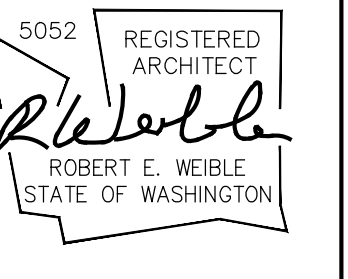


HIGH POINT PHASE III, BLOCK 9

EARLY DESIGN GUIDANCE

A 52 Unit Residential Development-Seattle, Washington

High Point 3, LLC.



SITE INFORMATION

Site Address: 3420 SW Graham St.

Legal Description: Those portions of Blocks 9-4, 9-5, and 9-6, Plat of High Point Community, according to the plat there of recorded in Volume 221 of Plats, pages 4 through 35, records of King County, Washington, lying East of the following described line:
Commencing at the northwest corner of said Block 9-4, said point also being the southwest corner of Parcel B of City of Seattle Short Plat No. 2204735, Recording No. 2003424900003; thence S89°30'17"E, along the common line of said Block 9-4 and Parcel B, a distance of 103.00 feet to the POINT OF BEGINNING of the herein described line; thence S00°40'37"W 217.44 feet; thence S89°26'23"E 66.33 feet; thence S00°41'29"W 36.34 feet; thence S03°06'43"E 1 06.04 feet to the northerly right-of-way margin of SW Graham Street and the terminus of said line.

Parcel Numbers: Block 9:
 Lot 9-4: 3278602270
 Lot 9-5: 3278602280
 Lot 9-6: 3278602290
 Lot 9-7: 3278602395, -2300, -2310, -2320, -2330, -2340, -2350, -2360, -2370-, 2380, -2390

Land Use Zone: NC2-40 (meet the intent of standards for LR-2)

Site Area: Block 9 = 113,038 SF (2.59 acres)

Site Coverage: 113,038 SF

Impervious Area: 79,775 SF

Unit Count:

E Townhome	2
E1 Townhome	18
E3 Townhome	12
F Townhome	10
G Townhome	10
Total	52 Units

Parking:

Required Stalls	52 per section 23.54.015 (1 per unit)
Proposed Stalls:	
Attached Garage Stalls	86
Driveway Apron Stalls	54
On Street Parking	5 Parallel stalls
Total:	145 Stalls
Average/Unit:	2.7 Stalls/Unit

Open Space:

Required:	
Lot:	16,956 SF (.15 x 113,038 SF)
Unit:	10,400 SF (200 SF x 52 UNITS)
Total:	27,356 SF
Provided:	31,254 SF

PROJECT TEAM

Owner: Seattle Housing Authority
120 6th Avenue North
Seattle, WA 98109

Applicant: High Point 3, LLC.
11624 SE 5th Street
Bellevue, WA 98005

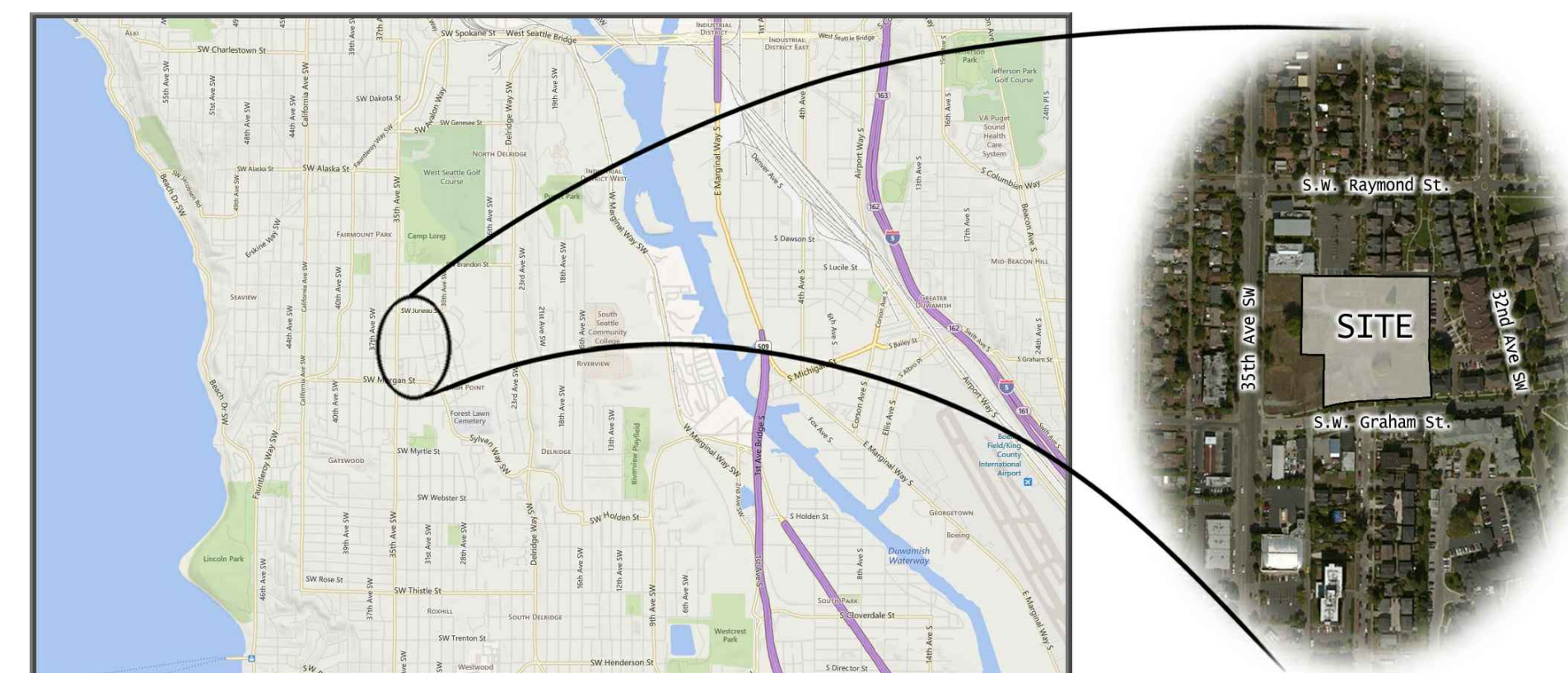
Architect: Milbrandt Architects, Inc., P.S.
25 Central Way Suite 210
Kirkland, WA 98033
(425) 454-7130

Civil Engineer: Core Design, Inc.
14711 NE 29th Place Suite 101
Bellevue, WA 98007

Landscape Architect: Core Design, Inc.
14711 NE 29th Place Suite 101
Bellevue, WA 98007

LIST OF DRAWINGS

S1	Cover	
S2	Development Objectives, Design Guidelines & Departures	
S3	Overall Site Plan	
S4	Aerial Site Plan	
S5	Streetscapes A, B & C	
S6	Streetscapes D, E, & F	
S7	Streetscapes G, H & I	
S8	Alternative Development Options	
S9	Site Photos	
A1	Front Loaded 5-Plex - Buildings 1, 10	Elevations
A2	Front Loaded 4-Plex - Buildings 4, 5, 8	Elevations
A3	Rear Loaded 6-Plex - Buildings 2, 9	Elevations
A4	Rear Loaded 5-Plex - Buildings 3, 11	Elevations
A5	Rear Loaded 5-Plex - Buildings 6, 7	Elevations



VICINITY MAP
N.T.S.



No.	Date	Revision

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EARLY DESIGN GUIDANCE
COVER SHEET

Scale: NTS

Drawn By: DJV/GMG/DRB

Date Plotted: 3-13-15

High Point Phase III
At High Point Block 9
Seattle Washington
High Point 3, LLC

Job No.: 12-26
Sheet No.: S1

CAM 238

Part II –Site and Development Info

Block 9

1. Please describe the existing site, including location, existing uses and/or structures topographical or other physical features.

The site proposed for our project is in West Seattle located at the corner of 35th Ave SW and SW Graham St within the Plat of High Point Community This site is being proposed for development within High Point through our partnership with the Seattle Housing Authority.

With regard to the site conditions, the existing topography on the site is fairly flat with grade that falls between 12 to 15 feet from 35th Ave. SW to the east over approximately 390 feet for approximately an 4% grade. There are a few trees on the site. The original plans for the Plat of High Point Community show no trees to be saved. One tree is located just off the site and appears healthy. We do not anticipate encroaching into the root zone with the improvements proposed by this project.

As for infrastructure, the road improvements and utilities on the south side of the site along SW Graham St have been completed as part of the original SIP plan for the High Point Community.

2. Please indicate the site's zoning and any other overlay designations, including applicable Neighborhood Specific Guidelines

The zoning designation for the site is NC2-40. The proposal adheres to the standards set forth in the L2 zoning requirements as per the High Point Design Book. The site consists of 14 platted lots over an area of 113,038 square feet. While there are no Neighborhood Specific Guidelines for the project, the site is part of the High Point Community. The Seattle Housing Authority has created the High Point Design Book in a cooperative effort with the City of Seattle. These guidelines augment the City of Seattle's design guidelines and support the overall goals of the High Point redevelopment project. We have designed this project to conform to the intent of these guidelines within the framework of the City of Seattle's zoning code.

3. Please describe neighboring development and uses, including adjacent zoning, physical features, existing architectural and siting, views, community landmarks, etc...

All of the neighboring uses and development fall under the Plat of High Point Community which is a redevelopment project by the Seattle Housing Authority intended to re-integrate the High Point community by reorganizing roads, uses, and housing types in a manner consistent with other neighborhoods within the area.

With respect to our specific project within the High Point Community, the area to the north is in the LR2 zone and has "for sale" duplex residential housing and a medical/dental clinic with supporting parking. The High Point Public Library is directly north of the medical/dental clinic and is connected to the proposed site with dedicated pedestrian access. The area immediate to the east is zoned NC2-40 with LR3 zoning beyond and is used for 3 story stacked flat apartments and duplex and triplex residential housing. The area to the south is zoned NC2-40 and is used by an automotive repair facility and a church. The area to the west is zoned NC2-40 and is currently undeveloped. There are plans to develop this property with podium style apartments.

Several examples of the types of housing that are typical to the High Point Community lie to the east and south east of our proposed project and reflect an architectural style and siting pattern that is typical of West Seattle. These existing homes are two story single family houses or three story townhomes with varying types of entries, siting, and access.

4. Please describe the applicant's development objective, indicating the types of desired uses, the number of residential units, amount of commercial square footage, and number of parking stalls. Please also include potential requests for departure from development standards.

The proposed residential housing project has been designed to reflect the redevelopment goals of the High Point Community, as stated in the High Point Design Book, through a collaborative effort with the Seattle Housing Authority. This process has been ongoing over the last several months with design meetings taking place regularly with the Seattle Housing Authority to discuss alternatives and to review design adjustments made in order to reflect the guidance cues found in the City of Seattle Design Guidelines, The High Point Design Book, and comments received from the Seattle Housing Authority.

From this process we completed our preliminary design which illustrates 52 townhome residences composed of 5 four-plex buildings, 4 five-plex buildings, and 2 six-plex buildings all with private garages. The townhome units will have tuck-under garages accessed via a private internal road looping from SW Graham St into the site and back out to SW Graham St. The proposed residences will range from 1,200-2,000 square feet, three stories, and will be roughly 35'- 40' from average grade to the roof peak. All units will have either an attached one or two car garage. Specific design consideration has been taken in regards to elevation variation where similar buildings are positioned so that a street facing facade would be repeated several times; an additional facade has been interspersed into the site plan to enhance diversity of design and individual identity.

Due to the varying lot widths of 15'-30' needed to accommodate the different residences, a boundary line adjustment will need to be completed in order to reorganize the platted lots into the configuration currently planned. Our research into the SMC indicates that we will need a departure from the modulation requirements in order to have the project approved.

Design Guidelines

In an effort to create a desirable living environment for the future residents of the High Point, Block 9 project, the design team worked closely with the Seattle Housing Authority. The team used the High Point Design Book developed specifically for the High Point Redevelopment Project as the basis for all aspects of the design. Building location, building massing, facade articulation, neighborhood context, color, pedestrian orientation were all issues considered and discussed with Seattle Housing Authority as it relates to the High Point Design Book as well as the City of Seattle's Design Review Guidelines. Several previous design options were discussed and through collaboration with the City the current proposal was developed. This proposal maximizes site amenities while minimizing road surface and circulation that would impact the open feel of the site. The following is an outline of the issues most pertinent to the design of the project.

Parking and Vehicle Access (A8) & Human Activity (A4)

Block 9 sits at the corner of 35th Ave SW and SW Graham St of the High Point Redevelopment Project. The property is relatively square with the frontage along SW Graham St. The site consists of a mix of front loaded and rear loaded townhomes consisting of a mix of 4 units to a 6 units maximum per building. Vehicular and primary pedestrian access to the site is off SW Graham St which has sidewalks on both sides of the street. Other pedestrian access is designed in separate central courtyards at the center of the site. This layout provides a diverse community as well as a pedestrian friendly streetscape throughout the site, and allowing easy pedestrian access from all residences to the public pedestrian corridor and the neighboring parks. Locating the parking off the private drive and locating additional pedestrian circulation through the center of the site helps to separate the pedestrian circulation and automobiles.

Transition Between Residence and Street (A6)

All of the front loaded townhome units will incorporate a covered private entry set back from the street providing a space for privacy separate from the public pedestrian corridor. All of the rear loaded townhome units will incorporate a raised covered private entry accessed from the central plaza that provides a space for privacy and personal open space in addition to the private yards provided.

Bulk and Scale Compatibility (B1)

The townhomes both front and rear loaded will be 3 stories. All buildings will be traditionally residential in nature; wood framed with a combination of hip, gable and shed roofs. The size and character of the buildings will be very similar to other townhome buildings in the High Point Redevelopment Project and throughout the West Seattle neighborhoods. Great care has been taken to provide both vertical and horizontal articulation on the facades of the buildings. Covered porches, pop-outs of various sizes, and variation of the roof elements all contribute to interesting facades that will blend in well with the existing neighborhoods.

Architectural Context (C1) & Human Scale (C3)

As with the bulk and mass of the building design, great care has been taken on the facades of all buildings to provide architectural elements consistent with other townhomes throughout the West Seattle neighborhoods. Porch columns, architectural details, windows and roof forms are all typical of townhome projects in the surrounding area. All rear loaded townhomes have porches in the front which face toward the pedestrian corridor. The porches along with the pedestrian circulation will provide the passer-bys with a sense of residential character and human scale.

PROJECT DEPARTURES

23.45.012 Modulation Requirements - Low Rise Zones

As per 23.45.012.C all interior facades wider than 40' in a cluster development shall meet the modulation requirements. All townhome buildings on the site have at least two facades that are wider than 40' and require modulation. In addition the front loaded townhome buildings have side elevations exceeding 40' but meet the required modulation standards. The primary entrance facade of the front loaded townhome buildings meets the modulation requirement when the accommodation stated in 23.45.012.D.2.A.2 is accounted for. The rear facade on the front loaded townhome exhibits a pop-out for each unit measuring 12'-8" to 14'-6" with a depth of 2'-0" to 3'-0". The primary entrance facade of the rear loaded townhome buildings exhibits a pop-out for each unit measuring 8'-8" to 13'-2" with a depth of 2'-0". The rear facade of the rear loaded townhome buildings exhibits a pop-out for each unit measuring 9'-5" to 11'-0" with a depth of 0'-9½". This facade also exhibits decks qualifying for the depth requirement exception stated in 23.45.012.D.2.A.2. For two of the facades on the rear loaded townhome buildings and one of the facades on the front loaded townhome buildings the offsets do not meet the 4'-0" deep modulation requirement. We request a departure for the depth of modulation. The combination of the horizontal and vertical articulation, color variation, siding variation, and variation in roof style across the townhome facade adds a considerable amount of variety, aesthetic appeal, and interest to the facade. We ask that you consider this variation from the minimum modulation requirements.

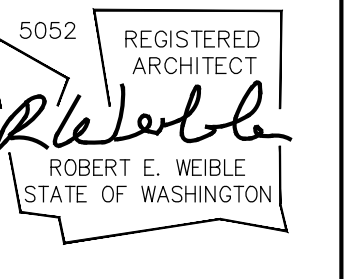


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Table with 2 columns: Design Guidelines and Departures. Title: Development Objectives Design Guidelines and Departures. Date: 3-13-15.

Table with 2 columns: High Point Phase III and High Point 3, LLC. Title: High Point Phase III At High Point Block 9 Seattle Washington High Point 3, LLC

Table with 2 columns: Job No. and Sheet No. Job No.: 12-26 Sheet No.: S2



LEGEND

- REGION AND S.F. OF OPEN SPACE PROVIDED
- REGION OF OPEN SPACE AT PRIVATE DECK/PATIO

Milbrandt Architects
 25 Central Way, Ste 210
 Kirkland, Washington 98033
 P: 425.454.7130 F: 425.658.1208
 Web: www.milbrandtarch.com

5052 REGISTERED ARCHITECT
Robert E. Weible
 ROBERT E. WEIBLE
 STATE OF WASHINGTON

No.	Date	Revision

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Date Plotted:	Date:
3-13-15	3-13-15

Drawn By: DJVJMG/DRB
 Scale: 1/8" = 1'-0"

High Point Phase III
 At High Point Block 9
 Seattle Washington
High Point 3, LLC

Job No.: 12-26
 Sheet No.: **S3**

Sheet Order: **A B U F R E S D I**

Site Plan
 1:20



SW Raymond St

36th Ave SW

35th Ave SW

SW Graham St

SITE

32th Ave SW

31st Ave SW

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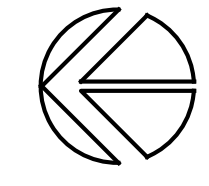
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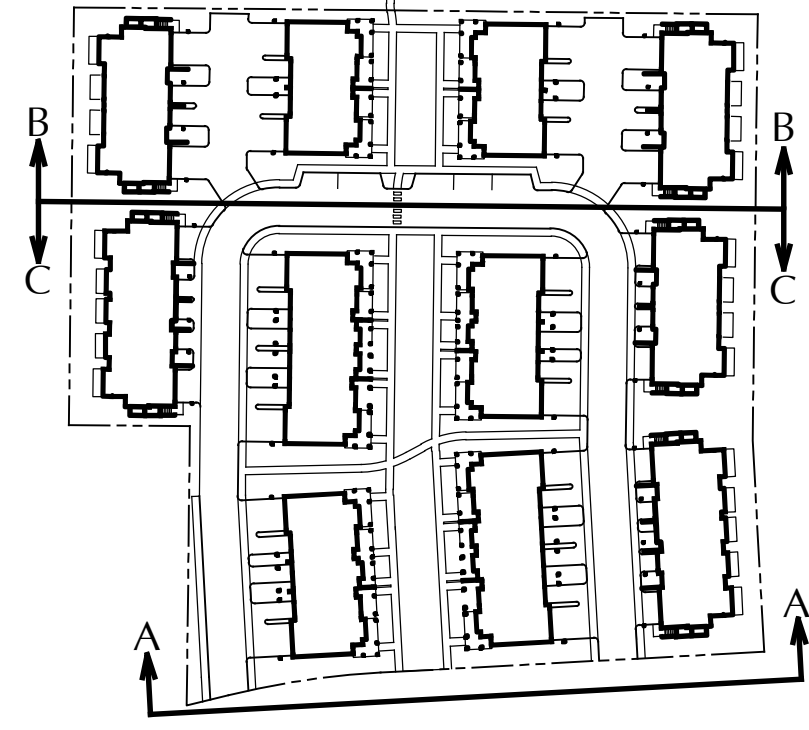
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Aerial Site Plan			
Scale:	Drawn By:	Date:	Date Plotted:
NTS	DJVG/MD/DB	3-13-15	3-11-15

High Point Phase III
At High Point Block 9
Seattle Washington
High Point 3, LLC

Job No.: 12-26
Sheet No.: S4





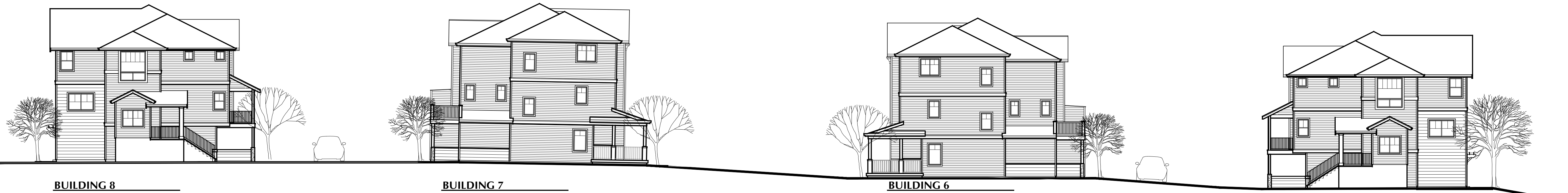
BUILDING 11

BUILDING 2

BUILDING 1

VIEW A - SW Graham Street Elevation

1" = 20'-0"



BUILDING 8

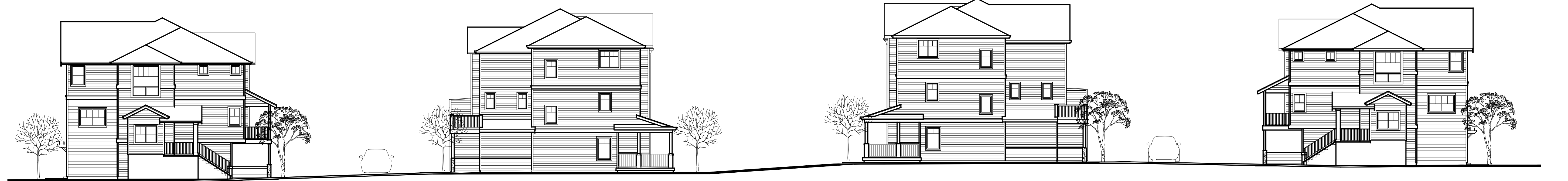
BUILDING 7

BUILDING 6

BUILDING 5

VIEW B

1" = 20'-0"



BUILDING 4

BUILDING 3

BUILDING 9

BUILDING 10

VIEW C

1" = 20'-0"

No.	Date	Revision

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Block 9 Streetview

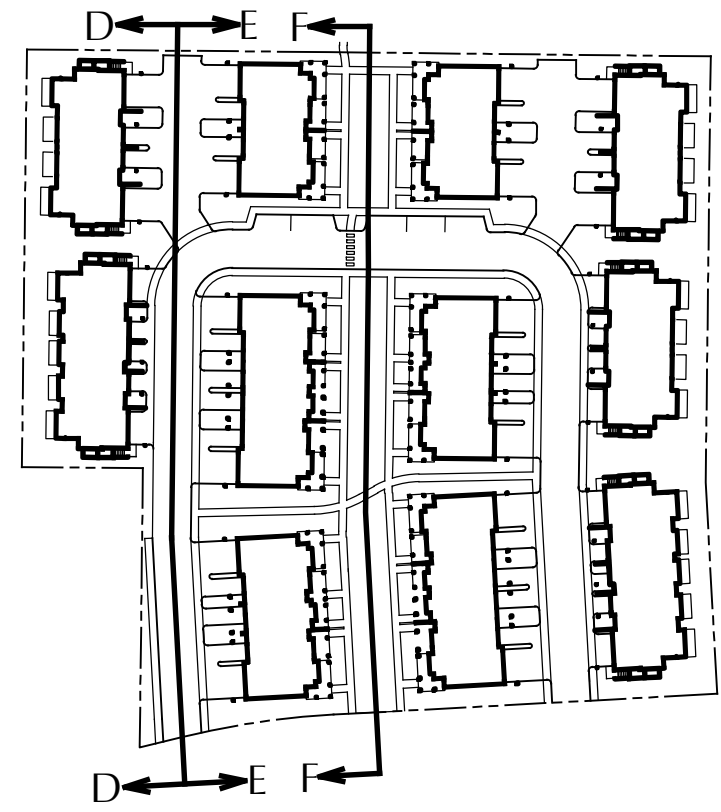
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Scale:	

High Point Phase III

At High Point Block 9
Seattle Washington
High Point 3, LLC

Job No.:	12-26
Sheet No.:	

S5



BUILDING 10

BUILDING 8

VIEW D

1" = 20'-0"



BUILDING 7

BUILDING 9

BUILDING 11

VIEW E

1" = 20'-0"



BUILDING 11

BUILDING 9

BUILDING 7

VIEW F

1" = 20'-0"



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5052 REGISTERED ARCHITECT
Robert E. Weible
ROBERT E. WEIBLE
STATE OF WASHINGTON

No.	Date	Revision

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Block 9 Streetview

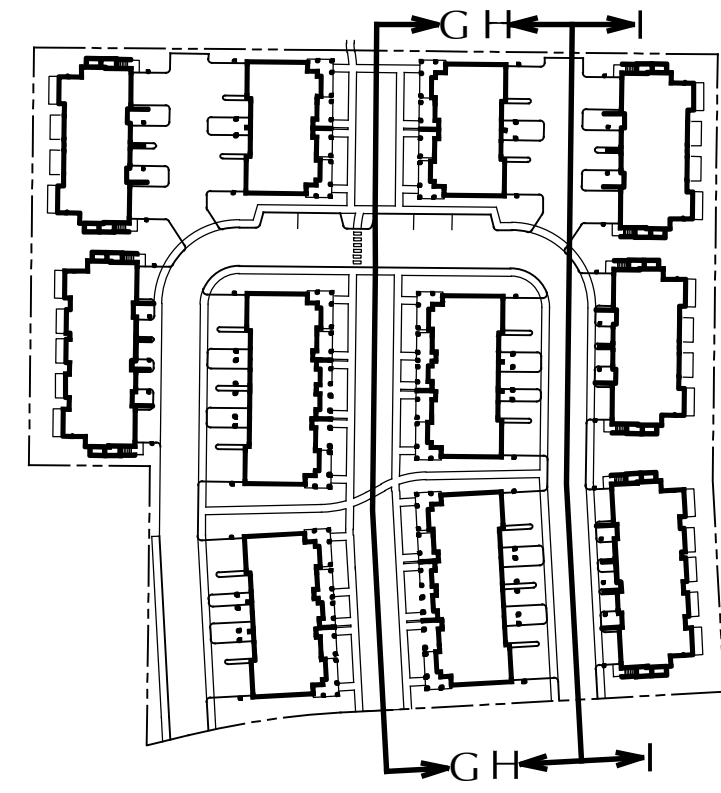
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High Point Phase III

At High Point Block 9
Seattle Washington
High Point 3, LLC

Job No.: 12-26
Sheet No.:

S6



BUILDING 9

BUILDING 3

BUILDING 2

VIEW G

1" = 20'-0"



BUILDING 2

BUILDING 3

BUILDING 6

VIEW H

1" = 20'-0"



BUILDING 5

BUILDING 4

BUILDING 1

VIEW I

1" = 20'-0"

No.	Date	Revision

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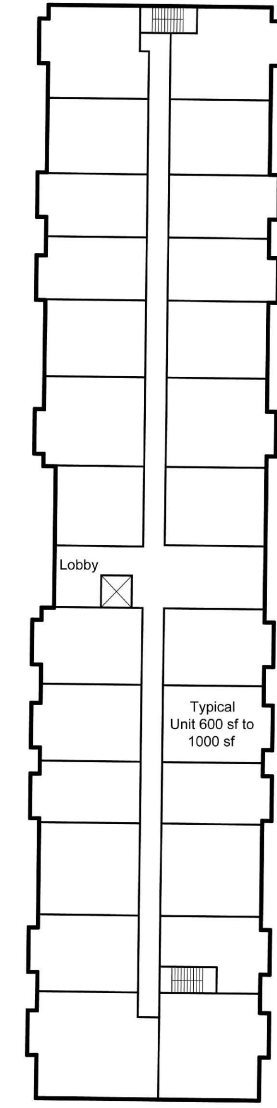
Block 9 Streetview

Date Plotted:	Date:
3-13-15	3-13-15

Drawn By: DJV/GMG/DRB
Scale:

High Point Phase III
At High Point Block 9
Seattle Washington
High Point 3, LLC

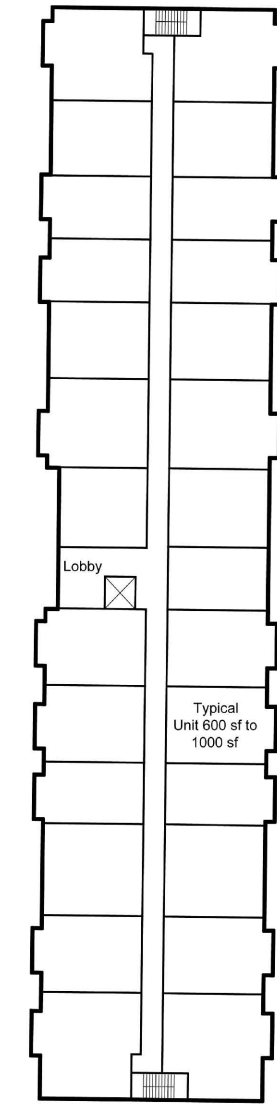
Job No.: 12-26
Sheet No.: **S7**



Upper Floors
1:30
21 to 27 units per floor



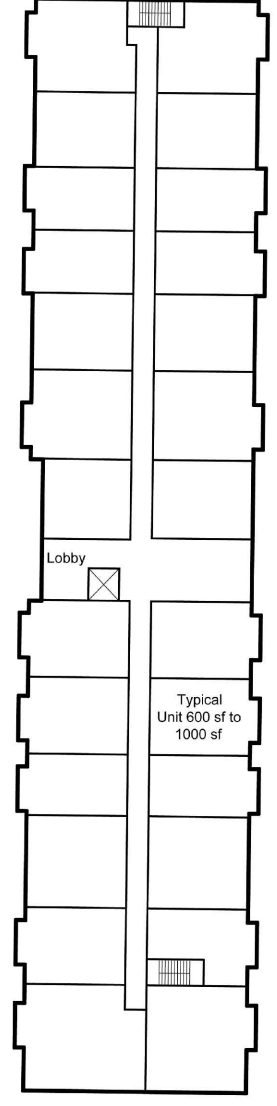
Site Plan
1:30



Upper Floors
1:30
21 to 27 units per floor



Site Plan
1:30

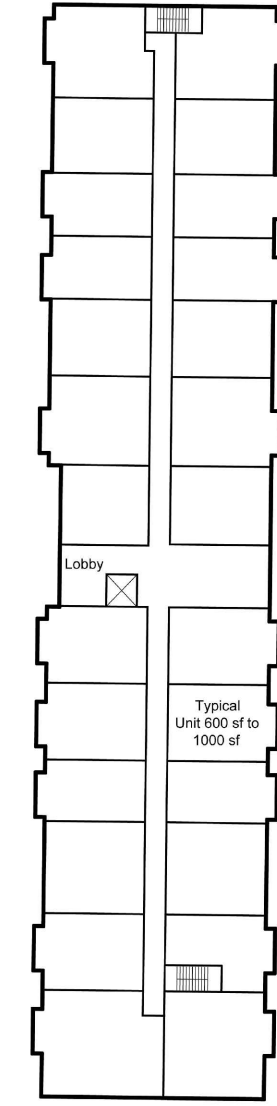
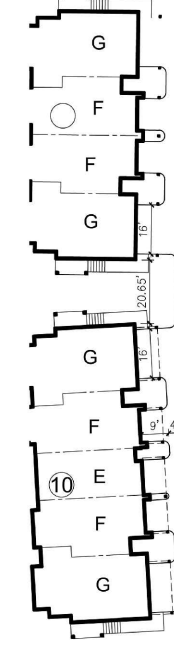


Upper Floors
1:30
21 to 27 units per floor



Site Plan
1:30

UNIT SUMMARY	
Townhomes E	2
Townhomes F	10
Townhomes G	10
Townhomes E1	18
Townhomes E3	12
Apartments	+/- 80
TOTAL	132



Upper Floors
1:30
21 to 27 units per floor



Site Plan
1:30

UNIT SUMMARY	
Townhomes E	2
Townhomes F	10
Townhomes G	10
Townhomes E1	18
Townhomes E3	12
Apartments	+/- 80
TOTAL	132

No.	Date	Revision

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Date:	3-13-15
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Scale:	NTS

High Point Phase III
At High Point Block 9
Seattle Washington
High Point 3, LLC

Job No.: 12-26
Sheet No.: **S8**



SE CORNER - LOOKING WEST



SE CORNER - LOOKING NORTH



EASTERN EDGE - LOOKING WEST



NE CORNER - LOOKING WEST



NORTHERN EDGE - LOOKING EAST



NE CORNER - LOOKING SOUTH



WESTERN EDGE - LOOKING EAST



SW CORNER - LOOKING EAST



SOUTHERN EDGE - LOOKING NORTH

No.	Date	Revision

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SITE PHOTOS	Scale:	Drawn By:	Date:	Date Plotted:
	NTS	DJV/GMG/DRB	3-13-15	3-13-15

High Point Phase III
At High Point Block 9
Seattle Washington
High Point 3, LLC

Job No.:	12-26
Sheet No.:	S9



FRONT LOADED 5-PLEX TOWNHOME LEFT ELEVATION
 1/8" = 1'-0" BUILDINGS 1 & 10



FRONT LOADED 5-PLEX TOWNHOME RIGHT ELEVATION
 1/8" = 1'-0" BUILDINGS 1 & 10



FRONT LOADED 5-PLEX TOWNHOME FRONT ELEVATION
 1/8" = 1'-0" BUILDINGS 1 & 10



FRONT LOADED 5-PLEX TOWNHOME REAR ELEVATION
 1/8" = 1'-0" BUILDINGS 1 & 10

No.	Date	Revision

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FRONT LOADED 5-PLEX BUILDINGS 1, 10 ELEVATIONS	Scale:	1/8" = 1'-0"
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	Date Plotted:	3-13-15

High Point Phase III
At High Point Block 9
Seattle Washington
High Point 3, LLC

Job No.:	12-26
Sheet No.:	A1



FRONT LOADED 4-PLEX TOWNHOME LEFT ELEVATION
 1/8" = 1'-0" BUILDINGS 4, 5 & 8



FRONT LOADED 4-PLEX TOWNHOME RIGHT ELEVATION
 1/8" = 1'-0" BUILDINGS 4, 5 & 8



FRONT LOADED 4-PLEX TOWNHOME FRONT ELEVATION
 1/8" = 1'-0" BUILDINGS 4, 5 & 8



FRONT LOADED 4-PLEX TOWNHOME REAR ELEVATION
 1/8" = 1'-0" BUILDINGS 4, 5 & 8

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FRONT LOADED 4-PLEX BUILDINGS 4, 5, 8 ELEVATIONS	Scale:	1/8" = 1'-0"
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	Date:	3-13-15
Date Plotted:	3-13-15	

High Point Phase III
At High Point Block 9
Seattle Washington
High Point 3, LLC

Job No.:	12-26
Sheet No.:	A2



REAR LOADED 6-PLEX TOWNHOME LEFT ELEVATION
 1/8" = 1'-0" BUILDINGS 2 & 9



REAR LOADED 6-PLEX TOWNHOME FRONT ELEVATION
 1/8" = 1'-0" BUILDINGS 2 & 9



REAR LOADED 6-PLEX TOWNHOME RIGHT ELEVATION
 1/8" = 1'-0" BUILDINGS 2 & 9



REAR LOADED 6-PLEX TOWNHOME REAR ELEVATION
 1/8" = 1'-0" BUILDINGS 2 & 9

No.	Date	Revision

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REAR LOADED 6-PLEX BUILDINGS 2, 9 ELEVATIONS	Scale:	1/8" = 1'-0"
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High Point Phase III	Date:	3-13-15
	Date Plotted:	3-13-15

High Point Phase III	High Point 3, LLC
At High Point Block 9	Seattle Washington

Job No.:	12-26
Sheet No.:	A3



REAR LOADED 5-PLEX TOWNHOME LEFT ELEVATION
 1/8" = 1'-0" BUILDINGS 3 & 11



REAR LOADED 5-PLEX TOWNHOME FRONT ELEVATION
 1/8" = 1'-0" BUILDINGS 3 & 11



REAR LOADED 5-PLEX TOWNHOME RIGHT ELEVATION
 1/8" = 1'-0" BUILDINGS 3 & 11



REAR LOADED 5-PLEX TOWNHOME REAR ELEVATIONS
 1/8" = 1'-0" BUILDINGS 3 & 11

No.	Date	Revision

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REAR LOADED 5-PLEX BUILDINGS 3, 11 ELEVATIONS	Scale:	1/8" = 1'-0"
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Date Plotted:	Date:	3-13-15
	Date:	3-13-15

High Point Phase III
 At High Point Block 9
 Seattle Washington
 High Point 3, LLC

Job No.: 12-26
 Sheet No.: **A4**



REAR LOADED 4-PLEX TOWNHOME LEFT ELEVATION
 1/8" = 1'-0" BUILDINGS 6 & 7



REAR LOADED 4-PLEX TOWNHOME FRONT ELEVATION
 1/8" = 1'-0" BUILDINGS 6 & 7



REAR LOADED 4-PLEX TOWNHOME RIGHT ELEVATION
 1/8" = 1'-0" BUILDINGS 6 & 7



REAR LOADED 4-PLEX TOWNHOME REAR ELEVATION
 1/8" = 1'-0" BUILDINGS 6 & 7

No.	Date	Revision

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REAR LOADED 4-PLEX BUILDINGS 6, 7 ELEVATIONS	Scale:	1/8" = 1'-0"
	Drawn By:	DJV/GMG/DRB
High Point Phase III At High Point Block 9 Seattle Washington High Point 3, LLC	Date:	3-13-15
	Date Plotted:	3-13-15

Job No.:	12-26
Sheet No.:	A5