

DESIGN OBJECTIVES

The Fauntleroy Triangle District of West Seattle is a neighborhood in transition from the auto sales and service culture of its past, to the high density urban village foreseen by the City's Comprehensive Plan.

As the first mixed use building in the district, 38th and Alaska will set a precedent for creative, affordable, accessible housing in West Seattle. It will take full advantage of existing neighborhood services and amenities and be a model for efficient pedestrian/ transit oriented urban life.

- The building will have five stories of housing over street level commercial and will maximize the height and FAR allowed in the CI-65 zone.
- Approximately 190 residential units, and 25,000 s.f. of street level, pedestrian oriented commercial space will be provided.
- All parking will be subterranean, accessed from the alley, and providing approximately 190 stalls.
- Building scale and massing will establish appropriate frontage along 38th Avenue SW, SW Alaska Street and the alley, and respond sympathetically to adjacent land uses and topography.
- No requests for design departure are foreseen at this time.

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38TH & ALASKA

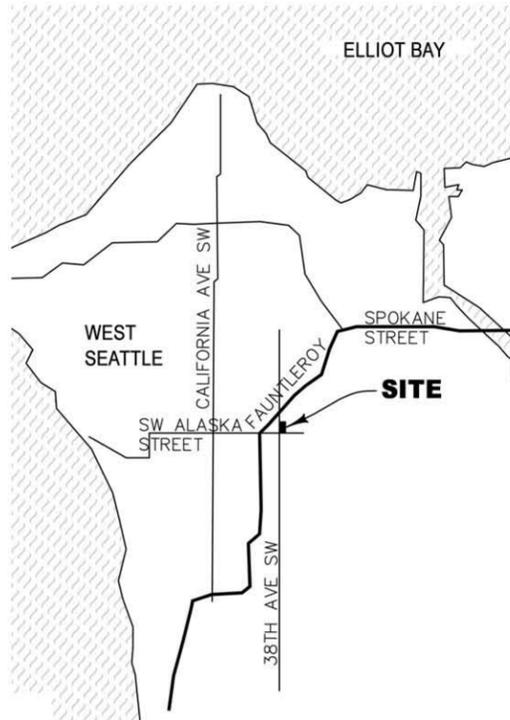
EARLY DESIGN GUIDANCE MEETING

4550 38TH AVENUE SW, SEATTLE WA

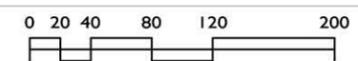
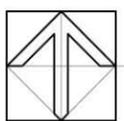
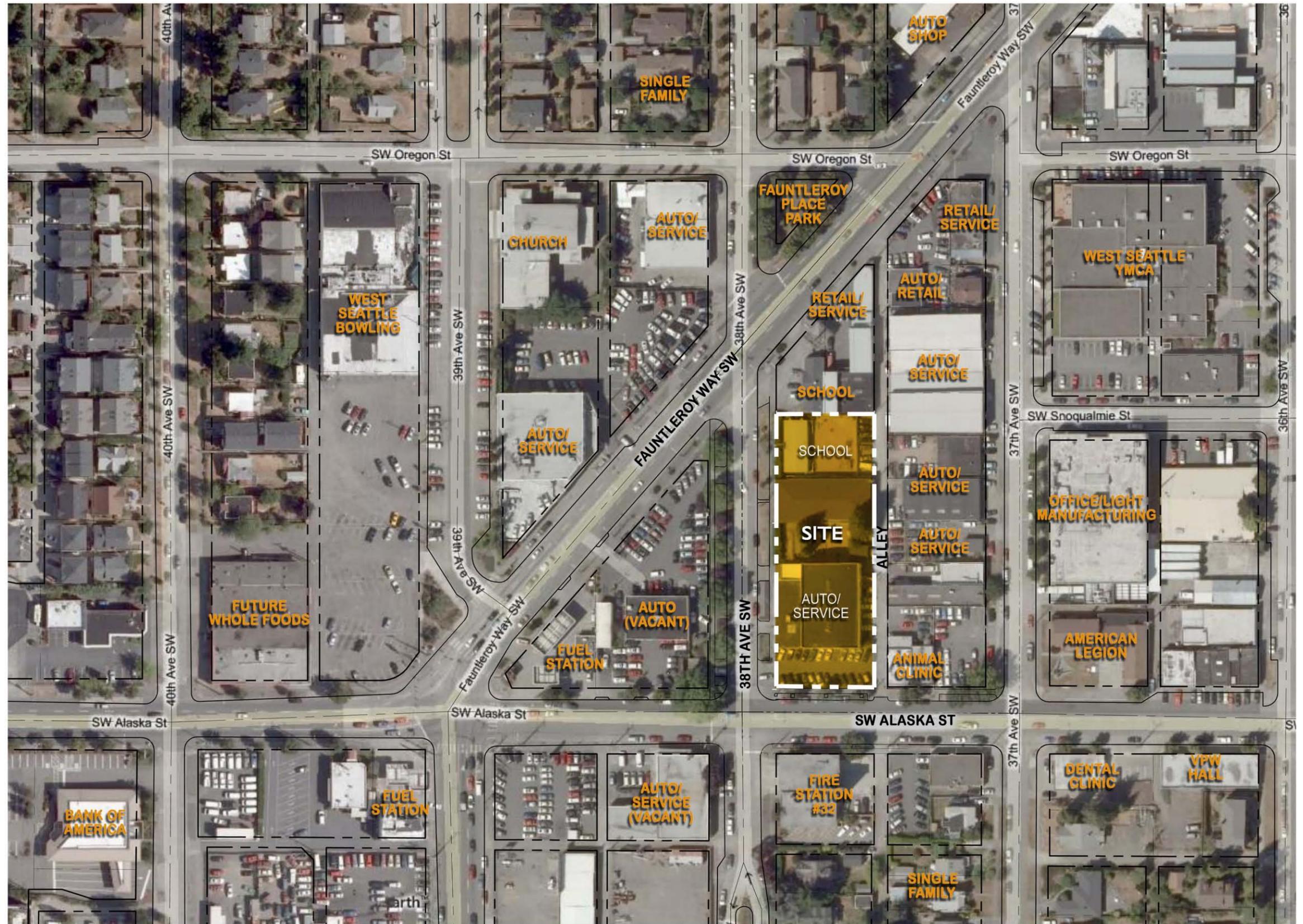
DPD Project # 3008656

04/02/2008

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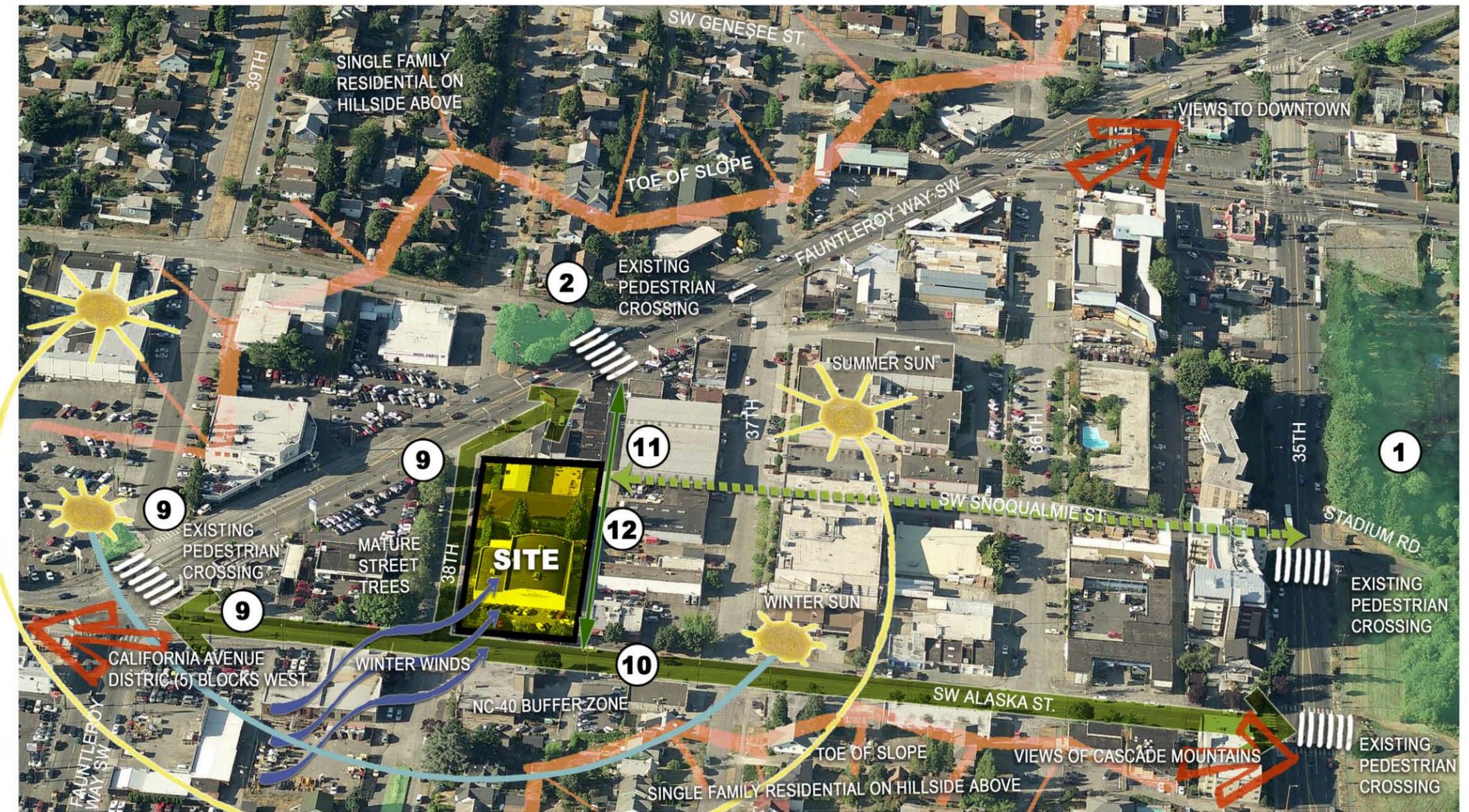
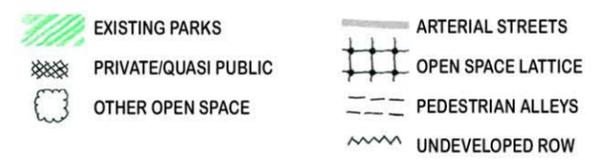
VICINITY MAP
NTS



OPEN SPACE LATTICE *



- 1 CAMP LONG STADIUM / WEST SEATTLE GOLF COURSE / ROTARY VIEW-POINT
- 2 FAUNTLEROY PLACE PARK
- 3 NEIGHBORHOOD OPEN SPACE
- 4 JUNCTION PLAZA PARK
- 5 FAIRMOUNT PLAYGROUND
- 6 ME-KWA MOOKS PARK
- 7 DAKOTA PLACE PARK
- 8 SCHMITZ PARK
- 9 TRIANGLE OPEN SPACE
- 10 PEDESTRIAN ORENTEED STREET
- 11 EXISTING PEDESTRIAN LINK THROUGH THE NEIGHBORHOOD - ENHANCE PEDESTRIAN QUALITY AND SAFETY FEATURES



* DIAGRAM TAKEN FROM: WEST SEATTLE JUNCTION HUB URBAN VILLAGE NEIGHBORHOOD PLAN 01/22/99

STREET CLASSIFICATION VICINITY MAP

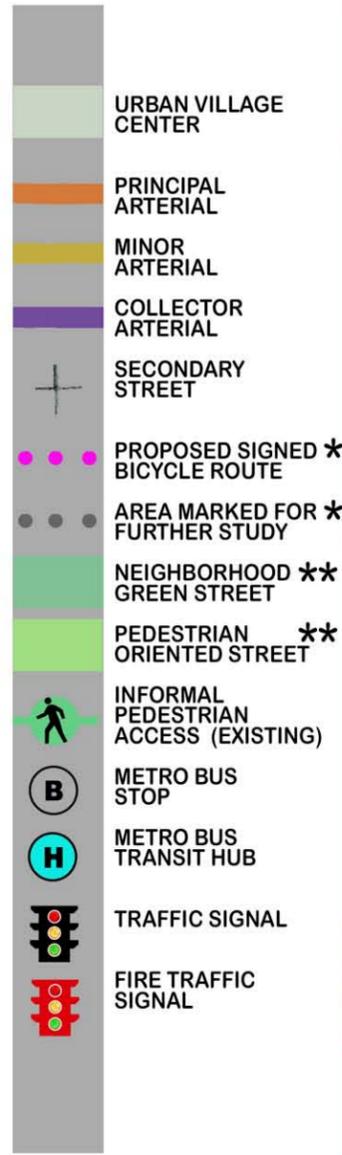


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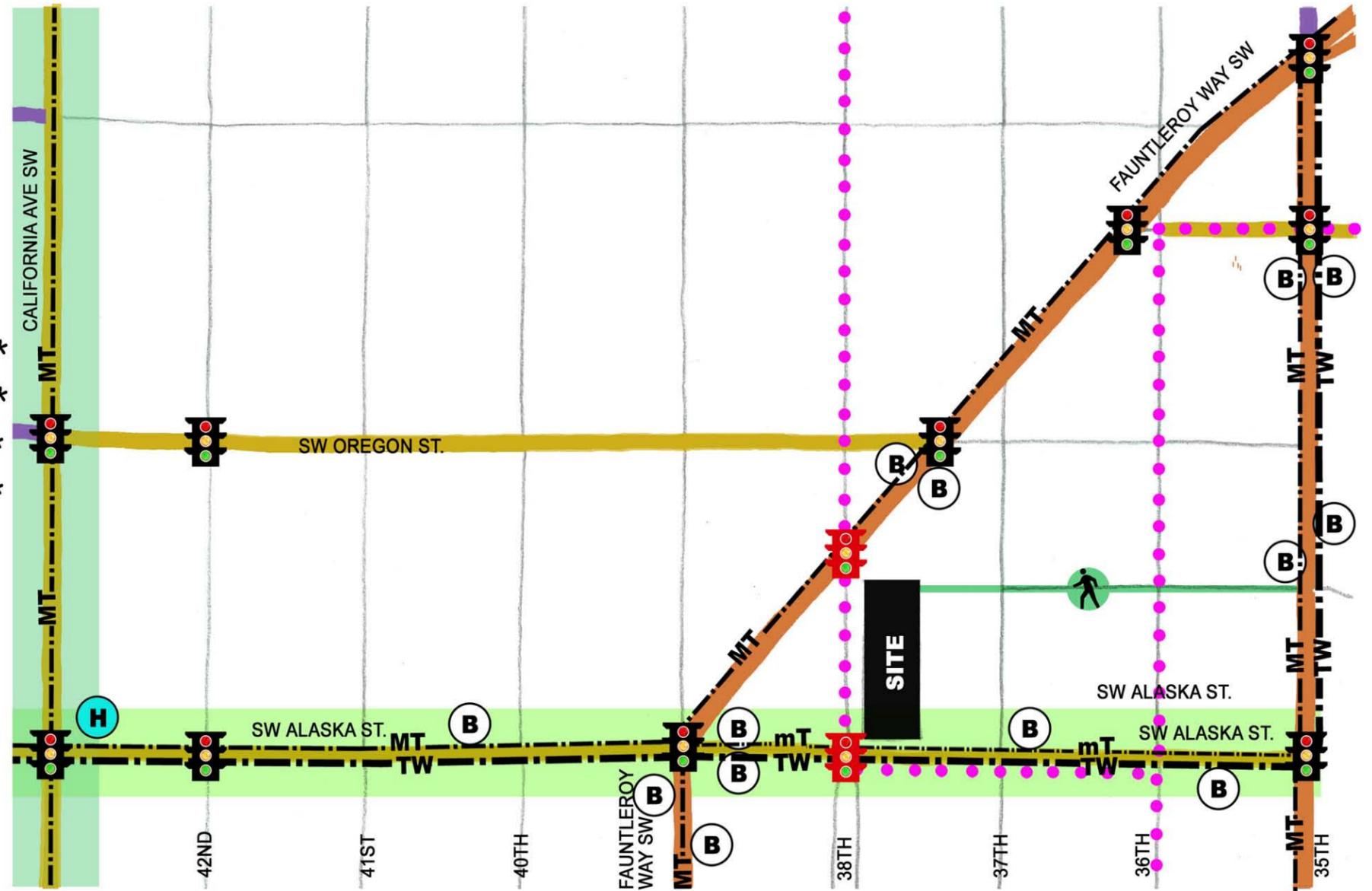
REFERENCES

- * CITY OF SEATTLE BICYCLE MASTER PLAN
BICYCLE FACILITY RECOMMENDATION JUNE 2007
CITY COMMENTS FROM APPENDIX I:
IT IS POSSIBLE TO PROVIDE BICYCLE LANES ON SW ALASKA ST IF ON-STREET PARKING IS REMOVED
- ** CONDUCT ADDITIONAL STUDY TO DETERMINE THE BEST LOCATION TO CROSS FAUNTLEROY WAY SW BETWEEN SW AVALON WAY AND SW ALASKA ST
- ** THE WEST SEATTLE JUNCTION HUB URBAN VILLAGE NEIGHBORHOOD PLAN
- *** SDOT 2006 SEATTLE TRANSIT CLASSIFICATION

(WWW.SEATTLE.GOV/TRANSPORTATION/)

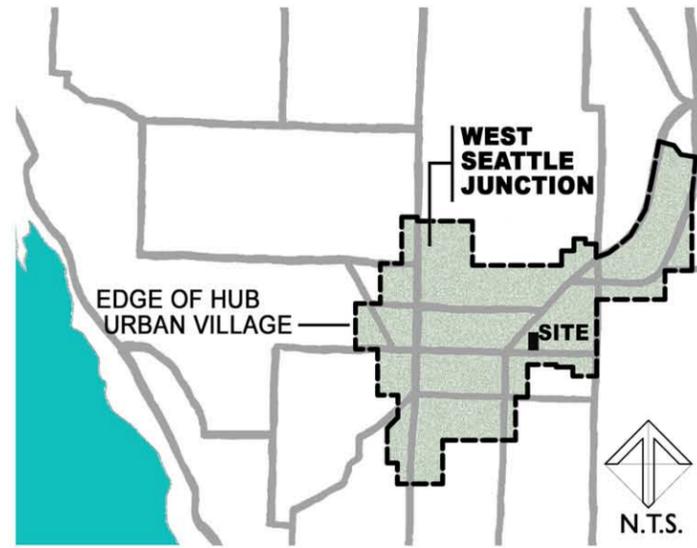


STREET CLASSIFICATION NEIGHBORHOOD MAP

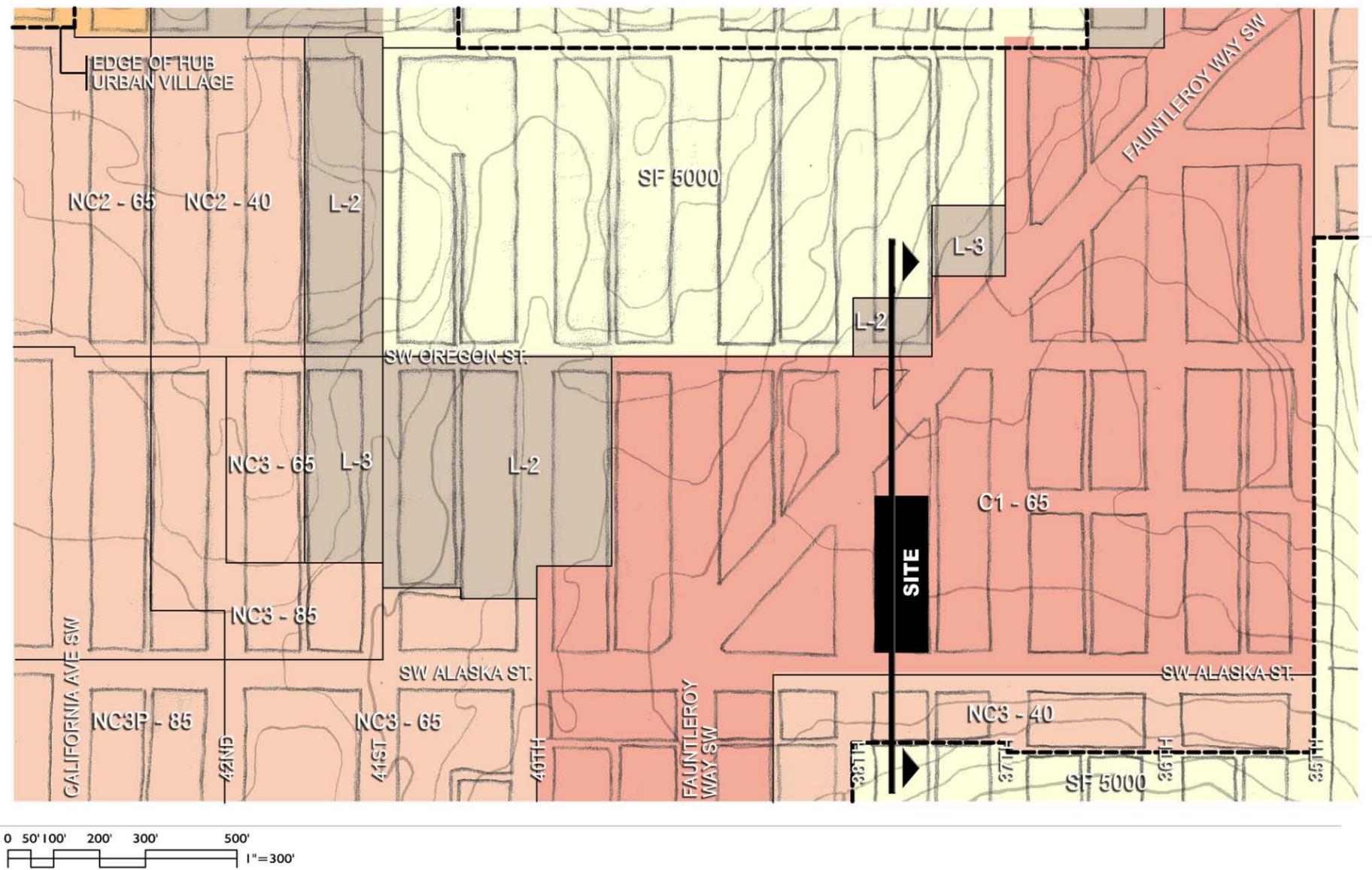


- TW--- POTENTIAL HIGH *** FREQUENCY TRANSIT WAY
- MT--- MAJOR TRANSIT *** STREET
- mT--- MINOR TRANSIT ***

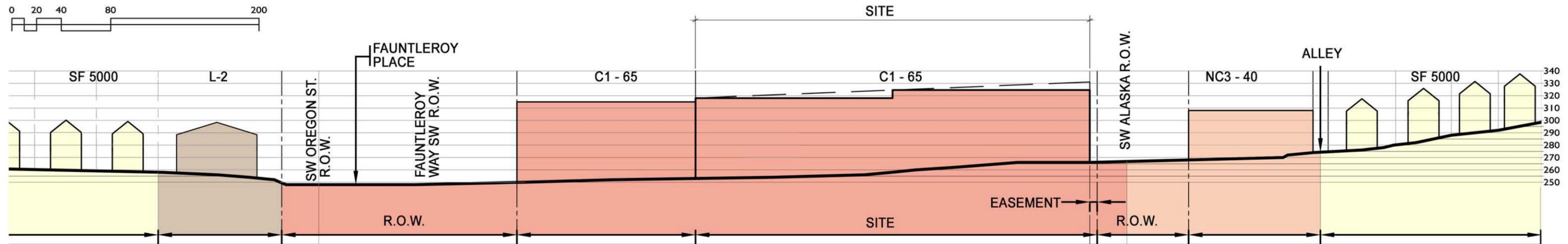
URBAN VILLAGE MAP



NEIGHBORHOOD ZONING MAP



NEIGHBORHOOD ZONING SECTION



ZONING CODE SUMMARY

PROPERTY ADDRESS: 4550 38TH AVENUE SW,
4536 38TH AVENUE SW
KING CO. LOTS 12 THROUGH 18 INCLUSIVE

ZONE: C1/65 COMMERCIAL 1
OVERLAY: WEST SEATTLE JUNCTION HUB URBAN VILLAGE
MAPPED ECA: NONE
SITE AREA: ± 36,648 SF (.85 ACRE)

REQUIREMENTS FOR C1-65 COMMERCIAL ZONES

PERMITTED USES (23.47A.004.B):

RETAIL, OFFICE, RESIDENTIAL, SCHOOLS
MIXED USE PERMITTED OUTRIGHT (23.47A.004.E.2)
LIVE/ WORK (23.47A.004 G)
RESIDENTIAL AT STREET < 20% FAÇADE (23.47A.005.D.3)

HEIGHT (23.47A.012):

MAXIMUM HEIGHT (BASE HEIGHT LIMIT): 65'
SLOPED LOT ADDITIONAL HEIGHT (1' PER 6% SLOPE) 23.47A.012.B

FAR (23.47A.013.B):

- MAXIMUM FAR FOR MIXED USE 4.75
- PARKING ABOVE GRADE IS INCLUDED IN FAR 23.47A.013.A3
- GFA BELOW GRADE EXEMPT 23.47A.013.D

SETBACK REQUIREMENTS: (23.47A.014):

NONE

STREET, ALLEYS, AND EASEMENTS:

S.W. ALASKA STREET	MINOR ARTERIAL
	PRINCIPAL PEDESTRIAN ARTERIAL
38TH AVE SW	NON-ARTERIAL
ALLEY	16' EXISTING, 20' WIDTH REQUIRED

STREET LEVEL DEVELOPMENT:

- BLANK FAÇADE SEGMENTS < 20' LENGTH 23.47A.008.A.2.A
- TOTAL BLANK FAÇADE < 40% LENGTH 23.47A.008.A.2.B
- STREET FAÇADE SETBACK <10' LOT LINE 23.47A.008.A.3

NON- RESIDENTIAL STREET LEVEL REQUIREMENTS: 23.47A.008B

- TRANSPARENCY > 60% OF FAÇADE 23.47A.008.B.2A
- PROVIDE UNOBSTRUCTED VIEW INTO STRUCTURE OR 30" D. DISPLAY WINDOWS 23.47A.008.B.2B
- MIN. 30' DEPTH (MAY BE AVERAGED W/MIN. 15' DEPTH) 23.47A.008.B3A
- STREET LEVEL MIN. FLOOR HEIGHT = 13' 23.47A.008.B.3

RESIDENTIAL STREET LEVEL REQUIREMENTS (23.47A.008D):

- MIN. ONE STREET LEVEL STREET FACING FACADE MUST HAVE PROMINENT PEDESTRIAN ENTRY 23.47A.008D.1
- STREET FAÇADE W/RESIDENTIAL USE MUST BE 4' ABOVE SIDEWALK GRADE OR 10' SETBACK 23.47A.008D2
- LIVE-WORK UNITS- BUSINESS MUST BE CONDUCTED BETWEEN STREET AND RESIDENTIAL PORTION 23.47A.008E

LANDSCAPING AND SCREENING (23.47A.016.A.2):

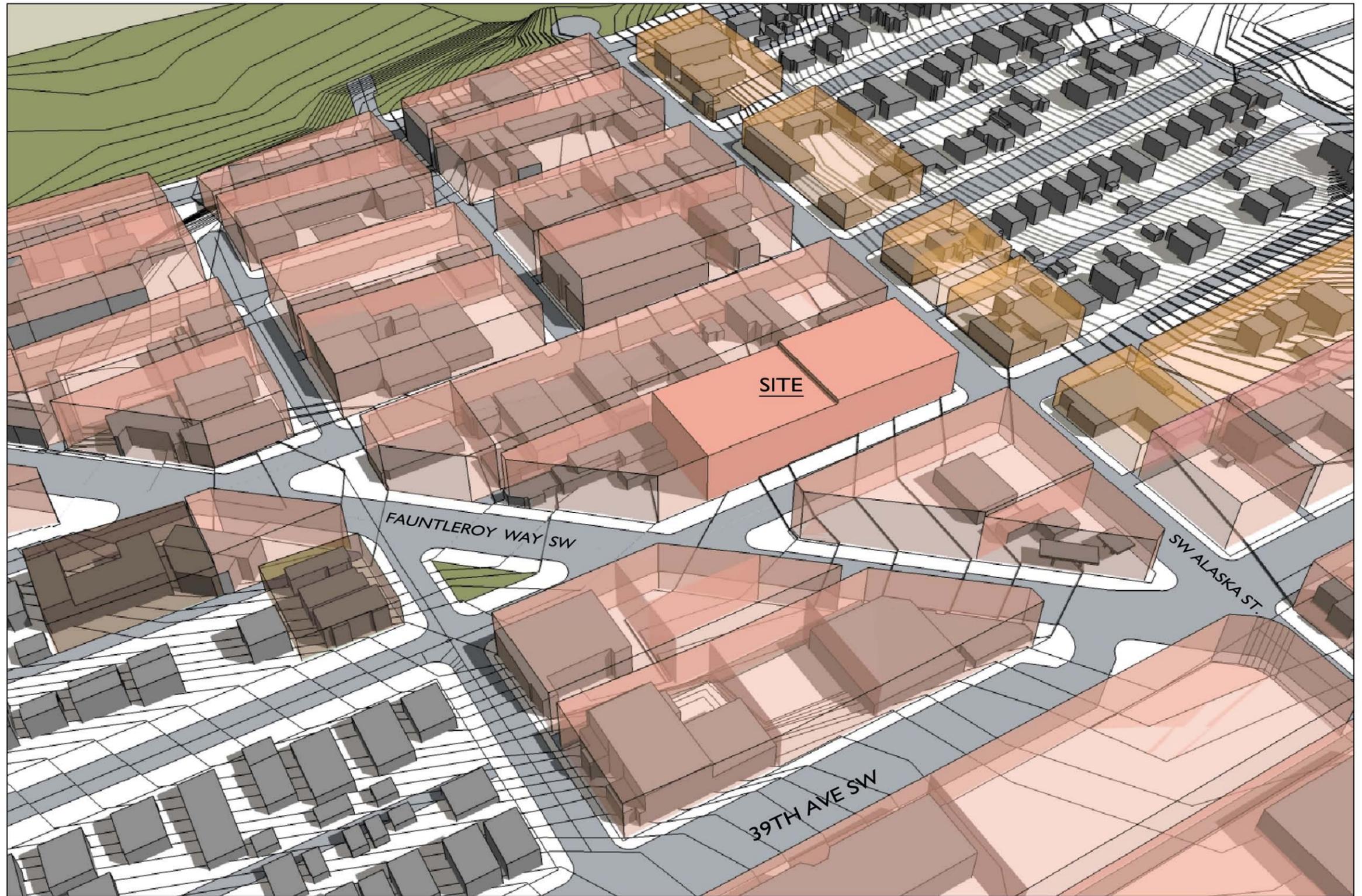
- LANDSCAPING = GREEN FACTOR = 30% LOT AREA
- STREET TREES REQUIRED 23.47A.016.B

RESIDENTIAL AMENITY AREA (23.47.024):

5% OF GROSS RESIDENTIAL FLOOR AREA (GRFA)

PARKING (23.54A.015):

- PARKING ACCESS FROM ALLEY REQUIRED 23.47A.032.A.3
- RESIDENTIAL SPACES REQUIRED FOR "URBAN VILLAGE": 1/DU 23.54A.015 CHART A
- COMMERCIAL RETAIL SALES AND SERVICES SPACES: 1/500 GSF
- PARKING WAIVERS: NO PARKING REQUIRED FOR FIRST 1,500 SF OF EACH BUSINESS ESTABLISHMENT 23.54.015.D.3
- PARKING REQUIREMENTS FOR SCHOOLS AND DAYCARE NOT SPECIFIED 23.54.015.3.H
- LIVE/WORK – 1/DU 23.54A CHART A
- RESTAURANT: 1/250 SF 23.54A.015.A
- TRANSIT REDUCTION FOR NON-RESIDENTIAL AT 20% IF BUS STOP WITH 800' OF PROPERTY LINE 23.54.020.F.2.A



ZONING POTENTIAL DIAGRAM

- CI-65
- NC3-40
- L-3
- L-2



Mature Street Trees



Fire Station #32

① 38TH AND ALASKA LOOKING NORTHEAST

SITE

City Skyline View

Car Culture Fauntleroy

Pedestrian Friendly Alaska



② 38TH AVENUE SW - LOOKING EAST TOWARD SITE

SITE

Montessori

Vacant Auto

Residential Hillside

Residential Hillside



③ FAUNTLEROY WAY AND 38TH AVENUE SW - LOOKING SOUTHEAST TOWARD SITE

SITE

Crosswalk



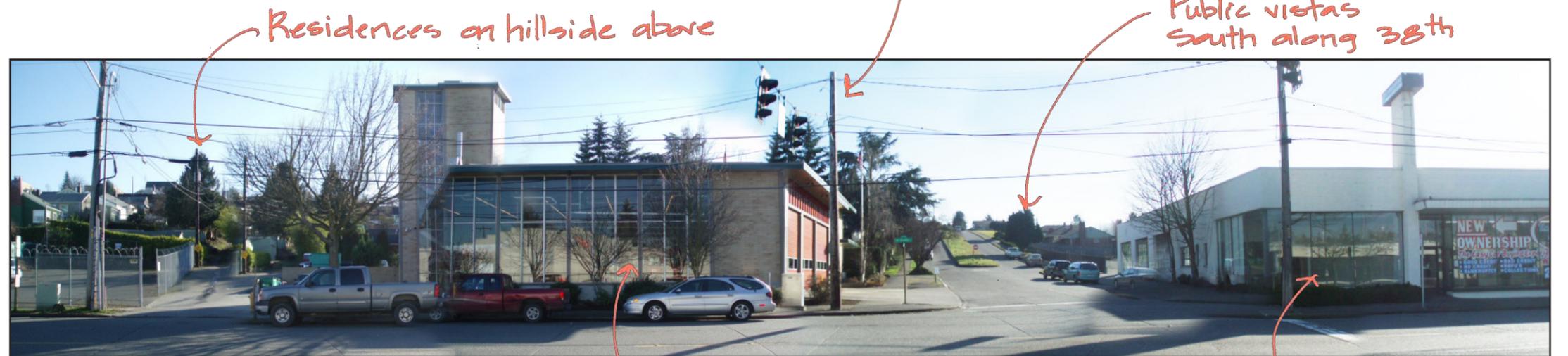
④ ALLEY LOOKING EAST FROM SITE



⑤ ALLEY LOOKING SOUTH



⑥ ALLEY LOOKING NORTH



⑦ 38TH LOOKING SOUTH FROM SITE

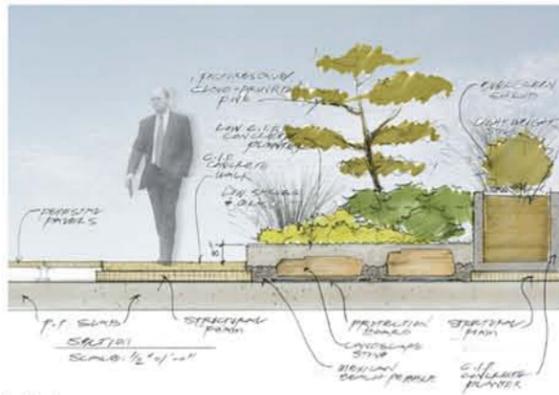




*** A-10
CORNER LOTS**
Buildings on corner lots should be oriented to the corner and public street fronts.

*** A-4
HUMAN ACTIVITY**

An active and interesting sidewalk engages pedestrians through effective transitions between the public and private realm.



*** D-1
PEDESTRIAN OPEN SPACES AND ENTRANCES**

Design projects to attract pedestrians to the commercial corridors (California, Alaska). Larger sites are encouraged to incorporate pedestrian walkways and open spaces to create breaks in the street wall and encourage movement through the site and to the surrounding area.



*** C-3
HUMAN SCALE**
Facades should contain elements that enhance pedestrian comfort and orientation while presenting features with visual interest that invite activity.



E-2 LANDSCAPING TO ENHANCE THE BUILDING AND/OR SITE
Landscaping, including living plant material, special pavements, trellises, screen walls, planters, site furniture and similar features should be appropriately incorporated into the design to enhance the project.



***A-2
STREETSCAPE COMPATIBILITY**
New development-particularly on SW Alaska, ...- will set the precedent in establishing desirable siting and design characteristics in the right-of-way.



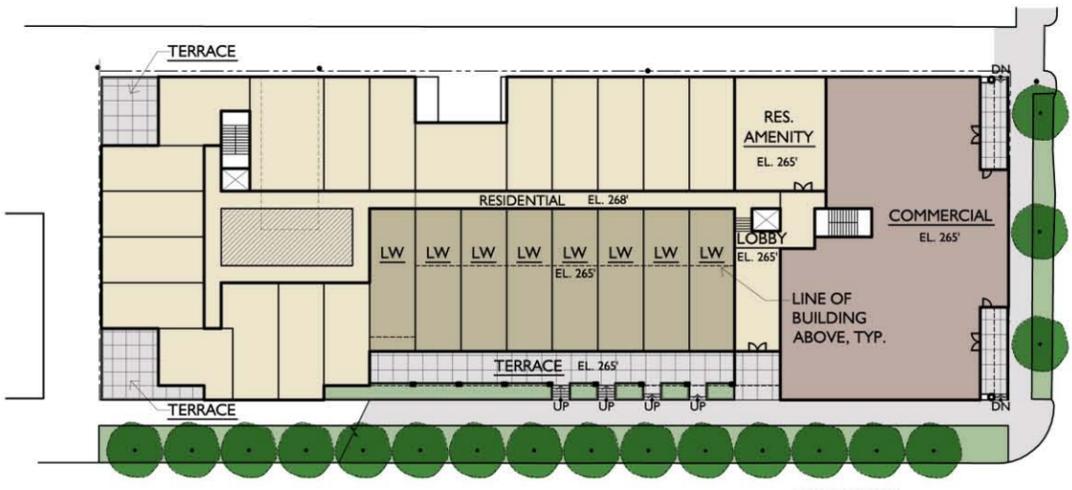
*** B-1
HEIGHT, BULK AND SCALE COMPATIBILITY**
New buildings should use architectural methods including modulation, color, texture, entries, materials and detailing to break up the façade- particularly important to long buildings...



*** C-2
ARCHITECTURAL CONCEPT AND CONSISTENCY**
New multi-story developments are encouraged to consider methods to integrate a building's upper and lower levels.

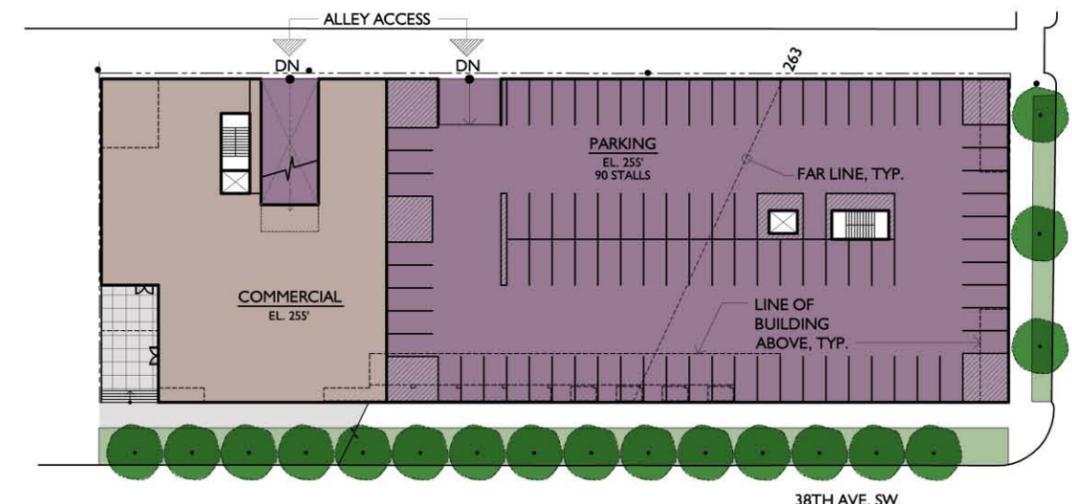
New mixed-use buildings are encouraged to build the commercial level, as well as one to two levels above, out to the front and side property lines to create a more substantial base.





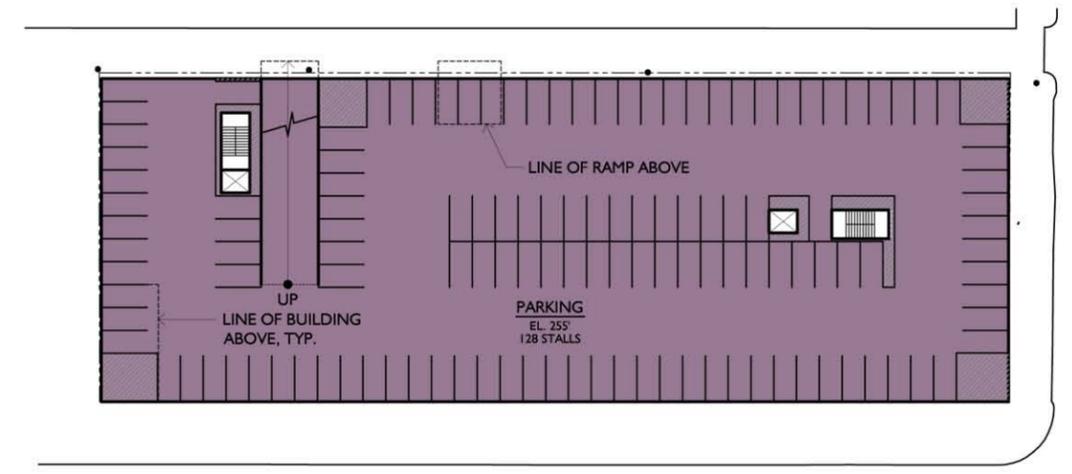
RESIDENTIAL LEVEL 1 / LIVE-WORK / COMMERCIAL LEVEL 2

SW ALASKA STREET

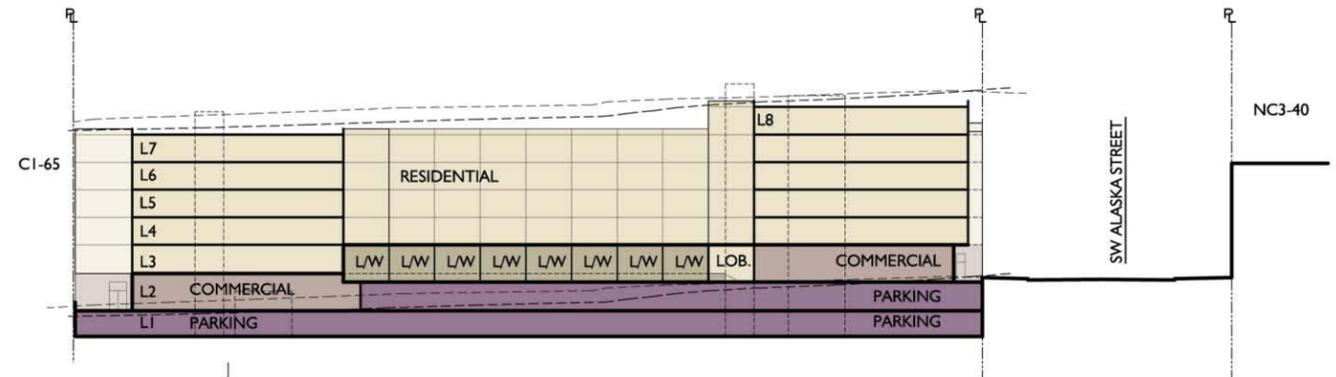


COMMERCIAL LEVEL 1 / PARKING LEVEL 2

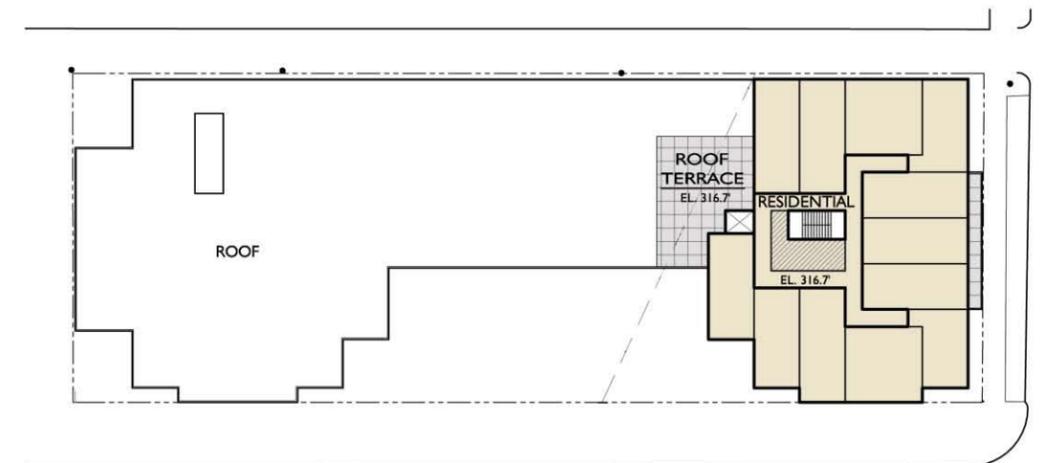
SW ALASKA STREET



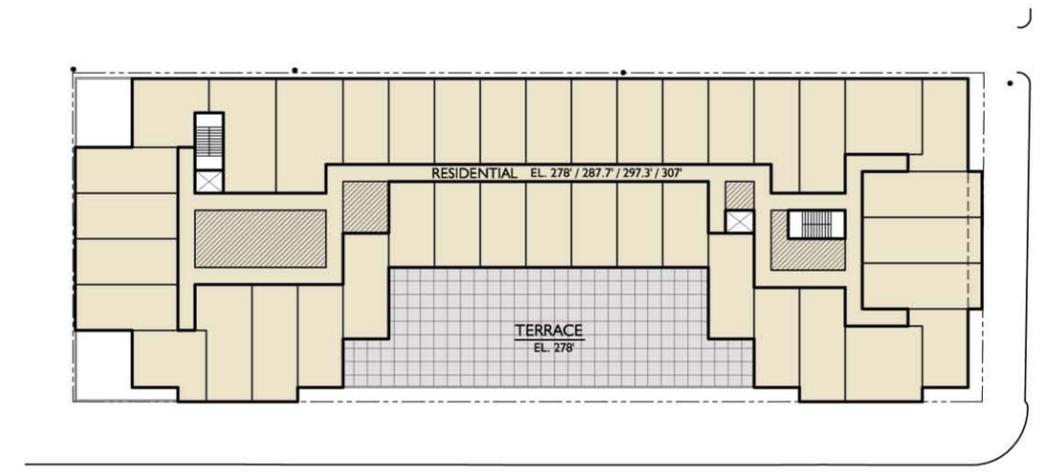
PARKING LEVEL 1



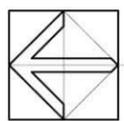
BUILDING SECTION



RESIDENTIAL LEVEL 6



RESIDENTIAL LEVELS 2, 3, 4, 5





VIEW FROM SOUTH WEST



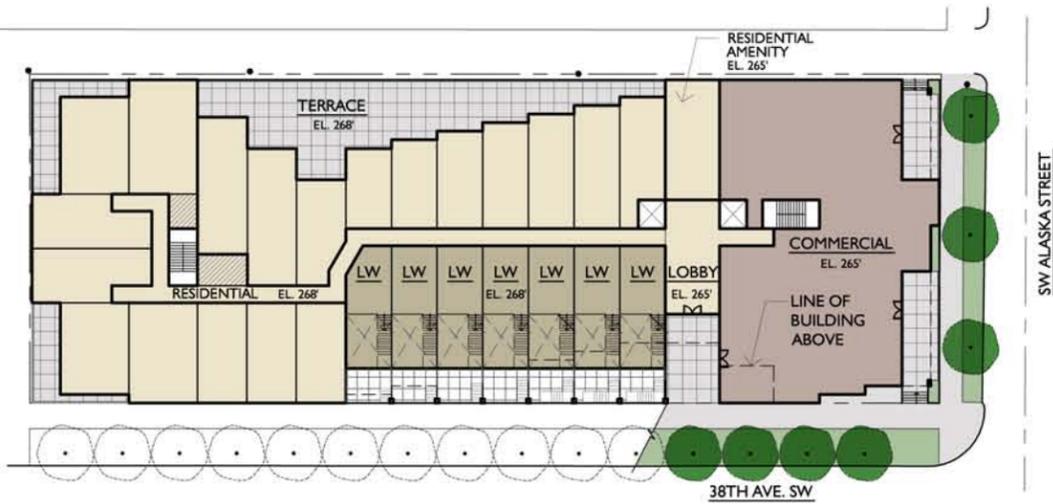
VIEW FROM NORTH ALLEY



VIEW FROM NORTH WEST

OPTION 'A'

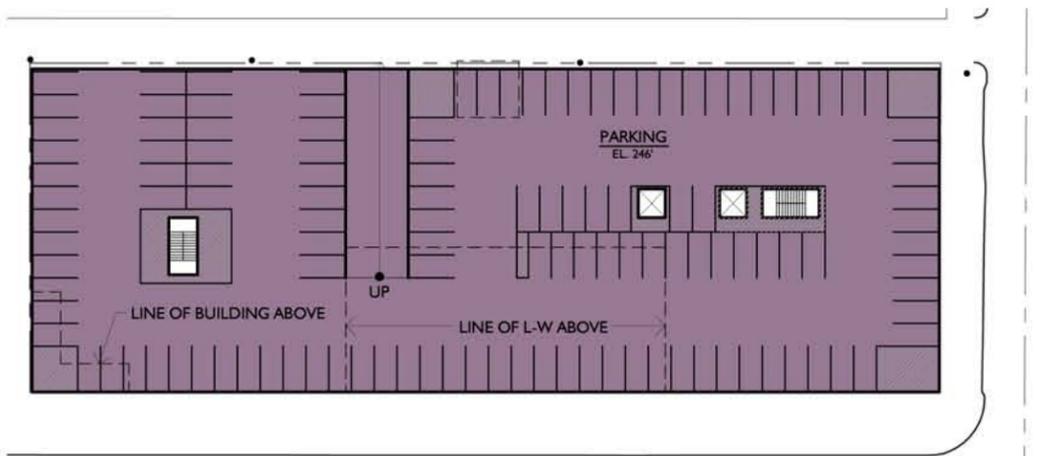
- No Design Departures anticipated
- West facing terrace above 38th
- No setback on Alaska
- No setback on Alley
- Live/Work flats on 38th
- Development extends to north property line



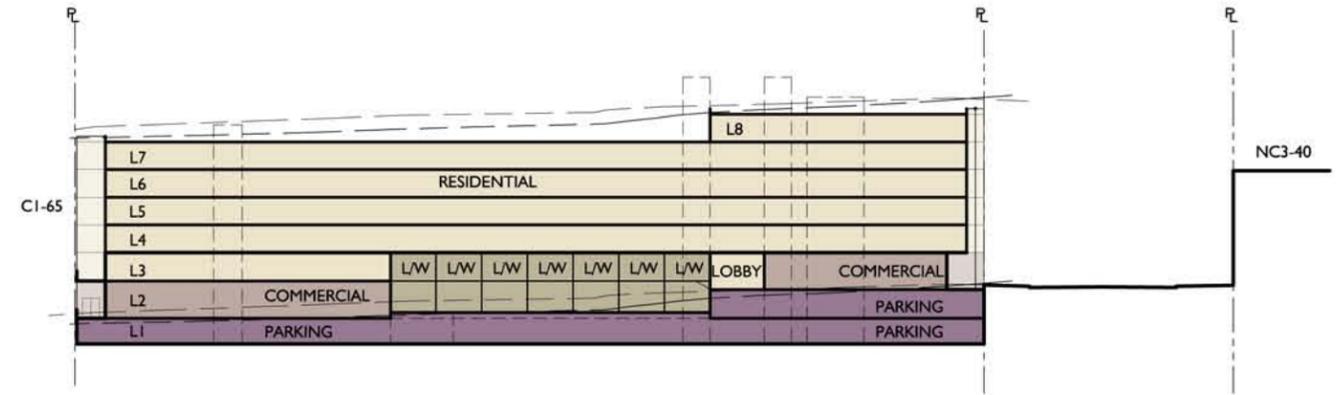
RESIDENTIAL LEVEL 1 / LIVE-WORK MEZZANINE / COMMERCIAL LEVEL 2



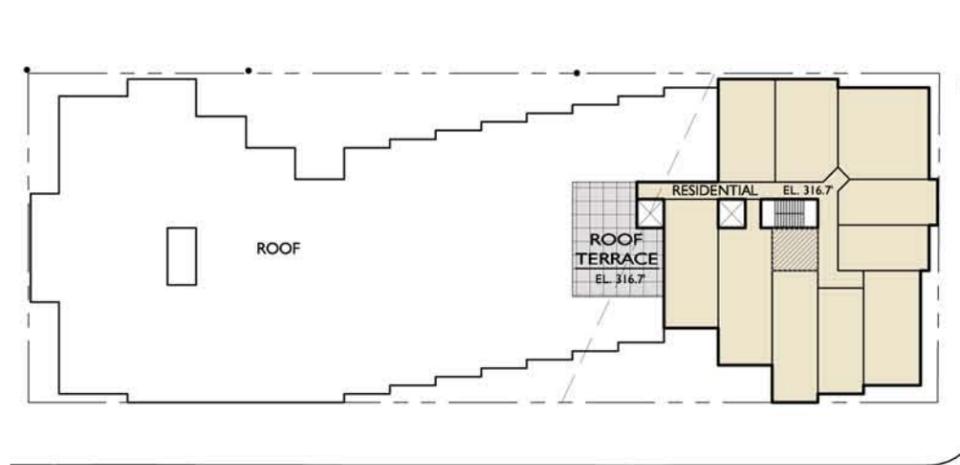
COMMERCIAL LEVEL 1 / LIVE-WORK LEVEL 1 / PARKING LEVEL 2



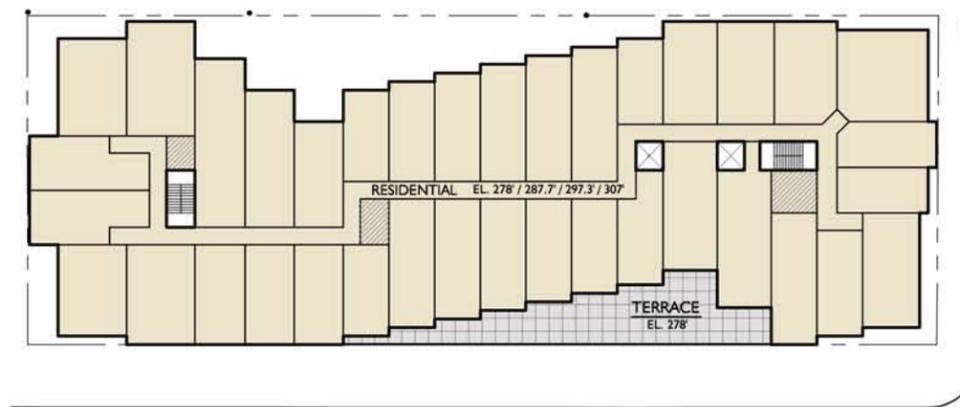
PARKING LEVEL 1



BUILDING SECTION



RESIDENTIAL LEVEL 6



RESIDENTIAL LEVELS 2, 3, 4, 5



VIEW FROM SOUTH WEST



VIEW FROM NORTH ALLEY

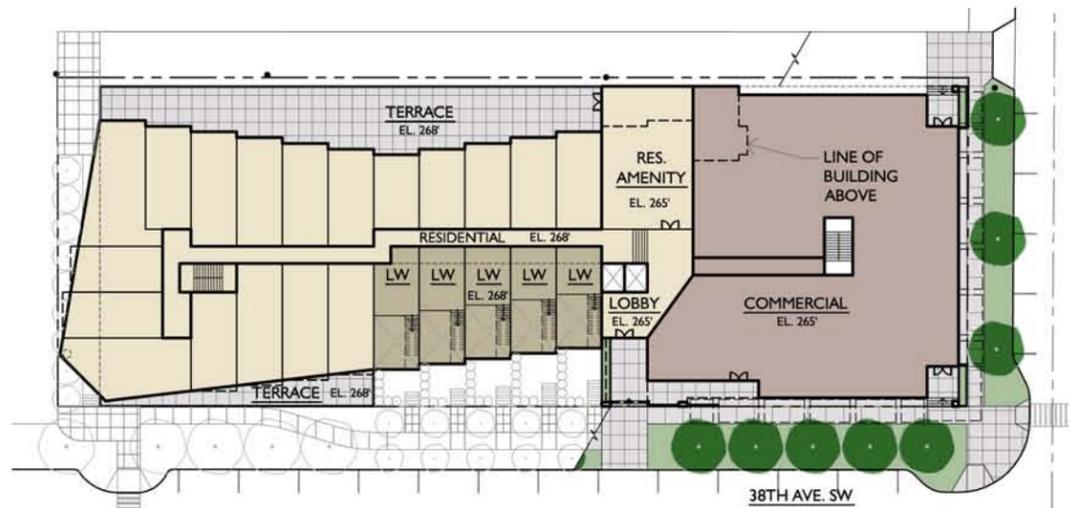


VIEW FROM NORTH WEST

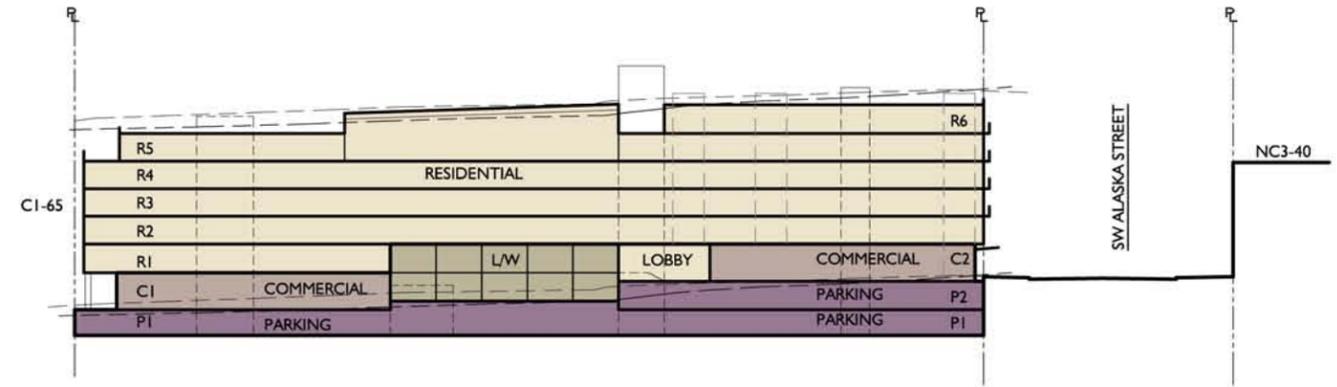
OPTION 'B'

- No Design Departures anticipated
- Recessed terraces split to face 38th and Alley
- No setback on Alaska
- Colonnade along 38th Avenue SW with terrace above overlooking street
- Live/Work townhouses along 38th
- Development extends to north property line

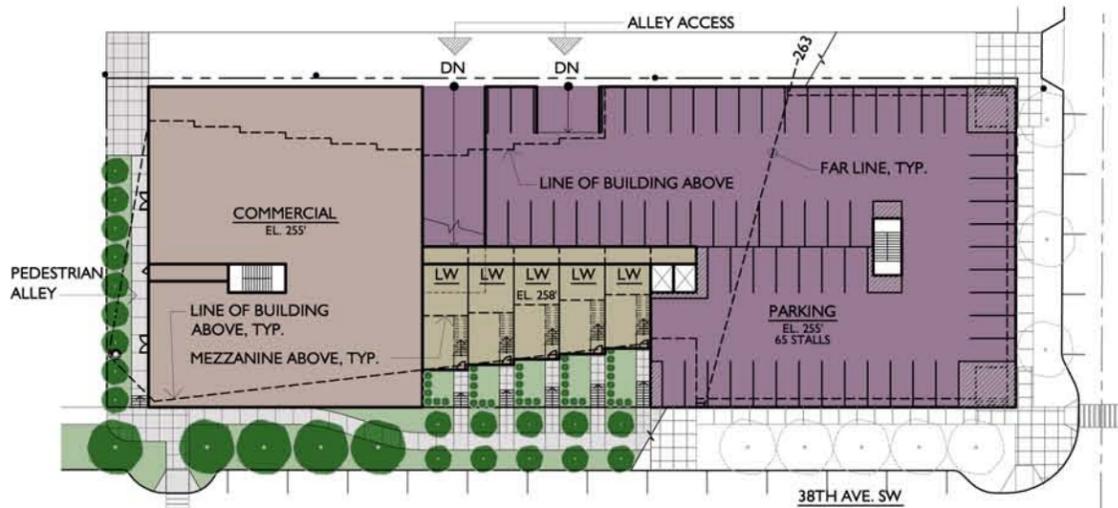
OPTION B - VIEWS



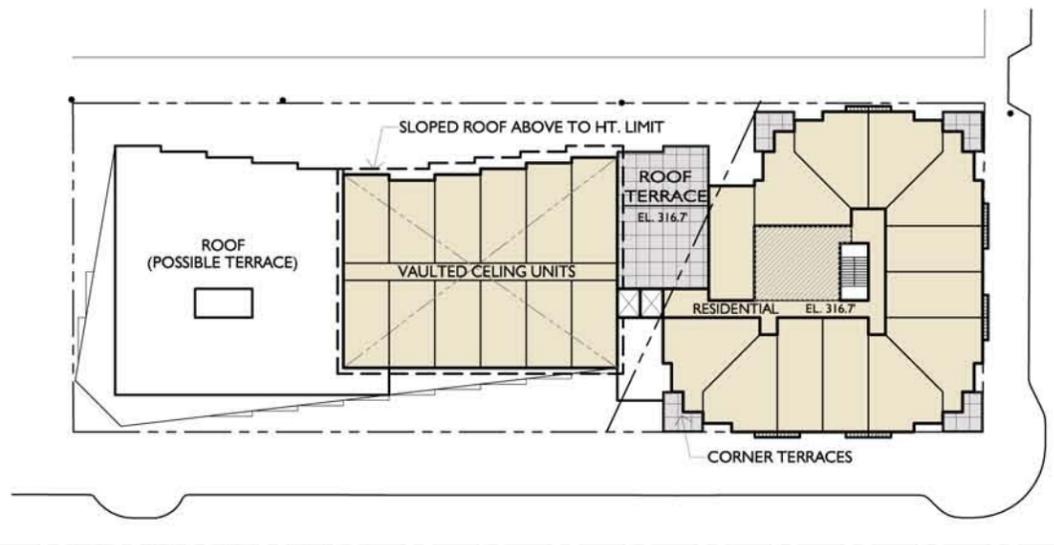
RESIDENTIAL LEVEL 1 / LIVE-WORK MEZZANINE / COMMERCIAL LEVEL 2



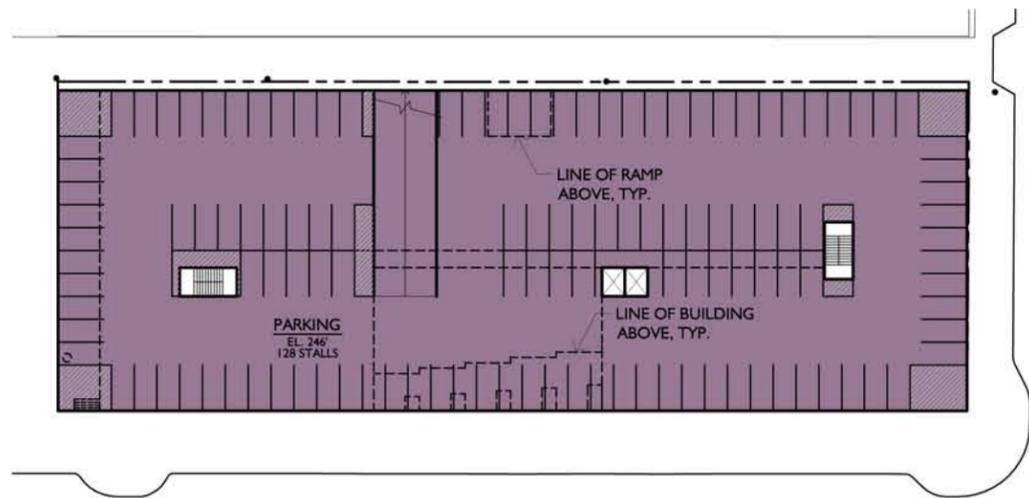
BUILDING SECTION



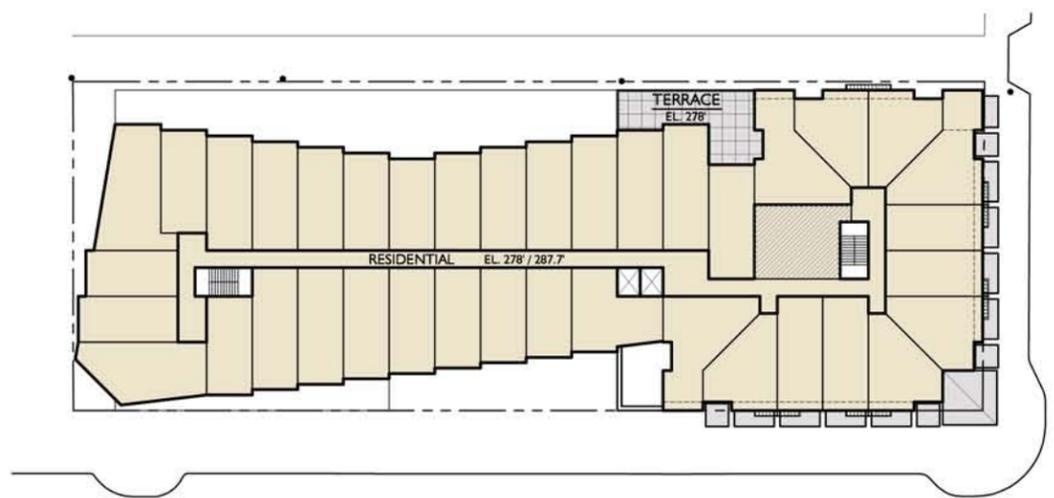
COMMERCIAL LEVEL 1 / LIVE-WORK LEVEL 1 / PARKING LEVEL 2



RESIDENTIAL LEVEL 6



PARKING LEVEL 1



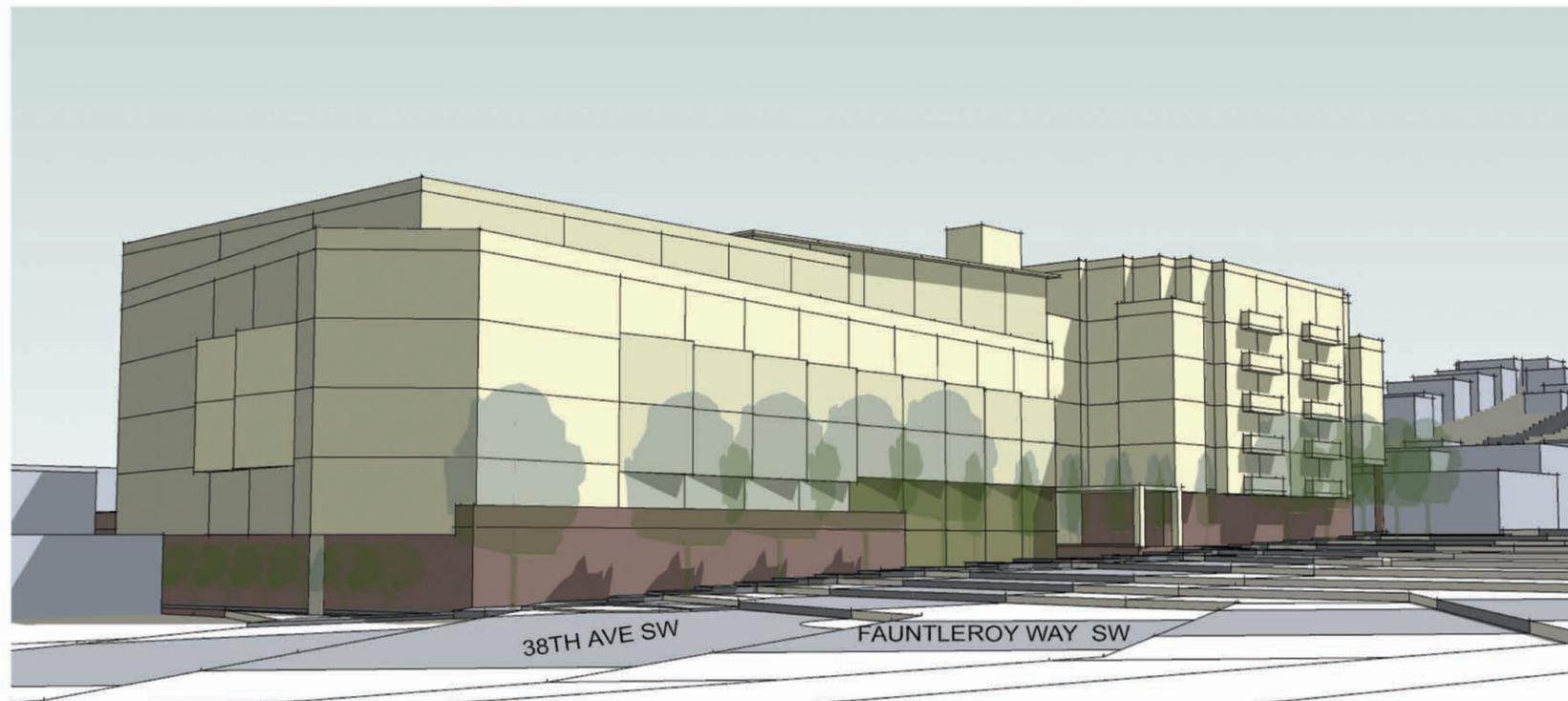
RESIDENTIAL LEVELS 2-3



VIEW FROM SOUTH WEST



VIEW FROM NORTH ALLEY



VIEW FROM NORTH WEST

OPTION 'C'

- No Design Departures anticipated
- Deeply recessed terrace above alley
- No setback on Alaska
- Modulated setback along 38th reinforced street wall toward corners
- Live/Work townhouses along 38th
- Setback at north side for mid-block connector



OPTION C - VIEWS

- RESIDENTIAL
- LIVE-WORK
- COMMERCIAL
- PARKING

COMMON DESIGN CRITERIA ALL OPTIONS:

- FAR complies with maximum 4.75
- Height limit complies with 65' limit
- Approx. 185 dwelling units, 80% one bedroom, 20% two bedroom
- Approx. 190 parking stalls (will meet code requirements)
- Parking is subterranean and not viewed from street
- Parking access is from alley
- Street front commercial along Alaska
- Street front commercial at northwest corner (viewed from Fautleroy)
- Prominent residential Lobby on 38th Avenue SW

OPTION A

- Building responds to context on two sides
- Deeply recessed façade on 38th
- Privacy issues at courtyard
- Alley apartments may not be desirable

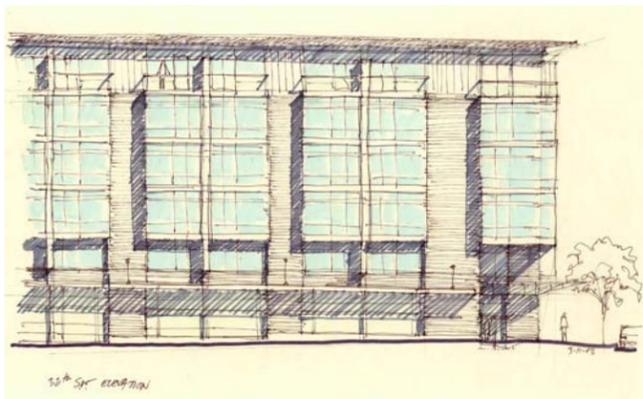
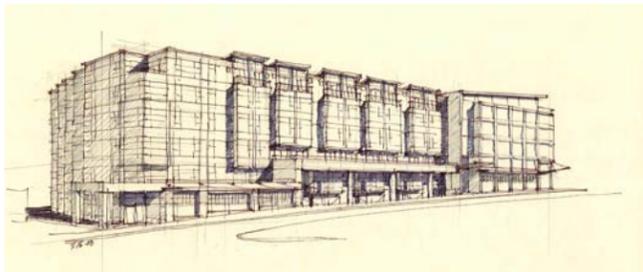
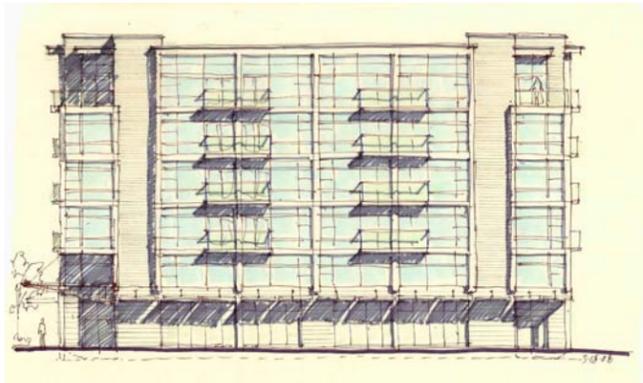
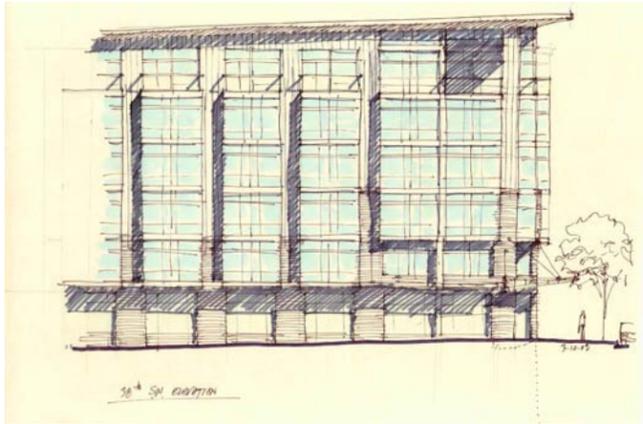
OPTION B

- Building responds to context on three sides
- Units above alley oriented to city views
- Units above 38th oriented to south and west sun
- Visibility and access to commercial space on alley is limited

OPTION C

- Building mass delineated as two distinct buildings
- Building forms reflect neighborhood character and street pattern: angular/active toward Fautleroy, rectilinear toward Alaska
- Building establishes anticipated street scale (comprehensive plan) along Fautleroy, 38th and Alaska
- Top floors are stepped back to reduce apparent height from street
- Distinctive building corners at 38th and Alaska, Alley and Alaska, 38th and Fautleroy provide sense of entry to building and to district
- Enhanced residential alley experience:
 - Increased light and air
 - Sensitive to future development across alley
- Live/Work townhouses along 38th with courtyard gardens (no projecting terrace above) expand pedestrian open space mid-block
- Building setback at north provides pedestrian alley connection to neighborhood beyond, enhanced access and visibility, optimizes commercial space toward Fautleroy and alley





BAMBOO FOREST

STEEL 'FIN' SUPPORT W/ ADDRESS

BAMBOO SKAT BENCH W/ STEEL 'BLADE' BASE 'FLOATING BENCH'

LARGE ENTRY "POOTH" ALA BRITISH PHONE POOTH...

SECTION

GLASS ENTRY "POOTH" @ L/W

L/W UNIT

BAMBOO URBAN GARDEN L/W ENTRY "BRIDGE"

BAMBOO BENCH

FLUFFY LONG GRASS "GRASSY KNOLL"

COLUMNS OF FROSTED GLASS + ALUM. - LANTERNS @ NIGHT W/ BRIGHT COLORED POORS

GLASS VESTIBULE/PORTAL W/ STAIRS UP/DOWN TO L/W TOWN HOUSE

MINIMAL @ STREET PRIVACY VIA TRANSLUCENCY @ PORTAL "POOTH"

