Lafayette Elementary School
Project Site:
2622 California Ave SW
Seattle, WA
West Seattle High School
Admiral Theatre
Chase Bank

Seattle Public Library
West Seattle Branch
Metropolitan Market
Safeway Fueling Station
Fairmount Park
Multi-family Structures
Hiawatha Playfield

ADMIRAL NEIGHBORHOOD
Site Location
2622 California Ave SW
Seattle, WA 98116

Zoning Map

PROPOSED NC3-40
(Existing NC-40)

NC2-40

L-3 to be rezoned NC3-40

Existing Zoning Envelope
VIEWS FROM SITE TO NEIGHBORHOOD CONTEXT

1. North Property Line

2. Southwest Lander Street
3. California Avenue Southwest

4. 42nd Avenue Southwest

VIEWS FROM SITE TO NEIGHBORHOOD CONTEXT
1. View looking west from 42nd Ave

2. View looking north from Lander Street

3. View looking east from inside site

4. View looking south from inside site

ALLEY PROPOSED TO BE VACATED
EXISTING STORE TO BE DEMOLISHED

HOUSE PREVIOUSLY REMOVED

EXISTING HOUSE TO BE REMOVED

EXISTING STORE 35,000 S.F.
Ground Floor Plan

Parking:

- 58,000 sf retail
- 3 stalls / 1000 sf required parking
- 165 parking stalls required
- 16 residential units
- 1 stall / unit required parking
- 16 parking stalls required

181 parking stalls required
173 parking stalls provided

This scheme does not meet Safeway’s program requirements.
SW LANDER STREET

ALLEY VACATION ALTERNATE
View from Northwest
OVERALL VIEWS OF PROPOSED PROJECT
North Elevation

East Elevation (View from 42nd)
PROPOSED PUBLIC BENEFITS PACKAGE
Seattle City Council Street Vacation Policy
(Resolution Number 30702)

On-Site Public Benefits:

Policy - Pedestrian or bicycle trails
Response - New mid-block pedestrian connection between California and 42nd.

Policy - Enhancement of the pedestrian or bicycle environment
Response - Enhancement of the pedestrian experience along California including new public seating, paving and street furniture.

Policy - Streetscape enhancements such as widened sidewalks, additional street trees or landscaping, street furniture, pedestrian lighting, wayfinding, art, or fountains
Response - Widened sidewalks and additional landscaping areas along California and completion of historic light poles from Admiral to Lander.

Policy - Publicly accessible plazas or other green spaces, including public stairways
Response - New pedestrian seating area at southwest corner of street fronting shops building; building setbacks for additional seating opportunities at storefront.

Potted Plants Example
Merchandise Example
Paving Example
Streetscape Example
MID-BLOCK CROSSING PEDESTRIAN PLAN
1. Mid Block Connection

Street Front to North with Existing Light Poles

2. Mid Block Plaza

MID BLOCK CROSSING - DETAIL VIEW
Seattle City Council Street Vacation Policy
(Resolution Number 30702)

On-Site Public Benefits:

**Policy** - Enhancement of the pedestrian or bicycle environment

**Response** - Enhancement of the pedestrian experience along California including new public seating, paving and street furniture.

**Policy** - Streetscape enhancements such as *widened sidewalks, additional street trees or landscaping*, street furniture, pedestrian lighting, wayfinding, art, or fountains

**Response** - *Widened sidewalks and additional landscaping areas* along California and completion of *historic light poles* from Admiral to Lander.

**Policy** - Publicly accessible plazas or other green spaces, including public stairways

**Response** - *New pedestrian seating area* at southwest store entrance relating to Hiawatha Playfield to the south.
1. Northwest Entry

2. Southwest Entry

3. California Frontage
Seattle City Council Street Vacation Policy  
(Resolution Number 30702)  

On-Site Public Benefits:

Policy - Enhancement of the pedestrian or bicycle environment  
Response - Enhancement of the pedestrian experience along Lander including new public seating, paving and street furniture.

Policy - Streetscape enhancements such as widened sidewalks, additional street trees or landscaping, street furniture, pedestrian lighting, wayfinding, art, or fountains  
Response - Widened sidewalks and additional landscaping areas along Lander and installation of Olmsted legacy display panels at selected locations on Lander frontage.

Policy - Publicly accessible plazas or other green spaces, including public stairways  
Response - New pedestrian seating area at Lander and 42nd relating to Hiawatha Playfield to the south.
1. Lander Frontage

OLMSTEAD BROTHERS
PLAQUES

Compass Rose Example

Bench Seating Example

NEW LANDSCAPING AT CROSSWALKS AND IN FRONT OF PARK ENTRY

LANDER & 42ND
Seattle City Council Street Vacation Policy
(Resolution Number 30702)

**On-Site Public Benefits:**

**Policy** - Streetscape enhancements such as *widened sidewalks, additional street trees or landscaping, street furniture, pedestrian lighting, wayfinding, art, or fountains*.

**Response** - *Widened sidewalks and additional landscaping areas along 42nd.*

**Policy** - *Publicly accessible plazas* or other green spaces, including public stairways.

**Response** - *New pedestrian seating area* at Lander and 42nd relating to Hiawatha Playfield to the south.
Seattle City Council Street Vacation Policy
(Resolution Number 30702)

**Off-Site Public Benefits:**

**Policy - Pedestrian or bicycle trails or public stairways**

**Response** - Enhanced pedestrian links to the historic Hiawatha Playfield from both Lander and California and Lander and 42nd.

**Policy - Enhancement of the pedestrian or bicycle environment**

**Response** - Completing custom pedestrian crosswalks by introduction of compass rosettes in corner plaza areas.

**Policy - Providing public art**

**Response** - Cash contribution for new art installation at Lander and California relating to the history of the Olmsted brothers and the Seattle Park System.
Example Olmsted Panel (from Volunteer Park)

HIAWATHA PARK ENHANCEMENTS
PEDESTRIAN CONNECTION  4,592 SF
L.S. AREA IN RIGHT OF WAY  4,405 SF
L.S. AREA OUTSIDE RIGHT OF WAY  5,402 SF
ALONG STREETS

CALIFORNIA AVE SW
42nd AVE SW
SW LANDER STREET

130 LINEAR FEET OF SEATING
PERVIOUS PAVING