

**Spring Hill 5020 California Avenue SW  
Early Design Guidance for  
Bluestar Management**

January 10, 2008 07002

DPD #3008044

1



**CALIFORNIA AVENUE SW: Looking North:** The proposed project intends to maintain the street trees and wide sidewalk while extending the existing architectural scale along California Avenue.

2



**CALIFORNIA AVENUE SW: Looking South:** Commercial storefronts along California Avenue aim to maintain and activate a vibrant street front.

3



**VIEW WEST FROM SITE:** The building will be scaled to take advantage of the spectacular Western Views.

**Development Objectives**

6 story Mixed Use development with 87 Residential units  
 4,300 s.f. Commercial/Retail space at Street front  
 102 Parking Stalls

**Design Guidelines**

**A-2. Streetscape Compatibility:**

Mixed use and commercial space will improve the pedestrian experience along California Ave. by providing neighborhood oriented stores and businesses. The commercial space and its storefront is proportioned and scaled, with multiple entries, to conform with other storefronts in the area.

**A-4 Human Activity.**

Display windows at street level provide interest, and encourage activity.

**B-1. Height, bulk, and scale compatibility.**

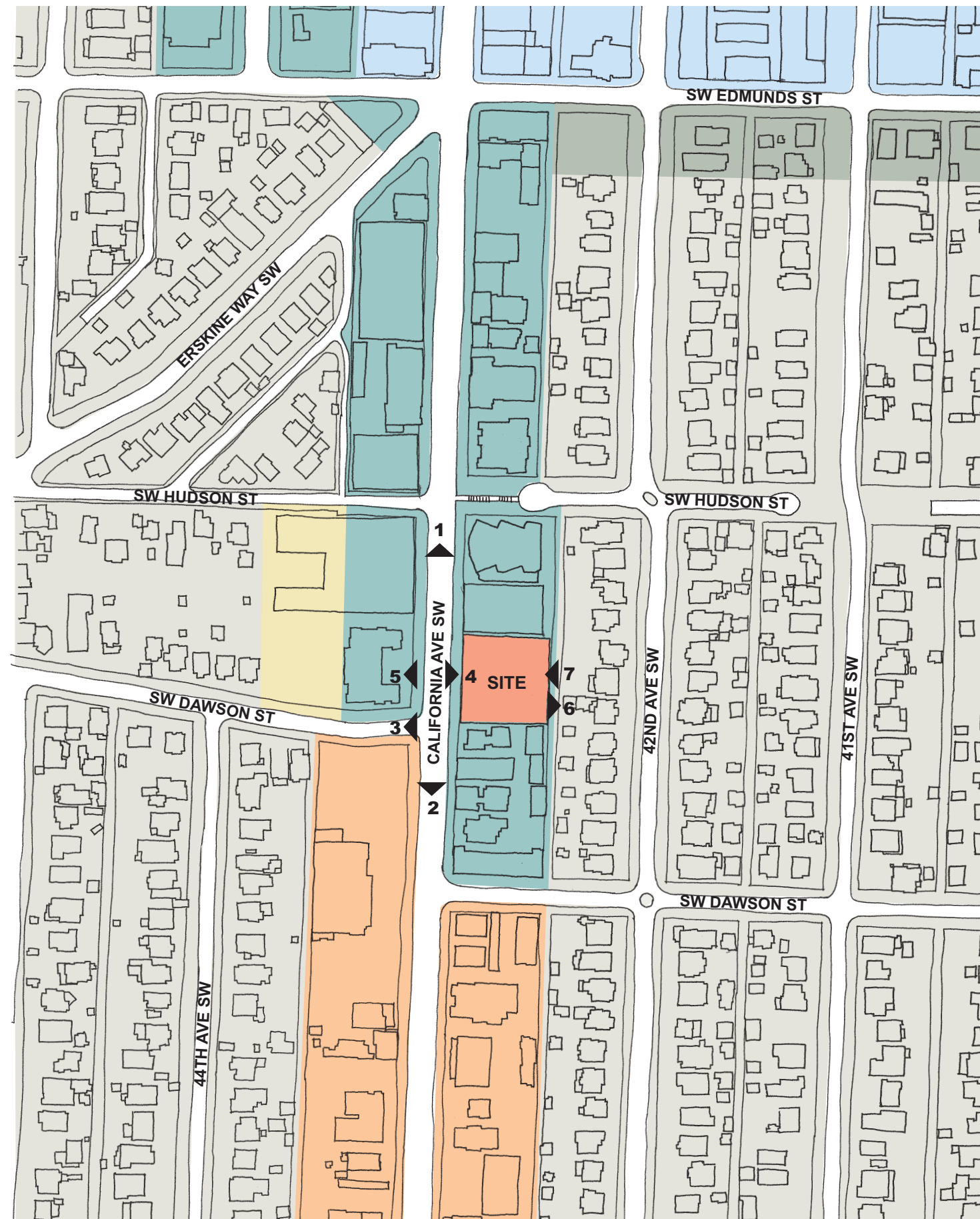
Proposed building mass is greater at the north side, adjacent to existing redeveloped site. Building bulk is eroded at south end, adjacent to smaller older structures.

**C-1 Architectural Context**

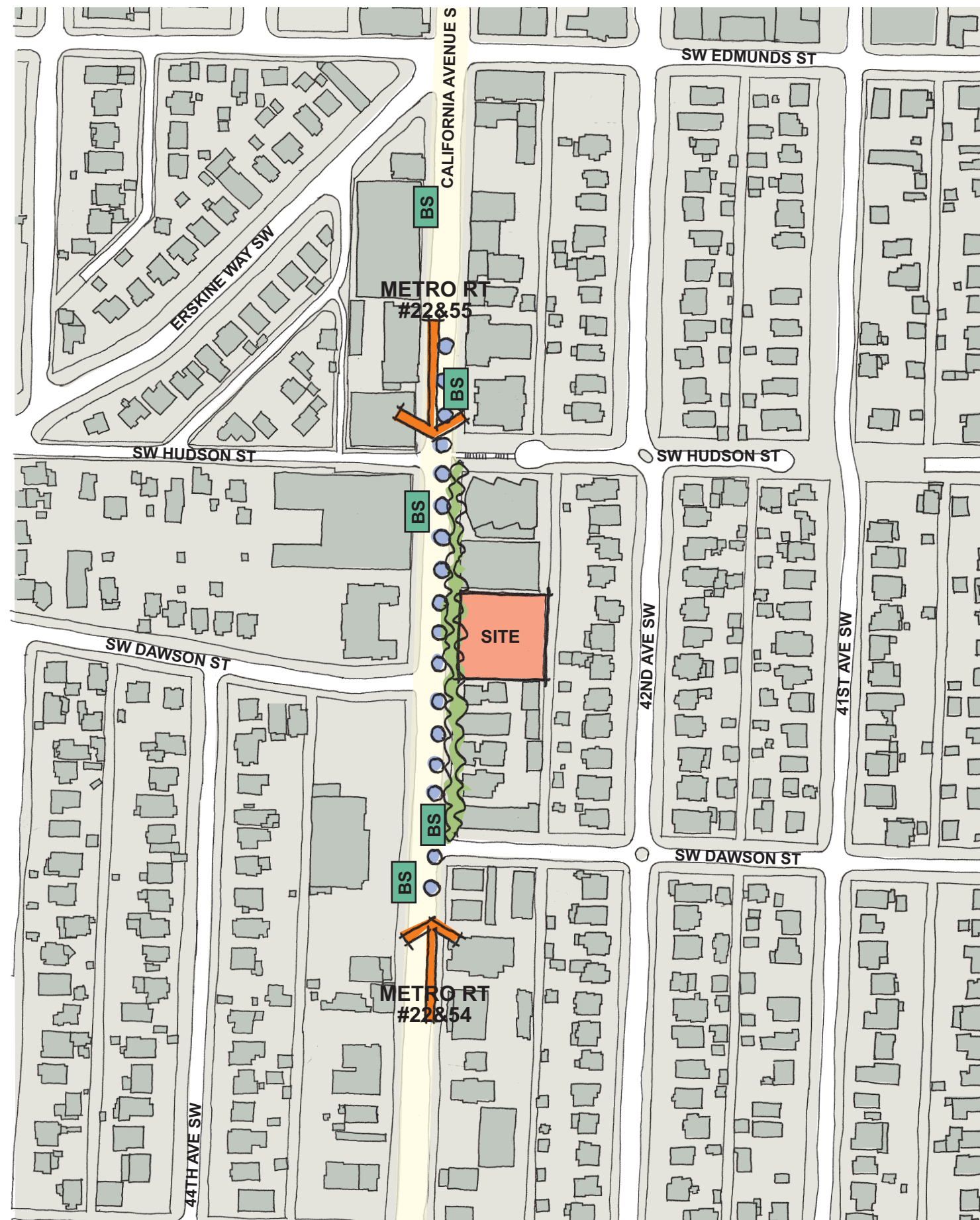
Facade is articulated as a contemporary interpretation of the proportion, scale, transoms, canopies, and other features of typical West Seattle neighborhood development

**D-1 Pedestrian Environment**

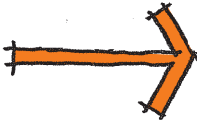



16' sidewalk will allow for enhanced planter areas at existing mature street trees to be retained. Site furniture and seating will also be added, to enhance the pedestrian environment.



- SF-5000
- L-2
- NC2-30
- NC2-65
- NC-3
- L-2/RC

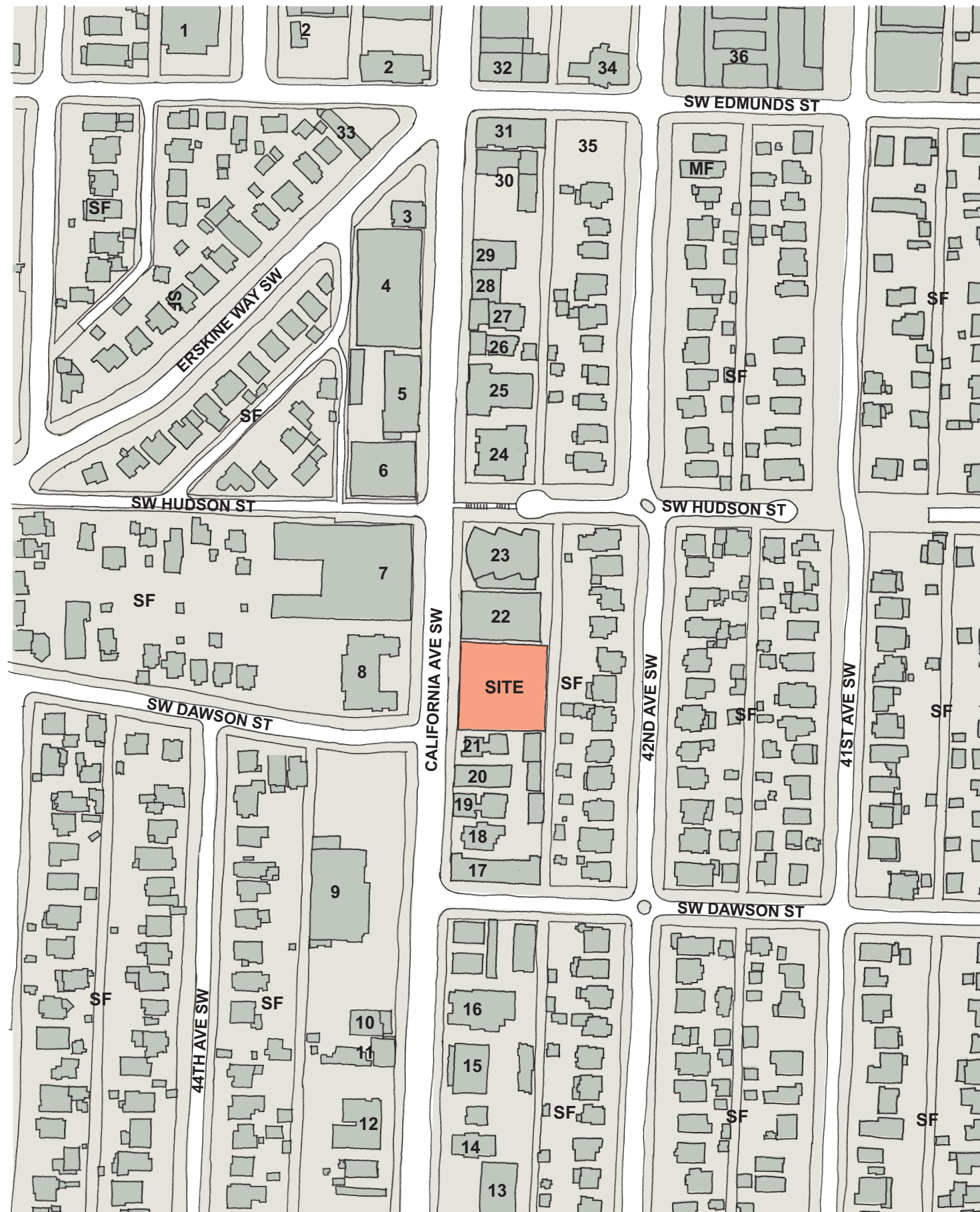


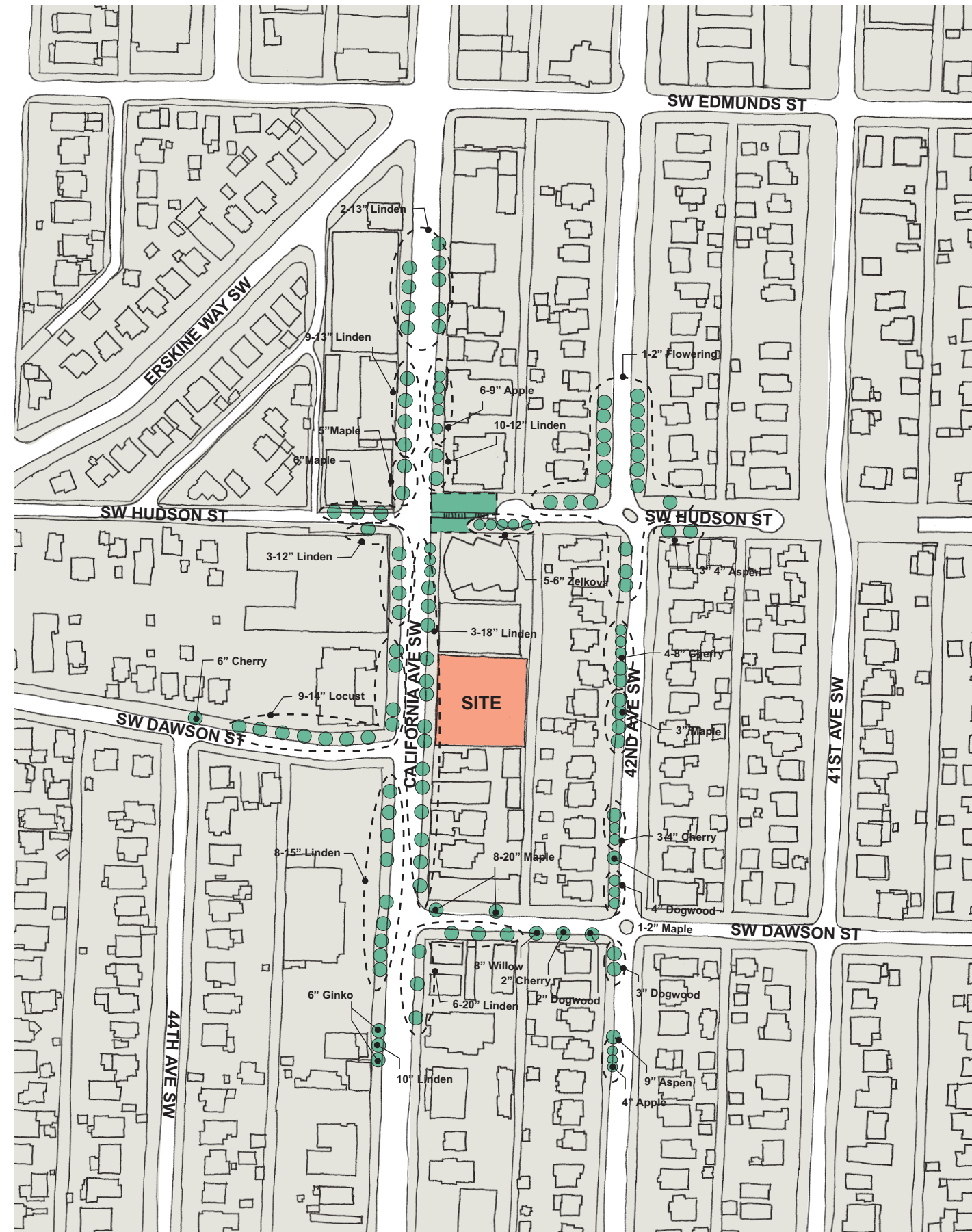
**LEGEND**

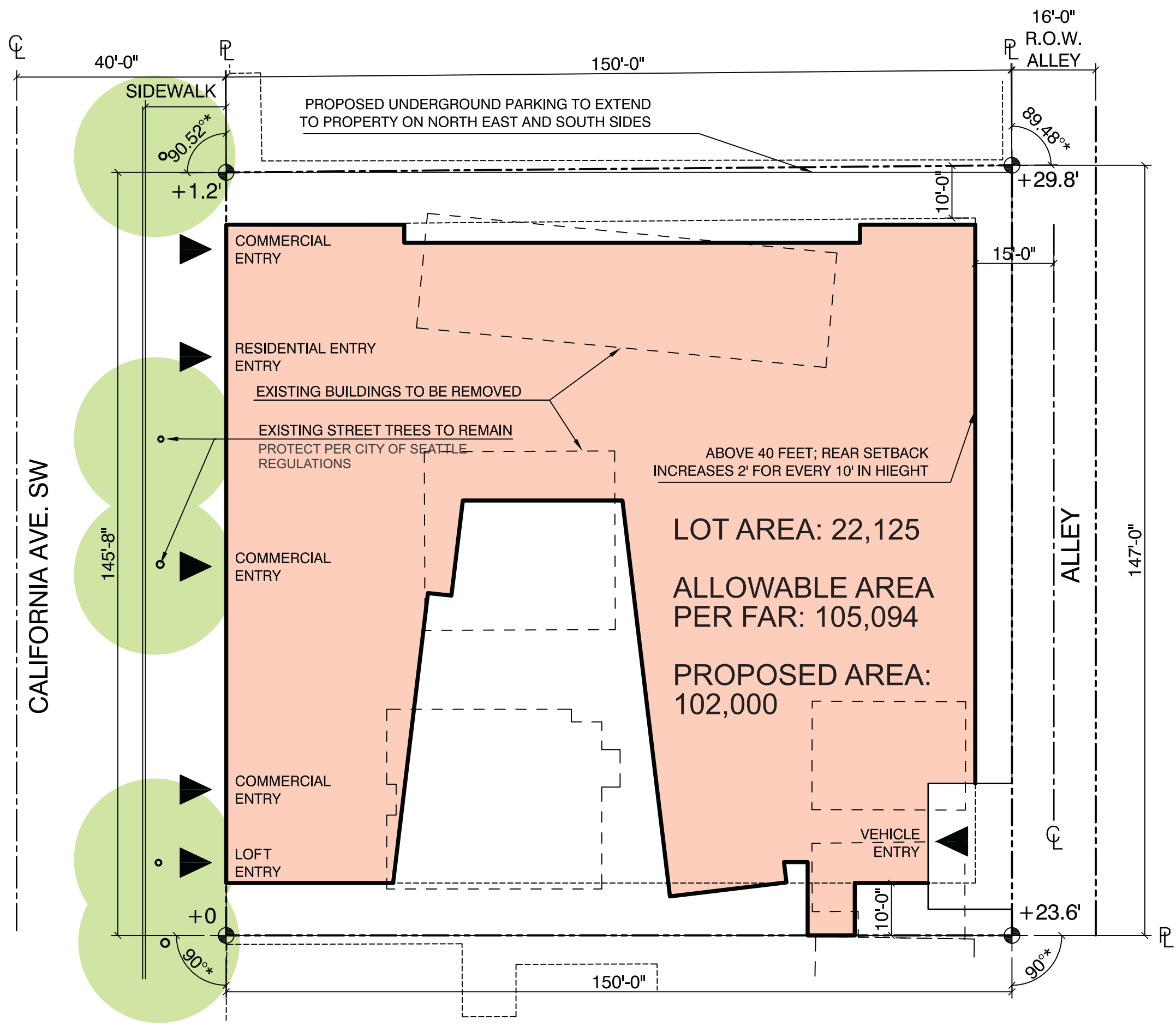
-  BUS ROUTES
-  PEDESTRIAN CORRIDOR
-  STREET TREES
-  BUS STOPS

**VICINITY INVENTORY**

- 1 True Value Hardware
- 2 Washington Mutual Bank
- 3 7-Eleven
- 4 Sound View Apartments - Washington Beauty School, B&E Banquet &Event Resource Inc.
- 5 The Continental Apartments - Choice Chiropractic, John R. Wilkins CPA, Healing Massage Studio, Winners
- 6 Serrano Condos - Stonebridge Capital Mgmt, John C. Llewlyn Attorney, Woody & Co. PS, Christianson & Associates PS
- 7 Adelaide - Williams & Collan, Pacific Northwest Associate of Independent Schools
- 8 The Granada - Associates West Real Estate, Rob Wander & Associates, All American Insurance Agency Inc., Larry Richter CPA, Financial Planning & Mutual Funds, Ed Richter Manufacturing Rep.
- 9 Rite Aid
- 10 Ephesus
- 11 Cavvy's Marketplace, Rick's Barber Shop
- 12 West Seattle Veterinary Hospital
- 13 John L. Scott Real Estate
- 14 G.M. Zanolli MD, Sound Associates Inc.
- 15 La Rae - Washington Osteopathic Foundation, Washington Osteopathic Medical Association
- 16 Sunset Manor
- 17 Webster Apartments
- 18 5050 Apartments
- 19 West Seattle Licenses
- 20 Bel Air Apartments - Alki Style Barber Shop, Images of West Seattle
- 21 Golden West Apartments - Wilbanks Securities
- 22 The Broxton - West Seattle Endontics, M&T Bank Mortgage Division
- 23 One West Apartments
- 24 Hudson Square Apartments
- 25 San Juan Apartments
- 26 Nail Time
- 27 Again & a Gain, Hanh's Modern Hair Salon  
Seattle Whole Health & Fitness, James G
- 28 Barnet Attorney, California Nails
- 29 Pho Than Brothers
- 30 Firestone Car Care Center
- 31 Elegant Nails by Tina, Garvey Law Offices
- 32 Ovio Bistro
- 33 Uptown Espressp
- 34 US Bank
- 35 Paid Parking
- 36 Jefferson Square Apartments
- SF Single Family
- MF Multi Family

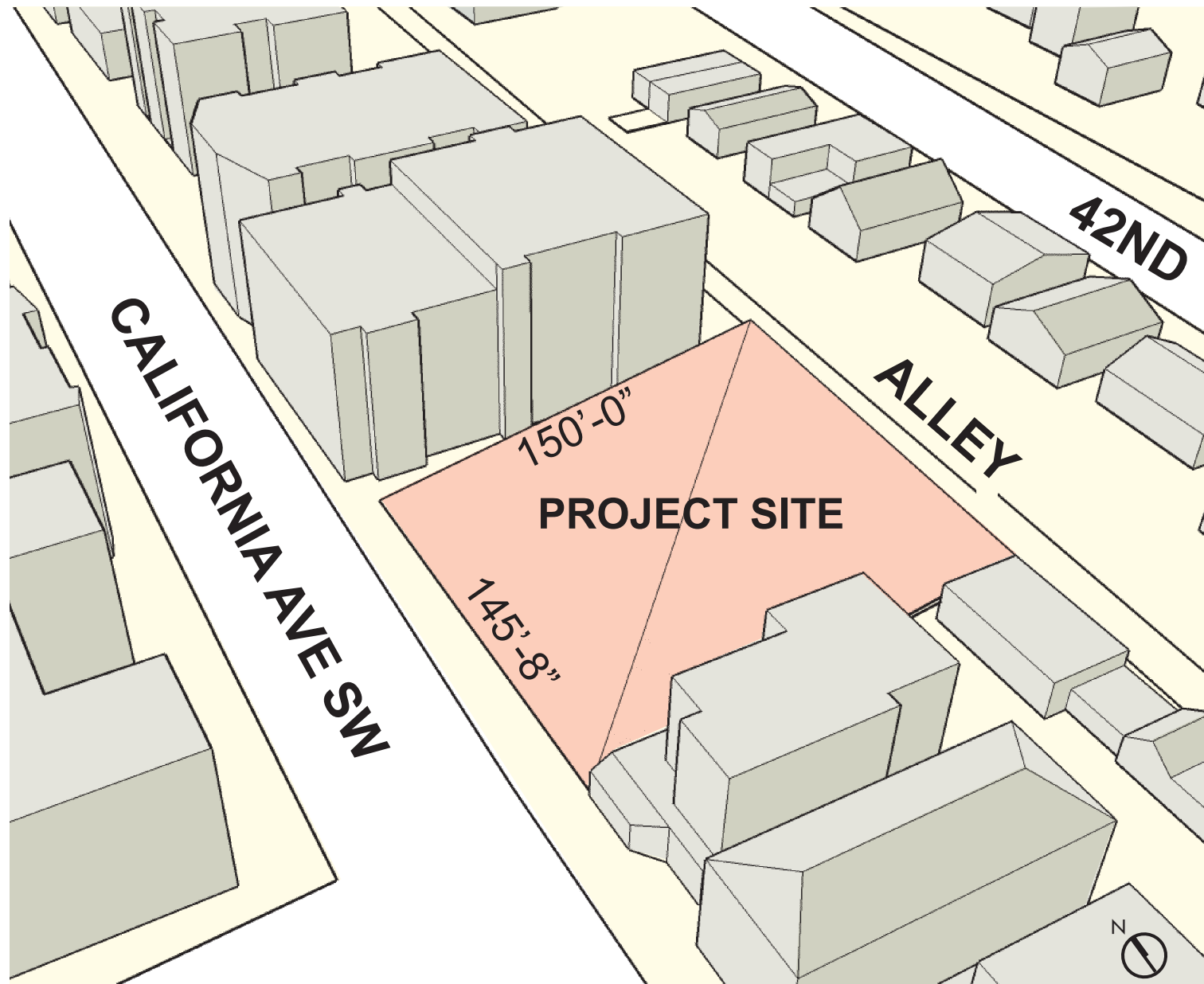




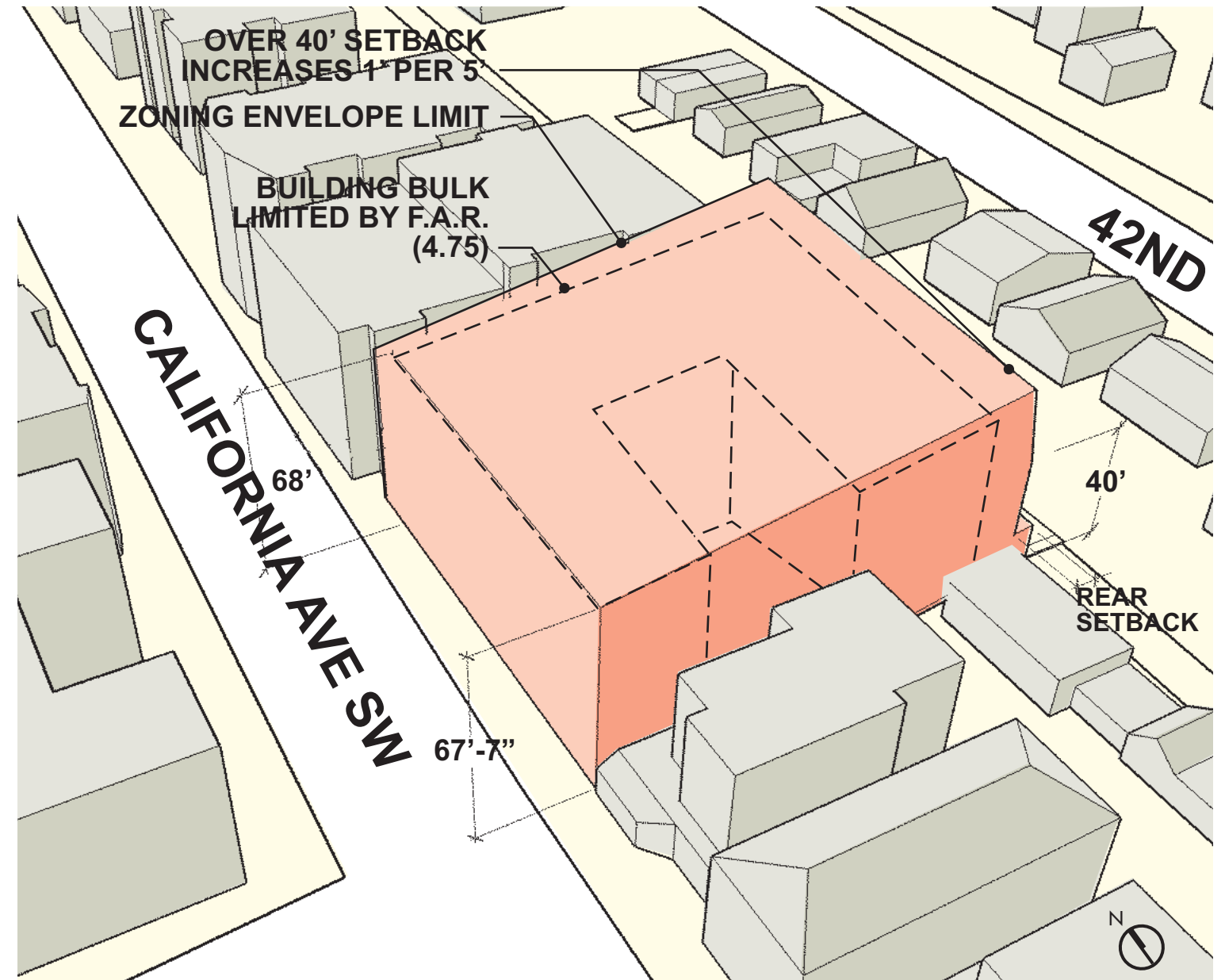


**Land Use Code Summary NC2-65**

- A. Requirements for Mixed-Use Projects
  - 1. 80% of street façade must be non-residential use (California: 145 LF frontage)  
120 LF commercial frontage proposed = 81%
- B. Floor Area Ratio (FAR)
  - 1. NC2-65 = 4.75 ; Lot Size = 22,125 s.f.  
FAR allowed = 104,094  
FAR proposed = 102,950
- C. Height Calculation on Sloped Lots
  - 1. One additional foot per 6% slope
  - 2. Calculated slope between Alley and California= 18%,  
3 additional feet beyond base of 65' permitted
- D. Setback Requirements
  - 1. Rear Setbacks: Fifteen (15) feet for portions of structures above thirteen (13) feet in height to a maximum of forty (40) feet; and b. For each portion of a structure above forty (40) feet in height, additional setback at the rate of two (2) feet of setback for every ten (10) feet by which the height of such portion exceeds forty (40) feet (Exhibit 23.47A.014 C. One-half (1/2) of the alley width may be counted as part of the required setback.



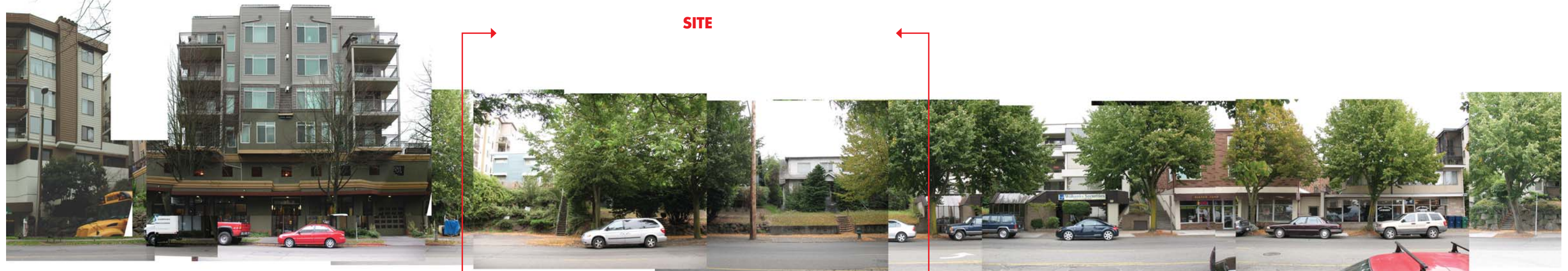
Vicinity Diagram



Zoning Bulk Diagram



4



California Avenue SW - East Elevation

5



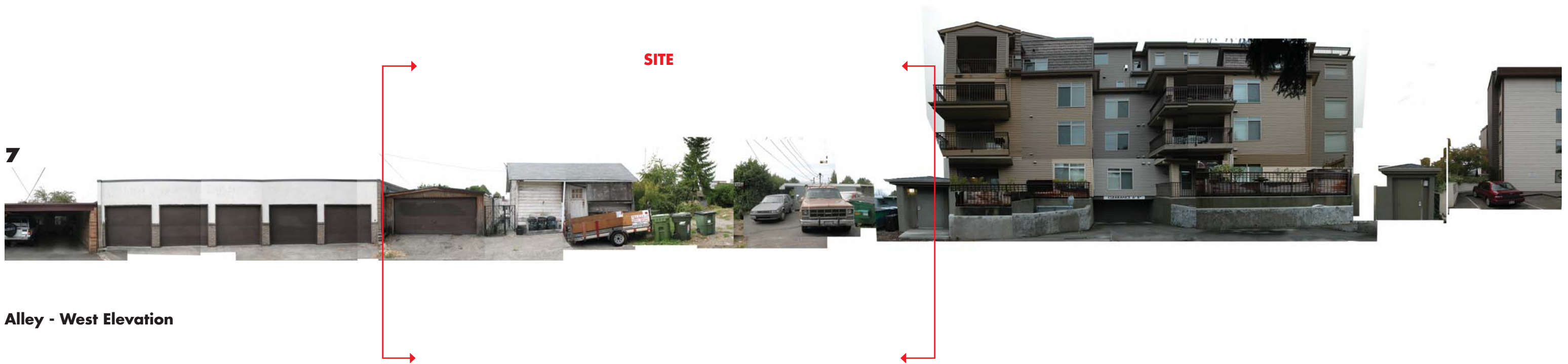
California Avenue SW - West Elevation

6

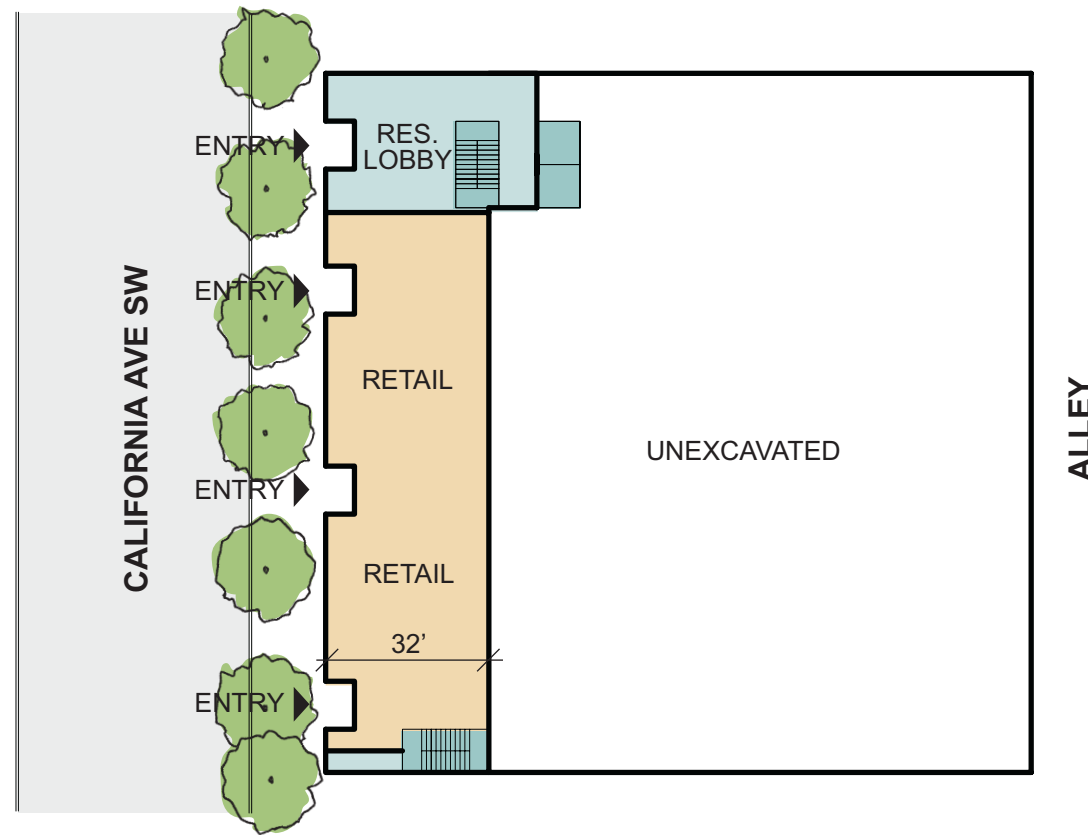


Alley - East Elevation

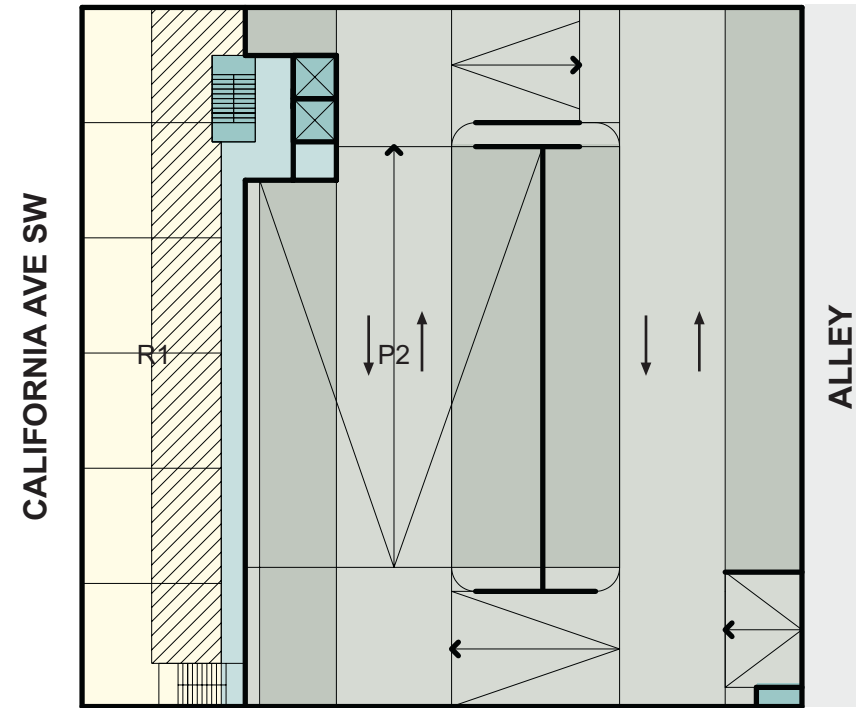
7



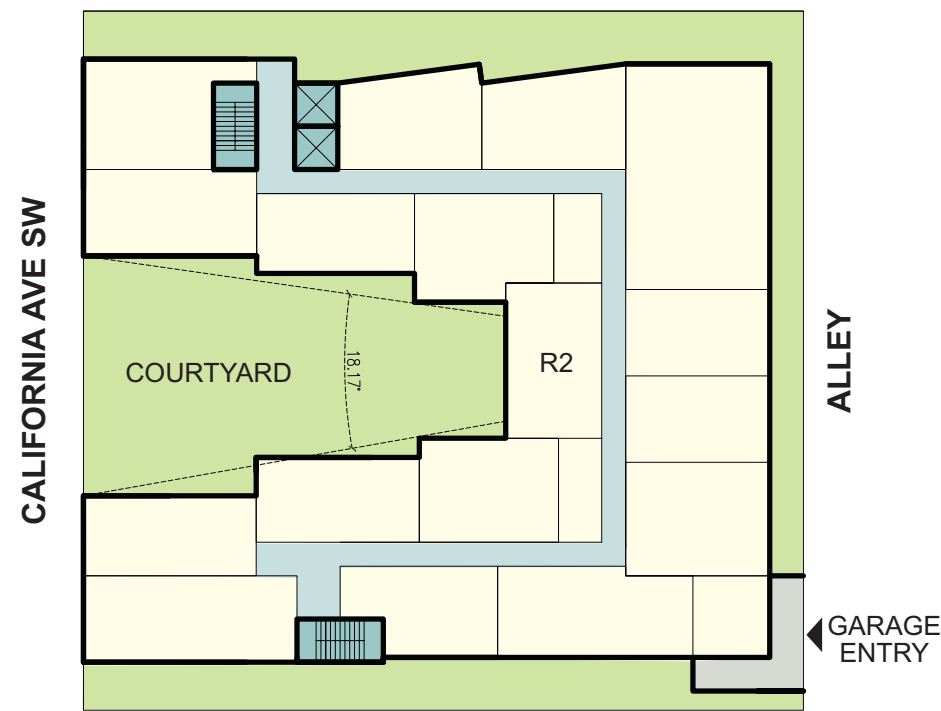
Alley - West Elevation



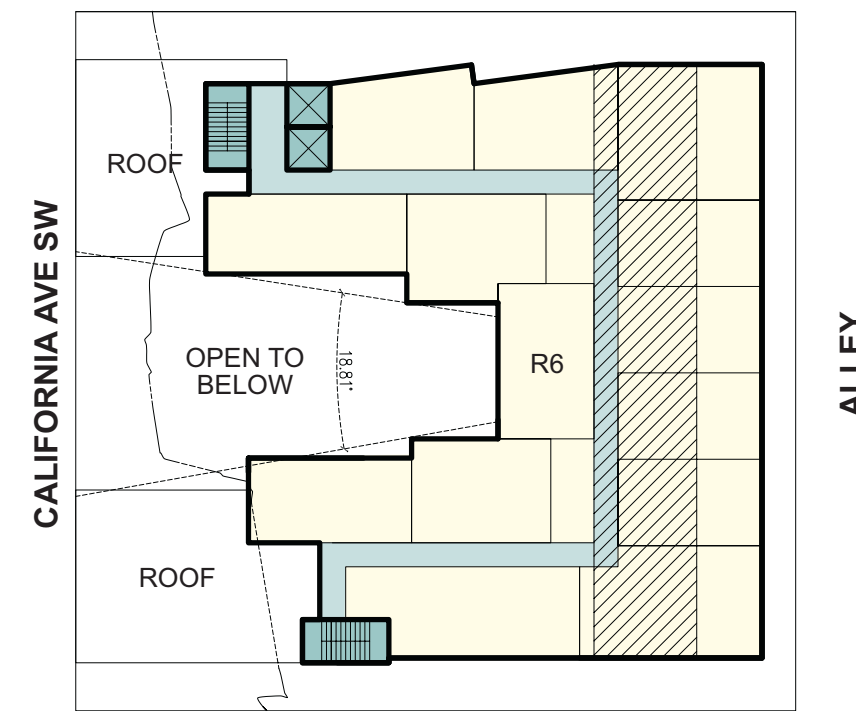
Level C1



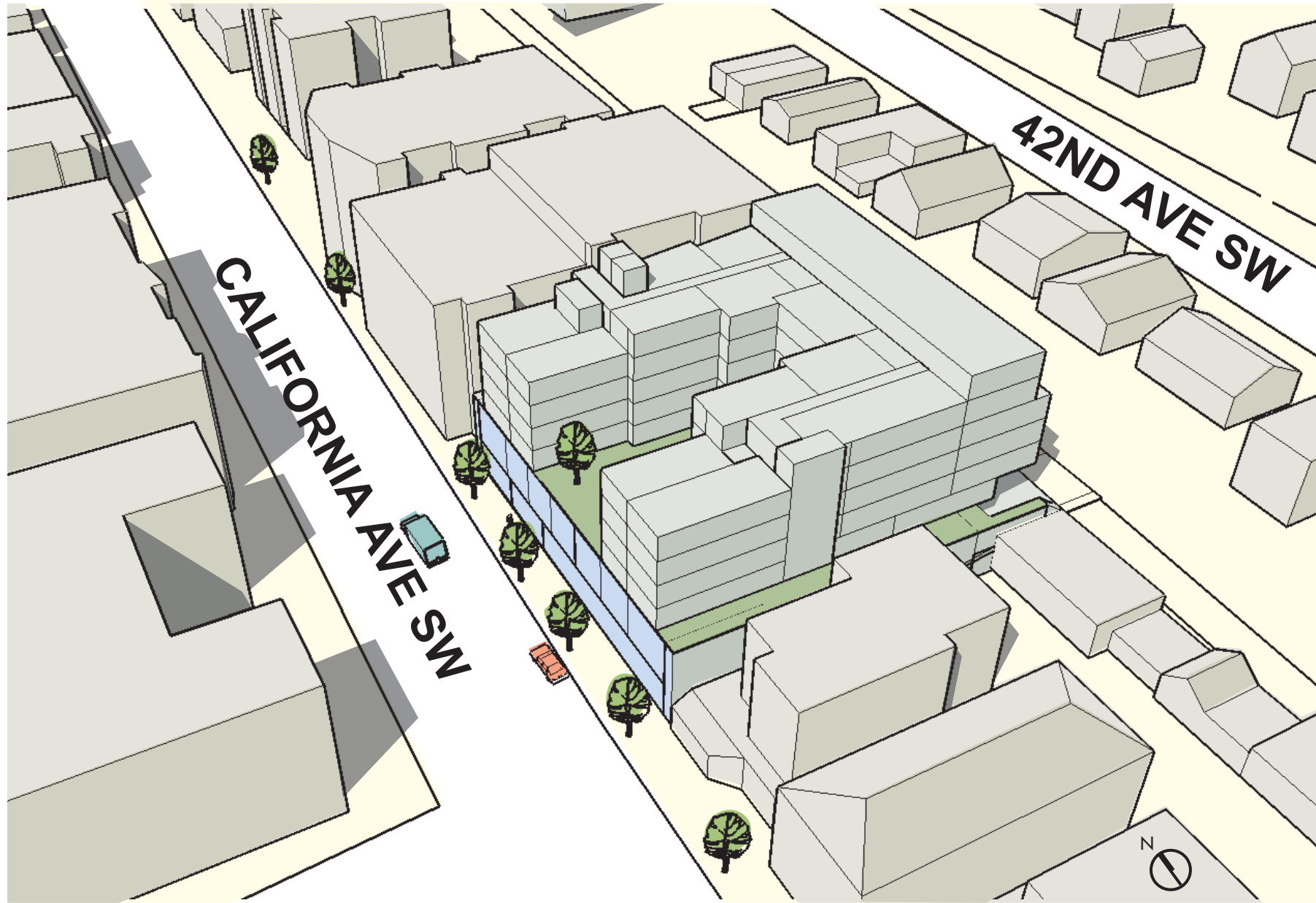
Level R1/P2



Level R2-R5



Level R6



**Building Massing** (June 21st at 1:30pm)

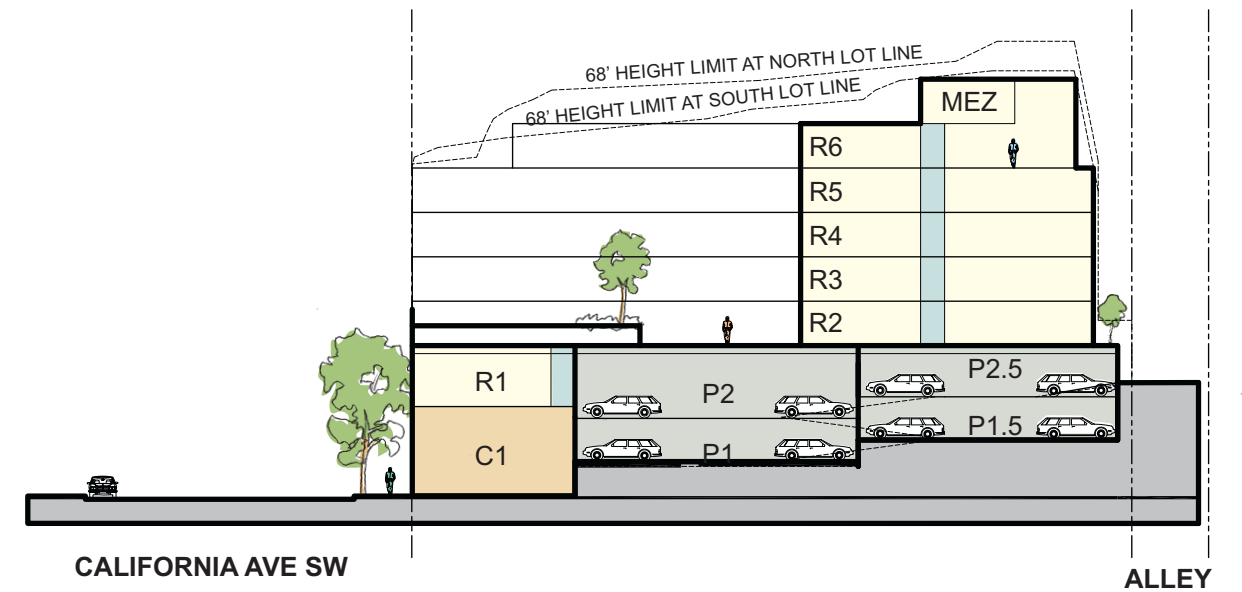
**Alternative A:**

- Scale of adjacent properties maintained along California Ave.
- Privacy issues at courtyards, sides.
- Lack of sunlight at courtyard.

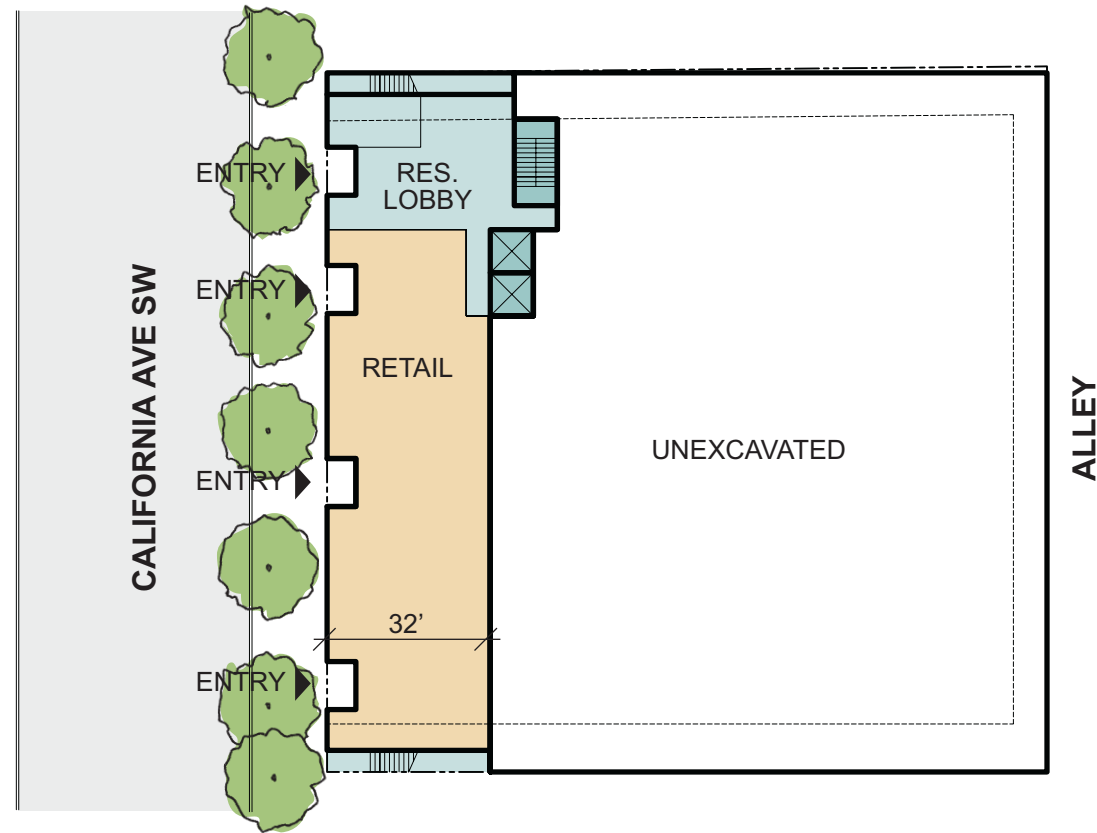
Approximately 90 units

- 25% Studios
- 25% Townhomes
- 25% 1 Bedroom units
- 25% 2 Bedroom units

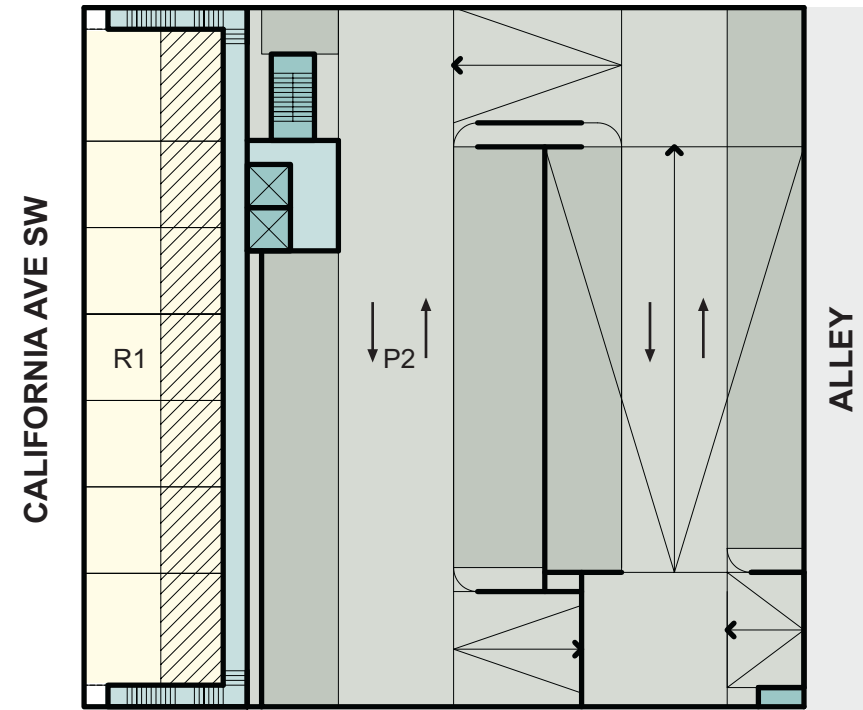
Average unit size: 670 SF



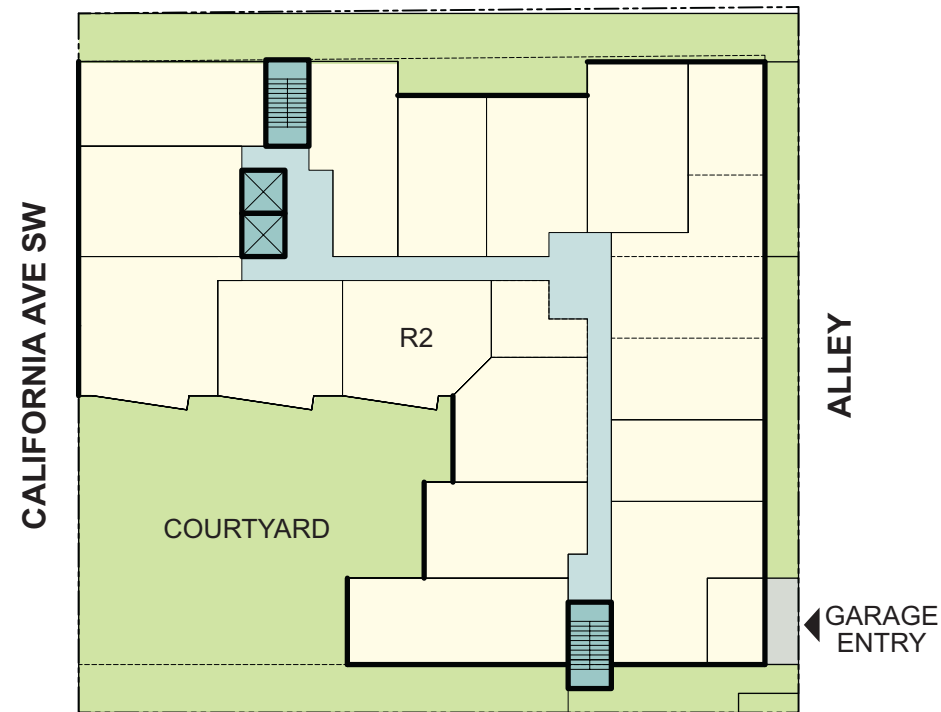
**Building Section**



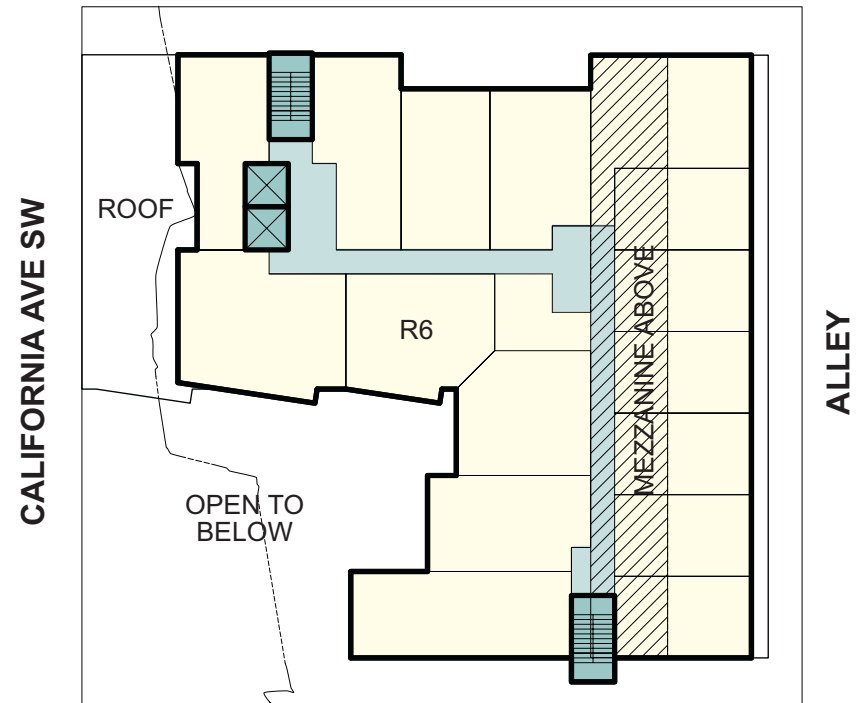
Level C1



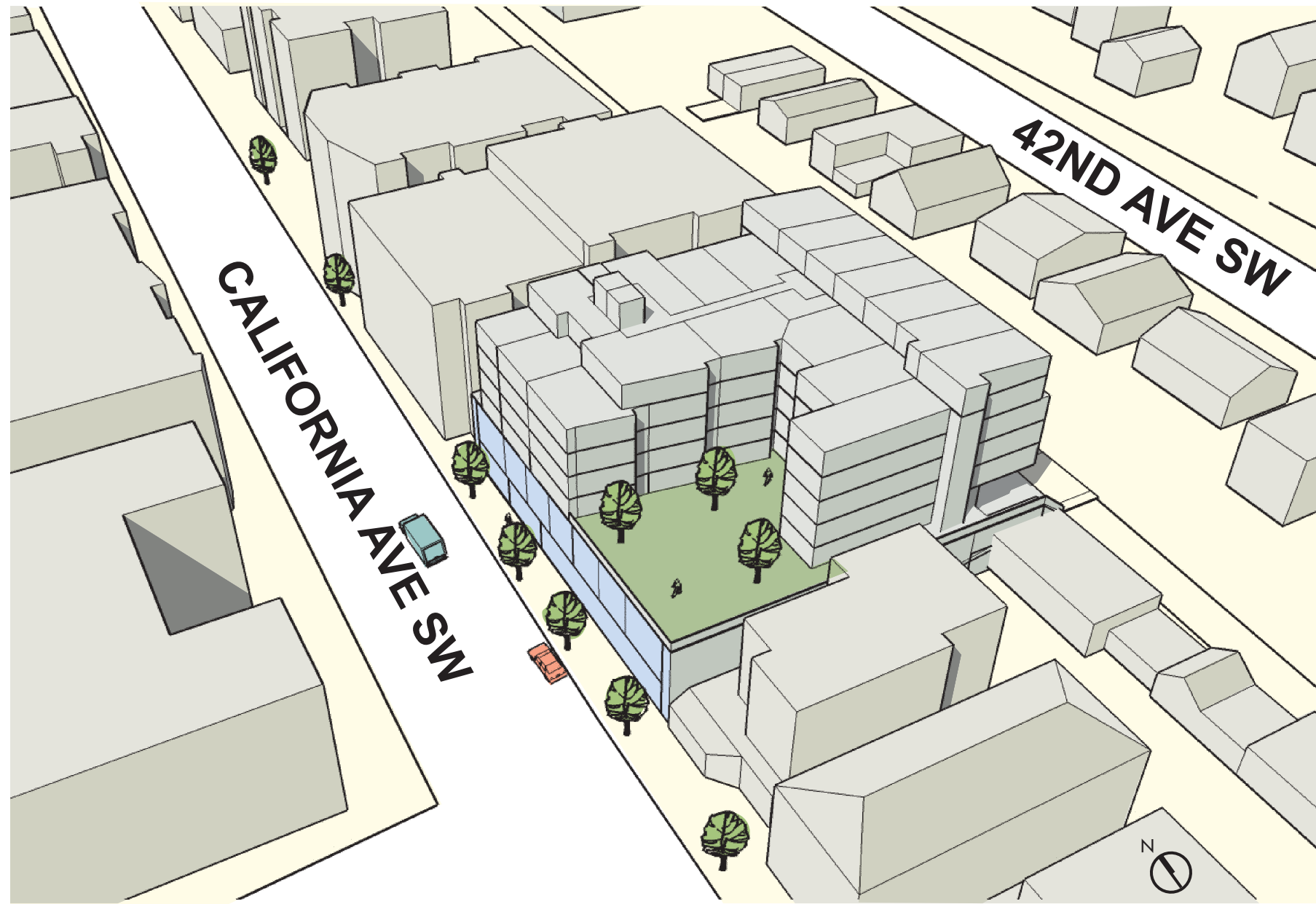
Level R1/P2



Level R2-R5



Level R6



**Building Massing** (June 21th at 1:30pm)

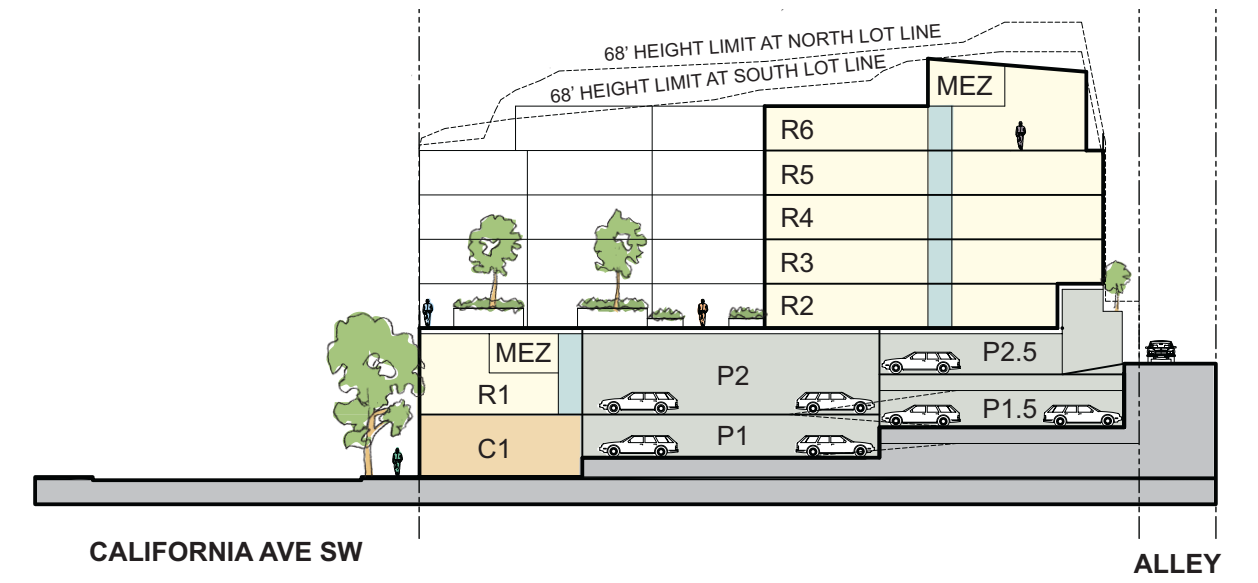
**Alternative B:**

- Massing at the north end addresses scale of adjacent properties.
- Connection made between the vibrant street front and the residential courtyard.
- Oriented for generous sun exposure and views from the site.

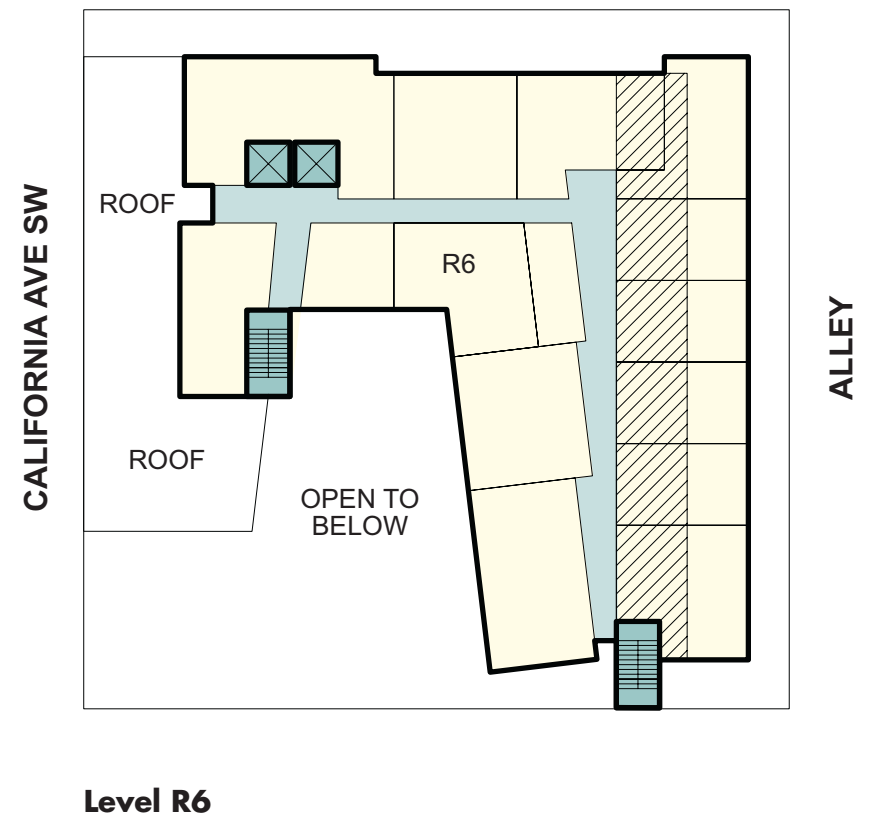
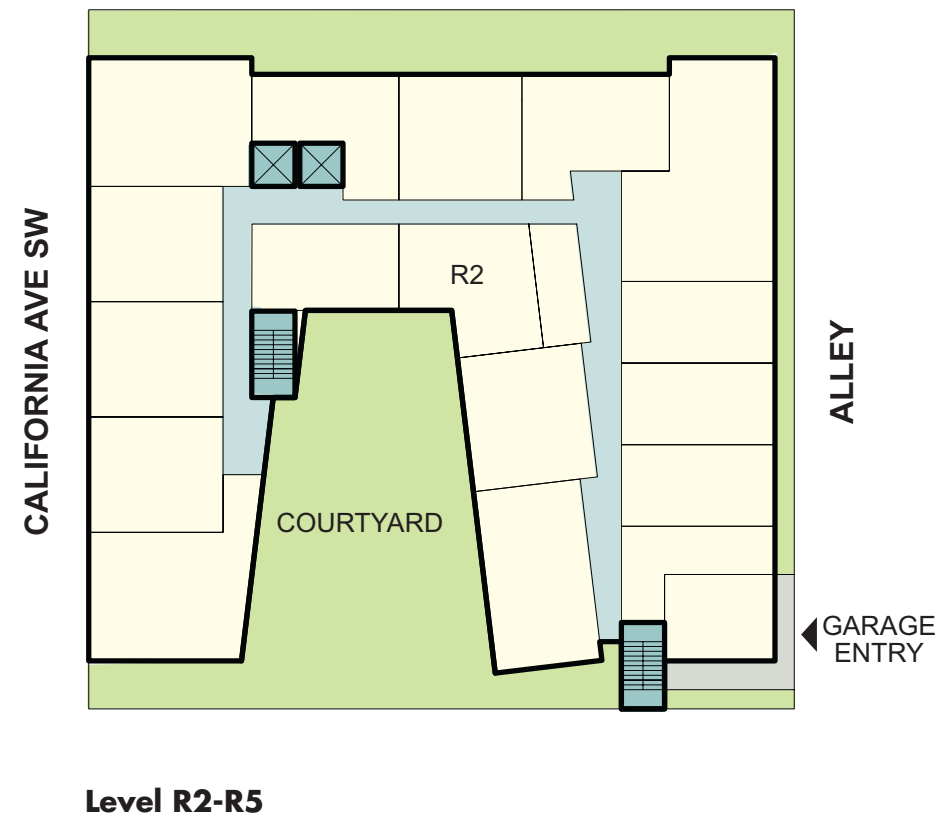
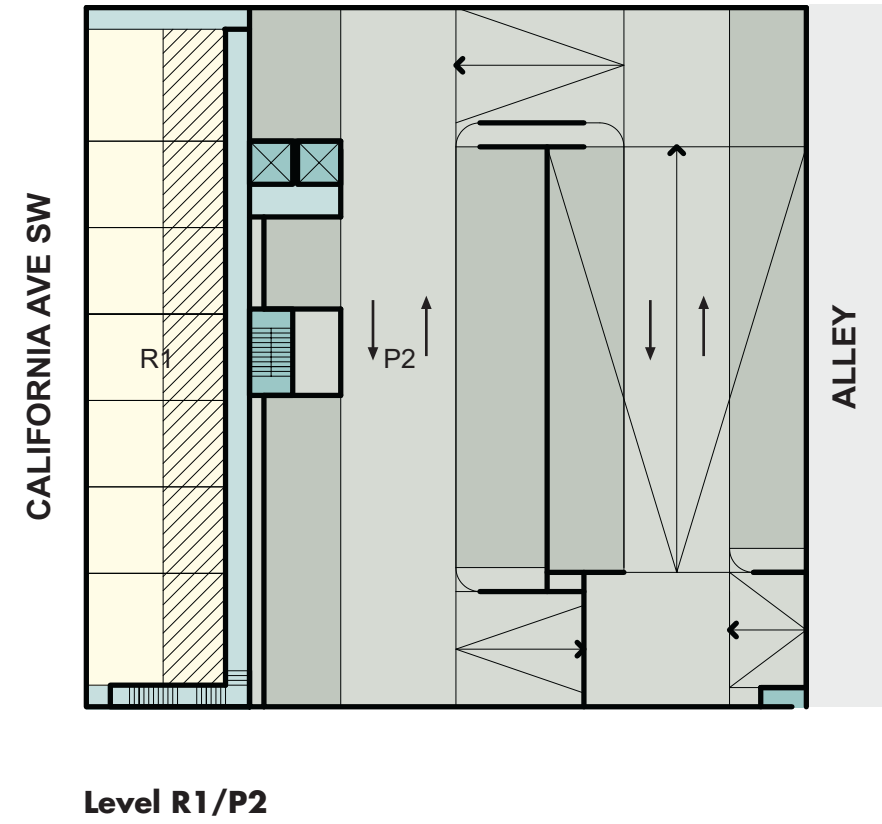
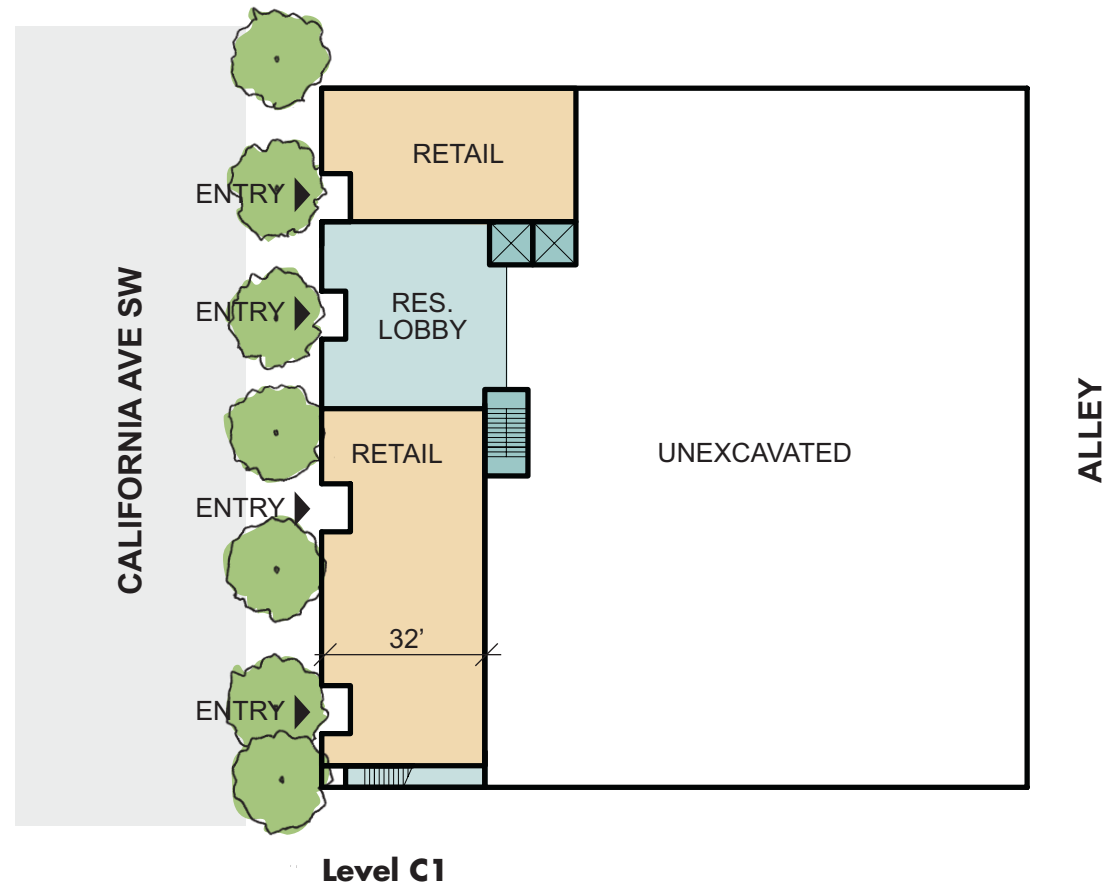
Approximately 90 units

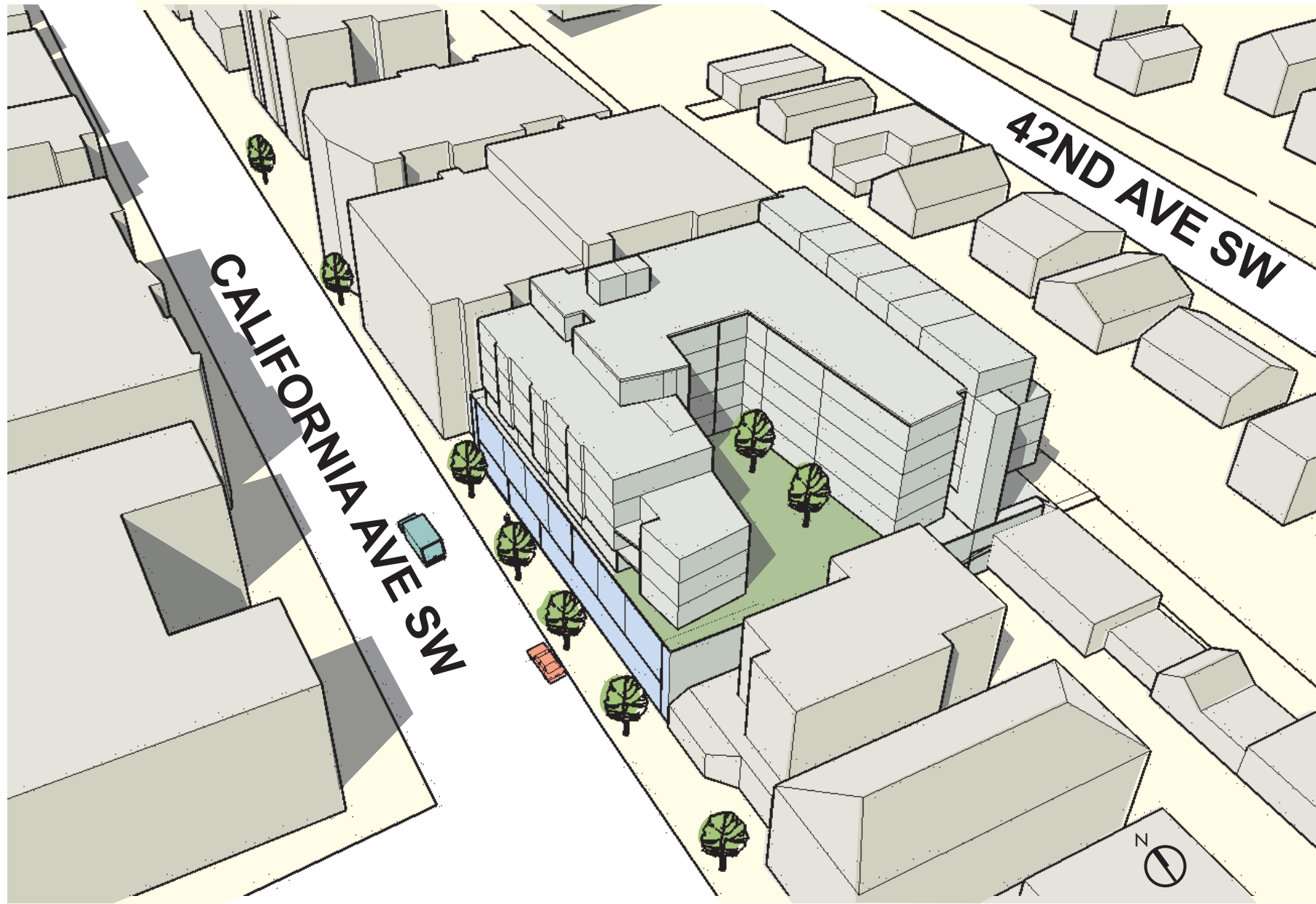
- 25% Studios
- 50% Townhomes/1 Bedroom units
- 25% 2 Bedroom units

Average unit size: 660 SF



**Building Section**





**Building Massing** (June 21st at 1:30pm)

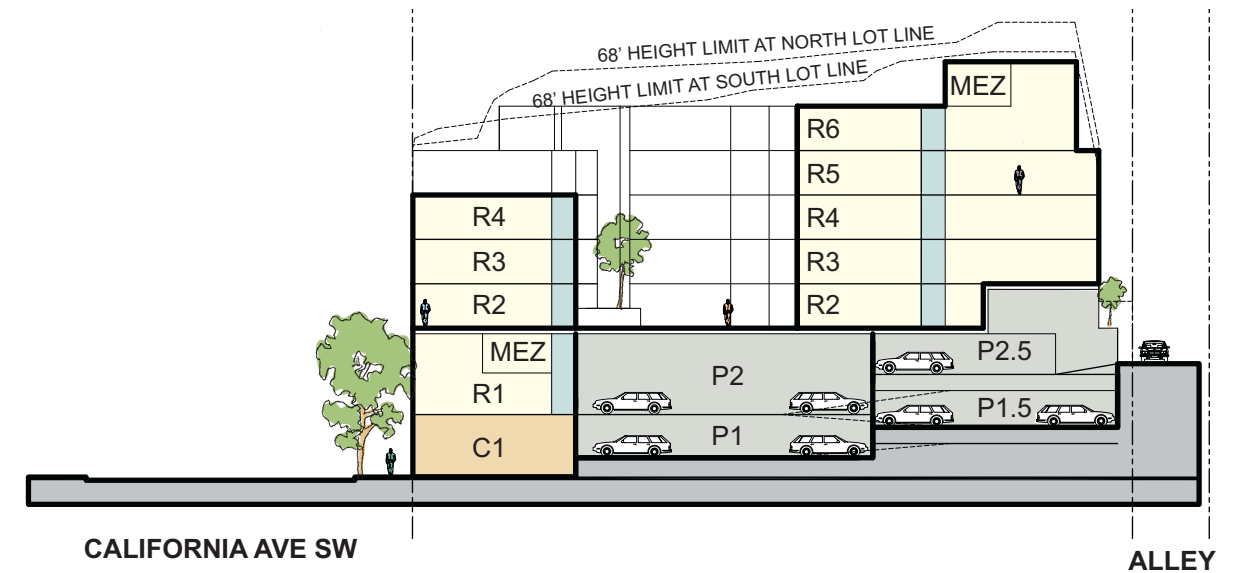
**Alternative C:**

- Maintains the street scale on California Avenue.
- Central courtyard is oriented to the south, opening to the views and southern exposure.
- Double height studio units above commercial addresses the street scale and activity.
- Greater variety of unit types, view opportunities.

Approximately 87 units

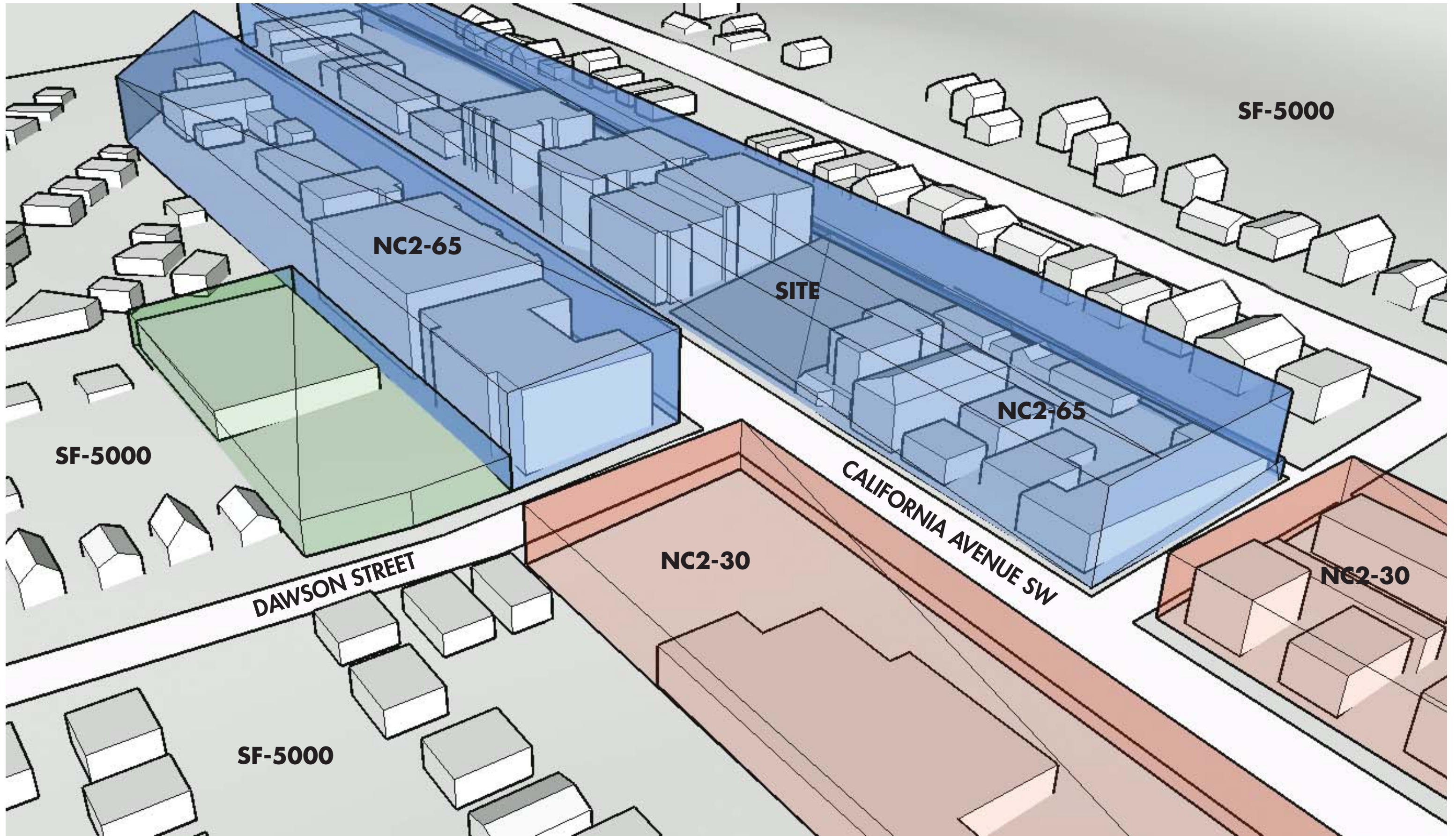
- 30% Studios
- 50% Townhomes/1 Bedroom units
- 20% 2 Bedroom units

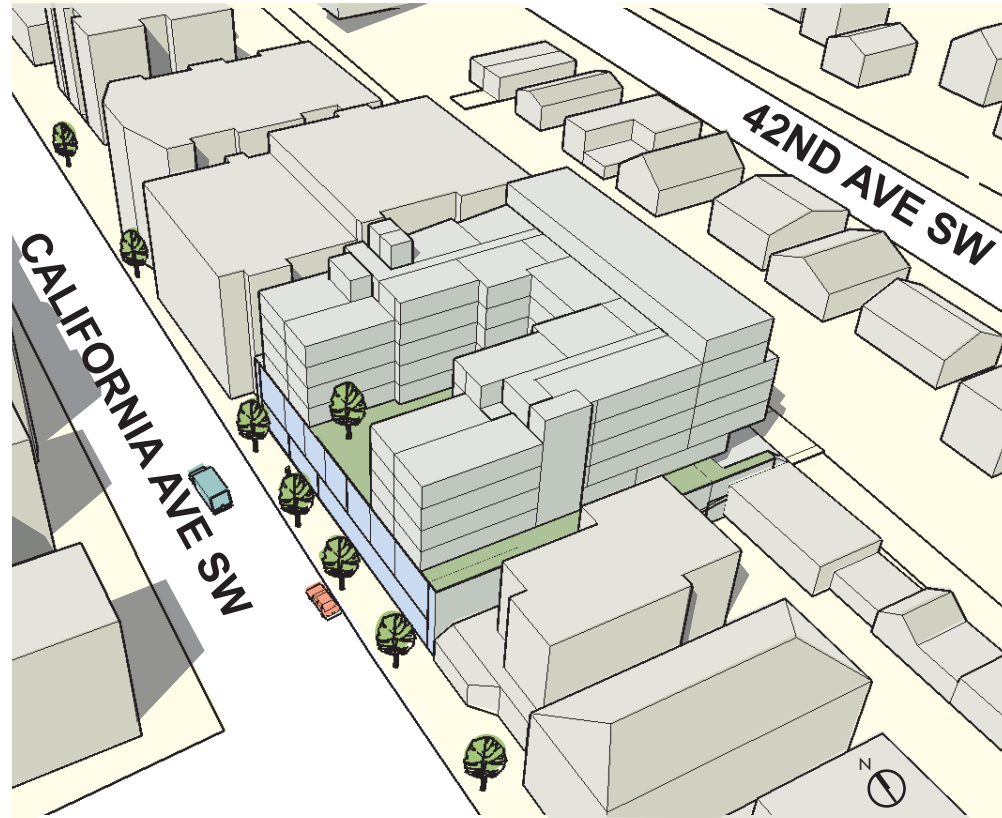
Average unit size: 680 SF



**Building Section**







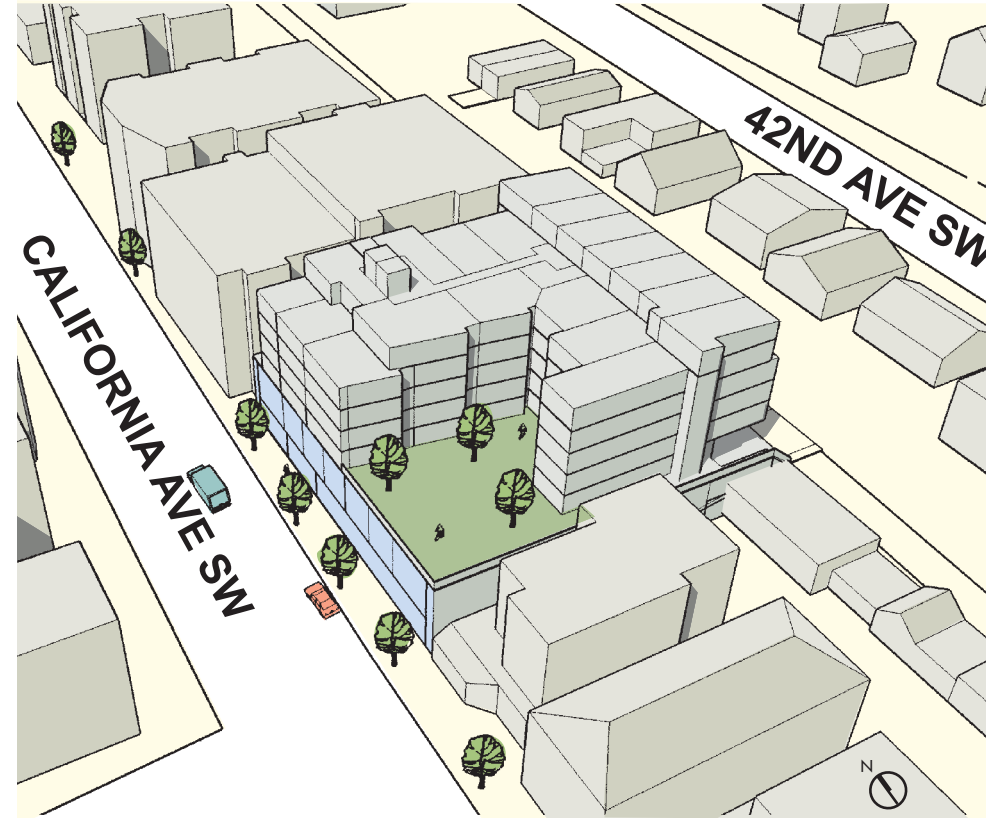
**Alternative A**

**Opportunities:**

- Scale of adjacent properties maintained along California Ave SW.
- Courtyard opens to California Ave SW.

**Constraints:**

- Privacy issues at courtyard, sides.
- Lack of Sunlight in courtyard



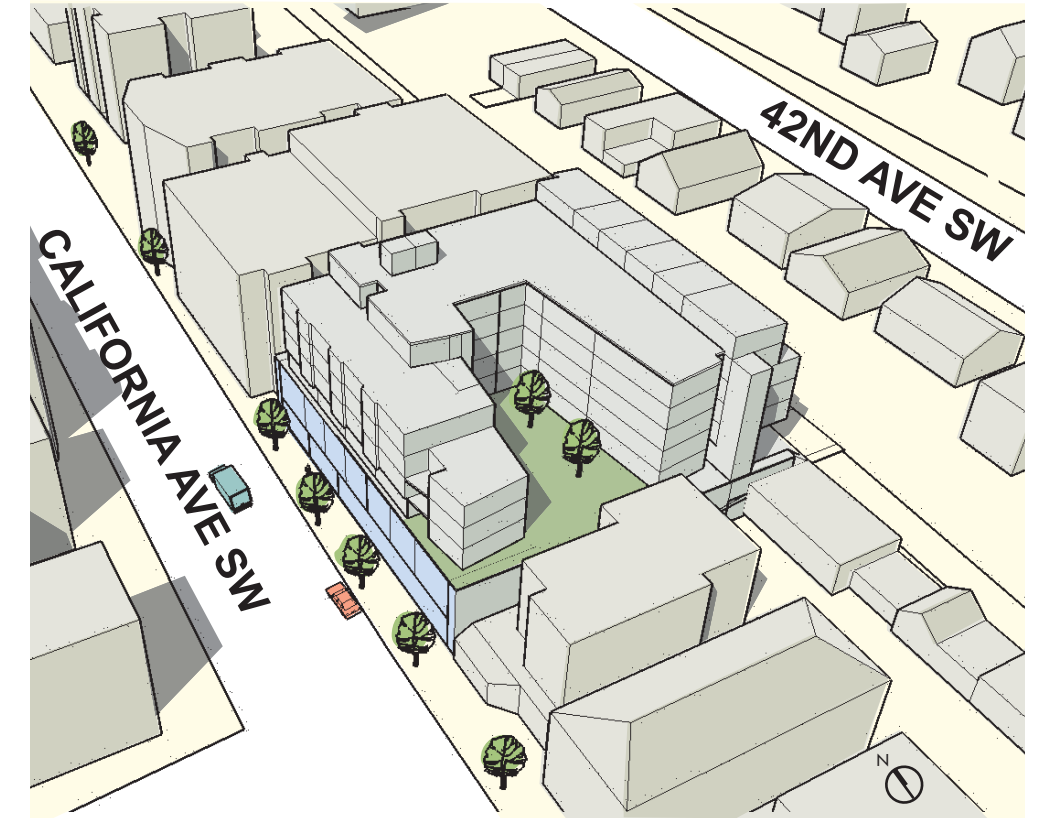
**Alternative B**

**Opportunities:**

- Massing at north edge addresses scale of adjacent properties.
- Connection made between pedestrian streetfront and residential courtyard.
- Oriented for generous sun exposure and views from the site.

**Constraints:**

- Does not maintain consistent street edge along California Ave SW.



**Alternative C**

**Opportunities:**

- Maintains the street scale on California Avenue.
- Central courtyard is oriented to to the south, opening to the views and southern exposure.
- Double height studio units above commercial addresses the street scale and activity.
- Greater mix of unit types and renter profile.

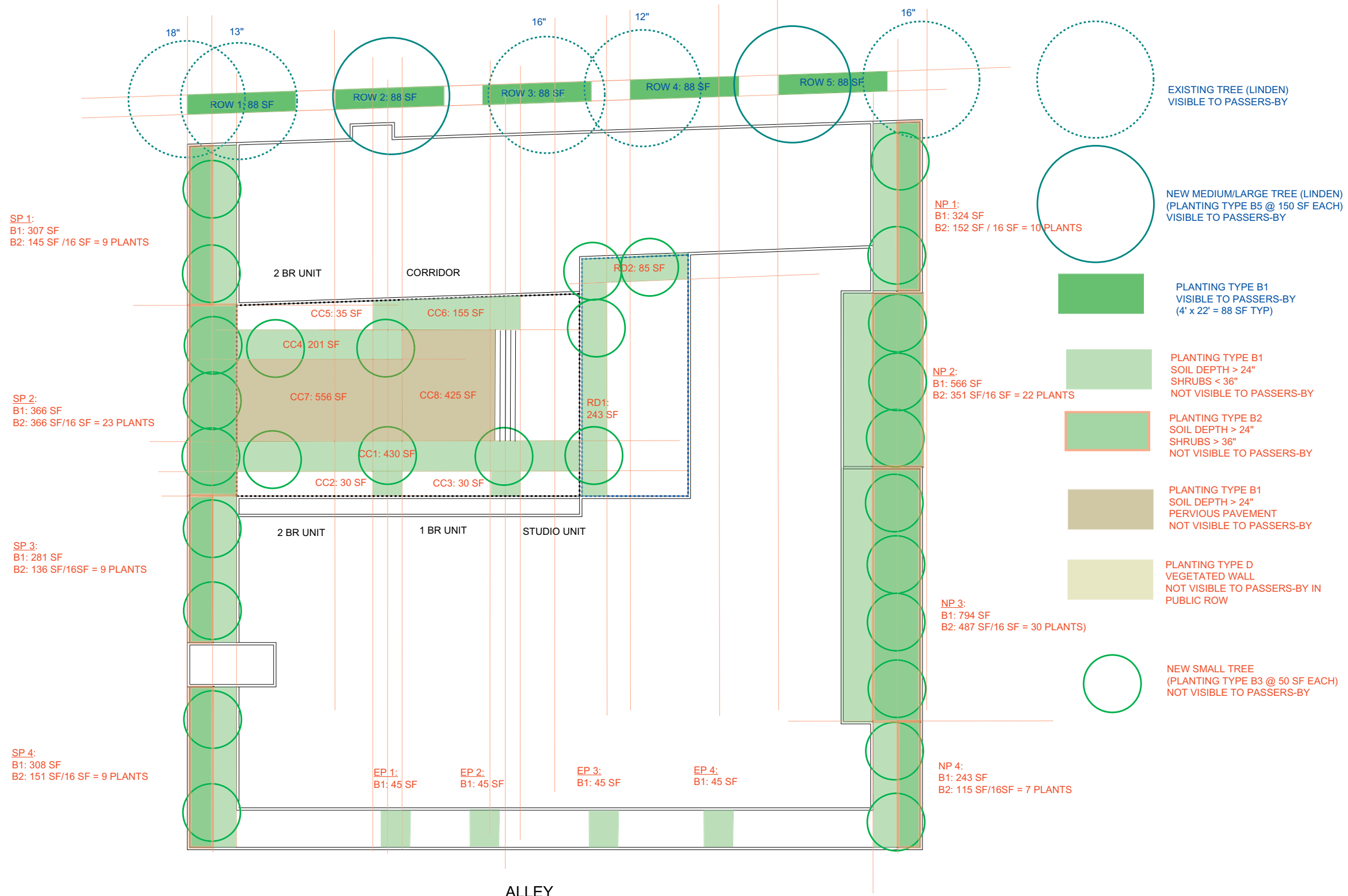
**Note:** No departures are foreseen at this time for any of the alternatives.

# Spring Hill Project

## West Seattle Junction Design Guidelines Compliance Matrix

		Alternative A	Alternative B	Alternative C	Notes
A-2	<b>Streetscape Compatibility</b>	Complies	Complies	Complies	Multiple, recessed entries break up street façade.
A-4	<b>Human Activity</b>	Complies	Complies	Complies	Setbacks from PL at streetfront, display windows, enhanced planting in sidewalk create transition from street to building.
A-10	<b>Corner Lots</b>	N/A	N/A	N/A	
B-1	<b>Height Bulk and Scale Compatibility</b>	Complies	Complies	Complies	2 story base, 5 story middle, 1 story top complies with city's diagram. Break-up of scale of massing complies with city's diagram.
C-1	<b>Architectural Context</b>	Complies	Complies	Complies	2 story retail and loft base has characteristics similar to traditional retail storefronts in the district.
C-3	<b>Human Scale</b>	Complies	Complies	Complies	Canopies at retail level will be articulated to provide scale, and proportions compatible with traditional development in the junction area. Signage will be pedestrian oriented.
D-1	<b>Pedestrian Open Spaces and Entrances</b>	Complies	Complies	Complies	Increased planting areas, retained street trees to provide enhanced street landscaping. Movement through site to alley and SF zone not desirable.
D-5	<b>Visual Impacts of Parking Structures</b>	N/A	N/A	N/A	Parking structure will not be visible from the street. Parking access shall be from the alley.

CALIFORNIA AVENUE SW  
WIDTH OF EXISTING SIDEWALK TO BE CONFIRMED BY SURVEY



SITE AREA:  $[150] \times [(145 + 150)/2] = 22125 \text{ SF}$



2000 SF OF VEGETATED WALL (AT 10-FEET TALL)  
LOCATION TO BE DETERMINED

**VW 1:**  
D: 2000 SF

- EXISTING TREE (LINDEN)  
VISIBLE TO PASSERS-BY
- NEW MEDIUM/LARGE TREE (LINDEN)  
(PLANTING TYPE B5 @ 150 SF EACH)  
VISIBLE TO PASSERS-BY
- PLANTING TYPE B1  
VISIBLE TO PASSERS-BY  
(4' x 22' = 88 SF TYP)
- PLANTING TYPE B1  
SOIL DEPTH > 24"  
SHRUBS < 36"  
NOT VISIBLE TO PASSERS-BY
- PLANTING TYPE B2  
SOIL DEPTH > 24"  
SHRUBS > 36"  
NOT VISIBLE TO PASSERS-BY
- PLANTING TYPE B1  
SOIL DEPTH > 24"  
PERVIOUS PAVEMENT  
NOT VISIBLE TO PASSERS-BY
- PLANTING TYPE D  
VEGETATED WALL  
NOT VISIBLE TO PASSERS-BY IN  
PUBLIC ROW
- NEW SMALL TREE  
(PLANTING TYPE B3 @ 50 SF EACH)  
NOT VISIBLE TO PASSERS-BY