THE PERCH

1250-1262 ALKI AVE. SW

EARLY DESIGN GUIDANCE

DPD# 3020640

08.11.2015

THE PERCH
1250-1262 ALKI AVE. SW

DOCUMENT **EARLY DESIGN GUIDANCE**

DPD # **3020640**

DATE **8.11.2015**

SOLTERRA

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

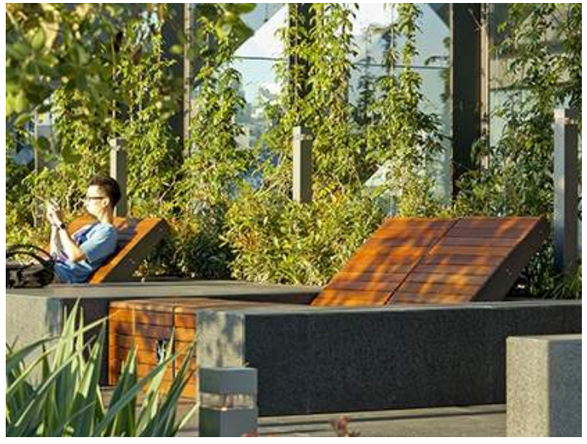
ALKI IS A GROWING NEIGHBORHOOD IN A GROWING CITY. THIS CREATES A HIGH DEMAND FOR HOUSING AND INCREASES PRESSURE ON NEIGHBORHOODS TO ABSORB THE INFLUX OF NEW INHABITANTS. OUR GOAL IS TO ACCOMMODATE GROWTH IN A WAY THAT PRESERVES THE UNIQUE CHARACTER OF THE NEIGHBORHOOD AS WELL AS THE NATURAL ENVIRONMENT 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, BUT WE BELIEVE THAT WE CAN PROVIDE THIS HOUSING WITH AN ENVIRONMENTAL AND COMMUNITY 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 THE RESIDENTS AND NEIGHBORHOOD TO SOCIALIZE IN AN AREA WITH LIMITED PARK SPACE. 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.

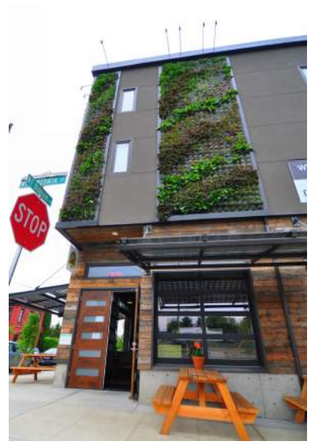
AN EXTENSIVE GREEN ROOF, PHOTOVOLTAIC PANELS AND VEGETATED VERAWALL GREEN WALLS ARE FEATURED THROUGHOUT THE PROJECT. VIEWS TOWARD PUGET SOUND AND PERSONAL SPACES DIRECTED TOWARD THE LUSH HILLSIDE ESTABLISH A RELATIONSHIP WITH THE INCREDIBLE NATURAL ENVIRONMENT THAT SURROUNDS SEATTLE. WE ALSO INTEND TO 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

THIS LEED PLATINUM 18 UNIT MIXED-USE APARTMENT BUILDING FEATURES INNOVATIVE DESIGN AND CONSTRUCTION STRATEGIES. WOODLAWN 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.



ATLAS

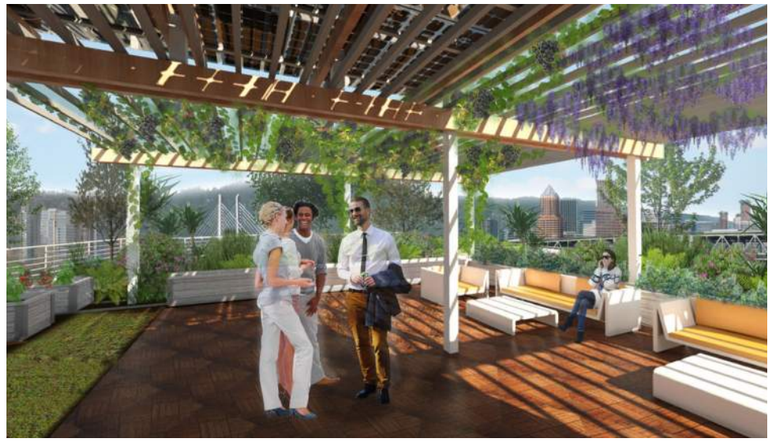
NEWCASTLE, WA
CONSTRUCTION BEGINNING SUMMER 2015

ATLAS IS A 98-UNIT APARTMENT BUILDING EAST OF SEATTLE IN NEWCASTLE, WASHINGTON. THE BUILDING IS ORGANIZED AROUND A DYNAMIC INTERIOR COURTYARD AND COMMUNAL KITCHEN SPACE. THE ROOF IS FULLY COVERED IN OUR PROPRIETARY GREEN ROOF SYSTEM AS WELL AS AN EXTENSIVE SOLAR ARRAY.

SOLTERRA PORTLAND HEADQUARTERS

PORTLAND, OR
CURRENTLY UNDER CONSTRUCTION

OUR FUTURE PORTLAND HEADQUARTERS IS A 5-STORY 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 BUT WILL PRIORITIZE CELEBRATING THE NATURAL BEAUTY OF THE SITE AND ENHANCING THE CHARACTER OF THE NEIGHBORHOOD, WHILE CONSTRUCTING A STRUCTURE THAT WILL BE A MODEL OF SUSTAINABILITY FOR THE CITY AND REGION.

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 OPPOSITE THE SOUND. "FIND YOUR PERCH" IS THE DRIVING MOTTO, WITH A VARIETY OF VANTAGE POINTS INSIDE THE UNITS, IN PUBLIC 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 PROJECT IS TARGETING LEED PLATINUM CERTIFICATION FROM THE U.S. GREEN BUILDING COUNCIL AND WILL BE ONE OF ONLY THREE MIDRISE PROJECTS 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. A PORTION OF THE UNITS WILL BE DEDICATED AS AFFORDABLE HOUSING IN ORDER TO PROVIDE A GREATER RANGE OF HABITABILITY OPTIONS IN THE NEIGHBORHOOD AND BE INCLUSIVE TO A BROAD VARIETY OF RESIDENTS.

PROPOSAL INFORMATION

+/- 125 RESIDENTIAL UNITS

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

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

DEDICATED SPACE FOR CAR-SHARING PROGRAMS

AMPLE BIKE STORAGE FOR RESIDENTS AND EXTERIOR BIKE PARKING FOR GUESTS

NOTABLE FEATURES

EXTENSIVE VEGETATED GREEN ROOF WITH A VARIETY OF SEATING AREAS AND SCENIC VIEWPOINTS

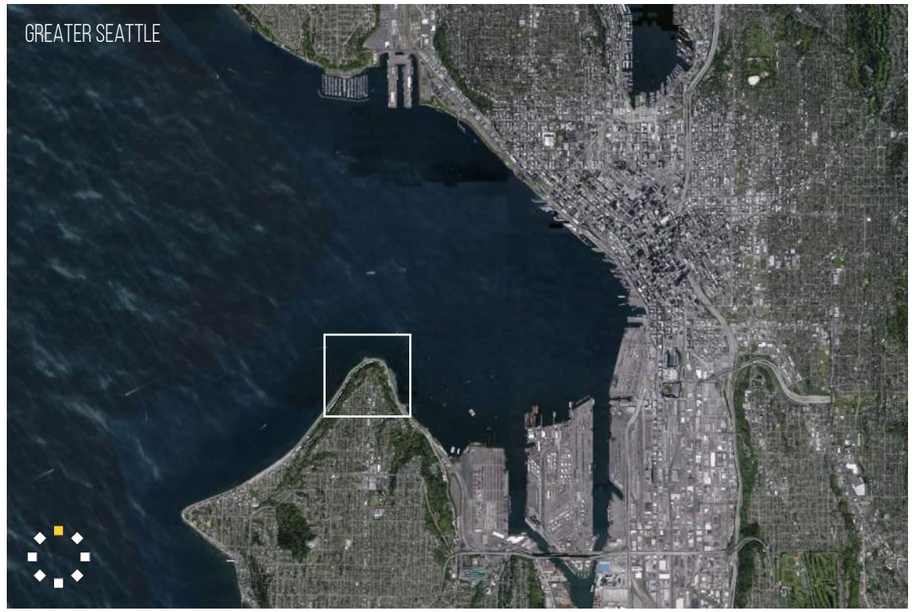
SOLAR PANEL ARRAY ON THE ROOFTOP

RAINWATER COLLECTION CISTERN

POTENTIAL NATIVE MARINE BIRD HABITAT ON THE ROOFTOP

PUBLIC GREEN SPACE ALONG ALKI AVE. WITH MULTI-PURPOSE PROGRAMMED USES FOR THE NEIGHBORHOOD

REAR COURTYARD SPACE AT THE FOOT OF THE HILLSIDE WITH A WATER FEATURE AND LUSH PLANTINGS



SEATTLE VICINITY MAP

WEST SEATTLE VICINITY MAP

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.

LOCAL AREA MAP

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.

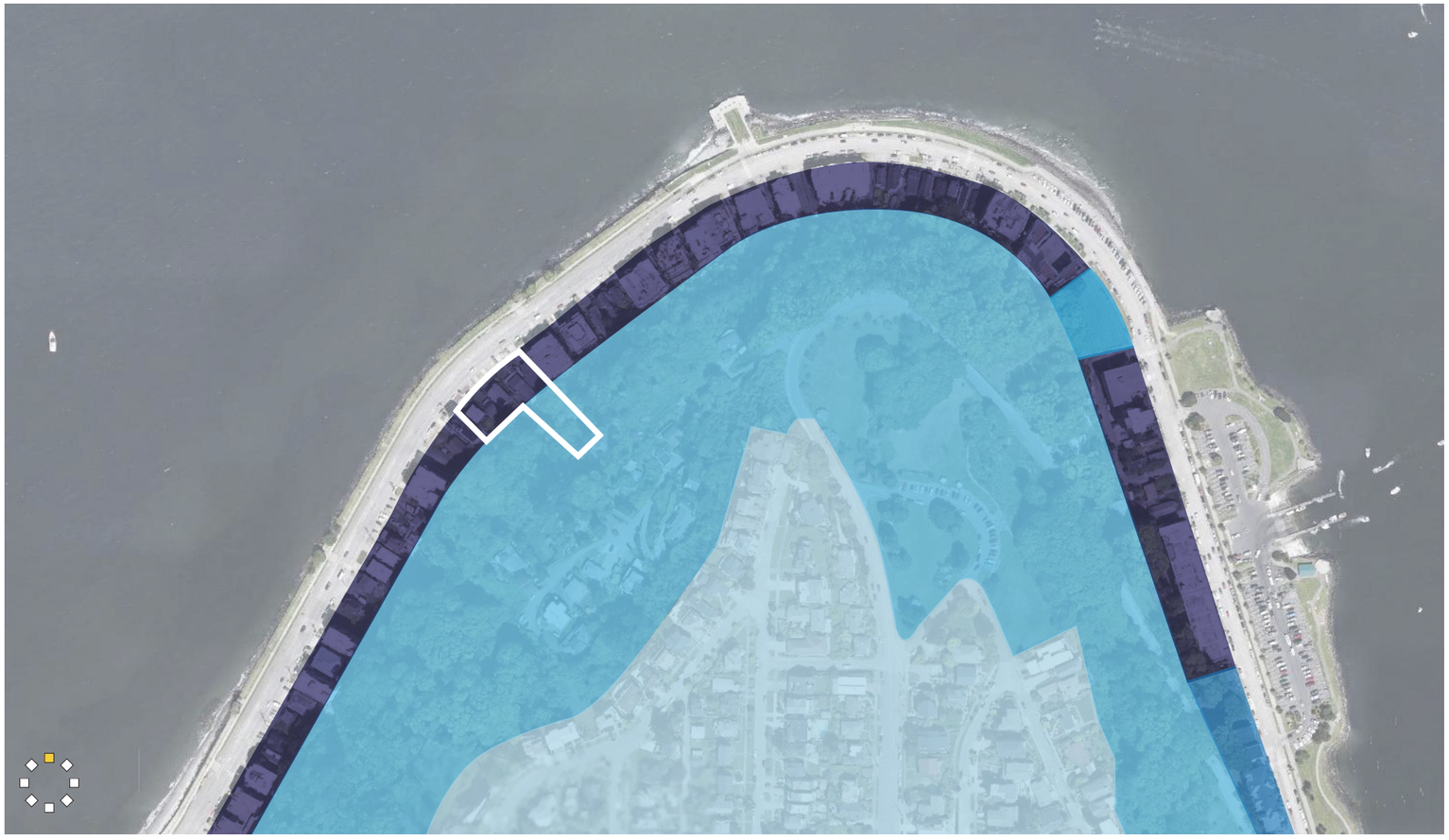
NEARBY DEVELOPMENT CONSISTS OF A MIXTURE OF MIDRISE MULTIFAMILY RESIDENTIAL BUILDINGS AS WELL AS SINGLE-FAMILY HOMES. AT THE TOP OF THE HILLSIDE THE PREDOMINANT DEVELOPMENT IS SINGLE-FAMILY RESIDENTIAL, TYPICAL OF THE WEST SEATTLE NEIGHBORHOOD.

ALKI AVENUE AT THIS LOCATION IS A TWO-LANED 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, WEST SEATTLE HIGH 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, AND ALKI BEACH PARK IS LOCATED APPROXIMATELY ONE MILE TO THE SOUTH.

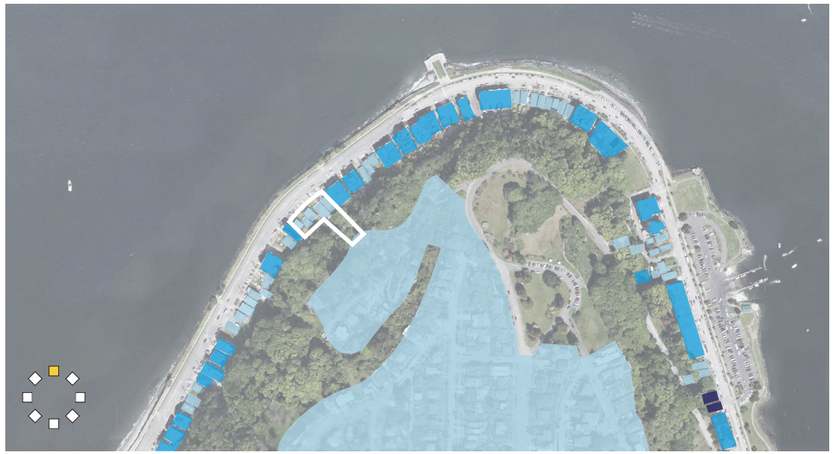
A FERRY PROVIDING A DIRECT CONNECTION TO CENTRAL DOWNTOWN IS A 3/4 MILE WALK FROM THE SITE. THE 37 AND 775 BUS LINES PROVIDE TRANSIT CONNECTIONS IN THE AREA. THERE IS A BUS STOP ACROSS ALKI FROM THE PROJECT SITE, WITH CONNECTION VIA A CROSSWALK ONE PARCEL TO THE NORTH.



BASE ZONING DIAGRAM

SF 5000 SF 7200 LR3 NC2-65 MR

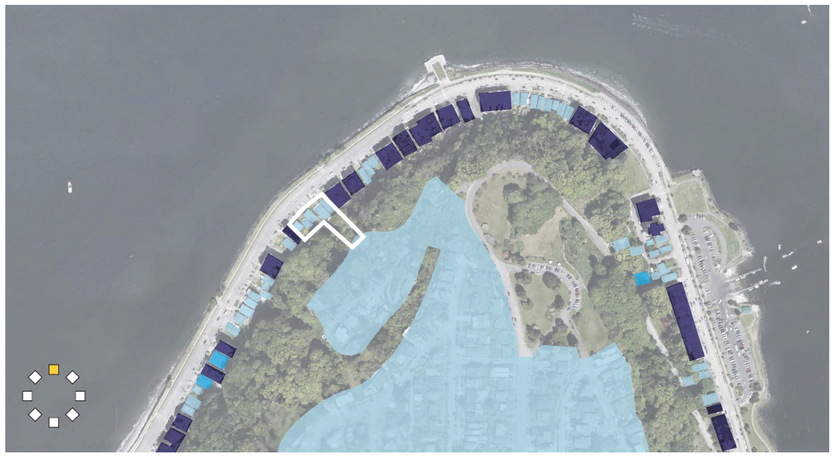
THE MAIN FIVE PARCELS WITH FRONTAGE ON ALKI AVE ARE ZONED MR, WITH REAR PORTIONS OF THE LOTS UP THE HILLSIDE ZONED SF 7200. THE EXISTING ZONING ESTABLISHES A GREATER DENSITY OF DEVELOPMENT AND ALLOWABLE HEIGHT ALONG THE SHORELINE, WHILE RETAINING THE QUIETER NEIGHBORHOOD ZONING ON THE HILLSIDE ABOVE. 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.



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 SCANT COMMERCIAL DEVELOPMENT WITHIN A MILE OF THE SITE, AND NONE OF THE EXISTING MULTIFAMILY BUILDINGS CONTAIN ANY SUBSTANTIAL MIXED-USE COMPONENT OR GROUND FLOOR COMMERCIAL TENANT SPACE.



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.

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

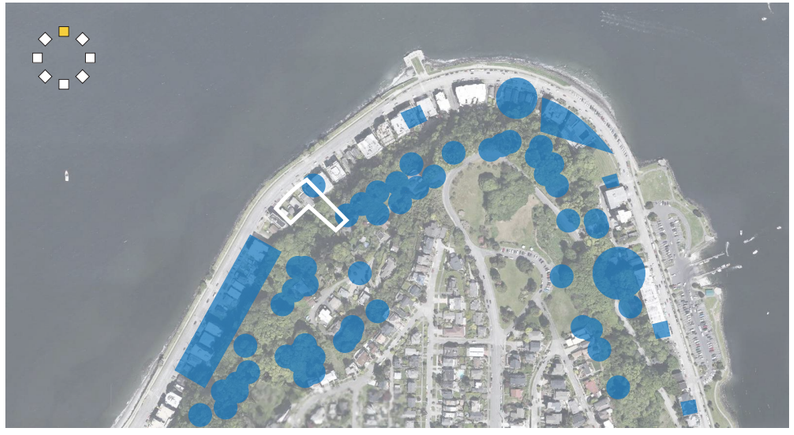
THE SITE IS SUBJECT TO THE ALKI PARKING OVERLAY (AL), STIPULATING GREATER PARKING REQUIREMENTS THAN ELSEWHERE IN THE CITY.

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.

PROJECT SITE

STREETSCAPE ALONG ALKI AVE SW SOUTH OF SITE

STREETSCAPE ALONG ALKI AVE SW NORTH OF 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

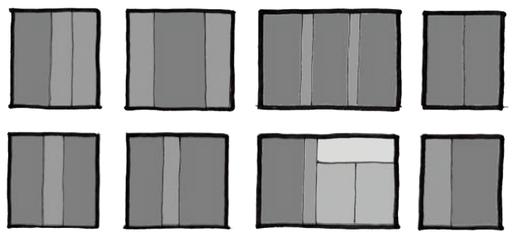
1238 ALKI AVE SW - BUILT IN 2002, MIDRISE CONDOMINIUM
1266 ALKI AVE SW - BUILT IN 1998, MIDRISE CONDOMINIUM

EXISTING DEVELOPMENT PATTERNS

A MIXTURE OF 6-STORY NEWER MIDRISE RESIDENTIAL CONSTRUCTION AND OLDER SINGLE-FAMILY RESIDENCES. THE MULTIFAMILY STRUCTURES TYPICALLY FEATURE A SLIGHTLY SUNKEN GROUND FLOOR WITH PARKING GARAGE ACCESS AND LITTLE FENESTRATION. THE UPPER FLOORS ARE TYPICALLY REPEATED BLOCKS OF UNITS WITH LITTLE VARIATION BETWEEN FLOORS. THE MOST COMMON MATERIALS ARE LIGHT-COLORED STUCCO WITH LIGHT AQUA TO GREEN GLAZING. EXTERIOR LANDSCAPING IS MINIMAL AND RARELY EXCEEDS THE GROUND FLOOR IN HEIGHT. BALCONIES FACING THE SOUND ARE FOUND ON ALMOST ALL UNITS, PROVIDING EXTERIOR SPACE WITH VIEWS TO THE WATER. A THICKER CORNICE OR HORIZONTAL BAND IS COMMON AT THE ROOF LEVEL. THE MIDRISE DEVELOPMENTS COMPLETELY BLOCK THE VIEW OF THE HILLSIDE FROM ALKI AVE.

MIXTURE OF MIDRISE BLOCKS AND LOW-RISE RESIDENTIAL FORMS. MIDRISE BLOCKS SET BACK FROM STREET WITH PLANTING AND STREET PARKING.

BALCONIES EXTERIOR TO THE MAIN BUILDING MASS, TYPICALLY OPEN RAILINGS OR GLASS. GROUND FLOOR AND PENTHOUSE LEVEL DIFFERENTIATED FROM TYPICAL INNER FLOORS.



MIDRISE BLOCK FACADES BROKEN DOWN INTO SMALLER GEOMETRIES.

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 NORTH EDGE

VIEW OF PROJECT SITE SOUTH EDGE

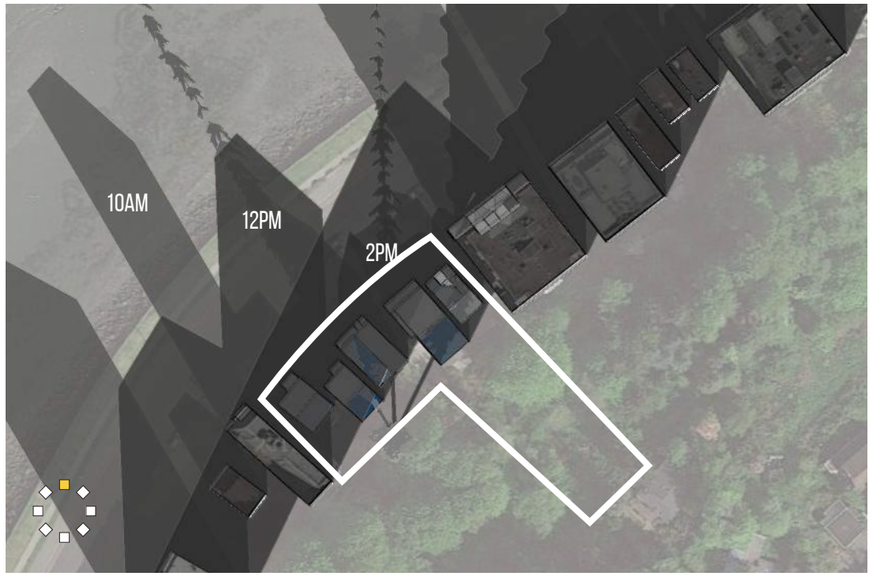
VIEW OF HILLSIDE BEHIND SITE

VIEW OF ALKI TRAIL ACROSS STREET FROM SITE FACING SOUTH

VIEW OF ALKI TRAIL ACROSS STREET FROM SITE FACING NORTH

VIEW OF HILLSIDE BEHIND SITE

EQUINOX (MARCH / SEPTEMBER 21) SOLAR EXPOSURE



WINTER SOLSTICE (DEC 21) SOLAR EXPOSURE

SUMMER SOLSTICE (JUNE 21) SOLAR EXPOSURE

SOLAR ANALYSIS - EXISTING DEVELOPMENT

DURING THE WINTER THE EXISTING DEVELOPMENT CASTS LONG SHADOWS OVER ALKI AND ONTO THE ALKI TRAIL GREENWAY. ADDITIONALLY THE HILLSIDE ITSELF AND ITS TALL TREES CREATE MUCH OF THE SHADOW FOOTPRINT ON THE SITE. DURING THE REMAINING MONTHS THE ALKI TRAIL IS MOSTLY IN SUNSHINE FOR THE BETTER PART OF THE DAY. THE HILLSIDE VEGETATION STILL CASTS SHADOWS IN THE MORNING OVER MOST OF THE SITE. 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.

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. PHOTOS OF THE STUDY TREES ARE PROVIDED IN ATTACHMENT 3. 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.

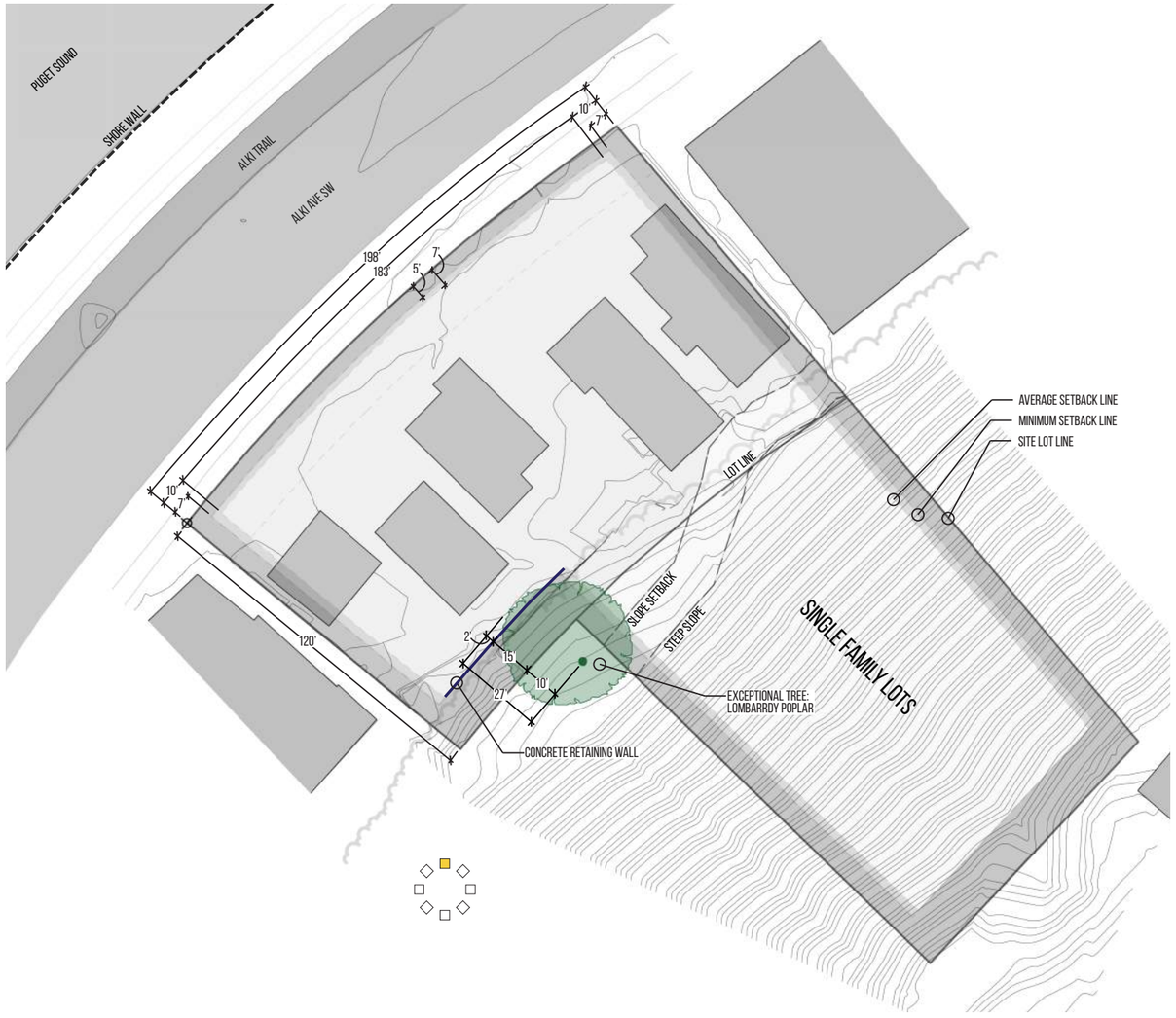
DISCUSSION

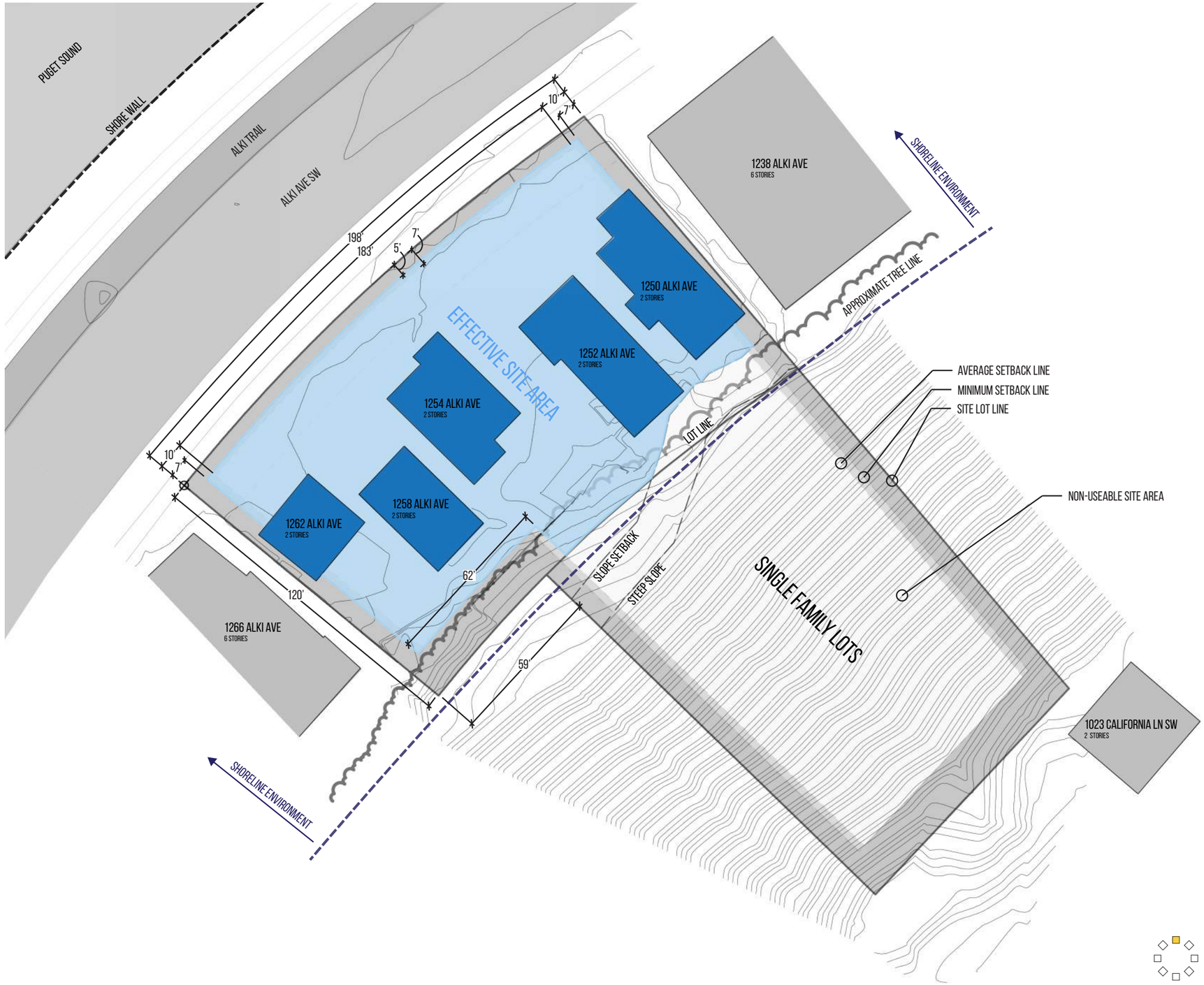
THE DIRECTOR'S RULE 16-2008 DEFINES AN EXCEPTIONAL TREE AS A TREE THAT: 1. IS DESIGNATED AS A HERITAGE TREE BY THE CITY OF SEATTLE; OR 2. IS RARE OR EXCEPTIONAL BY VIRTUE OF ITS SIZE, SPECIES, CONDITION, CULTURAL/HISTORIC IMPORTANCE, AGE, AND/OR CONTRIBUTION AS PART OF GROVE OF TREES. GIVEN THE OBSERVATIONS 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.

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

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.





SITE SETBACKS AND ZONING

BASE ZONING: MR (MIDRISE RESIDENTIAL)

OVERLAY ZONING:
UR (URBAN RESIDENTIAL) SHORELINE JURISDICTION
ALKI PARKING OVERLAY (AL)

ENVIRONMENTALLY CRITICAL AREAS:
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: 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
NO FRONT SETBACK REQUIRED IF A "MR COURTYARD" IS PROVIDED PER23.45.518.H.3

MAXIMUM BUILDING WIDTH: 150'-0"

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

AMENITY AREA REQUIRED: 5% OF GROSS RESIDENTIAL FLOOR AREA

PARKING REQUIRED: 1.5 SPACES PER DWELLING UNIT
PER PART O TABLE B OF 23.54.015, ALKI PARKING OVERLAY

BICYCLE PARKING:
1 SPACE PER 4 DWELLING UNITS FOR LONG TERM USE
.75 SPACES PER SMALL EFFICIENCY DWELLING UNIT FOR LONG TERM USE, IF APPLICABLE

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, AND 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 IS PROPOSED TO 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.

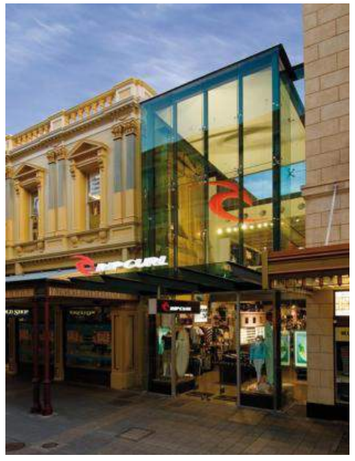
CS2 - URBAN PATTERN AND FORM

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. THE SPACE WILL BE DESIGNED TO BE MULTI-FUNCTIONAL: PERHAPS HOSTING A FARMER'S MARKET TRUCK ONCE A WEEK OR ICE CREAM FOOD TRUCKS ON HOT SUMMER DAYS, OR PROVIDING A PLACE FOR YARD GAMES OR PICNICS ON OTHER DAYS.

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 STILL INFORMED BY THE MASSING, MATERIALS AND HISTORY OF THE NEIGHBORHOOD AND CONTRIBUTES TO THE ARCHITECTURAL DIVERSITY OF THE AREA.

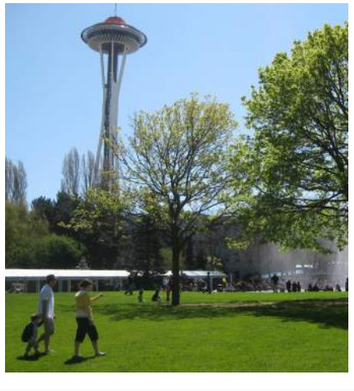
B. LOCAL HISTORY AND CULTURE
PERCH WILL BE INSPIRED BY THE MARITIME HISTORY OF THE AREA WITH MATERIALS AND ARCHITECTURAL ELEMENTS INSPIRED BY THE LOCAL CONTEXT. SALVAGED MATERIALS FROM THE EXISTING STRUCTURES ON SITE WILL BE REUSED IN THE PROJECT TO MERGE THE SITE'S HISTORY WITH ITS NEW LIFE.

PL1 - CONNECTIVITY

A. NETWORK OF OPEN SPACES
THE PROJECT WILL FEATURE A MULTI-USE 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
THE FRONT "LAWN" GREEN SPACE IS LOCATED TO THE NORTH SIDE OF THE SITE TO CONNECT TO THE EXISTING CROSSWALK ACROSS ALKI AVE. AT THAT LOCATION. EXTERIOR LIGHTING, SEATING AND SEASONAL PLANTINGS WILL BE INCLUDED IN THE LANDSCAPE DESIGN.

C. OUTDOOR USES AND ACTIVITIES
THE GREEN ROOF WILL INCLUDE DECKING AND SEATING FOR RESIDENTS TO OCCUPY IN A VARIETY OF LAYOUTS AND ORIENTATIONS. THE EXTERIOR GREEN SPACE AT STREET LEVEL WILL BE DESIGNED TO SERVE AS A MULTI-FUNCTIONAL SPACE THAT COULD PROVIDE TEMPORARY, SEASONAL RETAIL OR ACTIVITY FOR THE NEIGHBORHOOD.



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.

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
IF A RETAIL COMPONENT IS PART OF THE PROJECT, VISIBILITY OF THE 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 THEIR VISUAL IMPACT MINIMIZED. AMPLE PARKING WILL BE RESERVED IN THE GARAGE FOR CAR-SHARING SERVICES.

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.

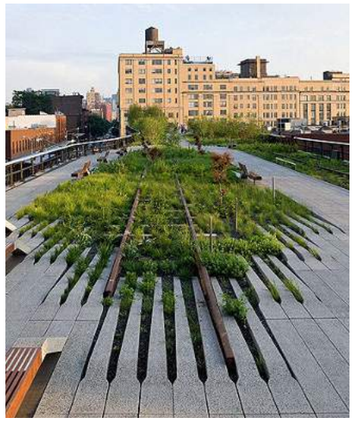
E. FORM AND FUNCTION
THE DESIGN WILL INCORPORATE A CLARITY BETWEEN THE GROUND FLOOR PUBLIC AREAS AND THE RESIDENCES ABOVE, AS WELL AS VISIBLY HIGHLIGHTED TERRACES AND BALCONIES.

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/

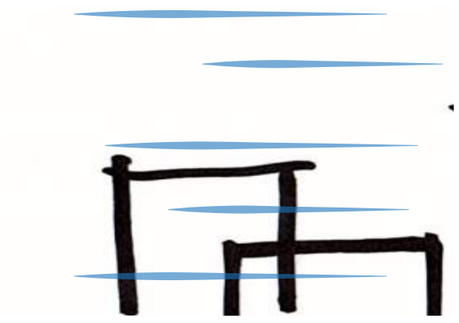
NOUN: PERCH; PLURAL NOUN: PERCHES

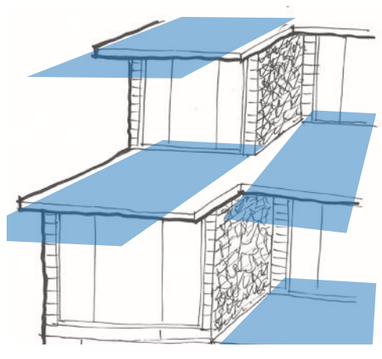
1. A PLACE **WHERE SOMEONE RESTS**, ESPECIALLY SITUATED AT A HEIGHT
2. **A VANTAGE POINT** FROM WHICH TO OBSERVE THE SURROUNDINGS

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.

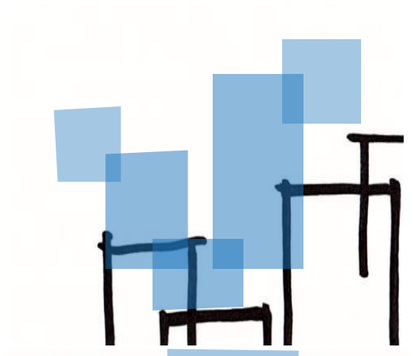
EVERY UNIT WILL FEATURE AN EXTERIOR VIEWPOINT WHERE THE RESIDENTS CAN EMERGE AND OBSERVE THEIR SURROUNDINGS, AS WELL AS A BUILT-IN VIEWPOINT IN THE INTERIOR AS A WARM, COZY RETREAT THAT IS STILL OUTWARDLY-FOCUSED.

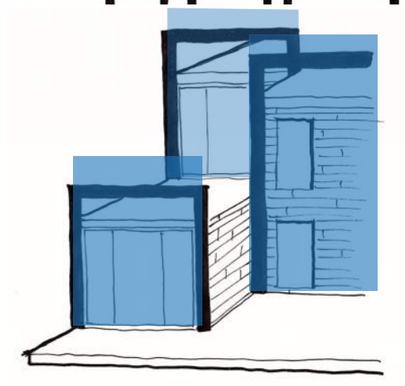
THE EXTERIOR MASSING AND ARCHITECTURE ARE INSPIRED BY THE ADJACENT LUSH HILLSIDE, THE ARCHITECTURE OF BIRD'S NESTS, AND THE MARINE VERNACULAR ARCHITECTURE OF THE PACIFIC NORTHWEST.



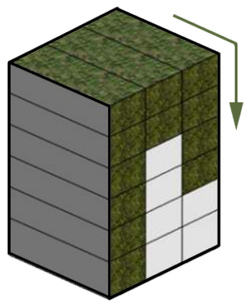


TERRACING AND STEPPING-BACK OF A HILLSIDE

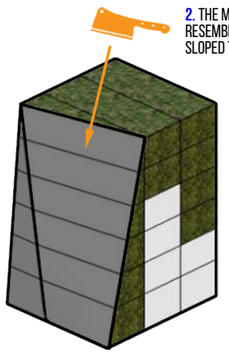




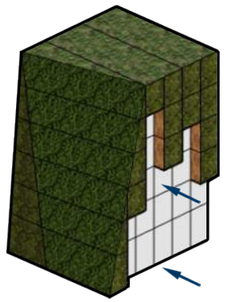
A COLLECTION OF STAGGERED VIEWPOINTS



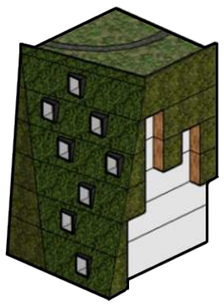
1. GREENSCAPE CASCADES DOWN THE FACADE TO CONTINUE THE LUSH TEXTURE OF THE HILLSIDE BEYOND. THIS IS ACHEIVED USING GREEN WALLS AND ROOFS.



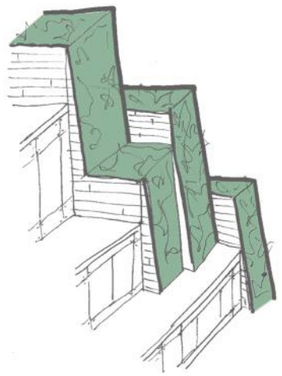
2. THE MASS IS CUT TO RESEMBLE NATURAL, SLOPED TOPOGRAPHY.



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



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

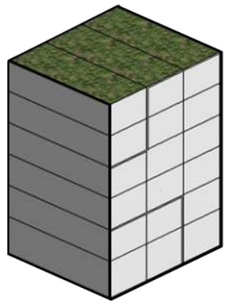


ROLLING HILLSIDE

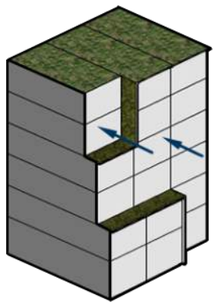
MIMICKING THE SLOPE OF THE HILLSIDE, THE VOLUME OF THE BUILDING IS CARVED BACK TO REVEAL DIFFERENT LEVELS.

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.

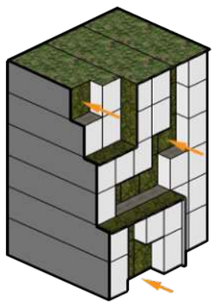
FAÇADE MATERIALS MIRROR THE NATURAL LANDSCAPE OF THE HILLSIDE WITH GREEN WALLS, CEDAR, AND WEATHERED METAL PANELS.



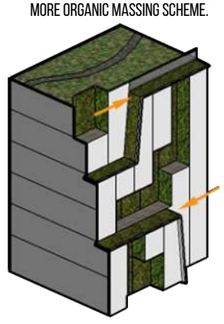
1. THE FACADE IS DIVIDED USING UNIT BREAKS AND FLOOR HEIGHTS. THESE ARE FURTHER DIVIDED INTO LARGER SECTIONS.



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



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



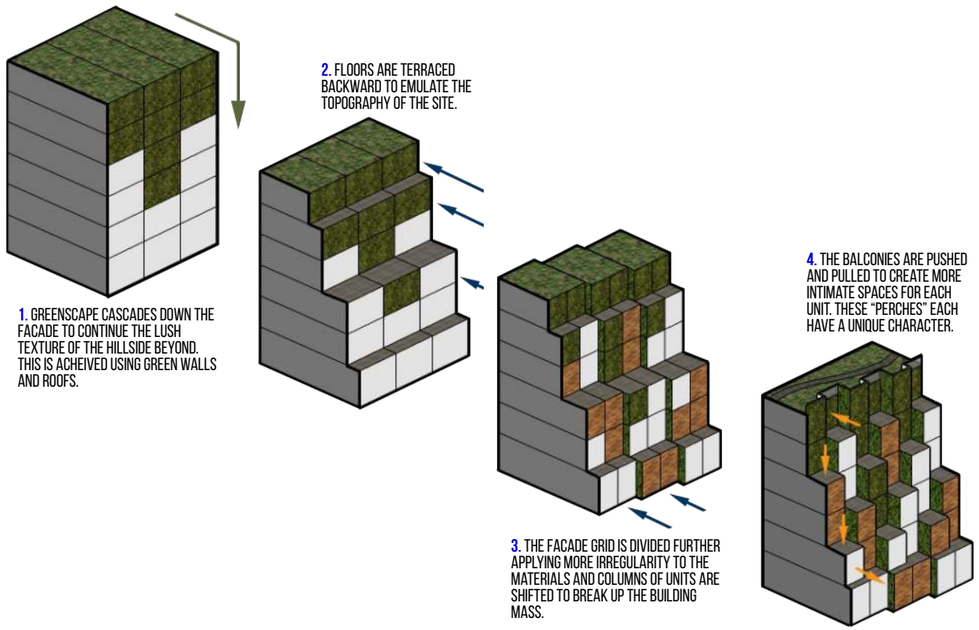
4. THE EDGES OF THE GREEN TERRACES ARE TILTED TO CREATE A MORE ORGANIC MASSING SCHEME.

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.

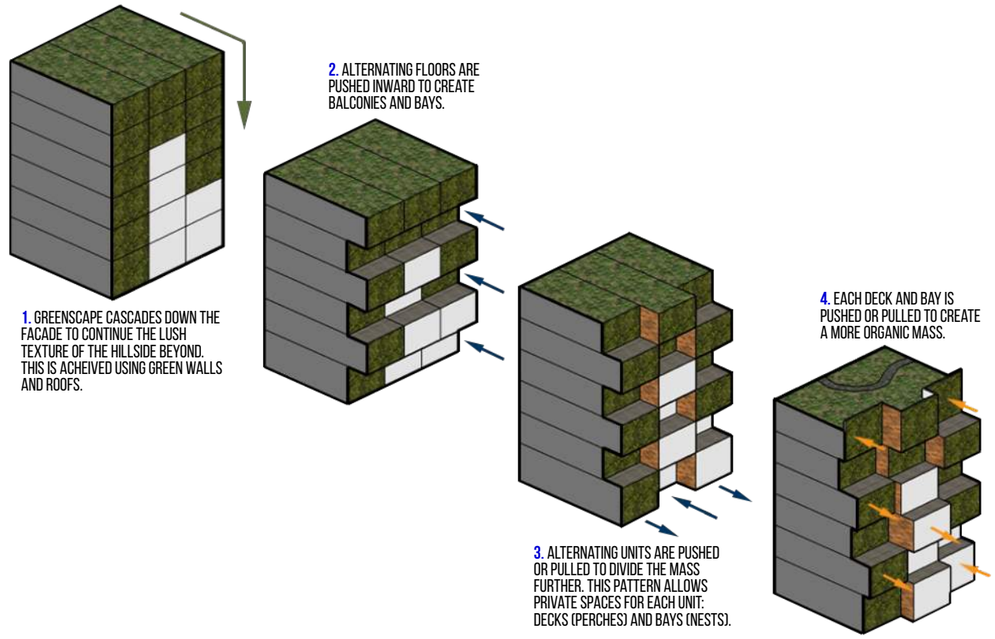


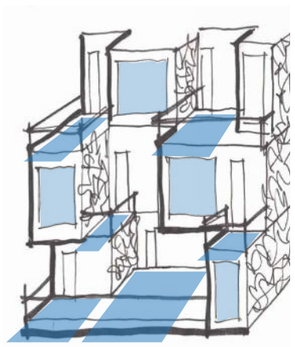
PUSH / PULL

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.

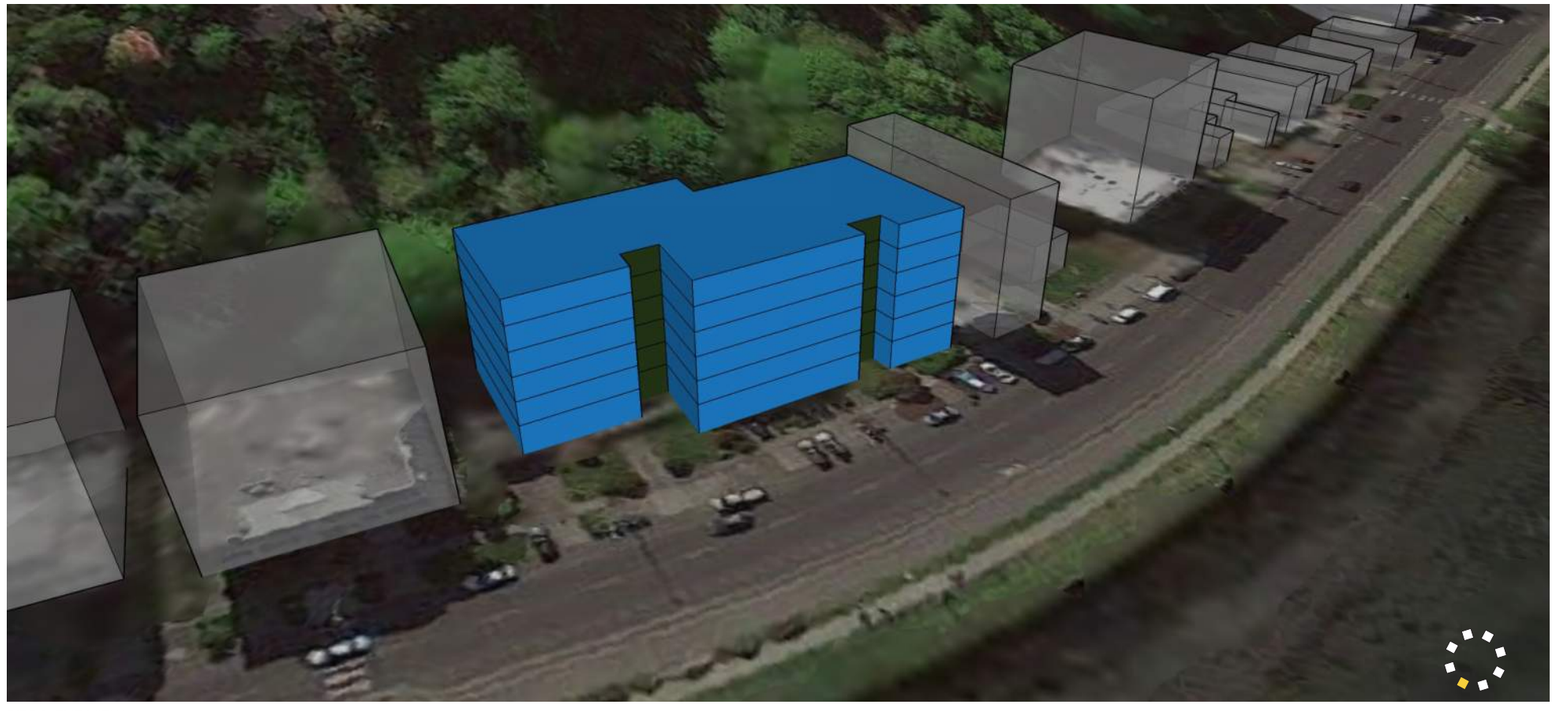




SAWTOOTHED OPENINGS

EVERY OTHER FLOOR FAÇADE IS PUSHED BACK TO CREATE COVERED BALCONIES ON ALTERNATING FLOORS. ALTERNATING UNIT FACADES 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.



BIRDS-EYE VIEW

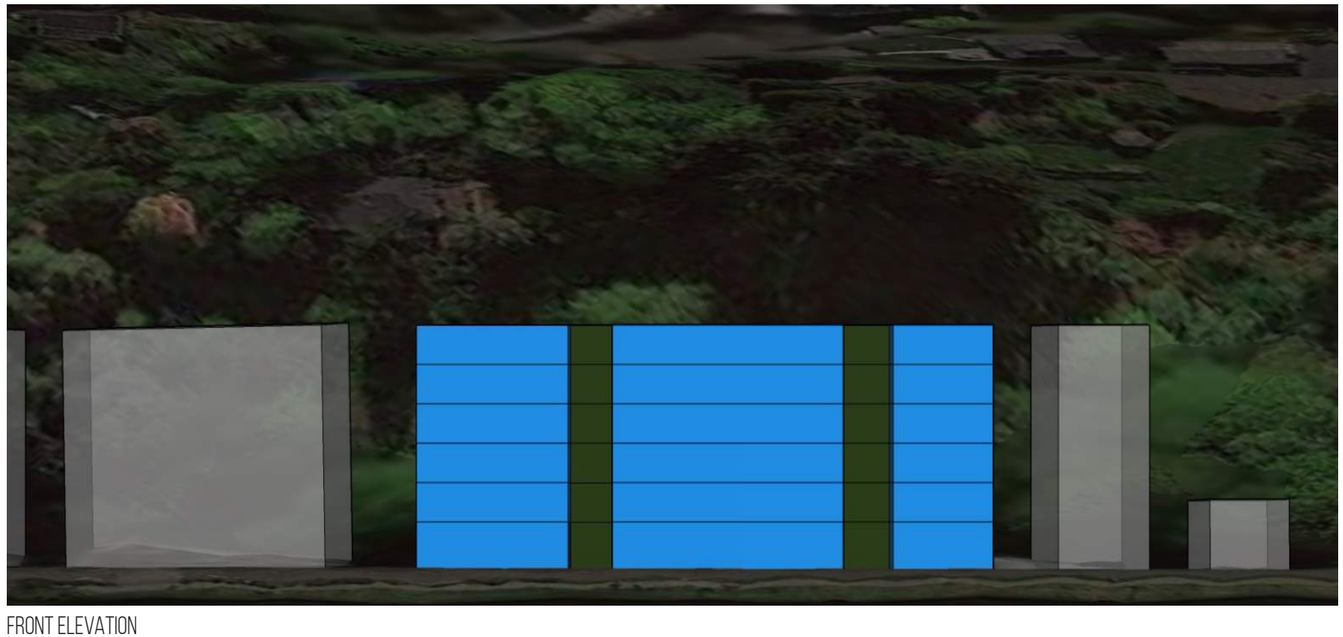
MASSING OPTION 1

TWO SHIFTED MASSES

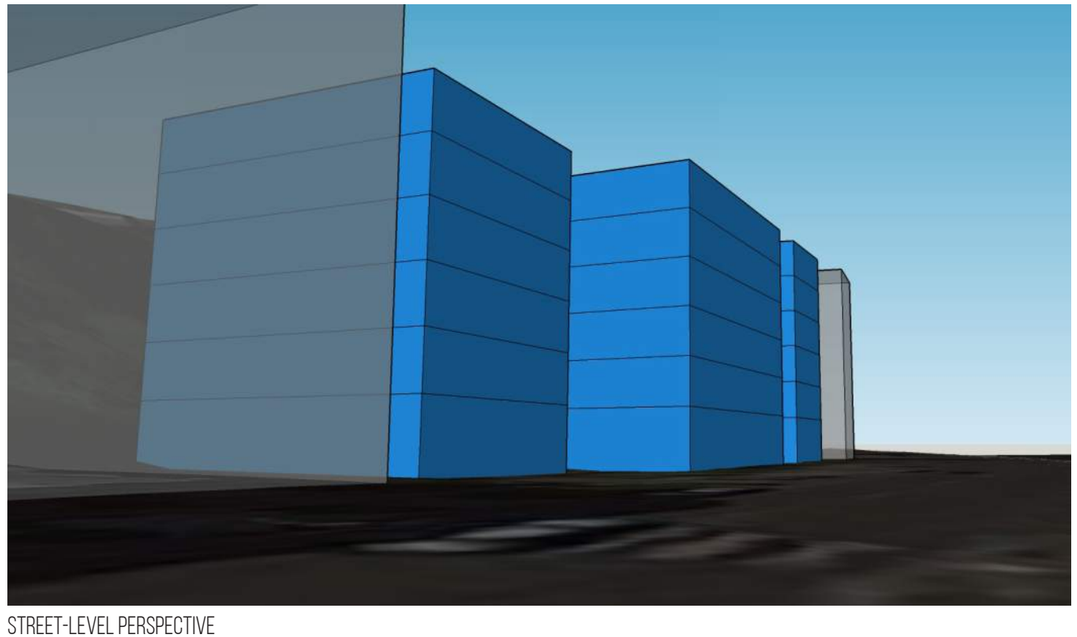
A SINGLE RESIDENTIAL TOWER IS SPLIT AND SHIFTED; AN OPEN SPACE IS CREATED IN THE FRONT OF THE BUILDING FOR A PUBLIC GREEN SPACE AND BUILDING ENTRY, ORIENTED TOWARDS THE EXISTING CROSSWALK AND BUS STOP. ANOTHER SPACE IS CREATED ON THE OPPOSITE CORNER FOR A REAR TERRACE AND MORE GENEROUS SPACE ALONG THE HILLSIDE.

ADDITIONAL SMALLER PLANE CHANGES WOULD BE IMPLEMENTED TO FURTHER BREAK DOWN THE SCALE OF THE BUILDING, AND FACADES DRAPED WITH LIVING WALL WOULD HELP PORTIONS OF THE BUILDING "CAMOUFLAGE" INTO THE HILLSIDE, FURTHER REDUCING THE VISUAL IMPACT OF THE MASS.

THIS CONFIGURATION WOULD BE THE MOST INTERNALLY EFFICIENT IN TERMS OF CIRCULATION, AS WELL AS THE MOST ENVIRONMENTALLY CONSCIOUS DUE TO A REDUCED SURFACE AREA OF EXTERIOR WALL, AND A MAXIMIZED CONTIGUOUS ROOF AREA FOR GREEN ROOFING, RAINWATER COLLECTION, AND SOLAR ARRAYS.



FRONT ELEVATION



STREET-LEVEL PERSPECTIVE

MASSING OPTION 1

TWO SHIFTED MASSES

61'-6" MAXIMUM BUILDING HEIGHT
TWO COURTYARDS
NO FRONT SETBACK REQUIRED BECAUSE OF COURTYARD
15' REAR SETBACK, 7' SIDE SET BACKS
EXCEPTIONAL TREES NOT IMPACTED

125 UNITS
188 PARKING SPACES
DEDICATED BIKE PARKING FOR ALL RESIDENTS

OPPORTUNITIES

COURTYARD BREAKS UP FAÇADE INTO SECTIONS MATCHING NEIGHBORHOOD FAÇADE SIZES
COURTYARD IN FRONT FOR PUBLIC ACCESS AND COURTYARD IN BACK FOR PRIVATE ACCESS
MORE INVITING FRONT COURTYARD ORIENTED TOWARD BUS STOP
REAR COURTYARD PROVIDES SPACE FOR THE EXCEPTIONAL TREE

CONSTRAINTS

WOULD REQUIRE WIDTH DEPARTURE
WOULD REQUIRE DEPTH DEPARTURE

BIRDS-EYE VIEW

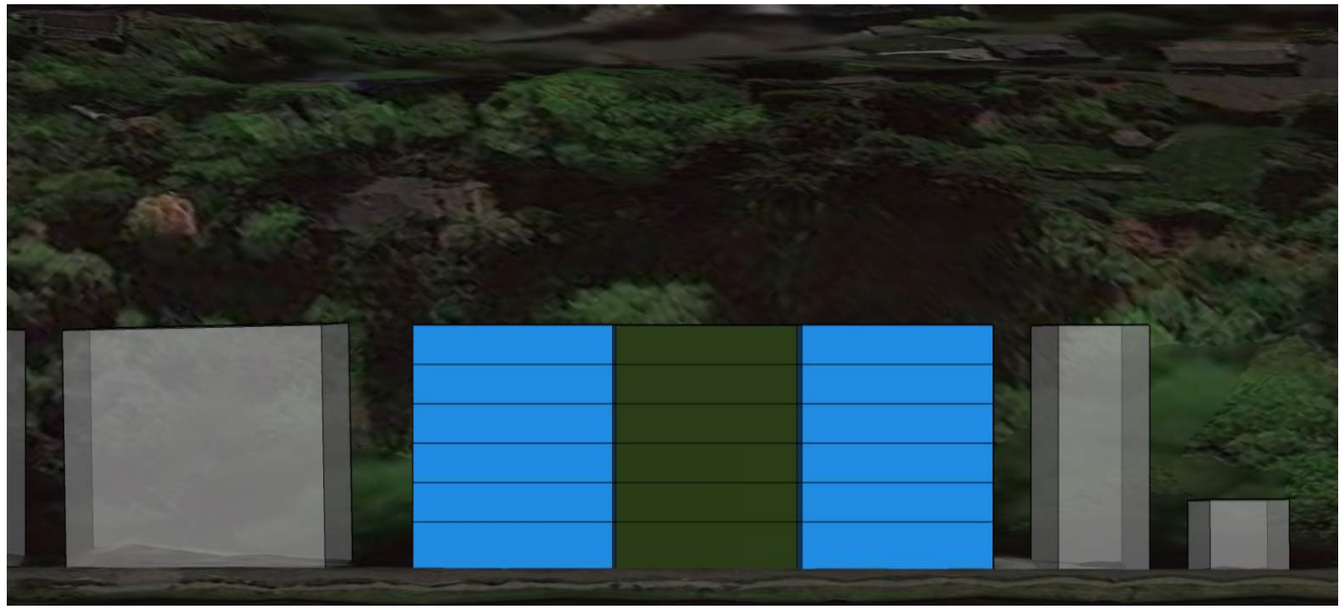
MASSING OPTION 2

ONE C-SHAPED BUILDING WITH FRONT COURTYARD

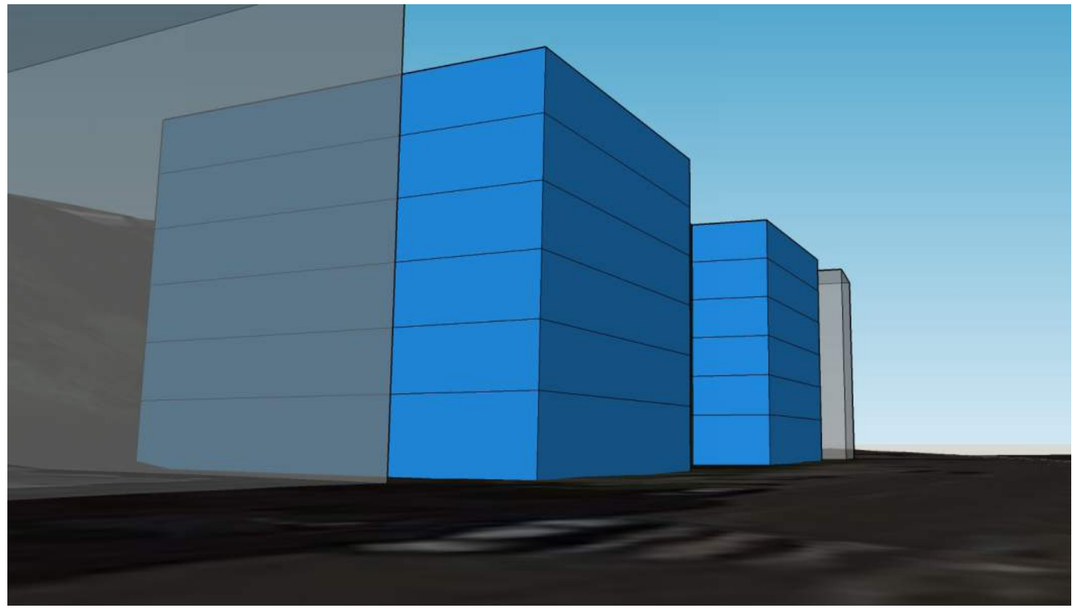
A CENTRAL COURTYARD IS PLACED IN THE MIDDLE OF THE FORM ALONG THE STREETFRONT AS THE MAIN SPATIAL ORGANIZING FEATURE. THE COURTYARD WOULD SERVE BOTH AS THE MAIN ENTRY OF THE BUILDING AS WELL AS OPEN GREEN SPACE FOR THE PUBLIC AND VISITORS.

THE LARGE STEP-BACK HELPS TO BREAK THE MAIN FORM DOWN INTO THREE SMALLER PORTIONS MORE IN LINE WITH THE FACADES OF THE EXISTING DEVELOPMENT NEARBY.

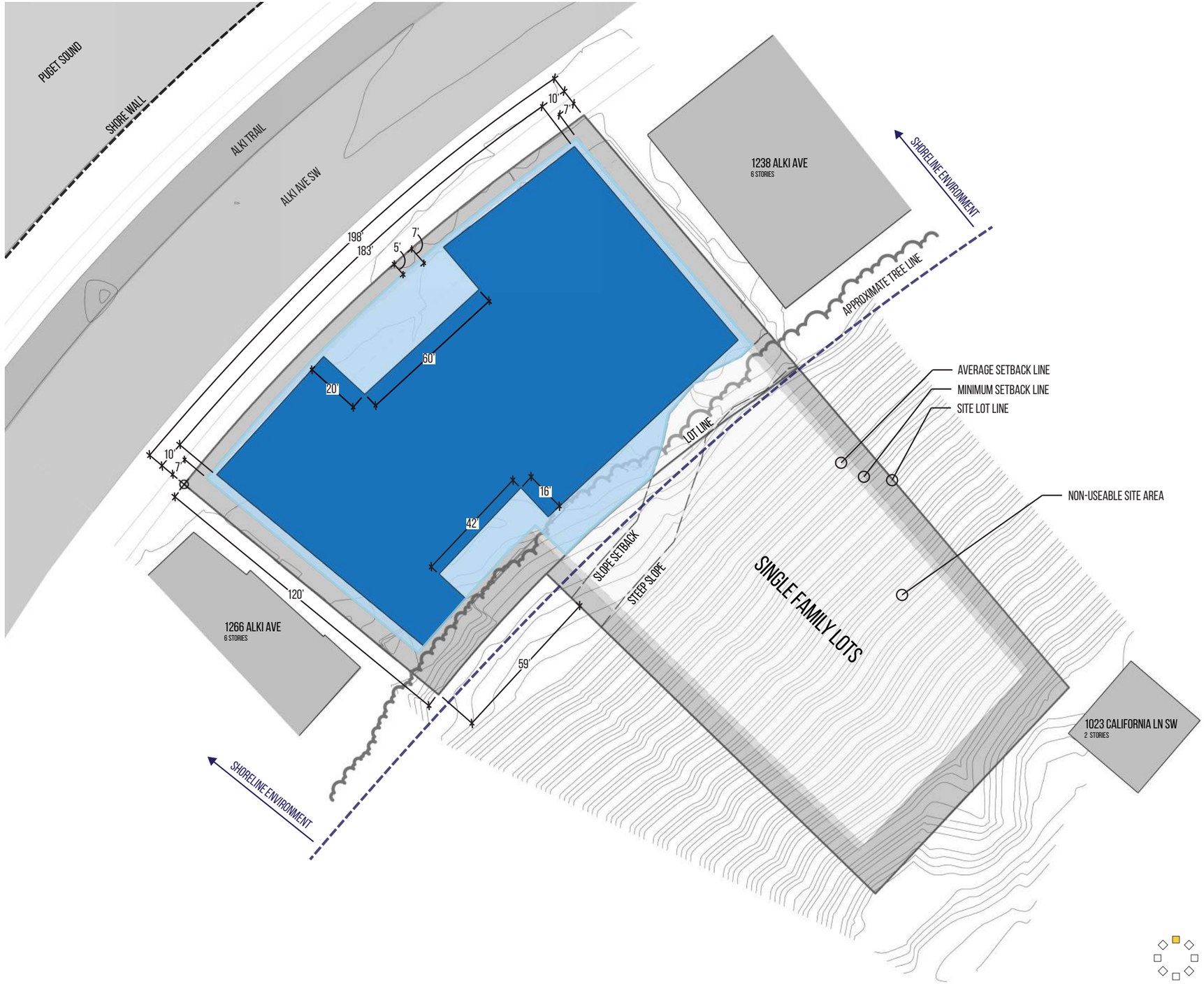
THE CONTIGUOUS ROOF PROVIDES AMPLE AREA FOR LARGE VEGETATED GREEN ROOFING, RAINWATER COLLECTION, AND SOLAR ARRAYS.



FRONT ELEVATION



STREET-LEVEL PERSPECTIVE



MASSING OPTION 2

ONE C-SHAPED BUILDING WITH FRONT COURTYARD

61'-6" MAXIMUM BUILDING HEIGHT
60' WIDE BY 20' DEEP COURTYARD
NO FRONT SETBACK REQUIRED BECAUSE OF COURTYARD
15' REAR SETBACK, 7' SIDE SET BACKS
EXCEPTIONAL TREES NOT IMPACTED

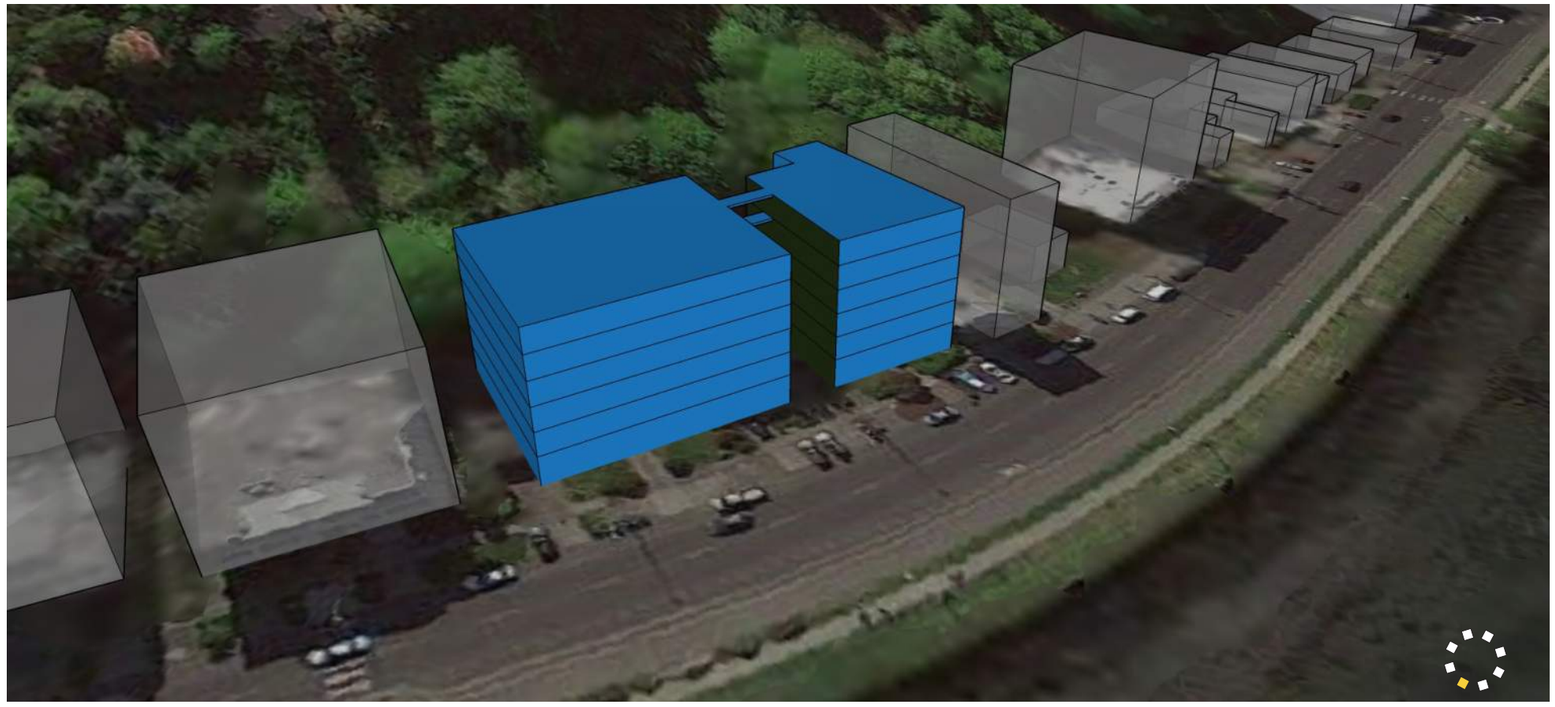
125 UNITS
185 PARKING SPACES
DEDICATED BIKE PARKING FOR ALL RESIDENTS

OPPORTUNITIES

COURTYARD BREAKS UP FAÇADE INTO SECTIONS MATCHING NEIGHBORHOOD FAÇADE SIZES
COURTYARD FOR PUBLIC ACCESS

CONSTRAINTS

WOULD REQUIRE WIDTH DEPARTURE
WOULD REQUIRE DEPTH DEPARTURE
A CENTRAL COURTYARD MAY SEEM TOO FORMAL AND PRIVATE TO THE PUBLIC



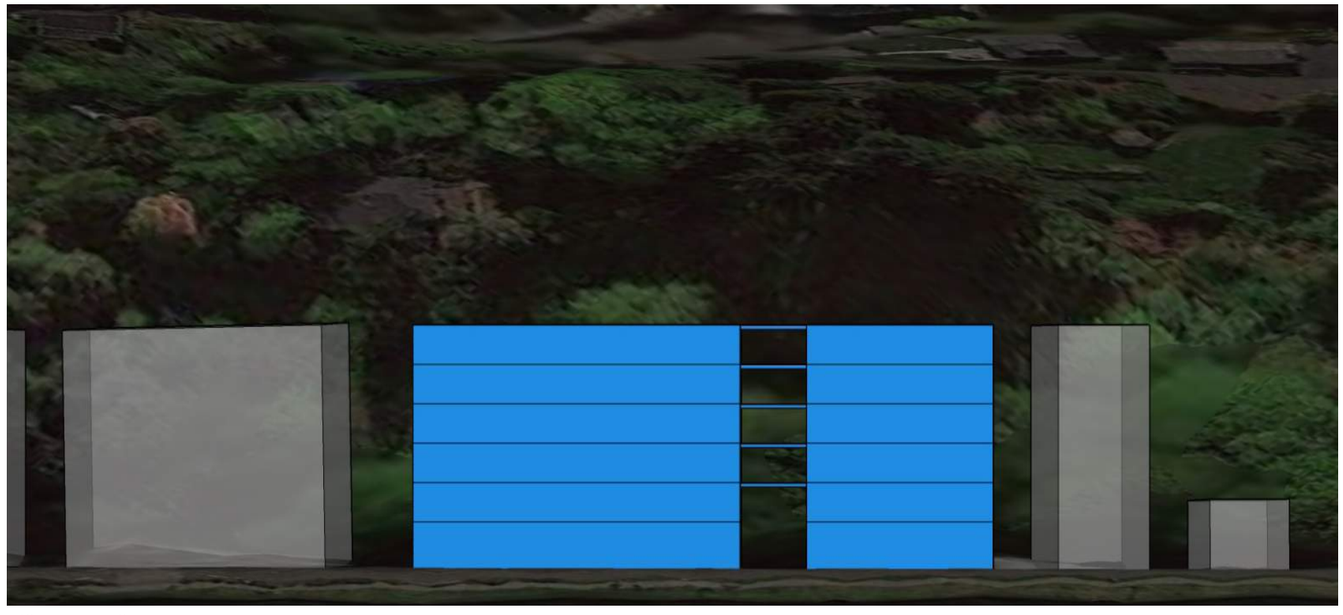
BIRDS-EYE VIEW

MASSING OPTION 3

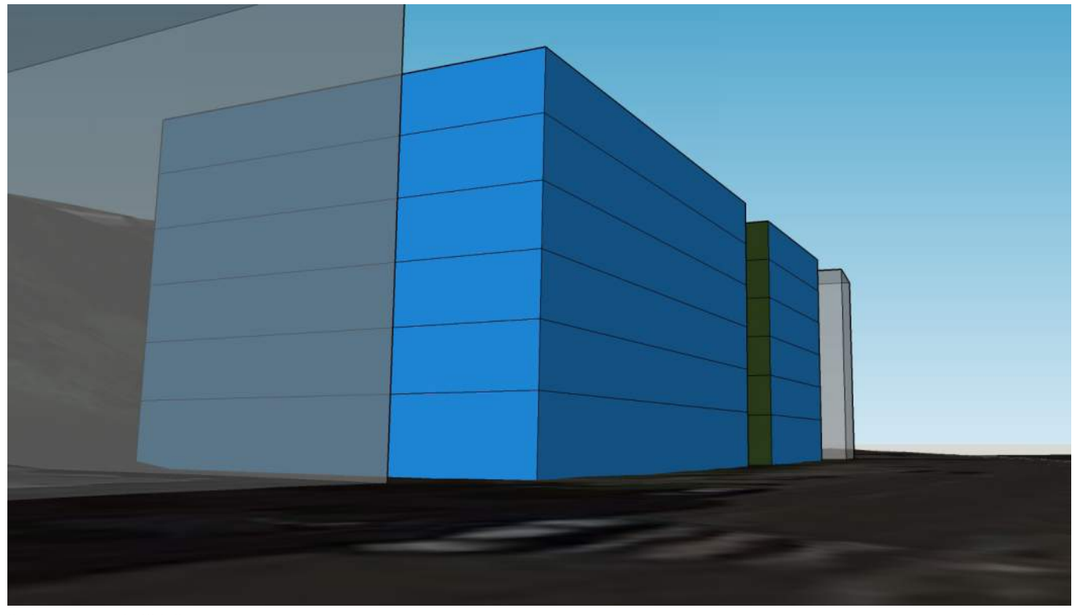
TWO BUILDINGS CONNECTED WITH SKYBRIDGES

THE BUILDING IS BROKEN UP INTO TWO STRUCTURES CONNECTED BY AN EXTERIOR OPEN-AIR SKYBRIDGE. A "CANYON" OF GREEN SPACE CONNECTS THE HILLSIDE VEGETATION TO THE STREETSCAPE. THE RESULTING MASSING CREATES TWO FORMS THAT ARE VERY SIMILAR IN SCALE TO THE EXISTING NEARBY DEVELOPMENT.

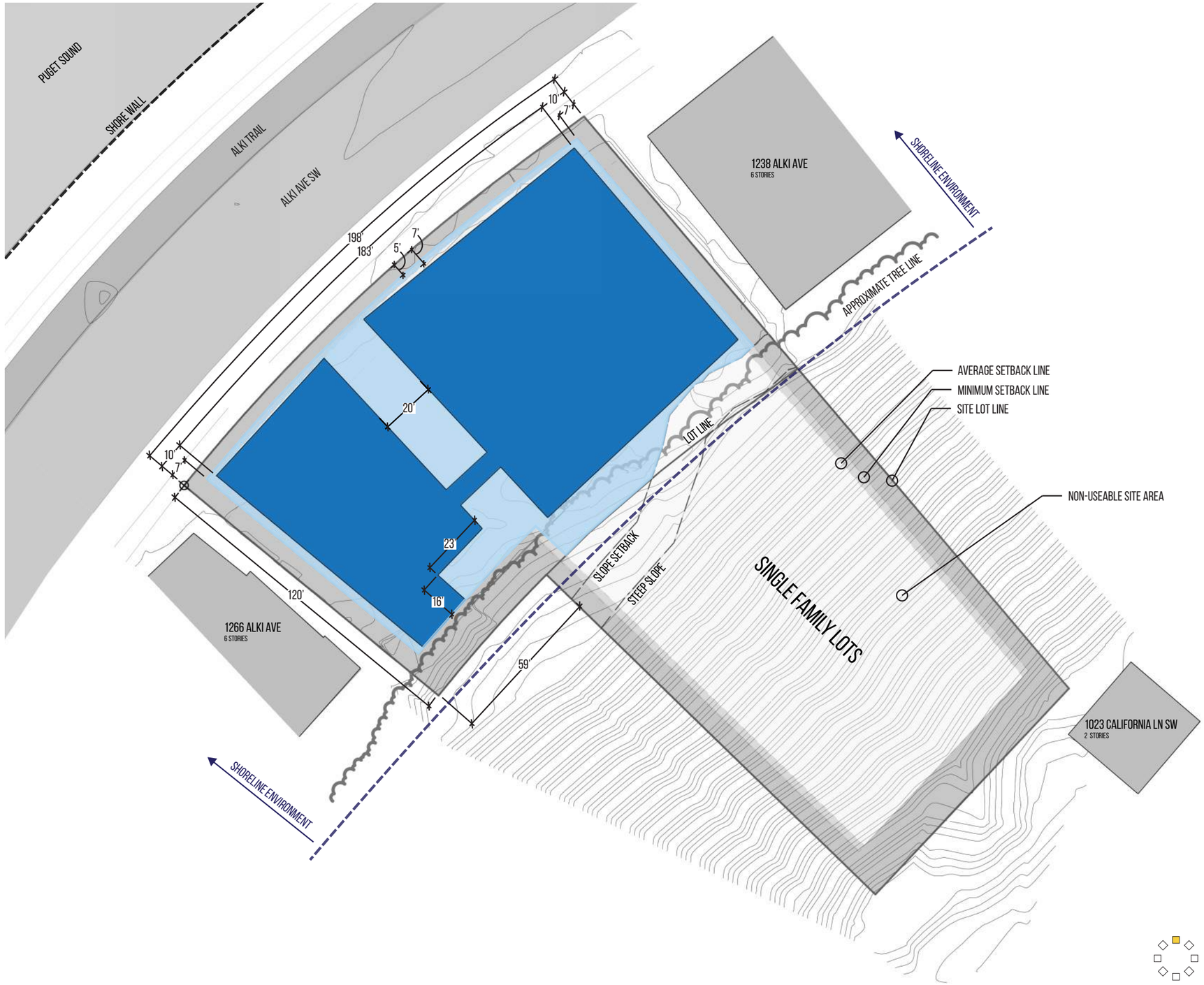
INEFFICIENCIES ARE ADDED HOWEVER, BY WAY OF GREATLY INCREASED EXTERIOR SURFACE AREA AND HEAT LOSS, POTENTIAL REDUNDANCY AND DOUBLING OF VERTICAL CIRCULATION COMPONENTS, AND A SMALLER OVERALL FLOORPLATE OF BUILDABLE AREA.



FRONT ELEVATION



STREET-LEVEL PERSPECTIVE



MASSING OPTION 3

TWO BUILDINGS CONNECTED WITH SKYBRIDGES

61'-6" MAXIMUM BUILDING HEIGHT
150' MAXIMUM FAÇADE LENGTH
90' MAXIMUM BUILDING WIDTH
5' FRONT SETBACK, 15' REAR SETBACK, 7' SIDE SETBACKS
EXCEPTIONAL TREES NOT IMPACTED

125 UNITS
188 PARKING SPACES
DEDICATED BIKE PARKING FOR ALL RESIDENTS

OPPORTUNITIES

MAINTAINS NEIGHBORHOOD STREET EDGE AND BUILDING MASSING.
SPACE BETWEEN BUILDINGS PROVIDES VISIBILITY + CONNECTIVITY FROM HILLSIDE TO SOUND

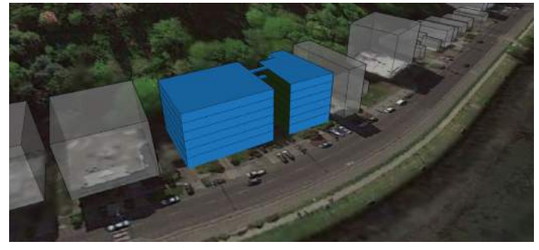
CONSTRAINTS

FLOOR AREA REDUCED BY SPACE BETWEEN BUILDINGS
AMOUNT OF NATURAL LIGHT IN THE GREEN COURTYARD COULD BE LOW
REDUCED EFFICIENCY OF UNIT LAYOUTS
POTENTIAL DOUBLING-UP OF VERTICAL CIRCULATION COMPONENTS

MASSING OPTION SUMMARY

MASSING OPTION 1

MASSING OPTION 2



MASSING OPTION 3

CONFIGURATION:	"Z"-SHAPE	"C"-SHAPE	SEPARATE TOWERS
OPPORTUNITIES:	PUBLIC SPACE ALONG THE STREETFRONT AT BUS STOP OFFSET MASSING CREATES GREEN SPACE IN REAR ALSO OFFSET FORM CREATES HIGHLY EFFICIENT CIRCULATION ENTIRE ROOF AREA CONTIGUOUS MAXIMIZING SOLAR ARRAY	PUBLIC OPEN SPACE AT THE STREETFRONT DYNAMIC CENTRAL ORGANIZATIONAL SPACE OVERALL FACADE BROKEN UP INTO THREE SMALLER FACES ENTIRE ROOF AREA CONTIGUOUS MAXIMIZING SOLAR ARRAY	MASSING BROKEN UP INTO MORE TYPICALLY SIZED BLOCKS COMPELLING OPEN SPACE BETWEEN TOWERS OPEN AIR CONNECTION BETWEEN REAR TERRACE AND FRONT
CHALLENGES:	REQUIRES LENGTH AND DEPTH DEPARTURES	OVERALL MASS ON ALKI COULD APPEAR LARGE REQUIRES LENGTH AND DEPTH DEPARTURES	NO INTERIOR CONNECTION BETWEEN BUILDINGS FOR RESIDENTS HIGHLY INEFFICIENT SMALLER FLOORPLATES DIFFICULTY IN MAKING THE TWO PARTS FEEL AS ONE

REQUIRED DEPARTURE MATRIX

MAXIMUM HEIGHT: 61'-6"	NO DEPARTURE REQUESTED	NO DEPARTURE REQUESTED	NO DEPARTURE REQUESTED
FRONT SETBACK: 5' MINIMUM, 7' AVERAGE	NO DEPARTURE REQUESTED	NO DEPARTURE REQUESTED	NO DEPARTURE REQUESTED
SIDE SETBACK: 5 TO 7' MINIMUM, 7-10' AVERAGE	NO DEPARTURE REQUESTED	NO DEPARTURE REQUESTED	NO DEPARTURE REQUESTED
REAR SETBACK: 15' MINIMUM	NO DEPARTURE REQUESTED	NO DEPARTURE REQUESTED	NO DEPARTURE REQUESTED
MAXIMUM BUILDING WIDTH: 150'-0"	BUILDING FOOTPRINT EXCEEDS 150'-0" WIDTH	BUILDING FOOTPRINT EXCEEDS 150'-0" WIDTH	NO DEPARTURE REQUESTED
MAXIMUM BUILDING DEPTH: 90'-0" (75% LOT DEPTH)	BUILDING FOOTPRINT EXCEEDS 90'-0" DEPTH	BUILDING FOOTPRINT EXCEEDS 90'-0" DEPTH	NO DEPARTURE REQUESTED