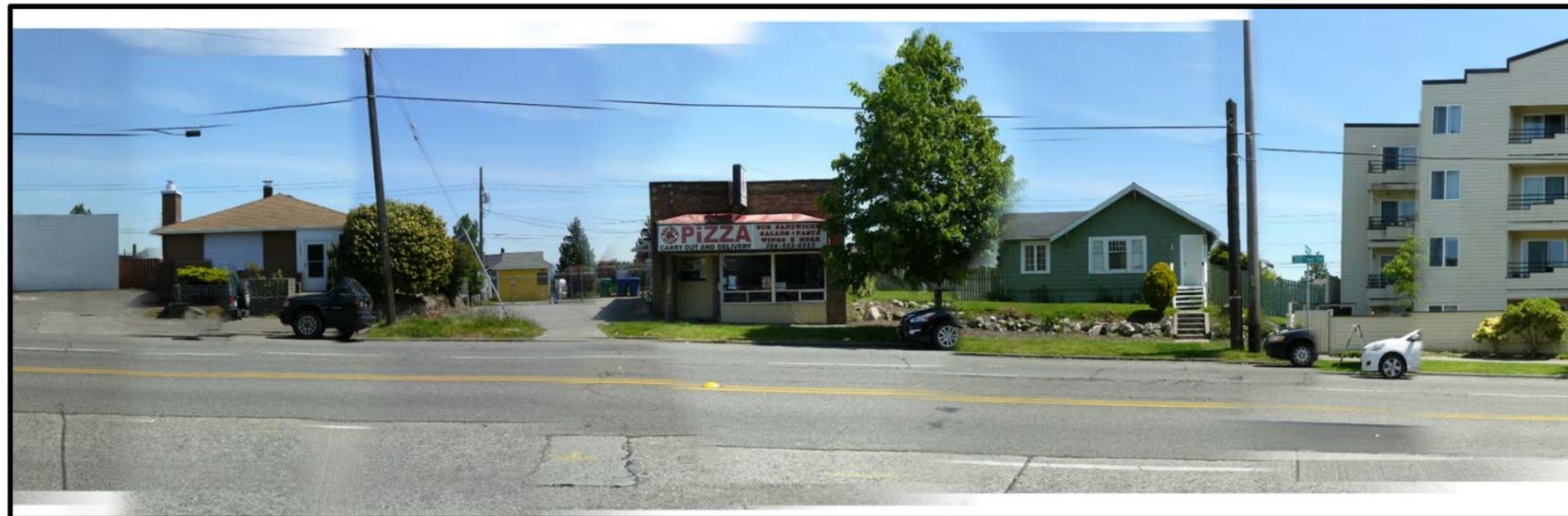


CLEARVIEW EYE CLINIC

OWNER
Clearview Eye and Laser, LLC
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EDG MEETING
JULY 10th, 2014



CLEARVIEW EYE CLINIC

STATEMENT OF DEVELOPMENT OBJECTIVES:

The primary goals for the Eye Clinic are to construct a building along with necessary surface and structured parking that they will own and occupy. The street level retail area will also be owned and occupied by the Eye Clinic which will provide eye wear and related accessories. The Clinic is purchasing property that extends from the north property line of Hill Crest apartments to SW Webster street. The southern half of the site is the proposed development. The northern portion of the site will be developed at a later date due to an existing five year lease with John's Corner Deli.

PROPOSED DEVELOPMENT'S STATISTICS AND DESIRES:

- a. The proposed development is a three story building with structured and surface parking. The uses will be first floor structured parking and retail, and the second and third floors will be an Eye Clinic. Total square footage of building is 20,500 to 21,500 square feet.
- b. First floor retail approximate square footage: 1,400 to 1,500 square feet
- c. Second and third floor Commercial (Eye Clinic) approximate total square footage: 13,000 square feet.
- d. Approximate number of parking stalls:
First floor structured parking garage for approximately 12 to 15 parking stalls.
Surface parking for 21 to 26 parking stalls.
Total parking stalls structured and surface: 32 to 41

- e. Maintaining the existing curb cut (currently serving Red Star Pizza's parking area) is crucial to the proposed Eye Clinic's vehicular access and egress. The facility will average the following:
 - 130 patients per day plus a staff of 20.
 - 4 daily deliveries by truck (UPS, USPS, Fed Ex, laundry, etc).
 - King County Access bus twice a day several times a week.
 - The facility requires easy access for patient transfer by Emergency vehicles.
 - The majority of patients are over 65 and many with vision issues.
 - A traffic study is being prepared that among other traffic issues will present the case for maintaining the existing curb cut off of 35th Avenue SW.
- f. The proposed site is approximately 118' (east-west) and 125' (north-south) and fronts on 35th Avenue SW to the east and the unimproved alley to the east.
- g. A Boundary Line Adjustment (BLA) on the north property line will have to occur for all the alternatives presented in this EDG document.

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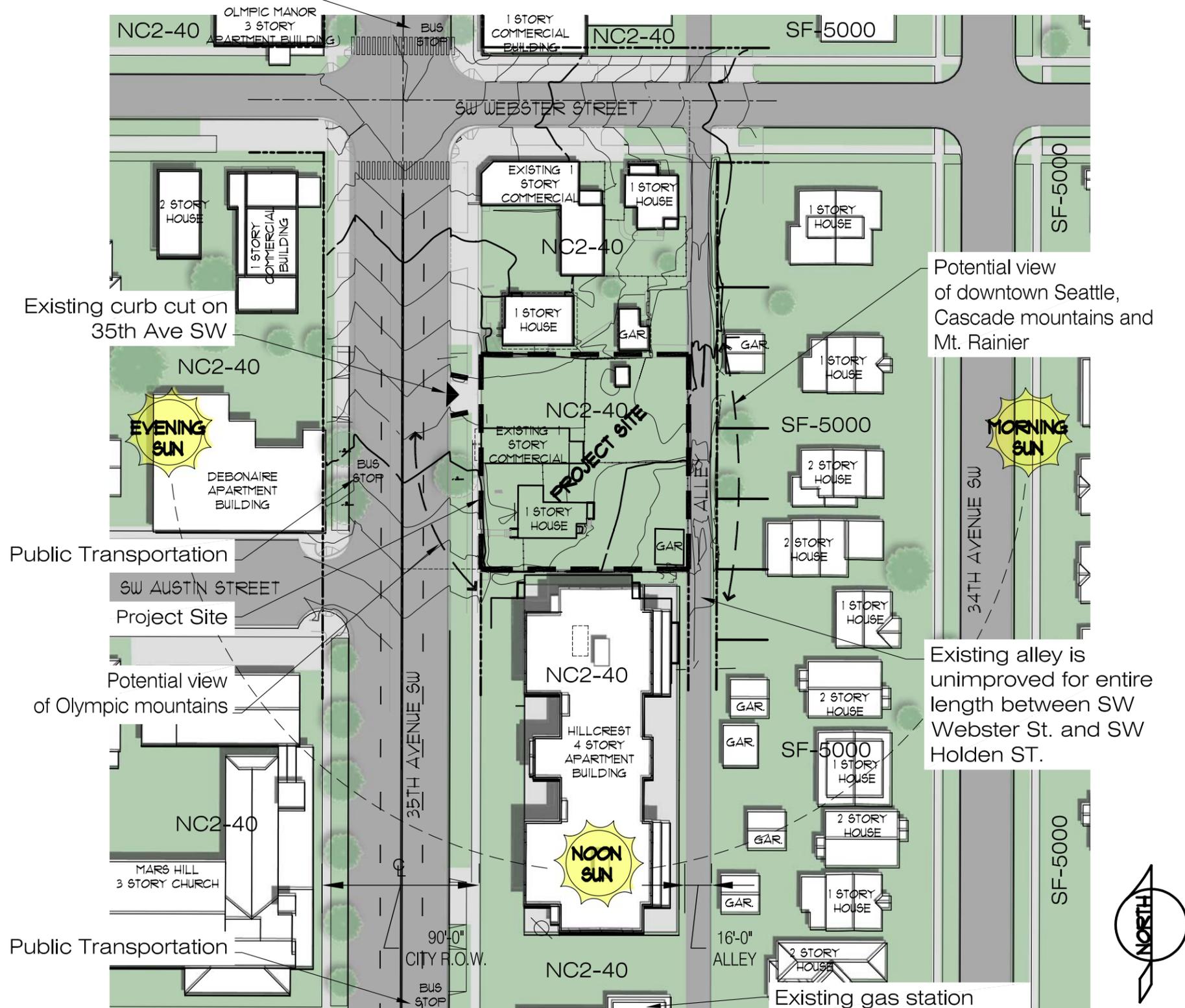


Site Analysis Summary

35TH AVENUE SW EXISTING ROW AND ALLEY FEATURES:

- On the east side for the length of the proposed development the following exists in the ROW:
- 1 curb cut, serving the parking area for the Red Star Pizza building.
- Existing sidewalk grade is gentle and allows for easy ADA transition to building and parking on site.
- On the west side for the length of the existing developments across from the proposed development the following exists in the ROW:
 - Three curb cuts, two serving West Seattle Auto Works and one serving Debonaire Apartments. West Seattle Auto Works is one story tall and the Debonaire Apartments are 3 stories.
- Emerging street scene with two 3 story apartment buildings across 35th Avenue SW and a 4 story apartment building beginning at the south property line of proposed site.
- Immediate surrounding buildings that approximate the scale and bulk requirements for the NC2-40 zoning:
 - Olympic Manor Apartments; consists of 3 stories with commercial use at street level.
 - Hill Crest Apartments; 4 stories modulated building without street level commercial use.
 - Debonaire Apartments; 3 stories without commercial use at street level.
 - Hill Crest Apartments (adjacent neighbor to the south of the site) represents the height that the proposed building will approximate.
 - Olympic Crest Apartments appear to represent a successful commercial frontage that encourages pedestrian activity.
- Existing single family homes to east of site across the alley:
 - The existing single family homes will have their rear yards and several existing garage/accessory structures facing the alley.
 - The existing 16' wide alley is unimproved with power poles restricting alley width.

Public Transportation



ZONING ANALYSIS: Per SMC Title 23

- a. The proposed development is a three story building with structured and surface parking. The uses will be first floor structured parking and retail, and the second and third floors will be an Eye Clinic. Total square footage of building is 20,500 to 21,500 square feet.
- a. Zoning: NC2-40
- b. 23.47A.004 Table A: Permitted and prohibited uses. C.7: Medical services are permitted. Maximum size is limited to 25,000 square feet. C.10: Sales and services are permitted.
- c. Lot area: Aproximately 14,379 sq.ft. (Does not include portions of the two northern parcels)
- d. 23.47A.008: Street level development standards: B.3: Non-residential uses shall extend an average depth of at least 30 feet and a minimum depth of 15 feet. Non-residential uses at street level shall have a floor to floor height of at least 13 feet.
- e. 23.47A.012: Structure height: A: Height limit is 40 feet 1.a: the height of a structure may exceed the limit by up to 4 feet if a floor to floor height of 13 feet or more is provided by non-residential uses at street level.
- f. 23.47A.013 Table A: FAR: An FAR of 3.0 is allowed for a single purpose non-residential use.
- g. 23.47A.014: Setback requirements B.2: A setback is required along any rear or side lot line that abuts a lot in a residential zone as follows: B.2.a: A 10 foot setback is required above 13 feet in height when abutting a residential zone. B.4: One-half of the width of an abutting alley may be counted as part of the required setback.
- h. 23.47A.016: Landscaping and screening standards A.2: Landscaping that achieves a Green Factor score of .30 or greater is required.
- i. 23.47A.022: Light and glare standards A: Exterior lighting must be shielded and directed away from adjacent use.
- j. 23.47A.032: Parking location and access A.1a: Access to parking shall be from the alley if the lot abuts an alley improved to standards or if the Director determines that alley access is desirable to mitigate parking access impacts. B.1c: Parking to the side of a structure shall not exceed 60 feet of street frontage (exhibit B). D.1: Access to off-street parking may be from a street if, due to the relationship of an alley to the street system, use of the alley for parking access would create a significant safety hazard as determined by the Director.
- k. 23.54.015: Required parking: K. Parking for non-residential uses Table A: Medical services require minimum of 1 car per 500 square feet.

Sales and services require a minimum of 1 car per 500 square feet.

- l. B. Parking space requirements: 2.c: When 20 or more parking spaces provided, a minimum of 35 percent of the parking spaces shall be small vehicles. A maximum of 65 percent of the parking spaces may be striped for small vehicles. A minimum of 35 percent of the spaces shall be striped for large vehicles.
- m. Miscellaneous information and requirements: Bus stops are located on SW Webster (north bound) and between SW Webster and SW Austin (south bound). Bus route is #21. Seattle City Light criteria for construction distance from power lines and transformer location.

DESIGN GUIDELINES:

- CS2. A. Location in the City and Neighborhood: The proposed site for a new building has NC2-40 zoning and will fit and add to the "evolving neighborhood. 35th Ave. SW is designated as a "major transit street" with bus stops along 35th Ave. and is also designated as a "principal arterial".
- CS2. B. Adjacent sites, streets, and open spaces (connection to the street): The Olympic Manor apartments have street level commercial uses on 35th Ave. SW along with an active pedestrian environment. Other adjacent sites are minimalistic for an active pedestrian environment. Open spaces for the neighboring buildings are relegated to surface parking except for the adjacent to south Hill Crest apartments which has a parking garage under the building.
- CS2. C. Relationship to the block (mid-block site): The proposed 3 story building located on the south portion of the site will be similar to the existing height of the Hill Crest apartments.
- CS2. D. Height, bulk and scale (existing development and zoning, zone transition, massing, and (respect for adjacent sites): and (respect for adjacent sites): Existing development along 35th Ave. SW has a variety of height and bulk buildings with only the Hill Crest apartments close to the maximum height and bulk criteria for the NC2-40 requirements. The site has an alley to the east separating the NC2-40 zone from single family homes, and is the western edge of the rear yards for the single family homes. The rear yards and alley width will help minimize the impact of the proposed 3 story building. The north façade of the Hill Crest apartments is virtually a blank wall which will allow the proposed new building to be close to or on the south property line without disrupting views from the Hill Crest apartment.

(DESIGN GUIDELINES CONTINUED)

- CS3. A. Emphasizing positive neighborhood attributes (evolving neighborhood): The immediate NC2-40 neighborhood consists of primarily one story buildings with the exception of three apartment buildings that are 3 to 4 stories tall, the fire station, and Mars Hill Church. The three apartment buildings approach the bulk and height requirements of the NC2-40 zone but only one of the apartment buildings have commercial/retail uses at street level. The proposed building will match in height and bulk the NC2-40 requirements including providing retail/commercial usage at street level.
- DC1. A. Arrangement of interior uses (Flexibility and views and connections): The function of the Eye Clinic necessitates a majority of the interior areas not to have windows. The remaining areas that need windows will be located primarily on the east and west ends of the building which will maximize the territorial and

mountain views. The proposed street level retail space will enhance the transparency quality from 35th Ave. SW and encourage pedestrian activity.

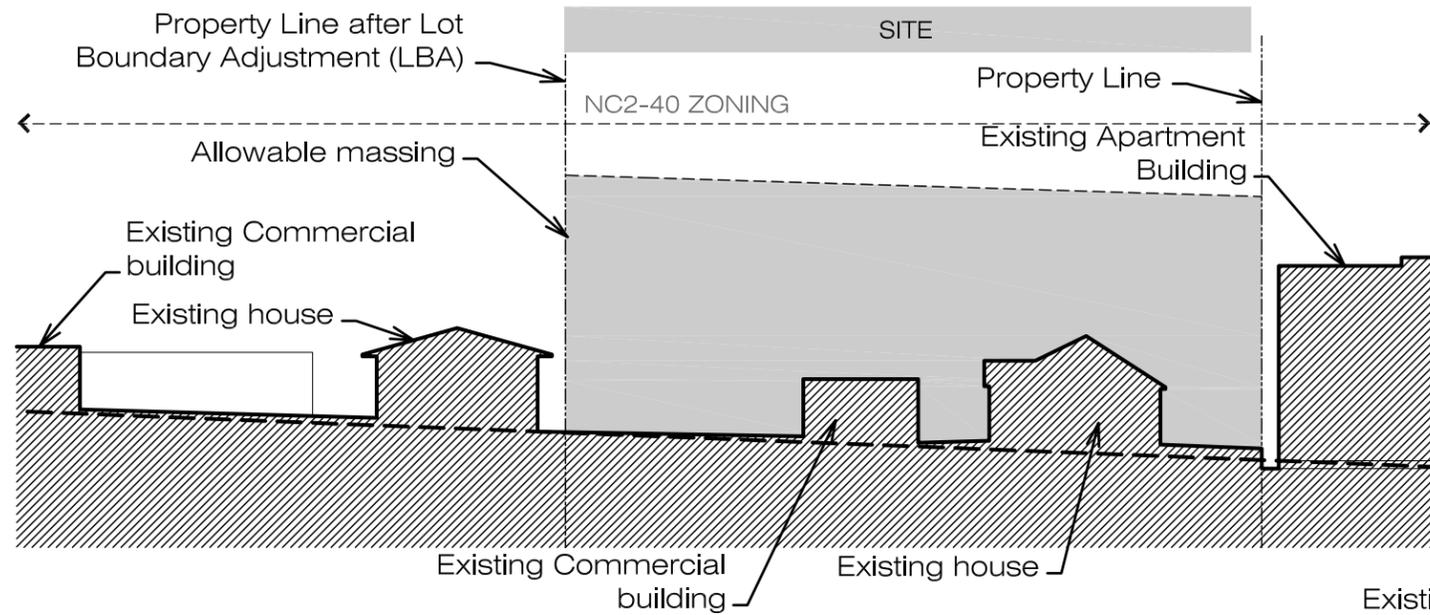
- DC1. B. Vehicular access and circulation: The main vehicular access is proposed to use an existing curb cut on 35th Ave. SW that now serves the parking area for Red Star Pizza. On site vehicular circulation will serve new surface parking and the alley will serve the new structured parking garage and secondary access to new surface parking.
- DC1. C. Parking and services (Visual impacts and service uses): Proposed surface parking will be screened by landscaping and a 6 foot high fence at the alley and screen the visual impact for the single family home rear yards to the east of site. The trash room for the proposed building will be located within the structure with garbage pickup from alley or on site.



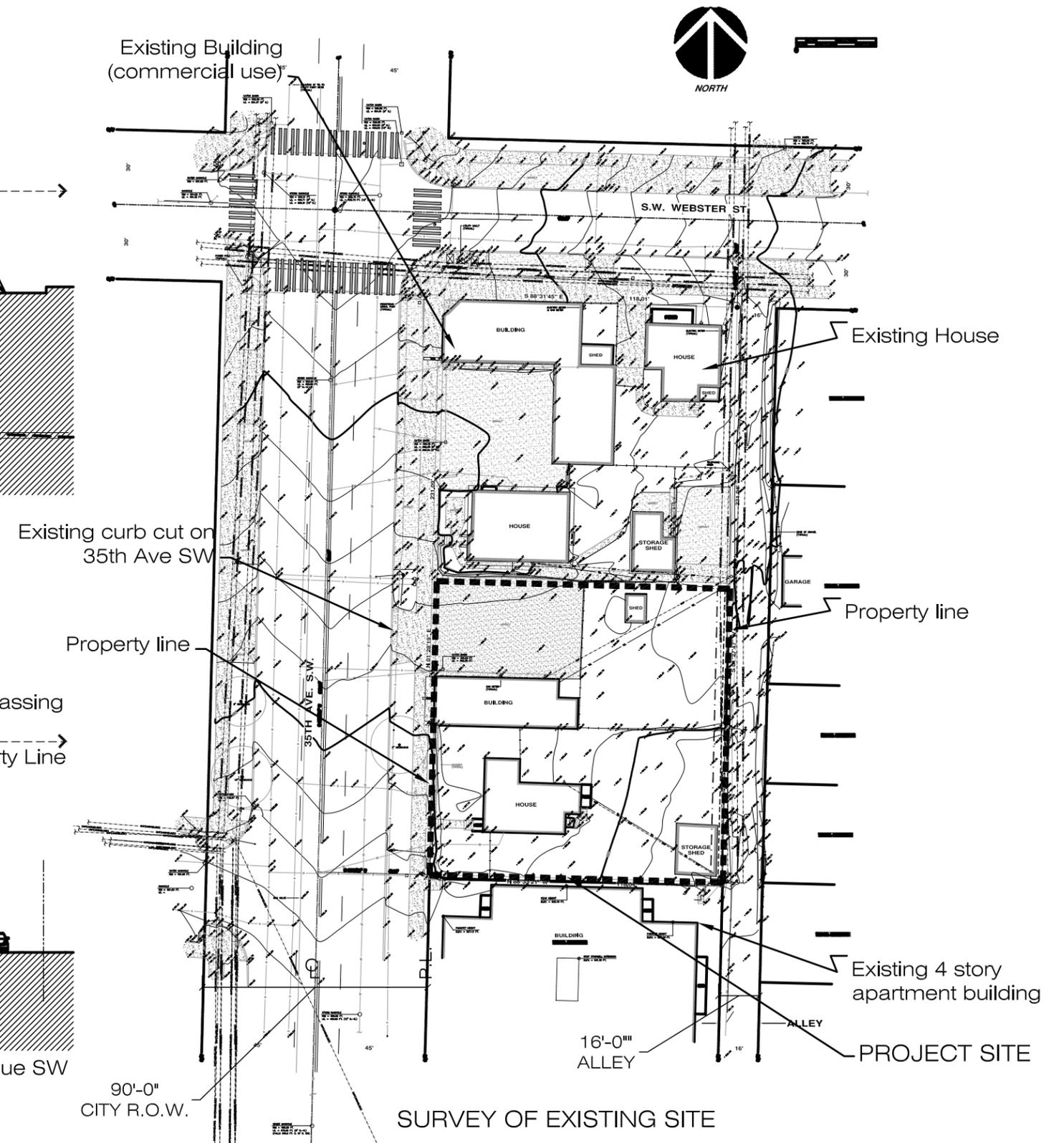
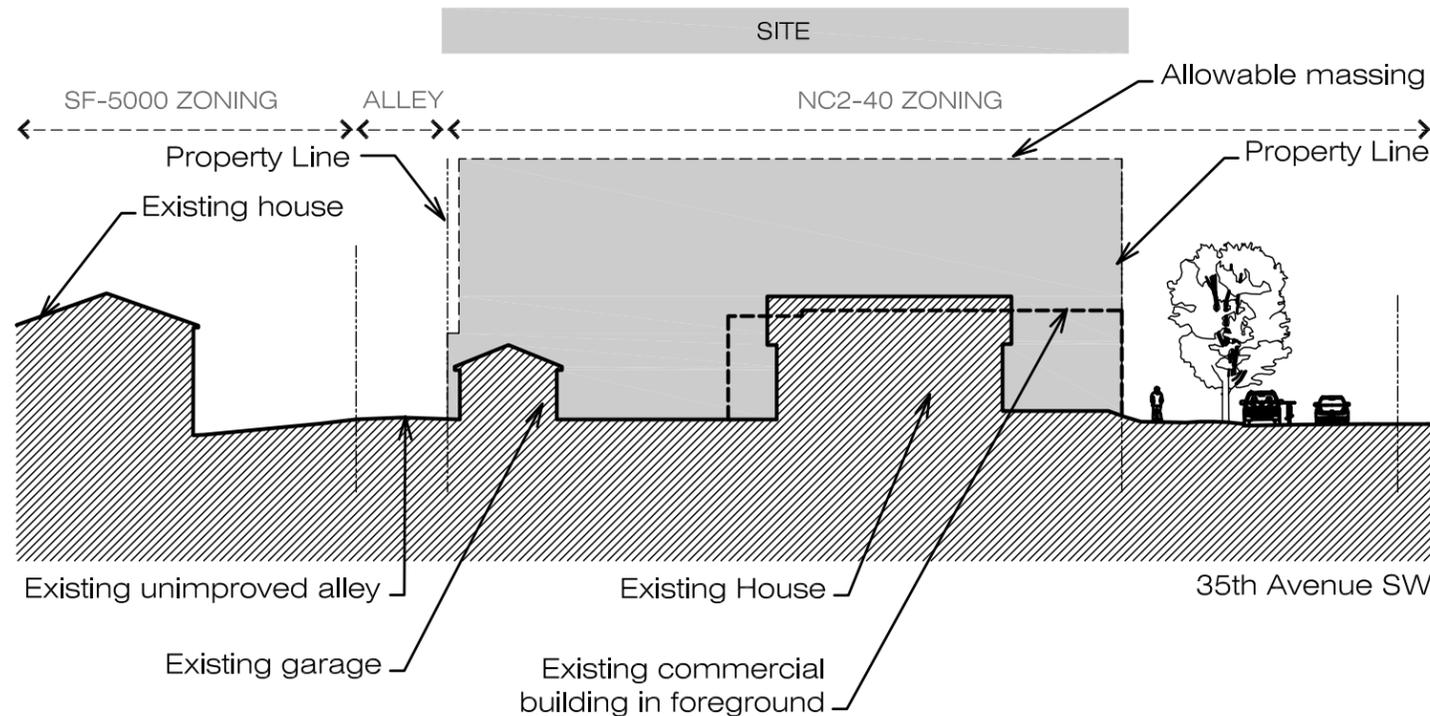
ZONING MAP

35TH AVENUE S.W. LOOKING SOUTH - SECTION AND ANALYSIS

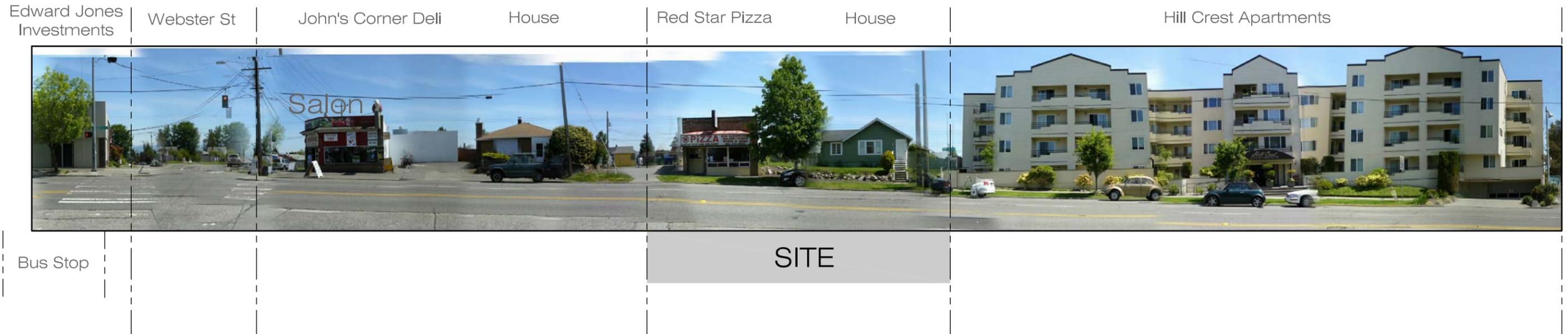
35th Avenue SW looking east



Section through site looking south



Existing Site and Surroundings - 35th Avenue SW

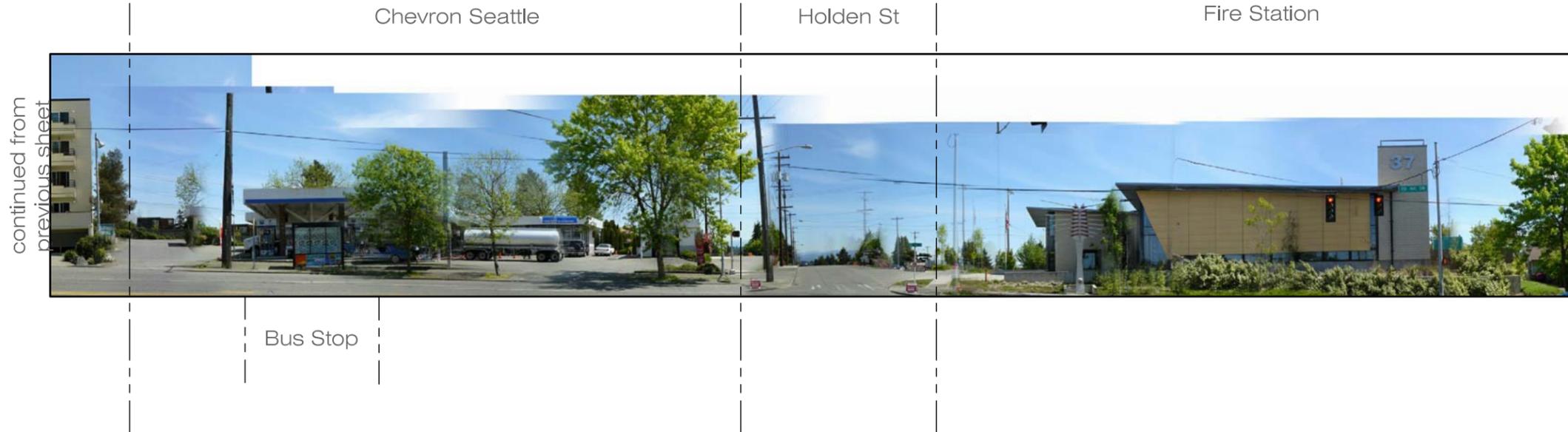


35th Avenue SW scene looking East



35th Avenue SW scene looking West

Existing Site and Surroundings - 35th Avenue SW



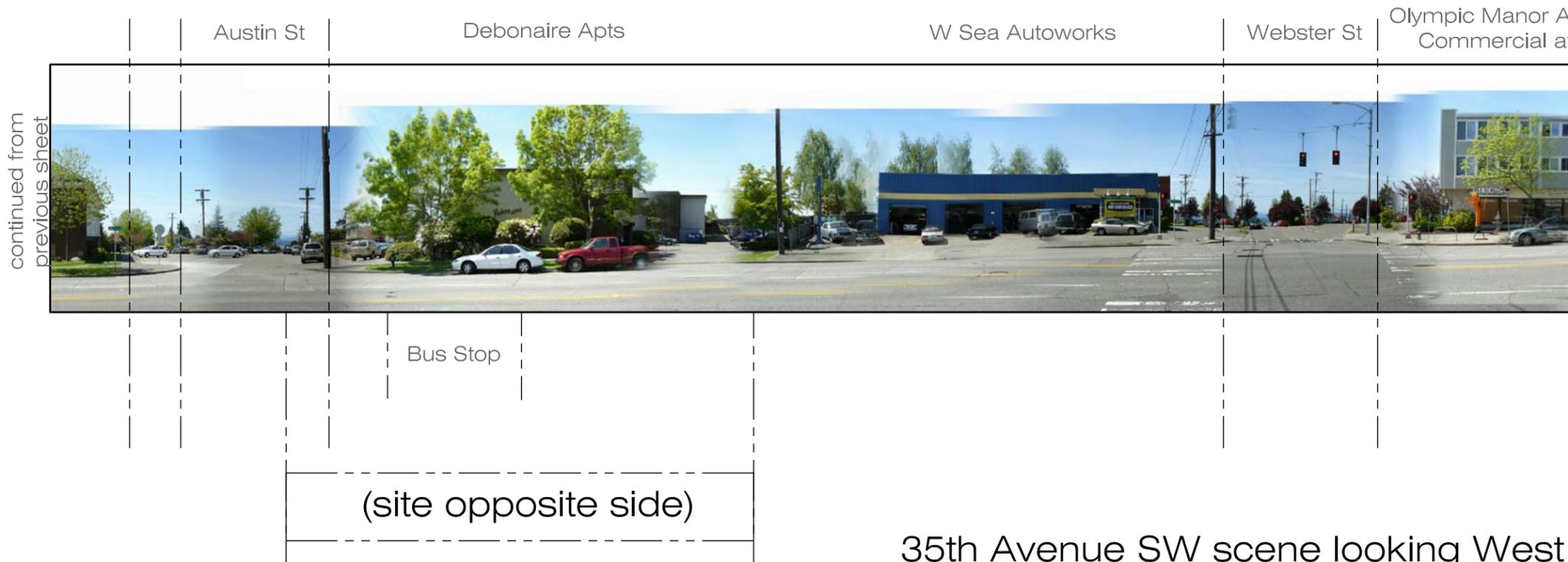
NOTABLE FEATURES

- Fire Station is nicely designed and relatively new facility.
- Bus stops exist in front of gas station and Edwards-Jones Investments.
- Hill Crest Apartments adjacent to proposed site is large building.

DESIGN CUES

- Hill Crest Apartments for height and modulation cues.
- Provide street trees to enhance the street scene by continuing the existing street trees fronting Hill Crest Apartments and gas station.

35th Avenue SW scene looking East



NOTABLE FEATURES

- On west side of 35th Avenue SW street trees front the Mars Hill Church, Debonaire apartments and the Olympic Manor apartments.
- Olympic Manor apartments appear to have an active commercial pedestrian activity at the street level.
- Potential roof deck with landscaping. Deck will have views of Olympics, Cascades, and Mount

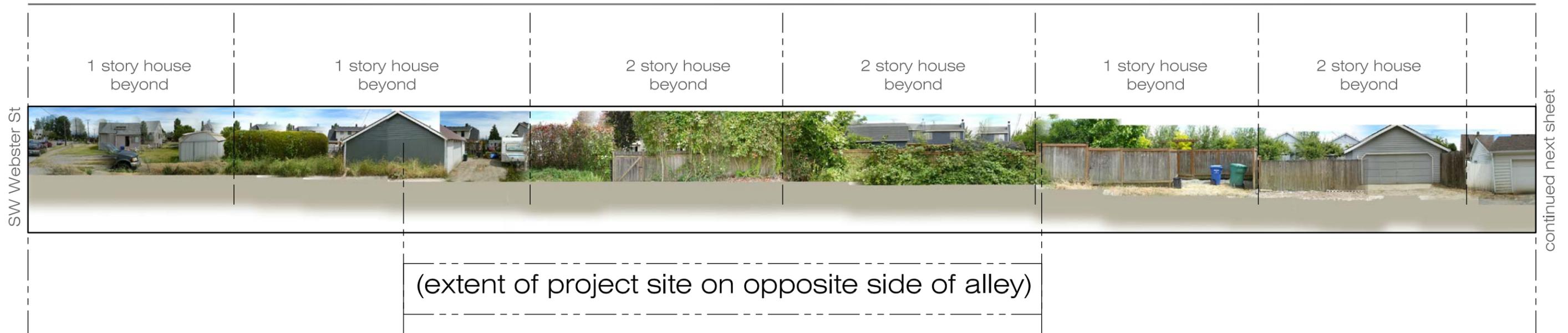
DESIGN CUES

- Provide street trees to enhance the street scene by continuing street tree plantings
- Provide an active pedestrian friendly commercial frontage to enhance the activity that exists at the Olympic Manor apartments.

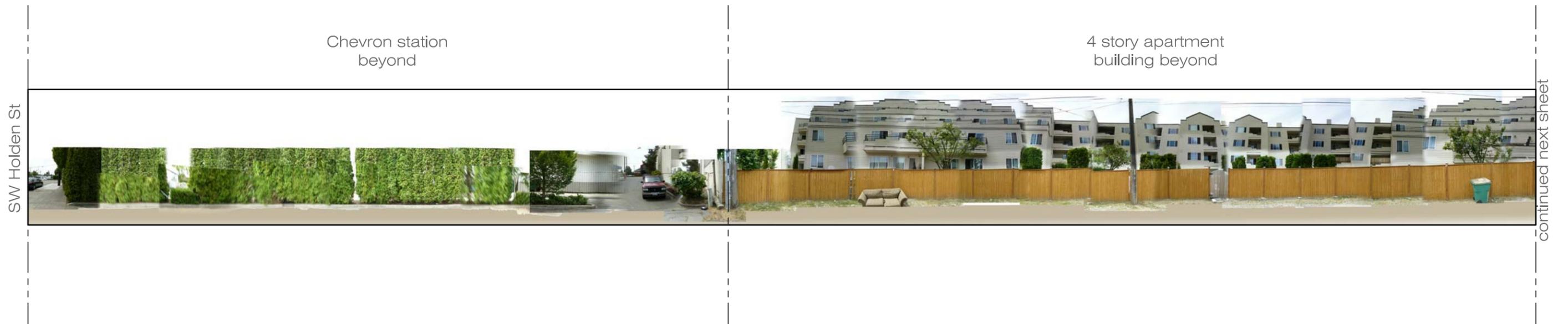
35th Avenue SW scene looking West



Existing Site and Surroundings - Alley



Alley scene looking East



Alley scene looking West



continued from previous sheet

1 story house beyond

2 story house beyond

1 story house beyond

2 story house beyond

2 story house beyond

1 story house beyond

2 story house beyond



SW Holden St

NOTABLE FEATURES

- Rear yards of single family homes face the alley.
- Most yards are screened from the alley with existing fences, landscaping and some garages/accessory structures
- Fences, landscaping, and garages are on the alley's edge.

DESIGN CUES

- Fences and landscaping.
- Some existing garage access.

Alley scene looking East

continued from previous sheet

4 story apartment building beyond

1 story house beyond

1 story commercial beyond

1 story house beyond

1 story house (grocery store beyond)



SW Webster St

SITE

NOTABLE FEATURES

- Hill Crest apartments are 4 stories with a stepped and modulated facade facing alley.
- Power poles are encroaching on 16' alley width.

DESIGN CUES

- Stepped and modulated of Hill Crest apartments facade facing alley.
- Fences and landscaping along alley's edge.

Alley scene looking West



Existing Site and Surroundings - Alley Views



7520 35th Ave SW
Looking West from alley at angle family house



7514 35th Avenue SW
Looking West from alley at rear of Red Star Puzza



7508 35th Avenue SW
Looking North from Red Star Pizza's parking lot



Alley
Looking North



Alley
Looking South



Alley
Looking South



Existing Site and Surroundings - Adjacent Properties



Debonaire Apts
Directly across 35th Ave SW from proposed building



Pizza store with existing curb cut (7514) & single family house (7520) 35th Avenue SW - Looking East towards proposed site



Red Star Pizza
On site & to be removed



Single family rear yards & alley



Single family rear yards & alley



Single family rear yards & alley





Mars Hill Church - immediately across 35th from Hillcrest Apts ①



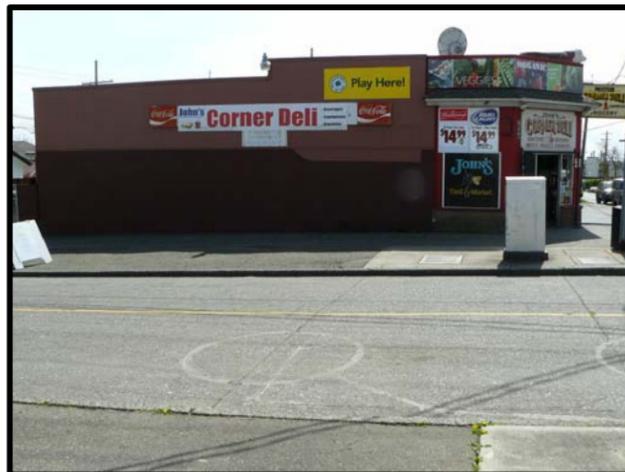
Debonaire Apts - directly across 35th from proposed building ②



West Seattle Auto Works - neighbor @ SW corner of 35th & Webster ③



Olympic Manor - mixed use NW corner of 35th & Webster ④



John's Corner Deli - neighbor on same block @ corner of 35th & Webster ⑤



Hill Crest Apartments - immediate neighbor to south on 35th ⑥



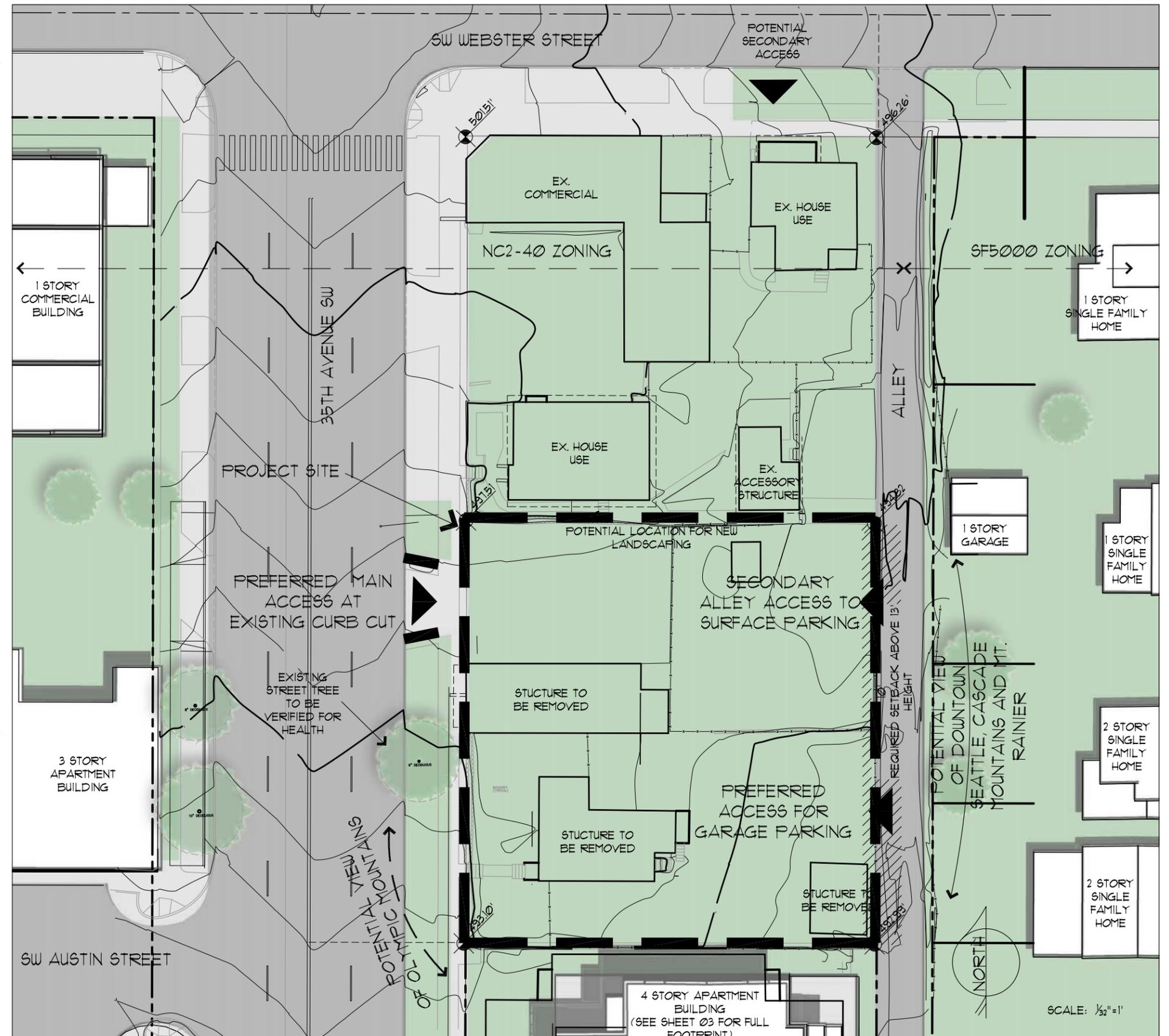
BLOCK AERIAL MAP ⑦

Site Opportunities

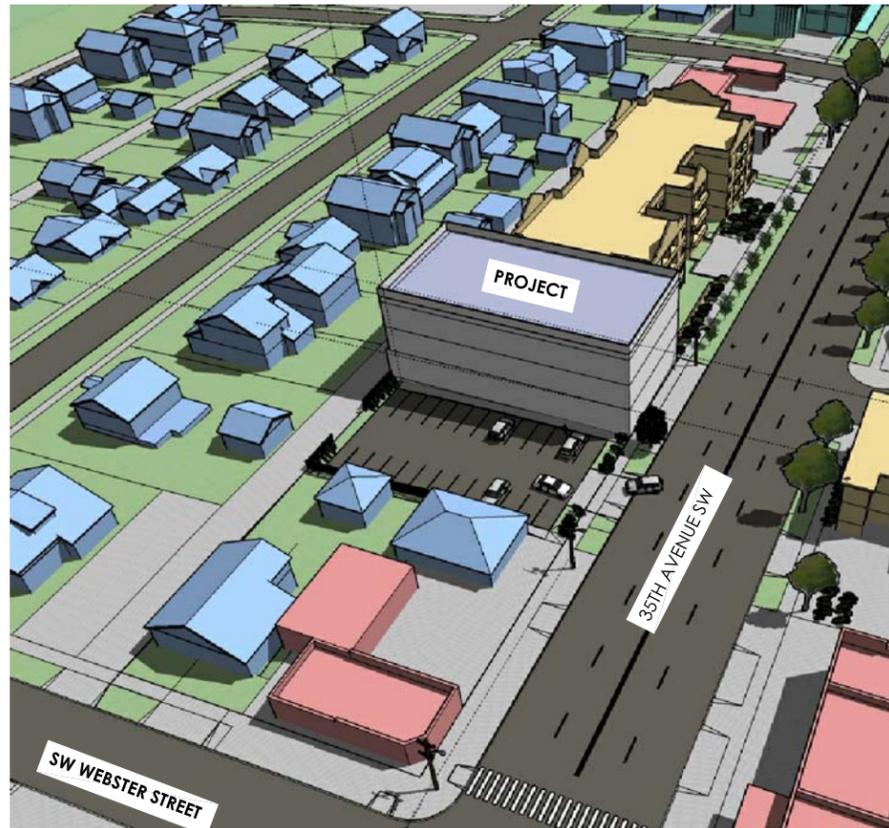
- View potential of Olympic Mountains from upper floors of proposed building.
- View potential of Cascades & Mount Rainier from upper floors of proposed building.
- View potential from roof deck of new building by developing decking and landscaping.
- Side walk widening and recessed entry at main entry to Eye Clinic with potential outdoor sitting, landscaping, and bike parking.
- Enhancement of curb planting strip for water quality treatment and green storm water infrastructure.
- Providing tree planting in curb planter strip.
- Enhancement of surface parking (on site) for water quality treatment, green storm water infrastructure, and landscaping.
- Visually protect impact on neighboring homes by providing landscaping and a fence at proposed surface parking along the alley.
- Mitigate visual bulk and cast shadows on neighboring homes by modulating, minimizing and/or stepping back proposed building floors from the alley.
- Enhance and activate pedestrian activity at street level with commercial (retail) space.
- The existing block from SW Webster street to SW Holden street is approximately 600' long. Proposed surface parking would enable a visual break and access in what would otherwise be a 40' high wall of existing and future buildings for the length of the block.

Site Challenges

- 16 foot wide alley is unimproved.
- The alley has power/telephone poles located within the alley ROW.
- The narrowness of the alley combined with existing vehicular activity, service vehicles, and the new vehicle activity of the Eye Clinic may make the alley difficult for use.
- Maintain respect for single family houses to the east and the Hill Crest apartments to the south.
- Maintain existing curb cut on 35th Ave. SW serving the Red Star Pizza.



ALTERNATIVE #1 - Code Complying Scenario



Aerial View Looking Southeast



Aerial View Looking Southwest



Aerial View Looking Northeast

ALTERNATIVE #1 - CODE COMPLYING SCENARIO

Description: Three story building (showing maximum allowed height and bulk) located on the southern portion of the site.

Building foot print of approximately 7,080 square feet.

Key:	
Single family	■
Multi-family	■
Commercial	■
Institutional	■

ADVANTAGES

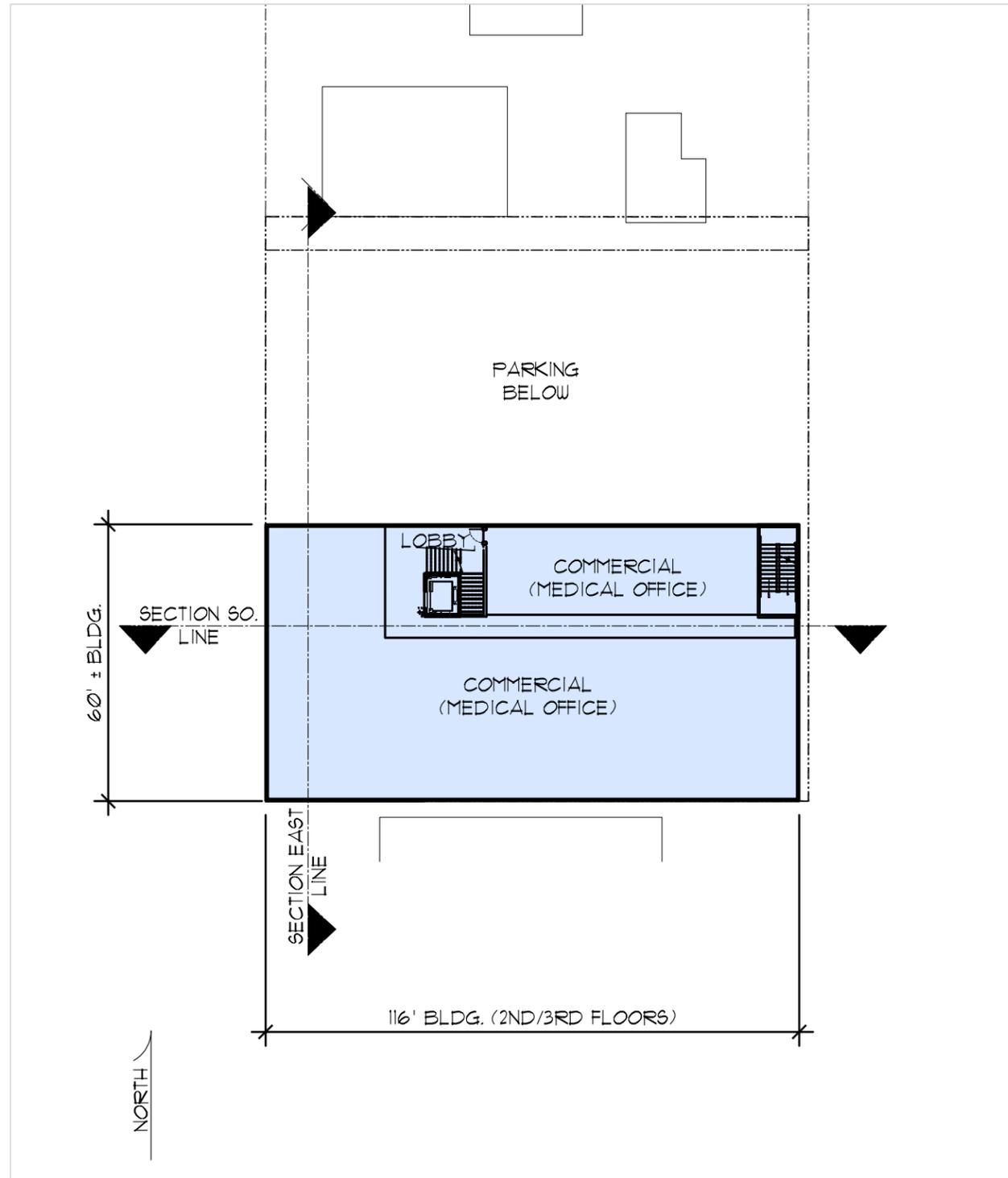
- Maximizes building square footage and height.
- Potential roof deck with landscaping (green factor).
- Allows flexibility and maximum site area for future development on north portion of site.
- Meets the Clinic's parking and access needs.
- Maintains existing curb cut (serving the parking area for the Red Star Pizza) which is required for the function of the clinic.

DISADVANTAGES

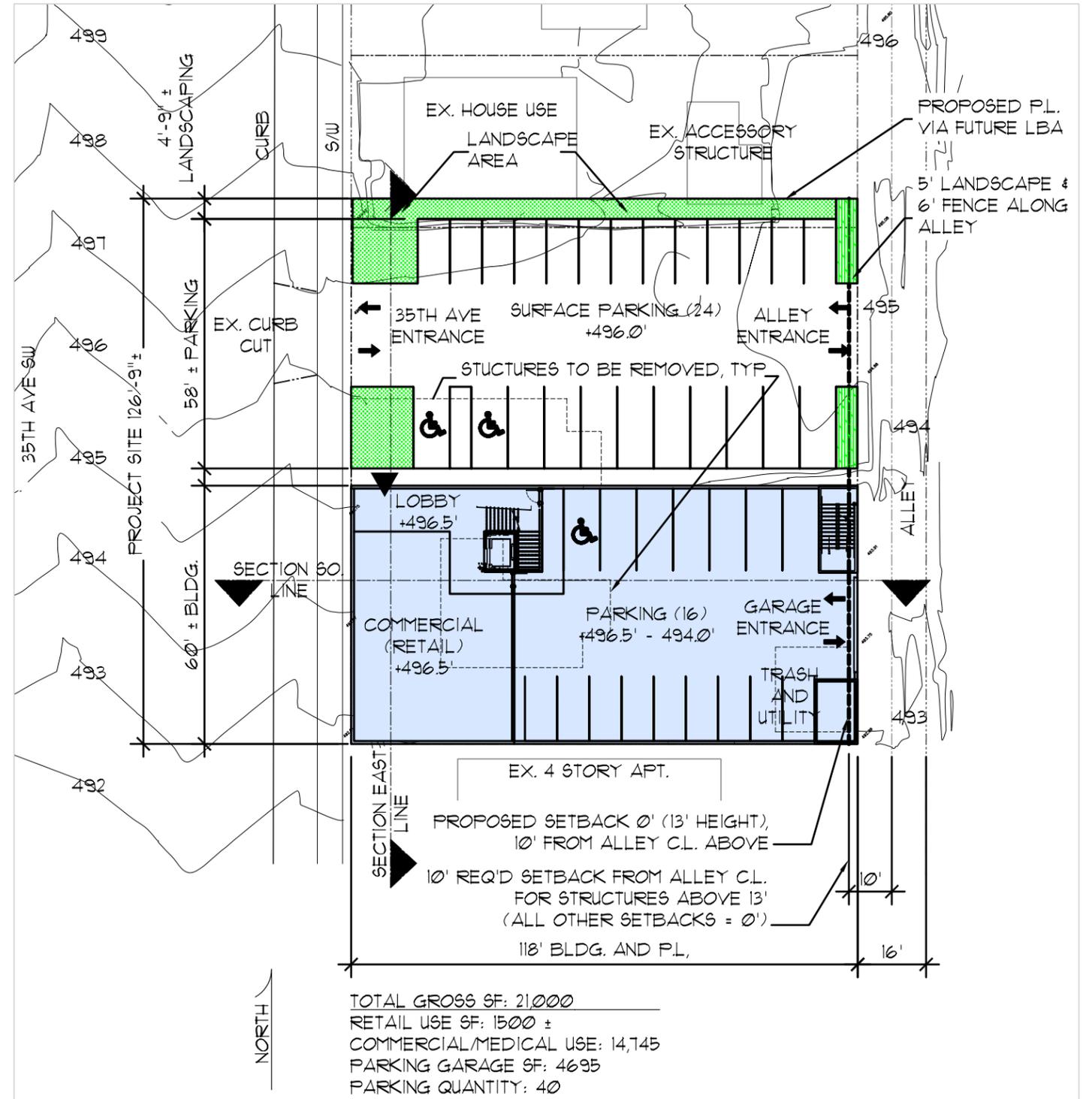
- Maximizing building envelope may not meet "respecting your neighbor" criteria due to the zoning height allowed and lack of modulation. The height allowed is approximately 7 feet higher than the existing apartments to the south.



ALTERNATIVE #1 - Code Complying Scenario



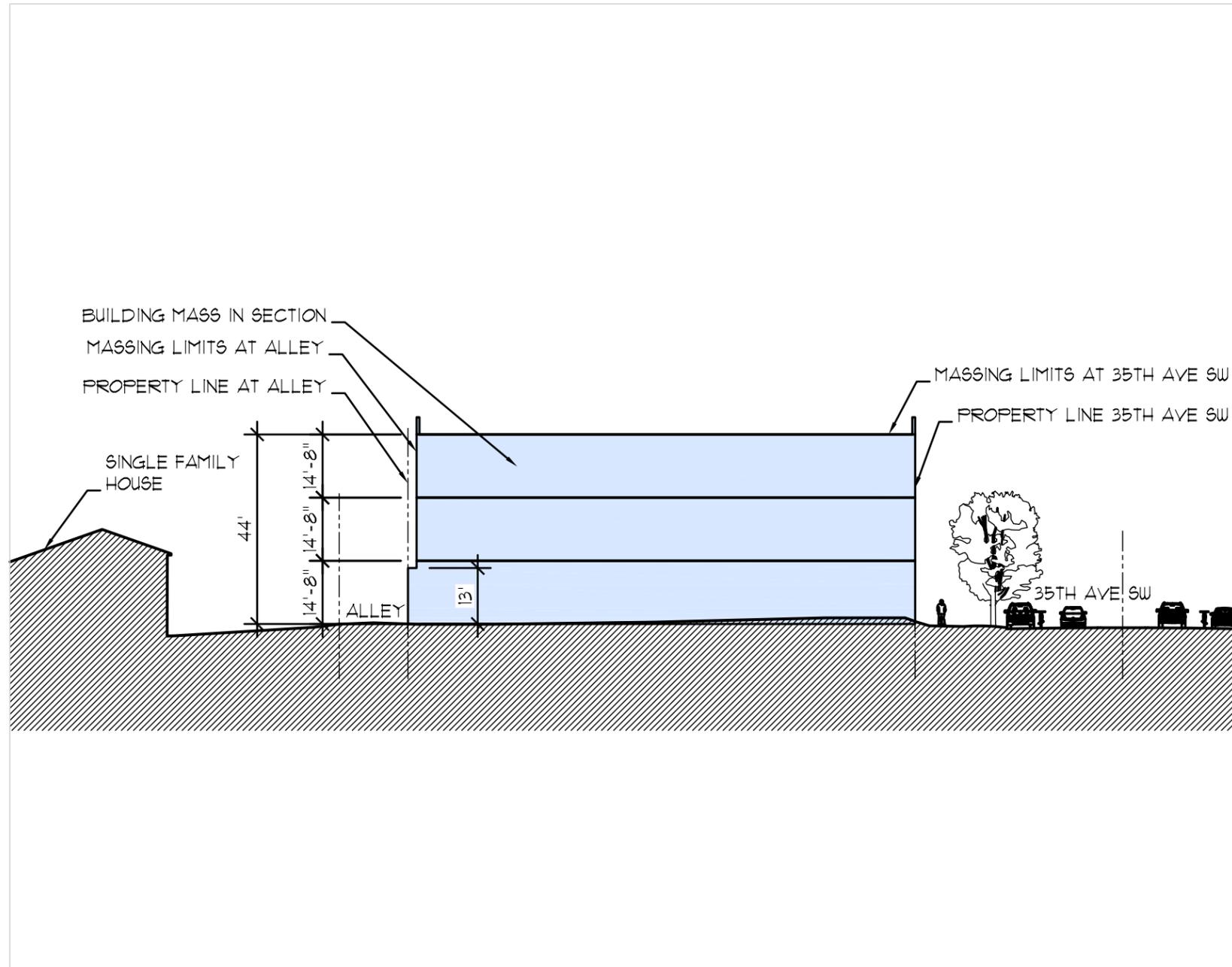
Typical Commercial Floor Plan



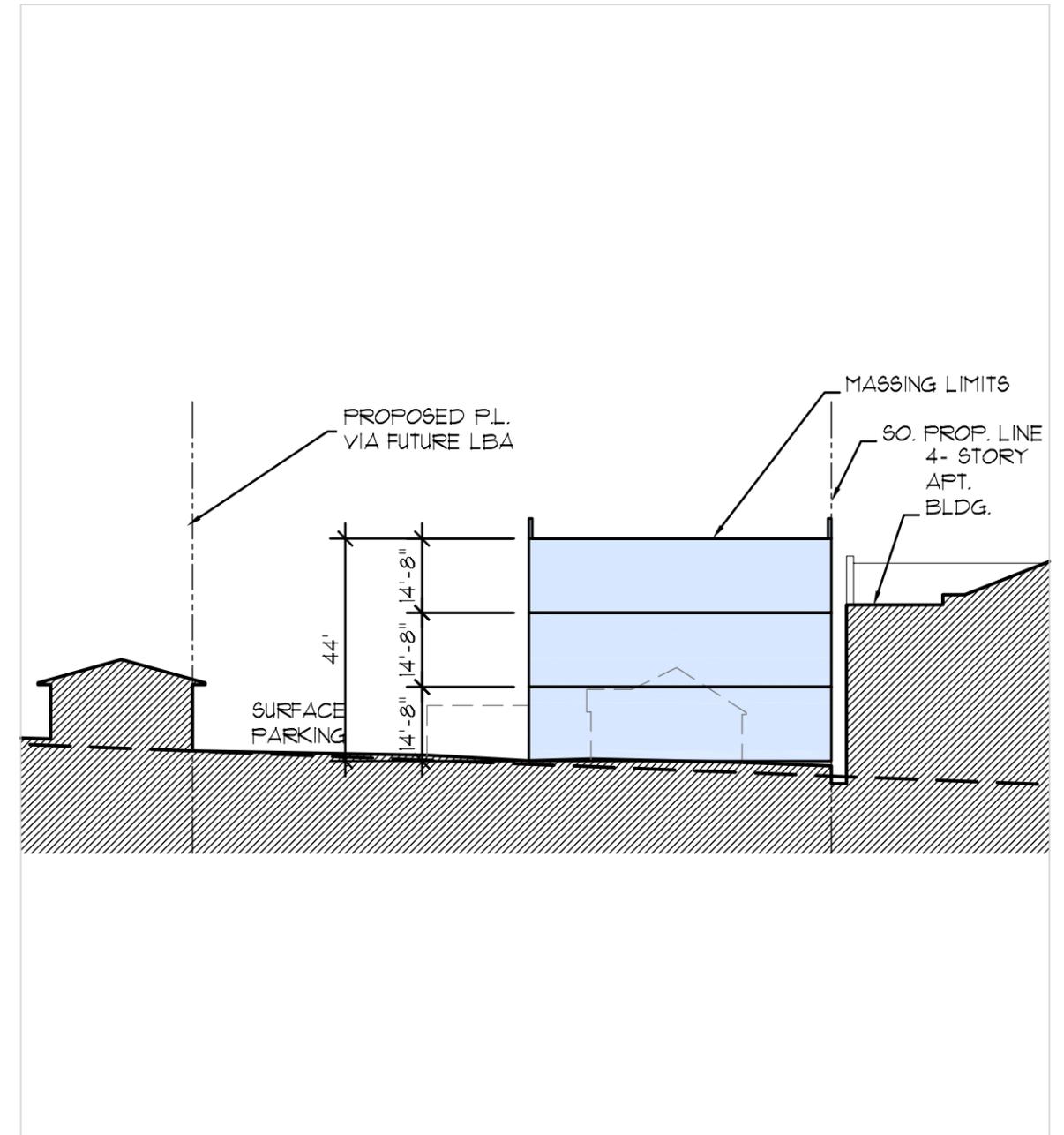
Street Level Plan



ALTERNATIVE #1 - Code Complying Scenario



Massing Section looking south



Massing Section looking east



ALTERNATIVE #1 - Code Complying Scenario



Mar-Sep 21st 10AM



Mar-Sep 21st Noon



Mar-Sep 21st 2PM



Jun 21st 10AM



Jun 21st Noon



Jun 21st 2PM



Dec 21st 10AM



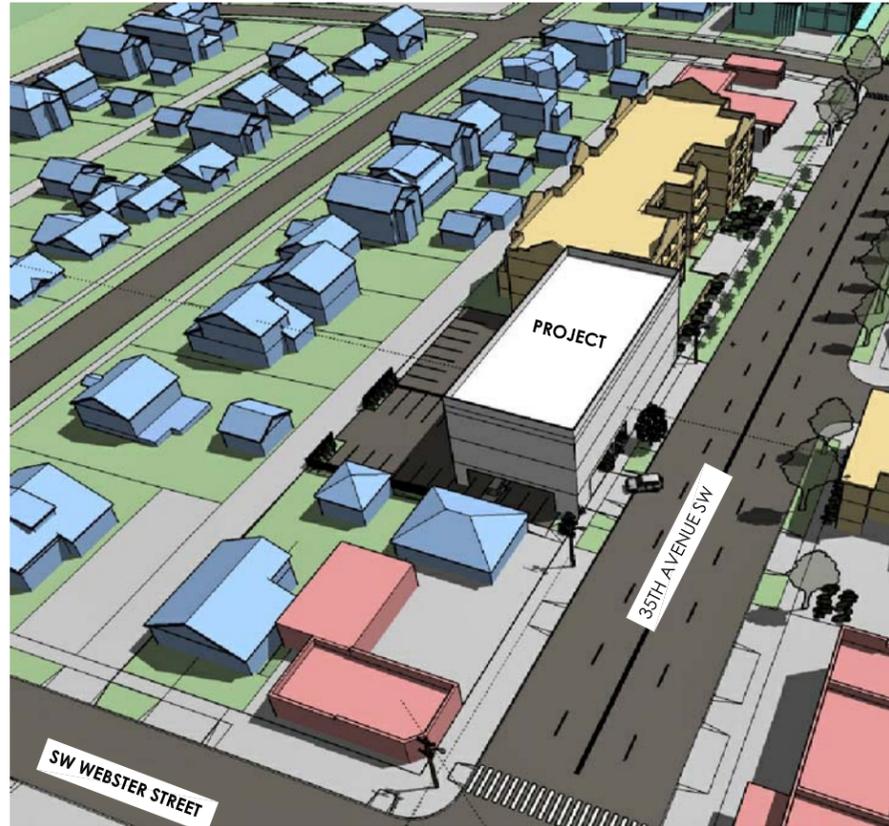
Dec 21st Noon



Dec 21st 1 2PM



ALTERNATIVE #2 - Alternate Bulk Scenario



Aerial View Looking Southeast



Aerial View Looking Southwest



Aerial View Looking Northeast

ALTERNATIVE #2 - ALTERNATE BULK SCENARIO

Description: Three story building showing maximum allowed height and bulk. Proposed building length is located parallel to 35th Avenue SW frontage on the west side of the site. Building foot print is approximately 6,588 square feet.

Key:	
Single family	■
Multi-family	■
Commercial	■
Institutional	■

ADVANTAGES

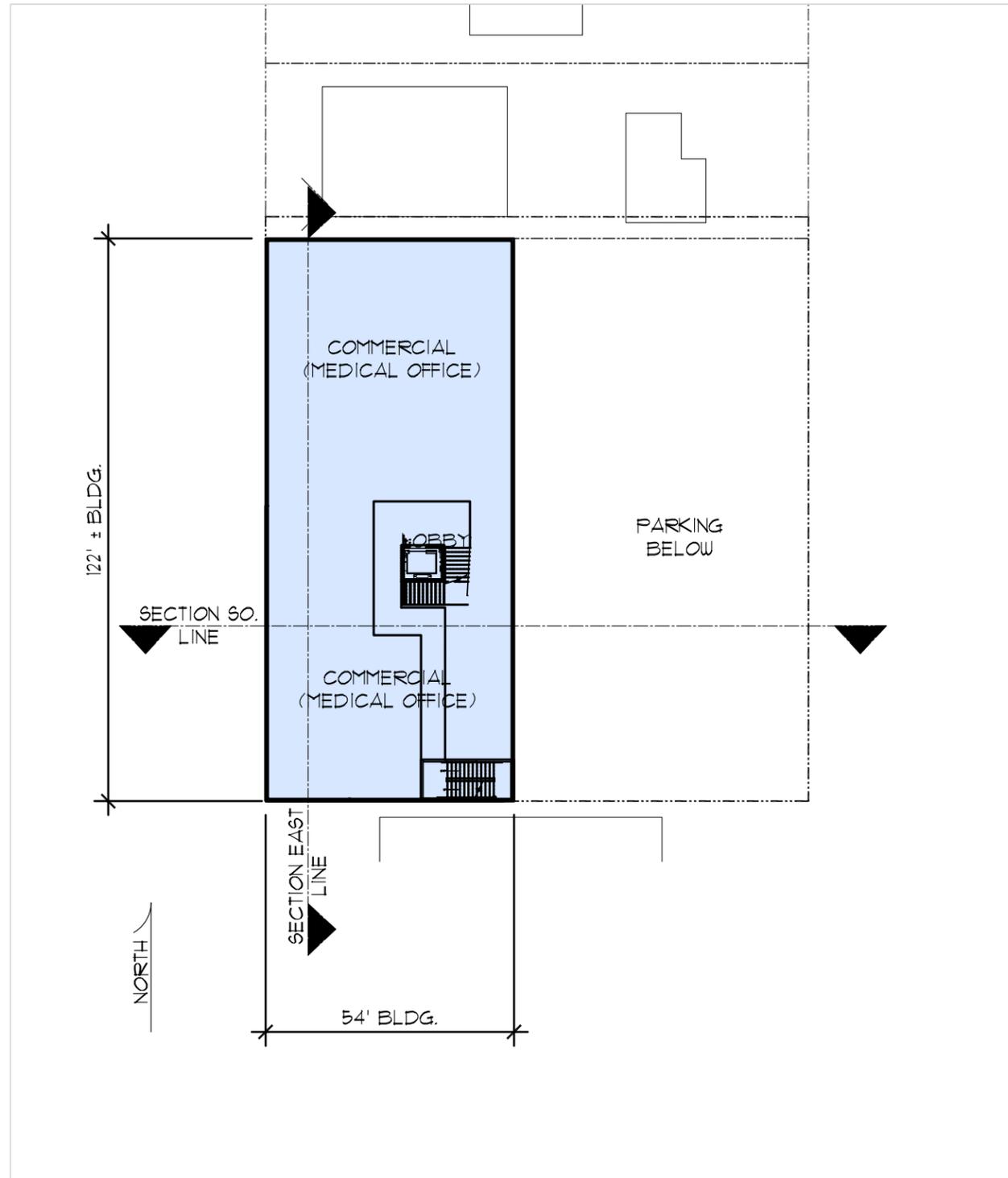
- Building square footage meets Owner's program.
- Potential roof deck with landscaping. Deck will have views of Olympics, Cascades, and Mount Rainier.
- Building mass between street and surface parking. Maintains existing curb cut (serving the parking area for the Red Star Pizza) which is required for the function of the clinic.
- Building mass most distanced from single family houses to east of project.

DISADVANTAGES

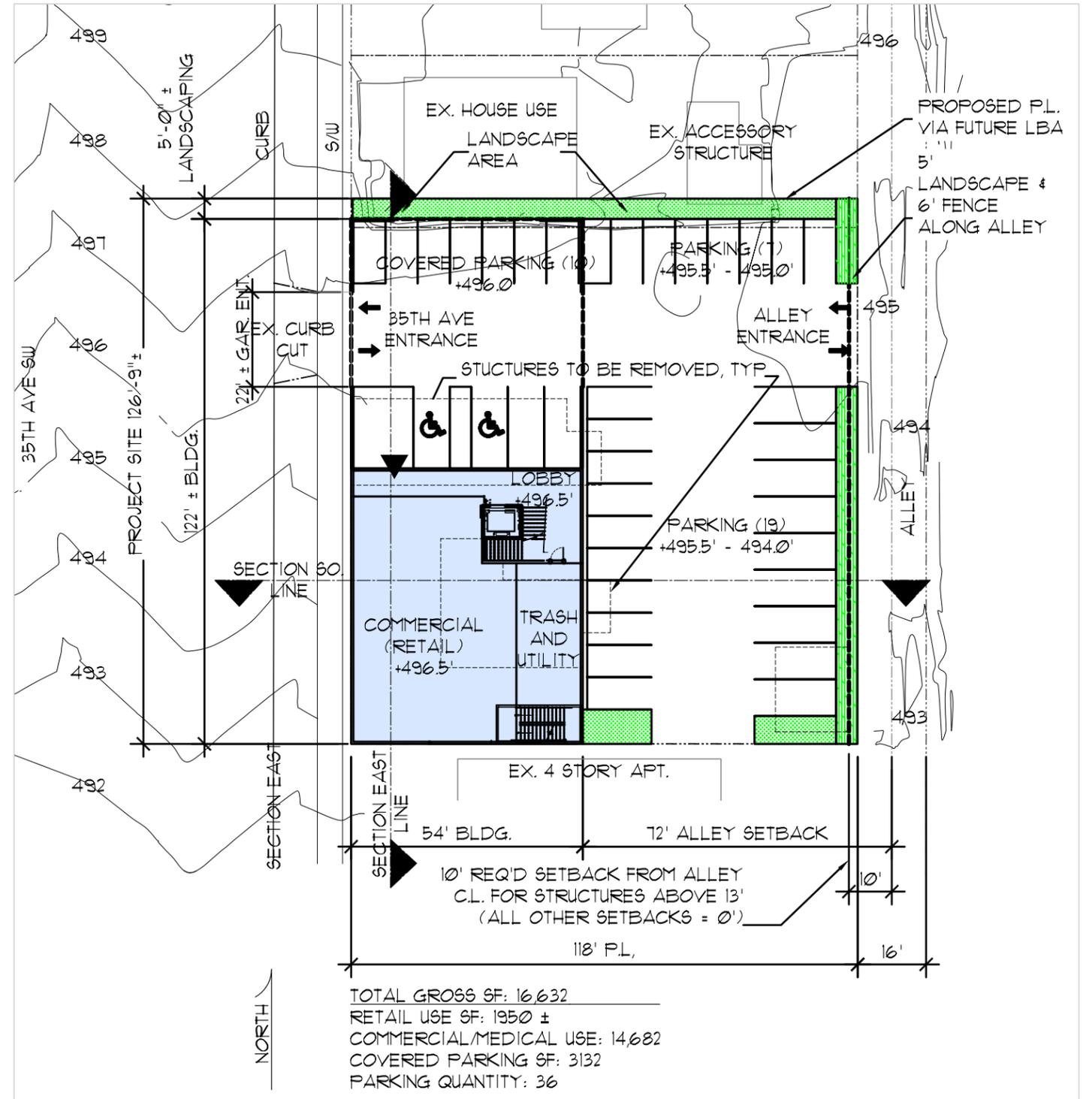
- Limits FAR and site size for future mixed use development on northern portion of the site.
- Does not meet Clinic's parking needs.
- 35th Avenue SW facade would have a portion of the west façade's wall concealing structured parking.
- Due to Eye Clinic's internal functions for exam rooms, an Ambulatory Surgery Center (ASC) and supporting functions, the majority of these spaces do not require windows. This alternative has a long facade that faces the street which will be lacking windows.



ALTERNATIVE #2 - Alternate Bulk Scenario

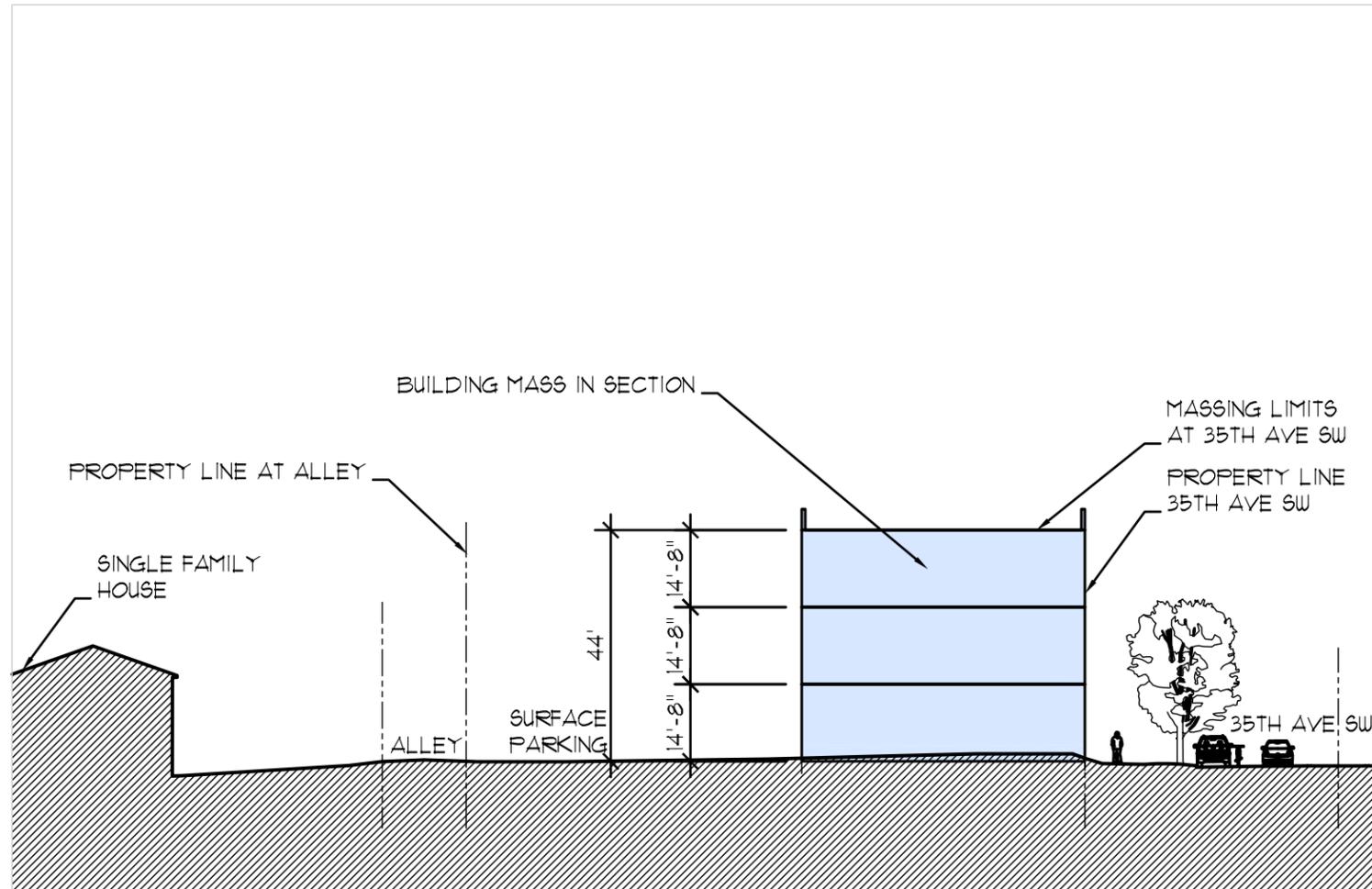


Typical Commercial Floor Plan

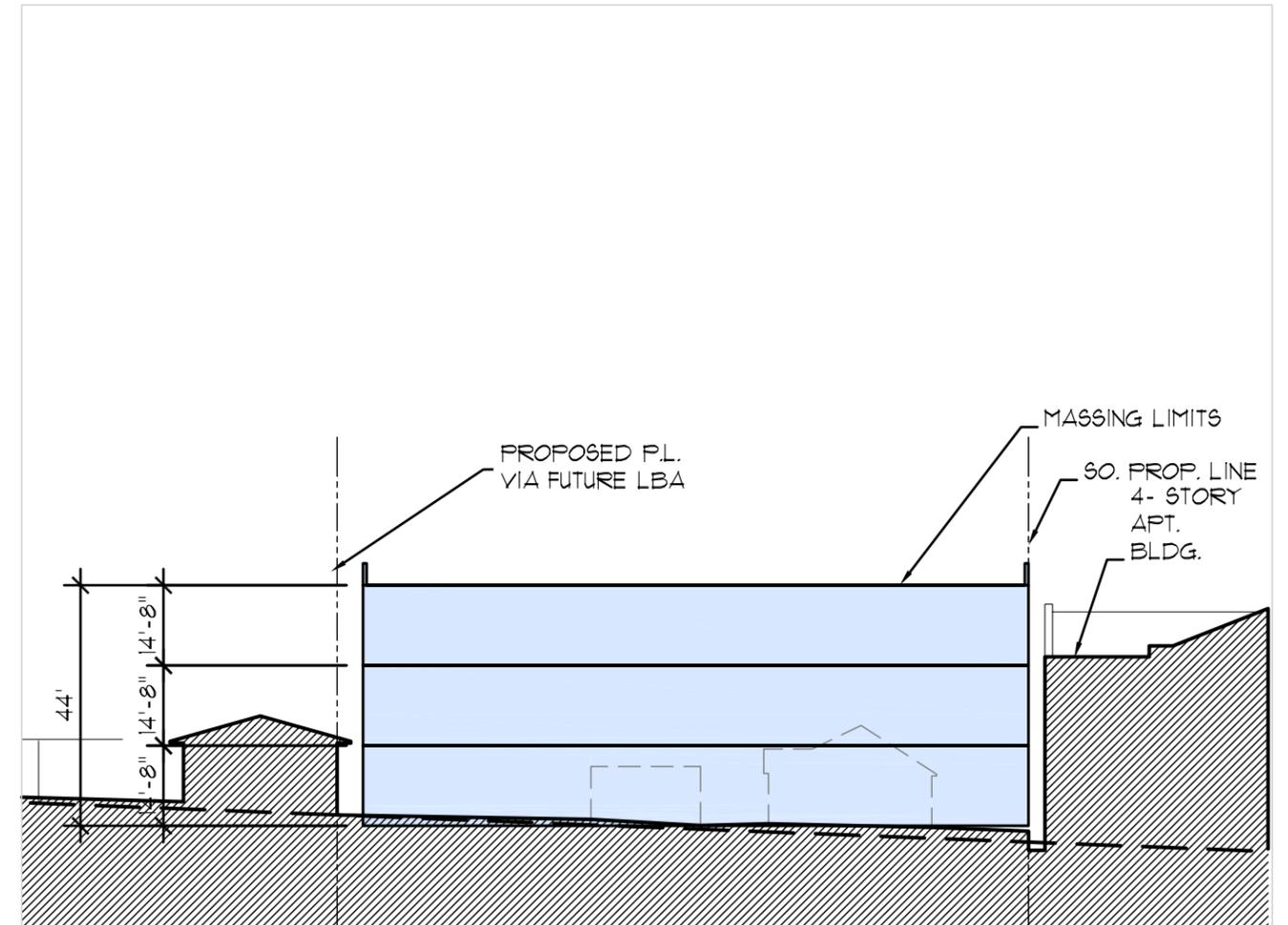


Street Level Plan

ALTERNATIVE #2 - Alternate Bulk Scenario



Massing Section looking south



Massing Section looking east



ALTERNATIVE #2 - Alternate Bulk Scenario



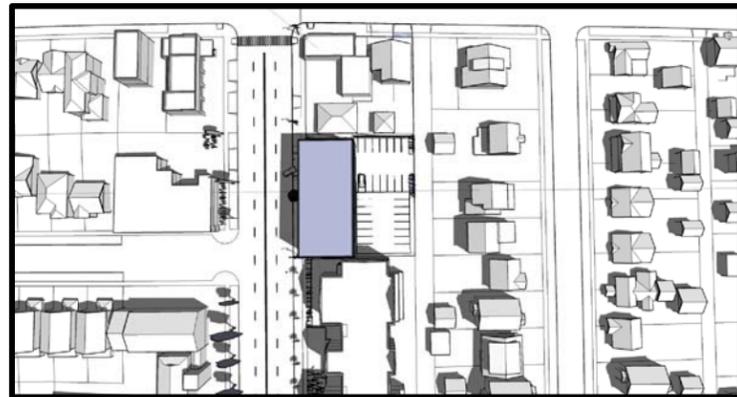
Mar-Sep 21st 10AM



Mar-Sep 21st Noon



Mar-Sep 21st 2PM



Jun 21st 10AM



Jun 21st Noon



Jun 21st 2PM



Dec 21st 10AM



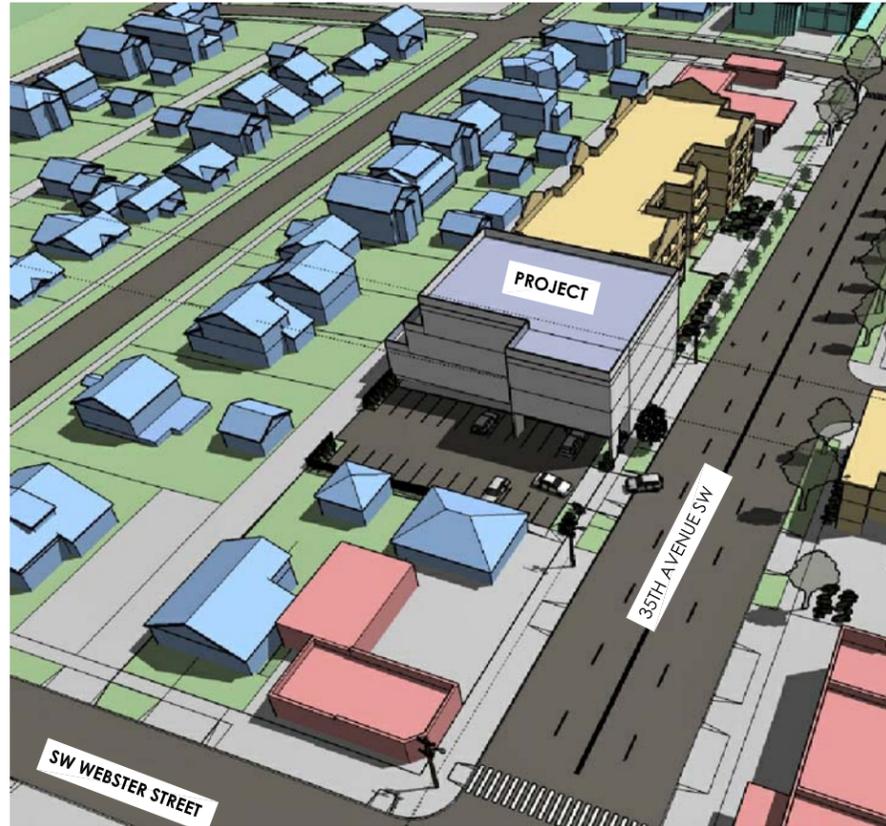
Dec 21st Noon



Dec 21st 1 2PM



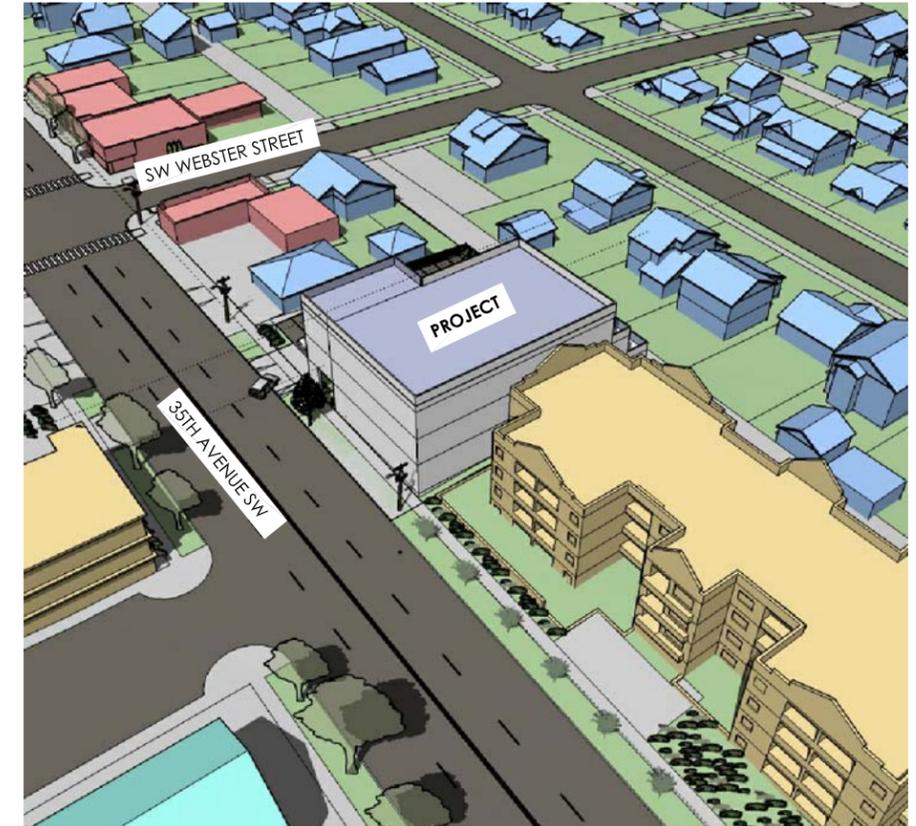
ALTERNATIVE #3 - L Shaped Bulk Scenario



Aerial View Looking Southeast



Aerial View Looking Southwest



Aerial View Looking Northeast

ALTERNATIVE #3 - L Shaped Bulk Scenario

Description: Three story building with nearly maximum allowed height and bulk located primarily on the southern portion of the site. The 2nd and 3rd floors stepped back from the alley. The necessary square footage lost from the alley step backs are retrieved in a "L" shape extending along 35th Avenue SW. Building foot print of approximately 7,980 square feet.

Key:

Single family	■
Multi-family	■
Commercial	■
Institutional	■

ADVANTAGES

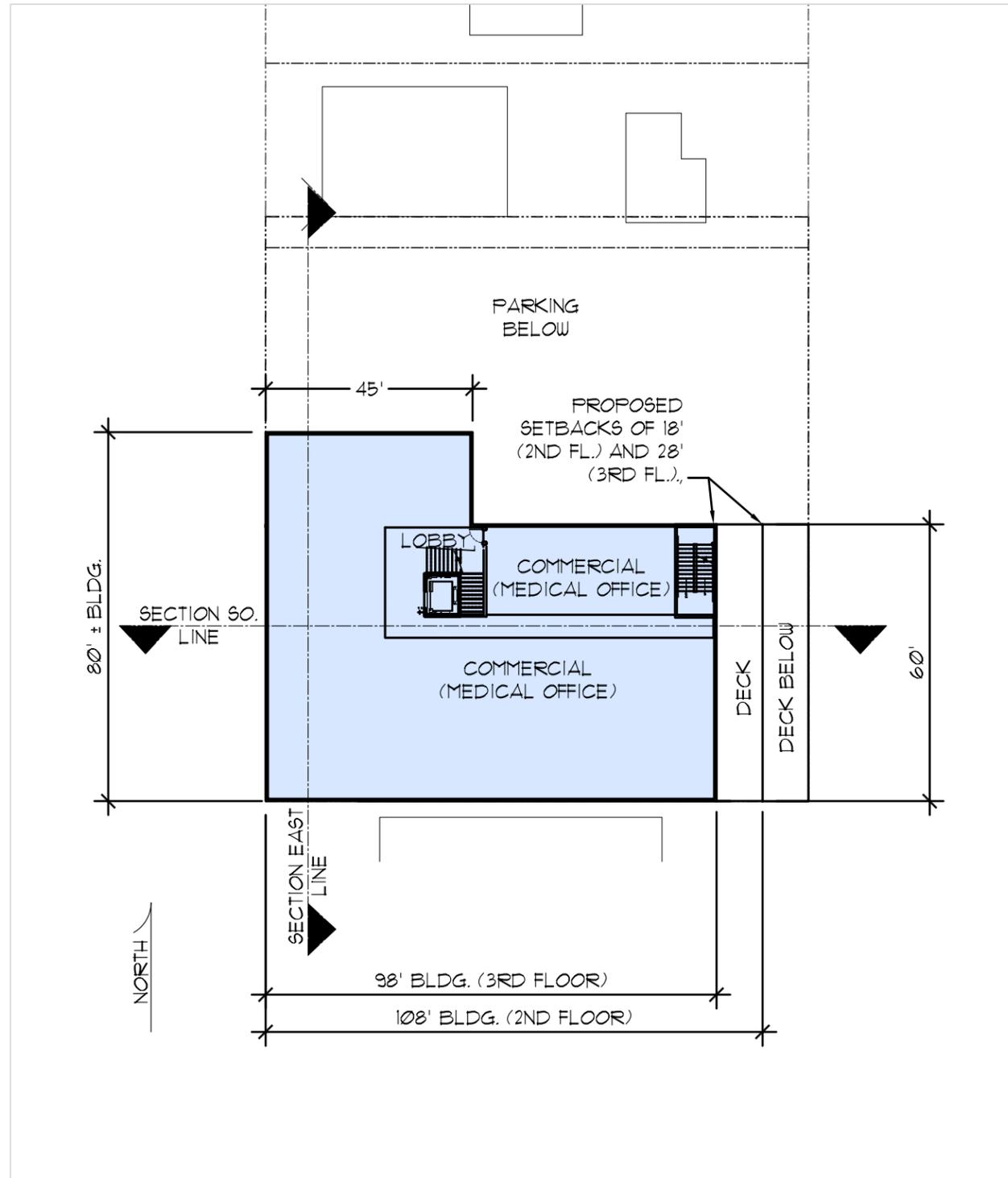
- Three story "L" shaped building showing bulk modulated (stepped back) off the alley.
- Potential roof deck with landscaping (green factor).
- Potential pedestrian activity along commercial (retail) frontage.
- Views of surface parking from 35th Avenue SW are less than Alternates 1,2 and 4.
- Meets the Clinic's parking and access needs.
- Maintains existing curb cut (serving the parking area for the Red Star Pizza) which is required for the function of the clinic.

DISADVANTAGES

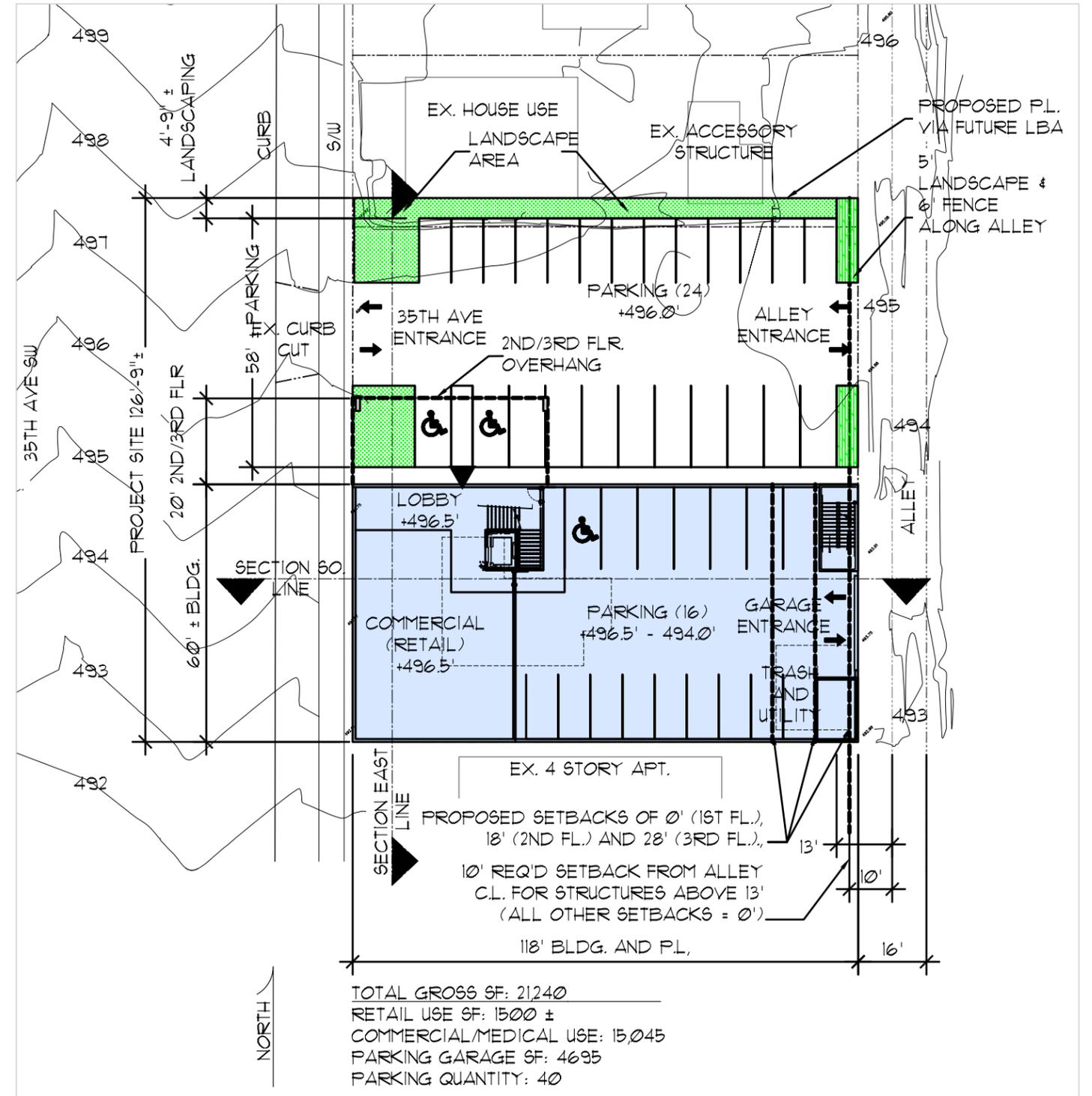
- L-shape combined with modulation increase construction costs and is not efficient shape for layout of eye clinic interior spaces.
- Reduces flexibility and maximum site area for future development on north portion of site.



ALTERNATIVE #3 - L Shaped Bulk Scenario



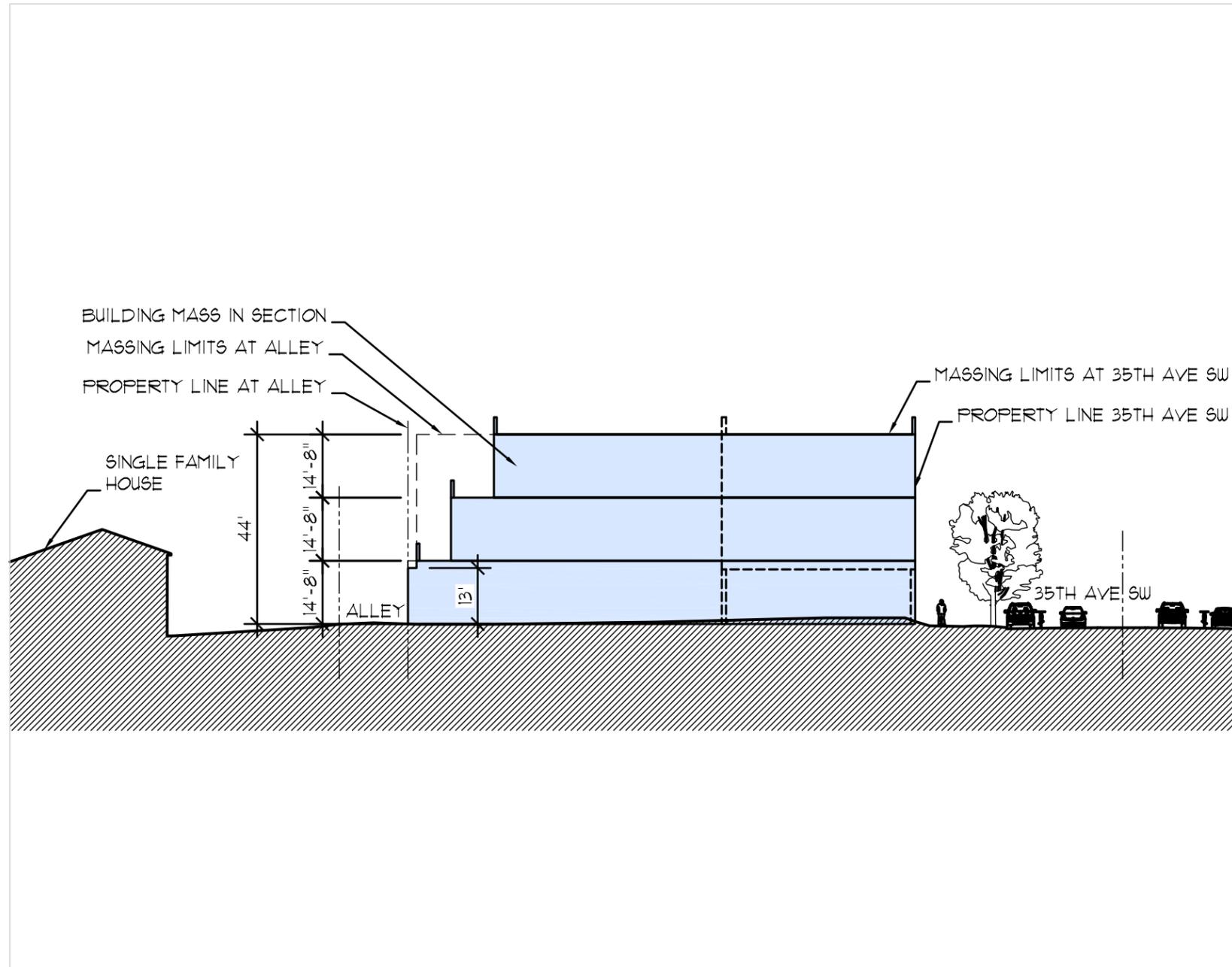
Typical Commercial Floor Plan



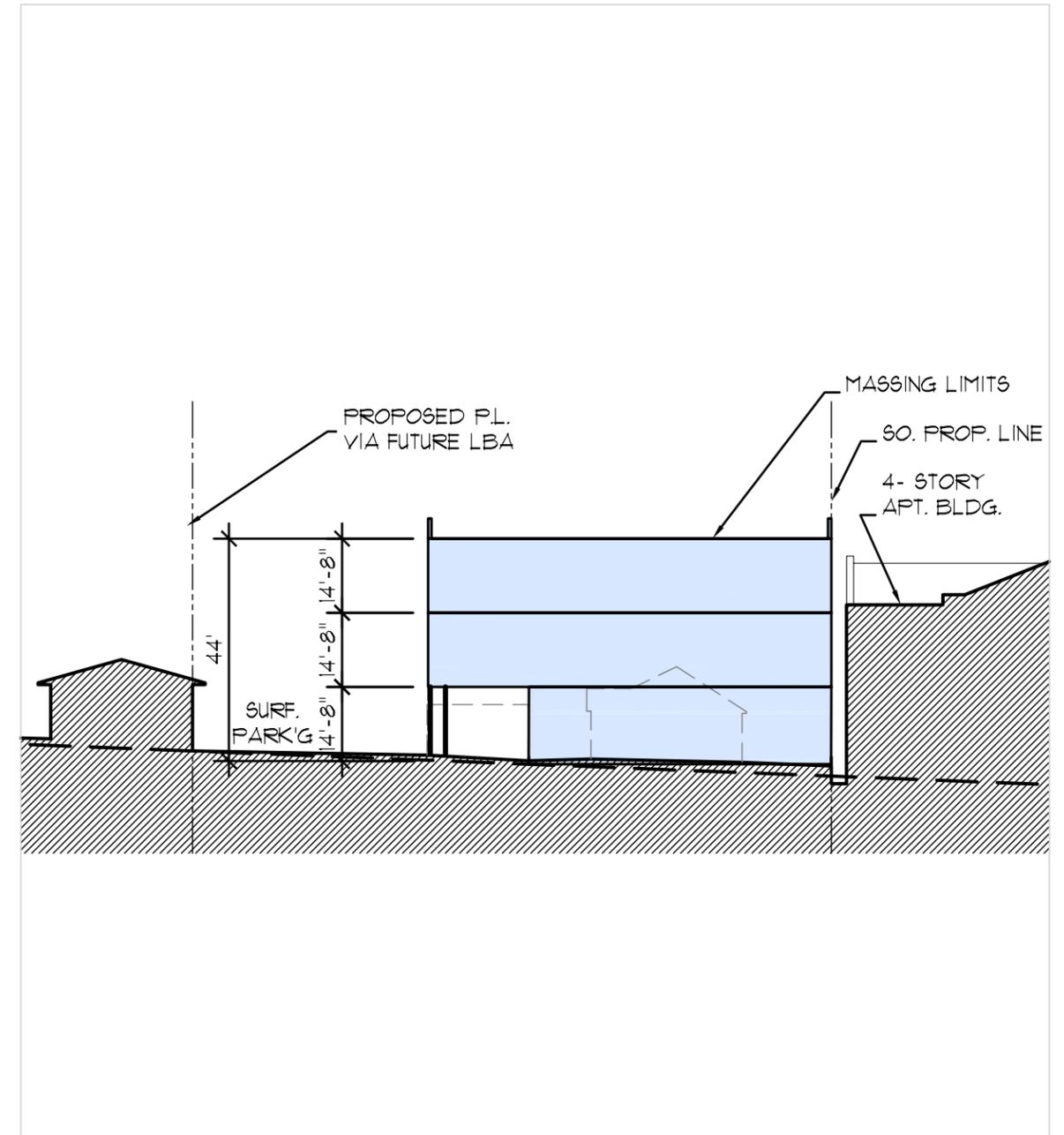
Street Level Plan



ALTERNATIVE #3 - L Shaped Bulk Scenario



Massing Section looking south



Massing Section looking east



ALTERNATIVE #3 - L Shaped Bulk Scenario



Mar-Sep 21st 10AM



Mar-Sep 21st Noon



Mar-Sep 21st 2PM



Jun 21st 10AM



Jun 21st Noon



Jun 21st 2PM



Dec 21st 10AM



Dec 21st Noon



Dec 21st 12PM



ALTERNATIVE #4 - Preferred Scenario



Aerial View Looking Southeast



Aerial View Looking Southwest



Aerial View Looking Northeast

ALTERNATIVE #4 - PREFERRED SCENARIO

Description: Three story building showing less than maximum allowed height and with bulk modulated. The proposed building is located on the southern portion of the site. Building foot print is approximately 6,800 square feet.

Key:	
Single family	■
Multi-family	■
Commercial	■
Institutional	■

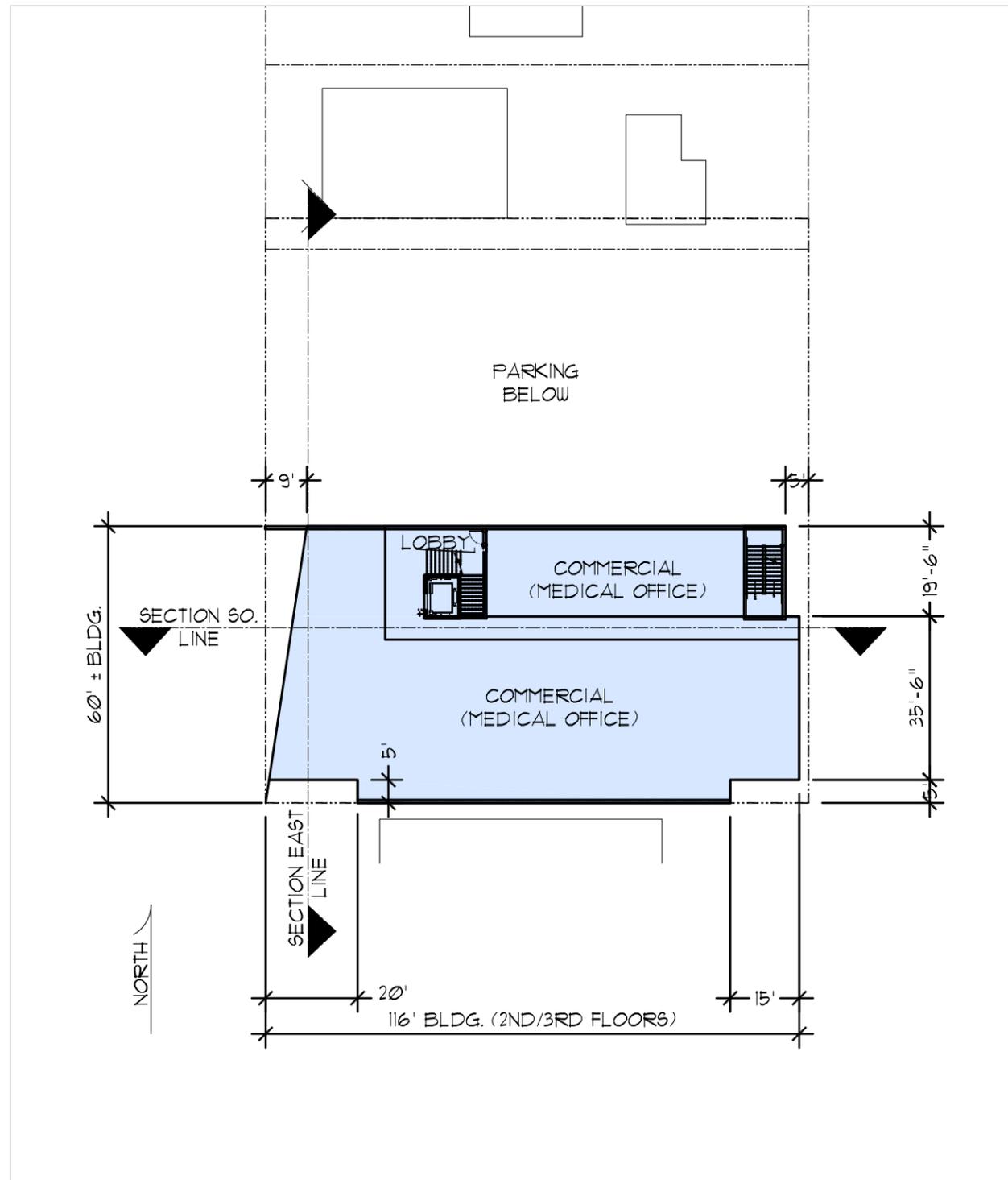
ADVANTAGES

DISADVANTAGES

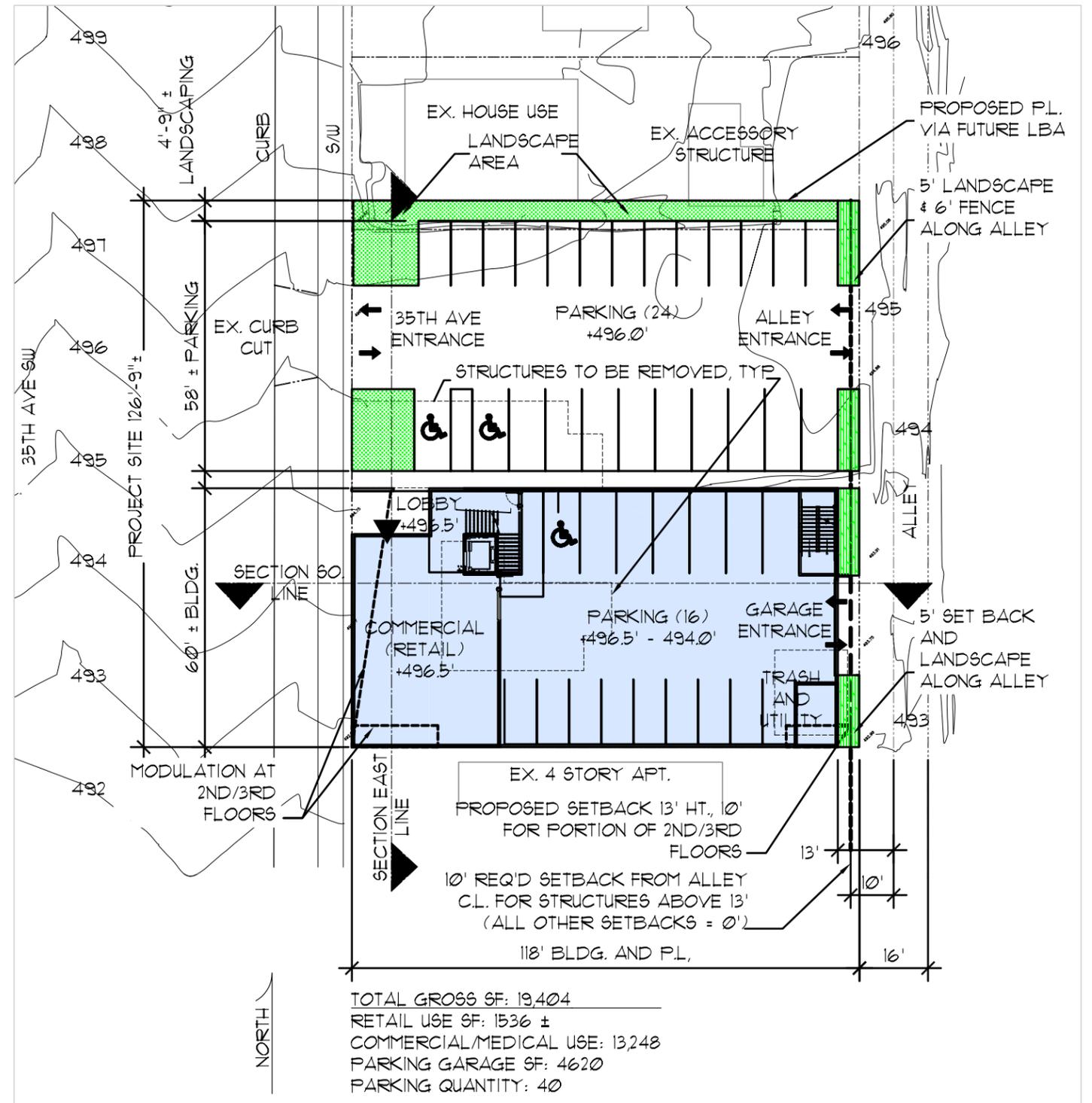
- Building square footage meets Owner's program.
- Potential roof deck with landscaping.
- Maintains existing curb cut (serving the parking area for the Red Star Pizza) which is required for the function of the clinic.
- Allows maximum site area for future development on north portion of site.
- Respects the existing apartment building adjacent to projects south property line in height and modulation.
- Respects single family homes with setback from alley allowing for landscaping toward SF zone.



ALTERNATIVE #4 - Preferred Scenario

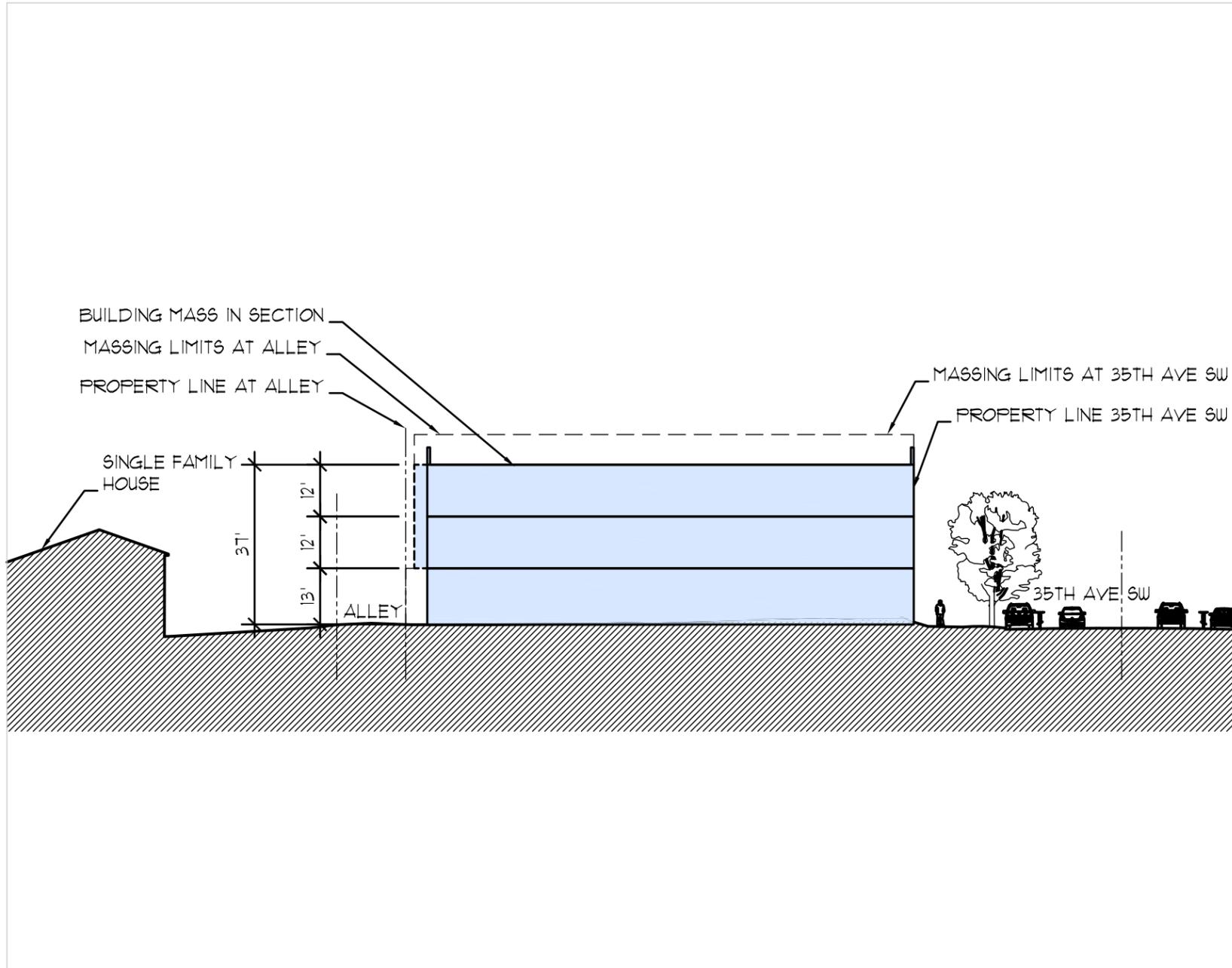


Typical Commercial Floor Plan

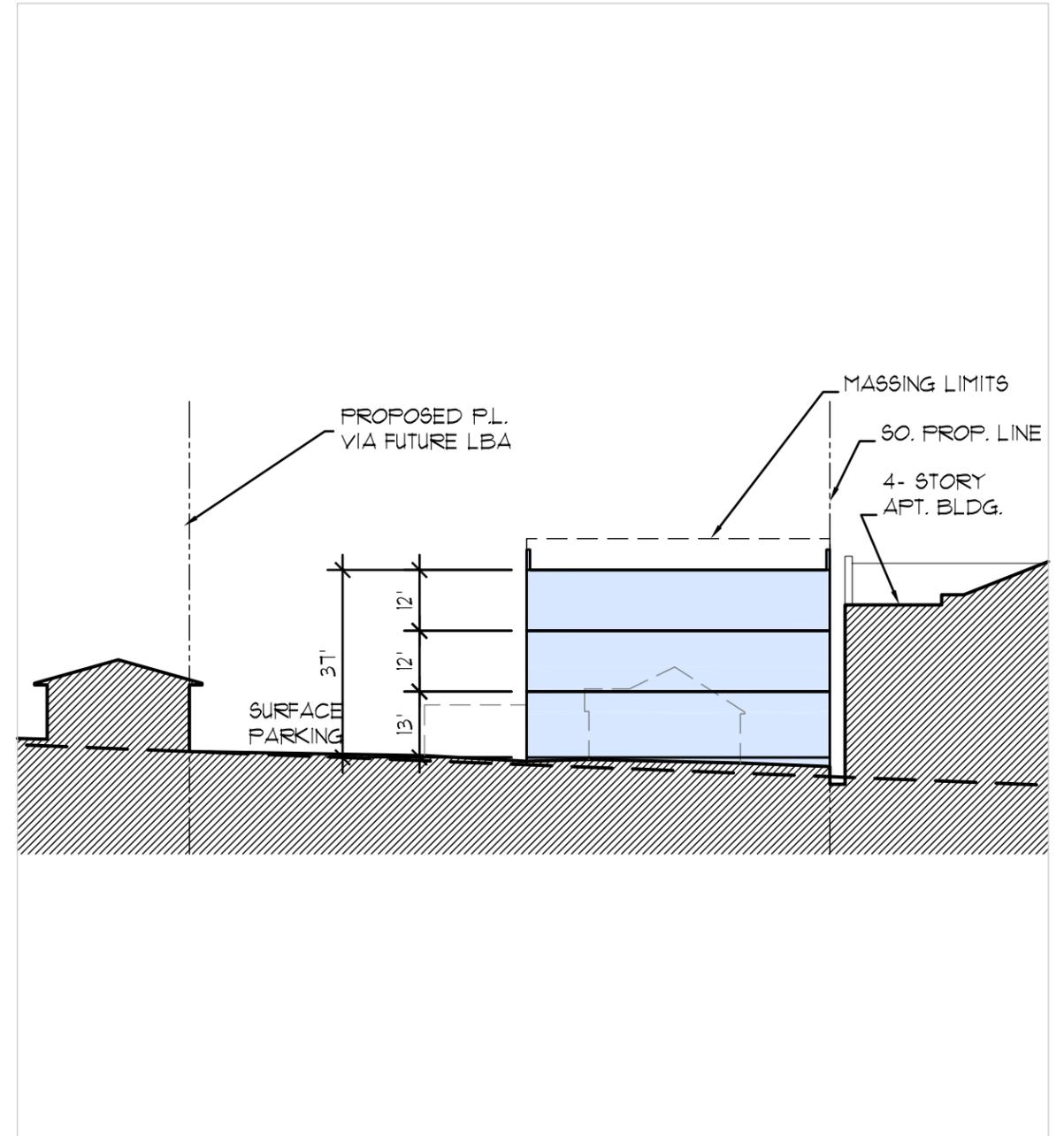


Street Level Plan

ALTERNATIVE #4 - Preferred Scenario



Massing Section looking south



Massing Section looking east



ALTERNATIVE #4 - Preferred Scenario



Mar-Sep 21st 10AM



Mar-Sep 21st Noon



Mar-Sep 21st 2PM



Jun 21st 10AM



Jun 21st Noon



Jun 21st 2PM



Dec 21st 10AM



Dec 21st Noon



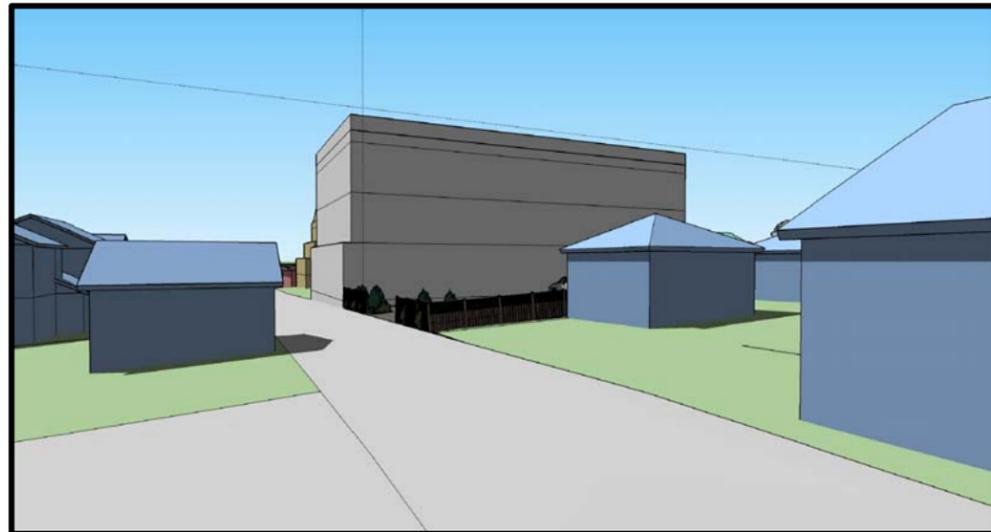
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ALTERNATIVE #1 Code Complying Scenario



Street View Looking North on 35th Ave SW

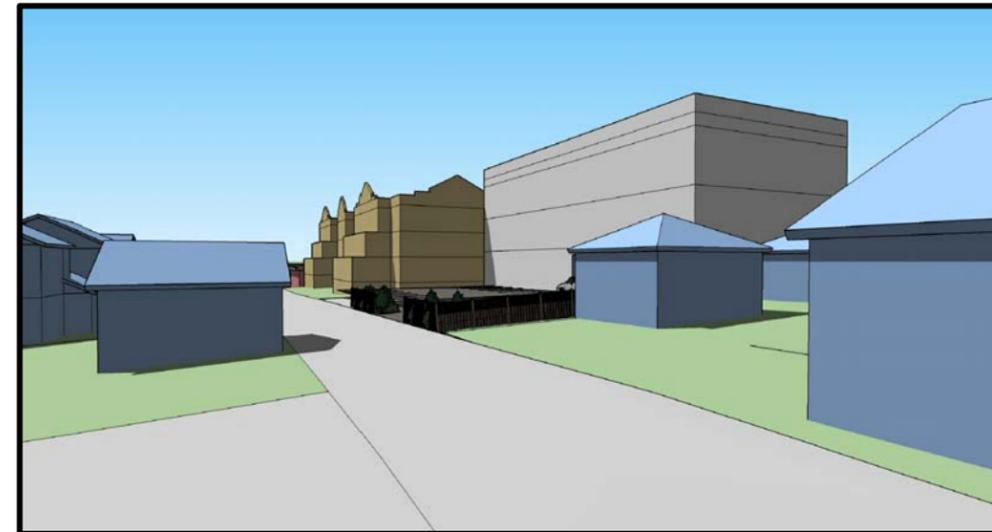


Alley View Looking South from SW Webster St

ALTERNATIVE #2 Alternate Bulk Scenario



Street View Looking North on 35th Ave SW



Alley View Looking South from SW Webster St

Description: Three story building (showing maximum allowed height and bulk) located on the southern portion of the site. Building foot print of approximately 7,080 square feet.

- Maximizes building square footage and height.
- Potential roof deck with landscaping (green factor).
- Allows flexibility and maximum site area for future development on north portion of site.
- Meets the Clinic's parking and access needs.
- Maintains existing curb cut (serving the parking area for the Red Star Pizza) which is required for the function of the clinic.

Description: Three story building showing maximum allowed height and bulk. Proposed building length is located parallel to 35th Avenue SW frontage on the west side of the site. Building foot print is approximately 6,588 square feet.

- Building square footage meets Owner's program.
- Potential roof deck with landscaping. Deck will have views of Olympics, Cascades, and Mount
- Building mass between street and surface parking. Maintains existing curb cut (serving the parking area for the Red Star Pizza) which is required for the function of the clinic.
- Building mass most distanced from single family houses to east of project.



ALTERNATIVE #3 L- Shaped Bulk Scenario

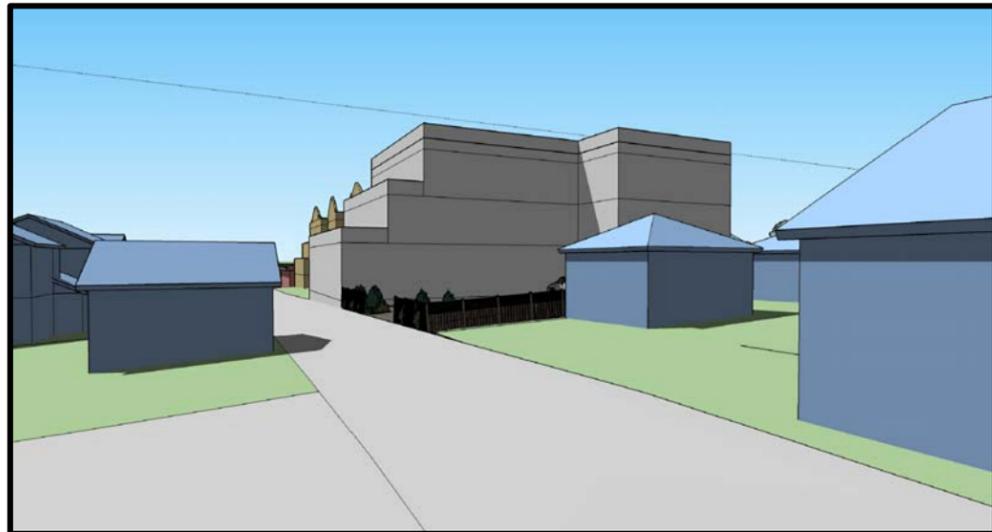
ALTERNATIVE #4 Preferred Scenario



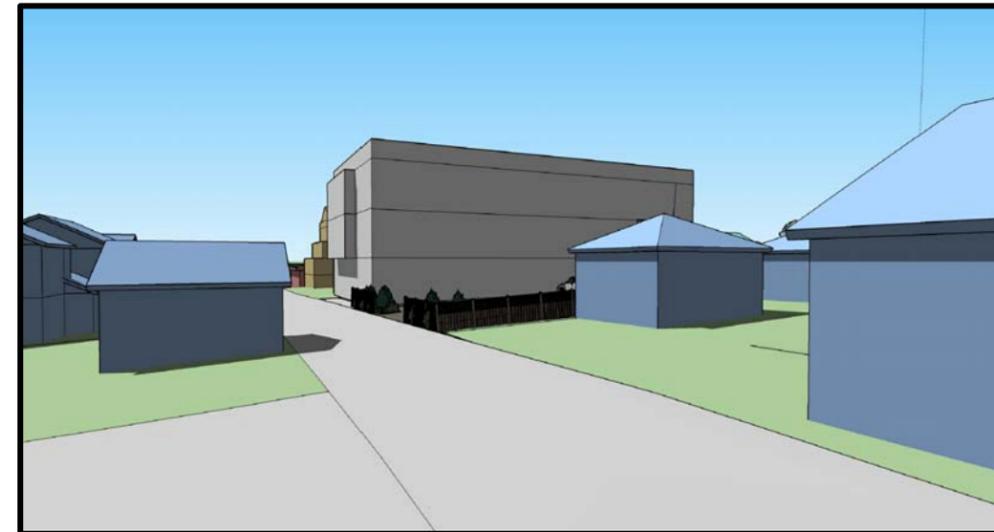
Street View Looking North on 35th Ave SW



Street View Looking North on 35th Ave SW



Alley View Looking South from SW Webster St



Alley View Looking South from SW Webster St

Description: Three story L-shaped building (showing maximum allowed height and stepped bulk at alley) located on the southern portion of the site. Building foot print of approximately 7,980 square feet.

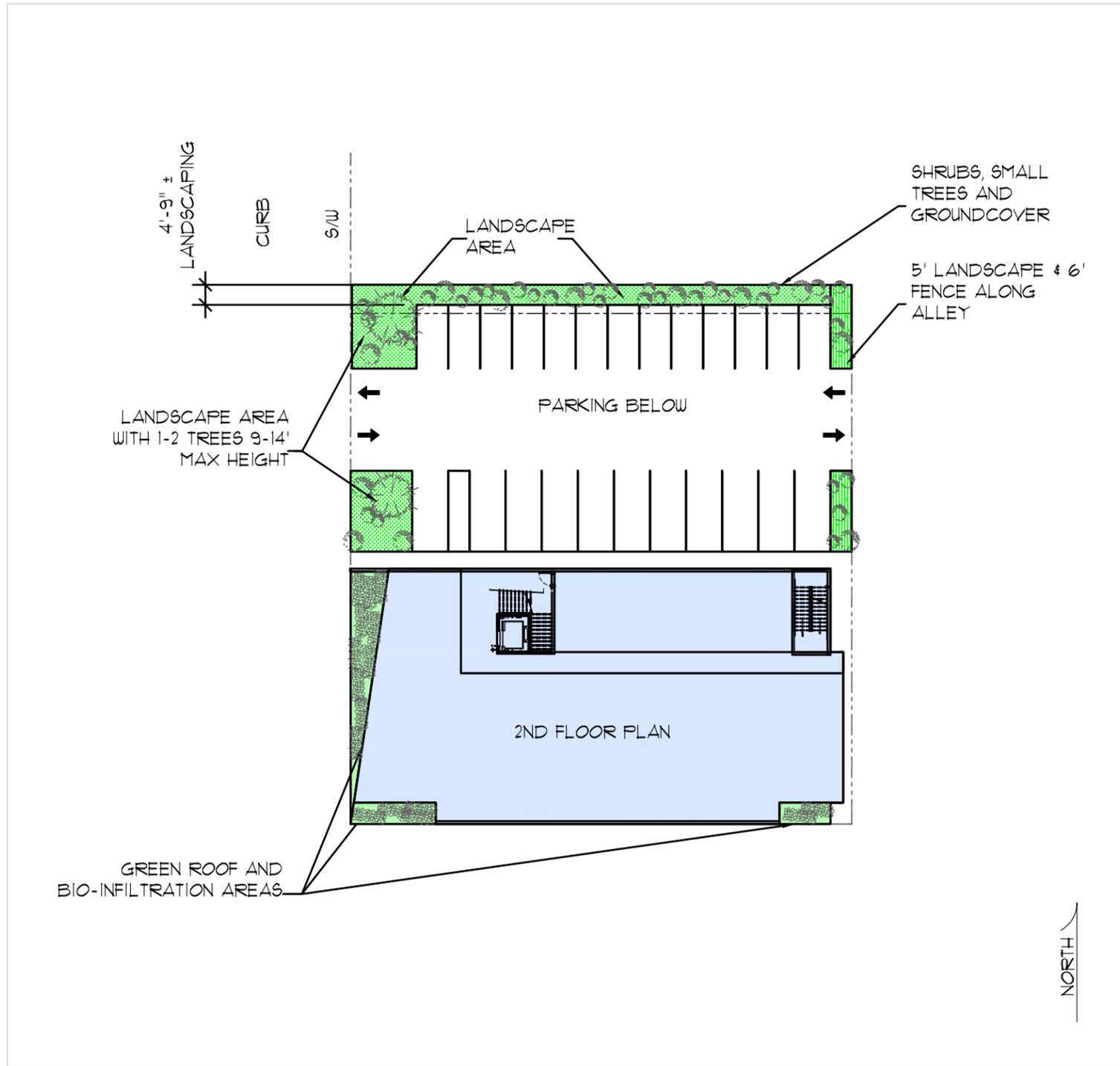
- Maximizes building square footage and height.
- Potential roof decks at 2nd and 3rd levels with landscaping (green factor).
- Allows some flexibility and site area for future development on north portion of site.
- Meets the Clinic's parking and access needs.
- Maintains existing curb cut (serving the parking area for the Red Star Pizza) which is required for the function of the clinic.

Description: Three story building showing less than maximum allowed height and with bulk modulated and set back from alley. The proposed building is located on the southern portion of the site. Building foot print is approximately 6,800 square feet.

- Building square footage meets Owner's program.
- Potential roof deck with landscaping.
- Maintains existing curb cut (serving the parking area for the Red Star Pizza) which is required for the function of the clinic.
- Allows maximum site area for future development on north portion of site.
- Respects the existing apartment building adjacent to south property line in height and modulation.



CONCEPTUAL LANDSCAPE PLAN



Site plan and 2nd floor green roof areas



Roof plan with landscape areas





View from 35th Avenue SW

Swedish Automotive

- Swedish Automotive has visible surface parking from 35th Ave SW accessed with an existing curb cut.
- Easily accessible surface parking essential to business operations.
- Owner occupied structure, purposely designed for specific, non-speculative use.
- Building is near proposed project with contemporary design that reflects building use and function.



View from 35th Avenue SW

Fire station #37

- Site access incorporates both street and alley access to support unique nature of building use and vehicle access.
- Owner occupied structure, purposely designed for specific, non-speculative use.
- Building is near proposed project with contemporary design that reflects building use and function.



View from 35th Avenue SW

High Point Medical / Dental Building

- Use of metal siding and awnings potential source for proposed project design elements.
- Building is near proposed project with contemporary design that reflects building use and function.



View from 35th Avenue SW

High Point Seattle Public Library

- Scale and selection of materials offers potential source for proposed project design.
- Owner occupied structure, purposely designed for specific, non-speculative use.
- Building is near proposed project with contemporary design that reflects building use and function.



View from 35th Avenue SW

Southwest Seattle Public Library

- Use of laminated wood siding and window detailing represents potential source for proposed project design elements.
- Building is near proposed project with contemporary design that reflects building use and function.



DESIGN DEPARTURE SUMMARY

Note: Potential Design Departures package consisting of #1 & #2 listed below for each of 4 “Alternative Scenarios” are currently the same for each alternative.

ALTERNATIVE #1 Code Complying Scenario

Description: Three story building located on the southern portion of the site. Building foot print of approximately 7,080 square feet.

Potential Design Departure package of vehicle access issues:

#1. A Departure from standard requiring primary access to off-street parking from the alley will be required to allow retention of existing commercial curb cut. Exception may be granted by the Director as a Type 1 decision based on further review by DPD. SMC 23.74A.032.D.1

#2. If Departure #1 is necessary, a second departure will be necessary to allow secondary access to off-street parking from the alley to facilitate medical services use access.

ALTERNATIVE #2 Alternate Bulk Scenario

Description: Three story building with building length located parallel to 35th Avenue SW frontage on the west side of the site. Building foot print is approximately 6,588 square feet.

Potential Design Departure package of vehicle access issues:

#1. A Departure from standard requiring primary access to off-street parking from the alley will be required to allow retention of existing commercial curb cut. Exception may be granted by the Director as a Type 1 decision based on further review by DPD. SMC 23.74A.032.D.1

#2. If Departure #1 is necessary, a second departure will be necessary to allow secondary access to off-street parking from the alley to facilitate medical services use access.

ALTERNATIVE #3 L- Shaped Bulk Scenario

Description: Three story L-shaped building located on the southern portion of the site. Building foot print of approximately 7,980 square feet.

Potential Design Departure package of vehicle access issues:

#1. A Departure from standard requiring primary access to off-street parking from the alley will be required to allow retention of existing commercial curb cut. Exception may be granted by the Director as a Type 1 decision based on further review by DPD. SMC 23.74A.032.D.1

#2. If Departure #1 is necessary, a second departure will be necessary to allow secondary access to off-street parking from the alley to facilitate medical services use access.

ALTERNATIVE #4 Preferred Scenario

Description: Three story building modulated and set back from alley. The proposed building is located on the southern portion of the site. Building foot print is approximately 6,800 square feet.

Potential Design Departure package of vehicle access issues:

#1. A Departure from standard requiring primary access to off-street parking from the alley will be required to allow retention of existing commercial curb cut. Exception may be granted by the Director as a Type 1 decision based on further review by DPD. SMC 23.74A.032.D.1

#2. If Departure #1 is necessary, a second departure will be necessary to allow secondary access to off-street parking from the alley to facilitate medical services use access.



103 BELLEUVE AVENUE, SEATTLE - The Marq

This project consists of six stories, including 48 residential units and ground floor commercial. It is located at the corner of Bellevue Ave, and Denny way in downtown Seattle. The site's steep slopes and excellent view opportunities, combined with the extremely eclectic neighborhood make it a great portal to downtown. The steel edgy, industrial feel is in keeping with the more modern buildings of the area, while the mosaic bus stop offers remembrance to the social life of the site.



PEDESTRIAN FRIENDLY BUS STOP/COUCH



MAIN ENTRANCE

159 DENNY WAY, SEATTLE - The Matae

This building was designed as a seven story, 78 unit, mixed use project. It is located at the corner of 2nd Ave and Denny Way in Belltown. The existing neighborhood was mainly commercial structures, but this cornerstone represented one of the "first kids on the block" in what is now a bustling urban residential area. The ground floor commercial and Live/Work Units add a great life to the busy street and the rusticated concrete and metallic finishes create an honest architectural expression with a refined and modern feel.



NORTHWEST FACADE FROM DENNY WAY



PEDESTRIAN FRIENDLY SIDEWALK

4301 STONEWAY N, SEATTLE - The Nobel

93 unit mixed-use project in the Wallingford district.



ROOF DECK



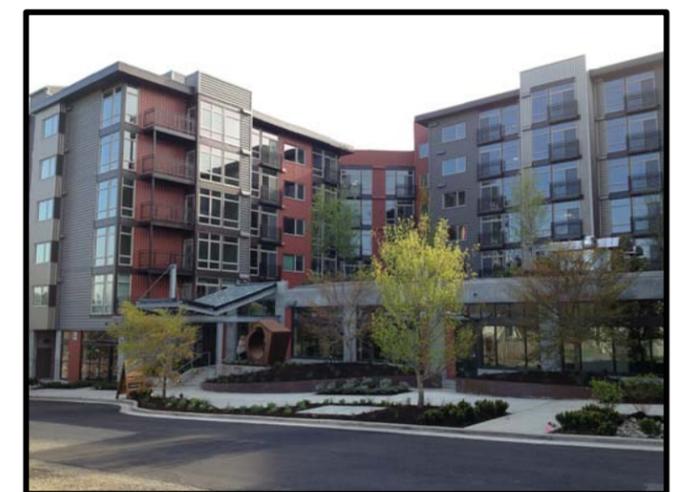
COMMON COURTYARD

4040 26TH AVE S.W., SEATTLE - Youngstown Flats

West Seattle 193 unit mixed-use building with live/work on street level



LIVE / WORK @ STREET



MAIN ENTRY, COURTYARD & LIVE / WORK @ STREET

