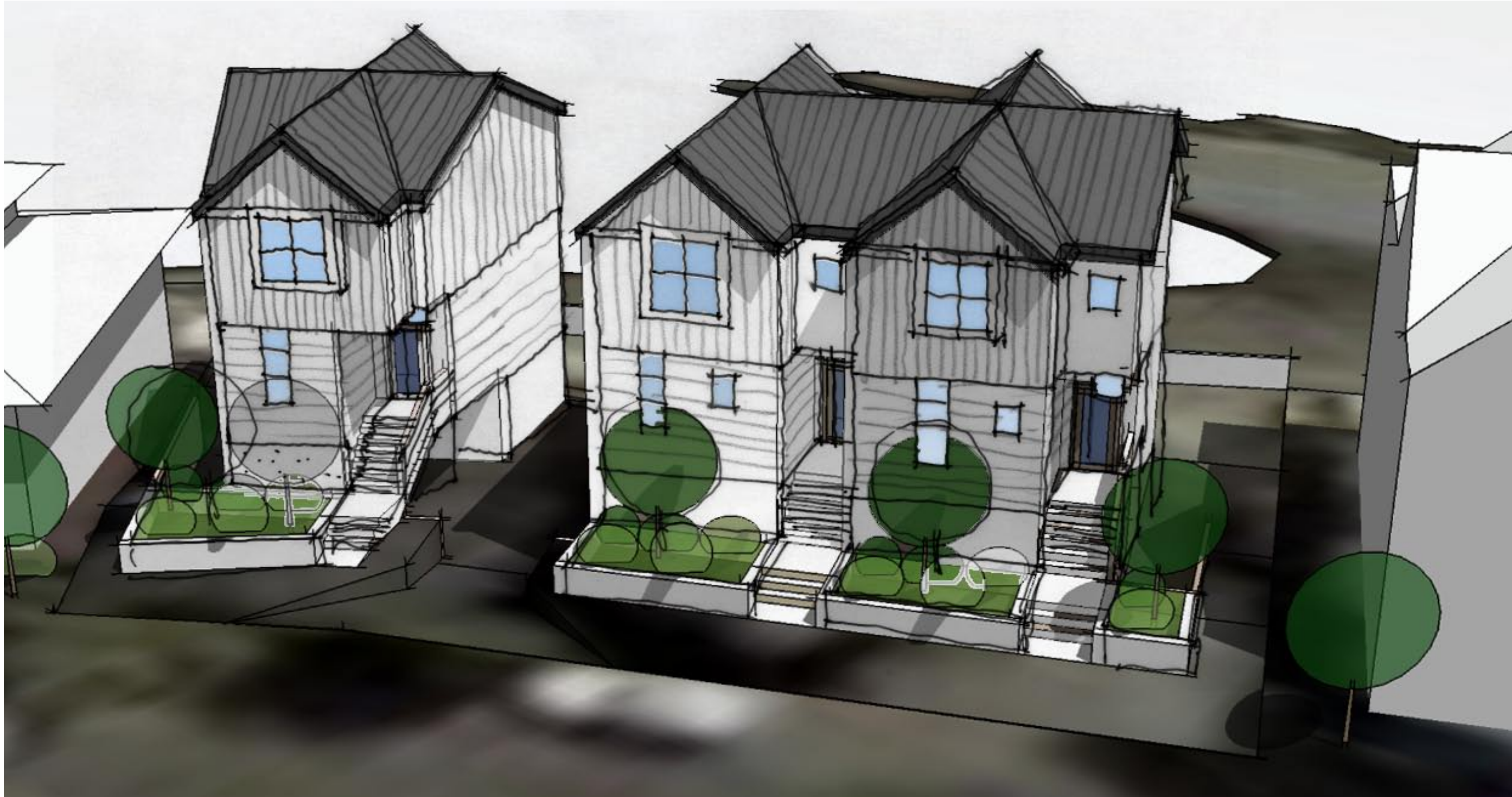


APPLICATION FOR EARLY DESIGN GUIDANCE



Arellano (Christofides PLLC
3829•A S Edmunds Street
Seattle, WA. 98118
www. arellano-christofides.com
206•623 •0511



AERIAL VIEW OF SCHEME FROM STREET SIDE

4143-4147 BEACH DRIVE SW
Administrative Design Review

The concepts, ideas and images depicted are the sole property of Arellano/Christofides Architects. ©
They may not be reproduced or used without the express written consent of Arellano/Christofides Architects. ©
ARELLANO/CHRISTOFIDES

02.21.2008
ADR

Analysis

The proposed development is to occur on two legally platted lots. The dimensions of these properties are . xxxx L2 UR/CR zones apply to this site which is also within the ECA boundary. Currently, two single family homes which have been converted to multi-family homes occupy the lots. There are no existing curb cuts at the properties.

The site is located along Beach Drive SW on the west side of West Seattle and is adjacent to the Puget Sound. Beach Drive is a main North/South arterial street along the sound for West Seattle, connecting Alki to the Fauntleroy/Lincoln Park area to the South.

The building site slopes down towards the West from the street with an average of an eight foot drop from sidewalk level to bulkhead terrace level. A concrete bulkhead separates the dry land portion of the property from the beach and measures three feet above the terrace level. From the beach elevation at low tide the bulkhead is eleven feet high. The site is mostly concrete with only a small amount of grass at the street side and a few trees.

This area of West Seattle is mostly multi-family and single family zoned with a residential commercial area nearby. Residential buildings such as single family, condominium and apartment projects line Beach Drive and the surrounding area and range from one to three stories. The neighborhood is established but being updated by newer infill and redevelopment projects. The area is relatively flat to the north and south but starts to slope dramatically to the east creating a bluff up to the California and Admiral Junctions of West Seattle.

The character of the neighborhood consists mostly of homes that are oriented towards the water. Lots are typically narrow with very little yard. Garages or parking typically face the street and buildings are often closer to the property line than the code normally allows.

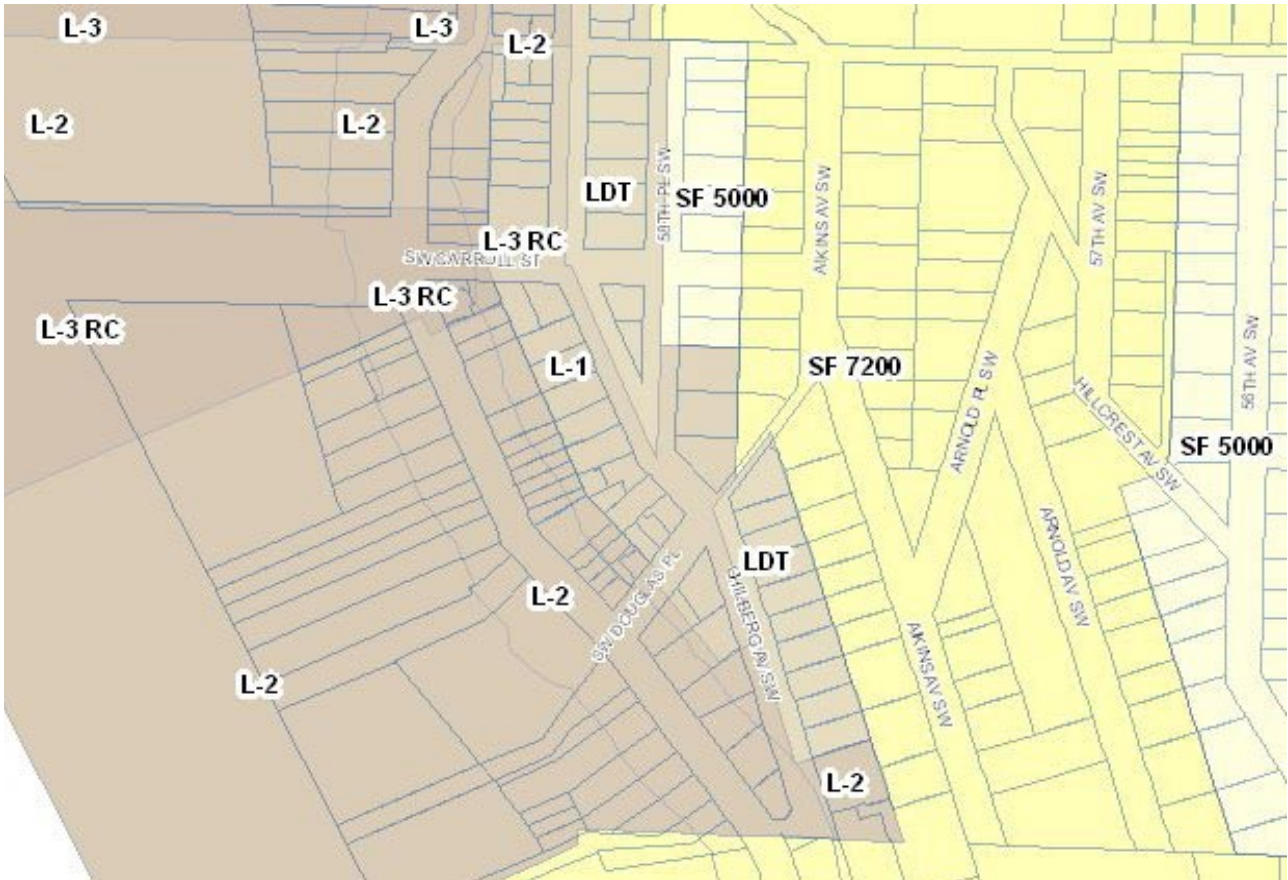
Development Objectives

The primary objective is to create three homes, two attached and one of which is freestanding. One will be occupied by the current property owners. A unit lot subdivision is planned at the appropriate juncture in the process to create 3 separate parcels.

The preferred building massing and design follows all ECA guidelines and all but one of the local zoning codes. We are requesting one departure which is further addressed in the alternative concepts under Administrative Design Review below.

To eliminate existing pervious surfaces and create a more natural coastline most of the concrete from the site will be mitigated and replaced with native plants and pervious surfaces where possible. The entire concrete terrace will be removed replaced with private open spaces for each unit. These spaces will be created by using pervious pavers, planted areas and fencing.

Each Townhouse will have a similar floor plan and 3 stories of living space. The square footage will range from 2,000 S.F. to 2, 240 S.F. One parking space will be provided for each unit.



ZONING MAP



AERIAL PHOTO AND SITE ANALYSIS



Arellano (Christofides PLLC
3829•A S Edmunds Street
Seattle, WA. 98118
www. arellano-christofides.com
206•623 •0511

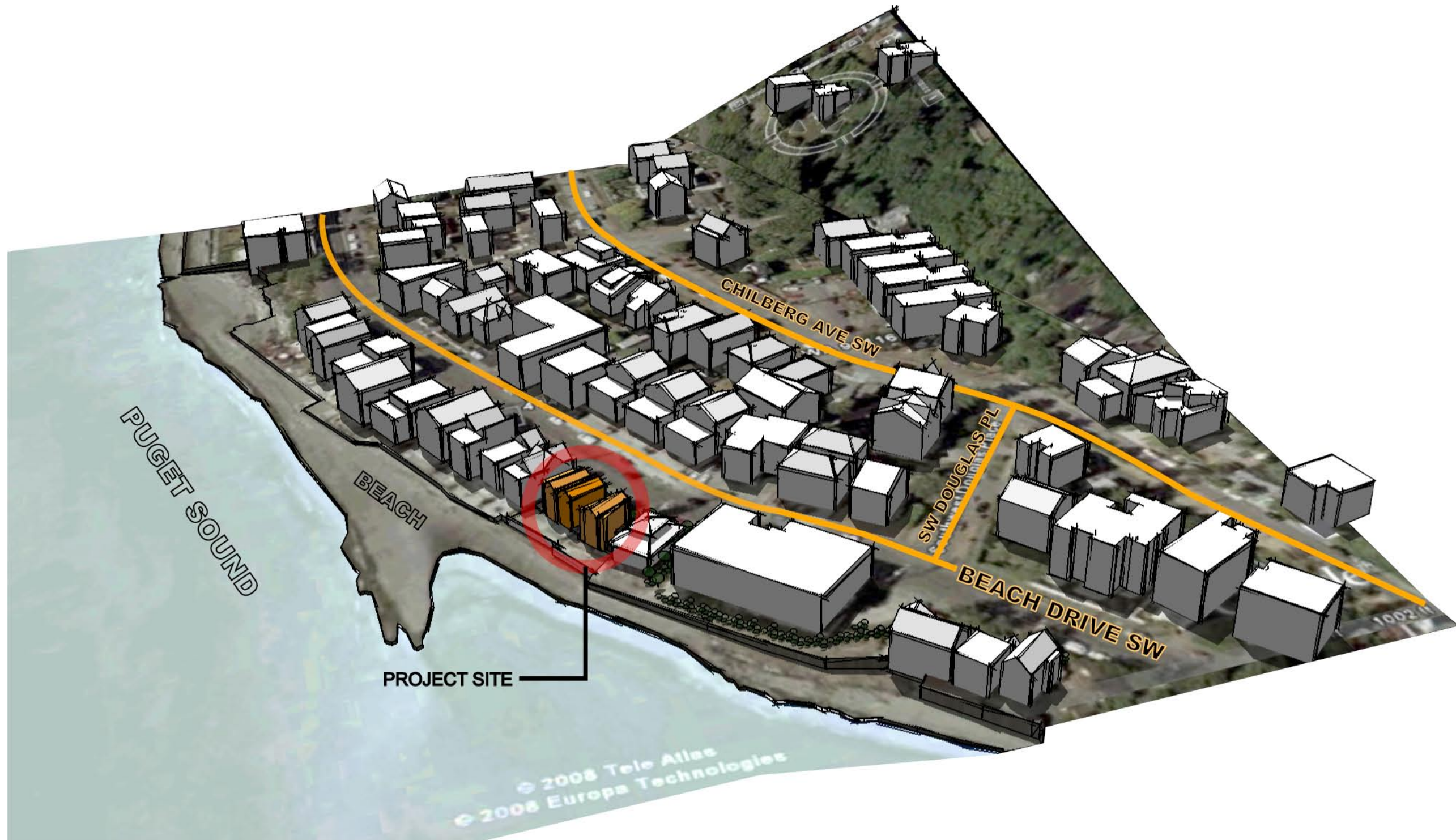
The concepts, ideas and images depicted are the sole property of Arellano/Christofides Architects. ©
They may not be reproduced or used without the express written consent of Arellano/Christofides Architects. ©
ARELLANO/CHRISTOFIDES

4143-4147 BEACH DRIVE SW
Administrative Design Review

02.21.2008
ADR



Arellano (Christofides PLLC
3829•A S Edmunds Street
Seattle, WA. 98118
www. arellano-christofides.com
206•623 •0511



CONTEXTUAL MODEL

4143-4147 BEACH DRIVE SW

Administrative Design Review

The concepts, ideas and images depicted are the sole property of Arellano/Christofides Architects. ©
They may not be reproduced or used without the express written consent of Arellano/Christofides Architects. ©
ARELLANO/CHRISTOFIDES

02.21.2008
ADR



WEST STREET ELEVATION - B (NORTH)



WEST STREET ELEVATION - A (SOUTH)



EAST STREET ELEVATION - A (NORTH)



EAST STREET ELEVATION - B (SOUTH)



Arellano (Christofides PLLC
3829•A S Edmunds Street
Seattle, WA. 98118
www. arellano-christofides.com
206•623 •0511

4143-4147 BEACH DRIVE SW

Administrative Design Review

The concepts, ideas and images depicted are the sole property of Arellano/Christofides Architects. They may not be reproduced or used without the express written consent of Arellano/Christofides Architects. © ARELLANO/CHRISTOFIDES

02.21.2008
ADR



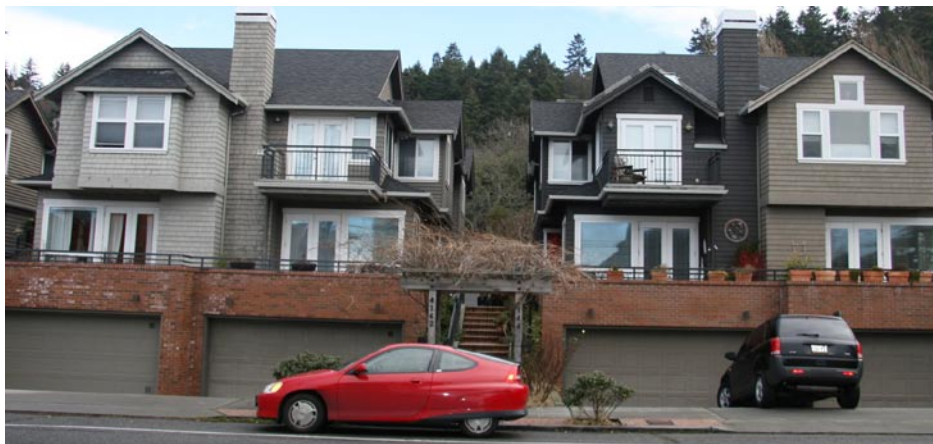
1. Looking west - Condo Complex - 5' from property line/sidewalk



2. Looking west - Buildings and parking close to property line/sidewalk



3. Looking west - Buildings and parking close to property line/sidewalk



4. East across from site - Garage doors at sidewalk



5. Looking South at condo - 5' from property line



6. New project would continue rythm of mass and scale.



7. Planter concept used at neighboring house

NEIGHBORHOOD PHOTOS



8. Stoop entry concept used at neighboring house



9. Neighboring house w/planters and stoop entry



Arellano (Christofides PLLC
3829•A S Edmunds Street
Seattle, WA. 98118
www. arellano-christofides.com
206•623 •0511

4143-4147 BEACH DRIVE SW
Administrative Design Review

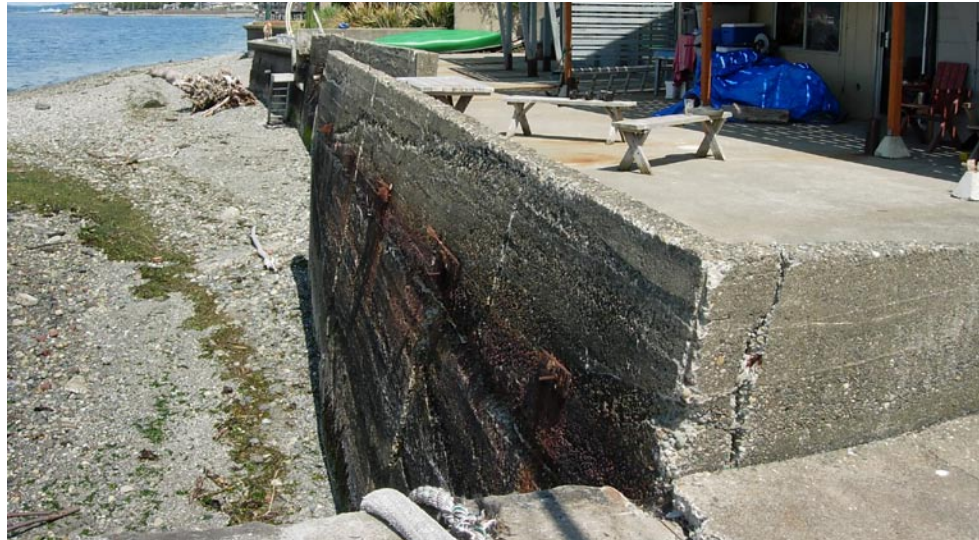
The concepts, ideas and images depicted are the sole property of Arellano/Christofides Architects. ©
They may not be reproduced or used without the express written consent of Arellano/Christofides Architects. ©
ARELLANO/CHRISTOFIDES

2.21.2008
ADR

SITE PHOTOS



Arellano (Christofides PLLC
3829•A S Edmunds Street
Seattle, WA. 98118
www. arellano-christofides.com
206•623 •0511



10. Looking north at bulkhead at lowtide



13. Looking west at existing properties



11. Looking east at neighboring house - Virtually no view corridor



14. Looking south at concrete patio - Will be replaced w/native plantings & pervious surfaces



12. Looking east towards concrete bunker



15. Looking west at view - Only view corridor on existing site



16. Looking east between existing houses on property
No view corridor exists

4143-4147 BEACH DRIVE SW
Administrative Design Review

The concepts, ideas and images depicted are the sole property of Arellano/Christofides Architects. ©
They may not be reproduced or used without the express written consent of Arellano/Christofides Architects. ©
ARELLANO/CHRISTOFIDES

02.21.2008
ADR



SCHEME 1 (8'-0" FRONT YARD SETBACK)
STREET LEVEL PERSPECTIVE



SCHEME 1 (8'-0" FRONT YARD SETBACK)
STREET SIDE AERIAL PERSPECTIVE



SCHEME 1 (8'-0" FRONT YARD SETBACK)
BEACH PERSPECTIVE

Alternative #1 - Preferred

This scheme includes one single family home and two townhouse units divided by a view corridor and entry to parking. To create a better experience for the pedestrian environment, parking has been hidden below the second floor and a stoop entry has been provided at each of the three unit street facades. To create a stoop the entry was set back 5' from the street façade of the building which generates modulation. By removing the garage door from the street façade it breaks the prolific pattern of garage doors that afflict homes along Beach Drive.

For each unit the bottom floor contains parking at the street side and a beach room/bedroom at the shore side. The second and third floors contain the rest of the living spaces.

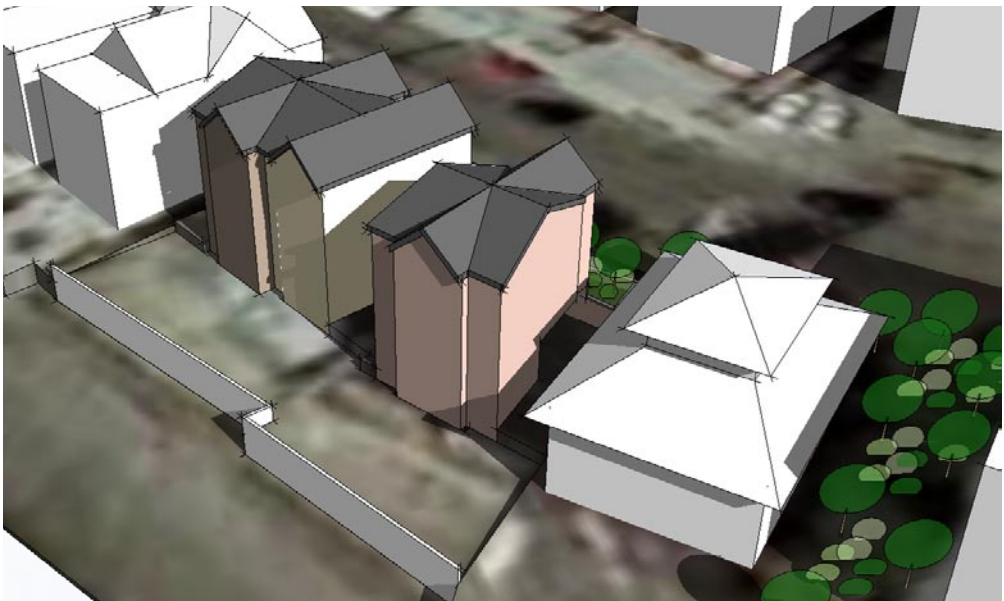
This scheme also provides three viewing opportunities of the water from the sidewalk.

Design Departure Request: Reduction in Front Yard Setback along Beach Drive.

Rationale:

The properties to the south has 120' of 5' front yard setback as an example.

- The proposed reduction assists in being able to park vehicles for the project underneath the structure, through a single curb cut, thus enhancing the pedestrian experience. (Note: It would be possible to create three distinct single family lots, which would lead to three curb cuts, and three side entries, providing a poor response to the pedestrian and urban environment.)
- The proposal allows for the integration of stoops, porches, terraced planters, and individual expression for the units, thus enhancing the public and pedestrian experience.
- Greater than required façade modulation is proposed, thus allowing for richer façade expression. Due to programmatic imperatives, modulation would be minimized if the setback reduction is not granted.
- Due to the traffic along Beach Drive SW, open space provided at the street tends to be poorly used. A densely articulated buffer provides the best pedestrian experience, in lieu of vacant or poorly maintained open space.
- There is precedence in other multi family zones for addressing similar issues along trafficked arterials, specifically in Midrise under Section 23.45.056.5.a. While this zoning section is not directly applicable, it demonstrates that the zoning code recognizes both the problem and proposed solution as valid. The conditions are essentially the same as those described in Midrise.
- Not granting the setback reduction would diminish the capability to push the parking of cars towards the street away from the Beach side buffer. The planning of lower impact residential as opposed to parking related uses adjacent to the buffer is a more compatible use for the shoreline environment.



Arellano (Christofides PLLC
3829•A S Edmunds Street
Seattle, WA. 98118
www. arellano-christofides.com
206•623 •0511

4143-4147 BEACH DRIVE SW
Administrative Design Review

The concepts, ideas and images depicted are the sole property of Arellano/Christofides Architects. ©
They may not be reproduced or used without the express written consent of Arellano/Christofides Architects. ©
ARELLANO/CHRISTOFIDES

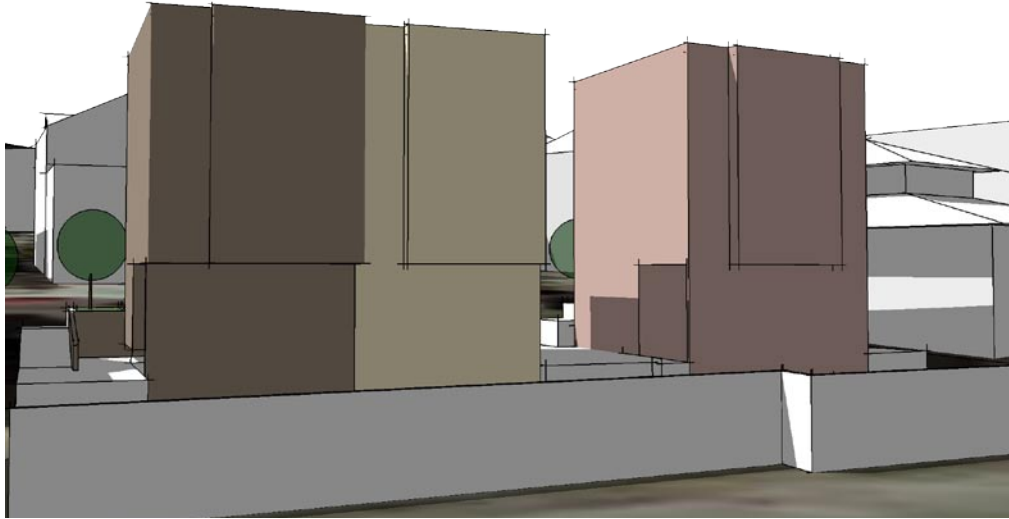
02.21.2008
ADR



SCHEME 2 (COMPLIANT)
STREET LEVEL PERSPECTIVE



SCHEME 2 (COMPLIANT)
STREET SIDE AERIAL PERSPECTIVE



SCHEME 2 (COMPLIANT)
BEACH PERSPECTIVE

Alternative #2 - Compliant

This scheme is similar to scheme one but does not propose a departure from the front yard setback. Therefore, no stoop entries and less modulation are provided at the street façade. Each unit would have a front entry, two floors of living space and parking would be provided below the first floor hidden from the street. The parking level would be directly visible from Puget Sound and the beach, as it would not be buffered by occupied space from the shoreline setback.

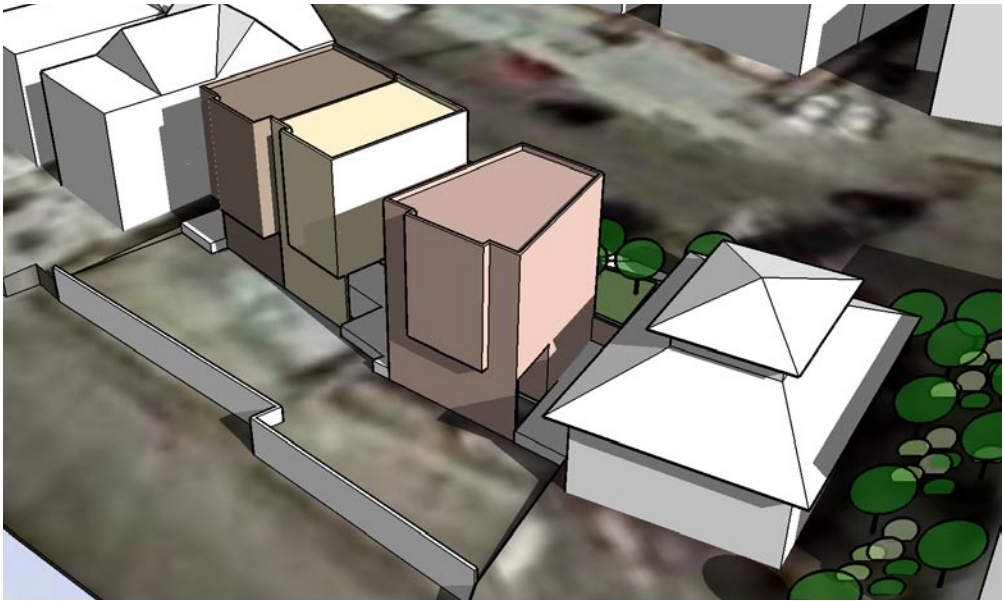


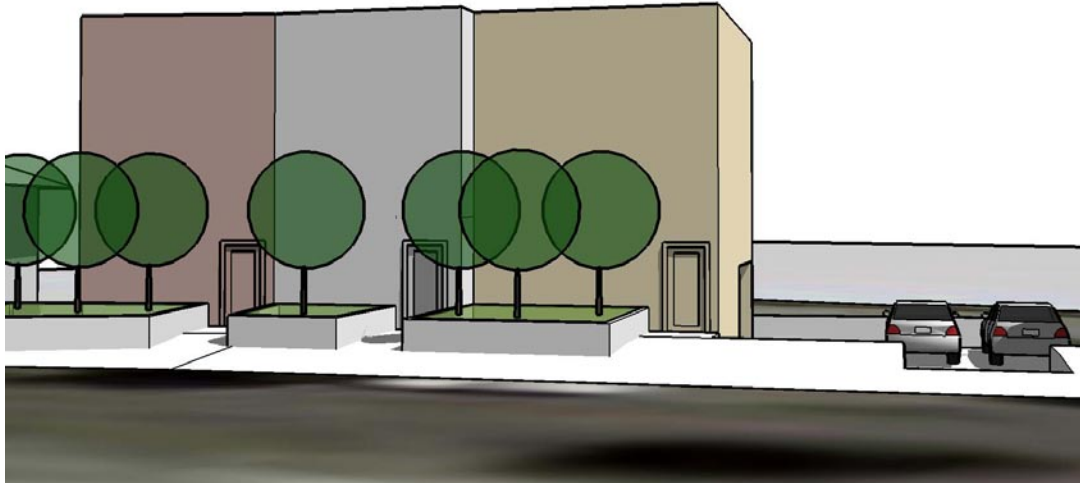
Arellano (Christofides PLLC
3829•A S Edmunds Street
Seattle, WA. 98118
www. arellano-christofides.com
206•623 •0511

4143-4147 BEACH DRIVE SW
Administrative Design Review

The concepts, ideas and images depicted are the sole property of Arellano/Christofides Architects. ©
They may not be reproduced or used without the express written consent of Arellano/Christofides Architects. ©
ARELLANO/CHRISTOFIDES

02.21.2008
ADR

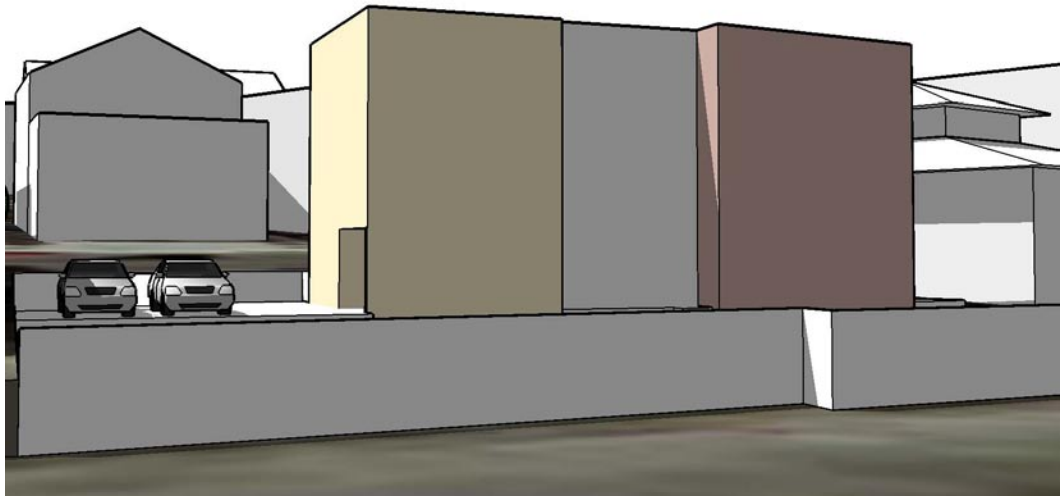




SCHEME 3 (COMPLIANT)
STREET LEVEL PERSPECTIVE



SCHEME 3 (COMPLIANT)
STREET SIDE AERIAL PERSPECTIVE



SCHEME 3 (COMPLIANT)
BEACH PERSPECTIVE

Alternative #3 - Compliant

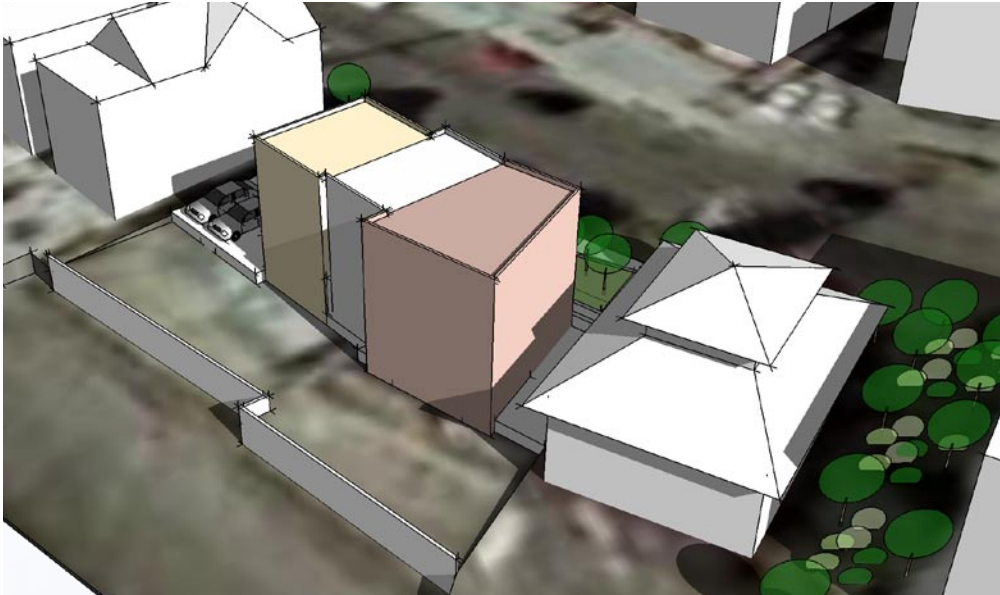
The final scheme shows three townhouse units in a row with surface parking within the view corridor area 4' below sidewalk level (as allowed by Shoreline Standards). Each unit would have a front entry similar to the second scheme and three floors of living space. This scheme, while compliant, seems less desirable as there is less modulation, and viewing over the parking area is unsightly for the immediate pedestrian experience.



Arellano (Christofides PLLC
3829•A S Edmunds Street
Seattle, WA. 98118
www. arellano-christofides.com
206•623 •0511

4143-4147 BEACH DRIVE SW
Administrative Design Review

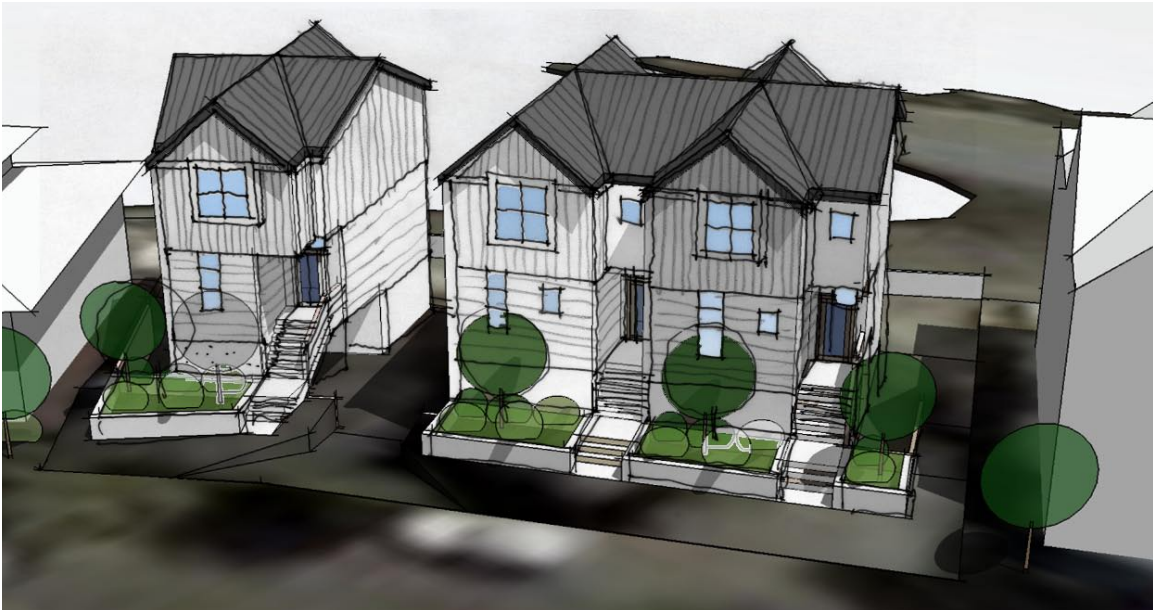
The concepts, ideas and images depicted are the sole property of Arellano/Christofides Architects. ©
They may not be reproduced or used without the express written consent of Arellano/Christofides Architects. ©
ARELLANO/CHRISTOFIDES



02.21.2008
ADR



STREET SIDE ELEVATION
N.T.S.



STREET SIDE PERSPECTIVE
N.T.S.



BEACH SIDE ELEVATION
N.T.S.



BEACH SIDE PERSPECTIVE
N.T.S.



Arellano (Christofides PLLC
3829•A S Edmunds Street
Seattle, WA. 98118
www. arellano-christofides.com
206•623 •0511

4143-4147 BEACH DRIVE SW
Administrative Design Review
The concepts, ideas and images depicted are the sole property of Arellano/Christofides Architects. ©
They may not be reproduced or used without the express written consent of Arellano/Christofides Architects. ©
ARELLANO/CHRISTOFIDES

02.21.2008
ADR