

ADMIRAL SAFEWAY

2622 California Ave SW
Seattle, WA 98116



AERIAL VIEW - EXISTING ALLEYS

TRAFFIC ANALYSIS

Traffic and Parking Analysis

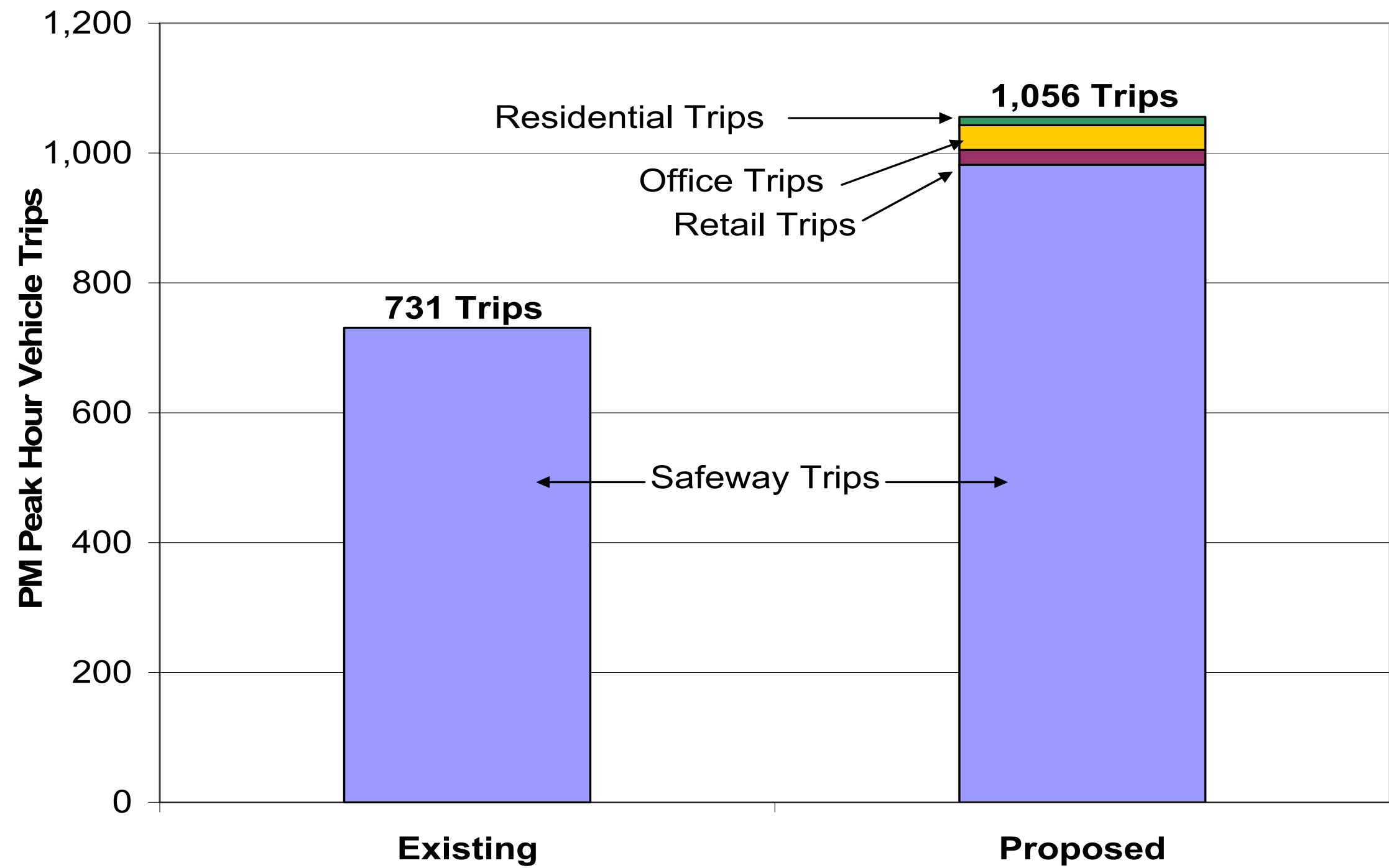
Questions to Address

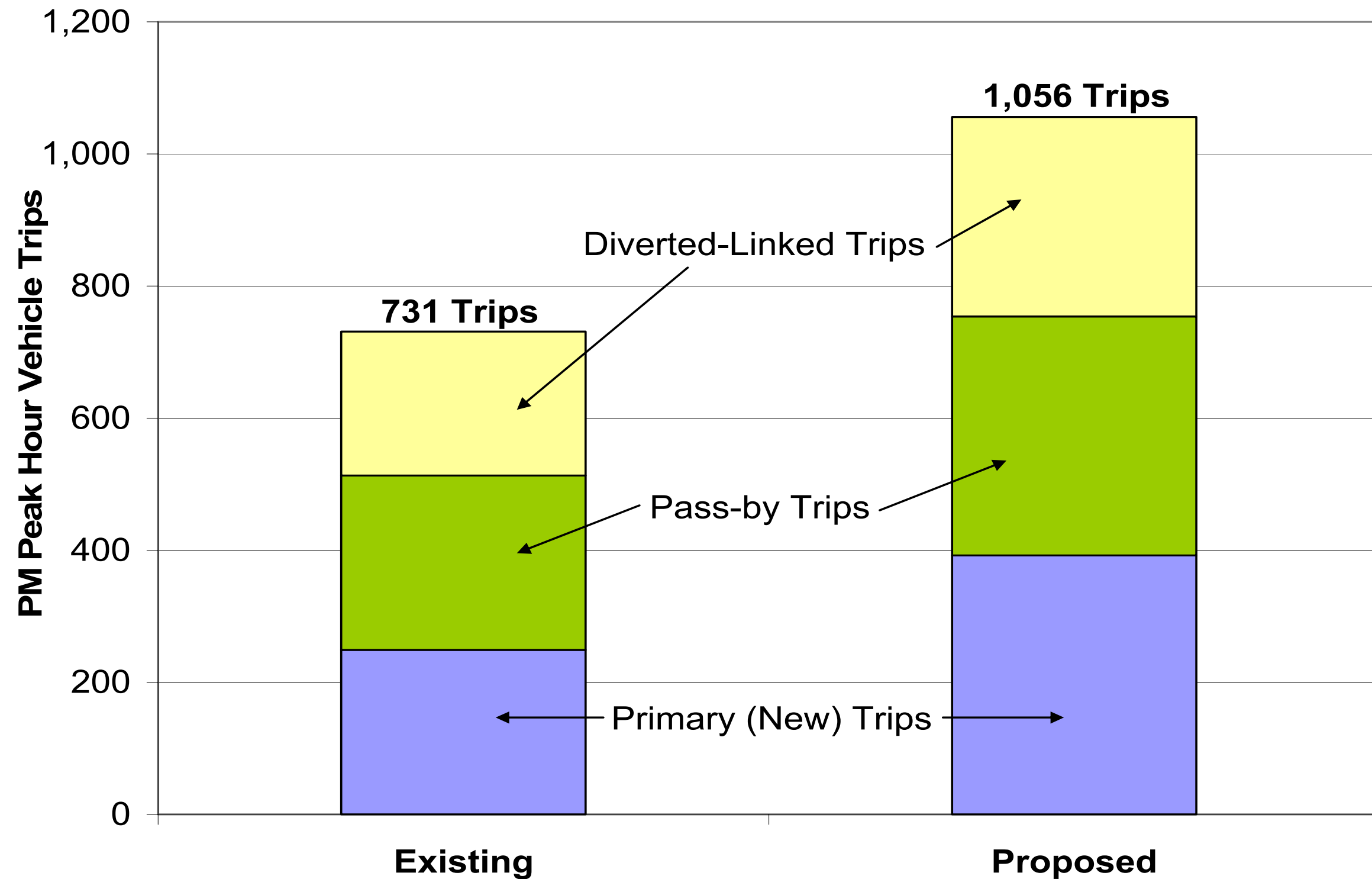
1. How much additional traffic would the project generate?
2. How would the traffic affect operations in the site vicinity?
3. Can the additional parking demand be accommodated on the site?
4. How will the project address jaywalking across California Avenue SW?
5. Will pedestrians crossing the site conflict with the roof-top parking access?
6. How many trucks will the site generate and what route will they use?

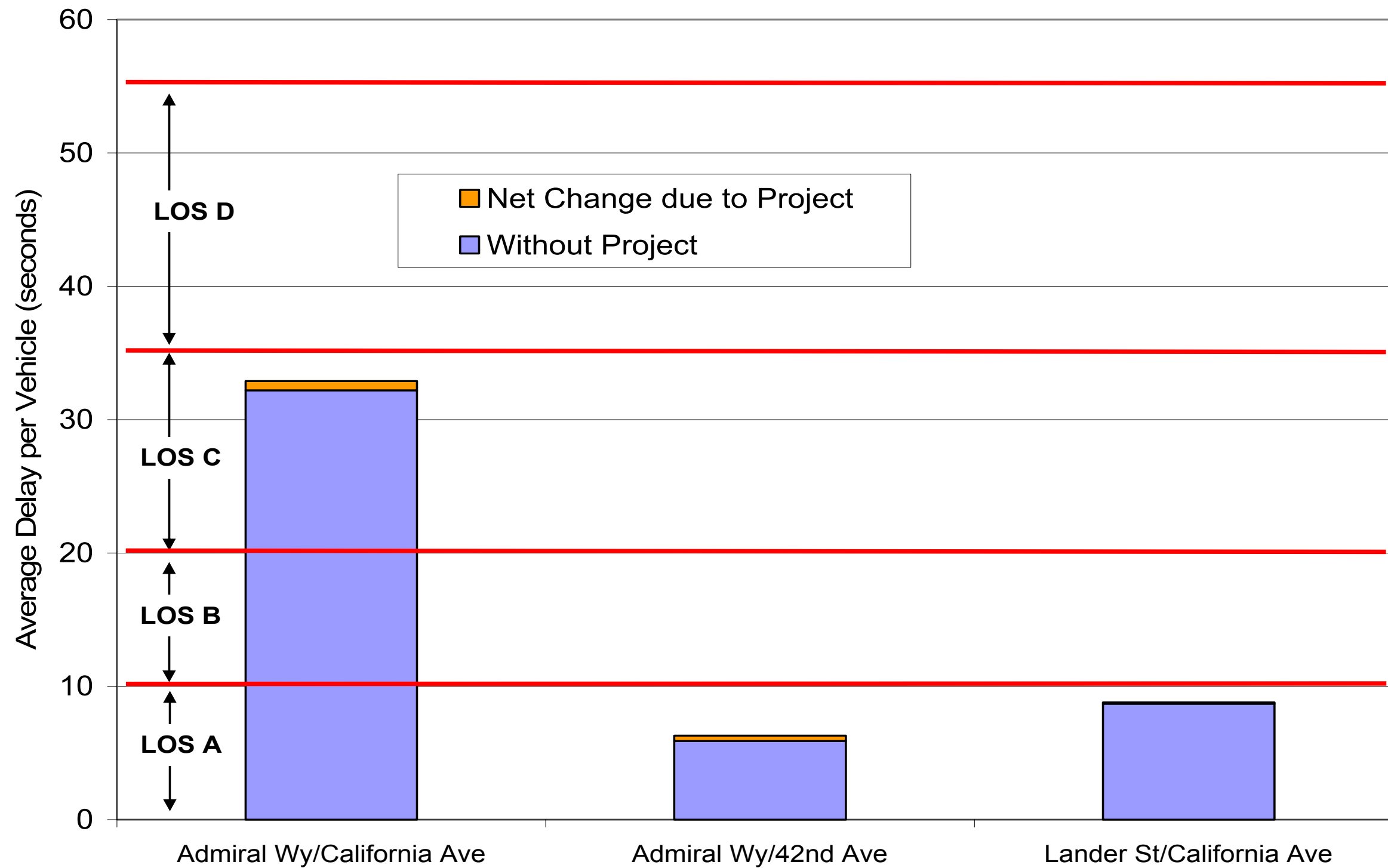
Existing and Proposed Uses

Type of Use	Existing	Proposed	Net Change from Existing
Supermarket	35,030 sf	59,580 sf	+24,550 sf
Retail	0 sf	6,850 sf	+6,850 sf
Office Work Spaces	0 sf	20,000 sf (91 units)	+20,000 sf
Residential	1 house	41 apartments	+40 units
Parking	177 spaces	227 spaces	+ 50 spaces

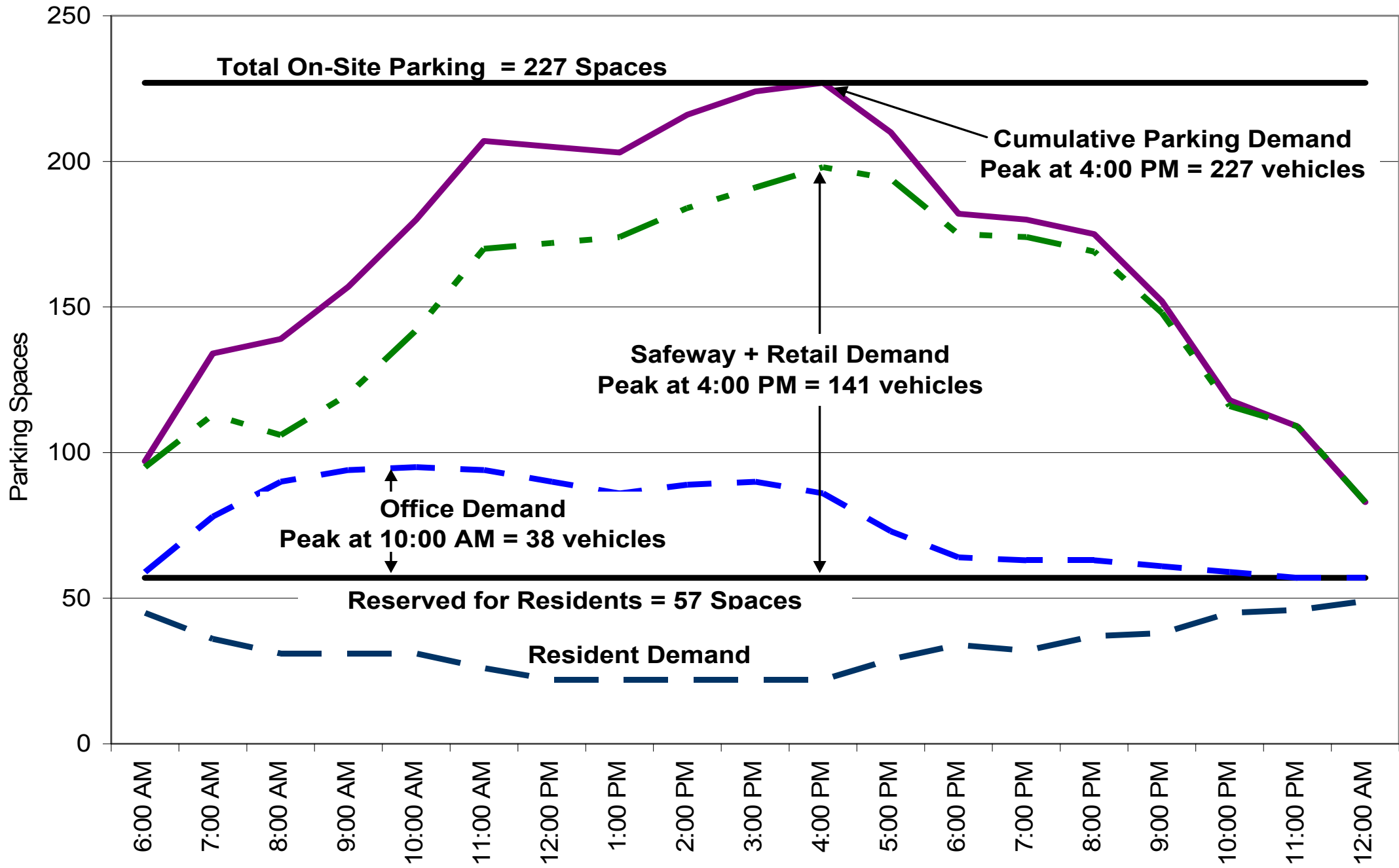
PM Peak Hour Site Trips





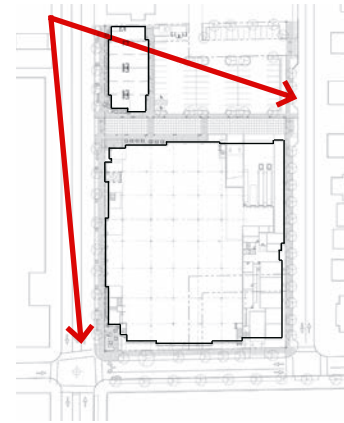


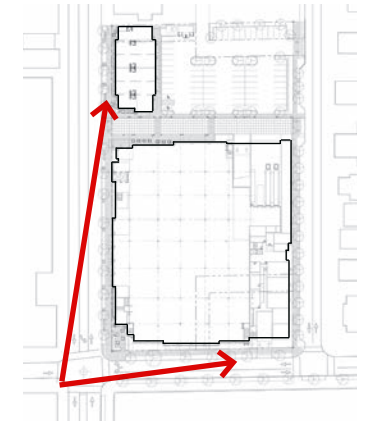
Parking Demand



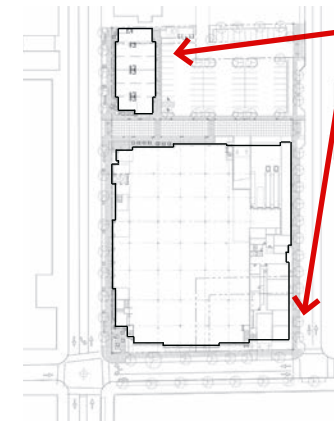


View from Northwest

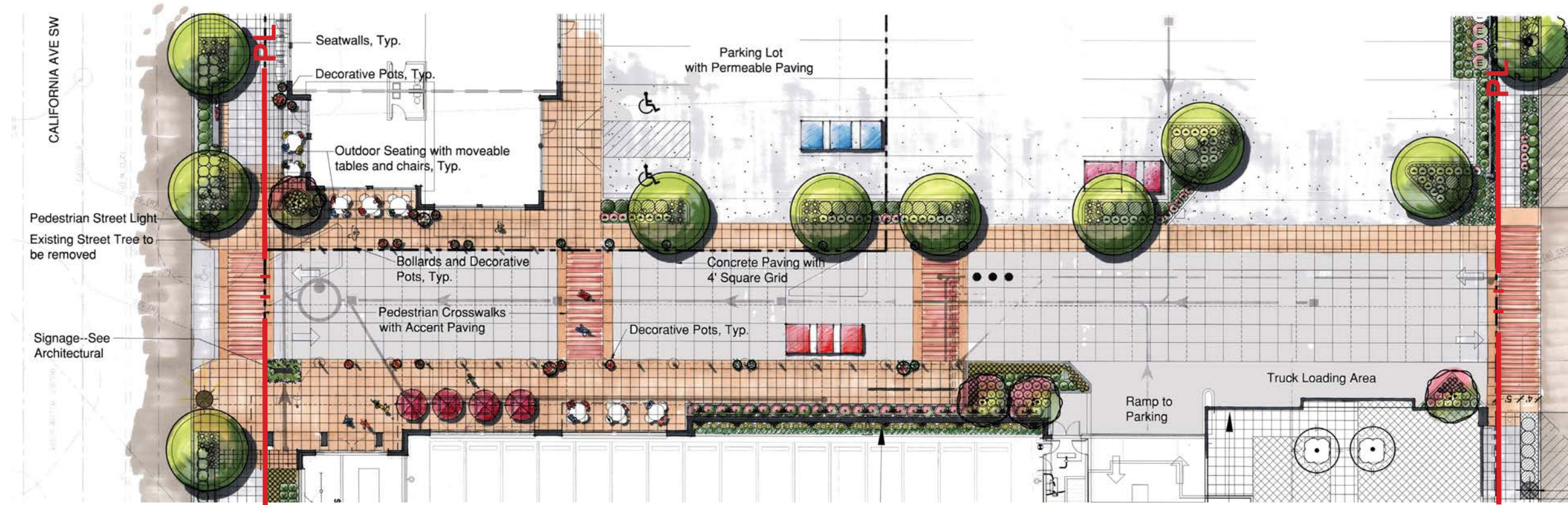




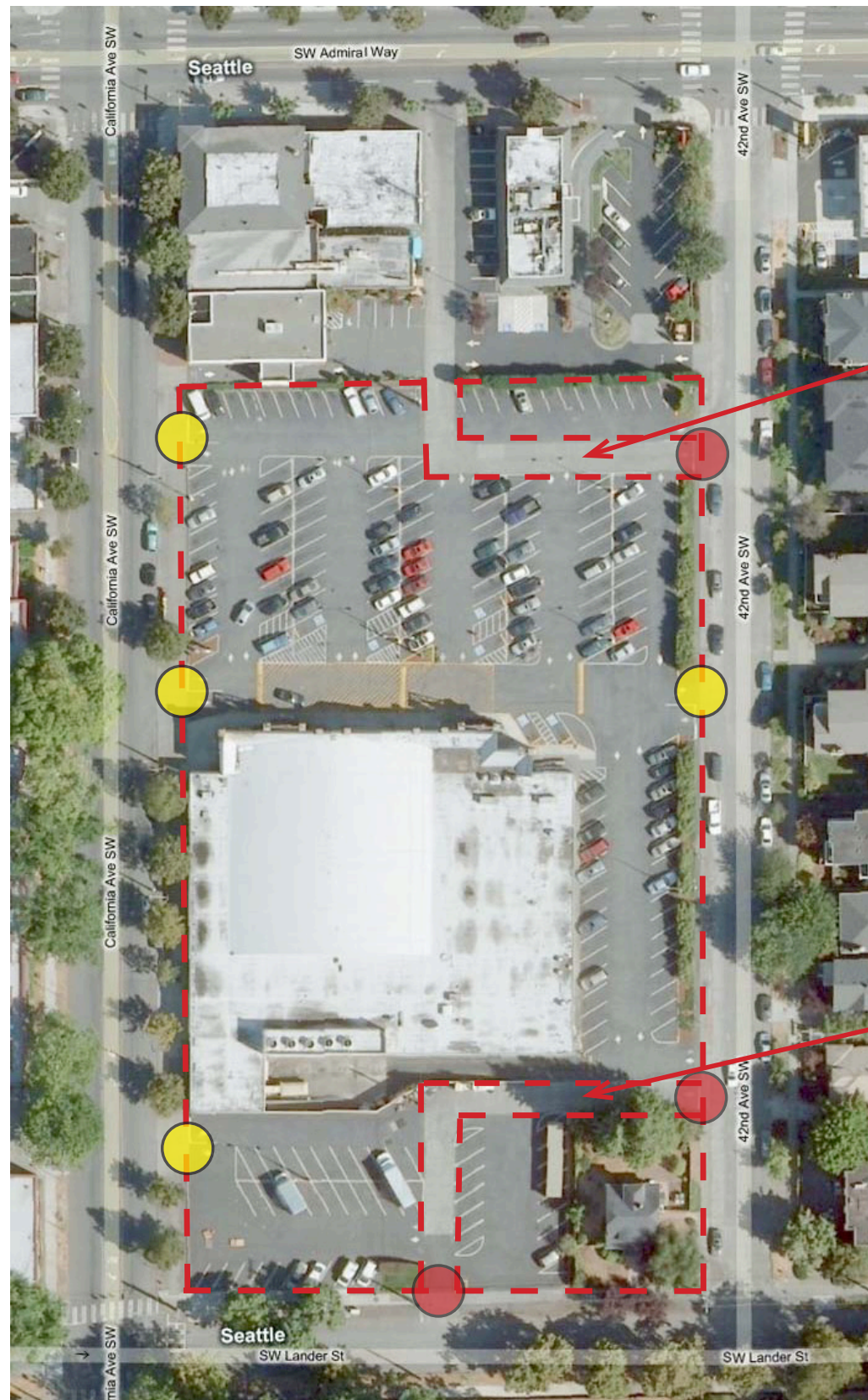
View from Southwest



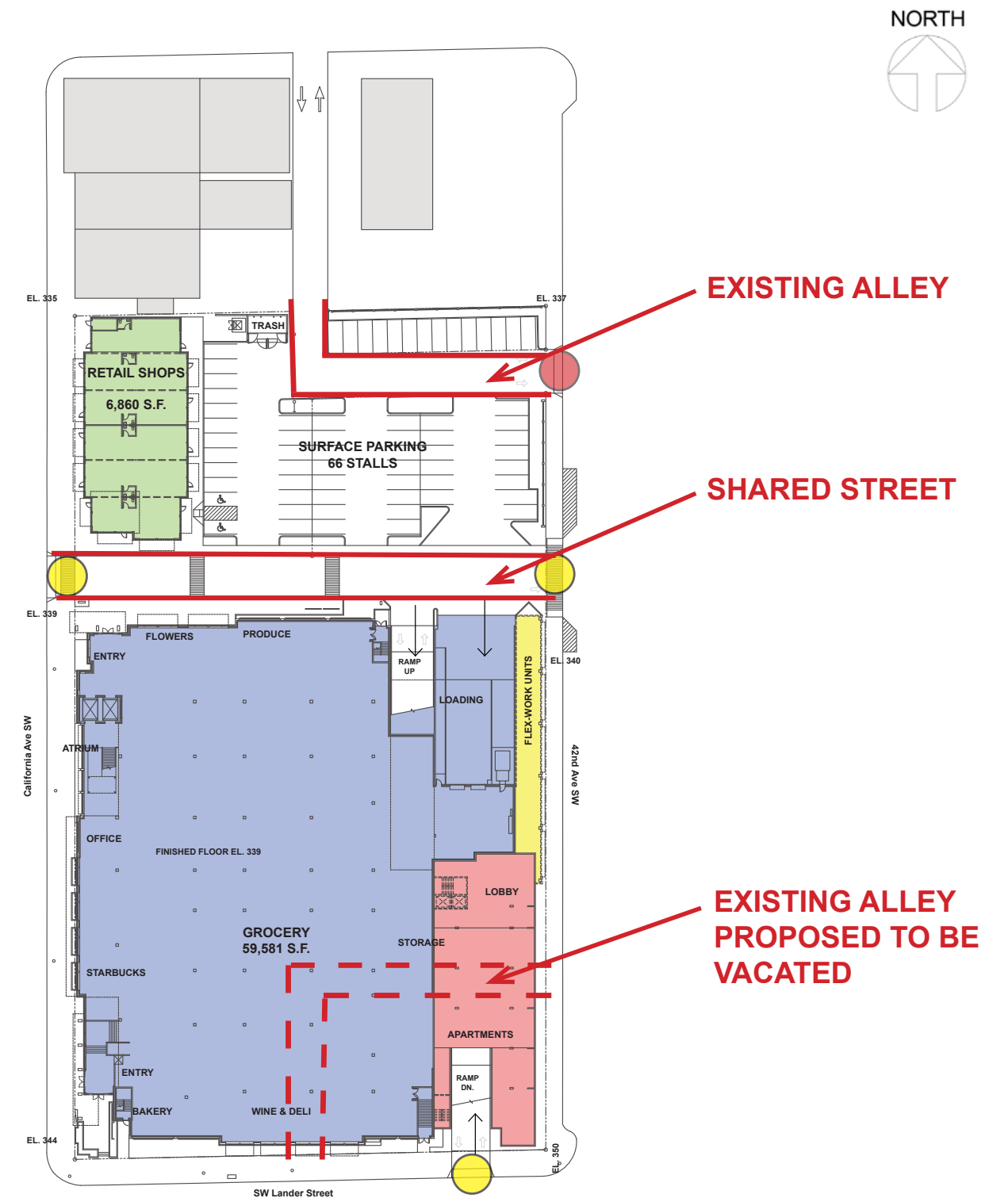
View from Northeast



MID BLCOK CROSSING

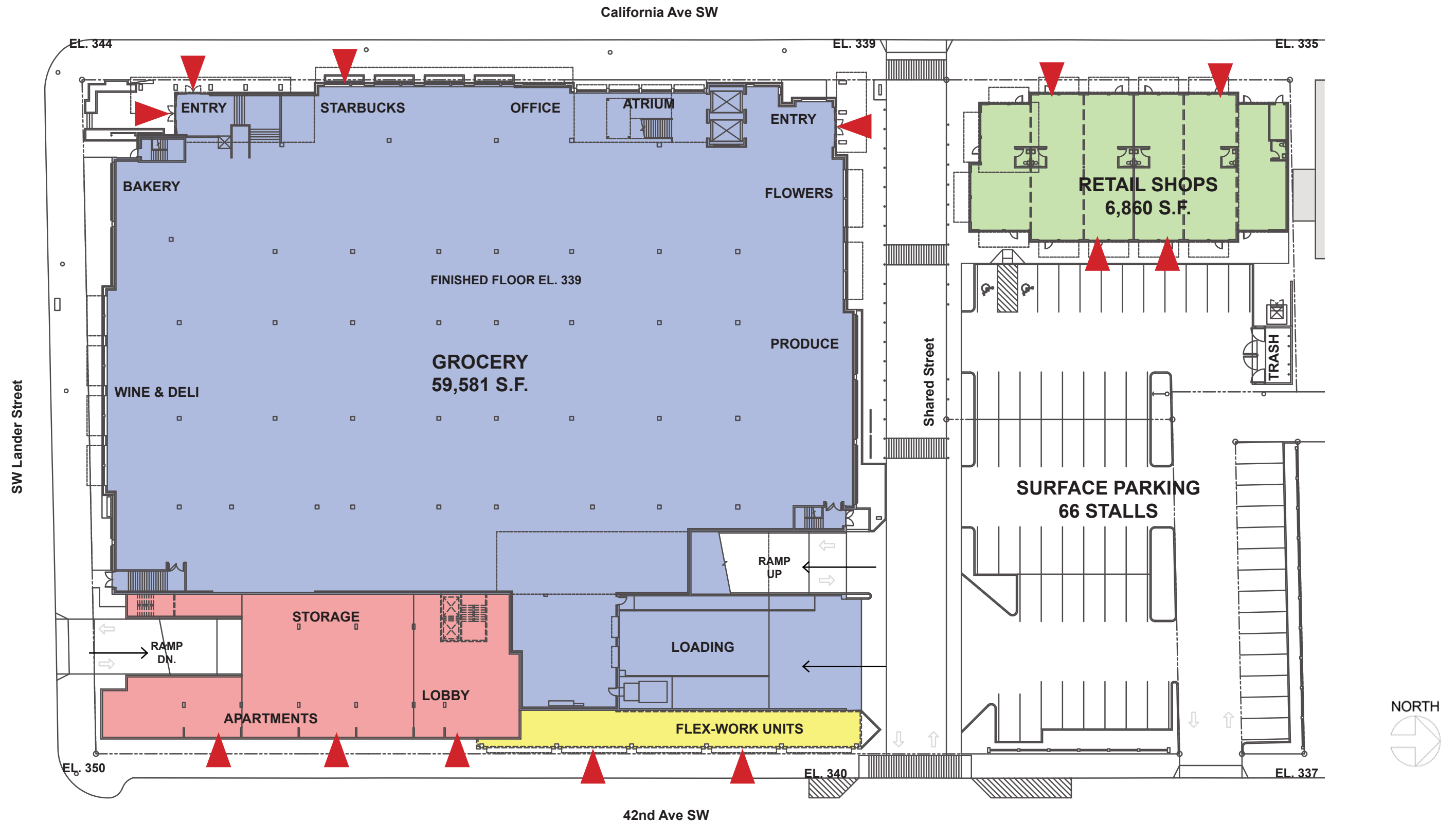


Existing Curb Cuts



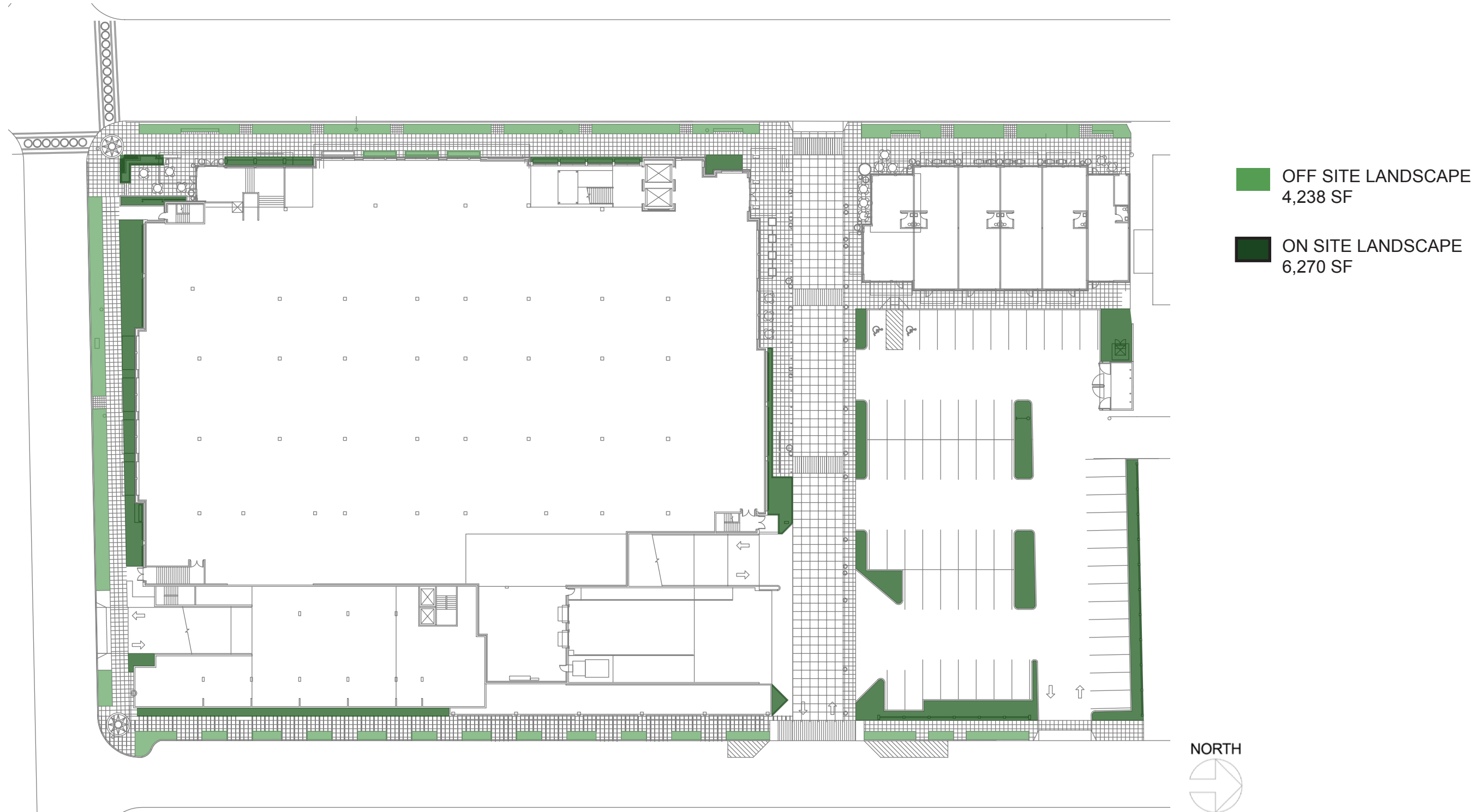
Proposed Curb Cuts

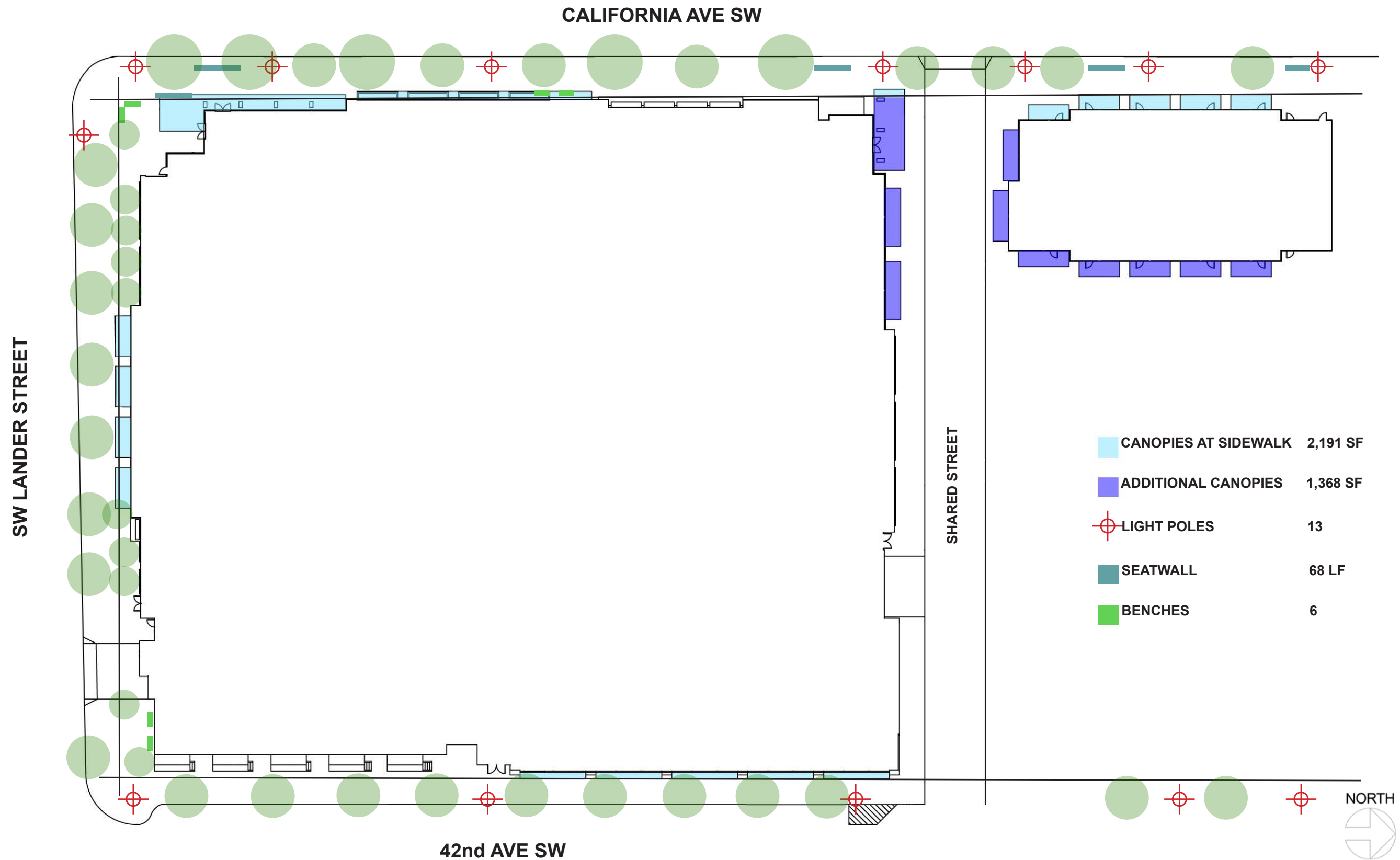
PUBLIC BENEFITS PACKAGE



ALLEY VACATION ALTERNATIVE

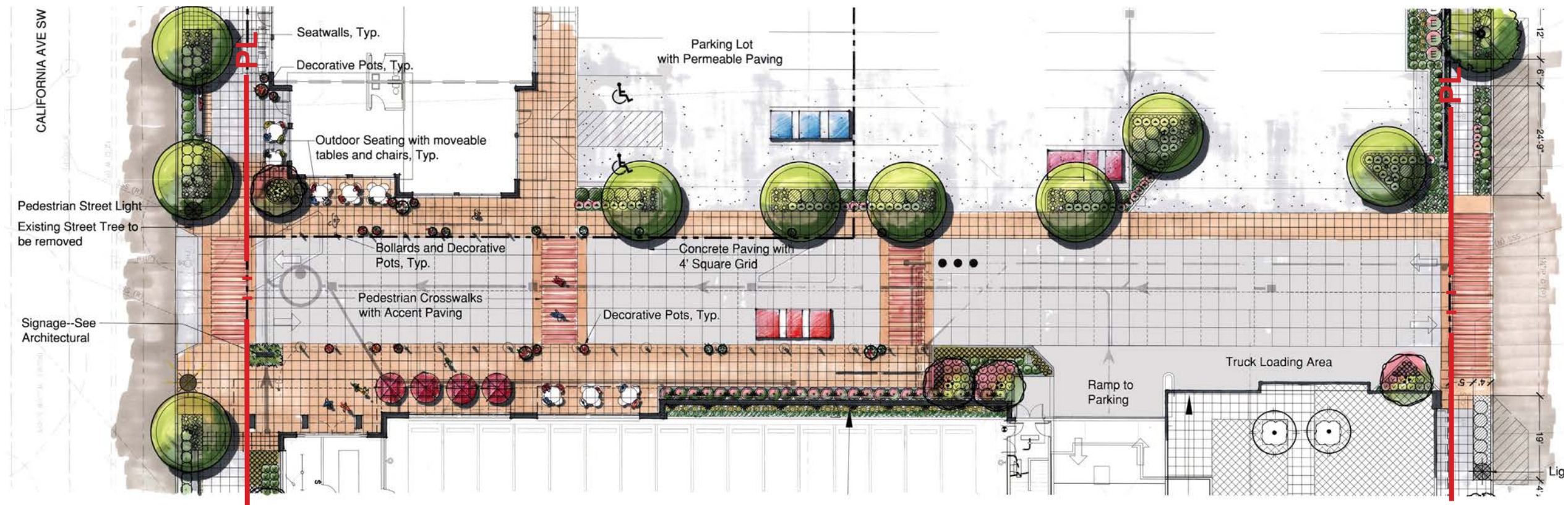




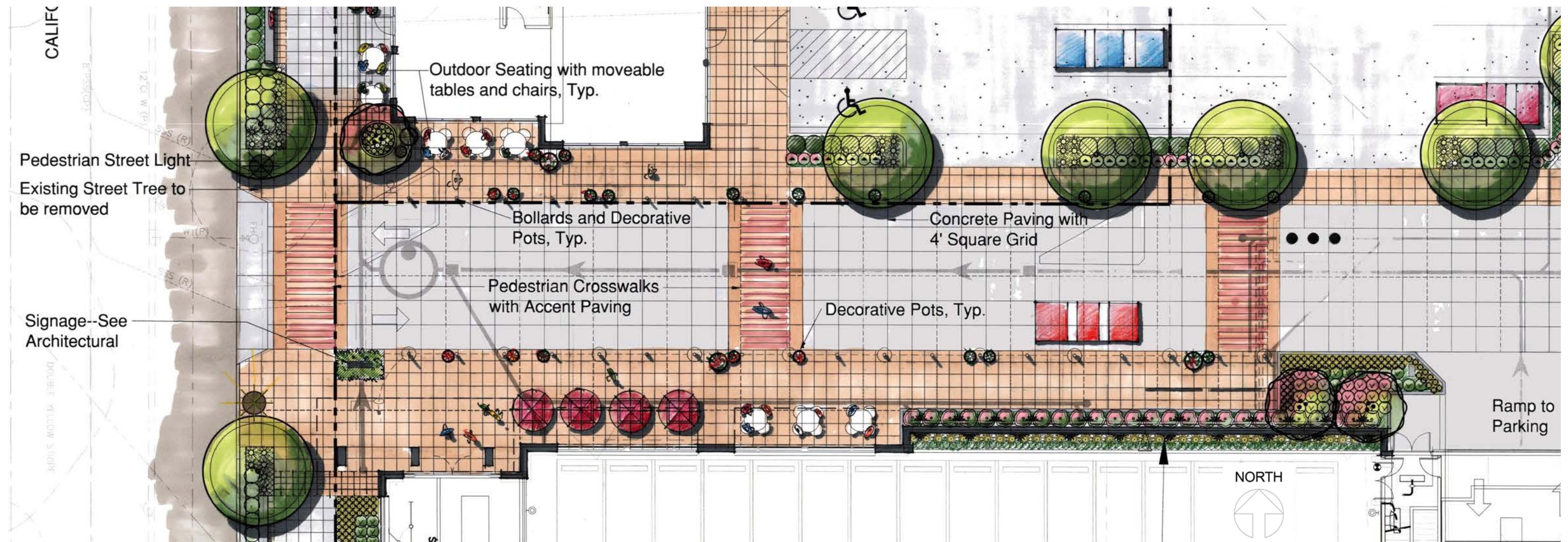




MID BLOCK CROSSING PEDESTRIAN PLAN



MID BLOCK CROSSING



Potted Plants Example



Planter & Seat Wall Example

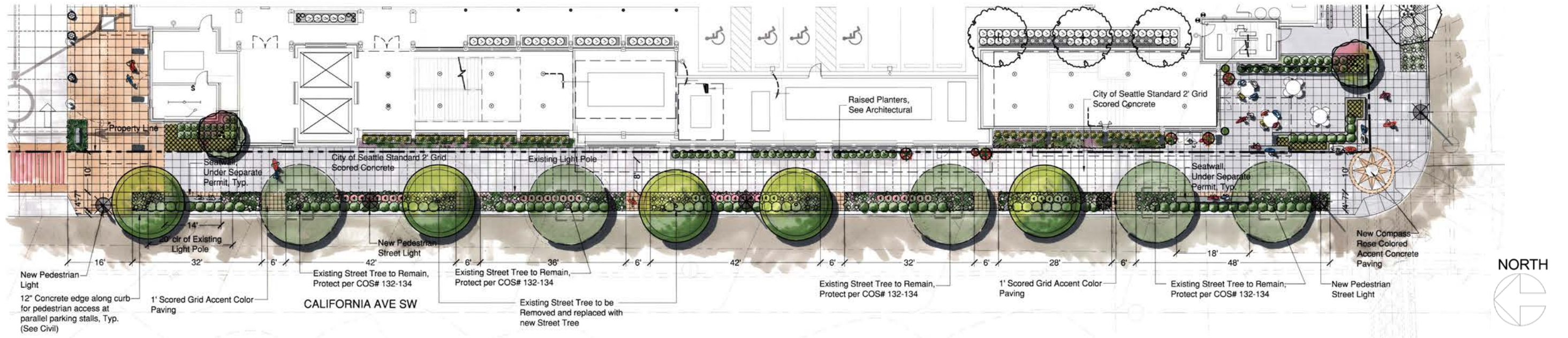


Outdoor Merchandise Example

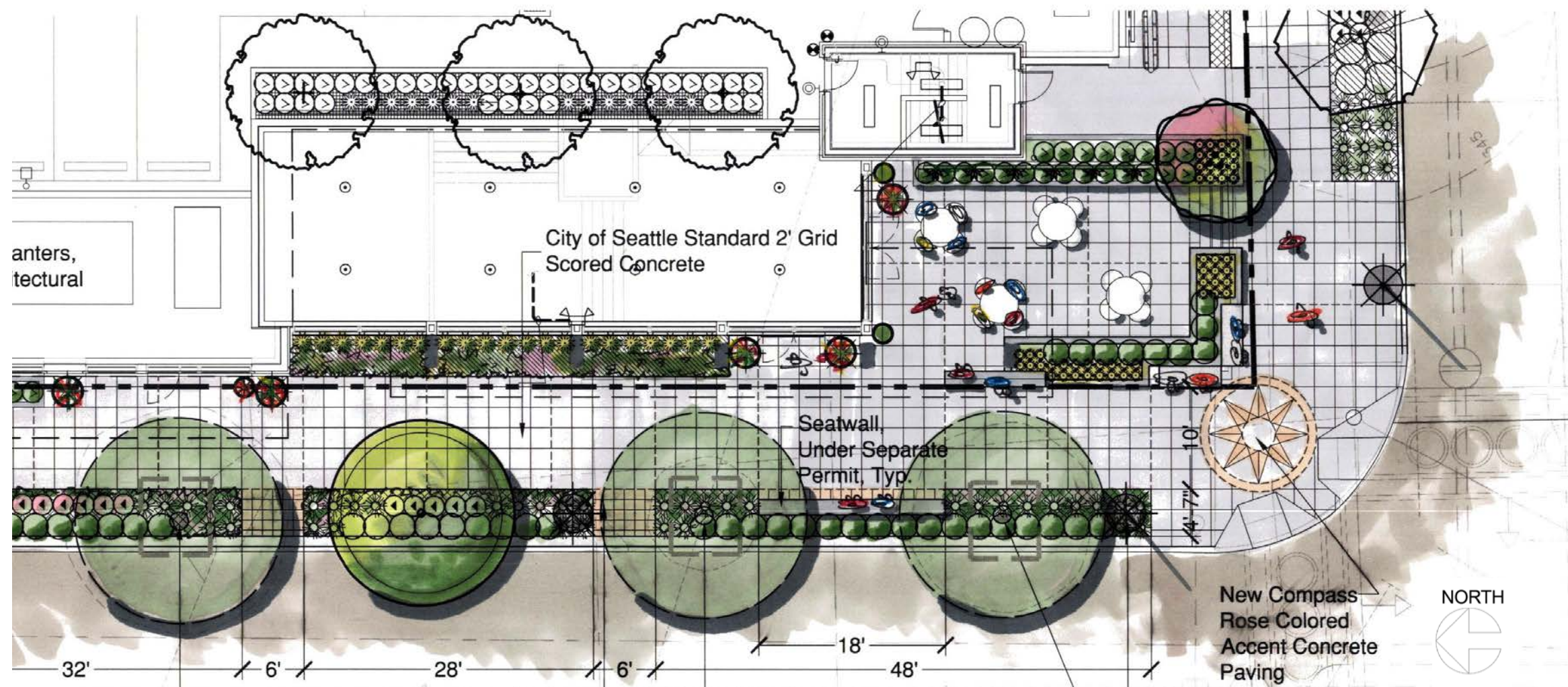


Streetscape Example

MID BLOCK CROSSING



CALIFORNIA AVE. FRONTAGE



Seating Example



Planter & Seat Wall Example



Streetscape Example



Compass Rose Example

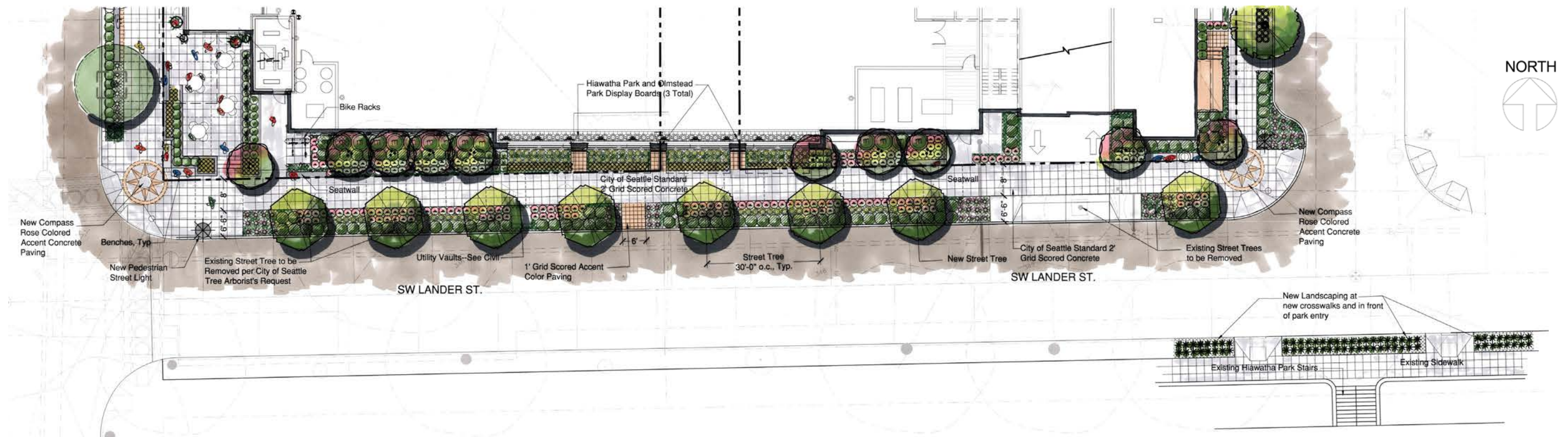


Potted Plants Example

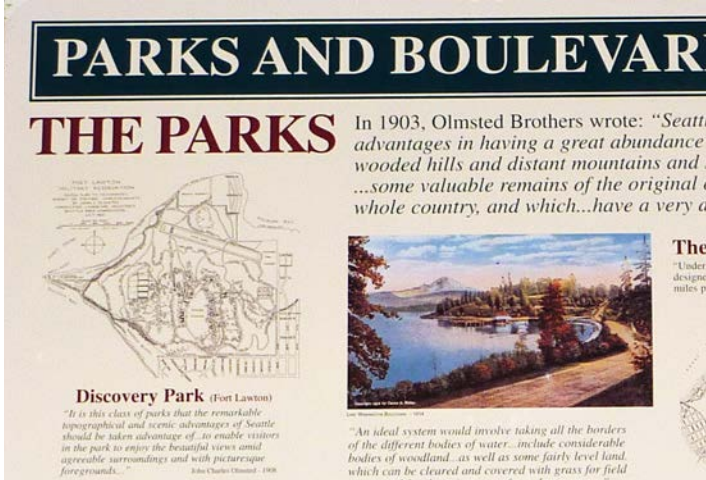
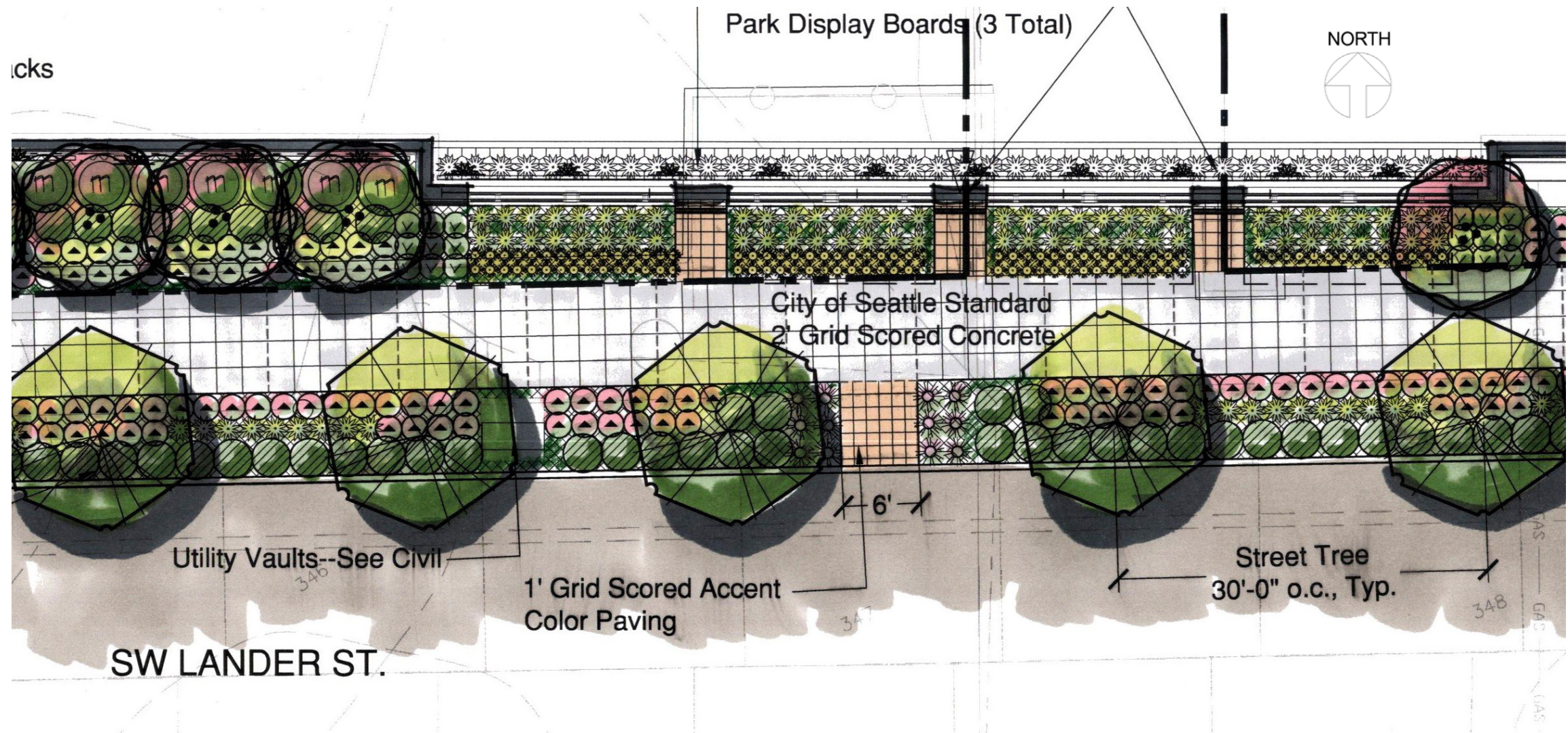


Bench Seating Example

CALIFORNIA AVE. FRONTAGE



LANDER STREET FRONTAGE



Olmsted Plaque Example



Planter & Seat Wall Example

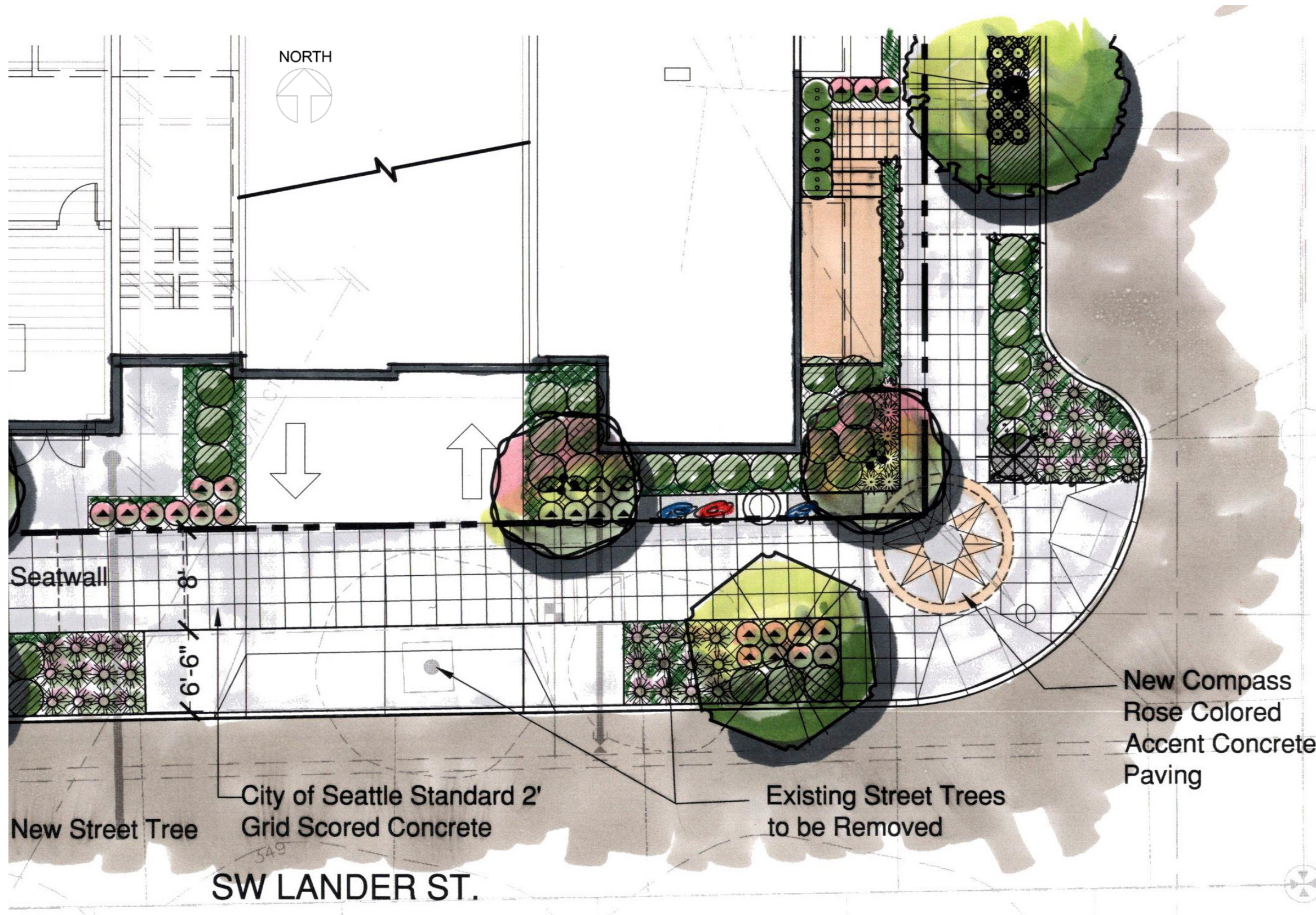


Green Wall Example



Streetlight Example

LANDER STREET FRONTAGE



Bike Rack Example



Compass Rose Example



Bench Seating Example

LANDER STREET FRONTAGE



HIAWATHA PLAYFIELD ACCESS



42ND AVE. FRONTAGE

DECIDUOUS TREES



LARGE SHRUBS



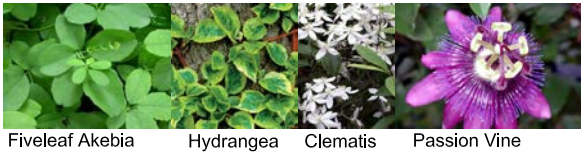
MEDIUM / SMALL SHRUBS



ORNAMENTAL SHRUBS, GRASSES AND FERNS



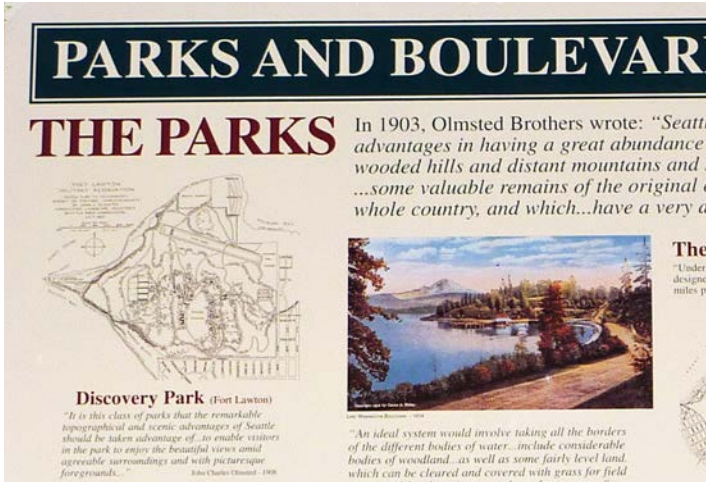
VINES



PERENNIALS / GROUNDCOVERS



PLANT PALETTE



Olmsted Plaque Example



Outdoor Merchandise Example



Bench Seating Example



Seating Example



Olmsted Railing Example



Streetscape Example



Compass Rose Example



Planter & Seat Wall Example



Bike Rack Example



Green Wall Example



Potted Plants Example



Streetlight Example