



# SAND POINT HOUSING

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## DEVELOPMENT GOAL

TO DESIGN AND CONSTRUCT 52 UNITS OF LOW INCOME, MULTI-FAMILY HOUSING, THE FIRST STAGE IN A TWO STAGE DEVELOPMENT. THE SECOND STAGE, PLANNED FOR CONSTRUCTION IN 2-3 YEARS WOULD INCLUDE 20 ADDITIONAL UNITS ON THIS SITE AND 34 MORE UNITS ON THE EXISTING PARKING LOT SITUATED BETWEEN BUILDINGS 9 AD 26 N, THEREBY COMPLETING THE HOUSING PORTION OF THE SAND POINT MASTER PLAN.

SPECIFICALLY THIS PROPOSAL IS FOR TWO BUILDINGS OF MULTI-FAMILY HOUSING, TWO AND THREE STORIES HIGH, STEPPING WITH THE TOPOGRAPHY, AND A SMALL, CENTRALLY-LOCATED COMMUNITY BUILDING. THE STRUCTURES WOULD BE ARRANGED TO CREATE TWO SUB-COMMUNITIES CONNECTED BY A CENTRAL CIRCULATION SPINE AND THE COMMUNITY BUILDING. THE TWO SUB-COMMUNITIES OF HOUSING WOULD EACH BE ARRANGED AROUND A SOUTH FACING, RESIDENT ONLY COURTYARD THAT WOULD BE COMPLETED BY THE FUTURE CONSTRUCTION OF THE STAGE 2 BUILDINGS ON THE EAST SIDE OF THE SITE.

## DEVELOPMENT OBJECTIVES

THE INTENT IS TO LOCATE AND DESIGN THE HOUSING SO AS TO ACHIEVE THE FOLLOWING OBJECTIVES (PERTINENT CITY OF SEATTLE DESIGN GUIDELINES IN PARENTHESIS):

1. (C-2, D-7) TO PROVIDE COMFORTABLE AND SAFE HOUSING IN A VARIETY OF TYPES: LARGE AND SMALL, GROUND-RELATED UNITS AND APARTMENTS, SERVING THE NEEDS OF THE HOMELESS TENANTS.
2. (A-2, C-1, E-1) TO CONNECT TO THE WEALTH OF PUBLIC FACILITIES AND PARK & RECREATION AREAS, BOTH EXISTING AND PLANNED, WITHIN THE GREATER SAND POINT AND MAGNUSON PARK COMMUNITY.
3. (B-1, C-1, C-4) TO PROVIDE BUILDINGS THAT ARE A GOOD FIT WITHIN THE HISTORIC NAVY BASE CONTEXT BOTH FROM ARCHITECTURAL AND URBAN DESIGN STANDPOINTS.
4. (A-1, E-3) TO PRESERVE THE MAJOR AXIAL VIEW CORRIDORS RUNNING THROUGH THE BASE GROUNDS THAT AFFECT THE SITE:
  - a. NORTH - SOUTH ON NE 62ND STREET FROM BUILDING 2, THE BASE ADMINISTRATION BUILDING AT THE NORTH END, TO THE HOLIDAY TREE AT THE SOUTH, NEAR THE SOUTHWEST CORNER OF THE SITE.
  - b. EAST - WEST FROM THE FORMER SITE OF THE OFFICER'S CLUB BETWEEN BUILDINGS 26N AND 26S DOWN THROUGH THE CENTER OF OUR SITE TOWARDS MAGNUSON PARK.
5. (E-3) TO ADDRESS THE OPPORTUNITIES FOR SUSTAINABLE DEVELOPMENT, INCLUDING OPPORTUNITIES FOR PASSIVE AND ACTIVE SOLAR ENERGY COLLECTION TO SERVE THE RESIDENTS.
6. (A-7, D-1) TO PROVIDE SUNNY, DESIRABLE PRIVATE AND COMMUNITY OPEN SPACES FOR RESIDENT FAMILIES.
7. (A-1) TO USE THE SITE'S CONTEXT OF EXISTING STRUCTURES AND TOPOGRAPHY TO CONTRIBUTE TO THE DESIGN AND DEVELOPMENT OF THE COMMUNITY.



## SAND POINT / MAGNUSON PARK

NTS

1999 CONCEPT PLAN WITH 2004 FIELD MASTER PLAN SUPERIMPOSED

# ZONING CODE SUMMARY

2003 SEATTLE MUNICIPAL CODE

APPLICABLE CODES: 2006 INTERNATIONAL BUILDING CODE (IBC)  
 2006 INTERNATIONAL MECHANICAL CODE (IMC)  
 2006 UNIFORM PLUMBING CODE (UPC)  
 2006 INTERNATIONAL FIRE CODE (IFC)  
 2005 NATIONAL ELECTRICAL CODE (NEC)  
 2006 WASHINGTON STATE ENERGY CODE  
 2006 WASHINGTON STATE VENTILATION & INDOOR AIR  
 QUALITY CODE  
 \*ALL ASSOCIATED WASHINGTON STATE & SEATTLE  
 AMENDMENTS

SITE LOCATION: 7400 SAND POINT WAY NE

LOT SIZE: 114,108 SQUARE FEET, 2.6 ACRES

ZONING: L-3, SAND POINT OVERLAY

| DEVELOPMENT STANDARDS    | CODE SECTION   | REQUIRED / ALLOWED   |
|--------------------------|--|--|
| USE:                     |  |  |
| DENSITY:                 | 23.45.008.A  | 1 DWELLING UNIT / 800 SF ALLOWED   |
| STRUCTURE HEIGHT:        | 23.45.009.A & C.3  | 30' MAX, 35' MAX W/ MIN 4:12 PITCHED ROOF  |
| LOT COVERAGE:            | 23.45.010.A.1<br>23.45.010.A.2   | THS: 50% OF LOT AREA<br>OTHER STRUCTURES: 45% OF LOT AREA  |
| STRUCTURE DEPTH & WIDTH: | TABLE 23.45.011.A  | W/O MODULATION: 30' MAX WIDTH OR 40' W/ PRINCIPAL ENTRANCE FACING STREET<br>W/ MODULATION: 75' MAX WIDTH EXCEPT AT TH<br>65% OF DEPTH OF LOT MAX   |
| MODULATION:              | 23.45.012.A.1<br>23.45.012.B<br>23.45.012.C                              | FRONT: 30' MAX W/O MODULATION OR 40' W/ PRINCIPAL ENTRANCE FACING STREET<br>SIDE AT CORNER LOT: 40' MAX W/O MODULATION<br>IN CLUSTER DEVELOPMENT: 40' MAX W/O MODULATION                             |
| SETBACKS:                | 23.45.014.A.1<br>23.45.014.B.1 & 2<br>TABLE 23.45.014.A<br>23.45.014.D.2 | FRONT: 5' MIN, 15' MAX<br>REAR: 25' OR 15% OF LOT DEPTH, BUT NOT LESS THAN 15', 10' MIN FROM EDGE OF ALLEY LINE<br>SIDE:<br>IN CLUSTER DEVELOPMENT: 10' MIN, AVERAGE PER TABLE C                     |
| SCREENING & LANDSCAPING: | 23.45.015.A.1.A  | AREA OF LANDSCAPING = 3' X L OF ALL PROP LINES, LANDSCAPED AREAS TO BE 3' DEEP MIN   |
| OPEN SPACE:              | 23.45.016.A.3.a.(1)<br>23.45.016.A.3.b.(2)<br>23.45.016.B.2.e            | GRH: AVG OF 300 SF, BUT NOT LESS THAN 200 SF, PER UNIT, 120 SF MIN MUST BE CONTIGUOUS<br>APT: MIN 25 % OF LOT AREA (10' MIN IN ANY DIRECTION)<br>IN CLUSTER DEVELOPMENT: 20 % MIN MUST BE CONTIGUOUS |
| LIGHT & GLARE:           | 23.45.017.C  | DRIVEWAYS & PARKING AREAS TO BE SCREENED BY 5' - 6' HIGH FENCE, SOLID HEDGE OR<br>LANDSCAPED BERM  |
| PARKING:                 | CHART 23.54.015.B<br>23.54.030   | * PARKING AT SAND POINT MAY BE CALCULATED AS A TOTAL OF ALL STALLS PROVIDED<br>THROUGHOUT THE GREATER SITE. THERE IS NO REQUIRED PARKING AT INDIVIDUAL SITES.  |
| BICYCLE PARKING:         | CHART 23.54.015.E  | 1 LONG TERM SPACE PER 4 UNITS  |
| SOLID WASTE & RECYCLING: | 23.45.006.K  | FOR 51-100 UNITS, PROVIDE MIN 200 SF STORAGE SPACE   |

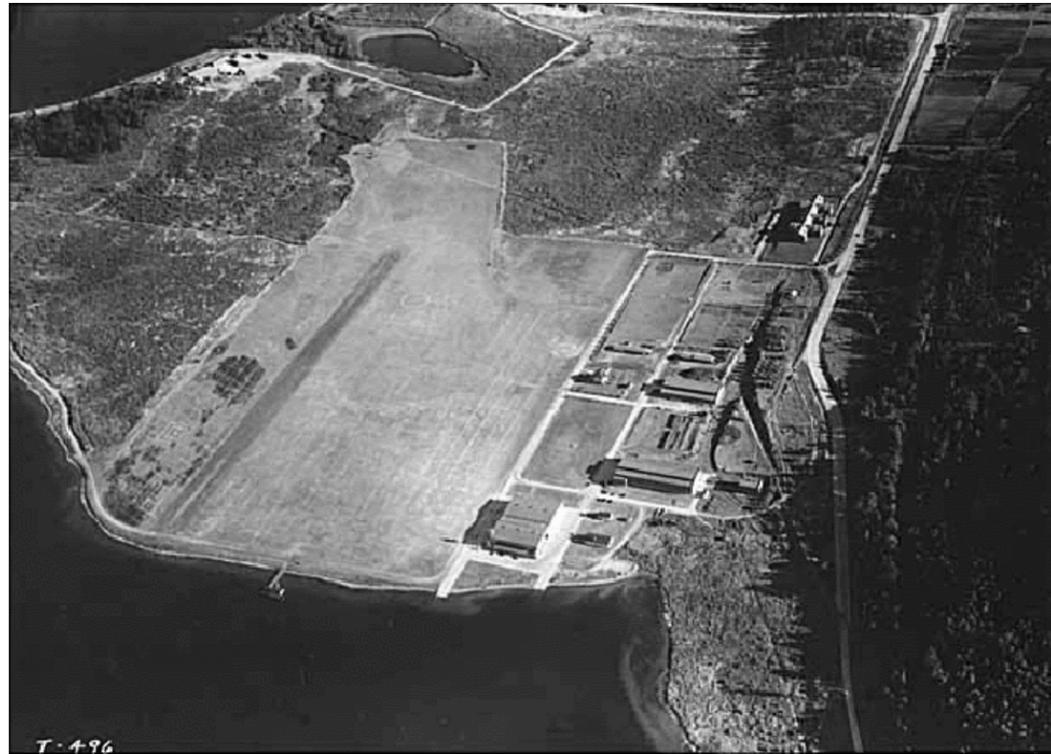
- Legend**
-  City Limits
  -  Parcels
  -  EC A-Known Slide Areas
  -  EC A-40% Steep Slope or Greater
  -  EC A-Potential Slide
  -  EC A-Wetlands
  -  EC A-Wildlife
  -  EC A-Liquefaction
  -  City Parks
  -  SF 5000
  -  SF 7200
  -  SF 9600
  -  Lowrise 1
  -  Lowrise 2
  -  Lowrise 3
  -  Lowrise 4
  -  Midrise
  -  Highrise
  -  Seattle Mixed
  -  Neighborhood Commercial
  -  Neighborhood Commercial
  -  Neighborhood Commercial



**ZONING MAP AND LEGEND**

NTS

NORTH



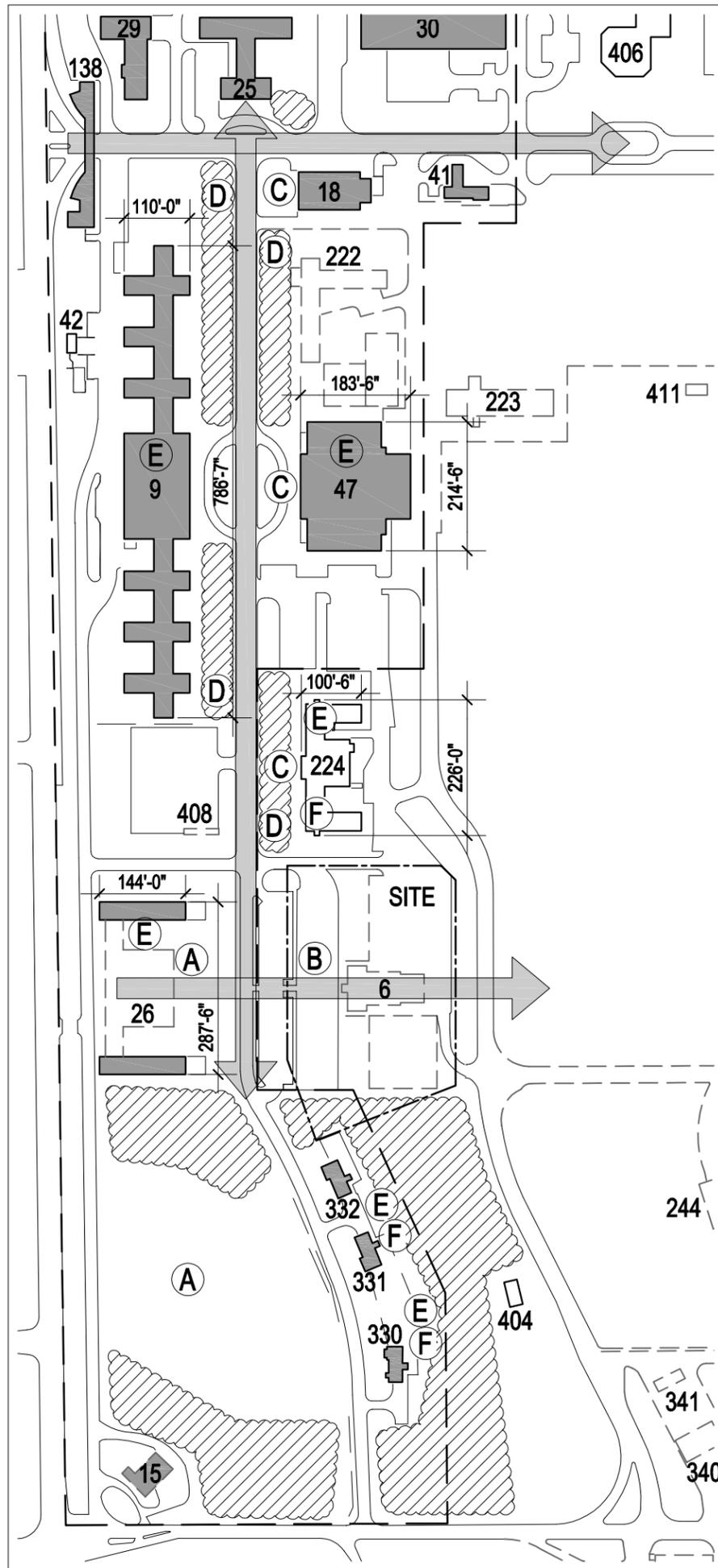
**AERIAL VIEW OF SAND POINT NAVAL STATION  
CIRCA 1935**

SOURCE: MUSEUM OF HISTORY & INDUSTRY, SEATTLE



**AERIAL VIEW OF SAND POINT NAVAL STATION  
CIRCA 1943-1948**

SOURCE: ENGINEERING FACILITIES ACTIVITY NORTHWEST



# HISTORIC OVERVIEW

HIGHLIGHTS FROM THE SAND POINT HISTORIC PROPERTIES REUSE AND PROTECTION PLAN, APRIL 1998

FROM FIGURE 2-1; MAP OF HISTORIC DISTRICT

- HISTORIC DISTRICT BOUNDARY
- HISTORIC DISTRICT CONTRIBUTING BUILDING
- NON-CONTRIBUTING BUILDING

FROM TABLE 2-3; HISTORIC LANDSCAPE FEATURES

- ▨ MATURE LANDSCAPING TO BE PRESERVED
- (A) OPEN SPACE TO BE PRESERVED
- (B) EXISTING CONCRETE STAIRS AND LIGHT POLES
- (C) EDGE EFFECT CREATED BY BUILDINGS ALONG EAST SIDE OF 62ND AVE NE
- (D) TREE LINE ALONG BOTH SIDES OF 62ND AVE NE

FROM FIGURE 2-8; HISTORIC VIEW CORRIDORS

- ➔ HISTORIC VIEW CORRIDORS

OTHER IMPORTANT ITEMS FROM NARRATIVE

EXISTING MATERIALS (TO BE USED IN NEW CONSTRUCTION WHENEVER APPROPRIATE):

- (E) BRICK
- (F) LAP SIDING

SIZE AND MASSING OF EXISTING BUILDINGS (SEE DIMENSIONS)

OTHER ITEMS

- SITE
- ITEMS TO BE DEMOLISHED



## HISTORIC OVERVIEW DIAGRAM

NTS

# BUILDING LEGEND

| #   | HISTORIC USE            | CURRENT / PLANNED USE                      | NOTES                                     |
|-----|-------------------------|--|---|
| 6   | BOWLING LANES           | -  | DEMOLISHED                                |
| 9   | BARRACKS / ADMIN        | U. OF WASHINGTON                           |   |
| 15  | HOBBY SHOP & GREENHOUSE | -  | TO BE DEMOLISHED                          |
| 18  | FIRE STATION            | NW CENTER FOR CYCLING                      |   |
| 25  | ADMINISTRATION          | U. OF WASHINGTON                           |   |
| 26  | OFFICER BARRACKS        | HOMELESS HOUSING                           | CENTRAL PORTION DESTROYED BY FIRE IN 1990 |
| 29  | DISPENSARY              | ?  |   |
| 30  | HANGAR, OFFICES         | PARK ADMINISTRATION & SPACE ARTIST STUDIOS |   |
| 41  | SECURITY / ID OFFICE    | TENNIS CENTER OFFICES & LOCKER ROOMS       |   |
| 42  | POWER SUBSTATION        |  |   |
| 47  | RECREATION HALL         | COMMUNITY CENTER & THEATER                 |   |
| 138 | GATEHOUSE               | MAIN ENTRANCE                              |   |
| 222 | SHIPS SUPERVISOR        | -  | TO BE DEMOLISHED                          |
| 223 | COUNSELLING             | -  | TO BE DEMOLISHED                          |
| 224 | BARRACKS                | HOMELESS HOUSING                           |   |
| 244 | NEX STORAGE             | -  | TO BE DEMOLISHED                          |
| 330 | OFFICER HOUSING         | YOUTH HOUSING                              |   |
| 331 | OFFICER HOUSING         | YOUTH HOUSING                              |   |
| 332 | OFFICER HOUSING         | YOUTH HOUSING                              |   |
| 340 | NEX GASOLINE ISLAND     | -  | TO BE DEMOLISHED                          |
| 341 | NEX GASOLINE ISLAND     | -  | TO BE DEMOLISHED                          |
| 404 | PICNIC SHELTER          | PICNIC SHELTER                             |   |
| 406 | BRIG                    | RECREATION CENTER                          |   |
| 408 | MOTORCYCLE PARKING      | -  | TO BE DEMOLISHED                          |
| 411 | PICNIC SHELTER          | -  | TO BE DEMOLISHED                          |



VIEW OF SOUTH WING OF BUILDING 9 FROM 62ND AVE NE 14



10 VIEW TO E FROM TOP OF PARKING STRUCTURE



LOOKING W TOWARDS BUILDING 26 N & S 13



9 LOOKING N ALONG 62ND AVE NE



LOOKING E TOWARDS ATHLETIC FIELDS (E PORTION OF SITE IN FOREGROUND) 12



8 LOOKING SW ACROSS SITE



VIEW OF SITE FROM ATHLETIC FIELDS 11



7 LOOKING SW ACROSS SITE



**OVERALL VICINITY PHOTO KEY**

NTS



**6** SOUTH SIDE OF BUILDING 25, UW PROPERTY  
(HISTORIC DISTRICT CONTRIBUTING BUILDING)



**3** WEST SIDE OF BUILDING 47, COMMUNITY CENTER  
(HISTORIC DISTRICT CONTRIBUTING BUILDING)



**5** EAST SIDE (CENTER) OF BUILDING 9, UW PROPERTY  
(HISTORIC DISTRICT CONTRIBUTING BUILDING)



**2** SOUTH END OF BUILDING 9, UW PROPERTY  
(HISTORIC DISTRICT CONTRIBUTING BUILDING)



**4** BUILDING 332, 1 OF 3, YOUTH HOUSING  
(HISTORIC DISTRICT CONTRIBUTING BUILDING)



**1** BUILDING 331, 1 OF 3, YOUTH HOUSING  
(HISTORIC DISTRICT CONTRIBUTING BUILDING)



EXISTING PARKING STRUCTURE ALONG W PROPERTY LINE **J**



LOOKING N ALONG SPORTS FIELD ROAD AND TOWARDS BUILDING 224, SANTOS PLACE APARTMENTS **H**



EAST SIDE OF BUILDING 224, SANTOS PLACE APARTMENTS **G**



**IMMEDIATE VICINITY PHOTO KEY**

NTS



**F** EAST SIDE OF EXISTING PARKING STRUCTURE



**C** WEST SIDE OF BUILDING 224  
SANTOS PLACE APARTMENTS



**E** SOUTH SIDE OF BUILDING 26N, HOUSING  
(HISTORIC DISTRICT CONTRIBUTING BUILDING)



**B** NORTH SIDE OF BUILDING 26N, HOUSING  
(HISTORIC DISTRICT CONTRIBUTING BUILDING)



**D** EAST SIDE OF BUILDING 26S, HOUSING  
(HISTORIC DISTRICT CONTRIBUTING BUILDING)



**A** NORTH SIDE OF BUILDING 26S, HOUSING  
(HISTORIC DISTRICT CONTRIBUTING BUILDING)



**STREET ENVIRONMENT**

- SLOPE: STEEP SLOPE (UP TO 20%) FROM SAND POINT WAY DOWN TOWARDS LAKE WASHINGTON
- TRAFFIC:
- PEDESTRIAN TRAFFIC: HIGH PEDESTRIAN TRAFFIC IS ANTICIPATED THROUGH THE SITE, ACCESS BETWEEN THE VIEW RIDGE NEIGHBORHOOD AND MAGNUSON PARK WILL BE PRESERVED

**SOLAR ACCESS**

- STEEP SITE ALLOWS FOR AMPLE MORNING LIGHT TO ALL BUILDINGS
- HISTORIC DISTRICT TO WEST GUARANTEES THAT SOLAR ACCESS TO WEST WILL NOT BE BLOCKED BY NEW STRUCTURES IN THE FUTURE

**BUILDING MASS**

- DESIRE TO CLUSTER BUILDING MASS TO OUTER EDGES OF PROPERTY TO ALLOW FOR RESIDENT COURTYARDS, A COMMUNITY BUILDING AND A PLAY AREA AT THE CENTER OF THE LOT
- DESIRE TO MATCH SCALE AND BULK OF SURROUNDING HISTORIC BUILDINGS

**VIEWS**

- VIEWS OF MAGNUSON PARK AND LAKE WASHINGTON BEYOND TO THE EAST
- VIEWS TO SAND POINT HISTORIC AREA TO NORTH AND WEST
- DESIRE TO PRESERVE HISTORIC VIEW CORRIDOR OF PARK AND LAKE FROM FORMER OFFICERS' HOUSING TO WEST

**AMENITIES**

- ACCESS TO SAND POINT AND MAGNUSON PARK FACILITIES INCLUDING THE COMMUNITY AND REC. CENTERS TO THE NORTH AND TRAILS AND PLAY FIELDS TO THE EAST
- BURKE GILMAN TRAIL TO THE WEST
- CLOSE PROXIMITY TO SEVERAL BUS STOPS
- CLOSE PROXIMITY TO CHILDREN'S HOSPITAL CLINIC

**PARKING**

- PARKING WILL BE LOCATED THROUGHOUT THE SITE ALONG EXISTING AND NEW DRIVE AISLES AND IN AN EXISTING PARKING STRUCTURE ALONG THE WEST PROPERTY LINE
- DUE TO EXISTING STEEP TOPOGRAPHY, PARKING IN EXISTING STRUCTURE IS NOT VISIBLE FROM HISTORIC BUILDINGS OR SAND POINT WAY

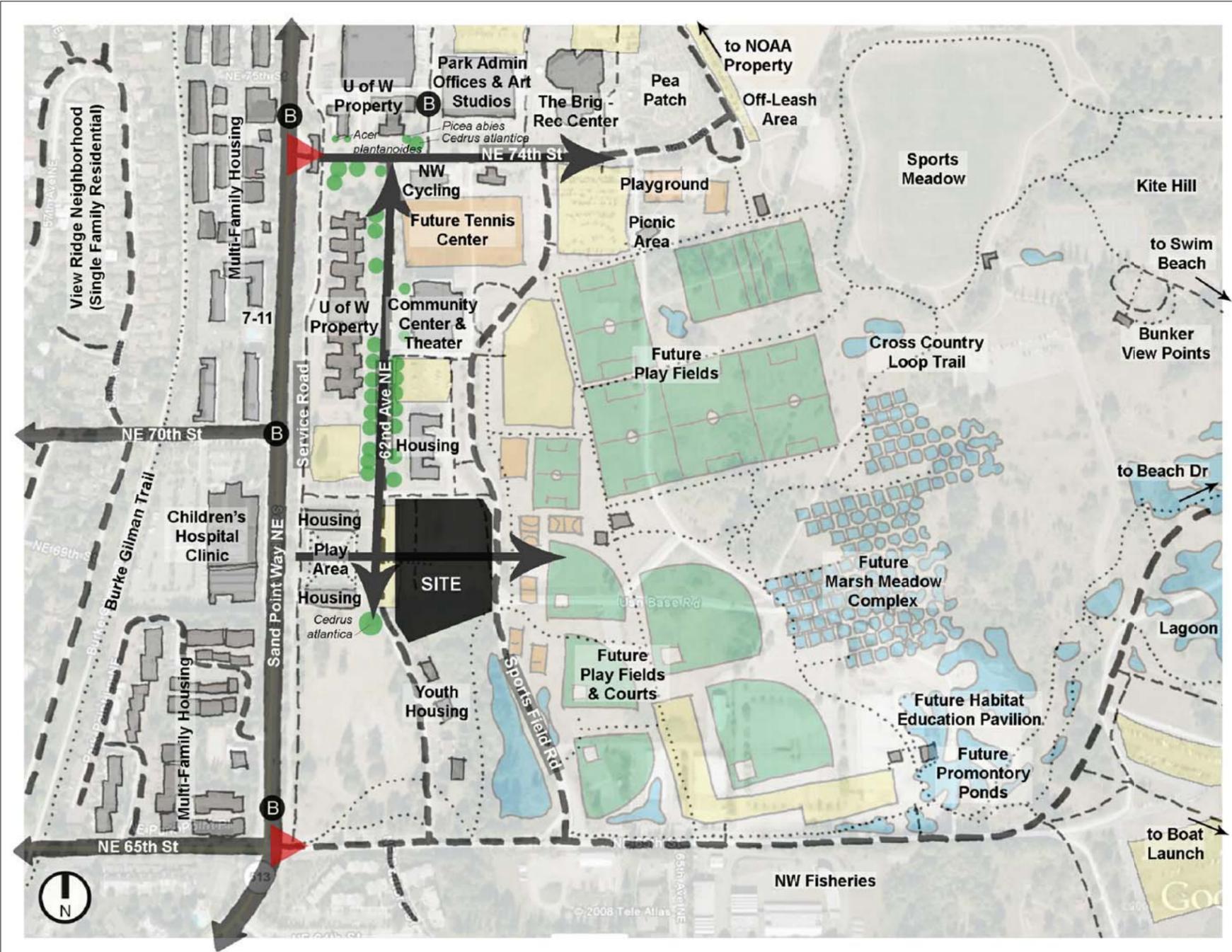
**LANDSCAPING**

- EXISTING MATURE LANDSCAPING TO THE SOUTH, SURROUNDING THE YOUTH HOUSING & ACROSS 62ND AVE NE TO THE SOUTH OF BLDG 26S TO BE PRESERVED.
- TREES FLANKING 62ND AVE NE STARTING AT N END OF SITE AND EXTENDING NORTH TO END OF ROAD TO BE PRESERVED



**URBAN DESIGN ANALYSIS - OVERALL VICINITY**

NTS

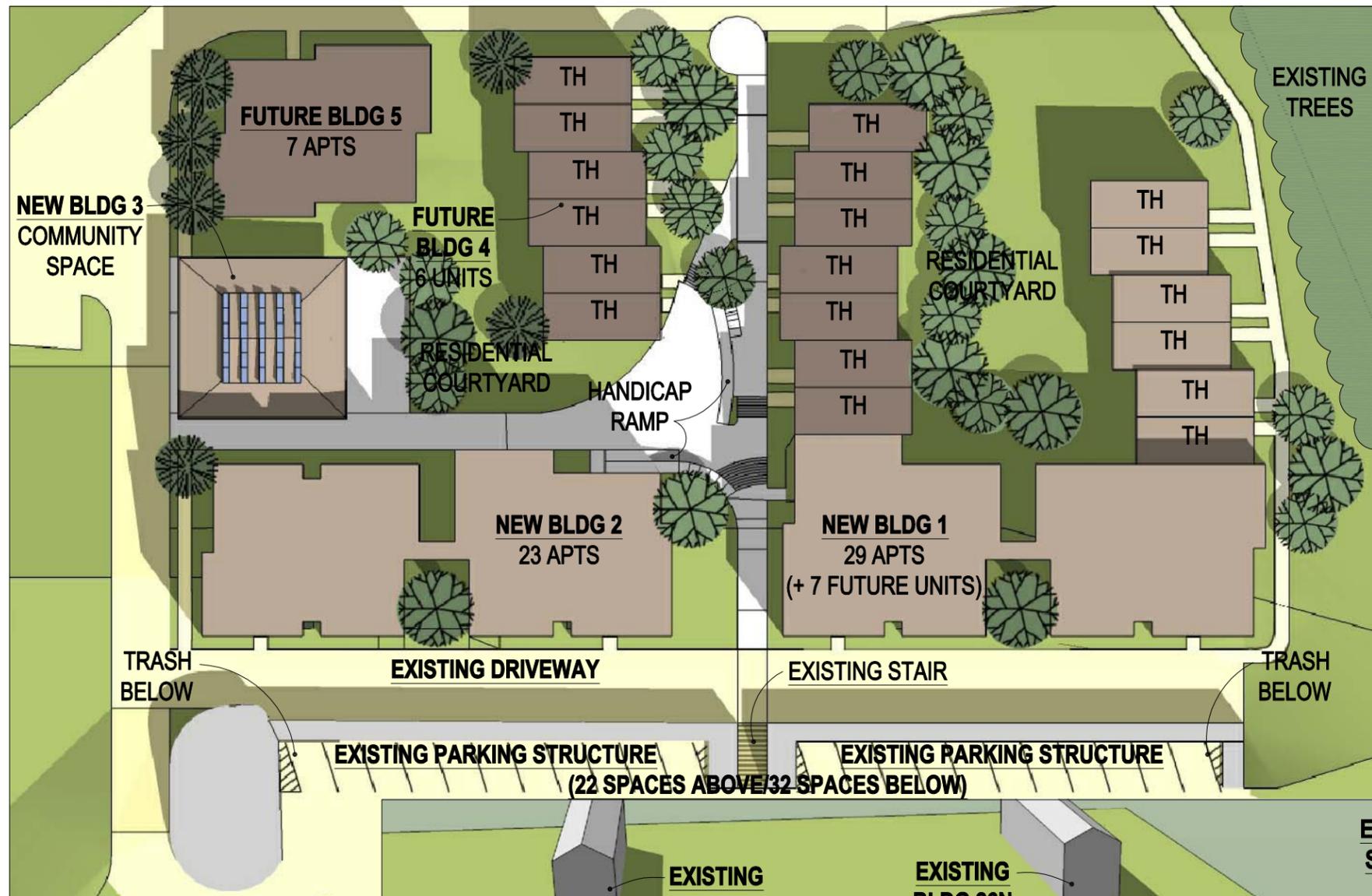


- |              |                        |   |                   |   |               |
|--------------|------------------------|---|-------------------|---|---------------|
| Major Street | Alley / Drive Aisle    | Significant Tree<br>( <i>Cedrus deodora</i> unless noted otherwise) | Site Access Point | Sports Field<br>(includes Soccer, Lacross, Rugby, Baseball & Softball Fields)     | Water Feature |
| Minor Street | Pedestrian / Bike Path | Bus Stop<br>(Served by lines 30, 74 & 75)                           | View Corridor     | Sports Court<br>(includes Tennis, Volleyball, Basketball & In-line Hockey Courts) | Parking Area  |



## URBAN DESIGN ANALYSIS - IMMEDIATE VICINITY

NTS



## OPTION 1

### FEATURES OF OPTION 1:

- Provides suitable housing in a variety of types: large and small, ground-related units and apartments, serving the needs of the homeless tenants.
- Connects well to the greater Sand Point base community of related uses and other public facilities, existing and planned, as well as the active and passive park uses of Magnuson Park.
- Uses the site's context of existing structures and topography to contribute to the design and development of the community.
- Provides a good fit with the historic east-west corridor, required to be preserved by the City's *Sand Point Historic Reuse Plan*, extending down through the center of the site as a public pathway.
- Addresses opportunities for sustainable development well, including opportunities for passive and active solar energy collection to serve the residents.
- Provides sunny, usable, secure and manageable open spaces for resident families for both private and community needs. The creation of two communities around private open spaces allows for the best sense of community and social cohesion, as all residents are likely to be able to know and recognize each other and be able to differentiate neighbors from strangers, which leads to more security and manageability.

### WEAKNESSES OF OPTION 1:

- Provides a lesser quality fit with the historic Navy base context both from architectural aesthetic and urban design standpoints. The major axial view corridor running north-south on NE 62nd Street is not as well-defined or reinforced by the smaller buildings prescribed by zoning and shown in this option. The state historic preservation officer has stated in writing, based on his interpretation of the City's *Sand Point Historic Reuse Plan*, that larger, more stately buildings than those prescribed by zoning are most appropriate.
- Zoning-prescribed modulation does not work well in providing the more stately façades that are desired along 62nd Avenue. The state historic preservation officer has stated in writing, based on his interpretation of the City's *Sand Point Historic Reuse Plan*, that less-modulated, more stately buildings than those prescribed by zoning are most appropriate.
- Does not provide good location for the community building with its less-central location with respect to housing units. Residents of Santos Place may benefit from adjacency of this location, though they are currently not programmed to be included in its function.

 **PLAN VIEW- #1**  
NTS  
NORTH

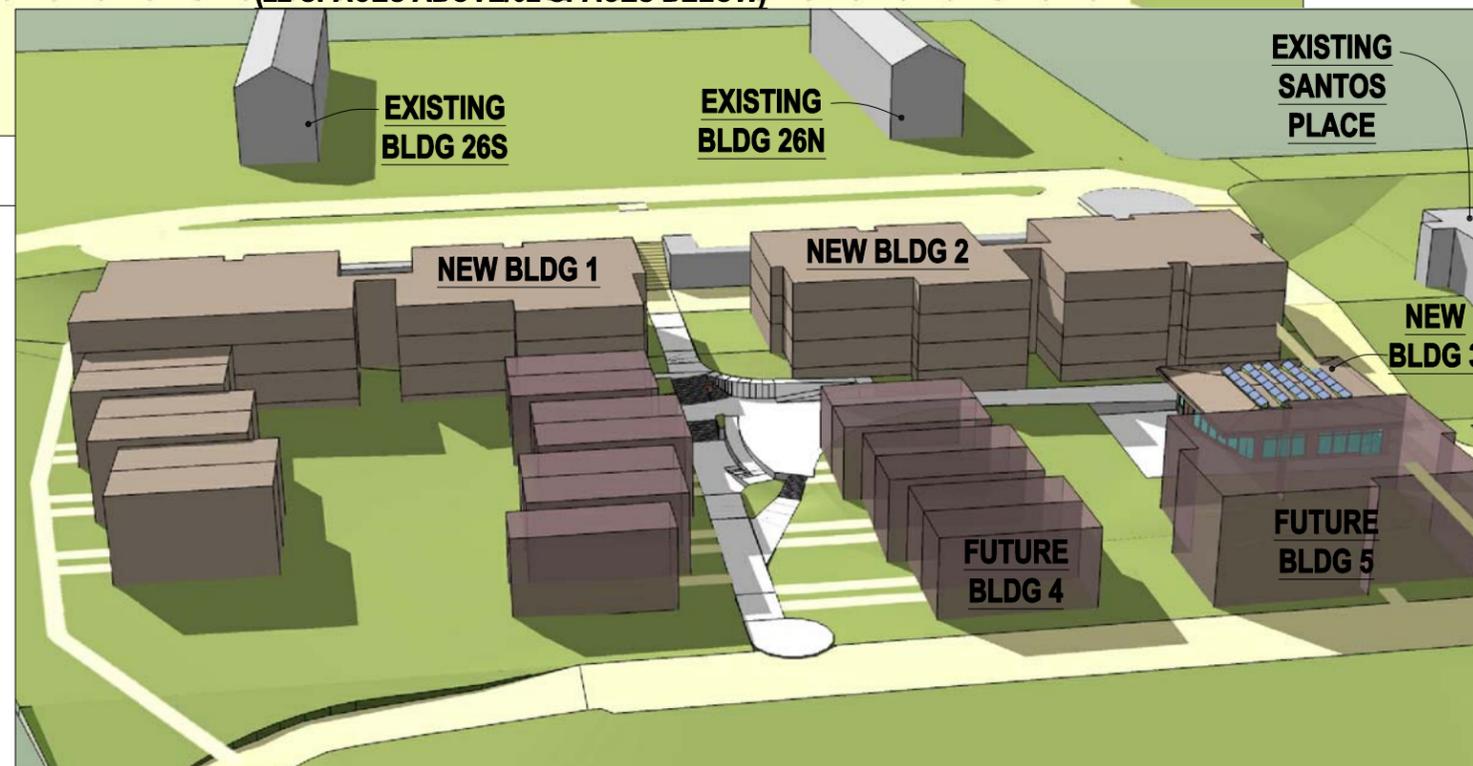
#### OPTION 1 DETAILS

##### CURRENT PHASE:

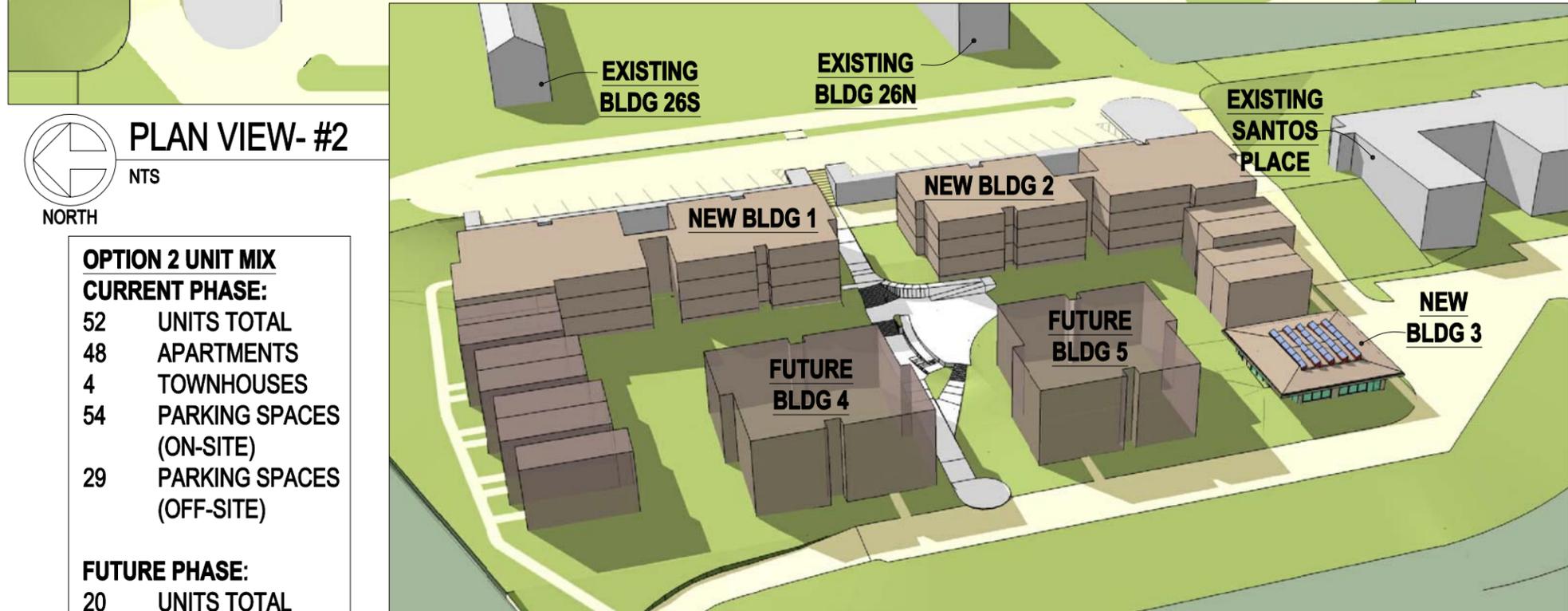
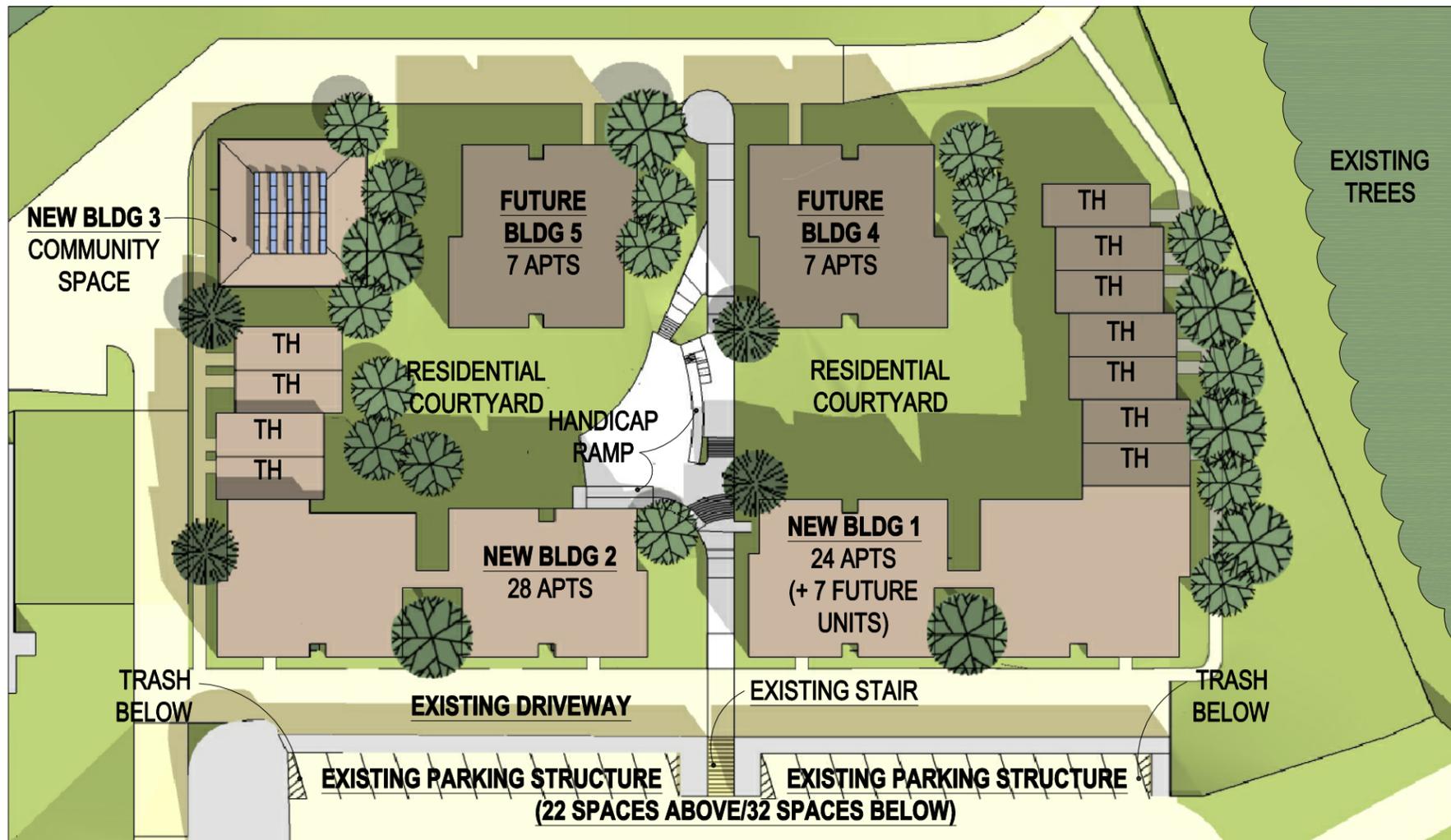
|    |                           |
|----|---------------------------|
| 52 | UNITS TOTAL               |
| 46 | APARTMENTS                |
| 6  | TOWNHOUSES                |
| 54 | PARKING SPACES (ON-SITE)  |
| 29 | PARKING SPACES (OFF-SITE) |

##### FUTURE PHASE:

|       |             |
|-------|-------------|
| 20    | UNITS TOTAL |
| 7     | APARTMENTS  |
| 13    | TOWNHOUSES  |
| 25+/- | PARKING     |



**AERIAL VIEW LOOKING NORTHWEST**  
NTS  
NORTH



**PLAN VIEW- #2**  
NTS  
NORTH

**AERIAL VIEW LOOKING NORTHWEST**  
NTS

## OPTION 2

### FEATURES OF OPTION 2:

- Provides suitable housing in a variety of types: large and small, ground-related units and apartments, serving the needs of the homeless tenants.
- Connects well to the greater Sand Point base community of related uses and other public facilities, existing and planned, as well as the active and passive park uses of Magnuson Park.
- Uses the site's context of existing structures and topography to contribute to the design and development of the community.

### WEAKNESSES OF OPTION 2:

- Provides a lesser quality fit with the historic Navy base context both from architectural aesthetic and urban design standpoints. The major axial view corridor running north-south on NE 62nd Street is not as well-defined or reinforced by the smaller buildings prescribed by zoning and shown in this option. The state historic preservation officer has stated in writing, based on his interpretation of the City's *Sand Point Historic Reuse Plan*, that larger, more stately buildings than those prescribed by zoning are most appropriate.
- Provides less of a fit with the historic east-west corridor, required to be preserved by the City's *Sand Point Historic Reuse Plan*, extends down through the center of the site but is only able to be a visual axis in this option. Public access along that axis is not able to be provided because of the need to preserve resident privacy in the large courtyard bisected by the axis.
- Zoning-prescribed modulation does not work well in providing the more stately façades that are desired along 62nd Avenue. The state historic preservation officer has stated in writing, based on his interpretation of the City's *Sand Point Historic Reuse Plan*, that less-modulated, more stately buildings than those prescribed by zoning are most appropriate.
- Addresses opportunities for sustainable development, though not as well for passive and active solar energy collection to serve the residents. Fewer of the units are able to be provided with south-facing solar orientation. More of the units will be able to be oriented to eastern view over sports fields and mountains.
- Does not provide good location for the community building with its less-central location with respect to housing units. Residents of Santos Place may benefit from adjacency of this location, though they are currently not programmed to be included in its function.
- Provides sunny and usable, but not so secure or manageable open spaces for resident families for both private and community needs. Too large an open space in the center reduces the sense of community and social cohesion, as all residents are not so likely to know and recognize each other and be able to differentiate neighbors from strangers.

| OPTION 2 UNIT MIX     |                           |
|-----------------------|---------------------------|
| <b>CURRENT PHASE:</b> |                           |
| 52                    | UNITS TOTAL               |
| 48                    | APARTMENTS                |
| 4                     | TOWNHOUSES                |
| 54                    | PARKING SPACES (ON-SITE)  |
| 29                    | PARKING SPACES (OFF-SITE) |
| <b>FUTURE PHASE:</b>  |                           |
| 20                    | UNITS TOTAL               |
| 14                    | APARTMENTS                |
| 6                     | TOWNHOUSES                |
| 25 +/-                | PARKING                   |





STATE OF WASHINGTON  
**DEPARTMENT OF ARCHAEOLOGY AND HISTORIC PRESERVATION**  
 1063 S. Capitol Way, Suite 106 • Olympia, Washington 98501  
 Mailing address: PO Box 48343 • Olympia, Washington 98504-8343  
 (360) 586-3065 • Fax Number (360) 586-3067 • Website: www.dahp.wa.gov

October 1, 2008

Mr. Vince Lyons  
 Design Review Program Coordinator  
 Seattle Municipal Tower  
 700 5th Ave, # 2000  
 PO Box 34019  
 Seattle, Washington 98124-4019

Log: 080508-17-KI  
 Property: Sand Point Historic District  
 Re: Solid Ground Infill Housing Project: Design Departures

Dear Mr. Lyons:

On behalf of the State Historic Preservation Officer, the Washington State Department of Archaeology and Historic Preservation (DAHP) has been asked to comment in support of certain design departures for the above referenced project proposal located adjacent to the former Naval Station Puget Sound, Sand Point National Register eligible historic district. When the property was transferred from the Navy to the City of Seattle (Parks & Recreation) in 1998, one requirement of the transfer was development of a Historic Properties Reuse and Protection Plan (HPRPP) to assure preservation and protection of the National Register eligible district. The HPRPP requires all projects that may affect the historic district to meet the Secretary of the Interior's Standards for Rehabilitation (Standards). It also requires the city to have a qualified preservation professional either on staff or under contract to assist in meeting the plan's requirements. Under provisions of the HPRPP, DAHP also has a role when a proposed project may have the potential to have an adverse effect on the historic district.

The Standards recommend that additions to existing structures and new construction within and adjacent to the historic district be "compatible with the historic character of the district or neighborhood in terms of size, scale, design, material, color, and texture." Our interpretation of the historic context of the district suggests that new construction would be appropriate that is similar in bulk, scale, and width to nearby contributing structures such as Buildings 26N and 26S, Building 9 and Santos Place (Building 226). We understand that the widths of the proposed infill housing may exceed current zoning allowances. We support design departures for maximum structure width, achieved through the City of Seattle's Design Review process, to allow the wider structures proposed, that may exceed zoning code requirements, but produce a more compatible fit within the historic district context.

In order to better reflect the Standards and the context of the district, our review of Tonkin Hoynes's original proposal included recommendations to reduce the amount of facade modulation on the west elevation of the proposed buildings. The building designs have been revised to reflect our concerns. We understand that the recommended reduction in modulation does not appear to meet the zoning code standard. We are in support of design departures for modulation, achieved through the City of Seattle Design Review process, to allow for modulation not meeting the letter of the zoning code standard, but producing a more compatible fit with the context of the Sand Point historic district.

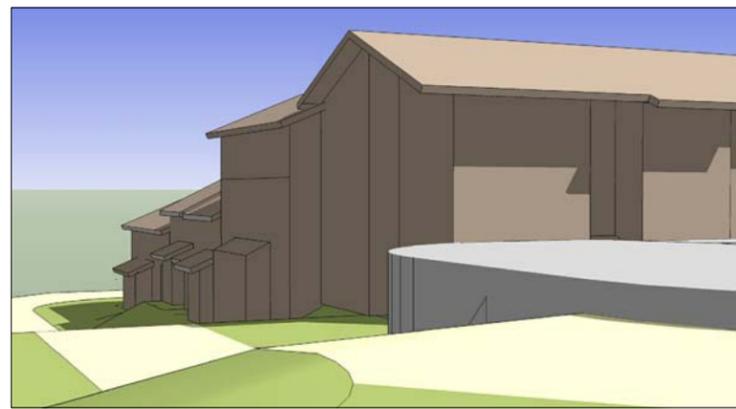
I appreciate the opportunity to comment in support of the above design departures. If you have any questions, please contact me.

Sincerely,

Stephen A. Mathison  
 Historical Architect  
 (360) 586-3079  
 stephen.mathison@dahp.wa.gov



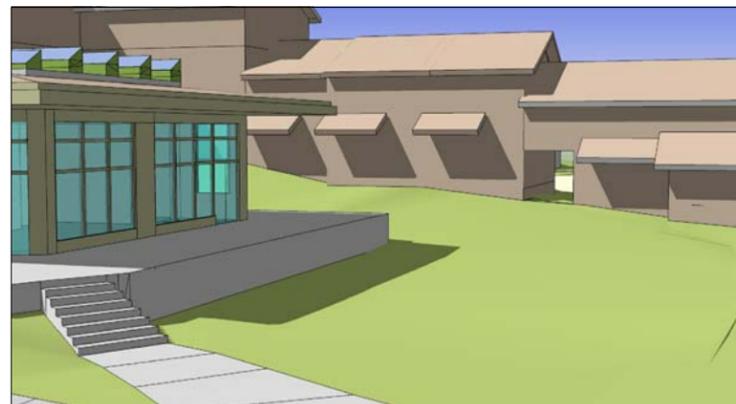
## REQUEST FOR DEPARTURES FROM DEPARTMENT OF ARCHAEOLOGY & HISTORIC PRESERVATION



VIEW TO EAST FROM 62ND AVE NE



VIEW TO SOUTHEAST ALONG 62ND AVE NE



VIEW TO NORTH FROM CENTRAL CIRCULATION SPINE



VIEW TO WEST ALONG CENTRAL CIRCULATION SPINE

## OPTION 3 - PREFERRED

### FEATURES OF OPTION 3:

- Provides suitable housing in a variety of types: large and small, ground-related units and apartments, serving the needs of the homeless tenants.
- Connects well to the greater Sand Point base community of related uses and other public facilities, existing and planned, as well as the active and passive park uses of Magnuson Park.
- Uses the site's context of existing structures and topography well to contribute to the design and development of the community.
- Provides a good fit with the historic Navy base context both from architectural aesthetic and urban design standpoints, as described in City's *Sand Point Historic Properties Reuse and Protection Plan*, of April 1998. In that document, two urban design parameters exist that are to be addressed: major axial view and access corridors running through the base ground that affect the site- north-south on NE 62nd Street from Building 2, the base administration building, at the north end, to the Holiday Tree to the south, near the southwest corner of the site; and east-west from the former site of the now gone Officer's Club between Buildings 26N and 26S as a public pathway down through the center of our site to the site of the now-demolished Bowling Alley known as Building 6.
- Best addresses opportunities for sustainable development, including opportunities for passive and active solar energy collection to serve the residents.
- Provides best location for community building centrally located along the east-west axial public access path and equally accessible to residents of each half of the project.
- Provides sunny, usable, secure and manageable open spaces for resident families for both private and community needs. The creation of two communities around private open spaces allows for the best sense of community and social cohesion, as all residents are likely to be able to know and recognize each other and be able to differentiate neighbors from strangers, which leads to more security and manageability.

### REQUESTED DEPARTURES:

- **MAXIMUM STRUCTURE WIDTH** - As requested by the State Historic Preservation Officer, we are proposing to exceed the maximum structure width to better blend with the specific scale of the existing buildings in the surrounding Sand Point Historic District.  
**Allowed** - 75' at apartments with modulation, 120' at townhouses  
**Proposed** - 180' max. (at Bldg 1, see plan view on opposite page for all proposed building dimensions)
- **MODULATION** - As requested by the State Historic Preservation Officer, we are proposing to reduce modulation spacing along the primary and secondary building facades to better match the rigid modulation of the existing buildings in the surrounding Sand Point Historic District.  
**Allowed** - 30' or 40' when entrance faces street, when on a corner lot or when in a cluster development  
**Proposed** - 75' max. at principle apartment facades, 45' max. at secondary townhouse faces

Tonkin Hoynes  
 Architecture & Urban Design

204 First Avenue South, Seattle, Washington 98104  
 PHONE: (206) 624-7880 / FAX: (206) 677-1766

SAND POINT HOUSING  
 7400 SAND POINT WAY NE

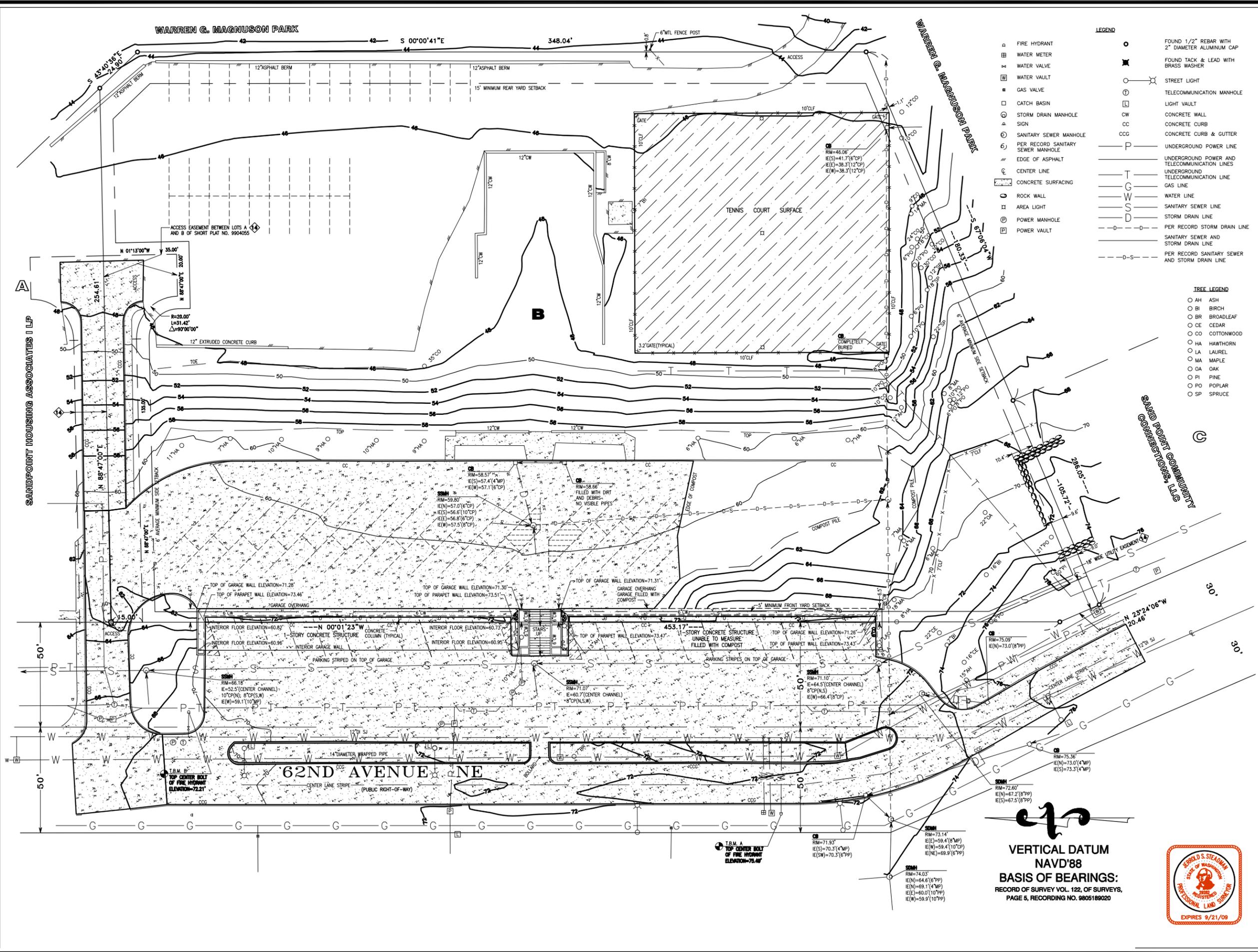
SOLID GROUND  
 SEATTLE, WASHINGTON

DRAWING ISSUE  
 EARLY DESIGN GUIDANCE

DRAWING TITLE  
 OPTION 3

SCALE:  
 PLOT DATE: 27 OCT 08  
 CAD FILE: SP-EDG 14 c  
 PROJ. MGR.: TJ/MM  
 DRAFTER: LC

SHEET NO.



**HEBRANK, STEADMAN & ASSOCIATES, INC.**  
**PROFESSIONAL LAND SURVEYORS**  
 8659 NINTH AVENUE, SOUTHWEST, SEATTLE, WASHINGTON 98108 (206) 762-4882

ALTA/ACSM LAND TITLE SURVEY FOR  
**SAND POINT COMMUNITY CONNECTIONS, LLC**  
 CITY OF SEATTLE, COUNTY OF KING, STATE OF WASHINGTON

INDEX

|             |                      |
|-------------|----------------------|
| 2008-060.00 | DATE: 18 AUGUST 2008 |
|             | REVISED:             |
|             | DRAWN BY: JCL        |
|             | MAP CHECK: JCL       |
|             | FINAL CHECK: JSS     |
|             | SHEET 2 OF 2         |

**VERTICAL DATUM NAVD'88**  
**BASIS OF BEARINGS:**  
 RECORD OF SURVEY VOL. 122, OF SURVEYS,  
 PAGE 5, RECORDING NO. 9805189020



SE 1/4 SW 1/4 SEC. 02  
 TWP. 25 N., R. 10 E.,  
 KING COUNTY, WASHINGTON

1993

# SAND POINT COMMUNITY HOUSING PLAN

**GOAL:**  
STUDY TO REDEVELOP PORTIONS OF SAND POINT NAVAL STATION AFTER BASE CLOSURE 1995

**OBJECTIVE:**  
TO PROVIDE 250 FAMILY HOUSING UNITS AND SERVICES FOR THE HOMELESS UNDER PROVISIONS OF THE FEDERAL MCKINNEY ACT. RENOVATE EXISTING 1930'S HISTORIC STRUCTURES AND SITE INTO APARTMENTS, TRAINING AREAS, AND PARK AND RECREATIONAL USES, AND TO PROVIDE SOME NEW PERMANENT, AFFORDABLE HOUSING.

**CLIENT:**  
SEATTLE / KING COUNTY COALITION FOR THE HOMELESS  
FREMONT PUBLIC ASSOCIATION

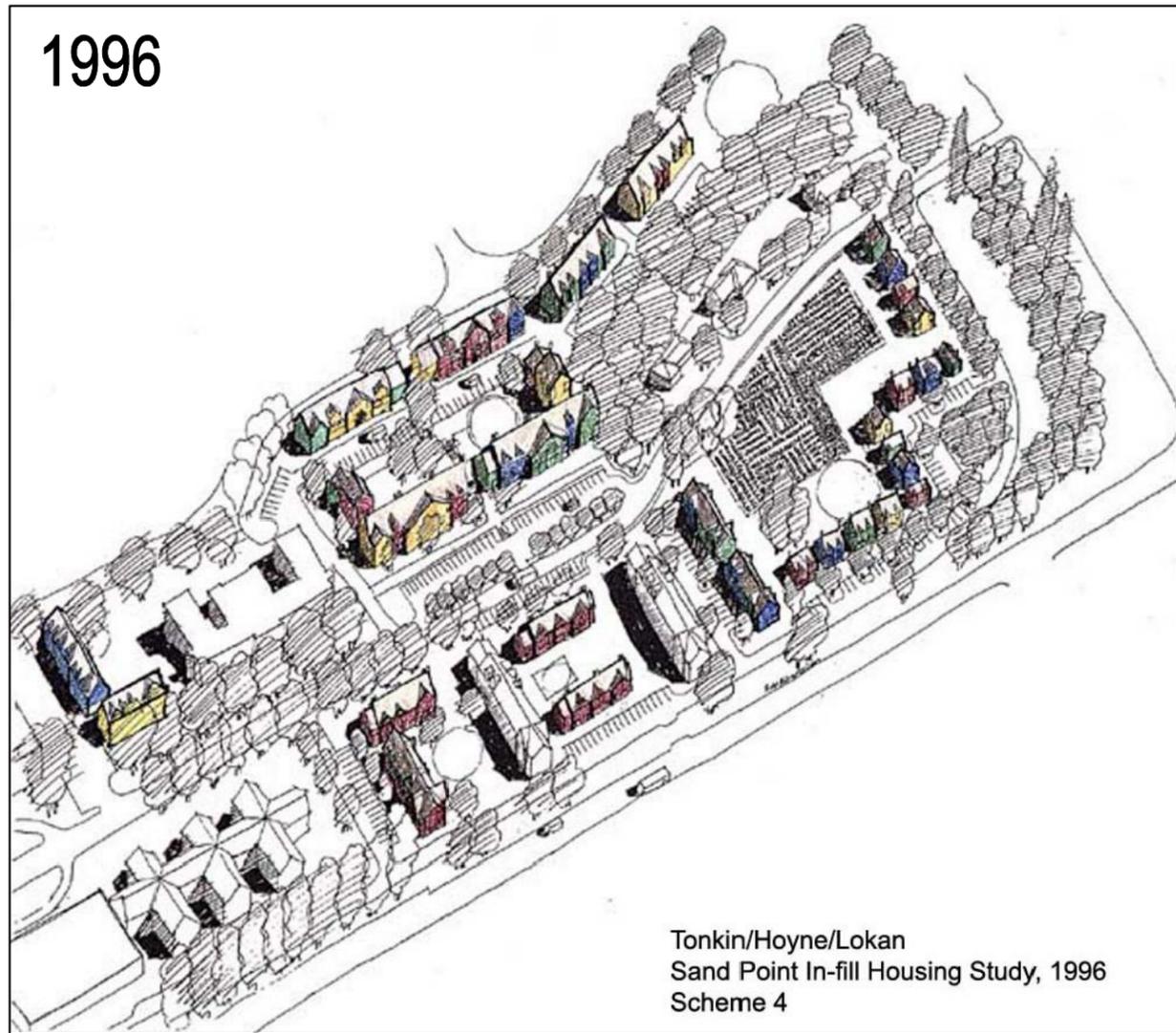
**FUNDING:** CITY OF SEATTLE, STATE OF WASHINGTON

**BUDGET:** \$21,000,000

**CONSULTANT TEAM:**  
TONKIN / HOYNE, INC.  
CEDAR RIVER ASSOC.  
RON KASPRISIN  
BARBARA OAKROCK



1996



Tonkin/Hoyne/Lokan  
Sand Point In-fill Housing Study, 1996  
Scheme 4

**ABOUT THIS MAP**  
The Seattle-King County Coalition for the Homeless proposes to convert certain buildings and sites at Naval Station Puget Sound into housing and services for the homeless. This map illustrates the buildings the Coalition is requesting as well as the other property that will become available once the Navy vacates in 1995.

The Coalition is working with the Sand Point Community Liaison Committee, the City of Seattle, and others to integrate plans for homeless programs with other proposed uses for Sand Point. For example, this map also illustrates some of the ideas proposed by the community and the City for expanding and improving Magnuson Park.

For more information about the Coalition for the Homeless proposal, please contact:

Sand Point Community Housing  
PO Box 31151  
Seattle, WA 98103  
(206) 727-0391

**PROPOSED USES FOR THE HOMELESS**

- BUILDING 5 BAYS B & C**  
Facility for employment and training, including the Seattle Conservation Corps, other programs, and distribution of household goods and furnishings.
- BUILDING 9**  
88 apartments for families with children  
10 single units for adults, 3 resident managers  
Facilities for related services such as child care, and counseling.
- BUILDING 224**  
(Phase 1) 30 single units for members of the Seattle Conservation Corps  
20 units for single adults  
2 units for resident managers  
(Phase 2) 27 two room units for single adults  
1 resident manager
- BUILDING 6 SITE**  
(Phase 3)  
28 new cottages for families with children  
(Note: This would be new construction. Existing building would be demolished.)
- BUILDING 26 NORTH**  
12 apartments for families with children  
1 resident manager
- BUILDING 26 SOUTH**  
15 apartments for families with children  
1 resident manager
- BUILDING 332**  
Group home for 6 teen mothers with infants
- BUILDING 331**  
Group home for 8-12 homeless youths, ages 18-21
- BUILDING 330**  
Group home for 8-12 homeless youths, ages 16-18

**REUSES FOR OTHER FACILITIES PROPOSED BY THE COMMUNITY AND OTHERS:**  
Recreation Center      Community & Performance Center  
Small boat sailing area      Educational facilities  
Senior Center      Sound stage for the movie industry  
Tennis center      Bike trail linked to the Burke Gilman trail



Sand Point Community Housing Proposal 09/93

Tonkin/Hoyne Architects & Planners



SAND POINT HOUSING  
7400 SAND POINT WAY NE

SOLID GROUND  
SEATTLE, WASHINGTON

DRAWING ISSUE  
EARLY DESIGN GUIDANCE

DRAWING TITLE  
SANDPOINT  
HOUSING / PAST  
PROJECTS

SCALE:  
PLOT DATE: 27 OCT 08  
CAD FILE: SP-EDG 14 c  
PROJ. MGR.: PROJECTS  
DRAFTER: LC

SHEET NO.



BAY VISTA TOWNHOUSES



RAINIER VISTA APARTMENTS COURTYARD



RAINIER VISTA TOWNHOUSES



HOQUIAM LIBRARY RENOVATION AND ADDITION



VILLA ESPERANZA COURTYARD - TRANSITIONAL HOUSING



RAINIER VISTA APARTMENTS



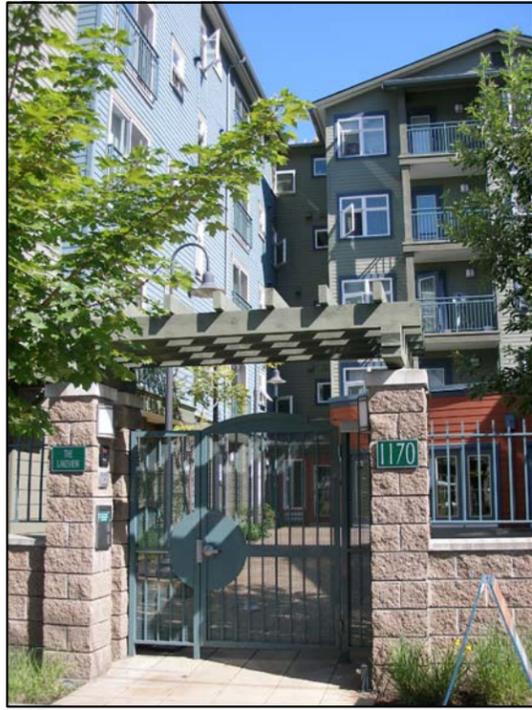
SEWARD PARK TOWNHOUSES AND COURTYARD



SEWARD PARK TOWNHOUSES



SEWARD PARK TOWNHOUSES



LAKEVIEW APARTMENTS COURTYARD



GARDEN COURT APARTMENTS



GARDEN COURT APARTMENTS



GARDEN COURT APARTMENTS



LAKEWOOD APARTMENTS



GUADALUPE VISTA APARTMENTS



GREENBRIDGE CV3 HOUSING, WILEY CENTER, PLAZA



WESTWOOD COURT TOWNHOUSES



JENSON BLOCK REHAB MIXED USE