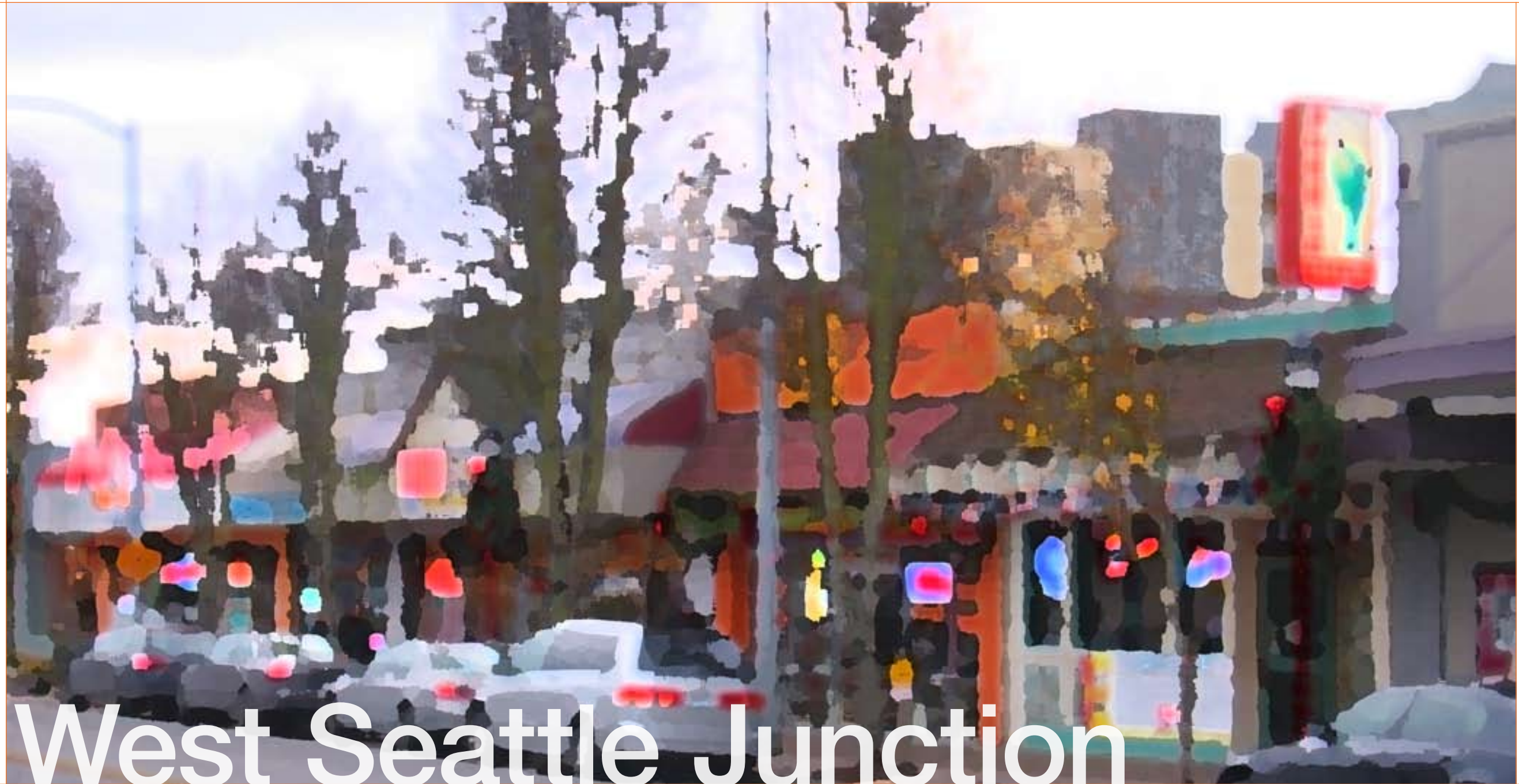


WEBER THOMPSON



West Seattle Junction

Design Review Board
Seattle, Washington
April 23, 2009



PROJECT MEMORANDUM

DATE: 4/8/09

TO: Michael Dorcy

FROM: Joseph Hines

PROJECT: Conner Homes West Seattle Junction PROJECT #: 07-069
DPD # SERVICE # AR

RE: April 2, 2009 SW Design Review Board Recommendation Meeting

CC: Charlie Conner, James Miller – Conner Homes
Jim Westcott, Peter Greaves – Weber Thompson
Jessica Clawson – McCullough Hill
Thomas Rengstorf, Scott Evans – Thomas V Rengstorf

On April 2, 2009 Weber Thompson presented the project for recommendation to the Southwest Design Review Board in a second DRB meeting. Attending for the applicant were James Miller, Jim Westcott, Joseph Hines, Sam Castro, Jessica Clawson and Scott Evans.

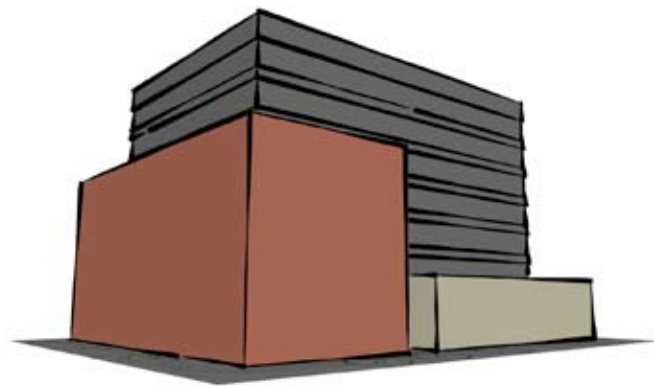
DPD planner Michael Dorcy was present as well as the full five member SW Design Review Board. Vlad Oustimovitch was sitting for Brandon Nicholson who has had to recuse himself while under contract with the City of Seattle for design work.

The Board's recommendation is as follows:

1. The departure for the garage entry from 42nd Avenue SW was granted by the Board in a 3-2 vote. The members felt the departure resulted in a better design for the project. The Board was unanimous in not wanting the granting of this departure to set precedence for other projects in the city.
2. The Board recommended the residential entry for the West Building remain on California Avenue SW as shown in the proposal. It was felt that due to its minimized width, depth from the California Avenue SW retail storefronts, and the wrapping of the retail storefront into the entry recess it would not detract from the retail experience.

3. The Board unanimously recommended a condition of approval that street tree species and locations along SW Alaska Street across from the proposed park are coordinated with Bill Ames.
4. The Board recommended the applicant eliminate bollards shown at the crosswalks at California Avenue SW and 42nd Avenue SW and a full curb be installed.
5. The Board recommended a condition of approval to require retail entries be located in the building recesses at the intersections of California/Alaska and 42nd Ave/Alaska.
6. The Board unanimously recommended the applicant return for a focused recommendation meeting to review modulation of the gray upper portion and the one-story brick retail façade of the West Building. The Board directed the applicant to provide several different options modifying the modulation and appearance of the form. The Board acknowledged that all other parts of the project are approved as noted above and will not be considered during the next recommendation meeting.
7. The Board recommended having the next DRB recommendation meeting as soon as possible. Michael Dorcy will look at scheduling this meeting for April 23, 2009





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WEST SEATTLE JUNCTION | **SCHEME A**

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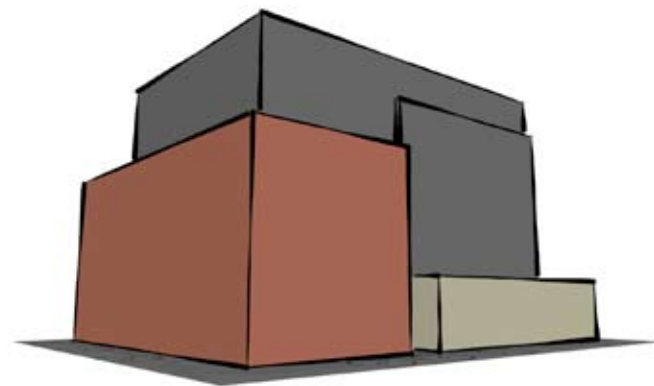
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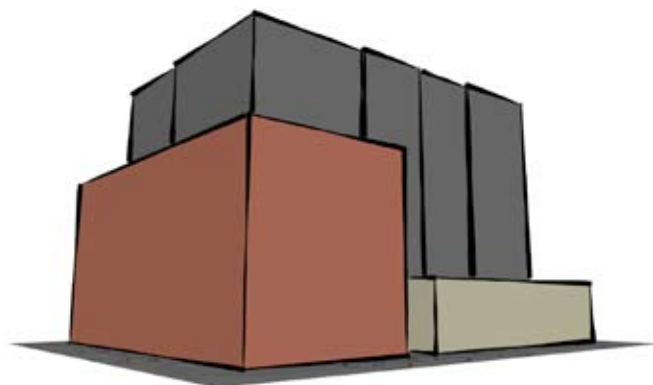
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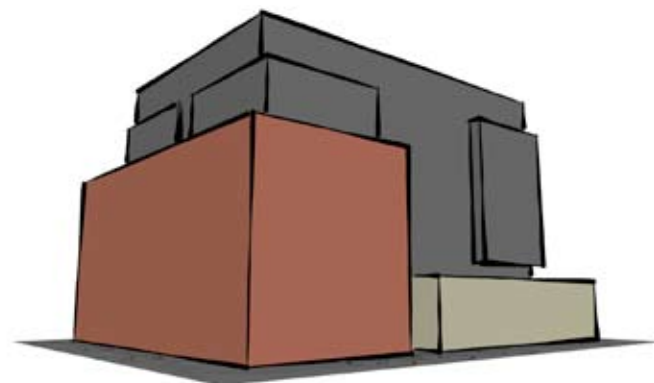
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WEST SEATTLE JUNCTION | **SCHEME D**

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Thank You

West Seattle Junction



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Weber Thompson is a multidisciplinary design firm, founded in 1987. As Seattle has grown, so has Weber Thompson. Our diverse staff of professionals is dedicated to creating inspired designs that help bring more life to our neighborhoods, respectfully blending old and new.