

VICINITY MAP

CONSULTANTS

OWNER:
ILIA KIRTSMAN
4258298777

ARCHITECT:
LDG ARCHITECTS
2062834764

PROJECT DESCRIPTION:

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

PROJECT GOALS:

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

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PROJECT DATA

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

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

LEGAL DESCRIPTION

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



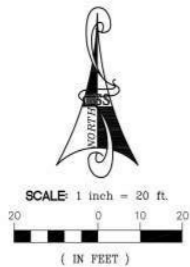
EDG 3037961
7617 35TH AVE SW

AERIAL VIEW

10/5/2021

TOPOGRAPHICAL SURVEY

OF A PORTION OF FAUNTLEROY SUMMIT ADDITION,
THE SE 1/4 OF THE SE 1/4 OF SEC. 26, T-24 N, R-3 E,
CITY OF SEATTLE
WILLAMETTE MERIDIAN, KING COUNTY, WASHINGTON



MERIDIAN:
RECORD OF SURVEY
REC. No. 199505129010
VOL. 103/196

BASIS OF BEARINGS:
THE LINE BETWEEN THE MONUMENTS AT
THE INTERSECTION OF SW HOLDEN ST. WITH
35TH AVE SW AND 37TH AVE SW
AS DEPICTED HEREON BEARING N87°07'57"W

SITE INFORMATION:

SITE ADDRESS: 7617 35TH AVE SW SEATTLE, WA 98126

TAX ACCOUNT No.: 249220-0805, -0655, -0665

LEGAL DESCRIPTION:

PARCEL NO. 249220-0805
THE EAST HALF OF LOT 27 AND OF LOTS 28, 29 AND 30, BLOCK 5,
FAUNTLEROY SUMMIT ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE
PLAT THEREOF RECORDED IN VOLUME 18 OF PLATS, PAGE 52, RECORDS OF
KING COUNTY, WASHINGTON;

EXCEPT THE EAST 15 FEET OF SAID LOT 30 HERETOFORE CONDEMNED IN KING
COUNTY SUPERIOR COURT CAUSE No. 68907 FOR 35TH AVENUE SOUTHWEST AS
PROVIDED BY ORDINANCE No. 20765 OF THE CITY OF SEATTLE;

PARCEL NO. 249220-0655
LOTS 1 AND 2, BLOCK 5, FAUNTLEROY SUMMIT ADDITION TO THE CITY OF
SEATTLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 18 OF
PLATS, PAGE 52, RECORDS OF KING COUNTY, WASHINGTON;
EXCEPT THE EAST 15 FEET OF SAID LOT 1.

PARCEL NO. 249220-0665
LOTS 3, BLOCK 5, FAUNTLEROY SUMMIT ADDITION TO THE CITY OF SEATTLE,
ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 18 OF PLATS, PAGE
52, RECORDS OF KING COUNTY, WASHINGTON;

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

LEGAL DESCRIPTION NOTE:

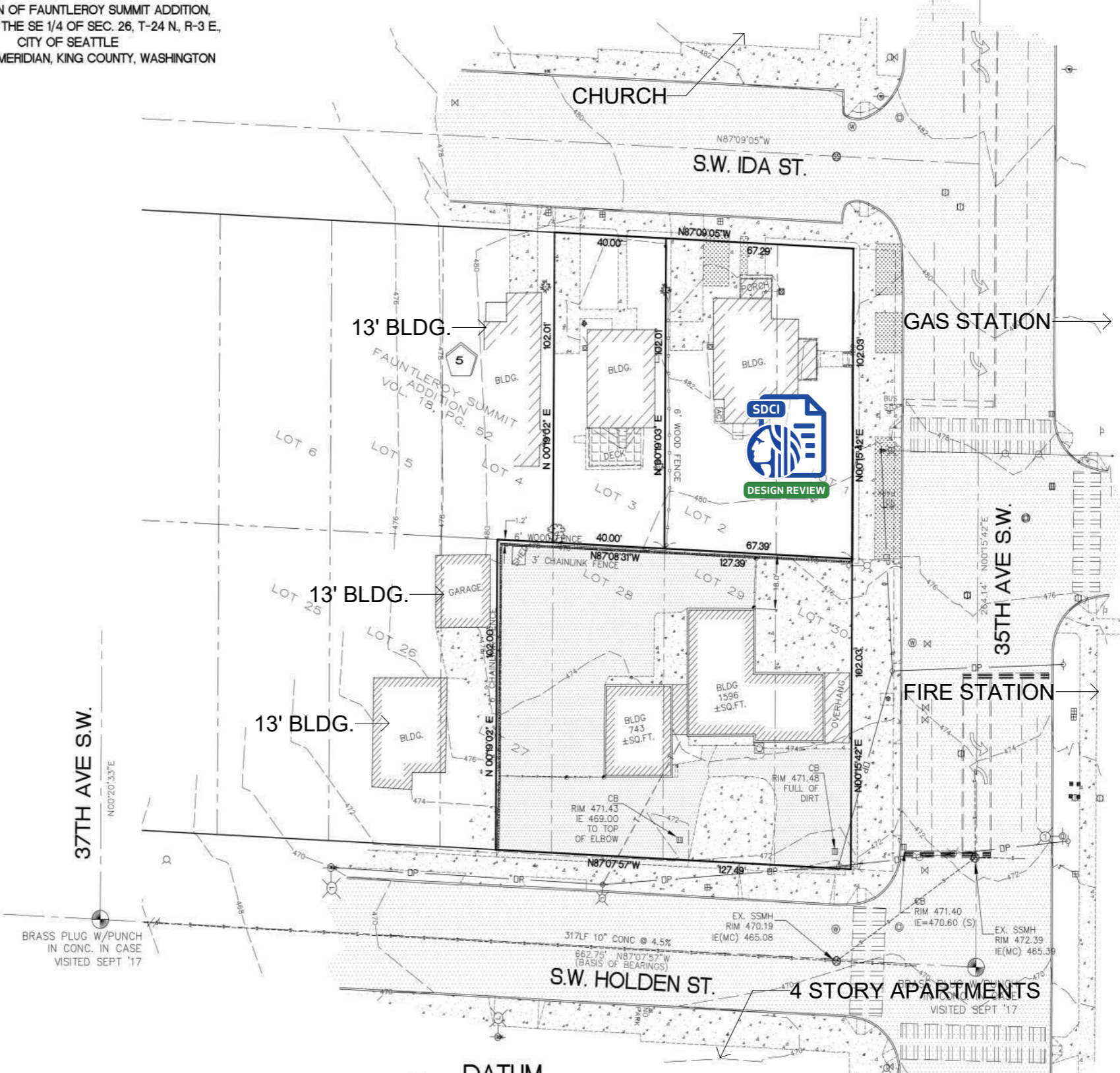
THE ABOVE LEGAL DESCRIPTION AND THIS SURVEY ARE BASED UPON QUIT
CLAIM DEED, AFN 20160915001229, STATUTORY WARRANTY DEED, AFN
20130531000904, AND STATUTORY WARRANTY DEED, AFN 9404190960

NOTES:

1. CONTROLLING BOUNDARY DATA WAS OBTAINED BY ACTUAL FIELD MEASUREMENTS. ANGULAR AND LINEAR RELATIONSHIPS OF FIELD TRAVERSE WERE DETERMINED WITH A NIKON DTM 330 FIVE SECOND TOTAL STATION SUPPLEMENTED WITH DATA COLLECTOR AND STEEL TAPE.
2. THE SITE AND ALL CENTERLINE CONTROL MONUMENTS SHOWN ON THIS RECORD OF SURVEY WERE VISITED IN SEPTEMBER 2017.
3. THIS SURVEY ACCURACY MEETS OR EXCEEDS PRECISION REQUIREMENTS AS SET FORTH IN W.A.C. 332-130-090.
4. THIS SURVEY WAS COMPLETE WITHOUT BENEFIT OF A CURRENT TITLE REPORT, EASEMENT AND OTHER ENCUMBRANCES OF RECORD MAY EXIST ON THIS PROPERTY THAT ARE NOT NECESSARY SHOWN HEREON.
5. ALL STRUCTURES (BUILDINGS) TIES AND FENCES TIES SHOWN HEREON ARE APPROXIMATE AND CAN NOT BE USED TO ESTABLISH PROPERTY LINES.
6. THIS SURVEY DOES NOT PURPORT TO SHOW ALL FENCES AND/OR ALL OTHER SIGNS OF OCCUPATION OR POSSESSION.
7. EXISTING, POSSESSION, I.E., FENCES, SHEDS, DRIVEWAY, ETC. MAY HAVE PRIOR RIGHTS. DO NOT REMOVE THEM WITHOUT LEGAL ADVICE.
8. THE TOPOGRAPHIC SURVEY SHOWN HEREON WAS PERFORMED IN SEPTEMBER 2017. THE FIELD DATA WAS COLLECTED AND RECORDED ON MAGNETIC MEDIA THROUGH AN ELECTRIC THEODOLITE. THE DATA FILE IS ARCHIVED ON DISC OR CD. WRITTEN FIELD NOTES MAY NOT EXIST.
9. UTILITIES OTHER THAN THOSE SHOWN MAY EXIST ON THIS SITE. ONLY THOSE UTILITIES WITH EVIDENCE OF THEIR INSTALLATION VISIBLE AT THE GROUND SURFACE ARE SHOWN HEREON. UNDERGROUND UTILITIES SHOWN HEREON MAY HAVE BEEN TAKEN FROM THE PUBLIC RECORDS AND ARE APPROXIMATE ONLY. GEODETIC SURVEYING SERVICES ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF PUBLIC RECORDS.

REFERENCES:

1. KING COUNTY ASSESSORS MAP OF SE 26-24-3.
2. CITY OF SEATTLE QUOTER SECTION MAP 072.
3. FAUNTLEROY SUMMIT ADDITION TO THE CITY OF SEATTLE VOL. 18 PG. 52.
4. RECORD OF SURVEY REC. No. 199505129010
5. RECORD OF SURVEY REC. No. 198909149010

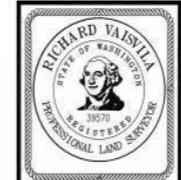


LEGEND

	SANITARY SEWER MANHOLE
	UNDERGROUND SEWER MAIN
	SANITARY SEWER CLEANOUT
	STORM DRAIN MANHOLE
	STORM DRAIN CATCH BASIN
	UNDERGROUND STORM MAIN
	FIRE HYDRANT
	WATER METER
	WATER VALVE
	UNDERGROUND WATER MAIN
	WATER MANHOLE
	GAS METER
	GAS VALVE
	POWER METER
	POWER JUNCTION BOX
	POWER TRANSFORMER
	SIGNAL JUNCTION BOX
	CABLE TV RISER
	TRAFFIC LIGHT
	UTILITY POLE ANCHOR
	UTILITY POLE
	UTILITY POLE AND TRANSFORMER
	DROP LINE AND TRANSFORMER
	POWER POLE WITH DROP
	POWER POLE WITH DROP/LIGHT
	OVERHEAD POWER
	EXISTING SIGN
	TELEPHONE RISER
	MAIL BOX
	GATE POLE
	CHAIN LINK FENCE (CLF)
	WOOD FENCE (WDF)
	WIRE FENCE (WF)
	CONCRETE RETAINING WALL
	PAVEMENT
	GRAVEL
	CONCRETE

DATUM
NAVD88

BENCHMARK
C.O.S. BENCHMARK No. SNV-5236
2" BC STAMPED C OF 2536 SET 95° N
OF NE CORN. OF HOLDEN ST & 35TH AVE
@ SE CORN CONC PAD OF BUS STP IN
FRON OF SHEVRON GAS STAT.
ELEV. = 482.418

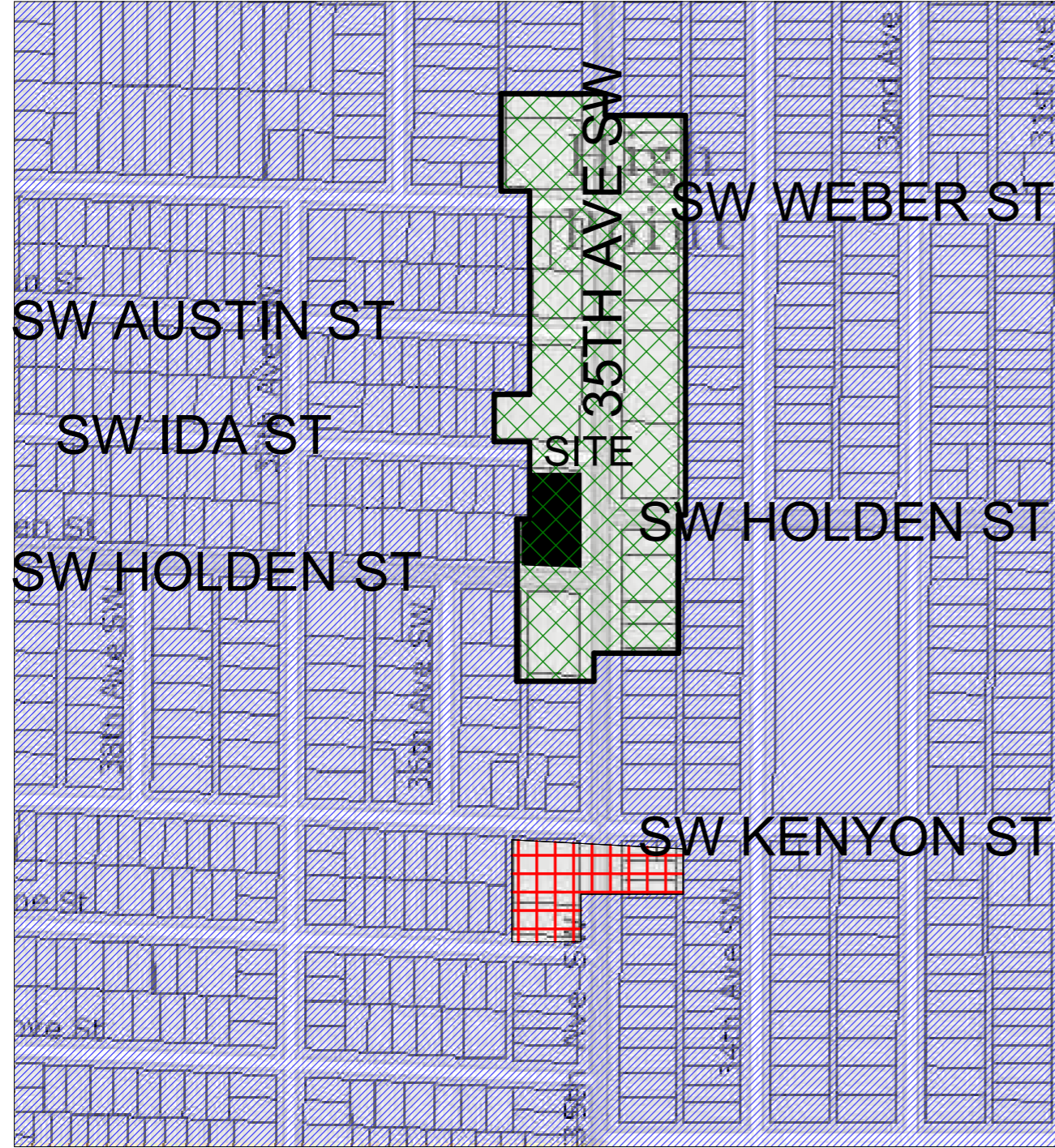


PORTION OF: SE 1/4, SE 1/4, SECTION 26, TOWNSHIP 24 NORTH, RANGE 3 EAST, W.M.
GEODETIC SURVEYING SERVICES
P.O. BOX 133
MUKILTEO, WA
98275-0133
PHONE: (425) 299-1739

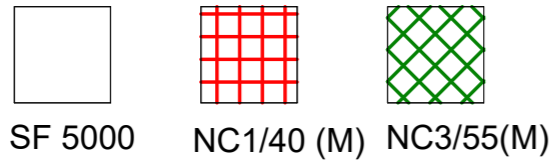
DATE	9/03/19
SCALE	1"=20'
DWG	917SEA1
JOB#	917SEA1
DRAWN BY	RL
APPROVED BY	RV
SHEET	1 of 1

KERTSMAN ILIA
7617 35TH AVE SW
SEATTLE, WA 98126

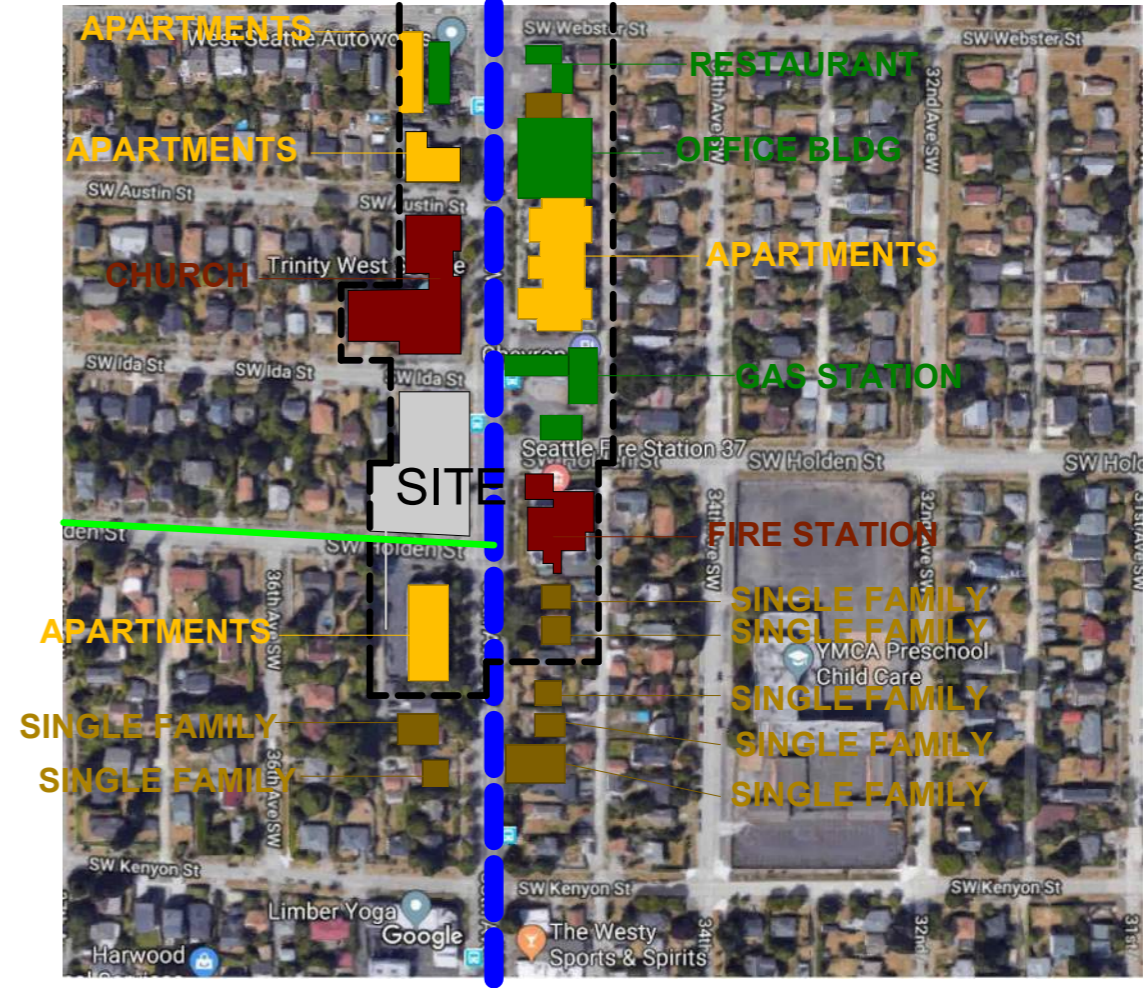
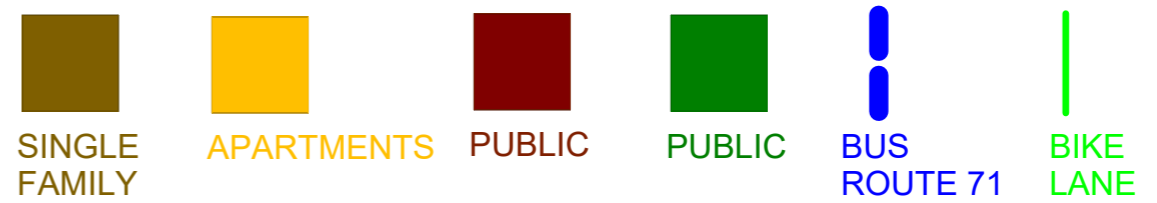
CITY OF SEATTLE
TOPOGRAPHICAL SURVEY



ZONING MAP



NEIGHBORHOOD USES



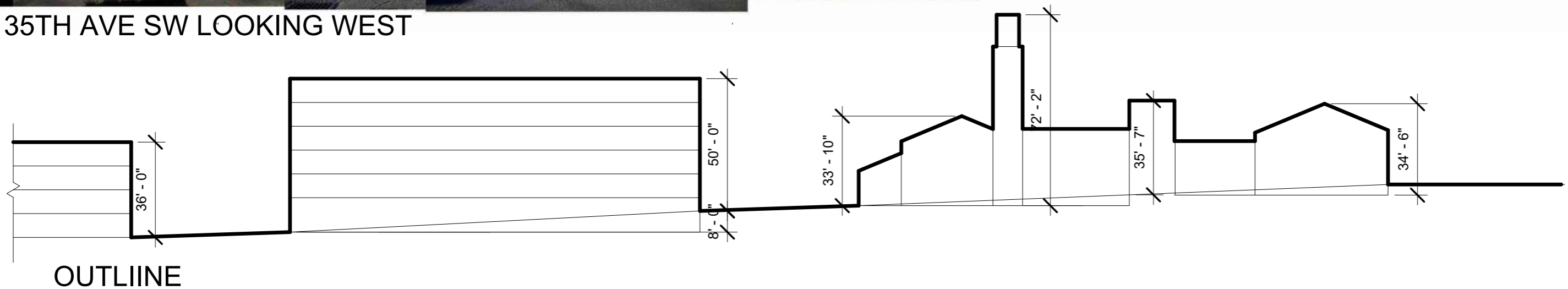


SW HOLDEN ST LOOKING NORTH

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



35TH AVE SW LOOKING WEST



OUTLINE



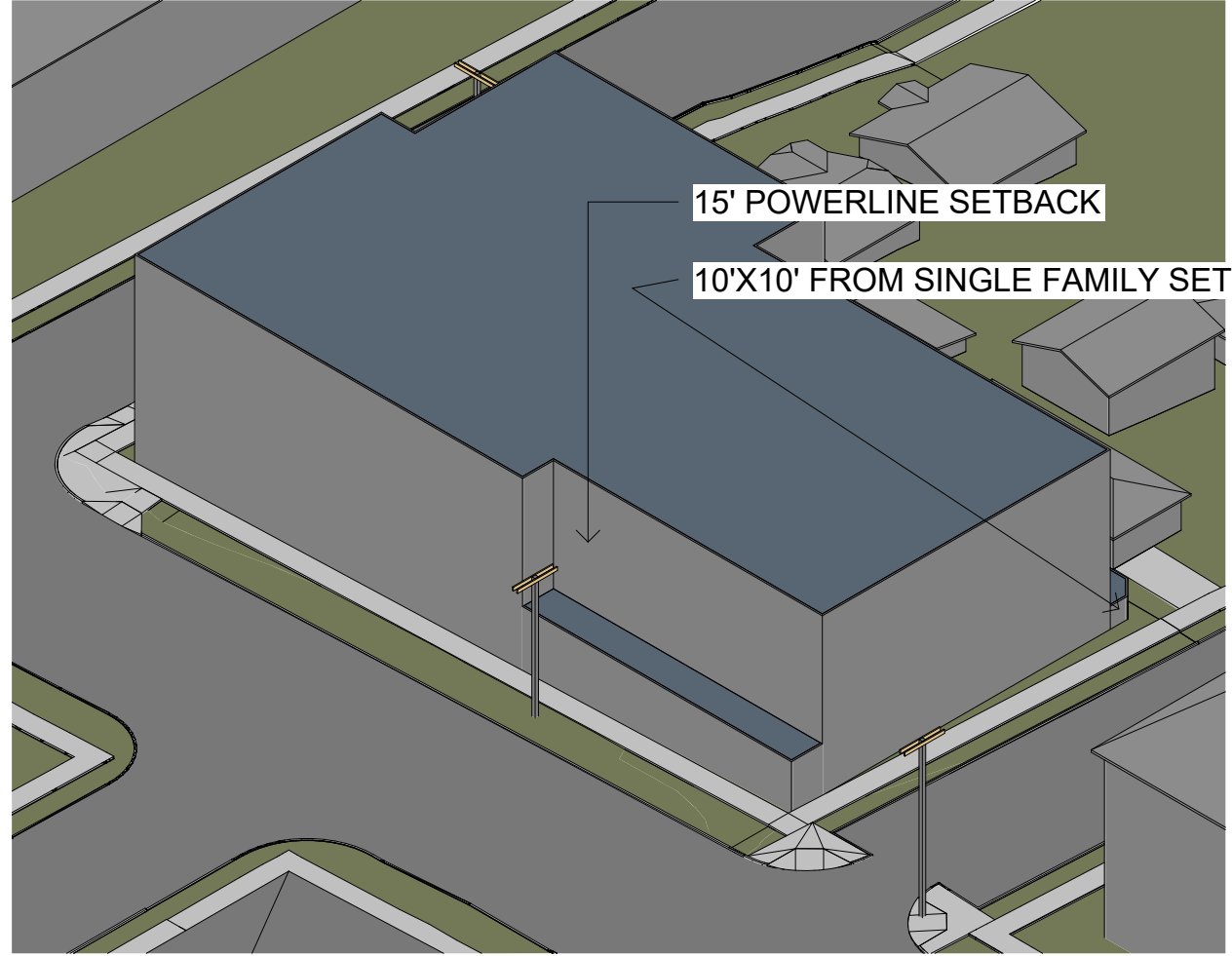
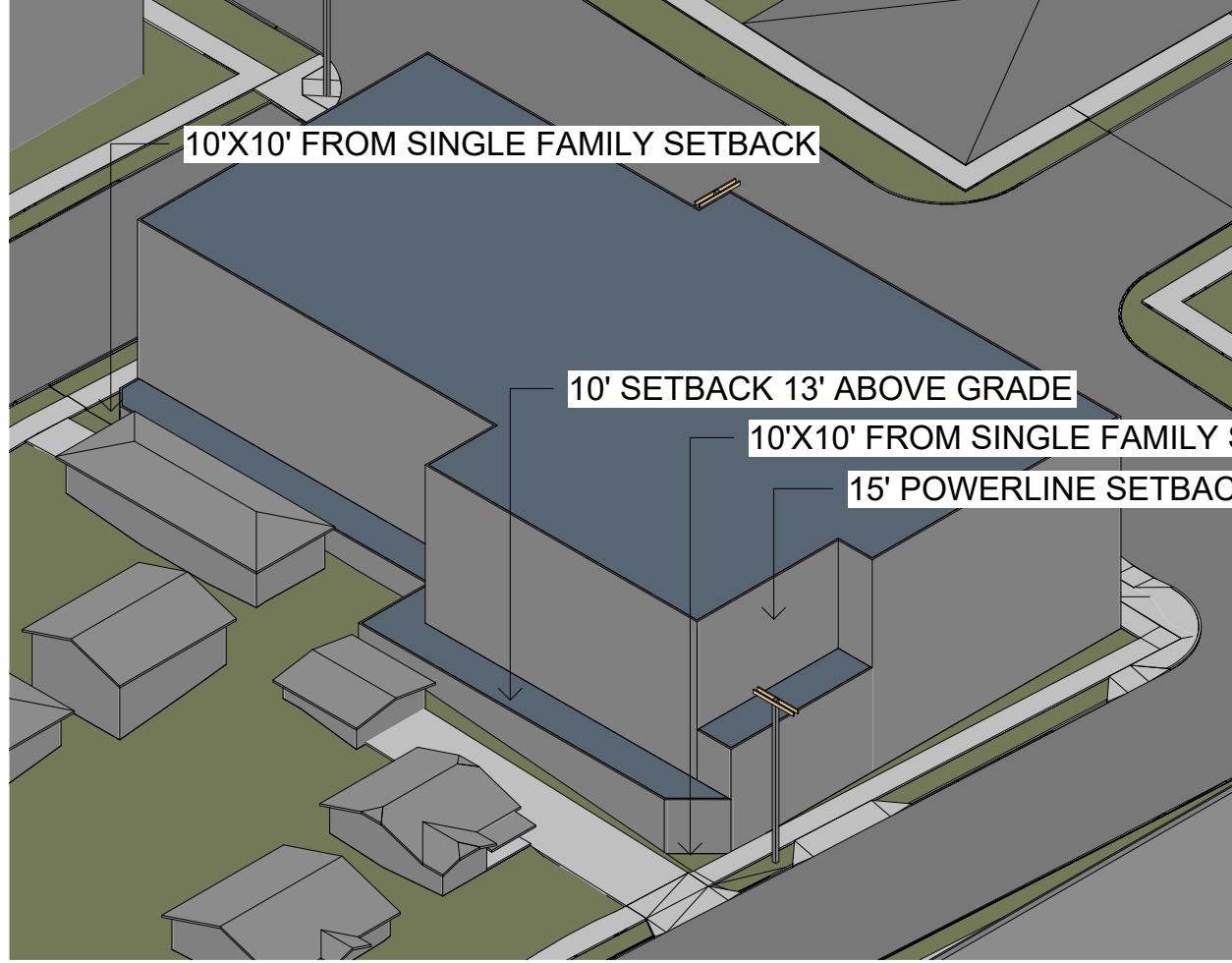
SW IDA ST LOOKING SOUTH

CONTEXT ANALYSIS

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



SW IDA ST LOOKING NORTH



SITE CONSTRAINTS

EDG 3037961
 7617 35TH AVE SW

10/5/2021

SINGLE FAMILY HOUSES



SINGLE FAMILY HOUSE



FIRE STATION



MORTUARY



CHURCH



GAS STATION



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

MULTI-FAMILY



MULTI-FAMILY



OFFICE



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

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

NEIGHBORHOOD
DESIGN CUES
10/5/2021

EDG 3037961
7617 35TH AVE SW



NICHIHA WALL PANEL



NICHIHA COLOR A



NICHIHA COLOR B



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

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

➔ [website](#)

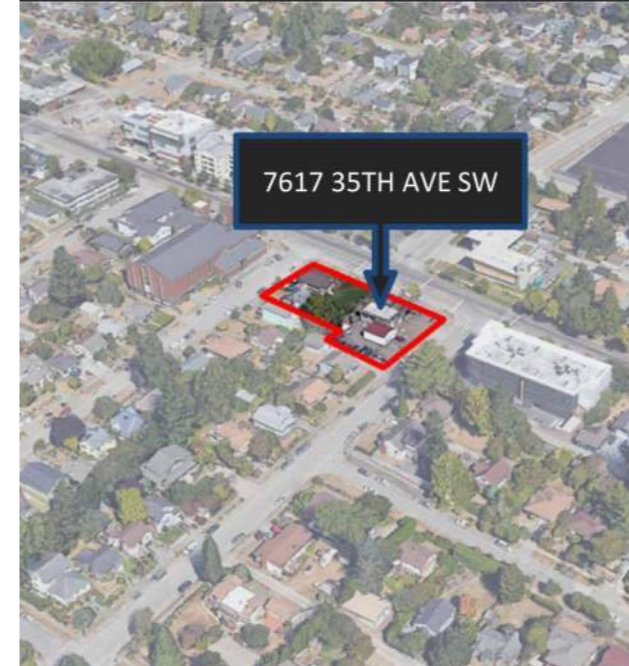
The proposed 5 story mixed-use apartment building will include ground floor commercial space, 125 residential units, a below grade parking, bike storage, with outdoor courtyard.

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

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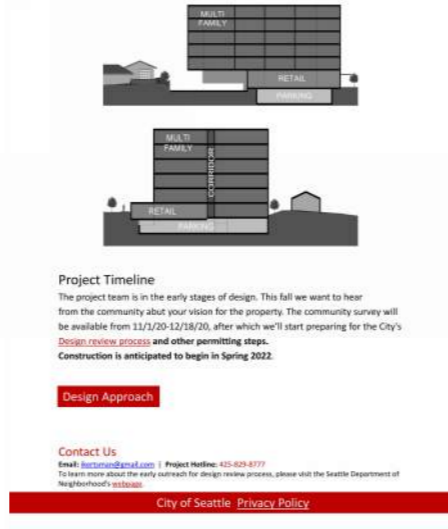
New development is on the way: Weigh in early!
Nuevo urbanización está en camino: ¡Comparta su opinión temprano!



We want to hear from you!
¡Queremos escucharlos!

Visit the project webpage to learn more and take the early design survey:
 Para obtener más información y realizar una encuesta de opinión sobre el diseño del proyecto, visite:

[website](#)



Ed Linardic

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

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

Name: Allan Eckinger

Email: starfishsailors@hotmail.com

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

Ed Linardic

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

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

Name: Jeff Redburn

Email: jpredburn21@gmail.com

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

Ed Linardic

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

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

Name: Edward Conroy

Email: ed.cnry@gmail.com

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

Ed Linardic

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

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

Name: Leah Sullivan

Email: leahsull@gmail.com

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

Ed Linardic

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

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

Name: Nancy Kawai

Email: nhkawai12@gmail.com

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

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



EDG 3037961
7617 35TH AVE SW
SNAPSHOT OF
PROJECT WEBPAGE
10/5/2021

APPLICABLE ZONING	SMC-SECTION	SUB-SECTION	REQUIREMENT	OPTION 1	OPTION 2	OPTION 3
Uses Permitted	23.47A.004	Table A	Eating and Drinking Establishments, Office, Sales and Service, Live Work Units, Residential Uses, Lodging: Permitted			
Street-Level Uses	23.47A.005	C.1 & D.1	The site is located at the edge of the designate 'pedestrian-designated zone' immediately to the south. Eating & Drinking, entertainment, hotels, offices, parks, retail, & sales, are allowed. Residential is also allowed.			
Street-level Development Standards	23.47A.008	A.1	Applies for structures in NC-zones			
		A.2.b	Blank street facing facades between 2 feet & 8 feet shall not be more than 20 feet in length			
		A.2.c	Total blank facades shall not exceed 40% of the width of the street facing facade of the structure			
		A.3	Street level, street facing facades shall be within 10 of the street property line, unless wider sidewalks, plazas, or other approved spaces are provided.			
		B.2.a	60% of street facing facades between 2 feet & 8 feet shall be transparent			
		B.3.a	Non-residential uses > 600 SF shall extend an average depth of at least 30 feet and a minimum depth of 15 feet from the street-level stree-facing facade			
		B.4	Non-residential uses at street level shall have a floor-to-floor height of at least 13 feet			
		E.2	Each live-work unit must have a pedestrian entry on the street-facing facade that is designed to be visually prominent and provide direct access to the non-residential portions of the unit.			
Structure Height	23.47A.012	A	55 feet			
Floor Area Ratio	23.47A.013	Table A	FAR limit outside Station Area Overlay District: 3.75			
Landscaping	23.47A.016	A.2	Green factor of 0.3 required			
		B.1	Street Trees are required			
Light and Glare Standards	23.47A.022	A	Exterior lighting must be shielded and directed away from adjacent uses			
		B	Interior lighting in parking garages must be shielded to minimize nighttime glare affecting nearby uses			
Amenity Area	23.47A.024	A	Amenity areas are required in an amount equal to 5 percent of the total gross floor area in residential use, except as otherwise specifically provided in this Chapter 23.47A.			
		B	All residents shall have access to at least one common or private amenity area. Amenity areas shall not be enclosed. Common amenity area shall have a minimum horizontal dimension of 10 feet, and be no less than 250 SF. Private balconies and decks shall have a minimum area of 60 SF and no horizontal dimension less than 6 feet.			
Required Parking	23.54.015	Table A, K	Non-residential uses in urban villages that are not within an urban center or the Station Area Overlay District, if the non-residential use is located within a frequent transit service area. = No minimum requirement			
		Table B, M	All residential uses in commercial, RSL and multifamily zones within urban villages that are not within urban center or the Station Area Overlay District, if the residential use is located within a frequent transit service area. = No minimum requirement			
Required Bicycle Parking	23.54.015	Table D, A.1	Eating and drinking establishments: Long-term = 1 per 5,000 sf, Short-term = 1 per 1,000 sf (Required spaces: 1 long-term, 6 short-term; or General Sales: Long Term = 1 per 4,000 sf & 1 per 2,000sf (Required spaces: 2 long-term, 6 short-term; Provided spaces: 1 long-term, 6 short-term) Multi-family structures: Long-term = 1 per dwelling unit, Short-term = 1 per 20 dwelling units (Required spaces: 59 long-term, 4 shortterm; Provided spaces: 59 long-term, 4 short-term [Option 3])			
Trash Storage	23.54.040	Table A	Residential development: 51-100 dwelling units = Minimum of 375 sf + 4 sf for each additional unit above 50 = 411sf Non-residential development: (5,300SF provided) 5,001-15,000sf = Minimum of 125sf, but 50% = 63sf (see B below) [Total minimum required: 474 sf; Provided: 557 sf (Option 3)]			
		B	Mixed use development that contains both residential and non-residential uses shall meet the storage space requirements shown in Table A for 23.54.040 for residential development, plus 50 percent of the requirement for non-residential development. In mixed use developments, storage space for garbage may be shared between residential and non-residential uses, but separate spaces for recycling shall be provided.			
		E	Trash storage shall not be between building and the street			

ZONING TABLE

10/5/2021

EDG 3037961
 7617 35TH AVE SW

CS1 NATURAL SYSTEMS AND SITE FEATURES

B. SUNLIGHT AND NATURAL VENTILATION
THE PROPOSAL IS LOCATED AT THE CORNER OF 35TH AVE SW AND SW HOLDEN ST. ALL PROPOSALS PROVIDE NATURAL LIGHT ON EAST, SOUTH AND WEST ELEVATION TO MAXIMIZED INDIVIDUAL UNIT'S EXPOSURE LIGHT AND AIR.

C. TOPOGRAPHY
THE SITE IS RELATIVELY FLAT WITH AN APPROXIMATE 2 FOOT SLOPE FROM EAST TO WEST AND NORTH TO SITE

D. PLANTS AND HABITAT
THERE ARE NO SIGNIFICANT PLANTS AND HABITAT PRESENT ON THE SITE OR WITHIN THE VICINITY OF THE SITE

CS2 URBAN PATTERN AND FORM

A. LOCATION IN THE CITY AND NEIGHBORHOOD
THE PROPOSAL IS IN SOUTH WEST AREA OF SEATTLE. IT'S LOCATED AT THE CORNER OF 35TH AVE SW AND SW HOLDEN ST. THE IMMEDIATE VICINITY CONSISTS OF MIX OF RESIDENTIAL AND COMMERCIAL STRUCTURES, AS WELL AS FIRE STATION #37 WHICH IS LOCATED DIRECTLY ACROSS FROM THE SITE. THE PROPOSAL IS CONSISTENT WITH DEVELOPMENT IN THE NEIGHBORHOOD.

B. ADJACENT SITES, STREETS, AND OPEN SPACES
THE PROPOSAL IS LOCATED AT THE CORNER OF 35TH AVE SW AND SW HOLDEN ST. THE WEST IS A SINGLE FAMILY DWELLING, TO THE NORTH IS A VACANT LOT AND TO THE EAST IS SW HOLDEN ST AND TO THE SOUTH IS 35TH AVE SW.

C. RELATIONSHIP TO THE BLOCK
THE SITE IS A CORNER SITE AND TO THE NORTH IS HOWDEN-KENNEDY FUNERAL HOME OF WEST SEATTLE. TO THE WEST ARE SINGLE FAMILY DWELLINGS. THE PROPOSED PROJECT WILL REPLACE AUTO MOTIVE REPAIR SHOP.

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

CS3 ARCHITECTURAL CONTEXT AND CHARACTER

A. EMPHASIZING POSITIVE NEIGHBORHOOD ATTRIBUTES

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

PL1 CONNECTIVITY

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

B. WALKWAY AND CONNECTIONS
THE WALKWAY LOCATED ON BOTH STREETS ARE OF SUFFICIENT WIDTH TO PROVIDE AMPLE ROOM FOR ANTICIPATED PEDESTRIAN AND OUTDOOR SEATING TO BE LOCATED IN THE WALKWAYS. BOTH COMMERCIAL AND RESIDENTIAL ENTRY ARE CONNECTED TO WALKWAYS LOCATED IN THE RIGHT OF WAY.

C. OUTDOOR USES AND ACTIVITIES
THE PROPOSAL WILL PROVIDE ROOF TOP DECK OF AMPLE SIZE FOR RESIDENTIAL TENANTS TO ENJOY VIEWS OF OLYMPIC. THE ROOF TOP DECK WILL ALSO PROVIDE BBQ AND SEATING.

PL2 WALKABILITY

A. ACCESSIBILITY
THE PROJECT WILL MEET THE REQUIREMENTS FOR ACCESSIBILITY ACCORDING TO ADA STANDARDS.

B. SAFETY AND SECURITY
THE PROJECT WILL PROVIDE WELL-LIT RESIDENTIAL AND RETAIL ENTRIES. MOST OF THE RESIDENTIAL UNITS FACE THE RIGHT OF WAY PROVIDING ADDITIONAL EYES ON THE STREET. THE RETAIL COMPONENT OF THE PROJECT WILL MEET THE CODE REQUIREMENTS FOR TRANSPARENCY.

C. WEATHER PROTECTION
THE PROJECT WILL PROVIDE WEATHER PROTECTION BY MEANS OF CANOPIES LOCATED ADJACENT TO BOTH WALKWAYS LOCATED IN THE RIGHT OF WAYS. THE CANOPIES WILL BE INTEGRATED INTO OVERALL BUILDING DESIGN

D. WAYFINDING
THE EXTERIOR ENTRIES ARE CLEARLY IDENTIFIED AND VISIBLE FROM THE STREET

PL3 STREET-LEVEL INTERACTION

A. ENTRIES
THE RESIDENTIAL ENTRY IS PROPOSED TO BE LOCATED ALONG SOUTH FAÇADE OF THE BUILDING AND WILL HAVE A CANOPY TO PROVIDE WEATHER PROTECTION. THE PROPOSED DESIGN WILL PROVIDE MULTIPLE COVERED ENTRY POINTS FOR RETAIL PORTION OF THE BUILDING THUS PROVIDING MAXIMUM FLEXIBILITY FOR RETAIL TENANTS.

B. RETAIL EDGES
THE RETAIL WILL HAVE ABILITY TO USE ADJACENT SIDEWALKS, MULTIPLE ENTRY POINTS AS WELL AS FLOOR TO CEILING WINDOWS WILL PROVIDE GREAT VISIBILITY FROM STREET AND PROMOTE INTERACTION BETWEEN INDOOR AND OUTDOOR SPACE.

PL4 ACTIVE TRANSPORTATION

A. ENTRY LOCATIONS AND RELATIONSHIPS
THE RESIDENTIAL ENTRY IS LOCATED AT THE SOUTH FACED OF THE BUILDING. RESIDENTS AND VISITORS WILL HAVE DIRECT ACCESS TO TRANSIT AND RETAIL.

B. PLANNING AHEAD FOR BICYCLISTS
BICYCLE PARKING WILL BE PROVIDED IN THE PARKING GARAGE ADJACENT TO THE RESIDENTIAL ENTRY.

C. PLANNING AHEAD FOR TRANSIT
THE SITE IS SERVED BY TRANSIT AND BUS STOPS ARE LOCATED ON 35TH AVE SW WITH HALF OF BLOCK.

DC1 PROJECT USES AND ACTIVITIES

A. ARRANGEMENT OF INTERIOR USES
THE ARRANGEMENT OF USES WITHIN THE SITE IS CLEARLY EXPRESSED. AT GROUND LEVEL PROJECT WILL HOUSE RETAIL AND PARKING AND THE UPPER FLOORS WILL HOUSE MULTI-FAMILY UNITS. MOST OF THE UNITS WILL HAVE VIEWS OF THE OLYMPICS OR CASCADES.

B. VEHICULAR ACCESS AND CIRCULATION
THE PARKING IS REQUIRED PER CODE AND THE ACCESS TO THE PARKING STRUCTURE WILL FROM SW HOLDEN ST. THE DRIVEWAY WITH BE MINIMUM WITH REQUIRED PER CODE.

C. PARKING AND SERVICE USES
PARKING WILL BE LOCATED ON GROUND LEVEL AND SCREEN BY BUILDING ON THE SOUTH SIDE, FENCE ON THE WEST SIDE AND SOLID WALL ON THE NORTH SIDE.

DC2 ARCHITECTURAL CONCEPT

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

B. ARCHITECTURAL AND FAÇADE COMPOSITION
THE RETAIL MATERIALS WILL BE SAME AS ONE USED ON ADJACENT FIRE STATION. THE UPPER FLOORS MODULATION IS ACHIEVED BY MEANS OF BAY WINDOWS, DECK AND TWO DISTINCT COLORS OF SIDING. THE NORTHERLY WALL MATERIAL WILL BE CONCRETE WITH REVEALS TO REDUCE THE BLANK WALL

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

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

DC3 OPEN SPACE CONCEPT

A. BUILDING-OPEN SPACE RELATIONSHIP
THE PROPOSED BUILDING WILL PROVIDE OPEN SPACE ON THE ROOF AS PUBLIC SPACE AND DECKS ON SECOND FLOOR TO BE USED AS PRIVATE OPEN SPACE. RETAIL TENANTS WILL BE ABLE TO USE SIDEWALK FOR OUTDOOR ACTIVITIES

B. OPEN SPACE USES AND ACTIVITIES
THE ROOF TOP DECK WILL PROVIDE SEATING AS WELL AS BBQ AREA TO BE USED BY RESIDENTIAL TENANTS.

DC4 EXTERIOR ELEMENTS AND FINISHES

A. BUILDING MATERIALS
THE PROPOSED PROJECT WILL BE OF DURABLE MATERIALS CONSISTENT WITH THE NEIGHBORHOOD. MATERIALS WILL BE USED TO CREATE AN ATTRACTIVE AND INVITING STREET EDGE. PATTERN AND RHYTHM IN THE ALTERNATION OF FACED MATERIALS WILL BE USED TO REDUCE THE SCALE AND IDENTIFY PROPOSED USES.

B. SIGNAGE
RETAIL SIGNAGE WILL LOCATED ON THE FENESTRATION LOCATED JUST BELOW THE PROPOSED GLASS CANOPY. THE RESIDENTIAL ENTRANCE WILL SINGED THE SAME WAY.

C. LIGHTING
LIGHTING WILL LOCATED AT EACH RETAIL PILASTER JUST BELOW THE CANOPY TO LIGHT THE SIDEWALK

D. TREES, LANDSCAPE AND HARDSCAPE MATERIALS
STREET TREES WILL BE PROVIDE IN TREE WELLS AS REQUIRED BY SDOT. SCREENING VEGETATION ALONG WITH FENCE ALONG THE WESTERLY PROPERTY LINE. GREEN ROOF WITH TREES IN POTS TON BOTH SECOND FLOOR AND ROOF DECK



SCHEME 1

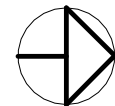
SCHEME 2

SCHEME 3 (PREFERRED)

CONCEPT	Orient to 35th Ave SW	2 building scheme above the podium	Orient to 35th Ave SW with plaza
# UNITS	130	120	131
AMENITY SF (OUTDOOR):	4,000	4,000	4,000
COMMERCIAL/LIVE WORK SF:	6,906	8,230	5,236
PARKING STALLS:	53	51	49
BIKE STALLS:	AS REQUIRED PER CODE	AS REQUIRED PER CODE	AS REQUIRED PER CODE
FAR SF:	89,000	87,300	89,100
GFA SF:	112,700	112,700	113,200
OPPORTUNITIES:	<ul style="list-style-type: none"> • Strong retail presence facing 35th Ave SW • Residential lobby located near the midpoint of the proposed building • Retail area size provides maximum flexibility for leases. • No blank facades 	<ul style="list-style-type: none"> • Two building scheme above podium deck reduces the overall scale of the project. • Plaza entry for the residential tenants • Additional elevators and stairs required 	<ul style="list-style-type: none"> • Retail plaza located at 35th Ave SW that will provide outdoor seating for retail patrons. • Strong retail presence facing 35th Ave SW • Residential lobby located near the midpoint of the proposed building • All residential units have a territorial view • No blank facades • 10' Landscape buffer along the westerly property abutting single family dwellings
CONSTRAINTS:	<ul style="list-style-type: none"> • Residential units are facing inward thus minimizing view of Olympic. 	<ul style="list-style-type: none"> • Residential units are facing inward thus minimizing view of Olympic. • Additional elevators and stairs required 	
CODE COMPLIANCE:	YES	YES	YES





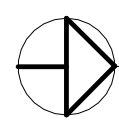

SITE PLAN
 1" = 30'-0"

SITE PLAN
SCHEME 1

Issue Date: 10/5/21

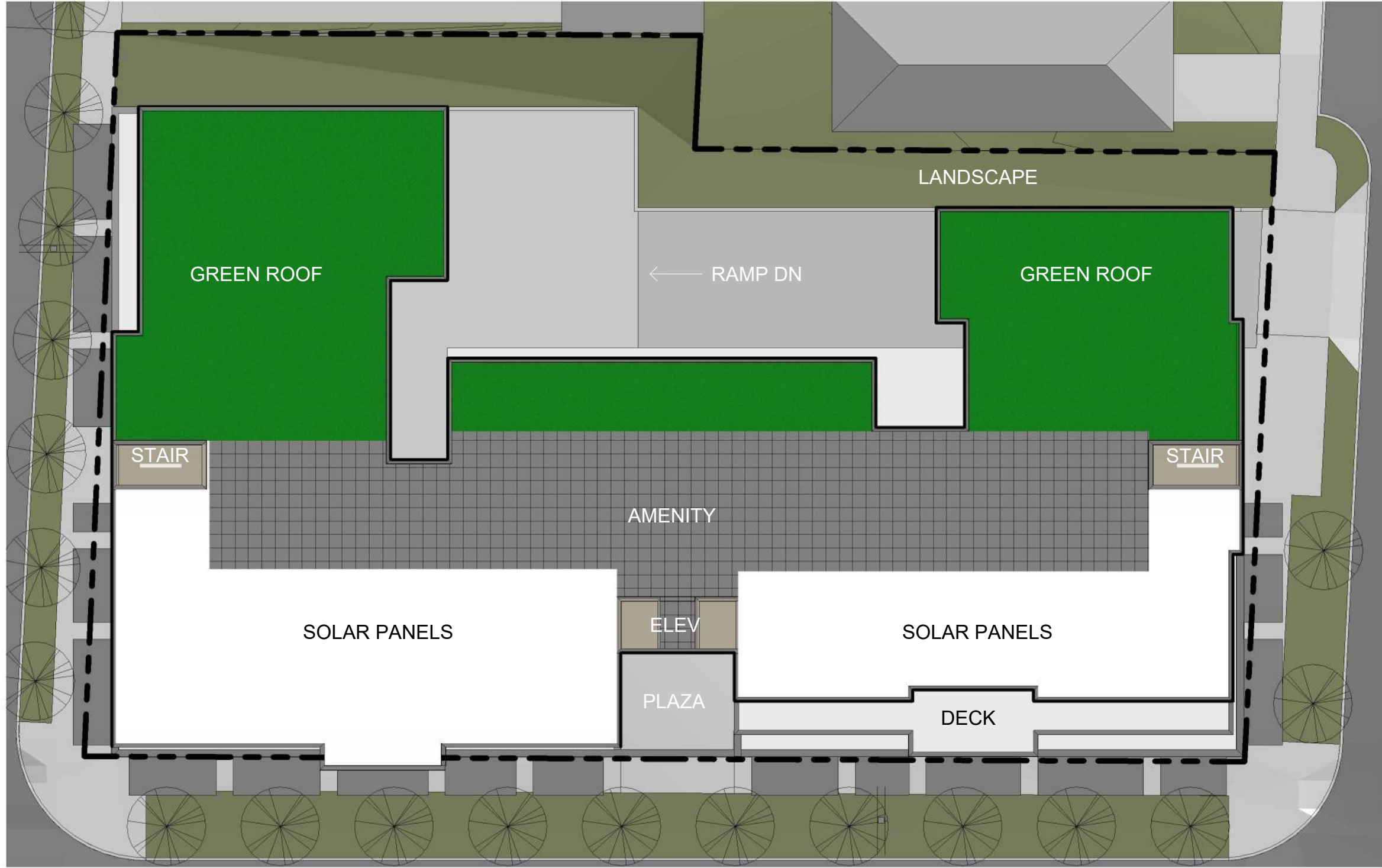
EDG 3037961
 7617 35TH AVE SW

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LANDSCAPE PLAN

SW HOLDEN STREET



35th AVE SW

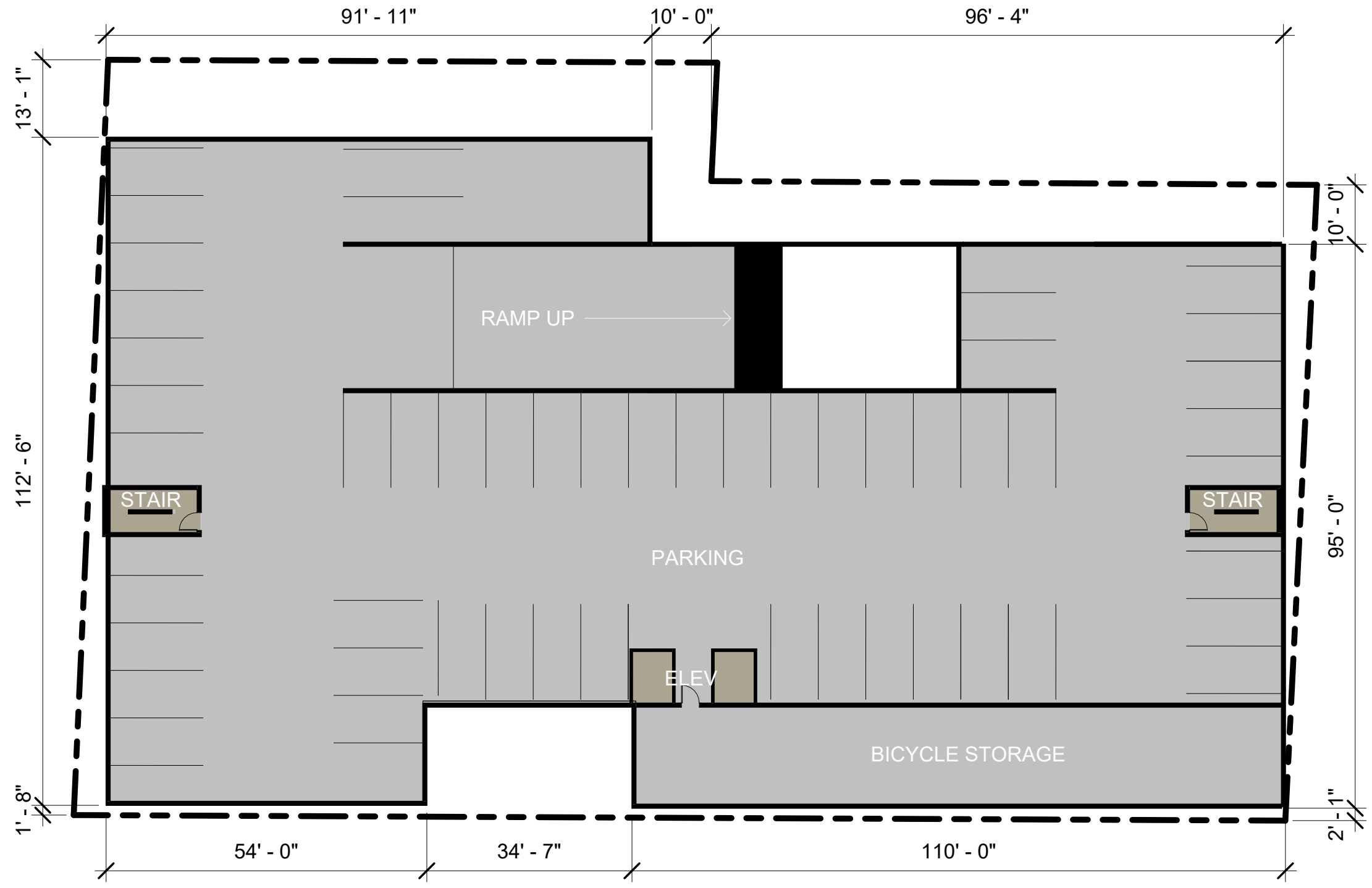
SW IDA ST

LANDSCAPE PLAN SCHEME 1

EDG 3037961
7617 35TH AVE SW

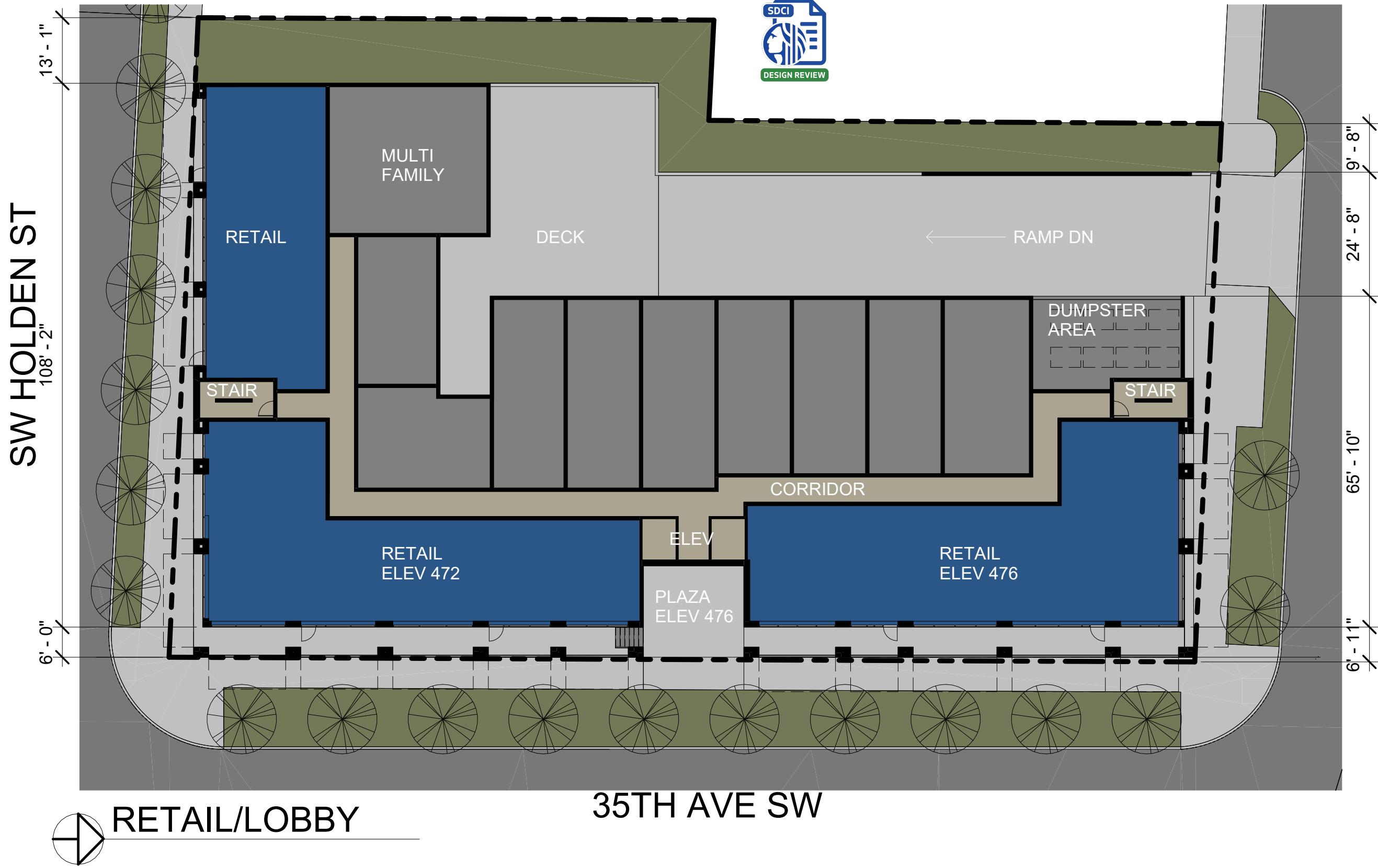
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**LEVEL A
SCHEME 1**

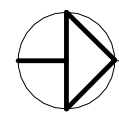
Issue Date: 10/5/21



LEVEL 1
SCHEME 1

Issue Date: 10/5/21

EDG 3037961
 7617 35TH AVE SW



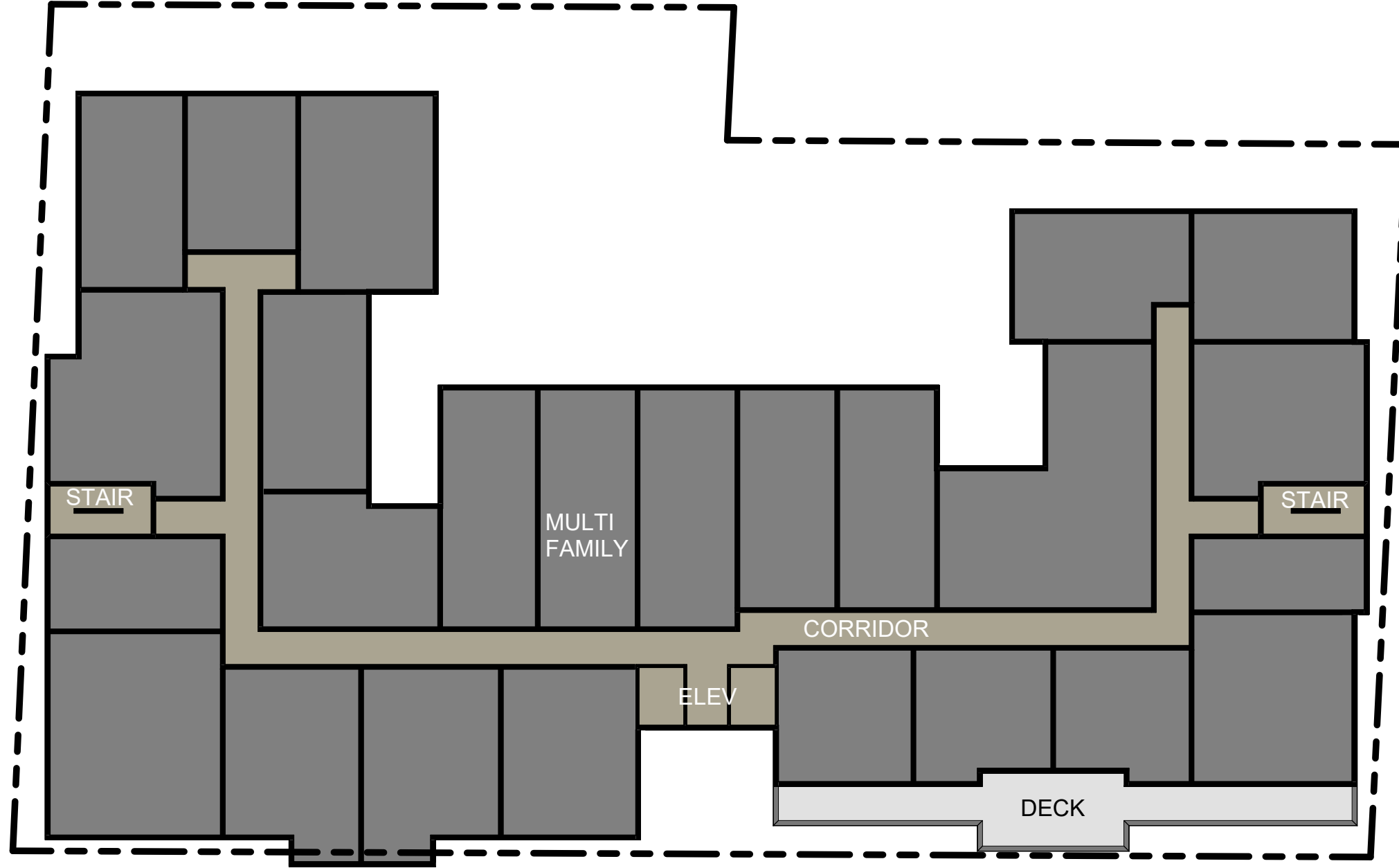
LEVEL 2



LEVEL 2 SCHEME 1

Issue Date: 10/5/21

LEVEL 4
1" = 20'-0"



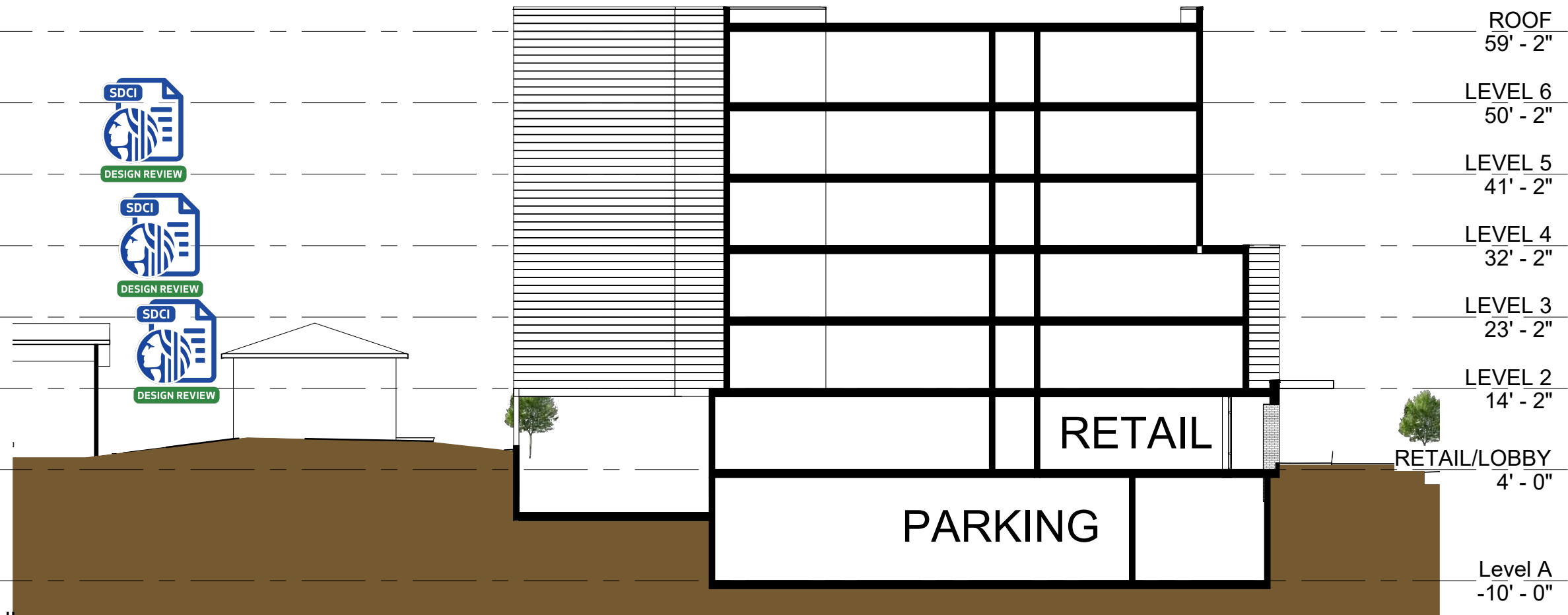
LEVEL TYP.
SCHEME 1

Issue Date: 10/5/21

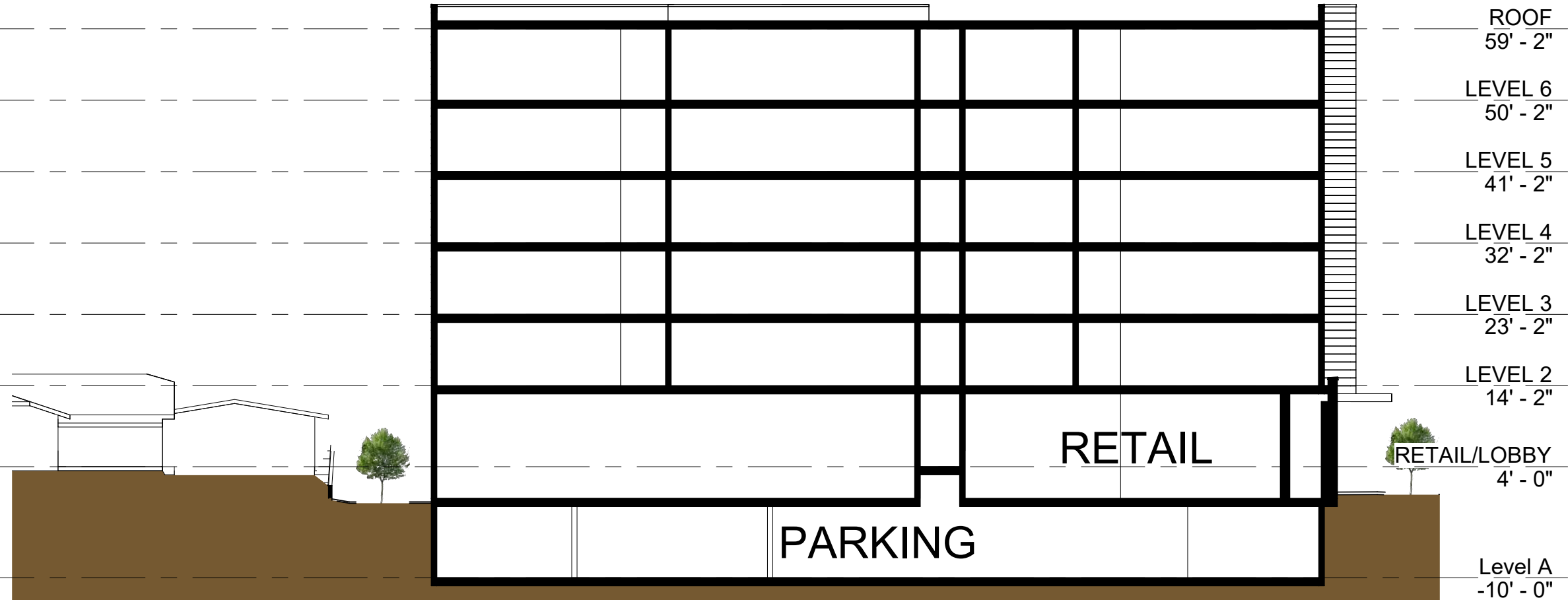
EDG 3037961
7617 35TH AVE SW



① NORTH RETAIL
1/16" = 1'-0"



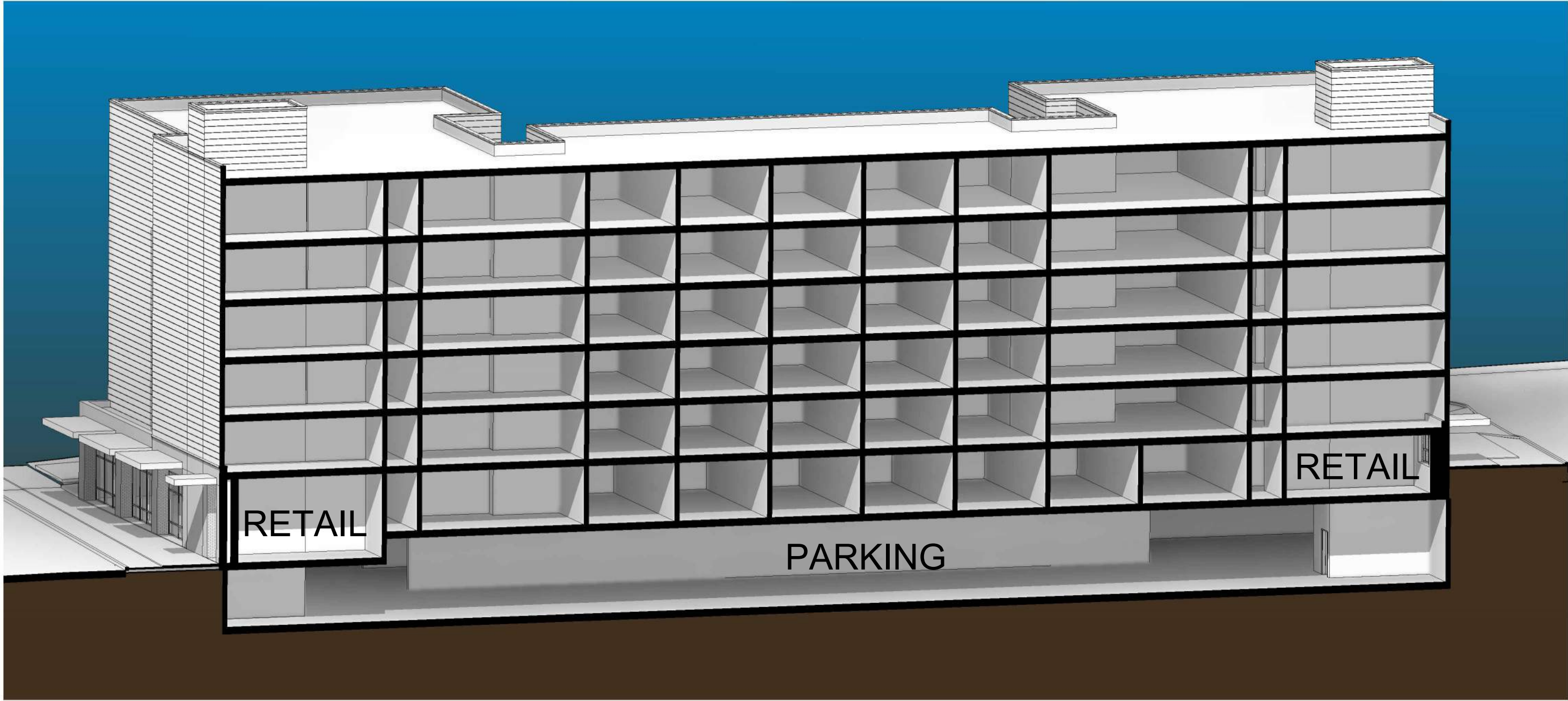
② SOUTH RETAIL
1/16" = 1'-0"



SECTIONS
SCHEME 1

Issue Date: 10/5/21

EDG 3037961
7617 35TH AVE SW



**SECTIONS
SCHEME 1**

Issue Date: 10/5/21

EDG 3037961
7617 35TH AVE SW



ORTHO VIEW



LOOKING NORTH




LOOKING SOUTH

ORTHO VIEWS
SCHEME 1

Issue Date: 10/5/21

EDG 3037961
7617 35TH AVE SW



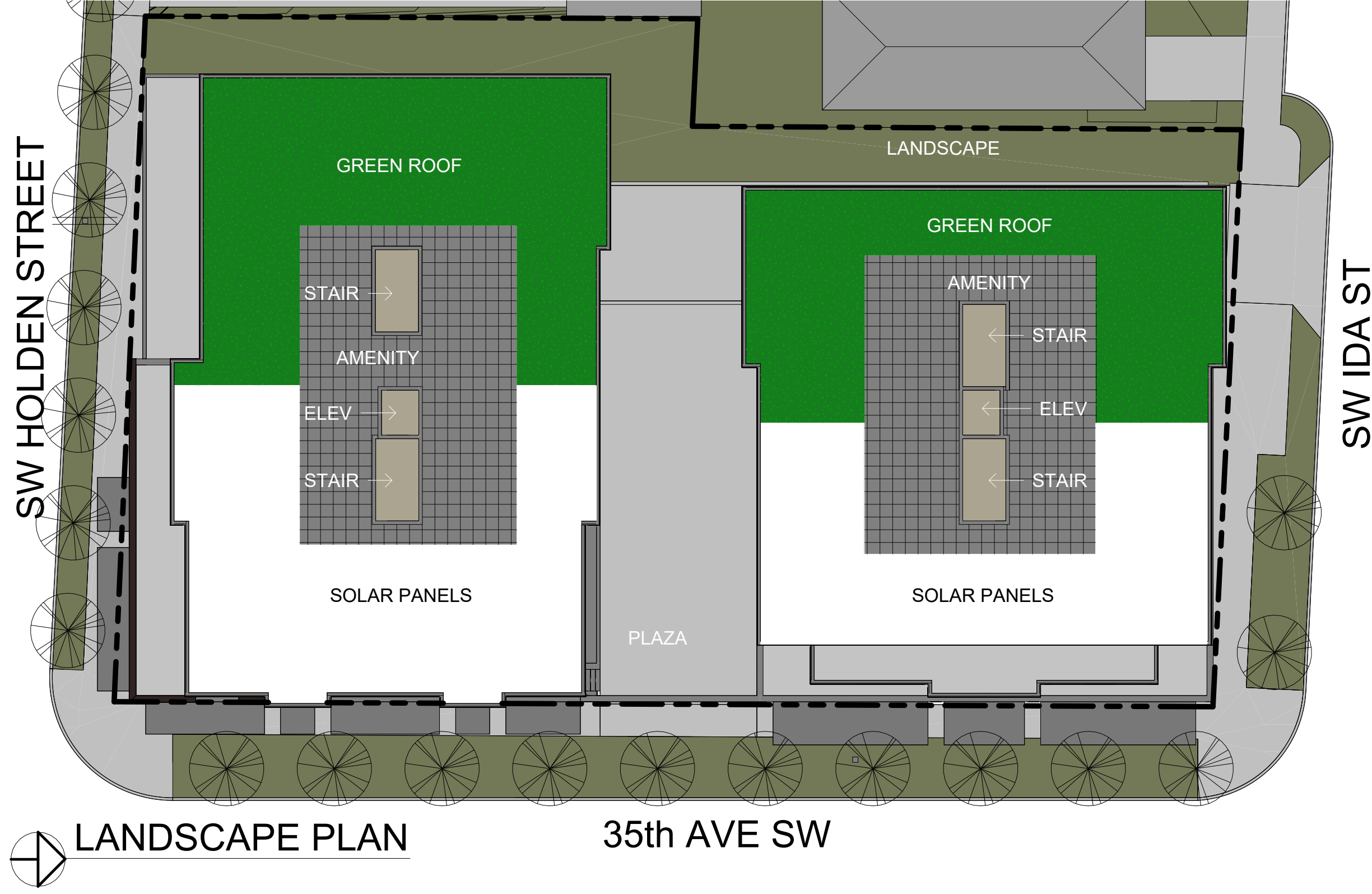

SITE PLAN
 1" = 30'-0"

SITE PLAN
SCHEME 2

Issue Date: 10/7/21

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 6525 15TH AVE. NW. TELEPHONE 206-283-4764



LANDSCAPE PLAN

35th AVE SW

SW HOLDEN STREET

SW IDA ST

LANDSCAPE

GREEN ROOF

GREEN ROOF

STAIR →

AMENITY

ELEV →

STAIR →

SOLAR PANELS

PLAZA

AMENITY

← STAIR

← ELEV

← STAIR

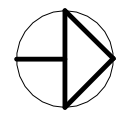
SOLAR PANELS

LANDSCAPE PLAN
SCHEME 2

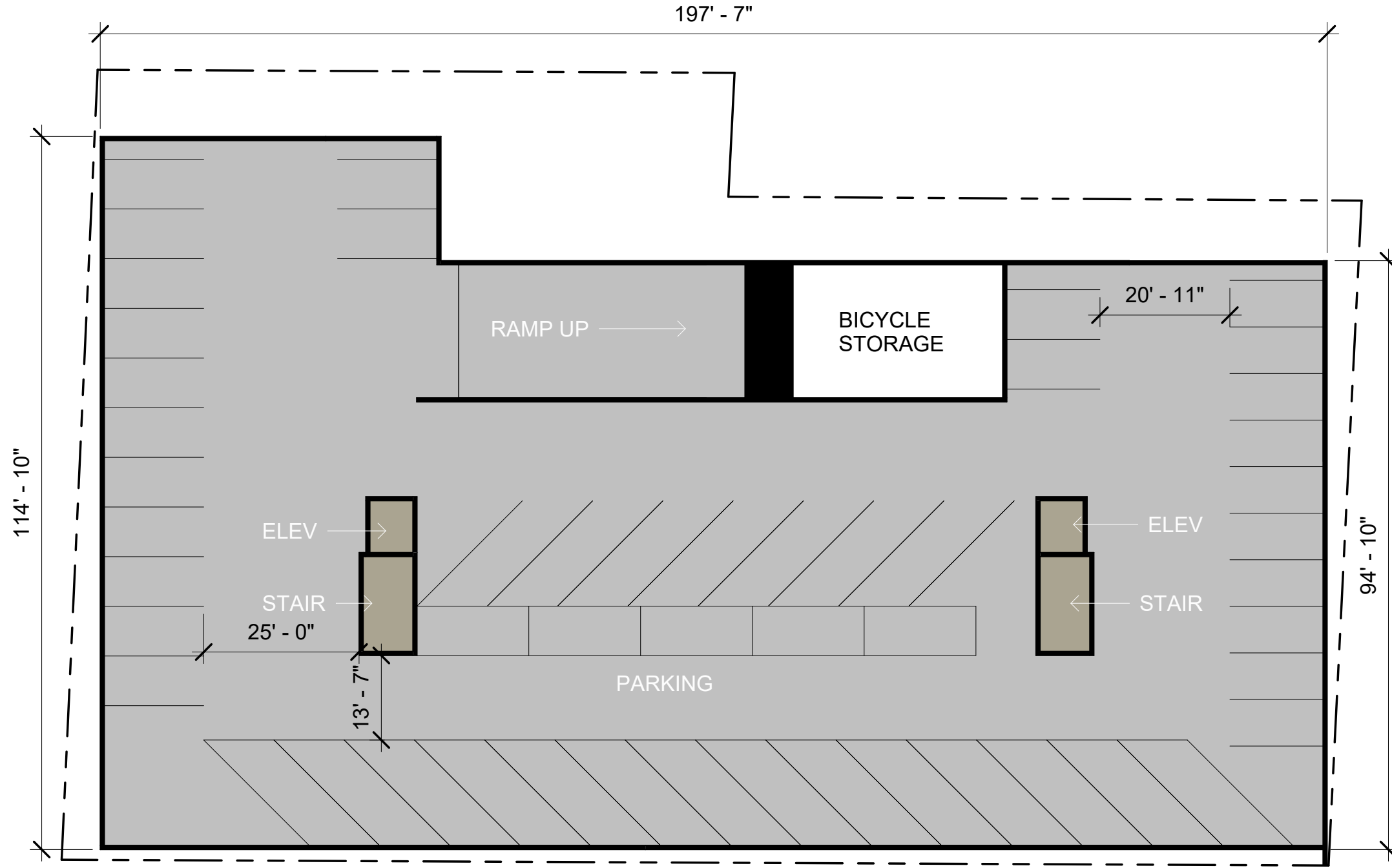
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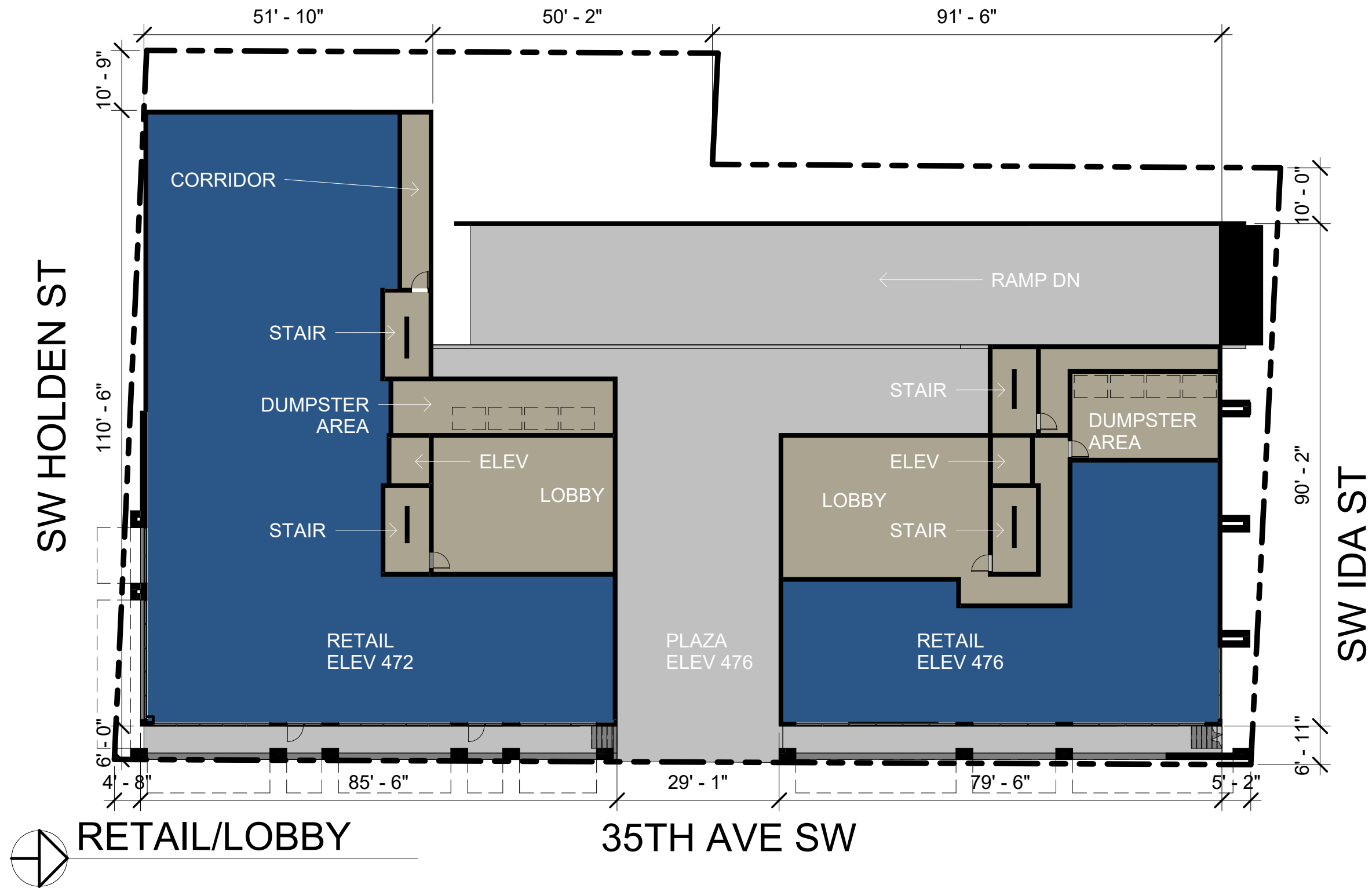
LEVEL A



LEVEL A SCHEME 2

Issue Date: 10/7/21

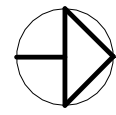
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7617 35TH AVE SW



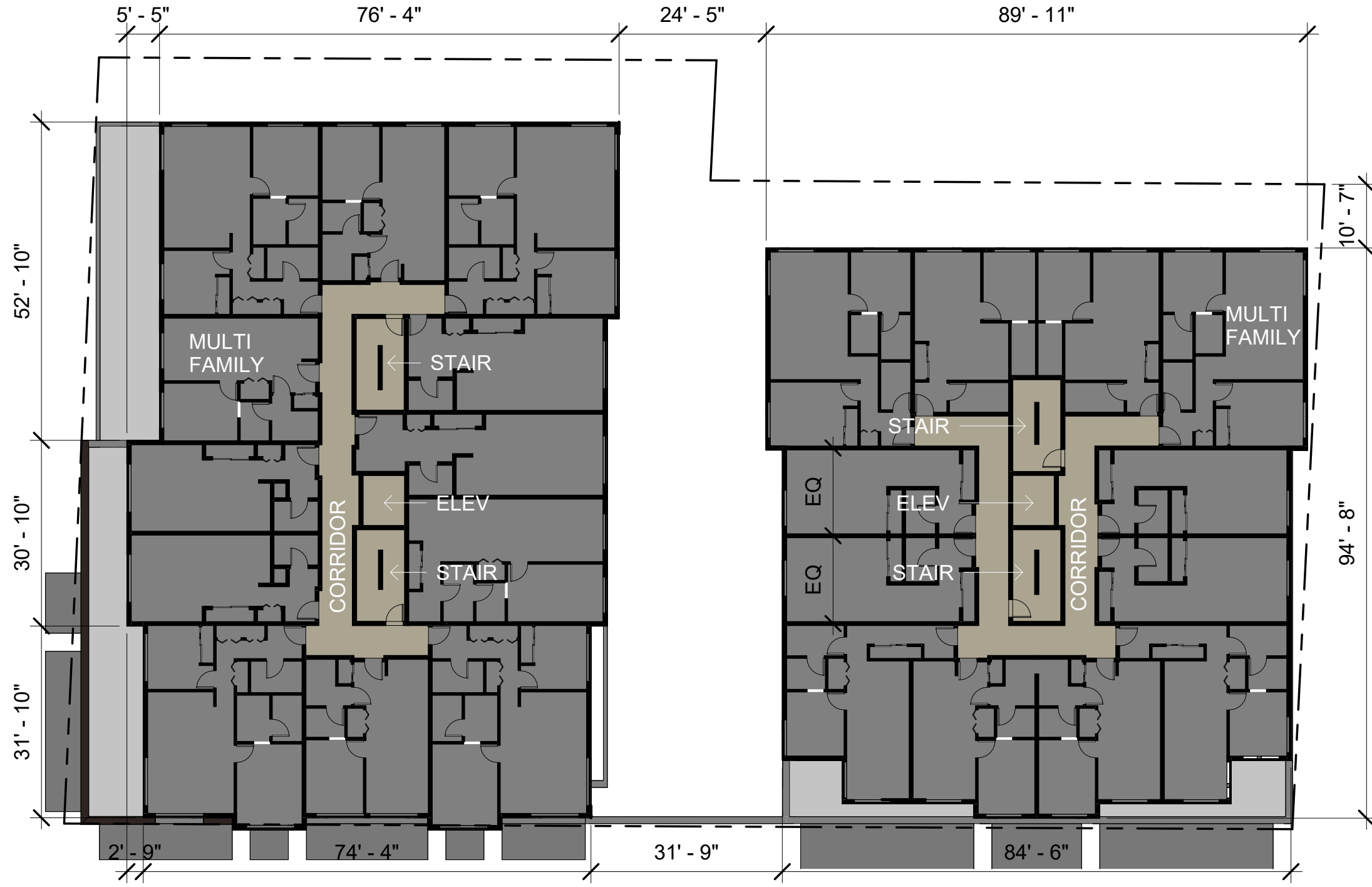
LEVEL 1
SCHEME 2

Issue Date: 10/7/21

EDG 3037961
 7617 35TH AVE SW



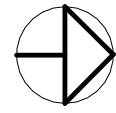
LEVEL 2



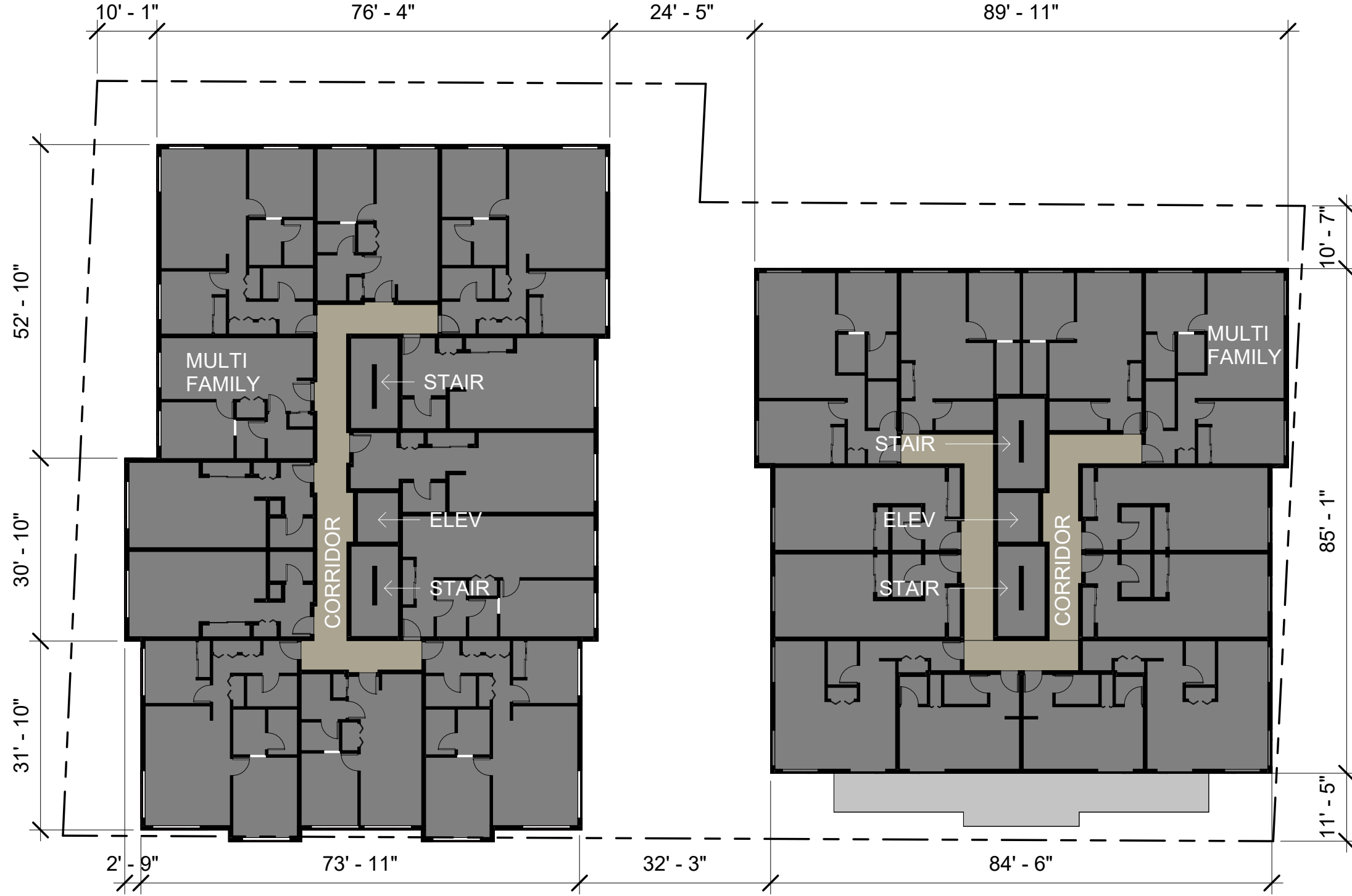
LEVEL 2 SCHEME 2

Issue Date: 10/7/21

EDG 3037961
7617 35TH AVE SW



LEVEL 4



LEVEL TYP. SCHEME 2

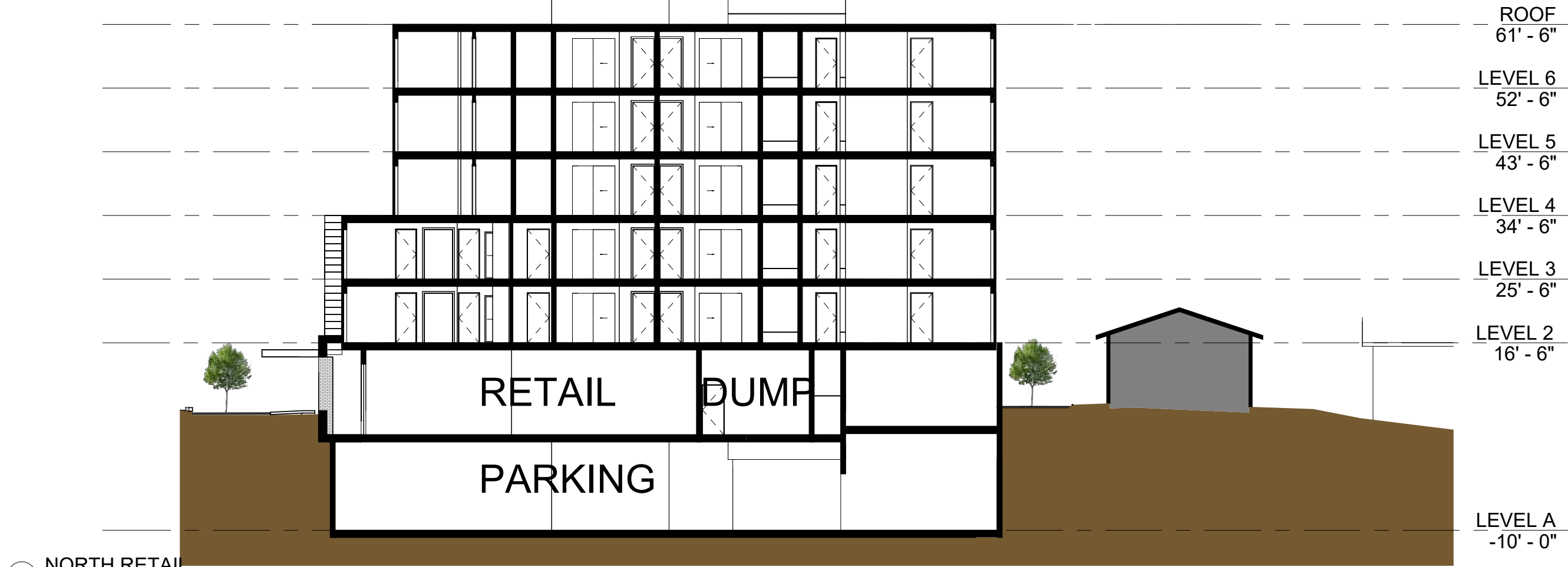
Issue Date: 10/7/21

EDG 3037961
7617 35TH AVE SW

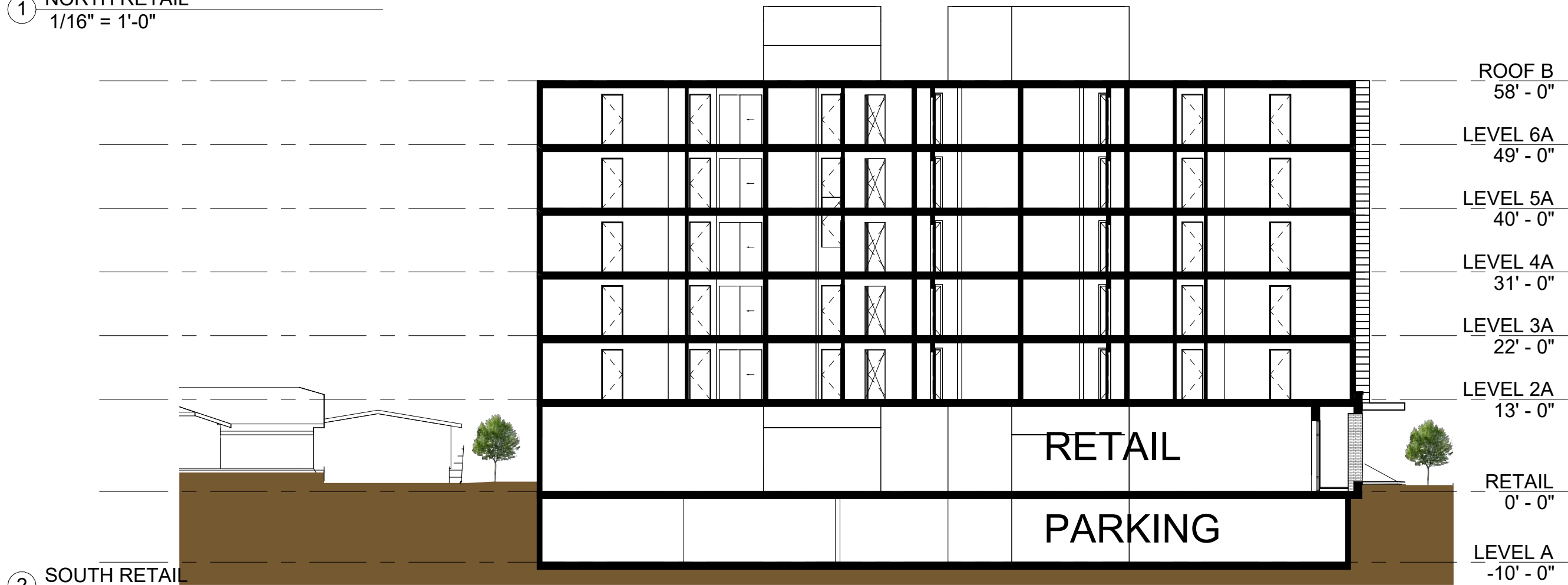
**SECTIONS
 SCHEME 2**

Issue Date: 10/7/21

EDG 3037961
 7617 35TH AVE SW



① NORTH RETAIL
 1/16" = 1'-0"



② SOUTH RETAIL
 1/16" = 1'-0"



SECTIONS
SCHEME 2

Issue Date: 10/7/21

EDG 3037961
7617 35TH AVE SW



LOOKING NORTH



ORTHO VIEW



LOOKING SOUTH

ORTHO VIEWS
SCHEME 2

Issue Date: 10/7/21

EDG 3037961
7617 35TH AVE SW



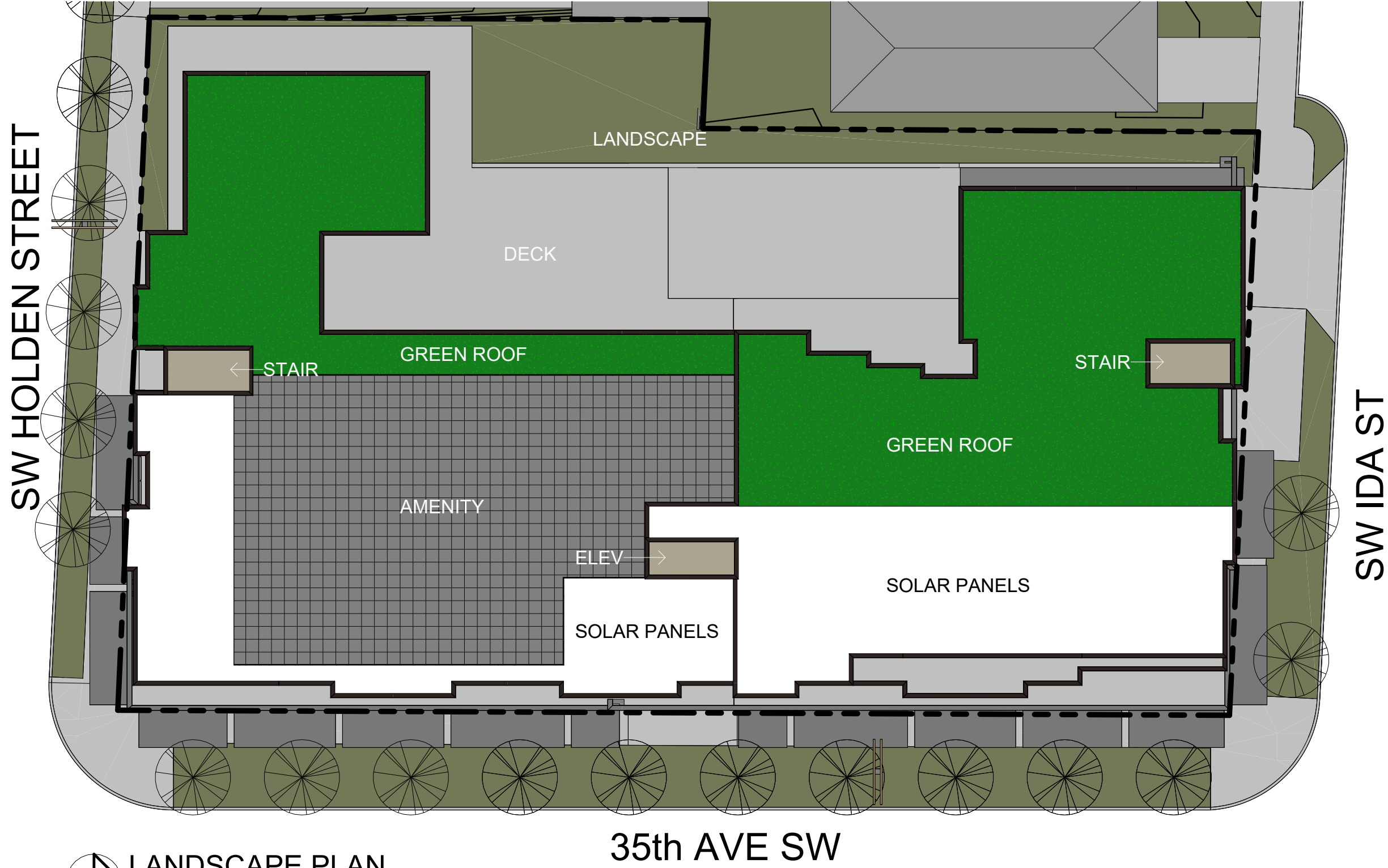
 **SITE PLAN**
1" = 30'-0"

**SITE PLAN
SCHEME 3**

Issue Date

EDG 3037961
7617 35TH AVE SW

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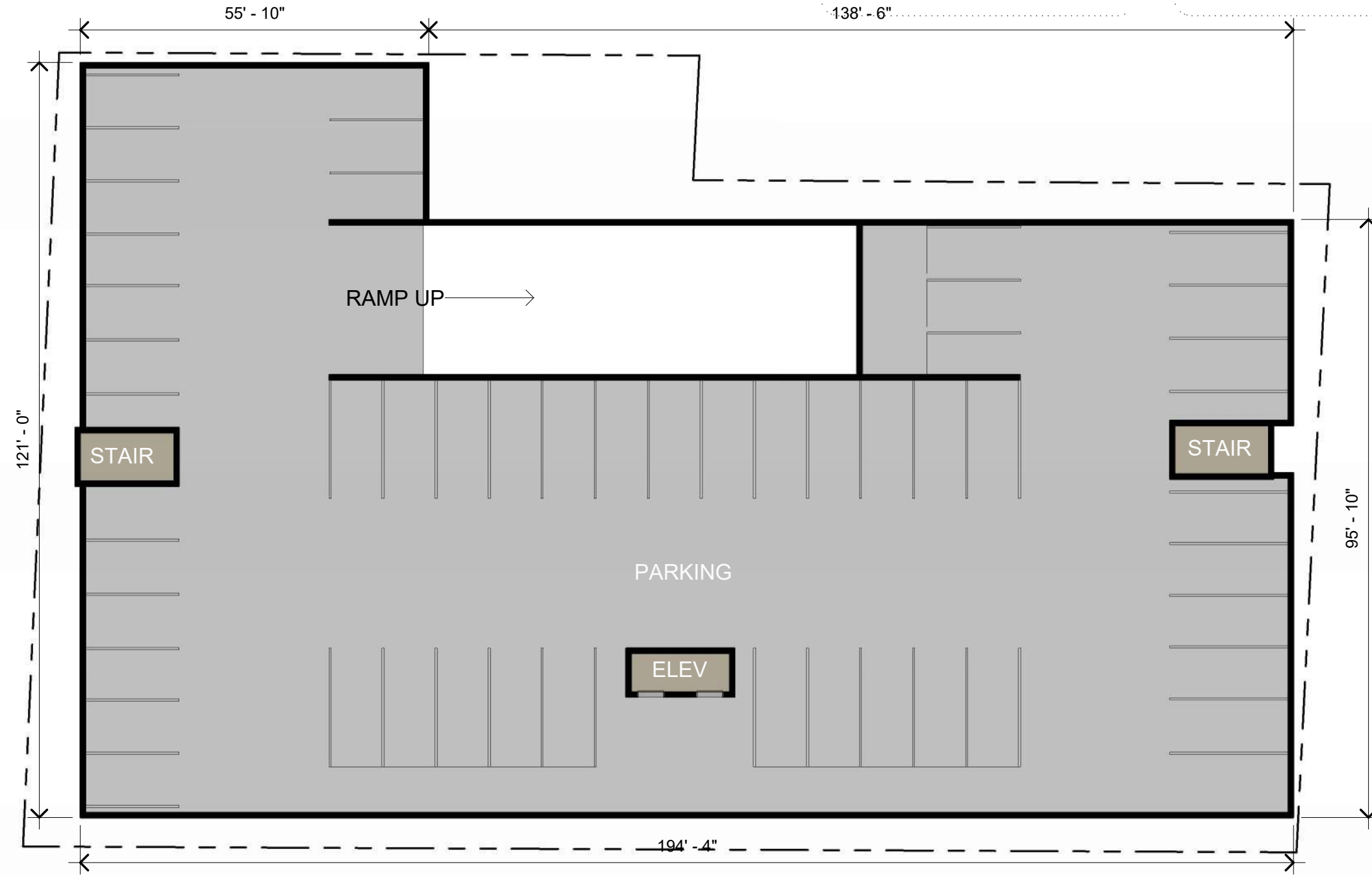
LANDSCAPE PLAN
1" = 20'-0"

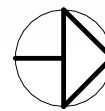
LANDSCAPE PLAN
SCHEME 3

EDG 3037961
7617 35TH AVE SW

Issue Date

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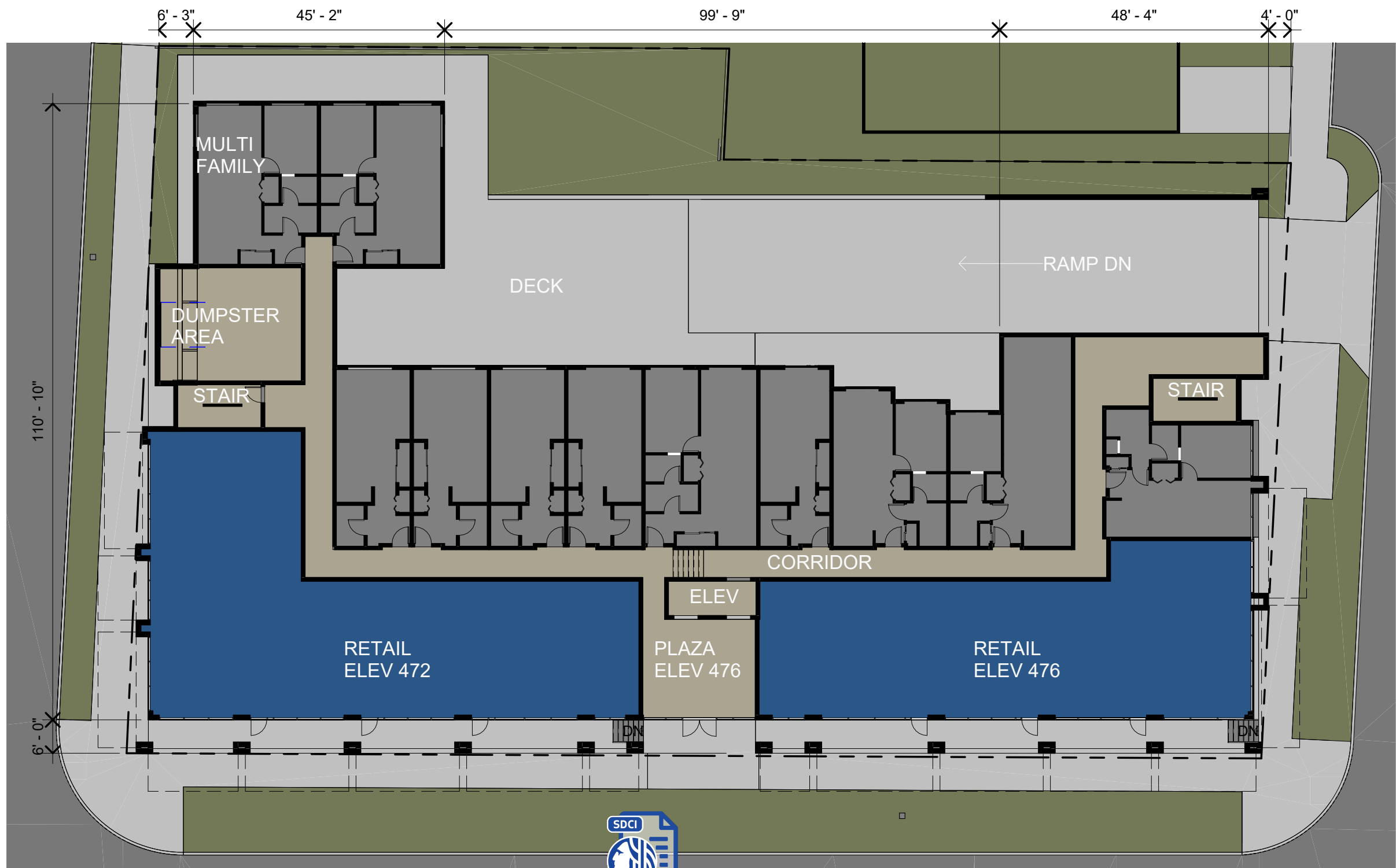


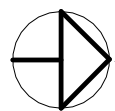

LEVEL A
 1" = 20'-0"

LEVEL A
SCHEME 3

Issue Date

EDG 3037961
7617 35TH AVE SW



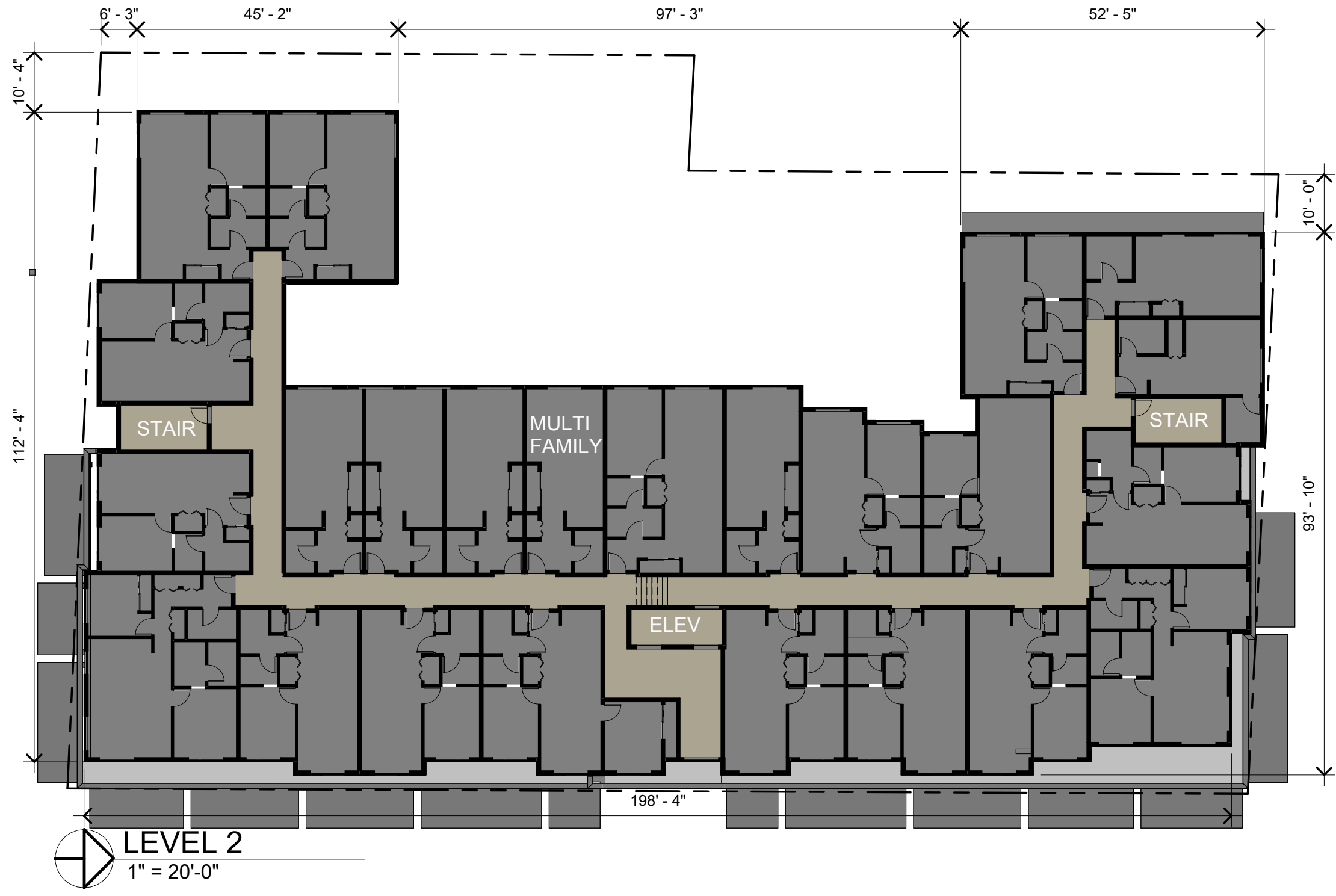
 LEVEL 1
1" = 20'-0"



RETAIL, LEVEL 1
SCHEME 3

EDG 3037961
7617 35TH AVE SW

Issue Date

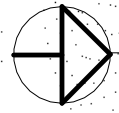


LEVEL 2
1" = 20'-0"

LEVEL 2
SCHEME 3

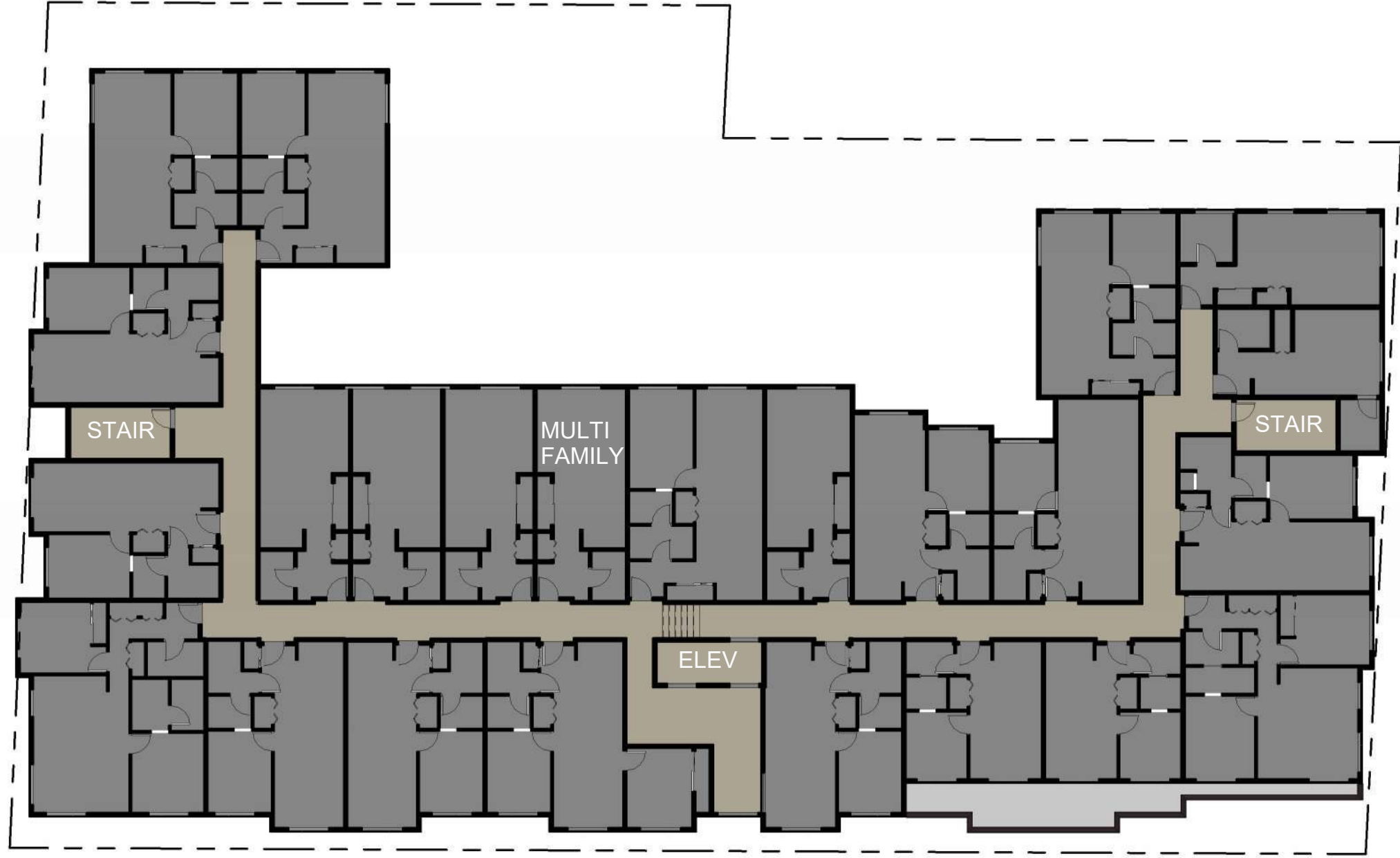
Issue Date

EDG 3037961
7617 35TH AVE SW



LEVEL 4

1" = 20'-0"

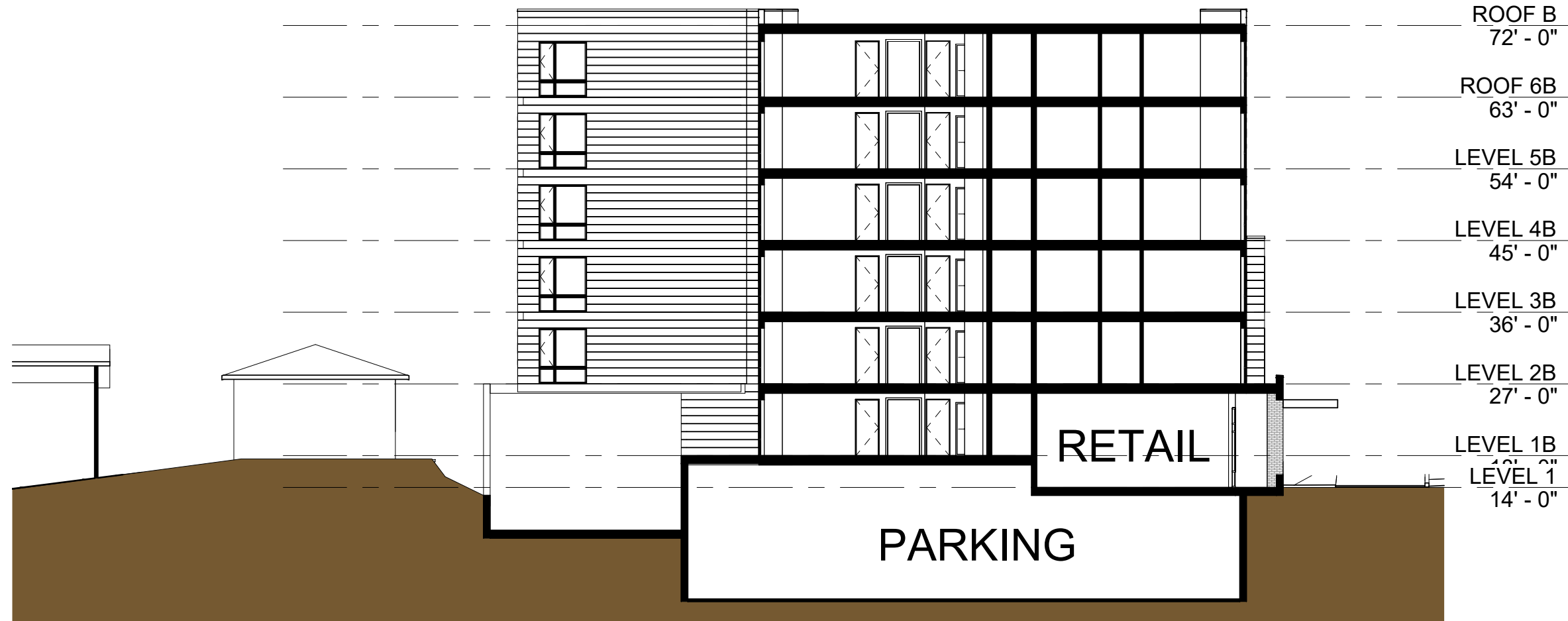


LEVEL TYP.
SCHEME 3

Issue Date

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7617 35TH AVE SW

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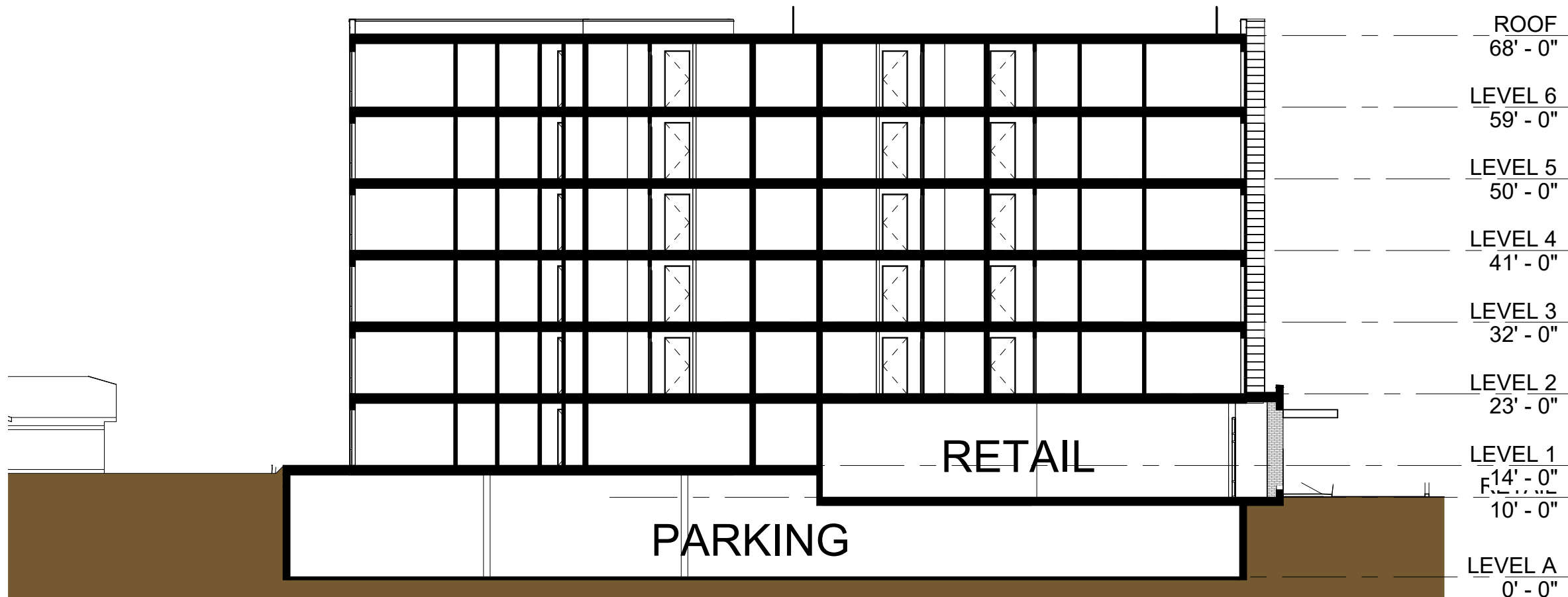


1 NORTH RETAIL
1/16" = 1'-0"

ROOF B
72' - 0"
ROOF 6B
63' - 0"
LEVEL 5B
54' - 0"
LEVEL 4B
45' - 0"
LEVEL 3B
36' - 0"
LEVEL 2B
27' - 0"
LEVEL 1B
14' - 0"
LEVEL 1
14' - 0"

PARKING

RETAIL



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

ROOF
68' - 0"
LEVEL 6
59' - 0"
LEVEL 5
50' - 0"
LEVEL 4
41' - 0"
LEVEL 3
32' - 0"
LEVEL 2
23' - 0"
LEVEL 1
14' - 0"
LEVEL 1
10' - 0"
LEVEL A
0' - 0"

PARKING

RETAIL

SECTION
SCHEME 3

Issue Date

EDG 3037961
7617 35TH AVE SW



**SECTION
SCHEME 3**

Issue Date

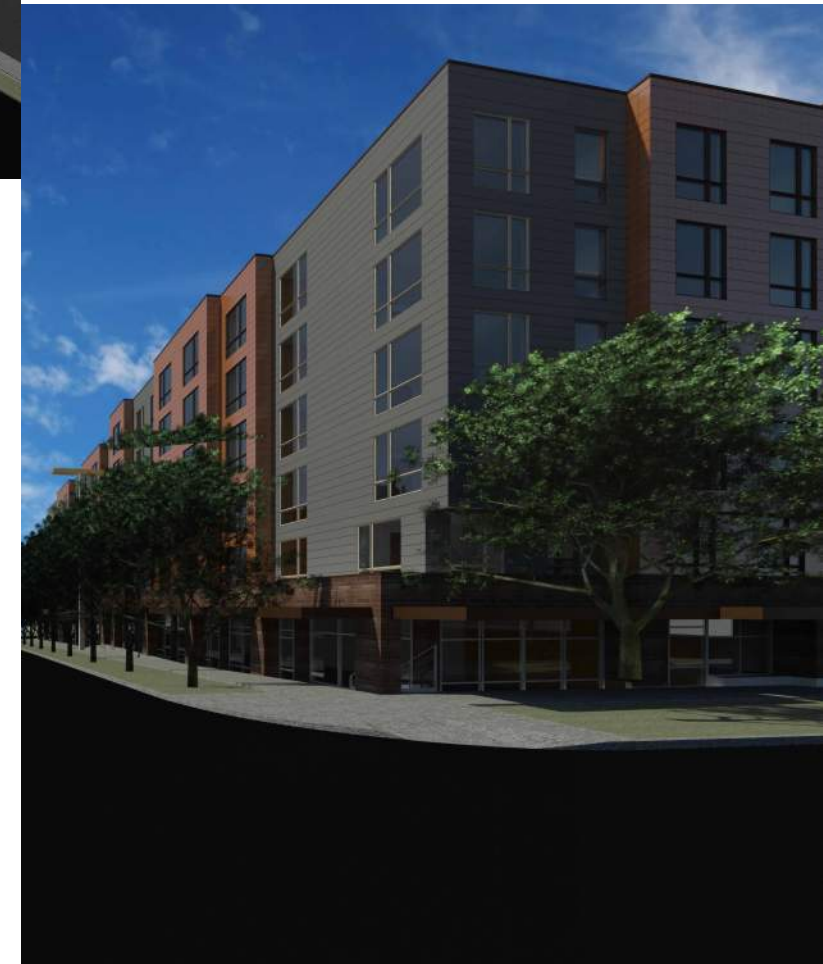
EDG 3037961
7617 35TH AVE SW



ORTHO VIEW



LOOKING NORTH



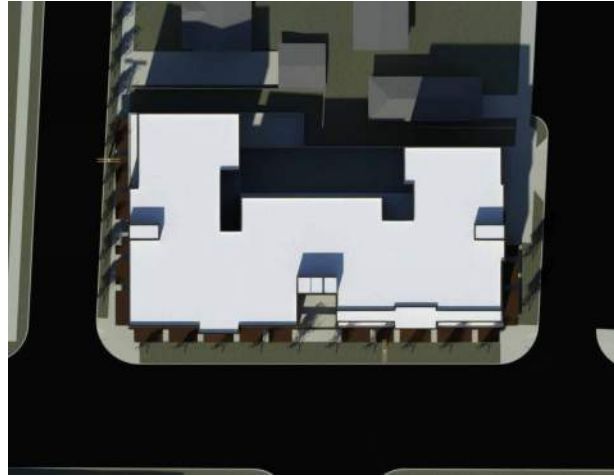
LOOKING SOUTH

ORTHO
SCHEME 3

Issue Date

EDG 3037961
7617 35TH AVE SW

SCHEME 1



9AM

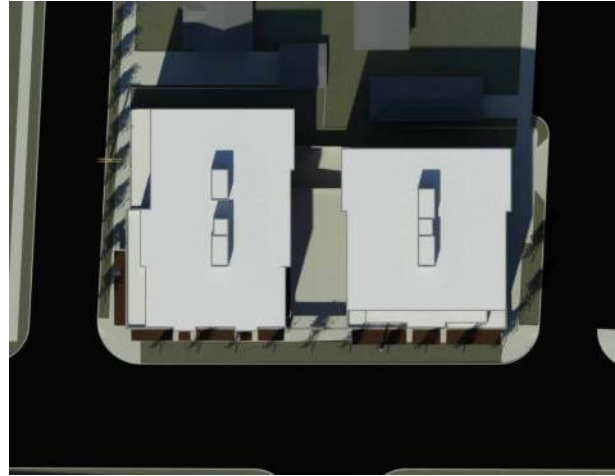


12PM



4PM

SCHEME 2



9AM

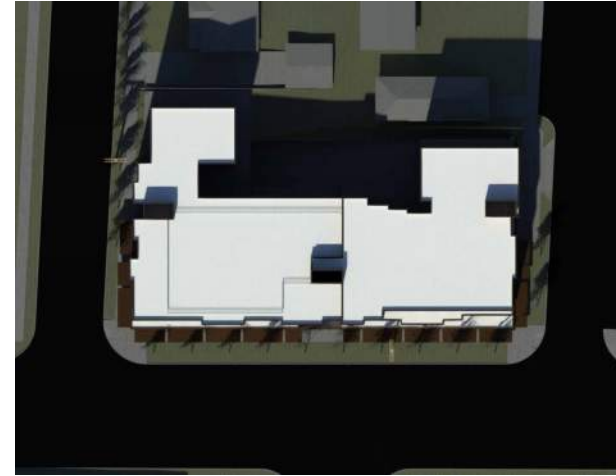


12PM



4PM

SCHEME 3



9AM



12PM

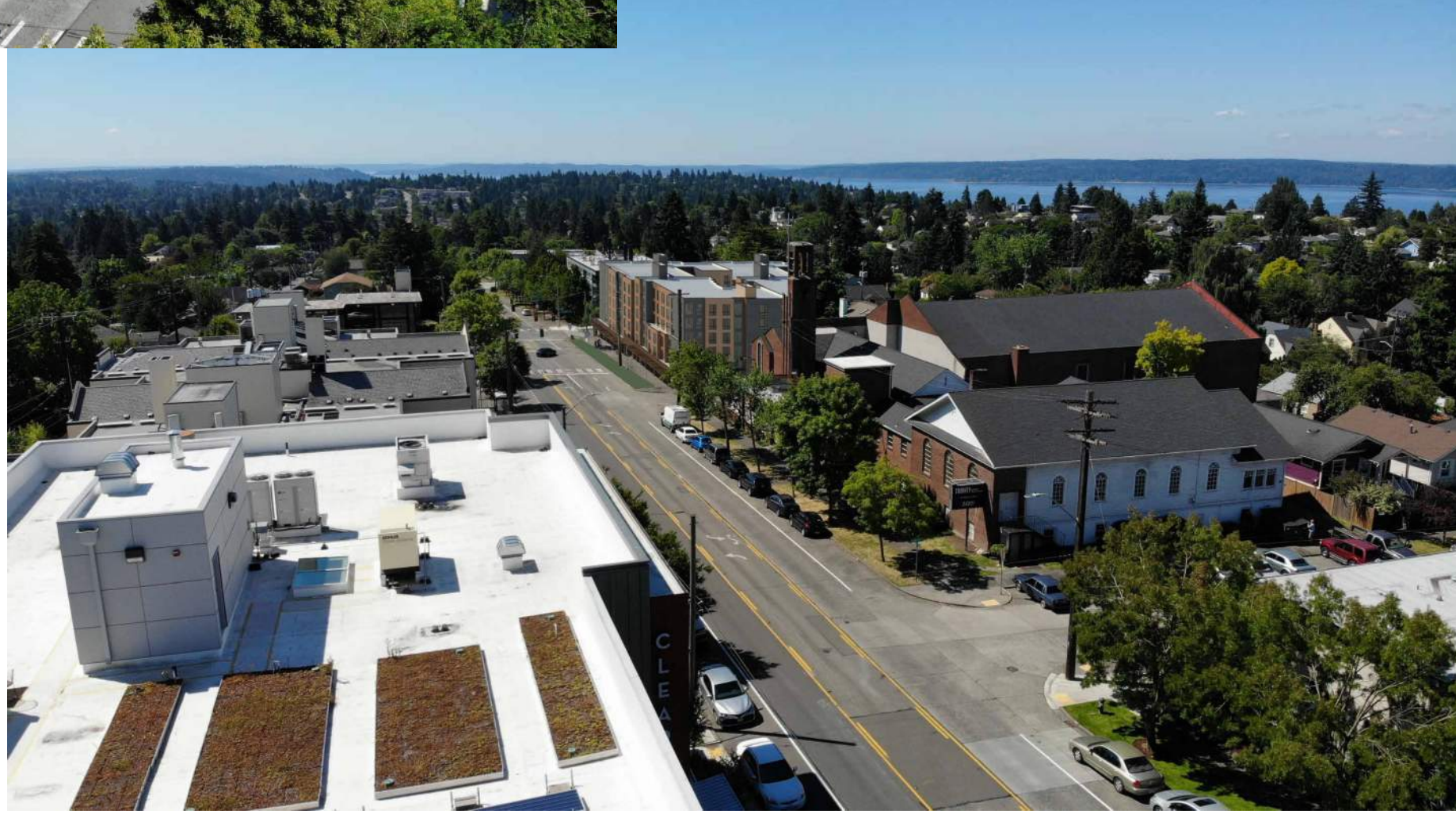


4PM

SHADOW STUDY

Issue Date: 10/5/21

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7617 35TH AVE SW



**AERIAL VIEW
SCHEME 3**

EDG 3037961
7617 35TH AVE SW

Issue Date

LDG

A R C H I T E C T S

LINARDIC DESIGN GROUP
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HOUSING FOR SENIORS BOTHELL



PINNACLE INTERNATIONAL BELLEVUE



SILVER CLOUD SEATTLE



MADISON LOFTS SEATTLE

LDG
 ARCHITECTS
 LINARDIC DESIGN GROUP
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 TELEPHONE 206-283-4764

PREVIOUS PROJECTS
 SCHEME 3

Issue Date

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