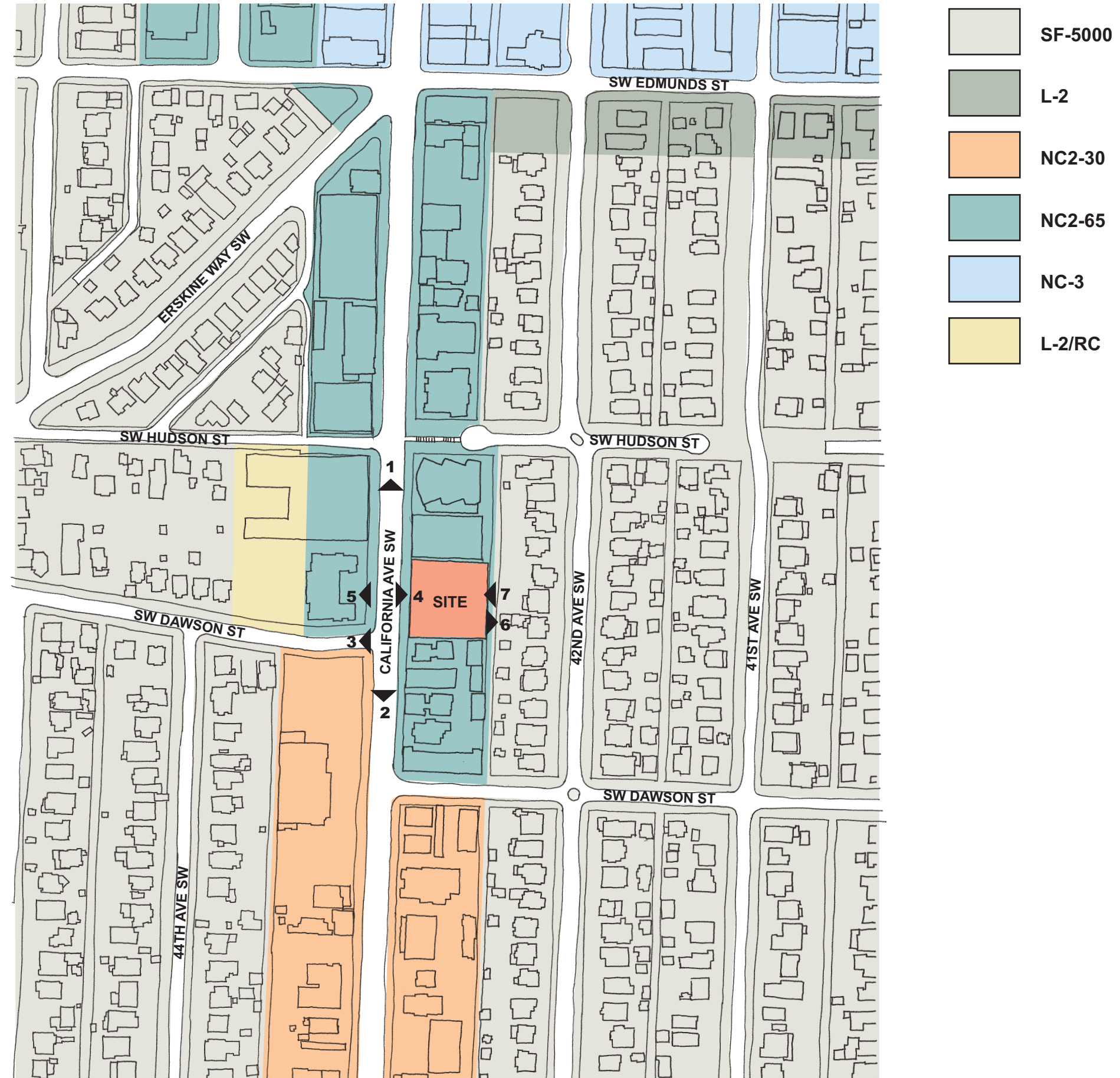


Spring Hill 5020 California Avenue SW
Early Design Guidance #2 for
Bluestar Management

February 28, 2008 07002

DPD #3008044

HEWITT



Zoning Diagram

Spring Hill 5020 California Avenue SW - Early Design Guidance #2
for Bluestar Management
February 28, 2008 07002



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.



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



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.

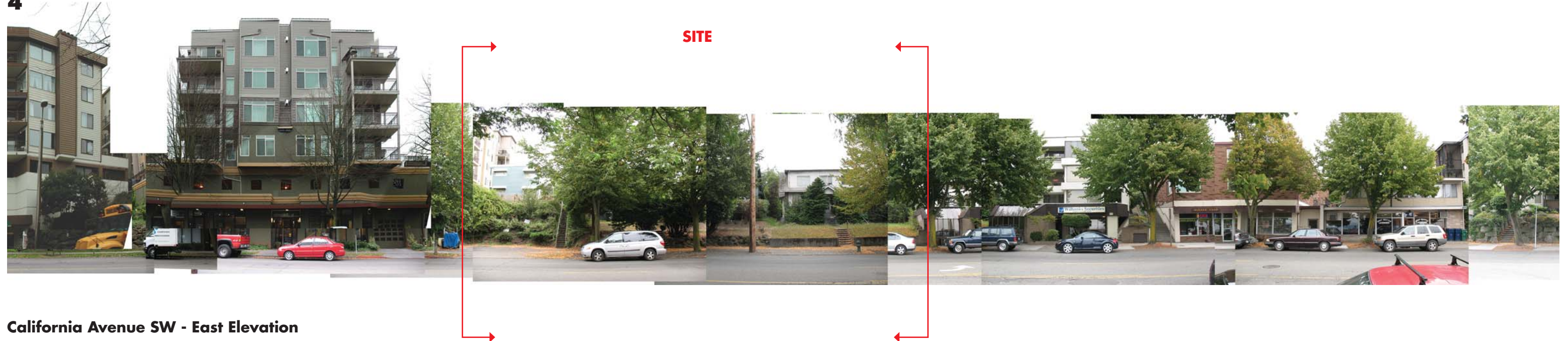
C-1 Architectural Context

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.

4



California Avenue SW - East Elevation

5



California Avenue SW - West Elevation



Alley - East Elevation



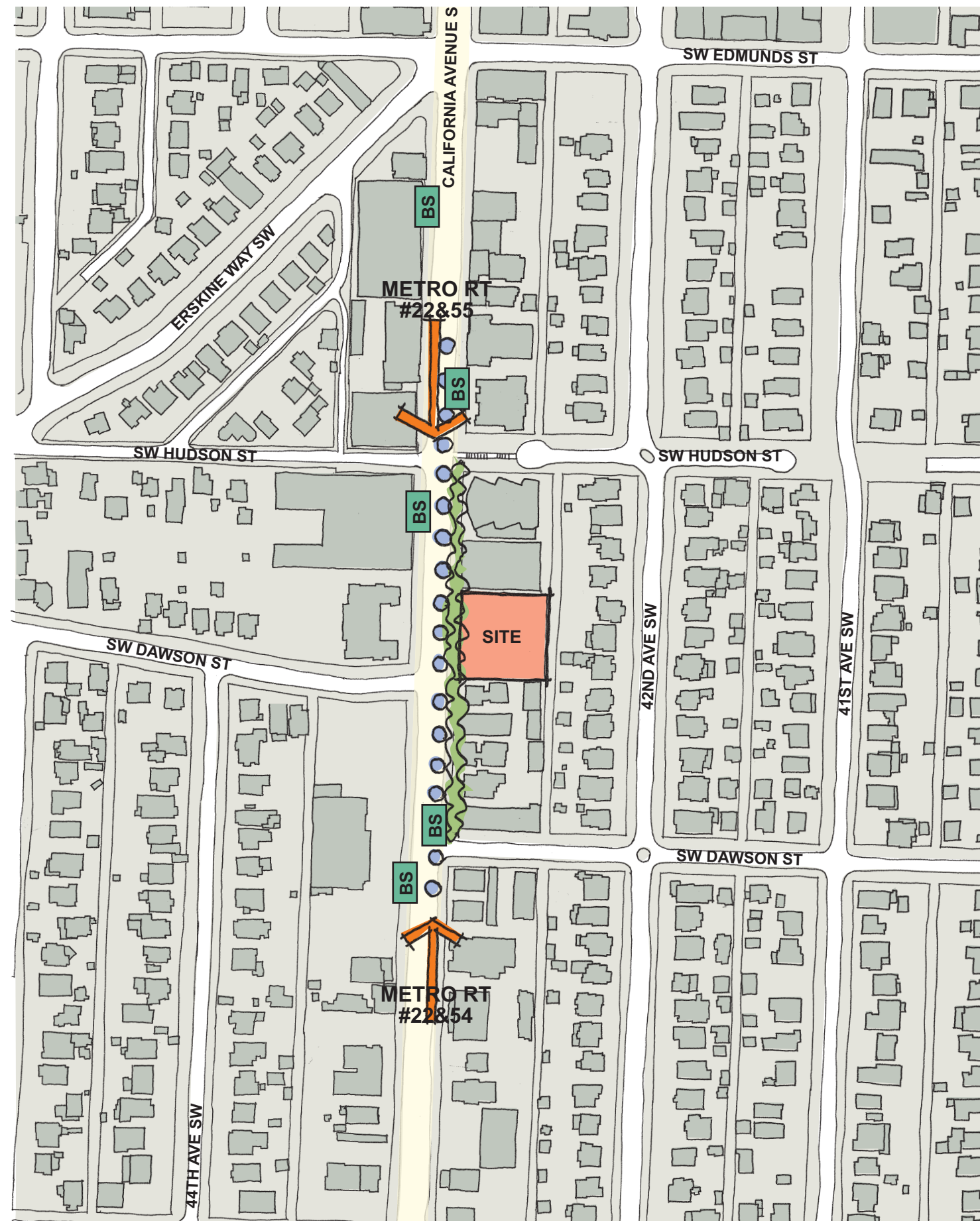
SITE



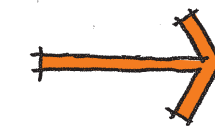
PL



Alley - West Elevation



LEGEND



BUS ROUTES



PEDESTRIAN CORRIDOR



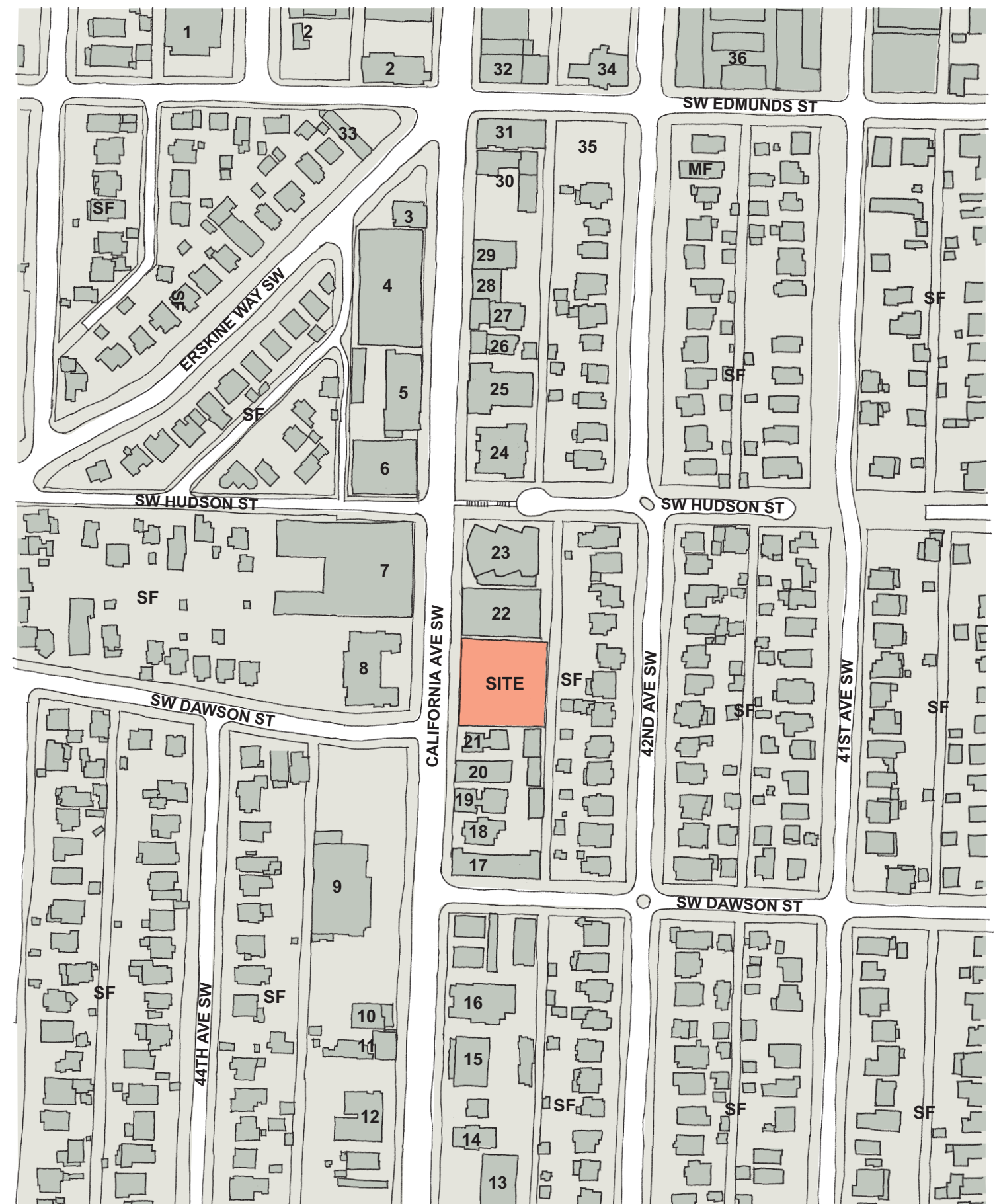
STREET TREES



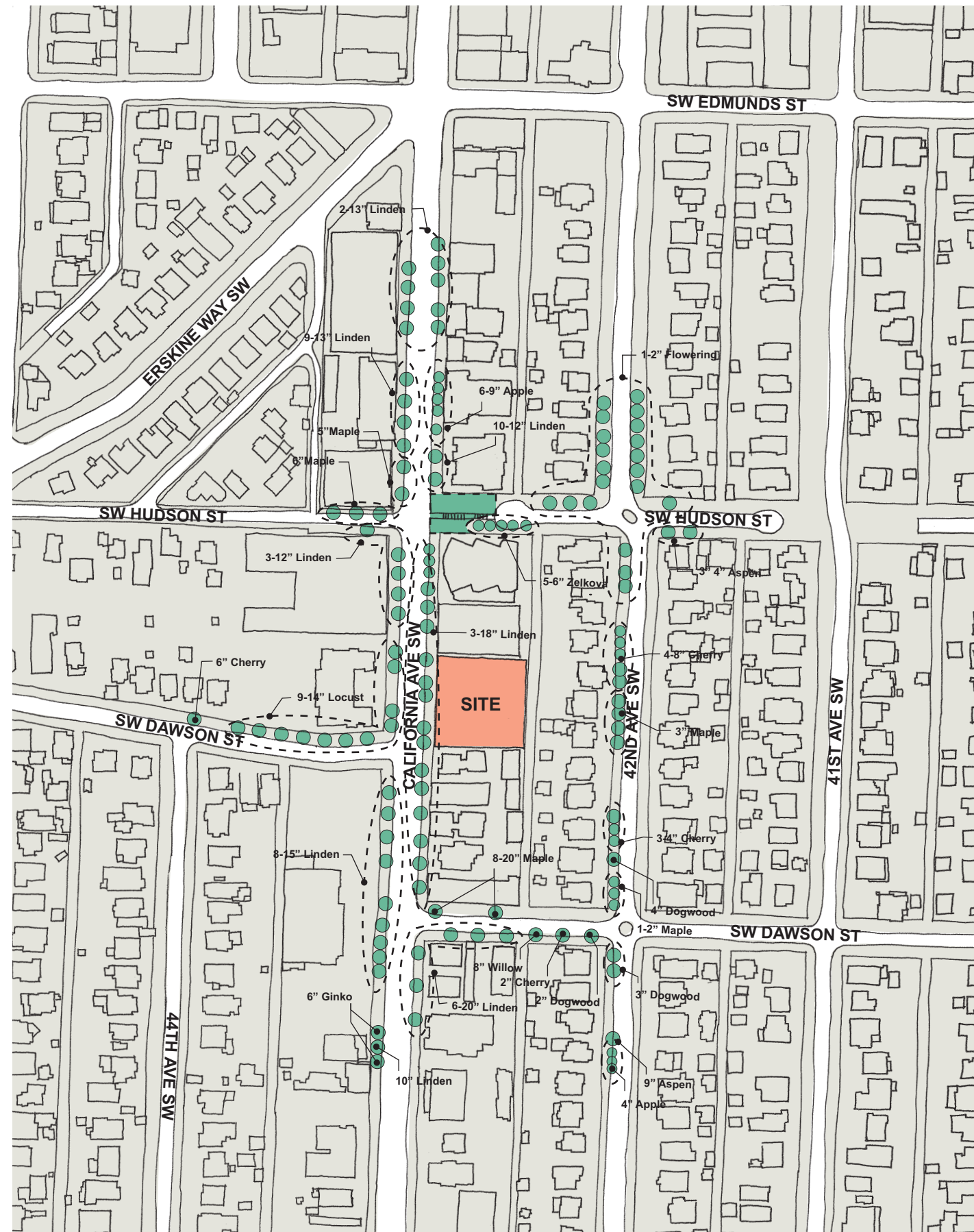
BUS STOPS

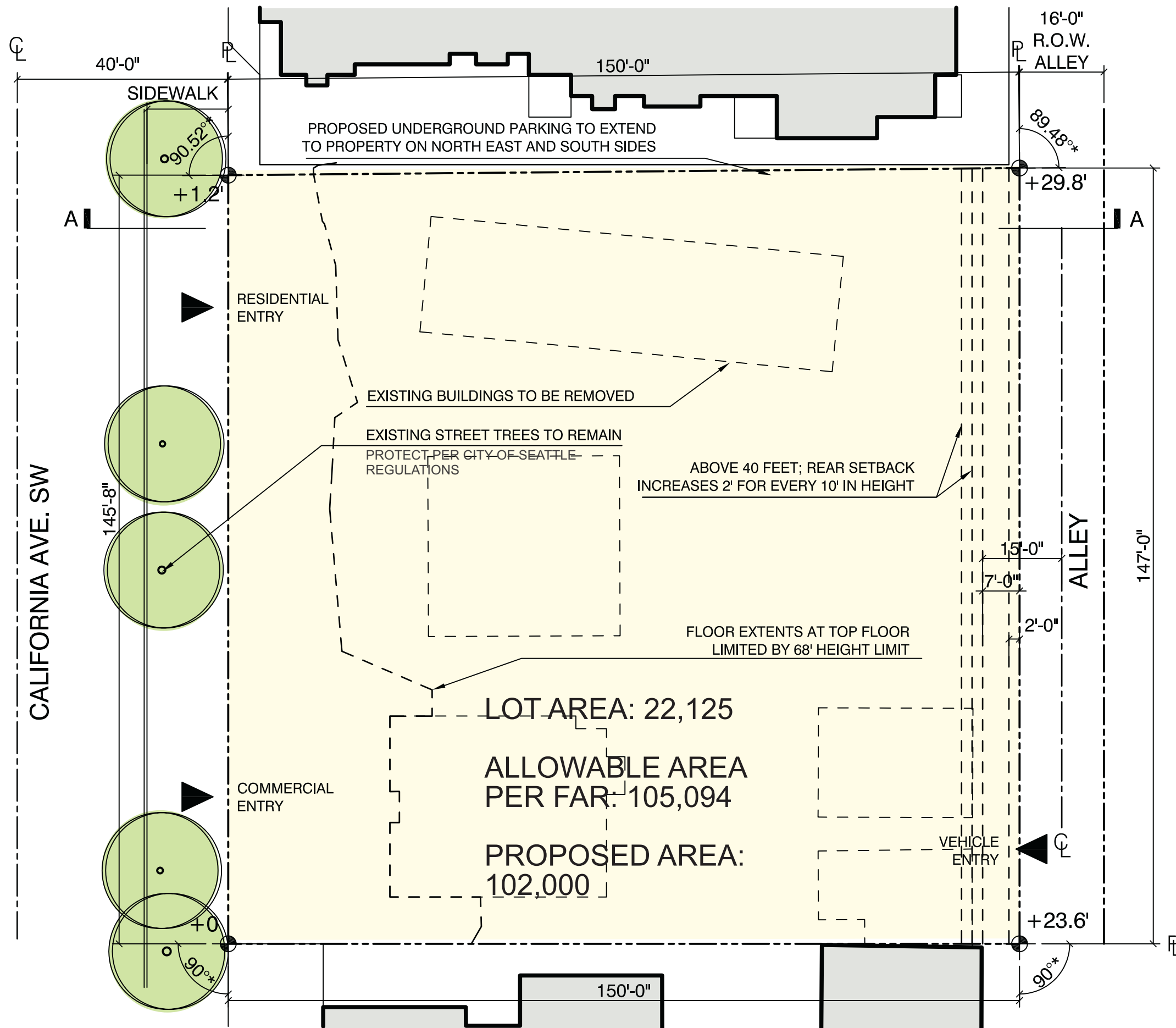


VICINITY INVENTORY	
1	True Value Hardware
2	Washington Mutual Bank
3	7-Eleven
4	Sound View Apartments - Washington Beauty School, B&E Banquet &Event Resource Inc.
5	The Continental Apartments - Choice Chiropractic, John R. Wilkins CPA, Healing Massage Studio, Winners
6	Serrano Condos - Stonebridge Capital 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



Existing Uses



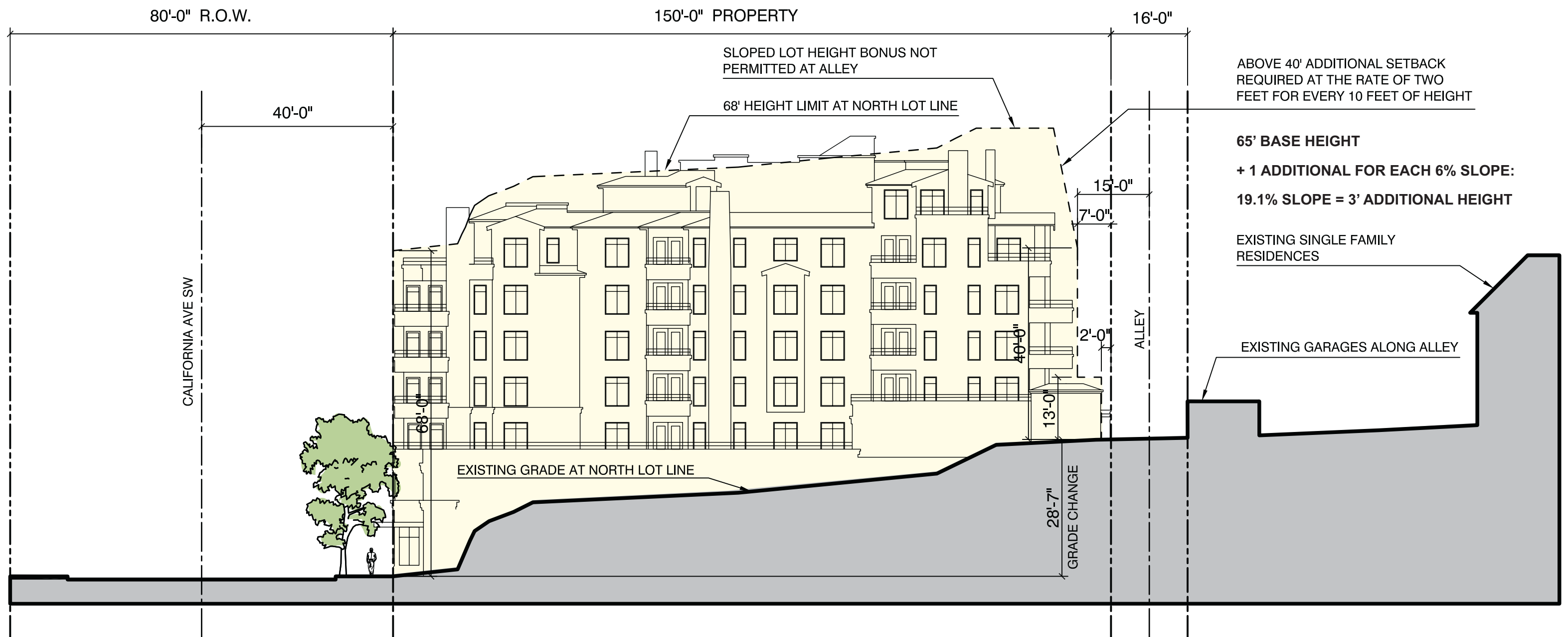


Land Use Code Summary NC2-65

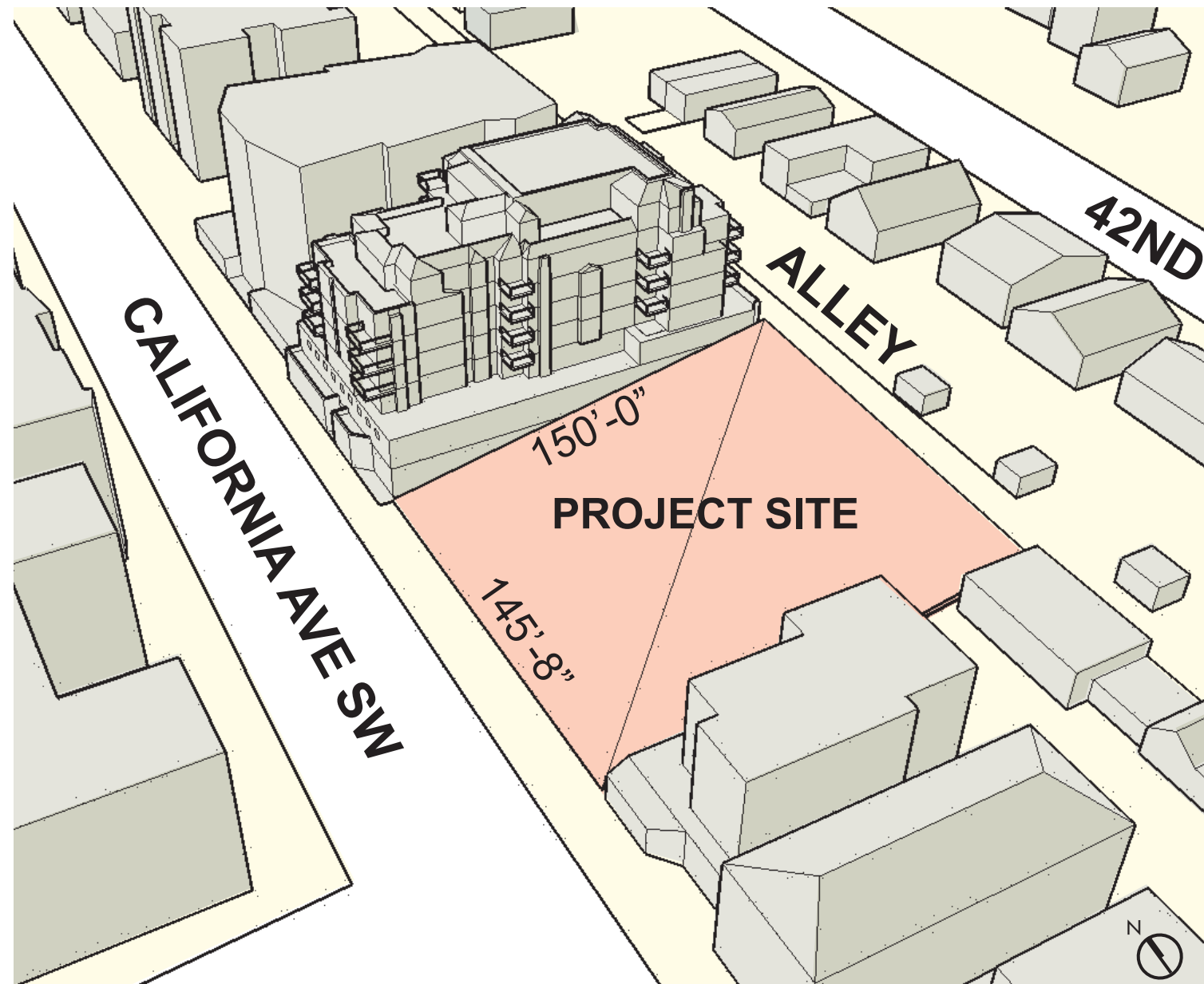
- A. Requirements for Mixed-Use Projects
- 80% of street façade must be non-residential use (California: 145 LF frontage)
120 LF commercial frontage proposed = 81%
- B. Floor Area Ratio (FAR)
- NC2-65 = 4.75 ; Lot Size = 22,125 s.f.
FAR allowed = 104,094
FAR proposed = 102,950
- C. Height Calculation on Sloped Lots
- One additional foot per 6% slope
 - Calculated slope between Alley and California = 18%,
3 additional feet beyond base of 65' permitted
- D. Setback Requirements
- 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.

Site Analysis

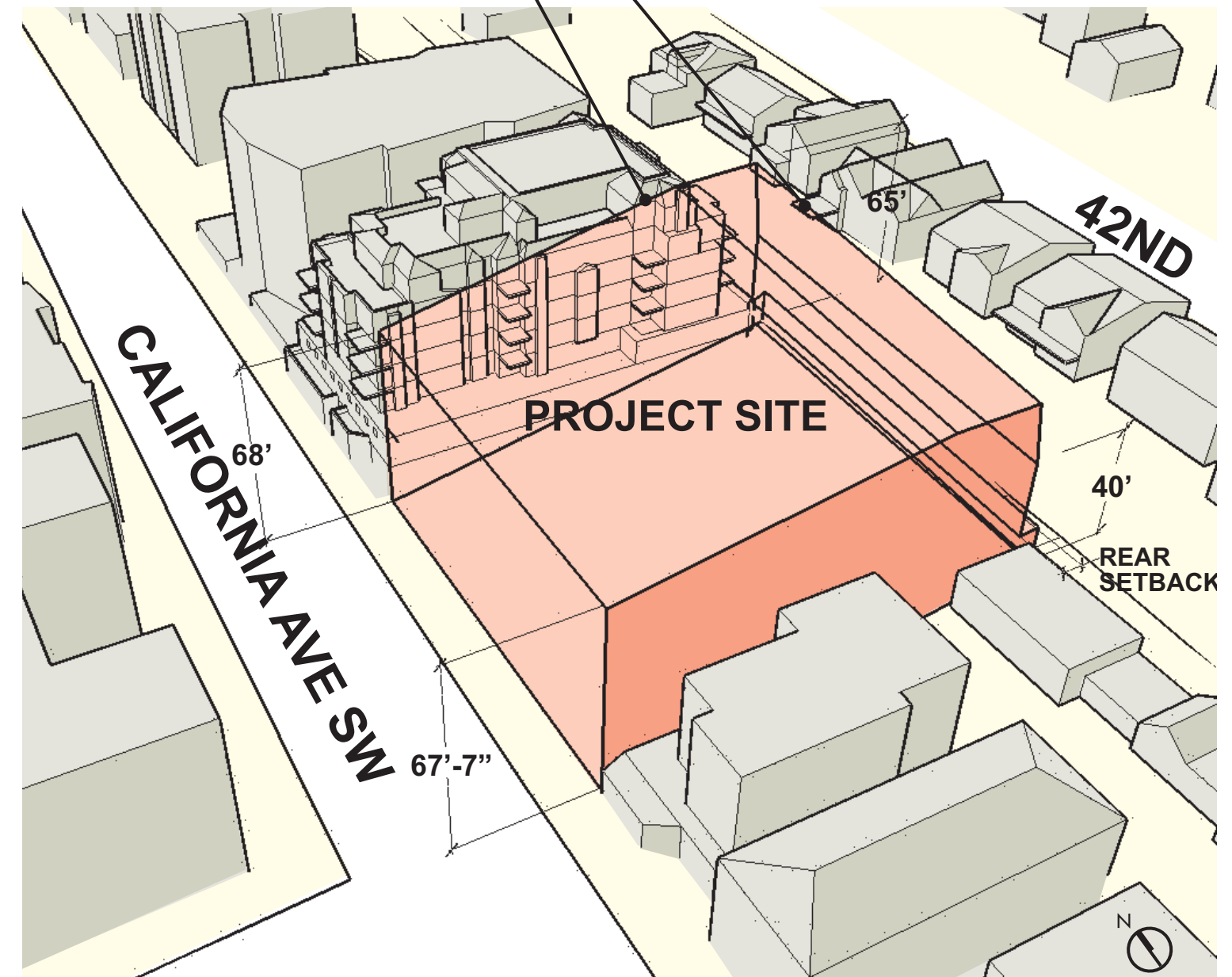
Spring Hill 5020 California Avenue SW - Early Design Guidance #2
for Bluestar Management
February 28, 2008 07002



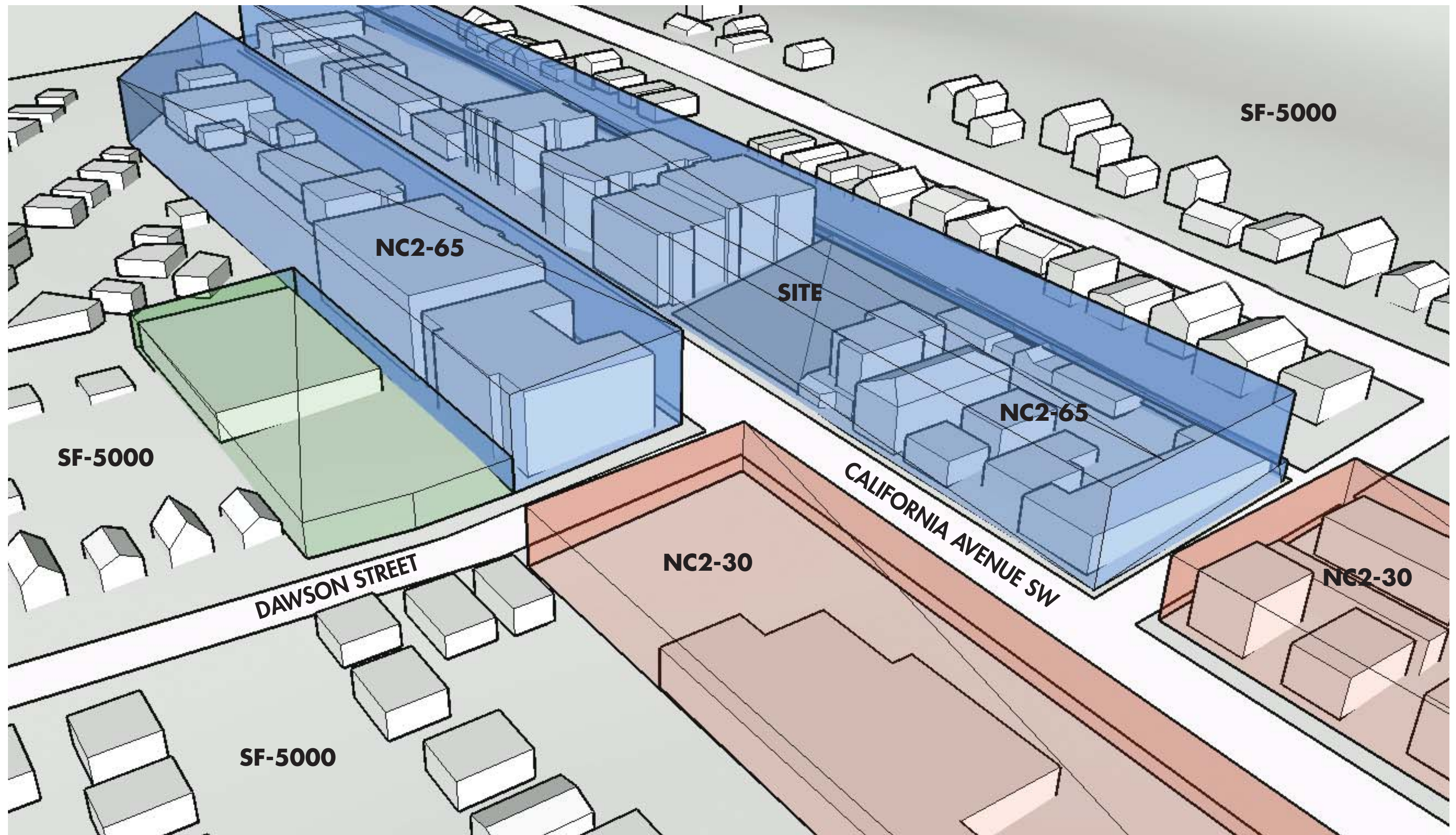
OVER 40' SETBACK INCREASES 1' PER 5'
 ZONING ENVELOPE LIMIT
 (BUILDING BULK LIMITED BY F.A.R: 4.75)

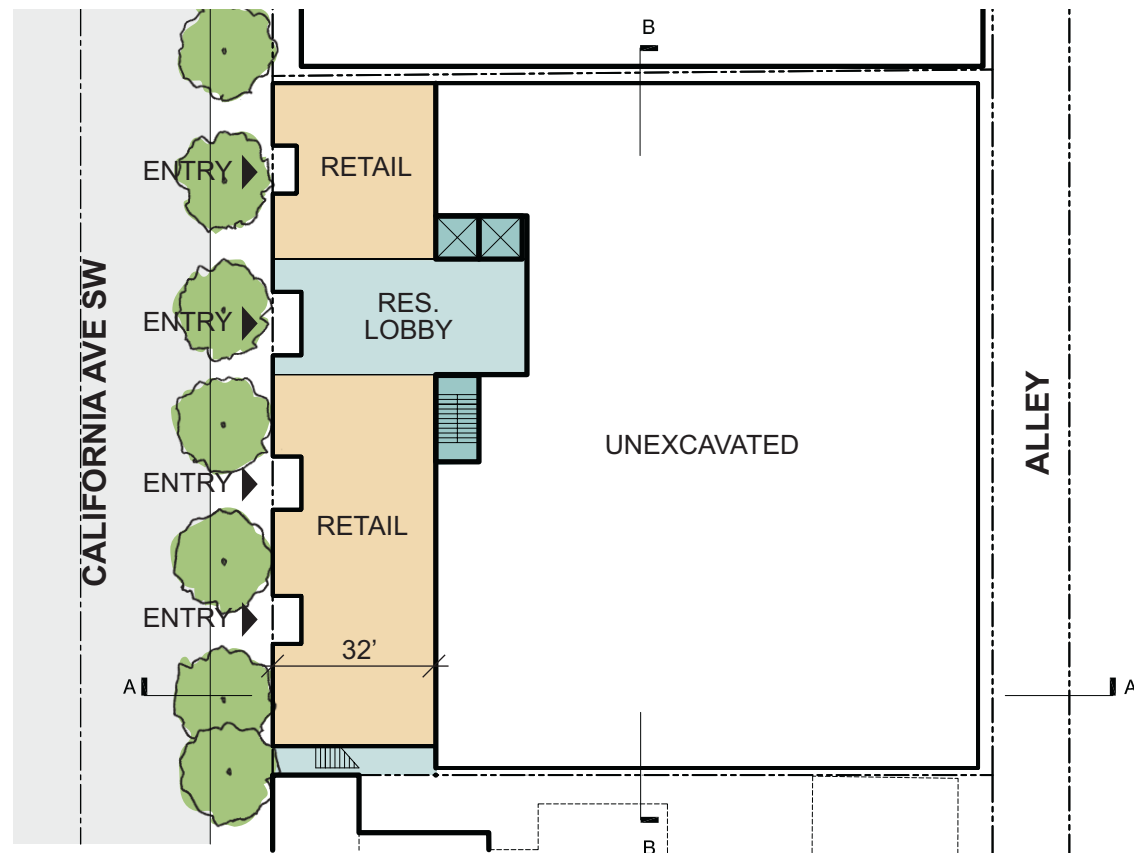


Vicinity Diagram

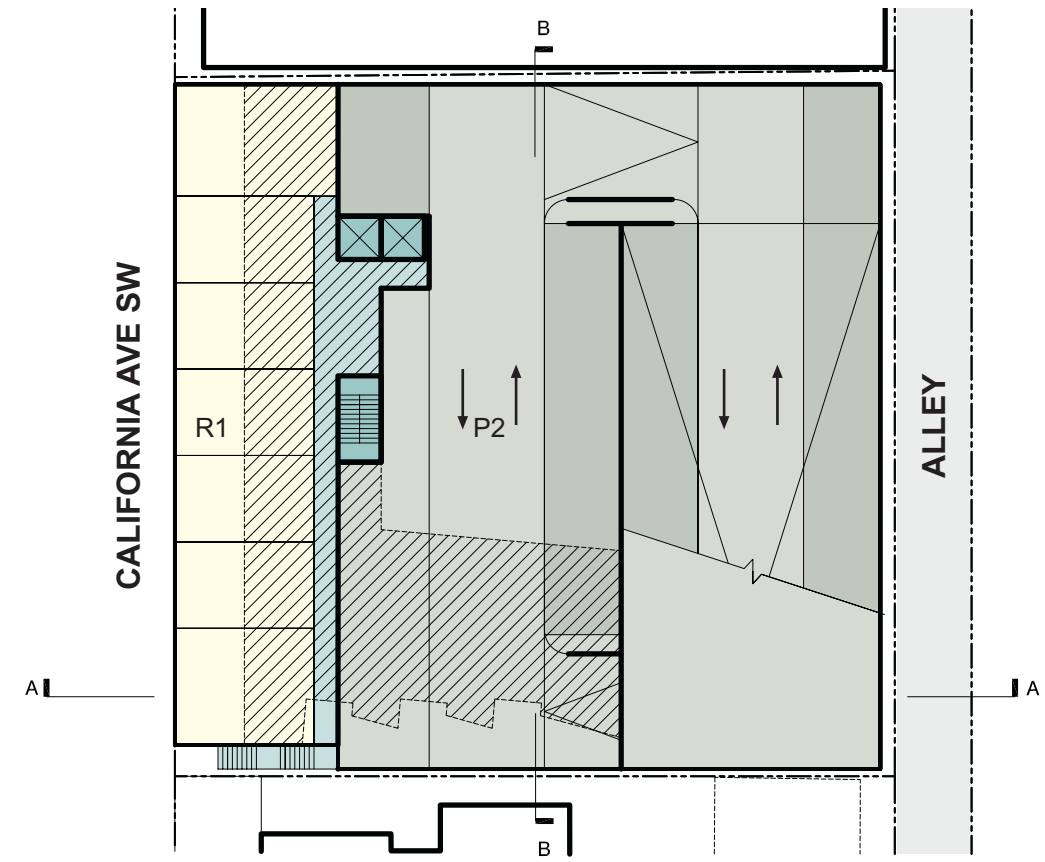


Building Envelope

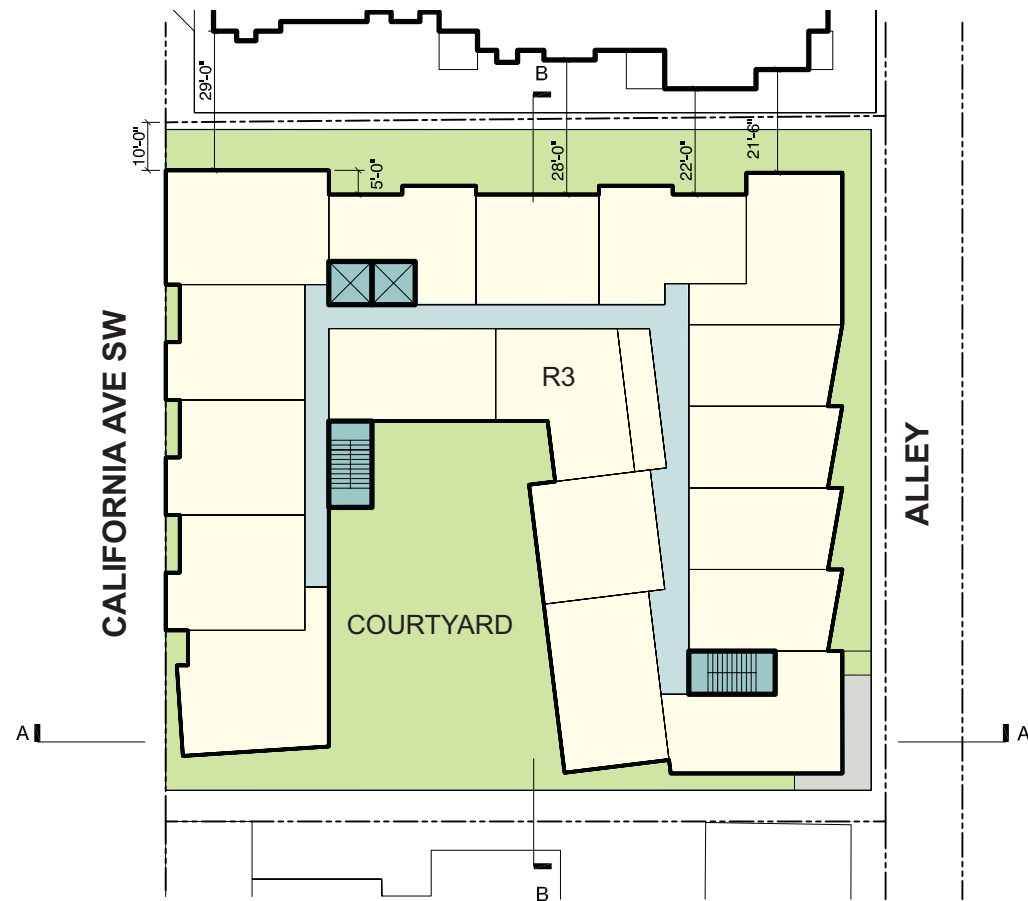




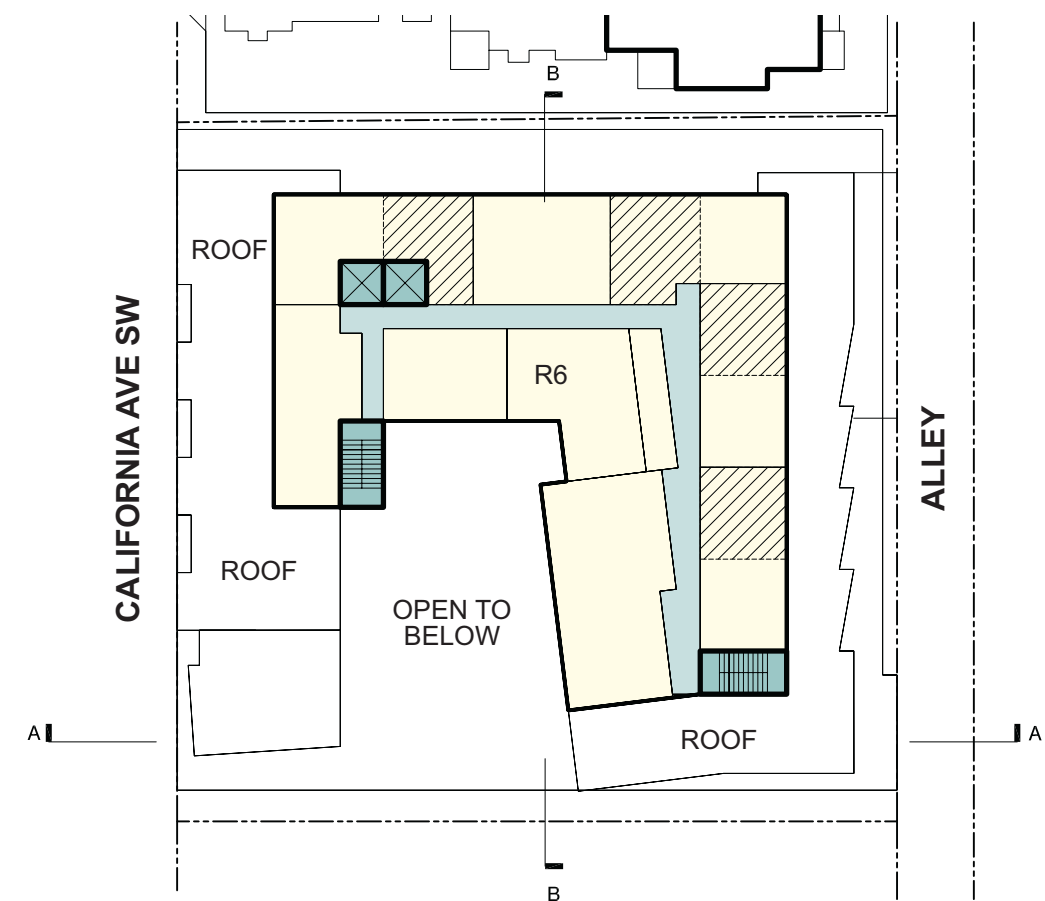
Level C1



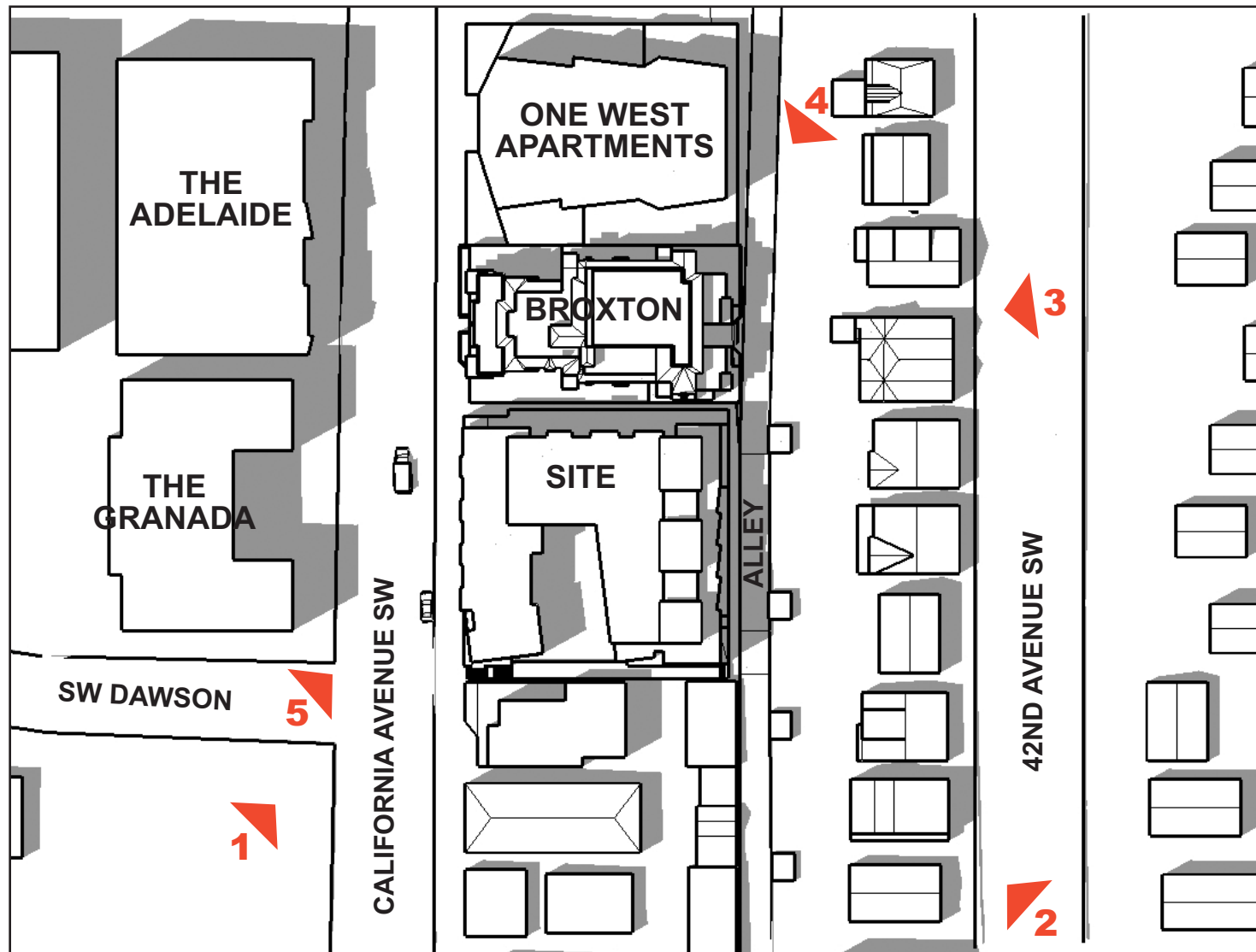
Level R1/P2



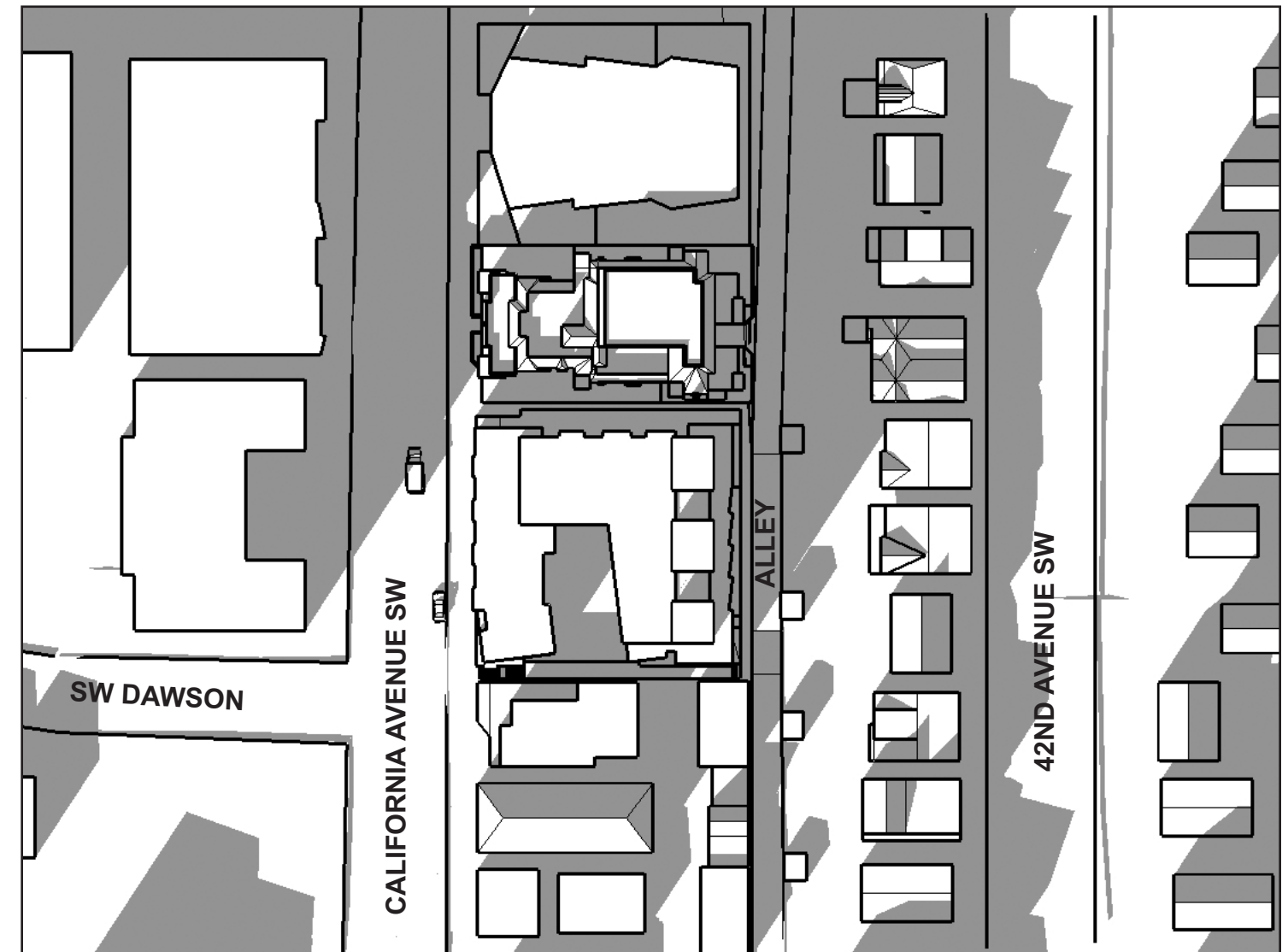
Level R3-R5



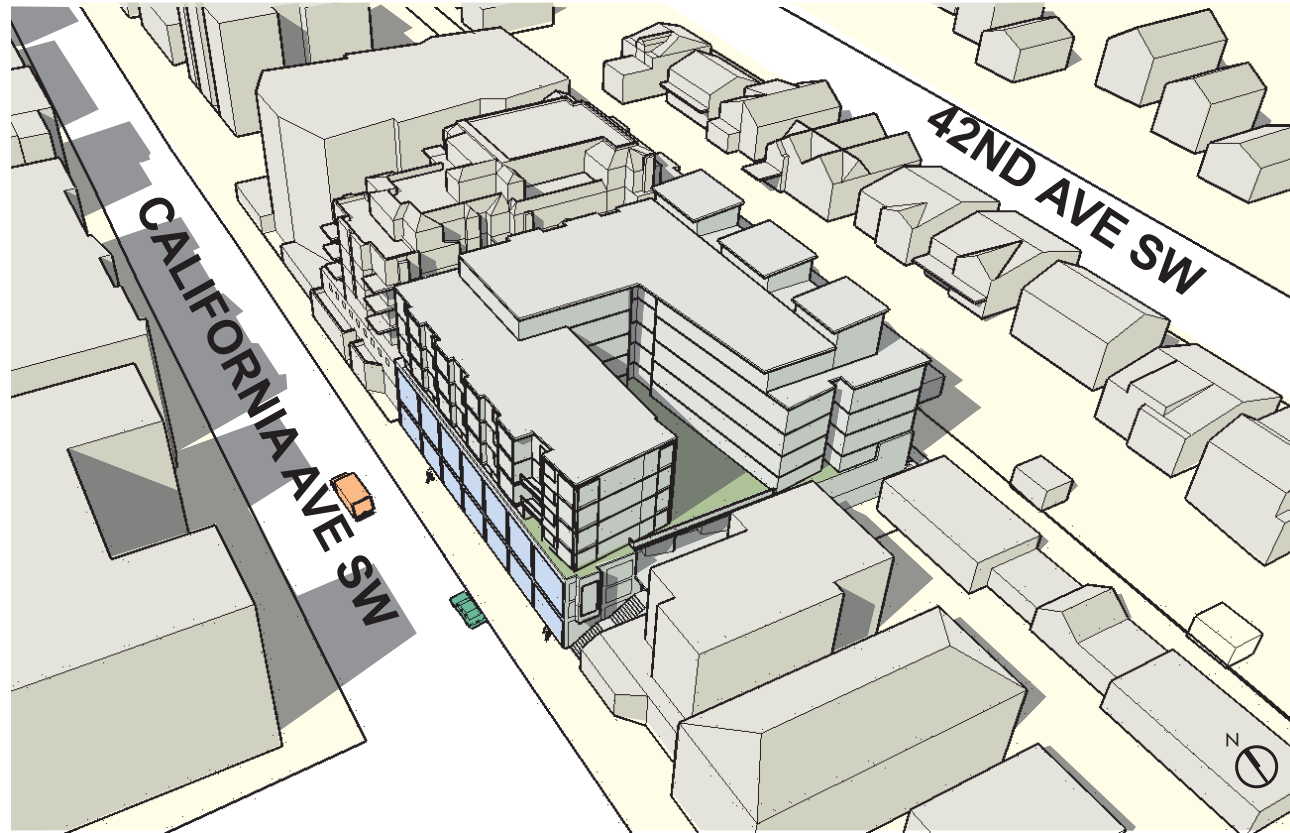
Level R6



June 21st at 1:30 pm



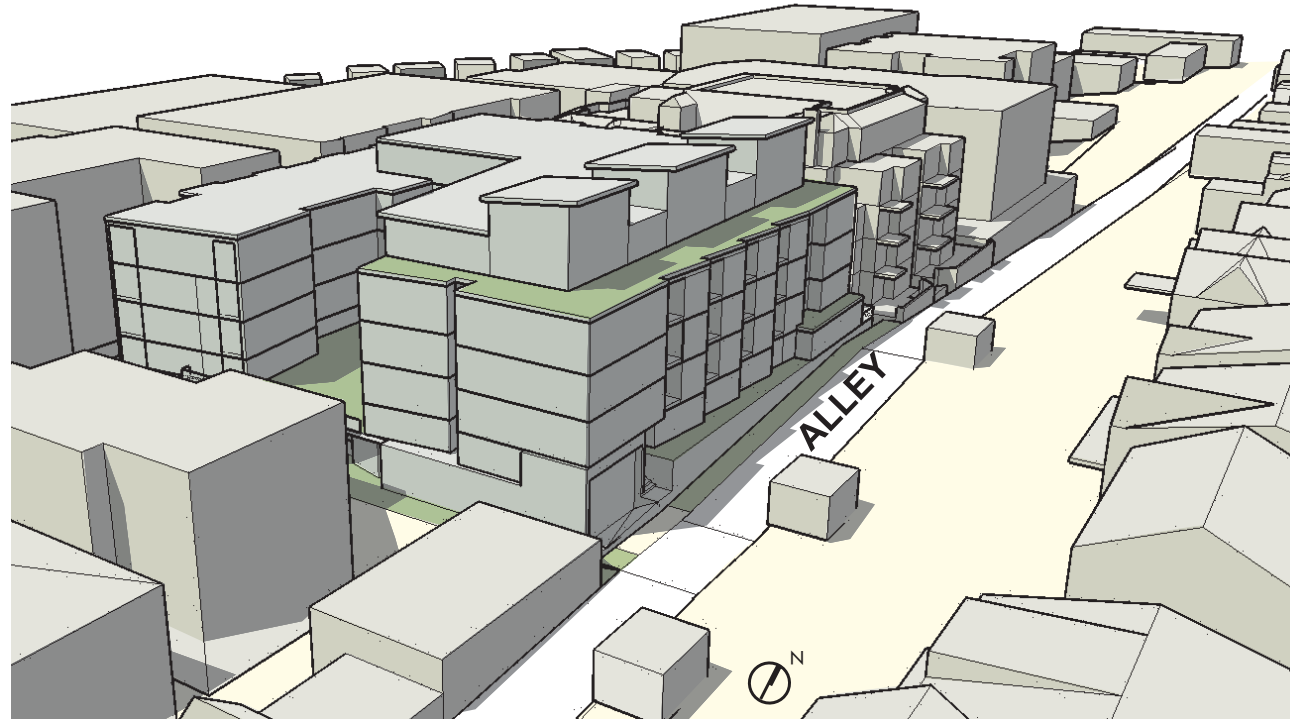
December 21st at 1:30 pm



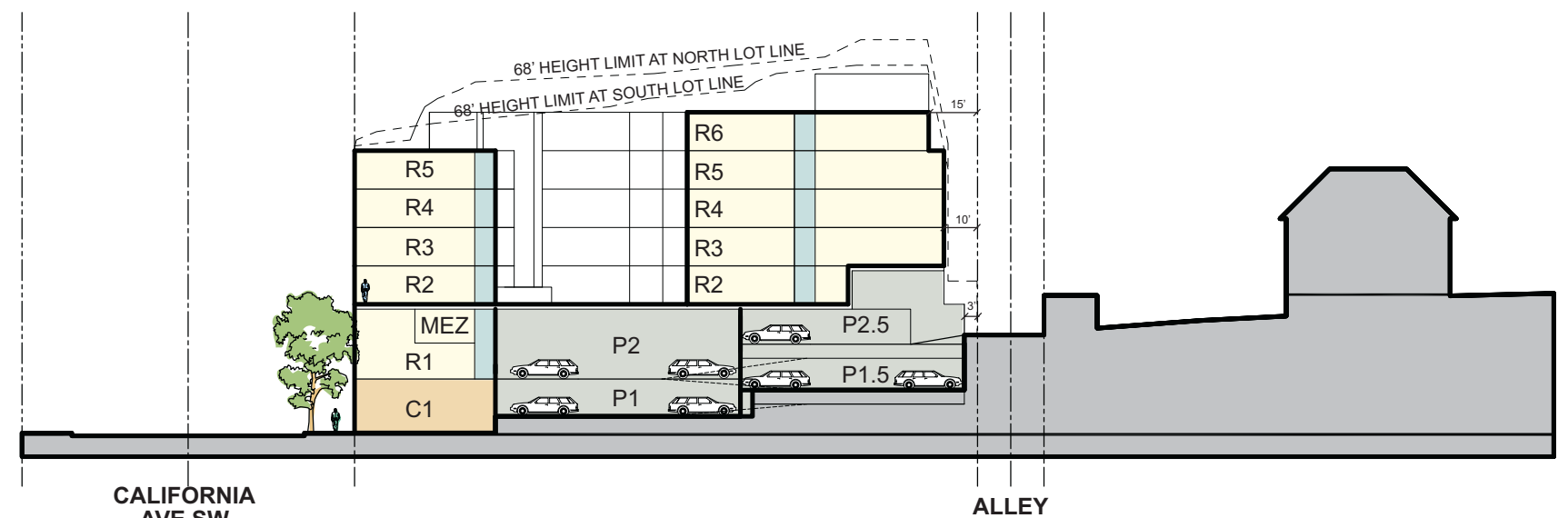
View 1 - Building Massing (June 21st at 1:30pm)



View 3 - Building Massing (June 21st at 1:30pm)



View 2 - Building Massing (June 21st at 1:30pm)



Building Section A



View 4 - Building Massing



View 5 - Building Massing

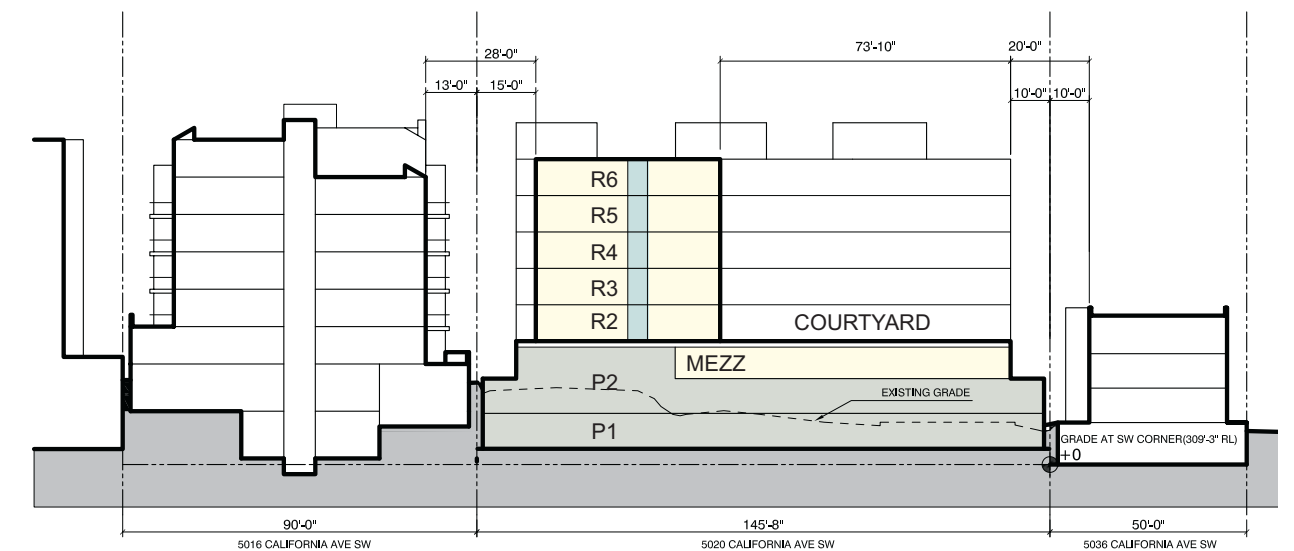
Alternative C2:

- 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

Approximate average unit size: 680 SF



Section B

Alternative C2

Spring Hill 5020 California Avenue SW - Early Design Guidance #2 for Bluestar Management
February 28, 2008 07002

CALIFORNIA AVE SW

ALLEY



SPRING HILL PLANT SCHEDULE

DECIDUOUS COURTYARD TREES	
BOTANICAL NAME	COMMON NAME
Acer circinatum	Vine Maple
Acer palmatum	Japanese Maple
Amelanchier x grandiflora 'Autumn Brilliance'	Autumn Brilliance Amelanchier
Cornus florida	Dogwood
Magnolia 'Little Gem'	Little Gem Magnolia
Styrax japonicum	Japanese Snowbell

EVERGREEN SHRUBS	
BOTANICAL NAME	COMMON NAME
Arbutus unedo 'Elfin King'	Strawberry Tree*
Buxus microphylla japonica 'Green Beauty'	Green Beauty Japanese Boxwood
Cistus x purpureus	Orchid Rockrose*
Hebe 'Red Edge'	Red Edge Hebe*
Lavendula x intermedia 'Fred Boutin'	Fred Boutin Lavender*
Lonicera pileata	Privet Honeysuckle
Rhaphiolepis indica 'Clara'	Indian Hawthorn*
Sarcococca hookeriana var. humilis	Himalayan Sarcococca

DECIDUOUS SHRUBS	
BOTANICAL NAME	COMMON NAME
Cornus stolonifera 'Mid-winter Fire'	Mid-Winter Fire Dogwood
Euphorbia robbiae	Euphorbia
Hydrangea quercifolia	Oakleaf Hydrangea
Physocarpus opulifolius 'Summer Wine'	Ninebark*
Rosa meidiland 'Bonica'	Bonica Rose

PERENNIALS AND GRASSES	
BOTANICAL NAME	COMMON NAME
Agapanthus orientalis	Lily-of-the-Nile*
Athyrium niponicum 'pictum'	Japanese Painted Fern
Deschampsia cespitosa 'Schottland'	Schottland Tufted Hair Grass
Euphorbia characias wulfenii	Euphorbia*
Hemerocallis 'Stella d'Oro'	Stella d'Oro Daylily*
Iris foetidissima	Gladwin Iris*
Pennisetum orientale 'Karley Rose'	Karley Rose Fountain Grass

GROUNDCOVERS	
BOTANICAL NAME	COMMON NAME
Arctostaphylos uva-ursi	Kinnikinnick*
Asarum caudatum	Wild Ginger*
Fragaria chiloensis	Sand Strawberry
Liriope muscari 'Silver Dragon'	Lilyturf
Mahonia repans	Creeping Mahonia*

* DROUGHT TOLERANT PLANTS

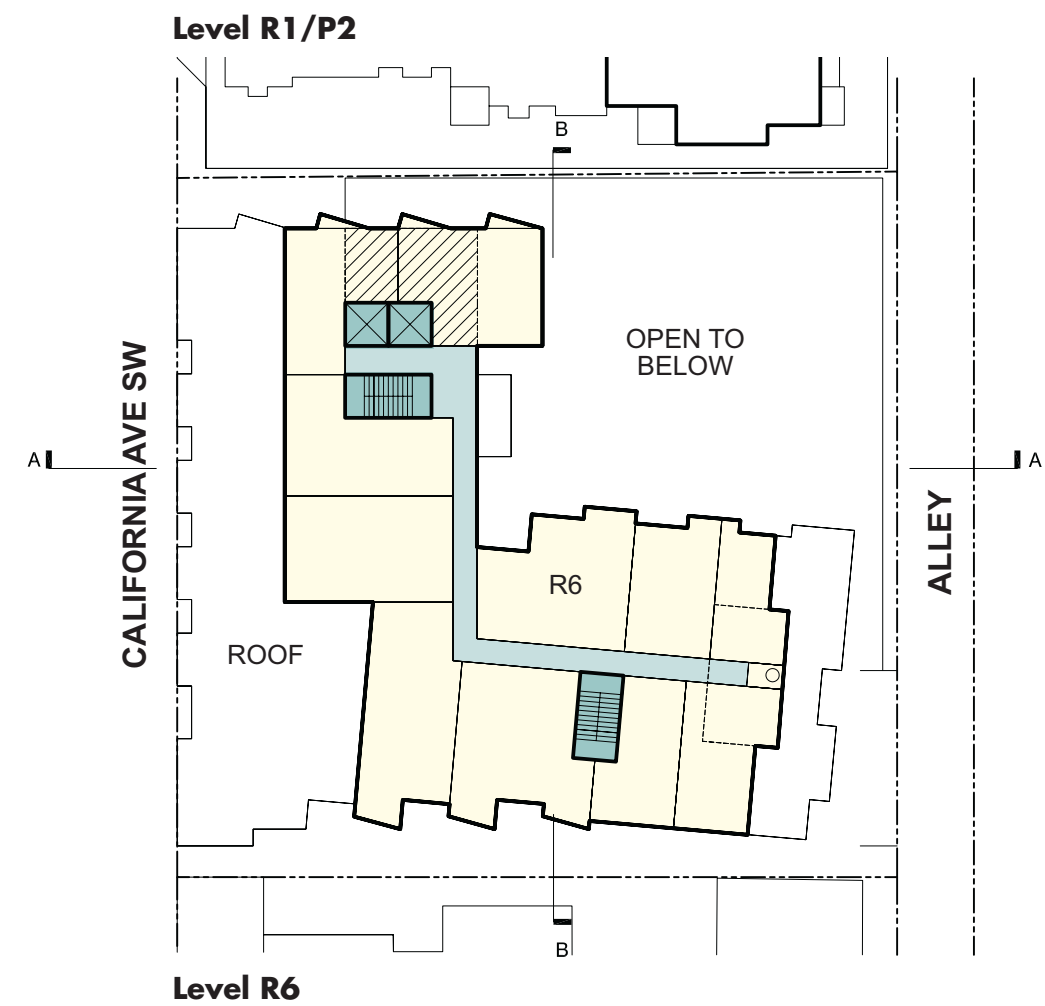
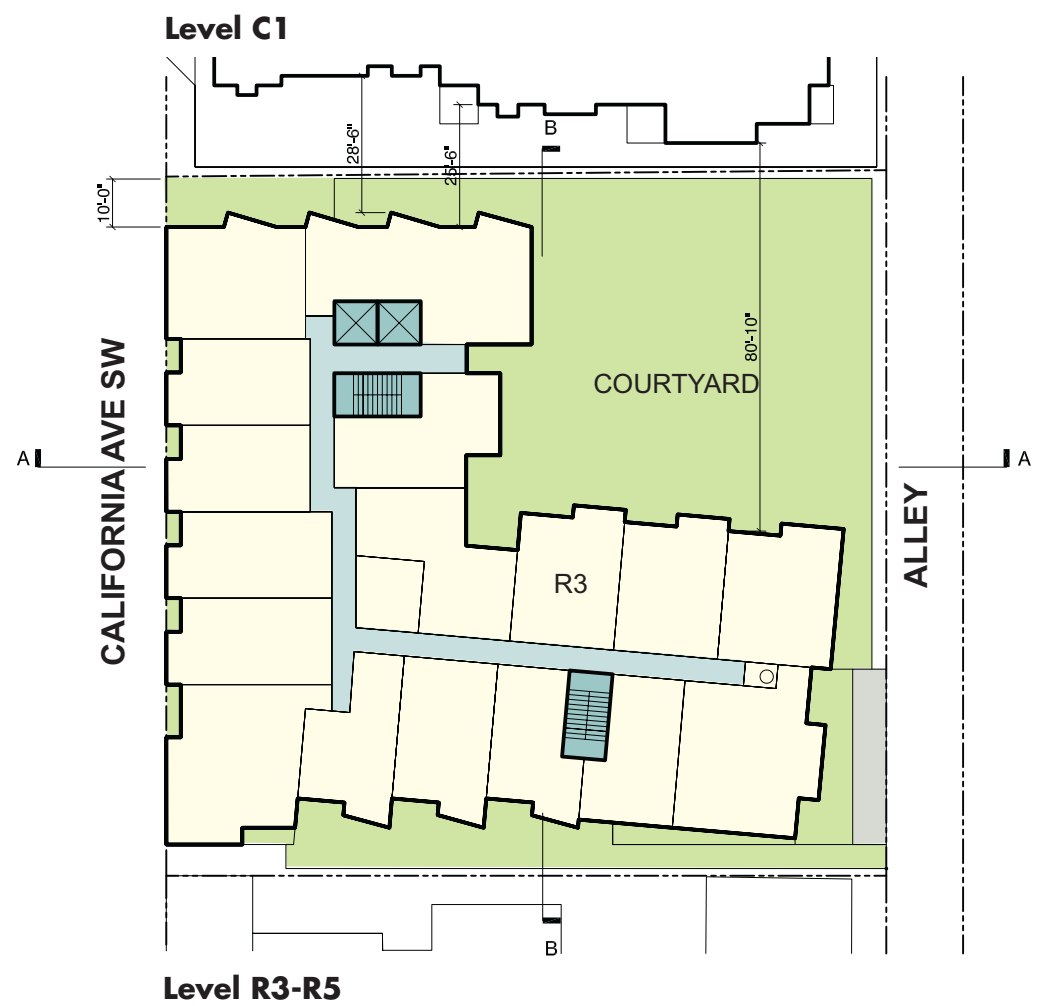
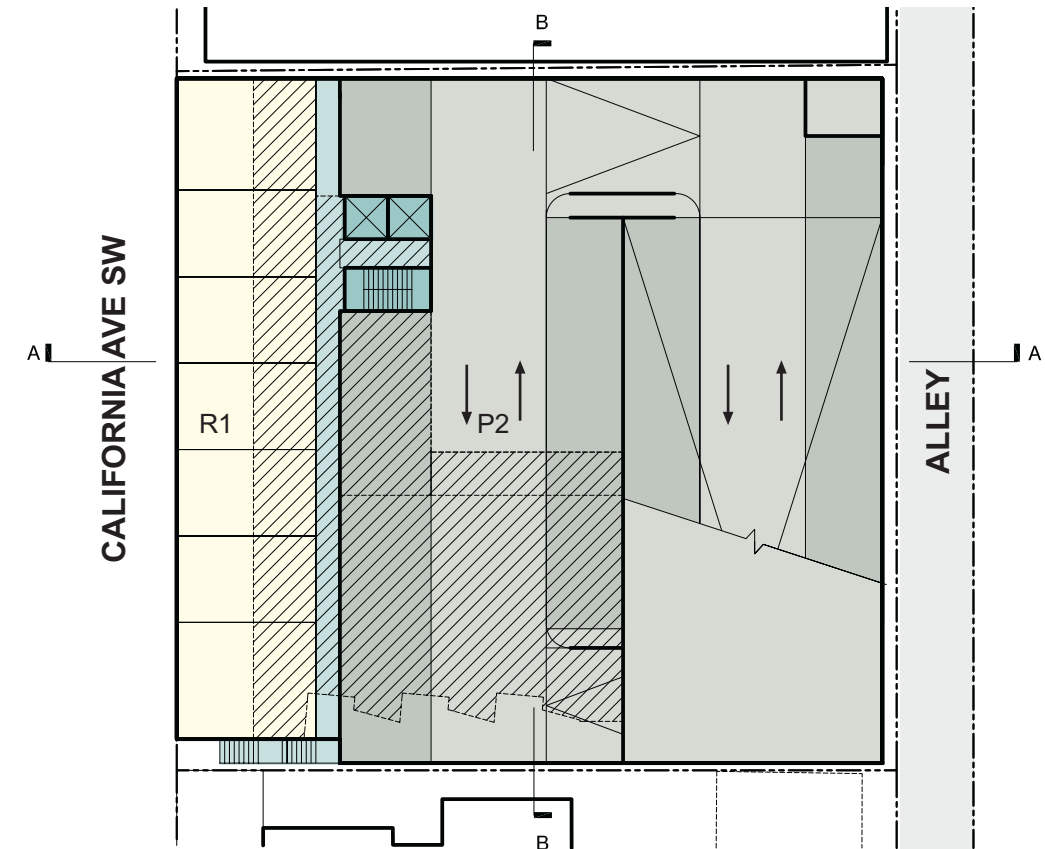
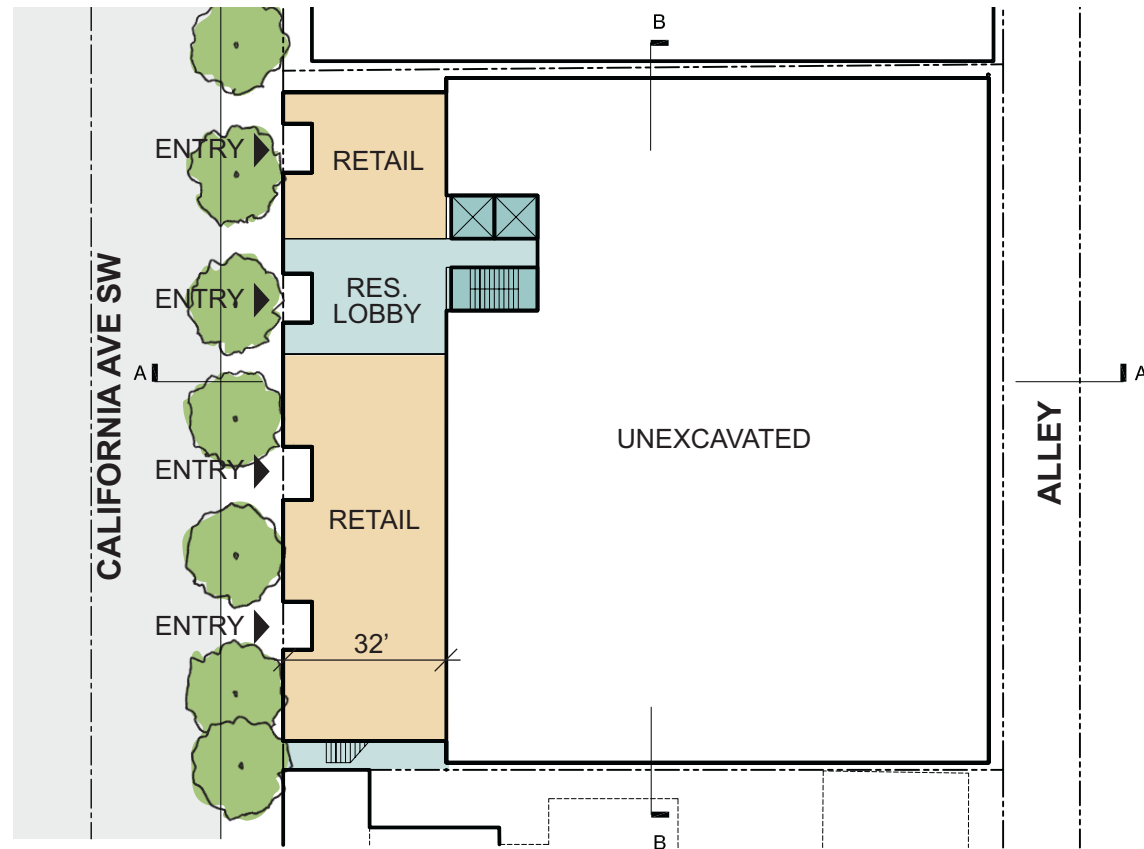
Alternative C2 – Landscape Plan

Spring Hill 5020 California Avenue SW - Early Design Guidance #2
for Bluestar Management

February 28, 2008 07002

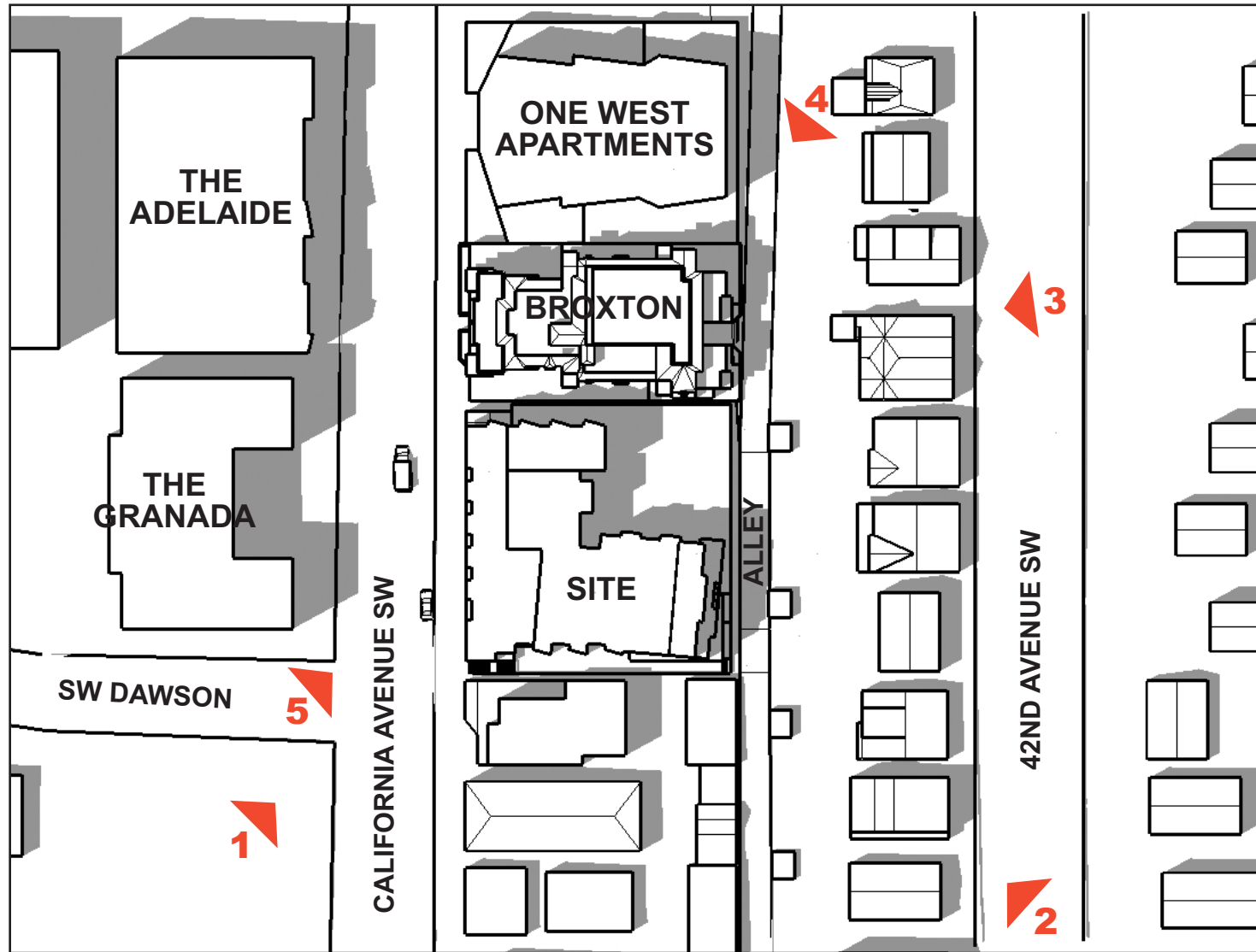
HEWITT



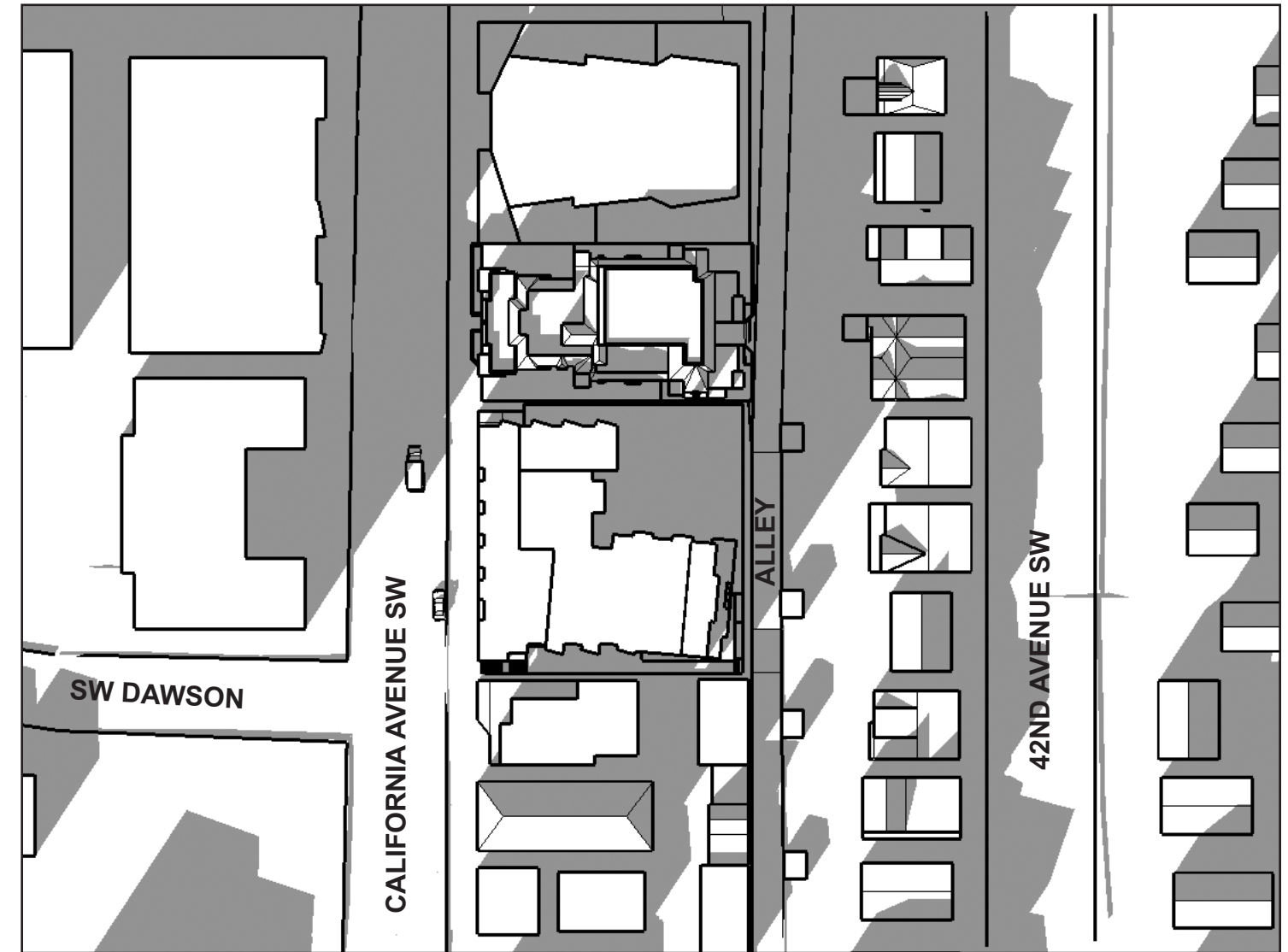


Level R3-R5

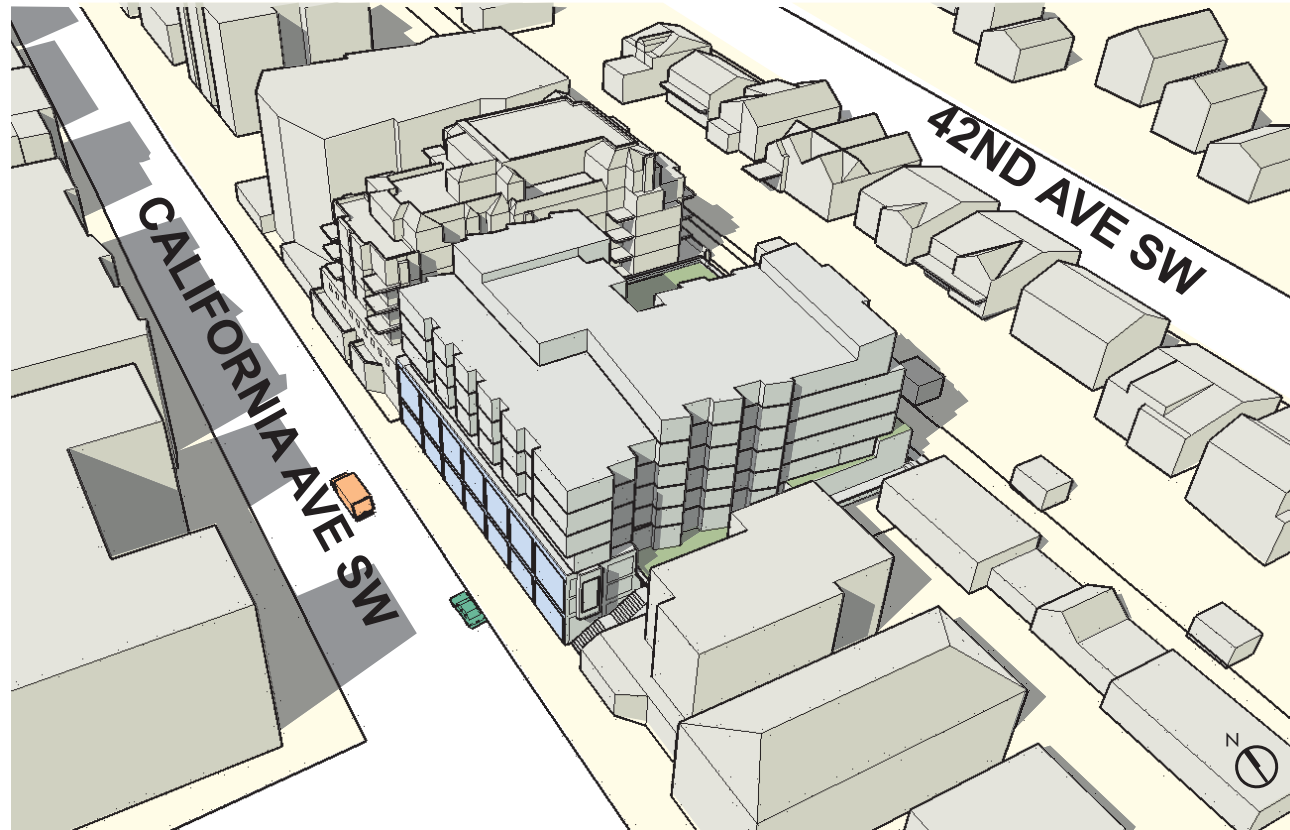
Level R6



June 21st at 1:30 pm



December 21st at 1:30 pm



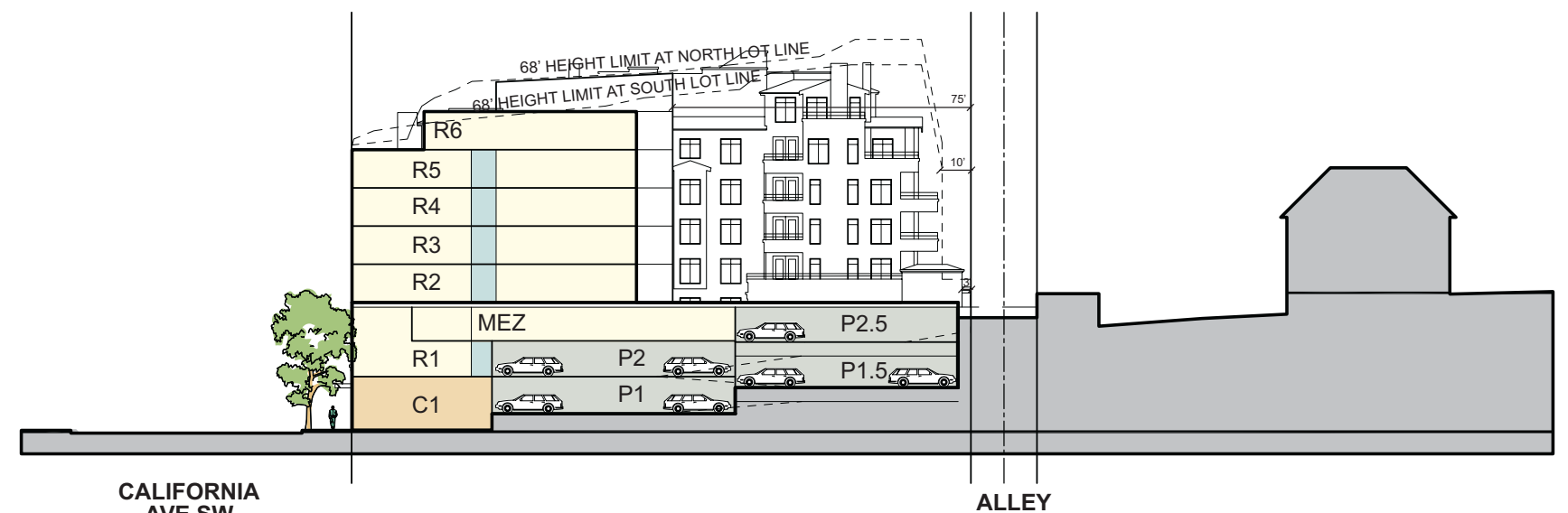
View 1 - Building Massing (June 21st at 1:30pm)



View 3 - Building Massing (June 21st at 1:30pm)



View 2 - Building Massing (June 21st at 1:30pm)



Building Section A



View 4 - Building Massing



View 5 - Building Massing

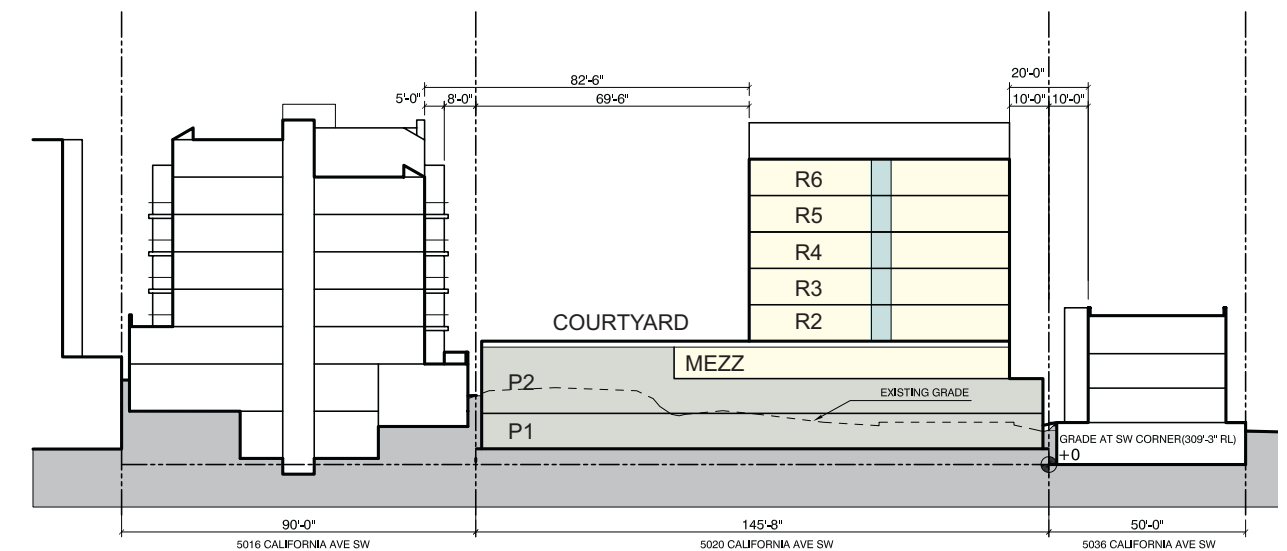
Alternative D:

- Courtyard at northeast corner to allow light into Broxton, and nighboring Single Family residences.
- Narrow presence at East property line to ease transition to Single Family zone eliminating "wall effect" at alley.
- Orientation allows for generous sun, light and air for both the proposed building and its neighbors.

Approximately 85 Units.

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

Approximate average Unit Size: 680 sf



Section B

Alternative D

Spring Hill 5020 California Avenue SW - Early Design Guidance #2 for Bluestar Management
February 28, 2008 07002

CALIFORNIA AVE SW

A

B

ALLEY

A

B

SPRING HILL PLANT SCHEDULE

DECIDUOUS COURTYARD TREES	
BOTANICAL NAME	COMMON NAME
<i>Acer circinatum</i>	Vine Maple
<i>Acer palmatum</i>	Japanese Maple
<i>Amelanchier x grandiflora</i> 'Autumn Brilliance'	Autumn Brilliance Amelanchier
<i>Cornus florida</i>	Dogwood
<i>Magnolia</i> 'Little Gem'	Little Gem Magnolia
<i>Styrax japonicum</i>	Japanese Snowbell

EVERGREEN SHRUBS	
BOTANICAL NAME	COMMON NAME
<i>Arbutus unedo</i> 'Elfin King'	Strawberry Tree*
<i>Buxus microphylla japonica</i> 'Green Beauty'	Green Beauty Japanese Boxwood
<i>Cistus x purpureus</i>	Orchid Rockrose*
<i>Hebe</i> 'Red Edge'	Red Edge Hebe*
<i>Lavendula x intermedia</i> 'Fred Boutin'	Fred Boutin Lavender*
<i>Lonicera pileata</i>	Privet Honeysuckle
<i>Rhaphiolepis indica</i> 'Clara'	Indian Hawthorn*
<i>Sarcococca hookeriana</i> var. <i>humilis</i>	Himalayan Sarcococca

DECIDUOUS SHRUBS	
BOTANICAL NAME	COMMON NAME
<i>Cornus stolonifera</i> 'Mid-winter Fire'	Mid-Winter Fire Dogwood
<i>Euphorbia robbiae</i>	Euphorbia
<i>Hydrangea quercifolia</i>	Oakleaf Hydrangea
<i>Physocarpus opulifolius</i> 'Summer Wine'	Ninebark*
<i>Rosa meidiland</i> 'Bonica'	Bonica Rose

PERENNIALS AND GRASSES	
BOTANICAL NAME	COMMON NAME
<i>Agapanthus orientalis</i>	Lily-of-the-Nile*
<i>Athyrium niponicum</i> 'pictum'	Japanese Painted Fern
<i>Deschampsia cespitosa</i> 'Schottland'	Schottland Tufted Hair Grass
<i>Euphorbia characias wulfenii</i>	Euphorbia*
<i>Hemerocallis</i> 'Stella d'Oro'	Stella d'Oro Daylily*
<i>Iris foetidissima</i>	Gladwin Iris*
<i>Pennisetum orientale</i> 'Karley Rose'	Karley Rose Fountain Grass

GROUNDCOVERS	
BOTANICAL NAME	COMMON NAME
<i>Arctostaphylos uva-ursi</i>	Kinnikinnick*
<i>Asarum caudatum</i>	Wild Ginger*
<i>Fragaria chiloensis</i>	Sand Strawberry
<i>Liriope muscari</i> 'Silver Dragon'	Lilyturf
<i>Mahonia repans</i>	Creeping Mahonia*

* DROUGHT TOLERANT PLANTS

Alternative D – Landscape Plan

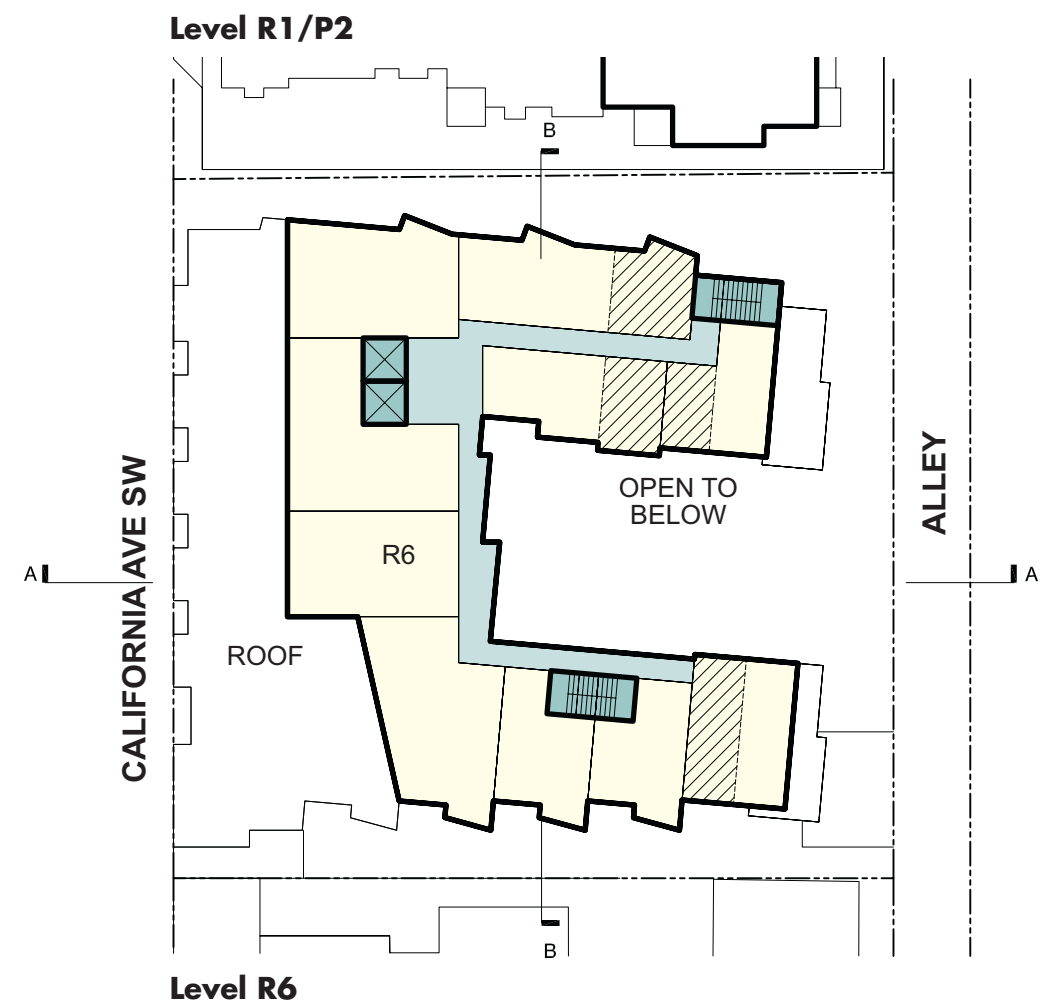
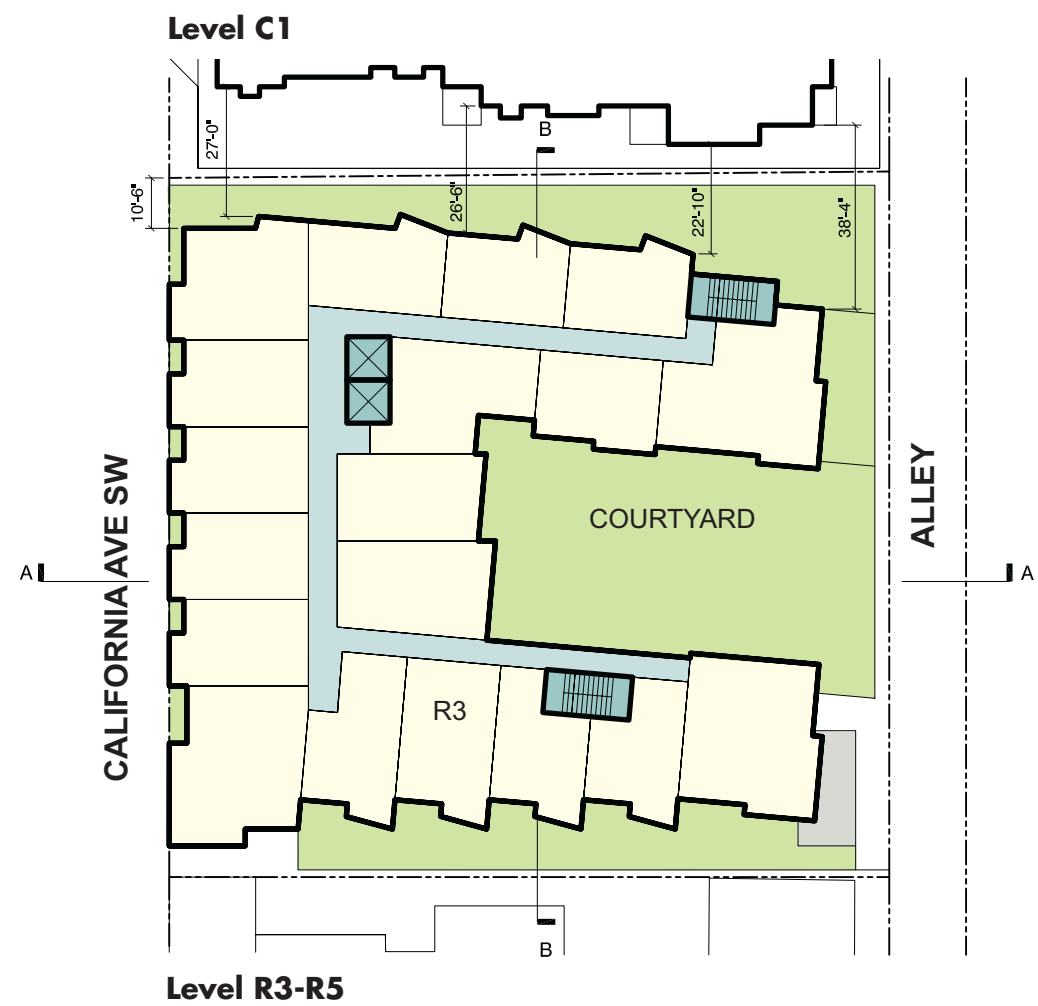
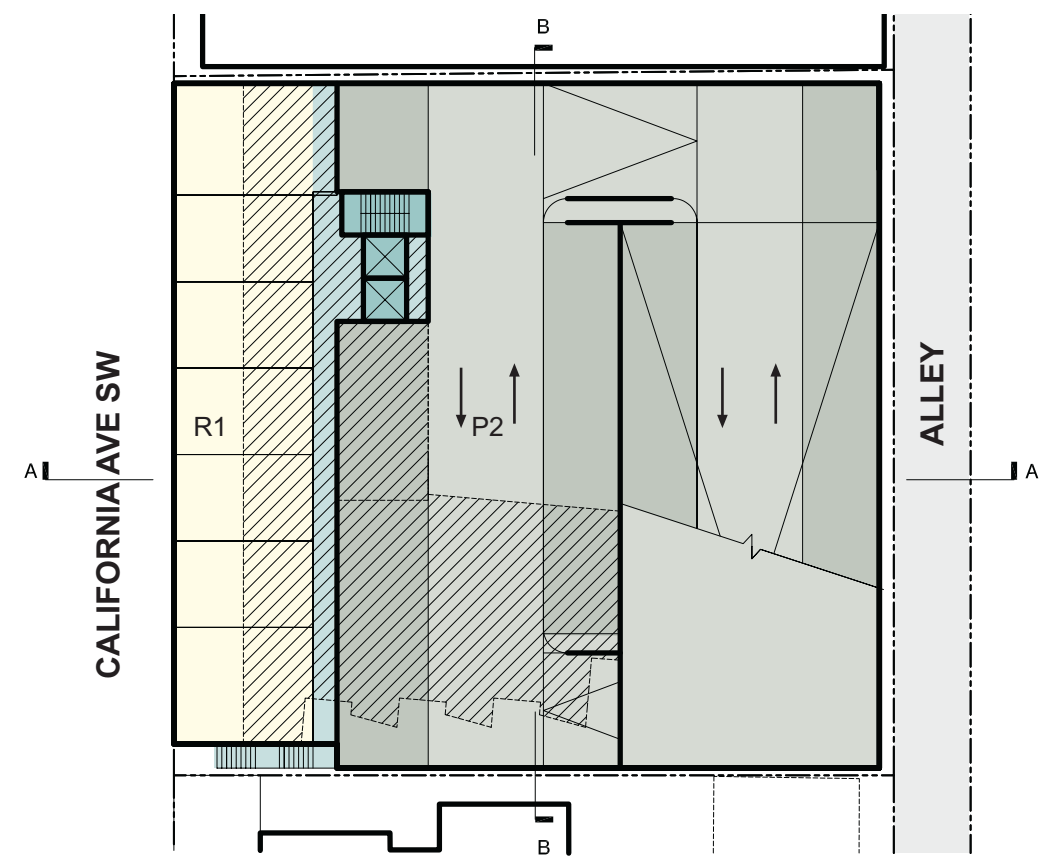
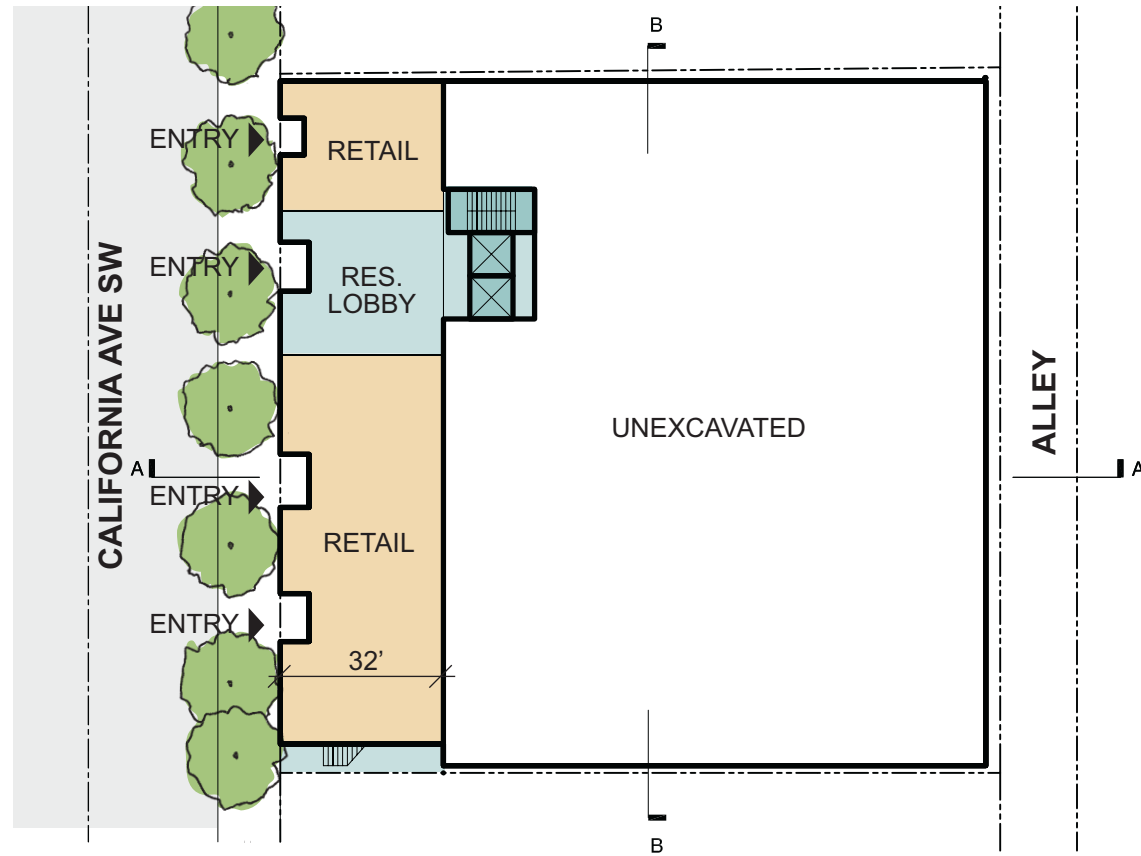
Spring Hill 5020 California Avenue SW - Early Design Guidance #2
for Bluestar Management

February 28, 2008 07002

HEWITT

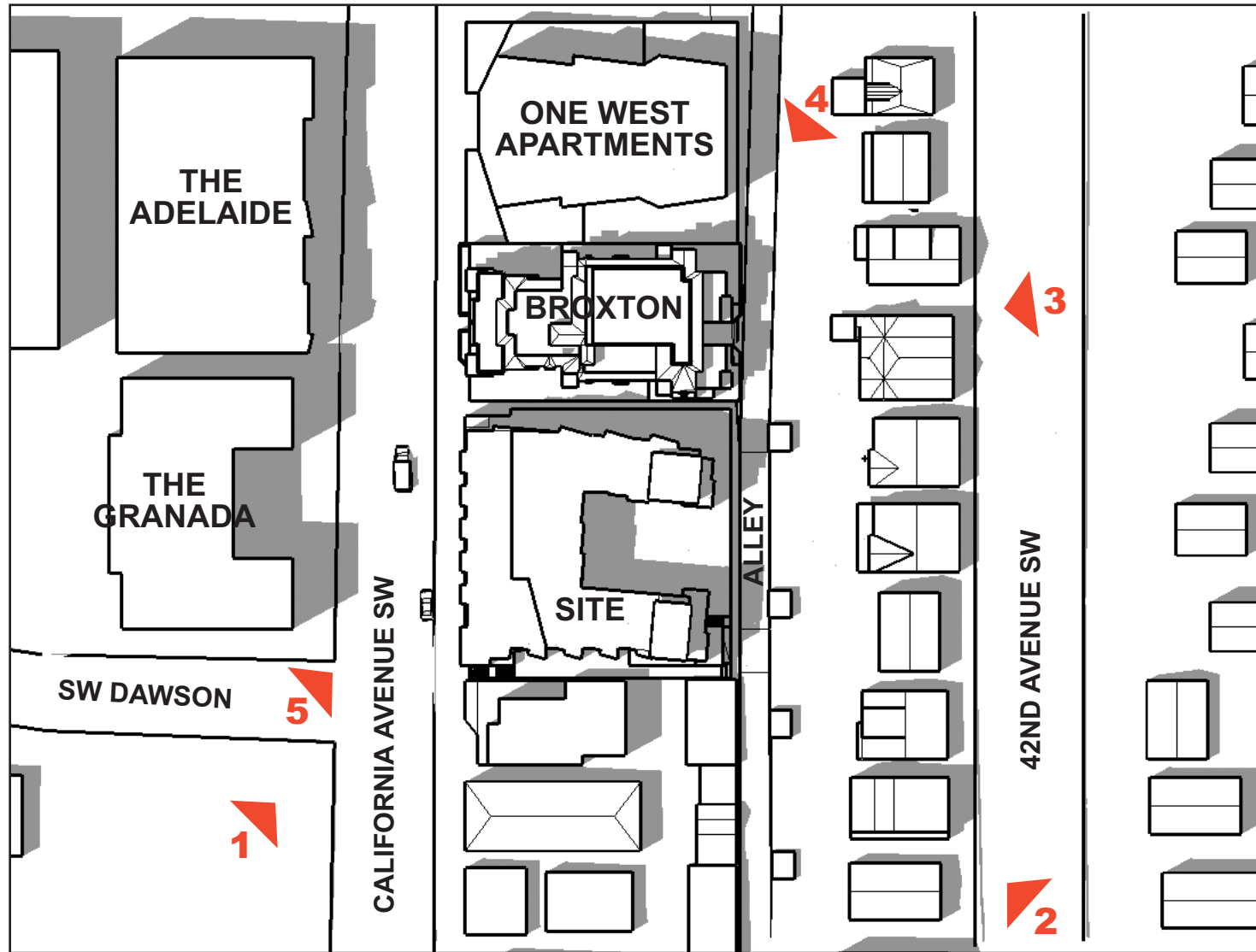
0 5 10 20



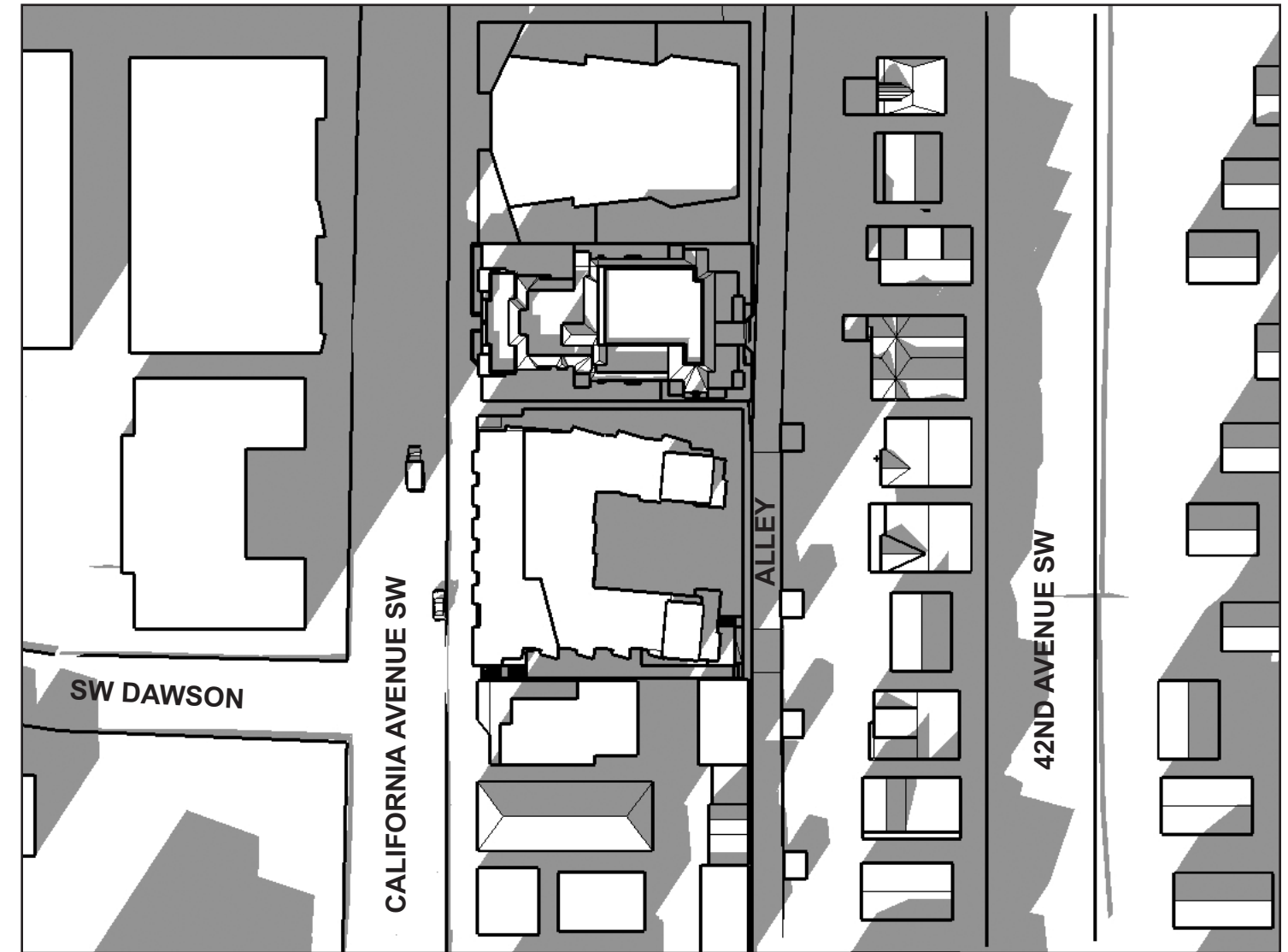


Level R3-R5

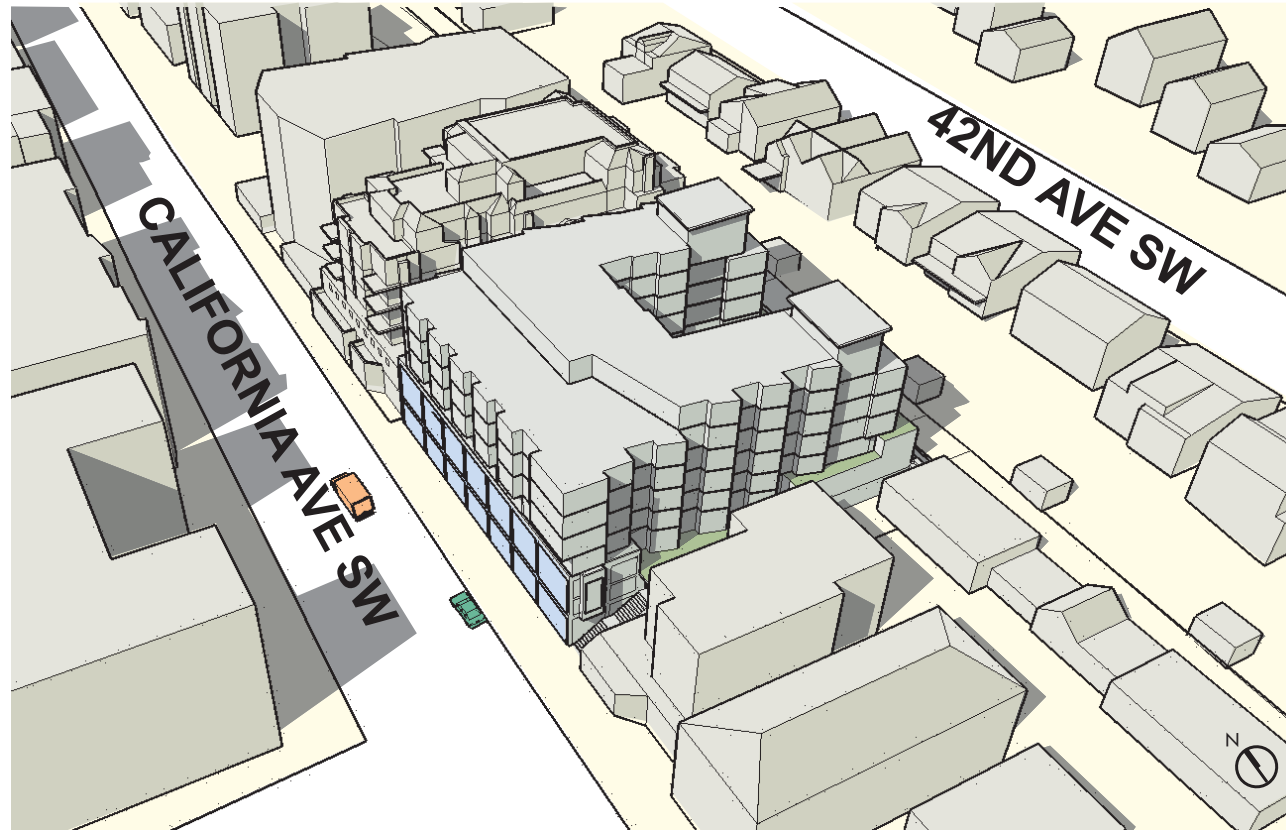
Level R6



June 21st at 1:30 pm



December 21st at 1:30 pm



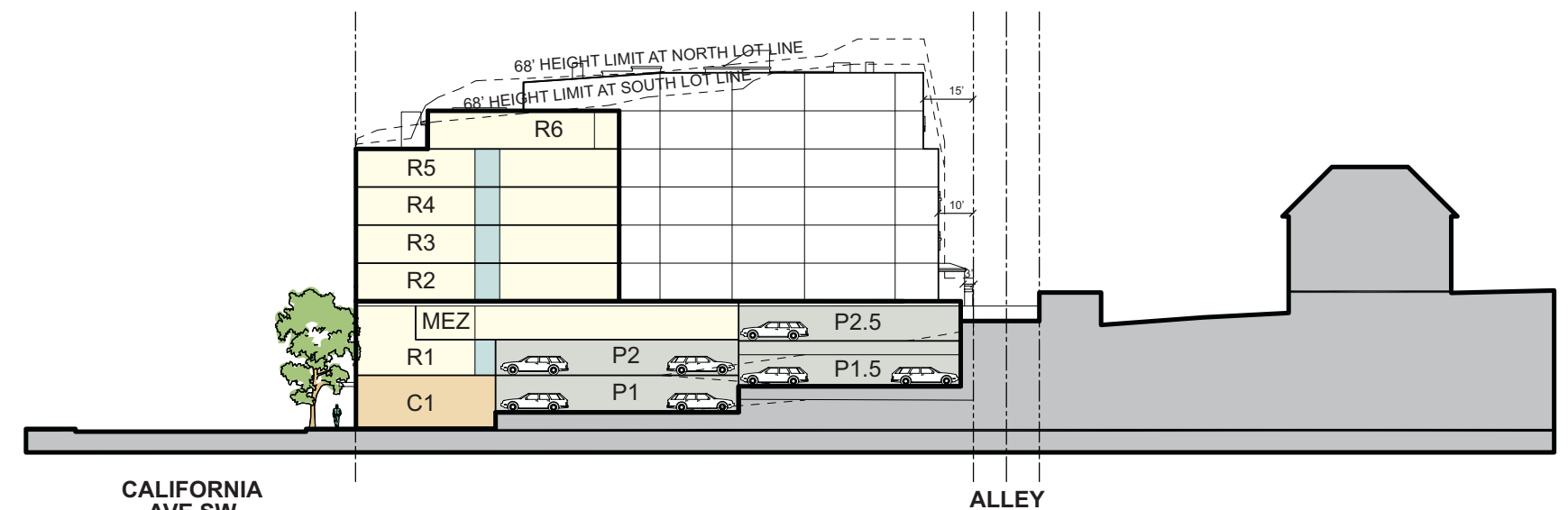
View 1 - Building Massing (June 21st at 1:30pm)



View 3 - Building Massing (June 21st at 1:30pm)



View 2 - Building Massing (June 21st at 1:30pm)



Building Section A



View 4 - Building Massing



View 5 - Building Massing

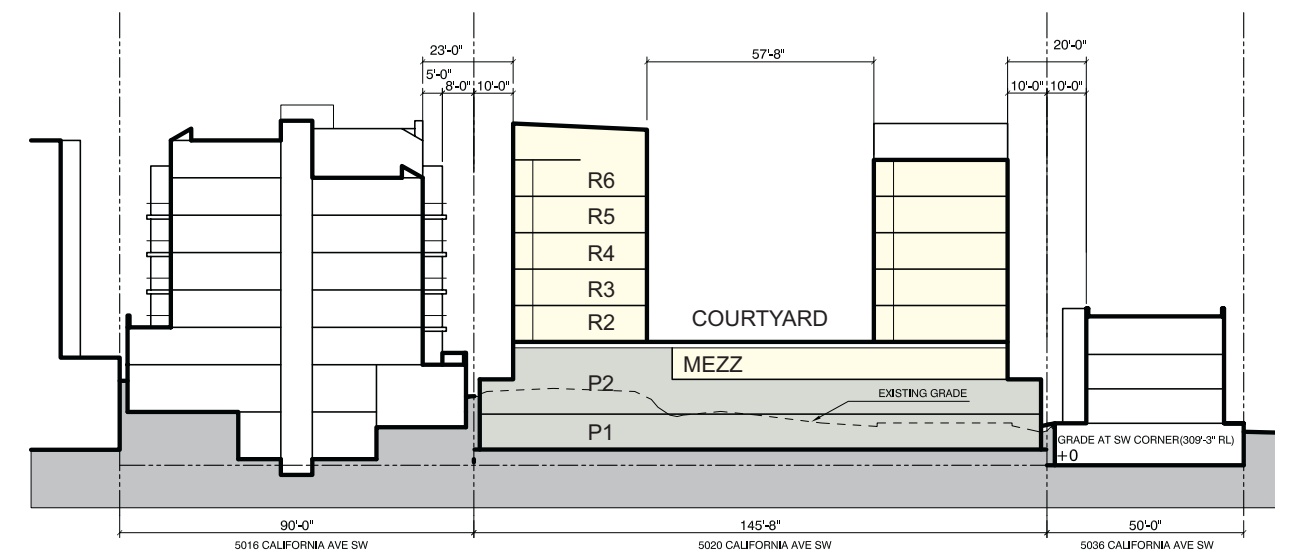
Alternative E:

- Courtyard oriented to alley to increase light and air into Single Family zone.
- Narrow presence at East property eliminates “wall affect” at alley.

Approximately 88 Units.

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

Approximate average Unit Size: 675 sf



Section B

Alternative E

Spring Hill 5020 California Avenue SW - Early Design Guidance #2 for Bluestar Management
February 28, 2008 07002

CALIFORNIA AVE SW

ALLEY

SPRING HILL PLANT SCHEDULE

DECIDUOUS COURTYARD TREES	
BOTANICAL NAME	COMMON NAME
Acer circinatum	Vine Maple
Acer palmatum	Japanese Maple
Amelanchier x grandiflora 'Autumn Brilliance'	Autumn Brilliance Amelanchier
Cornus florida	Dogwood
Magnolia 'Little Gem'	Little Gem Magnolia
Styrax japonicum	Japanese Snowbell

EVERGREEN SHRUBS	
BOTANICAL NAME	COMMON NAME
Arbutus unedo 'Elfin King'	Strawberry Tree*
Buxus microphylla japonica 'Green Beauty'	Green Beauty Japanese Boxwood
Cistus x purpureus	Orchid Rockrose*
Hebe 'Red Edge'	Red Edge Hebe*
Lavendula x intermedia 'Fred Boutin'	Fred Boutin Lavender*
Lonicera pileata	Privet Honeysuckle
Rhaphiolepis indica 'Clara'	Indian Hawthorn*
Sarcococca hookeriana var. humilis	Himalayan Sarcococca

DECIDUOUS SHRUBS	
BOTANICAL NAME	COMMON NAME
Cornus stolonifera 'Mid-winter Fire'	Mid-Winter Fire Dogwood
Euphorbia robbiae	Euphorbia
Hydrangea quercifolia	Oakleaf Hydrangea
Physocarpus opulifolius 'Summer Wine'	Ninebark*
Rosa meidiland 'Bonica'	Bonica Rose

PERENNIALS AND GRASSES	
BOTANICAL NAME	COMMON NAME
Agapanthus orientalis	Lily-of-the-Nile*
Athyrium niponicum 'pictum'	Japanese Painted Fern
Deschampsia cespitosa 'Schottland'	Schottland Tufted Hair Grass
Euphorbia characias wulfenii	Euphorbia*
Hemerocallis 'Stella d'Oro'	Stella d'Oro Daylily*
Iris foetidissima	Gladwin Iris*
Pennisetum orientale 'Karley Rose'	Karley Rose Fountain Grass

GROUNDCOVERS	
BOTANICAL NAME	COMMON NAME
Arctostaphylos uva-ursi	Kinnikinnick*
Asarum caudatum	Wild Ginger*
Fragaria chiloensis	Sand Strawberry
Liriope muscari 'Silver Dragon'	Lilyturf
Mahonia repans	Creeping Mahonia*

* DROUGHT TOLERANT PLANTS

Alternative E – Landscape Plan

Spring Hill 5020 California Avenue SW - Early Design Guidance #2
for Bluestar Management

February 28, 2008 07002

HEWITT

0 5 10 20





Alternative C2

Opportunities:

- Scale of adjacent properties maintained along California Ave SW.
- Courtyard opens to South.
- Greater mix of unit types and renter profiles.

Constraints:

- Privacy and daylight issues at courtyard, sides, properties to north and south.
- Large bulk adjacent to Alley, property to north.



Alternative D

Opportunities:

- Completely reallocated mass away from alley.
- Building mass displaced from single family zone.
- Courtyard oriented to alley and single family zone.
- Extensive modulation at alley...no "blank walls".
- Loading zone restricted to California Ave. SW...no loading from alley

Constraints:

- Increased bulk at California Avenue SW.



Alternative E

Opportunities:

- Completely reallocated mass away from alley.
- Building mass displaced from single family zone.
- Courtyard oriented to alley and single family zone.
- Extensive modulation at alley...no "blank walls".
- Loading zone restricted to California Ave. SW...no loading from alley.

Constraints:

- Light and air constricted at property to North.
- Less efficient plan.

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

Spring Hill Project					
West Seattle Junction Design Guidelines Compliance Matrix					
		Alternative C2	Alternative D	Alternative E	Notes
A-2	Streetscape Compatibility	Complies	Complies	Complies	Multiple, recessed entries break up street façade.
A-4	Human Activity	Complies	Complies	Complies	Setbacks from PL at streetfront, display windows, enhanced planting in sidewalk create transition from street to building.
A-10	Corner Lots	N/A	N/A	N/A	
B-1	Height Bulk and Scale Compatibility	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	Architectural Context	Complies	Complies	Complies	2 story retail and loft base has characteristics similar to traditional retail storefronts in the district.
C-3	Human Scale	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	Pedestrian Open Spaces and Entrances	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	Visual Impacts of Parking Structures	N/A	N/A	N/A	Parking structure will not be visible from the street. Parking access shall be from the alley.

Construction Time Lines and Phasing:

- 1.5 months – Demolition and Excavation
- 6.0 months – Foundations and Concrete frame
- 4.0 months – Wood Frame and Roof
- 4.0 months – Finishes and Sitework

Construction Duration: +/- 16 months

Construction Hours:

- Per City of Seattle Standards

Construction Noise:

- When not performing work activities, work-force vehicles will be instructed to be shut down, including all non-essential equipment.
- To the extent possible, construction components will be prefabricated off-site to mitigate on-site assembly noise.

Storm Water and Sediment Control:

- TESC plans will include collection of on-site water, pumped from a settling basin or filter system as directed by the Civil Engineer and DPD-approved TESC plans.
- Site Fencing will be installed and maintained at all critical site locations.

Construction Traffic/Street and Sidewalk Closures:

- Street use permits will be requested when sidewalk or street access may, in any way, compromise public safety.
- All efforts will be made to mitigate vehicular or pedestrian traffic route conflicts, and as a last resort, request temporary closure of sidewalks or parking lanes.