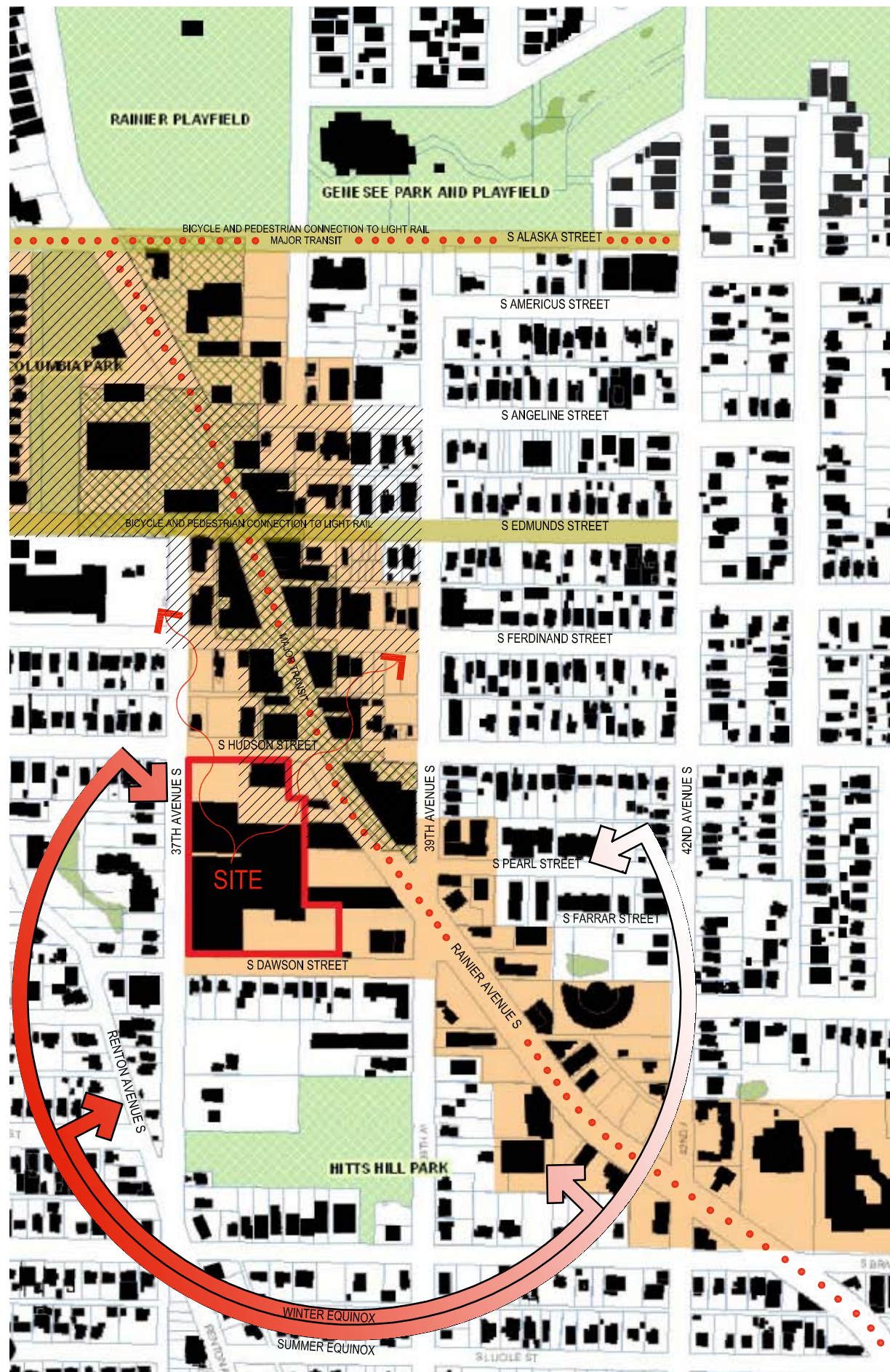




TABLE OF CONTENTS

- A1 - SITE ANALYSIS AND LOCATION MAP
- A2 - ZONING AND EXISTING USES
- A3 - NEIGHBORHOOD CHARACTER
- A4 - OPEN SPACE LINKS - CONNECTING THE DOTS
- A5 - SITE PHOTOS - PANORAMAS
- A6 - SITE PHOTOS - PANORAMAS
- A7 - SITE PHOTOS - PANORAMAS
- A8 - SITE PLAN - EXISTING CONDITIONS
- A9 - MASSING OPTIONS
- A10 - OPTION A - SITE PLAN
- A11 - OPTION A - VIEWS
- A12 - OPTION B - SITE PLAN
- A13 - OPTION B - VIEWS
- A14 - OPTION C - SITE PLAN
- A15 - OPTION C - VIEWS
- A16 - STREET SECTIONS AND CHARACTER IMAGES
- A17 - CHARACTER IMAGES
- A18 - DESIGN GUIDELINES

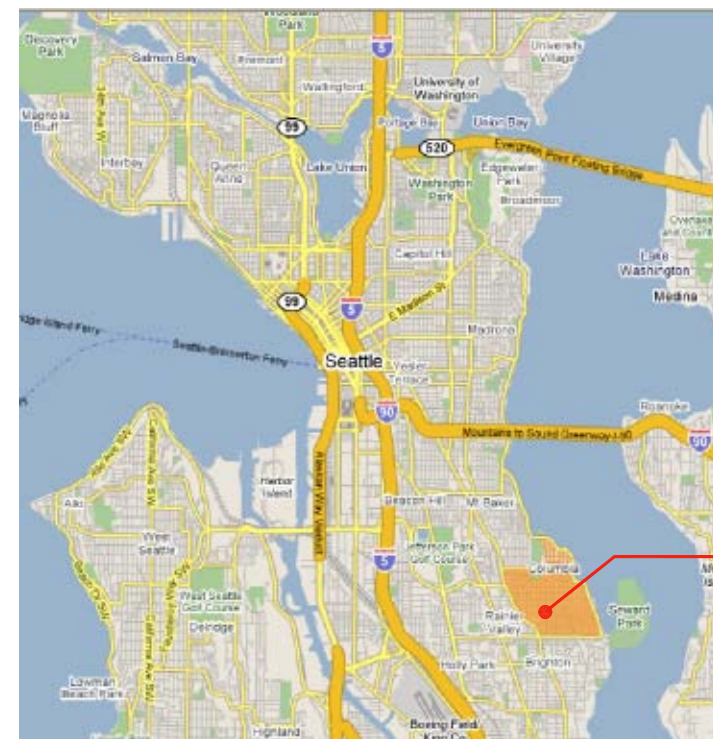
COLUMBIA CITY - 3711 S HUDSON STREET



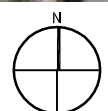
SITE FACTORS

LEGEND

- TERRITORIAL VIEWS
- MAJOR TRANSIT AND ARTERIAL
- COMMERCIAL ZONING
- LANDMARK DISTRICT
- PEDESTRIAN CONNECTION TO LIGHT RAIL
- PEDESTRIAN ZONE



LOCATION MAP



AERIAL PHOTO

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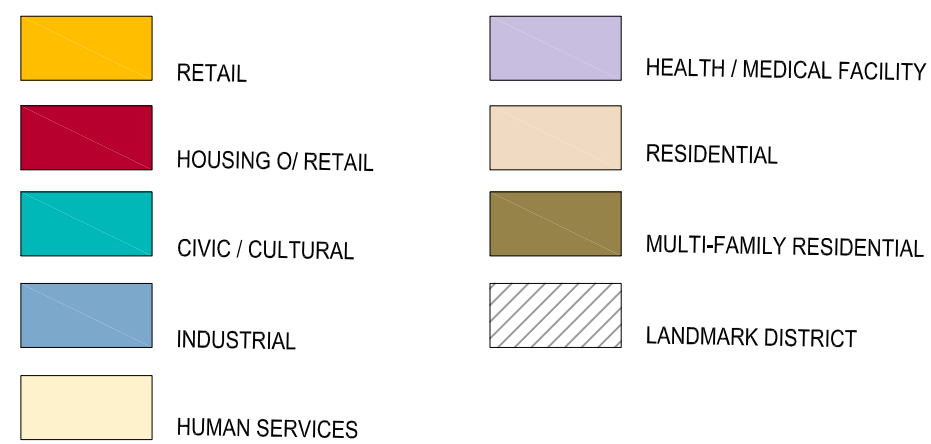
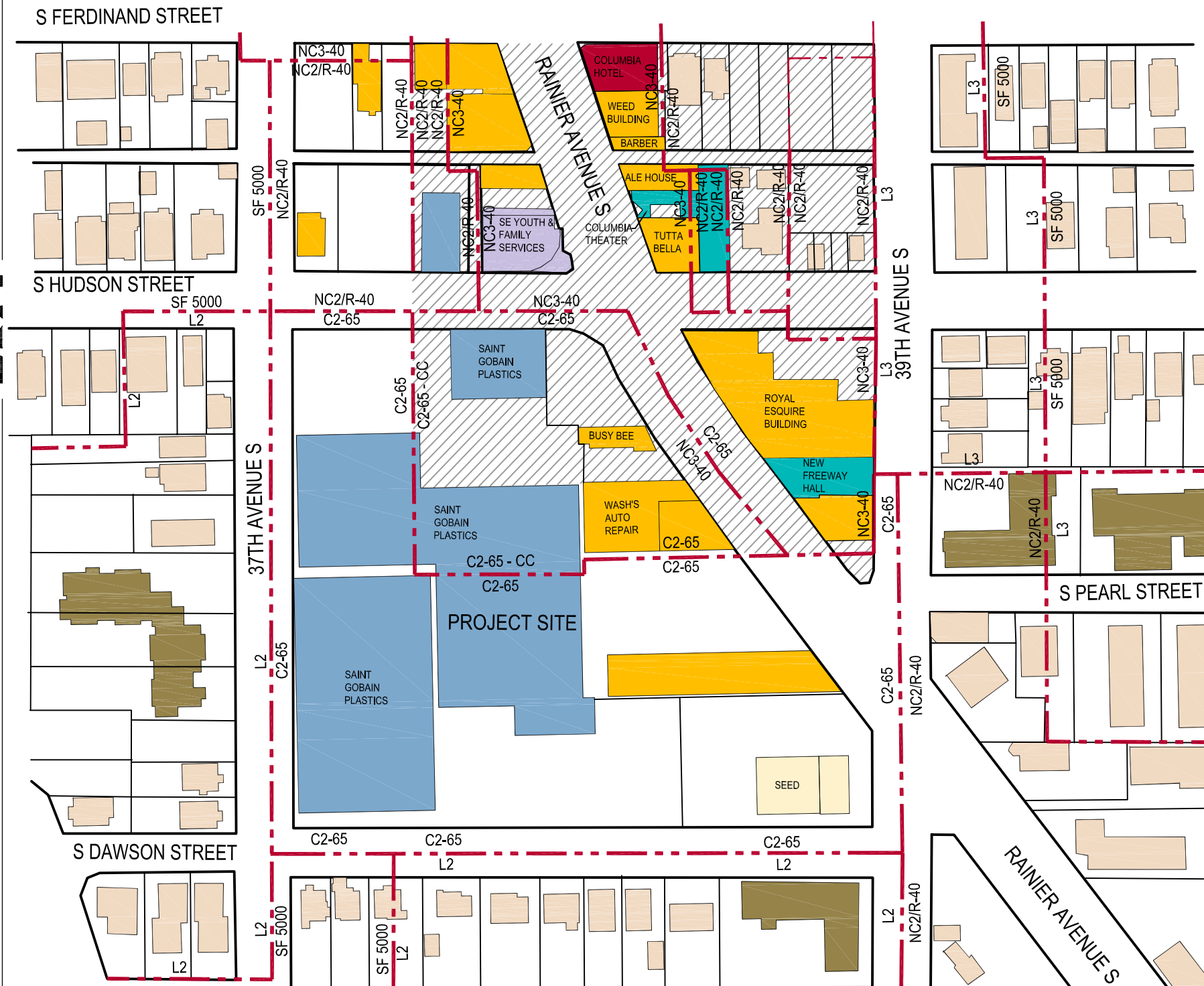
DRAWING ISSUES:

07/27/07

SHEET TITLE:
SITE ANALYSIS AND VICINITY MAP

PROJECT:
HPI-COLUMBIA CITY

PROJECT NO:
2006073.00
SCALE:
NTS
SHEET NO:
A1



SEATTLE ZONING CODE REVIEW

Date: 7/27/07
DPD Project number: 3007279

Site: Lots 15, 16, 17, 18
Address: Saint Gobain Plastics. Industrial Supplies, 3711 S Hudson St
Lot Size: Approx 3.77 acres (+/-)= 164,175 sf
Zoning: C2-65, Southeast Seattle Reinvestment Area Overlay District, Columbia City Residential Urban Village

East Side: C2-65, Columbia City Landmark District, Southeast Seattle Reinvestment Area Overlay District, Columbia City Residential Urban Village

Adjacent zones: NC2/R-40 to north, NC3-40 to NE, East. L2 to South across Dawson, SF -5000 to south. L2 to West St

23.47	COMMERCIAL	
.004	Permitted Uses - Per Chart A	
	Personal & Household Retail	P
	Eating & Drinking	P
	Office	P
	Public Assembly / Entertainment	P
	Light Manufacturing	P
	Residential	CU
.006	Conditional Uses	
	B. Admin. Cond. Uses	
	3. Residential Uses in C2 Zones	
	a. Residential uses may be permitted in C2 zones as a conditional use subject to the following criteria:	
	1) The residential use generally should not be located in an area with direct access to major transportation systems such as freeways, state routes and freight rail lines.	
	2) The residential use generally should not be located in close proximity to industrial areas and/or nonresidential uses or devices that have the potential to create a nuisance or adversely affect the desirability of the area for living purposes.	
.013	Structure height and floor area ratio	
	A. Per Official Land Use Map (65')	
	B. Sloped lots: Additional ht along lower elevation of structure footprint at rate of one foot per 6% of slope to max of 5' additional.	
	G. Rooftop features:	
	1. Exempt from height reqmt.: radio/tv aerials, smokestacks, flagpoles. Must be 10' back from prop. line.	
	2. 4' above limit: Open railings, planters, skylights, parapets.	
	4. 15' above limit to 20%/25% of roof area: stair, elev. penthouses: mech. equip.	
.013	Floor Area Ratio	
	B. Per Chart A - 4.75	
23.54	PARKING	
.015	Required Parking	
	Chart A	
	Business support services	1/2000 sf
	Child Care Center	1/10 children
	General retail sales, service	1/350 sf
	Multi-Family	1 space for each dwelling unit
	Office, admin.	1/1000 sf
	Office, customer service	1/350 sf
	D. No parking for 1st 2,500 sf of nonresidential (does not apply to office/admin use)	

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DRAWING ISSUES:
07/27/07

SHEET TITLE:
ZONING AND EXISTING USES
PROJECT:
HPI-COLUMBIA CITY

PROJECT NO:
2006073.00
SCALE:
NTS
SHEET NO:
A2



- The collage features 15 photographs of various locations in Seattle, connected by a network of green lines and dots. The locations include:

 - Top Left:** A street scene with a utility pole and a building in the background.
 - Top Center:** The entrance to an elementary school with a red door and a sign above it.
 - Top Right:** A street scene with a utility pole and a building in the background.
 - Middle Left:** A group of people walking on a sidewalk.
 - Middle Center:** The entrance to the Seattle Public Library, featuring a brick building with a large arched doorway.
 - Middle Right:** A large, modern building with a glass facade.
 - Bottom Left:** A Starbucks building with a large sign.
 - Bottom Center:** A street scene with a building and a car.
 - Bottom Right:** A street scene with a building and a car.

PROJECT NO:
2006073.00

SCALE:
NTS

SHEET NO:
A3



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DRAWING ISSUES:

10/09/07

SHEET TITLE:
OPEN SPACE LINKS - CONNECTING THE DOTS

PROJECT:
HPI-COLUMBIA CITY

PROJECT NO:
2006073.00
SCALE:
NTS
SHEET NO:
A4



VIEW OF SITE FROM THE CORNER OF DAWSON AND 37TH



SITE - NW CORNER



VIEW FROM RAINIER AVE AT HUDSON

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DRAWING ISSUES:

5/3/07

SHEET TITLE:
SITE PHOTOS - PANORAMAS

PROJECT:
HPI - COLUMBIA CITY STUDY

PROJECT NO:
2006073.00
SCALE:
NTS
SHEET NO:
A5



VIEW FROM RAINIER AVENUE



SITE - NE CORNER



DAWSON STREET FACING SOUTH



DAWSON STREET FACING NORTH

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DRAWING ISSUES:

5/3/07

SHEET TITLE:
SITE PHOTOS - PANORAMAS

PROJECT:
HPI - COLUMBIA CITY STUDY

PROJECT NO:
2006073.00
SCALE:
NTS
SHEET NO:
A6



37TH AVENUE S FACING EAST



37TH AVENUE S FACING WEST



S HUDSON STREET FACING NORTH

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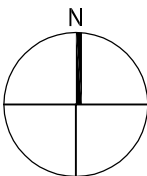
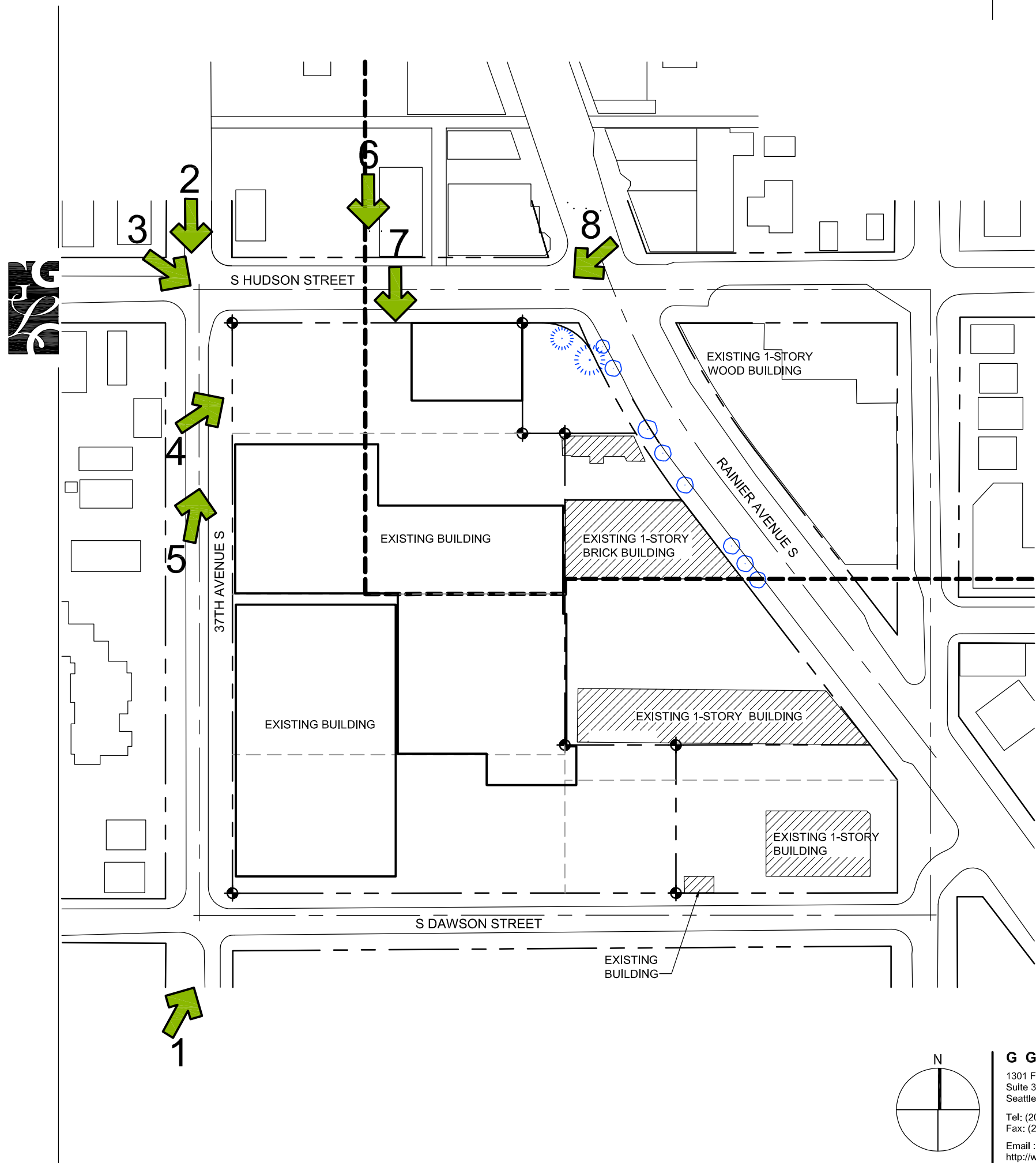
DRAWING ISSUES:

5/3/07

SHEET TITLE:
SITE PHOTOS - PANORAMAS

PROJECT:
HPI - COLUMBIA CITY STUDY

PROJECT NO:
2006073.00
SCALE:
NTS
SHEET NO:
A7



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DRAWING ISSUES:
 5/3/07

SHEET TITLE:
SITE PLAN - EXISTING CONDITIONS
 PROJECT:
HPI - COLUMBIA CITY STUDY

PROJECT NO:
2006073.00
 SCALE:
 1"= 100'
 SHEET NO:
A8



SITE PLAN - OPTION C



SW CORNER - OPTION C

- RESTORE EXISTING MASONRY BUILDING ON HUDSON
- VARIED SETBACK ALONG 37TH AND DAWSON (5'-15')
INCREASING TO SOUTH
- UPPER LEVELS SETBACK
- ALLEY CHARACTER
- TOWNHOUSE / LOFT UNITS ALONG ALLEY AND 37TH
- DETACHED TOWNHOUSE UNITS ALONG DAWSON
- OPEN SPACE ADJACENT TO ALLEY AND EXISTING BUILDING
- COURTYARD ON PARKING LID



SITE PLAN - OPTION B

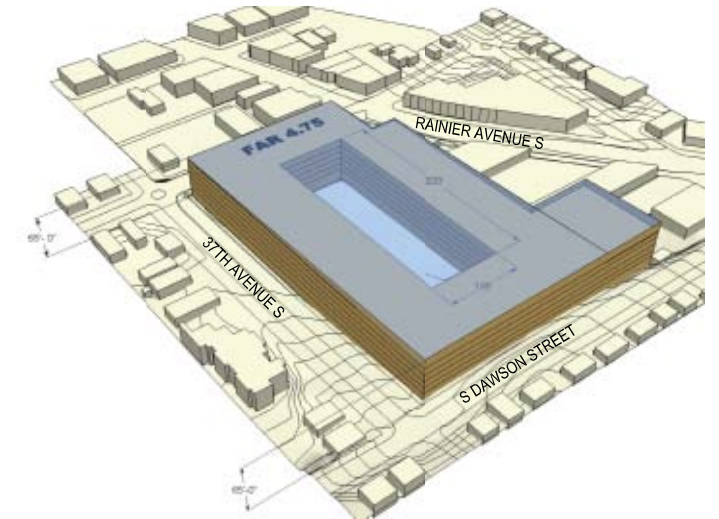


SW CORNER - OPTION B

- ALL NEW CONSTRUCTION
- VARIED SETBACK ALONG 37TH AND DAWSON (5'-15')
- UPPER LEVELS SETBACK
- ALLEY CHARACTER
- CENTRAL COURTYARD
- TOWNHOUSES / LOFTS ON STREET LEVEL ALONG 37TH
AND DAWSON

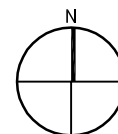


SITE PLAN - OPTION A



SW CORNER - OPTION A

- COMMERCIAL CHARACTER
- INTERNAL COURTYARD
- BUILDING ELEVATION FULL HEIGHT
- MAXIMIZE DEVELOPMENT POTENTIAL



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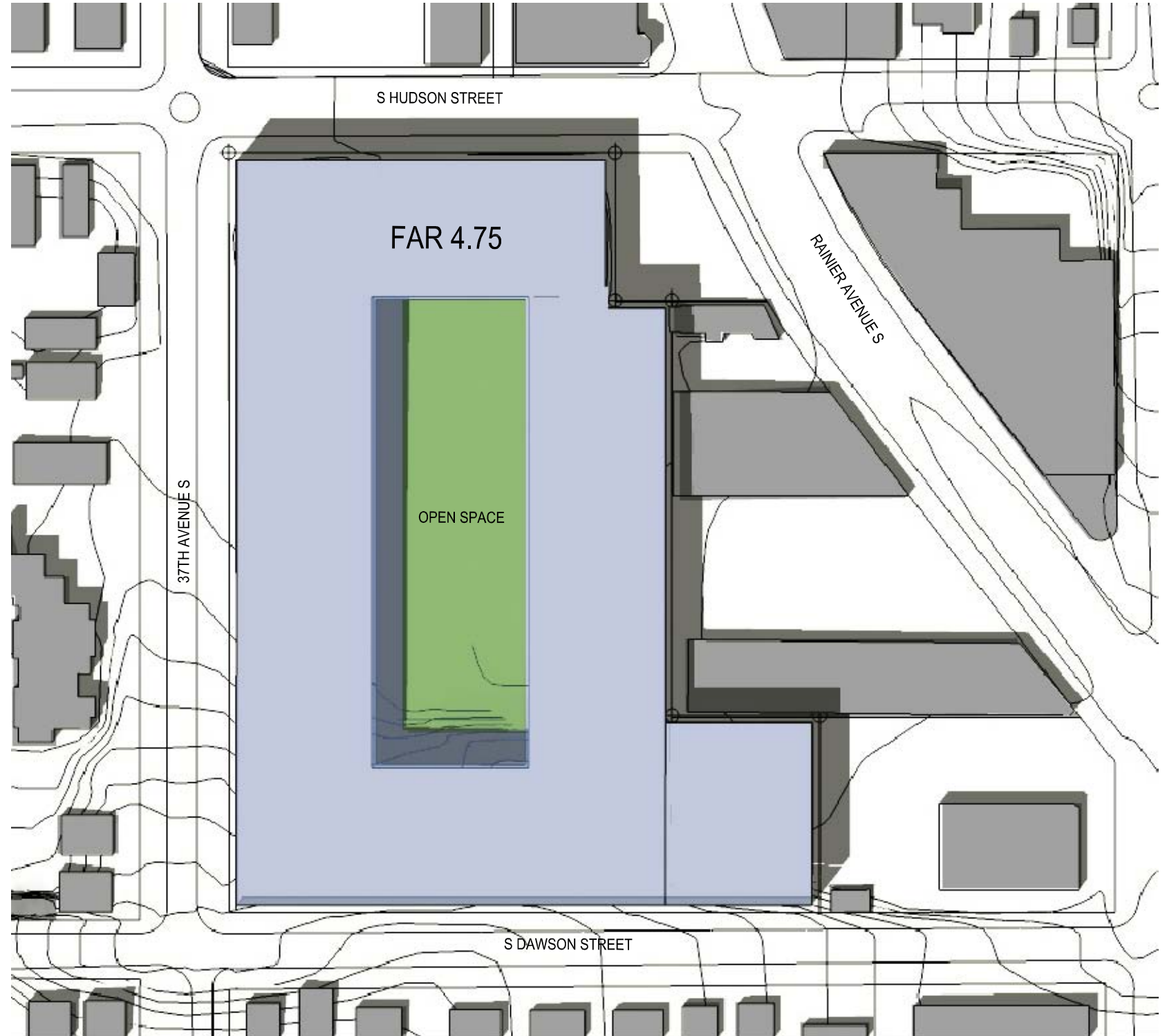
SHEET TITLE:
MASSING OPTIONS

PROJECT:
HPI - COLUMBIA CITY STUDY

PROJECT NO:
2006073.00
SCALE:
NTS
SHEET NO:
A9



FIGURE GROUND DIAGRAM



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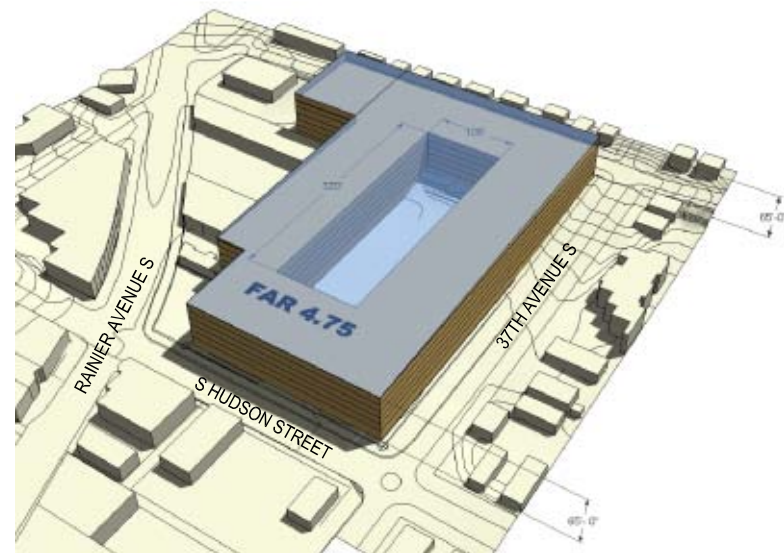
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OPTION A - SITE PLAN

PROJECT:
HPI - COLUMBIA CITY STUDY

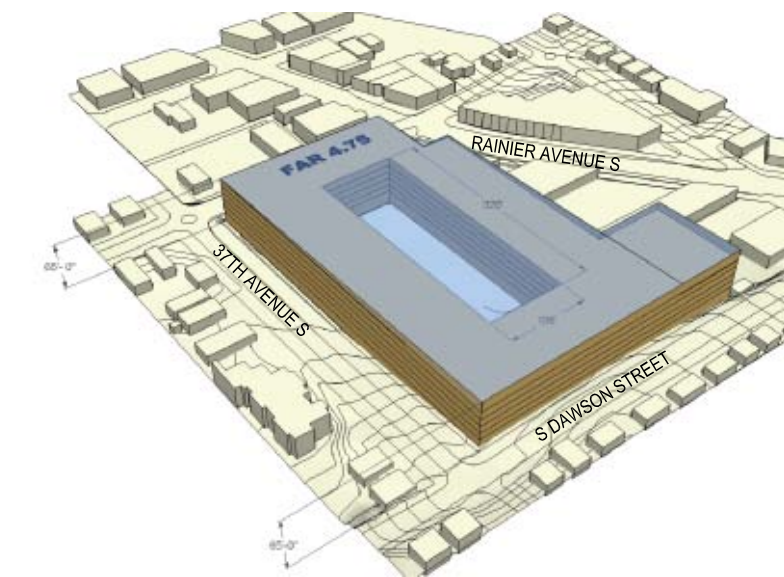
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2006073.00
SCALE:
NTS
SHEET NO:
A10



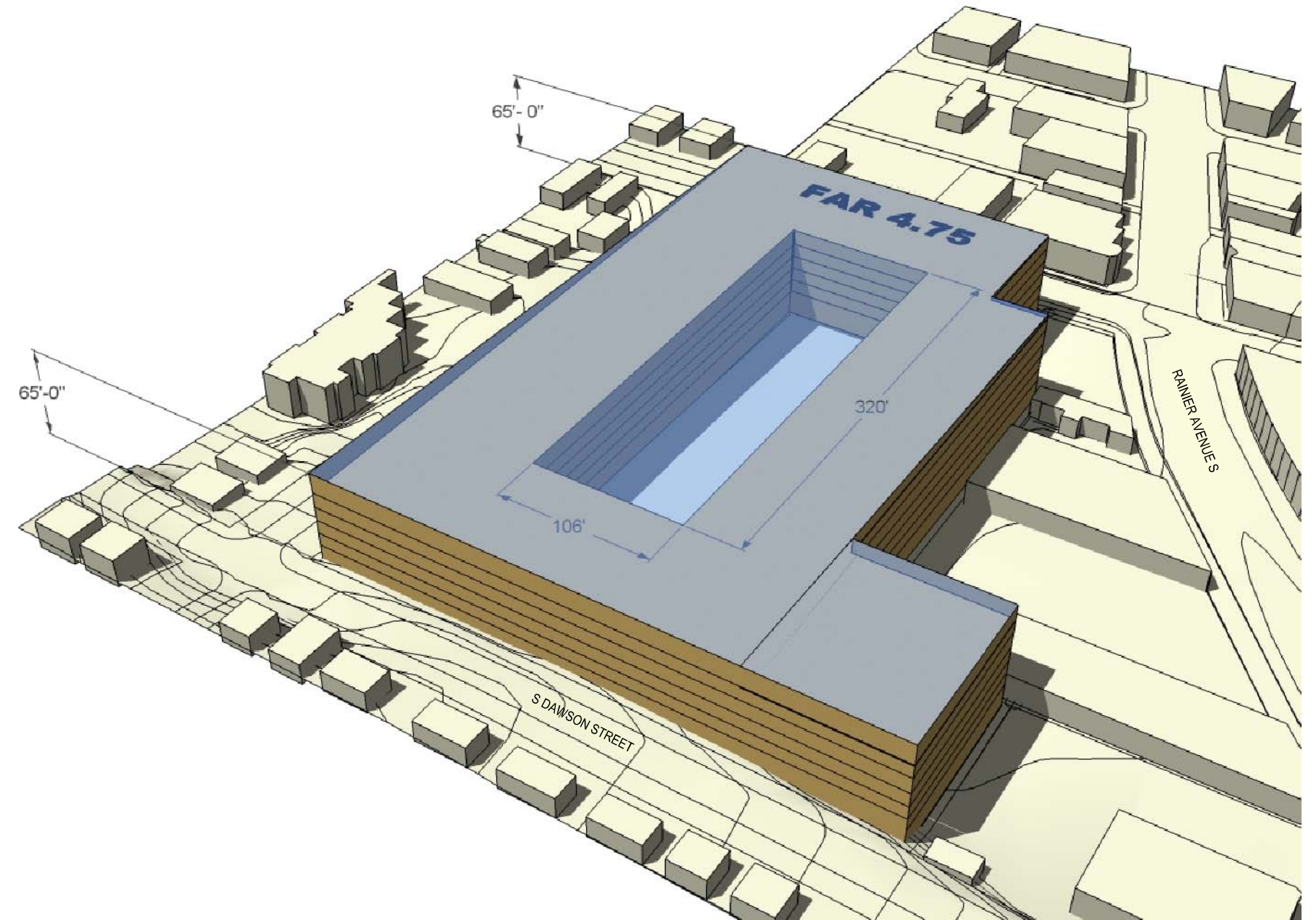
NE CORNER



NW CORNER



SW CORNER



SE CORNER

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DRAWING ISSUES:

5/3/07

SHEET TITLE:
OPTION A - VIEWS

PROJECT:
HPI - COLUMBIA CITY STUDY

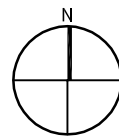
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2006073.00
SCALE:
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SHEET NO:
A11



FIGURE GROUND DIAGRAM



SITE PLAN



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DRAWING ISSUES:

5/3/07

SHEET TITLE:
OPTION B - SITE PLAN

PROJECT:
HPI - COLUMBIA CITY STUDY

PROJECT NO:
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SCALE:
NTS
SHEET NO:
A12



NE CORNER



NW CORNER



SE CORNER



SW CORNER

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DRAWING ISSUES:

5/3/07

SHEET TITLE:
OPTION B - VIEWS

PROJECT:
HPI - COLUMBIA CITY STUDY

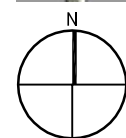
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2006073.00
SCALE:
NTS
SHEET NO:
A13



FIGURE GROUND DIAGRAM



SITE PLAN



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DRAWING ISSUES:

5/3/07

SHEET TITLE:
OPTION C - SITE PLAN

PROJECT:
HPI - COLUMBIA CITY STUDY

PROJECT NO:
2006073.00
SCALE:
NTS
SHEET NO:
A14



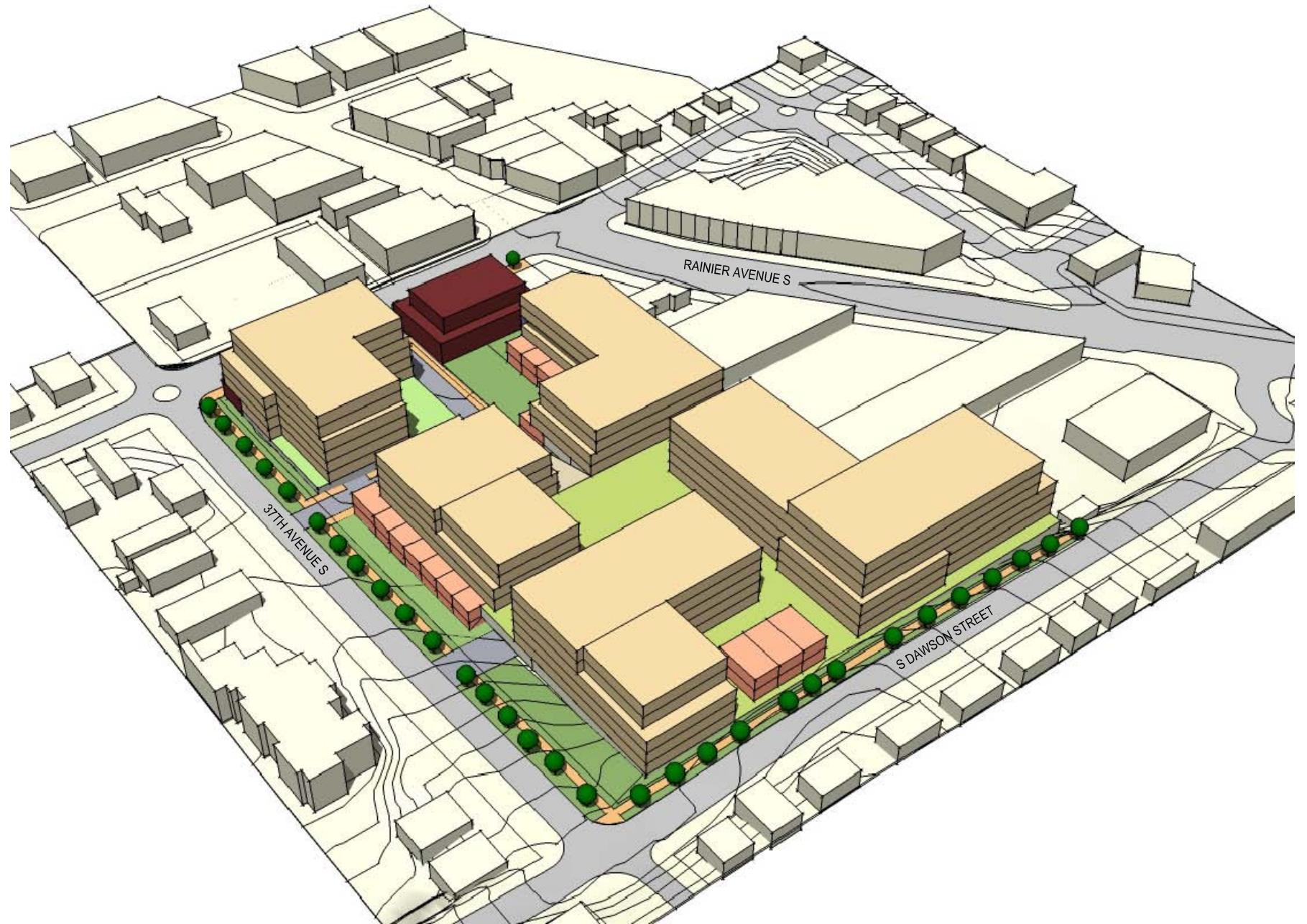
NE CORNER



NW CORNER



SE CORNER



SW CORNER

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5/3/07

SHEET TITLE:
OPTION 3 - VIEWS

PROJECT:
HPI - COLUMBIA CITY STUDY

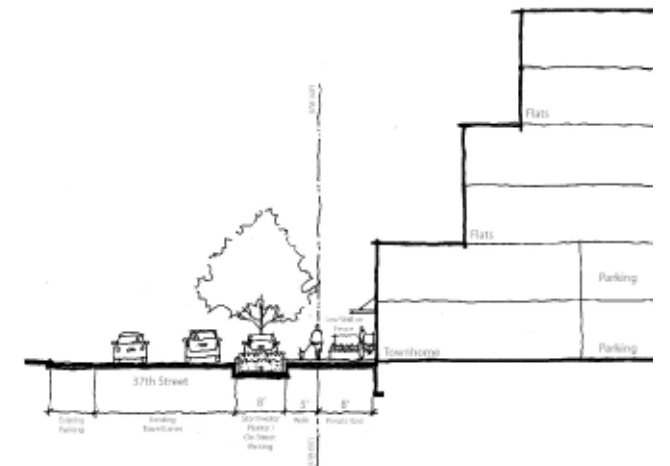
PROJECT NO:
2006073.00
SCALE:
NTS
SHEET NO:
A15



VISIBLE ENTRIES



VISIBLE ENTRIES



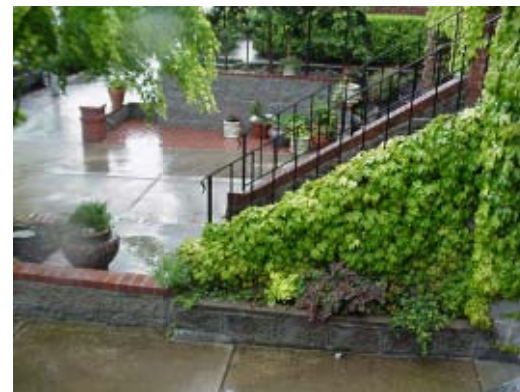
TOWNHOUSE UNITS - 37TH AVENUE



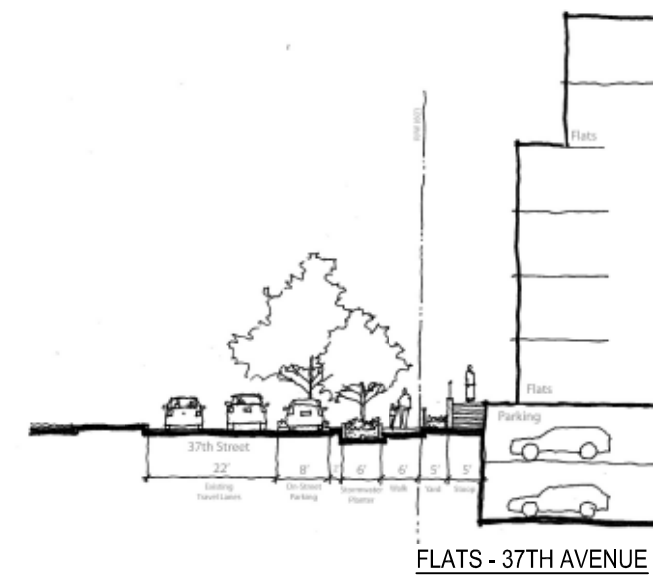
TEXTURED PAVING AND WATER FEATURE



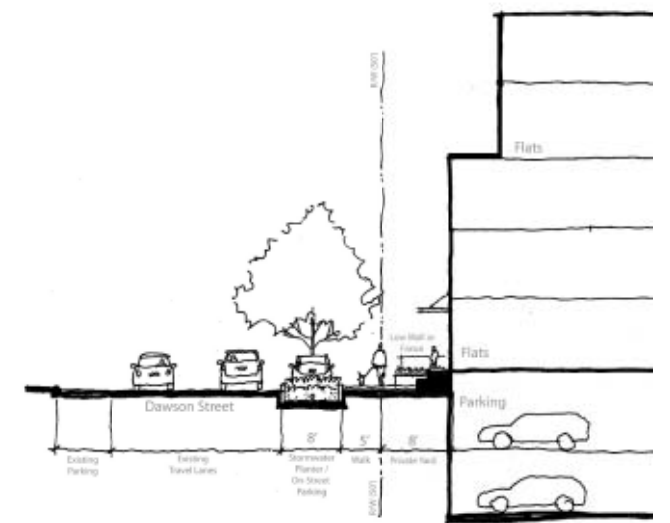
YARDS AND STREETS



PRIVATE STOOPS



FLATS - 37TH AVENUE



ENTRY STOOPS - DAWSON



STORM WATER FEATURE



GATES AND PRIVATE OPEN SPACE



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DRAWING ISSUES:

5/3/07

SHEET TITLE:
STREET SECTIONS AND CHARACTER IMAGES

PROJECT:
HPI - COLUMBIA CITY STUDY

PROJECT NO:
2006073.00
SCALE:
NTS
SHEET NO:
A16



HISTORIC PRESERVATION



OPEN SPACE



PRIVATE ENTRIES AND STOOPS

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DRAWING ISSUES:

5/3/07

SHEET TITLE:
CHARACTER IMAGES

PROJECT:
HPI - COLUMBIA CITY STUDY

PROJECT NO:
2006073.00
SCALE:
NTS
SHEET NO:
A17



Design Guidelines of Special Interest

- ❖ A-1: Responding to Site Characteristics
 - Designing the building in relation to topography to help reduce the visibility of parking garages.
- ❖ A-2: Streetscape Compatibility
 - Building spaces for commercial use at or near edge of the sidewalk and limiting vertical grade separations is encouraged where commercial uses occupy street-level floor
 - Shallow setbacks and a minor grade separation between the first floor and the sidewalk where residential uses occupy the ground floor.
- ❖ A-3: Entrances Visible from the Street / D-12: Residential Entries and Transitions
 - Providing front door and stoops accessible from the street
 - Residential entries set back to create seating and meeting places
- ❖ A-4: Human Activity
 - Providing commercial and individual residential entries accessible from the street
- ❖ A-5: Respect for Adjacent Sites
 - Stepping back upper floors
 - Increasing setbacks so window are farther from property line
- ❖ A-6: Transition between Residence and Street
 - Stepping the building back from the property line and providing elevated entries
- ❖ A-7: Residential Open Space
 - Courtyards which organize architectural elements, while providing a common garden or other uses.
- ❖ A-8: Parking and Vehicle Access
 - Minimize number and width of driveways and curb cuts
 - Locate driveways so they are visually less dominant
- ❖ A-10: Corner Lots
 - Buildings are oriented to the corners
 - Parking and auto access are located away from the corners
- ❖ B-1: Height, Bulk, and Scale Compatibility / C-3 Human Scale
 - Increasing building setbacks from the zone edge at ground level
 - Reducing the bulk of the building's upper floors
 - Limiting the length of, or otherwise modifying, facades
 - Pedestrian-oriented open space
- ❖ C-5: Structured Parking Entrances
 - Locate the entry on the side of the façade where it will draw less attention than if it is centered on the façade
- ❖ D1: Pedestrian Open Spaces and Entrance
 - Visual and pedestrian access (including barrier-free access) into the site from the public sidewalk
 - Landscaping that enhances the space and helps to soften the zone where the building meets the sidewalk