



35TH & GRAHAM

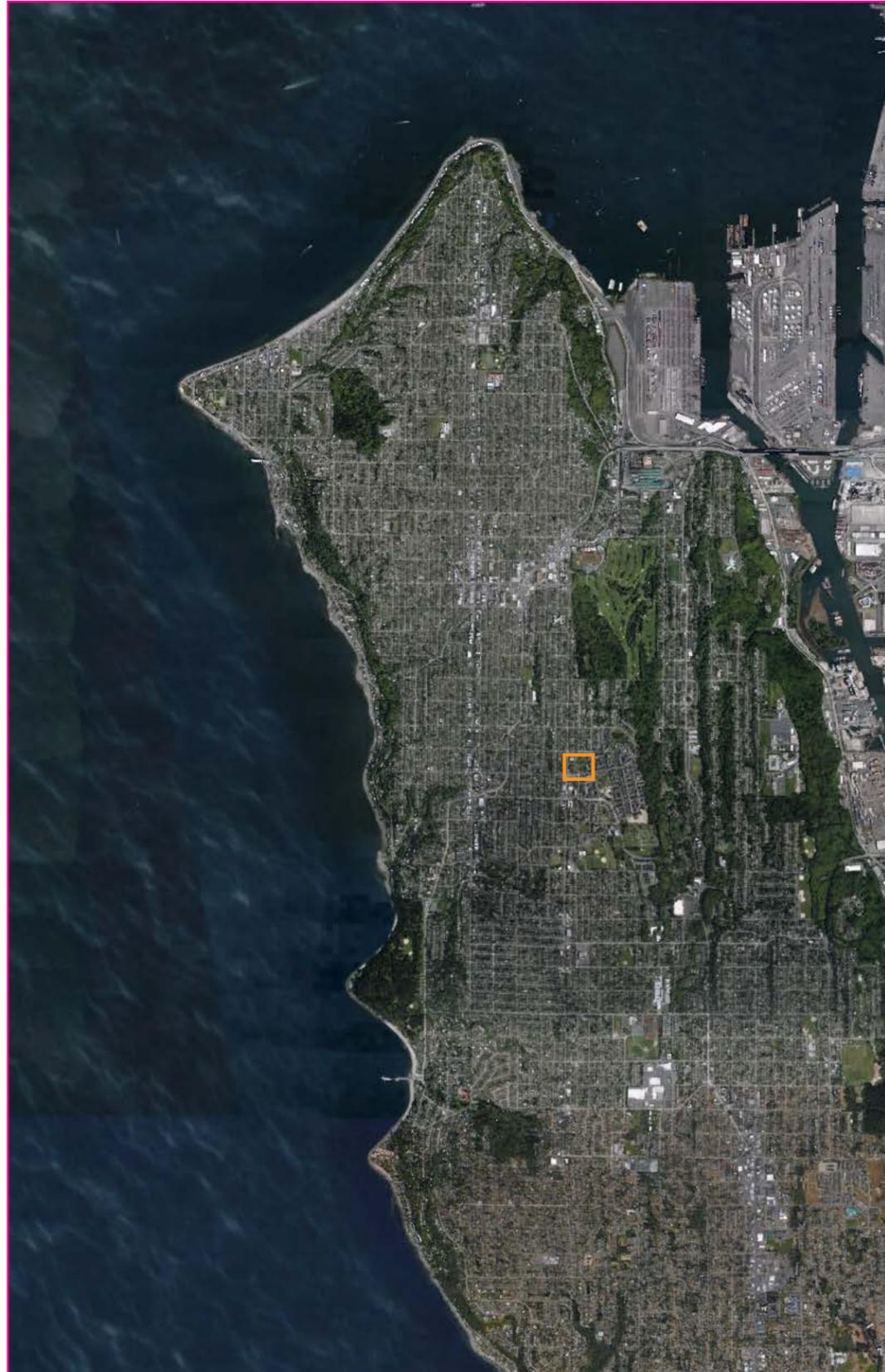
6058 35TH AVENUE SW
SEATTLE, WASHINGTON 98126

DPD PROJECT # 3020272
EARLY DESIGN GUIDANCE
JUNE 25, 2015

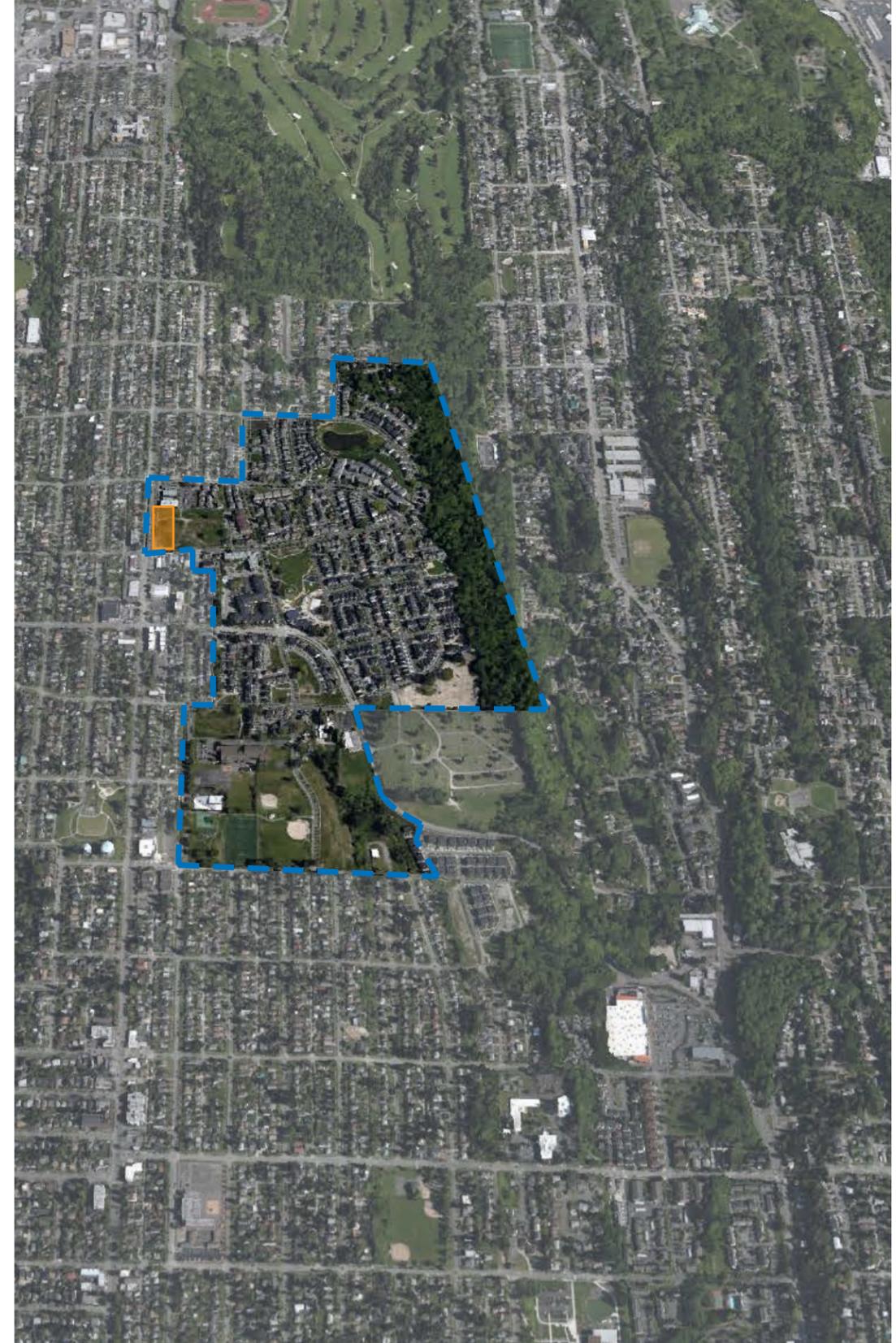


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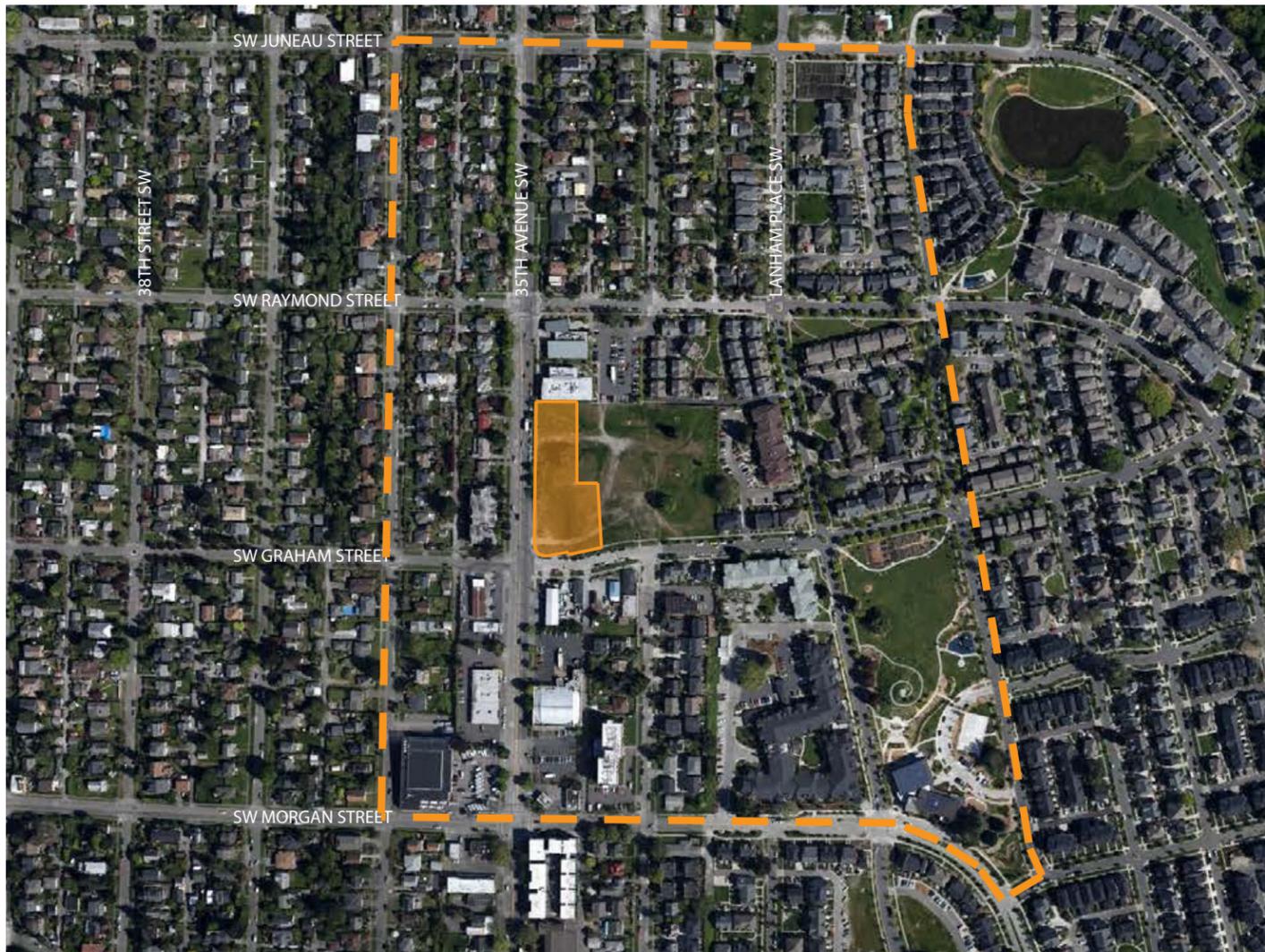
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REGIONAL MAP



HIGH POINT NEIGHBORHOOD MAP



9-BLOCK MAP



SITE HISTORY/INFORMATION

Originally developed during WWII as government housing, the High Point neighborhood is the Seattle Housing Authority's largest family community. Since 2004, the area has been undergoing a redevelopment plan that seeks to reconnect the community with West Seattle, develop more open spaces and create a livable mixed-income community.

The site is positioned on the western extents of the neighborhood and will serve as a gateway to the High Point community. Located on a corner lot along 35th Ave. SW and SW Graham Street, the site is L-shaped and abuts an adjacent plot currently under review for development. The adjacent development is proposed to include 52 townhome units with a loop road and central pedestrian parkway. The block is identified as Block 9 in the High Point Neighborhood and the site has an area of 49,576 SF or 1.13 acres.

SITE ZONING

The site is NC2-40 designation and 35th Ave. SW is not identified as a pedestrian designated street.

On-street parking may be located along 35th Ave. SW. Parking for residential and commercial use will be located on site in a parking garage. Access to on site parking is encouraged to be from SW Graham St. or a designated rear yard access.

Parking Requirements:
 1 space per 1,000 SF of office space, 1 space per 250 SF of eating/drinking establishments and 1 space per living unit are required. No parking is required for the first 1,500 square feet of each business establishment.

Maximum allowed FAR is 3.0

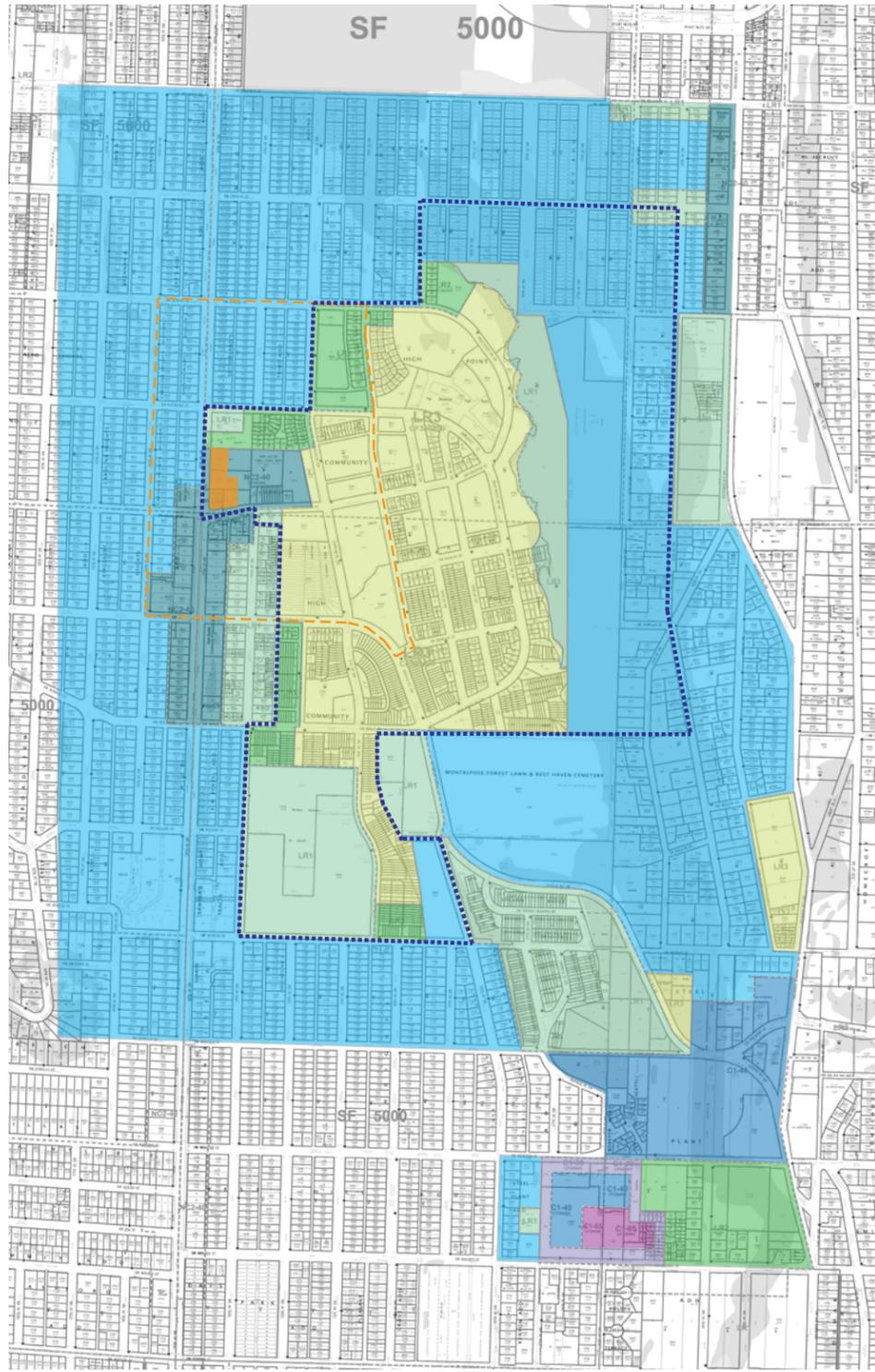
NEIGHBORHOOD DEVELOPMENT

The site will respond to the High Point Design Book in addition to the Design Guidelines of Seattle published in December 2013. Commercial properties located to the north of the site include a health clinic and the High Point Public Library. To the south are vehicle repair shops and a Walgreens drug store. Across the street is a multi-family residential property and single-family homes. The High Point neighborhood is a mix of multifamily housing, single family housing and townhomes with a diversity of scale and housing options.

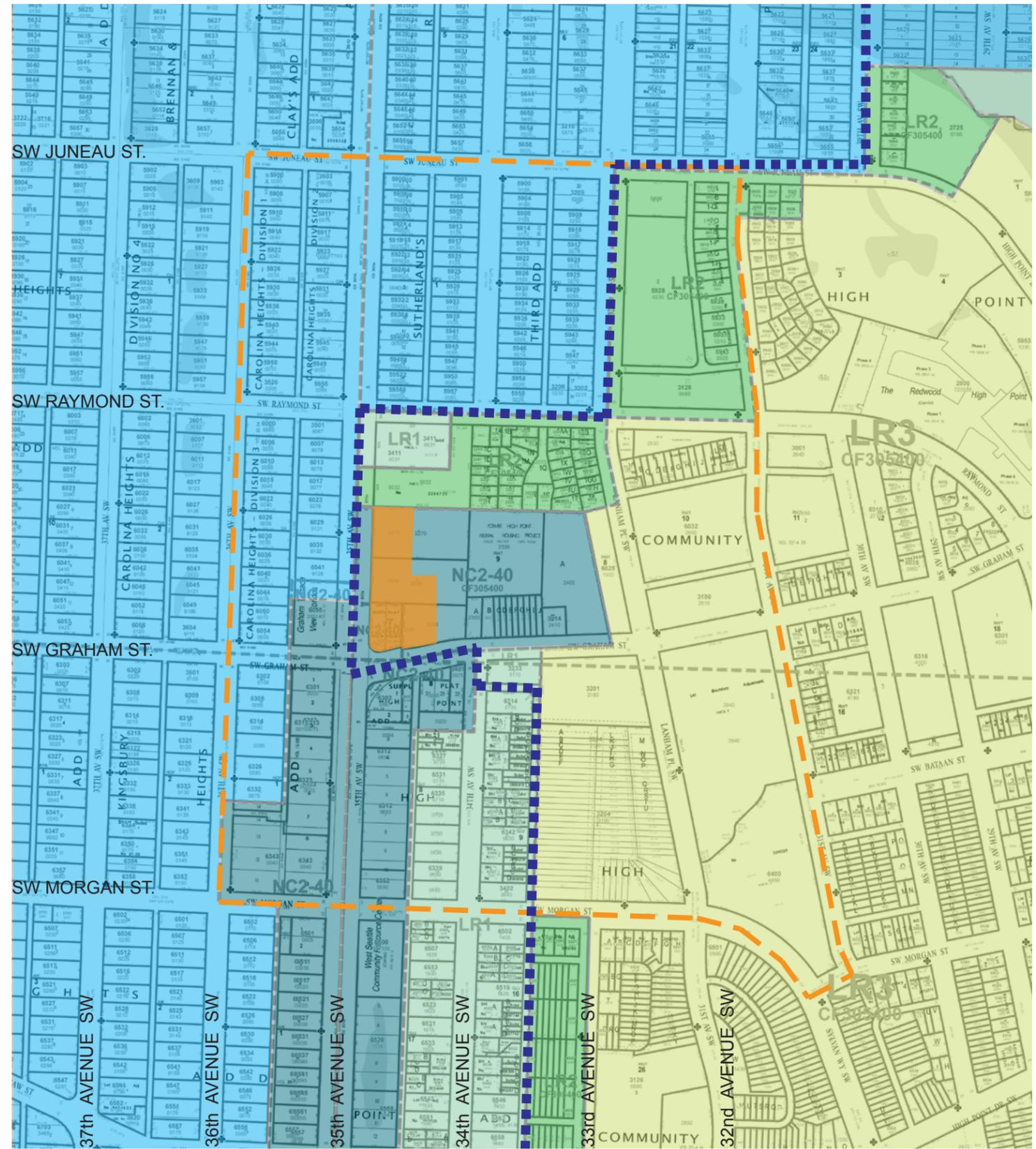
DEVELOPMENT OBJECTIVES

This proposed development includes office space for the Seattle Housing Authority along the majority of the 35th Ave. SW street front. A retail space of approximately 1,500 SF will anchor a pedestrian plaza at the corner of 35th Ave. SW and SW Graham St. The primary residential entry will be accessed from Graham St. Multifamily residential apartments will be located above the first floor level and will consist of a mix of studios, one bedroom units and two bedroom units. Secondary entries will be located along 35th Ave. SW and a smaller residential lobby will provide another access point for residents. The parking will be accessed from the rear of the building through a public loop road on the adjacent townhome site. This access will be via a dedicated ROW and will include trash pickup from a staging area adjacent to the parking entry.

ZONING



ZONING MAP-HIGH POINT NEIGHBORHOOD



9-BLOCK: ZONING





High Point Community Center



West Seattle Food Bank

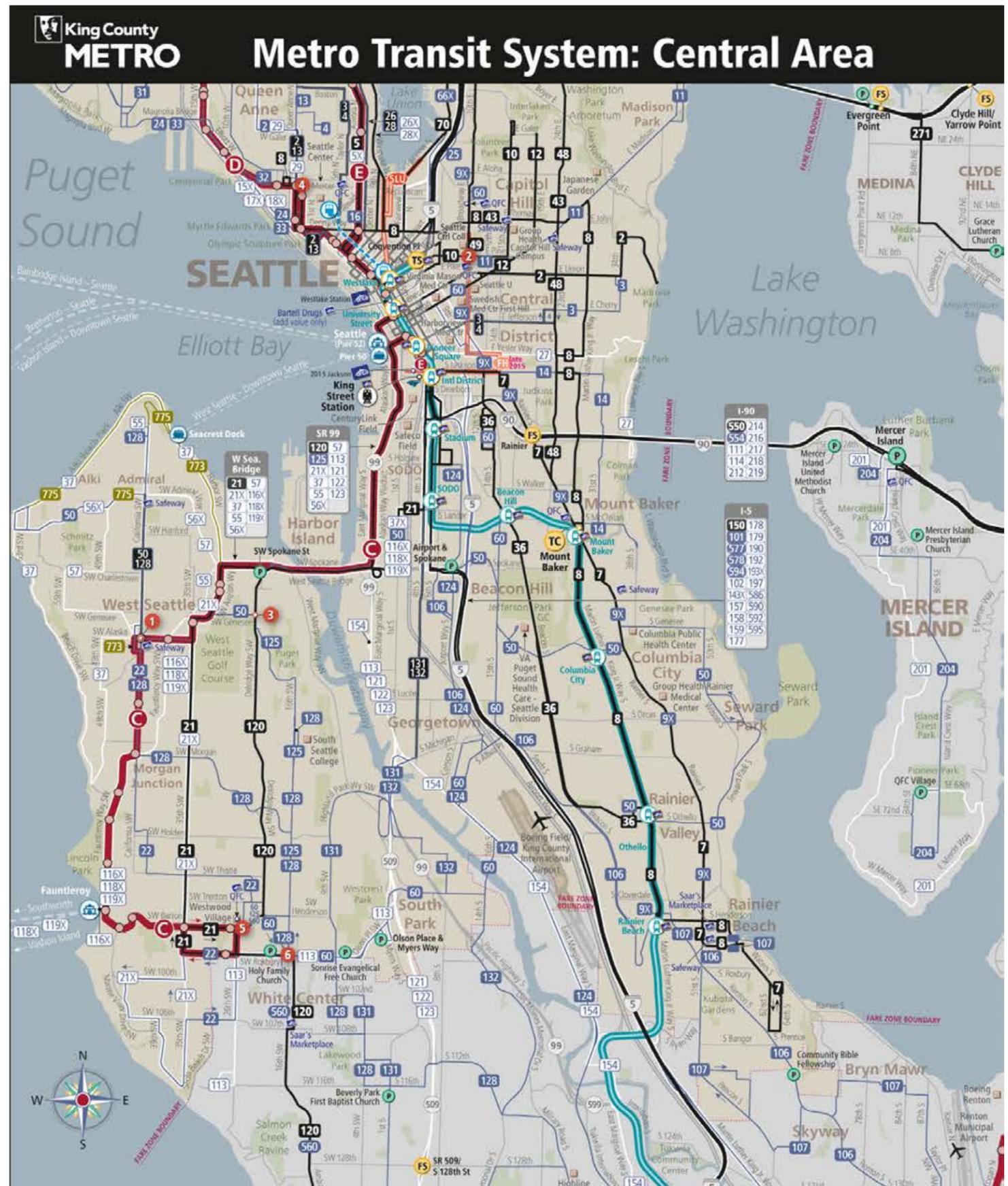
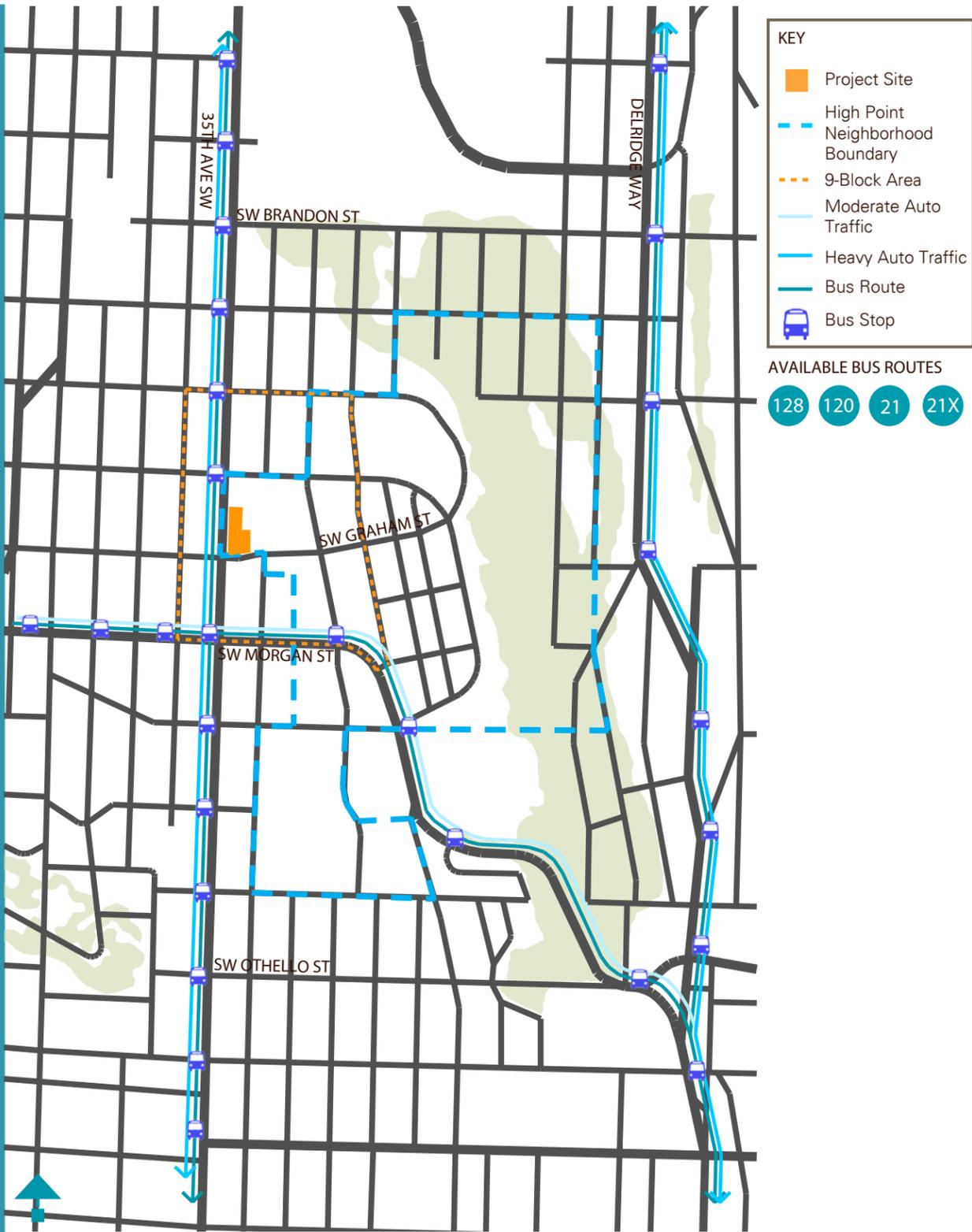
9-BLOCK NEIGHBORHOOD DEVELOPMENT KEY

1. Single Family Neighborhood
2. Single Family Neighborhood
3. Single Family Neighborhood
4. Mixed Single/Multi-Family Neighborhood
5. Single Family Neighborhood
6. Graham Terrace Apartments
7. High Point Public Library
8. High Point Medical and Dental Clinic
9. Single Family Neighborhood
10. Future Townhome Development
(Currently Under Review)
11. Multi-Family Neighborhood
12. Multi-Family Neighborhood
13. The Carwash Palace
14. Enterprise Rent-a-Car
15. Fast Signs
16. Uhaul
17. Hans Foreign Auto Repair
18. High Point Mini Mart
19. High Point Lighthouse
20. Walgreens
21. Stewart Manor (Seattle Housing Authority)
22. Single Family Neighborhood
23. Bridge Park Retirement Homes
24. Providence Elizabeth House
25. Neighborhood House
26. South Seattle Market



9-BLOCK: NEIGHBORHOOD DEVELOPMENT

NEIGHBORHOOD DEVELOPMENT



HIGH POINT: TRANSPORTATION



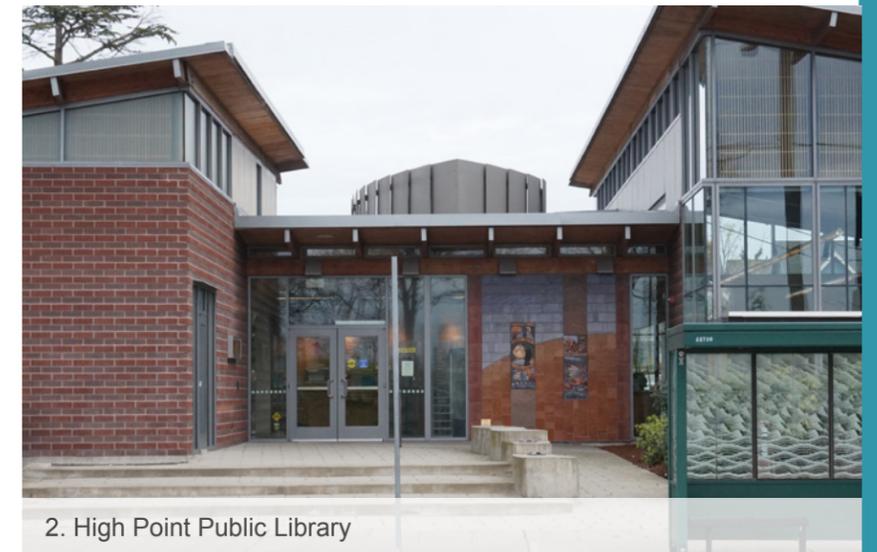
- KEY**
- Project Site
 - High Point Neighborhood Boundary
 - 9-Block Area
 - 1 High Point Medical & Dental Clinic
 - 2 High Point Public Library
 - 3 High Point Community Center
 - 4 West Seattle Food Bank
 - 5 Neighborhood House



1. High Point Medical and Dental Clinic



4. West Seattle Food Bank



2. High Point Public Library



3. High Point Community Center



5. Neighborhood House

HIGH POINT: SIGNIFICANT BUILDINGS



KEY	
	Project Site
	High Point Neighborhood Boundary
	9-Block Area
	High Point Public Library
	Walgreens
	Hans Foreign Car Repair
	High Point Pea-Patch
	West Seattle Food Bank
	PizzaHut
	West Seattle Elementary
	High Point Community Center
	Walt Hundley Playfield
	Our Lady of Guadalupe Catholic School
	Vietnamese-Thien Baptist Church
	Home Depot

NOT SHOWN, WITHIN 1 MILE

- West Seattle Thriftway
- Gatewood Elementary
- Feedback Lounge
- Beveridge Place Pub
- Kokoras Greek Grill
- Eco Beauty Salon
- West Seattle Cellarees
- Morgan Junction Crossfit



9. Walt Hundley Playfields



3. Hans Foreign Car Repair



NS. Thriftway



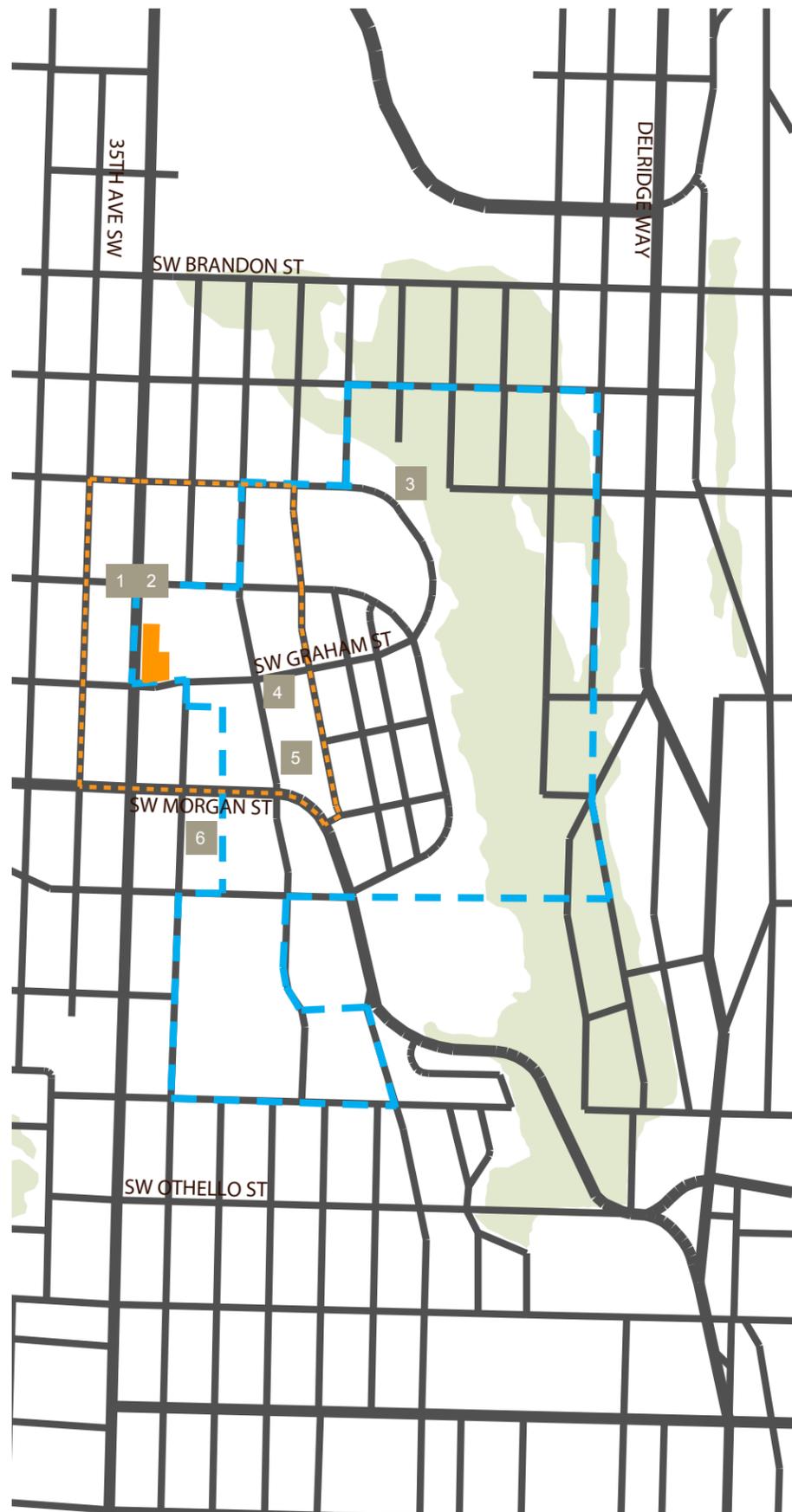
2. Walgreens



11. Vietnamese-Thien Baptist Church



7. West Seattle Elementary



- KEY**
- Project Site
 - - - High Point Neighborhood Boundary
 - - - 9-Block Area
 - 1** Brick Art (High Point Public Library)
 - 2** Ceramic Wall Art (High Point Public Library)
 - 3** Art Mural at High Point MacArthur Lane Park
 - 4** Bee Garden (High Point Community Park)
 - 5** Benches (High Point Community Park)
 - 6** Stamped Concrete (West Seattle Food Bank)



1. Brick Patterns at High Point Local Library



5. Benches at High Point Community Park



2. Ceramic Wall Art at High Point Local Library



3. Art Mural at High Point MacArthur Lane Park Garden

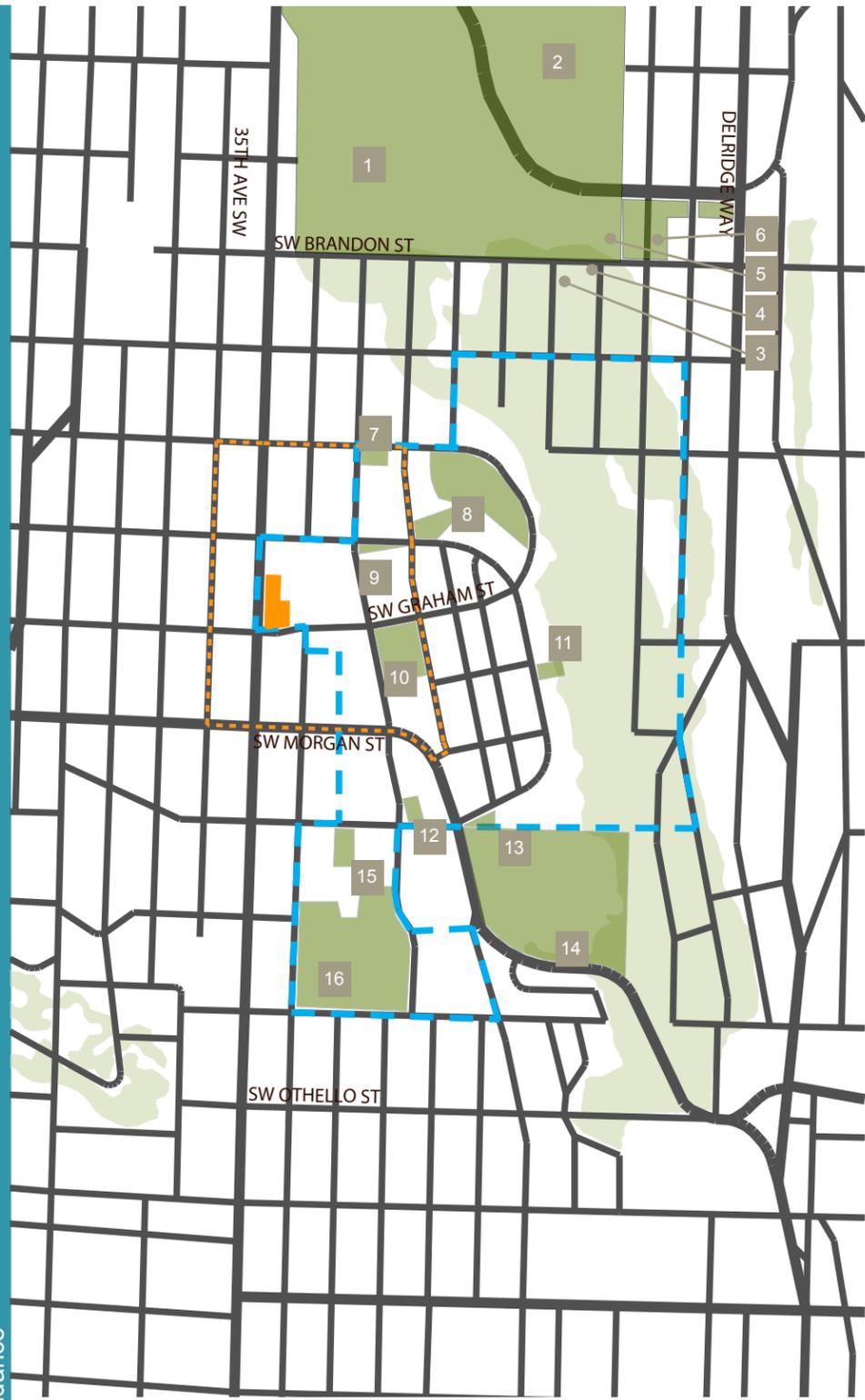


4. Bee Garden at High Point Community Park



6. West Seattle Food Bank Concrete Detail

HIGH POINT: CHARACTER AND ART



KEY	
	Project Site
	High Point Neighborhood Boundary
	9-Block Area
	Camp Long
	West Seattle Golf Course
	Greg Davis Park
	Cottage Grove Park
	Puget Boulevard Commons
	Delridge Pea-Patch
	Juneau Pea-Patch
	High Point Pond Park
	Judy Faye Park
	High Point Commons Park
	Bataan Park
	Mulberry Park
	Triangle Park
	Forrest Lawn Cemetery
	School Yard Park
	Walt Hundley Playfield



11. Bataan Park



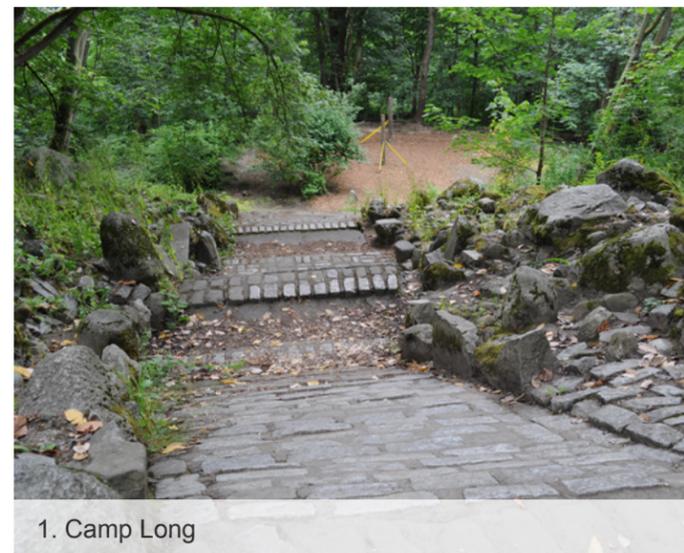
6. Delridge Pea-Patch



8. High Point Pond Park



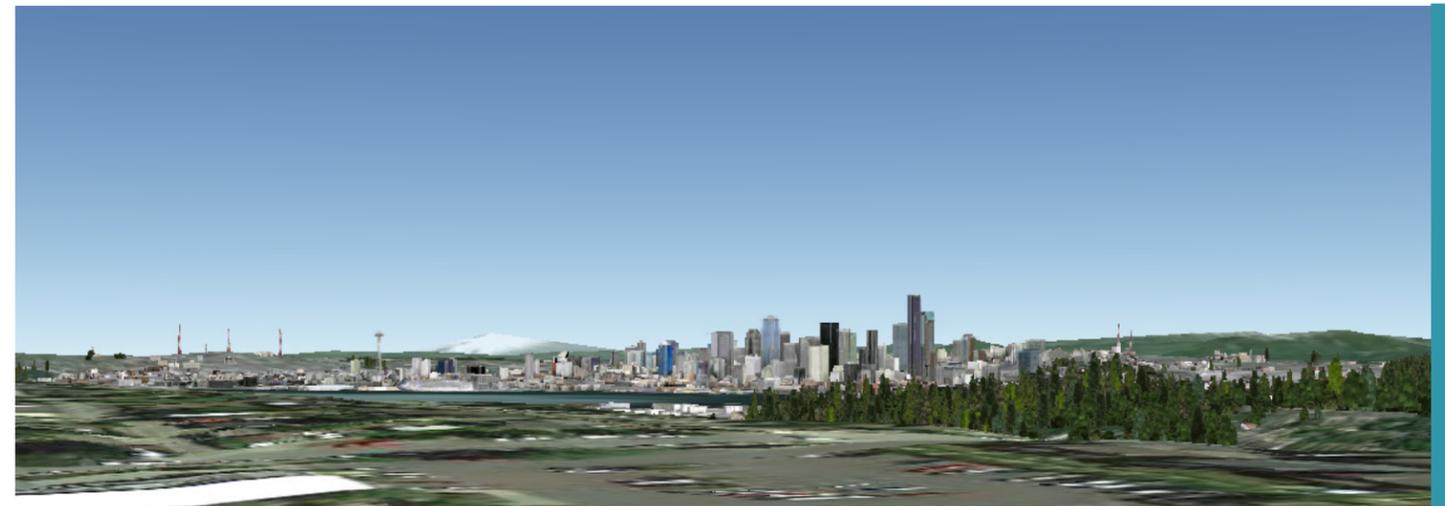
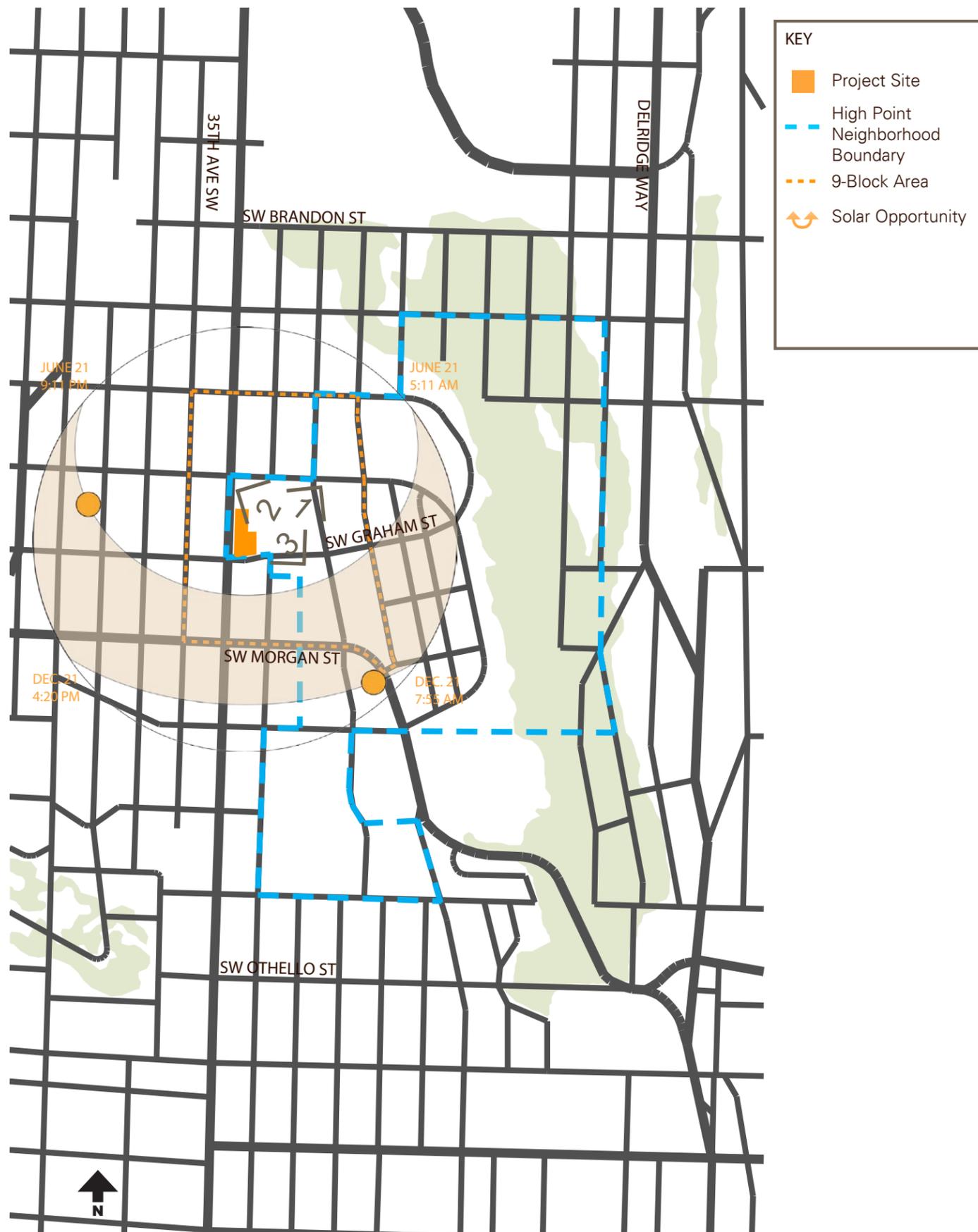
12. Mulberry Park



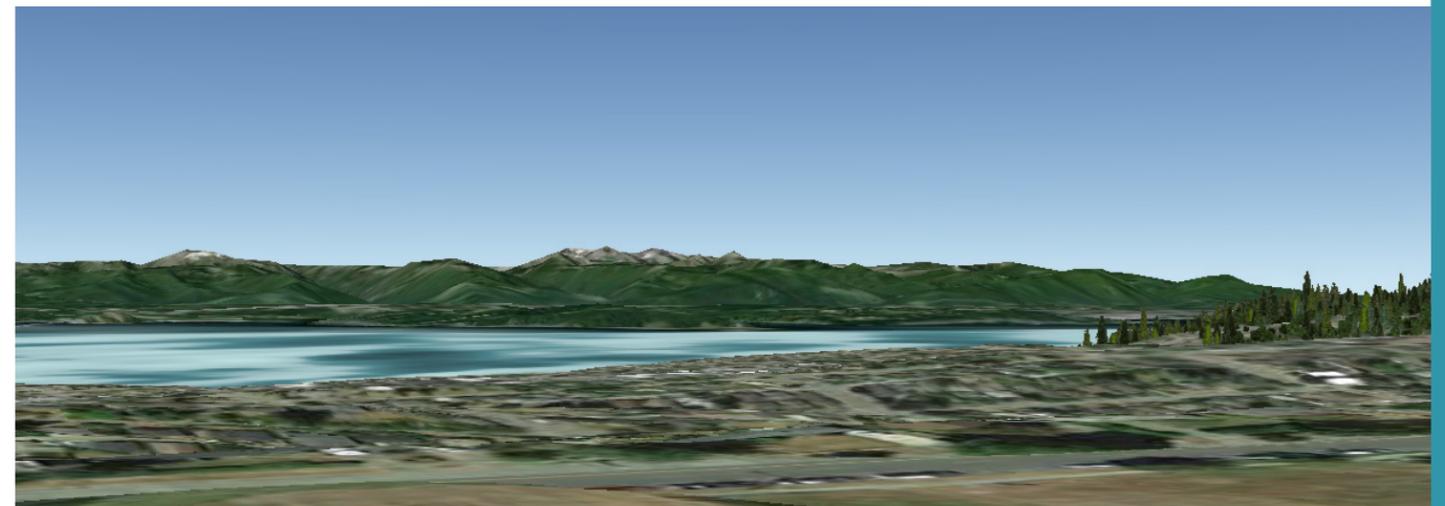
1. Camp Long



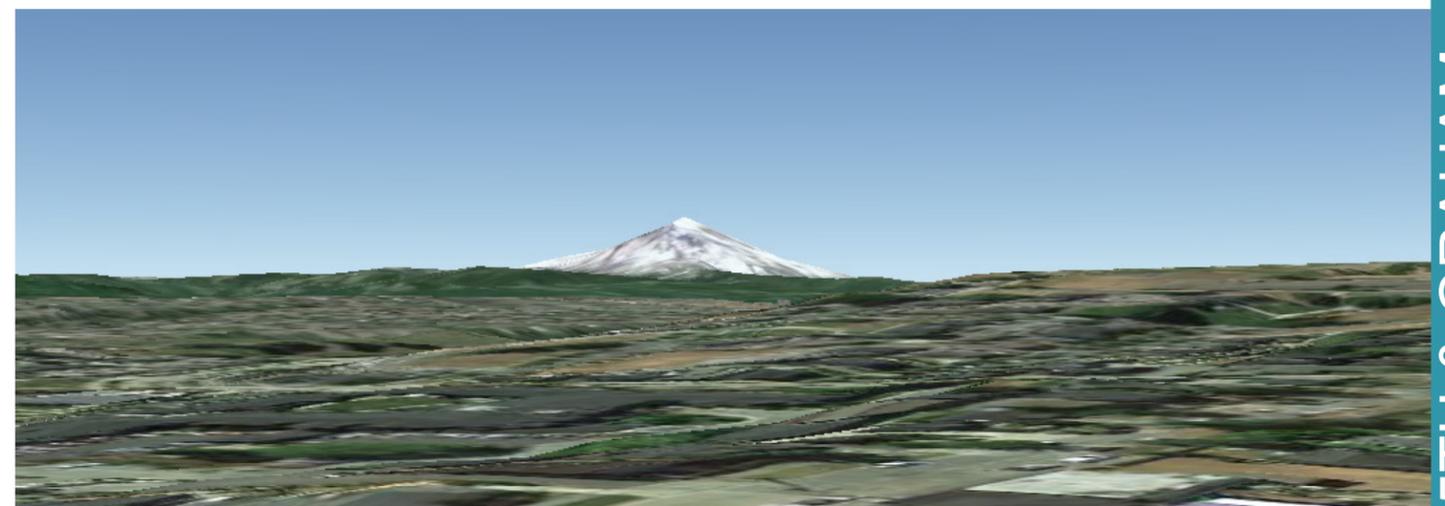
10. High Point Commons Park (The Commons)



1 - VIEW NORTHEAST (DOWNTOWN SEATTLE)



2 - VIEW NORTHWEST (OLYMPIC MOUNTAINS)



3 - VIEW SOUTHEAST (MOUNT RAINIER)

SOLAR AND VIEW OPPORTUNITIES

VIEW NORTH - GRAHAM STREET
SOUTH ELEVATION



VIEW SOUTH - GRAHAM STREET
VIEW FROM SITE

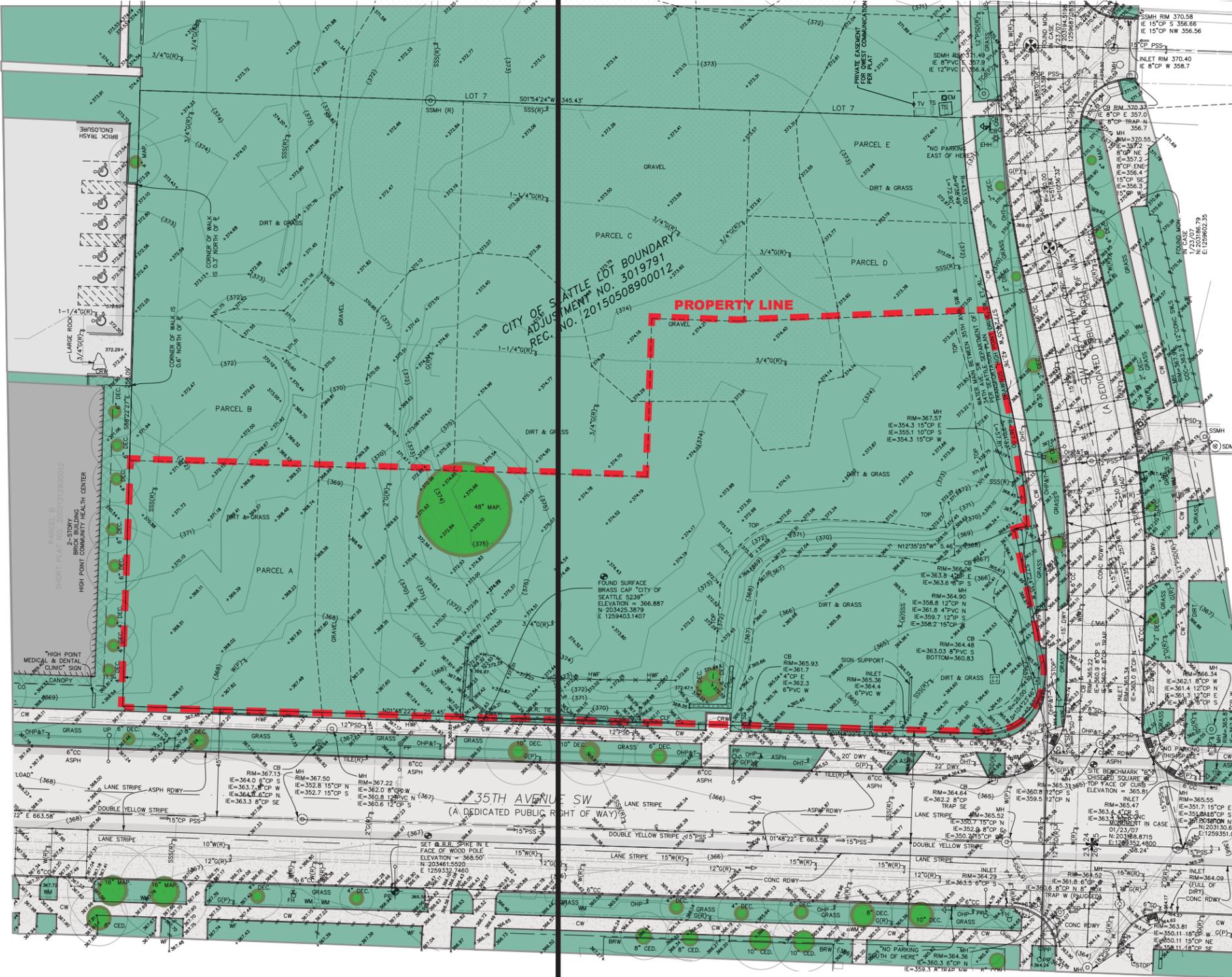




VIEW EAST - 35TH AVENUE
WEST ELEVATION



VIEW WEST - 35TH AVENUE
VIEW FROM SITE



SEATTLE LAND USE CODE ANALYSIS

Zoning Designation: NC2-40

Table A 23.47A.013 Maximum Floor Area Ratio

- Floor Area Ratio = 3
- Floor area ratio (FAR) limits apply to all structures and lots in all NC zones.

23.47A.005 - Street Level Uses

- C.1.a Not applicable.
- C.1.g Per MAP 48, 20% maximum residential frontage allowed.

23.47A.008 Street-level development standards

- A.3 Facades must be within 10 feet of the street lot line unless wider sidewalks, plazas or other approved landscaped or open spaces are provided
- B.1 In addition to 23.47A.008.A, non-residential street-level requirements apply to structures with non-residential uses in NC zones
- B.2 60% of the street-facing facade (between 2 - 8 feet above sidewalk) must be transparent.
- B.3 Non-residential use: Average min depth ≥ 30 feet (min depth ≥ 15 feet). Min floor to floor height ≥ 13 feet.
- C. Not applicable
- D.1 At least one of the street level street-facing facades containing a residential use shall have a prominent pedestrian entry.

23.47A.012 Structure Height

- A.1.a In zones with 40 foot mapped height limit, the height of a structure may exceed the otherwise applicable limit by up to 4 feet if a floor-to-floor height ≥ 13 feet is provided for nonresidential uses at street level.

23.47A.032.A Access to Parking

- A.1 In NC zones the following rules apply:
- A.1.c If access is not provided from an alley and the lot abuts two or more streets, access is permitted along one of the side street lot lines pursuant to subsection 23.47A.032.C and curb cuts per 23.54.030.F.2.a.1.

Proposed access to be at rear of property from public loop road. Road is part of neighboring development and will be dedicated ROW.

23.47A.032.B Location of parking

- 1.a shall not be located between structure and street lot line.
- 1.b access permit from street by means of two way curb cut located on the neighboring property

All concepts provide access to parking and allow for trash pickup at the rear of the property. No side street access is proposed. The front lot line is assumed to be 35th Ave. SW and the side street is SW Graham St.

Table A 23.54.015 Non-Residential Parking Requirements

- I.B.8 Offices: 1 space per 1,000 SF*
- I.B.2 Eating Drinking Establishments: 1 space per 250 SF*

*Per 23.54.015-D.2: No parking req'd for first 1,500 SF of each business establishment.

Table B 23.54.015 Residential Parking Requirements

- I.I Multifamily: 1 space per dwelling unit

HIGH POINT TREE PRESERVATION PLAN

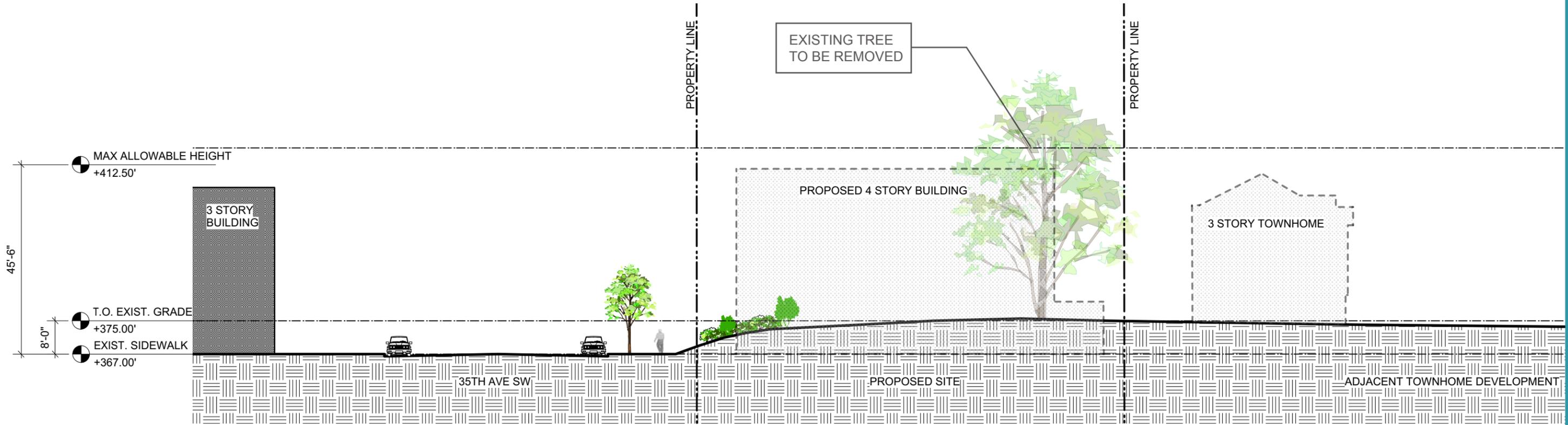
The tree identified below is proposed to be removed per the High Point Tree Preservation Plan (Memo #150). The tree survey cited issues such as site grading conflicts, existing limb damage and development constraints of the site as a mixed-use parcel. Although not required, the schematic landscape design has incorporated a new large shading tree adjacent to the corner plaza.

HIGH POINT TREE SURVEY

Subdivision #2210270
SvR # 00030.01 12/04

High Point Master Use Permit Conform Set 2/04 #2105600
Tree Preservation Update

Tree ID #	Common Name	Block	Lot	Label on Conformed MUP (2/04)	Updated Label	Comments or Reason for Change
256	Hybrid London Plane	9	5	to remain, if feasible	to be removed	mixed-use development constraints and storm damage to several lateral limbs



3 SECTION: SITE LOOKING NORTH
SCALE: 1/16" = 1'-0"

EXISTING SITE SECTION

SOLAR STUDY

z ↑ 2:00 PM

z ↑ 12:00 PM

z ↑ 10:00 AM

MAR/SEPT 21



JUNE 21



DEC 21



SITE ACCESS ANALYSIS

Vehicular Access

With 35th Ave SW as a major arterial and Graham St. with only light local traffic, an analysis of the existing site access shows heavy vehicular traffic in the north-south direction. It is anticipated that the adjacent development will also incorporate a public loop road within their site that is accessed from Graham St.

Direct vehicular access to the site from 35th Ave is neither desired nor permitted. Direct vehicular access to the site from Graham St. is also undesirable because of the potential for traffic stacking on at the corner of 35th and Graham Street.

The proposed site vehicular access is from the adjacent development loop road which will be dedicated as public ROW. This access will not add additional curb cuts along Graham St. and preclude traffic stacking at the intersection of 35th Ave and Graham St.

Pedestrian

With the proximity of the site to the High Point Medical Center, Library and bus stop, pedestrian access around the site occurs in the north-south direction at two major locations. The 35th Ave streetscape connects the commercial frontage along 35th Ave while a pedestrian access path to the east of the site serves as a connection between the High Point Library and the neighborhood.

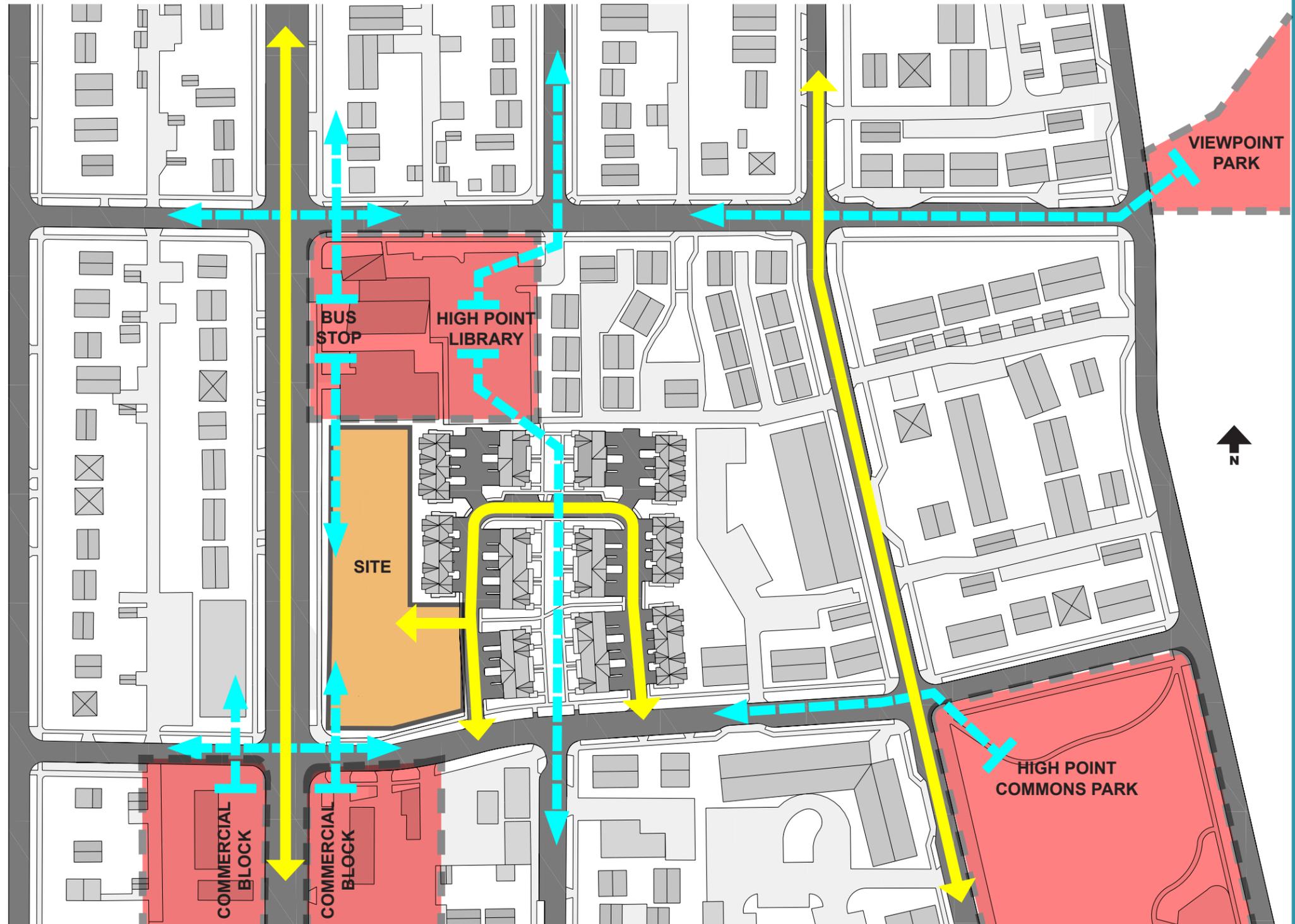
High Point Commons Park and Viewpoint Park are the main nodes for pedestrian access in the east-west direction. Access for these nodes occur mainly along Graham St and Raymond St. As a result, mid-block access was discouraged and Graham St. will serve as the main east-west pedestrian connection with the neighborhood.

←→ PEDESTRIAN ACCESS

↔ VEHICULAR ACCESS

■ SITE

■ NEIGHBORHOOD NODES



OPPORTUNITIES

- Fully code compliant
- No departures required
- Full site utilization
- Corner plaza and landscaping
- Modulation of building into three massings.

CONSTRAINTS

- The building will be at or below the 40 foot height limit.
- Proximity to the proposed townhome development next to the northeast portion of the site.

DEPARTURES

None



SCHEME A

OPPORTUNITIES

- Fully code compliant
- No departures required
- Full site utilization
- Corner plaza and landscaping
- Massing setback from adjacent development at southeast corner of site.
- Simplified building massing.
- Bar scheme massing on 35th Ave with small scale massing proportional to residential neighbor on Graham St.

CONSTRAINTS

- To meeting the required unit count, a linear building massing is proposed along 35th Avenue.
- Proximity to the proposed townhome development next to the northeast portion of the site.

DEPARTURES

None



SCHEME B

OPPORTUNITIES

- Fully code compliant
- No departures required
- Full site utilization
- Corner plaza and landscaping
- Massing setback from adjacent development at northeast corner of the site
- Building broken into two major massings with modulation.
- Massing response to the scale of the existing medical clinic to the north of the site.

CONSTRAINTS

- To meeting the required unit count, most of the building reaches the full allowable height.
- Full height building along Graham Street.

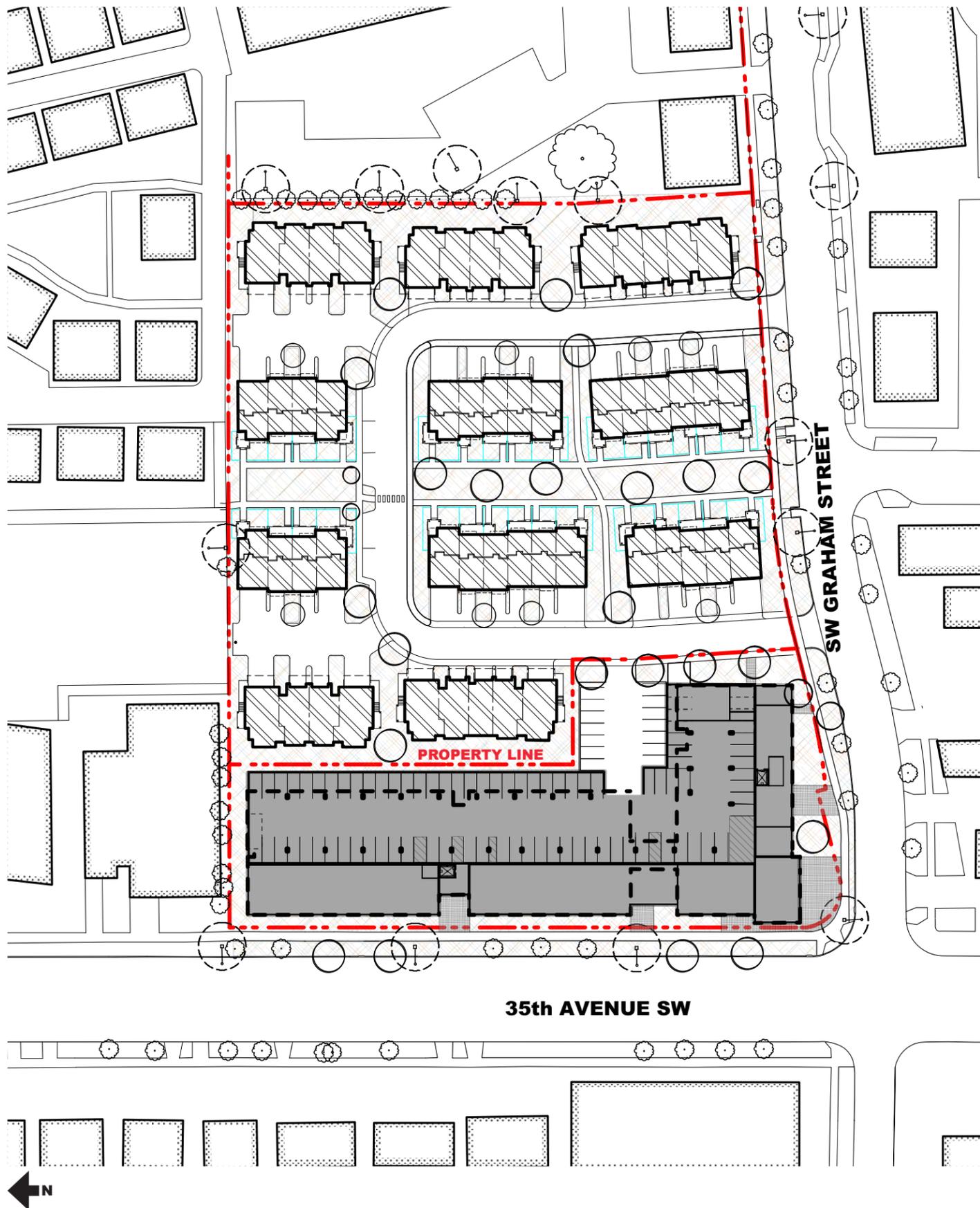
DEPARTURES

None



SCHEME C (PREFERRED SCHEME)





PROPOSED PROGRAM

Level 1

35th Avenue streetscape consists of retail, offices and a residential entry. SW Graham Street streetscape contains retail space and the main residential entry with additional residential amenity space.

Level 2-4

Residential units and accessible roof deck.

Parking

Access from loop road on adjacent development to the east.

OPPORTUNITIES

- Fully code compliant
- No departures required
- Full site utilization
- Corner plaza and landscaping
- Modulation of building into three massings.

CONSTRAINTS

- The building will be at or below the 40 foot height limit.
- Proximity to the proposed townhome development next to the northeast portion of the site.

DEPARTURES

None

BUILDING DATA

Building Footprint: 35,000 Sqft

Setbacks:

- Front: 8' - 10'
- Side: 10'
- Rear: 5' - 18'

Building Height: 40 Feet

Building Area: 123,500 Sqft

Site Area: 49,573 Sqft

FAR: 2.49

Commercial Area: 10,000 Sqft

Residential Use Area: 75,000 Sqft

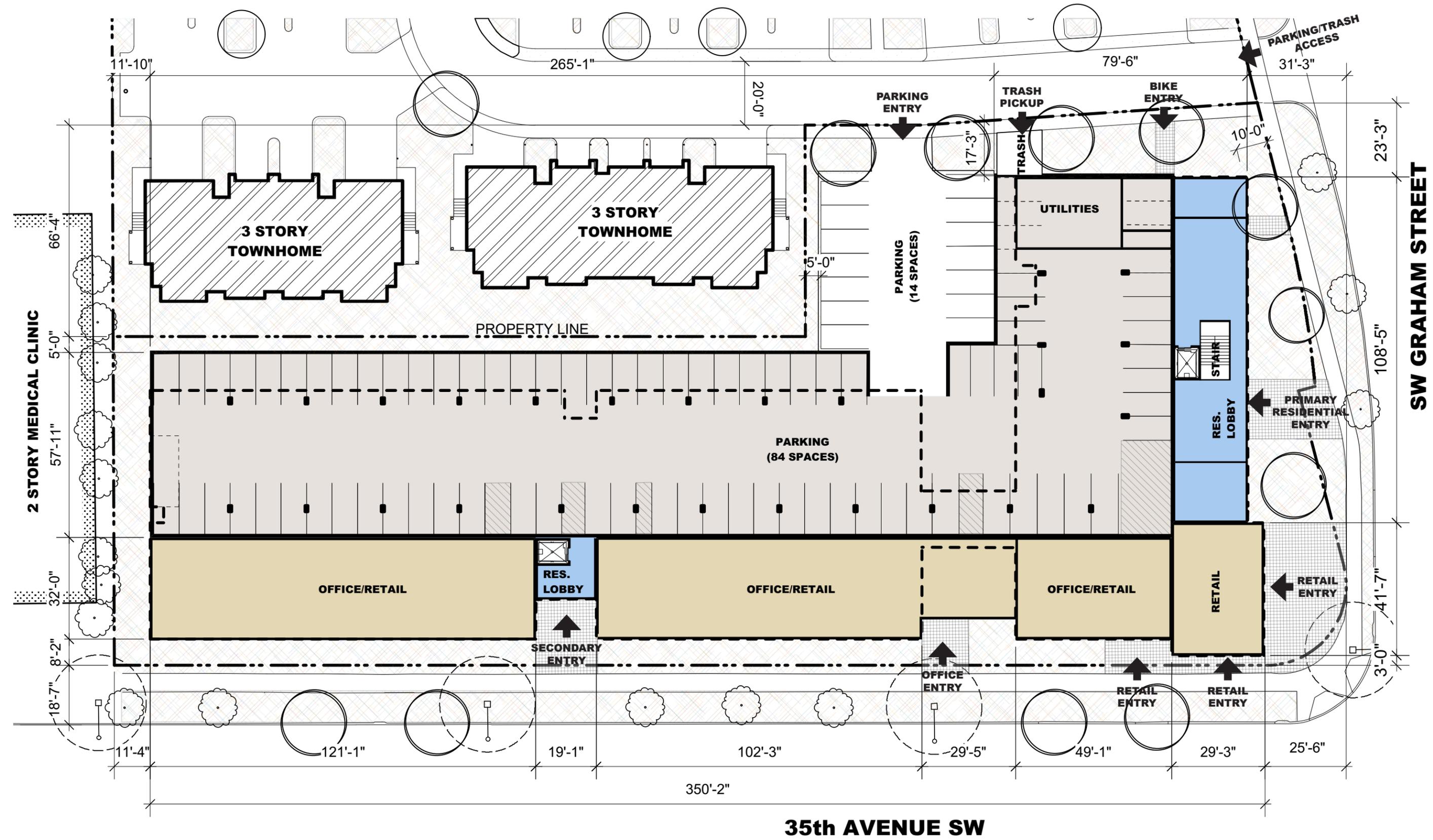
Exterior Residential Amenity Area: 2,000 Sqft

Exterior Public Plaza: 1,200 Sqft

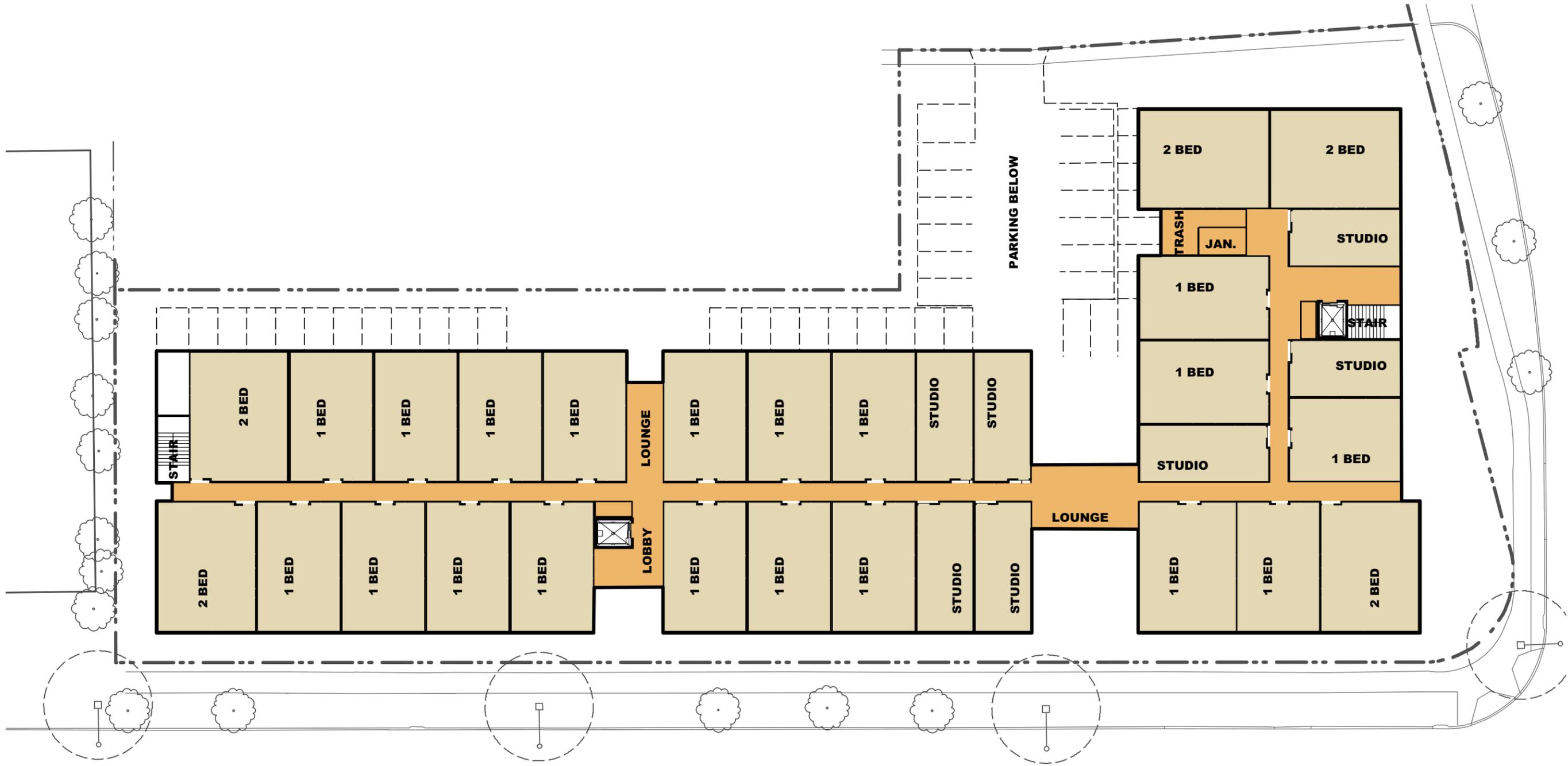
Proposed Number of Units: 89 units (studio, 1 bedroom & 2 bedroom)

Parking: 98 spaces

Bike Storage: 40 bikes



SCHEME A - LEVEL 1



SCHEME A - LEVEL 2/3



1. View Looking Northeast



2. View Looking Southeast



3. View Looking Northwest



4. View Looking Southwest

SCHEME A - 3D VIEWS



View from 35th & Graham

WING WALL AS GATEWAY

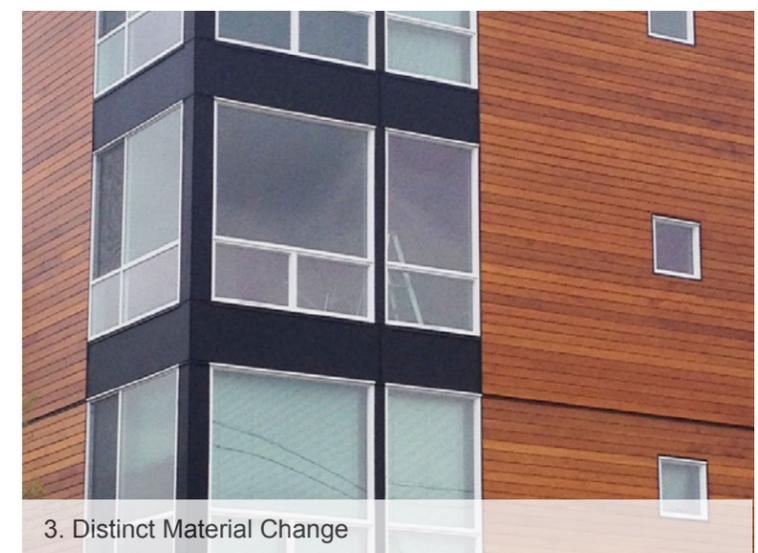
In this scheme, the gateway is defined by the building corner wing wall and eave. Signage can be applied to the wing wall with the High Point neighborhood. Materials will identify with the neighboring clinic and library. The landscape concept incorporates a series of concrete seat walls dispersed along the plaza. Specific seat walls will anchor the retail and residential canopies. The seat walls provide an opportunity for a variety of social spaces, essentially organized as a series of outside rooms.



1. Wing Wall Feature with Signage



2. Eave Feature



3. Distinct Material Change



View from Graham St



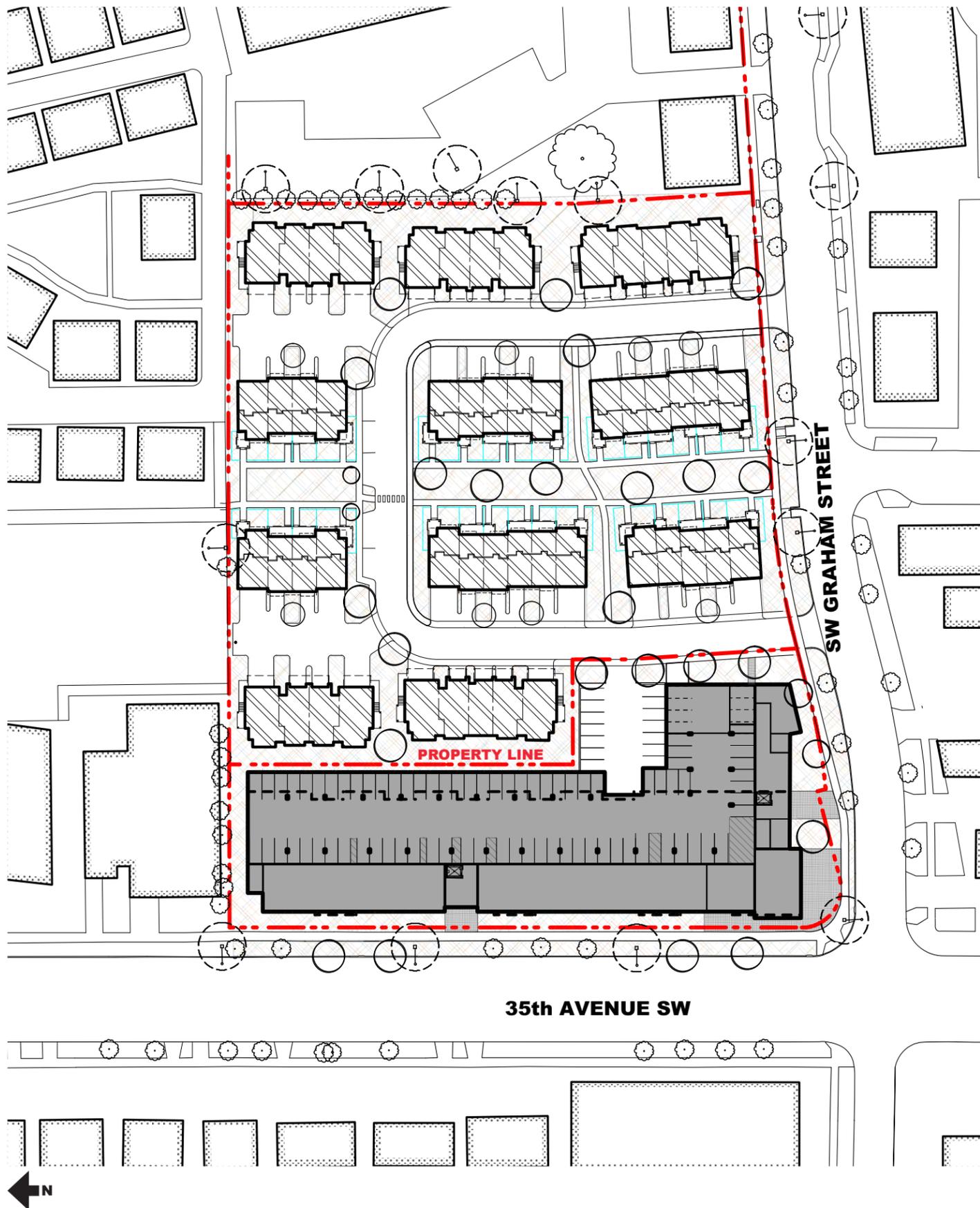
View from 35th Ave



View from 35th Ave

SCHEME A - GATEWAY CONCEPT





PROPOSED PROGRAM

Level 1

35th Avenue streetscape consists of retail, offices and a residential entry. SW Graham Street streetscape contains retail and main residential entry.

Level 2-4

Residential units, accessible roof deck and residential amenity space.

Parking

Access from loop road on adjacent development to the east.

OPPORTUNITIES

- Fully code compliant
- No departures required
- Full site utilization
- Corner plaza and landscaping
- Massing setback from adjacent development at southeast corner of site.
- Simplified building massing.
- Bar scheme massing on 35th Ave with small scale massing proportional to residential neighbor on Graham St.

CONSTRAINTS

- To meeting the required unit count, a linear building massing is proposed along 35th Avenue.
- Proximity to the proposed townhome development next to the northeast portion of the site.

DEPARTURES

None

BUILDING DATA

Building Footprint: 34,500 Sqft

Setbacks:

- Front: 8' - 10'
- Side: 10'
- Rear: 5' - 18'

Building Height: 40 Feet

Building Area: 115,000 Sqft

Site Area: 49,573 Sqft

FAR: 2.32

Commercial Area: 10,000 Sqft

Residential Use Area: 68,000 Sqft

Exterior Residential Amenity Area: 3,000 Sqft

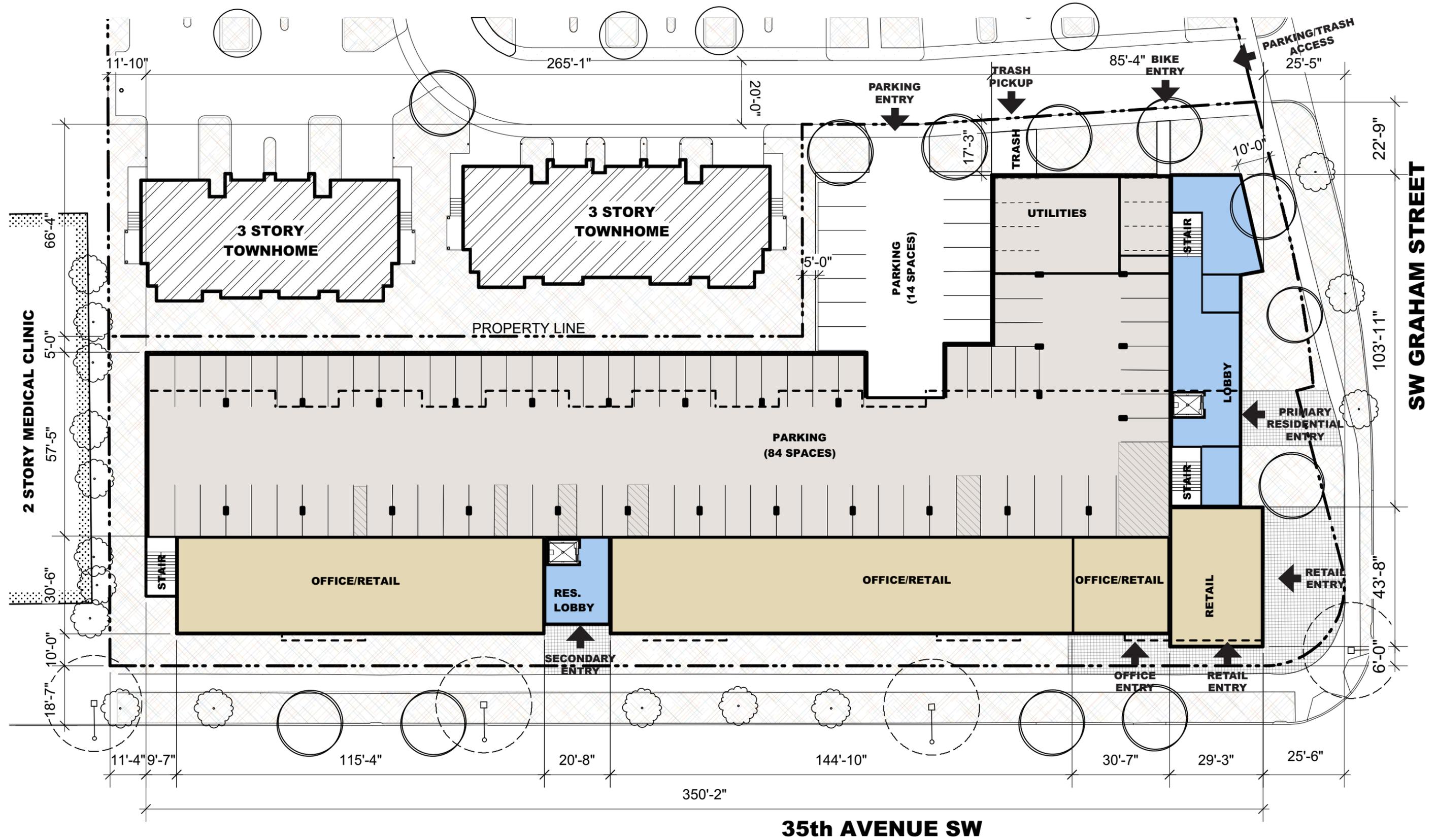
Exterior Public Plaza: 1,300 Sqft

Proposed Number of Units: 89 units (studio, 1 bedroom & 2 bedroom)

Parking: 98 spaces

Bike Storage: 40 bikes

SCHEME B - LEVEL 1



SCHEME B - LEVEL 1



1. View Looking Northeast



2. View Looking Southeast

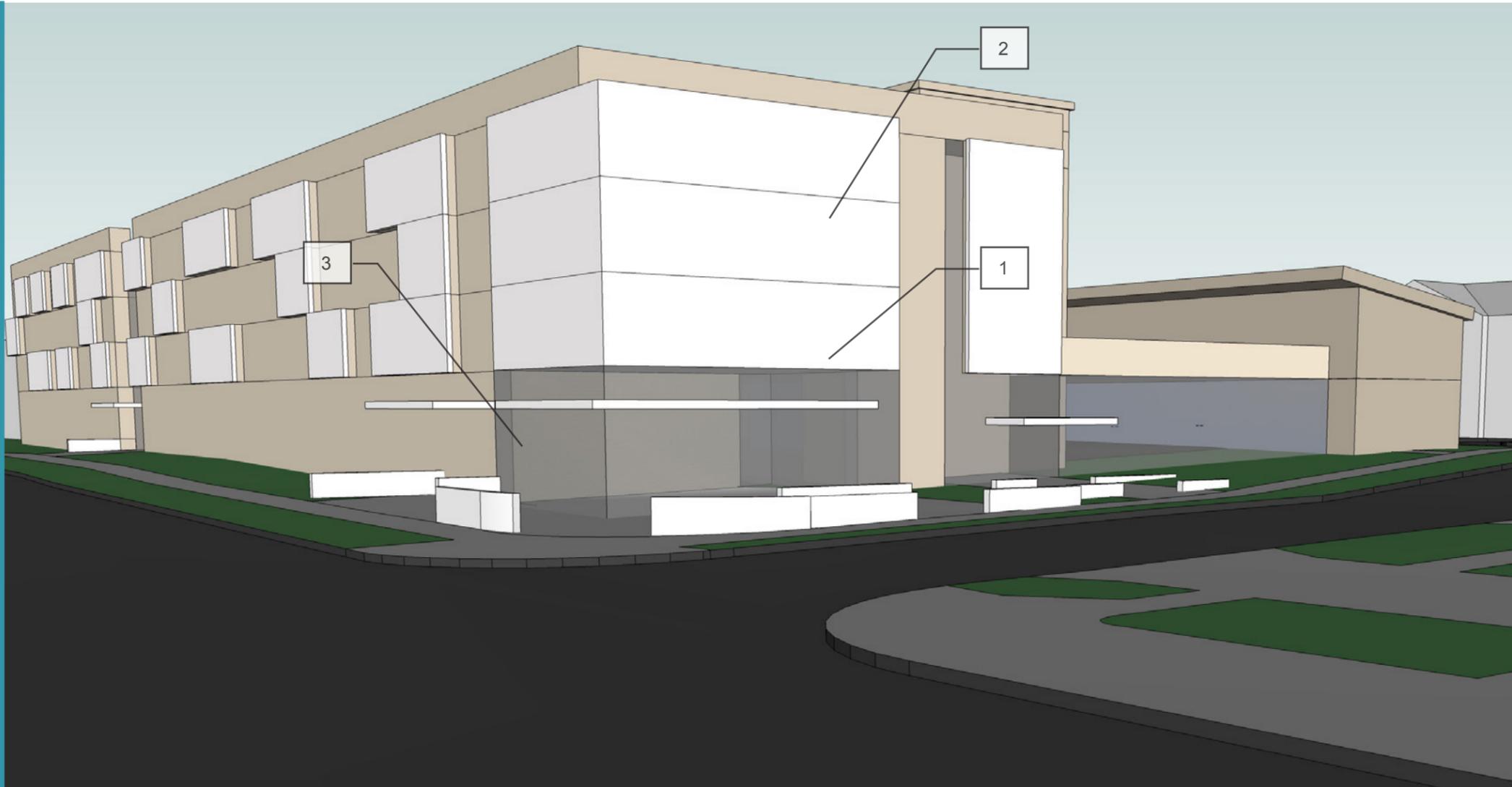


3. View Looking Northwest



4. View Looking Southwest

SCHEME B - 3D VIEWS



View from 35th & Graham

TOWER MASS AS GATEWAY

In this scheme, the gateway is defined by the building corner as a tower projecting from the building massing. The tower will be the same material as a series of bays projecting from residential units on levels 2-4. Signage will be incorporated into a low wall rather than applied to the façade. The landscape concept incorporates a series of concrete seat walls dispersed along the plaza. Specific seat walls will anchor the retail and residential canopies. The seat walls provide an opportunity for a variety of social spaces, essentially organized as a series of outside rooms.



1. Canopy



2. Tower



3. Low Wall Signage



View from Graham St



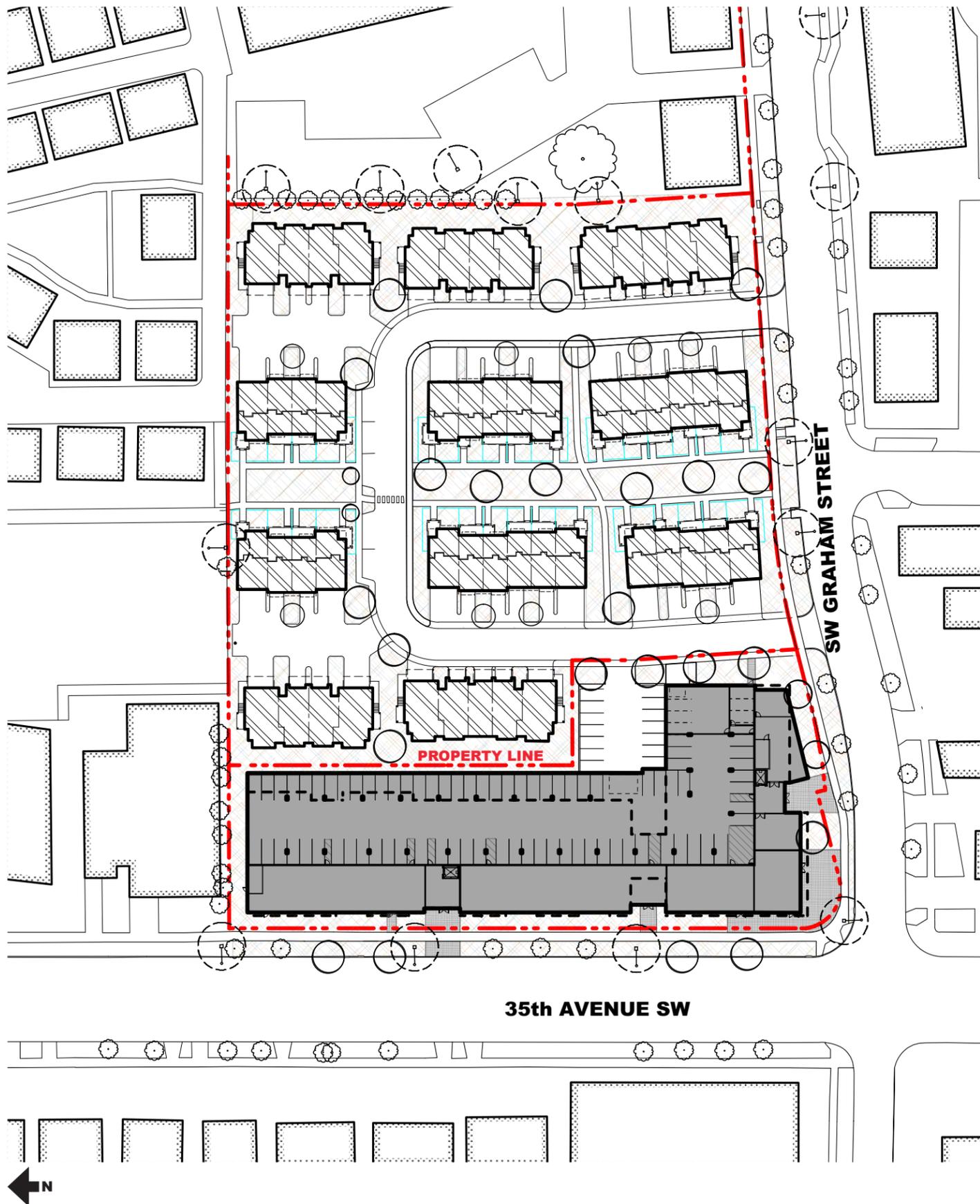
View from 35th Ave



View from 35th Ave

SCHEME B - GATEWAY CONCEPT





PROPOSED PROGRAM

Level 1

35th Street streetscape consists of retail, offices and small residential entry. Graham Street streetscape contains retail and main residential entry.

Level 2-4

Residential units, accessible roof deck and residential amenity space.

Parking

Access from loop road on adjacent development to the east.

OPPORTUNITIES

- Fully code compliant
- No departures required
- Full site utilization
- Corner plaza and landscaping
- Massing setback from adjacent development at northeast corner of the site
- Building broken into two major massings with modulation.
- Massing response to the scale of the existing medical clinic to the north of the site.

CONSTRAINTS

- To meeting the required unit count, most of the building reaches the full allowable height.
- Full height building along Graham Street.

DEPARTURES

None

BUILDING DATA

Building Footprint: 34,500 Sqft

Setbacks:

- Front: 8' - 10'
- Side: 10'
- Rear: 5' - 18'

Building Height: 40 Feet

Building Area: 124,000 Sqft

Site Area: 49,573 Sqft

FAR: 2.50

Commercial Area: 10,000 Sqft

Residential Use Area: 64,500 Sqft

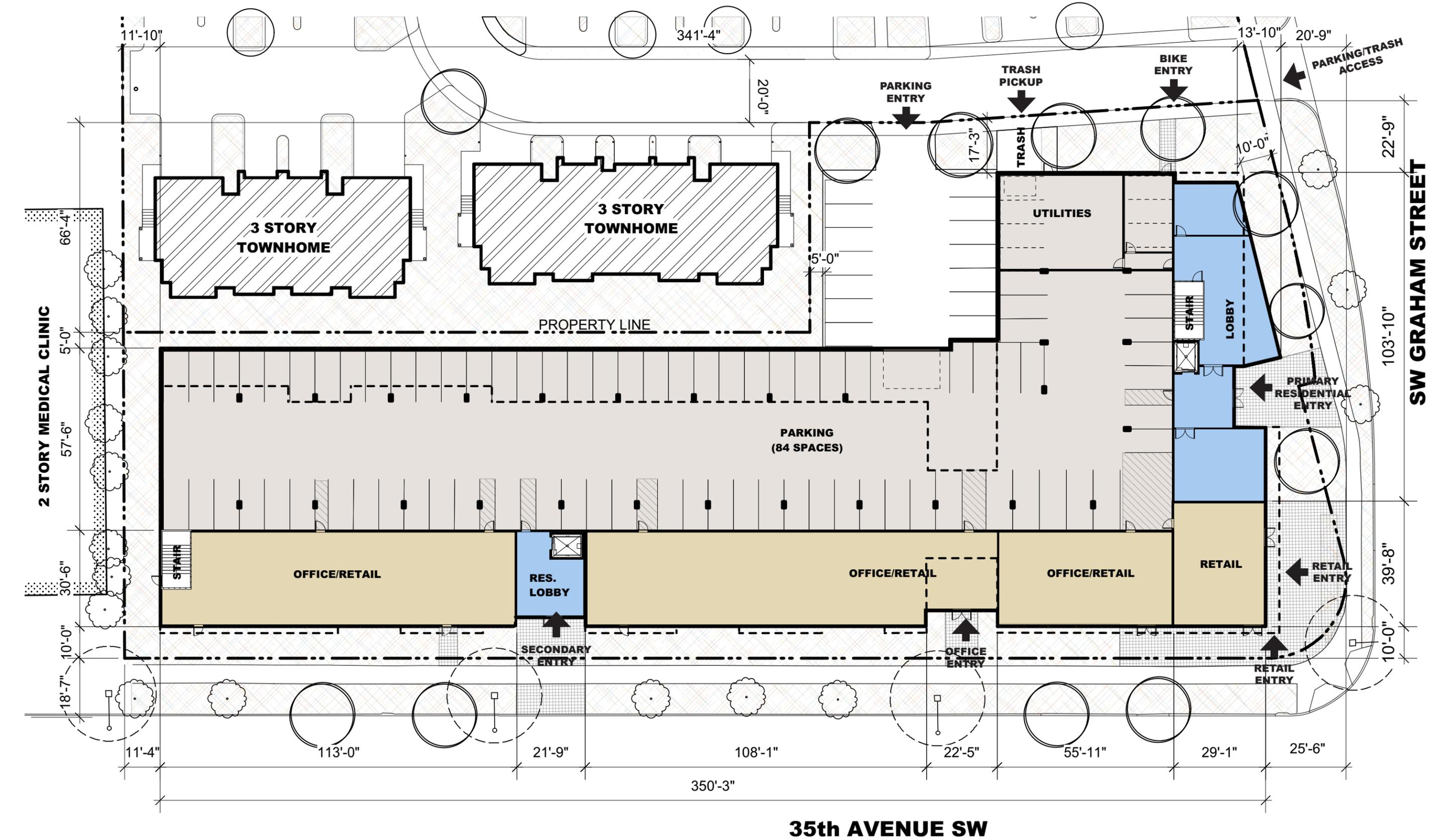
Exterior Residential Amenity Area: 3,200 Sqft

Exterior Public Plaza: 1,300 Sqft

Proposed Number of Units: 89 units (studio, 1 bedroom & 2 bedroom)

Parking: 98 spaces

Bike Storage: 40 bikes



SCHEME C - LEVEL 1



SCHEME C - LEVEL 2/3

SCHEME C - LEVEL 4





1. View Looking Northeast



2. View Looking Southeast



3. View Looking Northwest



4. View Looking Southwest

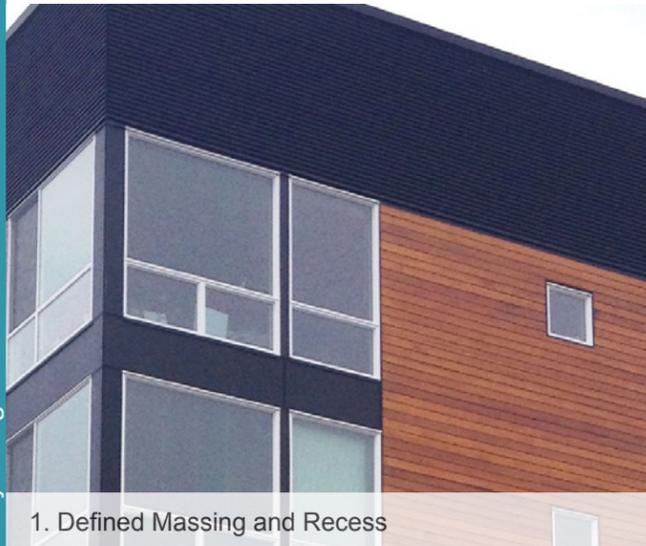
SCHEME C - 3D VIEWS



View from 35th & Graham

RECESS AS GATEWAY

In this scheme, the gateway is defined by a large recess wrapping the building corner. The recess will incorporate a linear graphic element above the ground level storefront. The entire recess will have a distinct material change to reflect the variety of facade colors that distinguish the High Point neighborhood. The landscape concept incorporates a series of concrete seat walls dispersed along the plaza. Specific seat walls will anchor the retail and residential canopies. The seat walls provide an opportunity for a variety of social spaces, essentially organized as a series of outside rooms.



1. Defined Massing and Recess



2. Applied Graphics to Wall



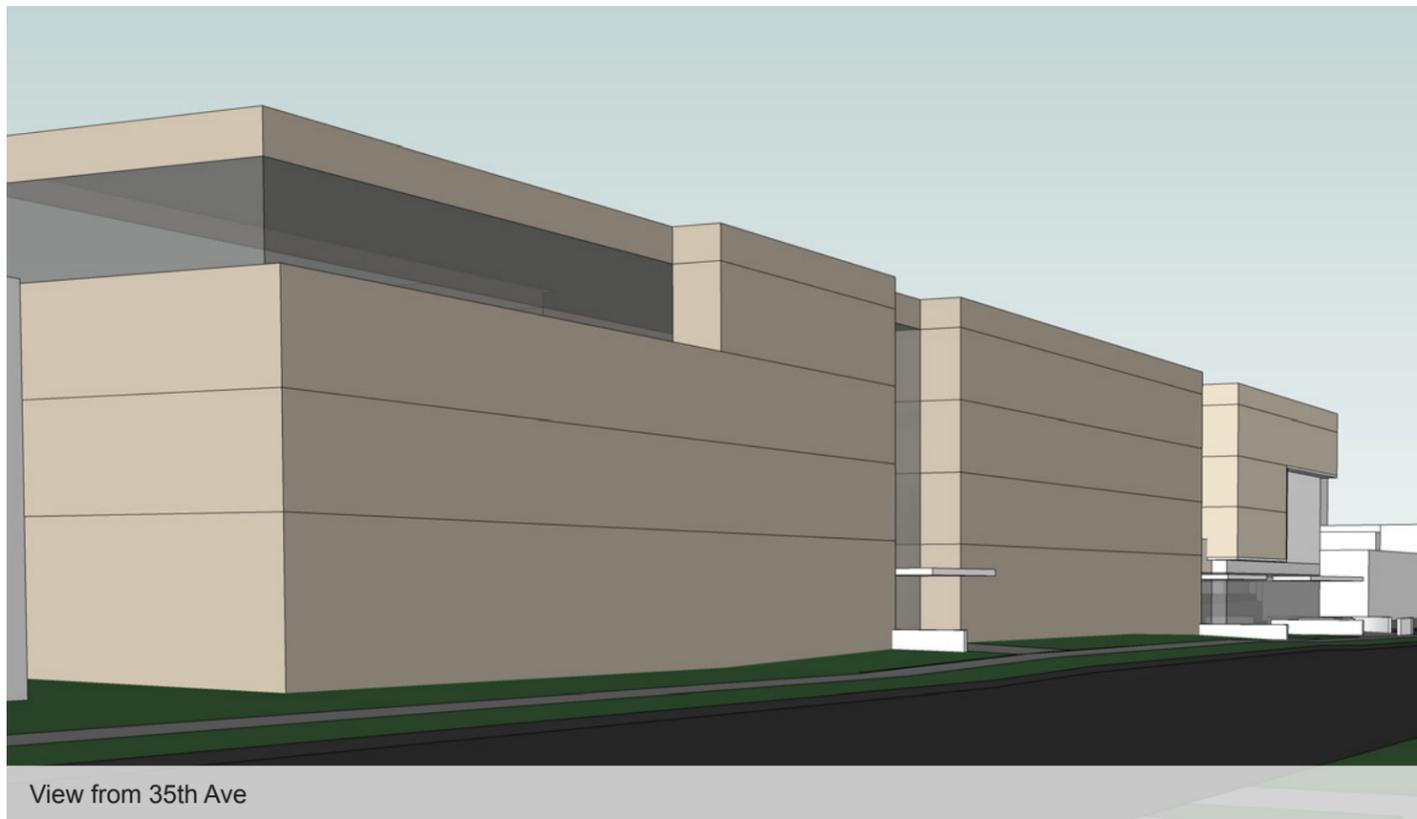
3. Colors of High Point Neighborhood



View from Graham St

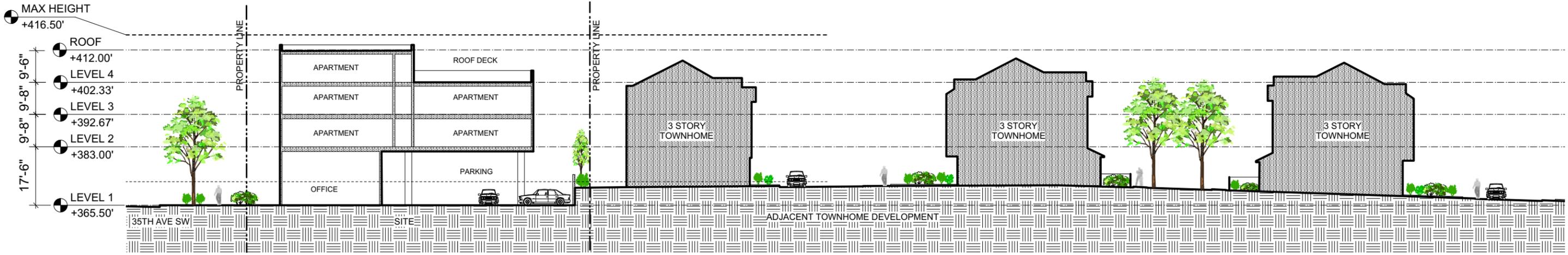


View from 35th Ave

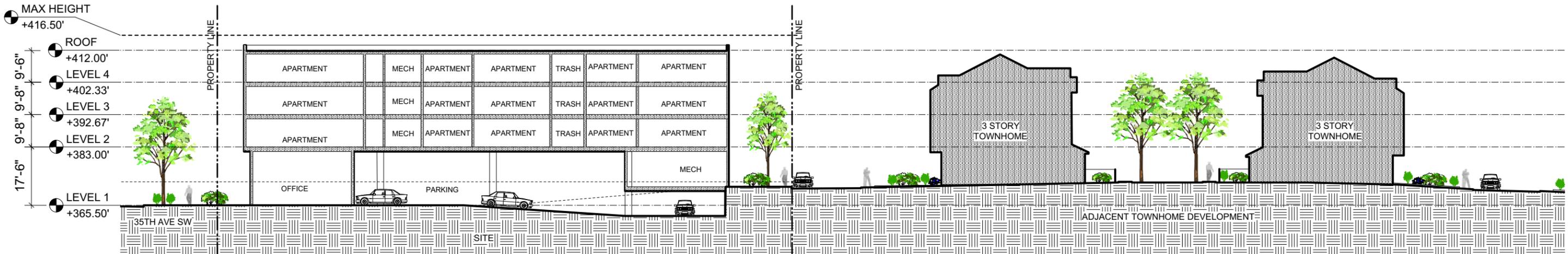


View from 35th Ave

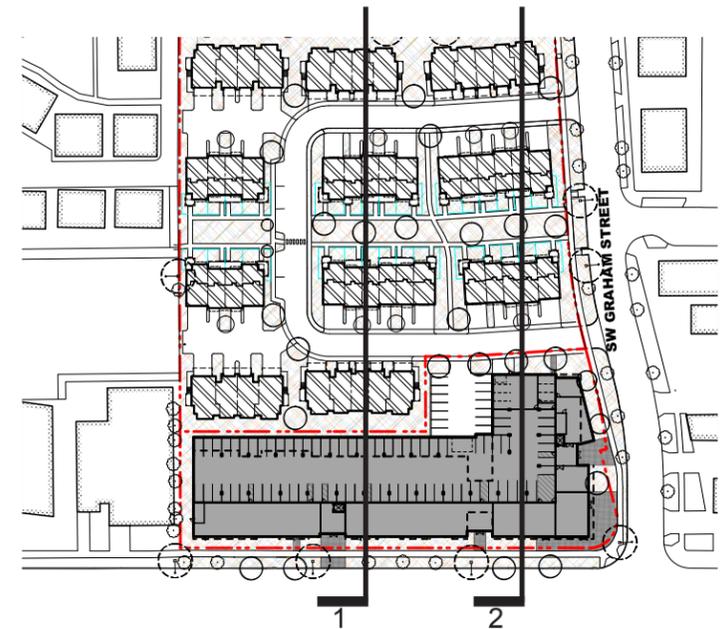
SCHEME C - GATEWAY CONCEPT

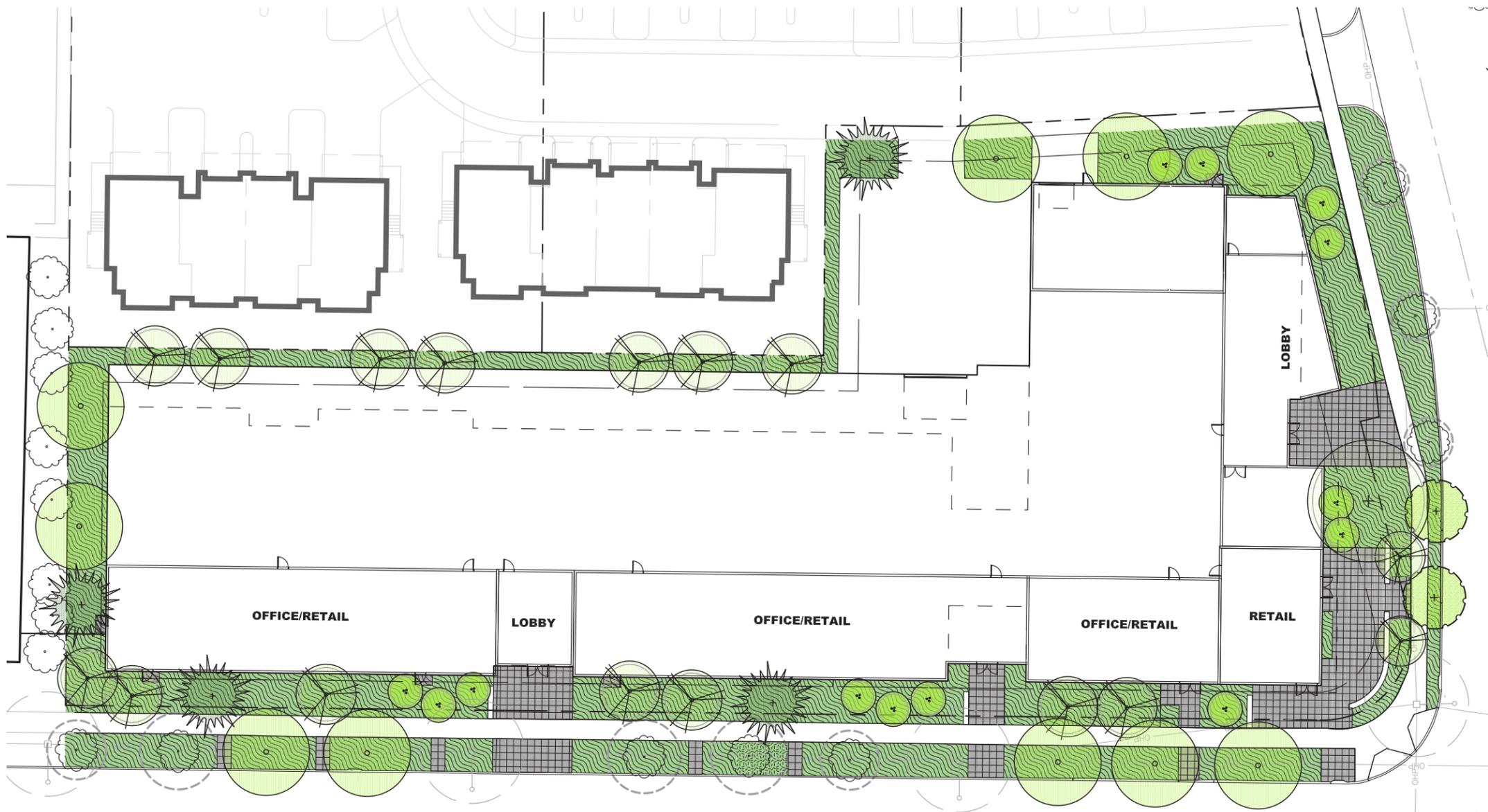


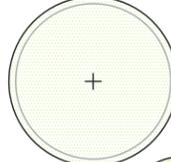
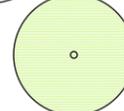
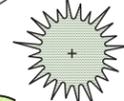
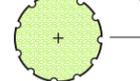
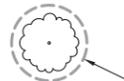
1 BUILDING SECTION: LOOKING NORTH
SCALE: 1/16" = 1'-0"



2 BUILDING SECTION: LOOKING NORTH
SCALE: 1/16" = 1'-0"





- LEGEND**
-  PROPERTY LINE
 -  FENCE (TBD)
 -  PLANTING BEDS (SHRUBS AND GROUNDCOVERS)
 -  PERVIOUS PAVERS OR CONCRETE
 -  LARGE SHADE TREE
 -  MEDIUM SHADE TREE (LINDEN, TO MATCH EXISTING ALONG 35TH AVE SW)
 -  ORNAMENTAL SHADE TREE (SMALL TO MEDIUM)
 -  CONIFER TREE
 -  GINGKO TREE (TO MATCH EXISTING STREET TREES ALONG SW GRAHAM ST)
 -  SMALL MULTISTEM TREE
 -  EXISTING STREET TREE (TO BE PRESERVED)
 -  DRIPLINE

LANDSCAPE CONCEPT PLAN

CONCEPT SKETCH OF CORNER PLAZA



SCHEMATIC GREEN FACTOR CALCULATIONS

Green Factor Score Sheet		SEATTLE <i>green factor</i>	
Project title:		enter sq ft of parcel	
Parcel size (enter this value first) *		49,600	SCORE 0.313
Landscape Elements**	Totals from GF worksheet	Factor	Total
A Landscaped areas (select one of the following for each area)			
1 Landscaped areas with a soil depth of less than 24"	enter sq ft 0	0.1	-
2 Landscaped areas with a soil depth of 24" or greater	enter sq ft 13600	0.6	8,160.0
3 Bioretention facilities	enter sq ft 0	1.0	-
B Plantings (credit for plants in landscaped areas from Section A)			
1 Mulch, ground covers, or other plants less than 2' tall at maturity	enter sq ft 13600	0.1	1,360
2 Shrubs or perennials 2'+ at maturity - calculated at 12 sq ft per plant (typically planted no closer than 18" on center)	enter number of plants 30	360	0.3 108
3 Tree canopy for "small trees" or equivalent (canopy spread 8' to 15') - calculated at 75 sq ft per tree	enter number of plants 14	1050	0.3 315
4 Tree canopy for "small/medium trees" or equivalent (canopy spread 16' to 20') - calculated at 150 sq ft per tree	enter number of plants 16	2400	0.3 720.0
5 Tree canopy for "medium/large trees" or equivalent (canopy spread of 21' to 25') - calculated at 250 sq ft per tree	enter number of plants 12	3000	0.4 1,200.0
6 Tree canopy for "large trees" or equivalent (canopy spread of 26' to 30') - calculated at 350 sq ft per tree	enter number of plants 1	350	0.4 140.0
7 Tree canopy for preservation of large existing trees with trunks 6"+ in diameter - calculated at 20 sq ft per inch diameter	enter inches DBH 45	900	0.8 720.0
C Green roofs			
1 Over at least 2" and less than 4" of growth medium	enter sq ft 0	0.4	-
2 Over at least 4" of growth medium	enter sq ft 0	0.7	-
D Vegetated walls			
	enter sq ft 0	0.7	-
E Approved water features			
	enter sq ft 0	0.7	-
F Permeable paving			
1 Permeable paving over at least 6" and less than 24" of soil or gravel	enter sq ft 3100	0.2	620.0
2 Permeable paving over at least 24" of soil or gravel	enter sq ft 0	0.5	-
G Structural soil systems			
	enter sq ft 0	0.2	-
		sub-total of sq ft =	38,360
H Bonuses			
1 Drought-tolerant or native plant species	enter sq ft 13600	0.1	1,360.0
2 Landscaped areas where at least 50% of annual irrigation needs are met through the use of harvested rainwater	enter sq ft 0	0.2	-
3 Landscaping visible to passersby from adjacent public right of way or public open spaces	enter sq ft 8,000	0.1	800
4 Landscaping in food cultivation	enter sq ft 0	0.1	-
		Green Factor numerator =	15,503

* Do not count public rights-of-way in parcel size calculation.
 ** You may count landscape improvements in rights-of-way contiguous with the parcel. All landscaping on private and public property must comply with the Landscape Standards Director's Rule (DR 6-2009)

MASSING

To support the scale and diversity of the existing site context, the building massing will be modulated proportionally to neighboring structures via breaks in plane and material changes.



1. Massing definition *Canaday House / SMR Architects*



2. Three massing definitions with material change *The Addy Apartments / Ankrom Moisan Architects*



3. Corner tower and projecting bays *Cottage Grove Commons / SMR Architects*



4. Separate massing definitions and color differentiation *True North / Weber Thompson Architects*



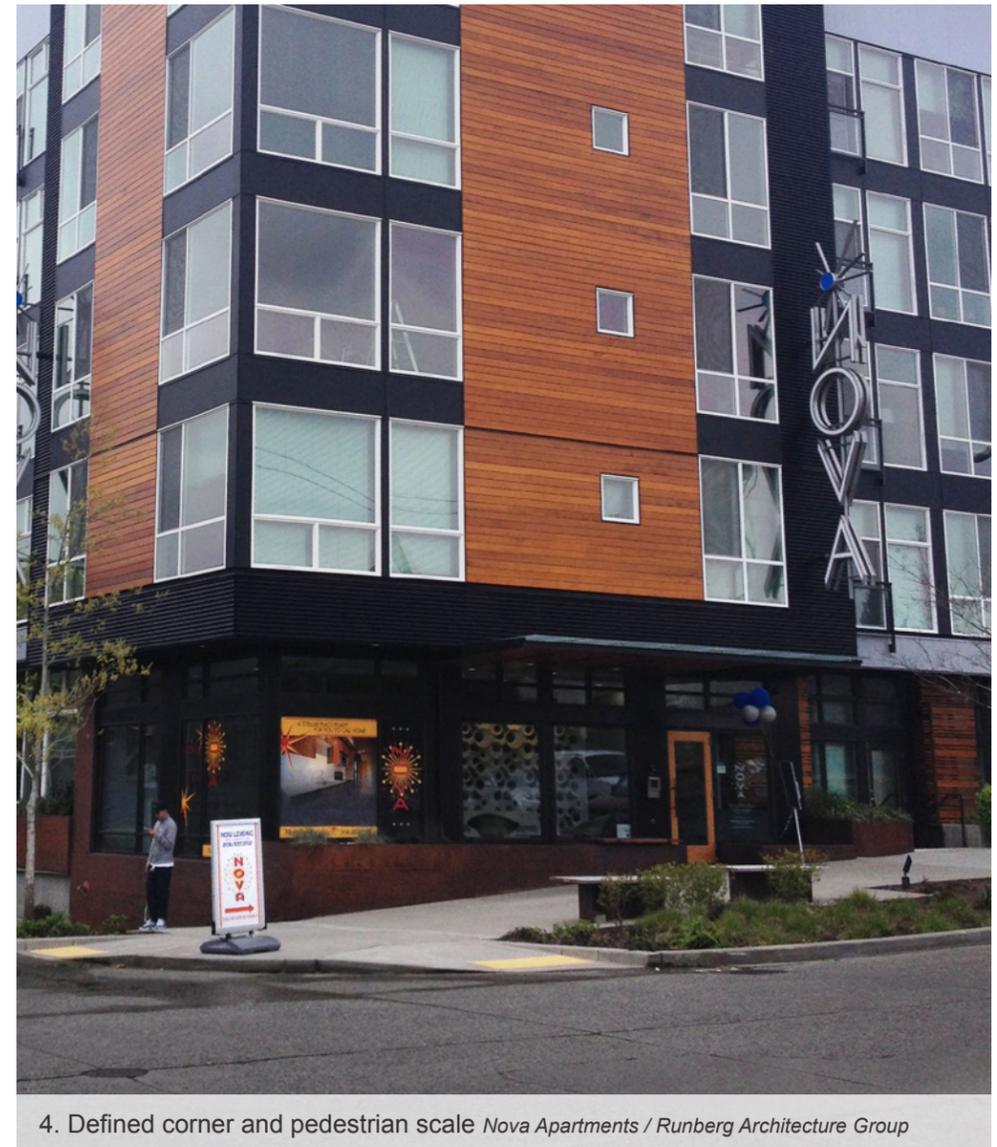
1. Materials define two story scale *Bryant Heights / Johnston Architects*



2. Commercial and residential separation *Velocity Apartments / SMR Architects*



3. Defined entry *True North / Weber Thompson Architects*



4. Defined corner and pedestrian scale *Nova Apartments / Runberg Architecture Group*

PEDESTRIAN SCALE

The ground floor will respond to the pedestrian scale of both 35th Ave and Graham Street. Material changes, canopies, or vertical articulation of the massing will distinguish a separation between the commercial ground floor and residential upper floors.



1. Multiple projecting bays *Via Cordillera / JS² + DMG Architects*



2. Multiple projecting decks *Stream Belmont / NK Architects*



3. Interior view of window modulation *32 Fadura Dwellings / Erredeeme*

BAYS, MATERIALS AND ARTICULATION

Smaller modulation will occur at the human scale (i.e. window, room or unit modulation) to reflect the projecting bays and variation of form that occur in the single-family residential homes of the High Point Neighborhood.



1. Occupiable green roof *Artspace Hiawatha Lofts / SMR Architects*

ROOF DECK & LANDSCAPING

Residential amenities will include a roof deck to take advantage of views of downtown Seattle, Mount Rainier, and the Olympic Mountains. The site landscaping will incorporate plantings at a variety of sizes and maturities appropriate for the site.



2. Site plantings and groundcover *Rose Street Apartments / SvR Design*



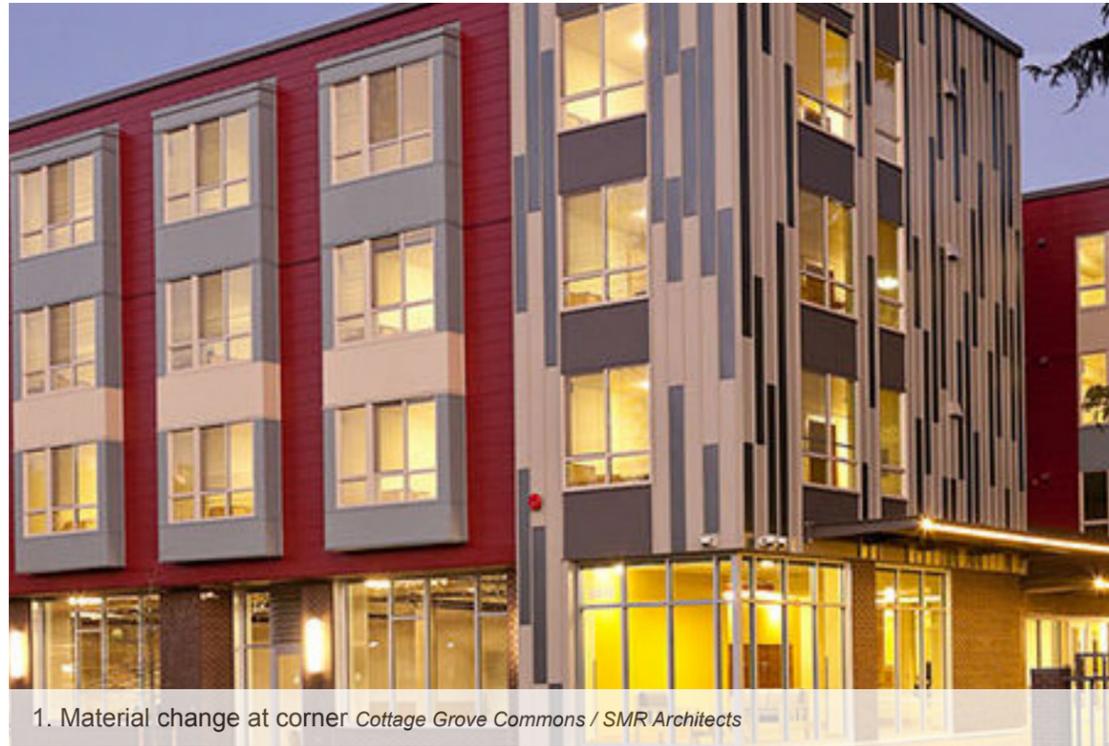
3. Rooftop amenity space *Velocity Apartments / SMR Architects*



4. Site plantings and groundcover *Rose Street Apartments / SvR Design*

SIDING

With the site bridging both residential and commercial zones, the materials chosen will respond to the residential texture of the High Point Neighborhood while having the durability and scale more suitable for a commercial building. Deliberate use of materials, colors and textures will emphasize special entry and corner conditions.



1. Material change at corner *Cottage Grove Commons / SMR Architects*



2. Material change at windows *Te Puni Village / Architectus*



3. Residential texture applied at larger scale
2802 Pico Housing / Moore Ruble Yudell



4. Materials use to reflect High Point color palette
Valor Apartments / SMR Architects



5. Material and texture change coincides with modulation *Andrew's Glen / SMR Architects*



6. Larger scale material use
32 Fadura Dwellings / Erredeeme

CS1. NATURAL SYSTEMS AND SITE FEATURES

A. ENERGY USE

1. Energy Choices:

The main residential entry is oriented to the south and aligns with residential amenity space above. The resulting day lighting and solar gain will allow for reduced energy use (lighting and heating) in the residential common areas.

B. SUNLIGHT AND NATURAL VENTILATION

1. Sun and Wind:

Residential common areas are located on the south portion of the building, which allows for natural day lighting. With the long orientation of the site being north south, the design will take advantage of natural ventilation by providing operable windows along the façade.

2. Daylight and Shading:

Roof decks and the plaza are located to accommodate maximum daylight and will allow for the proposal of a massing that is appropriate for the site.

3. Managing Solar Gain:

Plaza canopies will be incorporated to shade and provide raincover for exterior use.

C. TOPOGRAPHY

1. Land Form:

To match topography change and decrease views of surface and below grade parking, the parking is placed below the grade of the adjacent townhome development.

2. Elevation Changes:

The proposal will take advantage of the existing topography by placing the parking garage at the same elevation as the 35th Ave sidewalk. Since the grade at the rear of the site is five to eight feet above the sidewalk at 35th Ave this will 'bury' the parking garage below the grade at the rear of the site and create a more desirable condition for the residential townhome development.

D. PLANTS AND HABITAT

1. On-Site Features:

Landscaping will be focused around the corner plaza to enforce the gateway to High Point. Landscaping will include a large shading tree to separate and define the space between the corner plaza and the main

residential entry.

2. Off-Site Features:

On-site storm water will be connected to an existing 12" storm water pipe running beneath 35th Ave.

E. WATER

1. Natural Water Features:

N/A

2. Adding Interest with Project Drainage:

A green roof, planting beds and permeable paving will be incorporated into the site to manage on-site storm water and create interesting design elements.

CS2: URBAN PATTERN AND FORM

A. LOCATION IN THE CITY AND NEIGHBORHOOD

1. Sense of Place:

The site of the building is adjacent to a neighborhood clinic and public library with distinct materiality and massing reflective of commercial and contemporary architecture. The materiality and massing of the High Point neighborhood features a variety of materials, colors, scales and characteristics. The site, as an NC2-40 zone and adjacent to commercial, will need to consider both the commercial street front at 35th Ave. SW and the transition to adjacent townhome development at SW Graham St.

2. Architectural Presence:

The design of the building will consider a massing and material palette that relates to the commercial street front at 35th Ave. SW. The building will also engage a pedestrian plaza adjacent to retail, commercial and multifamily amenity space. The design will consider the corner of 35th Ave. SW and SW Graham St. as a gateway to the High Point residential neighborhood and an anchor point to a significant pedestrian plaza that is engaged by a retail establishment and residential common area.

B. ADJACENT SITES, STREETS, AND OPEN SPACES

1. Site Characteristics:

Graham St. is perpendicular to 35th Ave until the midpoint of the lot where it then curves at a 12 degrees angle into the site. The preferred massing scheme responds to this site condition by aligning the massing

at the southeast corner of the building with Graham St. while the massing of the southwest corner of the building aligns with 35th Ave.

2. Connection to the Street:

A pedestrian plaza will engage the street corner surrounded by retail and multifamily residential amenity space. The majority of 35th Ave. SW will have office space. The office space will have a front setback and landscape frontage that is similar to the adjacent commercial properties and will also identify with the natural drainage components and systems experienced within the High Point neighborhood. The physical feature of the pedestrian plaza will incorporate paving patterns and pathways that are characteristic of the High Point neighborhood.

3. Character of Open Space:

Two entry passageways engage the adjacent commercial building entries. This project will consider similar entry sequences to the adjacent commercial properties. The pedestrian plaza adjacent to the retail space and multifamily common areas will feature a variety of outdoor rooms incorporating canopies, low walls and a combination of deciduous and evergreen trees that will be placed in the right of way and within the plaza.

C. RELATIONSHIP TO THE BLOCK

1. Corner Sites:

A pedestrian plaza will engage the corner of 35th Ave. SW and SW Graham St. and serve as a gateway and focal point to the High Point neighborhood. The upper stories will feature architectural elements and massing that is distinct in materiality to anchor the retail and plaza below.

2. Mid-Block Sites:

Two entry plazas engage the adjacent commercial buildings to the north of the site. This proposal will consider similar frontage and entry transitions to the commercial office space that occur at midblock. The building will also consider a variation of color and texture on the north wall, adjacent to the existing medical clinic.

3. Full Block Sites:

N/A

D. HEIGHT, BULK, AND SCALE

1. Existing Development and Zoning:

This project will consider the height, bulk and scale

that is typical to NC2-40 zones and the transition to existing adjacent properties.

2. Existing Site Features:

In lieu of strong on site features, this item will require reference to sections and scale of the adjacent townhome site and the neighboring commercial sites.

3. Zone Transitions:

The mass of the building adjacent to the townhomes is considered to include reasonable setbacks to the north. A proposed height change at the southeast portion of the property allows for solar access and a reduced mass that transitions to the residential zoning.

4. Massing Choices:

This project will consider the height, bulk and scale that is typical to NC2-40 zones and the transition to existing adjacent properties.

5. Respect for Adjacent Sites:

This project will consider the privacy of the adjacent planned townhome development. Balconies will not be incorporated and the roof garden will be reasonably setback from the adjacent residential buildings.

CS3: ARCHITECTURAL CHARACTER AND CONTEXT

A. EMPHASIZING POSITIVE NEIGHBORHOOD ATTRIBUTES

1. Fitting Old and New Together:

A combination of materials and design details will be considered to identify residential use, commercial use and the pedestrian scale and characteristic of the neighboring properties.

2. Contemporary Design:

Materials will be considered in texture while scaling proportionally to identify with a mixed use building type. The materiality of the adjacent commercial buildings will be considered along with the textures of the residential neighborhood of High Point. A careful proportion of proposed materials will be considered to support both residential and commercial building components.

3. Established Neighborhoods:

The materiality and rhythm of the adjacent commercial buildings will be considered along with the textures of the residential neighborhood of High Point.

4. Evolving Neighborhoods:

The site connects the residential neighborhood of High Point with the commercial frontage of 35th Ave. The material and massing will serve as a transition between these architectural styles by applying the textures and colors of High Point at a scale more suitable for commercial use.

B. LOCAL HISTORY AND CULTURE**1. Place-making:**

Since 2004, High Point has been undergoing a redevelopment plan that seeks to reconnect the community with the rest of West Seattle. Since the site is located on the most western edge of the High Point neighborhood, the southwest corner of the site will serve as a gateway to High Point and create a recognizable entrance to the neighborhood.

2. Historical/Cultural References:

N/A

PL1: CONNECTIVITY**A. NETWORK OF OPEN SPACES****1. Enhancing Open Space:**

The pedestrian plaza will engage the street corner and be considered a gateway to the residential neighborhood of High Point. The design along the street front will scale proportionally to the residential neighborhood.

2. Adding to Public Life:

In addition to the pedestrian plaza, the 35th Ave streetscape will attract pedestrian activity by providing a continuation of commercial uses through the block.

B. WALKWAYS AND CONNECTIONS**1. Pedestrian Infrastructure:**

The corner will provide a pronounced entrance to the High Point neighborhood and because of

it's proximity to local parks and amenities, it will attract pedestrian activity to the corner for retail and restaurant uses.

2. Pedestrian Volumes:

The pedestrian plaza proposal is scaled for various outside rooms to accommodate retail use as well as separate spaces for multifamily common areas.

3. Pedestrian Amenities:

The pedestrian plaza and roof deck will engage the corner of 35th Ave. SW and SW Graham St. Canopies and low walls will delineate outside rooms for various functions of gathering space.

C. OUTDOOR USES AND ACTIVITIES**1. Selecting Activity Areas:**

The pedestrian plaza and roof gardens are south facing and located as a gateway to the residential neighborhood of High Point.

2. Informal Community Uses: The pedestrian plaza proposal will include various gathering spaces or 'outside rooms' for a variety of uses.

3. Year-Round Activity:

The pedestrian plaza proposal will include a gathering space or 'outside room' for a variety of uses. The physical features will include canopies for raincover, low walls and combination of evergreen and deciduous trees which consider solar access and define outside rooms.

PL2: WALKABILITY**A. ACCESSIBILITY****1. Access for All:**

The pedestrian plaza, retail and residential common areas will all consider accessibility for all.

2. Access Challenges:

N/A

B. SAFETY AND SECURITY**1. Eyes on the Street:**

The pedestrian plaza and entry sequences to the building are open landscape buffers intended to open the site lines to the street. The orientation of the residential stories above ground level and the ground

level spaces are considered to enhance eyes on the street.

2. Lighting for Safety:

Lighting will be carefully considered to identify commercial and residential use entry sequences as well as security and architectural enhancement of the pedestrian plaza.

3. Street-Level Transparency:

Transparency of street level uses will be an important aspect for both commercial and residential common areas at the ground level. The pedestrian plaza will be considered to incorporate reasonable site lines across the plaza without major obstructions.

C. WEATHER PROTECTION**1. Locations and Coverage:**

Overhead weather protection by the use of canopies at the pedestrian plaza and main building entries will be incorporated to enhance pedestrian activity and accommodate the entry sequence to a mixed use building.

2. Design Integration:

The majority of the roof drainage will be incorporated interior to the building mass and minor exterior gutter and downspout systems will be incorporated into exterior architectural features such as columns or wall space.

3. People-Friendly Spaces:

The pedestrian plaza will incorporate low walls and seating that relate to the human scale and textures of the neighborhood. No transparent canopies are planned.

D. WAYFINDING**1. Design as Way-finding:**

The pedestrian plaza and corner architecture will be a gateway architectural feature to the street corner and may act as a way-finding device.

PL3: STREET LEVEL INTERACTION**A. ENTRIES****1. Design Objectives:**

a. There will be secondary entry sequences to commercial and residential spaces on the northern portion of 35th Ave. These entries will be distinct and separate from the pedestrian plaza.

b. The retail entry will be connected to the pedestrian plaza and will include canopies sized to accommodate the use.

c. The main residential entry will be connected to the pedestrian plaza and will be a separate architectural feature that is recessed back from the retail. The entry will be identified by landscaping, low wall features, material changes, transparency and lighting.

2. Ensemble of Elements:

The pedestrian plaza and roof deck will engage the corner of 35th Ave. SW and SW Graham St. Canopies and low walls will delineate various outside rooms for different functions of gathering space and also identify entry sequences.

B. RESIDENTIAL EDGES**1. Security and Privacy:**

Significant setbacks and landscape buffers are incorporated into the site of the building such as the plaza and entry features setback from the sidewalk.

2. Ground-level Residential:

N/A

3. Buildings with Live/Work Uses:

N/A

4. Interaction:

The pedestrian plaza will be a feature that anchors the retail and residential common area. The plaza will incorporate outdoor rooms for various functions of gathering.

C. RETAIL EDGES**1. Porous Edge:**

The pedestrian plaza, at the corner of 35th Ave. SW and SW Graham St. is placed to allow for visual and physical connections and transparency across the street corner.

2. Visibility:

All commercial, retail and residential amenities will have a high level of transparency to the exterior right-of-ways.

3. Ancillary Activities:

Plaza seating will be incorporated into the design and will be adjacent to the retail space.

PL4: ACTIVE TRANSPORTATION

A. ENTRY LOCATIONS AND RELATIONSHIPS

1. Serving all Modes of Travel:

Major and minor entries are identified for safe and convenient access. Separation of vehicle, bicycle and pedestrian traffic will be considered.

2. Connections to All Modes:

The primary building entries to retail and residential spaces are located adjacent to a pedestrian plaza and considered the prominent feature of the site.

B. PLANNING AHEAD FOR BICYCLISTS

1. Early Planning:

Bicycle traffic will be considered and integrated with designated bike parking areas. Safety will be considered in the design of the pedestrian plaza and bicycle entry sequence. Separation from vehicles will also be a consideration.

2. Bike Facilities:

Bicycle traffic will be considered and integrated with designated bike parking areas.

3. Bike Connections:

Bicycle traffic will be considered and integrated with designated bike parking areas. Safety will be considered in the design of the pedestrian plaza and bicycle entry sequence.

C. PLANNING AHEAD FOR TRANSIT

1. Influence on Project Design:

The corner plaza is considered to be the main anchor and entry to the building because of the emphasis on a neighborhood gateway and the site access that exists along Graham St. However, a secondary residential entry is located on 35th Ave for resident convenience and to provide connection to an existing bus stop located to the north of the site on the same block.

2. On-site Transit Stops:

N/A

3. Transit Connections:

N/A

DC1: PROJECT USES AND ACTIVITIES

A. ARRANGEMENT OF INTERIOR USES

1. Visibility:

The plaza, retail and main residential common areas are prominent areas and include entry features. Secondary features will also be provided to offices and residential uses along 35th Ave. SW.

2. Gathering Places:

The plaza, retail and main residential common areas are the prominent areas and entry features of the building. They will include the high level of pedestrian traffic during normal business hours and will incorporate necessary safety guidelines.

3. Flexibility:

The ground level commercial space will be considered and designed for flexibility of commercial use. The residential amenity spaces will not be considered flexible, given the small areas provided at ground level for management and common areas.

4. Views and Connections:

Views from the roof deck will allow for south exposure to sunlight and views toward the High Point residential neighborhood and beyond.

B. VEHICULAR ACCESS AND CIRCULATION

1. Access Location and Design:

The preferred concept includes appropriate vehicular access at the rear site through the adjacent property utilizing the two-way loop road on the townhome site. The location of the driveway accesses open parking and partial basement parking. The curb cuts minimize conflicts to pedestrians and bicyclists.

2. Facilities for Alternative Transportation:

N/A

C. PARKING AND SERVICE USES

1. Below-Grade Parking:

Partial below grade parking is located at the rear of the property. Parking is below the adjacent grade of the townhome site to lessen visibility of parking areas.

2. Visual Impacts:

Partial below grade parking is located at the rear of the property. To lessen visibility of parking areas, the parking is below the adjacent grade of the townhome development. Landscaping buffers will be incorporated where surface parking is adjacent to residential uses.

3. Multiple Uses:

N/A

4. Service Uses:

Trash Staging will be adjacent to the driveway entry and will be planned for trash pickup at designated times. Landscaping and screening will be used around the trash staging area.

DC2: ARCHITECTURAL CONCEPT

A. MASSING

1. Site Characteristics and Uses:

The preferred scheme will incorporate an appropriate mass that is prescribed in an NC2-40 zone. Massing and the plaza are two building components that will accentuate the corner of 35th Ave. SW and SW Graham St. The plaza and street frontage will reflect the character of landscape design of the High Point neighborhood, with natural drainage systems for runoff and pedestrian scale pathways and gathering spaces.

2. Reducing Perceived Mass:

The building composition will consider either material changes or building mass projections and recesses to reduce the perceived mass of the building.

B. ARCHITECTURAL AND FAÇADE COMPOSITION

1. Façade Composition:

The building composition will carefully consider material changes and proportion appropriate for a building that is sited within a transition area.

2. Blank Walls:

Transparency will be a predominant feature along both street fronts to ensure security by providing site lines across the site and into the ground level uses.

C. SECONDARY ARCHITECTURAL FEATURES

1. Visual Depth and Interest:

The building will incorporate visual depth by populating the façade with modulation at multiple scales (i.e. building, unit and room). Building entries will be defined by secondary elements including awnings and signage. Material differentiation will define the corner retail plaza as a gateway to the High Point neighborhood.

2. Dual Purpose Elements:

Awnings will define building entries at the pedestrian scale while also providing weather protection. Building signage will provide wayfinding and place-making while also adding depth and visual diversity to the design.

3. Fit With Neighboring Buildings:

The preferred scheme incorporates vertical modulation that is in scale with architectural features of the neighboring medical clinic to the north of the site. The building massing is also broken up along 35th Ave to better match the rhythm and proportions of nearby commercial buildings.

D. SCALE AND TEXTURE

1. Human Scale:

The large and small scale design movements will be considered in texture and scaled proportionally to accommodate a mixed-use commercial building. Additionally, massing and human scale will consider widths of living space and entry systems that transition to residential.

2. Texture:

The design elements will be considered in texture and scaled proportionally to accommodate a mixed-use commercial building. Additionally, massing and human scale will consider widths of living space and entry systems that transition to residential.

E. FORM AND FUNCTION

1. Legibility and Flexibility:

The exterior reflection of interior uses will be considered as the program transitions between office, retail and residential uses. The scale and proportion of the massing will be carefully considered.

DC3: OPEN SPACE CONCEPT

A. BUILDING-OPEN SPACE RELATIONSHIP

1. Interior/Exterior Fit:

The design incorporates exterior features in the plaza to support the function of the corner retail space. Plantings and knee walls define the plaza as an exterior room juxtaposed to the retail space. The residential roof deck is also aligned with interior amenity space to allow for a direct relationship between these spaces.

B. OPEN SPACE USES AND ACTIVITIES**1. Meeting User Needs:**

The corner plaza is sized to promote use as an exterior retail/restaurant space. The plaza also includes features such as pavers, plantings, knee walls and canopies to facilitate multiple functions.

2. Matching Uses to Conditions:

The majority of open space on site, including the corner plaza, is oriented to the south to take advantage of maximum sun exposure and allow for seasonal use.

3. Connections to Other Open Space:

The corner plaza will be connected to both 35th Ave and Graham St. Additionally, the residential building entry is oriented towards the High Point street and park system

4. Multifamily Open Space:

Common areas will be provided in the building for use by building residents, including interior amenity space and an exterior shared roof deck.

C. DESIGN**1. Reinforce Existing Open Space:**

The open space will reinforce the neighborhood character by providing a similar mix of lawn, planting beds and street trees along both 35th Ave and Graham St.

2. Amenities and Features:

The corner plaza will use a combination of pavers, knee walls and plantings to define the plaza as an outdoor room. Trees and shrubs will be utilized at the east property line to screen the parking garage and provide a buffer between the building and the adjacent townhome development.

3. Support Natural Areas:

The open space on site will connect to existing natural areas on both 35th Ave and Graham St.

DC4: EXTERIOR ELEMENTS AND FINISHES**A. BUILDING MATERIALS****1. Exterior Finish Materials:**

The materiality will be considered in texture and scaled proportionally to accommodate a mixed use commercial building. The massing will consider widths of living space and entry systems that are characteristic of the High Point neighborhood.

2. Climate Appropriateness:

The building will incorporate highly durable detailing and materials that are reflective of the neighborhood.

B. SIGNAGE**1. Scale and Character:**

Exterior signage will be incorporated into the project to enforce the gateway to High Point. Additional signage for commercial spaces will be located on 35th Ave.

2. Coordination With Project Design:

Building signage will be integrated with the architectural design of the corner gateway.

C. LIGHTING**1. Functions:**

Lighting will be located along the perimeter of the site to increase pedestrian safety, highlight building entries, highlight commercial spaces and accent important architectural features such as signage and canopies.

2. Avoiding Glare:

The lighting design will avoid light pollution and light trespassing by keeping lighting throws within the site boundary and reducing the amount of up-lighting provided.

D. TREES, LANDSCAPE AND HARDSCAPE MATERIALS**1. Choice of Plant Materials:**

The schematic landscape plan supports the architectural concept by incorporating landscaping elements into the corner plaza and along both streetscapes. Plant selection will also reinforce this concept with the placement of a large shading tree adjacent to the plaza.

2. Hardscape Materials:

The corner plaza and entries will be hardscapes with distinct textures that define the primary entries to the

building. Permeable materials are also proposed for the pedestrian building entries and plaza.

3. Long Range Planning:

The schematic landscape plan incorporates plantings at a variety of sizes and maturities appropriate for the site. The schematic planting schedule includes small to large deciduous trees, coniferous trees, multi-stem trees, and planting beds for shrubs.

4. Placemaking:

A large shade tree will be planted adjacent to the corner plaza to help create a defined space and reinforce the gateway to High Point.

E. PROJECT ASSEMBLY AND LIFESPAN**1. Deconstruction:**

The project will consider the disassembly and recycling of building materials after the building's lifetime.

1.1: GUIDING PRINCIPLES FOR HIGH POINT

A. REINTEGRATING HIGH POINT INTO WEST SEATTLE:

1. Community

This project will provide open space, retail and community amenities for the High Point neighborhood. A pedestrian plaza with varied functions of gathering space will be designed into the landscape and the corner architecture will identify with the High Point neighborhood as a gateway.

2. Neighborhood Character

There will be careful attention to scale and the use of materials relevant to both the existing commercial frontage on 35th Ave. SW. and the residential transition along SW Graham St.

B. CREATING A VIBRANT COMMUNITY AT HIGH POINT:

1. Community Streets

The proposed pedestrian plaza open space will be designed for a variety of functions. This will enhance the opportunity for pedestrian interaction, community identity and ownership of public spaces.

C. A COMMUNITY OF OPEN SPACES:

1. Open Space Connections

Walks, pathways and outside rooms will be planned to integrate with the public right-of-way and the proposed pedestrian plaza. This will enhance a safe pedestrian connection and place for community interaction.

2. Natural Drainage System

The schematic landscape design incorporates permeable paving to reduce stormwater runoff and increase the amount of water that is infiltrated to soil on site.

1.2: ORGANIZING ELEMENTS

1. Community

This project has a great opportunity to be the gateway to the High Point neighborhood from 35th Ave. SW and SW Graham St. by anchoring the north west end of the neighborhood with an open space pedestrian plaza with retail and multifamily common areas.

2. Residences

The design of this NC2-40 site will meet the appropriate scale for this zoning and integrate with the commercial street front and architectural context of the clinic and public library to the north. At SW Graham St. the building will carefully transition to the adjacent townhome development at the rear of the property. A diversity of materiality and proportion will relate to this unique zoning that is not typical for the majority of the neighborhood. This building will consider its presence as a gateway to the High Point neighborhood.

3. Open Space Network

With the use of the plaza and retail space, this project will be considered a major public amenity. The natural drainage systems described for the High Point neighborhood will be integrated into the landscaping for storm water management.

Landscaping will also include natural habitats and native plant species throughout the site. The landscaping design will incorporate a large shading tree adjacent to the corner plaza to reinforce the corner as a gateway to High Point.

4. Natural Drainage Systems / Low Impact Development

The landscaping along the street front will integrate the low impact development standards of the High Point neighborhood.

5. Landscape Character

The character and scale of the landscaping along the commercial front of 35th Ave SW will be evaluated. The character of the High Point neighborhood will shift as the frontage along SW Graham St. transitions to residential.

2.1: SITE

Pedestrian scale will be paramount to the detailing of the plaza and entry sequences. Character of the High Point neighborhood will be considered and integrated into the streetscape along SW Graham St.

2.11: ARCHITECTURAL COMPOSITION AND DIVERSITY

The proposed mixed use building provides an opportunity to use details and materials that complement the adjacent commercial uses on 35th Ave SW. Careful consideration of the material textures, color and proportion will reflect both a commercial street front along 35th Ave. SW as well as the transition to the residential character of the High Point neighborhood.

2.12: FRONTAGE ZONES

A. FACADES IN FRONTAGE ZONES

1. Gateway Façade & View Termini

This property will be a gateway to the High Point neighborhood and the gateway will be reflected in the corner architecture and open space plaza details.

2. Orientation Towards the Public Realm

The pedestrian plaza, pathways and outside rooms will carefully consider various functions for gathering space, bicycle traffic, vehicle traffic and entry sequences.

C. SITE DESIGN IN FRONTAGE ZONES

1. Frontage Zone Landscaping

The landscaping will carefully consider the design along SW Graham St. as it transitions to the adjacent residential zoning. Site lines, security and architectural enhancement will be considered with the use of site walls, lighting and paving patterns for the plaza design.

2.31: UNIVERSAL LANDSCAPE STANDARDS

B. EXTERIOR LIGHTING

1. Ambiance, Character and Maintenance

Lighting will comply with the standards of the High Point Neighborhood Guidelines and will be designed into the public open space of the plaza for security, safety, character and sense of place.

D. COMMON AREAS

1. Open Space & Neighborhood Commons

The plaza will be considered a minor pocket park for various functions and gatherings.

2.32: PRIVATE LOT LANDSCAPE GUIDELINES

C. PLANTING DESIGN

1. Urban Blocks

This site will be considered an urban block adjacent to commercial use along 35th Ave. SW. The character of High Point and the scale of the frontage areas adjacent to the existing commercial properties will carefully be considered and proportioned.

2. Transition Zones

This site will propose a public space adjacent to a residential zone. Appropriate site walls and plaza design will be considered for human scale and character of the High Point neighborhood.

2.4: RESOURCE EFFICIENCY

D. HIGH POINT

1. The Green Option

Built Green and Energy Star Certification will be standard for the project design.

2.5: DRAINAGE DESIGN

As allowed by site conditions, the design of this project will integrate the standards for a natural drainage system.

FOR REFERENCE ONLY

HIGH POINT DESIGN GUIDELINES

