

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 intersection?**
 - **Make it a strong public gateway**

- **LOAD/UNLOAD FOR RESIDENTIAL TENANTS, RETAIL BUSINESSES?**
 - **How does this function?**

- **CONSIDER RELOCATING EXISTING MURAL ON PROJECT SITE**

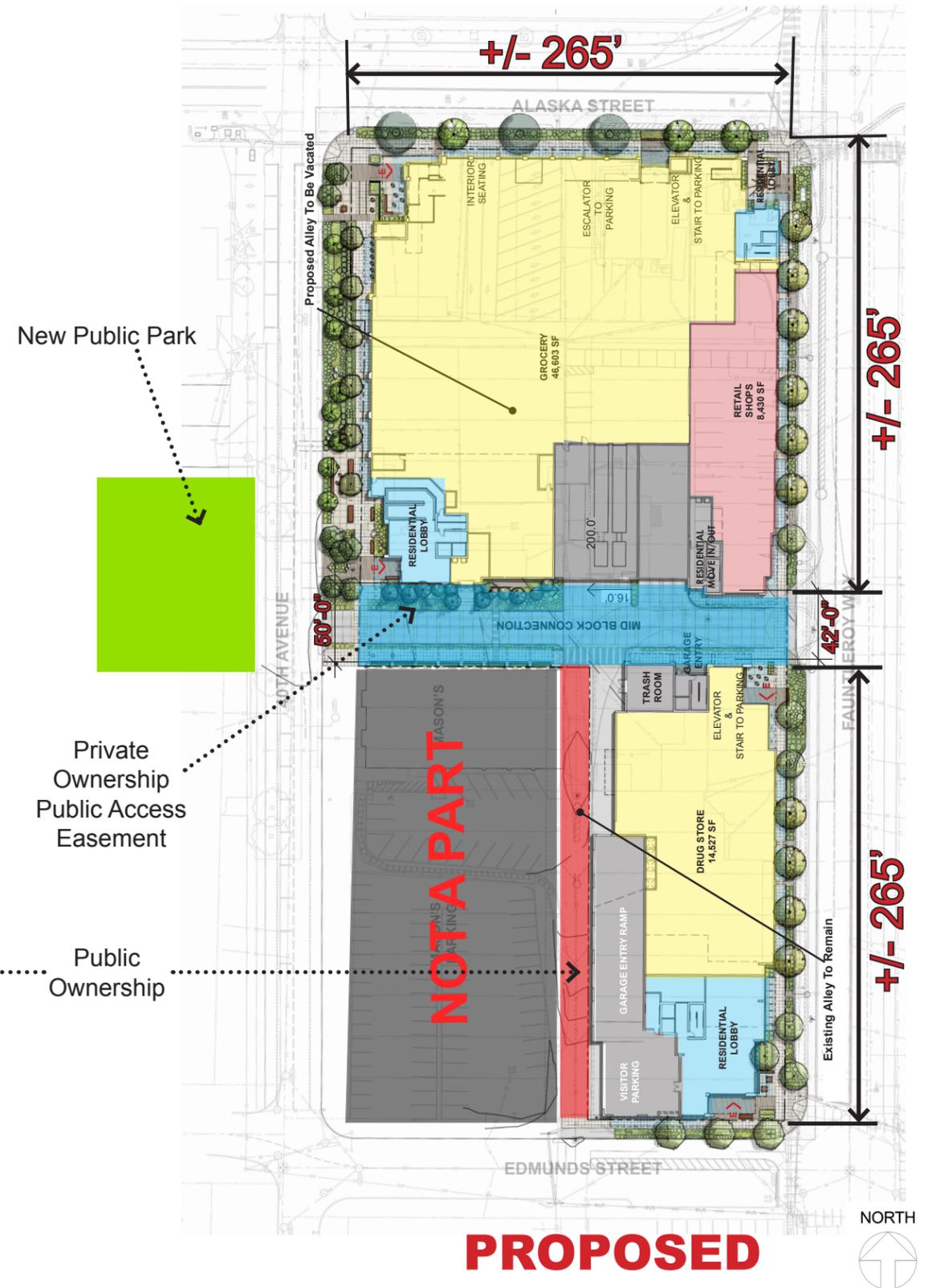
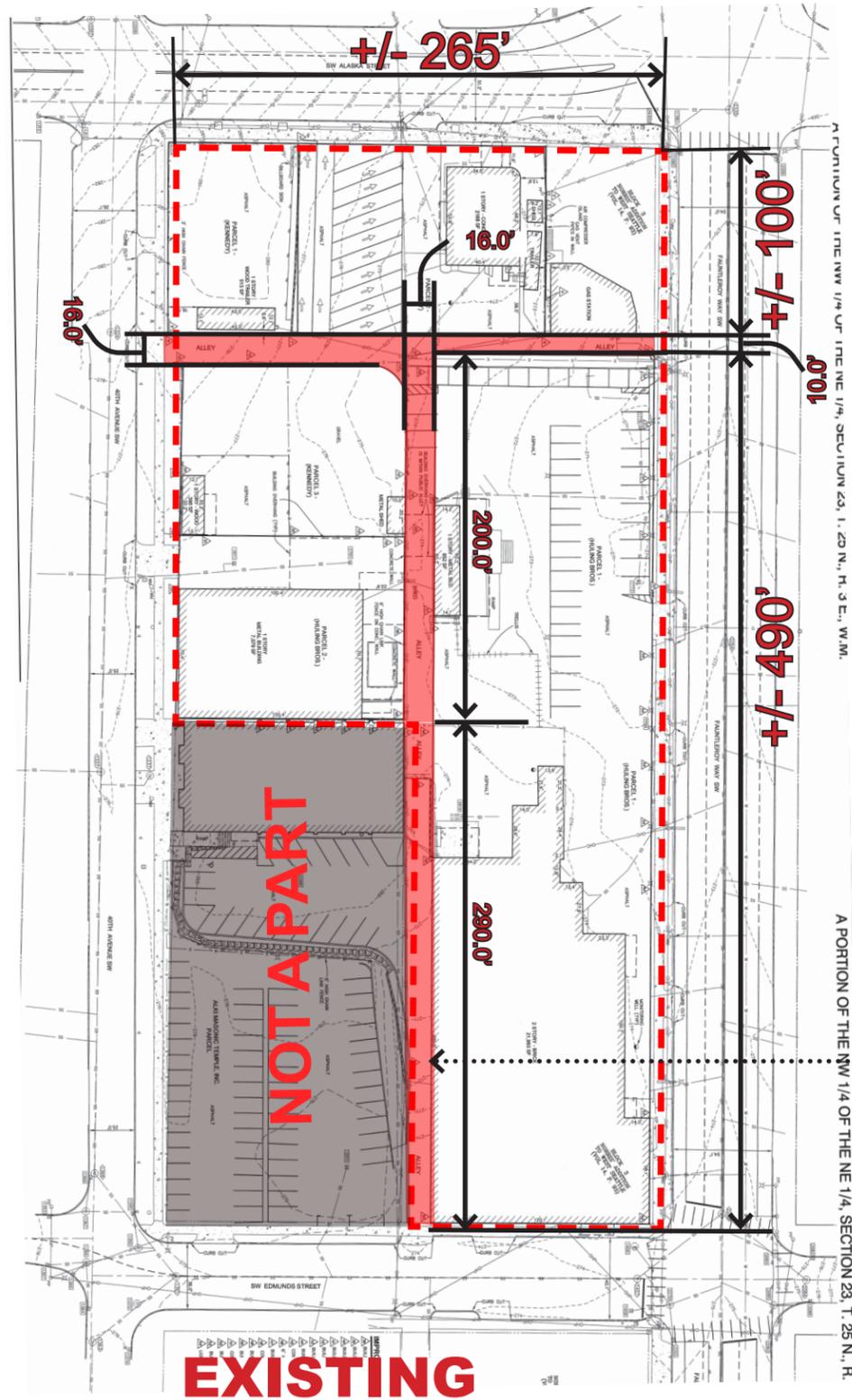
- **PURSUE CONTEXTUAL RELATIONSHIPS ACROSS RIGHTS OF WAY**
 - **Why will people come to your public benefit areas?**
 - **Why are they located where they are?**

- **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)



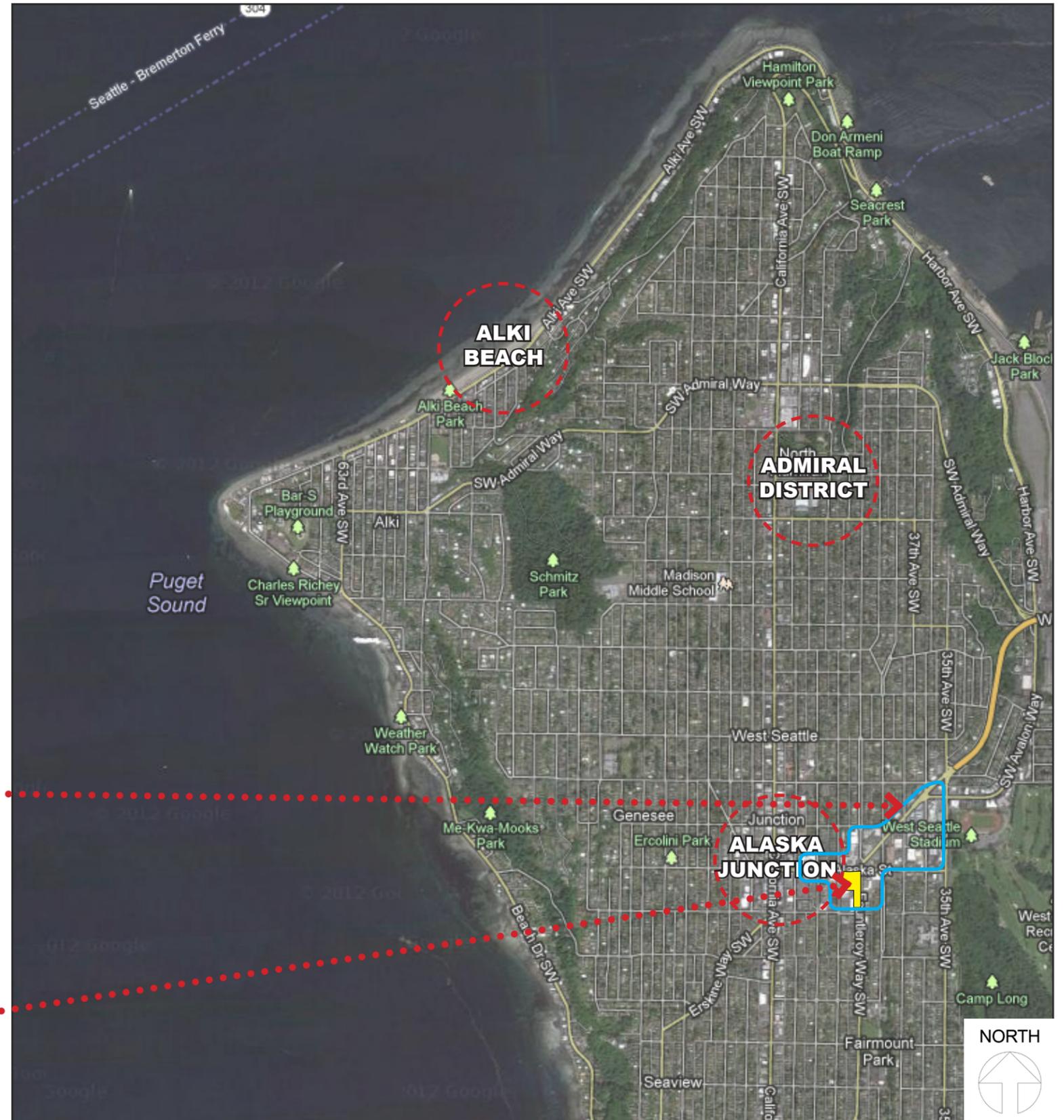
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SITE & CONTEXT

10,000 FOOT VIEW OF SITE AND CONTEXT

West Seattle Triangle
Plan Study Area

Site Location



ADJACENT ZONING & USES

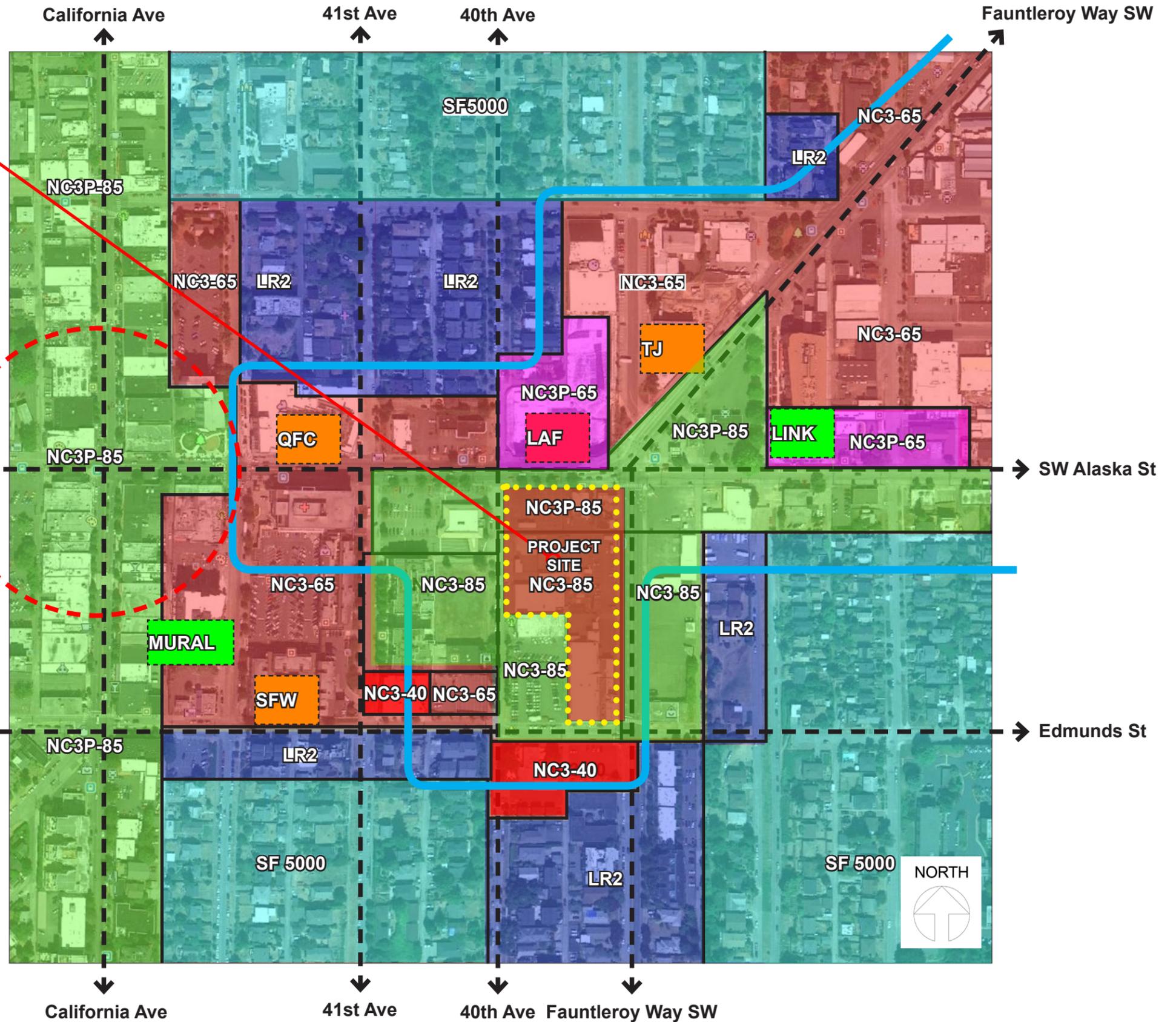


Project Site:
NC3P-85 & NC3-85

ALASKA JUNCTION

SW Alaska St

Edmunds St





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



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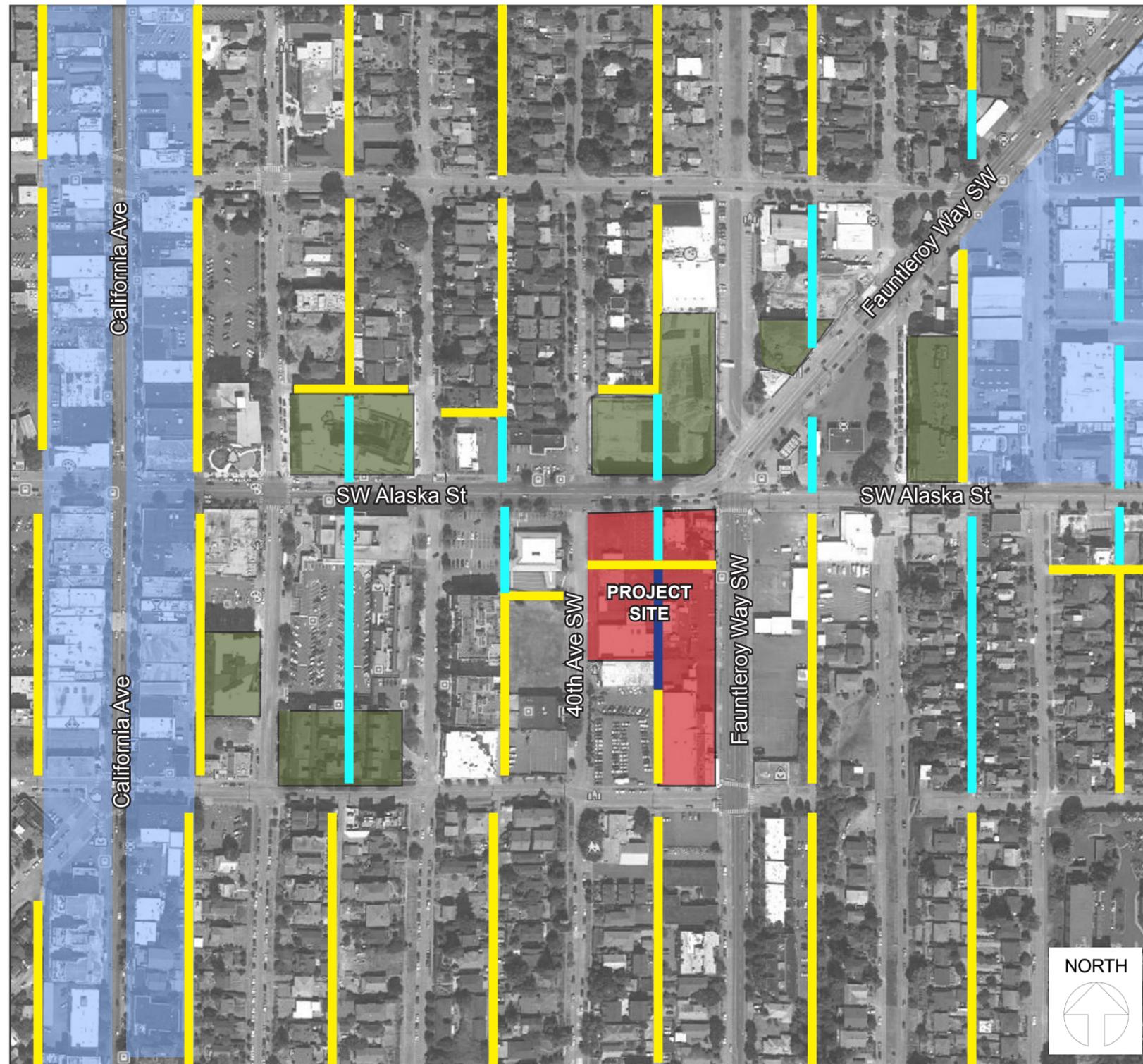
Neighborhood Context
Seattle Design Commission, April 18, 2013

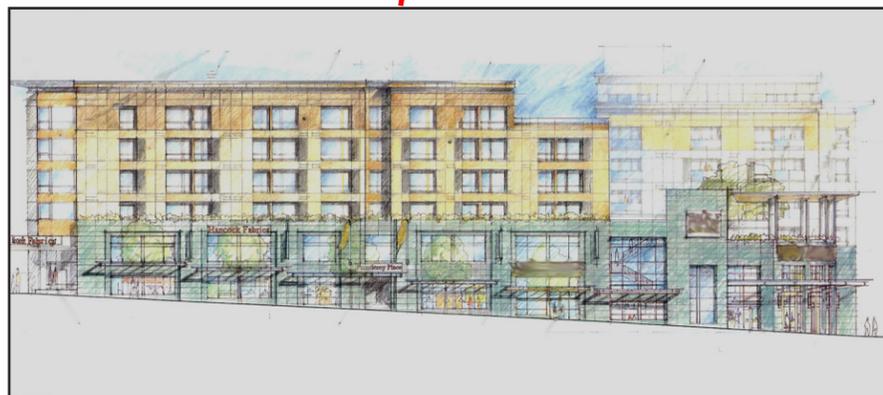
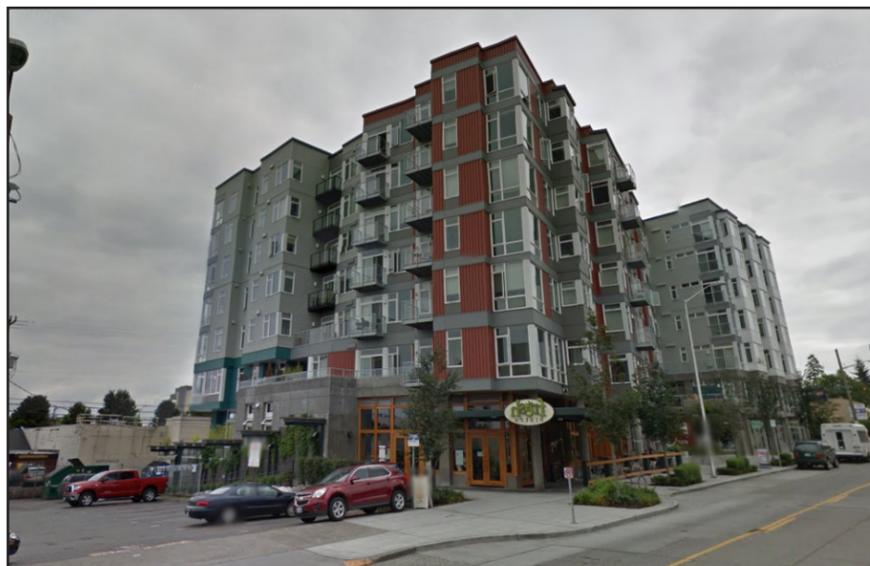
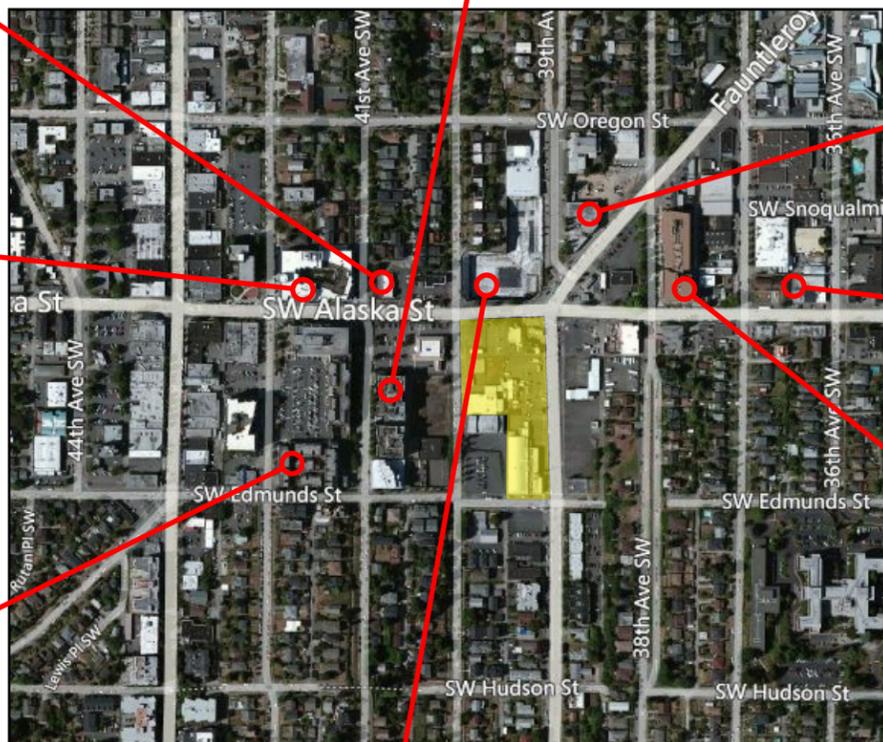
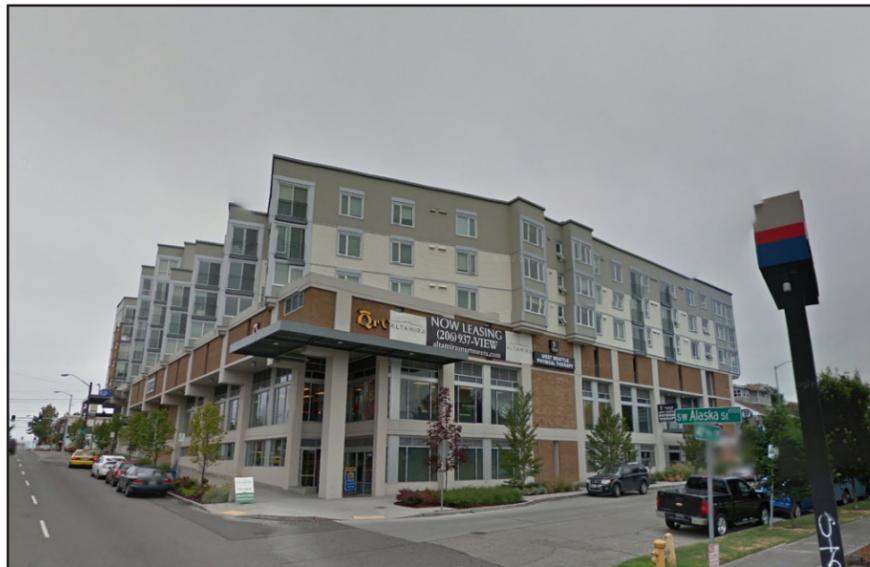
ALLEY GRID MAP

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

URBAN MERIT NOTES

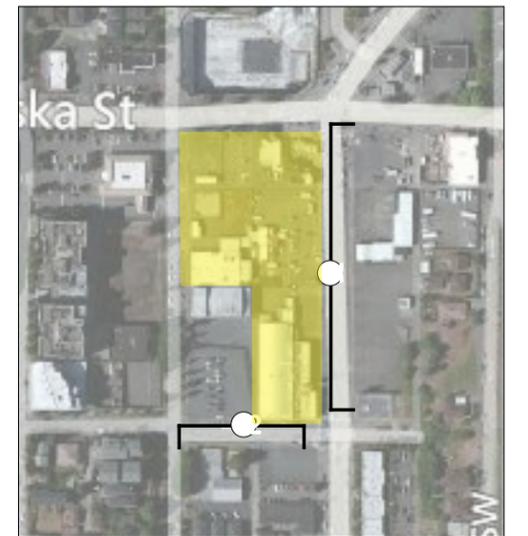
- Existing alley provides no connection to other blocks or grid
- Alley system is dysfunctional today
- Alley vacation has no negative affect on any users on the block
- Alley access will be maintained for Masons Building or future development







1. LOOKING EAST FROM SITE ACROSS FAUNTLEROY



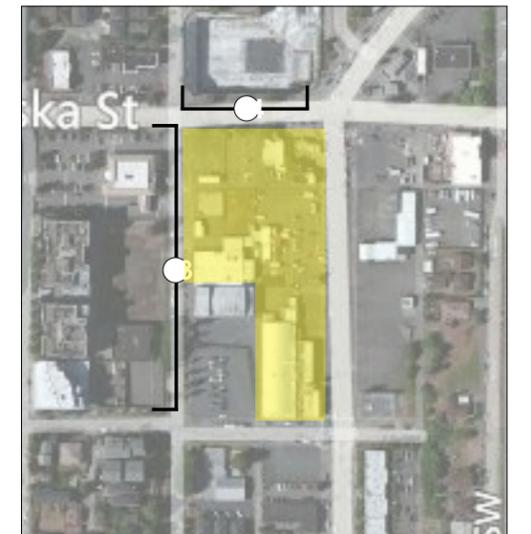
2. LOOKING SOUTH FROM SITE ACROSS EDMUNDS





3. LOOKING WEST FROM SITE ACROSS 40TH

Permitted Mixed-Use: LA Fitness & Small Retail w/ XXX Apartments above.



4. LOOKING NORTH FROM SITE ACROSS ALASKA





1. NE Corner from Fauntleroy, Looking



2. NW Corner from Alaska, Looking South



3. Masons Building from 40th, Looking East

EXISTING SITE CONDITIONS



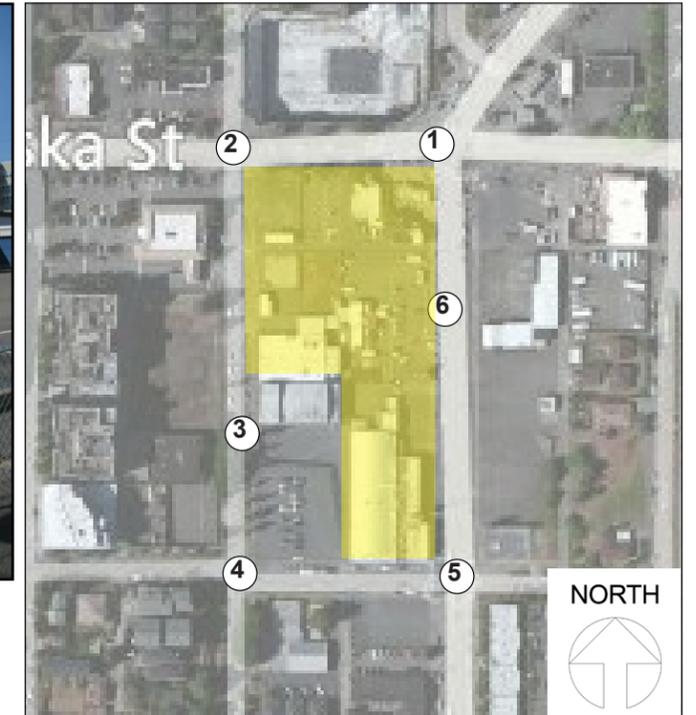
4. SW Corner from Edmunds, Looking NE



5. SE Corner from Edmunds, Looking NW



6. From Fauntleroy, Looking West

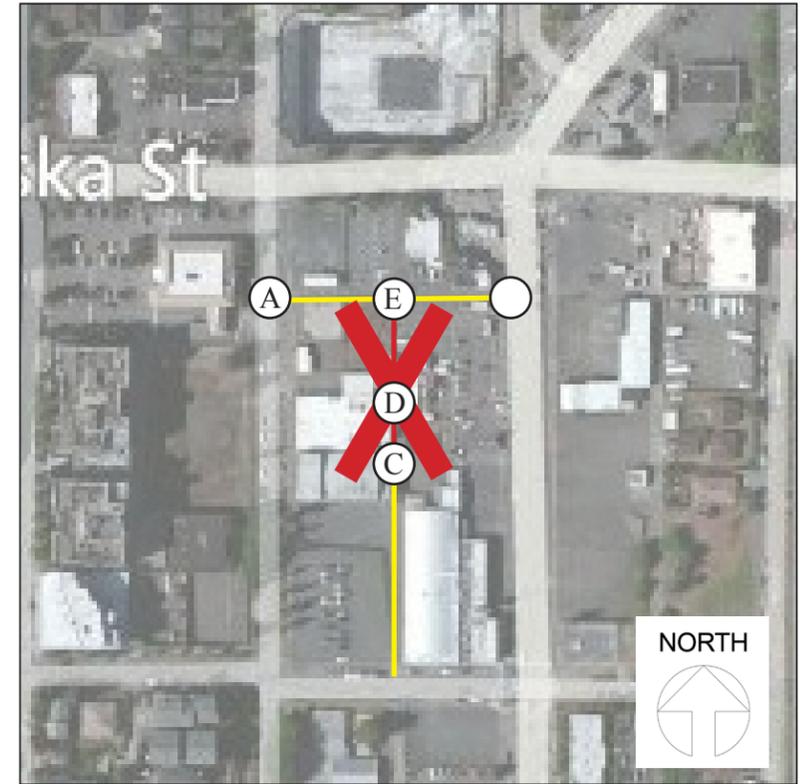




A. Alley from 40th Ave, Looking East



B. Alley from Fauntleroy Way SW, Looking



C. Existing blocked Alley Looking North



D. Existing blocked Alley Looking South

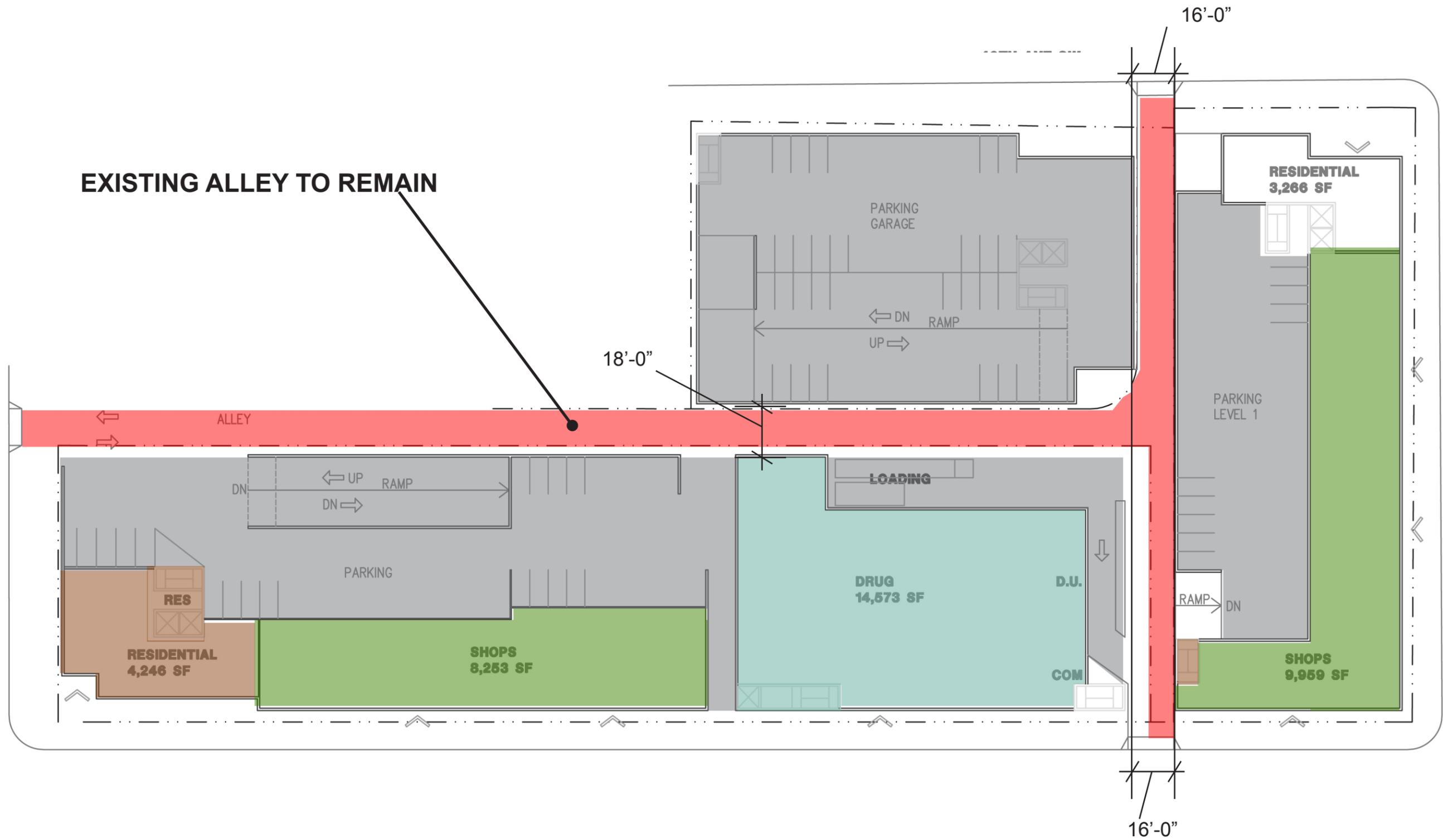


E. Existing blocked Alley Looking South

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NO ALLEY VACATION

PROPOSAL





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.

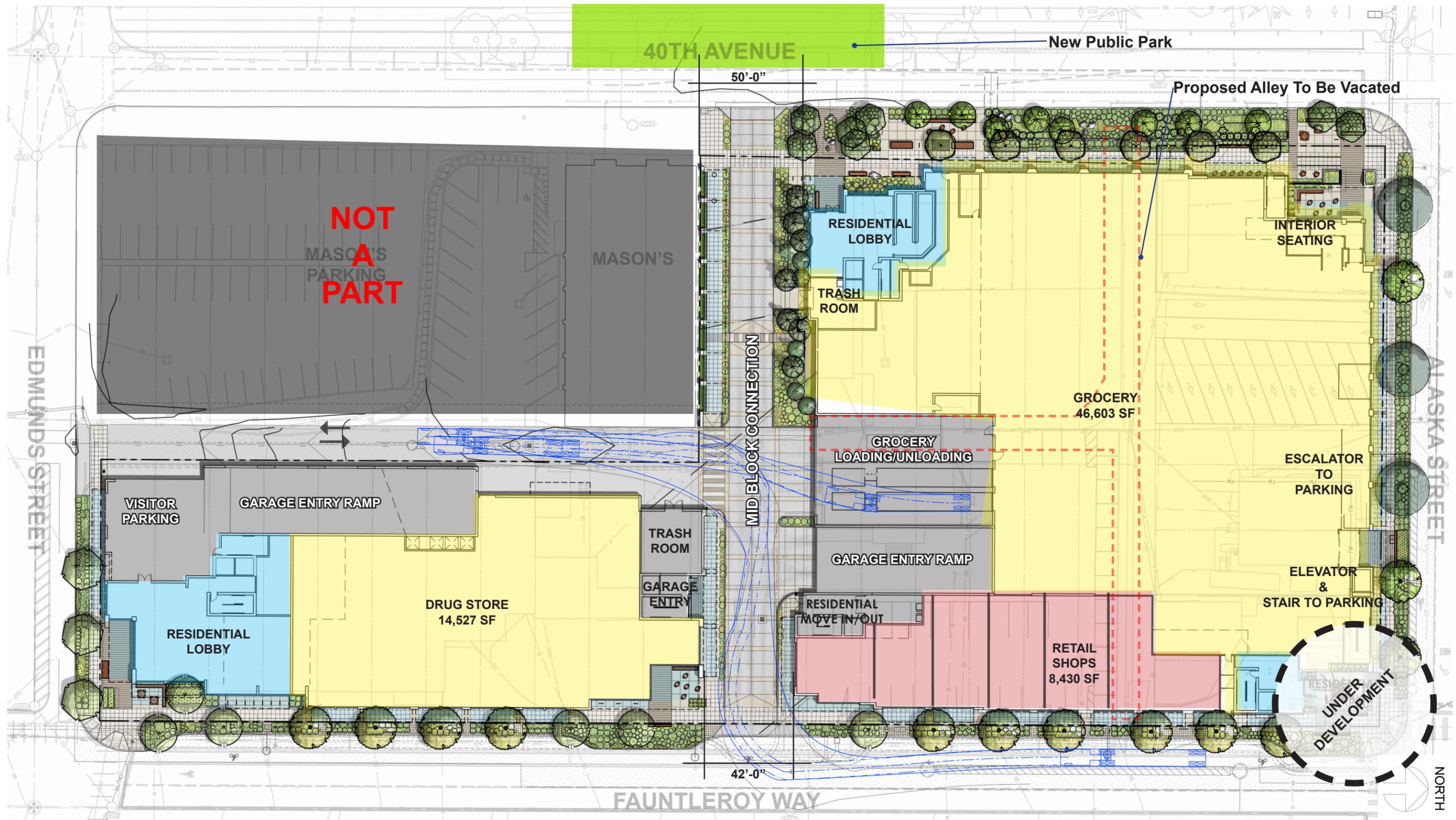
- 5.5 FAR (5.5 FAR Maximum)
- Total Above Ground Area: 603,176 sf

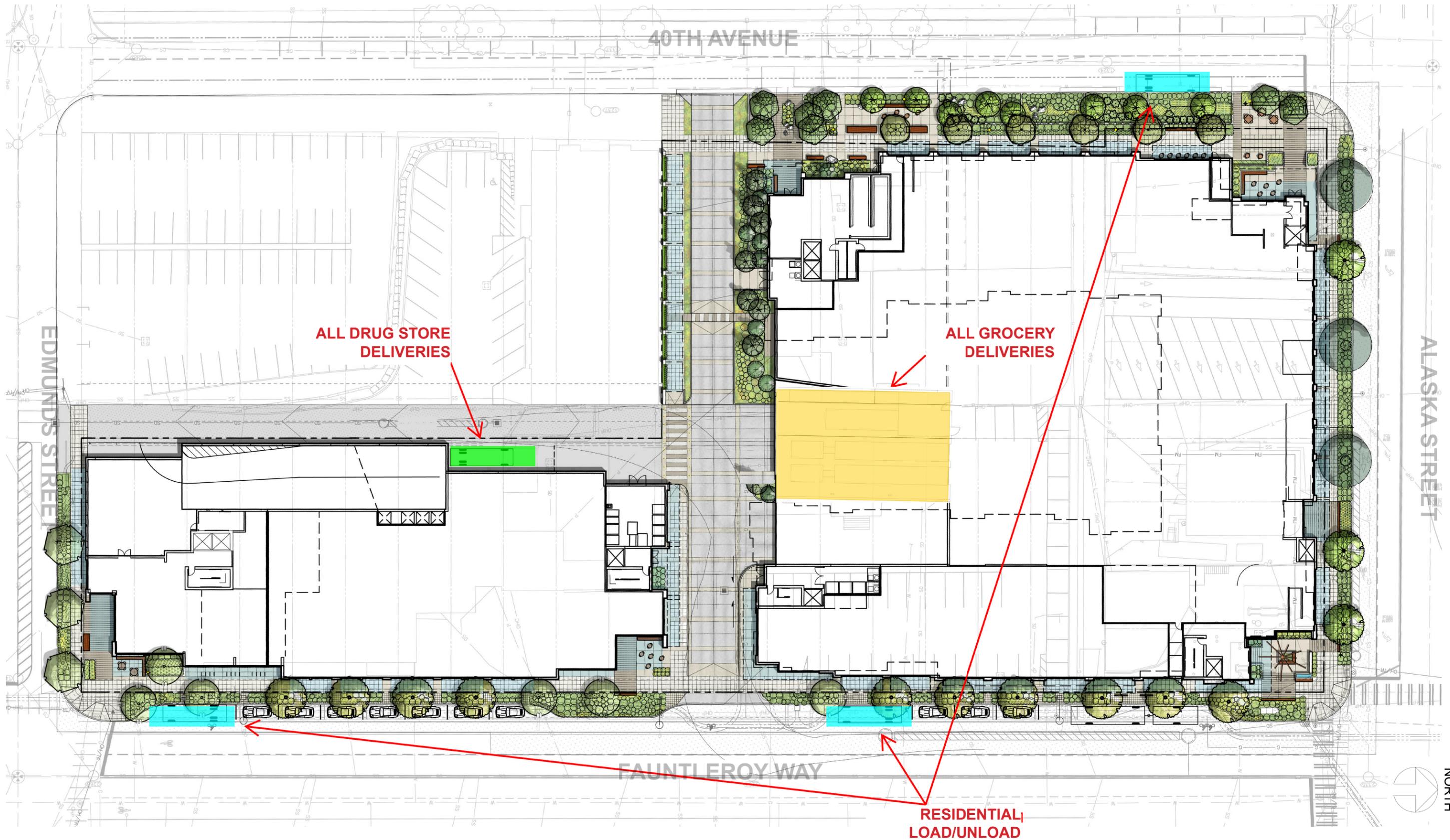
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PROPOSED PROJECT

WITH ALLEY VACATION







View from Northeast



View from Southwest



View from West to East

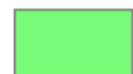
PROPOSED PROJECT

- 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.
- Accommodates Whole Foods layout
- Building mass equally balances across Super-block
- Private ownership of Mid-Block Crossing allows for physical improvements that far exceed SDOT's standard alley improvements

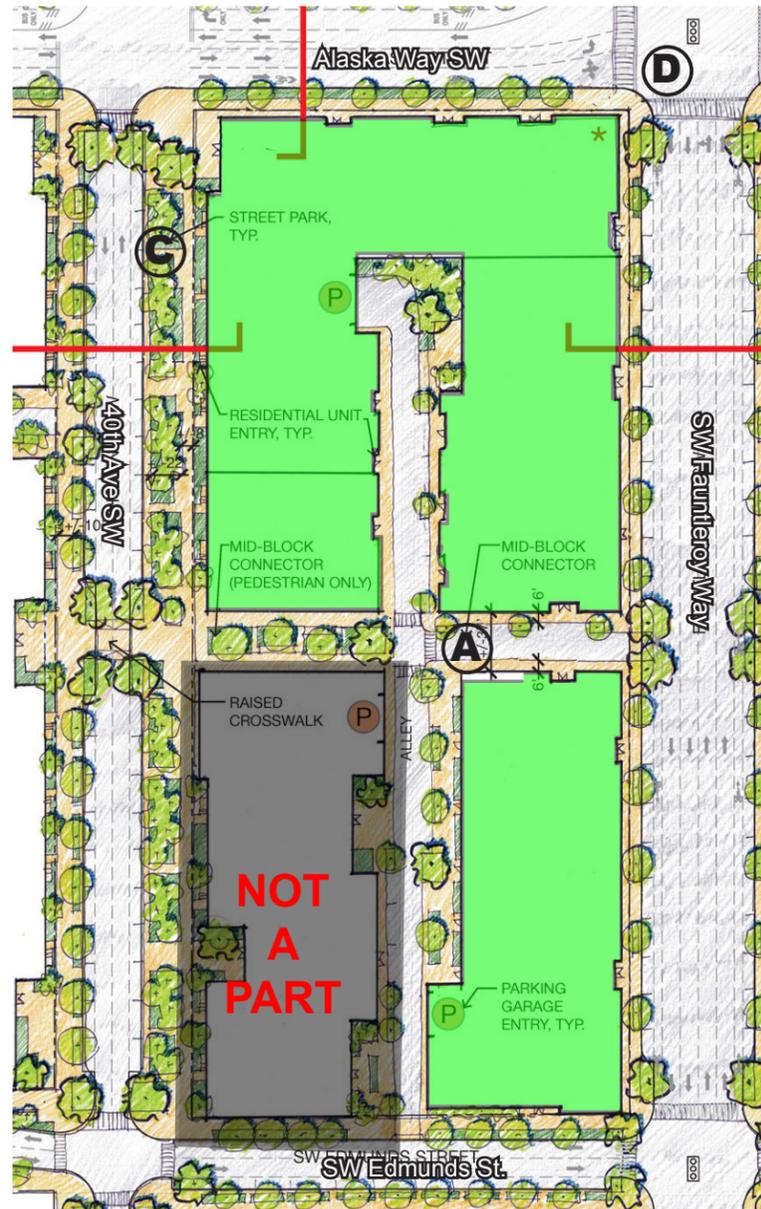
60,000 SF retail
 Two Residential Buildings:
 (S) 120 units
 (N) 250 units
 4.0 FAR (5.5 FAR Maximum)
 Total Above Ground Area:
 432,500 sf
 Max Height Allowed: 85'
 Height Proposed: 70'

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

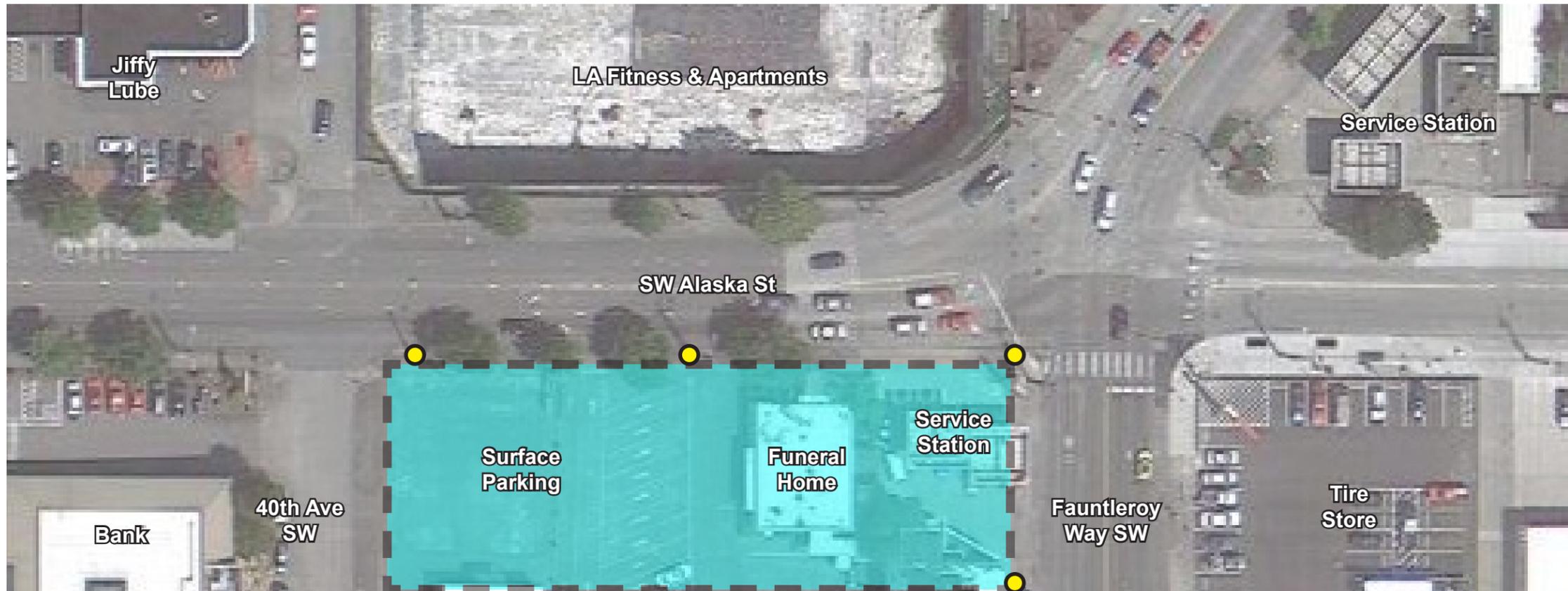


PROPOSED PROJECT

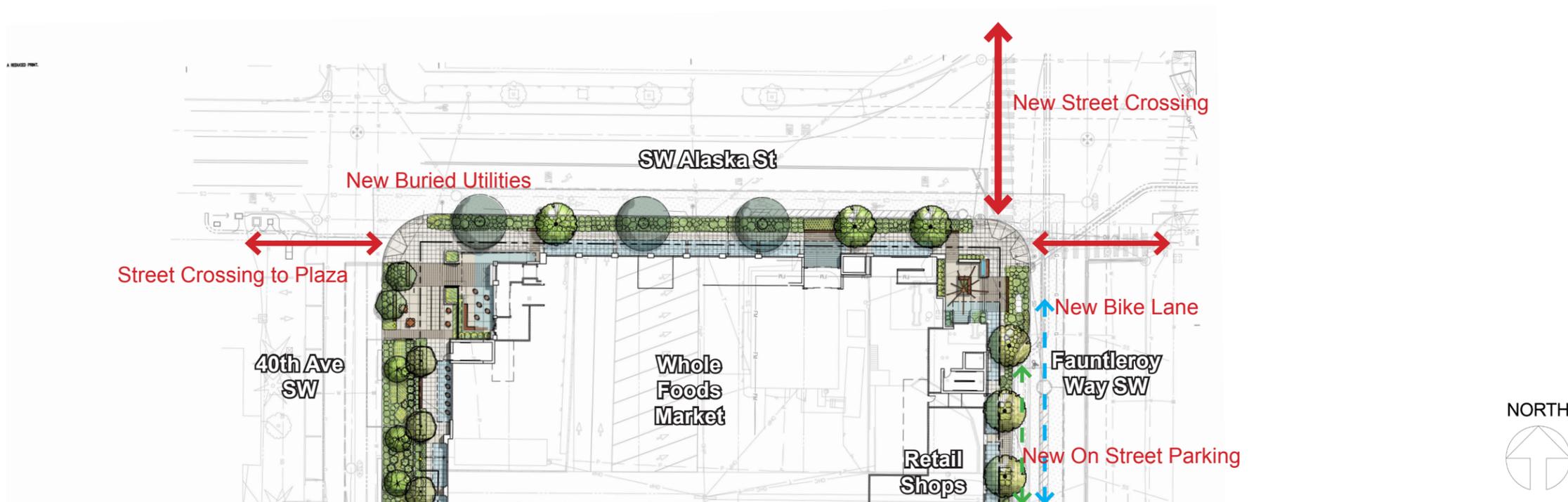


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Triangle Plan Comparison
Seattle Design Commission, April 18, 2013

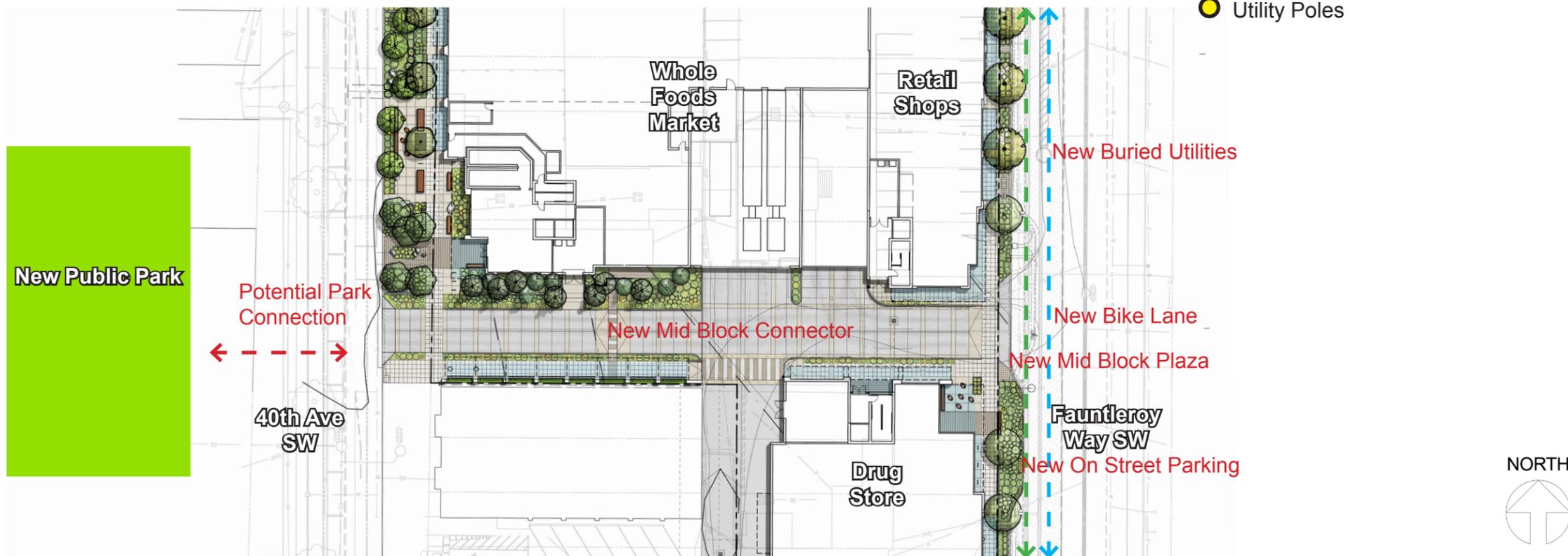
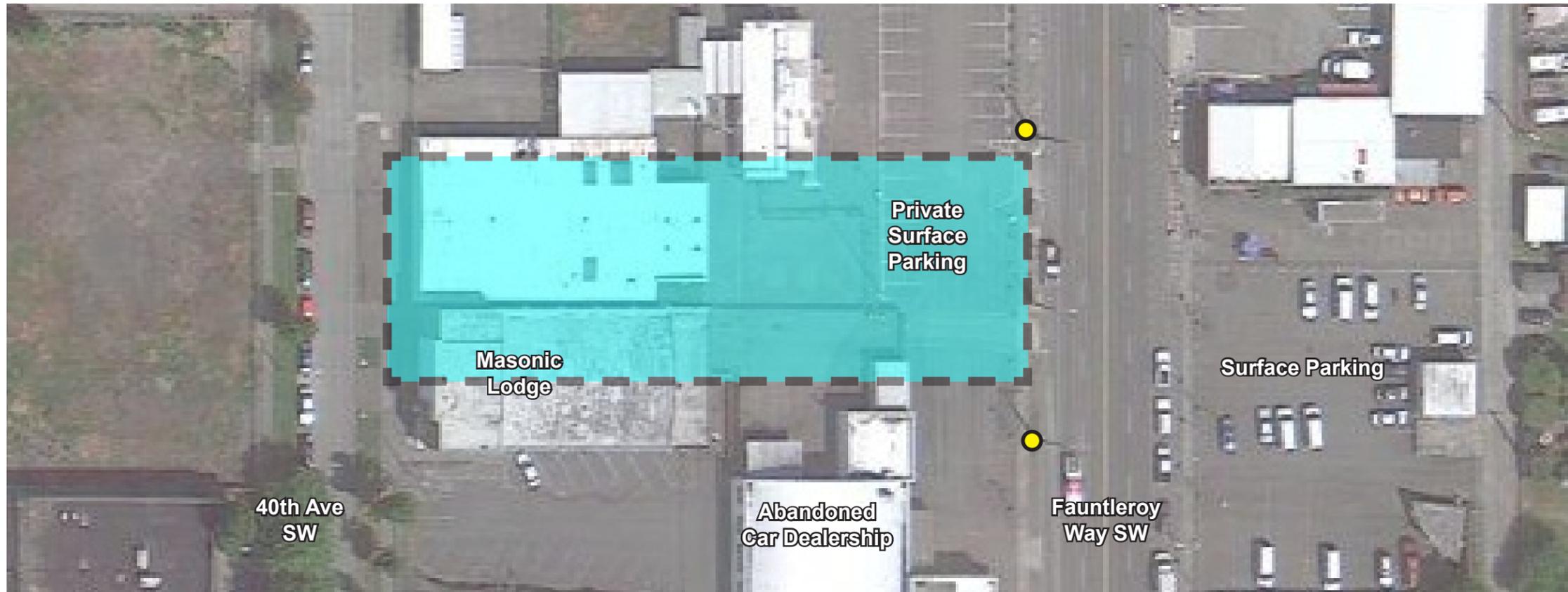


● Utility Poles



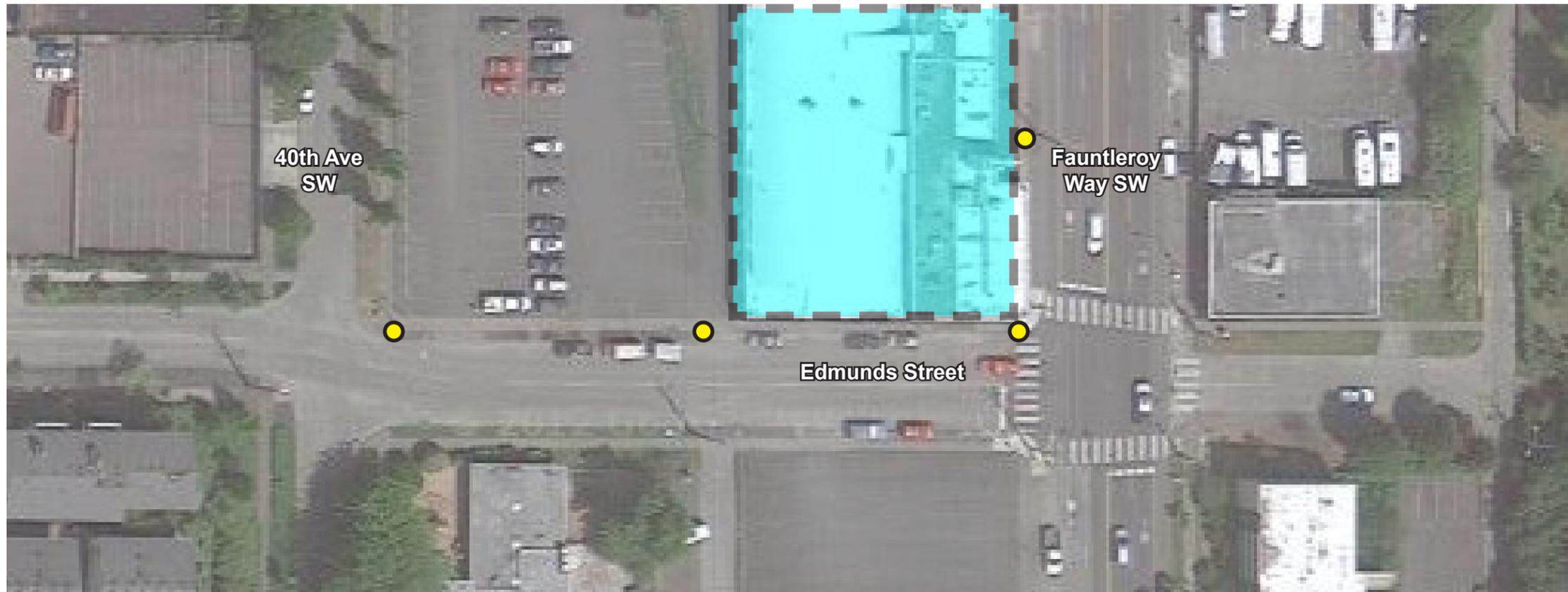
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NE & NW Corner Improvements
Seattle Design Commission, April 18, 2013



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Mid-Block Improvements
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● Utility Poles

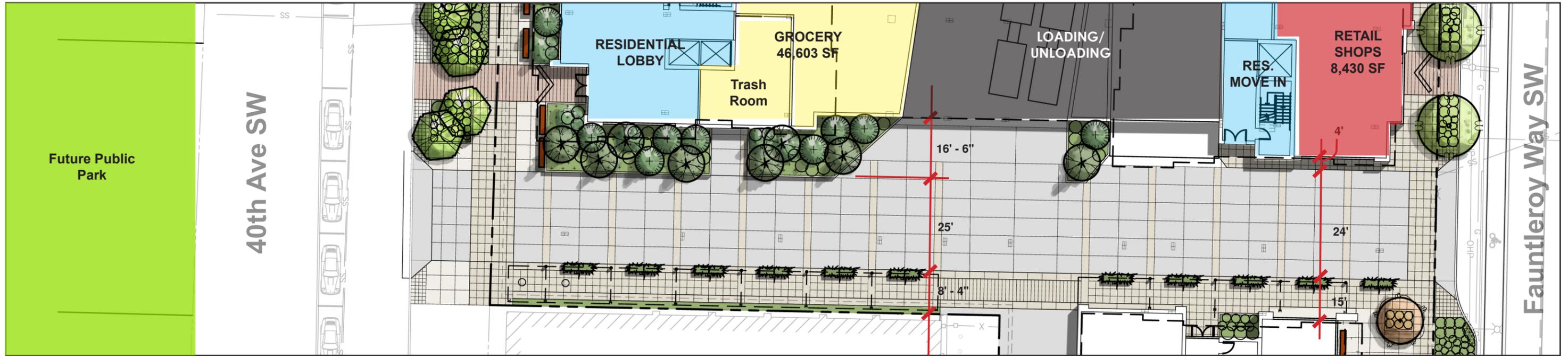
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SE Corner Improvements
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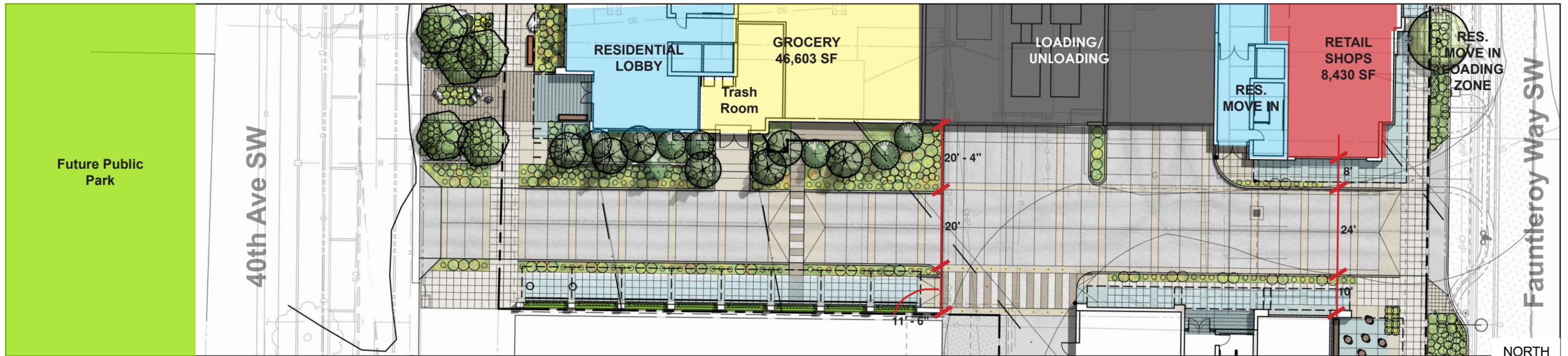
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DESIGN EVOLUTION

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



Cross Connector - **AFTER** NORTH







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CROSS CONNECTOR & DRIVE THRU

RELATIONSHIP AND PEDESTRIAN EXPERIENCE

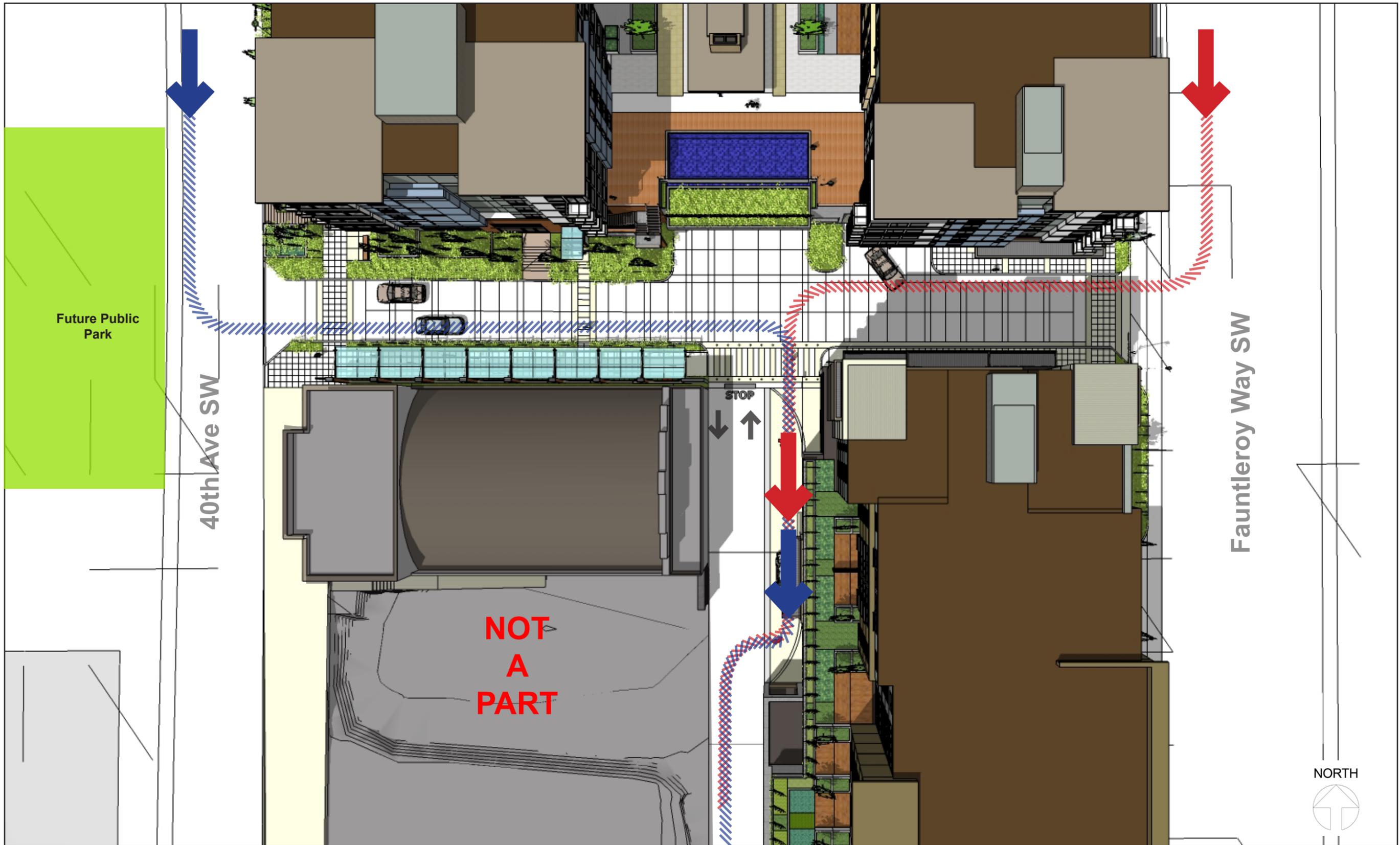






Future Public
Park









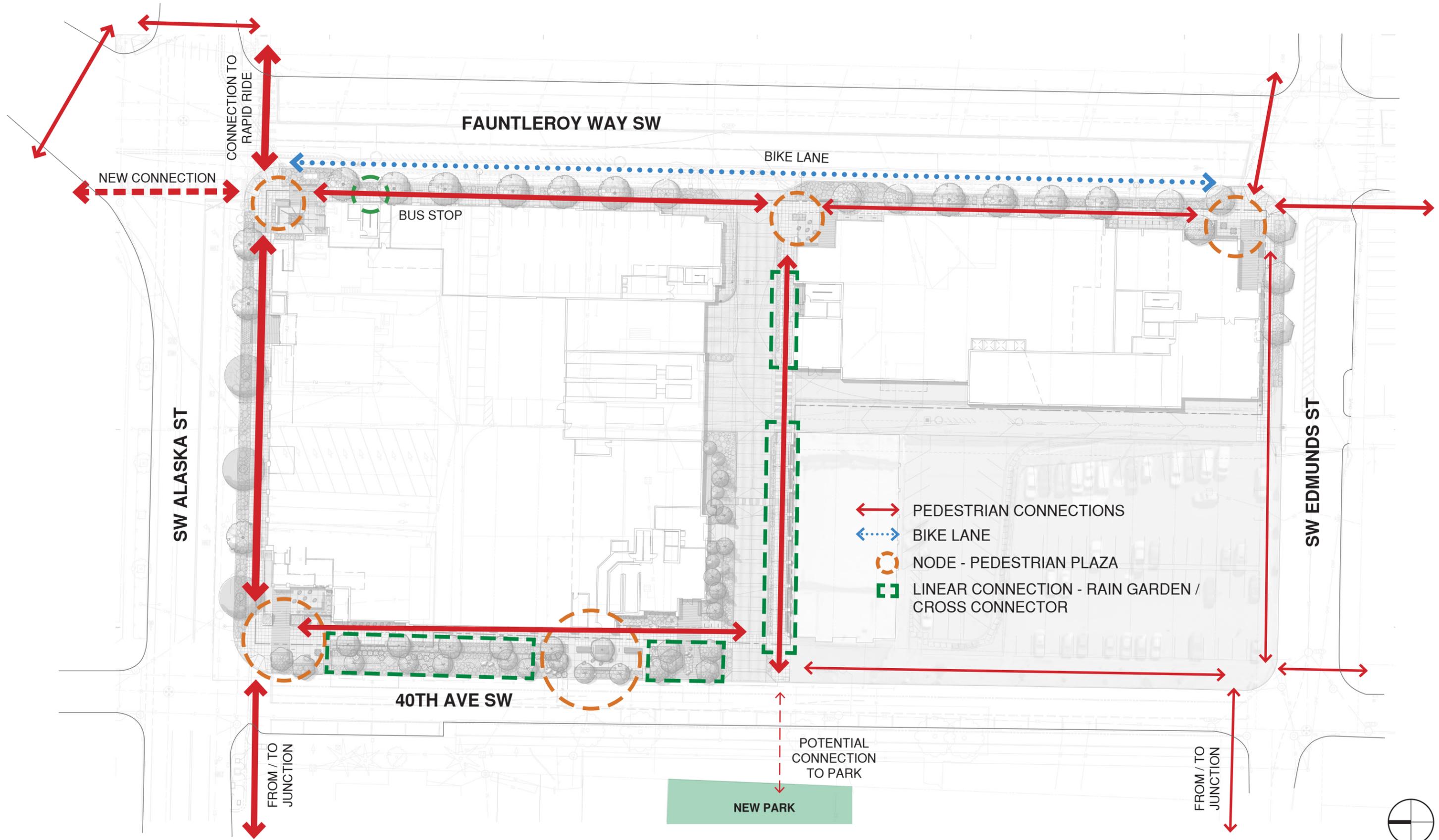


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LANDSCAPE DESIGN

PUBLIC BENEFIT PREVIEW



- PEDESTRIAN CONNECTIONS
- BIKE LANE
- NODE - PEDESTRIAN PLAZA
- LINEAR CONNECTION - RAIN GARDEN / CROSS CONNECTOR

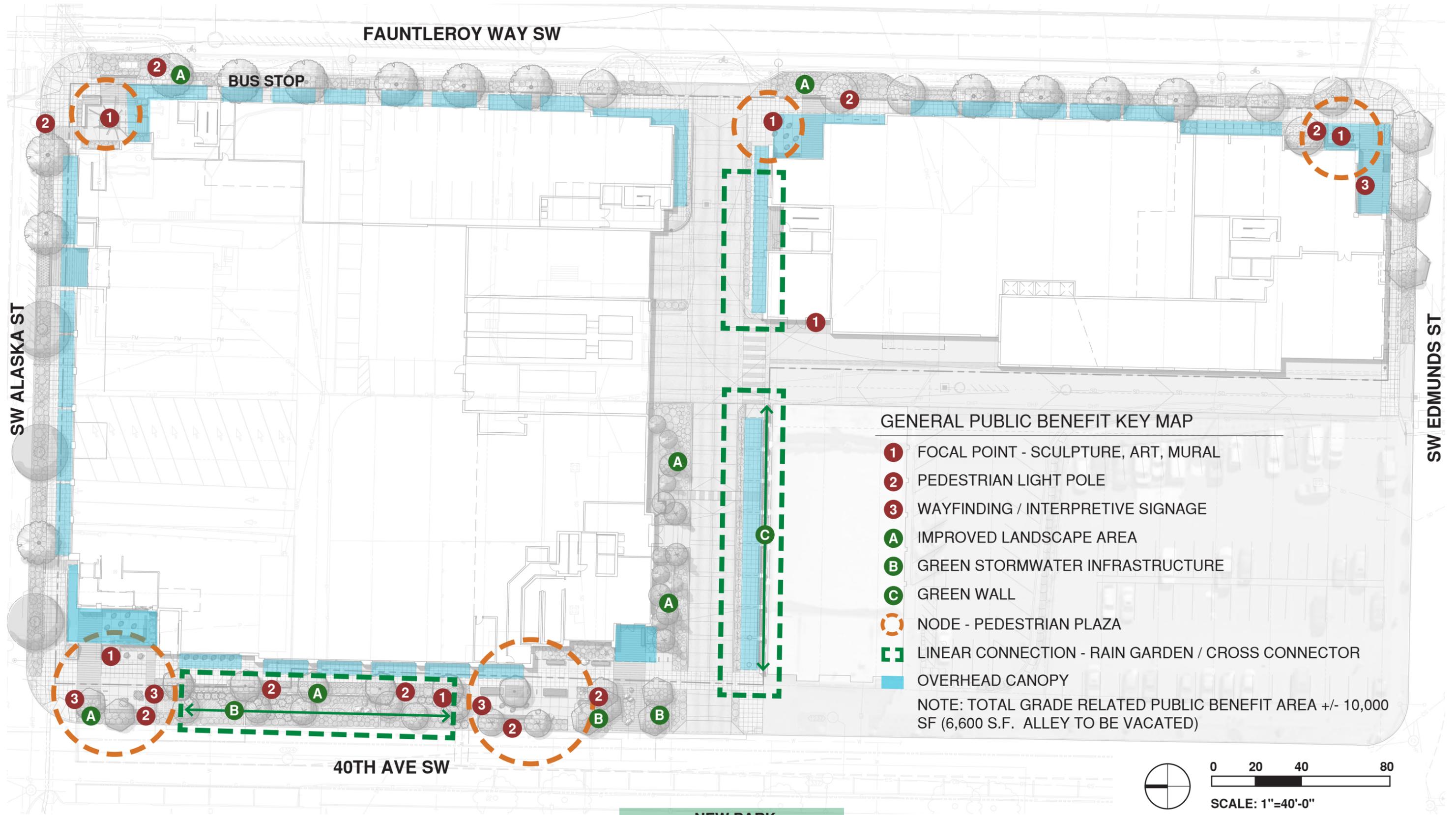
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LANDSCAPE - CONNECTION DIAGRAM
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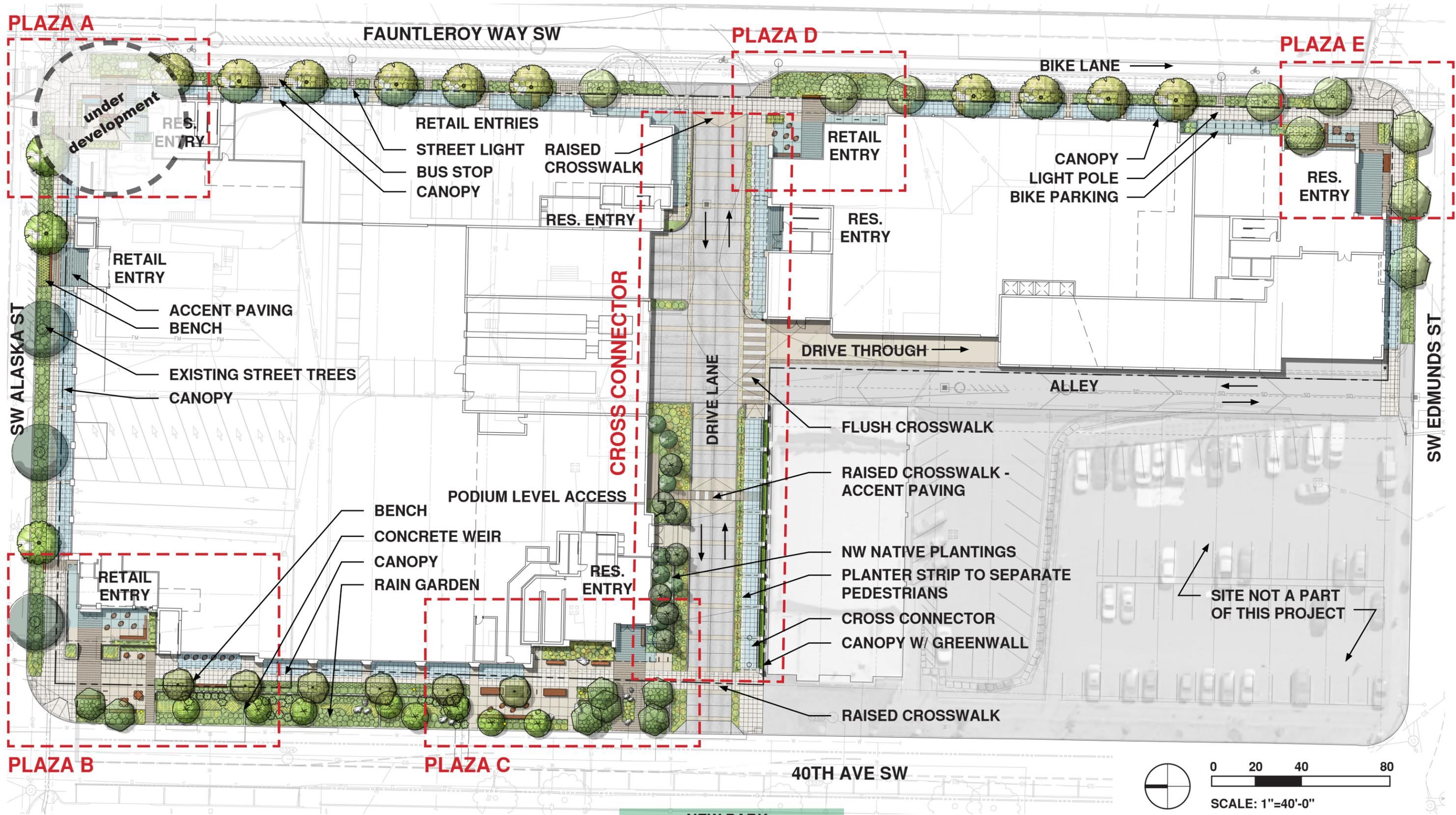
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LANDSCAPE - PUBLIC BENEFIT OVERVIEW

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LANDSCAPE PLAN

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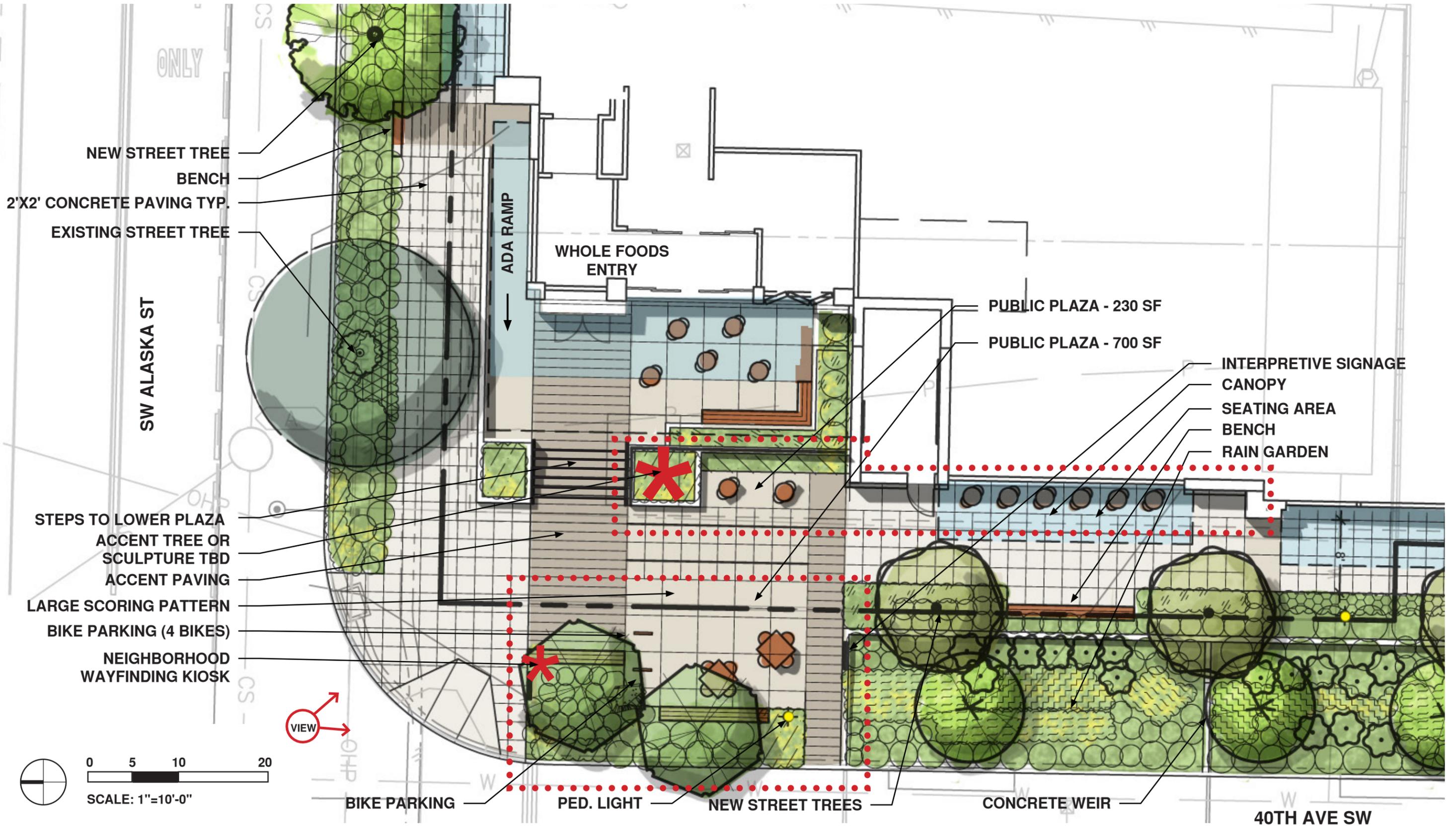
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LANDSCAPE - PLAZA A

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LANDSCAPE - PLAZA B

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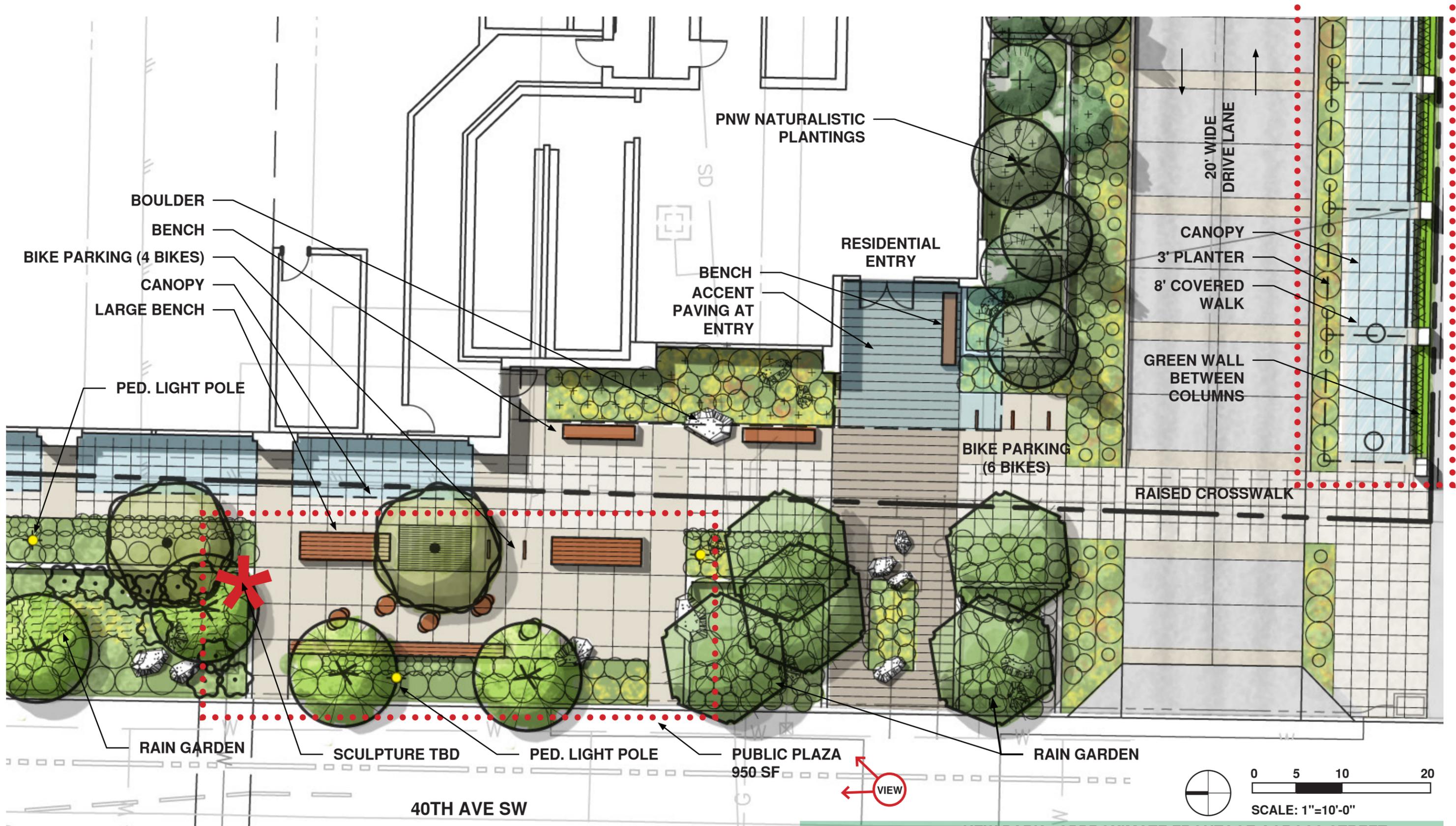
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LANDSCAPE - PLAZA B - VIEW SE
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NEW PARK - APPROXIMATE FRONTAGE ACROSS STREET

LANDSCAPE - PLAZA C

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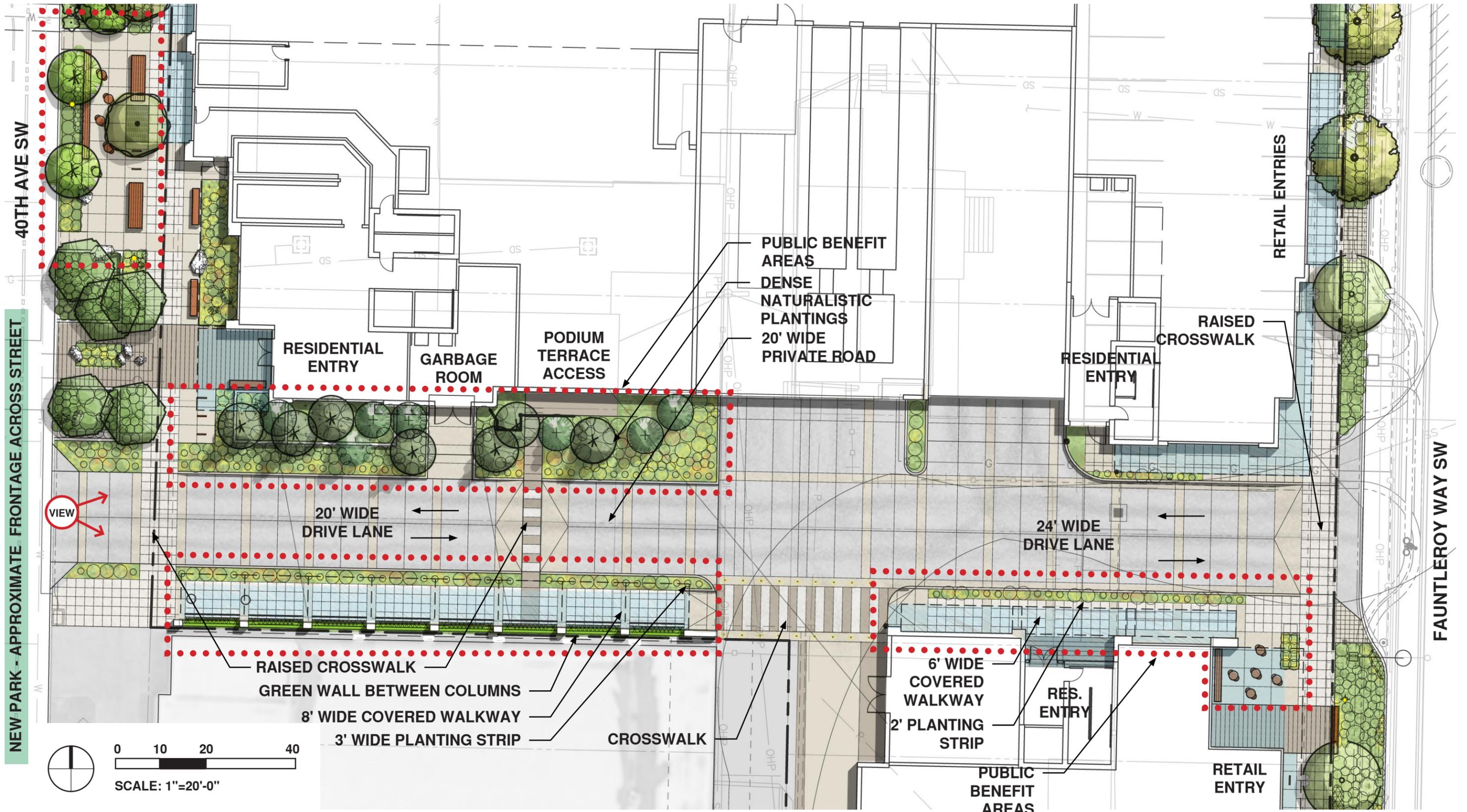
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LANDSCAPE - PLAZA C - VIEW NE
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NEW PARK - APPROXIMATE FRONTAGE ACROSS STREET

40TH AVE SW

FAUNTLEROY WAY SW

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LANDSCAPE - CROSS CONNECTOR
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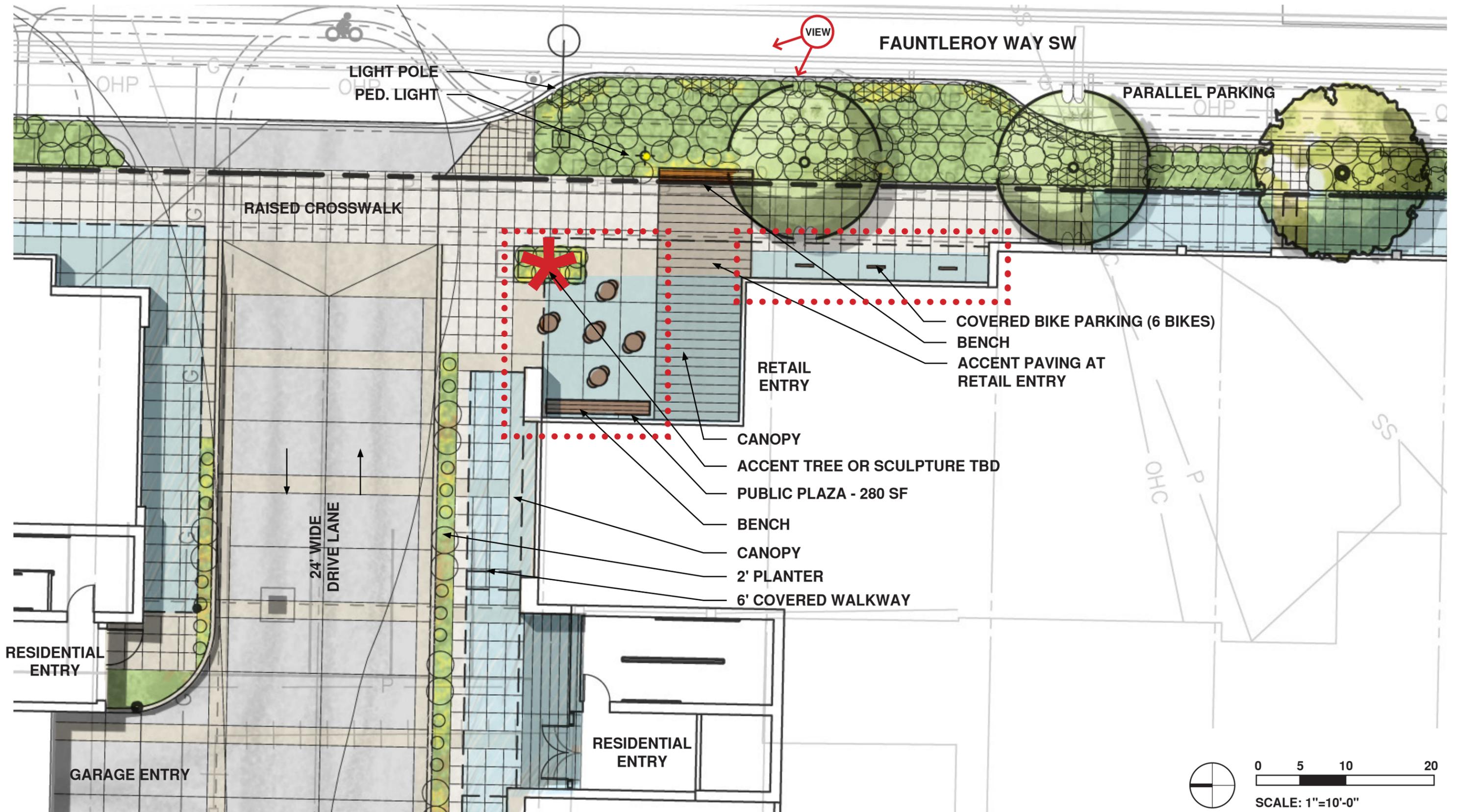
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LANDSCAPE - CROSS CONNECTOR - VIEW EAST
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LANDSCAPE - PLAZA D

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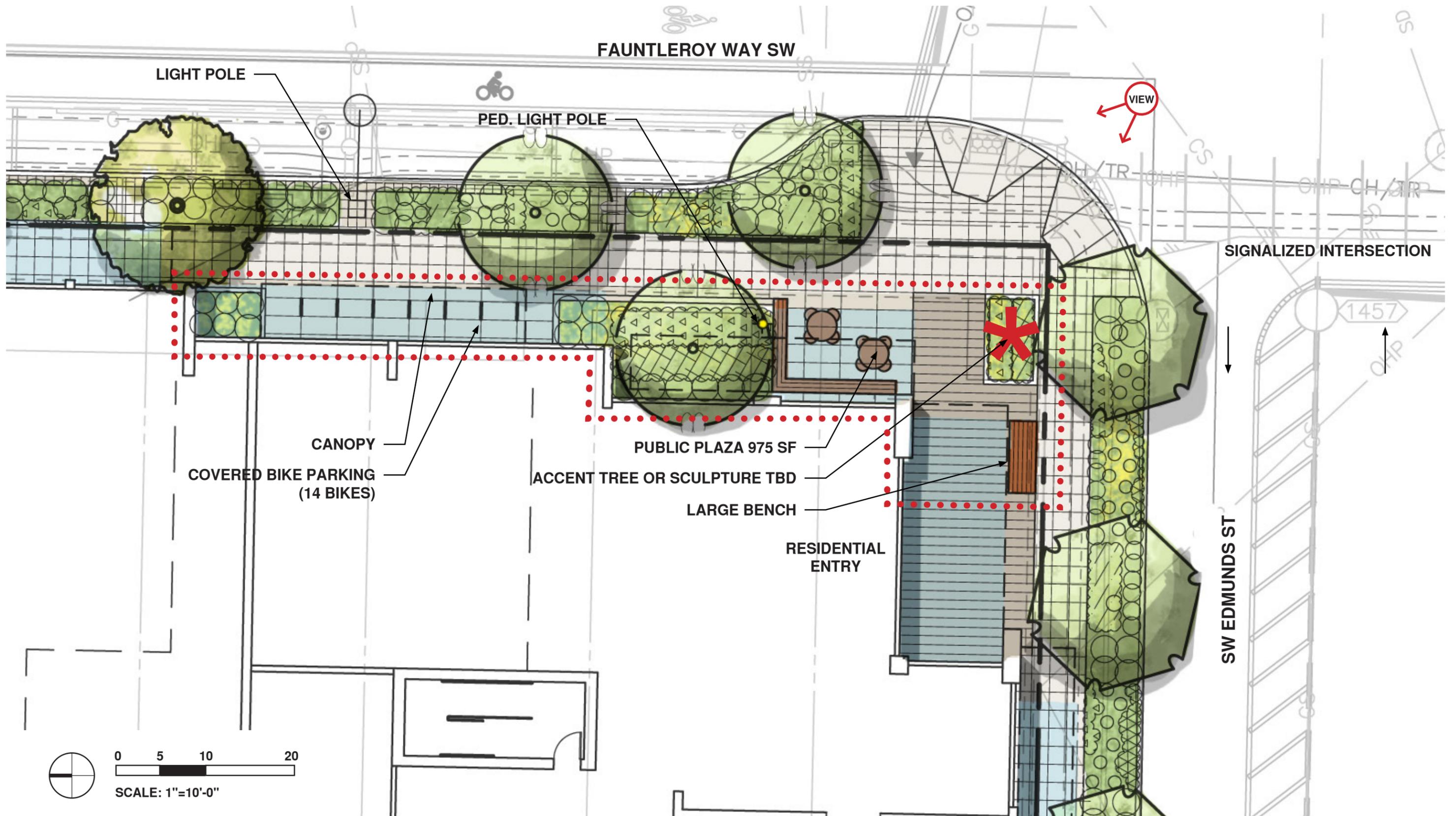
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LANDSCAPE - PLAZA D - VIEW NW
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LANDSCAPE - PLAZA E

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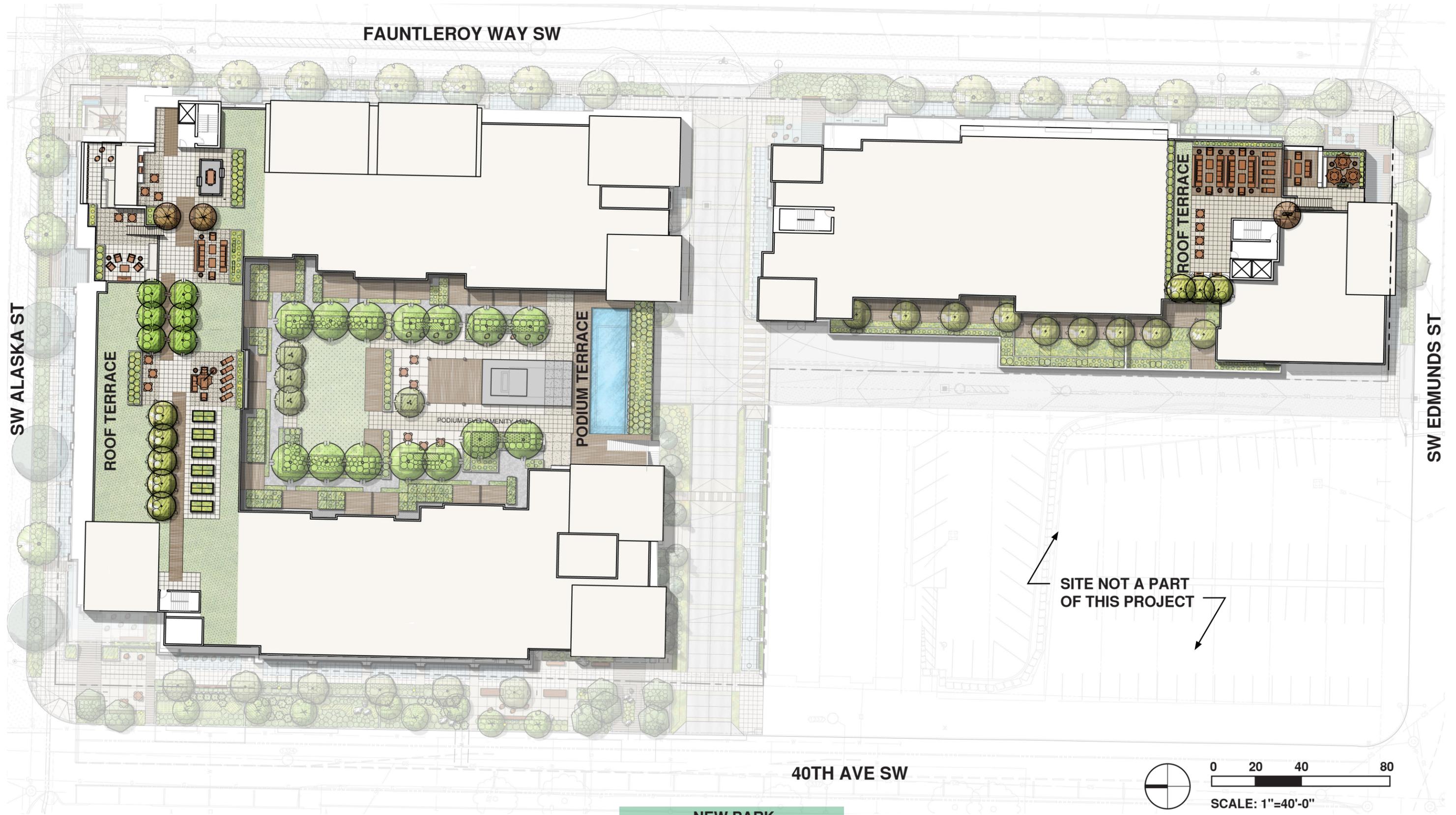
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LANDSCAPE - PLAZA E - VIEW NW
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SW ALASKA ST

FAUNTLEROY WAY SW

SW EDMUNDS ST

ROOF TERRACE

PODIUM TERRACE

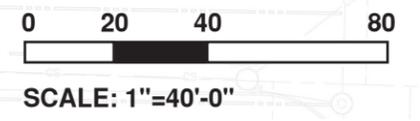
ROOF TERRACE

PODIUM LEVEL AMENITY AREA

SITE NOT A PART OF THIS PROJECT

40TH AVE SW

NEW PARK



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LANDSCAPE - PODIUM AND ROOF PLAN
Seattle Design Commission, April 18, 2013

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