**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

**Seattle Design Commission**
June 20th, 2013

Public Benefit
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 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’
**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.

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**Triangle Plan Recommendation**

- **A** - An east/west midblock crossing on the long block between SW Alaska St. and SW Edmunds St.

- **B** - Corner plazas and street parks.

- **C** - An abundantly planted 40th Ave. SW that could be residential in character.

- **D** - Intersection improvements to the SW Alaska / Fauntleroy Ave. SW intersection.

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**Proposed Project**

- **NOT A PART**

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**Triangle Plan Comparison**

- **NOT A PART**

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**4755 Fauntleroy Way SW**

**Triangle Plan Comparison**

**West Seattle**

**Seattle Design Commission, June 20, 2013**
**Design Commission Comments from April 18, 2013**

- Resolve issues of access with the Masonic Temple
- Show how pedestrians would connect across 40th Ave SW to the new city park
- Resolve move-in, move-out issues; locate closer to actual pedestrian lobbies
- Resolve pedestrian conflicts at the drug store drive-thru
- Improve pedestrian connections where mid-block walkway crosses the alley

**Design Commission Comments from May 16, 2013**

- Hierarchy of plaza must be resolved
- NE gateway corner plaza needs additional refinement
- Simplify design elements & connect gathering spaces at 40th streetscape
- Simplify the art elements for more consistency
- Provide a more direct connection to the new park across 40th
- Refine the Public Benefits matrix to better quantify the improvements
NE Corner Before

NE Corner After

4755 Fauntleroy Way SW
West Seattle

NE Corner Before & After Overview
West Seattle, at its core, is a community surrounded by and connected to water. As neighbors, West Seattleites cherish their connection to parks, beaches, waterways, and views. Lincoln Park, Alki Beach, Seacrest Park, and the industrial waterfront all have their own unique vibe that contributes to the essence of West Seattle. This essence and ethos of West Seattleites generated the concept used to establish a distinctive place based approach to the urban identity of the pedestrian landscape.

WATER: Piers, docks, pilings, bulkheads, metal, rust, tides and shore line all play a key role in the vocabulary applied to the landscape. At the Fauntleroy and Alaska gateway, logs are washed ashore amidst crashing waves. On 40th, the ephemeral flow of the seasons is documented by piers disappearing and reemerging into the landscape with the changing seasons. The cross connector, flanked by a dense green wall with exposed steel plates, provides a vital link from Fauntleroy West to the park. Plazas, south of the cross connector, further reflect a connection to the water through the display of installed pier forms. Each plaza space utilizes the same unified material vocabulary to define the public zone. Whether waiting for a bus, drinking a cup of coffee, or worshipping the sun on a March day, the plazas provided around the site offer ample opportunities for public activity. Graceful sidewalks with densely planted medians and street trees link the plazas. In their totality, these components facilitate community, walkability, safety, and comfort for all to enjoy.

As a collection of elements, these spaces are a public benefit. But as a whole, they can only be described as uniquely West Seattle.
UPDATED LANDSCAPE PLAN

WEISMANDESIGNGROUP

4755 Fauntleroy Way SW
West Seattle

Seattle Design Commission, June 20, 2013
LANDSCAPE - GATEWAY PLAZA - PREVIOUS DESIGN

WEISMAN DESIGN GROUP

4755 Fauntleroy Way SW

LANDSCAPE - GATEWAY PLAZA - PREVIOUS DESIGN

West Seattle

Seattle Design Commission, June 20, 2013
4755 Fauntleroy Way SW
West Seattle

LANDSCAPE - GATEWAY PLAZA

WEISMANDESIGNGROUP

ACCENT PAVING ON AXIS WITH TOWER
LED LIGHTING

SCULPTURE

WOOD BENCH

COBBLE WITH MOSS
WATER FEATURE - EXPOSED AGGREGATE CONCRETE, ERODED BULKHEAD

WEISMANDESIGNGROUP

LANDSCAPE - GATEWAY PLAZA

WEISMANDESIGNGROUP

4755 Fauntleroy Way SW
West Seattle
4755 Fauntleroy Way SW
West Seattle
LANDSCAPE - CROSS CONNECTOR
Seattle Design Commission, June 20, 2013
LANDSCAPE - CROSS CONNECTOR - VIEW EAST

4755 Faunteroy Way SW
West Seattle

Seattle Design Commission, June 20, 2013
NEW PARK

LANDSCAPE - CROSS CONNECTOR - VIEW EAST

4755 Fauntleroy Way SW
West Seattle

WEISMANDESIGNGROUP

LANDSCAPE - CROSS CONNECTOR - VIEW EAST

Seattle Design Commission, June 20, 2013
4755 Fauntleroy Way SW
West Seattle

LANDSCAPE - PUBLIC OUTDOOR ROOM
Seattle Design Commission, June 20, 2013
LANDSCAPE - PUBLIC OUTDOOR ROOM - VIEW NW

4755 Fauntleroy Way SW
West Seattle

Seattle Design Commission, June 20, 2013
4755 Fauntleroy Way SW
West Seattle
LANDSCAPE - PUBLIC OUTDOOR ROOM
Seattle Design Commission, June 20, 2013
1. Styra japonicus. Japanese snowbell
2. Acer circinatum. Vine Maple
3. Amelanchier ‘autumn brilliance’. Serviceberry
4. Acer platanoides ‘columnare’. Norway maple
5. Populus tremuloides. Quaking aspen
6. Tilia cordata ‘greenspire’. Greenspire linden
7. Thuja plicata ‘hogan’. Hogan cedar
8. Symphoricarpos albus. Common snowberry
11. Helictotrichon sempervirens. Blue oat grass
12. Miscanthus sinensis ‘yaku jima’. Maiden hair grass
13. Mahonia aquifolium ‘compacta’. Compact Oregon grape
14. Rubus spectabilis. Salmonberry
15. Polystichum munitum. Sword fern
16. Deschampsia cespitosa. Tufted hair grass
17. Sarcococca humilis. Sweet box
18. Cornus sericea ‘baileyi’. Bailey redtwig dogwood
19. Cornus sanguinea ‘arctic fire’. Arctic fire redtwig dogwood
21. Spiraea japonica ‘little princess’. Little princess spirea
22. Calamagrostis ‘overdam’. Feather reed grass
23. Juncus acuminatus. Taper-tip rush
24. Vaccinium angustifolium. Lowbush blueberry

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

4755 Faunteroy Way SW
West Seattle

SAMPLE PLANTING PALETTE
Seattle Design Commission, June 20, 2013
4755 Fauntleroy Way SW

PUBLIC BENEFIT MATRIX
Revised Public Benefits Matrix for 4755 Fauntleroy
Prepared by Fuller/Sears Architects
June 13, 2013

<table>
<thead>
<tr>
<th>Public Benefit</th>
<th>Description</th>
<th>Existing</th>
<th>Required</th>
<th>Proposed Quantities</th>
<th>Proposed Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Voluntary Street Level Building Setbacks</td>
<td>No</td>
<td>No</td>
<td>5,134 SF</td>
<td>n/a</td>
</tr>
<tr>
<td>2</td>
<td>Gateway Plaza at Fauntleroy &amp; Alaska</td>
<td>No</td>
<td>No</td>
<td>542 SF</td>
<td>$37,820</td>
</tr>
<tr>
<td>3</td>
<td>Linear Plaza and 40th Ave Streetscape</td>
<td>No</td>
<td>No</td>
<td>1,356 SF</td>
<td>$147,140</td>
</tr>
<tr>
<td>4</td>
<td>Public &quot;Outdoor Rooms&quot; on Fauntleroy</td>
<td>No</td>
<td>No</td>
<td>1,088 SF</td>
<td>$85,120</td>
</tr>
<tr>
<td>5</td>
<td>40th Avenue off-site improvements</td>
<td>No</td>
<td>No</td>
<td>2,550 SF</td>
<td>$93,260</td>
</tr>
<tr>
<td>6</td>
<td>Pedestrian Crosswalk at Fauntleroy &amp; Alaska</td>
<td>No</td>
<td>No</td>
<td>n/a</td>
<td>$15,000</td>
</tr>
<tr>
<td>7</td>
<td>Cash Contribution for Public Outreach and Schematic Design (to 30% complete) for new City Park</td>
<td>No</td>
<td>No</td>
<td>n/a</td>
<td>$25,000</td>
</tr>
<tr>
<td>8</td>
<td>Mid-Block Pedestrian Sidewalk</td>
<td>No</td>
<td>No</td>
<td>1,672 SF</td>
<td>$10,030</td>
</tr>
<tr>
<td>9</td>
<td>ART: Inclusion of Commissioned art pieces in Public Plazas and Relocation/Recreation of Existing Mural on-site</td>
<td>1</td>
<td>No</td>
<td>27 Pieces</td>
<td>$50,000</td>
</tr>
<tr>
<td>10</td>
<td>Pedestrian Overhead Weather Protection &amp; New Bike Lane</td>
<td>No</td>
<td>No</td>
<td>5,666 SF</td>
<td>$853,680</td>
</tr>
<tr>
<td>11</td>
<td>Expanded public amenities along Fauntleroy &amp; Alaska, including widened public sidewalks and landscaping, on-street parking and new bus pull out, all made possible by removing existing power poles and undergrounding utilities</td>
<td>No</td>
<td>No</td>
<td>1,300 LF</td>
<td>$1,100,000</td>
</tr>
<tr>
<td>12</td>
<td>Summary of Individual Design Elements</td>
<td>No</td>
<td>No</td>
<td>See Addendum Sheet</td>
<td>TBD</td>
</tr>
</tbody>
</table>

$2,417,050 TOTAL
1. Voluntary Street Level Setbacks

Voluntary Street Level Setbacks

- 5,134 S.F. of total area
- 579’ x 6’ on Fauntleroy Way SW for a total of 3,474 S.F.
- 256’ x 3’ on SW Alaska St for a total of 768 S.F.
- 105’ x 8.5’ on 40th Ave SW for a total of 892 S.F.

Additional voluntary setbacks would increase total to 9,471 S.F.
2. Gateway Plaza at Fauntleroy & Alaska

- Gateway Plaza at Fauntleroy & Alaska

- Shading indicates recommended sidewalk width; not color or texture

- 6' sidewalk on SW Alaska St, as recommended in WSTP
- 6.5' sidewalk on Fauntleroy Way SW, as recommended in WSTP

<table>
<thead>
<tr>
<th>Gateway Plaza at Fauntleroy &amp; Alaska</th>
</tr>
</thead>
<tbody>
<tr>
<td>(1) Water feature wall</td>
</tr>
<tr>
<td>(15) Decorative tile lights</td>
</tr>
<tr>
<td>(542) 5.5' special paving</td>
</tr>
<tr>
<td>(6) Benches</td>
</tr>
<tr>
<td>(4) Art pieces</td>
</tr>
</tbody>
</table>

- 10' sidewalk on SW Alaska St, as recommended in WSTP
- 6.5' sidewalk on Fauntleroy Way SW, as recommended in WSTP
3. Linear Plaza and 40th Ave Streetscape

- 1,356 S.F. of gathering areas/decking
- (5) Benches
- (4) Historic pedestrian light poles
- (2) Rain garden interpretive signs
- (1) Neighborhood wayfinding kiosk
- (19) Art pieces
- 8’ sidewalk on 40th Ave SW, as recommended in WSTP
- 10’ sidewalk on SW Alaska St, as recommended in WSTP

Shading indicates recommended sidewalk width; not color or texture
4. Public “Outdoor Rooms” on Fauntleroy

1,088 S.F. of gathering areas/decking
(5) Benches
(3) Historic pedestrian light poles
(4) Art pieces
6.5’ sidewalk on Fauntleroy Way SW, as recommended in WSTP

Shading indicates recommended sidewalk width; not color or texture
5. 40th Ave Offsite Improvements

40th Ave SW Improvements

- 1,150 S.F. of new planting area at park
- (3) New street trees
- 160 L.F. New street parking
- 1,400 S.F. of planting improvements along 40th

*These improvements meet the recommendations of the West Seattle Triangle Plan*
6. Pedestrian Crosswalk across SW Alaska St

*This improvement meets the recommendations of the West Seattle Triangle Plan*
7. Cash Contribution for New City Park

17,250 S.F. Park
$25,000 cash contribution for public outreach and schematic design
(30% Completion)
8. Mid-Block Pedestrian Sidewalk

- 1,672 S.F. of new 8' wide sidewalks
- 3' Wide planting buffer

Mid-Block Crossing

4755 Fauntleroy Way SW
West Seattle
Seattle Design Commission, June 20, 2013
10. Pedestrian Overhead Weather Protection & New Bike Lane

Overhead Weather Protection & New Bike Lane

- 5,666 S.F. overhead weather protection
- 570 L.F. continuous bike lane

City Bike Map

4755 Fauntleroy Way SW
West Seattle

Seattle Design Commission, June 20, 2013
11. Expanded Public Amenities (Section shown at Fauntleroy)

Expanded Public Amenities (With Undergrounding)  (Minimum Condition Shown)

*This improvement meets the recommendations of the West Seattle Triangle Plan*
<table>
<thead>
<tr>
<th>Public Benefit</th>
<th>Description</th>
<th>Proposed Quantities</th>
</tr>
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<tbody>
<tr>
<td>1 Voluntary Street Level Building Setbacks</td>
<td>• Fauntleroy Way SW</td>
<td>3,474 SF</td>
</tr>
<tr>
<td></td>
<td>• SW Alaska St</td>
<td>768 SF</td>
</tr>
<tr>
<td></td>
<td>• 40th Ave SW</td>
<td>892 SF</td>
</tr>
<tr>
<td>2 Gateway Plaza at Fauntleroy &amp; Alaska</td>
<td>• Water feature wall</td>
<td>(1)</td>
</tr>
<tr>
<td></td>
<td>• Decorative tile lights</td>
<td>(15)</td>
</tr>
<tr>
<td></td>
<td>• Special Paving</td>
<td>542 SF</td>
</tr>
<tr>
<td></td>
<td>• Bench seating</td>
<td>6 Benches</td>
</tr>
<tr>
<td></td>
<td>• Art pieces</td>
<td>(4)</td>
</tr>
<tr>
<td>3 Linear Plaza and 40th Ave Streetscape</td>
<td>• Gathering areas /decking</td>
<td>1,356 SF</td>
</tr>
<tr>
<td></td>
<td>• Bench seating</td>
<td>5 Benches</td>
</tr>
<tr>
<td></td>
<td>• Historic pedestrian light poles</td>
<td>(4)</td>
</tr>
<tr>
<td></td>
<td>• Rain garden interpretive signage</td>
<td>(2)</td>
</tr>
<tr>
<td></td>
<td>• Neighborhood way finding kiosk</td>
<td>(3)</td>
</tr>
<tr>
<td></td>
<td>• Art pieces</td>
<td>(19)</td>
</tr>
<tr>
<td>4 Public “Outdoor Rooms” on Fauntleroy</td>
<td>• Gathering areas /decking</td>
<td>1,088 SF</td>
</tr>
<tr>
<td></td>
<td>• Bench seating</td>
<td>5 Benches</td>
</tr>
<tr>
<td></td>
<td>• Historic pedestrian light poles</td>
<td>(3)</td>
</tr>
<tr>
<td></td>
<td>• Art pieces</td>
<td>(4)</td>
</tr>
<tr>
<td>5 40th Ave Offsite Improvements</td>
<td>• New sidewalk</td>
<td>1,400 SF</td>
</tr>
<tr>
<td></td>
<td>• Improved planting in front of Masons</td>
<td>1,400 SF</td>
</tr>
<tr>
<td></td>
<td>• New planting area at park</td>
<td>1,150 SF</td>
</tr>
<tr>
<td></td>
<td>• New street trees</td>
<td>(3)</td>
</tr>
<tr>
<td></td>
<td>• New street parking</td>
<td>160 LF</td>
</tr>
<tr>
<td>6 Pedestrian Crosswalk across SW Alaska St</td>
<td></td>
<td>n/a</td>
</tr>
<tr>
<td>7 Cash Contribution for Public Outreach and Schematic Design</td>
<td>(to 30% complete) for new City Park</td>
<td>$25,000.00</td>
</tr>
<tr>
<td>8 Mid-Block Pedestrian Sidewalk</td>
<td>• New 8’ wide sidewalk</td>
<td>1,672 SF</td>
</tr>
<tr>
<td>9 Art</td>
<td>• Commissioned Pieces</td>
<td>(24)</td>
</tr>
<tr>
<td></td>
<td>• Relocation /recreation of existing mural</td>
<td>(1)</td>
</tr>
<tr>
<td>10 Pedestrian Overhead Weather Protection</td>
<td>• New Continuous Bike Lane on Fauntleroy Frontage</td>
<td>958 LF/ 5,666 SF</td>
</tr>
<tr>
<td></td>
<td></td>
<td>570 LF/ 1,800 SF</td>
</tr>
<tr>
<td>11 Expanded Public Amenities</td>
<td>• On site undergrounding</td>
<td></td>
</tr>
</tbody>
</table>

4755 Fauntleroy Way SW  
West Seattle  
Seattle Design Commission, June 20, 2013
APPENDIX
<table>
<thead>
<tr>
<th>Item</th>
<th>WS TRIANGLE PLAN RECOMMENDATION</th>
<th>Page</th>
<th>Required</th>
<th>PROPOSED RESPONSE</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Project Goals</td>
<td>&quot;Accommodate all travelers: cars, transit, pedestrians, trucks and bicycles&quot;</td>
<td>p 4</td>
<td>NO</td>
<td>Applicant has designed the project to &quot;accommodate all travelers&quot;, especially in balancing the needs of cars, pedestrians, trucks and bicycles in the East-West Mid-Block Connection.</td>
</tr>
<tr>
<td>2. Project Goals</td>
<td>&quot;Create places for people: new community spaces and connections to parks&quot;</td>
<td>p 4</td>
<td>NO</td>
<td>Applicant is providing numerous spaces for community interaction and providing a safe, grade-separated pedestrian connection to a new City Park planned for 40th Avenue.</td>
</tr>
<tr>
<td>3. Urban Design Recommendations</td>
<td>&quot;Break down horizontal scale of the longest blocks to ensure livability with new development&quot;</td>
<td>p 13</td>
<td>NO</td>
<td>Applicant has intentionally broken down the 590-lineal-foot &quot;Superblock&quot; fronting on Fauntleroy into two appropriately scaled and walkable city blocks.</td>
</tr>
<tr>
<td>4. Urban Design Recommendations</td>
<td>&quot;Intersections with SW Alaska St. are good places for small street green spaces. The non-arterial north south streets are good places for linear green streets&quot;</td>
<td>p 18</td>
<td>NO</td>
<td>Applicant has embraced this concept with the design of the Linear Plaza and Green Street Streetscape along the project’s entire 40th Avenue street frontage.</td>
</tr>
<tr>
<td>5. Urban Design Recommendations</td>
<td>&quot;Where feasible, locate parking behind structures, and encourage access to parking from alleys&quot;</td>
<td>p 19</td>
<td>NO</td>
<td>With the exception of four (screened) surface parking stalls, Applicant has located all parking below grade, accessed directly from either the existing alley or the new Mid-Block Connection.</td>
</tr>
<tr>
<td>Item</td>
<td>WS TRIANGLE PLAN RECOMMENDATION</td>
<td>Page</td>
<td>Required</td>
<td>PROPOSED RESPONSE</td>
</tr>
<tr>
<td>------</td>
<td>---------------------------------</td>
<td>------</td>
<td>----------</td>
<td>--------------------</td>
</tr>
<tr>
<td>6.</td>
<td>A - An East/West Midblock Crossing on the long block between SW Alaska St. and SW Edmunds St.</td>
<td>p 22</td>
<td>NO</td>
<td>Applicant is providing a Mid-Block Crossing, in exactly the configuration requested in the Triangle Plan. Additionally, the 1,488 sf of publicly-accessible raised sidewalk in the Mid-Block Crossing will have overhead weather protection and is designed to look and feel like a traditional city sidewalk - a feature that would not exist were the Mid-Block Crossing designed to SDOT Alley Standards.</td>
</tr>
<tr>
<td>7.</td>
<td>B - Corner Plazas and Street Parks</td>
<td>p 22</td>
<td>NO</td>
<td>Applicant is providing 3,081 SF of public plaza area, located at the Gateway Plaza at Fauntleroy &amp; Alaska, the Linear Plaza &amp; 40th Avenue Streetscape and the two &quot;Outdoor Rooms&quot; on Fauntleroy Way. Applicant is also providing a $25,000 cash contribution for Public Outreach and Schematic Design (to 30% complete) for the new City Park on 40th Avenue.</td>
</tr>
<tr>
<td>8.</td>
<td>C - An abundantly planted 40th Ave. SW that could be residential in character</td>
<td>p 22</td>
<td>NO</td>
<td>At their May 16th meeting, the Design Commission generally endorsed the direction of the 40th Avenue streetscape improvements but suggested that the Applicant simplify the design elements and connect the gathering spaces at each end. A large two-panel rendered plan describes this new, unified Linear Plaza and Green Street Streetscape.</td>
</tr>
<tr>
<td>9.</td>
<td>D - Intersection improvements to SW Alaska / Fauntleroy Ave. SW intersection</td>
<td>p 22</td>
<td>NO</td>
<td>Applicant is replacing the Signal Pole at the intersection, installing new Crosswalk Controls and, in conjunction with the concurrent development of the Spruce project just across Alaska Street to the West, providing a much-needed North-South Pedestrian Crosswalk.</td>
</tr>
<tr>
<td>10.</td>
<td>&quot;A striped, dedicated bicycle lane within the roadway&quot; is recommended for the Fauntleroy Way street frontage</td>
<td>p 26</td>
<td>NO</td>
<td>Applicant is undergrounding utilities along Fauntleroy and voluntarily setting the building back to accommodate wider sidewalks, enhanced landscaping, on-street parking and a dedicated bicycle lane within the roadway.</td>
</tr>
<tr>
<td>11.</td>
<td>Streetscape Concept Plans suggest &quot;our half&quot; of the Fauntleroy ROW should include two drive lanes, a bike lane and an on-street parallel parking; for Alaska, a shared center lane and two drive lanes (one with a sharrow); for 40th, potential Green Stormwater Infrastructure (GSI) and on-street parking (both sides)</td>
<td>pp 40-45</td>
<td>NO</td>
<td>Applicant has faithfully conformed to the ROW configurations suggested in the West Seattle Triangle Plan for Fauntleroy, Alaska and 40th, for the half-street the Applicant can control.</td>
</tr>
</tbody>
</table>
West Elevation

South Elevation

APPENDIX - N Building Elevations

4755 Fauntleroy Way SW
West Seattle

Seattle Design Commission, June 20, 2013