

WRITTEN NARRATIVE

LOCATION	355 E. SUNSET WAY, ISSAQUAH WA.
PARCEL NUMBER	342406-9096
TOTAL SITE AREA	13,200 SQ. FT. (0.303 ACRES)
ZONING	MF-H MULTI-FAMILY HIGH (29 DU/ACRE)
MAX DU / ACRE	29 DU / 0.303 ACRES = 8.787 UNITS

THE SITE IS LOCATED AT 355 E. SUNSET WAY, ISSAQUAH WA.
 ZONING FOR THE PROPERTY IS MF-H, MULTI-FAMILY (HIGH) RESIDENTIAL ALLOWING A DENSITY OF 29 UNITS PER ACRE. THIS WOULD ALLOW A TOTAL OF 8.787 UNITS ON THE SITE. PROPOSED UNIT COUNT WILL BE 7 UNITS

THE CURRENT SINGLE FAMILY (ONE STORY CIRCA 1936) WOULD BE DEMOLISHED.

AT AN AVERAGE OF 2 CARS PER UNIT, THE EXISTING DEVELOPMENT WOULD REQUIRE 14 OVERALL SPACES.

THE PROPOSED BUILDING WILL BE CONSTRUCTED AS A 4 STORY BUILDING AND CONSIST OF 2 TYPES OF OCCUPANCIES. THE FIRST FLOOR OF THE PROPOSED STRUCTURE WILL CONTAIN THE VEHICLE PARKING (GARAGE) TYPE I-A (FULL NFPA 13 DRY SPRINKLERED SYSTEM). THE REMAINING 3 FLOORS WILL CONSIST OF WOOD FRAME CONSTRUCTION TYPE V-A CONSTRUCTION AND SPRINKLERED (NFPA 13-R).

DEVELOPMENT OBJECTIVES IS TO CREATE GREATER RESIDENTIAL DENSITY WITHIN THE ORIGINAL TOWNSHIP OF THE CITY OF ISSAQUAH WHILE STILL HAVING A WARM AN INVITING CHARACTER THAT FITS IN WITH EVOLVING DESIGN CHARACTERISTICS OF THE GROWING COMMUNITY. THE PROJECTS MAIN ENTRY WILL BE OFF E. SUNSET WAY AND PARKING AND TRAFFIC WILL BE ROUTED BEHIND THE BUILDING OFF THE EXISTING ALLEY.

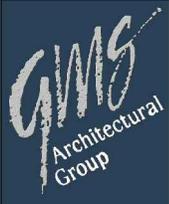
DEVELOPMENT STANDARDS WILL BE COMPATIBLE WITH THE SCALE AND CHARACTER OF THE COMMUNITY IN WHICH IT IS LOCATED AS WELL AS PROVIDE GREATER OPPORTUNITY FOR AN URBANIZED LIFESTYLE THAT IS LOCATED CLOSE TO AMENITIES WITHIN THE CITY. TO REDUCE THE SCALE AND EMPHASIZE IT'S IMPORTANCE, THERE WILL BE SETBACKS AND BUILDING MODULATIONS TO BREAK UP THE EXTERIOR AND GIVE IT A MORE RESIDENTIAL FEEL.

THE SITE REQUIRES A LOT IMPERVIOUS AREA NO GREATER THAN 50% OF THE SITE. THE PROJECT CURRENTLY MAINTAINS A 49.50% IMPERVIOUS COVERAGE CONSISTING OF GARAGE FOOTPRINT, CONCRETE SIDEWALKS AND VEHICLE DRIVEWAYS.

BUILDING HEIGHT LIMIT FOR THE CURRENT ZONING IS SET AT A 40'-0" MAX.

CURRENT DESIGN AS PROPOSED WILL REQUIRE AN ADMINISTRATIVE ADJUSTMENT OF STANDARDS FOR HEIGHT TO ALLOW AN INCREASE OF 5'-10" +/- TO THE OVERALL HEIGHT. THE CURRENT CONCEPTUAL DESIGN FOR THE BUILDING GIVES A MORE DOMINANT 4 STORIES (NORTH ELEVATION) FRONTING E. SUNSET WHICH FITS IN TO THE NEIGHBORING PROJECTS BUILT IN THE LAST DECADE WHILE DECREASING THE HEIGHT AT THE REAR TO 2 STORIES OFF THE ALLEY WHICH SEPARATES THE MULTIFAMILY ZONE FROM SINGLE FAMILY DUPLEX ZONE (SF-D 7.26 DU/ACRE). THE MAXIMUM BUILDING HEIGHT FOR THE FIRST 30 FEET FROM THE ALLEY PROPERTY LINE IS UNDER THE 30 FOOT MAX BUILDING HEIGHT OF THE ADJOINING LOWER DENSITY RESIDENTIAL ZONE PER IMC 18.07.300.

THE EXTERIOR FINISHES OF THE RESIDENTIAL PORTION WILL CONSIST OF FIBER CEMENT BEVELED SIDING AND BOARD AND BATTEN. THE PARKING STRUCTURE WILL PREDOMINANTLY BE CONSTRUCTED USING CMU BLOCKS WITH VARYING TEXTURE AND/OR COLOR. VINYL WINDOWS AND ASPHALT COMPOSITION ROOF SHINGLES WILL BE USED AND WILL MAINTAIN THE VISUAL CUES OF THE SURROUNDING STREETSAPES. THE BUILDING WILL HAVE SOME SHALLOW JULIET BALCONIES WITH METAL RAILINGS AND 6' SLIDING DOORS AS WELL AS DECKS (PRIVATE OPEN SPACE) FOR EACH UNIT.

<p>SUNSET 7 APARTMENTS PROJECT ADDRESS: 355 E. SUNSET WAY ISSAQUAH, WASHINGTON</p> <hr/> <p>CLIENT: THICK BRICK, LLC 19538 SE 51ST STREET ISSAQUAH, WA 98027</p> <p>CONTACT: D.J. LOVERIDGE</p>	<p>PROJECT NARRATIVE (8.5X11)</p>	DATE: 3/15/2016	
		REVISION DATE:	
1804 136th Place NE Ste. 1, Bellevue, WA 98005 PH (425) 644-1446 Fax 644-1921		JOB #: X\1422_12 IBC_MF-ISSAQUAH\ISSAQUAH APARTMENTS\SHEETS\SITE DEVELOPMENT PERMIT SUBMISSION\11 COVER SHEET	
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DESIGN CRITERIA NARRATIVE

THE GUIDELINES SET FORTH IN THE OLDE TOWN DESIGN STANDARDS ARE TO INTENDED TO ACHIEVE A CONTINUITY WITH A VISION FOR ALL FUTURE DEVELOPMENT AND TO "ENHANCE THE TRADITIONAL DOWNTOWN CORE AND HISTORIC AREA BY EMPHASIZING COMPLEMENTARY ARCHITECTURE, LANDSCAPE AND SITE DESIGN STANDARDS."

THE PROPOSED BUILDING WILL ENHANCE THE NEIGHBOR HOOD BY PROVIDING A ENGAGING STREET EDGE ON ALL 4 SIDES OF THE PROPERTY. THE PEDESTRIAN FRIENDLY STREET FRONT AND THE HIDDEN PARKING WITHIN A 1ST STORY GARAGE AS WELL AS PROVIDING EXTERIOR PARKING AT THE REAR OF THE BUILDING OFF THE ALLEY PLACES FOCUS ON THE BUILDING AND LANDSCAPING AS INTENDED BY THE OLDE TOWN STANDARDS..

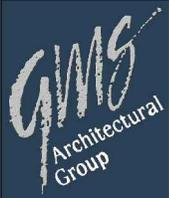
THE SCALE OF THE BUILDING IS BROKEN DOWN INTO SMALLER SCALE COMPONENTS BY MODULATION OF WALLS AND ROOFS AROUND THE ENTIRE BUILDING. ALSO THE BUILDING STEPS BACK AS THE BUILDING GROWS IN HEIGHT TO LESSEN THE SCALE OF THE STRUCTURE AND GIVES A MORE RESIDENTIAL SMALL TOWN FEEL CONSISTENT WITH THE SCALE OF OLDE TOWN.

LANDSCAPING WILL ACCENTUATE AND SOFTEN THE PROPOSED NEW STRUCTURE AND WILL PROVIDE NOT ONLY NEW TREES AND SHRUBS BUT ALSO OPEN SPACE AND RAISED GARDENING BEDS FOR FUTURE RESIDENCE WHERE THEY CAN GATHER AND INTERACT WITH EACH OTHER AS WELL AS IT WILL ENCOURAGE A SENSE OF OWNERSHIP IMPORTANT TO THE DESIGN STANDARDS.

THE MAIN FRONT ELEVATIONS OFF OF E. SUNSET WAY WAS DESIGNED TO PROVIDE AS MUCH GROUND FLOOR TRANSPARENCY AS POSSIBLE WHICH WILL ENHANCE THE OLDE TOWN COMMUNITY AND PROVIDE A MORE PEDESTRIAN FRIENDLY EXPERIENCE AS THE PUBLIC PASSES BY THE PROJECT. THIS WILL BE ACCOMPLISHED BY PROVIDING STOREFRONT GLAZING IN COMBINATION WITH TRANSPARENT WINDOWS. A PROMINENT AND EASILY RECOGNIZED ENTRY PORTICO WELCOMES ALL HABITANTS AND GUEST TO THE NEW BUILDING AS WELL AS PROVIDE A CLEARLY DEFINED WELCOMING SAFE ENTRY FOR GUESTS FROM THE SIDEWALK INTO THE BUILDING.

THE ELEVATOR TOWER THAT IS LOCATED ON THE NORTHEAST CORNER OF THE SITE WILL ACT AS A MARKING GATEWAY TO THE NEIGHBORING COMMUNITY AND WILL GIVE THE ENTRY PROMINENCE AND ARCHITECTURAL EXPRESSION THAT IS IMPORTANT TO THE OLDE TOWN DESIGN GUIDELINES.

THE EXTERIOR FINISHES OF THE RESIDENTIAL PORTION WILL CONSIST OF FIBER CEMENT BEVELED SIDING AND BOARD AND BATTEN. THE PARKING STRUCTURE WILL PREDOMINANTLY BE CONSTRUCTED USING CMU BLOCKS WITH VARYING TEXTURE AND/OR COLOR. VINYL WINDOWS AND ASPHALT COMPOSITION ROOF SHINGLES WILL BE USED AND WILL MAINTAIN THE VISUAL CUES OF THE SURROUNDING STREETSAPES. THE BUILDING WILL HAVE SOME SHALLOW JULIET BALCONIES WITH METAL RAILINGS AND 6' SLIDING DOORS AS WELL AS DECKS (PRIVATE OPEN SPACE) FOR EACH UNIT. THE MATERIALS AND TEXTURES WILL ENCOURAGE CREATIVE EXPRESSIONS THROUGH DIVERSITY OF ARCHITECTURAL STYLES THAT ENLIVEN THE STREETSAPES AS INTENDED BY THE DESIGN CRITERIA OF OLDE TOWN.

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