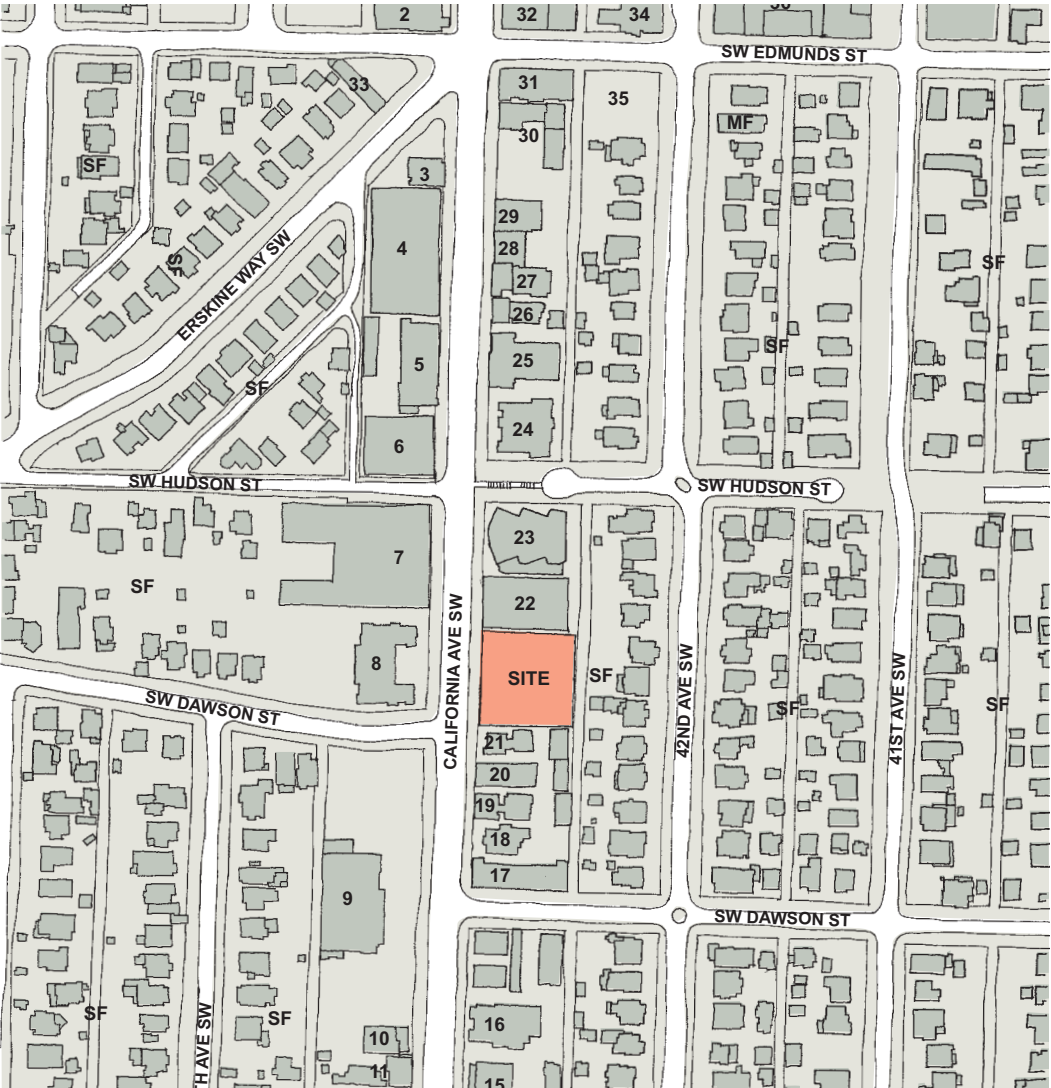


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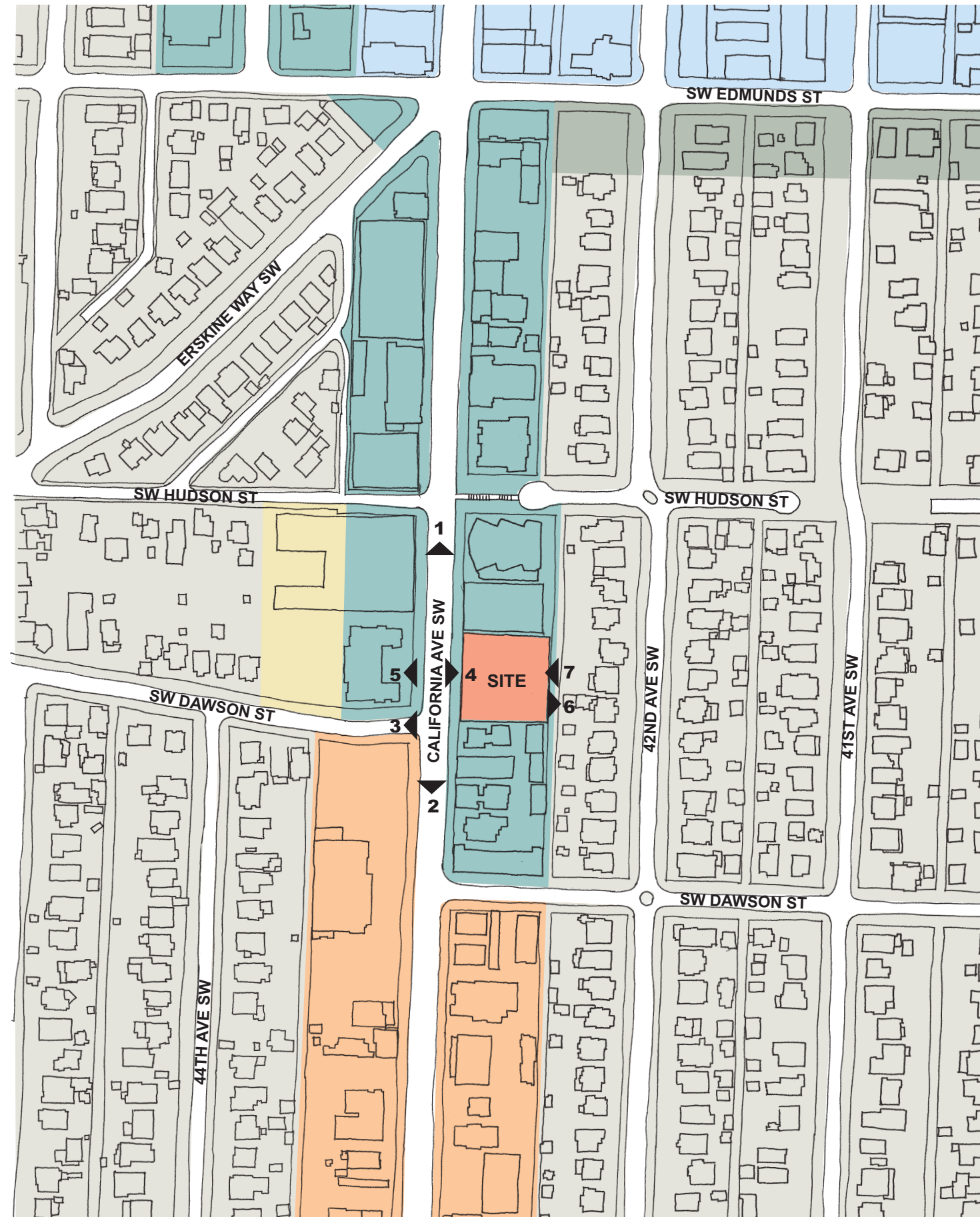
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**Spring Hill 5020 California Avenue SW**  
**Design Review Board Recommendation Meeting**

September 11, 2008 07002

DPD Project #3008044



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

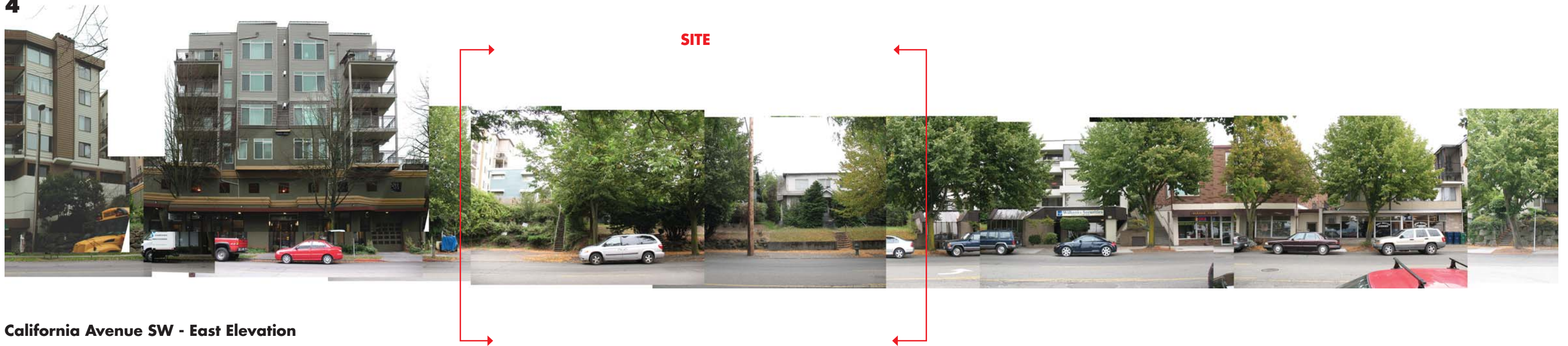
## Zoning Diagram 1

Guideline	Notes
<b>A. Site Planning</b>	
A-1 Responding to Site Characteristics	Massing responds to Single Family Zone to the east
A-2 Streetscape Compatibility	Massing is aligned along street front, multiple entrances along California
A-3 Entrances Visible to the Street	Multiple entrances along California
A-4 Human Activity	Multiple retail entries, street planting enhancement, entry courtyard at SW corner.
A-5 Respect for Adjacent Sites	Massing provides transition to properties to the East and North.
A-6 Transition Between Residence and Street	Canopies, separation in levels provide transition.
A-7 Residential Open Space	Open courtyard along alley
A-8 Parking and Vehicle Access	Parking below grade, access from alley
A-9 Location of Parking on Commercial Street Fronts	No parking along Commercial street front. Access from alley.
A-10 Corner Lots	NA
<b>B. Height, Bulk, Scale</b>	
B-1 Height, Bulk, and Scale Compatibility	Massing is concentrated along heavily developed California Ave, minimized along alley, providing transition to SF zone.
<b>C. Architectural Elements and Materials</b>	
C-1 Architectural Context	Residential Character of upper portion of building, and more urbane commercial lower portion echoes development patterns elsewhere in the West Seattle Junction area.
C-2 Architectural Concept and Consistency	Building is separated clearly between rigorous commercial base, and more informal residential top. Similarly formal massing along California becomes more informal at courtyard, to enhance transition to SF zone.
C-3 Human Scale	Canopies, multiple entrances along California. Trellises, plantings, and fences along alley.
C-4 Exterior Finish Materials	Textured metal siding contrasted with smooth fiber cement panels.
C-5 Structured Parking Entrances	Parking entrance along alley is minimized in bulk.
<b>D. Pedestrian Environment</b>	
D-1 Pedestrian Open Spaces and Entrances	Open space along alley at courtyard. Multiple entries along California, Entry court at SW corner to lower residential loft units.
D-2 Blank Walls	NA
D-3 Retaining Walls	NA
D-4 Design of Parking Lots Near Sidewalks	NA
D-5 Visual Impacts of Parking Structures	Parking not visible from street. Parking minimized along alley to entry area.
D-6 Screening of Dumpsters, Utilities, and Service Areas	Dumpsters and Service areas located inside structure to minimize impact (departure required)
D-7 Personal Safety and Security	Secured elevator and residential lobby. Low level lighting to enhance pedestrian security along street.
D-8 Treatment of Alleys	Courtyard at alley is a visual green space amenity for neighbors as well as residents.
D-9 Commercial Signage	Blade and window signs are proposed, to conform to small neighborhood-scale retail experience along California Ave.
D-10 Commercial Lighting	Commercial lighting of retail areas and under canopies will provide low level environmental lighting along sidewalk, enhancing security.
D-11 Commercial Transparency	Storefronts are all transparent.
D-12 Residential Entries and Transitions	Small garden/stoop area provided at SW corner, additional lobby entry toward center of the building.
<b>E. Landscaping</b>	
E-1 Landscaping to Reinforce Design Continuity with Adjacent Sites	Enhanced street planting at existing trees. Green courtyard, trellis, and fence along alley echoes garden wall along alley to the east.
E-2 Landcaping to Enhance the Building and/or Site	Courtyard landscaping helps provide transition to greener SF zone to the east.
E-3 Landscape Design to Address Special Site Conditions	Landscaping is predominant at NE courtyard, providing transition to adjacent zone.

## Design Guideline Matrix 2



4



California Avenue SW - East Elevation

5



California Avenue SW - West Elevation



6

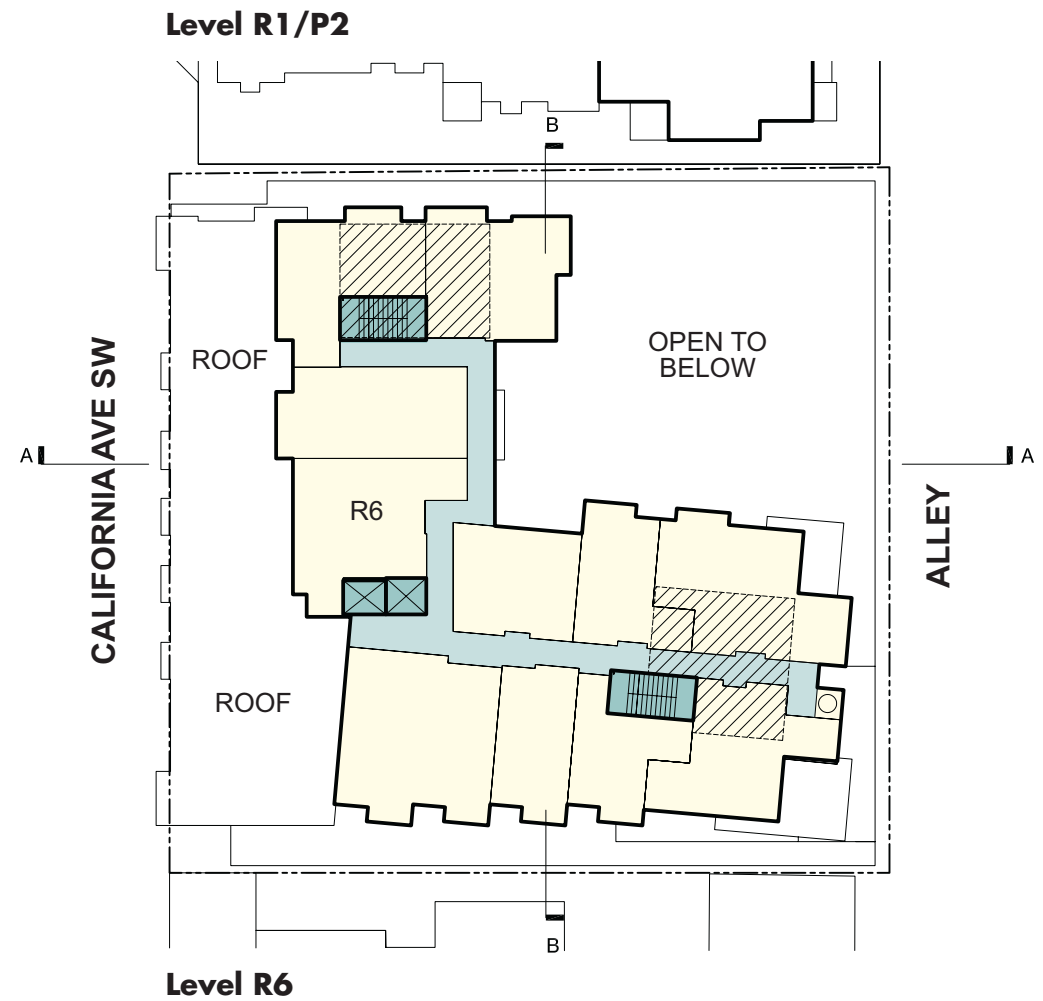
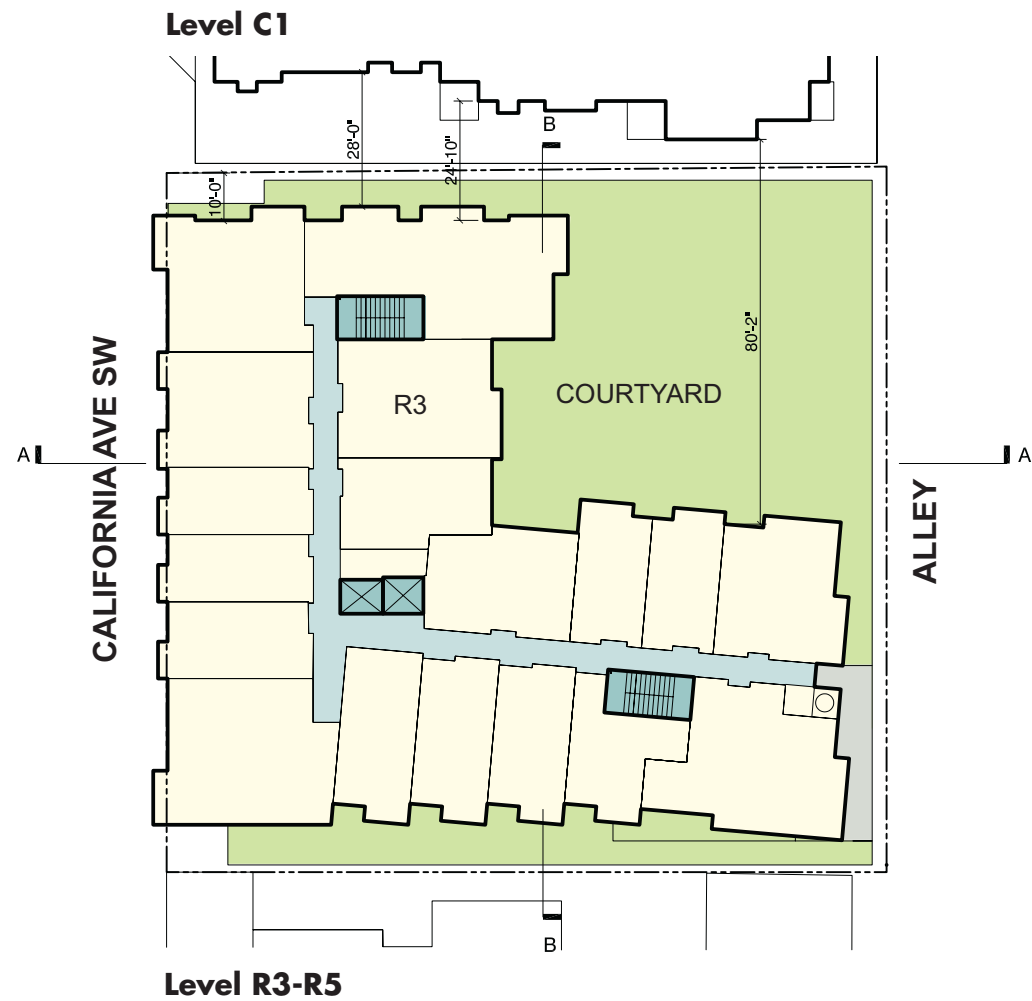
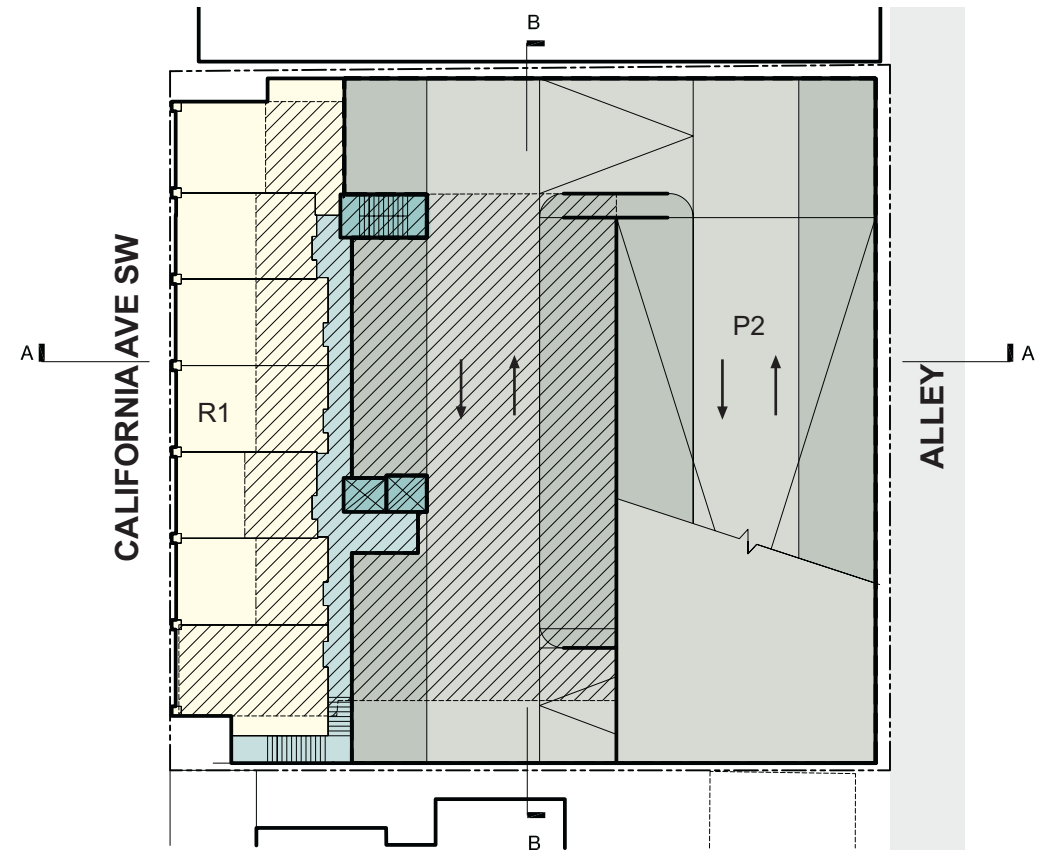
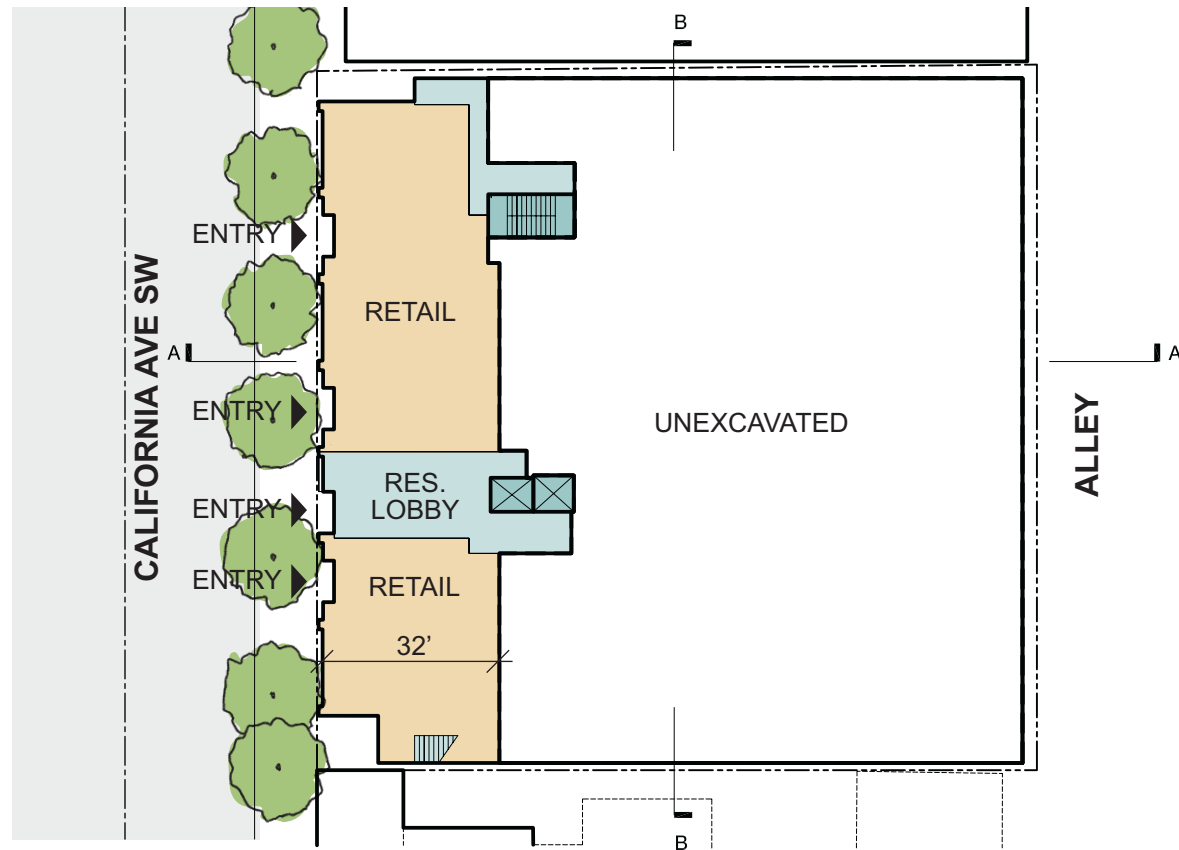


Alley - East Elevation

7



Alley - West Elevation





June 21st at 1:30 pm



December 21st at 1:30 pm





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



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

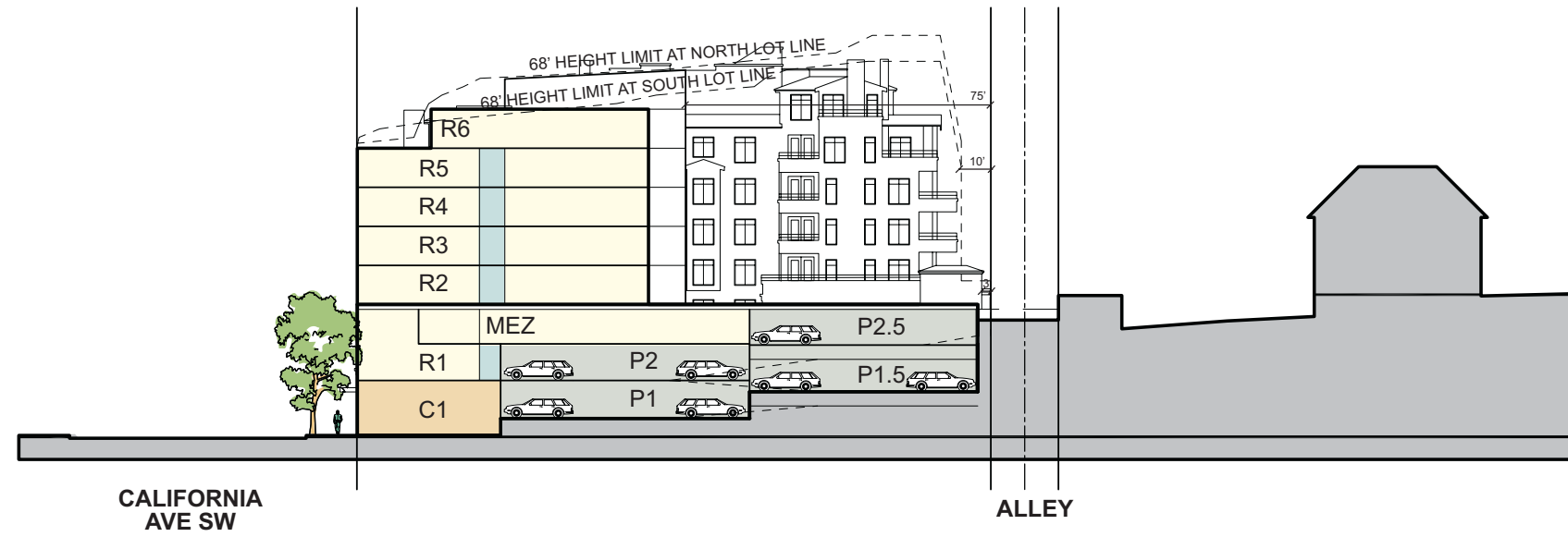


**View 3 - Building Massing** (June 21st at 1:30pm)

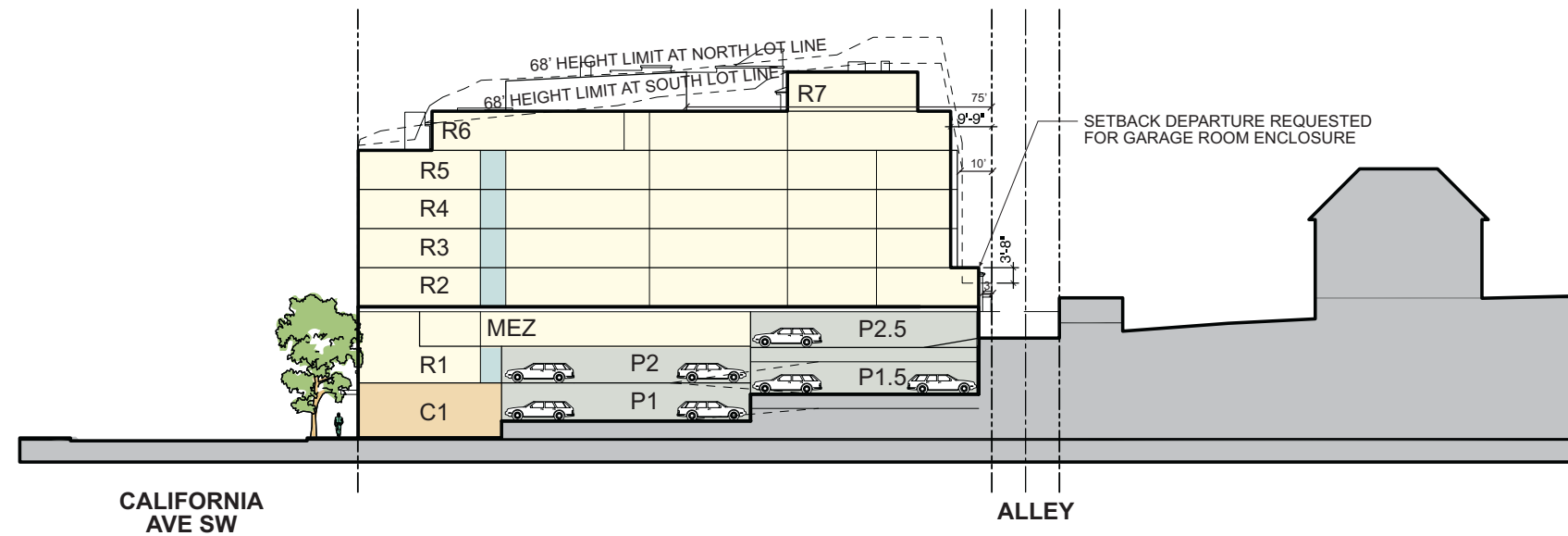
## Aerial Views of Building Massing 7

Spring Hill 5020 California Avenue SW  
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**Building Section A**



**Building Section B**





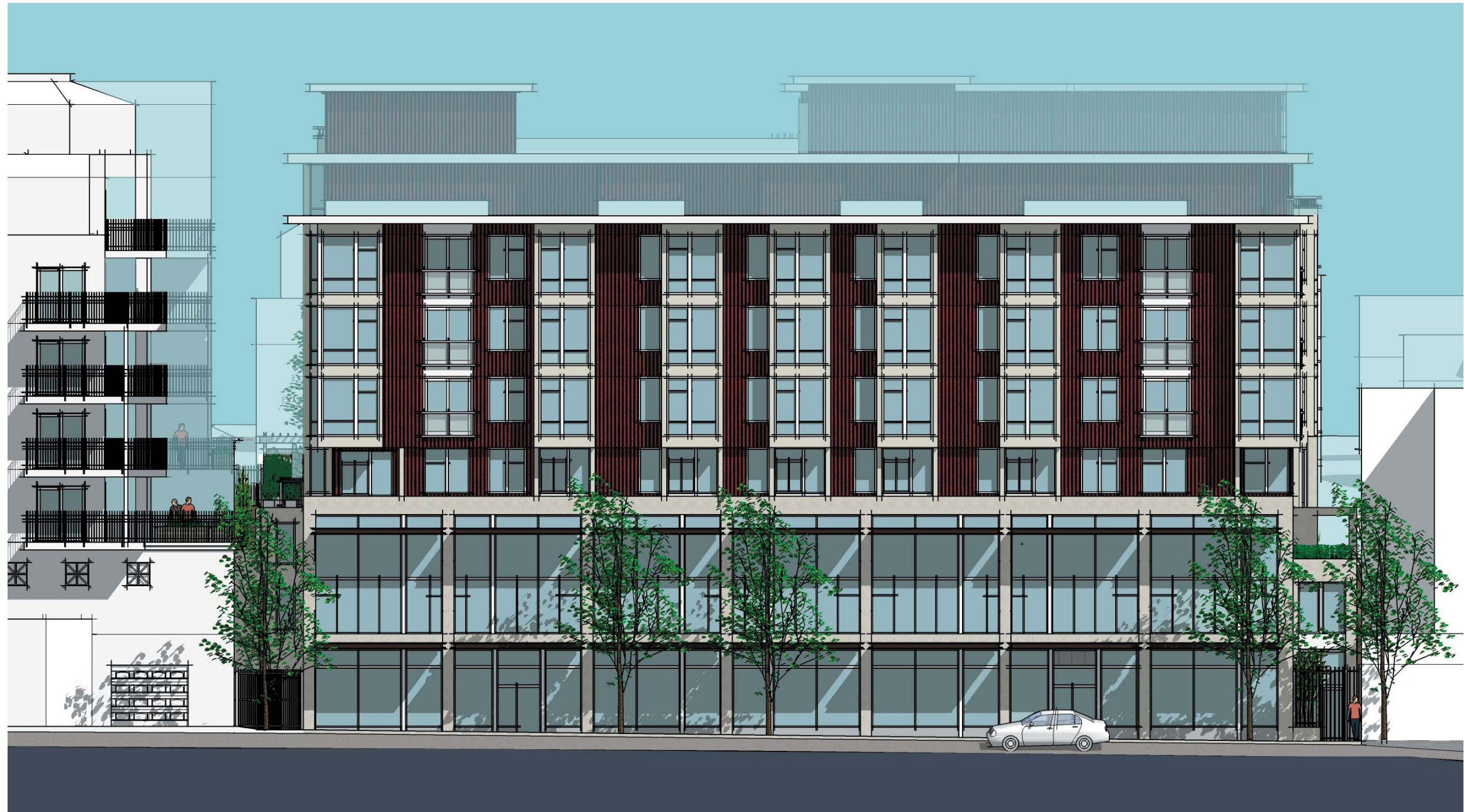


**East Elevation 10**



**South Elevation 11**





**West Elevation 12**

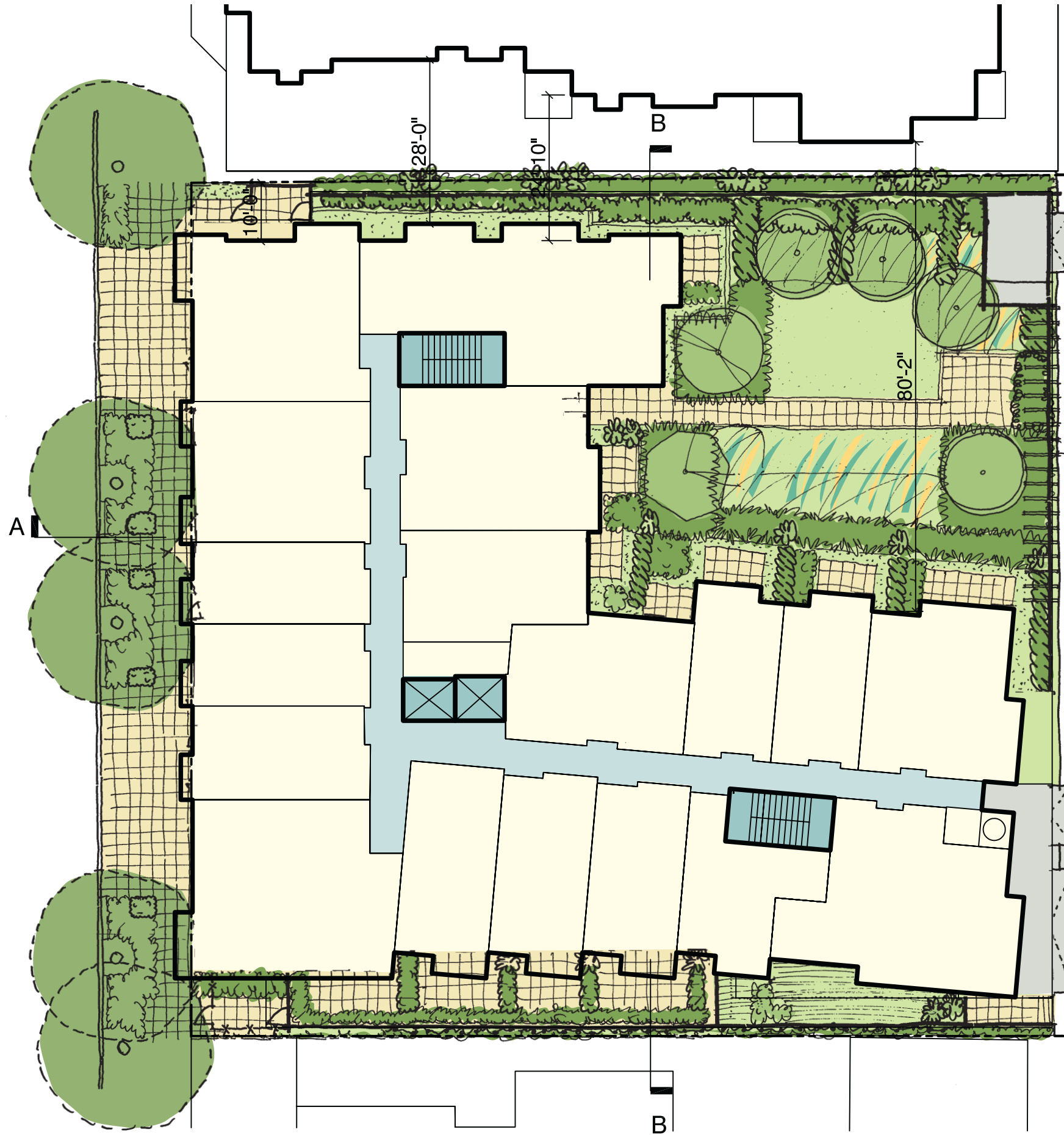




**Detailed Elevation at California Avenue 13**



CALIFORNIA AVE SW



ALLEY





Acer griseum



Cornus kousa



Cornus kousa

DECIDUOUS COURTYARD TREES

BOTANICAL NAME	COMMON NAME
Acer griseum	Paperbark Maple
Cornus kousa	Kousa Dogwood*
Stewartia pseudocamellia	Japanese Stewartia

EVERGREEN SHRUBS

BOTANICAL NAME	COMMON NAME
Arbutus unedo	Strawberry Tree*
Buxus sempervirens	English Boxwood
Garrya elliptica	Coast Silk-tassel
Hebe 'Red Edge'	Red Edge Hebe
Lonicera pileata	Privet Honeysuckle
Mahonia aquifolium	Tall Oregon Grape*
Myrica californica	Wax Myrtle*
Rosemary officinalis	Rosemary
Sarcococca ruscifolia	Fragrant Sweetbox*
Senecio greyii	Senecio
Ternstroemia gymnanthera	Japanese Ternstroemia
Vaccinium ovatum	Evergreen Huckleberry*

DECIDUOUS SHRUBS

BOTANICAL NAME	COMMON NAME
Cornus alba 'Elegantissima'	Cream-edge tatarian dogwood
Cornus sanguinea 'Midwinter Fire'	Bloodtwig Dogwood
Hydrangea macrophylla 'Mariesii Variegata'	Bigleaf Lacecap Hydrangea
Hydrangea quercifolia	Oakleaf Hydrangea
Viburnum p. t. 'Summer Snowflake'	Summer Snowflake Viburnum



Arbutus unedo

PERENNIALS AND GROUNDCOVERS

BOTANICAL NAME	COMMON NAME
Acanthus mollis	Bear's Breech*
Arctostaphylos uva-ursi	Kinnikinnick*
Astilbe a. 'Bridal Veil'	Bridal Veil Astilbe
Astilbe a. 'Color Flash Lime'	Color Flash Lime Astilbe
Astilbe c. 'Visions'	Visions Astilbe
Astilbe x arendsii 'Deutschland'	Deutschland Astilbe
Athyrium felix-feminina	Lady Fern*
Athyrium niponicum 'pictum'	Japanese Painted Fern*
Dicentra formosa	Bleeding Heart*
Fragaria chiloensis	Sand Strawberry*
Gymnocarpium dryopteris	Oak Fern*
Hosta 'Ginkgo Craig'	Ginkgo Craig Hosta*
Hosta 'Krossa Regal'	Krossa Regal Hosta*
Hosta 'Sum and Substance'	Sum and Substance Hosta*
Hosta 'Whirl Wind'	Whirl Wind Hosta*
Hosta 'White Necklace'	White Necklace Hosta*
Liriope muscari 'Silver Dragon'	Silver Dragon Lily Turf
Maianthemum racemosa	False Solomon's Seal
Polygonum odoratum	Solomon's Seal
Polystichum munitum	Sword Fern*
Pteridium aquilinum	Bracken Fern*
Rubus calycinoides	Crinkle Leaf Creeper*

VINES

BOTANICAL NAME	COMMON NAME
Akebia quinata	Five Leaf Akebia*
Clematis montana var. rubens	Red Anemone Clematis
Holboellia coriacea 'China Blue'	China Blue Evergreen Holboellia
Parthenocissus tricuspidata	Boston Ivy
Schizophragma hydrangeoides	Japanese Climbing Hydrangea

\* Drought tolerant plants





*Garrya elliptica*



*Hebe 'Red Edge'*



*Hosta 'Whirl Wind'*



*Buxus sempervirens*



*Senecio greyii*



*Polystichum munitum*



*Fragaria chiloensis*



*Mahonia aquifolium*



*Arctostaphylos uva-ursi*



*Polygonum odoratum*



*Rubus calycinoides*



*Liriope muscari 'Silver Dragon'*





**Perspective from South 17**





**Perspective from East 18**





**Perspective from South along California Avenue 19**





Perspective from Northeast along Alley 20





**Perspective from South Night Time View 21**





Perspective from East, Night Time View 22