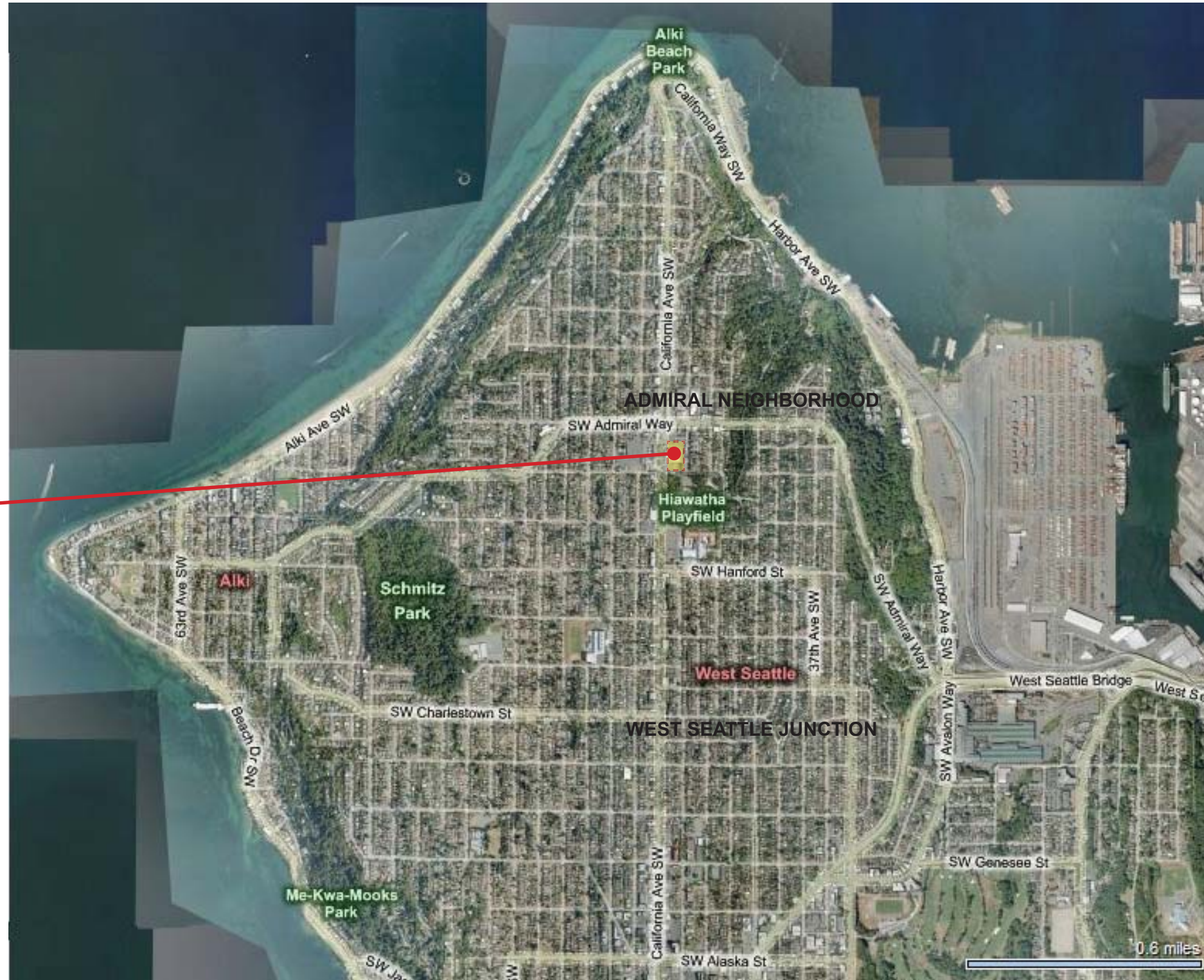


Project Site:
2622 California Ave SW
Seattle, WA



NORTH



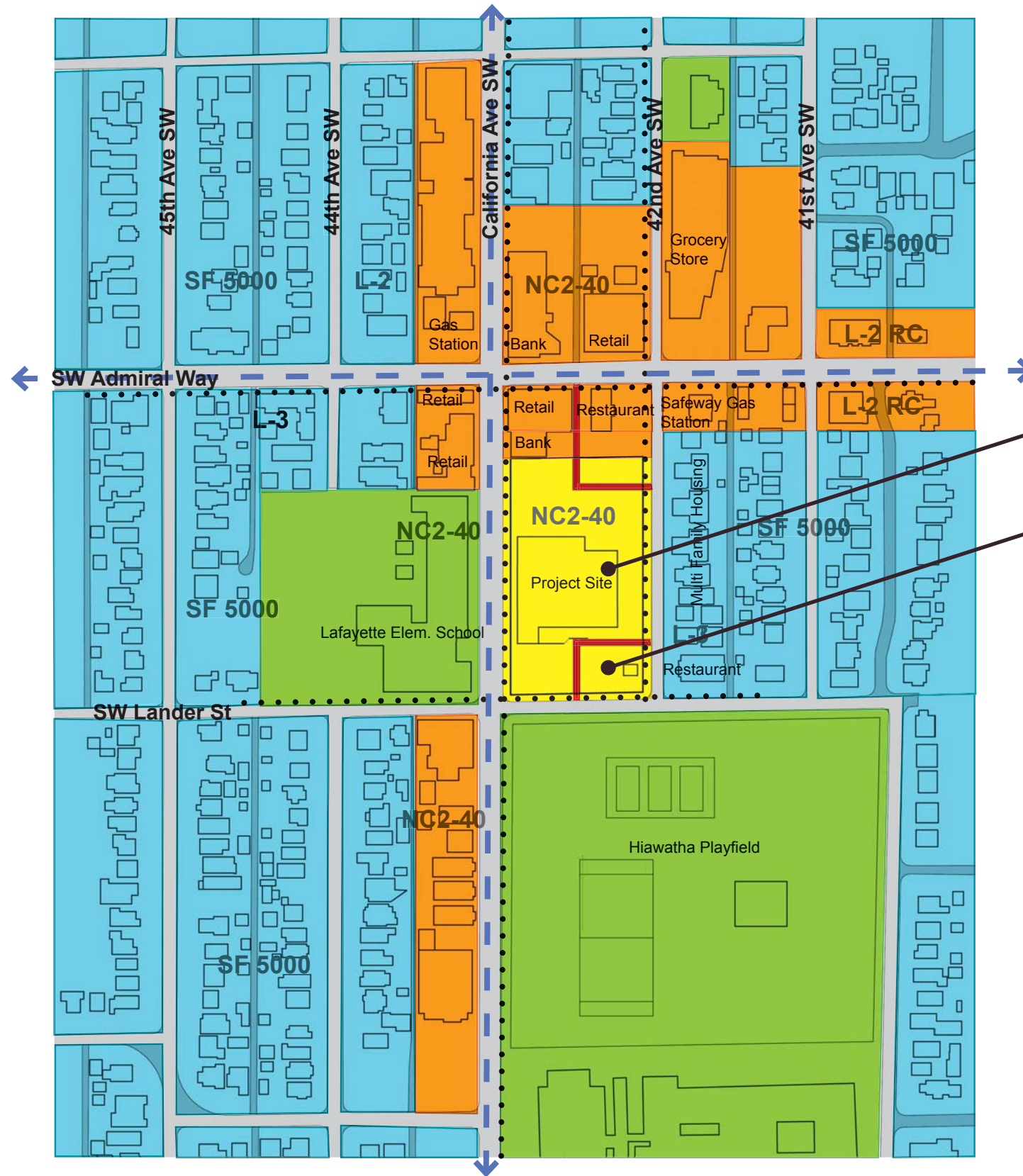
VICINITY MAP



ADMIRAL NEIGHBORHOOD



EXISTING CONDITIONS AND SITE BOUNDARY



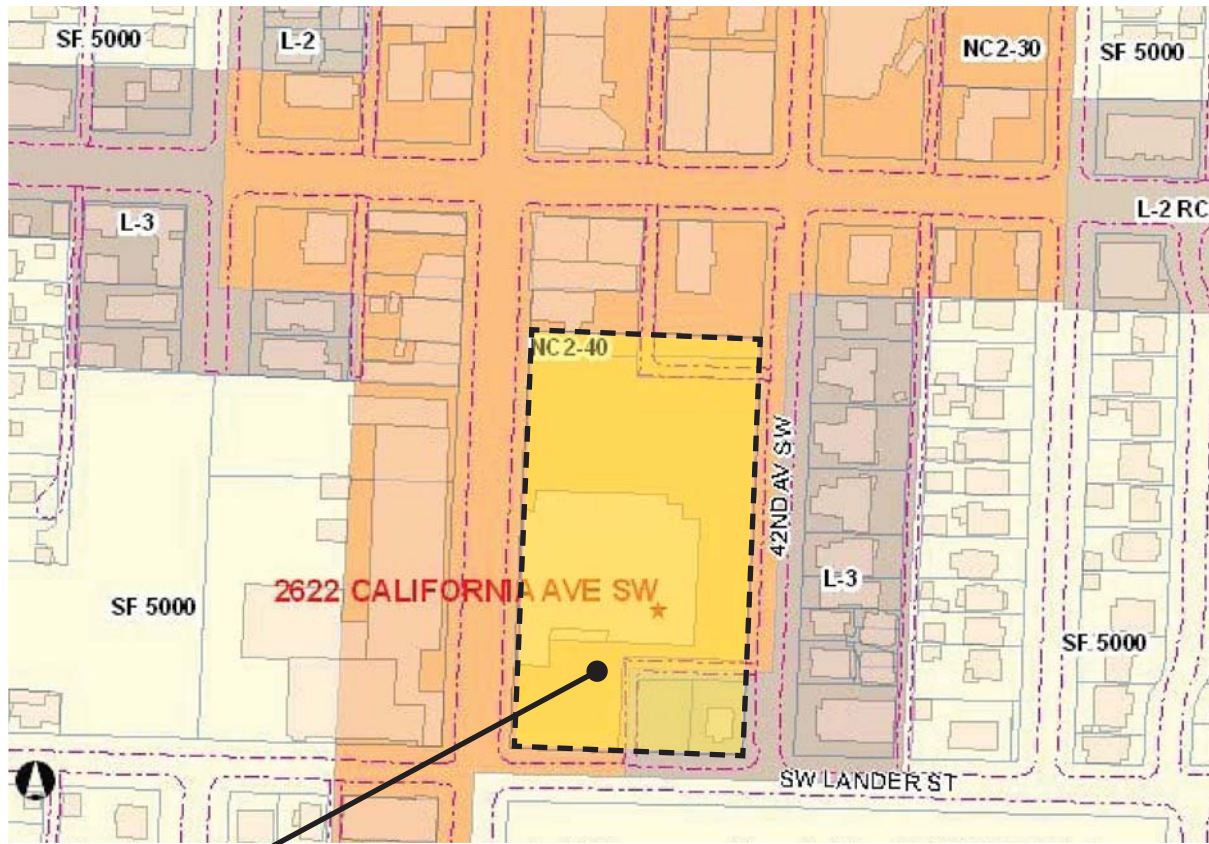
Proposed Zoning NC3-40
Existing Zoning NC2-40

Proposed Zoning NC3-40
Existing Zoning L-3

- Pedestrian Circulation
 - ← - - - - - → Bus Routes
- USES:**
- Schools, Parks & Library
 - Commercial & Mixed-Use
 - Residential Use
 - Existing Alleys

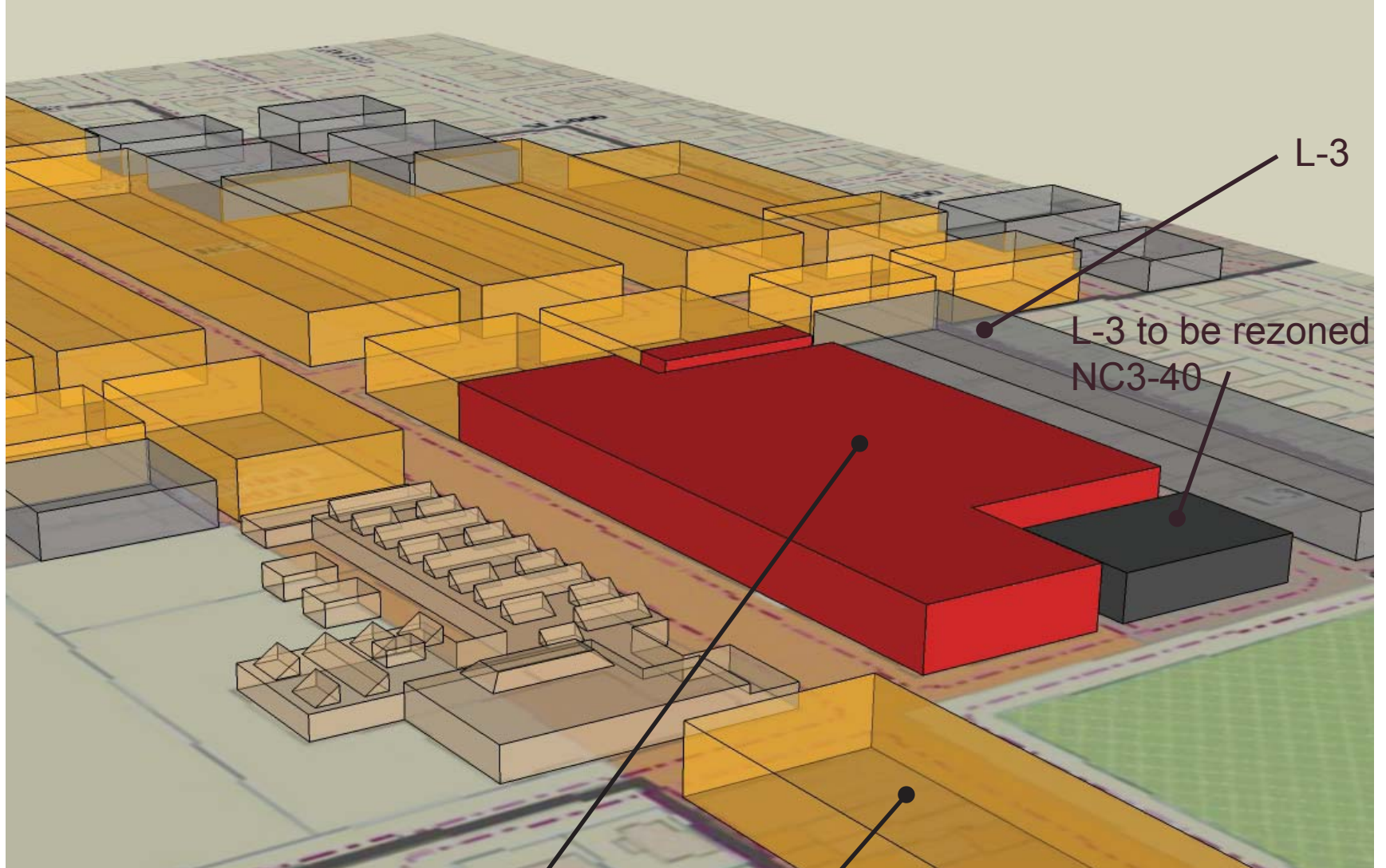


URBAN DESIGN ANALYSIS



Zoning Map

Site Location
 2622 California Ave SW
 Seattle, WA 98116

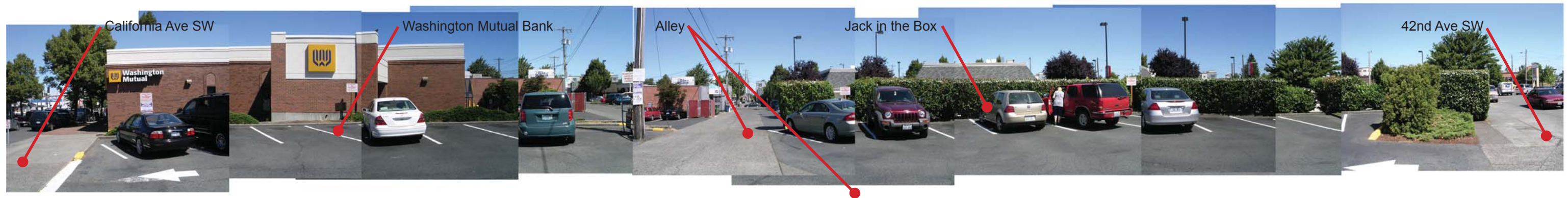
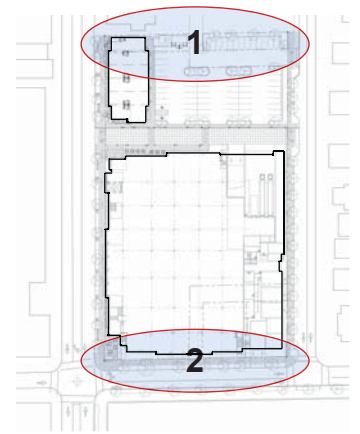


PROPOSED NC3-40
 (Existing NC-40)

NC2-40

Existing Zoning
 Envelope

L-3
 L-3 to be rezoned
 NC3-40

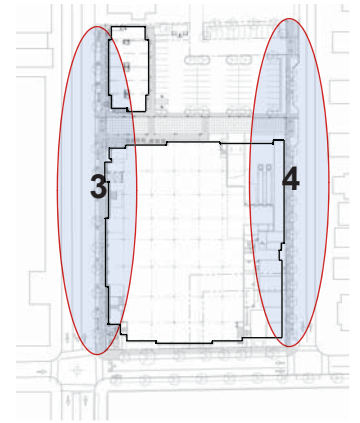


1. North Property Line



2. Southwest Lander Street

IEWS FROM SITE TO NEIGHBORHOOD CONTEXT



3. California Avenue Southwest



4. 42nd Avenue Southwest

IEWS FROM SITE TO NEIGHBORHOOD CONTEXT

Alley Proposed To Be Vacated

Existing Alley To Remain



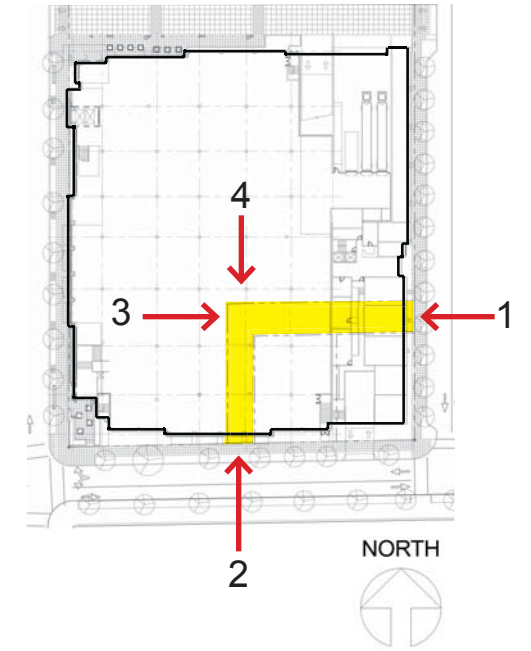
AERIAL VIEW - EXISTING ALLEYS



1. View looking west from 42nd Ave



2. View looking north from Lander Street

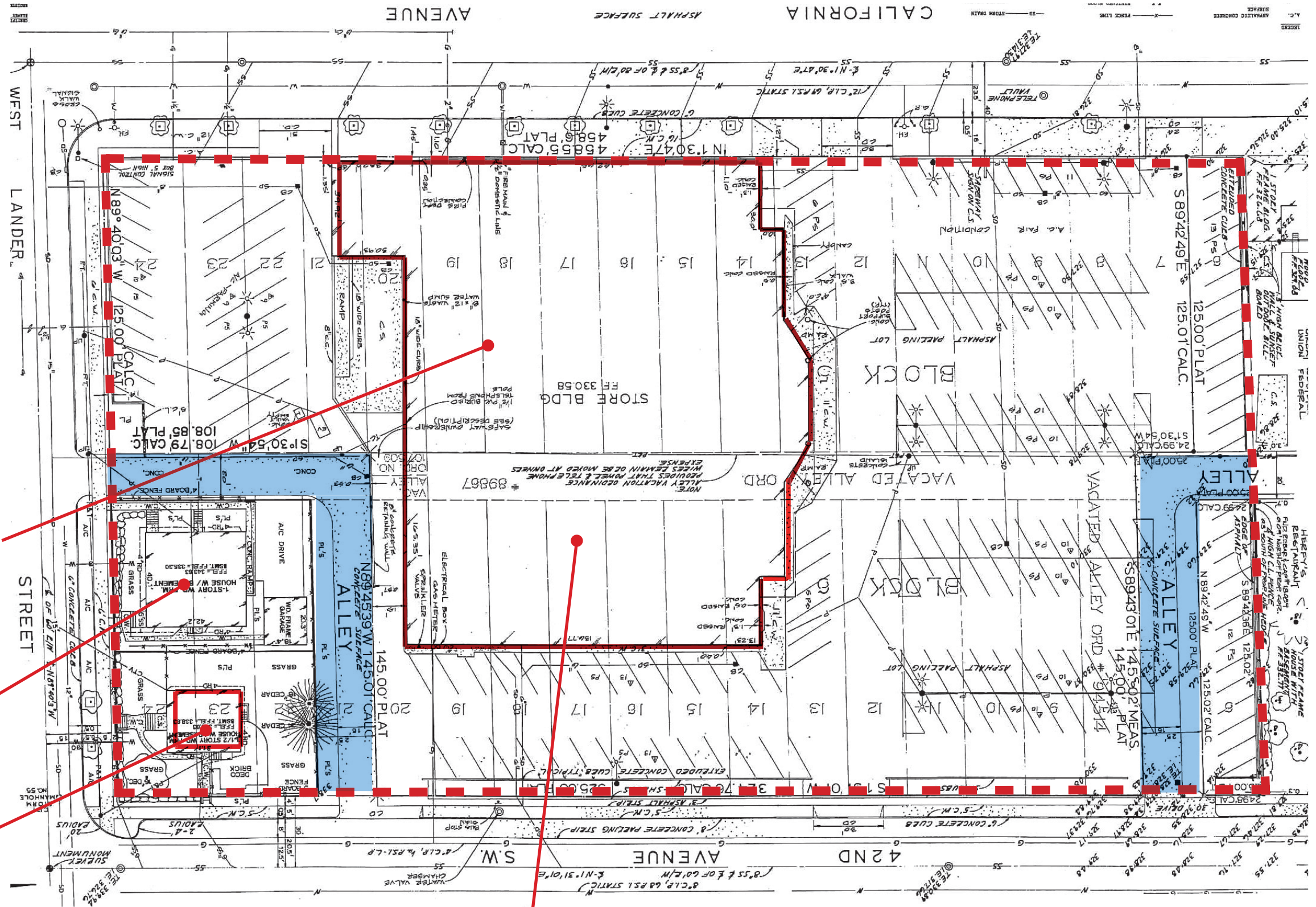


3. View looking east from inside site



4. View looking south from inside site

ALLEY PROPOSED TO BE VACATED



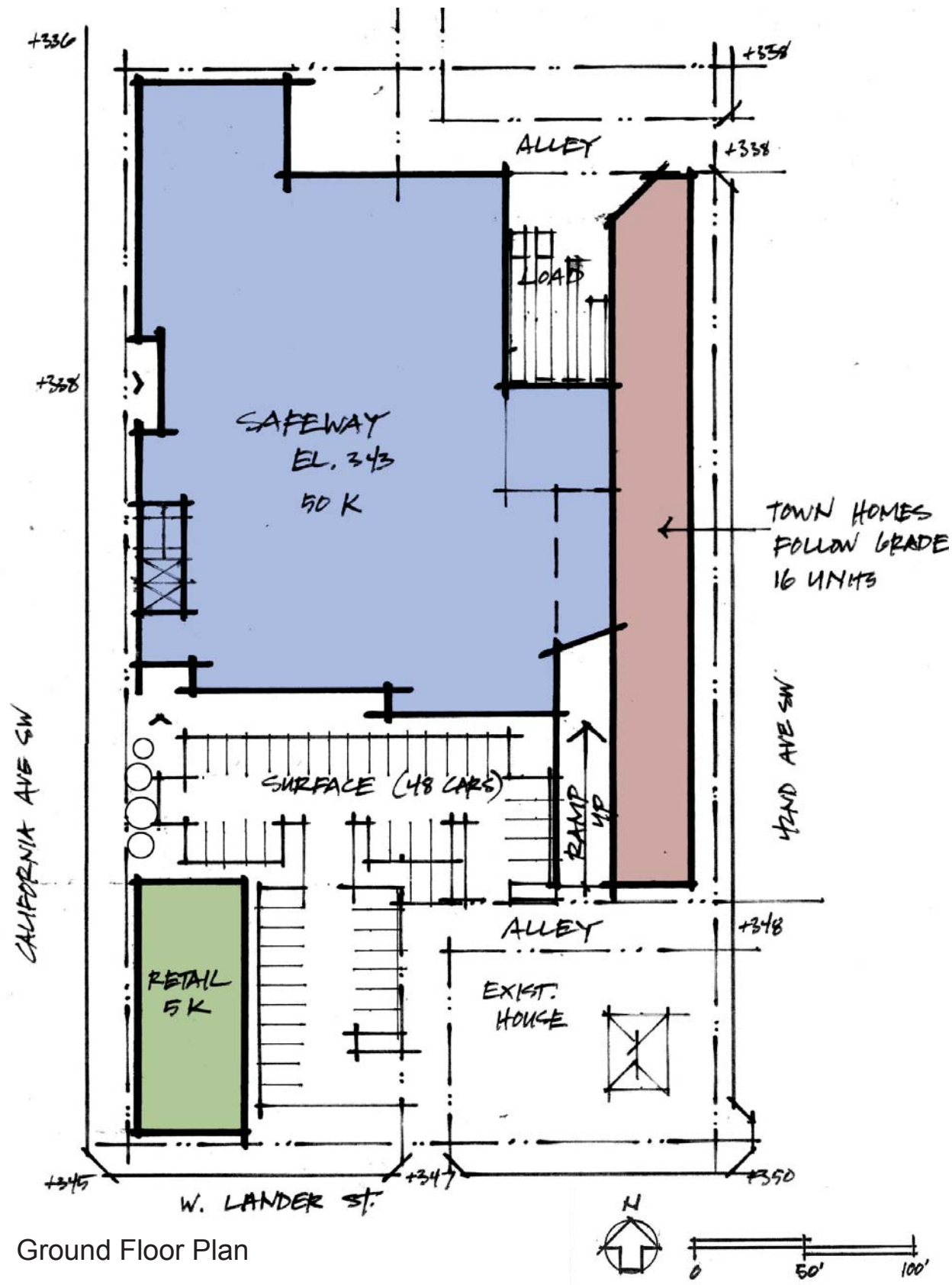
EXISTING STORE TO BE DEMOLISHED

HOUSE PREVIOUSLY REMOVED

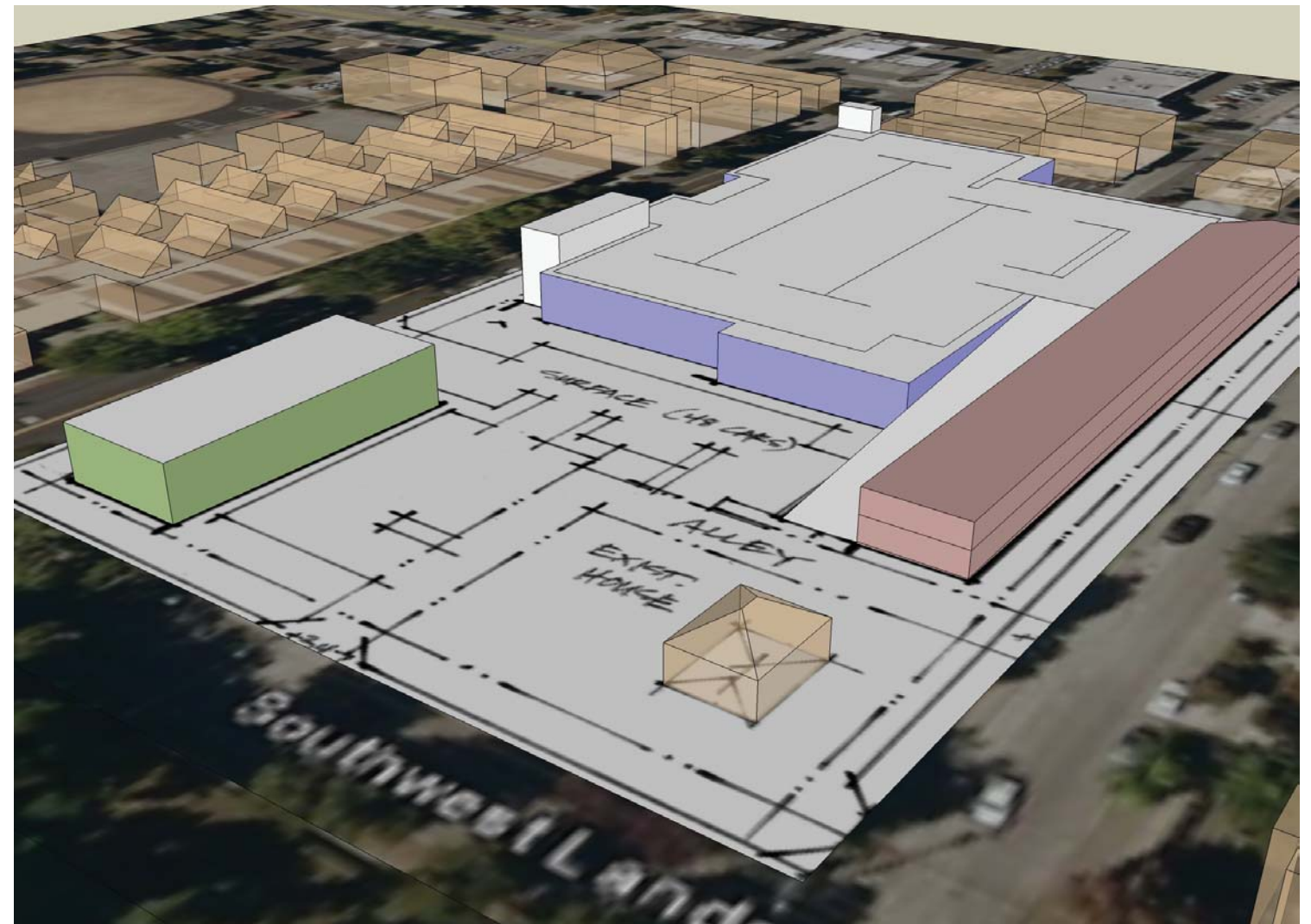
EXISTING HOUSE TO BE REMOVED

EXISTING STORE
35,000 S.F.

SITE SURVEY



Ground Floor Plan



Southeast corner View

Parking:

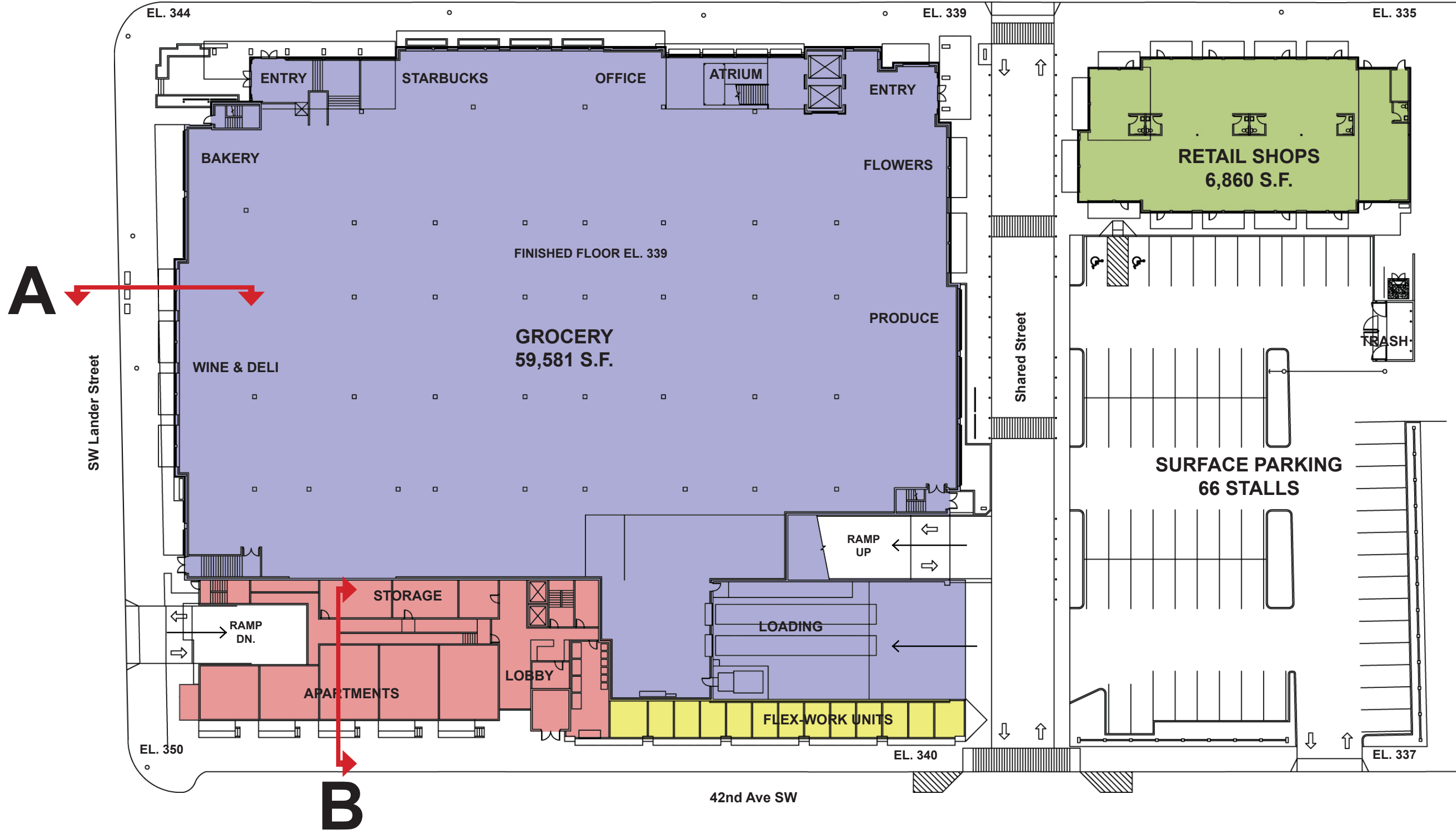
- 58,000 sf retail
- 3 stalls / 1000 sf required parking
- 165 parking stalls required
- 16 residential units
- 1 stall / unit required parking
- 16 parking stalls required

181 parking stalls required
173 parking stalls provided

This scheme does not meet Safeway's program requirements.

NO VACATION ALTERNATE

California Ave SW



ALLEY VACATION ALTERNATE



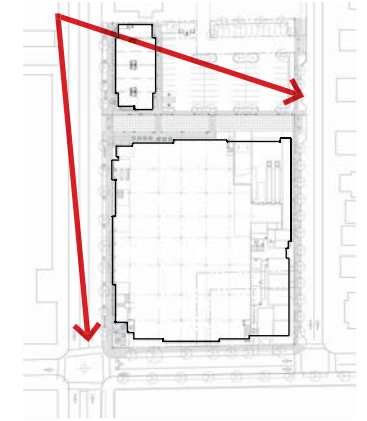
SW LANDER STREET



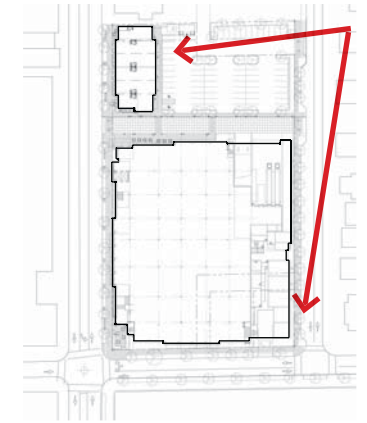
42ND AVE SW



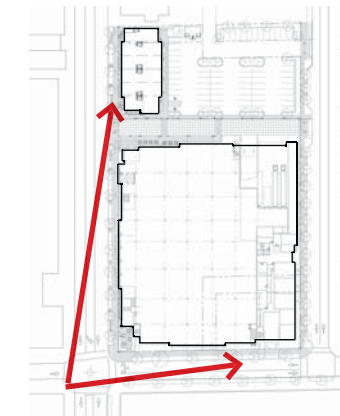
ALLEY VACATION ALTERNATE



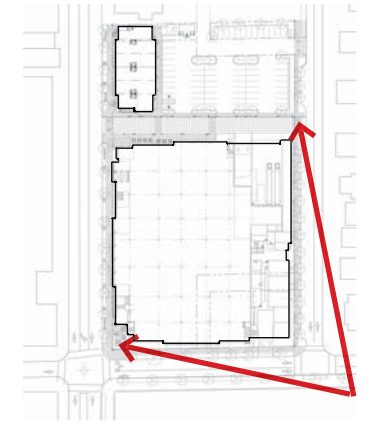
View from Northwest



View from Northeast



View from Southwest



View from Southeast

OVERALL VIEWS OF PROPOSED PROJECT

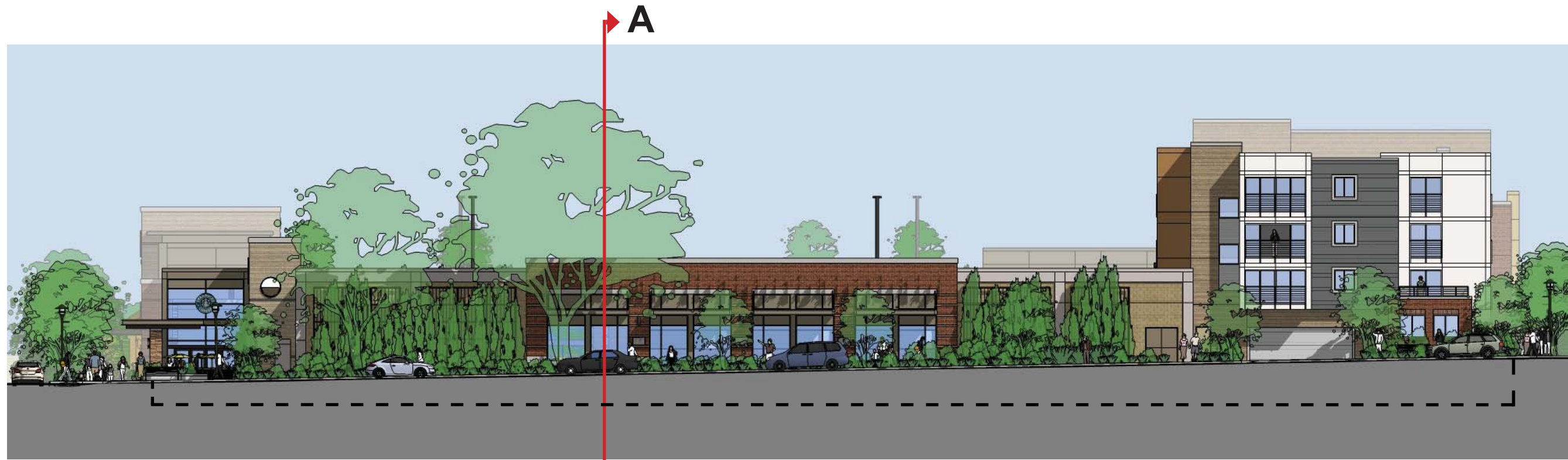


North Elevation



East Elevation (View from 42nd)

BUILDING ELEVATIONS



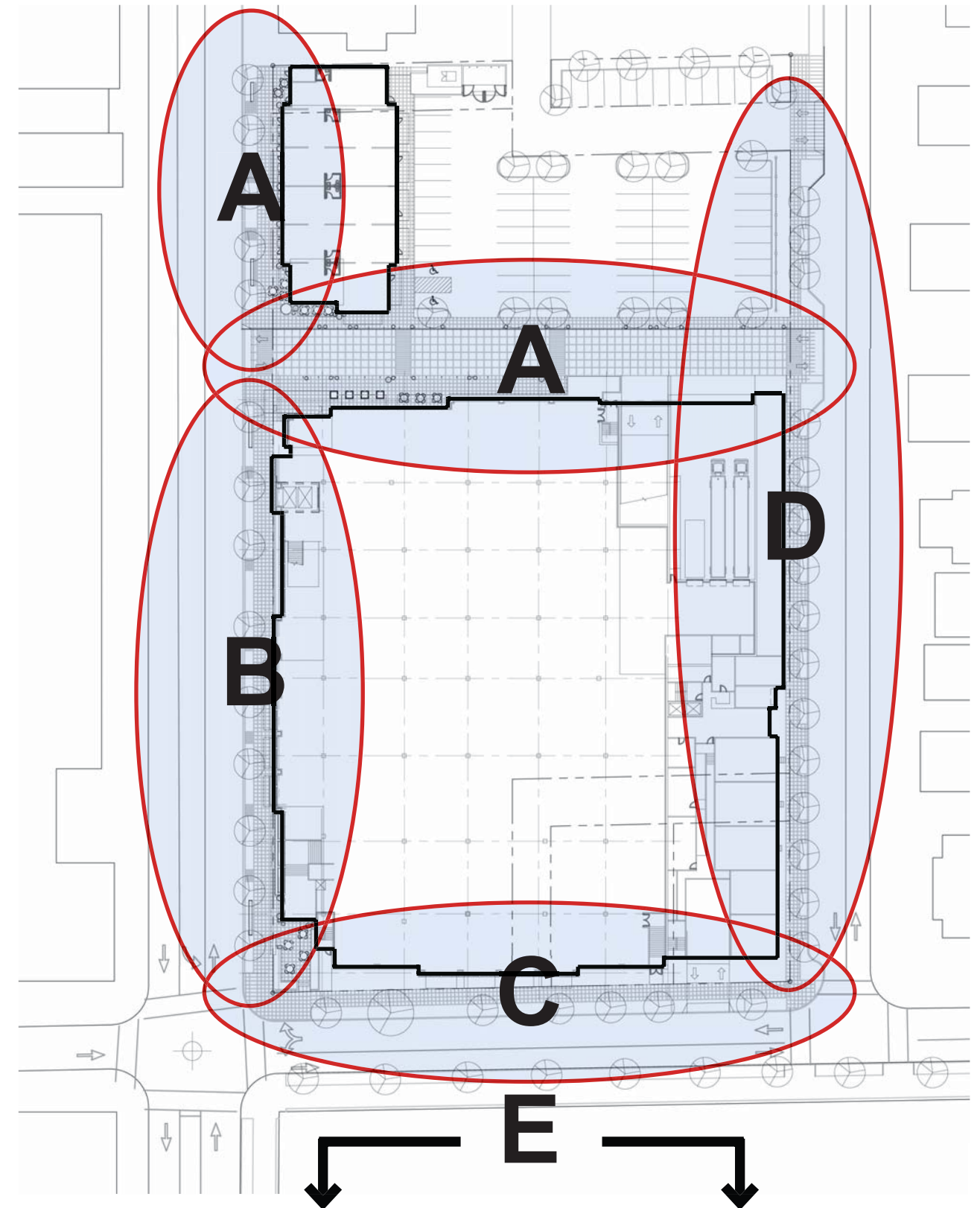
South Elevation (View from Lander)



West Elevation (View from California)

BUILDING ELEVATIONS

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

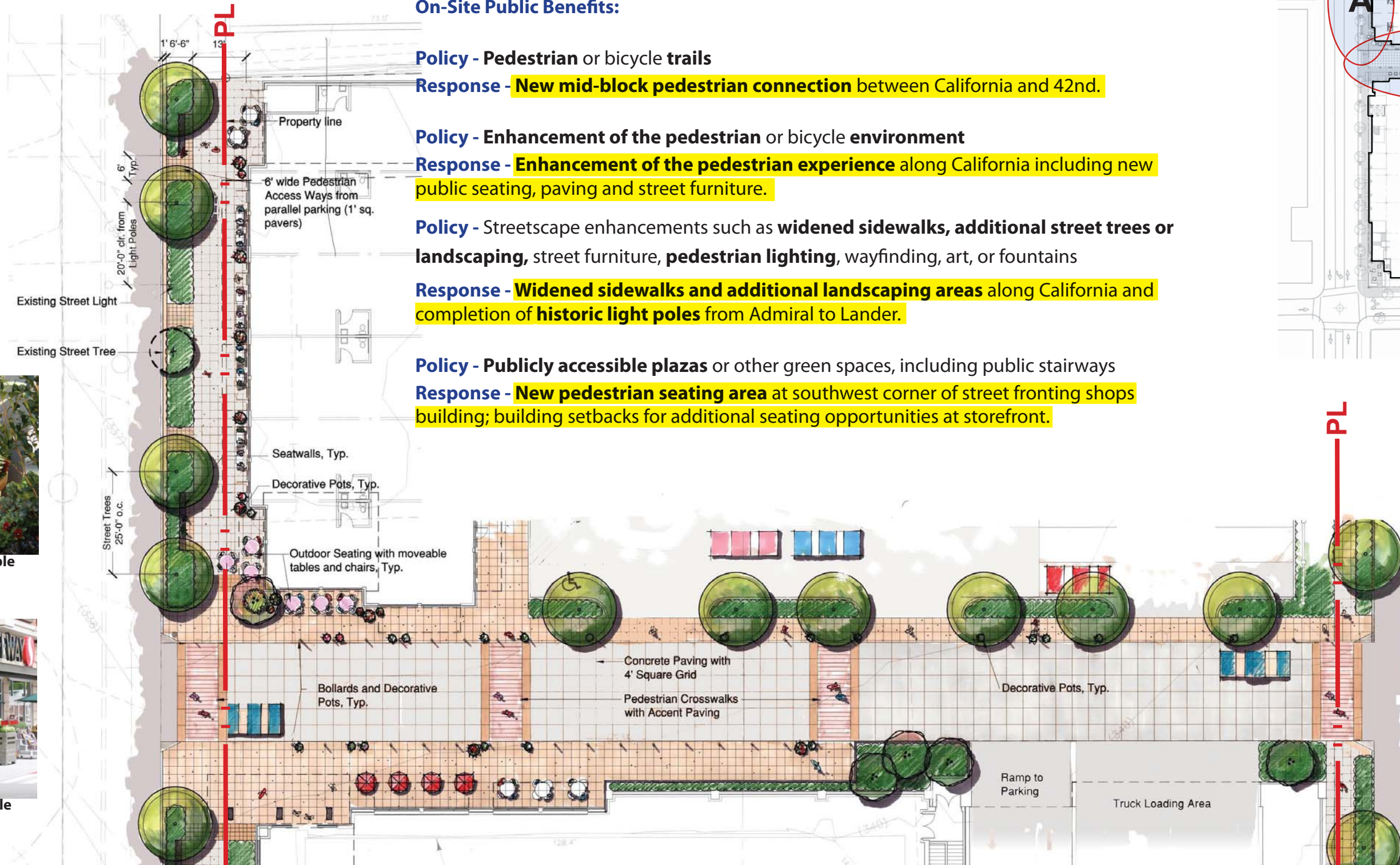
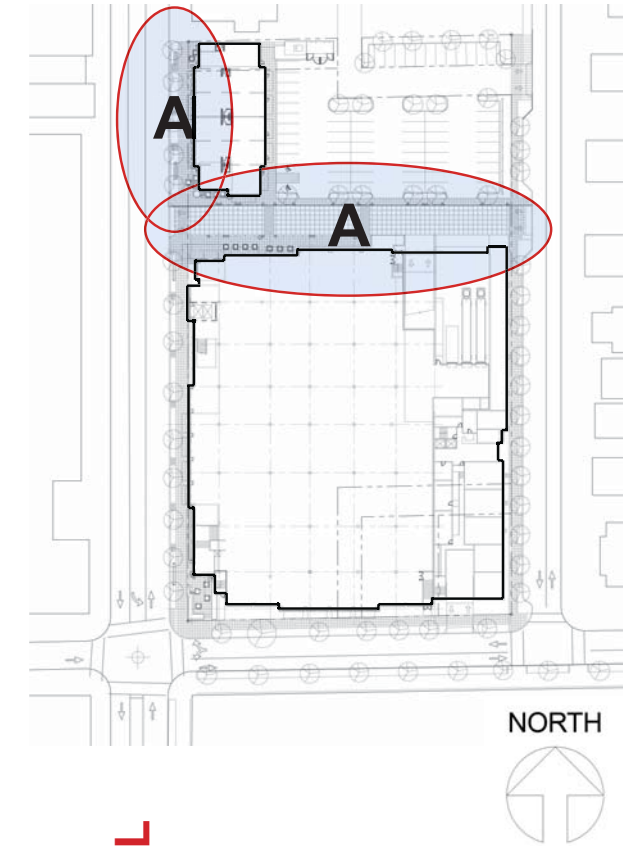
Response - Enhancement of the pedestrian experience along California including new public seating, paving and street furniture.

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

A

MID BLOCK CROSSING & STREETFRONT SHOPS



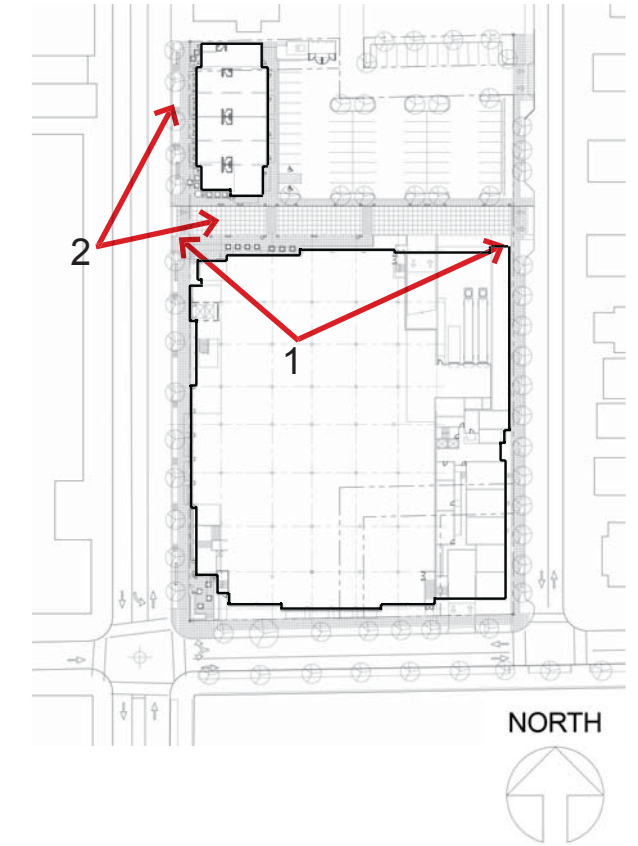
MID-BLOCK CROSSING PEDESTRIAN PLAN



1. Mid Block Connection



Street Front to North with Existing Light Poles



2. Mid Block Plaza

A

Seattle City Council Street Vacation Policy

(Resolution Number 30702)

On-Site Public Benefits:

Policy - Enhancement of the pedestrian or bicycle environment

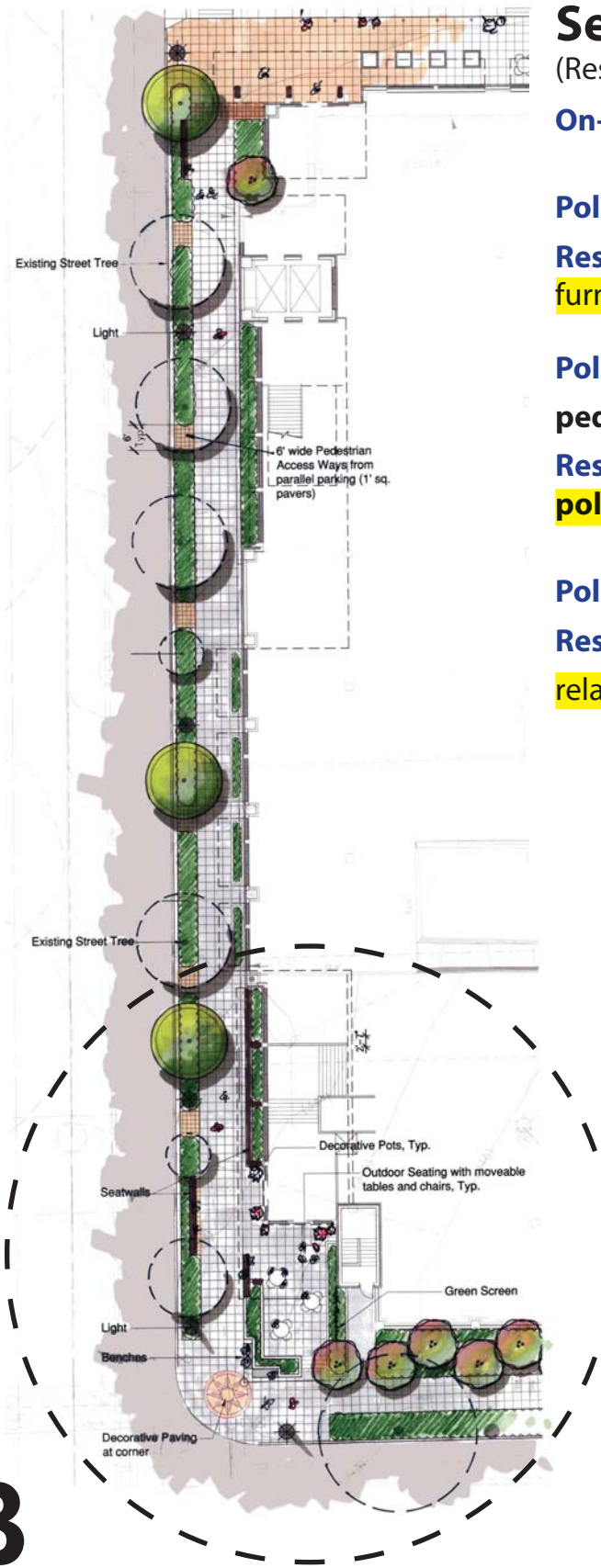
Response - Enhancement of the pedestrian experience along California including new public seating, paving and street furniture.

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

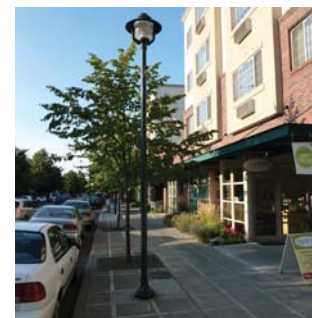
Response - Widened sidewalks and additional landscaping areas along California and completion of historic light poles from Admiral to Lander.

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.



Seating Example



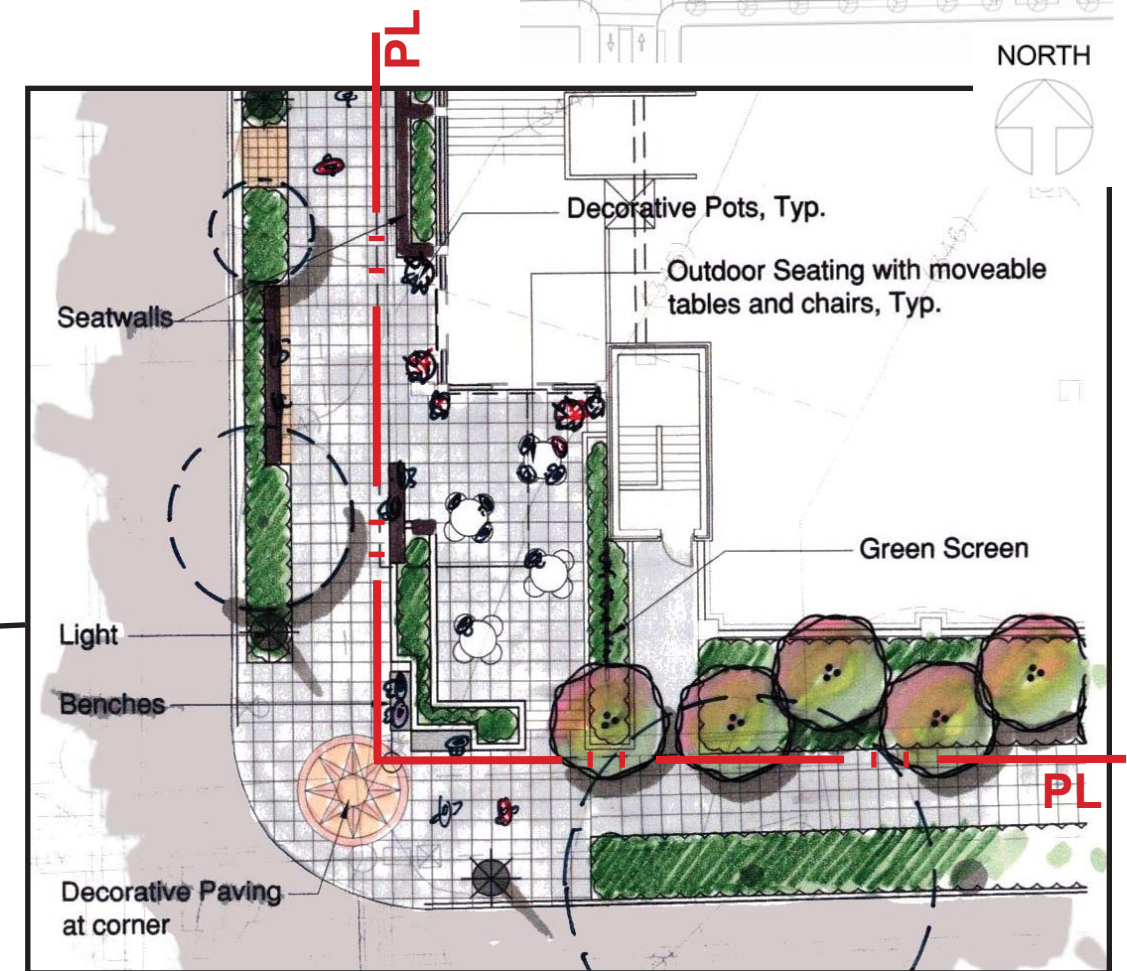
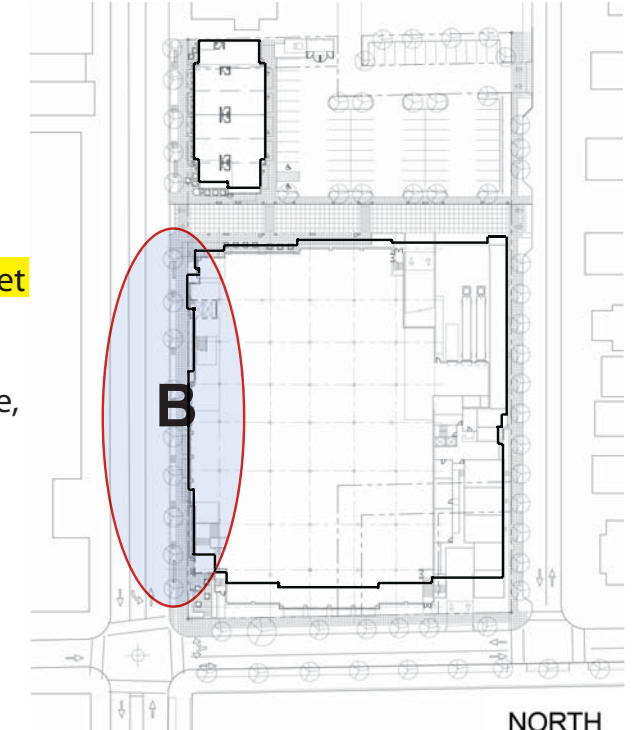
Street Light Example



Planter & Seat Wall Example



Compass Rose Example



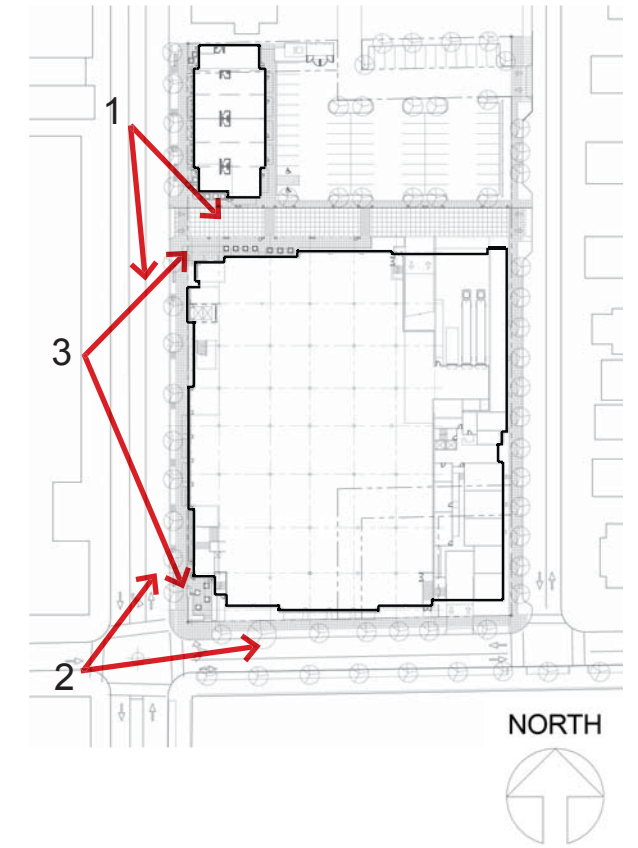
CALIFORNIA AVE. FRONTAGE



1. Northwest Entry



2. Southwest Entry



3. California Frontage



B

CALIFORNIA AVE. DETAIL VIEWS

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

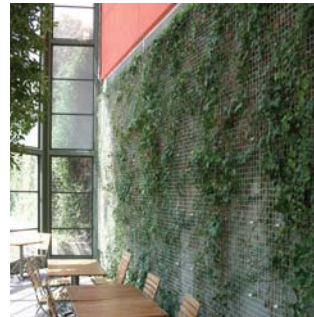
Response - Widened sidewalks and additional landscaping areas along Lander and installation of Olmsted legacy display panels at selected locations on Lander frontage.

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

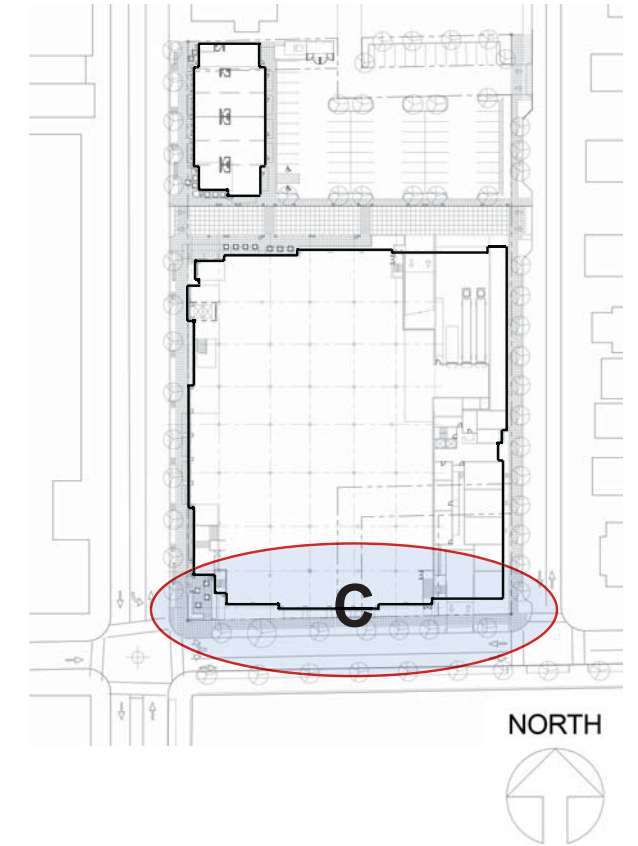
Response - New pedestrian seating area at Lander and 42nd relating to Hiawatha Playfield to the south.



Green Wall Example



Green Wall Example



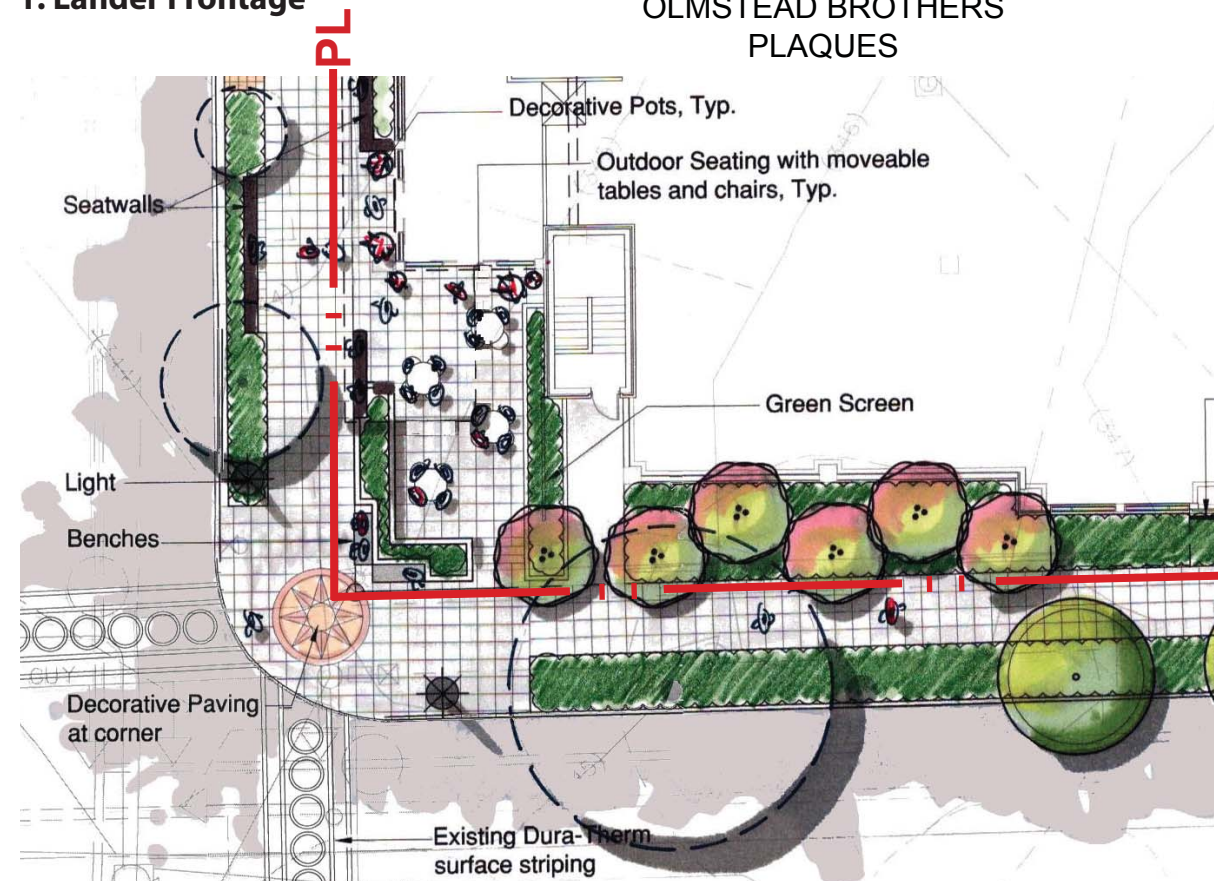
C

LANDER STREET FRONTAGE



1. Lander Frontage

OLMSTEAD BROTHERS
PLAQUES



Lander & California



Bench Seating Example



Compass Rose Example



Lander & 42nd

LANDER STREET FRONTAGE

C



Street Light Example



Bench Seating Example



Compass Rose Example



Seattle City Council Street Vacation Policy

(Resolution Number 30702)

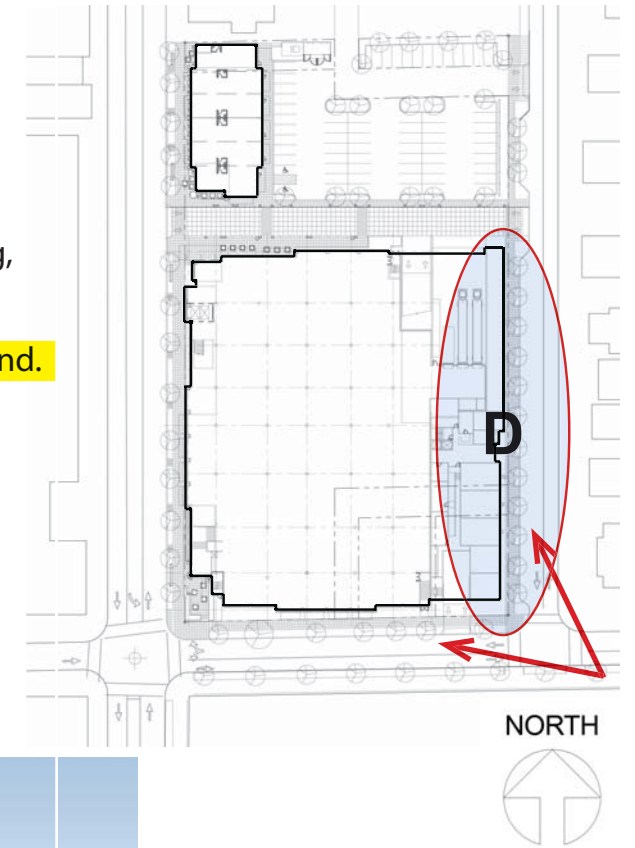
On-Site Public Benefits:

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.**



D

42ND AVE. FRONTAGE

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

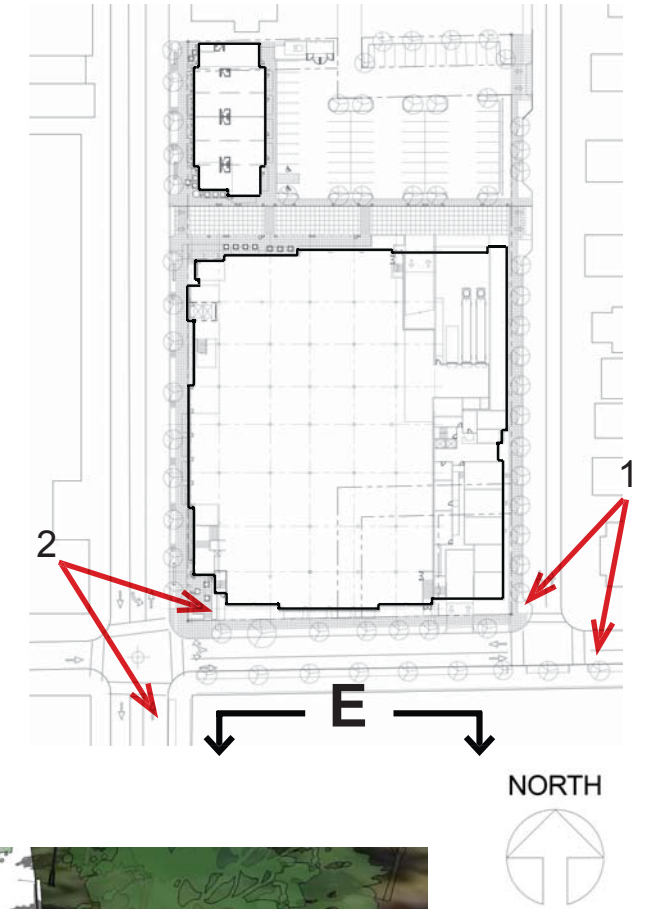
Response - Completing custom pedestrian crosswalks by introduction of compass rosettes in corner plaza areas.

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



Existing Dura-Therm Crosswalk



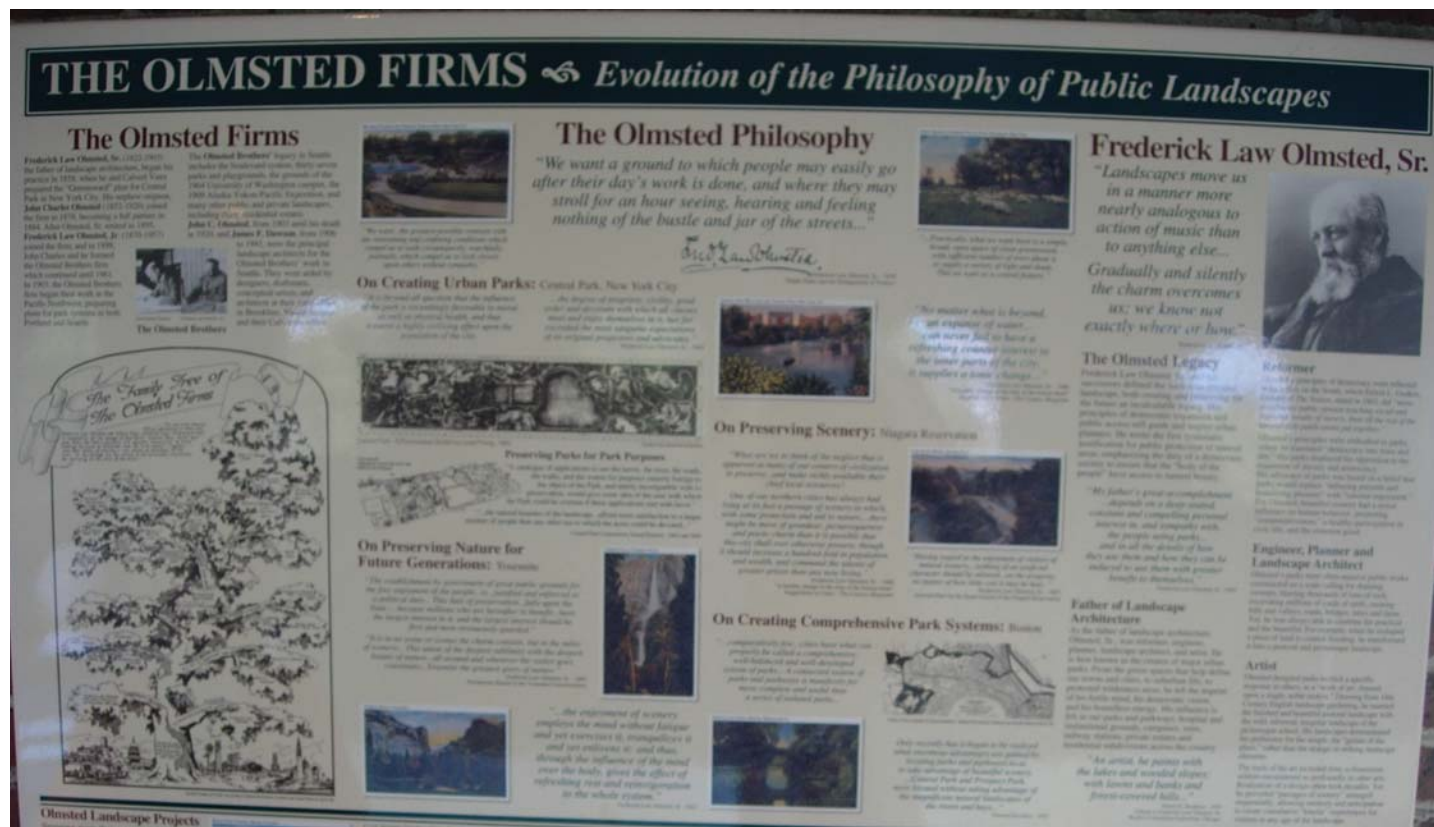
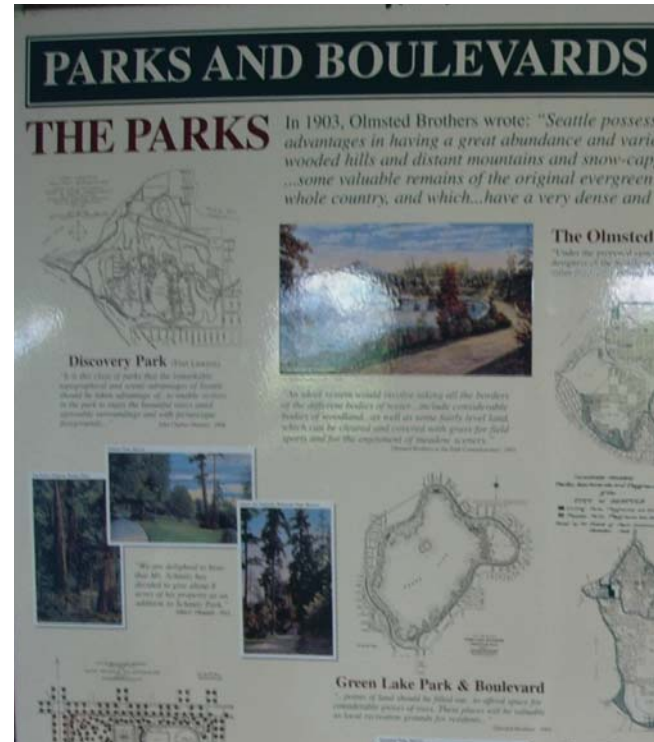
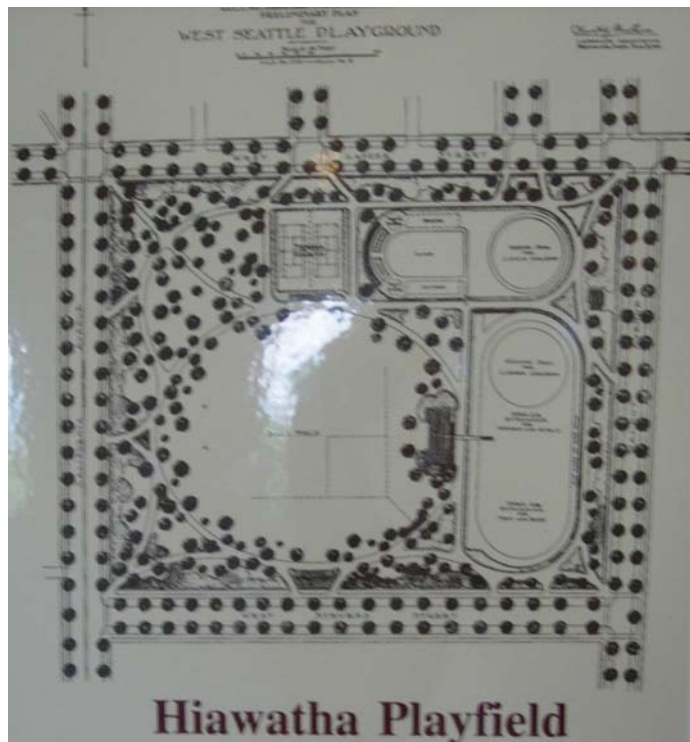
1. Lander and 42nd



2. Lander and California

E

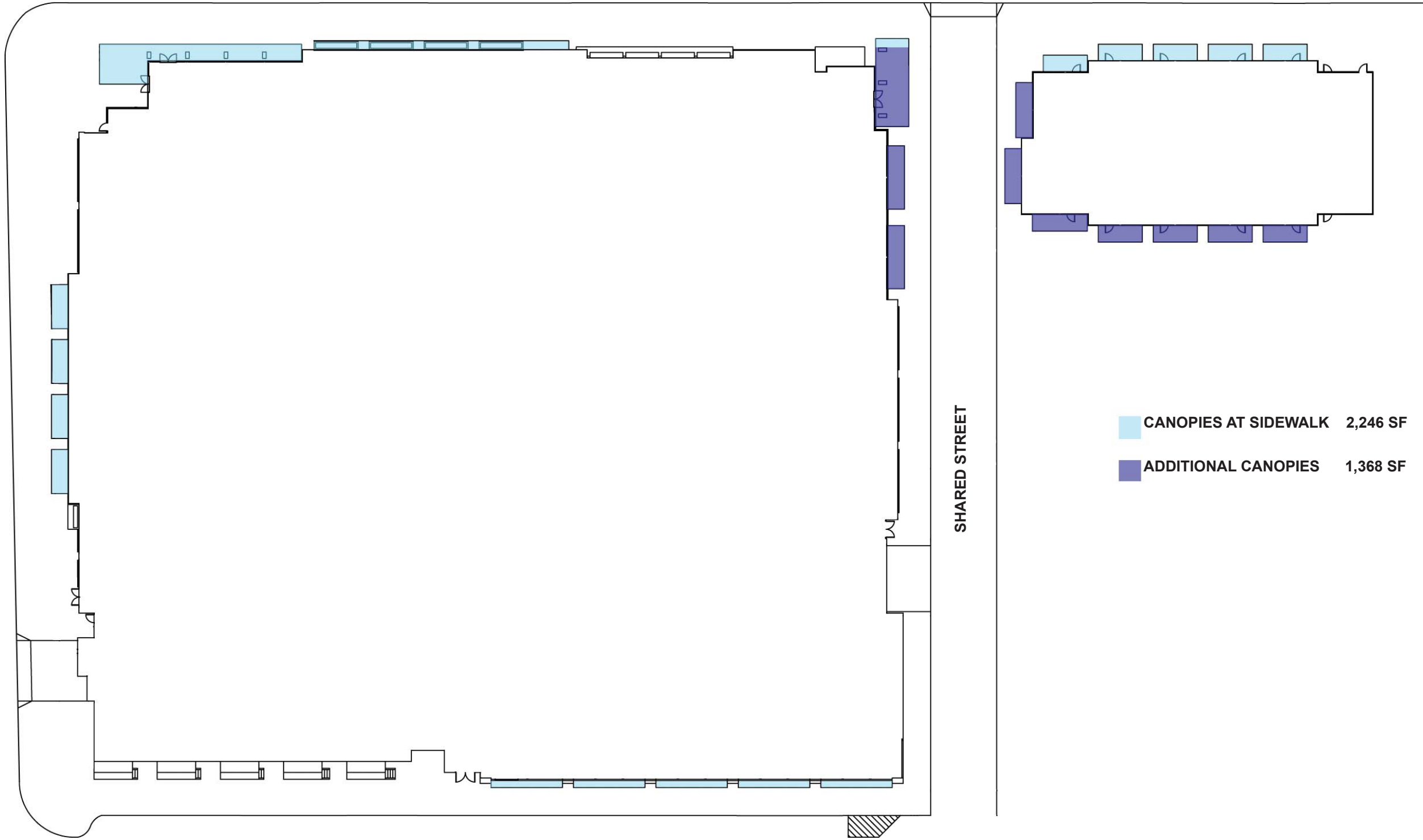
HIAWATHA PARK ENHANCEMENTS



Example Olmsted Panel (from Volunteer Park)

HIAWATHA PARK ENHANCEMENTS

SW LANDER STREET

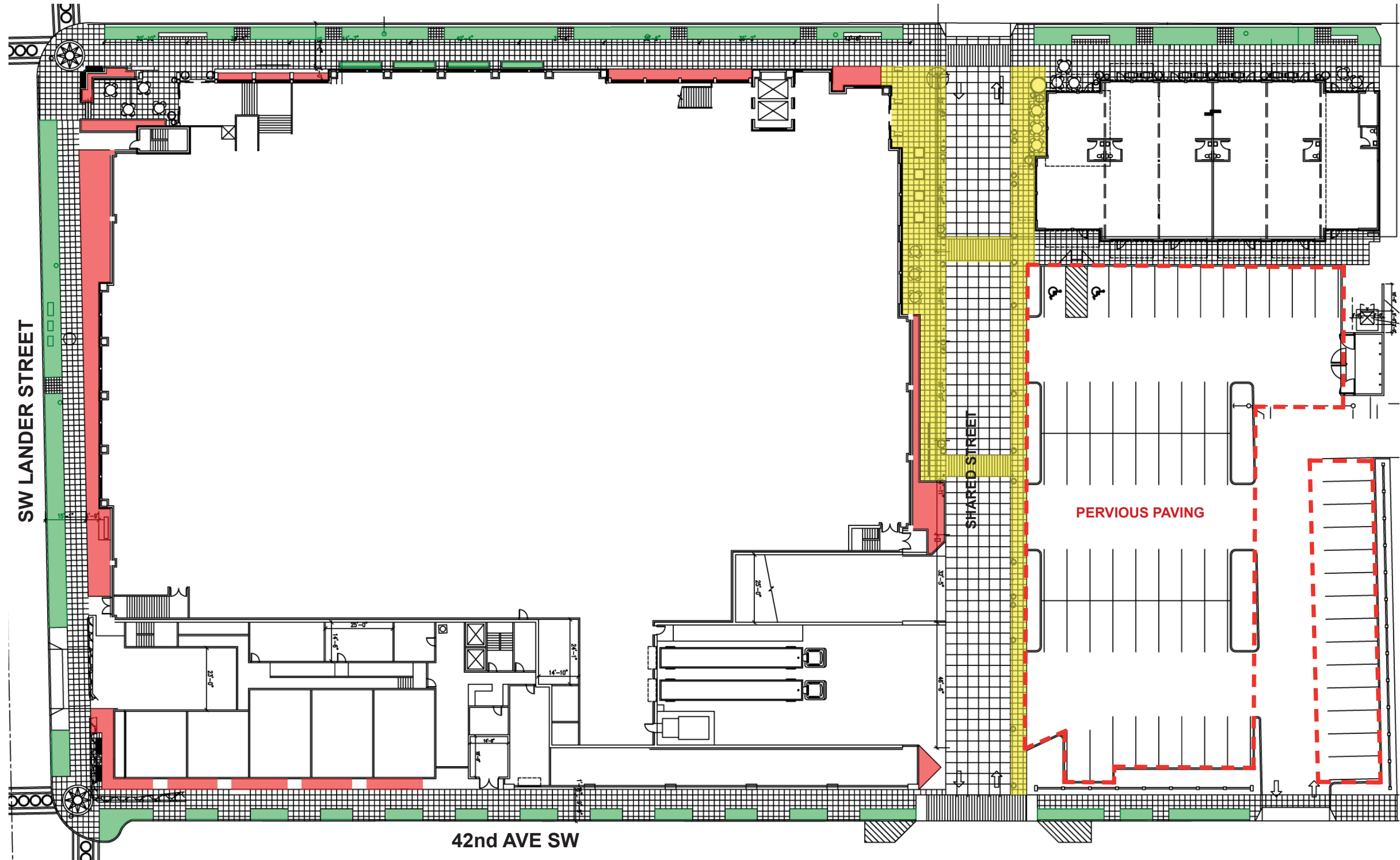


42nd AVE SW

SHARED STREET

- CANOPIES AT SIDEWALK 2,246 SF
- ADDITIONAL CANOPIES 1,368 SF

CALIFORNIA AVE SW

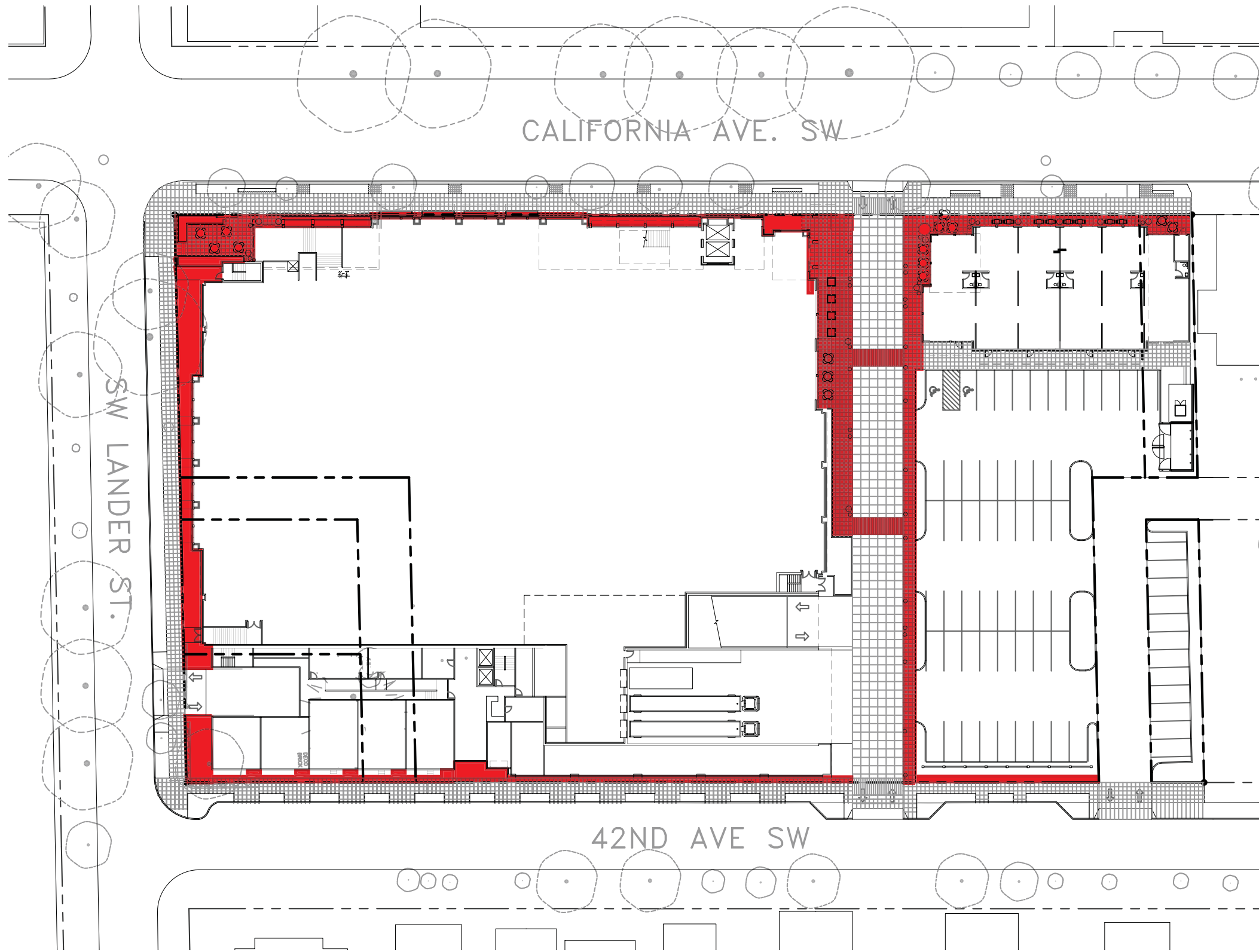


130 LINEAR FEET OF SEATING

PEDESTRIAN CONNECTION 4,592 SF

L.S. AREA IN RIGHT OF WAY 4,405 SF

L.S. AREA OUTSIDE RIGHT OF WAY ALONG STREETS 5,402 SF



9,869 SF
Public Benefit Area
Outside of Right of way



PUBLIC BENEFIT AREA DIAGRAM