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PROJECT DATA

CODE:	2015
SITE ADDRESS:	7617 35TH AVE SW
TAX NUMBER:	2492200805
ZONE:	NC2-40/P
OCCUPANCY:	R-2, M, S-2
CONSTRUCTION TYPE:	TYPE V-A, I-A
SITE AREA:	13,001 SF
BUILDING AREA:	
1ST FLOOR	10,580 SF
2ND FLOOR	10,454 SF
3RD FLOOR	10,454 SF
4TH FLOOR	10,454 SF
TOTAL	41,942 SF
FAR	3.25

PROJECT DESCRIPTION:

SUMMERY OF DEVELOPMENT STANDARDS:

MIXED-USE BUILDING TO PROVIDE AT GRADE PEDESTRIAN ORIENTED RETAIL AND 51 RESIDENTIAL UNITS ON 3 FLOORS.

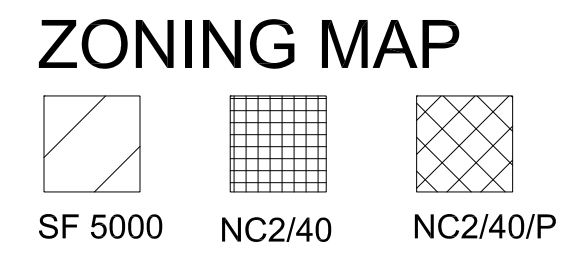
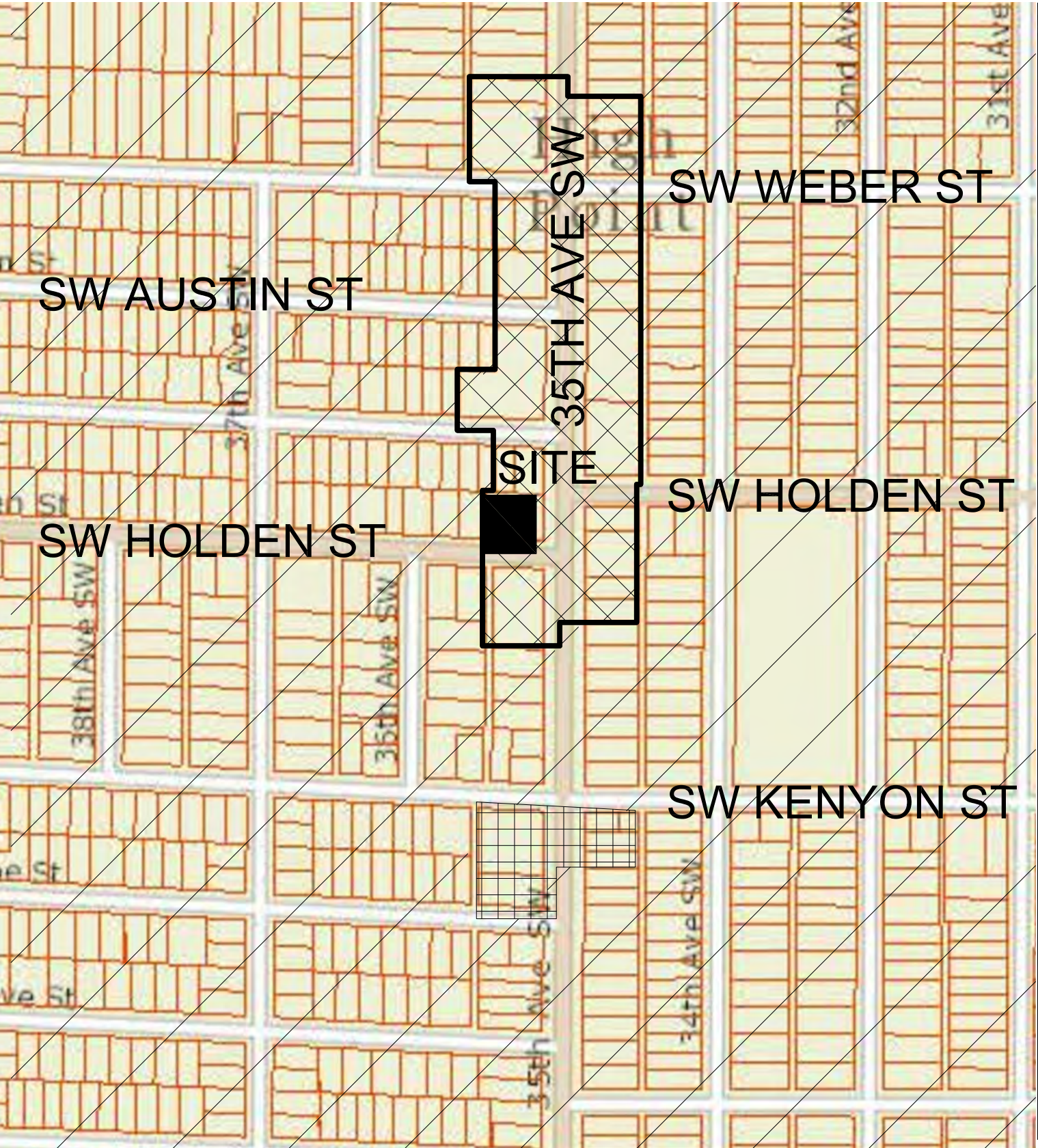
PROJECT GOALS:

PROMOTE SMALL RETAIL AND COMMERCIAL BUSINESSES AT GROUND LEVEL
PROVIDE HOUSING ABOVE STREET LEVEL
PROJECT TO BE COMPATIBLE IN SCALE AND CHARACTER WITH EXISTING BUILDINGS.

	<u>REQUIRED</u>	<u>PROPOSED</u>
HEIGHT:	40' +4'	44'
SETBACKS:		
FRONT YARD	0'	0
SIDE YARD	0'	0 (10' ABOVE 14' ABUTTING RESIDENTIAL ZONE
REAR YARD	0'	0 (10' ABOVE 14' ABUTTING RESIDENTIAL ZONE
RESIDENTIAL SETBACK	10' IF WALL > 14'	
PARKING:	28 STALLS REQUIRED WITHIN FREQUENT TRANSIT AREA	28
FAR	3.25	3.25
AMENITY AREA	5% OF RESIDENTIAL FLOOR AREA	1,500 SF >1296 SF(25923*.050)
LANDSCAPE :	GREEN FACTOR OF >.3	.3
USES:	ALLOWED PER SMC 23.47A.004	RETAIL, RESIDENTAL

LEGAL DESCRIPTION

FAUNTLEROY SUMMIT ADD E 1/2 OF 27
& ALL 28-29 & 30 LESS ST
PLAT BLOCK: 5
PLAT LOT: 27 TO 30



MORTUARY



ADJACENT USES



GAS STATAON



SINGLE FAMILY HOUSE



MULITI-FAMILY

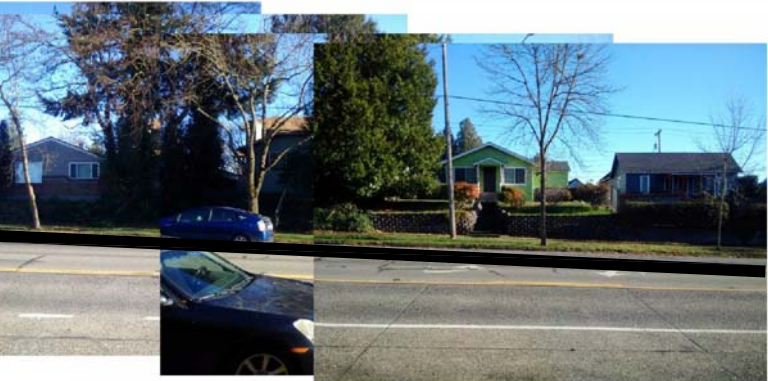


FIRE STATION





EAST ELEVATION OF 35TH AVE SW



EAST ELEVATION OF 35TH AVE SW

CONTEXT ANALYSIS
DESIGN CLUES

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 HOUSE 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 CEMENTIOUS PANELS. THE FIRE HOUSE MATERIALS ARE GROUNDED CMU AND CEMENTIUOS PANELS. THE CLEARVIEW BUILDING IS SIDED WITH METAL SIDING.



WEST ELEVATION OF 35TH AVE SW



CROSS SECTION OF SW HOLDEN STREET

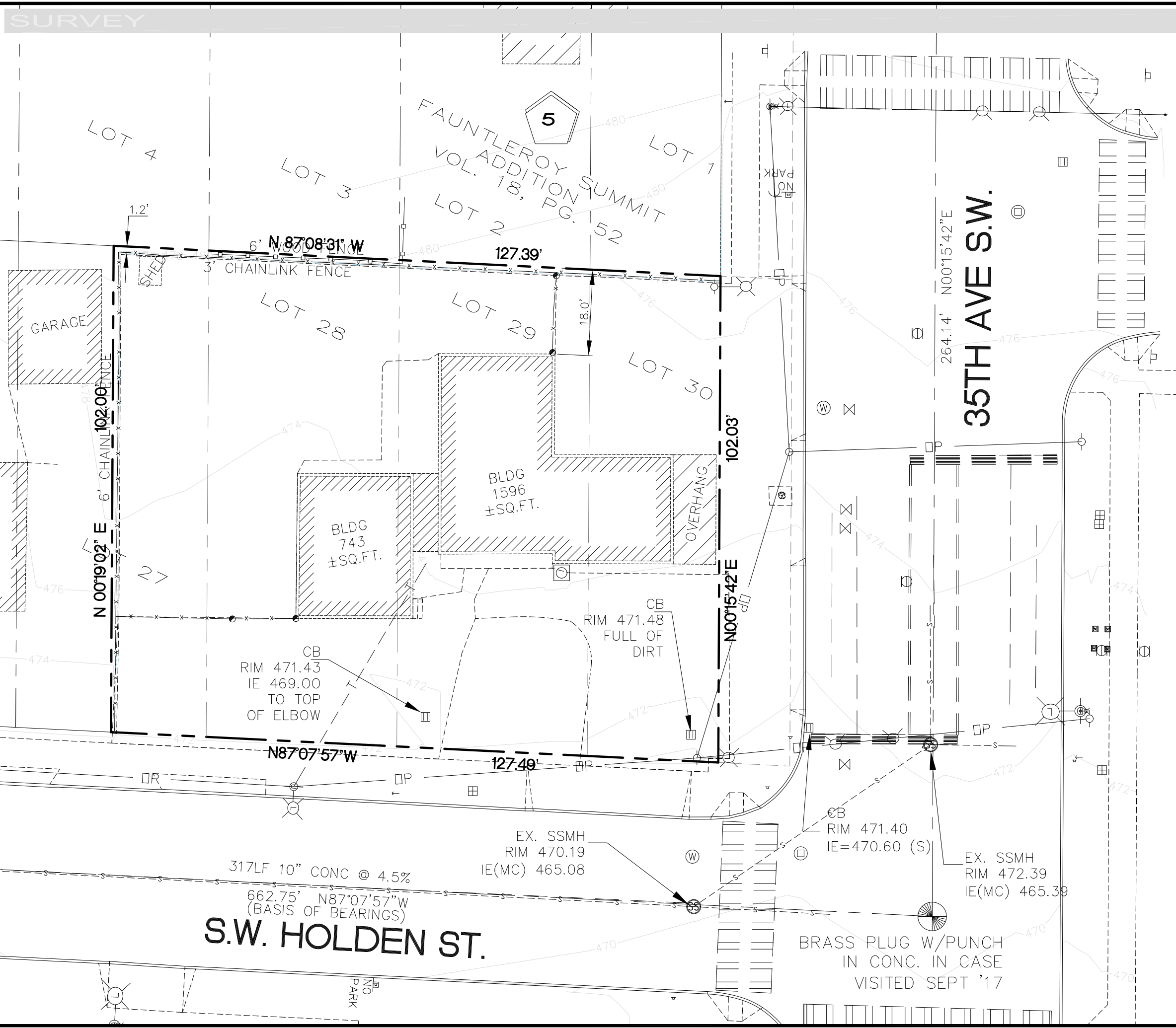


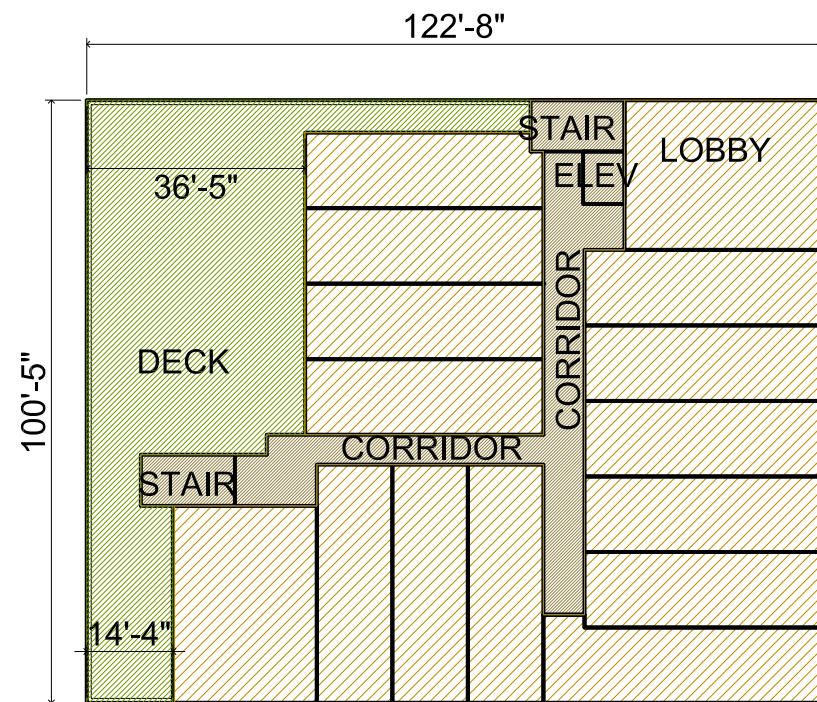
CROSS SECTION OF 35TH AVE SW



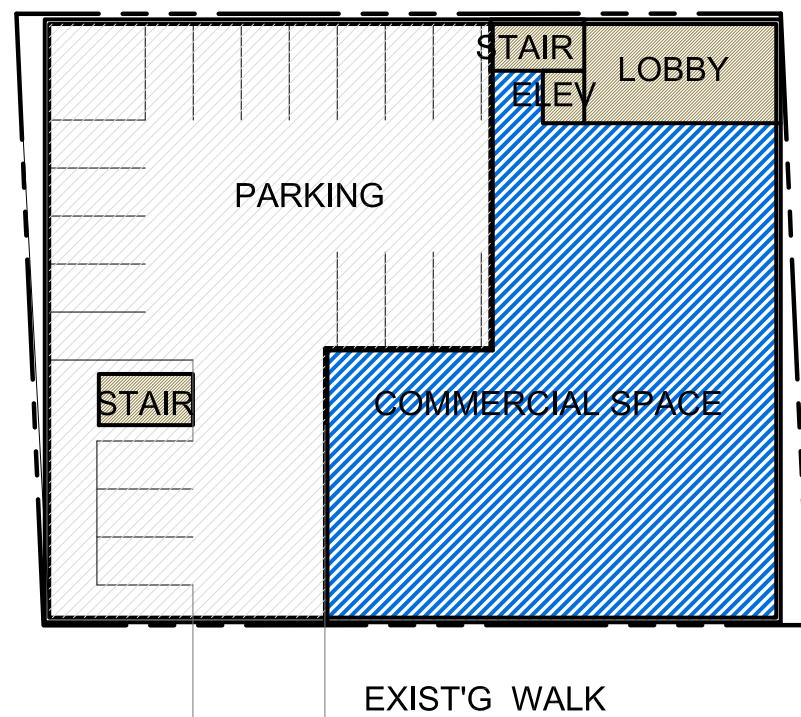
LEGEND

- SS SANITARY SEWER MANHOLE
- s- UNDERGROUND SEWER MAIN
- O SANITARY SEWER CLEANOUT
- ⊕ STORM DRAIN MANHOLE
- ⊞ STORM DRAIN CATCH BASIN
- D- UNDERGROUND STORM MAIN
- Q FIRE HYDRANT
- ⊞ WATER METER
- ⊞ WATER VALVE
- W- UNDERGROUND WATER MAIN
- W WATER MANHOLE
- ⊞ GAS METER
- ⊞ GAS VALVE
- PM POWER METER
- PJ POWER JUNCTION BOX
- PT POWER TRANSFORMER
- SJ SIGNAL JUNCTION BOX
- T CABLE TV RISER
- TL TRAFFIC LIGHT
- UPA UTILITY POLE ANCHOR
- UP UTILITY POLE
- UTP UTILITY POLE AND TRANSFORMER
- DLT DROP LINE AND TRANSFORMER
- PPD POWER POLE WITH DROP
- PPDL POWER POLE WITH DROP&LIGHT
- OP OVERHEAD POWER
- ES EXISTING SIGN
- TR TELEPHONE RISER
- MB MAIL BOX
- GP GATE POLE
- CLF CHAIN LINK FENCE (CLF)
- WDF WOOD FENCE (WDF)
- WF WIRE FENCE (WF)
- CRW CONCRETE RETAINING WALL
- PAV PAVEMENT
- GRAV GRAVEL





TYP FLOOR PLAN LEVEL 2-4



SW HOLDEN STREET
FLOOR PLAN LEVEL 1



BUILDING SPECIFICATIONS

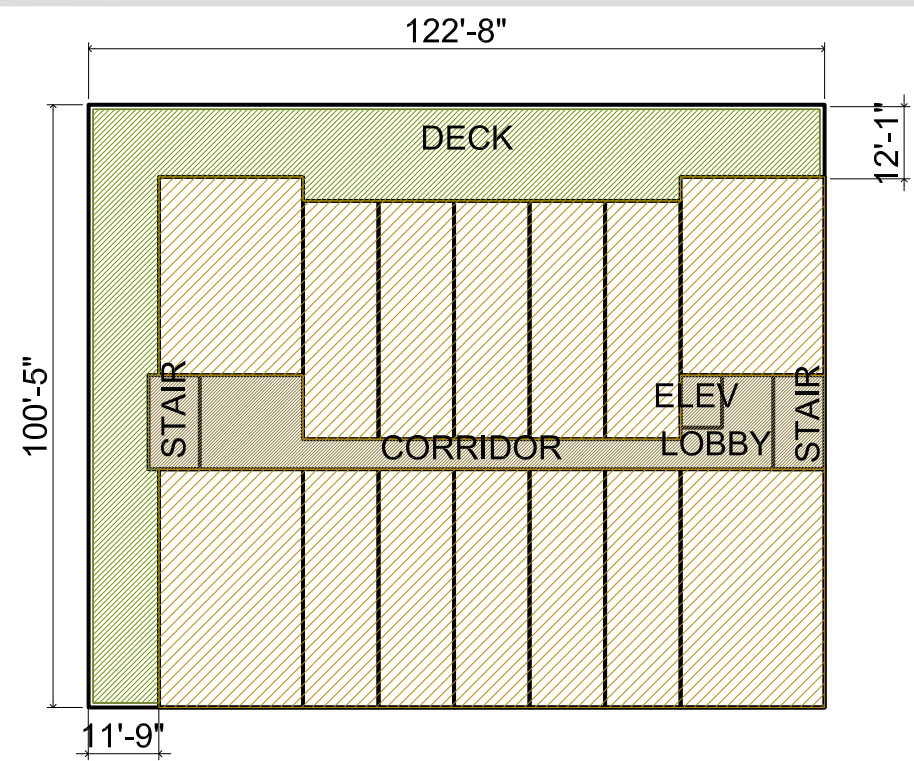
4 STORIES
42 UNITS
5,500 COMMERCIAL SPACE
16 STALLS

PROS

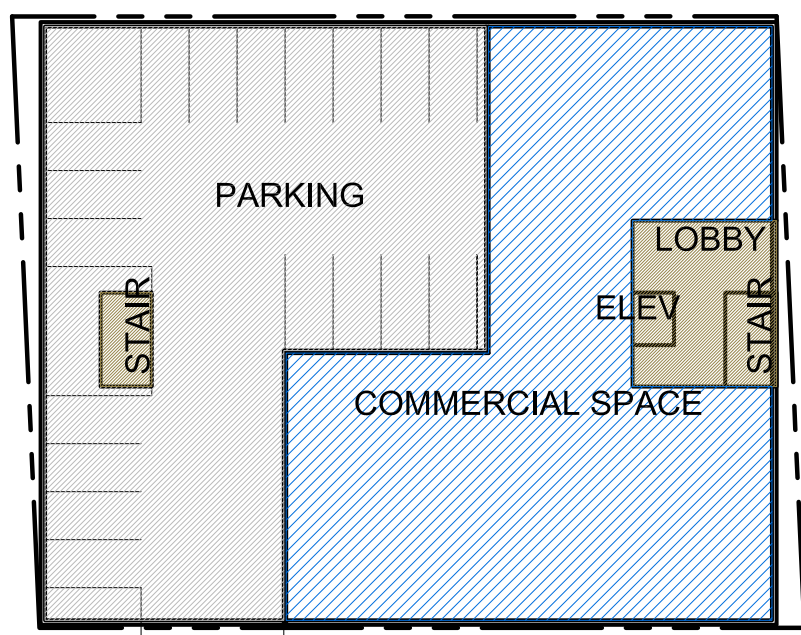
- PROVIDES CONTINUOUS RETAIL SPACE
- PROVIDES APARTMENTS WITH VIEWS

CONS

- APARTMENT FLOOR REQUIRES LENGTHIER CORRIDOR

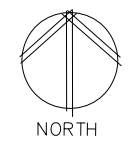


TYP FLOOR PLAN LEVEL 2-4

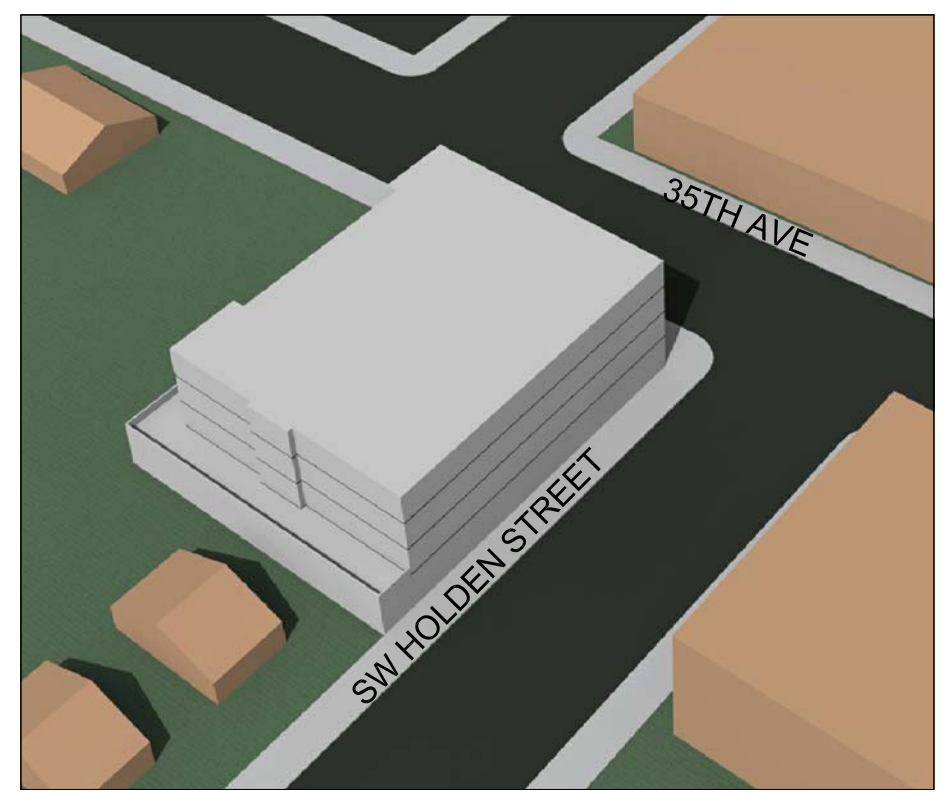


35TH AVE

SW HOLDEN STREET



FLOOR PLAN LEVEL 1



BUILDING SPECIFICATIONS

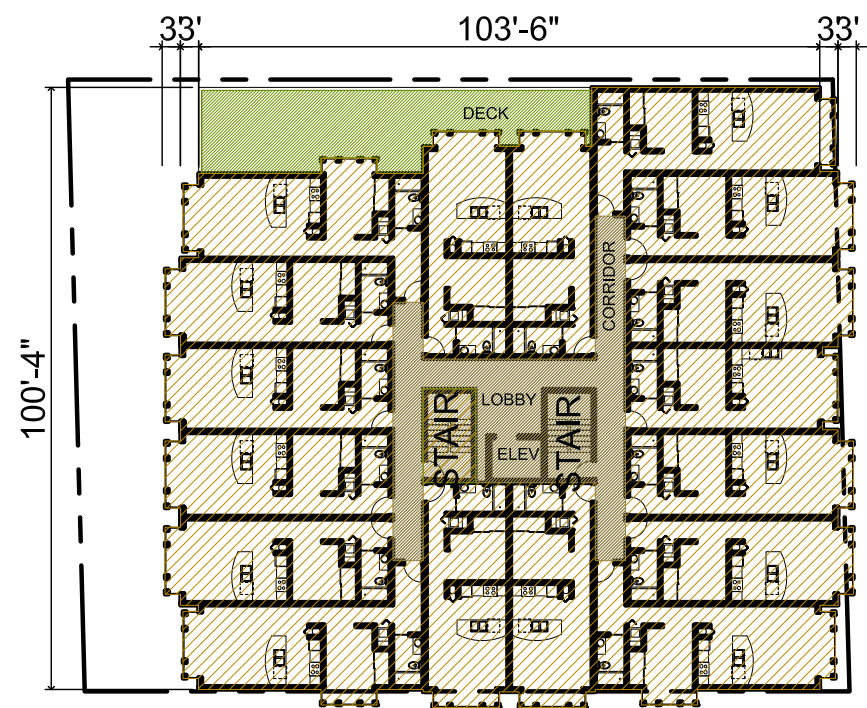
- 4 STORIES
- 42 UNITS
- 5,500 COMMERCIAL SPACE
- 16 STALLS

PROS

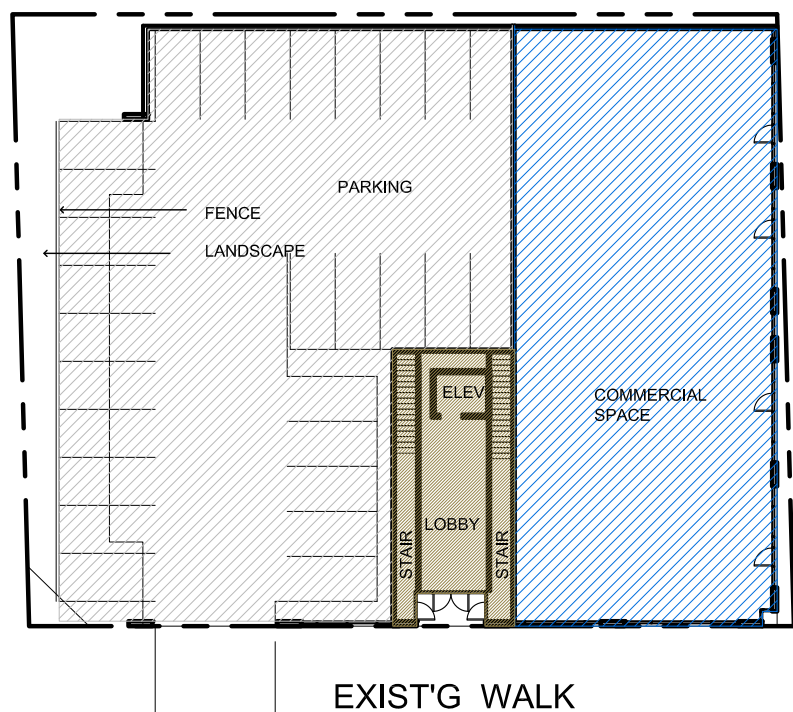
-PROVIDES RESIDENTIAL LOBBY GREAT PRESENCE CENTERED ON EAST FACADE OF THE BUILDING

CONS

- COMMERCIAL SPACE IS BROKEN UP
- VIEWS COULD BE BLOCKED IF THE ADJACENT PROPERTY TO THE NORTH IS DEVELOPED

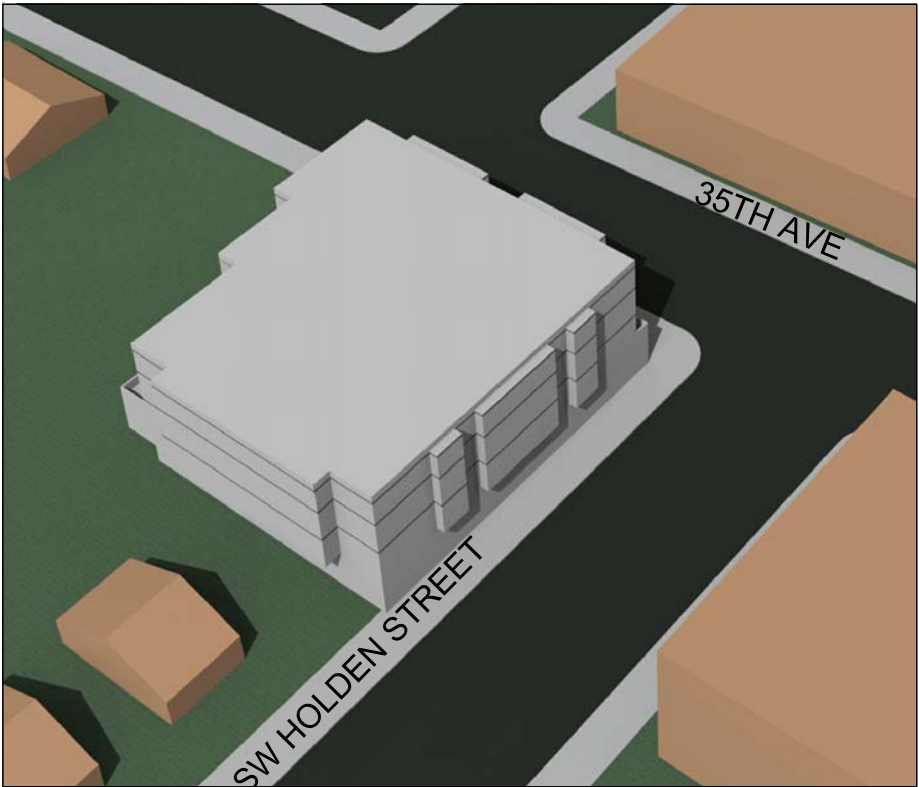
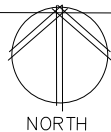


TYP FLOOR PLAN LEVEL 2-4



SW HOLDEN STREET

FLOOR PLAN LEVEL 1



BUILDING SPECIFICATIONS

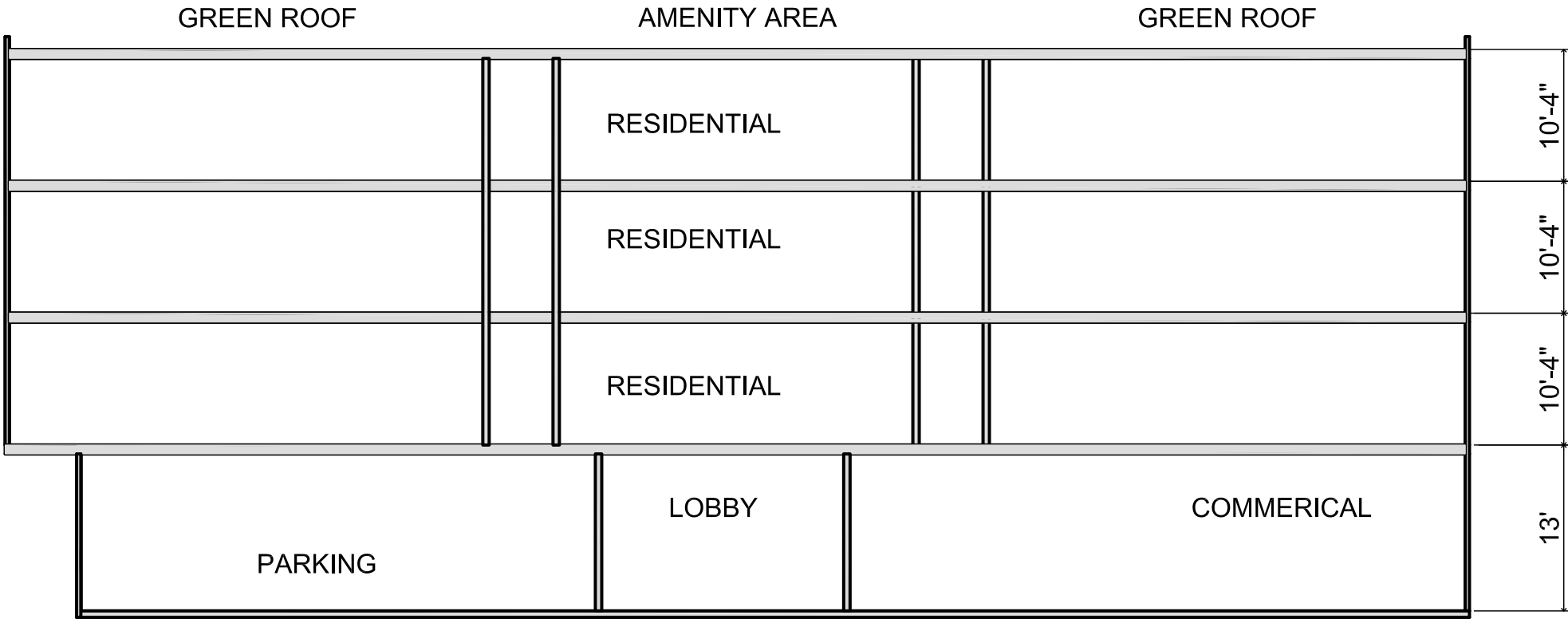
- 4 STORIES
- 51 UNITS
- 5,000 COMMERCIAL SPACE
- 27 STALLS

PROS

- PROVIDES CONTINUOUS RETAIL SPACE ON 35TH AVE SW
- PROVIDES APARTMENTS WITH VIEWS TO EAST AND WEST
- MOST EFFICIENT APARTMENT FLOOR LAYOUT
- PROVIDES GREATER SEPARATION FORM ADJACENT RESIDENTIAL PROPERTY

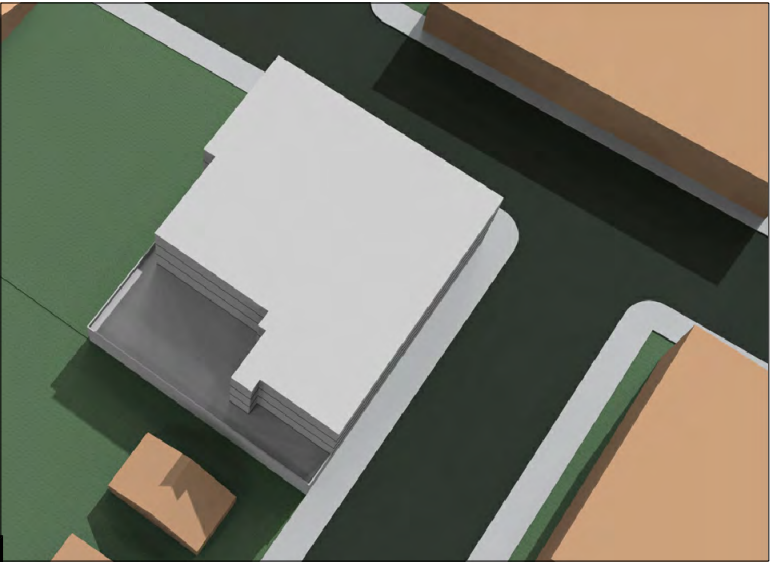
CONS

- NONE



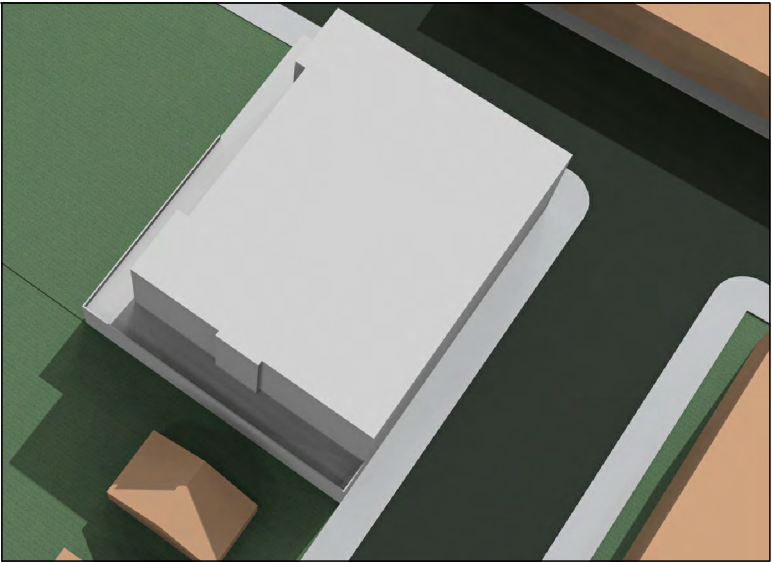
BUILDING CROSS SECTION

SCHEME ONE

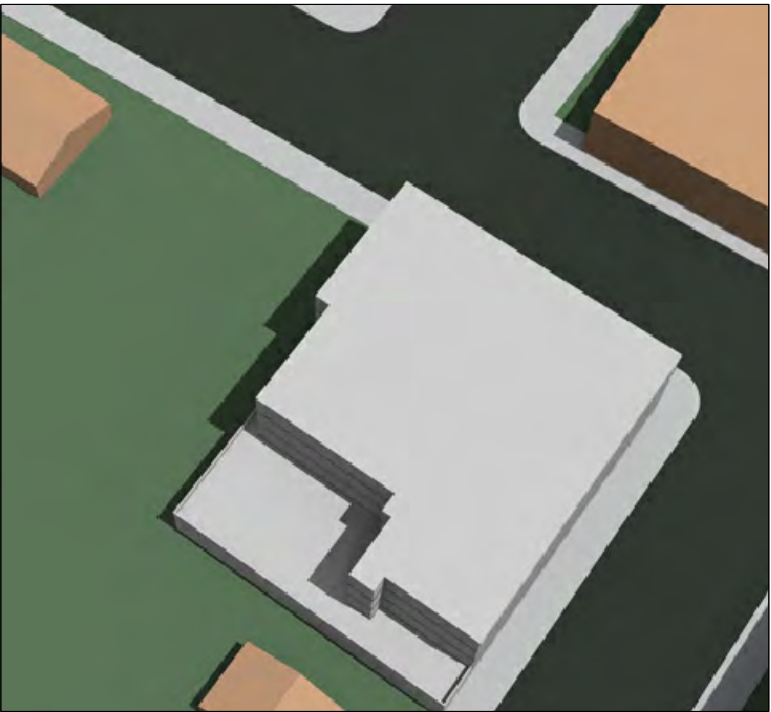
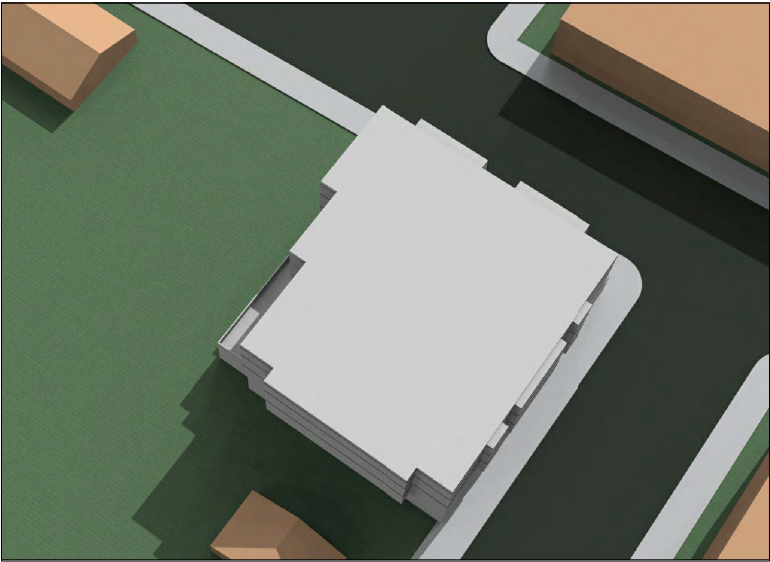


9:00 AM

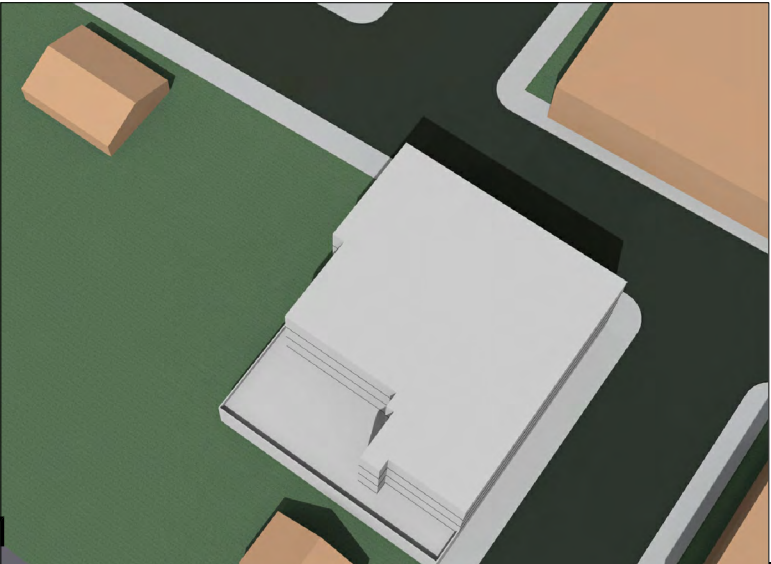
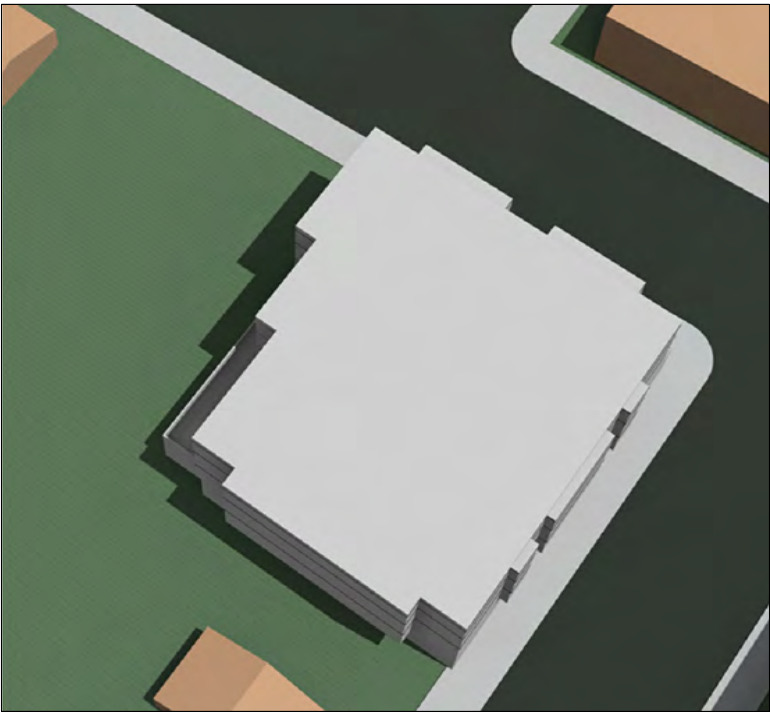
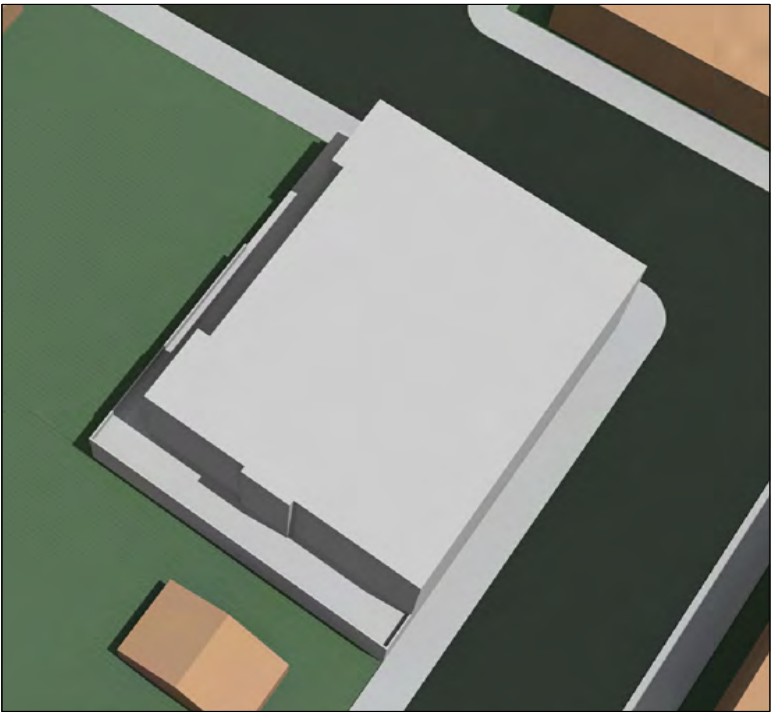
SCHEME TWO



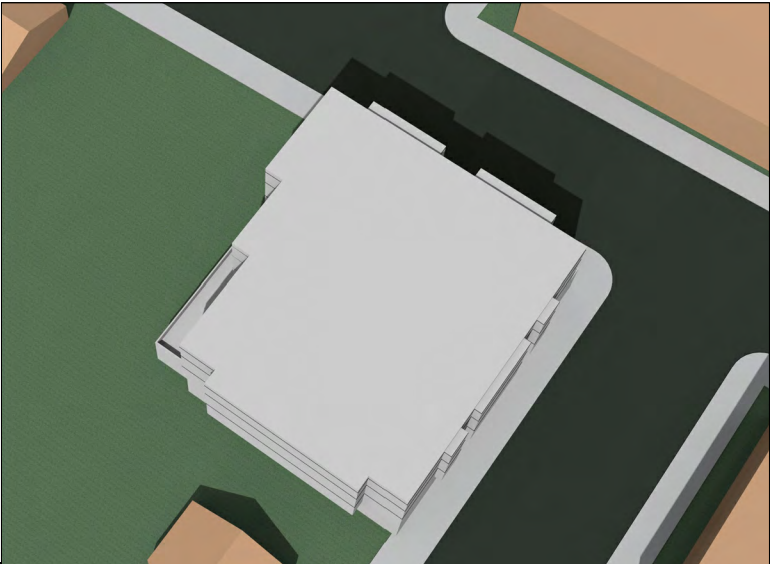
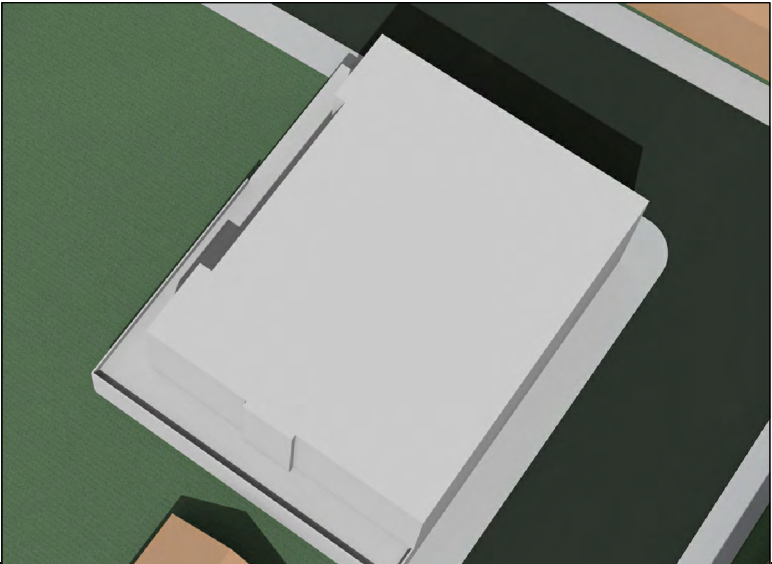
SCHEME THREE

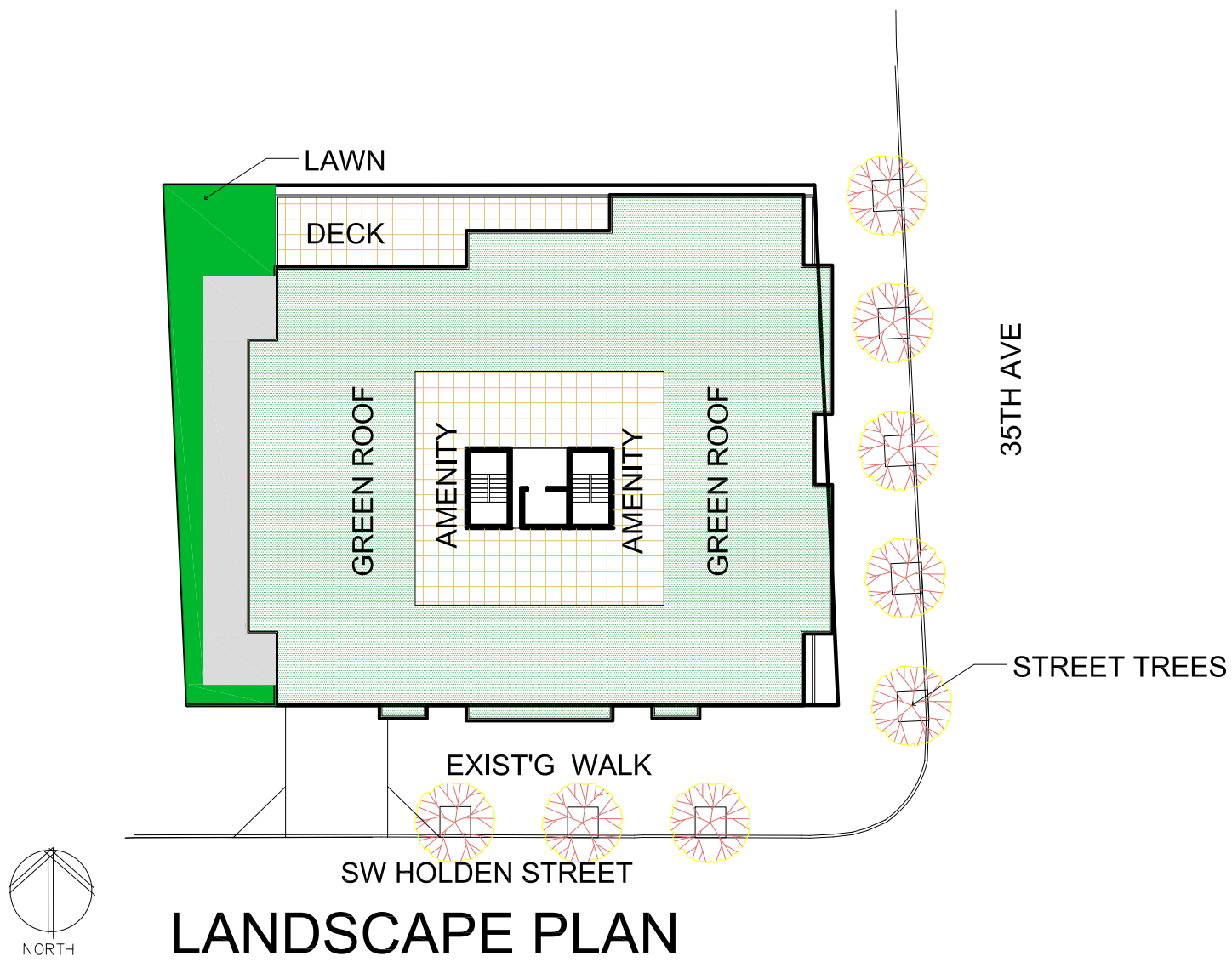


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GREEN ROOF

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 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 #37 WHICH IS LOCATED DIRECTLY ACROSS FROM THE SITE. 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 EH 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 WITH HALF OF BLOCK.

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 LOOK. THE WESTERLY WALL WILL HAVE OPENING AS WELL AS VERTICAL MODULATION TO REDUCE MASSING IMPACT OF THIS STRUCTURE ABUT 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

BAY WINDOWS:
USED IN NEIGHBORHOOD HOUSES
CANOPY:
GLASS TOP WITH METAL FRAMES TO MATCH
STOREFRONT (NEW TO THE NEIGHBOREHOOD)



MATERIAL CONCEPT
SIDING: CEMENTIUIOS PANELS (USED ON ADJACENT
BUILDINGS; FIRE HOUSE AND APARTMENTS)
GROUNDED CMU:
USED AT FIRE HOUSE TOWER
FENESTRATION:
STOREFRONT SYSTEM SAME AS USED AT THE FIRE



WEST VIEW AT CORNER OF SW
HOLDEN ST & 35TH AVE SW



NORTH VIEW AT CORNER OF
SW HOLDEN ST & 35TH AVE SW



EAST VIEW AT SW CORNER OF
THE PROPERTY