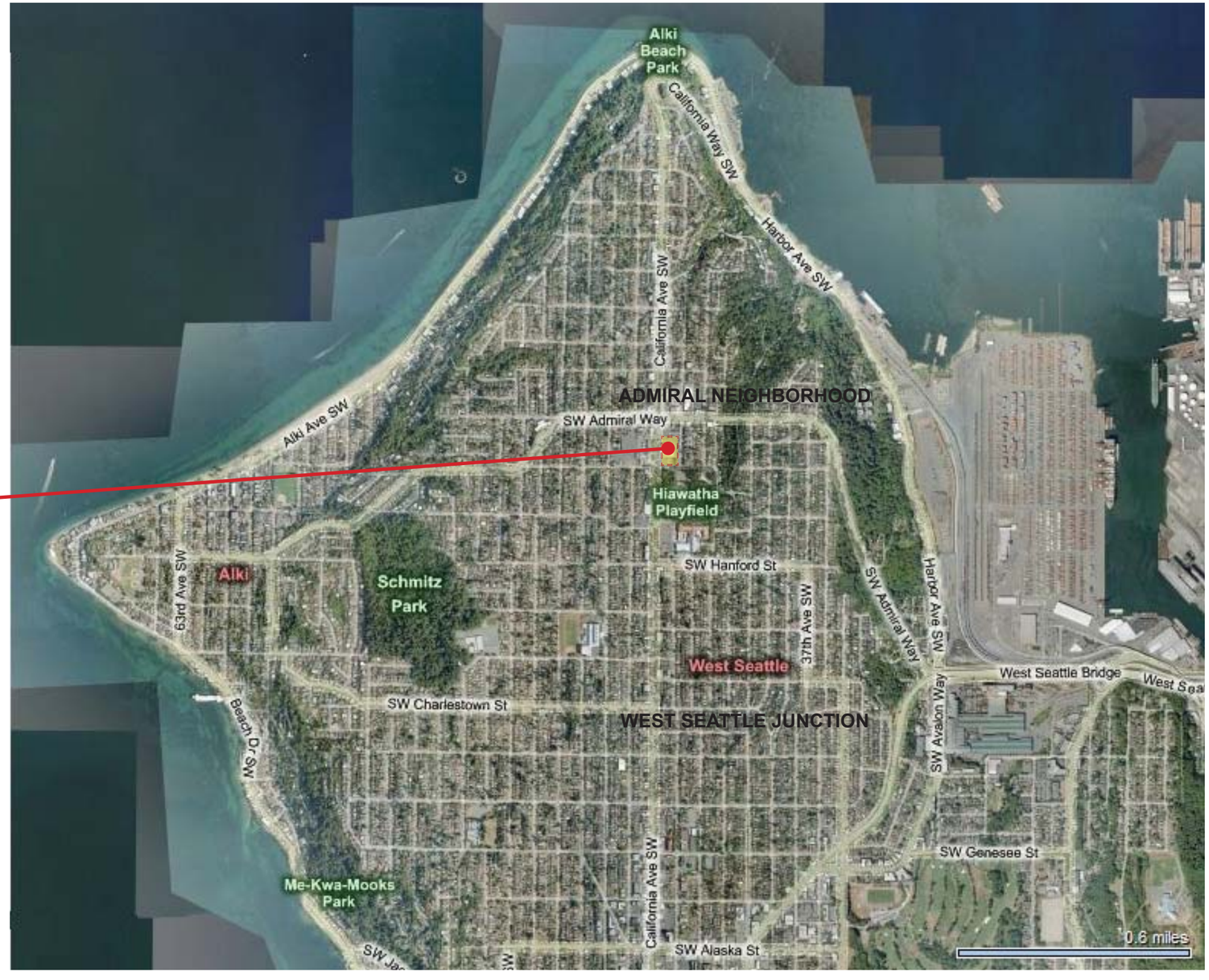
Project Site:
2622 California Ave SW
Seattle, WA



NORTH

VICINITY MAP

Admiral Theatre

Chase Bank

Lafayette Elementary School

Project Site:
2622 California Ave SW
Seattle, WA

West Seattle High School

Seattle Public Library
West Seattle Branch

Metropolitan Market

Safeway Fueling
Station

Fairmount Park

Multi-family
Structures

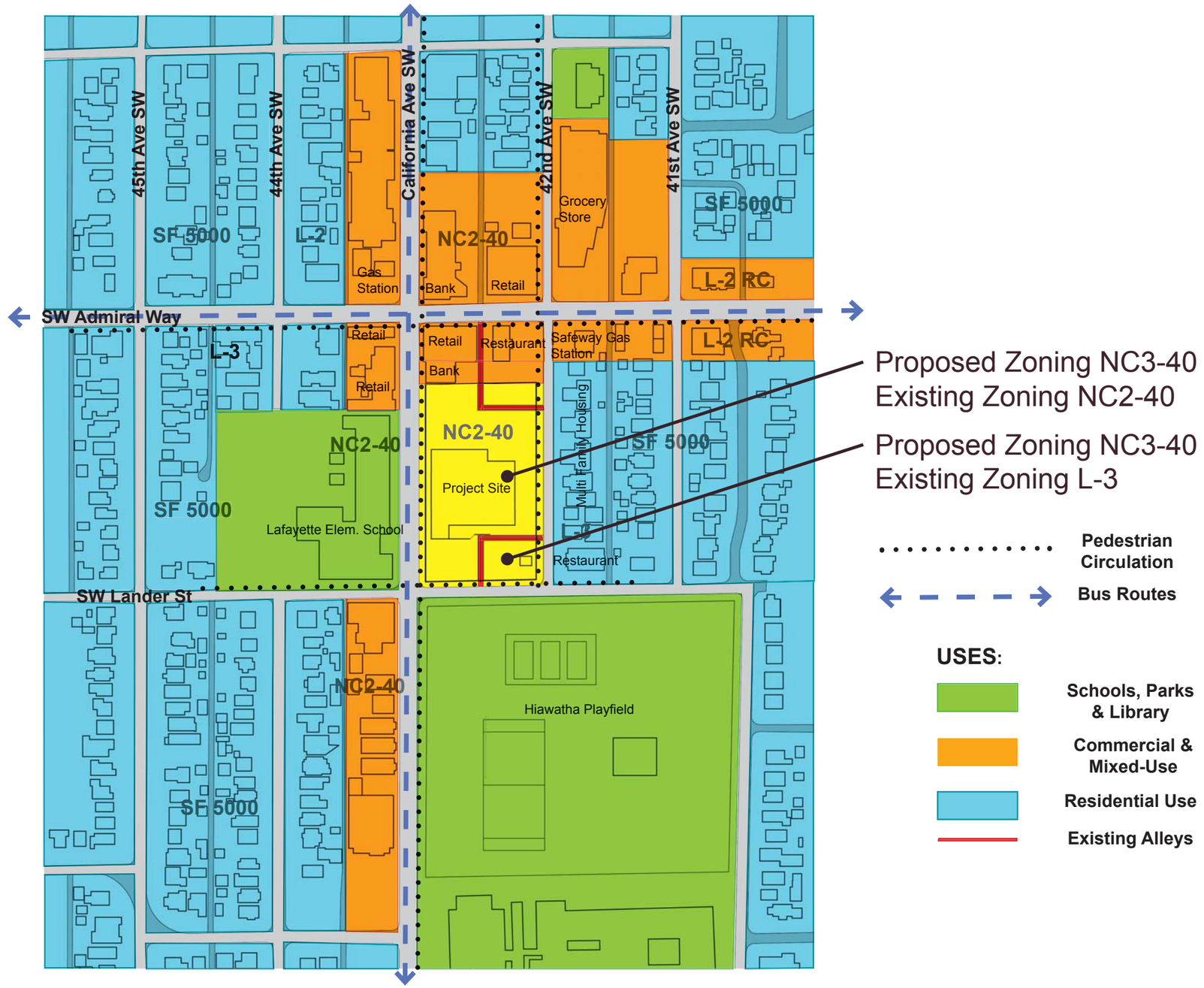
Hiawatha Playfield

NORTH

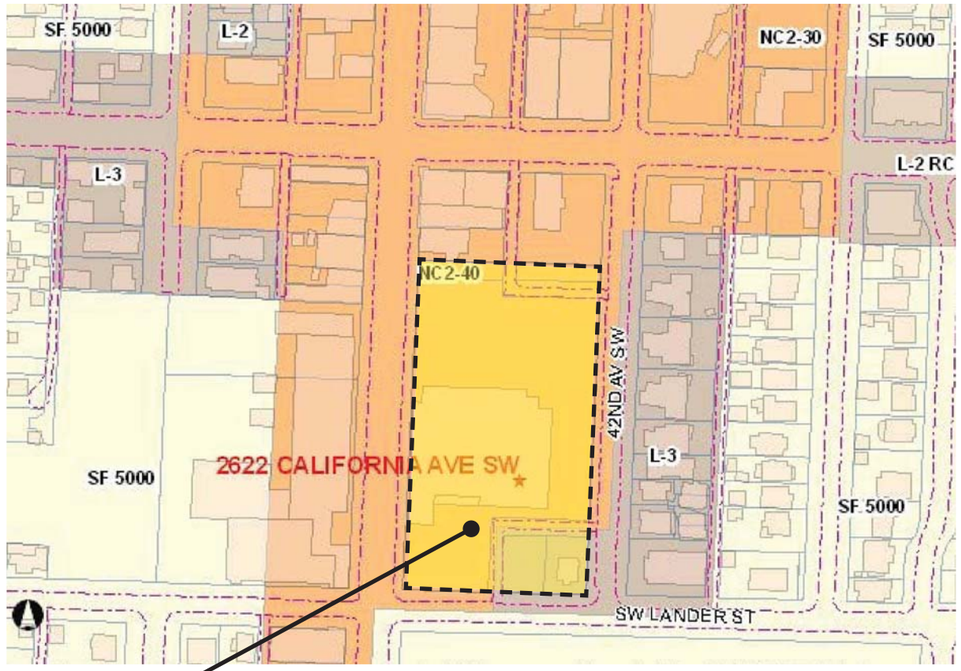
ADMIRAL NEIGHBORHOOD

NORTH

EXISTING CONDITIONS AND SITE BOUNDARY

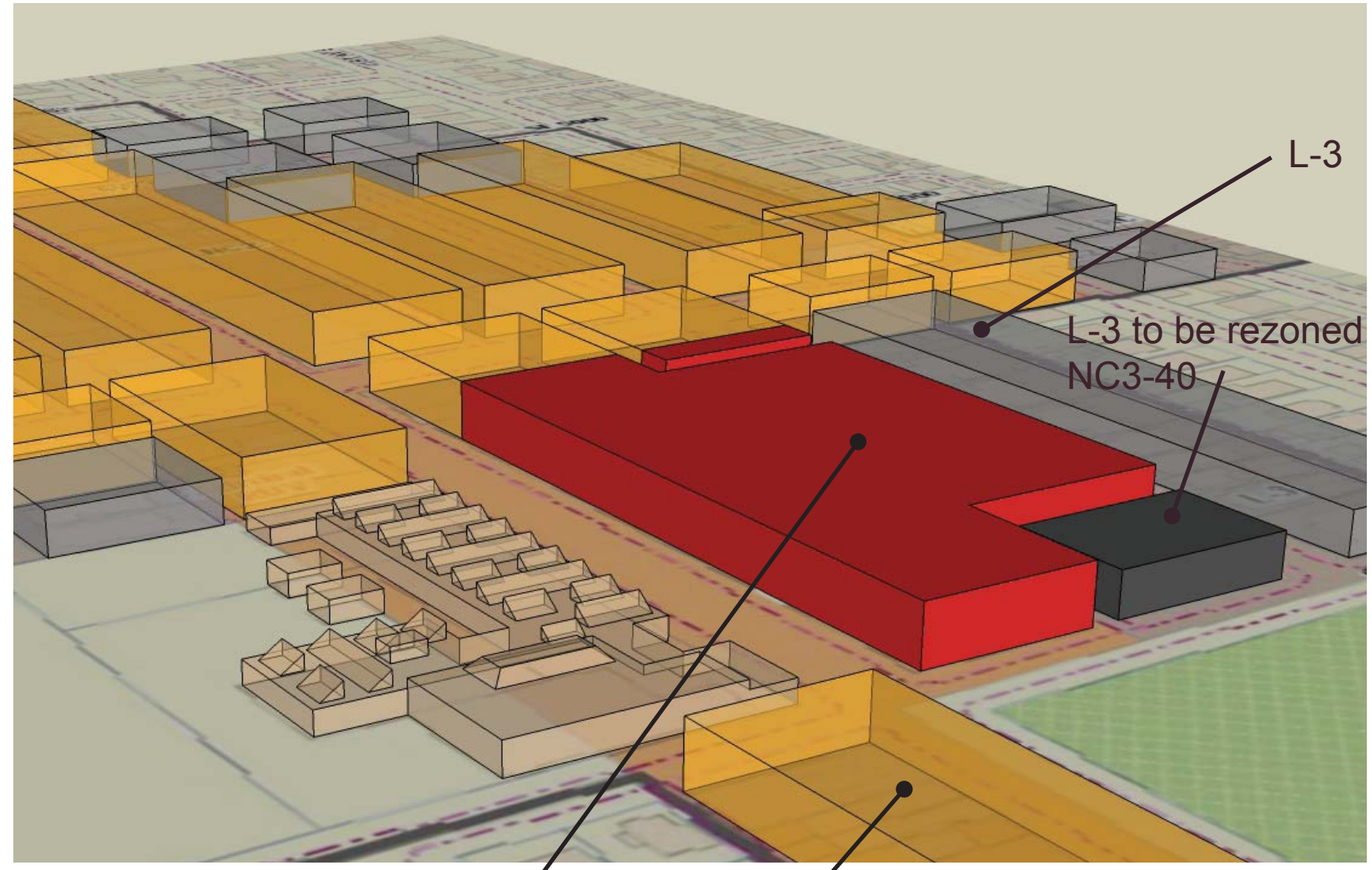


URBAN DESIGN ANALYSIS

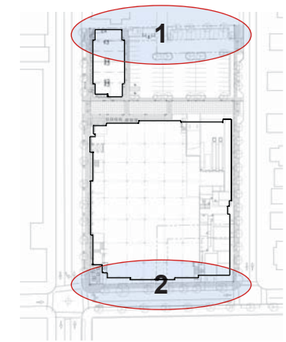


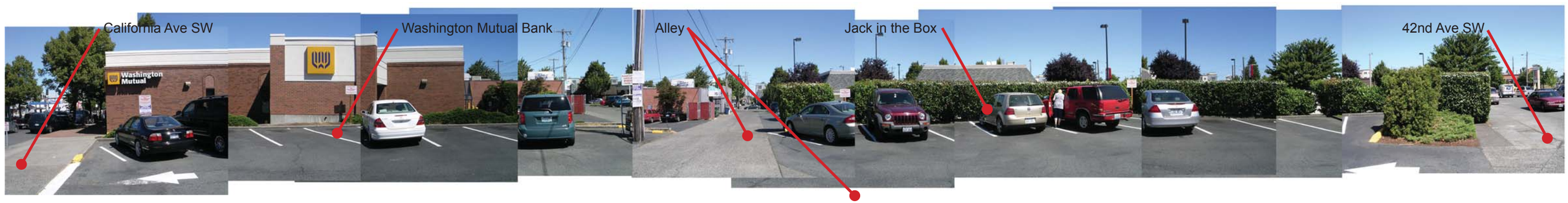
Site Location
2622 California Ave SW
Seattle, WA 98116

Zoning Map



ZONING

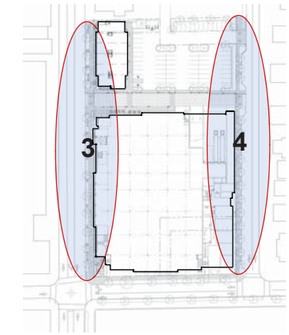




1. North Property Line

2. Southwest Lander Street

VIEWS FROM SITE TO NEIGHBORHOOD CONTEXT



3. California Avenue Southwest

4. 42nd Avenue Southwest

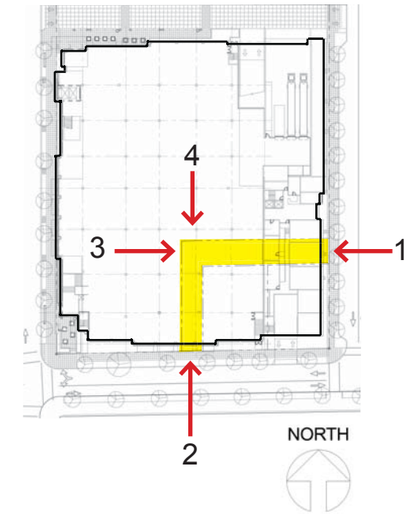
VIEWS FROM SITE TO NEIGHBORHOOD CONTEXT

NORTH

AERIAL VIEW - EXISTING ALLEYS

1. View looking west from 42nd Ave

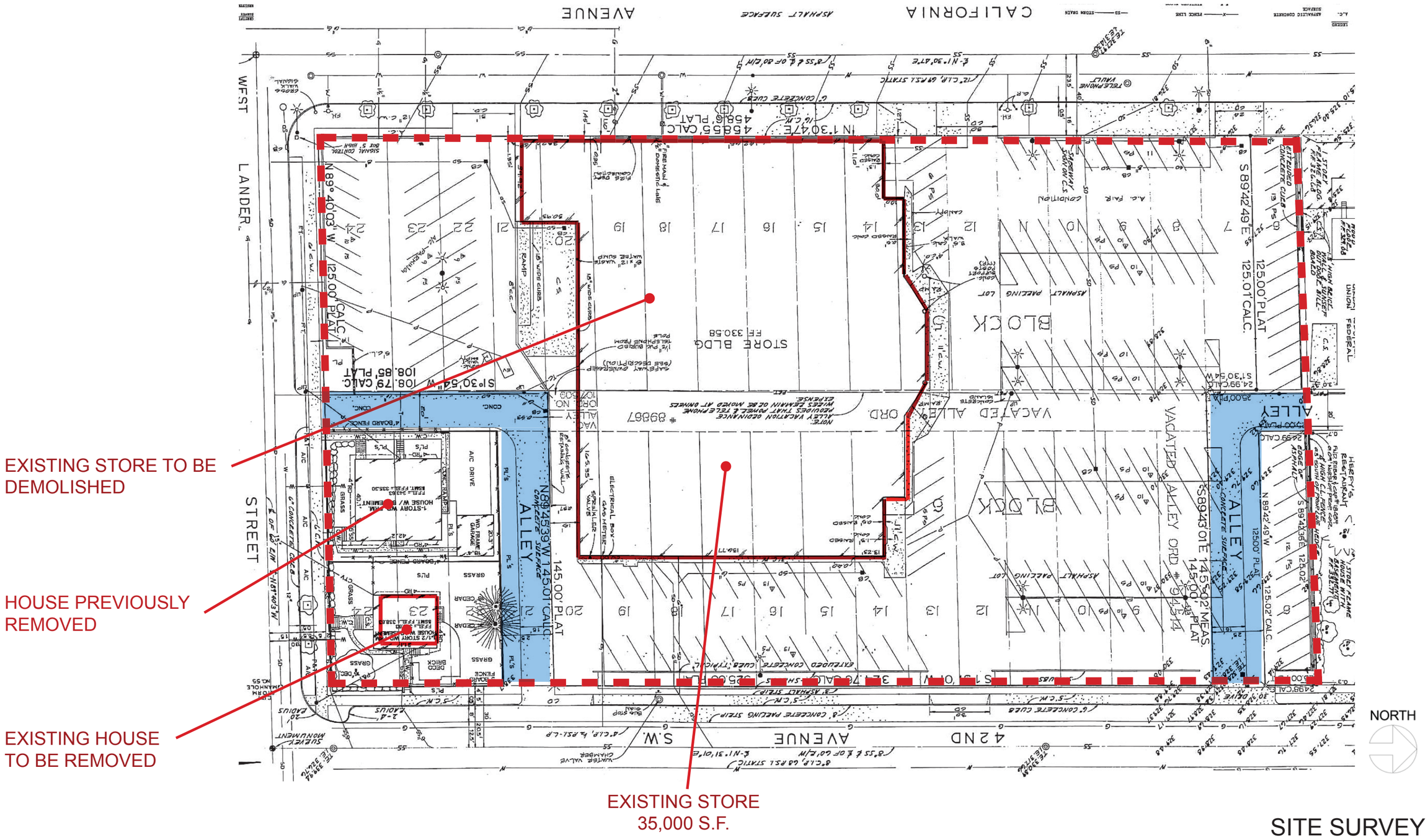
2. View looking north from Lander Street



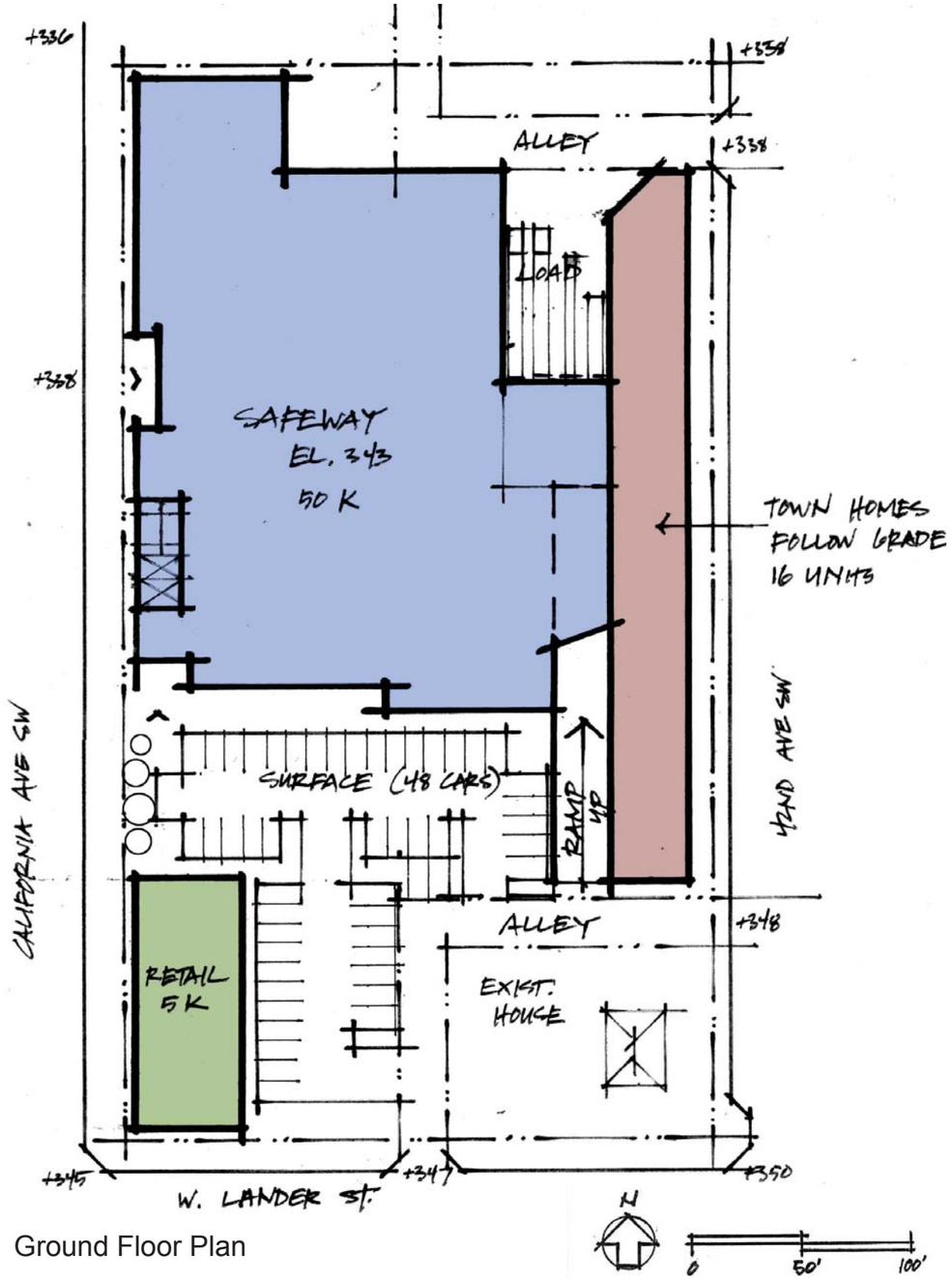
3. View looking east from inside site

4. View looking south from inside site

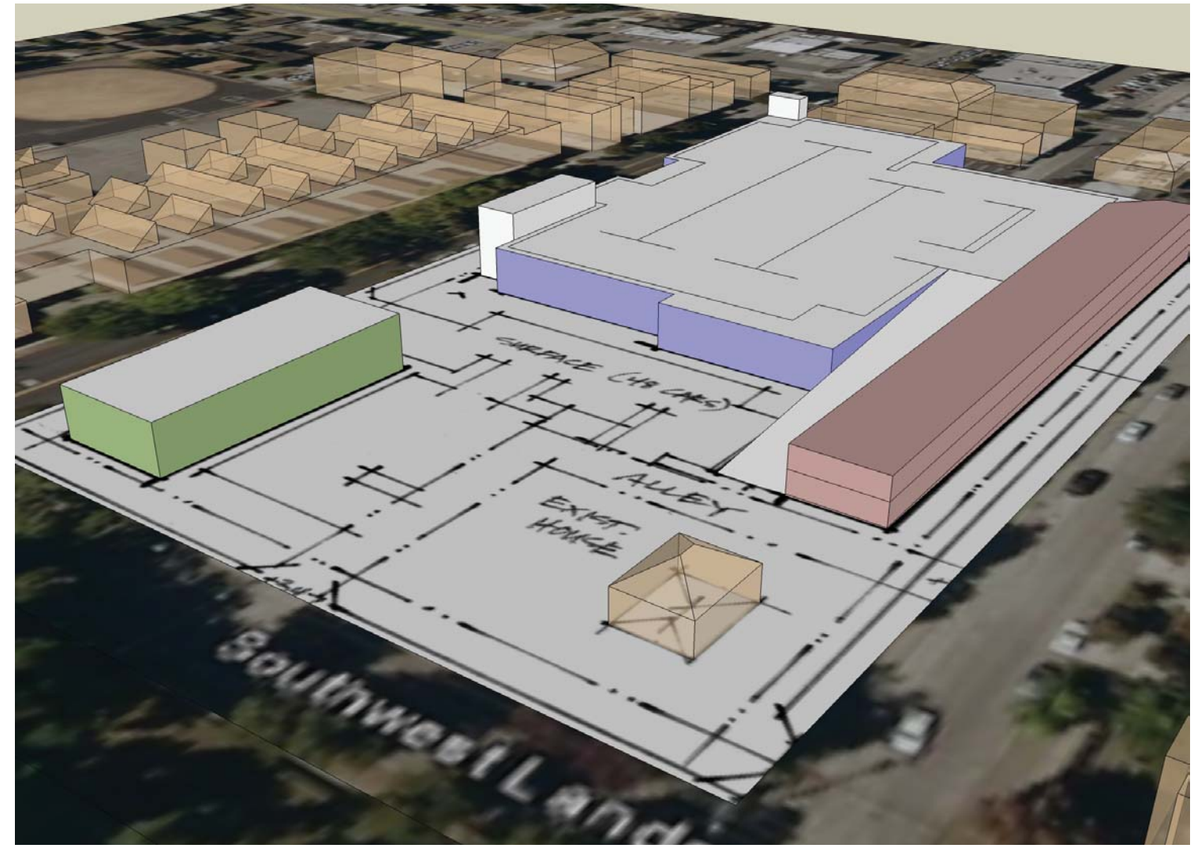
ALLEY PROPOSED TO BE VACATED


EXISTING STORE TO BE DEMOLISHED
HOUSE PREVIOUSLY REMOVED
EXISTING HOUSE TO BE REMOVED
EXISTING STORE 35,000 S.F.
NORTH
CALIFORNIA AVENUE
WEST LANDER STREET
42ND AVENUE S.W.
ALLEY
BLOCK
VACATED ALLEY ORD.
STORE BLDG.

SITE SURVEY



Ground Floor Plan



Southeast corner View

Parking:

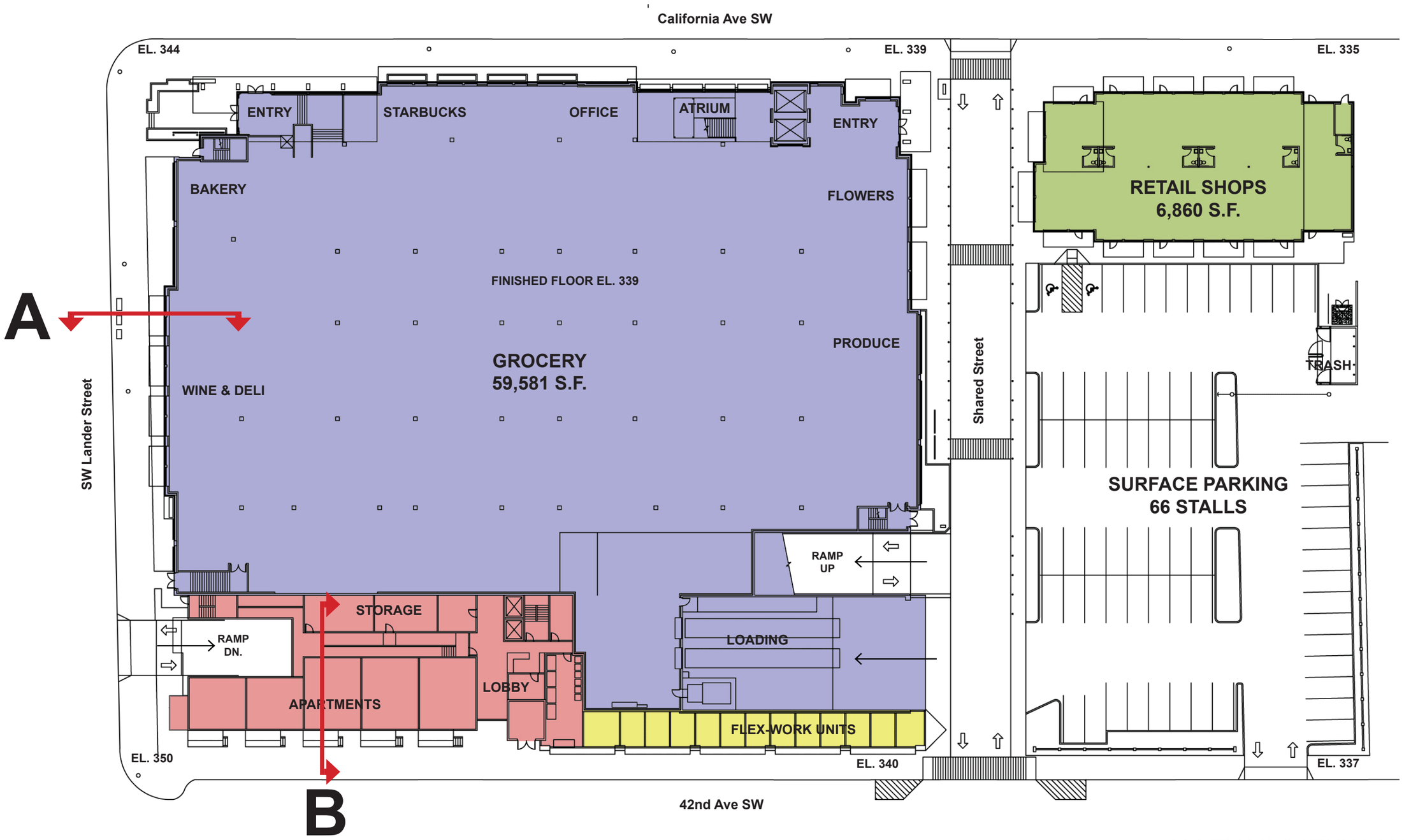
58,000 sf retail
- 3 stalls / 1000 sf required parking
- 165 parking stalls required

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



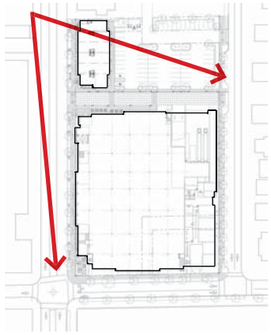
ALLEY VACATION ALTERNATE

SW LANDER STREET

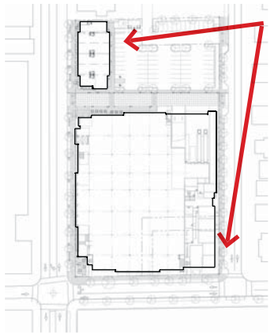
42ND AVE SW

NORTH

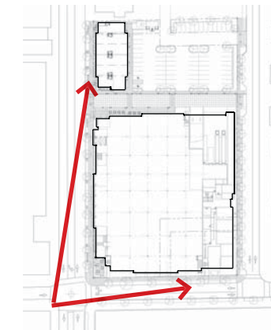
ALLEY VACATION ALTERNATE



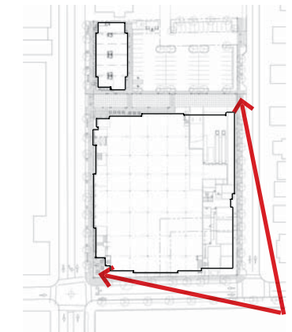
View from Northwest



View from Northeast



View from Southwest



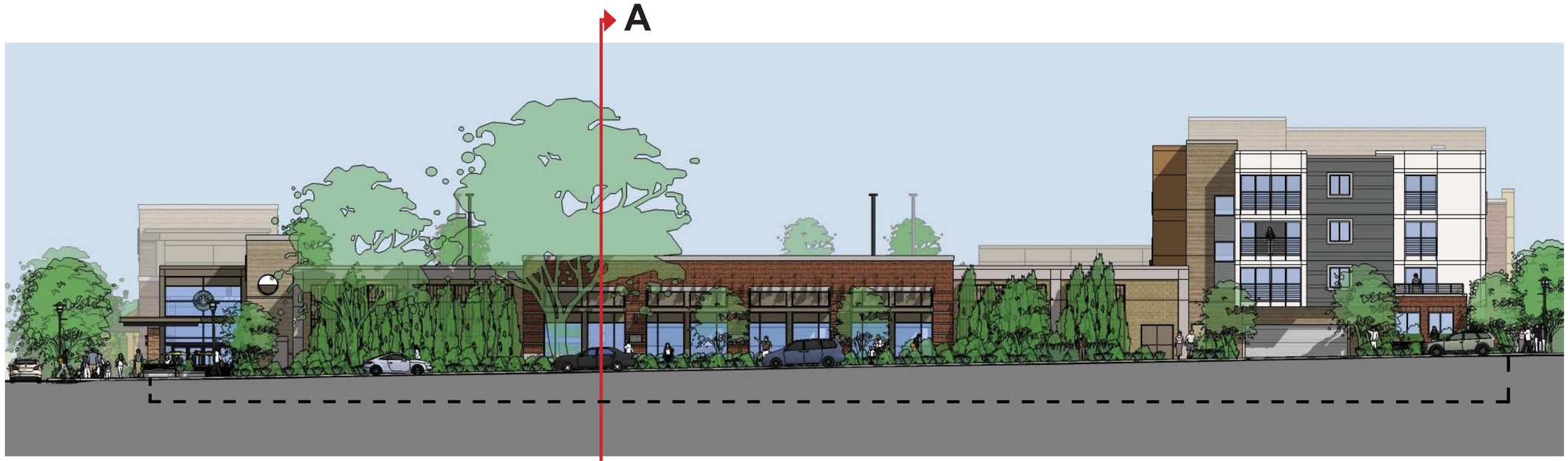
View from Southeast

OVERALL VIEWS OF PROPOSED PROJECT

North Elevation

East Elevation (View from 42nd)

BUILDING ELEVATIONS

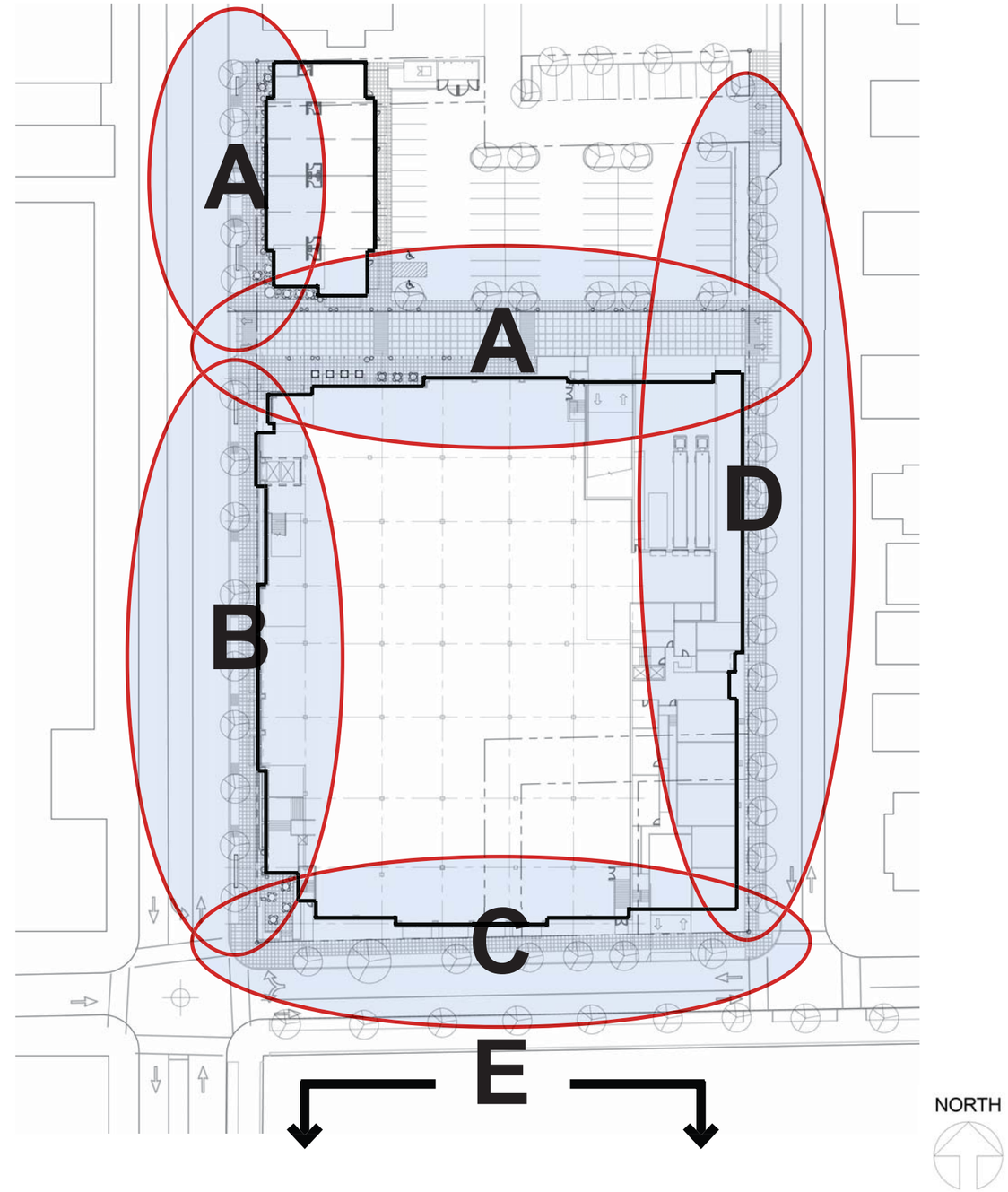


South Elevation (View from Lander)

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**

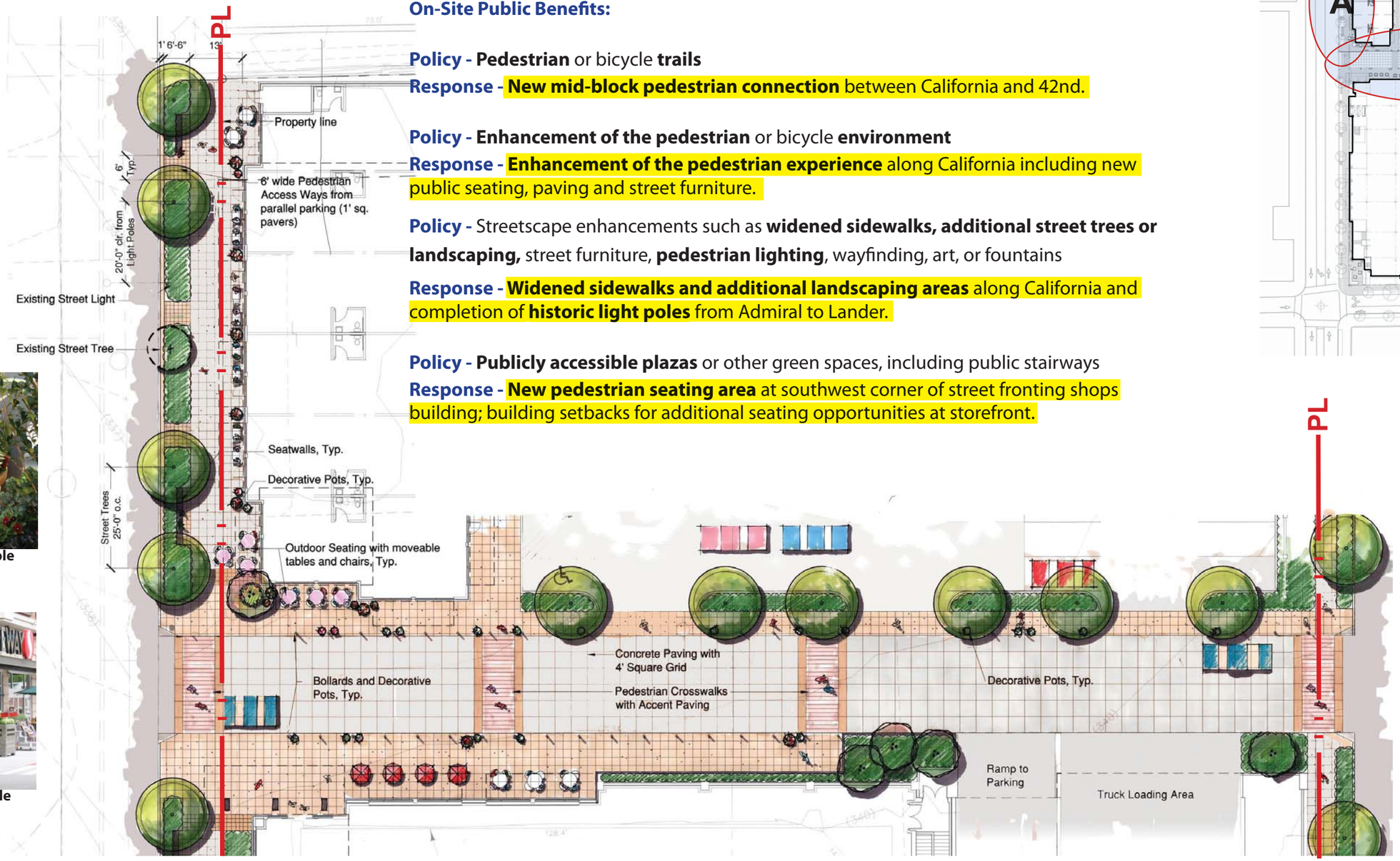
Response - Enhancement of the pedestrian experience along California including new public seating, paving and street furniture.

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.

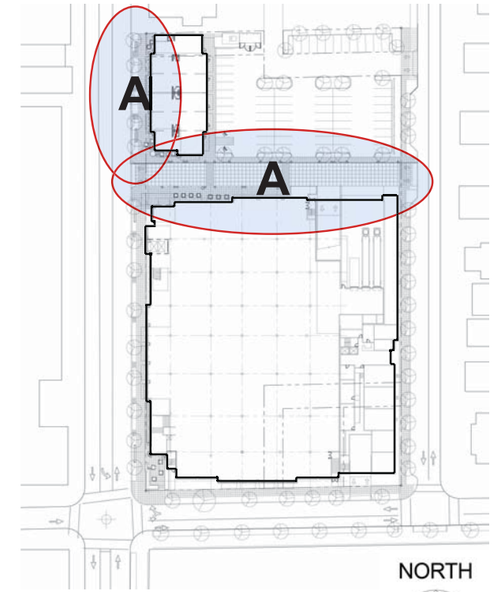
Policy - Publicly accessible plazas or other green spaces, including public stairways

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

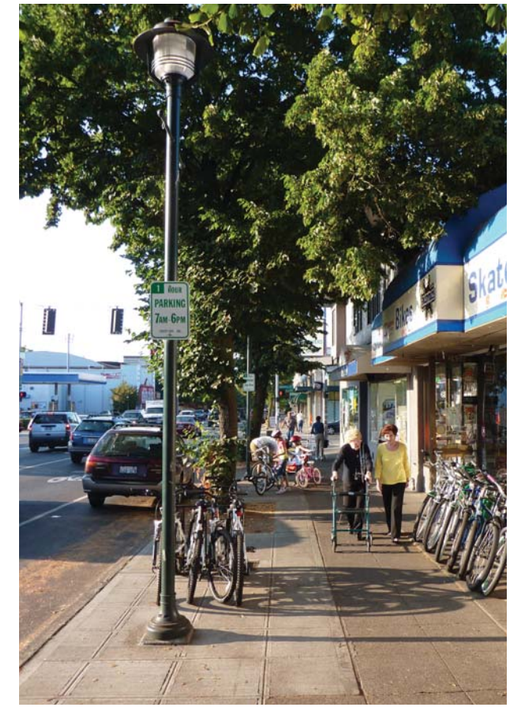
A

MID BLOCK CROSSING & STREETFRONT SHOPS

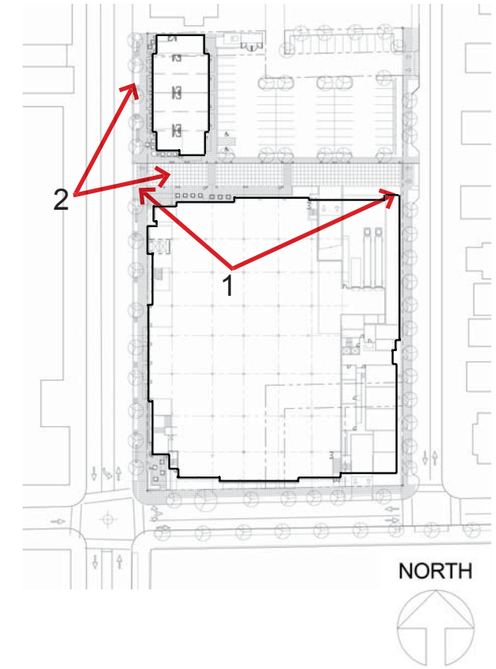
MID-BLOCK CROSSING PEDESTRIAN PLAN

1. Mid Block Connection

2. Mid Block Plaza



Street Front to North with Existing Light Poles



A

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**

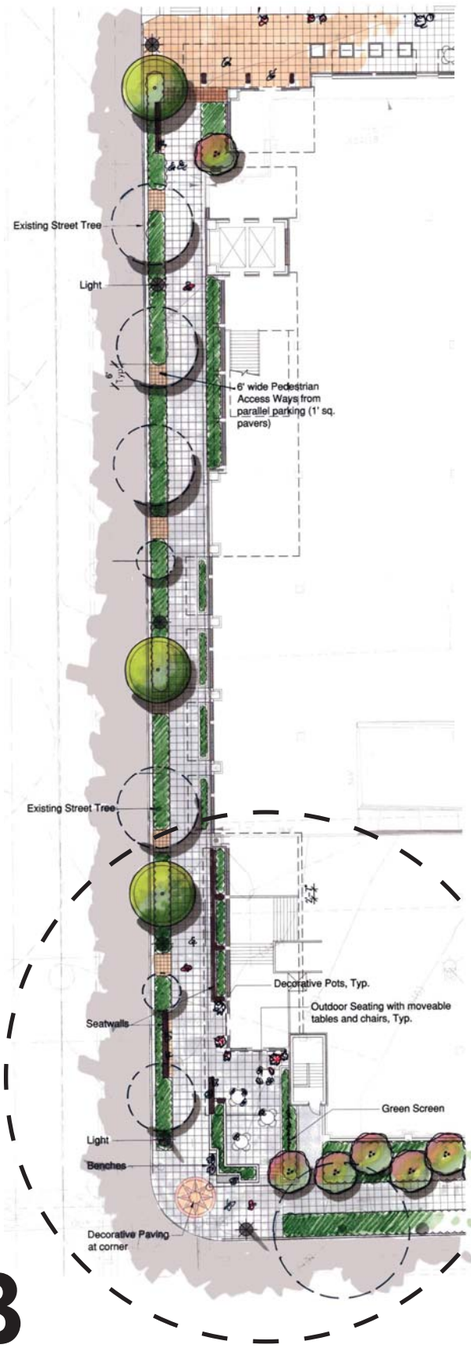
Response - Enhancement of the pedestrian experience along California including new public seating, paving and street furniture.

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.

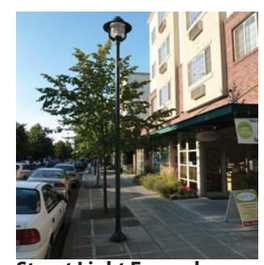
Policy - Publicly accessible plazas or other green spaces, including public stairways

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



B

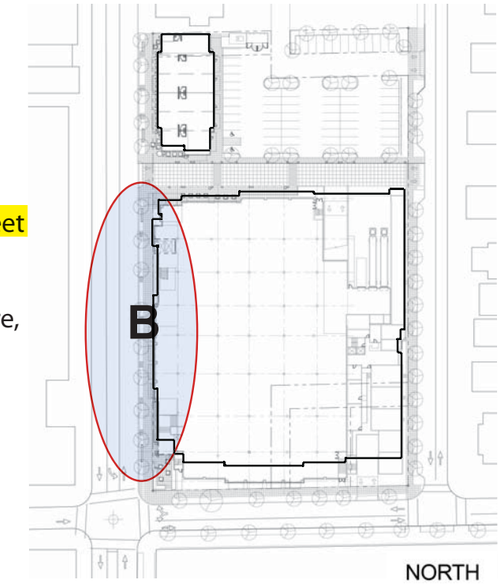
Seating Example

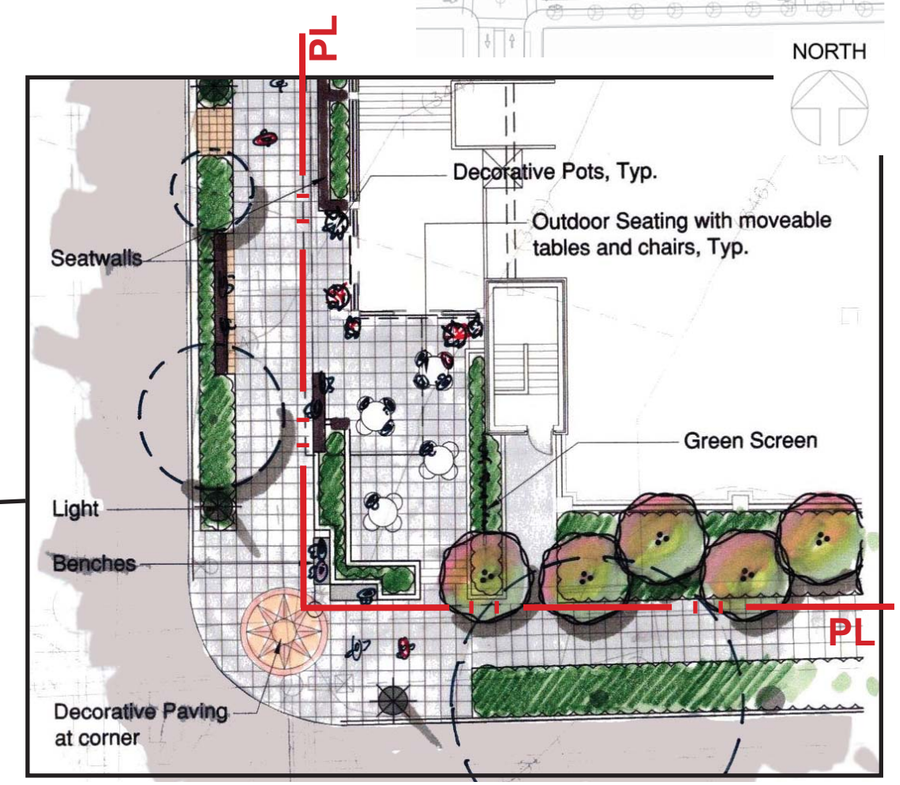


Street Light Example

Planter & Seat Wall Example

Compass Rose Example

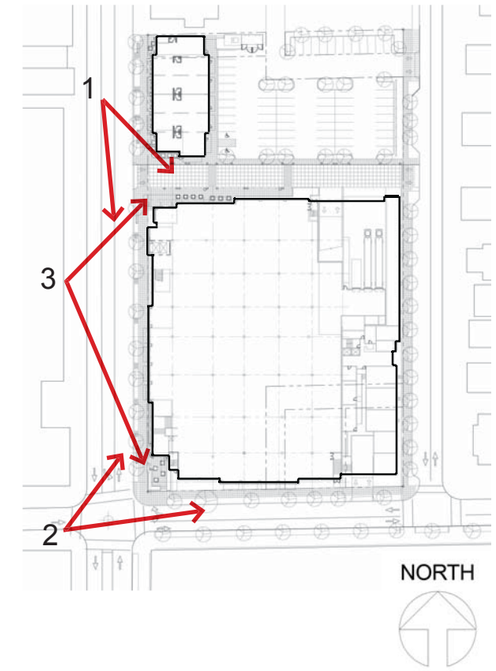




CALIFORNIA AVE. FRONTAGE

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:

Green Wall Example

Green Wall Example

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

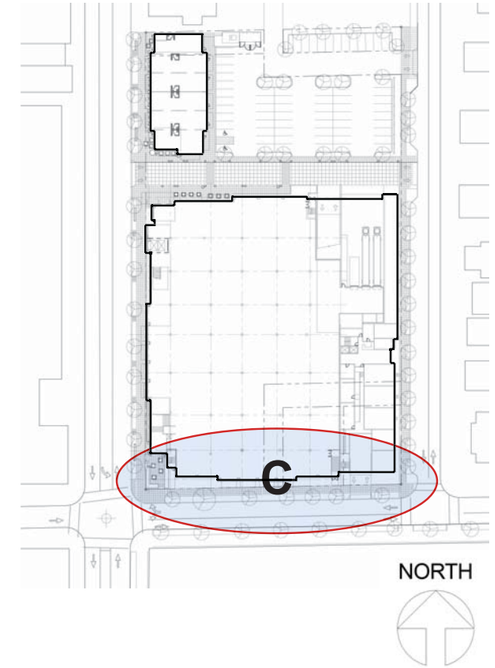
Response - Enhancement of the pedestrian experience along Lander including new public seating, paving and street furniture.

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

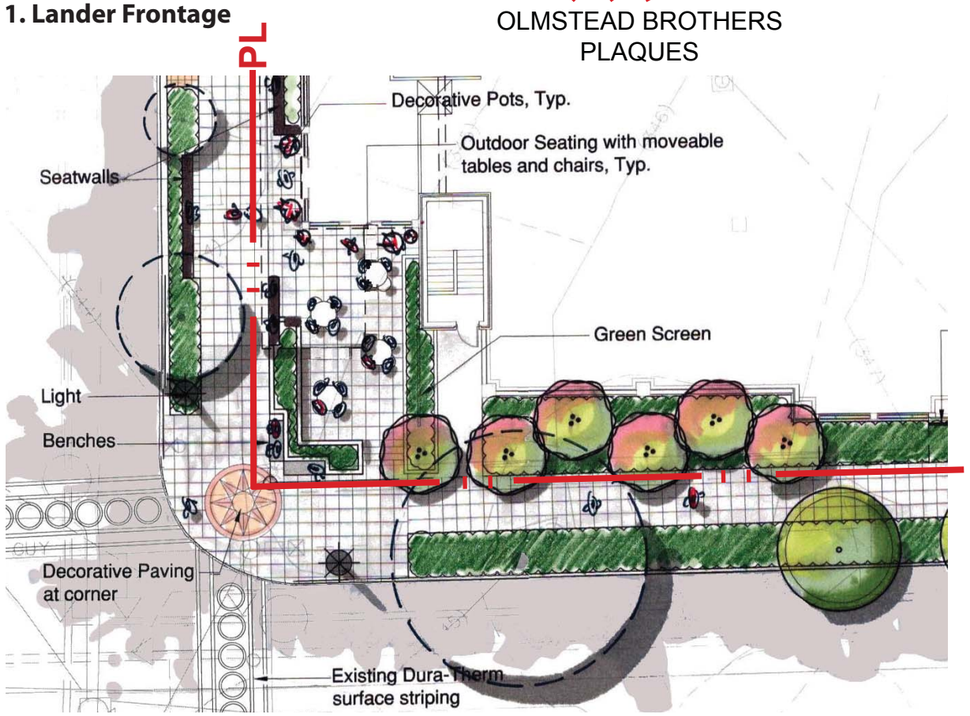
Response - New pedestrian seating area at Lander and 42nd relating to Hiawatha Playfield to the south.



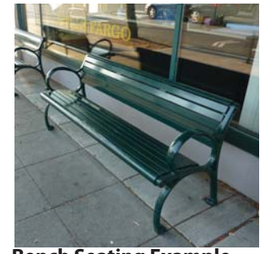
C

LANDER STREET FRONTAGE

1. Lander Frontage

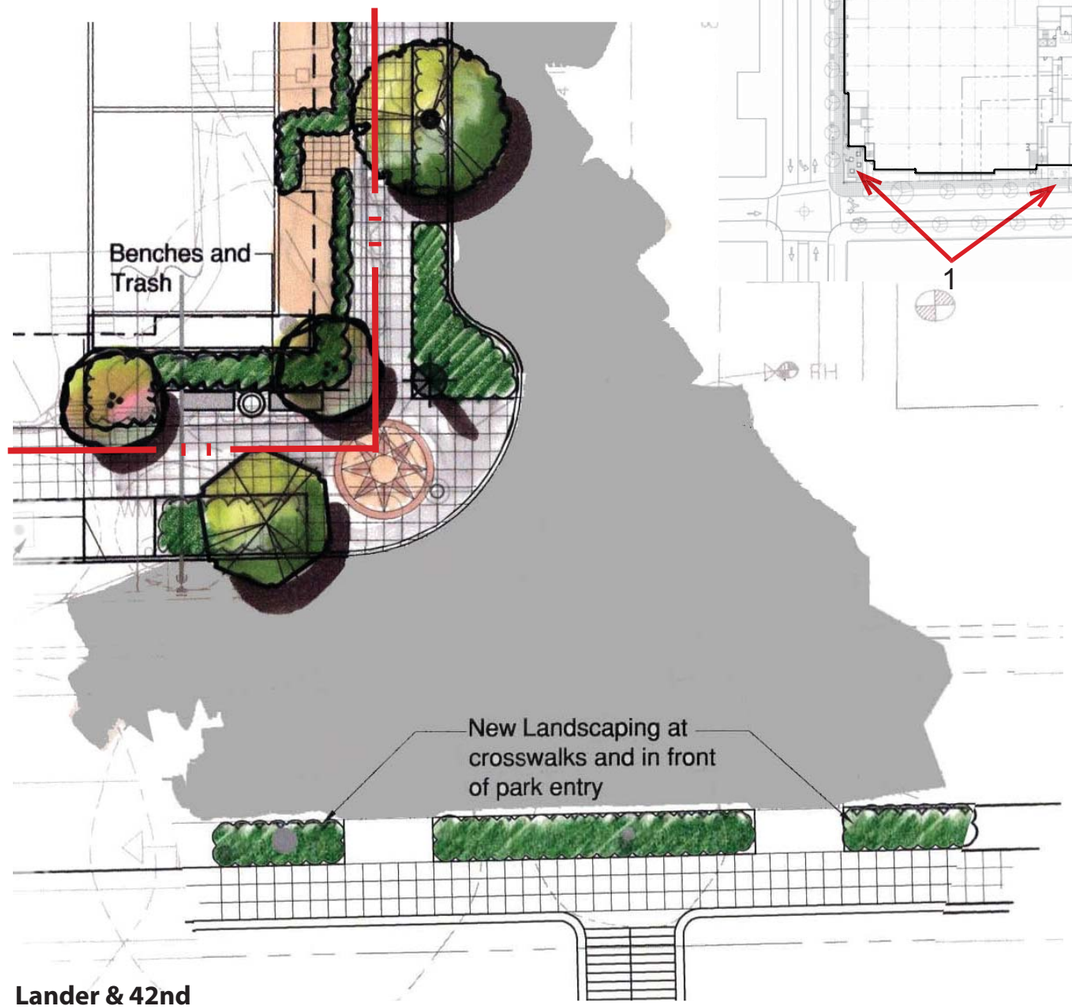


Lander & California

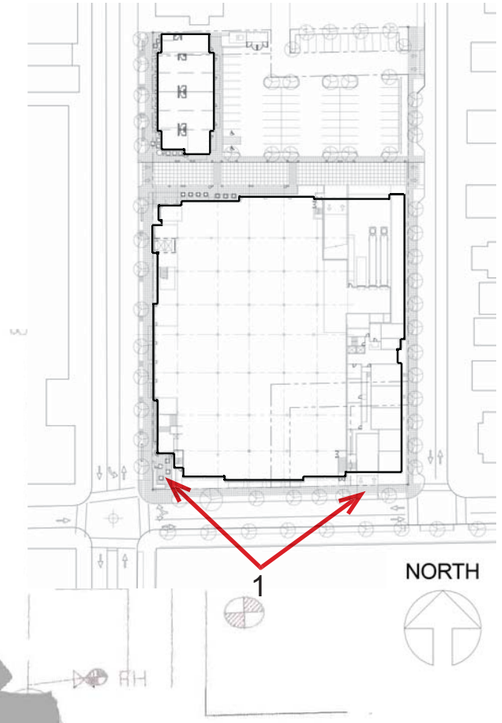


Bench Seating Example

Compass Rose Example



Lander & 42nd



C

LANDER STREET FRONTAGE

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.

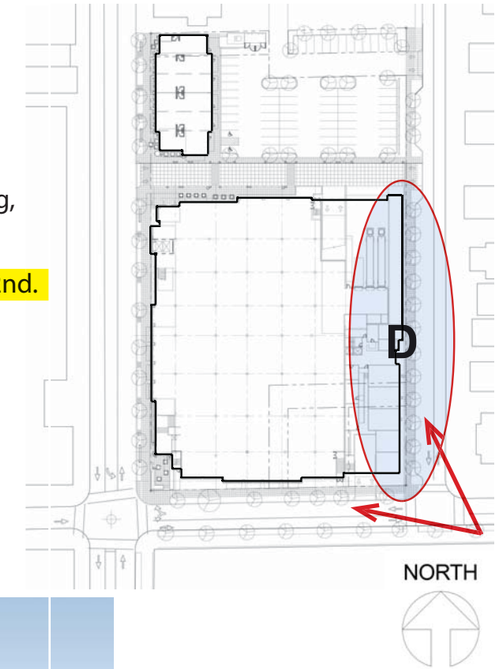
Policy - Publicly accessible plazas or other green spaces, including public stairways

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

Street Light Example

Bench Seating Example

Compass Rose Example



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.

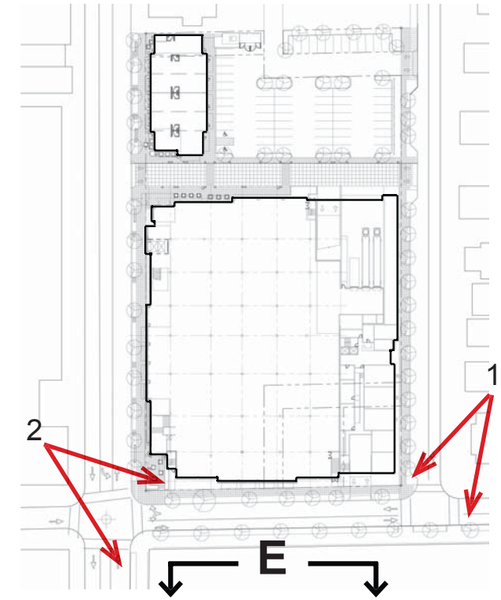
Policy - Enhancement of the pedestrian or bicycle **environment**

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



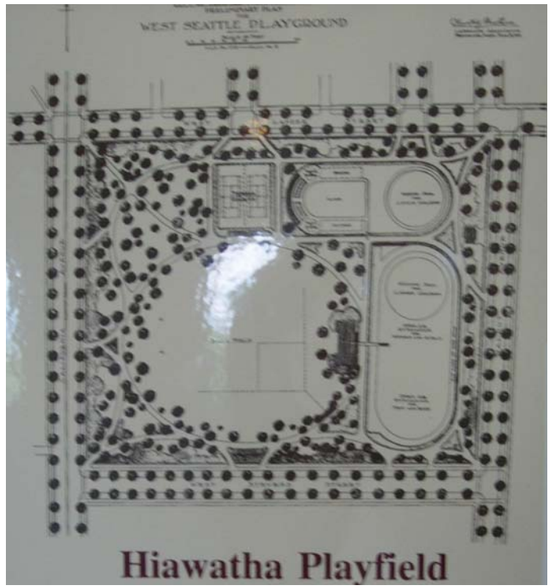
NORTH

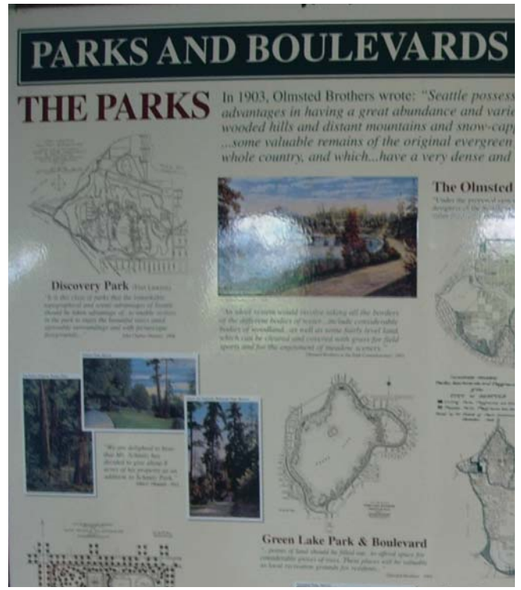
1. Lander and 42nd

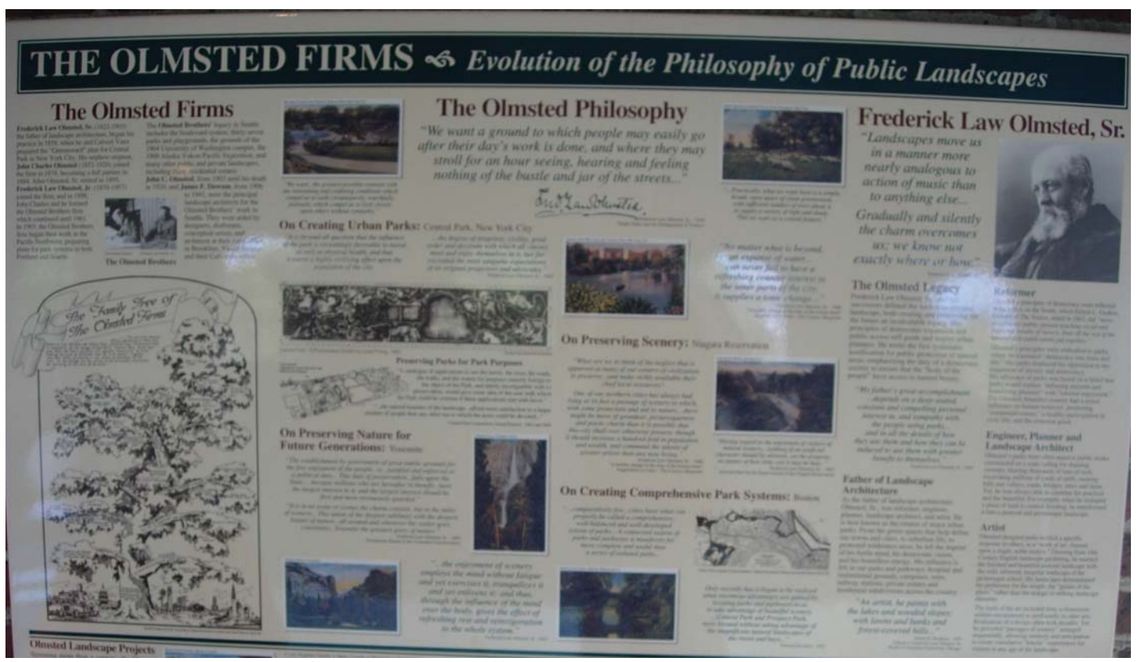
2. Lander and California

E

HIAWATHA PARK ENHANCEMENTS

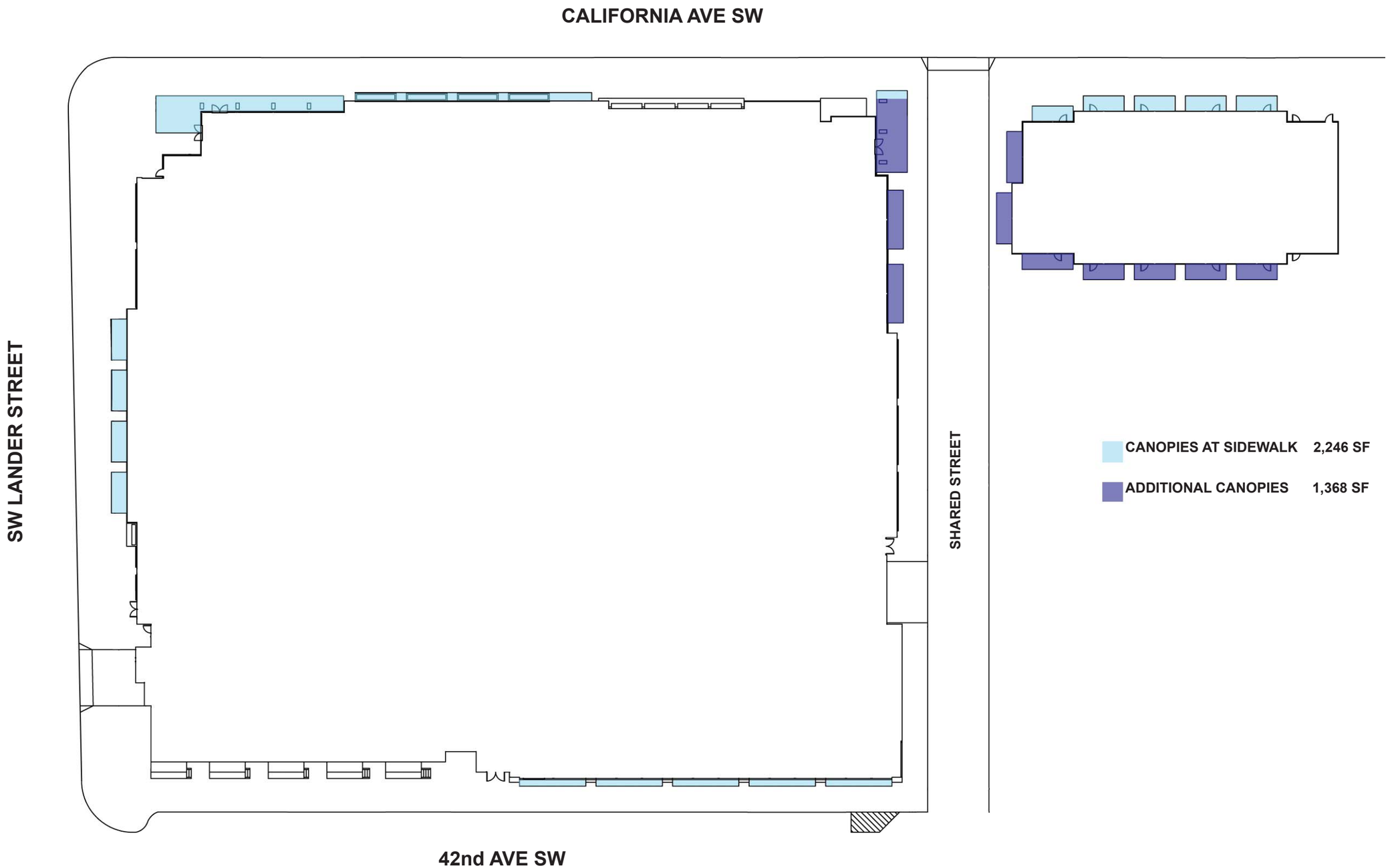


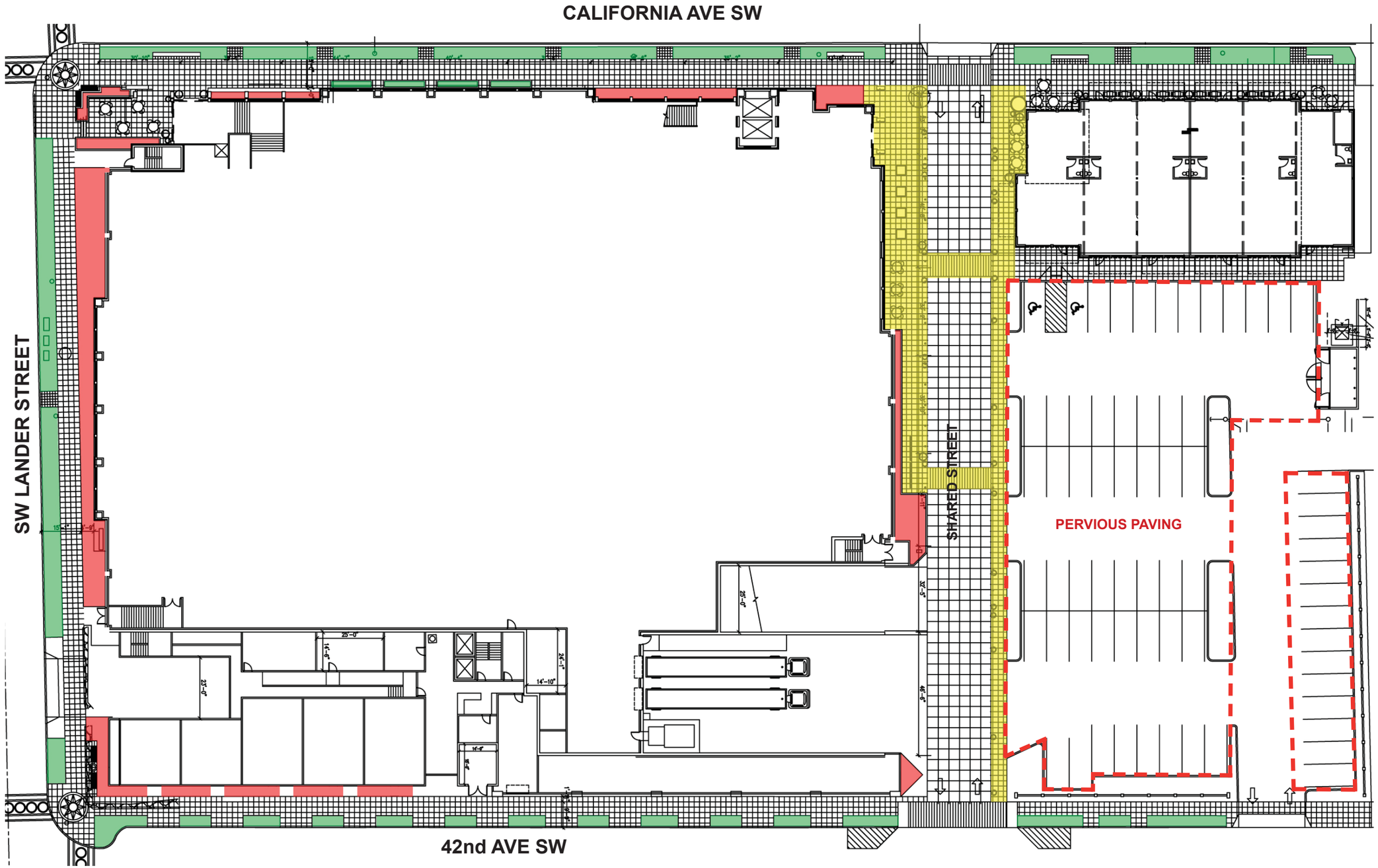




Example Olmsted Panel (from Volunteer Park)

HIAWATHA PARK ENHANCEMENTS


CALIFORNIA AVE SW
SW LANDER STREET
SHARED STREET
42nd AVE SW
CANOPIES AT SIDEWALK 2,246 SF
ADDITIONAL CANOPIES 1,368 SF

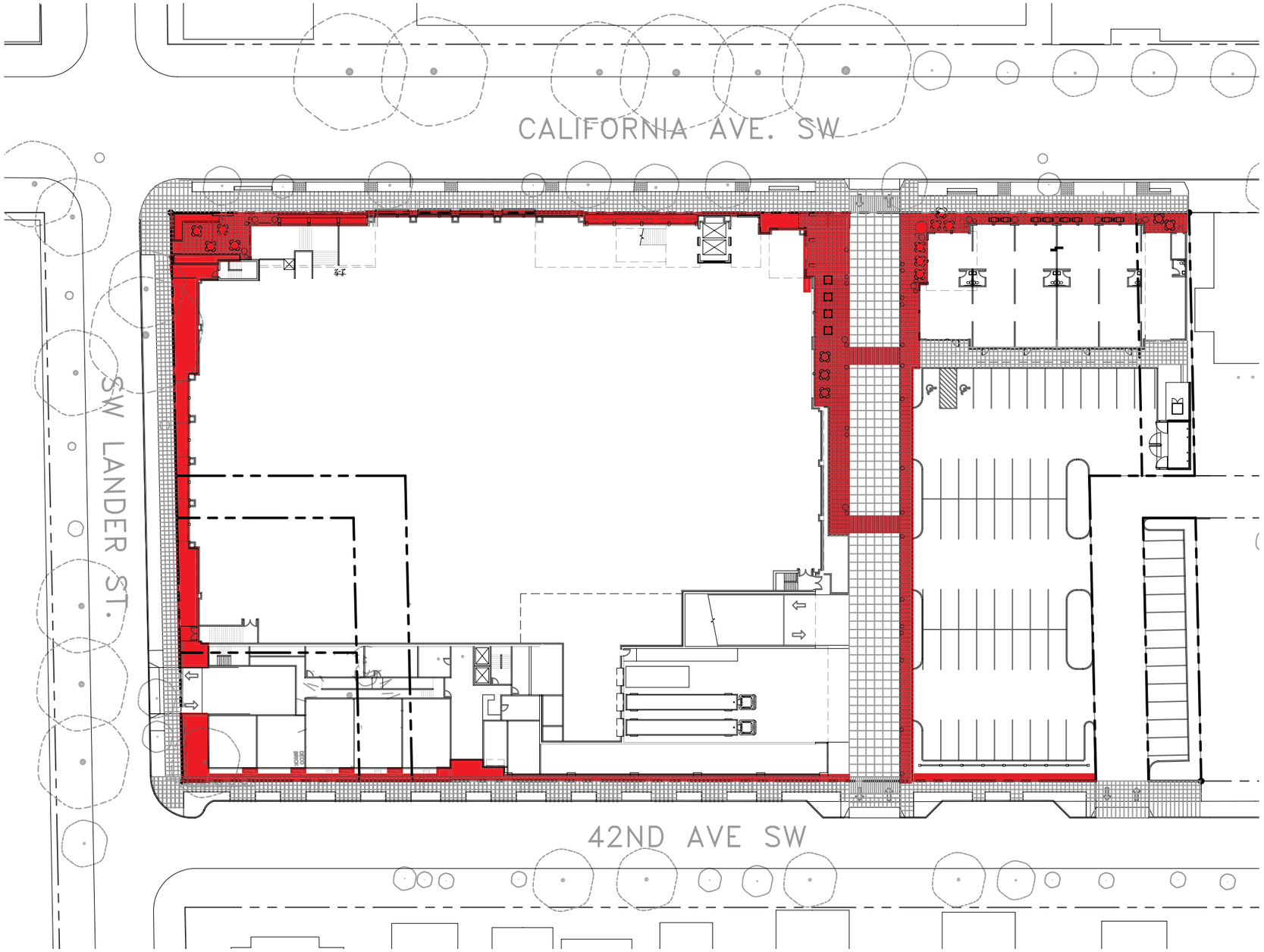


130 LINEAR FEET OF SEATING

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

NORTH

PUBLIC BENEFIT AREA DIAGRAM