

LOWE ENTERPRISES - HIGH POINT

3420 SW Graham Street
Project #3008796
Early Design Guidance



MITHUN



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Project Summary

Existing Site

The site is located at 3420 SW Graham St, on the northeast corner of the intersection of 35 Avenue SW and SW Graham Street. The site is approximately 165,000 sf and is currently vacant, most recently used as construction staging for the High Point Redevelopment Project. The perimeter of the site is nearly level, with a slight hill at the center rising approximately 8'. The site is barren, except for a small number of isolated existing trees. A gas station was located at the intersection but has been removed.

The site is zoned NC 2-40, with no overlay designations. There are no Neighborhood Specific Guidelines for this location.

Neighboring Development

The site is bordered by L-2 to the north, L-4 to the east, a combination of NC 2-40, L-1 and L-4 to the south, and NC 2-40 and SF 5000 to the west. To the north is the recently completed High Point Clinic and Public Library with associated surface parking, as well as a multi-family housing development. To the east is a Senior Housing apartment building, as well as some smaller scale multi-family structures. To the south is an auto-repair shop and a variety of housing types. To the west are single family homes and small scale retail. The site is located at a prominent corner at one of the entry points to the new High Point Development. The overall siting pattern of the new High Point Development is the development of housing around pocket parks. The development pattern along 35th Ave SW is a series of small scale commercial structures with associated parking. The site will have views over the surrounding development in a variety of directions: to the west will be views of the Puget Sound, to the northeast will be views of Elliot Bay and downtown, and to the southeast are potential views of Mt. Rainier.

The proposed development is planned to be a mixed-use structure with neighborhood commercial uses along 35th Ave SW, and a variety of residential units. The height will be approximately 44' high at the center of the site, stepping down at the perimeter of the site. There will be up to 220 units located in three structures. The commercial street front will contain approximately 7,000 sf for retail uses and an additional 7,000 sf as either live/work or retail, fronting on 35 Ave SW and a plaza at the intersection. Parking will depend on the final unit count and market conditions, but approximaattely 275-295 stalls are planned.

Design Intent

a big gesture

The central open space creates a focus for the development and serves as the organizational and experiential heart of the project.

Respecting High Point’s ratio of neighborhood parks, the development would focus around common open space similar to the pocket parks found throughout High Point.

layering

The 35th Avenue edge defines the public pedestrian and retail scale and provides immediate cues as to the energy and diversity of this neighborhood.

addition by subtraction

Given the nature of this site’s topography, dropping the garage level about 2’ in the center of the property should allow a 4th story in that area. The impact of this 4th floor is mitigated by the layer of townhouse lofts in front of it. That top floor should enjoy some great views.

shed a story

The eastern building sheds a story along the southeastern edge, presenting a more sensitive scale relative to the adjacent triplex.

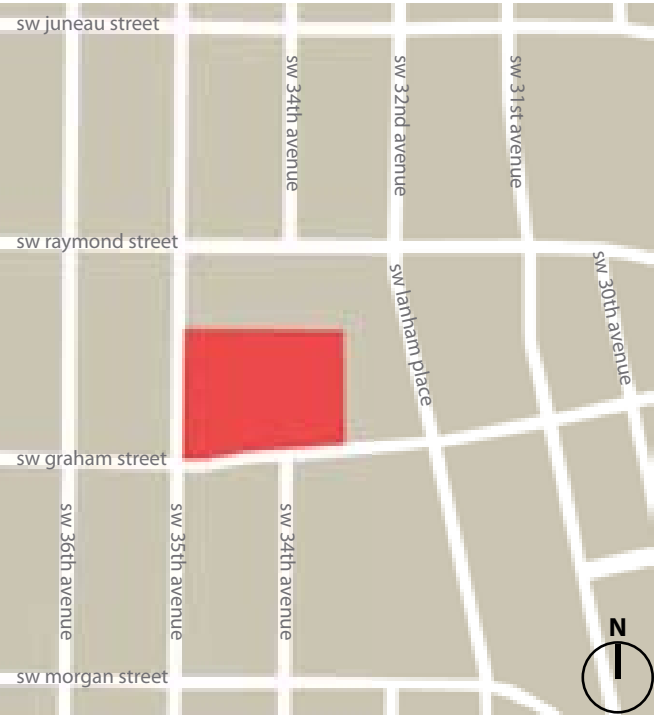
see no evil

The commercial garage entry/exit and service areas are rotated away from public view, set back and screened by both walls and landscaping.

edge character

This project is defined in many ways by the edge and contextual responses required to complement its neighbors. The 35th Avenue frontage consists of energetic urban lofts, setback above tall retail spaces. The northwest corner respects the Community Healthcare Clinic, and the 3-story mass at the northeast corner is set back over 35 feet from the adjacent townhouses’ access drive. The common open space along the south edge is the heart of this community, and terminates the 34th Avenue axis in an artful manner.

Vicinity Map



Project Team

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SITE BOUNDARY

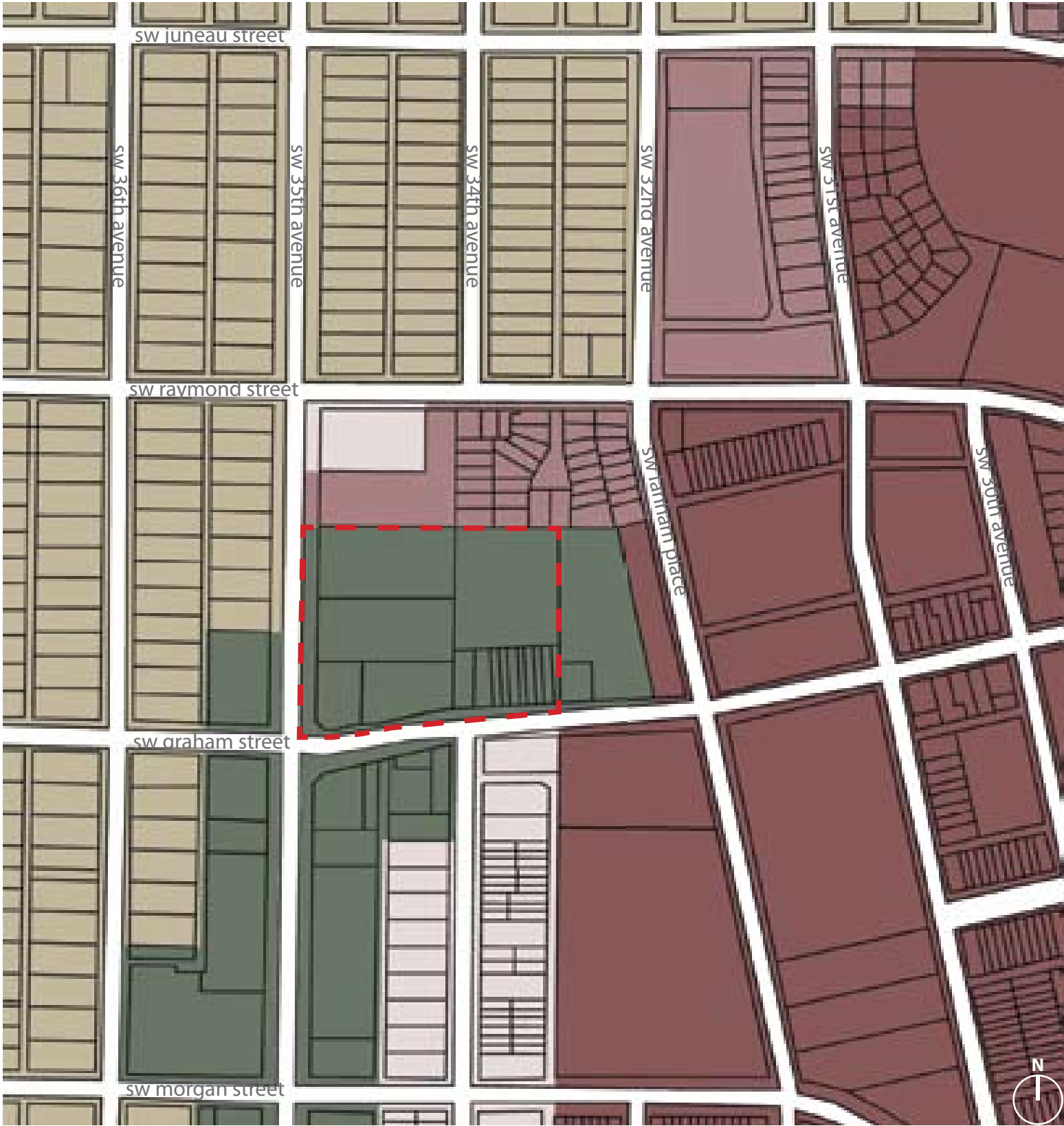
SINGLE-FAMILY

NC2-40

LOWRISE 1

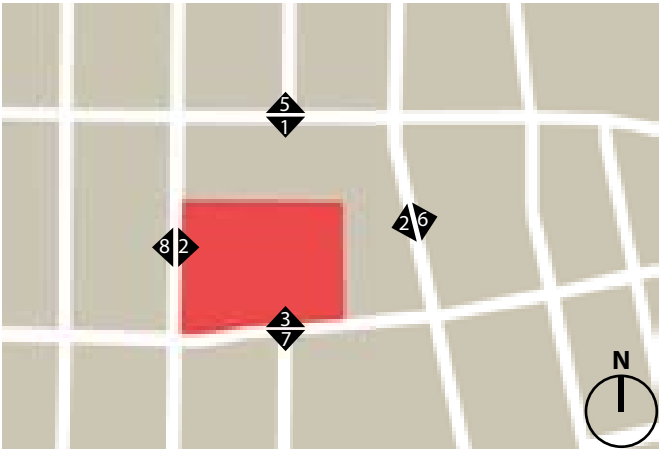
LOWRISE 2

LOWRISE 4





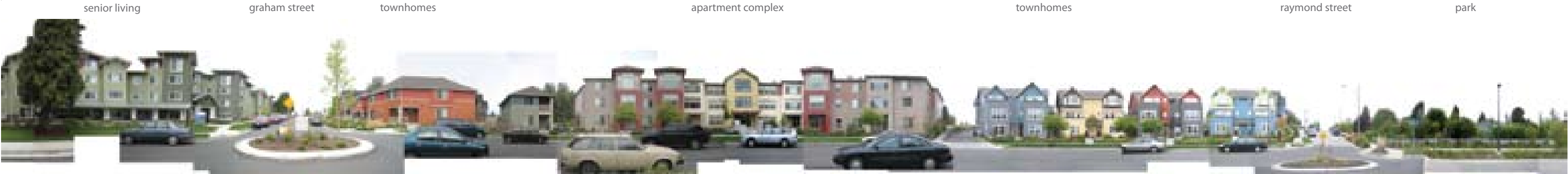
streetscapes key



Streetscapes - towards site



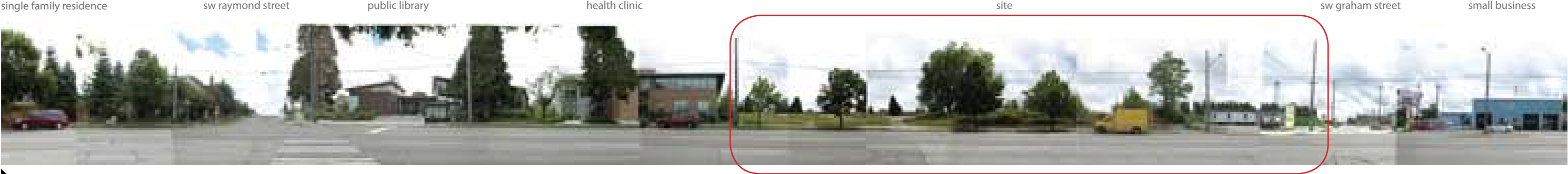
1 raymond street - north elevation



2 lanham place - east elevation



3 graham street - south elevation



4 35th street - west elevation



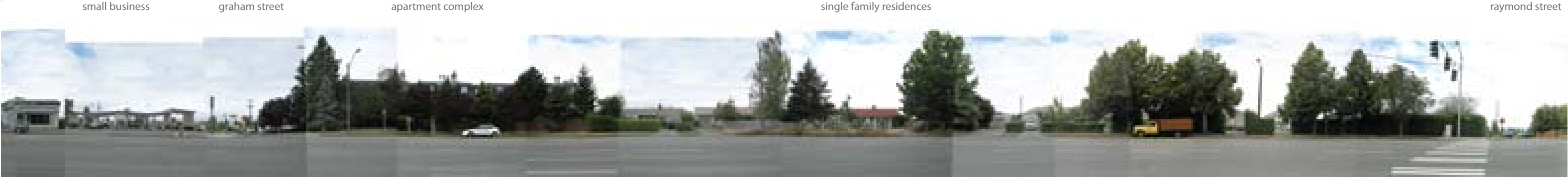
5 raymond street - south elevation



6 lanham place - west elevation



7 graham street - north elevation



8 35th ave - east elevation



Streetscapes - midblock

sw graham st

site

existing tree

site



9

mid-block alley - west elevation

alley end



10

mid-block alley - south elevation

single-family residences

apartment complex

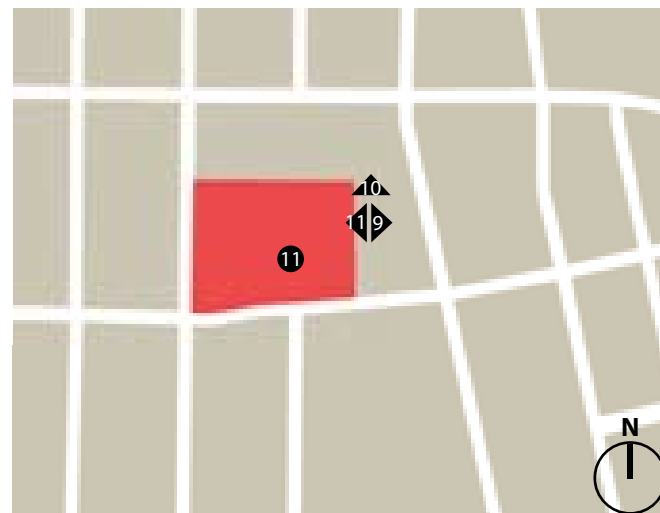
single-family residence

sw graham street



11

mid-block alley - east elevation



context photographs key



11

existing site tree



14 high point library (north of site)



15 townhomes (north and west of site)



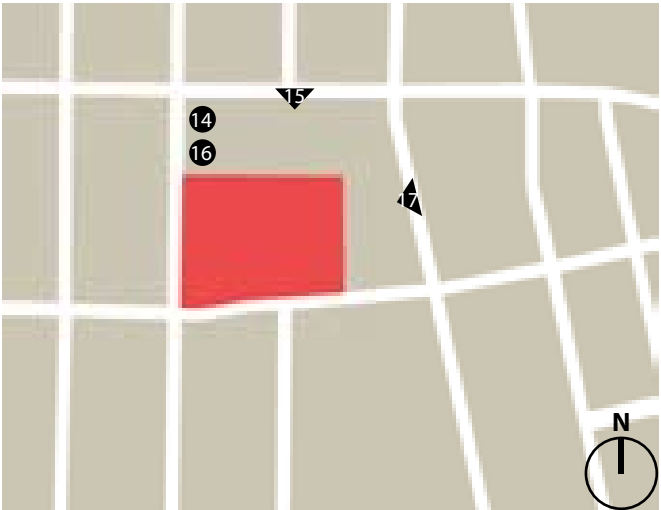
16 clinic (north of site)



context photographs key



17 apartment complex (south of site)



context photographs key



18 providence elizabeth house (senior living)



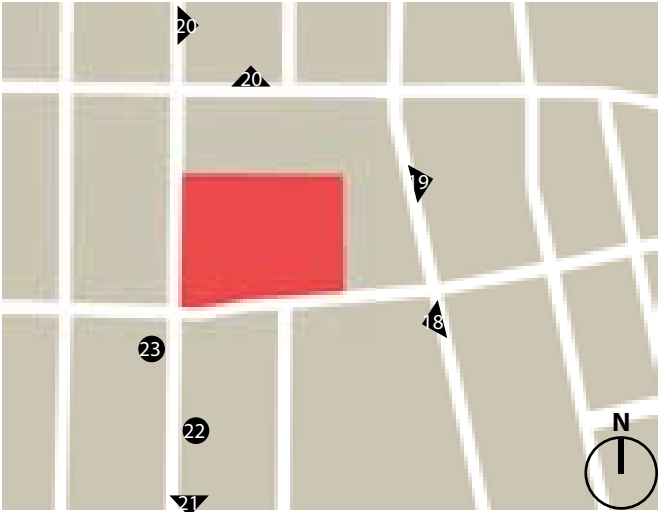
19 pocket parks



20 single family residences



21 west seattle food bank



context photographs key



22 business



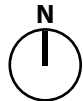
23 business



--- SITE BOUNDARY

● EXISTING SITE TREES

||| SUN EXPOSURE



RETAIL/PROFESSIONAL

SINGLE FAMILY

MULTI-FAMILY

COMMUNITY AMENITY





Allowable Zoning Envelope



alternate design - option 1

pros

- scale broken down into smaller facades
- linear park is visible from street
- retail presence at 35th
- strong retail plaza at intersection

cons

- parking access aligned with 34th ave sw
- tall scale at 35th ave sw
- commercial use across from residential at graham





alternate design - option 2

pros

- multiple buildings reduce scale
- retail presence at 35th
- potential strong end of axis at 34th ave sw

cons

- courtyard hidden from public view
- longest facades facing residential
- commercial use across from residential at graham





preferred design - option 3

pros

- multiple buildings reduce scale
- retail presence on 35th with smaller scale
- strong end of 34th ave axis
- common open space maintains High Point pattern, visible from street
- short facades across from small scale residential
- building steps down at east to match smaller scale
- strong retail plaza at intersection





Across 35th Avenue SW looking southeast (clinic on left).



Directly across 35th Avenue SW looking east at retail/service entry (clinic on left).



Directly across 35th Avenue SW looking east at retail/service entry.



site section

Potential Departures

Parking Access

For a site with no alley but frontage on two streets, access to parking must be from the street with the fewest lineal feet of commercially zoned frontage (SMC 23.47A.032.A.1.c). This site has no alley, and the commercially zoned frontage is less on 35th Av SW than on SW Graham St. The proposed design includes access on both 35th Av SW and SW Graham St, which will require a Design Departure. In order to reduce parking conflicts, separate residential parking and commercial parking is proposed. The access to the residential parking is proposed to occur off of SW Graham St. to ease traffic flow along 35th Av SW.

Parking Stall Size

Zoning requires a strict mix of small and large stalls (35% small and 35% large). As the design of the parking develops, a different mix of stalls for the parking stalls may be requested.

Design Guidelines

The following Guidelines are considered of high importance by the design team:

A-1 Responding to Site Characteristics
Location of site elements, such as the proposed park and corner plaza

A-2 Streetscape Compatibility
The character of the streetscape along 35th Ave SW

A-4 Human Activity
Activity along 35th Av SW, corner plaza and in the proposed park

A-6 Transition between Residence and Street
The entry sequence to the units

A-7 Residential Open Space
The character of the proposed park

A-9 Location of Parking on Commercial Street Fronts
Location of parking for the commercial zone

A-10 Corner Lots
The intersection of 35th Ave SW and SW Graham St is very prominent and acts as a gateway to the greater High Point development.

B-1 Height, Bulk and Scale Compatibility
Respect for surrounding development.

C-2 Architectural Concept and Consistency
The visibility and prominence of the site necessitates a coherent, strong design.

C-3 Human Scale
The care and concern for the human scale developed in High Point should be reflected in this development.

D-1 Pedestrian Open Spaces and Entrances
The pedestrian quality of the neighborhood should be enhanced.

D-7 Personal Safety and Security
The proposed park at the core of the project will require careful concern for safety.

E-1 Landscaping to Reinforce Design Continuity with Adjacent Sites
The pattern of pocket parks should be emulated.





HIGH POINT Mixed-Use Site
Lowe Enterprises 3/27/2008

IMAGE RESEARCH

MITHŪN



Hardi and shingle siding, vinyl windows



color and simple forms / vinyl windows, metal windows



color, vinyl windows





stucco and CMU, metal windows



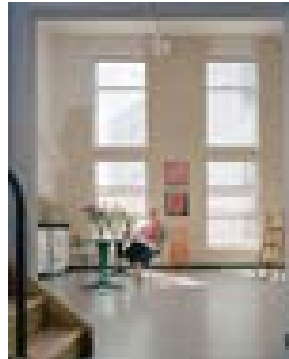
retail plaza with residential



metal and panel siding, wood siding at gargen spaces, metal (or fibergalss) windows

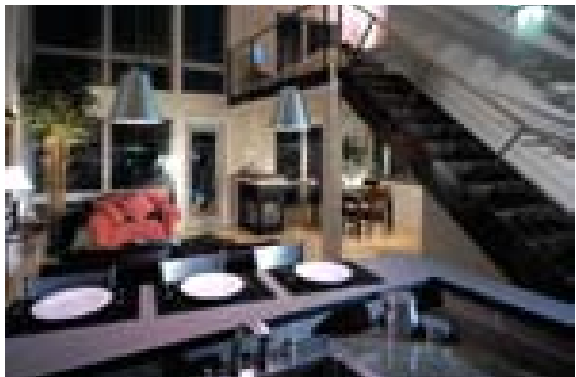


The idea of layering is powerful -- to create depth, variety, texture and to reflect the nature of the urban fabric.



Rhythm, pleasantly-proportioned openings and experientially-rich materials create value within the simplest of architectural framework. The human element becomes the final level of detail, adding color and variety to a subtle, urban-scaled fabric.





The outside begins inside, with spaces and experiences to be supported, rewarded and celebrated in the architectural and planning of the community.

