



VICINITY MAP

N.T.S.

Puget Sound

ALKI BEACH

PROJECT SITE

MAIN ARTERIAL

ALKI AVE SW

NC1-30
L-3

RESTAURANT &
RESIDENTIAL

RESTAURANTS

MULTI-FAMILY

NC1-30
L-3

MIXED COMMERCIAL

MIXED COMMERCIAL

NC1-30
L-3

RESIDENTIAL

RESIDENTIAL

64TH PL SW

64TH AVE SW

63RD AVE SW

62ND AVE SW

61ST AVE SW

60TH AVE SW

SW ADMIRAL WAY

MAIN ARTERIAL

DEVELOPMENT OBJECTIVES

- 1 RESIDENTIAL UNIT
- 1 RESTAURANT (5800 S.F.)
- APPROX-2 FLOORS)
- 3 PARKING STALLS
- ZONING NC1-30



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A NEW MIXED USE BUILDING FOR:
PARTHENON LLC
2810 ALKI AVENUE SOUTHWEST
SEATTLE, WASHINGTON

TITLE:
VICINITY
MAP

SHEET:
1/5

DATE:
05c-2560



PROPERTY TO EAST



EXISTING RESIDENCE
ON SITE



PROPERTY TO WEST



ELEVATIONS SOUTH



PEDESTRIAN
CORRIDOR



LOOKING EAST

LOOKING WEST

STREETSCAPE



EXISTING RESIDENCE
ON SITE

ALLEY

VIEWS TO THE NORTH



AERIAL PHOTOGRAPH

N.T.S.

Puget Sound

VIEWS TO SOUND

ALKI BEACH

MAIN ARTERIAL CORRIDOR & PEDESTRIAN

RESIDENTIAL

RESIDENTIAL

MIXED COMMERCIAL

SITE

EXISTING ALLEY

64TH AVE SW

63RD AVE SW

62ND AVE SW

61ST AVE SW

SW STEVENS ST

TITLE:
AERIAL
MAP

SHEET:
3 / 5

05c-2560

A NEW MIXED USE BUILDING FOR:
PARTHENON LLC
2610 ALKI AVENUE SOUTHWEST
SEATTLE, WASHINGTON



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AXONOMETRIC PHOTO

N.T.S.



NARRATIVE:

PHOTOGRAPH ILLUSTRATES LOW PROFILE OF ALL BUILDINGS IN THE AREA. NO DEPARTURE FROM HEIGHT RESTRICTIONS IS BEING REQUESTED. MOST BUILDINGS IN THE AREA ARE SINGLE FAMILY RESIDENTIAL OR MULTI-FAMILY CONDOS AND APARTMENTS. A COMMERCIAL STRIP OF 2-3 STORY BUILDINGS EXIST ALONG ALKI AVENUE WHERE THIS PROJECT IS BEING LOCATED. THE PROPOSED STRUCTURE WILL BE 34’ FROM F.F. TO THE ROOF DECK WITH THE EXCEPTION OF APPROVED ELEMENTS SUCH AS THE STAIR TOWER AND PARAPET WALLS.

CITY DESIGN GUIDELINES

Guideline A-2: Streetscape compatibility

The siting of the building will match the surrounding buildings and setbacks. The front of the building is located on a pedestrian corridor and will provide an active exterior patio adjacent to the right of way conducive with adjacent uses and streetscape. If addition sidewalk street trees are required, they will be provided.

GUIDELINE B-1: HEIGHT, BULK, AND SCALE COMPATIBILITY

This project will be compatible with the scale of the surrounding developments and fit within the maximum height and massing restrictions of the area. The frontage will have an exterior seating area and step back in scale at each story. The required 13’ first floor height will be met and is compatible with adjacent commercial structures. The alley abuts an L3 residential zone and requires a 10’ setback from the center line of the alley for the upper floors. The maximum roof height is 34’ excluding elevator, stairway, parapet projects etc..., which will place the building at the same height of the new structure to the West and one level above the existing restaurant to the East.

Guideline C-1: Architectural Context

Neighboring buildings are eclectic and consist of a mix of older wood frame structures and new mixed material structures. The scale and proportion of all are similar and few buildings in the area exceed 3 stories with the possible exception of multi-family structures. The commercial structures have mainly flat roofs and fill the entire lot. The street is a highly used pedestrian path across from Alki beach and consists of restaurants and retail shops. The majority of facades are glass and meet the sidewalk with either the building structure or an exterior patio.

Guideline C-3: Human Scale

The first floor of the building is required to be 13’ a.f.f. and will meet the street with an exterior patio for dining. The 2nd and 3rd floor will step back respectively with their decks providing a very pedestrian feel to the street entrance. The 1st and 2nd floors will be used for the relocation of a current well established neighborhood restaurant which will provide an active environment at the street level.

Guideline D-1: Pedestrian Open Spaces and Entrance

A patio will act as the entrance to the ground level entrance creating a pedestrian-oriented open space that allows opportunity for social interaction and an energized street environment. The 2nd level will also have a public deck stepped back from the street level making a very welcoming overall appearance.



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MASSING DIAGRAMS

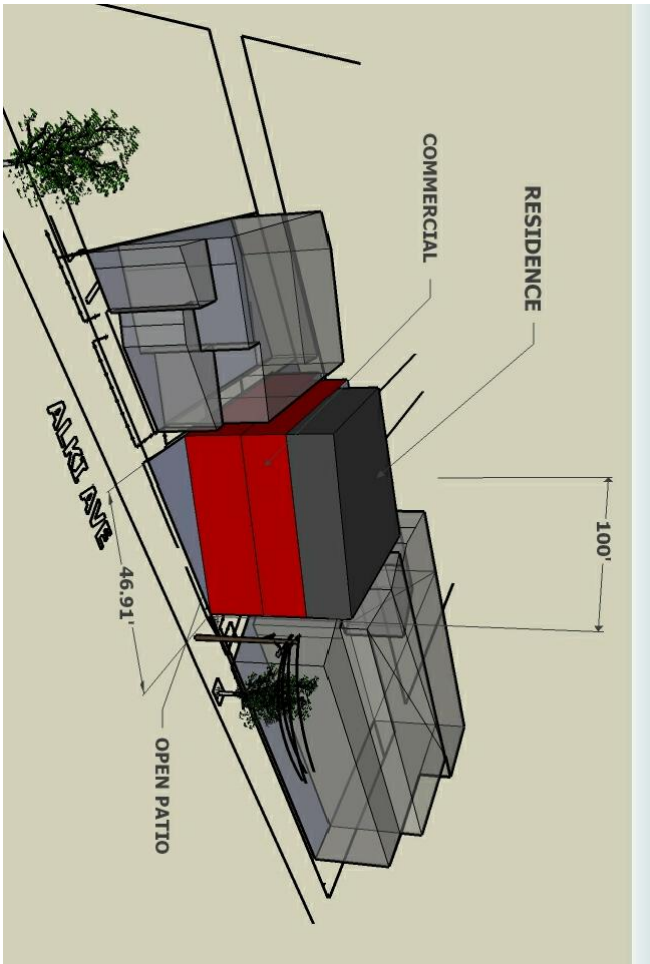


ALLOWABLE MASSING



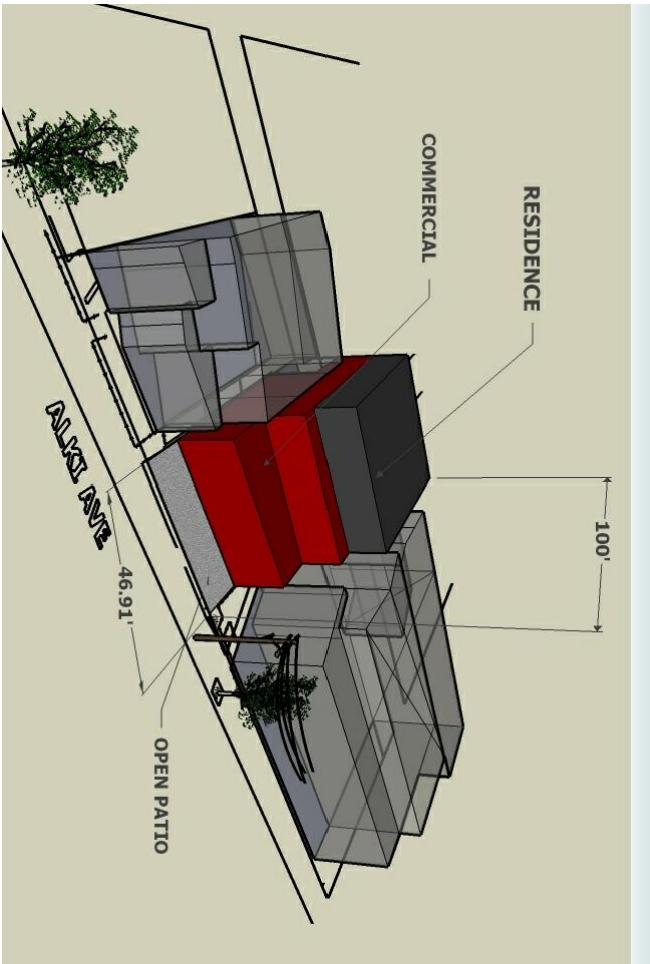
SCHEME B

- STRONGER IMPACT AT STREET LEVEL
- MAXIMIZE VIEWS AND USABLE OUTSIDE AREAS
- MORE LIGHT PENETRATION TO INTERIOR



SCHEME A

- MAXIMIZE SQUARE FOOTAGE
- MINIMIZES TRANSITION TO RESIDENTIAL AT REAR ALLEY



SCHEME C

- ACTIVATES STREET LEVEL
- MORE PEDESTRIAN FRIENDLY
- MAXIMIZE VIEWS
- MORE LIGHT PENETRATION TO INTERIOR



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SEATTLE, WASHINGTON

TITLE:
MASSING
SCHEMATICS

SHEET#:

5/5

EXAMINER REVIEW

05c-2560