SITE INDEX:

PROJECT DATA:

OWNER:
ILIA KIRTSMAN
4258296777

ARCHITECT:
LDG ARCHITECTS
2062834764

CONSULTANTS

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:

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

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).
The following photos show the site’s existing conditions and surrounding context. The site slopes roughly 8’ from north to south. There are three buildings 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.
CONTEXT ANALYSIS
The neighborhood character is mostly apartment structures built 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.
10' SETBACK 13' ABOVE GRADE
10'X10' FROM SINGLE FAMILY SETBACK
15' POWERLINE SETBACK

10'X10' FROM SINGLE FAMILY SETBACK
15' POWERLINE SETBACK
10'X10' FROM SINGLE FAMILY SETBACK
The area within vicinity of this property has 4 predominant building types. Multistory apartments, fire station, gas station and office building.

BUILDING MATERIAL PRESENT IN THE VICINITY TO BE INCORPORATED INTO PROPOSED PROJECT. BRICK AT THE RETAIL LEVEL CEMENTITIOUS PANELS AT UPPER LEVELS.
Contact Us: Illa Kertsman
Email | Correo electrónico: ikertsman@gmail.com
Contáctanos: 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.

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

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:

[Blank space for postal service]
OUTREACH SUMMARY:

PROVIDE MORE PARKING AND DO NOT ELIMINATE ANY STREET PARKING.

OUTREACH SUMMARY:

PROVIDE MORE PARKING AND DO NOT ELIMINATE ANY STREET PARKING.
# ZONING TABLE

<table>
<thead>
<tr>
<th>APPLICABLE ZONING SMC-SECTION SUB-SECTION REQUIREMENT</th>
<th>OPTION 1</th>
<th>OPTION 2</th>
<th>OPTION 3</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Uses Permitted</strong></td>
<td>23.47A.004 Table A Eating and Drinking Establishments, Office, Sales and Service, Live Work Units, Residential Uses, Lodging: Permitted</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Street-Level Uses</strong></td>
<td>23.47A.005 C.1 &amp; D.1 The site is located at the edge of the designated 'pedestrian-designated zone' immediately to the south. Eating &amp; Drinking, entertainment, hotels, offices, parks, retail, &amp; sales, are allowed. Residential is also allowed.</td>
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<tr>
<td><strong>Street-level Development Standards</strong></td>
<td>23.47A.008 A.1 Applies for structures in NC-zones</td>
<td></td>
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<tr>
<td></td>
<td>A.2.b Blank street facing facades between 2 feet &amp; 8 feet shall not be more than 20 feet in length</td>
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<tr>
<td></td>
<td>A.2.c Total blank facades shall not exceed 40% of the width of the street facing facade of the structure</td>
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<td></td>
<td>A.3 Street level, street facing facades shall be within 10 of the street properly line, unless wider sidewalks, plazas, or other approved spaces are provided.</td>
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<tr>
<td></td>
<td>B.2.a 60% of street facing facades between 2 feet &amp; 6 feet shall be transparent</td>
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<td></td>
<td>B.3.a Non-residential uses &gt; 600 SF shall extend an average depth of at least 30 feet and a minimum depth of 15 feet from the street-level street-facing facade</td>
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<td></td>
<td>B.4 Non-residential uses at street level shall have a floor-to-floor height of at least 13 feet</td>
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<td></td>
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<tr>
<td><strong>Structure Height</strong></td>
<td>23.47A.012 A 55 feet</td>
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<tr>
<td><strong>Floor Area Ratio</strong></td>
<td>23.47A.013 Table A FAR limit outside Station Area Overlay District: 3.75</td>
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<tr>
<td><strong>Landscaping</strong></td>
<td>23.47A.016 A.2 Green factor of 0.3 required</td>
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</tr>
<tr>
<td></td>
<td>A.1 Street Trees are required</td>
<td></td>
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<tr>
<td><strong>Light and Glare Standards</strong></td>
<td>23.47A.022 A Exterior lighting must be shielded and directed away from adjacent uses</td>
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<tr>
<td></td>
<td>B Interior lighting in parking garages must be shielded to minimize nighttime glare affecting nearby uses</td>
<td></td>
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<tr>
<td><strong>Amenity Area</strong></td>
<td>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.</td>
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<tr>
<td></td>
<td>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.</td>
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<tr>
<td><strong>Required Parking</strong></td>
<td>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</td>
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<td>Table B, M Non-residential uses in urban villages that are not within an urban center or the Station Area Overlay District, if the residential use is located within a frequent transit service area. = No minimum requirement</td>
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<td><strong>Required Bicycle Parking</strong></td>
<td>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 &amp; 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 short-term; Provided spaces: 59 long-term, 4 short-term [Option 3])</td>
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<tr>
<td><strong>Trash Storage</strong></td>
<td>23.54.040 Table A Residential development: 51-150 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)]</td>
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<td>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.</td>
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<tr>
<td></td>
<td>E Trash storage shall not be between building and the street</td>
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</tbody>
</table>
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 all south and west elevation sides. The project is also maximized natural light and air.

C. TOPOGRAPHY

The site is relatively flat with an approximate 2-foot slope from east to west. The slope is oriented to the north and south. There are no significant hills or hard features present on the site or within the vicinity of the site.

CSE 
URBAN PATTERNS AND FORM

A. LOCATION IN THE CITY AND NEIGHBORHOOD

The site is located at the southwest corner of 35th Ave SW and SW Holden St. It is within the immediate vicinity of the broader architectural context and character of the neighborhood. It is consistent with the proposal providing an approach to massing that is contemporary and introduced to the west side and solid wall on the north side. The adjacent fire station to the east and Clearview in evolving neighborhood. It is consistent with the proposal providing an approach to massing that is contemporary and introduced to the west side and solid wall on the north side. The adjacent fire station to the east and Clearview in evolving neighborhood. It is consistent with the proposal providing an approach to massing that is contemporary and introduced.

B. ADJACENT SITES, STREETS, AND OPEN SPACES

The proposal is located at the corner of 35th Ave SW and SW Holden St. The adjacent fire station to the west side and solid wall on the north side. The adjacent fire station to the east and Clearview in evolving neighborhood. It is consistent with the proposal providing an approach to massing that is contemporary and introduced.

C. TOPOGRAPHY

The site is relatively flat with an approximate 2-foot slope from east to west. The slope is oriented to the north and south. There are no significant hills or hard features present on the site or within the vicinity.

CSE2 
URBAN PATTERNS AND FORM

A. LOCATION IN THE CITY AND NEIGHBORHOOD

The site is located at the southwest corner of 35th Ave SW and SW Holden St. It is within the immediate vicinity of the broader architectural context and character of the neighborhood. It is consistent with the proposal providing an approach to massing that is contemporary and introduced to the west side and solid wall on the north side. The adjacent fire station to the east and Clearview in evolving neighborhood. It is consistent with the proposal providing an approach to massing that is contemporary and introduced.

B. ADJACENT SITES, STREETS, AND OPEN SPACES

The proposal is located at the corner of 35th Ave SW and SW Holden St. The adjacent fire station to the west side and solid wall on the north side. The adjacent fire station to the east and Clearview in evolving neighborhood. It is consistent with the proposal providing an approach to massing that is contemporary and introduced.

C. TOPOGRAPHY

The site is relatively flat with an approximate 2-foot slope from east to west. The slope is oriented to the north and south. There are no significant hills or hard features present on the site or within the vicinity.

CSE3 
URBAN PATTERNS AND FORM

A. LOCATION IN THE CITY AND NEIGHBORHOOD

The site is located at the southwest corner of 35th Ave SW and SW Holden St. It is within the immediate vicinity of the broader architectural context and character of the neighborhood. It is consistent with the proposal providing an approach to massing that is contemporary and introduced to the west side and solid wall on the north side. The adjacent fire station to the east and Clearview in evolving neighborhood. It is consistent with the proposal providing an approach to massing that is contemporary and introduced.

B. ADJACENT SITES, STREETS, AND OPEN SPACES

The proposal is located at the corner of 35th Ave SW and SW Holden St. The adjacent fire station to the west side and solid wall on the north side. The adjacent fire station to the east and Clearview in evolving neighborhood. It is consistent with the proposal providing an approach to massing that is contemporary and introduced.

C. TOPOGRAPHY

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CSE4 
URBAN PATTERNS AND FORM

A. LOCATION IN THE CITY AND NEIGHBORHOOD

The site is located at the southwest corner of 35th Ave SW and SW Holden St. It is within the immediate vicinity of the broader architectural context and character of the neighborhood. It is consistent with the proposal providing an approach to massing that is contemporary and introduced to the west side and solid wall on the north side. The adjacent fire station to the east and Clearview in evolving neighborhood. It is consistent with the proposal providing an approach to massing that is contemporary and introduced.

B. ADJACENT SITES, STREETS, AND OPEN SPACES

The proposal is located at the corner of 35th Ave SW and SW Holden St. The adjacent fire station to the west side and solid wall on the north side. The adjacent fire station to the east and Clearview in evolving neighborhood. It is consistent with the proposal providing an approach to massing that is contemporary and introduced.

C. TOPOGRAPHY

The site is relatively flat with an approximate 2-foot slope from east to west. The slope is oriented to the north and south. There are no significant hills or hard features present on the site or within the vicinity.

CSE5 
URBAN PATTERNS AND FORM

A. LOCATION IN THE CITY AND NEIGHBORHOOD

The site is located at the southwest corner of 35th Ave SW and SW Holden St. It is within the immediate vicinity of the broader architectural context and character of the neighborhood. It is consistent with the proposal providing an approach to massing that is contemporary and introduced to the west side and solid wall on the north side. The adjacent fire station to the east and Clearview in evolving neighborhood. It is consistent with the proposal providing an approach to massing that is contemporary and introduced.

B. ADJACENT SITES, STREETS, AND OPEN SPACES

The proposal is located at the corner of 35th Ave SW and SW Holden St. The adjacent fire station to the west side and solid wall on the north side. The adjacent fire station to the east and Clearview in evolving neighborhood. It is consistent with the proposal providing an approach to massing that is contemporary and introduced.

C. TOPOGRAPHY

The site is relatively flat with an approximate 2-foot slope from east to west. The slope is oriented to the north and south. There are no significant hills or hard features present on the site or within the vicinity.
<table>
<thead>
<tr>
<th>Scheme</th>
<th>Concept</th>
<th># Units</th>
<th>Amenity SF (Outdoor)</th>
<th>Commercial/Live Work SF</th>
<th>Parking Stalls</th>
<th>Bike Stalls</th>
<th>Far SF</th>
<th>GFA SF</th>
<th>Opportunities</th>
<th>Constraints</th>
<th>Code Compliance</th>
</tr>
</thead>
</table>
| Scheme 1        | Orient to 35th Ave SW                                                   | 130     | 4,000                | 6,906                   | 53             | As Required Per Code           | 89,000  | 112,700 | • 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                                                                                                                                                     | • Residential units are facing inward thus minimizing view of Olympic.   | Yes             |
| Scheme 2        | 2 building scheme above the podium                                      | 120     | 4,000                | 8,230                   | 51             | As Required Per Code           | 87,300  | 112,700 | • Two building scheme above podium deck reduces the overall scale of the project.  
• Plaza entry for the residential tenants  
• 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                                                                                     | • Additional elevators and stairs required                              | Yes             |
| Scheme 3 (Preferred) | Orient to 35th Ave SW with plaza                                         | 131     | 4,000                | 5,236                   | 49             | As Required Per Code           | 89,100  | 113,200 | • Residential units are facing inward thus minimizing view of Olympic.  
• Additional elevators and stairs required                                                                                                                                                                                      | Yes                                                                       | Yes             |