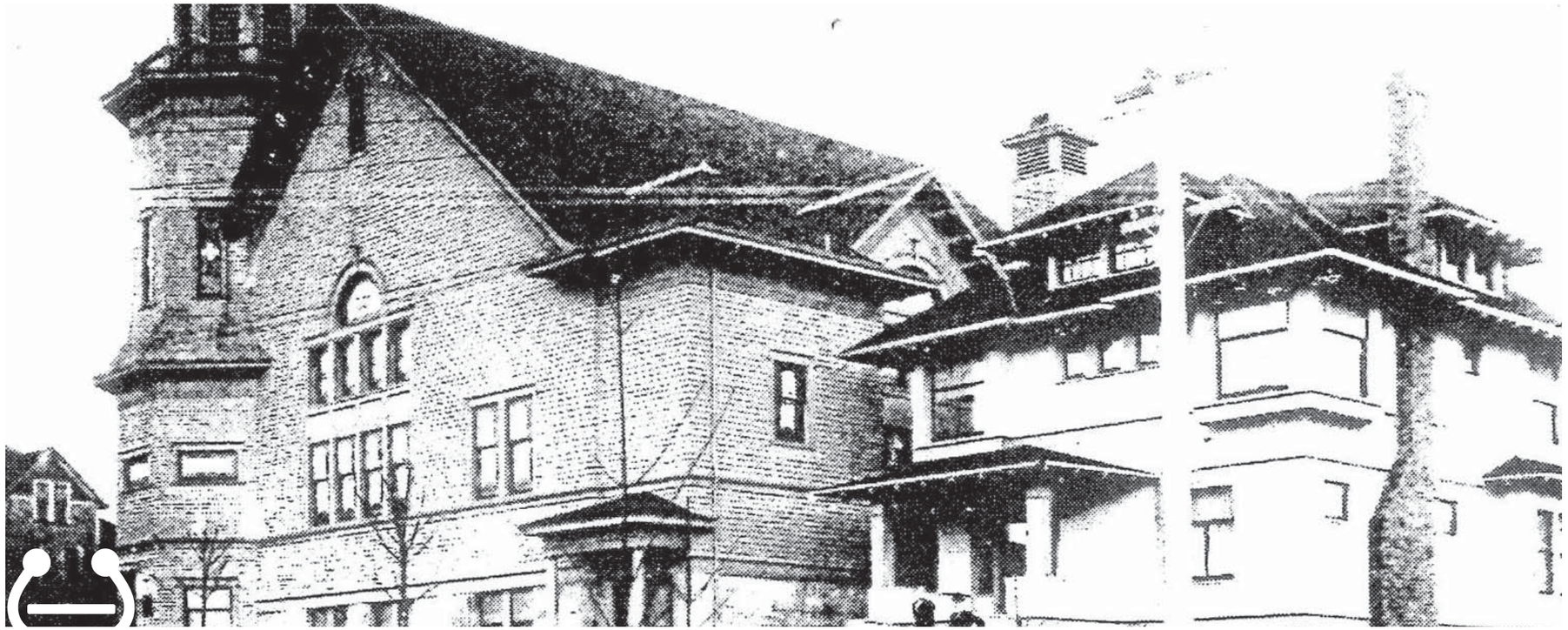

the parsonage

4128, 4132 & 4138 brooklyn avenue ne
seattle, wa 98105

EDG analytic design proposal
DPD project #3018666

developer: barrientos llc

february 9, 2015

schemata workshop inc | 112 5th ave n, floor 2-south, seattle wa 98109
www.schemataworkshop.com v 206.285.1589 f 206.285.2701

SECTION 1 | statement of development objectives

project team

owner

the parsonage llc
737 olive way, #3901
seattle, wa 98101

developer

barrientos, LLC
2003 western ave #610
seattle, wa 98121
(206) 728.1912
CONTACT: maria barrientos

architect

schemata workshop
112 5th ave n, floor 2-south
seattle, wa 98109
(206) 285.1589
CONTACT: christopher palms

landmarks board

erin doherty, landmarks preservation board coordinator
seattle department of neighborhoods
erin.doherty@seattle.gov

dpd land use

lindsay king, senior land use planner
city of seattle, dpd
lindsay.king@seattle.gov

development objectives

1. Develop market rate and affordable housing.
2. Preserve and enhance the historic parsonage building.
3. Respect the historic character of the parsonage by ensuring compatibility of the proposed new development.
4. Utilize the historic parsonage building to provide amenity spaces for residents to encourage social gatherings and group study opportunities, and to deter social isolation.

84 residential units
0 parking stalls
0 SF commercial square footage

project summary

The proposed Parsonage project takes its name from the historic 1907 structure located on site, which was originally used as the residence for the neighboring church's pastor. The project aims to preserve the landmarked parsonage and construct a seven-story building by taking advantage of the City's Office of Housing Incentive Bonus Program that allows us to increase the height of the building by one floor.

The historic parsonage would be repurposed as communal amenity space for residents of the new building. Character-defining elements of the exterior would be restored.

Three parcels would be combined and the existing houses at 4128 and 4132 Brooklyn Ave NE demolished. The existing parsonage would be moved in order to maximize available area on site for the new housing building. It is assumed that the new building would have a contemporary look and would respond to the parsonage in a sensitive way, without mimicking historic features.

vicinity map

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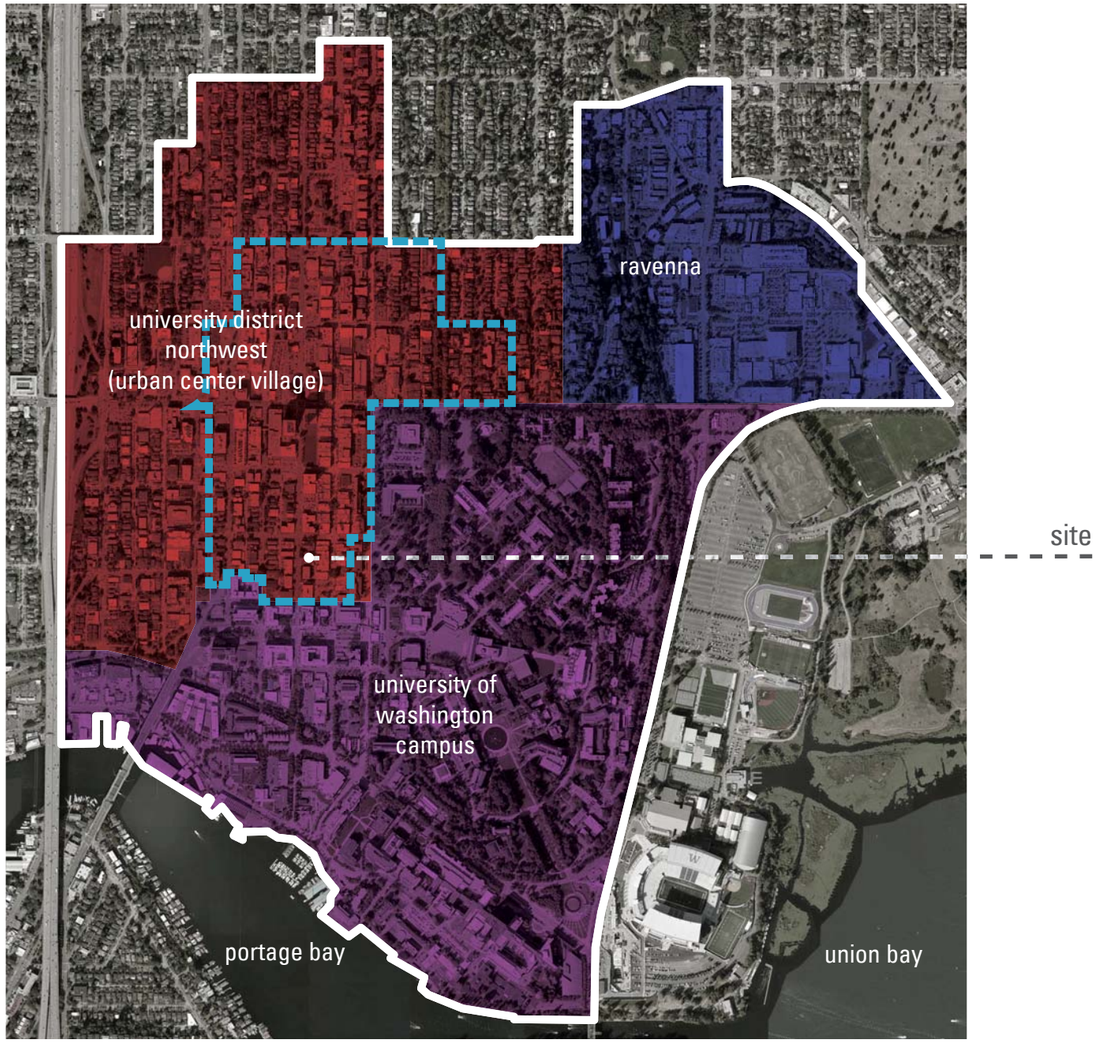
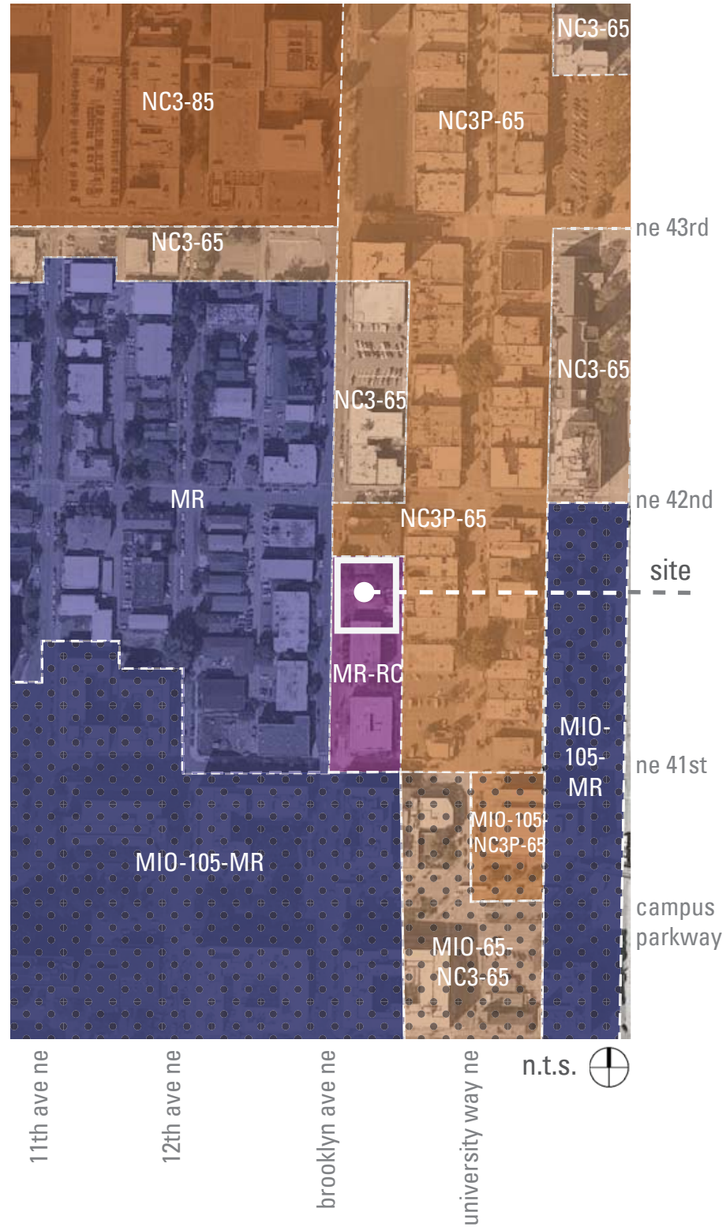
SECTION 2 | site context & urban design analysis - zoning maps



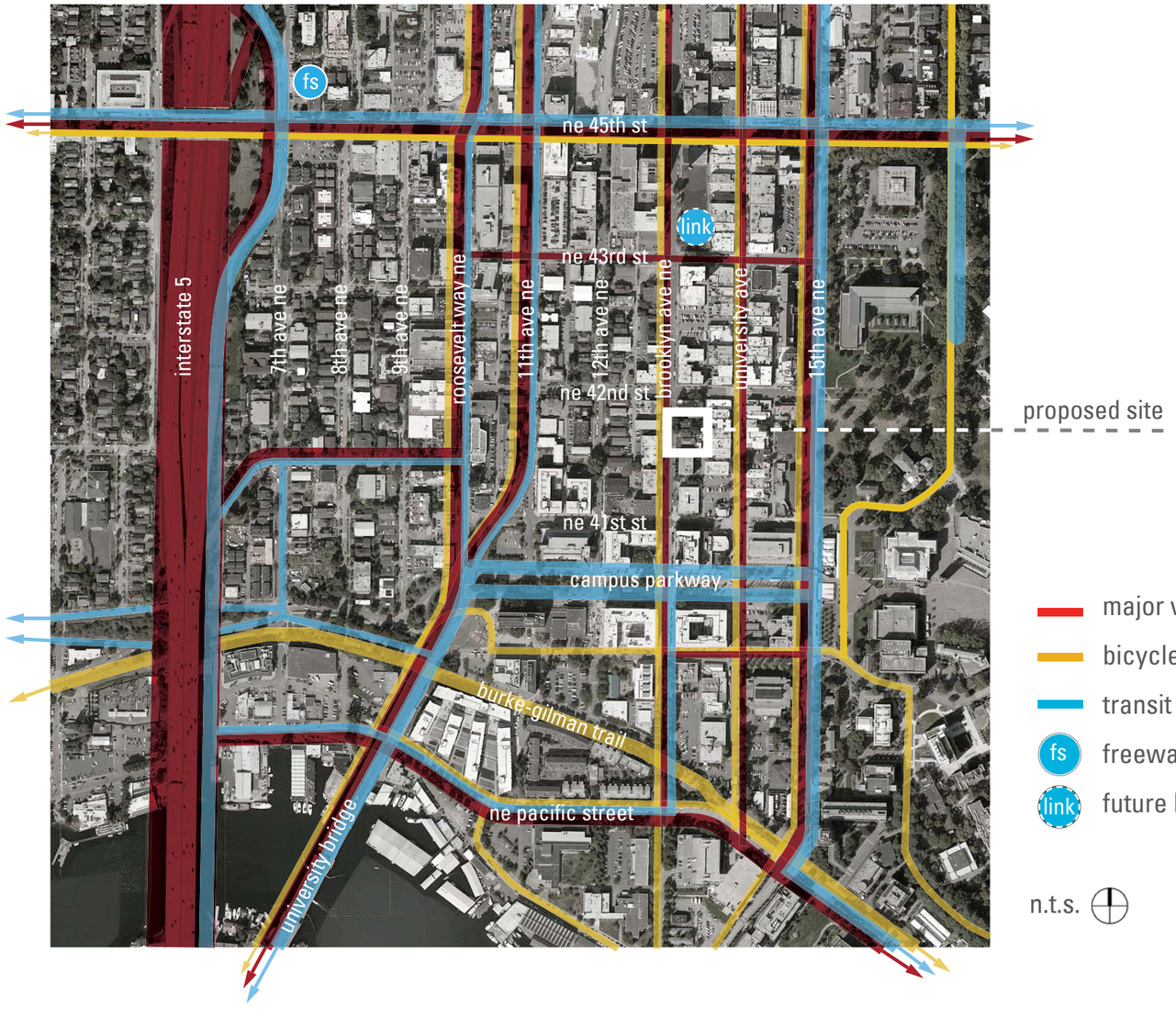
not to scale



n.t.s.

university community urban villages boundary
(designated by seattle dpd)

ne 45th street light rail station area overlay district boundary
(designated by seattle dpd)



major vehicular arterials and collectors

bicycle network

transit routes

fs freeway station

link future Link station (2020)

n.t.s.

vehicular access

The site has vehicular access from Brooklyn Ave NE. Interstate 5 is also adjacent to the neighborhood. A back alley (east side) allows for service vehicular access.

transit access

Proximity to the University of Washington campus coincides with access to quality public transit near the site. Campus Parkway serves as a major bus transfer station. A freeway station at NE 45th Street is a major stop for rapid bus lines. The University District Link Station at Brooklyn Ave NE and NE 43rd Street is projected to open in 2020.

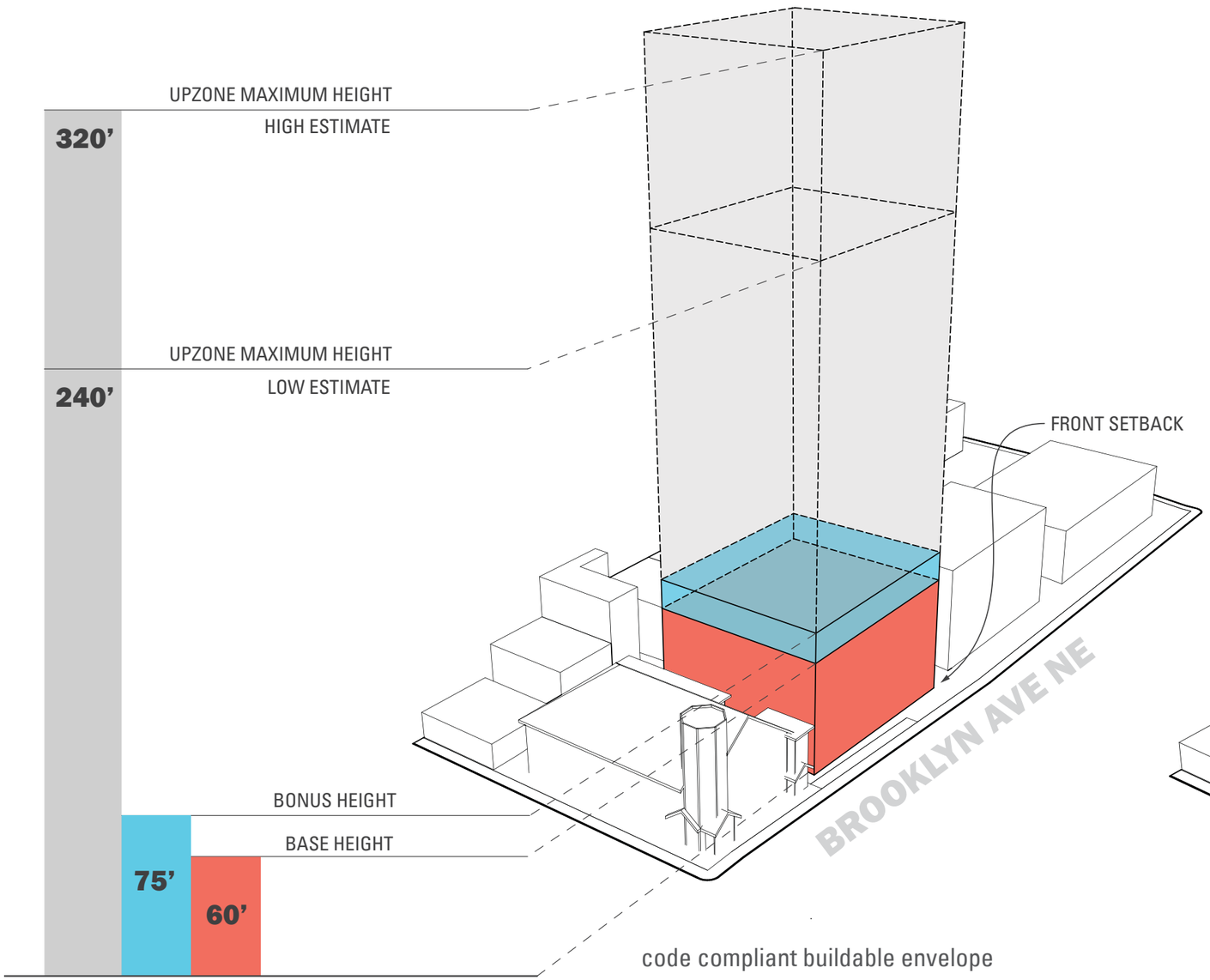
bicycle access

The site is 2 blocks away from access to the Burke-Gilman Trail, a 27-mile multi-use recreational trail. It has direct access to a connected bicycle network consisting various bike route typologies: shared roads, low-speed arterials, and dedicated bike lanes.

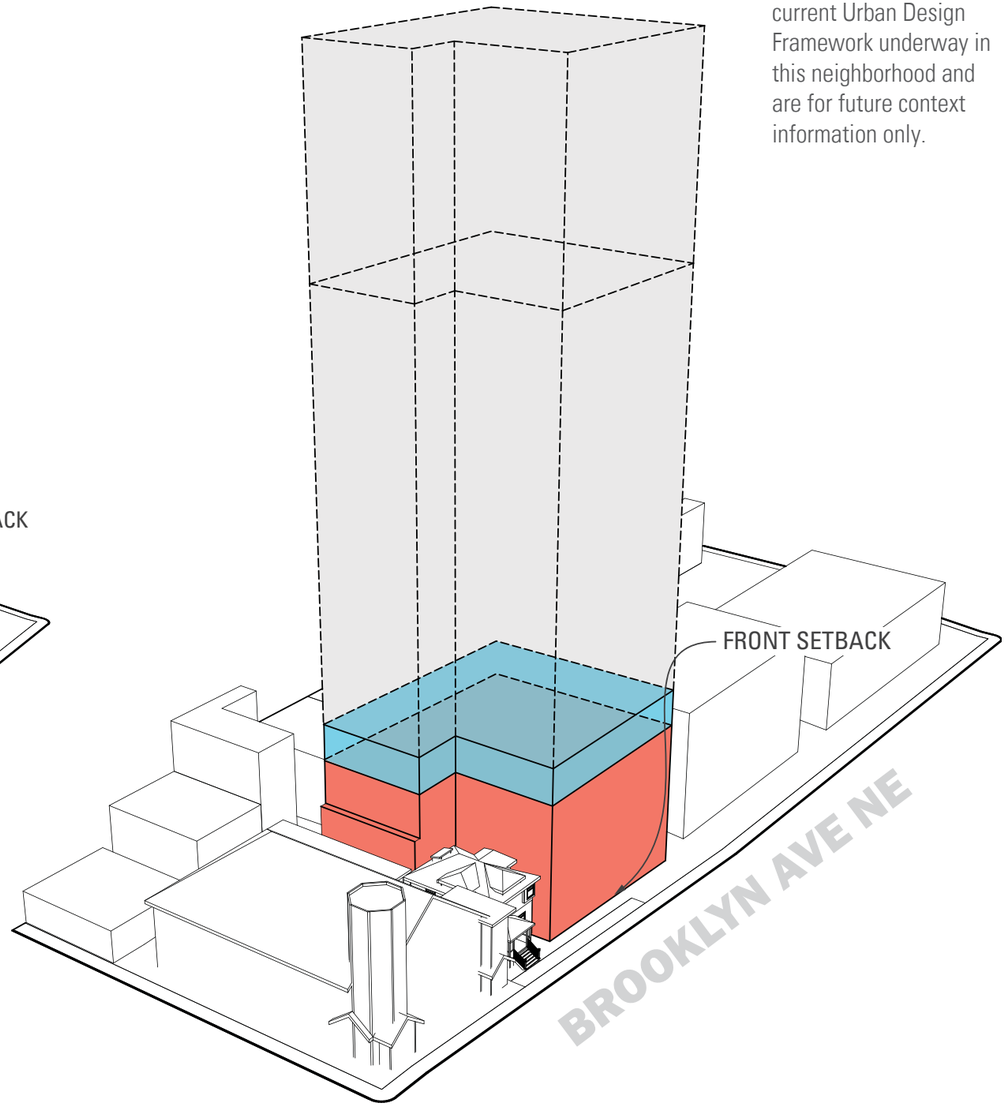
access constraints

There are no access constraints to this site.

SECTION 2 | 3D zoning diagram

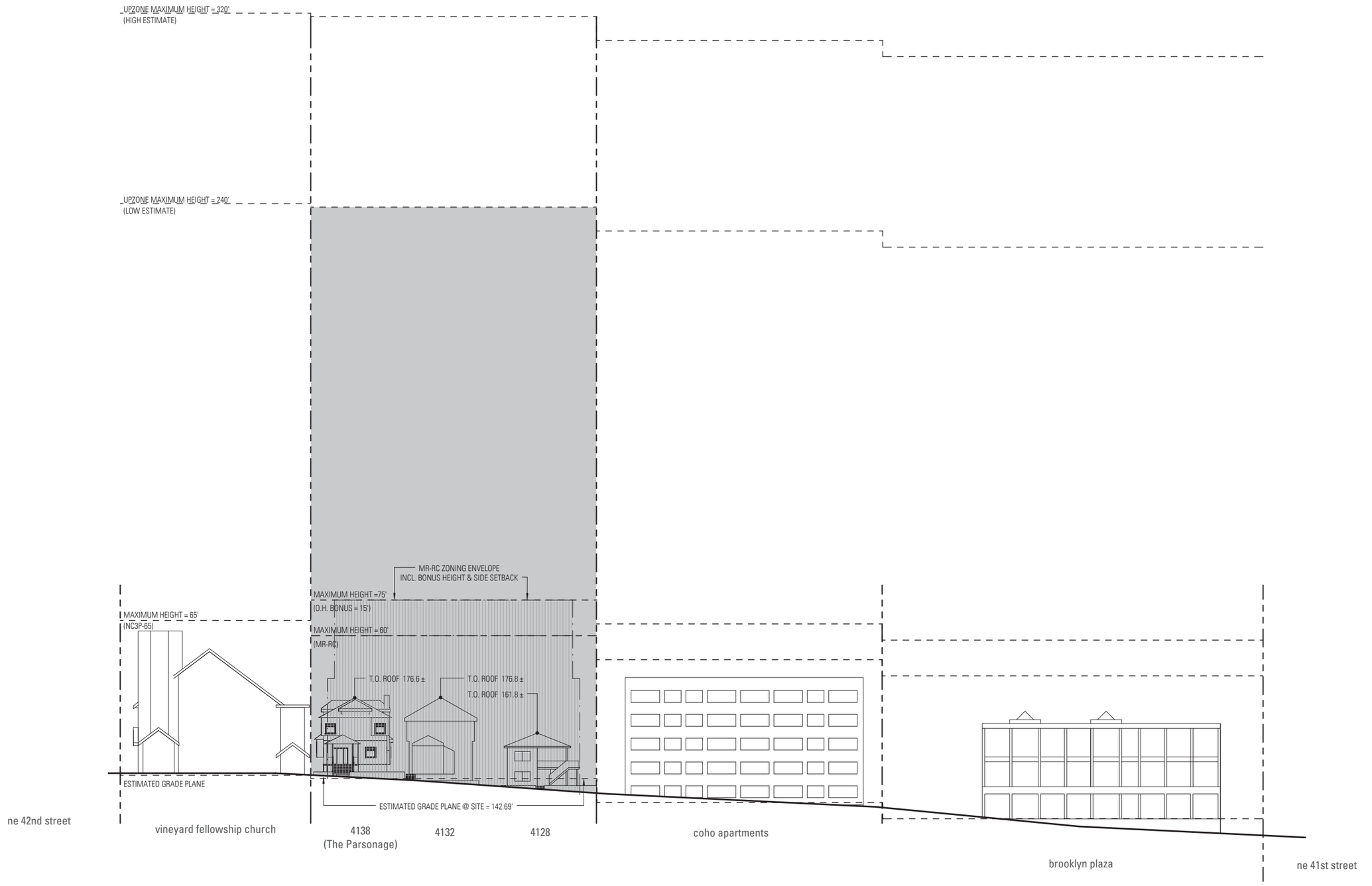


code compliant buildable envelope



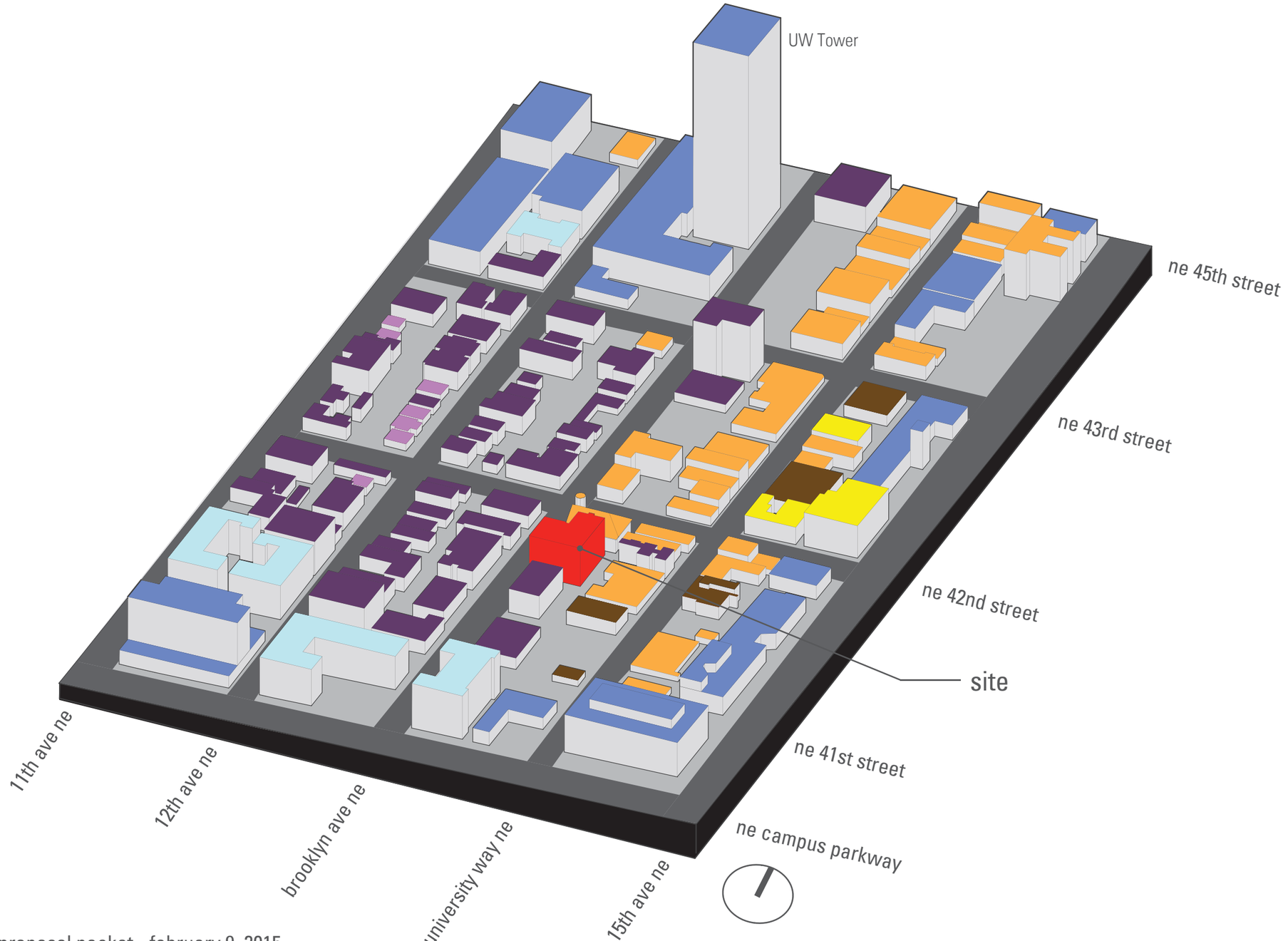
buildable envelope with preserved parsonage

NOTE: The potential upzone heights shown here are based on the current Urban Design Framework underway in this neighborhood and are for future context information only.


UPZONE MAXIMUM HEIGHT = 320'
(HIGH ESTIMATE)
UPZONE MAXIMUM HEIGHT = 240'
(LOW ESTIMATE)
MR-RC ZONING ENVELOPE
INCL. BONUS HEIGHT & SIDE SETBACK
MAXIMUM HEIGHT =75'
(O.H. BONUS = 15')
MAXIMUM HEIGHT = 60'
(MR-RC)
MAXIMUM HEIGHT = 65'
(NC3P-65)
T.O. ROOF 176.6 ±
T.O. ROOF 176.8 ±
T.O. ROOF 161.8 ±
ESTIMATED GRADE PLANE
ESTIMATED GRADE PLANE @ SITE = 142.69'
ne 42nd street
vineyard fellowship church
4138
(The Parsonage)
4132
4128
coho apartments
brooklyn plaza
ne 41st street

SECTION 2 | site context & urban design analysis - axonometric massing

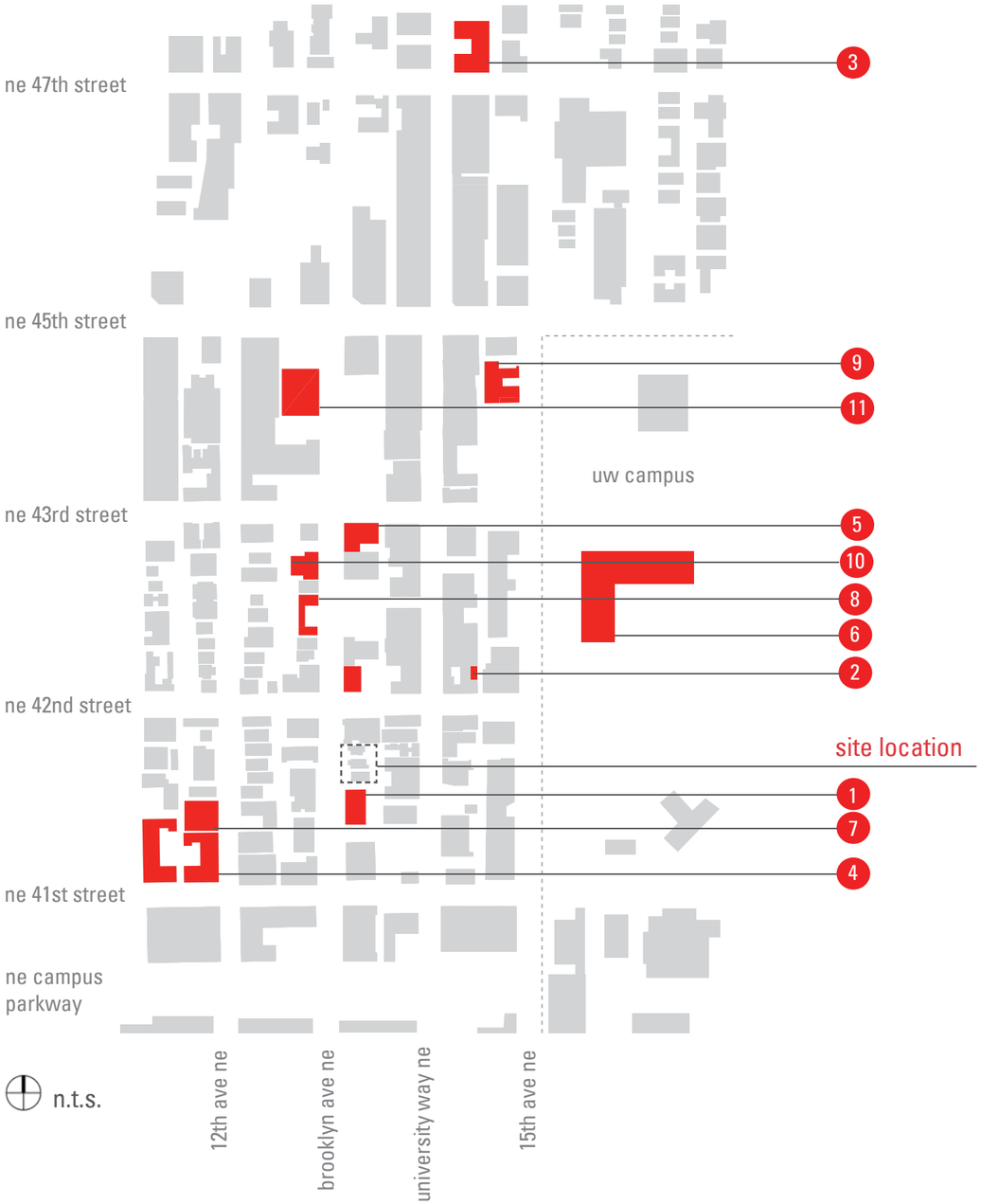
- university - academic
- university - housing
- multifamily housing
- single family housing
- mixed use
- commercial
- other
- project site



east streetscape

west streetscape

SECTION 2 | site context & urban design analysis - neighborhood context and design cues

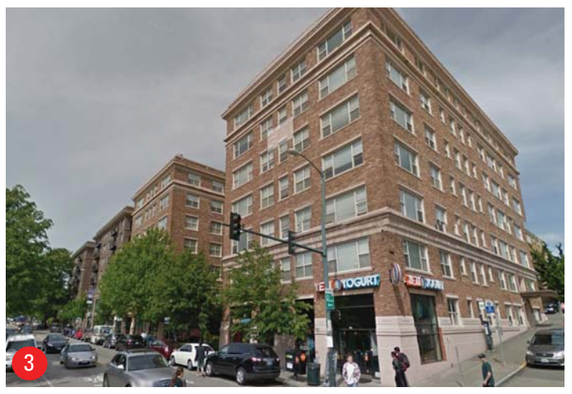


COHO Apartments
4120 Brooklyn Ave NE

context: neighboring building with simple massing.

Cafe Allegro
Alley between University Way and 15th Ave NE, just north of NE 42nd Street

example of activating the alley



Wilsonian Hotel
4700-10 University Way
(Frank Fowler, 1923)

example of simple massing; minimal setbacks; clear base and top

Cedar Apartments
1112-1128 NE 41st St

example of simple massing; minimal setbacks; contemporary materials; variety through fenestration rhythm; carved out ground level

Identity Bldg D
4119 12th Ave Ne

example of simple massing; contemporary materials

Varsity Arms
4235 Brooklyn Ave NE
(R.S. Lipscomb, 1928)

neighborhood context

University Manor
1305 NE 43rd Street
(Earl Roberts, 1926)

example of traditional, simple massing; clear base and top

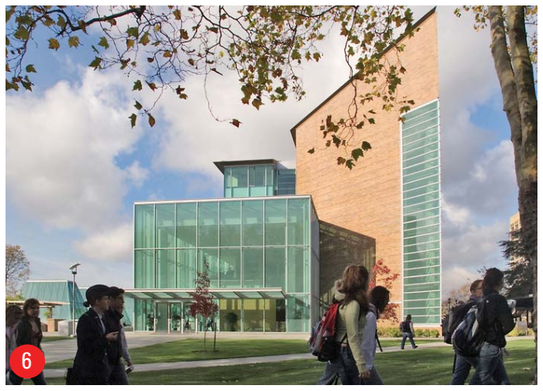
Canterbury Court
4225 Brooklyn Ave NE
(Henry H. Hodgson, 1929)

example of residential scale courtyard

UW Tower
4333 Brooklyn Ave NE
(NBBJ, 1975)

neighborhood context

example of very simple massing; minimal modulation; clear base and top



Gates Law School
4293 Memorial Way
(Kohn Pederson Fox, 2001)

Malloy Apartments
4337 15th Ave NE
(Earl Roberts, 1928)

example of traditional, simple massing; clear base and top; narrow courtyard

CS1 Natural Systems and Site Features
Use natural systems and features of the site and its surroundings as a starting point for project design.

B.SUNLIGHT AND NATURAL VENTILATION
1. Sun and Wind: *Design to incorporate solar exposure and natural ventilation opportunities to greatest extent possible.*
2. Daylight and Shading: *Daylight for interior and exterior spaces is optimized, while minimizing shading on adjacent church courtyard.*

C. TOPOGRAPHY
1. Land Form: *Natural downward site slope from NE to SW informs the project design.*

E. WATER
2. Adding Interest with Project Drainage: *Project drainage system will be investigated as an opportunity to add interest to the site through water-related design elements, e.g., rain gardens, bioswales, green roofs, fountains of recycled water.*

CS1 - UNIVERSITY SUPPLEMENTAL GUIDANCE:
Streetscape Compatibility: Reinforce the pedestrian streetscape and protect public view corridors.

Minimize shadow impacts onto adjacent public areas between March 21 & September 21.

LANDMARKS BOARD - ADDITIONAL GUIDANCE:
Based on input from the Landmarks Board, in order to preserve the existing entry sequence, we are planning to bring the building and its entry to an "at grade" location. Currently, existing site stairs are located in the public Right-of-Way. Lowering the building will make the pedestrian/ visitor connection much stronger than what is currently there.

CS2 Urban Pattern and Form
Strengthen the most desirable forms, characteristics, and patterns of the streets, block faces, and open spaces in the surrounding area.

C. RELATIONSHIP TO THE BLOCK
2. Mid-Block Sites: *The adjacent building to the south creates a datum line that the new design will respond to.*

D. HEIGHT, BULK, AND SCALE
1. Existing Development and Zoning: *Design responds to height, bulk, and scale of buildings in the neighborhood. Zoning in the neighborhood is poised to allow a large jump in increased allowable heights.*

2. Existing Site Features: *The new building is designed to relate to the historic Parsonage and neighboring historic church.*

5. Respect for Adjacent Sites: *The design allows natural light into the neighboring church's south-facing stained glass windows, which the church has indicated is very important to them, as this is the only way they get light into their below-grade spaces.*

CS2 - UNIVERSITY SUPPLEMENTAL GUIDANCE:
Responding to Site Characteristics: pedestrian-oriented streetscape is the most important characteristic to be emphasized in the neighborhood. *The proposed entry sequence and courtyard reinforce the pedestrian nature of the neighborhood.*

Height, Bulk & Scale: Special attention should be paid to projects in the residential south slope area bounded by Brooklyn, Roosevelt, NE 41st & NE 43rd Streets to minimize impacts of increased height, bulk and scale. Along zone edges and specified streets, step back upper floors above 40', or modify the roofline to reduce the negative effects of the allowable height limit. *Proposed design is far below height limits of proposed upzone.*

CS3 Architectural Context and Character
Contribute to the architectural character of the neighborhood.

A. EMPHASIZING POSITIVE NEIGHBORHOOD ATTRIBUTES
1. Fitting Old and New Together: *The primary design consideration for this project is the relationship of the new structure with the existing historic Parsonage.*

4. Evolving Neighborhoods: *Architectural character is evolving in this area, and the building design will explore ways to establish a positive and desirable context for others to build upon in the future.*

B. LOCAL HISTORY AND CULTURE
2. Historical / Cultural References: *The project features the reuse of a designated historic landmark.*

CS3 - UNIVERSITY SUPPLEMENTAL GUIDANCE:
i. Although no single architectural style or character emerges as a dominant direction for new construction in the University Community, project applicants should show how the proposed design incorporates elements of the local architectural character especially when there are buildings of local historical significance or landmark status in the vicinity.

iii. When the defined character of a block, including adjacent or facing blocks, is comprised of historic buildings, or groups of buildings of local historic importance and character, as well as street trees or other significant vegetation (as identified in the 1975 Inventory and subsequent updating), the architectural treatment of new development should respond to this local historical character. New buildings should feature traditional materials or a combination of traditional and contemporary materials employed in a manner that reflects the character of historic buildings in the vicinity. *The proposed entry sequence and courtyard reinforce the pedestrian nature of the neighborhood.*

PL1 Connectivity
Complement and contribute to the network of open spaces around the site and the connections among them.

A. NETWORK OF OPEN SPACES
1. Enhancing Open Space: *Open space on the site includes a sidewalk, courtyard and engaging the alley.*

2. Adding to Public Life: *The entry sequence and courtyard reinforce a positive connection to public areas and the opportunity to create space where residents can congregate in good weather.*

B. WALKWAYS AND CONNECTIONS
3. Pedestrian Amenities: *Bringing the parsonage building down to grade creates a more inviting entry into the amenity spaces. The proposed courtyard helps create a lively, pedestrian oriented open space to enliven the area and attract interest and interaction with the site and building.*

C. OUTDOOR USES AND ACTIVITIES
3. Year-Round Activity: *The design will explore opportunities for features in open spaces for activities beyond daylight hours and throughout the seasons of the year.*

PL1 - UNIVERSITY SUPPLEMENTAL GUIDANCE:
i. The ground-level open space should be designed as a plaza, courtyard, play area, mini-park, pedestrian open space, garden, or similar occupiable site feature. The quantity of open space is less important than the provision of functional and visual ground-level open space. *The project features a street-facing courtyard.*

PL2 Walkability

Create a safe and comfortable walking environment that is easy to navigate and well-connected to existing pedestrian walkways and features.

A. ACCESSIBILITY

1. Access for All: *Access for people of all abilities will be fully integrated into the project design. The historic but non-accessible entry stairs are being retained as required by conversations with the Landmarks Board.*

B. SAFETY AND SECURITY

1. Eyes on the Street: *Natural surveillance from residents will help create a safe environment through strategic placement of doors, windows, and street-level uses.*

PL3 Street-Level Interaction

Encourage human interaction and activity at the street-level with clear connections to building entries and edges.

A. ENTRIES

1. Design Objectives: *The primary building entry will be through the entry to the existing historic parsonage structure.*

c. *The common entry will provide privacy and security for residents but also be welcoming and identifiable to visitors. Having the resident managers on site with visual access to the entry is a key component related to the security and long term success of these spaces.*

B. RESIDENTIAL EDGES

1. Security and Privacy: *A buffer or semi-private space between the building and the street will be provided to help ensure security and privacy of building occupants.*

4. Interaction: *The design will provide opportunities for interaction among residents and neighbors by centrally locating commonly used features or services.*

PL3 - UNIVERSITY SUPPLEMENTAL GUIDANCE:

ii. In residential projects, except townhouses, it is generally preferable to have one walkway from the street that can serve several building entrances. At least one building entrance, preferably the main one, should be prominently visible from the street. *The main entry is very prominently visible from the street.*

iii. When a courtyard is proposed for a residential project, the courtyard should have at least one entry from the street. Units facing the courtyard should have a porch, stoop, deck or seating area associated with the dwelling unit. *The Parsonage's courtyard opens to the street.*

PL4 Active Transportation

Incorporate design features that facilitate active forms of transportation such as walking, bicycling, and use of transit.

A. ENTRY LOCATIONS AND RELATIONSHIPS

2. Connections to All Modes: *The location of the primary entry is driven by the historic structure, and its adaptive re-use as amenity space. Keeping the parsonage close to its existing location and preserving the relationship with the church are primary drivers of the massing and location of the new building as well.*

B. PLANNING AHEAD FOR BICYCLISTS

2. Bike Facilities: *Facilities such as secure and safe bike storage will be located to balance convenience, security, and safety.*

C. PLANNING AHEAD FOR TRANSIT

The Brooklyn lightrail station is currently under construction two blocks north of the site. the station is scheduled to open in 2021.

DC1 Project Uses and Activities

Optimize the arrangement of uses and activities on site.

A. ARRANGEMENT OF INTERIOR USES

2. Gathering Places: *The project will feature community amenity spaces in the historic Parsonage, which will include a managers' office, communal living room and entertainment kitchen, as well as laundry facilities, and areas for residents to gather.*

C. PARKING AND SERVICE USES

No parking will be provided.

4. Service Uses: *trash area to be accessed from alley.*

DC1 - UNIVERSITY SUPPLEMENTAL GUIDANCE:

ii. On Mixed Use Corridors, walls rather than shrub screens are generally preferred because walls require less space and landscaping can be difficult to maintain in congested areas. If walls are provided, they must be made of "permanent" materials such as masonry. *There may be a low wall between the courtyard and the sidewalk.*

DC2 Architectural Concept

Develop an architectural concept that will result in a unified and functional design that fits well on the site and within its surroundings.

A. MASSING

1. Site Characteristics and Uses: *The mass of the building is greatly influenced by the preservation of the historic structure on the site.*

2. Reducing Perceived Mass: *Secondary architectural elements will be integrated to reduce the perceived mass of the building.*

B. ARCHITECTURAL AND FAÇADE COMPOSITION

1. Façade Composition: *All building facades including alleys and visible roofs will be composed as an architectural expression of the building as a whole.*

C. SECONDARY ARCHITECTURAL FEATURES

1. Visual Depth and Interest: *Facades to incorporate canopies, or other secondary elements.*

3. Fit With Neighboring Buildings: *Working with the landmarked parsonage building on site and its relationship to the neighboring church are major drivers of the project's site design and will greatly influence the building's architectural design.*

D. SCALE AND TEXTURE

1. Human Scale: *Architectural features, elements, and details of a human scale will be integrated into the building facades, entries, and exterior spaces to engage the pedestrian and enable an active and vibrant streetscape.*

2. Texture: *The character of the building, as expressed in the form, scale, and materials, strives for a fine-grained scale, or "texture," particularly at the street level and other areas where pedestrians predominate.*

DC3 Open Space Concept

Integrate open space design with the design of the building so that each complements the other.

A. BUILDING-OPEN SPACE RELATIONSHIP

1. Interior/Exterior Fit: *Open space concepts integrate with the architecture to ensure interior and exterior spaces relate well to each other.*

B. OPEN SPACE USES AND ACTIVITIES

1. Meeting User Needs: *Open space is designed to meet the needs of expected users.*

4. Multifamily Open Space: *Common open spaces are provided for use by all residents to encourage physical activity and social interaction.*

Much time has been spent analyzing target residents and their desired activity spaces. The building will be managed by Blanton Turner, who manages over 1,000 units in the neighborhood. They have provided valuable direction in this area.

C. DESIGN

6. Amenities and Features: *Attractive outdoor spaces well-suited to the residents is envisioned for the project through a combination of hardscape and plantings.*

DC3 - UNIVERSITY SUPPLEMENTAL GUIDANCE:

On Mixed Use Corridors, consider setting back a portion of the building to provide small pedestrian open spaces with seating amenities.The building façades along the open space must still be pedestrian oriented. *A courtyard adjacent to the street is proposed.*

DC4 Exterior Elements and Finishes

Use appropriate and high quality elements and finishes for the building and its open spaces.

A. BUILDING MATERIALS

1. Exterior Finish Materials: *Building exteriors will be constructed of durable and maintainable materials that are attractive even when viewed up close. The design team will explore texture, pattern, and materials that lend themselves to a high quality of detailing.*

2. Climate Appropriateness: *Durable and attractive materials that weather and age well in Seattle's climate will be integrated into the design.*

B. SIGNAGE

1. Scale and Character: *Streetscape experience will be enhanced with exterior signage that is appropriate in scale and character to the project and its environs.*

2. Coordination With Project Design: *A signage plan will be developed within the context of architectural and open space concepts, and coordinate with building details, lighting, and other features to complement the project as a whole and surrounding context.*

C. LIGHTING

1. Functions: *Lighting design will increase site safety for pedestrians and highlight architectural or landscape details and features.*

D. TREES, LANDSCAPE AND HARDSCAPE MATERIALS

1. Choice of Plant Materials: *Landscape materials that will thrive at this specific urban site condition will be selected.*

2. Hardscape Materials: *The exterior entry court, and other hard surfaced areas will be an opportunity to add color, texture, and/or pattern and enliven public areas.*

DC4 - UNIVERSITY SUPPLEMENTAL GUIDANCE:

Exterior Finish Materials:

i. New buildings should emphasize durable, attractive, and well detailed finish materials, including:

a. Brick (especially appropriate).
b. Concrete (if it features architecturally treated texture or color, other refined detailing, and/or complementary materials).
c. Cast stone, natural stone, tile.
d. Stucco and stucco-like panels
e. Art tile or other decorative wall details.
f. Wood, especially appropriate for residential structures.

ii. Sculptural cast stone and decorative tile are particularly appropriate because they relate to campus architecture and Art Deco buildings.

iii. The materials listed below are discouraged and should only be used if they complement the building's architectural character and are architecturally treated for a specific reason that supports the building and streetscape character:

a. Masonry units.
b. Metal siding.
c. Wood siding and shingles
d. Vinyl siding.
e. Sprayed-on finish with large aggregate.
f. Mirrored glass.

Exterior Signs. The following sign types are encouraged, particularly along Mixed Use Corridors:

a. Pedestrian-oriented shingle or blade signs extending from the building front just above pedestrians.
b. Marquee signs and signs on pedestrian canopies.
c. Neon signs.
d. Carefully executed window signs, such as etched glass or hand painted signs.
e. Small signs on awnings or canopies.

For the current project, exterior finish materials and signage have not been thoroughly investigated yet.

Draft Environmental Impact Statement for the U District Urban Design Alternatives (April 24, 2014)

OBJECTIVES OF THE PROPOSAL (EIS)

- Allow greater concentration of development in the area surrounding the future light rail station.
- Provide for a more diverse neighborhood character by providing a mix of housing types, uses, building types and heights.
- Enhance the pedestrian quality at street level by providing amenities, taking into consideration light and air as well as public view corridors and providing for retail activity at key locations.
- Increase height and density to achieve other goals such as providing affordable housing, increasing the variety of building types in new development and supporting equitable communities with a diversity of housing choices.

Preferred option is aligned with objectives of the U-District upzoning.

INCENTIVE MEASURES FOR FURTHER CONSIDERATION

- New public and private open spaces, including spaces for active and passive recreation
- Preservation of historic buildings

PROPOSED ACTION & ALTERNATIVES (for current site)

- ALTERNATIVE 1: Zoning change to "Mixed Use"; max. ht = 125'; landscaped setbacks req'd on street; FAR = 6-10
- ALTERNATIVE 2: Zoning change to "Mixed Use"; 340'; FAR = 9-12
- ALTERNATIVE 3: No action (no changes to zoning).

The proposed project, given both the timing and location adjacent to the historic church, could act very much as a transitional buffer between current zoning criteria and potential future developments.

University District Strategic Plan (Jan. 2013) by the U District Livability Partnership

VISION + STRATEGIC INITIATIVES:
The U District Livability Partnership's vision is to sustain a vibrant and innovative district of entrepreneurs, major employers, talented workers, and diverse residents. Strategic partnerships of effective leaders and disparate voices will build on the district's creative and eclectic character and draw on the University of Washington's world-class presence to achieve this vision.
The proposed project seeks to add to the U District's vibrant, innovative, creative, eclectic character.

TRANSFORMATIVE PROJECTS
2. A "European-style" network of pleasant and bustling alleyways. *The proposed project does not turn its back to the alley, but rather seeks to activate it.*

URBAN DESIGN INITIATIVE - GOALS - GOAL 3: HOUSING:
Strategy 3A: Housing Choices
Encourage a broad range of housing choices to attract a diverse mix of students, professionals, families and seniors in the neighborhood. Housing types should include single family, mid-rise, townhouses, cottage housing, high-rise, live-work units, and student housing.
Strategy 3B: Affordability
Through government and community actions, strive for homes in the full range of affordability levels, including market rate housing, moderate-income housing, and low-income housing options.
Strategy 3C: Community Development
Increase the capacity for community development in the U District for targeted types of housing and community services in partnership with private developers and nonprofit agencies.
Proposed project is aligned with the housing goals of the U District Strategic Plan.

The Secretary of the Interior's Standards for Rehabilitation & Guidelines for Rehabilitating Historic Buildings (1992)

HISTORIC DESIGNATION:
The Parsonage was designated a landmark in 1982, in conjunction with the neighboring University Methodist Episcopal Church. The controlled features of the Parsonage and the church are, "1) the entire exterior of both the church and parsonage; and 2) the colored glass windows of the church."

The following are applicable sections from the Standards and Guidelines for Rehabilitating Historic Buildings.

REHABILITATION - BLDG EXTERIOR - WOOD:
Recommended: Identifying, retaining, and preserving wood features that are important in defining the overall historic character of the building (pg 71): *The design team will work with the Landmarks Board to identify exactly which wood features to preserve. It is likely that these will be belly bands and trim at the 2nd floor level, window trim, and decorative projecting window braces.*

REHABILITATION - BLDG EXTERIOR - ROOFS:
Recommended: Identifying, retaining, and preserving roofs that are important in defining the overall historic character of the building. This includes the roof's shape, decorative features and roofing material.(pg 78): *The roof shape is important in defining the overall historic character and will be repaired. The curved rafter tails are also elements to be preserved or repaired.*

REHABILITATION - BLDG EXTERIOR - WINDOWS:
Recommended: Identifying, retaining, and preserving windows - and their functional and decorative features - that are important in defining the overall historic character of the building (pgs 81-82): *The design team will work with the Landmarks Board to identify exactly which windows to replace in-kind. It is assumed these would include 2nd floor windows located in projecting corner bays.*

REHABILITATION - BLDG EXTERIOR - ENTRANCES & PORCHES:
Recommended: Identifying, retaining, and preserving entrances and porches - and their functional and decorative features - that are important in defining the overall historic character of the building (pgs 85-86): *Per prior recommendation by the Board, the project will preserve the existing front porch and stairs. Non-historic windows will be removed.*

REHABILITATION - SETTING:
Recommended: Retaining the historic relationship between buildings and landscape features of the setting (pg 106). *The overall project design is largely driven by retaining the relationship between the church and parsonage.*

NEW ADDITIONS TO HISTORIC BUILDINGS:
Recommended: Constructing a new addition so that there is the least possible loss of historic materials and so that character-defining features are not obscured, damaged or destroyed (pg 112). *The preferred option does not remove features visible from the public ROW.*

Recommended: Designing a new addition in a manner that makes clear what is historic and what is new (pg 112). *The proposed addition makes clear what is new. The design team is looking for design cues from the historic structure that are conceptual rather than literal.*

Not recommended: Imitating a historic style or period of architecture in a new addition (pg 112). *The new addition does not imitate a historic style or period of architecture.*

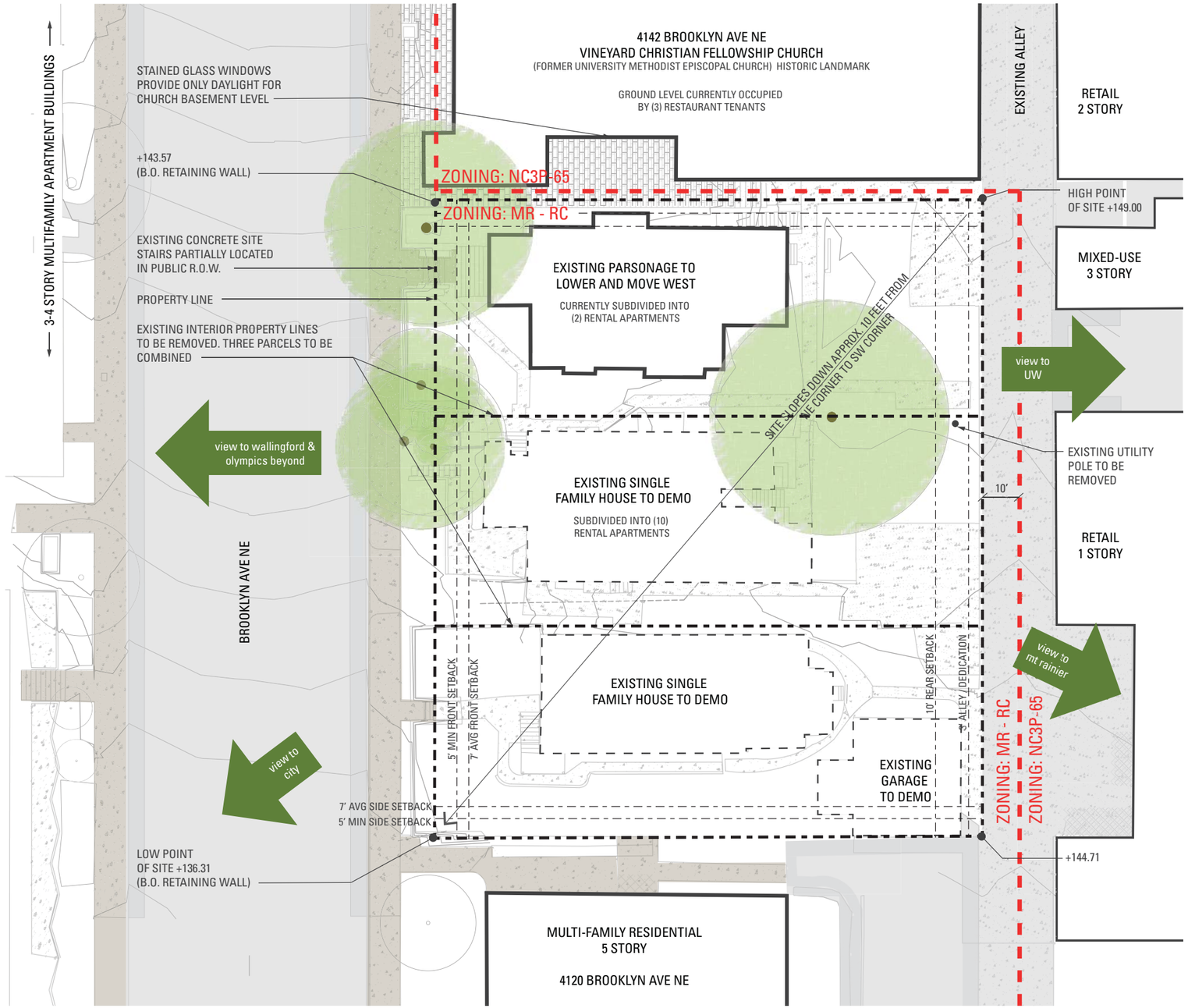
SECTION 4 | site analysis - survey of existing conditions

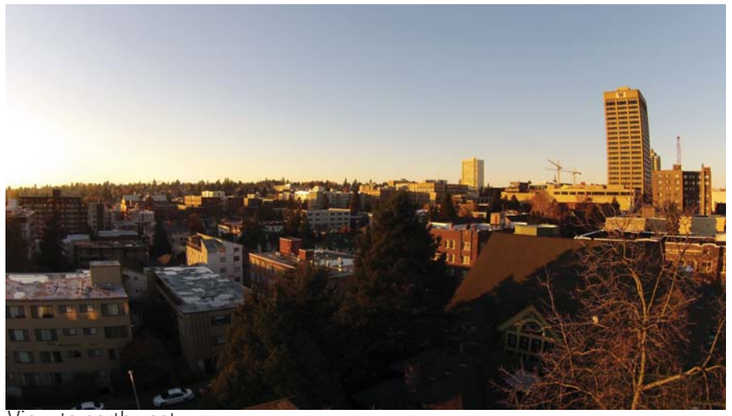
Survey provided by Bush, Roed & Hitchings. Dated 10/16/2014

Items of note:

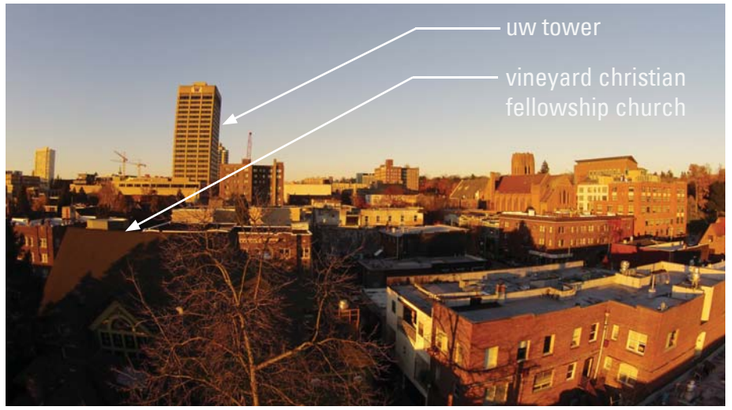
- Existing concrete site stairs are partially located within the ROW
- Existing trees along Brooklyn Ave NE are located in ROW

See page 17 for additional analysis of existing trees on site.





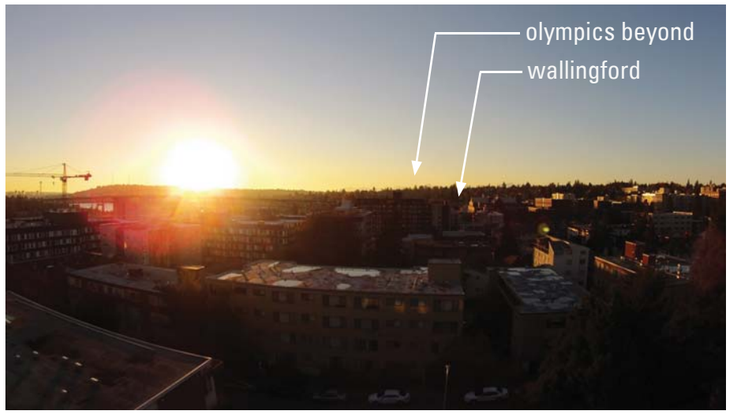
View to northwest



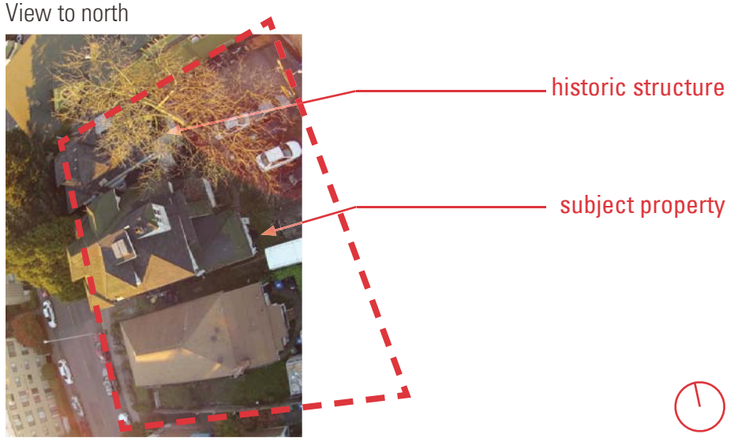
View to north

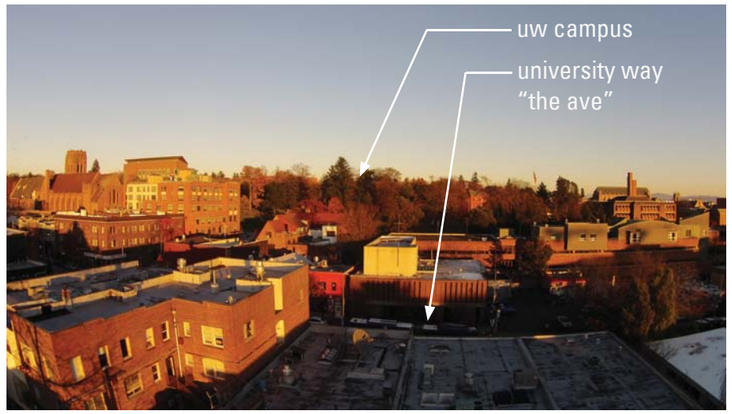
AERIAL VIEWS FROM THE SITE

- Views on this page are taken from a height of roughly 60-75'.
- Notable features and landmarks that can been seen from the site include: the UW tower, UW campus, Mount Rainier, downtown Seattle skyline.



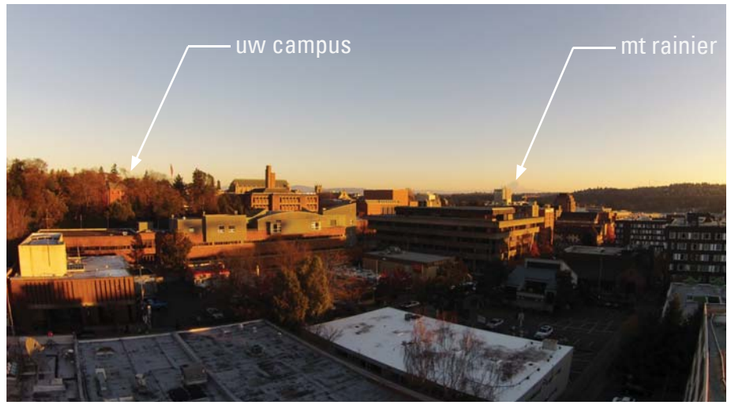
View to west





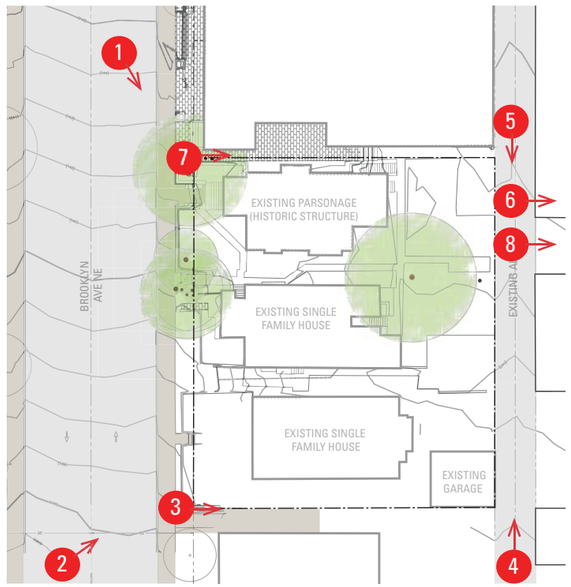
View to east

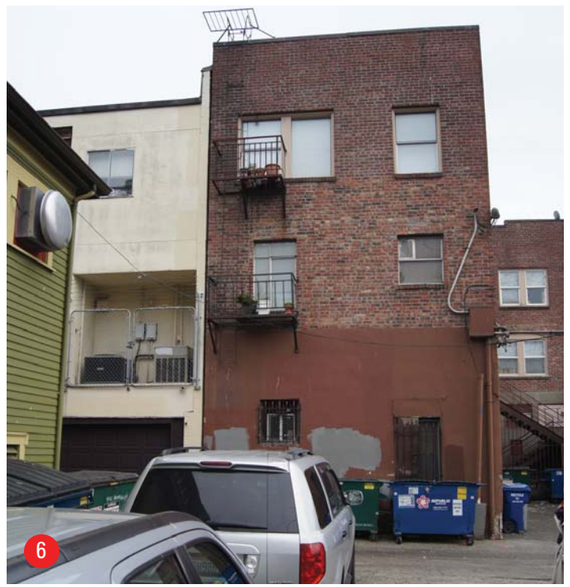
Looking southwest

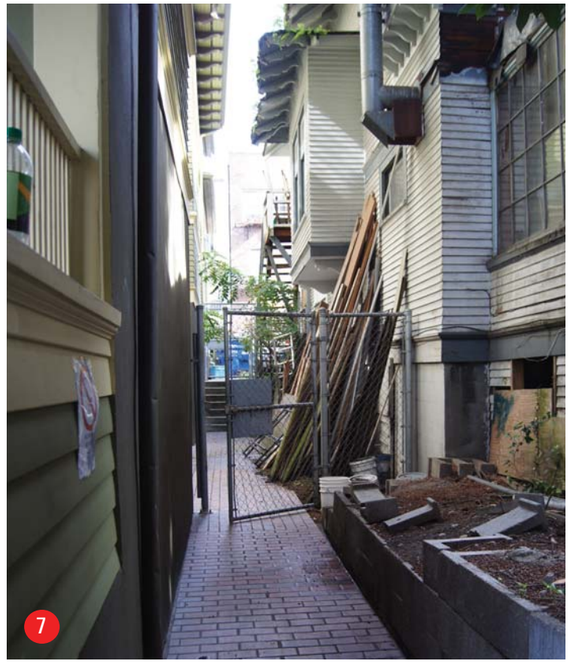


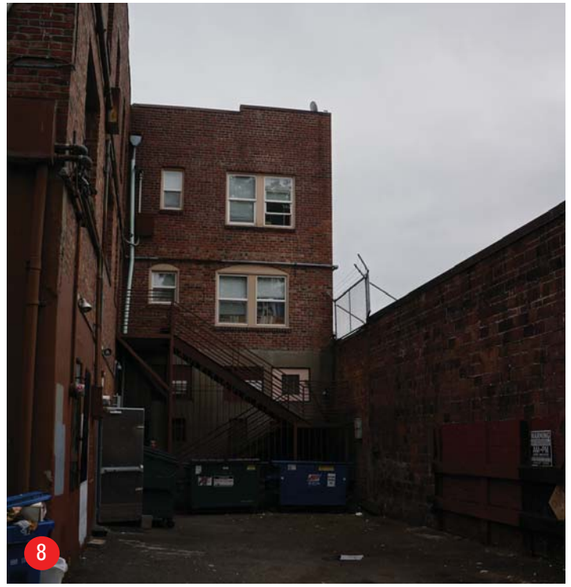
View to southeast

SECTION 4 | site analysis - contextual site photos









1 EXISTING BLACK WALNUT
(TO BE REMOVED - does not meet criteria for exceptional tree)

- The criteria for "exceptional tree" is a dbh of 30" and/or a diameter of 65% of the largest documented black walnut tree.
- 65% of the largest documented black walnut tree diameter is 65% x 50" = 32.5" (*Trees of Seattle,* 2nd Edition, Arthur Lee Jacobson).
- The diameter of the subject tree is 20" which is less than 30" and/or 32.5". Therefore, the tree does not meet the criteria for an exceptional tree.

2 3 EXISTING DOUGLAS FIR AND CONIFEROUS TREES
(TO BE REMOVED)

- These coniferous trees along Brooklyn Ave NE are located in the ROW.
- Bill Ames, the city arborist, has visited the site to review the trees upon our request to remove them.
- Bill Ames noted that the douglas fir is perched 3'-6" above the sidewalk grade. It is not possible to retain the tree if the historic structure is moved and its grade lowered to sidewalk grade

CRITERIA FOR NEW TREES

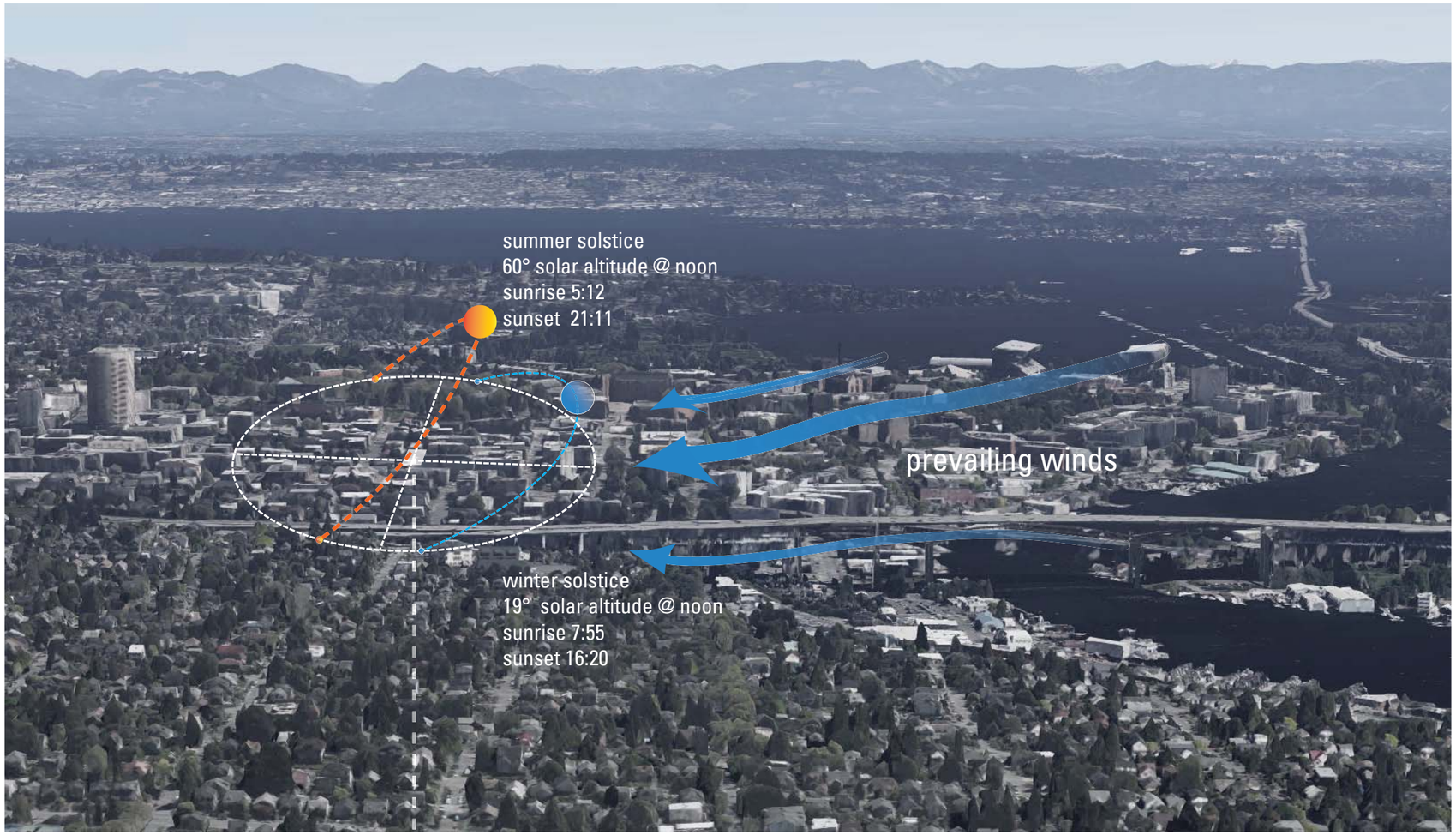
- Bill Ames recommended new street trees to be installed at 3 1/2" caliper

SECTION 4 | site analysis - climate analysis

The site is comprised of two parcels with the existing parsonage on the north parcel. The new building addition will likely cast shadows on the existing parsonage during the morning and afternoon. Adjacent properties, if fully developed, may cast shadows on the the project site in the late afternoon and morning.

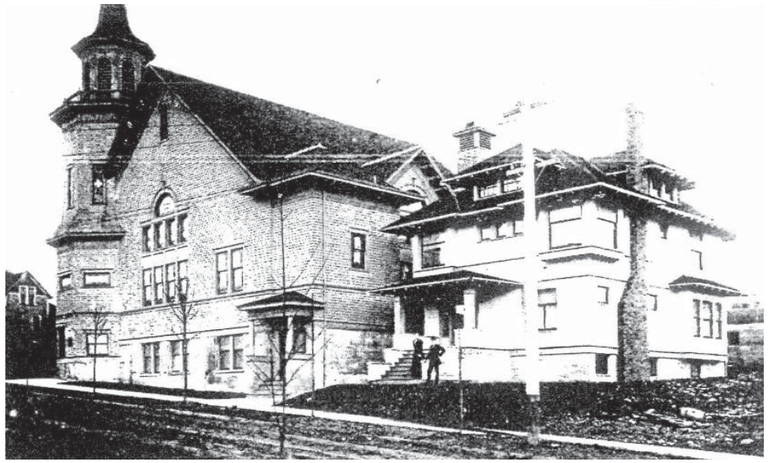
In Seattle, since most solar daylight exposure is concurrent with overcast/cloudy skies and/ or rainfall, all facades will likely receive indirect daylight rather than direct sunlight.

The prevailing winds during winter and summer months are strongest coming from the south and are typically associated with heavy rainfall.



ADDRESS:	4128, 4132 & 4138 Brooklyn Avenue NE, Seattle, WA 98105	SETBACKS	MR-RC	FRONT	7' average setback; 5' min. setback No setback required if a courtyard abuts the street lot line and the courtyard has: - a min. width = to 30% of the abutting steet front - a min. depth of 20 feet from street
LEGAL:	BROOKLYN ADD PLAT BLK 14 LOTS 20, 21 & 22			SIDE	For portions of a structure 42' or less in height: 7' average; 5' minimum
DPD PROJECT NO.:	3018666			SIDE	For portions of structure above 42' in height: 10' average; 7' minimum
PARCEL NO.:	114200-1490, 114200-1495 & 114200-1500			REAR	10' from a rear lot line abutting an alley.
CURRENT ZONING:	MR-RC				
UPZONE UNDER STUDY	Mixed Use - 125', 240' or 320'; FAR 6-10 or 10-12 Alternative 1 presented in U District Urban Design Draft EIS, April 24, 2014; plus conversations with DPD	SEPARATIONS BETWEEN MULTIPLE STRUCTURES	MR-RC	The minimum required separation between principal structures at any two points on different interior facades is 10 feet, except for cottage housing developments, and principal structures separated by a driveway or parking aisle. The historic parsonage and new addition are considered to be one building.	
OVERLAYS:	University District Northwest (Urban Center Village)				
HISTORIC DESIGNATION:	Because the Parsonage is a City of Seattle designated landmark, the project design is being reviewed by the Landmarks Preservation Board. A Certificate of Approval provided by the Landmarks Preservation Board is required.	AMENITY AREA:	MR-RC	5% of total gross floor area in residential use. No more than 50% of the amenity area may be enclosed. No minimum dimension for private amenity areas. Proposed gross residential area x 0.05 = 52,290 x 0.05 = 2,615 SF required amenity area.	
ECA:	None				
SITE AREA:	4,120 SF + 4,120 SF + 4,120 SF = 12,360 SF	LANDSCAPING:	MR-RC	Green Factor Score = 0.5 minimum; Street trees per SDOT;	
PERMITTED USES:	MR-RC Residential, Parks, Ground floor commercial, Community gardens, Institutions meeting development standards	STRUCTURE WIDTH/DEPTH:	MR-RC	Width shall not exceed 150 feet. Depth < 75% lot depth (103x.75 = 77.25'); may be increased if total lot coverage does not exceed lot overage without courtyard provision	
FLOOR AREA RATIO (FAR) LIMITS:	MR-RC Base = 3.20; Add'l Office of Housing incentive = 1.05 = 4.25 total 4.25 x 12,360 = 52,530 SF Floor area contained in a landmark structure is exempt from FAR limits	PARKING / ACCESS:	No minimum parking requirement since project is located within the University District Northwest Urban Center Village and is NOT located within the University of Washington parking impact area.		
DENSITY:	MR-RC No density limitations for midrise zone				
STRUCTURE HEIGHT:	MR-RC 60', 15' bonus per 23.58A & 23.45.516	SOLID WASTE STORAGE & ACCESS	Shared storage space for solid waste containers: 51-100 dwelling units: 375 SF + 4 SF for each add'l unit above 50 (511 SF for 84 units) Min. horizontal dim = 12 feet Floor shall be level & hard-surfaced If located outdoors, storage space shall be screened, & not located between street & structure		
		STREET CLASSIFICATION:	Brooklyn Ave NE: Collector Arterial Alley: R.O.W. = 20' Req'd / 14' Exist'g		

SECTION 5 | historic analysis - historic & current site photographs


historic photo circa 1907


current view of site, obscured by evergreen trees


current view of church

historic photo 1942


current view of parsonage


current view of back of parsonage and south facade of church

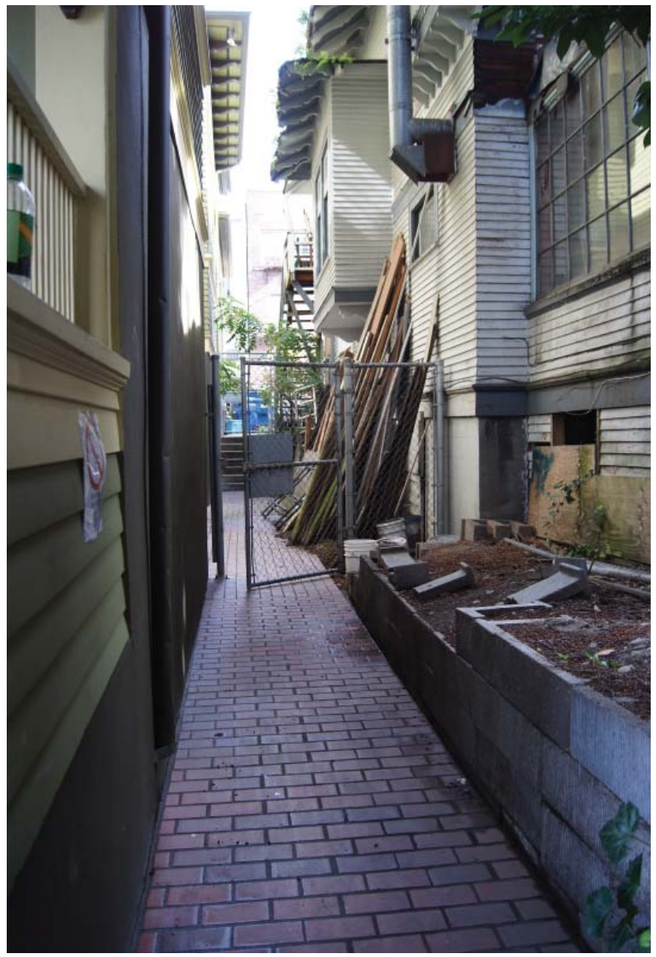
The Parsonage, in conjunction with the neighboring University Methodist Episcopal Church, was nominated for landmark status in 1980 and designated in 1982.

In the Report on Designation from December 02, 1980, it is noted that, "(T)he former University Methodist Episcopal Church is one of only a handful of extant buildings in Seattle closely associated with the Alaska Yukon Pacific Exposition of 1909." and therefore meets criteria (1) It is the location of, or is associated in a significant way with, an historic event with a significant effect upon the community, city, state, or nation.

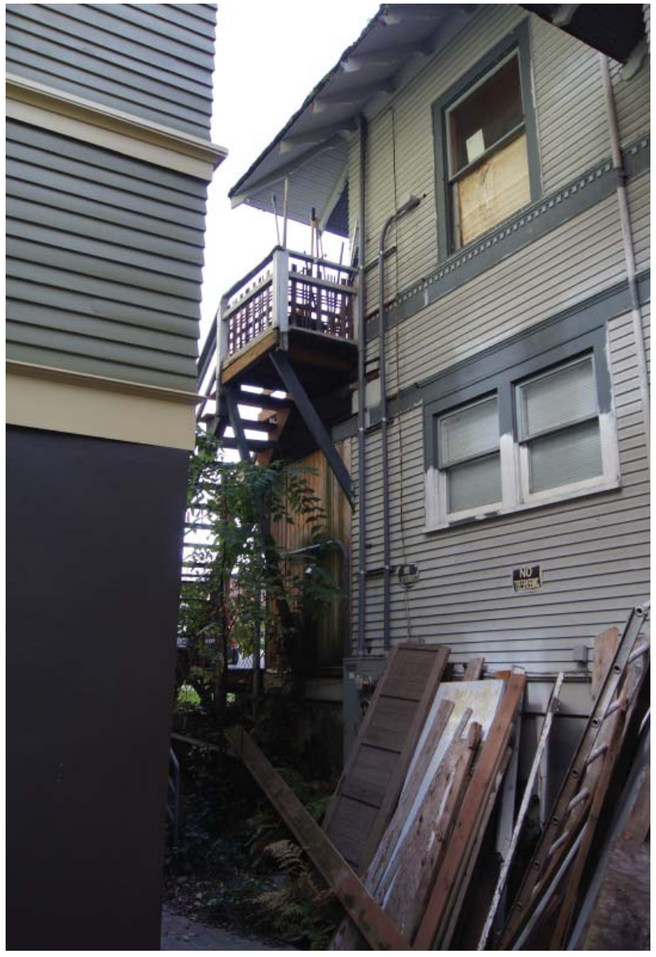
Specified features or characteristics identified for preservation include:
the exteriors of both the church and the parsonage, and the colored glass windows of the church.

CONTROLS
"A Certificate of Approval must be obtained before the owner may make alterations to: 1) the entire exterior of both the church and parsonage; 2) the colored glass windows of the church; provided in-kind maintenance and repair of the above-noted features shall be excluded from the above controls."

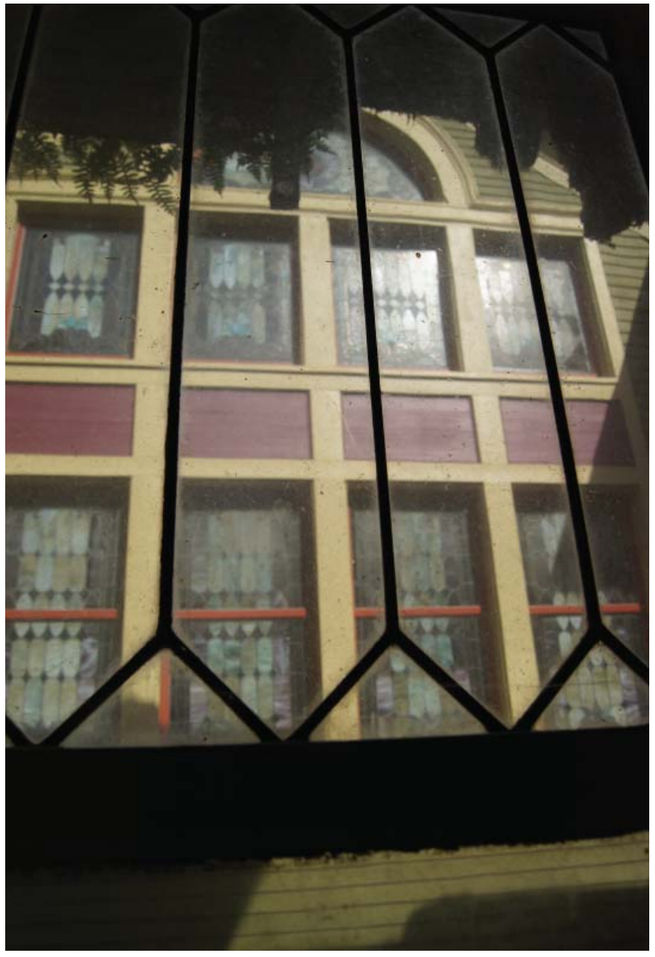
INCENTIVES
"...certain incentives are available to the owners on an application basis to permit in certain circumstances, uses not otherwise permitted within the zone in which the Landmark is located."



looking east with the church to the left and the parsonage to the right.



north facade of the parsonage, with the church to the left



church's stained glass windows as seen through parsonage window

In discussions with the Landmarks Preservation Board, those facades which are most visible from the public right-of-way, the west and south facades - and to a lesser extent the north facade - are the facades of prime importance. Historic features of the exterior will be repaired or replaced in-kind on these facades. The east (rear) facade has been significantly altered over time and is not visible from the street. Proposed plans will modify the east facade of the parsonage.

project name pantages house
architects smr architects
location seattle (capitol hill)

notes: similar to the Parsonage, the Pantages project also locates a larger structure behind and to the side of an existing single-family scale landmark, although the site is larger and occupies a corner lot.

project name alley24
architects nbbj
location seattle (south lake union)

notes: Although Alley 24 and the historic New Richmond Laundry are more similar to each other in terms of scale and form than the Parsonage options, the treatment of the space between the buildings is informative, especially since the taller building is to the south..

project name belroy apartments
architects weinstein AU
location seattle (capitol hill)

notes: Another example of a new structure presenting a contemporary interpretation of selected elements of the neighboring hsitoric structure, and the creation of livable interstitial spaces.

project name anhalt apartments
architects public47 architects
location seattle (capitol hill)

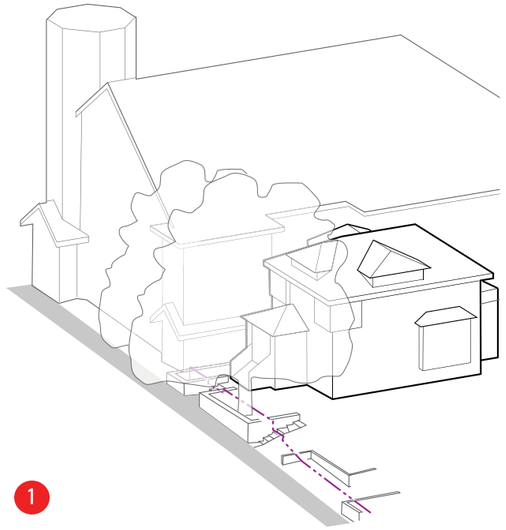
notes: The Anhalt Apts currently under construction illustrate a design that takes clues from the buildings on either side, but interprets those elements in a contemporary way.

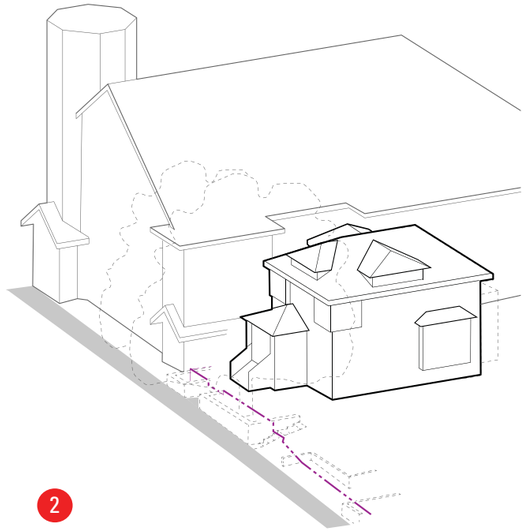
project name urban +
architects b9 architects
location seattle (capitol hill)

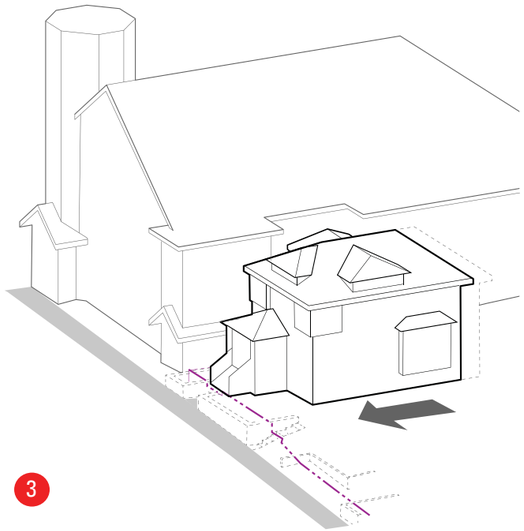
notes: Although the neighborhood context and massing of the new building in this project are different from the Parsonage, this project also speaks to the preservation of a "classic box" residence combined with new contemporary construction.

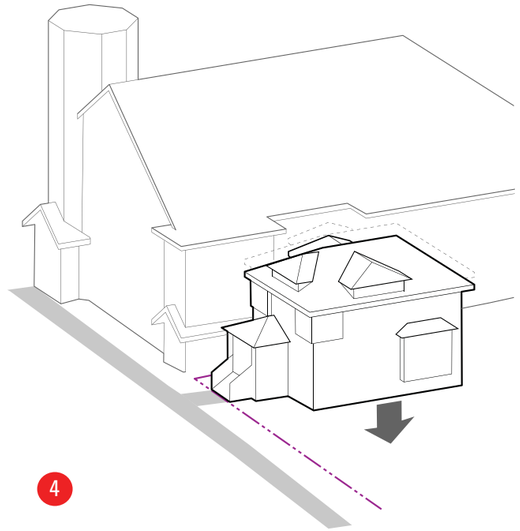
project name 1108 10th ave
architects b9 architects
location seattle (capitol hill)

notes: Similar to Urban +, this project presents another example of the preservation and relocation of a "classic box" residence combined with a new contemporary building constructed adjacent to the original.









proposed relocation of historic structure

1. The historic structure is currently elevated from the right of way and behind large trees (property of SDOT) near the front property line.
2. The large trees, retaining walls and earth fill will be removed.
3. The historic structure is moved ± 4'-10"toward the west to abut the front property line.
4. The historic structure is lowered ± 2'-6" to meet the regraded sidewalk level.

proposed alterations to historic structure

1. Remove infill at entry porch.
2. Demolish existing basement and foundation and replace with basement which is more open on the west and north sides.
3. As described above, move building slightly to the west and lower parsonage to create a more prominent presence on the street, provide better and more visible residential entry, and celebrate the adapative re-use of the building.
4. Replace and/or repair windows to meet current energy code.
5. Remove chimney.
6. Remove non-historic back porch.

SECTION 6 | architectural concepts - option 1 [code compliant scheme]

shared elements of all options

All of the proposed options move the existing parsonage about 5 feet to the west and lower it slightly in order to make the front entry stairs code compliant. A 7-story residential building is constructed to the east and south of the existing parsonage.

description of proposed option 1

In option 1 a small courtyard is provided along Brooklyn Ave NE. In order to maximize FAR and respect current zoning setbacks, the new structure butts up to the historic structure on the east facade and is located close to the historic structure on the south facade.

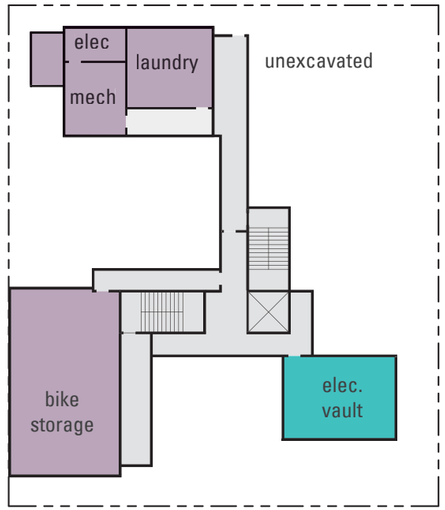
No departures are required.

floor area ratio calculations

SITE: 12,360 SF
FAR MAX = 4.25
12,360 X 4.25 = 52,530 MAX FAR

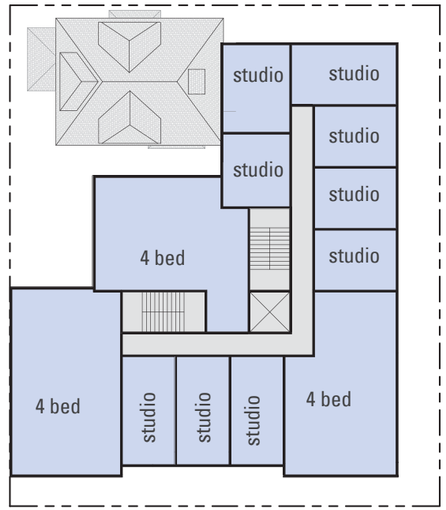
BASEMENT = 1,901 SF
FLR 1 = 7,297 SF
FLR 2-4 = 7,238 SF X 3 = 21,714 SF
FLR 5-7 = 6,970 SF X 3 = 20,910 SF
ROOF LEVEL = 468 SF
TOTAL = 52,290 SF

Below grade areas and floor area contained in a landmark structure exempt from FAR limits (SMC 23.45.510 E2)

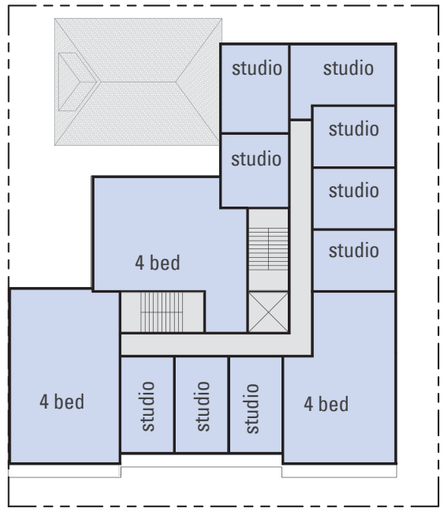


basement

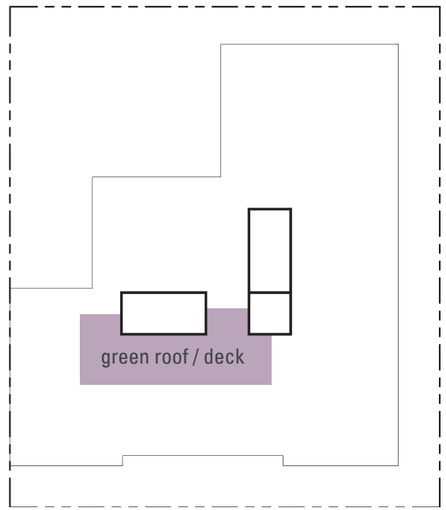
floor 1



floor 2-4

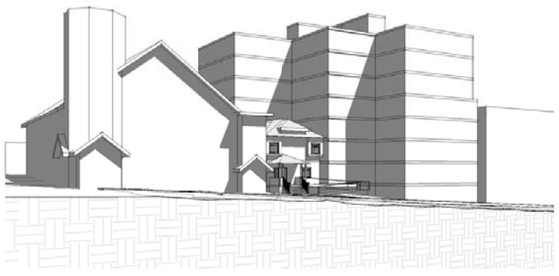


floor 5-7

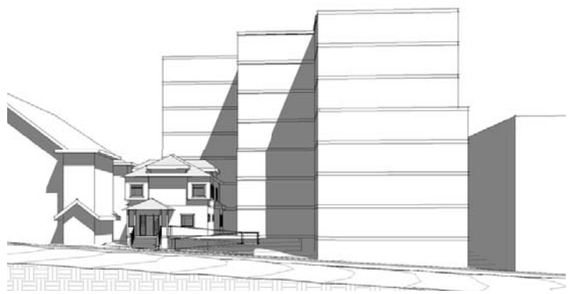


roof

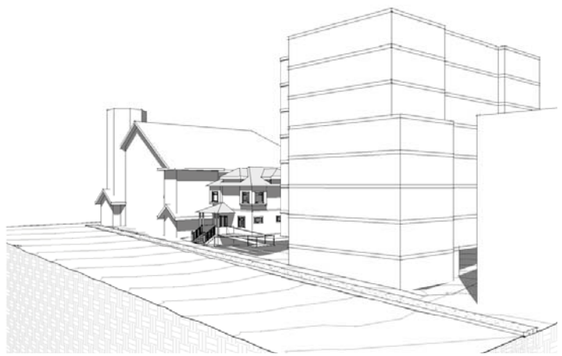
residential
amenity / common space
circulation



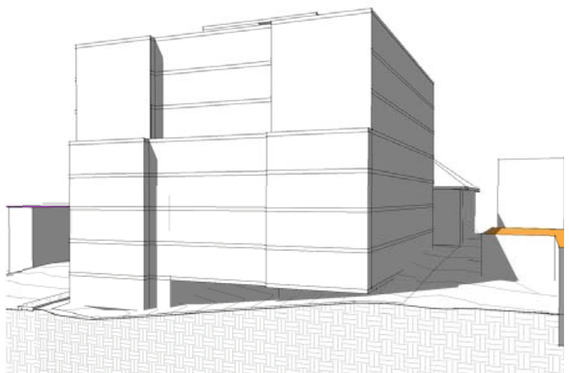
option 1 - perspective view from the northwest



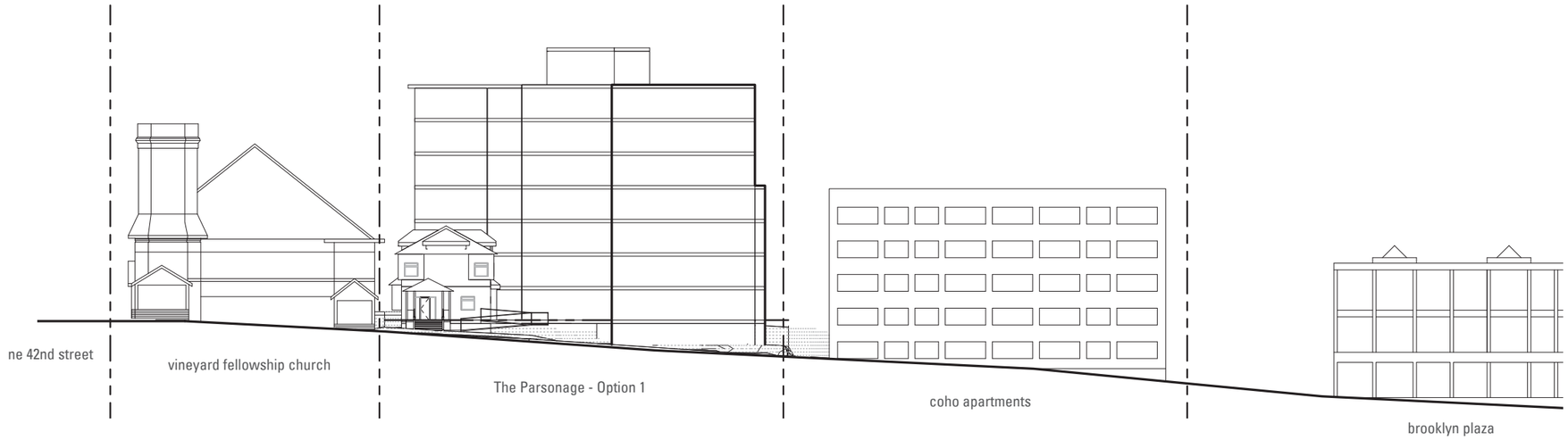
option 1 - perspective view from the west



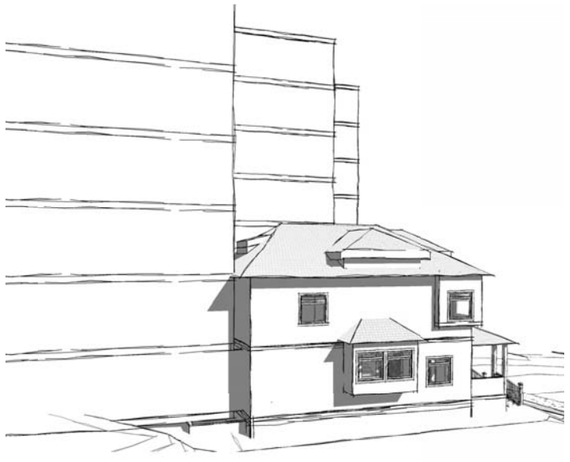
option 1 - perspective view from the southwest



option 1 - perspective view from the southeast



west elevation



historic structure butting up against 7-story addition

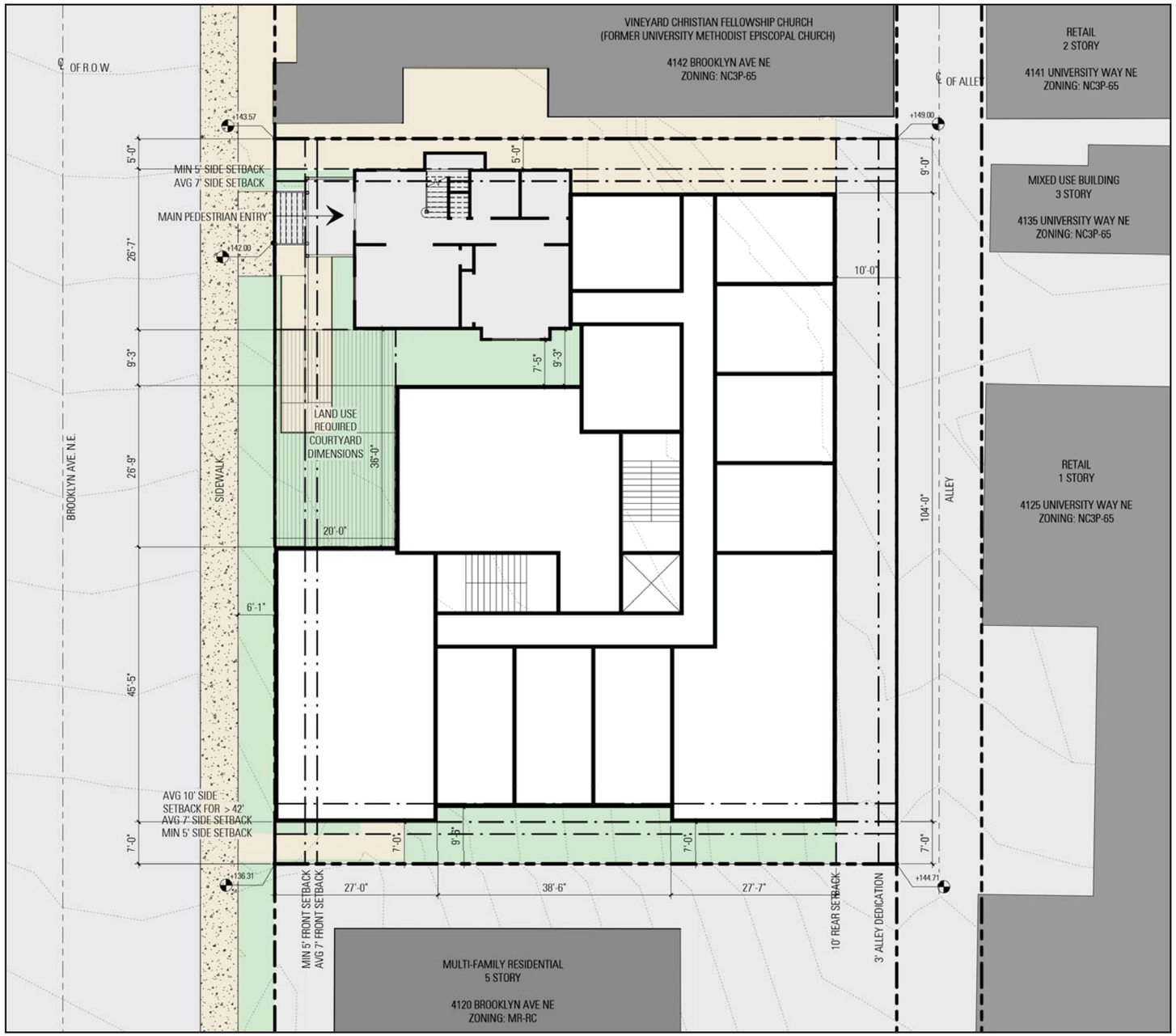
SECTION 6 | architectural concepts - option 1 (code compliant scheme)

pros

- Is code compliant and does not require departures
- Keeps parsonage close to original location; maintains connection to church
- Preserves original entry sequence
- Preserves light into church's courtyard / lightwell that is the only source of light for the basement-related uses in the church building
- Additional modulation of massing

cons

- Results in a small courtyard.
- New building addition abuts directly onto the historic structure, cutting off roof eaves at the back and requires installation of roof cricket.
- New building addition crowds the existing historic structure on the east and south facades
- No modulation on alley side, creating a blank facade.
- Street view is busy - ARC noted there is "a lot going on" with the stepped massing.

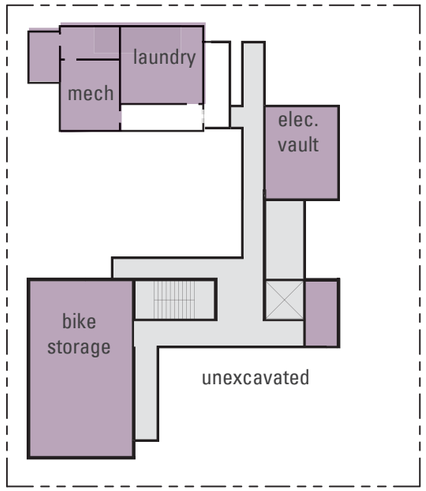


Option 1 - No departure requested

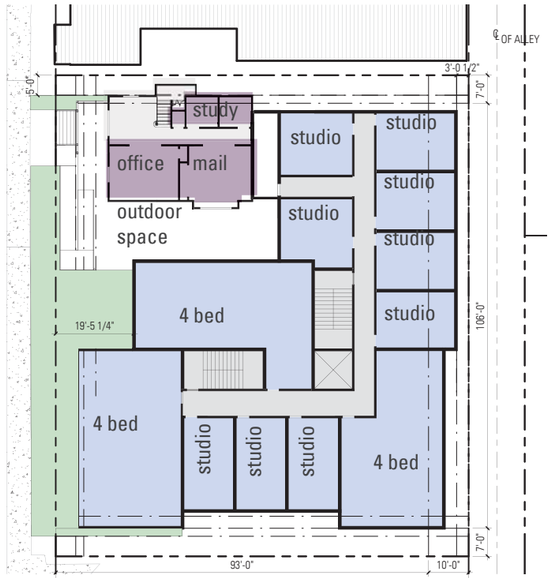
SECTION 6 | architectural concepts - option 2

description of proposed option 2

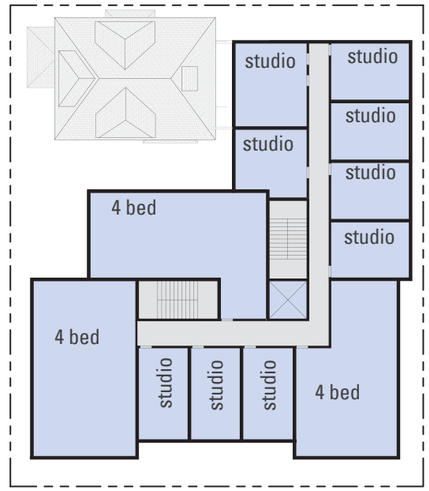
Option 2 is similar to option 1, but shifts the northern portion of the building to the east to provide more space between the historic structure and the new addition. The building also does not step back at upper floors on the south facade.



basement



floor 1



floor 2-7, typ

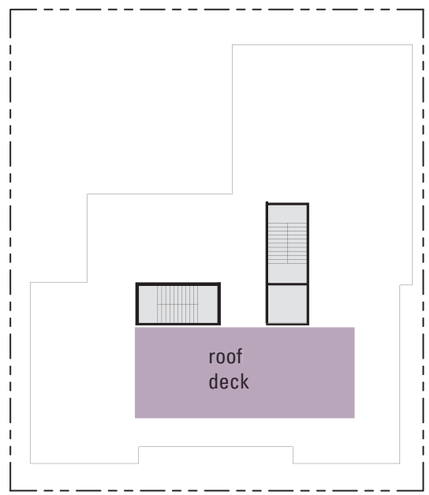
floor area ratio calculations

SITE: 12,360 SF
FAR MAX = 4.25
12,360 X 4.25 = 52,530 MAX FAR

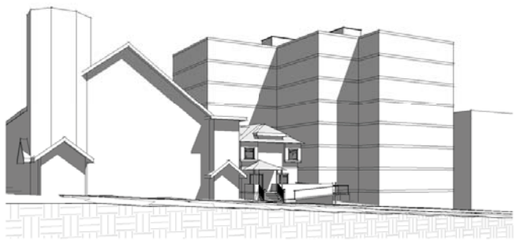
BASEMENT = 1,582 SF
FLR 1-2 = 7,404 SF X 2 = 14,808 SF
FLR 3-4 = 7,265 SF X 2 = 14,530 SF
FLR 5-7 = 7,061 SF X 2 = 21,183 SF
ROOF AREAS = 468 SF
TOTAL = 52,571 SF

Below grade areas and floor area contained in a landmark structure exempt from FAR limits (SMC 23.45.510 E2)

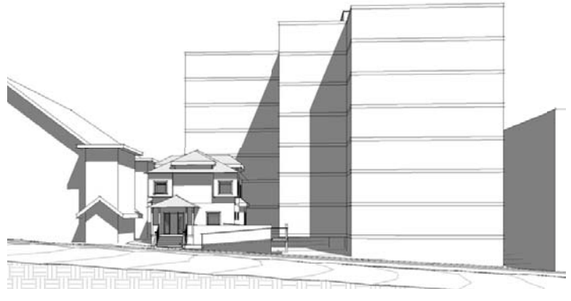
residential
amenity / common space
circulation



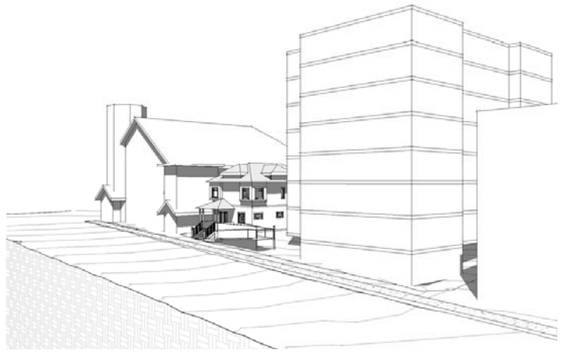
roof



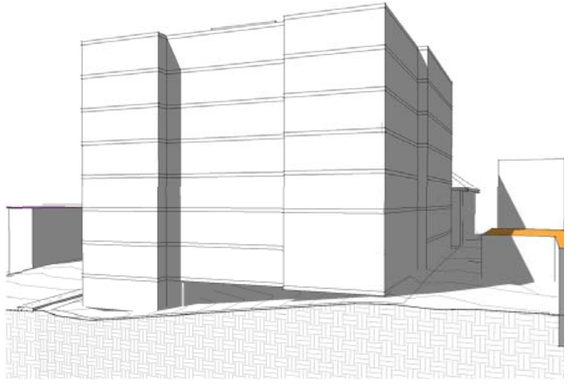
option 2 - perspective view from the northwest



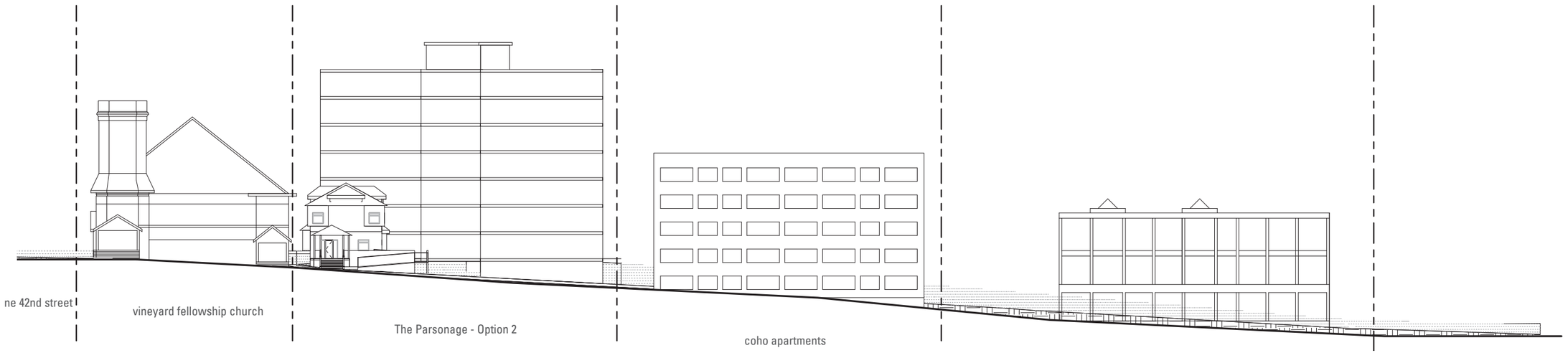
option 2 - perspective view from the west



option 2 - perspective view from the southwest



option 2 - perspective view from the southeast



west elevation

SECTION 6 | architectural concepts - option 2

pros

- Keeps parsonage close to original location; maintains connection to church
- Preserves original entry sequence
- Preserves light into church's courtyard / lightwell that is the only source of light for the basement-related uses in the church building
- Allows space for plantings
- Provides "gasket" space between Parsonage and new addition - preserves Parsonage roof intact
- Provides modulation on alley

cons

- Requires departures from land use code (shown in red) at alley and upper level side setbacks
- Front facade is busy.
- Unit layouts are less efficient and allow for less even distribution of light.
- Elevator and stair are far from main building entry.

front setback averaging:
A: 26'-7" w x 13'-0" d = 345.58
B: 14'-6" w x 55'-4" d = 178.79
C: 22'-0" w x 19'-2" d = 421.67
D: 45'-3" w x 5'-0" d = 226.25
= 1172.29

1172.29 / 108'-3" = 10.82'

10'-10" > 10'-0" > 7'-0"
no departure req'd

rear setback averaging:
E: 3'-9" w x 50'-10" d = 190.61
F: 60'-0" w x 3'-0" d = 180
G: 44'-6" w x 5'-10" = 259.44
= 630.05

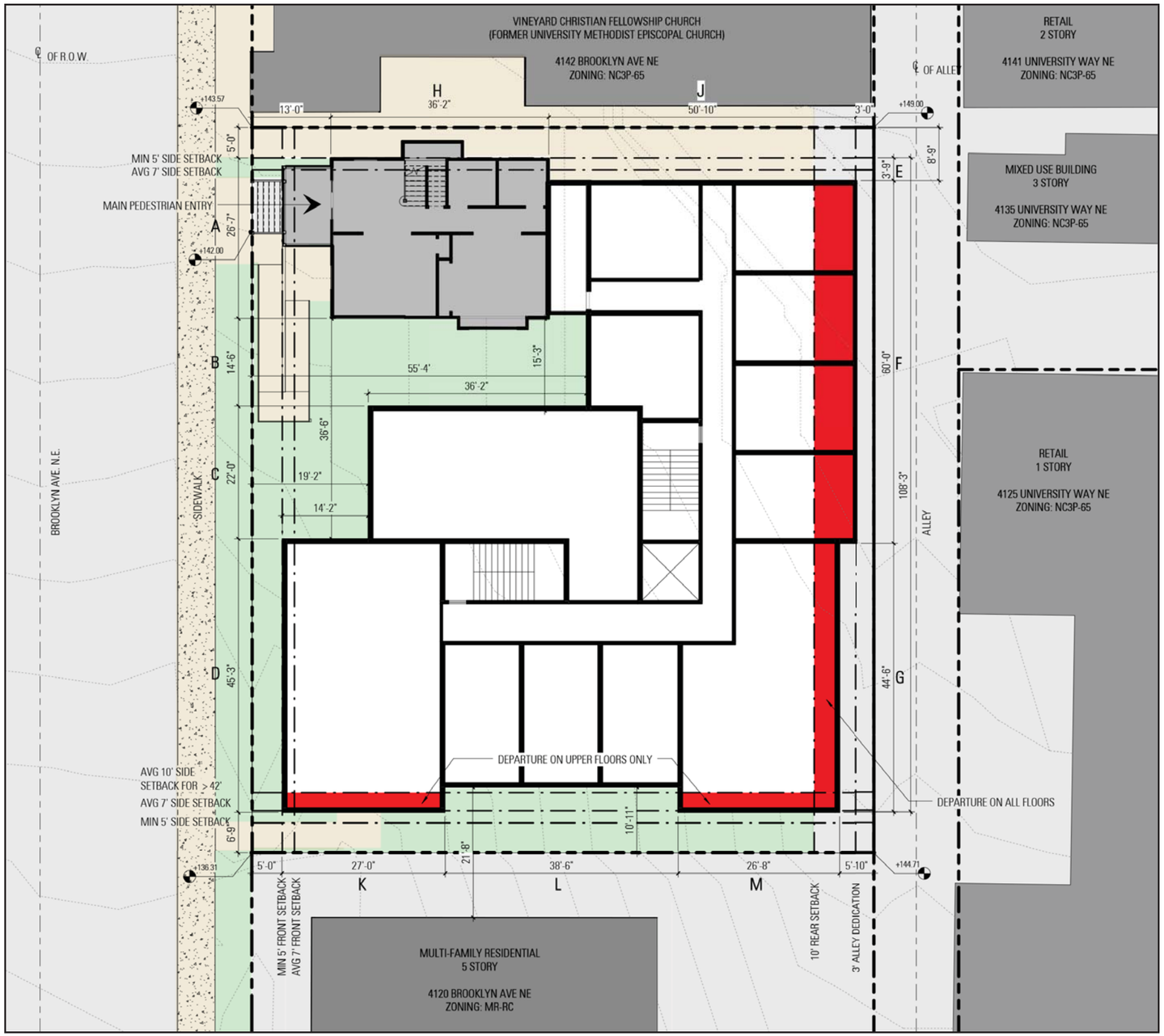
603.05 /108'-3" = 5.83' = 5'-10"
departure req'd

side (north) setback averaging:
H: 36'-2" w x 5'-0" d = 180.84
J: 50'-10" w x 8'-9" d = 444.76
= 625.6

625.6 / 87'-0" = 7.2' = 7'-2"
departure req'd above 42'

side (south) setback averaging:
K: 27'-0" w x 6'-9" d = 182.25
L: 38'-6" w x 10'-11" d = 420.42
M: 26'-8" w x 6'-9" d = 180.02
= 782.69

782.69 / 92'-2" = 8.5' = 8'-6"
departure req'd above 42'

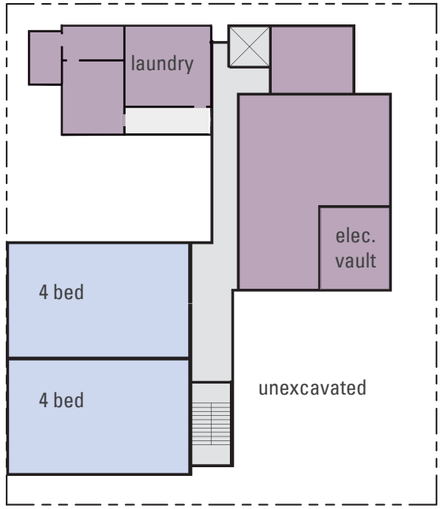


Potential development standard departures - Option 2			
Code reference	Existing standard	Proposed departure	Rationale for departure
SMC 23.45.518 Table B MR Setbacks	Rear setback Required setback amount: 15 feet from a rear lot line that does not abut an alley; or 10 feet from a rear lot line abutting an alley.	Departure requested to reduce rear setback to average 4'-3" from rear lot line.	To better meet Design Guideline DC1-Architectural Concept. This option preserves the existing historic parsonage. In doing so, the amount of site available for development is reduced. The square footage recovered at the rear of the site helps to offset square footage lost. It also allows for more modulation along the alley facade. Also, the neighboring historic church is located within one foot of the existing rear lot line. This departure has been presented to landmarks and they were supportive.
SMC 23.45.518 Table B MR Setbacks	Side setback from interior lot line Required setback amount: For portions of a structure 42 feet or less in height: 7 foot avg.; 5 foot min. setback For portions of a structure above 42 feet in height: 10 foot avg.; 7 foot min.	Departure requested to reduce side setbacks above 42 feet from 10 foot average to 8'-6" average on the south facade.	The departure is requested to provide optimally sized units on the southwest and southeast corners of the site and to maximize FAR. In terms of University Supplemental Guidance to Design guideline CS3, none of the buildings adjacent to or across from the Parsonage step back at the upper floors.
SMC 23.45.528 B Structure Depth	Structure width and depth limits for lots in Midrise zones > 9,000 SF in size. Depth of principal structures shall not exceed 75% of the depth of the lot, except if the total lot coverage resulting from the increased structure depth does not exceed the lot coverage that would have otherwise been allowed without use of the courtyard or front setback averaging provisions. *Lot depth = 103.04'; (103.04)(.75) = 77.28'* *Total lot coverage allowed without courtyard or front setback averaging = 8,190 SF*	Departure requested to increase structure depth to 92'-2" maximum; and lot coverage to 8,558 SF	The departure is requested to preserve the parsonage and maximize FAR. It is seen as a trade-off with area occupied by the parsonage. The overall bulk of the building is already greatly reduced due to the historic structure being preserved on site.

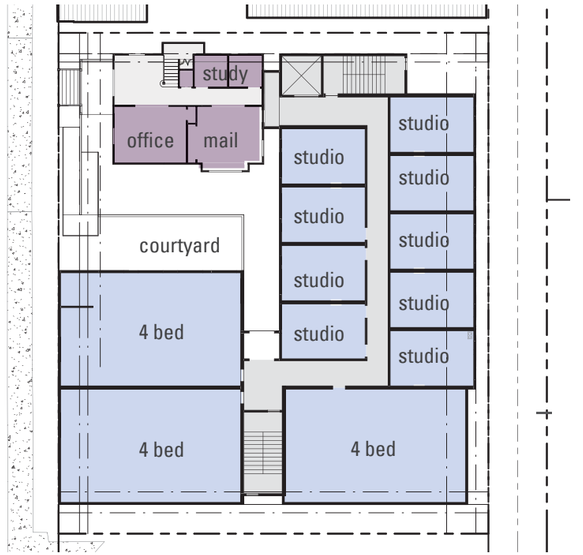
SECTION 6 | architectural concepts - option 3 [preferred]

description of proposed option 3

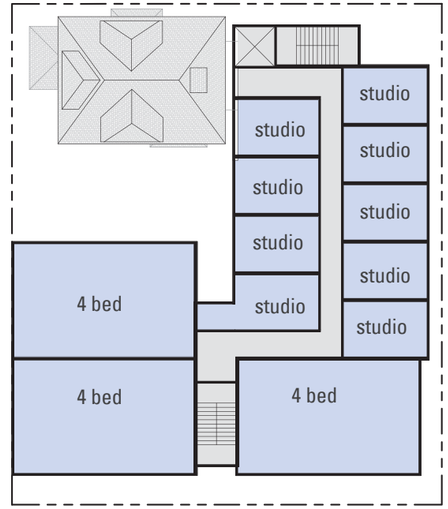
In option 3 a larger courtyard is provided between the historic structure and the new addition. Modulation is added to the alley side, which will be visible from multiple viewpoints. The alley side also enjoys stunning views from the upper stories.



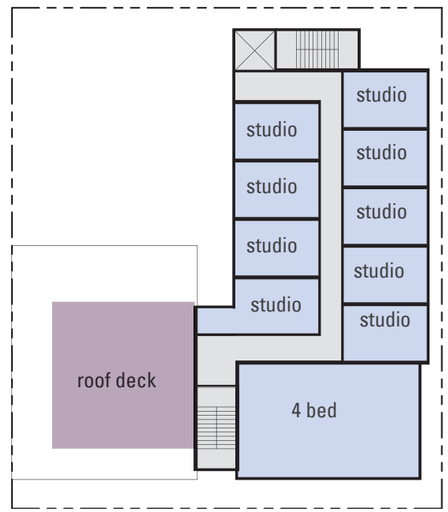
basement



floor 1



floor 2-7, typ



roof

floor area ratio calculations

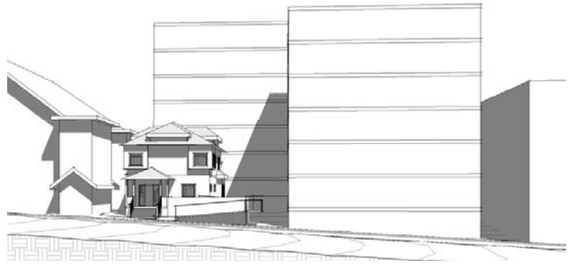
SITE: 12,360 SF
FAR MAX = 4.25
12,360 X 4.25 = 52,530 MAX FAR

BASEMENT = 2,396 SF
FLR 1 = 7,439 SF
FLR 2 = 7,508 SF
FLR 3-6 = 7,449 SF X 4 = 29,796 SF
FLR 7 = 5,048 SF
TOTAL = 52,187 SF

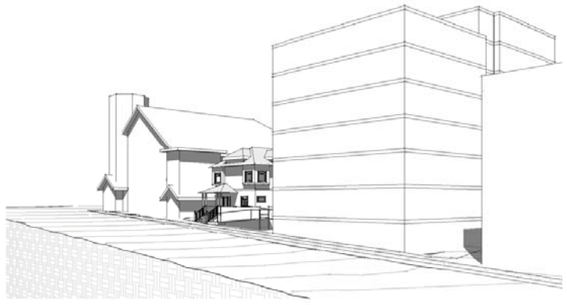
Below grade areas and floor area contained in a landmark structure exempt from FAR limits (SMC 23.45.510 E2)

residential
amenity / common space
circulation

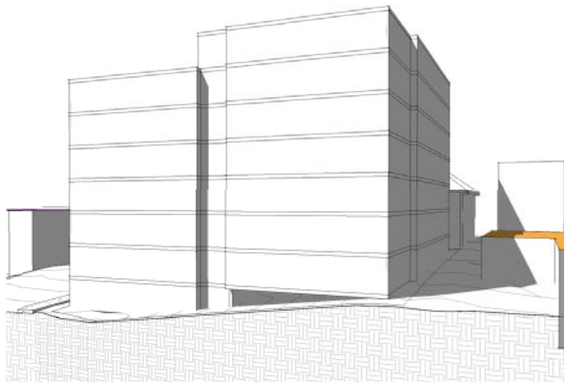
option 3 - perspective view from the northwest



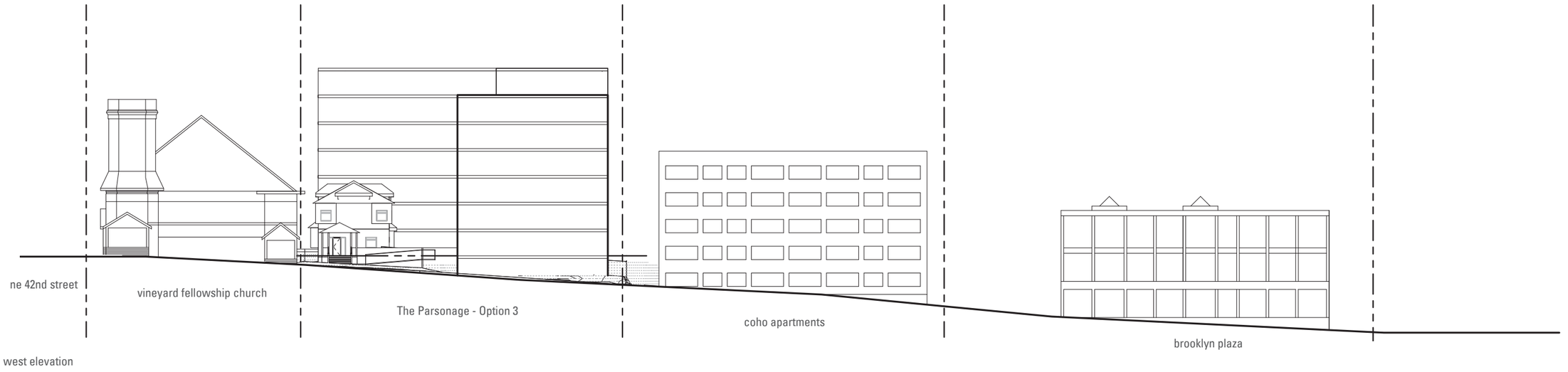
option 3 - perspective view from the west



option 3 - perspective view from the southwest



option 3 - perspective view from the southeast



west elevation

SECTION 6 | architectural concepts - option 3 [preferred]

pros

- Keeps parsonage close to original location; maintains connection to church
- Preserves original entry sequence
- Preserves light into church's courtyard / lightwell that is the only source of light for the basement-related uses in the church building
- Large courtyard provides more breathing room to Parsonage
- Street-side building mass drops by one floor
- Preferred Option at ARC briefing
- The west portion of the addition is one story lower than the other options, decreasing the height difference between the historic structure and the addition.
- Modulation adds interest to the alley facade.
- Barrier-free access to stair and elevator is more efficient.
- Preferred by the Landmarks Board Architectural Review Committee.

cons

- Requires departures from land use code (shown in red) at alley and upper level side setbacks; also departure related to building depth
- Street side mass is wider - although it was noted that the larger width helped strengthen the streetscape
- Residential units at ground level directly face the sidewalk.

rear setback averaging:
A: 9'-7" w x 16'-7" d = 158.84
B: 70'-10" w x 3'-0" d = 212.49
C: 27'-8" w x 5'-0" = 138.35
= 509.68

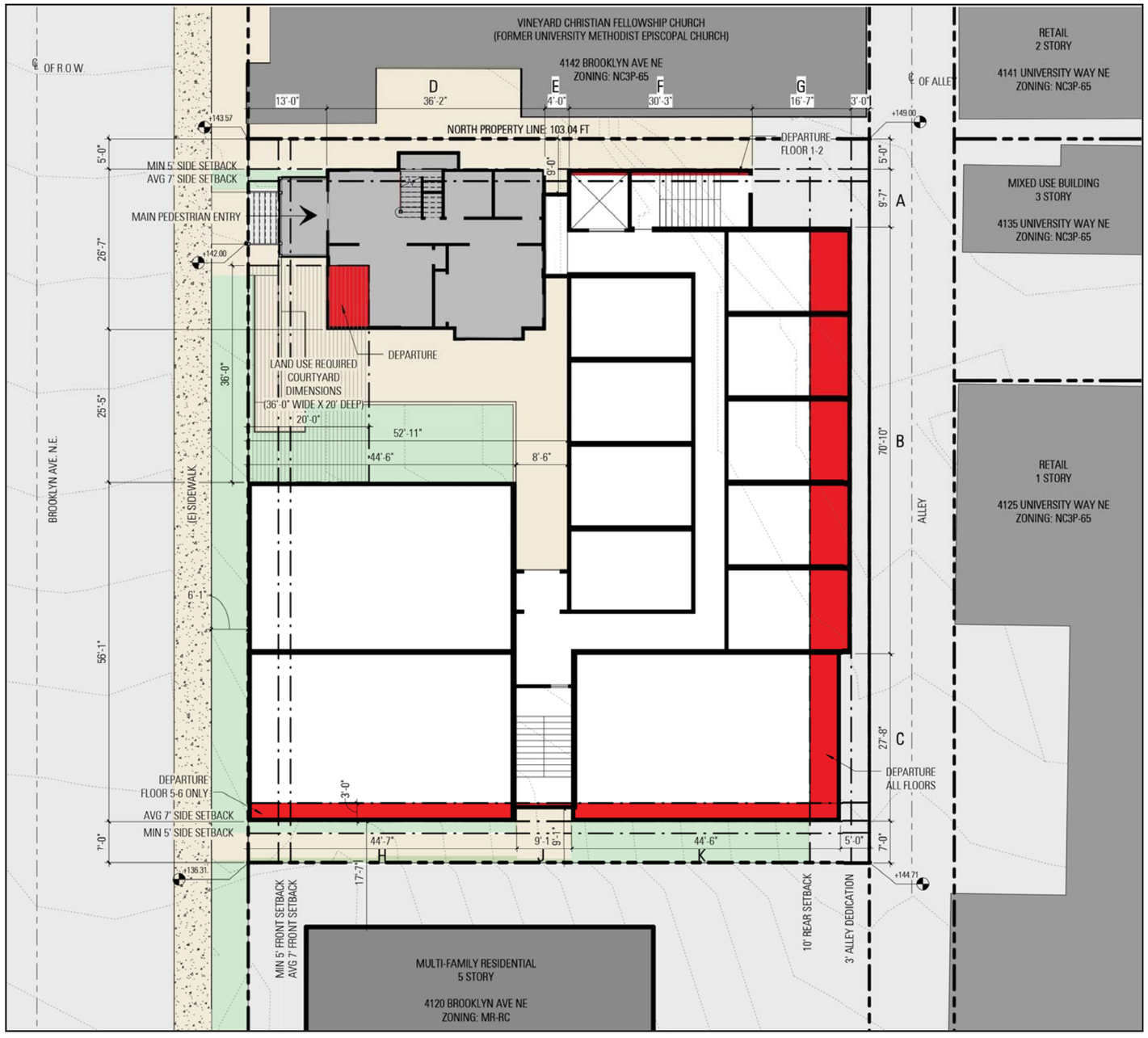
509.68 /108'-1" = 4.72' = 4'-9"
departure req'd

side (north) setback averaging:
D: 36'-2" w x 5'-0" d = 180.84
E: 4'-0" w x 9'-0" d = 36
F: 30'-3" w x 5'-0" d = 151.25
E: 16'-7" w x 14'-7" d = 241.74
= 609.83

609.83 / 87'-0" = 7.0' = 7'-0"
departure req'd above 42'

side (south) setback averaging:
H: 44'-7" w x 7'-0" d = 312.06
J: 9'-1" w x 9'-1" d = 82.45
K: 44'-6" w x 7'-0" d = 311.5
= 706.01

706.01 / 98'-1" = 7.2' = 7'-2"
departure req'd above 42'



Potential development standard departures - Option 3			
Code reference	Existing standard	Proposed departure	Rationale for departure
SMC 23.45.518 Table B MR Setbacks	Front setback from street lot lines No setback required if a courtyard abuts the street and the courtyard has: • a minimum width equal to 30 percent of the width of the abutting street frontage or 20 feet, whichever is greater; and • a minimum depth of 20 feet measured from the abutting street line *Street frontage = 120' thus (120)(.3) = 36' courtyard width*	Departure requested to reduce a portion of the courtyard width from 36 feet to 25'-5".	To better meet Design Guideline DC1-Architectural Concept & DC3-Open Space Concept plus University Supplemental Guidance. In order to preserve and reveal the south facade of the historic parsonage, a courtyard can be created between historic and new by moving the southern part of the new structure closer to the street. The overall proposed courtyard is larger in area than the code minimum 36' x 20' courtyard. This departure has been presented to landmarks and they were supportive. Also, per University Supplemental Guidance to PL1, the quantity of open space is less important than the provision of functional and visual ground-level open space.
SMC 23.45.518 Table B MR Setbacks	Rear setback Required setback amount: 15 feet from a rear lot line that does not abut an alley; or 10 feet from a rear lot line abutting an alley.	Departure requested to reduce rear setback to location 3 feet from rear lot line.	To better meet Design Guideline DC1-Architectural Concept. The preferred option preserves the existing historic parsonage. In doing so, the amount of site available for development is reduced. The square footage recovered at the rear of the site helps to offset square footage lost. Also, the neighboring historic church is located within one foot of the existing rear lot line. This departure has been presented to landmarks and they were supportive.
SMC 23.45.518 Table B MR Setbacks	Side setback from interior lot line Required setback amount: For portions of a structure 42 feet or less in height: 7 foot avg.; 5 foot min. setback For portions of a structure above 42 feet in height: 10 foot avg.; 7 foot min.	Departure requested to reduce side setbacks above 42 feet from 10 foot average to 7 foot average on the south facade.	The departure is requested to provide optimally sized units on the southwest and southeast corners of the site and to maximize FAR. In order to address Design Guideline CS2 - C & D, the building steps down one story at the street facade. In terms of University Supplemental Guidance to Design guideline CS3, none of the buildings adjacent to or across from the Parsonage step back at the upper floors.
SMC 23.45.528 B Structure Depth	Structure width and depth limits for lots in Midrise zones > 9,000 SF in size. Depth of principal structures shall not exceed 75% of the depth of the lot, except if the total lot coverage resulting from the increased structure depth does not exceed the lot coverage that would have otherwise been allowed without use of the courtyard or front setback averaging provisions. *Lot depth = 103.04'; (103.04)(.75) = 77.28'* *Total lot coverage allowed without courtyard or front setback averaging = 8,190 SF*	Departure requested to increase structure depth to 100' maximum; and lot coverage to 8,709 SF	The departure is requested to preserve the parsonage and maximize FAR. It is seen as a trade-off with area occupied by the parsonage. The overall bulk of the building is already greatly reduced due to the historic structure being preserved on site.

SECTION 6 | sun/shadow analysis - summer solstice

existing

option 1 [code compliant]

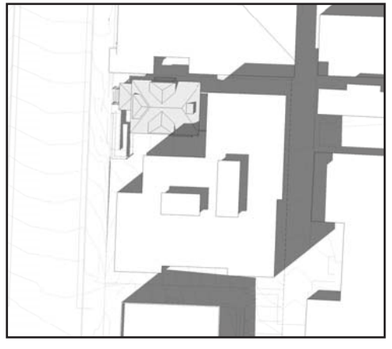
option 2

option 3 [preferred]

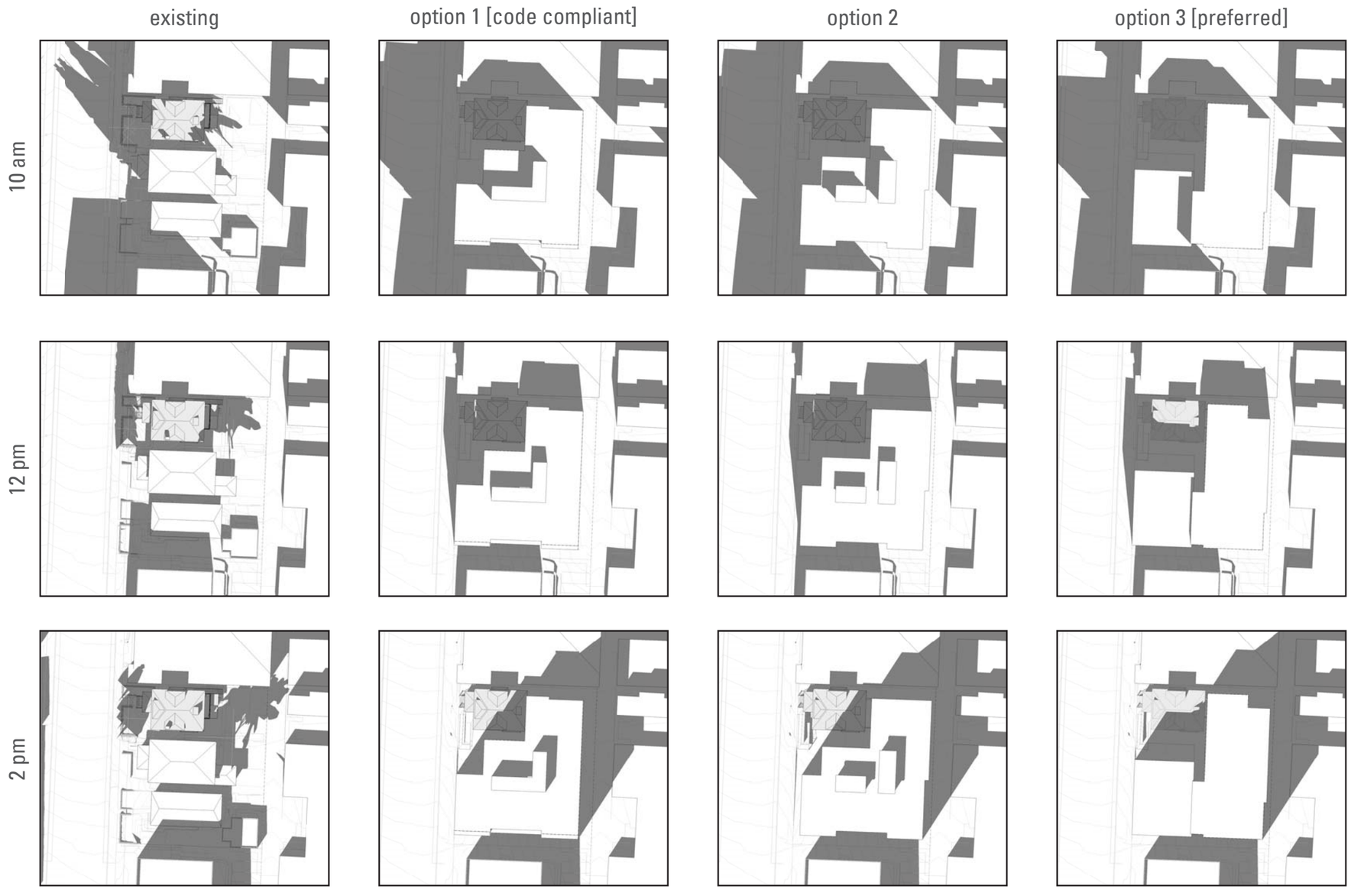
10 am

12 pm

2 pm



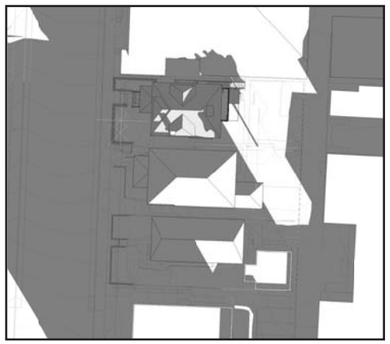
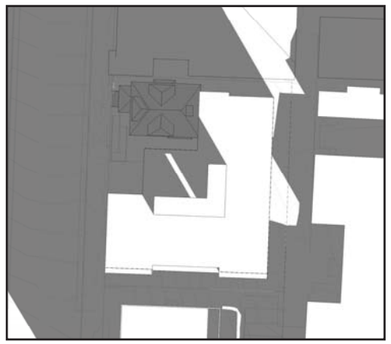
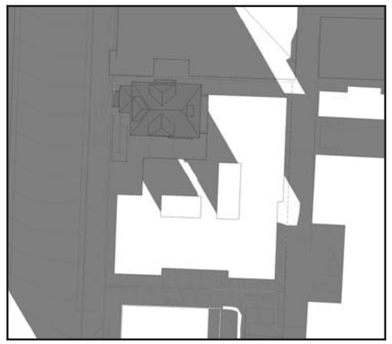
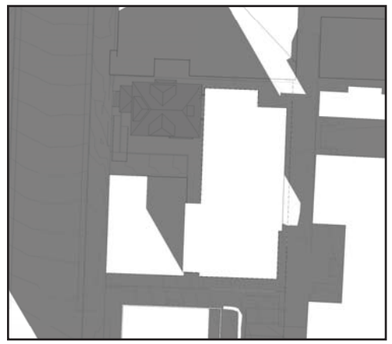
sun/shadow analysis - spring/fall equinox | SECTION 6



SECTION 6 | sun/shadow analysis - winter solstice

existing | option 1 [code compliant] | option 2 | option 3 [preferred]

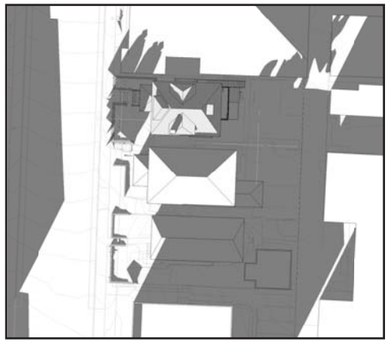
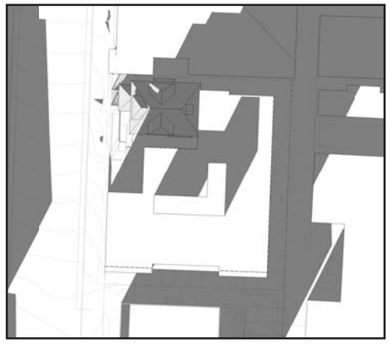
10 am

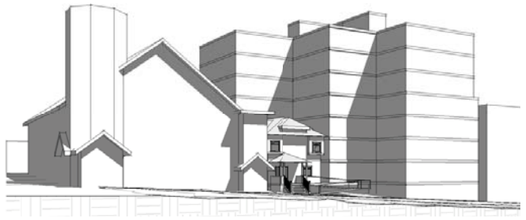
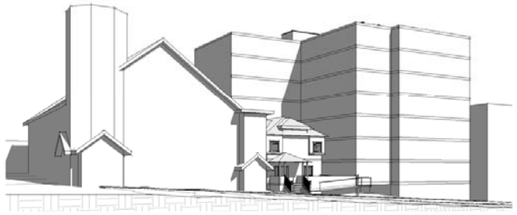





12 pm




2 pm

General Comments	Option 1 [Code Compliant]	Option 2	Option 3 [Preferred]
			
• Jeffrey noted that the typical, main goal of a landmark project addition is to maximize the space between landmarked structures and new additions, but it is also important to consider the relationship of the whole design with the urban context. • Elaine and Jeffrey were supportive of the relocation of the Parsonage structure lower and towards the west. They noted positively that the Parsonage would be more prominent in relation to the street. • Jeffrey and Elaine were curious about how relocating the Parsonage structure lower and towards the west will affect the alley, rooflines and space between the Church structure and the Parsonage structure. • Elaine and Jeffrey were supportive of the removal of the SDOT right-of-way trees because they were obscuring the landmarked structures and were "out-of-hand." • Elaine questioned whether balconies and decks were going to be provided. Maria noted that they were not considering balconies because of the proposed student housing program. Additionally, there will be plenty of social gathering spaces within the Parsonage building, the porch, courtyard, and a roof deck. Elaine then noted that she "liked the image of everyone [students] out on the front porch." • Elaine and Jeffrey noted that it was difficult to definitely choose a preferred option because the early stages of the design only showed massing and shadows.	• Elaine noted that this option and option 2, with the stepping in, created lots of shapes and there was a lot [too much] going on. • Jeffrey noted that there was less space between the addition and the Parsonage structure. • The new building competes with the Landmark, and doesn't create enough room between the back of the building and the new structure.	• Elaine noted that this option and option 1, with the stepping in, created lots of shapes and there was a lot [too much] going on. • Jeffrey noted that they had no issues about the back alley departure requested by the design team. • Jeffrey and Elaine supported allowing more "breathing" room in the back of the Parsonage structure of this option in comparison to abutting directly on the Parsonage structure and roofline that would be required in Option 1.	• Elaine noted that she preferred at this early stage, option 3. The simple massing competes with the Parsonage structure the least. It is "so clean, so modern, pristine" • Elaine noted that the modulation in height of option 3 was more interesting than the jogged massing of the other options. • Jeffrey noted the massing framed the Church and Parsonage structure in a better way. • Jeffrey noted that this option gave the most space around the Parsonage structure, allowing it to "breathe." • Jeffrey noted that the larger width of the facade helped strengthen the streetscape. • Applicant (Barrientos) noted that the interior floor plans worked best with this scheme too and that Owner is able to work with whatever scheme Landmarks preferred. • Landmarks were supportive of granting the departures, as noted for Option 3 on page 37, as it serves the Parsonage structure best.