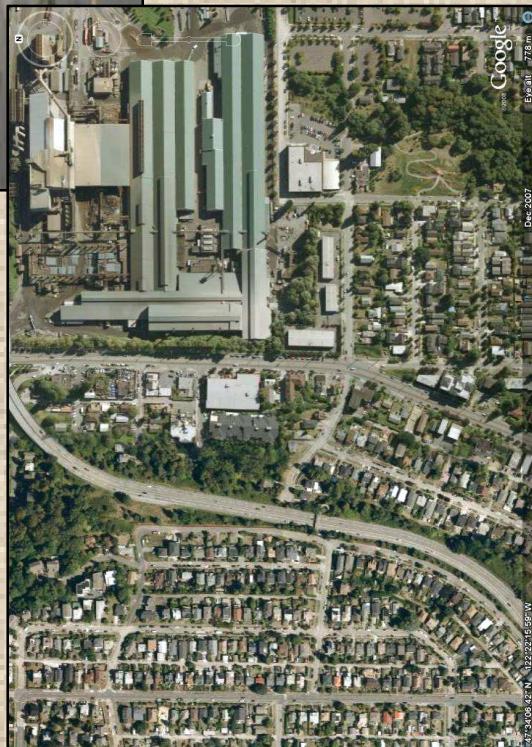


**EARLY DESIGN GUIDANCE  
for  
AVALON PLACE**



**OWNER:**  
**Transitional Resources**  
**2970 SW Avalon Way**  
**Seattle, WA 98126**



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## SITE DESCRIPTION

## Existing Site:

- The site positioned at 2988 SW Avalon Way is located between existing supportive housing operated by Transitional Resources and the main offices for Tillicum Village Retail Sales. Two single-family residential lots abound the south property line with Tillicum Village.

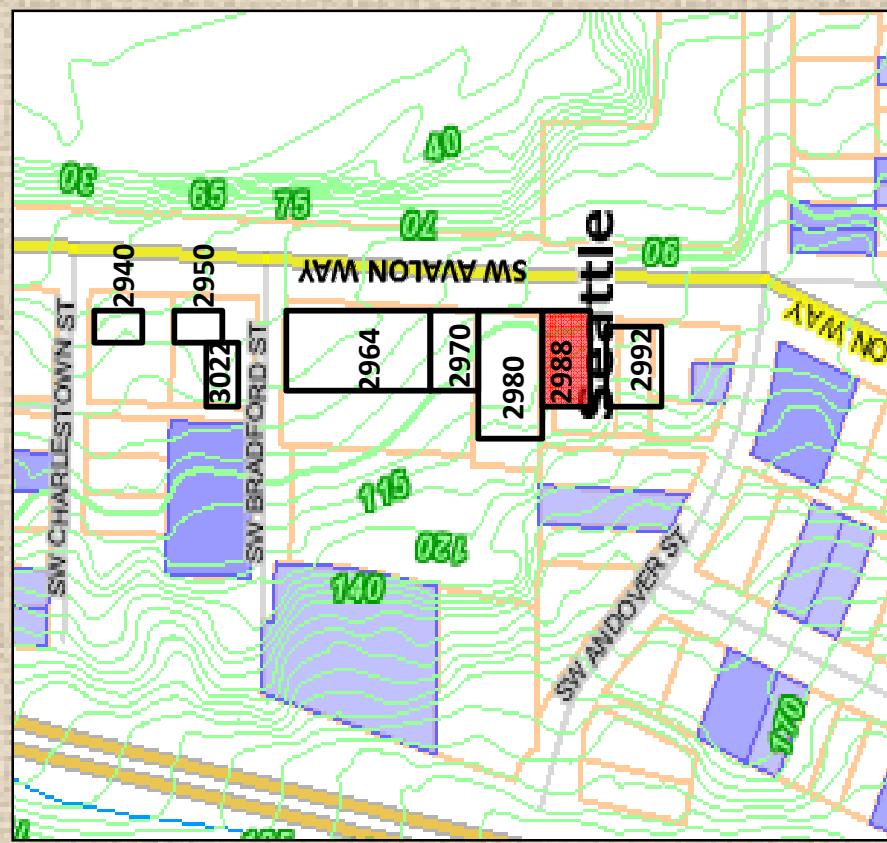
- The 8000 square foot site has a single residential structure built in 1946 under the ownership of Transitional Resources that is currently used as supportive housing.
  - The parcel fronts on SW Avalon Way located along the east boundary. An undeveloped public right-of-way alley is located along the west property line.

Access:

- The site is bordered on the east by SW Avalon Way which serves as the major access to the site. SW Avalon Way is a major arterial and has a moderate flow of vehicular traffic throughout the day and major flow during daily peak hours. SW Avalon Way provides good access to public transportation.

- As Avalon Way travels north, it connects with SW Spokane Street and the West Seattle Bridge within  $\frac{1}{4}$  mile. Traveling south, Avalon Way curves to the west connecting into a commercial hub at 35<sup>th</sup> Street SW and further connecting with Fauntleroy Way SW to SW Alaska Street and then California Ave SW, the main commercial district for West Seattle.

- The area is pedestrian friendly with existing walkable accommodations. The lack of a designated crosswalk at SW Avalon Way and SW Andover Street presents a minor obstacle but Metro Bus stops on the east side are well used.



## VICINITY MAP

### Project:

**Avalon Place**  
9988 SW Avalon Way  
Seattle, WA 98126

Structural Engineering:

**Rupper Engineering**  
P.O. Box 836  
Auburn, WA 98071  
(253)833-7776

Civil Engineering

**Rupert Engineering**  
P.O. Box 836  
Auburn, WA 98071  
(253) 833-7776

*Landscape Architect:*

**Eagle Design**  
South Holly Street  
Seattle, WA 98118  
(206)817-7646

ADDRESS

| <u>ADDRESS</u>            | <u>USE</u> | ADDRESS                | USE  |
|---------------------------|------------|------------------------|------|
| PROJECT SITE              | 2988       | TILLICUM VILLAGE       | 2992 |
| AVALON WAY MUTUAL HOUSING | 2980       | TRANSITIONAL RESOURCES | 2970 |
| PUBLIC STORAGE            | 2964       |                        |      |

OLA HAIR SALON 2950  
REVO CARE 2040

The Keimig Associates

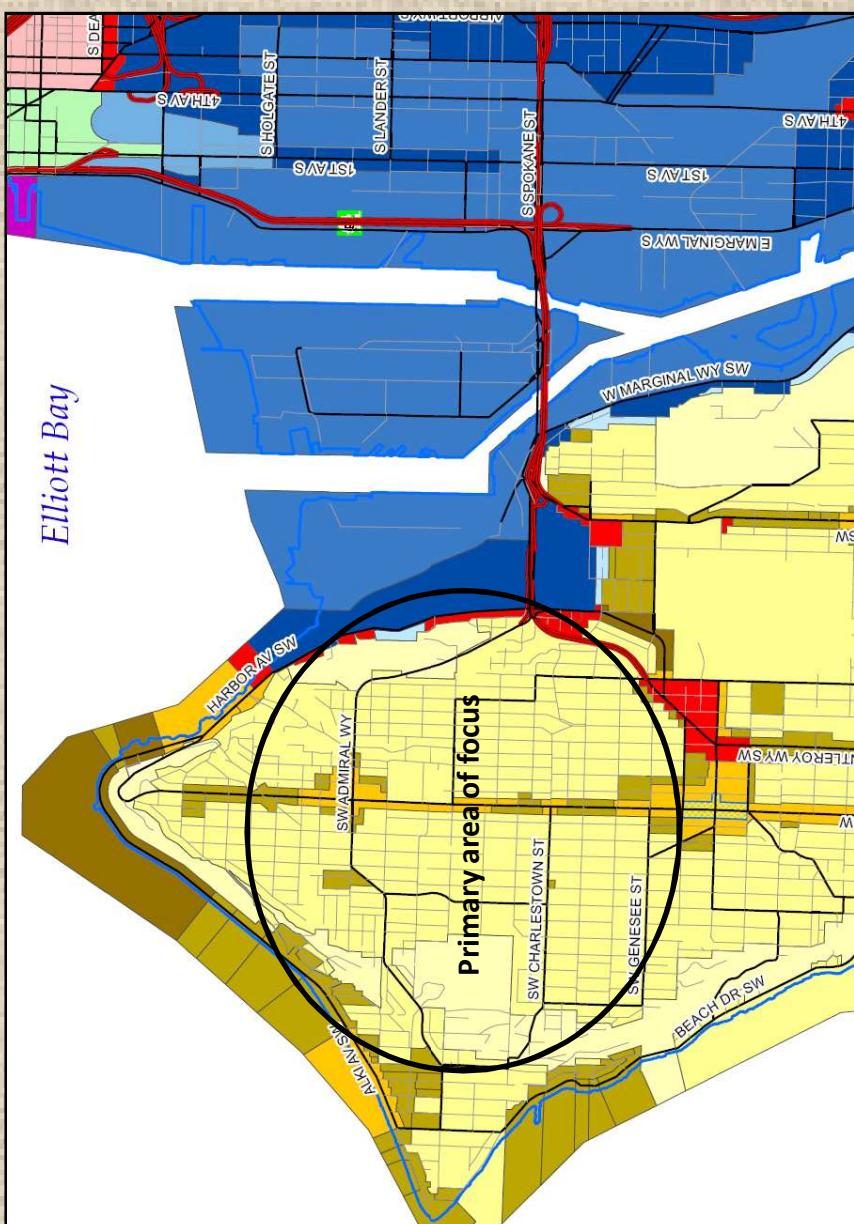
AVAILABILITY PLACE

## NEIGHBORHOOD CONTEXT

### Zoning:

- The neighborhood has a variety of existing uses ranging from single family homes to condos and multifamily development, from small commercial establishments to the large Public Storage facility and the NUCOR Steel Plant located in the northeast quadrant.
- The single family area zoned SF5000 is located west and southwest of the site.
- The properties directly to the south and north are C1-40, the same as the site, and contains a mix of small business enterprises and Public Storage.
- The steel company is located on 1G2U/85 zoned property to the northeast, across SW Avalon Way and is separated from this neighborhood by limited access and elevation changes.

- The development to the south, along SW Avalon Way, is a multifamily zone (MF) and has a mix of new and older apartment/condo uses. These, along with the single family residences, are located in the West Seattle Junction within the Urban Village area.
- The property to the southeast across 30<sup>th</sup> Ave SW, which intersects SW Avalon Way at the SW Andover Street intersection, is zoned L-1 and is a mix of older residences and multifamily uses. This area is removed from what would be considered the primary neighborhood with its location downhill and across SW 30<sup>th</sup> Ave which seems to creates a physical and emotional barrier.



Zoning map



Aerial View of the project site

### Legend for the Zoning Map

|                                 |                          |
|---------------------------------|--------------------------|
| Industrial Commercial           | Blue                     |
| Industrial General 1            | Dark Blue                |
| Industrial General 2            | Light Blue               |
| Single Family 5000              | Yellow                   |
| Single Family 7200              | Orange                   |
| Residential Small Lot           | Red                      |
| Commercial                      | Purple                   |
| Mix of Residences & Multifamily | White with black outline |

### Site Neighborhood:

- The site is located in the SW Avalon Way neighborhood of increasing multifamily condominium projects to the south.
- An older, well established, well maintained single family residential neighborhood (constructed from the early 1930's) exists to the west and southwest.
- Adjacent to the project site is Transitional Resources' supportive housing units and support facilities to the north and the NUCOR Steel Facility to the east and northeast across SW Avalon Way.
- The area slopes down from the west heights of the residential area continuing east to the lowlands, along the Longfellow Watershed to Delridge Way SW. Avalon Way declines towards the north to access the SW Spokane Street and the West Seattle Bridge or climbs further west on SW Admiral Way towards the commercial areas of West Seattle.



AERIAL PHOTO SHOWING THE IMMEDIATE NEIGHBORHOOD

## Neighborhood Characteristics:

- The architectural styles vary dramatically within the neighborhood ranging from larger apartment/condo buildings to the mixed use older revitalized structures housing single tenant uses such as art and craft shops, auto repair, coffee houses and eateries to single family housing.

- The residential portion located in the upper highland are a mix of older, well maintained houses of designs that vary with age, which have been constructed at a smaller size and are appropriately preserved. These homes are a vital piece of the neighborhood providing a continued sense of community with their design and scale.
- The small businesses are clustered beyond Public Storage located north of Transitional Resources. These serve as a gathering point for the neighborhood within walking distance of the project.

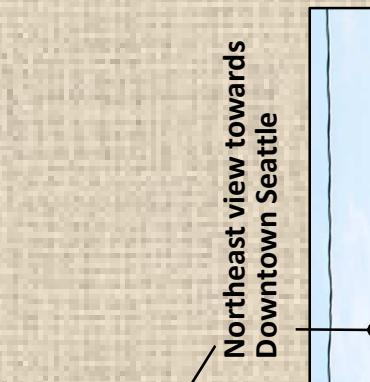
- The concentration of multifamily units begins to cluster at the south and west side of the small commercial area and continues south of SW Andover Street, then along both sides of SW Avalon Way on to SW 35<sup>th</sup> Street.
- The design of these multifamily projects range from the 1960's style of building to newer contemporary details. These developments continue as Avalon curves west and travels to the fast food convenience store development at the SW 35<sup>th</sup> Street intersection.

## Topography and Views:

- The neighborhood area slopes up from the off ramp from SW Spokane Street at SW Avalon Way in a southwest direction. SW Avalon Way continues to climb up past the project site and begins to level off at the multifamily/condo area located south of the site on SW Avalon Way.
- The terrain slopes from Avalon Way west up to the single family area providing a northeast view toward Downtown Seattle. The housing area is oriented to benefit from territorial views into the Longfellow Creek drainage basin to the east.



The neighborhood slopes up from the off ramp to SW Andover Street



Neighboring condominiums south of the site



Neighboring residences west and southwest of the site



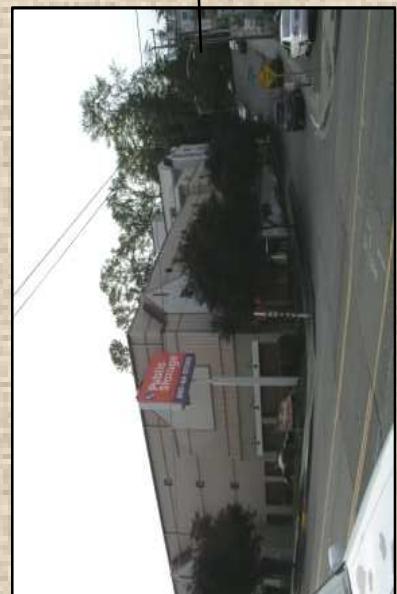
Neighboring residences west and southwest of the site



## Community Activities:



LUNA PARK CAFÉ &  
AVALON GLASSWORKS



REVO CAFÉ & OLA HAIR SALON

PET CARE CENTER & CONDOMINIUMS

SOCIAL HEALTH SERVICES  
& KIDNEY CENTER



DELridge COMMUNITY CENTER



## Early Design Guidance

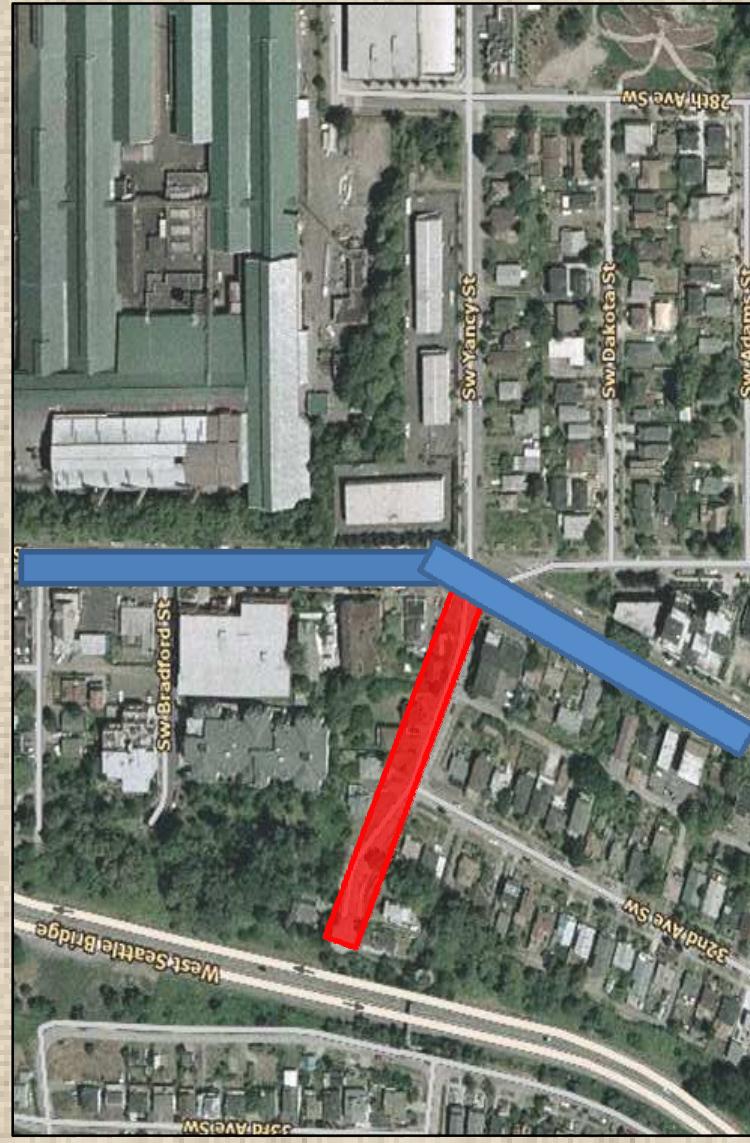
## AVALON PLACE

## 6 The Keimig Associates

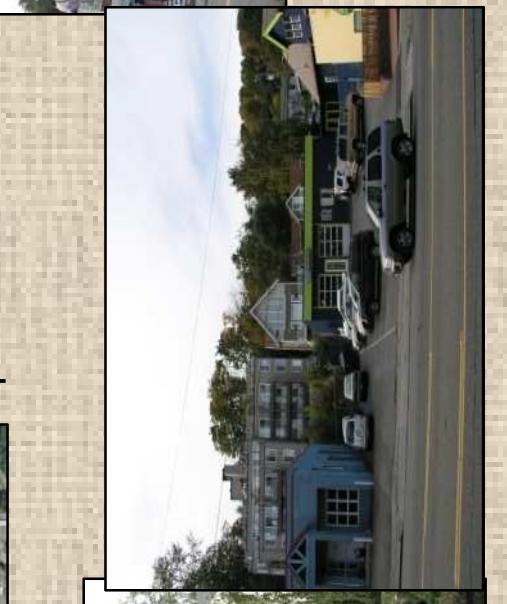
### THE STREETSCAPE



SW ANDOVER WAY & 32<sup>TH</sup> AVE

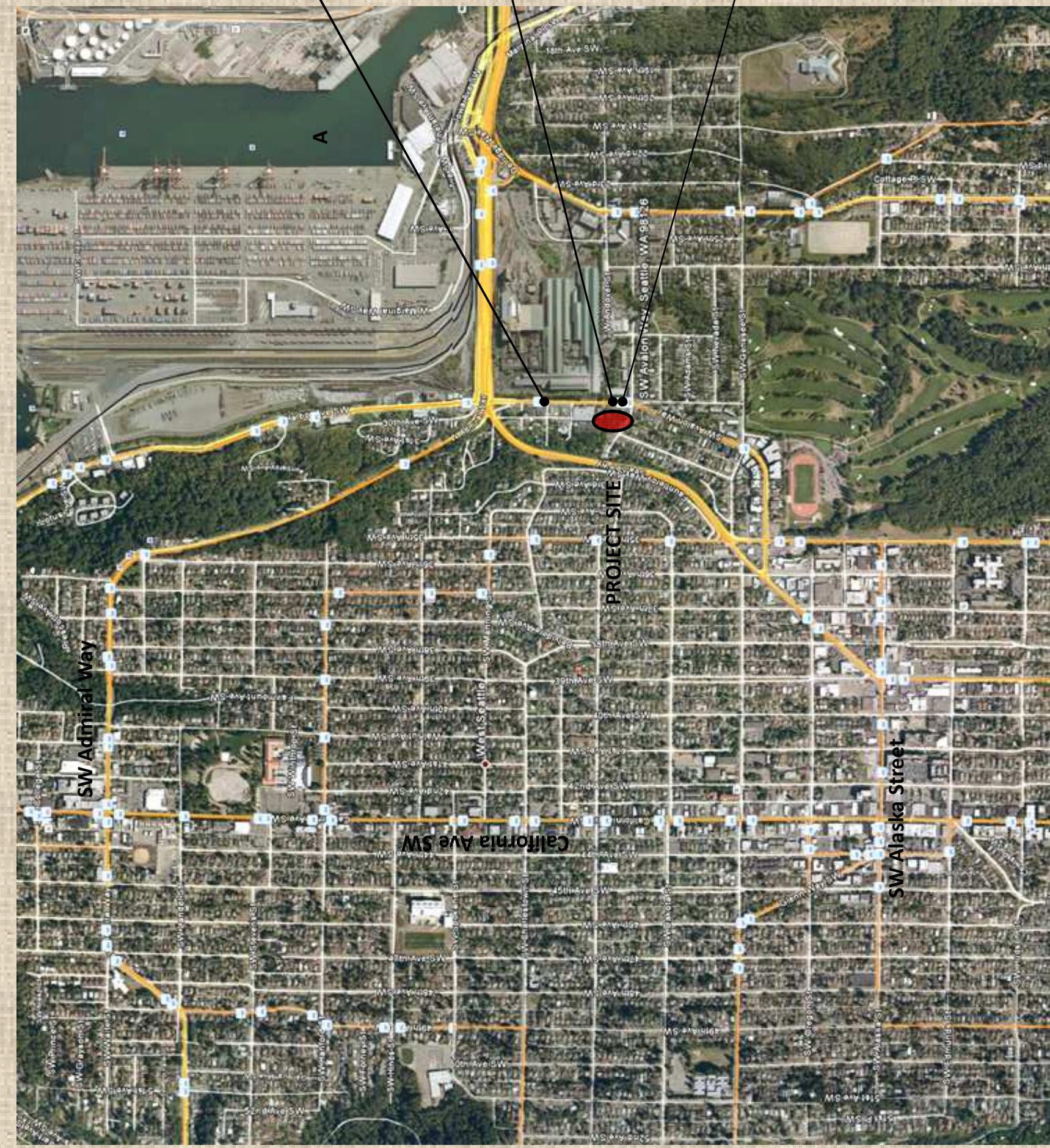


NORTH OF SW AVALON WAY & SW MANNING STREET NEAR THE SPOKANE STREET OFF RAMP.



SW AVALON WAY SOUTH OF SITE

## Map showing Bus Stops and Routes



Bus Stop across the street near Spokane Street off ramp



Bus Stop in front of Public Storage



Bus Stop across the street from Project Site

## MAP SHOWING PEDESTRIAN MOVEMENT ALONG MAJOR ACTIVITIES



**DEPARTMENT OF SOCIAL HEALTH  
AND SERVICES**



## AT DELRIDGE WAY SW



YOUNGSTOWN CULTURAL ART  
CENTER



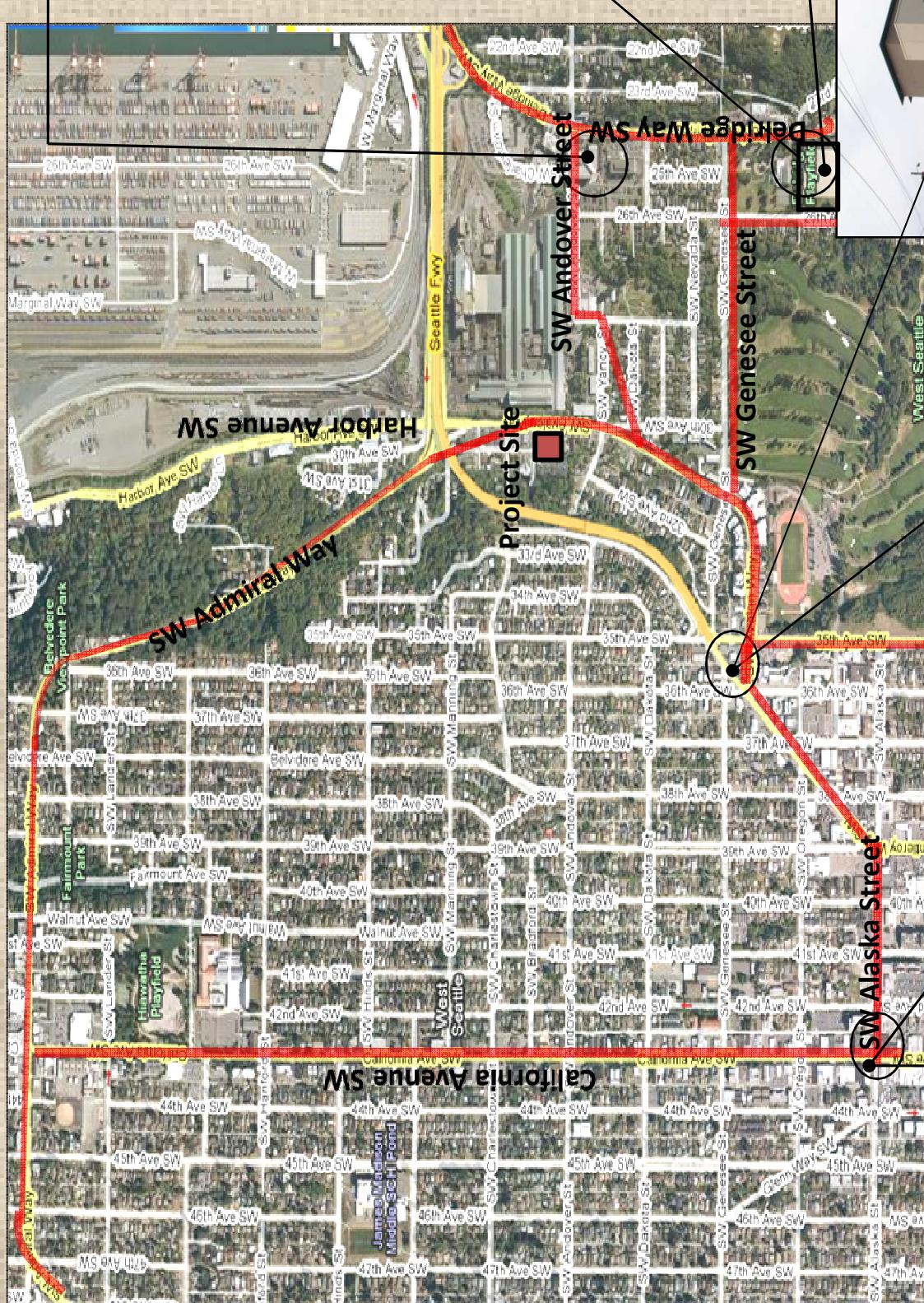
DELRIDGE PLAYFIELD



## WARDROBE CLEANERS



三



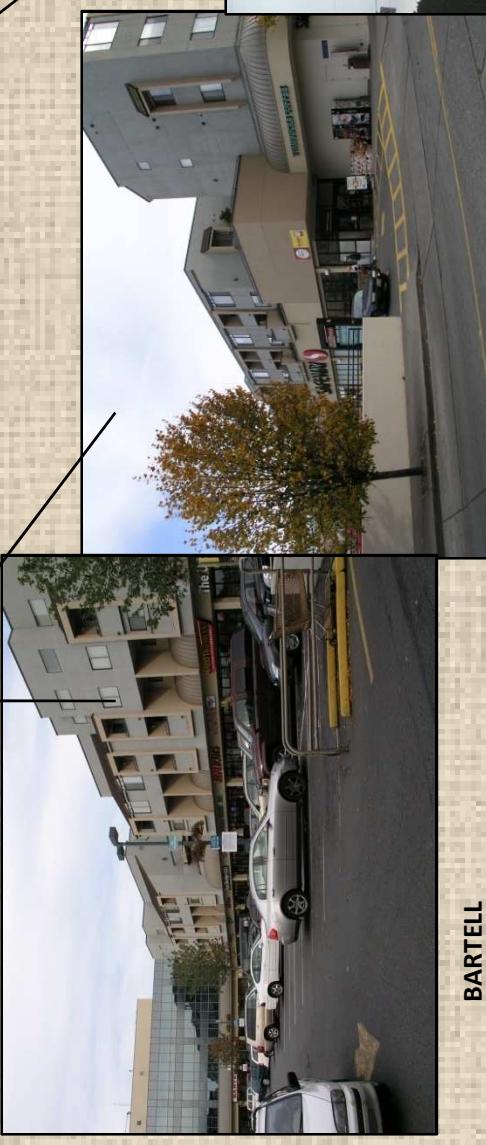
DEL RIDGE COMMUNITY CENTER



STARBUCKS



A FAUNA OF THE ALASKA WAY



ARTELL  
SUPERCUTS  
THE UPS STORE



**SAFEWAY  
STARBUCKS**



## SITE DEVELOPMENT OBJECTIVES

- Location:**
- 2988 SW Avalon Way. The parcel is located adjacent to already established Avalon Way Mutual Housing facilities and the Transitional Resources corporate offices. The site lot is 8000 square feet.

### Zoning:

- The site is zoned C1-40.

### SEPA Review:

- The project will require a SEPA review to secure a Final Determination of Non-Significance.

### Permitted Use:

- The C1-40 zone allows for the development of a Community Space on the lower floor to accommodate use by the local mental health community and 16 studio apartment units on the upper floor to accommodate supportive housing residents.

### Height:

- The C1-40 zone allows a maximum height of 44 feet based on meeting criteria contained in Section 23.47A.012 of the Seattle Municipal Code .
- This section requires a minimum 13 foot floor to floor 1<sup>st</sup> story height with multi-purpose use at street level. This additional height does not allow an additional story beyond the number that could be built under the otherwise height limits allowing a 4 story structure.
- The height can further be increased by an additional 5 feet for pitched roof of slopes over 1:3 per subsections C.

### Lot Coverage:

- The floor area ratio (FAR) for the site is 3.25 under the C1-40 designation.

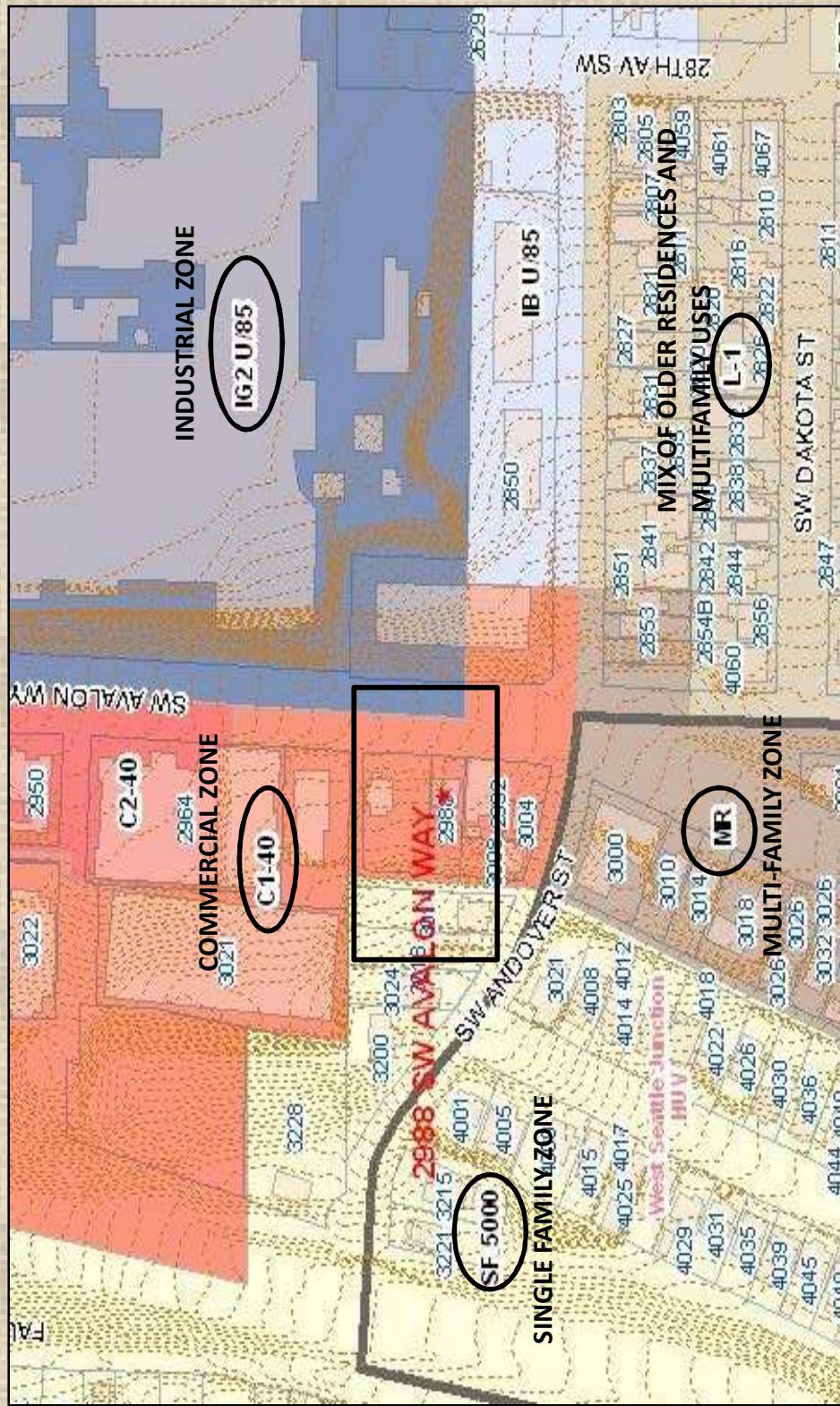
### Setbacks:

As per Section 23.471.014 of the Seattle Municipal Code:

- The front yard setback is zero.
- The side yard setbacks are not required adjacent to other C1 zones parcels.
- The rear yard is required to be 15 feet measured from the center line of the alley across from residential zoned parcels. One-half the alley width is a part of the required setback.
- Eaves and gutter projections can be 18 inches into required setbacks.
- The street level façade must be within 10 feet of the front property line.

### Parking:

- The parking will be shared with the existing developed parking spaces at the Transitional Resources site located at 2970 SW Avalon Way and accessed by the existing Alley right-of-way.
- The residents of this facility do not generally own motor vehicles and parking for the facility meets the necessary requirement of 16 spaces, 1 per every 4 units.
- The number of existing spaces are adequate to support the existing and the proposed residential units.



**PROJECT RESPONSE TO CRITERIA****A-1 Responding to Site Characteristics:**

- The project development will take advantage of the site topography as the structure is built into the slope.
- The retaining of the side slopes of the site will provide a second level area where the living units start corresponding to the existing adjacent supportive housing units and a garden area which allows cross communication while maintaining a separate identity.
- The site depth allows the living units to orient toward the southern exposure while the contours allow the living units to start at a created and extended level ground area.

- The height over the community space allows the living areas above facing SW Avalon Way to have privacy and visual access to the street with views of the Seattle Downtown, Seattle Waterfront, Elliott Bay and the watershed basin of Longfellow Creek.

**A-2 Streetscape Compatibility:**

- The building is designed to reflect the ambiance of the residential neighborhood, continuing the rhythm and flavor of the adjacent Transitional Resources facility. The building will reflect its street presence yet retain a distinct character of its own for the residents identities.

**A-3 Entrance Visible from the Street:**

- The project's lower floor has a community space intended for the local mental health community living throughout the local neighborhood. As such the main lower focal identity is the entry to this space from the street and the small courtyard.
- The area landscaped and hardscaped appropriately provides identity that leads to the access for residents to the upper floors. This is a more private and secluded access as it supports these individual's privacy and mindset.

**A-4 Human Activity:**

- The project is positioned to promote interaction between residents and the surrounding community and to enhance cooperation and living experiences with the adjacent residents living in the similar supportive facility at Avalon Way Mutual Housing.

**THE STREETSCAPE COMPATIBILITY**

COMMUNITY ROOM ON THE MAIN FLOOR



SHARED OUTSIDE GARDEN AREA.

**GATHERING AREA FOR THE PROPOSED SUPPORTIVE HOUSING RESIDENTS AND NEIGHBORING AVALON WAY MUTUAL HOUSING TENANTS.**

- The intent of the community space at the first floor is to provide a gathering place for residents of the local mental health community allowing them to interact and have a growing network of support.

**A-5 Respect for Adjacent Sites:**

- The community space created on this site will serve both onsite residences and the existing local mental health community.
- The design encourages both the groups to come together within the site while also promoting the individualism of each distinct group.
- The building is situated to allow both the interaction and separation of groups and activity.
- With due respect for the other developed properties surrounding it, the project is designed to become an encompassing element with the community providing protection for adjacent neighborhood privacy.
- The site topography prevents intruding onto the neighborhood spaces with objectionable scale or activity.

- The human activity is primarily focused away from the adjacent existing properties and designed for interaction with the north property. The design elements of the structure are selected to reflect the styles that already surround the site.

**A-6 Transition between Residence and Street:**

- The lower floor space frontage on SW Avalon Way is intended to be used by the local mental health community to become a focus and identity for this supportive housing development.
- It is not intended that the transitional space between the street and the building be a large plaza for congregation, but an inviting element to encourage quiet contemplative connection between the community space within the local mental health community.
- The residences within this complex will have a space to separate themselves from the greater street activity with the transition to a more peaceful environment by the location of entry.
- The living units located above the street activity are elevated high enough above the street activity to provide privacy and still, as desired, relate visually to street activity as an important recognized element in community life and interaction.

**A-7 Residential Open Space:**

- The primary open spaces developed for the residents occurs on the second level. This space will be at grade with the site topography and can relate with the adjacent Avalon Way Mutual Housing to the north.
- The transition provides a community deck area which connects into a natural area of plantings that flows into the existing larger garden area next door.
- Each level has access balconies six feet wide that provides each floor of residents a congregating space between living units for interaction.

**A-8 Parking and Vehicular Access:**

- The majority of residents do not own vehicles and either uses public transportation readily available at the site or are shuttled by the staff in the organization's van.
- Parking will be shared with the parking at the existing properties owned by Transitional Resources.
- The parking is accessed from the existing developed alley right-of-way and is already in place.
- Based on use and needs and thoughtful consideration the existing parking has been calculated and determined to meet the total Transitional Resources development needs at its current location.

**A-9: Not a Part of this Project****A-10: Not a Part of this Project****B-1 Height Bulk and Scale Compatibility:**

- The project design considers the existing neighborhood development surrounding the site and mindfully works to adjust the heights of the complex to take advantage of the site topography and maintain the integrity of the adjacent residential community where the houses generally have a lower profile and are small in character.
- The project modulates the facades to present a visual break in the overall bulk working with the massing to achieve as compatible a scale as possible on a small site to reflect the surrounding community.
- The scale and design elements are selected to provide humanity to the project size and human interaction.
- The concept has been developed to continue the pleasant transition between the multifamily uses of Transitional Resources and single family community close by.

**C-1 Architectural Context:**

- The architectural character of the neighborhood varies significantly between the steel plant and commercial uses to the north, the apartment and condo complexes to the south and single family neighborhood to the west.
- The project is designed to the greatest extent possible to respect the character in scale, chosen materials and design elements so that it will present a thoughtful and meaningful massing with its details and fenestrations.

**C-2 Architectural Concept and Consistency:**

- The confines of the site with its size and topography tends to dictate the limited options for consideration and to meet the program needs of the owner and residents' living environment.
- It is the project's duty to enhance the living opportunities of the residents providing each with a manageable arrangement that promotes their independent living potentials. The design does accomplish this with its layout and configuration.
- The project is to provide a design that is environmentally supportive, green to the fullest extent possible with budget constraints, that promotes healthy living patterns, is sustainable and is operational and management sensitive.
- The design of the project is compatible with the neighborhood and the community's aspirations and promotes the well being and values of the population.
- The project does present itself in character, rhythm and nature to become a meaningful, useful, supportive aspect of the neighborhood, its neighbors and residents.

**PARKING TO BE SHARED WITH THE EXISTING PROPERTIES OWNED BY TRANSITIONAL RESOURCES.****COMPATIBILITY WITH THE SURROUNDING COMMUNITY STYLES AND DESIGNS.****C-3 Human Scale:**

- The design with the massing, separation, fenestrations, sloping aspects of the site topography and stepping of the building levels provides the human scale characteristics needed to promote the vitality and sensitivities for the residents and community.

**C-4 Exterior Finish Materials:**

- The design criteria is to use materials that are environmentally sensitive to promote a healthy living environment, are easily and inexpensively maintained and promote sustainability.
- The selected choices will be durable with a history of being manageable and are compatible with the surrounding community styles and designs throughout the neighborhood.

**COMPATIBLE EXTERIOR FINISH MATERIALS.**

## D-1 Pedestrian Open Space and Entrance:

- The design provides a variety of opportunities to connect with various aspects of the project, adjacent living units and open spaces for a series of positive interactions amongst residents.
- The entrances will be illuminated making them identifiable to the area, thus adding interest.
- All lighting will minimize glare and limit property line spill over.

### D-11 Commercial Transparency:

- The lower floor will feature glazing to allow visibility from the street into the interior activities thereby creating interaction between the inside/outside elements.

- Any observable blank walls will be softened with material choices and greenery to prevent the monotony that can occur.

#### D-3: Not a part of this Project

#### D-4: Not a Part of this Project

#### D-5: Not a Part of this Project

#### D-6 Screening of Dumpsters, Utilities and Service Areas:

- The dumpster is to be located at the neighboring Avalon Way Mutual Housing to consolidate a pickup point to a single manageable location.
- The complex will feature a refuse drop-off point secluded from view to accommodate the residents. The garbage and recycling will then be transferred from this area to the pickup point by appointed individuals.
- Services are to be located below grade and/or screened as appropriate. The electrical and fire protection devices will be properly enclosed with exterior access.

#### D-7: Personal Safety and Security:

- The location of project at the street side, separation of entrances and adequate lighting will provide an enhanced feeling of security and safety for the residents.

#### D-8: Treatment of Alleys:

- The unimproved alley to the west of the project is currently used by the residential community to access their properties. Due to a continued steep slope any alley improvement would harm access to the neighboring properties and would not be beneficial for the project.

#### D-9: Not a Part of this Project

#### D-10 Commercial Lighting:

- The project will include appropriate levels of lighting to create visual street interest and provide a sense of security.

- The entrances will be illuminated making them identifiable to the area, thus adding interest.
- All lighting will minimize glare and limit property line spill over.

### E-3 Landscape Design to Address Special Conditions:

- Even though the site is urban with a street presence, the design will provide a connection to nature.

- Many native and some ornamental species will be planted. These species will include: Staghorn Sumac, Vine Maple, Weeping Yellow Cedar, Hazelnut, Salal, Kinnikinnick, Oregon Grape, Snowberry, Wax Myrtle, Oceanspray, Sword Fern, Mock Orange and Wild Ginger to provide interest in texture, color of flowers and foliage, deciduous and evergreens, thus providing a natural fragrance for the setting.

- Non-native species will include Daylily, Dogwood, Clethra, Heavenly Bamboo, Lilac, Butterfly Bush, and Davidii Viburnum.

- Many of the proposed plantings will provide habitat for birds and butterflies which will encourage residents to feel more connected with nature promoting their well being.

- Conservation of resources and sustainability drive the design of both the landscaping and irrigation. The native and non-native plants proposed for this site are drought tolerant and will require little maintenance.

- A trickle irrigation system will be provided which will reduce water usage overall. This type of irrigation reduces waste caused by evaporation and overspray on areas adjacent to landscaping.

- The species of plant selected will become self-sustaining within a few years and will require almost no additional water except in severe periods of drought.

- Instead of using mass produced topsoil for landscaping, it is proposed to incorporate a 4" depth of organic compost into the existing soils, which will add organic matter to the soil and help retain water.

### E-2 Landscaping to Enhance the Building and/or Site:

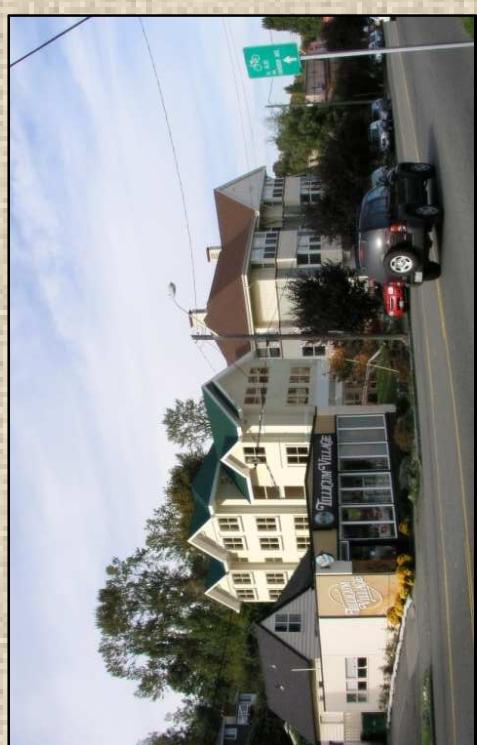
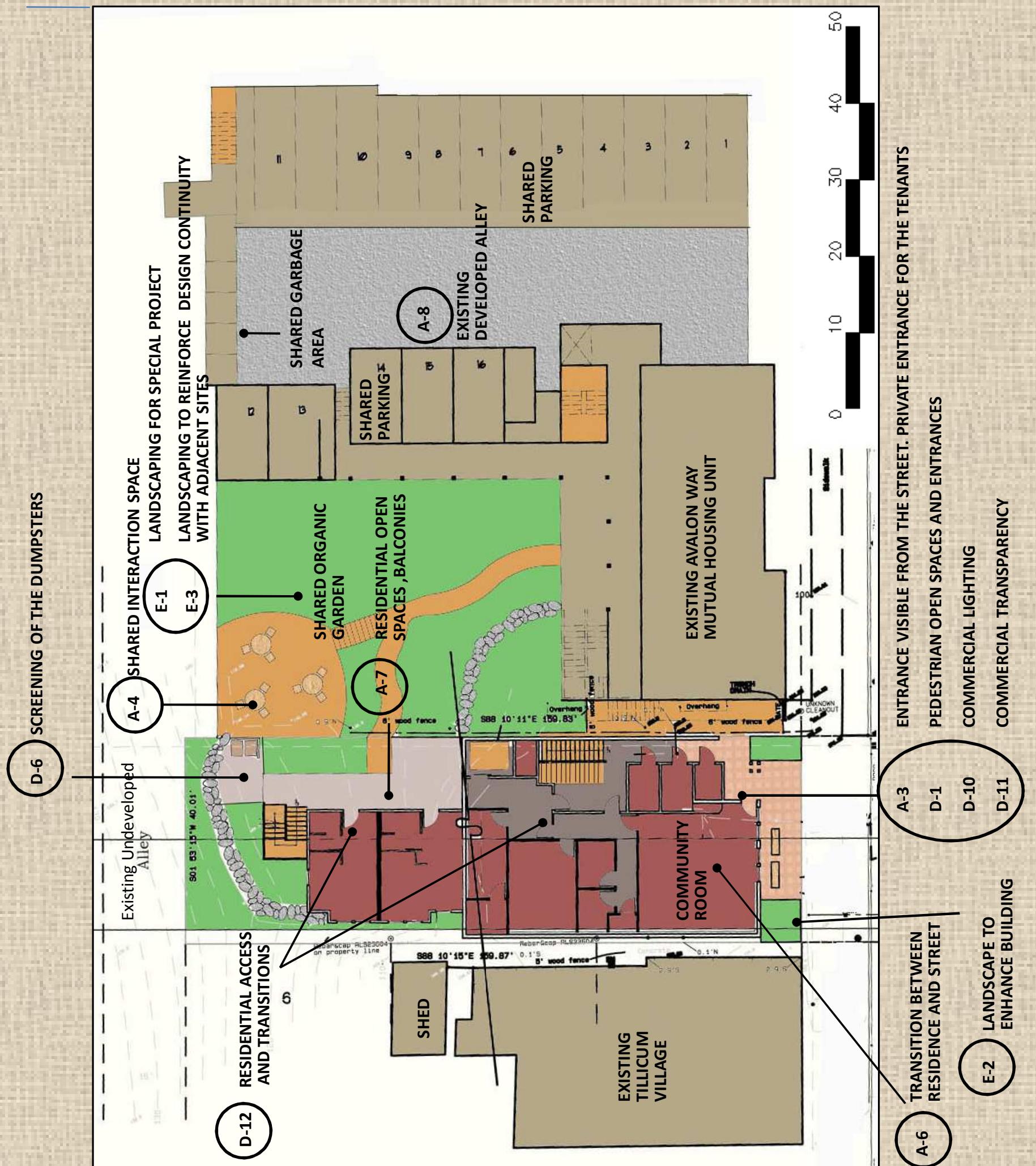
- A 3" depth of natural mulch over the soil will help retain soil moisture and will reduce required maintenance by reducing weed growth.

- There are many benefits to well designed landscaping. With plants and animals changing with seasons, the site will continually excite the senses with various flowering species and fragrances.

- Personal benefits include stress relief and a feeling of being a part of a bigger world, thus finding serenity within one's environment.

- The spaces provided for gathering will feel inviting and encourage people to gather outside with each other and interact with the site.

## ALTERNATIVE 1 ( PREFERRED ALTERNATIVE )



- A-1 RESPECT TO THE SURROUNDINGS
- A-2 STREET COMPATIBILITY
- A-5 RESPECT FOR ADJACENT SITE
- C-1 ARCHITECTURAL CONCEPT AND CONSISTENCY
- C-2 HUMAN SCALE
- C-3 EXTERIOR FINISH MATERIALS
- C-4

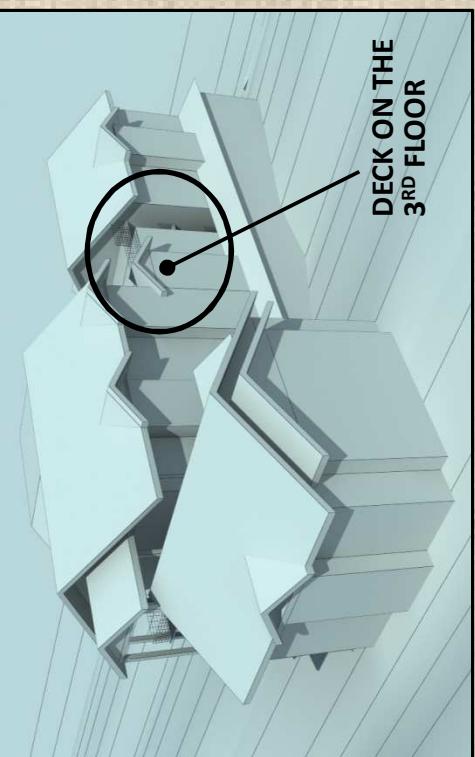
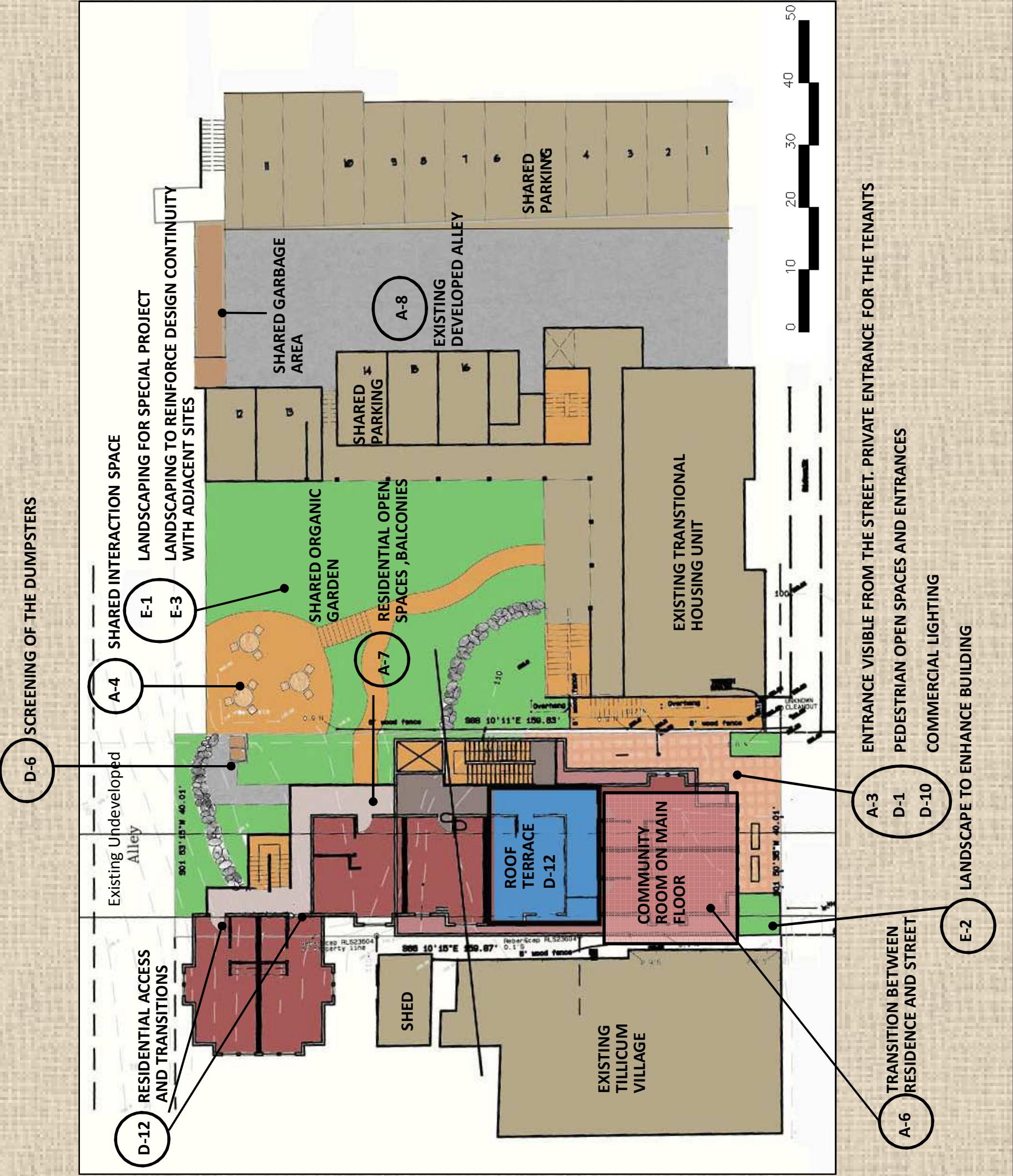


D-11 COMMERCIAL TRANSPARENCY

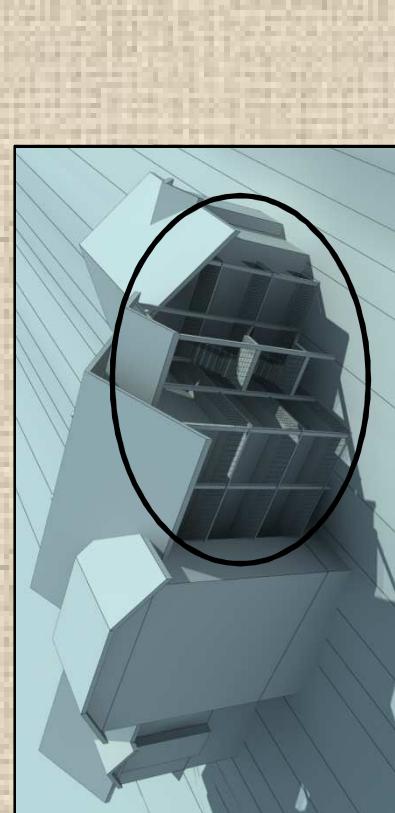


A-7 BALCONIES AND DECKS AS RESIDENTIAL OPEN SPACES

## ALTERNATIVE 2



- A-1 RESPECT TO THE SURROUNDINGS
- A-2 STREET COMPATIBILITY
- A-5 RESPECT FOR ADJACENT SITE
- C-1 ARCHITECTURAL CONCEPT AND CONSISTENCY
- C-2 HUMAN SCALE
- C-3 EXTERIOR FINISH MATERIALS
- C-4 DECK ON THE 3RD FLOOR

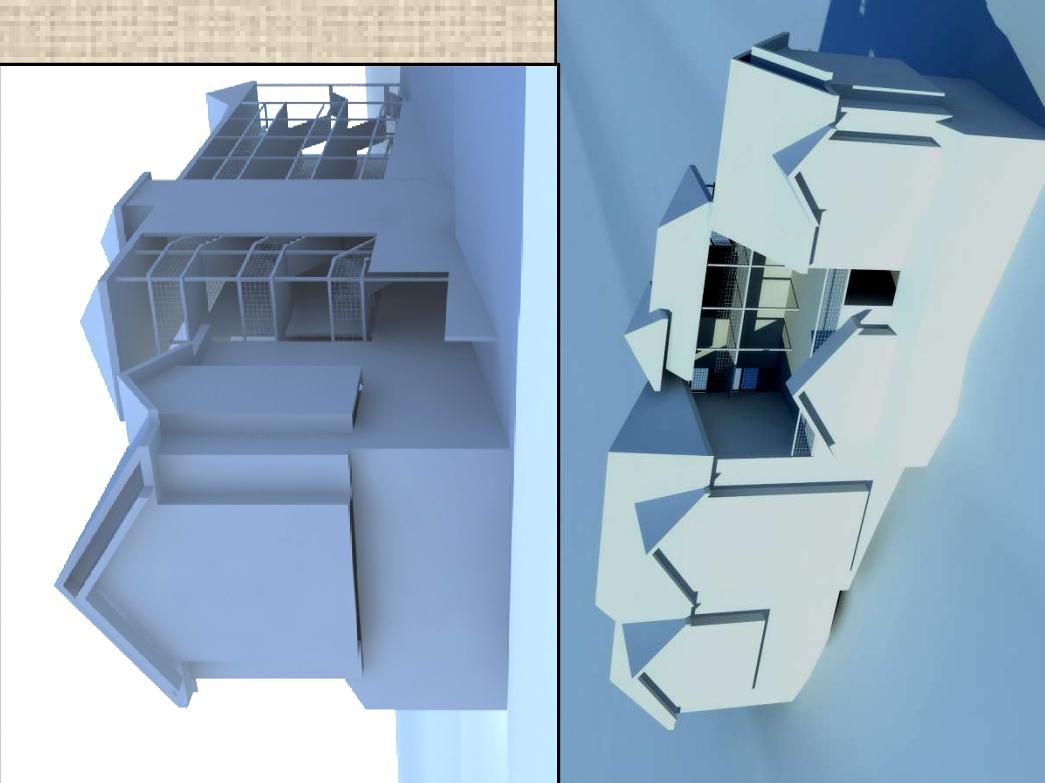
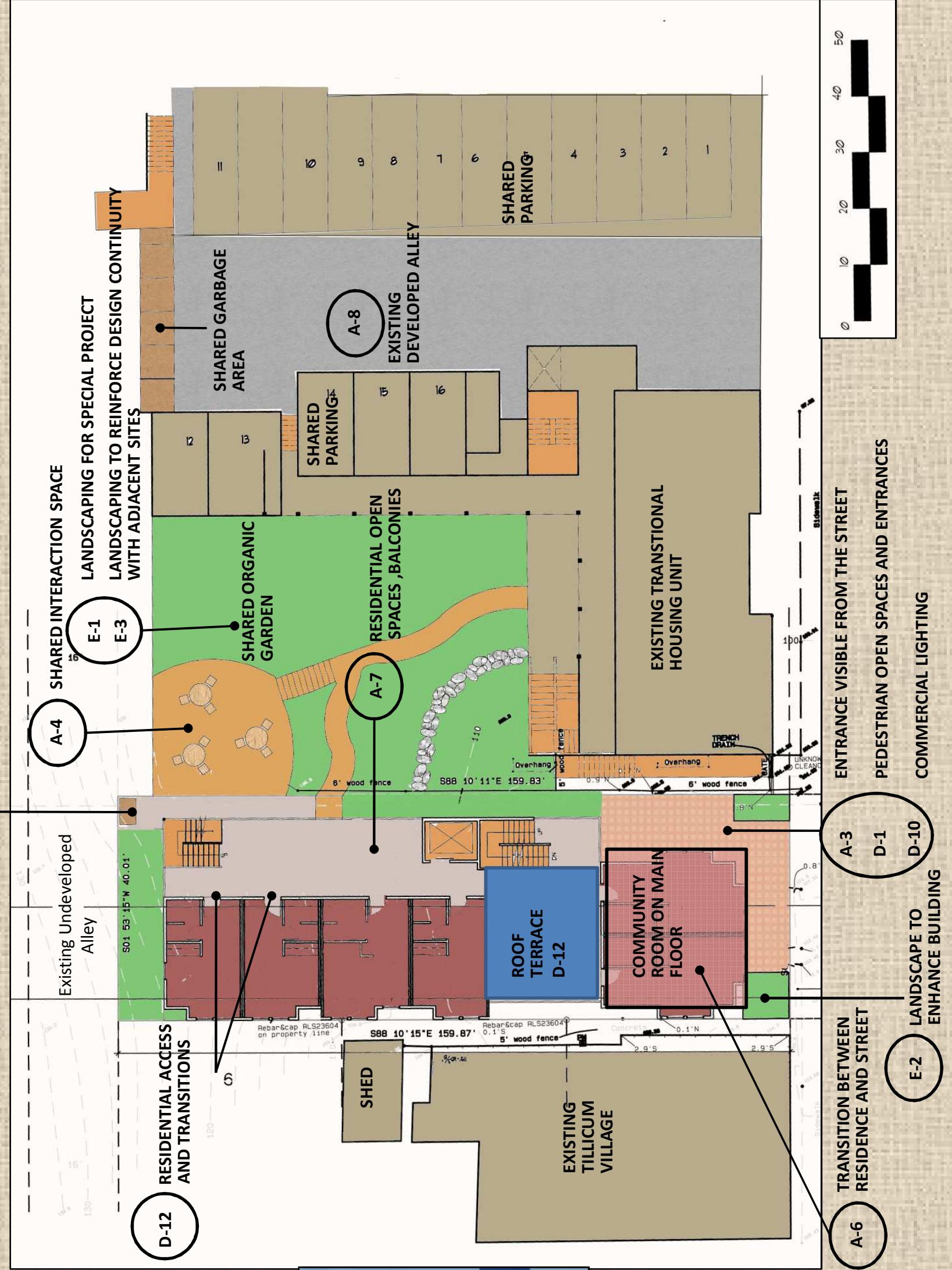


A-7 BALCONIES AND DECKS AS RESIDENTIAL OPEN SPACES



A-6 TRANSITION BETWEEN RESIDENCE AND STREET

### **ALTERNATIVE 3**



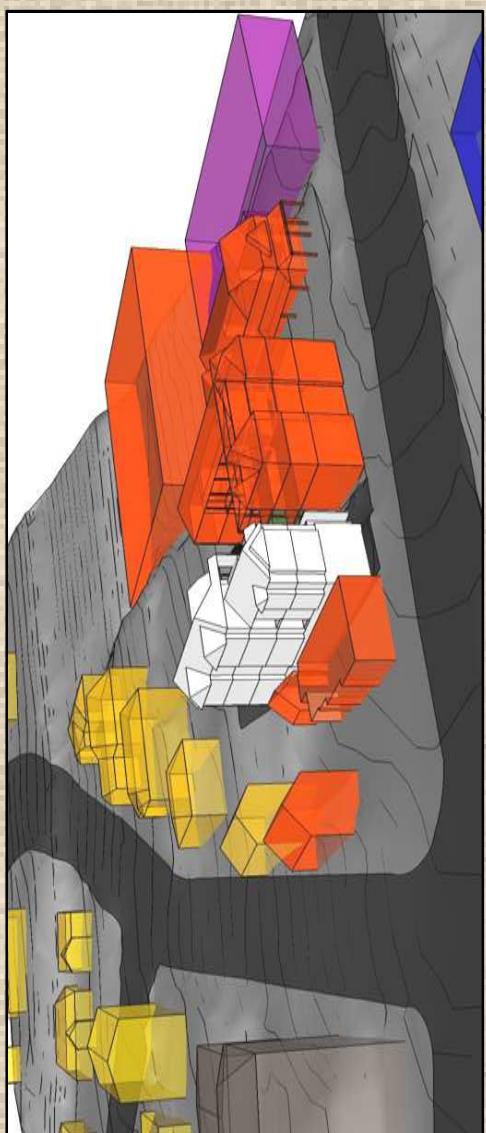
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|-----|---------------------------------------|
| A-1 | RESPECT TO THE SURROUNDINGS           |
| A-2 | STREET COMPATIBILITY                  |
| A-5 | RESPECT FOR ADJACENT SITE             |
| C-1 | ARCHITECTURAL CONTEXT                 |
| C-2 | ARCHITECTURAL CONCEPT AND CONSISTENCY |
| C-3 | HUMAN SCALE                           |
| C-4 | EXTERIOR FINISH MATERIALS             |

## PROS

## CONS

### ALTERNATIVE 1 (PREFERRED ALTERNATIVE)

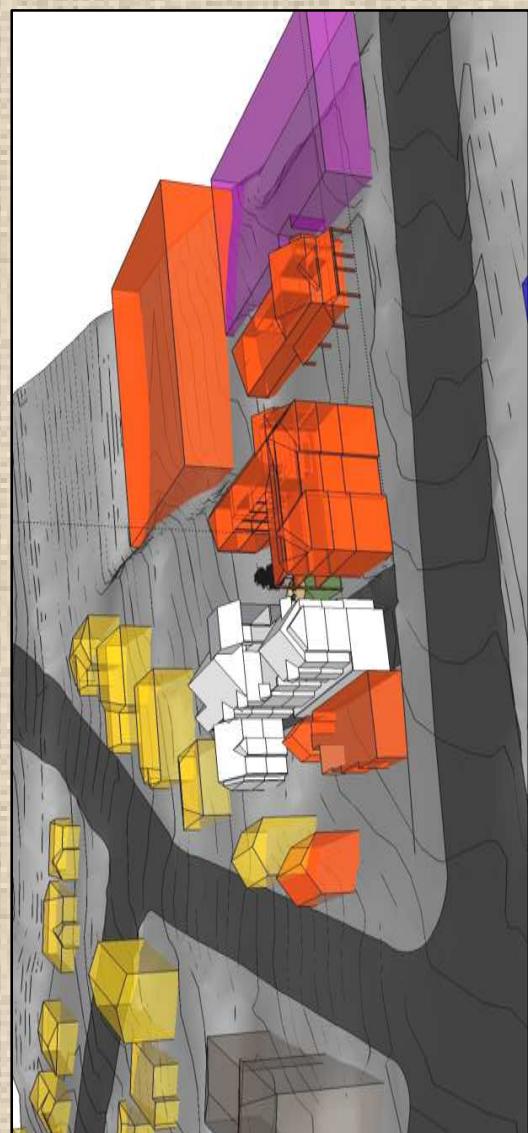
- 1. CREATES A CONTIGUOUS COMPLEX WITH THE EXISTING UNITS TO THE NORTH
- 2. CONSOLIDATES THE UNITS FURTHER FROM THE NEIGHBOR'S PRIVACY
- 3. MEETS BUDGET CONSTRAINTS



ALTERNATIVE 1 (PREFERRED ALTERNATIVE)

### ALTERNATIVE 2

- 1. EXTENDS UNITS INTO A LOWER MASS
- 2. ALLOWS UPPER ROOF DECK OVER SEVERAL UNITS TO ALLOW MORE UNITS TO SEE TERRITORIAL VIEWS
- 3. UNITS INTRUDE INTO NEIGHBOR'S PRIVACY
- 4. MORE EXPENSIVE



ALTERNATIVE 2

### ALTERNATIVE 3

- 1. HARDER TO MEET THE LANDSCAPE REQUIREMENTS
- 2. REQUIRES MORE EXCAVATION
- 3. INTRUDES FURTHER INTO SURROUNDING NEIGHBORS PRIVACY
- 4. MORE EXPENSIVE



ALTERNATIVE 3

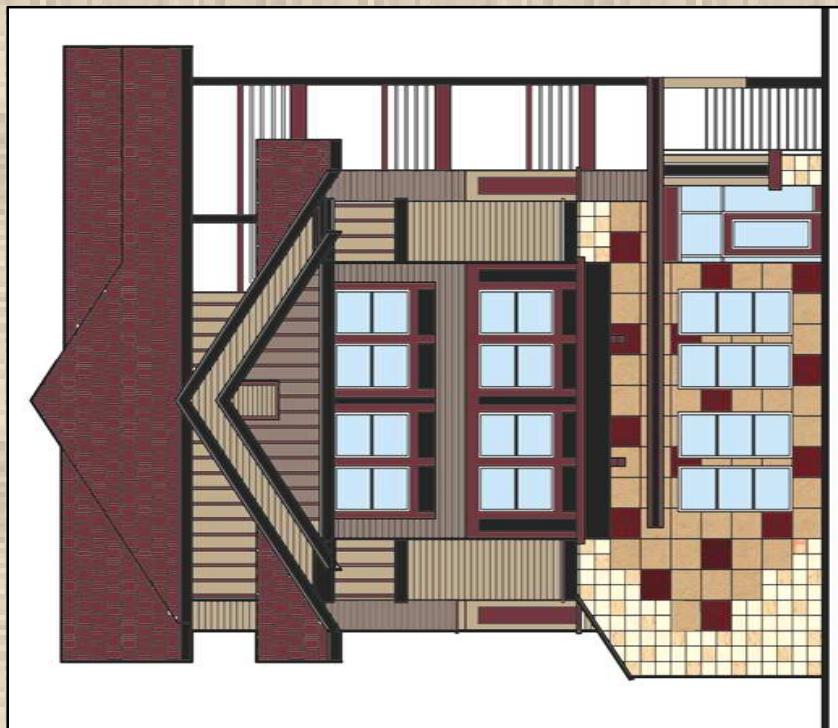
PREFERRED ALTERNATIVE (COLOR SCHEME)



SOUTH ELEVATION



WEST ELEVATION

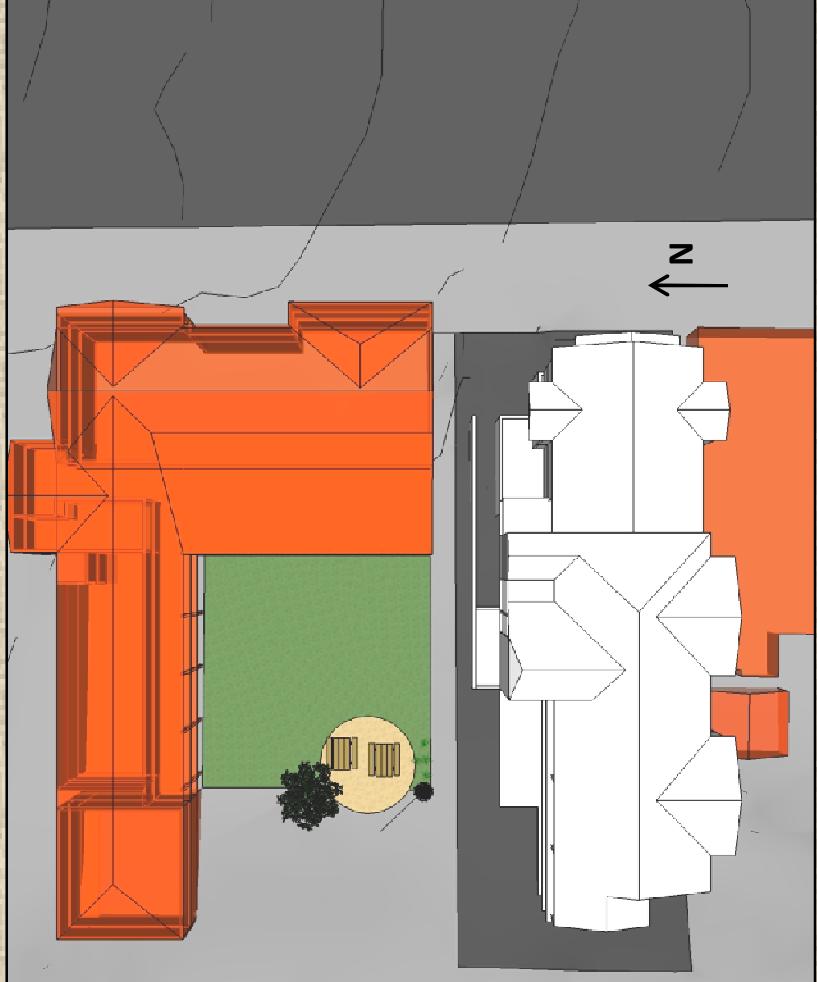


EAST ELEVATION



NORTH ELEVATION

PREFERRED ALTERNATIVE (SPACE MASSING)



PLAN



FRONT VIEW FROM SW AVALON WAY



REAR VIEW FROM WEST LOOKING EAST



AERIAL VIEW FROM SW AVALON WAY