

BUILDING 4 TABLE OF CONTENTS	
02	OVERALL SITE PLAN
4-1	CONTEXT PHOTOS
4-2	SITE IMAGES
4-3	DESIGN GUIDELINES
4-4	DESIGN GUIDELINES SITE PLAN
4-5	OPEN SPACE/PLAY AREAS - VIEWS - CIRCULATION
4-6	PARKING - TRASH/RECYCLING
4-7	PLANT PALETTE
4-8	SITE FEATURES
4-9	3D VIEWS
4-10	BUILDING ELEVATIONS
4-11	ZONING SUMMARY
4-12	DEPARTURE SUMMARY
4-13	D-20 & D-21 SETBACKS AND PROJECTIONS
4-14	FINISHES AND MATERIALS

BUILDING 4 APPENDIX	
4A-1	FLOOR PLANS
4A-2	SHADOW STUDY
4A-3	4-HEIGHT LIMIT AND PERCENTAGE OF OPENING CALCULATIONS
4A-4	4-OPEN SPACE CALCULATIONS
4A-5	4-GREEN FACTOR CACLULATIONS



MAGNUSON PARK HOUSING

PHASE 2 STAGE 2

BUILDING 4

DESIGN REVIEW MEETING
MARCH 2, 2011

PROJECT DESCRIPTION - PARCEL 'B'

CONSTRUCTION OF ONE NEW 3-STORY APARTMENT BUILDING WITH 15 UNITS OF LOW-INCOME HOUSING ON PARCEL 'B' IN MAGNUSON PARK.

RELATED CONSTRUCTION ON PARCEL 'A' OF ONE NEW 3-STORY APARTMENT BUILDING WITH AN ADDITIONAL 39 UNITS OF LOW-INCOME RESIDENTIAL HOUSING.

DEVELOPMENT CONSULTANT:
COMMON GROUND
419 OCCIDENTAL AVENUE SOUTH, SUITE 201
SEATTLE, WA 98104
PHONE: 206.461.4500
FAX: 206.461.3871
CONTACT: ANGIE LIOU
E-MAIL: angiel@commongroundwa.org

OWNER:
SOLID GROUND (FORMERLY FREMONT PUBLIC ASSOCIATION)
1501 NORTH 45TH STREET
SEATTLE, WA 98103-6708
PHONE: 206.694.6752
FAX: 206.694.6777
CONTACT: HUMBERTO ALVAREZ
E-MAIL: humbertoa@solid-ground.org

ARCHITECT:
TONKIN / HOYNE ARCHITECTURE & URBAN DESIGN
204 FIRST AVENUE SOUTH
SEATTLE, WA 98104
PHONE: 206.624.7880
FAX: 206.622.1766
CONTACT: TOM JOHNSON OR HEATHER HULL
E-MAIL: tom@thl-arch.com or heatherh@thl-arch.com



01 PROJECT GOALS

PHASE 2

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.

PHASE 2.2

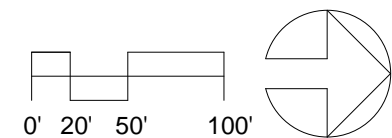
TO DESIGN AND CONSTRUCT 54 TOTAL UNITS OF LOW-INCOME, SINGLE AND MULTI-FAMILY HOUSING, THE SECOND STAGE IN A TWO-STAGE DEVELOPMENT. THE FIRST STAGE WAS COMPLETED IN 2011 AND CONSISTED OF 52 UNITS OF LOW-INCOME, MULTIFAMILY HOUSING UNITS AND A COMMUNITY BUILDING. THIS PHASE OF CONSTRUCTION WILL HEREBY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

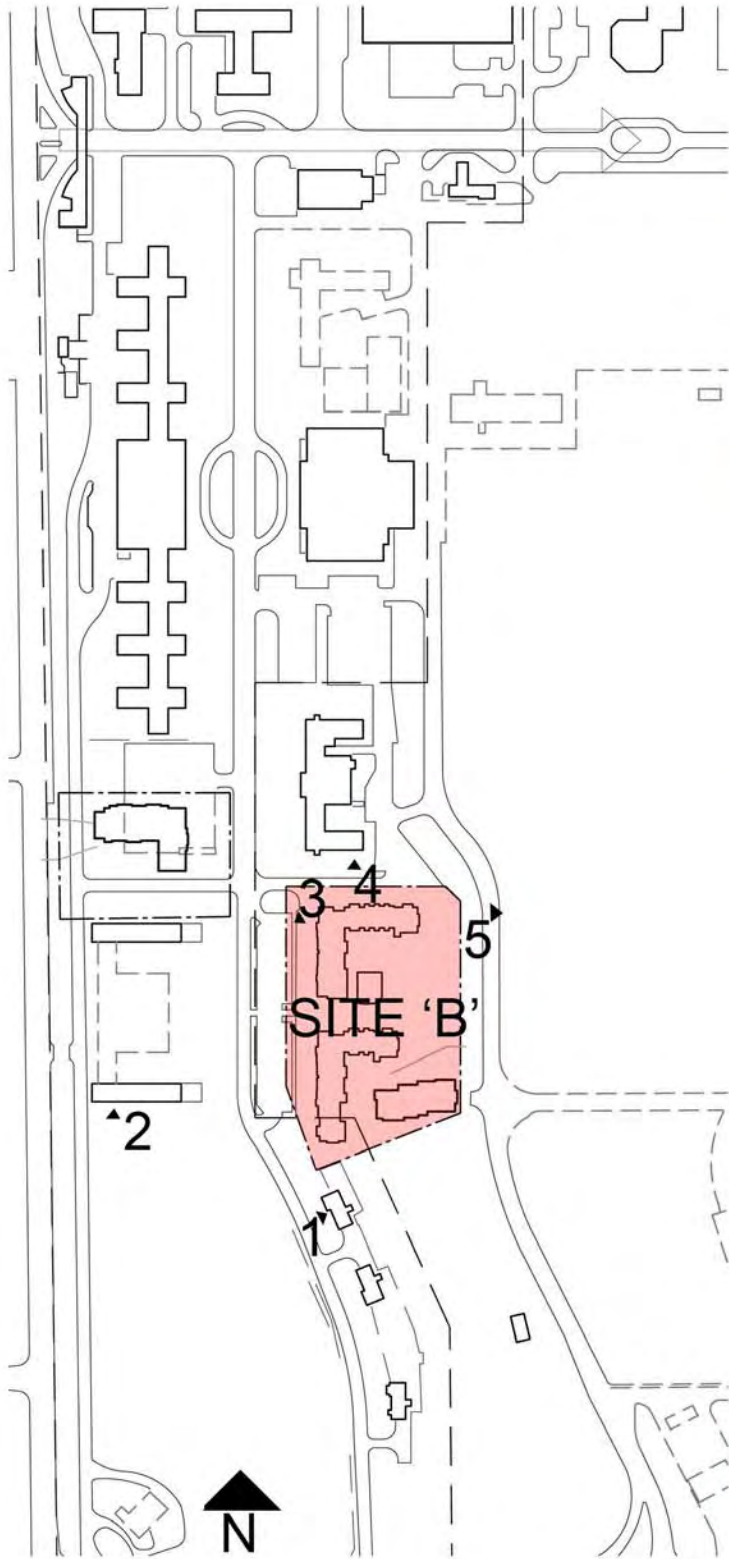
BUILDING 4 CONSISTS OF 15 UNITS AND 1 (NEW) ACCESSIBLE PARKING STALLS LOCATED ON PARCEL 'B' WHICH INCLUDES THE PREVIOUS PHASE OF HOUSING KNOWN AS BRETTLER PLACE. THIS IS A 3 STORY, RECTANGULAR STRUCTURE WITH PARAPETS AND A LOW SLOPE ROOF THAT WILL INCORPORATE SIMILAR DESIGN ELEMENTS OF THE PREVIOUS PHASE. 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 39 UNITS AND 1 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.



OVERALL SITE PLAN - PARCELS 'A' & 'B'





5. MAGNUSON PARK PLAY FIELDS-EAST



4. SANTOS PLACE- SOUTH



1. BUILDING 331/332
YOUTH HOUSING



2. BUILDING 26S
HOUSING



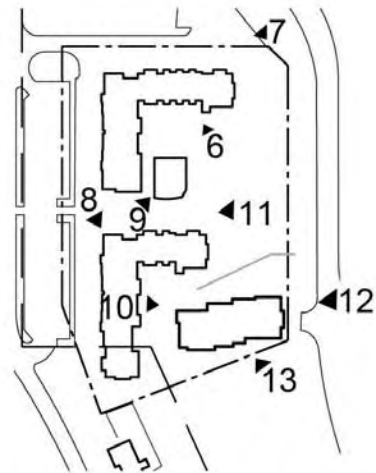
3. PARKING STRUCTURE



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

A. SITE PLANNING

A1. REINFORCE EXISTING SITE CONDITIONS

A1.1 THE EXISTING BUILDINGS ARRANGED AROUND COURTYARDS TO MAXIMIZE SOUTHERN EXPOSURE AND EASTWARD VIEWS OF MAGNUSON PARK.

A1.2 BUILDING 4 IS ORIENTED EAST-WEST TO FRAME OPEN SPACES AND VIEWS.

A4. HUMAN ACTIVITY: THE INTERNAL CENTRAL CIRCULATION SPINE AND THE ADJACENT COMMUNITY BUILDING ARE THE PRIMARY FOCUS OF THE DEVELOPMENT. TO ALLOW RESIDENTS EASY ACCESS AND CLEAR VIEWS

A5. RESPECT FOR ADJACENT SITES

- THE OWNER OF BRETTLER PLACE IS ALSO THE OWNER OF THE PROPERTIES ON THREE SIDES OF THE SITE. THE FOURTH SIDE IS OPEN TO MAGNUSON PARK TO THE EAST. THE OWNER DEVELOPS AND MANAGES LOW-INCOME FAMILY HOUSING, SO THERE WILL BE COORDINATION BETWEEN THIS PROJECT AND EXISTING SURROUNDING PROPERTIES.
- THE COURTYARDS AND COMMUNITY AREAS CREATED FOR THE RESIDENTS OF THIS DEVELOPMENT ARE LOCATED AWAY FROM OPEN SPACE OF ADJACENT PROPERTIES. BY BEING ENGAGED TO THE EXISTING COURTYARD COMMUNITIES OF BRETTLER PLACE, THE PROPOSED BUILDING 4 WILL CONTRIBUTE TO THE SENSE OF COMMUNITY OF THE OVERALL PROJECT BY COMPLETING THE ORIGINAL MASTER PLAN.
- THE ROOF OF THE PROPOSED BUILDING 4 IS KEPT FLAT IN ORDER TO PRESERVE VIEWS FROM UPPER-FLOOR UNITS OF THE APARTMENT WING OF BRETTLER PLACE - BUILDING 2, UPHILL FROM THIS SITE.

A7. MAXIMIZE OPEN SPACE OPPORTUNITY

- BUILDING 4 WILL CONTRIBUTE TO THE SENSE OF COMMUNITY OF THE OVERALL PROJECT BY COMPLETING THE ORIGINAL MASTER PLAN AT BRETTLER PLACE.
- THE NEW BUILDING IS SITED SO AS TO PRESERVE COURTYARD VIEWS TO THE PARK AND MOUNTAINS, AS WELL AS PRESERVE THE EXISTING GROVE OF TREES AT THE SOUTH EDGE OF THE SITE.
- THE MAIN ENTRY TO BUILDING 4 HAS BEEN LOCATED AT ITS EAST END, PREVENTING VISITORS FROM ENTERING THE COURTYARD AND PRESERVE IT AS A RESIDENT-ONLY AMENITY.
- BUILDING 4 WILL BE PHYSICALLY AND VISUALLY CONNECTED TO THE SITE'S CENTRAL CIRCULATION SPINE IN SUCH A WAY AS TO ENCOURAGE RESIDENT INTERACTION ALONG THE SPINE AND AT THE COMMUNITY BUILDING.
- THE NEW COMMON LAUNDRY ROOM IN BUILDING 4 WILL HAVE A PEDESTRIAN CONNECTION - ALSO BOTH PHYSICALLY AND VISUALLY - TO THE EXISTING CENTRAL CIRCULATION SPINE AND COMMON CHILDREN'S PLAY AREA (TO BE RELOCATED TO THE AREA DIRECTLY EAST OF THE EXISTING COMMUNITY BUILDING AS PART OF THIS PROJECT).

A8. MINIMIZE PARKING AND AUTO IMPACTS ON PEDESTRIANS & ADJOINING PROPERTY

- CARS ARE KEPT TO THE PERIMETER OF THE PROJECT AND NOT ALLOWED INTO THE PEDESTRIAN AREAS OR COURTYARDS.

C. ARCHITECTURAL ELEMENTS & MATERIALS

C1. ARCHITECTURAL CONTEXT

- THE PROPOSED BUILDING 4 HAS BEEN CAREFULLY SITED, DESIGNED AND DETAILED TO RELATE TO THE EXISTING COMPLEX OF BRETTLER PLACE. IT WILL CONTRIBUTE TO ITS COMMUNITY AND COMPLETE THE ENSEMBLE ENVISIONED IN THE ORIGINAL MASTER PLAN.

C2. ARCHITECTURAL CONCEPT AND CONSISTENCY

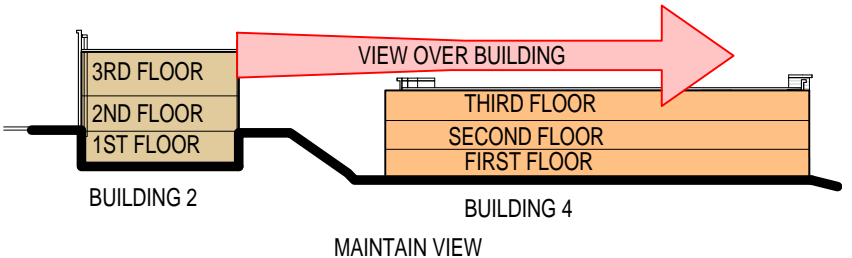
- THE DESIGN OF BRETTLER PLACE DREW FROM THE CLEAR, STRONG FORMS WITH SIMPLE, WELL-THOUGHT-OUT DETAILING PRESENT IN THE VARIOUS ARCHITECTURAL STYLES OF THE SURROUNDING BUILDINGS. A STRONG FORMAL FACADE AT THE MAIN ENTRIES ARE MEANT TO RESPECT THE CHARACTER OF THE HISTORIC DISTRICT. AROUND THE CORNER AND FURTHER DOWNHILL, THE FACADES TAKE ON A MORE RESIDENTIAL CHARACTER. BUILDING 4 IS DETACHED FROM THE FORMAL HISTORIC DISTRICT AND RELATES MORE TO THE RESIDENTIAL FEEL OF THE DOWNHILL PORTIONS OF BRETTLER PLACE.
- BRETTLER PLACE FEATURES TWO SOLAR-ORIENTED COURTYARDS WHICH ARE LINKED BY THE CENTRAL SPINE / HISTORIC VIEW CORRIDOR, WHICH IS TO BE COMPLETED WITH THIS PHASE OF HOUSING.
- THE SITE PLANNING CONCEPT INTENDS TO CREATE TWO DISTINCT SUB-COMMUNITIES, LINKED INTO A LARGER WHOLE BY THE CENTRAL ACCESS SPINE AND COMMUNITY BUILDING.
- THERE IS A CLEAR SEPARATION OF THE PUBLIC REALM OF STREETS AND SIDEWALKS FROM THE PRIVATE OPEN SPACE OF COURTYARDS. BUILDINGS HAVE BEEN ARRANGED TO CREATE THIS SEPARATION.
- FACADES OF THE RESIDENTIAL BUILDINGS - EXISTING AND PROPOSED - ENCLOSE THE COURTYARDS AND FORM AN EDGE TO THE PUBLIC REALM, WITH ACCESS AT MARKED ENTRIES. THE COMMUNITY BUILDING IS LOCATED TO FORM THE NORTH EDGE OF THE CENTRAL SPINE AND DEFINE THE PUBLIC REALM. THE PROPOSED BUIDLING 4 WILL ABUT THE EXISTING GROVE OF TRESS ALONG THE SOUTH EDGE AND HELP FRAME ITS ADJACENT COURTYARD SPACE.

C3. USE HUMAN SCALE & HUMAN ACTIVITY

- THE BUILDINGS OF BRETTLER PLACE, WHICH IS THE CONTEXT FOR BUILDING 4, HAVE BEEN DESIGNED WITH MANY HUMAN-SCALE ELEMENTS, MATERIALS, AND TEXTURES. EXAMPLES INCLUDE -BAY WINDOWS, PORCHES WITH STOOPS, HORIZONTAL LAP SIDING, MAN-SIZED WINDOWS GANGED TOGETHER, WINDOW TRIM, COLOR AND MATERIAL TRANSITIONS THAT BREAK DOWN LARGE FACADE SECTIONS, AND HORIZONTAL OR VERTICAL STEPS IN BUILDING MASS.

C4. USE DURABLE, ATTRACTIVE & WELL-DETAILED FINISH MATERIALS

- BUILDING 4 IS SEPARATED FROM THE FORMAL BRICK-CLAD, COLONIAL-STYLE BUILDINGS OF THE HISTORIC DISTRICT, AND IS THUS MORE RELATED OF THE RESIDENTIAL PORTIONS OF THE EXISTING BRETTLER PLACE.
- THE PROPOSED PALETTE OF MATERIALS, TEXTURES AND COLORS ARE THOSE FOUND IN THOSE MORE IMMEDIATE NEIGHBORS: PAINTED HORIZONTAL CEMENTITIOUS SIDING, PAINTED HORIZONTAL TRIM BANDS, AND CONTRASTING-COLOR PAINTED TRIM AT WHITE VINYL-FRAMED WINDOWS.



ARCHITECTURAL CONCEPT AND CONSISTANCY



HUMAN SCALE



ENHANCE SITE FEATURES, REINFORCE ENTRIES



SECURITY, ENHANCED ENTRIES, LIGHTING

D. PEDESTRIAN ENVIRONMENT

D1. PROVIDE CONVENIENT, ATTRACTIVE & PROTECTED PEDESTRIAN ENTRY

- BUILDING 4 IS PART OF THE SECOND PHASE OF THE ORIGINAL MASTER PLAN THAT BEGAN WITH BRETTLER PLACE. IT ABUTS THE EXISTING GROVE OF TREES ALONG THE SOUTH EDGE OF THE SITE, COMPLETING THE MASTER PLAN FOR ENCLOSURE OF ITS ADJACENT COURTYARD, AND FORMING A FRAME AT THE SOUTHERN EDGE OF THE OVERALL SAND POINT REDEVELOPMENT.
- WHILE THE NEW BUILDING ENCOURAGES RESIDENT INTERACTION WITHIN ITS ADJACENT COURTYARD, ITS ENTRY IS CAREFULLY LOCATED AT THE EAST END SO AS TO DISCOURAGE VISITORS FROM ENTERING THE COURTYARD. STILL, THE ENTRY WILL BE PHYSICALLY AND VISUALLY CONNECTED TO THE SITE'S CENTRAL CIRCULATION SPINE.

D2. BLANK WALLS (BUILDING 4)

THERE WILL BE NO BLANK WALLS FOR ANY PUBLIC-FACING FACADES IN BUILDING 4. THE NORTH FAÇADE FRONTING ON THE COURTYARD WILL BE FULLY-ENGAGED TO THE COURTYARD WITH A FAÇADE FULL OF RESIDENTIAL WINDOWS, THE MAIN BUILDING ENTRY AT THE BASE OF A BRICK-CLAD "TOWER", AND ENTRY TO THE PUBLIC LAUNDRY FACILITY, AND THE FULL SLATE OF EXTERIOR MATERIALS ON DISPLAY ON SHORT STEPPING FAÇADE SEGMENTS. THE EAST FAÇADE FRONTING SPORTS FIELD ROAD AT THE EDGE OF MAGNUSON PARK WILL CONTAIN VIEW-ORIENTED RESIDENTIAL WINDOWS, AND A 2-STORY HIGH PROJECTING FAÇADE SEGMENT. THE BRICK-CLAD ENTRY "TOWER" WILL BE VERY VISIBLE AS A VISUAL PART OF THE EAST FACADE, PROJECTING OUT FROM THE NORTH SIDE, AND PROJECTING ABOVE THE ROOF.

D4. MINIMIZE INTRUSION OF PARKING LOTS

- CARS ARE KEPT TO THE PERIMTER OF THE PROJECT AND NOT ALLOWED INTO PEDESTRIAN SPACES OR COURTYARDS.

D6. SCREEN DUMPSTERS AND UTILITY AREAS

- **ALL DUMPSTERS, UTILITY AND SERVICE AREAS ARE EITHER LOCATED INSIDE BUILDINGS OR SCREENED BY FENCES, WALLS OR LANDSCAPING.**

D7. PERSONAL SAFETY AND SECURITY

- 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. **LASTLY, PUBLIC PATHS WILL BE SCREENED BY PLANTINGS, RAILINGS, PORCH STOOPS, AND SITE LIGHTING.**

D10. COMMERCIAL LIGHTING

THE EXTERIOR LIGHTING DESIGN FOR THE NEW BUILDING 4 WILL TIE INTO THE LIGHTING SYSTEM OF THE EXISTING BRETTLER PLACE FAMILY HOUSING THAT INCLUDES POLE-MOUNTED SITE LIGHTING AT THE COURTYARDS, LIGHTED BOLLARDS ALONG WALKWAYS, AND WALL-MOUNTED PORCH LIGHTS AT POINTS OF ENTRY TO THE BUILDINGS.

D12. RESIDENTIAL ENTRIES AND TRANSITIONS

- **PLANTING BUFFERS ARE LOCATED AT THE NORTH, WEST AND SOUTH OF THE PARCEL,** AND ALONG THE CIRCULATION SPINE, SEPARATING PUBLIC FROM PRIVATE REALM. ALSO, ENTRY TOWERS ARE PROMINENT AT RESIDENTIAL BUILDINGS 1, 2 AND THE PROPOSED BUILDING 4.

E. LANDSCAPING

E1. REINFORCE EXISTING LANDSCAPE CHARACTER OF NEIGHBORHOOD

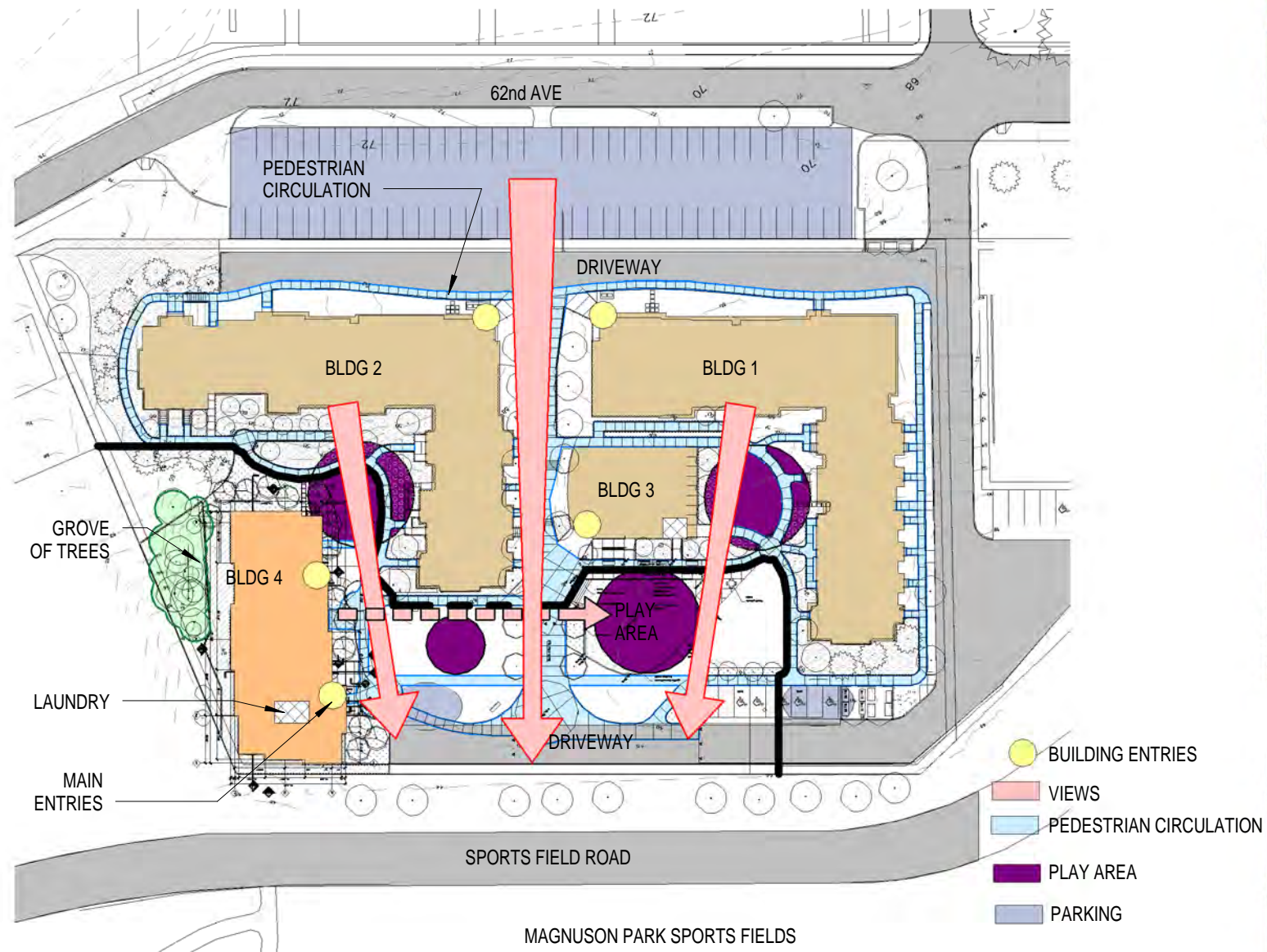
- CURRENTLY, THE PARKS DEPARTMENT IS REMOVING EXISTING NON-NATIVE TREES FROM THE ENTIRE SAND POINT SITE, WHICH IS CONSIDERABLY ALTERING THE PREVIOUS APPEARANCE. **OUR LANDSCAPE PLAN INCORPORATES NATIVE SPECIES WHICH ARE -ALSO DROUGHT-TOLERANT** IN KEEPING WITH THE LATEST BEST PRACTICES FOR DEVELOPING HEALTHY LANDSCAPES AND CONSERVING NATURAL RESOURCES.

E2. LANDSCAPE TO ENHANCE THE BUILDING AND/OR SITE

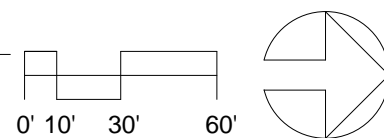
- **THE NORTH EDGE OF THE SITE WILL BE TREATED AS A TRADITIONAL PUBLIC STREETSCAPE** WITH SIDEWALKS AND PLANTING STRIP TRANSITIONING TO LANDSCAPED FRONT YARDS, STOOPS, AND ENTRY PORCHES.
- EACH OF THE TWO SOUTH-ORIENTED LANDSCAPED COURTYARD WILL BE DESIGNED TO CAREFULLY INTEGRATE SOLAR ACCESS TO MAKE THE SPACES COMFORTABLY WARM AND SUNNY THROUGHOUT THE DAY AND YEAR.
- MEANDERING PATHS CONNECT A VARIETY OF DEFINED LANDSCAPED ACTIVITY AREAS.
- **THE SOUTH EDGE OF THE SITE WILL REMAIN A WOODED AREA** PROVIDING "CLOSURE" TO THE OVERALL SITE AND ACT AS A BUFFER BETWEEN THIS PROPOSED HOUSING COMPLEX AND THE YOUTH HOUSING PROJECT FURTHER SOUTH.

E3. LANDSCAPE TO TAKE ADVANTAGE OF SPECIAL SITE CONDITIONS

- **A DRIVEWAY SERVING THE EXISTING PARKING LOT EAST OF BRETTLER PLACE,** WITH A SIDEWALK THAT ALSO DOUBLES AS A FIRE-ACCESS ROAD DURING AN EMERGENCY AND SERVE AS PART OF BACK-UP SPACE AT PARKING STALLS, **WILL GIVE THE APPEARANCE OF A HUMANLY-SCALED LANE** PROVIDING PEDESTRIAN AND VEHICULAR ACCESS TO THE BUILDINGS. TREES AND LARGE PLANTING AREAS WILL CREATE A PLEASANT WALKING ENVIRONMENT ALONG THE PARKING AREA.
- DURING THIS PHASE OF CONSTRUCTION, A CIRCULATION PATH WILL BE CONSTRUCTED AT THE EAST END, INCLUDING A NODE FOR OUTLOOK TO THE MAGNUSON PARK AND THE CASCADE MOUNTAINS BEYOND, WITH A SEATING WALL AND SPACE FOR FUTURE COMMUNITY ART INSTALLATION.



4-D- SITE DIAGRAM



VIEW TO THE EAST



VIEW FROM CENTRAL WALKWAY



GENERIC PLAY STRUCTURE



LOCATION FOR NEW PLAY AREA



SIDEWALKS THROUGHOUT THE SITE

- A1 REINFORCE EXISTING SITE CONDITIONS
- A5 RESPECT FOR ADJACENT SITES
- A7 MAXIMIZE OPEN SPACE OPPORTUNITY
- E1 LANDSCAPING TO REINFORCE DESIGN
- E2 LANDSCAPING TO ENHANCE BUILDINGS AND OR ENTRANCES

4-5 OPEN SPACE/PLAY AREAS - VIEWS - CIRCULATION

- D1. PEDESTRIAN ENVIRONMENT
- D4. MINIMIZE INTRUSION OF PARKING AREAS
- D7. PERSONAL SAFETY AND SECURITY
- A8. MINIMIZE PARKING IMPACTS
- A4. HUMAN ACTIVITY
- A5. RESPECT TO ADJACENT SITES



NEW FENCE



LANDSCAPE BERM

DRIVEWAY

DRIVEWAY FACING SOUTH



TREASH ENCLOSURE



TRASH ENCLOSURE AND PARKING





'Bowhall' Red Maple



Orchard Trees



Vine Maple



Serviceberry



Douglas-fir



Western Red-cedar



Incense Cedar



Heavenly-bamboo



Dogwood



Western Spiraea



Pacific Rhododendron



Japanese Holly



Redtwig Dogwood



Deer Fern



Pacific Wax Myrtle



Flowering Currant



Evergreen Huckleberry



Sword Fern



Snowberry



Privet Honeysuckle



Davidii Viburnum



Blueberry



Tall Oregon Grape



Glossy Abelia



Oregon Iris



Creeping Mahonia



Mexican Mock Orange



Camellia



Japanese Boxwood



White Rockrose



Beach Strawberry



Kinnikinnick



SITE LIGHTING

- E1. LANDSCAPING TO REINFORCE THE NEIGHBORHOOD
- E2. LANDSCAPING TO ENHANCE THE BUILDING AND SITE
- D1. PEDESTRIAN ENVIRONMENT
- D7. PERSONAL SAFETY AND SECURITY (LIGHTING)



BIKE RACKS



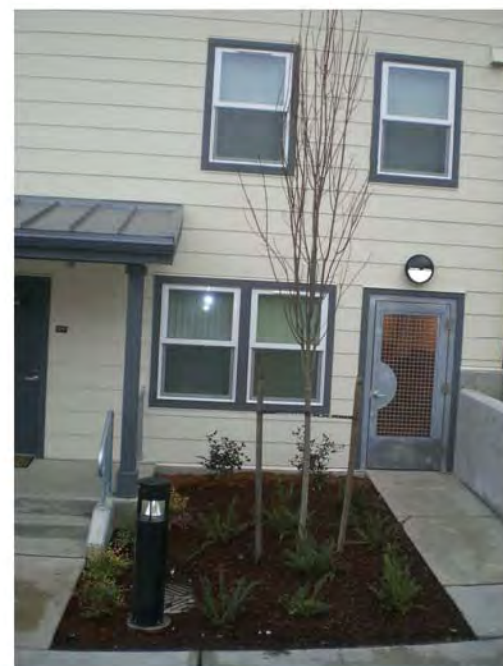
BENCHES



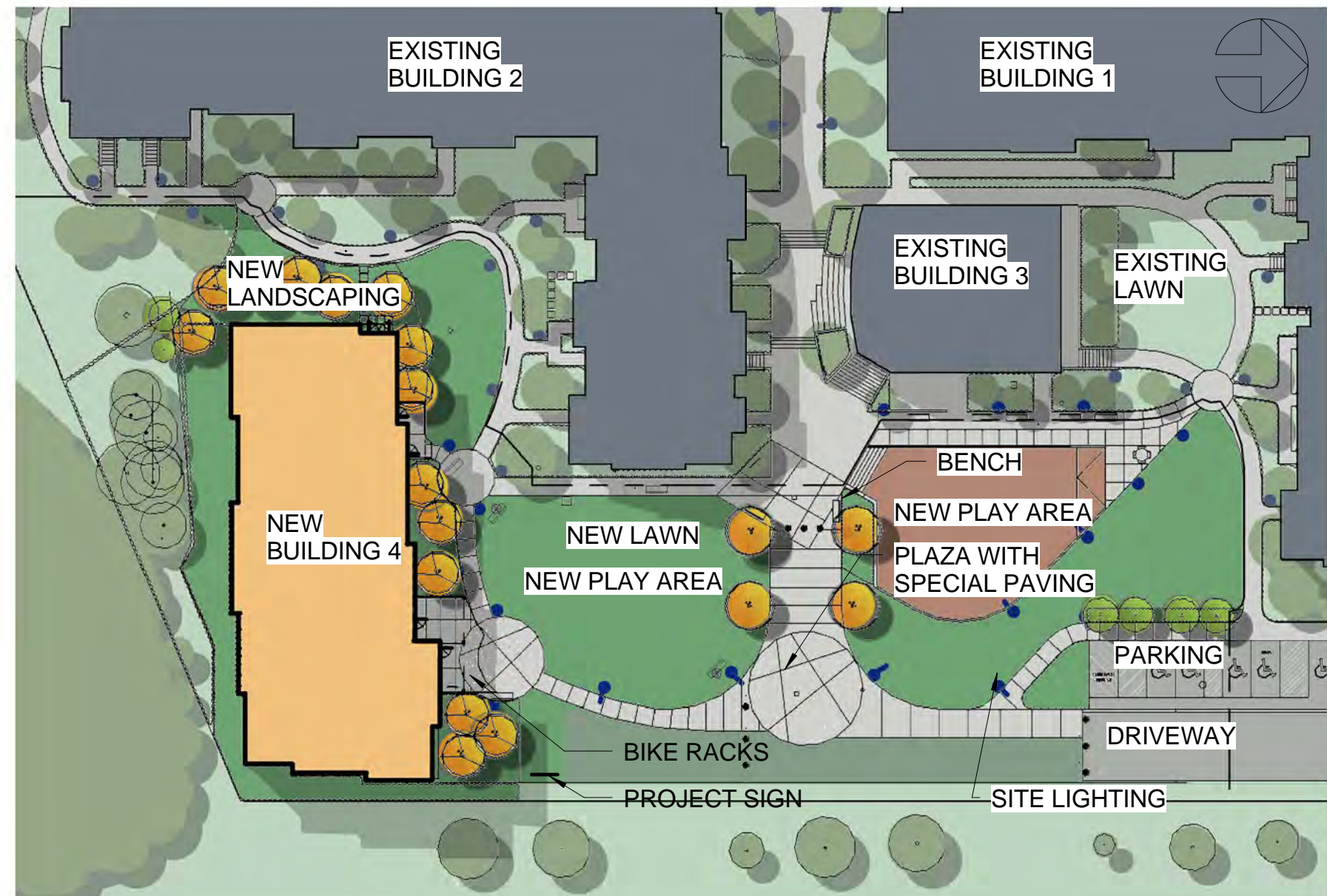
PROJECT SIGN



SITE LANDSCAPING



SITE LANDSCAPING





VIEW FROM COURTYARD FACING EAST



VIEW FROM SPORTSFIELD ROAD FACING WEST



VIEW FROM PLAY AREA FACING SOUTH



WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION

DEVELOPMENT STANDARD	CODE SECTION	REQUIREMENT-L3 ZONE	PROPOSED/GRANTED DEPARTURES
1.PARKING QUANTITY	23.54.015. TABLE B 23.54.015.1 1 23.72.012	0.33 SPACES PER DWELLING UNIT (2 BR OR LESS) SPACE PER DWELLING UNIT (3 BR OR MORE) PARKING CALCULATED AS TOTAL OF ALL STALLS THROUGHOUT GREATER SITE.	OK SEE PARKING CALCULATIONS SHEET
2.BICYCLE PARKING	23.54.015.K	1 SPACE PER 4 UNITS	17 UNITS / 4 = 4.25 SPACES
3.SOLID WASTE/RECYCLING SAND POINT OVERLAY	23.72.010 TABLE A 23.72.010.G.1.D	175 SF FRONT LOADING (15,001-50,000 SF BUILDING) STORAGE SHALL NOT BE LOCATED BETWEEN THE STREET FACING FACADE OF THE STRUCTURE AND THE STREET	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	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	NA
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 (A10.2)
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	APPLYING FOR AN EXCEPTION
19.BUILDING WIDTH	23.45.527.A	120' MAX	OK - SEE SITE PLAN
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 - SEE SITE PLAN AND FACADE LENGTH CALCULATION
21.STREET FACADE OPENINGS	23.45.529.1*	20% OF FACADE MUST BE WINDOWS/DOORS	OK *FOR REFERENCE ONLY*
22.STREET FACADE ARTICULATION	23.45.529.2*	FACADE EXCEEDING 750 SF REQUIRE 150 SF MIN, 500 SF MAX OF FACADE SEPARATION A MINIMUM OF 18" BETWEEN FACADES	>500 SF FACADE AREA *FOR REFERENCE ONLY*
23.STREET FACADE TRIM	23.45.529.2.D*	0.75" MIN DEEP, 3.5" MIN WIDE (AT ROOFS, PORCHES, WINDOWS, DOORS)	OK *FOR REFERENCE ONLY*
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, FENCE IS PROVIDED ALONG EASTERN PROPERTY LINE
25.SCREENED PARKING	23.45.536.D	3' MIN FENCE HEIGHT, 3' MIN FROM LOT LINE	OK, FENCE IS PROVIDED ALONG EASTERN PROPERTY LINE

*SMC 23.45.529.B THE PROVISIONS OF THIS SECTION 23.45.529 APPLY TO ALL RESIDENTIAL USES THAT DO **NOT** UNDERGO ANY TYPE OF DESIGN REVIEW PURSUANT TO CHAPTER 23.41.
THE PROVISIONS LISTED IN THIS TABLE ARE FOR REFERENCE ONLY AND DO NOT APPLY TO THIS PROJECT BECAUSE IT IS GOING THROUGH DESIGN REVIEW.

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 setback to 5'-0", the building facade will meet the standard for a front setback and become a presence on the street.

D-21 PROJECTIONS INTO SETBACKS

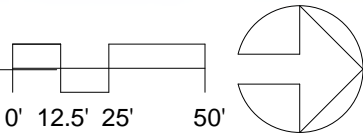
With the building protruding 5'-0" past the rear setback, the eaves, overhangs and gutters are greater than the 4'-0" maximum projection. With a departure for the rear setback, the projections will be within the maximum projection from the face of the building.



1

4-DEPARTURE SUMMARY

SCALE: 1" = 50'-0"



D-20 REAR SETBACK

We request a departure from the Rear Setback standard. The idea of a rear setback is to address a typical lot situation where the rear of the lot abuts the rear of another lot and the setback is needed to protect the privacy of resident private open space. The standard does not address a situation, such as is the case for this site, where the "rear" of the site does not abut the back of another lot, but instead abuts a public way, Sports Field Road and a public park, Magnuson Park. This condition makes this "rear" more like a front, and should be able to have a setback more like a front setback. Also the wide strip of publicly-owned land separating Sports Field Road from the site boundary serves as a landscaped buffer to provide mitigation. Thus we propose that this "rear" setback be the same 5-foot distance allowed for a minimum apartment front setback.

D-21 PROJECTIONS INTO SETBACKS

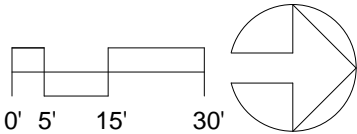
We request a departure from the Projections into Setbacks standard. This request is linked to the request for departure from the rear setback standard described above. It applies to our small roof overhangs that in all cases will be less than the 4 feet allowed over the setback line, and in no case 3 feet or less from the property line.



1

4-D-20 & D-21 SITE PLAN

SCALE: 1" = 30'-0"



2

4-D-21 PROJECTIONS

SCALE: 1/16" = 1'-0"



METAL ROOFING
COOL ZATIQUE 2



PAINT COLOR 1

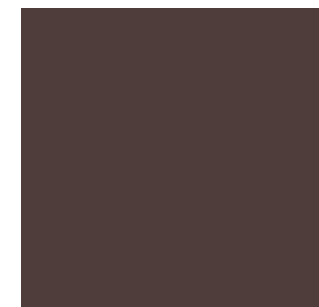
PAINT COLOR 2



BRICK TRIM
CASTLE GRAY SMOOTH
BRICK
MONTEREY SMOOTH



PAINT COLOR 2
NAVAJO WHITE



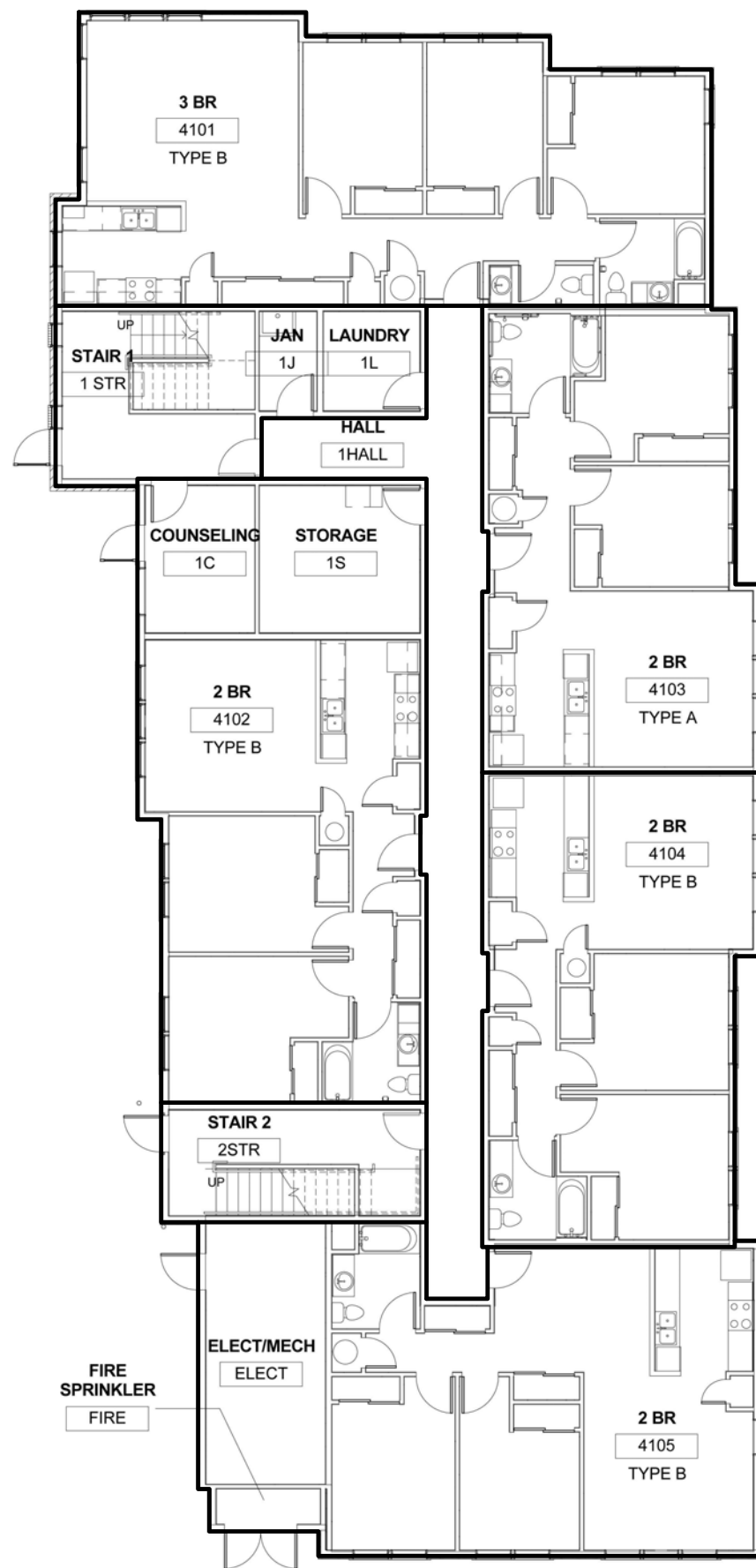
PAINT TRIM COLOR
BITTER CHOCOLATE



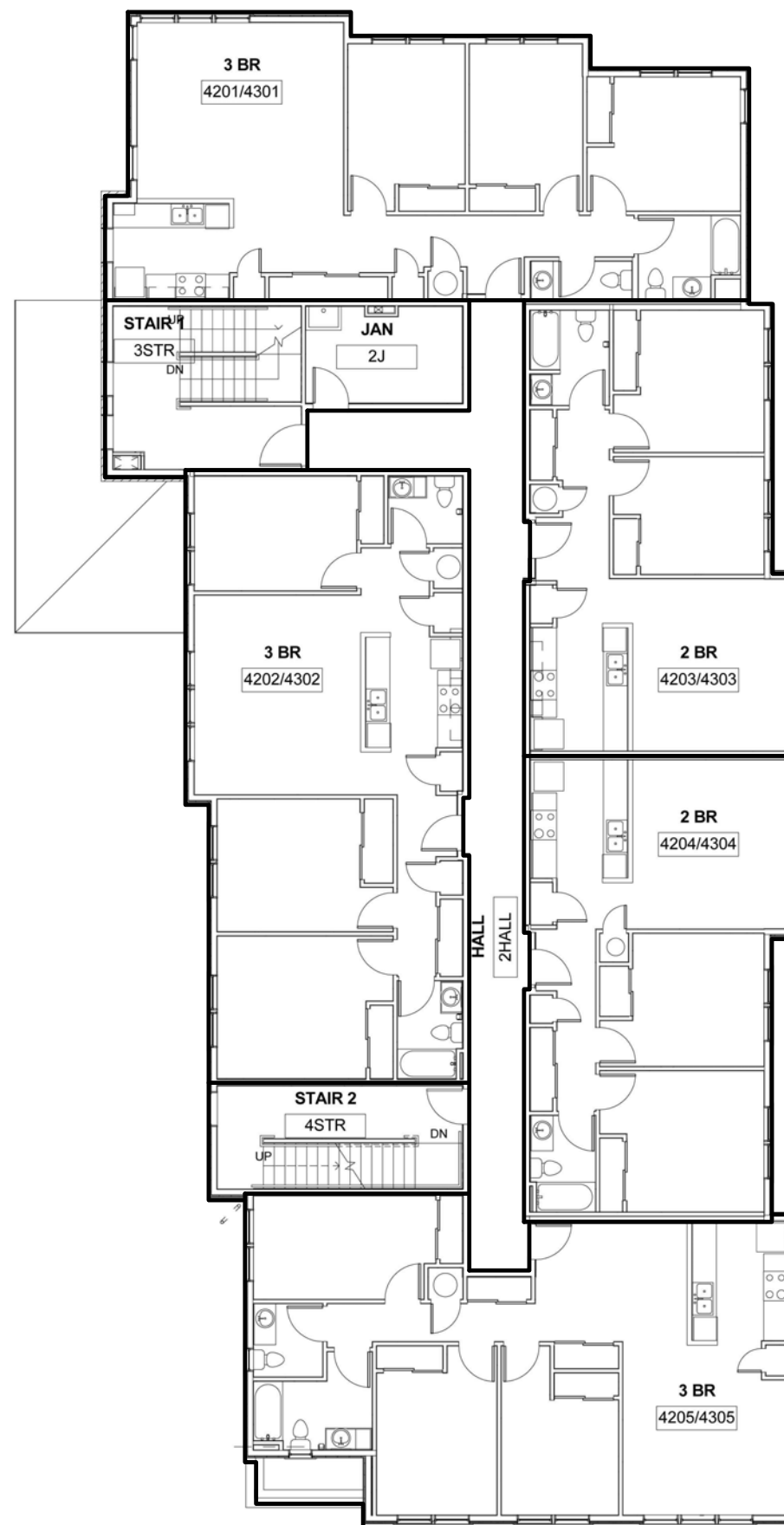
PAINT COLOR 1
ROYCROFT PEWTER



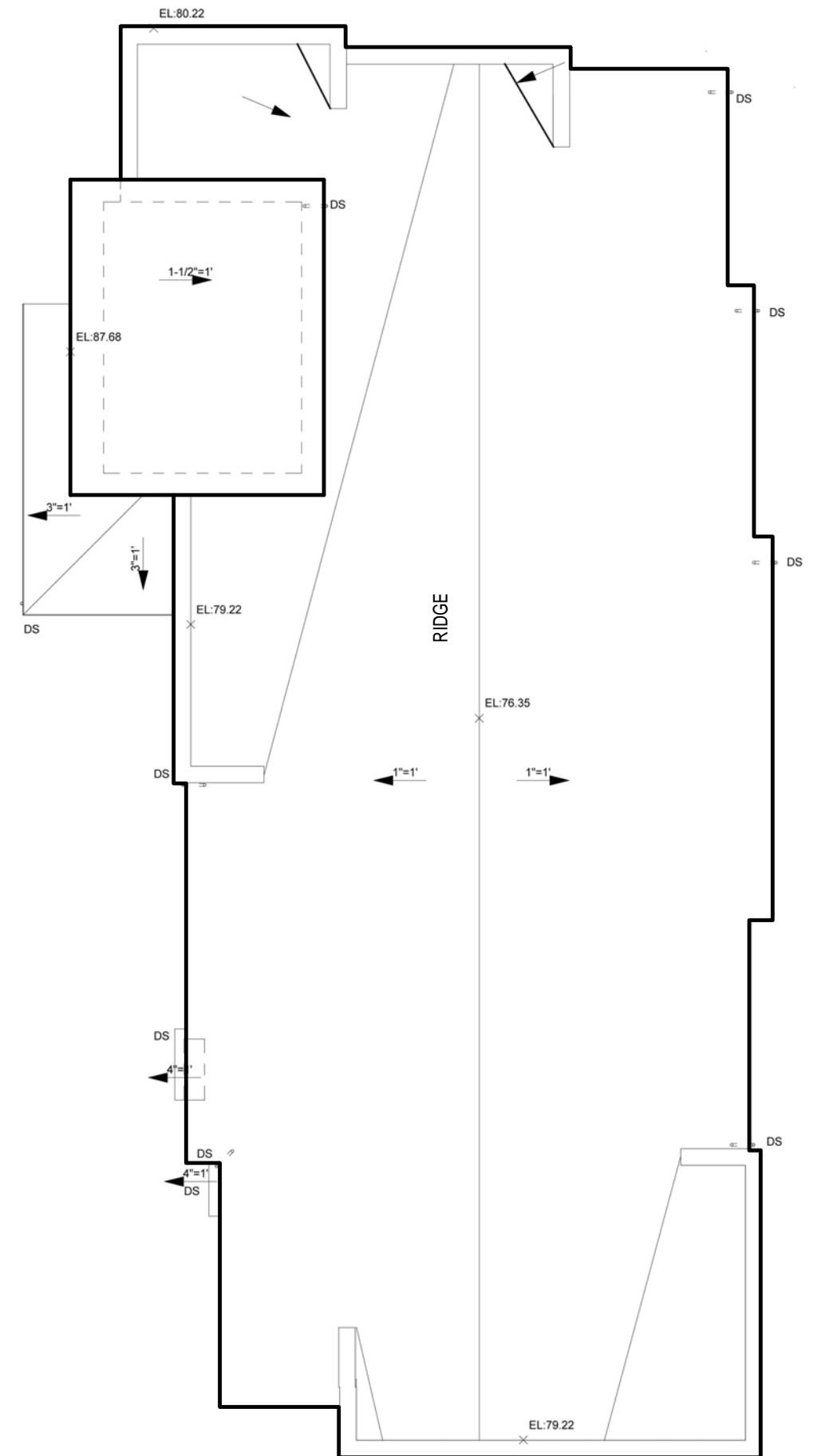
APPENDIX



FIRST FLOOR PLAN

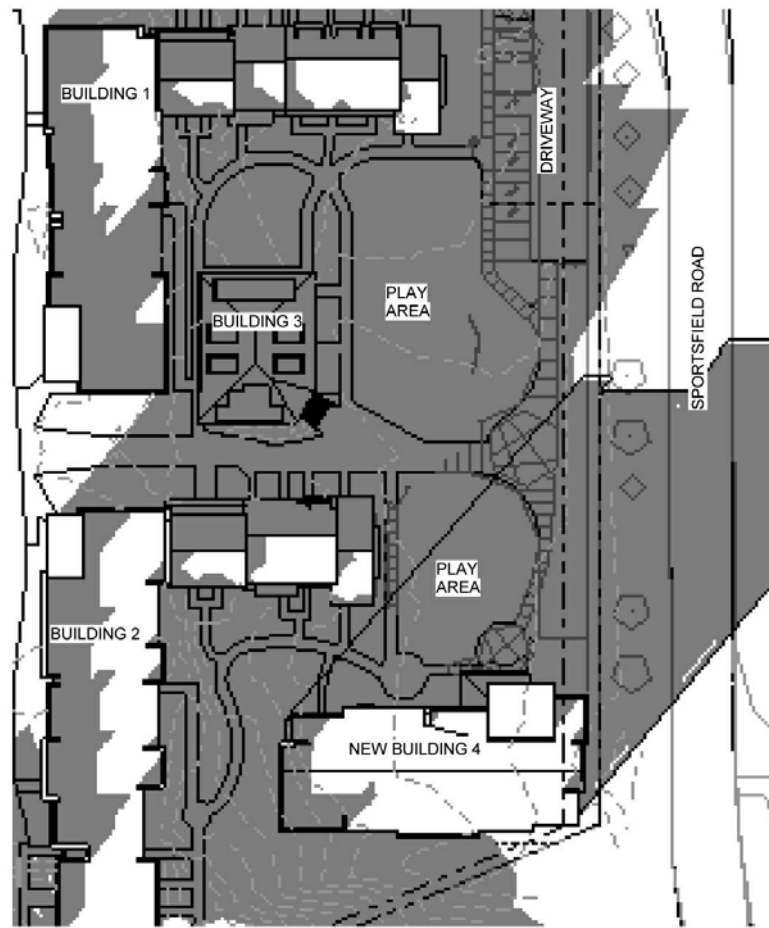


SECOND/THIRD FLOOR PLAN

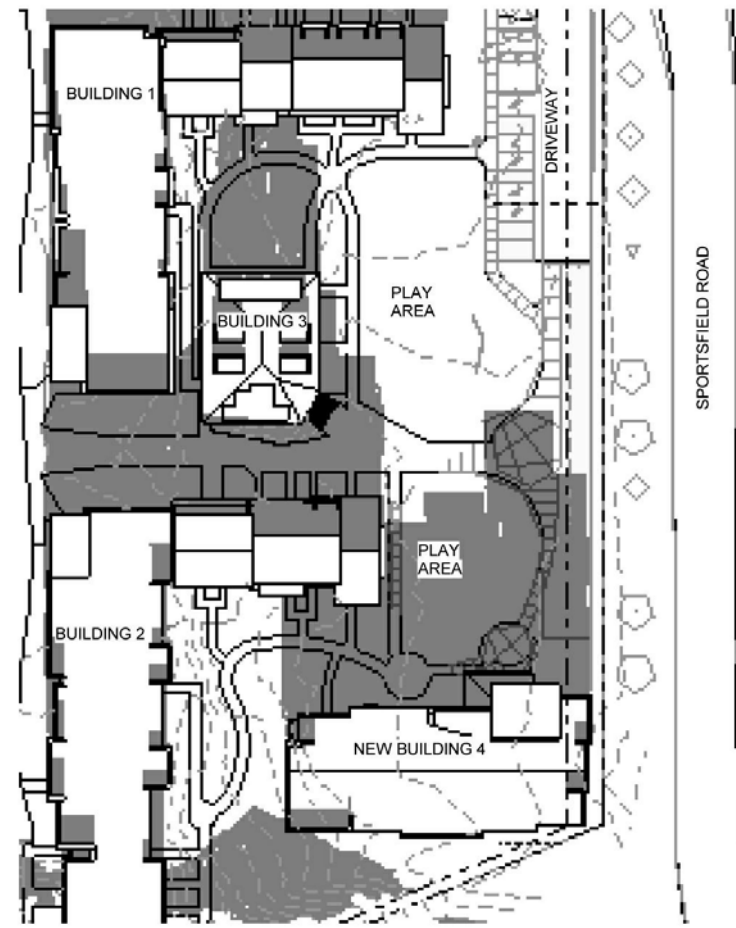


ROOF PLAN

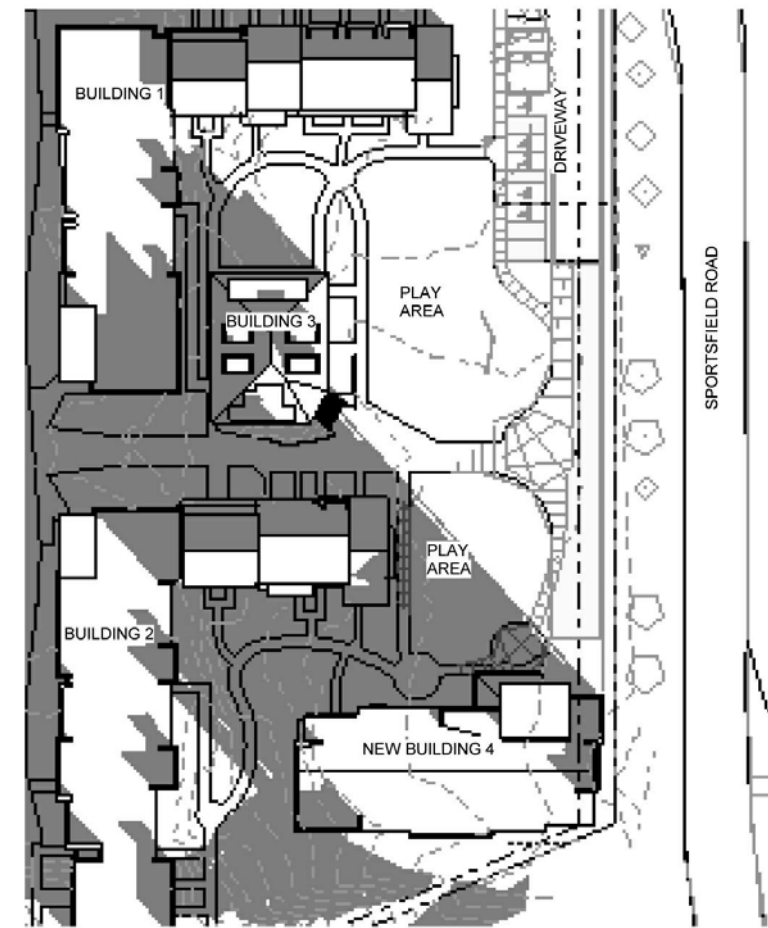
4A-1 FLOOR PLANS



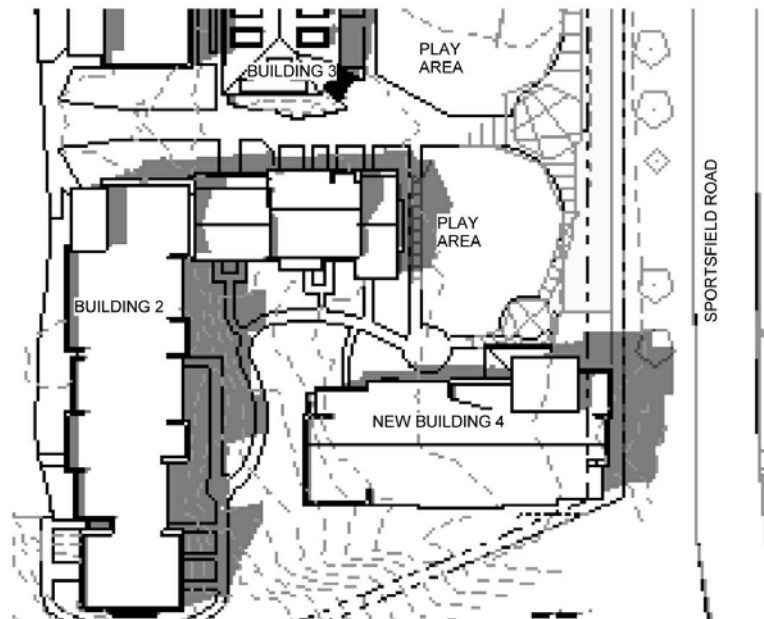
6 WINTER SOLSTIC 3PM
SCALE: 1/32" = 1'-0"



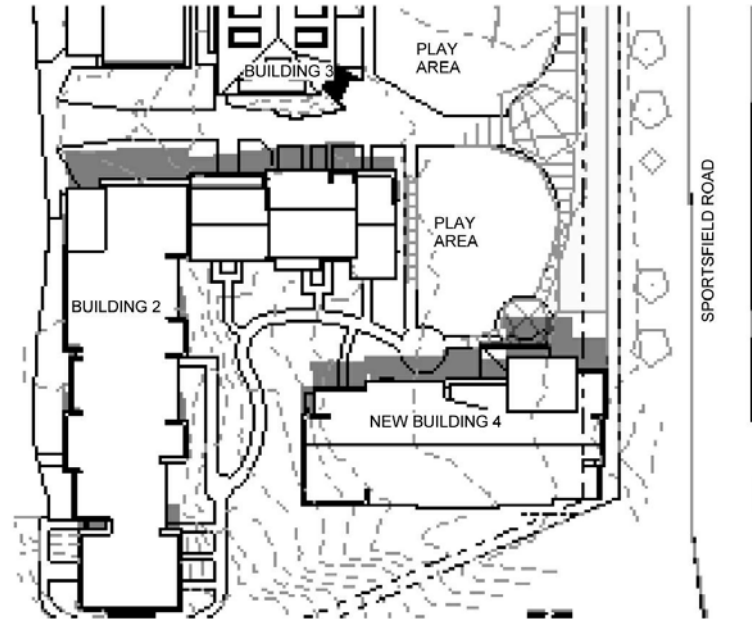
5 WINTER SOLSTIC NOON
SCALE: 1/32" = 1'-0"



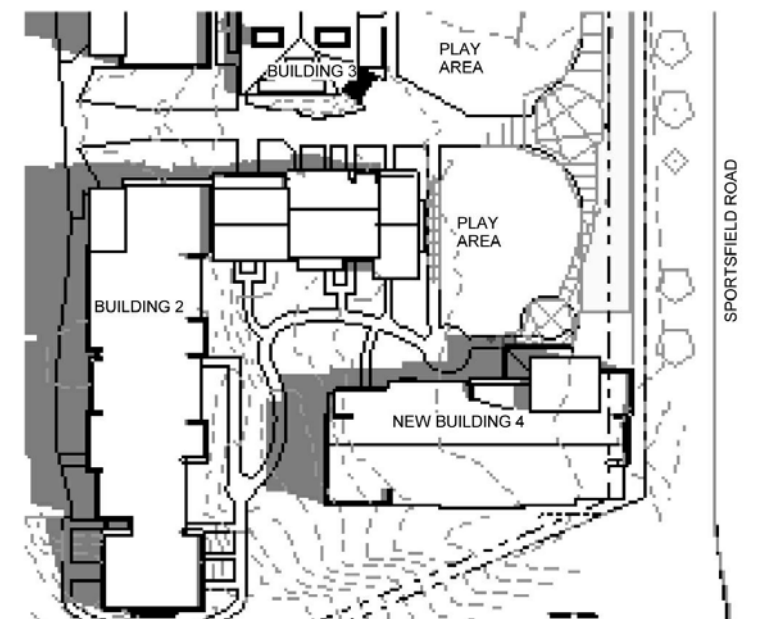
4 WINTER SOLSTIC 9AM
SCALE: 1/32" = 1'-0"



3 SUMMER SOLSTICE 3PM
SCALE: 1/32" = 1'-0"

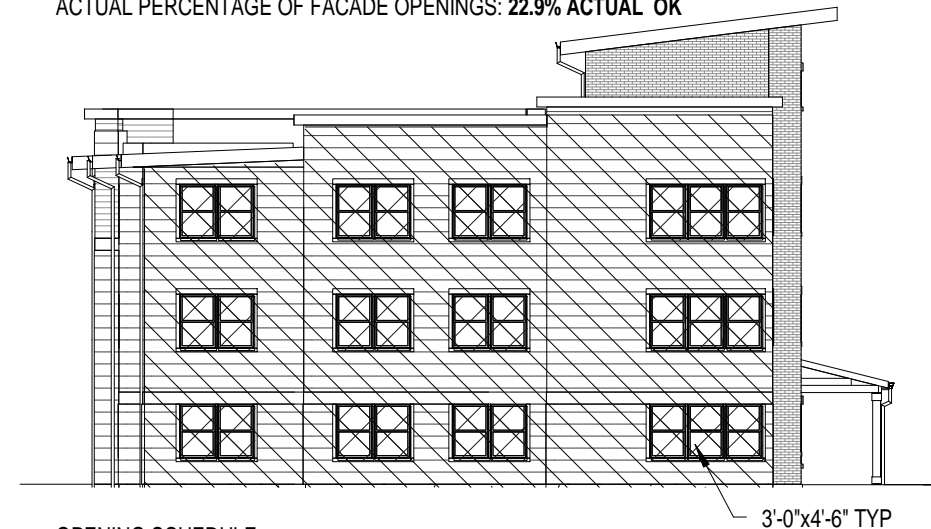


2 SUMMER SOLSTICE NOON
SCALE: 1/32" = 1'-0"



1 SUMMER SOLSTICE 9AM
SCALE: 1/32" = 1'-0"

REQUIRED PERCENTAGE OF OPENINGS: 20% OF FACADE AREA
 .20 x 1,591 SF = **318.2 SF REQUIRED**
 TOTAL FACADE AREA: 1,591 SF
 TOTAL AREA OF OPENINGS: 364.5 SF
 ACTUAL PERCENTAGE OF FACADE OPENINGS: **22.9% ACTUAL OK**



OPENING SCHEDULE

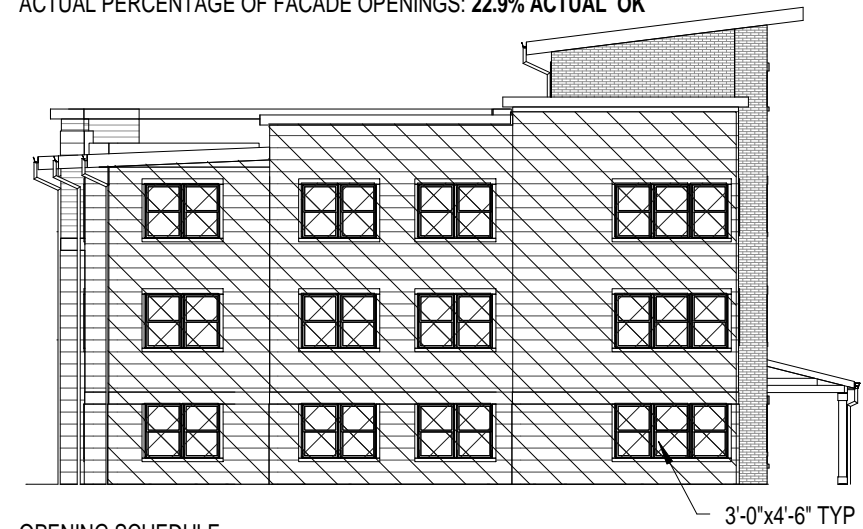
SIZE	QTY	AREA	TOTAL
3'-0"x4'-6"	27	13.5	364.5 SF

2

4-STREET FACADE OPENINGS

SCALE: 1/16" = 1'-0"

REQUIRED PERCENTAGE OF OPENINGS: 20% OF FACADE AREA
 .20 x 1,591 SF = **318.2 SF REQUIRED**
 TOTAL FACADE AREA: 1,591 SF
 TOTAL AREA OF OPENINGS: 364.5 SF
 ACTUAL PERCENTAGE OF FACADE OPENINGS: **22.9% ACTUAL OK**



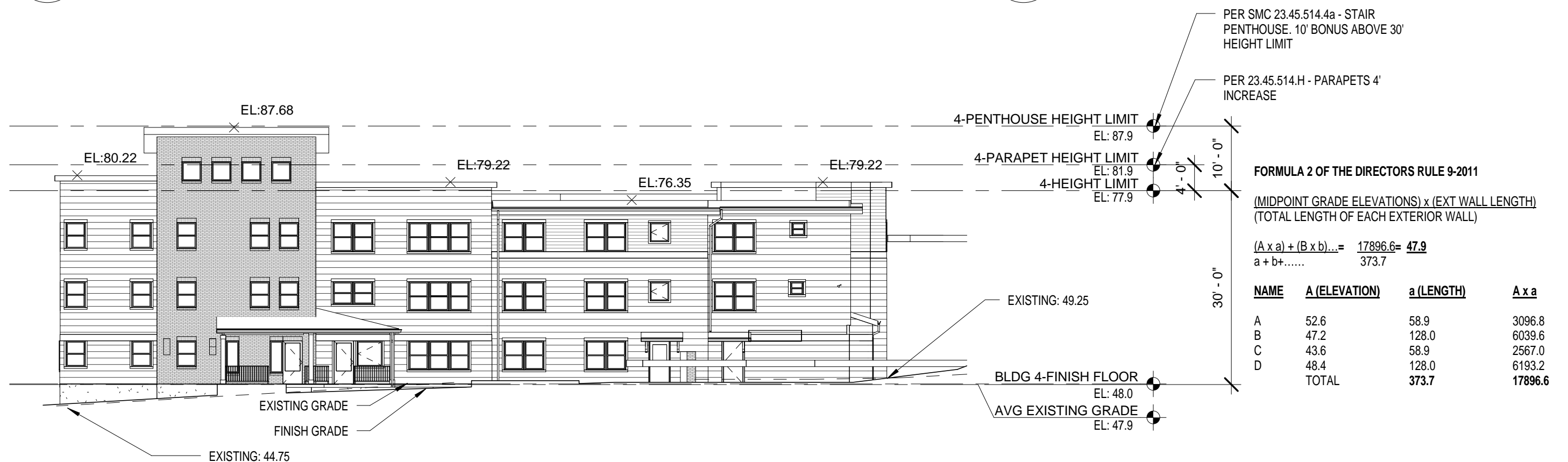
OPENING SCHEDULE

SIZE	QTY	AREA	TOTAL
3'-0"x4'-6"	27	13.5	364.5 SF

3

4-FACADE OPENINGS

SCALE: 1/16" = 1'-0"



1

4-HEIGHT LIMIT CALCULATION

SCALE: 1/16" = 1'-0"

OPEN SPACE CALCULATIONS

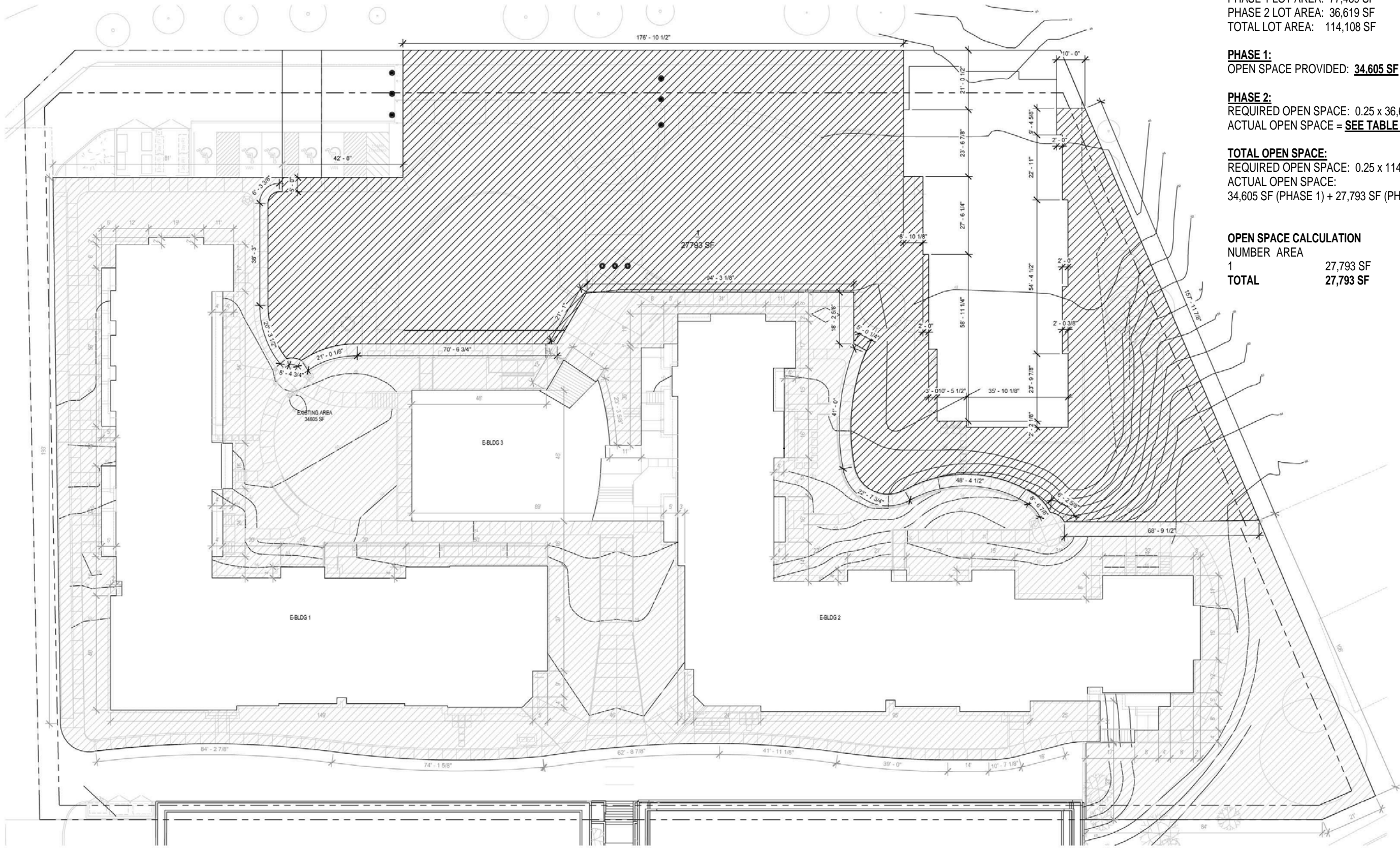
REQUIRED OPEN SPACE: 0.25 x LOT AREA
PHASE 1 LOT AREA: 77,489 SF
PHASE 2 LOT AREA: 36,619 SF
TOTAL LOT AREA: 114,108 SF

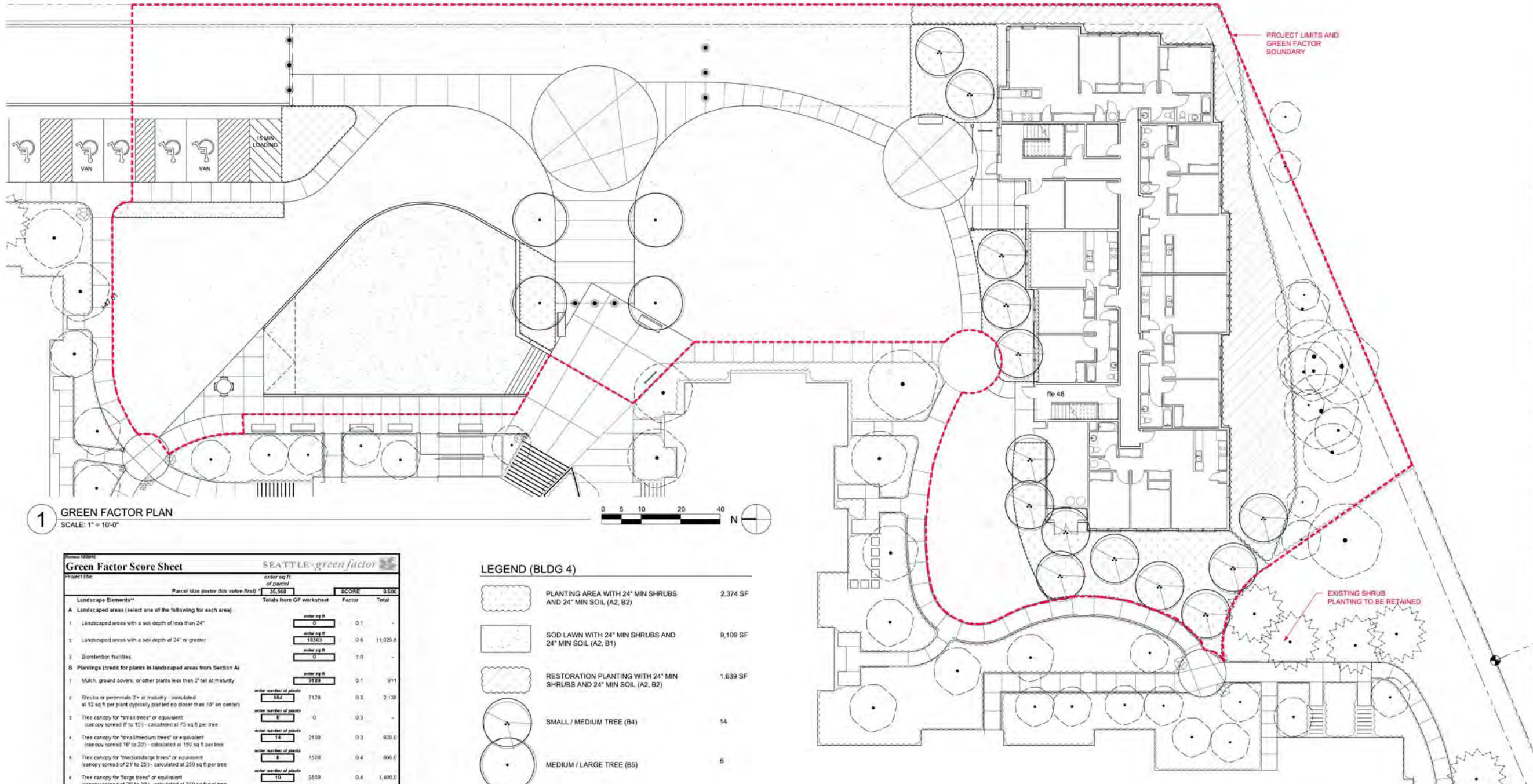
PHASE 1:
OPEN SPACE PROVIDED: **34,605 SF**

PHASE 2:
REQUIRED OPEN SPACE: 0.25 x 36,619 = 9,155 SF
ACTUAL OPEN SPACE = **SEE TABLE BELOW OK**

TOTAL OPEN SPACE:
REQUIRED OPEN SPACE: 0.25 x 114,108 SF = 28,527 SF
ACTUAL OPEN SPACE:
34,605 SF (PHASE 1) + 27,793 SF (PHASE 2) = **62,398 SF OK**

OPEN SPACE CALCULATION		
NUMBER	AREA	
1	27,793 SF	
TOTAL	27,793 SF	





1 GREEN FACTOR PLAN
SCALE: 1" = 10'-0"

Green Factor Score Sheet				
SEATTLE green factor				
Project Site	enter sq ft of parcel	enter sq ft of parcel	enter sq ft of parcel	enter sq ft of parcel
Parcel Size (enter this value first)	35,568	35,568	35,568	35,568
Landscape Elements**		Totals from GF worksheet	Factor	Total
A Landscaped areas (select one of the following for each area)				
1 Landscaped areas with a soil depth of less than 24"	enter sq ft	0	0.1	-
2 Landscaped areas with a soil depth of 24" or greater	enter sq ft	18,363	0.8	11,029.6
3 Discretionary facilities	enter sq ft	0	1.0	-
B Plantings (credit for plants in landscaped areas from Section A)				
1 Mulch, ground covers, or other plants less than 2" tall at maturity	enter sq ft	9189	0.1	911
2 Shrubs or perennials 2" or maturity - calculated at 12 sq ft per plant (typically planted no closer than 18" on center)	enter number of plants	558	0.3	2,139
3 Tree canopy for "small trees" or equivalent (canopy spread 8' to 15') - calculated at 75 sq ft per tree	enter number of plants	0	0.3	-
4 Tree canopy for "medium trees" or equivalent (canopy spread 16' to 20') - calculated at 150 sq ft per tree	enter number of plants	14	0.3	650.0
5 Tree canopy for "medium/large trees" or equivalent (canopy spread of 21' to 25') - calculated at 250 sq ft per tree	enter number of plants	6	0.4	600.0
6 Tree canopy for "large trees" or equivalent (canopy spread of 26' to 30') - calculated at 300 sq ft per tree	enter number of plants	10	0.4	1,400.0
7 Tree canopy for preservation of large existing trees with trunks 6" or greater in diameter - calculated at 20 sq ft per inch diameter	enter inches DBH	0	0.8	-
C Green roofs				
1 Over at least 2" and less than 4" of growth medium	enter sq ft	0	0.4	-
2 Over at least 4" of growth medium	enter sq ft	0	0.7	-
D Vegetated walls				
1	enter sq ft	0	0.7	-
E Approved water features				
1	enter sq ft	0	0.7	-
F Permeable paving				
1 Permeable paving over at least 6" and less than 24" of soil or gravel	enter sq ft	0	0.2	-
2 Permeable paving over at least 24" of soil or gravel	enter sq ft	5823	0.5	2,911.5
G Structural soil systems				
1	enter sq ft	0	0.2	-
H Bonuses		sub-total of sq ft = 47,341		
1 Drought-tolerant or native plant species	enter sq ft	23337	0.1	2,333.7
2 Landscaped areas where at least 50% of annual irrigation needs are met through the use of harvested rainwater	enter sq ft	0	0.2	-
3 Landscaping visible to passerby from adjacent public right of way or public open spaces	enter sq ft	0	0.1	-
4 Landscaping in food cultivation	enter sq ft	0	0.1	-
Green Factor sub-total**				21,863

2 GREEN FACTOR SCORE SHEET

LEGEND (BLDG 4)		
	PLANTING AREA WITH 24" MIN SHRUBS AND 24" MIN SOIL (A2, B2)	2,374 SF
	SOD LAWN WITH 24" MIN SHRUBS AND 24" MIN SOIL (A2, B1)	9,109 SF
	RESTORATION PLANTING WITH 24" MIN SHRUBS AND 24" MIN SOIL (A2, B2)	1,639 SF
	SMALL / MEDIUM TREE (B4)	14
	MEDIUM / LARGE TREE (B5)	6
	EXISTING TREE (B6)	10
	PERMEABLE PAVING OVER 24" OF SOIL (F2)	5,821 SF

Tonkin Hoyne
Architecture & Urban Design
304 First Avenue South, Seattle, Washington 98104
PHONE: (206) 464-7888 FAX: (206) 462-1766

Karen Kiest
Landscape Architects
111 West John Street Suite 305
Seattle Washington 98119
206-323-6020
www.kkiia.com

SAND POINT HOUSING PHASE 2 STAGE 2 - BUILDING 4
6840 62ND AVENUE NE, SEATTLE WA 98115

DRIVING DATA
MUP SUBMITTAL
MUP SUBMITTAL
FOR REVIEW
COST EST.
23 AUG 11
16 DEC 11
17 JAN 12
13 FEB 12

FOR PERMIT ONLY
THIS DOCUMENT HAS BEEN PREPARED FOR
PERMIT APPLICATION AND IS SUBJECT TO REVIEW
AND MODIFICATIONS BY GOVERNMENT AGENCIES

DRIVING DATA
GREEN FACTOR
PLAN

SCALE: AS SHOWN
PLOT DATE: AUGUST 22, 2011
PROJ. MGR.: PN
DRAFTER: PN
SHEET NO: L103
NOT FOR CONSTRUCTION

4A-5 4-GREEN FACTOR CALCULATIONS

Tonkin Hoyne
Architecture & Urban Design