

## EARLY DESIGN GUIDANCE

3435 15th Ave W  
Seattle, WA 98119

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### SDCI PROJECT NO:

3040822-EG

### MEETING DATE:

12.06.2023

### APPLICANT CONTACT:

Owner: Pickle at the Palms LLC

Development Manager: barrientos RYAN

Architect: AXIS | GFA Architecture + Design

Landscape Architect: Root of Design





VIEW FROM 15TH AVE W. LOOKING NORTHWEST (PREFERRED OPTION 1)

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PROJECT TEAM

**OWNER:**  
Pickle at the Palms LLC

**DEVELOPMENT MANAGER:**  
Maria Barrientos  
barrientos RYAN

**AXIS/GFA CONTACT:**  
Marsha Mawer-Olson, Associate Principal  
mmawer-olson@axisgfa.com  
206.367.1382  
AXIS/GFA Reference No.: 2023.315

SITE INFORMATION

**ADDRESS:**  
3435 15th AVE W

**SDCI PROJECT NO.:**  
3040822-EG

**PARCEL(S):**  
2770603199

**SITE AREA:**  
52,663 SF

**OVERLAY DESIGNATION:**  
N/A

**PARKING REQUIREMENT:**  
1 Stall/500 SF, 50% Frequent Transit Service  
Area reduction

**LEGAL DESCRIPTION:**  
GILMANS ADD LOTS 13 THRU 24 BLK 24  
LESS POR CONDEMNED IN KING CO SCC  
NO 516133 TGW POR VAC W RUFFNER ST  
AS VAC BY SEATTLE ORD NO 89569

PLat Block: 24  
Plat Lot: 13 THRU 24

DEVELOPMENT STATISTICS

**ZONING:**  
SM-D-95(M)

**BUILDING HEIGHT:**  
Height Limit for Non-Residential Use: 55'  
Proposed Building Height: 46.10'

**ALLOWABLE FAR:**  
No Limit

**PROPOSED GROSS FLOOR AREA:**  
55,000 SF

**PARKING STALLS:**  
Required: 53 Stalls  
Provided: 53 Stalls

3.0 DEVELOPMENT OBJECTIVES

DEVELOPMENT OBJECTIVES

The proposed development is a 20-court pickleball facility - 55,500 SF with 10 indoor and 10 outdoor courts located on the rooftop. The facility will include both indoor and outdoor gathering spaces for socializing, as well as a small pro shop and simple prepackaged food and beverage service. Surface parking for 53 stalls is provided. The vehicular access and trash collection will be from the alley. In addition to an entry from the south side, adjacent to the parking area, a street-level pedestrian entry is also provided from 15th Ave W.

SITE DESCRIPTION & ANALYSIS

Located in the Interbay neighborhood, north of the SPU soccer fields and 1 block east of the new Seattle Storm Center for Basketball Performance surrounded by one to three-story industrial/commercial buildings and a few multi-family apartment buildings. The surrounding neighborhood is a mix of light industrial, commercial buildings with surface parking lots, low-rise residential and the new Seattle Storm Center for Basketball Performance.

ZONING ANALYSIS

The site lies in a SM-D-95(M) zone and the height limit for portions of a structure in non-residential use is 55 feet and the height limit for portions of a structure in residential use is 95 feet. Multi-family residential, commercial uses, including sports and recreation uses are allowed as well as on-site parking.

NEIGHBORHOOD CONTEXT

The site is composed of one linear parcel located between 15th Ave W. to the east , W. Bertona St. to the south, alley to the west and vacated W Ruffner St. to the north. The proposed building will replace a vacant lot that housed a former manual car wash and surface parking. The site slopes down east to west approximately 33 feet (ECA steep slope along west property line). There are high voltage power lines along W. Ruffner St. and along W. Bertona St.. Adjacent properties include an existing 1 to 3-story light industrial buildings to the north and west across an unimproved alley. There is a mix of single family homes and multi-family lbuildings across the 6 lane 15th Ave W. towards the east. To the south there is an 8-story multi-family building. Project location is within the frequent transit service area, which qualifies for a 50% reduction of required parking. There is a 2' alley dedication with none required along 15th Ave W. & W. Bertona St.

DEVELOPMENT SUMMARY (PREFERRED OPTION 1)

LEVEL	GROSS SF	PARKING STALLS
3	26,159 SF	-
2	2,682 SF	-
1	26,159 SF	53 STALLS
TOTAL	55,000 SF	53 STALLS



3.0 SUMMARY OF DESIGN COMMENTS DURING PUBLIC OUTREACH

SUMMARY OF COMMUNITY OUTREACH METHODS

Printed Outreach

- Both High Impact & Multi-Pronged methods completed.
- 1. Article in the Puget Sound Business Journal on September 8, 2023
  - 2. Article on-line on KIRO news on September 8, 2023
  - 3. Placed Signs on the site fence, visible from the sidewalk on September 1, 2023

Electronic/Digital Outreach

- Multi-Pronged method completed.
- 1. Email to distribution list which included the following:
    - Immediate Neighborhood on 8.26.23
    - Queen Anne Community Council on 8.26.2023
    - Queen Anne Land Use Committee on 8.26.23
    - Magnolia Chamber on May 23, 2023 and also on 8.26.2023
    - Magnolia Community Council
  - 2. Information posted electronically
    - Information posted on Queen Anne News on-line September 13, 2023
    - Information posted on Queen Anne Community Council Newsletter September 8, 2023

In-Person Outreach completed

- 1. Presentation to Magnolia Chamber completed on July 11, 2023
- 2. Held drop in hours 1/2 block away from the site September 1, 2023 at 10:00
- 3. Held 2 focus group sessions on 9/11/23

SUMMARY OF COMMUNITY FEEDBACK

- There was very little feedback or people interested, assume because it is an industrial zone. The comments received:
- At the focus group with Pickleball players, people were excited about the facility. They mentioned they had read the article but had no further comments.
  - Received 2 email responses from immediate neighborhood supporting the project.
  - Received an email response from the Queen Anne Land Use Committee chair, Denny Bird, supporting the project.
  - Magnolia Chamber said they liked the idea of having this industrial area of Interbay as more sports-oriented area.

DOCUMENT HAND-DELIVERED TO NEIGHBORING PROPERTY OWNERS

Proposed Sport Court Development (DOCUMENT HAND DELIVERED TO NEIGHBORING PROPERTY OWNERS ALONG WITH SEATTLE STORM CONSTRUCTION UPDATE)

3435 15<sup>th</sup> Ave W

Corner of Bertona & 15<sup>th</sup> in Interbay

A proposal to build a sports facility with 20 pickle ball courts to provide a place for pickle ball enthusiasts to play and a place for newcomers to the sport to learn how to play.



The project anticipates building 20 courts in this facility. 10 will be interior courts and 10 will be exterior courts along with player gathering spaces to lounge and grab a healthy snack.



For any questions, please contact the Development Manager: barrientosRyan  
Maria Barrientos, 206-369-6343, [maria@barrientosryan.com](mailto:maria@barrientosryan.com)

SDCI PROJECT NO. 3040822-EG  
PLEASE DROP BY THE STORM JOB SITE AT 10:00-11:00 AM ON 9/2/23 IF YOU WOULD LIKE TO LEARN MORE ABOUT THE PROJECT. ADDRESS: 3400 16<sup>TH</sup> AVE W (THE RED BLDG WHERE HELENA'S DRY CLEANING USED OT BE.

SIGN POSTED ON THE SITE FENCE VISIBLE FROM SIDEWALK



INFORMATION POSTED ON QUEEN ANNE & MAGNOLIA NEWS

Pacific Publishing Company – Queen Anne & Magnolia News • Madison Park Times •



Proposal calls for pickleball courts

Submitted

A proposal to build a sports facility with 20 pickleball courts has been unveiled.

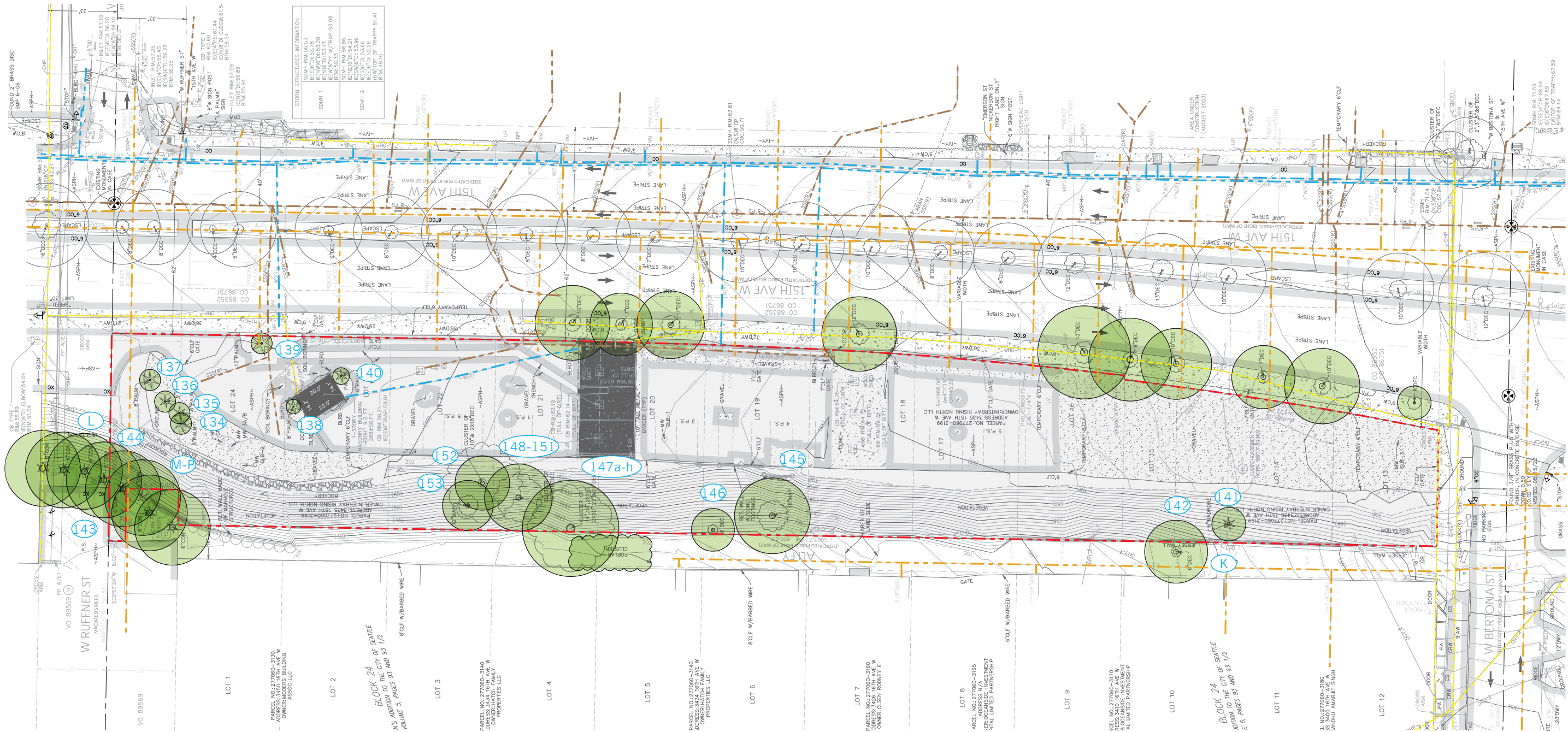
The project anticipates building 20 courts in the 3000 block of 15th Avenue West, at the corner of Bertona and 15th in Interbay.

Ten courts will be interior courts and 10 will be exterior courts, along with player gathering spaces to lounge and grab a snack.

For any questions, contact the development manager at 206-369-6343 or [maria@barrientosryan.com](mailto:maria@barrientosryan.com).



4.0 EXISTING SITE SURVEY



- KEY
- Existing Buildings
  - Existing Trees
  - Property Lines
  - Overhead Power lines
  - Water Lines
  - Sewer Lines
  - Gas Lines
  - Utility Pole
  - Fire Hydrant

LEGAL DESCRIPTION

GILMANS ADD LOTS 13 THRU 24 BLK 24 LESS  
POR CONDEMNED IN KING CO SCC NO 516133  
TGW POR VAC W RUFFNER ST AS VAC BY SEATTLE  
ORD NO 89569

Plat Block: 24

Plat Lot: 13 THRU 24

\* Notes:

- Refer to arborist tree table on pg 6-7.
- Street trees per tree table are: TRE-92209 - TRE-1090351.
- Existing palm trees on site to be relocated.



4.0 TREE STABLE



Table of Trees  
3435 15th Ave W, Seattle, WA 98119, Seattle, WA

Arborist: Charlie Vogelheim  
Date of Inventory: 10/10/2023  
Table Prepared: 10/25/2023

DSH (Diameter at Standard Height) is measured 4.5 feet above grade, or as specified in the *Guide for Plant Appraisal, 10th Edition*, published by the Council of Tree and Landscape Appraisers.  
DSH for multi-stem trees are noted as a single stem equivalent, calculated as specified in the *Guide for Plant Appraisal, 10th Edition*, published by the Council of Tree and Landscape Appraisers.  
Tier is based on SMC 25.11 and Director's Rule 7-2023.  
Fees-in-Lieu for removed trees are calculated using the methods defined in the SMC 25.11.115 *(ordinance 126821)*.  
Tree Protection Area is calculated as 10 times DSH or greater depending on tree species, health, and age.  
Letters are used to identify trees on neighboring properties with overhanging canopies.  
Dripline is measured from the center of the tree to the outermost extent of the canopy.

Tree ID	Scientific Name	Common Name	DSH (inches)	DSH Multistem	Health Condition	Structural Condition	Dripline Radius (feet)	Tier 2 Threshold	Tier Level	Jurisdiction (SDOT/SDCI/SPR )	Basic Tree Protection Area (feet)	Tree Protection Area (feet)	Proposed Action (Remove / Protect)	Replacement Trees Required	Fee-In-Lieu (per replacement tree)	Notes
134	<i>Trachycarpus fortunei</i>	Chinese windmill palm	9.5		Good	Good	2.4	24.0	4	SDCI	10	8	Remove	-	-	
135	<i>Trachycarpus fortunei</i>	Chinese windmill palm	9.0		Good	Good	3.4	24.0	4	SDCI	9	8	Remove	-	-	
136	<i>Trachycarpus fortunei</i>	Chinese windmill palm	9.0		Good	Good	3.4	24.0	4	SDCI	9	8	Remove	-	-	
137	<i>Trachycarpus fortunei</i>	Chinese windmill palm	10.0		Good	Good	3.4	24.0	4	SDCI	10	8	Remove	-	-	
138	<i>Trachycarpus fortunei</i>	Chinese windmill palm	11.0		Good	Good	3.5	24.0	4	SDCI	11	9	Remove	-	-	
139	<i>Trachycarpus fortunei</i>	Chinese windmill palm	12.2		Good	Good	3.5	24.0	3	SDCI	12	10	Remove	1	2833.00	
140	<i>Trachycarpus fortunei</i>	Chinese windmill palm	8.5		Good	Good	3.4	24.0	4	SDCI	9	7	Remove	-	-	
141	<i>Arbutus menziesii</i>	Pacific madrone	12.5	9.1, 5, 7	Good	Good	13.5	6.0	2	SDCI	13	10	Remove	1	8080.00	Growing on slope.
142	<i>Acer macrophyllum</i>	Bigleaf maple	7.8	5, 6	Good	Good	13.3	24.0	4	SDCI	8	7	Remove	-	-	No tag. Clematis and blackberry at base, limited assessment
143	<i>Chamaecyparis lawsoniana</i>	Lawson cypress	10.5	9.2, 5	Good	Good	16.4	24.0	4	SDCI	10	9	Remove	-	-	
144	<i>Chamaecyparis lawsoniana</i>	Lawson cypress	11.9		Good	Good	19.5	24.0	4	SDCI	12	10	Remove	-	-	
145	<i>Acer macrophyllum</i>	Bigleaf maple	11.9		Good	Good	25.5	24.0	4	SDCI	12	10	Remove	-	-	Limited access, not assessed, DSH and dripline estimated
146	<i>Acer macrophyllum</i>	Bigleaf maple	11.9		Good	Good	12.5	24.0	4	SDCI	12	10	Remove	-	-	Limited access, not assessed, DSH and dripline estimated
147a	<i>Populus trichocarpa</i>	Black cottonwood	14.0		Good	Good	15.6	-	3	SDCI	14	12	Remove	1	2833.00	Limited access, not assessed, DSH and dripline estimated
147b	<i>Populus trichocarpa</i>	Black cottonwood	16.0		Good	Good	15.7	-	3	SDCI	16	13	Remove	1	2833.00	Limited access, not assessed, DSH and dripline estimated
147c	<i>Populus trichocarpa</i>	Black cottonwood	18.0		Good	Good	15.8	-	3	SDCI	18	15	Remove	1	2833.00	Limited access, not assessed, DSH and dripline estimated
147d	<i>Populus trichocarpa</i>	Black cottonwood	18.0		Good	Good	15.8	-	3	SDCI	18	15	Remove	1	2833.00	Limited access, not assessed, DSH and dripline estimated
147e	<i>Populus trichocarpa</i>	Black cottonwood	20.0		Good	Good	15.8	-	3	SDCI	20	17	Remove	1	2833.00	Limited access, not assessed, DSH and dripline estimated
147f	<i>Populus trichocarpa</i>	Black cottonwood	20.0		Good	Good	15.8	-	3	SDCI	20	17	Remove	1	2833.00	Limited access, not assessed, DSH and dripline estimated

Tree Solutions, Inc.  
2940 Westlake Ave. N #200 Seattle, WA 98109

www.treesolutions.net  
206-528-4670



4.0 TREE STABLE



Table of Trees  
3435 15th Ave W, Seattle, WA 98119, Seattle, WA

Arborist: Charlie Vogelheim  
Date of Inventory: 10/10/2023  
Table Prepared: 10/25/2023

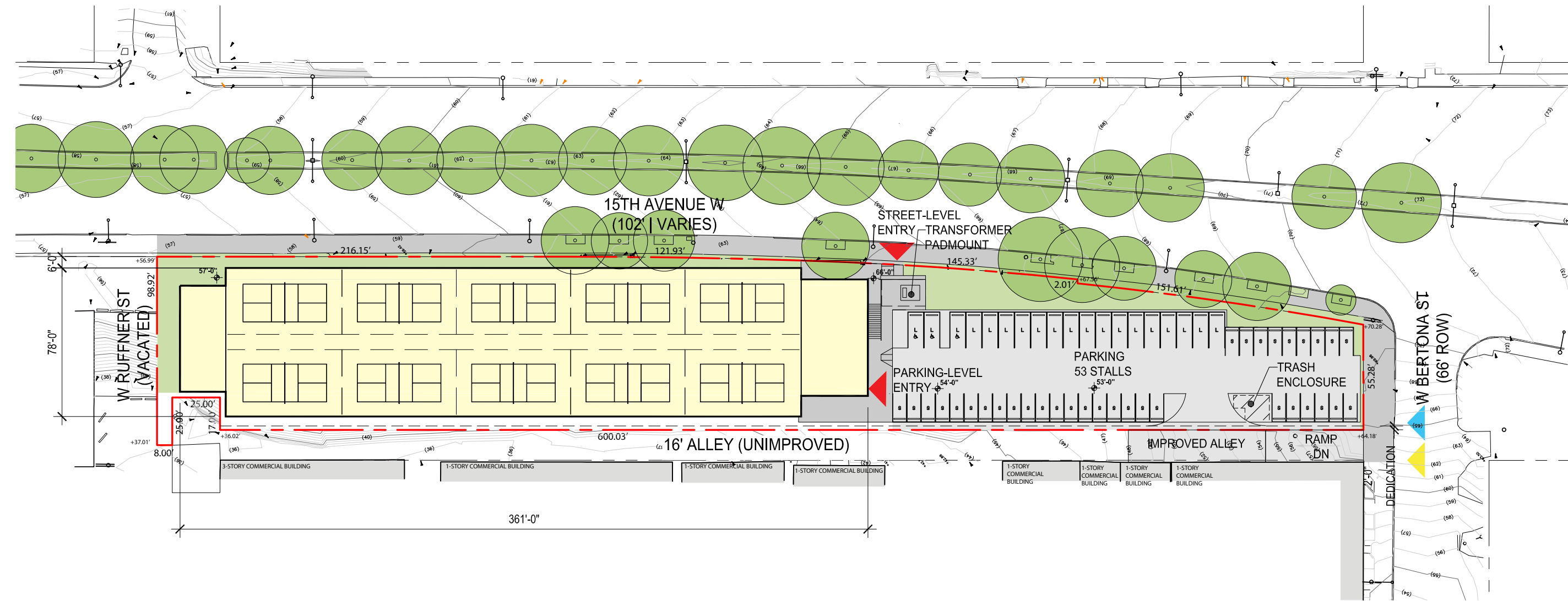
Tree ID	Scientific Name	Common Name	DSH (inches)	DSH Multistem	Health Condition	Structural Condition	Dripline Radius (feet)	Tier 2 Threshold	Tier Level	Jurisdiction (SDOT/SDCI/SPR)	Basic Tree Protection Area (feet)	Tree Protection Area (feet)	Proposed Action (Remove / Protect)	Replacement Trees Required	Fee-In-Lieu (per replacement tree)	Notes
147g	<i>Populus trichocarpa</i>	Black cottonwood	22.0		Good	Good	15.9	-	3	SDCI	22	18	Remove	1	2833.00	Limited access, not assessed, DSH and dripline estimated
147h	<i>Populus trichocarpa</i>	Black cottonwood	24.0		Good	Good	16.0	-	3	SDCI	24	20	Remove	1	2833.00	Limited access, not assessed, DSH and dripline estimated
148	<i>Populus trichocarpa</i>	Black cottonwood	12.0		Good	Good	15.5	-	3	SDCI	12	10	Remove	1	2833.00	Limited access, not assessed, DSH and dripline estimated
149	<i>Populus trichocarpa</i>	Black cottonwood	18.0		Good	Good	15.8	-	3	SDCI	18	15	Remove	1	2833.00	Limited access, not assessed, DSH and dripline estimated
150	<i>Populus nigra 'Italica'</i>	Lombardy poplar	12.0		Good	Good	12.5	-	3	SDCI	12	10	Remove	1	2833.00	Limited access, not assessed, DSH and dripline estimated
151	<i>Populus nigra 'Italica'</i>	Lombardy poplar	18.0		Good	Good	12.8	-	3	SDCI	18	15	Remove	1	2833.00	Limited access, not assessed, DSH and dripline estimated
152	<i>Populus nigra 'Italica'</i>	Lombardy poplar	18.0		Good	Good	12.8	-	3	SDCI	18	15	Remove	1	2833.00	Limited access, not assessed, DSH and dripline estimated
153	<i>Acer macrophyllum</i>	Bigleaf maple	12.0		Good	Good	15.5	24.0	3	SDCI	12	10	Remove	1	2833.00	Limited access, not assessed, DSH and dripline estimated
Offsite Trees																
TRE-92209	<i>Acer platanoides</i>	Norway maple	11.0		Good	Good	13.5	-	-	SDOT	-	-	Retain	-	-	Limited rooting area.
TRE-92211	<i>Acer platanoides</i>	Norway maple	8.8		Good	Good	15.4	-	-	SDOT	-	-	Retain	-	-	Limited rooting area.
TRE-92212	<i>Acer platanoides</i>	Norway maple	11.7		Good	Good	16.5	-	-	SDOT	-	-	Retain	-	-	Limited routing area, surface roots
TRE-92203	<i>Acer platanoides</i>	Norway maple	13.2		Good	Good	16.6	-	-	SDOT	-	-	Retain	-	-	Limited routing area, service roots, girdling root
TRE-92206	<i>Acer platanoides</i>	Norway maple	15.0		Good	Good	20.6	-	-	SDOT	-	-	Retain	-	-	Limited rooting area, surface roots.
TRE-1090346	<i>Acer platanoides</i>	Norway maple	10.9		Good	Good	16.5	-	-	SDOT	-	-	Retain	-	-	Limited rooting area.
TRE-1090347	<i>Acer platanoides</i>	Norway maple	10.9		Good	Good	13.5	-	-	SDOT	-	-	Retain	-	-	Limited rooting area.
TRE-1090348	<i>Acer platanoides</i>	Norway maple	8.6		Good	Good	13.4	-	-	SDOT	-	-	Retain	-	-	Limited rooting area.
TRE-1090349	<i>Acer platanoides</i>	Norway maple	10.6		Good	Good	14.4	-	-	SDOT	-	-	Retain	-	-	Limited rooting area. Girdling roots
TRE-1090351	<i>Acer platanoides</i>	Norway maple	7.6		Fair	Fair	10.3	-	-	SDOT	-	-	Retain	-	-	Large, mechanical wounds on the southside, small leaves in canopy.
K	<i>Acer macrophyllum</i>	Bigleaf maple	10.5	5, 7, 6	Good	Good	20.4	-	-	SDOT	-	-	Remove	3	No fee-in-lieu available	Blackberry and clematis at base.
L	<i>X Cuprocyparis leylandii</i>	Leyland cypress	7.6	7, 3	Good	Good	10.3	24.0	4	SDCI	8	6	Retain	-	-	
M	<i>X Cuprocyparis leylandii</i>	Leyland cypress	9.2		Good	Good	20.4	-	-	SDOT	-	-	Retain	-	-	
N	<i>X Cuprocyparis leylandii</i>	Leyland cypress	8.7	7.6, 4.3	Good	Good	17.4	-	-	SDOT	-	-	Retain	-	-	
O	<i>X Cuprocyparis leylandii</i>	Leyland cypress	10.0		Good	Good	20.4	-	-	SDOT	-	-	Retain	-	-	
P	<i>X Cuprocyparis leylandii</i>	Leyland cypress	15.0		Good	Good	23.6	-	-	SDOT	-	-	Retain	-	-	

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4.0 SITE PLAN



- KEY
- Proposed Building
  - Context Buildings
  - Trees & Planting Strip
  - Commercial Entry
  - Vehicular Access
  - Service Access

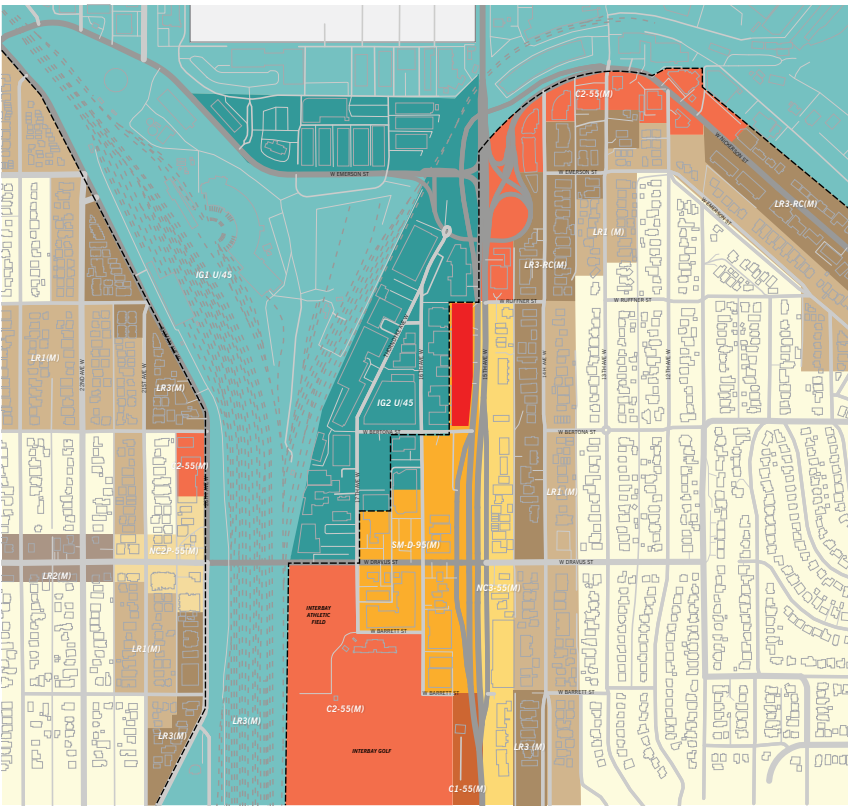
SITE PLAN



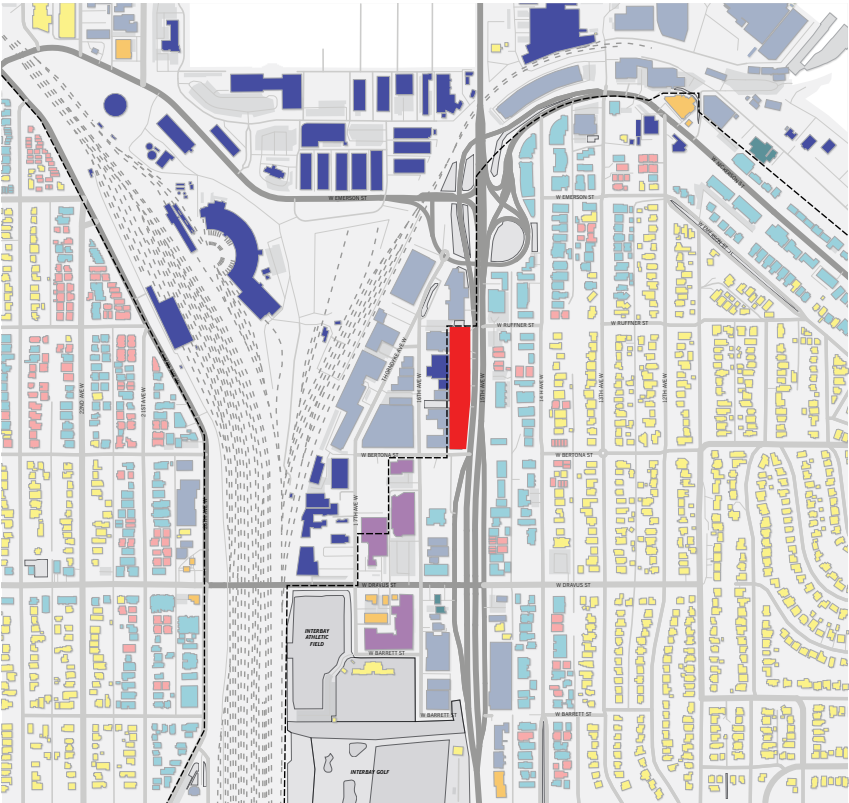
5.0 URBAN DESIGN ANALYSIS



MAP (GOOGLE EARTH)



- ZONING**
- Project Site (SM-D-95(M))
  - MML U/45
  - UI U/45
  - C1-55 (M)
  - C2-55 (M)
  - NC3-55 (M)
  - NC2-55 (M)
  - SM-D-95 (M)
  - LR3 (M) / LR3-RC(M)
  - LR2 (M)
  - LR1 (M)
  - NR3



- SURROUNDING USES**
- Project Site
  - Mixed-Use
  - Multi-Family
  - Commercial
  - Townhouse / Duplex
  - Service Building
  - Office / Warehouse
  - Parking
  - Single Family
  - Terminal / Industrial





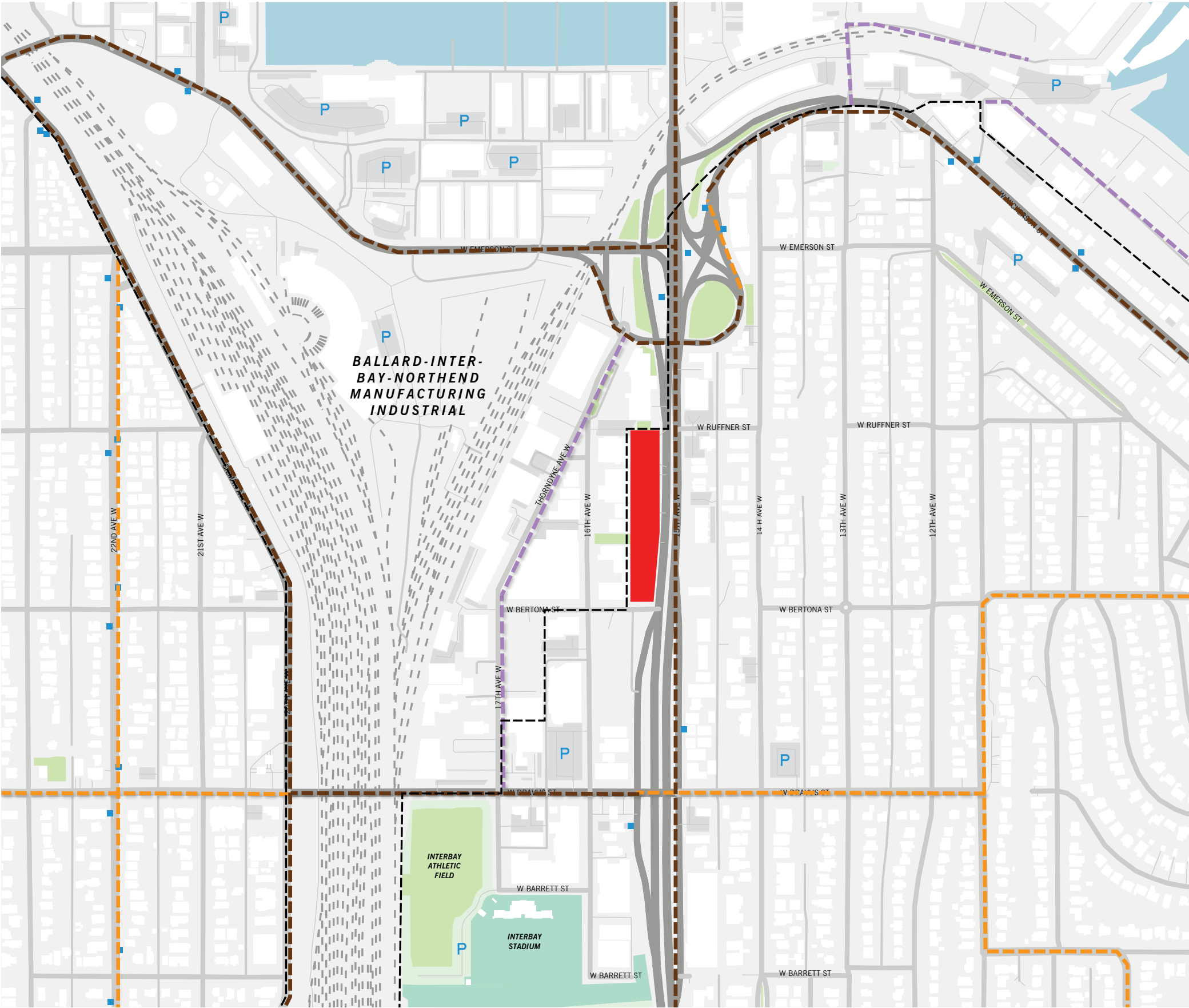
5.0 VICINITY MAP

VICINITY

The proposed development is located just north of the Interbay Golf Course on a corner site fronting 15th Ave W. on the east and W. Bertona St. to the south. A park to the southwest, the new Seattle Storm Center for Basketball Performance to the west and Ballard bridge to the north can be found in the near vicinity. The north-south railways are the bisecting line dividing Interbay & Magnolia.

KEY

- Project Site
- Ballard-Interbay-Northend Manufacturing Industrial Boundary
- Public Green Areas
- Private Green Areas
- Water
- Neighborhood Corridor
- Urban Center Connector
- Minor Industrial Access





5.0 TRANSPORTATION MAP

TRANSPORTATION

Proposed development is located within a Frequent Transit Service Area. There are multiple bus stops north and south of the project site along 15th Ave W.

As part of the Interbay Trail Connections Project to connect the Ship Canal Trail and the Elliot Bay trail, there are 2-way protected bike lanes running along 20th Ave W and Gilman Ave W.

KEY

Project Site

Frequent Transit Area

Ballard-Interbay-Northend Manufacturing Industrial Boundary

Bus Routes

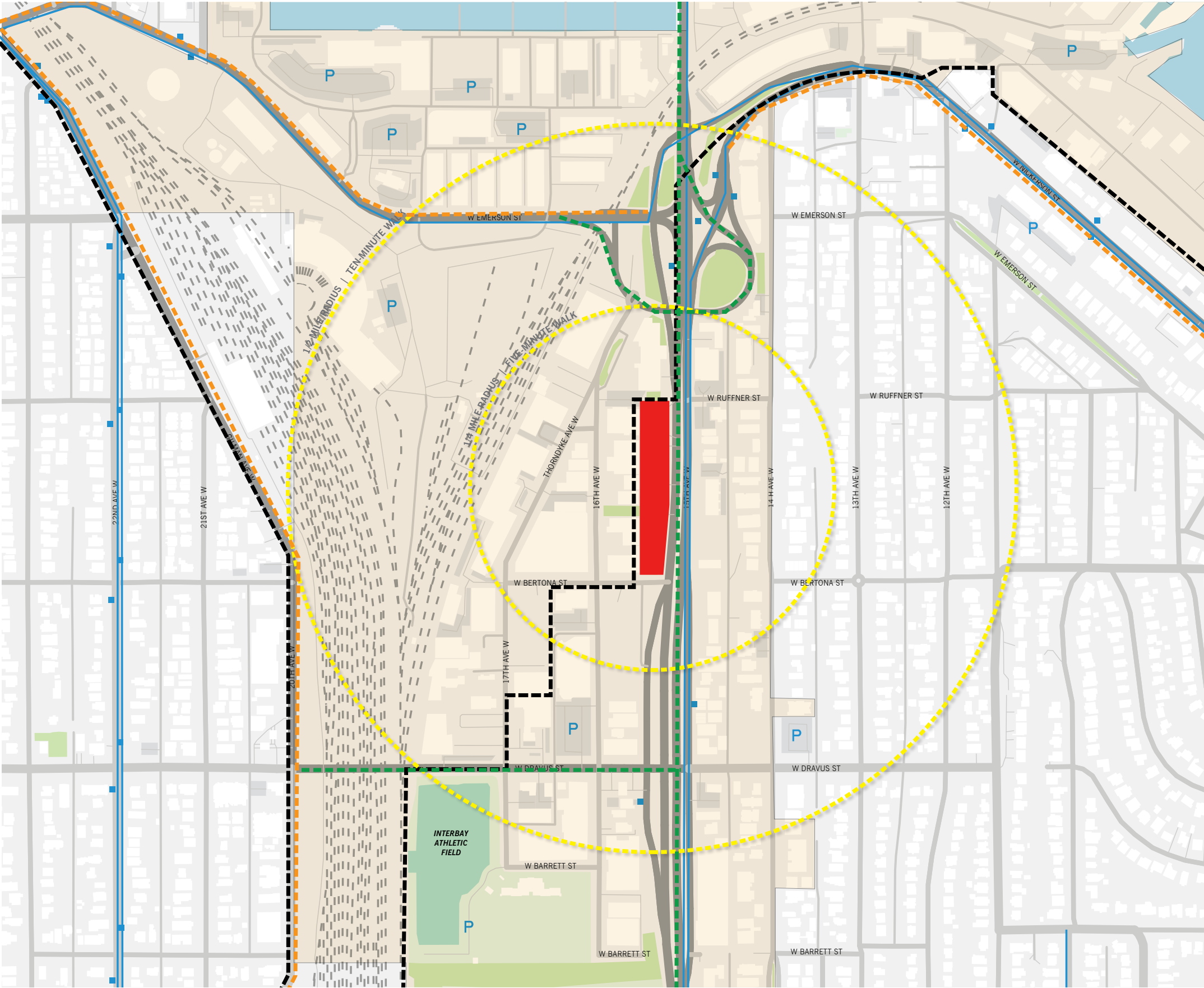
Bus Stops

Railway

Neighborhood Greenway

Dedicated Bike Lanes

Walking Radius





5.0 URBAN DESIGN ANALYSIS

COMMUNITY NODES

There are a few community nodes such as the new Seattle Storm Center for Basketball Performance, Bertona Green Triangle, Ballard Bridge, Interbay Golf Course, Interbay Stadium, Seattle Fire Station 20, and Interbay P-Patch can be found within two miles of the site and are within easy walking distance. There is a strong sports influence in this industrial area of Seattle with multifamily and commercial buildings to support residents and users.

COMMUNITY NODES / LANDMARKS:



1 SEATTLE STORM CENTER FOR BASKETBALL PERFORMANCE  
0.1 MILES FROM SITE



2 BERTONA GREEN TRIANGLE  
0.1 MILES FROM SITE



3 INTERBAY ROUNDHOUSE  
1.2 MILES FROM SITE



4 BALLARD BRIDGE  
1.0 MILES FROM SITE



5 INTERBAY GOLF COURSE  
0.4 MILES FROM SITE



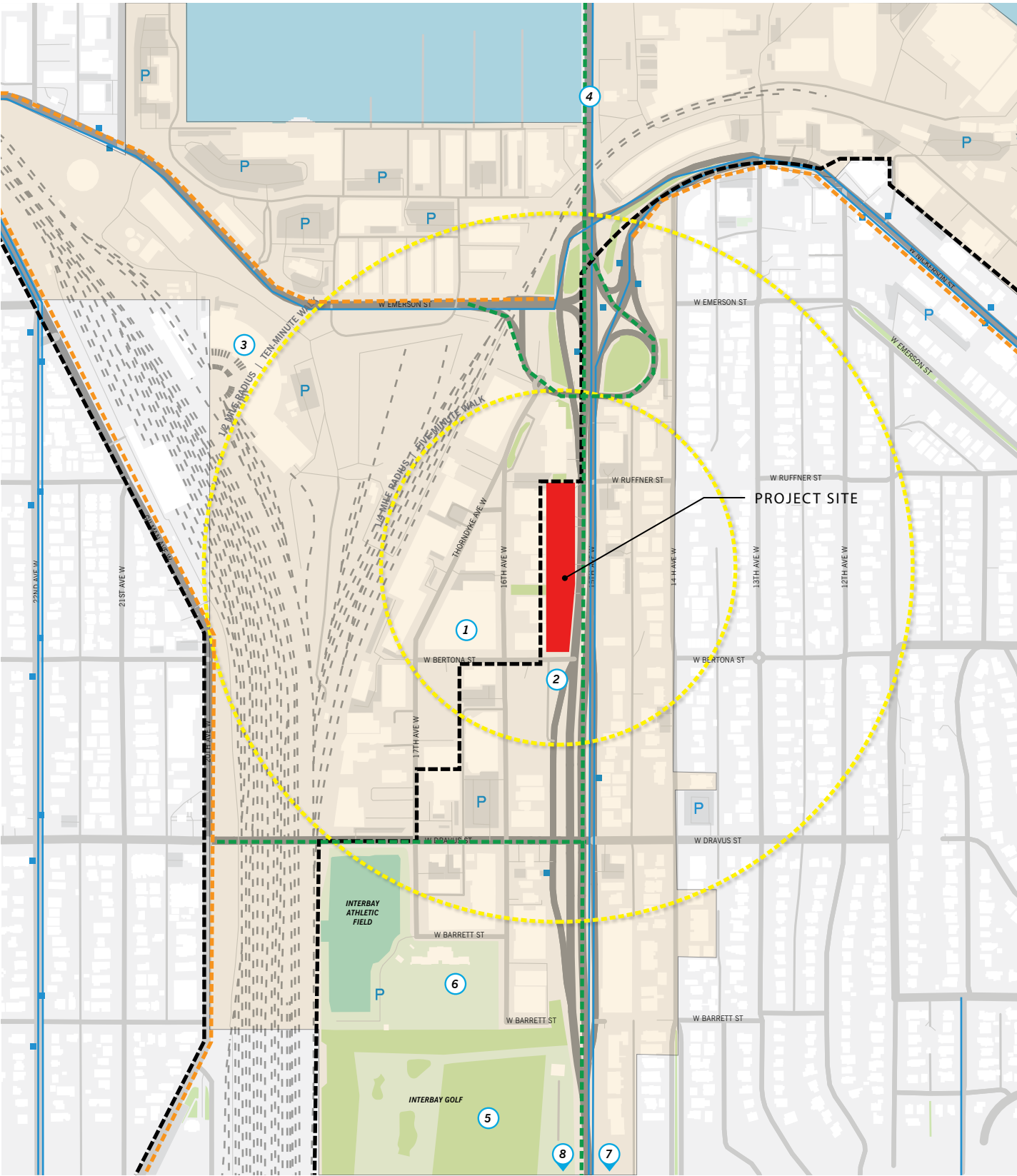
6 INTERBAY STADIUM  
0.4 MILES FROM SITE



7 FIRE STATION 20  
0.4 MILES FROM SITE



8 INTERBAY P-PATCH  
0.7 MILES FROM SITE



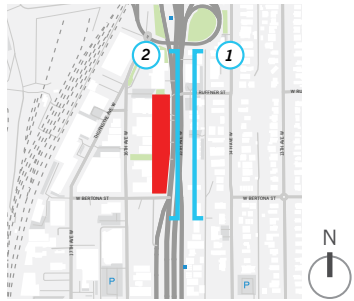


5.0 STREETSCAPES

1 15TH AVE W. LOOKING EAST



2 15TH AVE W. LOOKING WEST



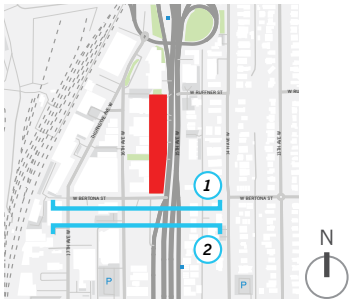


5.0 STREETSCAPES

1 W. BERTONA ST LOOKING NORTH



2 W. BERTONA ST LOOKING SOUTH





5.0 DESIGN CUES

DESIGN CUES

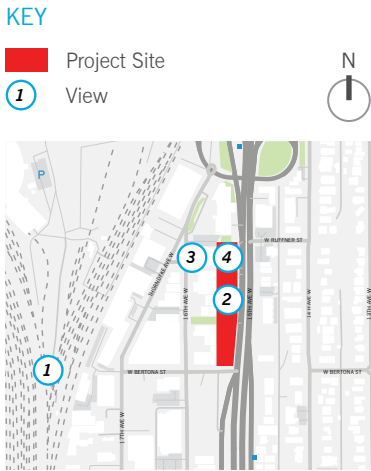
Surrounding uses include light industrial businesses, single family houses, drive-and-park businesses and multi-family structures. New multi-family housing is predominantly three to four stories in height and built up close to property lines to take advantage of western territorial views or to create a more vibrant streetscape. This particular site is located to the east of a major north-south railway, which has had a large influence in the area.



1 LINEAR, CLEAN RHYTHM



2 MURAL ART



3 SIMPLE UTILITARIAN FORM AND CONTRASTING COLORS



4 BOLD COLOR, AND RELAXING VIBE WITH PALM TREES AND STRING LIGHTS



5.0 SITE PHOTOS

SITE CONDITIONS

The site is composed of one linear parcel located between 15th Ave W. to the east and W. Bertona St. to the south. An alley along the west property line is the only point of vehicular entry for the site as the corner site cannot be accessed from 15th Ave W. or W. Bertona St. per conversations with SDOT. The site slopes down east to west approximately 33 feet (ECA steep slope along west property line).

The site is currently occupied by a small pink 500 SF vacant single story drive up coffee kiosk and (4) vacant former car wash stalls and surface parking lot. The property has a short term lease with LIHI which is planning to use the site on a temporary basis for 10 tiny houses and RV parking.



1 VIEW LOOKING NORTH ALONG 15TH AVE W.



2 VIEW LOOKING SOUTH ALONG 15TH AVE W.



3 VIEW LOOKING NORTH ALONG 15TH AVE W.



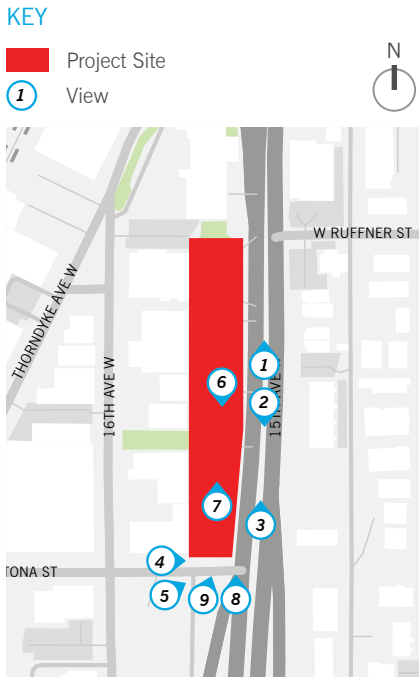
4 VIEW LOOKING EAST ALONG W. BERTONA ST.



5 VIEW LOOKING WEST ALONG W. BERTONA ST.



6 VIEW LOOKING SOUTH FROM PROJECT SITE



7 VIEW LOOKING NORTH FROM PROJECT SITE



8 VIEW LOOKING NORTH ALONG W. BERTONA ST.



9 VIEW LOOKING WEST ALONG W. BERTONA ST.



5.0 SITE PHOTOS



1 VIEW LOOKING WEST FROM PROJECT SITE



2 VIEW LOOKING NORTHWEST FROM PROJECT SITE



3 VIEW LOOKING SOUTHWEST FROM PROJECT SITE



4 VIEW LOOKING NORTH FROM PROJECT SITE



5 VIEW LOOKING NORTHWEST FROM PROJECT SITE



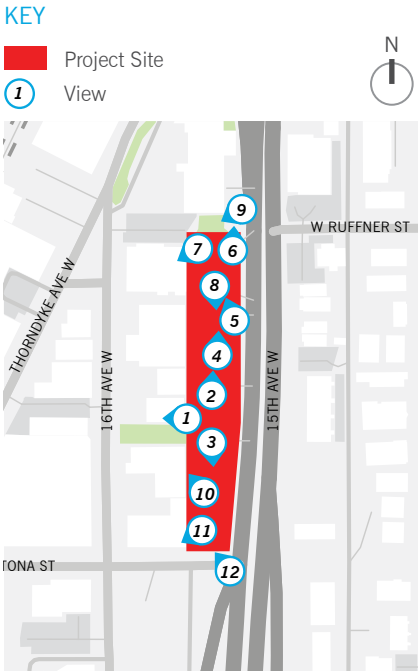
6 VIEW LOOKING NORTH FROM PROJECT SITE



7 VIEW LOOKING WEST FROM PROJECT SITE



8 VIEW LOOKING SOUTHWEST FROM PROJECT SITE



9 VIEW LOOKING SOUTHWEST FROM PROJECT SITE



10 VIEW LOOKING NORTHWEST FROM PROJECT SITE



11 VIEW LOOKING WEST FROM PROJECT SITE



12 VIEW LOOKING SOUTH FROM PROJECT SITE



6.0 ZONING DATA

APPLICABLE ZONING	SMC (07.26.2023)		REQUIREMENT	PROVIDED	OPTION 1	OPTION 2	OPTION 3
Uses	23.48.005	A.1	All uses are permitted outright, either as principal or accessory uses, except those specifically prohibited by subsection 23.48.005.B and those permitted only as conditional uses by subsection 23.48.005.C.	Sport facility is allowed	√	√	√
Street Level Development Standards	23.48.040	B.1.b	In the SM-SLU, SM-D, SM-NR, SM-U, SM-UP, SM-RB, and SM-NG zones, for all other streets not specified in subsection 23.48.040.B.1.a, a minimum of 30 percent of the street-facing facade must be transparent, except that if the slope of the street frontage abutting the lot exceeds 7.5 percent, the minimum amount of transparency is 22 percent of the street-facing facade.	Less than 30% transparency is proposed	Departure Requested	√	Departure Requested
		B.2.b.1	Blank facades are limited to segments 30 feet wide. Blank facade width may be increased to 60 feet if the Director determines as a Type I decision that the facade is enhanced by architectural detailing, artwork, landscaping, or other similar features that have visual interest.	Blank facade will be enhanced by architectural detailing, artwork, or landscaping	√	√	√
		B.2.b.2	The total width of all blank facade segments shall not exceed 70 percent of the width of the street-facing facade of the structure on each street frontage; or 78 percent if the slope of the street frontage abutting that lot exceeds 7.5 percent.	Total width of blank facade segments exceed 70%	Departure Requested	√	Departure Requested
		B.2.c	Any blank segment of a street-facing facade shall be separated by transparent areas that are at least 2 feet wide.	Transparent areas are not proposed between blank facade segments	Departure Requested	√	Departure Requested
Landscaping and screening standards	23.48.055	A.2.b	Landscaping that achieves a Green Factor score of .30 or greater, pursuant to Section 23.86.019, is required for Development, either a new structure or an addition to an existing structure, containing more than 4,000 square feet of non-residential uses	Green Factor score of 0.30 will be achieved	√	√	√
		C.2.a	Surface parking areas abutting streets. Surface parking areas shall provide 3-foot-high screening along the lot lines abutting all streets, except within required sight triangles.	Surface parking is below street level and will have landscaped buffer	√	√	√
		C.2.b	Surface parking areas abutting alleys. Surface parking areas shall provide 3-foot-high screening along the lot lines abutting an alley. The Director may reduce or waive the screening requirement for part or all of the lot line abutting the alley when required parking is provided at the rear lot line and the alley is necessary to provide aisle space.	Screening will be provided	√	√	√
Parking and loading location, access, and curb cuts	23.47A.085	C.1	All accessory surface parking shall be located at the rear or to the side of the principal structure.	Parking is located to the side of the principal structure	√	√	√
		C.2	The amount of lot area allocated to accessory surface parking shall be limited to 30 percent of the total lot area	Parking is less than 30% of lot area	√	√	√
		D.2	If the lot does not abut an improved alley, parking and loading access may be permitted from the street. If the lot abuts more than one street, the location of access is determined by the Director, as a Type I decision, after consulting with the Director of Transportation.	Parking access is provided from alley	√	√	√
Floor area ratio (FAR) in Dravus	23.48.320		Development in the SM-D 55/95 zone is not subject to an FAR limit.	Compliant	√	√	√
Structure height in Dravus	23.48.325	A	In the SM-D 55/95 zone, the height limit for portions of a structure in non-residential use is 55 feet and the height limit for portions of a structure in residential use is 95 feet.	Structure height is under 55 feet	√	√	√
Required parking and maximum parking limits	23.54.015	A	The minimum number of off-street motor vehicle parking spaces required for specific uses is set forth in Table A for 23.54.015 for non-residential uses. Required parking is based upon gross floor area of a use within a structure minus gross floor area in parking uses, and the square footage of a use when located outside of an enclosed structure, Table A for 23.54.015 B.3.b Sports and recreation uses - 1 space for each 500 SF	Required number of parking is provided	√	√	√
Parking quantity exceptions	23.54.020	F.2.a	In multifamily and commercial zones, the minimum required parking for all uses is reduced by 50 percent if the property is located within a frequent transit service area, and the property is not located in an Urban Center, Urban Village, or Station Area Overlay District.	Required number of parking is provided	√	√	√
Solid waste and recyclable materials storage and access	23.54.040	Table A	Non-residential development 15,001 - 50,000 SF - 175 SF minimum required storage space	A trash area of approx. 200 SF is provided	√	√	√



7.0 DESIGN GUIDELINES

CS2 – URBAN PATTERN AND FORM

B.1 ADJACENT SITES, STREETS AND OPEN SPACES: SITE CHARACTERISTICS

ARCHITECT RESPONSE:

The proposed design options thoughtfully position the building to fit within the site constraints. There is an ECA steep slope along the west property line that creates a 33' elevation drop from east to west. Lush landscaping along the east facade will be a buffer between the vehicular centric 15th Ave W. that will allow drivers and pedestrians walking along the sidewalk to enjoy the greenery. The vehicle entry was located off the alley to the west of the site as the only means of entry. An entry from 15th Ave W. is proposed to allow a clear access point into the building.

D.1 HEIGHT, BULK, AND SCALE: EXISTING DEVELOPMENT AND ZONING

ARCHITECT RESPONSE:

15th Ave. W. is a major north-south arterial road with industrial buildings directly to the west and north. Multifamily projects are seen to the east of 15th Ave W. and to the south of W. Bertona St. The goal of the project is to provide a well proportion building that creates a thoughtful transition from west to east and adds to the surrounding context.

CS3 – ARCHITECTURAL CONTEXT AND CHARACTER

A.1 EMPHASIZING POSITIVE NEIGHBORHOOD ATTRIBUTES: FITTING OLD AND NEW TOGETHER

ARCHITECT RESPONSE:

The proposed design options has taken inspiration from site specific elements and incorporated them in multiple ways. From overall design aesthetic to material and building articulation. Elements that were on the existing site will influence the proposed building murals along with the proposed lush landscaping along the building facades.

PL3 – STREET-LEVEL INTERACTION

A.1 ENTRIES: DESIGN OBJECTIVES

ARCHITECT RESPONSE:

The proposed design options will incorporate clear building entries, highlighted with special material on the entry facade along with special paving/planting. Canopies for weather protection and visible building signage will also further clarify the difference of entry from other building program.

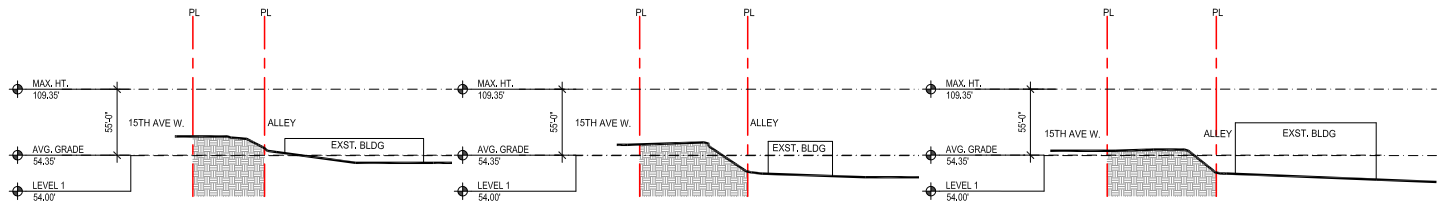


Figure 1: The sections above illustrates the dramatic slope that runs in the east-west direction.



Figure 2: Art work found on-site from local Seattle artist Ryan 'Henry' Ward. 'Henry' is one of the most recognizable artist work found all over Seattle.



Figure 3: Special paving material and landscaping to highlight the building entry will be incorporated into the building design.



Figure 4: Example of clearly defining the main entry. The proposed building options will utilize canopies, signage & special material or color to delineate entry.



7.0 DESIGN GUIDELINES

DC2 – ARCHITECTURAL CONCEPT

B.1 ARCHITECTURAL AND FACADE COMPOSITION: FACADE COMPOSITION

ARCHITECT RESPONSE:

The proposed design options will incorporate multiple design elements for each facade to reflect each elevation context. Overall building composition, proportions, materiality and detailing will be carefully considered as the proposed design develops.

C.1 SECONDARY ARCHITECTURAL FEATURES: VISUAL DEPTH AND INTEREST

ARCHITECT RESPONSE:

With the proposed design facade being pickleball courts, the secondary elements proposed will be focused on creating a lively building with mural art, special entry material, lush landscaping, roof trellis and appropriate fenestration at street level.

DC4 – EXTERIOR ELEMENTS AND FINISHES

C.1 LIGHTING: FUNCTION

ARCHITECT RESPONSE:

Building lighting will be thoughtfully designed on the exterior and landscaping for safety and to highlight project elements such as mural art & landscaping. Lit canopies will be located at all building entries and will be denoted with clear building signage.



Figure 5: The proposed design will utilize glazing material change & color change to reflect interior program on the exterior facade of the building.



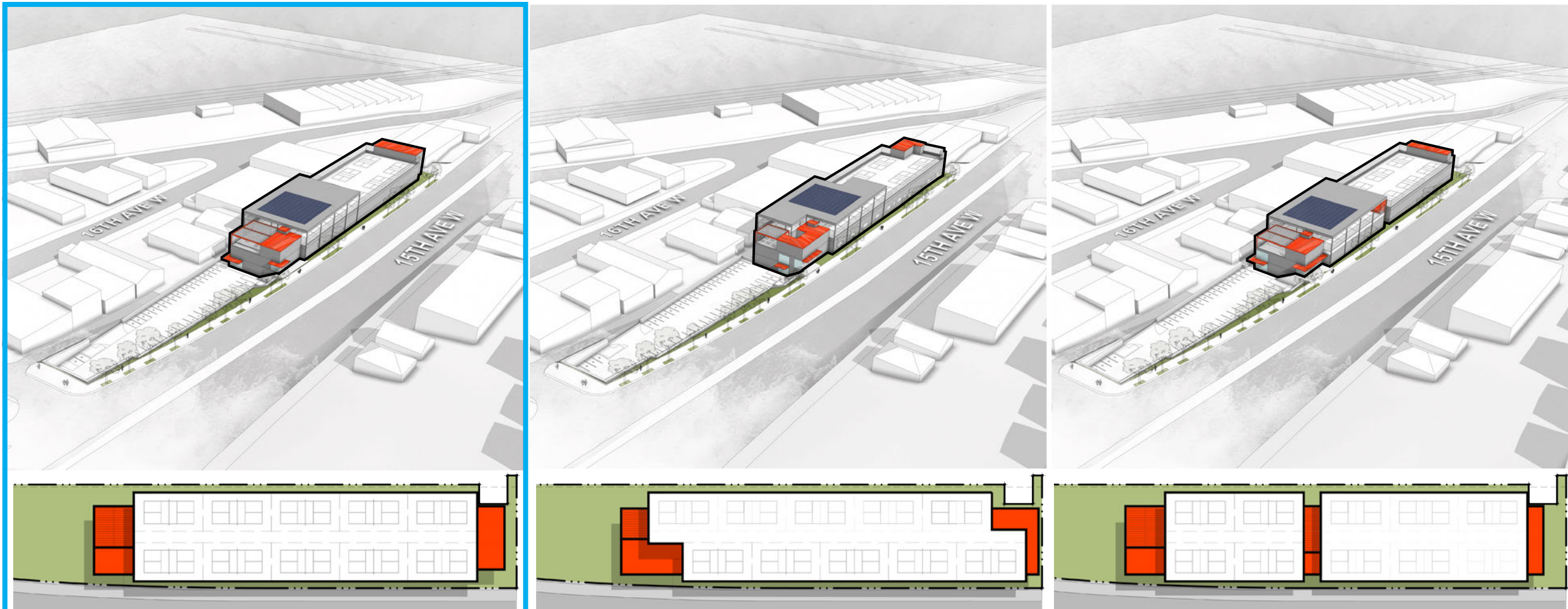
Figure 6: Example of secondary elements such as trellis and lighting to create a lively human experience at the proposed upper level seating area.



Figure 7: Examples of lighting utilized on facade to highlight mural art and to light circulation spaces for safe site travel.



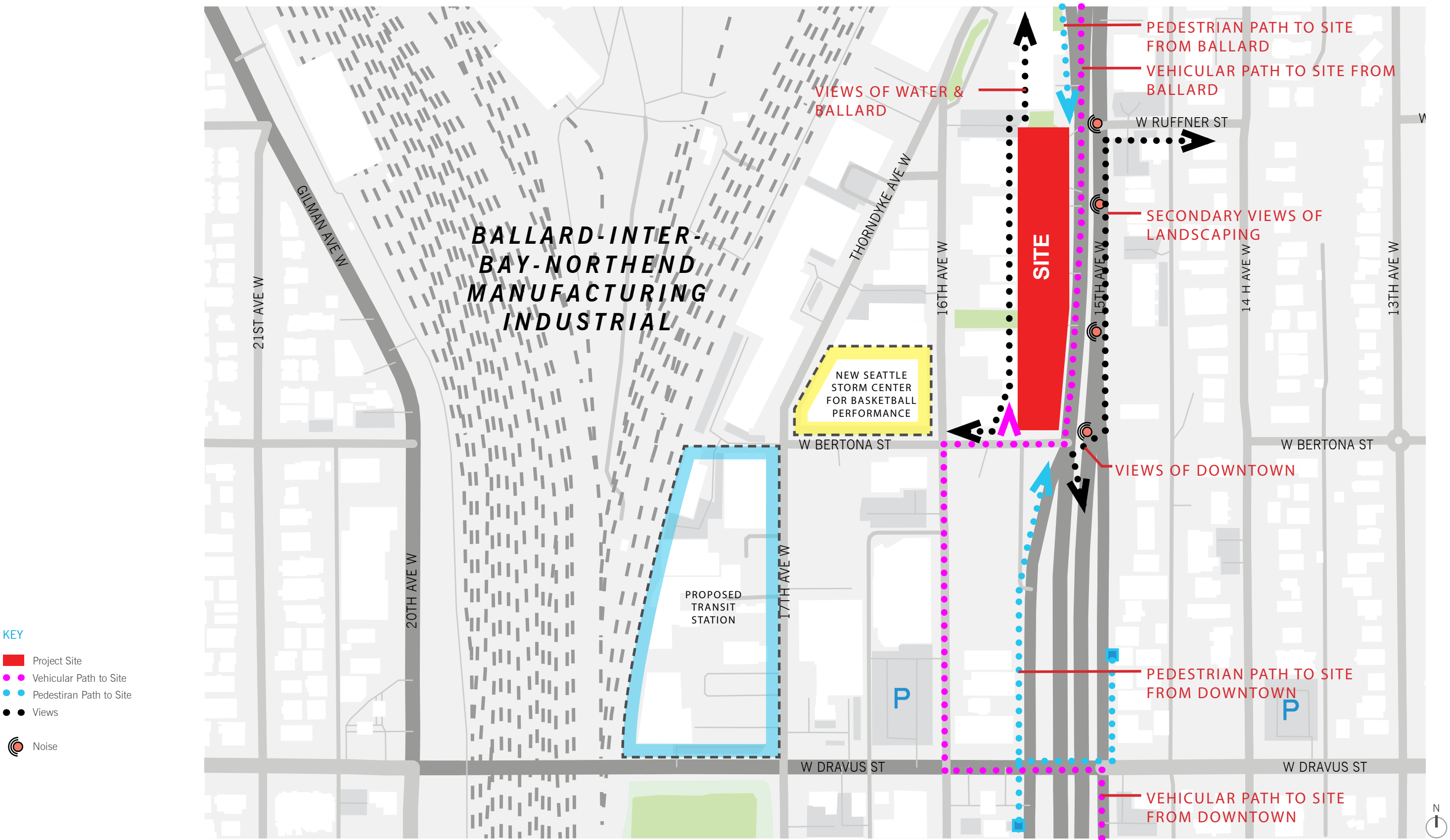
8.0 ARCHITECTURAL MASSING CONCEPTS



	Option 1 (Preferred)	Option 2	Option 3
CONCEPT:	"BALANCED"	"SHIFT"	"SPLIT"
GROSS SF:	55,000 SF	55,320 SF	53,000 SF
PARKING STALLS:	53 Stalls	54 Stalls	51 Stalls
OPPORTUNITIES:	<ul style="list-style-type: none"><li>• Shortest building length</li><li>• Seating area on rooftop</li><li>• Allows for glazed entry corner on street level</li><li>• Mezzanine level allows a full view into the indoor courts</li><li>• Supports the sports program requirements with clear visuals access the best with masses on north and south anchor project</li><li>• Allows for maximum flexibility as programmatic needs evolve</li></ul>	<ul style="list-style-type: none"><li>• Lobby mass oriented for additional street frontage</li><li>• Seating area on rooftop</li><li>• Allows for glazed entry corner on street level</li><li>• Allows for more glazed area along the 15th frontage at the lobby mass</li></ul>	<ul style="list-style-type: none"><li>• Break down the building length along 15th Ave W.</li><li>• Seating area on rooftop</li><li>• Provides a visual facade break</li><li>• Allows for glazed entry corner on street level</li><li>• Slightly wider landscaped area along 15th Ave W.</li></ul>
CONSTRAINTS:	<ul style="list-style-type: none"><li>• Because of the long, narrow site configuration, the court mass is long with no break on the facade</li></ul>	<ul style="list-style-type: none"><li>• Does not support the sport program requirements, as shift prevents clear visual access to all courts</li><li>• Mezzanine level doesn't allow a full view into the indoor courts</li><li>• Restrooms located at the south end only</li><li>• Weaker street presence when viewed from the north</li></ul>	<ul style="list-style-type: none"><li>• Longest facade option</li><li>• Does not support the programmatic uses, as courts are interrupted by the split</li><li>• Narrower central circulation between courts negatively affects players maneuverability inside the courts</li><li>• Weaker street presence when viewed from the north</li></ul>

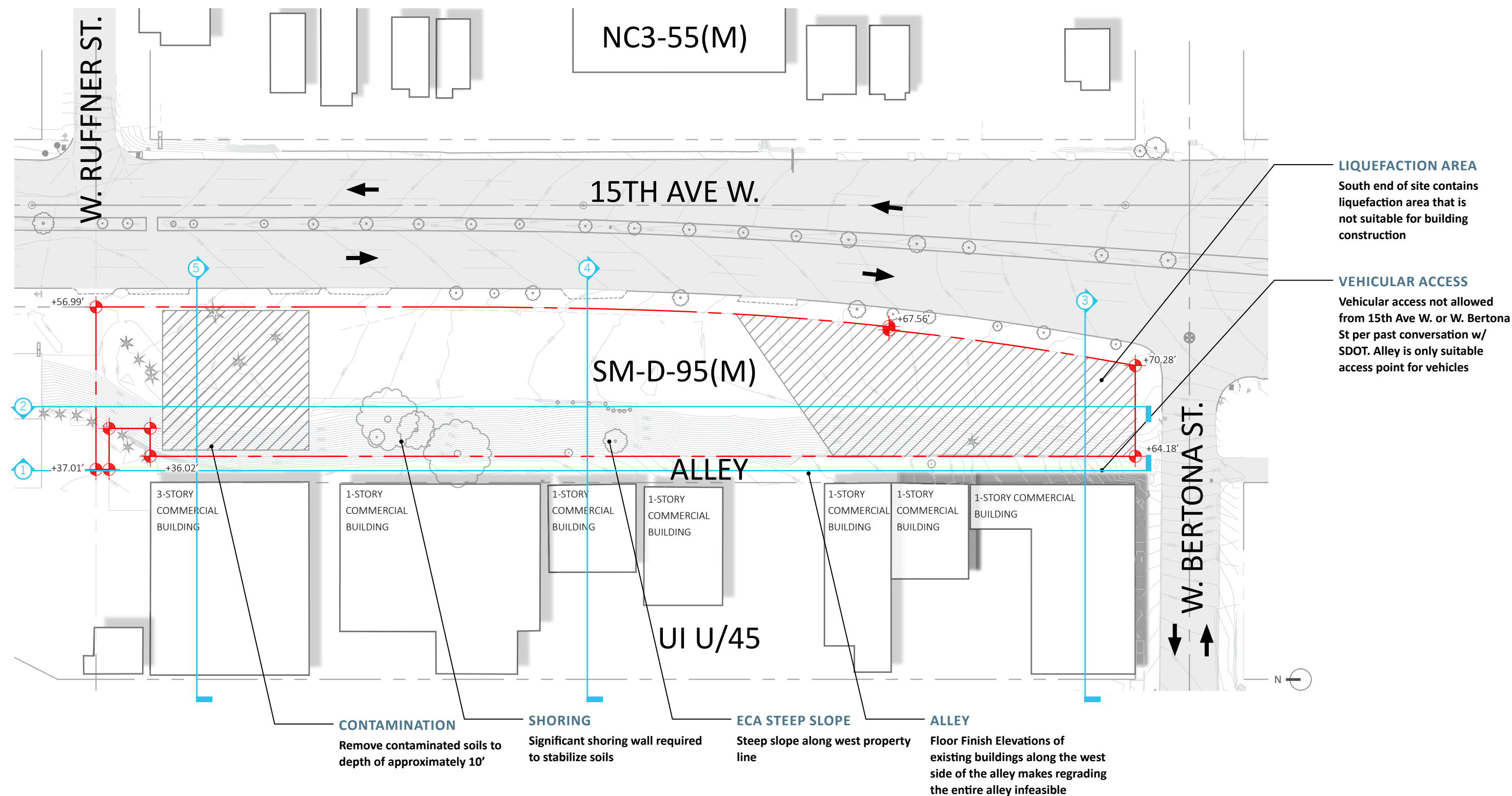


8.0 ARCHITECTURAL DESIGN CONCEPT - SITE ANALYSIS



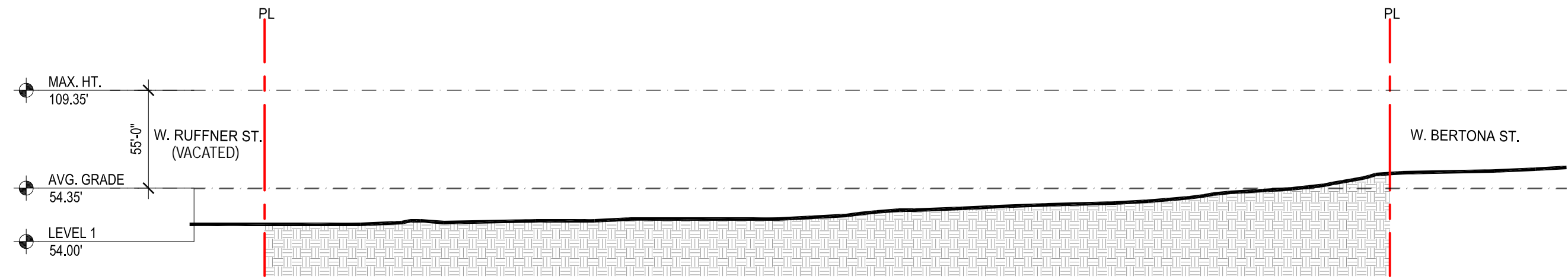


8.0 ARCHITECTURAL DESIGN CONCEPT - SITE ASPECTS MAP

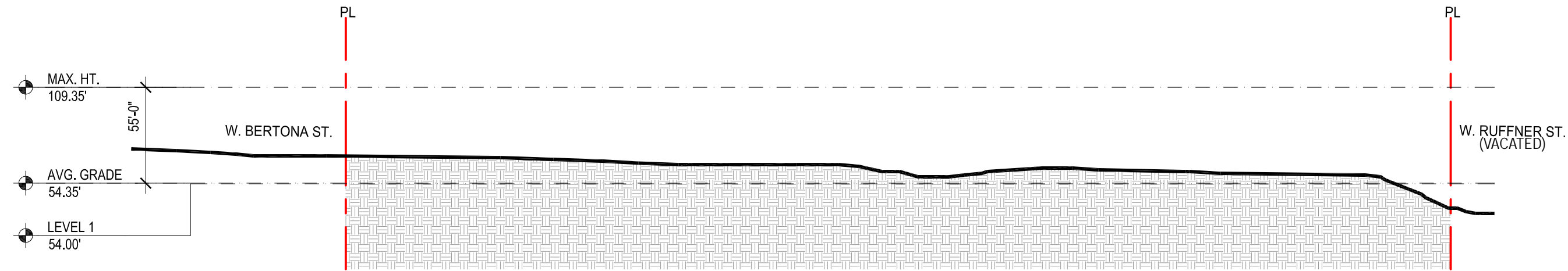




8.0 ARCHITECTURAL DESIGN CONCEPT - SITE SECTIONS



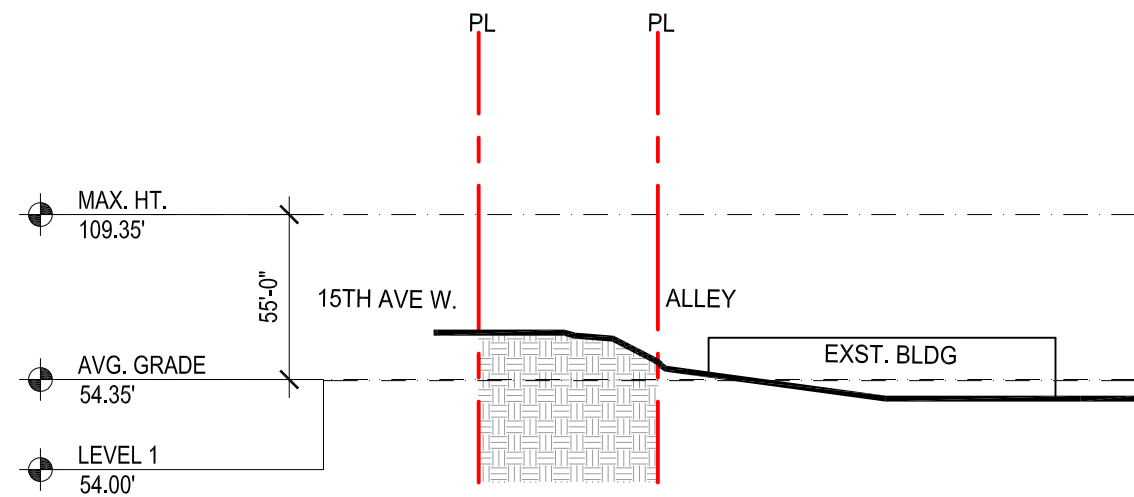
NORTH-SOUTH SECTION 1 (ALLEY)



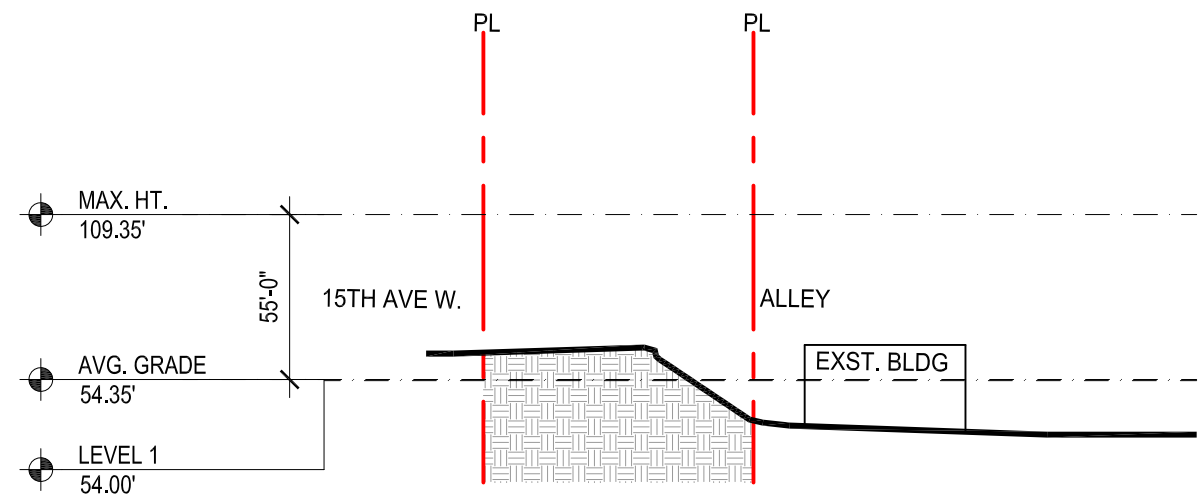
NORTH-SOUTH SECTION 2 (SITE)



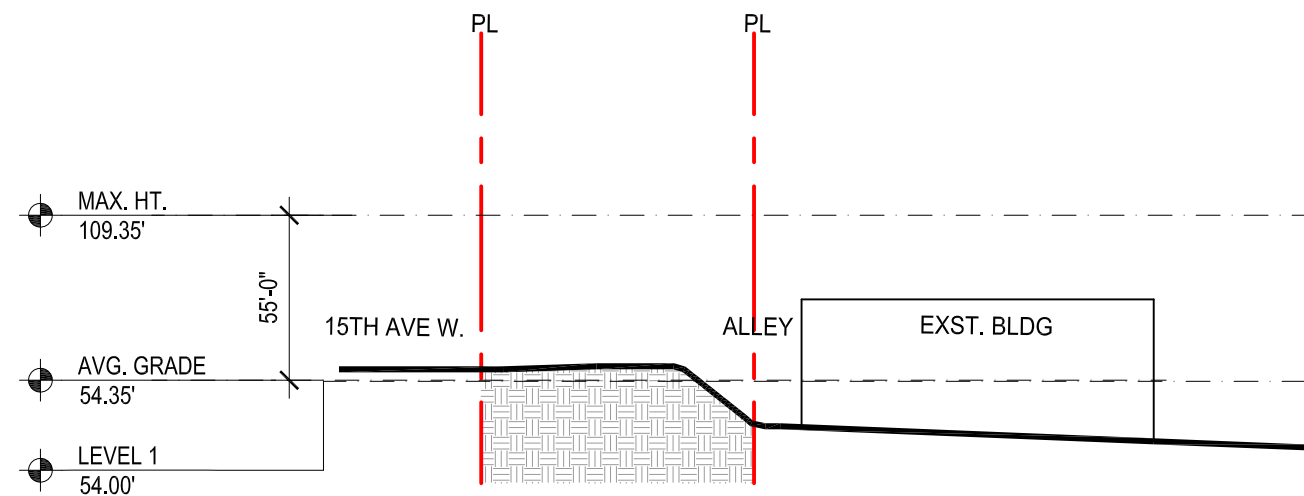
8.0 ARCHITECTURAL DESIGN CONCEPT - SITE SECTIONS



EAST-WEST SECTION 3 (SITE)



EAST-WEST SECTION 4 (SITE)



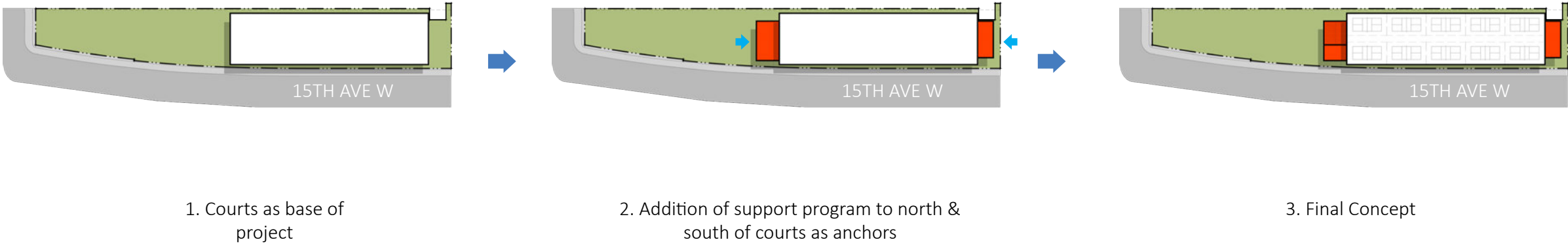
EAST-WEST SECTION 5 (SITE)



8.0 ARCHITECTURAL MASSING CONCEPTS

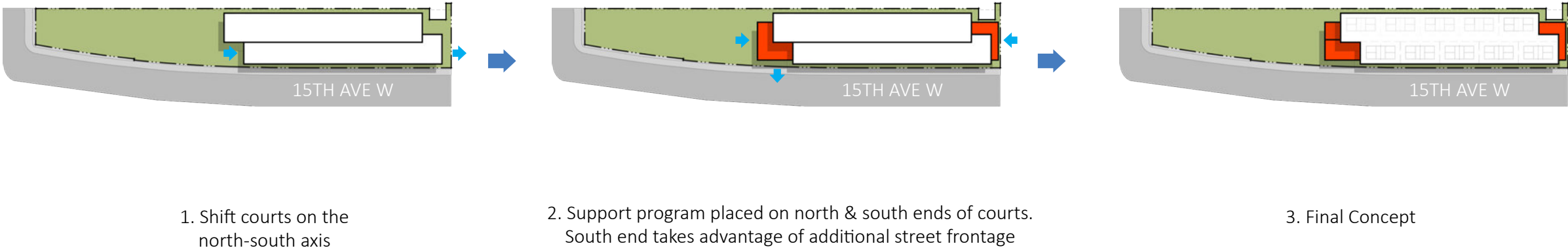
OPTION 1 CONCEPT - BALANCED

- Creates an anchor on each end of the building, strengthening its presence from both north and south directions
- Most efficient program layout



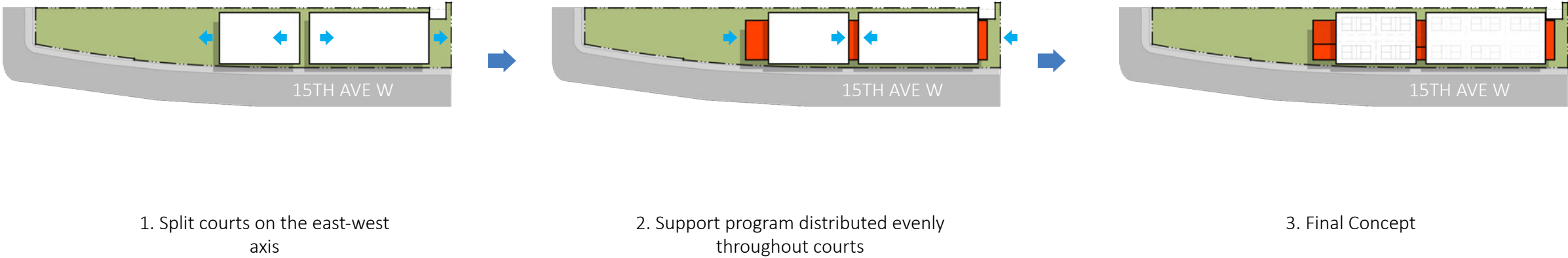
OPTION 2 CONCEPT - SHIFT

- Allows more street frontage for the entry mass



OPTION 3 CONCEPT - SPLIT

- Break up facade length

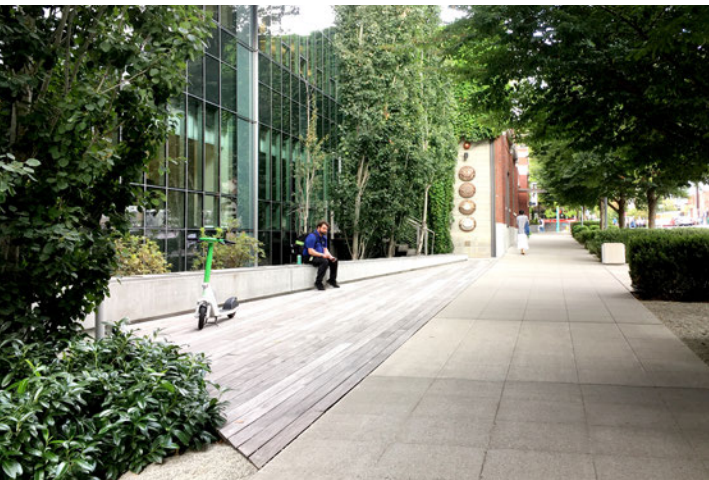




8.0 ARCHITECTURAL DESIGN CONCEPT

PROJECT DESIGN CONCEPT

Inspired by site context, this project will implement linear, clear rhythm with simple utilitarian form. Contrasting, bold colors in material & mural form to create a lively facade and respect the history of mural artwork found on the site. Finally, lush landscaping will surround the building to enrich the human scale along the streetscape as well as provide a buffer along the vehicular centric 15th Ave W.



ENTRY WITH SPECIAL MATERIAL AND LUSH LANDSCAPING



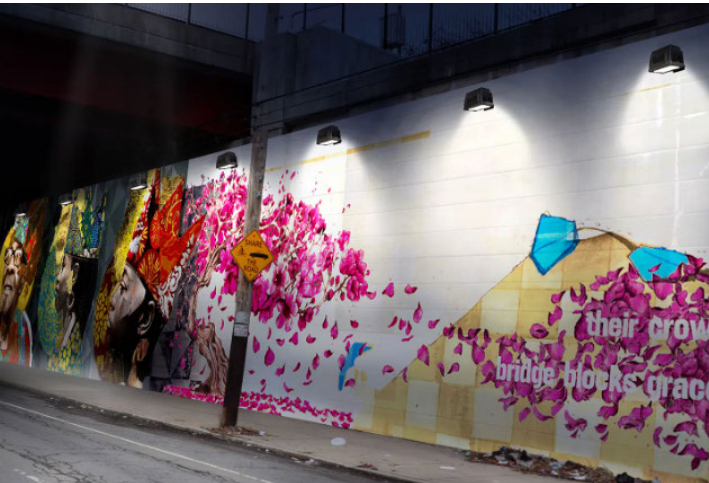
SIMPLE, DESIGNED WITH DETAIL



LIGHT, RELAXING HUMAN EXPERIENCE



MESH RAILING WITH BRANDING/ARTWORK SHIELDING ROOF LEVEL COURTS



THOUGHTFUL LIGHTING TO HIGHLIGHT MURAL ART & FOR SAFETY/VISIBILITY



MURAL INSPIRATION



MURAL INSPIRATION



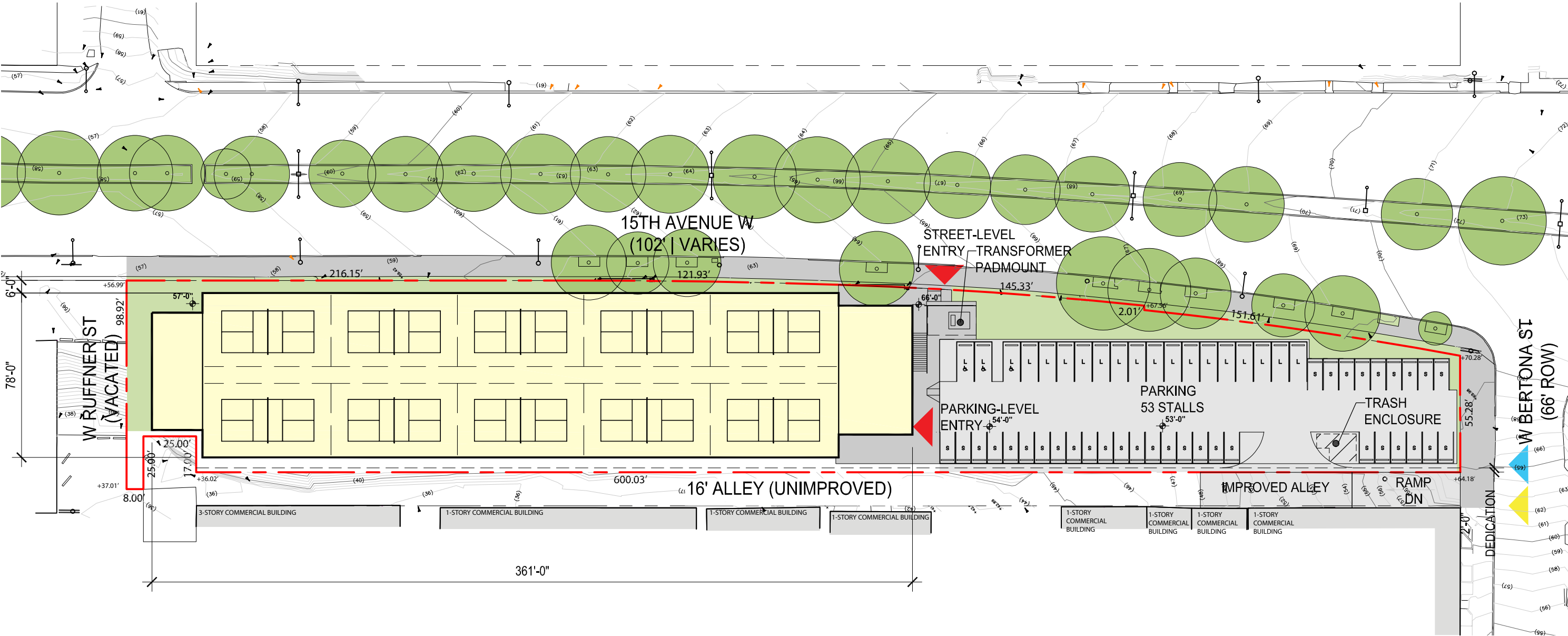
MURAL INSPIRATION



O P T I O N 1



8.0 PREFERRED OPTION 1 | SITE PLAN

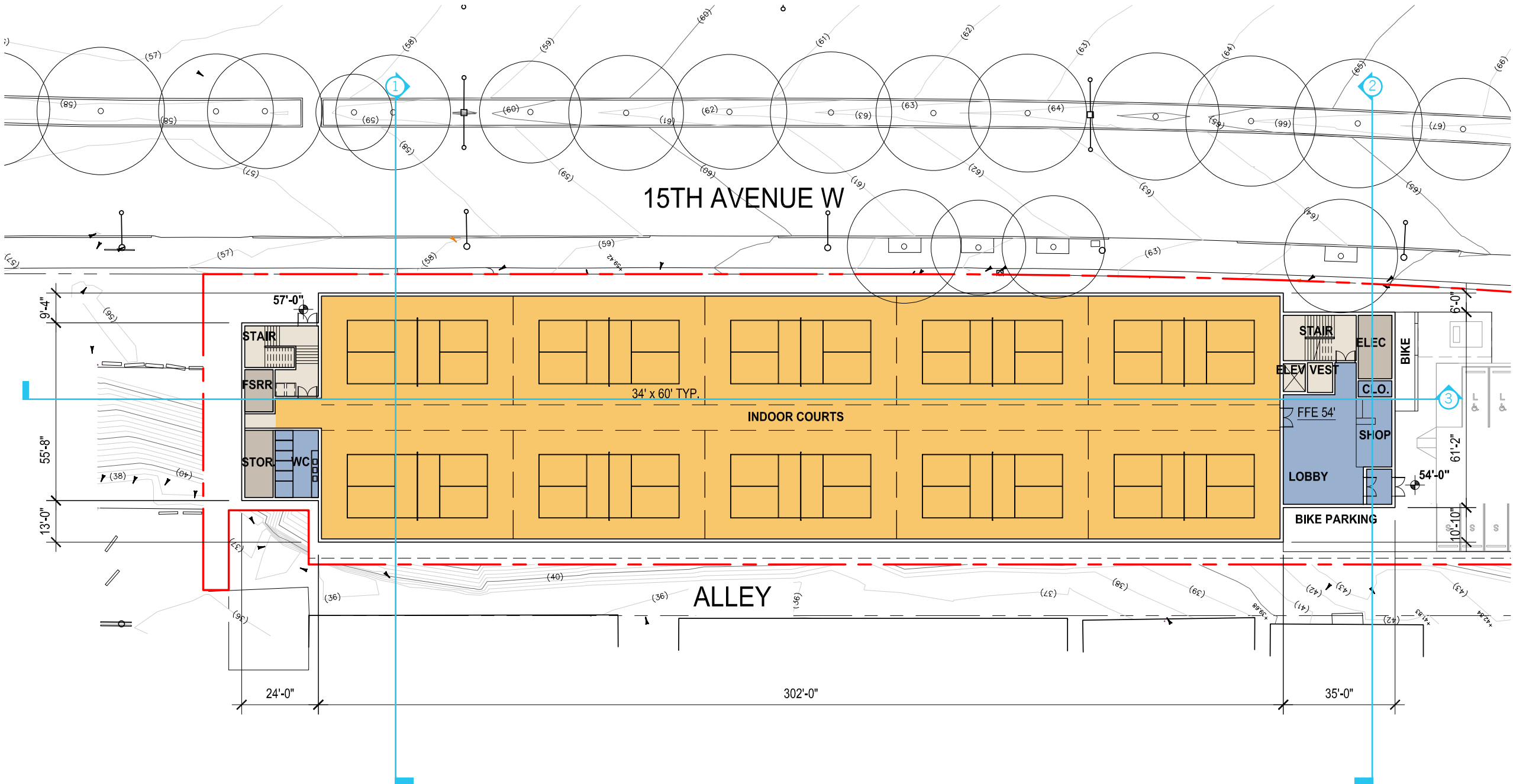


- KEY
- Proposed Building
  - Context Buildings
  - Trees & Planting Strip
  - Commercial Entry
  - Vehicular Access
  - Service Access

SITE PLAN N



8.0 PREFERRED OPTION 1 | FLOOR PLANS

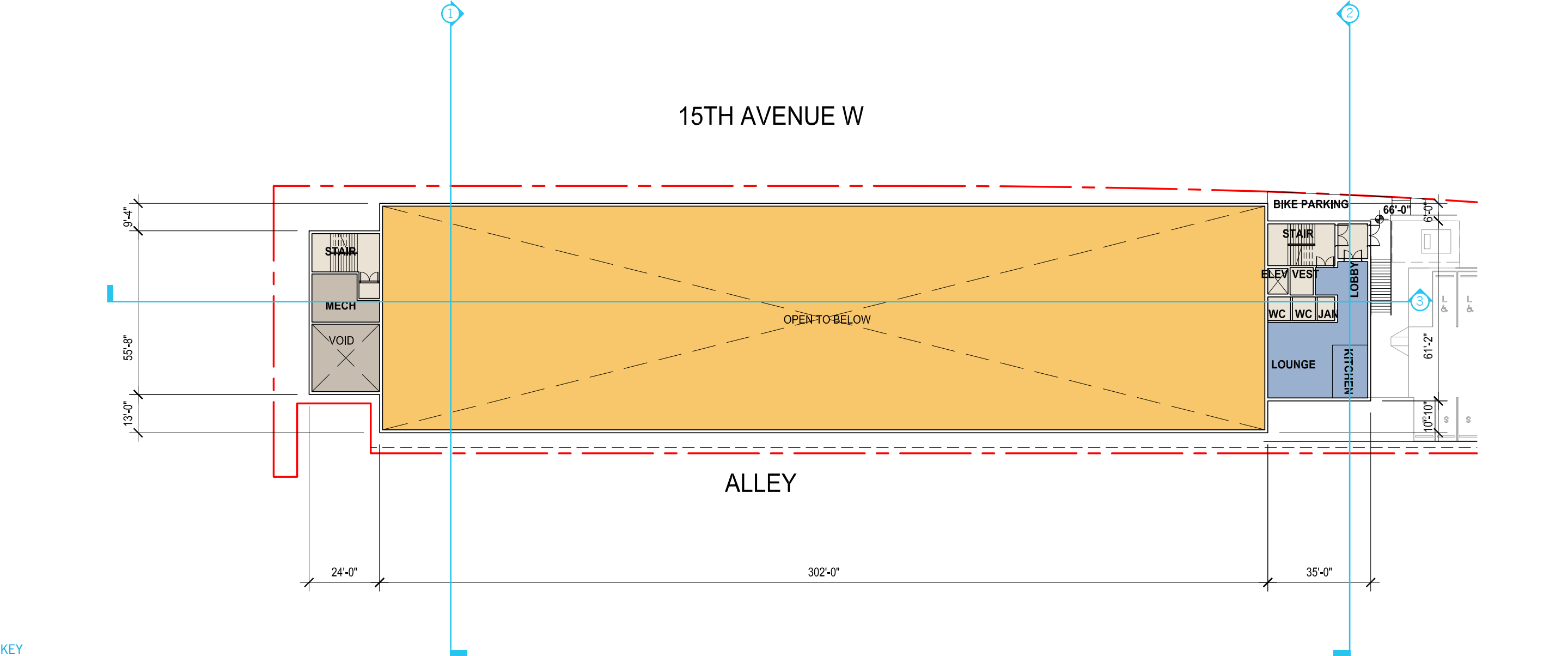


- KEY
- Courts
  - Support Program
  - Utility / BOH
  - Circulation
  - Planting Strip / Landscape

LEVEL 1 N

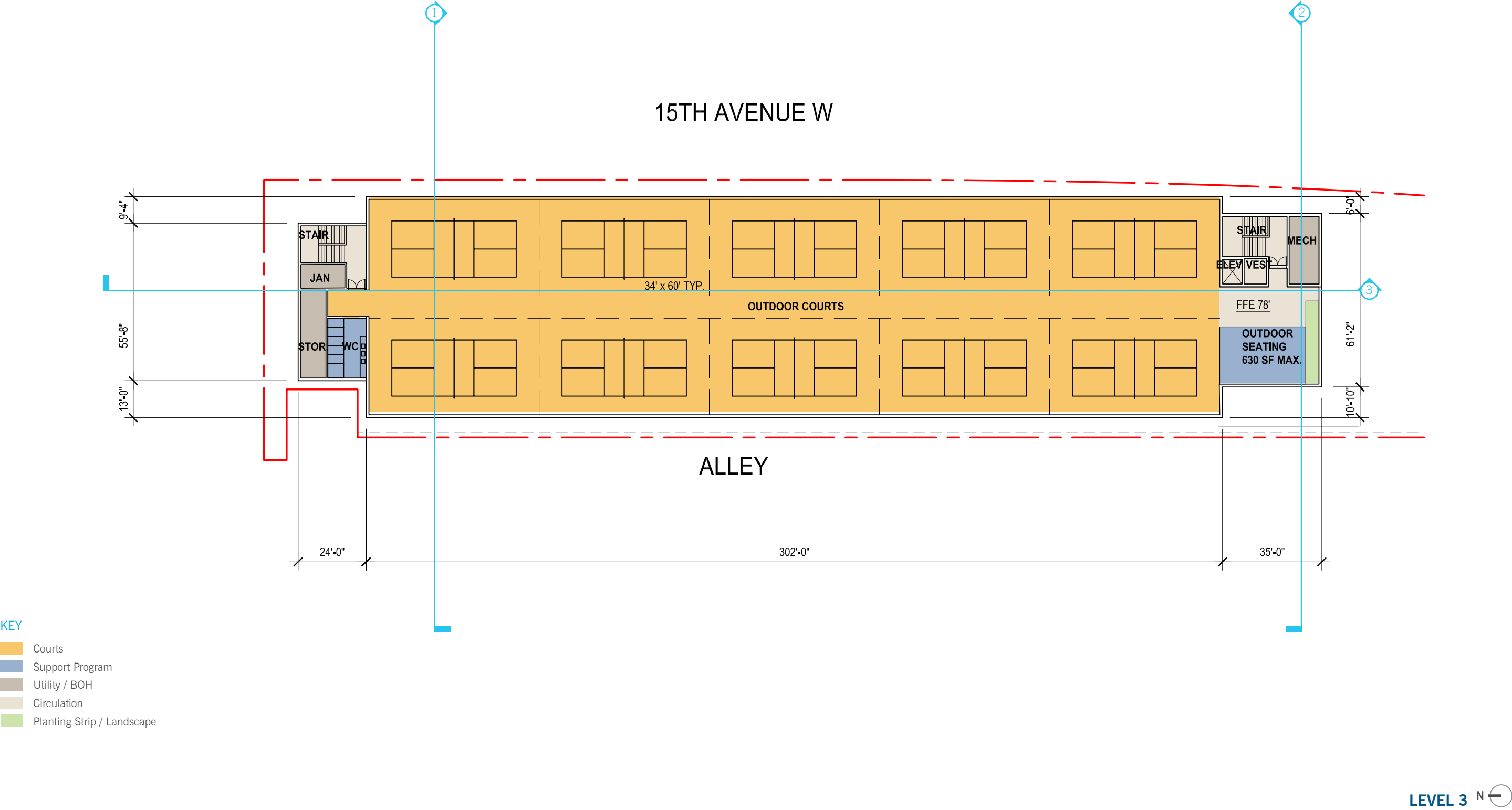


8.0 PREFERRED OPTION 1 | FLOOR PLANS



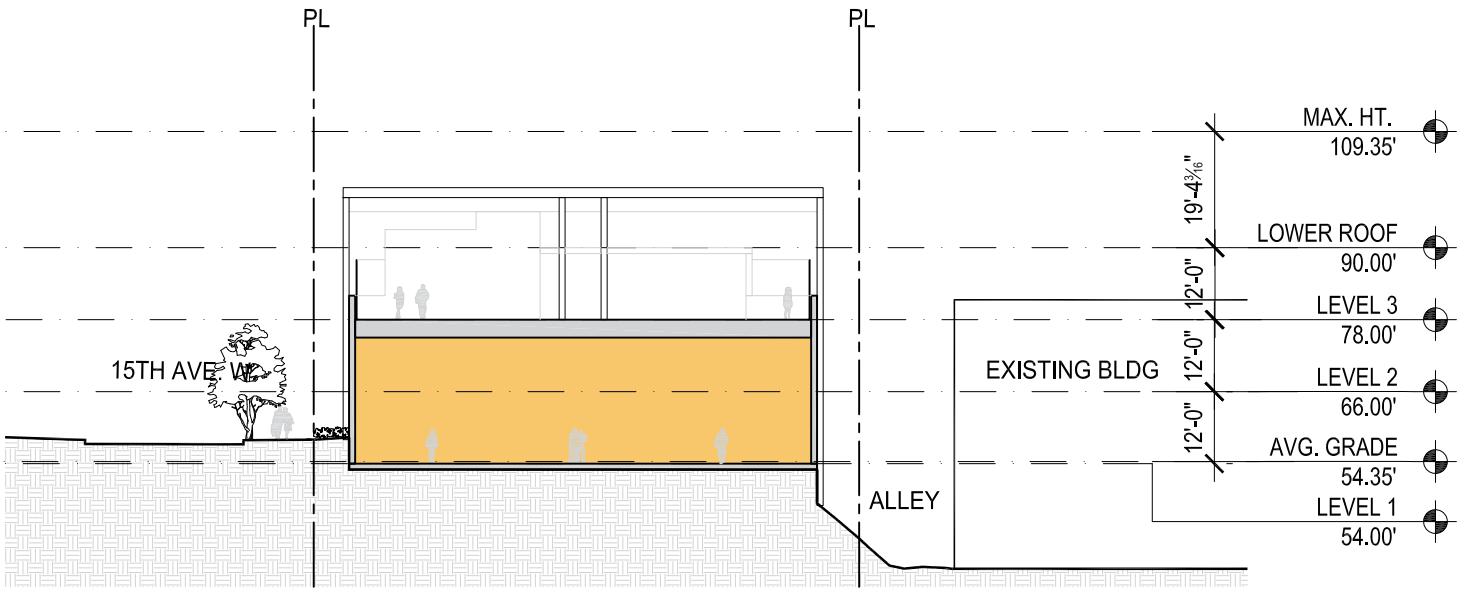
LEVEL 2 N

8.0 PREFERRED OPTION 1 | FLOOR PLANS

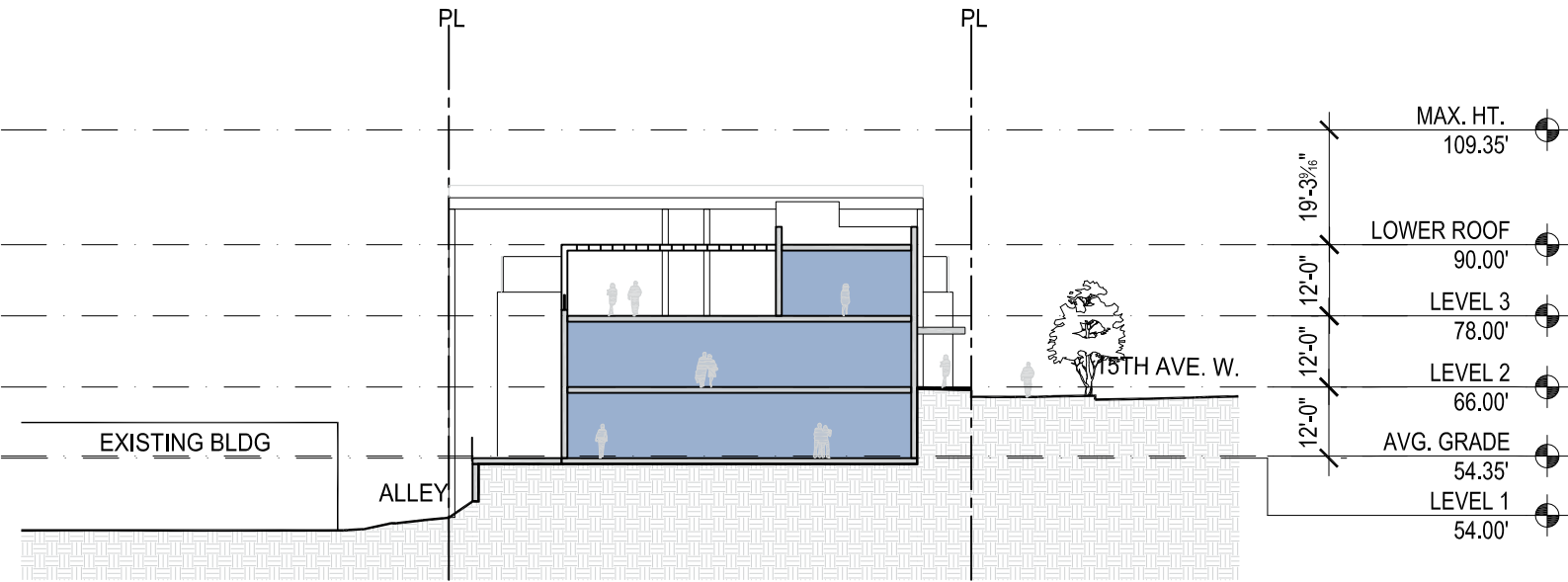




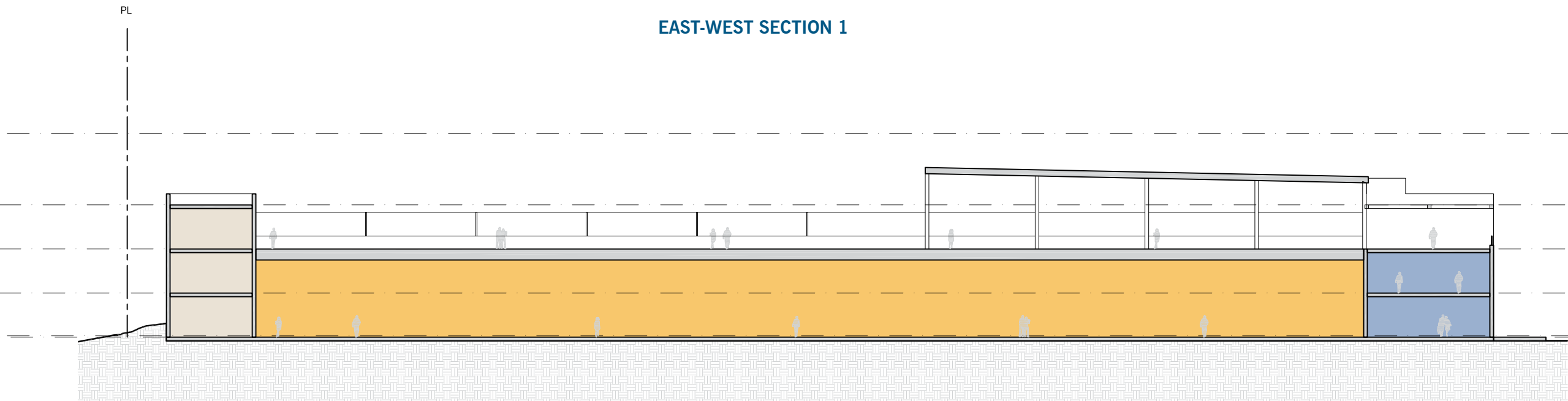
8.0 PREFERRED OPTION 1 | SECTIONS



EAST-WEST SECTION 1



EAST-WEST SECTION 2

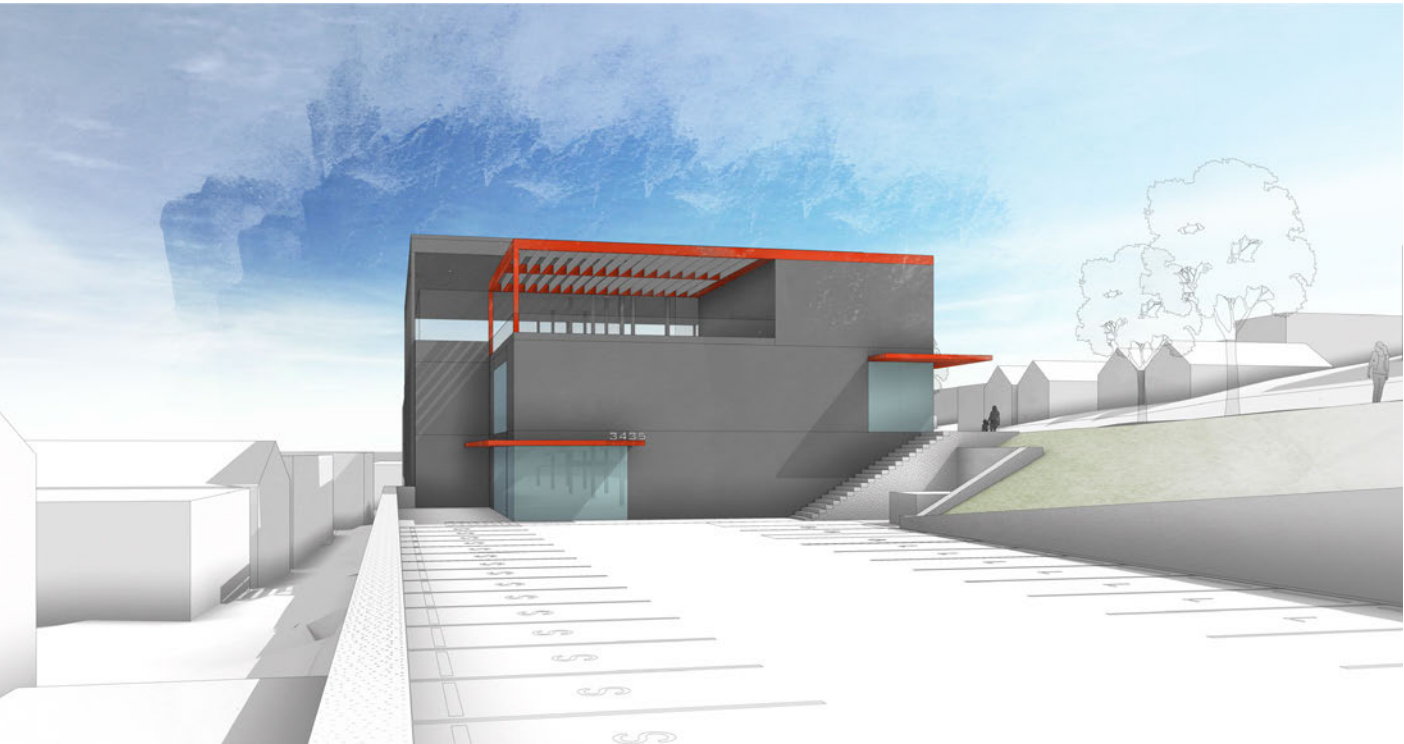


NORTH-SOUTH SECTION 3

- KEY
- Courts
  - Support Program
  - Utility / BOH
  - Circulation

8.0 PREFERRED OPTION 1 | MASSING

DESIGN ANALYSIS



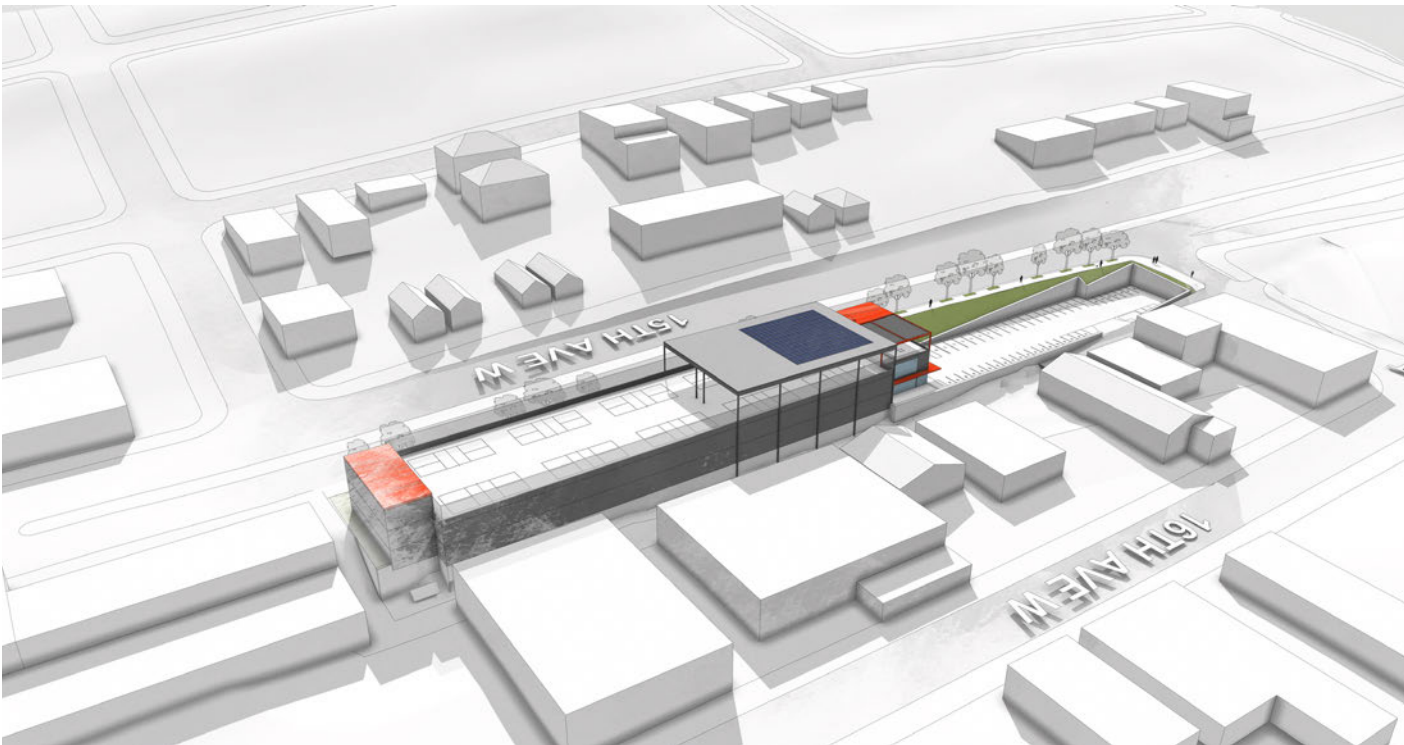
SOUTHWEST PERSPECTIVE VIEW



SOUTHEAST PERSPECTIVE VIEW



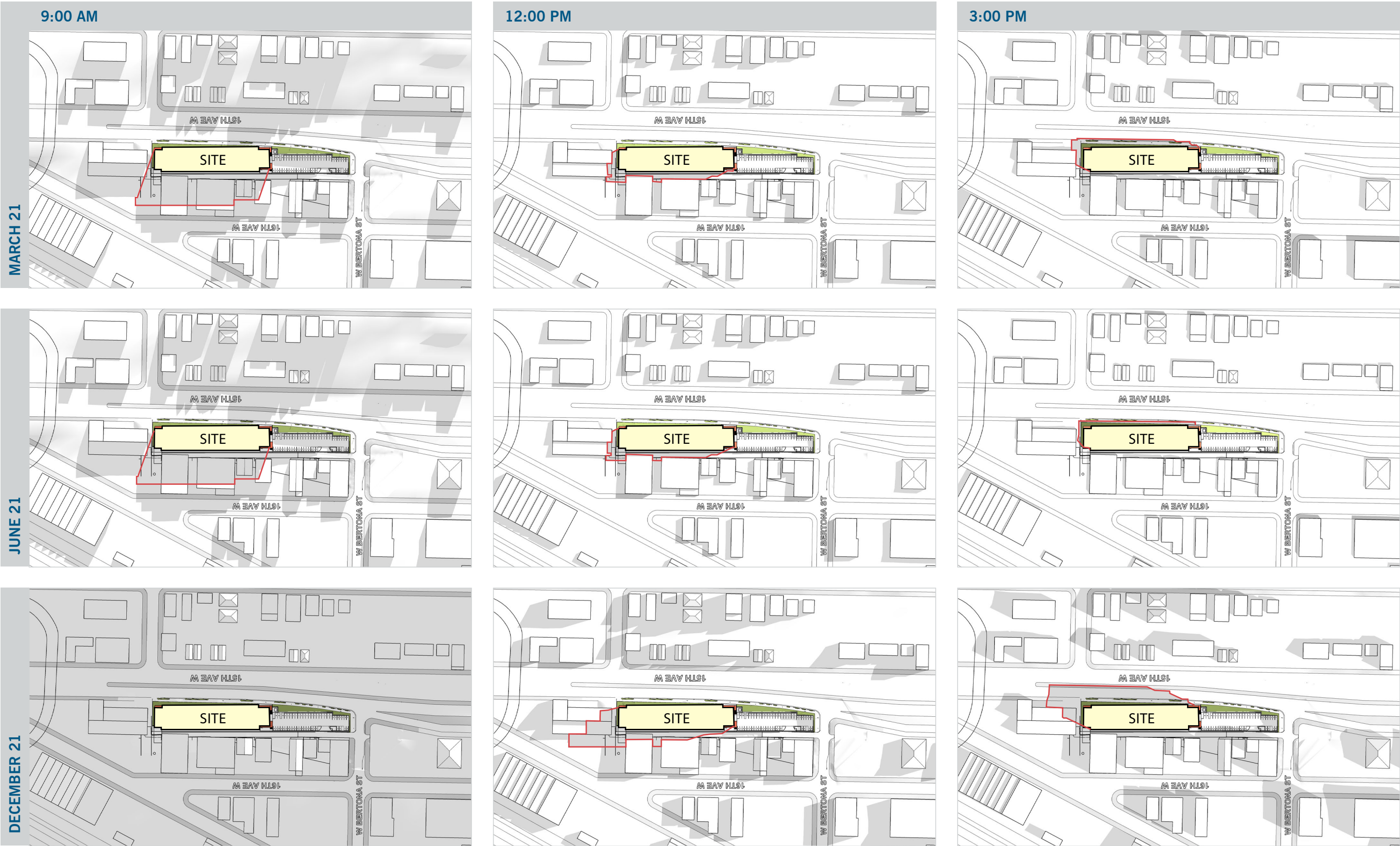
NORTHEAST PERSPECTIVE VIEW



NORTHWEST AERIAL VIEW



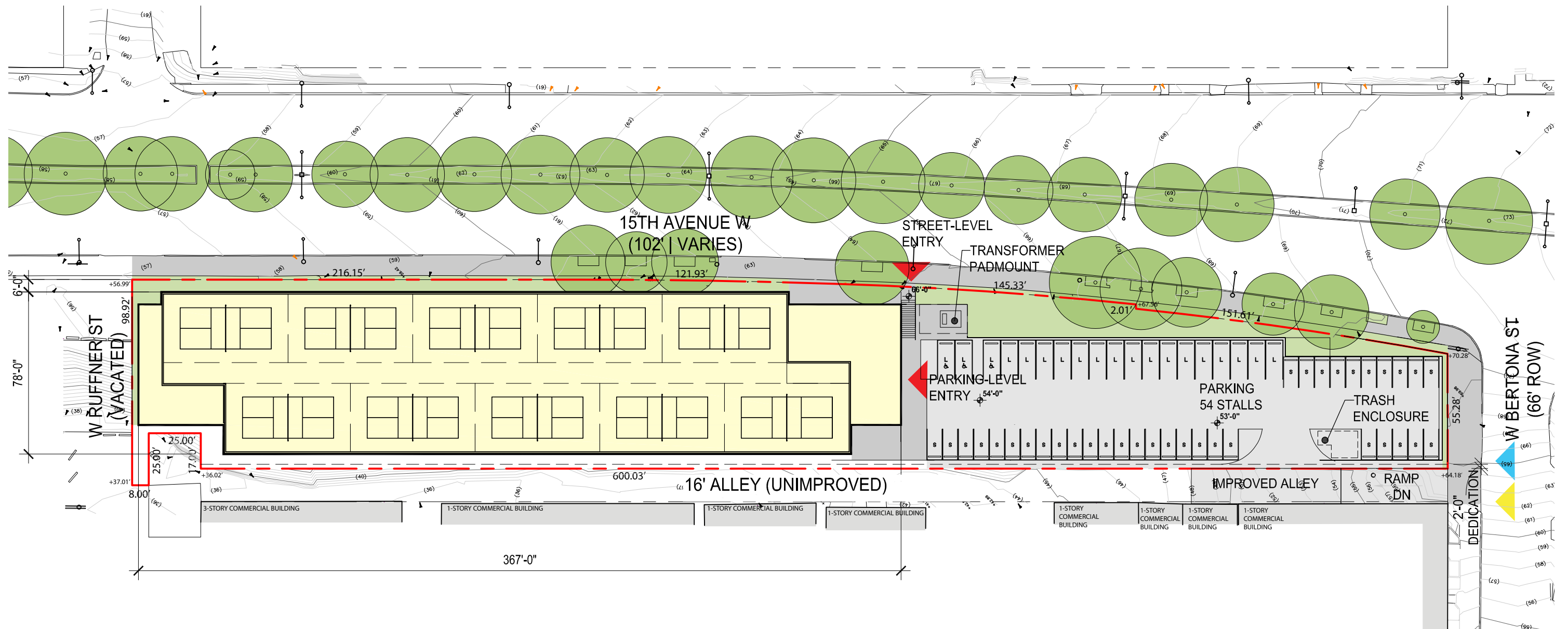
8.0 PREFERRED OPTION 1 | SHADOW STUDY



O P T I O N 2



## 8.0 OPTION 2 | SITE PLAN

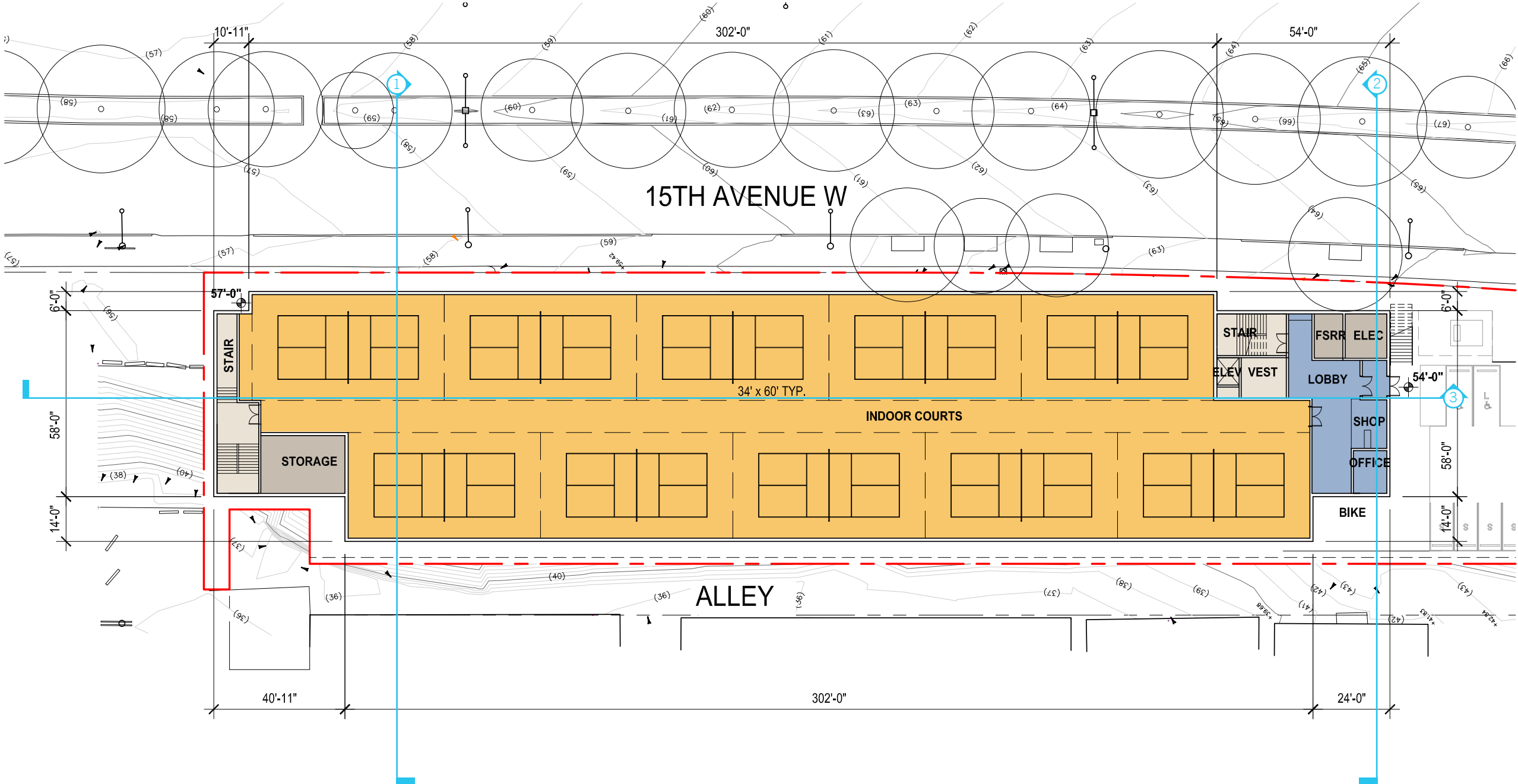


## KEY

-  Proposed Building
-  Context Buildings
-  Trees & Planting Strip
-  Commercial Entry
-  Vehicular Access
-  Service Access

**SITE PLAN** N 

8.0 OPTION 2 | FLOOR PLANS

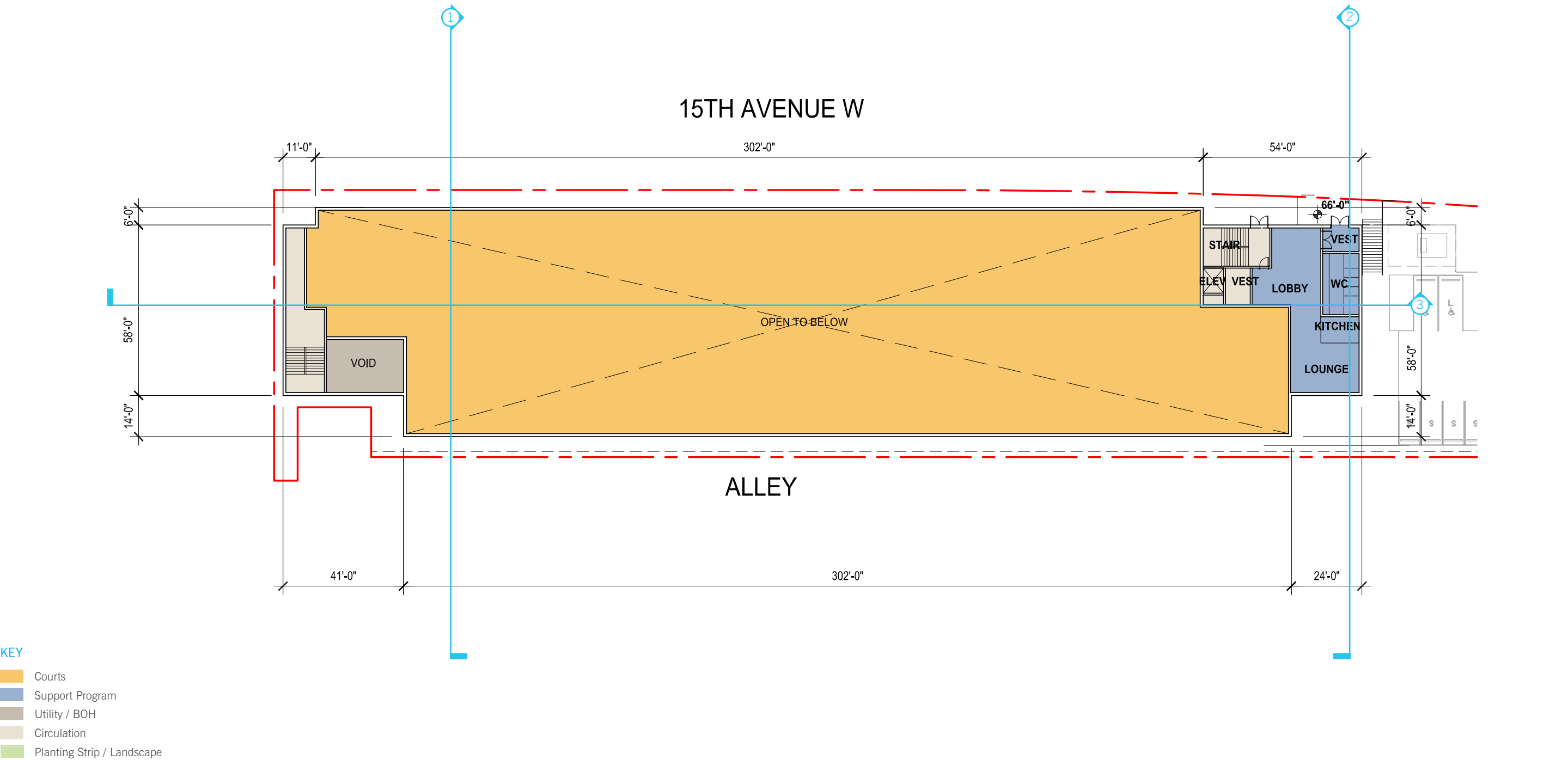


- KEY
- Courts
  - Support Program
  - Utility / BOH
  - Circulation
  - Planting Strip / Landscape

LEVEL 1 N

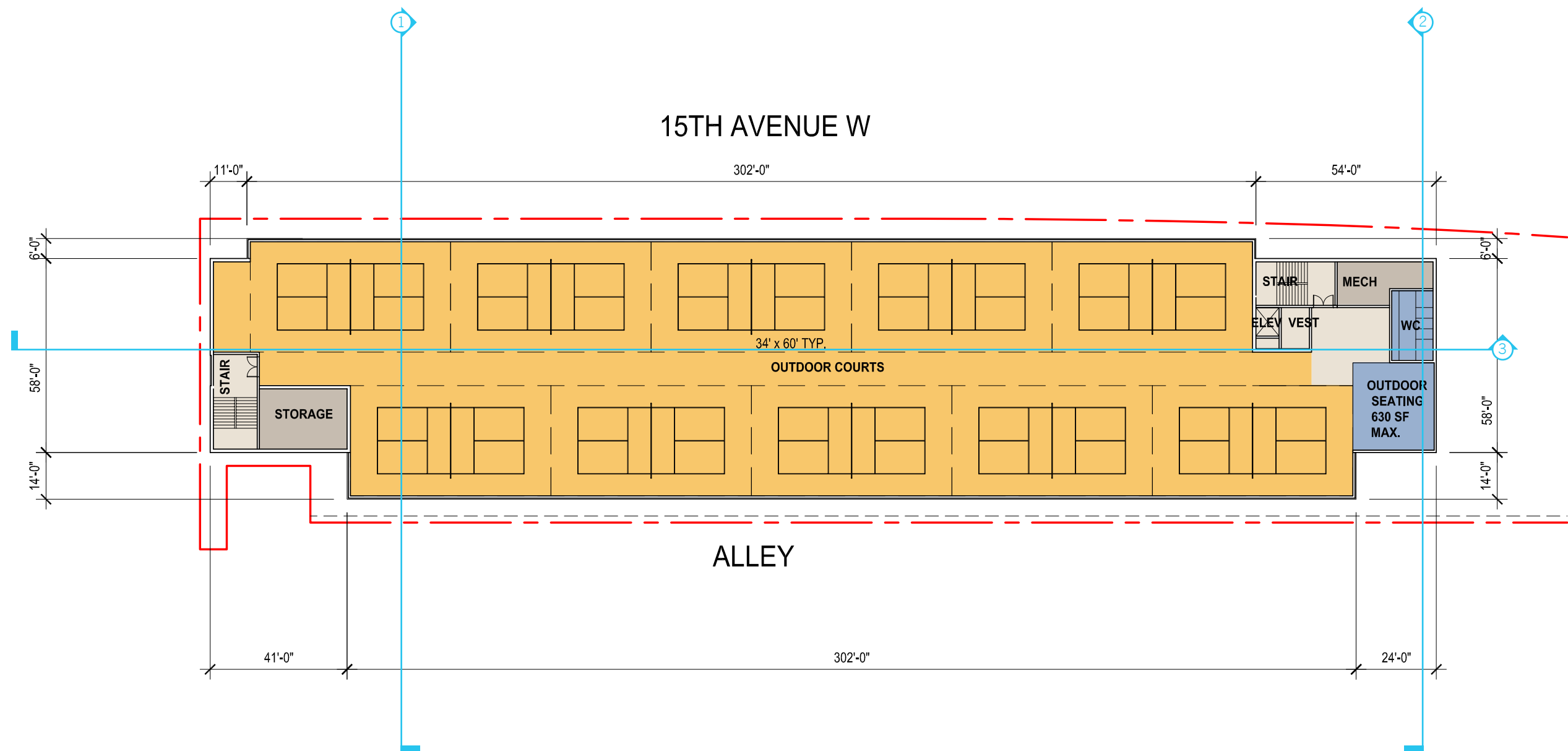


8.0 OPTION 2 | FLOOR PLANS



LEVEL 2 N

8.0 OPTION 2 | FLOOR PLANS

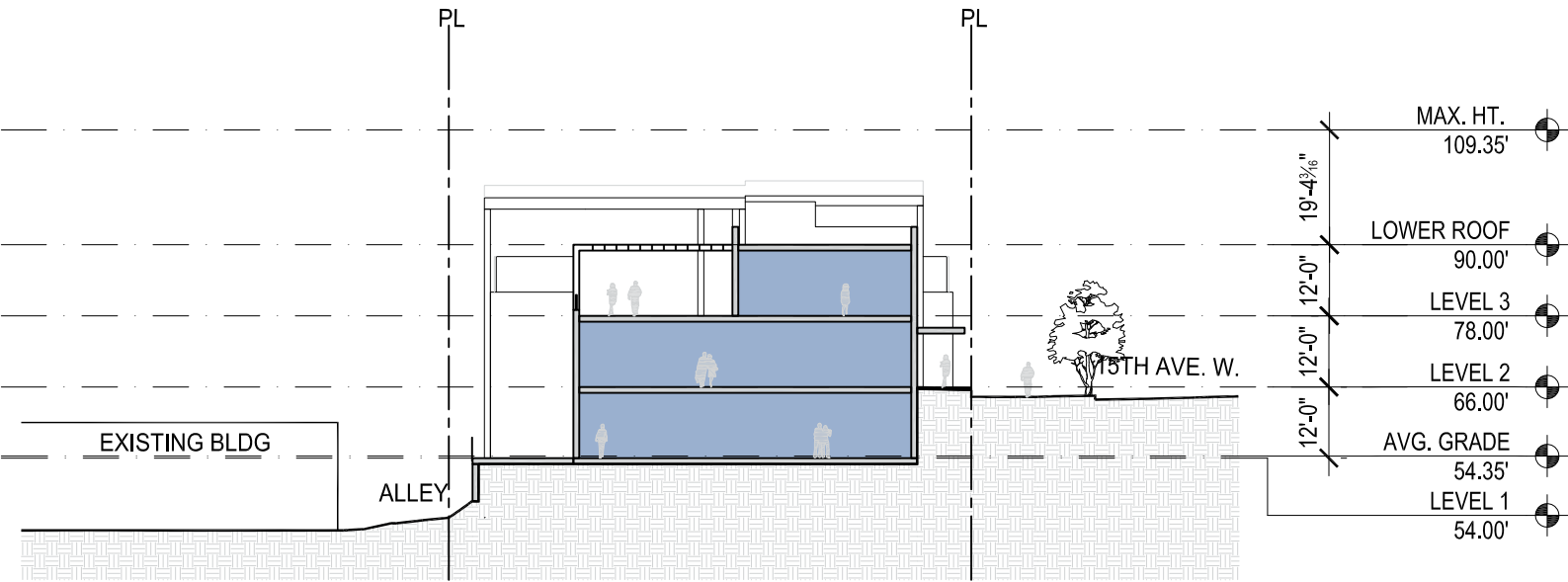
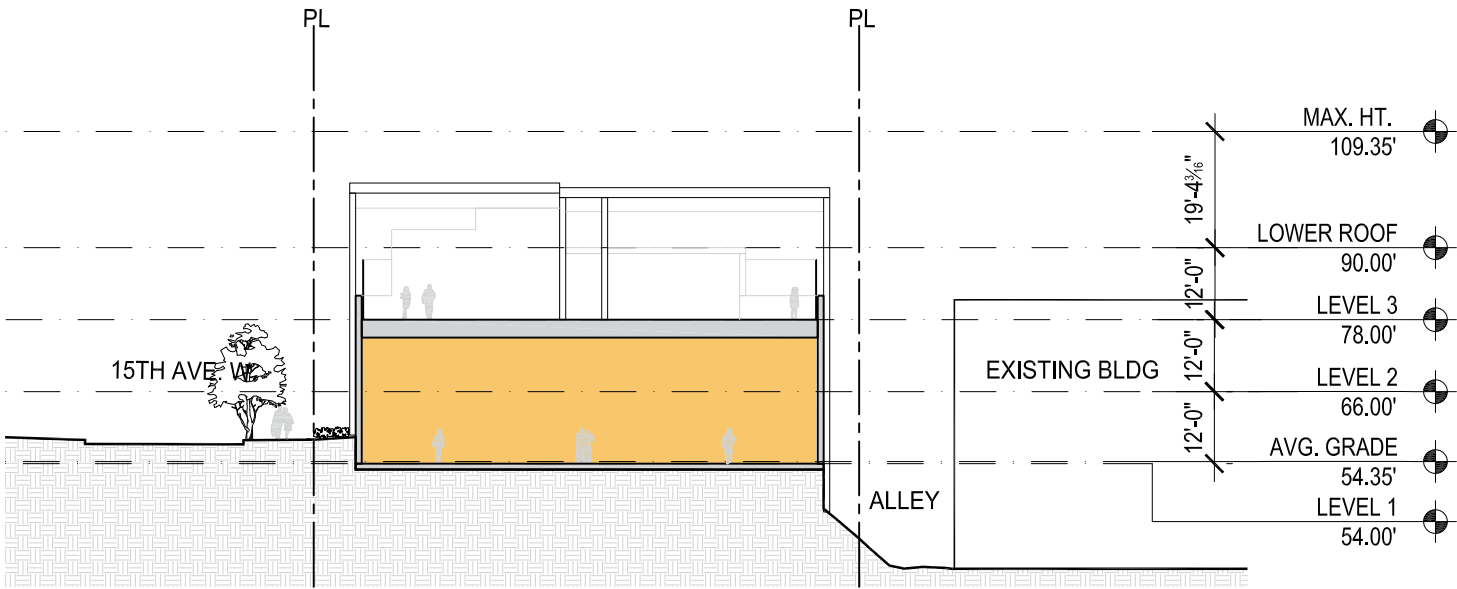


- KEY
- Courts
  - Support Program
  - Utility / BOH
  - Circulation
  - Planting Strip / Landscape

LEVEL 3 N

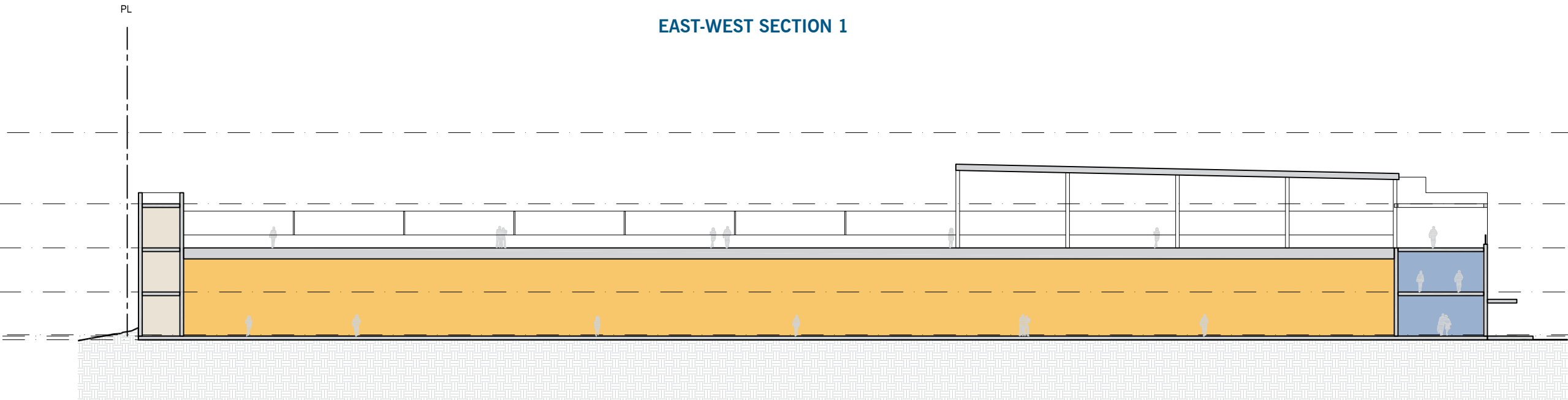


8.0 OPTION 2 | SECTIONS



EAST-WEST SECTION 1

EAST-WEST SECTION 2

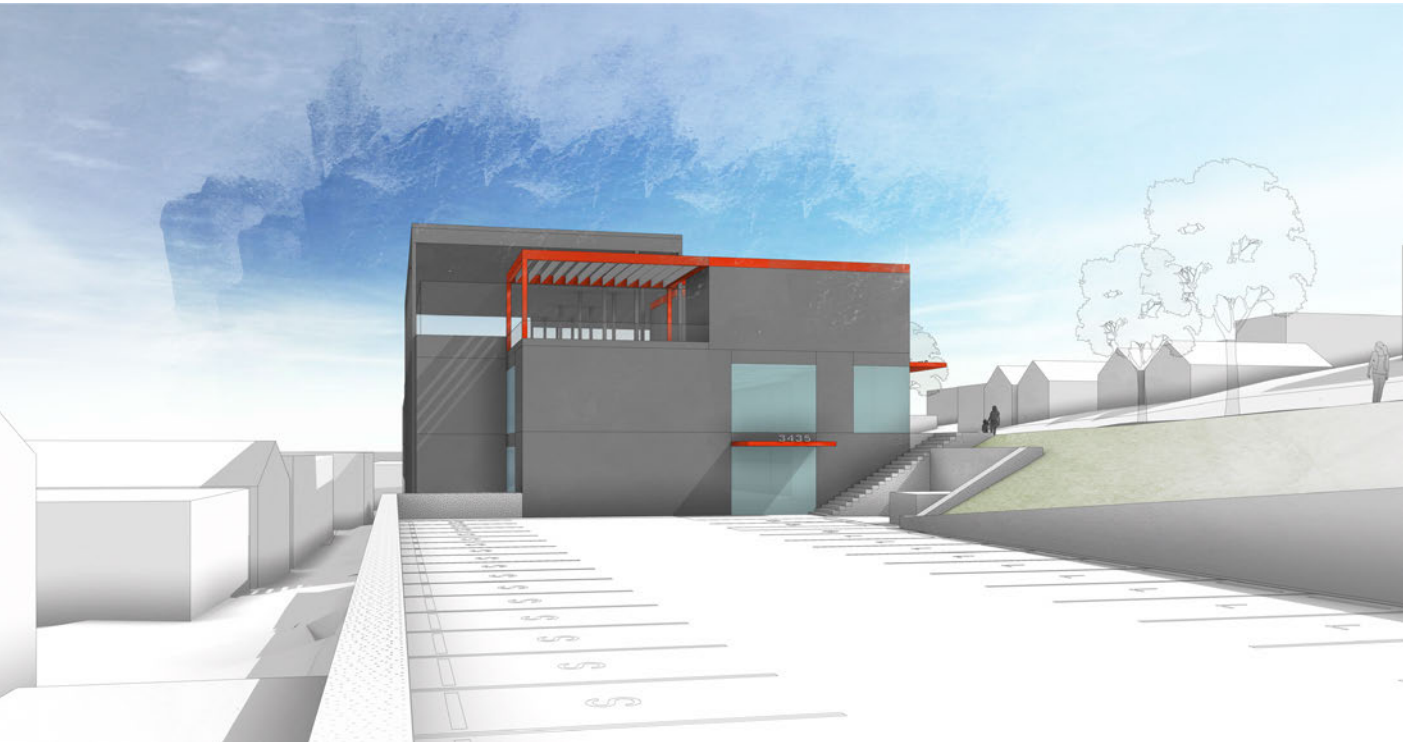


- KEY
- Courts
  - Support Program
  - Utility / BOH
  - Circulation

NORTH-SOUTH SECTION 3

8.0 OPTION 2 | MASSING

DESIGN ANALYSIS



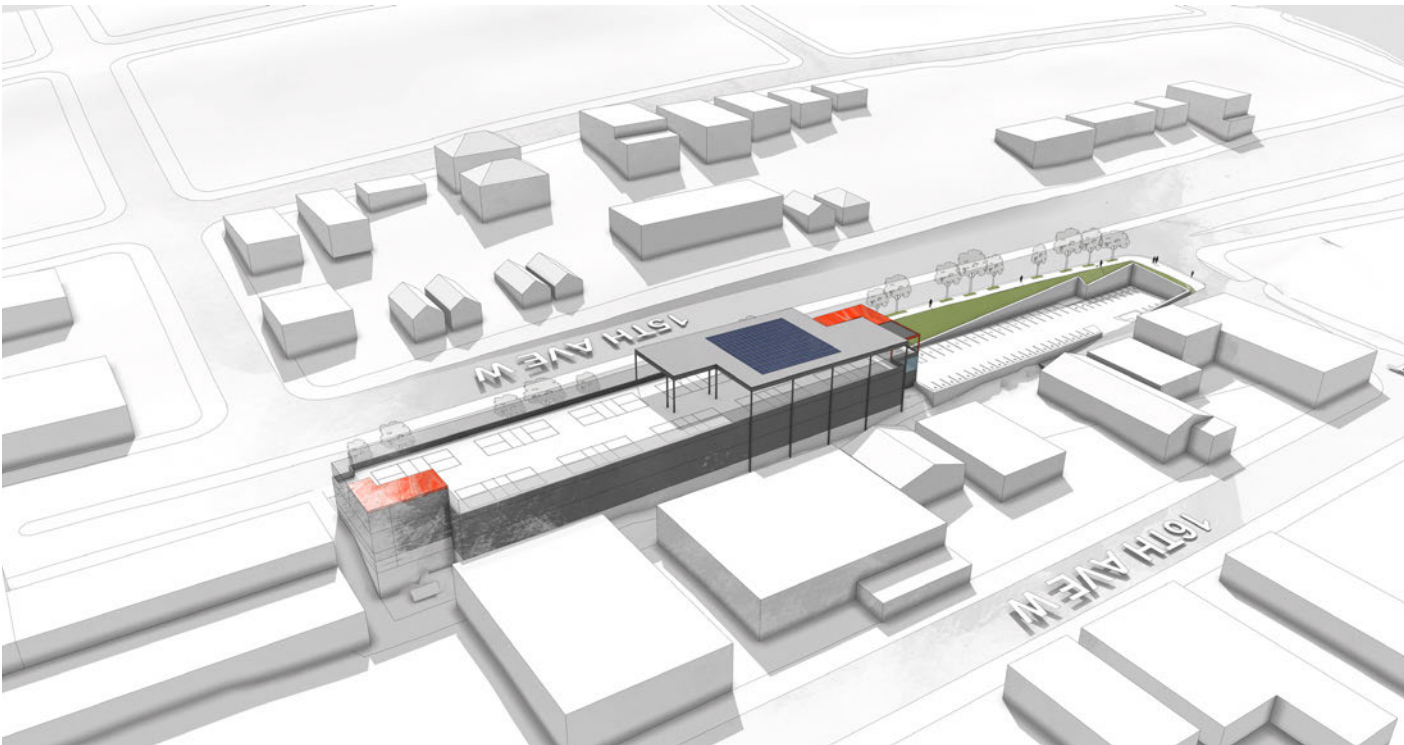
SOUTHWEST PERSPECTIVE VIEW



SOUTHEAST PERSPECTIVE VIEW



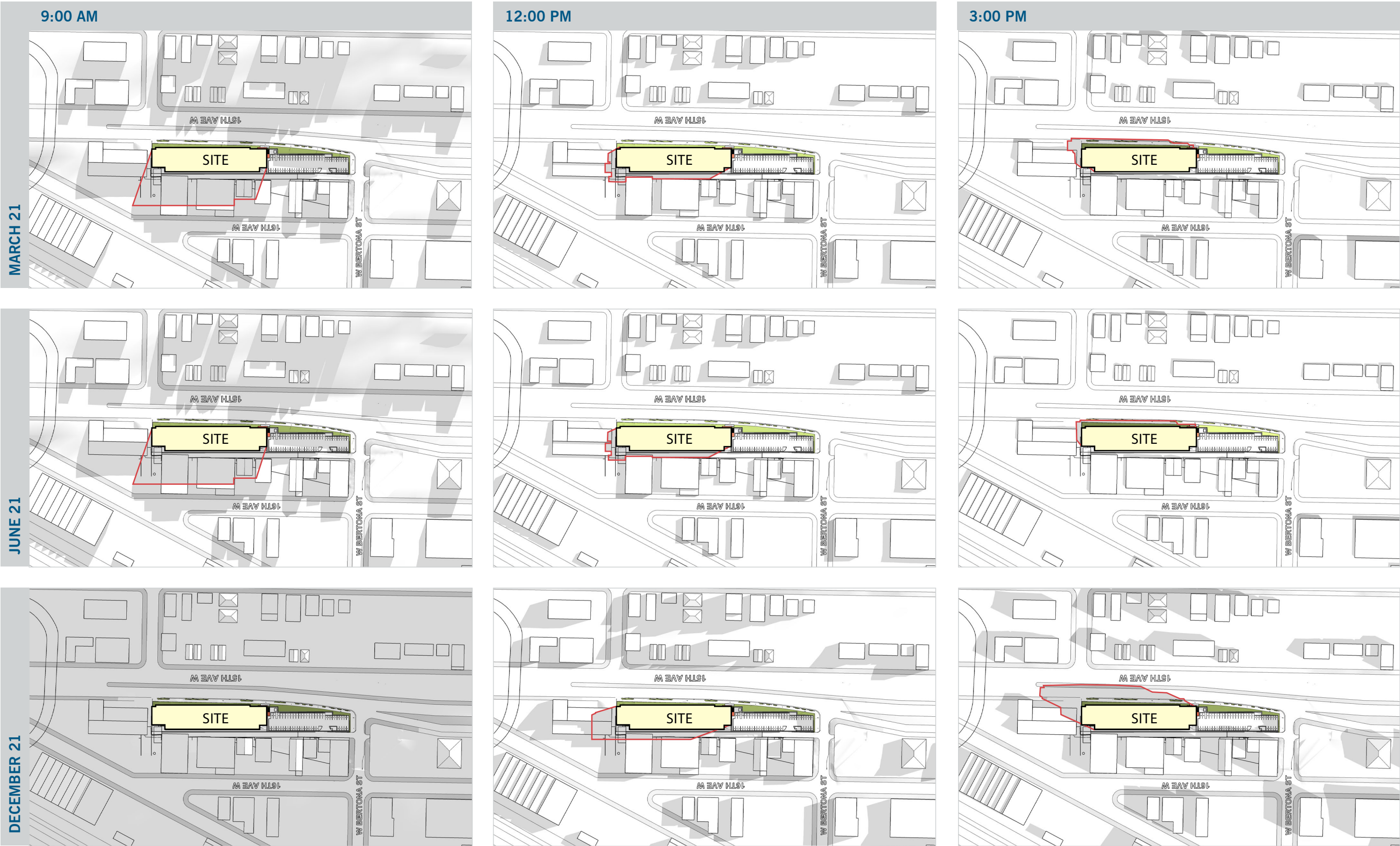
NORTHEAST PERSPECTIVE VIEW



NORTHWEST AERIAL VIEW



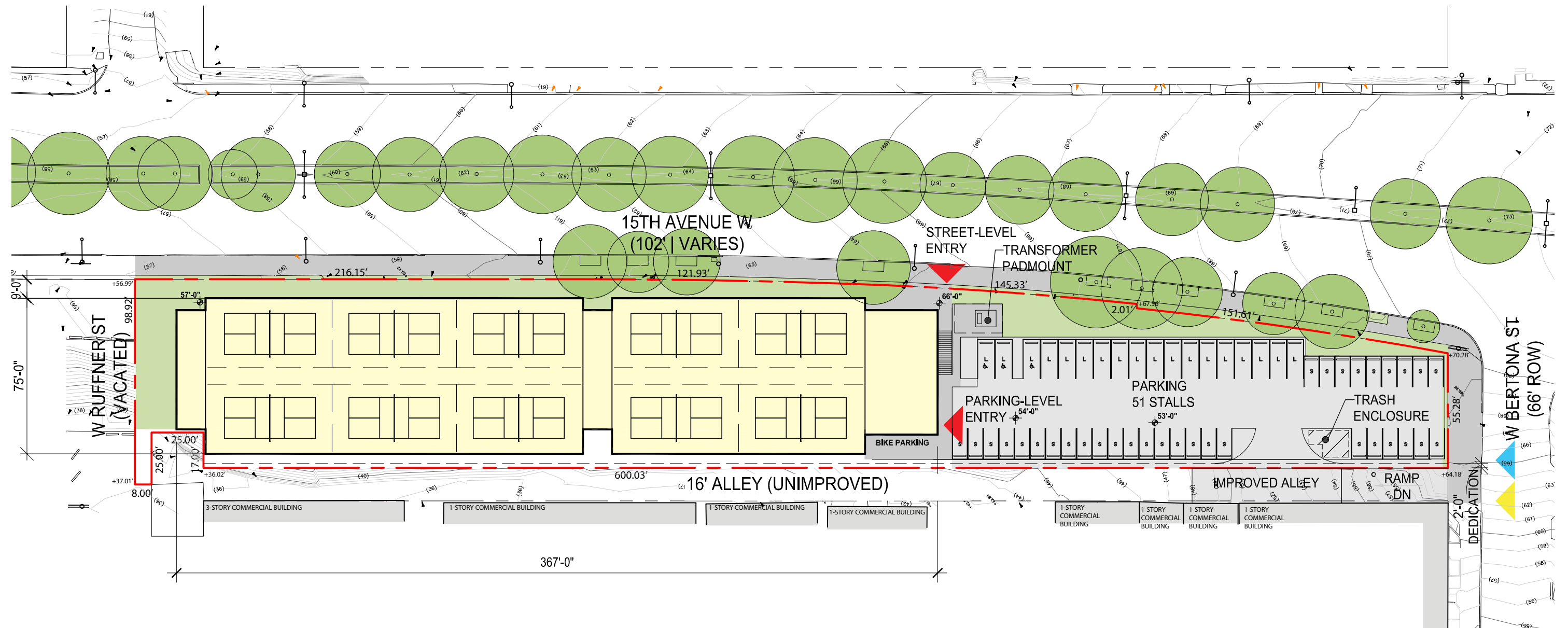
8.0 OPTION 2 | SHADOW STUDY



O P T I O N 3



## 8.0 OPTION 3 | SITE PLAN

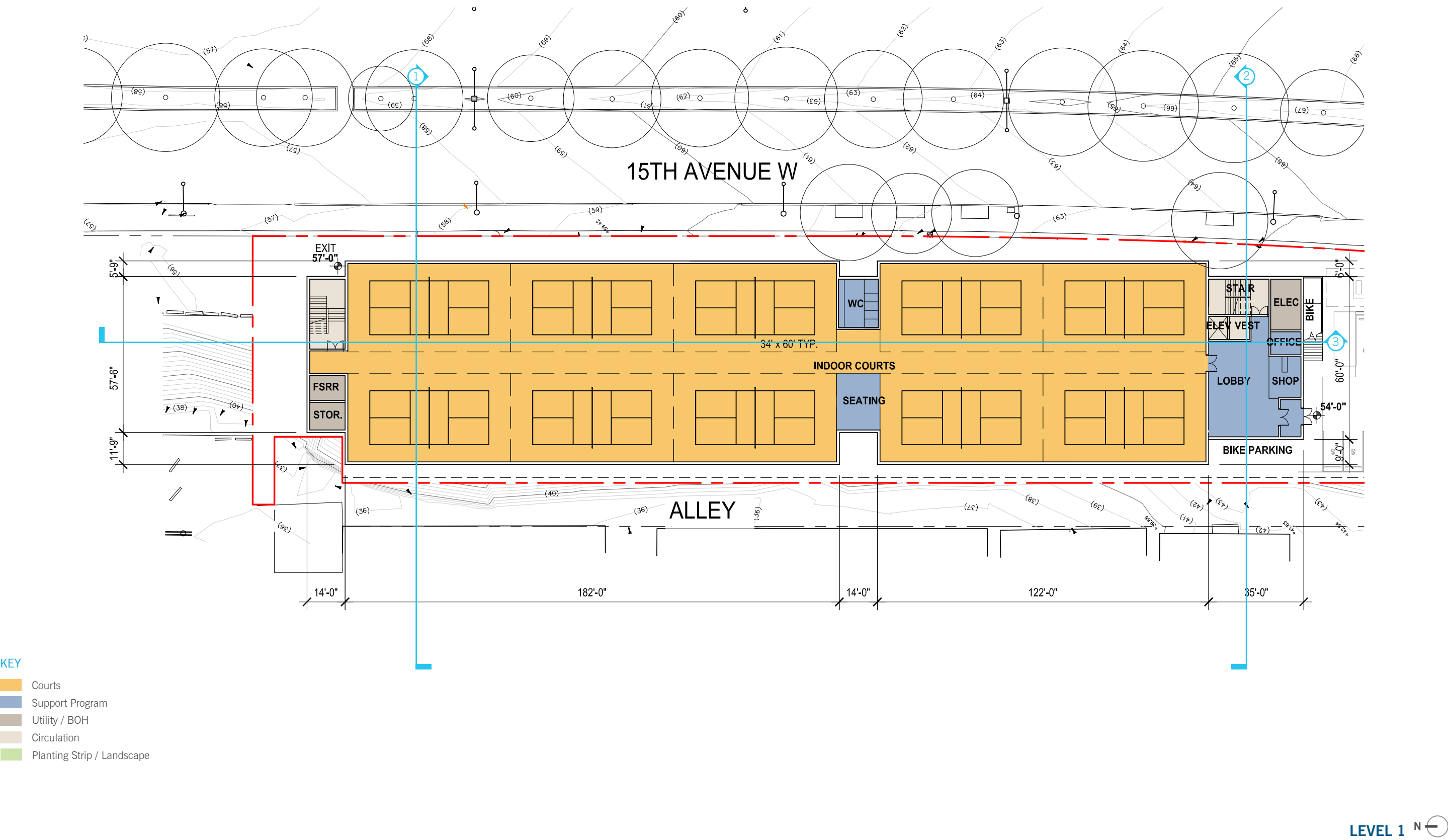


## KEY

-  Proposed Building
-  Context Buildings
-  Trees & Planting Strip
-  Commercial Entry
-  Vehicular Access
-  Service Access

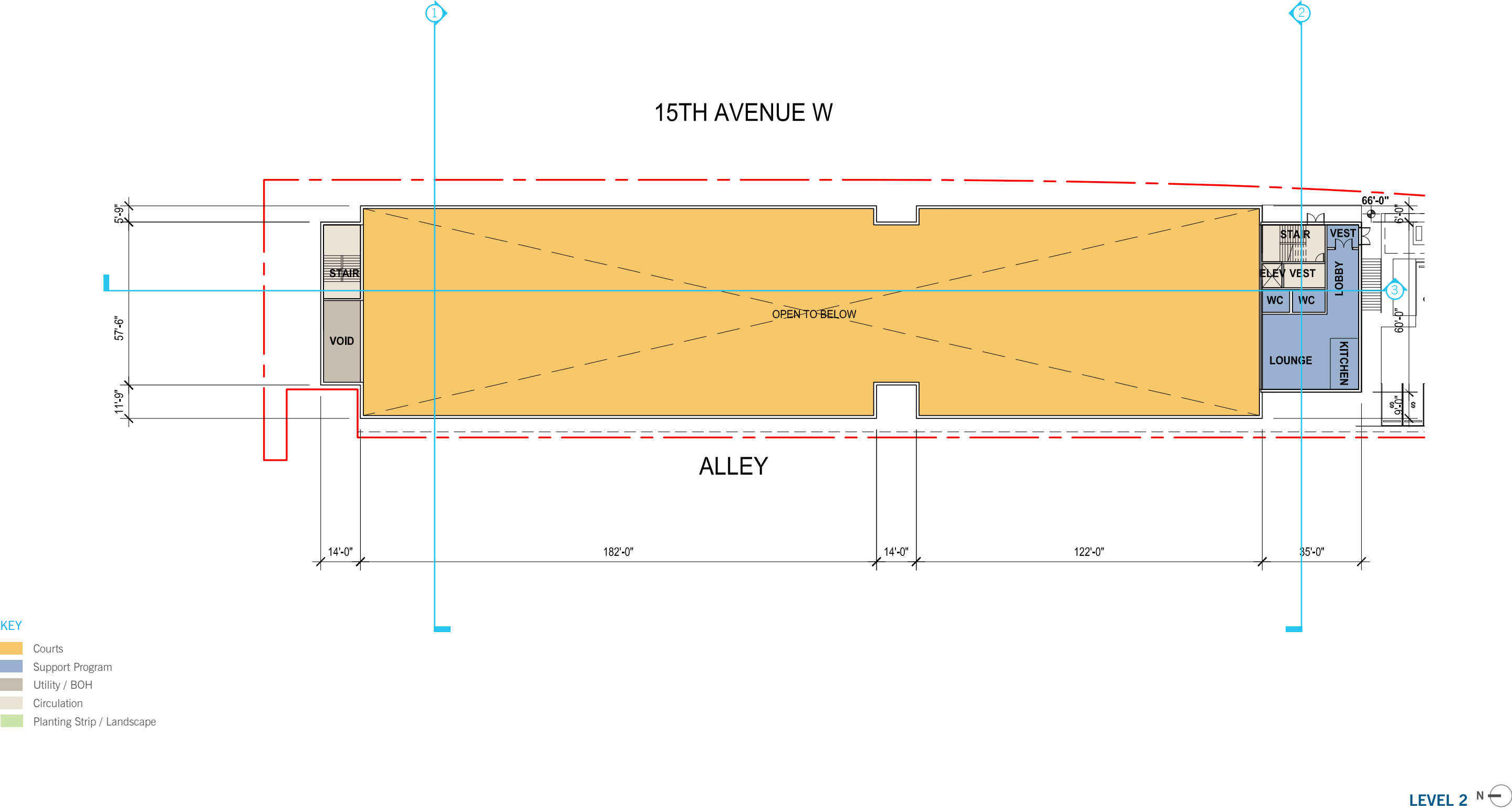
**SITE PLAN** N 

8.0 OPTION 3 | FLOOR PLANS

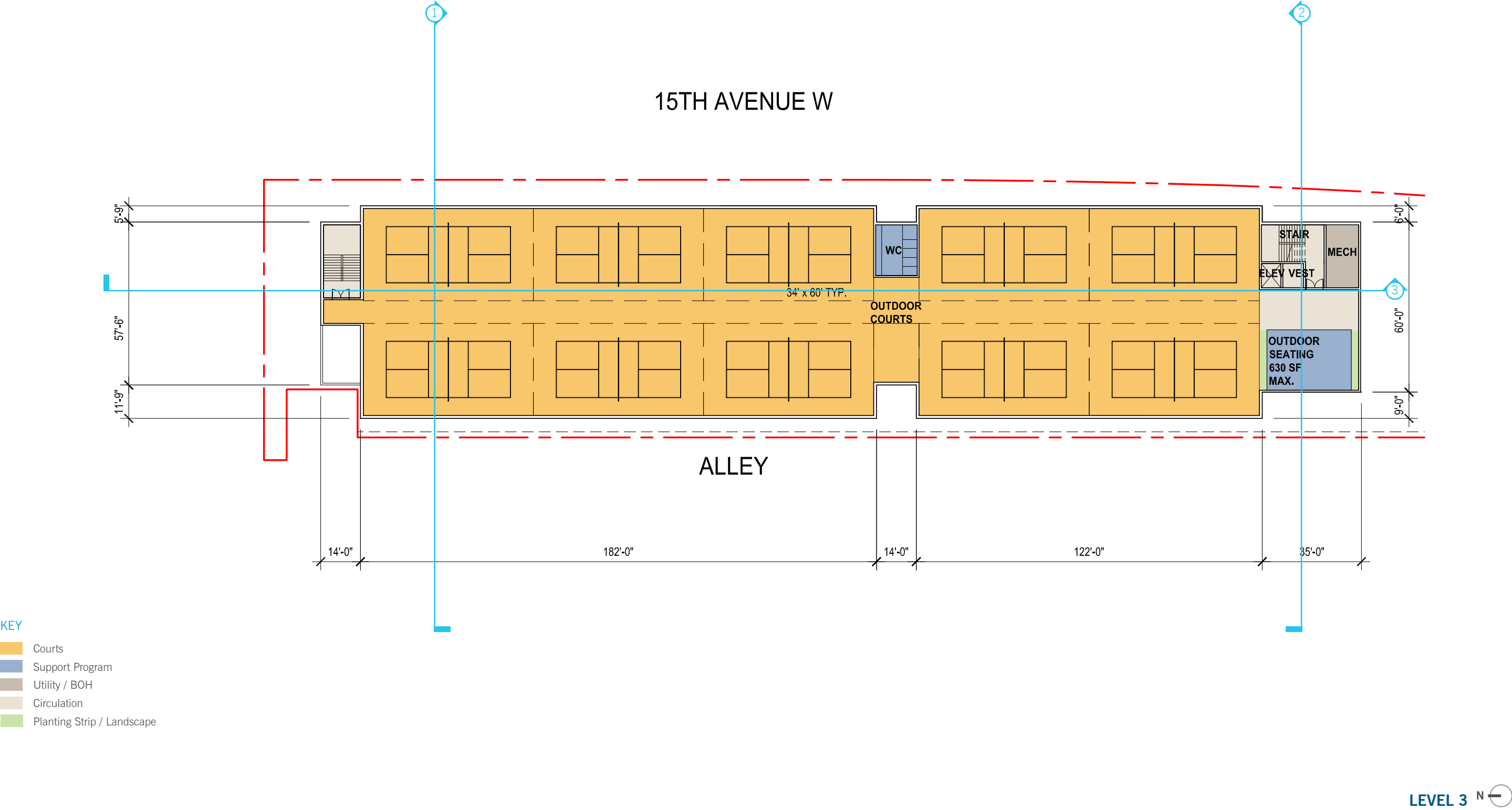




8.0 OPTION 3 | FLOOR PLANS

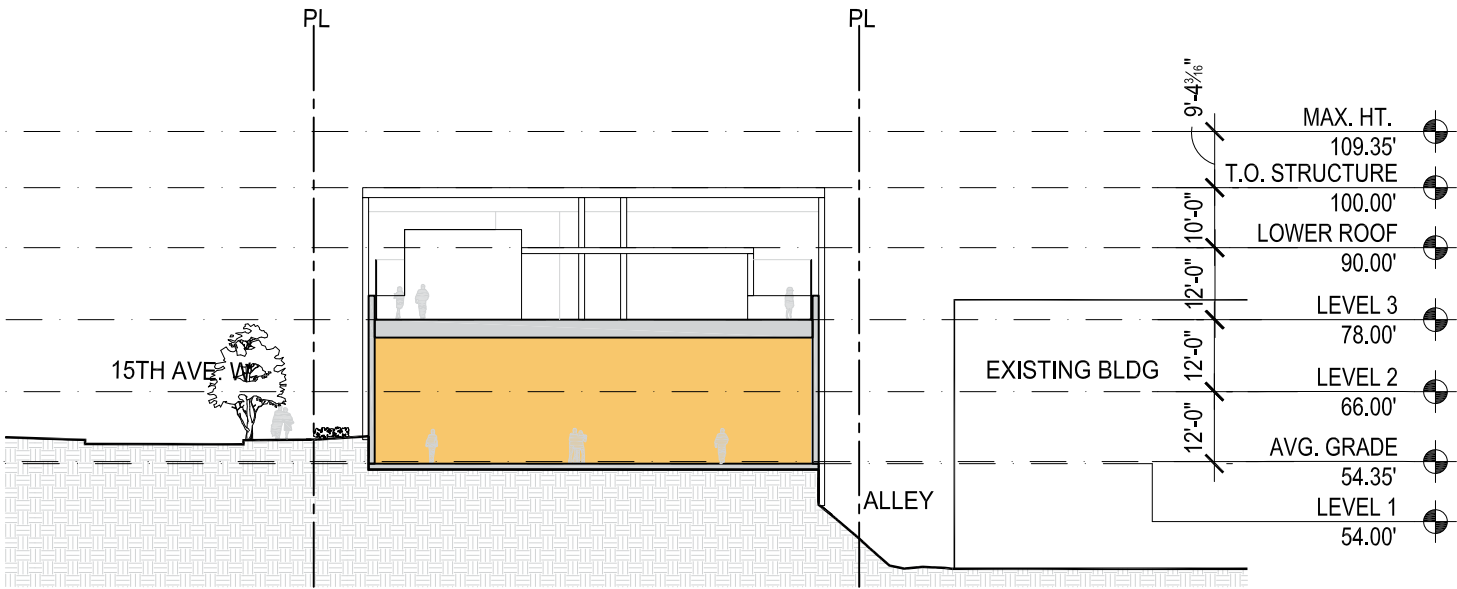


8.0 OPTION 3 | FLOOR PLANS

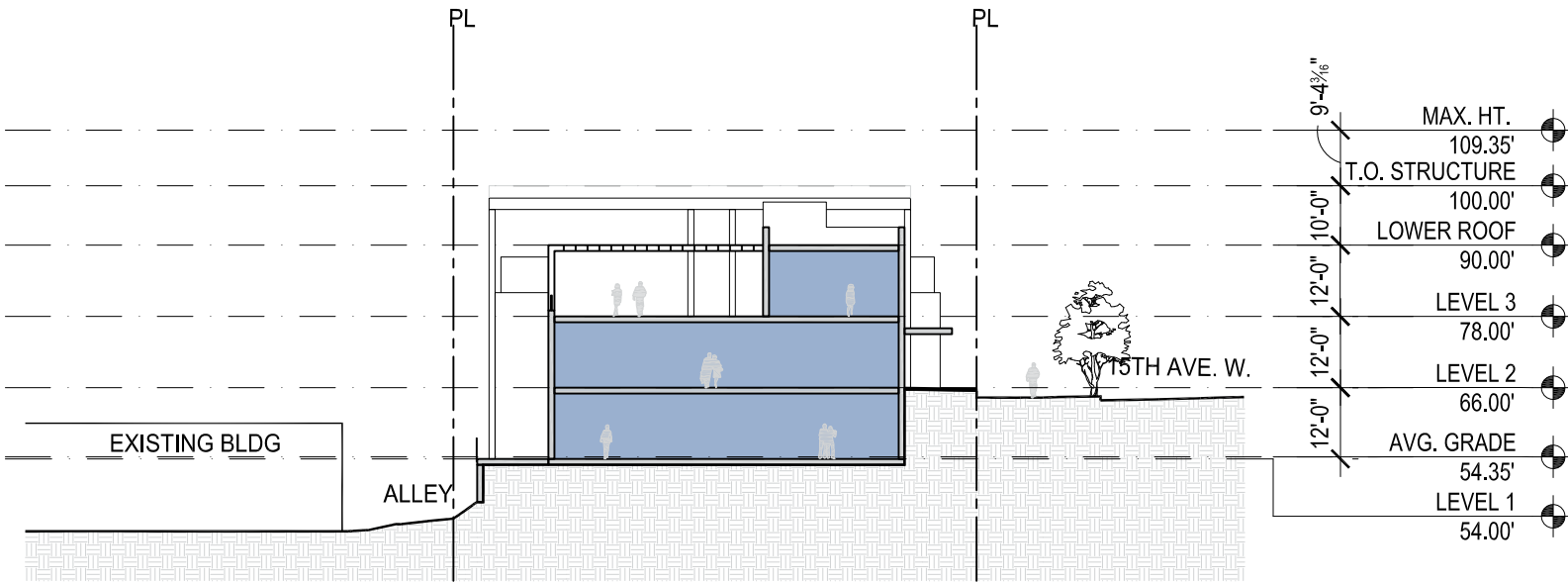




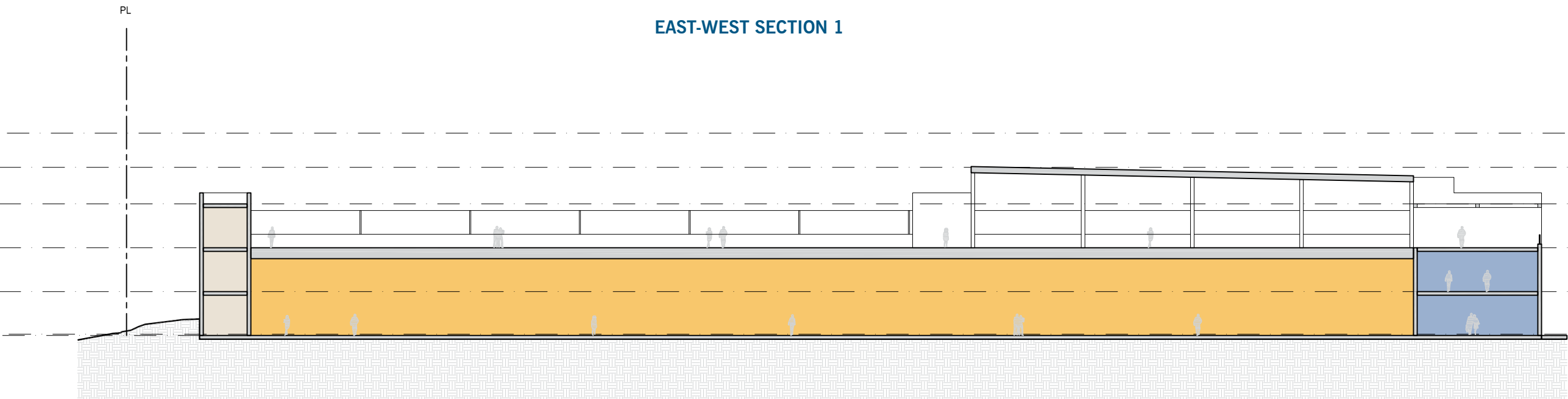
8.0 OPTION 3 | SECTIONS



EAST-WEST SECTION 1



EAST-WEST SECTION 2

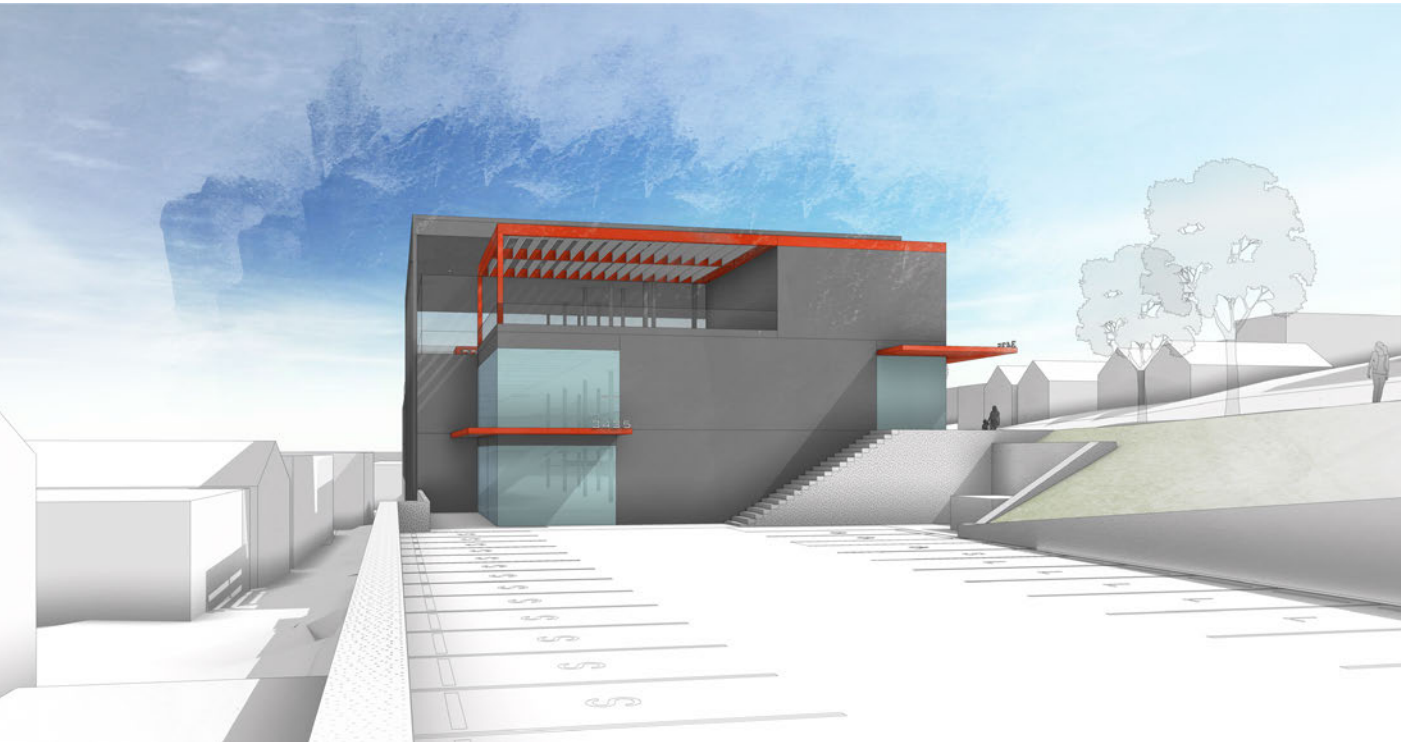


NORTH-SOUTH SECTION 3

- KEY
- Courts
  - Support Program
  - Utility / BOH
  - Circulation

8.0 OPTION 3 | MASSING

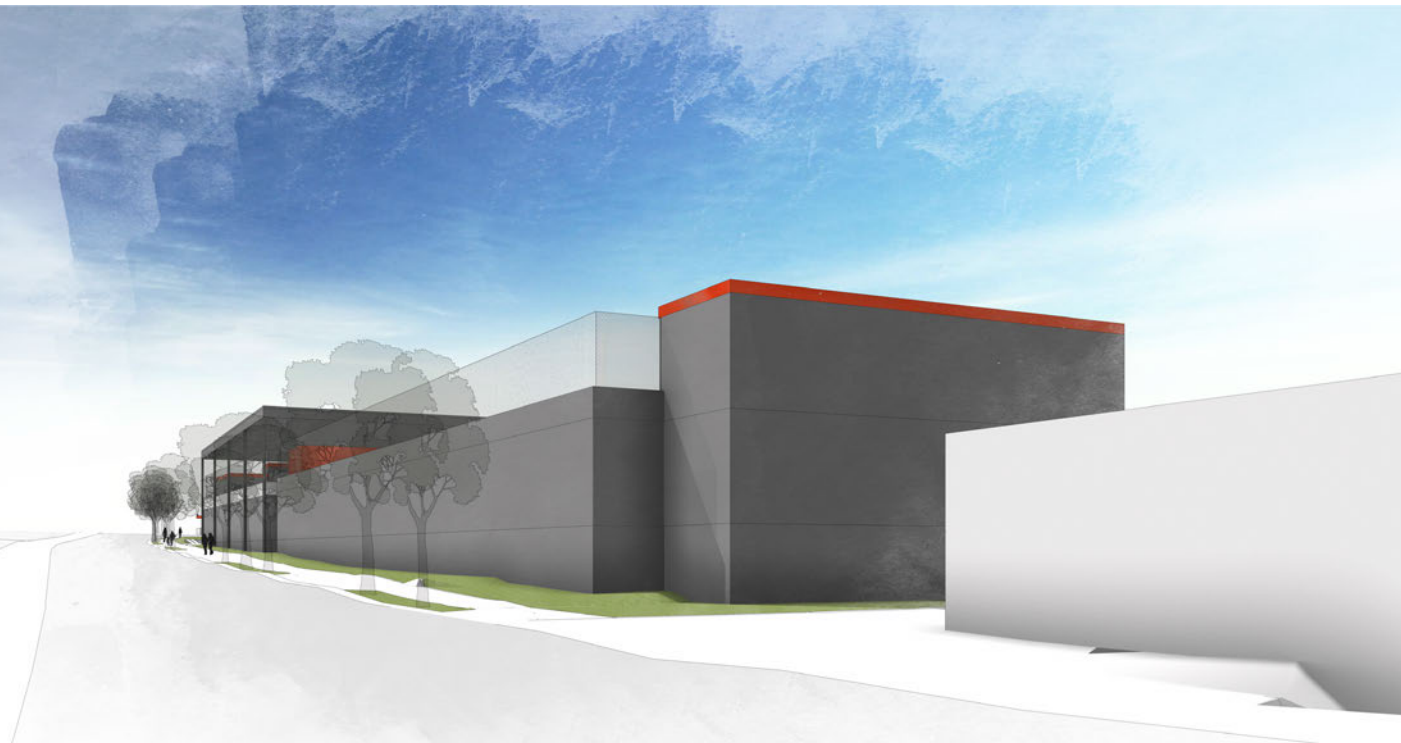
DESIGN ANALYSIS



SOUTHWEST PERSPECTIVE VIEW



SOUTHEAST PERSPECTIVE VIEW



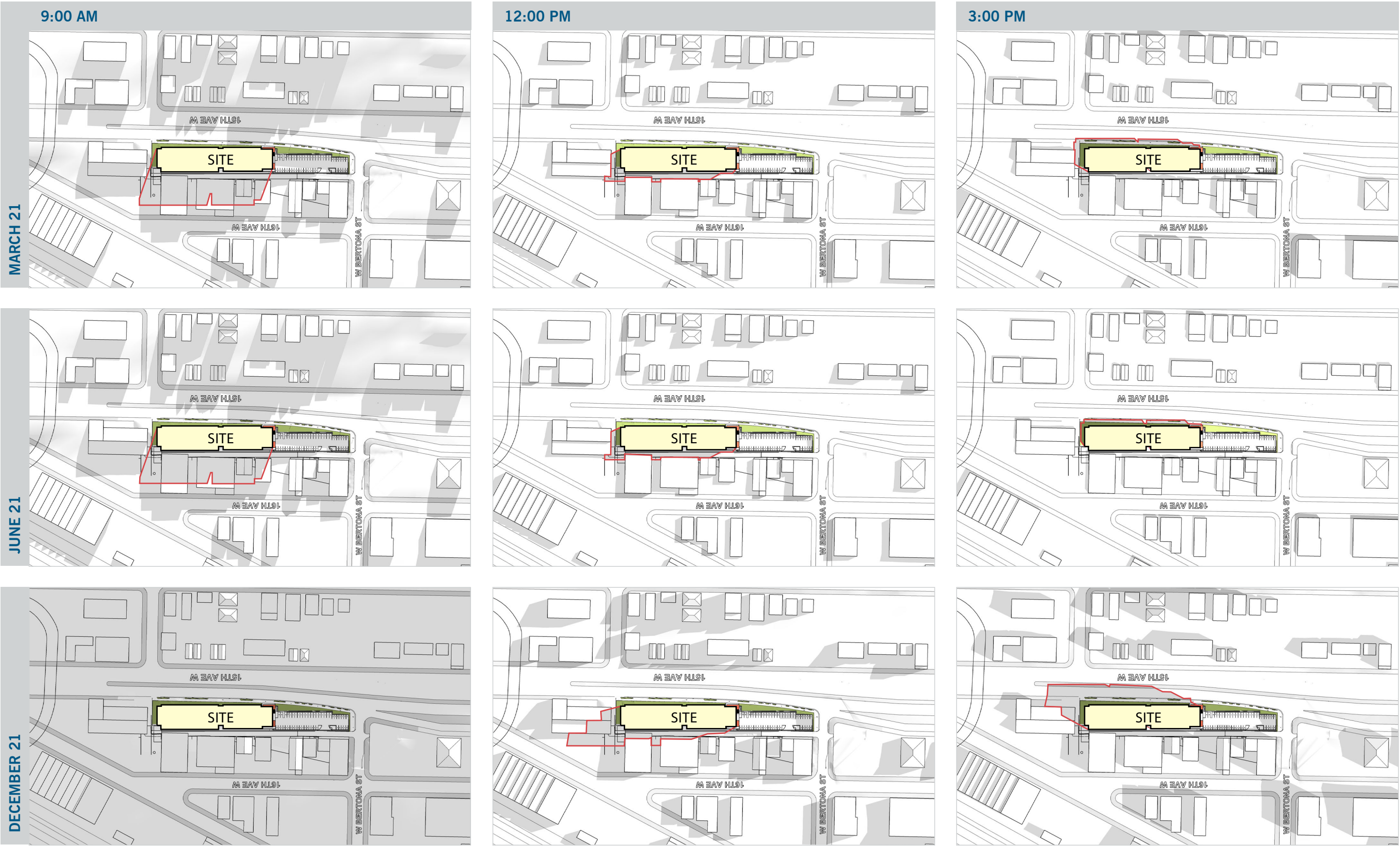
NORTHEAST PERSPECTIVE VIEW



NORTHWEST AERIAL VIEW



8.0 OPTION 3 | SHADOW STUDY



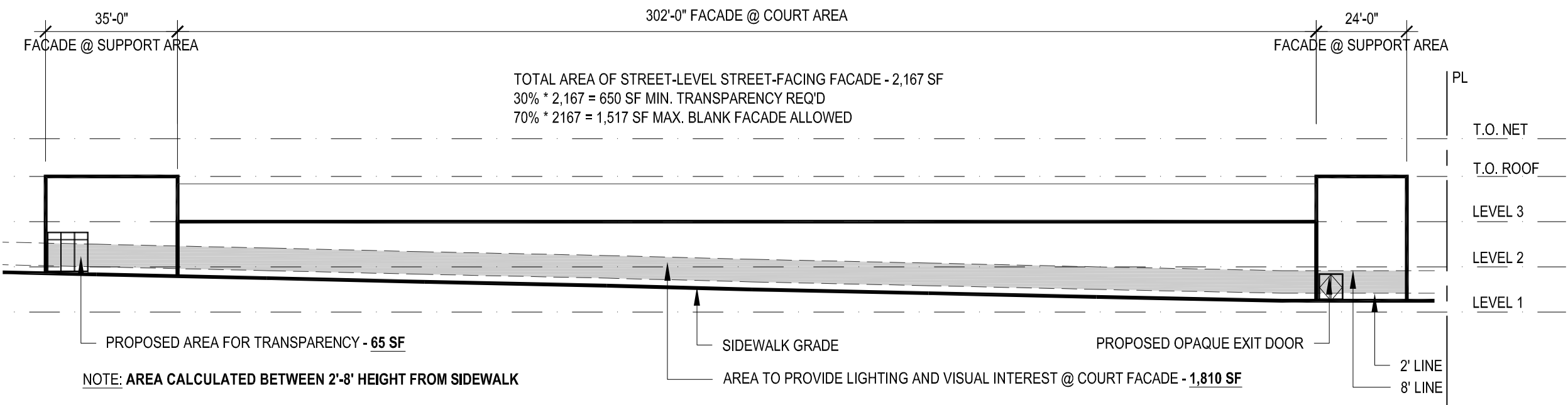
9.0 DEPARTURES 1, 2, AND 3| OPTION 1

CODE CITATION:	23.48.040.B.1.b Transparency 23.48.040.B.2.b.2, 23.48.040.B.2.c Blank Facade Note: Three departures are grouped together as they are related.
CODE REQUIREMENT:	Transparency  In the SM-SLU, SM-D, SM-NR, SM-U, SM-UP, SM-RB, and SM-NG zones, for all other streets not specified in subsection 23.48.040.B.1.a, a minimum of 30 percent of the street-facing facade must be transparent  Blank Facade  The total width of all blank facade segments shall not exceed 70 percent of the width of the street-facing facade of the structure on each street frontage.  Any blank segment of a street-facing facade shall be separated by transparent areas that are at least 2 feet wide.
PROPOSED DESIGN DEPARTURE:	No transparency at the exterior facade enclosing the sports court area which results in the project not meeting Transparency and Blank Facade requirements.
RATIONALE:	<p>The sports facility is a controlled environment where natural light and glare can adversely affect players ability. As a result, no glazing is proposed on the exterior facades of the court area. The rationale:</p> <p>What Transparency/Windows provides:</p> <p>VISUAL INTEREST</p> <p>ACTIVATE SIDEWALK</p> <p>PROVIDE INTERIOR - EXTERIOR CONNECTION</p> <p>EYES ON STREET = SAFETY</p> <p>LIGHT SPILL ON SIDEWALK = SAFETY</p> <p>Since 15th Ave W is a main arterial with fast-moving vehicles with almost zero pedestrian traffic, ACTIVATING SIDEWALK and PROVIDING INTERIOR-EXTERIOR CONNECTION are less of a priority. Our goal is to focus on creating VISUAL INTEREST and SAFETY by utilizing a combination of elements that will also help break up the long facade.</p> <p>Additionally, A number of mural arts were installed on site when the car wash was in use. By proposing mural arts for this new development, the reference to the site history is made.</p> <p>Please see diagrams and referencing images that illustrate the proposed design strategies on Page 54-61.</p>

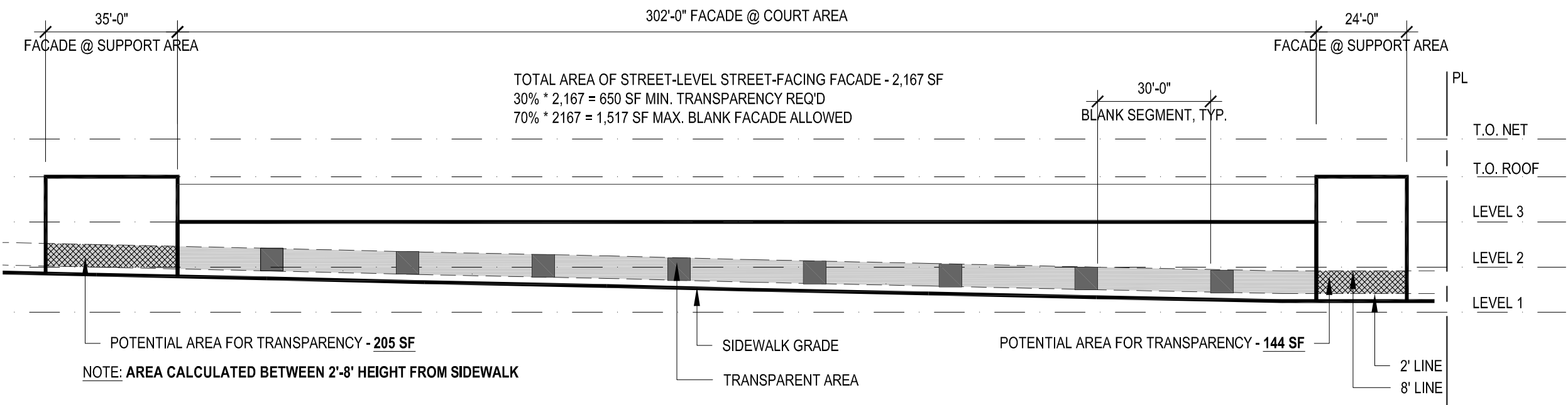
CORRESPONDING DESIGN GUIDELINE:	<p>CS2-C.3 Full Block Sites - Provide detail and human scale at street-level, and include repeating elements to add variety and rhythm to the façade and overall building design</p> <p>CS3-A.4 Evolving Neighborhoods - Establish a positive and desirable context for others to build upon in the future</p> <p>CS3-B.1 Placemaking - Explore the history of the site and neighborhood as a potential placemaking opportunity</p> <p>DC2-A.1 Site Characteristics and Uses - Arrange the mass of the building taking into consideration the characteristics of the site and the proposed uses of the building and its open space</p> <p>DC2-A.2 Reducing Perceived Mass - Use secondary architectural elements to reduce the perceived mass of larger projects</p> <p>DC2-B.2 Blank Walls - Include design treatments at the street level that have human scale and are designed for pedestrians. These may include: b. green walls, landscaped areas or raised planters; d. display windows; trellises or other secondary elements; e. art as appropriate to area zoning and uses;</p> <p>DC2-C.1 Visual Depth and Interest - Add depth to facades where appropriate Add detailing at the street level</p> <p>DC2-E.1 Legibility and Flexibility - Design buildings such that their primary functions and uses can be readily determined from the exterior. Design flexibility into the building so that it may remain useful over time even as specific programmatic needs evolve</p> <p>DC4-B.1 Scale and Character - Add interest to the streetscape with exterior signs and attachments that are appropriate in scale and character to the project and its environs. Signage should be compatible in character, scale, and locations while still allowing businesses to present a unique identity.</p> <p>DC4-C.1 Functions - Use lighting both to increase site safety in all locations used by pedestrians and to highlight architectural or landscape details</p>
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9.0 DEPARTURES 1, 2, AND 3 | OPTION 1



PROPOSED DESIGN



CODE COMPLIANT

9.0 DEPARTURES 1, 2, AND 3| OPTION 1

ELEMENTS THAT CAN BE USED TO CREATE VISUAL INTEREST.  
BREAK UP THE FACADE LENGTH, AND PROVIDE SAFETY

ARCHITECTURAL ELEMENTS

Columns, downspouts, frame, trim, coping, materials, textures, finishes, etc.

VEGETATION

Green wall, Planting, planter, other landscape elements

MURAL

Series, continuous, framed, illusion, witty

ART

2D, 3D, flush, projected, freestanding, sound, static or interactive / sensor-activated, Pickleball-inspired

SIGNAGE

2D, 3D, relief, flush, projected, freestanding

LIGHTING

Illuminate and accentuate facade, mural, art, signage, landscape

STORYTELLING

EXAMPLE: BELLTOWN MURAL PROJECT SHOWING HISTORY AND STORY OF BELLTOWN





9.0 DEPARTURES 1, 2, AND 3| OPTION 1

OVERSIZED SIGNAGE TO CREATE PROJECT IDENTITY





9.0 DEPARTURES 1, 2, AND 3| OPTION 1

MURAL AN INSTAGRAMABLE ICON THAT BRINGS SMILES AND GETS ATTENTION





## 9.0 DEPARTURES 1, 2, AND 3| OPTION 1

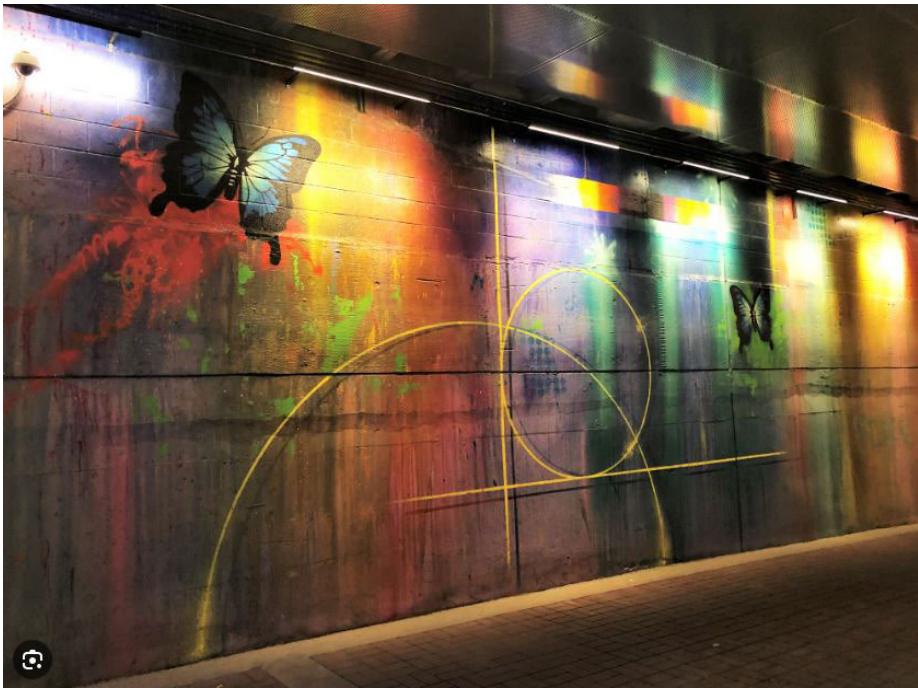
### LANDSCAPE AND GREEN WALL ENHANCE STREETSCAPE AND BREAK UP THE FACADE





9.0 DEPARTURES 1, 2, AND 3| OPTION 1

LIGHTING PROVIDES SAFETY, ACCENTUATE ARTWORK, AND CREAT VISUAL INTEREST ON THE FACADE

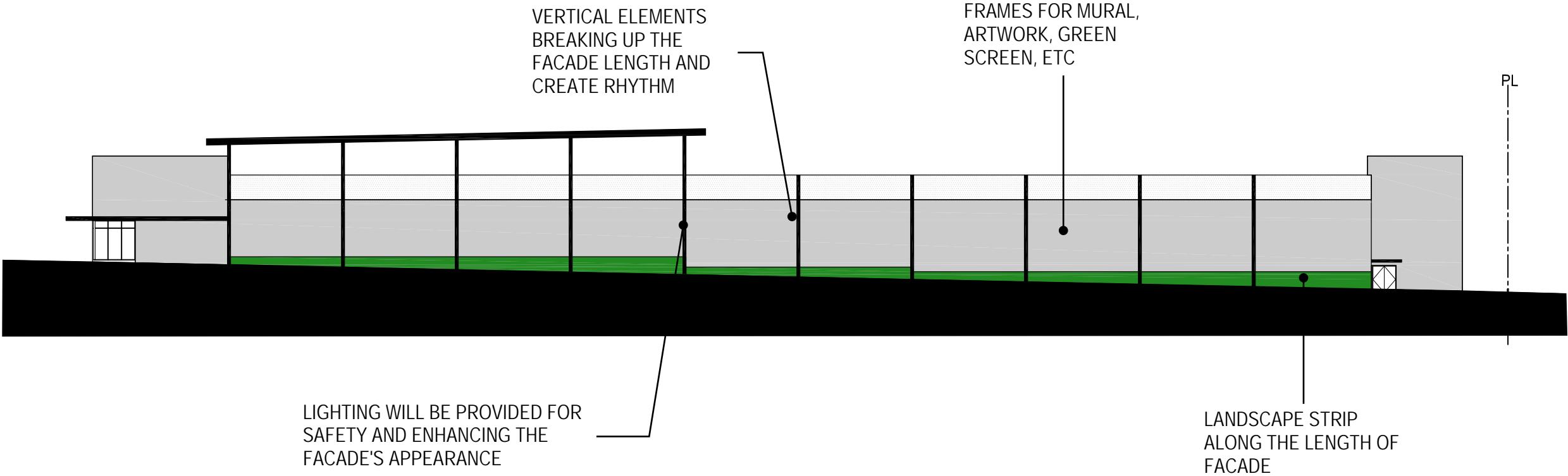




9.0 DEPARTURES 1, 2, AND 3| OPTION 1

FACADE DIAGRAM - APPROACH #1

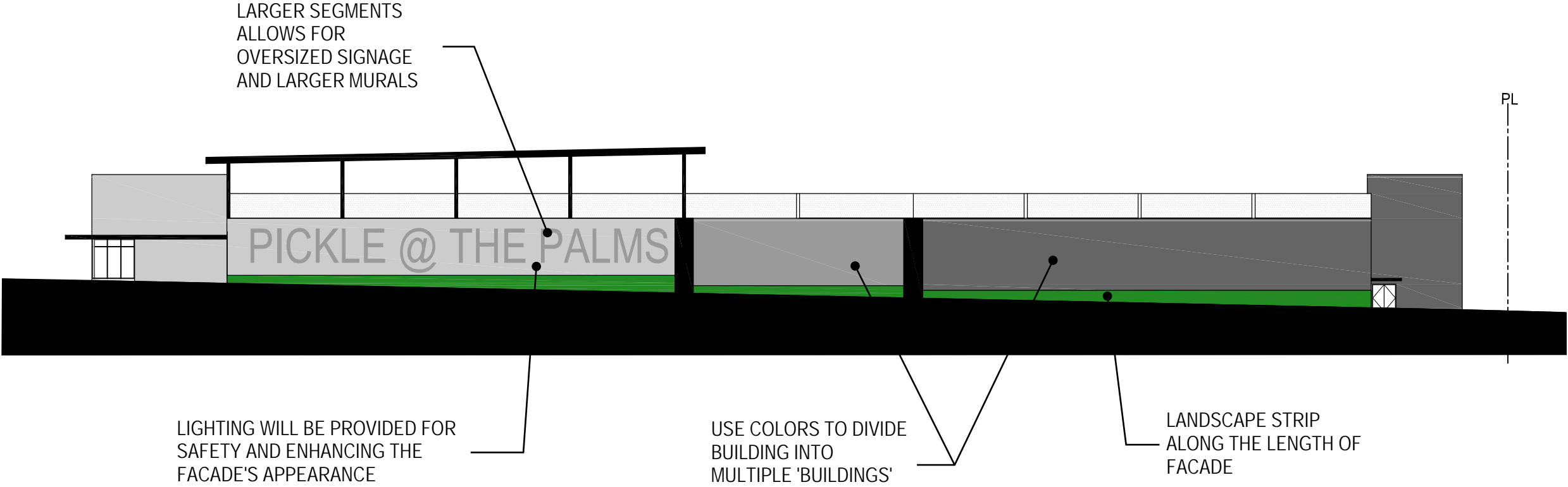
TREATS BUILDING AS ONE BUILDING AND UTILIZE THE VERTICAL ELEMENTS TO BREAK UP THE FACADE AND PROVIDE 'FRAMES' FOR MURAL, ART, GREEN SCREEN, ETC.



9.0 DEPARTURES 1, 2, AND 3| OPTION 1

FACADE DIAGRAM - APPROACH #2

TREATS BUILDING AS MULTIPLE 'BUILDINGS' BY UTILIZING DIFFERENT COLORS. THIS ALLOWS AN OPPORTUNITY FOR LARGER MURALS AND OVERSIZED SIGNAGE THAT PROVIDES THE IDENTITY TO THE PROJECT.

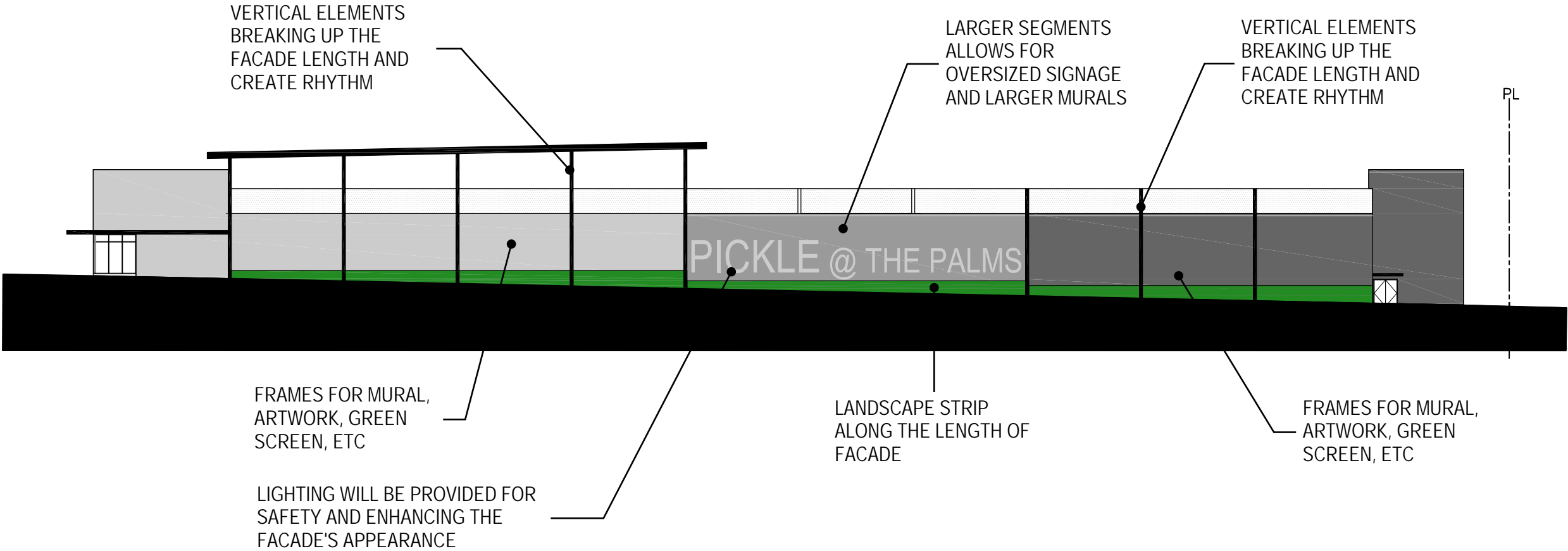




9.0 DEPARTURES 1, 2, AND 3| OPTION 1

FACADE DIAGRAM - MIXING APPROACH #1 & #2

MULTIPLE 'BUILDINGS' WITH THE VERTICAL ELEMENTS TO BREAK UP THE FACADE WHILE PROVIDING A LARGER SEGMENT FOR OVERSIZED SIGNAGE AND LARGER MURAL.



# APPENDIX





PICKLE AT THE PALMS  
A Pickle Ball Court Project

September 26, 2023

Maria,

I am sending this to confirm the program direction we have discussed regarding windows & natural light onto the pickle ball courts. We do not recommend installing windows that look into the court as the light and glare will create a significant negative visual impact to players and will adversely affect their play. Please do not include any windows into the court playing space.

Look forward to talking with you next week.

Best,

Kyle Schraeder  
Pickle at the Palms  
Director of Sports Operation  
206-953-1125