

OCTOBER 3, 2019

DESIGN UPDATE

Everett YMCA, Addition & Rockefeller Site

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PROJECT DESCRIPTION

The proposed project contains a multi-family renovation and 5 story addition of the historic YMCA building. There is also a proposed 10 story mixed use building with 3 stories of underground parking across Rockfeller. The full campus will consist of 250 apartments and 215 parking spaces.

PROJECT TEAM

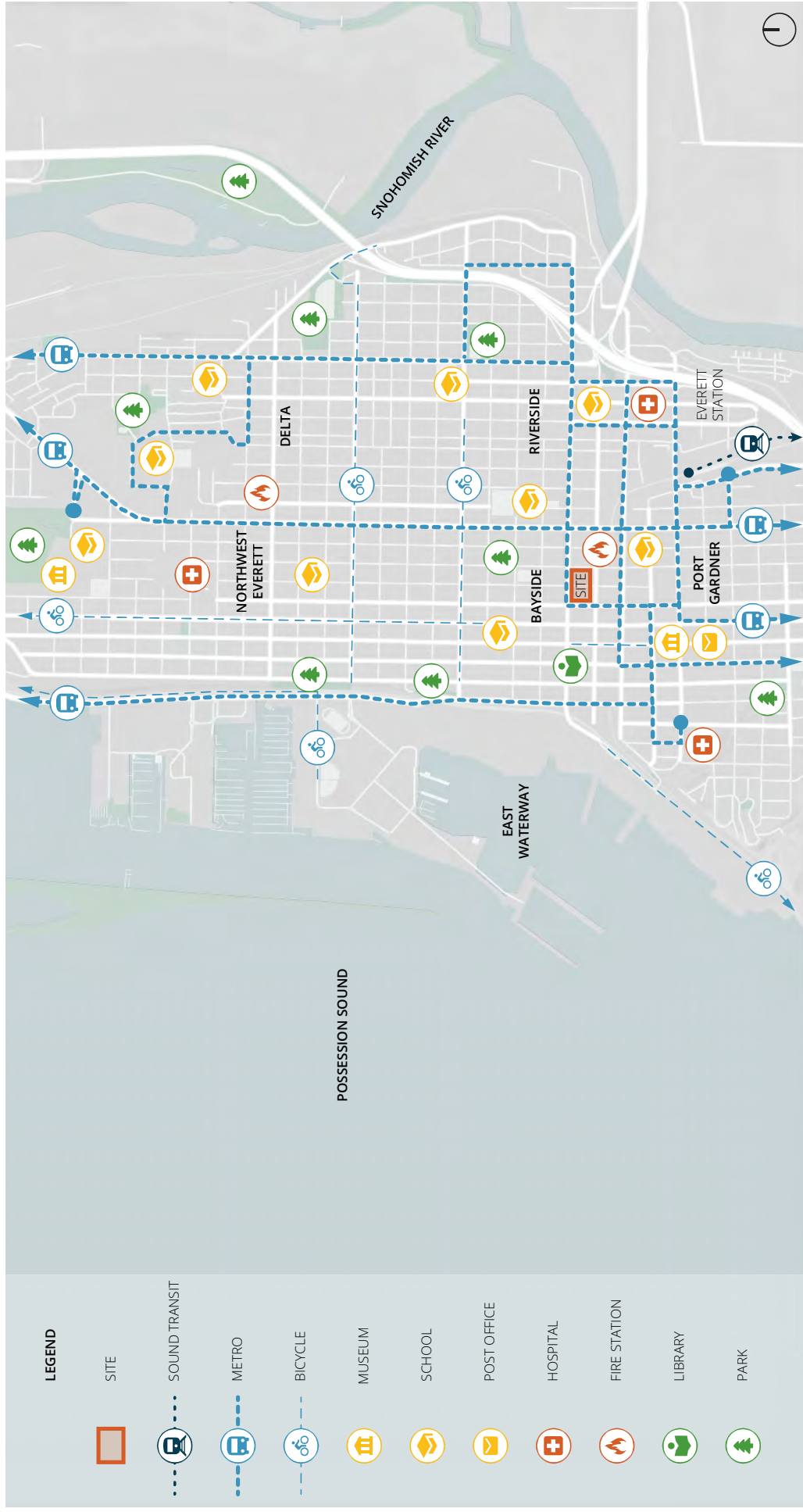
Owner: Opportunity Zone Development
1420 Fifth Avenue, Suite 2200
Seattle, WA 98101

Architect: CLARK | BARNES
1401 West Garfield Street
Seattle, WA 98106

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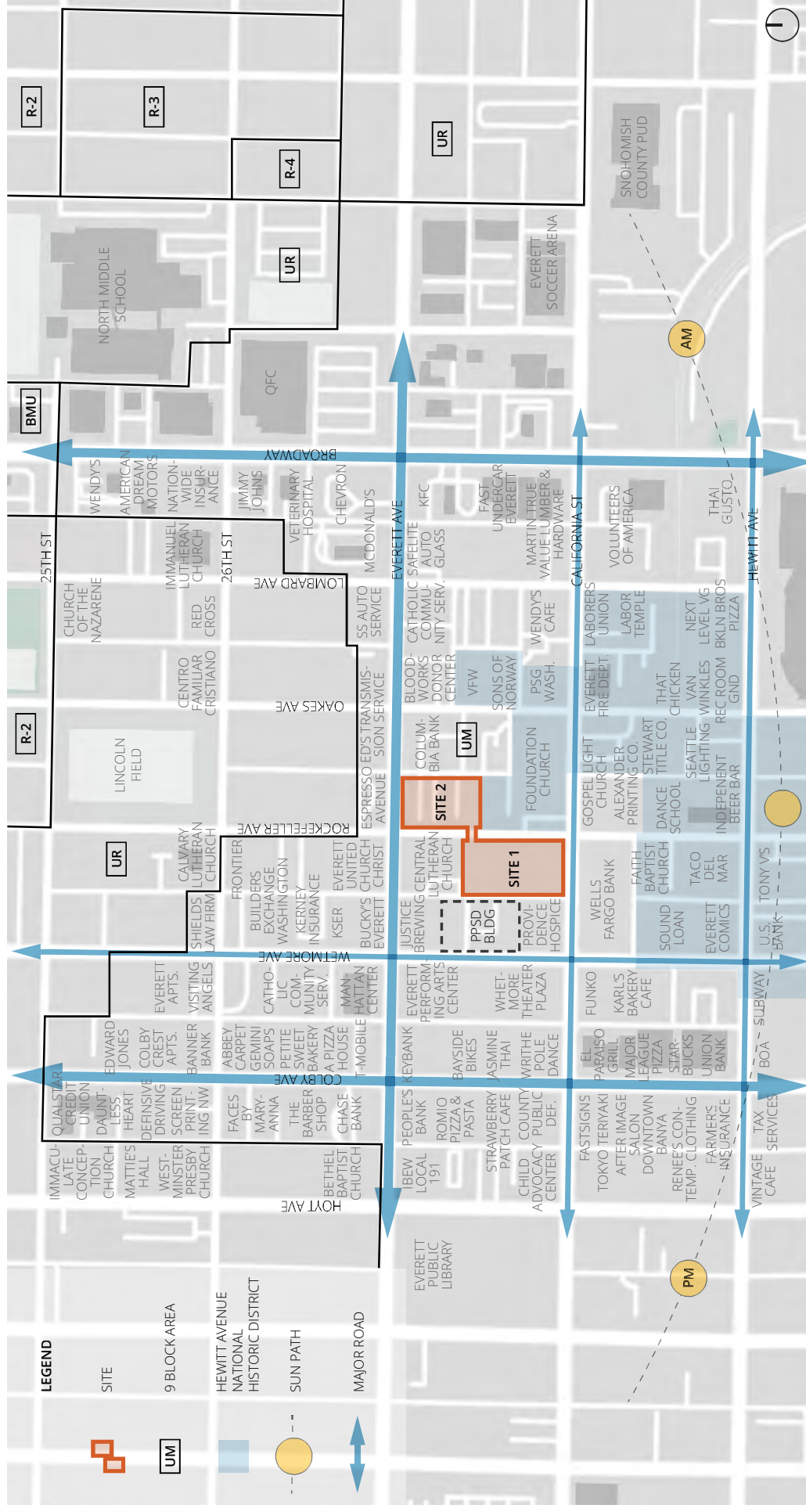
URBAN ANALYSIS

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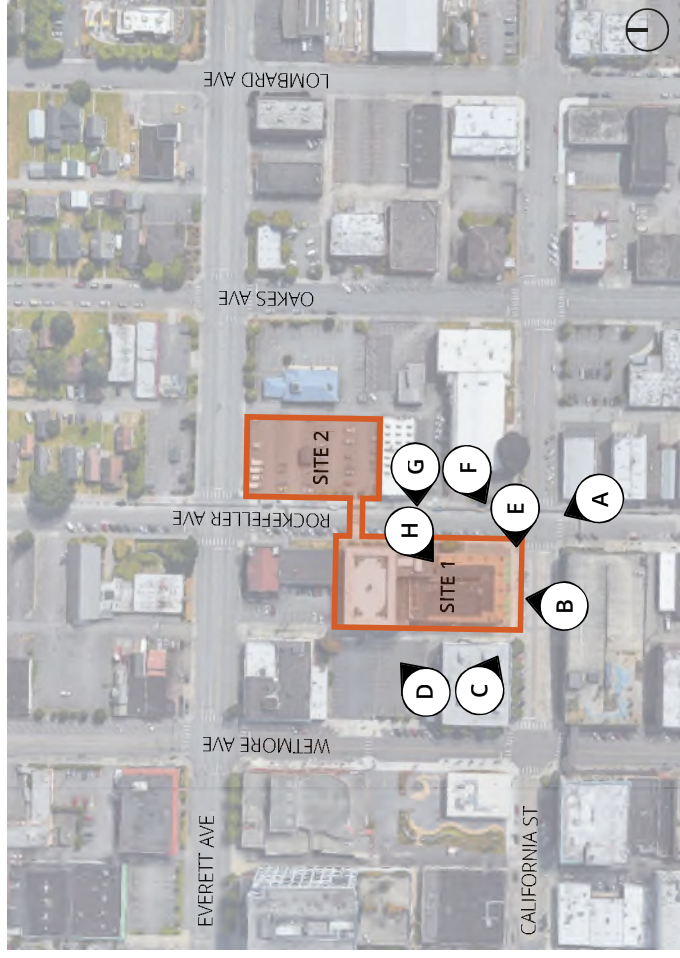
VICINITY MAP

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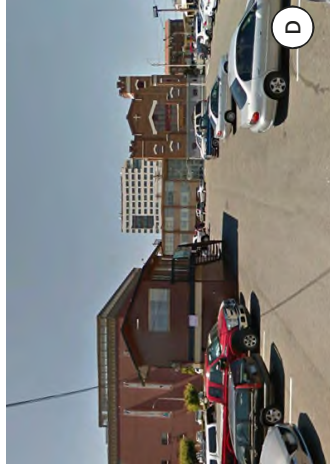
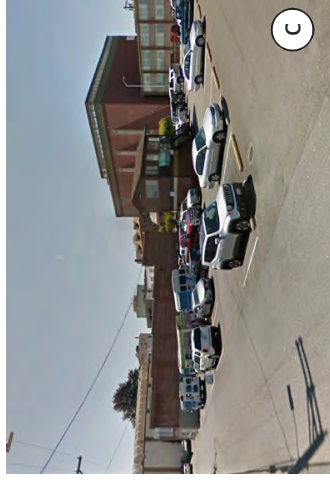
SITE PHOTOS - SITE 1

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SITE PHOTOS - SITE 2

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HISTORIC YMCA PHOTOS

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ZONING ANALYSIS

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ZONE		Urban Mixed (UM), Pedestrian Street Designation	
STREETS		1717 California St. & 2701 Rockefeller Ave Everett, WA 98201	
PARCELS		00439162601700, 00439162700100, 00439162700300, 00439162700500, 00439162700600, 00439162700700	
PERMITTED USES		Multi-family housing, live/work, sales, retail, office (Administrative use), food/beverage establishment, entertainment & recreation, school (EMC Table 19-1)	
BUILDING FORM AND DESIGN STANDARDS		SETBACK REQUIREMENTS	Min. Front: 0' Max. Front: Any principal building setback 10' or more shall include design features, such as a plaza. Min. Side: 0' Max. Side: Any principal building setback 10' or more shall include design features, such as a plaza. Interior: 0' Rear: 0' 5' setback and modulation adjacent to Historic Overlays (South edge of Site 2)
20.300 - 305			
20.320 - 340			
20.500			
STRUCTURE HEIGHT:		FAR	Lot Area(Site 1): 30,056 SF Lot Area(Site 2): 24,394 SF Max Density: None Max FAR: None
20.400 - 410		20.210-220	
BUILDING FORM STANDARDS		LANDSCAPING AND OPEN SPACE	Street Trees: 1 tree every 50' street frontage. - Min 5' square vault and 2 1/2" caliper tree at time of planting. Open space requirement: [Fee in-lieu-of: \$15/SF Not provided] - Studio & 1 Bedroom: 75 SF/unit - 2+ Bedrooms: 100 SF/unit - Private open space: Min 6' deep and 36SF - Common open space: Min 20' in any direction, and must be more than 400SF * With < 50 units, open space may be reduced by 25% if <50% of reduced are is provided indoors. - 5% of site to be designated Public open space for Non-Residential uses at ground level.
20.300		20.520	
		20.530	
		PARKING	Non residential: None Required Residential: .85 stall/ studio, 1 stall/ 1-bedroom, 1.2 stall/ 2-bedroom, 1.6 stall/ 3-bedroom Garage entrances off of Pedestrian Streets must be less than 25% of the building facade.
		BIKE PARKING	Non residential: 1 space per 12 off-street parking spaces, up to max. of 20 Residential: 4 spaces per 10 multifamily units
		34.025	
		34.030	

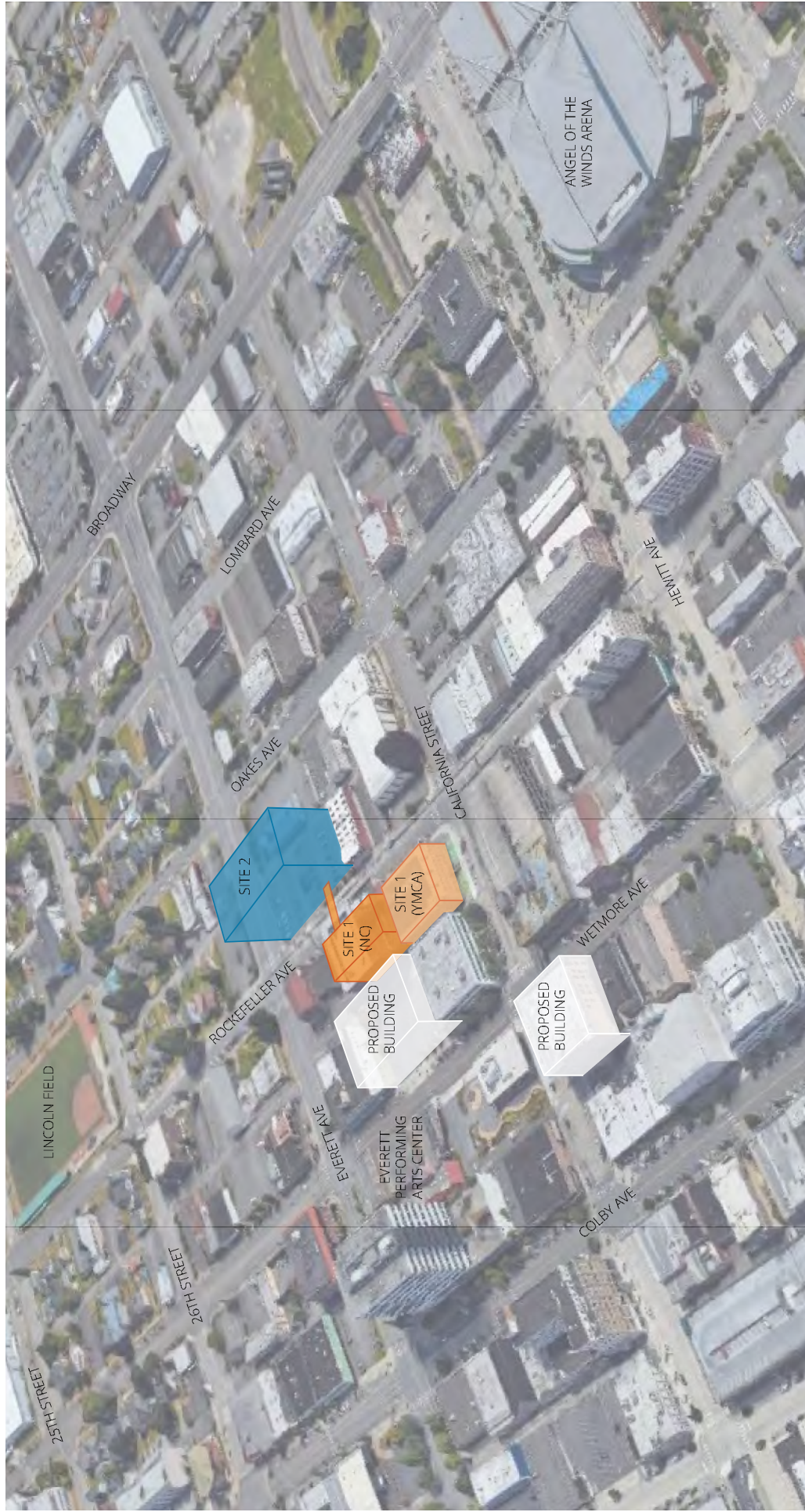
SITE PLAN

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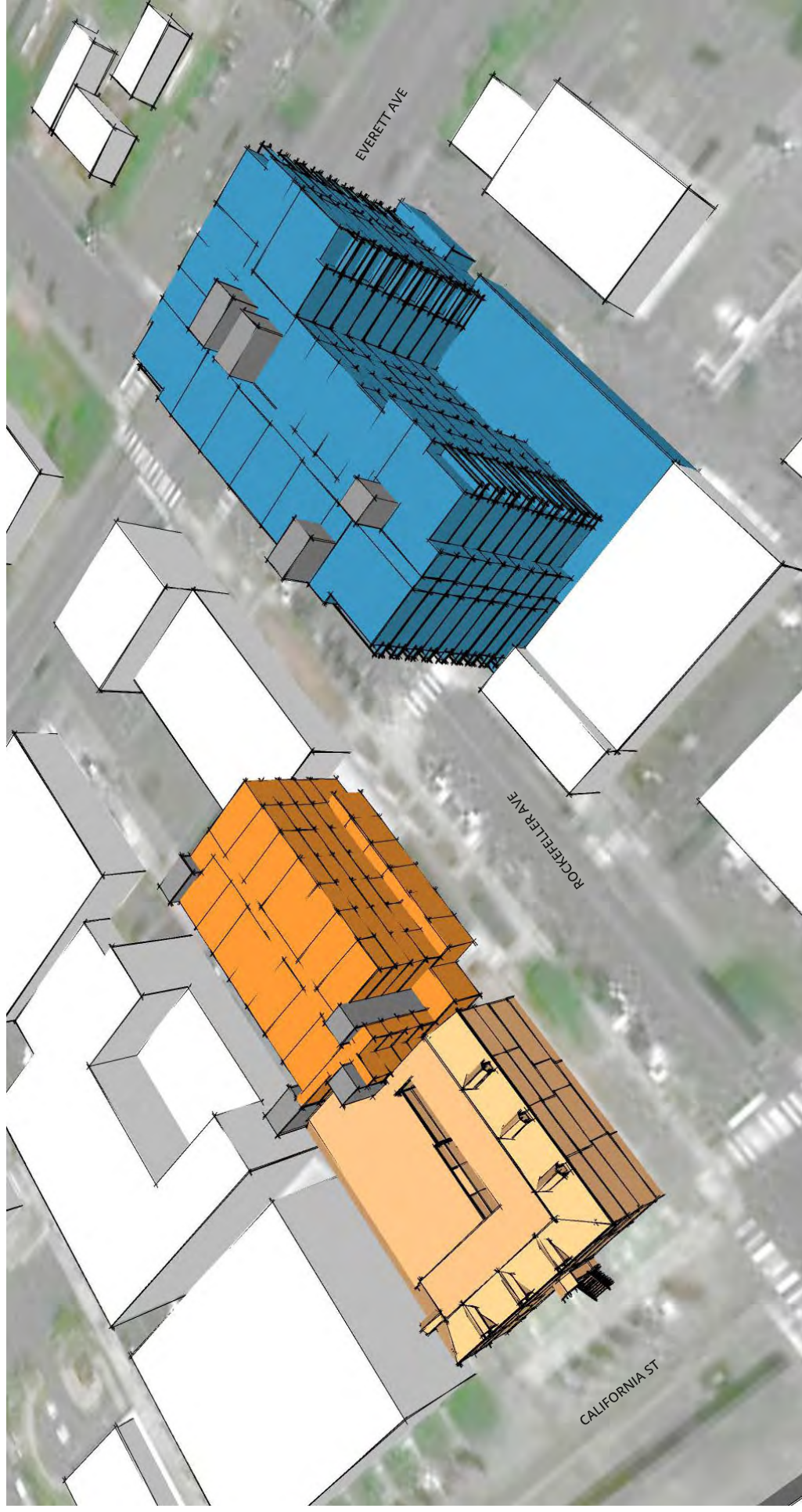
NEIGHBORHOOD CONTEXT

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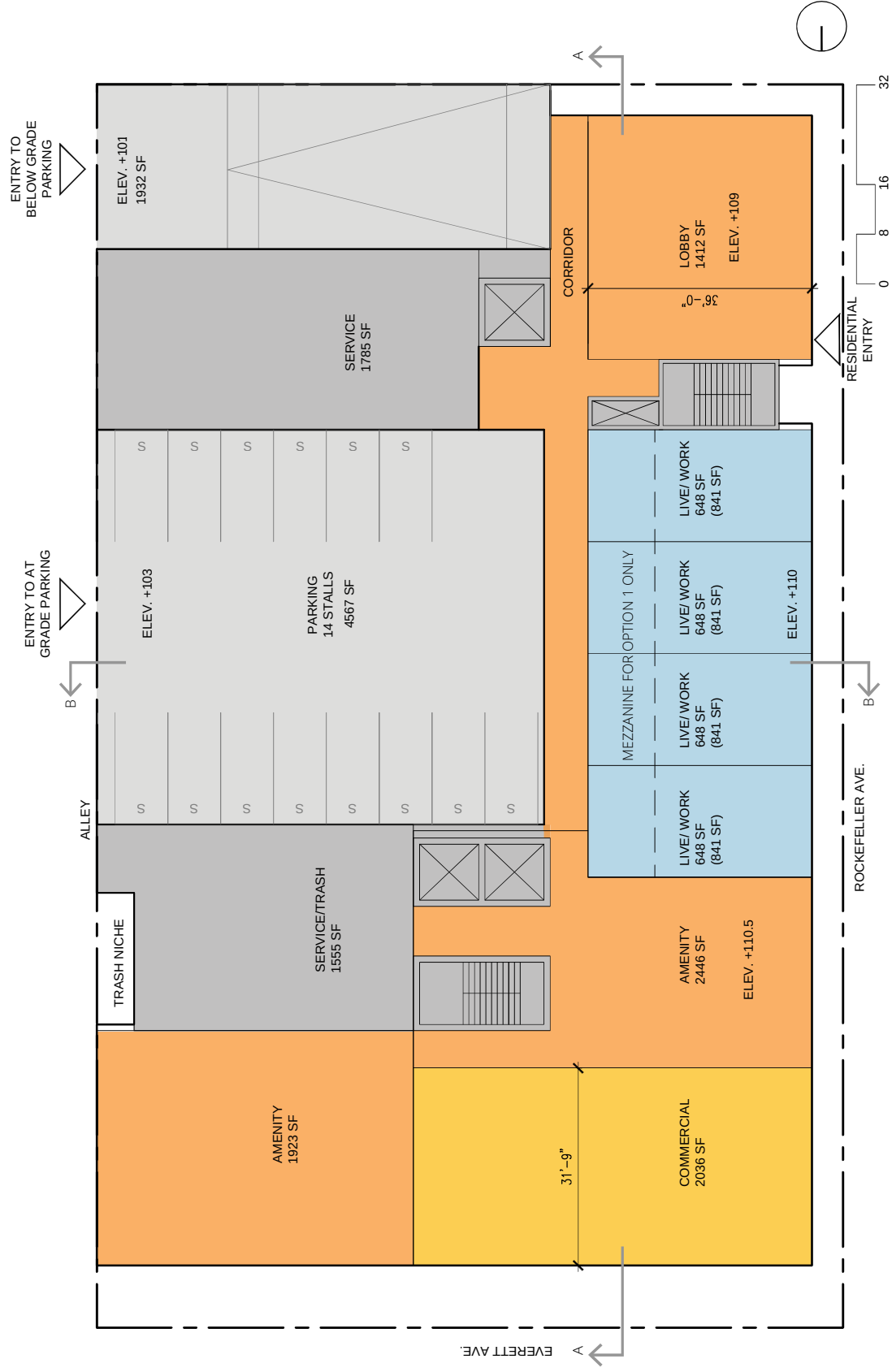
OVERALL MASSING

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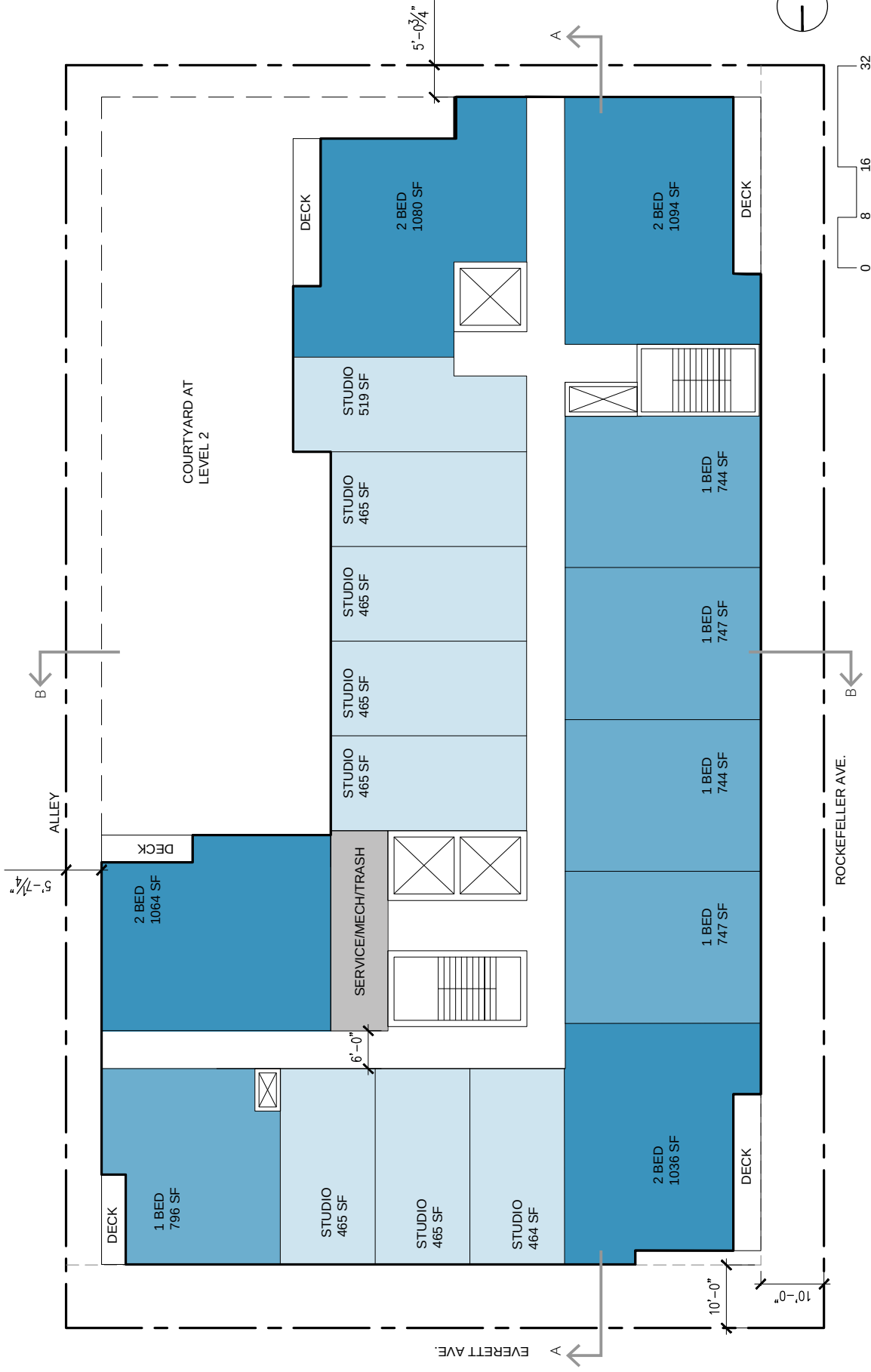
ROCKEFELLER - LEVEL 1 FLOOR PLAN

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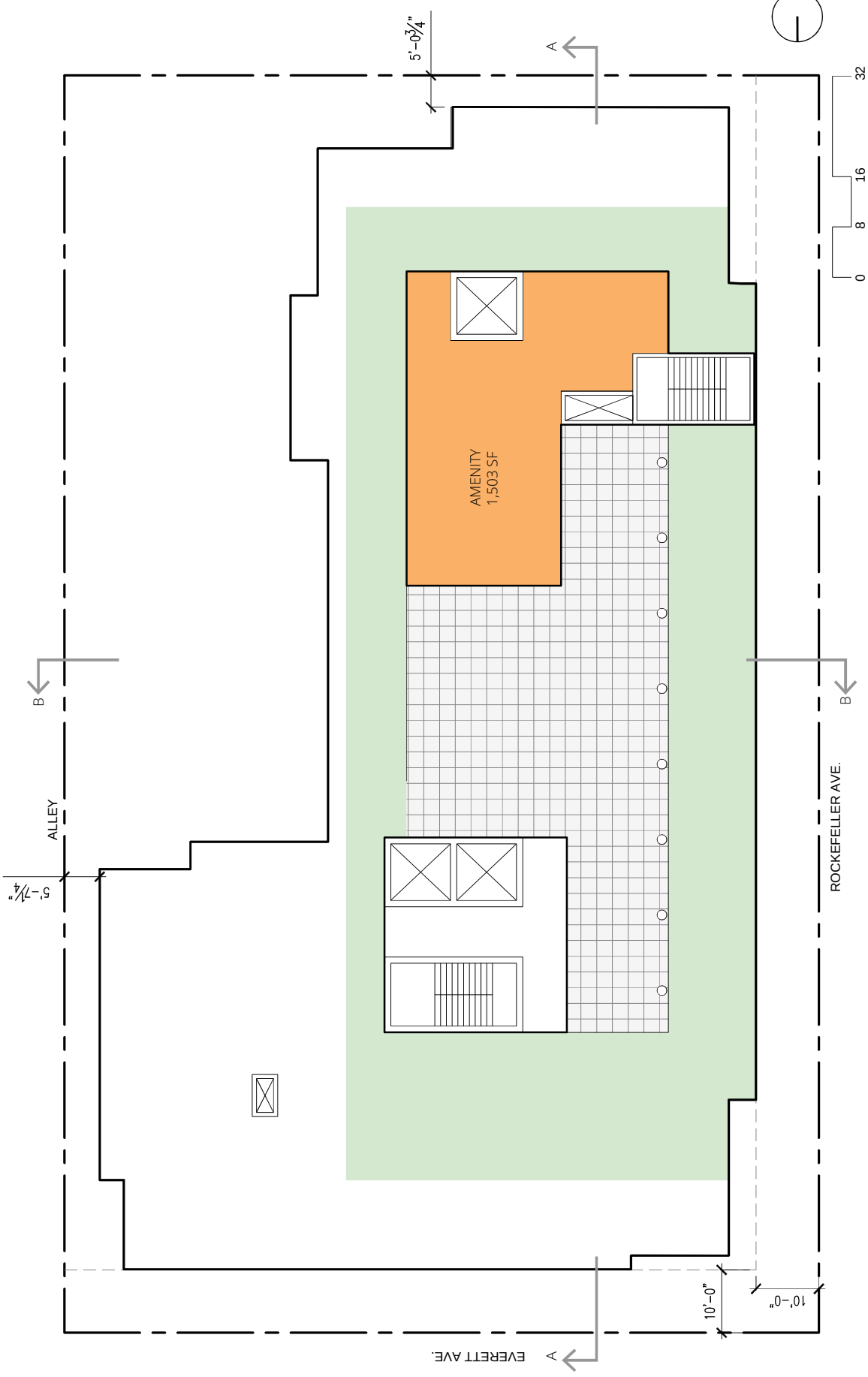
ROCKEFELLER - TYPICAL FLOOR PLAN

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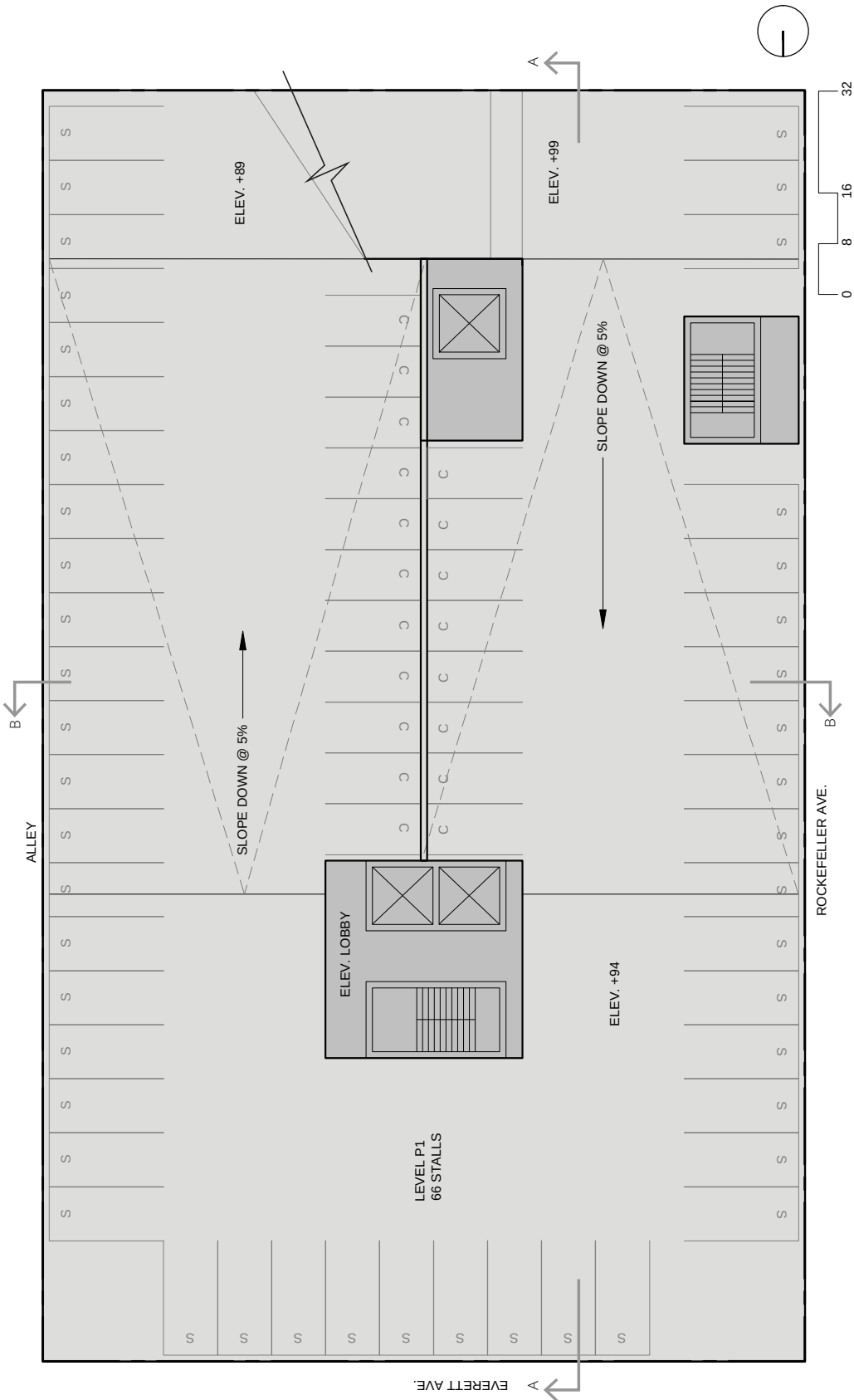
ROCKEFELLER - ROOF PLAN

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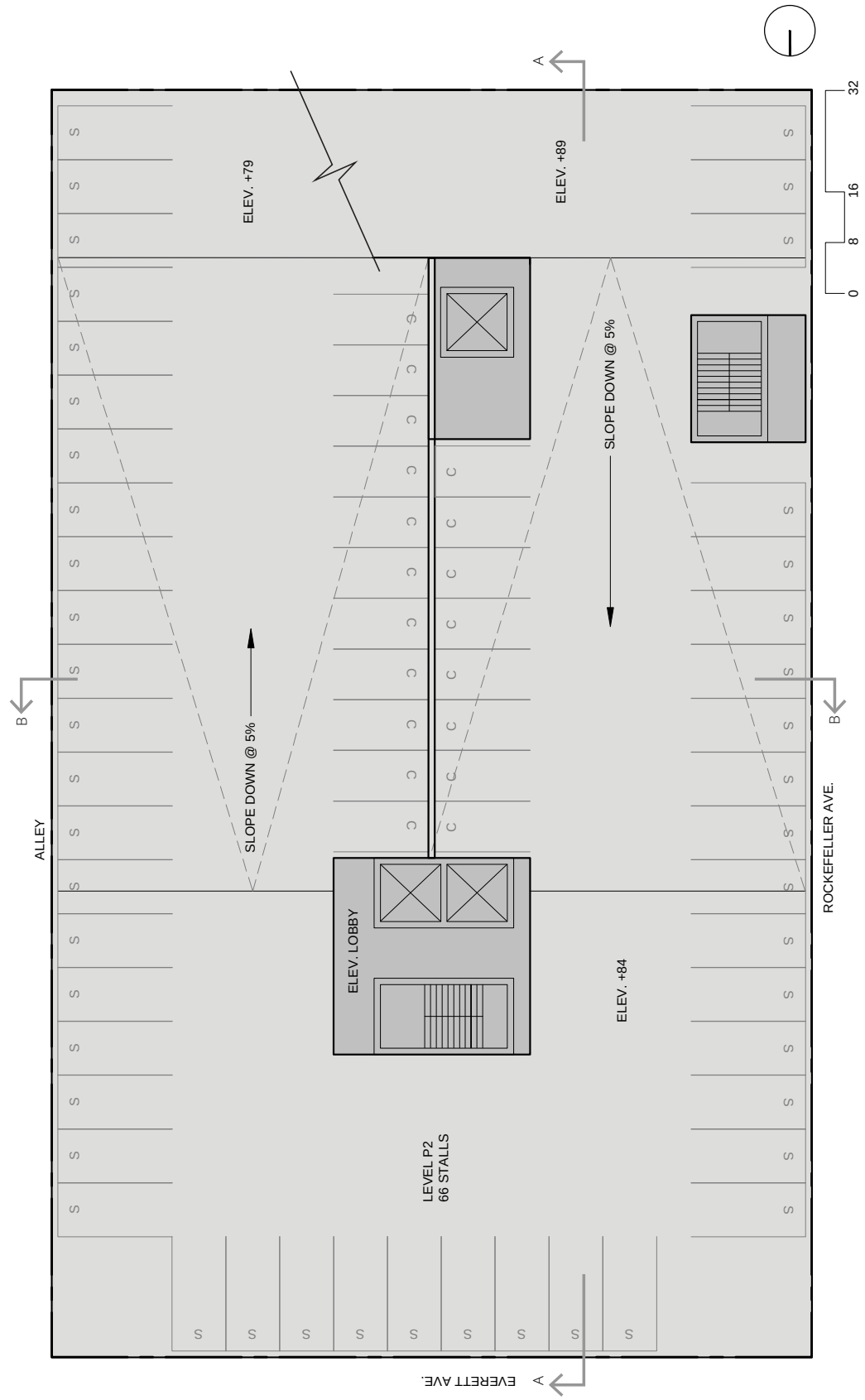
ROCKEFELLER - PARKING LEVEL 1 FLOOR PLAN

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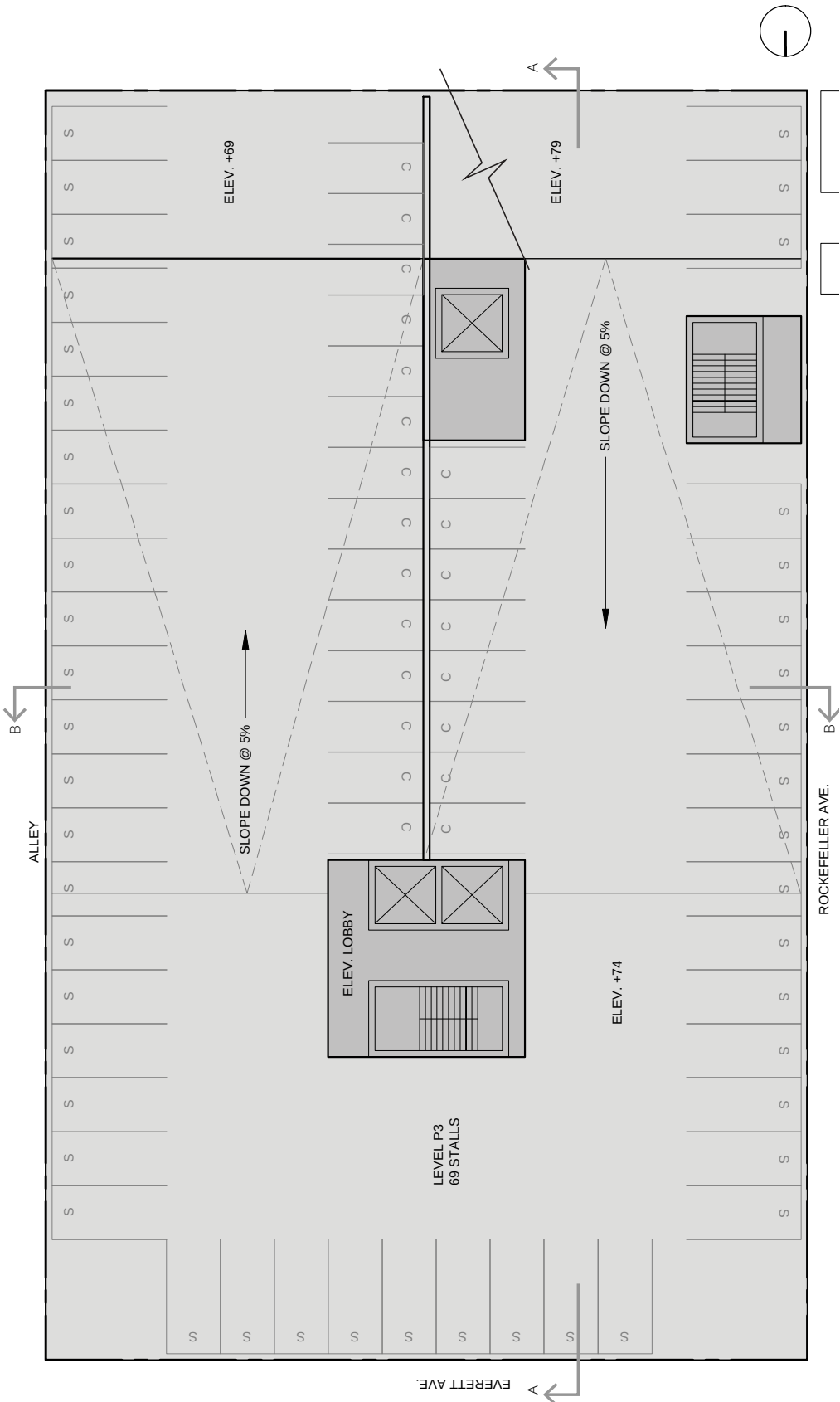
ROCKEFELLER - PARKING LEVEL 2 FLOOR PLAN

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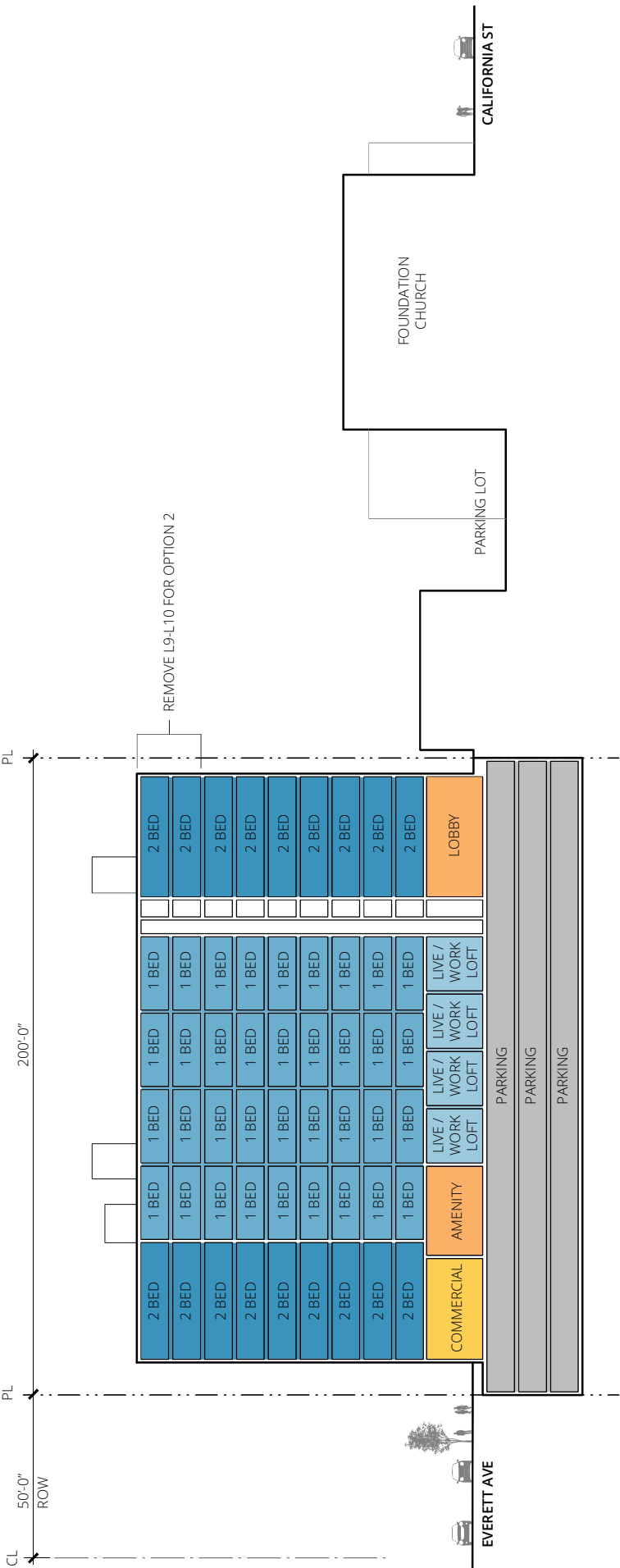
ROCKEFELLER - PARKING LEVEL 3 FLOOR PLAN

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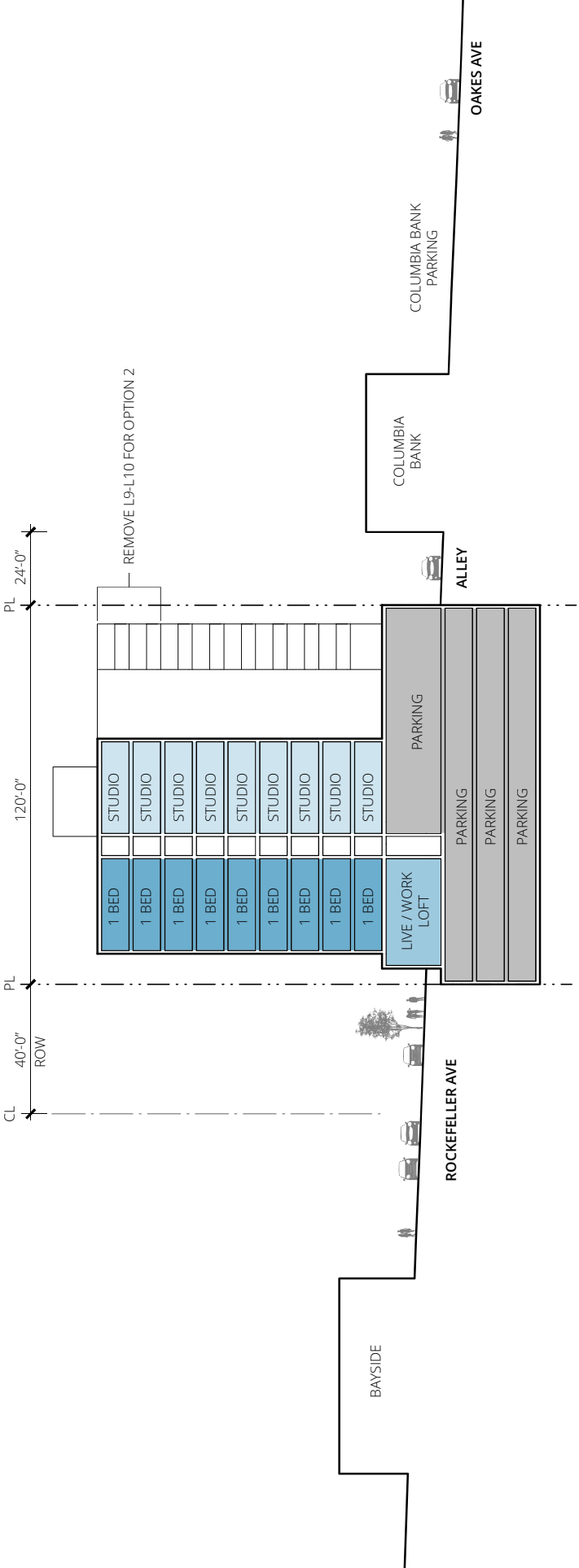
ROCKEFELLER - SECTION A

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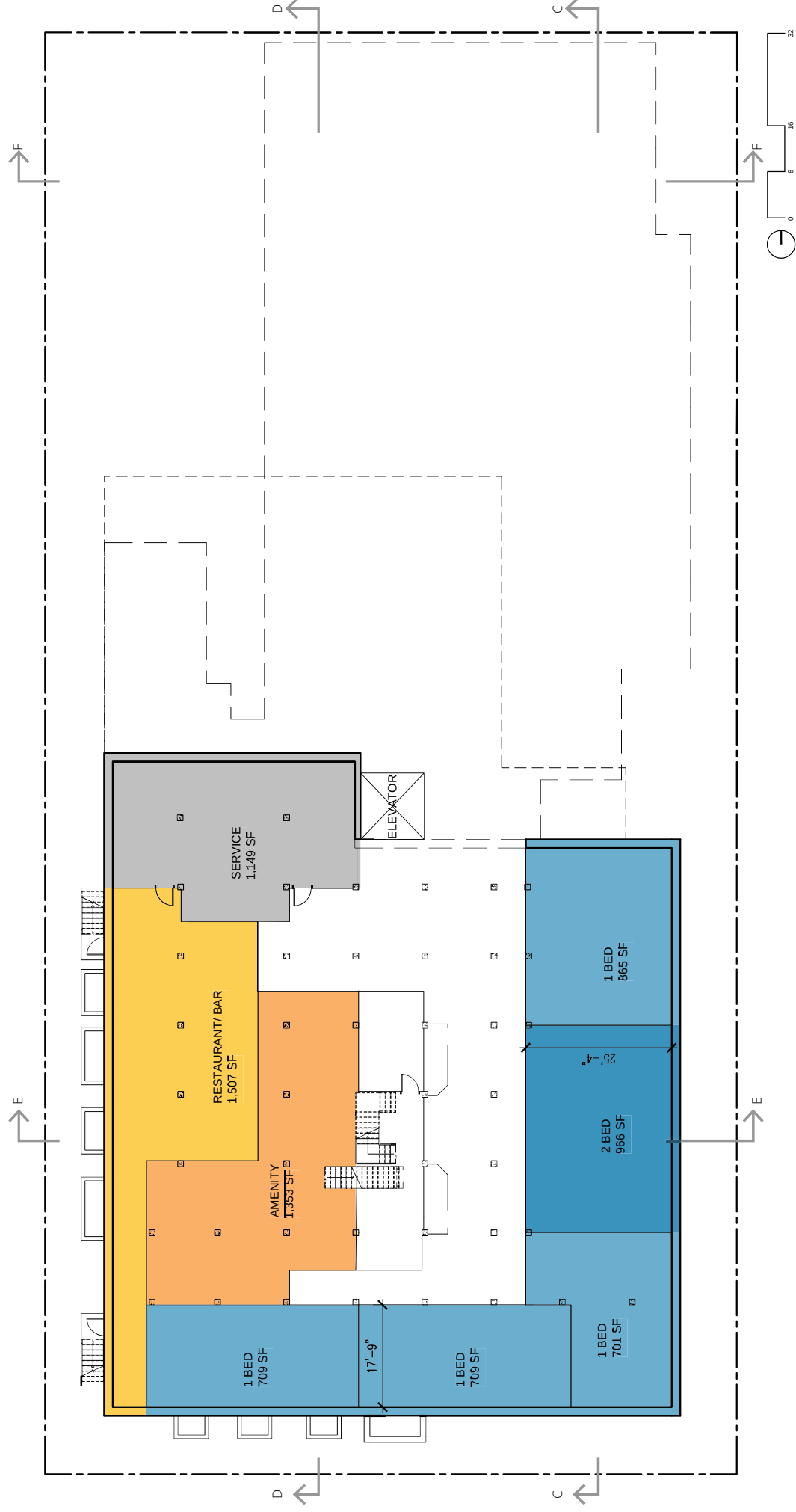
ROCKEFELLER - SECTION B

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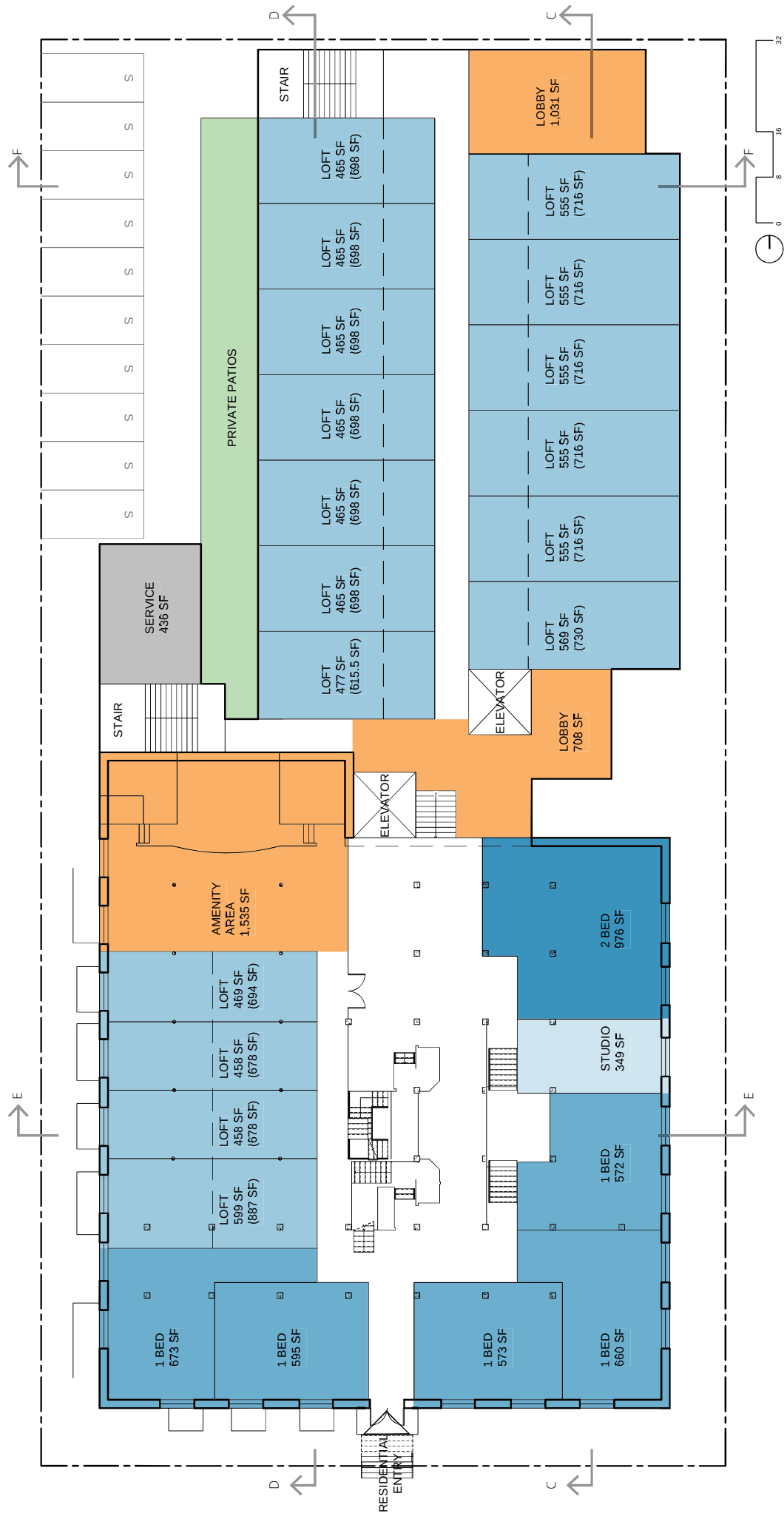
CALIFORNIA - BASEMENT FLOOR PLAN

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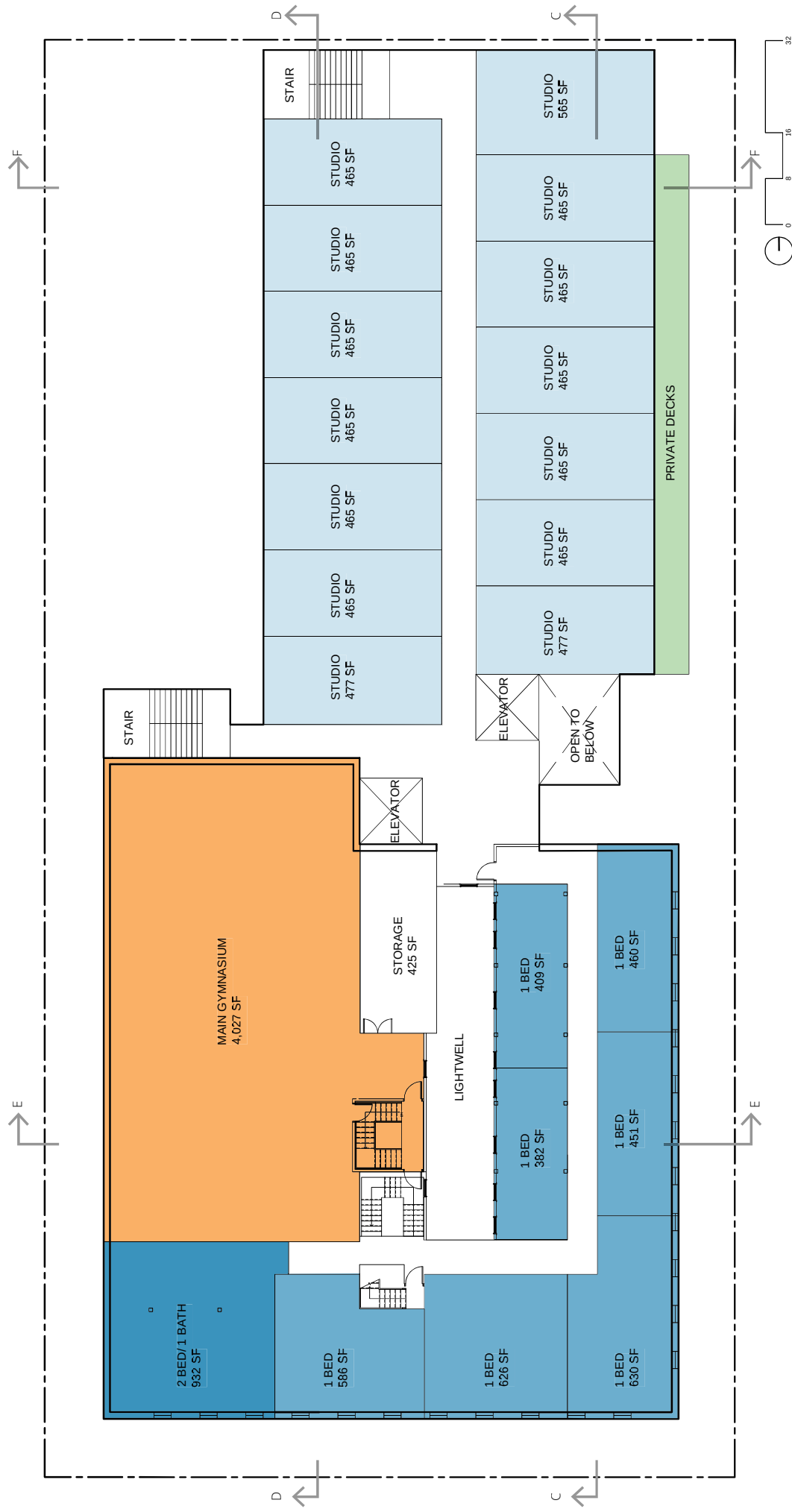
CALIFORNIA - LEVEL 1 FLOOR PLAN

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CALIFORNIA - LEVEL 2 FLOOR PLAN

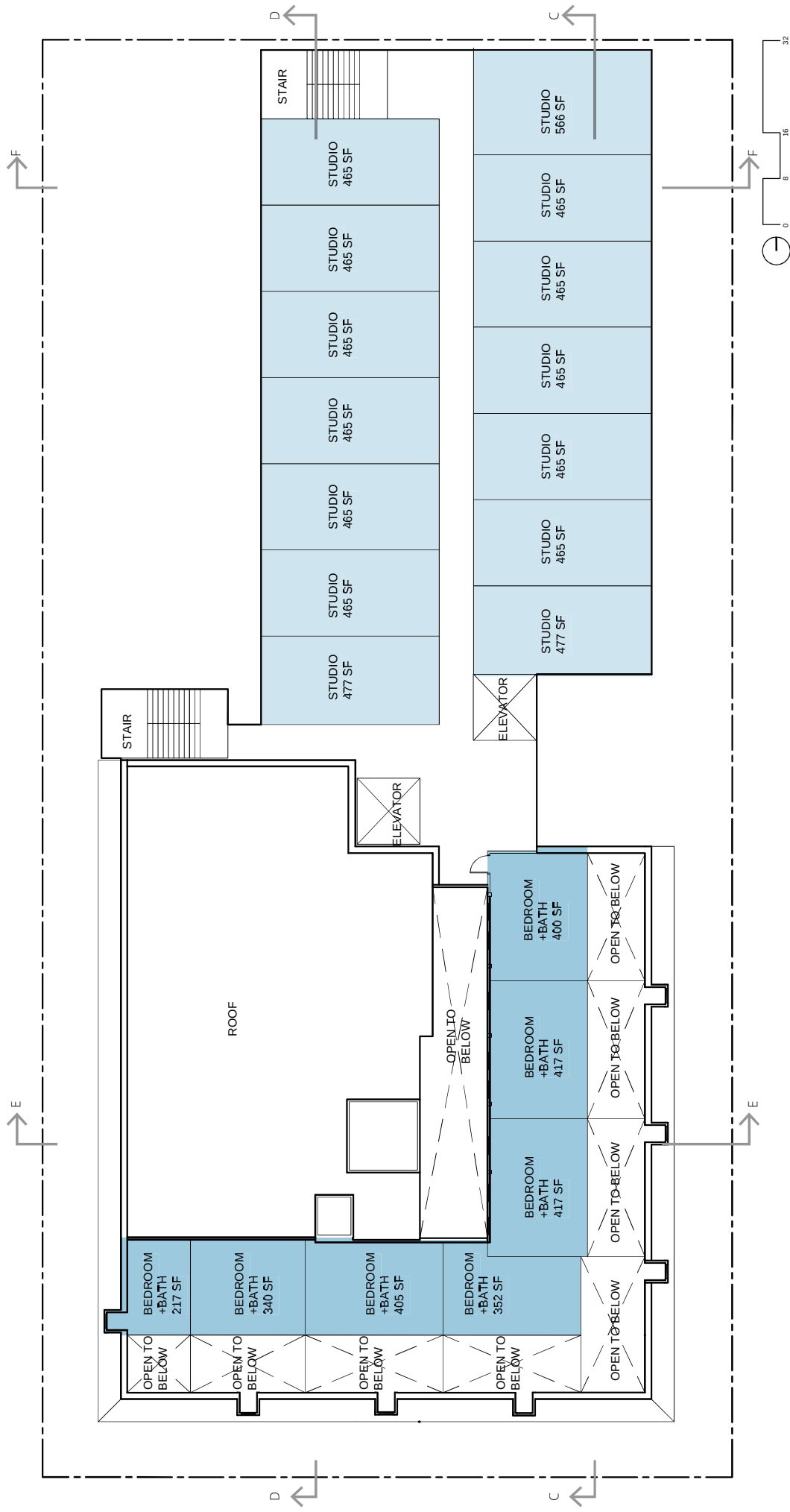
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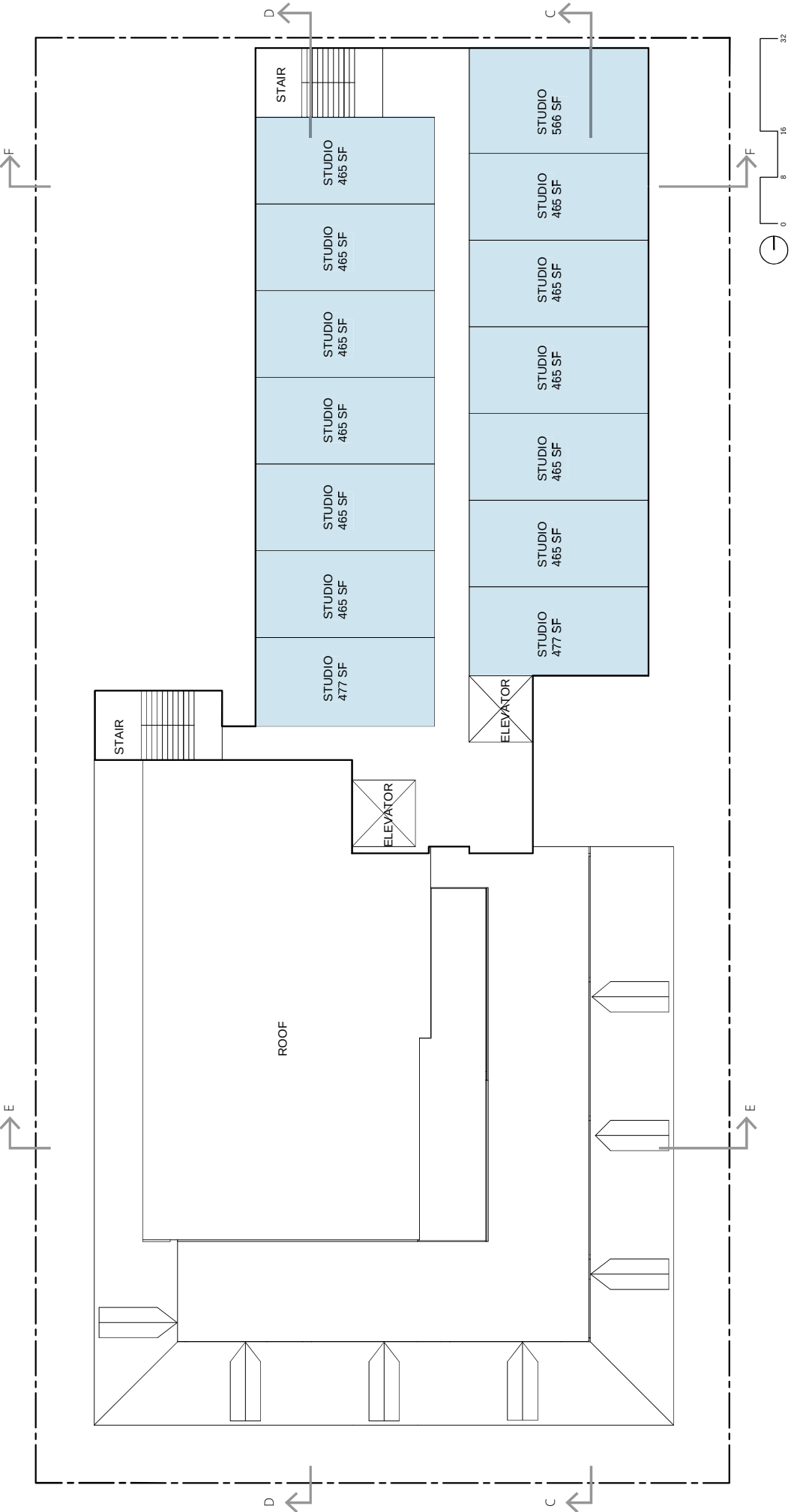
CALIFORNIA - LEVEL 4 FLOOR PLAN

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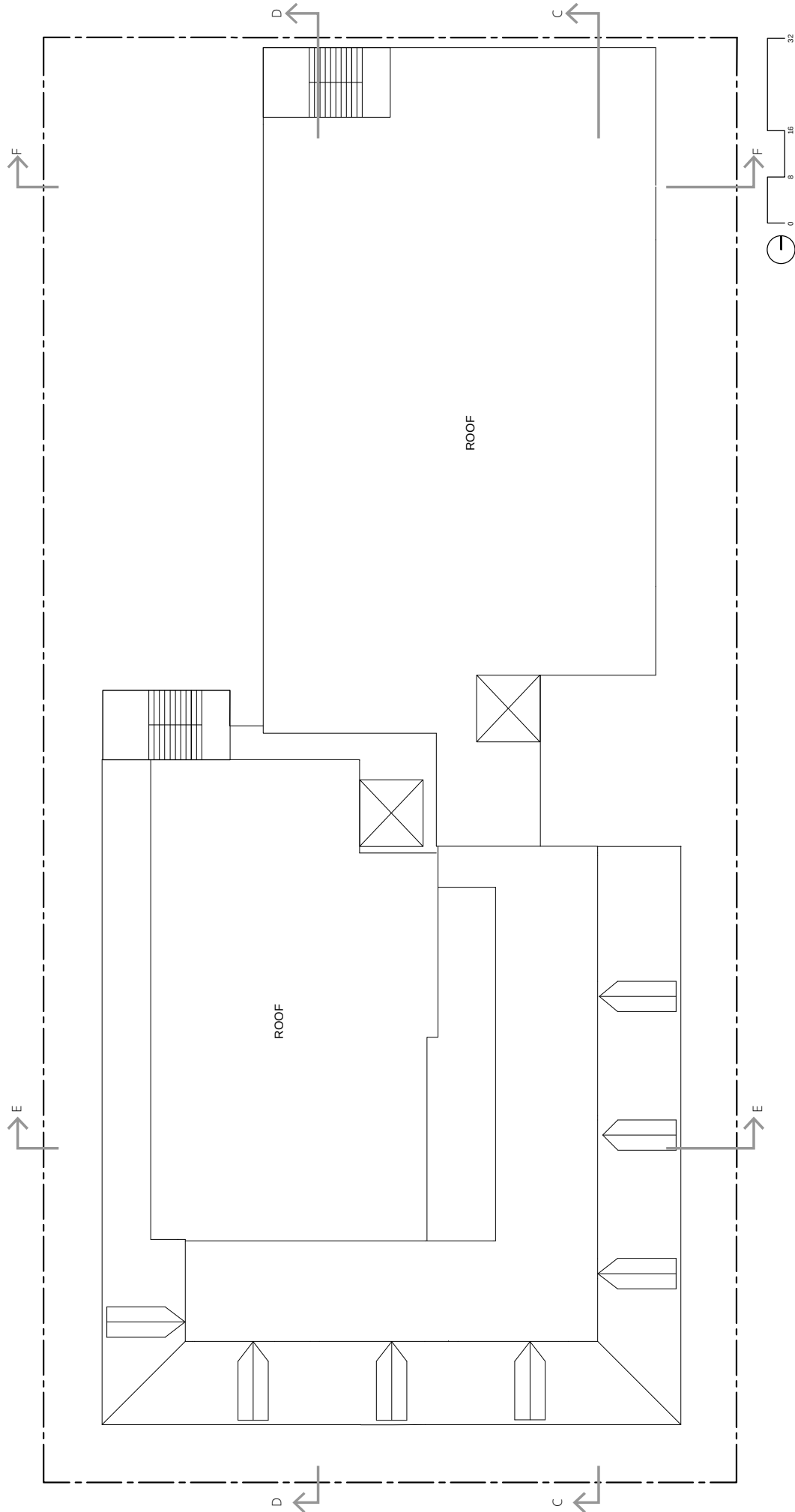
CALIFORNIA - LEVEL 5 FLOOR PLAN

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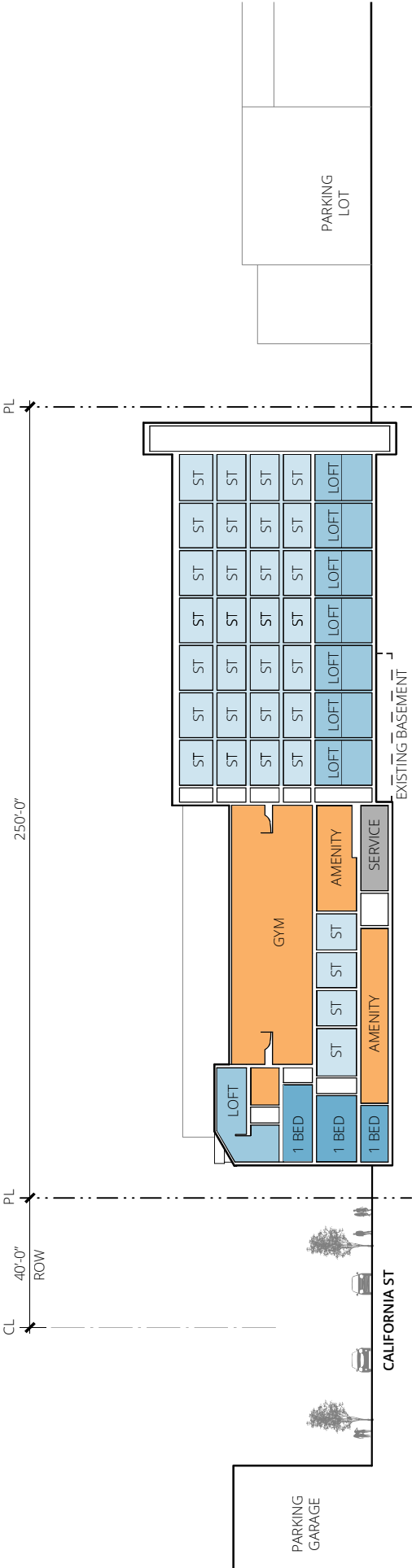
CALIFORNIA - ROOF PLAN

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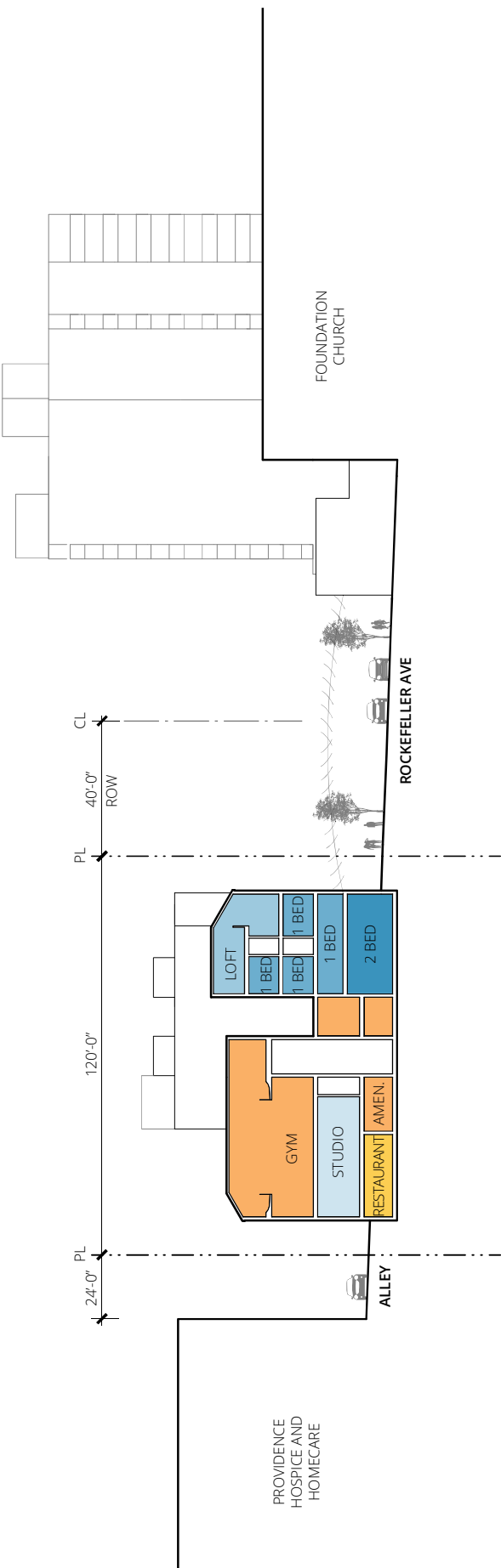
CALIFORNIA - SECTION D

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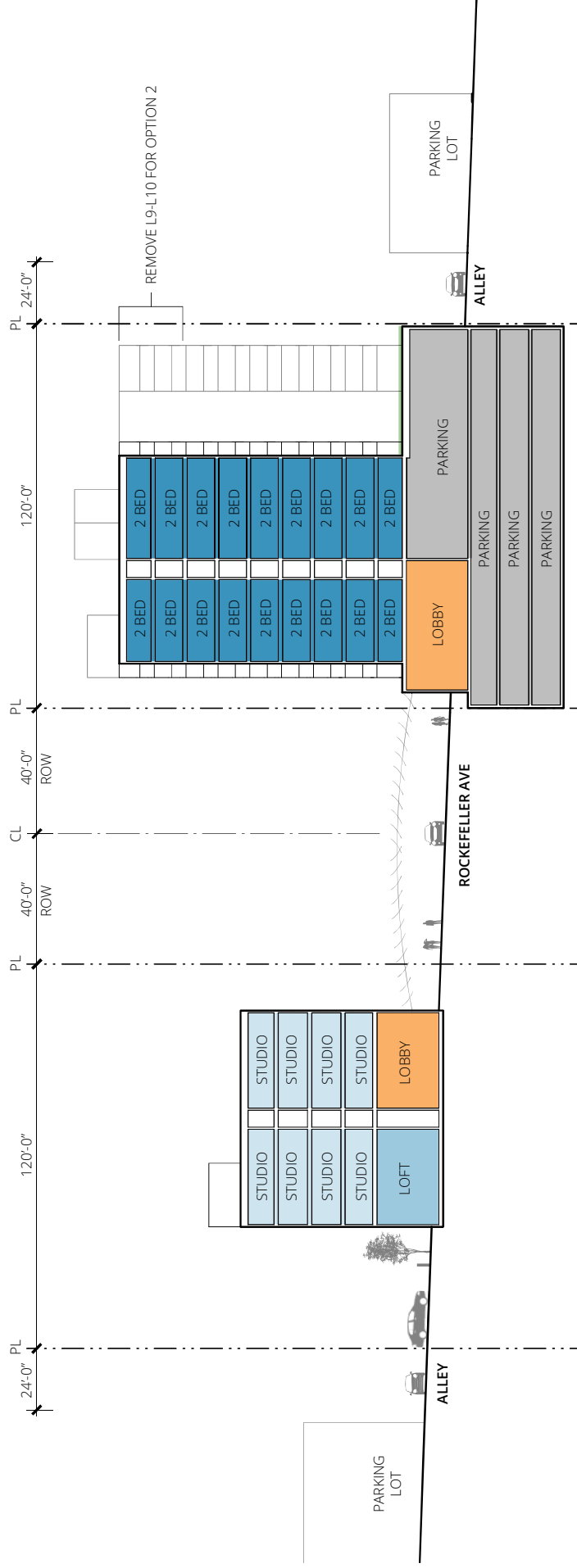
CALIFORNIA - SECTION E

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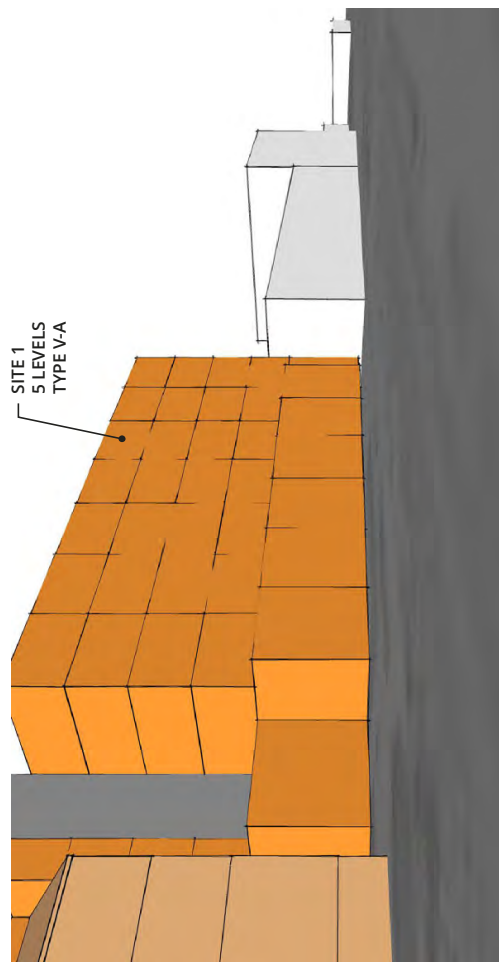
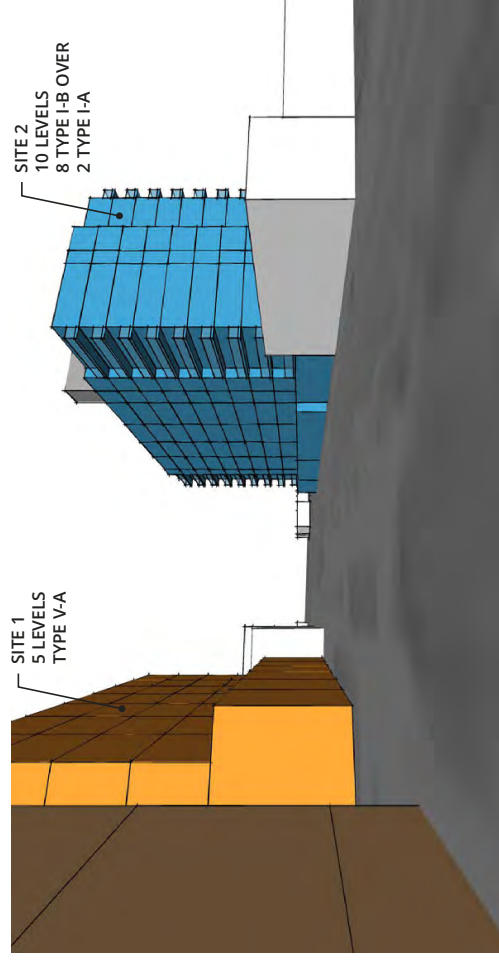
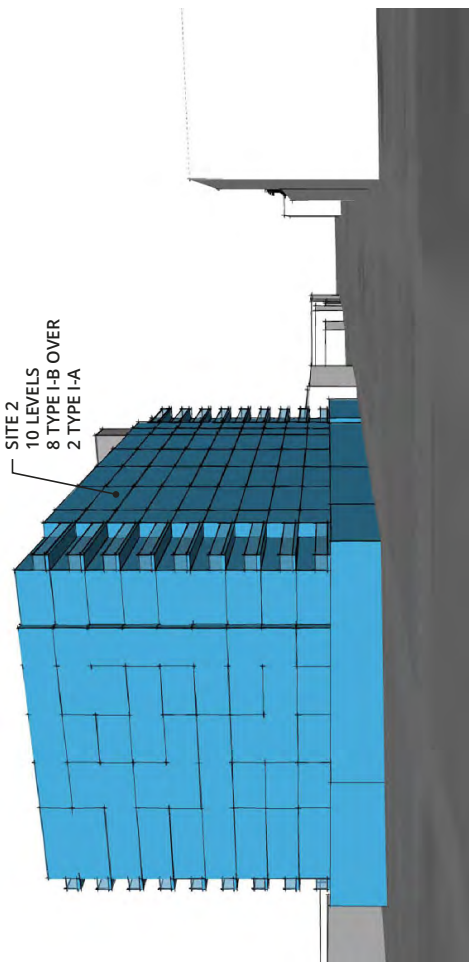
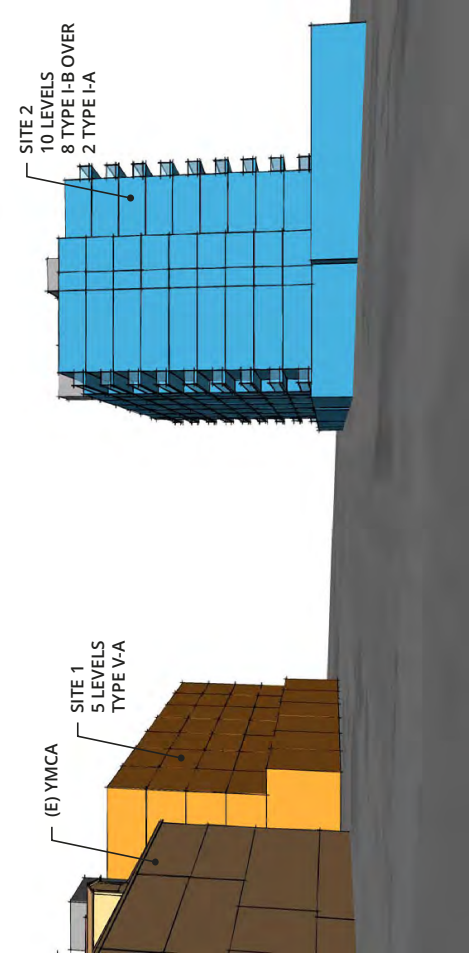
CALIFORNIA - SECTION F

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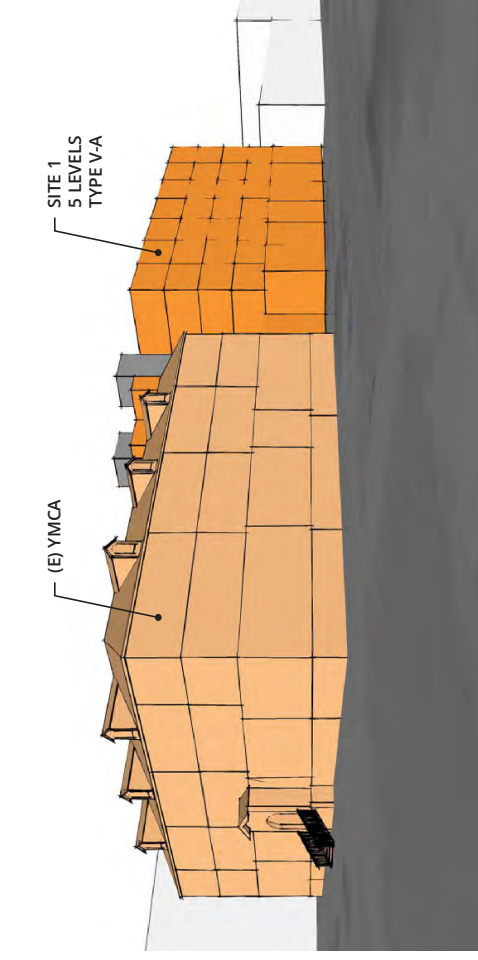
PROJECT VIGNETTES - OPTION 1

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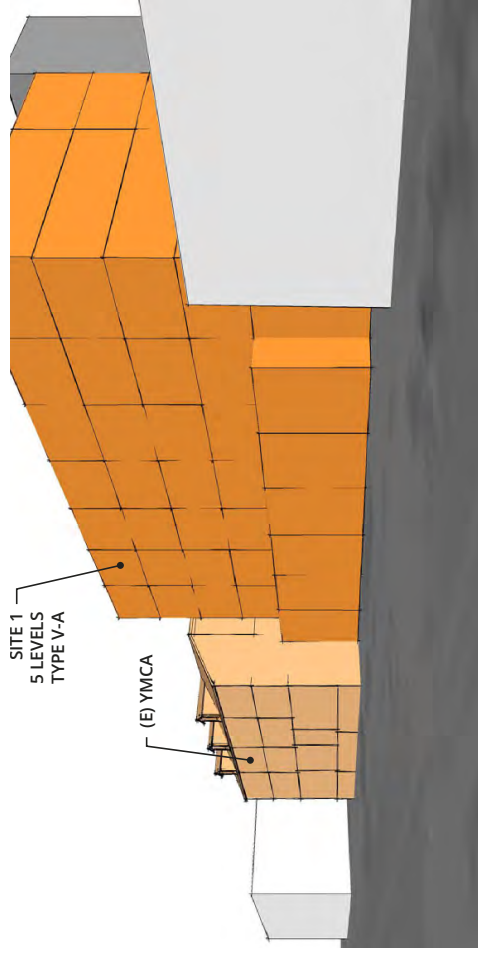


PROJECT VIGNETTES - OPTION 1

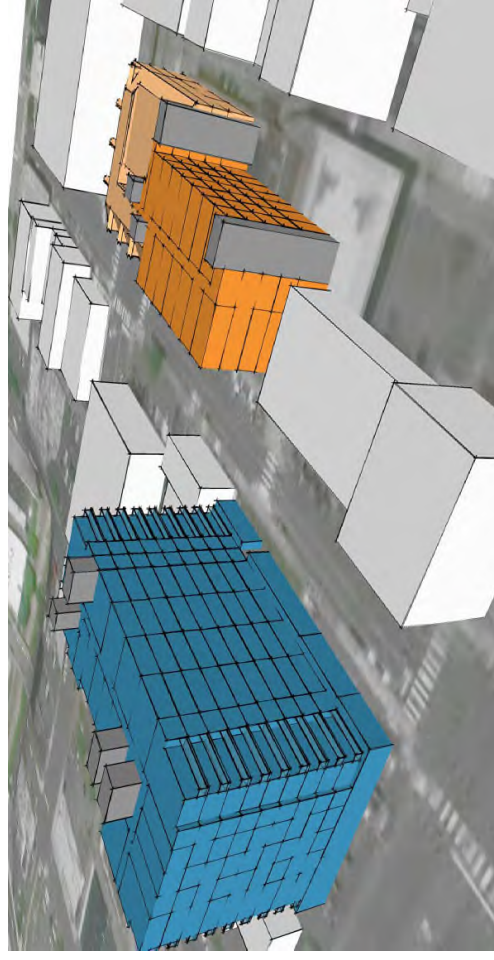
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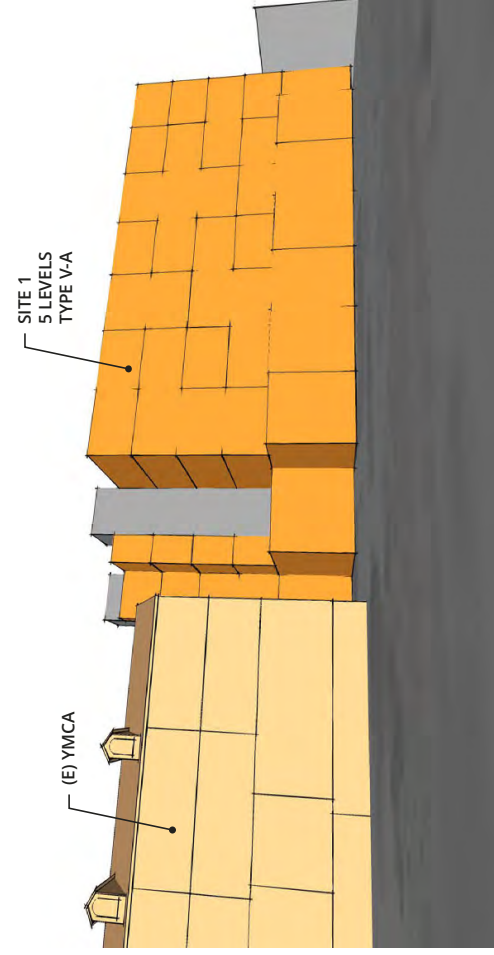
VIEW LOOKING NORTHWEST ON CALIFORNIA ST



VIEW LOOKING SOUTHWEST ON ROCKEFELLER AVE



AERIAL VIEW LOOKING NORTHWEST



VIEW LOOKING WEST ON ROCKEFELLER AVE

UNIT MATRIX - OPTION 1

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OPTION 1 OVERVIEW

- High-rise construction
- 10 Levels above ground
- 8 Levels Type IB over 2 levels Type IA
- 3 Levels Type IB over 2 levels Type IA
- 9 Levels of residential
- Tall level 1 to allow for live work units with mezzanine
- Large roof deck and amenity room permitted on roof

	Const. Type	Commercial	Services	Lobby/ Amenity	Residential	Parking	Parking Stalls	Studios	1 Bed	2 Bed	Loft	Unit/ Floor	Building Gross (Plate)	Res. Rentable	
YMCA															
Basement	IA	1,507	1,149	1,353	6,659	-	-	-	4	1	4	5	-	3,950	Total Units
Level 1	IA	-	-	1,535	9,133	-	-	1	5	1	4	11	10,668	6,371	Unit Average SF
Level 1 M	IA	-	-	-	948	-	-	-	-	-	-	-	948	948	Req. Parking @ 1/Unit
Level 2	IA	-	-	4,027	5,963	-	-	-	7	1	-	8	9,900	4,476	Parking spaces
Level 3	IA	-	115	-	6,260	-	-	1	3	-	7	11	6,375	4,337	Lot Size
Level 4	IA	-	-	-	2,548	-	-	-	-	-	-	-	2,548	2,548	Lot Size
Totals		1,507	1,264	6,915	31,511	-	-	2	19	3	11	35	41,197	22,630	Building Gross SF
YMCA Addition															
Level 1	VA	-	539	1,739	7,298	-	-	-	-	-	13	13	9,576	6,611	Total Units
Level Mezz	VA	-	-	-	1,983	-	-	-	-	-	-	-	1,983	2,503	Unit Average SF
Level 2	VA	-	-	515	8,341	-	-	14	-	-	-	14	8,856	6,634	Req. Parking @ 1/Unit
Level 3	VA	-	-	1,569	7,287	-	-	-	-	-	-	-	8,856	6,634	Parking spaces
Level 4	VA	-	-	-	8,856	-	-	14	-	-	-	14	8,856	6,634	Parking spaces
Level 5	VA	-	-	-	8,856	-	-	14	-	-	-	14	8,856	6,634	Parking spaces
Totals		-	539	3,823	42,621	-	-	56	-	-	13	69	46,983	35,650	Building Gross SF
Rockefeller															
Parking Level 3	IA	-	-	-	1,761	22,239	69	-	-	-	-	-	24,000	-	Total Units
Parking Level 2	IA	-	-	-	1,761	22,239	66	-	-	-	-	-	24,000	-	Unit Average SF
Parking Level 1	IA	3,959	3,401	5,012	2,592	6,499	14	-	-	-	4	4	21,463	2,592	Req. Parking @ 1/Unit
Level 1 Mezz	IA	-	-	-	-	-	-	-	-	-	-	-	772	772	Parking spaces
Level 2	IB	-	346	-	14,387	-	-	8	5	4	-	17	14,733	11,825	Parking spaces
Level 3	IB	-	346	-	14,387	-	-	8	5	4	-	17	14,733	11,825	Parking spaces
Level 4	IB	-	346	-	14,387	-	-	8	5	4	-	17	14,733	11,825	Parking spaces
Level 5	IB	-	346	-	14,387	-	-	8	5	4	-	17	14,733	11,825	Parking spaces
Level 6	IB	-	346	-	14,387	-	-	8	5	4	-	17	14,733	11,825	Parking spaces
Level 7	IB	-	346	-	14,387	-	-	8	5	4	-	17	14,733	11,825	Parking spaces
Level 8	IB	-	346	-	14,387	-	-	8	5	4	-	17	14,733	11,825	Parking spaces
Level 9	IB	-	346	-	14,387	-	-	8	5	4	-	17	14,733	11,825	Parking spaces
Level 10	IB	-	346	-	14,387	-	-	8	5	4	-	17	14,733	11,825	Parking spaces
Roof		-	-	15,000	14,387	-	-	-	-	-	-	-	1,500	-	Lot Size
Totals		3,959	6,515	6,512	137,358	73,216	215	72	45	36	4	157	228,332	109,789	Building Gross SF
Summary															
YMCA		1,507	1,264	6,915	31,511	-	-	2	19	3	11	35	41,197	22,630	Unit Average YMCA
YMCA Addition		-	539	3,823	42,621	-	-	56	-	-	13	69	46,983	35,650	Unit Average Addition
Rockefeller		3,959	6,515	6,512	137,358	-	-	72	45	36	4	157	228,332	109,789	Unit Average Rockefeller
Totals		5,466	8,318	17,250	211,490	-	-	130	64	39	28	261	316,512	168,069	Campus Unit Average
50% 25% 15% 11%															

UNIT AREA AVERAGES - OPTION 1

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OPTION 1 OVERVIEW

- High-rise construction
- 10 Levels above ground
- 8 Levels Type IB over 2 levels Type IA
- 3 Levels below grade parking - Type IA
- 9 Levels of residential
- Tall level 1 to allow for live work units with mezzanine
- Large roof deck and amenity room permitted on roof

	STUDIO			1 BED			2 BED			LOFT		
	RENTABLE SF	COUNT	AVG. SF	RENTABLE SF	COUNT	AVG. SF	RENTABLE SF	COUNT	AVG. SF	RENTABLE SF	COUNT	AVG. SF
YMCA												
BASEMENT	-			2,984	4	746.00	966	1	966			
LEVEL 1	349	1	349	3,073	5	614.60	976	1	976	2,921	4	730.25
LEVEL 2	-			3,544	7	506.29	932	1	932			
LEVEL 3	298	1	298	1,220	3	406.67				5,367	7	766.71
LEVEL 4	-											
TOTALS	647	2	324	10,821	19	570	2,874	3	958	8,288	11	753
YMCA Addition												
LEVEL 1	6,634	14	474							9,114	13	701
LEVEL 2	6,634	14	474							-		
LEVEL 3	6,634	14	474							-		
LEVEL 4	6,634	14	474							-		
LEVEL 5	6,634	14	474							-		
TOTALS	26,536	56	474	-			-			9,114	13	701
Rockefeller												
LEVEL 1	3,773	8	472	3,778	5	756	4,274	4	1,069	3,364	4	841
LEVEL 2	3,773	8	472	3,778	5	756	4,274	4	1,069			
LEVEL 3	3,773	8	472	3,778	5	756	4,274	4	1,069			
LEVEL 4	3,773	8	472	3,778	5	756	4,274	4	1,069			
LEVEL 5	3,773	8	472	3,778	5	756	4,274	4	1,069			
LEVEL 6	3,773	8	472	3,778	5	756	4,274	4	1,069			
LEVEL 7	3,773	8	472	3,778	5	756	4,274	4	1,069			
LEVEL 8	3,773	8	472	3,778	5	756	4,274	4	1,069			
LEVEL 9	3,773	8	472	3,778	5	756	4,274	4	1,069			
LEVEL 10	3,773	8	472	3,778	5	756	4,274	4	1,069			
TOTALS	33,957	72	472	34,002	45	756	38,466	36	1,069	3,364	4	841
Summary												
STUDIO												
	RENTABLE SF	COUNT	AVG. SF	RENTABLE SF	COUNT	AVG. SF	RENTABLE SF	COUNT	AVG. SF	RENTABLE SF	COUNT	AVG. SF
YMCA	647	2	324	10,821	19	570	2,874	3	958	8,288	11	753.45
YMCA Addition	26,536	56	474	-			-			9,114	13	701.04
Rockefeller	33,957	72	472	34,002	45	756	38,466	36	1,069	3,364	4	841.00
Totals	61,140	130	470	44,823	64	700	41,340	39	1,060	20,766	28	741.63
RENTABLE SF COUNT AVERAGE												
YMCA	22,630	35	646.57									
YMCA Addition	35,650	69	516.66									
Rockefeller	109,789	157	699.29									
Overall Project	168,069	261	643.94									