

# The HEARTHSTONE ON WOODLAWN - DPD PROJECT # 3006394 & 3006399



Design Review Board Recommendation Meeting - February 25, 2008

The  
**Hearthstone**  
Retirement Living  
Woodlawn Ave Site

owner:  
**The Hearthstone**  
6720 E Green lake Way N  
Seattle WA 98103

**LRS**  
ARCHITECTS

architect:  
**LRS ARCHITECTS**  
720 NW Davis, Suite 300  
Portland OR 97209

contact:  
Susie Kem



landscape architect:  
**The Berger partnership, PS**  
1721 8th Avenue N  
Seattle WA 98109

contact:  
Andy Mitton

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PROJECT DATA A.0 (WEST BUILDING)

WEST SITE: DPD #3006394

1.0 PROJECT DATA

- 1.1 Address:

West site:

6850 Woodlawn Ave. NE , Seattle, WA 98104
- 1.2 Neighborhood:

Green Lake Residential Urban Village
- 1.3 Neighborhood Planning Area:

Green Lake 2020 Neighborhood Plan
- 1.4 Site Area:

West site:

13,203 sf (before 6" alley dedication)  
13,141 sf (after 6" alley dedication)
- 1.5 Zone:

West site:

NC3-40, SF5000
- 1.6 Special Review Districts:

Design review
- 1.7 Building Code:

Seattle Amendments to the International Building Code (IBC)
- 1.5 Proposed Use:

Commercial: 3 spaces  
Residential: 28 senior residential units

2.0 ZONING DATA

- 2.1 Height:

(SMC23.47A.012)

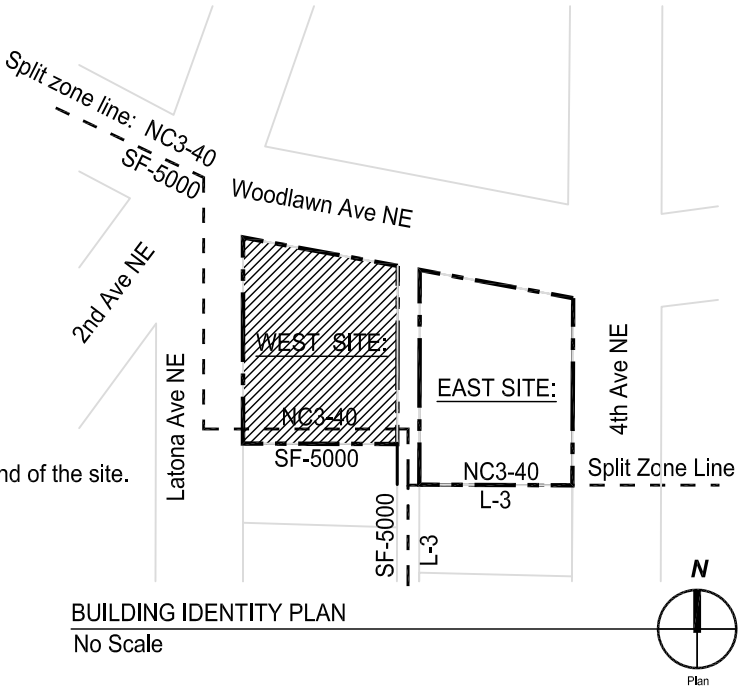
Maximum allowed height is 44'-0"  
(40' base limit + 4' additional height  
allowed by section 23.47A.012 .A.1a(1)(a)  
Floor-to-floor height for nonresidential uses  
at street level varies between 13'-0" to 13'-9").
- 2.2 Setbacks:

SMC23.47A.014

North Property Line: None  
West Property Line: 15'x15' triangle at the SW end of the site.  
South: Property line: Below 13': None  
13'-40' height:: 15'  
Above 40'-44' height:: 17'  
East Property Line: None
- 2.3 Floor Area Ratio:

SMC23.47A.013

Total Building Limit to FAR of 3.25 for for structures  
containing both residential and commercial uses.  
  
Lot area: 13,203 sf (before 6" alley dedication)  
Allowed Floor Area limit (gsf): 13,203 (3.25)= 42,910  
Actual Building area: 33,762 (gsf)



West Building Gross Floor Area:

Floor Level:	Parking:	Commercial:	Residential:	Lobby/ Circulation:	Garbage/ Mechanical:	Total:	Residential Amenity Area
Basement:	11247					11247	
Ground Level		2756 (3)	1506 (1)	1096	547	5905	211
Second Level:			8124 (9)	1058	65	9247	564
Third Level:			8124 (9)	1058	65	9247	564
Fourth Level:			8014 (9)	1058	65	9137	564
Subtotal:	11247	2756	25768 (28)	4270	742	44783	1903
Total:						44783	1903

- 2.4 Landscaping

SMC23.47A.016

Green factor required: 30  
Green Factor provided: .304
- 2.5 Residential Amenity Area

SMC23.47A.024

Required: 5% of gfs in residential use;  
30038 (5%)= 1502sf  
  
Provided: 1903sf
- 2.6 Required Parking

SMC23.54.15

Commercial Required:  
No parking required for first 1500sf of each business establishment.  
  
Provided: No commercial parking is required or provided.  
  
Residential Parking:  
Required: 1 space per residential unit.  
28 spaces are required.  
  
Provided: 28 spaces are provided:  
Garage: 26 spaces  
Alley: 2 spaces

PROJECT DATA A.1 (EAST BUILDING)

EAST SITE: DPD #3006399

1.0 PROJECT DATA

- 1.1 Address:

East site:

6870 Woodlawn Ave. NE , Seattle, WA 98104
- 1.2 Neighborhood:

Green Lake Residential Urban Village
- 1.3 Neighborhood Planning Area:

Green Lake 2020 Neighborhood Plan
- 1.4 Site Area:

East site:

13,279 sf (before 6" alley dedication)  
13,208 sf (after 6" alley dedication)
- 1.5 Zone:

East site:

NC3-40
- 1.6 Special Review Districts:

Design review
- 1.7 Building Code:

Seattle Amendments to the International Building Code (IBC)
- 1.5 Proposed Use:

Commercial: 3 spaces  
Residential: 25 senior residential units

2.0 ZONING DATA

- 2.1 Height:

(SMC23.47A.012)

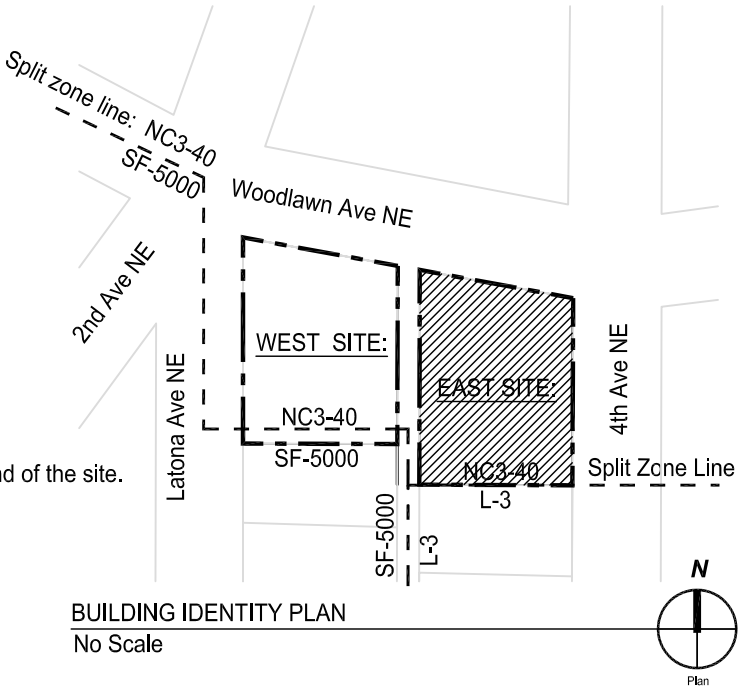
Maximum allowed height is 44'-0"  
(40' base limit + 4' additional height  
allowed by section 23.47A.012 .A.1a(1)(a)  
Floor-to-floor height for nonresidential uses  
at street level varies between 13'-0" to 13'-9").
- 2.2 Setbacks:

SMC23.47A.014

North Property Line: None  
East Property Line: 15'x15' triangle at the SE end of the site.  
South: Property line: Below 13': None  
13'-40' height:: 15'  
Above 40'-44' height:: 17'  
West Property Line: None
- 2.3 Floor Area Ratio:

SMC23.47A.013

Total Building Limit to FAR of 3.25 for for structures  
containing both residential and commercial uses.  
  
Lot area: 13,279 sf (before 6" alley dedication)  
Allowed Floor Area limit (gsf): 13,279 (3.25)= 43,157  
Actual Building area: 32,141 (gsf)



East Building Gross Floor Area:

Floor Level:	Parking:	Commercial:	Residential:	Lobby/ Circulation:	Garbage/ Mechanical:	Total:	Residential Amenity Area
Basement:	12257					12257	
Ground Level		3726 (3)	1030 (1)	1259	613	6628	72
Second Level:			7436 (8)	1031	63	8530	716
Third Level:			7436 (8)	1031	63	8530	515
Fourth Level:			7307 (8)	1083	63	8453	515
Subtotal:	12257	3726	23209 (25)	4404	802	44398	1818
Total:						44398	1818

- 2.4 Landscaping

SMC23.47A.016

Green factor required: 30  
Green Factor provided: .301
- 2.5 Residential Amenity Area

SMC23.47A.024

Required: 5% of gfs in residential use;  
27613 (5%)= 1381sf  
  
Provided: 1818sf
- 2.6 Required Parking

SMC23.54.15

Commercial Required:  
No parking required for first 1500sf of each business establishment.  
  
Provided: No commercial parking is required or provided.  
  
Residential Parking:  
Required: 1 space per residential unit.  
25 spaces are required.  
  
Provided: 32 spaces are provided:  
Garage: 29 spaces  
Alley: 3 spaces



WEST SITE

EAST SITE

2nd Avenue Northeast

Woodlawn Avenue Northeast

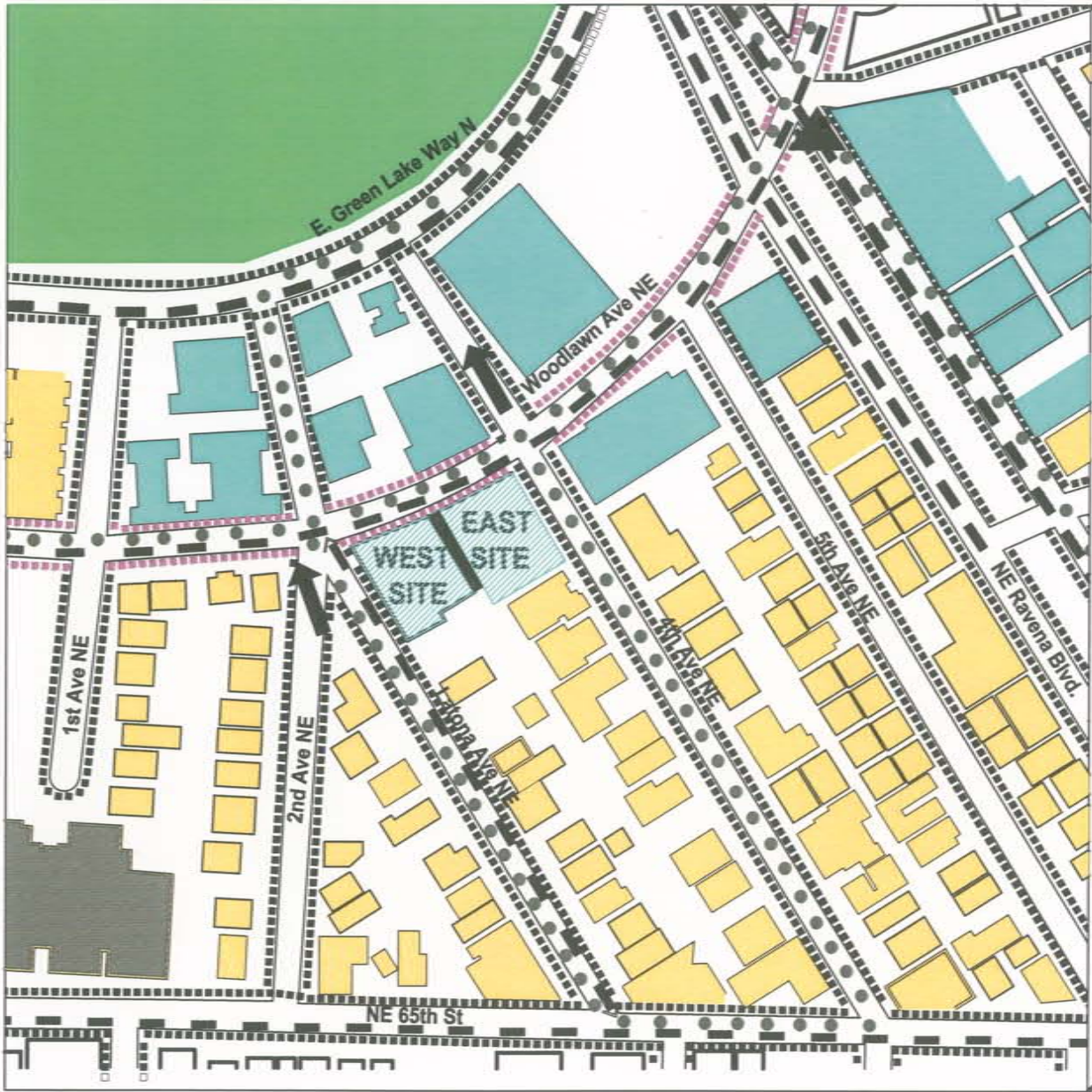
© 2008 Terra Atlas  
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Google

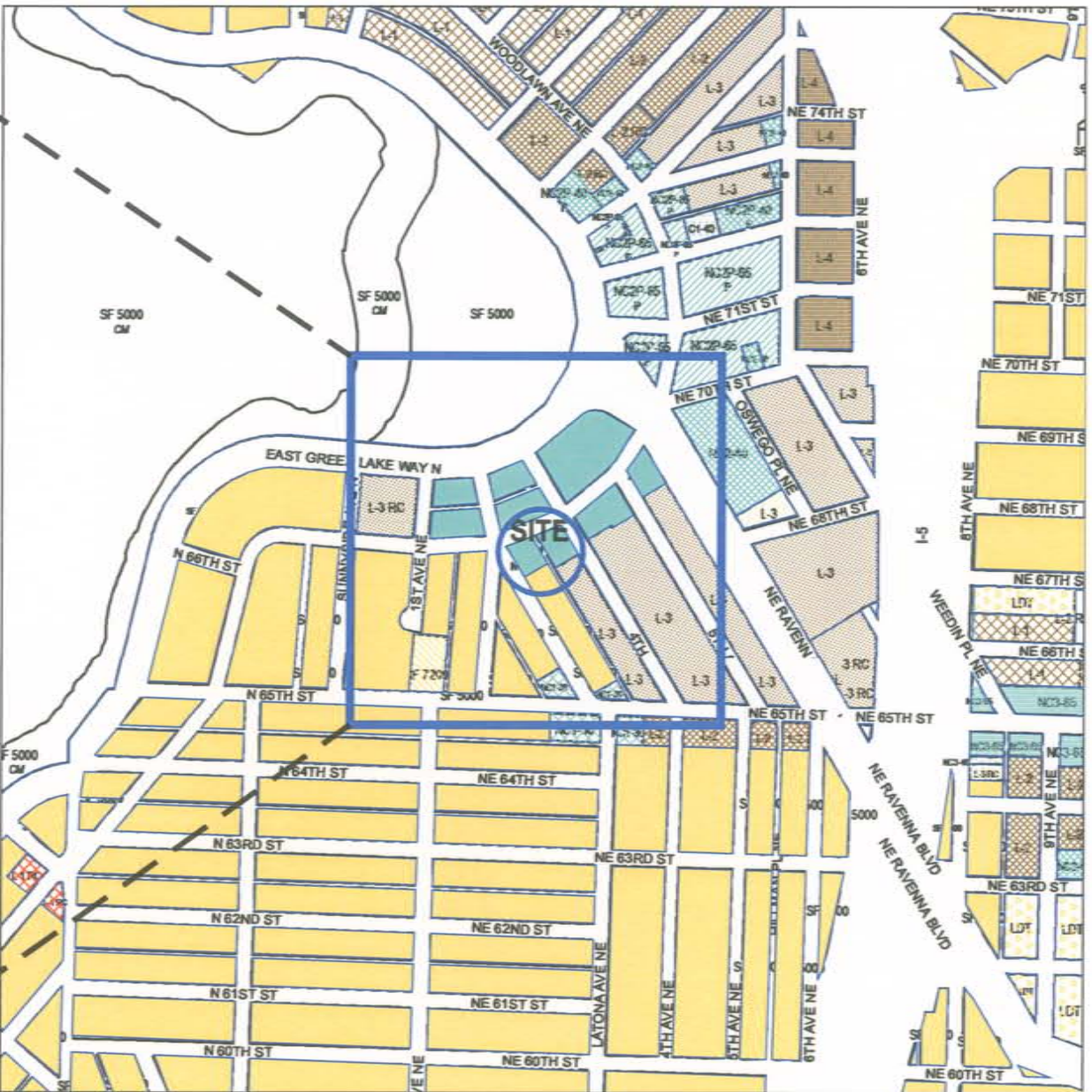
N 122°19'35.65" W elev 178 ft  
Streaming 100%  
Eye alt 972 ft

## AERIAL PHOTO

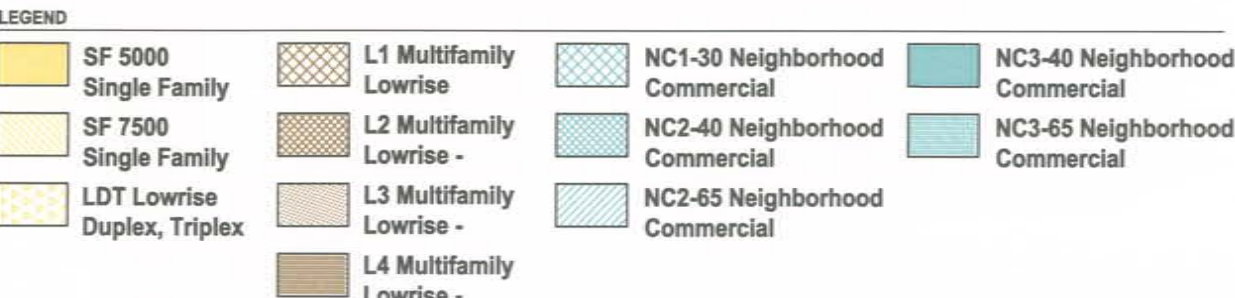




EXISTING LAND USE



ZONING MAP





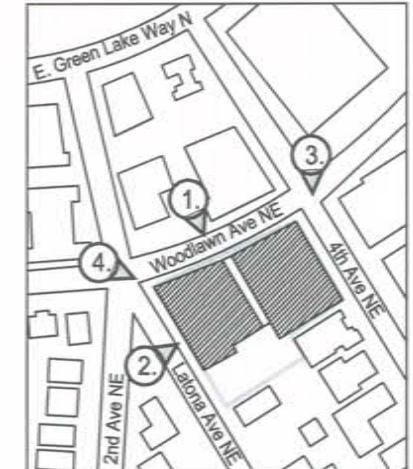
## EXISTING SITE:



① WOODLAWN AVENUE NE FROM EAST TO WEST



② LATONA AVENUE NE FROM NORTH TO SOUTH



③ LOOKING SOUTH DOWN 4TH AVENUE NE



④ LOOKING EAST DOWN WOODLAWN AVENUE NE AND LATONA AVENUE NE



## SITE VICINITY:



③ Latona: Across from site



④ Latona: Adjacent to site



⑤ 4th Avenue: Adjacent to the site



⑥ 4th & Woodlawn: Kitty corner to site



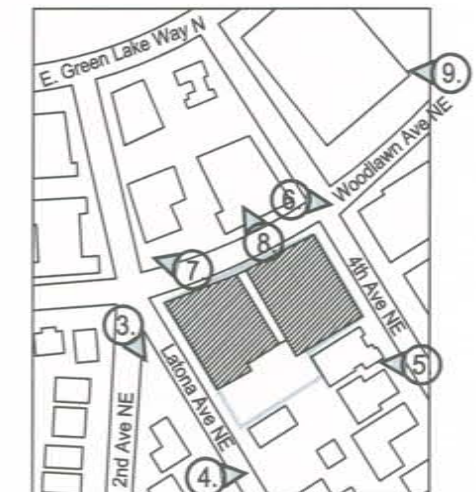
⑦ Woodlawn & Latona; Kitty corner to site



⑧ Woodlawn Ave.: Across street



⑨ Albertsons: Woodlawn and 4th Ave. NE





# SUMMARY OF EARLY DESIGN GUIDANCE D.0

## PROJECT CHANGES:

(Since EDG review meeting April 2, 2007:)

### A. Total site:

1. The subterranean alley vacation petition has been canceled. Alley vacation public benefit items are eliminated from the project including public art, the small public plaza at NW corner of west building and the unique paving pattern.
2. East and west buildings have been setback from Woodlawn Avenue to accommodate Seattle City Light requirements. These setbacks increase open space and sidewalk widths.

### B. East Building:

1. A second below grade garage entrance from alley has been added to the east building to access the below grade parking.
2. Two ground level living units have been eliminated from east building.
3. Parking has been reduced by 14 spaces. Parking spaces still exceed requirements.
4. Private open space at alley has been replaced with parking.

### C. West building:

1. The SF 5000 lot and proposed open space in this area is eliminated from the project.
2. The Lot Boundary Adjustment has been approved by DPD.
3. Residential entry has been relocated to Woodlawn Avenue from Latona Avenue. The requested departure has been reduced from 56% to 23%.

## DESIGN GUIDELINE PRIORITIES

After visiting the site, considering the analysis of the site and context provided by the proponents, and hearing public comment, the Design Review Board members provided the following siting and design guidance and identified by letter and number those siting and design guidelines found in the City of Seattle's *Design Review: Guidelines for Multifamily and Commercial Buildings* and *Green Lake Neighborhood Design Guidelines* of highest priority to this project.

**“Hot Button Issues”** are items initially discussed by the Board and include items of top importance for the design. For this project, the Board determined the hot button issue was:

**1. Woodlawn Ave NE façade response to street grid pattern. (A-1, C-1)** The street grid in this area references Green Lake and Green Lake Park and is unique to the area. The turn of the grid at the subject property provides an opportunity to create a “bookend” for the primary commercial developments to the east of the site. Large street-level plazas are not as critical at this site, since Woodlawn is somewhat vehicular in nature

(Please see Project Changes C.1 )

**2. Proposed Open Space. (A-7, D-3, D-8, D-12)** The two sites include three primary areas of open space.

o Public open space includes sidewalk and plaza areas at Woodlawn Ave NE, as well as sidewalks and planted areas on Latona Ave NE and 4th Ave NE. These areas should include adequate sidewalk widths for pedestrians to access services at the ground level and travel along the street fronts. Any proposed public open space adjacent to the intersection of the alley and Woodlawn Ave NE should include visual cues found in woonerfs to provide usable areas and clear transitions between pedestrian and vehicular uses. Examples of these visual cues include special paving, bollards, vegetated planters and planting beds, narrowed vehicle access, and signage.

o Private open space in the proposed resident park at the south end of the west site should be visible to pedestrians and adjacent properties. The 6,000 square foot area provides a great opportunity to add green space to Latona Ave NE and a buffer transition to the single family development to the south. Landscaping, fencing, and hardscape should include quality materials and plants, including larger trees that can maximize the opportunity of planting areas open to the ground soil.

(Please see Project Changes C.1 )

o Private open space at the ground floor of the alley façade on the east site is in a questionable location. A better location may be at the first or second floor facing the street, providing a “window to the world.” If the proposed open space remains at the alley façade, the applicant should clearly indicate how this will be a usable functional area for residents.

(Please see Project Changes B.4 )

## REQUESTED DEPARTURES:

DEVELOPMENT STANDARD REQUIREMENT REQUEST	REQUEST/ PROPOSAL	JUSTIFICATION
<b>DEPARTURE A:</b>		
<b>SMC 23.47A 005.D.3</b>		
<b>Street Level Uses:</b> Residential uses may not exceed, in the aggregate, 20% of the street-level, street facing facade when facing an arterial.	To permit a residential use exceed the 20% requirement of street-level, street facing uses along an arterial.	<b>WEST BUILDING:</b> Greater than 20%, residential use at street level, along Latona Avenue, meets the neighborhood guidelines by providing a sensitive transition to the surrounding residential neighborhood and residential zone.
<b>DEPARTURE B:</b>		
<b>SMC 23.47A 005.B</b>	<b>SMC 23.47A 005.B</b>	
<b>Street Level Uses:</b> A parking use may not abut a street level, street facing facade in a structure that contains more than one dwelling unit.	<b>Street Level Uses:</b> To permit the parking access ramps in both the east and west buildings to abut the site edge, at below grade of the street level, street facing facades.	<b>EAST AND WEST BUILDINGS:</b> Parking access is required from the alley in an NC3-40 zone. An access ramp, descending perpendicular to the street, is the most efficient design to reach the below-grade parking garage. It allows the greatest number of parking spaces for both sites and the most living units in the west building, (1 parking space per unit). The intent of the neighborhood guidelines is satisfied because the ramp is below-grade when it abuts the garage wall and completely concealed by the street facing wall above.



SUMMARY OF EARLY DESIGN GUIDANCE

Response to Correction Letter dated September 4th by Shelley Bolser  
Project Number# 3006394 and 3006399  
Site Address: 6850 and 6870 Woodlawn Ave NE

- 1.1. Changes made to the sheets:

a. The subterranean alley vacation petition has been cancelled. Alley vacation public benefit items are eliminated from the project including public art, the small public plaza at NW corner of west building and the unique paving pattern.

b. A second below grade garage entrance from alley has been added to the east building.

c. Two living units have been eliminated from east building.

d. Parking has been reduced on the combined sites by 14 spaces. Parking spaces still exceed requirements.

e. East and west buildings have been setback from Woodlawn Avenue to accommodate Seattle City Light requirements. These setbacks increase open space.

f. The Lot Boundary Adjustment has been approved by DPD. See attached LBA documents.
2. Pedestrian level environment. (Hot Button #1, Hot Button #2, C-1, C-2, D-7, D-8)

a. The proposed sidewalk width outside of planted areas on Woodlawn Ave NE appears to be 7'6", with some additional setback areas near entries. The sidewalk environment intersects with the alley at this street frontage.

• The EDG report noted that the proposed sidewalk width should provide adequate area for circulation of pedestrians and access to the retail spaces on Woodlawn Ave NE. The proposed 7-foot wide sidewalk appears to be potentially inadequate, especially if sidewalk cafes are contemplated for future businesses. Consider providing additional building setback area at the sidewalk level on Woodlawn Ave NE.

Response:  
The east and west building have been setback from the property line to accommodate Seattle City Light requirements. The west building is setback between 8'-6" and 9'-9" for the length of the façade. The east building is setback between 9'-9" and 11' for the length of the façade. These additional sidewalk areas are developed as plazas, which are framed by planters and provide adequate room for potential sidewalk cafes.

- The areas of overhead weather protection for pedestrians are unclear. Please provide diagrams clearly demonstrating these areas. Overhead weather protection should be continuous, especially adjacent to commercial spaces.

Response:  
The overhead protection is continuous, running the length the commercial facades. They step with the site, which slopes from 4th Avenue NE to Latona Avenue NE and extend further over the street at the commercial entrances. They are designed to respect the site conditions and emphasize the storefronts and the storefront entrances. Please see Elevations Sheet A401 and the revised site plan A100 which show the overhead weather protection location.

- Provide pedestrian level sketches of the street development, per #5 of "Next Steps" from the EDG report.

Response:  
Please see pedestrian level sketches provided.

- b. Alley:

• Provide pedestrian circulation diagrams, paving plan, landscape details, and any other 'woonerf' techniques demonstrating that the proposal meets the guidance from Hot Button #2 and A-8.

Response:  
b. Both the east and west buildings are setback at least eleven feet from the property line at the alleyway and Woodlawn intersection providing improved vehicular sightline visibility for entry onto Woodlawn Avenue. The surface material also changes from asphalt to concrete and stretches from each sidewalk over the alley to emphasize the vehicular and pedestrian interface. Both the setbacks and the surface material change ("woonerf" technique) improve pedestrian safety and minimize the impact of vehicular circulation on the pedestrian environment.

The private open space of the east building alley courtyard has been eliminated from the project due to the canceled alley vacation petition. The resident park, which was in the original proposal' has also been eliminated from the proposal. Therefore, there is no pedestrian circulation in the alley.

The unique paving has been eliminated from the project due to the cancelled alley vacation petition.

3. Departures. (A-3). Latona Avenue residential entry (request to exceed 20% residential use at street level): The EDG report noted "If proposing more than 20% residential street frontage, the design should include a seating area for residents in the residential lobby area facing the streets, to provide an opportunity for visual interaction with the streetscape."

a. The landscape plan includes a planter box with a tree between the sidewalk area and the proposed area in the lobby. The landscape planter should include low shrubs only, in order to provide visual interaction between the lobby area and the sidewalk.

b. Please clarify if the lobby area would include seating adjacent to the window

Response:  
a. The planter box to the north of the residential entry has been replaced with a low wall. The planter box to the south of the entry has been deigned with low shrubs and a small tree which have been specified to provide visual interaction between the lobby and the sidewalk.

b. The lobbies of both east and west buildings are designed to provide seating, adjacent to the windows, to provide direct, visual interaction with the streetscape. See sheet A402.

4. Lighting Plan. (C-1) Please provide a preliminary lighting plan, including fixture locations and manufacturer cut sheets.

Response:  
Please see sheet A401, A402 and A403 for lighting locations and the manufacture cut sheet which is provided.

5. Materials and Colors. (C-2) The EDG response notes "unique paving pattern" at the northwest corner of the subject property. Please provide the proposed paving plan for both sites.

Response:  
The unique paving pattern has been eliminated from the project with the cancelled alley vacation petition. It was part of the public benefit package for the alley vacation proposal.

6. Landscaping. (E-2, E-3)

a. The proposed green walls appear to be approximately 30' high on the alley façade of the east building. Most trailing vines take several years to grow to this length. Please provide information on the proposed specific vine mix for those green walls and provide graphics on the proposed green screen material, since it will be very visible until the vines are mature.

b. Please provide the number of proposed plants in the Planting Schedule on page L102 of the plan set.

c. Please clarify if street trees are proposed for removal. If the proposal includes removing any street trees, please work with Bill Ames of SDOT for removal and recommended street tree species (206-684-5693 or [bill.ames@seattle.gov](mailto:bill.ames@seattle.gov)).

Response: See attached Landscape memo from Berger Partnership (Landscape designer).

SEPA Review:  
1. Please provide a report from a geotechnical engineer addressing soil types, proposed foundation, property line excavation and grading, and a proposal to address any groundwater issues, including the potential for dewatering and subsequent drawdown if applicable at this site. This report will be reviewed by one of DPD's geotechnical engineers.

Response:  
Please see attached Preliminary Geotechnical Engineering Services Report by GeoEngineers.

2. Please note that due to the existing soil contamination on site, any grading will require a City of Seattle grading permit.

3. Provide a schedule of the proposed soil contamination cleanup and any response from Ecology regarding this item.

Response: Please see revised SEPA document







# NORTH ELEVATION F.0

WOODLAWN AVENUE NE

## EAST BUILDING:

## WEST BUILDING:



**C-1 Architectural Context**  
**C-2 Architectural Concept and Consistency**  
**C-4 Exterior Finish Materials**

East and west buildings are developed with materials that are similar to nearby mixed-use structures. Design consistency is achieved with brick over a concrete base, bronzed, anodized storefront windows, metal canopies, facade lighting and signage for the commercial facades. The NW corner is architecturally significant with a rounded facade, a fully glazed storefront system, metal panels and finished with a metal fin cornice. The NE corner is developed with similar materials for concept and design consistency. Residential uses are located on the upper three floors of both buildings. Transition from commercial to residential uses is delineated with a soldier brick course or metal banding. Brick changes to cementitious panel in the balcony recesses and on the fourth floor. Rhythm and pattern is achieved with change in materials between the bays and levels. A consistent concrete base and metal cornice unifies the facades.

**A-3 Entrances are clearly visible from the Street.**  
Entries are recessed and framed by unique or lengthened awnings. Clerestories windows over the doors to extenuate the entry.

**D-12 Residential entries and transitions:**  
The Woodlawn residential entry is punctuated by a one foot recess and dramatized by an arched canopy which reaches beyond the adjacent canopies. Pavement scoring changes to mark the transition to a residential use

**E-2 Landscape to enhance Building/Site**  
**E-3 Landscape to Address Special Site Conditions**  
**D-7 Personal Safety and Security**  
Landscaping provides design continuity and integration. Planters define open space. Shrubs and trees in the right-of-way provide separate between the pedestrian way and roadway contributing to the security and safety of the site.

**A-1 Responding to Site Characteristics**  
**A-3 Entrances visible from the Street**  
**A-10 Building Corners**  
Facade building development responds to site characteristics by aligning with the diagonal street orientation. Facade modulation is minimal at ground level. The NW corner is architecturally developed as a "bookend" for the commercial development along Woodlawn Avenue. Visible from Green Lake Park, it is the tallest building element, serving as a beacon to attract pedestrians to the commercial area at its base. Its rounded design reflects the diagonal Latona/Woodlawn intersection by being rounded. The canopy follows the facade provides weather protection and emphasis for the diagonal commercial entrance. The NE building corner reflects its western counterpart but developed less dramatically, square in shape, similar materials and shorter in height. Its corner entrance is framed by a canopy that wraps the corner and frames the commercial entrance.



# WEST ELEVATION F.1

LATONA AVENUE NE



## A-1 Responding to Site Characteristics

### A-10 Building Corners

West facade is set back four to six feet to respect Seattle Light Utility requirements, providing wider sidewalks along the commercial storefront area. Rounded building corner developed as the most architecturally significant of the project to celebrate the corner condition and the end of the commercial zone.

## A-3 Entrances are clearly visible from the Street.

### C-1 Architectural Context

### C-2 Architectural Concept and Consistency

### C-4 Exterior Finish Materials

Metal canopy wraps the corner and providing weather protection and clearly marking the diagonal commercial entrance. Consistency of design and durable materials are used on all the facades including brick over a concrete base, bronzed anadized storefronts windows for the commercial uses. Cementitious lap and panel siding with vinyl windows are used for the residential uses. All facades is unified with a metal cornice band and the continuous concrete base.

## D-7 Personal Safety and Security

Engaging storefronts, enlarged sidewalks, facade lighting and planter strips providing an attractive separation between the pedestrian way and adjacent road encourage pedestrian traffic with a safe and positive walking experience. Building fenestration and increased residential density providing more "eyes" on the street, pedestrian activity all contribute to personal safety and security of the streetscape.

## E-2 Landscape to enhance Building/Site

### E-3 Landscape to Address Special Site Conditions

Landscaping designed to screen and provide privacy to the ground level residential patio. Raised planters and green walls contribute to facade design variety. Trees and plantings in the right-of-way contribute consistency of site design and eases the the height transition between the commercial and adjacent residential zone.



# SOUTH ELEVATION F.2



Trees and plantings mitigate shift to adjacent residential zone.

Green wall design reinforces building rhythm.

Raised planters edge the site providing screening and site design variety.

- C-1 Architectural Context
  - C-2 Architectural Concept and Consistency
  - C-4 Exterior Finish Materials
- South elevations are residential in use. Developed with cemetitious lap and panel siding and residential vinyl windows consistent with the other residential building facades. Materials are similar to nearby residences. Facade modulation and rhythm is accomplished with building insets emphasized by color and change of material. Consistent building materials and facade development unite the two buildings

- E-2 Landscape to enhance Building and Site
  - E-3 Landscape to Address Special Site Conditions
- Trees and shrubs buffer and soften transition between the commercial zone and the adjacent residential zone. Placement of trees, shrubs and green walls enhances building design by reinforcing the modulation and rhythm of the facades designs.



# EAST ELEVATION F.3

4TH AVENUE NE



**A-3 Entrances is Visible from the Street.**  
Building recesses and canopies clearly mark commercial entrances.

**A-1 Responding to Site Characteristics**

**A-3 Entrances visible from the Street**

**A-10 Building Corners**

**C-1 Architectural Context**

**C- Architectural Concept and Consistency**

**C-4 Exterior Finish Materials**

The NE corner facade is developed to compliment its NW counterpart for design concept and consistency and to emphasize the site corner condition. It is the tallest building element on the east site and is developed with durable materials including a modified fin cornice, metal panels, aluminum residential window and bronzed, anodized storefront windows at ground level. The metal canopy wraps the corner, providing weather protection and emphasis to corner facade development and commercial entry.

**D-12 Residential entries and transitions:**

Canopies and planters frame and accentuate the residential entry location. A planter and green wall adjacent to the entry facilitate the transition between commercial and residential uses. Landscape planters provide privacy and definition to the ground level residential amenity area (patio).

**E-2 Landscape to enhance Building/Site**

**E-3 Landscape to Address Special Site Conditions**

Landscaping and a green wall is used to transition and separate the commercial and residential uses. The trees and plantings contribute to the consistency of site design and ease the change from commercial to the adjacent residential zone.

**D-7 Personal Safety and Security**

Neighborhood density is increased with proposed residential and commercial uses. Facades are developed with abundant fenestration providing many "eyes" on the streetscape. Pedestrians are encouraged with attractive facade development and landscaping in the right-of-way provides an attractive and safe separation between the pedestrian way and adjacent road traffic. Increased density with pedestrian activity and residents provide a lively neighborhood which is less attractive to potential crime.



# ALLEY ELEVATION - EAST BUILDING F.4

East Alley



Green wall and planter provides variety to the facade development.

Commercial use wraps corner at intersection of Woodlawn Ave. and the alley.

Recyclable waste and storage area located inside of building and accessed from the alley minimizing noise and physical impact on neighborhood.

Residential parking area at alley.

Garage door and access to below grade parking.

## A-8 Parking and Vehicle Access

Below grade **Parking** is accessed from alley visually minimized and lessening impact on pedestrians and residents.

## C-2 Architectural Concept and Consistency

### C-4 Exterior Finish Materials

Design consistency is achieved with common use of material for commercial and residential uses. Brick over concrete base and Large storefront window systems identify commercial uses. Cementitious lap and panel siding are used for the residential portion of the building. A metal parapet unifies the building design.

## D-7 Personal Safety and Security

### D-8 Treatment of Alleys

Personal safety is enhanced with building setback at intersection of the alley with the sidewalk and facade lighting. The alley facades compliment one another in design and materials providing a consistent design experience.



# ALLEY ELEVATION - WEST BUILDING F.5

west Alley



- A-8 Parking and Vehicle Access**  
Below grade Parking is accessed from alley visually minimized and lessening impact on pedestrians and residents.
- C-2 Architectural Concept and Consistency**
- C-4 Exterior Finish Materials**  
Design consistency is within alley. Alley facades compliment one another with consistent design and use of materials.
- D-7 Personal Safety and Security**
- D-8 Treatment of Alleys**  
Personal safety enhanced with facade lighting and building setback at intersection of alley with the sidewalk providing sight line visibility.
- E-2 Landscape to Enhance Building and Site**
- E-3 Landscape to Address Special Site Conditions**  
Landscaping enhances the site by providing design continuity and softens the edge of the site.





GARAGE LEVEL PLAN





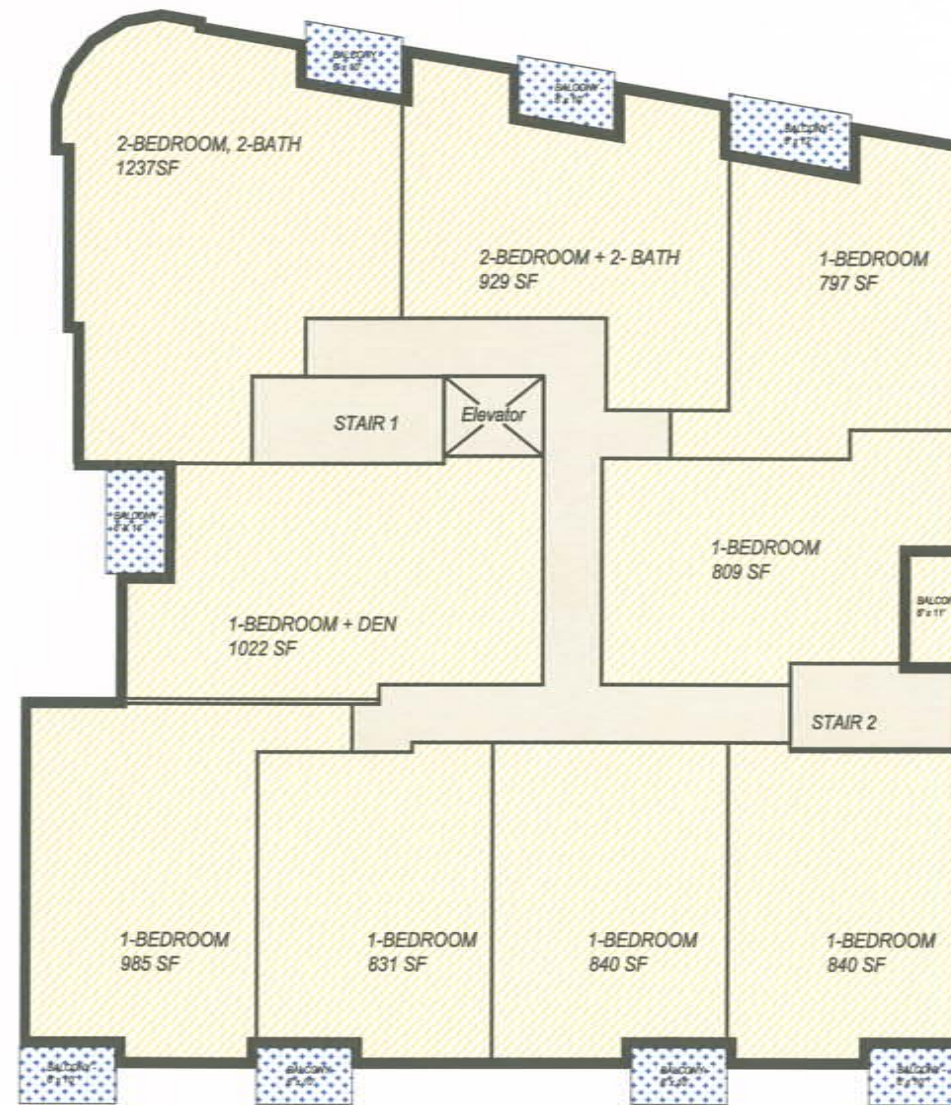




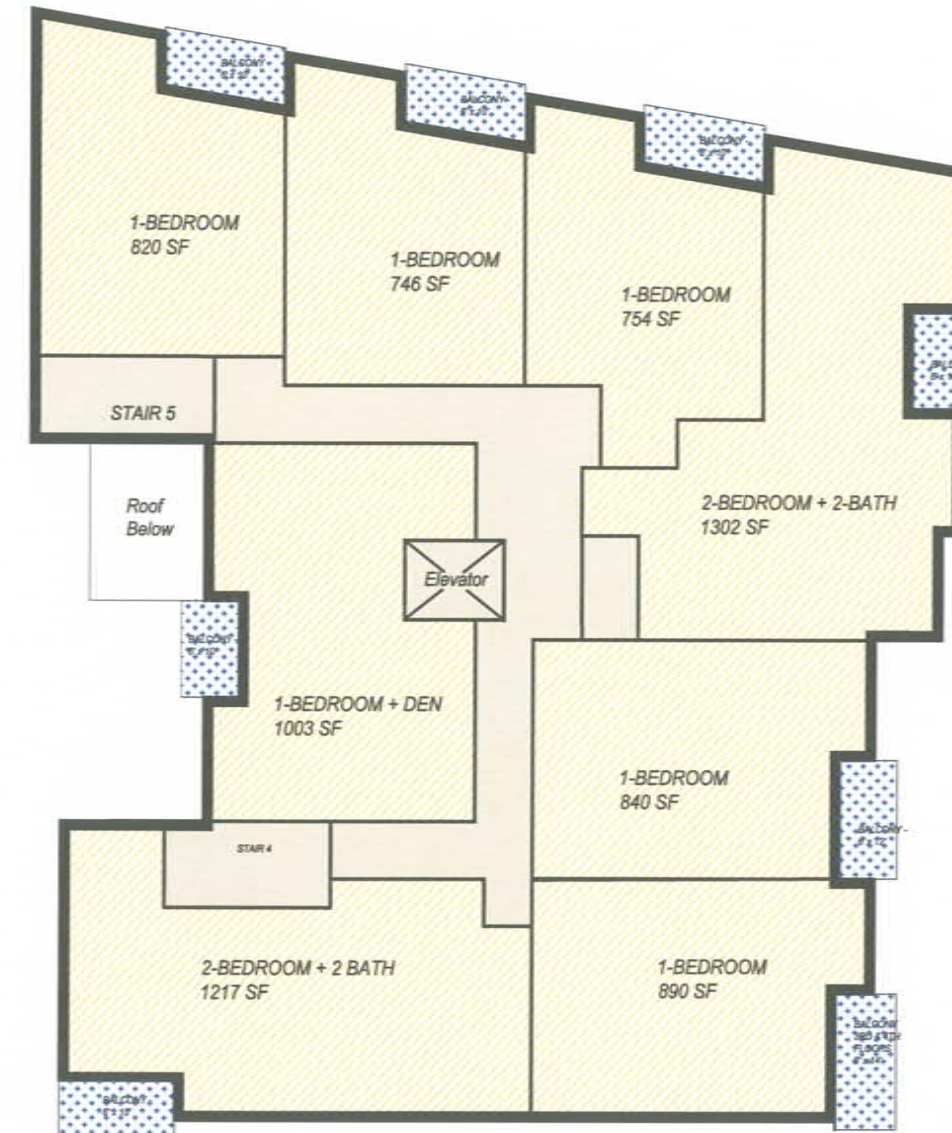
- LEGEND
- Residential Areas
  - Residential Amenity Areas
  - Commercial Areas
  - Circulation and Common Areas

LEVELS 2 & 3 PLAN





WEST BUILDING



EAST BUILDING

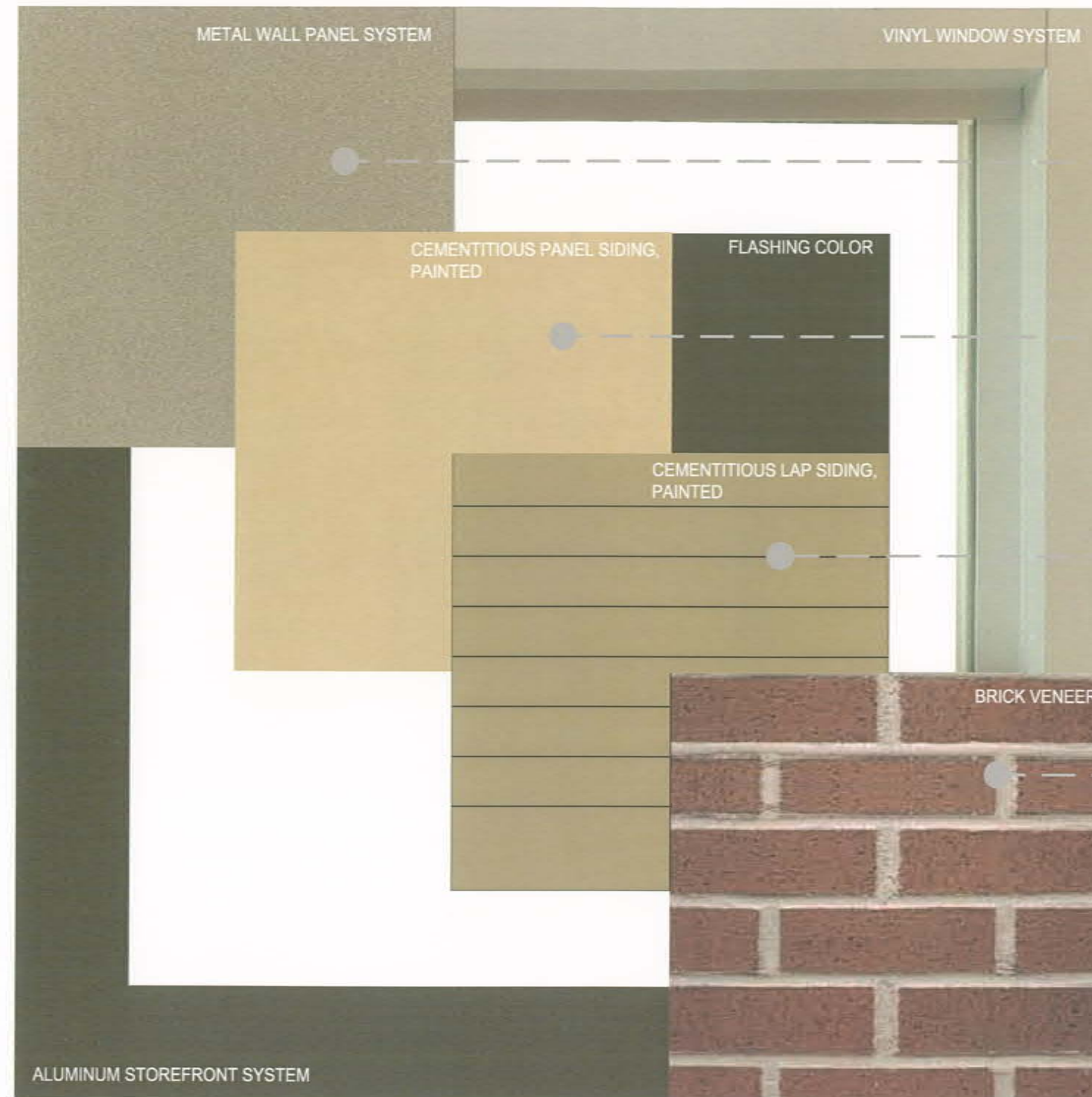
LEVEL 4 PLAN

LEGEND

- Residential Areas
- Residential Amenity Areas
- Commercial Areas
- Circulation and Common Areas



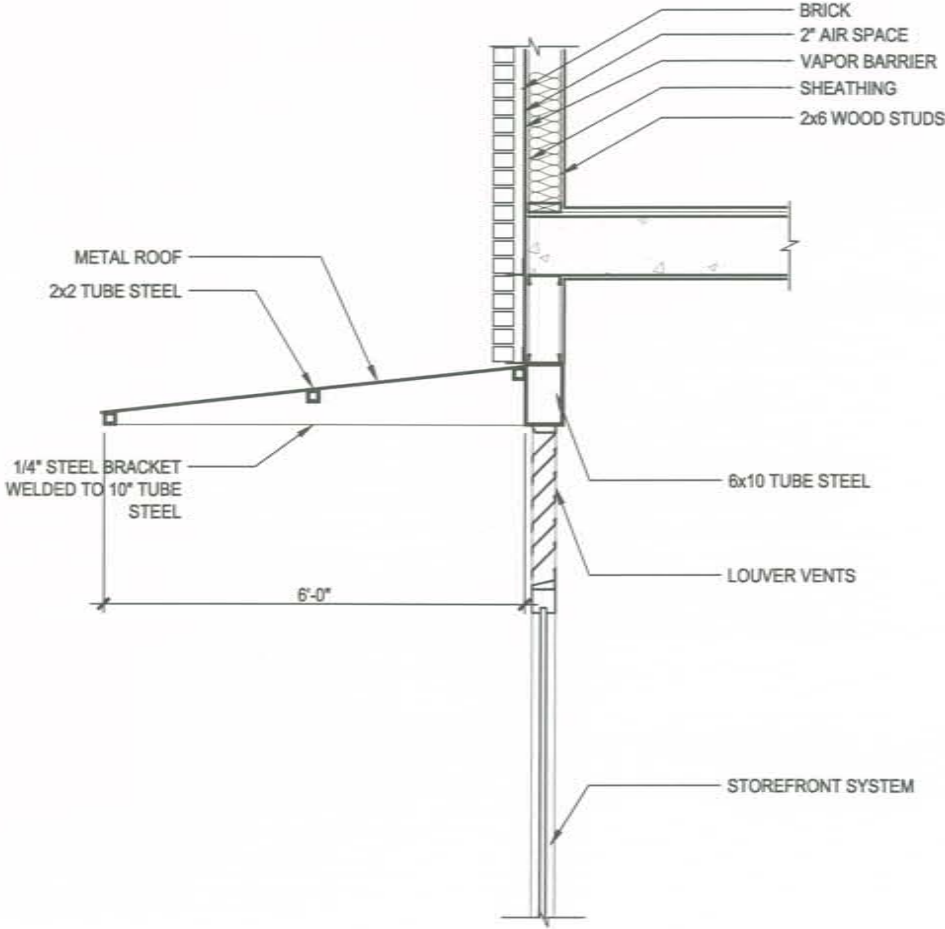












CANTILEVERED CANOPY

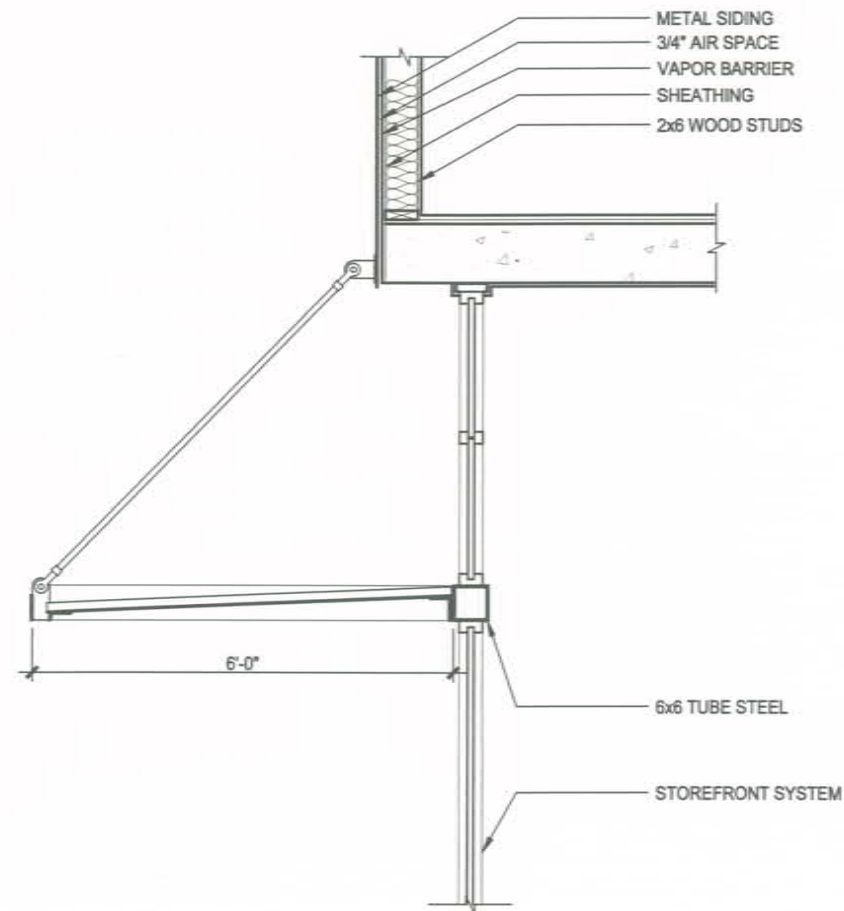


CANTILEVERED CANOPY RENDERING



BLADE SIGN

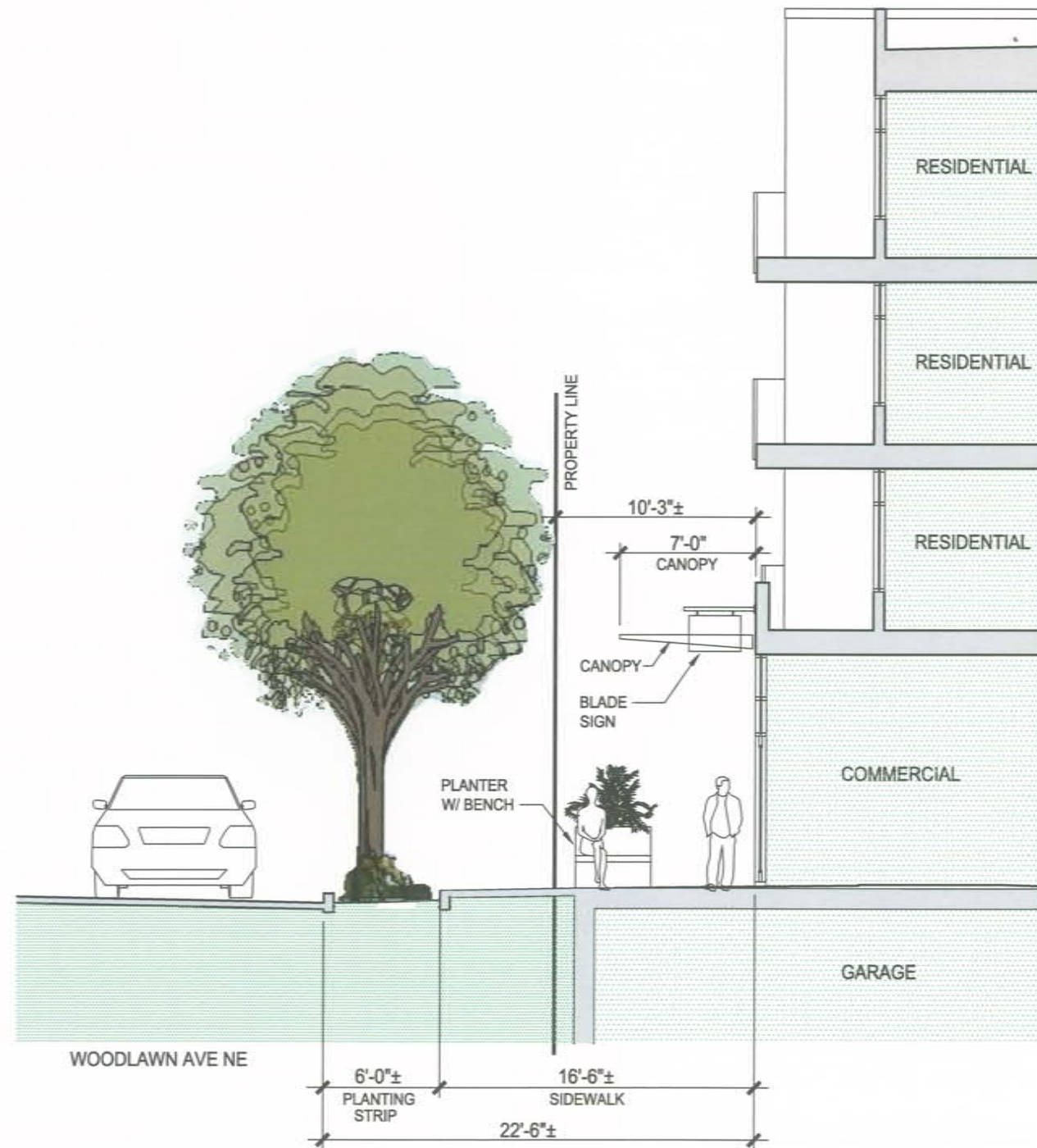




SUSPENDED CANOPY RENDERING

CANOPY TYPE 1









WEST BUILDING RESIDENTIAL ENTRY: Visual indoor/outdoor connection



WEST BUILDING: ENLARGED PLAN AT LOBBY ENTRANCE



GROUND LEVEL PLAN



EAST BUILDING RESIDENTIAL ENTRY: Visual indoor/outdoor connection



EAST BUILDING ENLARGED PLAN AT ENTRY

**DEPARTURE REQUEST A:**  
Greater than 20% residential use along an arterial.

**Street Level Uses:** SMC 23.47A 005.D.3

A departure is requested to have greater than 20% residential use at street level along an arterial for the west building. Having 23% residential use along Latona Avenue matches the residential uses across the street and south of the site and fulfills the intent of the neighborhood guideline B-1 which is to provide a sensitive transition between the commercial and residential zones.

**EDG guidance recommendation:**

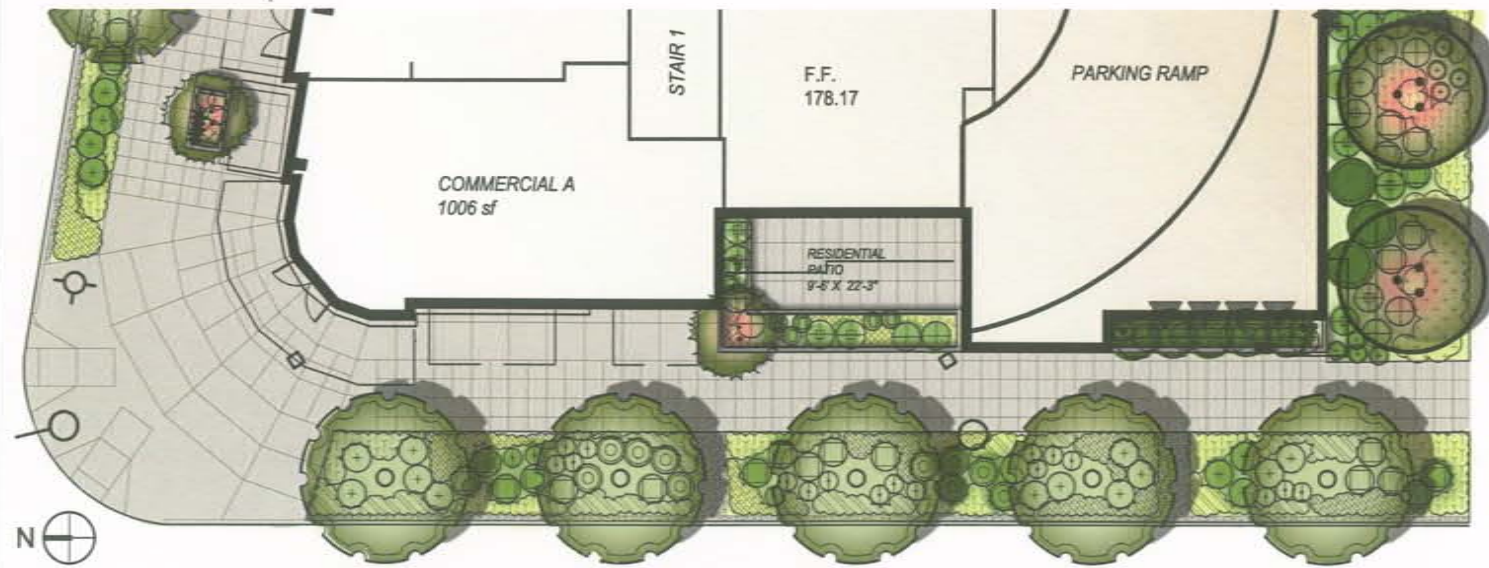
The applicant should use color, materials, and building massing to emphasize the proposed residential entries on Latona Ave NE and 4th Ave NE. As described in the Proposed Departures section below, the Board would be willing to entertain a request to provide more than 20% residential street frontage on Latona Ave NE and 4th Ave NE. If proposing more than 20% residential street frontage, the design should include a seating area for residents in the residential lobby area facing the streets, to provide an opportunity for visual interaction with the streetscape.

**Design response:**

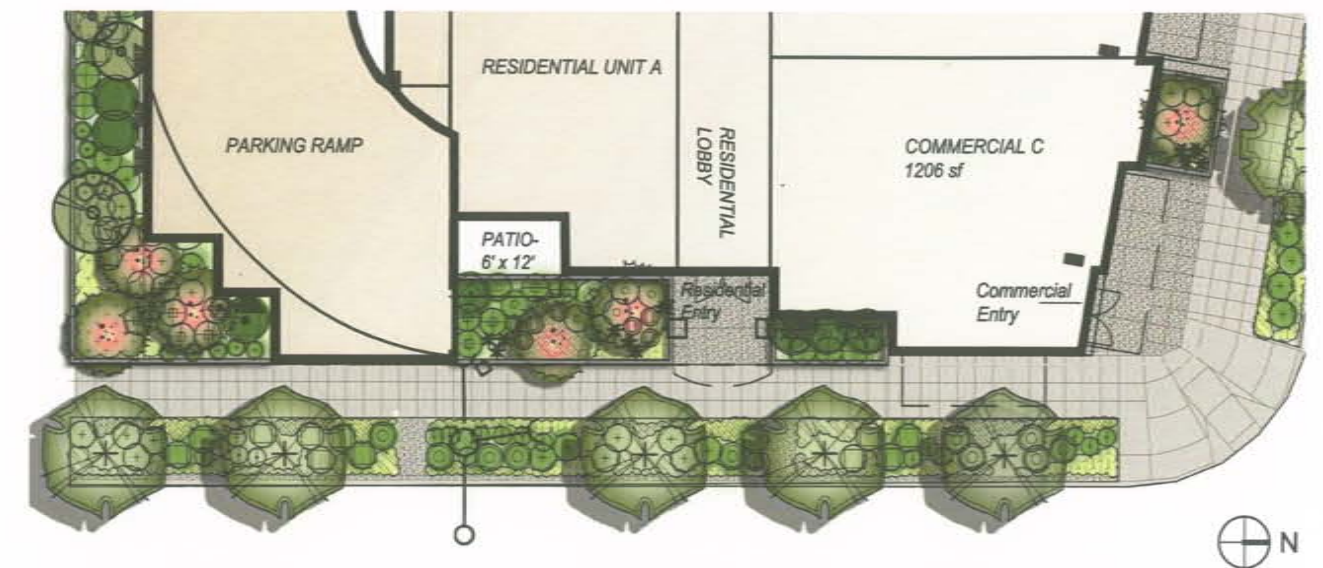
Lobby design for both the east and west buildings provide seating areas for residents and abundant glazing via the transparent door and window system for visual interaction with the streetscape.



# DEPARTURE DIAGRAMS K.1



WEST BUILDING GROUND FLOOR PLAN



EAST BUILDING GROUND FLOOR PLAN



WEST BUILDING ELEVATION AND RAMP SECTION



EAST BUILDING ELEVATION AND RAMP SECTION

## DEPARTURE REQUEST B:

Parking use abuts a street facing facade.

Street Level Uses: SMC 23.47A 005.B

### East and West buildings:

A departure is requested for a parking use abutting a street level facade. Access ramps descend from the alley towards Latona Ave and 4th Avenue for both the west and east buildings to their respective below

grade garages. The east garage abuts the garage wall at approximately 9'-6" below the street level facade. The west ramp abuts the garage wall at approximately 13'-0" below the street facade. On both buildings, the open space above the ramps is screened by street level, street facing

walls developed with fenestration, landscaped planters and green walls. Parking uses are completely concealed from public view exceeding the neighborhood guidelines C-5 and D-5 which request that the presence, appearance and visibility of parking uses be minimized.





LEVEL 1 PLAN

EAST BUILDING

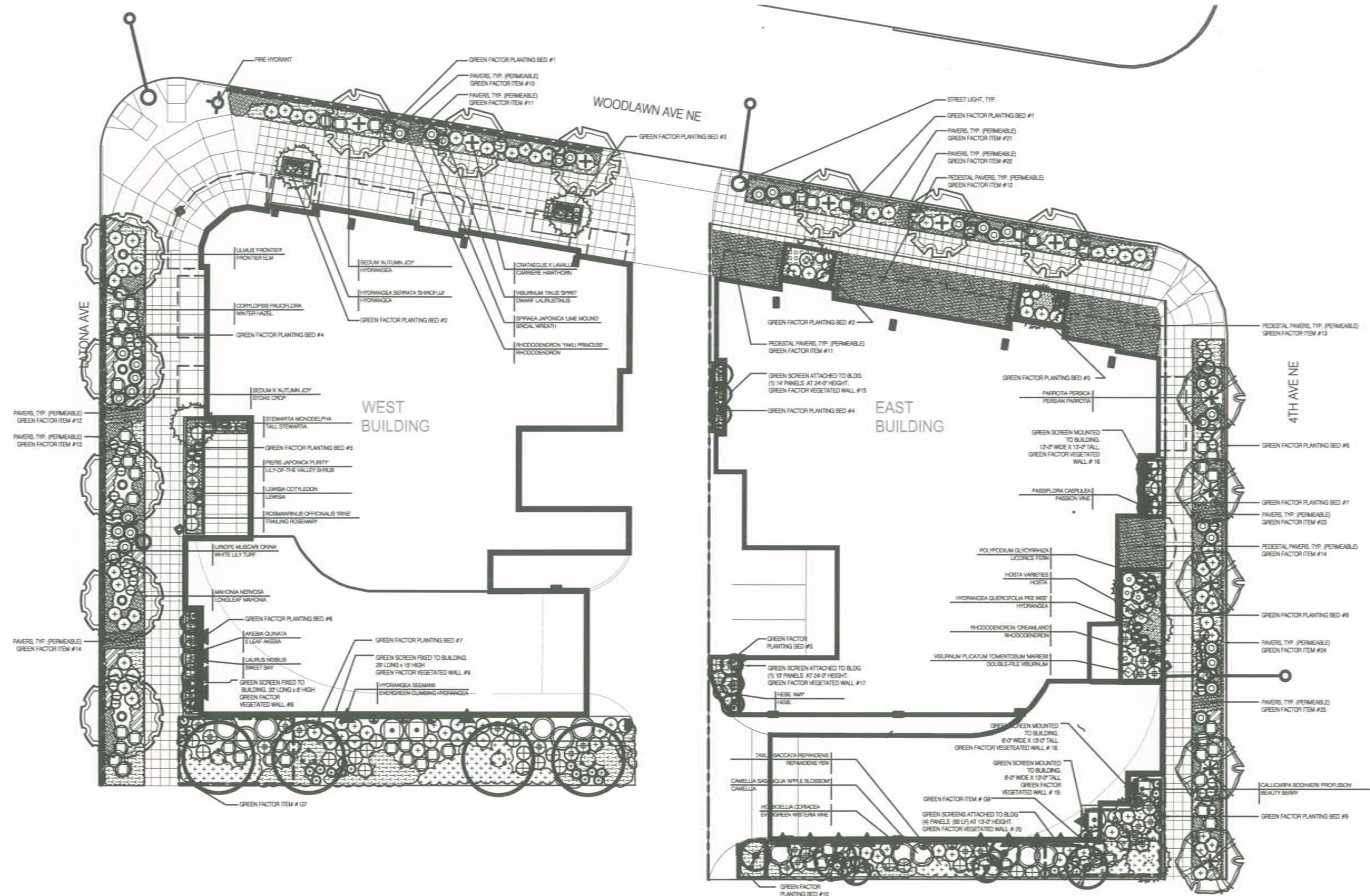






# LANDSCAPE SITE PLAN L1.01

NOT TO SCALE



The HEARTHSTONE ON WOODLAWN

The  
Hearthstone  
Retirement Living  
Woodlawn Ave Site



The Berger Partnership PS  
Landscape Architecture

LRS  
ARCHITECTS

Design Review Board Recommendation Meeting  
DPD PROJECT # 3006394 & 3006399  
February 25, 2008



TREES

PLANT SCHEDULE

SYMBOL	QUANTITY	BOTANICAL NAME / COMMON NAME	SIZE / SPACING
STREET TREES			
	8	OSYRIS YUCCA (WOODLAWN AVE N) WASHINGTON HAWTHORN	2-1/2" CALIPER
	5	PARROTIA PERSICA (14TH AVE NE) PERSIAN PARROTIA	1-1/2" CALIPER, SINGLE STEM, TREE STANDARD ONLY
	5	ULMUS FRONTALIS (14TH AVE NE) FRONTIER ELM	2-1/2" CALIPER
SITE TREES			
	6	ACER OPACIFOLIUM * VINE MAPLE	8" HEIGHT, MULTISTEM
	4	FRAXINUS AMERICANA 'AUTUMN APPLAUSE' AUTUMN APPLAUSE ASH	2" CALIPER
	10	STEWARTIA MONOPHYLLA * TALL STEWARTIA	1-1/2" CALIPER

\* NOTES: REMOVAL OF EXISTING TREES AND PROPOSED TREES COORDINATED WITH BILLAMES PER EMAIL DATED 08/29/07

SHRUBS

SHRUBS LESS THAN 2' AT MATURITY

	37	CLETHRA ALNIFOLIA HUMMINGBIRD DWARF SWEET PEPPERBUSH	1 GALLON
	39	CORYLOPSIS PAUCIFLORA WINTER HAZEL	2 GALLON
	34	HEBE XAMF HEBE	2 GALLON
	15	HYDRANGEA QUERCIFOLIA PEE-WEE OAKLEAF HYDRANGEA	2 GALLON
	12	HYDRANGEA SERPENTATA SHROPLIF HYDRANGEA	2 GALLON

SHRUBS MORE THAN 2' AT MATURITY

	4	CALLICAPPA BOONERII PROFUSUM * BEAUTY BERRY	30" HEIGHT
	11	CHAMELIS SASSANQUA APPLE BLOSSOM * CHAMELIS	30" HEIGHT, FULL & BUSHY
	35	PIERIS JAPONICA PURITY * LILY-OF-THE-VALLEY SHRUB	5 GALLON
	14	LAVRUS NOBILIS * SWEET BAY	30" HEIGHT
	7	RHOODODENDRON 'DREAMLAND' RHOODODENDRON	5 GALLON
	34	RHOODODENDRON 'YING PRINCESS' RHOODODENDRON	30" HEIGHT
	39	SPYRGEA JAPONICA LIME MOUND BRIDAL WREATH	5 GALLON
	31	VERBURNUM TRILUS 'SPRY' DWARF LAURUSTINUS	2 GALLON
	2	VERBURNUM PULCATUM TOMENTOSUM 'MAJESTY' * DOUBLE-FILE-VERBURNUM	30" HEIGHT

PERENNIALS AND GROUNDCOVERS

	*	EPIMEDIUM ALPINUM EPIMEDIUM	1 GALLON @ 24" O.C.
	3	FUCHSIA MAGELLANICA HARDY FUCHSIA	5 GALLON
	*	HOSTA VARIETIES HOSTA	1 GALLON
	*	LEWISIA COTYLEDON LEWISIA	1 GALLON
	*	LIRIOPE MUSCARI 'CHINA' WHITE LILY TURF	1 GALLON @ 12" O.C.
	*	MAHONIA NERVOZA LONGLEAF MAHONIA	1 GALLON @ 24" O.C.
	17	POLYPODIUM GLYCYRRHIZA LICORICE FERN	1 GALLON
	*	ROSMARINUS OFFICINALIS 'PINE' TRAILING ROSEMARY	1 GALLON
	*	SEDUM AUTUMN JOY STONE CROP	2 GALLON
	*	TAXUS BACCATA PERENNANS PERENNANS YEW	1 GALLON @ 24" O.C.

VINES AND PLANTS FOR GREEN WALLS

SYMBOL	QUANTITY	BOTANICAL NAME / COMMON NAME	SIZE / SPACING	SIZE @ MATURITY
	4	AKESBA QUINATA PHELEAF AKESBA	1 GALLON, STAKED TRAIN TO TRELIS	15-30' HT.
	12	HOLBOELLIA CORPCEA EVERGREEN WISTERIA VINE	1 GALLON, STAKED TRAIN TO TRELIS	20' HT.
	16	HYDRANGEA SEEDWANI EVERGREEN CLIMBING HYDRANGEA	1 GALLON, STAKED TRAIN TO TRELIS	15-30' HT.
	2	PASSIFLORA CEREULEA PASSION FLOWER	1 GALLON, STAKED TRAIN TO TRELIS	20-30' HT.
	6	PARTENOCISSUS TRICUSPIDATA BOSTON IVY	1 GALLON, STAKED TRAIN TO TRELIS	15-30' HT.



GREEN SCREEN

NOTES

1. ALL PLANTING AREAS ON GRADE SHALL RECEIVE AN ORGANIC AMENDMENT TO EXISTING SOILS OF 4" TILLED TO A DEPTH OF 12". A 2" MULCH WILL BE PLACED ON TOP OF PREPARED SOIL TO MAINTAIN SOIL MOISTURE.
2. ALL PLANTING AREAS ON STRUCTURAL SLAB SHALL RECEIVE A WELL DRAINING SOIL MIX THAT HAS AN APPROPRIATE MIX OF ORGANIC COMPOUNDS TO RETAIN MOISTURE. FINAL MIX TO BE DETERMINED WITH STRUCTURAL ENGINEER.
3. LOW FLOW DRIP IRRIGATION WILL BE PROVIDED FOR ALL PLANTING AREAS ON SLAB. IRRIGATION FOR ON GRADE PLANTINGS WILL ACCOMMODATE DROUGHT TOLERANT AND NATIVE PLANTINGS THAT ARE ADAPTED TO THE PNW CLIMATE.
4. PLANTS DESIGNATED WITH AN ASTERISK ARE AT OR ABOVE 3' HEIGHT AT MATURITY.
5. ALL BARE AREAS TO RECEIVE FULL GROUND COVER COVERAGE EXCEPT AS NOTED.
6. NO PLANTING SHALL BE WITHIN 2' FT OF NEWLY PLANTING STREET TREES PER COS STANDARD PLANS.





Planting Area Spreadsheet															
SEATTLE green factor															
FINAL VERSION 3-4-07															
Parcel size (ENTER THIS VALUE FIRST)*															
SCORE 0.304															
Types of Area**															
A Vegetation planted with a soil depth of less than 24"															
1	Lawn or grass pavers or ground covers	enter sq ft	176	0.2	35										
2	Plants and shrubs 3' and higher at maturity	enter number of plants	10	150	0.3	45.0									
B Vegetation planted with a soil depth of more than 24"															
1	Lawn, grass pavers or other plants less than 3' tall at maturity	enter sq ft	2961	0.7	2,073										
2	Shrubs taller than 3' at maturity - calculated at 15 sq ft per plant (typically planted no closer than 18" on center)	enter number of plants	19	304	0.3	91									
3	Tree canopy for "small trees" in SDO's Street Tree Planting Schedule 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 Street Tree Planting Schedule or equivalent canopy spread of 20' - calculated at 100 sq ft per tree	enter number of plants	4	400	0.3	120.0									
5	Tree canopy for "medium/large trees" in Street Tree Planting Schedule or equivalent canopy spread of 25' - calculated at 150 sq ft per tree	enter number of plants	3	450	0.4	180.0									
6	Tree canopy for "large trees" in Street Tree Planting Schedule or equivalent canopy spread of 30' - calculated at 200 sq ft per tree	enter number of plants	5	1000	0.4	400.0									
7	Tree canopy for preservation of "exceptional trees" or trees with trunk diameter exceeding 24" at four and one half feet above the ground, calculated at 250 sq ft per tree	enter number of plants	0	0	0.5	-									
8	Permeable paving that drains only itself. It must be at grade - calculated per square foot	enter sq ft	176	0.6	102.0										
C	Green roofs - 4" minimum soil depth at time of planting	enter sq ft	0	0.7	-										
D	Vegetated walls	enter sq ft	595	0.7	416.5										
E	Water features (fountains) or rain gardens (where allowed by SPU)	enter sq ft	0	0.7	-										
Bonuses															
F	Landscaping using drought tolerant plants or where at least 50% of annual irrigation needs are met from non-potable sources	enter sq ft	3,095	0.1	310										
G	Landscaping visible to passers-by from adjacent public right of way or public open spaces	enter sq ft	2,183	0.1	218										
green factor numerator = 3.04															
* Do not count public rights of way in parcel size calculation.															
** To calculate your green factor score, you may count the landscape elements that are in public rights of way if they are contiguous with the parcel.															
DPG Green Factor Worksheet Latona and Woodlawn.xls															

GREEN FACTOR FOR THE LATONA AND WOODLAWN PARCEL (WEST BUILDING)

Planting Area Spreadsheet																									
SEATTLE green factor																									
FINAL VERSION 3-4-07																									
Parcel size (ENTER THIS VALUE FIRST)*																									
SCORE 0.301																									
Types of Area**																									
A Vegetation planted with a soil depth of less than 24"																									
1	Lawn or grass pavers or ground covers	enter sq ft	1374	0.2	275																				
2	Plants and shrubs 3' and higher at maturity	enter number of plants	51	915	0.3	244.5																			
B Vegetation planted with a soil depth of more than 24"																									
1	Lawn, grass pavers or other plants less than 3' tall at maturity	enter sq ft	1146	0.7	632																				
2	Shrubs taller than 3' at maturity - calculated at 15 sq ft per plant (typically planted no closer than 18" on center)	enter number of plants	0	0	0.3	-																			
3	Tree canopy for "small trees" in SDO's Street Tree Planting Schedule 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 Street Tree Planting Schedule or equivalent canopy spread of 20' - calculated at 100 sq ft per tree	enter number of plants	5	500	0.3	150.0																			
5	Tree canopy for "medium/large trees" in Street Tree Planting Schedule or equivalent canopy spread of 25' - calculated at 150 sq ft per tree	enter number of plants	3	450	0.4	180.0																			
6	Tree canopy for "large trees" in Street Tree Planting Schedule 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 "exceptional trees" or trees with trunk diameter exceeding 24" at four and one half feet above the ground, calculated at 250 sq ft per tree	enter number of plants	0	0	0.5	-																			
8	Permeable paving that drains only itself. It must be at grade - calculated per square foot	enter sq ft	1185	0.6	699.0																				
C	Green roofs - 4" minimum soil depth at time of planting	enter sq ft	0	0.7	-																				
D	Vegetated walls	enter sq ft	1668	0.7	1,167.6																				
E	Water features (fountains) or rain gardens (where allowed by SPU)	enter sq ft	0	0.7	-																				
Bonuses																									
F	Landscaping using drought tolerant plants or where at least 50% of annual irrigation needs are met from non-potable sources	enter sq ft	2,319	0.1	232																				
G	Landscaping visible to passers-by from adjacent public right of way or public open spaces	enter sq ft	2,292	0.1	229																				
green factor numerator = 3.00																									
* Do not count public rights of way in parcel size calculation.																									
** To calculate your green factor score, you may count the landscape elements that are in public rights of way if they are contiguous with the parcel.																									
DPG Green Factor Worksheet 4th and Woodlawn.xls																									

GREEN FACTOR FOR THE 4TH AND WOODLAWN PARCEL (EAST BUILDING)







NORTHWEST CORNER OF WEST BUILDING





NORTHWEST CORNER OF WEST BUILDING

The  
**Hearthstone**  
Retirement Living  
Woodlawn Ave Site

**LRS**  
ARCHITECTS

**The HEARTHSTONE ON WOODLAWN**  
Design Review Board Recommendation Meeting  
DPD PROJECT # 3006394 & 3006399  
February 25, 2008





SOUTHEAST CORNER

The  
**Hearthstone**  
Retirement Living  
Woodlawn Ave Site



**The HEARTHSTONE ON WOODLAWN**  
Design Review Board Recommendation Meeting  
DPD PROJECT # 3006394 & 3006399  
February 25, 2008





NORTHEAST CORNER OF EAST BUILDING

The  
**Hearthstone**  
Retirement Living  
Woodlawn Ave Site



**The HEARTHSTONE ON WOODLAWN**  
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SOUTHWEST CORNER OF WEST BUILDING

The  
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LUMINAIRE		DISTRIBUTION	WATTAGE	VOLTAGE	FINISH
105	height: 9 1/8"	FT-U = 70% Downlight/30% Uplight (Not available with fluorescent) UD = Uplight Glow/Downlight	35 - 150 HPS	120V only	BRP Bronze Paint
	width: 18"		50 - 70 MH 100 - 150 MH	120V, 277V, 277V only	
	depth: 9"		(1) 42 TRF (1) 42 TRF-DIM*	120V, 277V, 347V 120V	