

**7125 Fauntleroy Way SW
Seattle, Washington**

Early Design Review
DPD #3008453
October 22, 2009





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Existing Zoning Analysis



9 Block Context Analysis

Urban Design Opportunities & Constraints

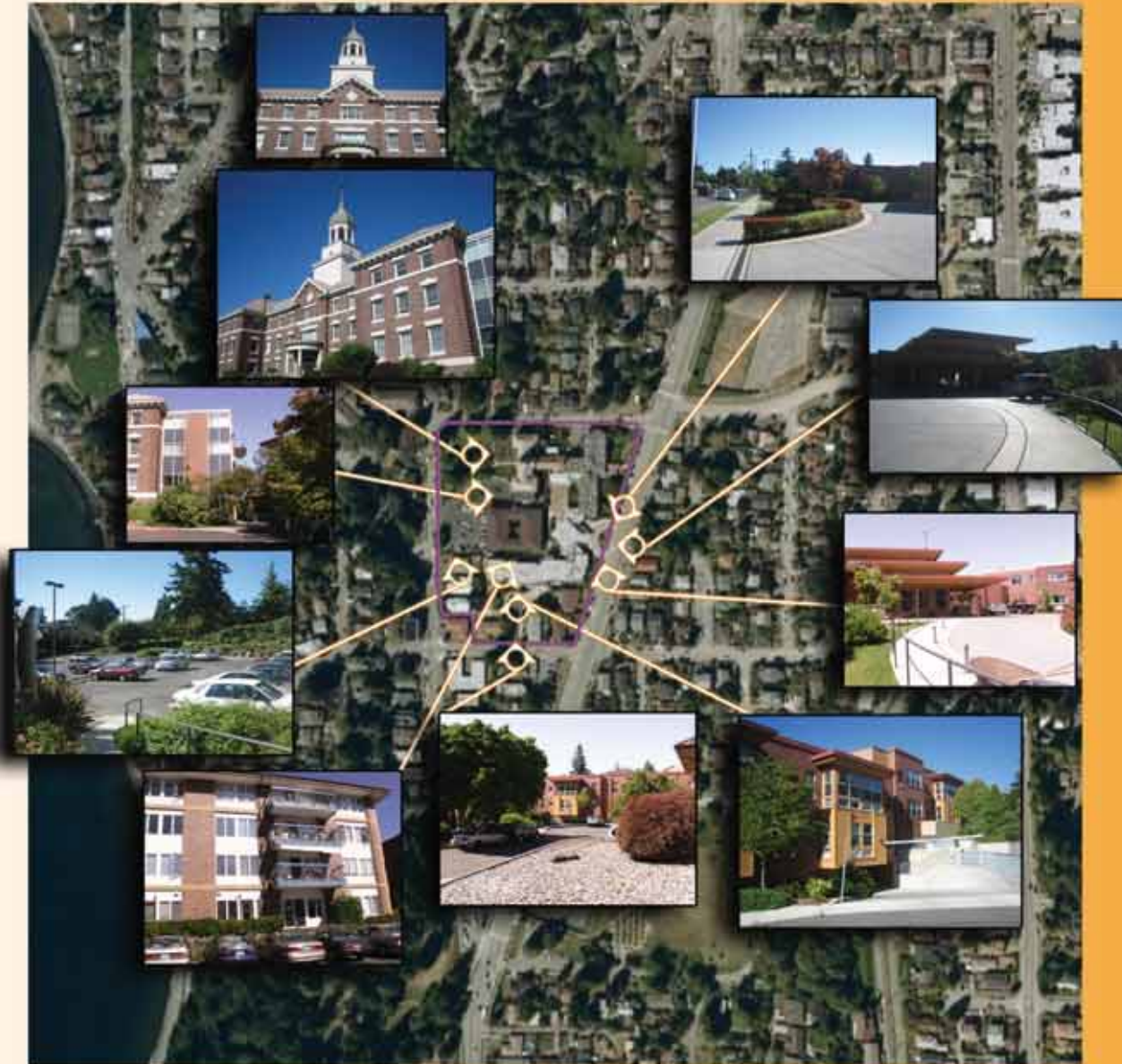


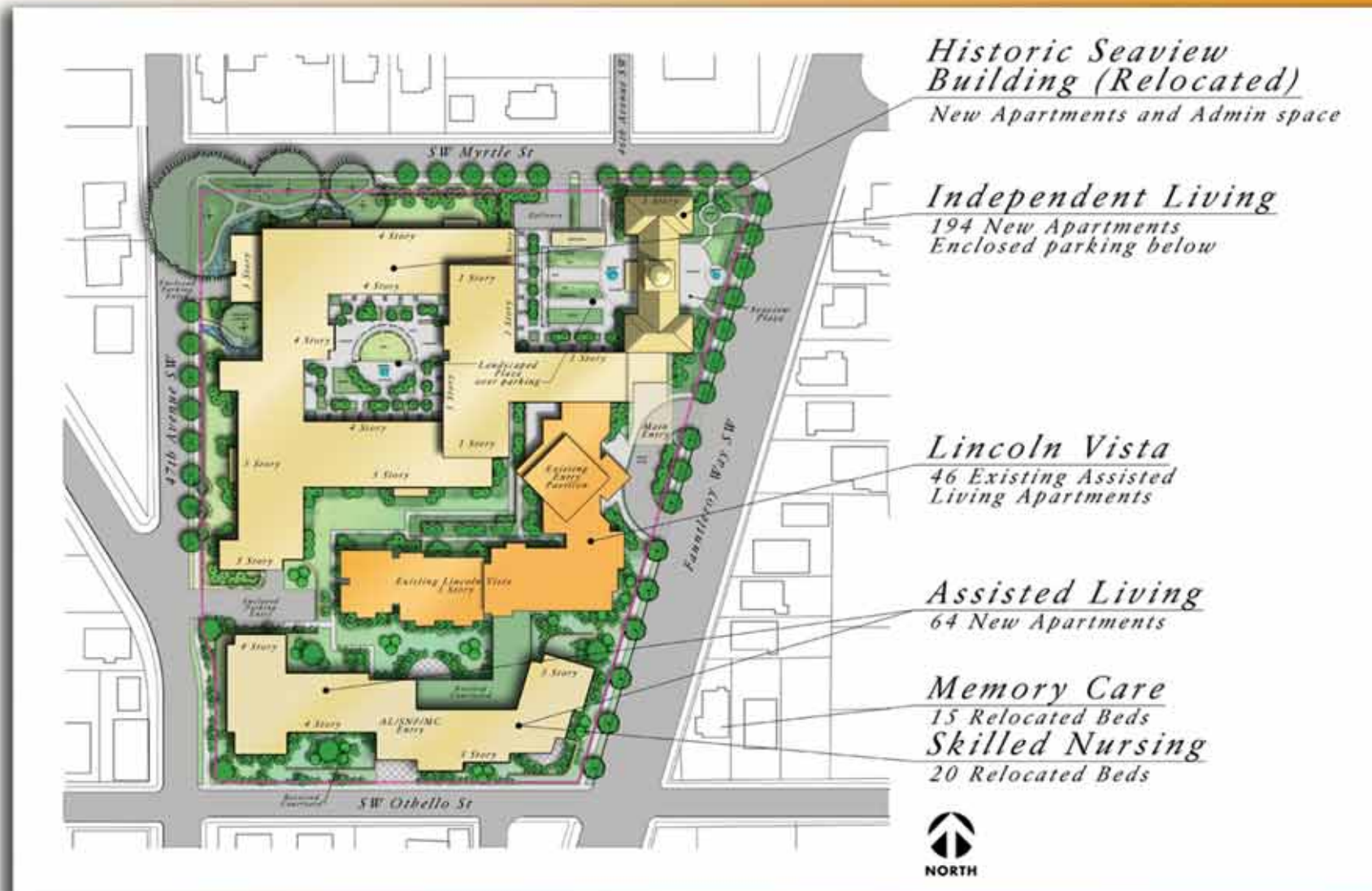
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Urban Design Opportunities & Constraints

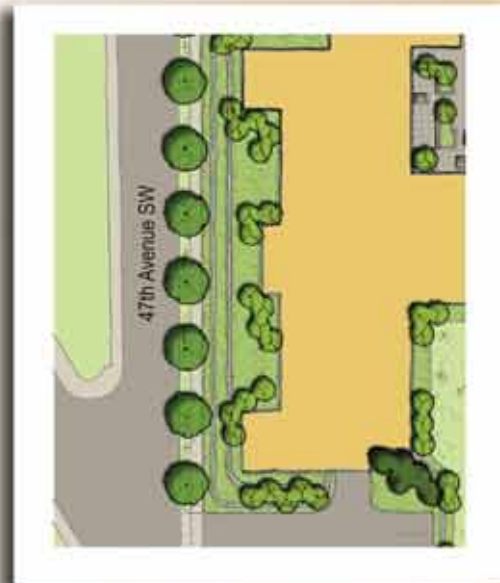




Landscape Plan & Vignettes



Landscape Plan & Vignettes







Looking south on 47th from Myrtle



Looking west on Myrtle from Fautleroy Way



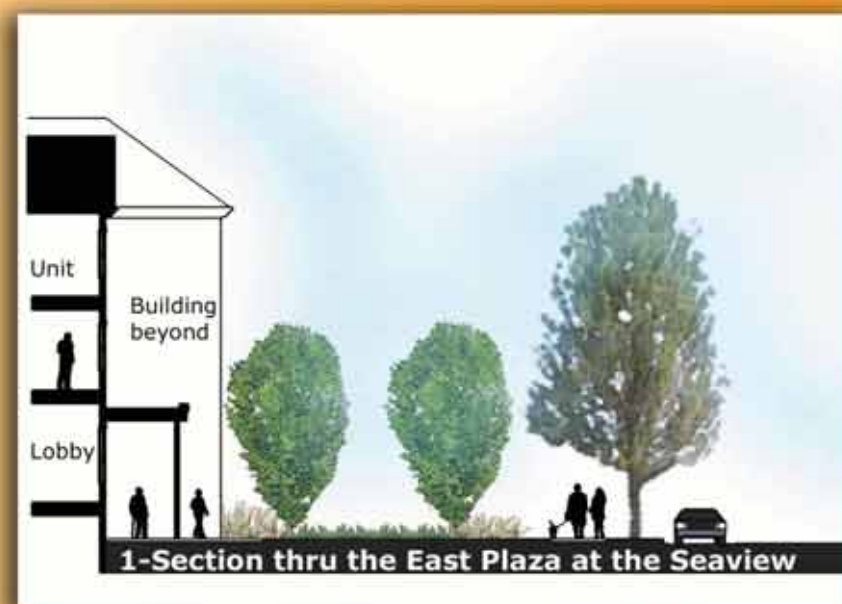
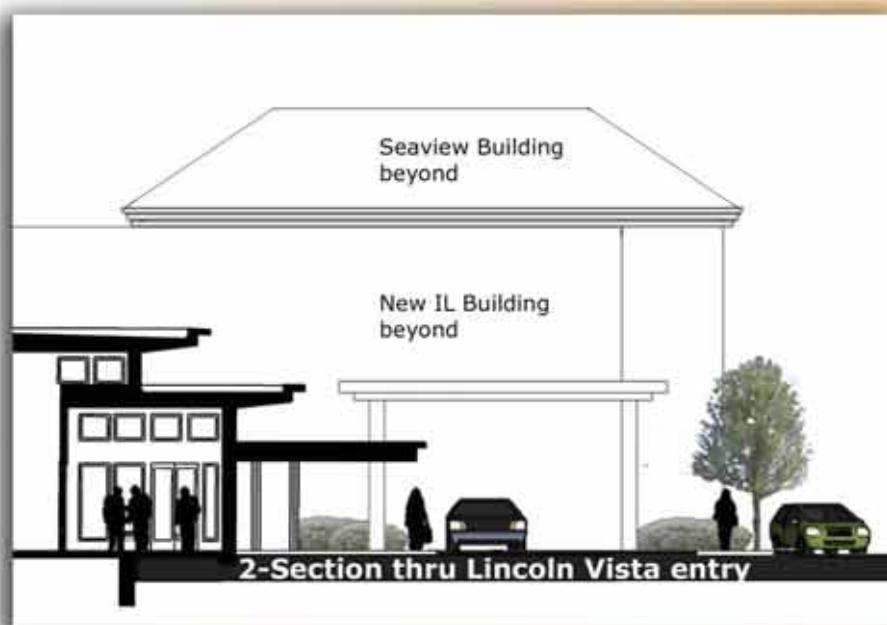
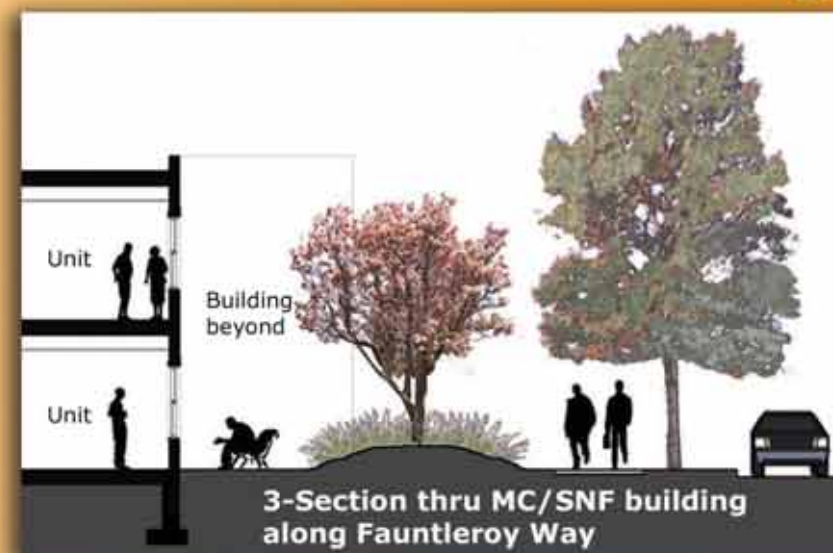
Looking east on Othello from 47th



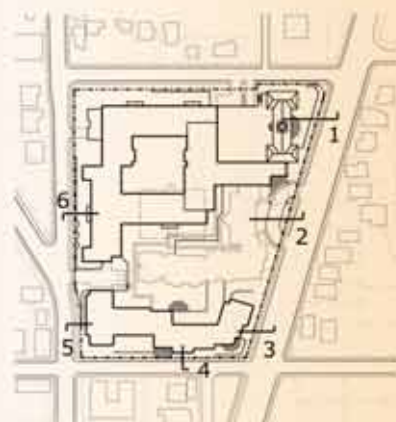
Looking north on Fautleroy Way from Myrtle



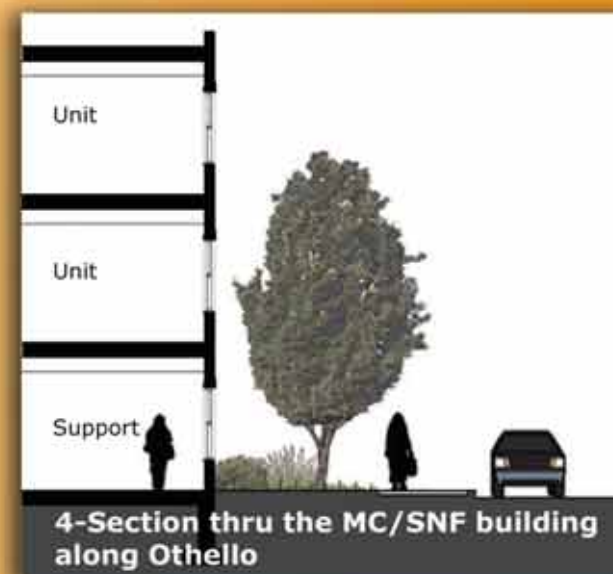
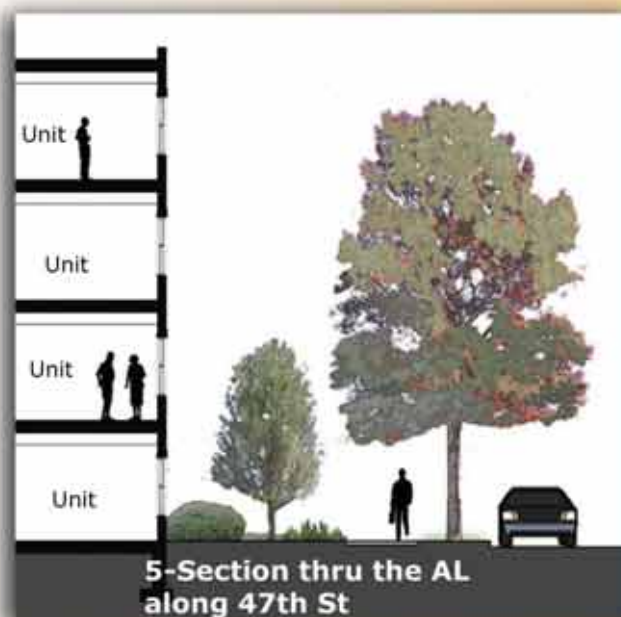
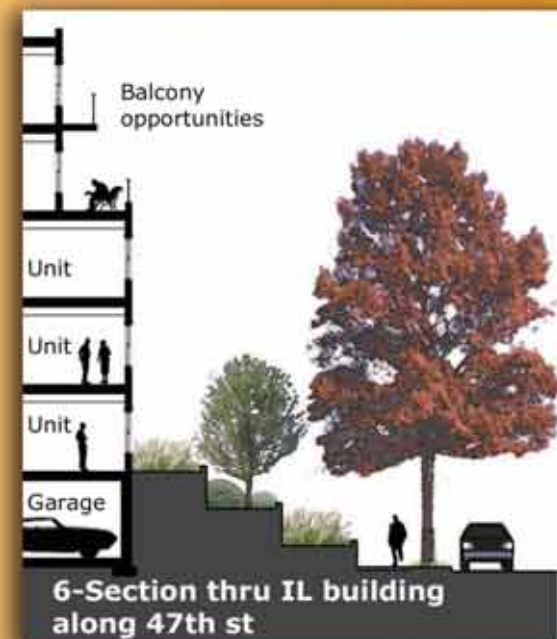
Section Key



Site Sections



Section Key



Previous Site Proposals

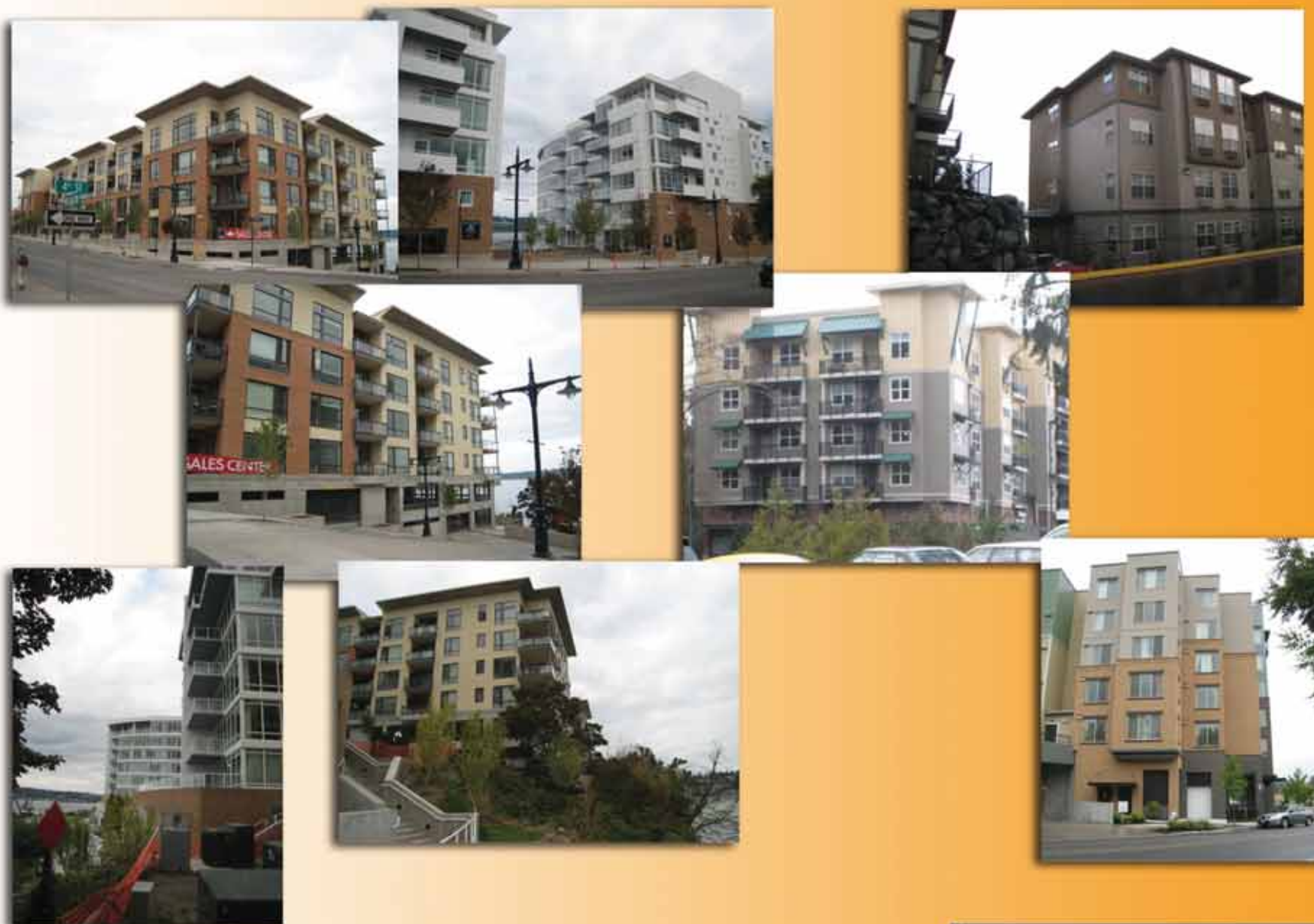


PRIORITY DESIGN REVIEW GUIDELINES	PRELIMINARY RESPONSE TO GUIDELINES
A-2 Streetscape Compatibility Buildings should reinforce existing desirable spatial characteristics of the right of way	<ul style="list-style-type: none"> The tallest portions of the project are located in the center of the site. The edges of the site contain shorter elements and more-frequent modulation The project is set back significantly from the sidewalk to provide a lush landscaped edge.
A-4 Human Activity New development should encourage human activity on the street	<ul style="list-style-type: none"> Plaza on east side of Seaview will encourage human activity at this prominent location Sidewalks and landscape buffer will create a pleasant pedestrian experience at site edges
A-5 Respect for Adjacent Sites Buildings should respect the privacy and outdoor activities of adjacent properties	<ul style="list-style-type: none"> Locate tallest portions of project at center of site and provide significant setbacks at site edges to minimize impacts on adjacent sites
A-7 Residential Open Space Residential projects should be sited to maximize usable and attractive open space	<ul style="list-style-type: none"> The new location of the Seaview building creates an opportunity for a prominent inviting plaza on the east side at the corner of Fauntleroy and Myrtle A large plaza will be located on the west side of the Seaview. This plaza is intended as a reinterpretation of the existing west lawn that is located in front of Seaview in its current location. It will also provide views into the site and preserve views of the Seaview from Myrtle. Finally, it will serve as a social hub for the new campus. A large landscaped area will be located in the center of the new independent living building. The well-landscaped margin of the site also provides usable, attractive open space
A-8 Parking and Vehicle Access Minimize the impact of parking and driveways on pedestrians and adjacent properties	<ul style="list-style-type: none"> Vehicular access will be limited to three locations on the site: the drive and porte cochere on Fauntleroy, the parking and secondary service entrance on 47th, and the parking and primary service entrance on Myrtle The primary service entrance was moved from Othello to Myrtle in response to earlier EDG comments
B-1 Height, Bulk and Scale Properties should be compatible with the anticipated scale of development for the surrounding area and should make sensitive transitions	<ul style="list-style-type: none"> The tallest portions of the project are located in the center of the site. The edges of the site contain shorter elements and more-frequent modulation The project is set back significantly from the sidewalk to provide a lush landscaped edge.
C-1 Architectural Context Buildings located in existing neighborhoods with a well-defined and desirable character should be compatible with the architectural character and siting pattern of neighboring buildings	<ul style="list-style-type: none"> The tallest portions of the project are located in the center of the site. The edges of the site contain shorter elements and more-frequent modulation The project is set back significantly from the sidewalk to provide a lush landscaped edge.
C-2 Architectural Concept and Consistency Building design elements, details, and massing should create a well-proportioned and unified building form	<ul style="list-style-type: none"> Building design is not yet resolved. Full response will be made at Design Review. An effort will be made to approach the design of the buildings holistically to achieve a harmonious design
C-3 Human Scale Buildings should incorporate features, elements and details to achieve a good human scale	<ul style="list-style-type: none"> By stepping the mass of the buildings down at the perimeter of the site, we hope to create a street scape that responds to the human scale It is also our hope that the open space on the site will introduce a human scale to the project

Guideline Response

	<ul style="list-style-type: none"> Additional design elements are not yet resolved. Full response will be made at Design Review.
PRIORITY DESIGN REVIEW GUIDELINES	PRELIMINARY RESPONSE TO GUIDELINES
D-1 Pedestrian Open Spaces and Entrances Convenient and attractive access to the building's entry should be provided	<ul style="list-style-type: none"> The current design maintains the existing, well-designed, primary entrance located on Fauntleroy. The design of the plazas on either side of the Seaview building will provide attractive secondary access to the site. Specific design elements of the entries at these and other locations are not yet resolved. Full response will be made at Design Review.
D-6 Screening of Dumpsters, Utilities and Service Areas Locate service elements away from the street front where possible.	<ul style="list-style-type: none"> The primary service entrance on Myrtle will be screened with landscaping as much as possible The secondary service entrance located on 47th is located well within the site and should not be very visible from the street.
D-7 Personal Safety and Security Project design should enhance personal safety and security	<ul style="list-style-type: none"> Resident rooms will be oriented toward the street, which will provide "eyes on the street" and enhanced safety through resident surveillance. Access to courtyards and buildings will be designed to allow views into the site but control physical access. Further refinement will be presented at Design Review
D-12 Residential Entries and Transitions The space between the residential entry and the sidewalk should provide security and privacy for residents and be visually interesting	<ul style="list-style-type: none"> The current design maintains the existing, well-designed, primary entrance located on Fauntleroy. The design of the plazas on either side of the Seaview building will provide attractive secondary access to the site. Specific design elements of the entries at these and other locations are not yet resolved. Full response will be made at Design Review.
E-1 Reinforce Existing Landscape Character of the Neighborhood Landscaping should reinforce the character of neighboring properties and abutting streetscape	<ul style="list-style-type: none"> The significant setbacks and landscaped areas at the site margins reinforce the existing pattern of the adjacent properties.
E-2 Landscaping to Enhance the Building and Site Landscaping should be appropriately incorporated into the design to enhance the site	<ul style="list-style-type: none"> The new location of the Seaview building creates an opportunity for a prominent inviting plaza on the east side at the corner of Fauntleroy and Myrtle A large plaza will be located on the west side of the Seaview. This plaza is intended as a reinterpretation of the existing west lawn that is located in front of Seaview in its current location. It will also provide views into the site and preserve views of the Seaview from Myrtle. Finally, it will serve as a social hub for the new campus. A large landscaped area will be located in the center of the new independent living building. The well-landscaped margin of the site also provides usable, attractive open space
E-3 Landscape Design to Address Special Site Conditions Take advantage of special on-site conditions and off-site conditions	<ul style="list-style-type: none"> The plaza on the west side of the Seaview is intended as a reinterpretation of the existing west lawn that is located in front of the building in its current location. See response to A-7 above. The existing large douglas fir trees at the corner of Myrtle and 47th will be retained.





Past Projects



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