



THE PERCH

EARLY DESIGN GUIDANCE

DPD# 3020640

1250-1262 ALKI AVE, SW

10.15.2015



THE PERCH

1250-1262 ALKI AVE. SW

DOCUMENT EARLY DESIGN GUIDANCE

DPD # 3020640

DATE 10.15.2015

ABOUT SOLTERRA

- 1.0 COMPANY BACKGROUND
- 1.1 DEVELOPMENT GOALS
- 1.2 PROJECTS

PROPOSAL

- 2.0 PROPOSAL SUMMARY

EXISTING SITE CONDITIONS

- 3.0 VICINITY MAPS
- 3.1 STREETScape PHOTOS
- 3.2 SITE PANORAMAS
- 3.3 SITE PHOTOS

CONTEXT ANALYSIS

- 4.0 LOCAL AREA MAP
- 4.1 ZONING DIAGRAMS
- 4.2 ZONING OVERLAYS
- 4.3 EXISTING DEVELOPMENT PATTERNS
- 4.4 SOLAR ANALYSIS
- 4.5 TREE SURVEY
- 4.6 DETAILED ZONING INFORMATION

DESIGN GUIDELINES

- 5.0 PROJECT RESPONSES
- 5.1 PROJECT RESPONSES
- 5.2 PROJECT RESPONSES

ARCHITECTURAL CONCEPTS

- 6.0 DESIGN CONCEPT
- 6.1 FACADE CONCEPTS
- 6.2 FACADE CONCEPTS

MASSING OPTIONS

- 7.0 OPTION 1 - ZONING SITE PLAN
- 7.1 OPTION 1 - GROUND AND TYPICAL FLOOR PLANS
- 7.2 OPTION 1 - ROOF PLAN AND CONCEPT SECTIONS
- 7.3 OPTION 1 - PERSPECTIVES
- 7.4 OPTION 2 - ZONING SITE PLAN
- 7.5 OPTION 2 - GROUND AND TYPICAL FLOOR PLANS
- 7.6 OPTION 2 - ROOF PLAN AND CONCEPT SECTIONS
- 7.7 OPTION 2 - PERSPECTIVES
- 7.8 OPTION 3 - ZONING SITE PLAN
- 7.9 OPTION 3 - GROUND AND TYPICAL FLOOR PLANS
- 7.10 OPTION 3 - ROOF PLAN AND CONCEPT SECTIONS
- 7.11 OPTION 3 - PERSPECTIVES
- 7.12 CODE COMPLIANT OPTION 4 - ZONING SITE PLAN
- 7.13 CODE COMPLIANT OPTION 4 - GROUND AND TYPICAL FLOOR PLANS
- 7.14 CODE COMPLIANT OPTION 4 - PERSPECTIVES

SUMMARY

- 8.0 DEPARTURE MATRIX



WHO WE ARE

SOLTERRA IS A UNIQUE, SUSTAINABILITY-DRIVEN, DESIGN-BUILD DEVELOPMENT COMPANY. FULLY INTEGRATED IN-HOUSE DEVELOPMENT, DESIGN AND CONSTRUCTION TEAMS ENSURE AN UNMATCHED LEVEL OF QUALITY CONTROL. ADDITIONALLY, AS OWNER-MANAGERS WE HAVE A LONG-TERM INVESTMENT IN THE UPKEEP AND QUALITY OF LIFE IN THE NEIGHBORHOODS IN WHICH WE WORK. WE IMPLEMENT CUTTING EDGE TECHNOLOGIES AND ARE FULLY RETHINKING HOW ARCHITECTURE AND DEVELOPMENT WORK IN ORDER TO EFFICIENTLY BUILD THE MOST BEAUTIFUL AND SUSTAINABLE STRUCTURES IN THE WORLD.

WE ARE A LIKE-MINDED GROUP OF PEOPLE WHO ARE PASSIONATE ABOUT THE ENVIRONMENT AND THE CITIES WE LIVE IN, AND EQUALLY PASSIONATE ABOUT SHARING OUR VISION AND EXPERTISE WITH THE COMMUNITIES AROUND US.



OUR VALUES

OUR DESIGNS AND OUR EMPLOYEES ARE DRIVEN BY OUR CORE VALUES: FAMILY, RESPONSIBILITY, LEADERSHIP, AND HEALTH. OUR MISSION WITH EVERY PROJECT IS TO PROMOTE A SUSTAINABLE URBAN LIFESTYLE AND RECONNECT PEOPLE TO NATURE AND COMMUNITY. OUR COMMITMENT TO SUSTAINABILITY IS UNRIVALED IN THE REGION; WITH IN-HOUSE GREEN ROOF AND SOLAR INSTALLATION AND A PROPRIETARY LIVING WALL SYSTEM, WE INTEGRATE THE LATEST GREEN TECHNOLOGIES INTO ALL PROJECTS WITH A LEED PLATINUM USGBC RATING AS OUR MINIMUM THRESHOLD OF DESIGN.



OUR VISION

OUR GOAL IS TO IMPACT PEOPLE'S LIVES IN A POSITIVE WAY BY INTRODUCING THEM TO INNOVATIVE, SUSTAINABLE STRUCTURES THAT HELP THEM LIVE HEALTHIER LIVES IN URBAN ENVIRONMENTS.

IN EVERY PROJECT, WE SEEK TO BUILD A STRONG CONNECTION TO THE ENVIRONMENT. OUR DESIGNS ARE INSPIRED BY THE BEAUTY WE SEE IN NATURE, AND OUR BUILDINGS ARE FILLED WITH LIFE – FROM VERTICALLY PLANTED GREEN WALLS AND MOSS GARDENS TO WATER FEATURES AND EDIBLE PLANTS.

WE BELIEVE THAT RESPONSIBLE GROWTH AND DEVELOPMENT CAN ENRICH AND ENHANCE NEIGHBORHOOD LIFE, AND FOSTER AND SUPPORT LOCAL SMALL BUSINESSES.





RESPONSIBLE GROWTH

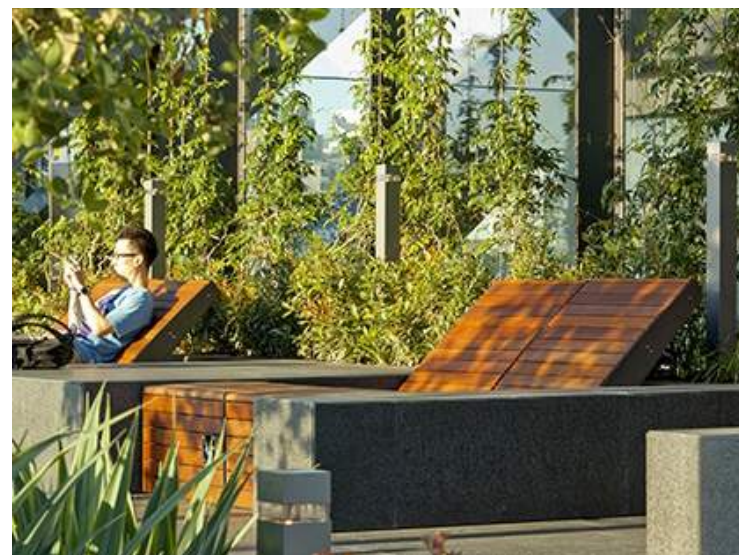
ALKI IS A GROWING NEIGHBORHOOD IN A GROWING CITY. THIS CREATES A HIGH DEMAND FOR HOUSING AND INCREASES PRESSURE ON NEIGHBORHOODS TO ABSORB THE INFLUX OF NEW INHABITANTS. OUR GOAL IS TO ACCOMMODATE GROWTH IN A WAY THAT PRESERVES THE UNIQUE CHARACTER OF THE NEIGHBORHOOD AS WELL AS THE NATURAL ENVIRONMENT OF THE AREA.

COMMUNITY

NEIGHBORING DEVELOPMENT IS MOSTLY 5-6 STORY CONDOMINIUMS WITH SOME SINGLE FAMILY HOMES OR DUPLEXES. THE NEWER DEVELOPMENTS ARE INCREASING DENSITY IN THE AREA, AND WE BELIEVE THAT WE CAN PROVIDE THE NEEDED DENSITY WITH AN ENVIRONMENTAL AND COMMUNAL FOCUS.

OUR PROPOSAL CONTINUES THE TREND OF MID-RISE RESIDENTIAL HOUSING, BUT IS CENTERED AROUND CREATING AND FOSTERING A SENSE OF NEIGHBORHOOD AND COMMUNITY. OUR MISSION IS TO CREATE A PLACE THAT IS UNIQUE, PROGRESSIVE AND BEAUTIFUL. WE WANT THIS PROJECT TO BE SOMETHING THAT THE COMMUNITY IS PROUD OF.

COMMUNAL SPACES SUCH AS ROOFTOP GARDENS AND EXTERIOR COURTYARDS CREATE SPACES FOR RESIDENTS AND GUESTS TO SOCIALIZE. ADDITIONALLY, WE PLAN TO PROVIDE COMMUNITY SERVICES INCLUDING AN ONLINE PORTAL, NEWSLETTER AND "SOLTERRA PASSPORT" THAT CONNECT RESIDENTS TO ANY OTHER SOLTERRA DEVELOPMENTS AND THEIR UNIQUE AMENITY SPACES. THE PUBLIC COURTYARD SPACES WILL FEATURE OPEN-AIR PASSAGeways WITH NATURAL MATERIALS AND PLANT LIFE. THESE SPACES REINFORCE OUR MISSION AS A SUSTAINABILITY LEADER AND CREATE SPACES FOR PEOPLE TO RECONNECT WITH NATURE IN AN URBAN ENVIRONMENT.

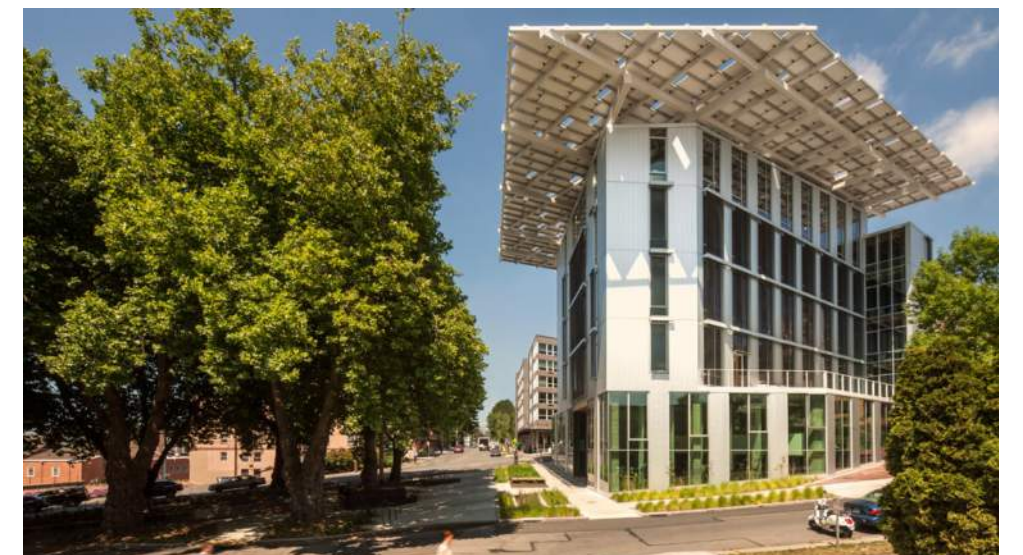


SUSTAINABILITY

ONE OF OUR FUNDAMENTAL GOALS IS TO CREATE THE MOST SUSTAINABLE PROJECTS IN THE WORLD. WE ACHIEVE THIS IN TWO WAYS: BY CREATING BEAUTIFUL SPACES THAT HIGHLIGHT NATURE AND SERVE TO RECONNECT PEOPLE IN THE CITY TO THE ENVIRONMENT; AND BY UTILIZING LOCAL, SUSTAINABLE MATERIALS AND MODERN TECHNOLOGY TO BUILD THE MOST EFFICIENT STRUCTURES POSSIBLE.

AN EXTENSIVE GREEN ROOF, PHOTOVOLTAIC PANELS AND VEGETATED VERAWALL GREEN WALLS WILL BE FEATURED THROUGHOUT THE PROJECT. VIEWS TOWARD PUGET SOUND AND PERSONAL SPACES DIRECTED TOWARD THE LUSH HILLSIDE WILL ESTABLISH A RELATIONSHIP WITH THE INCREDIBLE NATURAL ENVIRONMENT THAT SURROUNDS SEATTLE. WE ALSO INTEND TO ADD TO THE BEAUTY OF THE CITY BY INCORPORATING NATURE AND CREATIVE ARCHITECTURE INTO THE PROJECT.

THE PERCH WILL BE A LEED PLATINUM BUILDING AT MINIMUM, THOUGH WE INTEND TO OUTPERFORM THAT BASELINE AS MUCH AS WE CAN.

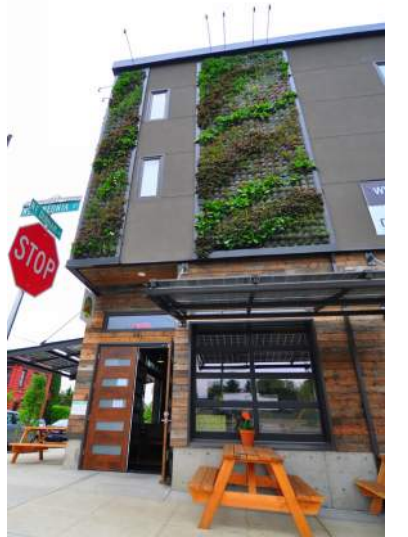




WOODLAWN

PORTLAND, OR
COMPLETED FEBRUARY 2014

WOODLAWN IS A LEED PLATINUM 18 UNIT MIXED-USE APARTMENT BUILDING FEATURING INNOVATIVE DESIGN AND CONSTRUCTION STRATEGIES. IT IS CONSTRUCTED WITH PRIMARILY RECLAIMED AND HIGHLY RENEWABLE MATERIALS, AND FEATURES 4,500 SQUARE FEET OF ECOROOF, AN OUTDOOR ROOF TERRACE, AND 1,100 SQUARE FEET OF LIVING WALL SIDING. 10 KILOWATTS OF SOLAR AWNINGS SHADE THE PEDESTRIAN ZONE AND A 9,000 GALLON RAINWATER CISTERN WITH A WATERWHEEL IS LOCATED IN THE CENTRAL COURTYARD.



ATLAS

NEWCASTLE, WA
CONSTRUCTION BEGINNING SUMMER 2015

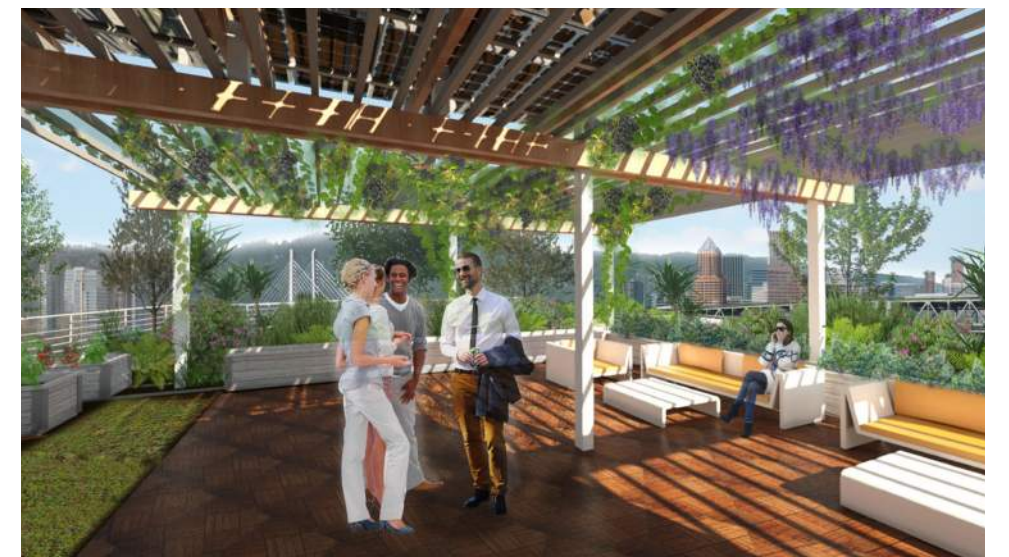
ATLAS IS A 98-UNIT APARTMENT BUILDING EAST OF SEATTLE IN NEWCASTLE, WASHINGTON. THE BUILDING IS ORGANIZED AROUND A DYNAMIC COURTYARD AND COMMUNAL KITCHEN SPACE. THE ROOF IS FULLY COVERED IN A GREEN ROOF SYSTEM AS WELL AS A 10 KILOWATT SOLAR ARRAY. SEVERAL WALLS ARE CLAD IN LIVING WALL SYSTEMS AND A VAULT IN THE BASEMENT PROVIDES ONSITE STORMWATER TREATMENT.



SOLTERRA PORTLAND OFFICE

PORTLAND, OR
CURRENTLY UNDER CONSTRUCTION

OUR FUTURE PORTLAND OFFICE IS A 5-STORY MIXED-USE WAREHOUSE AND OFFICE BUILDING. IT IS TARGETING LEED PLATINUM AND THE 2030 CHALLENGE, AND IS THE FIRST PROJECT IN THE REGION PURSUING THE ENERGY TRUST OF OREGON'S "PATH TO NET ZERO."



THE PERCH IS A PROPOSED MID-RISE MULTIFAMILY DEVELOPMENT LOCATED IN THE ALKI NEIGHBORHOOD OF WEST SEATTLE, OCCUPYING 5 EXISTING LOTS ON ALKI AVE. SW NEAR DUWAMISH HEAD. THE PROPOSAL CONTINUES THE TREND OF MID-RISE RESIDENTIAL DEVELOPMENT IN THE AREA AND WILL PRIORITIZE CELEBRATING THE NATURAL BEAUTY OF THE SITE.

THE HEART OF THE PROJECT IS A STRONG CONNECTION TO THE WATER AND THE ICONIC BEAUTY OF PUGET SOUND AND THE NEIGHBORHOOD. THE PROJECT IS INSPIRED BY THE WATER AND SKY--THE SMELL OF THE BREEZE, THE SOUND OF THE WAVES--AS WELL AS THE LUSH GREENERY OF THE HILLSIDE BEHIND. "FIND YOUR PERCH" IS THE DRIVING MOTTO; WITH A VARIETY OF VANTAGE POINTS INSIDE THE UNITS, IN COMMON SPACES, AND ON THE ROOF FOR TAKING IN THE UNIQUE MARINE ENVIRONMENT OF THE SOUND. IN THIS WAY, THE PROJECT WILL MAINTAIN AN OUTWARD FOCUS IN ORDER TO PROVIDE A GREATER BOND BETWEEN RESIDENTS AND THEIR SURROUNDINGS.

THE PERCH WILL BE A MODEL OF SUSTAINABILITY FOR THE CITY AND REGION, AS WELL. THE PROJECT IS TARGETING LEED PLATINUM CERTIFICATION FROM THE U.S. GREEN BUILDING COUNCIL AND WILL BE ONLY THE FOURTH MIDRISE PROJECT IN ALL OF WASHINGTON STATE TO ACHIEVE THAT CERTIFICATION. WE WILL BE IMPLEMENTING A VARIETY OF CUTTING-EDGE SUSTAINABLE TECHNOLOGIES TO REDUCE THE BUILDING'S ENVIRONMENTAL IMPACT SUCH AS RAINWATER COLLECTION, EXTENSIVE GREEN ROOFING AND LIVING WALL SYSTEMS, AND SOLAR ARRAYS ON THE ROOFTOP.

PROPOSAL INFORMATION

100 RESIDENTIAL UNITS

1500 SF LIGHT RETAIL SPACE AT GROUND LEVEL

FIVE FLOORS OF RESIDENTIAL UNITS OVER A GROUND FLOOR OF LOBBY SPACE, SUPPORT, SERVICE AND PARKING

120 PARKING STALLS FOR RESIDENTS AND VISITORS, IN A BELOW-GRADE GARAGE

8 PARKING STALLS FOR REGISTERED CAR-SHARING PROGRAMS FOR USE BY RESIDENTS AND THE PUBLIC

3 PUBLIC PARKING STALLS FOR RETAIL AND LEASING OFFICE USE

AMPLE BIKE STORAGE FOR RESIDENTS AND EXTERIOR BIKE PARKING FOR GUESTS

NOTABLE FEATURES

EXTENSIVE VEGETATED GREEN ROOF WITH RESIDENT ACCESS AND AMENITY SPACE

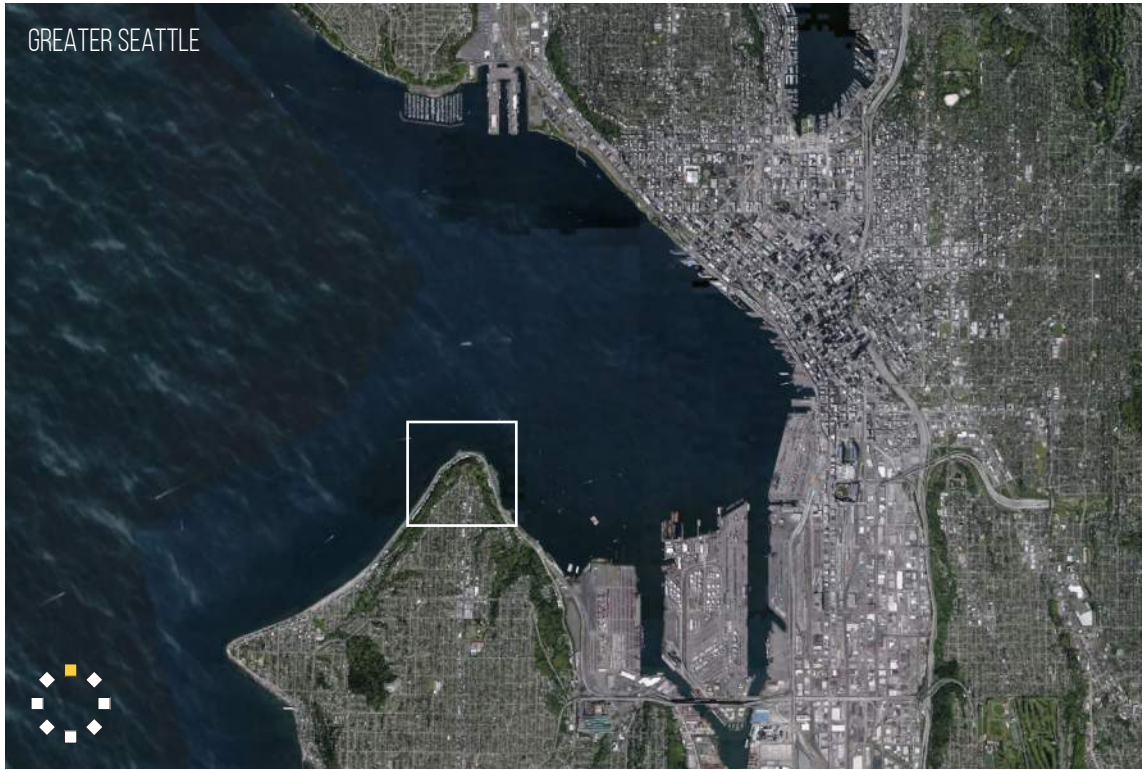
SOLAR PANEL ARRAY ON THE ROOFTOP

RAINWATER COLLECTION CISTERN

POTENTIAL NATIVE MARINE BIRD HABITAT ON THE ROOFTOP



GREATER SEATTLE



SEATTLE VICINITY MAP

ALKI POINT



WEST SEATTLE VICINITY MAP

AERIAL PERSPECTIVE OF SITE SURROUNDINGS



ALKI AVE. SW VICINITY MAP

SITE ORIENTATION

THE PROJECT SITE IS LOCATED IN THE ALKI NEIGHBORHOOD OF WEST SEATTLE, AT THE WEST SIDE OF DUWAMISH HEAD. THE PROJECT IS LOCATED ALONG ALKI AVE. SW AND FACES PUGET SOUND. THE SITE IS ONE MILE FROM ALKI BEACH TO THE SOUTHWEST AND THREE MILES FROM THE WEST SEATTLE BRIDGE TO THE SOUTHEAST.



STREETSCAPE ALONG ALKI AVE TO THE EAST OF THE SITE



PROJECT SITE



STREETSCAPE ALONG ALKI AVE TO THE WEST OF THE SITE

EXISTING STRUCTURES ON SITE

- 1250 ALKI AVE SW - BUILT IN 1920, MULTI-OCCUPANCY, TWO STORIES
- 1252 ALKI AVE SW - BUILT IN 1917, MULTI-OCCUPANCY, TWO STORIES
- 1254 ALKI AVE SW - BUILT IN 1997, DUPLEX, TWO STORIES
- 1258 ALKI AVE SW - BUILT IN 1914, SINGLE-FAMILY, TWO STORIES
- 1262 ALKI AVE SW - BUILT IN 1962, SINGLE-FAMILY, TWO STORIES

ADJACENT PROPERTIES

- 1238 ALKI AVE SW - BUILT IN 2002, MIDRISE CONDOMINIUM
- 1266 ALKI AVE SW - BUILT IN 1998, MIDRISE CONDOMINIUM



PANORAMA OF SITE FROM ACROSS STREET



PANORAMA LOOKING OUTWARD FROM ACROSS STREET

EXISTING SITE DESCRIPTION

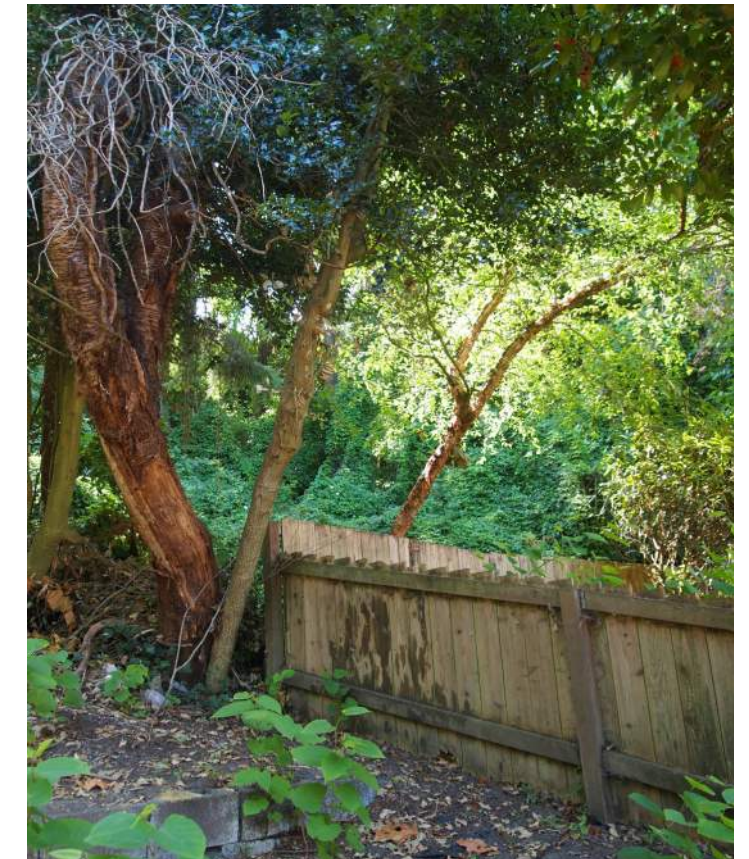
TWO SIX-STORY MULTIFAMILY STRUCTURES FLANK THE PROPOSED SITE, AND A STEEP AND DENSELY VEGETATED HILLSIDE RISES UP BEHIND. THE PARCELS FRONT ALKI AVE. AND ACROSS THE STREET FROM THE SITE IS THE ALKI TRAIL, A PEDESTRIAN AND BIKE PATH THAT EXTENDS ABOUT A MILE IN EACH DIRECTION PAST THE SITE. THE SITE FACES PUGET SOUND AND HAS PANORAMIC VIEWS OF THE WATERFRONT AND BAINBRIDGE ISLAND IN THE DISTANCE.



VIEW OF PROJECT SITE EAST EDGE



VIEW OF PROJECT SITE WEST EDGE



VIEW OF HILLSIDE BEHIND SITE



VIEW OF ALKI TRAIL ACROSS STREET FROM SITE FACING WEST



VIEW OF ALKI TRAIL ACROSS STREET FROM SITE FACING EAST



VIEW OF HILLSIDE BEHIND SITE



LOCAL AREA MAP

●●●●● COMMUNITY NODE
 — BIKE PATH
 - - - - - BIKE FRIENDLY STREET
 — BUS ROUTE

SITE DESCRIPTION

THE PROJECT SITE IS 1250-1262 ALKI AVE. SW, FIVE PARCELS ALONG THE STREET AND TWO HILLSIDE PARCELS TO THE SOUTH. THE STREETFRONT PARCELS ARE CURRENTLY OCCUPIED BY FIVE SINGLE-FAMILY STRUCTURES AND THE HILLSIDE IS DENSELY VEGETATED WITH NO EXISTING DEVELOPMENT.

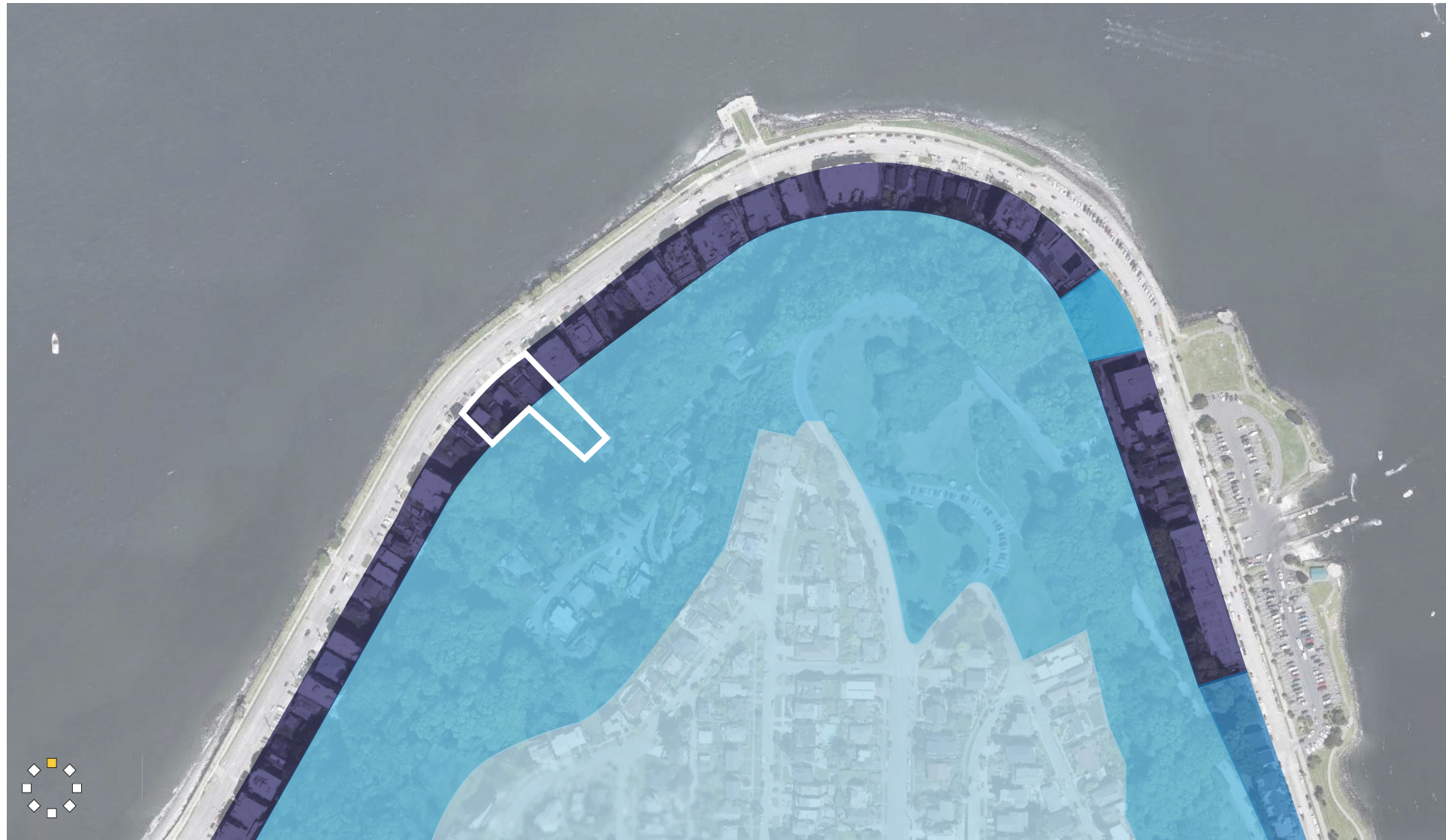
NEARBY DEVELOPMENT CONSISTS OF A MIXTURE OF MIDRISE MULTIFAMILY RESIDENTIAL BUILDINGS AS WELL AS SINGLE-FAMILY HOMES. AT THE TOP OF THE HILLSIDE THE PREDOMINANT DEVELOPMENT IS SINGLE-FAMILY RESIDENTIAL, TYPICAL OF THE WEST SEATTLE NEIGHBORHOOD.

ALKI AVENUE AT THIS LOCATION IS A TWO-LANE THOROUGHFARE WITH OCCASIONAL STREET PARKING. ACROSS THE STREET FROM THE SITE IS THE ALKI TRAIL, A PEDESTRIAN AND BIKE TRAIL RUNNING FROM ALKI BEACH TO THE SOUTHWEST ALL THE WAY TO THE WEST SEATTLE BRIDGE TRAIL, TO THE EAST.

NEARBY SCHOOLS INCLUDE LAFAYETTE ELEMENTARY SCHOOL AND WEST SEATTLE HIGH SCHOOL. THE CLOSEST GROCERY STORES ARE METROPOLITAN MARKET, SAFEWAY AND PCC NATURAL MARKETS (2 MILES SOUTH NEAR HIAWATHA PARK). NEARBY COFFEE SHOPS INCLUDE MOONDROP COFFEE & TEA, CAFFÈ FIORE AND ALKI MAIL AND DISPATCH. NEARBY RESTAURANTS INCLUDE MARINATION MA KAI, PAILIN THAI CUISINE AND PIZZERIA 22.

SEACREST PARK AND THE DON ARMENI BOAT RAMP ARE WITHIN ONE MILE TO THE EAST ALONG ALKI. ALKI BEACH PARK IS LOCATED APPROXIMATELY ONE MILE TO THE SOUTH.

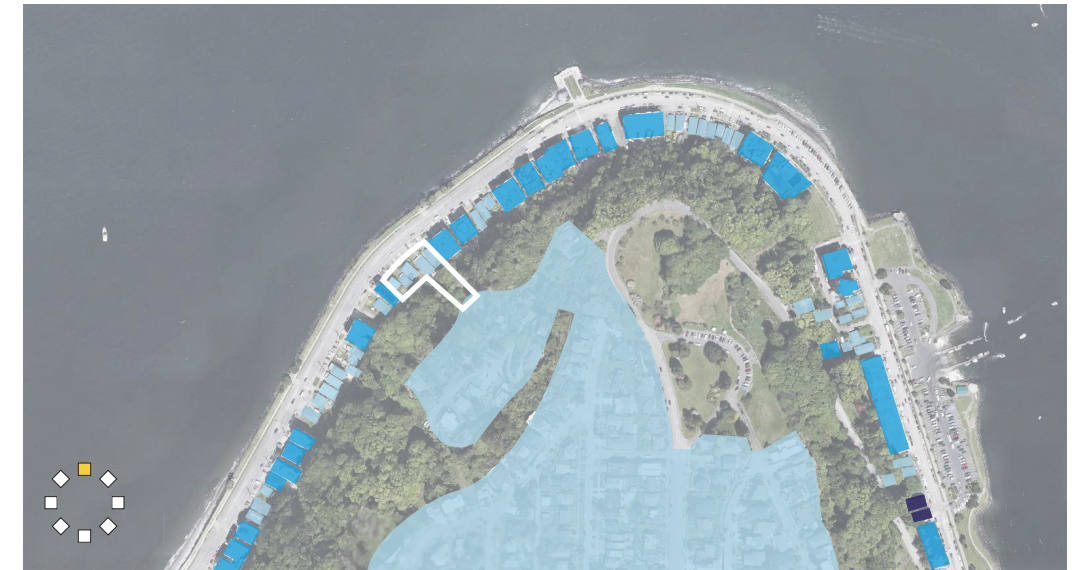
A FERRY PROVIDING A DIRECT CONNECTION TO CENTRAL DOWNTOWN IS A 3/4 MILE WALK FROM THE SITE. THE 37 AND 775 BUS LINES PROVIDE TRANSIT CONNECTIONS IN THE AREA. THERE IS A BUS STOP ACROSS ALKI FROM THE PROJECT SITE, WITH CONNECTION VIA A CROSSWALK ONE PARCEL TO THE NORTH.



BASE ZONING DIAGRAM

- SF 5000
- SF 7200
- LR3
- NC2-65
- MR

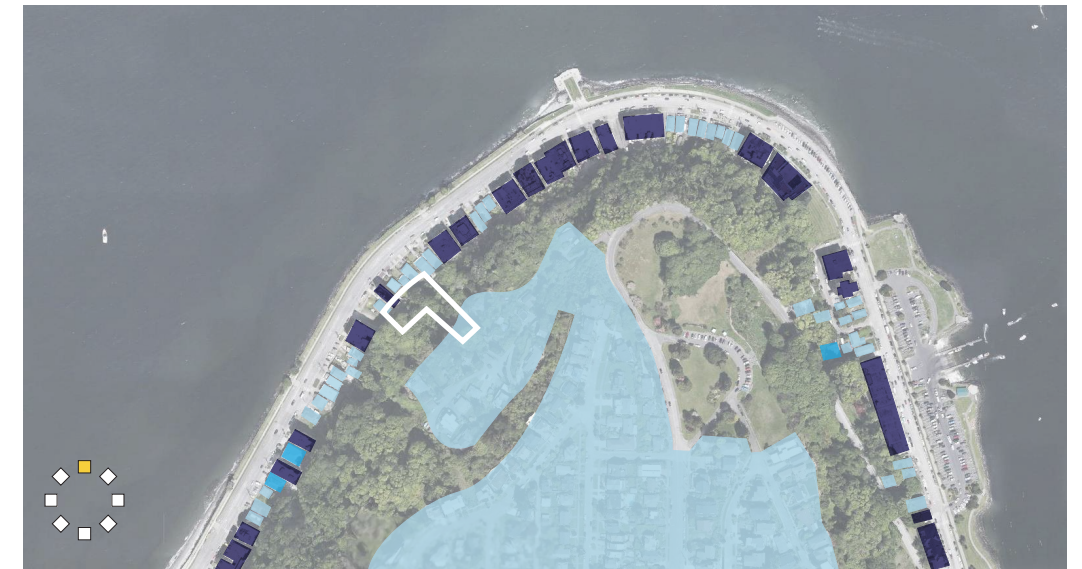
THE MAIN FIVE PARCELS WITH FRONTAGE ON ALKI AVE ARE ZONED MR, WITH REAR PORTIONS OF THE LOTS UP THE HILLSIDE ZONED SF 7200. THE EXISTING ZONING ESTABLISHES A GREATER DENSITY OF DEVELOPMENT AND ALLOWABLE HEIGHT ALONG THE SHORELINE, WHILE RETAINING THE QUIETER NEIGHBORHOOD ZONING ON THE HILLSIDE ABOVE. FEW PARCELS NEAR THE SITE ARE ZONED TO ALLOW FOR A COMMERCIAL USE, WITH THE HIGHEST DENSITY OF RETAIL LOCATED ABOUT A MILE TO THE SOUTH AT ALKI BEACH. THE PROPOSED DEVELOPMENT WILL OCCUR WITHIN THE MR ZONED PORTION ALONG THE FRONT OF THE SITE AND NOT IMPACT THE SF 7200 ZONED LOTS ON THE HILLSIDE TO THE REAR OF THE SITE.



BUILDING USE DIAGRAM

- SINGLE FAMILY RESIDENTIAL
- MULTIFAMILY RESIDENTIAL
- COMMERCIAL / RETAIL

THE PREDOMINANT USE IN THE LOCAL AREA IS RESIDENTIAL, WITH THE TOP OF THE HILL BEING ALMOST EXCLUSIVELY SINGLE-FAMILY HOMES AND THE DEVELOPMENT ALONG ALKI A MIX OF OLDER SINGLE-FAMILY HOMES AND MORE RECENT MULTIFAMILY DEVELOPMENT. THERE IS VERY LITTLE EXCLUSIVELY COMMERCIAL DEVELOPMENT WITHIN A MILE OF THE SITE.



BUILDING HEIGHT DIAGRAM

- 1-2 STORIES
- 3-4 STORIES
- 5-6 STORIES

THE SINGLE-FAMILY HOMES ARE TYPICALLY 1- OR 2-STORY. THERE ARE SOME MULTIFAMILY STRUCTURES IN THE 3- TO 4- STORY RANGE BUT 5- AND 6-STORY DEVELOPMENT IS MOST COMMON, WITH PARKING GARAGE ENTRY AND SUPPORT AT THE GROUND FLOOR. THE SINGLE-FAMILY HOMES AT THE TOP OF THE HILLSIDE ARE AT AN ELEVATION WELL ABOVE THE MIDRISE DEVELOPMENTS BELOW.



SHORELINE JURISDICTION - URBAN RESIDENTIAL OVERLAY

THE SITE IS LOCATED WITHIN 200' OF THE SEA WALL AND IS THUS PART OF THE SHORELINE JURISDICTION. THE SITE CARRIES THE URBAN RESIDENTIAL (UR) SHORELINE ENVIRONMENT DESIGNATION.



ALKI PARKING OVERLAY

THE SITE IS SUBJECT TO THE ALKI PARKING OVERLAY (AL), STIPULATING GREATER PARKING REQUIREMENTS THAN ELSEWHERE IN THE CITY.



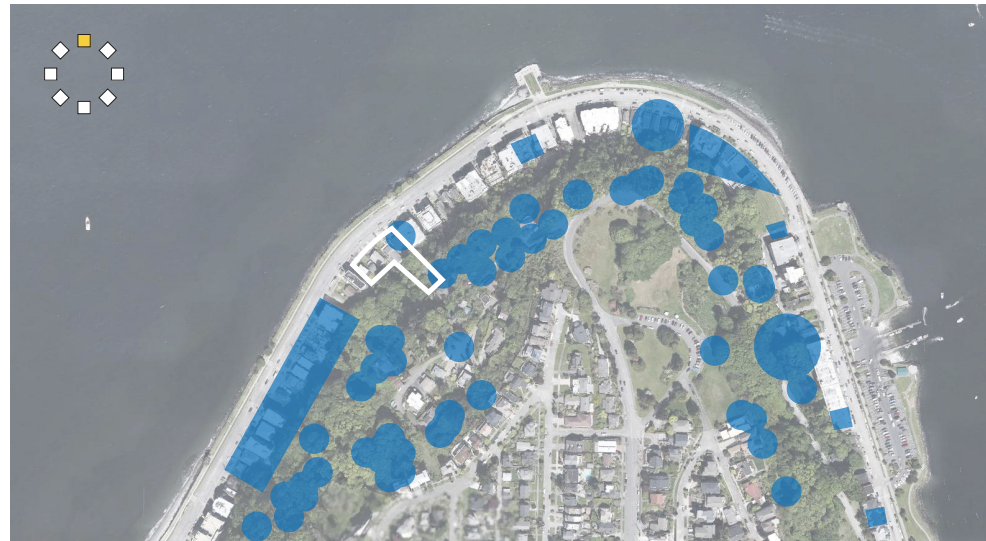
STEEP SLOPE AREA

THE HILLSIDE IS A DESIGNATED STEEP SLOPE AREA, AND A 15' BUFFER FROM THE TOE OF THE STEEP SLOPE WILL BE REQUIRED TO PREVENT DESTABILIZATION.



LIQUEFACTION ZONE

THE SOIL ALONG THE SHORELINE IS KNOWN TO BE A LIQUEFACTION RISK DURING SEISMIC EVENTS AND CARE MUST BE TAKEN TO DESIGN THE STRUCTURAL FOUNDATIONS AND SHORING ACCORDINGLY.



KNOWN SLIDE AREA

THERE HAVE BEEN NUMEROUS DOCUMENTED SLIDE EVENTS IN THE AREA. THE HILLSIDE WILL NEED TO BE SUPPORTED TO REDUCE FURTHER SLIDE RISK.



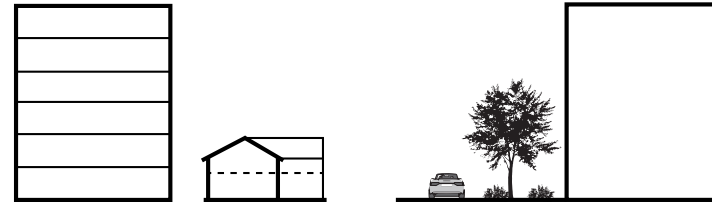
ARCHAEOLOGICAL BUFFER

THE SITE IS WITHIN 200' OF THE USGS MEANDER LINE AND IS THEREFORE WITHIN THE SEATTLE ARCHAEOLOGICAL BUFFER AREA.

EXISTING DEVELOPMENT PATTERN

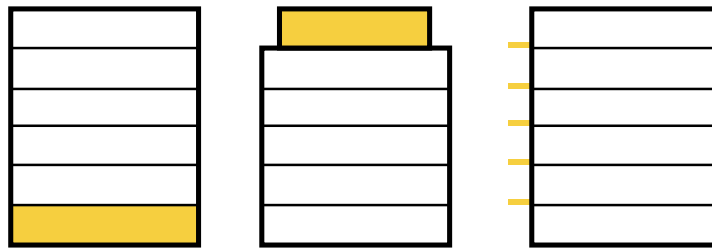
MIXTURE OF MIDRISE MULTIFAMILY AND TWO-STORY SINGLE FAMILY FORMS

THE HISTORIC DEVELOPMENT PATTERN WAS ONE- AND TWO-STORY BUNGALOWS BUT THE PREDOMINANT DEVELOPMENT PATTERN FOR THE LAST DECADE PLUS IS 6-STORY MIDRISE RESIDENTIAL: FIVE STORIES OF RESIDENTIAL USE OVER A GROUND FLOOR OF PARKING AND / OR SUPPORT. THE MIDRISE BLOCKS ARE SET BACK FROM THE STREET WITH PLANTING AND PARKING ACTING AS A BUFFER BETWEEN PUBLIC AND PRIVATE SPACE



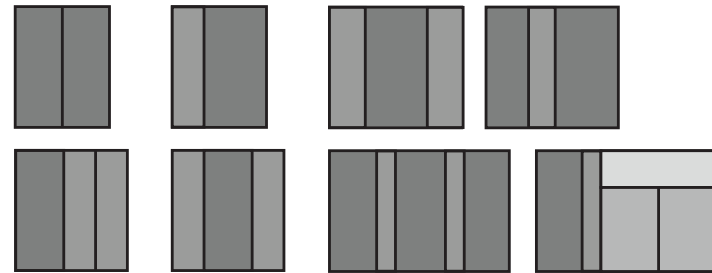
DIFFERENTIATION BETWEEN TOP AND BOTTOM FLOORS COMBINATION OF PROJECTING AND / OR INSET BALCONIES

THE GROUND FLOOR IS TYPICALLY DIFFERENTIATED FROM THE RESIDENTIAL FLOORS BY CHANGES IN PLANE OR FENESTRATION. THE UPPER LEVEL IS OFTEN DIFFERENTIATED AS WELL FROM THE OTHER RESIDENTIAL FLOORS BY EITHER A HEAVY CORNICE, EAVE LINE, OR A BREAKING UP OF THE ROOF GEOMETRY. THERE ARE EXAMPLES OF BOTH RECESSED AND PROJECTING BALCONIES, WITH VISUALLY LIGHT RAILINGS OR GLASS BEING TYPICAL

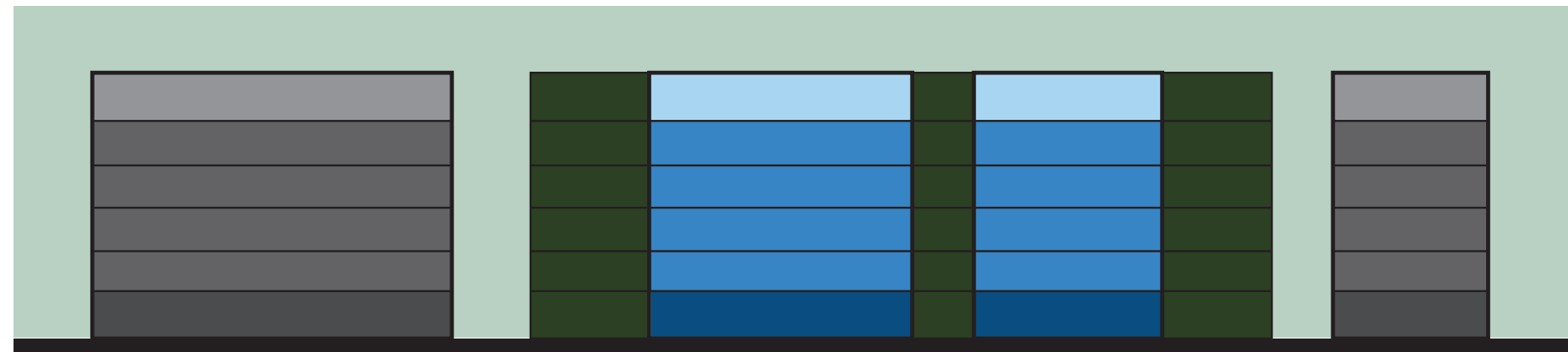


OVERALL FORM BROKEN INTO SMALLER GEOMETRIES

THE MIDRISE BLOCKS ARE SUBDIVIDED INTO SMALLER FORMS BY VARIATIONS IN BUILDING FENESTRATION AND BY PUSHING OUT OR RECESSING THE EXTERIOR WALLS WITHIN A VERTICAL ZONE TO CREATE ALIGNED BALCONIES. FENESTRATION PATTERNS BETWEEN FLOORS DON'T TYPICALLY VARY ALTHOUGH THERE ARE SOME EXAMPLES OF MORE RANDOMIZED OPENINGS BETWEEN LEVELS TO CREATE A LESS UNIFORM OVERALL APPEARANCE

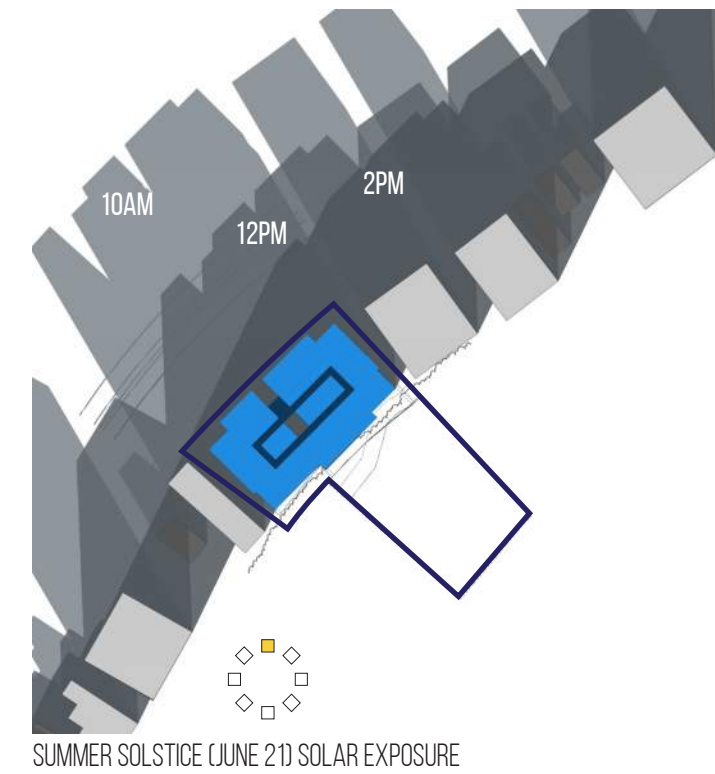
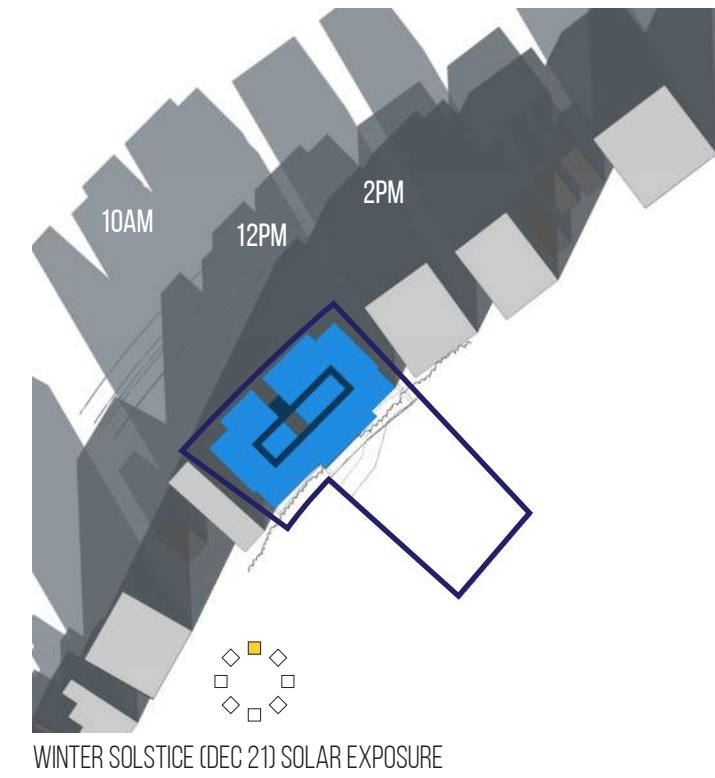
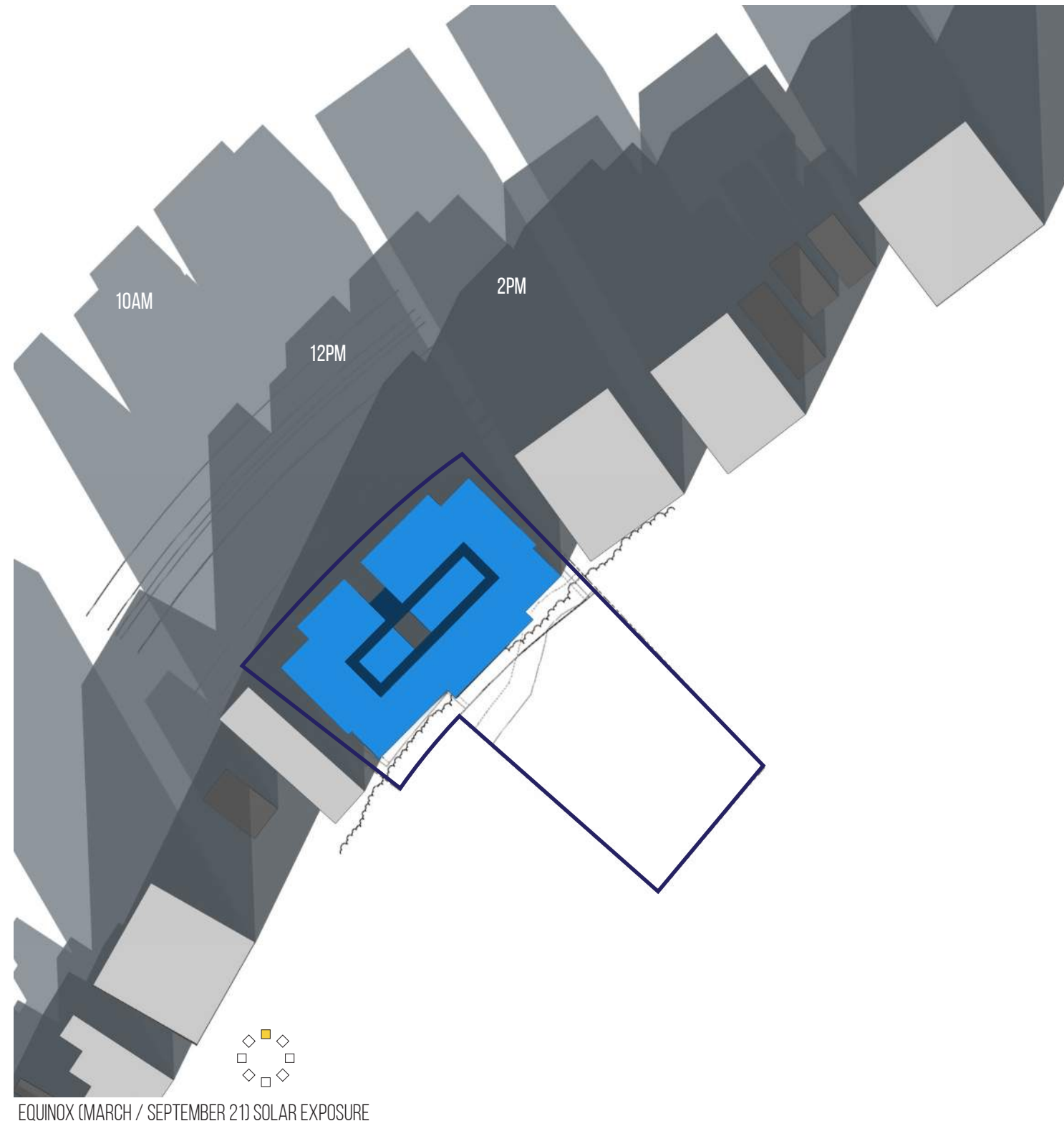


NEARBY EXAMPLES



INFLUENCE ON THE MASSING OF THE PREFERRED OPTION

THE PROPOSED PROJECT HAS AN OVERALL MASSING IDENTICAL TO NEIGHBORING MIDRISE DEVELOPMENT, WITH FIVE STORIES OF RESIDENTIAL UNITS OVER A GROUND FLOOR PARKING, ENTRY AND SUPPORT SPACE. A VOID ALONG THE FRONT FACADE EXPOSES A VEGETATED COURTYARD DEEPER INSIDE THE BUILDING AND PORTIONS OF THE FACADE ARE CLAD IN A LIVING WALL SYSTEM THAT IS EVOCATIVE OF THE HILLSIDE BEYOND. THIS SERVES TO BREAK THE OVERALL MASS UP INTO SMALLER FORMS MORE PROPORTIONAL TO NEIGHBORING DEVELOPMENT AS WELL AS VISUALLY BLEND THE BUILDING INTO THE HILLSIDE. THE GROUND FLOOR WILL BE RECESSED UNDERNEATH THE UPPER FLOORS SOMEWHAT AND THE TOP FLOOR WILL RECEIVE ADDITIONAL GLAZING TO MAKE IT VISUALLY LIGHTER. A COMBINATION OF RECESSED AND PROJECTING BALCONIES ADDS FURTHER MODULATION TO THE FACADE.



SOLAR ANALYSIS - PROPOSED DEVELOPMENT

THE PROPOSED DEVELOPMENT WILL BE OF SIMILAR HEIGHT AND SCALE AS EXISTING DEVELOPMENT AND WILL NOT CREATE SIGNIFICANT SHADING BEYOND WHAT IS ALREADY OCCURRING IN THE AREA. IN THE WINTER MONTHS THE HILLSIDE TO THE SOUTH WILL BE THE PREDOMINANT SOURCE OF SHADOWS ACROSS THE SITE AND NEARBY AREA, ESPECIALLY IN THE MORNING. THE PROJECT WILL SHADE ALKI AVE. FOR MUCH OF THE DAY IN THE WINTERTIME BUT SHOULD NOT SHADE THE ALKI TRAIL OUTSIDE OF THE EARLY MORNING. IN THE SUMMER MONTHS THE SHADOWS CREATED ON ALKI WILL BE MINIMAL FOR MOST OF THE DAY. IN SPRING AND FALL THE PROJECT WILL SHADE ALKI AVE. SOMEWHAT DURING THE MORNINGS.

PRELIMINARY ARBORIST'S REPORT FINDINGS

CONDUCTED BY BACK TO NATURE DESIGN

REPORT EXCERPT:

SUMMARY

"ON AUGUST 6, 2015, BACK TO NATURE DESIGN AND CERTIFIED ARBORIST ROBERT BAILEY VISITED SOLTERRA'S PROPOSED PROJECT SITE LOCATED AT 1250-1262 ALKI AVENUE SW IN SEATTLE, WASHINGTON IN ORDER TO EVALUATE TREES ON SITE FOR 'EXCEPTIONAL' TREE QUALIFICATION. A TOTAL OF 4 TREES WERE EXAMINED DURING THE SITE VISIT. ONE OF THESE TREES APPEARS TO MEET THE STANDARDS FOR "EXCEPTIONAL" TREES, ACCORDING TO THE CITY OF SEATTLE DIRECTOR'S RULE 16-2008, PURSUANT TO SEATTLE MUNICIPAL CODE (SMC) CHAPTER 25.11, TREE PROTECTION, AND WILL LIKELY REQUIRE PREPARATION OF A DETAILED TREE PROTECTION PLAN DURING CITY PERMITTING PROCESSES."

OBSERVATIONS

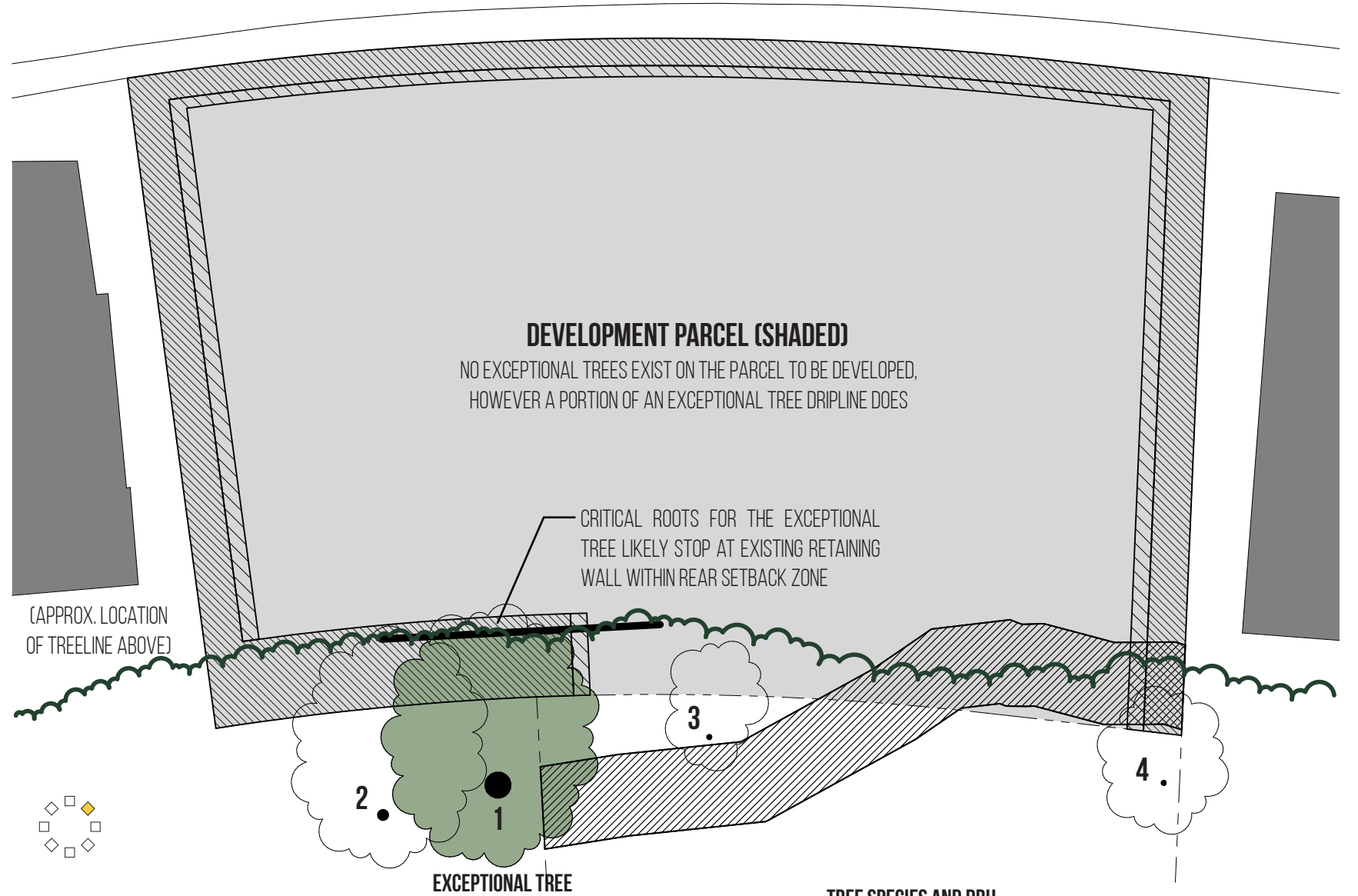
"BTND CERTIFIED ARBORIST ROBERT BAILEY VISITED THE PROJECT SITE AT THE CLIENT'S REQUEST ON AUGUST 6TH, 2015 TO EVALUATE SIGNIFICANT TREES ONSITE FOR 'EXCEPTIONAL' STATUS. USING A STANDARD LOGGER'S TAPE, DIAMETER AT 4.5 ABOVE GROUND (DBH) WAS RECORDED FOR EACH TREE. THE RESULTS OF THIS ANALYSIS ARE PROVIDED BELOW. ADDITIONALLY, OBSERVATIONS OF THE DRIPLINE LOCATIONS FOR THESE FOUR TREES WERE MAPPED IN THE FIELD TO ASSIST IN TREE PROTECTION PLANNING."

DISCUSSION

"THE DIRECTOR'S RULE 16-2008 DEFINES AN EXCEPTIONAL TREE AS A TREE THAT: 1. IS DESIGNATED AS A HERITAGE TREE BY THE CITY OF SEATTLE; OR 2. IS RARE OR EXCEPTIONAL BY VIRTUE OF ITS SIZE, SPECIES, CONDITION, CULTURAL/HISTORIC IMPORTANCE, AGE, AND/OR CONTRIBUTION AS PART OF GROVE OF TREES. GIVEN THE OBSERVATIONS RECORDED DURING THE FIELD VISIT, IT APPEARS THAT TREE #1, THE POPULUS NIGRA, IS AN EXCEPTIONAL TREE DUE TO ITS SIZE (DBH GREATER THAN 30 INCHES). IN GENERAL, BEST PRACTICES SUGGEST PROTECTING 1 FOOT OF RADIUS FOR EVERY INCH OF DBH RECORDED FOR A TREE. HOWEVER, DUE TO THE EXISTENCE OF AN OLDER RETAINING WALL, STRUCTURAL AND CRITICAL FEEDER ROOTS ARE UNLIKELY TO BE GROWING UNDER THE WALL, THUS PROTECTING THE SOILS WITHIN THE DRIPLINE OF THE TREE UP TO THE RETAINING WALL IS LIKELY TO BE SUFFICIENT TO PROTECT THE TREE DURING CONSTRUCTION. IF WORK IS PLANNED FOR REPAIRING OR REPLACING THE RETAINING WALL DURING DEVELOPMENT, CARE SHOULD BE TAKEN TO DEVELOP A TREE RETENTION PLAN WITH SUFFICIENT ENOUGH DETAIL TO ENSURE ADEQUATE PROTECTION THROUGHOUT THE BUILD PROCESSES. WHILE OTHER TREES ONSITE MAY QUALIFY AS SIGNIFICANT TREES, NO OTHER TREES INCLUDED IN THIS TREE STUDY CAN BE CONSIDERED EXCEPTIONAL."

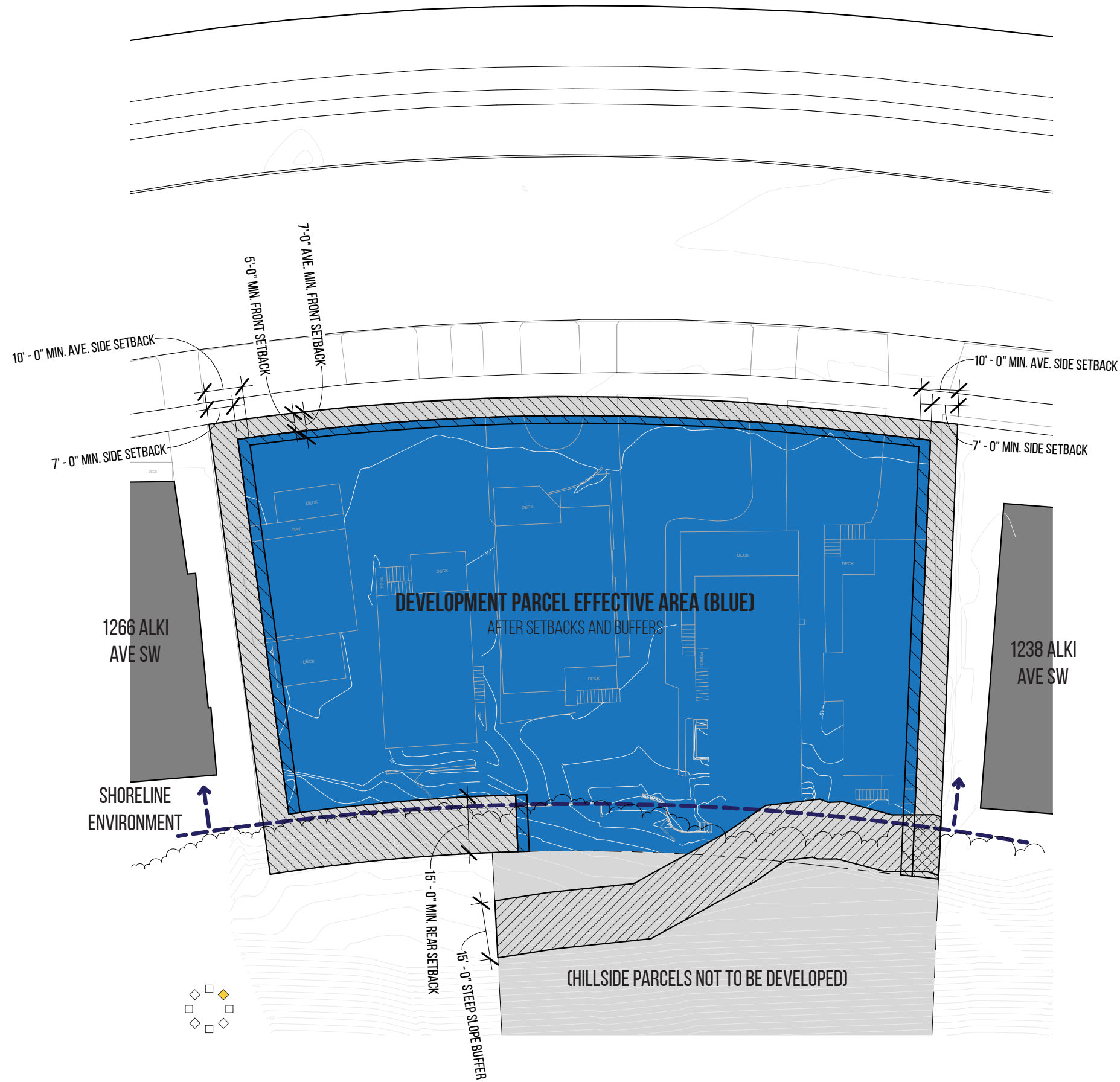


PHOTO OF EXCEPTIONAL TREE - LOMBARDY POPLAR. WHILE THE TRUNK OF THE TREE IS APPX. 10' BEHIND THE PROPERTY LINE, THE DRIPLINE EXTENDS ONTO THE SITE



TREE SPECIES AND DBH

1	POPULUS NIGRA (LOMBARDY POPLAR)	81.4 IN DBH
2	BETULA PENDULA (EUROPEAN BIRCH)	21.9 IN DBH
3	BETULA PAPYRIFERA (PAPER BIRCH)	7.4 IN DBH
4	ALNUS RUBRA (RED ALDER)	14.5 IN DBH



SITE SETBACKS AND ZONING

BASE ZONING: MR (MIDRISE RESIDENTIAL)

RESIDENTIAL (APARTMENT) USE PERMITTED OUTRIGHT PER 23.45.504, TABLE A

GROUND FLOOR COMMERCIAL USE PERMITTED AS AN ADMINISTRATIVE CONDITIONAL USE PER 23.45.504, TABLE A

ZONING OVERLAYS PRESENT ON PORTIONS OF THE SITE:

UR (URBAN RESIDENTIAL) SHORELINE JURISDICTION

ALKI PARKING OVERLAY (AL)

ENVIRONMENTALLY CRITICAL AREA OVERLAYS PRESENT ON PORTIONS OF SITE:

40% STEEP SLOPE

ARCHAEOLOGICAL BUFFER

LIQUEFACTION ZONE

POTENTIAL SLIDE AREA

OVERALL SITE AREA: 0.518 ACRES / 22,553 SF (LOTS BEING DEVELOPED)

FLOOR AREA RATIO (FAR): 3.2 BASE ALLOWED - 4.25 MAX AFTER BONUSES
PER 23.58A.014, BONUS RESIDENTIAL FLOOR AREA FOR AFFORDABLE HOUSING

ALLOWABLE FLOOR AREA: 72,169 SF BASE, 95,850 SF MAX AFTER BONUSES

MAX HEIGHT: 61'-6"

60'-0" BASE FOR MR, CAPPED BY UR SHORELINE ENVIRONMENT OVERLAY, 23.60A.572

1'-6" ADDITIONAL ALLOWABLE FOR ROOF INSULATION EXCEEDING CODE, PER 23.60A.572.C.2

FRONT SETBACK: 5' MINIMUM, 7' AVERAGE

SIDE SETBACK: 5' MINIMUM, 7' AVERAGE WHERE < 42' IN HEIGHT

SIDE SETBACK: 7' MINIMUM, 10' AVERAGE WHERE > 42' IN HEIGHT

REAR SETBACK: 15' MINIMUM

PER TABLE B FOR 23.45.518

MAXIMUM BUILDING DIMENSIONS:

90'-0" STRUCTURE DEPTH - 75% OF 120' LOT DEPTH, PER 23.45.528.B

150'-0" STRUCTURE WIDTH - PER 23.45.528

AMENITY AREA REQUIRED: 5% OF GROSS RESIDENTIAL FLOOR AREA - PER 23.45.522

PARKING REQUIRED: 1.5 SPACES PER DWELLING UNIT

PER PART O TABLE B OF 23.54.015, ALKI PARKING OVERLAY

REDUCED 15% MAX BY PROVIDING CAR-SHARING SPACES PER 23.54.020.J.2

BICYCLE PARKING:

1 SPACE PER 4 DWELLING UNITS FOR LONG TERM USE

PER TABLE D FOR 23.54.015

CS1 - NATURAL SYSTEMS AND SITE FEATURES

A. ENERGY USE

PREVIOUS SOLTERRA PROJECTS HAVE ACHIEVED ENERGY SAVINGS OF 30%+ OVER BUILDINGS BUILT TO BUILDING CODE MINIMUM STANDARDS. WE SEEK TO IMPROVE ON THAT METRIC WITH EACH PROJECT WE DO.

B. SUNLIGHT AND NATURAL VENTILATION

THE NATURAL HILLSIDE TOPOGRAPHY AND VEGETATION WILL SERVE TO SHADE THE SOUTH FACADE OF THE BUILDING. THE DESIGN WILL INCORPORATE NATURAL DAYLIGHTING AND VENTILATION TECHNIQUES.

C. TOPOGRAPHY

THE BUILDING MASSING SCHEMES HAVE BEEN INSPIRED BY THE SLOPING TERRAIN OF THE HILLSIDE AND AN ELEVATED TERRACE AT THE SECOND FLOOR IS PLANNED FOR RESIDENTS ON THE REAR OF THE BUILDING.

D. PLANTS AND HABITAT

THE BUILDING WILL FEATURE AN EXTENSIVE GREEN ROOF AND LIVING WALL SYSTEM WITH THE GOAL OF CONNECTING THE STREETScape BACK TO THE NATURAL BEAUTY OF THE HILLSIDE BEHIND. A PORTION OF THE ROOF MIGHT BE USED AS NATIVE BIRD HABITAT.

E. WATER

RAINWATER WILL BE HARVESTED AND REUSED FROM THE GREEN ROOF AS WELL AS LANDSCAPED BIOSWALE TERRACES THAT WILL CAPTURE AND CONDITION RUNOFF FROM THE HILLSIDE.

CS2 - URBAN PATTERN AND FORM

A. LOCATION IN THE CITY AND NEIGHBORHOOD

THE BUILDING MASS WILL RELATE TO NEIGHBORING DEVELOPMENT TO REINFORCE THE STREETFRONT ALONG ALKI AVE. AND VIEWS TO THE SOUND WILL BE EMPHASIZED FROM ALL SPACES OF THE BUILDING.

B. ADJACENT SITES, STREETS AND OPEN SPACE

GREEN SPACE WILL BE PROVIDED ALONG ALKI AVE. TO SOFTEN THE RESIDENTIAL EDGE AND PROVIDE RESIDENTS AND THE NEIGHBORHOOD A PLACE TO SIT AND CONGREGATE

C. RELATIONSHIP TO THE BLOCK

THE BUILDING MASS WILL CONTINUE A STRONG MID-BLOCK STREET EDGE AND MASSING WILL RESPOND TO EXISTING ARCHITECTURAL CUES FROM NEARBY DEVELOPMENT.

D. HEIGHT, BULK, AND SCALE

THE PROJECT WILL MATCH THE HEIGHT OF NEIGHBORING DEVELOPMENT AND WILL BE SIMILAR IN BULK AND SCALE, USING SETBACKS, PLANE CHANGES AND SEPARATIONS TO REPLICATE THE CHARACTER OF MASSING ELSEWHERE ON THE STREET.



CS3 - ARCHITECTURAL CONTEXT AND CHARACTER

A. EMPHASIZING POSITIVE NEIGHBORHOOD ATTRIBUTES

THE PROJECT WILL FEATURE A LIVELY CONTEMPORARY DESIGN THAT IS INFORMED BY THE MASSING, MATERIALS AND HISTORY OF THE NEIGHBORHOOD WHICH WILL CONTRIBUTE TO THE ARCHITECTURAL DIVERSITY OF THE AREA.

B. LOCAL HISTORY AND CULTURE

THE PERCH WILL BE INSPIRED BY THE MARITIME HISTORY OF THE AREA WITH MATERIALS AND ARCHITECTURAL ELEMENTS INSPIRED BY THE LOCAL CONTEXT. SALVAGED MATERIALS FROM THE EXISTING STRUCTURES ON SITE WILL BE REUSED IN THE PROJECT TO MERGE THE SITE'S HISTORY WITH ITS NEW LIFE.

PL1 - CONNECTIVITY

A. NETWORK OF OPEN SPACES

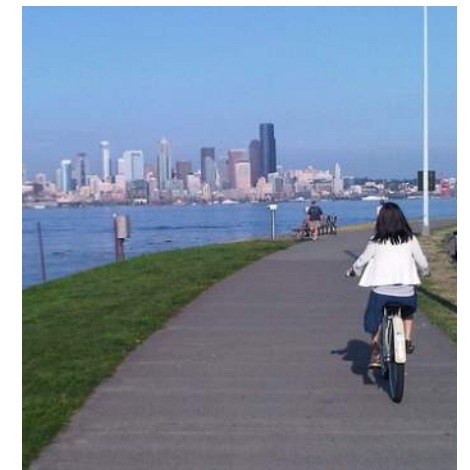
THE PROJECT WILL FEATURE A PARKLET / GREEN SPACE ALONG ALKI AVE. AS WELL AS AN EXTENSIVE OCCUPIED GREEN ROOF WITH A VARIETY OF SEATING STYLES AND OPEN SPACES FOR RESIDENTS AND GUESTS TO OCCUPY.

B. WALKWAYS AND CONNECTIONS

EXTERIOR LIGHTING, SEATING AND SEASONAL PLANTINGS WILL BE INCLUDED IN THE LANDSCAPE DESIGN TO ENHANCE THE PEDESTRIAN EXPERIENCE.

C. OUTDOOR USES AND ACTIVITIES

THE GREEN ROOF WILL INCLUDE DECKING AND SEATING FOR RESIDENTS TO OCCUPY IN A VARIETY OF LAYOUTS AND ORIENTATIONS.



PL2 - WALKABILITY

A. ACCESSIBILITY

THE PROJECT WILL BE DESIGNED TO BE ACCESSIBLE AND ACCOMMODATING FOR ALL PERSONS TO BE ABLE TO ENJOY.

B. SAFETY AND SECURITY

STREET-LEVEL TRANSPARENCY AND PUBLIC AREA LIGHTING WILL BE PROVIDED AS PART OF A COMPREHENSIVE DESIGN TO ENCOURAGE SAFETY AND VISIBILITY.

C. WEATHER PROTECTION

OVERHEAD PROTECTION AGAINST THE WEATHER WILL BE PROVIDED ALONG THE STREET ENTRIES AND PUBLIC SPACES AS WELL AS THE ROOFTOP. SCREENING AND TALL PLANTINGS AT THE ROOFTOP WILL ADD WIND PROTECTION FOR RESIDENTS THERE.

D. WAYFINDING

THE CIRCULATION DESIGN WILL BE INTUITIVE WITH WAYFINDING SIGNAGE PROVIDED TO ASSIST IN ORIENTATION.

PL3 - STREET-LEVEL INTERACTION

A. ENTRIES

THE BUILDING ENTRY WILL BE DESIGNED TO BE WELCOMING AND EASILY IDENTIFIABLE TO GUESTS WHILE STILL PROVIDING PRIVACY AND SECURITY FOR RESIDENTS. MATERIAL CHANGES IN THE HARDSCAPE AND OTHER DESIGN CUES WILL HIGHLIGHT THE TRANSITION FROM PUBLIC SPACE TO PRIVATE.

B. RESIDENTIAL EDGES

A GUEST LOBBY WILL BE LOCATED AT THE GROUND FLOOR TO PROVIDE A TRANSITION FROM THE PUBLIC STREETFRONT AND THE RESIDENCES ABOVE, AND A PLACE FOR INTERACTION BETWEEN RESIDENTS AND GUESTS.

C. RETAIL EDGES

VISIBILITY OF THE RETAIL SPACE WILL BE MAXIMIZED AND PUBLIC INTERACTION ENCOURAGED THROUGH TRANSPARENCY AND AMPLE GLAZING ALONG THE STREETFRONT.



PL4 - ACTIVE TRANSPORTATION

A. ENTRY LOCATIONS AND RELATIONSHIPS

THE BUILDING ENTRY WILL BE LOCATED TO PROVIDE CONVENIENT ACCESS TO ALL MODES OF TRAVEL TO AND FROM THE SITE.

B. PLANNING AHEAD FOR BICYCLISTS

DUE TO PROXIMITY TO THE ALKI TRAIL, AMPLE BIKE PARKING AND STORAGE WILL BE PROVIDED AND THE PROJECT ENTRY WILL BE LOCATED CLOSE TO A CROSSWALK LEADING DIRECTLY TO THE TRAIL.

C. PLANNING AHEAD FOR TRANSIT

THE GREEN SPACE IN FRONT OF THE PROJECT AND BUILDING ENTRY WILL BE LOCATED CLOSE TO THE EXISTING CROSSWALK WITH DIRECT ACCESS TO A METRO BUS STOP.

DC1 - PROJECT USES AND ACTIVITIES

A. ARRANGEMENT OF INTERIOR USES

GATHERING SPACES FOR RESIDENTS WILL BE LOCATED ACROSS THE PROPERTY WITH A PARTICULAR EMPHASIS ON THE GREEN ROOF TO PROVIDE GRAND VIEWS OF PUGET SOUND FROM WITHIN THE BUILDING.

B. VEHICULAR ACCESS AND CIRCULATION

THE PARKING AND SERVICE ENTRY WILL BE LOCATED AT A DISTANCE FROM THE PUBLIC CROSSWALK, AND ITS VISUAL IMPACT MINIMIZED. AMPLE PARKING WILL BE RESERVED IN THE GARAGE FOR CAR-SHARING SERVICES, FOR USE BOTH BY RESIDENTS AND THE PUBLIC.

C. PARKING AND SERVICE USES

THE MAJORITY OF THE PARKING FOR THE PROJECT WILL BE LOCATED BELOW GRADE, AND SERVICE ACCESS WILL BE DESIGNED TO BE UNOBTRUSIVE AND MINIMAL FROM THE PUBLIC VIEW.



DC2 - ARCHITECTURAL CONCEPT

A. MASSING

THE PROJECT MASSING IS INSPIRED BY THE EXISTING TOPOGRAPHY AND ADJACENT DEVELOPMENT. THE MASS WILL BE VISUALLY MINIMIZED WITH MODULATION OF THE FACADE, MATERIAL CHANGES AND THE USE OF LIVING WALL SYSTEMS TO BLEND THE BUILDING MASS INTO THE HILLSIDE.

B. ARCHITECTURAL AND FACADE COMPOSITION

THE FACADE WILL BE GIVEN VITALITY WITH THE ADDITION OF MATERIAL AND PLANE CHANGES AS WELL AS A TEXTURE OF FORM PROVIDED BY THE INTERPLAY BETWEEN PUSHED-IN VOIDS AND TERRACES FOR BALCONIES.

C. SECONDARY ARCHITECTURAL FEATURES

SECONDARY LEVELS OF ARCHITECTURAL DETAIL WILL BE PROVIDED THROUGH VARIED RHYTHM AND TEXTURE ACROSS THE FACADE.

D. SCALE AND TEXTURE

THE FACADE COMPOSITION WILL BE BROKEN DOWN INTO SMALLER AREAS THROUGH MODULATION. ADDITIONAL TEXTURE OF MATERIALS AND DETAIL WILL BE REVEALED AS ONE MOVES CLOSER TO THE BUILDING.

E. FORM AND FUNCTION

THE DESIGN WILL INCORPORATE A CLARITY BETWEEN THE GROUND FLOOR PUBLIC AREAS AND THE RESIDENCES ABOVE, AS WELL AS VISIBLY HIGHLIGHTED TERRACES AND BALCONIES.

DC3 - OPEN SPACE CONCEPT

A. BUILDING-OPEN SPACE RELATIONSHIP

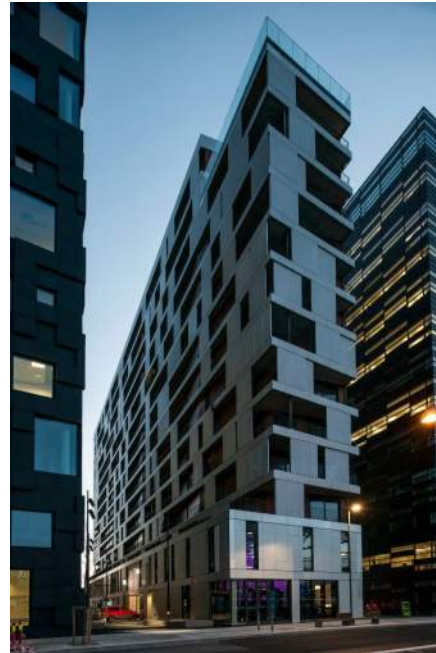
THE GREEN SPACES AROUND THE BUILDING AND ON THE ROOFTOP WILL RELATE TO THE OVERALL BUILDING CONCEPT AND BE DESIGNED AS SPACES INTEGRAL TO THE STRUCTURE.

B. OPEN SPACES USES AND ACTIVITIES

SHARED PUBLIC AMENITY SPACES ON THE ROOFTOP AND AROUND THE BUILDING WILL BE DESIGNED INTO THE PROJECT TO ENCOURAGE RESIDENTS TO MINGLE, INTERACT AND LEARN MORE ABOUT EACH OTHER.

C. DESIGN

THE NATURAL TOPOGRAPHY AND MARINE SITE WILL INSPIRE THE DESIGN OF THE EXTERIOR SPACES. THEY WILL BE LAID OUT TO CREATE A STRONG CONNECTION TO THE OUTDOORS.



DC4 - MATERIALS

A. EXTERIOR ELEMENTS AND FINISHES

THE BUILDING WILL BE DESIGNED WITH EXTERIOR MATERIALS THAT ARE DURABLE AND BEAUTIFUL, AND THAT ARE RESPONSIVE TO THE MARINE ENVIRONMENT.

B. SIGNAGE

PROJECT SIGNAGE WILL STRONGLY RELATE TO THE OVERALL BUILDING DESIGN AS PART OF A SINGLE UNIFIED CONCEPT.

C. LIGHTING

THE OVERALL LIGHTING PLAN WILL BE DESIGNED TO MINIMIZE LIGHT POLLUTION ALONG THE SHORELINE. THE LIGHTING WILL BE RESPONSIVE TO THE ACTIVITIES IT IS SERVING AND VARIABLE DEPENDING ON AMBIENT LIGHT AND DAYLIGHTING CONDITIONS.

D. TREES, LANDSCAPE AND HARDSCAPE MATERIALS

ALL PROJECT PLANTINGS WILL BE HARDY NATIVE PLANTS TO REDUCE WATER CONSUMPTION AND MORE READILY ADAPT TO THE LOCAL MICROCLIMATE ON SITE. THE HARDSCAPE MATERIALS WILL RELATE TO THE OVERALL DESIGN AND BLEND THE TRANSITION FROM THE PUBLIC STREET TO THE PROJECT.

E. PROJECT ASSEMBLY AND LIFESPAN

MATERIALS FROM THE EXISTING BUILDINGS WILL BE RECYCLED OR ADAPTIVELY REUSED, GIVING THEM A NEW LIFE IN THE PROJECT. THE BUILDING ASSEMBLIES WILL BE DESIGNED TO HAVE A LIFE CYCLE SIGNIFICANTLY LONGER THAN TYPICAL DEVELOPMENT AND BE REUSABLE ELSEWHERE IN THE FUTURE.



/PERCH/

NOUN: PERCH; PLURAL NOUN: PERCHES

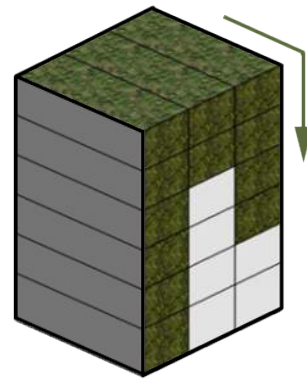
1. A PLACE **WHERE SOMEONE RESTS**, ESPECIALLY SITUATED AT A HEIGHT
2. **A VANTAGE POINT** FROM WHICH TO OBSERVE THE SURROUNDINGS

THE PROJECT IS CENTERED AROUND THE IDEA OF THE PROJECT PROVIDING A 'PERCH' FOR EVERY RESIDENT, BOTH A PLACE TO REST AND BE AT HOME AS WELL AS A PLACE TO VIEW ONE'S SURROUNDINGS. THE DESIGN OF THE BUILDING IS INTENDED TO ENCOURAGE A GREATER CONNECTION BETWEEN RESIDENTS AND THE ENVIRONMENT BY PROVIDING NUMEROUS WAYS FOR THEM TO EXPERIENCE AND INTERACT WITH THE OUTDOORS.

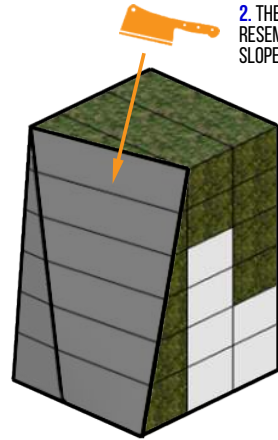
MOST UNITS WILL FEATURE AN EXTERIOR VIEWPOINT WHERE THE RESIDENTS CAN EMERGE AND OBSERVE THEIR SURROUNDINGS, AS WELL AS A BUILT-IN VIEWPOINT IN THE INTERIOR AS A WARM, COZY RETREAT THAT IS ALSO OUTWARDLY-FOCUSED.

THE EXTERIOR MASSING AND ARCHITECTURE ARE INSPIRED BY THE ADJACENT LUSH HILLSIDE, THE ARCHITECTURE OF BIRD'S NESTS, AND THE MARINE VERNACULAR ARCHITECTURE OF THE PACIFIC NORTHWEST.

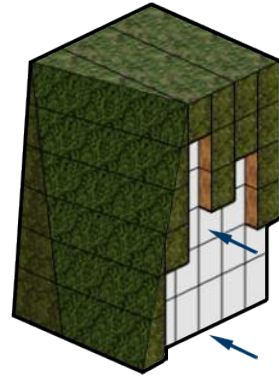




1. GREENSCAPE CASCADES DOWN THE FAÇADE TO CONTINUE THE LUSH TEXTURE OF THE HILLSIDE BEYOND. THIS IS ACHIEVED USING GREEN WALLS AND ROOFS.



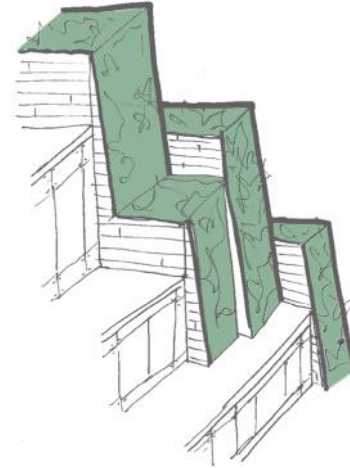
2. THE MASS IS CUT TO RESEMBLE NATURAL, SLOPED TOPOGRAPHY.



3. THE FAÇADE GRID IS DIVIDED FURTHER AND THE LOWER SECTIONS ARE PUSHED INWARD IN AN ORGANIC PATTERN. THE GREENSCAPE NOW APPEARS TO ENGLUF THE BUILDING.



4. THE SIDES OF THE BUILDING FACING THE COURTYARD ARE PERFORATED WITH WINDOW SPACES.

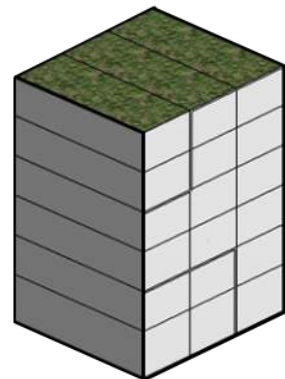


ROLLING HILLSIDE

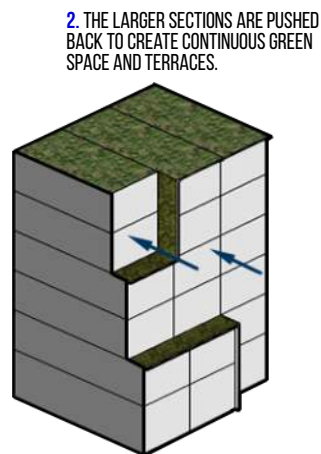
MIMICKING THE SLOPE OF THE HILLSIDE, THE VOLUME OF THE BUILDING IS CARVED BACK TO REVEAL DIFFERENT LEVELS.

THE FAÇADE IS PUSHED BACK TO BREAK UP THE MASSING AND GREEN ROOFS SPILL OVER THE EDGE INTO GREEN WALLS, CASCADING DOWN THE BUILDING. WINDOWS PUNCH INTO THE GREEN WALL TO CREATE INTERIOR PERCHES AND FRAME VIEWS OF THE SOUND, BRINGING NATURAL LIGHT INTO UNITS.

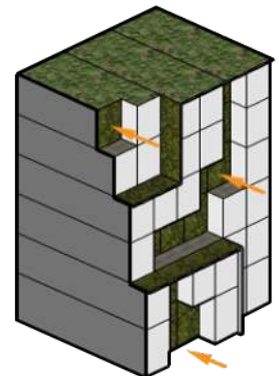
FAÇADE MATERIALS MIRROR THE NATURAL LANDSCAPE OF THE HILLSIDE WITH GREEN WALLS, CEDAR, AND WEATHERED METAL PANELS.



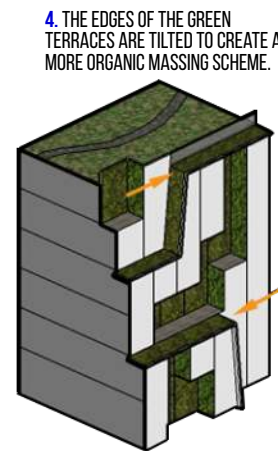
1. THE FAÇADE IS DIVIDED USING UNIT BREAKS AND FLOOR HEIGHTS. THESE ARE FURTHER DIVIDED INTO LARGER SECTIONS.



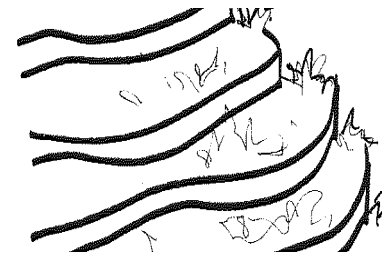
2. THE LARGER SECTIONS ARE PUSHED BACK TO CREATE CONTINUOUS GREEN SPACE AND TERRACES.



3. THE LARGER PLANES OF THE FAÇADE ARE DIVIDED FURTHER AND PUSHED BACK. THE SPACES CREATED BY THIS ARE APPLIED WITH GREEN WALLS TO CREATE A DRIPPING EFFECT OF VEGETATION.



4. THE EDGES OF THE GREEN TERRACES ARE TILTED TO CREATE A MORE ORGANIC MASSING SCHEME.

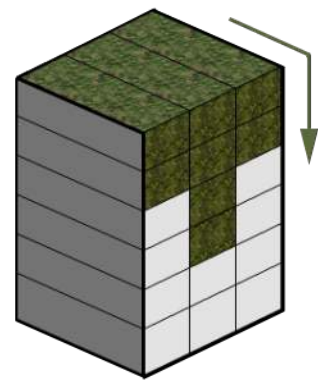


GREEN TERRACES

THE FAÇADE IS PUSHED BACK AT STAGGERED DEPTHS TO BREAK THE MASS DOWN TO THE NEIGHBORHOOD SCALE. TERRACES OVERHANG THE FAÇADE PROVIDING VIEWS TO THE SOUND.

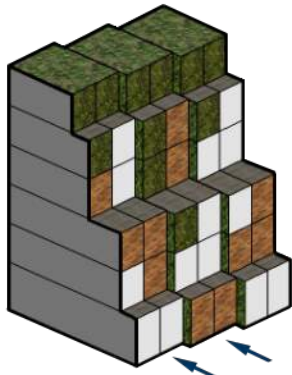
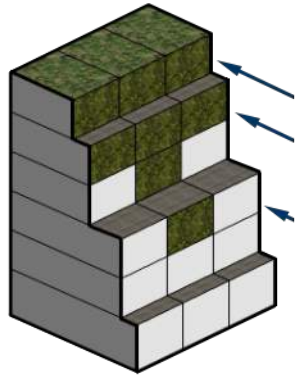
A SECOND TIER OF FAÇADE PUSH-BACKS CREATES VOIDS FOR GREEN WALLS. WALLS PERPENDICULAR TO THE STREET FAÇADE GREEN WALLS ARE CANTED SLIGHTLY TO CONNECT TO THE GREEN TERRACES. RIBBONS OF GREEN WALL VISUALLY CONNECT THE ROOF TO THE STREET.

THE BUILDING BECOMES PART OF THE HILLSIDE, EVOKING NATURAL BEAUTY AND PERMANENCE.

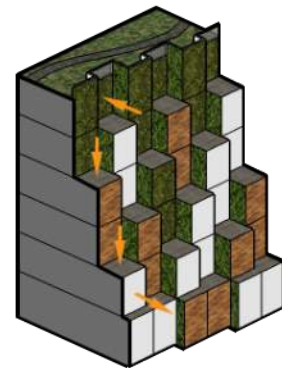


1. GREENSCAPE CASCADES DOWN THE FAÇADE TO CONTINUE THE LUSH TEXTURE OF THE HILLSIDE BEYOND. THIS IS ACHIEVED USING GREEN WALLS AND ROOFS.

2. FLOORS ARE TERRACED BACKWARD TO EMULATE THE TOPOGRAPHY OF THE SITE.



3. THE FAÇADE GRID IS DIVIDED FURTHER APPLYING MORE IRREGULARITY TO THE MATERIALS AND COLUMNS OF UNITS ARE SHIFTED TO BREAK UP THE BUILDING MASS.



4. THE BALCONIES ARE PUSHED AND PULLED TO CREATE MORE INTIMATE SPACES FOR EACH UNIT. THESE "PERCHES" EACH HAVE A UNIQUE CHARACTER.

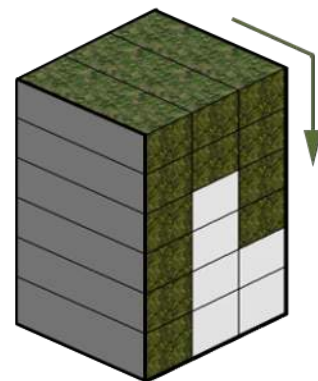


PUSH / PULL

GREEN ROOF DRIPS OVER THE EDGE TO CONNECT TO GREEN WALLS, AND THE STREET FAÇADE IS PUSHED BACK AT STAGGERED DEPTHS TO CREATE BALCONIES FOR UNIT PERCHES.

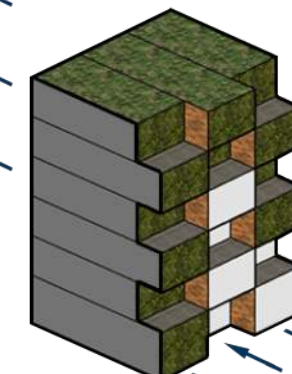
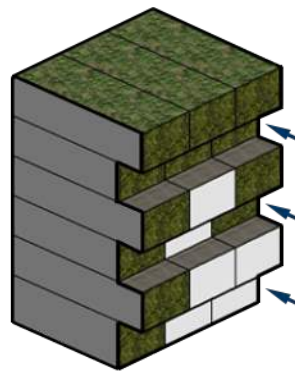
UNIT BOXES ARE DIVIDED IN HALF TO CREATE A FINE-GRAINED, HUMAN-SCALED FAÇADE. VOLUMES ARE PUSHED DOWN TO CREATE STAGGERED BALCONIES. EVERY UNIT HAS AN INDOOR AND OUTDOOR PERCH TO VIEW THE SOUND.

CEDAR SIDING WRAPS PROJECTING UNITS IN A WOVEN PATTERN TO EVOKE THE IDEA OF A NEST.

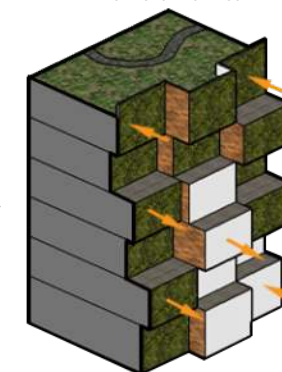


1. GREENSCAPE CASCADES DOWN THE FAÇADE TO CONTINUE THE LUSH TEXTURE OF THE HILLSIDE BEYOND. THIS IS ACHIEVED USING GREEN WALLS AND ROOFS.

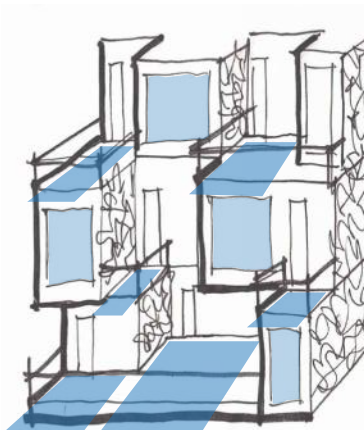
2. ALTERNATING FLOORS ARE PUSHED INWARD TO CREATE BALCONIES AND BAYS.



3. ALTERNATING UNITS ARE PUSHED OR PULLED TO DIVIDE THE MASS FURTHER. THIS PATTERN ALLOWS PRIVATE SPACES FOR EACH UNIT: DECKS (PERCHES) AND BAYS (NESTS).



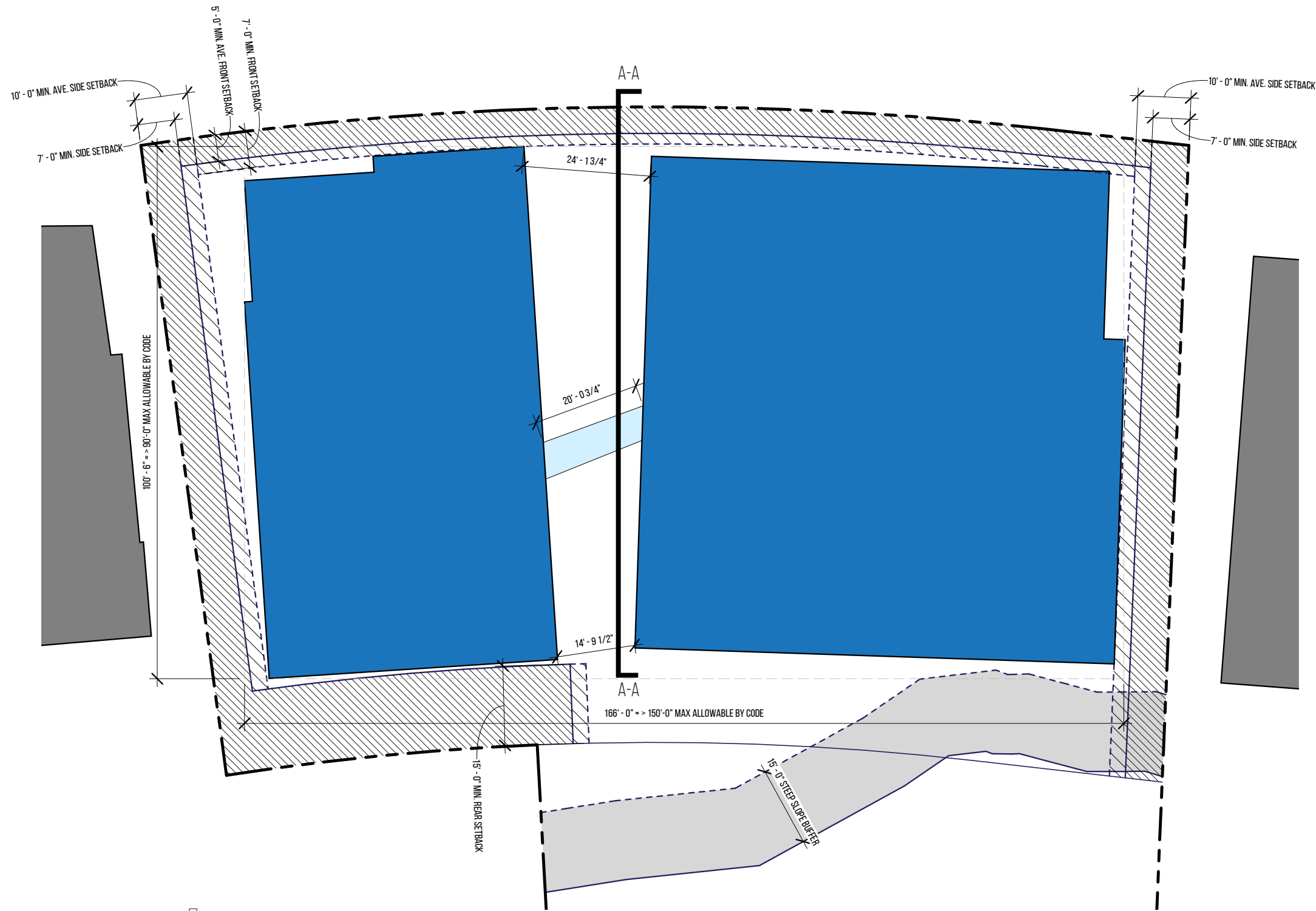
4. EACH DECK AND BAY IS PUSHED OR PULLED TO CREATE A MORE ORGANIC MASS.



SAWTOOTHED OPENINGS

EVERY OTHER FLOOR FAÇADE IS PUSHED BACK TO CREATE COVERED BALCONIES ON ALTERNATING FLOORS. ALTERNATING UNIT FAÇADES ARE PUSHED BACK TO CREATE A STAGGERED EFFECT WITHIN EACH FLOOR.

EVERY UNIT HAS A PROJECTING COVERED WINDOW PERCH AND A COVERED BALCONY PERCH TO MAXIMIZE VIEWS AND WEATHER PROTECTION.



ZONING SITE PLAN



THE PROJECT IS SPLIT INTO TWO SEPARATE STRUCTURES CONNECTED BY OPEN-AIR SKYBRIDGES FOR CIRCULATION. THE COURTYARD BETWEEN THE BUILDINGS IS HEAVILY LANDSCAPED AND THE INTERIOR WALLS CLAD IN GREENERY OR LIVING WALL SYSTEM TO ACT AS A VISUAL EXTENSION OF THE HILLSIDE THROUGH THE PROJECT OUT TO THE SOUND. THE PROPORTIONS OF THE TWO BUILDINGS ARE SIMILAR TO THAT OF EXISTING NEARBY DEVELOPMENT. THIS SCHEME EXCEEDS THE OVERALL STRUCTURE WIDTH AND DEPTH PROVISIONS OF THE ZONING CODE AND REQUIRES A DEPARTURE ON EACH.

MASSING OPTION 1

TWO BUILDINGS CONNECTED WITH SKYBRIDGES

90 UNITS
1,200 SF LIGHT RETAIL

FLOOR AREA RATIO (FAR): 3.06
69,000 SF PROVIDED > 72,169 SF ALLOWED BASE (3.2 FAR)

BUILDING HEIGHT: 61'-6" TO TOP OF ROOF MEMBRANE
60'-0" MAX ALLOWED BASE + 1'-6" ADDITIONAL ALLOWED PER 23.60A.572.C.2

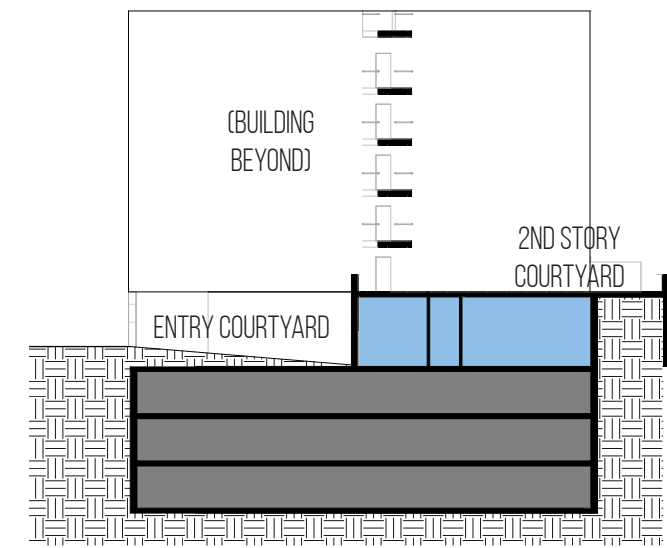
SETBACKS: BUILDING COMPLIES WITH MINIMUM AND MINIMUM AVERAGE SETBACKS

MAXIMUM BUILDING DIMENSIONS:
166'-0" BUILDING LENGTH
16'-0" GREATER THAN 150'-0" MAX ALLOWED PER 23.45.528B, DEPARTURE REQUIRED
106'-0" BUILDING DEPTH
16'-0" GREATER THAN 90'-0" MAX ALLOWED PER 23.45.528B, DEPARTURE REQUIRED

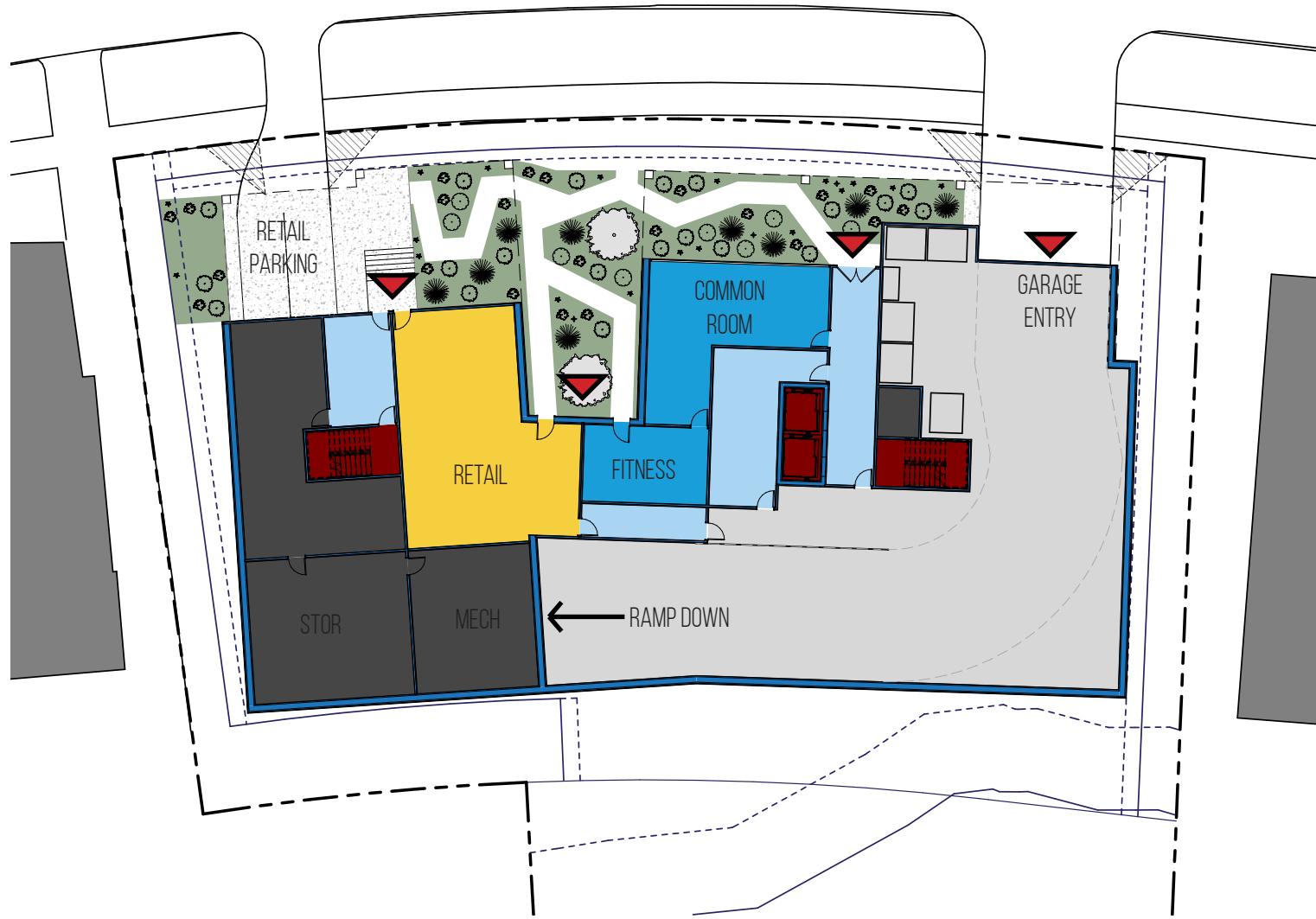
AMENITY AREA PROVIDED: > 2,600 SF
5% OF GROSS RESIDENTIAL FLOOR AREA PER 23.45.522

PARKING SPACES PROVIDED: 117
1.5 SPACES PER UNIT BASE, REDUCED 15% BY PROVIDING CAR SHARING PER 23.54.020.J.2
2 PUBLIC SPACES PROVIDED FOR RETAIL USE - NONE REQUIRED PER TABLE A FOR 23.54.015

BICYCLE PARKING: 1 LONG-TERM SPACE PER UNIT
1 LONG-TERM SPACE PER 4 DWELLING UNITS REQUIRED
ADDITIONAL LONG- AND SHORT-TERM SPACES PROVIDED FOR VISITOR / RETAIL USE PER CODE

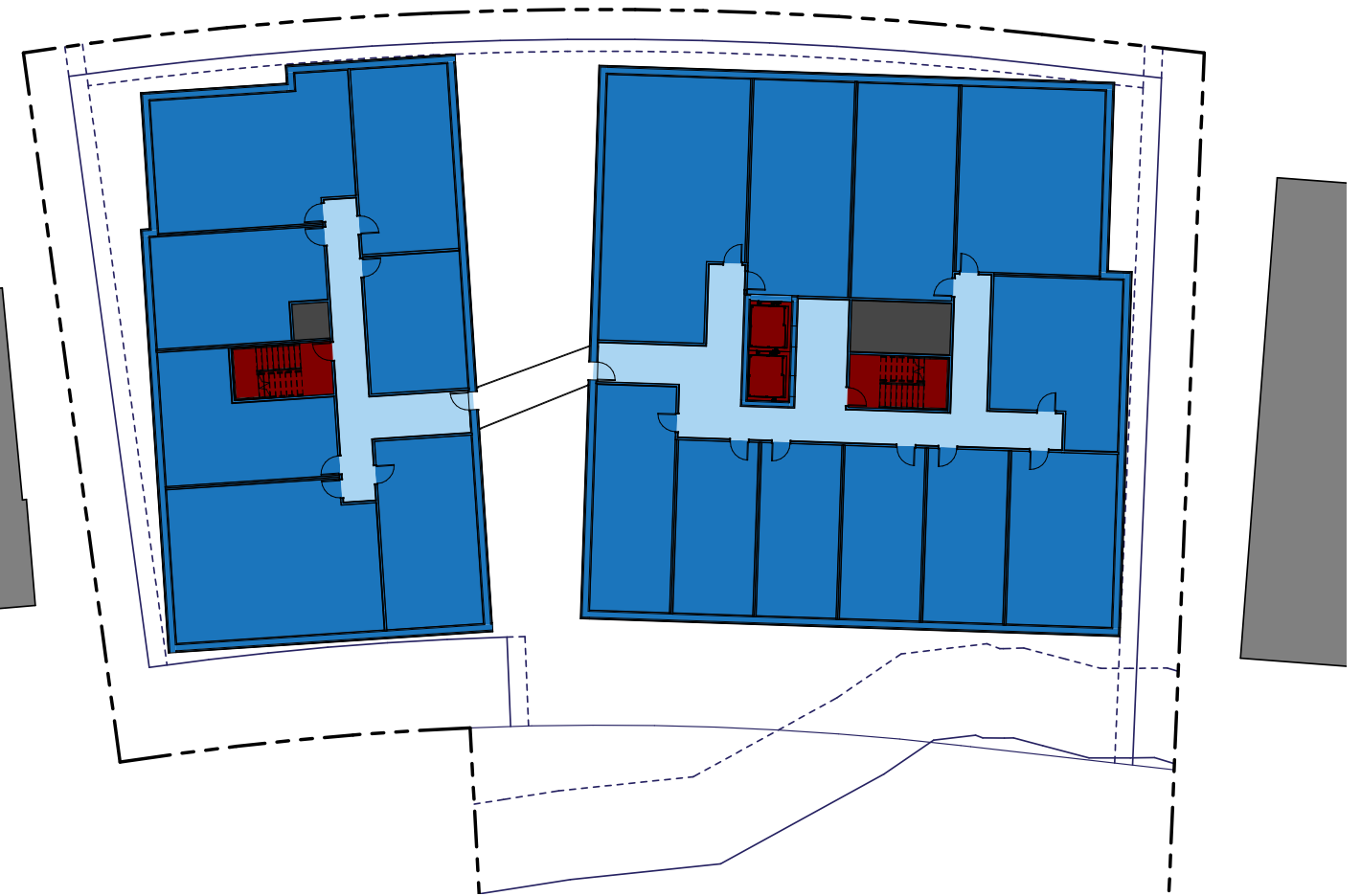


SECTION A-A, THROUGH COURTYARD AND SKYBRIDGES



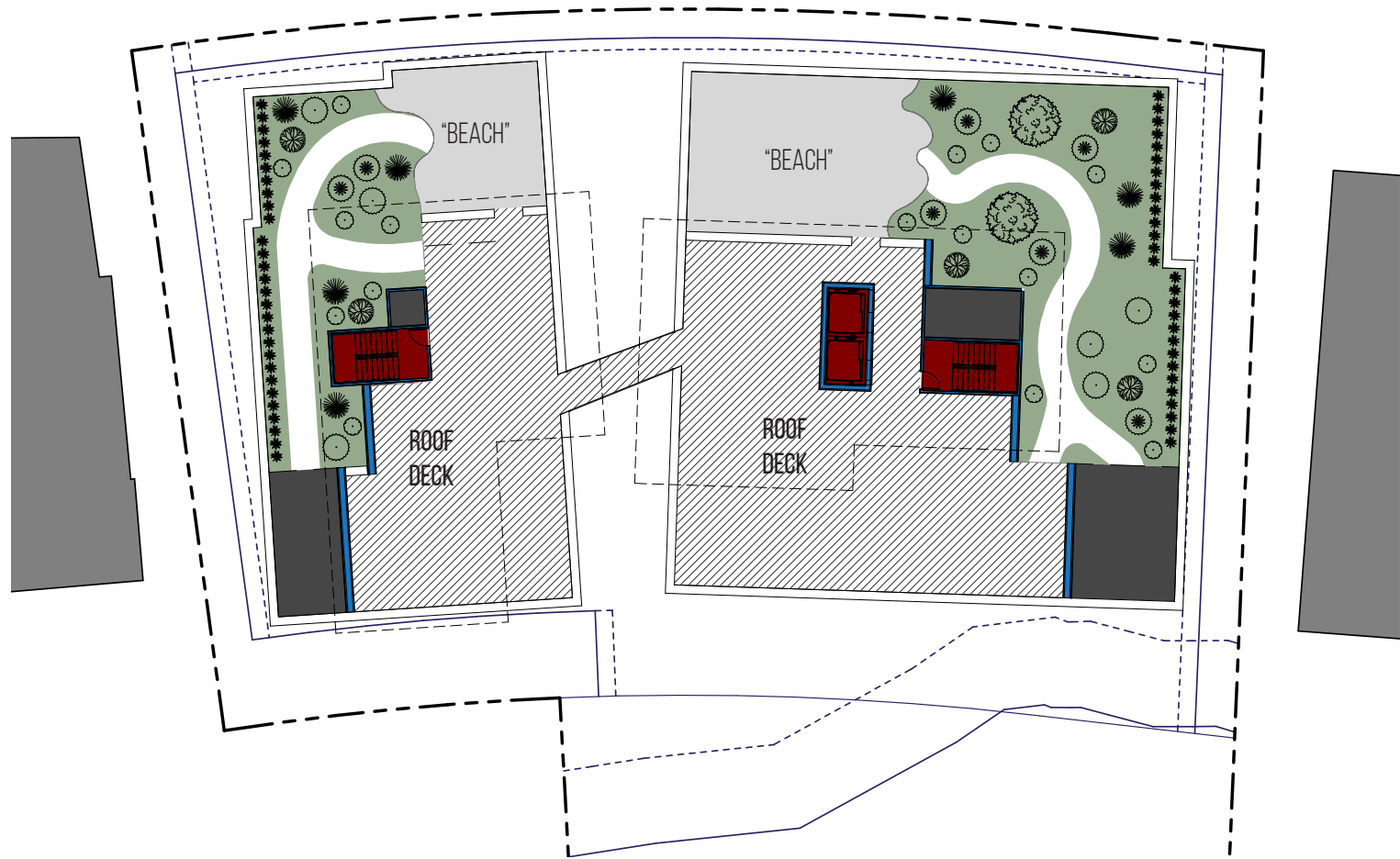
GROUND FLOOR PLAN  CIRCULATION (light blue circle) AMENITY SPACE (blue circle) RETAIL (yellow circle) SUPPORT (grey circle) VERTICAL CIRCULATION (red circle) PARKING (grey circle)

THE MAIN BUILDING ENTRY IS INSET FROM ALKI AND ACCESSED THROUGH A LANDSCAPED PARKLET. A SEPARATE ENTRY FOR RETAIL AND RESIDENT AMENITY SPACE IS PROVIDED. THE GARAGE ENTRY IS LOCATED AT THE NORTHEAST END OF THE BUILDING AND SLOPES DOWN AT 5% CREATING AN ACCESSIBLE PATH TO THE MAIN LOBBY AND WASTE MANAGEMENT ACCESS TO THE SOLID WASTE STORAGE AREA. RESIDENT PARKING IS PROVIDED BELOW-GRADE IN AN ACCESS-CONTROLLED GARAGE, AND TWO RETAIL PARKING SPACES ARE PROVIDED ALONG ALKI.



TYPICAL UPPER FLOOR PLAN  CIRCULATION (light blue circle) UNITS (blue circle) SUPPORT (grey circle) VERTICAL CIRCULATION (red circle)

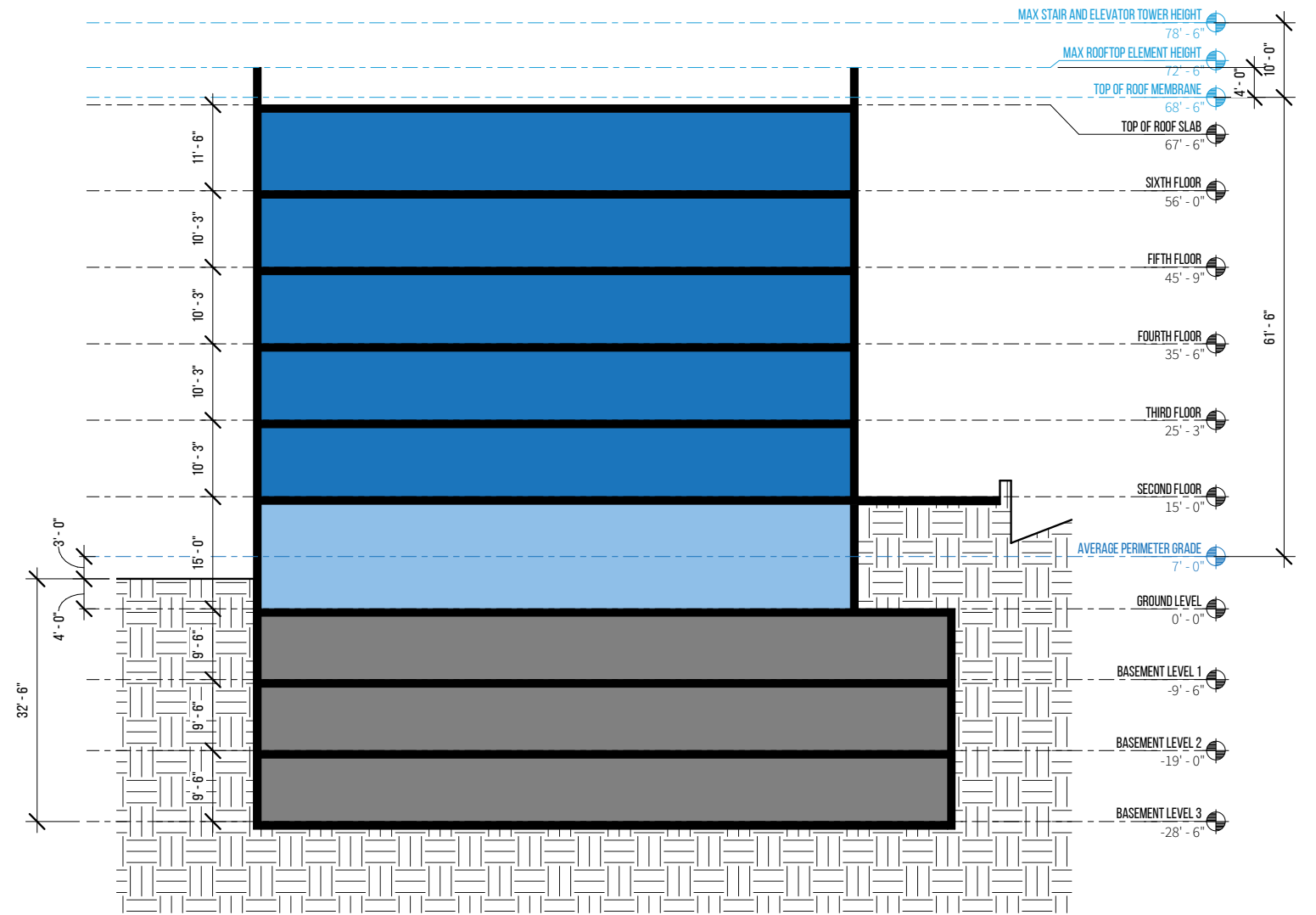
TWO TOWERS OF UNITS ARE CONNECTED BY AN OPEN-AIR SKYBRIDGE THAT ALLOWS FOR ACCESS BETWEEN. THE LARGE AMOUNT OF EXTERIOR PERIMETER ALLOWS FOR A HIGH NUMBER OF WINDOWS IN ALL UNITS AND ADDITIONAL CORNER UNITS.



ROOF PLAN

- GREEN ROOF
- SUPPORT
- VERTICAL CIRCULATION

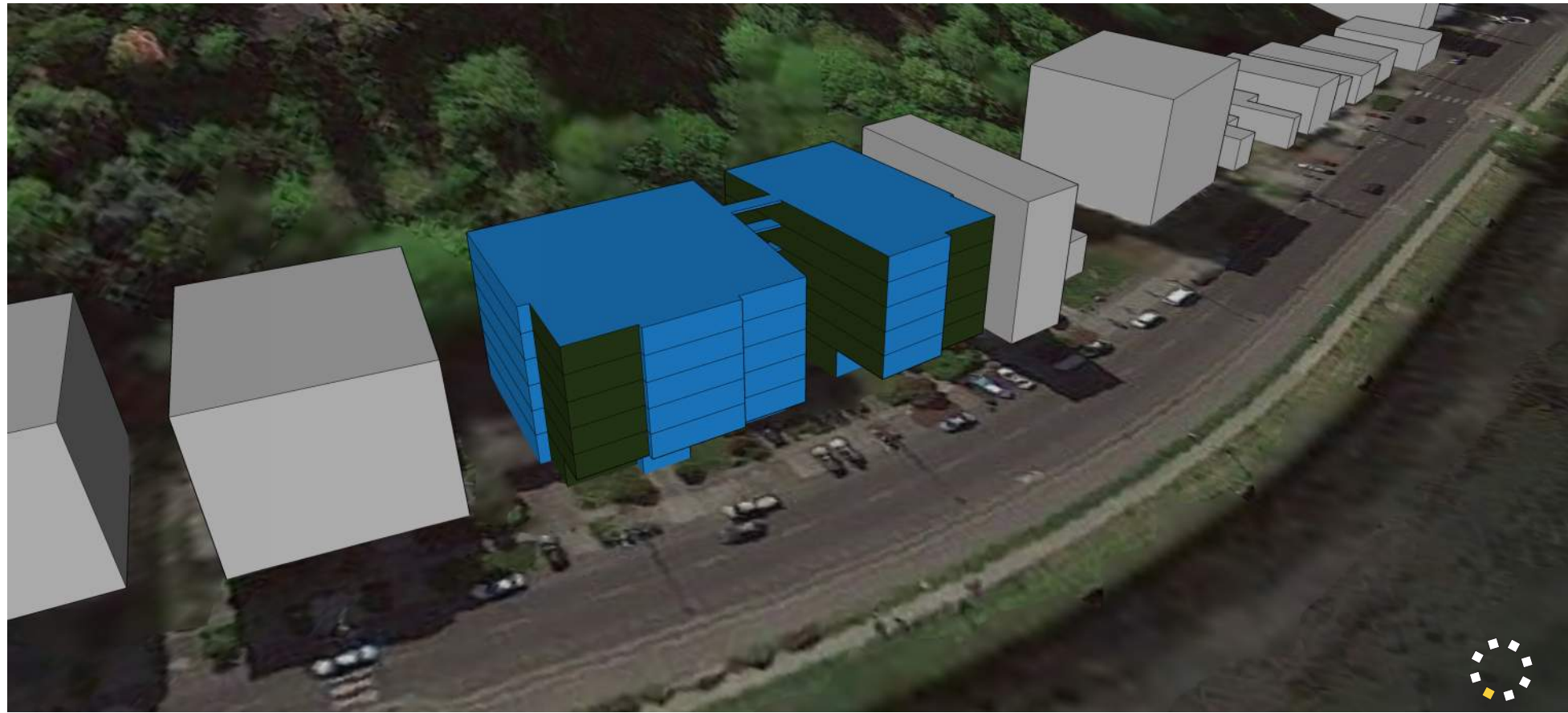
THE ACCESSIBLE ROOF AREA PROVIDES OPEN-AIR AMENITY SPACE FOR RESIDENTS AND GUESTS AT A DECKED ROOF AREA AS WELL AS BEACH FIRE PIT SEATING AREAS. SCREENWALLS AND NATIVE PLANTINGS ALONG THE PROPERTY LINES PROVIDE NOISE PROTECTION AND ADDED PRIVACY FOR NEIGHBORS AND THE MOST ACTIVE AREAS ARE PLACED TOWARDS THE CENTER OF THE MASS AS WELL. THE REMAINING ROOF AREA WILL BE GREEN ROOF, SHARED GARDEN SPACE AND SOLAR ARRAYS.



CONCEPT SITE SECTION

- ENTRY / LOBBY / COMMON SPACE / SUPPORT
- RESIDENTIAL FLOORS
- BELOW-GRADE PARKING

THE GENERAL BUILDING MASSING FOR ALL OPTIONS IS FIVE STORIES OF RESIDENTIAL UNITS OVER A GROUND FLOOR CONTAINING THE MAIN LOBBY, PUBLIC AND COMMON SPACES, SUPPORT AND MECHANICAL SPACE, AND THE PARKING GARAGE ENTRY. THREE LEVELS OF BELOW-GRADE GARAGE CONTAIN THE REMAINING REQUIRED PARKING SPACES. AN OCCUPIED AMENITY DECK ON THE ROOF PROVIDES EXTERIOR RELAXATION AND GATHERING SPACE FOR RESIDENTS AS WELL AS SOLAR ARRAYS AND A GREEN ROOFING SYSTEM. THE GROUND FLOOR IS SLIGHTLY SUNKEN RELATIVE TO STREET LEVEL, TYPICAL OF OTHER DEVELOPMENTS IN THE AREA.

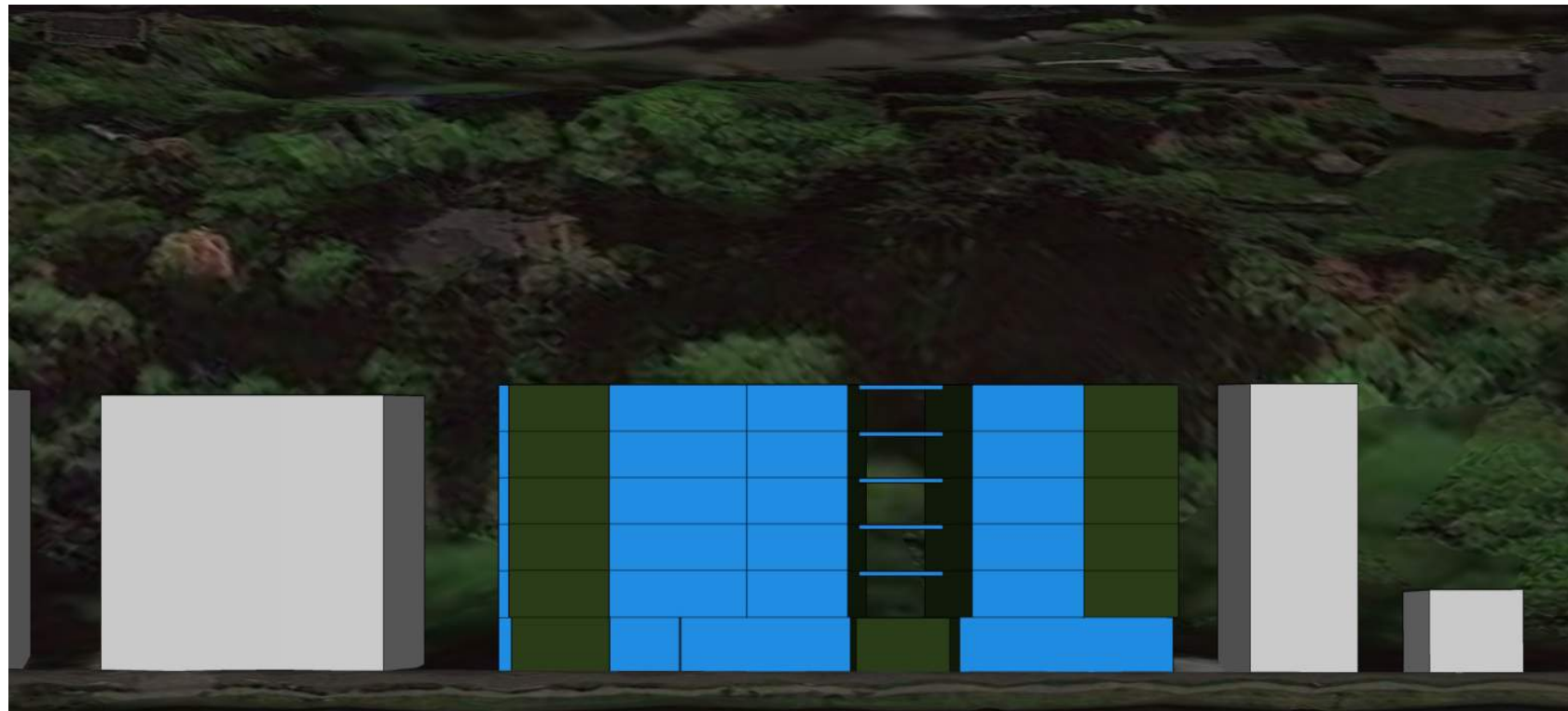


BIRDS-EYE VIEW

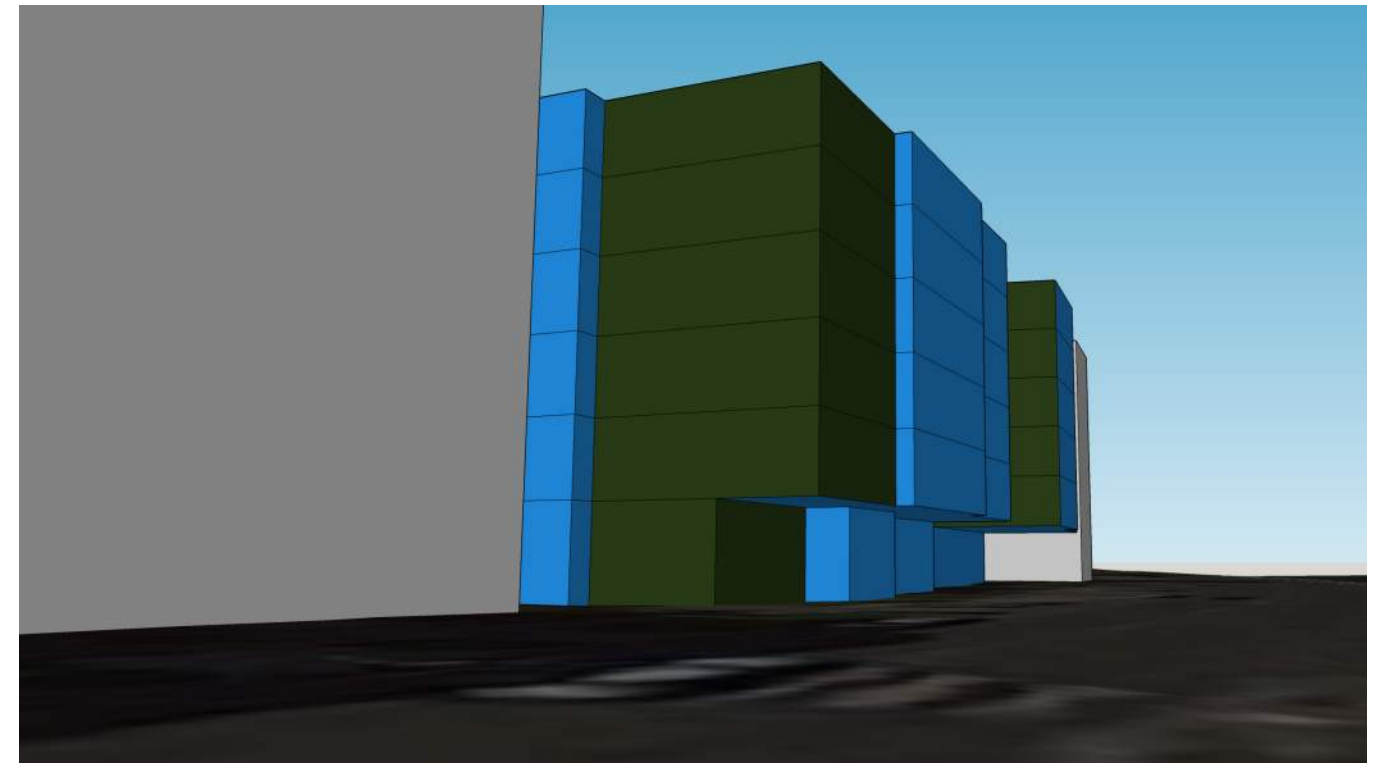
MASSING OPTION 1

TWO BUILDINGS CONNECTED WITH SKYBRIDGES

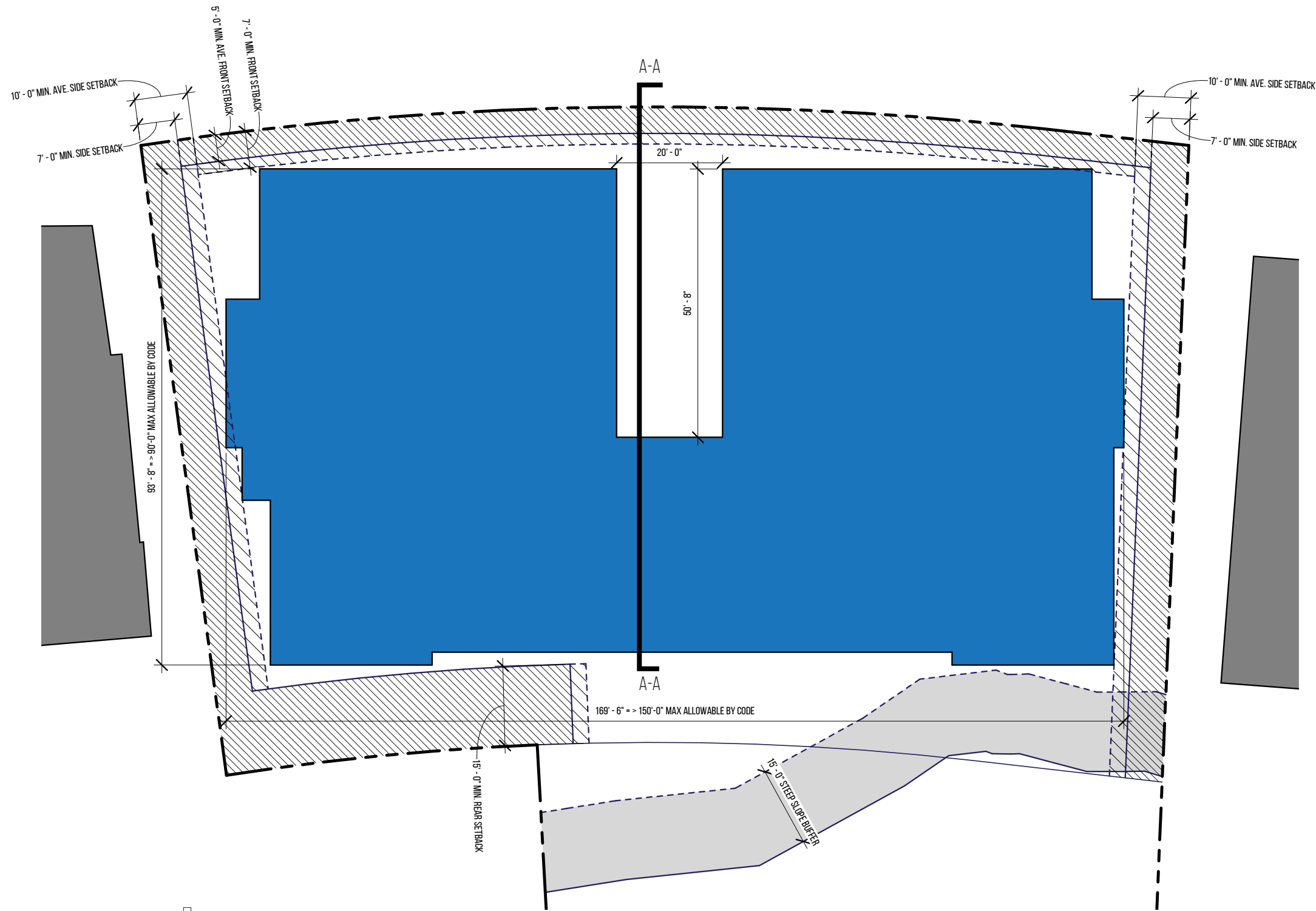
THE OVERALL STRUCTURE IS BROKEN INTO TWO BUILDING FORMS THAT RELATE TO THE SCALE OF SURROUNDING DEVELOPMENT. THE COURTYARD BETWEEN THE TWO STRUCTURES IS HEAVILY LANDSCAPED WITH EXTENSIVE USE OF LIVING WALL SYSTEM ON THE INTERIOR WALLS, CREATING A GREEN "CANYON" THAT IS A VISUAL EXTENSION OF THE HILLSIDE BEYOND. ADDITIONAL SECTIONS OF LIVING WALL AS WELL AS ADDITIONAL FACADE MODULATION FURTHER BREAK UP THE OVERALL MASS AND HELP IT VISUALLY BLEND INTO THE HILLSIDE. THE SKYBRIDGES AND INTERNAL COURTYARD BECOME AN ACTIVE ZONE THAT ADDS VISUAL INTEREST TO THE PROJECT WHEN VIEWED FROM THE STREET.



FRONT ELEVATION



STREET-LEVEL PERSPECTIVE



ZONING SITE PLAN

A SINGLE MASS IS BROKEN DOWN INTO TWO SMALLER FACADES ALONG ALKI BY RECESSING A DEEP REVEAL INTO THE MIDDLE OF THE MASS. THE WALLS OF THE INSET ARE CLAD IN LIVING WALL SYSTEM TO HELP THE REVEAL VISUALLY BLEND INTO THE HILLSIDE BEYOND, CREATING THE APPEARANCE OF TWO SEPARATE MASSES FROM THE STREETSCAPE WHILE NOT ACTUALLY FULLY SEPARATING THEM AS IN OPTION 1.

MASSING OPTION 2

C-SHAPED BUILDING WITH INSET

80 UNITS
2,700 SF LIGHT RETAIL

FLOOR AREA RATIO (FAR): 3.33
75,000 SF PROVIDED > 72,169 SF ALLOWED BASE (3.2 FAR) - INCENTIVE FAR REQUIRED

BUILDING HEIGHT: 61'-6" TO TOP OF ROOF MEMBRANE
60'-0" MAX ALLOWED BASE + 1'-6" ADDITIONAL ALLOWED PER 23.60A.572.C.2

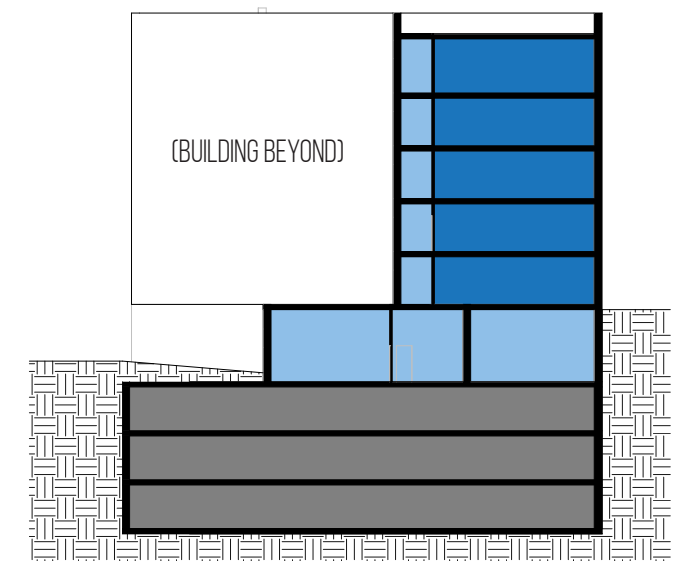
SETBACKS: BUILDING COMPLIES WITH MINIMUM AND MINIMUM AVERAGE SETBACKS

MAXIMUM BUILDING DIMENSIONS:
169'-6" BUILDING LENGTH
19'-6" GREATER THAN 150'-0" MAX ALLOWED PER 23.45.528B, DEPARTURE REQUIRED
93'-8" BUILDING DEPTH
3'-8" GREATER THAN 90'-0" MAX ALLOWED PER 23.45.528B, DEPARTURE REQUIRED

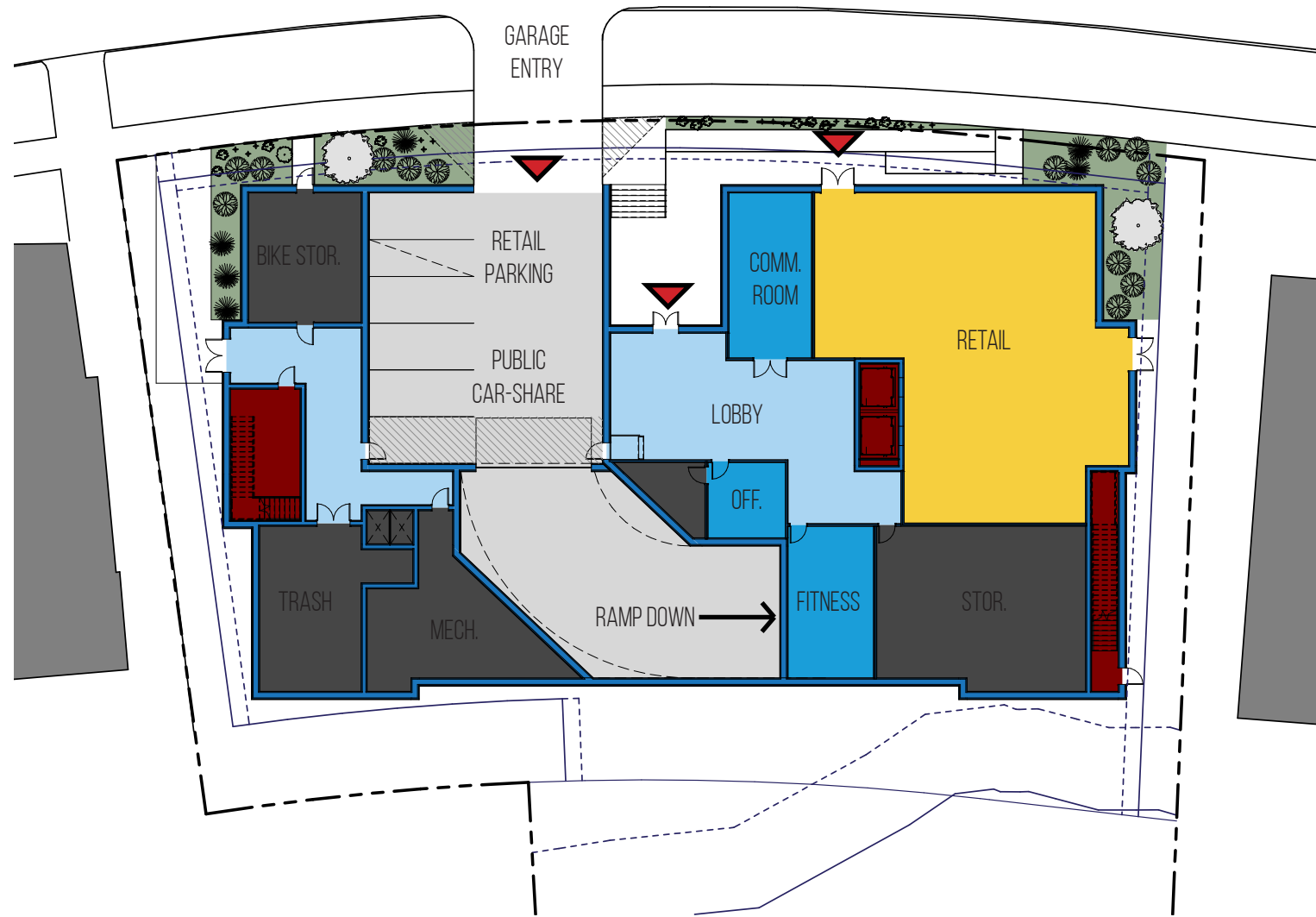
AMENITY AREA PROVIDED: > 2,700 SF
5% OF GROSS RESIDENTIAL FLOOR AREA PER 23.45.522

PARKING SPACES PROVIDED: 104
1.5 SPACES PER UNIT BASE, REDUCED 15% BY PROVIDING CAR SHARING PER 23.54.020.J.2
2 PUBLIC SPACES PROVIDED FOR RETAIL USE - NONE REQUIRED PER TABLE A FOR 23.54.015

BICYCLE PARKING: 1 LONG-TERM SPACE PER UNIT
1 LONG-TERM SPACE PER 4 DWELLING UNITS REQUIRED
ADDITIONAL LONG- AND SHORT-TERM SPACES PROVIDED FOR VISITOR / RETAIL USE PER CODE



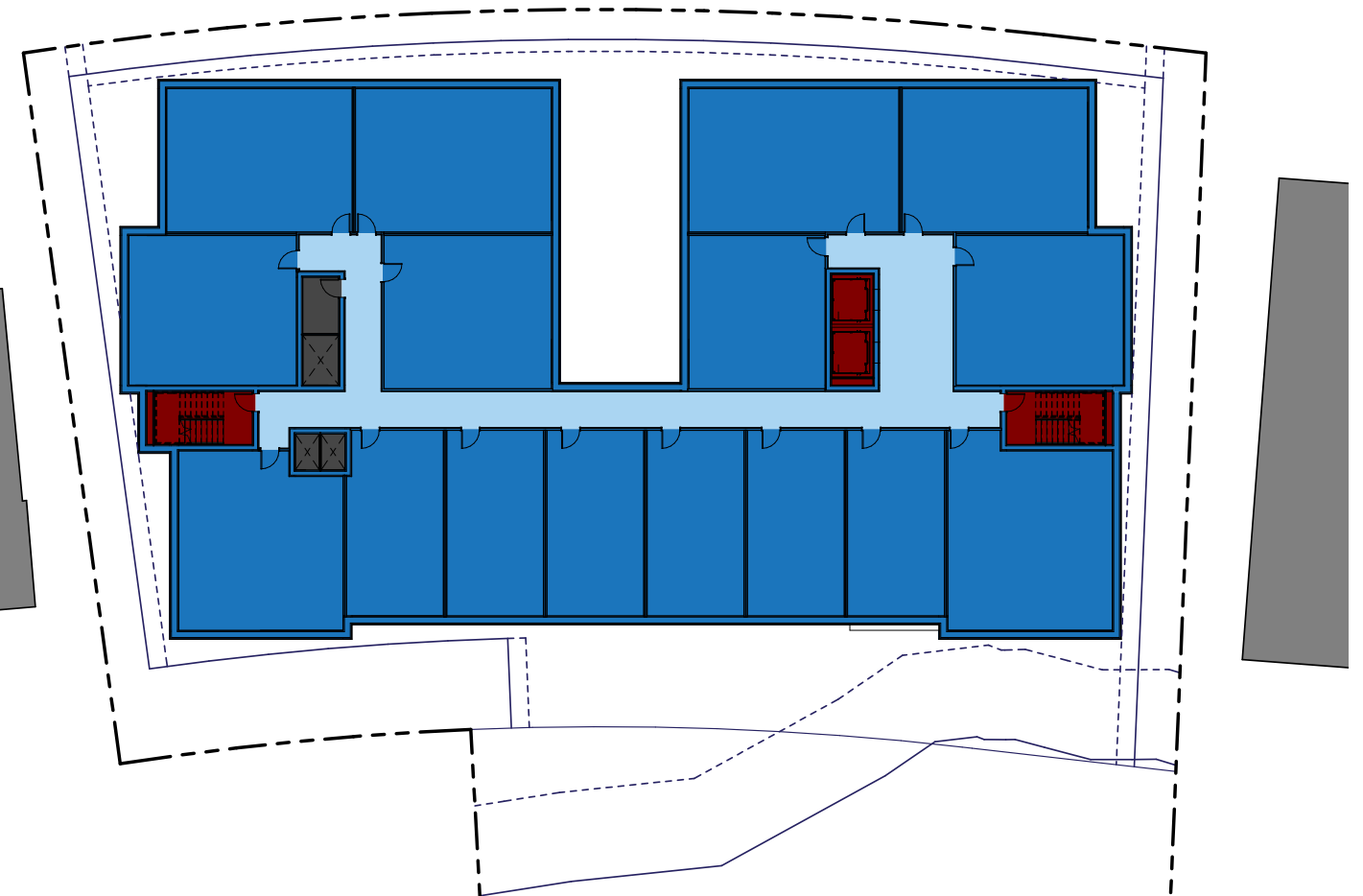
SECTION A-A, THROUGH BUILDING INSET



GROUND FLOOR PLAN



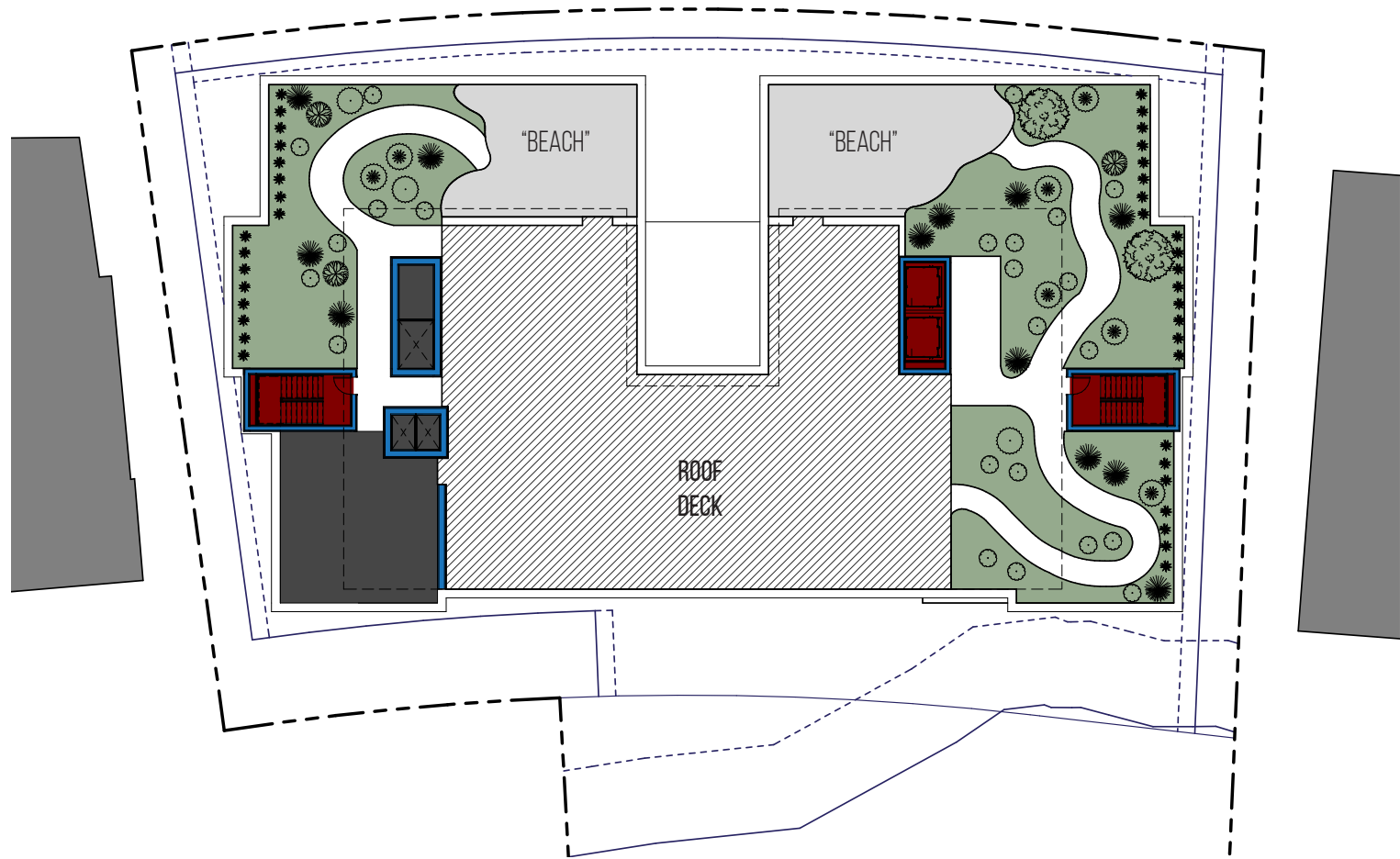
THE MAIN BUILDING ENTRY IS AT THE CENTER INSET AND IS ACCESSED OFF A SMALL LANDSCAPED PLAZA WITH STAIRS AND ACCESSIBLE RAMPING TO NAVIGATE THE ELEVATION CHANGE. PUBLIC PARKING FOR THE RETAIL AND LEASING OFFICE IS LOCATED JUST INSIDE THE GARAGE ENTRY AS WELL AS TWO OF THE PROJECT'S CAR-SHARING SPACES, PROVIDED FOR BOTH RESIDENT AND PUBLIC USE.



TYPICAL UPPER FLOOR PLAN



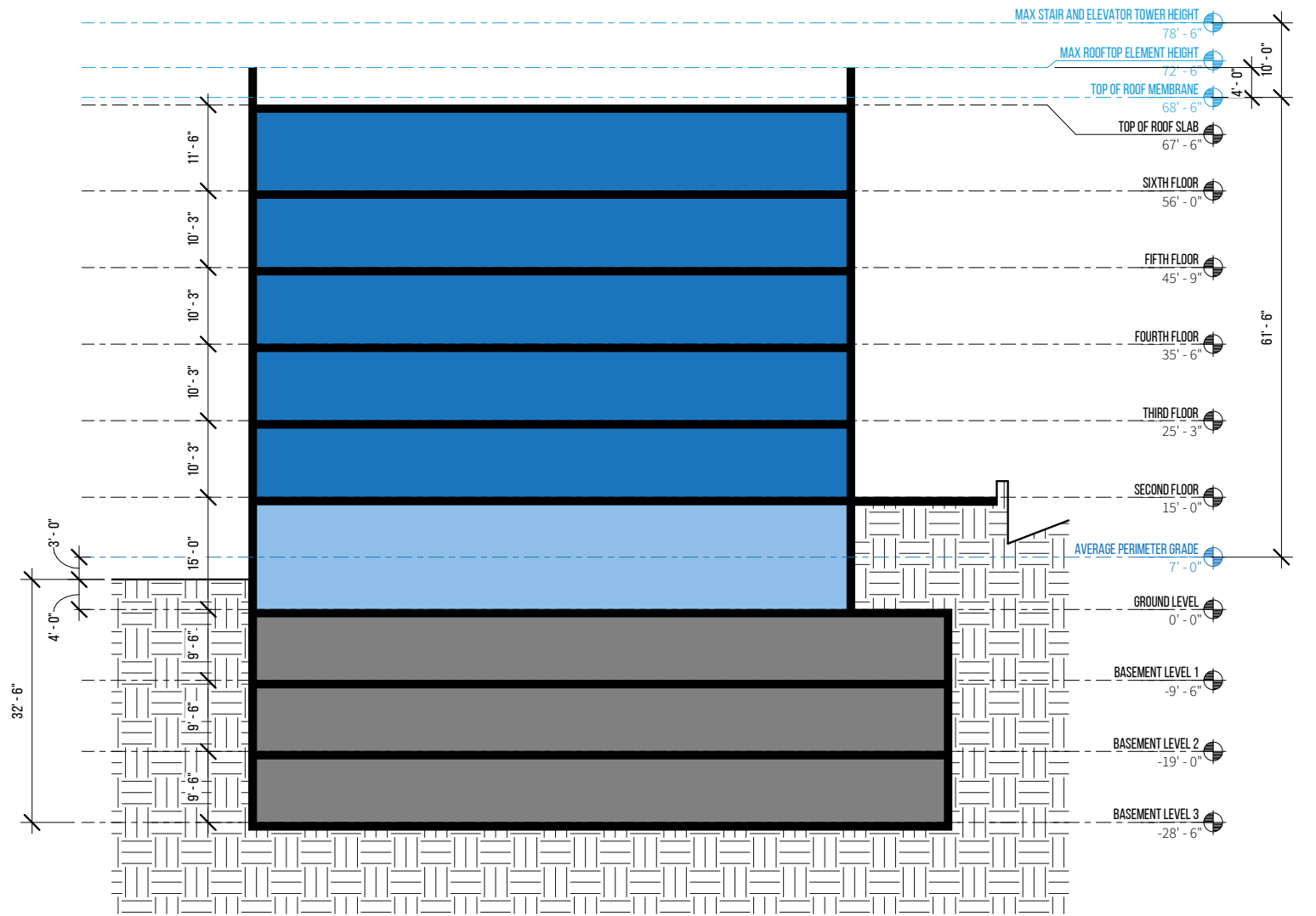
A LARGER FLOORPLATE ALLOWS FOR A LARGER NUMBER OF MULTI-BEDROOM UNITS INSTEAD OF THE MOSTLY ONE BEDROOM AND STUDIO UNITS IN OPTION 1. THE DEEP INSET IN THE FRONT FACADE ALLOWS FOR MORE UNITS TO HAVE VIEWS TO THE SOUND AND FOR THE FRONT FACADES OF EACH HALF OF THE BUILDING TO READ AS SEPARATE STRUCTURES FROM THE STREET.



ROOF PLAN

- GREEN ROOF
- SUPPORT
- VERTICAL CIRCULATION

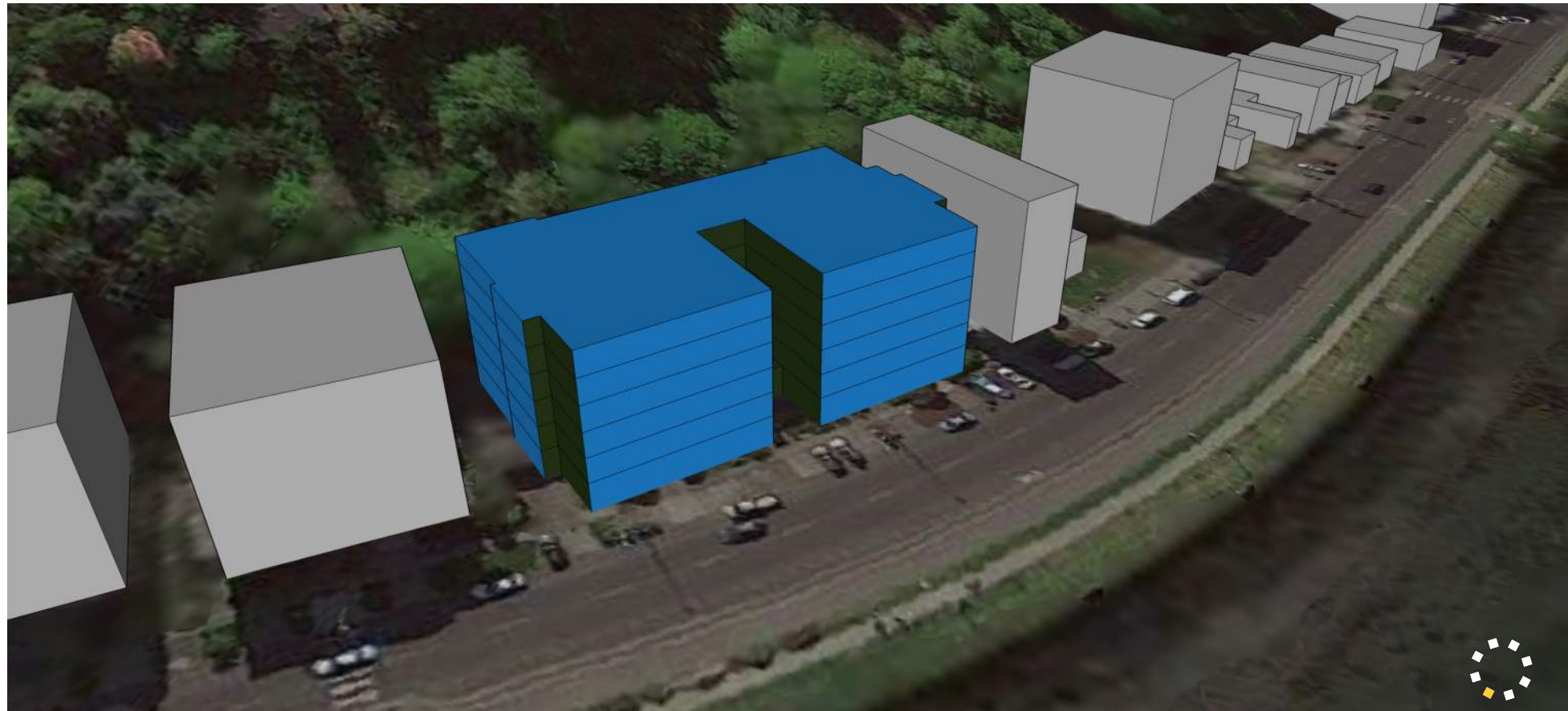
A DECKED AMENITY AREA IS LOCATED IN THE CENTER OF THE ROOF WITH SCREENWALLS AND TALL PLANTINGS TO REDUCE SOUND TRANSMISSION TO NEIGHBORING PROPERTIES. BEACH FIRE PIT SITTING AREAS ARE LOCATED ALONG THE ALKI SIDE OF THE ROOF FOR VIEWS OF THE SOUND AND THE REMAINING ROOF IS COVERED IN GREEN ROOF AND SOLAR ARRAYS.



CONCEPT SITE SECTION

- ENTRY / LOBBY / COMMON SPACE / SUPPORT
- RESIDENTIAL FLOORS
- BELOW-GRADE PARKING

THE GENERAL BUILDING MASSING FOR ALL OPTIONS IS FIVE STORIES OF RESIDENTIAL UNITS OVER A GROUND FLOOR CONTAINING THE MAIN LOBBY, PUBLIC AND COMMON SPACES, SUPPORT AND MECHANICAL SPACE, AND THE PARKING GARAGE ENTRY. THREE LEVELS OF BELOW-GRADE GARAGE CONTAIN THE REMAINING REQUIRED PARKING SPACES. AN OCCUPIED AMENITY DECK ON THE ROOF PROVIDES EXTERIOR RELAXATION AND GATHERING SPACE FOR RESIDENTS AS WELL AS SOLAR ARRAYS AND A GREEN ROOFING SYSTEM. THE GROUND FLOOR IS SLIGHTLY SUNKEN RELATIVE TO STREET LEVEL, TYPICAL OF OTHER DEVELOPMENTS IN THE AREA.

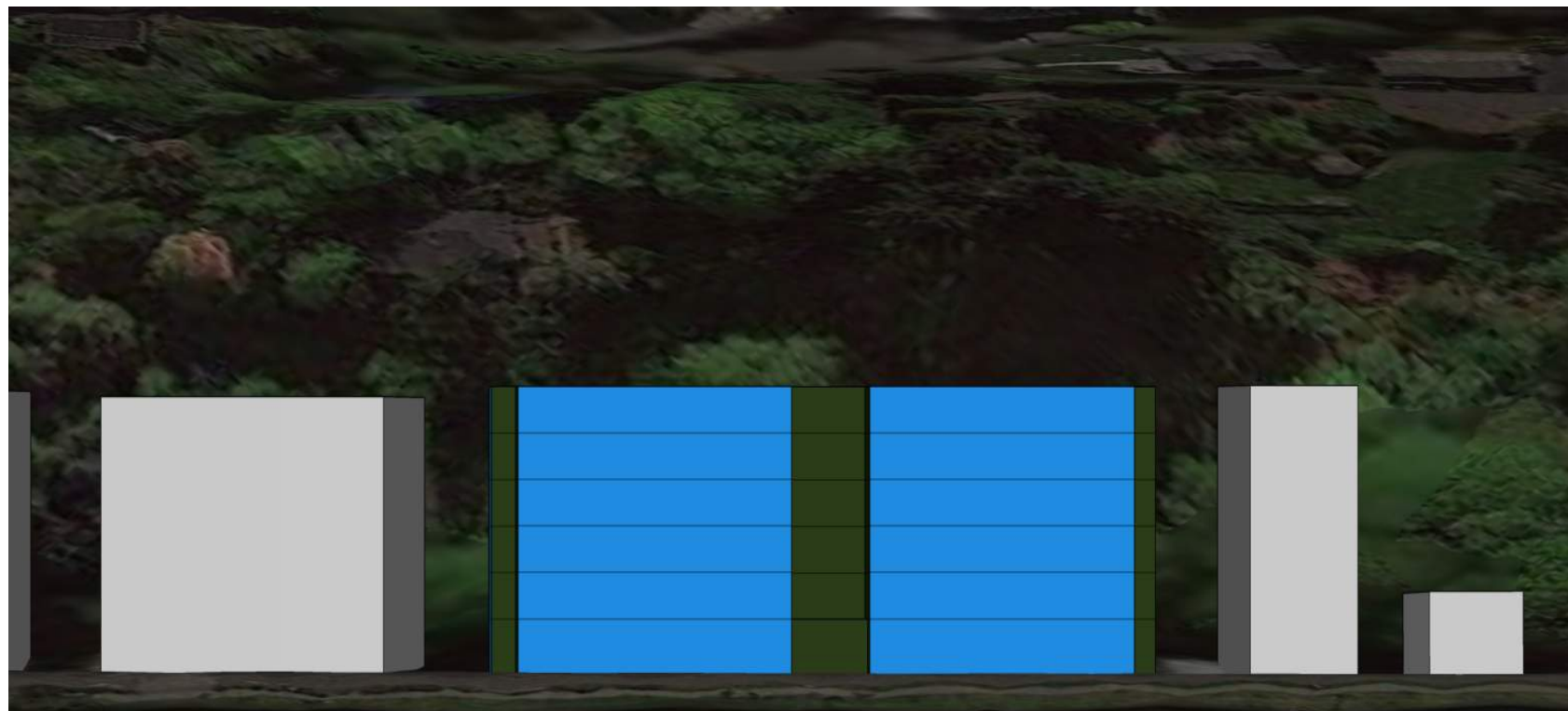


BIRDS-EYE VIEW

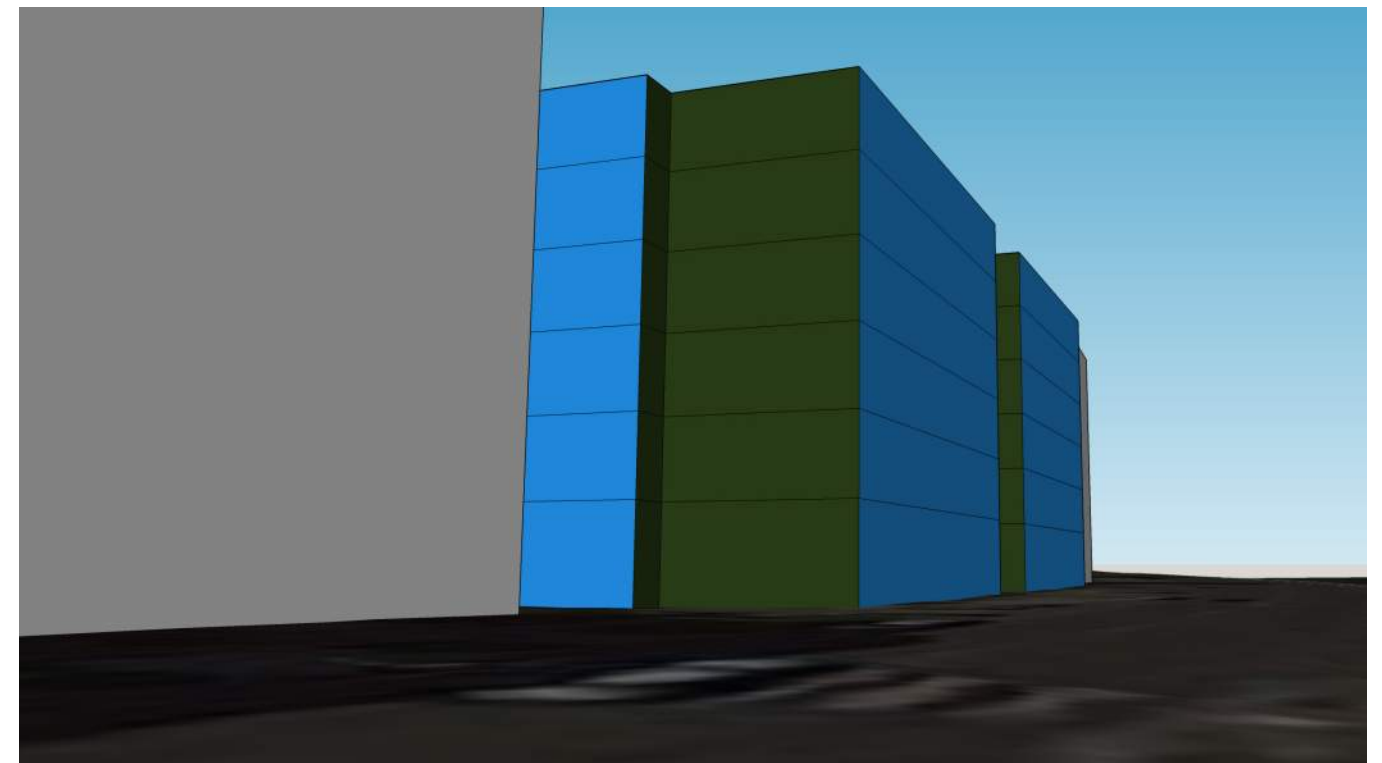
MASSING OPTION 2

C-SHAPED BUILDING WITH INSET

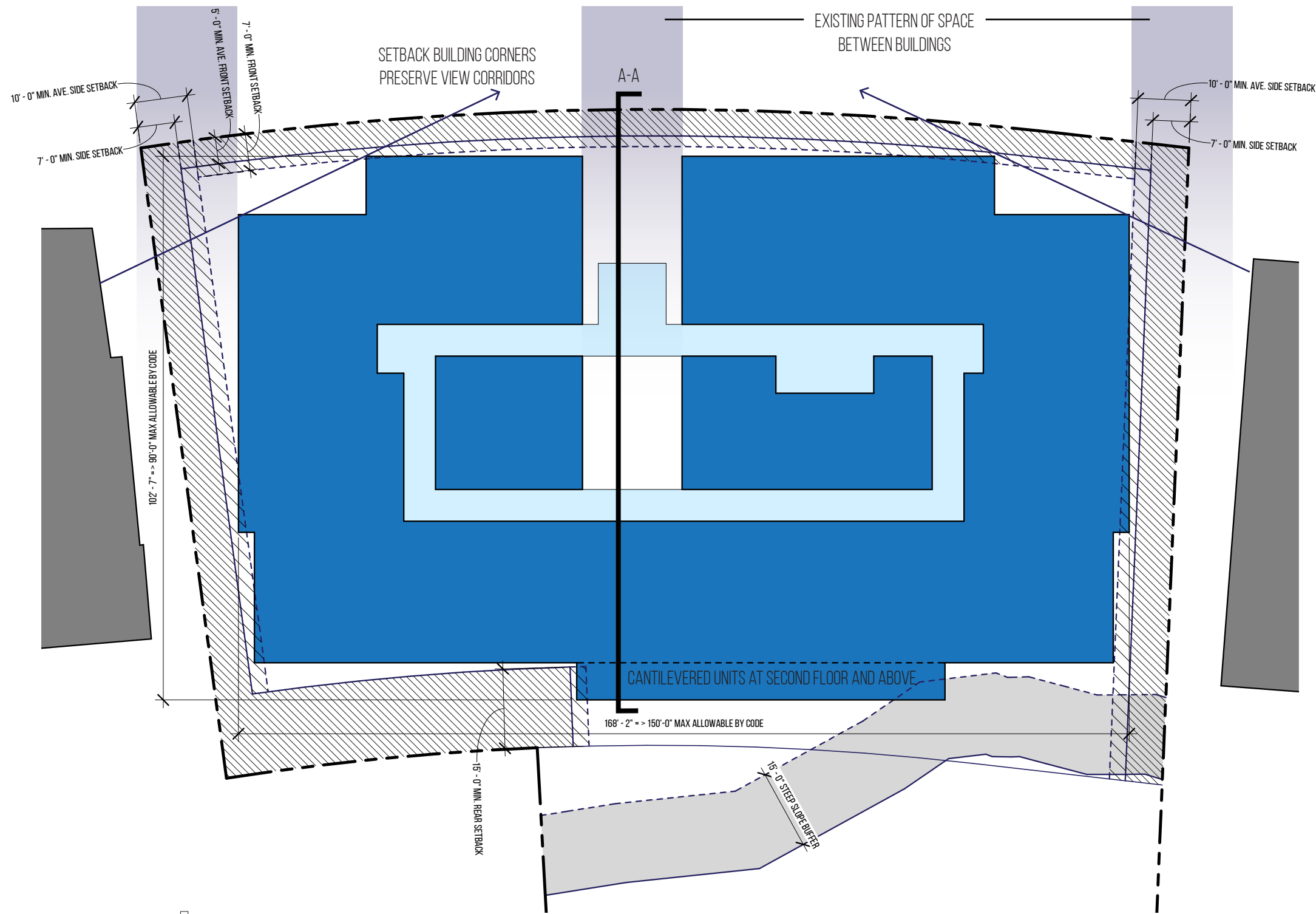
THE MASS IS SPLIT DOWN THE MIDDLE WITH A DEEP RECESS TO HELP BREAK THE FRONT FACADE UP INTO TWO SEPARATE FORMS. THE INSET IS CLAD IN LIVING WALL SYSTEM TO FURTHER HELP THE BREAK IN THE MASS BLEND INTO THE HILLSIDE BEYOND AND READ AS A FULL BREAK BETWEEN THE TWO HALVES. ADDITIONAL MODULATION AND MATERIAL CHANGE AT DIFFERENT PLANES OF THE FACADE WILL BREAK UP THE TWO SIDES INTO EVEN SMALLER FORMS.



FRONT ELEVATION



STREET-LEVEL PERSPECTIVE



MASSING OPTION 3 - PREFERRED

UNITS SURROUNDING A CENTRAL OPEN COURTYARD

100 UNITS
1,650 SF LIGHT RETAIL

FLOOR AREA RATIO (FAR): 2.89

65,000 SF PROVIDED > 72,169 SF ALLOWED BASE (3.2 FAR)

BUILDING HEIGHT: 61'-6" TO TOP OF ROOF MEMBRANE

60'-0" MAX ALLOWED BASE + 1'-6" ADDITIONAL ALLOWED PER 23.60A.572.C.2

SETBACKS: BUILDING COMPLIES WITH MINIMUM AND MINIMUM AVERAGE SETBACKS

MAXIMUM BUILDING DIMENSIONS:

168'-2" BUILDING LENGTH
18'-2" GREATER THAN 150'-0" MAX ALLOWED PER 23.45.528B, DEPARTURE REQUIRED
102'-7" BUILDING DEPTH
12'-7" GREATER THAN 90'-0" MAX ALLOWED PER 23.45.528B, DEPARTURE REQUIRED

AMENITY AREA PROVIDED: > 2,725 SF

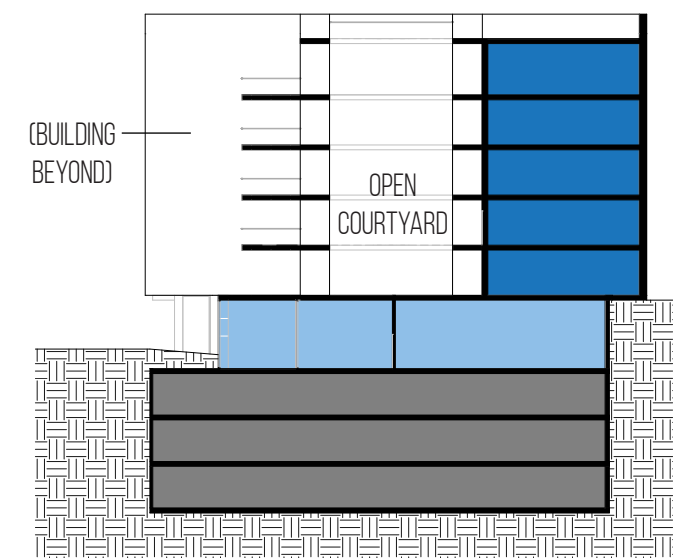
5% OF GROSS RESIDENTIAL FLOOR AREA PER 23.45.522

PARKING SPACES PROVIDED: 131

1.5 SPACES PER UNIT BASE, REDUCED 15% BY PROVIDING CAR SHARING PER 23.54.020.J.2
3 PUBLIC SPACES PROVIDED FOR RETAIL USE - NONE REQUIRED PER TABLE A FOR 23.54.015

BICYCLE PARKING: 1 LONG-TERM SPACE PER UNIT

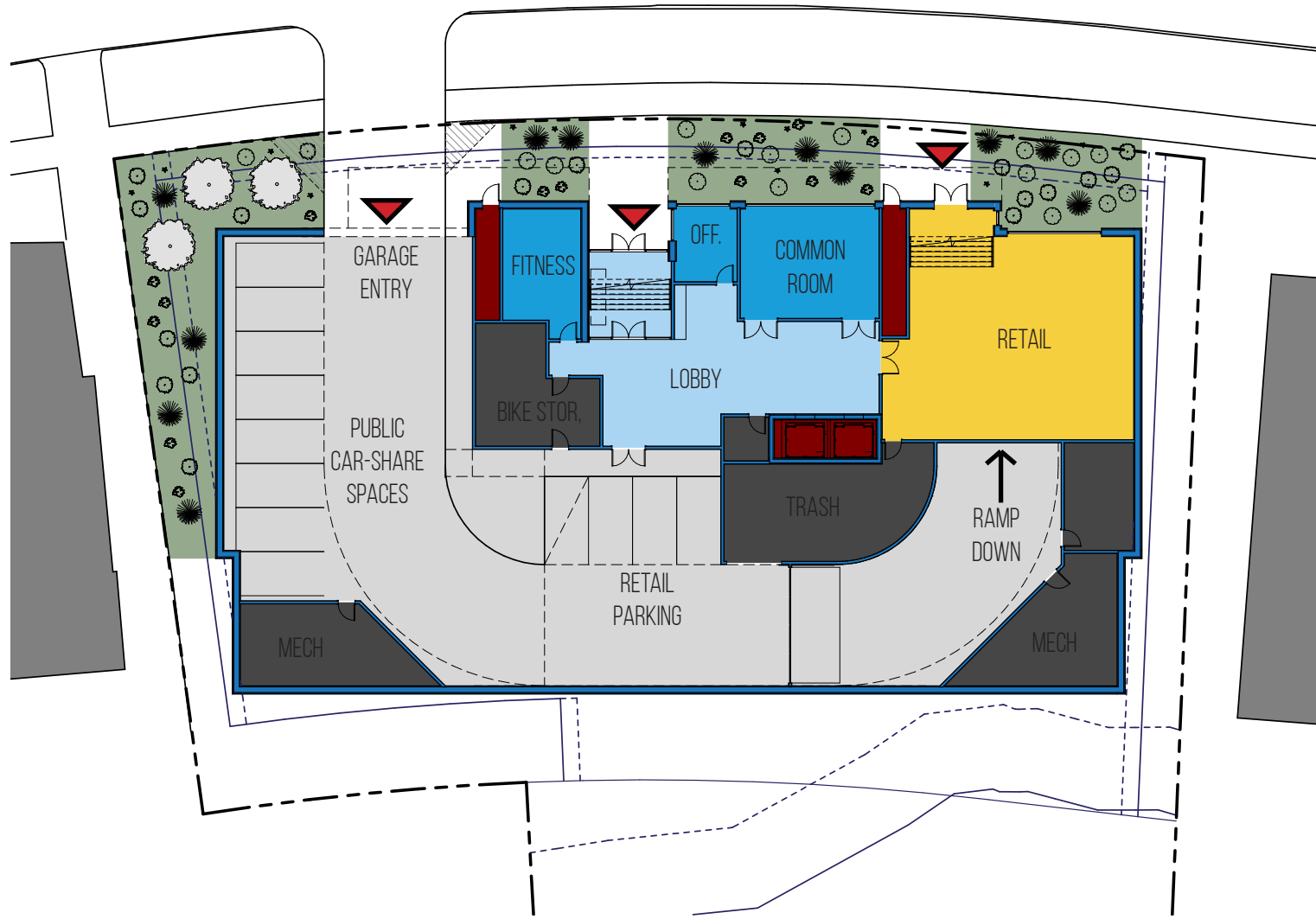
1 LONG-TERM SPACE PER 4 DWELLING UNITS REQUIRED
ADDITIONAL LONG- AND SHORT-TERM SPACES PROVIDED FOR VISITOR / RETAIL USE PER CODE



ZONING SITE PLAN

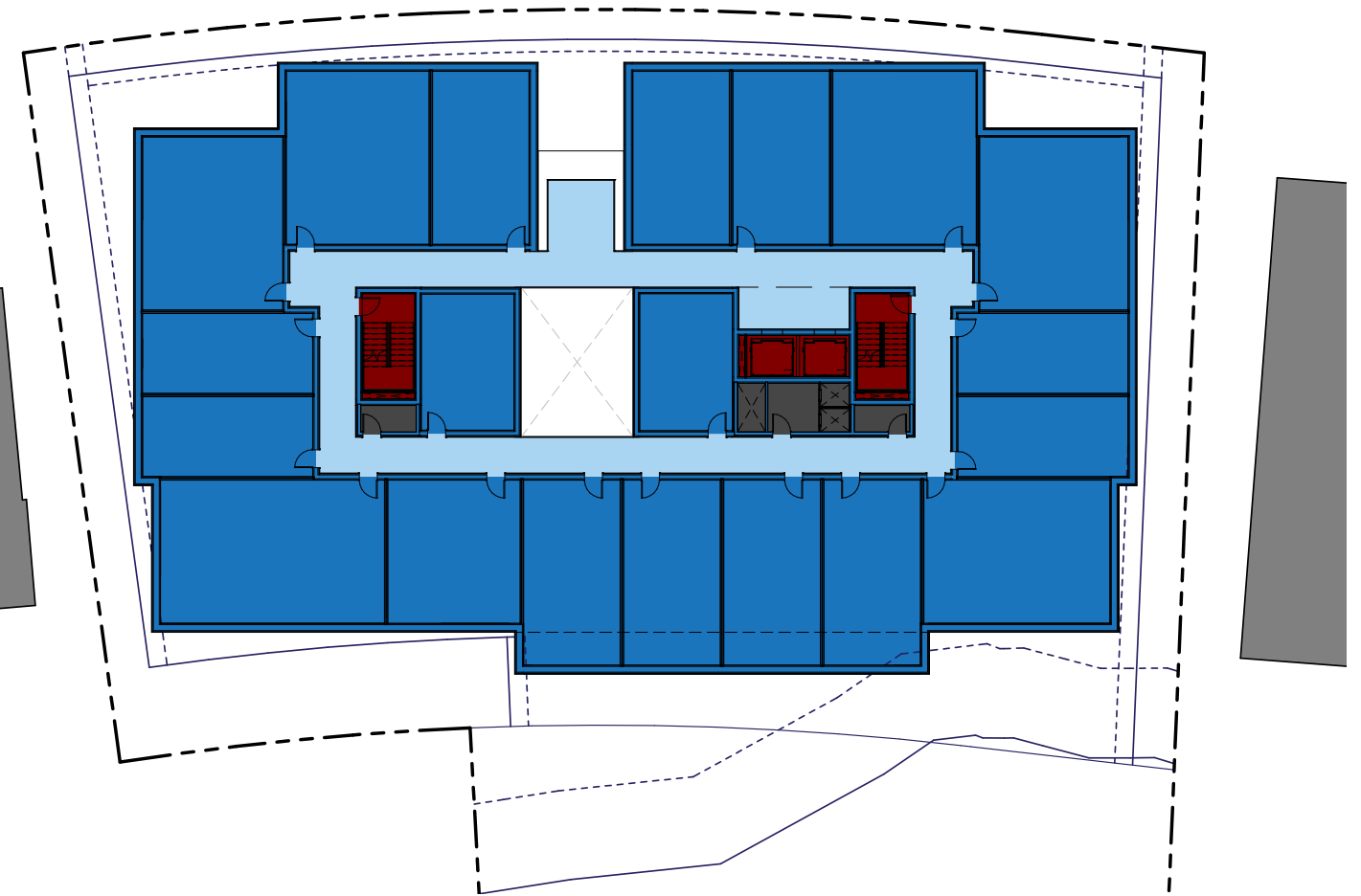


UNITS ARE ORGANIZED AROUND A CENTRAL OPEN-AIR CIRCULATION COURTYARD. A GAP IN THE MAIN FACADE BREAKS UP THE OVERALL FACADE ALONG ALKI AVE AND CORRESPONDS IN WIDTH TO THE ESTABLISHED PATTERN OF SPACE BETWEEN MIDRISE STRUCTURES IN THE VICINITY. THE BREAK IN THE FACADE ALSO ALLOWS VIEWS INTO THE ACTIVITY WITHIN THE COURTYARD, AS WELL AS A GATHERING SPACE ON EACH FLOOR WITH VIEWS OUT TO THE SOUND. THE CORNERS OF THE OVERALL MASS ARE RECESSED TO ALIGN WIDTH ADJACENT DEVELOPMENTS AND PRESERVE MORE OF THEIR SIGHT LINES OUTWARDS. THE COURTYARD CONFIGURATION ALLOWS FOR WINDOWS ON TWO SIDES OF ALL UNITS, ALLOWING FOR GREATER DAYLIGHTING AND CROSS-VENTILATION.



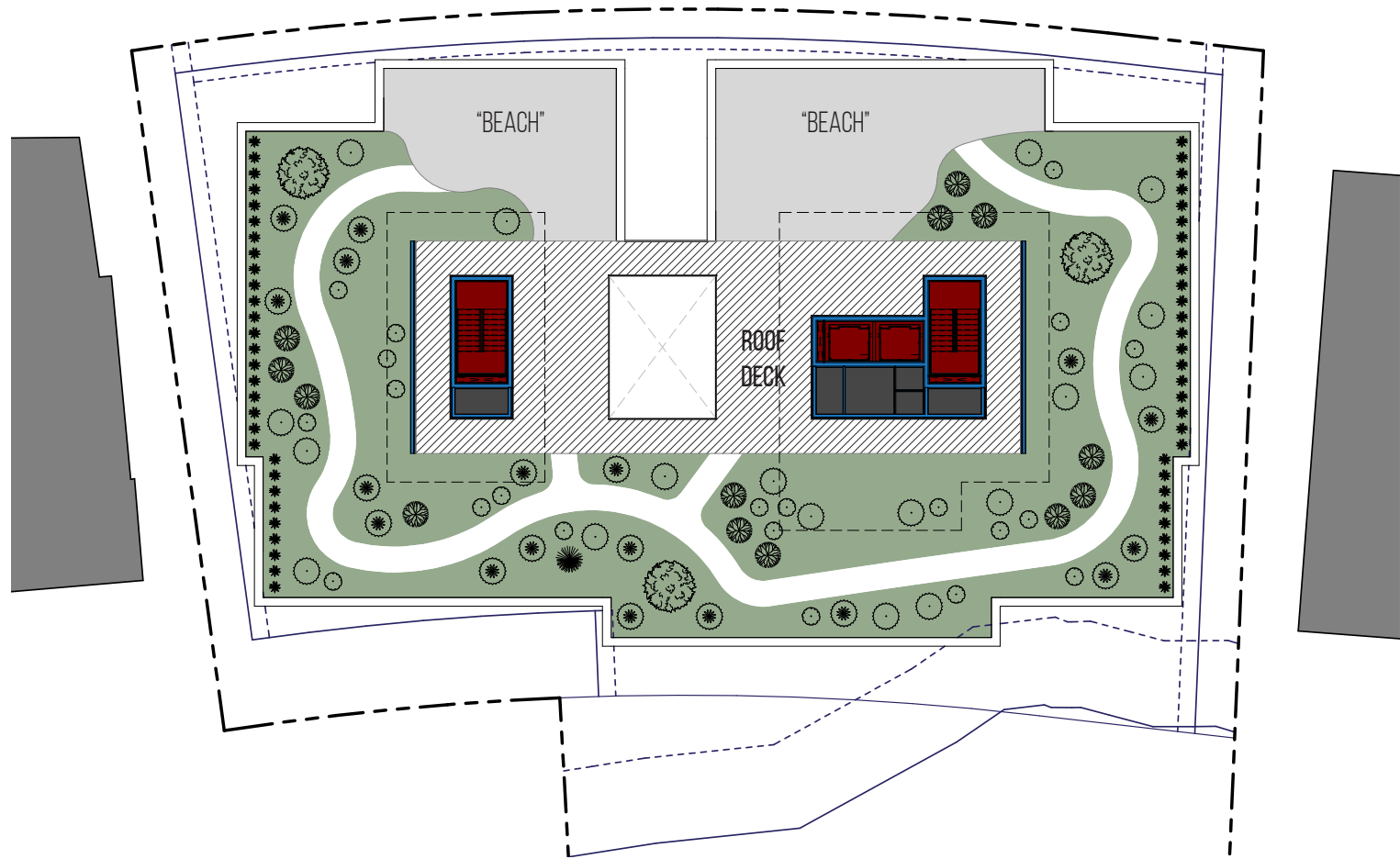
GROUND FLOOR PLAN  CIRCULATION (light blue circle) AMENITY SPACE (blue circle) RETAIL (yellow circle) SUPPORT (grey circle) VERTICAL CIRCULATION (red circle) PARKING (grey circle)

SEPARATE STREET ENTRIES ARE PROVIDED AT THE MAIN BUILDING LOBBY AND THE RETAIL, AS WELL AS AN INTERNAL CONNECTION BETWEEN THEM FOR SHARED USE. PUBLIC PARKING FOR RETAIL USE AND PUBLICLY-ACCESSIBLE CAR-SHARING SPACES ARE LOCATED WITHIN THE GARAGE ON A 5% RAMP PROVIDING ACCESSIBLE ACCESS AS WELL AS WASTE MANAGEMENT ACCESS TO THE SOLID WASTE STORAGE AREAS. THE REMAINING PARKING IS LOCATED PAST AN ACCESS CONTROL POINT ON LOWER GARAGE LEVELS. RESIDENT AMENITY SPACE, BIKE STORAGE AND THE LEASING OFFICE ARE LOCATED WITHIN THE MAIN LOBBY WHILE MECHANICAL AND STORAGE SPACE ARE LOCATED ALONG THE REAR PORTION OF THE GARAGE.



TYPICAL UPPER FLOOR PLAN  CIRCULATION (light blue circle) UNITS (blue circle) SUPPORT (grey circle) VERTICAL CIRCULATION (red circle)

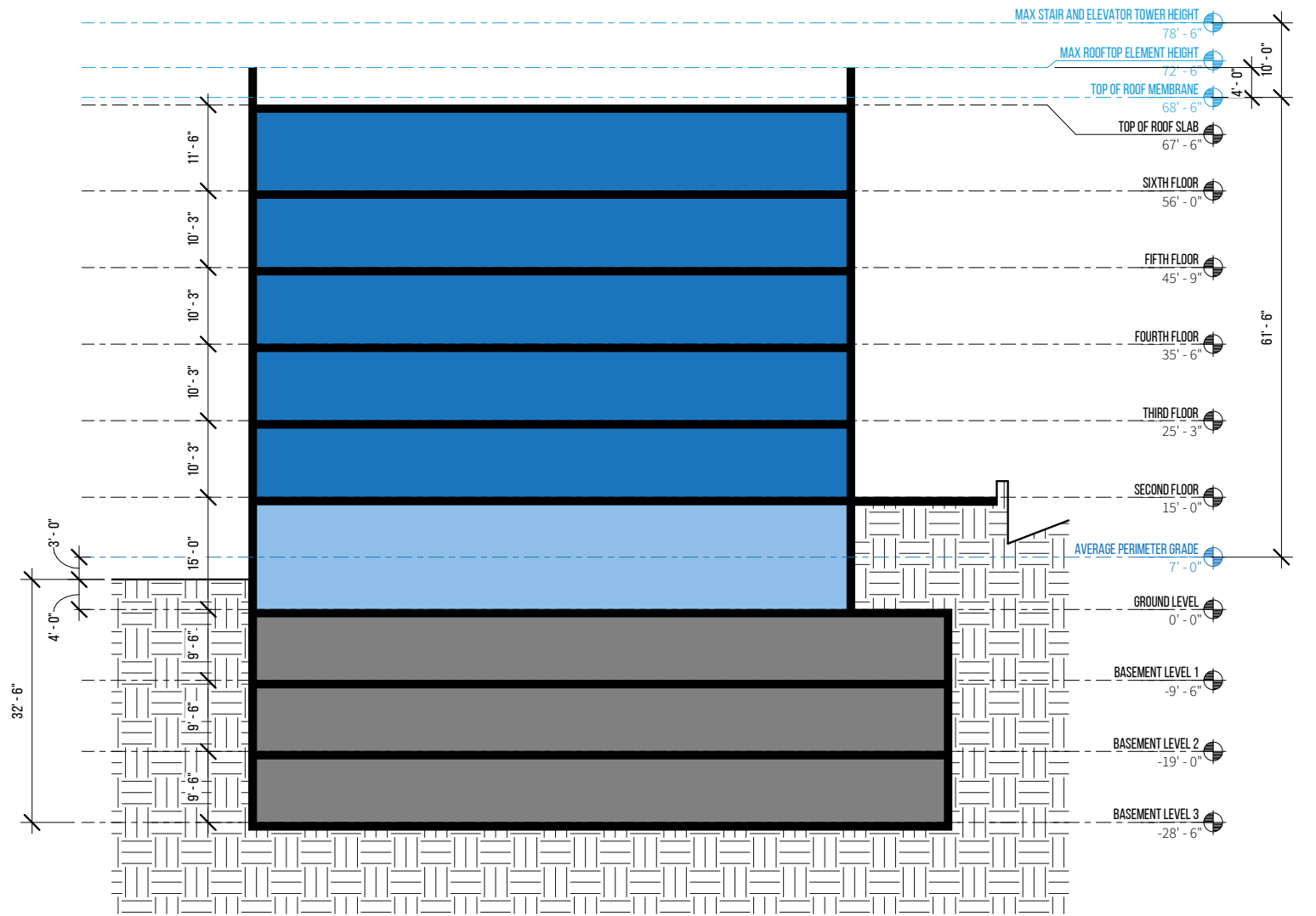
ALL UNITS ARE ACCESSED OFF THE OPEN-AIR CIRCULATION COURTYARD. WINDOWS ARE LOCATED ON THE EXTERIOR AND CORRIDOR SIDES OF ALL UNITS ALLOWING FOR ADDITIONAL DAYLIGHTING AND CROSS-VENTILATION POSSIBILITIES. A BREAK IN THE FRONT FACADE ALLOWS VIEWS INTO THE COURTYARD AS WELL AS VIEWS OUT TO THE SOUND FROM A SEATING AREA ON EACH FLOOR.



ROOF PLAN

- GREEN ROOF
- SUPPORT
- VERTICAL CIRCULATION

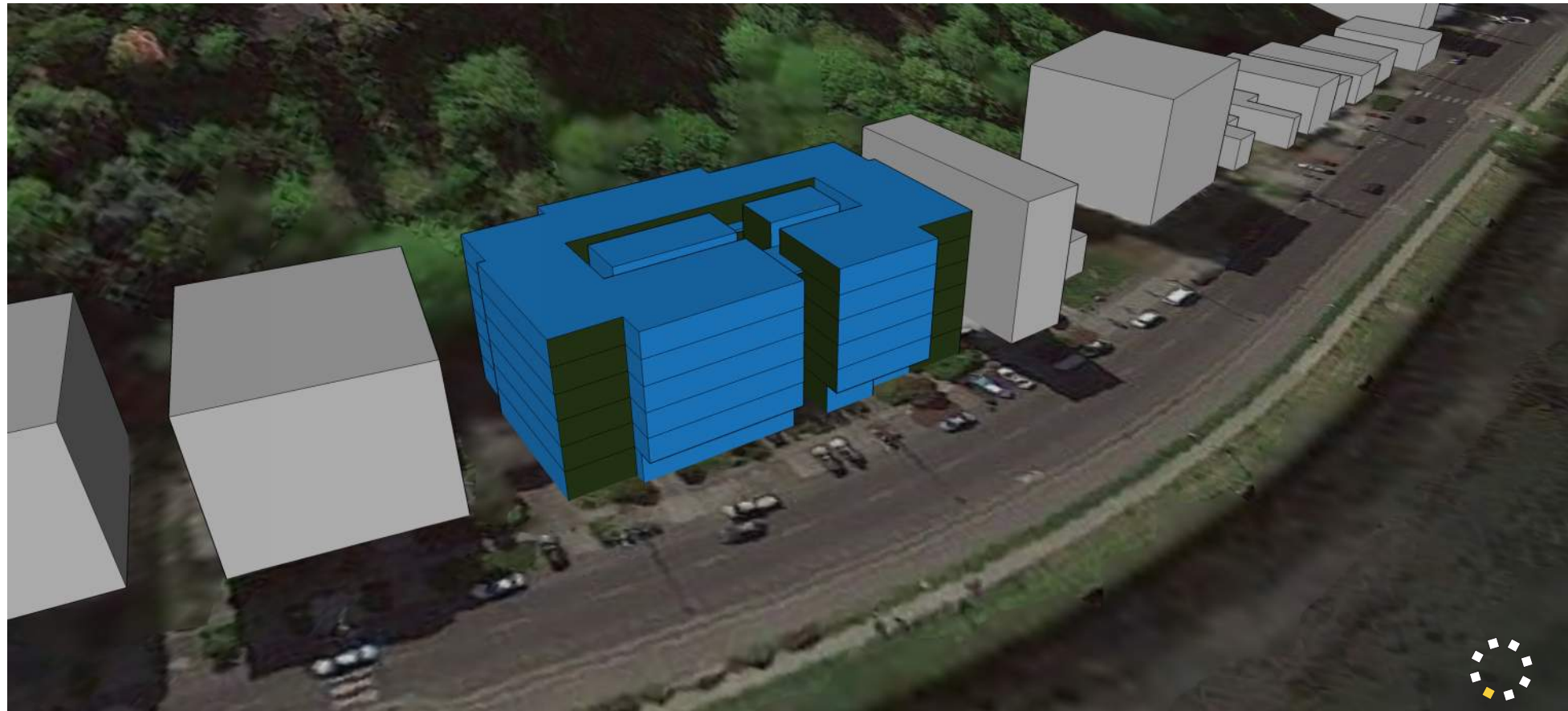
A DECKED AMENITY AREA IS LOCATED IN THE MIDDLE OF THE ROOF AND SURROUNDED BY GREEN ROOFING, SHARED GARDEN PLANTERS, WALKING TRAILS AND SOLAR ARRAYS. BEACH FIRE PIT SEATING AREAS ARE LOCATED ON THE FRONT SIDE OF THE ROOF FOR VIEWS TO THE SOUND. SCREENWALLS AND TALL PLANTINGS PROVIDE NOISE CONTROL AND THE MOST ACTIVE AREAS ARE LOCATED FARTHER FROM THE NEIGHBORING PROPERTY LINES.



CONCEPT SITE SECTION

- ENTRY / LOBBY / COMMON SPACE / SUPPORT
- RESIDENTIAL FLOORS
- BELOW-GRADE PARKING

THE GENERAL BUILDING MASSING FOR ALL OPTIONS IS FIVE STORIES OF RESIDENTIAL UNITS OVER A GROUND FLOOR CONTAINING THE MAIN LOBBY, PUBLIC AND COMMON SPACES, SUPPORT AND MECHANICAL SPACE, AND THE PARKING GARAGE ENTRY. THREE LEVELS OF BELOW-GRADE GARAGE CONTAIN THE REMAINING REQUIRED PARKING SPACES. AN OCCUPIED AMENITY DECK ON THE ROOF PROVIDES EXTERIOR RELAXATION AND GATHERING SPACE FOR RESIDENTS AS WELL AS SOLAR ARRAYS AND A GREEN ROOFING SYSTEM. THE GROUND FLOOR IS SLIGHTLY SUNKEN RELATIVE TO STREET LEVEL, TYPICAL OF OTHER DEVELOPMENTS IN THE AREA.

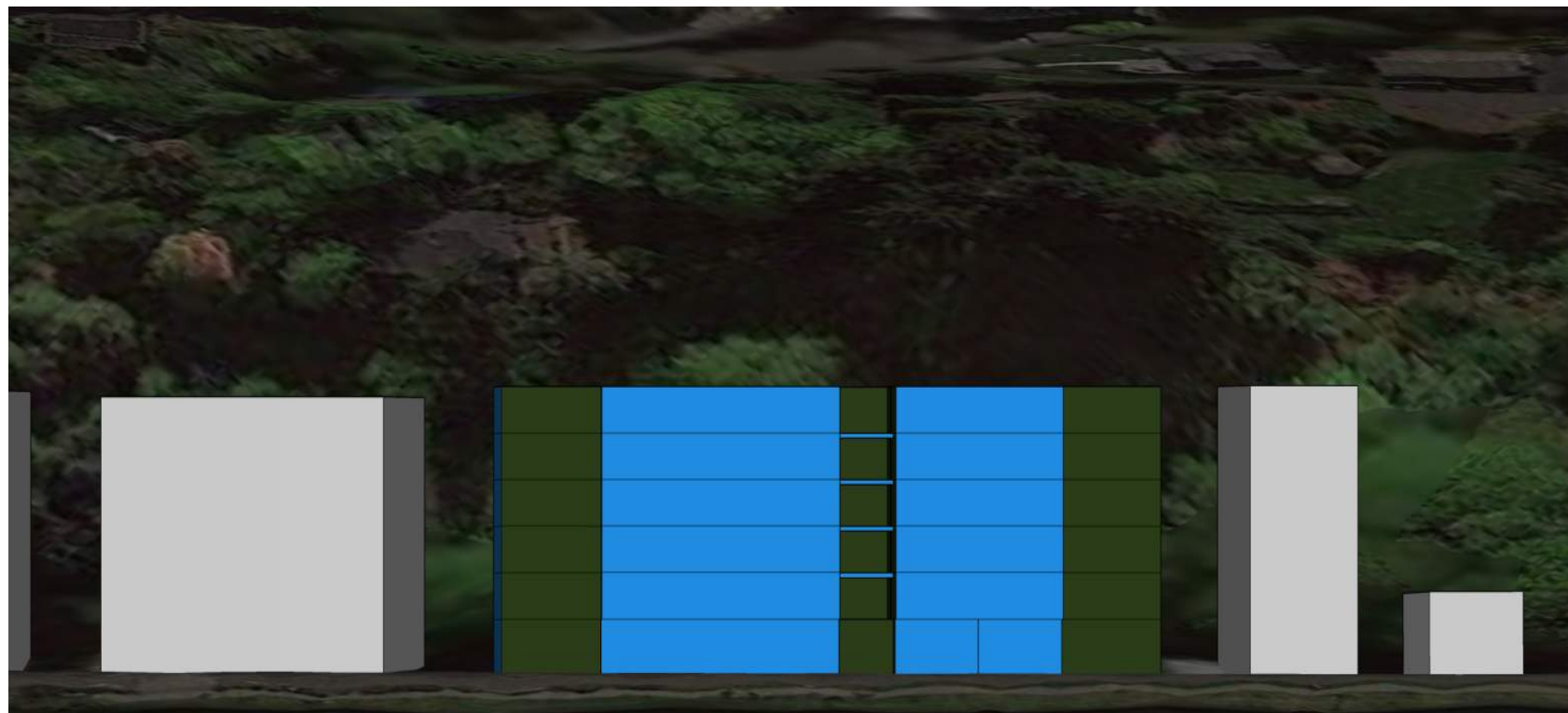


BIRDS-EYE VIEW

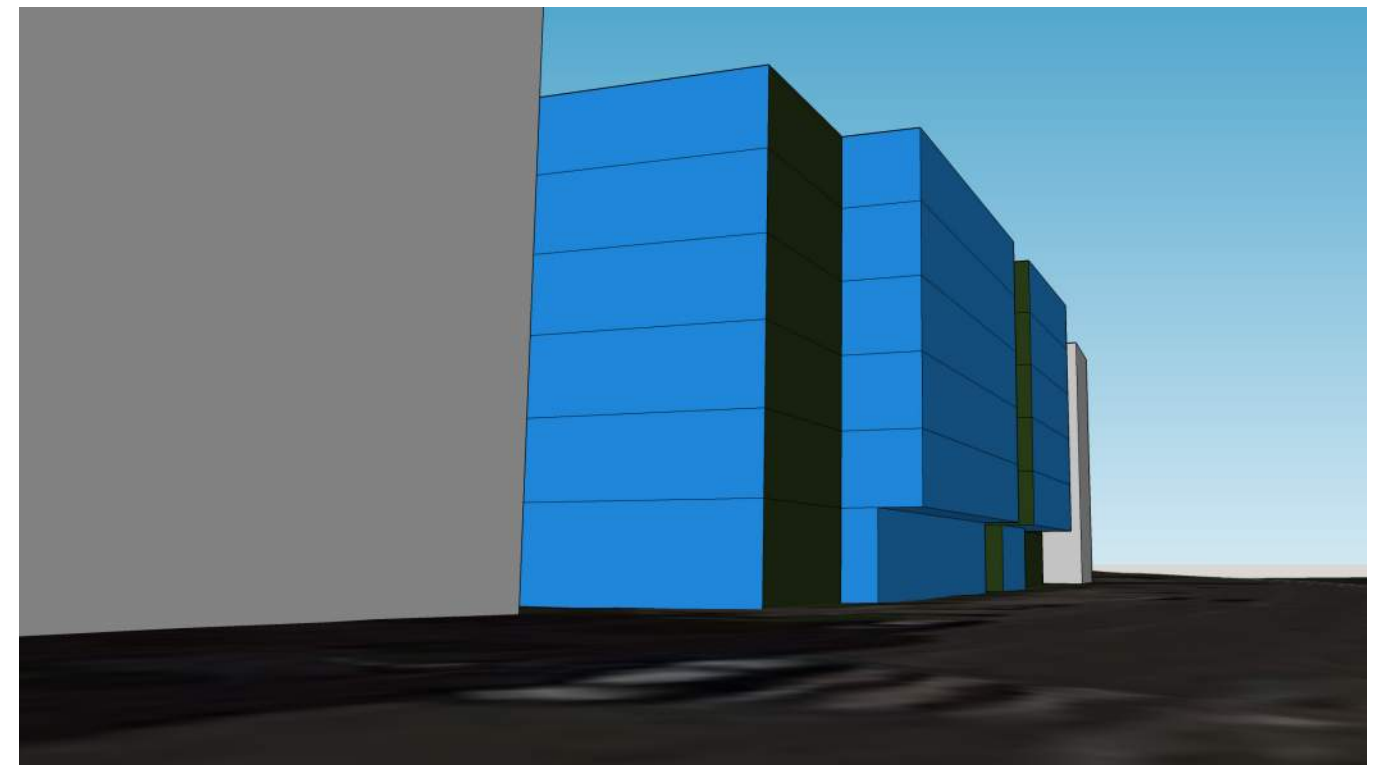
MASSING OPTION 3 - PREFERRED

UNITS SURROUNDING A CENTRAL OPEN COURTYARD

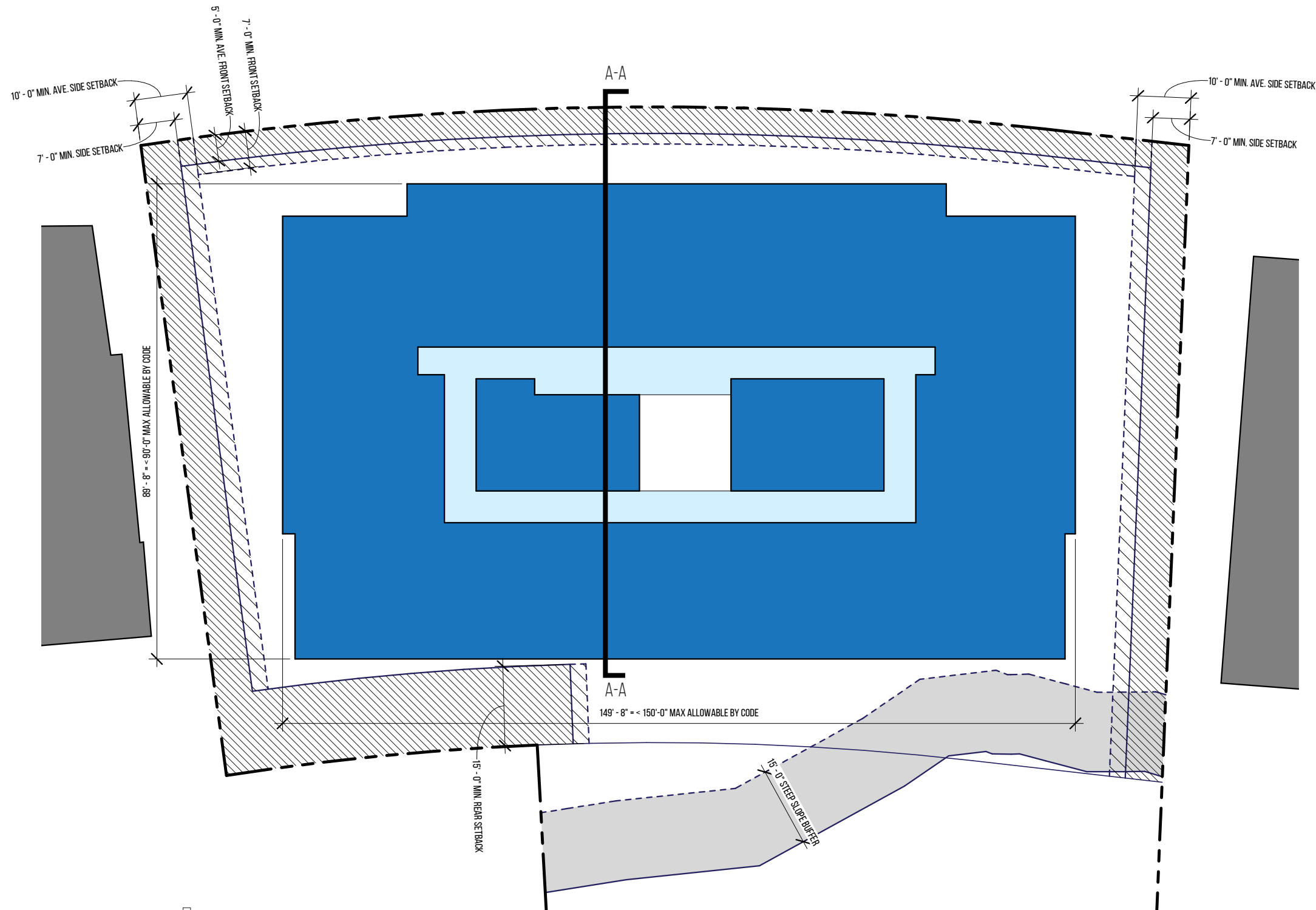
A BREAK IN THE FRONT FACADE EXPOSES THE COURTYARD BEYOND, PROVIDING VIEWS OF THE ACTIVITY WITHIN AT THE STREET AS WELL AS VIEWS OUT TO THE SOUND FROM WITHIN. VEGETATED WALLS WITHIN THE COURTYARD AND BUILDING OPENING BLEND THE BREAK INTO THE HILLSIDE AND CREATE THE APPEARANCE OF SEPARATE SMALLER STRUCTURES. ADDITIONAL LIVING WALL CLADDING ON THE RECESSED CORNERS OF THE BUILDING HELP TO FURTHER REDUCE THE VISUAL MASS OF THE OVERALL STRUCTURE AND RELATE IT TO THE SCALE OF NEIGHBORING DEVELOPMENTS.



FRONT ELEVATION



STREET-LEVEL PERSPECTIVE



ZONING SITE PLAN



A CODE-COMPLIANT VERSION OF OPTION 3 CAN BE CREATED BY REDUCING THE OVERALL BUILDING WIDTH AND DEPTH DIMENSIONS. THE REDUCED WIDTH MAKES THE BREAK IN THE FRONT FACADE IMPRACTICAL HOWEVER SO WHILE THE DIMENSIONS ARE SLIGHTLY SMALLER THE MASS READS AS MORE MASSIVE DUE TO THE LACK OF A SUBSTANTIAL RECESS IN THE FRONT FACADE. ADDITIONALLY, NO VIEWS INTO OR OUT OF THE COURTYARD EXIST AND DAYLIGHT INTO THE COURTYARD IS GREATLY REDUCED.

MASSING OPTION 4 - CODE COMPLIANT

UNITS SURROUNDING A CENTRAL OPEN COURTYARD, SMALLER DIMENSIONS

85 UNITS
1,200 SF LIGHT RETAIL

FLOOR AREA RATIO (FAR): 2.44
57,000 SF PROVIDED > 72,169 SF ALLOWED BASE (3.2 FAR)

BUILDING HEIGHT: 61'-6" TO TOP OF ROOF MEMBRANE
60'-0" MAX ALLOWED BASE + 1'-6" ADDITIONAL ALLOWED PER 23.60A.572.C.2

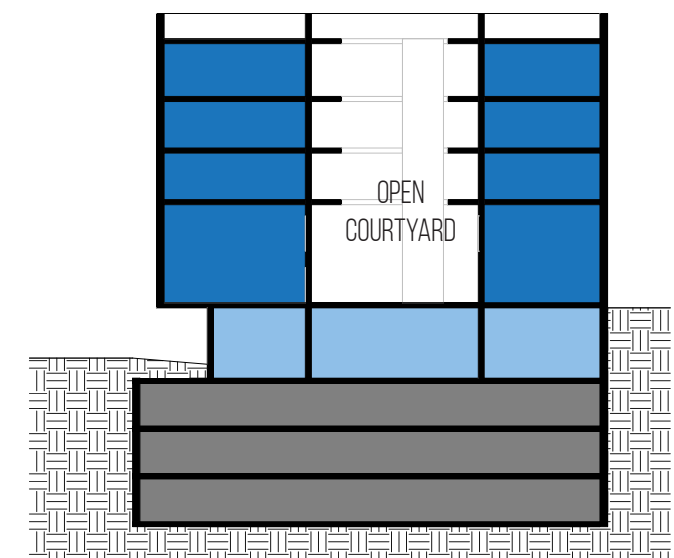
SETBACKS: BUILDING COMPLIES WITH MINIMUM AND MINIMUM AVERAGE SETBACKS

MAXIMUM BUILDING DIMENSIONS:
149'-8" BUILDING LENGTH
< THAN 150'-0" MAX ALLOWED PER 23.45.528B
89'-8" BUILDING DEPTH
< THAN 90'-0" MAX ALLOWED PER 23.45.528B

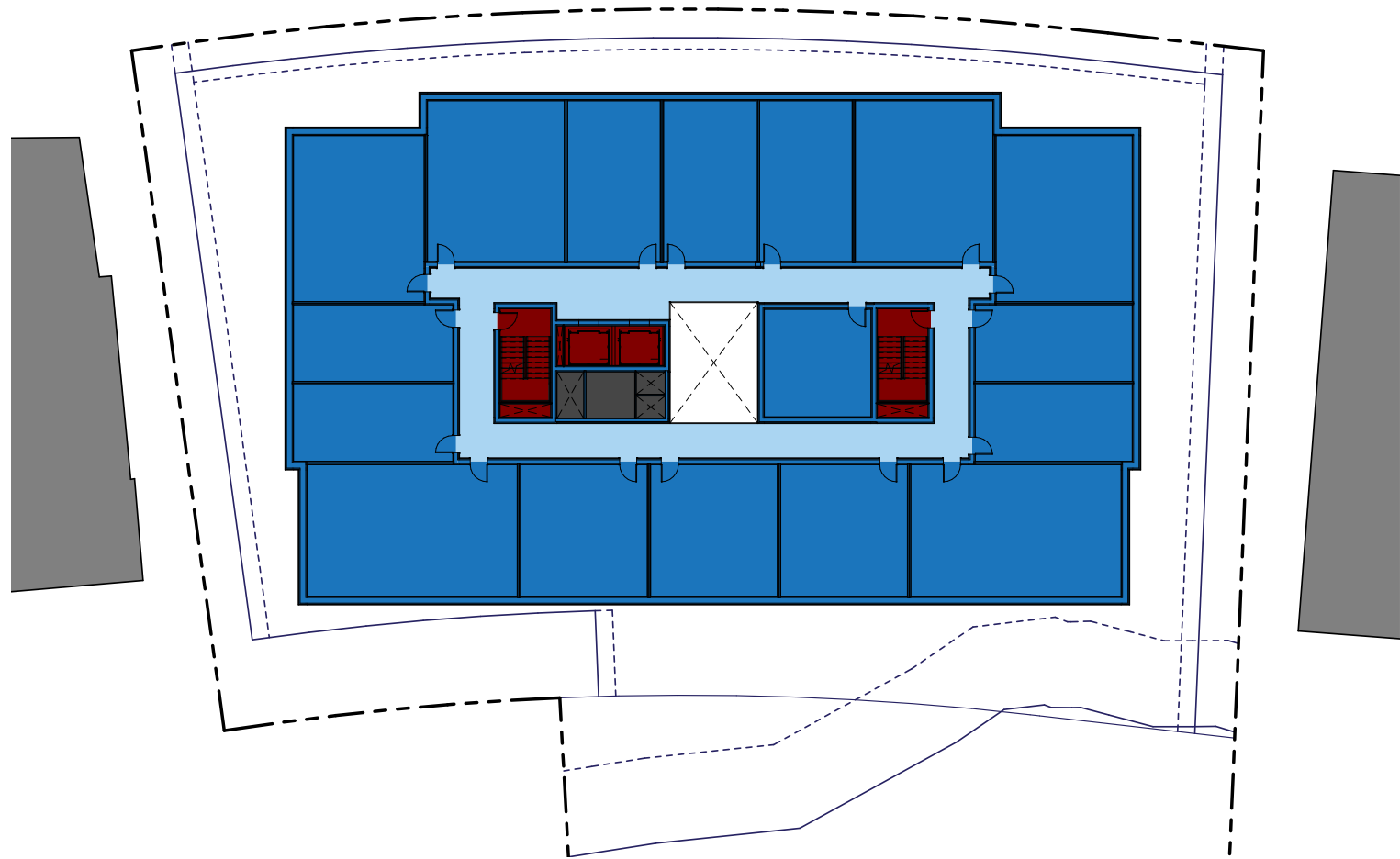
AMENITY AREA PROVIDED: > 2,355 SF
5% OF GROSS RESIDENTIAL FLOOR AREA PER 23.45.522

PARKING SPACES PROVIDED: 112
1.5 SPACES PER UNIT BASE, REDUCED 15% BY PROVIDING CAR SHARING PER 23.54.020.J.2
3 PUBLIC SPACES PROVIDED FOR RETAIL USE - NONE REQUIRED PER TABLE A FOR 23.54.015

BICYCLE PARKING: 1 LONG-TERM SPACE PER UNIT
1 LONG-TERM SPACE PER 4 DWELLING UNITS REQUIRED
ADDITIONAL LONG- AND SHORT-TERM SPACES PROVIDED FOR VISITOR / RETAIL USE PER CODE



SECTION A-A, THROUGH COURTYARD

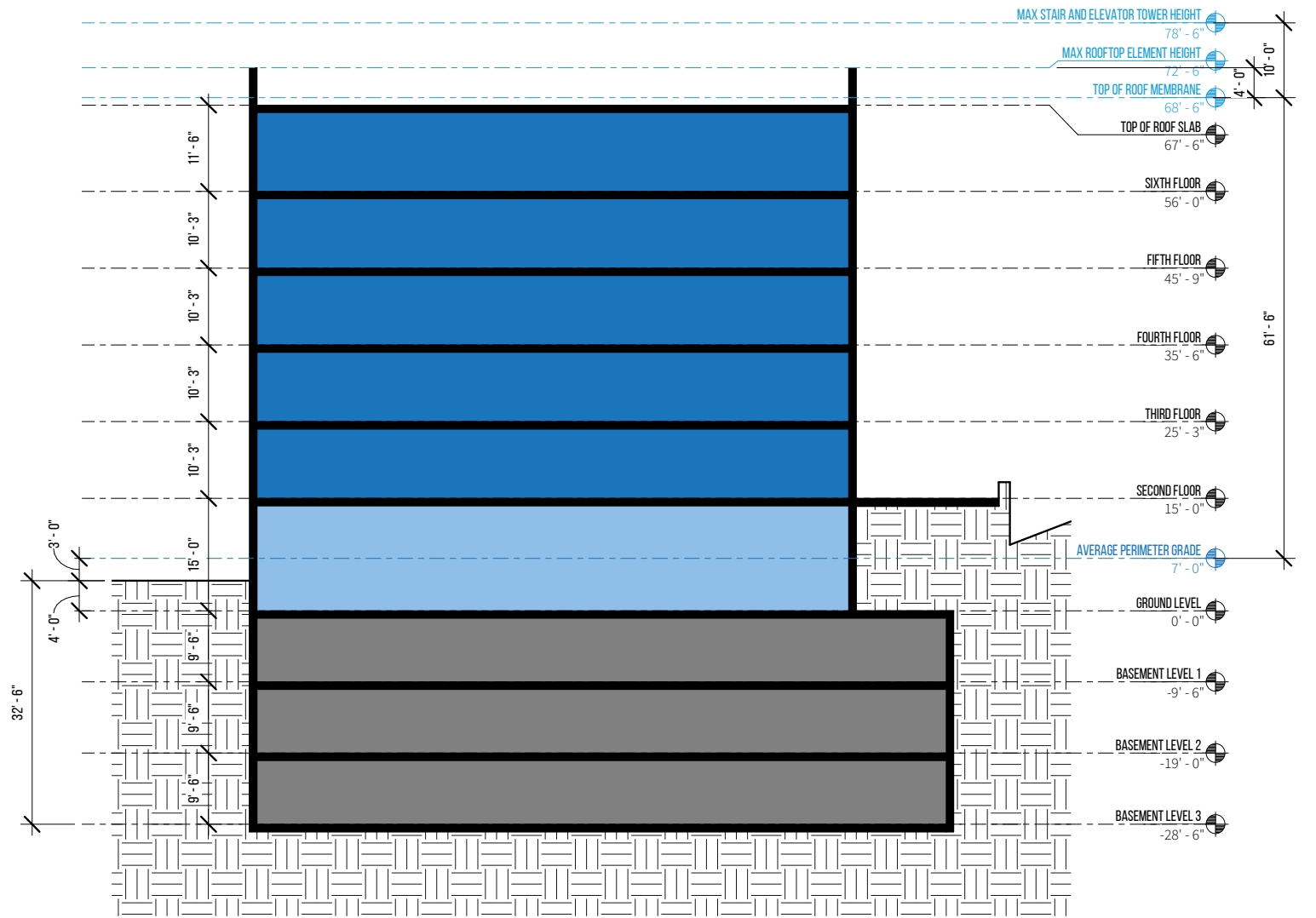


TYPICAL UPPER FLOOR PLAN



● CIRCULATION ● UNITS ● SUPPORT ● VERTICAL CIRCULATION

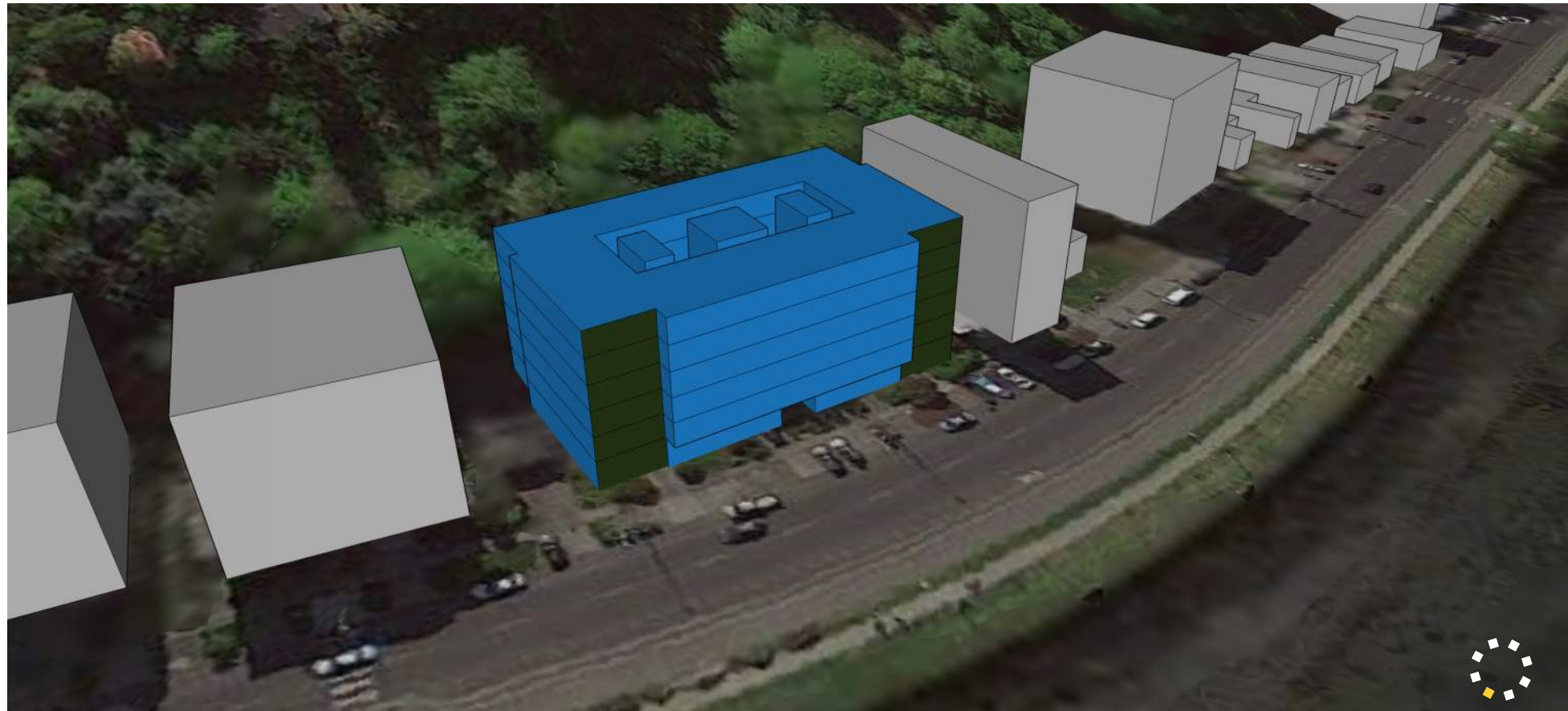
THE FLOOR PLAN IS SIMILAR TO THE PREVIOUS COURTYARD OPTION BUT WITHOUT THE OPENING ALONG THE FRONT FACADE ALLOWING FOR VIEWS INTO AND OUT OF THE COURTYARD AREA. THE FRONT FACADE IS LONGER AND CONTINUOUS AS WELL, WITHOUT A DEEP VOID IN THE MASS TO BREAK UP THE FORM.



CONCEPT SITE SECTION

● ENTRY / LOBBY / COMMON SPACE / SUPPORT ● RESIDENTIAL FLOORS ● BELOW-GRADE PARKING

THE GENERAL BUILDING MASSING FOR ALL OPTIONS IS FIVE STORIES OF RESIDENTIAL UNITS OVER A GROUND FLOOR CONTAINING THE MAIN LOBBY, PUBLIC AND COMMON SPACES, SUPPORT AND MECHANICAL SPACE, AND THE PARKING GARAGE ENTRY. THREE LEVELS OF BELOW-GRADE GARAGE CONTAIN THE REMAINING REQUIRED PARKING SPACES. AN OCCUPIED AMENITY DECK ON THE ROOF PROVIDES EXTERIOR RELAXATION AND GATHERING SPACE FOR RESIDENTS AS WELL AS SOLAR ARRAYS AND A GREEN ROOFING SYSTEM. THE GROUND FLOOR IS SLIGHTLY SUNKEN RELATIVE TO STREET LEVEL, TYPICAL OF OTHER DEVELOPMENTS IN THE AREA.

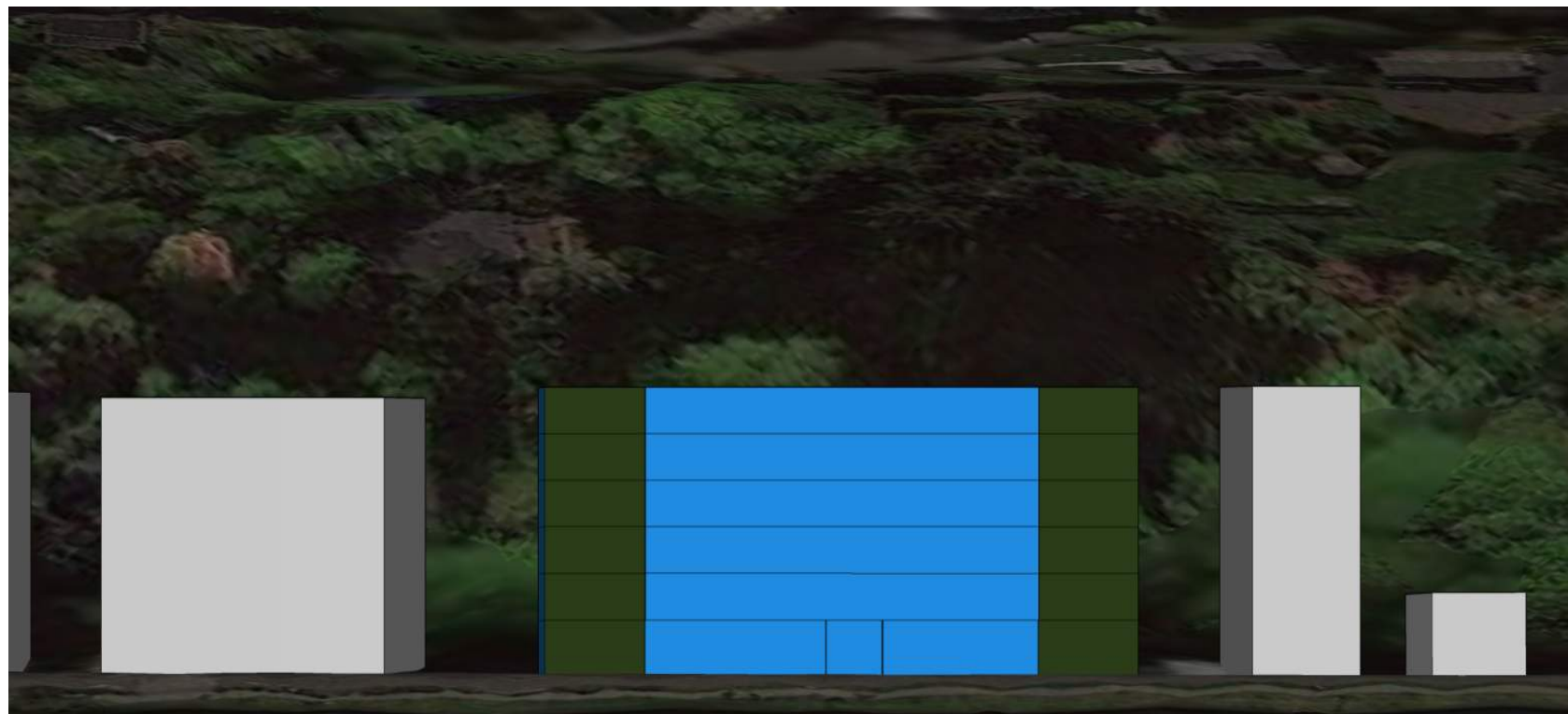


BIRDS-EYE VIEW

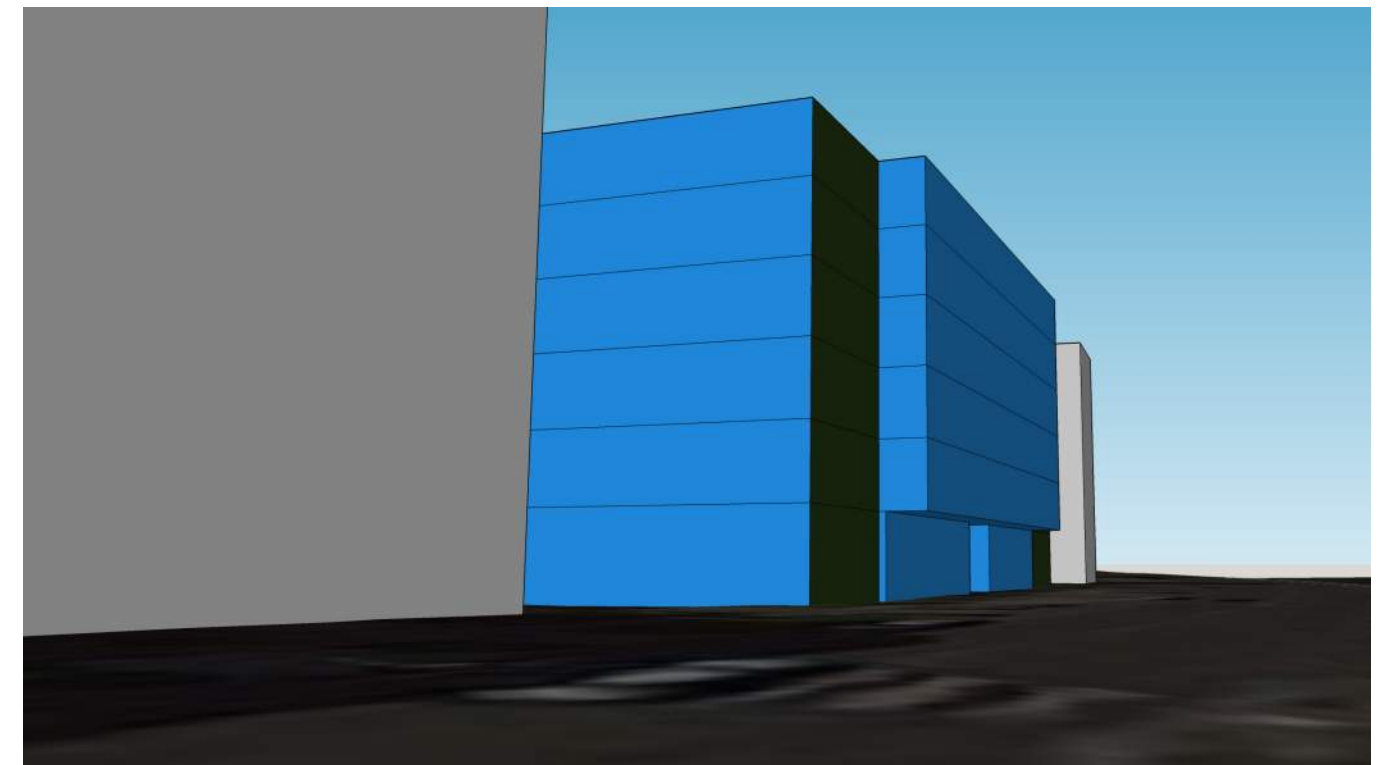
MASSING OPTION 4 - CODE COMPLIANT

UNITS SURROUNDING A CENTRAL OPEN COURTYARD, SMALLER DIMENSIONS

THE OVERALL MASS OF THE STRUCTURE IS LESS BROKEN UP THAN THE PREVIOUS COURTYARD OPTION OWING TO THE LACK OF A DEEP VOID THAT EXPOSES THE COURTYARD WITHIN AND SEPARATES THE MAIN FACADE INTO SEPARATE FORMS. THE RECESSED CORNERS ARE CLAD IN LIVING WALL SYSTEM TO VISUALLY BLEND THEM INTO THE HILLSIDE AND REDUCE THE OVERALL APPEARANCE OF BUILDING LENGTH. THE VIEW FROM THE STREETScape IS LESS COMPELLING THAN THE PREFERRED OPTION SINCE THE ACTIVITY WITHIN THE COURTYARD IS HIDDEN FROM THE PASSERBY. ADDITIONALLY THE ABILITY FOR COMMON SPACE WITH VIEWS OUT TO THE SOUND IS REDUCED TO THE ROOF TERRACE.



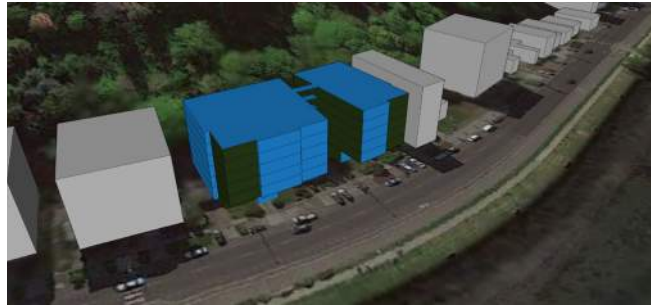
FRONT ELEVATION



STREET-LEVEL PERSPECTIVE

OPTION 1

TWO BUILDINGS CONNECTED WITH SKYBRIDGES



OPPORTUNITIES

- VISUAL CONNECTION FROM SOUND BACK TO HILLSIDE
- LARGER NUMBER OF CORNER UNITS AND EXTERIOR WALLS FOR WINDOWS AND VIEWS
- NO BONUS FAR REQUIRED

CHALLENGES

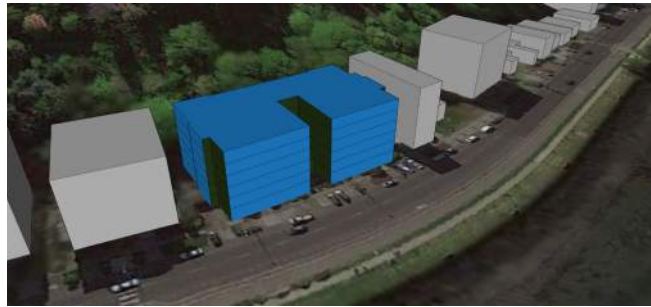
- HIGHEST PERCENTAGE OF STUDIO UNITS RATHER THAN COMMUNITY-PREFERRED 2- AND 3BR
- LACK OF WEATHER PROTECTION AT EXTERIOR CIRCULATION BETWEEN BUILDINGS
- BUILDING MASS EXTENDS TO FRONT SETBACKS AND DOES NOT RECESS TO PRESERVE VIEW CORRIDORS
- UNENCLOSED CIRCULATION CREATES NOISE CONTROL ISSUES

DEPARTURES

- PRINCIPAL STRUCTURE DEPTH = 106'-0" 16'-0" GREATER THAN 90'-0" ALLOWED PER 23.45.528
- PRINCIPAL STRUCTURE LENGTH = 166'-0" 16'-0" GREATER THAN 150'-0" ALLOWED PER 23.45.528

OPTION 2

C-SHAPED BUILDING WITH INSET



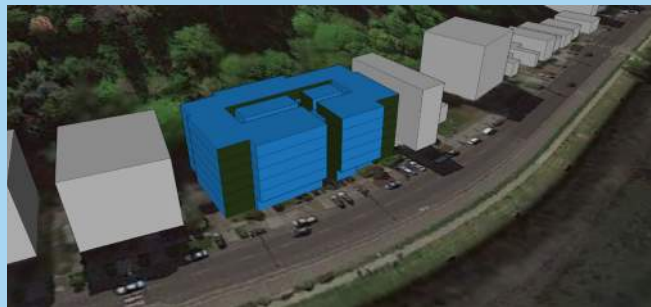
- VERY EFFICIENT FLOORPLATE
- HIGHER PERCENTAGE OF 2- AND 3-BEDROOM UNITS
- DEEP INSET IN THE BUILDING MASS BREAKS THE FRONT FACADE INTO SMALLER FORMS SIMILAR TO NEARBY DEVELOPMENT

- REQUIRES BONUS FAR THROUGH AFFORDABLE HOUSING
- BUILDING MASS EXTENDS TO FRONT SETBACKS AND DOES NOT RECESS TO PRESERVE VIEW CORRIDORS

- PRINCIPAL STRUCTURE DEPTH = 93'-8" 3'-8" GREATER THAN 90'-0" ALLOWED PER 23.45.528
- PRINCIPAL STRUCTURE LENGTH = 169'-6" 19'-6" GREATER THAN 150'-0" ALLOWED PER 23.45.528

OPTION 3 - PREFERRED

UNITS SURROUNDING A CENTRAL OPEN COURTYARD



- UNITS HAVE LIGHT AND AIR FOR CROSS VENTILATION ON TWO SIDES
- HIGHER PERCENTAGE OF 2- AND 3-BEDROOM UNITS
- DEEP VIEW INTO COURTYARD HELPS BREAK UP MASS
- CORNERS OF MASS RECESSED TO MATCH EXISTING DEVELOPMENT ALONG STREETFRONT
- INTERIOR CIRCULATION COURTYARD BECOMES AN ORGANIZING DESIGN ELEMENT
- COURTYARD ACTIVITY IS VISIBLE FROM THE STREET
- ADDITIONAL GATHERING AREAS ON EACH FLOOR WITH VIEWS TO THE SOUND
- NO BONUS FAR REQUIRED

- LARGER AREA OF THERMAL ENVELOPE

- PRINCIPAL STRUCTURE DEPTH = 102'-7" 12'-7" GREATER THAN 90'-0" ALLOWED PER 23.45.528
- PRINCIPAL STRUCTURE LENGTH = 168'-2" 18'-2" GREATER THAN 150'-0" ALLOWED PER 23.45.528

OPTION 4 - CODE COMPLIANT

UNITS SURROUNDING A CENTRAL OPEN COURTYARD, SMALLER DIMENSIONS



- NO DEPARTURES REQUIRED
- NO BONUS FAR REQUIRED
- UNITS HAVE LIGHT AND AIR FOR CROSS VENTILATION ON TWO SIDES
- CORNERS OF MASS RECESSED TO MATCH EXISTING DEVELOPMENT ALONG STREETFRONT

- LACK OF A DEEP BREAK IN THE FACADE RESULTS IN A MORE MONOLITHIC, LONG FACADE
- NO VISUAL EXPOSURE OF THE COURTYARD TO THE STREETScape
- FEWER OPPORTUNITIES FOR VIEWS OUT TO THE SOUND FROM WITHIN
- LARGER AREA OF THERMAL ENVELOPE

NONE