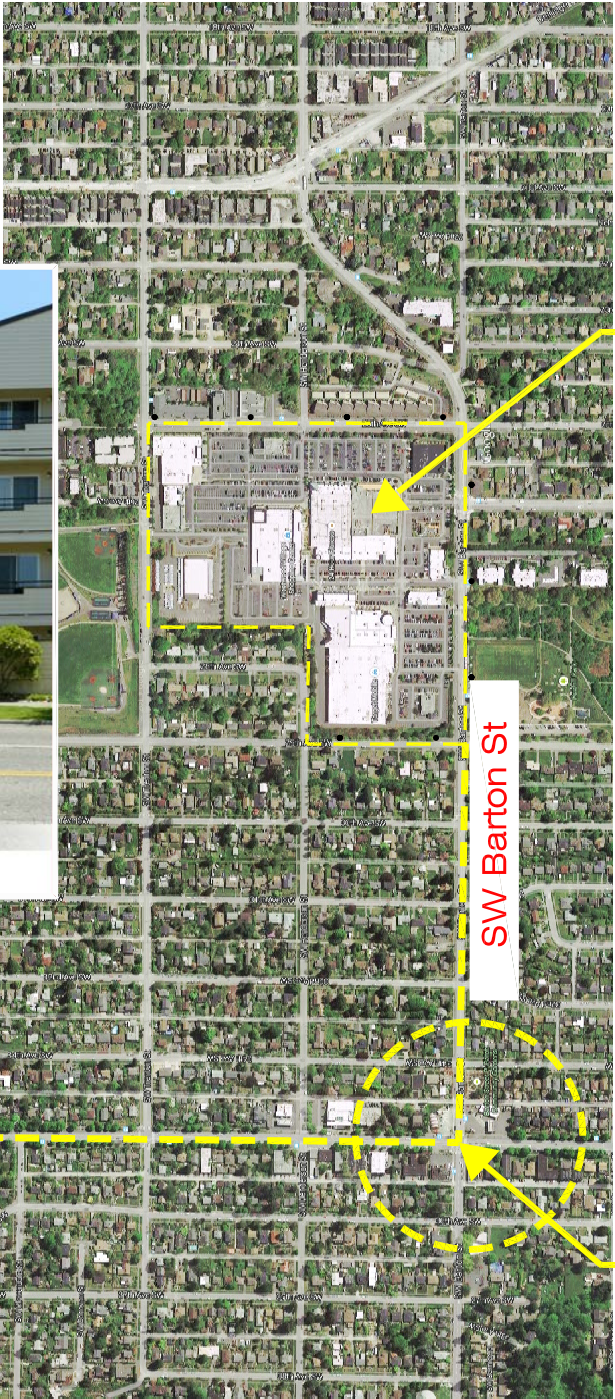


CLEARVIEW EYE CLINIC

EDG#2 MEETING September 4th, 2014

OWNER
Clearview Eye and Laser, LLC
2515 SW Trenton Street, Suite 201
Seattle, WA 98106
phone: 206.937.9600
contact: Marcus Meyer

ARCHITECT
PB ARCHITECTS
617 8th Ave South
Seattle, WA 98104
phone: 206.443.9790
contact: Michael Shreve



Westwood Village
High Retail,
High Traffic
Current Location
Clearview Eye Clinic

SW Barton St

35th Avenue SW

Morgan & 35th Ave
Major Intersection;
Commercial &
Institutional Uses

SW Morgan St

Barton & 35th Ave
Major intersection;
Commercial uses

7520 35th Ave - Site Location
NC2 Node - Minor Intersections
Evolving, diverse uses

PB ARCHITECTS INC P.S.

617 8TH AVENUE S. | SEATTLE | WA 98104 | 206.443.9790

DPD PROJECT #3017306 | DPD PERMIT #TBD | 7520 35TH AVENUE SW | EARLY DESIGN GUIDANCE SUBMITTAL | 9.04.2014

CLEARVIEW EYE CLINIC

The Design Review Board recommended at EDG meeting #1 to more fully develop alternatives #2 and #4 for EDG meeting #2.

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:

Alt #2:

8 cars in garage

25 surface

Total:

33 cars

Alt #4:

14 cars in garage

23 surface

Total:

37 cars

ZONING ANALYSIS: Per SMC Title 23

- a.

Zoning: NC2-40
- b.

Lot area: Aproximately14,379 sq.ft. (Does not include portions of the two northern parcels)
- c.

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.
- d.

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.
- e.

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.
- f.

23.47A.016: Landscaping and screening standards

A.2:

Landscaping that achieves a Green Factor score of .30 or greater is required.
- g.

23.47A.032: Parking location and access

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.
- h.

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.

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Response to Design Review Boards recommendations / comments from the EDG #1 meeting:

1. DESIGN CONCEPT AND MASSING

- a. Alternatives 2 and 4 were recommended to further develop.
- b. Alternative # 2 Recommendations and comments by the Board:
Activate the street façade along 35th Avenue SW.
Emphasize design treatment that screens parking.
Alternative may result in additional blank wall façade along 35th Avenue SW.
- c. Alternative #4 Recommendations and comments by the Board:
Design treatment opportunity for the blank walls necessitated by Eye Clinic's programmatic issues.
Provide treatment of parking/landscaping to minimize the visual impact and architectural engagement along 35th Avenue SW frontage.

Boards Design Guidance for second EDG meeting relative to the following:

d. Stronger activation of 35th Avenue SW facade is appropriate to bring an “urban point of view” to the building mass.
Response: Proposed building proposes widening the existing sidewalk, providing weather protection along the commercial frontage, providing a marquee at the buildings main entry, and articulating the building mass with modulation both vertically and horizontally. Landscape improvements in the street ROW planter strip include trees, landscaping and water quality treatment. In addition a proposed bulb with landscaping is proposed on both sides of the curb cut from 35th Avenue SW which will fulfill the “no parking” zone recommended by the traffic consultant on both sides of curb cut and visually enhance where the building's main entry will be located.

e. Enhance the pedestrian experience. (CS2.A, B,C, and D; PL1.A and B; PL3.B)
Response: The proposed design will provide for design opportunities along 35th Avenue SW by enhancing the streetscape by widening the sidewalk for easier pedestrian use; The proposed setbacks from property lines at 35th Avenue SW will allow for landscaping/screening/fencing for visual screening at the surface/structured parking areas. The proposed building facades will incorporate design detail, articulation, and quality materials.

f. The applicant is to explore massing that meets programmatic needs for the Eye Clinic which includes possible fenestration and other articulation treatments with particular emphasis on the northern and western facades that face 35th Avenue SW. (DC2.A and B)
Response: Alternative #2's street level facade would leave the north portion of the building approximately 50% without fenestration. The northern façade would be without fenestration do to the proximity of the northern property line. Potential massing is indicated in illustrations within the context of this EDG submittal. Alternative (preferred) #4 street level façade and upper two floors would provide almost 100% of fenestration and the north façade would have a portion in fenestration. Both alternatives would have the south wall of the building devoid of fenestration and adjacent to the blank wall of Hillcrest apartments. The east wall of alternative #2 would have fenestration and more than 50% of blank wall facing the alley and residential zone. Alternative #4 would have more fenestration facing the alley and residential zone with only the one story of blank wall at alley level which would be screened with landscaping. Alternative #2 would have a modulated façade facing east. Alternative #4 is proposed to have an east stepped façade facing the alley and residential zone. Alternative #2 will have to be 7 feet taller than

Alternative #2 due to having the access drive passing under the building resulting in the first floor having a 20 foot floor to floor height versus a 13 foot minimum floor to floor for Alternative #4

g. Street facing blank walls will need to be addressed. Board expects to see more detail for façade treatments, arrangement of interior space and interaction with the parking/landscaping/open space in response to the Guidelines (CS2.A, B,C, and D; PL1.A and B; PL3.B) (DC2.A and B)
Response: Alternative #2 is proposed to have the street facing façade modulated but will be twice as long as Alternative #4 and have 50% less fenestration overall and the street level would be approximately 50% less fenestration than alternative #4 do to blank walls at the parking garage and Eye Clinic program requirements that require a majority of the interior functions to not have fenestration.

h. Project site provides an opportunity for mid-block design in an evolving neighborhood. (DC1.A)
Response: The project is a mid-block development in an emerging neighborhood that does not have a distinct or developed architectural presence. The proposed building and site development will help define and give direction for future developments along 35th Avenue SW.

i. Board requested the applicant to identify other successful medical-office buildings that may provide design cues.
Response: Please review Sheet 37 - Sample Clinics - Design Ideas

2. 35th AVENUE SW FRONTAGE:

a. Incorporate a stronger retail presence and engage the streetscape along 35th Avenue SW. (PL3.A and C)
Response: The proposal engages the streetscape with overhead weather protection along the retail frontage, widening of the existing sidewalk, provision for bike racks, landscaping in planter strip in 35th Avenue SW ROW, and providing visual transparency from the street and sidewalk into the retail space.

b. The orientation of the commercial entry should help activate the streetscape and identify the retail component. (PL3.B)
Response: The proposed entry is at the north end of the retail space do to the existing sidewalk sloping down from north to south. The north entry location allows for ADA access ramp that will serve the parking area and pedestrians serving the 35th Avenue SW sidewalk. The north location will also allow for a two to three riser exterior stair at the north entry which will help enhance the entry.

c. Consider the setbacks of adjacent structures along 35th Avenue SW. (PL1 A, B, and C)
Response: Hillcrest apartments are the immediate neighbor to the South. Their northern wall is 3 feet from the proposed projects southern property line and is a blank façade with two vertical recesses that allow for small bathroom windows in the recess. The proposed building will have a south blank wall facing Hillcrest's blank wall. Hillcrest has a concrete wall with wood fence above that is located on the shared property line.

d. Board felt that additional setback along 35th Avenue SW may be appropriate and reinforce existing spatial characteristic considering Hillside Apartments to the south. (DC2.A and B)
Response: Retail façade is proposed to be located at the street property line and the upper two floors to be set back 5 feet from the street property line for Alternative #4. Alternative #2 is set back 5 feet from the street property line with the upper two floors extending out to the street property line.

e. Board expects to review details pertaining to landscaping, open space and screening of parking.
Response: Please review illustrations within the context of this EDG package. The landscaping intent is to screen parking at the alley with fence, trees, and plantings; Screening of parking by fences and landscaping will occur on 35th Avenue SW along with landscaped bulbs and open space at the buildings main entry.

3. ALLEY:

a. Board appreciated that Option #2 minimized potential solar impacts on the eastern adjacent residential zoned properties.
Response: Option #4 (preferred) has set backs from the alley which will help mitigate solar impact on the eastern adjacent zoned residential properties.

b. Board encouraged further evaluation of massing configurations and design treatments that may dissipate the perceived height, bulk and scale in relation to the residential zoning to the east. (CS2.C)
Response: Both alternatives presented have modulation and fenestration indicated relative to the residential zoning .

c. Board expects to review details pertaining to the potential landscaping/screening treatments relative to the zone edge condition. (PL3.B)
Response: Please review illustrations within the context of this EDG package.

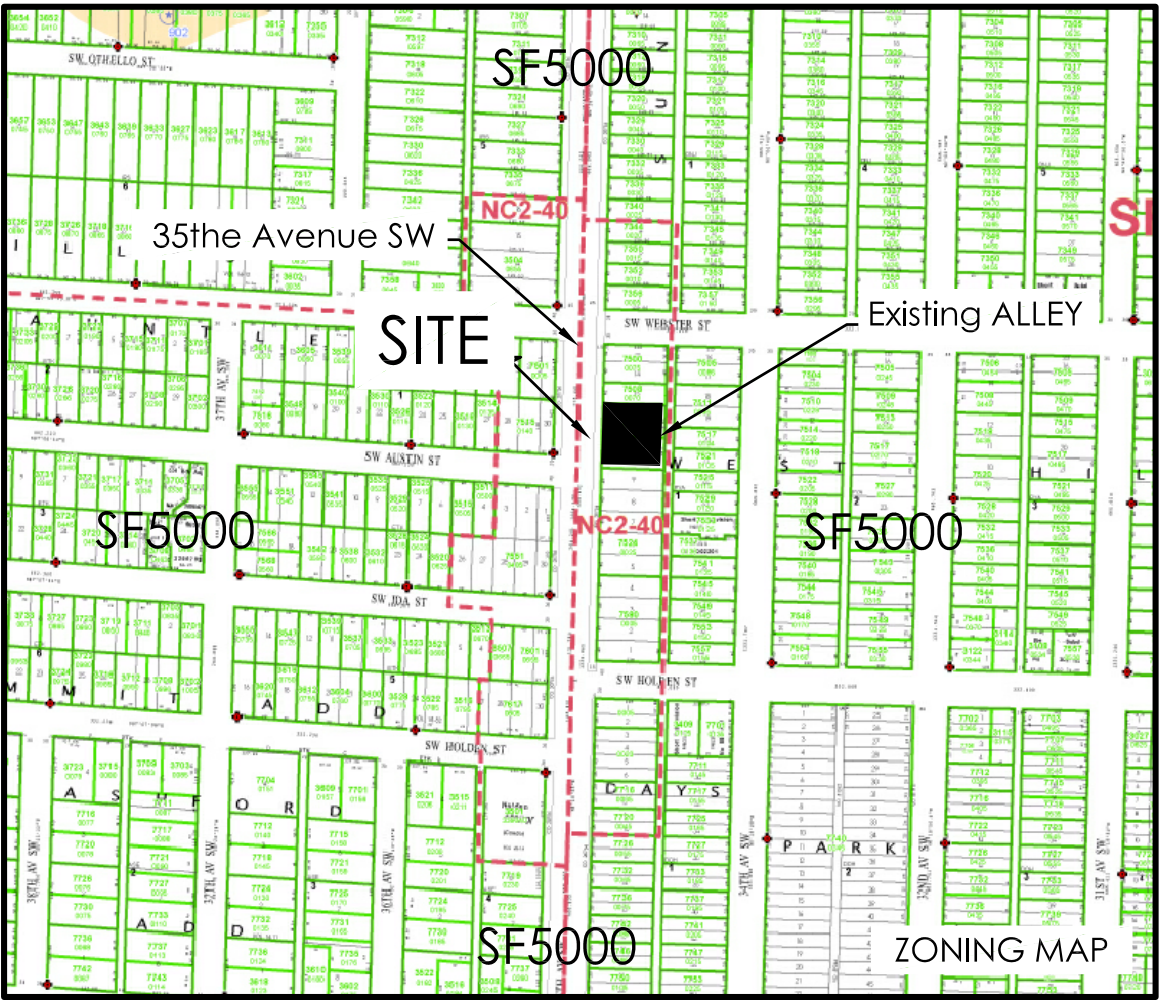
4. VEHICULAR PARKING AND ACCESS:

a. Board expressed providing design treatment in reducing the visual impacts of parking from 35th Avenue SW and the adjacent alley to the east. (DC1.C)
Response: Please review illustrations within the context of this EDG package.

b. Encourage creativity in parking location to lessen visual impact.
Response: Please review illustrations within the context of this EDG package.

c. Board requested further information regarding the access requirements relative to the Eye Clinic's uses and for the applicant to explore access/circulation options that would support the use while minimizing the conflict between vehicular and non-motorized uses. (DC1.B)
Response: Landscaping and open space will define the vehicle access from 35th Avenue SW

d. Board suggested applicant to review projects such as the Polyclinic medical-office building on First Hill or the Walgreen's commercial use in White Center as examples of potential successful design treatment for minimizing visual impacts.
Response: The applicant has reviewed the two projects suggested above, plus other existing projects and believes the proposal illustrated will exceed or equal other projects that have side yard surface parking. Please review illustrations within the context of this EDG package.

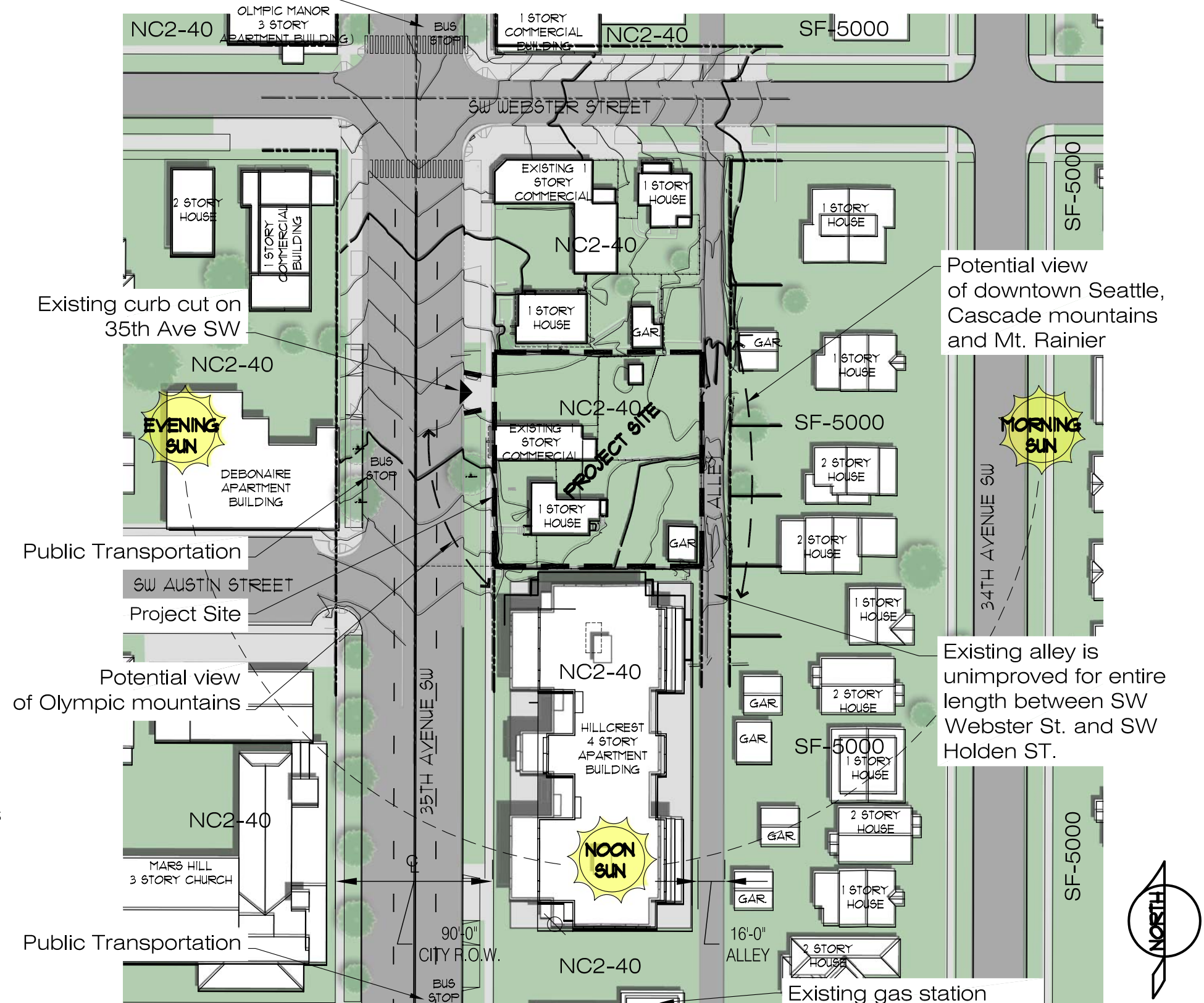


Site Analysis Summary

Public Transportation

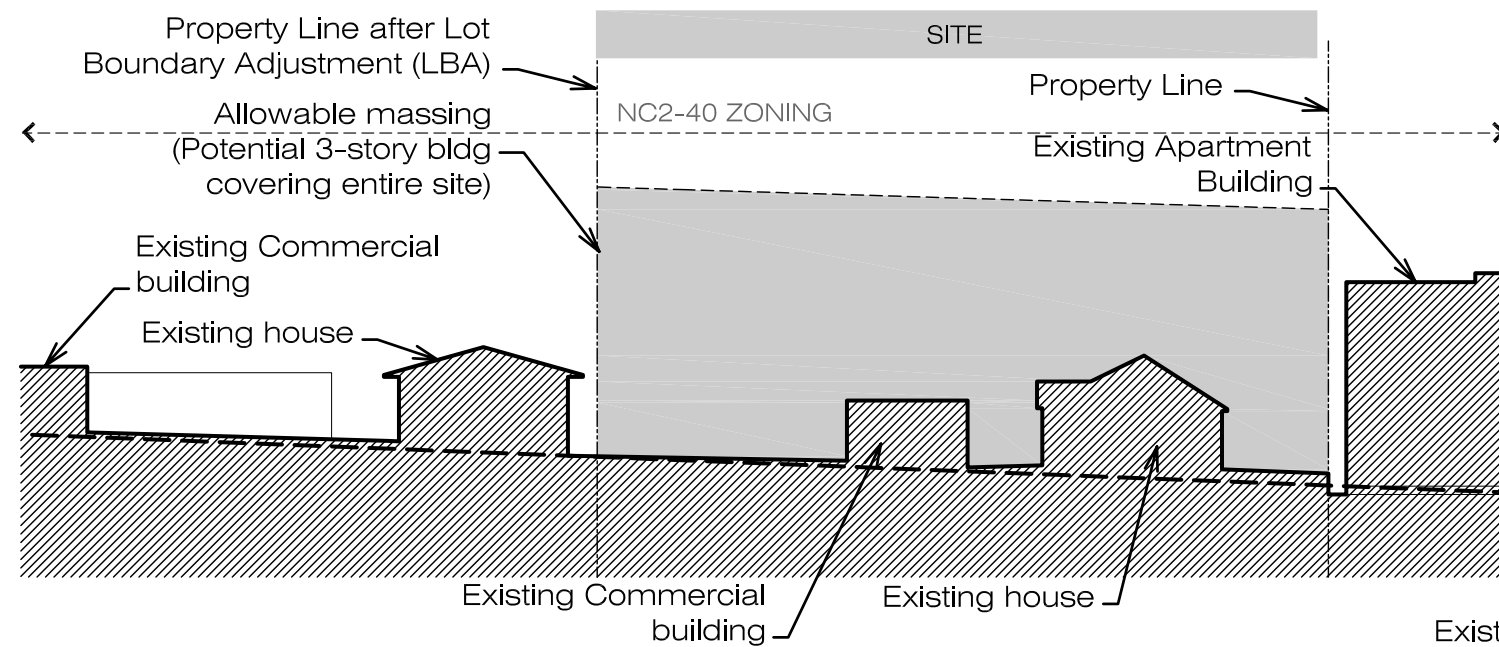
35TH AVENUE SW EXISTING ROW AND ALLEY FEATURES:

- 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.

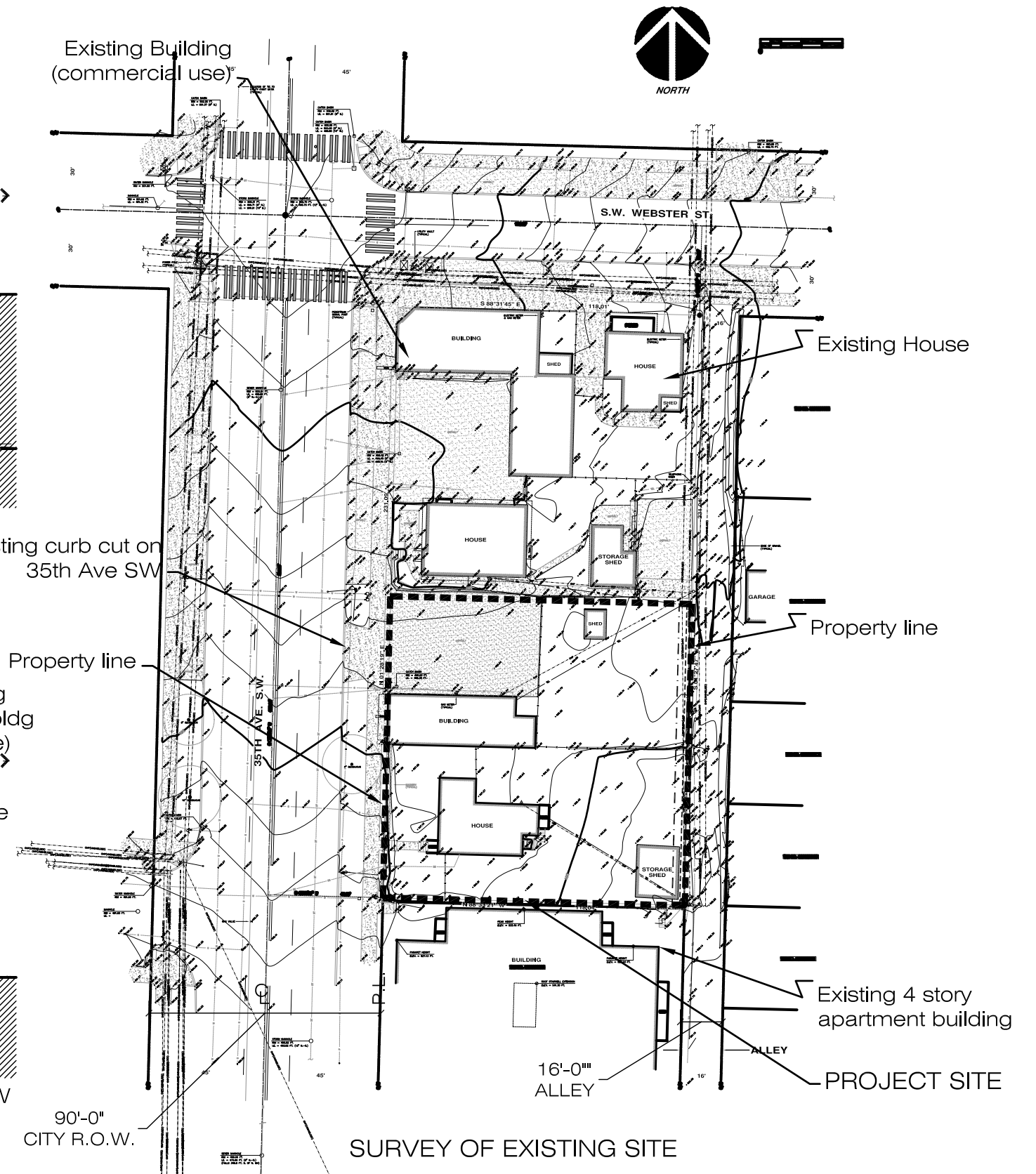
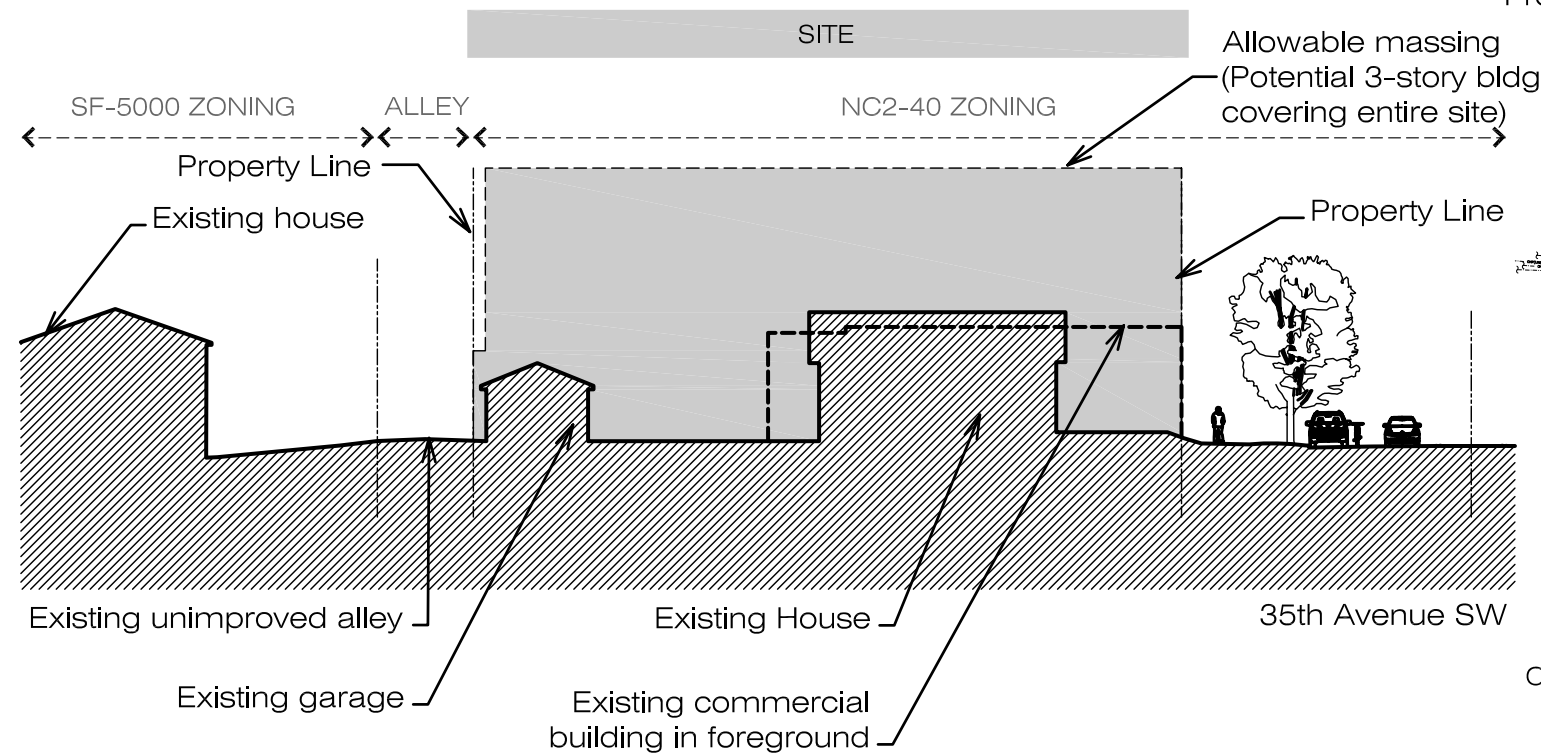


35TH AVENUE S.W. LOOKING SOUTH - SECTION AND ANALYSIS

35th Avenue SW looking east



Section through site looking south





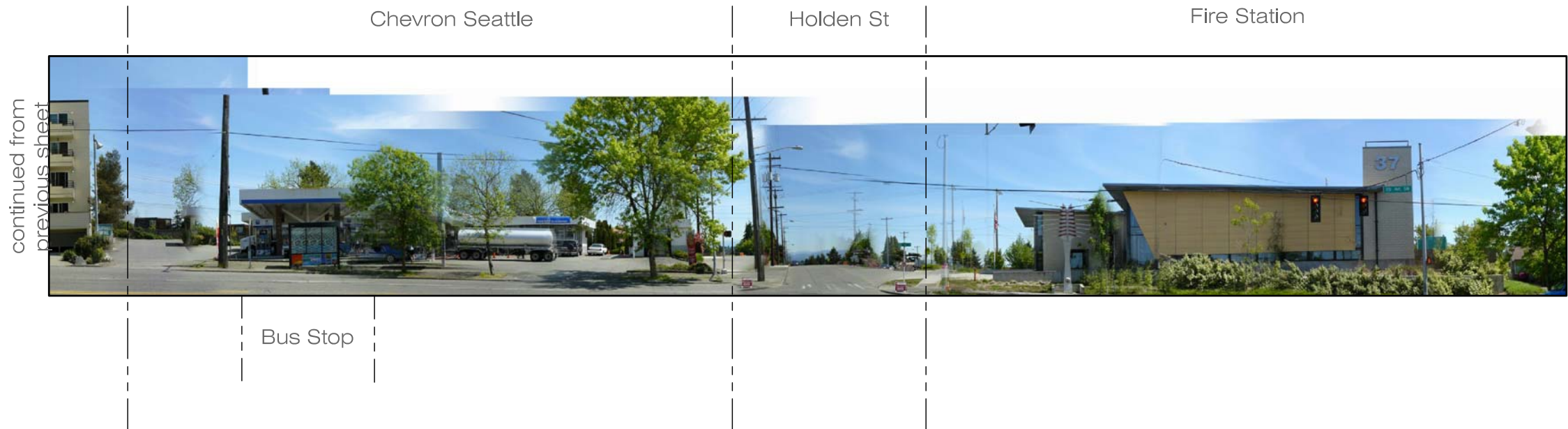
continued next sheet

35th Avenue SW scene looking East



continued next sheet

35th Avenue SW scene looking West



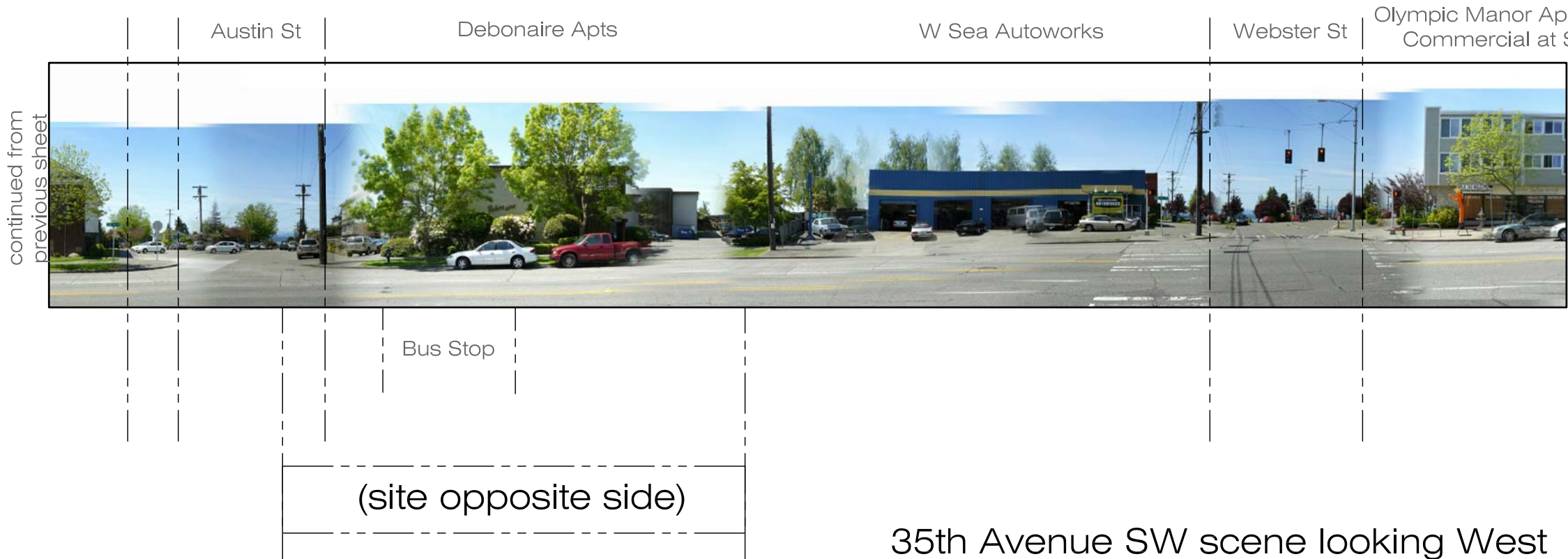
NOTABLE FEATURES

- 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 with long facade (approx. 200' long)
- Note: Block between SW Webster and SW Holden is approx. 600' long. Proposed preferred alternative is 60' (10% of block length)

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

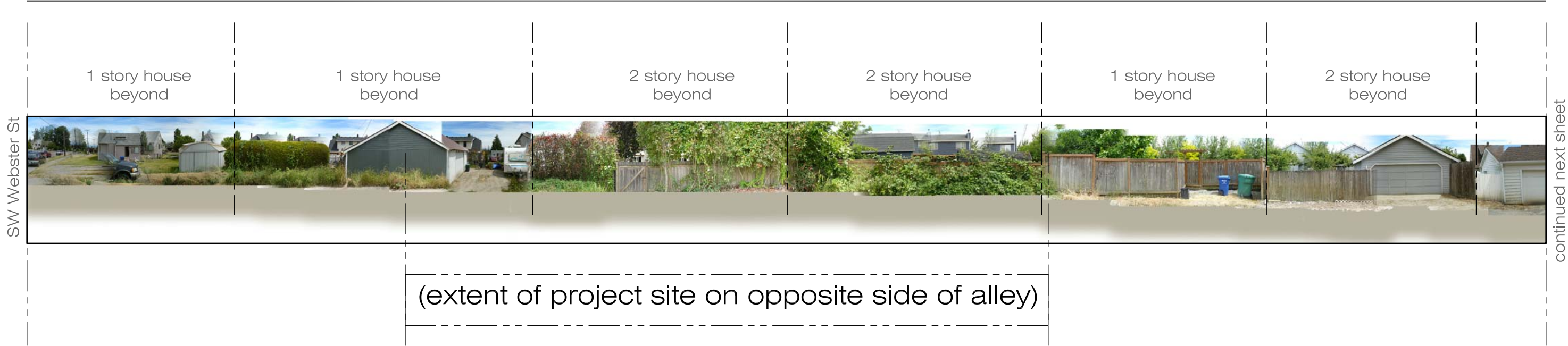
- On west side of 35th Avenue SW street trees front the Mars Hill Church, Debonaire apartments and the Olympic Manor apartments.
- Olympic Manor apartments appear to have an active commercial pedestrian activity at the street level.
- Potential roof deck with landscaping. Deck will have views of Olympics,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

DESIGN CUES

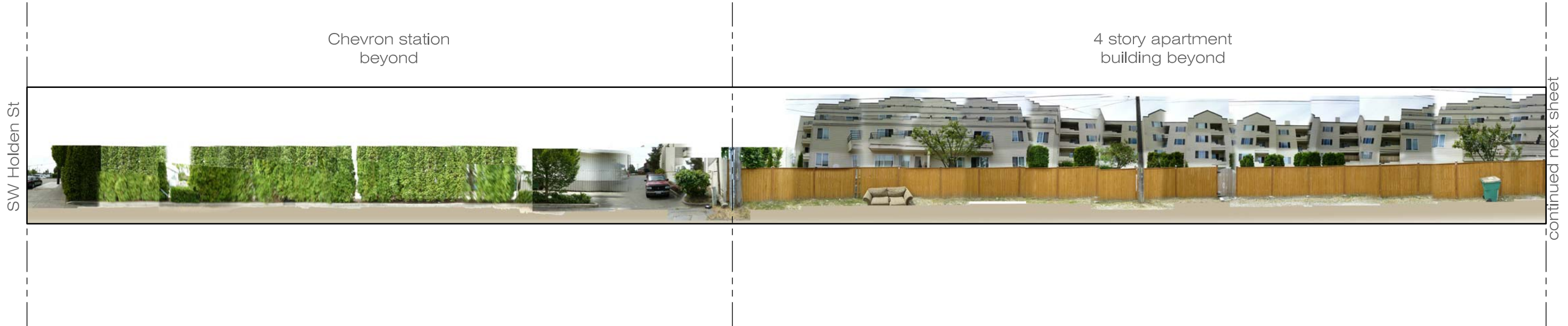
- Provide street trees to enhance the street scene by continuing street tree plantings
- Provide an active pedestrian friendly commercial frontage to enhance the activity that exists at the Olympic Manor apartments.

35th Avenue SW scene looking West







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	
																
	<div>NOTABLE FEATURES</div> <div><ul style="list-style-type: none">Rear yards of single family homes face the alley.Most yards are screened from the alley with existing fences, landscaping and some garages/accessory structuresFences, landscaping, and garages are on the alley's edge.</div>							<div>DESIGN CUES</div> <div><ul style="list-style-type: none">Fences and landscaping.Some existing garage access.</div>								
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	
																
	<div>NOTABLE FEATURES</div> <div><ul style="list-style-type: none">Hill Crest apartments are 4 stories with a stepped and modulated facade facing alley.Power poles are encroaching on 16' alley width.</div>							<div>DESIGN CUES</div> <div><ul style="list-style-type: none">Stepped and modulated of Hill Crest apartments facade facing alley.Fences and landscaping along alley's edge.</div>								
Alley scene looking West																

Existing Site and Surroundings - Alley Views



7520 35th Ave SW
Looking West from alley at aingle 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



Salon Julian



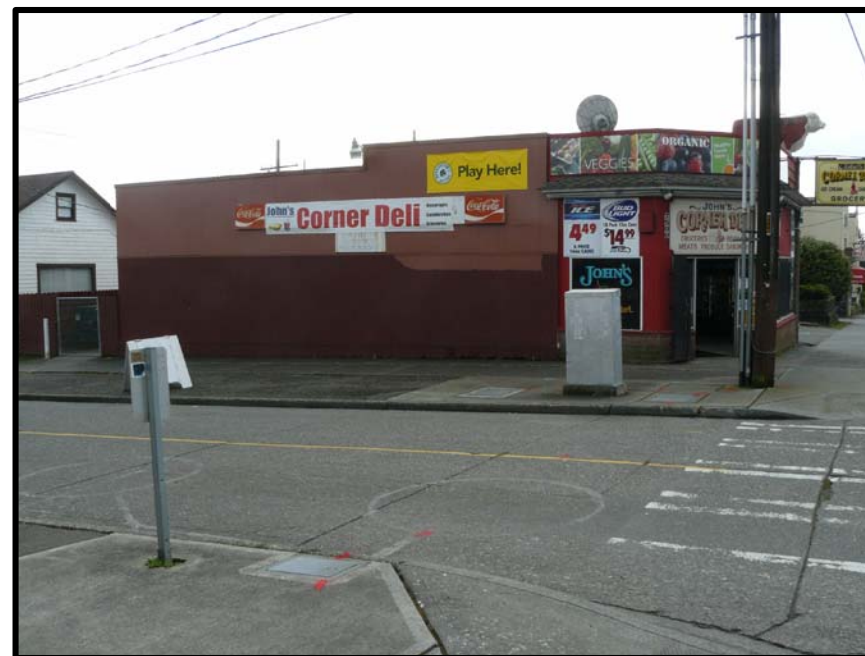
Pizza store with existing curb cut (7514) & single family house (7520) 35th Avenue SW - Looking East towards proposed site (only structures to be removed)



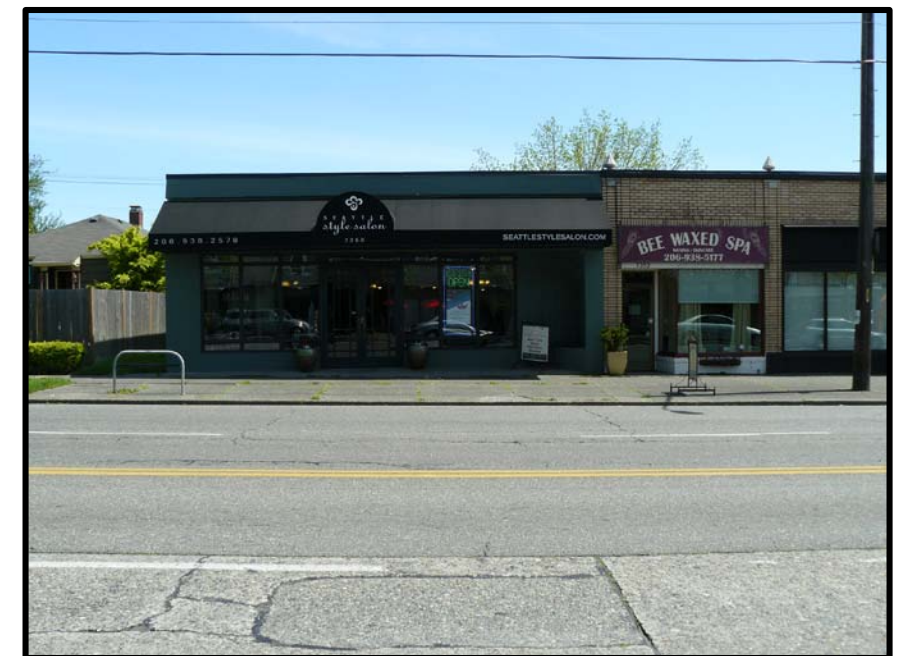
Red Star Pizza
On site & to be removed



West Seattle Autoworks



John's Corner Deli



Seattle Style Salon; Bee Waxed Spa



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

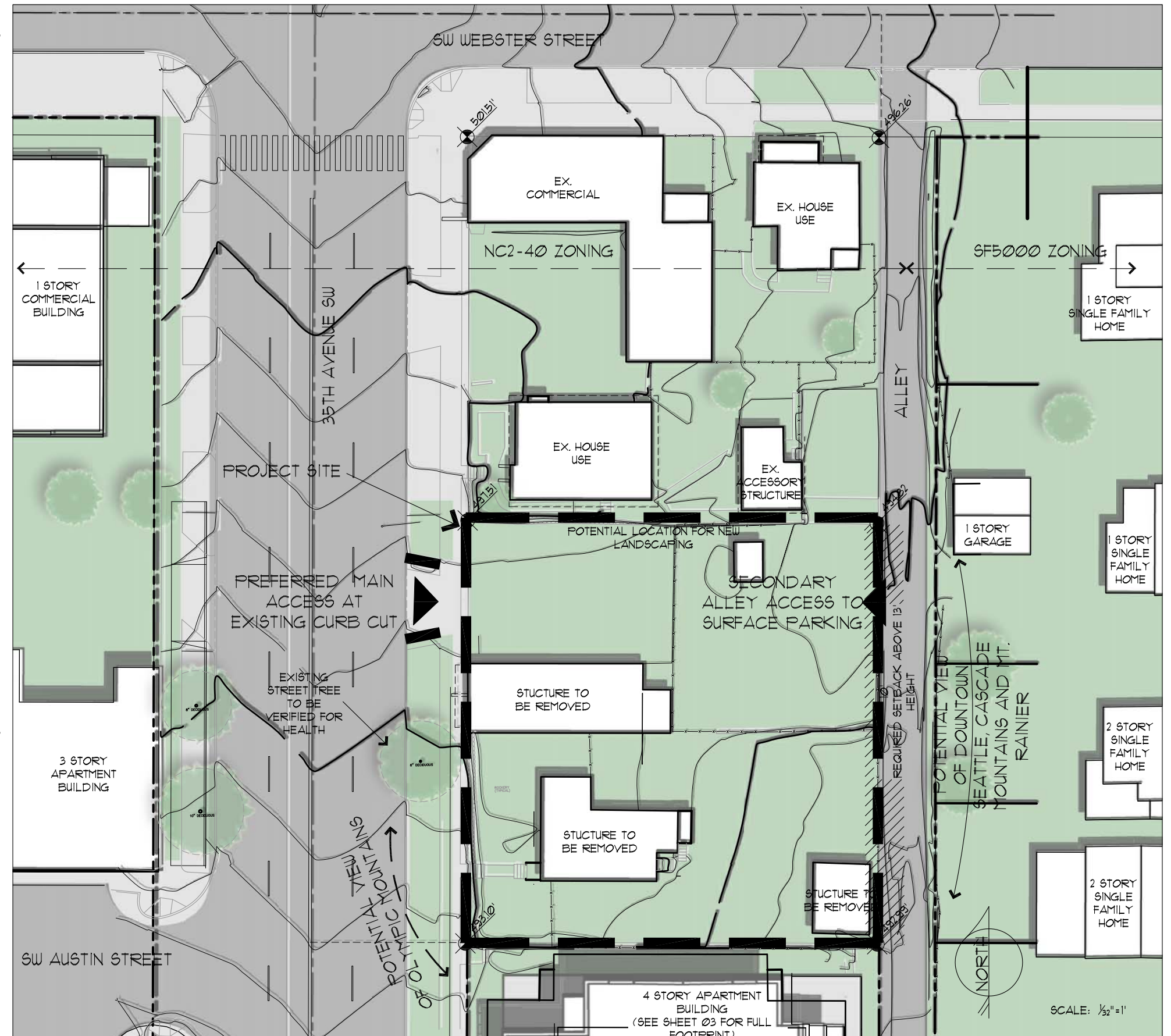


Site Opportunities

- 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.
- Emerging/evolving neighborhood. No consistent existing architectural vernacular.



ALTERNATIVE #1 - Code Complying Scenario - Summary From EDG #1



Single family Multi-family Commercial Institutional

ALTERNATIVE #1 - CODE COMPLYING SCENARIO

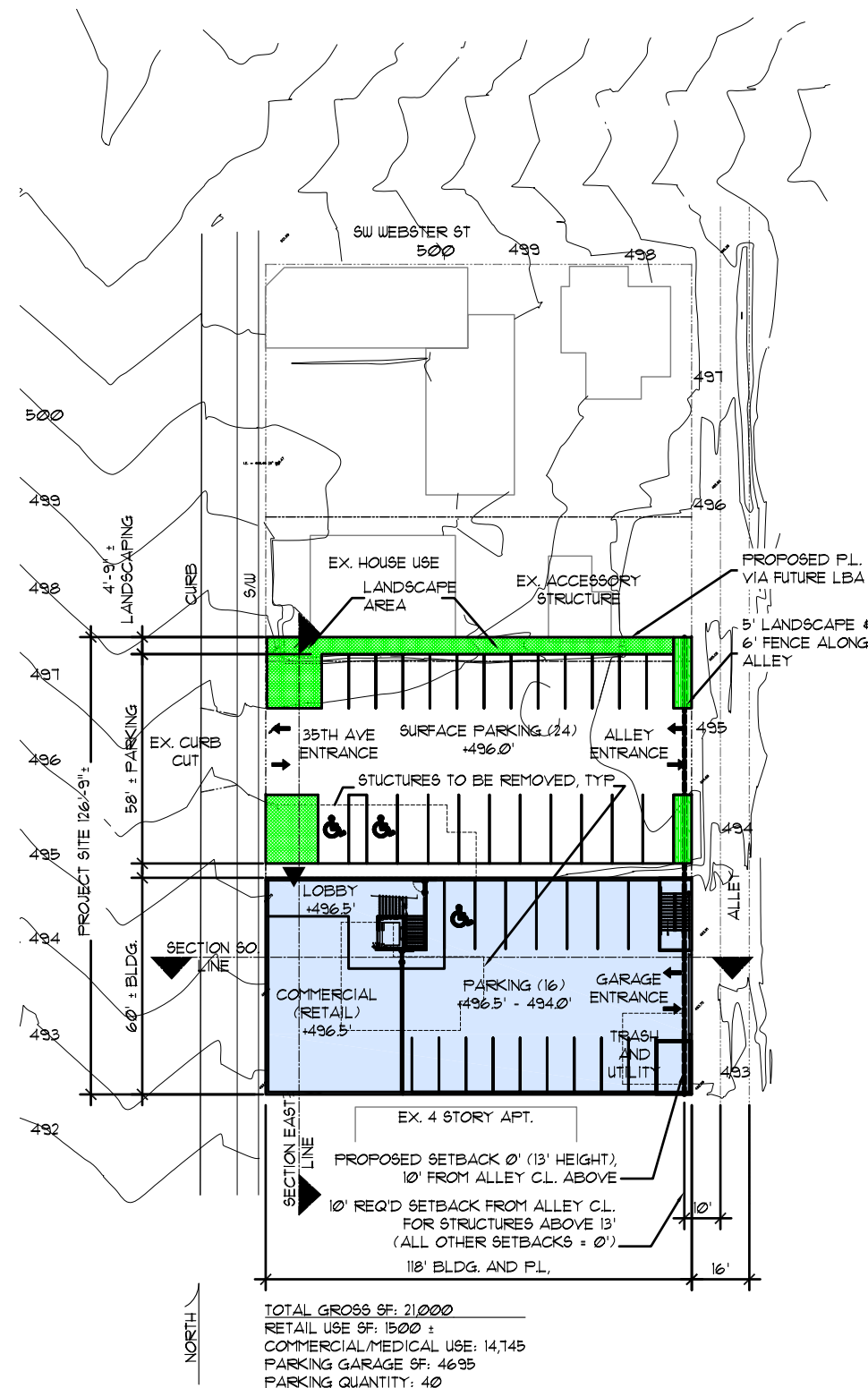
Description: Three story building (showing maximum allowed height and bulk) located on the southern portion of the site. Building foot print of approximately 7,080 square feet.

ADVANTAGES

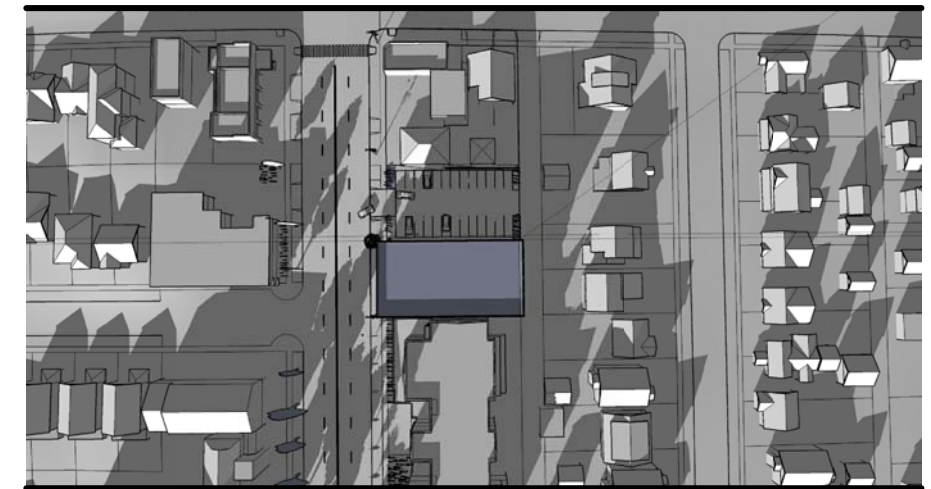
- Maximizes building square footage and height.
- Potential roof deck with landscaping (green factor).
- Allows flexibility and maximum site area for future development on north portion of site.
- Meets the Clinic's parking and access needs.
- Maintains existing curb cut (serving the parking area for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

DISADVANTAGES

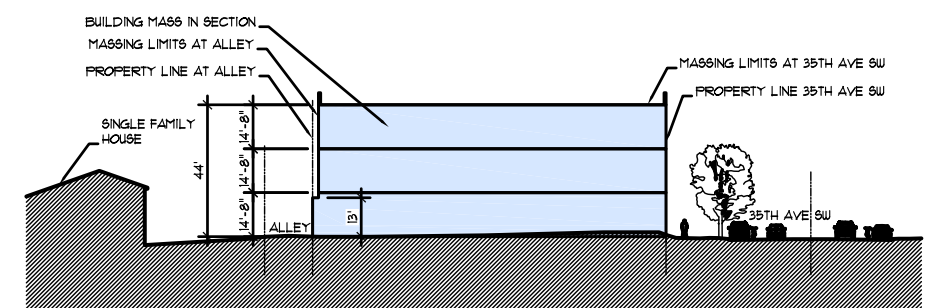
- Maximizing building envelope may not meet "respecting your neighbor" criteria due to the zoning height allowed and lack of modulation. The height allowed is approximately 7 feet higher than the existing apartments to the south.



Street Level Plan



Shadow Study - Dec 21st 2PM



Massing Section - Looking South



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ALTERNATIVE #3 - L Shaped Bulk Scenario - Summary From EDG #1



Single family Multi-family Commercial Institutional

ALTERNATIVE #3 - L Shaped Bulk Scenario

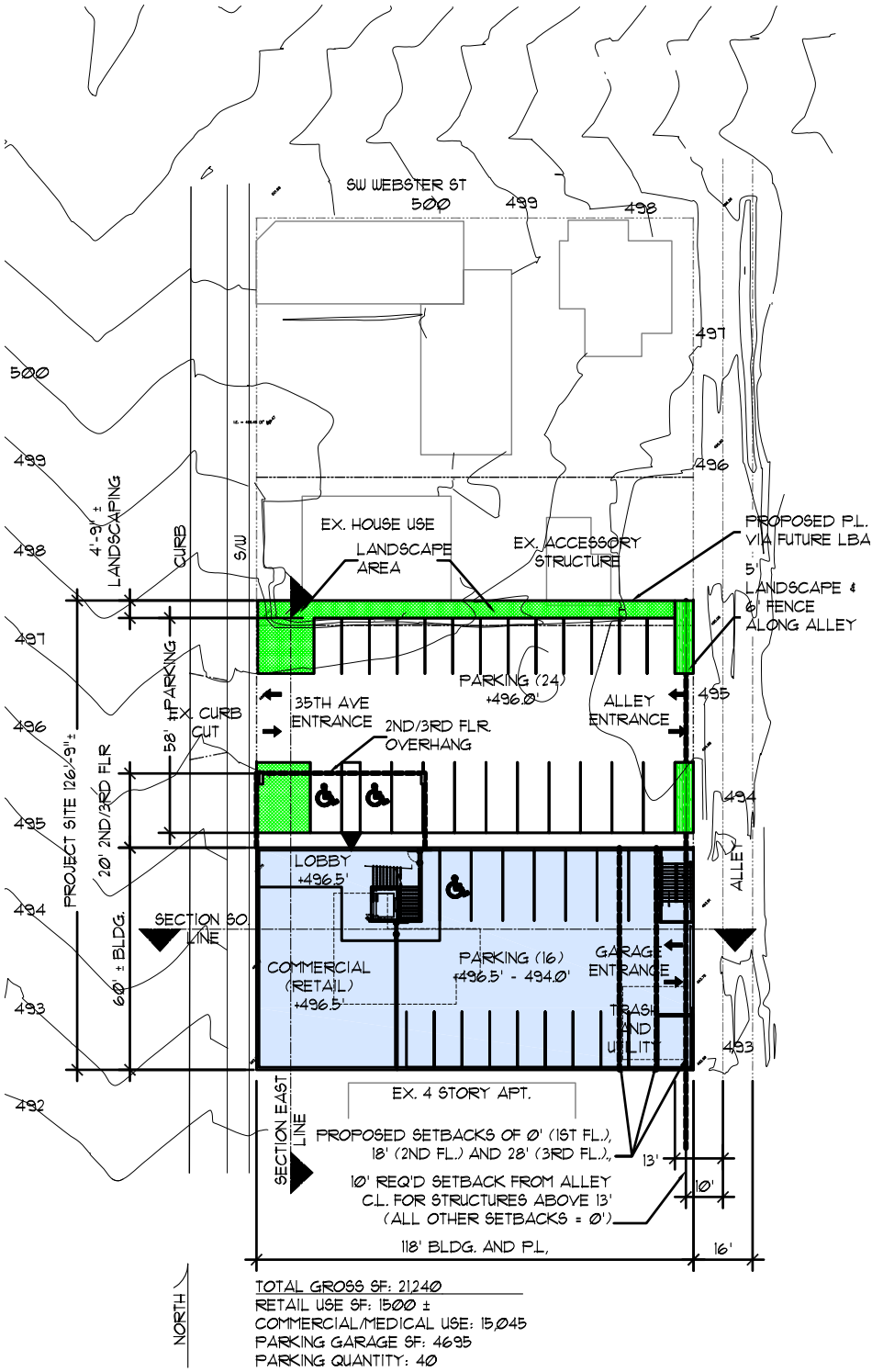
Description: Three story building with nearly maximum allowed height and bulk located primarily on the southern portion of the site. The 2nd and 3rd floors stepped back from the alley. The necessary square footage lost from the alley step backs are retrieved in a "L" shape extending along 35th Avenue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

ADVANTAGES

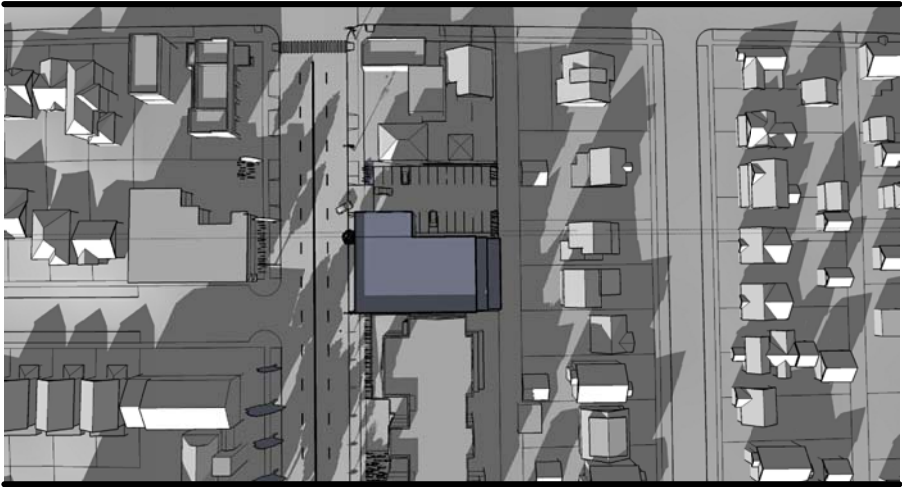
- Three story "L" shaped building showing bulk modulated (stepped back) off the alley.
- Potential roof deck with landscaping (green factor).
- Potential pedestrian activity along commercial (retail) frontage.
- Views of surface parking from 35th Avenue SW are less than Alternates 1,2 and 4.
- Meets 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

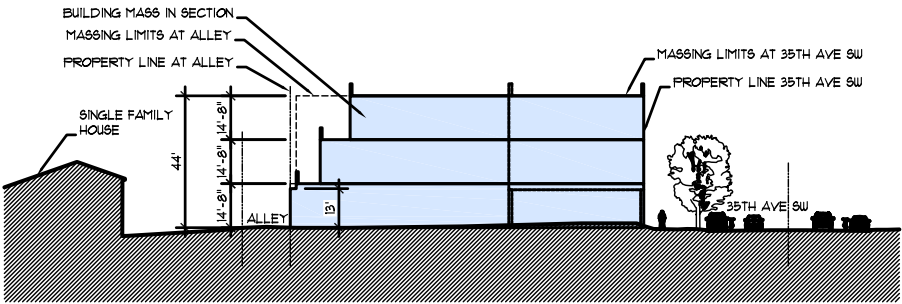
- L-shape combined with modulation increase construction costs and is not efficient shape for layout of eye clinic interior spaces.
- Reduces flexibility and maximum site area for future development on north portion of site.



Street Level Plan



Shadow Study - Dec 21st 2PM



Massing Section - Looking South



ALTERNATIVE #2: What we heard...

- A Screening Parking on 35th Ave SW
Proposed building wall & setbacks allow for landscaping to screen parking from 35th Ave SW
- B Commercial Frontage on 35th Ave SW
Approximately one-half of 1st level will have blank walls and garage entry facing 35th Ave SW. Less than one-half will be commercial frontage. Semi-enclosed garage presents safety and access issues.
- C Landscaped Bulbs in R.O.W.
Bulbs are proposed projecting into curb parking to eliminate cars from parking too close to curb cut, and cutting off sight lines for turning.
- D Landscaped Bulbs At Main Entry
Proposed bulbs will be landscaped and the south bulb will enhance the building main entry.

- E Landscaping & Fence At Alley
6' high fence with landscaping adjacent screens surface parking from residential zone.
- F Facade Modulation & Blank Walls
Modulation on west and east facades will reduce the visual scale of the building. North and south walls are blank walls.
- G Interior Requirements/Space Plan
2nd floor contains approximately 3000 sf of exam rooms, procedure suites and support space that does not function with windows.

3rd floor contains approximately 3200 sf of ASC (Ambulatory Surgery Center) that does not function with windows.

The above represents approximately 1/2 the total square footage of the medical office space use affecting corresponding facades.

- H. Fenestration
North and south walls will not have fenestration. East wall will have approximately 1/3 of wall area available for fenestration. West wall will have approximately 1/2 of wall in fenestration.
- I Side Walk on 35th Ave SW
Widened at commercial and main entry.



35th Avenue SW View



Site Plan-Ground Level



ALTERNATIVE #4: (PREFERRED) What we heard...

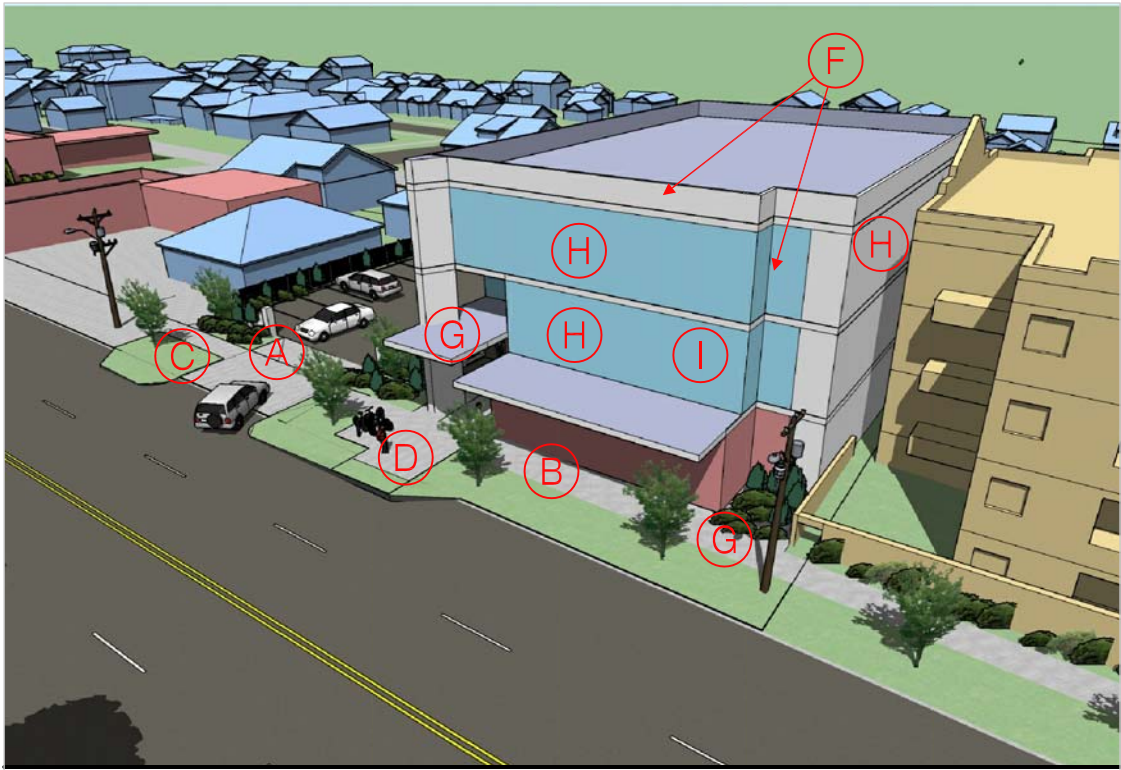
- A Screening Parking on 35th Ave SW
Landscaping and fence to screen parking from 35th Ave SW
- B Commercial Frontage on 35th Ave SW
Commercial frontage combined with main entry maximize fenestration and transparency.
- C Landscaped Bulbs in R.O.W.
Bulbs are proposed projecting into curb parking to eliminate cars from parking too close to curb cut, and cutting off sight lines for turning.
- D Landscaped Bulbs At Main Entry
Proposed bulbs will be landscaped and the south bulb will enhance the building main entry.
- E Surface Parking At Alley
Landscaping and 6' high fences screen surface parking from alley and residential zone.
- F Facade Modulation & Wall Openings
Modulation on west wall vertically and horizontally

- will reduce the visual scale of the building.
- The east wall is stepped away from the residential zone. The first level will have a parking garage with no openings and landscaping for screening. 2nd and 3rd floors are stepped back from the alley and the 2nd floor will have landscaped deck.
- North wall is modulated with opportunity for fenestration. South wall adjacent to Hillcrest Apts is on property line with no openings.
- G Street Level Activation
Widened sidewalk at commercial frontage and main entry allows direct pedestrian visual access to retail space.
- Voluntary setback at SW corner allows for landscaping and enhances sidewalk experience and views into retail space.
- Entry marquee identifies entry and canopy over retail frontage provides weather protection.

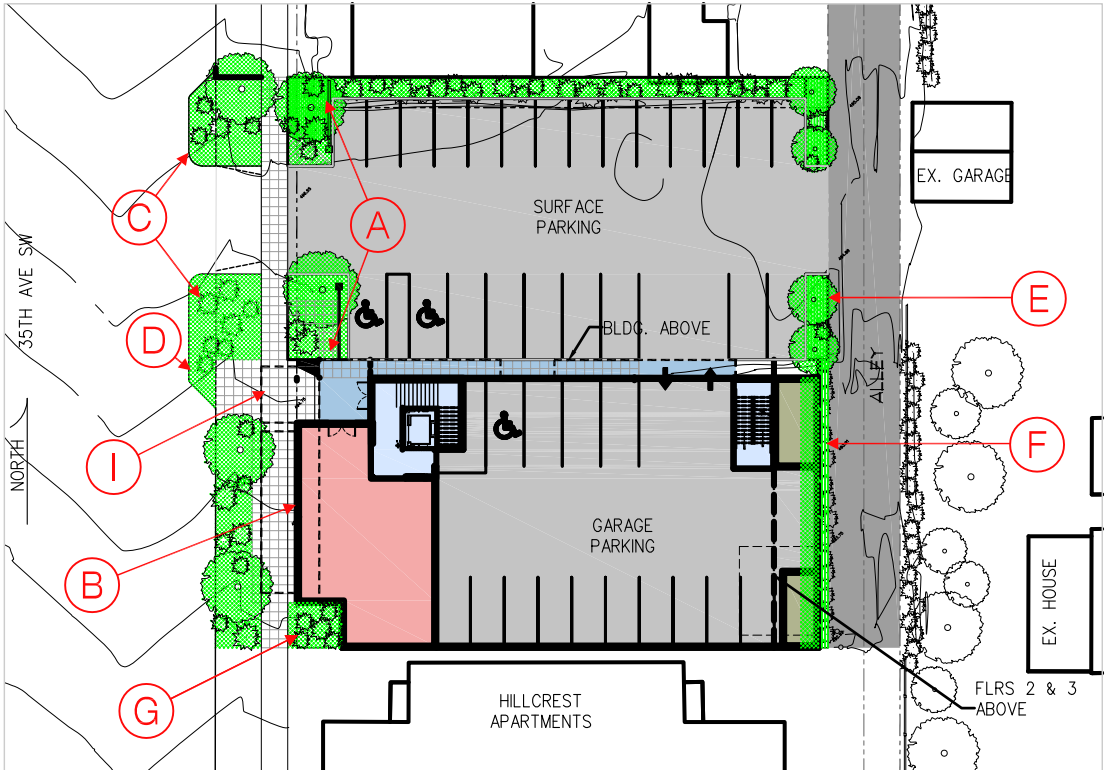
- H Interior Requirements/Space Plan
2nd floor contains approximately 3000 sf of exam rooms, procedure suites and support space that does not function with windows.

3rd floor contains approximately 3200 sf of ASC (Ambulatory Surgery Center) that does not function with windows.

The above square footage is grouped in the center of the building and backed to the south wall allowing maximum fenestration of west, north and east walls.
- I Fenestration
Ground level east wall with entry and retail will allow complete transparency. East and west walls of 2nd and 3rd floors can maximize fenestration. North wall will have additional opportunities for fenestration based on interior clinic use program. South walls have minimal fenestration.



35th Avenue SW View



Site Plan-Ground Level



MASSING COMPARISON - ALTERNATIVE #2

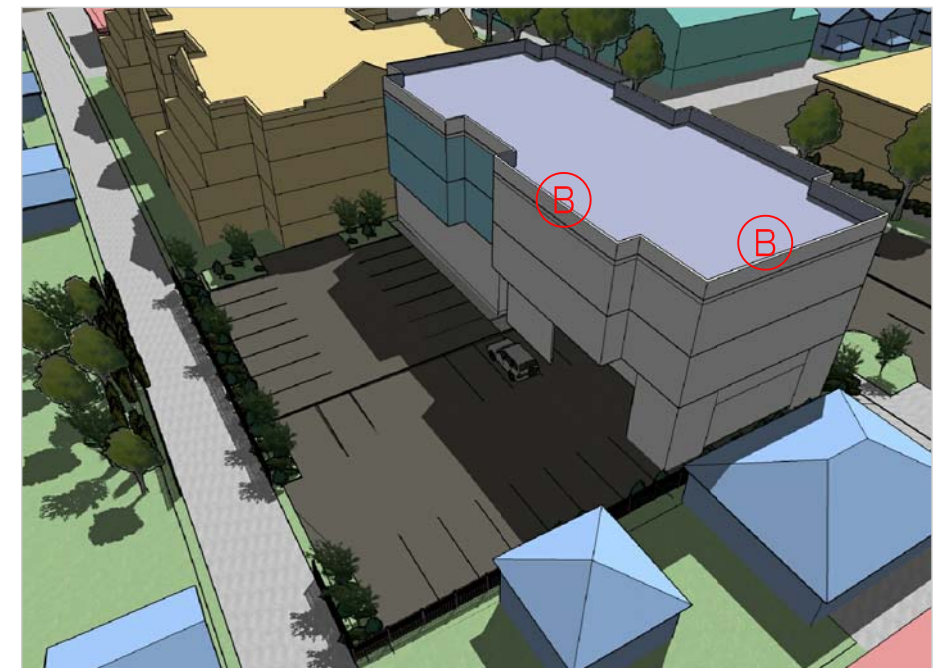
- A Height of building is up to 7' higher than alternative #4 due to vehicles (emergency) passing under the building.
- B South and north walls will be blank. Portions of 2nd and 3rd floor east and west walls will be blank.
- C Building location would extend the mass of 40'+ tall buildings on 35th Ave SW to over 300' with little open space break between the proposed building and Hillcrest Apartments. Potential future development could add an additional 120' of wall from the proposed building to Webster Street.



Looking SE

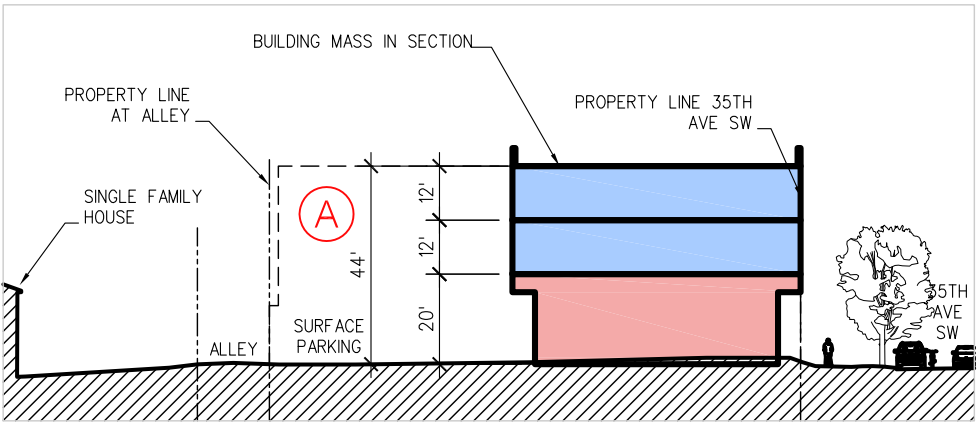
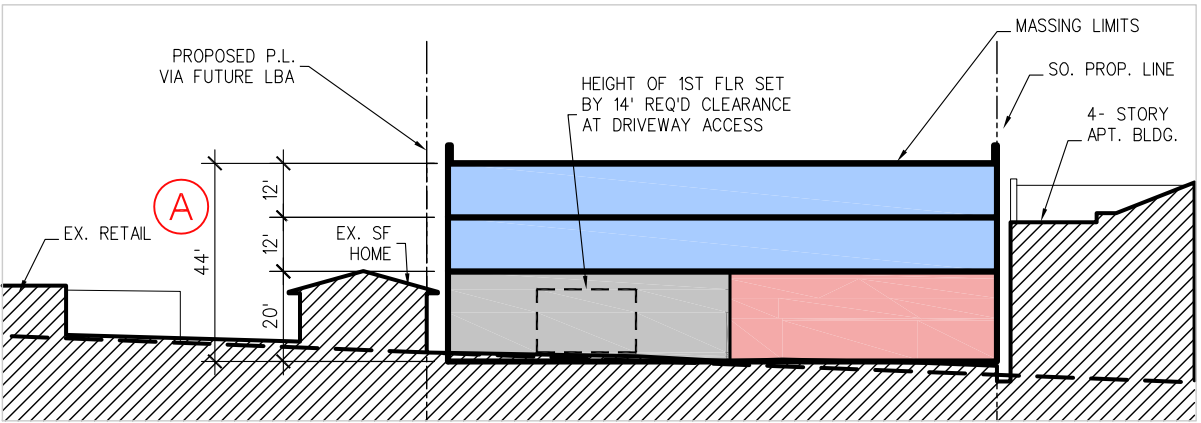


Looking NE



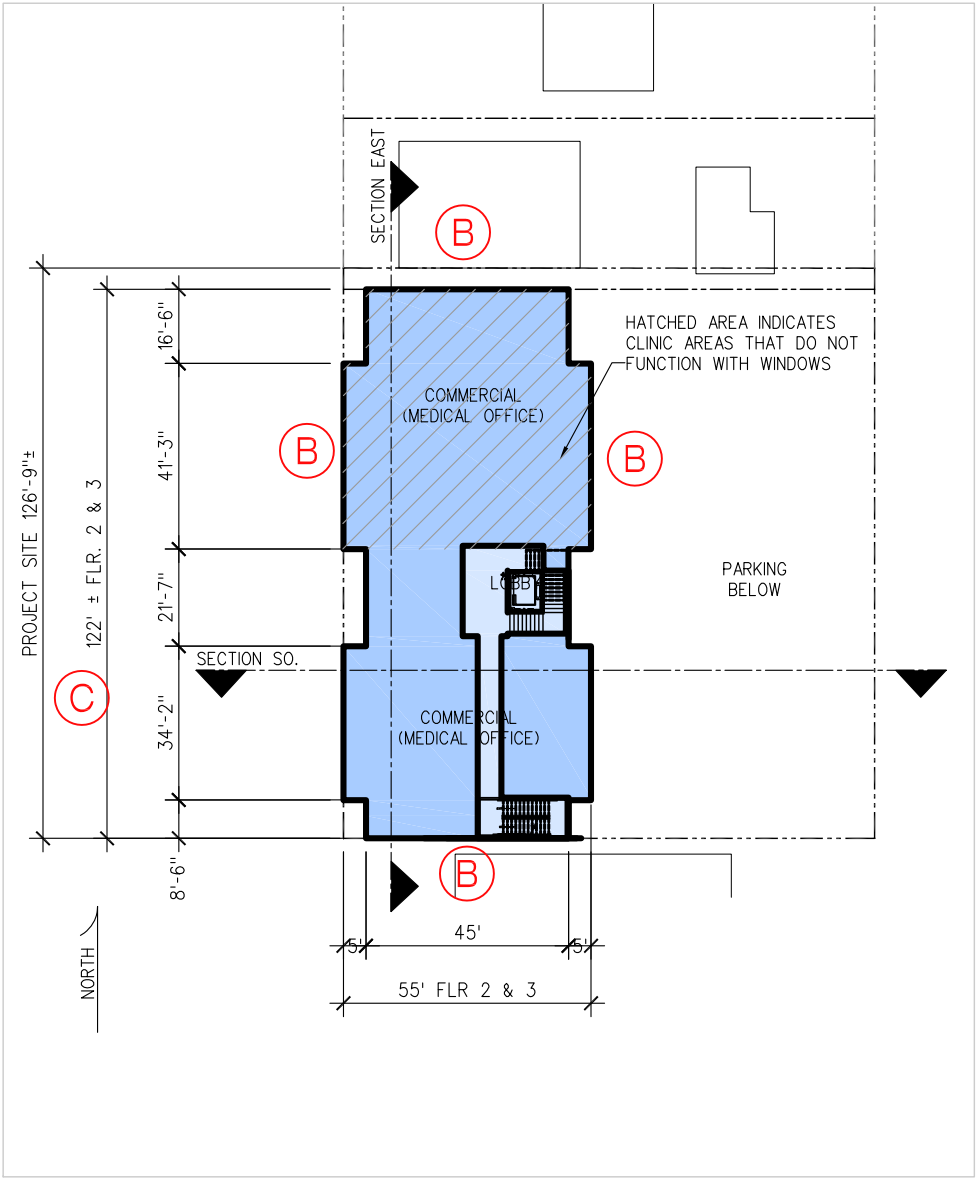
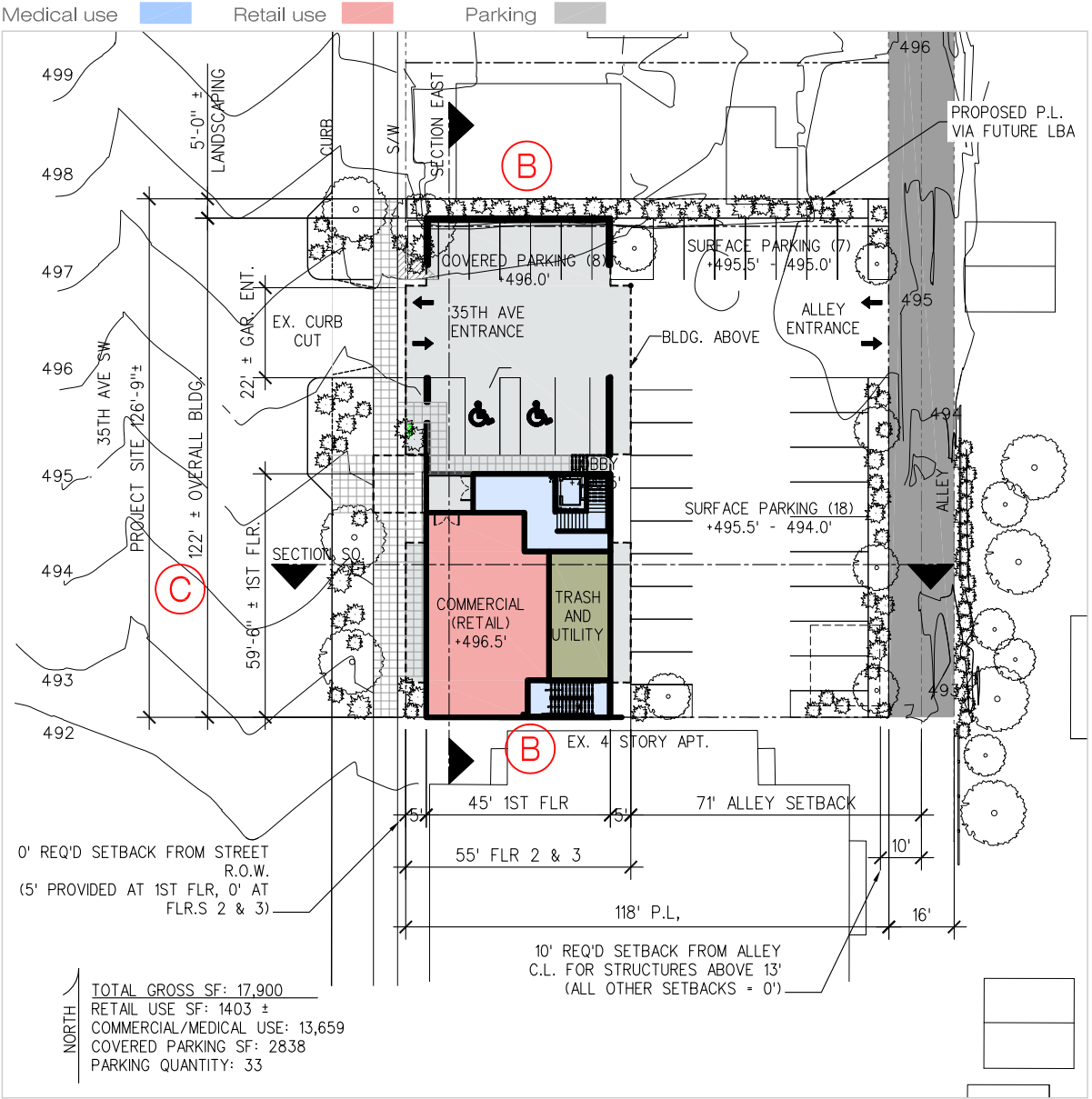
Looking SW





MASSING COMPARISON - ALTERNATIVE #2

- A Height of building is up to 7' higher than alternative #4 due to vehicles (emergency) passing under the building.
- B South and north walls will be blank. Portions of 2nd and 3rd floor east and west walls will be blank.
- C Building location would extend the mass of 40'+ tall buildings on 35th Ave SW to over 300' with little open space break between the proposed building and Hillcrest Apartments. Potential future development could add an additional 120' of wall from the proposed building to Webster Street.



Street Level Plan

Levels 2 and 3 Plan



MASSING COMPARISON - ALTERNATIVE #4; (PREFERRED)

- A Height of building matches height of Hillcrest Apts.
- B South wall on property line has no openings. East, North and West walls will have fenestration. East & West walls can have maximum fenestration on the upper two walls that relate to the clinic's function.
- C Surface parking extending from 35th Ave SW to alley provides an open air break at roughly mid-block in a 600' long block from SW Webster St to SW Holden St.
- D Building facade at alley is proposed to be stepped back, allowing more sunlight to fall on neighboring residential zone in the winter. The stepping will also allow for

landscaping and deck at second level. The step provides for more visual privacy for the residential zone to the east and visually breaks down the mass of the building.

- E 35th Ave SW facade is modulated vertically and horizontally. Commercial frontage proposed at property line with the upper two floors set back 5' from street property line. This setback aligns with the Hillcrest apartments main facade. Southwest corner of building is cut away and landscaped. Main entry is recessed from sidewalk with a generous marquee highlighting the entry. The commercial frontage will have a weather protection canopy at storefront.
- F North Facade is modulated and allows for partial fenestration based on clinic's interior program.



Looking SE

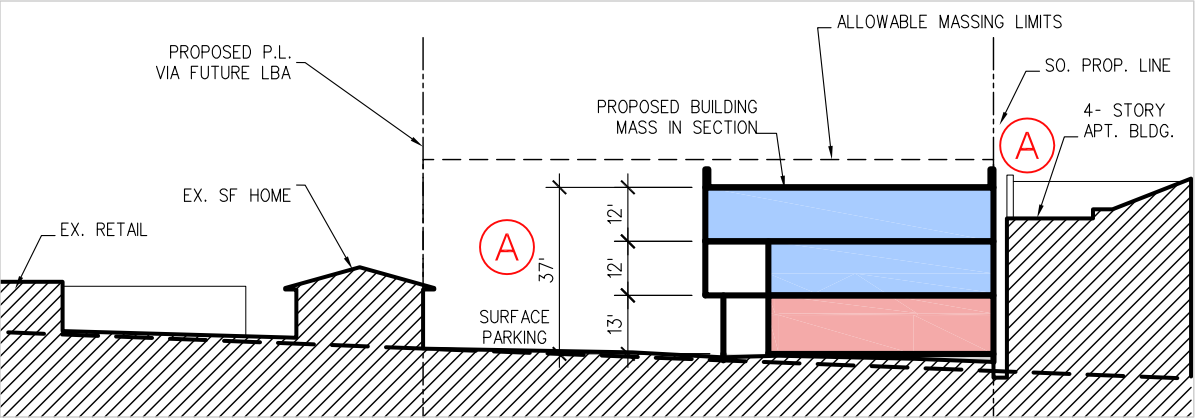


Looking NE

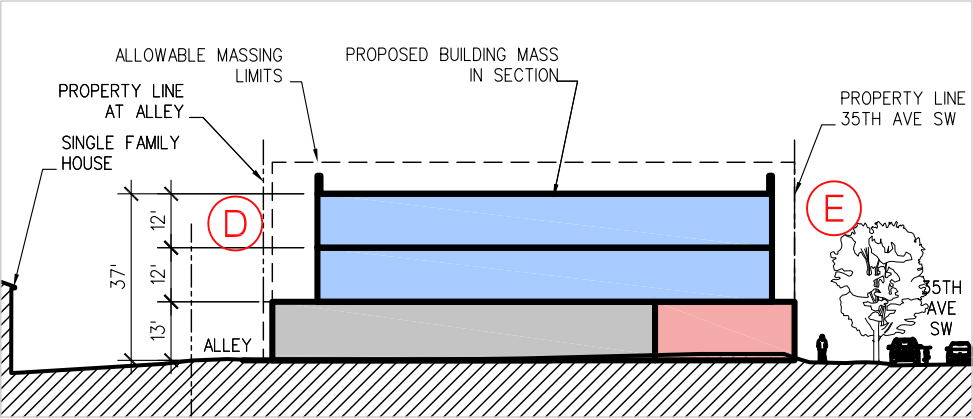


Looking SW

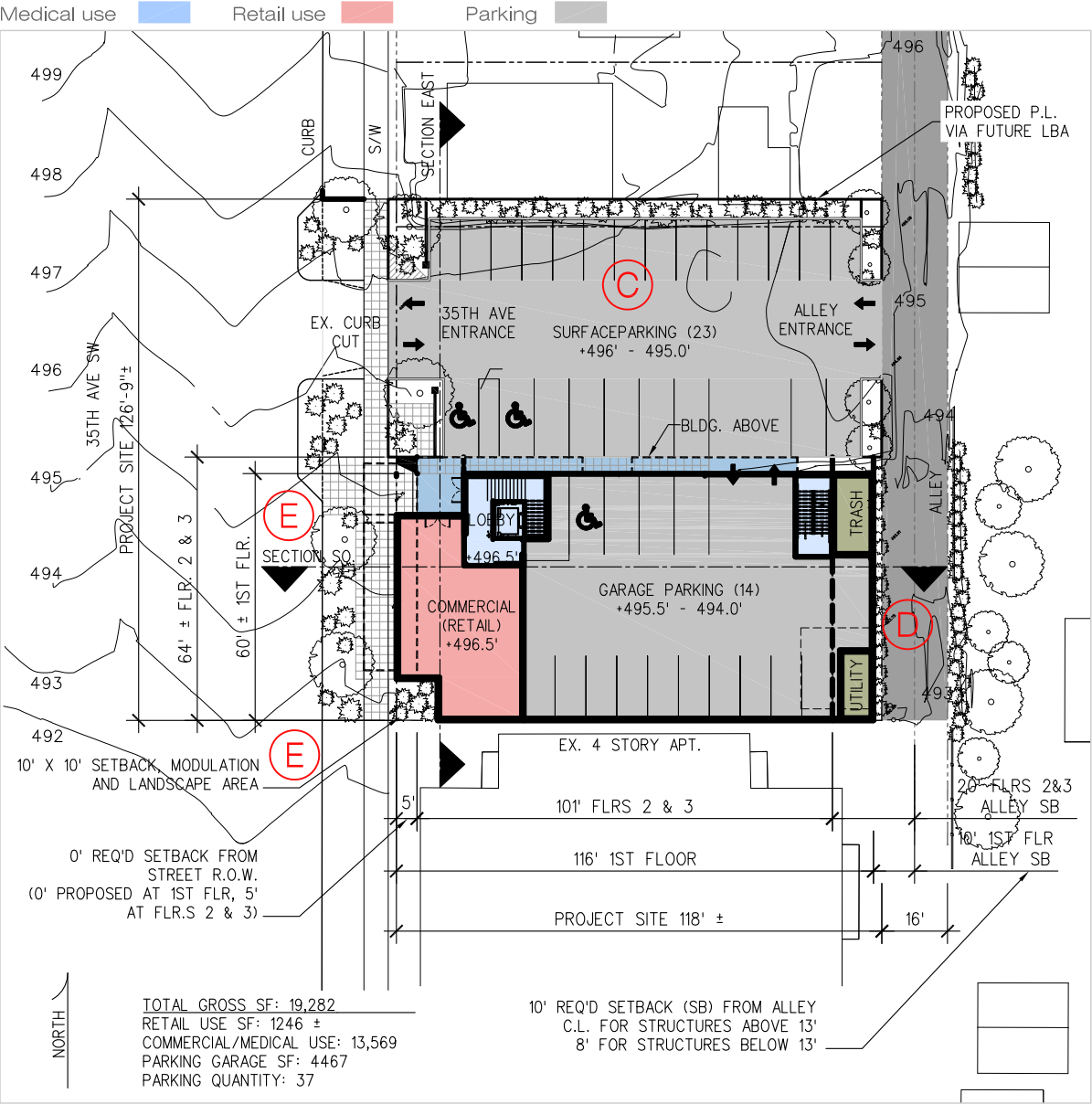




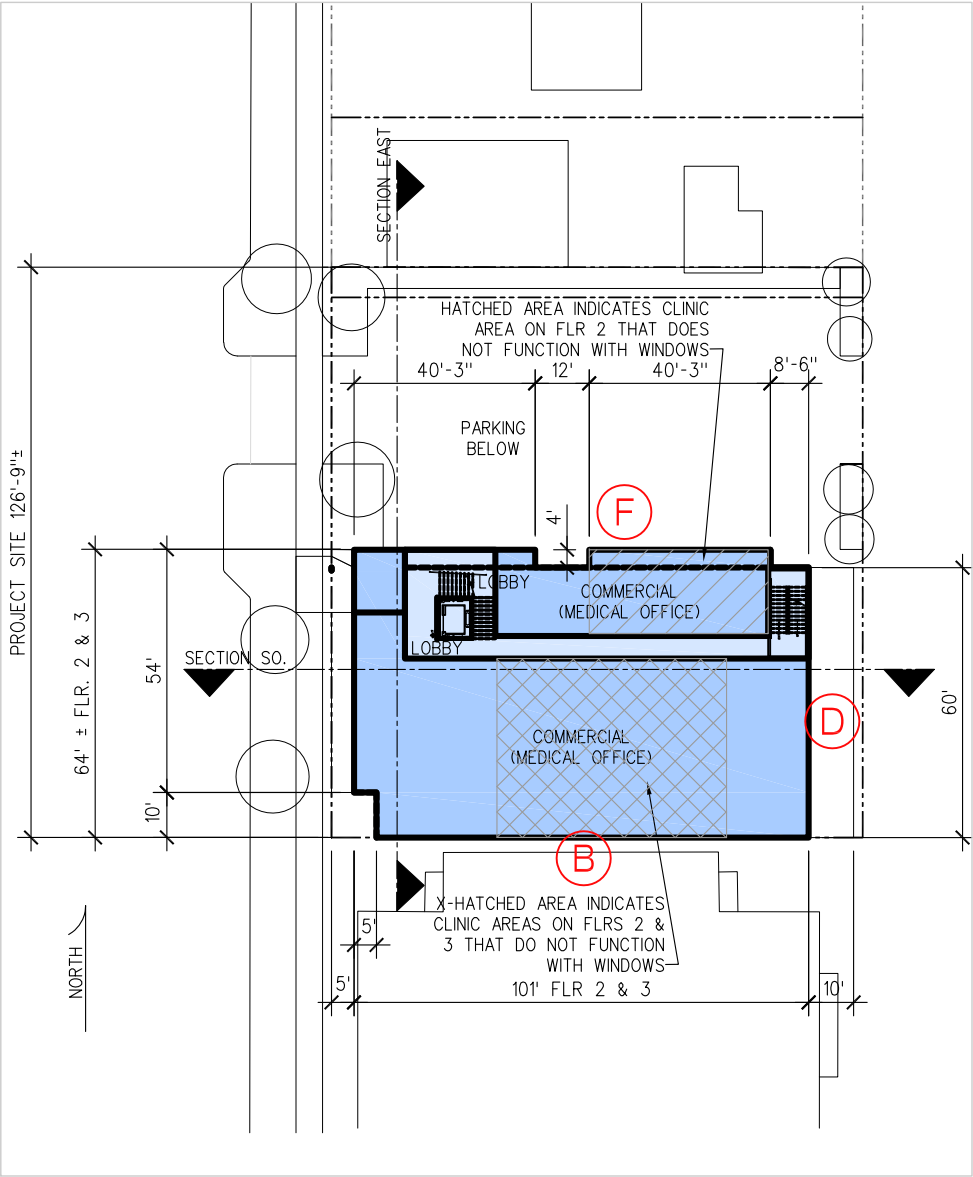
Section Looking East



Section Looking South



Street Level Plan



Levels 2 and 3 Plan

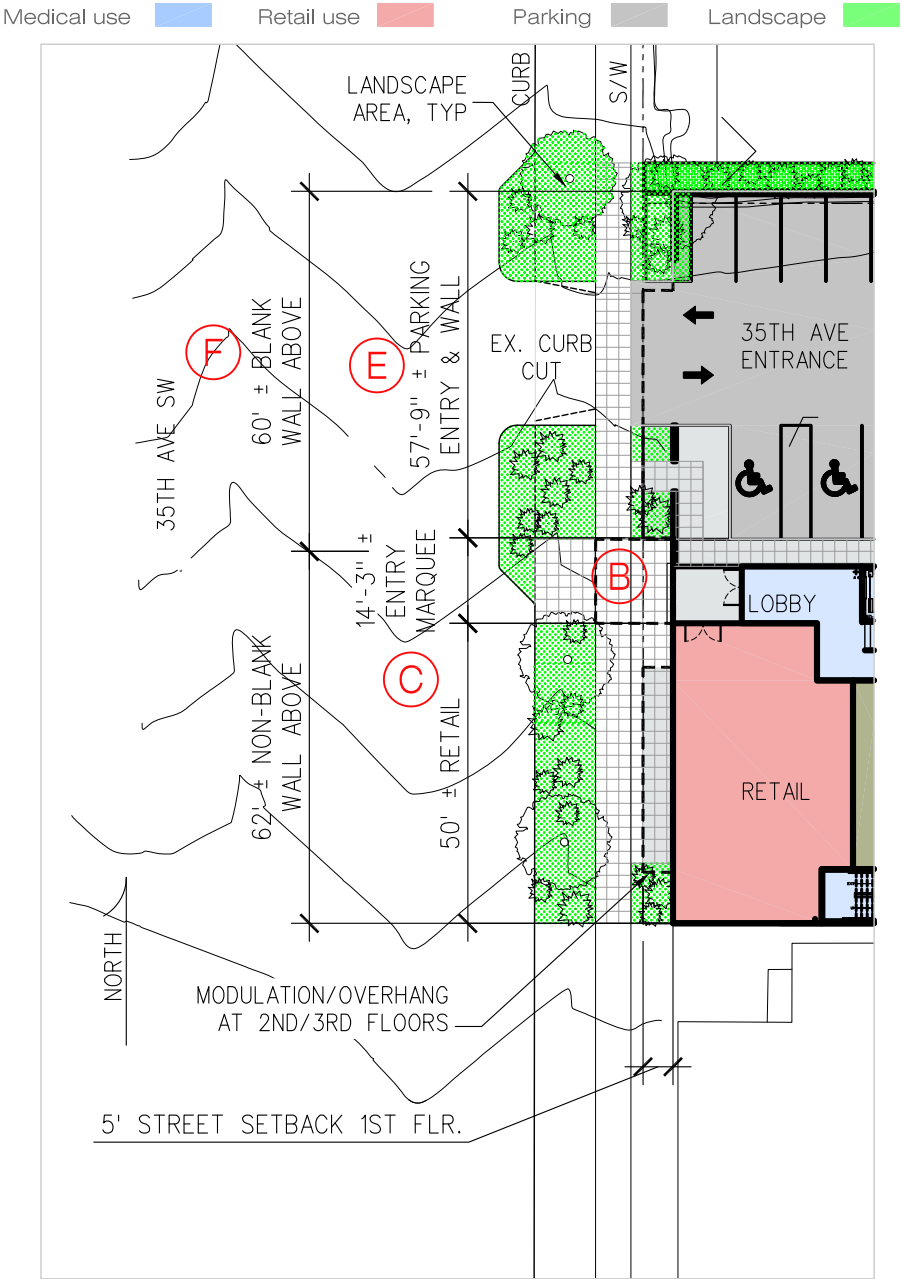
MASSING COMPARISON - PREFERRED ALT. #4

- A Height of building matches height of Hillcrest Apts.
- B South wall on property line has no openings. East, North and West walls will have fenestration. East & West walls can have maximum fenestration on the upper two walls that relate to the clinic's function.
- C Surface parking extending from 35th Ave SW to alley provides an open air break at roughly mid-block in a 600' long block from SW Webster St to SW Holden St.
- D Building facade at alley is proposed to be stepped back, allowing more sunlight to fall on neighboring residential zone in the winter. The stepping will also allow for landscaping and deck at second level. The step provides for more visual privacy for the residential zone to the east and visually breaks down the mass of the building.
- E 35th Ave SW facade is modulated vertically and horizontally. Commercial frontage proposed at property line with the upper two floors set back 5' from street property line. This setback aligns with the Hillcrest apartments main facade. Southwest corner at building is cut away and landscaped. Main entry is recessed from sidewalk with a generous marquee highlighting the entry. The commercial frontage will have a weather protection canopy at storefront.
- F North Facade is modulated and allows for partial fenestration based on clinic's interior program.

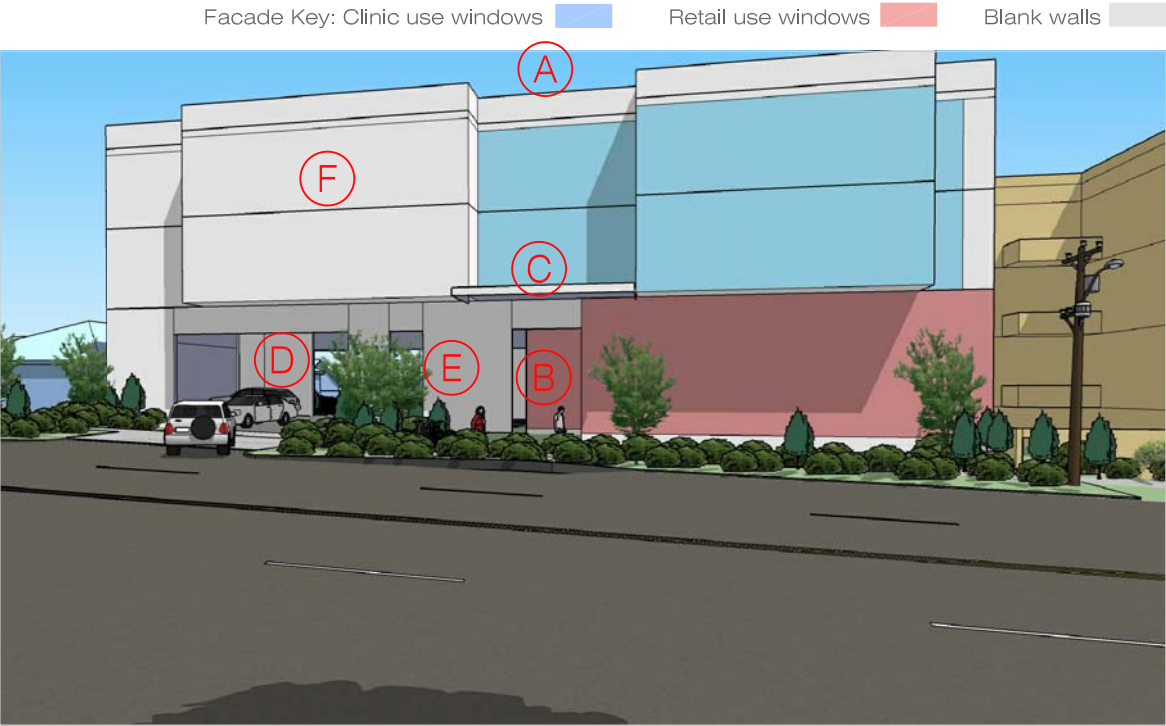
35TH SW FRONTAGE COMPARISON - ALTERNATIVE #2

- A Proposed building's length is located parallel to 35th Ave SW
- B Main entry is located in center of building and recessed back from building face.
- C Marquee is located over front entry, and the upper two floors overhang, providing weather protection and sidewalk level for the commercial frontage.

- D 20' floor to floor requirement on first level due to 14' clear height at garage entry and grade slopes will drive the height up an additional 7' and make the building taller than the Hillcrest Apartments.
- E One-half of the street level frontage will be garage entry and blank walls.
- F One-half of upper two floors will be blank walls due to clinic requirements.



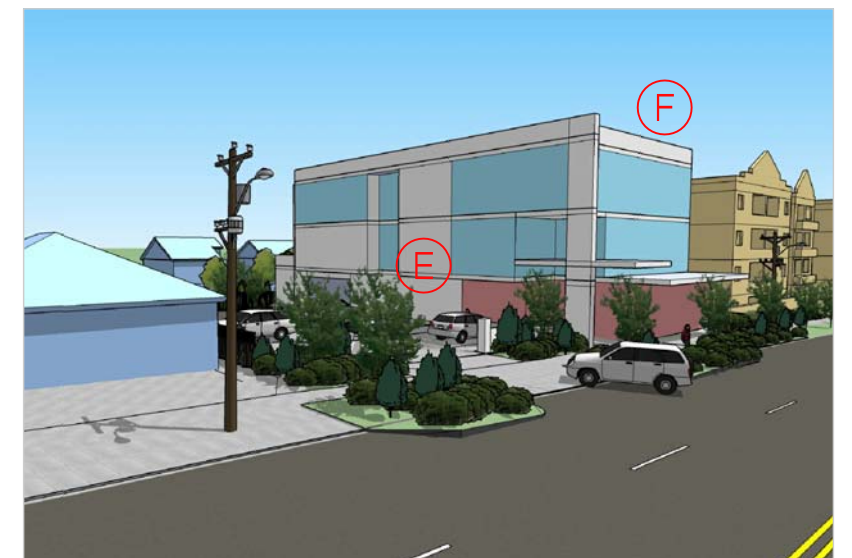
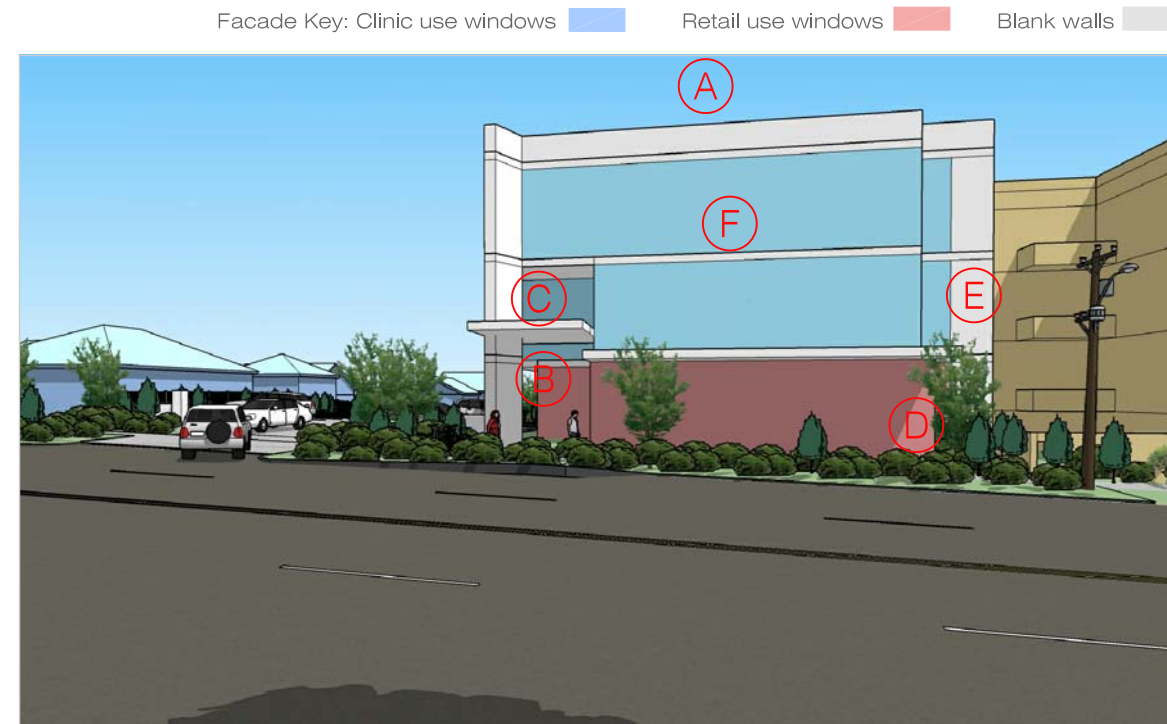
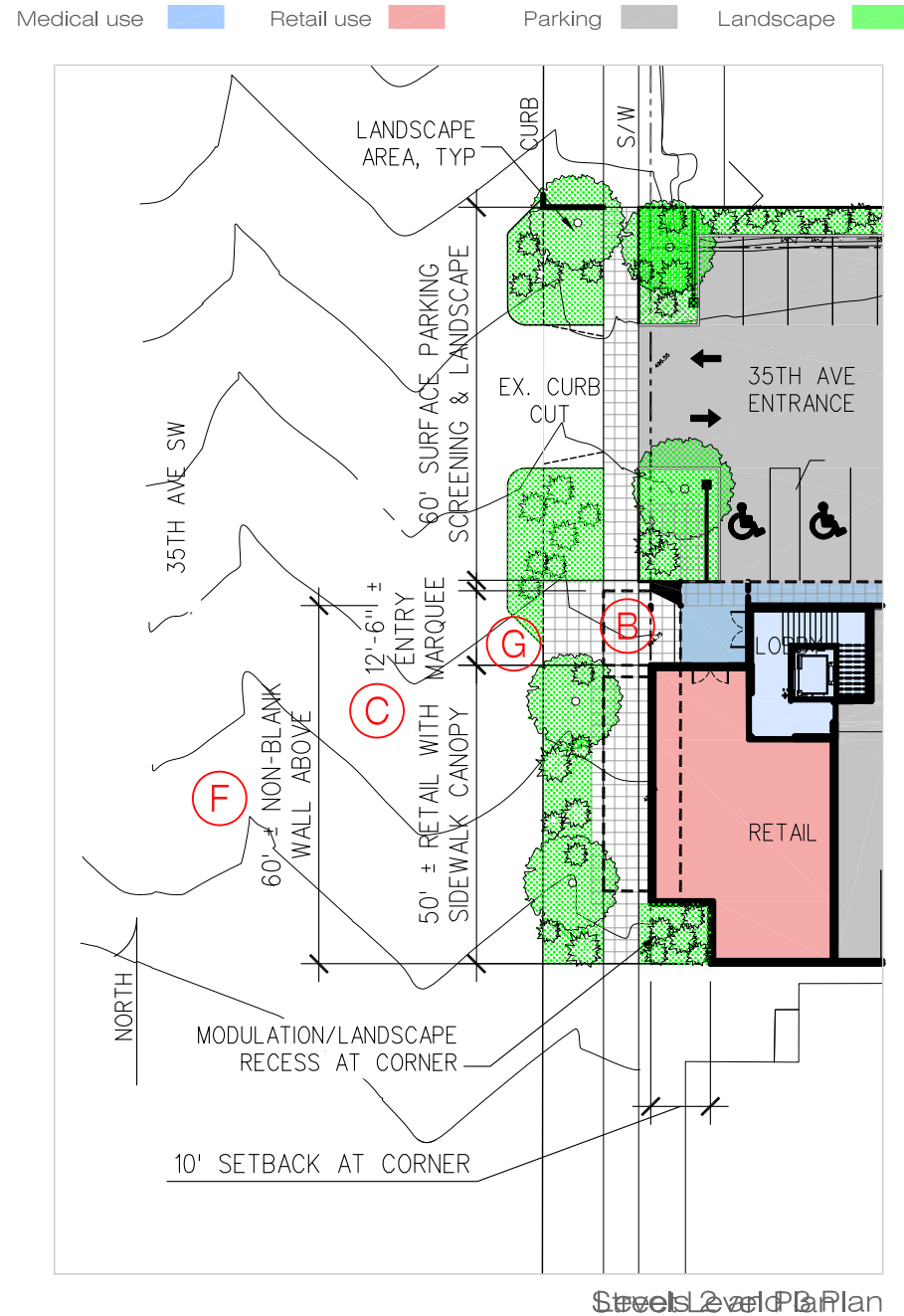
Street Level Plan

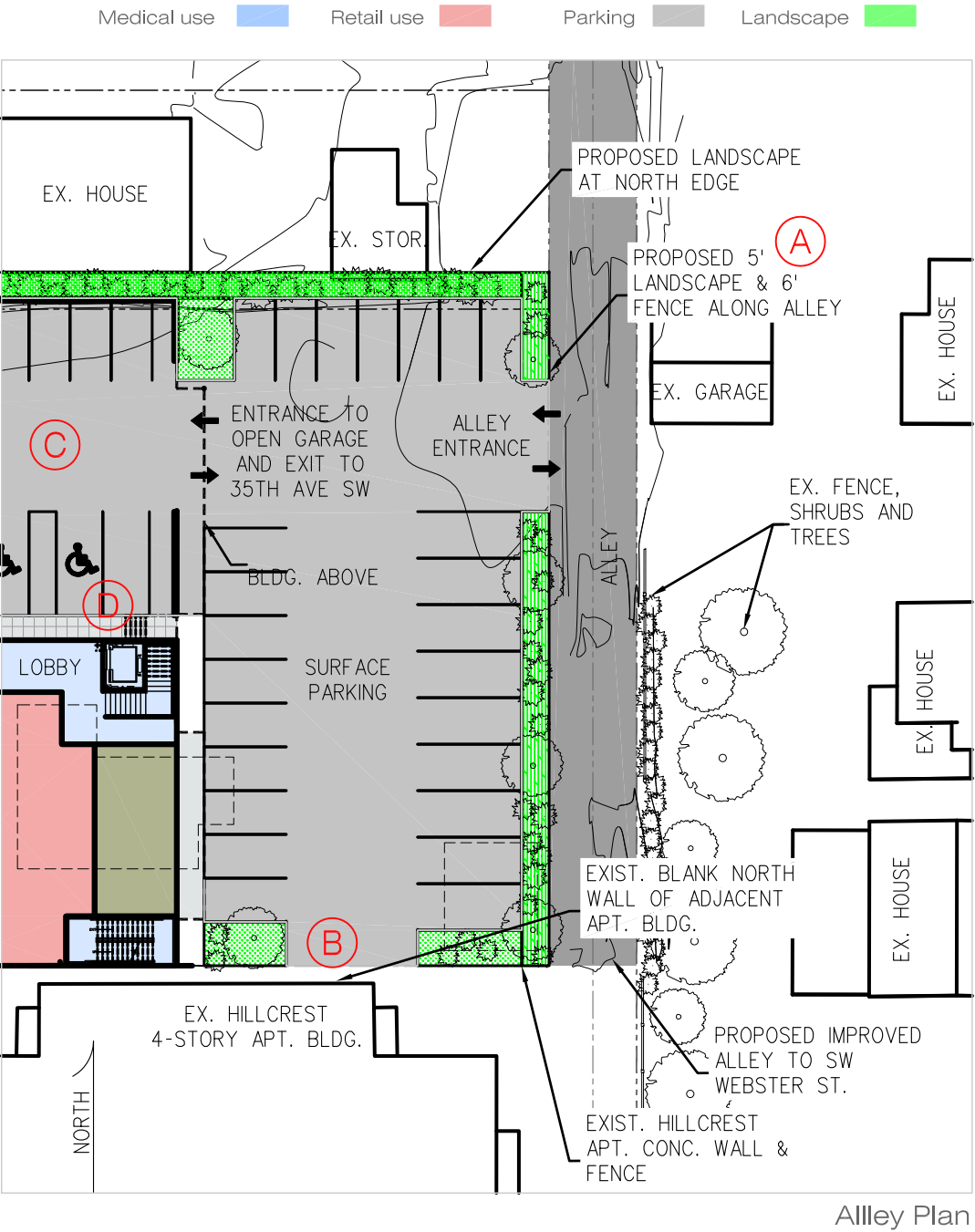


35TH SW FRONTAGE COMPARISON - PREFERRED ALTERNATIVE #4

- A Proposed building's width is located parallel to 35th Ave SW
- B Main entry is located at northwest corner of building and recessed back from property line.
- C Marquee is located over front entry, and the commercial frontage will have weather protection canopies.

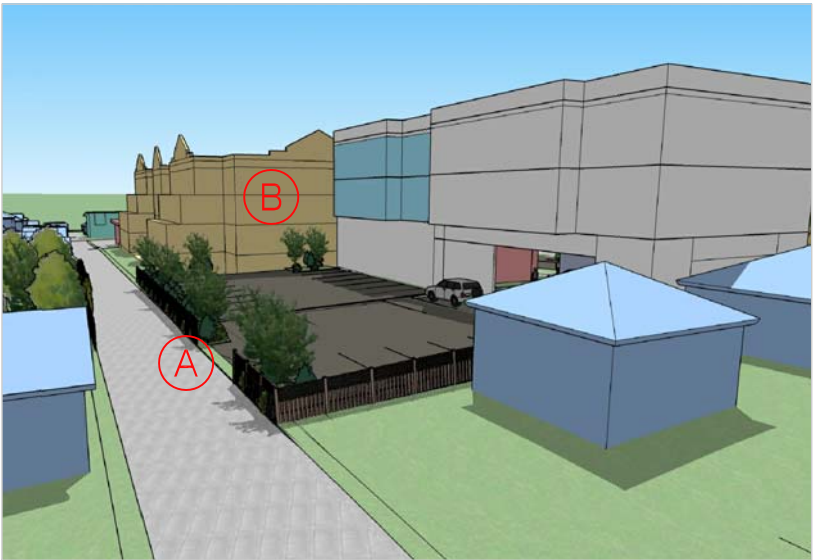
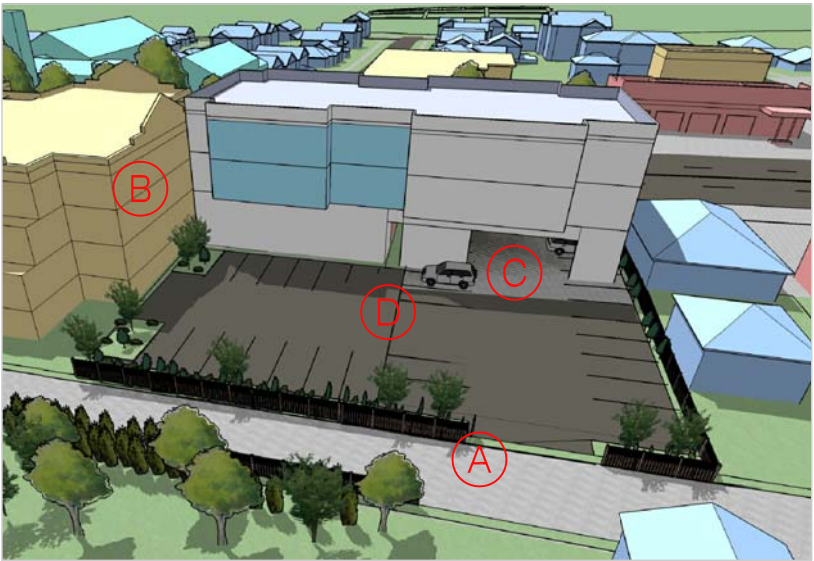
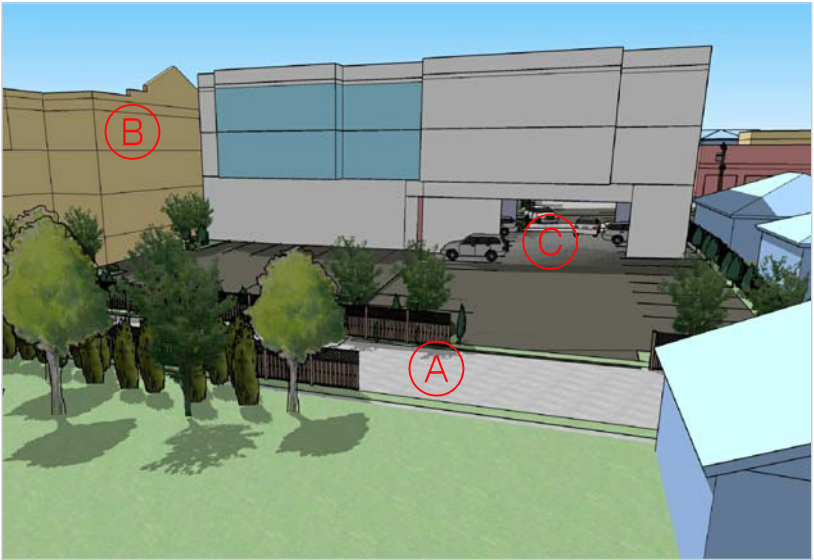
- D First level will be a minimum of 13' floor to floor with the building height matching the height of the Hillcrest Apartments.
- E Blank walls can be held to a minimum and maximum fenestration can occur at commercial and main entry facades.
- F Upper two floors can maximize fenestration and function with owner's program requirements.
- G Main entry has potential of combining sense of entry with open space, landscaped bulbs, and pavers.



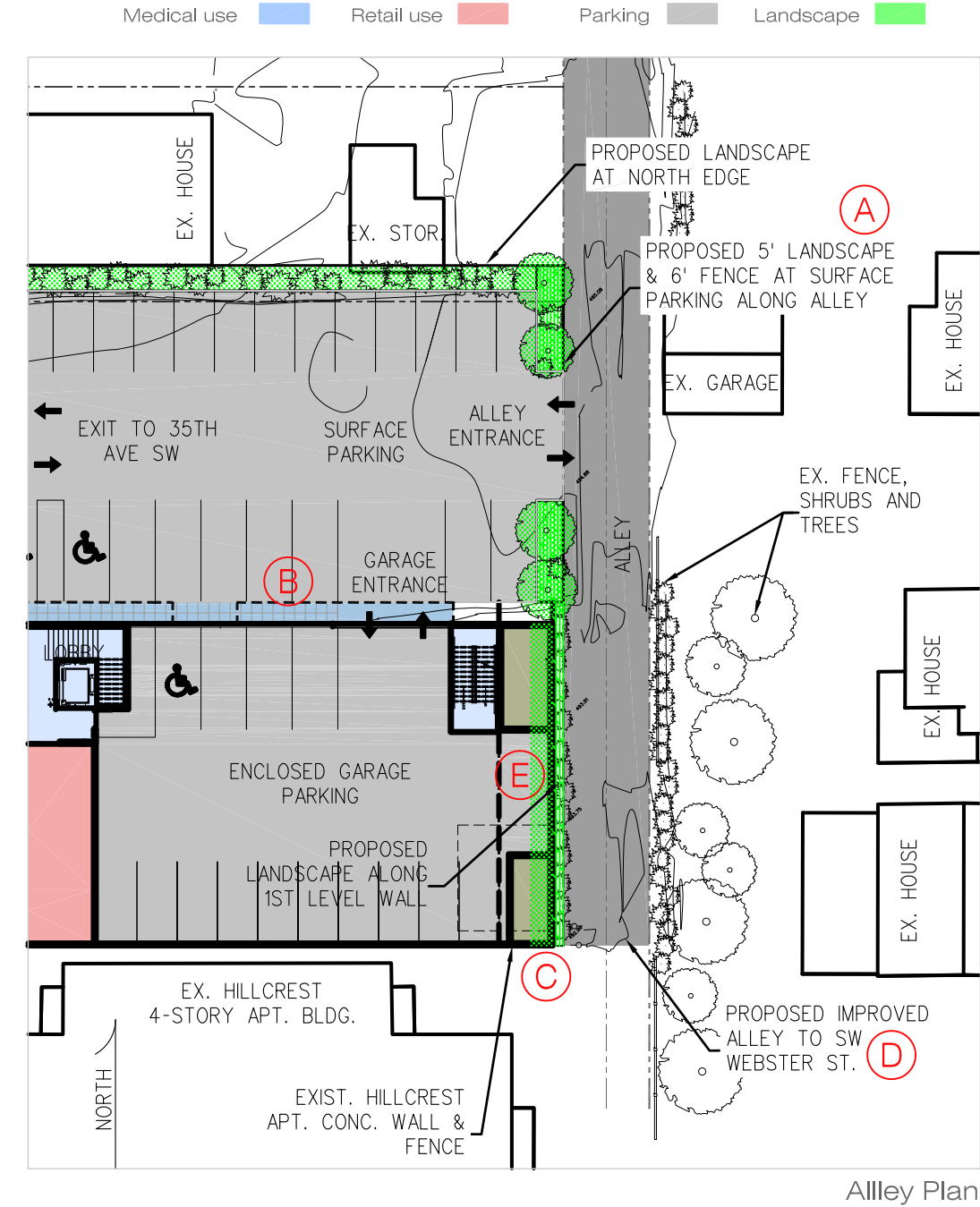
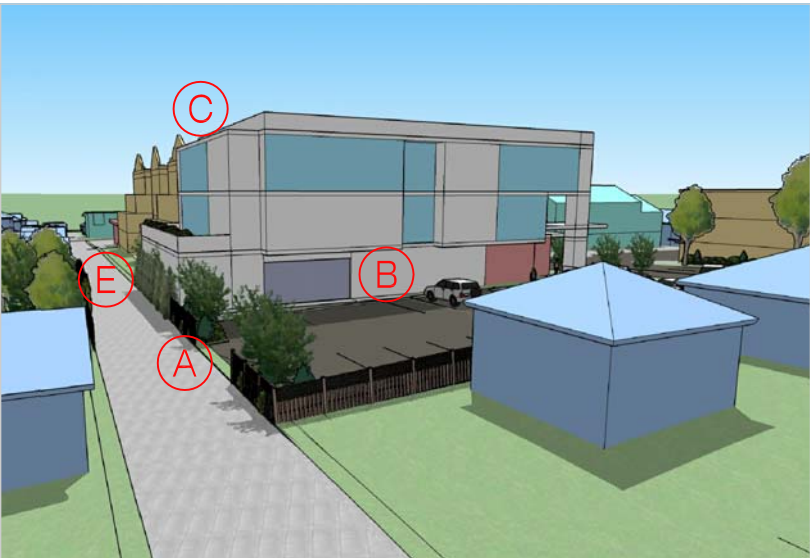
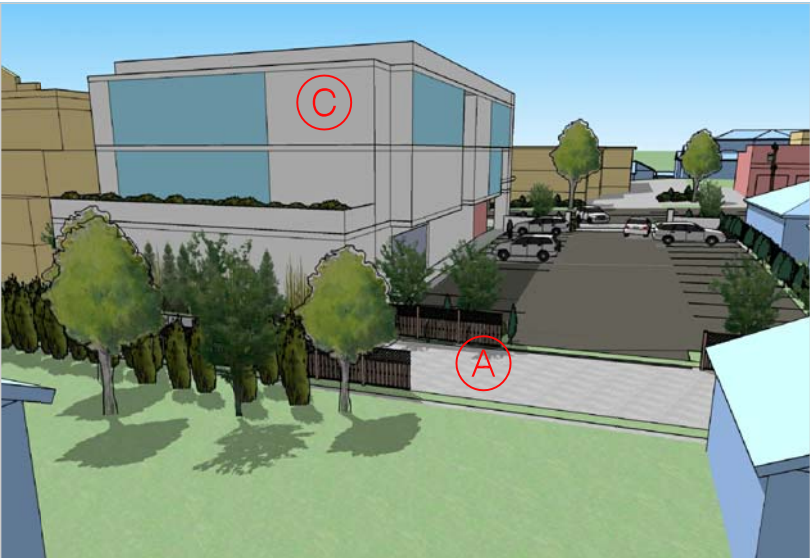


ALLEY COMPARISON - ALTERNATIVE #2

- A Proposed 6' Tall Fence and landscaping strip will visually screen surface parking from residential zone.
- B Building location exposes blank wall of Hillcrest Apts.
- C Parking driveway under building to 35th Ave SW, means parking garage will not be able to be secured.
- D Pedestrian access to alley from 35th Ave SW is difficult.



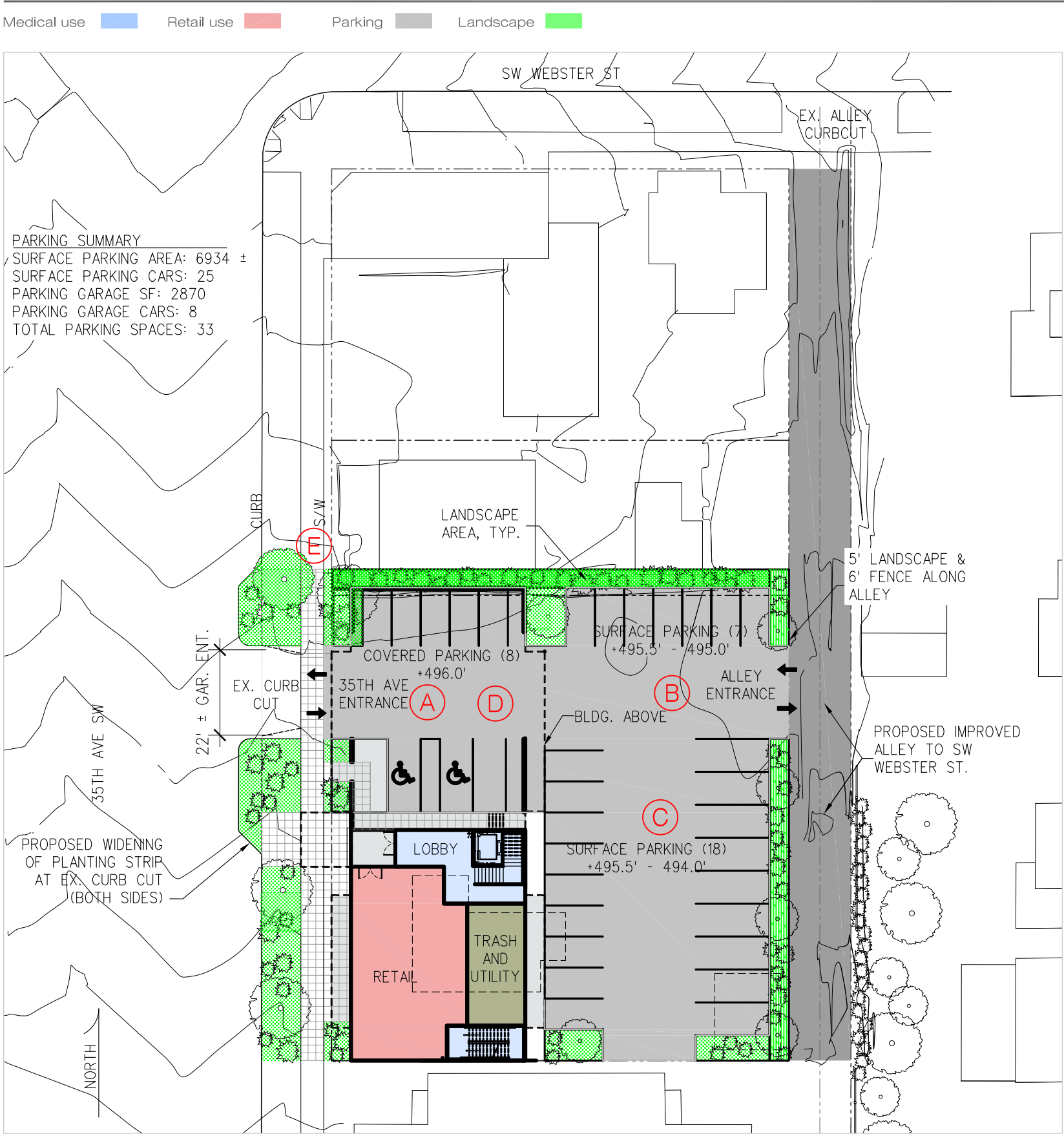
Facade Key: Clinic use windows Retail use windows Blank walls



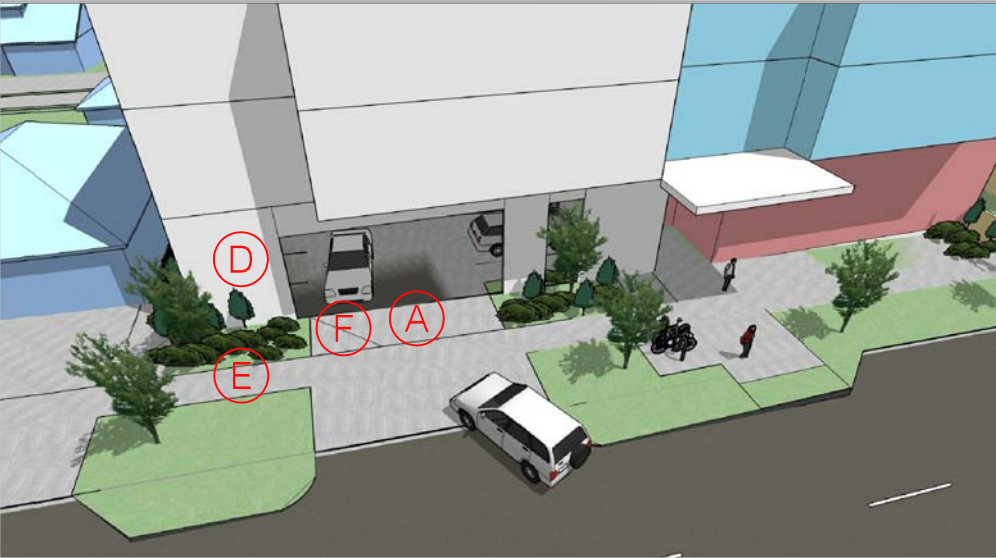
ALLEY COMPARISON - PREFERRED ALTERNATIVE #4

- A Proposed 6' tall fence along alley and landscaping along alley, property line visually screening surface parking from alley to residential zone to the east.
- B Pedestrian access to alley from 35th Ave SW is straight-forward..
- C Building is stepped back from alley allowing more light to alley and residential zone.
- D Alley to be improved from projects south property line to Webster street.
- E Landscaping at garage level wall combined with 2nd level planter to provide 'green' wall screening towards residential zone.

Facade Key: Clinic use windows Retail use windows Blank walls



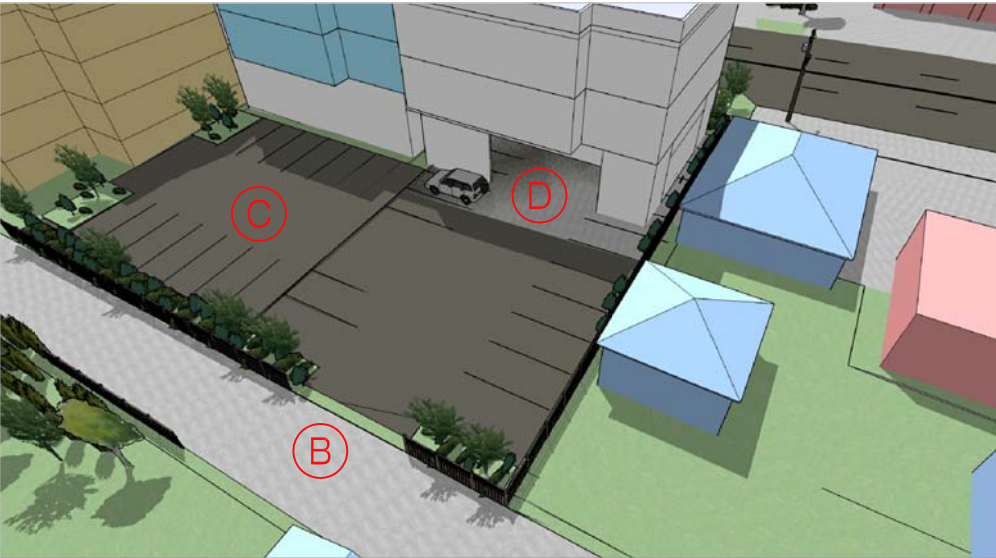
Site Plan

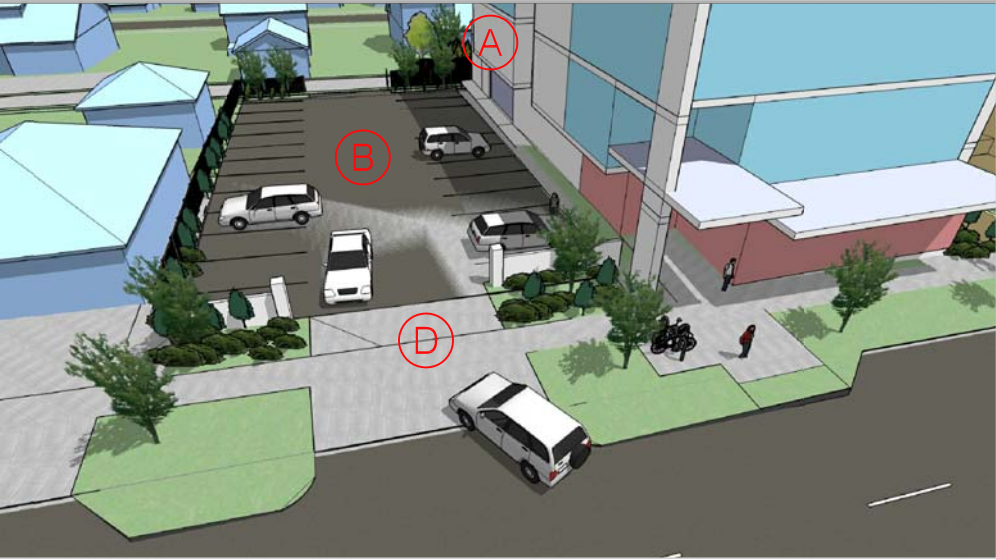
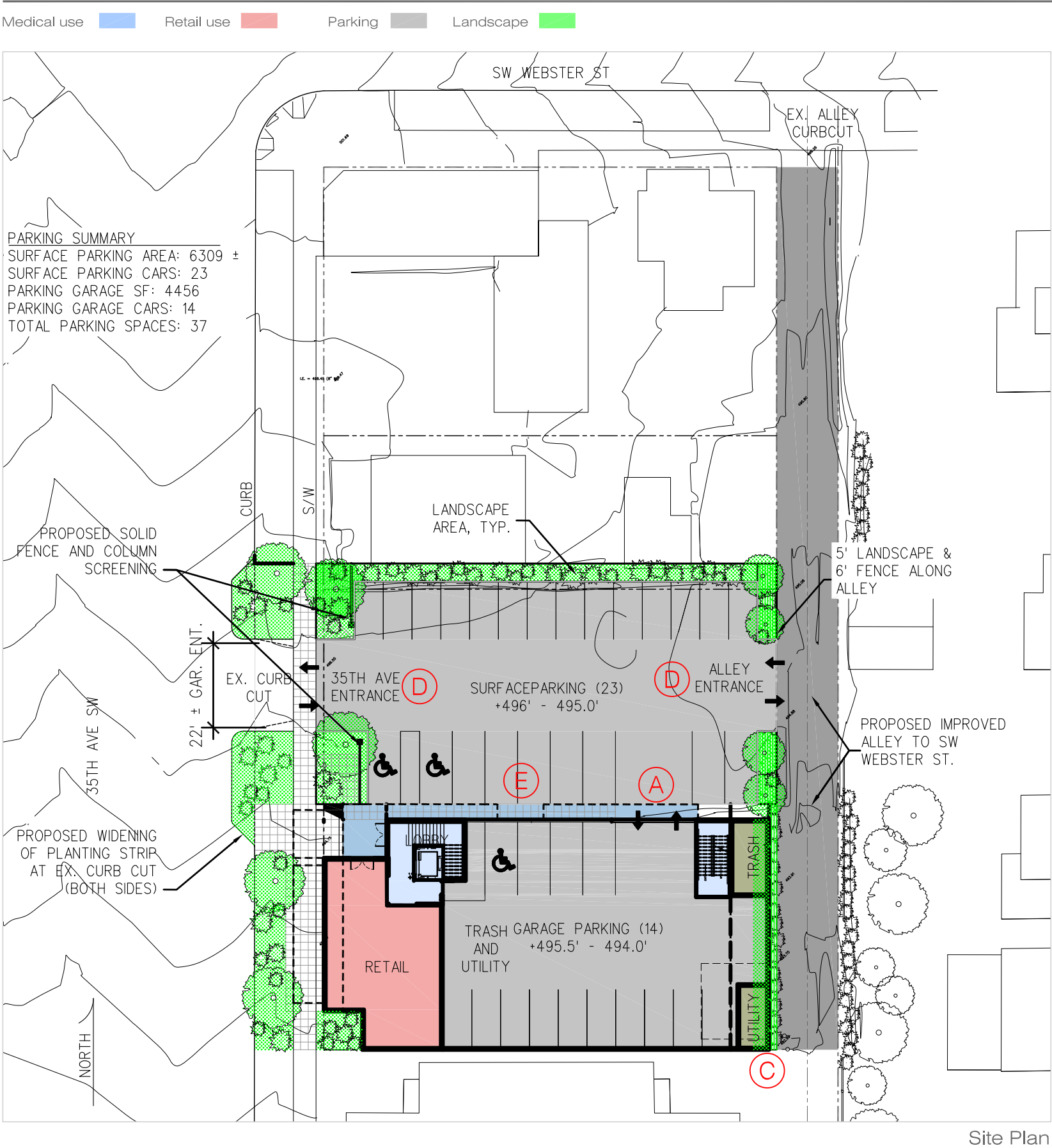


Facade Key: Clinic use windows Retail use windows Blank walls

VEHICULAR PARKING AND ACCESS COMPARISON - ALTERNATIVE #2

- A Vehicular access and egress from 35th Ave SW passes beneath building therefore raising first floor of the building 20' to allow for emergency vehicles.
- B Vehicular access and egress is also to the alley.
- C Surface parking is located between proposed building and the alley with residential zoning to the east.
- D Garage cannot be secured which is a problem for the clinic.
- E Landscaping is proposed to screen the garage blank walls from 35th Ave SW. Landscaping and 6' tall fence will screen the surface parking from the adjacent residential zoning.
- F Sight lines entering and exiting garage are not good.

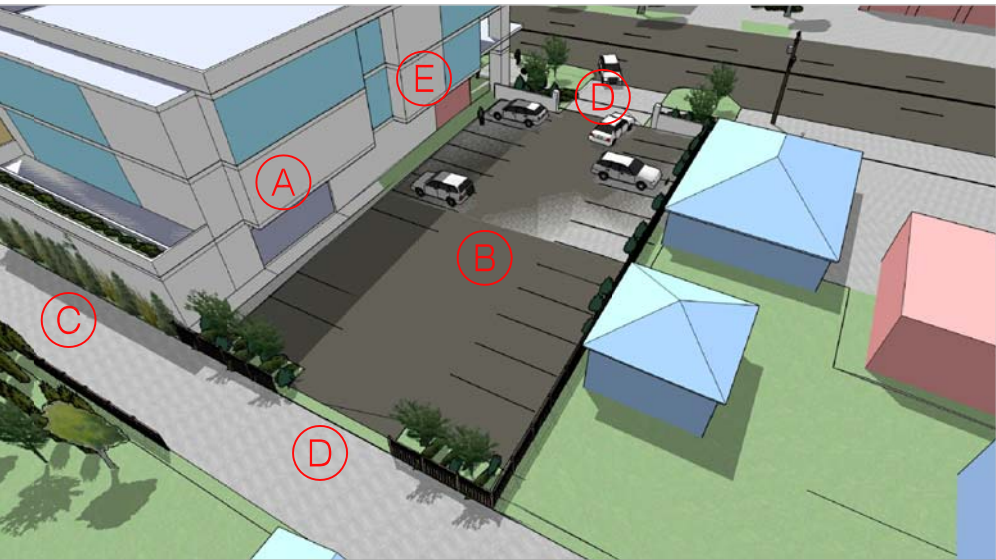


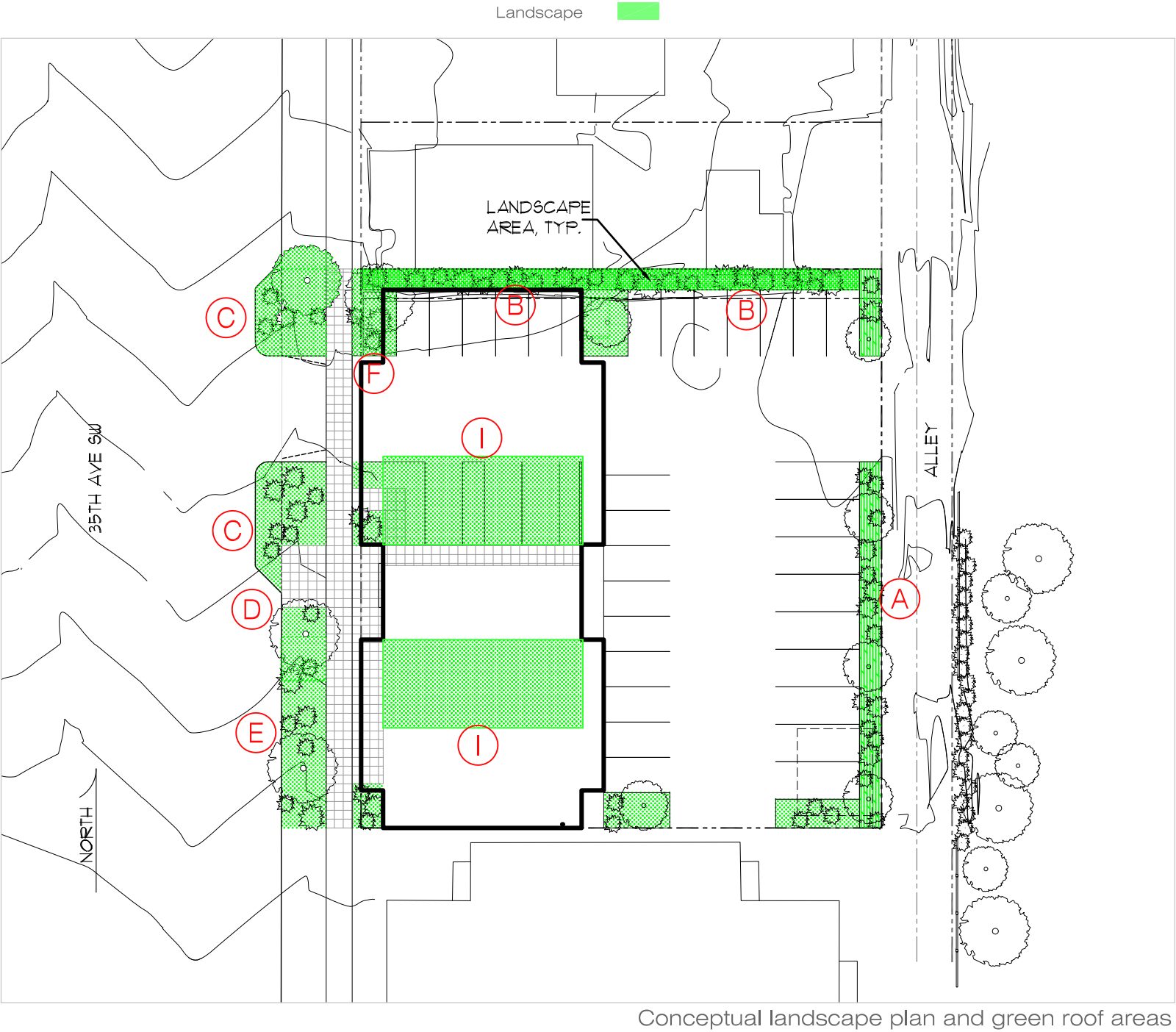


Facade Key: Clinic use windows Retail use windows Blank walls

VEHICULAR PARKING AND ACCESS COMPARISON -PREFERRED ALT. #4

- A Building location allows for the parking garage to be secured.
- B Surface parking is located between the proposed building and the north property line.
- C Garage wall is voluntarily set back from alley property line and is landscaped.
- D Vehicular access is proposed at both 35th Ave SW and alley.
- E Location of parking eliminates blank walls on 35th Ave SW and the upper two floors at alley, and also allows fenestration on the North wall of proposed building.



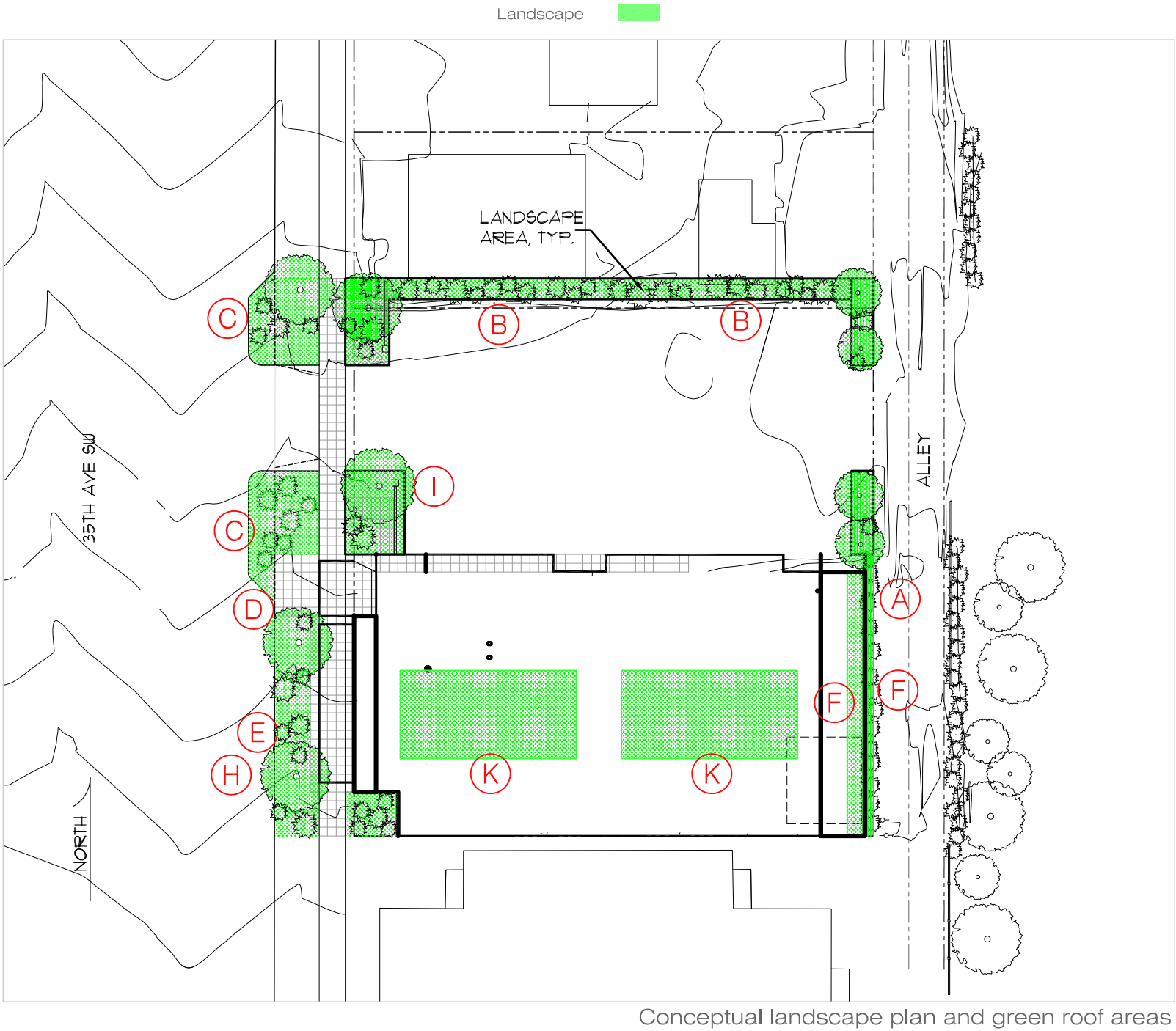


Facade Key: Clinic use windows (blue) Retail use windows (red) Blank walls (grey)

CONCEPTUAL LANDSCAPE COMPARISON - ALTERNATIVE #2

- A 6' tall fence with 5' landscaping strip including trees is proposed paralleling alley.
- B 5' landscaping strip is proposed parallel to north property line.
- C Landscaped bulbs are proposed eliminating curb parking on both sides of the 35th Ave SW vehicle entry. The bulbs will enhance site lines of vehicles entering and exiting by eliminating vehicles from curb parking near vehicle entry.
- D Proposed southern bulb will also be used as a design element to enhance the building's main entry.
- E Landscaping and street trees are proposed in the street right of way along with widening of the sidewalk.
- F Garage facade facing 35 Ave SW is set back from property line, allowing landscaping to screen the blank wall.
- G Green factor of at least 0.30 is required by the city.
- H Potential of enhancing curb planting strip and on-site surface areas for water quality treatment and green storm water infrastructure.
- I Potential of green roof area.





Facade Key: Clinic use windows (blue square) Retail use windows (red square) Blank walls (grey square)

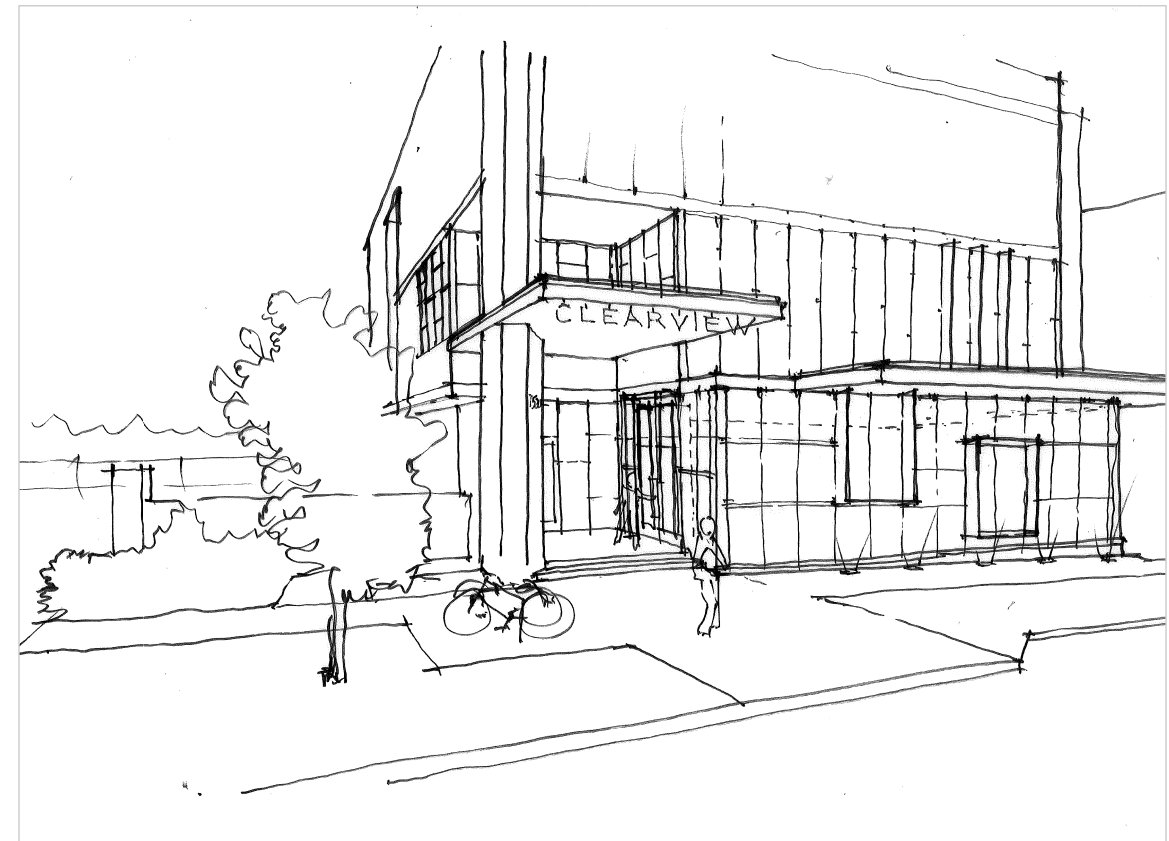
VEHICULAR PARKING AND ACCESS COMPARISON - PREFERRED ALTERNATIVE #4

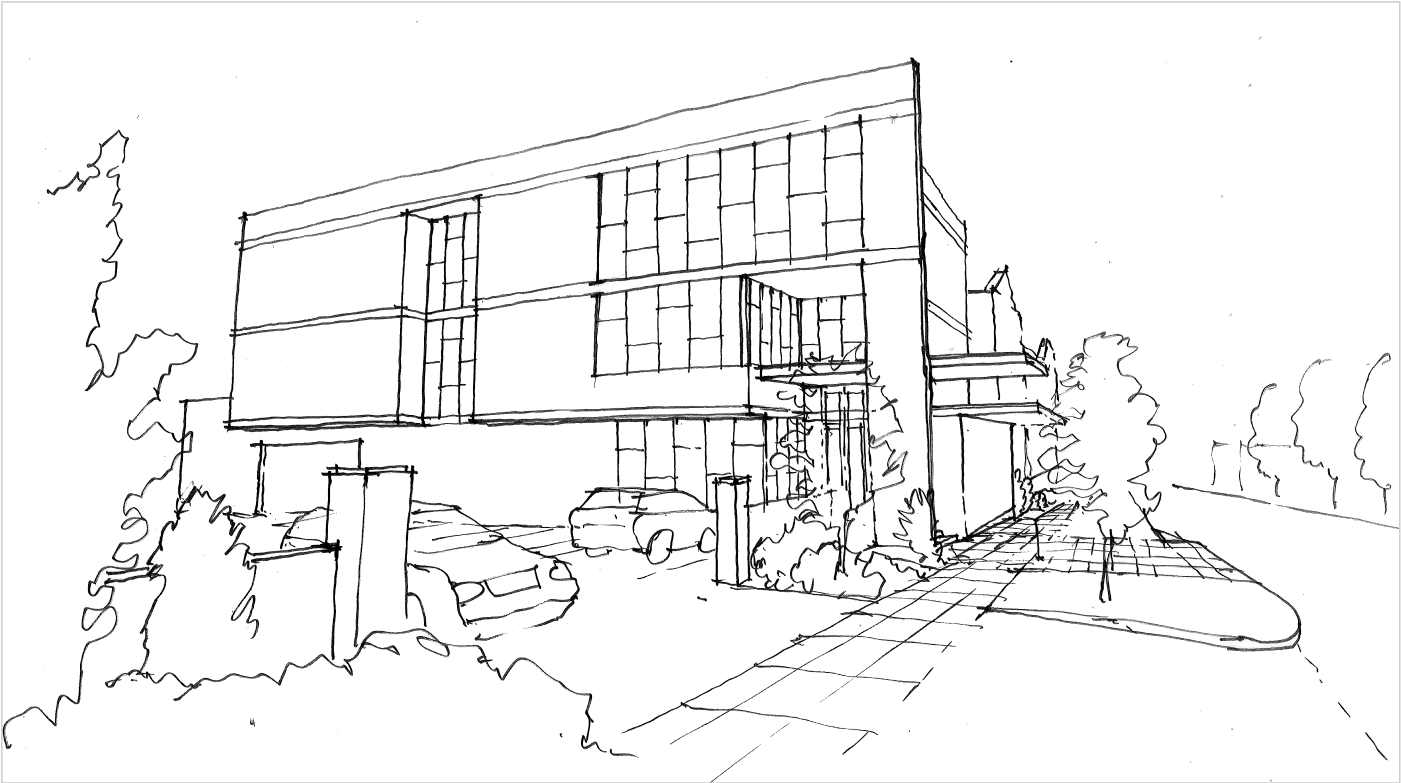
- A 6' tall fence with 5' landscaping strip including trees is proposed paralleling alley.
- B 5' landscaping strip is proposed parallel to north property line.
- C Landscaped bulbs are proposed eliminating curb parking on both sides of the 35th Ave SW vehicle entry. The bulbs will enhance site lines of vehicles entering and exiting by eliminating vehicles from curb parking near vehicle entry.
- D Proposed southern bulb will also be used as a design element to enhance the building's main entry.
- E Landscaping and street trees are proposed in the street right of way along with widening of the sidewalk.
- F Ground level facade facing alley is set back from property line, allowing landscaping to screen the blank wall. Includes screening from landscape planter at 2nd level balcony.
- G Green factor of at least 0.30 is required by the city.
- H Potential of enhancing curb planting strip along 35th Ave SW for water quality treatment and green storm water infrastructure.
- I Potential of enhancing on-site surface areas for water quality treatment and green storm water infrastructure.
- J Proposal exceeds minimum City standards for landscaped area and number of trees for surface parking area.
- K Potential landscape/green roof and deck at roof top.
- L Total ground based and screening landscape area is approximately equal to Alt. #2



Summary conclusion is that Alternative #4 is the preferred choice for the following reasons:

- The building location & plan configuration meets the owners programmatic and operational requirements for the clinic.
- The building location & plan configuration achieves the owner's budget and schedule requirements.
- The height and bulk of the building can be up to 7' lower than Alternative #2 due to emergency vehicles not having to pass under the building.
- The exterior of the building will have more opportunity for fenestration than Alternative #2. West, east, and north walls have fenestration that works with the interior function of the clinic. Alternative #2 will lead to a majority of the visible facades being blank walls with north and south walls being entirely blank.
- The garage can be secured in off hours.
- The building with sideyard surface parking allows an open air break in what could be a 40' plus high wall of buildings (now and future) almost 600' long from SW Webster to SW Holden streets.
- The building location will provide greater opportunity for favorable future development north of the site.

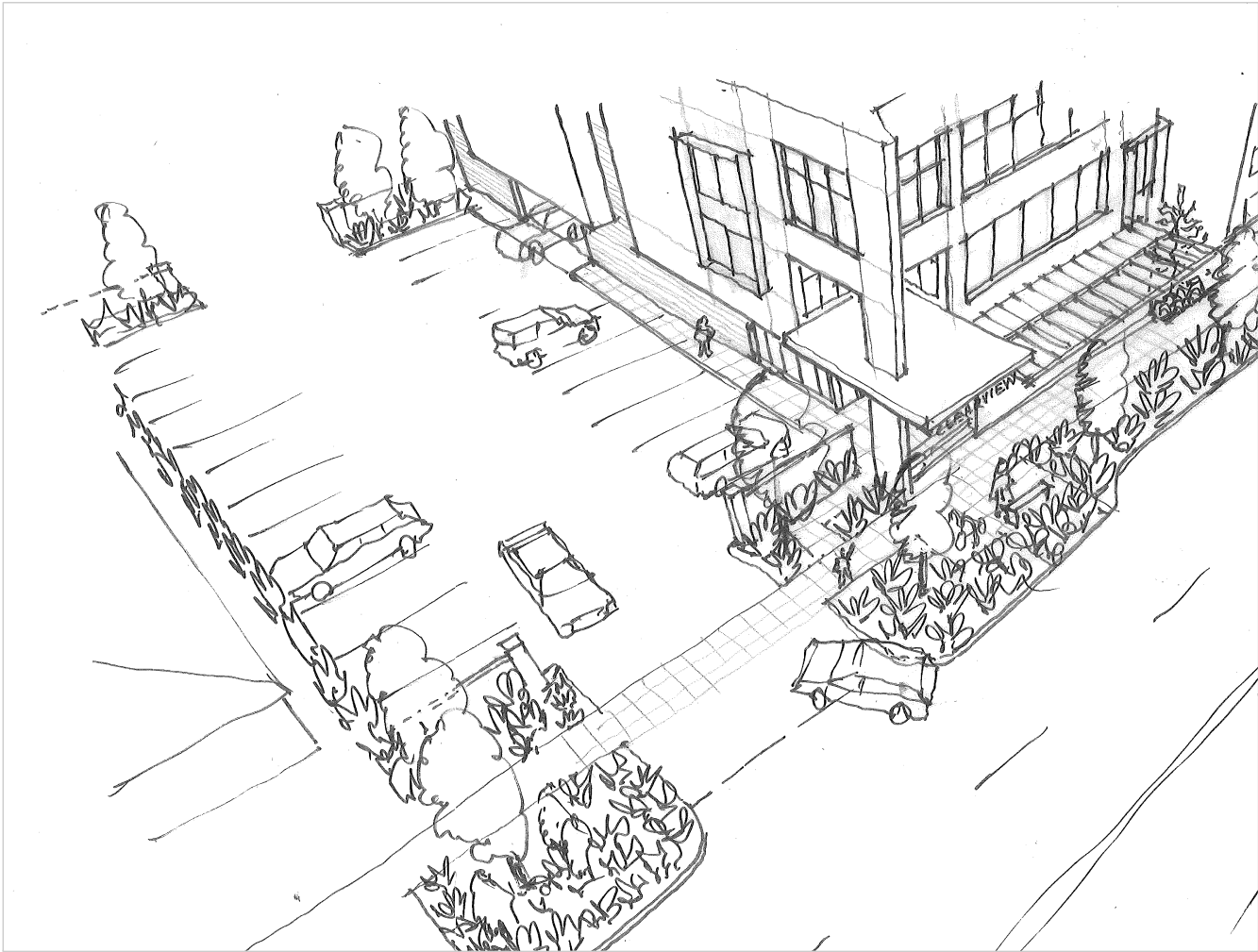




View from 35th Ave SW looking South



North Elevation

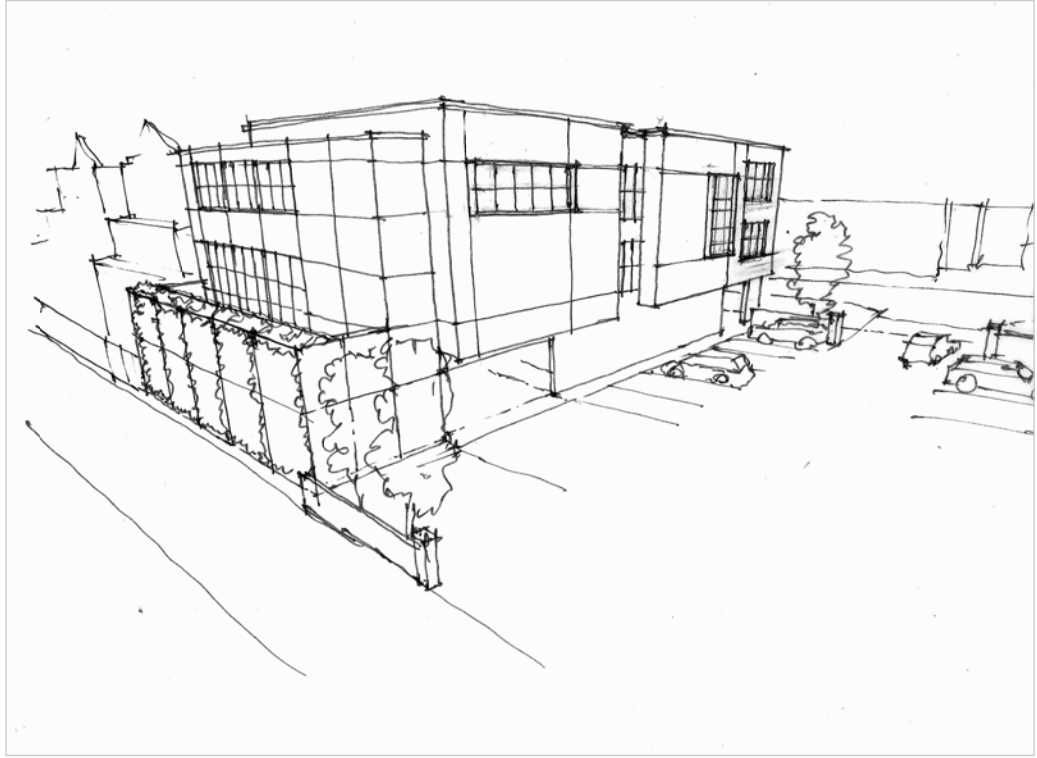


Parking and Entry

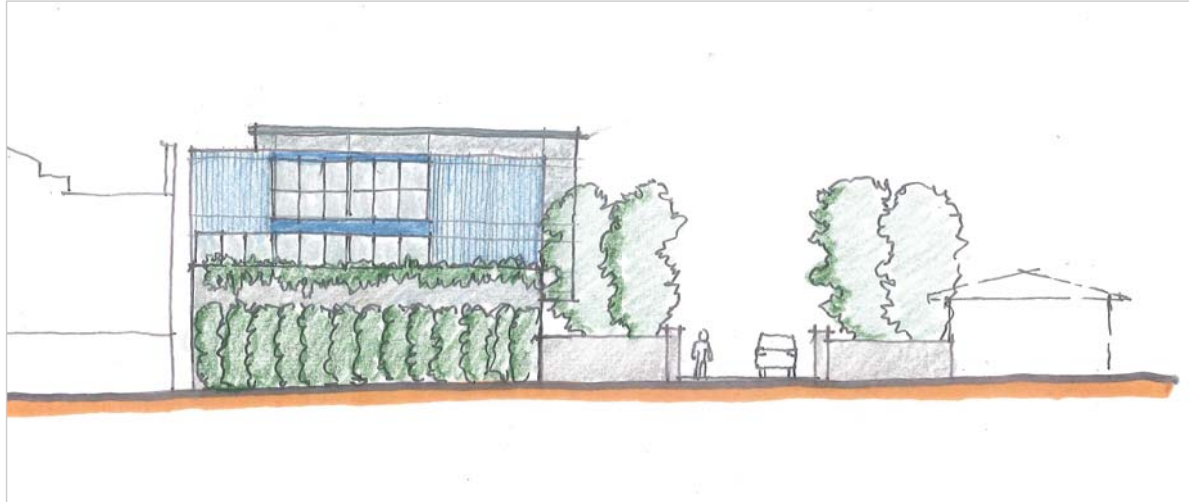




View from Alley



View from Alley

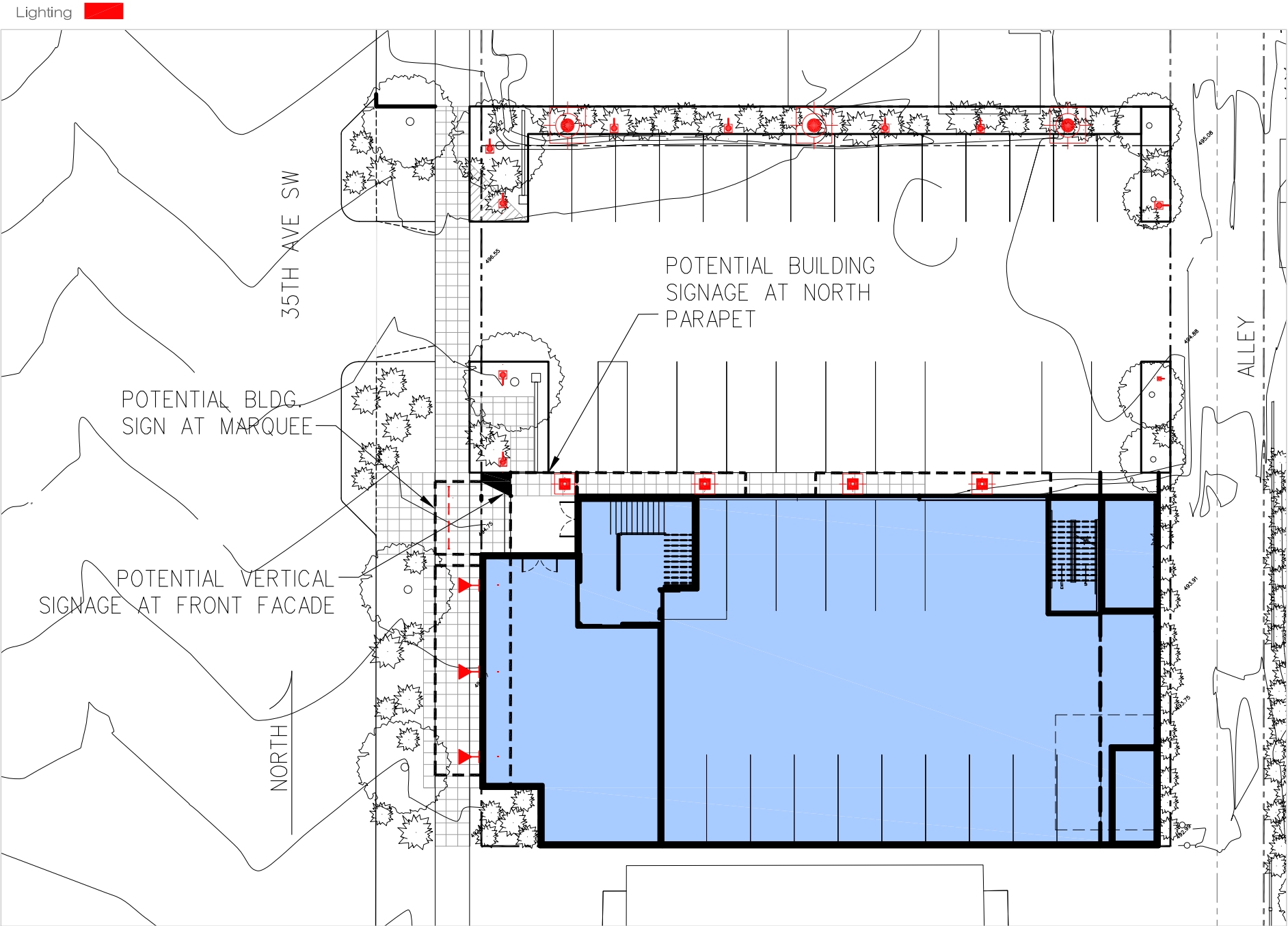


Alley Elevation





Current location signage examples



Conceptual Lighting and Signage Plan

LIGHTING SYMBOL LEGEND

SYMBOL	DESCRIPTION
	RECESSED NON-DIRECTIONAL DOWNLIGHTS LOCATED IN SOFFIT ABOVE WALKWAYS
	SURFACE (WALL) MOUNTED FIXTURES LOCATED AT COMMERCIAL FRONTAGE BELOW CANOPY OVERHANGS
	3 'TALL LANDSCAPE LIGHTING
	DOWN LIGHTS IN LID OF MARQUEE
	BAFFLED 'DARK SKY' POLE LIGHTING LOCATED IN LANDSCAPE AT NORTH SIDE OF SITE

SIGNAGE & LIGHTING - PREFERRED ALT. #4

Signage: proposed locations are at the face of the entry marquee facing 35th Ave SW; vertical sign wall south of main entry; horizontal sign at parapet facing north. All three signs will indicate "Clearview". Please review the concept sketches for location and scale.

Clearview signs will be in a simple font, with softly backlit channel lettering.





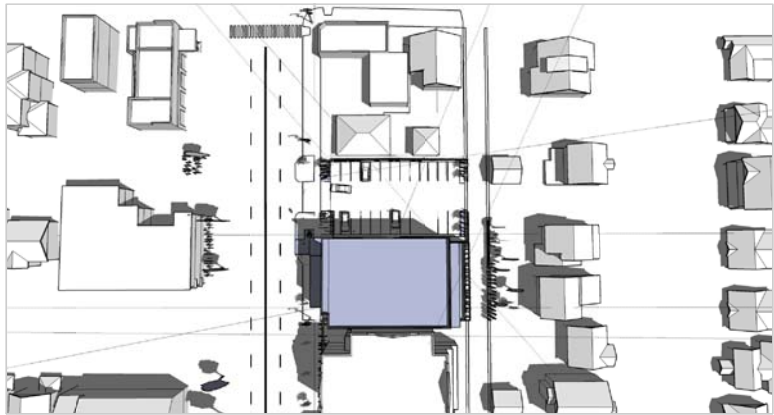
Mar-Sep 21st 10AM



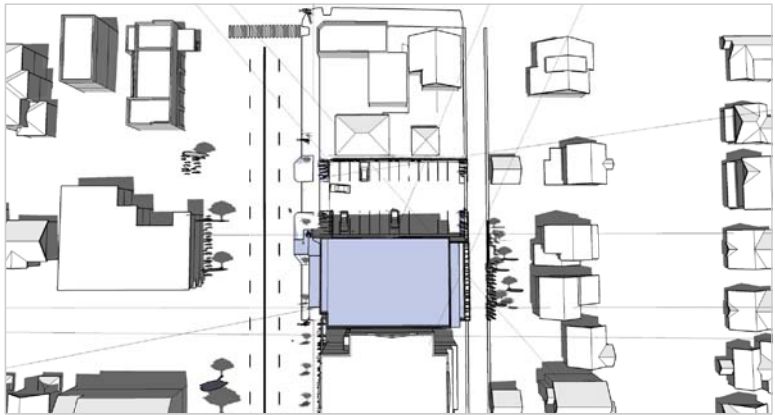
Mar-Sep 21st Noon



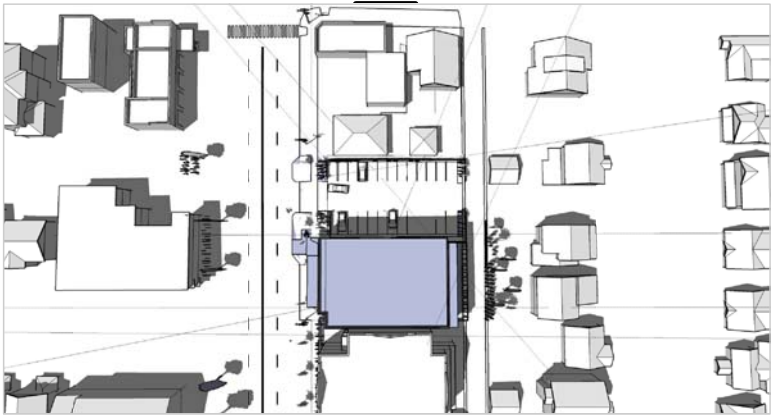
Mar-Sep 21st 2PM



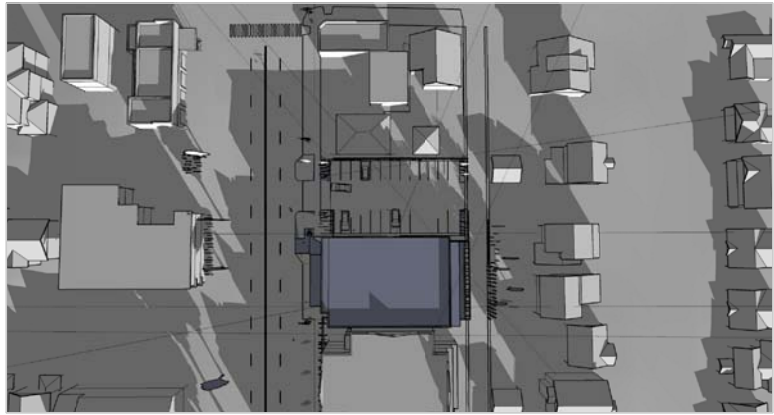
Jun 21st 10AM



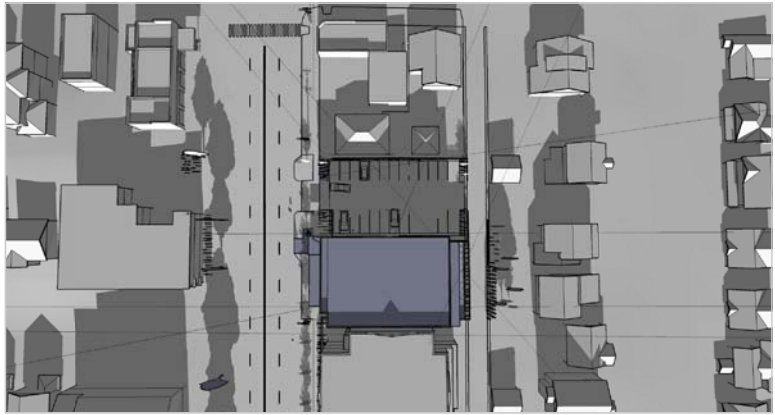
Jun 21st Noon



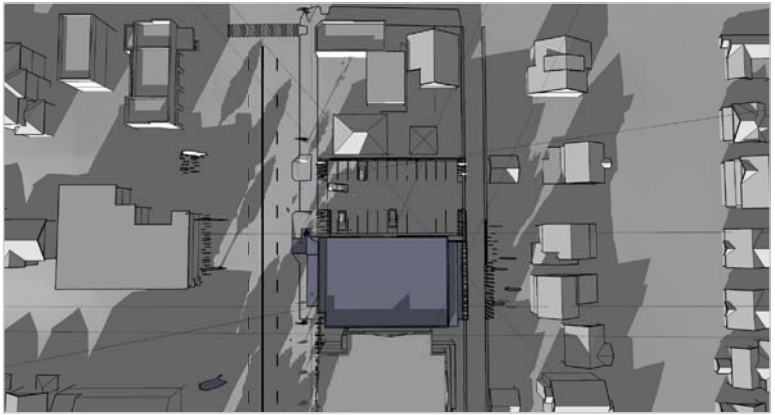
Jun 21st 2PM



Dec 21st 10AM



Dec 21st Noon



Dec 21st 1 2PM

Shadow Studies - Preferred Alt. #4



Note: Potential Design Departures consisting of #1 & #2 listed below apply to both alternative #2 and the preferred alternative #4.

DEPARTURE	CODE REQUIREMENT	PROPOSED DESIGN	TRAFFIC RECOMMENDATIONS
<p>#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.</p> <p>#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.</p> <p>Departures requested are for both Alternatives #2 and #4</p>	Exception may be granted by the Director as a Type 1 decision based on further review by DPD. SMC 23.74A.032.D.1	<p>Maintain existing curb cut at 35 Ave NW. Curb cut now serves Red Star Pizza.</p> <p>Provide secondary access to the alley from on-site parking.</p>	A traffic study is being prepared by JTE, Inc., Traffic Engineer and preliminary findings including feed back from DPD and City traffic engineer indicate that maintaining the existing curb cut from #35th Avenue SW to site is OK, and within City Guidelines. Existing data indicates that within the area of the site that there are minor accident and safety issues. Recommendations from JTE, Inc and City include eliminating curb parking south (30 feet) and north (15 feet) of the existing curb cut to enhance visual site lines for vehicles exiting and entering the site.
JUSTIFICATION FOR DEPARTURES			
<p>The Eye Clinic's vehicular requirements are as follows: the Clinic will average 130 patients per day plus a staff of 20; four daily deliveries by truck (UPS, USPS, FedEx, 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 the patients are over 65 and many with vision issues. The alley is only 16 feet wide and the width is further restricted by about 3 feet due to existing power poles. The alley as the only means of vehicle access/egress to the site will have the potential of serious congestion when one considers neighboring use, City use, and the Eye Clinic's vehicular use. Maintaining the existing curb cut from 35th Avenue SW for vehicular ingress/egress is crucial to the Clinic's function.</p>			





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.



Walgreen's - White Center

- Noted in EDG #1 as an example of surface parking/screening.
- Main building has L-shaped surface parking.
- Back of Main building faces main intersection and small public space.
- Corner retail provides some screening of surface parking.
- Brick columns and landscaping provide additional screening of surface parking



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.
- Note North Elevation view at right with minimal window opening.





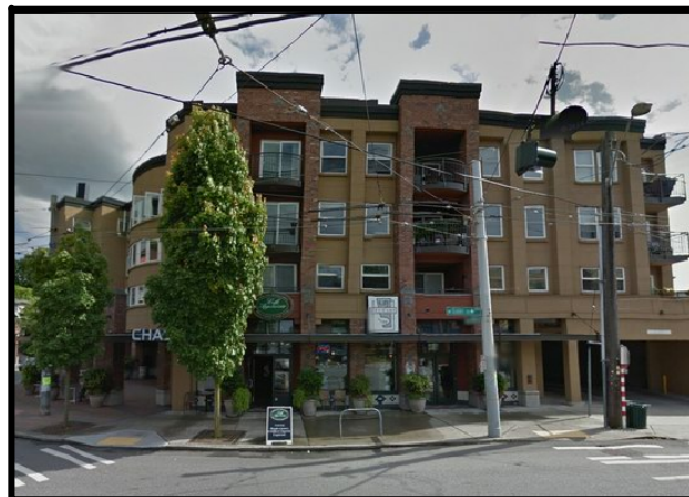
Queen Anne Eye Clinic

- 20 Boston Street



Evergreen Eye Clinic

- 14031 Ambaum Blvd SW



City Eye Clinic

- 1417 Queen Anne Blvd



Eye Clinic of University Village

- 5116 25th Avenue NE



Puget Sound Eye Care

- 2501 North 45th Street

LOCAL EYE CLINIC EXAMPLES

We have reviewed 12 eye clinics in the Seattle/Burien area. The majority of the clinics were located in one story buildings with fenestration at front facades and the eye exam, surgery and utility portions were buried within the building. Some of the buildings had fenestration on the sides of the building but they were blanked off. The conclusion of viewing the 12 clinics was that fenestration was avoided in the exam, surgery and utility rooms.

None of the clinics viewed had architectural merit.



Eye clinics - national and international

- Images shown are of clinics that indicate a variety of architectural design and treatments of minimal fenestration and blank walls.



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