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MAGNUSON PARK HOUSING
PHASE 2 STAGE 2

EARLY DESIGN GUIDANCE PACKET 1
NOVEMBER 7, 2011

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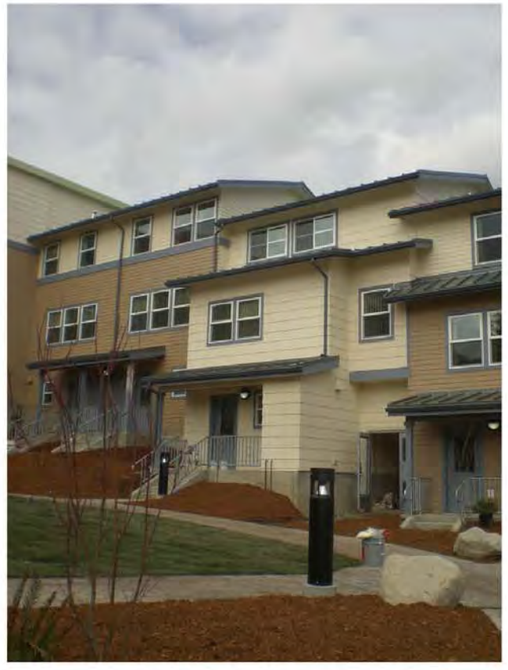


DEVELOPMENT GOALS - PHASE 2.1 (BRETTLER FAMILY PLACE)

BRETTLER FAMILY PLACE HOUSING WAS CONCEIVED AS A TWO-STAGE HOUSING DEVELOPMENT IN THE CONTEXT OF THE CITY OF SEATTLE'S 1994 PLAN FOR RE-USE OF THE SOUTH PORTION OF THE FORMER SAND POINT NAVAL AIR STATION TO CREATE A COMMUNITY OF AFFORDABLE HOUSING FOR FORMERLY HOMELESS PEOPLE, AND THE SAND POINT HISTORIC LANDMARK DISTRICT. THE TWO STAGES OF THIS PROJECT PROVIDE 69 TOTAL MULTI-FAMILY DWELLING UNITS AND A ONE-STORY WITH DAYLIGHT-BASEMENT COMMUNITY BUILDING. FIFTY-TWO OF THESE UNITS AND THE COMMUNITY BUILDING HAVE ALREADY BEEN COMPLETED IN STAGE 1 AND ARE NOW OCCUPIED AND IN USE. THE SECOND STAGE, THAT IS BEING PROPOSED HERE, CONSISTS OF THE BALANCE OF 17 NEW DWELLING UNITS IN A SINGLE BUILDING.

THE BUILDINGS FOR BRETTLER FAMILY PLACE WERE ARRANGED AND DESIGNED TO FIT WITH THE BASE RE-USE PLAN AND TO FOLLOW GUIDELINES ASSOCIATED WITH THEIR LOCATION ADJACENT TO THE LANDMARK DISTRICT AND ITS ROW OF HISTORIC BRICK STRUCTURES ALONG 62ND AVENUE NE. AS SUCH, THE PROJECT WAS PLANNED AS TWO, INTIMATE, COURTYARD-CENTERED SUB-COMMUNITIES LINKED TOGETHER BY AN AXIAL PEDESTRIAN CIRCULATION SPINE AND VIEW CORRIDOR, MANDATED BY THE BASE RE-USE PLAN ON THE FORMER SITE OF THE BASE BOWLING ALLEY STRUCTURE, AND THE COMMUNITY BUILDING. THE TWO SUB-COMMUNITIES WERE DESIGNED AROUND PRIVATE, RESIDENT-ONLY COURTYARDS WITH SOUTH ORIENTATION FOR SOLAR ACCESS, AND ALSO LEFT OPEN TO THE EAST TO PROVIDE FOR VIEWS OF MAGNUSON PARK AND THE CASCADE MOUNTAIN FROM THE OPEN SPACE AND BUILDINGS. THE PROPOSED BUILDING OF STAGE 2 IS LOCATED TO FORM THE SOUTH EDGE OF THE COURTYARD ENCLOSURE OF THE SOUTHERNMOST OF THE TWO COMMUNITIES. THE NEW BUILDING IS INTENDED TO COMPLETE THE ENCLOSURE, FRAME THE VIEWS AND CONTRIBUTE TO THE SOCIAL LIFE OF ITS COMMUNITY.

THE TWO- AND THREE-STORY RESIDENTIAL BUILDINGS OF BRETTLER FAMILY PLACE ARE ARRANGED SETBACK FROM AN EXISTING PARKING BUNKER ALONG THE WEST EDGE IF THE SITE TO BE USED FOR RESIDENTS. FLANKING THE DRIVEWAY ACCESSING THE PARKING IS A TALLER FORMAL, BRICK-FACED FACADE THAT ADDRESSES THE HISTORIC BASE BUILDINGS ALONG 62ND AVE NE AT THE WEST EDGE OF THE SITE. THE BUILDINGS THEN SOFTEN INTO A LOWER, MORE RESIDENTIAL STYLE WITH WINGS THAT STEP DOWN WITH THE SLOPING GROUND AND COMPLETE THE COURTYARD ENCLOSURE. DWELLING UNITS IN THESE WINGS ARE PROVIDED WITH INDIVIDUAL GROUND-LEVEL ENTRIES WITH FRONT PORCHES THAT FACE THE CENTRAL CIRCULATION SPINE OR THE NARROW DRIVEWAY ALONG THE NORTH EDGE OF THE SITE, AND ALSO WITH BACK PORCHES PROVIDING ACCESS TO THE ONE OF THE TWO PRIVATE COURTYARDS.

THE CENTRALLY-LOCATED COMMUNITY BUILDING FLANKING THE NORTH SIDE OF THE CENTRAL SPINE OPENS ONTO WIDENING OF THE SPINE INTO A SUNNY GATHERING SPACE WITH INTEGRATED SEATING AND LANDSCAPING. THE UPPER LEVEL INCLUDES A WIDE LOGGIA FOR RESIDENTS TO LOOK OUT OVER THE PARK AND MOUNTAINS, AND FOR PARENTS TO OVERSEE THEIR CHILDREN'S PLAY. PHOTO VOLTAIC SOLAR COLLECTORS ADORN THE LOW-SLOPED ROOF.

THE DESIGN INTENT IS TO LOCATE AND DESIGN THE HOUSING SO AS TO ACHIEVE THE FOLLOWING OBJECTIVES:
PROVIDE SUITABLE HOUSING IN A VARIETY OF TYPES: LARGE AND SMALL, GROUND-RELATED UNITS AND APARTMENTS, SERVING THE NEEDS OF THE HOMELESS TENANTS.
CONNECT 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.
PROVIDE A GOOD FIT WITH THE HISTORIC NAVY BASE CONTEXT BOTH FROM ARCHITECTURAL AESTHETIC AND URBAN DESIGN STANDPOINTS. TWO URBAN DESIGN PARAMETERS EXIST THAT ARE TO BE ADDRESSED: MAJOR AXIAL VIEW 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 DOWN THROUGH THE CENTER OF OUR SITE TO THE SITE OF THE NOW-DEMOLISHED BOWLING ALLEY KNOWN AS BUILDING 6.
ADDRESS OPPORTUNITIES FOR SUSTAINABLE DEVELOPMENT, INCLUDING OPPORTUNITIES FOR PASSIVE AND ACTIVE SOLAR ENERGY COLLECTION TO SERVE THE RESIDENTS.
PROVIDE SUNNY, USABLE PRIVATE AND COMMUNITY OPEN SPACES FOR RESIDENT FAMILIES.
USE THE SITE'S CONTEXT OF EXISTING STRUCTURES AND TOPOGRAPHY TO CONTRIBUTE TO THE DESIGN AND DEVELOPMENT OF THE COMMUNITY.

DEVELOPMENT GOALS - PHASE 2.2

TO DESIGN AND CONSTRUCT 54 TOTAL UNITS OF LOW-INCOME, SINGLE AND MULTI-FAMILY HOUSING, THE SECOND STAGE IN A TWO-STAGE DEVELOPMENT. THE FIRST STAGE WAS COMPLETED IN 2011 AND CONSISTED OF 52 UNITS OF LOW-INCOME, MULTIFAMILY HOUSING UNITS AND A COMMUNITY BUILDING. THIS PHASE OF CONSTRUCTION WILL HEREBY COMPLETE THE LOW-INCOME HOUSING PORTION OF THE SAND POINT MASTER PLAN.

BUILDING 4 CONSISTS OF 17 UNITS AND 2 (NEW) ACCESSIBLE PARKING STALLS LOCATED ON PARCEL 'B' WHICH INCLUDES THE PREVIOUS PHASE OF HOUSING KNOWN AS BRETTLER PLACE. THIS IS A 3 STORY, RECTANGULAR STRUCTURE WITH PARAPETS AND A LOW SLOPE ROOF THAT WILL INCORPORATE SIMILAR DESIGN ELEMENTS OF THE PREVIOUS PHASE. THIS STRUCTURE IS DESIGNED TO OPEN UP THE EXISTING COURTYARD AND MAINTAIN A PORTION OF THE VIEWS. THE EXISTING PLAY AREA WILL BE RELOCATED TO IN FRONT OF THE COMMUNITY BUILDING AND ENLARGED TO APPROXIMATELY 2500 SF.

BUILDING 5 CONSISTS OF 37 UNITS AND 3 ACCESSIBLE PARKING STALLS, LOCATED ON PARCEL 'A' WHICH IS CURRENTLY A PARKING LOT AND A DRIVEWAY ACROSS THE STREET FROM SANTOS PLACE. A PORTION OF THE PARKING LOT WILL BE REMOVED AS WILL AN EXISTING STAIRCASE, CARPORT AND LOMBARDY POPLAR TREE. THIS BUILDING IS A 3 STORY L-SHAPED BUILDING FEATURING BRICK AND ACCENT MATERIALS,. THE STRUCTURE IS ARRANGED TO CREATE A SUNNY COURTYARD TO THE SOUTH.

DEVELOPMENT OBJECTIVES

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

1. (D7, D12) TO PROVIDE COMFORTABLE AND SAFE HOUSING IN A VARIETY OF TYPES (0-4 BEDROOM) SERVING THE NEEDS OF THE PREVIOUSLY HOMELESS TENANTS.

2. (A3) TO CONNECT TO THE WEALTH OF PUBLIC FACILITIES AND PARK AND RECREATION AREAS, BOTH EXISTING AND PLANNED, WITHIN THE GREATER SAND POINT AND MAGNUSON PARK COMMUNITY.

3. (A8, B1, C1, C2, C3, C4, E1) TO PROVIDE BUILDINGS THAT ARE A GOOD FIT WITHIN THE HISTORIC NAVY BASE CONTEXT BOTH FROM ARCHITECTURAL, LANDSCAPING AND URBAN DESIGN STANDPOINTS.

4. (E3) TO ADDRESS THE OPPORTUNITIES FOR SUSTAINABLE DEVELOPMENT, INCLUDING OPPORTUNITIES FOR PASSIVE AND ACTIVE SOLAR ENERGY COLLECTION TO SERVE THE RESIDENTS.

5. (A7, D1, D4) TO PROVIDE SUNNY DESIRABLE PRIVATE AND COMMUNITY OPEN SPACES FOR RESIDENT FAMILIES.

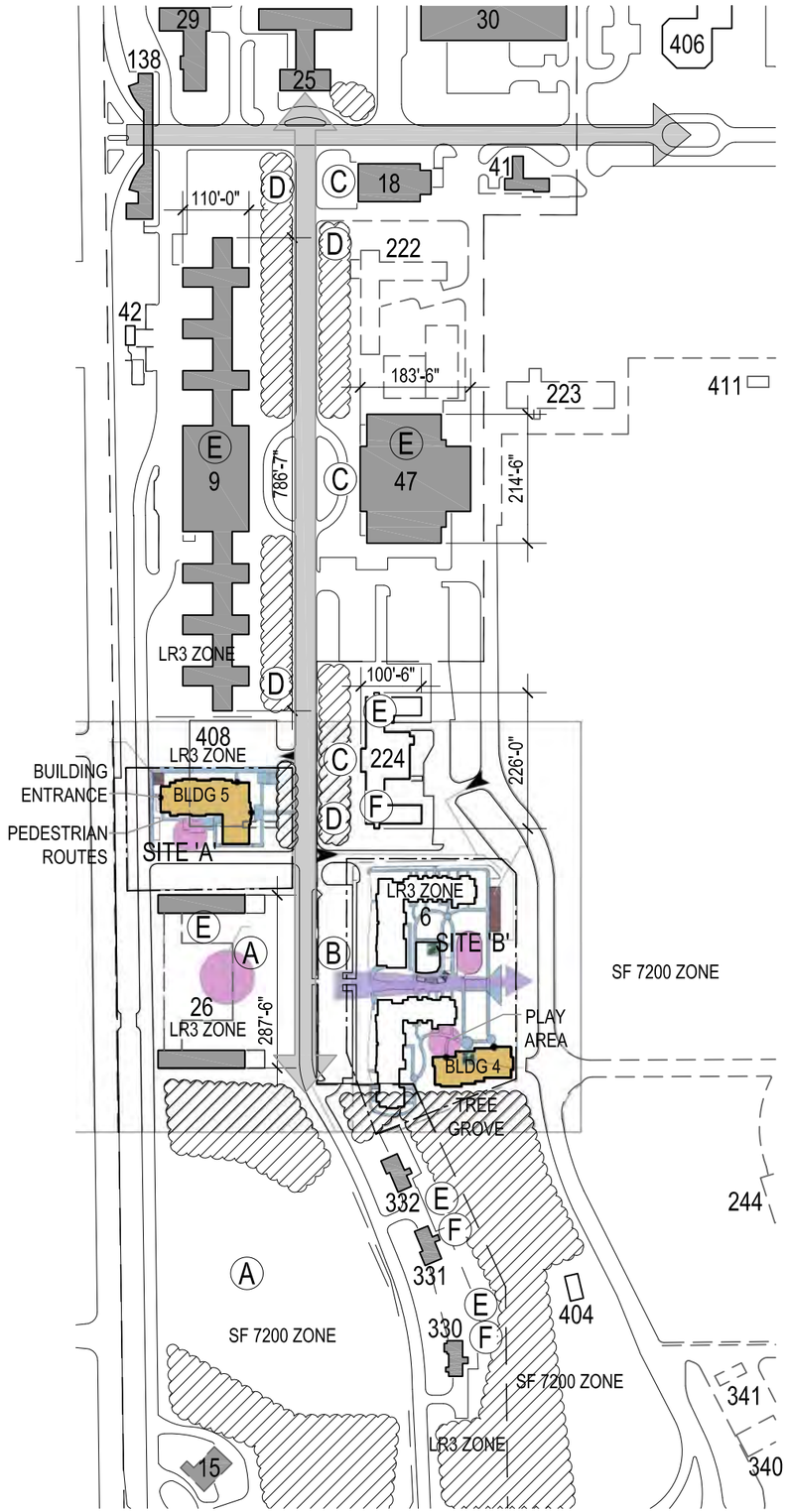
6. (A1, A4, A5, D6, E2, E3) TO USE THE SITE'S CONTEXT OF EXISTING STRUCTURES AND TOPOGRAPHY TO CONTRIBUTE TO THE DESIGN AND DEVELOPMENT OF THE COMMUNITY.

NORTH

SAND POINT / MAGNUSON PARK

NTS

1999 CONCEPT PLAN WITH 2004 FIELD MASTER PLAN SUPERIMPOSED



0-3 ZONING AND SITE FEATURES

SEATTLE MUNICIPAL CODE ZONING MAP 48

BUILDING LEGEND

#	HISTORIC USE	CURRENT / PLANNED USE	NOTES
6	BUILDINGS 1, 2 & 3	-	BRETTLER HOUSING
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

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

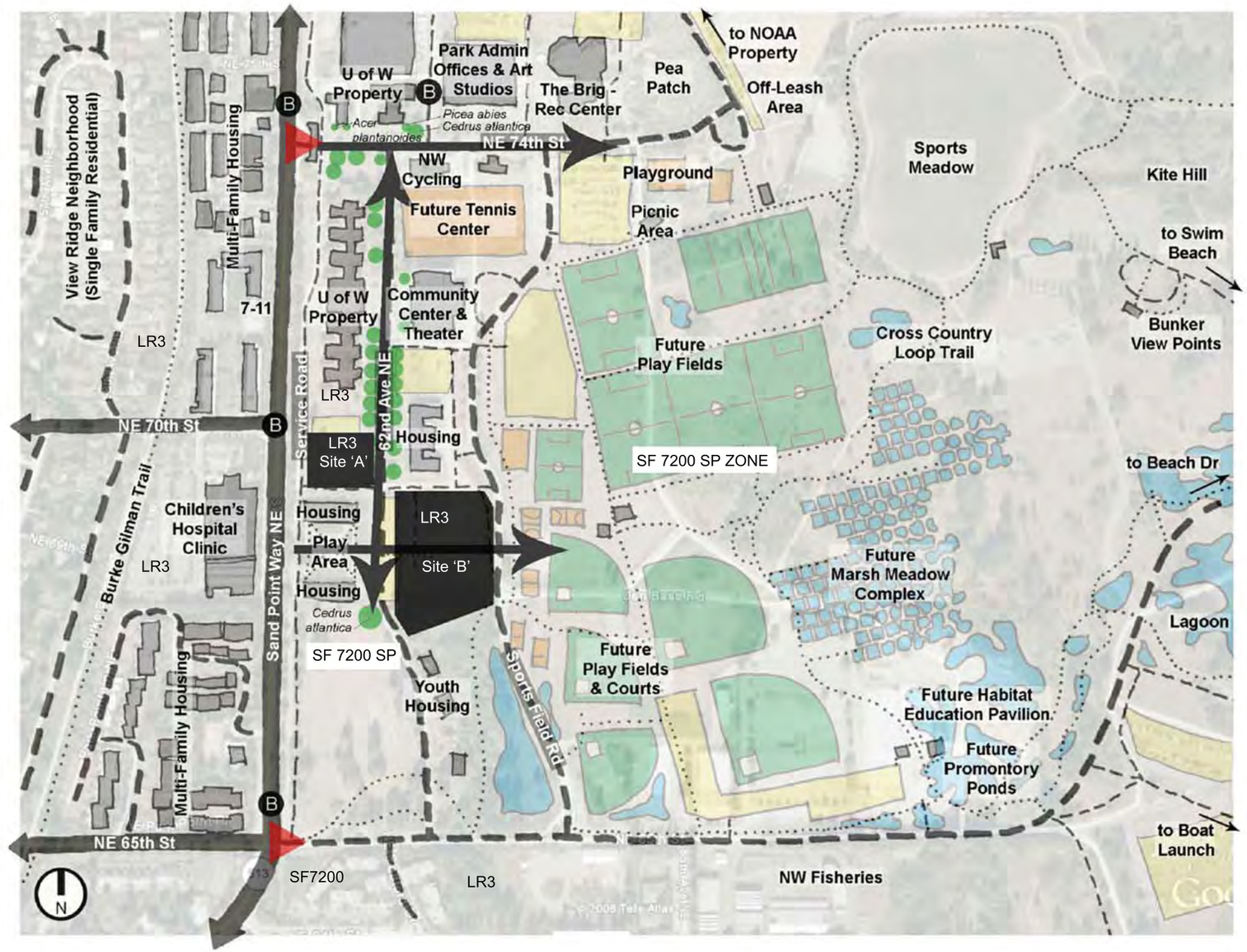
- SITE
- ITEMS TO BE DEMOLISHED

NORTH

HISTORIC OVERVIEW DIAGRAM

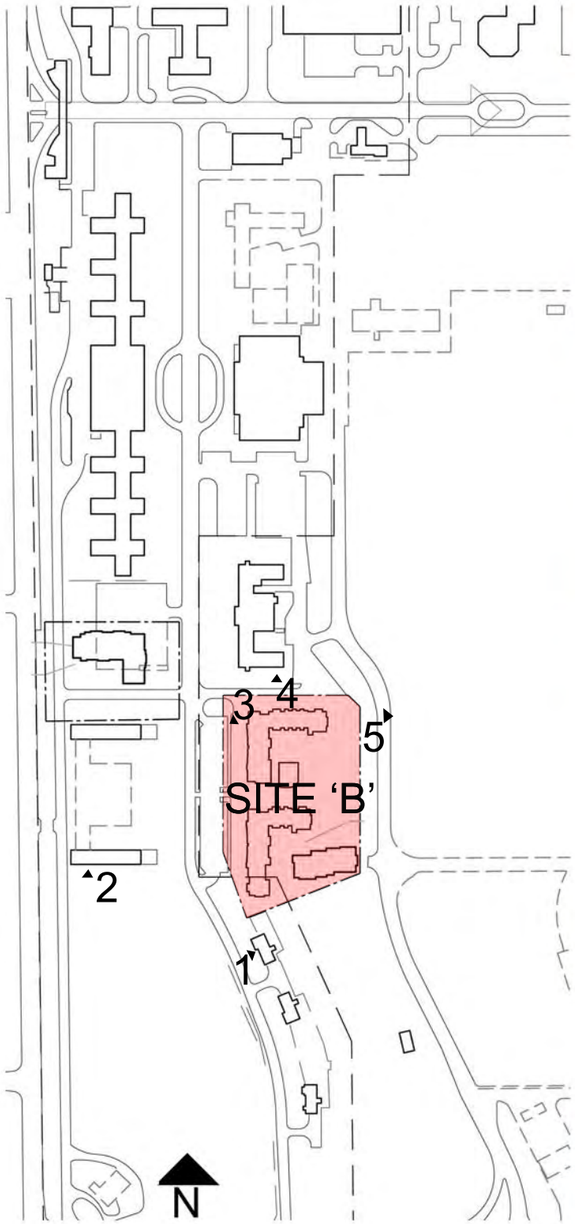
NTS

Historic Aerial Photos



NORTH

URBAN DESIGN ANALYSIS - IMMEDIATE VICINITY



5. MAGNUSON PARK PLAY FIELDS-EAST

4. SANTOS PLACE- SOUTH

1. BUILDING 331/332
YOUTH HOUSING

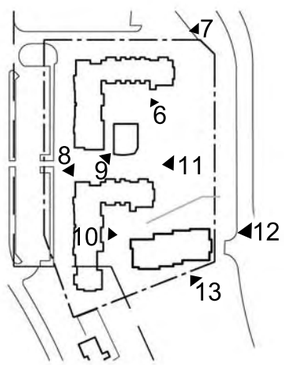
2. BUILDING 26S
HOUSING

3. PARKING STRUCTURE

4-01 BUILDING 4 -STREET SCAPES - CONTEXT PHOTOS

12. PARCEL 'B' STREETSCAPE FACING WEST FROM SPORTSFIELD ROAD

13. BUILDING 2 AND PLAY AREA (BUILDING 4 SITE)



SITE 'B' - BUILDING 4

10. STREETSCAPE OF PARKS BEYOND

11. COMMUNITY BUILDING AND CENTRAL WALKWAY

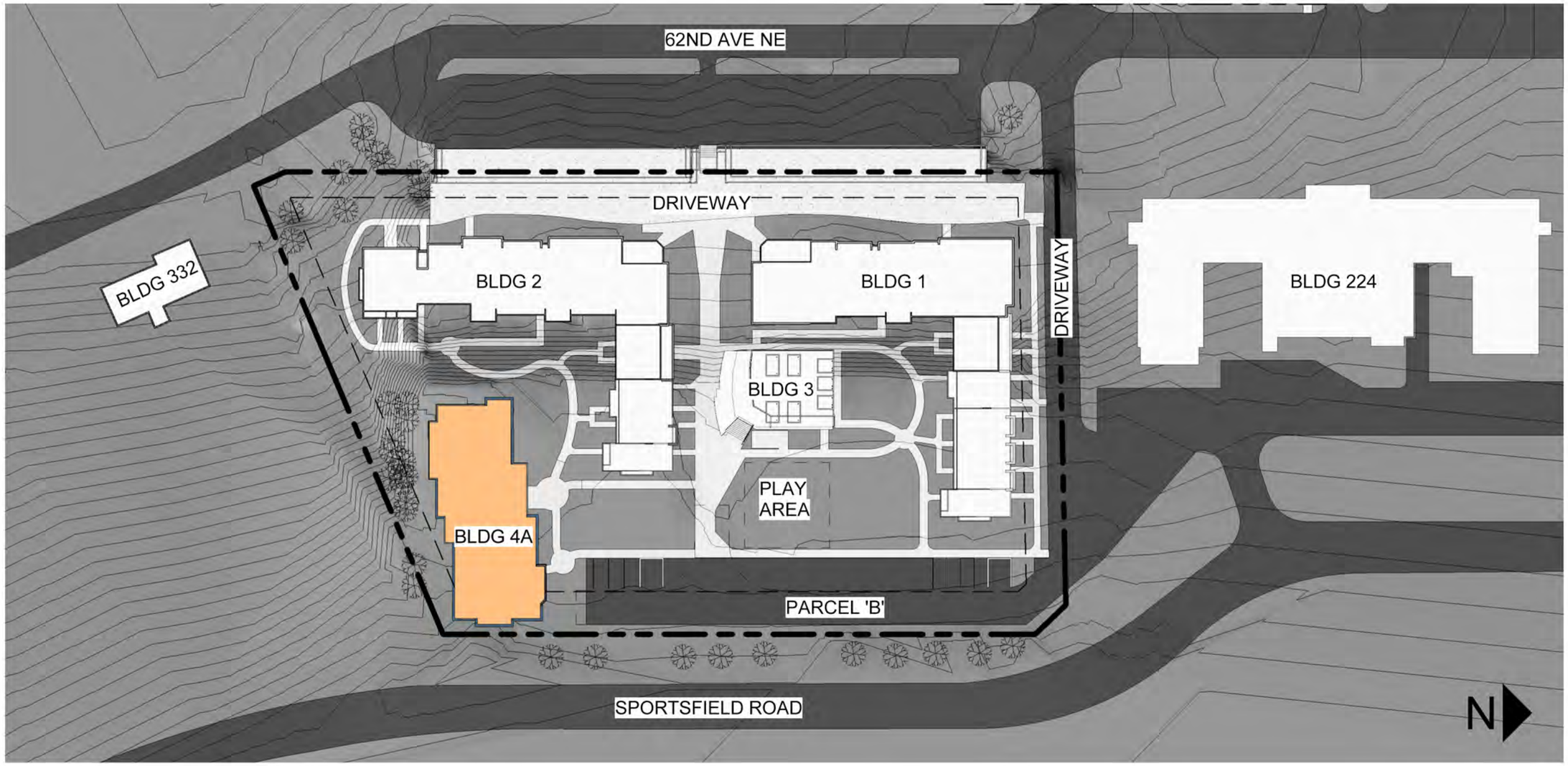
6. BUILDING 1 TOWNHOMES

7. BUILDING 1 AT DRIVEWAY

8. BUILDING 2 ENTRANCE

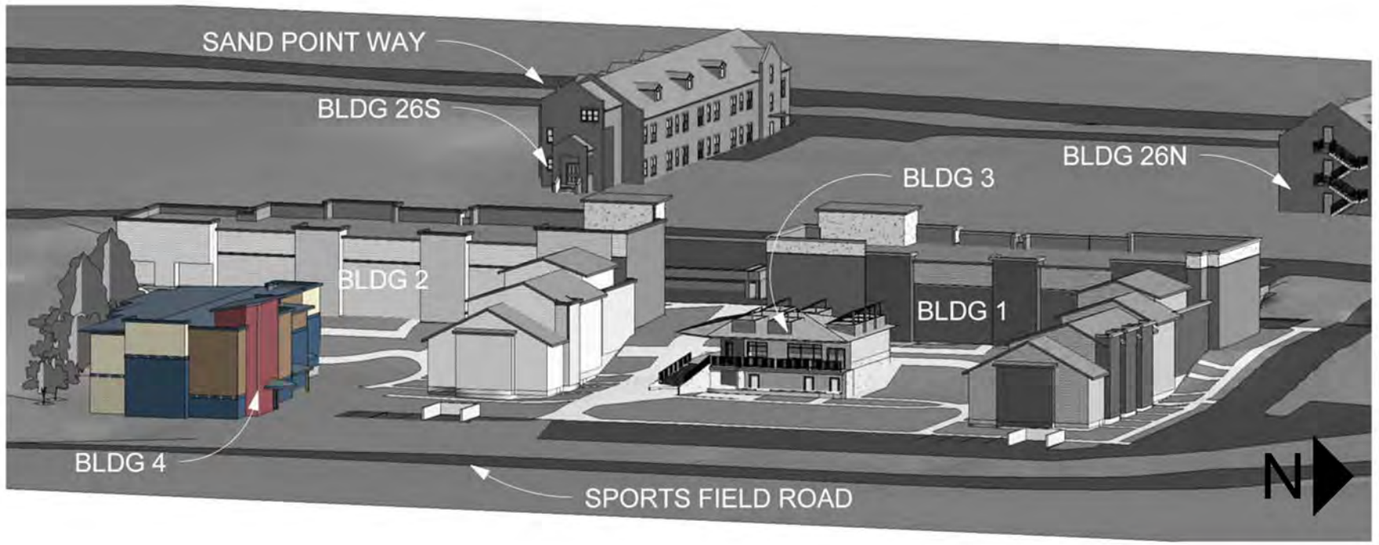
9. SOLAR PANELS ON COMMUNITY BUILDING

STREETSCAPE AT SPORTSFIELD ROAD

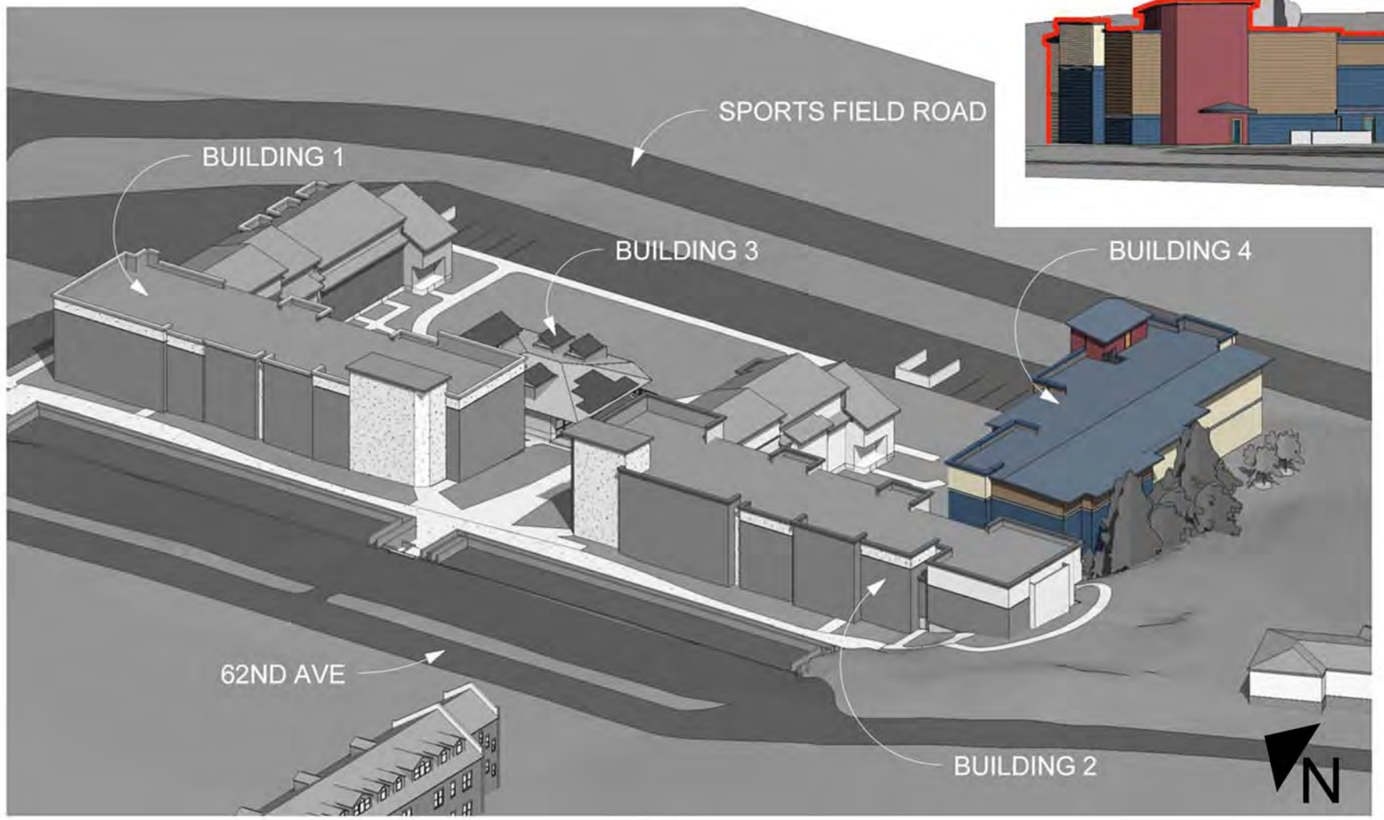


THREE STORY APARTMENT BUILDING

4-3 OPTION 1 - RECTILINEAR BUILDING SCHEME - PREFERRED



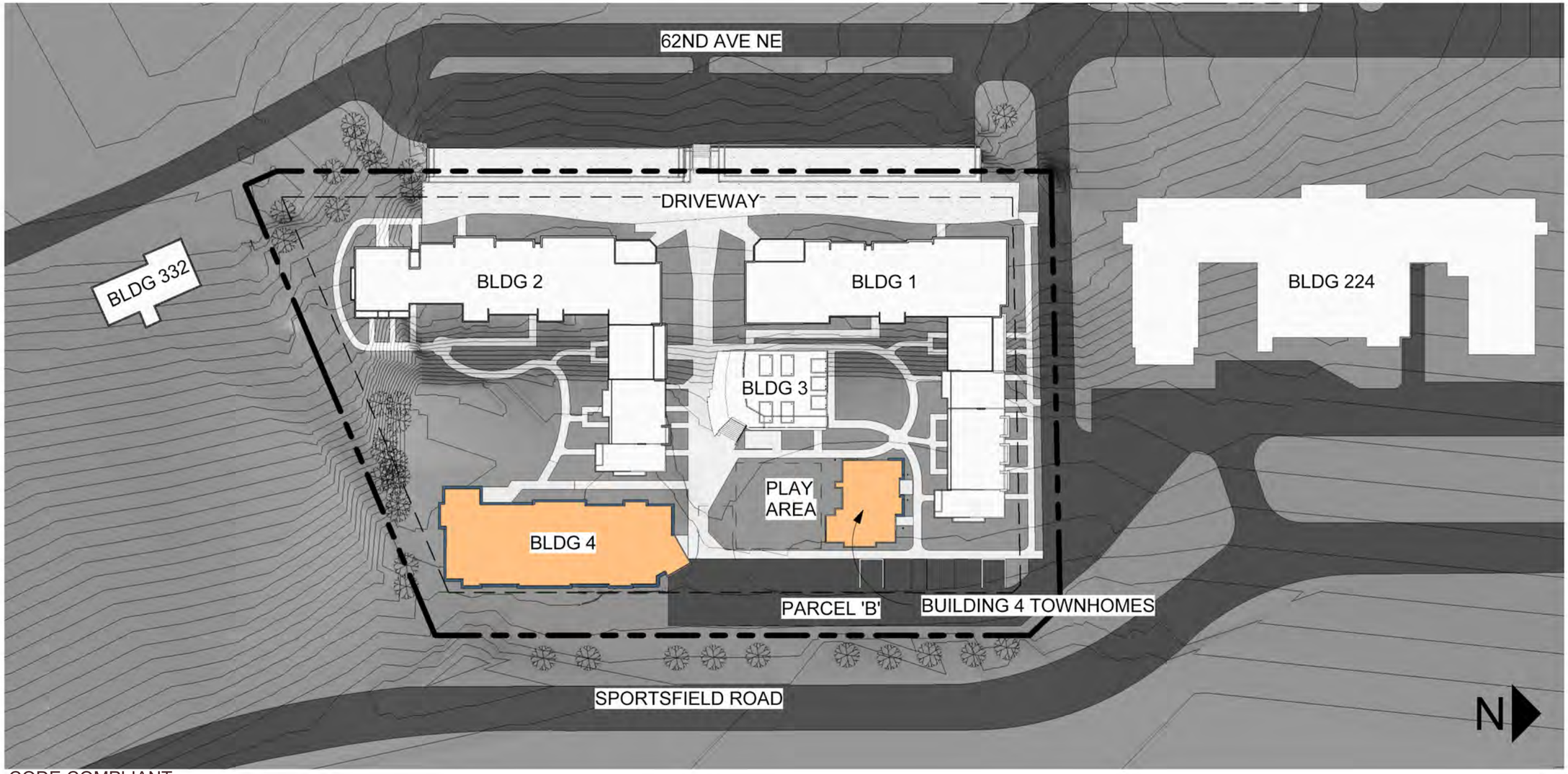
OPTION 1-FEATURES:
-Best fit for complimenting site planning for existing Brettler Place buildings
-Best option as identified by the Landmarks Board Architectural Review Committee
-Best meets owner's programming, management and maintenance needs
-Preserves and frames views of Magnuson Park and Cascade Mountains from courtyard and from dwelling units
-Provides more enclosure for south courtyard and strengthens its sense of place
-Provides physical barrier at south courtyard to help keep kids out of the natural wooded area
-Smaller footprint allows more room for open space at south courtyard
-Allows north courtyard and community building to remain open to views
-Single, taller building is most efficient structure for resource and energy use, as well as cost
-Moves play structure to better location adjacent to community building
-Provides low-impact, friendly "front" to Magnuson Park



OPTION 1- WEAKNESSES:
-Taller structure will block some solar access to south courtyard and limit peripheral views from the courtyard and some dwelling units
-Building access is somewhat isolated from the main Brettler Place entry and from Lowry Community Center

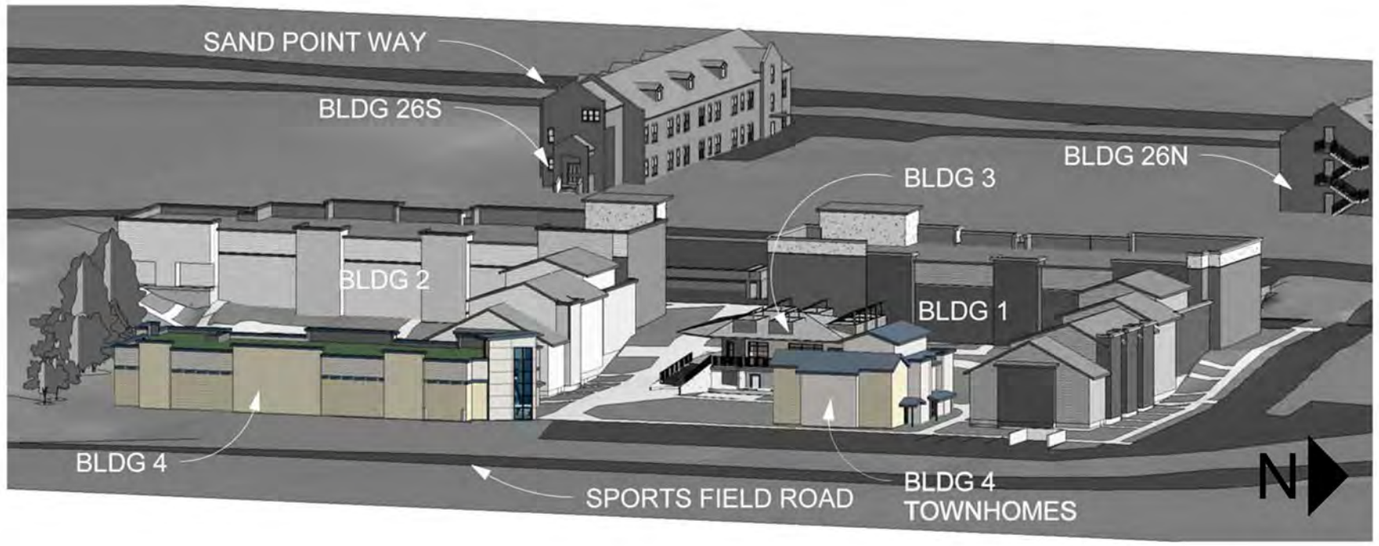
RECTILINEAR SCHEME OPTION 1 VIEWS 4-4

STREETSCAPE AT SPORTSFIELD ROAD

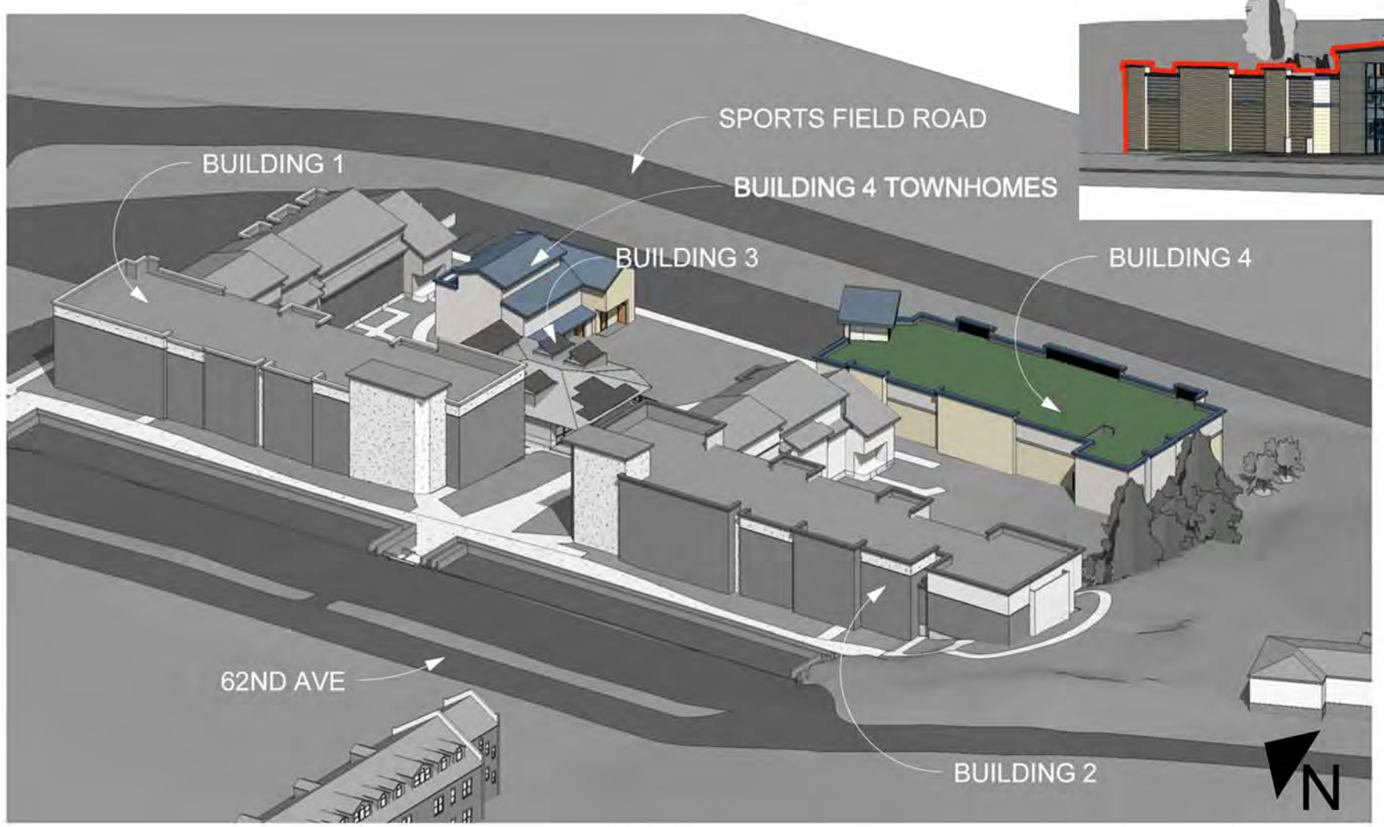


CODE COMPLIANT
TWO STORY APARTMENT
THREE STORY TOWNHOMES

4-5 OPTION 2 - TWO BUILDING SCHEME



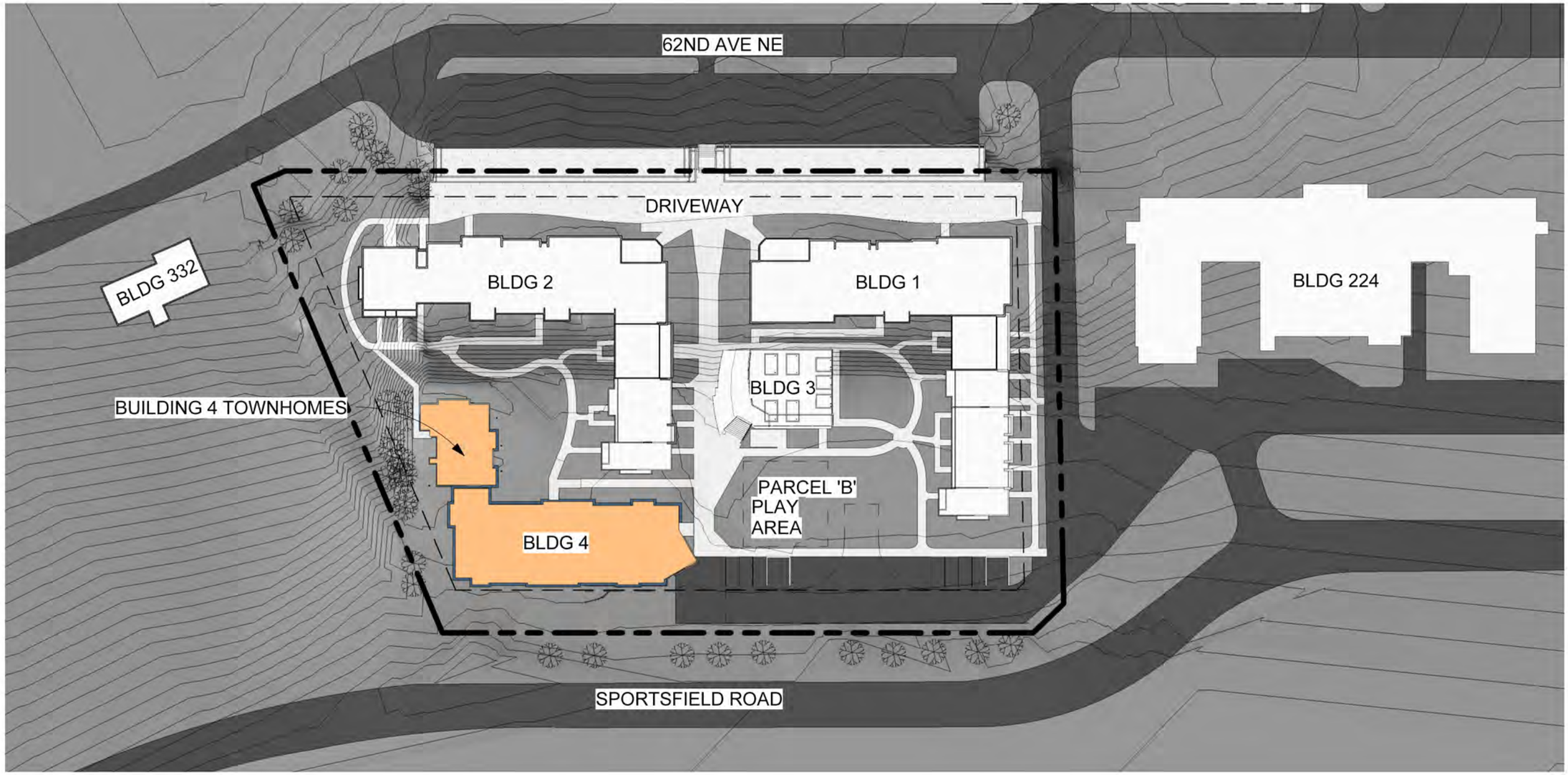
OPTION 2-FEATURES:
-Provides more enclosure for courtyards and strengthens their sense of place
-Building access points are closer to the main Brettler Place entry and the Lowry Community Center
-Shorter structures will allow solar access to courtyards
-Moves play structure to better location adjacent to the Community building



OPTION 2- WEAKNESSES:
-Blocks views of Magnuson Park and Cascade Mountains from courtyard and from some dwelling units
-Larger footprint allows less area for open space at both courtyards
-Larger footprint and multiple buildings are more expensive for resource and energy use, as well as cost

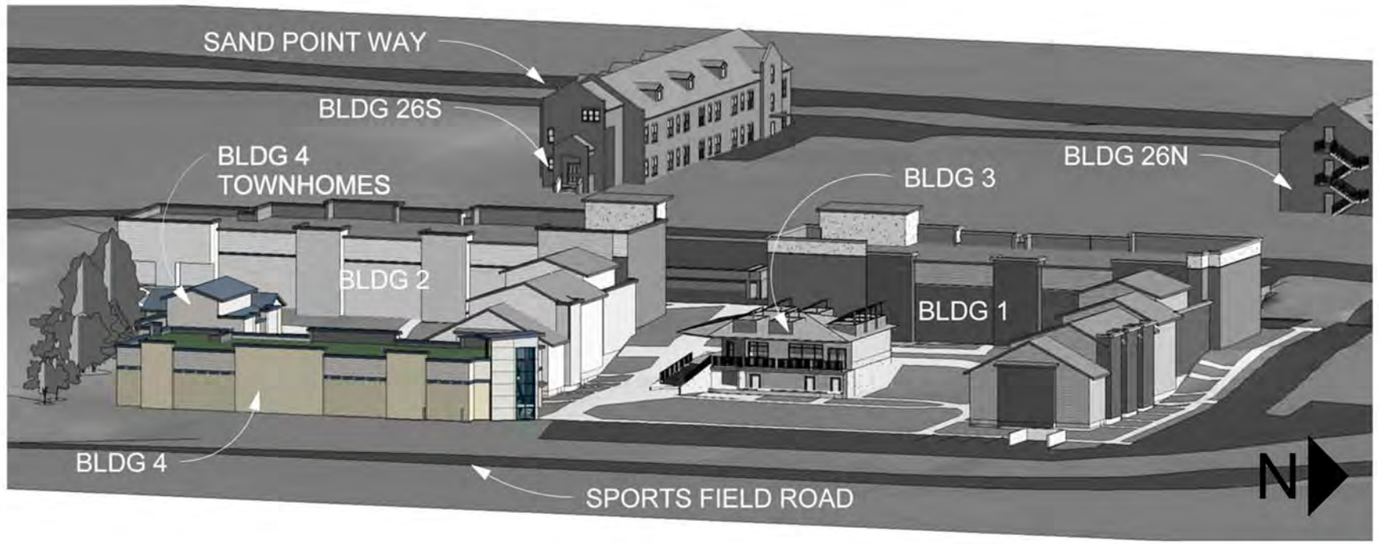
TWO BUILDING SCHEME OPTION 2 VIEWS 4-6

STREETSCAPE AT SPORTSFIELD ROAD

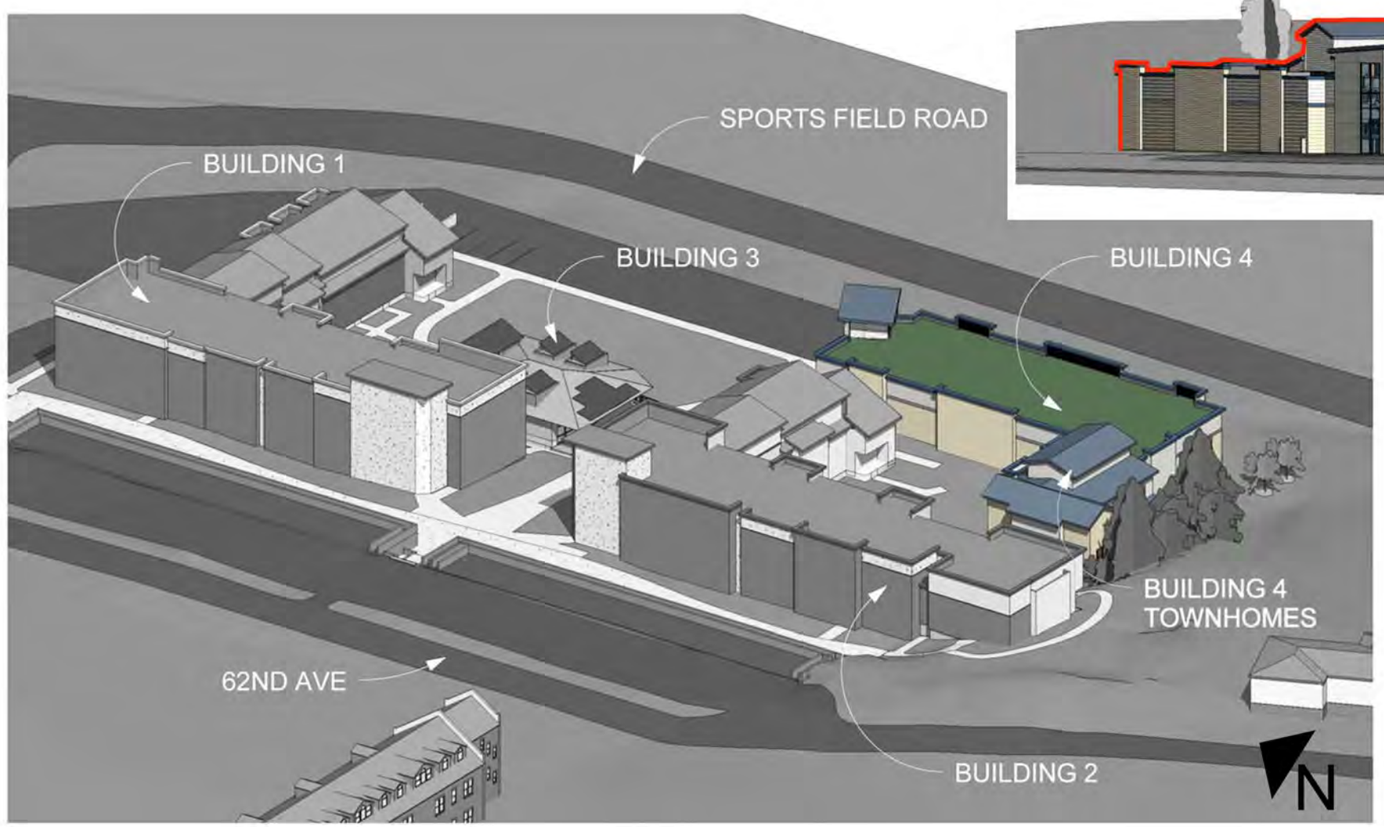


CODE COMPLIANT
TWO STORY APARTMENT
THREE STORY TOWNHOMES

4-7 OPTION 3 - L-SHAPED BUILDING SCHEME



OPTION 3-FEATURES:
-Provides more enclosure for south courtyard and strengthens its sense of place
-Building access points are closer to the main Brettler Place entry and the Lowry Community Center
-Shorter structure will allow solar access to south courtyard
-Moves play structure to better location adjacent to the Community building



OPTION 3- WEAKNESSES:
-Blocks views of Magnuson Park and Cascade Mountains from south courtyard and from some dwelling units
-Larger footprint allows less area for open space at south courtyard
-Larger footprint is more expensive for resource and energy use, as well as cost

L-SHAPED SCHEME OPTION 3 VIEWS 4-8

DEVELOPMENT STANDARD	CODE SECTION	REQUIREMENT-L3 ZONE	PROPOSED/GRANTED DEPARTURES BUILDING 4
1.PARKING QUANTITY	23.54.015. TABLE B 23.54.015.1 23.72.012	0.33 SPACES PER DWELLING UNIT (2 BR OR LESS) 1 SPACE PER DWELLING UNIT (3 BR OR MORE) PARKING CALCULATED AS TOTAL OF ALL STALLS THROUGHOUT GREATER SITE.	OK
2.BICYCLE PARKING	23.54.015.K	1 SPACE PER 4 UNITS	17 UNITS / 4 = 4.25 SPACES
3.SOLID WASTE/RECYCLING	23.54.040 TABLE A	225 SF (16-25 UNITS) 375 sf (26-50 UNITS)	OK
4.DENSITY	23.45.512 TABLE A	1/800 SF	114,108 SF / 800 SF = 143 UNITS MAX 52 UNITS (EXISTING) + 17 (NEW) = 69 TOTAL
5.HEIGHT	23.45.514	30' MAX	SEE PITCHED ROOF AND PARAPET INCREASES
6.HEIGHT-PITCHED ROOFS	23.45.514.D.3.A	10' INCREASE W/ MIN 6:12 PITCHED ROOF	N/A
7.HEIGHT-PARAPETS	23.45.514.H 23.45.514.J	ROOF HEIGHT 75% MAX OF PARAPET HEIGHT AND LOWEST POINT LESS THAN HEIGHT LIMIT 4' INCREASE	OK OK
8.GREEN ROOF	23.45.514.I	50% MIN OF ROOF AREA, 2' HEIGHT INCREASE	NOT USED
9.HEIGHT-ROOFTOP FEATURES	23.45.514.J.4.A	STAIR PENTHOUSES: 10' ABOVE HEIGHT LIMIT COVERAGE 15% MAX OF ROOF AREA	OK
10.FRONT SETBACKS	23.45.518	5' MIN	OK
11.REAR SETBACKS	23.45.518	15' MIN WITHOUT ALLEY	**DEPARTURE D-20 - 5'-0" SETBACK**
12.SIDE SETBACKS	23.45.518	5' (FACADES LESS THAN 40') 7' AVE, 5' MIN (FACADES GREATER THAN 40')	OK
13.INTERIOR SETBACKS	23.45.518.F	10' MIN.	OK
14.PROJECTIONS INTO SETBACKS	23.45.518.H	4' MAX PROJECTION (EAVES, GUTTERS, ETC) 2' MAX PROJECTION (BAY WINDOWS, AND OTHER FLOOR AREA PROJECTIONS)	**DEPARTURE D-21 -** BUILDING IS PAST THE MAXIMUM PROJECTION DISTANCE - EAVE WILL BE LESS THAN 4' FROM BUILDING FACADE
15.FREESTANDING STRUCTURES	23.45.514.H.6	LESS THAN 6' HIGH MAY BE IN SETBACK	OK
16.AMENITY AREA- APARTMENT	23.45.522.1	25% MIN OF LOT AREA 250 SF MIN, 10' MIN IN ANY DIRECTION	OK -SEE OPEN SPACE CALCULATIONS
17.GREEN FACTOR	23.45.524.A.2	0.6 MIN	OK
18.STREET TREES	23.45.524.B	THE DIRECTOR MAY WAVE THE STREET TREE REQUIREMENT IF RIGHT OF WAY IS UNOPENED	**DEPARTURE D-22** - APPLYING FOR AN EXCEPTION
19.BUILDING WIDTH	23.45.527.A	120' MAX	OK
20.BUILDING LENGTH	23.45.527.B	65% MAX OF LOT LINE WHEN WITHIN 15' OF LOT LINE WHEN NEITHER A REAR OR STREET LOT LINE	OK
21.STREET FACADE OPENINGS	23.45.529.1	20% OF FACADE MUST BE WINDOWS/DOORS	OK
22.STREET FACADE ARTICULATION	23.45.529.2	FACADE EXCEEDING 750 SF REQUIRE 150 SF MIN, 500 SF MAX OF FACADE SEPARATION A MINIMUM OF18" BETWEEN FACADES	**DEPARTURE D-23 - >500 SF FACADE AREA**
23.STREET FACADE TRIM	23.45.529.2.D	0.75" MIN DEEP, 3.5" MIN WIDE (AT ROOFS, PORCHES,WINDOWS, DOORS)	OK
24.LIGHT AND GLARE SCREENED PARKING	23.45.534.C	DRIVEWAYS/PARKING (>2 STALLS) SCREENED WITH FENCE 5-6' HIGH BETWEEN ABUTTING PROPERTIES. ELEVATION DIFFERENCE CAN BE COUNTED IN HEIGHT: 3' HIGH SCREEN MIN	**DEPARTURE D-24** SCREEN OF TREES NOT ON PROPERTY, SEE PARKING DEPARTURE SECTION
25.SCREENED PARKING	23.45.536.D	3' MIN FENCE HEIGHT, 3' MIN FROM LOT LINE	**DEPARTURE D-25** SCREEN OF TREES NOT ON PROPERTY, SEE PARKING DEPARTURE SECTION

4-9 ZONING SUMMARY

DEPARTURE SUMMARY - BUILDING 4

D-20 REAR SETBACK

This site has two "fronts," one being 62nd Avenue and the other at Sports Field Road. By reducing the rear seatback to 5'-0", the building facade will meet the standard for a front setback and beome a presence on the street.

D-21 PROJECTIONS INTO SETBACKS

With the building protruding 5'-0" past the rear setback, the eaves, overhangs and gutters are greater than the 4'-0" maximum projection. With a departure for the rear seatback, the projections will be within the maximum projection from the face of the building.

D-22 STREET TREES

During the pre-application site visit, the Seattle Department of Transportation requested that the project provide sidewalk, curb and ramp improvements to 62nd Avenue. The intent of this improvement would be to provide an accessible route from the south corner of the site, across the parking structure median, to the north end of the site and the street beyond. Tonkin Hoyne has applied for an exception to this requirement based upon the applied for an exception to this requirement based upon the historic character of the site. The parking structure, the sidewalks and the curbs are all historic elements. The intent is to leave these elements as is to preserve their historic character.

D-23 STREET FACADE ARTICULATION

Similar to Phase 1, the design of the building provides articulation at horizontal and veritcal projections. The materials and color also emphasize the articulation along the facade to create a visual sense of articulation.

D-24 LIGHT AND GLARE AT SCREENED PARKING

No fence or vegetative barrier is being proposed between the parking areas and the adjacent properties. Parking within the Sand Point Overlay District is open to the public at all locations. The existing parking areas are not screened from adjacent properties. The parking on this site faces Sports Field Road and will not produce glare into an adjacent building. The parking design is also attempting to reflect the local character of the Sand Point Historic District, and one such means of doing this is to keep the parking open and visible.

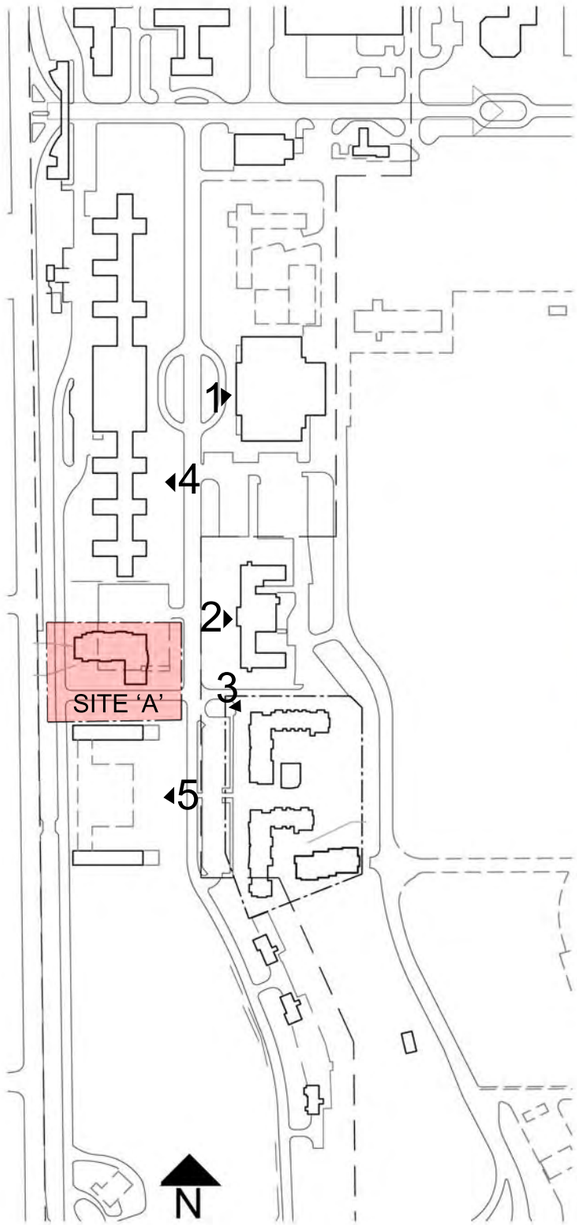
D-25 SCREENED PARKING

Refer to Departure 24.

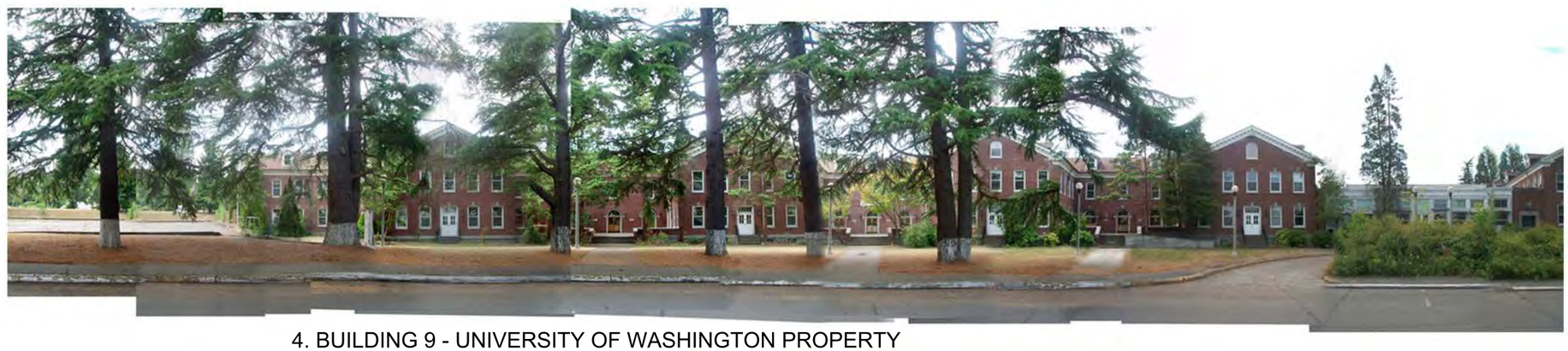
1 4-DEPARTURE SUMMARY

SCALE: 1" = 50'-0"

0' 12.5' 25' 50'



5. BUILDINGS 26N & 26S - HOUSING



4. BUILDING 9 - UNIVERSITY OF WASHINGTON PROPERTY

1. BUILDING 47
COMMUNITY BUILDING

2. BUILDING 224
SANTOS PLACE

3. BUILDING 1
BRETTLER PLACE

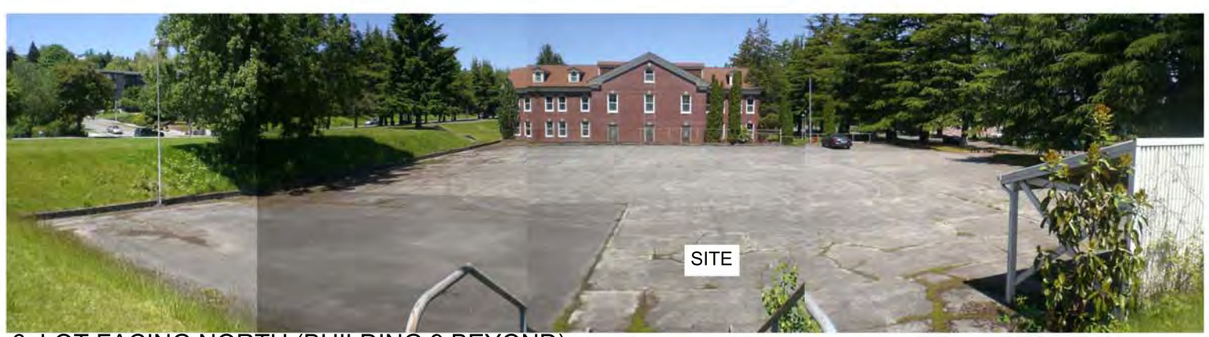
5-1 BULIDING 5 STREETSCAPES/CONTEXT PHOTOS

10. DRIVEWAY FACING EAST

11. DRIVEWAY FACING SOUTH (BUILDING 26N BEYOND)

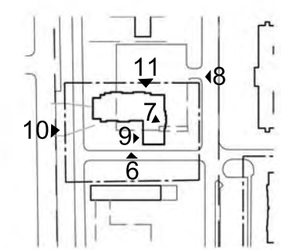
8. 62ND AVE STREETSCAPE

9. EXISTING SITE STAIR TO BE REMOVED

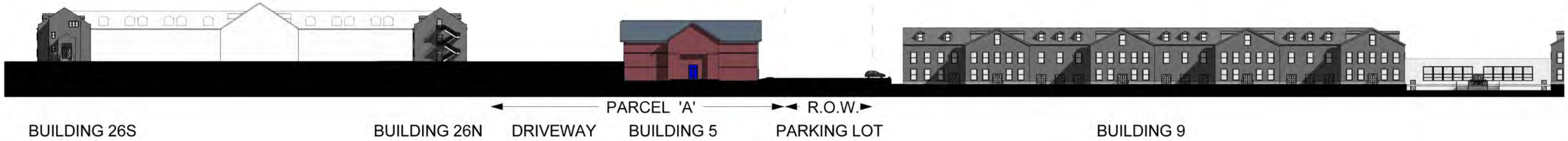


6. LOT FACING NORTH (BUILDING 9 BEYOND)

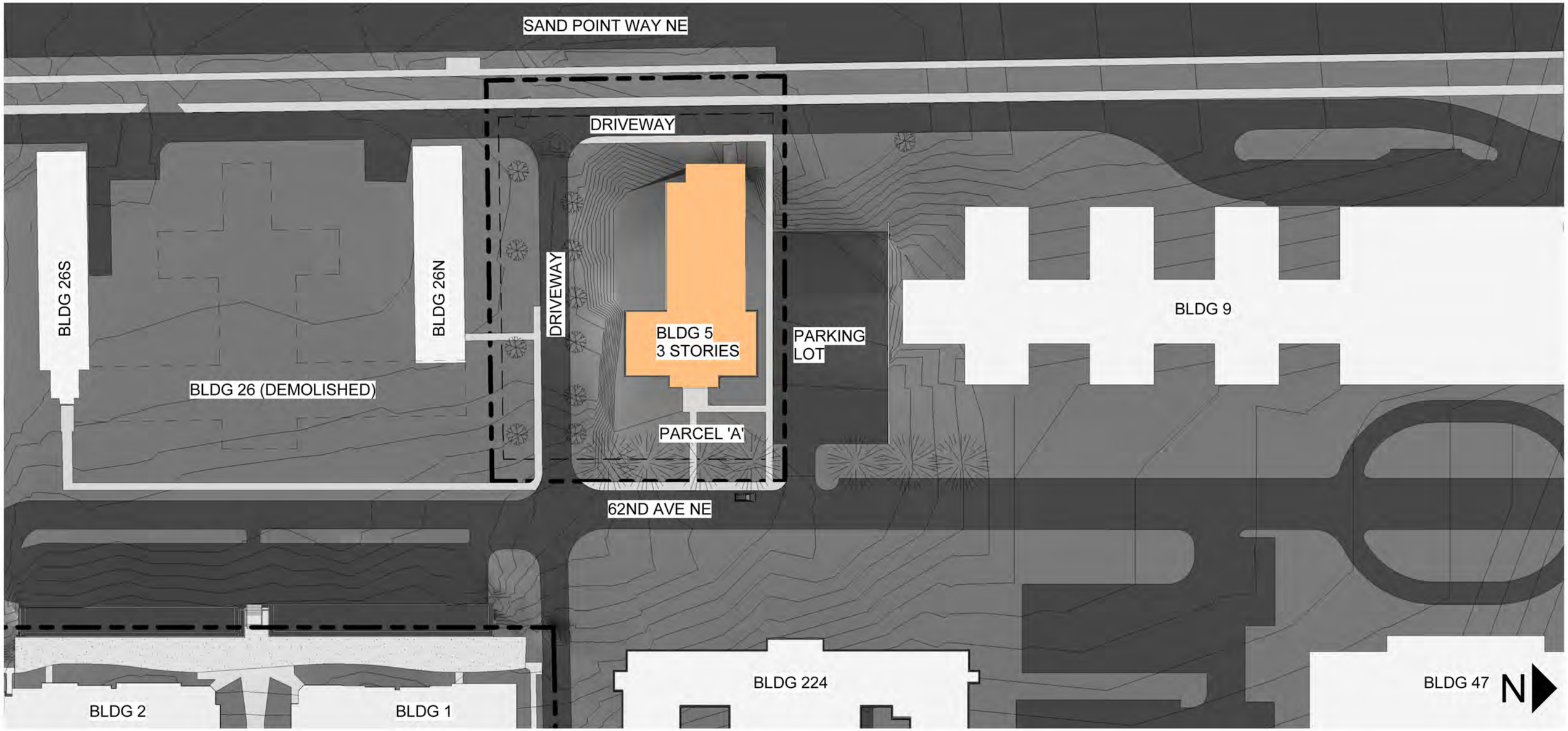
7. EXISTING CARPORT TO BE REMOVED



SITE 'A' BUILDING 5

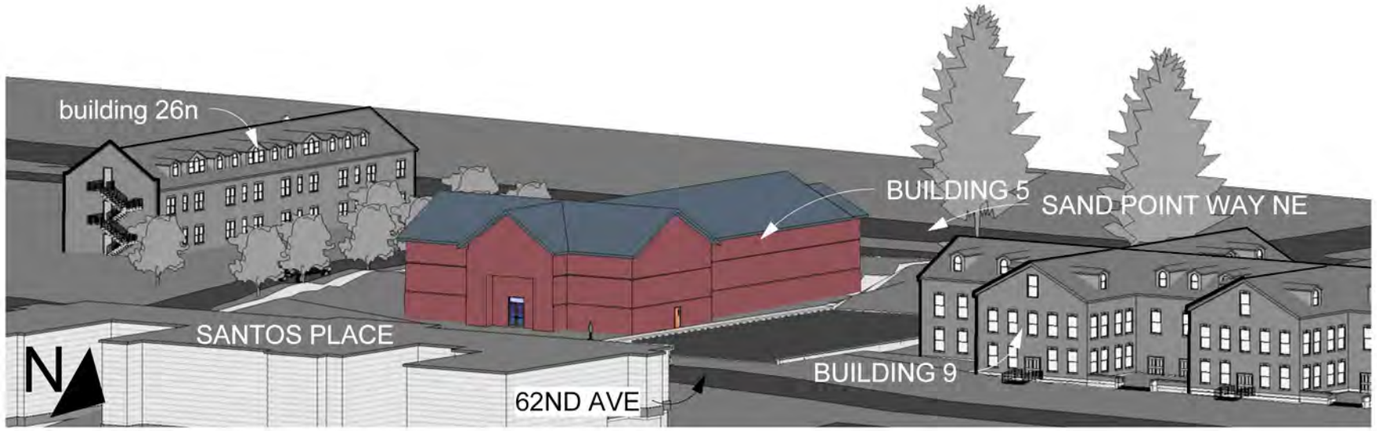


62ND AVE STREETSCAPE

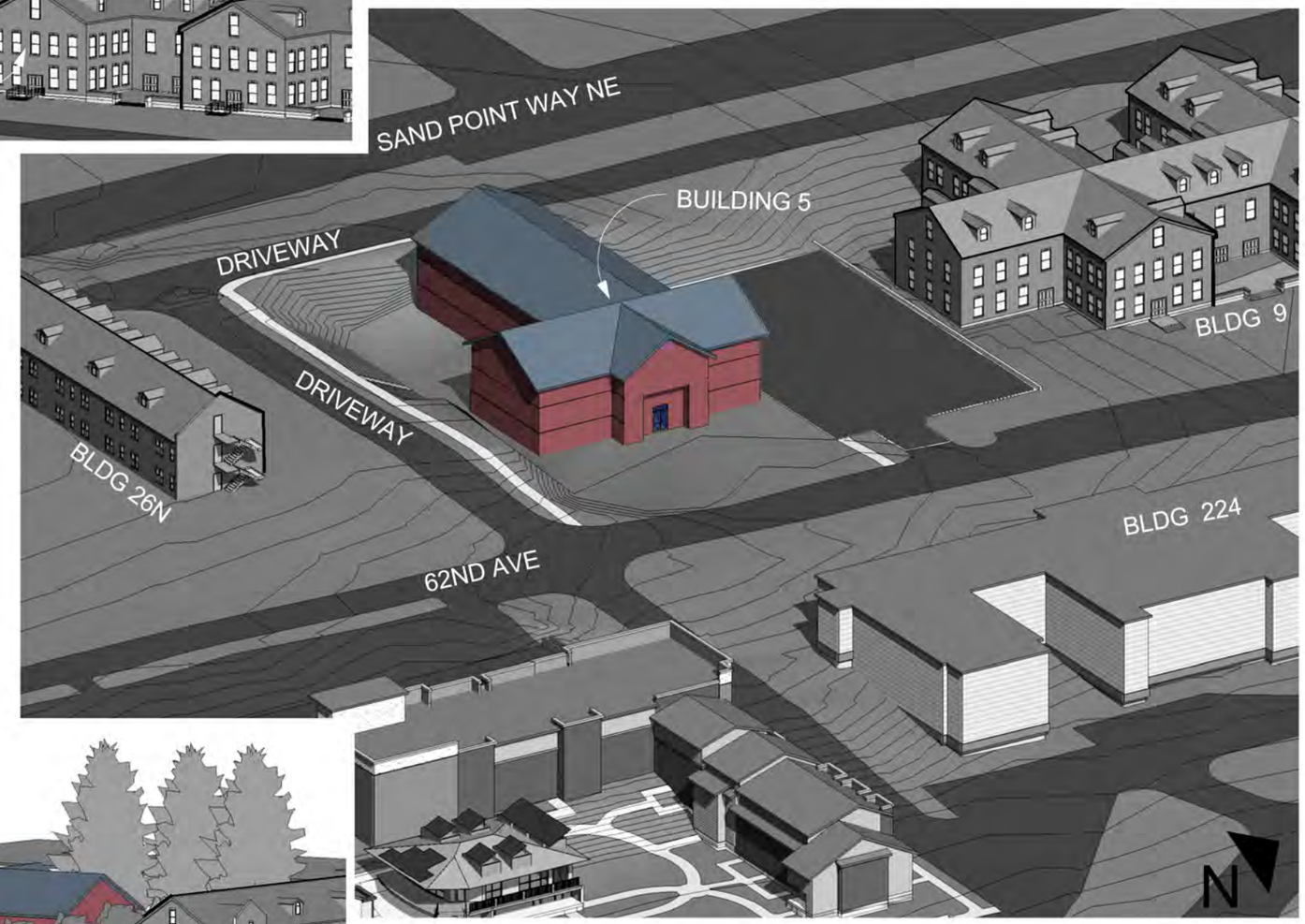


CODE COMPLIANT
THREE STORY APARTMENTS

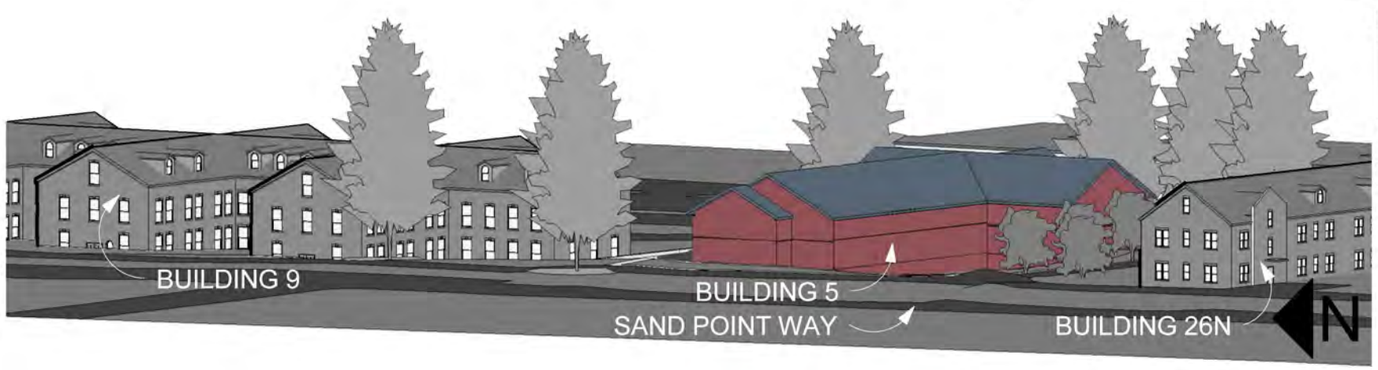
5-3 OPTION 1 - L-SHAPED SCHEME - PREFERRED

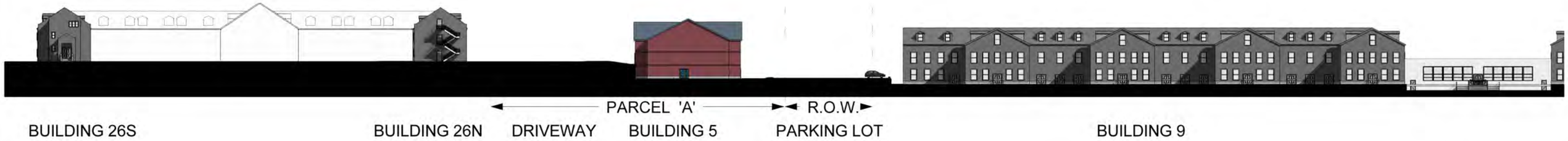


OPTION 1 WEAKNESSES:
-Some excavation required to fit the building into the topography
-Form is less efficient for use of space, resource and energy use, as well as cost

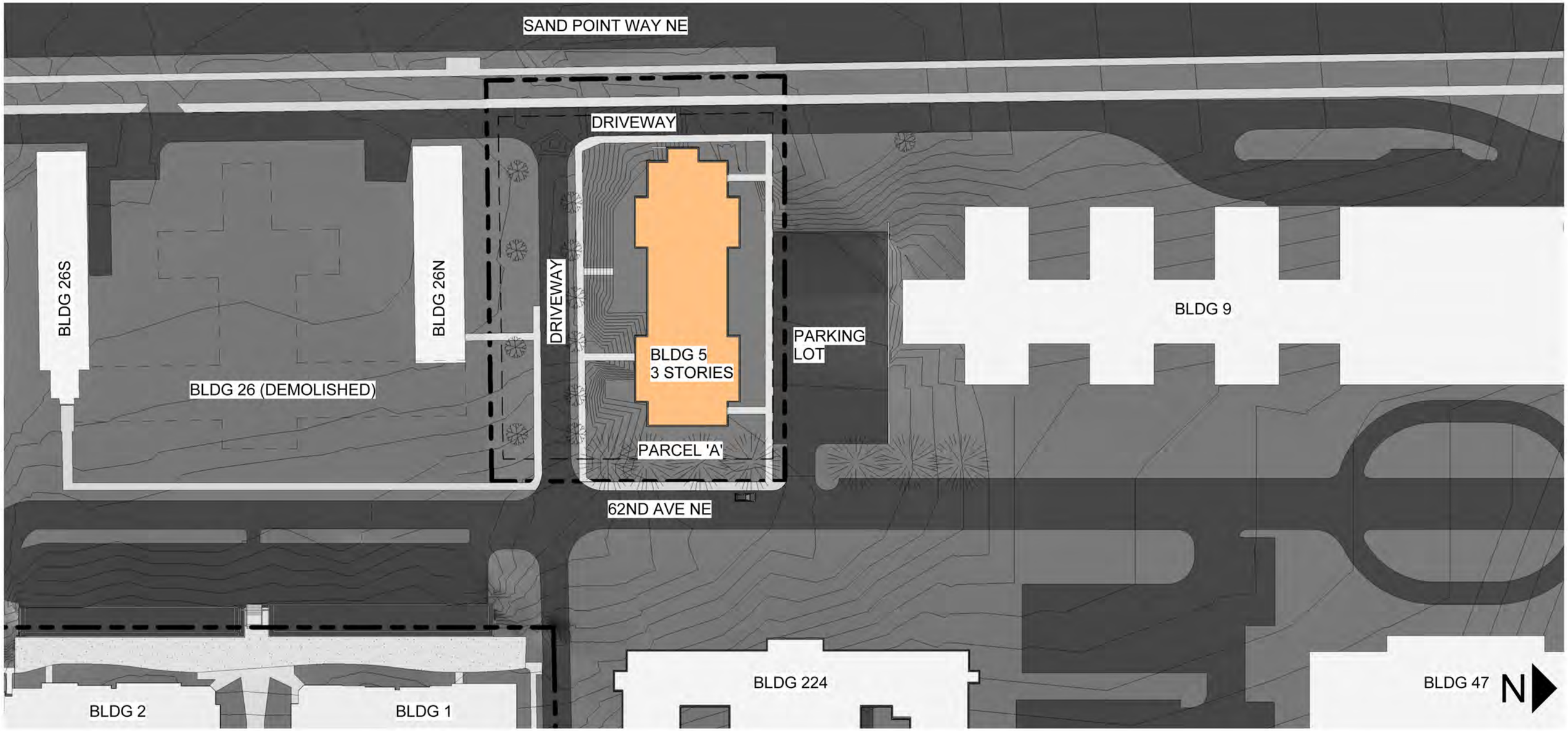


OPTION 1 FEATURES:
-Best fit for location between existing Sand Point Naval Station historic buildings
-Best option as identified by the Landmarks Board Architectural Review Committee
-Best meets owner's programming, management and maintenance needs
-Provides strong, wide façade as "front" to main axial street, 62nd Ave NE, connecting north and south ends of the base
-Provides structure compatible with height, bulk, scale, modulation and form of the neighboring historic buildings
-Provides front setback compatible to setbacks of the neighboring historic buildings
-Provides protected, south-facing, private courtyard for residents
-Building is functionally well-integrated into the topography
-Preserves and contributes to historic streetscape of 62nd Ave NE
-Provides direct access from the reused existing parking lot
-Removes service access to existing rear service driveway



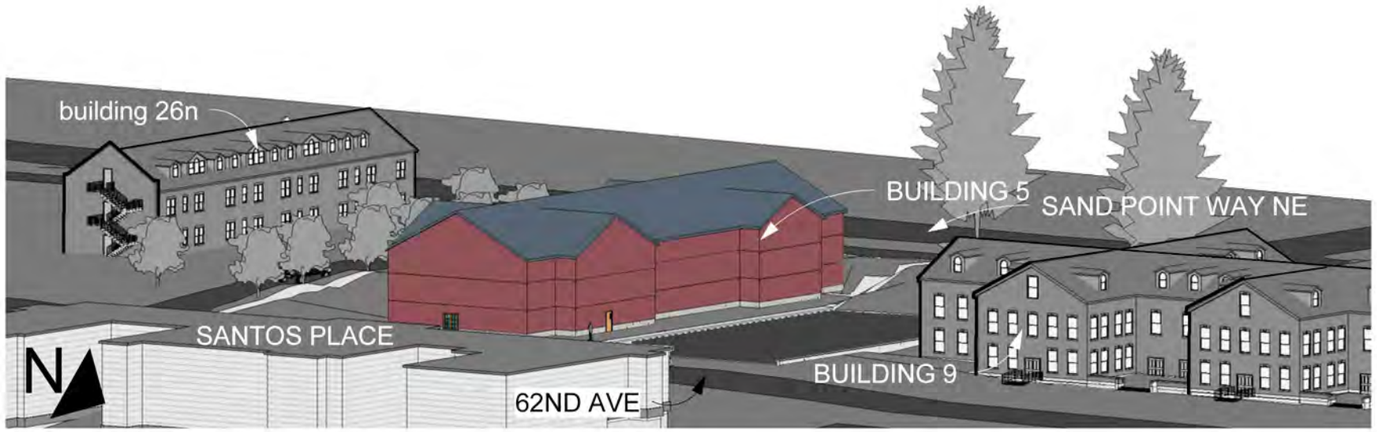


62ND AVE STREETSCAPE

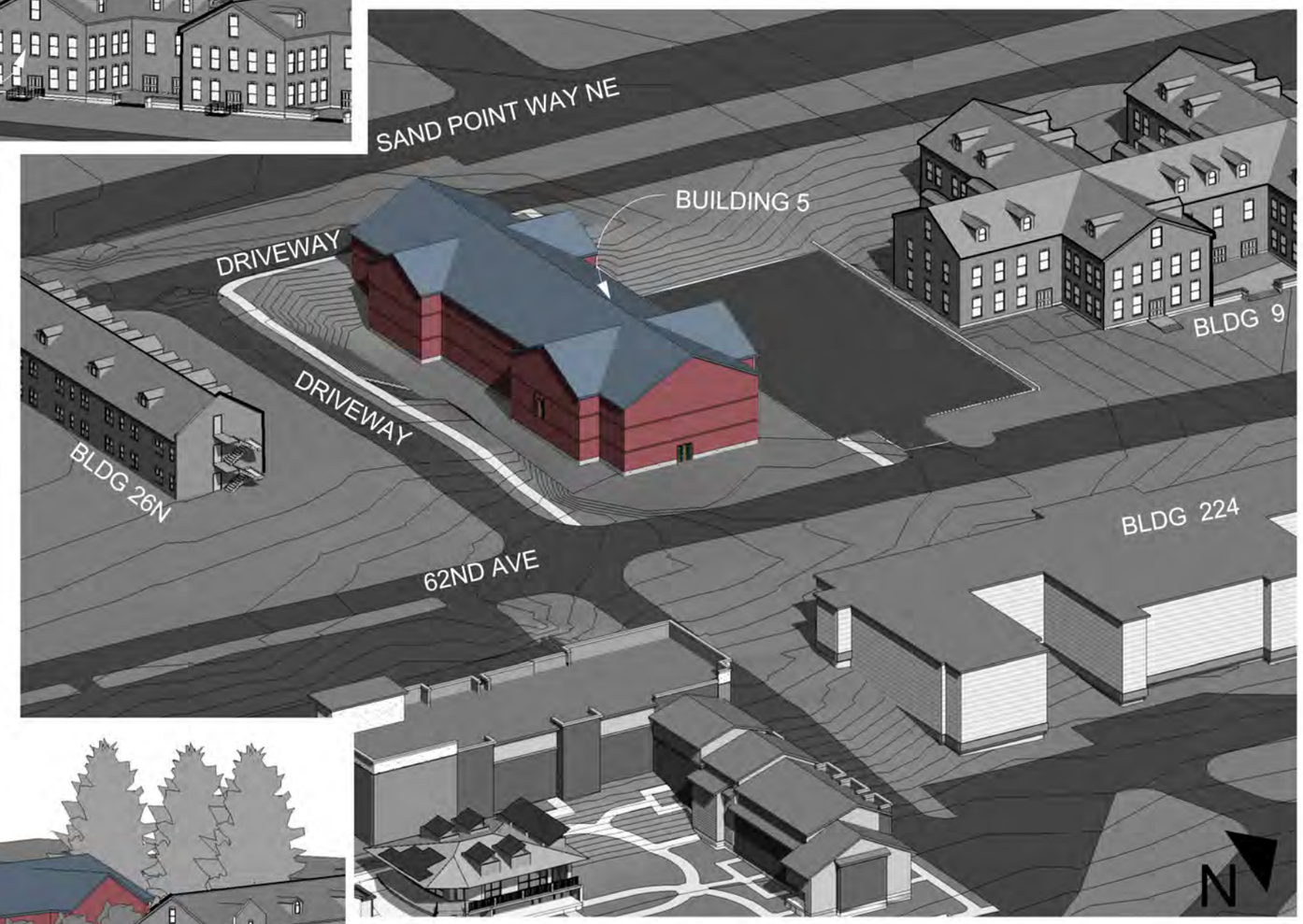


CODE COMPLIANT
THREE STORY APARTMENTS

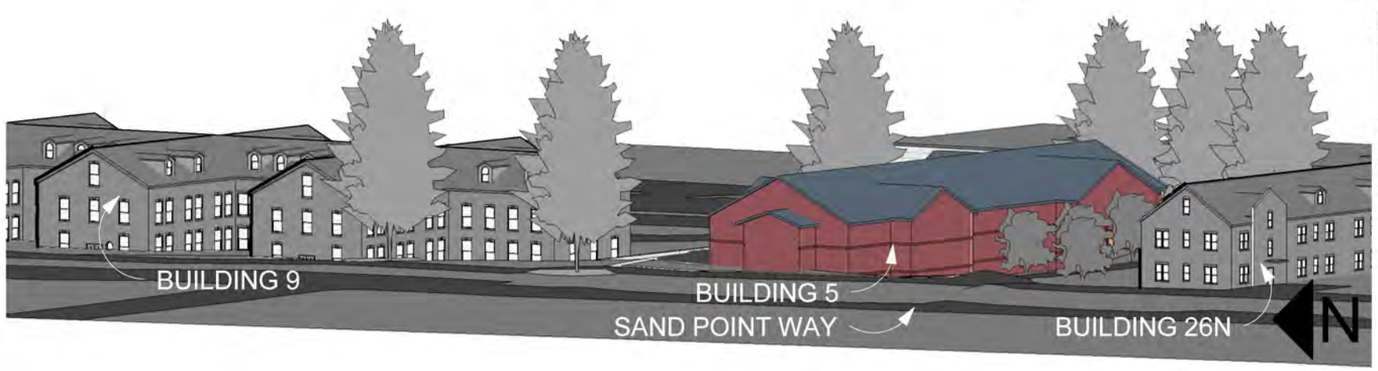
5-5 OPTION 2 - RECTILINEAR SCHEME

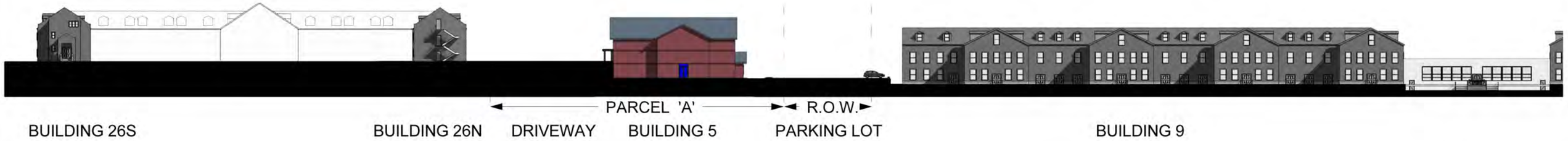


OPTION 2 WEAKNESSES:
-Provides a weak, too narrow façade as "front" to main axial street, 62nd Ave NE, connecting north and south ends of the base
-Leaves a large "gap" in the continuity of the established "street wall" of historic buildings along 62nd Ave NE
-Depth of structure requires severely reduced setback in relation to the set-backs of the neighboring historic buildings
-Some excavation required to fit the building into the topography

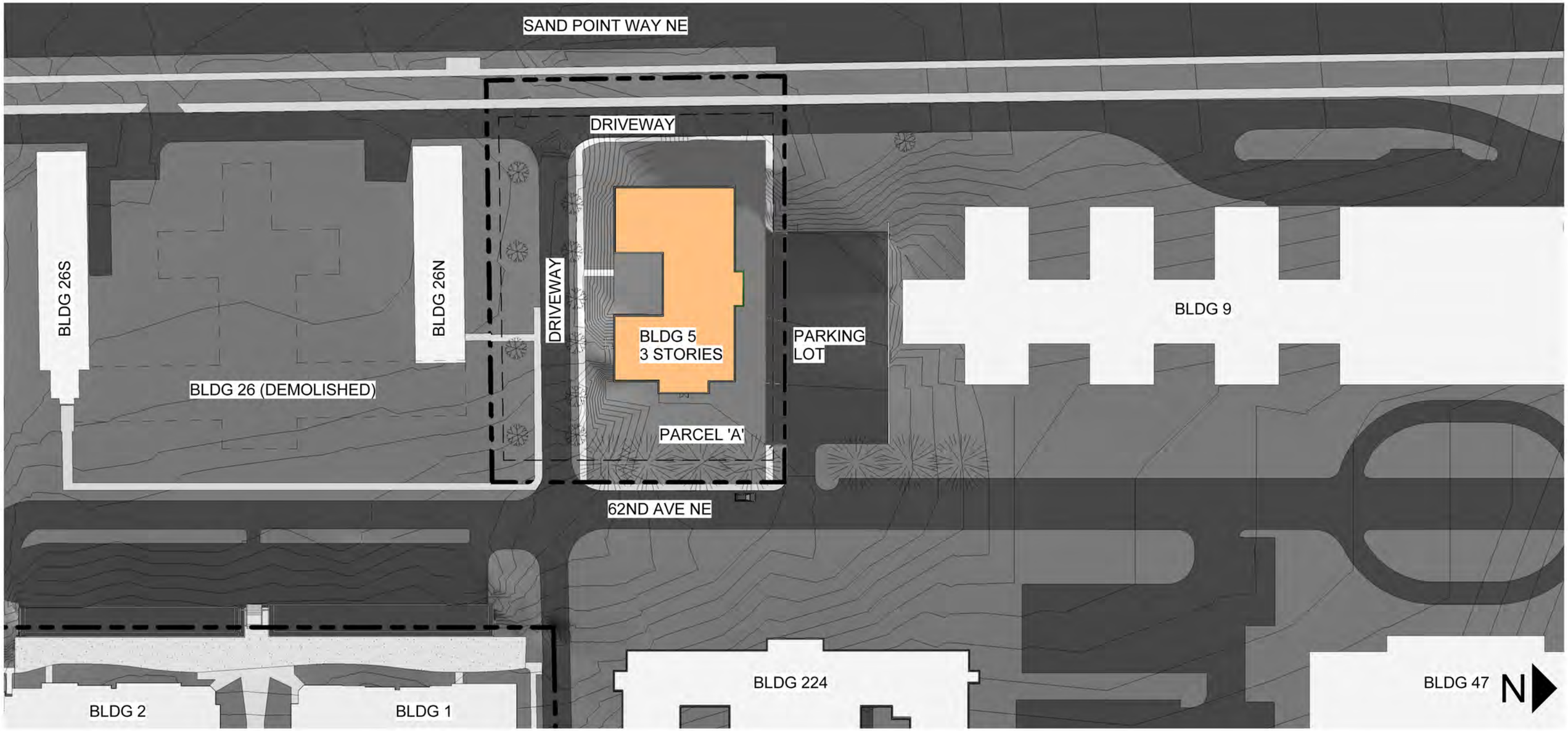


OPTION 2 FEATURES:
-Provides structure compatible with height, bulk, scale, modulation and form of the neighboring historic buildings
-Provides south-facing, private open space for residents
-Building is functionally well-integrated into the topography
-Preserves and contributes to historic streetscape of 62nd Ave NE
-Form is most efficient for use of space, resource and energy use, as well as cost
-Provides direct access from the reused existing parking lot
-Removes service access to existing rear service driveway



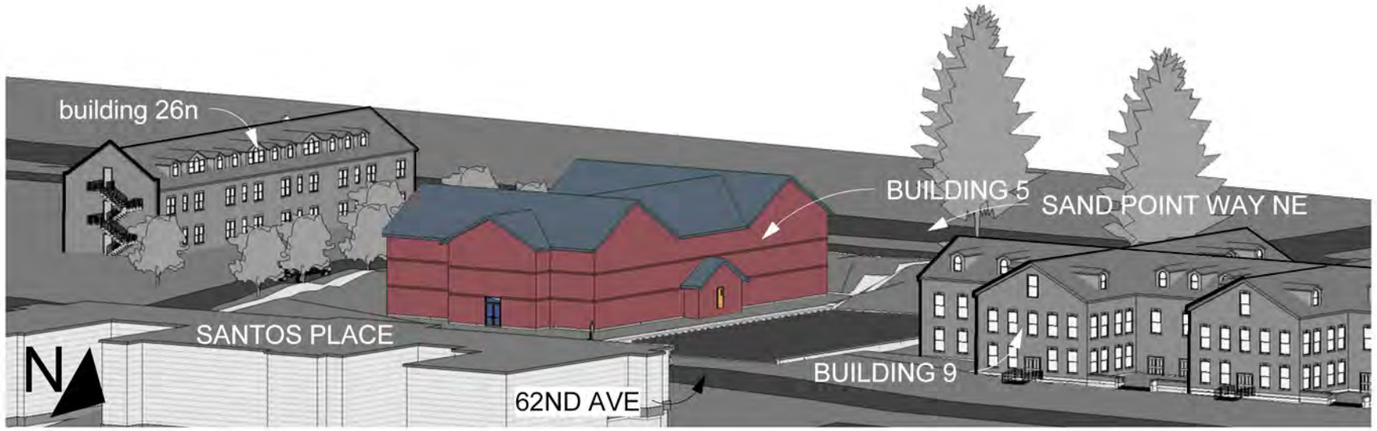


62ND AVE STREETSCAPE

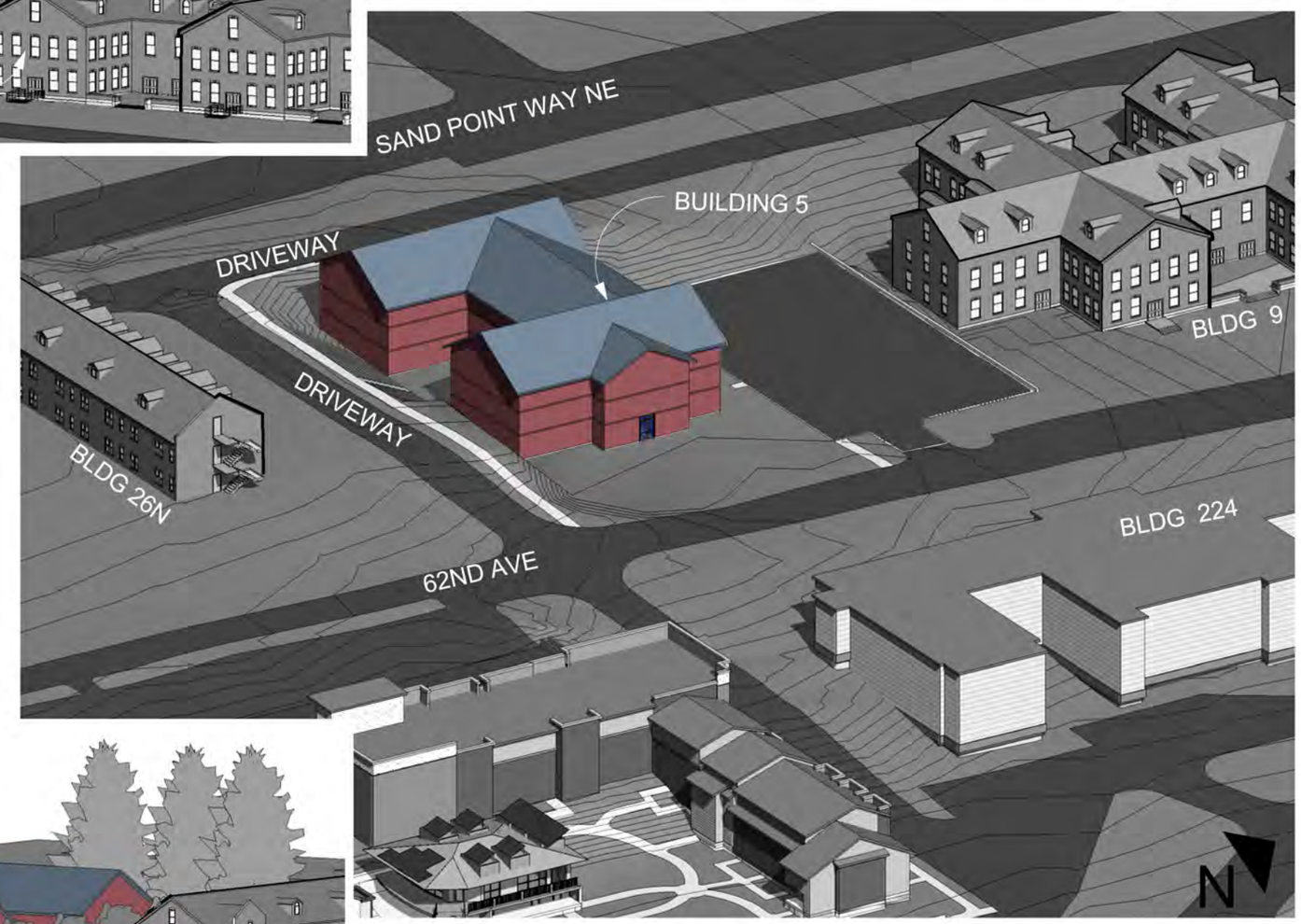


CODE COMPLIANT
THREE STORY APARTMENTS

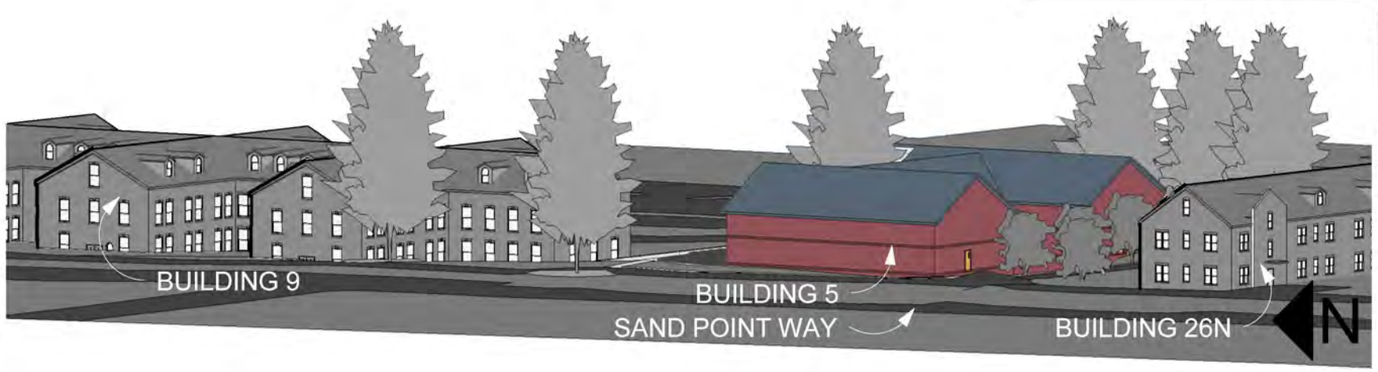
5-7 OPTION 3 - C-SHAPED SCHEME



OPTION 3 WEAKNESSES:
-Courtyard area is severely reduced and too confined relative to the overall openness of the surroundings
-Building wings reduce courtyard's solar access
-Form is least efficient for use of space, resource and energy use, as well as cost



OPTION 3 FEATURES:
-Provides strong, wide façade as "front" to main axial street, 62nd Ave NE, connecting north and south ends of the base
-Provides structure compatible with height, bulk, scale, modulation and form of the neighboring historic buildings
-Provides front setback compatible to setbacks of the neighboring historic buildings
-Provides protected, south-facing, private courtyard for residents
-Building is functionally well-integrated into the topography
-Preserves and contributes to historic streetscape of 62nd Ave NE
-Provides direct access from the reused existing parking lot
-Removes service access to existing rear service driveway



DEVELOPMENT STANDARD	CODE SECTION	REQUIREMENT-L3 ZONE	PROPOSED/GRANTED DEPARTURES-BUILDING 5
1.PARKING QUANTITY	23.54.015. TABLE B 23.54.015.1 23.72.012	0.33 SPACES PER DWELLING UNIT (2 BR OR LESS) 1 SPACE PER DWELLING UNIT (3 BR OR MORE) PARKING CALCULATED AS TOTAL OF ALL STALLS THROUGHOUT GREATER SITE.	OK
2.BICYCLE PARKING	23.54.015.K	1 SPACE PER 4 UNITS	37 UNITS / 4 = 9.25 SPACES OK
3.SOLID WASTE/RECYCLING	23.54.040 TABLE A	225 SF (16-25 UNITS) 375 sf (26-50 UNITS)	375 SF REQUIRED OK
4.DENSITY	23.45.512 TABLE A	1/800 SF	55,647 SF / 800 SF = 70 UNITS MAX 37 UNITS ACTUAL
5.HEIGHT	23.45.514	30' MAX	OK SEE PITCHED ROOF AND PARAPET INCREASES
6.HEIGHT-PITCHED ROOFS	23.45.514.D.3.A	10' INCREASE W/ MIN 6:12 PITCHED ROOF	OK
7.HEIGHT-PARAPETS	23.45.514.H 23.45.514.J	ROOF HEIGHT 75% MAX OF PARAPET HEIGHT AND LOWEST POINT LESS THAN HEIGHT LIMIT 4' INCREASE	N/A
8.GREEN ROOF	23.45.514.I	50% MIN OF ROOF AREA, 2' HEIGHT INCREASE	N/A
9.HEIGHT-ROOFTOP FEATURES	23.45.514.J.4.A	STAIR PENTHOUSES: 10' ABOVE HEIGHT LIMIT COVERAGE 15% MAX OF ROOF AREA	N/A
10.FRONT SETBACKS	23.45.518	5' MIN	OK
11.REAR SETBACKS	23.45.518	15' MIN WITHOUT ALLEY	OK
12.SIDE SETBACKS	23.45.518	5' (FACADES LESS THAN 40') 7' AVE, 5' MIN (FACADES GREATER THAN 40')	OK
13.INTERIOR SETBACKS	23.45.518.F	10' MIN.	N/A
14.PROJECTIONS INTO SETBACKS	23.45.518.H	4' MAX PROJECTION (EAVES, GUTTERS, ETC) 2' MAX PROJECTION (BAY WINDOWS, AND OTHER FLOOR AREA PROJECTIONS)	OK
15.FREESTANDING STRUCTURES	23.45.514.H.6	LESS THAN 6' HIGH MAY BE IN SETBACK	OK
16.AMENITY AREA- APARTMENT	23.45.522.1	25% MIN OF LOT AREA 250 SF MIN, 10' MIN IN ANY DIRECTION	OK- SEE OPEN SPACE CALCULATIONS
17.GREEN FACTOR	23.45.524.A.2	0.6 MIN	OK
18.STREET TREES	23.45.524.B	THE DIRECTOR MAY WAVE THE STREET TREE REQUIREMENT IF RIGHT OF WAY IS UNOPENED	**DEPARTURE D-1 -**NOT ADDING STREET TREES ALONG R.O.W. RIGHT OF WAY IS UNOPENED
19.BUILDING WIDTH	23.45.527.A	120' MAX	OK
20.BUILDING LENGTH	23.45.527.B	65% MAX OF LOT LINE WHEN WITHIN 15' OF LOT LINE WHEN NEITHER A REAR OR STREET LOT LINE	279.82'x.65 = 179.9' MAX OK
21.STREET FACADE OPENINGS	23.45.529.1	20% OF FACADE MUST BE WINDOWS/DOORS	**DEPARTURE D-2** SEE PERCENTAGE OF OPENING ELEVATION
22.STREET FACADE ARTICULATION	23.45.529.2	FACADE EXCEEDING 750 SF REQUIRE 150 SF MIN, 500 SF MAX OF FACADE SEPARATION A MINIMUM OF18" BETWEEN FACADES	**DEPARTURE D-3** SEE FACADE ARTICULATION ELEVATION
23.STREET FACADE TRIM	23.45.529.2.D	0.75" MIN DEEP, 3.5" MIN WIDE (AT ROOFS, PORCHES,WINDOWS, DOORS)	**DEPARTURE D-4** - SEE FACADE TRIM ELEVATION
24.LIGHT AND GLARE SCREENED PARKING	23.45.534.C	DRIVEWAYS/PARKING (>2 STALLS) SCREENED WITH FENCE 5-6' HIGH BETWEEN ABUTTING PROPERTIES. ELEVATION DIFFERENCE CAN BE COUNTED IN HEIGHT: 3' HIGH SCREEN MIN	OK- EXISTING FENCE
25.SCREENED PARKING	23.45.536.D	3' MIN FENCE HEIGHT, 3' MIN FROM LOT LINE	OK - EXISTING FENCE

5-9 ZONING SUMMARY

DEPARTURE SUMMARY - BUILDING 5

D-1 STREET TREES

Per the Land Use Code Section 23.45.524.B, the street tree requirement can be removed if the Right-Of-Way is unopened. There are no plans at this time to open the Right-Of-Way into a street.

D-2 STREET FACADE OPENINGS

The percentage of openings on the street facade is less than the required 20% per the Land Use Code. Given the location of the proposed Building 5, which is flanked by two prominent colonial-style buildings, it is important to relate the building to its context. Thus, the design strategy of the street facade is meant to evoke the style and composition of the adjacent facades.

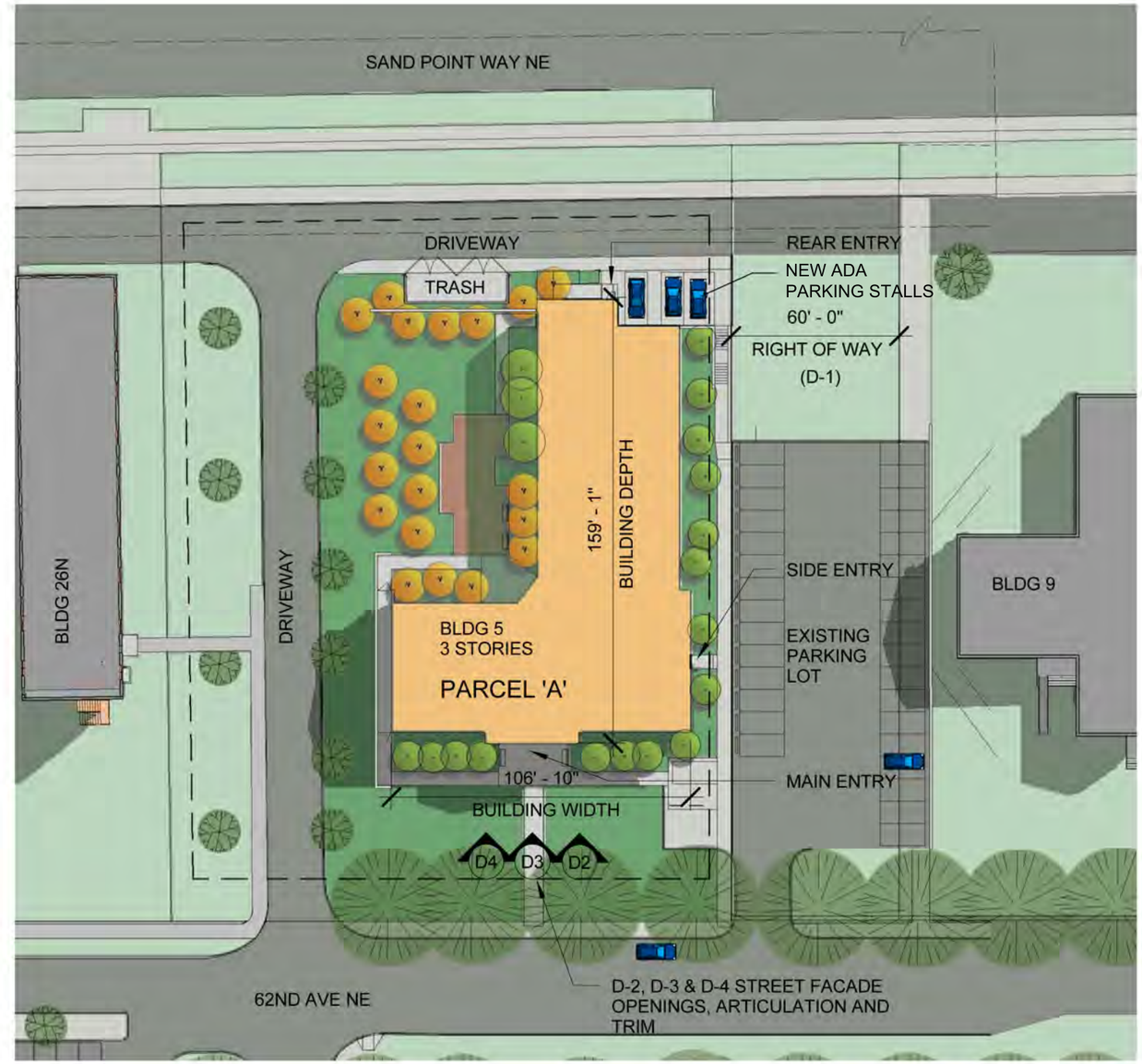
D-3 STREET FACADE ARTICULATION

Per Land Use Code, a street facade exceeding 750 sf requires 150 sf min and 500 sf max of facade separation, with a minimum of 18" between facades.

As described in D-2, the design strategy of the street facade is meant to show a relationship to its historic context. As it stands, neither of the two adjacent buildings feature distinct facade articulation that would fulfill this requirement. The design strategy demonstrates a throwback to the adjacent colonial-style buildings in terms of materials, surface areas, and articulation.

D-4 FACADE TRIM DEPTH AND WIDTH

The Land Use Code requires all roofs, porches, windows and doors on the street-facing facade to provide trim that is at a minimum .75" deep and 3.5" wide. The articulation of this building is done in the form of material changes and color, as well as horizontal projections. The design does not meet the code requirements in all instances, but the various elements that make up the facade create the appearance of articulation similar to that which is required.



1 5-DEPARTURE SUMMARY

0' 12.5' 25' 50'