

VICINITY MAP

OWNER:
ILIA KIRTSMAN
4258298777

PROJECT DESCRIPTION:

Mixed-use building to provide at grade pedestrian oriented retail and 131 residential units on 6 floors.

PROJECT GOALS:

Promote small retail and commercial businesses at ground level project to be compatible in scale and character with existing buildings.

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PROJECT DATA

Code: SBC 2018
Site Address: 7603 & 7617 35th Ave SW
3507 SW Ida Street
Tax Numbers: 2492200805, 2492200655,
2492200665
Zone: NC2/55(M)
Occupancy: R-2, M, S-2
Construction Type: Type V-A and I-A
Site Area: 23,918 SF
FAR: 3.75
Building area for proposed scheme 3:

	FAR	GFA
Level P1		18,300 SF
Level 1	13,700 SF	14,500 SF
Level 2	15,200 SF	16,200 SF
Level 3	15,200 SF	16,200 SF
Level 4	15,000 SF	16,000 SF
Level 5	15,000 SF	16,000 SF
Level 6	15,000 SF	16,000 SF
Total	89,100 SF	113,200 SF

LEGAL DESCRIPTION

LOTS 1, 2, AND 3, BLOCK 5, FAUNTLEROY SUMMIT ADDN, LESS EAST 15 FT OF LOT 1 FOR STREET (CO 20756) TGW EAST 1/2 OF LOT 27 AND ALL OF LOTS 28, 29, AND 30, BLOCK 5, FAUNTLEROY SUMMIT ADDN, LESS EAST 15 FT OF LOT 30 FOR STREET (CO 20756)



EDG 3037961
7617 35TH AVE SW

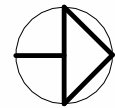
AERIAL VIEW

10/5/2021

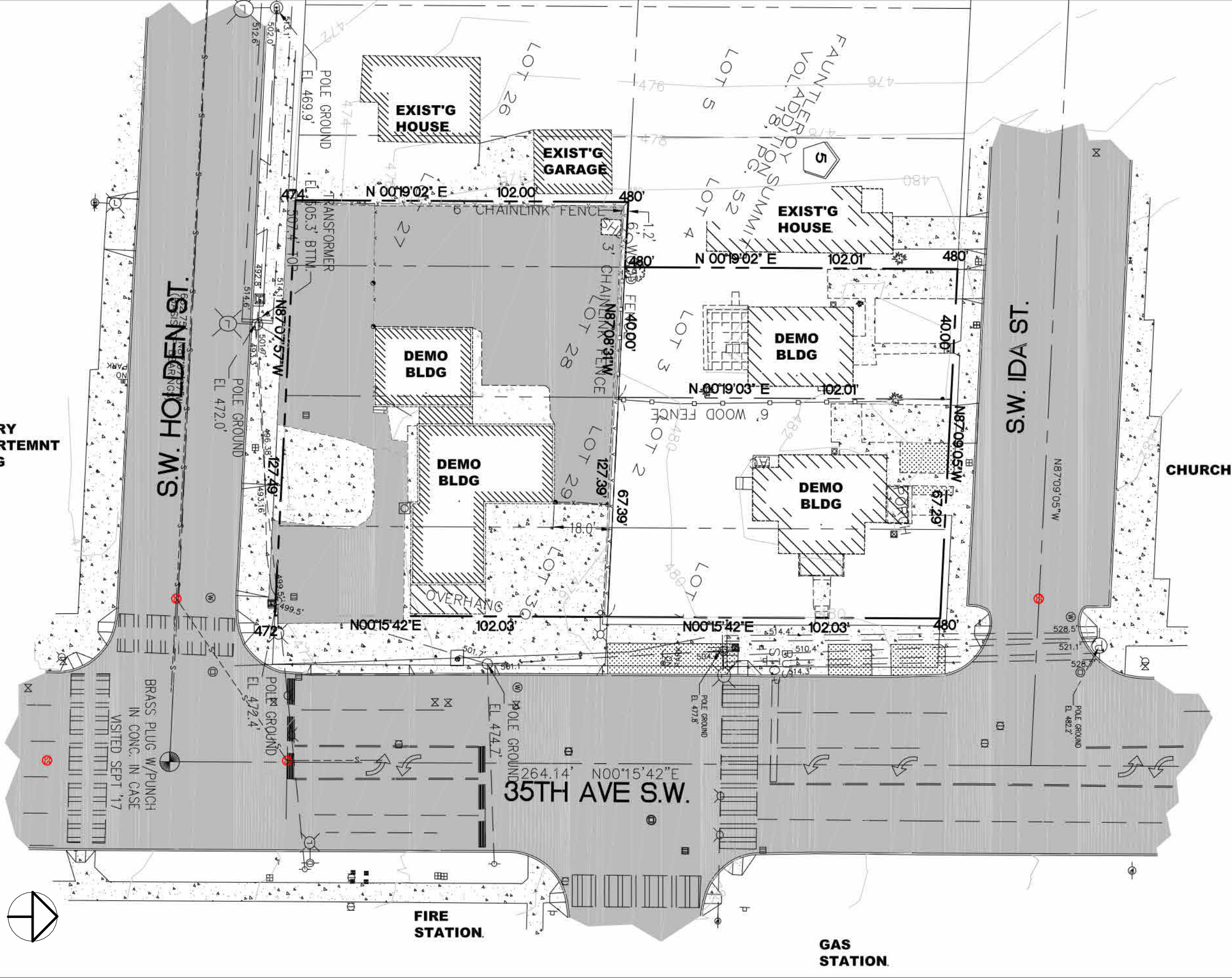
LDG

ARCHITECTS

LINARDIC DESIGN GROUP
6525 15TH AVE. NW. ▲ SUITE 220 ▲ SEATTLE, WA 98117
TELEPHONE ▲ 206-283-4764



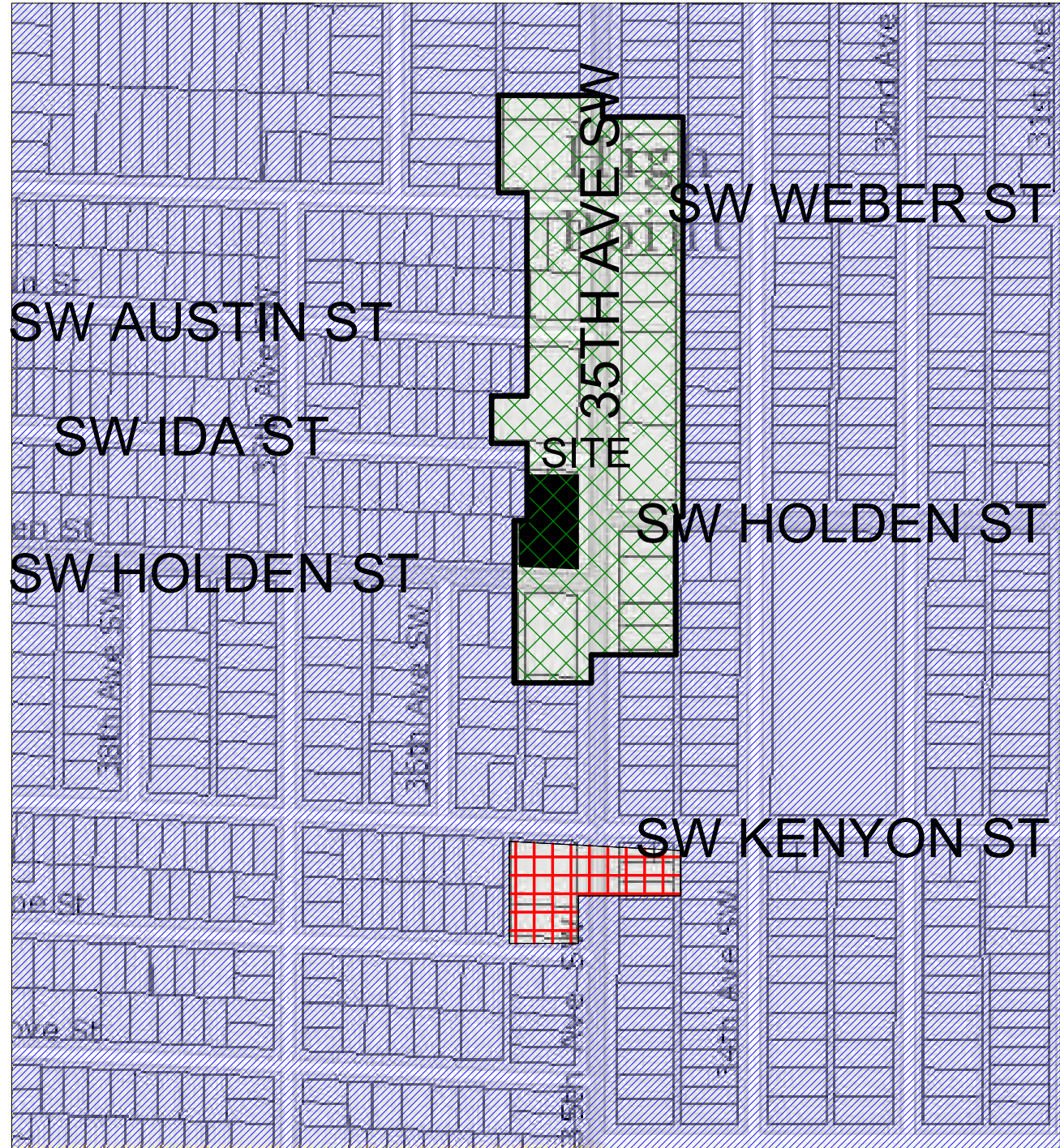
4
STORY
APARTEMNT
BLDG



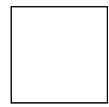
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7617 35TH AVE SW

SURVEY

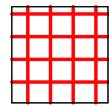
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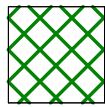
ZONING MAP



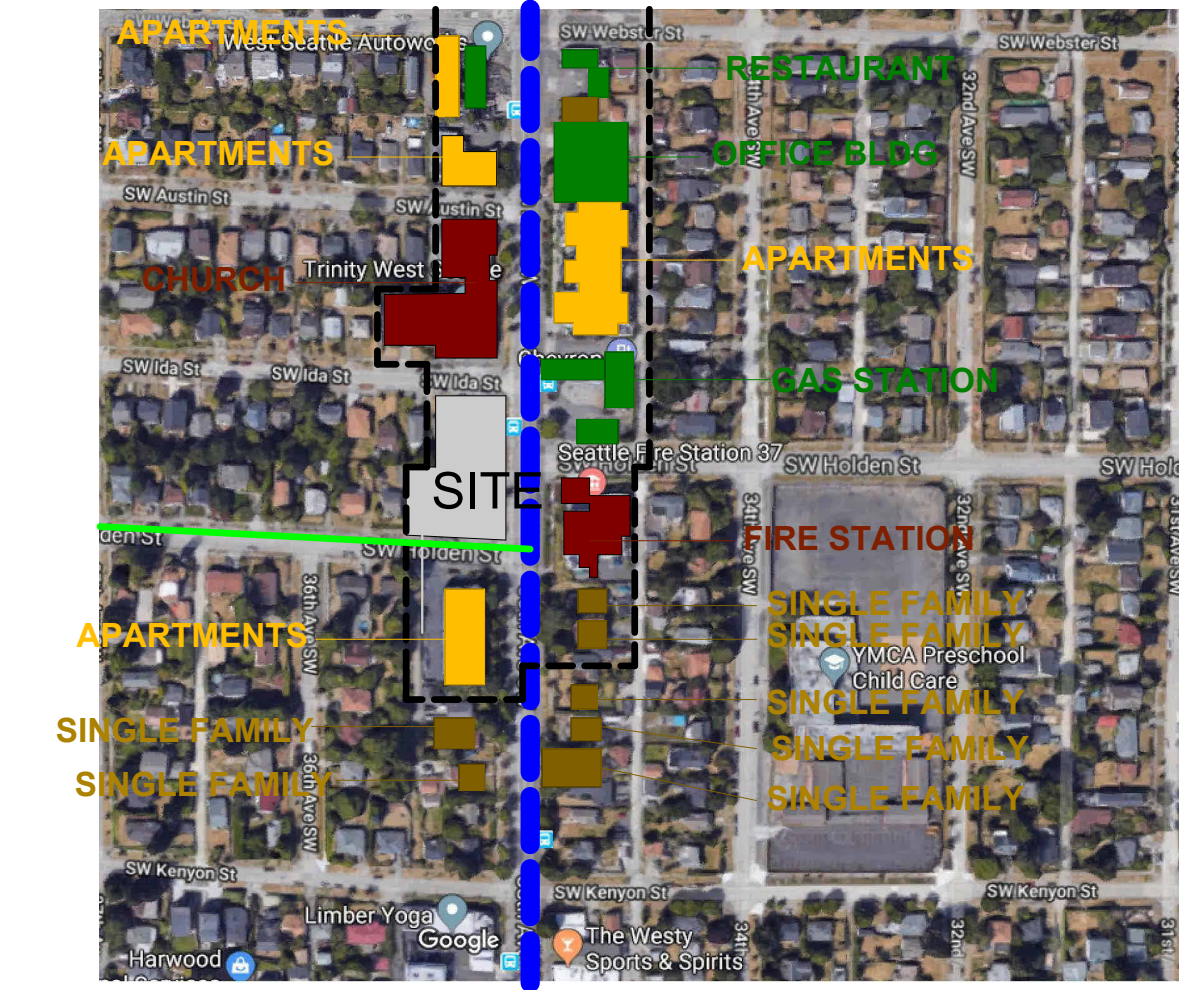
SF 5000



NC1/40 (M)



NC3/55(M)



NEIGHBORHOOD USES



SINGLE
FAMILY



APARTMENTS



PUBLIC



PUBLIC



BUS
ROUTE 71



BIKE
LANE

LDG

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ZONING MAPS

10/5/2021

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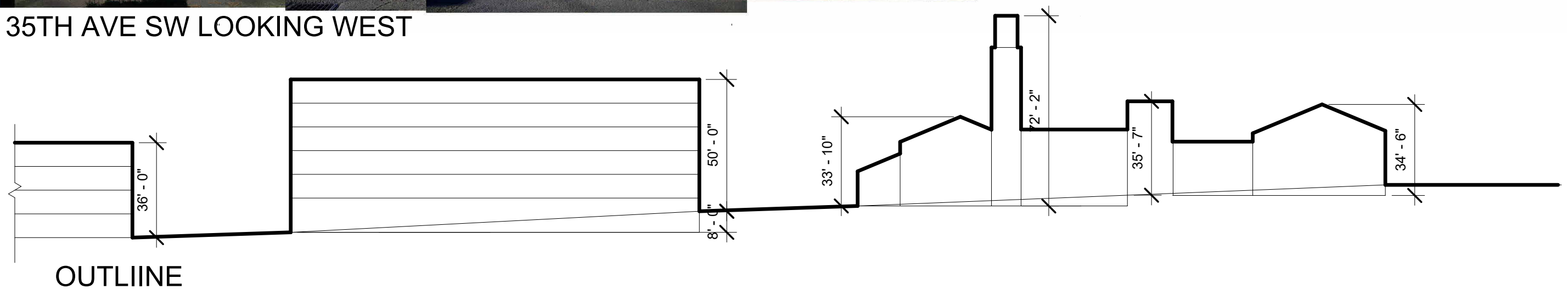


SW HOLDEN ST LOOKING NORTH

The flowing photos show the site's existing conditions and surrounding context. The site slopes roughly 8' from north to south. There are three building presently on the site, a single family dwelling, use car lot and mortuary. Overhead powerlines are located on 35th Ave SW and SW Holden Street. Presently the property is access by curb cuts located on each ROW.



35TH AVE SW LOOKING WEST





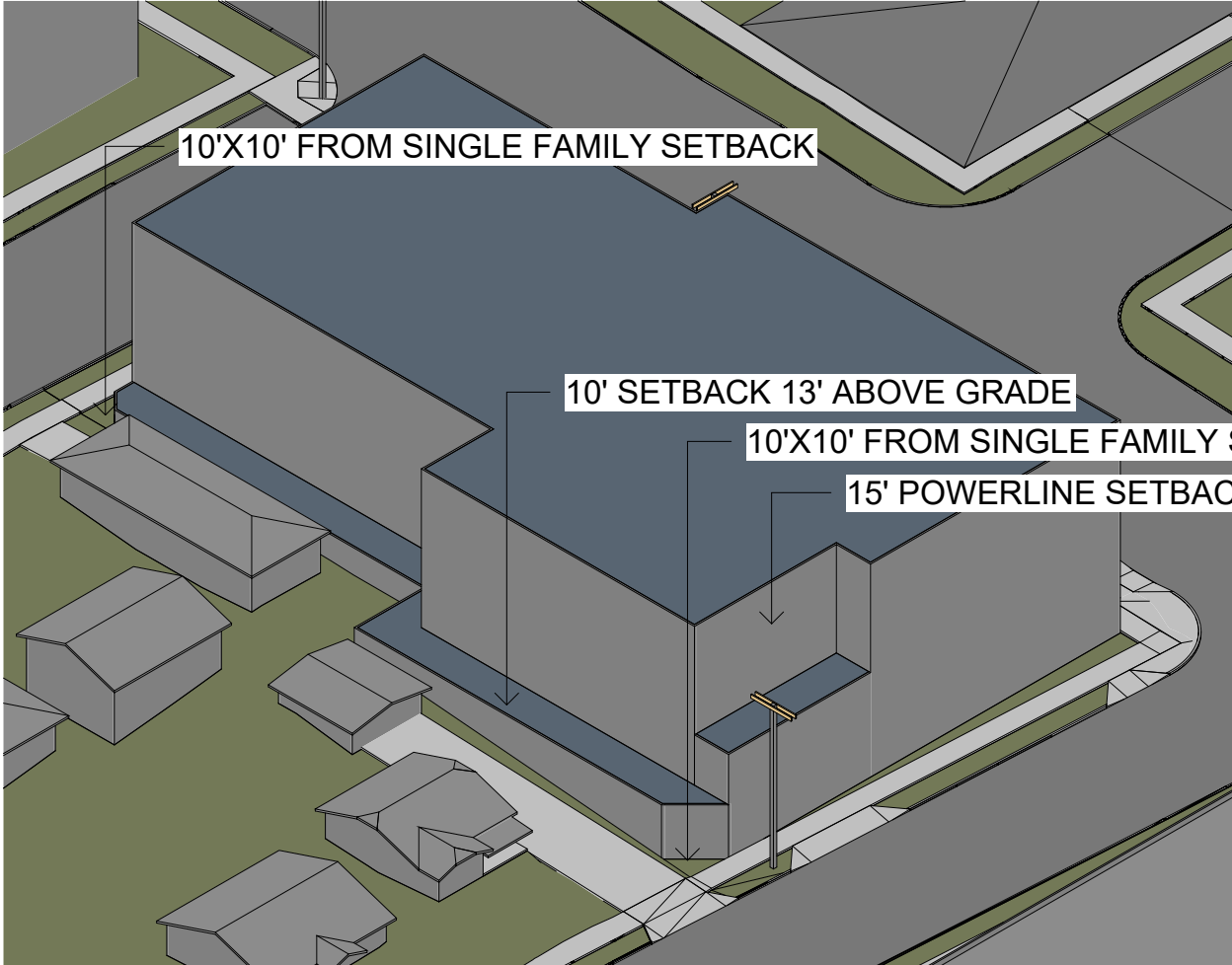
SW IDA ST LOOKING SOUTH

CONTEXT ANALYSIS

The neighborhood character is mostly apartment structures build in early 70's to mid 80's, gas station and church with brick facade. There are couple of contemporary buildings such as the fire station and Clearview office building. Few apartment buildings are presently being remodeled. There is prevalence of bevel siding on all existing apartment buildings. The apartment building presently undergoing remodel is being sided by cementitious panels. The fire station materials are grounded CMU and cementitious panels. The Clearview building is sided with metal siding.



SW IDA ST LOOKING NORTH

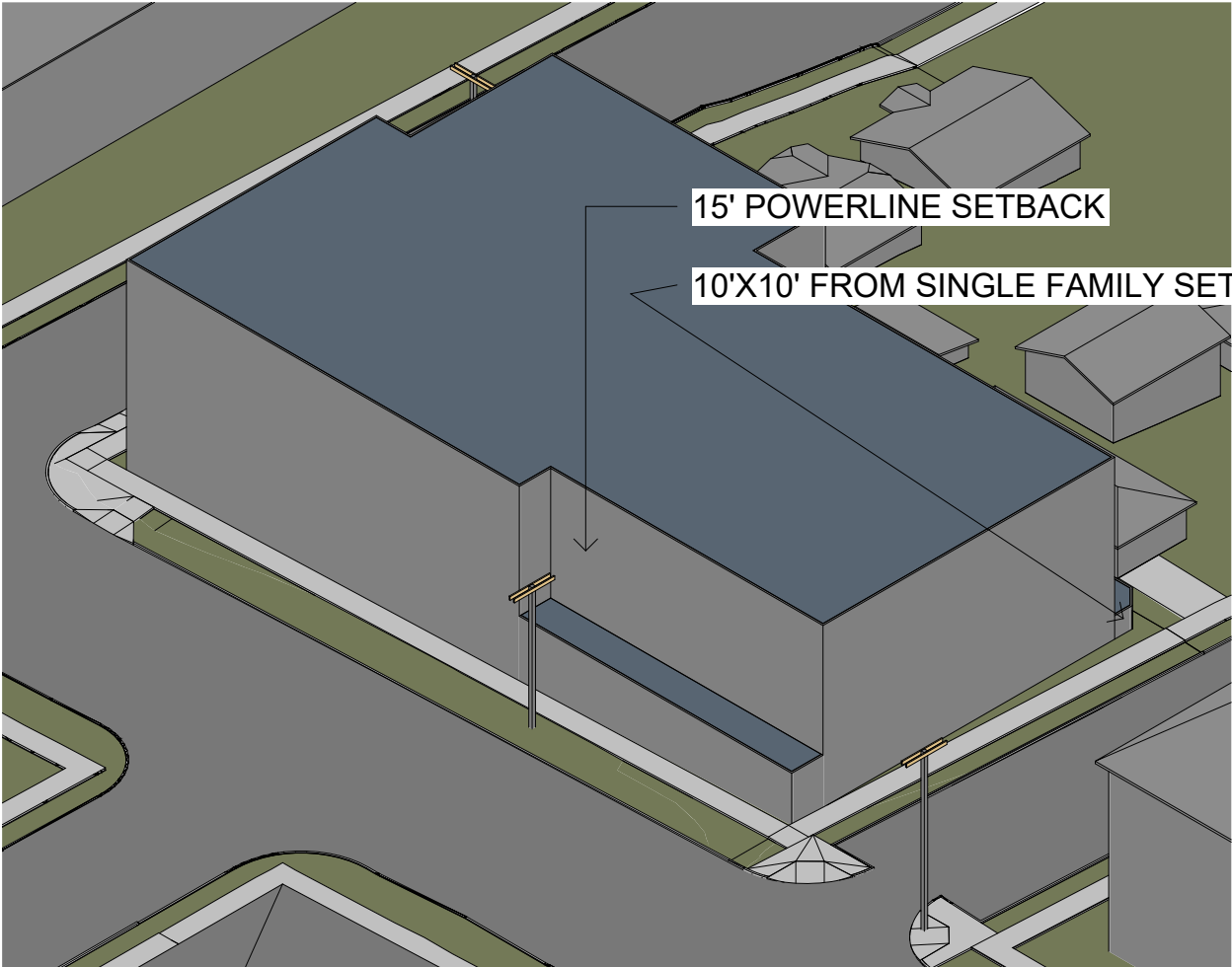


10'X10' FROM SINGLE FAMILY SETBACK

10' SETBACK 13' ABOVE GRADE

10'X10' FROM SINGLE FAMILY SETBACK

15' POWERLINE SETBACK



15' POWERLINE SETBACK

10'X10' FROM SINGLE FAMILY SETBACK

SITE CONSTRAINTS

EDG 3037961
7617 35TH AVE SW

1/14/2023

SINGLE FAMILY HOUSES



SINGLE FAMILY HOUSE



FIRE STATION



MORTUARY



CHURCH



GAS STATION



The area within vicinity of this property has 4 predominant building types. Multistory apartments, fire station, gas station and office building.

MULTI-FAMILY



MULTI-FAMILY



OFFICE



BUILDING MATERIAL PRESENT IN THE VICINITY TO BE INCROPORATED INTO PROPOSED PROJECT. BRICK AT THE RETAIL LEVEL CEMENTITIOUS PANELS AT UPPER LEVELS.

LDG

ARCHITECTS

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NEIGHBORHOOD
DESIGN CUES
10/5/2021

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7617 35TH AVE SW



NICHIHA WALL PANEL



NICHIHA COLOR A



NICHIHA COLOR B



Contact Us: Ilia Kertsman
Email | Correo electrónico: ikertsman@gmail.com
Contáctanos: Project Hotline | Teléfono: 425-829-8777

Go online to share your feedback on the redevelopment of 7617 35TH AVE SW.
Any information collected may be made public.
Visita la página web para compartir su opinión sobre la reurbanización de 7617 35TH AVE SW.
Cualquier información recopilada puede hacerse pública.

➔ [website](#)

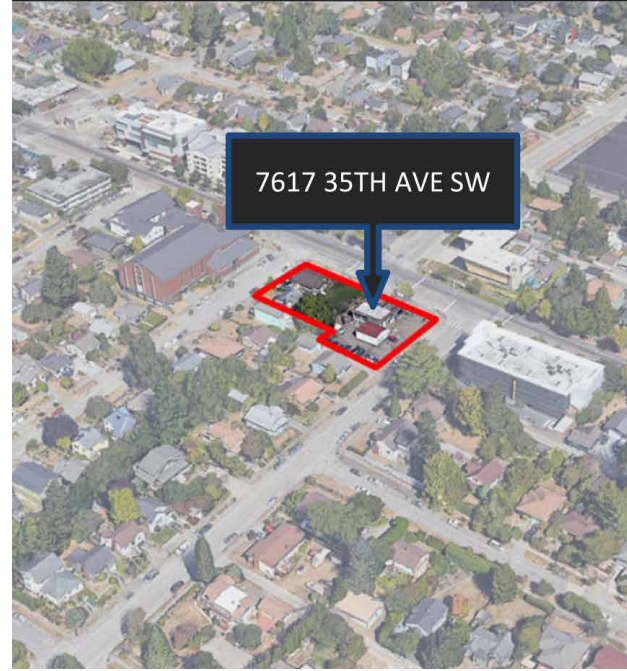
The proposed 5 story mixed-use apartment building will include ground floor commercial space, 125 residential units, a below grade parking, bike storage, with outdoor courtyard.

El apartamento propuesto de 5 pisos de uso mixto edificio incluirá planta baja espacio comercial, 125 unidades residenciales, un estacionamiento de grado inferior, almacenamiento de bicicletas, con patio al aire libre.

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New development is on the way: Weigh in early!
Nuevo urbanización está en camino: ¡Comparta su opinión temprano!



We want to hear from you!


¡Queremos escucharlos!

Visit the project webpage to learn more and take the early design survey:

Para obtener más información y realizar una encuesta de opinión sobre el diseño del proyecto, visite:

[website](#)

[Home](#) [Project Overview](#) [Design Approach](#) [Share Your Feedback](#) [Next Steps](#)



7617 35TH AVE SW Project

Welcome to the 7617 35TH AVE SW Project webpage!

This webpage and accompanying survey are part of the City of Seattle's required outreach in advance of Design Review. While the project is in its early stages, the information on this site will give you a sense of the project vision, timeline, and how we're approaching design as well as an opportunity for you to share your vision for the property.

[Let's Get Started!](#)

[City of Seattle](#) [Privacy Policy](#)

Contact Us
Email: ikertsman@gmail.com | Project Hotline: 425-829-8777

To learn more about the early outreach for design review process, please visit the Seattle Department of Neighborhood's [website](#).

[Home](#) [Project Overview](#) [Design Approach](#) [Share Your Feedback](#) [Next Steps](#)



Project Overview

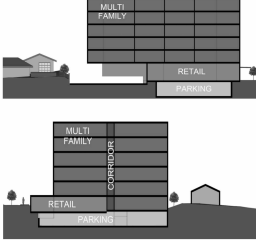
Project Team
Developer: [Ilia Kertsman](#)
Architect: [LDG Architects](#)

Project Vision
Ilia Kertsman is redeveloping 7617 35TH AVE SW. When its complete, the new 6 story mixed-use apartment building will include:

- Ground floor commercial retail space
- 6 floors of residential housing with approximately 125 units
- Below grade parking with approximately 63 parking stalls
- Bike storage
- Outdoor courtyard
- Roof top amenity deck

Project Timeline





Project Timeline
The project team is in the early stages of design. This fall we want to hear from the community about your vision for the property. The community survey will be available from 11/1/20-12/18/20, after which we'll start preparing for the City's [Design review process](#) and other permitting steps. Construction is anticipated to begin in Spring 2022.

Design Approach


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Email: ikertsman@gmail.com | Project Hotline: 425-829-8777
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[City of Seattle](#) [Privacy Policy](#)


[Design Approach](#) [Share Your Feedback](#) [Next Steps](#)

Design Approach
The project team will consider many factors when designing the property, including site analysis, neighborhood character and surrounding developments, and the feedback we hear from community members like yourself!

Site Analysis
The project site is between SW IDA ST and SW HOLDEN ST. The lot is approximately 23,918 square feet.



Neighborhood Architectural Character
The project site is located in the South Delridge neighborhood, near the new Delridge Way SW - RapidRide H Line route. The project site is directly bordered by a commercial and multifamily building, with a mix of multifamily and single-family residential properties in the surrounding neighborhood.



We Want to Hear From You!
We want to hear from the community about what you want to see at this property! Please share your ideas about designs and activities for the new building and any other thoughts that would help us understand your concerns and priorities for this property via the survey below.

Share Your Feedback

[Next Steps](#) [Return to Home](#)

The Early Design Outreach Survey closes on 8/18/20. After reviewing your feedback we'll start preparing for the City's Design review process and other permitting steps.

To find out more about this project and track our progress through the permitting process, search the project address (9218 18th Ave SW) in the Design Review Calendar and the Seattle Services Portal. To find out more about early outreach for design review, visit the Department of Neighborhood's webpage.

Ed Linardic

From: Squarespace <form-submission@squarespace.info>
Sent: Sunday, January 31, 2021 12:58 PM
To: ikertsman@gmail.com
Subject: Form Submission - Contact

Sent via form submission from [7617 35TH AVE SW Project](#)

Name: Allan Eckinger

Email: starfishsailors@hotmail.com

Message: I'm very concerned about the number of units and parking and density issues.

Ed Linardic

From: Squarespace <form-submission@squarespace.info>
Sent: Saturday, January 23, 2021 7:57 AM
To: ikertsman@gmail.com
Subject: Form Submission - Contact

Sent via form submission from [7617 35TH AVE SW Project](#)

Name: Jeff Redburn

Email: jpredburn21@gmail.com

Message: We are greatly concerned with the what seems to be inadequate parking. Would like to see double the parking. Dig another floor please. Yes I know it is expensive but with 125 occupants it goes without saying that the surface street parking will be non existent. Thats all we are concerned about at this time. Upzoning is here and light rail likely will run down 35th at some point. Hopefully the mixed use will have something worthy in the bottom. Bar or corner store. Thanks.

Ed Linardic

From: Squarespace <form-submission@squarespace.info>
Sent: Friday, January 22, 2021 1:44 PM
To: ikertsman@gmail.com
Subject: Form Submission - Contact

Sent via form submission from [7617 35TH AVE SW Project](#)

Name: Edward Conroy

Email: ed.cnry@gmail.com

Message: With half the number of parking stalls to the number of apartments there will be a shortage of parking for residents and the retail on the ground floor. Street parking is already at a premium there so the only thing this is going to do is increase pressure on existing parking on the side streets and neighborhoods.

Ed Linardic

From: Squarespace <form-submission@squarespace.info>
Sent: Monday, February 1, 2021 9:11 PM
To: ikertsman@gmail.com
Subject: Form Submission - Contact

Sent via form submission from [7617 35TH AVE SW Project](#)

Name: Leah Sullivan

Email: leahsull@gmail.com

Message: Hi! Just seeing this planned project. We live super close, so I thought I'd drop a note. We'd love to see a bakery/cafe! Would be fun to walk up to grab some pastries & coffee - this area is FULL of pedestrians! Other ideas: pet grooming & boarding, specialty food shop (organic, imported, etc), ice cream/boba place, one of those environmentally-friendly zero-waste shops that let you bring your own containers for refills (of dry goods, shampoo & conditioner, etc), bookstore/paper shop, salon...I'm excited to see what ends up in that space. I'm definitely hoping for more independent small businesses as opposed to fast food like Subway, etc. Thanks!

Ed Linardic

From: Squarespace <form-submission@squarespace.info>
Sent: Sunday, January 24, 2021 4:55 PM
To: ikertsman@gmail.com
Subject: Form Submission - Contact

Sent via form submission from [7617 35TH AVE SW Project](#)

Name: Nancy Kawai

Email: nhkawai12@gmail.com

Message: Hi. Thank you for sending us information about the project and asking for our feedback. Our main concern is parking in our neighborhood, which is already an issue. We see that the building has 125 units but only 63 parking spaces. This is concerning. Thank you again for asking and considering, Nancy Kawai

OUTREACH SUMMERY:
PROVIDE MORE PARKING AND DO NOT
ELIMINATE ANY STREET PARKING.

APPLICABLE ZONING	SMC-SECTION	SUB-SECTION	REQUIREMENT	OPTION 1	OPTION 2	OPTION 3
Uses Permitted	23.47A.004	Table A	Eating and Drinking Establishments, Office, Sales and Service, Live Work Units, Residential Uses, Lodging: Permitted	X	X	X
Street-Level Uses	23.47A.005	C.1 & D.1	Eating & Drinking, entertainment, hotels, offices, parks, retail, & sales, are allowed. Residential is also allowed.	X	X	X
Street-level Development Standards	23.47A.008	A.1	Applies for structures in NC-zones	X	X	X
		A.2.b	Blank street facing facades between 2 feet & 8 feet shall not be more than 20 feet in length	X	X	X
		A.2.c	Total blank facades shall not exceed 40% of the width of the street facing facade of the structure	X	X	X
		A.3	Street level, street facing facades shall be within 10 of the street property line, unless wider sidewalks, plazas, or other approved spaces are provided.	X	X	X
		B.2.a	60% of street facing facades between 2 feet & 8 feet shall be transparent	X	X	X
		B.3.a	Non-residential uses > 600 SF shall extend an average depth of at least 30 feet and a minimum depth of 15 feet from the street-level street-facing facade	X	X	X
		B.4	Non-residential uses at street level shall have a floor-to-floor height of at least 13 feet	X	X	X
		E.2	Each live-work unit must have a pedestrian entry on the street-facing facade that is designed to be visually prominent and provide direct access to the non-residential portions of the unit.			
Structure Height	23.47A.012	A	55 feet	X		
Floor Area Ratio	23.47A.013	Table A	FAR limit outside Station Area Overlay District: 3.75	X	X	X
Landscaping	23.47A.016	A.2	Green factor of 0.3 required	X	X	X
		B.1	Street Trees are required	X	X	X
Light and Glare Standards	23.47A.022	A	Exterior lighting must be shielded and directed away from adjacent uses	X	X	X
		B	Interior lighting in parking garages must be shielded to minimize nighttime glare affecting nearby uses	X	X	X
Amenity Area	23.47A.024	A	Amenity areas are required in an amount equal to 5 percent of the total gross floor area in residential use, except as otherwise specifically provided in this Chapter 23.47A.	X	X	X
		B	All residents shall have access to at least one common or private amenity area. Amenity areas shall not be enclosed. Common amenity area shall have a minimum horizontal dimension of 10 feet, and be no less than 250 SF. Private balconies and decks shall have a minimum area of 60 SF and no horizontal dimension less than 6 feet.	X	X	X
Required Parking	23.54.015	Table A, K	The non-residential use is located within a frequent transit service area. = No minimum requirement	X	X	X
		Table B, M	The residential use is located within a frequent transit service area. = No minimum requirement	X	X	X
Required Bicycle Parking	23.54.015	Table D, A.1	Eating and drinking establishments: Long-term = 1 per 5,000 sf, Short-term = 1 per 1,000 sf General Sales: Long Term = 1 per 4,000 sf & 1 per 2,000sf, Multi-family structures: Long-term = 1 per dwelling unit, Short-term = 1 per 20 dwelling units	X	X	X
Trash Storage	23.54.040	Table B	Mixed use development that contains both residential and non-residential uses shall meet the storage space requirements shown in Table A	X	X	X
		E	Trash storage shall not be between building and the street	X	X	X

CS1
NATURAL SYSTEMS AND SITE FEATURES

- B. SUNLIGHT AND NATURAL VENTILATION**
THE PROPOSAL IS LOCATED AT THE CORNER OF 35TH AVE SW AND SW HOLDEN ST. ALL PROPOSALS PROVIDE NATURAL LIGHT ON EAST, SOUTH AND WEST ELEVATION TO MAXIMIZED INDIVIDUAL UNIT'S EXPOSURE LIGHT AND AIR.
- C. TOPOGRAPHY**
THE SITE IS RELATIVELY FLAT WITH AN APPROXIMATE 2 FOOT SLOPE FROM EAST TO WEST AND NORTH TO SITE
- D. PLANTS AND HABITAT**
THERE ARE NO SIGNIFICANT PLANTS AND HABITAT PRESENT ON THE SITE OR WITHIN THE VICINITY OF THE SITE

CS2
URBAN PATTERN AND FORM

- A. LOCATION IN THE CITY AND NEIGHBORHOOD**
THE PROPOSAL IS LOCATED IN SOUTH WEST AREA OF SEATTLE. IT'S LOCATED AT THE CORNER OF 35TH AVE SW AND SW HOLDEN ST. THE IMMEDIATE VICINITY CONSISTS OF MIX OF RESIDENTIAL AND COMMERCIAL STRUCTURES, AS WELL AS FIRE STATION, THE PROPOSAL IS CONSISTENT WITH DEVELOPMENT IN THE NEIGHBORHOOD.
- B. ADJACENT SITES, STREETS, AND OPEN SPACES**
THE PROPOSAL IS LOCATED AT THE CORNER OF 35TH AVE SW AND SW HOLDEN ST. THE WEST IS A SINGLE FAMILY DWELLING, TO THE NORTH IS A VACANT LOT AND TO THE EAST IS SW HOLDEN ST AND TO THE SOUTH IS 35TH AVE SW.
- C. RELATIONSHIP TO THE BLOCK**
THE SITE IS A CORNER SITE AND TO THE NORTH IS HOWDEN-KENNEDY FUNERAL HOME OF WEST SEATTLE. TO THE WEST ARE SINGLE FAMILY DWELLINGS. THE PROPOSED PROJECT WILL REPLACE AUTO MOTIVE REPAIR SHOP.

- D. HEIGHT, BULK AND SCALE**
THE PROPOSAL PROVIDES AN APPROACH TO THE MASSING THAT IS CONTEMPORARY AND INTRODUCED TO THE NEIGHBORHOOD BY THE DESIGN OF THE FIRE STATION AND CLEARVIEW OFFICE BUILDING. THE PROJECT WILL BE SET BACK FROM EXISTING SINGLE FAMILY DWELLING TO THE WEST AND WILL HAVE VERTICAL MODULATION TO REDUCE THE MASSING OF THE PROPOSED PROJECT.

CS3
ARCHITECTURAL CONTEXT AND CHARACTER

- A. EMPHASIZING POSITIVE NEIGHBORHOOD ATTRIBUTES**
THE PROPOSAL PROVIDES AN APPROACH TO MASSING THAT IS CONTEMPORARY AND VIABLE IN A NEIGHBORHOOD THAT IS IN EVOLVING NEIGHBORHOOD. IT IS CONSISTENT WITH THE ADJACENT FIRE HOUSE TO THE EAST AND CLEARVIEW OFFICE LOCATED NORTH EAST OF THIS PROJECT. THE EXISTING MULTI-FAMILY STRUCTURE TO THE SOUTH AND EAST ARE OF SIMILAR HIGH AND ARE PRESENTLY IN PROCESS OF FACADE REMODEL WITH CONTEMPORARY DESIGN.

PL1
CONNECTIVITY

- A. NETWORK OF OPEN SPACES**
THE PROPOSED DESIGN WILL PROVIDE 12' WIDE SIDEWALK ON BOTH STREETS PROVIDING ABILITY FOR RETAIL COMPONENT OF THIS PROJECT TO USE THAT SPACE FOR OUTDOOR SEATING. THE ROOF DECK ON SECOND LEVEL AND ROOF LEVEL WILL PROVIDE BOTH PRIVATE AND PUBLIC OPEN SPACE.

- B. WALKWAY AND CONNECTIONS**
THE WALKWAY LOCATED ON BOTH STREETS ARE OF SUFFICIENT WIDTH TO PROVIDE AMPLE ROOM FOR ANTICIPATED PEDESTRIAN AND OUTDOOR SEATING TO BE LOCATED IN THE WALKWAYS. BOTH COMMERCIAL AND RESIDENTIAL ENTRY ARE CONNECTED TO WALKWAYS LOCATED IN THE RIGHT OF WAY.
- C. OUTDOOR USES AND ACTIVITIES**
THE PROPOSAL WILL PROVIDE ROOF TOP DECK OF AMPLE SIZE FOR RESIDENTIAL TENANTS TO ENJOY VIEWS OF OLYMPIC. THE ROOF TOP DECK WILL ALSO PROVIDE BBQ AND SEATING.

PL2
WALKABILITY

- A. ACCESSIBILITY**
THE PROJECT WILL MEET THE REQUIREMENTS FOR ACCESSIBILITY ACCORDING TO ADA STANDARDS.
- B. SAFETY AND SECURITY**
THE PROJECT WILL PROVIDE WELL-LIT RESIDENTIAL AND RETAIL ENTRIES. MOST OF THE RESIDENTIAL UNITS FACE THE RIGHT OF WAY PROVIDING ADDITIONAL EYES ON THE STREET. THE RETAIL COMPONENT OF THE PROJECT WILL MEET THE CODE REQUIREMENTS FOR TRANSPARENCY.
- C. WEATHER PROTECTION**
THE PROJECT WILL PROVIDE WEATHER PROTECTION BY MEANS OF CANOPIES LOCATED ADJACENT TO BOTH WALKWAYS LOCATED IN THE RIGHT OF WAYS. THE CANOPIES WILL BE INTEGRATED INTO OVERALL BUILDING DESIGN

D. WAYFINDING

THE EXTERIOR ENTRIES ARE CLEARLY IDENTIFIED AND VISIBLE FROM THE STREET

PL3
STREET-LEVEL INTERACTION

- A. ENTRIES**
THE RESIDENTIAL ENTRY IS PROPOSED TO BE LOCATED ALONG SOUTH FAÇADE OF THE BUILDING AND WILL HAVE A CANOPY TO PROVIDE WEATHER PROTECTION. THE PROPOSED DESIGN WILL PROVIDE MULTIPLE COVERED ENTRY POINTS FOR RETAIL PORTION OF THE BUILDING THUS PROVIDING MAXIMUM FLEXIBILITY FOR RETAIL TENANTS.
- B. RETAIL EDGES**
THE RETAIL WILL HAVE ABILITY TO USE ADJACENT SIDEWALKS, MULTIPLE ENTRY POINTS AS WELL AS FLOOR TO CEILING WINDOWS WILL PROVIDE GREAT VISIBILITY FROM STREET AND PROMOTE INTERACTION BETWEEN INDOOR AND OUTDOOR SPACE.

PL4
ACTIVE TRANSPORTATION

- A. ENTRY LOCATIONS AND RELATIONSHIPS**
THE RESIDENTIAL ENTRY IS LOCATED AT THE SOUTH FACED OF THE BUILDING. RESIDENTS AND VISITORS WILL HAVE DIRECT ACCESS TO TRANSIT AND RETAIL.
- B. PLANNING AHEAD FOR BICYCLISTS**
BICYCLE PARKING WILL BE PROVIDED IN THE PARKING GARAGE ADJACENT TO THE RESIDENTIAL ENTRY.
- C. PLANNING AHEAD FOR TRANSIT**
THE SITE IS SERVED BY TRANSIT AND BUS STOPS ARE LOCATED ON 35TH AVE SW WITHIN HALF OF BLOCK. ROUTE #37 IS LOCATED DIRECTLY ACROSS FROM THE SITE

DC1
PROJECT USES AND ACTIVITIES

- A. ARRANGEMENT OF INTERIOR USES**
THE ARRANGEMENT OF USES WITHIN THE SITE IS CLEARLY EXPRESSED. AT GROUND LEVEL PROJECT WILL HOUSE RETAIL AND PARKING AND THE UPPER FLOORS WILL HOUSE MULTI-FAMILY UNITS. MOST OF THE UNITS WILL HAVE VIEWS OF THE OLYMPICS OR CASCADES.
- B. VEHICULAR ACCESS AND CIRCULATION**
THE PARKING IS REQUIRED PER CODE AND THE ACCESS TO THE PARKING STRUCTURE WILL FROM SW HOLDEN ST. THE DRIVEWAY WITH BE MINIMUM WITH REQUIRED PER CODE.
- C. PARKING AND SERVICE USES**
PARKING WILL BE LOCATED ON GROUND LEVEL AND SCREEN BY BUILDING ON THE SOUTH SIDE, FENCE ON THE WEST SIDE AND SOLID WALL ON THE NORTH SIDE.

DC2
ARCHITECTURAL CONCEPT

- A. MASSING**
THE SITE IS A TYPICAL CORNER LOT. IT IS APPROXIMATELY 102' BY 128'. WITHOUT THE ALLEY, THE SITE IS CONTAINED ON ALL BY EITHER RIGHT OF WAY OR EXISTING STRUCTURES. THE MASSING PROPOSAL RESPONDS DIRECTLY TO THIS CONDITION, SEEKING TO CREATE A DYNAMIC FAÇADES ALONG THE TWO STREETS, VERTICAL MODULATION ALONG THE ABUTTING RESIDENTIAL ZONE AND RECESS IN UPPER STRUCTURE ALONG THE NORTH PROPERTY.

- B. ARCHITECTURAL AND FAÇADE COMPOSITION**
THE RETAIL MATERIALS WILL BE SAME AS ONE USED ON ADJACENT FIRE STATION. THE UPPER FLOORS MODULATION IS ACHIEVED BY MEANS OF BAY WINDOWS, DECK AND TWO DISTINCT COLORS OF SIDING. THE NORTHERLY WALL MATERIAL WILL BE CONCRETE WITH REVEALS TO REDUCE THE BLANK WALL, THE WESTERLY WALL WILL HAVE OPENING AS WELL AS VERTICAL MODULATION TO REDUCE MASSING IMPACT OF THIS STRUCTURE ABUTTING RESIDENTIAL PROPERTIES

- C. SECONDARY ARCHITECTURAL FEATURES**
USE OF MATERIALS FOR THE PROPOSED STRUCTURE FOUND IN THE NEIGHBORHOOD. SUCH AS GROUNDED CMU (FIRE STATION), HARDIE PANEL (CLEARVIEW BUILDING). USE OF MATERIAL DELINEATE TWO USE PROPOSED FOR THIS PROJECT.

DC3
OPEN SPACE CONCEPT

- A. BUILDING-OPEN SPACE RELATIONSHIP**
THE PROPOSED BUILDING WILL PROVIDE OPEN SPACE ON THE ROOF AS PUBLIC SPACE AND DECKS ON SECOND FLOOR TO BE USED AS PRIVATE OPEN SPACE. RETAIL TENANTS WILL BE ABLE TO USE SIDEWALK FOR OUTDOOR ACTIVITIES
- B. OPEN SPACE USES AND ACTIVITIES**
THE ROOF TOP DECK WILL PROVIDE SEATING AS WELL AS BBQ AREA TO BE USED BY RESIDENTIAL TENANTS.

DC4
EXTERIOR ELEMENTS AND FINISHES

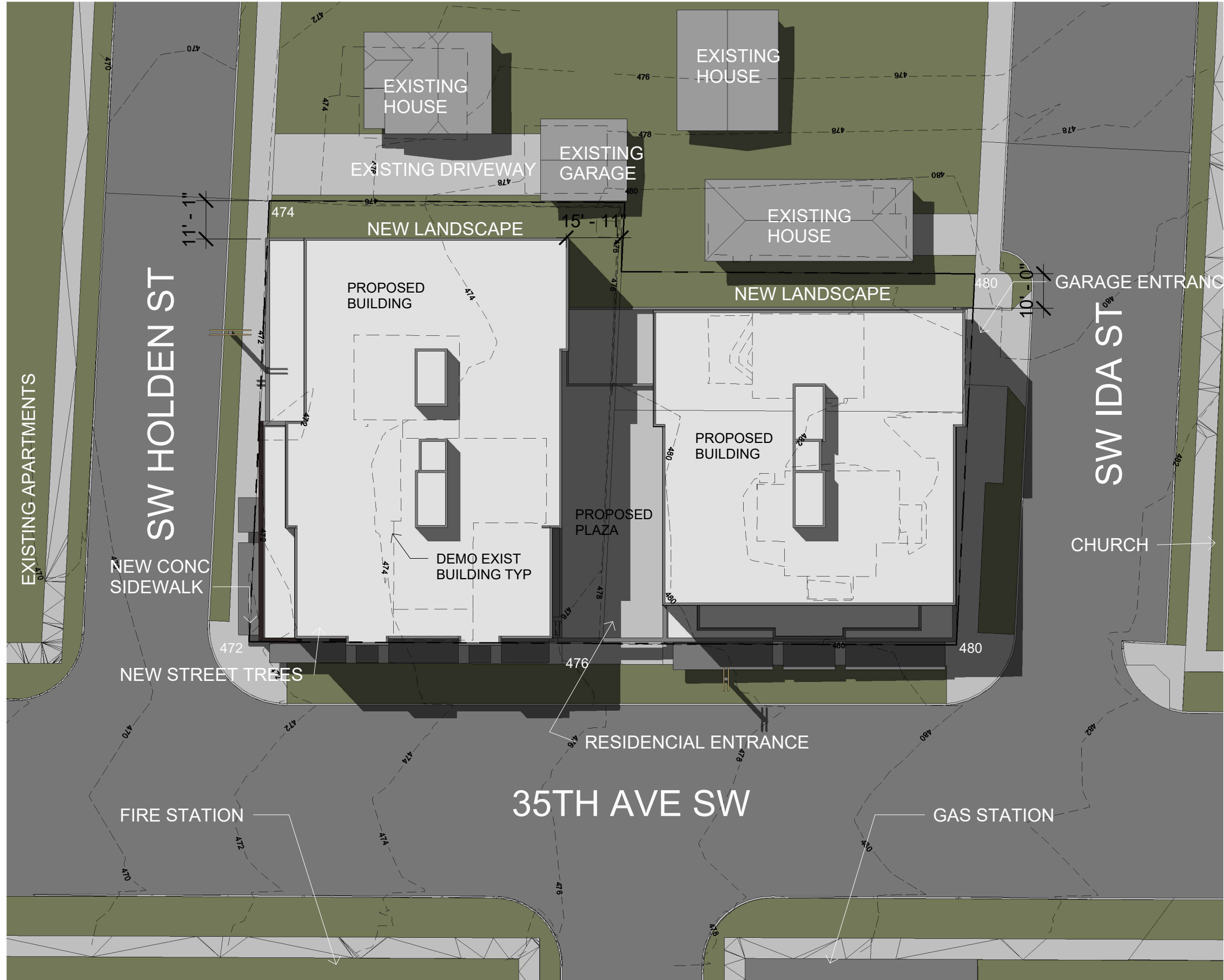
- A. BUILDING MATERIALS**
THE PROPOSED PROJECT WILL BE OF DURABLE MATERIALS CONSISTENT WITH THE NEIGHBORHOOD. MATERIALS WILL BE USED TO CREATE AN ATTRACTIVE AND INVITING STREET EDGE. PATTERN AND RHYTHM IN THE ALTERNATION OF FACED MATERIALS WILL BE USED TO REDUCE THE SCALE AND IDENTIFY PROPOSED USES.
- B. SIGNAGE**
RETAIL SIGNAGE WILL LOCATED ON THE FENESTRATION LOCATED JUST BELOW THE PROPOSED GLASS CANOPY. THE RESIDENTIAL ENTRANCE WILL SINGED THE SAME WAY.
- C. LIGHTING**
LIGHTING WILL LOCATED AT EACH RETAIL PILASTER JUST BELOW THE CANOPY TO LIGHT THE SIDEWALK
- D. TREES, LANDSCAPE AND HARDSCAPE MATERIALS**
STREET TREES WILL BE PROVIDE IN TREE WELLS AS REQUIRED BY SDOT. SCREENING VEGETATION ALONG WITH FENCE ALONG THE WESTERLY PROPERTY LINE. GREEN ROOF WITH TREES IN POTS TON BOTH SECOND FLOOR AND ROOF DECK



	SCHEME 1	SCHEME 2	SCHEME 3(PREFFERED)
CONCEPT	2 building scheme above the podium	Orient to 35th Ave SW	Orient to 35th Ave SW with plaza
# UNITS	120	130	131
AMENITY SF (OUTDOOR):	4,000	4,000	4,000
COMMERCIAL/LIVE WORK SF:	8,230	6,906	5,236
PARKING STALLS:	51	53	49
BIKE STALLS:	AS REQUIRED PER CODE	AS REQUIRED PER CODE	AS REQUIRED PER CODE
FAR SF:	87,300	89,000	89,100
% of FAR ALLOWED	97.3%	99.3%	99.4%
GFA SF:	112,700	112,700	113,200
OPPORTUNITIES:	<ul style="list-style-type: none">Two building scheme above podium deck reduces the overall scale of the project.Plaza entry for the residential tenantsAdditional elevators and stairs required	<ul style="list-style-type: none">Strong retail presence facing 35th Ave SWResidential lobby located near the midpoint of the proposed buildingRetail area size provides maximum flexibility for leases.No blank facades	<ul style="list-style-type: none">Retail plaza located at 35th Ave SW that will provide outdoor seating for retail patrons.Strong retail presence facing 35th Ave SWResidential lobby located near the midpoint of the proposed buildingAll residential units have a territorial viewNo blank facades10' Landscape buffer along the westerly property abutting single family dwellings
CONSTRAINTS:	<ul style="list-style-type: none">Residential units are facing inward thus minimizing view of Olympic.Additional elevators and stairs required	<ul style="list-style-type: none">Residential units are facing inward thus minimizing view of Olympic.	
CODE COMPLIANCE:	YES	YES	YES



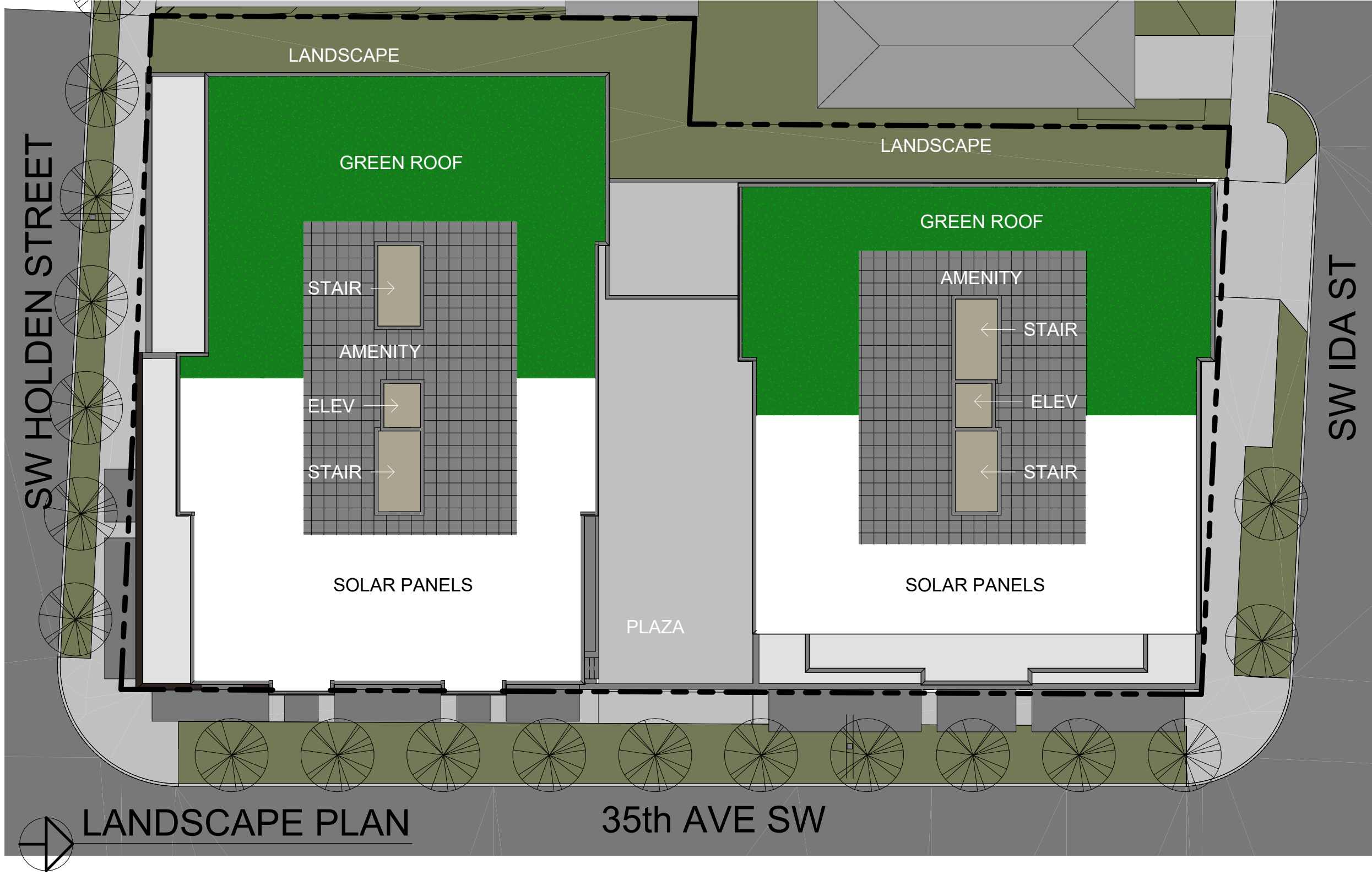
SITE PLAN
1" = 30'-0"



**SITE PLAN
SCHEME 1**

Issue Date: 1/14/23

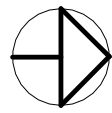
EDG 3037961
7617 35TH AVE SW



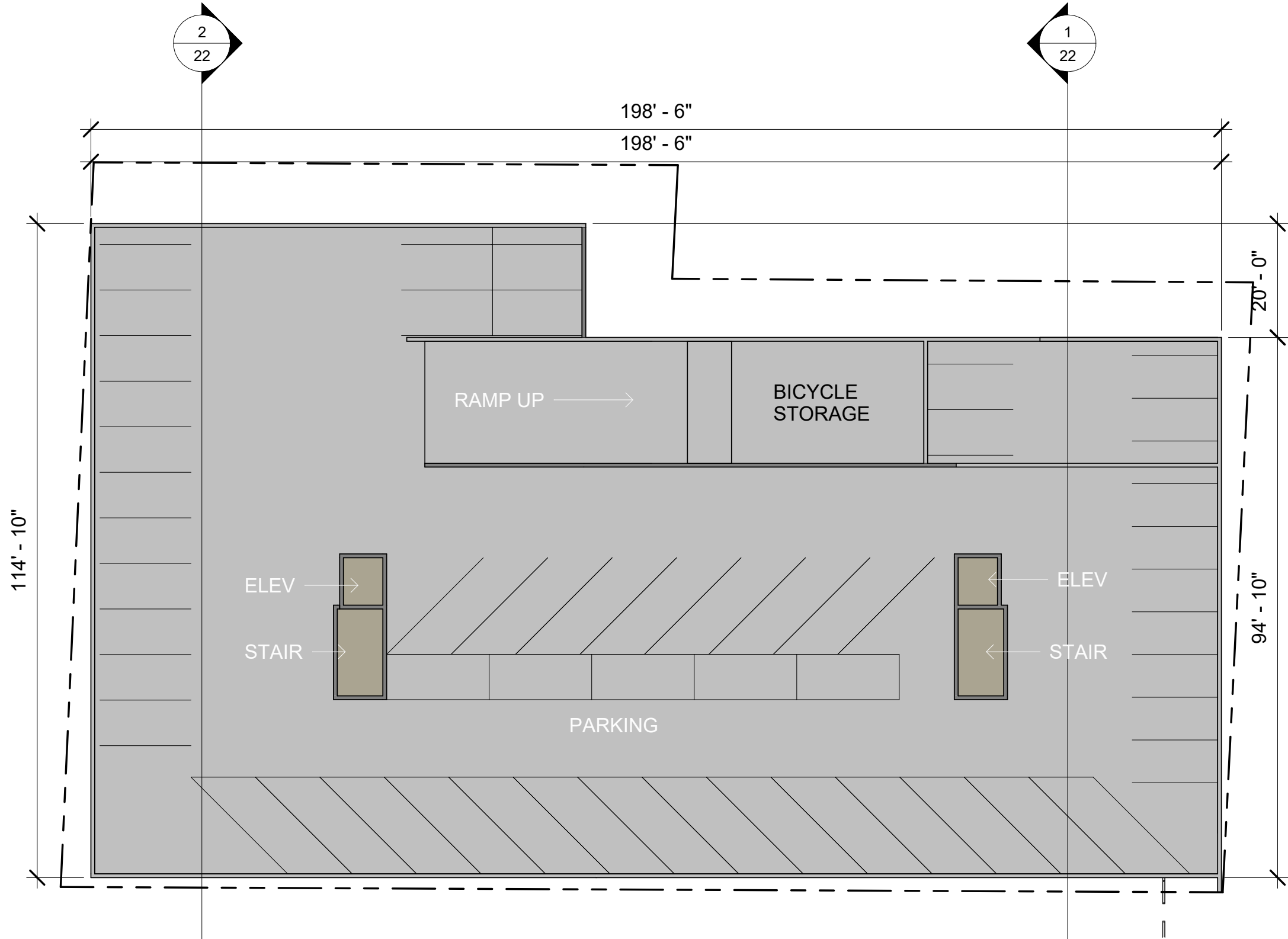
LANDSCAPE PLAN SCHEME 1

EDG 3037961
7617 35TH AVE SW

Issue Date: 1/14/23



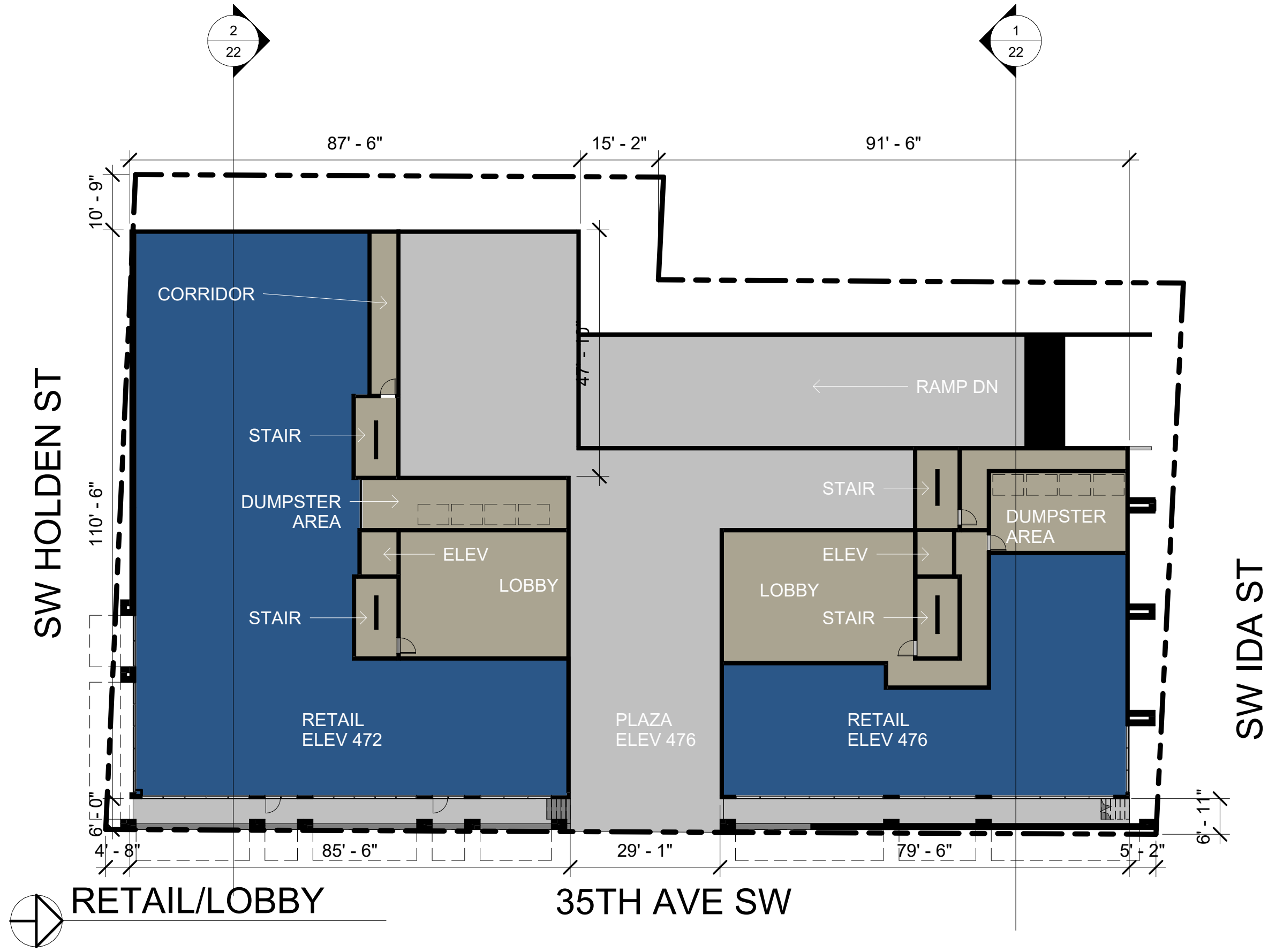
LEVEL A



LEVEL A
SCHEME 1

Issue Date: 1/14/23

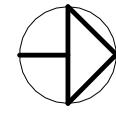
EDG 3037961
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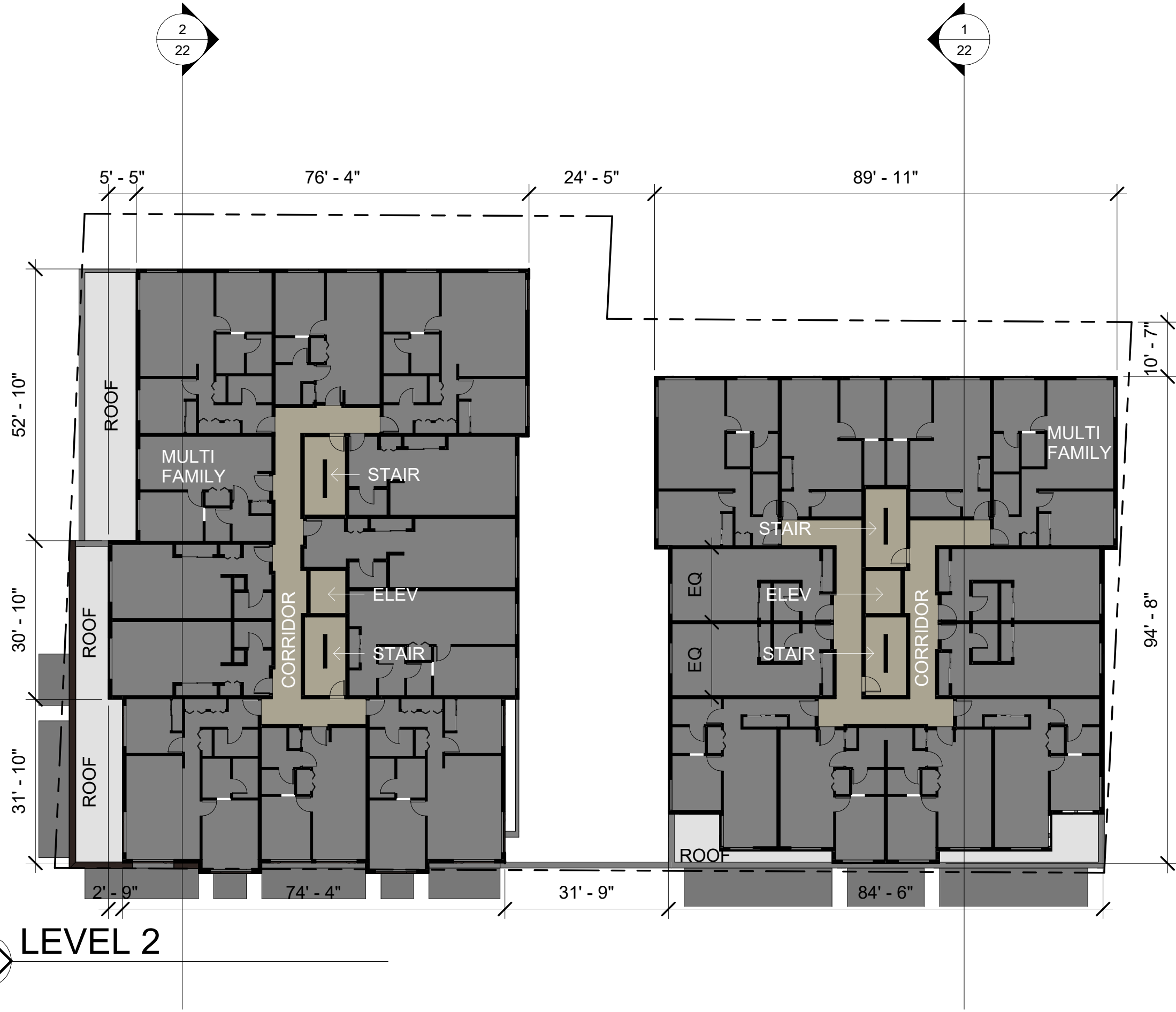
RETAIL/LOBBY
SCHEME 1

EDG 3037961
7617 35TH AVE SW

Issue Date: 1/14/23



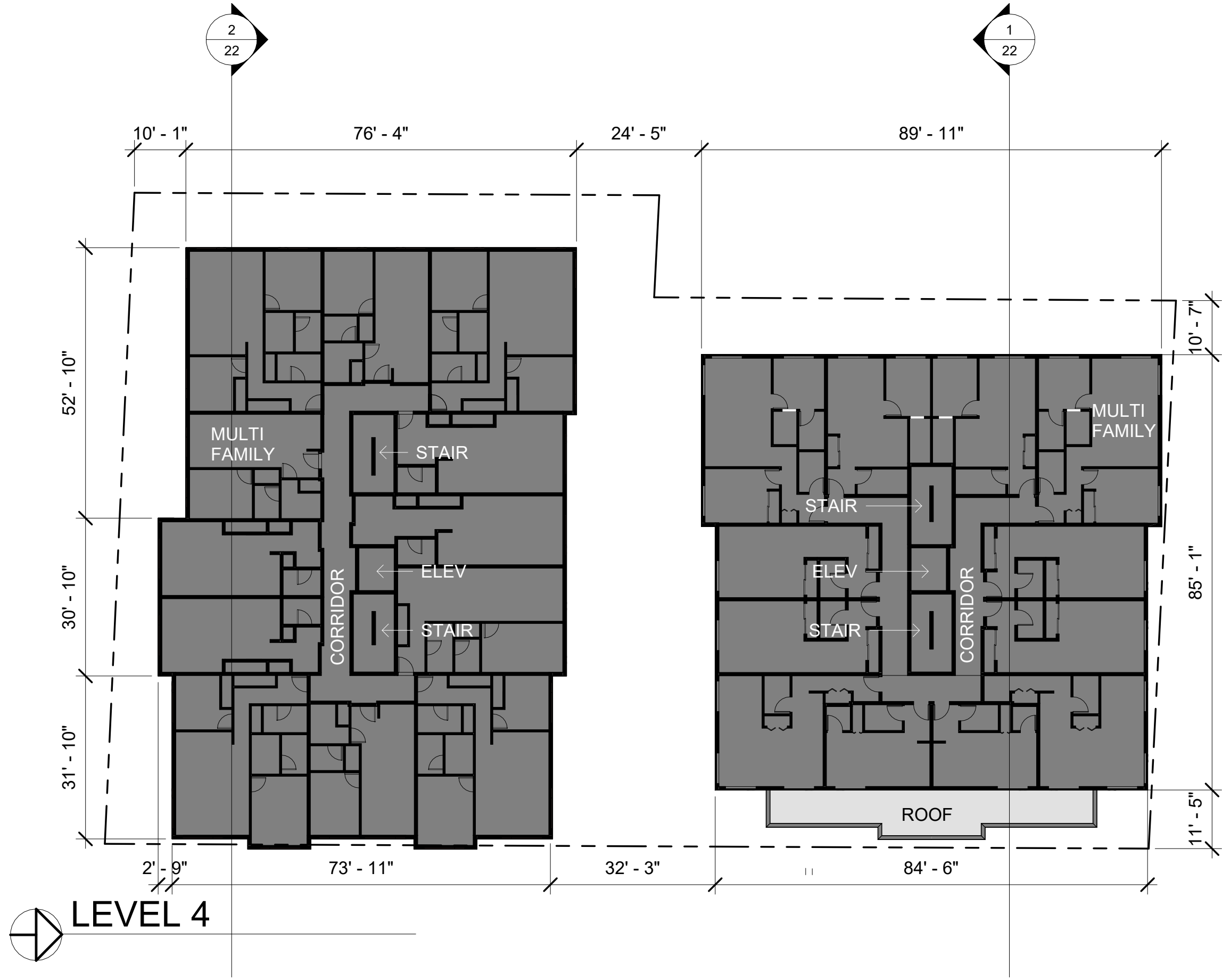
LEVEL 2



LEVEL 2 SCHEME 1

EDG 3037961
7617 35TH AVE SW

Issue Date: 1/14/23

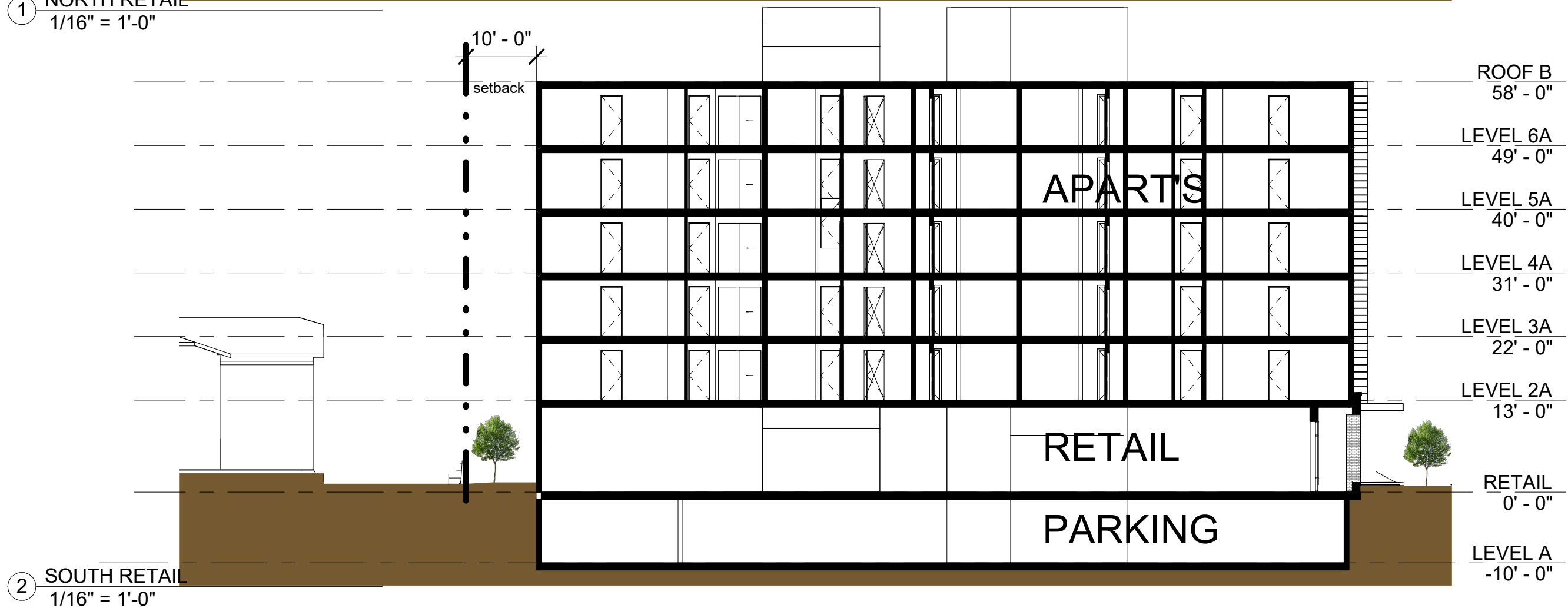
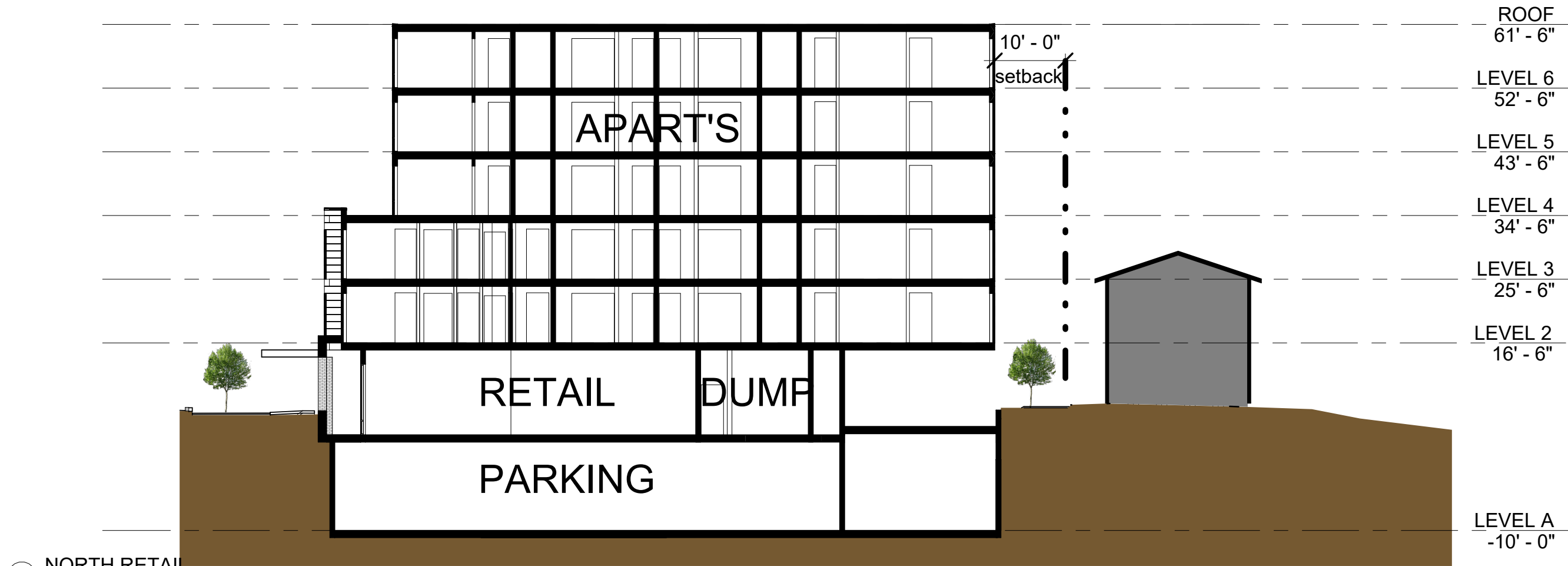


LEVEL 4

LEVEL TYP. SCHEME 1

EDG 3037961
7617 35TH AVE SW

Issue Date: 1/14/23



SECTIONS SCHEME 1

Issue Date: 1/14/23

EDG 3037961
7617 35TH AVE SW



SECTIONS
SCHEME 1

Issue Date: 1/14/23

EDG 3037961
7617 35TH AVE SW



LOOKING NORTH



ORTHO VIEW EAST



ORTHO VIEW WEST



LOOKING SOUTH

ORTHO VIEWS
SCHEME 1

Issue Date: 1/14/23

EDG 3037961
7617 35TH AVE SW



SITE PLAN
1" = 30'-0"



SITE PLAN SCHEME 2

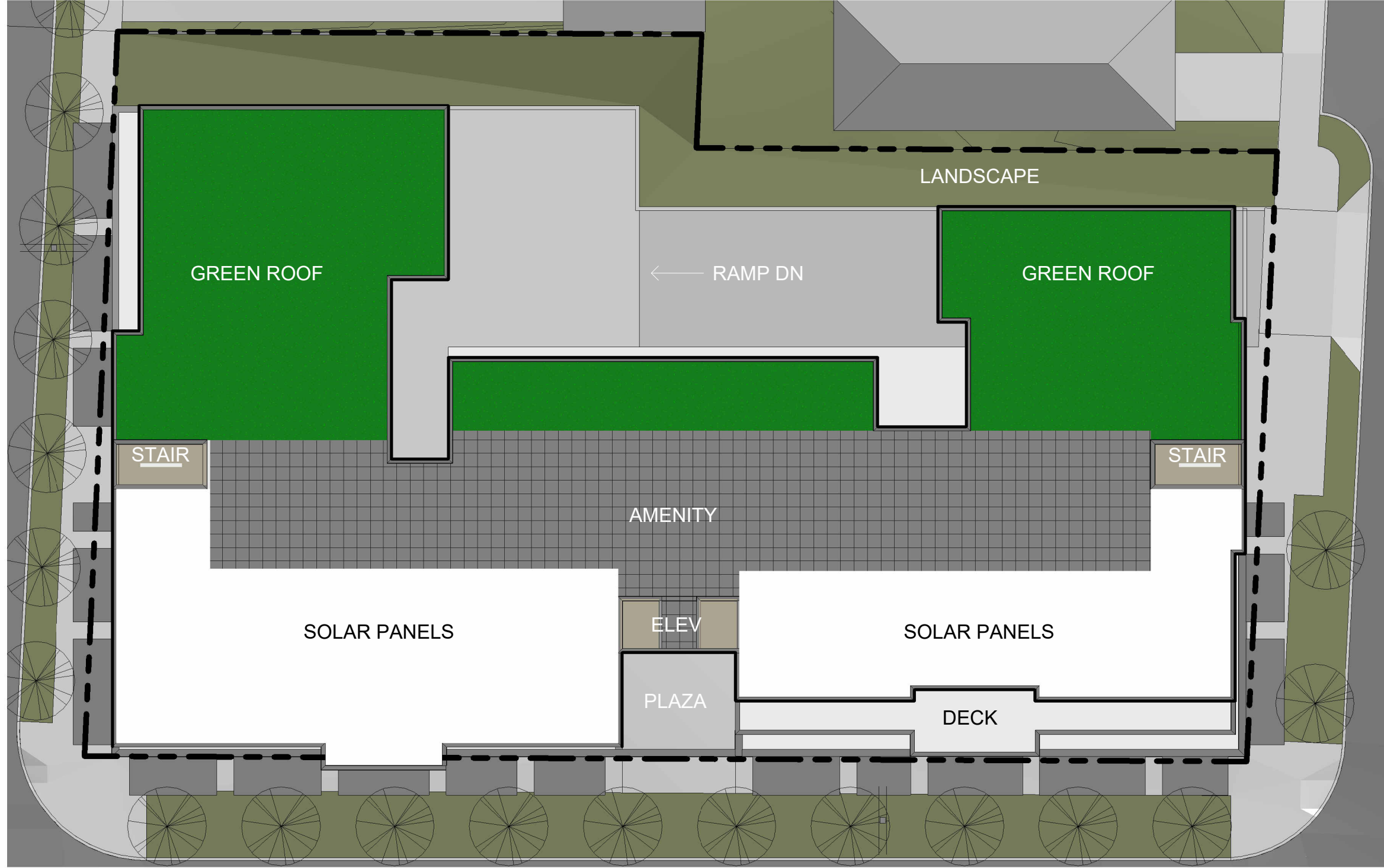
Issue Date: 1/14/23

EDG 3037961
7617 35TH AVE SW



LANDSCAPE PLAN

SW HOLDEN STREET



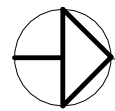
35th AVE SW

SW IDA ST

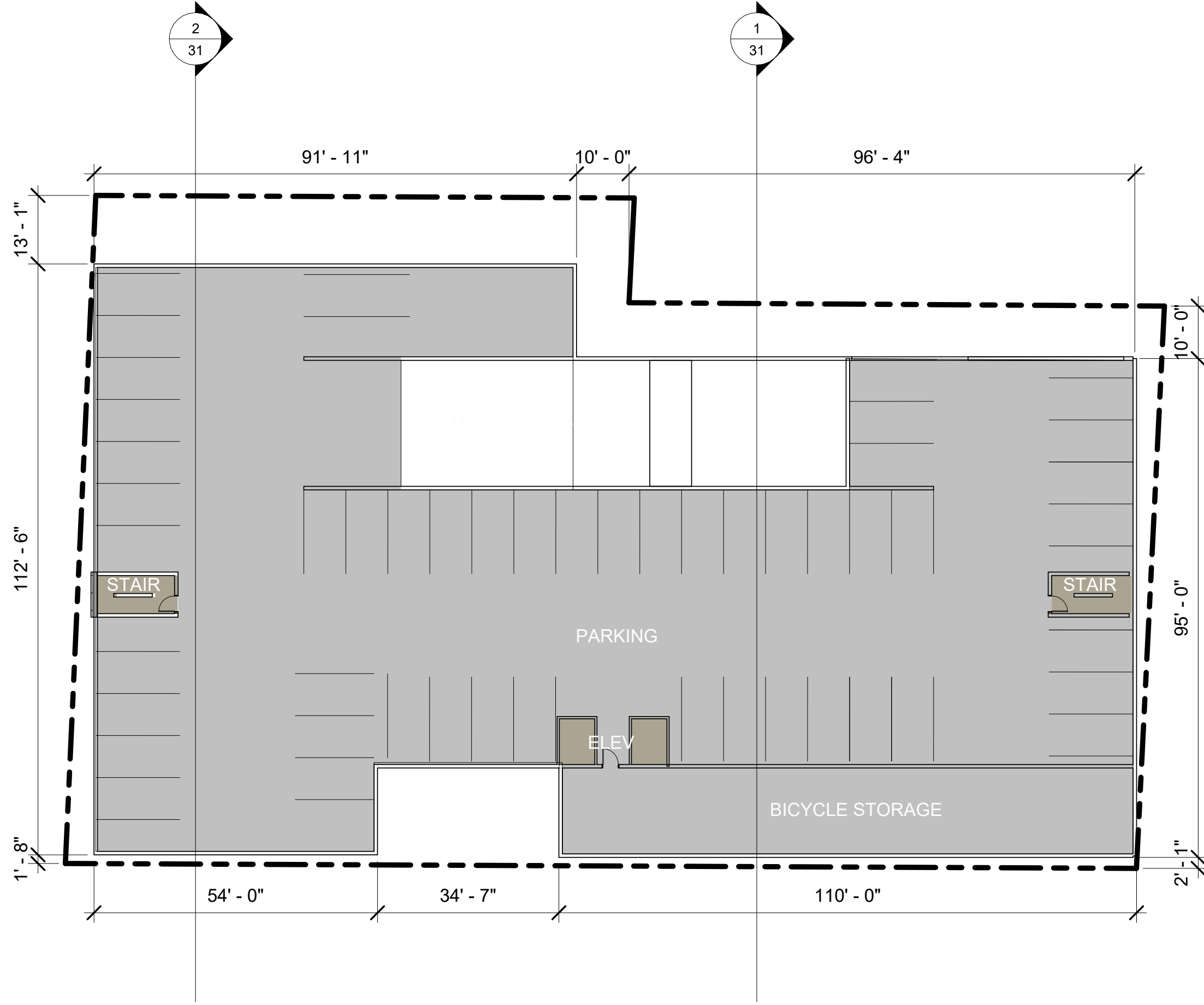
LANDSCAPE PLAN SCHEME 2

EDG 3037961
7617 35TH AVE SW

Issue Date: 1/14/23



Level A

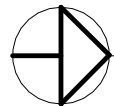
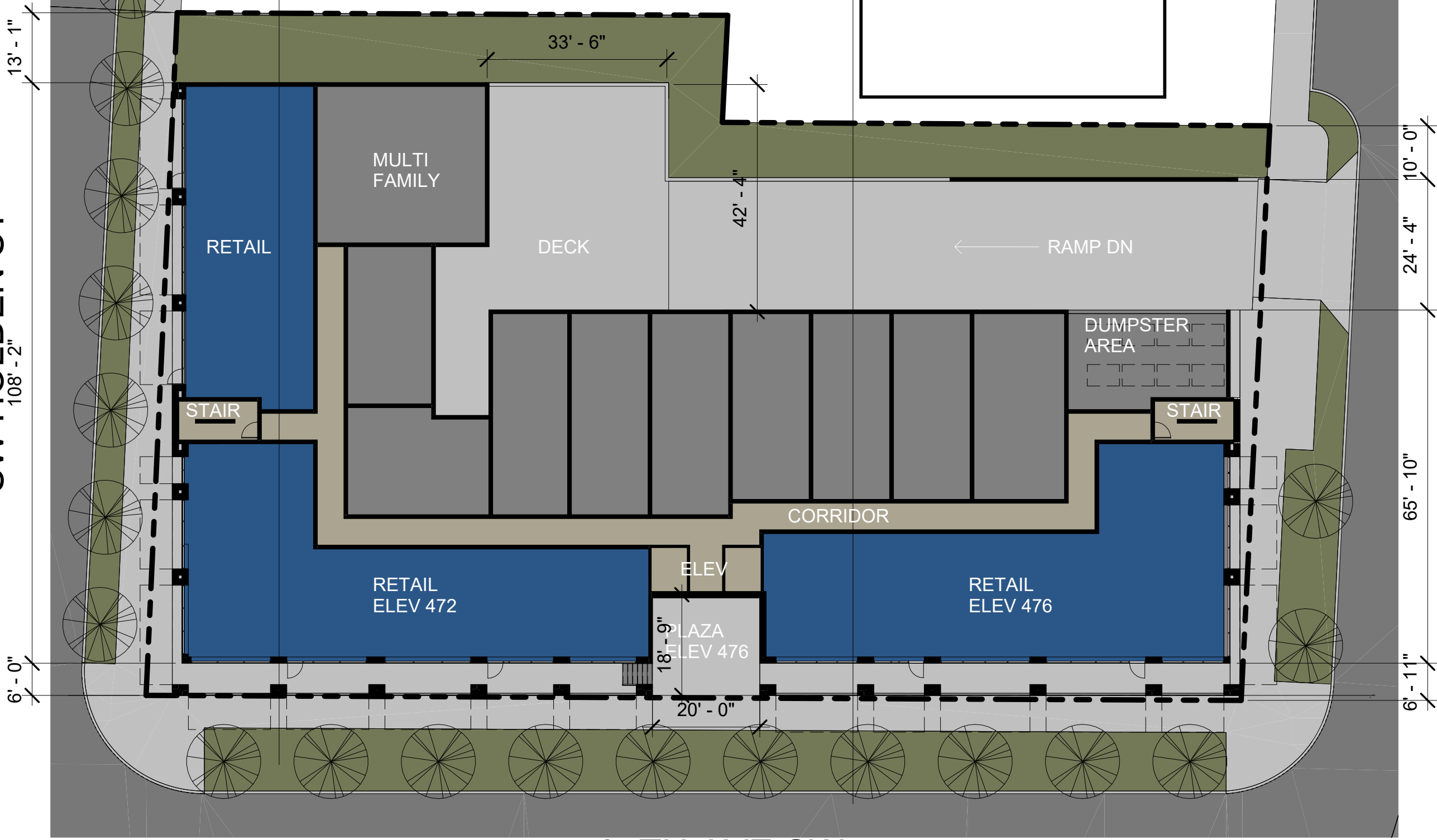


LEVEL A SHCHEME 2

Issue Date: 1/14/23

EDG 3037961
7617 35TH AVE SW

SW HOLDEN ST



RETAIL/LOBBY

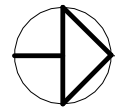
35TH AVE SW

SW IDA ST

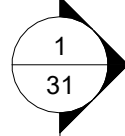
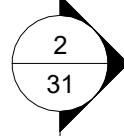
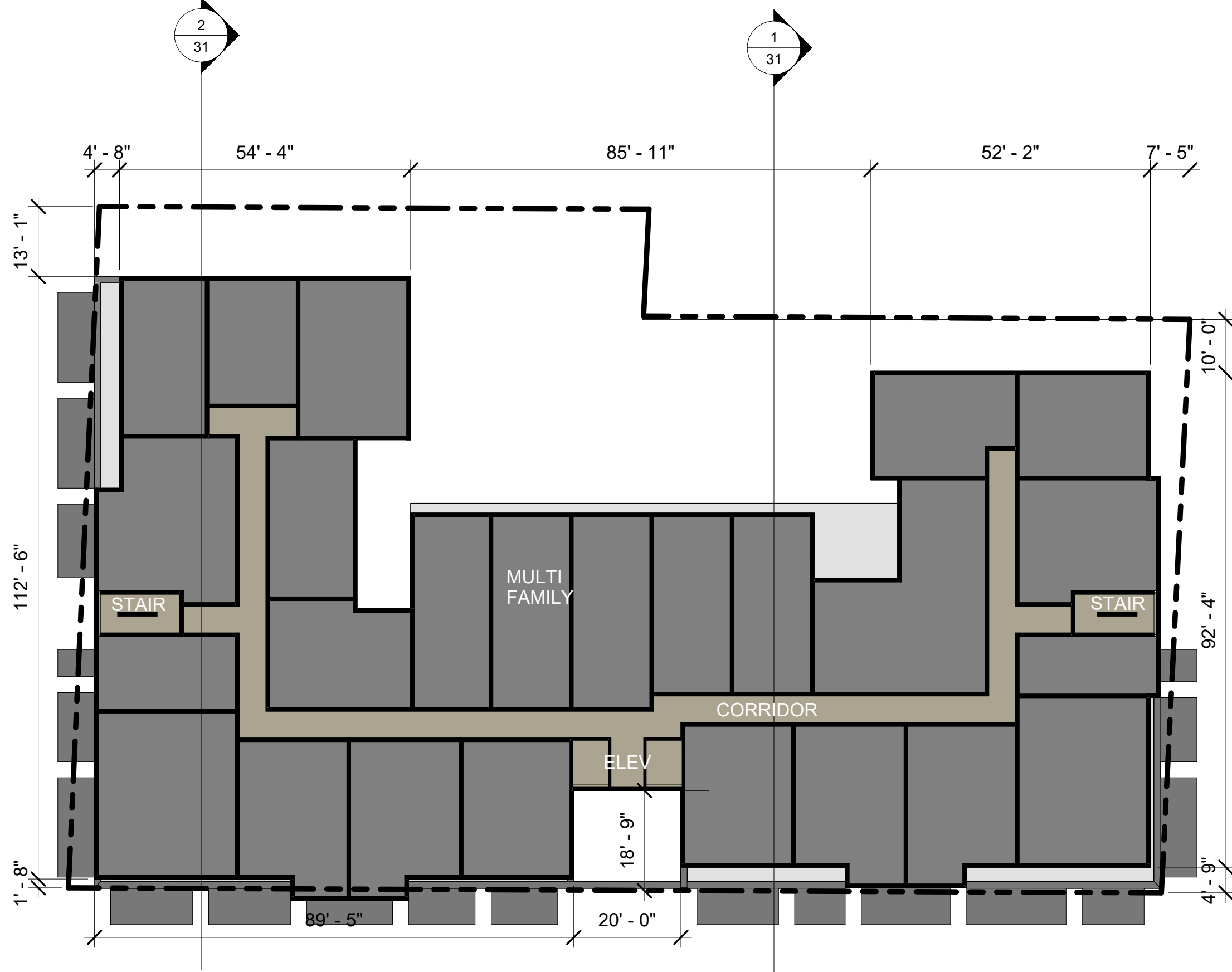
RETAIL/LOBBY
SCHEME 2

EDG 3037961
7617 35TH AVE SW

Issue Date: 1/14/23



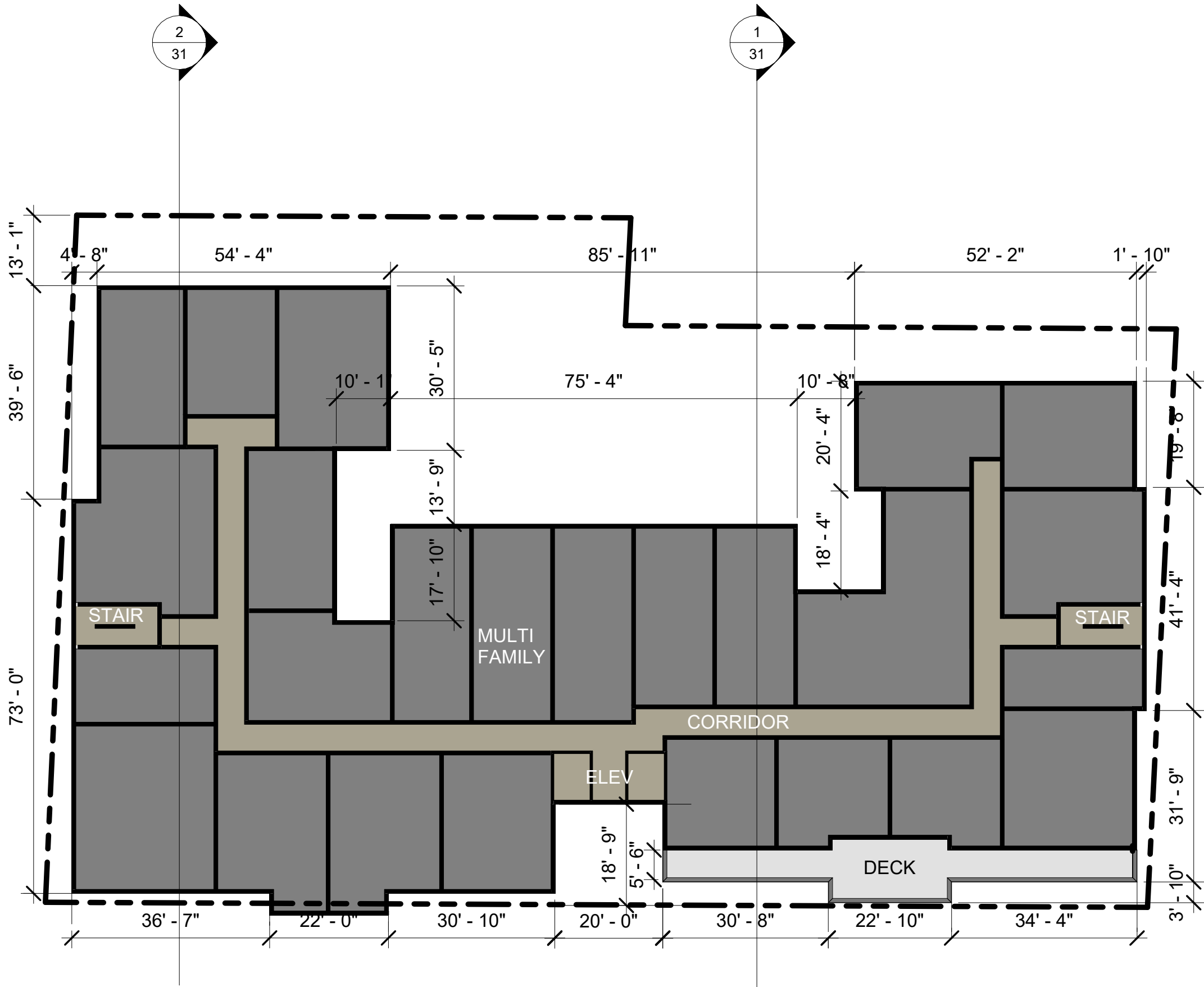
LEVEL 2

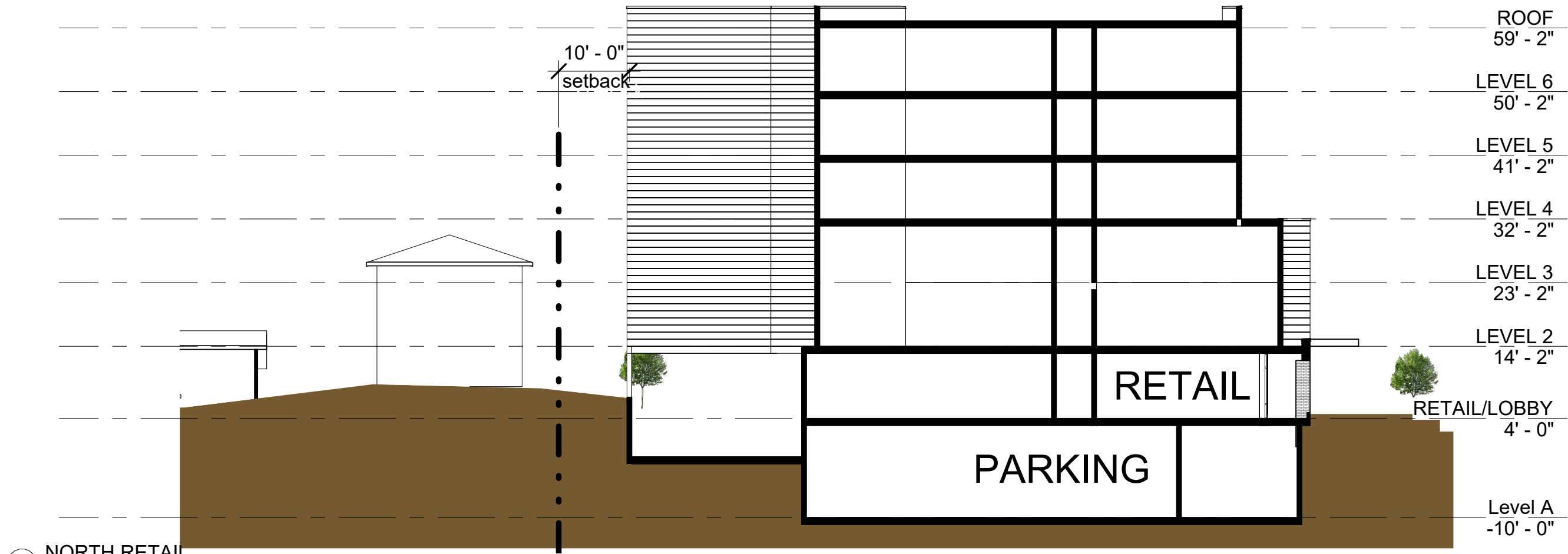


LEVEL 2 SCHEME 2

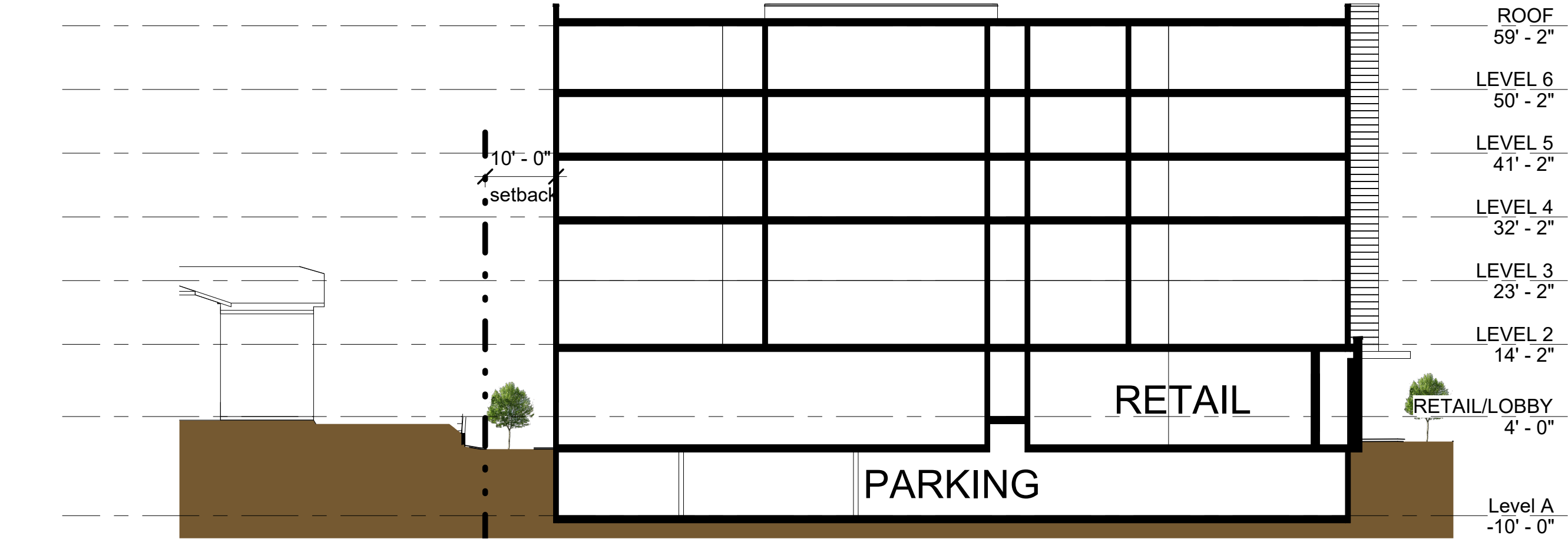
Issue Date: 1/14/23

EDG 3037961
7617 35TH AVE SW





① NORTH RETAIL
1/16" = 1'-0"

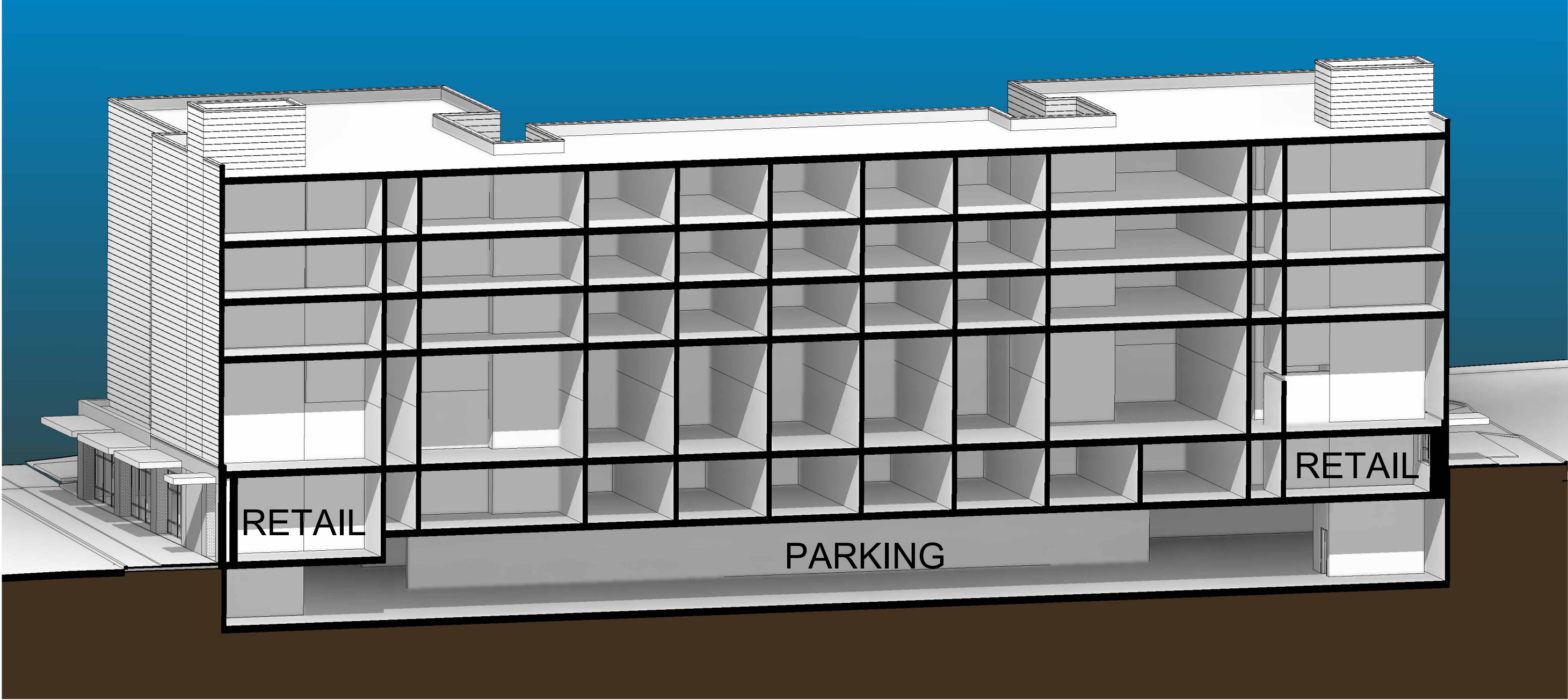


② SOUTH RETAIL
1/16" = 1'-0"

SECTIONS
SCHEME 2

Issue Date: 1/14/23

EDG 3037961
7617 35TH AVE SW



SECTIONS
SCHEME 2

Issue Date: 1/14/23

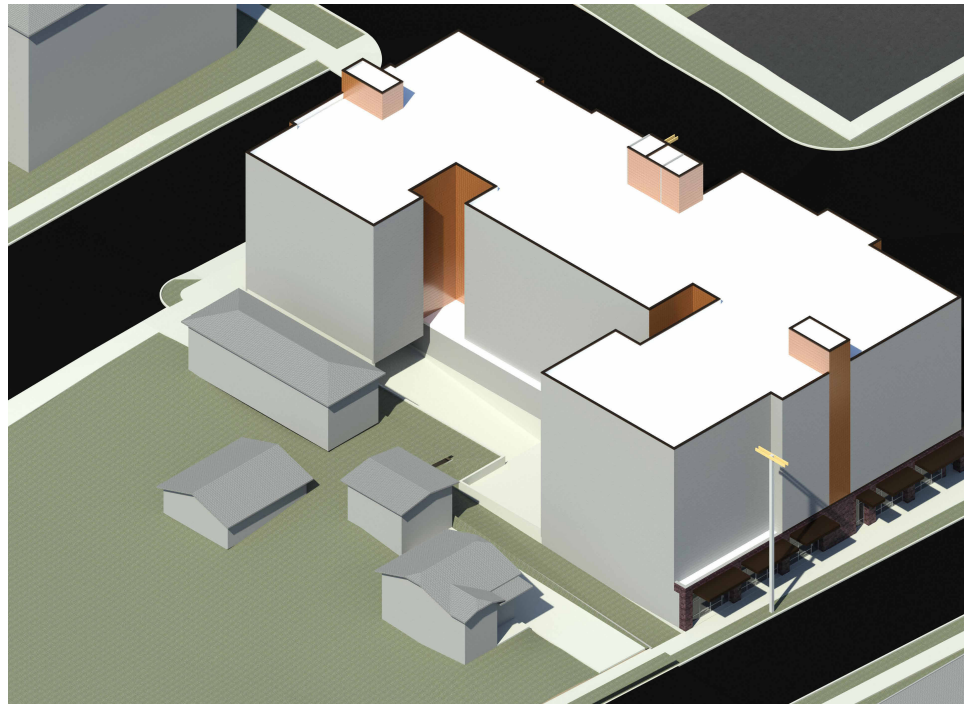
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7617 35TH AVE SW



LOOKING NORTH



ORTHO VIEW WEST



ORTHO VIEW EAST

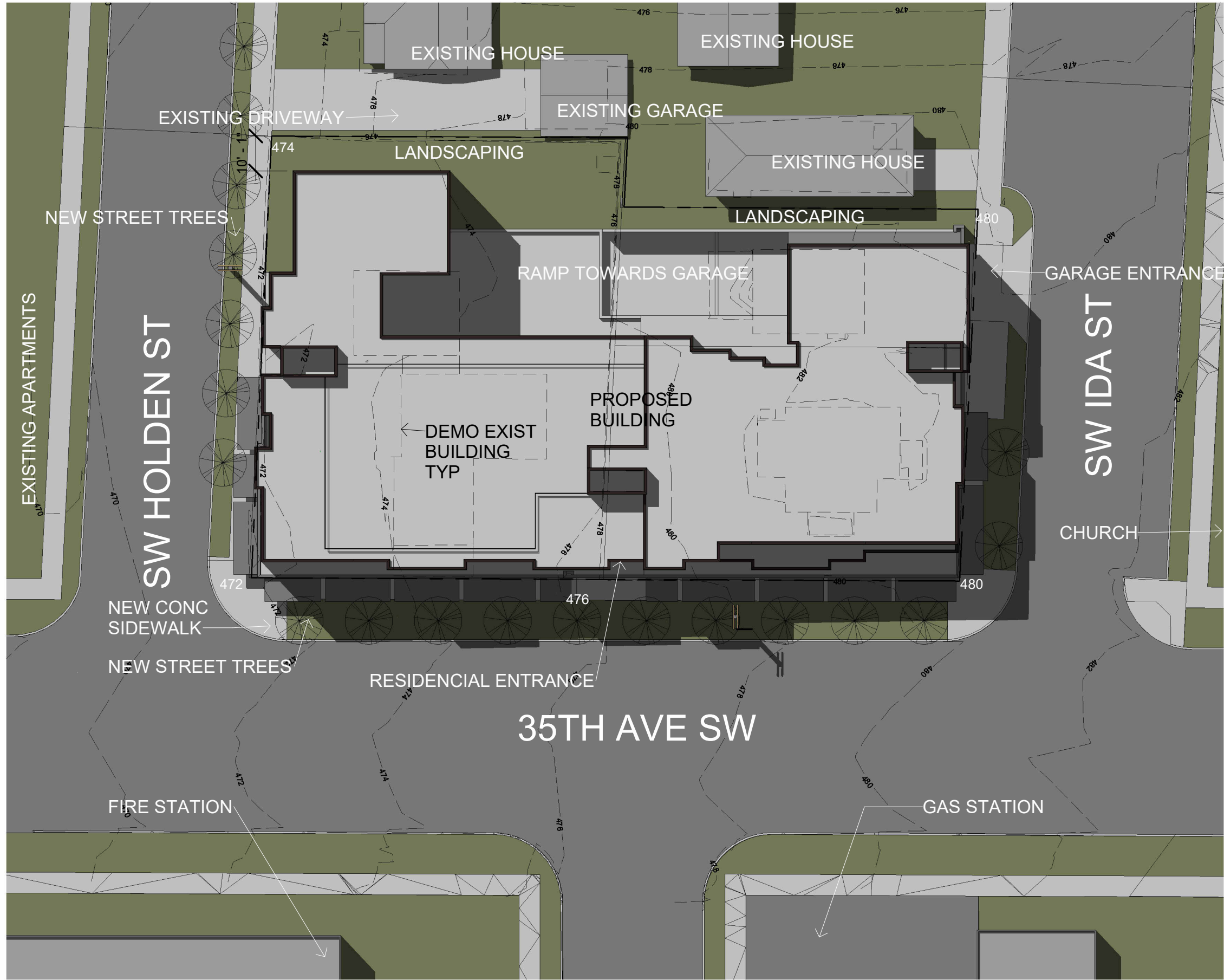


LOOKING SOUTH

ORTHO VIEWS
SCHEME 2

Issue Date: 1/14/23

EDG 3037961
7617 35TH AVE SW



 **SITE PLAN**
1" = 30'-0"

**SITE PLAN
SCHEME 3**

1/14/2023

EDG 3037961
7617 35TH AVE SW

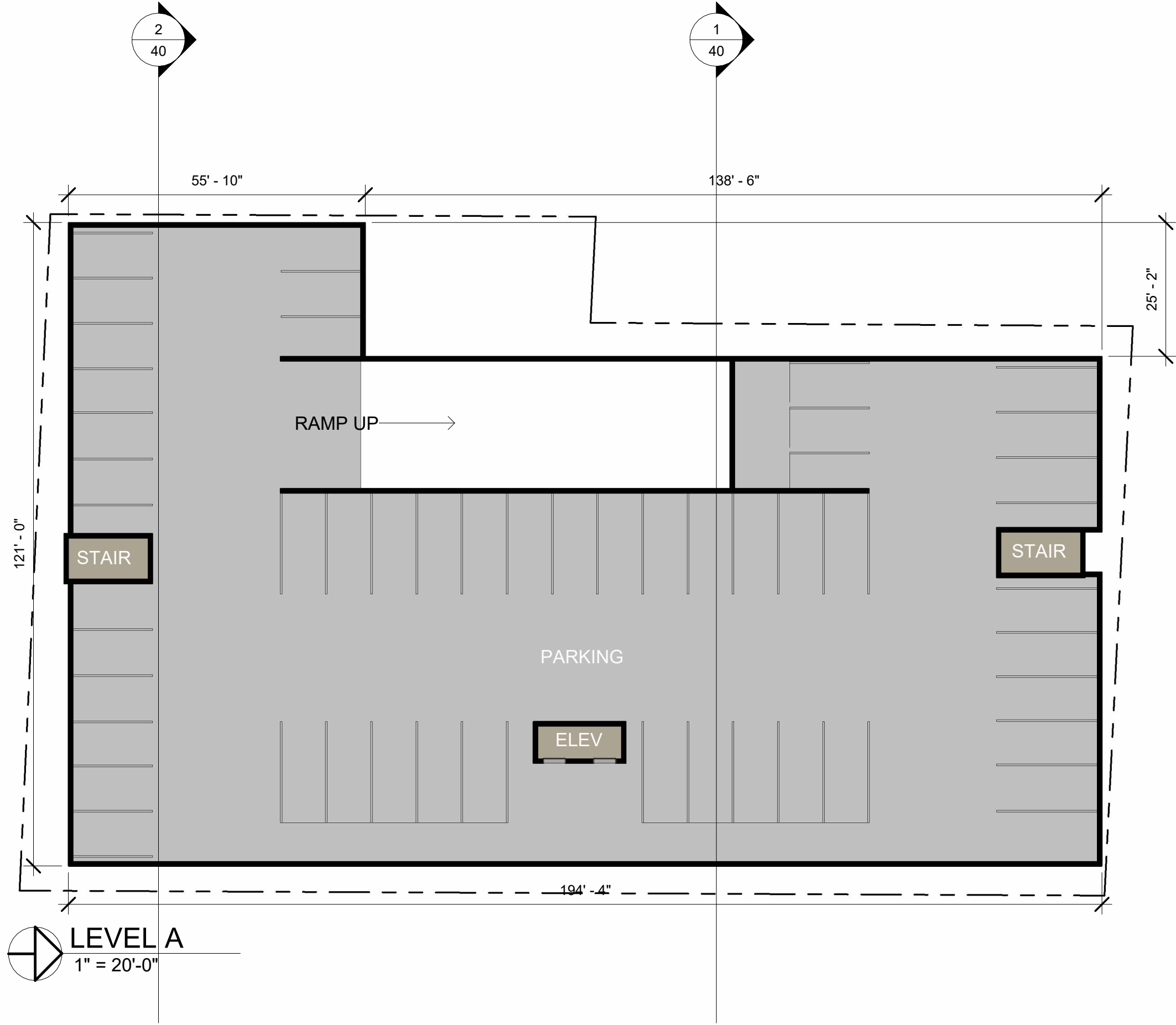


 LANDSCAPE PLAN
1" = 20'-0"

LANDSCAPE PLAN
SCHEME 3

EDG 3037961
7617 35TH AVE SW

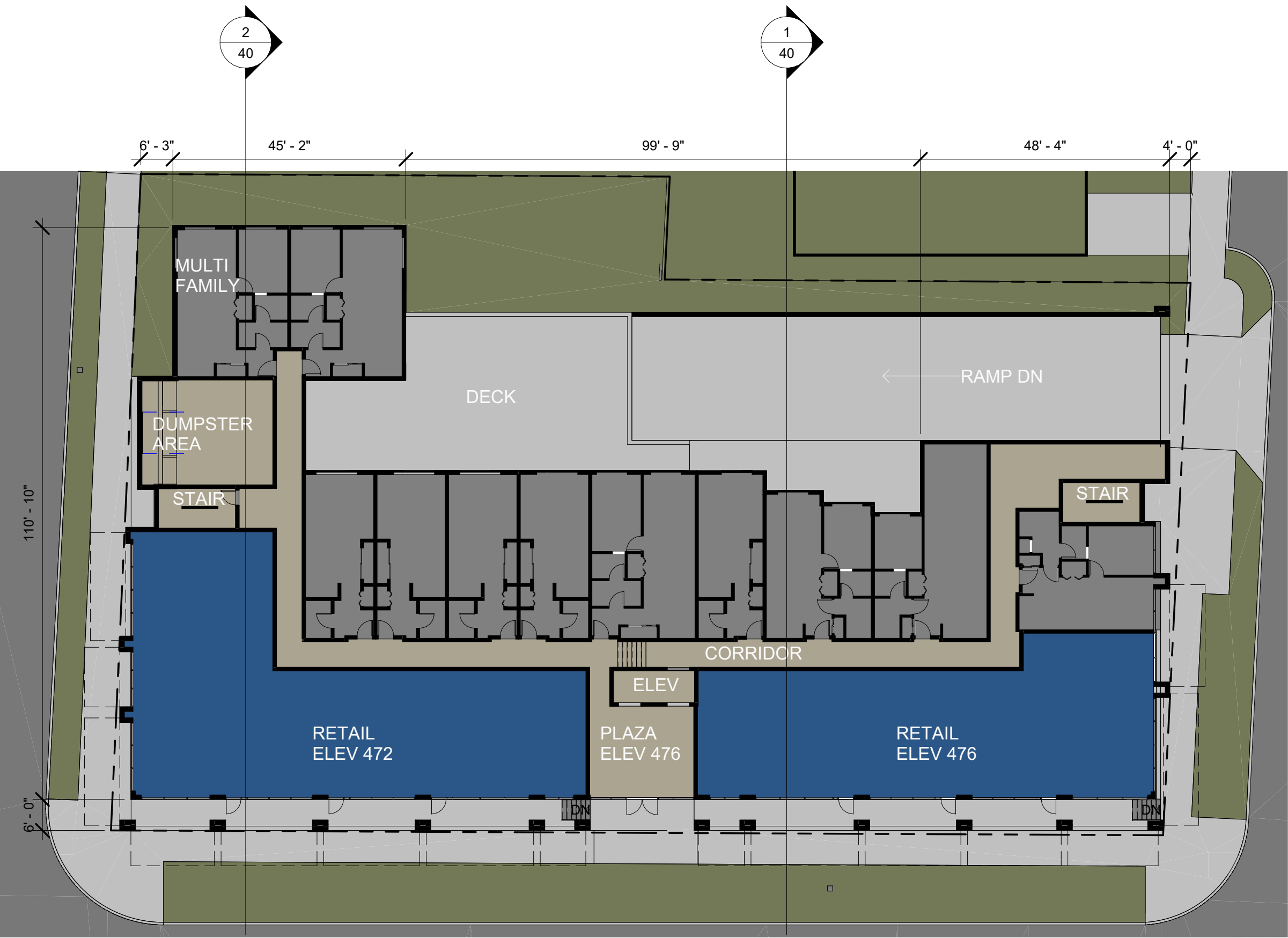
1/14/2023



LEVEL A
SCHEME 3

1/14/2023

EDG 3037961
7617 35TH AVE SW

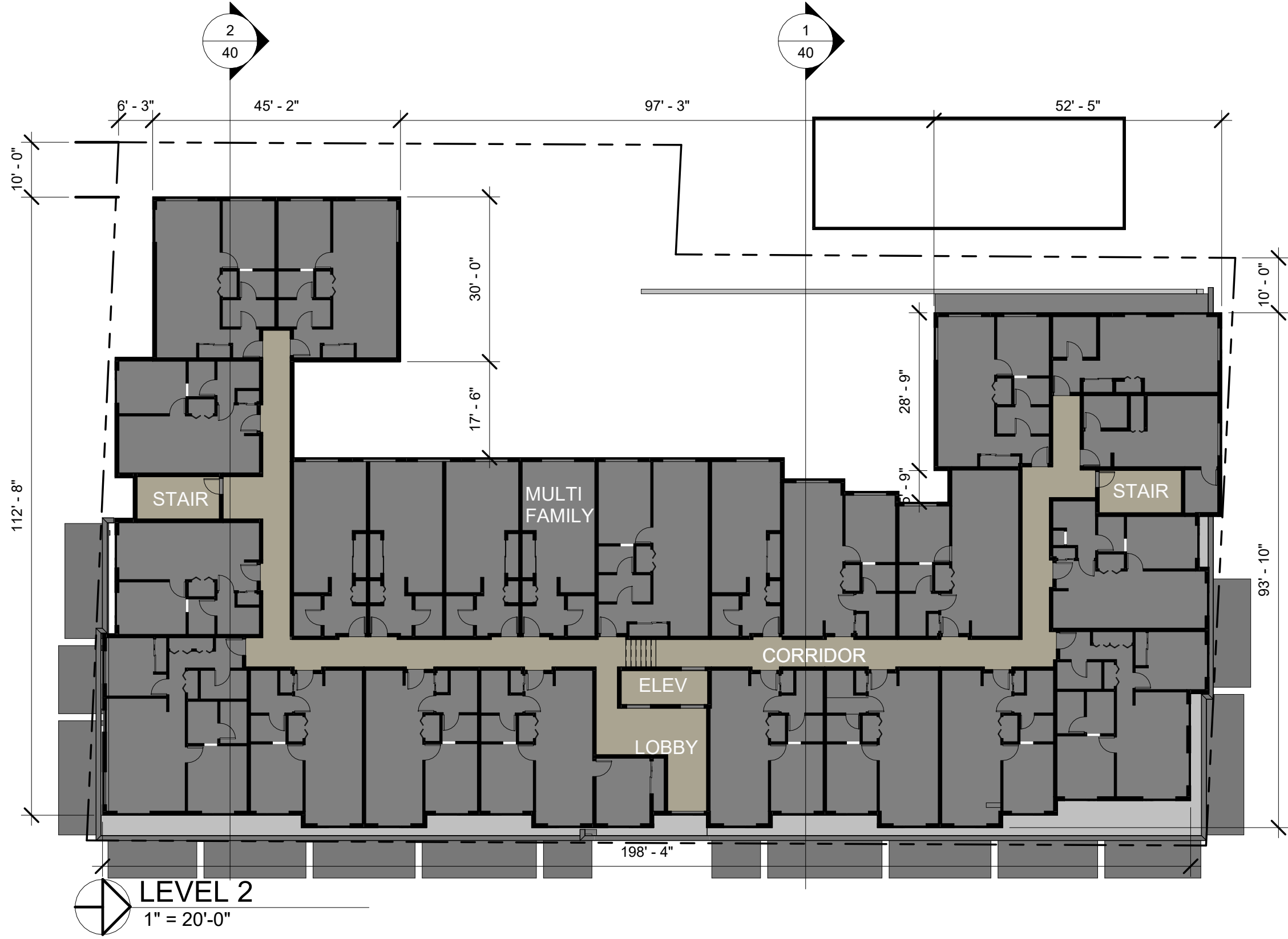


 **LEVEL 1**
1" = 20'-0"

RETAIL, LEVEL 1 SCHEME 3

EDG 3037961
7617 35TH AVE SW

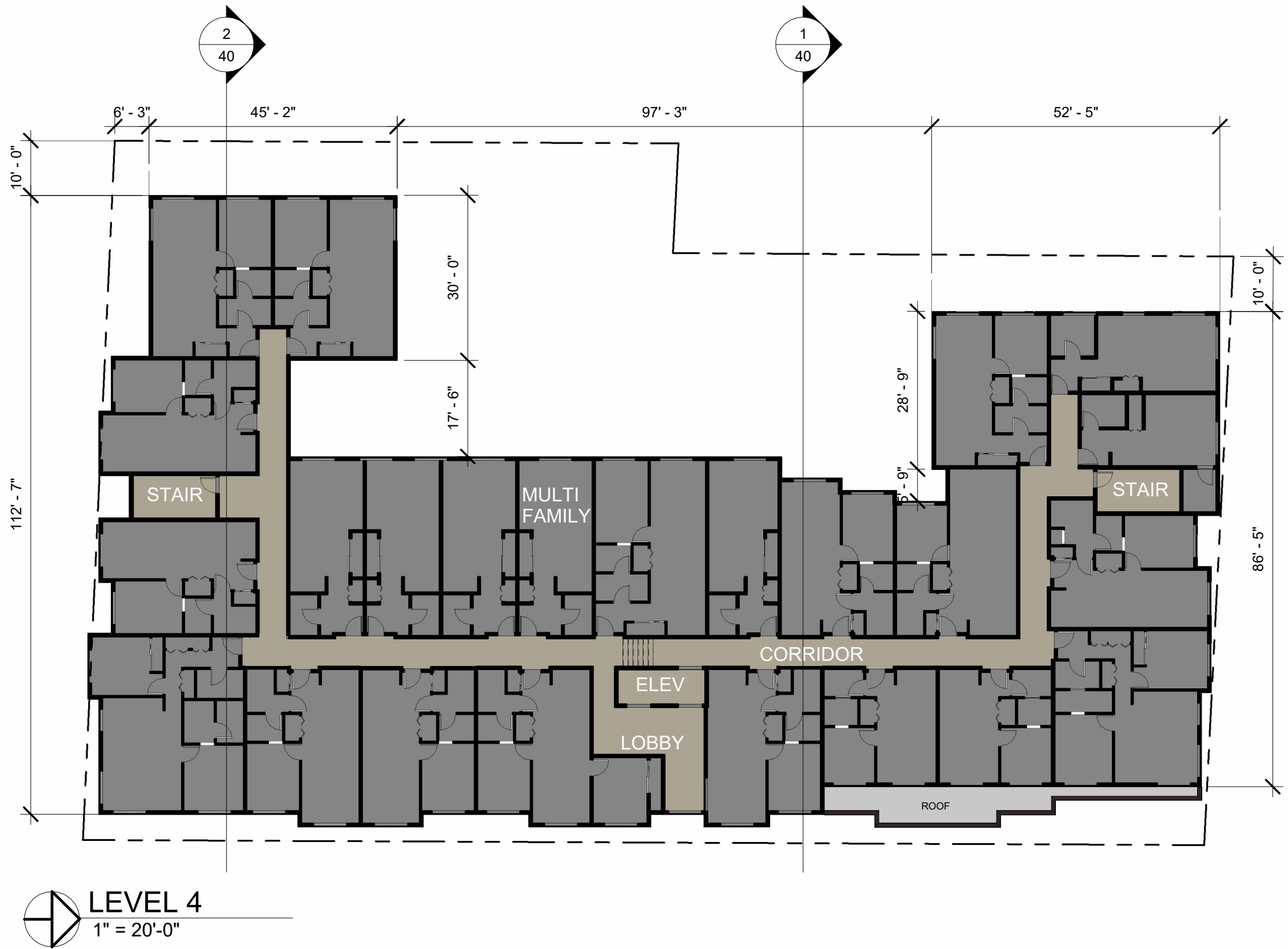
1/14/2023



LEVEL 2
SCHEME 3

EDG 3037961
7617 35TH AVE SW

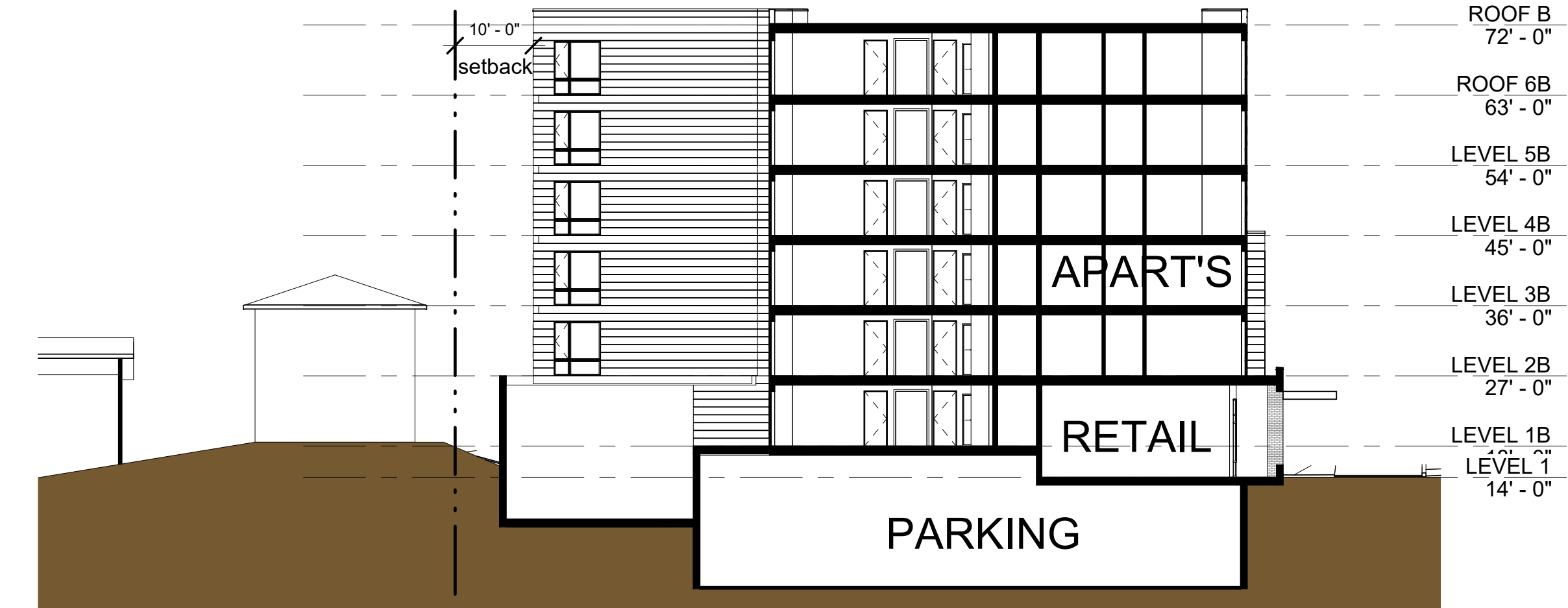
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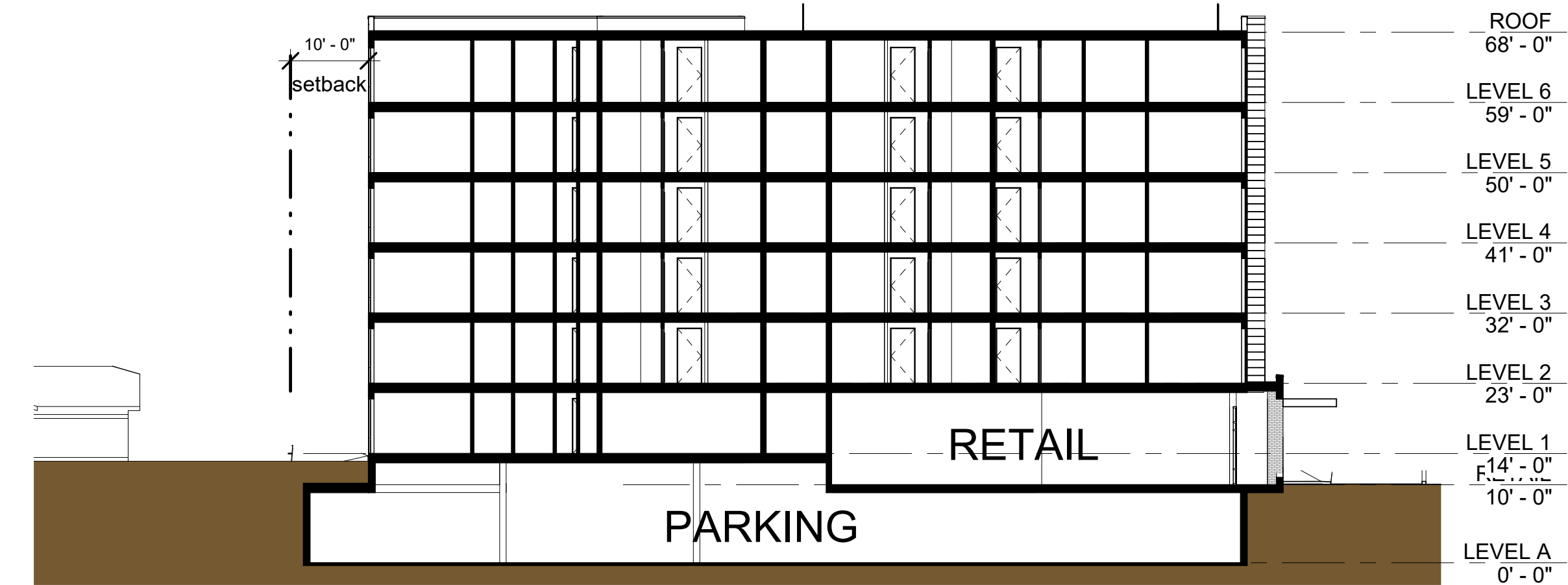
LEVEL TYP.
SCHEME 3

1/14/2023

EDG 3037961
7617 35TH AVE SW



1 NORTH RETAIL
1/16" = 1'-0"



2 SOUTH RETAIL
1/16" = 1'-0"



SECTION
SCHEME 3

1/14/2023

EDG 3037961
7617 35TH AVE SW



LOOKING NORTH



ORTHO VIEW



LOOKING SOUTH



ORTHO VIEW

ORTHO
SCHEME 3

1/14/2023

EDG 3037961
7617 35TH AVE SW



AERIAL VIEW
SCHEME 3

1/14/2023

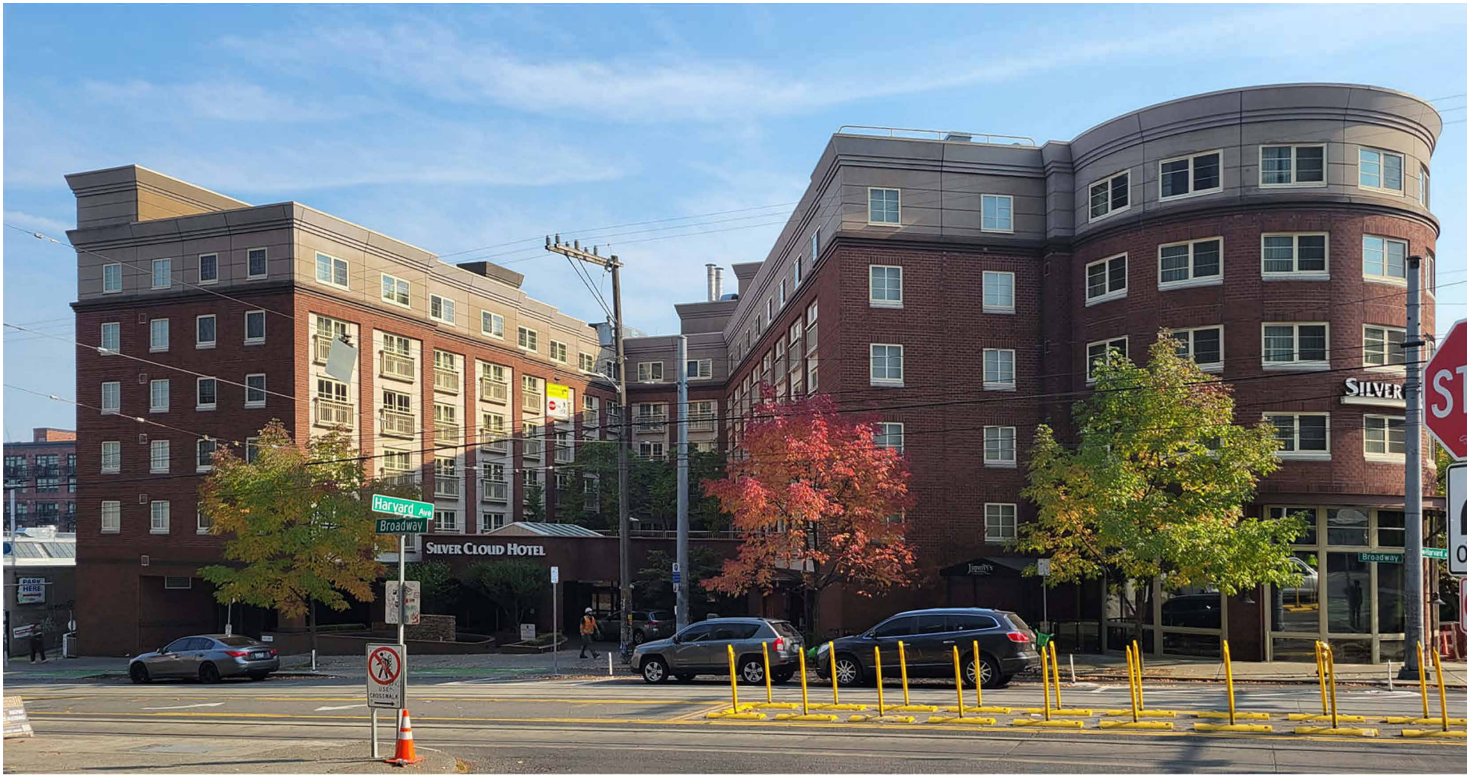
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HOUSING FOR SENIORS BOTHELL



PINNACLE INTERNATIONAL BELLEVUE



SILVER CLOUD SEATTLE



MADISON LOFTS SEATTLE

PREVIOUS PROJECTS
SCHEME 3

EDG 3037961
7617 35TH AVE SW

1/14/2023