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Point Wells Development

Analysis of Soluri Architecture's Concept Design Scheme
Prepared for the Town of Woodway, WA
April 26, 2012



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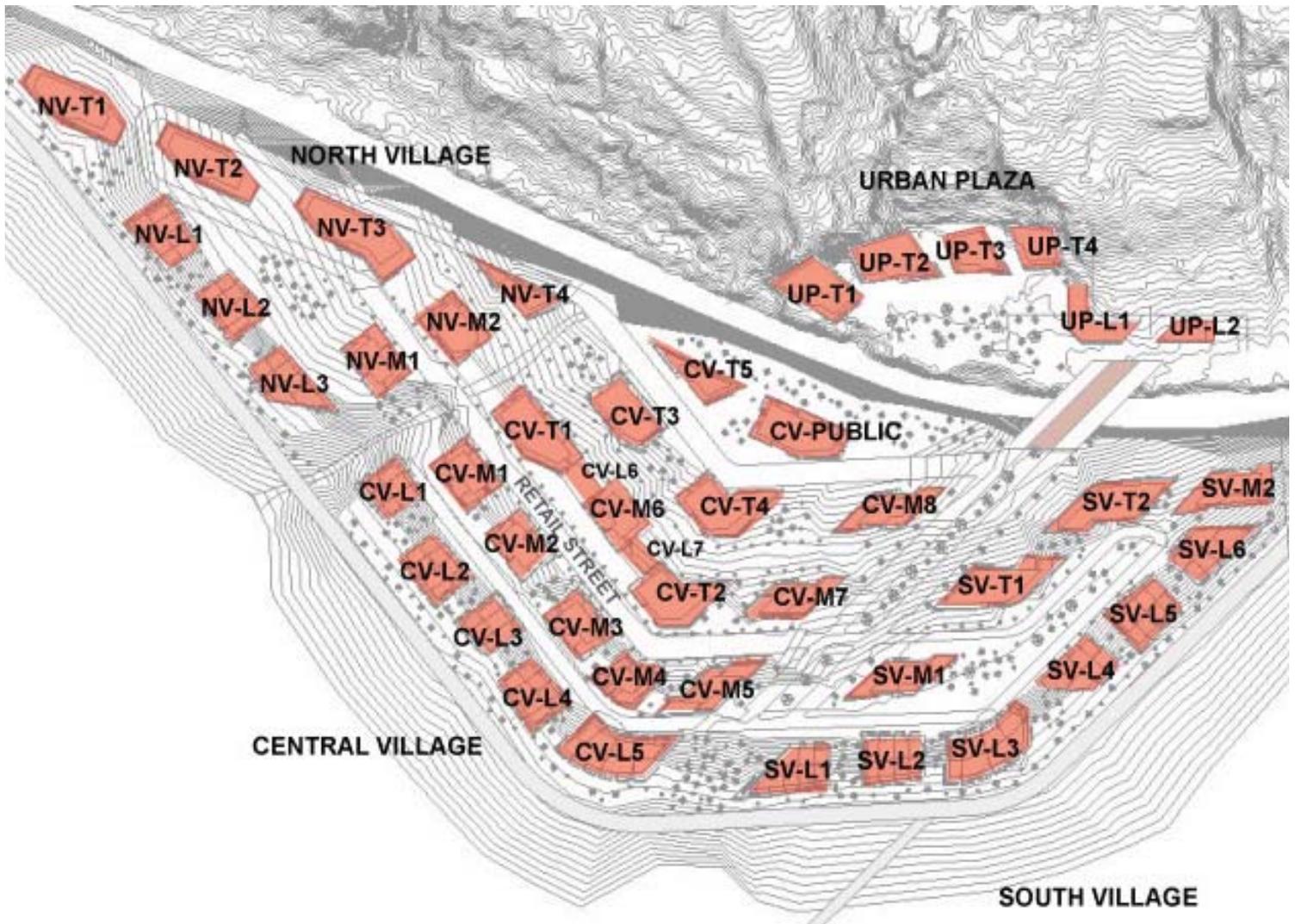


Site Area	60.40 Acres
Total Residential Area	2,068,301 94.28%
Total Retail/Commercial Area	94,058 4.29%
Public Services & Admin Area	31,518 1.44%
Total Building Area	2,193,877 100%
Total Number of apartment units	2,015
Floor Area Ratio	0.83
Built Area	282,594 Sq Ft
Open Space	2,348,430 Sq Ft
Site Area	2,631,024 Sq Ft
Open Space %	89%

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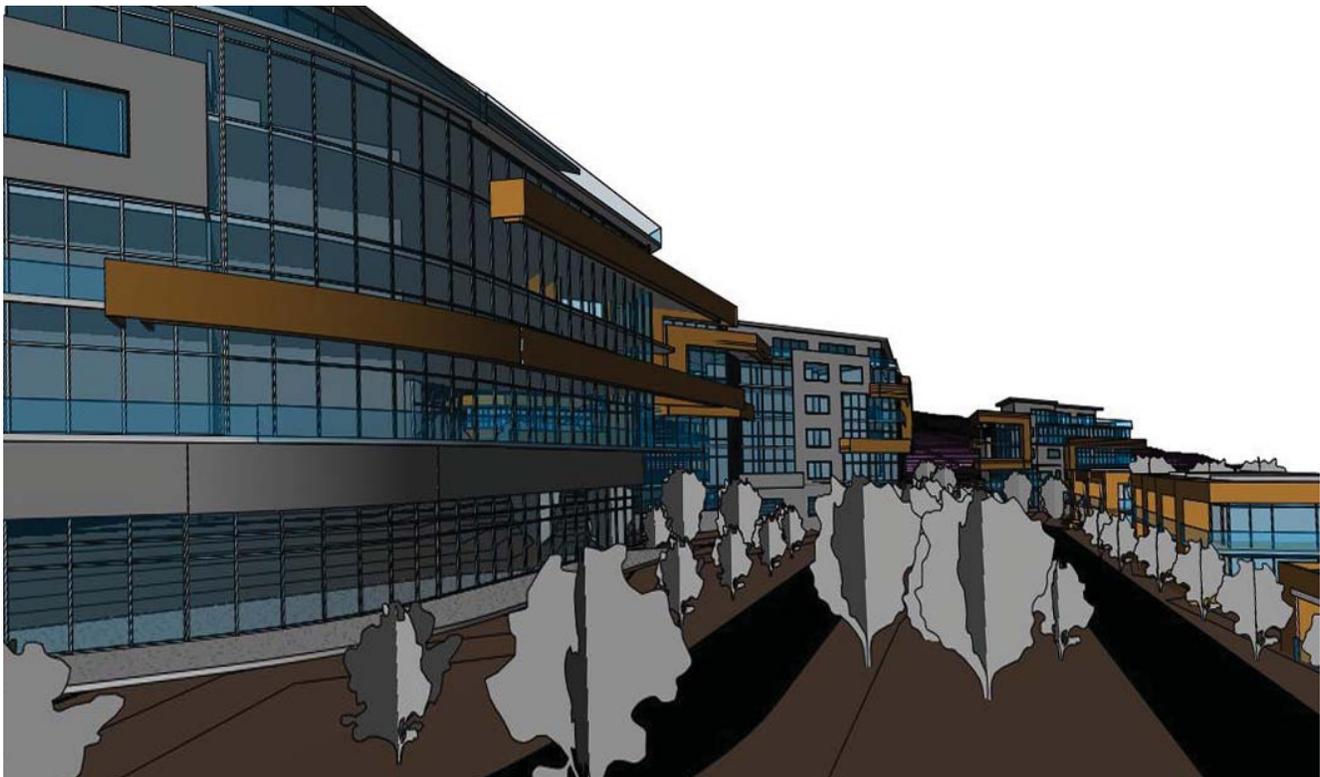
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Perspective View of South Village

SOLURI ARCHITECTURE DESIGN & DEVELOPMENT

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Building Number	Usage	Residential Units	Level	Residential Area	Retail & Comm. Area	Public Services & Admin Area	Total Floor Area	Building Height	Building Footprint	Comments
SV-L1	Residential	4	15' - Level 1 Grade	3,918			3,918	45ft	7,836	4 yards @ grade 3 yards @ grade 3 penthouses
	Residential	7	25' - Level 2 Grade	7,836			7,836			
	Residential	3	35' - Level 3 Grade	3,918			3,918			
		14		15,672	0	0	15,672			
SV-L2	Residential	4	1st Floor (rear grade)	3,055			3,055	45ft	6,109	4 yards @ grade 4 yards @ grade 4 penthouses
	Residential	8	2nd Floor (front grade)	6,109			6,109			
	Residential	4	3rd Floor (penthouse)	3,055			3,055			
		16		12,218	0	0	12,218			
SV-L3	Residential	5	1st Floor (rear grade)	5,000			5,000	45	12,008	5 yards @ grade 6 yards @ grade 4 penthouses
	Residential	11	2nd Floor (front grade)	12,008			12,008			
	Residential	4	3rd Floor (penthouse)	4,000			4,000			
		20		21,008	0	0	21,008			
SV-L4	Residential	4	1st Floor (rear grade)	4,362			4,362	45	8,723	4 yards @ grade 4 yards @ grade 3 duplex penthouses
	Residential	8	2nd Floor (front grade)	8,723			8,723			
	Residential	4	3rd Floor (penthouse)	4,362			4,362			
		16		17,446	0	0	17,446			
SV-L5	Residential	4	1st Floor (rear grade)	4,267			4,267	45	8,534	4 yards @ grade 4 yards @ grade 4 penthouses
	Residential	8	2nd Floor (front grade)	8,534			8,534			
	Residential	4	3rd Floor (penthouse)	4,267			4,267			
		16		17,068	0	0	17,068			
SV-L6	Residential	4	1st Floor (rear grade)	4,313			4,313	45ft	8,626	4 yards @ grade 4 yards @ grade 4 penthouses
	Residential	8	2nd Floor (front grade)	8,626			8,626			
	Residential	4	3rd Floor (penthouse)	4,313			4,313			
		16		17,252	0	0	17,252			
SV-M1	Mixed: Half Res / Retail	3	1st Floor	3,000	3,501		6,501	55ft	6,501	Retail one side residential other
	Residential	6	2nd Floor	6,501			6,501			
	Residential	6	3rd Floor	6,501			6,501			
	Residential	6	4th Floor	6,501			6,501			
	Residential	4	5th Floor	4,000			4,000			
		25		26,503	3501	0	30,004			4 penthouses
SV-M2	Residential	10	1st Floor	10,073			10,073	55ft	10,073	
	Residential	10	2nd Floor	10,073			10,073			
	Residential	10	3rd Floor	10,073			10,073			
	Residential	10	4th Floor	10,073			10,073			
	Residential	4	5th Floor	4,000			4,000			
		44		44,292	0	0	44,292			4 penthouses

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Aerial View of South Village

SOLURI ARCHITECTURE DESIGN & DEVELOPMENT

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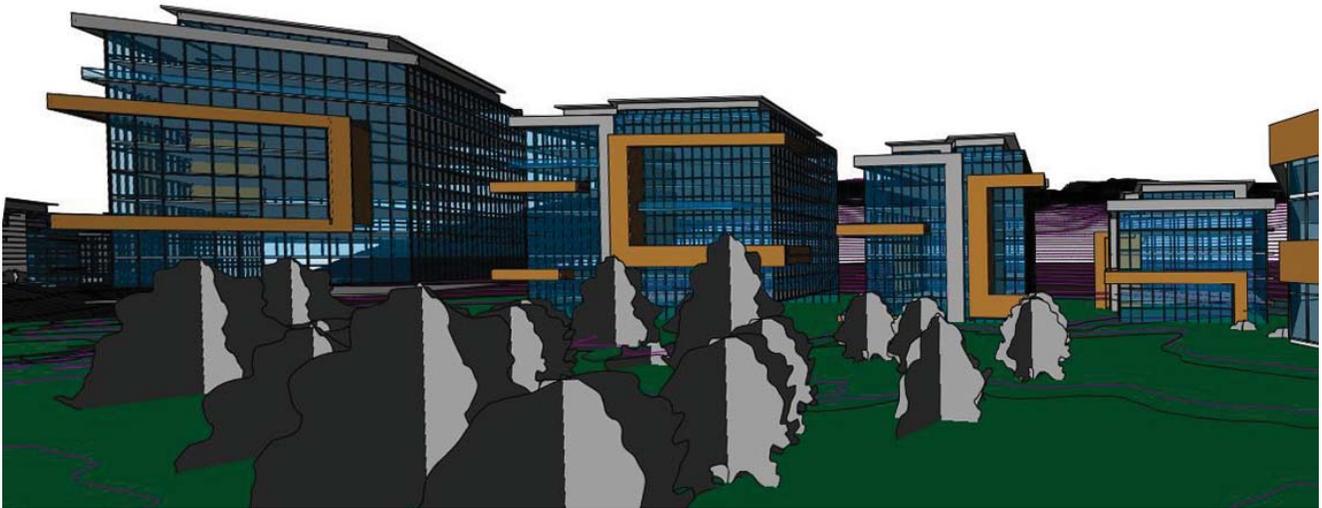
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SV-T1	Residential	8	1st Floor	10,503			10,503	75ft	10,503	Possible retail location @ grade
	Residential	10	2nd Floor	10,503			10,503			
	Residential	10	3rd Floor	10,503			10,503			
	Residential	10	4th Floor	10,503			10,503			
	Residential	10	5th Floor	10,503			10,503			
	Residential	10	6th Floor	10,503			10,503			
	Residential	9	7th Floor	9,000			9,000			9 penthouses
		67		72,018	0	0	72,018			
SV-T2	Residential	10	1st Floor	12,074			12,074	65ft	12,074	
	Residential	12	2nd Floor	12,074			12,074			
	Residential	12	3rd Floor	12,074			12,074			
	Residential	12	4th Floor	12,074			12,074			
	Residential	12	5th Floor	12,074			12,074			
	Residential	10	6th Floor	10,000			10,000			10 penthouses
		68		70,370	0	0	70,370			
UP-L1	Comm/Retail	0	1st Floor (rear grade)	-	5,776	-	5,776	30ft	5,776	
	Public Services		2nd Floor (front grade)	-	-	5,776	5,776			
	Residential	6	3rd Floor (penthouse)	5,776	-	-	5,776			
		6		5,776	5,776	5,776	17,328			
UP-L2	Comm/Retail	0	70' - Floor Level	-	3,020	-	3,020	30ft	3,020	
	Public Services	0	Grade Level 4	-	-	3,020	3,020			
		0		-	3,020	3,020	6,040			
UP-T1	Comm/Retail	6	1st Floor	6,000	6,298	-	12,298	105 ft	12,304	
	Residential	12	2nd Floor	12,294			12,294			
	Residential	12	3rd Floor	12,291			12,291			
	Residential	12	4th Floor	12,287			12,287			
	Residential	12	5th Floor	12,283			12,283			
	Residential	12	6th Floor	12,280			12,280			
	Residential	12	7th Floor	12,304			12,304			
	Residential	12	8th Floor	12,276			12,276			
	Residential	12	9th Floor	12,272			12,272			
	Residential	10	10th Floor	10,000			10,000			
		112		114,287	6,298	0	120,585			
UP-T2	Comm/Retail	6	1st Floor	6,000	7,240		13,240	85ft	13,240	
	Residential	13	2nd Floor	13,240			13,240			
	Residential	13	3rd Floor	13,240			13,240			
	Residential	13	4th Floor	13,240			13,240			
	Residential	13	5th Floor	13,240			13,240			
	Residential	13	6th Floor	13,240			13,240			
	Residential	13	7th Floor	13,240			13,240			
	Residential	10	8th Floor	10,000			10,000			
		94		95,440	7,240	0	102,680			

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Perspective View of Urban Village

SOLURI ARCHITECTURE DESIGN & DEVELOPMENT

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UP-T3	Comm/Retail	0	1st Floor	-	10,079		10,079	75ft	10,079	
	Residential	10	2nd Floor	10,079			10,079			
	Residential	10	3rd Floor	10,079			10,079			
	Residential	10	4th Floor	10,079			10,079			
	Residential	10	5th Floor	10,079			10,079			
	Residential	10	6th Floor	10,079			10,079			
	Residential	8	7th Floor	8,000			8,000			
		58		58,395	10079	0	68,474			
UP-T4	Residential	4	1st Floor	3,915			3,915	55ft	3,915	
	Residential	4	2nd Floor	3,915			3,915			
	Residential	4	3rd Floor	3,915			3,915			
	Residential	4	4th Floor	3,915			3,915			
	Residential	3	5th Floor	3,000			3,000			
		19		18,660	0	0	18,660			
CV-L1	Residential	3	1st Floor (rear grade)	3,026			3,026	45ft	6,051	3 yards @ grade 3 yards @ grade 3 penthouses
	Residential	6	2nd Floor (front grade)	6,051			6,051			
	Residential	3	3rd Floor (penthouse)	3,026			3,026			
		12		12,102	0	0	12,102			
CV-L2	Residential	4	1st Floor (rear grade)	4,106			4,106	45ft	8,212	4 yards @ grade 4 yards @ grade 4 penthouses
	Residential	8	2nd Floor (front grade)	8,212			8,212			
	Residential	4	3rd Floor (penthouse)	4,106			4,106			
		16		16,424	0	0	16,424			
CV-L3	Residential	3	1st Floor (rear grade)	3,308			3,308	45ft	6,615	3 yards @ grade 3 yards @ grade 3 penthouses
	Residential	6	2nd Floor (front grade)	6,615			6,615			
	Residential	3	3rd Floor (penthouse)	3,308			3,308			
		12		13,230	0	0	13,230			
CV-L4	Residential	4	1st Floor (rear grade)	4,200			4,200	45ft	8,400	4 yards @ grade 4 yards @ grade 4 penthouses
	Residential	8	2nd Floor (front grade)	8,400			8,400			
	Residential	4	3rd Floor (penthouse)	4,200			4,200			
		16		16,800	0	0	16,800			
CV-L5	Residential	7	1st Floor (rear grade)	6,608			6,608	30ft	13,216	7 yards @ grade 7 yards @ grade 7 penthouses
	Residential	13	2nd Floor (front grade)	13,216			13,216			
	Residential	7	3rd Floor (penthouse)	6,608			6,608			
		27		26,432	0	0	26,432			
CV-L6	Comm/Retail	0	1st Floor	-	2,147		2,147	25 ft	2,147	4 smaller apts over retail
	Residential	4	2nd Floor	2,147			2,147			
		4		2,147	2147	0	4,294			

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Building Number	Usage	Residential Units	Level	Residential Area	Retail & Comm. Area	Public Services & Admin Area	Total Floor Area	Building Height	Building Footprint	Comments
CV-L7	Comm/Retail	0	1st Floor	-	2,270		2,270	25 ft	2,270	4 smaller apts over retail
	Residential	4	2nd Floor	2,270			2,270			
		4		2,270	2,270	0	4,540			
CV-M1	Mixed: Half Res / Retail	4	1st Floor	4,000	4,157		8,157	55ft	8,157	Retail one side residential other
	Residential	8	2nd Floor	8,157			8,157			
	Residential	8	3rd Floor	8,157			8,157			
	Residential	8	4th Floor	8,157			8,157			
	Residential	4	5th Floor	4,000			4,000			4 penthouses
		32		32,471	4,157	0	36,628			
CV-M2	Mixed: Half Res / Retail	5	1st Floor	5,000	5,260		10,260	45ft	10,260	Retail one side residential other
	Residential	10	2nd Floor	10,260			10,260			
	Residential	10	3rd Floor	10,260			10,260			
	Residential	7	4th Floor	7,000			7,000			7 Penthouses
		32		32,520	5,260	0	37,780			
CV-M3	Mixed: Half Res / Retail	4	1st Floor	4,000	4,523		8,523	55ft	8,523	Retail one side residential other
	Mixed: Half Res / Retail	4	2nd Floor	4,000	4,523		8,523			
	Residential	8	3rd Floor	8,523			8,523			
	Residential	8	4th Floor	8,523			8,523			
	Residential	4	5th Floor	4,000			4,000			4 penthouses
		28		29,046	9,046	0	38,092			
CV-M4	Mixed: Half Res / Retail	4	1st Floor	4,000	3,692		7,692	55ft	7,692	Retail one side residential other
	Residential	8	2nd Floor	7,692			7,692			
	Residential	8	4th Floor	7,692			7,692			
	Residential	8	4th Floor	7,692			7,692			
	Residential	6	5th Floor	6,000			6,000			6 Penthouses
		34		33,076	3,692	0	36,768			
CV-M5	Mixed: Half Res / Retail	3	1st Floor	3,000	4,073		7,073	55ft	7,073	Retail one side residential other
	Residential	7	2nd Floor	7,073			7,073			
	Residential	7	3rd Floor	7,073			7,073			
	Residential	7	4th Floor	7,073			7,073			
	Residential	5	5th Floor	5,000			5,000			5 Penthouses
		29		29,219	4,073	0	33,292			

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Perspective View of Central Village

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CV-M6	Comm/Retail	0	1st Floor	-	8,483		8,483	55ft	8,483	4 Penthouses
	Residential	8	2nd Floor	8,483			8,483			
	Residential	8	3rd Floor	8,483			8,483			
	Residential	8	4th Floor	8,483			8,483			
	Residential	4	5th Floor	4,000			4,000			
		28		29,449	8483	0	37,932			
CV-M7	Mixed: Half Res / Retail	4	1st Floor	4,000	4,918		8,918	100ft	8,918	Retail one side residential other
	Residential	9	2nd Floor	8,918			8,918			
	Residential	9	3rd Floor	8,918			8,918			
	Residential	9	4th Floor	8,918			8,918			
	Residential	9	5th Floor	8,918			8,918			
	Residential	9	6th Floor	8,918			8,918			
	Residential	9	7th Floor	8,918			8,918			
	Residential	9	8th Floor	8,918			8,918			
	Residential	9	9th Floor	8,918			8,918			
	Residential	7	10th Floor	7,000			7,000			
		83		82,344	4918	0	87,262			7 Penthouses
CV-M8	Residential	10	1st Floor	11,415			11,415	45ft	11,415	6 Penthouses
	Residential	12	2nd Floor	11,415			11,415			
	Residential	12	3rd Floor	11,415			11,415			
	Residential	6	4th Floor	6,000			6,000			
		40		40,245	0	0	40,245			
CV-T1	Mixed: Half Res / Retail	5	1st Floor	5,000	7,054		12,054	75ft	12,054	Retail one side residential other
	Residential	12	2nd Floor	12,054			12,054			
	Residential	12	3rd Floor	12,054			12,054			
	Residential	12	4th Floor	12,054			12,054			
	Residential	12	5th Floor	12,054			12,054			
	Residential	12	6th Floor	12,054			12,054			
	Residential	10	7th Floor	10,000			10,000			
		75		75,270	7054	0	82,324			10 Penthouses
CV-T2	Mixed: Half Res / Retail	4	1st Floor	4,000	7,044		11,044	65ft	11,044	Retail one side residential other
	Residential	11	2nd Floor	11,044			11,044			
	Residential	11	3rd Floor	11,044			11,044			
	Residential	11	4th Floor	11,044			11,044			
	Residential	11	5th Floor	11,044			11,044			
Residential	9	6th Floor	9,000			9,000				
		57		57,176	7044	0	64,220			Penthouses

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Perspective View of Central Village - Main Retail Street

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Building Number	Usage	Residential Units	Level	Residential Area	Retail & Comm. Area	Public Services & Admin Area	Total Floor Area	Building Height	Building Footprint	Comments
CV-T3	Residential	9	1st Floor	11,144			11,144	105 ft	11,144	
	Residential	11	2nd Floor	11,144			11,144			
	Residential	11	3rd Floor	11,144			11,144			
	Residential	11	4th Floor	11,144			11,144			
	Residential	11	5th Floor	11,144			11,144			
	Residential	11	6th Floor	11,144			11,144			
	Residential	11	7th Floor	11,144			11,144			
	Residential	11	8th Floor	11,144			11,144			
	Residential	11	9th Floor	11,144			11,144			
	Residential	9	10th Floor	9,000			9,000			
		106		109,296	0	0	109,296			
CV-T4	Residential	8	1st Floor	10,043			10,043	105 ft	10,043	
	Residential	10	2nd Floor	10,043			10,043			
	Residential	10	3rd Floor	10,043			10,043			
	Residential	10	4th Floor	10,043			10,043			
	Residential	10	5th Floor	10,043			10,043			
	Residential	10	6th Floor	10,043			10,043			
	Residential	10	7th Floor	10,043			10,043			
	Residential	10	8th Floor	10,043			10,043			
	Residential	10	9th Floor	10,043			10,043			
	Residential	8	10th Floor	8,000			8,000			
		96		98,387	0	0	98,387			
CV-T5	Residential	8	1st Floor	10,290			10,290	105 ft	10,290	
	Residential	10	2nd Floor	10,290			10,290			
	Residential	10	3rd Floor	10,290			10,290			
	Residential	10	4th Floor	10,290			10,290			
	Residential	10	5th Floor	10,290			10,290			
	Residential	10	6th Floor	10,290			10,290			
	Residential	10	7th Floor	10,290			10,290			
	Residential	10	8th Floor	10,290			10,290			
	Residential	10	9th Floor	10,290			10,290			
	Residential	8	10th Floor	8,000			8,000			
		96		100,610	0	0	100,610			
CV-PUBLIC	Public Services	0	1st Floor	-		11,361	11,361	45ft	11,361	
	Public Services	0	2nd Floor	-		11,361	11,361			
	Residential	11	3rd Floor	11,361			11,361			
	Residential	9	4th Floor	9,000			9,000			
		20		20,361	0	22722	43,083			
NV-L1	Residential	4	1st Floor (rear grade)	4,918			4,918	45ft	9,835	
	Residential	8	2nd Floor (front grade)	9,835			9,835			
	Residential	4	3rd Floor (penthouse)	4,918			4,918			
		16		19,670	0	0	19,670			

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Perspective View of Central Village - Main Retail Street

SOLURI ARCHITECTURE DESIGN & DEVELOPMENT

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Building Number	Usage	Residential Units	Level	Residential Area	Retail & Comm. Area	Public Services & Admin Area	Total Floor Area	Building Height	Building Footprint	Comments
NV-L2	Residential	4	1st Floor (rear grade)	4,439			4,439	45ft	8,877	4 penthouses
	Residential	8	2nd Floor (front grade)	8,877			8,877			
	Residential	4	3rd Floor (penthouse)	4,439			4,439			
		16		17,754	0	0	17,754			
NV-L3	Residential	4	1st Floor (rear grade)	3,918			3,918	45ft	7,836	4 yards @ grade 4 yards @ grade 4 penthouses
	Residential	8	2nd Floor (front grade)	7,836			7,836			
	Residential	4	3rd Floor (penthouse)	3,918			3,918			
		16		15,672	0	0	15,672			
NV-M1	Residential	12	1st Floor	12,562			12,562	55ft	12,562	5 Penthouse Apts
	Residential	12	2nd Floor	12,562			12,562			
	Residential	12	3rd Floor	12,562			12,562			
	Residential	12	4th Floor	12,562			12,562			
	Residential	5	5th Floor	5,000			5,000			
	53		55,248	0	0	55,248				
NV-M2	Residential	10	1st Floor	10,796			10,796	55ft	10,796	6 Penthouses
	Residential	10	2nd Floor	10,796			10,796			
	Residential	10	3rd Floor	10,796			10,796			
	Residential	10	4th Floor	10,796			10,796			
	Residential	6	5th Floor	6,000			6,000			
	46		49,184	0	0	49,184				
NV-T1	Residential	10	1st Floor	14,132			14,132	125ft	14,132	10 Penthouses
	Residential	14	2nd Floor	14,132			14,132			
	Residential	14	3rd Floor	14,132			14,132			
	Residential	14	4th Floor	14,132			14,132			
	Residential	14	5th Floor	14,132			14,132			
	Residential	14	6th Floor	14,132			14,132			
	Residential	14	7th Floor	14,132			14,132			
	Residential	14	8th Floor	14,132			14,132			
	Residential	14	9th Floor	14,132			14,132			
	Residential	14	10th Floor	14,132			14,132			
	Residential	14	11th Floor	14,132			14,132			
	Residential	10	12th Floor	10,000			10,000			
		160		165,452	0	0	165,452			
NV-T2	Residential	10	1st Floor	13,787			13,787	95	13,787	9 Penthouses
	Residential	14	2nd Floor	13,787			13,787			
	Residential	14	3rd Floor	13,787			13,787			
	Residential	14	4th Floor	13,787			13,787			
	Residential	14	5th Floor	13,787			13,787			
	Residential	14	6th Floor	13,787			13,787			
	Residential	14	7th Floor	13,787			13,787			
	Residential	14	8th Floor	13,787			13,787			
	Residential	10	9th Floor	10,000			10,000			
	118		120,296	0	0	120,296				

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Perspective View from Bundrant House

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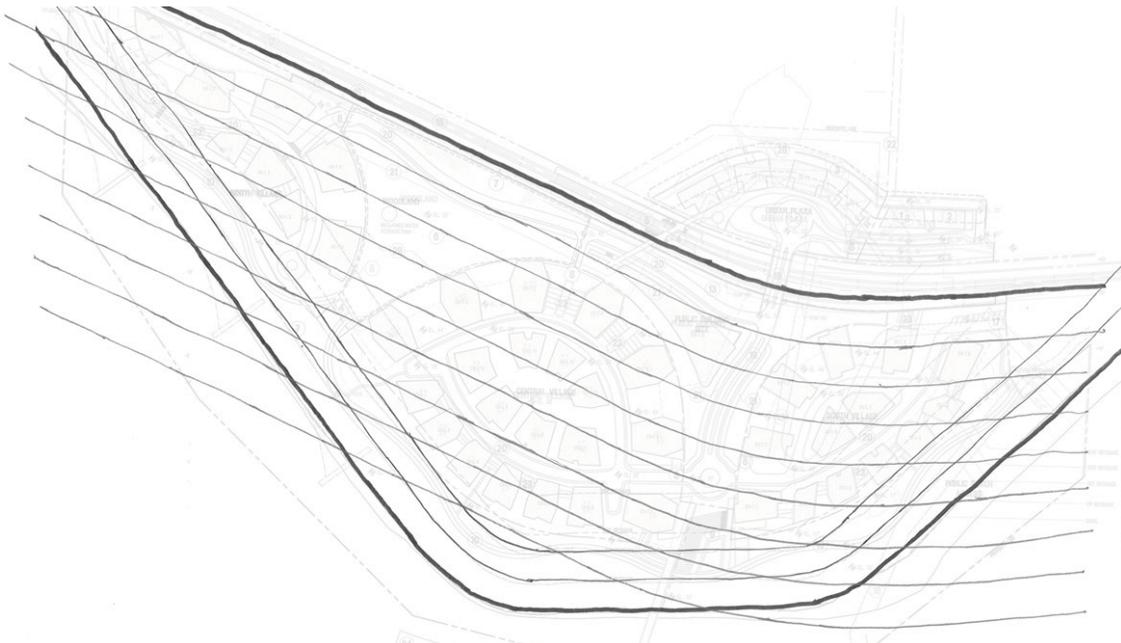
Building Number	Usage	Residential Units	Level	Residential Area	Retail & Comm. Area	Public Services & Admin Area	Total Floor Area	Building Height	Building Footprint	Comments
NV-T3	Residential	12	1st Floor	16,288			16,288	75ft	16,288	
	Residential	16	2nd Floor	16,288			16,288			
	Residential	16	3rd Floor	16,288			16,288			
	Residential	16	4th Floor	16,288			16,288			
	Residential	16	5th Floor	16,288			16,288			
	Residential	16	6th Floor	16,288			16,288			
	Residential	12	7th Floor	12,000			12,000			
		104		109,728	0	0	109,728			7 Penthouses
NV-T4	Residential	4	1st Floor	5,113			5,113	105 ft	5,113	
	Residential	5	2nd Floor	5,113			5,113			
	Residential	5	3rd Floor	5,113			5,113			
	Residential	5	4th Floor	5,113			5,113			
	Residential	5	5th Floor	5,113			5,113			
	Residential	5	6th Floor	5,113			5,113			
	Residential	5	7th Floor	5,113			5,113			
	Residential	5	8th Floor	5,113			5,113			
	Residential	5	9th Floor	5,113			5,113			
	Residential	4	10th Floor	4,000			4,000			
		48		50,017	0	0	50,017			4 penthouses
		2,015		2,068,301	94,058	31,518	2,193,877		282,594	
		Residential Units		Residential Area	Retail & Comm. Area	Public Services & Admin Area	Total Floor Area		Building Footprint	

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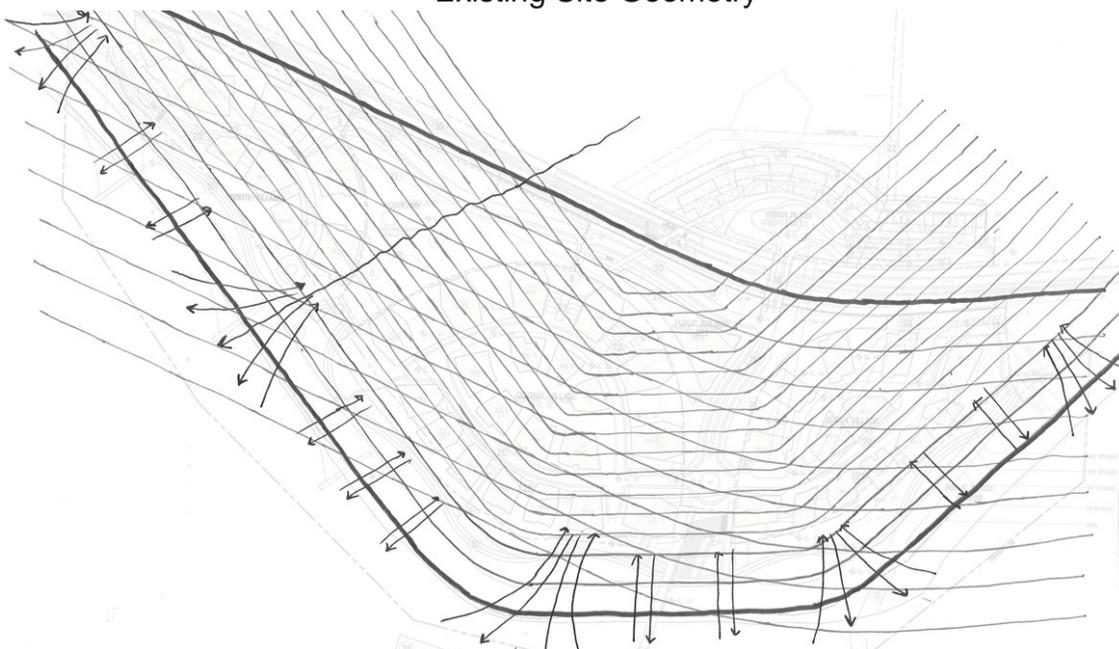
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Site Analysis



Existing Site Geometry

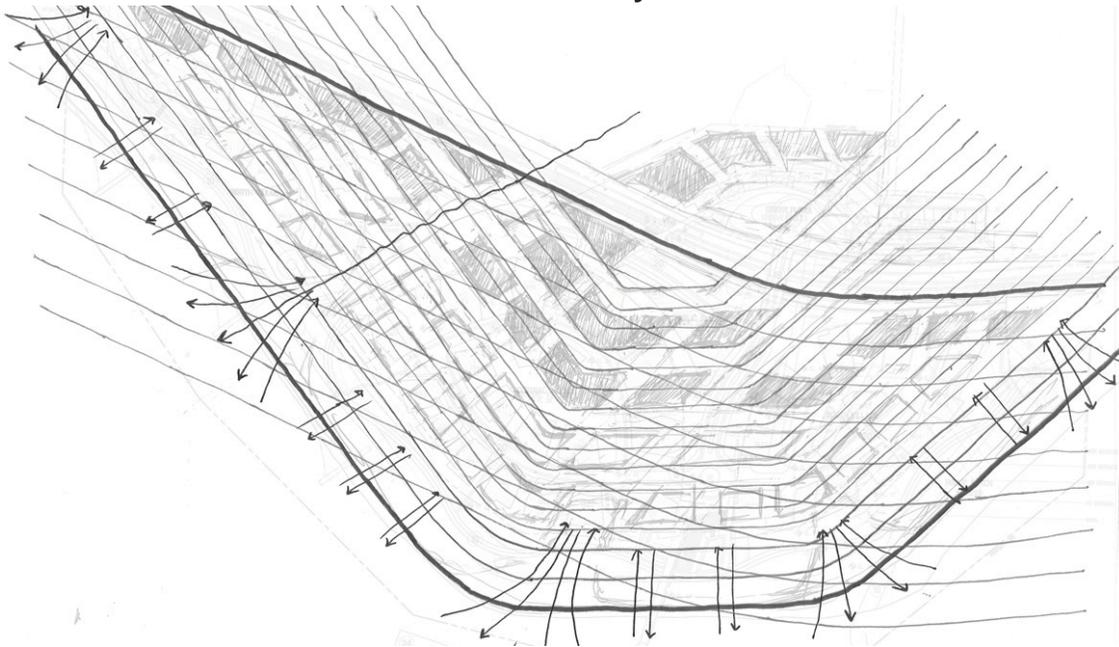


Former Salt Marsh - Restore original water flows, Habitats & Vegetation

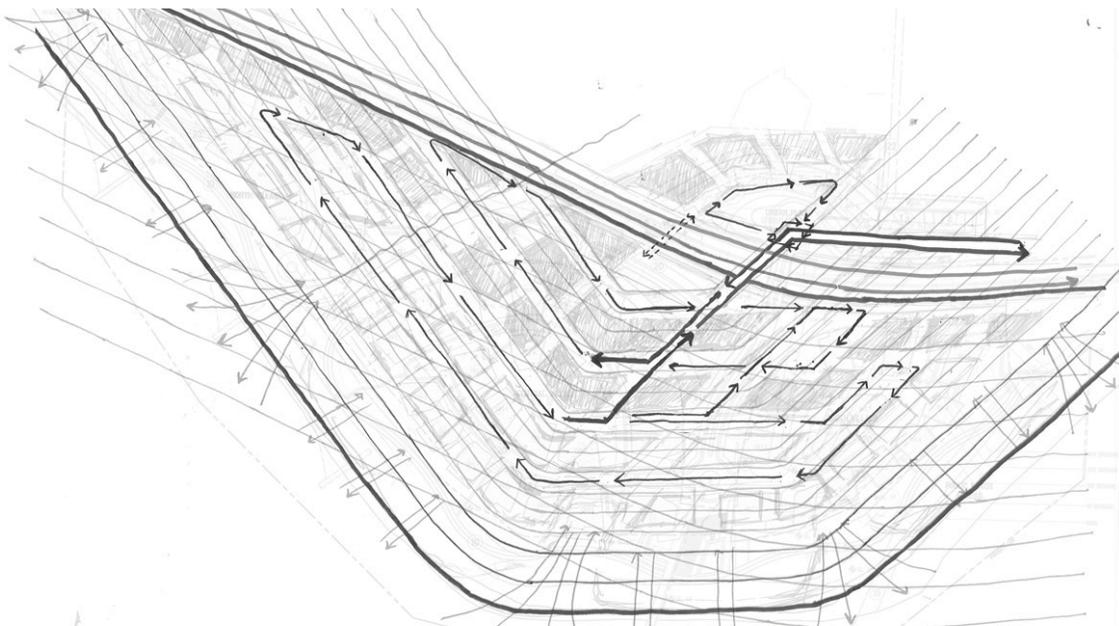
Point Wells Development

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Site Analysis



Use Site Geometry & salt marsh concept to develop masterplan



Develop organic street grid & traffic flows that work with site