4755 Fauntleroy Way SW

Project Team

Developer: **Lennar Multifamily & Weingarten Realty**
Architect: **Fuller/Sears Architects**
Structural + Civil Engineer: **KPFF**
Landscape Architect: **Weisman Design Group**

ADDRESS: 4755 Fauntleroy Way SW
DPD PROJECT #: 3013803

Seattle Design Commission
Second Meeting
April 18, 2013

Urban Design Merit &
Public Benefit Preview

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4755 Fauntleroy Way SW

PROJECT OVERVIEW

PROPOSED PROJECT OVERVIEW

RETAIL

Whole Foods Market (not including 8,400 sf mezzanine): 41,216 sf

On-Street Stores and Small Shop Retail Tenants: 22,957 sf

RESIDENTIAL

372 Residential Units

PARKING (all underground)

195 stalls: Whole Foods Market (4.18/1,000 sf)

80 stalls: Other Stores & Small Shop Tenants: (3.49/1,000 sf)

312 stalls: Residential (0.8 stalls/Unit)

DESIGN COMMISSION COMMENTS

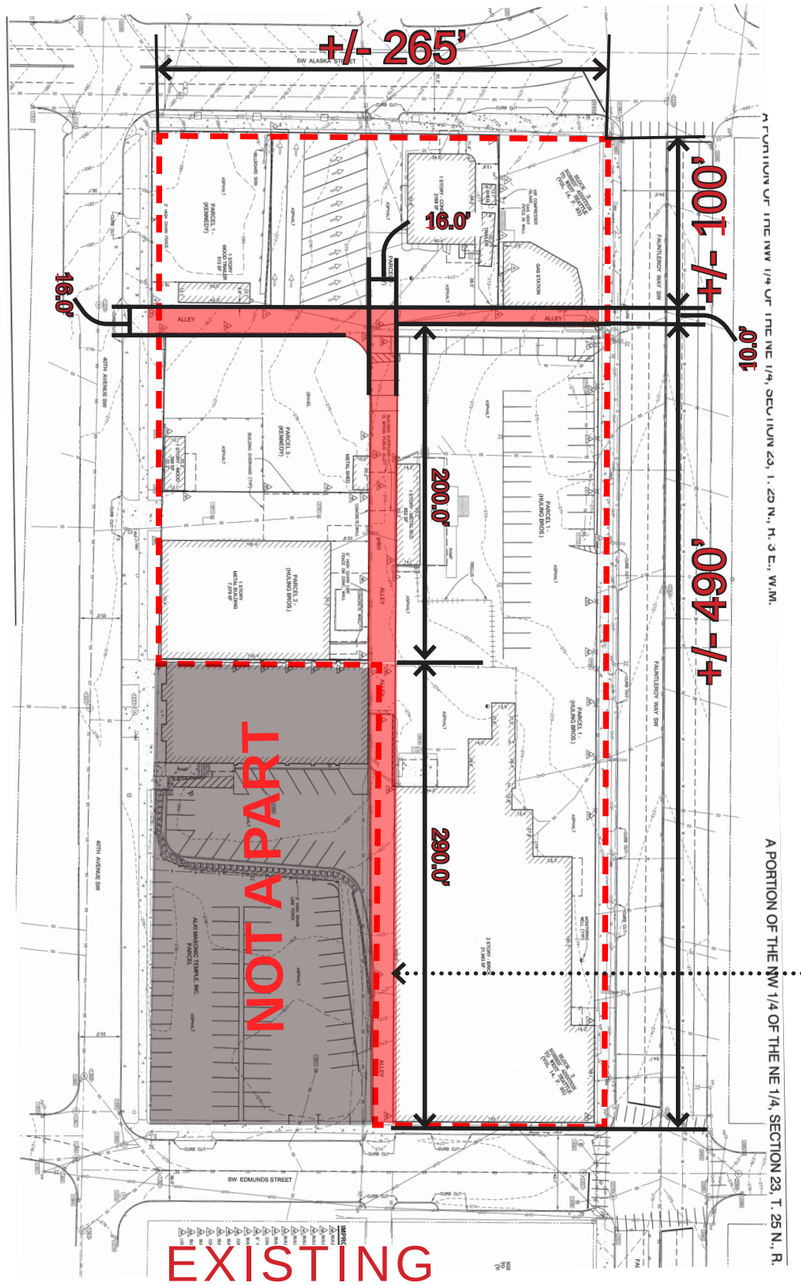
From 3-7-2013 Meeting

- **E/W CONNECTOR ISSUES**
  - Reduce number of vehicles exiting onto 40th
  - **Make safe for all modes of traffic**
  - Realize vision of Triangle Plan
  - **Use programming and design to enliven connector.**
- **N/S ALLEY ISSUES**
  - **Provide pedestrian improvements in N/S alley**
  - Is drive through safe? Is residential garage entry safe?
- **GATEWAY ELEMENT AT ALASKA AND FAUNTLEROY**
  - How does it work with other corners of interesection?
  - Make it a strong public gateway
- **LOAD/UNLOAD FOR RESIDENTIAL TENANTS, RETAIL BUSINESSES?**
  - How does this function?
- **CONSIDER RELOCATING EXISTING MURAL ON PROJECT SITE**
- **PURSUE CONTEXTUAL RELATIONSHIPS ACROSS RIGHTS OF WAY**
  - **Why will people come to your public benefit areas?**
  - Why are they located where they are?
- **COORDINATE WITH SDOT REGARDING SAFETY**

ALLEY VACATION REQUEST

Approximate Area of Alley to be Vacated: **6,600 SF**

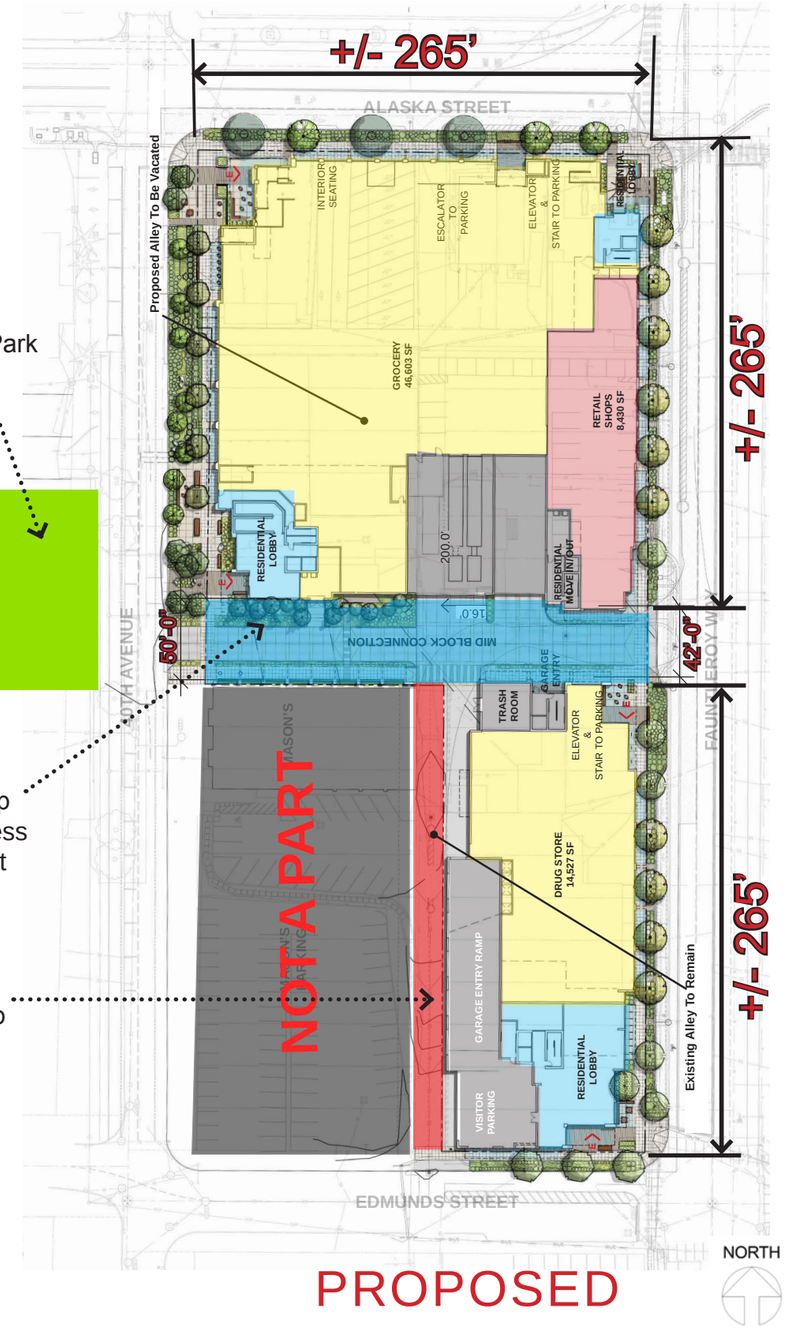
Approximate Area of Connector in Public Easement: **11,100 SF (Blue Rectangle)**



New Public Park

Private Ownership Public Access Easement

Public Ownership



FULLER-SEARS ARCHITECTS

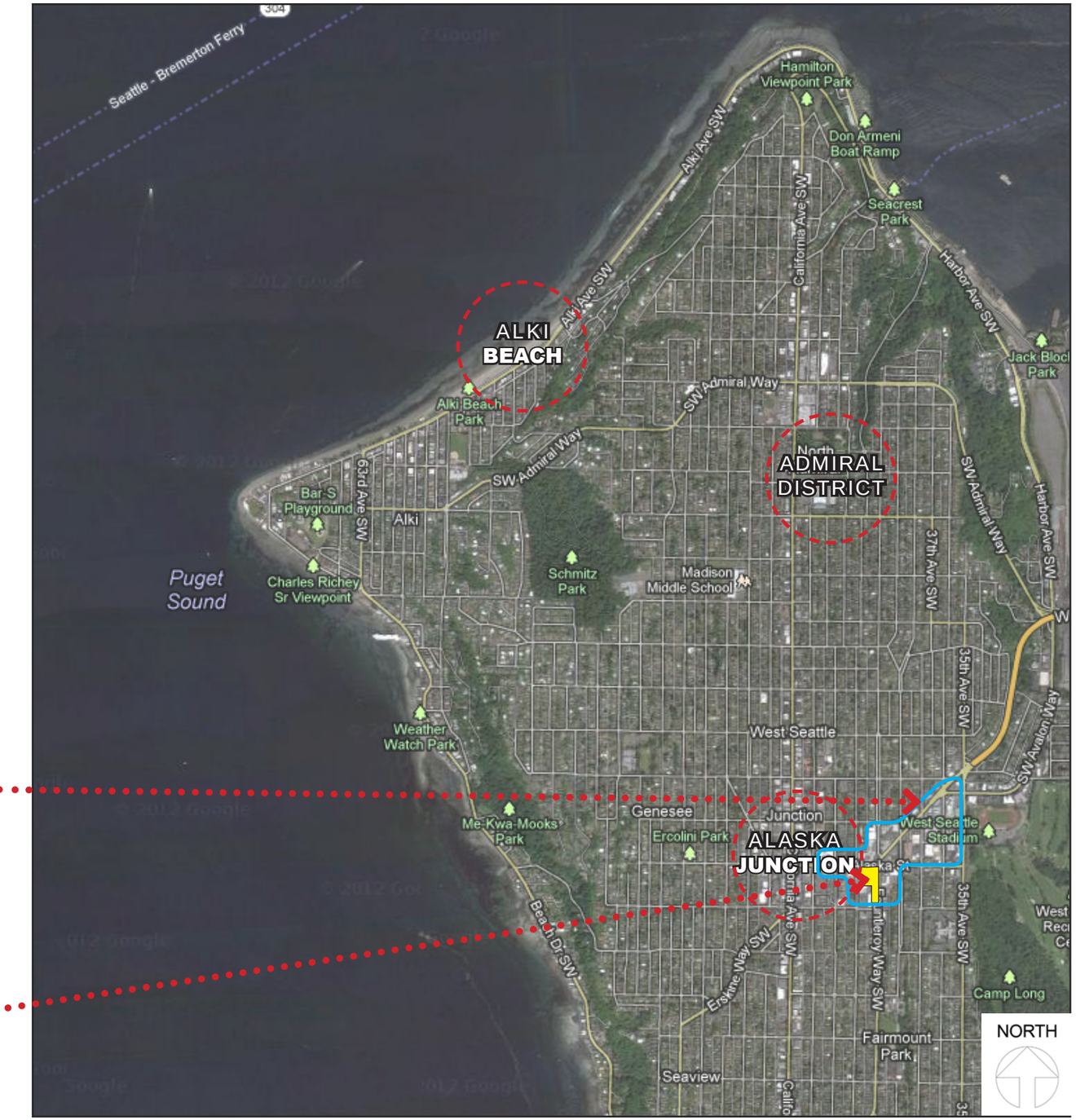
4755 Fauntleroy Way SW

SITE & CONTEXT

10,000 FOOT VIEW OF SITE AND CONTEXT

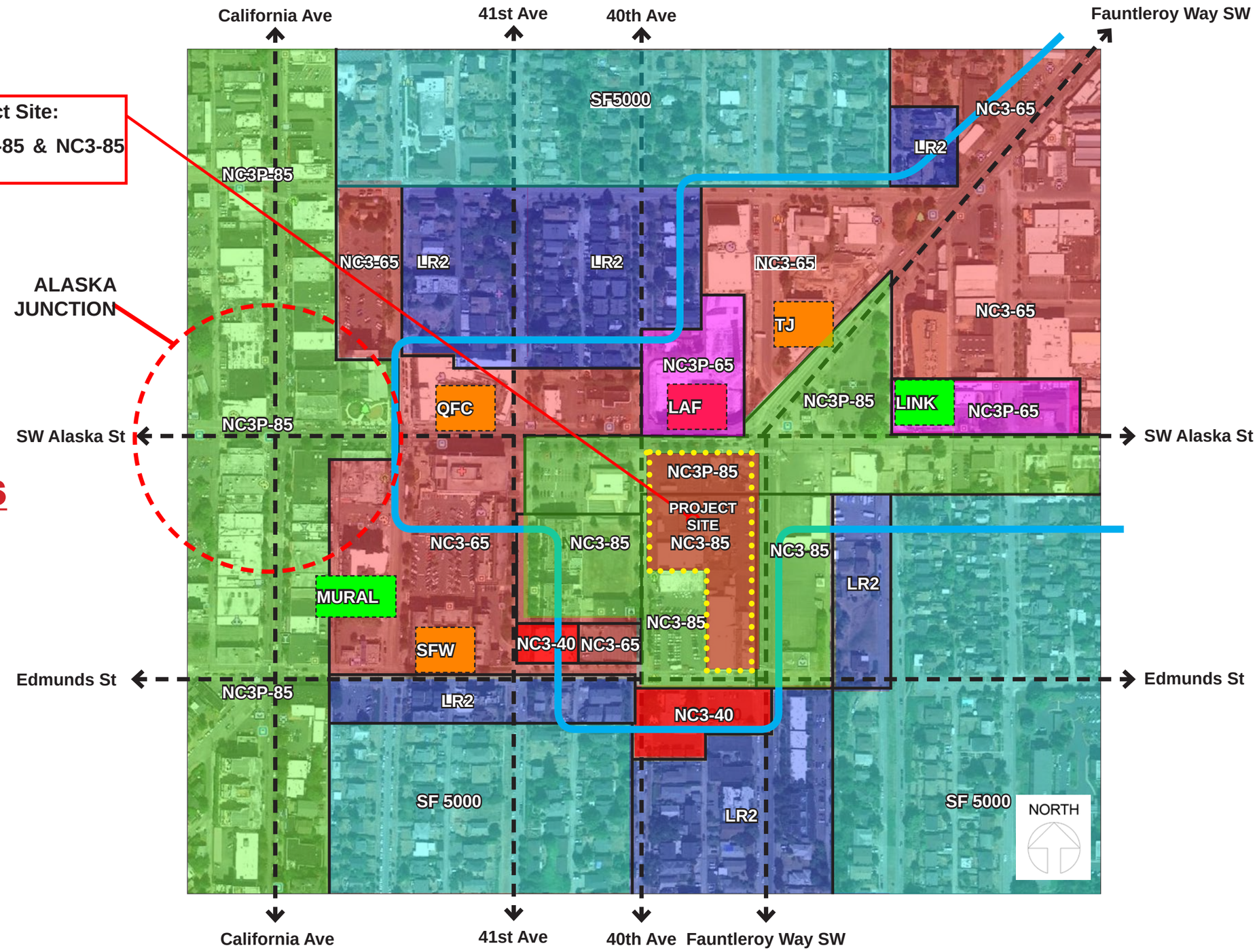
West Seattle Triangle Plan Study Area

Site Location



FULLER-SEARS ARCHITECTS

ADJACENT
ZONING & USES



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4755 Fauntleroy Way SW | **Adjacent Zoning & Uses**

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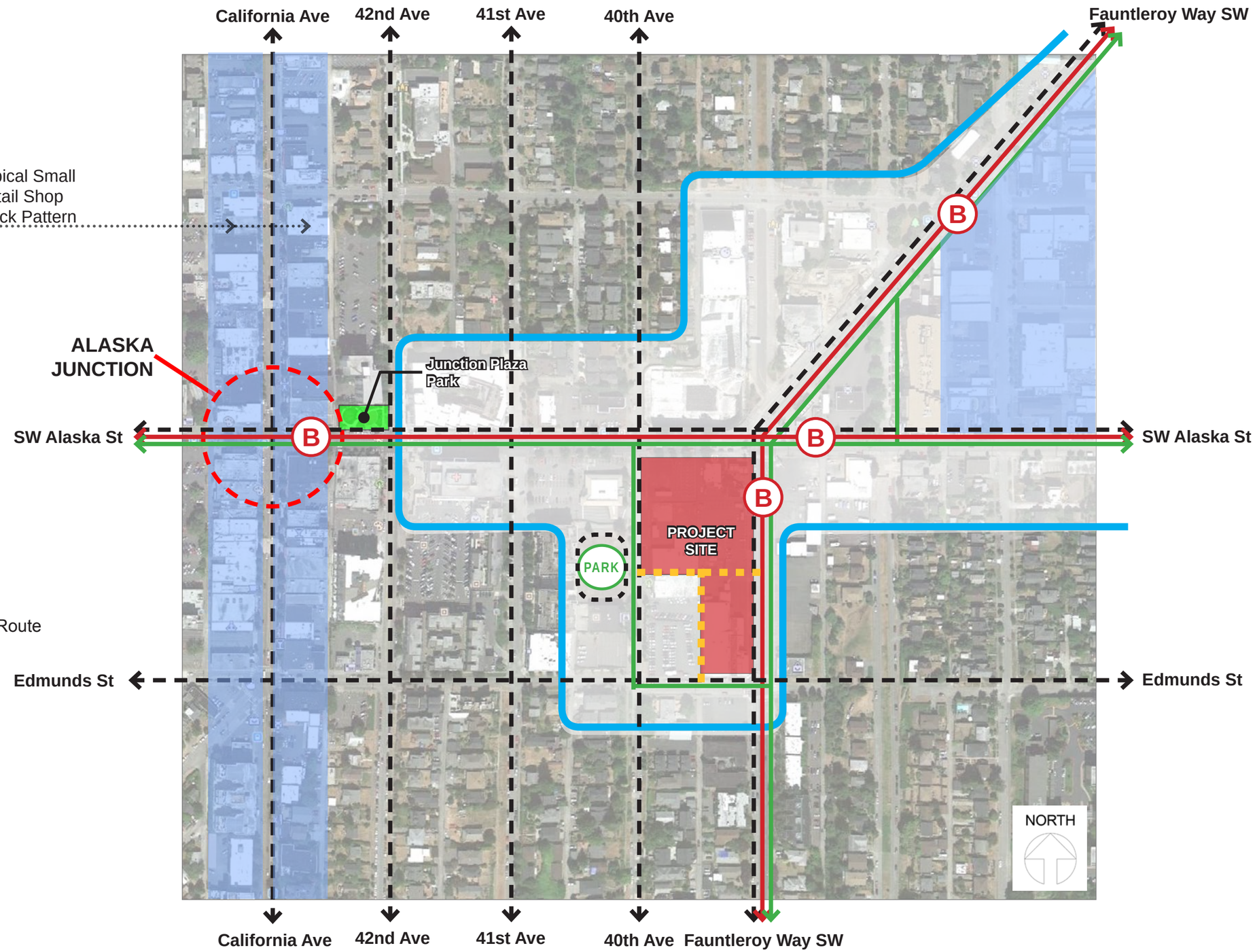
Typical Small Retail Shop Block Pattern

NINE BLOCK STUDY

- Two way Vehicle Accessible Route
- Metro and Rapid Ride
- Metro and Rapid Ride
- On Project Site
- Fauntleroy Way and Alaska
- Study Area



FULLER-SEARS ARCHITECTS

4755 Fauntleroy Way SW | **Neighborhood Context**

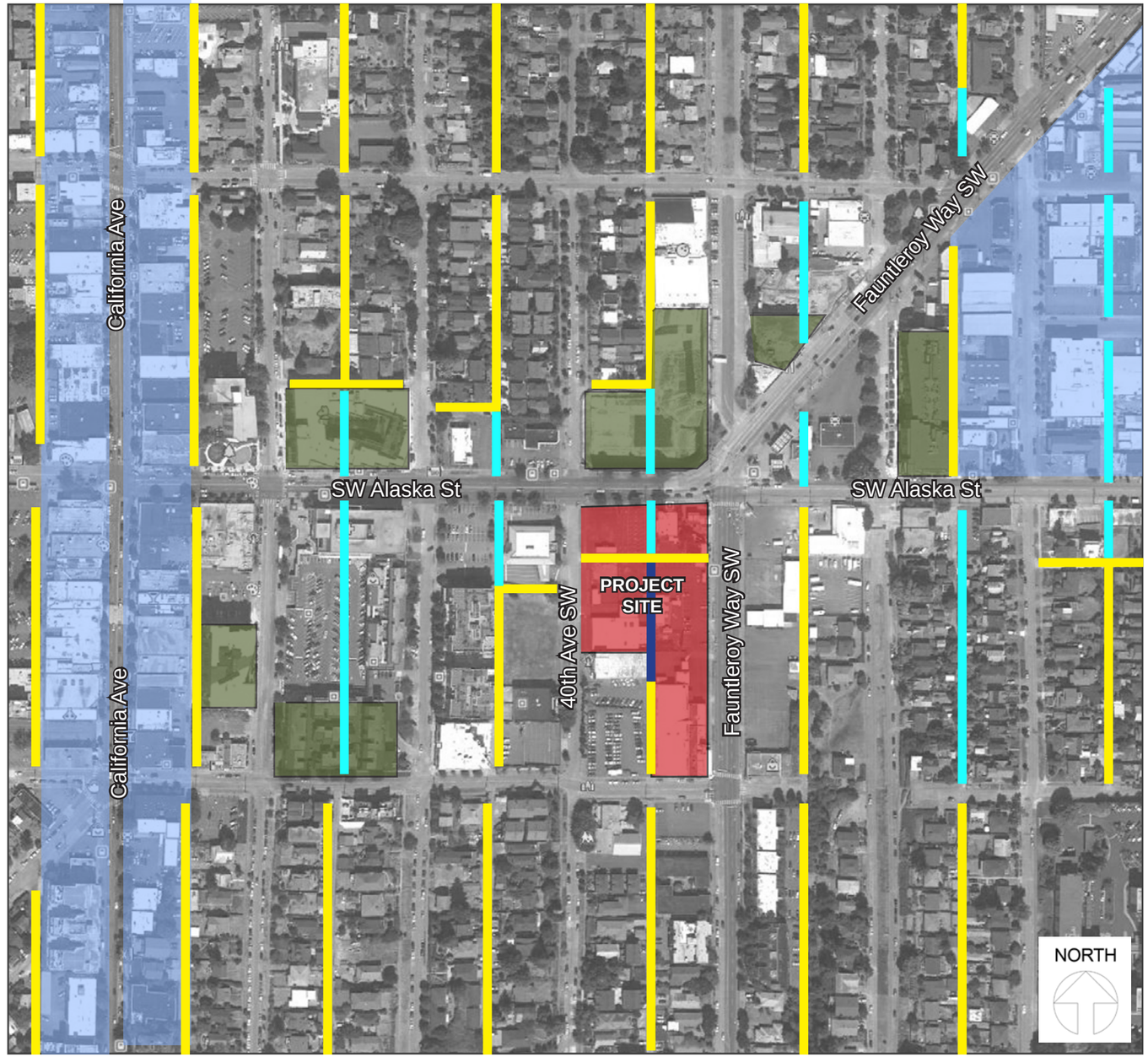
West Seattle | Seattle Design Commission, April 18, 2013

ALLEY GRID MAP

- Previously Vacated Alley
- Unimproved Alley
- Existing Functional Alley
- Recent Larger Projects
- Small Scale Retail Shops

URBAN MERIT NOTES

- Existing alley provides no connection to other blocks or grid
- Alley system is dysfunctional today
- Alley vacation has no negative affect on any users on the block
- Alley access will be maintained for Masons Building or future development



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4755 Fauntleroy Way SW | **Alley Grid Map**

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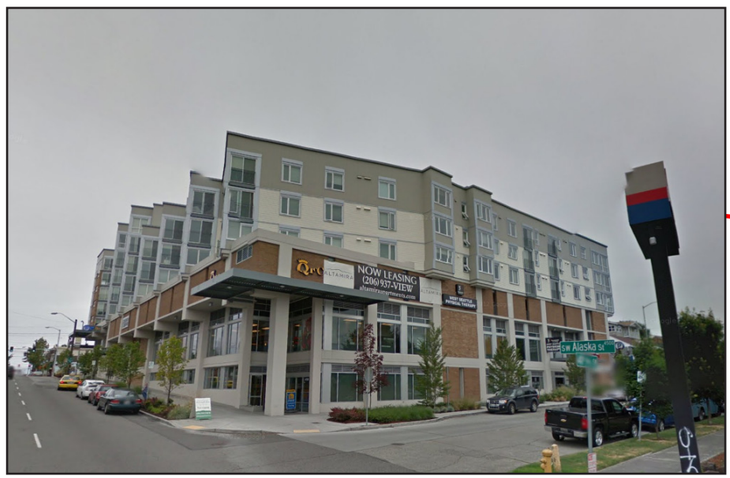

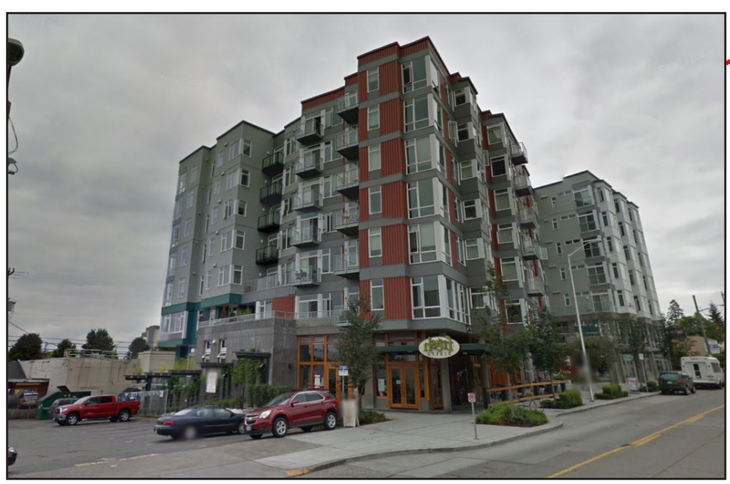

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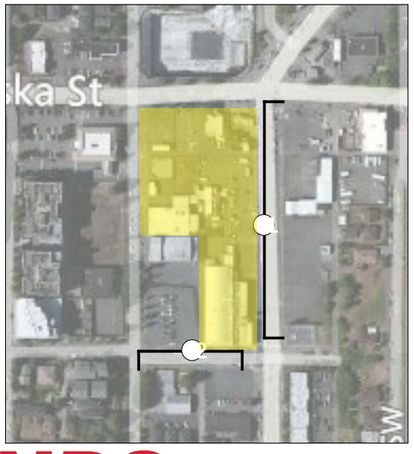
4755 Fauntleroy Way SW — **Neighborhood Context**

West Seattle — Seattle Design Commission, April 18, 2013

1. LOOKING EAST FROM SITE ACROSS FAUNTLEROY



2. LOOKING SOUTH FROM SITE ACROSS EDMUNDS

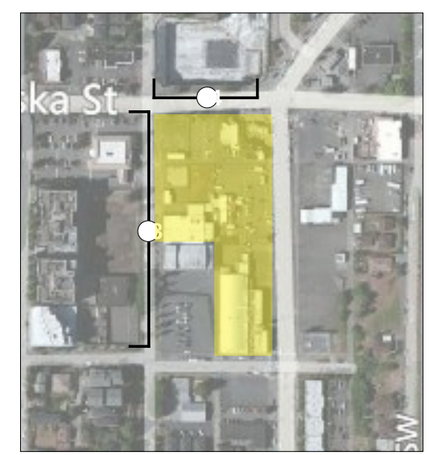
NORTH

FULLER-SEARS ARCHITECTS

4755 Fauntleroy Way SW | **Streetscapes**

West Seattle | Seattle Design Commission, April 18, 2013

3. LOOKING WEST FROM SITE ACROSS 40TH



NORTH

4. LOOKING NORTH FROM SITE ACROSS ALASKA

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4755 Fauntleroy Way SW — **Streetscapes**

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1. NE Corner from Fauntleroy, Looking

2. NW Corner from Alaska, Looking South

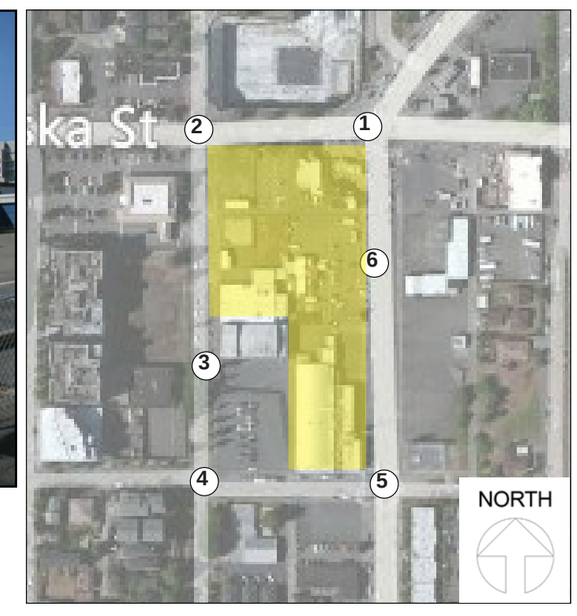
3. Masons Building from 40th, Looking East

EXISTING SITE CONDITIONS

4. SW Corner from Edmunds, Looking NE

5. SE Corner from Edmunds, Looking NW

6. From Fauntleroy, Looking West



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4755 Fauntleroy Way SW | **Existing Site Conditions**

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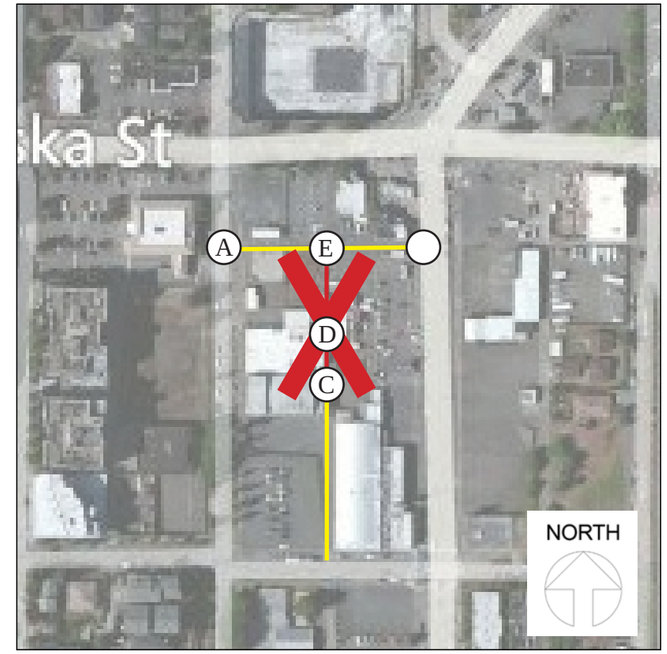
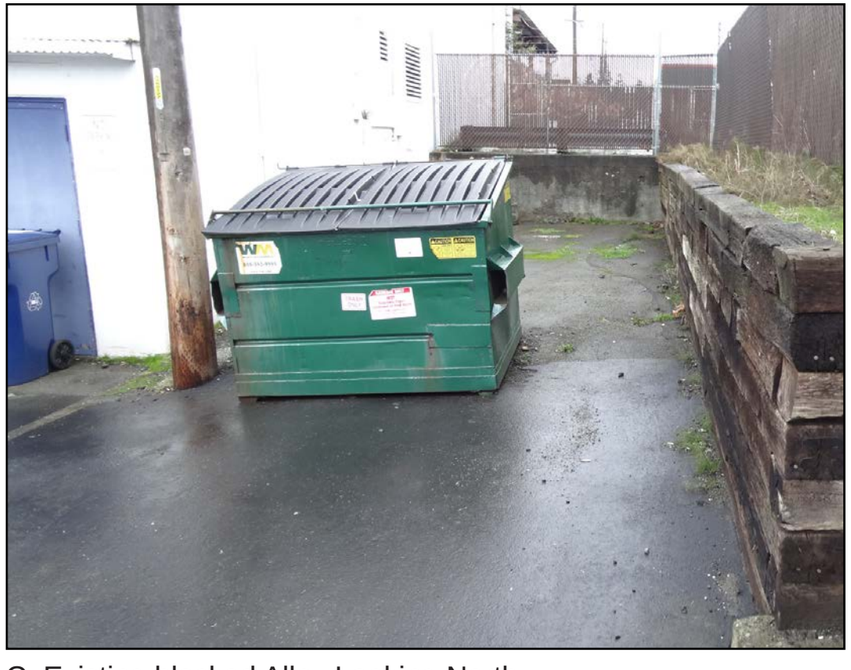
A. Alley from 40th Ave, Looking East

B. Alley from Fauntleroy Way SW, Looking





C. Existing blocked Alley Looking North

D. Existing blocked Alley Looking South

E. Existing blocked Alley Looking South

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4755 Fauntleroy Way SW | **Existing Alley Photographs**

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4755 Fauntleroy Way SW

NO ALLEY VACATION

PROPOSAL

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4755 Fauntleroy Way SW | **Street Level Plan**

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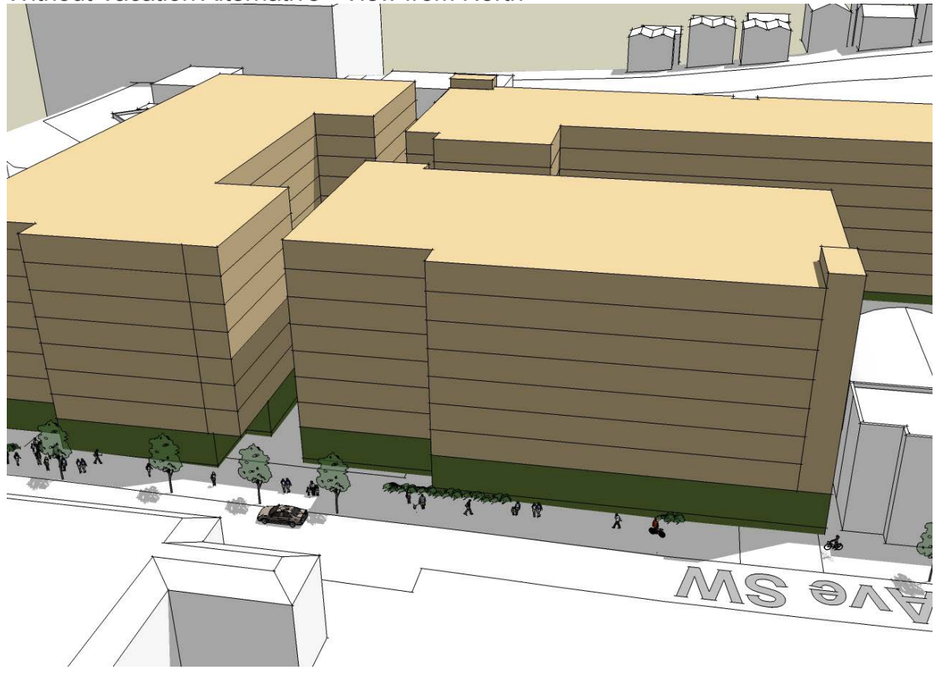
Without Vacation Alternative - View from North

Without Vacation Alternative - View from Southwest



Without Vacation Alternative - View from

NO ALLEY VACATION ALTERNATIVE

Pros:

- Continuous retail frontage along Fauntleroy and Alaska.
- Garage access is via alleys.
- Main residential entry and leasing is at south end of site away from commercial emphasis.

Cons:

- No Mid-Block crossing is provided.
- Super-Block scale maintained
- No Grocery can be accommodated due to parcel sizes.

- 5.5 FAR (5.5 FAR Maximum)
- Total Above Ground Area: 603,176 sf

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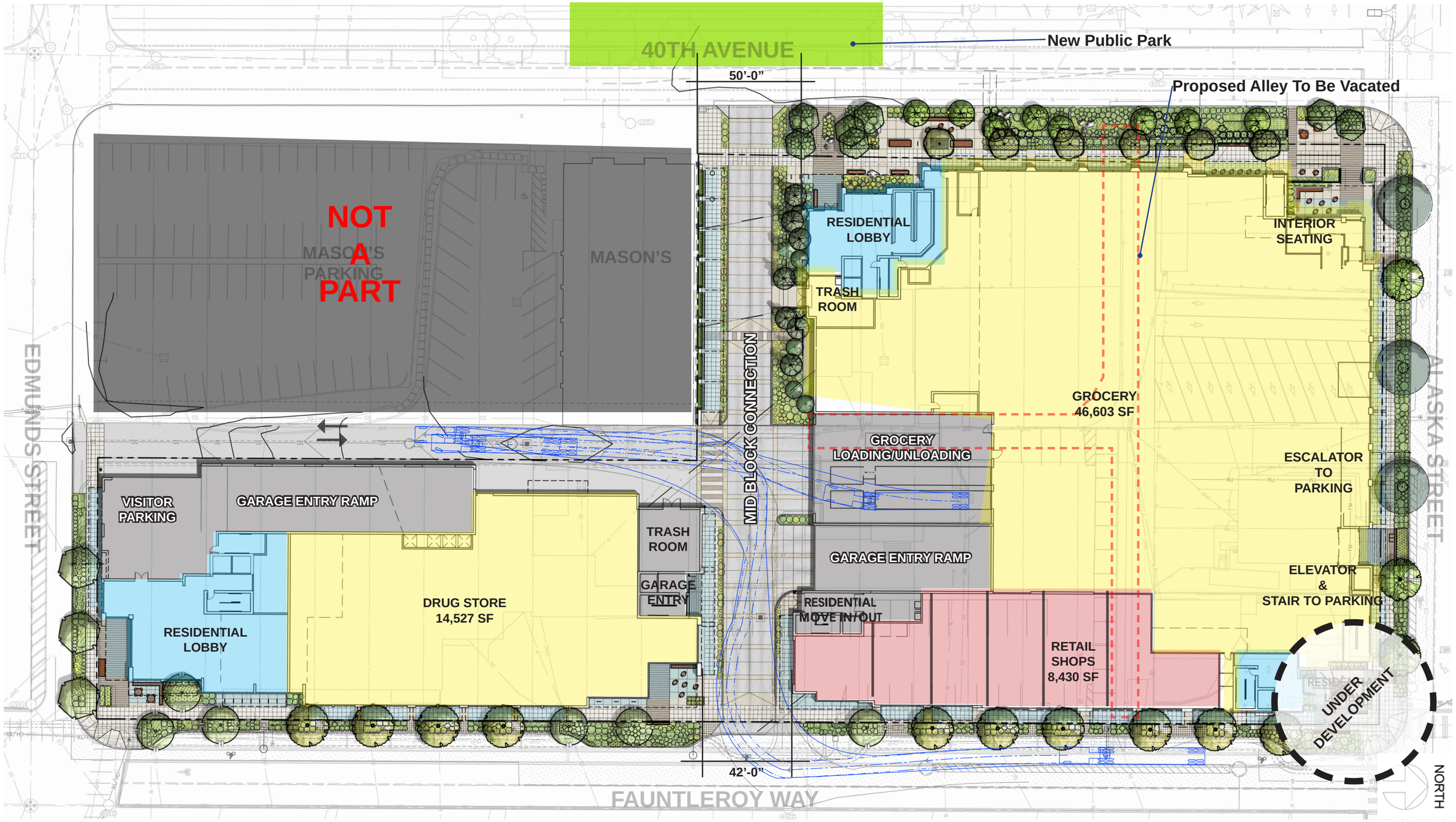
4755 Fauntleroy Way SW

PROPOSED PROJECT

WITH ALLEY VACATION



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4755 Fauntleroy Way SW — **Street Level Plan**

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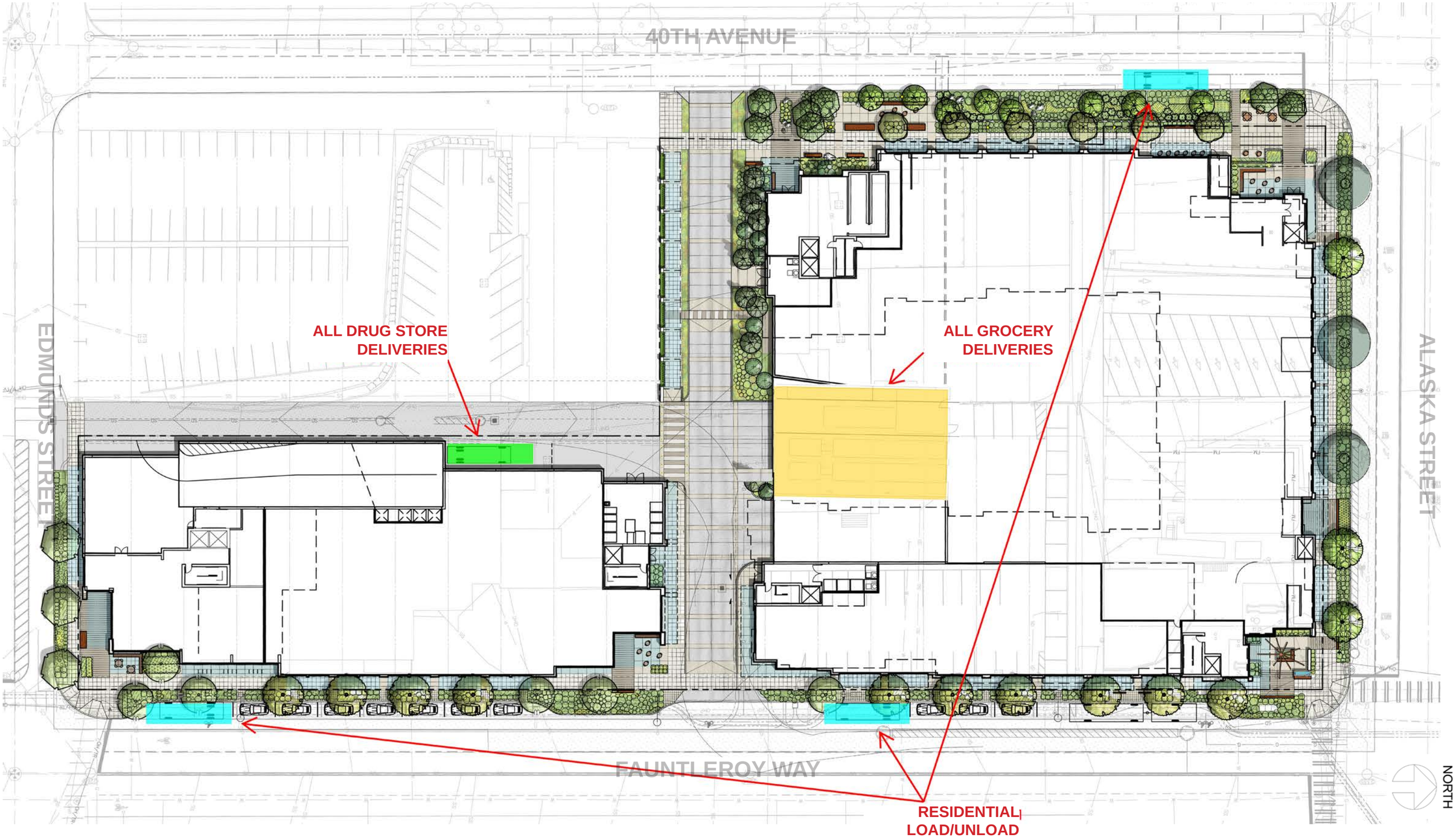

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4755 Fauntleroy Way SW — **Load Zones**

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View from Northeast

View from Southwest

View from West to East

PROPOSED PROJECT

- **Cross connector in spirit of WS Triangle Plan**
- **Cross-connector physically separates pedestrian circulation from service functions.**
- **Continuous retail frontage along Fauntleroy and Alaska w/ grocery entrances along pedestrian designated Alaska St.**
- **Residential mass is stepped back with lower 70' height providing comfortable sidewalk pedestrian experience.**
- **Accomodates Whole Foods layout**
- **Building mass equally balances across Superblock**
- **Private ownership of Mid-Block Crossing allows for physical improvements that far exceed SDOT's standard alley improvements**

60,000 SF retail
Two Residential Buildings:
(S) 120 units
(N) 250 units
4.0 FAR (5.5 FAR Maximum)
Total Above Ground Area: 432,500 sf
Max Height Allowed: 85'

Height Proposed: 70'

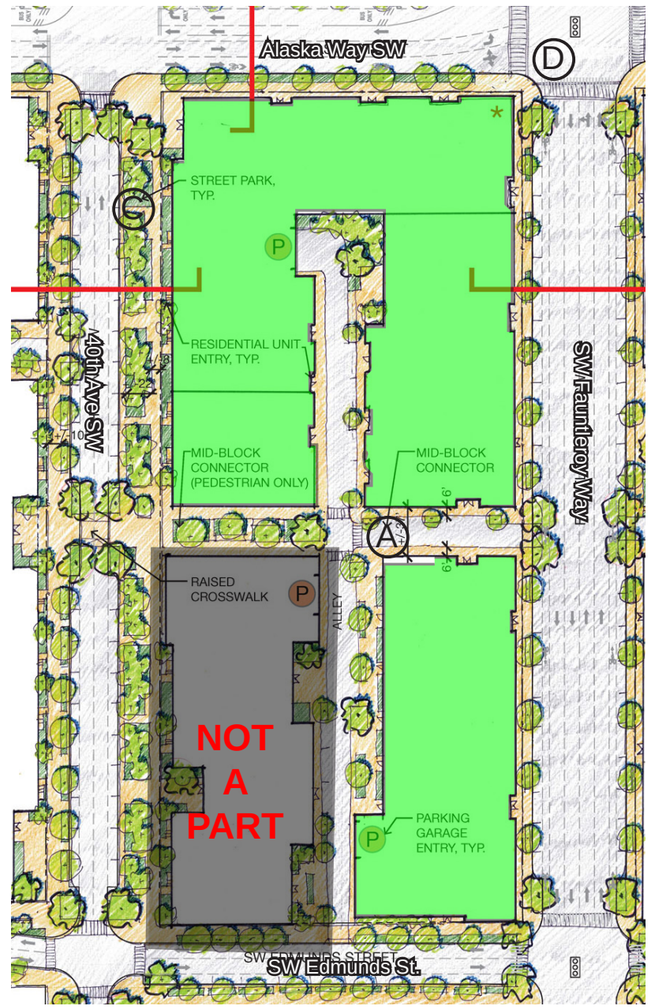
FULLER·SEARS ARCHITECTS

TRIANGLE PLAN GOALS

- Embrace the area's location as a GATEWAY to the West Seattle Peninsula.
- ACCOMMODATE ALL TRAVELERS: cars. transit, pedestrians, trucks and bicycles.
- Create PLACES FOR PEOPLE: new community spaces and connections to parks
- ACCOMMODATE PARKING AND LOADING, and continue to plan for parking needs in the future.
- Capitalize on the investment in transit and transportation: a TRANSIT-FRIENDLY neighborhood.

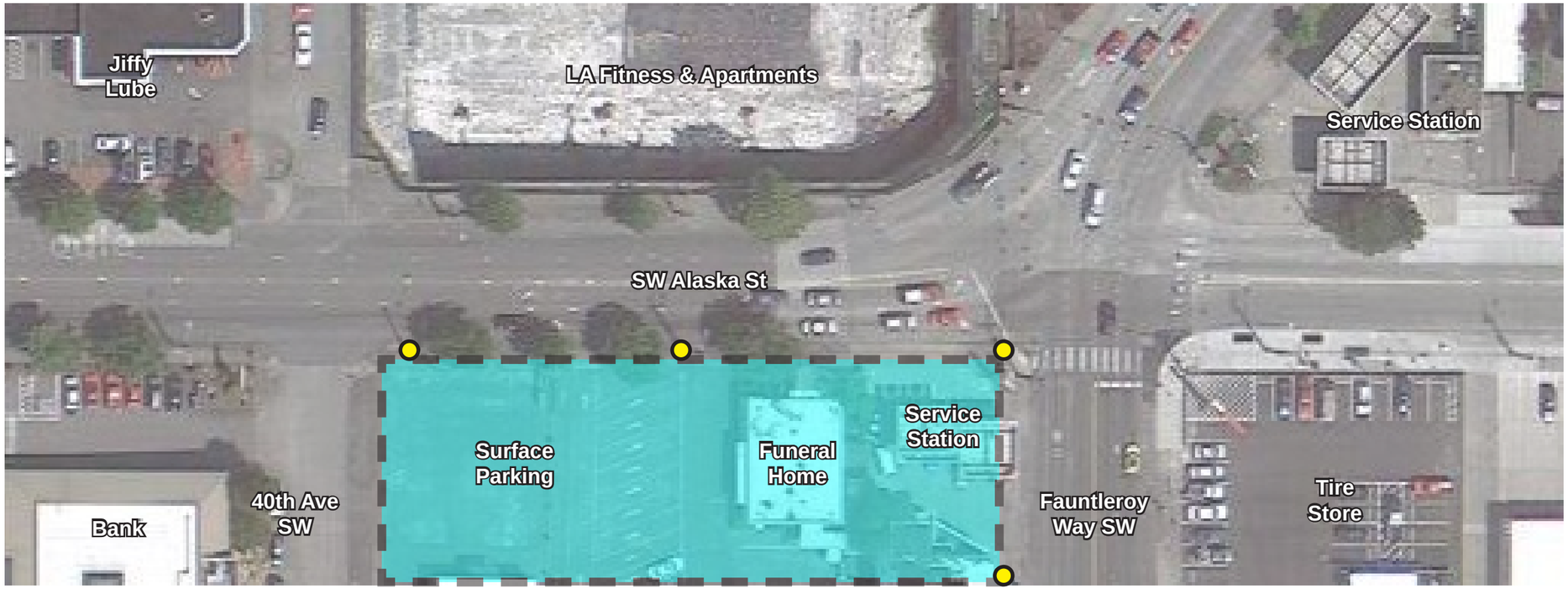
Proposed Footprint / Project Footprint

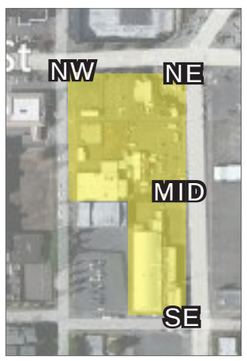
TRIANGLE PLAN RECOMMENDATION



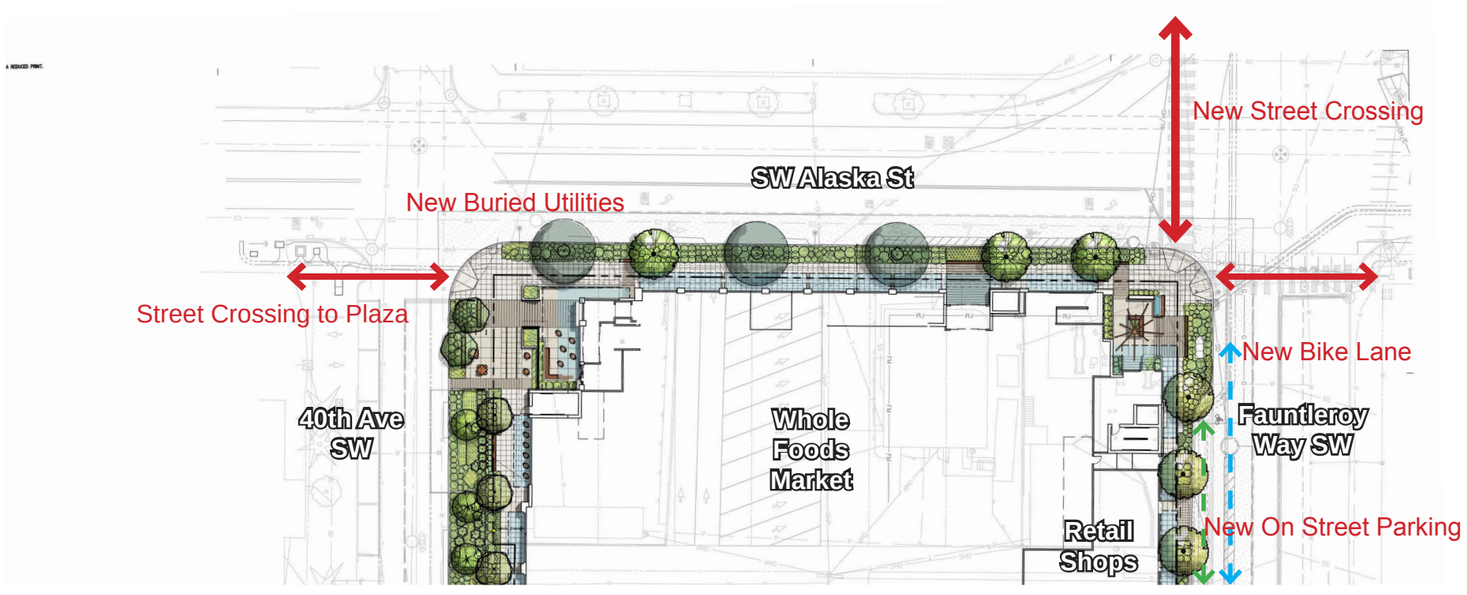
PROPOSED PROJECT

FULLER-SEARS ARCHITECTS





Utility Poles



NORTH

FULLER-SEARS ARCHITECTS

4755 Fauntleroy Way SW | **NE & NW Corner Improvements**

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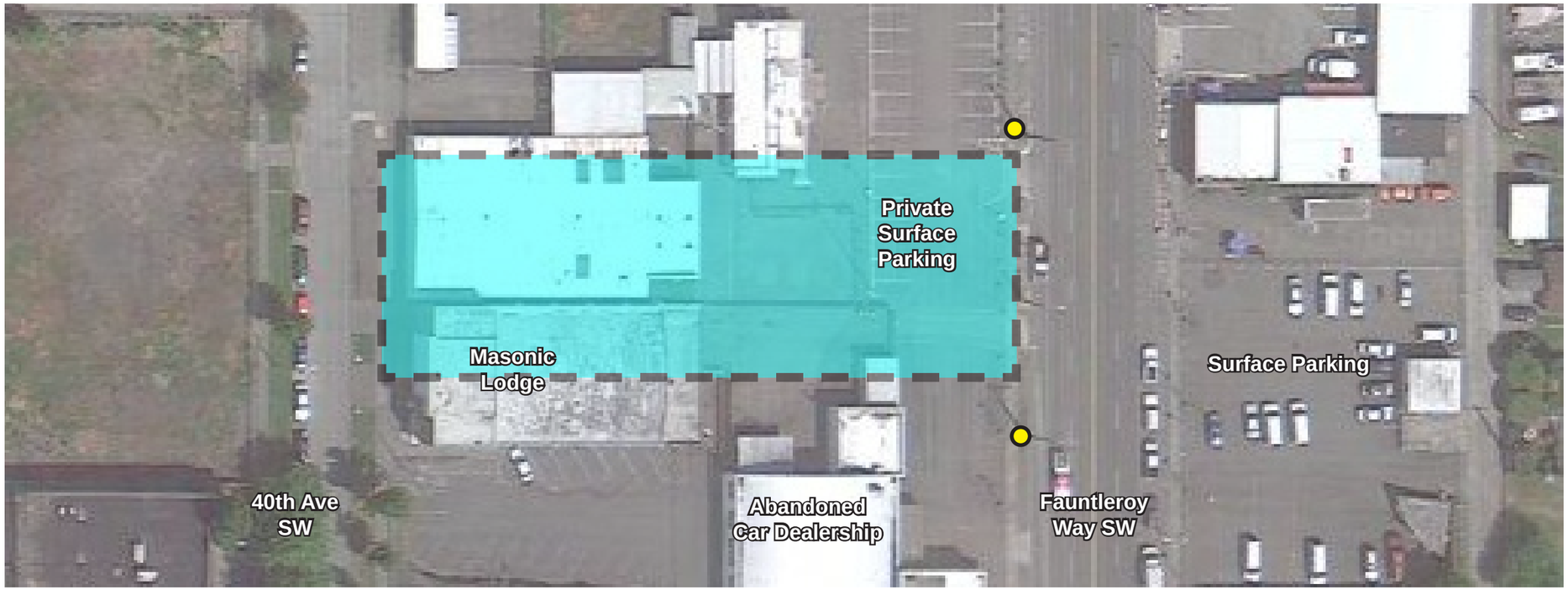
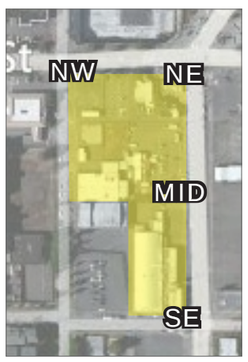
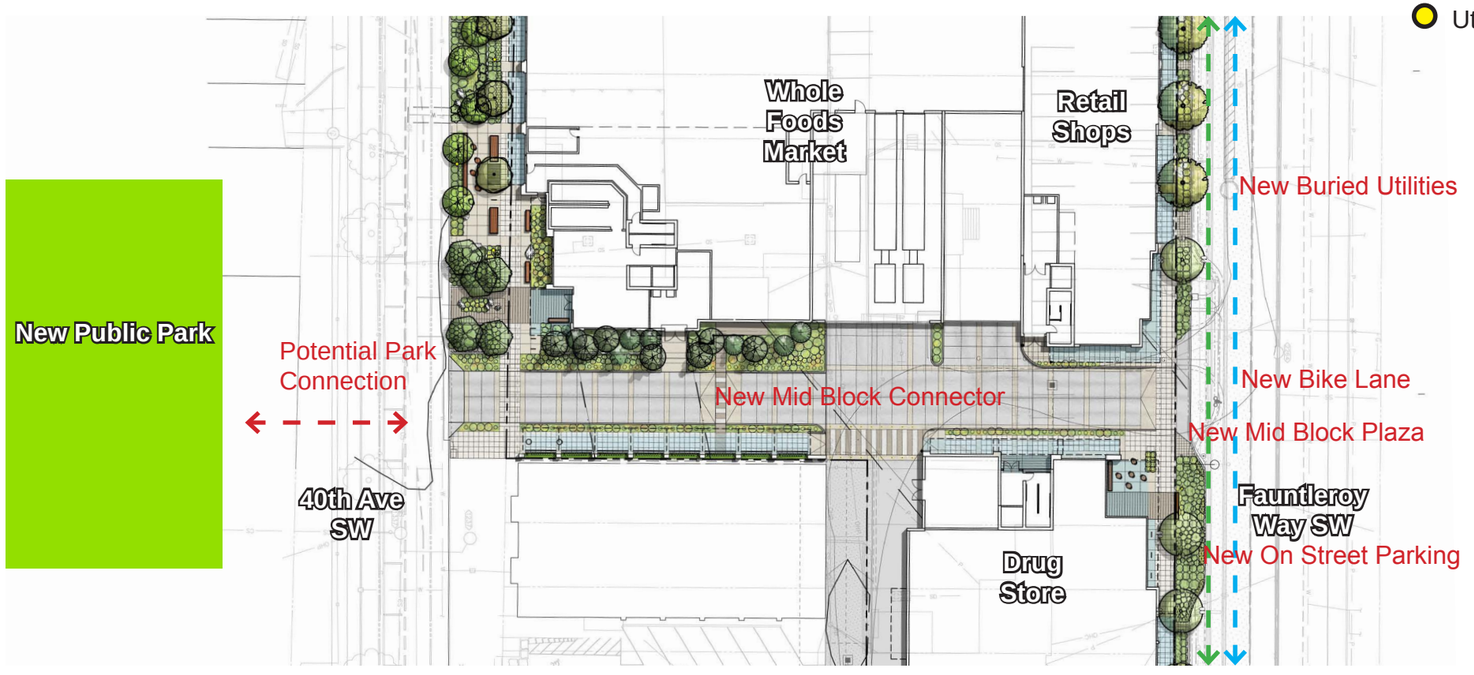




Utility Poles



NORTH

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4755 Fauntleroy Way SW — **Mid-Block Improvements**

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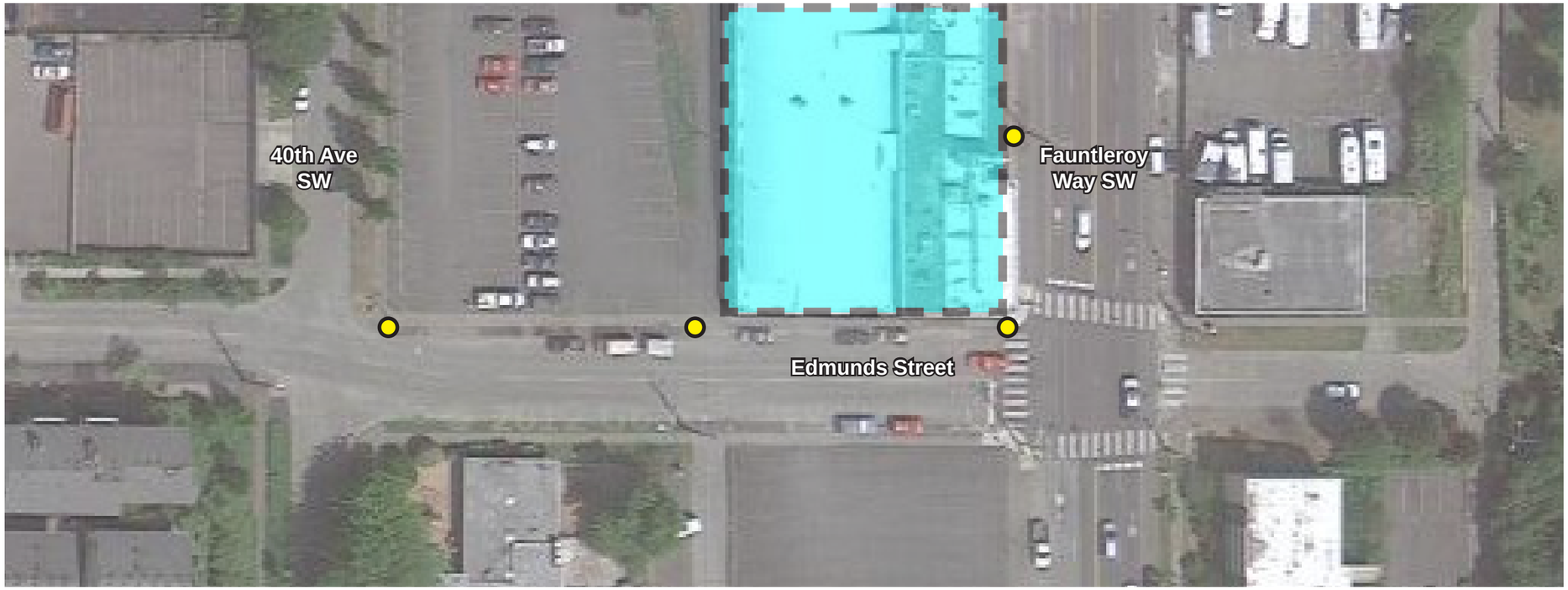

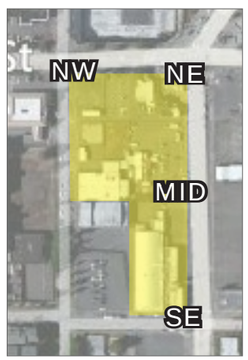

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4755 Fauntleroy Way SW | **SE Corner Improvements**

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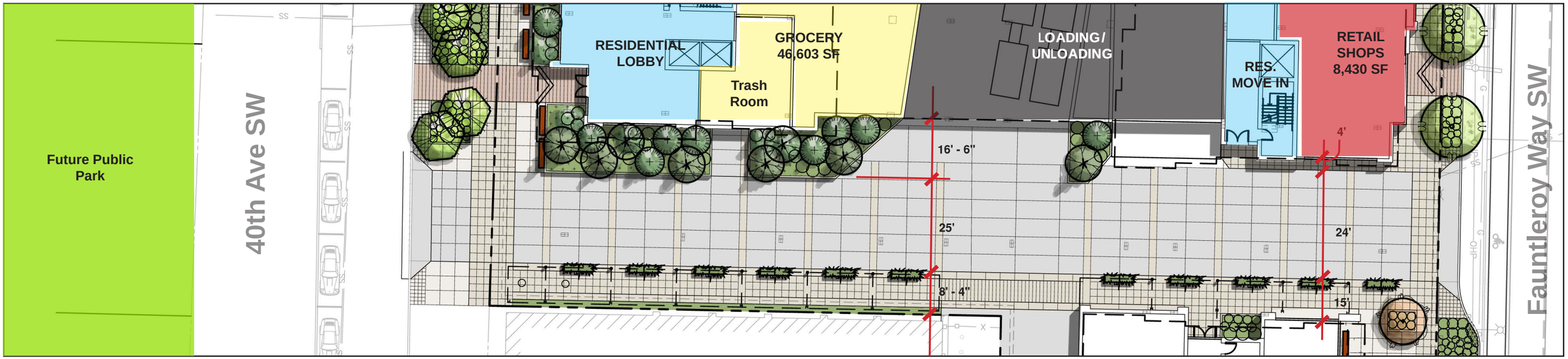
4755 Fauntleroy Way SW

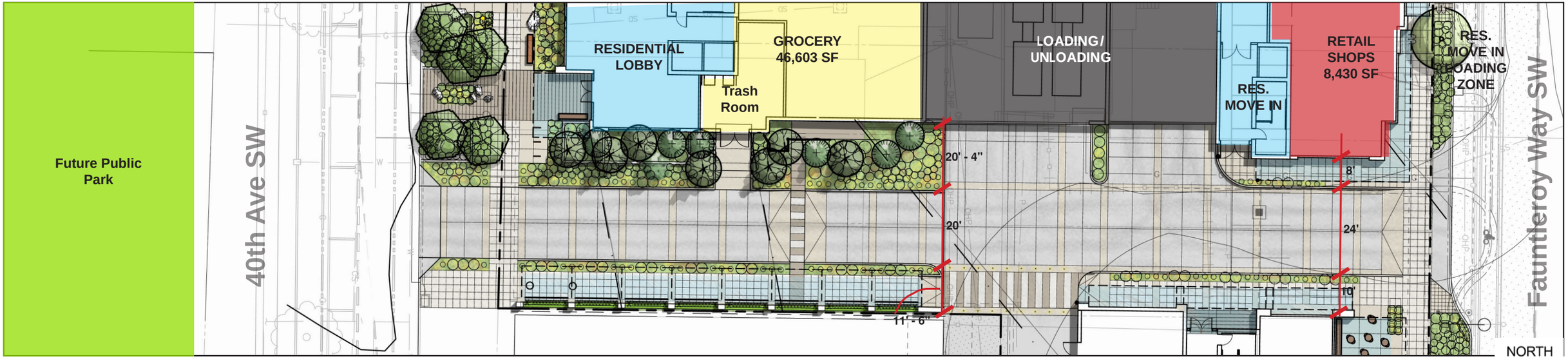
DESIGN EVOLUTION

BASED ON INPUT RECEIVED AT
3.7.2013 DESIGN COMMISSION MEETING
3.28.2013 DESIGN REVIEW BOARD MEETING
& MULTIPLE MEETINGS WITH SDOT



Cross Connector - **BEFORE**

NORTH



NORTH

Cross Connector - **AFTER**

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4755 Fauntleroy Way SW | **Cross Connector Before & After**

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4755 Fauntleroy Way SW

West Seattle

Cross Connector from East - After

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FULLER-SEARS ARCHITECTS

4755 Fauntleroy Way SW | **Cross Connector from West - After**

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4755 Fauntleroy Way SW

West Seattle

Cross Connector from West After

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4755 Fauntleroy Way SW

CROSS CONNECTOR & **DRIVE THRU**

RELATIONSHIP AND PEDESTRIAN EXPERIENCE

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4755 Fauntleroy Way SW **View One**

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4755 Fauntleroy Way SW **View Two**

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4755 Fauntleroy Way SW **View Three**

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4755 Fauntleroy Way SW | **View Four**

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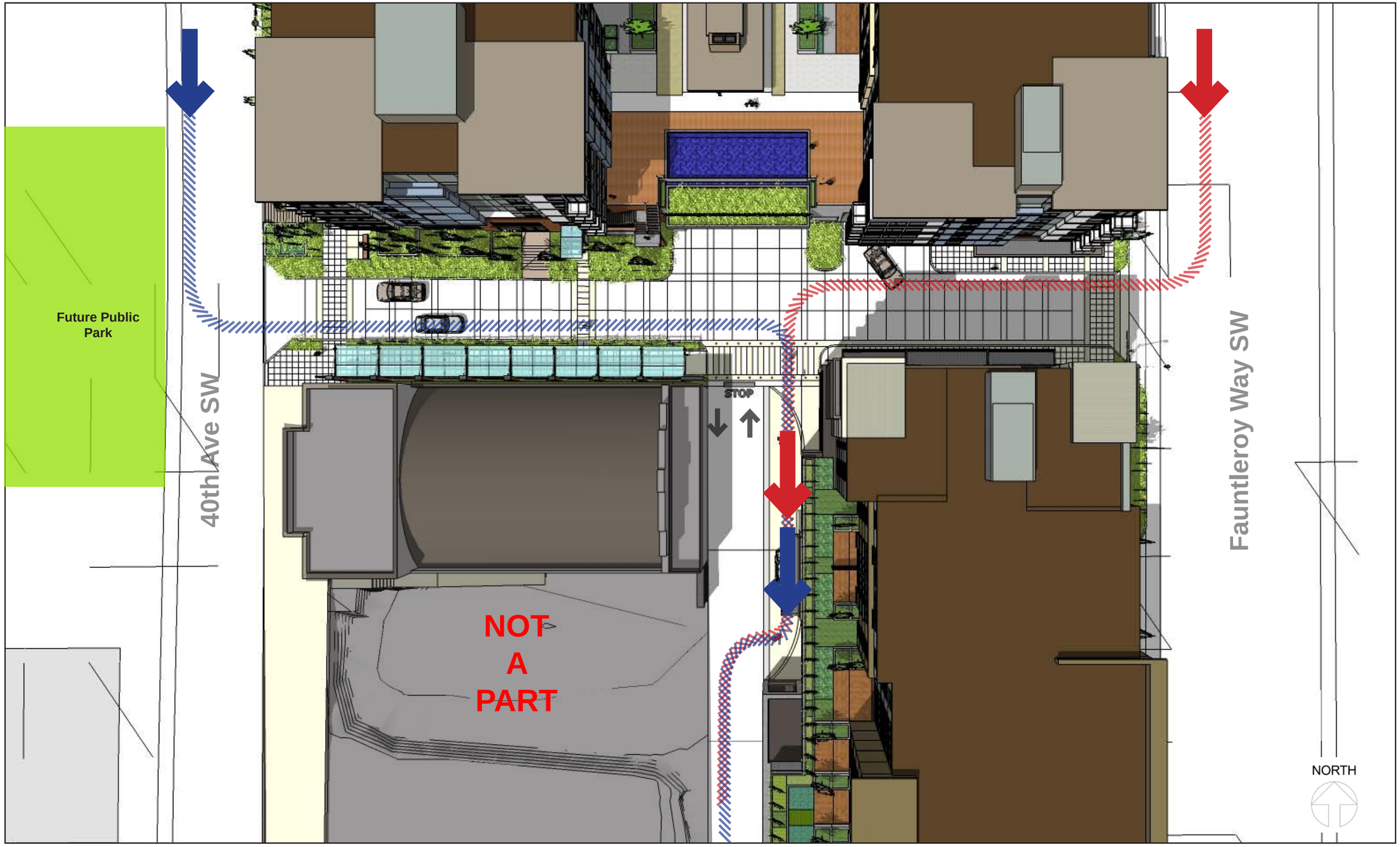

FULLER-SEARS ARCHITECTS

4755 Fauntleroy Way SW | **Drive Thru Circulation**

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FULLER·SEARS ARCHITECTS

4755 Fauntleroy Way SW **View Five**

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4755 Fauntleroy Way SW | **View Six**

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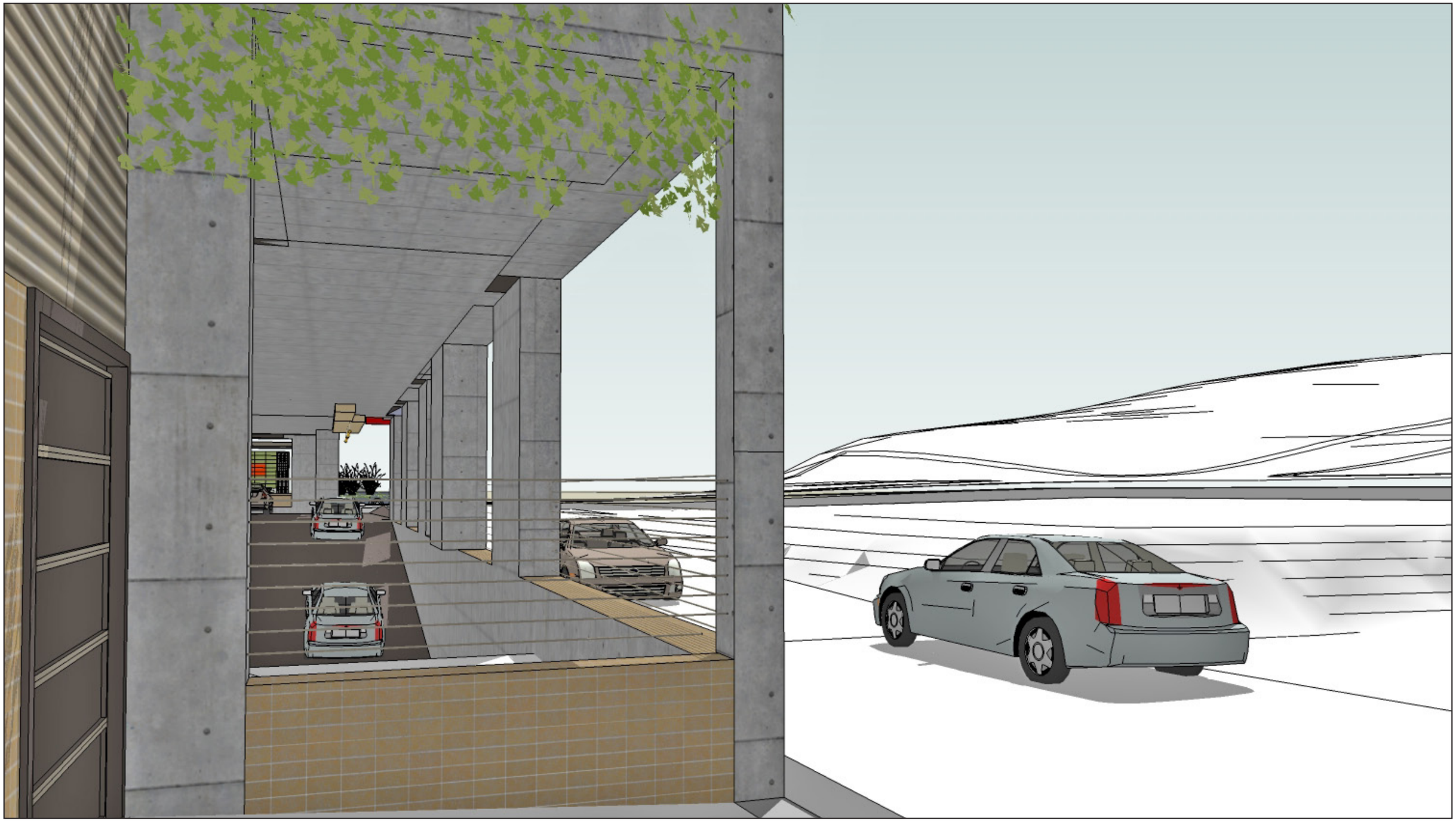

FULLER-SEARS ARCHITECTS

4755 Fauntleroy Way SW **View Seven**

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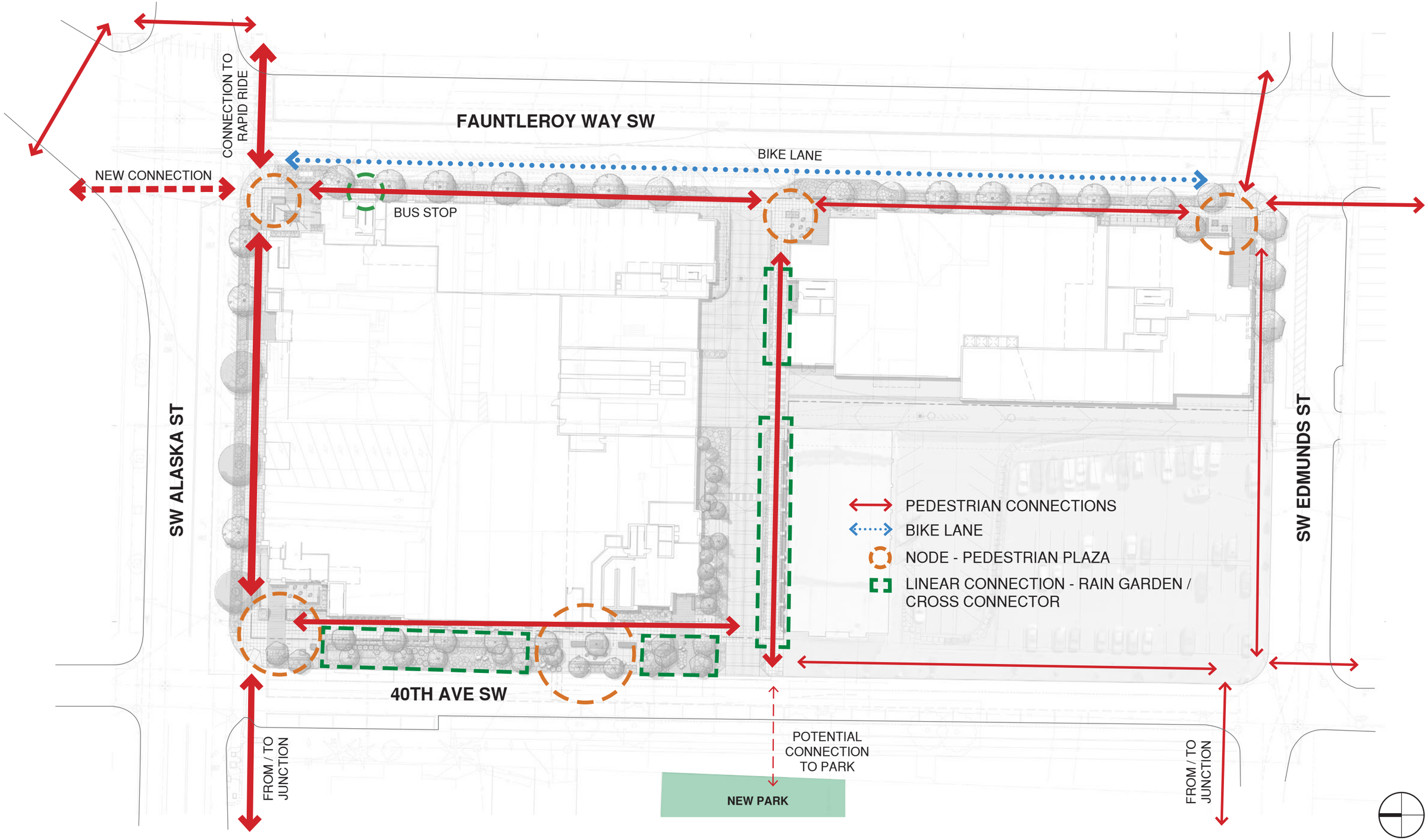
4755 Fauntleroy Way SW

LANDSCAPE DESIGN

PUBLIC BENEFIT PREVIEW



WEISMAN**DESIGN**GROUP

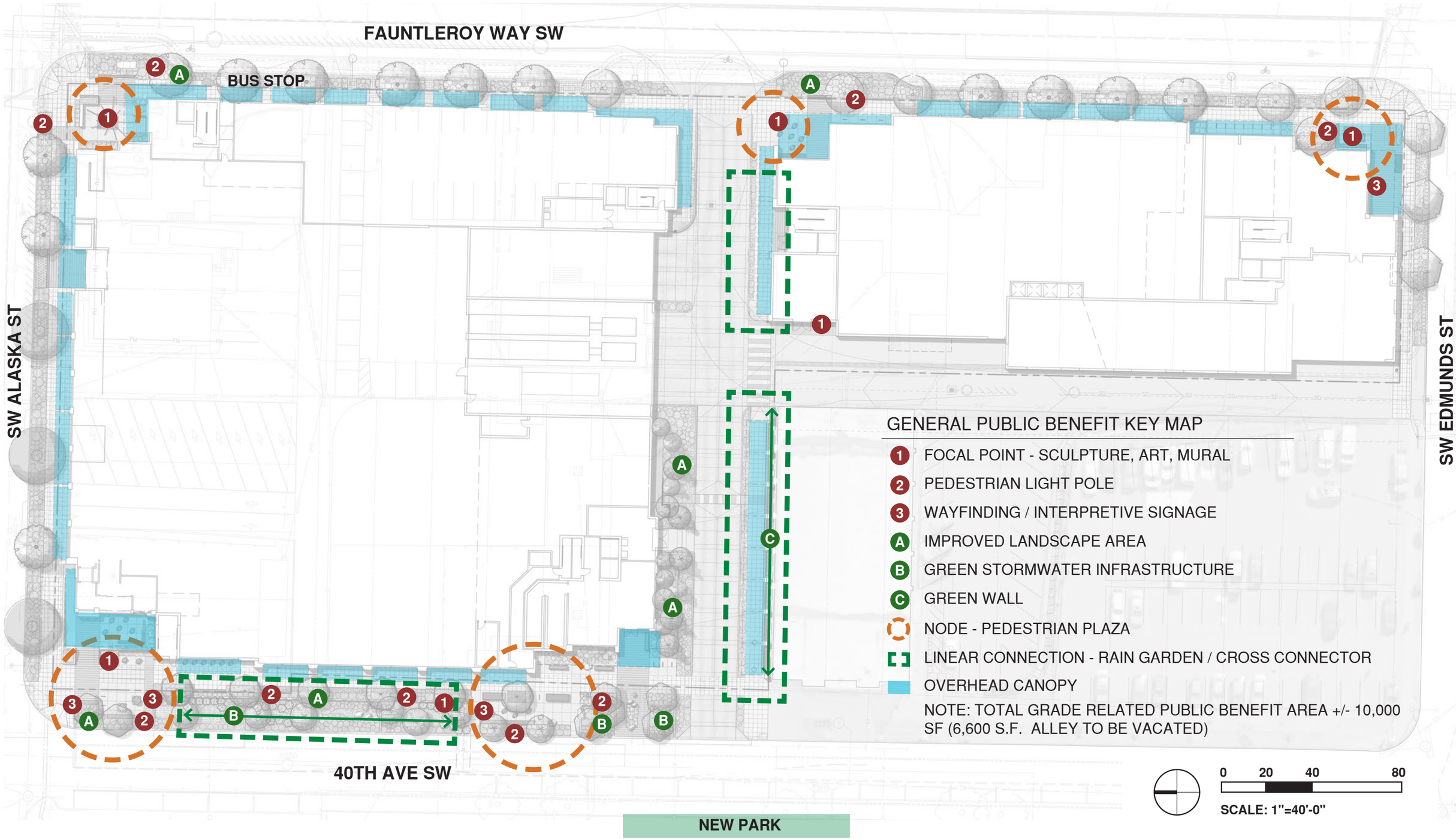
LANDSCAPE ARCHITECTURE | 2329 E MADISON ST SEATTLE WA 98112 | 206-322-1732 WWW.WDGINC.COM

4755 Fauntleroy Way SW

West Seattle

LANDSCAPE - CONNECTION DIAGRAM

Seattle Design Commission, April 18, 2013



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LANDSCAPE - PUBLIC BENEFIT OVERVIEW

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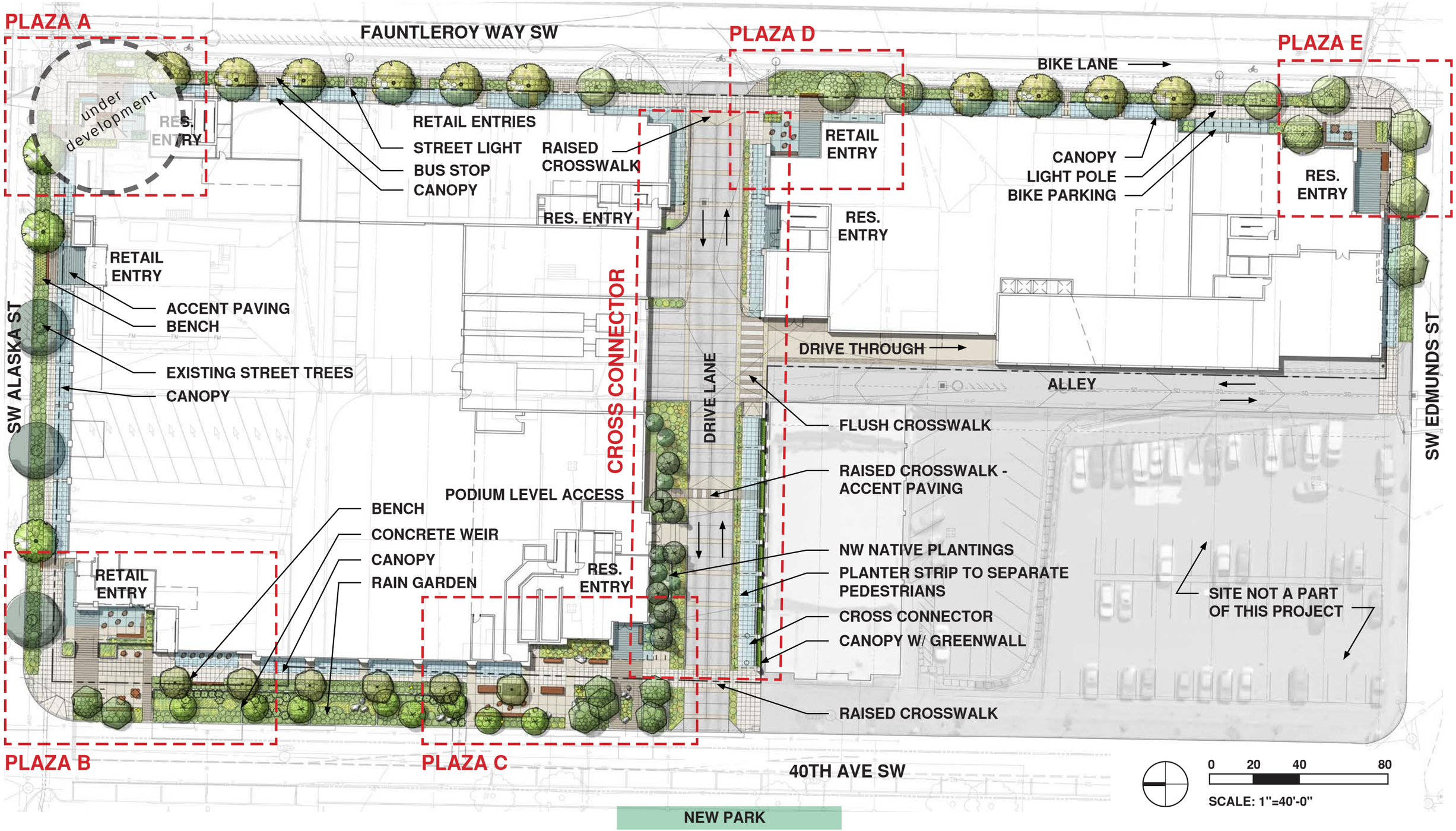

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LANDSCAPE PLAN

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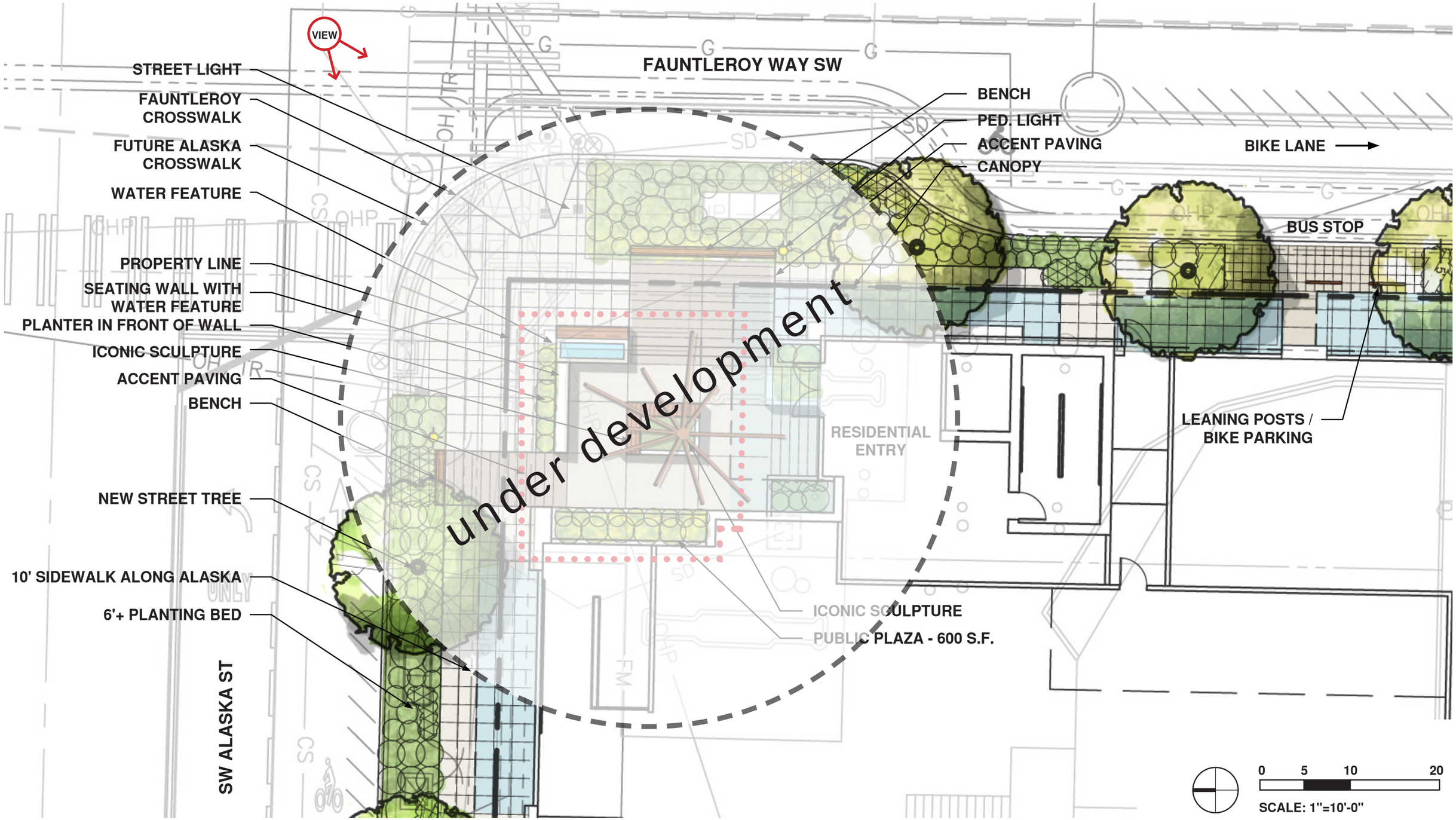

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4755 Fauntleroy Way SW

West Seattle

LANDSCAPE - PLAZA A

Seattle Design Commission, April 18, 2013

NEW STREET TREE
BENCH
2'X2' CONCRETE PAVING TYP.
EXISTING STREET TREE
SW ALASKA ST
ADA RAMP
WHOLE FOODS ENTRY
PUBLIC PLAZA - 230 SF
PUBLIC PLAZA - 700 SF
INTERPRETIVE SIGNAGE
CANOPY
SEATING AREA
BENCH
RAIN GARDEN
STEPS TO LOWER PLAZA
ACCENT TREE OR SCULPTURE TBD
ACCENT PAVING
LARGE SCORING PATTERN
BIKE PARKING (4 BIKES)
NEIGHBORHOOD WAYFINDING KIOSK
VIEW
0 5 10 20
SCALE: 1"=10'-0"
BIKE PARKING
PED. LIGHT
NEW STREET TREES
CONCRETE WEIR
40TH AVE SW

WEISMANDESIGNGROUP

LANDSCAPE ARCHITECTURE
2329 E MADISON ST
SEATTLE WA 98112
206-322-1732
WWW.WDGINC.COM

4755 Fauntleroy Way SW
West Seattle

LANDSCAPE - PLAZA B
Seattle Design Commission, April 18, 2013

WEISMAN**DESIGN**GROUP

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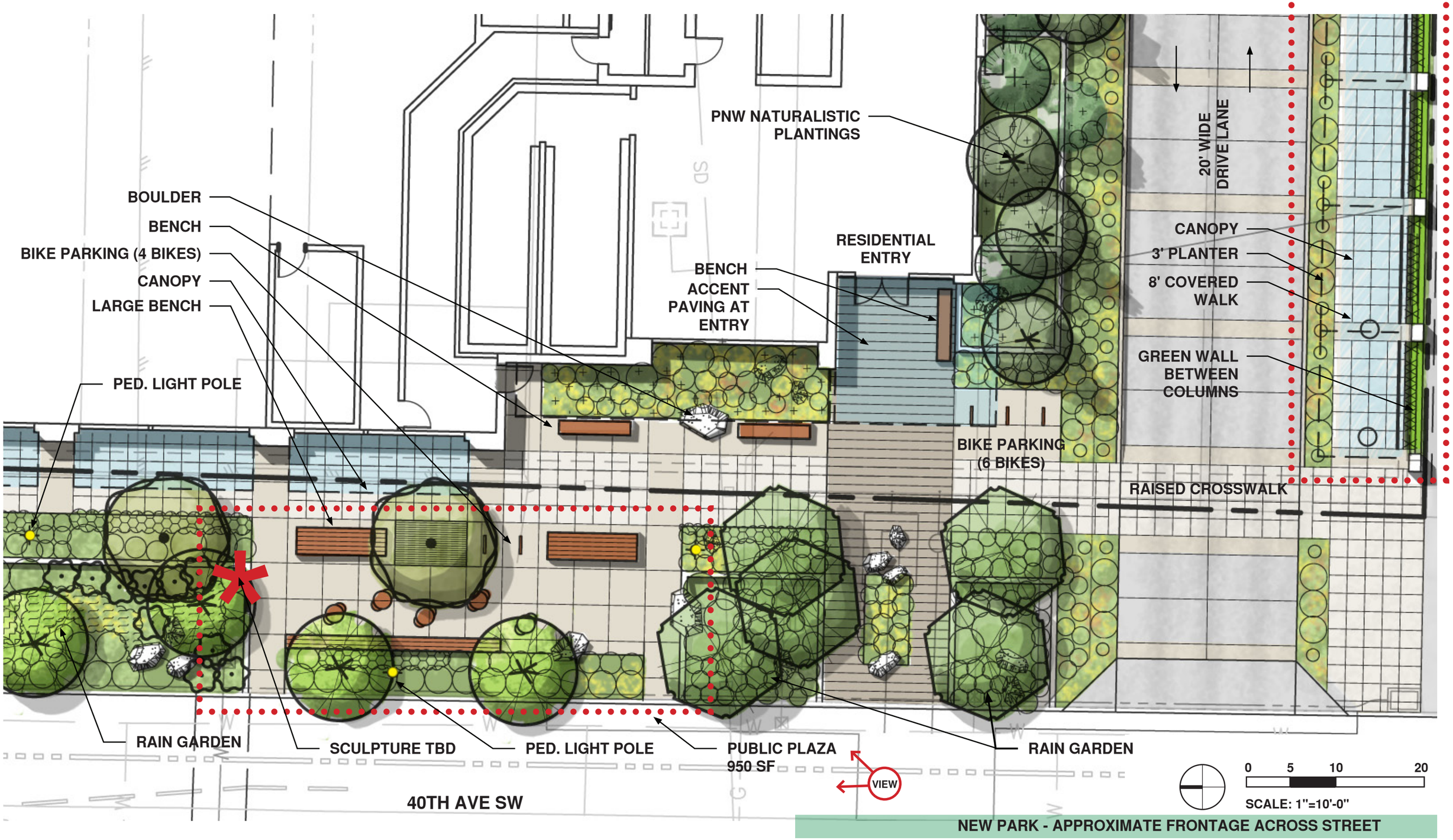
West Seattle

LANDSCAPE - PLAZA B - VIEW SE

Seattle Design Commission, April 18, 2013



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West Seattle

LANDSCAPE - PLAZA C

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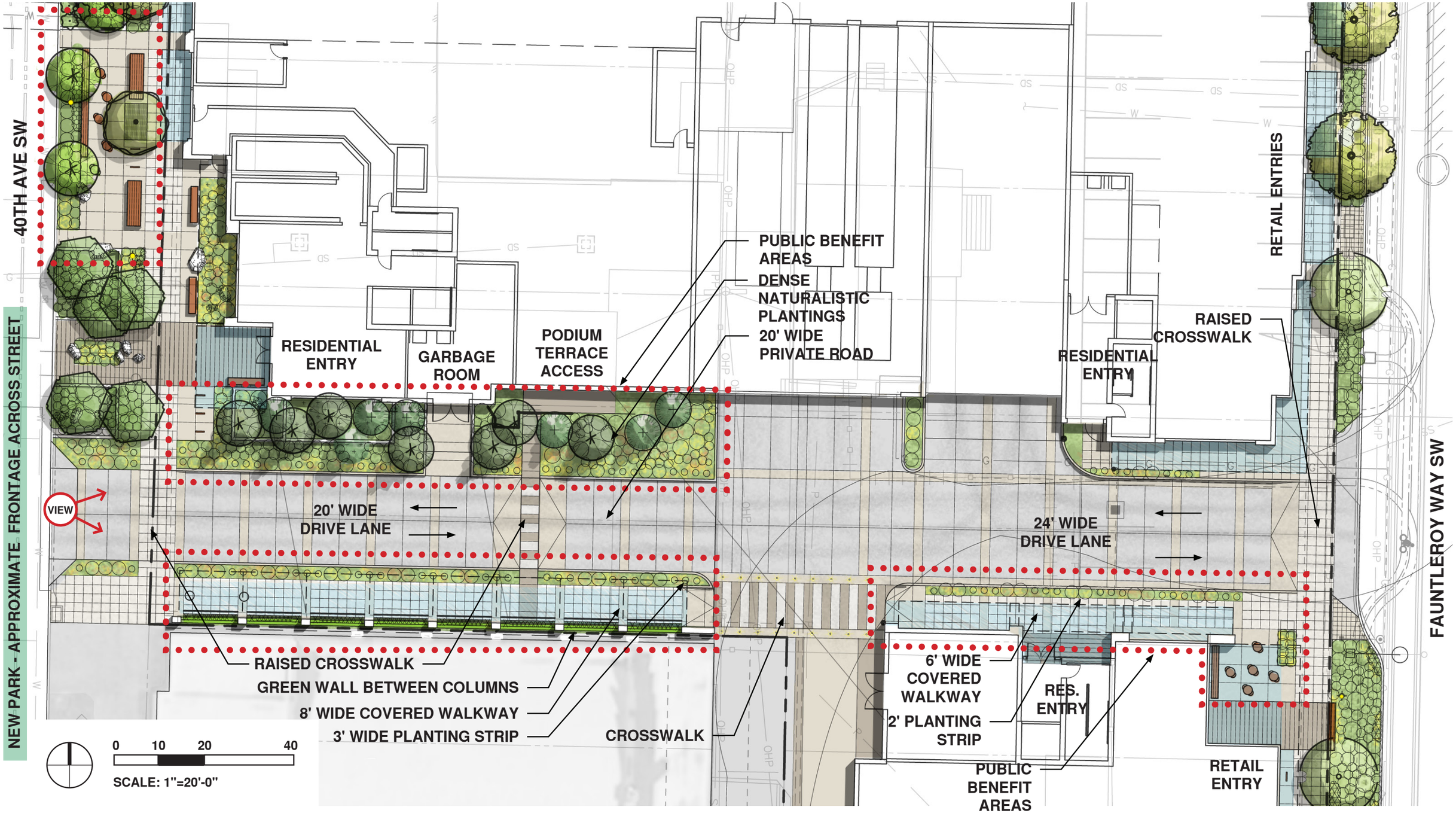
West Seattle

LANDSCAPE - PLAZA C - VIEW NE

Seattle Design Commission, April 18, 2013



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LANDSCAPE - CROSS CONNECTOR

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West Seattle

LANDSCAPE - CROSS CONNECTOR - VIEW EAST

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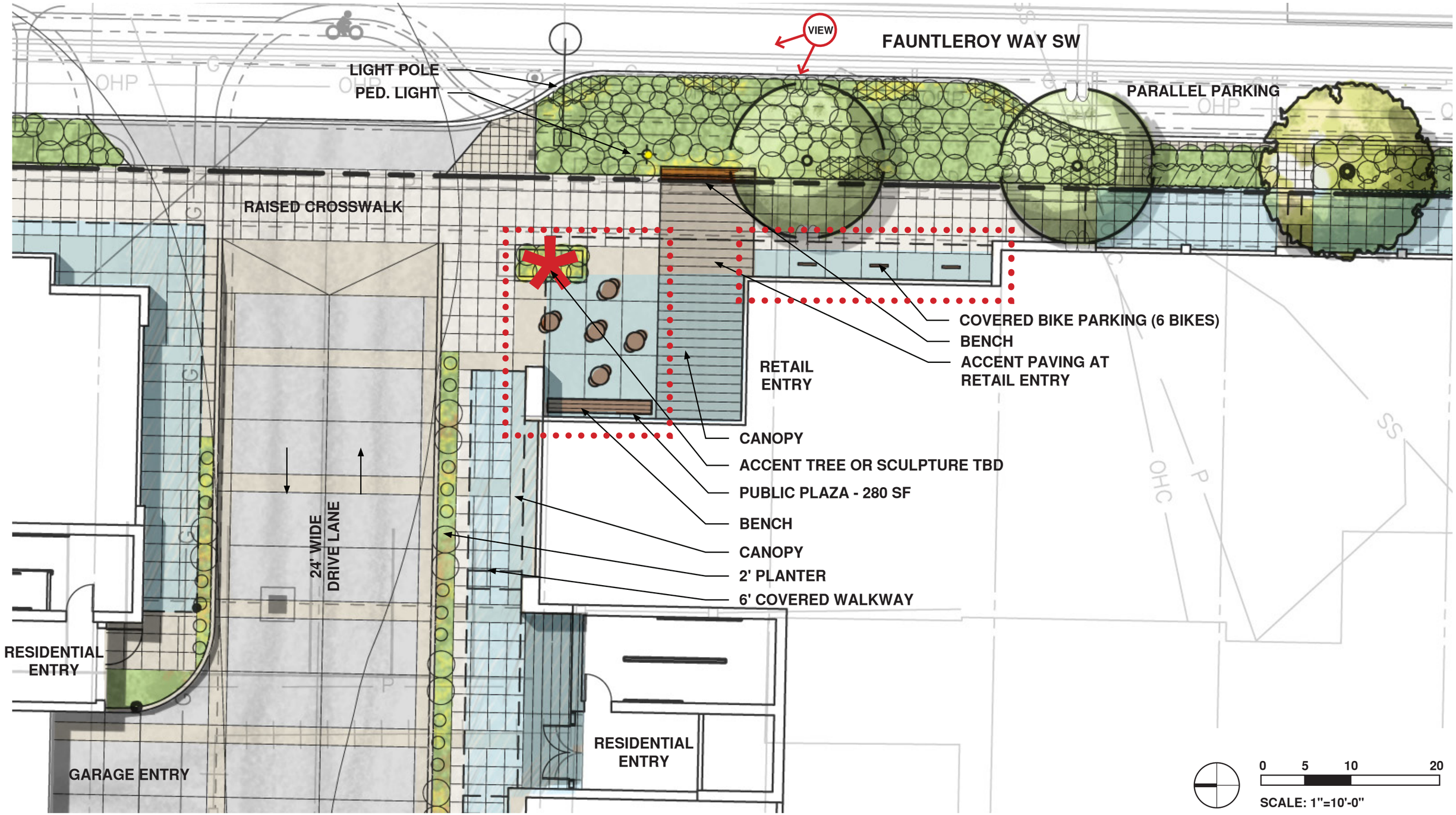

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West Seattle

LANDSCAPE - PLAZA D

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LANDSCAPE - PLAZA D - VIEW NW

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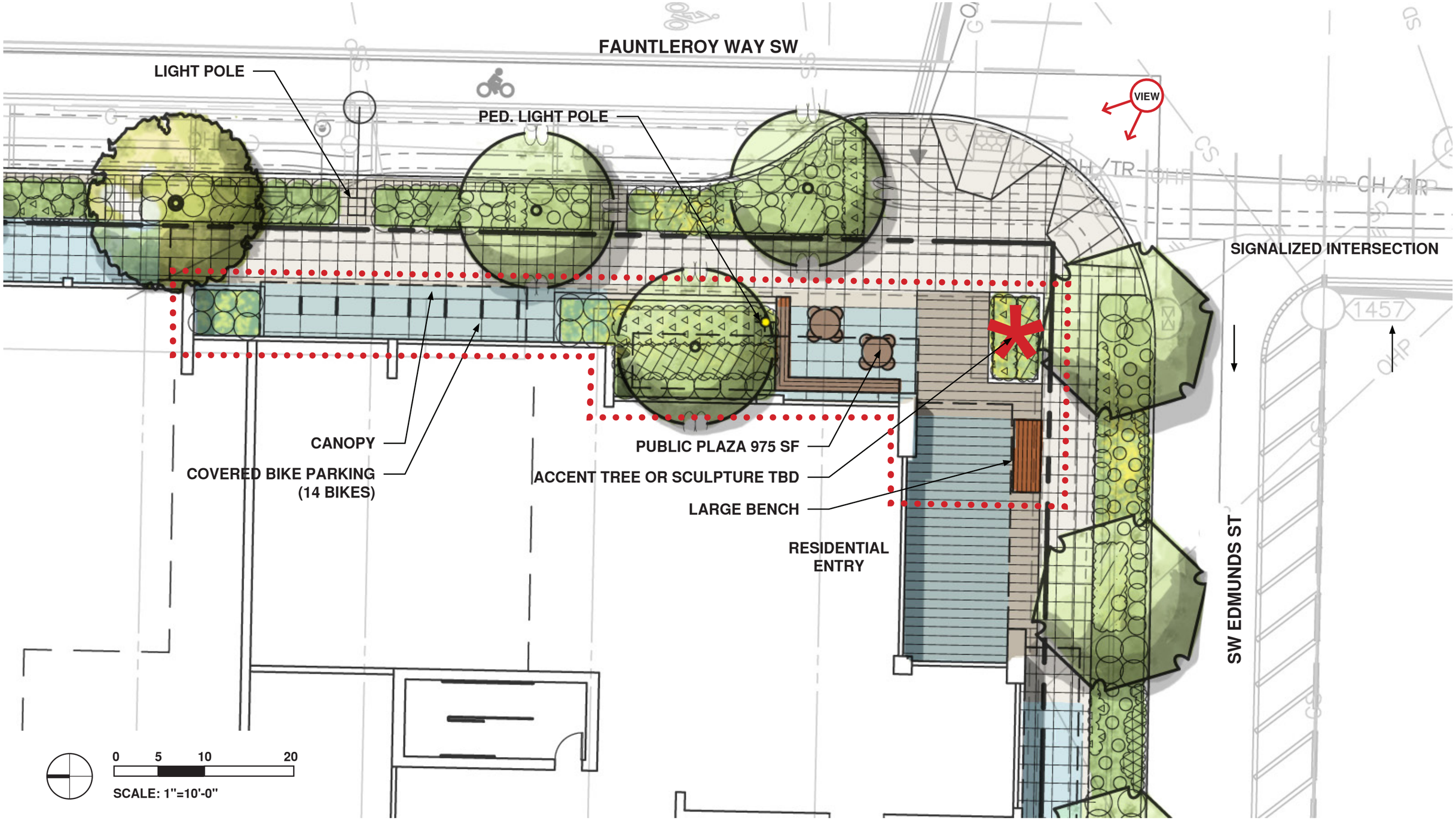

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West Seattle

LANDSCAPE - PLAZA E

Seattle Design Commission, April 18, 2013

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LANDSCAPE - PLAZA E - VIEW NW

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LANDSCAPE - PODIUM AND ROOF PLAN

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