



EARLY DESIGN GUIDANCE
WEST SEATTLE JUNCTION
Seattle, Washington

April 10, 2008

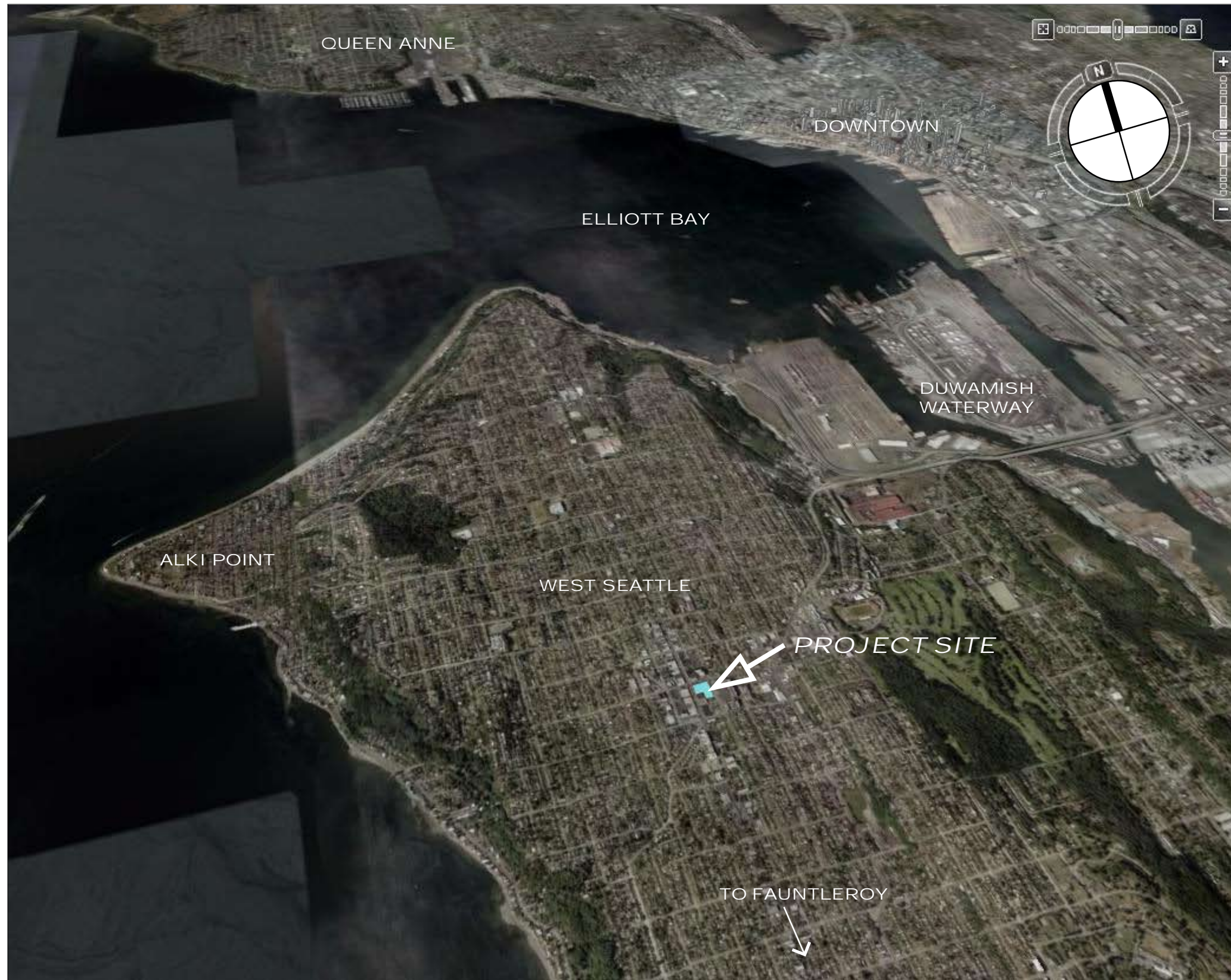


WEBER+THOMPSON

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VICINITY MAP



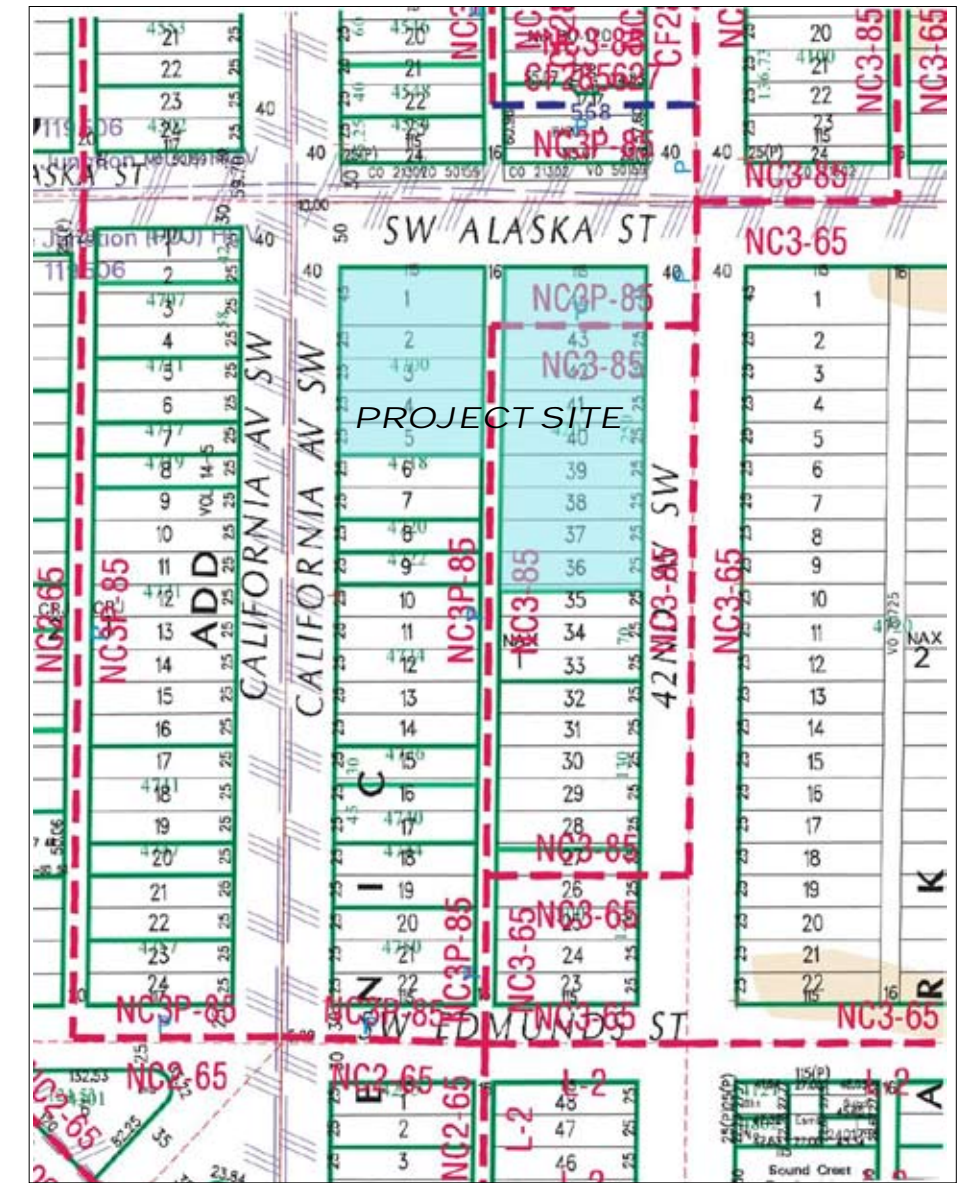
WEST SEATTLE JUNCTION | VICINITY MAP



Land Use Code Analysis:

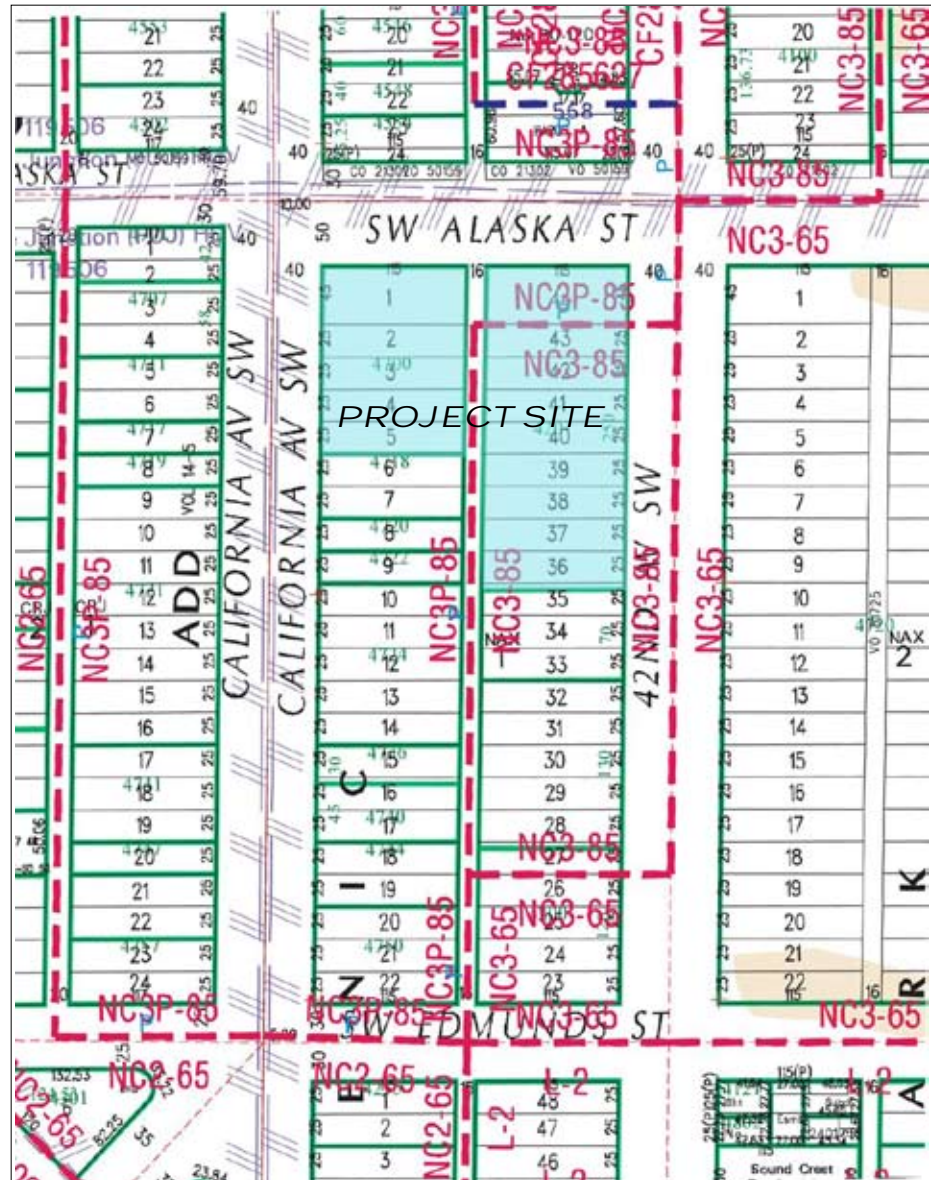
Zoning:	NC3-85
Overlays:	None
Existing Land Uses:	Commercial
Site Area (with 2' alley widening dedication):	East Building: 28,750 sf – 500 sf = 28,250 sf West Building: 16,675 sf – 290 sf = 16,385 sf
Permitted Uses:	Mixed-use, Residential, Office, Commercial.
Pedestrian Zone:	All of the west parcels & the north 45' of the east parcel
Pedestrian Streets:	California Avenue SW & SW Alaska Street
Street-level Non-Residential:	Blank facades (w/o windows, entries, stairs, decks, screening, landscaping) have requirements of: <ul style="list-style-type: none"> • 20' maximum width between elevation +2' & +8', • 40% maximum of each street facade length, • 10' maximum setback unless behind plazas, • 60% min. facade area between elevation +2' & +8' shall be transparent • 30' average commercial depth (15' min), • 13' minimum floor to floor height • 80% of the pedestrian street face width shall be occupied by minor retail / commercial, restaurant, medical & institutional uses (uses identified in L.U.C. 23.47A.005.E.1); other uses permitted in the zone and residential access may occupy the remaining 20% of the facade width
Prohibited Uses:	Per 23.42A.005.D residential uses are generally permitted anywhere in a NC3 structure except that they may not occupy in aggregate more than 20% of street level, street facing facade. Access to residential use is limited to 20% of the pedestrian street-facing facade width.
Maximum Size of Non-residential use:	None for most typical uses including groceries. 25,000 sf Limit for heavy sales and wholesale showrooms <ul style="list-style-type: none"> • Minimum 13' floor to floor height • Average 30' depth with a minimum of 15' depth
Outdoor Activities:	No maximum sales area limit, storage prohibited, loading berths setback 50' from a residential zone
Maximum Building Height:	85' to top of flat roofing; 85' + 4' for parapets, open railings, planters, skylights, clerestories, and greenhouses 85' + 15' for stair & elevator penthouses, solar collectors and screened mechanical equipment provided coverage of all features does not exceed 20% of roof area, or 25% when including stair/elevator penthouses or screened mechanical.
Residential Coverage:	Not applicable in the NBDS.
Floor Area Ratio (FAR):	Mixed-use: Floor Area Ratio = 6
East Building:	6 x 28,250 sf = 169,500 sf

West Building:	6 x 16,385 sf = 98,310 sf
F.A.R. Exemptions:	Areas below the lower of existing or finished grade.
Landscape & Screening:	Green Area Factor: landscaping that achieves a green factor score of 0.3 or greater as defined per 23.47A.016.
Setbacks:	N/A (no adjacent residential zones). Existing trees and street trees
Alley Widening:	The existing 16' wide alley will need a 2' wide dedication on each side to create a 20' wide alley.
Street Trees:	Required on new projects
Screening:	At blank facades: a 5' deep landscaped area with trees and shrubs.
Open Space:	N/A – replaced with Residential Amenity Area
Residential Amenity Area:	5% of total residential gross square footage is required as amenity space to a limit of 50% of the lot area including decks, balconies, terraces, roof gardens, plazas, play area, sport courts, and courtyards. Resident access is required to at least one amenity area – 10' & 250 sf minimum common area dimensions; 6' & 60 sf private balconies and decks; parking & driveways not included.
Parking Requirements:	Residential: 1 stall / residential unit in the Commercial zones Exception: Tandem stalls are allowed and are counted as 1.5 spaces for each double-stall-deep tandem space but where there is a 1/space per unit minimum, tandem stalls only count as 1 space towards that minimum.
Commercial:	1 space / 500 sf (1/250 sf for restaurant w/ first 2500 sf waived for each business) (The first 5,000 sf of general commercial use is exempt from parking requirements of each business establishment)
Office:	1 space / 1,000 sf
Service vehicle spaces:	10' wide x 14' high x 35'
Bicycles:	Commercial - Long term: 1 space / 12,000 sf of space, short term: 1 / 4,000 sf; Office: Long term: 1 / 4,000 sf, short term: 1/ 40,000 sf; Residential: 1 / each 4 units. (After first 50 spaces, additional spaces are provided at ½ the ratio indicated above)



DPD ZONING MAP





DPD ZONING MAP

Site:

The site is located in West Seattle between the intersections of California and 42nd Avenues SW and SW Alaska Street. The proposed development includes two parcels separated by an existing 16' wide and 570' long alley. The East parcel is 28,750 square feet and is addressed as 4203 SW Alaska Street. The West parcel is 16,675 square feet and is addressed as 4706 California Avenue SW.

The existing buildings are one story and house offices, retail, and restaurant uses. In addition to the buildings, there are 29 surface parking stalls on the East parcel and 12 surface parking stalls on the West parcel.

The site is located at a low point in the ridge that delineates the east and west sides of West Seattle. The site slopes down 7' to the north along 42nd Ave SW and is basically flat along the alley and California Ave SW.

The zoning for both sites is NC3-85, along with the remainder of the block. Adjacent blocks to the north and west of our site are also zoned NC3-85. The existing Jefferson Square Shopping Center to the east is zoned NC3-65. Harbor Properties is developing a building south of our site on 42nd Avenue SW.

Development Objectives:

The proposed development is to construct two mixed-use buildings, one with a footprint of approximately 25,860 square feet, and the other with a footprint of about 13,330 square feet. The east building is six stories of residential over one story of retail, while the west building will be five stories of residential over one story of retail.

The development is expected to include 208 residential units between the two buildings, with approximately 29,630 square feet of retail on the ground levels along with residential lobbies, a loading dock, and service spaces. The below grade parking garage will accommodate approximately 80 retail spaces and 282 residential spaces for a total of 362 spaces.

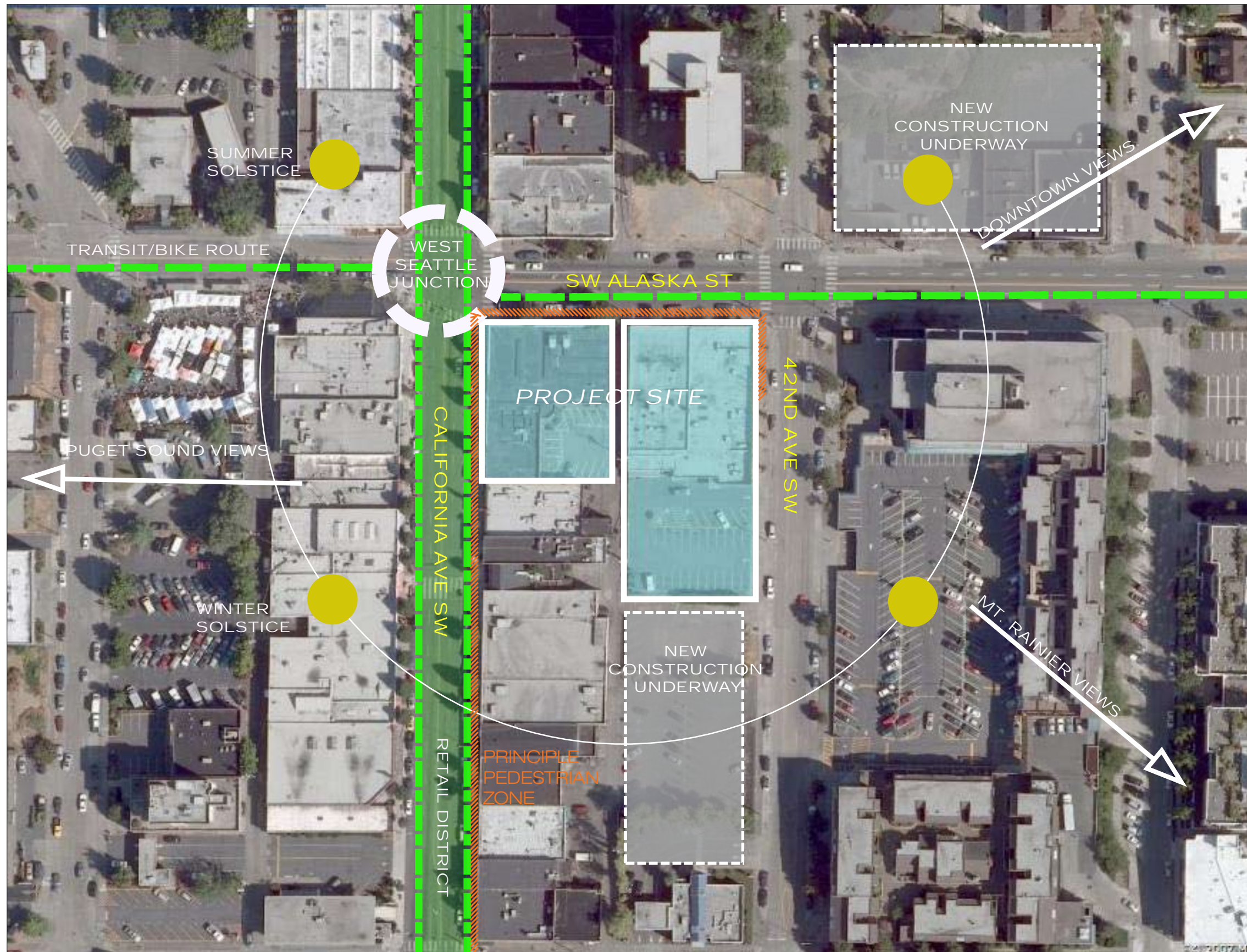
With the parking load for the development being so high, along with the parking load from the adjacent Harbor Properties project to the south, this development will reduce alley traffic by providing both buildings with a shared below grade parking garage with a single entrance from 42nd Avenue SW. This is dependant on an approved subterranean alley vacation from the City Council. The parking garage will extend beneath the alley that will be improved and remain open at grade to traffic.

Both buildings will be held back from the property lines on the south to accommodate a cross block pedestrian corridor that utilizes part of the existing alley.

Code Departures:

Garage entrance location on street instead of in the alley per the zoning code.





WEST SEATTLE JUNCTION | SITE ANALYSIS





WEST SEATTLE JUNCTION | SITE PHOTOGRAPHS



III. DESIGN GUIDELINES

A. SITE PLANNING

1. Responding to Site Characteristics
2. Streetscape Compatibility
3. Entrances Visible from the Street
4. Human Activity
5. Respect for Adjacent Site
6. Transition Between Residence and Street
7. Residential Open Space
8. Parking and Vehicle Access
9. Location of Parking on Commercial Street Fronts
10. Corner Lots

B. HEIGHT, BULK AND SCALE

C. ARCHITECTURAL ELEMENTS AND MATERIALS

1. Architectural Context
2. Architectural Concept and Consistency
3. Human Scale
4. Exterior Finish Materials
5. Structured Parking Entrances

D. PEDESTRIAN ENVIRONMENT

1. Pedestrian Open Spaces and Entrances
2. Blank Walls
3. Retaining Walls
4. Design of Parking Lots Near Sidewalks
5. Visual Impacts of Parking Structures
6. Screening Dumpsters, Utilities and Service Areas
7. Pedestrian Safety

E. LANDSCAPING

1. Landscaping to Reinforce Design Continuity with Adjacent Sites
2. Landscaping to Enhance the Building and/or Site
3. Landscape Design to Address Special Site Conditions





WEST SEATTLE JUNCTION | ZONING ENVELOPE





WEST SEATTLE JUNCTION | ZONING ENVELOPE — FUTURE BUILD-OUT





OPTION A

- Courtyard of East Building (42nd Avenue SW and Alaska) oriented towards street.
- Courtyard of West Building (California and Alaska) oriented towards alley.



OPTION B

- Courtyard of East Building (42nd Avenue SW and Alaska) oriented towards alley.
- Courtyard of West Building (California and Alaska) oriented towards alley.
- Both courtyards "borrow" from each other creating a mid-block zone at the pedestrian-friendly alley.



OPTION C

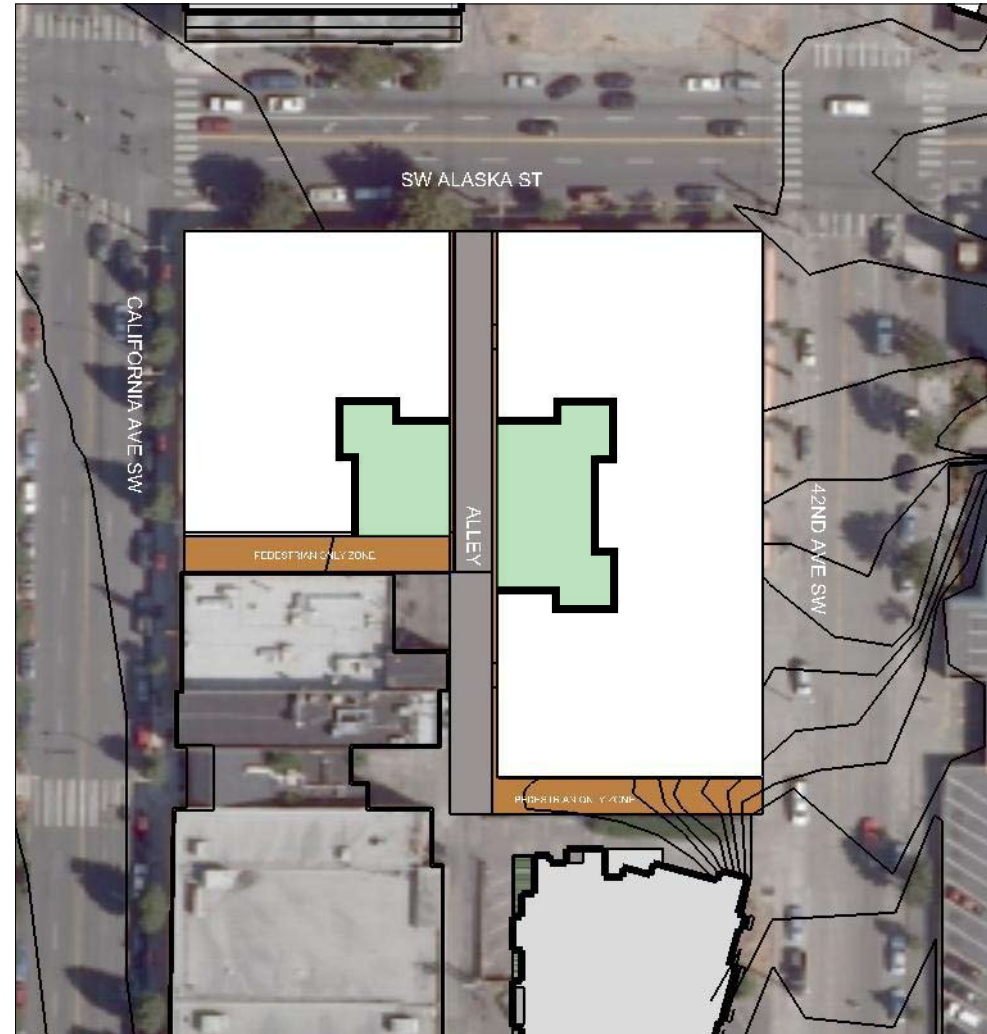
- Both buildings hold street edge at corners.
- Street façades modulated to create "ends" to long façades.
- Courtyards "borrow" from each other emphasizing "hollow" center of the block and more open zone at alley. Allows deeper sun penetration and less shadow on Alaska.





OPTION A

- Courtyards face East—one to street and one to alley.



OPTION B

- Courtyards face each other to share open space and create "hollow" at mid-block.



OPTION C

- Option holds urban street edge with strong corners.
- Courtyards becomes more linear; Allows sunlight deeper in to the alley.





LOOKING NE



LOOKING SE



LOOKING SW



LOOKING NW

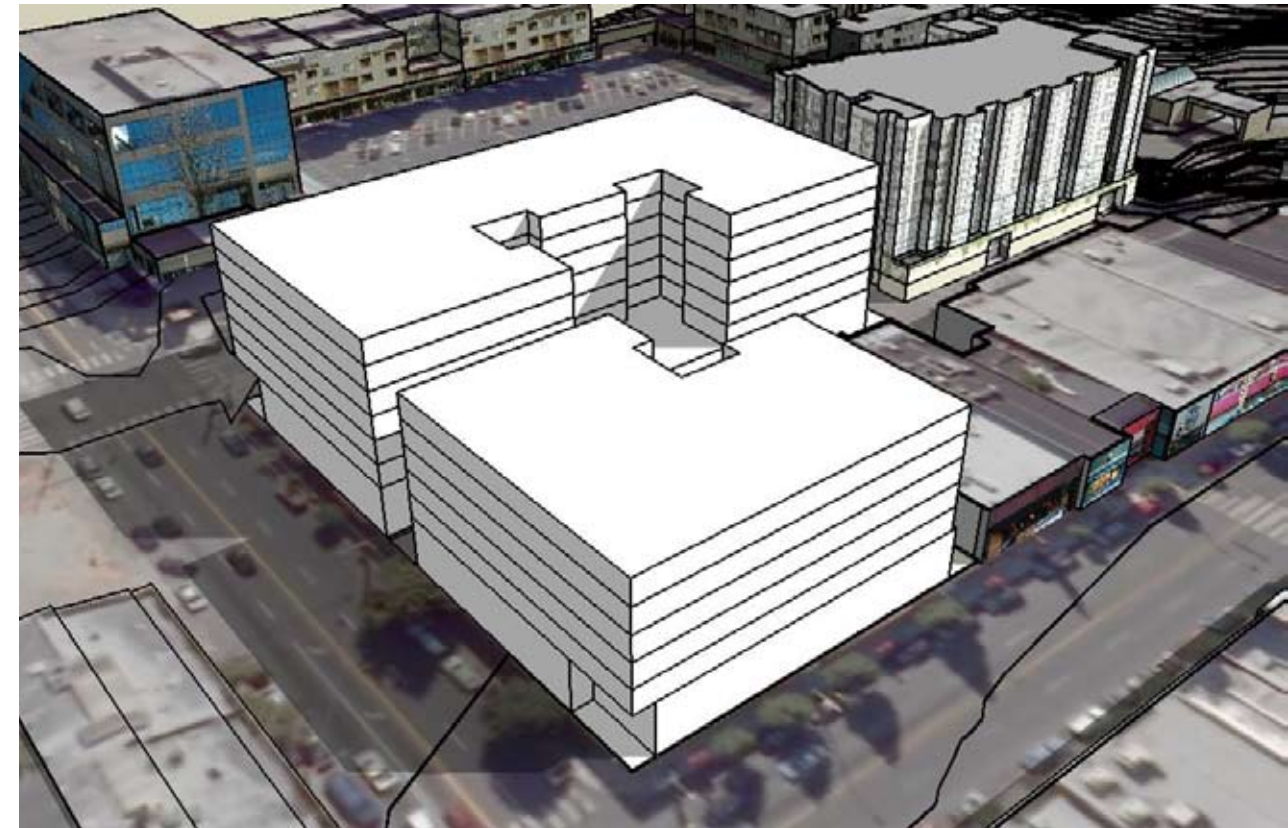


WEST SEATTLE JUNCTION | MASSING — OPTION A





LOOKING NE



LOOKING SE



LOOKING SW



LOOKING NW



WEST SEATTLE JUNCTION | MASSING — OPTION B





LOOKING NE



LOOKING SE



LOOKING SW



LOOKING NW

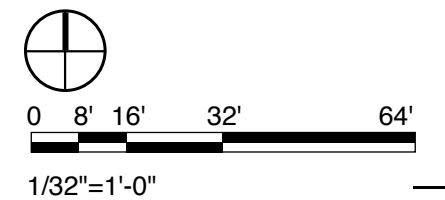


WEST SEATTLE JUNCTION | MASSING — OPTION C





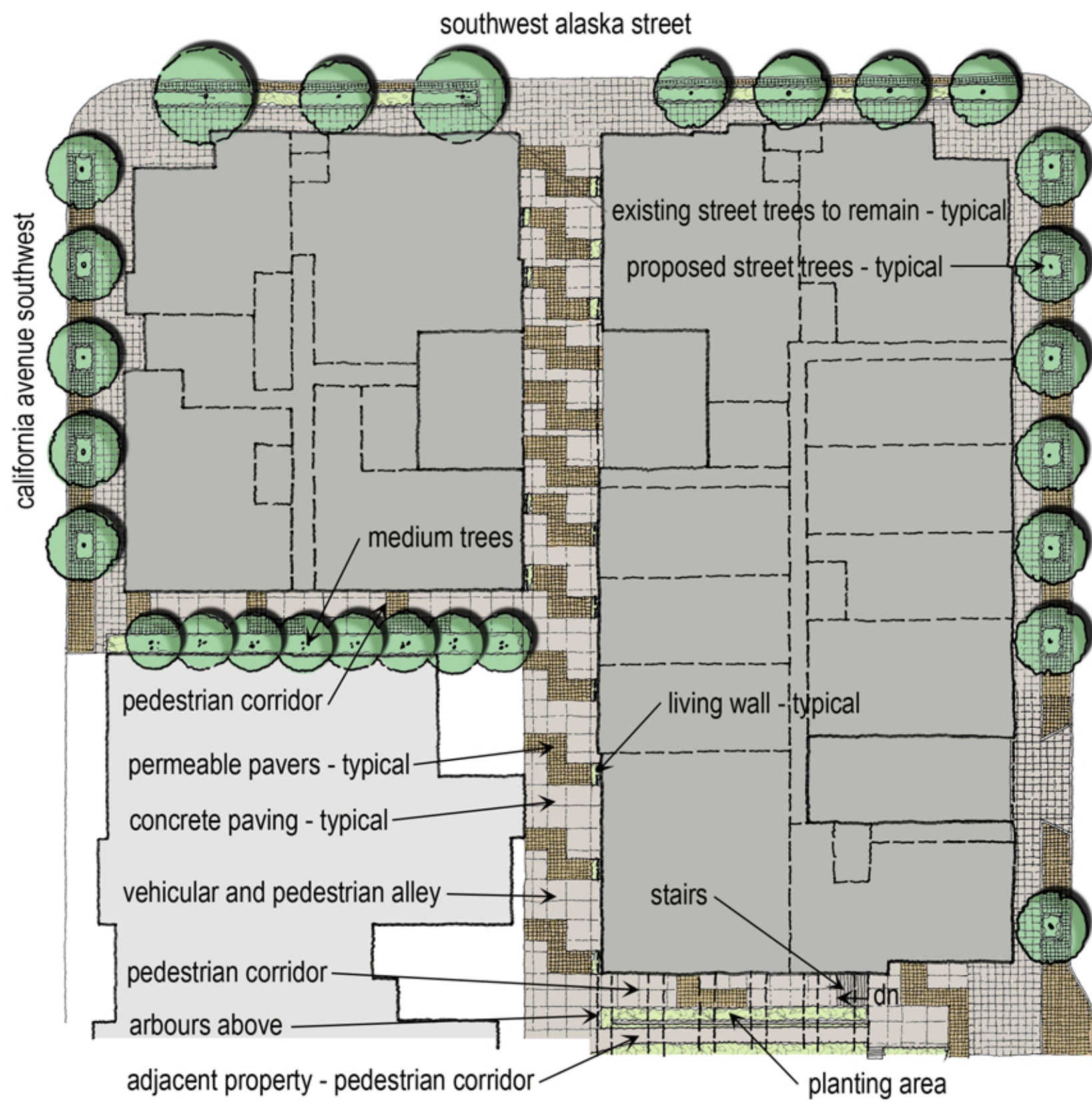
WEST SEATTLE JUNCTION | FLOOR PLAN — RETAIL LEVEL





WEST SEATTLE JUNCTION | FLOOR PLAN — RETAIL PERSPECTIVE





WEST SEATTLE JUNCTION

march 2008

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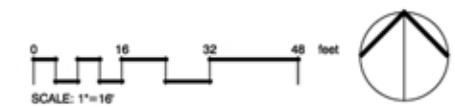
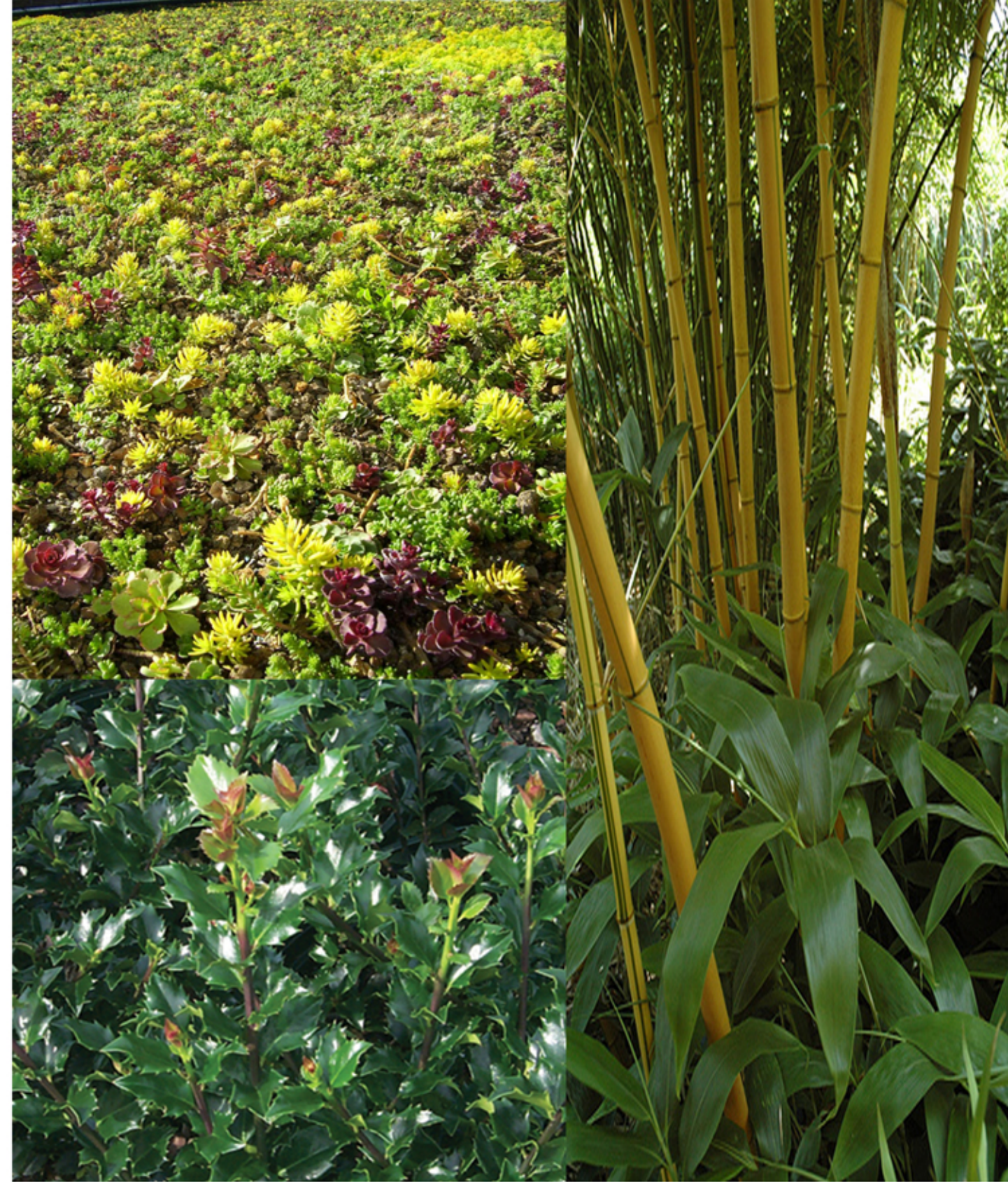


private patio - typical

shallow planting media planter

deep planting media planter with small trees

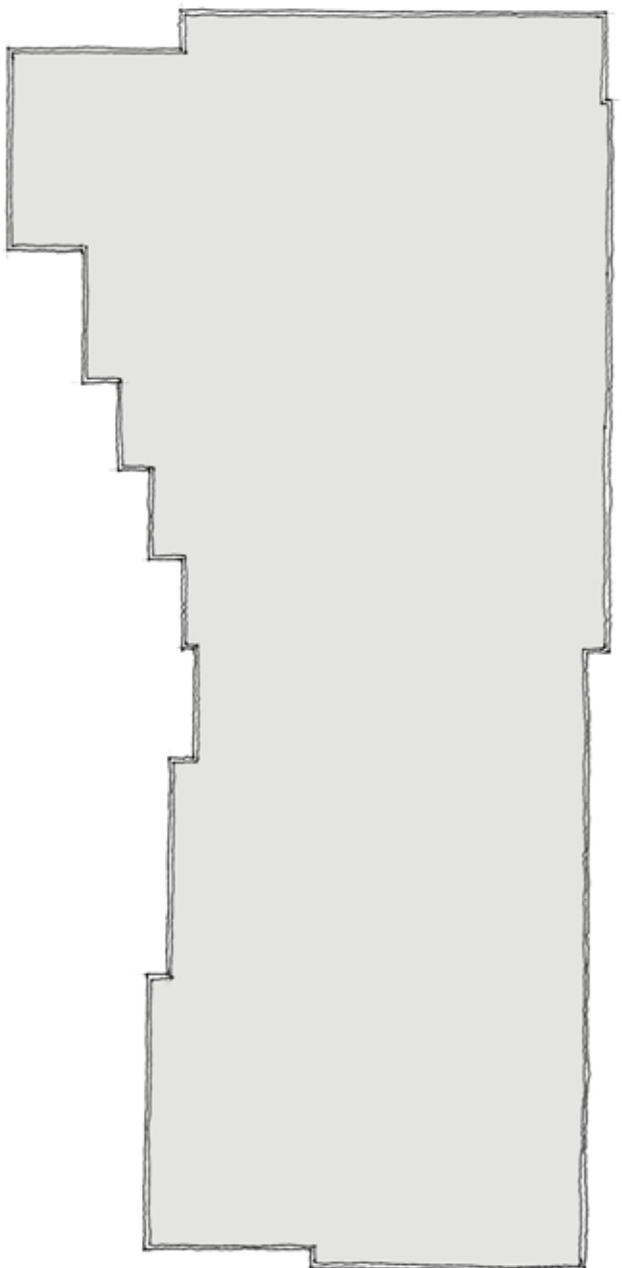
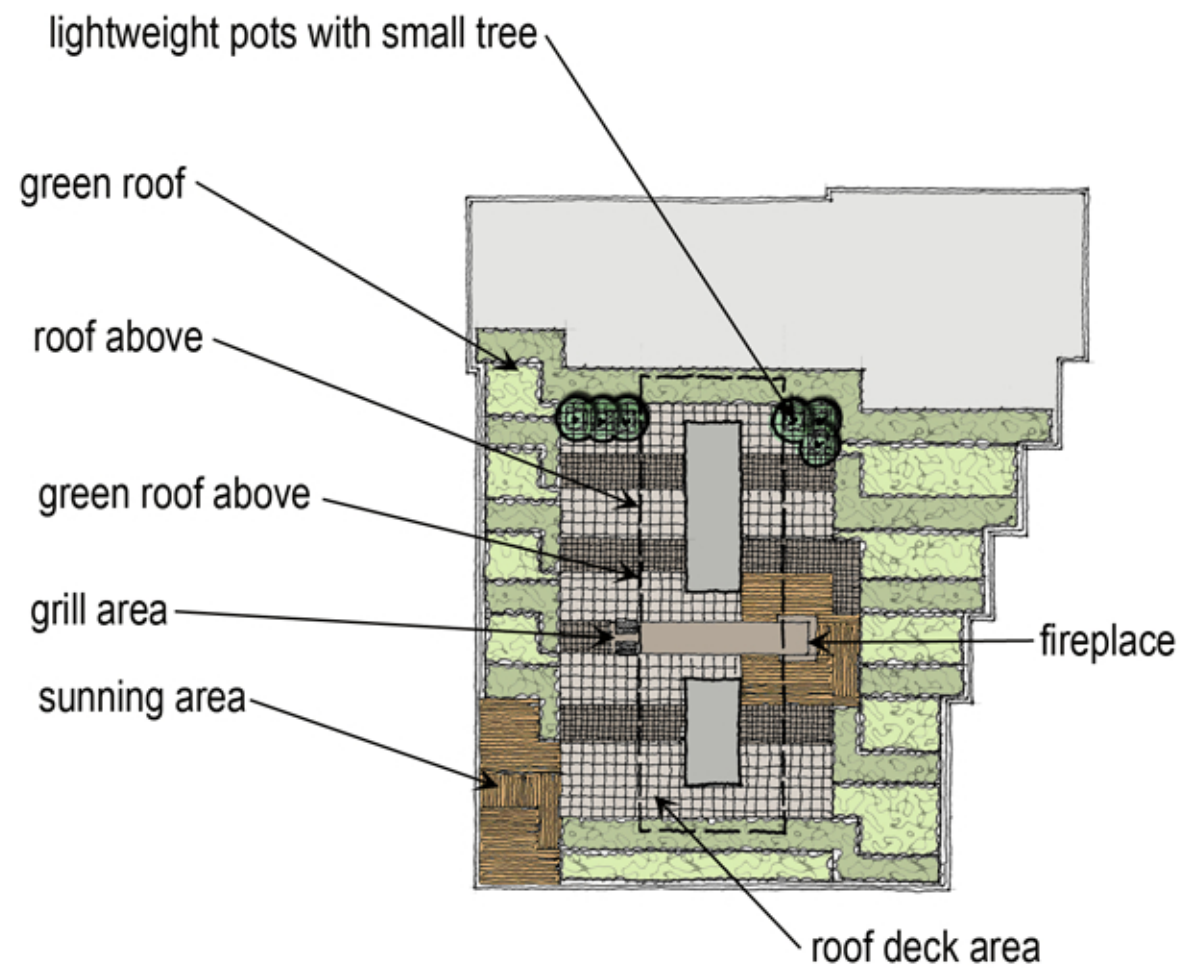
gravel walkway with seating



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MEYDENBAUER, BELLEVUE, WA



VIEW POINTE, KIRKLAND, WA



LAKE POINTE, MERCER ISLAND, WA



VERANDAS, QUEEN ANNE



WEST SEATTLE JUNCTION | PROJECT EXAMPLES — CONNER HOMES





PINE + BELMONT, CAPITOL HILL



SOLARA, LAKE CITY



THE OPAL, CAPITOL HILL



TOTEM LAKE APARTMENTS, KIRKLAND, WA



THE BOULEVARD, KIRKLAND, WA



EXPO 62, QUEEN ANNE



WEST SEATTLE JUNCTION | PROJECT EXAMPLES — WEBER + THOMPSON





POST ALLEY (MARKET): Emphasis on pedestrian activity and retail shops in service alley.



ALLEY 24: Mid-block pedestrian link with active retail/office entries.



POST ALLEY (MARKET): Lots of pedestrian activity.



ALLEY 24: View through block encourages exploration.



POST ALLEY (SOUTH OF MARKET): Retail and offices on alley with housing above.



ALLEY 24: Upper building steps back to allow more light into mid-block junction.



ALLEY 24: Paving for vehicles and pedestrians steps away from building edge to allow for additional planting.





GLASS AND VIEW FROM UPPER LEVEL RESIDENTIAL TO SHARED COURTYARD SPACE (POOL OPTIONAL).



MID-BLOCK PASSAGE WITH LOTS OF GLASS AT GROUND FLOOR.



ARTICULATION AND MODULATION OF LONG FAÇADE AT SCALE OF INDIVIDUAL UNIT.



MORE TRANSPARENT EMPHASIS ON URBAN CORNER WITH SOLID/PATTERN ON STREET FRONTS.



WEST SEATTLE JUNCTION | DESIGN INSPIRATION IMAGES

