MAGNUSON PARK HOUSING

7400 Sand Point Way NE, Housing Site "B"

Solid Ground

Tonkin Hoyne

Architecture & Urban Design

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OWNER:
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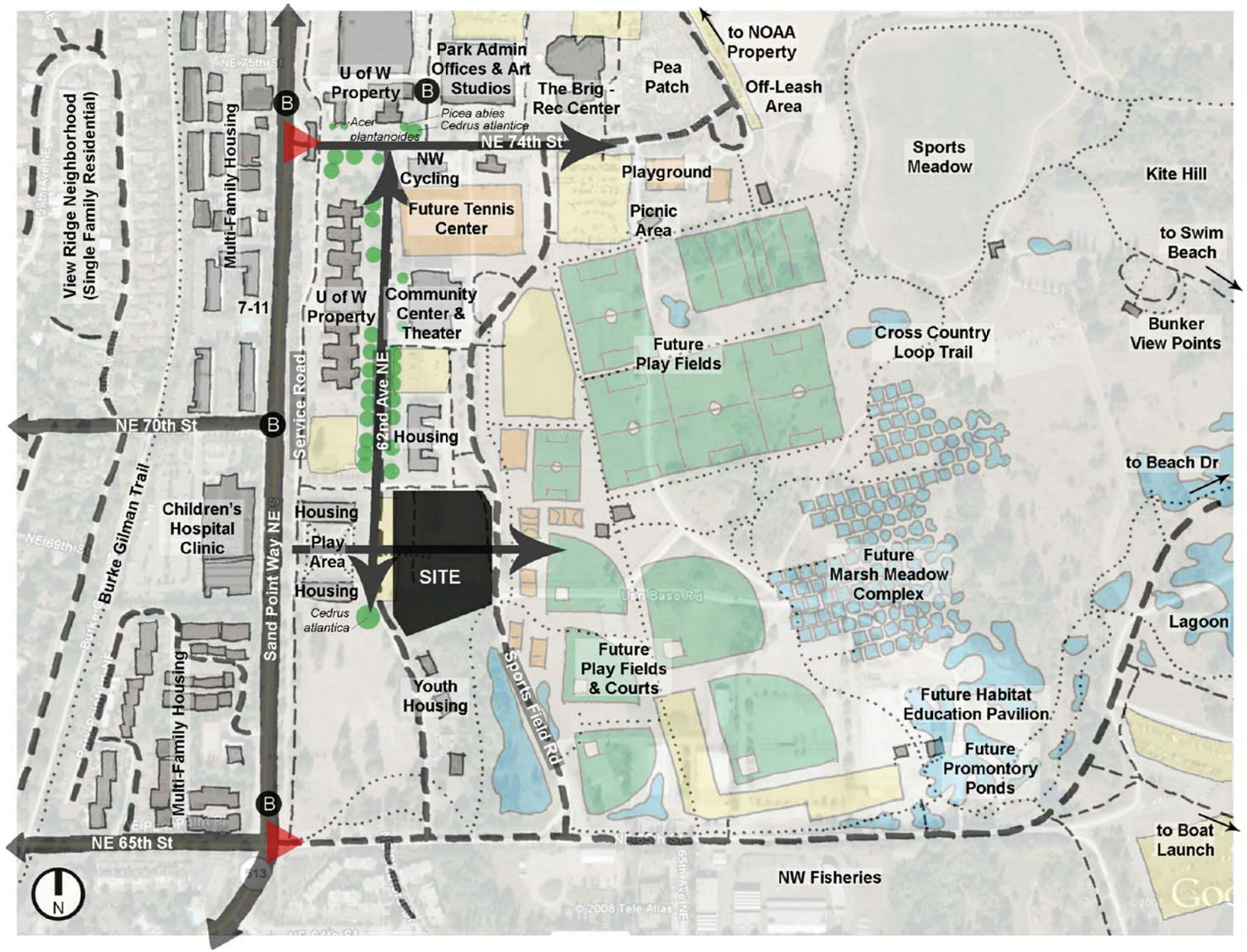

Major Street	Alley / Drive Aisle	Significant Tree (*Cedrus deodora* unless noted otherwise)	Site Access Point	Sports Field (includes Soccer, Lacross, Rugby, Baseball & Softball Fields)	Water Feature
Minor Street	Pedestrian / Bike Path	Bus Stop (Served by lines 30, 74 & 75)	View Corridor	Sports Court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

NORTH

URBAN DESIGN ANALYSIS

NTS

Street Environment

- Slope: steep slope (up to 20%) from Sand Point Way down towards Lake Washington
- Vehicular Traffic: very little traffic is anticipated on or around the site. Existing driveways will remain and be resurfaced; areas where existing driveways cross pedestrian paths will use traffic calming measures
- 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 orient building mass toward the outer edges of property to create resident courtyards, a community building and a play area.
- Desire to match scale and bulk of surrounding historic buildings

Views

- Views of Magnuson Park and play fields 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 recreation 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
- Close proximity to boat launch at Lake Washington
- Close proximity to dog park

Parking

- Parking will be located in and on top of 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 north end of site and continuing north to end of road to be preserved.

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URBAN DESIGN ANALYSIS

Magnuson Park Housing
SOLID GROUND
7400 SAND POINT WAY NE, HOUSING SITE 'B'
SEATTLE, WASHINGTON

PLOT DATE: 06 MAY 2009
CAD FILE: SP-MUP 0304
PROJ. MGR.: TJ/MM
DRAFTER: LC/HH

SHEET NO.
01

Existing Parking Structure along west property line 7

Looking north along Sports Field Road and towards Building 224, Santos Place Apartments 6

View of south wing of Building 9 from 62nd Ave NE 5

4 View to east from top of Existing Parking Structure

3 West side of Building 224, Santos Place Apartments

2 South end of Building 9, UW Property (Historic District)

1 South side of Building 25, UW Property (Historic District)

NORTH

VICINITY PHOTO KEY

NTS

D East side of Building 26S, Housing (Historic District)

C South side of Building 26N, Housing (Historic District)

B Building 331, 1 of 3, Youth Housing (Historic District)

A Looking SW across site

Development Goal:

Magnuson Park Housing at Sand Point is designed for low income families. It will provide 52 units of multi-family housing in the first stage of a two stage development. The second stage, planned for construction in 2-3 years will include 20 additional units on this site and 34 more units on the existing parking lot situated between buildings 9 and 26 N, thereby completing the housing portion of the Sand Point Master Plan.

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, courtyard (resident only) that would be completed by the future construction of stage 2 buildings as the third wing on the east side of the site.

Development Objectives:

- To provide comfortable, safe housing in a variety of types: large and small, ground-related units and apartments, to serve the needs of homeless tenants.
- To connect to the wealth of public facilities and park & recreation areas, both exiting and planned, within the greater Sand Point and Magnuson Park community.
- To provide buildings that provide strong links to the historic navy base context from both architectural and urban design standpoints.
- To preserve the major axial view corridors running though the base grounds that affect the site:
  North - South on 62nd Ave NE from Building 2, the base administration building at the north end, the the Holiday Tree at the south, near the southwest corner of the site.
  East - West from the former site of the officer's club between Buildings 26N and 26S down through the center of the site towards Magnuson Park recreational facilities.
- To construct a sustainable development, including consideration for passive and active solar energy collection use. Highly energy efficient design with non-toxic, sustainable materials.
- To provide sunny, desirable private and community open spaces for resident families to meet and interact with one another.
- To use the Sand Point site's mix of existing structures and topography to contribute to the design and development of the community.

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DEVELOPMENT OBJECTIVES AND VICINITY PHOTOS

Magnuson Park Housing
SOLID GROUND
7400 SAND POINT WAY NE, HOUSING SITE 'B'
SEATTLE, WASHINGTON

PLOT DATE: 06 MAY 2009
CAD FILE: SP-MUP 0102
PROJ. MGR.: TJ/MM
DRAFTER: LC/HH

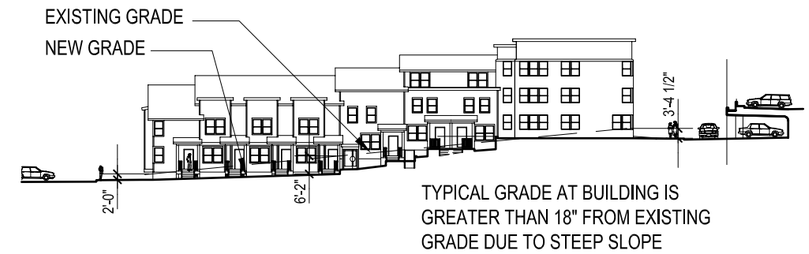
SHEET NO.
03

ZONING CODE SUMMARY L3 MULTI-FAMILY RESIDENTIAL, SAND POINT OVERLAY

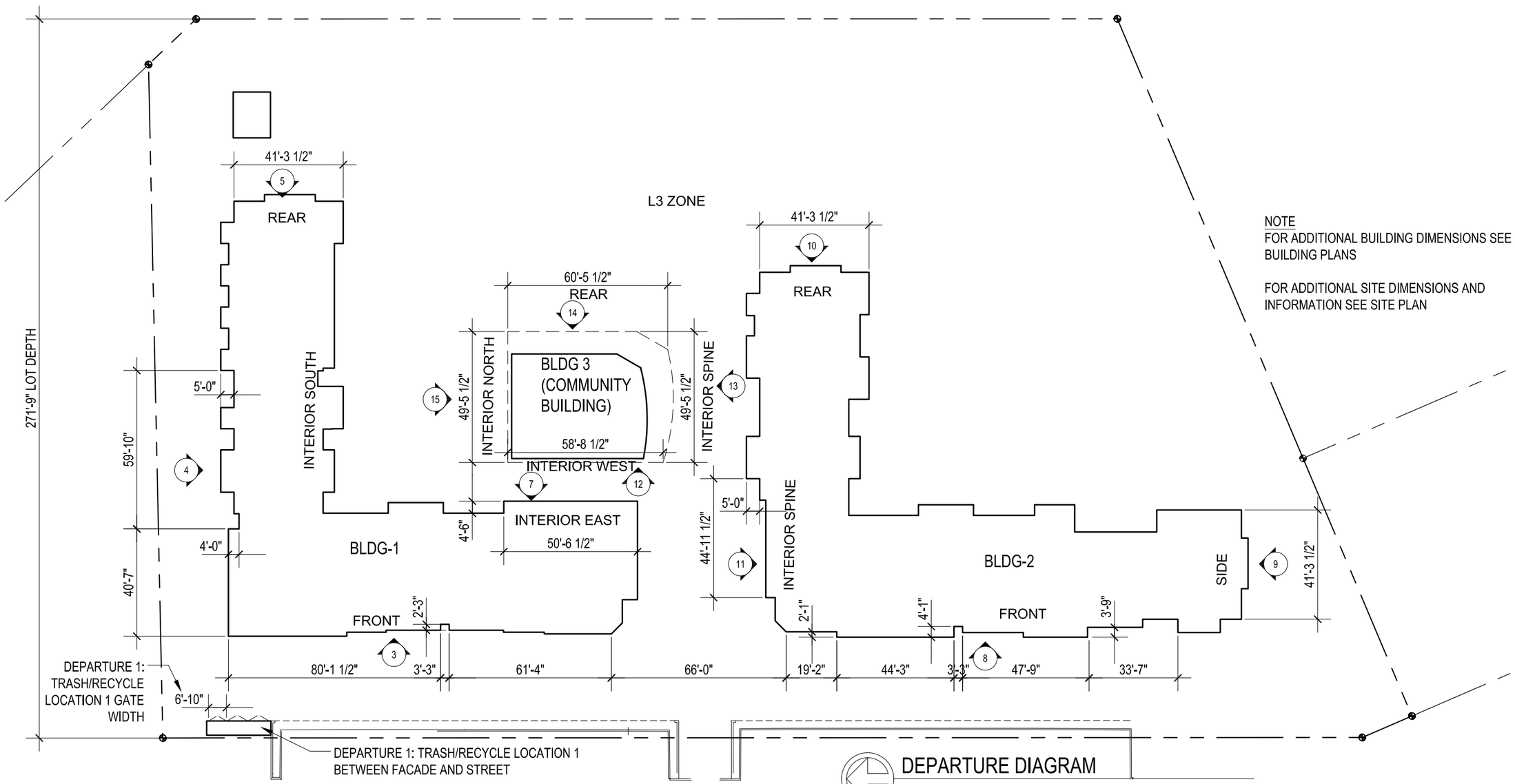
DEVELOPMENT STANDARD	CODE SECTION	REQUIREMENT - L3 ZONE	PROPOSED/ GRANTED DEPARTURE
SOLID WASTE/RECYCLING	23.72.010.G 23.45.006.K 23.72.010.1.D 23.72.010.1.H.2.B	225 SF FOR STRUCTURES - OVER 50,000 SF 200 SF MIN, FOR 51-100 UNITS, THE STORAGE SPACE SHALL NOT BE LOCATED BETWEEN STREET FACING FACADE AND THE STREET. ANY GATES OR ACCESS ROUTES SHALL BE A MINIMUM OF 10 FEET WIDE	OK DEPARTURE 1 - REQUESTED FOR LOCATION BETWEEN BUILDING FACADE AND STREET DEPARTURE 2 - REQUESTED FOR STORAGE GATE LESS THAN 10' WIDE
DENSITY	23.45.008.B	1/550 SF	114,108 SF / 550 SF = 207 UNITS MAX - SEE DENSITY CALCULATIONS TABLE
HEIGHT	23.45.009.A	30' MAX	OK- SEE BUILDING ELEVATIONS
HEIGHT-PITCHED ROOFS	23.45.009.C.1	35' MAX W/ MIN 4:12 PITCHED ROOF	MIN 4:12 PITCH (BUILDINGS 1 & 2)
HEIGHT-PARAPETS	23.45.009.D.2	34' MAX	N/A
HEIGHT-SLOPE BONUS	23.45.009.E	1' FOR EA 6% SLOPE - MAX OF 5' - DOWNHILL OF STRUCT.	BUILDING 1 = 1'-6", BUILDING 2 = 1'-3"
LOT COVERAGE	23.45.010.1 & 2	50% MAXIMUM LOT COVERAGE (TOWNHOUSE) 45% MAX (OTHER STRUCTURE)	OK - SEE LOT COVERAGE CALCULATIONS
BUILDING WIDTH	23.45.011.A	30' MAX WIDTH W/O MODULATION OR 40' W/ PRINCIPAL ENTRANCE FACING STREET 75' MAX WIDTH W/ MODULATION, EX. TOWNHOUSES	DEPARTURES 3,4,& 7 - BLDG-1: SEE DEPARTURE DIAGRAM DEPARTURES 8 & 11 - BLDG-2: SEE DEPARTURE DIAGRAM
BUILDING DEPTH	23.45.011.A	65% OF LOT DEPTH	271'-9" x .65 = 176'-8" MAX DEPTH SEE DEPARTURE DIAGRAM FOR ACTUAL BUILDING DEPTHS
MODULATION REQUIREMENTS	23.45.012.A 23.45.012.B 23.45.012.C	FRONT: 30' MAX. W/O MODULATION 40' MAX. W/O MODULATION, PRINCIPAL ENTRANCE ON ST. SIDE AT CORNER: 40' W/O MODULATION INTERIOR: 40' MAX W/O MODULATION W/IN CLUSTER DEV.	DEPARTURES 3,4,& 7 - BLDG-1: SEE DEPARTURE DIAGRAM DEPARTURES 8 & 11 - BLDG-2: SEE DEPARTURE DIAGRAM DEPARTURES 12-15 - COMM BLDG: SEE DEPARTURE DIAGRAM
MODULATION DEPTH	23.45.012.D2A	4' MIN	DEPARTURES 3,5 & 7 - BLDG-1: SEE DEPARTURE DIAGRAM DEPARTURES 9-11 - BLDG-2: SEE DEPARTURE DIAGRAM DEPARTURES 12-15 - COMM BLDG: SEE DEPARTURE DIAGRAM
MODULATION WIDTH	23.45.012.2.B	5'-0" MINIMUM, 30' MAXIMUM	DEPARTURES 3-7 - BLDG-1: SEE DEPARTURE DIAGRAM DEPARTURES 8 & 11 - BLDG-2: SEE DEPARTURE DIAGRAM DEPARTURE 12-15 - COMM BLDG: SEE DEPARTURE DIAGRAM
MODULATION HEIGHT	23.45.012.D.3	MAY START MAXIMUM OF 10' ABOVE EXISTING GRADE, CONTINUE UP TO ROOF	DEPARTURE 5 - BLDG-1: SEE DEPARTURE DIAGRAM DEPARTURE 10 - BLDG-2: SEE DEPARTURE DIAGRAM
FRONT SETBACKS	23.45.014.A	5' MIN, 15' MAX	OK
REAR SETBACKS	23.45.014.B	25' OR 15% LOT DEPTH, NOT<15',10' MIN FROM EDGE ALLEY	25' - OK
SIDE SETBACKS	23.45.014.C	PER TABLE 23.45.014A	BLDG 1: 161-180' DEPTH : 31-37' HT : 23' AVE SETBACK BLDG 2: 121-140' DEPTH : 26-30' HT : 17' AVE SETBACK
INTERIOR SETBACKS	23.45.014.D.2	10' MIN. AVERAGE PER TALBE 23.45.014.C	OK
PROJECTIONS INTO SETBACKS	23.45.014.F.1&2	BAY WINDOWS, UNENCLOSED PORCH OR STEPS, AND ALL OTHER PROJECTIONS	THERE ARE NO PROJECTIONS INTO SETBACKS
STRUCTURES IN REQUIRED SETBACKS	23.45.014.G	GARAGES WITH MAX. 12' HEIGHT ARE ALLOWED WITHIN REAR SETBACK	THERE ARE NO PROJECTIONS INTO SETBACKS
SCREENING / LANDSCAPING	23.45.015.A&B&C	3' X TOTAL LENGTH OF ALL PROPERTY LINES	SEE LANDSCAPE DRAWINGS
OPEN SPACE - APARTMENT	23.45.016.A.3.B.2	25% MIN OF LOT AREA 10' MIN IN ANY DIRECTION	SEE OPEN SPACE DIAGRAM
OPEN SPACE - CLUSTER DEVELOPMENT	23.45.016.B.2.E	20% MIN MUST BE CONTIGUOUS	SEE OPEN SPACE DIAGRAM
OPEN SPACE - RELATIONSHIP TO GRADE	23.45.016.C	WITHIN 18" OR LESS OF EXISTING GRADE	DEPARTURE 16
LIGHT AND GLARE STANDARDS	23.45.017.C	MINIMUM 5' HIGH FENCE, SOLID HEDGE OR LANDSCAPED BERM	SEE SITE PLAN AND LANDSCAPE PLAN
PARKING QUANTITY	23.45.018.A & B 23.72.012	82 STALLS REQUIRED, NOT REQUIRED AT INDIVIDUAL SITE CALCULATED AS TOTAL OF ALL STALLS THROUGHOUT SITE	90 STALLS PROVIDED OFF SITE IN ADJACENT EXISTING PARKING STRUCTURE 4 EXISTING STALLS WILL BE RESTRIPED FOR NEW ACCESSIBLE STALLS
BICYCLE PARKING	CHART 23.54.015.E	1 LONG TERM SPACE PER 4 UNITS	52 UNITS x (1 SPACE / 4UNITS) = 13 SPACES REQ'D SEE SITE PLAN

DEPARTURES

1. SOLID WASTE LOCATION
2. SOLID WASTE GATE WIDTH
3. BUILDING 1 (FRONT): MODULATION WIDTH (61'-4"), DEPTH (3'-7-1/2")
4. BUILDING 1 (SIDE): MODULATION WIDTH (59'-10"), HEIGHT (ONE STORY)
5. BUILDING 1 (REAR): MODULATION WIDTH (41'-3-1/2"), DEPTH (2'-6")
6. REMOVED
7. BUILDING 1 (INTERIOR EAST): MODULATION WIDTH (50'-6-1/2")
8. BUILDING 2 (FRONT): MODULATION WIDTH (44'-3")
9. BUILDING 2 (SIDE): MODULATION DEPTH (2'-6")
10. BUILDING 2 (REAR): MODULATION WIDTH (41'-3-1/2"), DEPTH (2'-6")
11. BUILDING 2 (INTERIOR): MODULATION WIDTH (46'-1-1/2"), DEPTH (2'-0")
12. BUILDING 3 (WEST): MODULATION WIDTH (60'-6-1/2")
13. BUILDING 3 (SOUTH): MODULATION WIDTH (46'-5-1/2")
14. BUILDING 3 (REAR): MODULATION WIDTH (58'-2-1/2")
15. BUILDING 3 (NORTH): MODULATION WIDTH (46'-5-1/2")
16. OPEN SPACE FINISH ELEVATION IS GREATER THAN 18" FROM EXISTING GRADE



1 OPEN SPACE DEPARTURE DIAGRAM
NTS



NOTE
FOR ADDITIONAL BUILDING DIMENSIONS SEE BUILDING PLANS

FOR ADDITIONAL SITE DIMENSIONS AND INFORMATION SEE SITE PLAN

DEPARTURE DIAGRAM
NTS

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DEPARTURE MATRIX AND DIAGRAMS

Magnuson Park Housing
SOLID GROUND
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SEATTLE, WASHINGTON

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SHEET NO.
05

LOT COVERAGE CALCULATIONS

TOTAL LOT AREA = 114,108 SF
PHASE 1 LOT AREA 90,010 SF
PHASE 2 LOT AREA 24,098 SF

PHASE 1 & 2

LOT COVERAGE (ALLOWED) 114,108 SF x .5
= 57,054 SF

LOT COVERAGE (ACTUAL) 12,058 SF (BLDG 1) + 11,649 SF (BLDG 2) + 3,147 SF (BLDG 3) + 3,620 SF (FUTURE BLDG 4) + 6,232 SF (FUTURE BLDG 5)
= 36,706 SF

36,706 SF < 57,054 SF OK

PHASE 1

LOT COVERAGE (ALLOWED) 90,010 SF x .5
= 45,005 SF

LOT COVERAGE (ACTUAL) 12,058 SF (BLDG 1) + 11,649 SF (BLDG 2) + 3,147 SF (BLDG 3)
= 26,854 SF

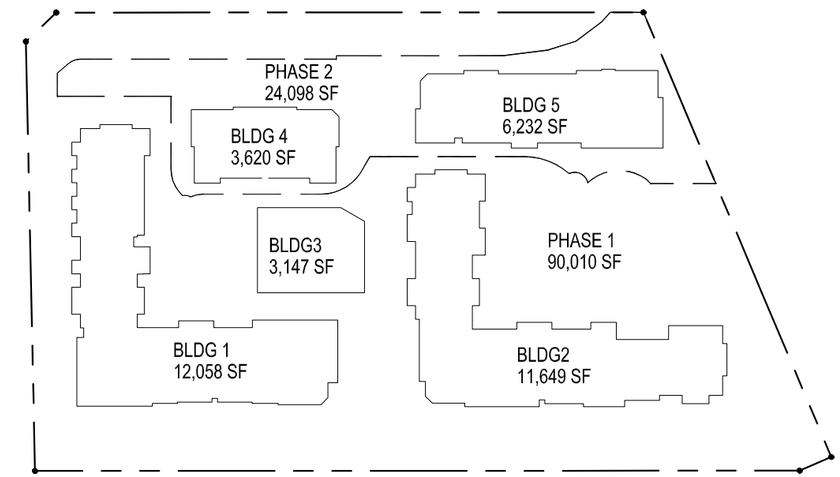
26,854 SF < 45,005 SF OK

PHASE 2

LOT COVERAGE (ALLOWED) 24,098 SF x .5
= 12,049 SF

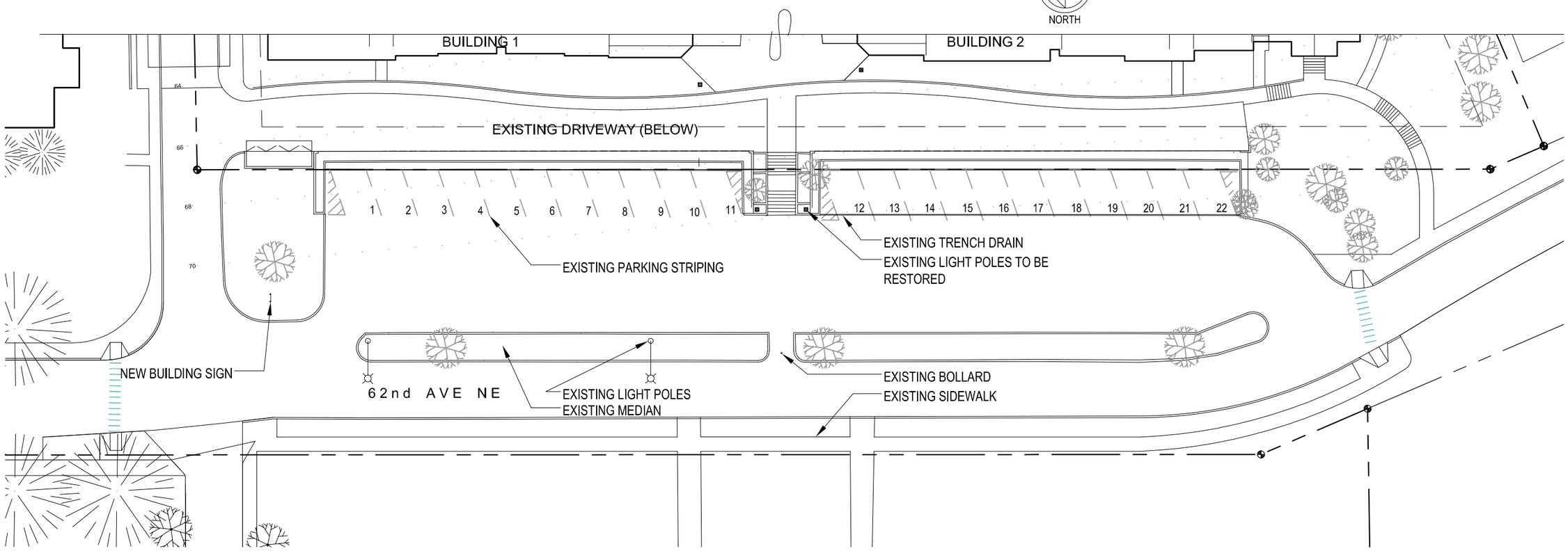
LOT COVERAGE (ACTUAL) 3,620 (FUTURE BLDG 4) + 6,232 SF (FUTURE BLDG 5)
= 9,852 SF

9,852 SF < 12,049 SF OK



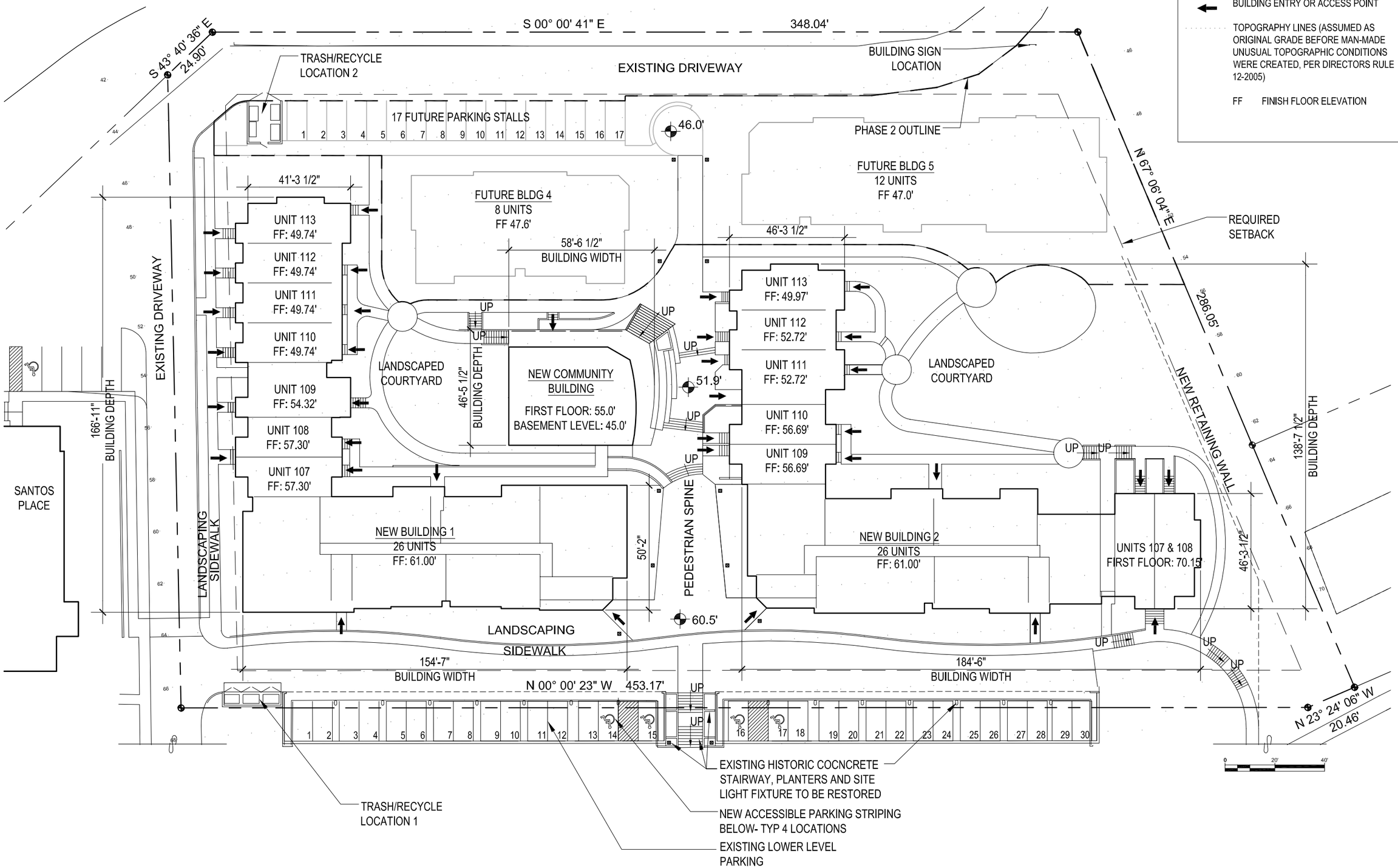
LOT COVERAGE CALCULATIONS
NTS

NORTH



SITE PLAN WITH UPPER LEVEL PARKING
NTS
22 PARKING STALLS

NORTH



LEGEND

BUILDING ENTRY OR ACCESS POINT

TOPOGRAPHY LINES (ASSUMED AS ORIGINAL GRADE BEFORE MAN-MADE UNUSUAL TOPOGRAPHIC CONDITIONS WERE CREATED, PER DIRECTORS RULE 12-2005)

FF FINISH FLOOR ELEVATION

SITE PLAN WITH LOWER LEVEL PARKING

NTS

30 PARKING STALLS

NORTH

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SITE PLAN AND LOT COVERAGE CALCULATIONS

Magnuson Park Housing

SOLID GROUND
7400 SAND POINT WAY NE, HOUSING SITE 'B'
SEATTLE, WASHINGTON

PLOT DATE: 06 MAY 2009
CAD FILE: SP-MUP 0506
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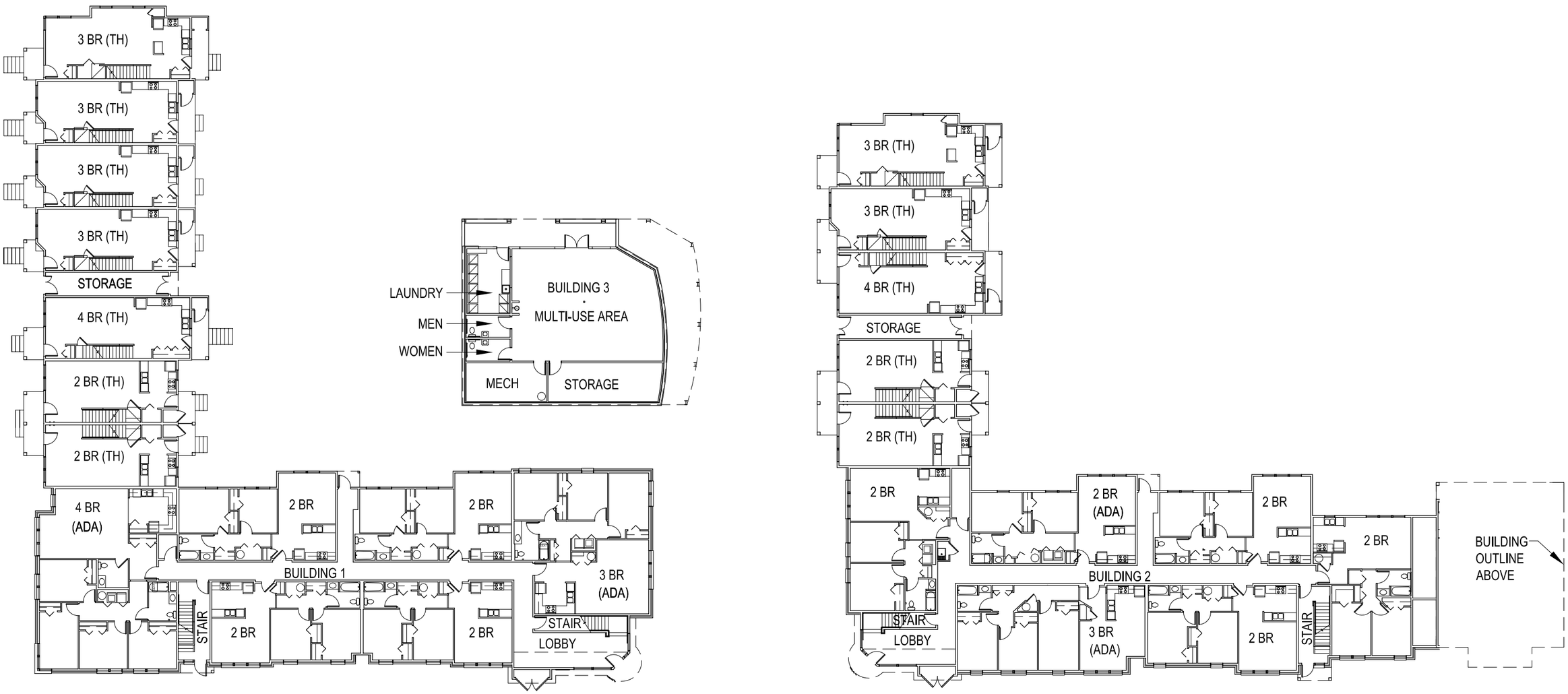
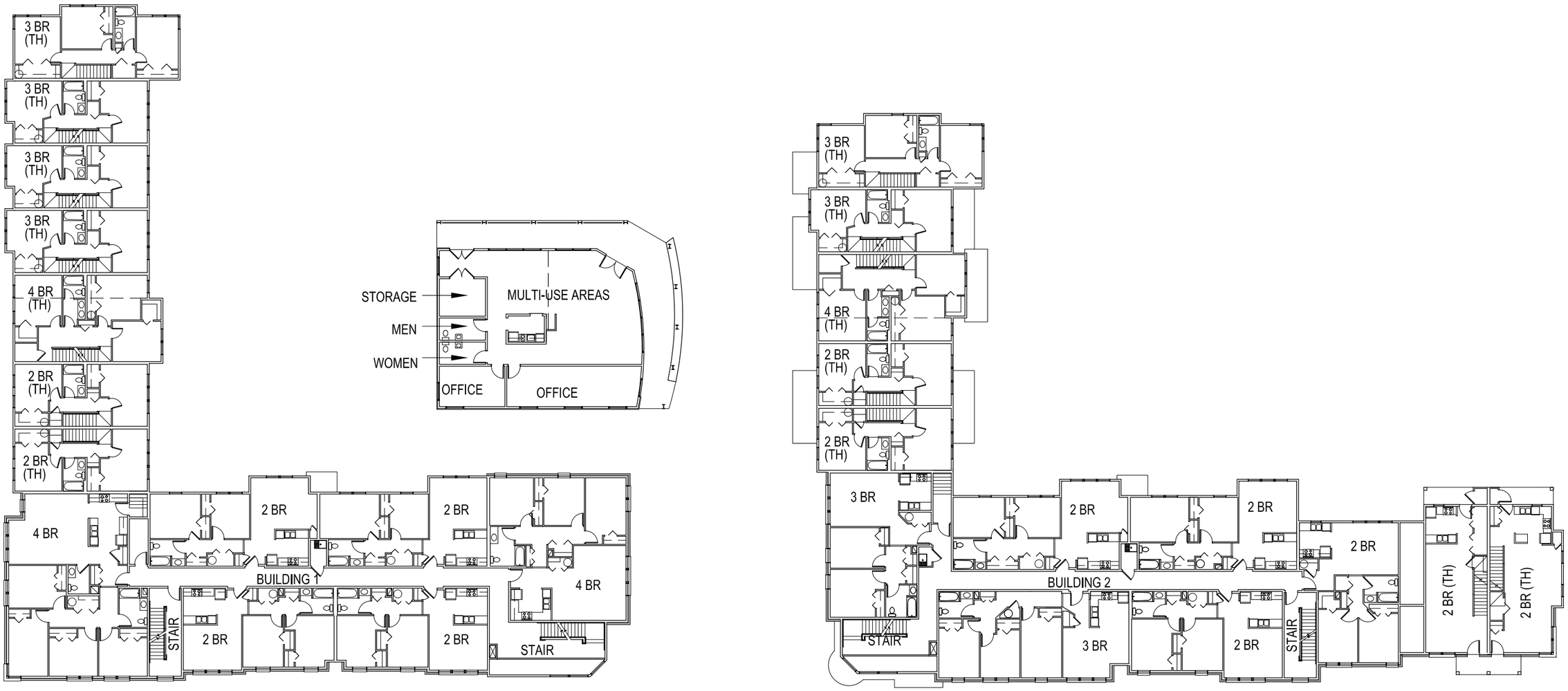
SHEET NO.

07



2 FIRST FLOOR BUILDING PLANS

NTS



1 SECOND FLOOR BUILDING PLANS

NTS

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FIRST AND SECOND FLOOR PLANS

Magnuson Park Housing

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SHEET NO.

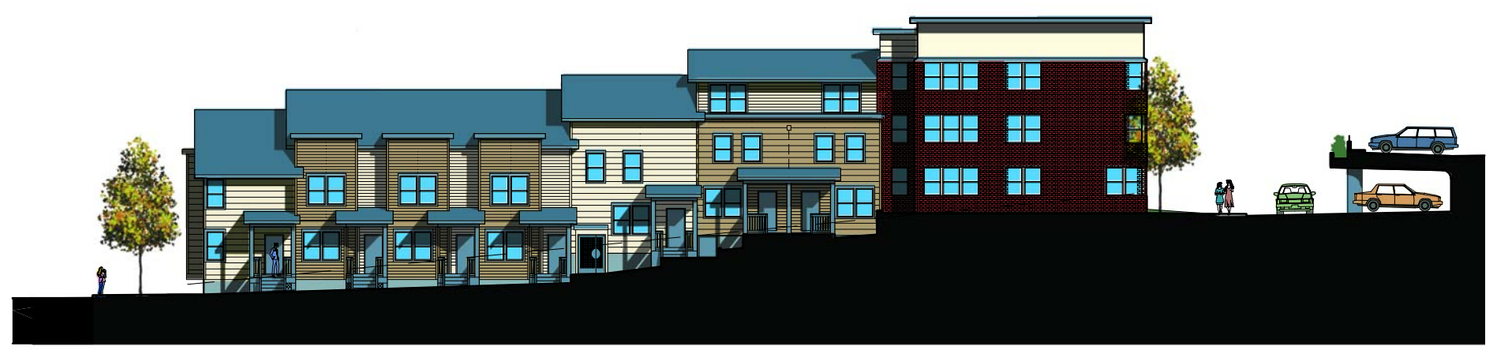
09

6 NORTH ELEVATION (BLDG 2) AT SOUTH SIDE OF SPINE

NTS SP-BE.DWG

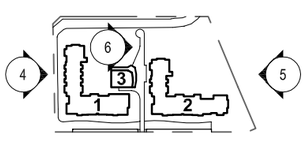
5 SOUTH ELEVATION (BLDG 2)

NTS SP-BE.DWG



4 NORTH ELEVATION (BLDG 1)

NTS SP-BE.DWG

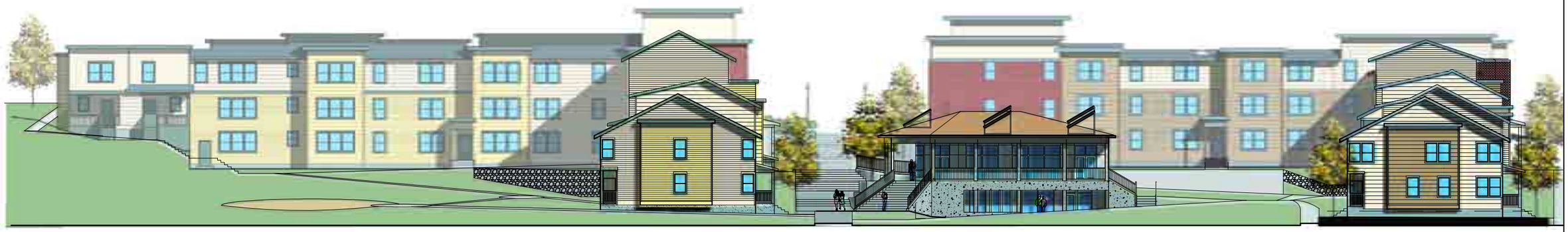


KEY PLAN

SCALE: NTS SP-KEYPLAN.dwg

NORTH

3 SOUTH ELEVATION (BLDG 1 & 3) AT NORTH SIDE OF SPINE
NTS SP-BE.DWG



2 EAST ELEVATION (ALL BLDGS)
NTS SP-BE.DWG

1 WEST DRIVEWAY ELEVATION
NTS SP-BE.DWG

MATERIAL KEY

- BRICK - MONTEREY
- CEMENTITIOUS PLANK/PLASTER - NAVAJO WHITE
- SHEET METAL ROOFING - COOL ZATIQUE II
- STUCCO NAVAJO WHITE

BUILDING 1

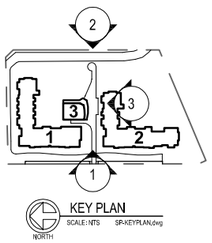
- CEMENTITIOUS PLANK - CRAFTSMAN BROWN
- PORCHES, RAILING AND TRIM- STORM CLOUD

BUILDING 2

- CEMENTITIOUS PLANK - PEACE YELLOW
- WOOD PORCHES, RAILING AND TRIM- ROYCROFT PEWTER

COMMUNITY BUILDING

- CEMENT BOARD - LIGHT GRAY
- SHEET METAL ROOFING - CHAMPAGNE



KEY PLAN
SCALE: NTS SP-KEYPLAN.dwg

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COLORED BUILDING ELEVATIONS

Magnuson Park Housing

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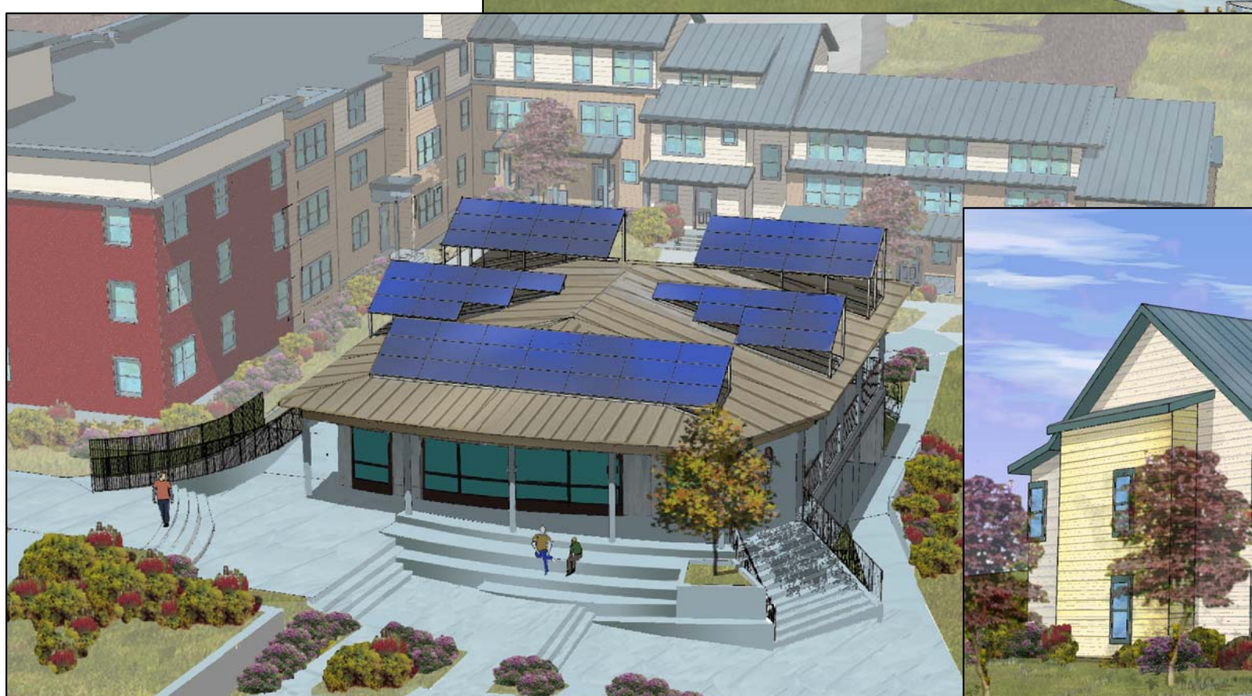
SHEET NO.
11

4 Aerial perspective facing northwest

June 19 9 am

View from east driveway 1

August 13 7 am

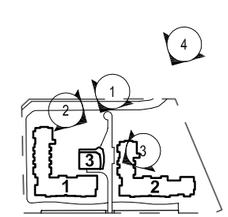


3 Community Center from adjacent Townhouses

June 19 12pm

2 Townhouses from bottom of spine

July 21 9 am



KEY PLAN
SCALE: NTS SP-KEYPLAN.dwg
NORTH

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COLORED RENDERINGS

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SHEET NO.

13

Aerial view facing 4
southwest
June 19 10am

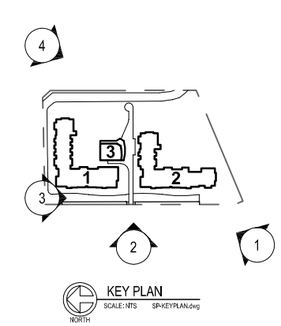
3 View from lower parking deck at driveway
June 21 3 pm

View from top of spine facing east 2

June 21 11 am

View from upper parking deck 1

April 20 3 pm



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Architecture & Urban Design
204 First Avenue South, Seattle, Washington 98104
PHONE: (206) 624 7880 / FAX: (206) 622 1766

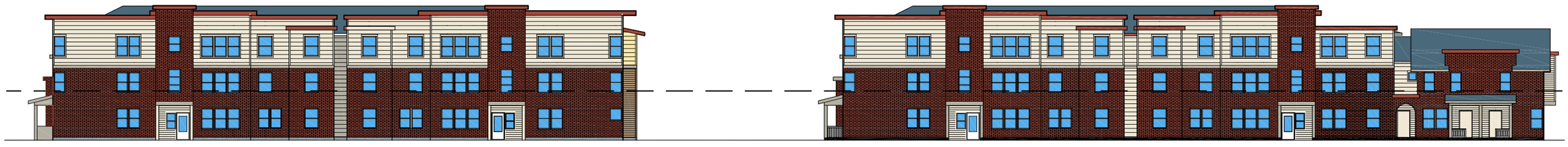
COLORED RENDERINGS

Magnuson Park Housing

SOLID GROUND
7400 SAND POINT WAY NE, HOUSING SITE 'B'
SEATTLE, WASHINGTON

PLOT DATE: 06 MAY 2009
CAD FILE: SP-MUP 0304
PROJ. MGR.: TJ/MM
DRAFTER: LC/HH

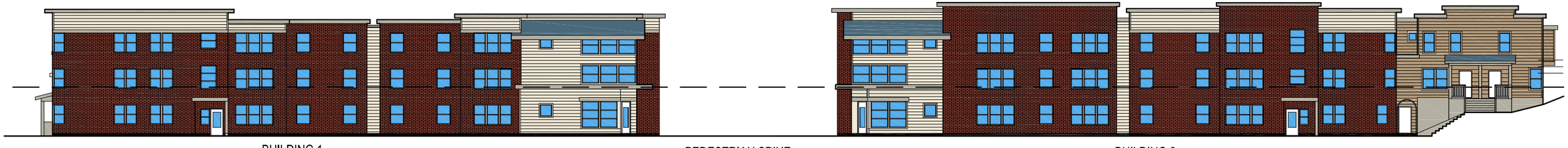
SHEET NO.
15



3 WEST ELEVATION - ALTERNATE

NTS

SP-BE-Bldg2-01 2008-03-31.dwg



2 WEST ELEVATION- ALTERNATE

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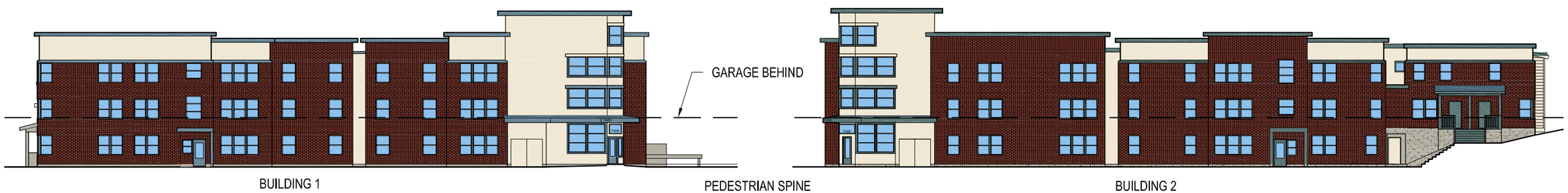


1 WEST ELEVATION

NTS

SP-BE-Bldg2-01 2008-03-31.dwg

MATERIAL KEY

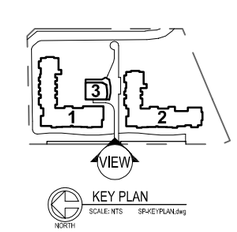
- BRICK - MONTEREY
- CEMENTITIOUS PLANK/PLASTER - NAVAJO WHITE
- SHEET METAL ROOFING - COOL ZATIQUE II
- STUCCO NAVAJO WHITE

BUILDING 1

- CEMENTITIOUS PLANK - CRAFTSMAN BROWN
- PORCHES, RAILING AND TRIM- STORM CLOUD

BUILDING 2

- CEMENTITIOUS PLANK - PEACE YELLOW
- WOOD PORCHES, RAILING AND TRIM- ROYCROFT PEWTER



Light Poles

Material Transitions

- Subtle building signage
- Large windows at entrances
- Accent Materials

HISTORIC CONTEXT

- Pedestrian paths
- Various levels of landscaping: trees, shrubs, open areas
- Public gathering places

- Porch lights
- Vertical Hierarchy of porches
- Landscape to delineate boundaries
- Screen trash
- Small building signage

DESIGN CONCEPTS

Tonkin / Hoyne
Architecture & Urban Design
204 First Avenue South, Seattle, Washington 98104
PHONE: (206) 624 7880 / FAX: (206) 622 1766

ALTERNATE BUILDING ELEVATIONS AND BUILDING DESIGN CONCEPTS

Magnuson Park Housing
SOLID GROUND
7400 SAND POINT WAY NE, HOUSING SITE 'B'
SEATTLE, WASHINGTON

PLOT DATE: 06 MAY 2009
CAD FILE: SP-MUP 2122
PROJ. MGR.: TJ/MM
DRAFTER: LC/HH

SHEET NO.
17

APPENDIX

UNIT/DENSITY CALCULATIONS

BP-1	DESCRIPTION	# OF UNITS	SF/UNIT	TOTAL SF
101-ADA	4 BEDROOM FLAT	1	1581	1581
102	2 BEDROOM FLAT	1	805	805
103	2 BEDROOM FLAT	1	808	808
104	2 BEDROOM FLAT	1	805	805
105	2 BEDROOM FLAT	1	800	800
106-ADA	3 BEDROOM FLAT	1	1222	1222
201	4 BEDROOM FLAT	1	1553	1553
202	2 BEDROOM FLAT	1	805	805
203	2 BEDROOM FLAT	1	833	833
204	2 BEDROOM FLAT	1	805	805
205	2 BEDROOM FLAT	1	831	831
206	3 BEDROOM FLAT	1	1222	1222
301	4 BEDROOM FLAT	1	1522	1522
302	2 BEDROOM FLAT	1	805	805
303	2 BEDROOM FLAT	1	832	832
304	2 BEDROOM FLAT	1	805	805
305	2 BEDROOM FLAT	1	831	831
306	3 BEDROOM FLAT	1	1222	1222
307	2 BEDROOM FLAT	1	907	907
TH 2BR-A	2 BEDROOM TOWNHOUSE	2	1065	2130
TH 3BR-A	3 BEDROOM TOWNHOUSE	1	1350	1350
TH 3BR-B	3 BEDROOM TOWNHOUSE	3	1477	4431
TH-4BR-A	4 BEDROOM TOWNHOUSE	1	1740	1740
TOTALS		26		28645

BP-2	DESCRIPTION	# OF UNITS	SF/UNIT	TOTAL SF
101-ADA	2 BEDROOM FLAT	1	898	898
102	3 BEDROOM FLAT	1	1071	1071
103-ADA	2 BEDROOM FLAT	1	845	845
104	2 BEDROOM FLAT	1	828	828
105	2 BEDROOM FLAT	1	798	798
106	2 BEDROOM FLAT	1	819	819
201	2 BEDROOM FLAT	1	898	898
202	3 BEDROOM FLAT	1	1071	1071
203	2 BEDROOM FLAT	1	869	869
204	2 BEDROOM FLAT	1	827	827
205	2 BEDROOM FLAT	1	828	828
206	2 BEDROOM FLAT	1	819	819
301	2 BEDROOM FLAT	1	897	897
302	3 BEDROOM FLAT	1	1071	1071
303	2 BEDROOM FLAT	1	866	866
304	2 BEDROOM FLAT	1	827	827
305	2 BEDROOM FLAT	1	828	828
306	2 BEDROOM FLAT	1	819	819
307	2 BEDROOM FLAT	1	914	914
TH 2BR-A	2 BEDROOM TOWNHOUSE	2	1065	2130
TH 3BR-A	3 BEDROOM TOWNHOUSE	2	1350	2700
TH 3BR-B	3 BEDROOM TOWNHOUSE	1	1477	1477
TH 3BR-C	3 BEDROOM TOWNHOUSE	1	1312	1312
TH-4BR-A	4 BEDROOM TOWNHOUSE	1	1740	1740
TOTALS		26		26152

TOTAL UNITS =	52	UNITS
SQUARE FOOT LOT AREA =	114,108	SF
DENSITY CALCULATION =	SF LOT AREA /	TOTAL UNITS
DENSITY (ACTUAL) =	1 UNIT / 2,194	SF
DENSITY ALLOWED (1/550)	207	UNITS

NORTH

ZONING MAP AND LEGEND

NTS

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ZONING MAP AND DENSITY CALCULATIONS

Magnuson Park Housing
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PLOT DATE: 06 MAY 2009
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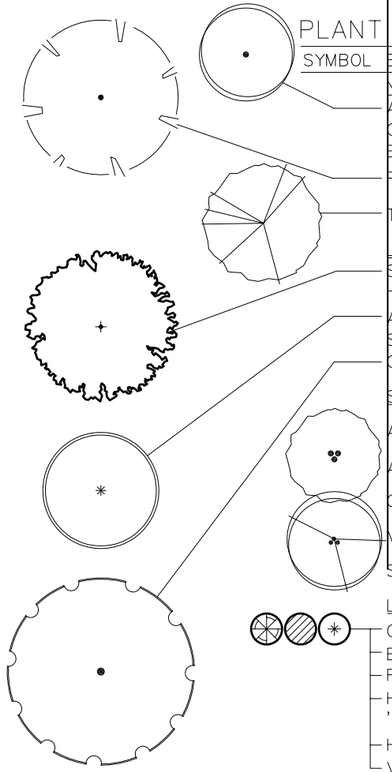
SHEET NO.
19



PLANT LIST

* INDICATES DROUGHT TOLERANT SPECIES

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION	SPACING
	NATIVE TREES (IN EASTERN BUFFER AREA)				
	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'*	'AUTUMN BRILLIANCE' SERVICEBERRY	6'–8' HT., MULTI.	B&B	PER PLAN
	PSEUDOTSUGA MENZIESII*	DOUGLAS–FIR	8'–10' HT.	B&B	PER PLAN
	THUJA PLICATA 'EXCELSA'*	'EXCELSA' WESTERN RED–CEDAR	8'–10' HT.	B&B	PER PLAN
	LARGE/MEDIUM TREES				
	SPECIAL ORNAMENTAL TREE – TO BE SELECTED	–	10'–12' HT. MULTI.	B&B	PER PLAN
	ACER RUBRUM 'AUTUMN SPIRE'	'AUTUMN SPIRE' MAPLE	2" CAL. MIN.	B&B	PER PLAN
	CERCIDIPHYLLUM JAPONICUM	KATSURA	2" CAL. MIN.	B&B	PER PLAN
	SMALL TREES				
	ACER CIRCINATUM*	VINE MAPLE	8' HT. MIN.	B&B	PER PLAN
	ACER PALMATUM (GREEN)	JAPANESE MAPLE (GREEN)	8' HT. MIN.	B&B	PER PLAN
	CRATAEGUS X LAVALLEI*	LAVALLE HAWTHORN	2" CAL. MIN.	B&B	PER PLAN
	MAGNOLIA STELLATA	STAR MAGNOLIA	8' HT. MIN.	B&B	PER PLAN
	STYRAX JAPONICUS	JAPANESE SNOWBELL	8' HT. MIN.	B&B	PER PLAN
	LARGE SHRUBS – DECIDUOUS, SEASONAL COLORS				
	CORNUS STOLONIFERA 'ISANTI'*	'ISANTI' REDTWIG DOGWOOD	5 GAL., 36" HT. MIN.	CONT.	48" O.C.
	EUONYMUS ALATA 'COMPACTA'	'COMPACTA' BURNING BUSH	5 GAL., 36" HT. MIN.	CONT.	48" O.C.
	FORSYTHIA X INTERMEDIA	FORSYTHIA	5 GAL., 36" HT. MIN.	CONT.	48" O.C.
	HAMAMELIS X INTERMEDIA 'ARNOLD PROMISE'	'ARNOLD PROMISE' WITCH HAZEL	5 GAL., 36" HT. MIN.	CONT.	48" O.C.
	HYDRANGEA MACROPHYLLA	BIGLEAF HYDRANGEA	5 GAL., 36" HT. MIN.	CONT.	48" O.C.
	VIBURNUM X BODNANTENSE 'DAWN'*	'DAWN' VIBURNUM	5 GAL., 36" HT. MIN.	CONT.	48" O.C.
	MEDIUM SHRUBS – EVERGREEN, FOUNDATION PLANTS				
	ABELIA GRANDIFLORA 'EDWARD GOUCHER'*	'EDWARD GOUCHER' GLOSSY ABELIA	2 GAL., 30" HT. MIN.	CONT.	36" O.C.
	CHOISYA TERNATA*	MEXICAN MOCK ORANGE	2 GAL., 30" HT. MIN.	CONT.	36" O.C.
	CISTUS X HYBRIDUS*	WHITE ROCKROSE	2 GAL., 30" HT. MIN.	CONT.	36" O.C.
	MYRICA CALIFORNICA*	CALIFORNIA WAX MYRTLE	2 GAL., 30" HT. MIN.	CONT.	36" O.C.
	ROSMARINUS OFFICINALIS 'TUSCAN BLUE'*	'TUSCAN BLUE' ROSEMARY	2 GAL., 30" HT. MIN.	CONT.	36" O.C.
	SARCOCOCCA RUSCIFOLIA*	SWEET BOX	2 GAL., 30" HT. MIN.	CONT.	36" O.C.
	VIBURNUM DAVIDII*	DAVID'S VIBURNUM	2 GAL., 18" HT. MIN.	CONT.	36" O.C.
	SMALL SHRUBS – EVERGREEN/DECIDUOUS ACCENT PLANTS				
	BERBERIS THUNBERGII 'ATROPURPUREA'*	'ATROPURPUREA' JAPANESE BARBERRY	1 GAL., 18" HT. MIN.	CONT.	30" O.C.
	BUXUS MICROPHYLLA JAPONICA 'WINTER GEM'	'WINTER GEM' JAPANESE BOXWOOD	1 GAL., 18" HT. MIN.	CONT.	24" O.C.
	CORNUS SERICEA 'KELSEYI'*	'KELSEYI' REDTWIG DOGWOOD	1 GAL., 18" HT. MIN.	CONT.	24" O.C.
	ILEX CRENATA 'NORTHERN BEAUTY'	'NORTHERN BEAUTY' JAPANESE HOLLY	1 GAL., 18" HT. MIN.	CONT.	30" O.C.
	LAVENDULA X INTERMEDIA*	LAVENDER	1 GAL., 18" HT. MIN.	CONT.	24" O.C.
	NANDINA DOMESTICA 'GULF STREAM'*	'GULF STREAM' HEAVENLY BAMBOO	1 GAL., 18" HT. MIN.	CONT.	30" O.C.
	SENECIO GREYI*	SENECIO	1 GAL., 18" HT. MIN.	CONT.	30" O.C.
	ACCENTS				
	ANEMONE 'HONORINE JOBERT'	'HONORINE JOBERT' ANEMONE	1 GAL.	CONT.	24" O.C.
	ASTILBE X ARENDSII 'DEUTSCHLAND'	'DEUTSCHLAND' ASTILBE	1 GAL.	CONT.	24" O.C.
	CROCOSMIA X 'LUCIFER'	'LUCIFER' CROCOSMIA	1 GAL.	CONT.	24" O.C.
	HELLEBORUS ORIENTALIS	LENTEN ROSE	1 GAL.	CONT.	24" O.C.
	HEMEROCALLIS HYBRIDS*	DAYLILY	1 GAL.	CONT.	24" O.C.
	IRIS DOUGLASIANA*	IRIS	1 GAL.	CONT.	24" O.C.

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION	SPACING
	GROUND COVER MIXES				
	NATIVE RESTORATION MIX:				
	15% MYRICA CALIFORNICA*	15% PACIFIC WAX MYRTLE	1 GAL.	CONT.	30" O.C.
	15% RIBES SANGUINEUM*	15% RED FLOWERING CURRANT	1 GAL.	CONT.	30" O.C.
	15% SYMPHORICARPOS ALBUS*	15% SNOW BERRY	1 GAL.	CONT.	30" O.C.
	55% GAULTHERIA SHALLON*	55% SALAL	1 GAL.	CONT.	30" O.C.
	PERIMETER MIX (<30" HT.):				
	75% VIBURNUM DAVIDII*	75% DAVID'S VIBURNUM	1 GAL.	CONT.	24" O.C.
	25% RUBUS CALYCINOIDES 'EMERALD CARPET' *	25% 'EMERALD CARPET' BRAMBLE	1 GAL.	CONT.	24" O.C.
	SUN MIX:				
	25% SPIRAEA JAPONICA 'SHIROBANA*	25% 'SHIROBANA' SPIRAEA	1 GAL.	CONT.	24" O.C.
	25% ROSA 'FLOWER CARPET'*	25% 'FLOWER CARPET' ROSE	1 GAL.	CONT.	24" O.C.
	50% ARCTOSTAPHYLLOS UVA–URSI*	50% KINNIKINNICK	1 GAL.	CONT.	24" O.C.
	SHADE MIX:				
	25% EUPORBIA AMYGDALOIDES ROBBIAE*	25% EUPHORBIA	1 GAL.	CONT.	24" O.C.
	25% POLYSTICHUM MUNITUM*	25% SWORD FERN	1 GAL.	CONT.	24" O.C.
	50% LIRIOPE SPICATA*	50% CREEPING LILYTURF	1 GAL.	CONT.	24" O.C.
	LAWN				
	HYDROSEED (FUTURE PHASE AREA ONLY)				

MUP LANDSCAPE REQUIREMENT SUMMARY

DEVELOPMENT STANDARD	CODE SECTION	REQUIREMENT – L3 ZONE	REQUIRED	PROVIDED
SCREENING AND LANDSCAPING # SF	SMC 23.45.015.A&B&C	3' X TOTAL LENGTH OF ALL PROPERTY LINES	3X1,388 = 4,164 SF	223+480+ 973+1427+ 1250 =4,353 SF
TREE QUANTITY	DIRECTOR'S RULE 13–92 A3d	FOR LOTS OVER 30,000 SF, MIN. (1) TREE PER 1,300 SF IS REQUIRED	114,111/1,300 = (88) 1.5" CAL. TREES	(88+) 1.5" CAL. TREES
SHRUB QUANTITY	DIRECTOR'S RULE 13–92 A4b	MIN. TWICE AS MANY SHRUBS AS THE REQUIRED NUMBER OF TREES	88X2 = 176 SHRUBS	(176+) SHRUBS

LANDSCAPE NOTES

1. MATURE TREE HEIGHT SHALL BE MIN. 15'. TREE SIZES AT TIME OF INSTALLATION ARE REQUIRED AS FOLLOWED:
   a. FOR DECIDUOUS TREES, MIN. 1½" CAL. MEASURED 6" ABOVE THE GROUND.
   b. FOR MULTI–STEMMED TREES, MIN. 3 STEMS AND 6' IN HEIGHT.
   c. FOR EVERGREEN TREES, MIN. 4' IN HEIGHT ABOVE THE GROUND.
2. SHRUB SIZES AT TIME OF INSTALLATION ARE REQUIRED AS FOLLOWED:
   a. SHRUBS FOR SCREENING PURPOSES MIN. 30" HIGH.
   b. ALL OTHER SHRUBS MIN. 18" HIGH.
3. GROUND COVER SHALL BE INSTALLED TO PROVIDE COMPLETE COVERAGE OF BARE SOIL WITHIN 3 YEARS.
4. MIN. 25% OF PLANT MATERIALS SELECTED SHALL BE DROUGHT TOLERANT PLANTS, SEE PLANT LIST FOR DROUGHT TOLERANT PLANT IDENTIFICATION.

ALL PLANTING AREAS SHALL RECEIVE 2" DEPTH OF MULCH, EXCEPT AT LAWN OR PLAY AREA.

LANDSCAPE PLAN

NTS

NORTH

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LANDSCAPE PLAN AND PLANT LIST

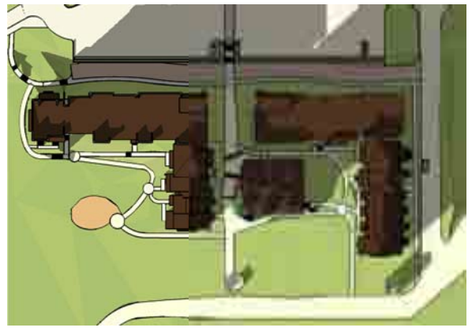
Magnuson Park Housing

SOLID GROUND
7400 SAND POINT WAY NE, HOUSING SITE 'B'
SEATTLE, WASHINGTON

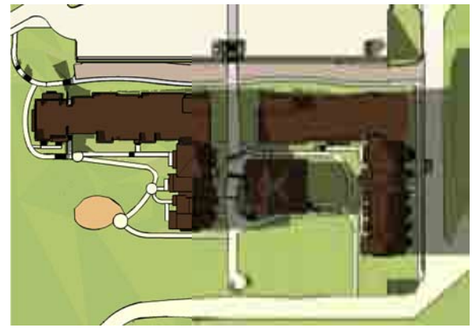
PLOT DATE: 06 MAY 2009
CAD FILE: SP-MUP 0506
PROJ. MGR.: TJ/MM
DRAFTER: LC/HH

SHEET NO.

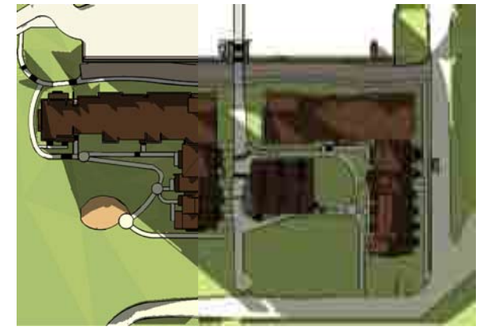
21



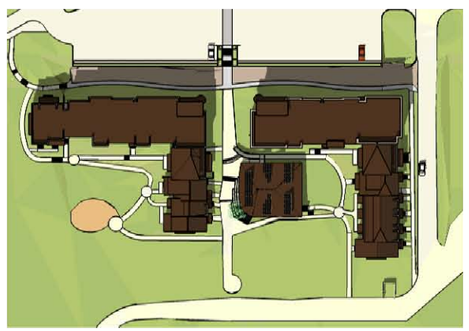
Winter Solstice 9 am NORTH



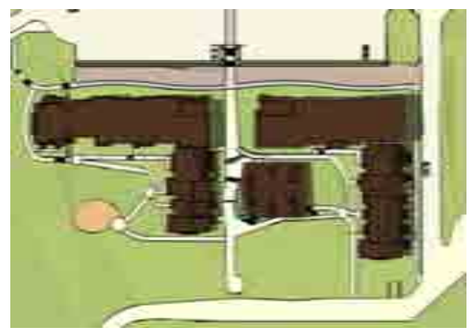
Winter Solstice 12 pm NORTH



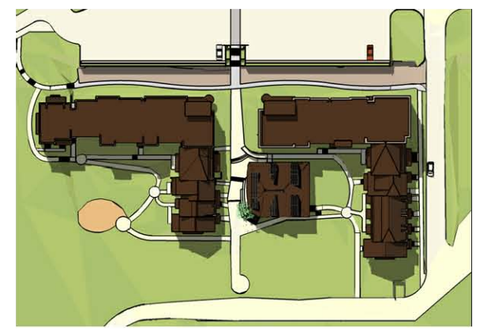
Winter Solstice 3 pm NORTH



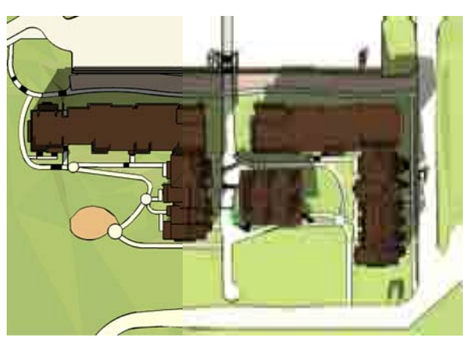
Summer Solstice 9 am NORTH



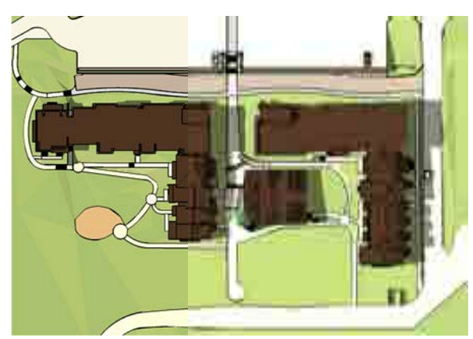
Summer Solstice 12 pm NORTH



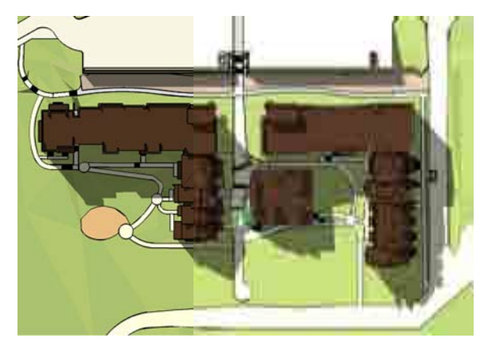
Summer Solstice 3 pm NORTH



Vernal / Autumnal Equinox 9 am NORTH



Vernal / Autumnal Equinox 12 pm NORTH



Vernal / Autumnal Equinox 3 pm NORTH

Photovoltaic's

Public Transportation

Historic Site Photo as Bowling Lanes
(Brownfield Site: tennis court contains asbestos that will need to be abated.)

Recycling of Construction Materials
Recycling for future Residents

Native Plants

Existing Site as Parking Area - Concrete to be crushed and used as backfill

CTED | Innovation is in our nature.
Community, Trade & Economic Development

Evergreen Sustainable Development Standards

Built Smart

SUSTAINABILITY STRATEGIES

* Native plants and drip irrigation
* Sustainable building materials
* Walkable neighborhood
* Public transportation
* Recycling construction materials
* Existing concrete to be crushed and re-used as backfill on site
* Certified and Engineered wood framing
* Energy efficient appliances and fixtures
* Low/no VOC paints and primers
* Photovoltaic Panel system
* Owner/Occupant Manuals provided
* Water conserving appliances
* Windows: target U-value = 0.36 min.

Tonkin / Hoyne
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SHADOW STUDY AND SUSTAINABLE BUILDING STRATEGIES

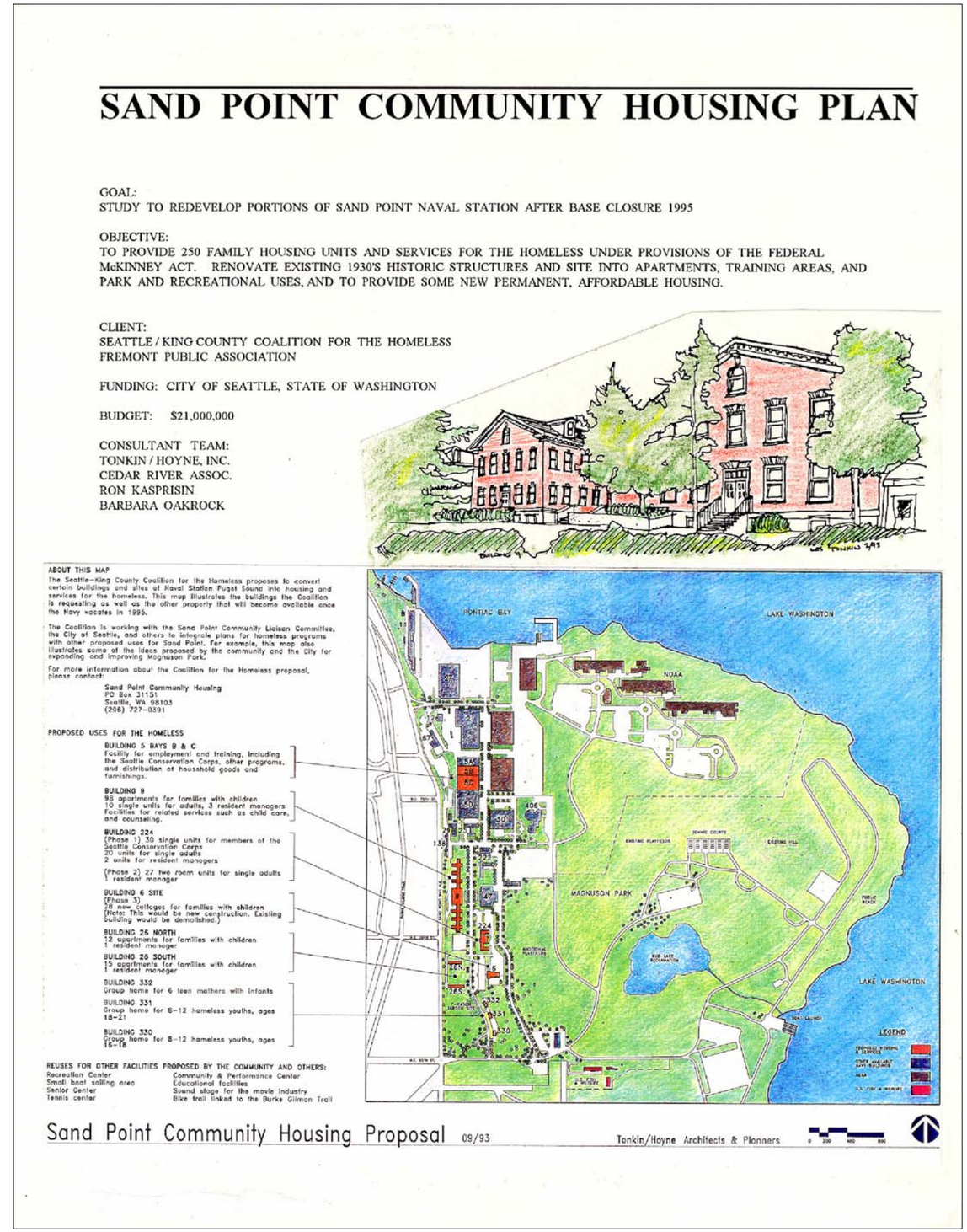
Magnuson Park Housing
SOLID GROUND
7400 SAND POINT WAY NE, HOUSING SITE 'B'
SEATTLE, WASHINGTON

PLOT DATE: 06 MAY 2009
CAD FILE: SP-MUP 1920
PROJ. MGR.: TJ/MM
DRAFTER: LC/HH

SHEET NO.
23

SAND POINT / MAGNUSON PARK

1999 CONCEPT PLAN WITH 2004 FIELD MASTER PLAN SUPERIMPOSED



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

ABOUT THIS MAP
The Seattle–King County Coalition for the Homeless proposes to convert certain buildings and sites of 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
98 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

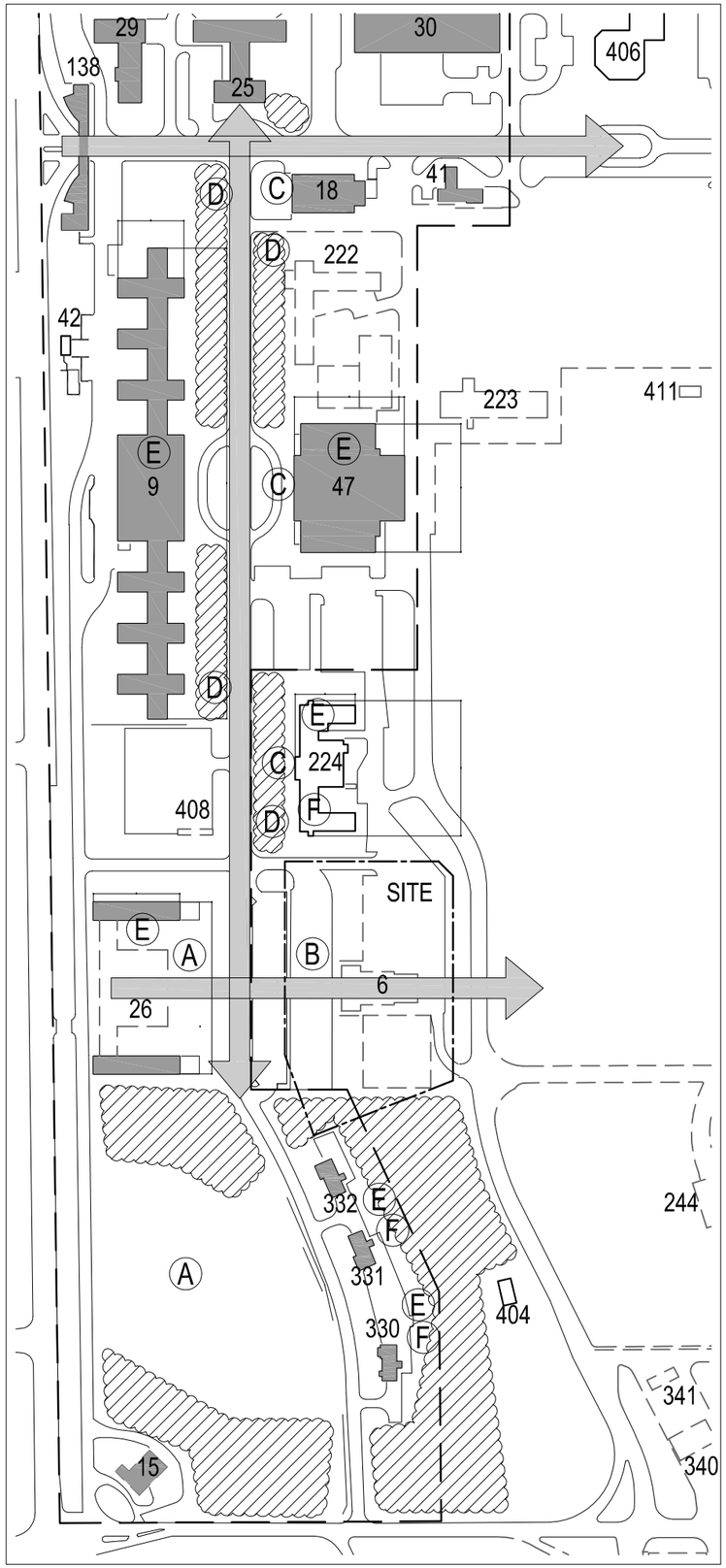
BUILDING 330
Group home for 8–12 homeless youths, ages 16–18

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

Sand Point Community Housing Proposal 09/93 Tonkin/Hoyne Architects & Planners

SAND POINT HOUSING PLAN

1993 COMMUNITY HOUSING PROPOSAL



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

NORTH

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-K1
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 Hoyne's original proposal included recommendations to reduce the amount of façade 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

DEPARTMENT OF ARCHAEOLOGY & HISTORIC PRESERVATION
Protect the Past. Shape the Future

REQUEST FOR DEPARTURES

FROM WASHINGTON DEPARTMENT OF ARCHAEOLOGY AND HISTORIC PRESERVATION

Tonkin / Hoyne
Architecture & Urban Design
204 First Avenue South, Seattle, Washington 98104
PHONE: (206) 624 7880 / FAX: (206) 622 1766

HISTORIC DISTRICT OVERVIEW

Magnuson Park Housing
SOLID GROUND
7400 SAND POINT WAY NE, HOUSING SITE 'B'
SEATTLE, WASHINGTON

PLOT DATE: 06 MAY 2009
CAD FILE: SP-MUP 2122
PROJ. MGR.: TJ/MM
DRAFTER: LC/HH

SHEET NO.
25

RESPONSE TO DESIGN GUIDELINES

SITE PLANNING

A1	**SITE CHARACTERISTICS**	SITE BUILDINGS TO RESPOND TO SPECIFIC SITE CONDITIONS	• *PRONOUNCED SLOPE ON SITE* • *TOWNHOMES STEP DOWN IN* **HARMONY WITH THE SLOPE** *AND* **MAINTAIN VIEWS** • *BUILDING CONFIGURATION* **EMPHASIZES THE VIEW CORRIDOR** *AND* **CREATES COURTYARDS** • **BRICK** *AS THE PRIMARY FACADE MATERIAL* **RECALLS THE HISTORICAL BUILDINGS** *AND PARAPET ROOF TREATMENTS INCREASE THE PERCEIVED BUILDING HEIGHT FROM 62ND AVE.*
A3	**VISIBLE ENTRANCES**	ENTRIES TO BE CLEARLY IDENTIFIABLE AND VISIBLE FROM THE STREET.	• *IN THE APARTMENT BUILDINGS, THE* **TWO STAIR TOWERS FLANK THE HISTORIC VIEW CORRIDOR** *WITH THEIR INCREASED HEIGHT MAKING IT CLEARLY DISTINGUISHABLE FROM THE STREET* • *TOWNHOUSES LOCATED TO THE NORTH HAVE* **ENTRIES AND PORCHES FRONTING DIRECTLY ON THE ADJACENT PRIVATE ROAD** *AT THE NORTH PROPERTY LINE.*
A4	**HUMAN ACTIVITY**	DEVELOPMENT SHOULD ENCOURAGE HUMAN ACTIVITY ON THE STREET.	• *THE* **CENTRAL SPINE CIRCULATION PATH** *AND THE* **ADJACENT COMMUNITY CENTER** *ARE THE PRIMARY FOCUS OF THE DEVELOPMENT.* • **BUILDINGS ARE ARRANGED TO CREATE COURTYARDS** *WHICH PROVIDE RESIDENTS THE OPPORTUNITY TO INTERACT WITH THEIR NEIGHBORS* • *EACH COURTYARD GROUPING PROVIDES* **SUB-COMMUNITIES**, *IN THE RANGE OF 25-35 FAMILIES AFTER THE COMPLETION OF THE FUTURE BUILDINGS, WHICH MAXIMIZES OPPORTUNITIES FOR STRONG NEIGHBORLY RELATIONSHIPS THAT WORK IN* **PROVIDING DEFENSIBLE SPACE SECURITY**.
A5	**RESPECT FOR ADJACENT SITES**	BUILDINGS SHOULD RESPECT ADJACENT PROPERTIES BY BEING LOCATED ON THEIR SITES TO MINIMIZE DISRUPTION OF THE PRIVACY AND OUTDOOR ACTIVITIES OF RESIDENTS IN ADJACENT BUILDINGS	• *THE OWNER OF THE PROPOSED DEVELOPMENT IS ALSO THE OWNER OF THE PROPERTIES ON THREE SIDES OF THE SITE. THE FOURTH SIDE IS OPEN TO MAGNUSON PARK. THE OWNER, SOLID GROUND, DEVELOPS AND MANAGES HOUSING FOR LOW INCOME FAMILIES, SO THERE IS NOW, AND WILL BE, A* **HIGH DEGREE OF COORDINATION BETWEEN THIS PROJECT AND THE EXISTING SURROUNDING OCCUPIED PROPERTIES**. *IN ADDITION THE COURTYARDS AND COMMUNITY AREAS CREATED FOR THE RESIDENTS OF THIS DEVELOPMENT ARE LOCATED AWAY FROM THE USABLE OPEN SPACE OF THE ADJACENT PROPERTIES.*
A6	**TRANSITION RESIDENCES / STREET**	BUILDING / SIDEWALK SPACE SHOULD PROVIDE SECURITY, PRIVACY AND ENCOURAGE SOCIAL INTERACTION	• *THE DRIVEWAY ALONG THE PARKING STRUCTURE* **MEANDERS AS A TRAFFIC CALMING MEASURE** *AND TO ALLOW FOR* **SEVERAL LARGE PLANTING AREAS**, *INCLUDING TREES AND SHRUBS, TO SERVE AS A BUFFER FOR THE ADJACENT UNITS.* • *THE TOWNHOMES HAVE* **FRONT PORCHES** *ACCENTED BY LANDSCAPED AREAS TO* **SERVE AS TRANSITIONS** *OR FILTERS FROM THE PUBLIC REALM TO THE PRIVATE INTERIORS OF THE UNITS.*
A7	**RESIDENTIAL OPEN SPACE**	SITE TO MAXIMIZE OPPORTUNITIES FOR USABLE, INTEGRATED OPEN SPACE	• *THE* **TWO PRIVATE RESIDENT COURTYARDS** *ENCLOSED BY THE PROPOSED AND FUTURE BUILDINGS, WILL BE OPEN SUNNY SPACES PROVIDING FOR A VARIETY OF ACTIVE AND PASSIVE ACTIVITIES FOR KIDS AND ADULTS. SEPARATING THE DEVELOPMENT INTO TWO SMALLER COMMUNITIES ARRANGED AROUND VARIOUS SIZED COURTYARDS* • *THE* **CENTRAL SPINE/VIEW CORRIDOR** *WILL BE A MORE* **PUBLIC OPEN SPACE** *PROVIDING PUBLIC ACCESS TO THE ENTRIES OF THE NORTH WING OF BUILDING 2, AND SERVING AS A SUNNY COLLECTION SPACE FOR INTERACTION BETWEEN RESIDENTS OF BOTH SUB-COMMUNITIES AND USERS OF THE COMMUNITY BUILDING.* • *AT THIS* **CENTRAL SPINE** *A COMBINATION OF LANDSCAPE AND HARDSCAPE WILL TERRACE DOWN FROM THE HIGH POINT AT THE STREET,* **CONNECTING THE HISTORIC STAIRWAY** *(TO BE RESTORED) SLIPPING BETWEEN SECTIONS OF THE EXISTING PARKING GARAGE DOWN* **TO MAGNUSON PARK** *BELOW. THE* **COMMUNITY BUILDING** *ITSELF WILL HAVE* **ACCESS TO A VARIETY OF OPEN SPACE TYPES**: *THE SOUTH-FACING OPEN SEATING AREA INTEGRATED INTO THE BUILDING, THE WIDE STAIRWAY CONNECTING TO THE MAIN ENTRY ON THE LOW SIDE, AND THE SMALL, MOSTLY COVERED GATHERING AREA OUTSIDE THE ENTRANCE TO THE DAYLIGHT BASEMENT AREAS OF TEEN ROOM AND LAUNDRY. AT THE EAST END OF THE SPINE WILL BE AN* **OVERLOOK AREA** *WITH SEATING PROVIDING* **VIEWS OVER THE BALLFIELDS AND WETLANDS OF MAGNUSON PARK**, *AS WELL AS THE CASCADE MOUNTAINS ABOVE THE TREES IN THE DISTANCE.*
	BOARD COMMENTS	THE BOARD EMPHASIZED THE IMPORTANCE OF DEVELOPING A RESPECTFUL AND CONSISTENT RELATIONSHIP OF THE OVERALL MASSING AND DESIGN OF THE DEVELOPMENT TO THE FUTURE PEDESTRIAN ENVIRONMENT AND GENERAL PATTERN OF DEVELOPMENT OF THE NEIGHBORHOOD.	• *THE* **NEW BUILDINGS MATCH** *THE* **HEIGHT, BULK AND SCALE** *OF THE THE SURROUNDING NEIGHBORHOOD* • *THE* **CENTRAL SPINE** *AND* **SIDEWALKS** *WITHIN THE VARIOUS OPEN SPACES* **ENCOURAGES PEDESTRIANS INTERACTION** *WITH ONE ANOTHER AND WITH THE ENVIRONMENT AROUND THEM.*
		DISTINGUISH THE RESIDENTIAL ENTRIES AND MAKE THEM VISIBLE AS POSSIBLE FROM THE STREET.	• *TWIN* **ENTRY TOWERS VISIBLE FROM THE HIGHER ELEVATION** *OF 62ND AVE NE.* • **RESIDENTIAL TOWNHOUSE ENTRIES** *WILL BE DEFINED BY FILTERS OF NARROWED PATHS, PLANTING AREAS AND VERTICAL SEPARATIONS IN THE FORM OF* **FRONT PORCHES WITH STOOPS**.
		THE FUTURE DESIGN SHOULD BE SITED AND DESIGNED TO ENCOURAGE HUMAN ACTIVITY AT THE BASE LEVEL WITH FUTURE RESIDENTS BEING ABLE TO UTILIZE THE COURTYARDS IMMEDIATELY OUTSIDE OF THEIR UNIT AND ALSO THE AREA THAT FRONTS THE ENTRY DRIVE LEADING TO THE EXISTING PARKING AREA BENEATH 62ND AVE NORTHEAST.	• **PORCHES** *ARE PROVIDED AS* **SEMI-PRIVATE OUTDOOR SPACES** *AND TO INCORPORATE A HUMAN SCALE INTO THE MASSING OF THE BUILDINGS* • **SIDEWALKS** *AND VARIOUS SIZED* **COURTYARDS ENCOURAGE INTERACTION** *AMONG NEIGHBORS*
		THE UNITS THAT FRONT THE ENTRY DRIVE ARE AT A DISADVANTAGE DUE TO THE DIRECT VIEW TO THE PARKING AREA. AS A RESULT, THE BOARD EXPECTS THIS AREA TO APPROPRIATELY CELEBRATE WITH DESIGN ELEMENTS (PLANTINGS, BENCHES, ETC.) THAT MAKE IT A USABLE AREA FOR RESIDENTS.	• **NATIVE TREES** *AND* **SHRUBS** *HAVE BEEN PROVIDED AS* **VISUAL BUFFERS** *BETWEEN THESE UNITS AND THE PARKING AREAS*
		THE BOARD REQUESTS A PHASE 1 LANDSCAPE PLAN TO BE PRESENTED AT THE RECOMMENDATION MEETING.	• *A* **COLORED LANDSCAPE PLAN** *HAS BEEN* **PROVIDED**

HEIGHT, BULK AND SCALE

B1	**HEIGHT, BULK AND SCALE COMPATIBILITY**	PROJECTS SHOULD BE COMPATIBLE WITH THE SCALE OF DEVELOPMENT ANTICIPATED BY THE APPLICABLE LAND USE POLICIES FOR THE SURROUNDING AREA AND SHOULD BE SITED AND DESIGNED TO PROVIDE A SENSITIVE TRANSITION TO NEAR-BY, LESS INTENSIVE ZONES. PROJECTS ON ZONE EDGES SHOULD BE DEVELOPED IN A MANNER THAT CREATES A STEP IN PERCEIVED HEIGHT, BULK AND SCALE BETWEEN THE ANTICIPATED DEVELOPMENT POTENTIAL OF THE ADJACENT ZONES.	• *ALTHOUGH MAGNUSON PARK TO THE EAST IS ZONED SF, THE PROJECT SITE AND SURROUNDING AREA IS ZONED L-3. THE 2 STORY* **TOWN HOME STRUCTURES STEP DOWN AT THE ZONE EDGES** *CLOSEST TO MAGNUSON PARK.* • *SINCE THE PRIMARY FACADE IS VISUALLY CUT OFF AND SET BACK BY THE EXISTING PARKING STRUCTURE FROM THE SITE STREET, THE BUILDING DESIGN TAKES ADVANTAGE OF SEVERAL* **EXCEPTIONS TO THE HEIGHT LIMIT** *TO CREATE THE* **PERCEPTION THAT THE BUILDINGS ARE LARGER IN HEIGHT AND BULK**, *MORE IN KEEPING WITH THE ADJACENT EXISTING STRUCTURES ALONG 62ND AVE NE TO THE NORTH AND WEST.*

ARCHITECTURAL ELEMENTS AND MATERIALS

C1	**ARCHITECTURAL CONTEXT**	NEW BLDG. TO COMPLEMENT THE ARCHITECTURAL CHARACTER AND SITING PATTERN OF NEIGHBORING BUILDINGS	• *WE SOUGHT TO BALANCE THE NEEDS OF THE RESIDENTS WITH THE DESIRE TO FIT INTO THE SURROUNDINGS BY PRESENTING A FORMAL FAÇADE TO THE STREET. REQUESTED DESIGN* **DEPARTURES FOR STRUCTURE WIDTH AND FACADE MODULATION WILL BE ESSENTIAL IN ACHIEVING THE PROPER FIT TO THE CONTEXT**. • *BEHIND THE* **FORMAL FACADE FACING THE STREET** *WILL BE MORE RESIDENTIAL-LOOKING STRUCTURES WITH PITCHED ROOFS, BAY WINDOWS AND PORCHES. THE PUBLIC WILL VIEW THE PROJECT AS A NATURAL FIT FOR THE HISTORIC AREA, BUT TENANTS WILL STILL HAVE ALL OF THE BENEFITS OF A* **RESIDENTIAL-SCALED NEIGHBORHOOD AT THE INTERIOR OF THE SITE.**
C2	**ARCH. CONCEPT / CONSISTENCY**	BUILDING ELEMENTS, DETAILS, MASSING TO PROVIDE PROPORTIONED / UNIFIED DESIGN CONCEPT BUILDINGS SHOULD EXHIBIT FORM AND FEATURES IDENTIFYING THE FUNCTIONS WITHIN THE BUILDING TOP OF STRUCTURE TO BE DISTINGUISHED FROM FAÇADE WALLS	• *THIS DESIGN AIMS TO DRAW FROM THE CLEAR STRONG FORMS AND SIMPLE, WELL-THOUGHT-OUT DETAILING PRESENT IN THE VARIOUS ARCHITECTURAL STYLES OF THE SURROUNDING BUILDINGS. PRESENTING A* **STRONG, FORMAL FACE** *TO THE PUBLIC ALLOWS US TO* **RESPECT THE CHARACTER OF THE HISTORIC DISTRICT**. *AROUND THE CORNER FROM AND* **BEYOND THESE FORMAL FACADES** *WILL BE* **FACADES OF A MORE RESIDENTIAL CHARACTER**, *LESS GOVERNED BY HISTORIC CONTEXT AND MORE* **SUITABLE FOR FAMILY HOUSING.** • *THE BUILDINGS ARRANGED IN* **TWO SOLAR-ORIENTED COURTYARDS** ***AND*** **LINKED BY THE CENTRAL SPINE / HISTORIC VIEW CORRIDOR** ***ARE THE EXPRESSION OF THE SITE PLANNING CONCEPT***. *THE TWO DISTINCT SUB-COMMUNITIES SERVE A SMALLER GROUP OF RESIDENTS, WHO ARE COMBINED INTO THE LARGER NEIGHBORHOOD BY THE CENTRAL PATHWAY AND COMMUNITY BUILDING.* • *THERE IS A CLEAR SEPARATION OF THE PUBLIC REALM OF STREETS, SIDEWALKS AND THE CENTRAL VIEW/ACCESS CORRIDOR FROM THE PRIVATE OPEN SPACE OF COURTYARDS. THE BUILDINGS ARRANGEMENT CREATES THAT SEPARATION. THE* ***OUTSIDE-FACING FACADES*** *OF THE RESIDENTIAL BUILDINGS, ENCLOSING THE COURTYARDS,* **FORM AN EDGE TO THE PUBLIC REALM** *OF ACCESS FROM ROADS AND DRIVEWAYS, WITH ACCESS AT WELL-MARKED POINTS OF ENTRY. THE SINGLE-STORY, (WITH DAYLIGHT BASEMENT),* **COMMUNITY BUILDING** *IS LOCATED TO FORM THE NORTH EDGE OF THE CENTRAL SPINE AND HELPS* **DEFINE THE (SEMI-) PUBLIC REALM**, *(AND AS THE SOUTH EDGE OF THE NORTH COURTYARD WILL CAST MINIMAL SHADOW INTO THAT SPACE). THERE IS AN EXISTING GROVE OF TREES TO THE SOUTH OF THE SOUTH COURTYARD PROVIDING ENCLOSURE TO THAT SPACE. THE DETAILS OF SITE DESIGN AND LANDSCAPING WILL PROVIDE THE FILTERS THAT ALLOW VISITOR PASSAGE FROM PUBLIC TO PRIVATE ZONES.*

C4	**EXTERIOR FINISH MATERIALS**	BLDG. EXTERIORS TO HAVE DURABLE, MAINTAINABLE MATERIALS WITH TEXTURE, PATTERN, AND DETAILING	• *THE USE OF* **BRICK FACING** *62ND AVE AND WRAPPING AROUND THE CORNERS OF THE BUILDING* • *PAINTED* **CEMENTITIOUS PLANK SIDING AT THE TOWNHOMES** *AND THE UPPER LEVELS OF THE APARTMENTS* • **FIBER CEMENT BOARDS** *AT THE COMMUNITY CENTER* • **STANDING SEAM METAL ROOFING** *AT THE COMMUNITY CENTER* • *CONCRETE SIDEWALKS*
	BOARD COMMENTS	THE BOARD VOICED CONCERN WITH THE NARROWNESS OF THE PROPOSED CENTRAL SPINE BETWEEN THE TWO BUILDINGS. THE BOARD STATED IT WOULD LIKE TO REVIEW A DESIGN THAT WIDENS THE CENTRAL SPINE AND ALLOWS FOR MORE SUNLIGHT IN THIS AREA. THE BOARD SUGGESTED SHIFTING THE TOWNHOUSE UNITS IN BUILDING #1 FURTHER SOUTH AND OR SHIFTING THE COMMUNITY BUILDING FURTHER NORTH AS A POSSIBLE METHOD TO ACHIEVE THIS GUIDANCE.	• *THE* **COMMUNITY BUILDING** *HAS BEEN* **PUSHED NORTH** *AS FAR AS POSSIBLE WHILE STILL MAINTAINING ACCESSIBLE ROUTES* • **BUILDING #2 HAS BEEN PUSHED SOUTH** *TO ENHANCE THE OPEN CORRIDOR BETWEEN THE BUILDINGS* • *THE PAVING AREA OF THE* **CENTRAL SPINE HAS BEEN WIDENED** *TO CAPTURE THIS OPEN SPACE FOR THE PEDESTRIANS*
PEDESTRIAN ENVIRONMENT			
D1	**PED. OPEN SPACES / ENTRANCES**	PROVIDE SECURE, ACCESSIBLE ENTRIES WITH LIGHT AND OVERHEAD COVERING. CREATE LIVELY, PEDESTRIAN-ORIENTED OPEN SPACE.	• *THE* **TWIN TOWERS** *AT THE APARTMENTS* **MARK THE MAIN ENTRANCES** *TO THESE BUILDINGS* • **STREET LAMPS, PORCH LIGHTS AND OVERHANGS** *WILL BE PROVIDED FOR* **SAFETY** *AND WEATHER* **PROTECTION** *MEASURES* • **TRANSITIONS** *FROM* **PUBLIC PATHS** *TO INDIVIDUAL RESIDENTIAL* **TOWNHOUSE ENTRIES** *WILL BE DEFINED BY USE OF* **NARROWED PATHS, PLANTING AREAS** *AND VERTICAL SEPARATIONS IN THE FORM OF* **FRONT PORCHES WITH STOOPS.** *IN GENERAL, PLANTED BUFFERS AND/OR VERTICAL SEPARATION FROM ADJACENT CIRCULATION PATHS AND OPEN SPACES PRESERVE PRIVACY FOR TENANTS OF ADJACENT GROUND-FLOOR DWELLING UNITS ON BOTH THE PUBLIC AND PRIVATE SIDES OF THE BUILDINGS.* • *SEPARATING THE DEVELOPMENT INTO TWO* **SMALLER COMMUNITIES** *ARRANGED AROUND COURTYARDS WILL GIVE RESIDENTS THE OPPORTUNITY TO ENCOUNTER AND INTERACT WITH THEIR MORE IMMEDIATE NEIGHBORS ON A REGULAR BASIS. (KEEPING THE TWO SEPARATE SUB-COMMUNITIES IN THE RANGE OF 25-35 AFTER THE COMPLETION OF THE FUTURE BUILDINGS) FAMILIES EACH MAXIMIZES OPPORTUNITIES FOR STRONG NEIGHBORLY RELATIONSHIPS TO DEVELOP INTO A* **NETWORK OF "EYES ON THE STREET"** *PROVIDING DEFENSIBLE SPACE SECURITY. ALSO, THE COURTYARDS SOUTHERN ORIENTATION WILL MAXIMIZE EXPOSURE TO THE SUN MAKING THESE COMMON COURTYARD OPEN SPACES WARM AND BRIGHT. THE* **CENTRAL SPINE / VIEW CORRIDOR** *WILL PROVIDE* **PUBLIC OPEN SPACE** *ALLOWING PUBLIC* **ACCESS TO THE ENTRIES** *OF THE NORTH WING OF BUILDING 2, AND SERVING AS A* **SUNNY OPEN COLLECTION SPACE** *ENCOURAGING* **INTERACTION BETWEEN RESIDENTS** *OF BOTH SUB-COMMUNITIES AND USERS OF THE SITE'S COMMUNITY BUILDING. ALONG THIS CENTRAL SPINE A* **COMBINATION OF LANDSCAPE AND HARDSCAPE**, *WILL TERRACE DOWN FROM THE HIGH POINT AT THE STREET,* **CONNECTING THE HISTORIC STAIRWAY** *AT THE PARKING STRUCTURE (TO BE RESTORED) DOWN TO* **MAGNUSON PARK** *BELOW.*
D7	**PERSONAL SAFETY AND SECURITY**	PROVIDE SAFETY AND SECURITY ON SITE AND IN GREATER ENVIRONMENT.	• **PUBLIC INTERACTION WILL BE LIMITED TO THE PERIMETER OF THE SITE, THE CENTRAL CIRCULATION PATH** *AND, WHEN INVITED, THE COMMUNITY CENTER. THE PATH WILL BE OPEN, INVITING AND WELL LIT. ADDITIONALLY, MOST OF THE RESIDENTIAL UNITS WILL HAVE A* **CLEAR VIEW OF THIS AREA ALLOWING FOR MANY "EYES ON" THE PATH.** • *THE COURTYARDS WILL HAVE MINIMAL ACCESS FROM THE EDGE OF THE SITE WITH LANDSCAPING AND HARDSCAPING CLEARLY DEFINING THE PUBLIC AREAS. THE* **CONTROL POINTS** *AT THE WEST AND EAST END OF THE SITE WILL BE NARROW, MARKED, CONFINED* **GATEWAYS IN FULL VIEW OF THE SURROUNDING RESIDENTS.** • *ANOTHER MEANS OF PROVIDING SECURITY EXISTS WITHIN THE BASIC TWO-SUB-COMMUNITY SITE CONCEPT. KEEPING THE TWO SEPARATE* **SUB-COMMUNITIES IN THE RANGE OF 25-35** *FAMILIES (AFTER THE COMPLETION OF THE FUTURE BUILDINGS) WHICH MAXIMIZES* **OPPORTUNITIES FOR STRONG NEIGHBORLY RELATIONSHIPS** *TO DEVELOP INTO A NETWORK OF* **"EYES ON THE STREET"** *PROVIDING DEFENSIBLE SPACE SECURITY.* • **TRANSITIONS** *FROM PUBLIC PATHS TO INDIVIDUAL RESIDENTIAL TOWNHOUSE ENTRIES WILL BE DEFINED BY USE OF* **NARROWED PATHS, PLANTING AREAS AND VERTICAL SEPARATIONS** *IN THE FORM OF FRONT PORCHES WITH STOOPS. IN GENERAL, PLANTED BUFFERS AND/OR VERTICAL SEPARATION FROM ADJACENT CIRCULATION PATHS AND OPEN SPACES PRESERVE PRIVACY FOR TENANTS OF ADJACENT GROUND-FLOOR DWELLING UNITS ON BOTH THE PUBLIC AND PRIVATE SIDES OF THE BUILDINGS.*
D12	**RESIDENTIAL ENTRY / ACCESS**	ENTRY ACCESS TO PROVIDE SECURITY AND PRIVACY FOR RESIDENTS. ACCESS TO BE VISUALLY INTERESTING FOR PEDESTRIANS.	• **EXTERIOR LIGHT** POLES, PORCH LIGHTS AND INTERIOR LIGHTING THAT IS EMITTED THROUGH THE WINDOWS WILL **ENHANCE THE SECURITY AT THE ENTRIES** • THE **TWIN TOWERS** AT THE APARTMENTS BUILDINGS AND THE CHANGE IN MATERIAL **DELINEATE THE ENTRANCE** FOR USERS • **TOWNHOMES** ARE VERTICALLY SEPARATED FROM THE ADJACENT GROUND WITH **INDIVIDUAL PORCHES**, PORCH LIGHTS AND OVERHEAD WEATHER PROTECTION
	BOARD COMMENTS	THE BOARD WOULD LIKE TO SEE GRADE-LEVEL VIGNETTES AND SITE SECTIONS SHOWING THE DESIGN CHARACTER OF THE EAST-WEST PUBLIC ACCESS PATHWAY.	• *COLORED STREET FRONT ELEVATIONS AND* **COLORED PERSPECTIVES** *HAVE BEEN PROVIDED TO* **SHOW THE DESIGN CHARACTER** *AT THESE LOCATIONS*
		THE BOARD EXPECTS TO SEE A DESCRIPTION EXPLAINING HOW PEDESTRIANS WILL BE ABLE TO DIFFERENTIATE BETWEEN THE PUBLIC SPACE AND PRIVATE SPACE ALONG THE EAST-WEST PUBLIC ACCESS PATHWAY.	• *TO ACT AS* **DELINEATIONS** *BETWEEN THE PUBLIC AND PRIVATE REALMS* **UNITS HAVE BEEN RAISED** *ABOVE GRADE AND* **PORCHES WITH STEPS** *AND* **PLANTING AREAS** *ARE PROVIDED .*
		THE TRASH COLLECTION AREA SHOULD BE ENCLOSED AND SCREENED IN AN ARCHITECTURAL FORM REFLECTIVE OF THE DEVELOPMENT AND NOT INTRUSIVE TO PEDESTRIANS.	• *THE* **TRASH** *AND* **RECYCLING** *AREA IS PROVIDED IN TWO LOCATIONS (AT THE NORTHWEST AND NORTHEAST CORNERS OF THE PROPERTY) AND IS ENCLOSED WITHIN A TEMPORARY CONCRETE AND STUCCO STRUCTURE. THE PERMANENT LOCATION FOR THE TRASH IS STILL ANTICIPATED TO BE ON THE LOWER LEVEL OF THE PARKING BUNKER.*
		DETAILS OF THE PROPOSED TRASH LOCATION MUST BE INCLUDED IN THE NEXT MEETING.	• *THE* **TRASH AND RECYCLING** *AREAS ARE* **NOTED ON THE SITE PLAN.**
LANDSCAPING			
E1	**LANDSCAPING TO REINFORCE CONTINUITY W/ ADJ.. SITES**	WHERE POSSIBLE, LANDSCAPING SHOULD REINFORCE THE CHARACTER OF NEIGHBORING PROPERTIES / STREETSCAPE.	• *CURRENTLY THE PARKS DEPARTMENT IS REMOVING EXISTING NON-NATIVE TREES FROM THE ENTIRE SAND POINT SITE, WHICH IS CONSIDERABLY ALTERING THE PREVIOUS APPEARANCE. OUR LANDSCAPE PLAN INCORPORATES* **NATIVE SPECIES** *WHICH ARE ALSO* **DROUGHT TOLERANT** *IN KEEPING WITH THE LATEST BEST PRACTICES FOR DEVELOPING* **HEALTHY LANDSCAPE** *AND CONSERVING NATURAL RESOURCES.*
E2	**LANDSCAPE TO ENHANCE BUILDING / SITE**	LANDSCAPING, (PLANT MATERIAL, PAVEMENTS, TRELLISES, SCREEN WALLS, PLANTERS, SITE FURNITURE, ETC.) TO BE INCORPORATED INTO THE DESIGN FOR ENHANCEMENT.	• *THE* **CENTRAL SPINE** *INCORPORATES* **OPEN SEATING, WIDE STAIRS, AND NATIVE PLANTINGS** *ALONG ITS EDGES* • *THE* **NORTH EDGE** *OF THE SITE WILL BE TREATED AS IF IT WERE A TRADITIONAL* **PUBLIC STREETSCAPE WITH SIDEWALKS AND PLANTING STRIP** *TRANSITIONING TO LANDSCAPED FRONT YARDS, STOOPS AND ENTRY PORCHES.* • *EACH OF THE TWO SOUTH-ORIENTED* **LANDSCAPED COURTYARDS** *WILL BE DESIGNED TO CAREFULLY INTEGRATE* **SOLAR ACCESS** *TO MAKE THE SPACES COMFORTABLY WARM AND SUNNY AS MUCH OF THE DAY AND AS MUCH OF THE YEAR AS POSSIBLE.* • **TREES AND LARGE PLANTING AREAS** *WILL HELP TO CREATE A* **PLEASANT WALKING ENVIRONMENT** *ALONG THE PARKING AREA.* **PLANTER BEDS FOR TREES** *AND SHRUBS WILL BE CUT OUT OF THE CONCRETE AT THE GARAGE SIDE OF THE DRIVEWAY AT STRATEGIC LOCATIONS WHERE IT CURVES AWAY FROM THE STRUCTURE TO* **SOFTEN THAT HARD EDGE**. *SHRUBS PLANTED IN THE EXISTING PLANTER AT THE LIP OF THE LID OVER THE PARKING STRUCTURE WILL ALSO SOFTEN THE HARD-EDGED CONCRETE. PEDESTRIAN-SCALE LIGHTING WILL BE INCORPORATED INTO THE DESIGN OF THE DRIVEWAY.*
E3	**LANDSCAPE TO ADDRESS SITE CONDITIONS**	LANDSCAPE DESIGN TO USE ON-SITE AND OFF-SITE CONDITIONS	• *A* **NARROW CURVING DRIVEWAY** *SERVING THE EXISTING PARKING STRUCTURE, WITH AN* **ENLARGED PEDESTRIAN SIDEWALK** *THAT WOULD DOUBLE AS PART OF THE FIRE-ACCESS ROAD IN AN EMERGENCY AND SERVE AS PART OF THE BACK-UP SPACE AT PARKING STALLS, WILL GIVE THE APPEARANCE OF A* **HUMANELY-SCALED LANE** *PROVIDING PEOPLE AND CAR ACCESS TO THE BUILDINGS.* • **SHALLOW-RAMPED CIRCULATION PATHS** *(1:20 OR LESS), CONNECT REAR-OF-BUILDING RESIDENT COURTYARD ACCESS POINTS (BACK PORCHES AND STAIRS) ALONG THE SLOPING TOPOGRAPHY OF THE COURTYARDS,* **CONNECTING** *A VARIETY OF CAREFULLY-DEFINED AND LANDSCAPED* **ACTIVITY AREAS** *IN UPPER AND LOWER PORTIONS OF THE OPEN SPACES WITHIN THE COURTYARD, AND IN THE CASE OF BUILDING 1, AT THE COMMUNITY BUILDING.* • *THE* **SOUTH EDGE** *OF THE SITE WILL REMAIN A* **WOODED AREA** *PROVIDING "CLOSURE" TO THE SOUTH COURTYARD AND A* **BUFFER** *BETWEEN THIS PROPOSED HOUSING AND THE YOUTH HOUSING PROJECT FURTHER SOUTH* • *IN* **THIS PHASE** *OF CONSTRUCTION, THE* **ENTIRE CENTRAL CIRCULATION PATH WILL BE CONSTRUCTED** *AT THE EAST END, INCLUDING A* **NODE FOR OUTLOOK** *OVER MAGNUSON PARK AND THE CASCADE MOUNTAIN PEAKS BEYOND, WITH A* **SEATING WALL** *AND SPACE FOR A FUTURE COMMUNITY* **ART INSTALLATION**. *THE BALLFIELDS CURRENTLY UNDER CONSTRUCTION ACROSS SPORTS FIELD ROAD TO THE EAST WILL MAKE LAWNS A NATURAL CHOICE FOR TEMPORARY LANDSCAPING OVER THE SITES OF THE TWO FUTURE RESIDENTIAL BUILDINGS AND PREVENT THE SITE FROM FEELING "UNFINISHED" UNTIL THE SECOND BUILDING PHASE IS COMPLETE. PATHS PLANNED ALONG THE EDGES OF THE LAWN AREAS OF THE COURTYARDS WILL ALLOW A NATURAL TRANSITION TO THESE TEMPORARY LAWNS.*
	BOARD COMMENTS	LANDSCAPING SHOULD ENHANCE THE PRIOR GUIDELINES, BY CREATING A TRANSITION FROM THE STREET/PUBLIC AREAS, SOFTENING EDGE CONDITIONS AND BY HELPING CREATE A GREEN STREETSCAPE. THE BOARD LOOKS FORWARD TO REVIEWING A DETAILED SCHEMATIC LANDSCAPE PLAN THAT INCLUDES LANDSCAPING AND SCREENING ALONG THE PROPERTY LINES, OPEN SPACE AREAS (COURTYARDS, PATIOS, ETC.) AND RESIDENTIAL ENTRIES. THE PLAN SHOULD ALSO INCLUDE DETAILS REGARDING ANY FUTURE SCREENING AND LANDSCAPING ELEMENTS ADJACENT TO THE PARKS PROPERTY AND THE PUBLIC ACCESS CORRIDOR.	• *SEE LANDSCAPE PLAN FOR SCHEMATIC DESIGN INTENT.*

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GUIDELINES RESPONSE MATRIX

Magnuson Park Housing
SOLID GROUND
7400 SAND POINT WAY NE, HOUSING SITE 'B'
SEATTLE, WASHINGTON

PLOT DATE: 06 MAY 2009
CAD FILE: SP-MUP 1920
PROJ. MGR.: TJ/MM
DRAFTER: LC/HH

SHEET NO.