



PLYMOUTH ON CHERRY

710 CHERRY STREET,
SEATTLE, WA 98104

DPD PROJECT # 3018296

DESIGN REVIEW
DECEMBER 9, 2015





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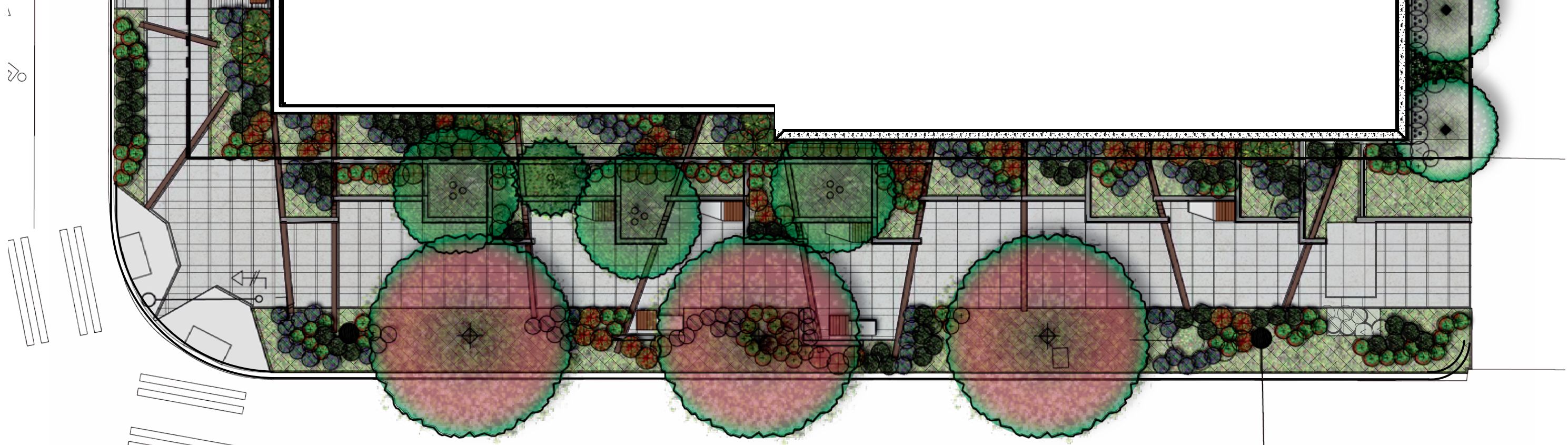
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KEY: VICINITY MAP

- SITE
- STREETS ADJACENT TO SITE
- I-5
- 9 - BLOCK BOUNDARY
- FIRST HILL NEIGHBORHOOD BOUNDARY



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CHERRY STREET HILL CLIMB

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GUIDING CONCEPTS

Neighborhood Relationships:

Creating a “gateway” to First Hill with developed landscaping at the corner of 7th Avenue and Cherry Street that continues up the steep hill climb with seating for respite along the way. Providing an enhanced pedestrian experience connecting First Hill and Downtown neighborhoods with an engaging, transparent ground level interior that emerges from the hill of Cherry Street. The transparent ground level provides eyes on the street and locates the tenant active spaces adjacent to the public realm.

Site Relationships:

The building takes advantage of the sun exposure to the south and west as well as views above the I-5 corridor and to the south. The massing makes use of the steep slope of Cherry Street by burying the utility and storage spaces into the ground allowing the active space to emerge from the slope. The building is focused along Cherry Street while the remainder of the lot is left open along the alley for ground level amenity space.

Housing:

The projects main objecting is to provide affordable housing for 80 tenants in a neighborhood that provides many amenities and easy access to other Seattle neighborhoods.

BUILDING & SITE DATA

Site Address: 710 Cherry Street
 Site Area: 9,600 SF; approx. .2204 acres
 Zoning: Highrise (HR); First Hill Urban Village
 Nearby Zones: Highrise (HR) and Interstate 5

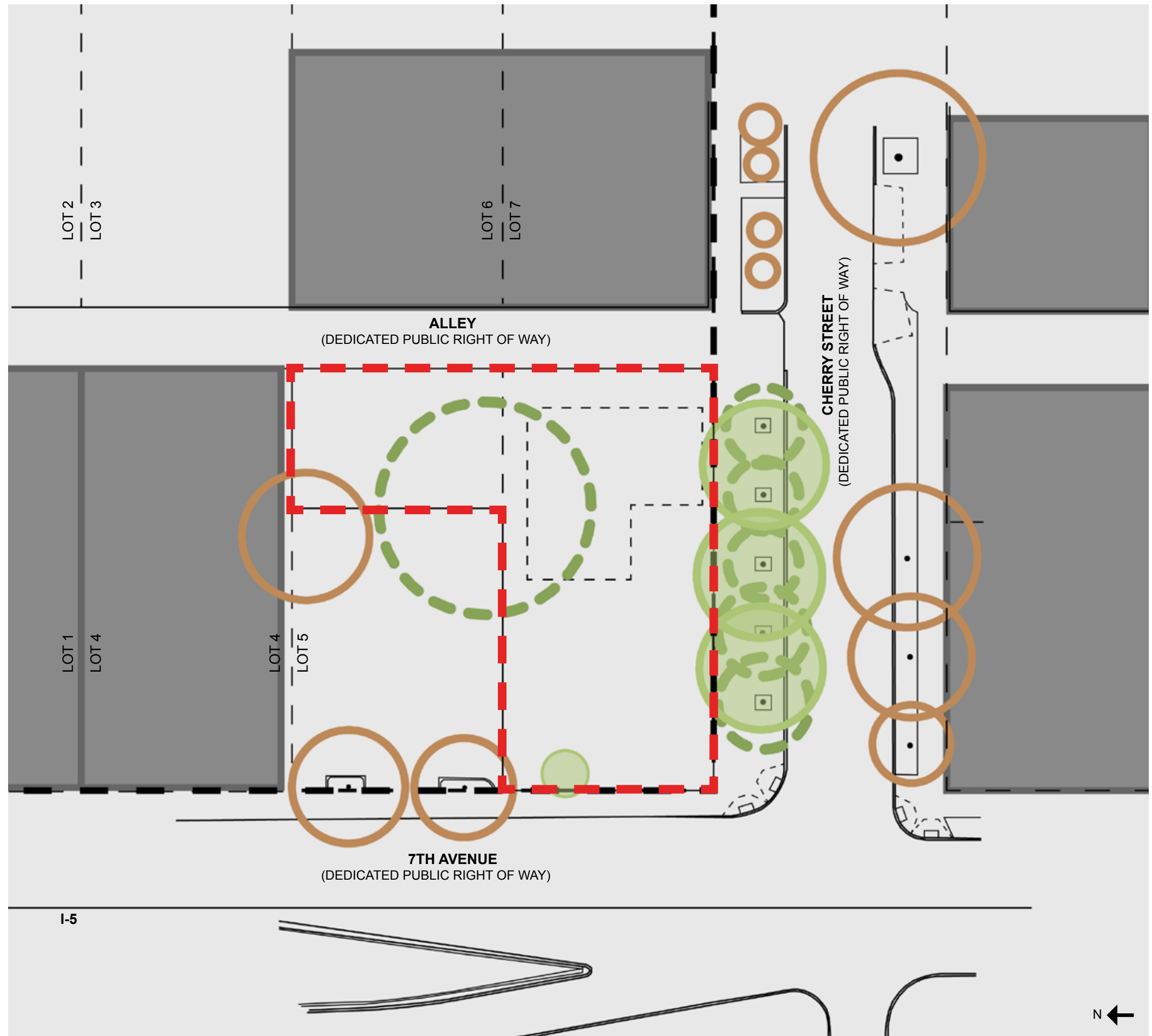
Departure: 23.45.518 (MR) – Setbacks. Requesting setback departures along the west property line along 7th Avenue, along the south property line along Cherry Street and along the east property line along the alley.

Current Development: Three story office building with associated parking to be demolished under separate permit.

Access: 7th Avenue (Main Entry)/Alley (Refuse)
 Building Footprint: 5,295 SF
 Building Height: 74' - 6 1/2"
 Building Area: 42,304 SF
 Residential Amenity Area: 2,389 SF (5.8%)
 Bike Storage: 1:4 = 20 spaces provided
 Solid Waste Storage: 499 SF
 Construction: Five levels of type V-A over two levels of type I-A
 Proposed # of Units: (80) Studio units

KEY: TREE SURVEY

- SITE
- EXISTING TREES
- TREES TO BE REMOVED
- TREES TO BE PLANTED
- EXISTING NEIGHBORING TREES
- EXISTING NEIGHBORING BUILDINGS

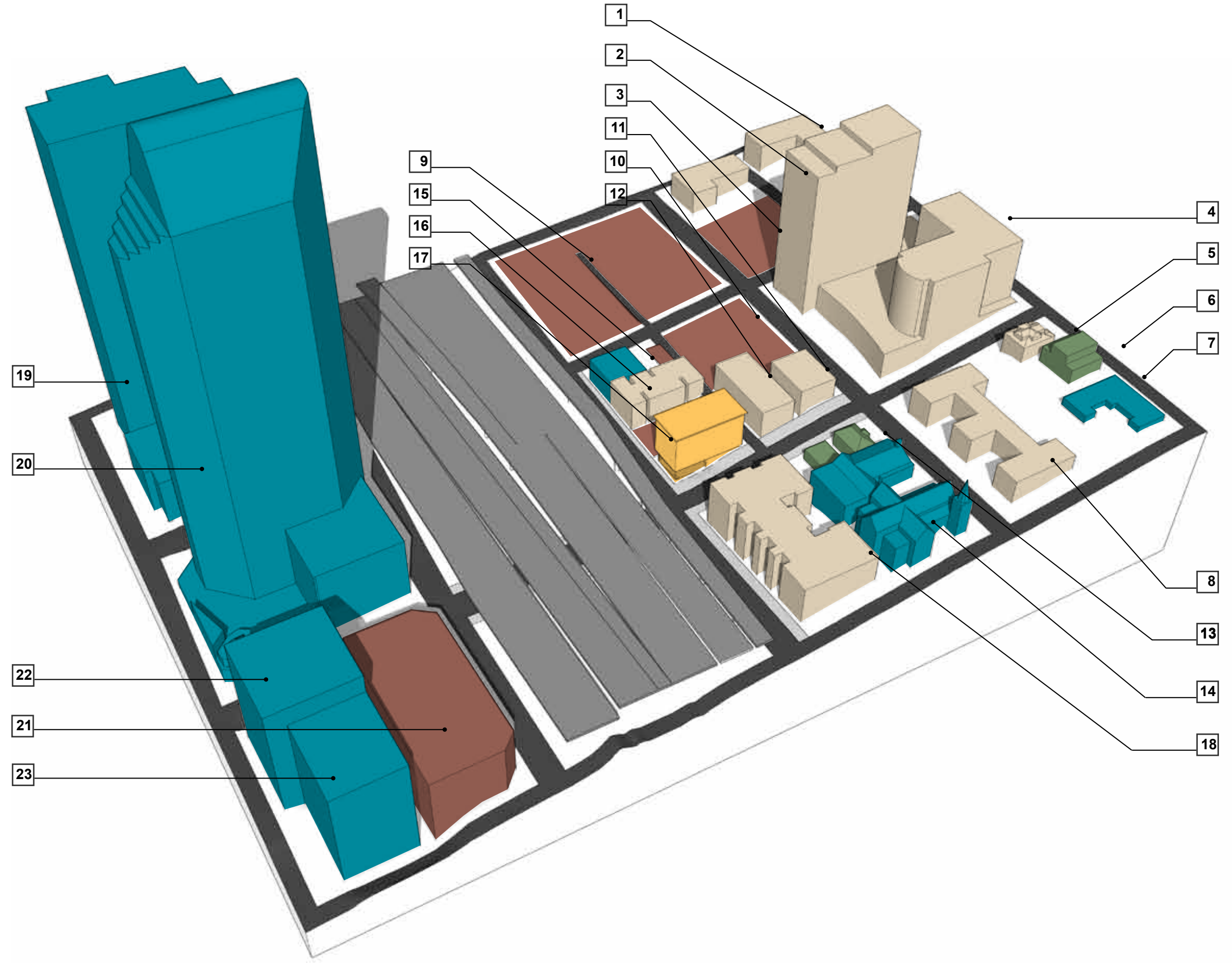


PROJECT OVERVIEW

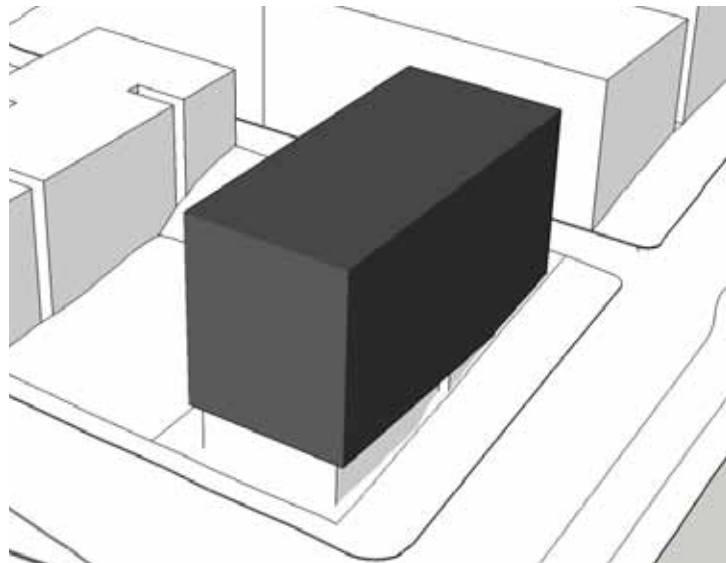
9-BLOCK NEIGHBORHOOD DEVELOPMENT KEY

- 1** Clarwood Apartments
- 2** Frederick Ozanam House
- 3** Surface Parking
- 4** Terrace at Skyline Senior Living Center
- 5** Private Residence
- 6** Kafe Berlin (Former Assay Office)
- 7** University of Washington Children's Center at Harborview
- 8** Bay Ridge Apartments
- 9** Surface Parking for Polyclinic
- 10** Surface Parking
- 11** Bishop Lewis House
- 12** Bradburry Apartments
- 13** Northwest Harvest Food Bank
- 14** Trinity Episcopal Church
- 15** 7th and Columbia Building
- 16** Zindorf Apartments
- 17** Surface Parking
- 18** 7th and James Apartments
- 19** Fifth Avenue Plaza
- 20** Seattle Municipal Tower
- 21** Sea Park Parking Garage
- 22** Seattle Police Headquarters
- 23** Municipal Court of Seattle

- KEY:** BUILDING MAJOR USE
- SITE = RESIDENTIAL
 - I-5
 - RESIDENTIAL
 - PARKING
 - OFFICE/GOVT.
 - CHILD CARE
 - RELIGIOUS
 - FOOD BANK
 - RETAIL



9-BLOCK: USES



CONTEXT & SITE

CS1 NATURAL SYSTEMS AND SITE FEATURES

CS1-C TOPOGRAPHY

CS1-C-1. LAND FORM: The concept of a floating box over a transparent base emerging from the hill was directly informed by the existing landform. As the steep hill slopes down Cherry Street to 7th Avenue, the transparency is revealed while the box maintains its baseline.

CS1-C-2. ELEVATION CHANGES: The utility and storage rooms are located in the spaces that are buried into the hillside allowing the active common rooms to fill the transparent box. The outdoor space is located on an existing elevated landform on the north portion of the site maintaining the existing retaining walls.

CS1-D PLANTS AND HABITAT

CS1-D-2. OFF-SITE FEATURES: The development is proposing to extensively improve the right-of-way sidewalk experience with planters and seating along both 7th Avenue and Cherry Street. The Owner has been coordinating with the First Hill Neighborhood Association to continue similar improvements throughout First Hill. (8th Avenue is a designated Green Street.) The landscaping along Cherry Street continues along the alley in the setback area as well as around the entire building.

CS2 URBAN PATTERN AND FORM

CS2-A LOCATION IN THE CITY AND NEIGHBORHOOD

CS2-A-1. SENSE OF PLACE: The development is focused on creating a welcoming pedestrian entrance/gateway to and from First Hill by improving the right-of-way and providing a transparent and engaging ground level.

CS2-A-2. ARCHITECTURAL PRESENCE: The transparent is setback from the building mass above to lessen the impact of a new structure at the pedestrian level while creating a strong mass above to support the affordable housing.

CS2-B ADJACENT SITES, STREETS, AND OPEN SPACES

CS2-B-1. SITE CHARACTERISTICS: The landform of the steep slope and corner site allows the concept to be visible as a floating box over a transparent base.

CS2-B-2. CONNECTION TO THE STREET: The site allows the building to engage with the street on many levels. The transparent base is visible and connects to the pedestrian level experience as one approaches First Hill beneath I-5 – acting like a beacon. The housing mass creates a strong front to I-5 above.

CS2-B-3. CHARACTER OF OPEN SPACE: New developments in the area, Poly Clinic and Skyline, have provided improvements in the right-of-way to enhance the pedestrian experience as will this development as well. The outdoor amenity area for the tenants will be visible from the alley as well as from 7th Avenue until the adjacent lot is developed softening the harshness of I-5.

CS2-C RELATIONSHIP TO THE BLOCK

CS2-C-1. CORNER SITES: The development is focused on creating a welcoming pedestrian entrance/gateway to and from First Hill by improving the right-of-way and providing a transparent and engaging ground level. The transparent base will act as a welcoming beacon as one emerges from beneath I-5.

CS2-D HEIGHT, BULK AND SCALE

CS2-D-1. EXISTING DEVELOPMENT AND ZONING: While this site is zoned High Rise, the development pursued a mid-rise height, bulk, and scale that relates to the existing immediate buildings.

CS2-D-2. EXISTING SITE FEATURES: The elevation change along Cherry Street minimizes the height impact to the neighboring building across the alley.

CS2-D-4. MASSING CHOICES: The massing of the building is focused on the southern/Cherry Street portion of the site minimizing the impacts to interior lot lines.

CS2-D-5. RESPECT FOR ADJACENT SITES: The proposed building is limited to the southern/Cherry Street portion of the site. The remainder (approximately 2/3) of the alley property line is dedicated to outdoor amenity space. This massing limits the impacts to the adjacent existing residential building to the east/across the alley and to the north.

PUBLIC LIFE

PL2 WALKABILITY

PL2-B SAFETY AND SECURITY

PL2-B-1. EYES ON THE STREET: At the corner of 7th Avenue and Cherry Street, the building's security office will be located to provide eyes on the street for the neighborhood.

PL2-B-2. LIGHTING FOR SAFETY: The development proposes lighting under the canopy, under the building overhang and wall mounted (shielded from glare) around the entire perimeter of the property. The transparent base will also illuminate in the evening providing another level of ambient lighting.

PL2-B-3. STREET-LEVEL TRANSPARENCY: The entire street level base will be fully transparent to provide eyes on the street and provide a connection between the tenant common spaces to the street and exterior patio spaces. The canopy and building overhang at the second level will provide sun relief, as will upper window interior shades.

DESIGN CONCEPT

DC2 ARCHITECTURAL CONCEPT

DC2-A MASSING

DC2-A-1. SITE CHARACTERISTICS AND USES:

The concept of a floating box over a transparent base emerging from the hill was directly informed by the existing landform. As the steep hill slopes down Cherry Street to 7th Avenue, the transparency is revealed while the box maintains its baseline. The utility and storage rooms are located in the spaces that are buried into the hillside allowing the active common rooms to fill the transparent box. The outdoor space is located on an existing elevated landform on the north portion of the site maintaining the existing retaining walls.

DC2-A-2. REDUCING PERCEIVED MASS: The elevation change along Cherry Street minimizes the height and massing impact as the building stretches to the east. The roof overhang (as opposed to a parapet) reduces the perceived height impact as well.

DC2-B ARCHITECTURAL AND FAÇADE COMPOSITION

DC2-B-1. FAÇADE COMPOSITION: The façade treatment and windows patterning is continued around the entire building, designing each façade to the same level. The residential massing facades have a window rhythm that equally and symmetrically punch holes in the floating box. A simple, clean box emphasizes the massive, floating box concept.

DC2-B-2. BLANK WALLS: Blank walls have been avoided or mitigated, along the north façade at ground level, with landscaping.

DC2-C SECONDARY ARCHITECTURAL FEATURES

DC2-C-1. VISUAL DEPTH AND INTEREST: The transparent base is inset from the floating mass above, creating a visual impact of the overall concept, wrapping the siding material under the overhanging soffit. The canopy will have a wood soffit, as will the roof overhang above. Along 7th Avenue, landscaping, bike racks and seating near the main entry enhance the pedestrian experience. The landscaping and seating along Cherry Street enhances the experience while ascending and descending the hill climb.

DC2-C-2. DUAL PURPOSE ELEMENTS: Many of the planter walls along Cherry Street can also be utilized as respite spots for the hill climb. The canopy along 7th Avenue provides weather protection, additional lighting as well as highlighting the main entry.

DC2-C-3. FIT WITH NEIGHBORING BUILDINGS: The size of the windows and simple/clean material articulation reflects the contemporary residential building to the south.



DC2-D SCALE AND TEXTURE

DC2-D-1. HUMAN SCALE: Along 7th Avenue, the canopy, building entry door, seating and low level plantings provide human scale elements. Along Cherry Street, the sidewalk is bounded by seating, trees and low-level plantings on both sides to minimize the impact of the street traffic as well as the building massing.

DC2-D-2. TEXTURE: Street level texture: The planter walls along Cherry Street will have texture and details to relate to the history of logging on First Hill. The sidewalk will have accent panels to create texture along the horizontal surface. Building Texture: The building will have smooth and crisp detailing at all levels to emphasize the floating box as one mass and the transparent base.

DC2-E FORM AND FUNCTION

DC2-E-1. LEGIBILITY AND FLEXIBILITY: The floating box proportions are directly driven by the function/ efficient studio unit layout along a double-loaded corridor. The window patterning is a direct result of the studio unit organization. The slope of the existing site drives the transparent base height. The ground level uses are organized to take advantage of the natural light and connection & access to the outdoor amenity areas. The walls that divide the ground level spaces are non-structural – making the space flexible for possible changes in the future.

DC4 EXTERIOR ELEMENTS AND FINISHES

DC4-A EXTERIOR ELEMENTS AND FINISHES

DC4-A-1. EXTERIOR FINISH MATERIALS: Aluminum storefront, exposed concrete and metal siding are extremely durable and low maintenance which is critical for this site's location adjacent to I-5 and heavy pedestrian traffic.

DC4-A-2. CLIMATE APPROPRIATENESS: Adjacent to high traffic and potential high impact areas, aluminum storefront and concrete is used. Where metal siding is used in these potential areas, landscaping is used as a buffer.

DC4-C LIGHTING

DC4-C-1. FUNCTIONS: The development proposes lighting under the canopy, under the building overhang and wall mounted (shielded from glare) around the entire perimeter of the property. The transparent base will also illuminate in the evening providing another level of ambient lighting.

DC4-C-2. AVOIDING GLARE: All the lighting proposed will be either down lighting or shielded to avoid glare.

DC4-D TREES, LANDSCAPE, HARDSCAPE MATERIALS

DC4-D-1. CHOICE OF PLANT MATERIALS: The street trees along Cherry Street will be replaced with new and viable cherry trees. The plants incorporated throughout the property will be native, drought tolerant, sensory and discourage rodent nesting.

DC4-D-2. HARDSCAPE MATERIALS: Diagonal scoring down Cherry Street will be incorporated to interpret the historic harvesting of trees on First Hill. Tighter scoring patterns will highlight the main entry along 7th Avenue.

DC4-D-3. LONG RANGE PLANNING: The size and spacing of the planting/trees will be propitiate for the site/ locations for the plants to properly mature.

DC4-D-4. PLACE MAKING: Cherry trees along Cherry Street and throughout the site will be incorporated. The landscaping, planter walls and seating along Cherry Street create opportunities for rest and contemplation for the entire neighborhood.



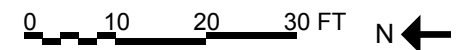
OPPORTUNITIES & CONSTRAINTS

OPPORTUNITIES

- O-1** Access to services along alley.
- O-2** Buildings in the immediate vicinity are relatively low and allow for solar access and views south and west of the site.
- O-3** Interstate 5 to the West allows for views from the upper levels to downtown, peek-a-boo views of Puget Sound and Mount Rainier.
- O-4** Heavy pedestrian traffic and wide sidewalks along Cherry Street give the opportunity for an active environment.
- O-5** First Hill amenities such as medical centers and churches will benefit the future tenants.
- O-6** Steep slope allows mechanical and storage areas to be located below grade, limiting blank wall/maximizing windows where possible.

CONSTRAINTS

- C-1** Steep slope of the site presents a challenge for programming and access.
- C-2** Proximity to Interstate 5 presents challenges with noise and pollution.
- C-3** Heavy Vehicular traffic along 7th Avenue presents challenges for noise and pedestrian safety.
- C-4** Size and configuration of site is challenging to work with when applying code complying zoning setbacks.



VIEW OF SITE FROM ALLEY LOOKING SOUTH



VIEW OF SITE FROM ACROSS CHERRY ST. LOOKING NORTH WEST



VIEW OF SITE FROM ACROSS 7TH AVE. LOOKING SOUTH EAST

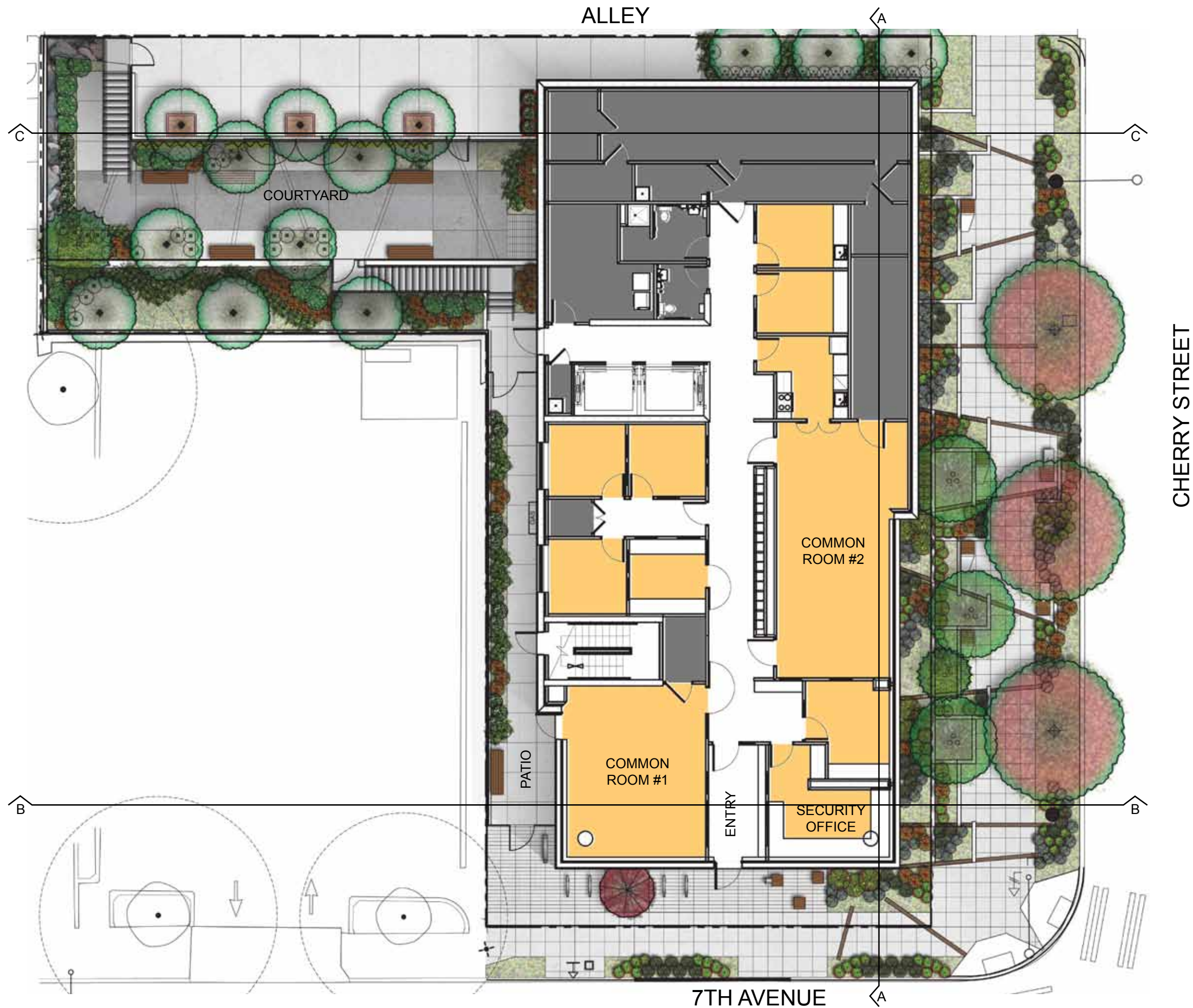


VIEW OF SITE FROM ACROSS 7TH AVE LOOKING EAST

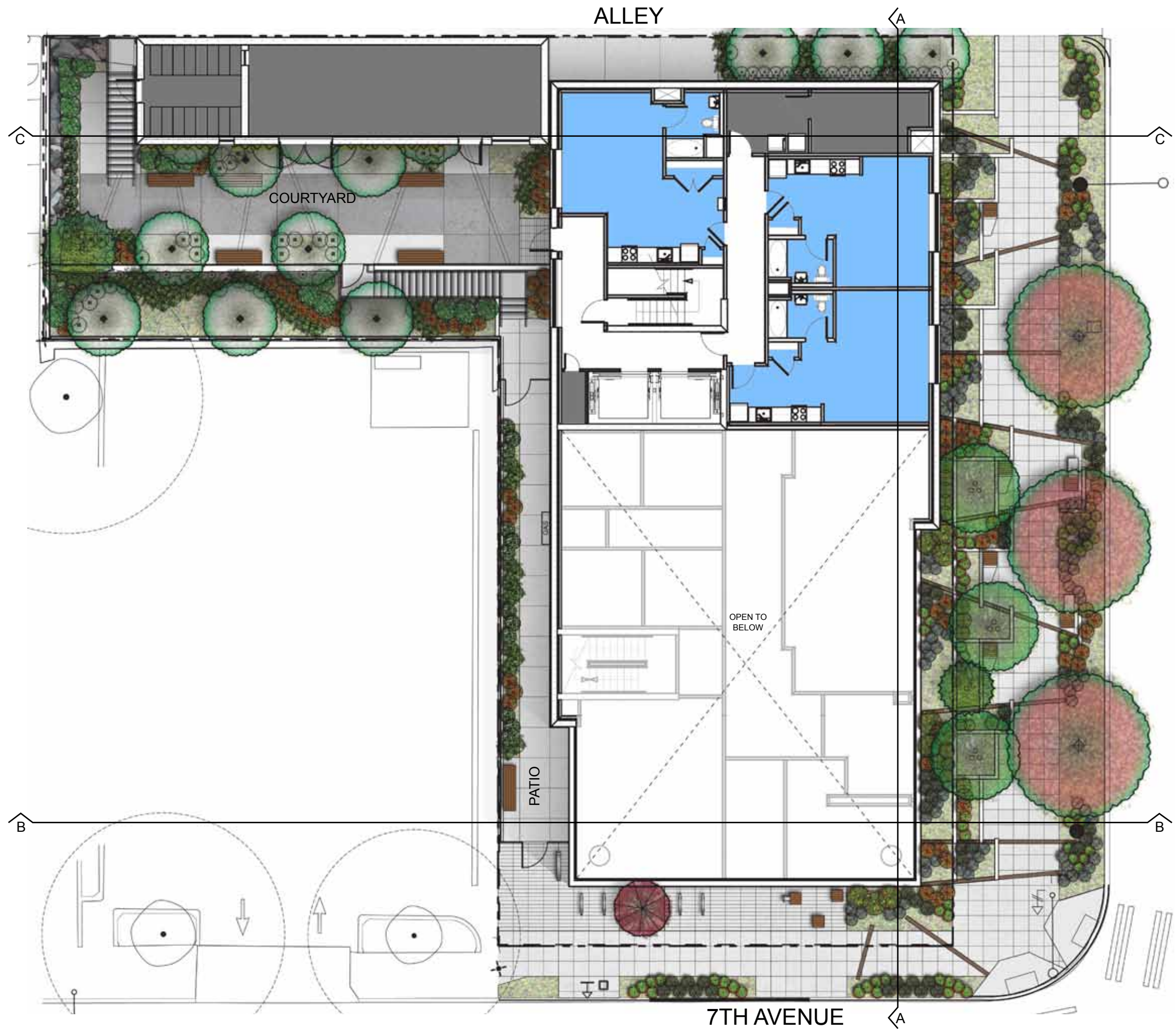




PLAN: SITE AND GROUND LEVEL



- KEY:
- COMMON
 - MECHANICAL
 - UNITS



CHERRY STREET

- KEY:
- COMMON
 - MECHANICAL
 - UNITS



PLAN: LEVEL 1

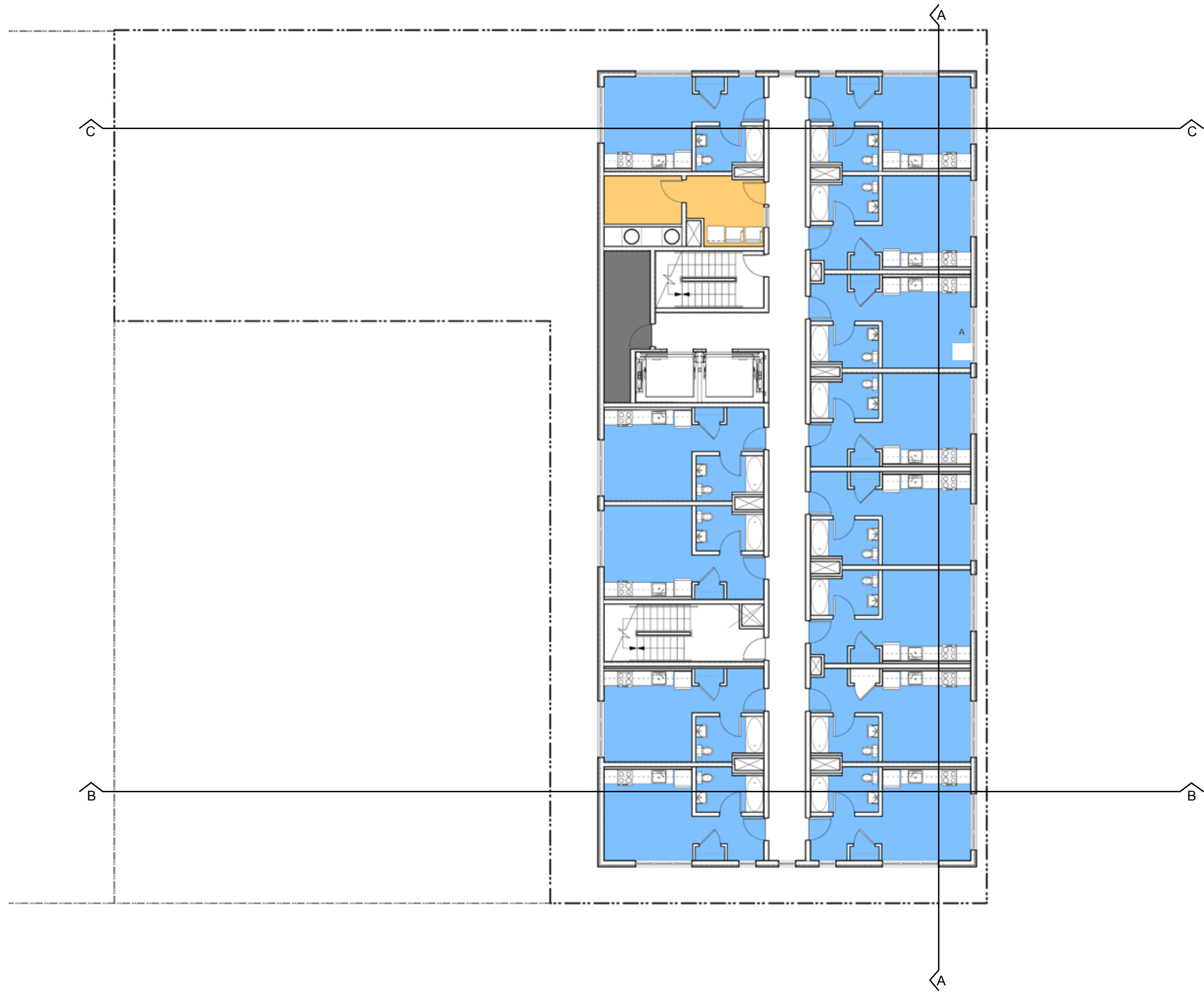


PLAN: LEVEL 2



CHERRY STREET

- KEY:
- COMMON
 - MECHANICAL
 - UNITS



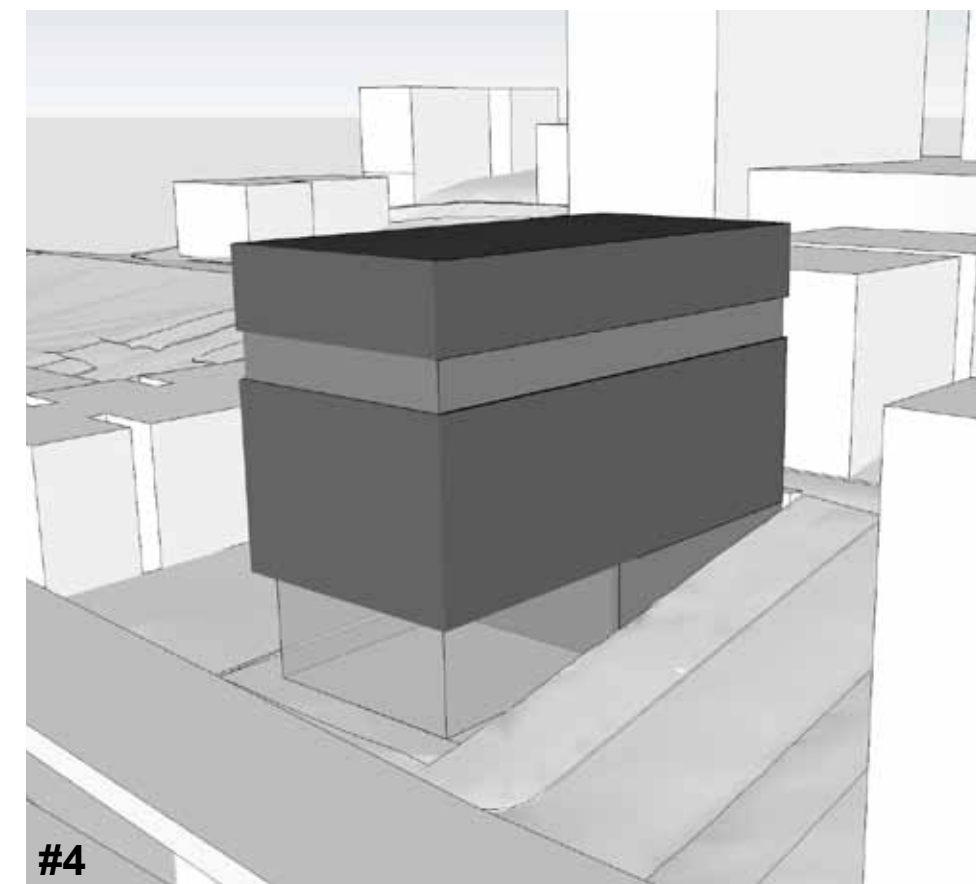
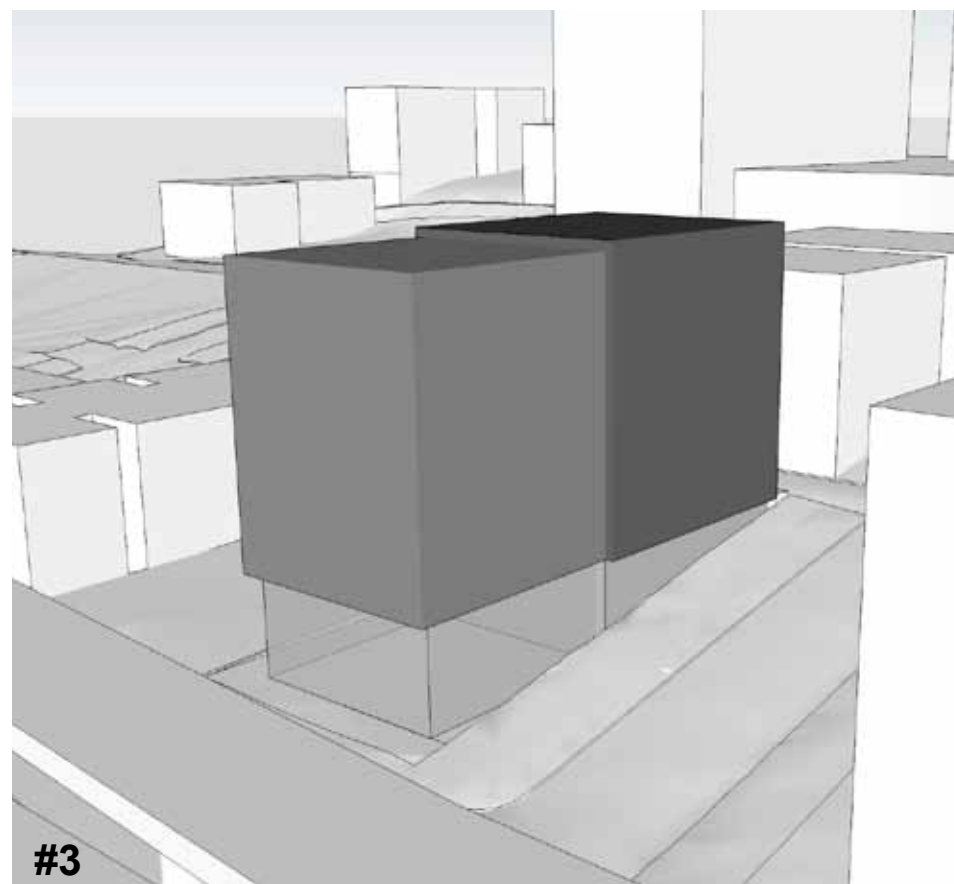
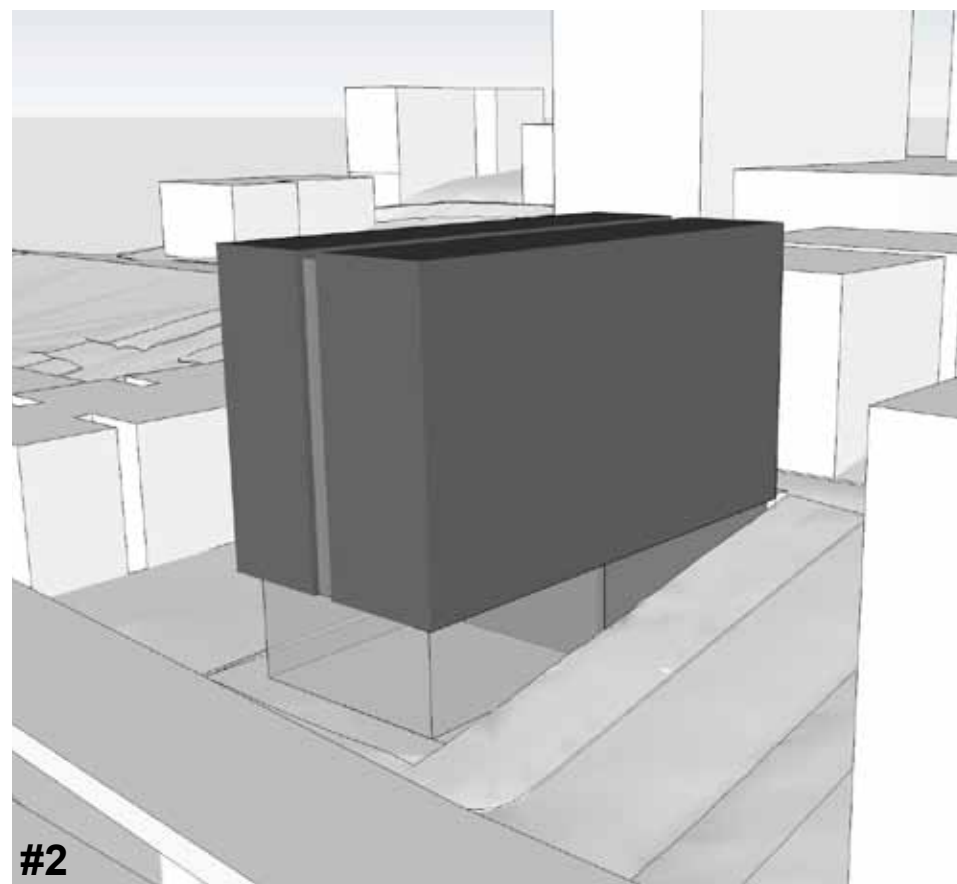
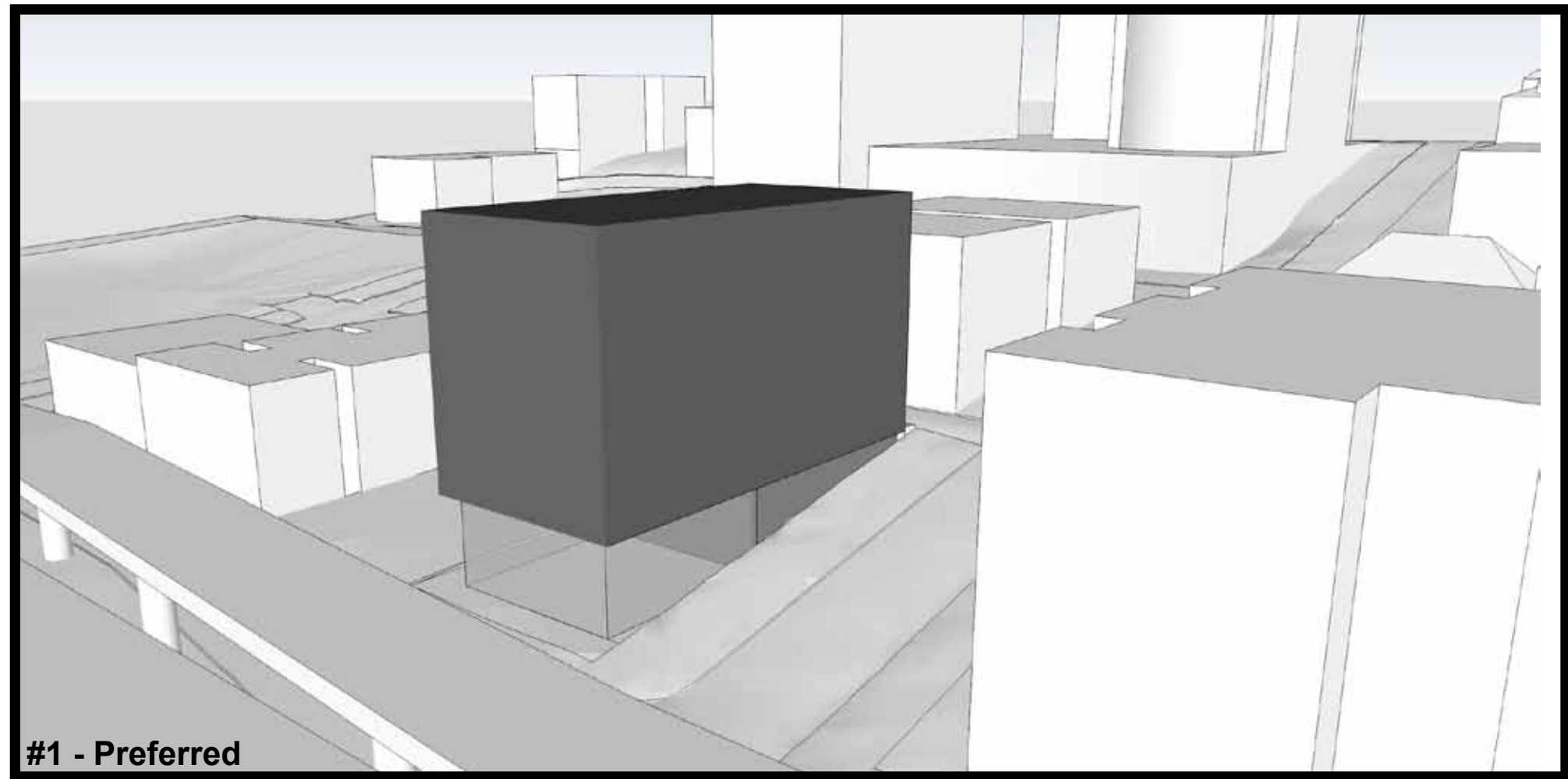
KEY:

- COMMON
- MECHANICAL
- UNITS

N ←

PLAN: LEVEL 3-7

MASSING STUDY	IN RESPONSE TO CS1 & CS2 & DC2
#1 - Preferred	The great mass of the floating box translates best as a clean box without articulation. The glass box emerges below the mass as the ground falls away.
#2	Breaks the massing along the corridor which gives relief along the front and alley facades, but detracts from simplicity.
#3	Breaks the overall massing into three different hierarchies, which are unrelated to the interior functions of the spaces.
#4	Breaks the floating box massing into traditional base-middle-top.





#1 - Preferred

WINDOW STUDY	IN RESPONSE TO DC2
#1 - Preferred	Maximizes the glazing in all the units. Each studio unit has a group of three windows and the ends of the corridors a single window – creating a window vocabulary. The unit window module mimics the massing relationship of the overall building. The storefront base windows are designed to maximize their height and spacing to create a transparent base.
#2	Exploring a picture and casement window for each studio unit and a single window at the ends of the corridors. The uneven sill heights distracts from the overall massing.
#3	Exploring large pairs of awning windows for each studio unit simplifies the breakdown of the façade.
#4	Exploring a large window module for each studio unit that is subdivided for casement and awning operations. The multiple divisions distracts from the overall massing.



#2



#3



#4

SIDING STUDY	IN RESPONSE TO CS2 & DC2 & DC4
#1 - Preferred	Horizontal siding emphasizes the “weight” of the floating box. The roof overhang tops the building, pressing it down.
#2	Vertical siding highlights volume of floating box.
#3	Mixed panel sizes creates a distracting facade and the addition of a parapet changes the massing proportions.
#4	Exploring large panels (4’x8’) to create minimal breaks in the façade. The massing effects seem over-scaled for the building façade.



SIDING STUDY



#1 - Preferred

COLOR STUDY	IN RESPONSE TO DC4
#1 - Preferred	Dark Bronze siding to emphasize the concept of a mass floating above a transparent base - clear anodized aluminum storefront with a solid wood entry door. The siding continues under the overhang at level 2 creating the effect of a solid box. The dark color was also selected because of its rich tone and less likely to show pollution film from I-5 as quickly as a lighter color. The concrete foundation will be exposed in all schemes showing off its true material. The roof overhang will have a wood soffit to connect to the canopy below.
#2	Metallic Champagne has a great effect of changing tones with the daytime light, but loses the effect of a heavy mass over a transparent base.
#3	Old Town Gray creates a monotone building with clear anodized aluminum storefront and exposed concrete.
#4	Colonial Red creates a potential distracting pop of color along the I-5 corridor. The dark anodized storefront base loses the effect of a transparent base - dividing the glazing with visual breaks.



#2



#3



#4

COLOR STUDY



SOUTH WEST VIEW



NORTH WEST VIEW



#1 PREFERRED - PLAN

Canopy Construction: Painted steel frame to match the clear anodized aluminum storefront, cantilevered from the structural beam supporting the storefront. The soffit will be wood, creating a relationship to the planting and pedestrian level. Recessed lighting will be integrated into the soffit.

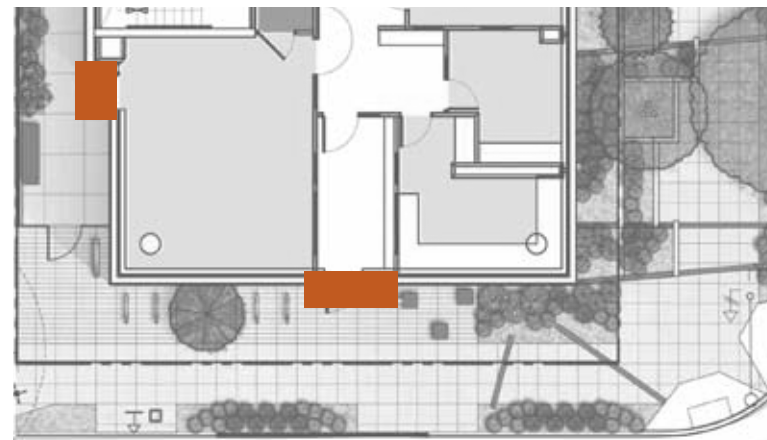
Starting the canopy at the main entrance identifies the entry door along the transparent base. Holding the canopy back from the corner of 7th Avenue and Cherry Street emphasizes the transparent base at its main corner. The canopy continues north and around the building corner highlighting the secondary entrance to the common room adjacent outdoor patio. The canopy provides overhead weather protection at the entry, short-term bike parking and the outdoor patio area.



SOUTH WEST VIEW



NORTH WEST VIEW



#2 - PLAN

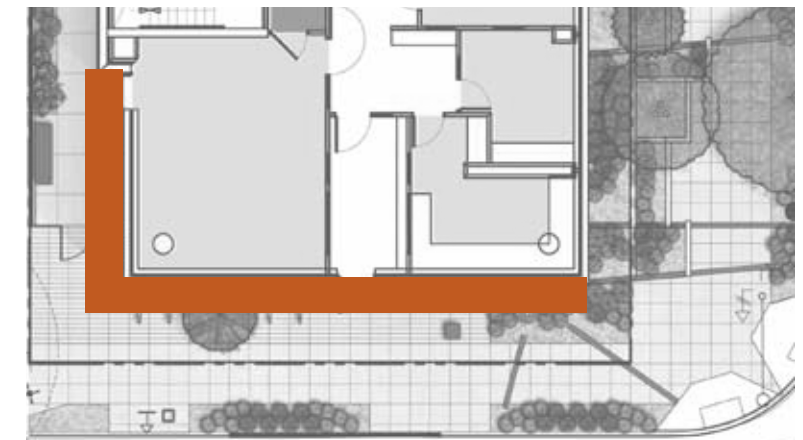
The canopy highlights the main entrance along the transparent base. (Continuous overhead weather protection is not required by the Land Use Code.)



SOUTH WEST VIEW



NORTH WEST VIEW



#3 - PLAN

Continuing the canopy along the entire façade of 7th Avenue divides the transparent base volume and does not highlight the main entrance.





#1 - Preferred

SIGNAGE STUDY	
#1 - Preferred	Proposing a sign - "PLYMOUTH" and a cherry fruit graphic - mounted on the southwest corner for northbound/exiting traffic.
#2	Exploring sign location on the northwest corner - not preferred because it is not the main building street corner.
#3	A blade sign visible for both north and south bound traffic would block sun exposure at the northern units.
#4	Proposing mounting on the south façade "blank wall" - would have limited exposure from I-5.



#2



#3

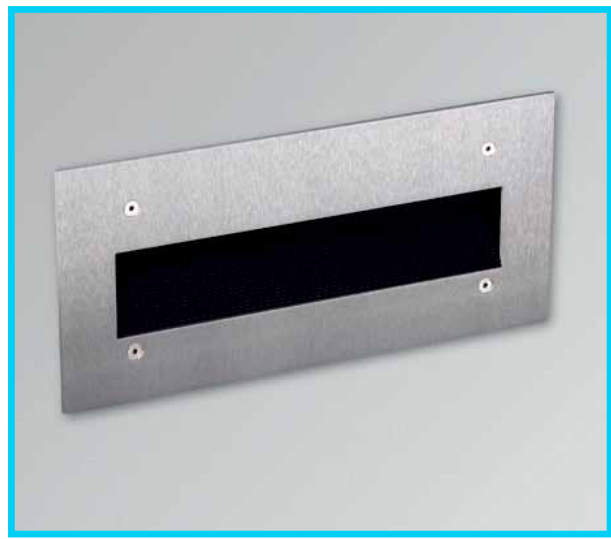


#4

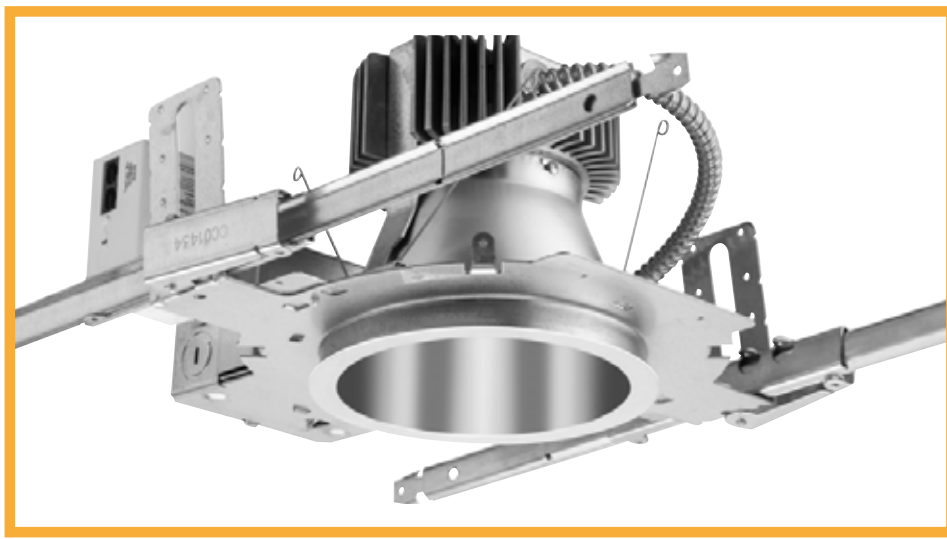
SIGNAGE STUDY - "PLYMOUTH ON CHERRY"



LIGHTING PERSPECTIVE



STEP LIGHTING



RECESSED CAN

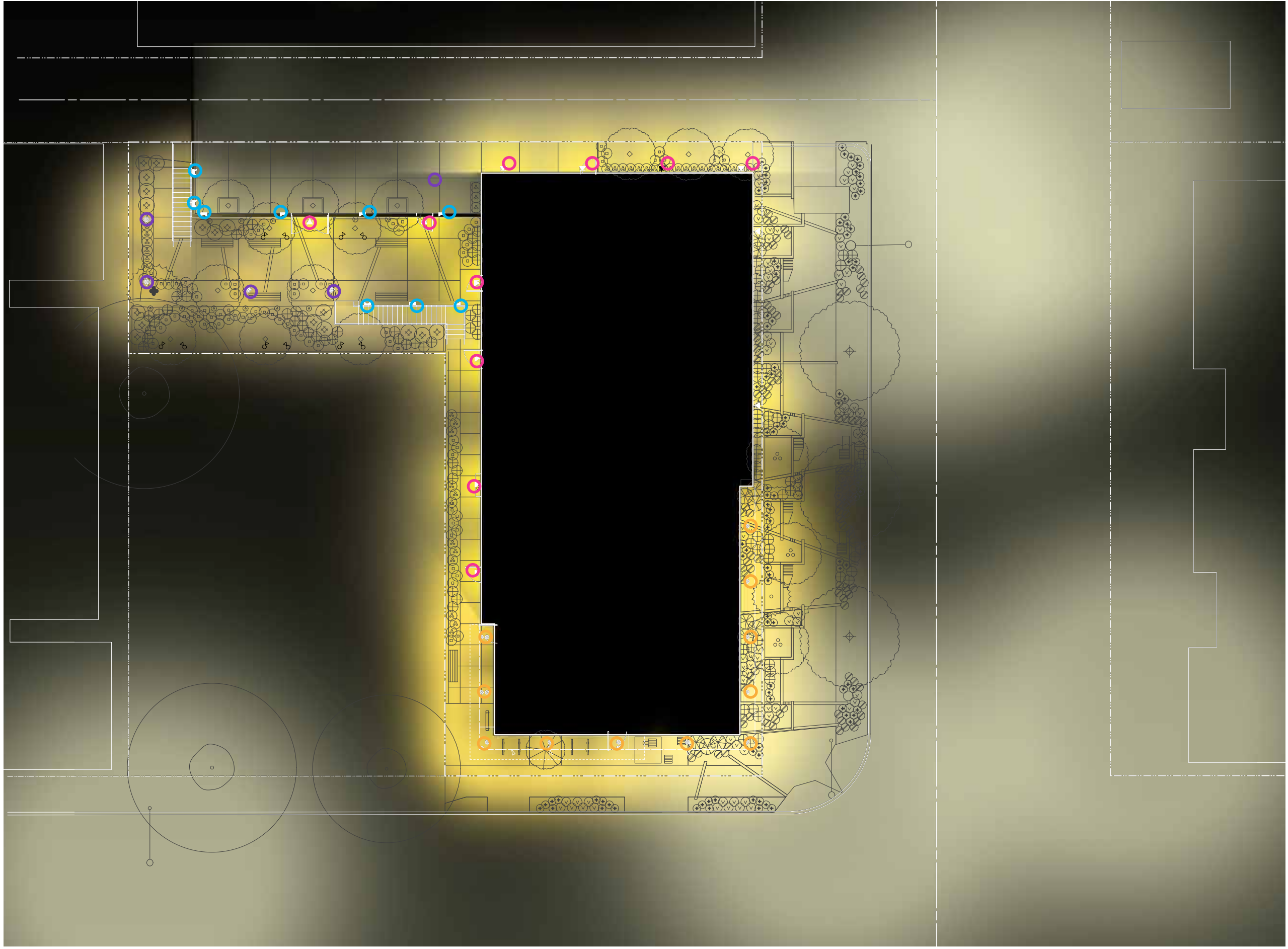


BOLLARD

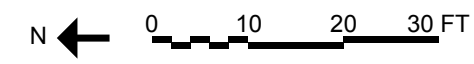
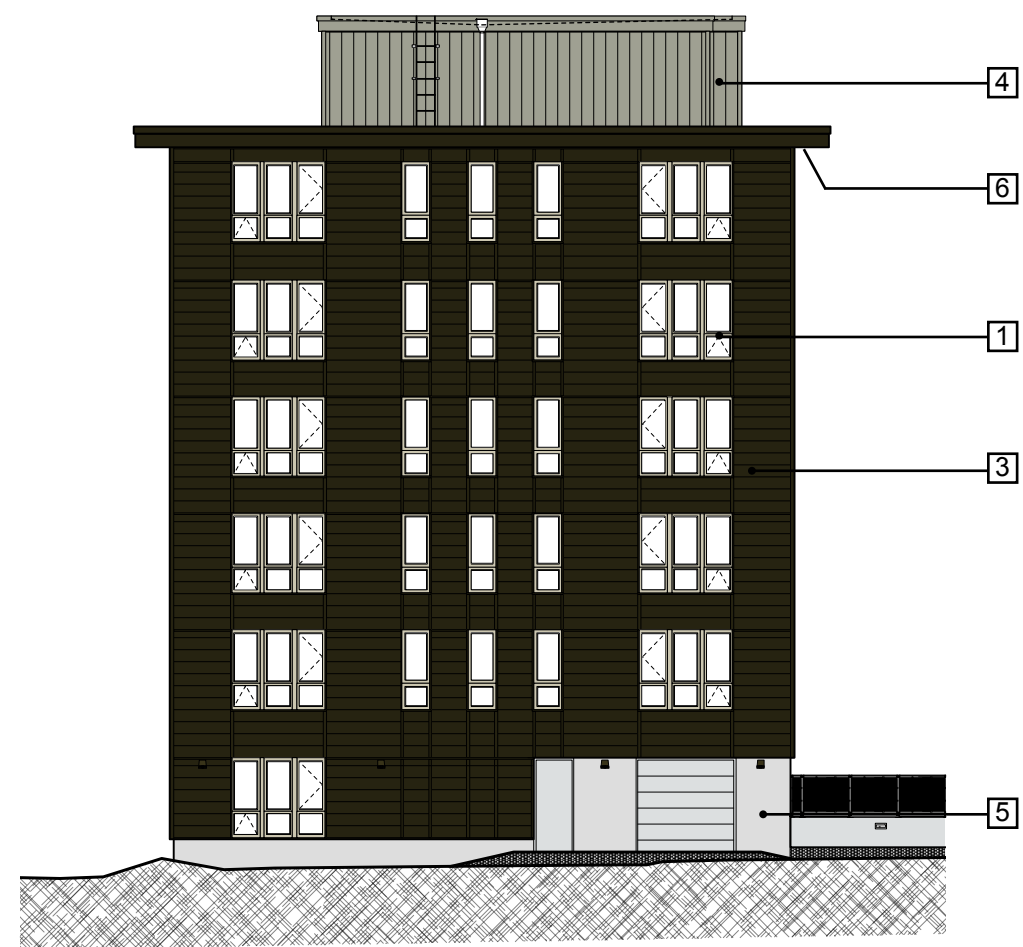
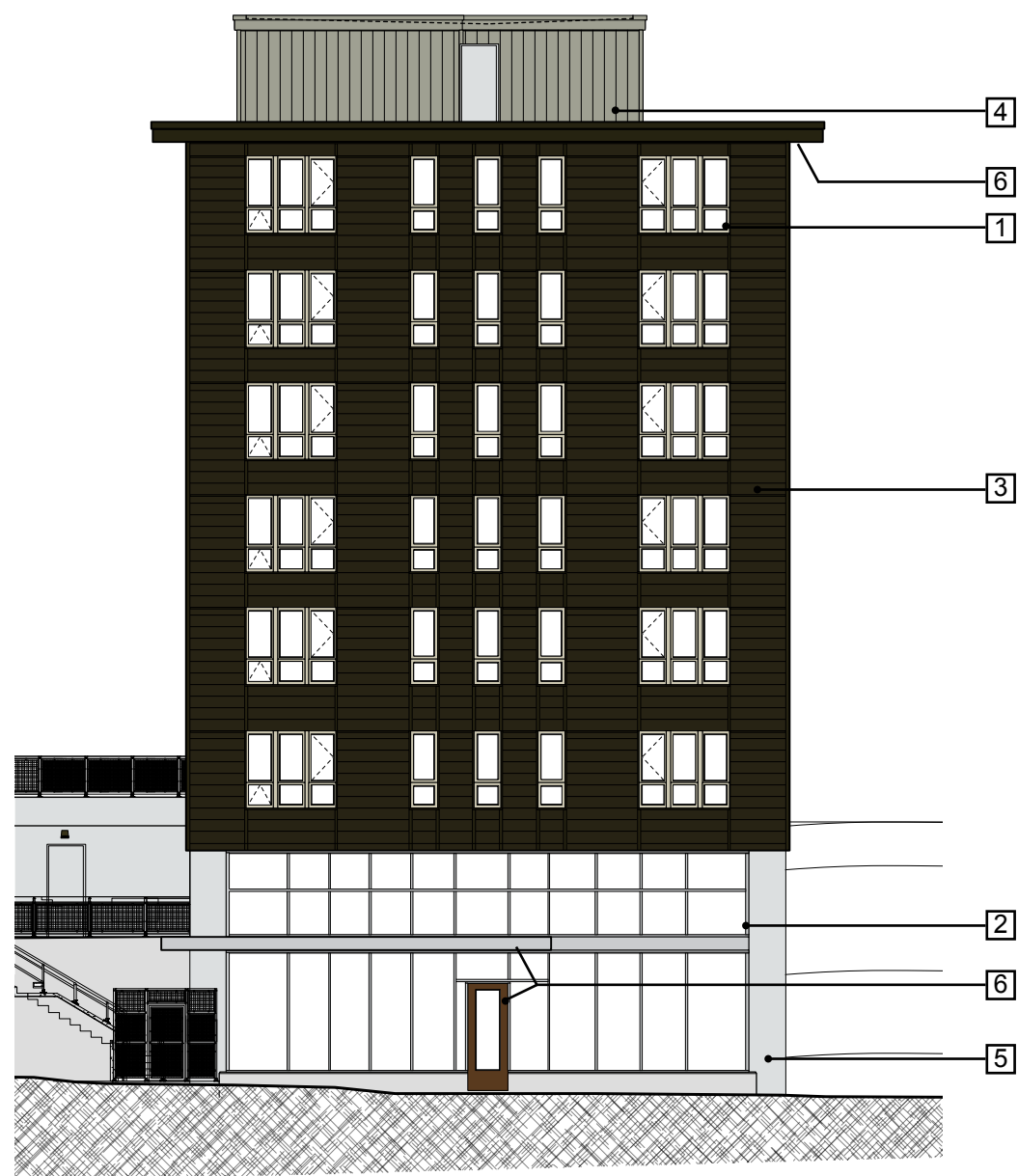


WALL MOUNTED

LIGHTING PERSPECTIVE & FIXTURE TYPE



EXTERIOR LIGHTING PLAN



CLADDING & WINDOW SYSTEM MATERIAL EXAMPLES

1. VINYL/FIBERGLASS WINDOWS

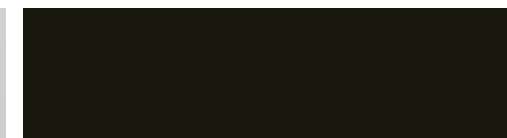
2. STOREFRONT

3. AEP SPAN METAL PANELS

4. AEP SPAN METAL PANELS

5. CONCRETE

6. WOOD



FINISH - ADOBE

FINISH - CLEAR ANODIZED ALUMINUM

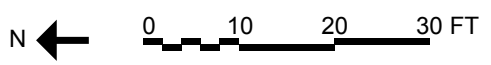
FINISH - COOL DARK BRONZE

FINISH - COOL PARCHMENT

FINISH - UNPAINTED

FINISH - CEDAR NATURAL/
CLEAR COAT

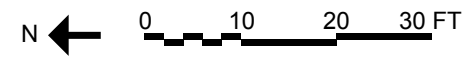
WEST & EAST EXTERIOR ELEVATIONS



CLADDING & WINDOW SYSTEM MATERIAL EXAMPLES

1. VINYL/FIBERGLASS WINDOWS	2. STOREFRONT	3. AEP SPAN METAL PANELS	4. AEP SPAN METAL PANELS	5. CONCRETE	6. WOOD
					
FINISH - ADOBE	FINISH - CLEAR ANODIZED ALUMINUM	FINISH - COOL DARK BRONZE	FINISH - COOL PARCHMENT	FINISH - UNPAINTED	FINISH - CEDAR SEALED/ CLEAR COAT

SOUTH EXTERIOR ELEVATION



CLADDING & WINDOW SYSTEM MATERIAL EXAMPLES

1. VINYL/FIBERGLASS WINDOWS

2. STOREFRONT

3. AEP SPAN METAL PANELS

4. AEP SPAN METAL PANELS

5. CONCRETE

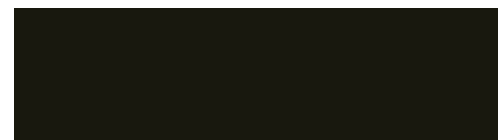
6. WOOD



FINISH - ADOBE



FINISH - CLEAR ANODIZED ALUMINUM



FINISH - COOL DARK BRONZE



FINISH - COOL PARCHMENT

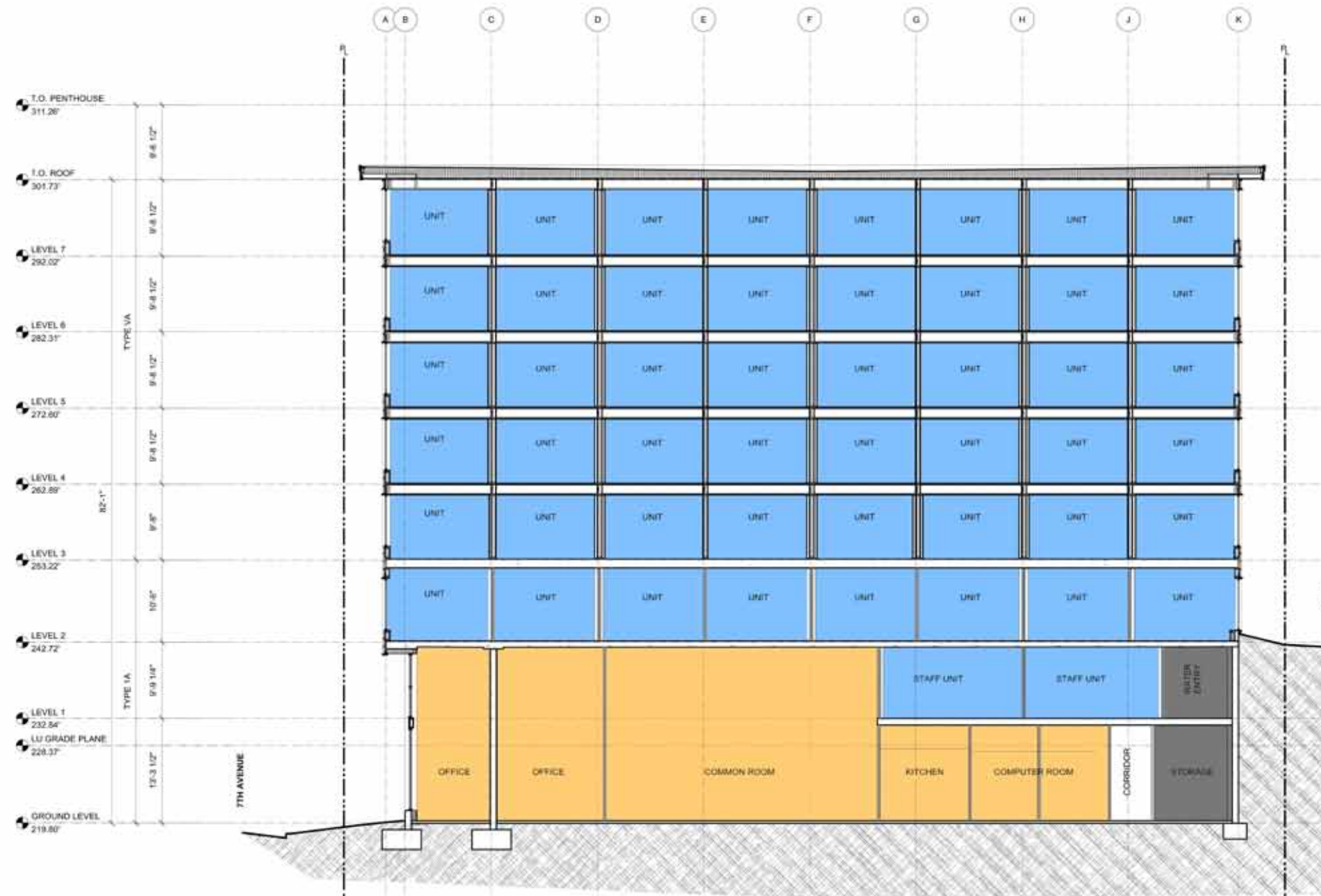


FINISH - UNPAINTED



FINISH - CEDAR SEALED/
CLEAR COAT

NORTH EXTERIOR ELEVATION



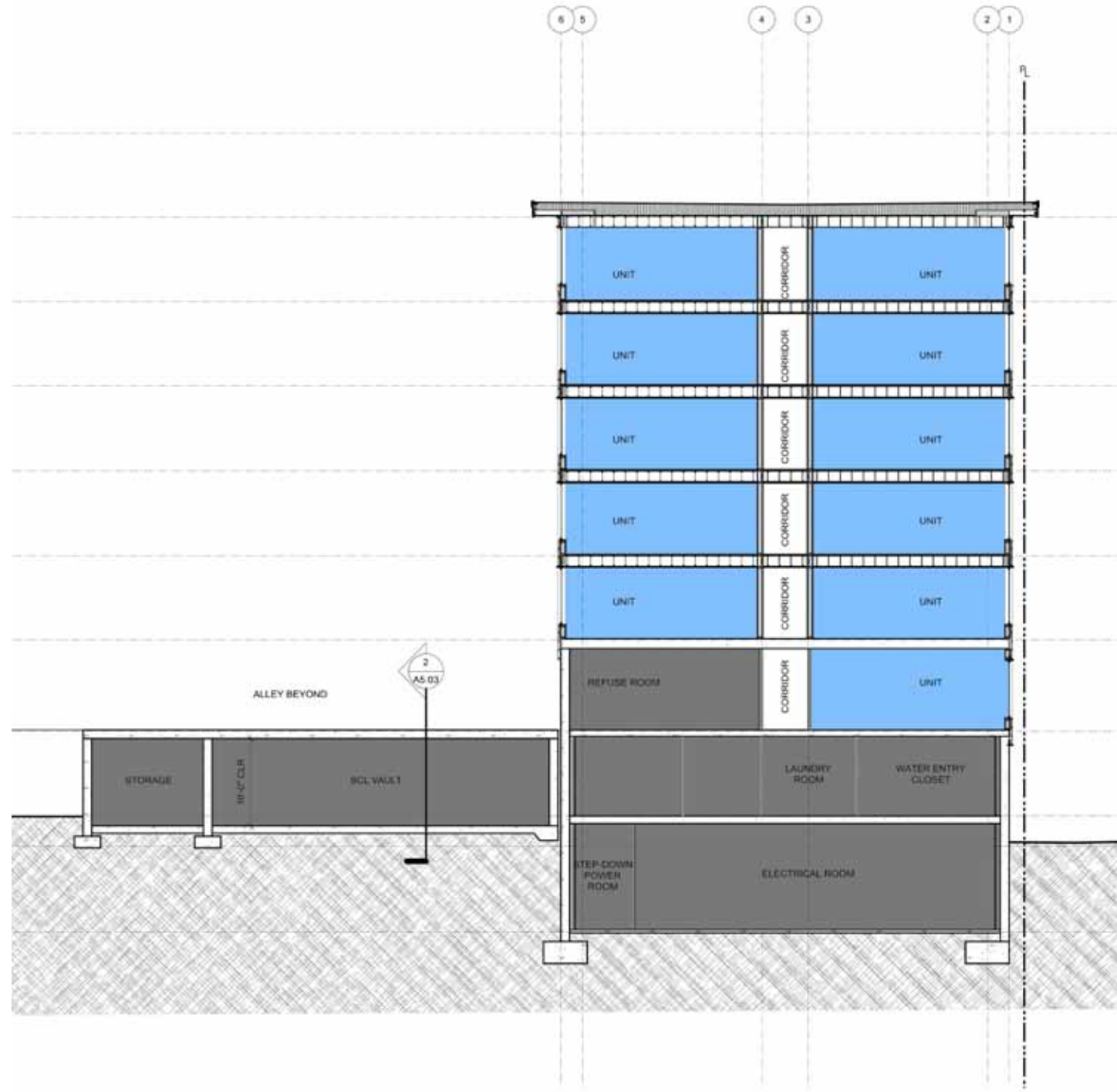
- KEY:
- COMMON
 - MECHANICAL
 - UNITS

A - A SECTION

BUILDING SECTIONS



B - B SECTION



C - C SECTION

- KEY:
- COMMON
 - MECHANICAL
 - UNITS

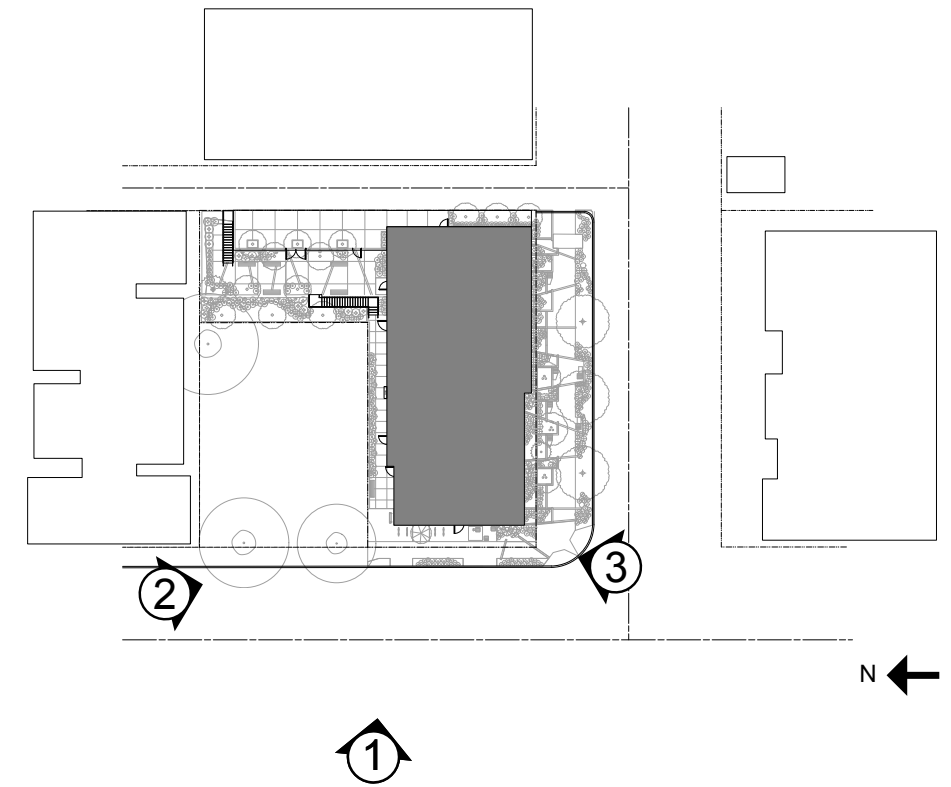
BUILDING SECTIONS



7TH AVE & CHERRY STREET PERSPECTIVE



#1 VIEW OF ENTRANCE FROM ACROSS STREET

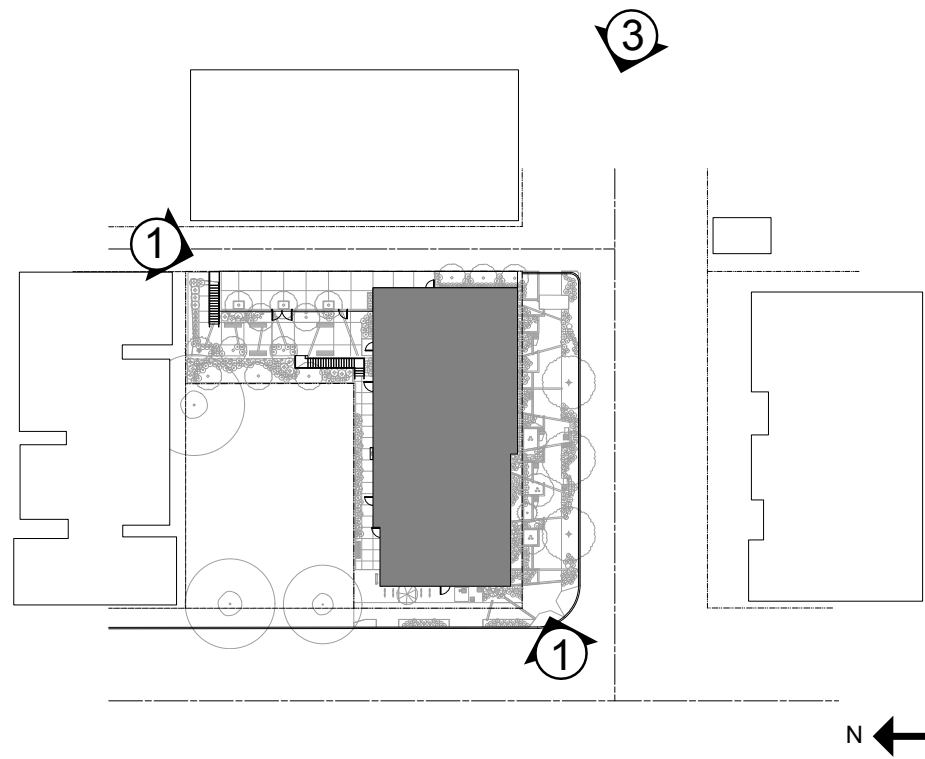


#2 VIEW OF ENTRANCE FROM SIDEWALK ENTRANCE TO PATIO



#3 VIEW OF ENTRANCE FROM NE CORNER OF 7TH AVE. AND CHERRY ST.

PEDESTRIAN LEVEL PERSPECTIVES



#1 VIEW INTO COURTYARD AND NE CORNER FROM ALLEY



#2 VIEW EAST UP THE CHERRY STREET HILL CLIMB

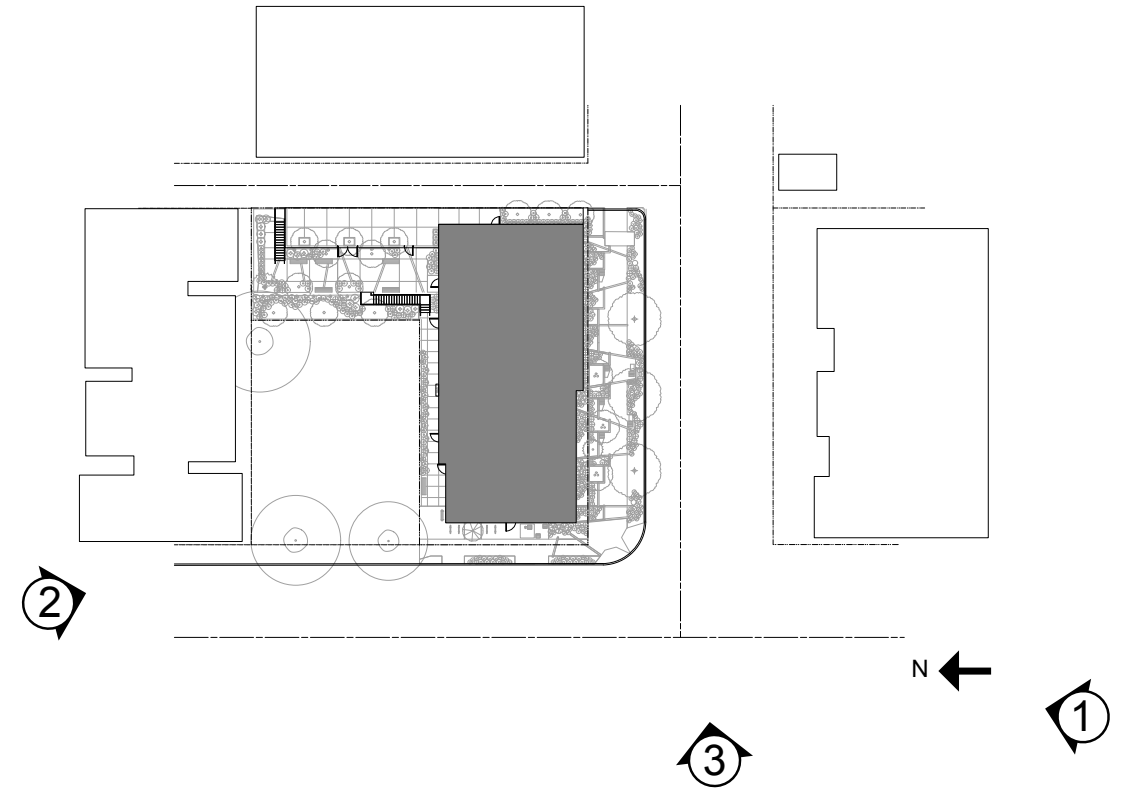


#3 VIEW OF SW CORNER FROM CHERRY STREET HILL CLIMB FROM 8TH AVENUE

CHERRY STREET & ALLEY PERSPECTIVES



#1 VIEW OF BUILDING FROM I-5 NORTH-BOUND



#2 VIEW FROM CHERRY STREET LOOKING EAST



#3 VIEW OF NW CORNER FROM 7TH AVE

I-5 PERSPECTIVES



TRIO CONDOS - 1ST AVE & DENNY WAY



MOUNT BAKER STATION LOFTS - SMR



DEKKO PLACE - SMR



VIVA - E UNION STREET



POLY CLINIC



12TH AVENUE ARTS - SMR

PRECEDENTS

SEATTLE LAND USE CODE ANALYSIS

High Rise - HR (Using Mid Rise setback requirements)

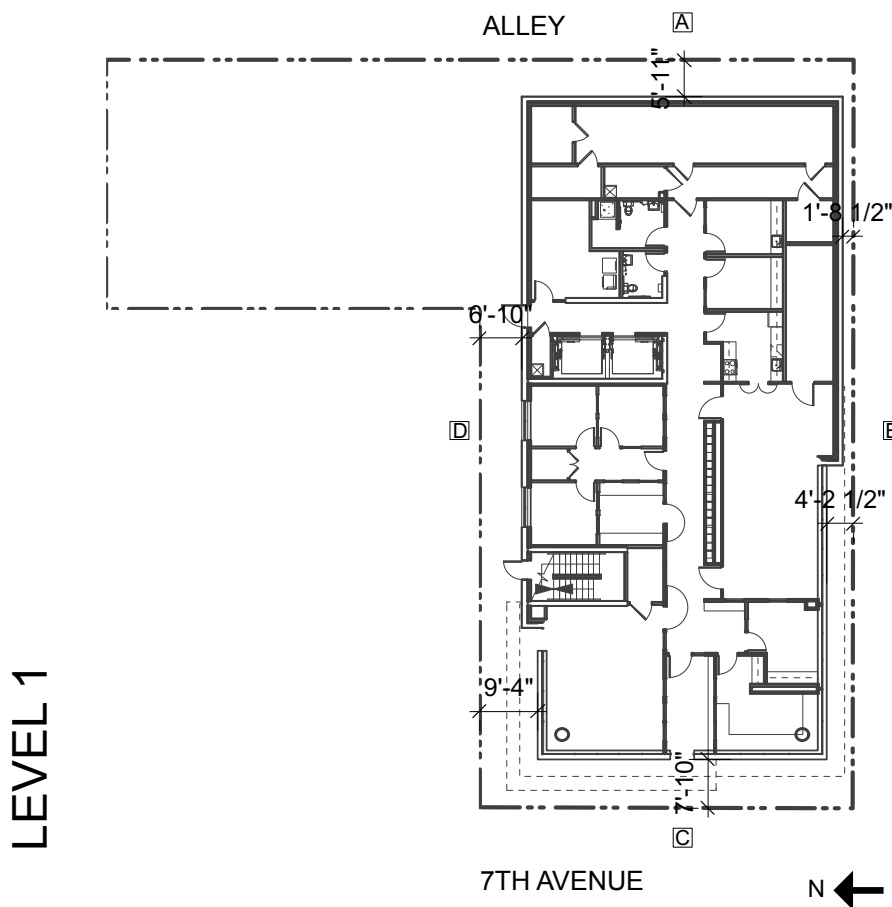
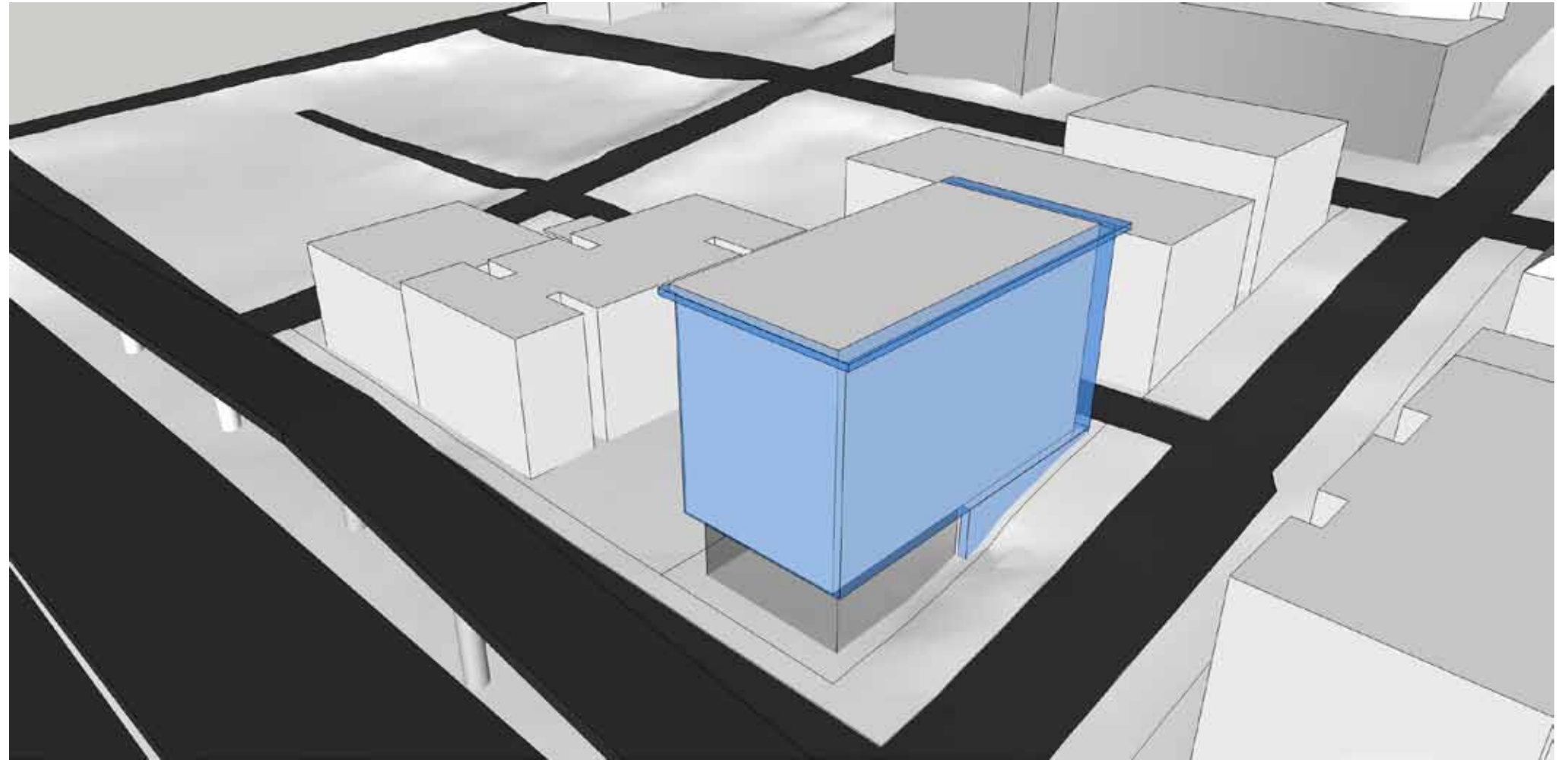
First Hill Urban Center Village

Close proximity to Neighborhood Green Street

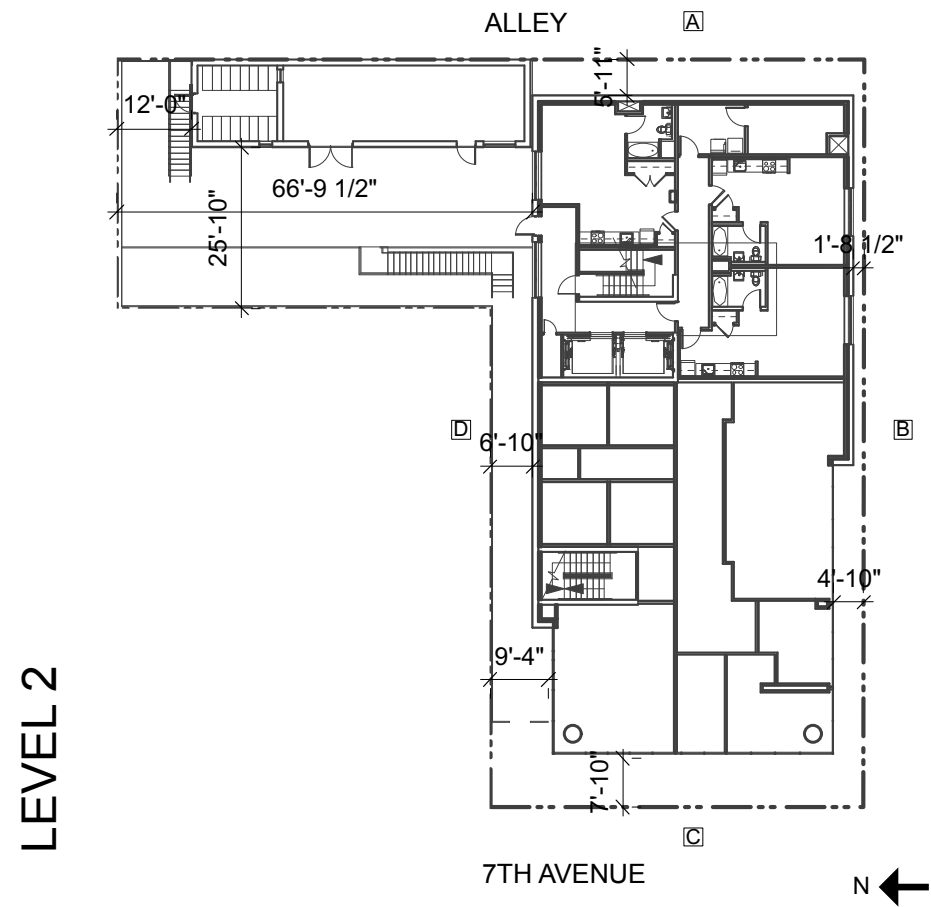
23.45.518 Setbacks and Separations:

C. Setbacks: Structure of 85'-0" or less are subject to the setback provisions in subsection 23.45.518B MR Setbacks: 7'-0" average setback, 5'-0" minimum setback along front and side street lot lines. 10'-0" minimum setback along back property lines which abut an alley. For interior lot lines, 42 feet or less in height: 7 foot average setback; 5 foot minimum setback or above 42 feet in height: 10'-0" average setback; 7'-0" minimum setback. (Refer to Page 20 for additional information and departure request.)

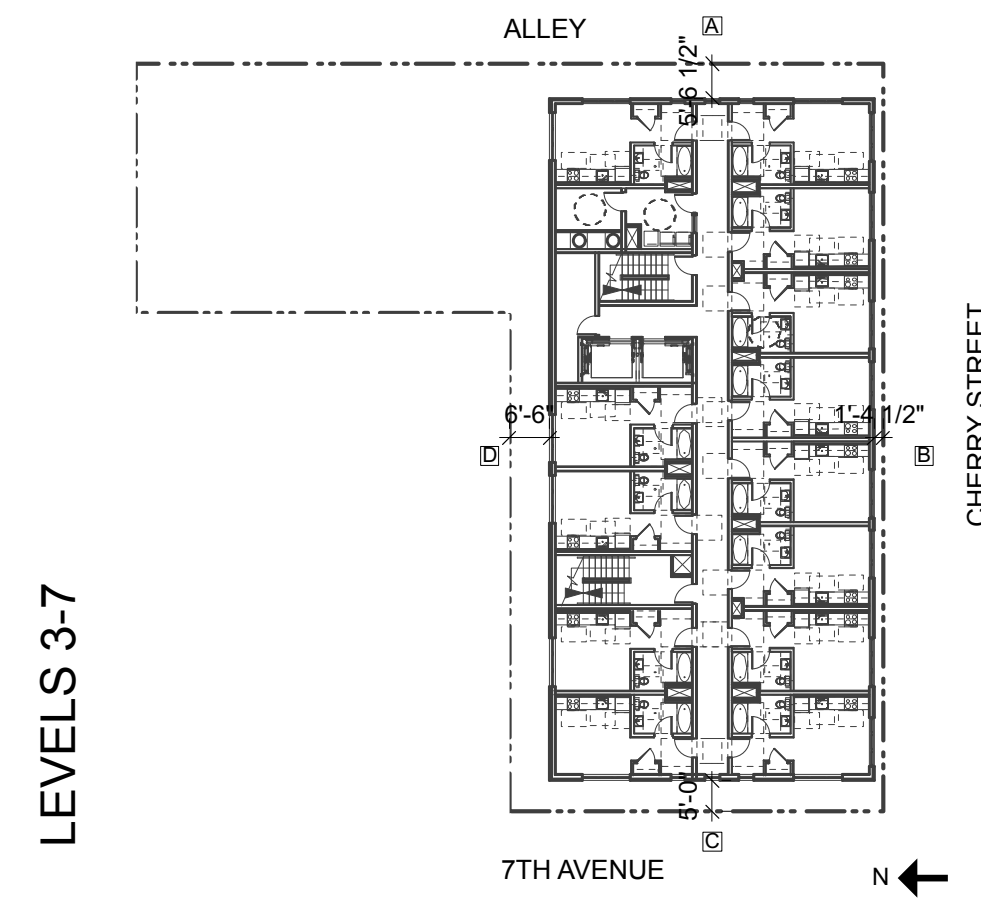
PL	Type	Code Compliant (Below 42'-0")	Code Compliant (Above 42'-0")	Proposed	Departure/Meet / Exceed
A	Rear setback Abutting Alley	10'-0" min.	10'-0" min.	5'-6 1/2" (Consistent setback)	Departure Requested
B	Side setback from Cherry Street	7'-0" avg. / 5'-0" min.	7'-0" avg. / 5'-0" min.	Varies between 4'-2" and 1'-4" setback. 1'-8" avg.	Departure Requested
C	Front setback from 7 th Avenue	7'-0" avg. / 5'-0" min.	7'-0" avg. / 5'-0" min.	Level 1 = 7'-10" setback Levels 2-7 = 5'-0"	Exceeds on level 1. Departure on levels 2-7.
D	Side setback from an interior lot line	7'-0" avg. / 5'-0" min.	10'-0" avg. / 7'-0" min.	Varies between 6'-6" and 63'-2"; 25'-1/2" avg.	Exceeds



LEVEL 1

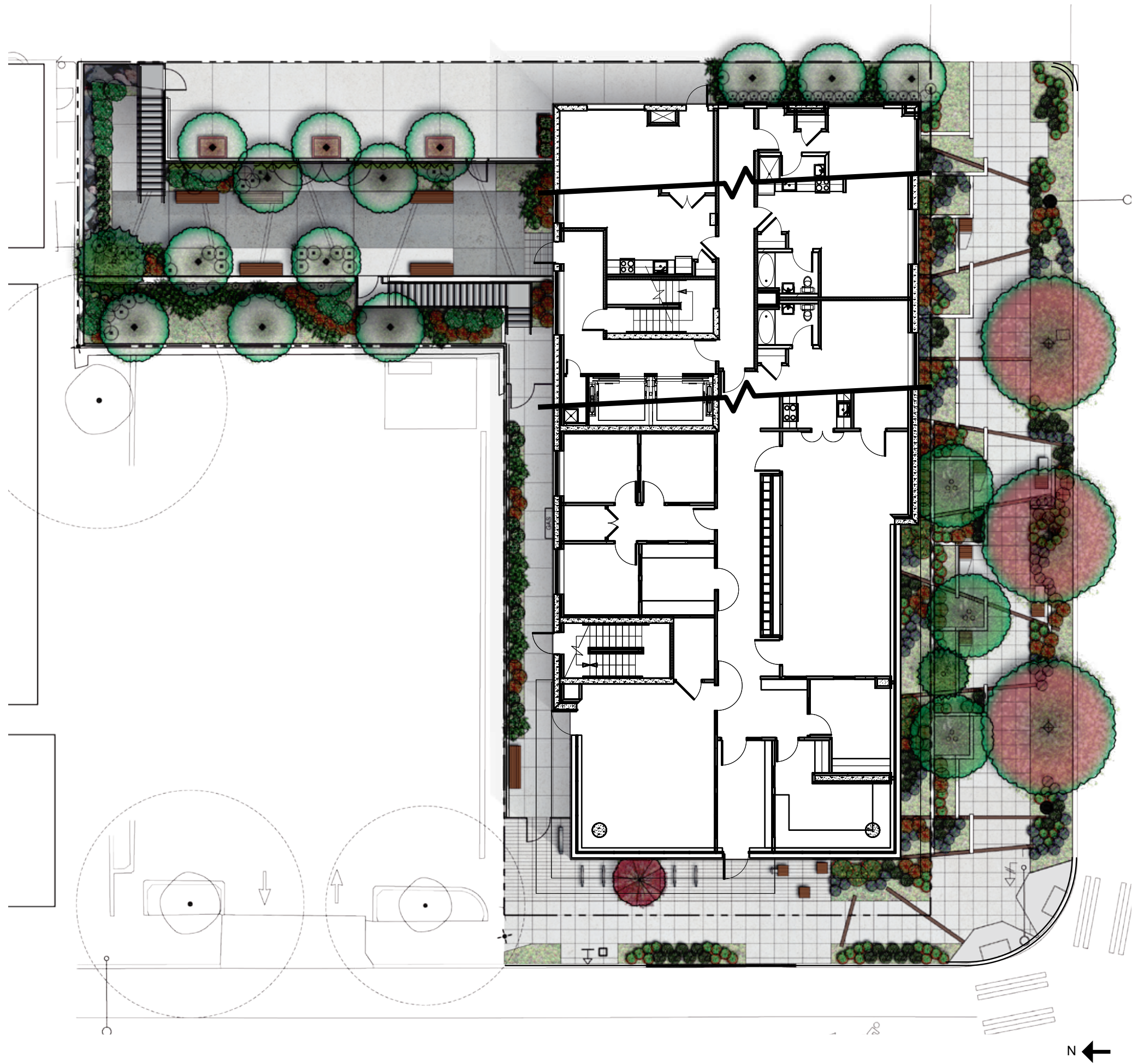


LEVEL 2



LEVELS 3-7

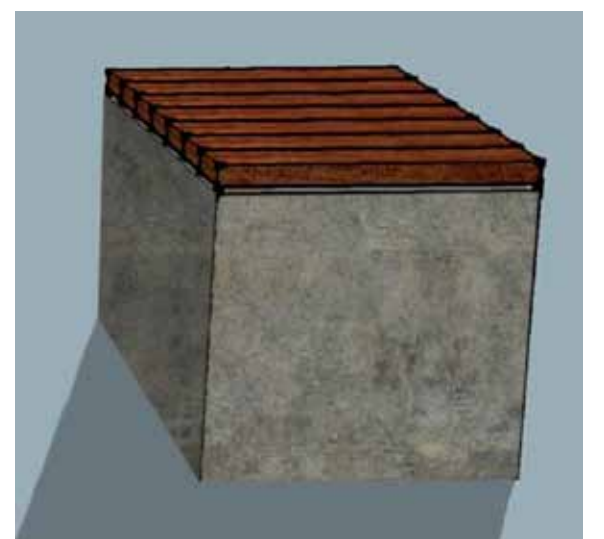
DEPARTURE DIAGRAMS



BIKE RACK

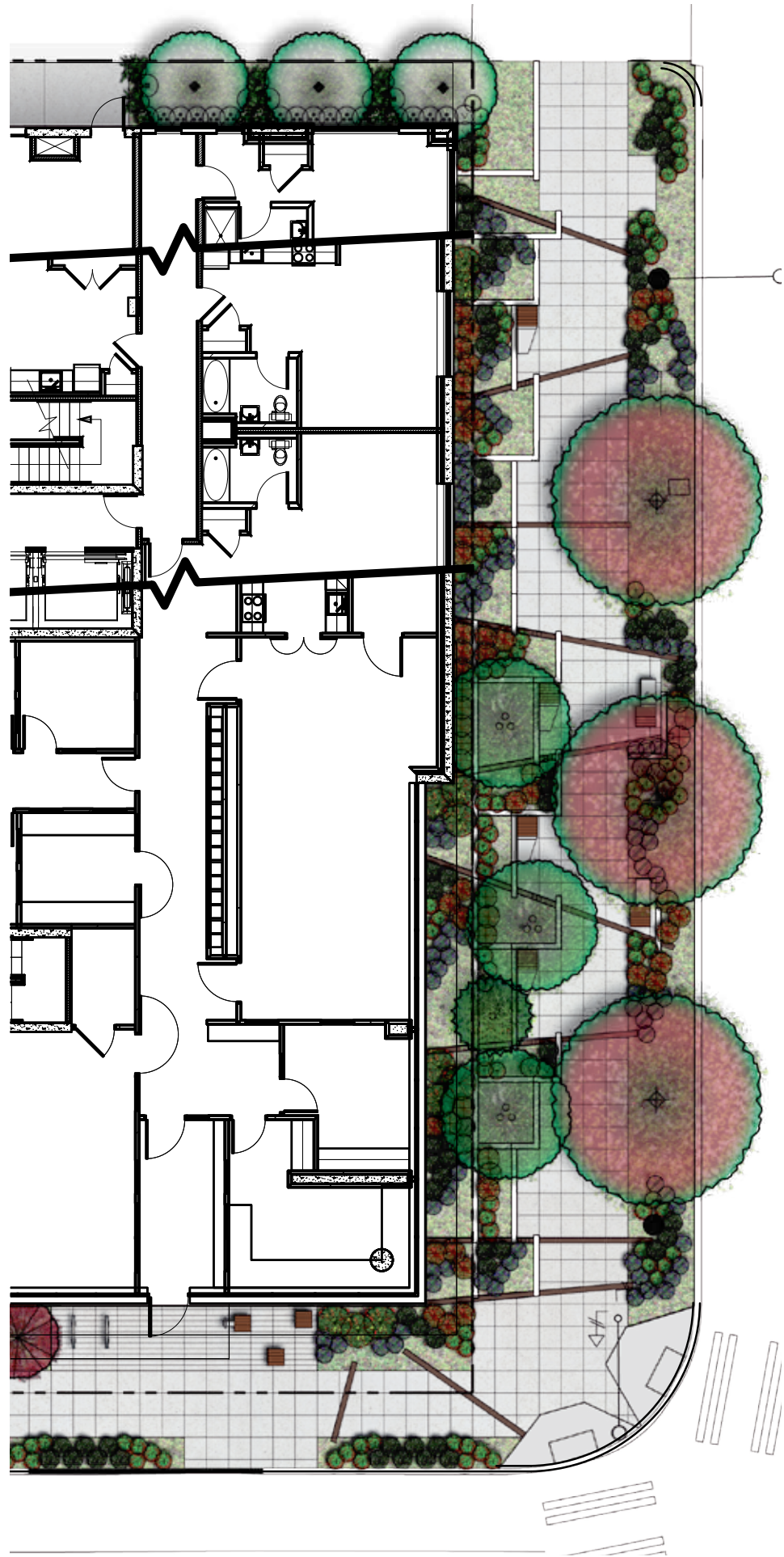


LEAN RAIL



SITE BENCH

LANDSCAPE PLAN



CHERRY STREET LANDSCAPING



TREE IN RAISED PLANTER

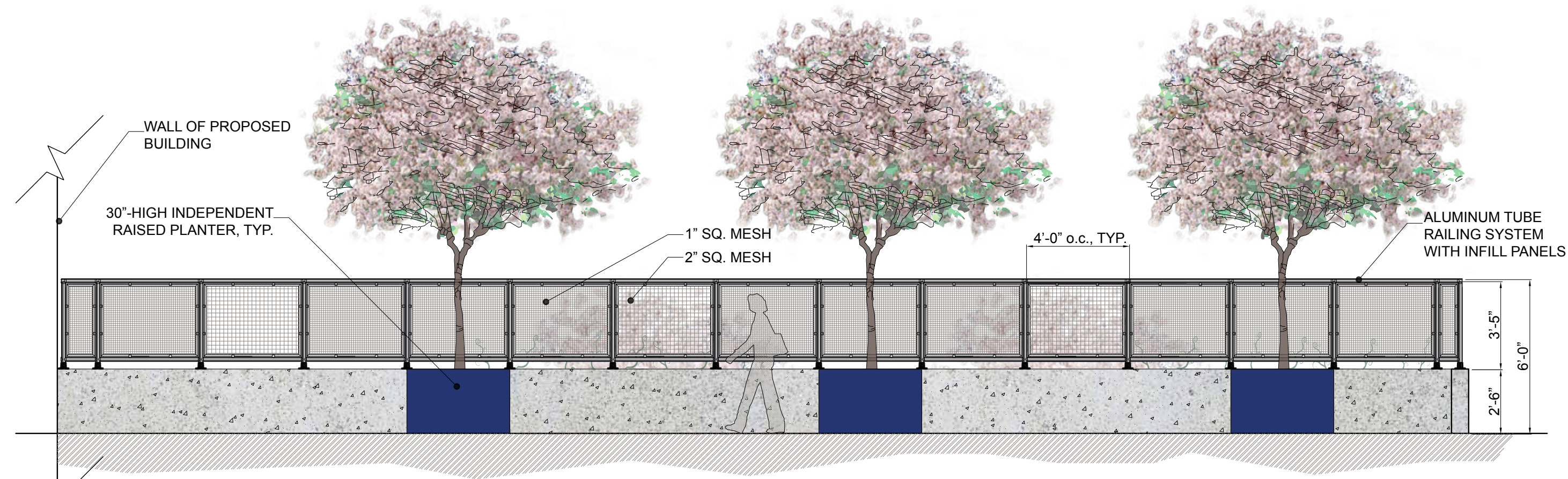


RAILING AND FENCE

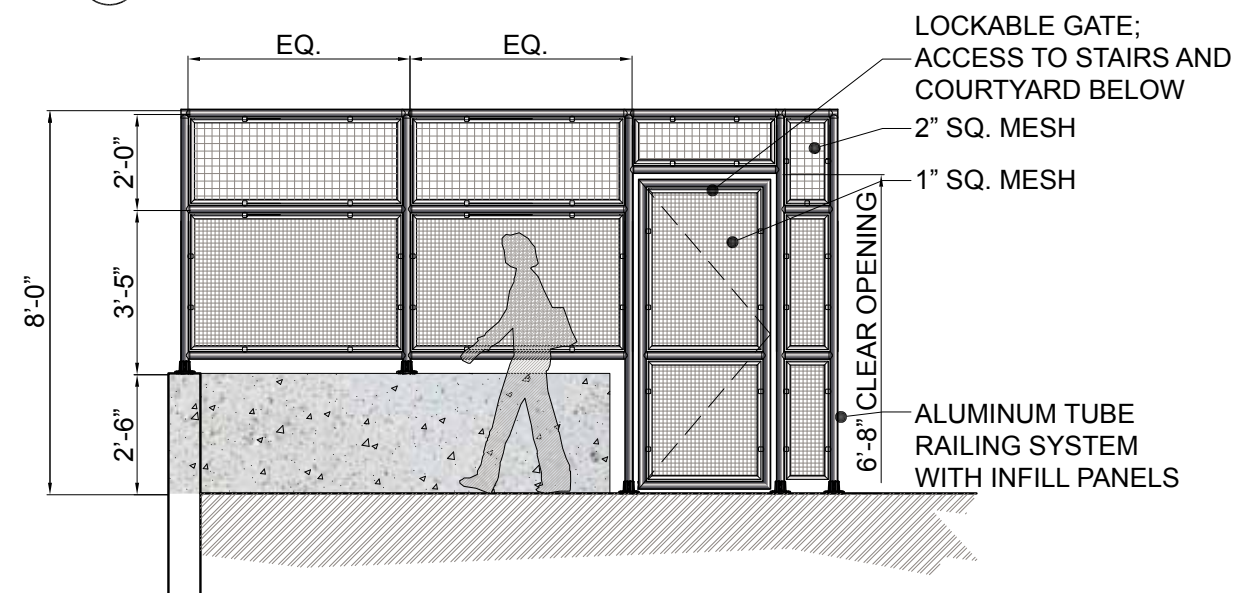
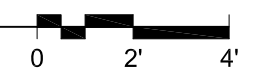


SITE BENCH

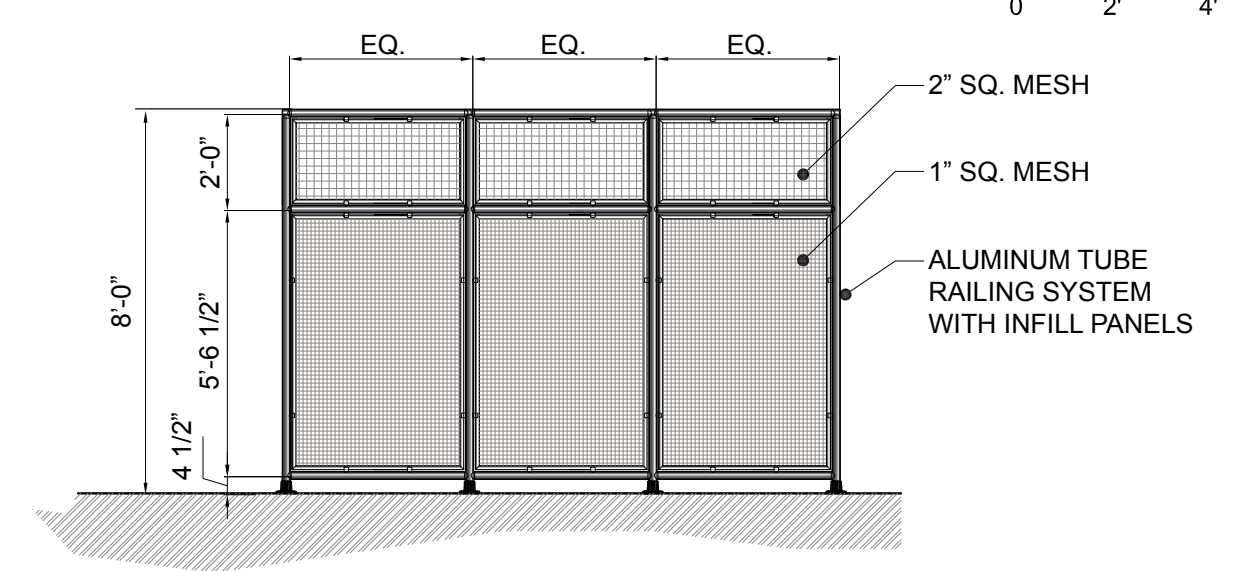
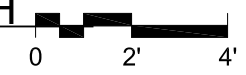
LANDSCAPE SECTION



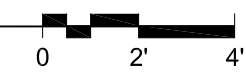
1 PARKING AREA LOOKING WEST



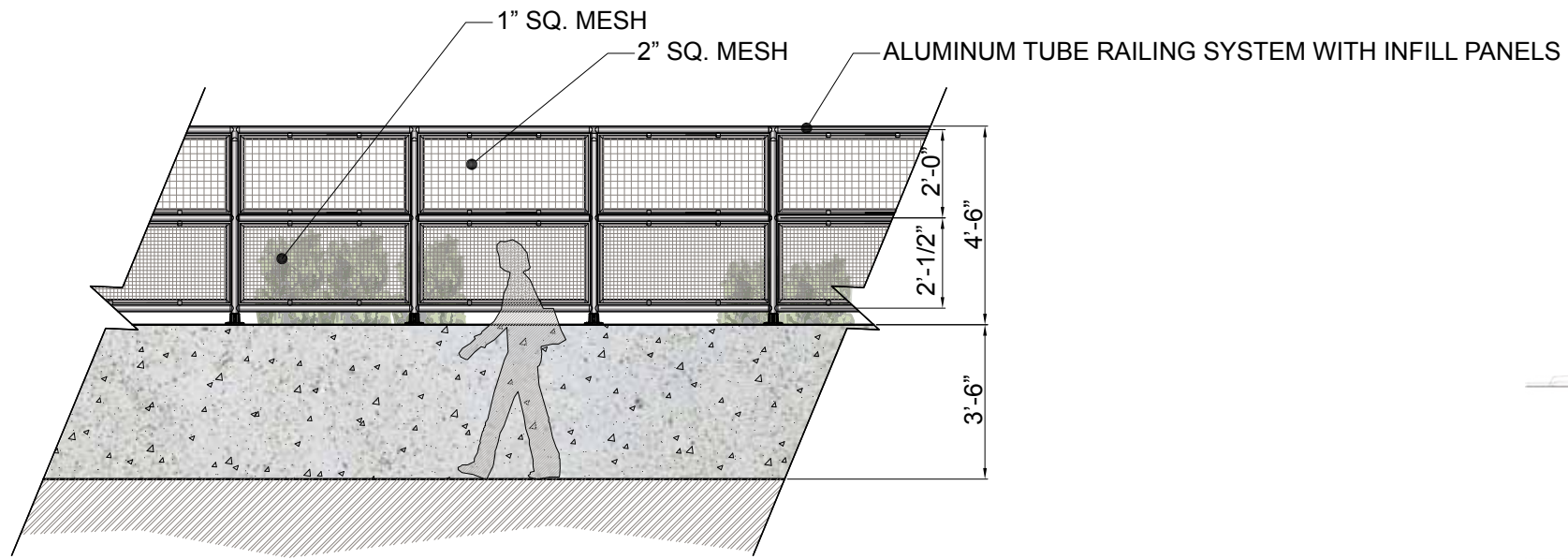
2 PARKING AREA LOOKING NORTH



3 ALLEY LOOKING WEST

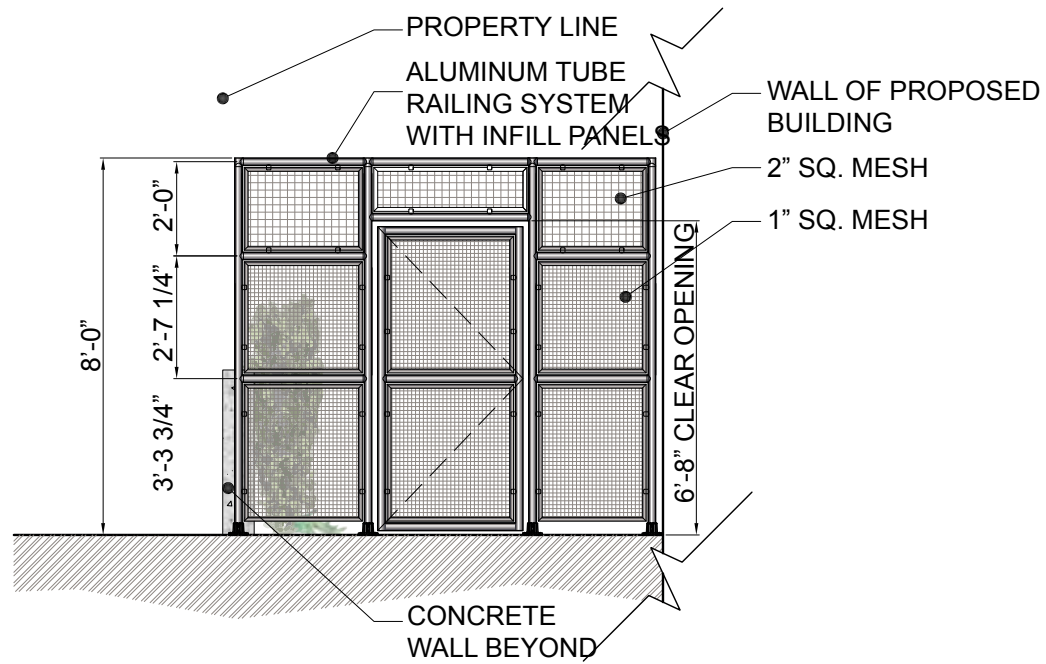


FENCING



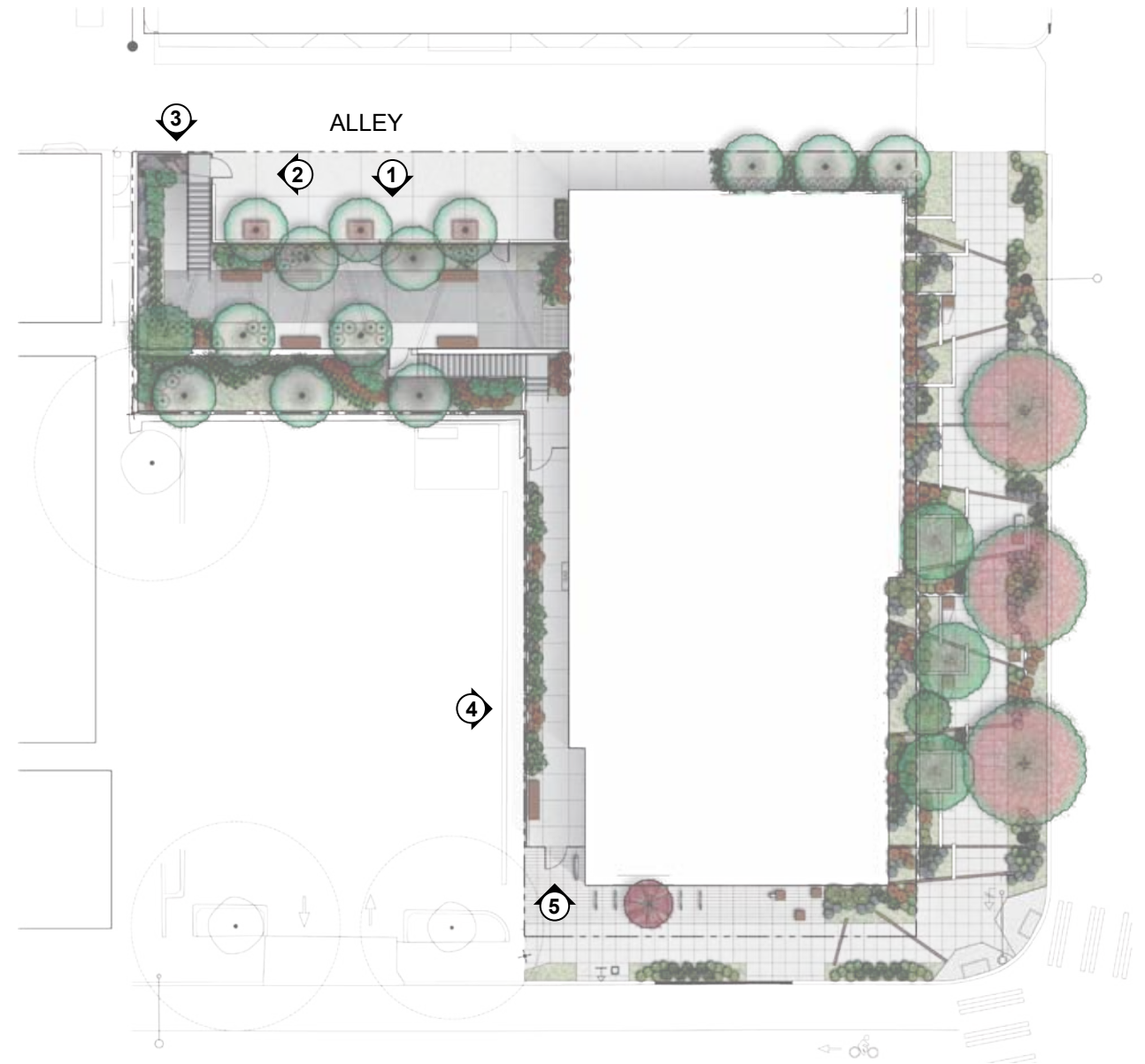
4 ADJACENT PARKING LOT LOOKING SOUTH

0 2' 4'



5 GATE AT 7TH AVE, LOOKING EAST

0 2' 4'





AKEBONO CHERRY



VINE MAPLE



JAPANESE MAPLE



GALAXY MAGNOLIA



HALLY JOLIVETTE CHERRY



WHITE FIR



SHORE PINE



DEER FERN



KELSEY DOGWOOD



JAPANESE HOLLY



LUTSKO'S DWARF LAVENDER



HEAVENLY BAMBOO



GOLDFLAME SPIREA



SNOWBERRY



DAVID'S VIBURNUM



KINNICKINNICK



EVERGREEN CLEMATIS



BOSTON IVY