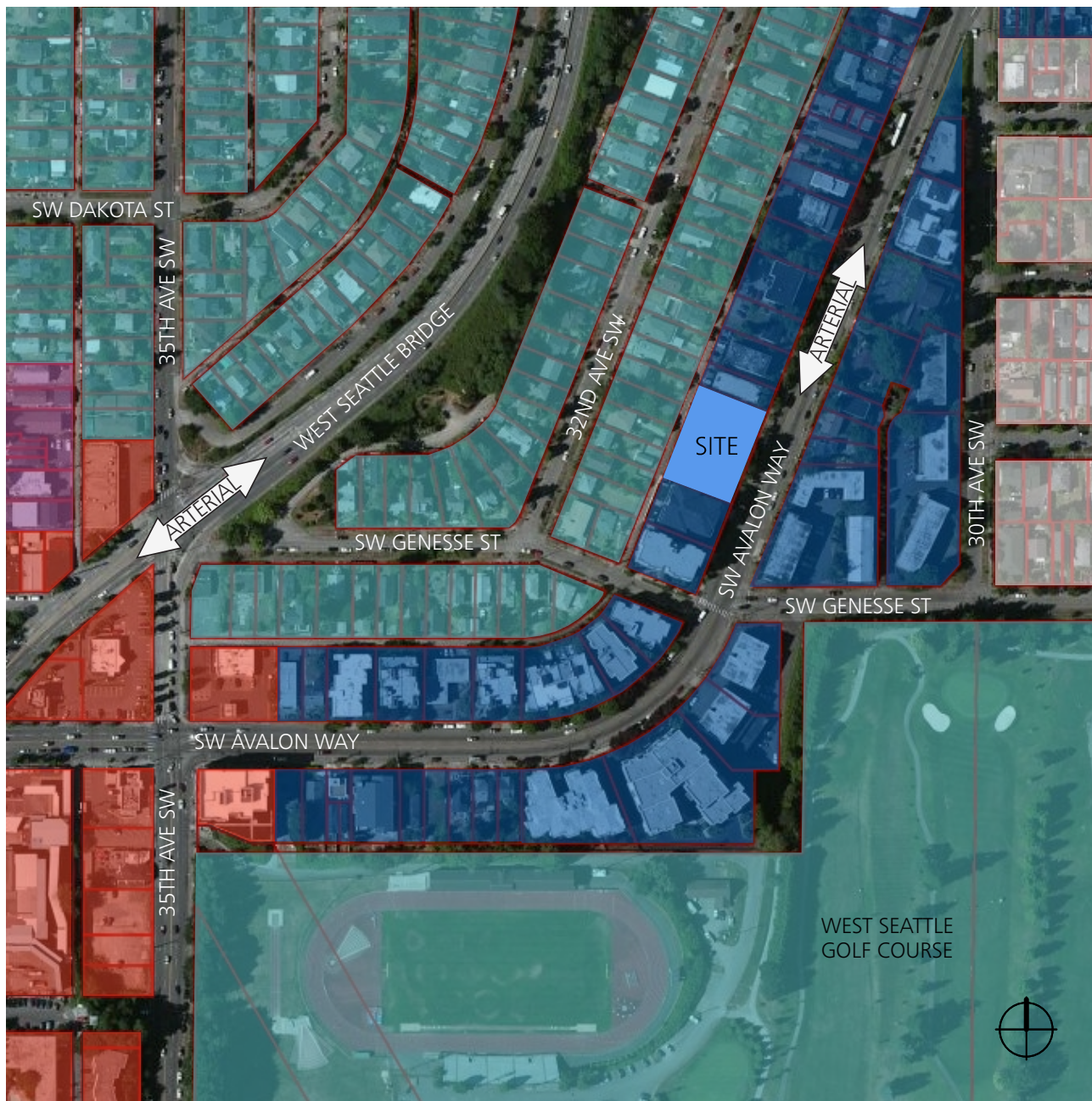




LOOKING WEST FROM SW AVALON WAY

SITE





ZONING MAP

ZONING LEGEND

- NC3-65 Neighborhood Commercial
- LR 3 Low rise 3
- LR 1 Low Rise 1
- SF 5000 Single Family
- MR Multi-Family

NEIGHBORHOOD ANALYSIS

09.13.2012 EARLY DESIGN GUIDANCE PACKET  
 3078 SW AVALON WAY DPD PROJECT # 3013303



VICINITY AERIAL

This area of West Seattle is a mixture of residential uses, with single and multi-family structures and no commercial uses along SW Avalon Way. Multi-family buildings abut the north and south property lines, and are also located up and down SW Avalon Way.

Most of the older apartment buildings are mid-century modern and contemporary design. The two apartment buildings to the south were built in the 2000's and both take garage access from the street, not the alley. Many have flat roofs with little or no overhang and blocky, modulated massing. The more vintage multi-family structures incorporate strong horizontal lines. The single-family homes are a mixture of post war and craftsman bungalows with a smattering of other styles mixed throughout.

The alley abutting the west property line is the barrier between the single-family and multi-family zones. The newer projects appear to be built up to the rear setback against the alley.

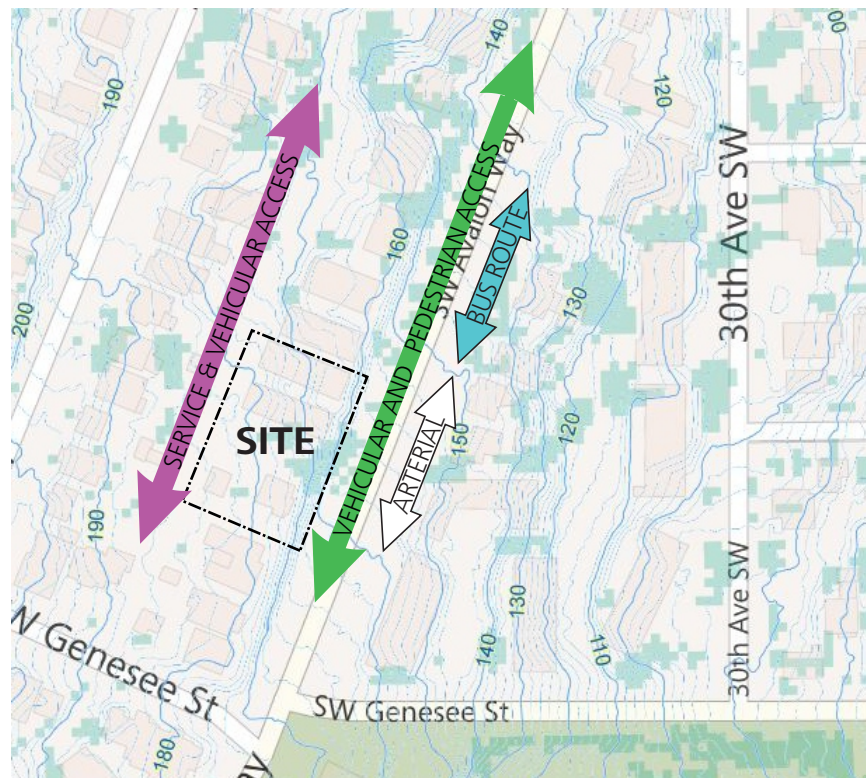
SW Avalon Way is an arterial and frequent transit corridor, as is the West Seattle Bridge and Fauntleroy Way SW to the west. Vehicular traffic is heavy on SW Avalon Way and pedestrian traffic is low to moderate. The area is relatively dense but the side streets are mostly quiet and service local traffic. The neighborhood is walkable, with the West Seattle Junction Hub Urban Village Center only a few blocks away.

The urban tree canopy in the area is limited mainly to the older vintage multi-family sites and single-family zones, although SW Avalon Way is lined with small, young street trees. An arborist has been consulted and has determined that no exceptional trees are located on the site.





SITE AERIAL



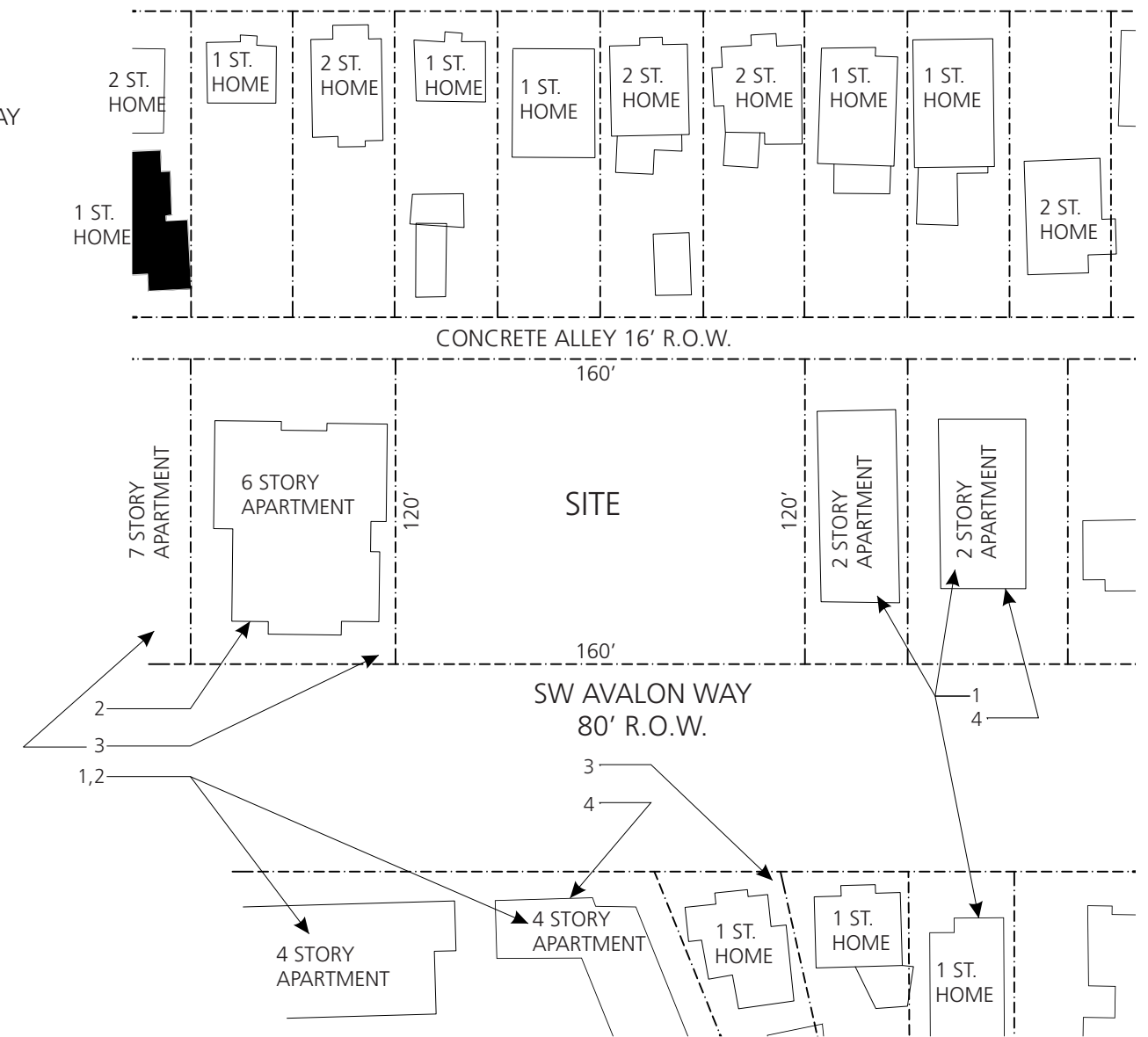
SITE CONDITIONS

SITE ANALYSIS

09.13.2012 EARLY DESIGN GUIDANCE PACKET  
3078 SW AVALON WAY DPD PROJECT # 3013303

DESIGN CUES

1. FLAT ROOF
2. LARGE BALCONIES
3. DRIVEWAY FROM SW AVALON WAY
4. MASONRY VENEER
5. MODULATED FACADE



The proposed project is zoned MR and abuts a SF 5000 zone across the alley to the west. A height limit of 75' is allowed in this zone with the integration of affordable housing into the project.

The site has a 25' slope from east to west and will have views of downtown Seattle to the north, North Delridge to the east, and Mt. Rainier to the southeast. It is currently terraced with rockery and concrete retaining walls and built out with single story structures.

The significant grade change from the alley to SW Avalon Way creates challenges for the site, as well as the adjacent properties. The drop in grade creates wonderful view opportunities and provides a diminished building height along the alley, adjacent to the SF 5000 zone. It also provides opportunities to access a multi-tiered underground parking garage from both the alley and SW Avalon Way, although no parking is required for the site. There are numerous newer multi-family buildings in the vicinity with garage access from SW Avalon Way.





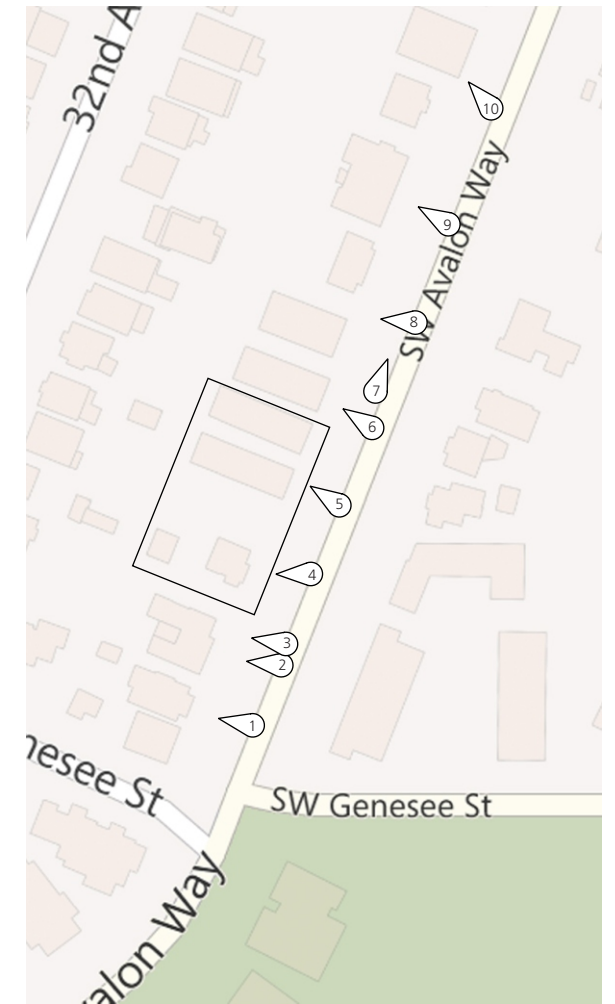
1 - SW AVALON WAY - SOUTH OF SITE



2 - SW AVALON WAY - SOUTH OF SITE



3 - SW AVALON WAY - SOUTH OF SITE



4 - SW AVALON WAY - LOOKING WEST



5 - SW AVALON WAY LOOKING WEST



6 - SW AVALON WAY NORTH OF SITE



7 - SW AVALON WAY - NORTH OF SITE



8 - SW AVALON WAY - NORTH OF SITE



9 - SW AVALON WAY - NORTH OF SITE



10 - SW AVALON WAY - NORTH OF SITE

SITE CONTEXT

09.13.2012 EARLY DESIGN GUIDANCE PACKET  
3078 SW AVALON WAY DPD PROJECT # 3013303



11 - SW AVALON WAY - LOOKING SOUTH



12 - SW AVALON WAY - LOOKING EAST



13 - SW AVALON WAY - LOOKING EAST



14 - SW AVALON WAY - NORTH OF SITE



15 - ALLEY - LOOKING SOUTH



16 - ALLEY - LOOKING NORTH



17 - ALLEY - LOOKING SOUTH



18 - ALLEY - LOOKING WEST



19 - ALLEY - LOOKING NORTH



1 - SW AVALON WAY - LOOKING EAST



2 - SW AVALON WAY - LOOKING WEST

STREET CONTEXT

09.13.2012 EARLY DESIGN GUIDANCE PACKET  
 3078 SW AVALON WAY DPD PROJECT # 3013303



The proposed development will create an urban apartment building with street front townhome style units along SW Avalon Way and an enhanced pedestrian experience in the West Seattle Junction Hub Urban Village.

The project provides an exciting opportunity to create a high density infill project in one of the most scenic and lively neighborhoods in Seattle. Given the proximity to the Junction Hub Urban Village, high frequency transit, and breathtaking views, the site is situated perfectly to allow future residents the opportunity to enjoy all West Seattle has to offer. The proposed project will embrace and enhance the urban fabric of this burgeoning neighborhood.

Parking will be located within the structure and vehicular access will be provided both from SW Avalon Way and from the alley to accommodate site grades.

Parking is not required for this site, although approximately 77 stalls will be provided in the structure.

17% of the units will be designated affordable housing to allow for the increase in FAR and height.

## PERTINENT DESIGN GUIDELINES

### A SITE PLANNING

A-1 Respond to Site characteristics

A-2 Streetscape compatibility

A-3 Entrances visible from street

A-4 Human Activity

A-5 Respect for other sites

A-7 Residential open space

### B HEIGHT, BULK, AND SCALE

B-1 Height, Bulk and Scale compatibility.

### C ARCHITECTURAL ELEMENTS AND MATERIALS

C-1 Architectural Context

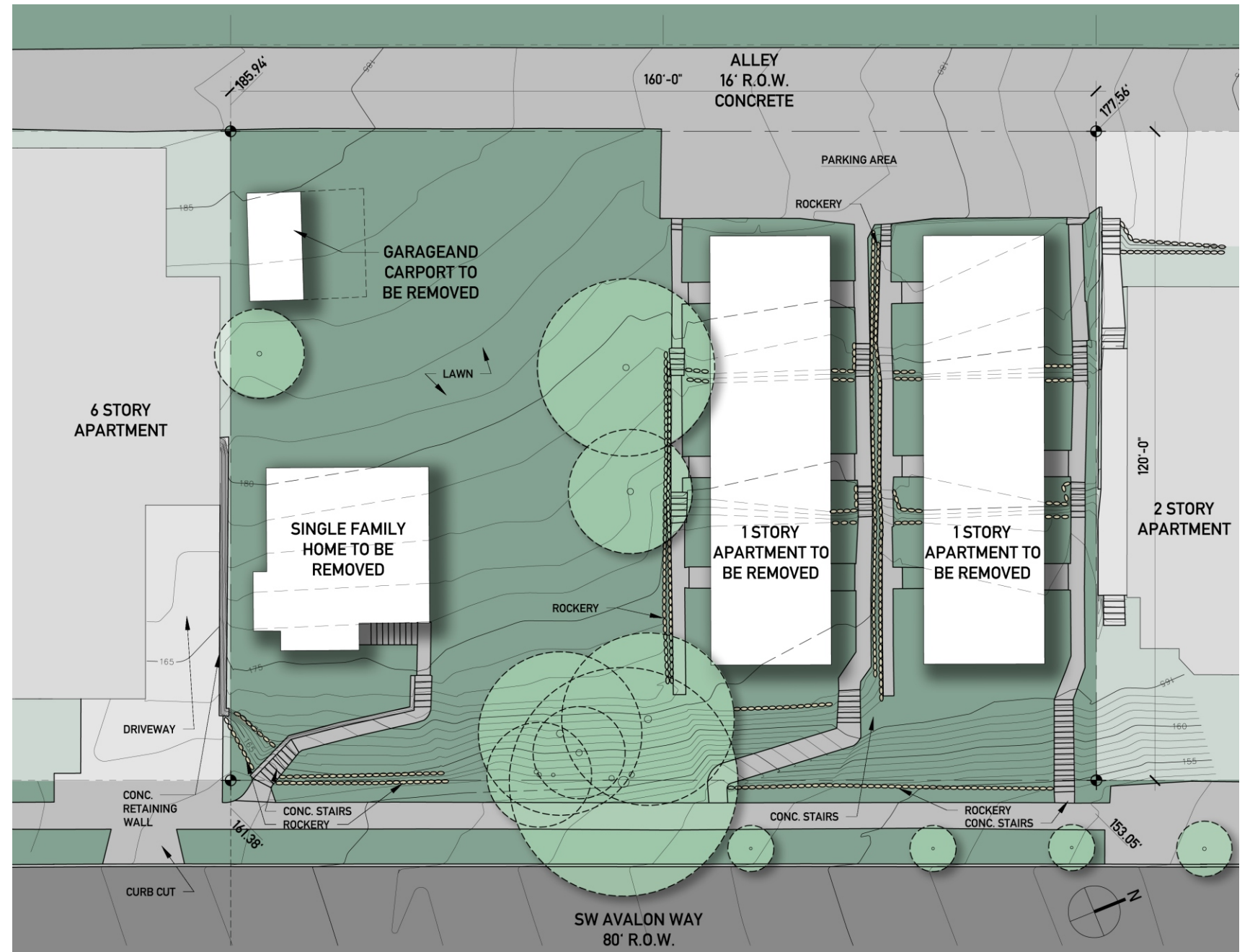
C-2 Architectural Concept

C-3 Human Scale

### D PEDESTRIAN ENVIRONMENT

D-5 Visual Impact of Parking Structures

D-6 Screening of Dumpsters, Utilities and Service Areas

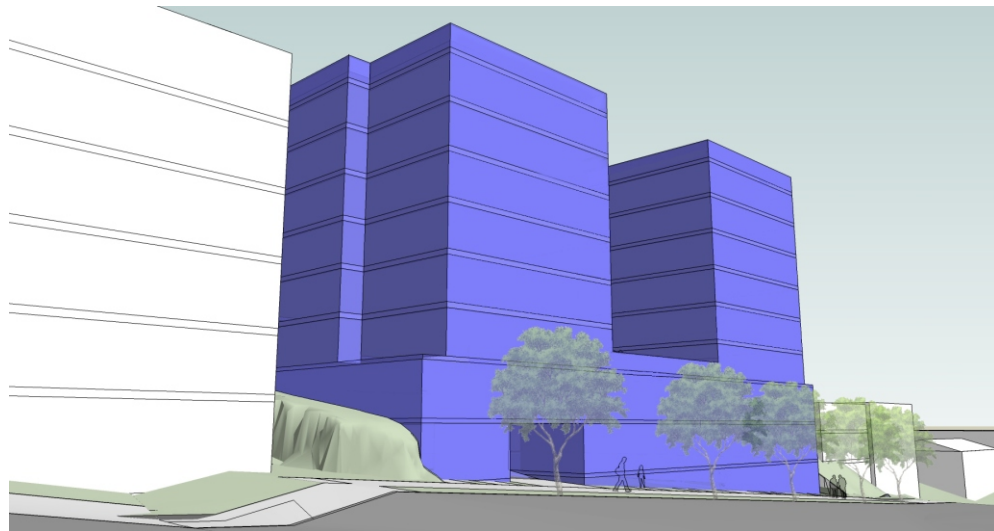


EXISTING SITE PLAN

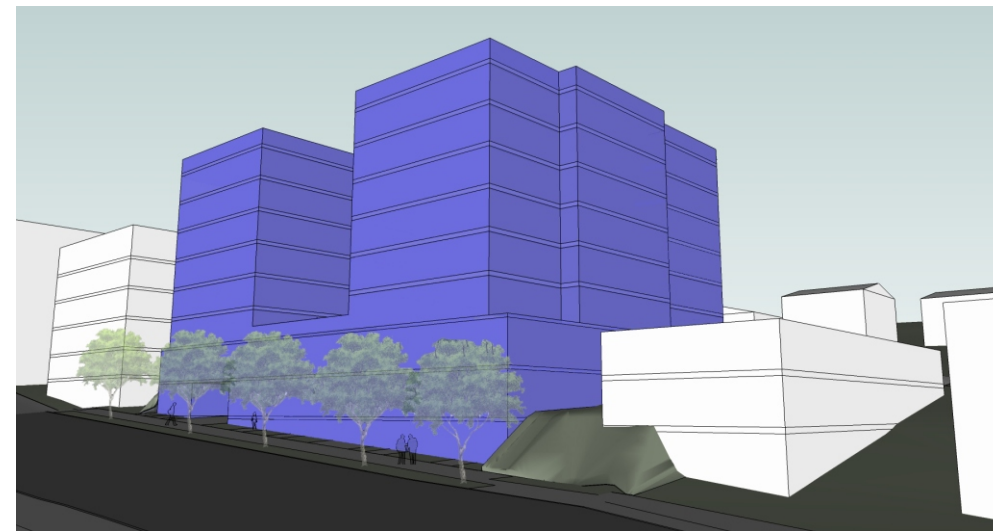
## DEVELOPMENT OBJECTIVES

09.13.2012 EARLY DESIGN GUIDANCE PACKET  
3078 SW AVALON WAY DPD PROJECT # 3013303

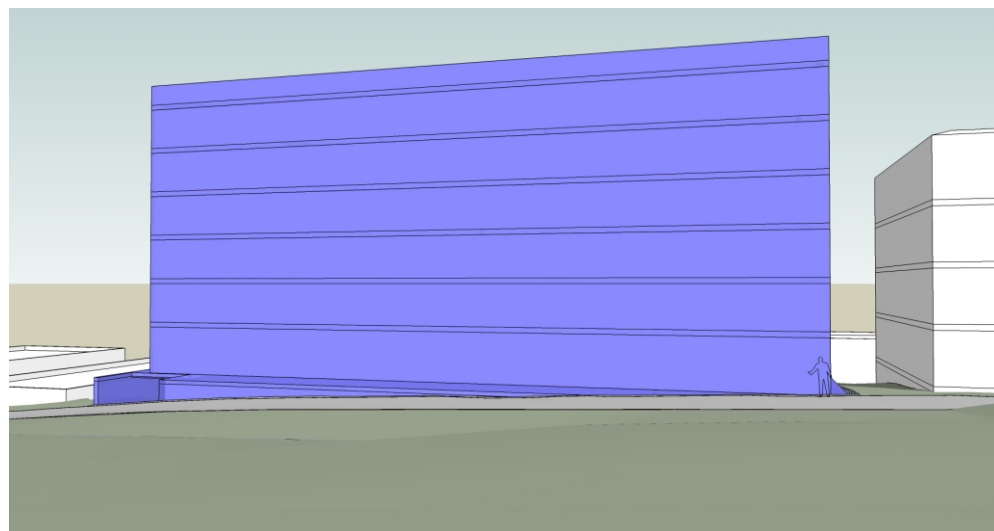




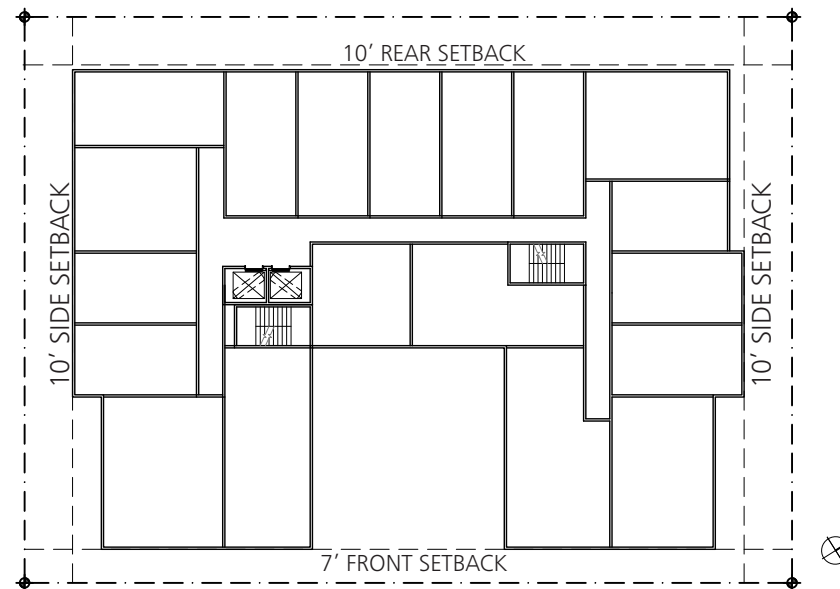
LOOKING FROM THE SOUTH ON SW AVALON WAY



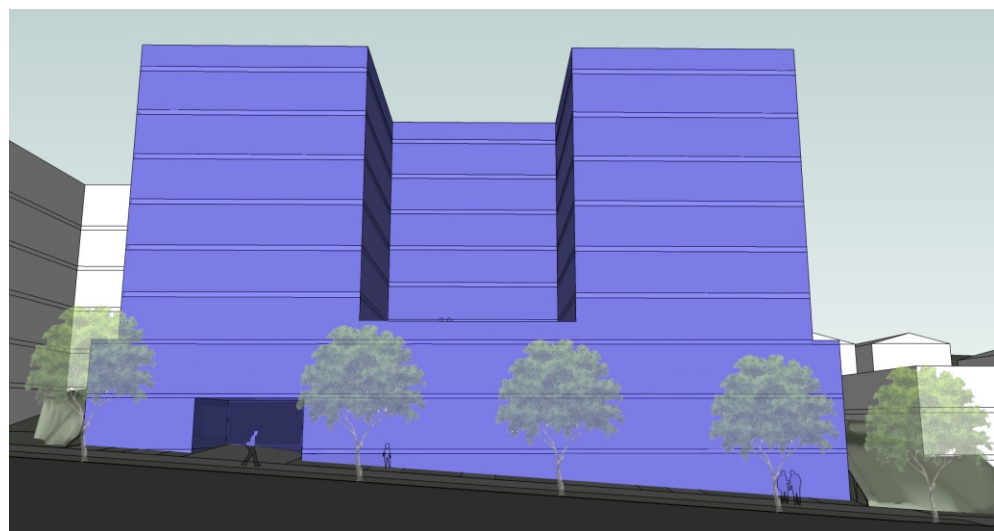
LOOKING FROM THE NORTH ON SW AVALON WAY



VIEW OF THE ALLEY FROM THE RESIDENTIAL ZONE



TYPICAL FLOOR PLATE



VIEW FROM SW AVALON WAY

PRO'S

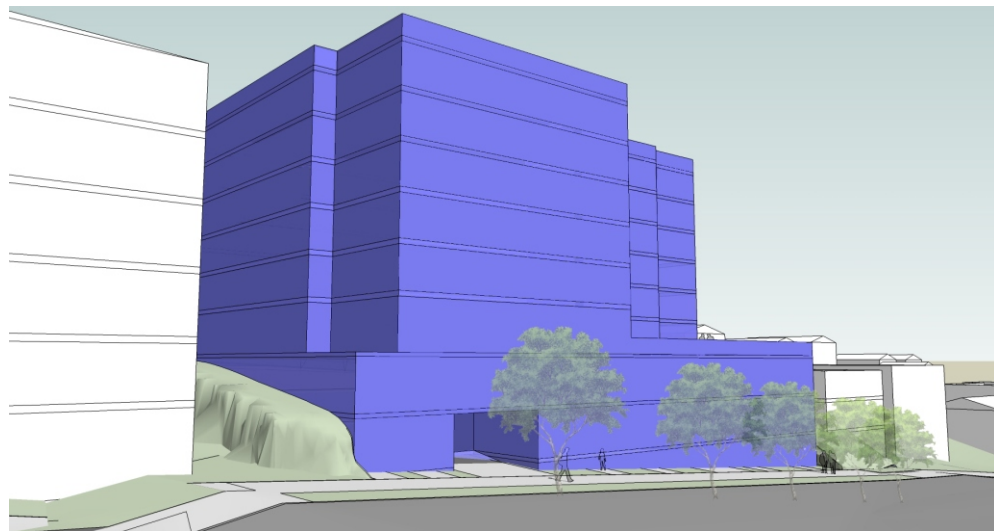
- Maximizes FAR
- Breaks massing along SW Avalon Way
- Code compliant

CON'S

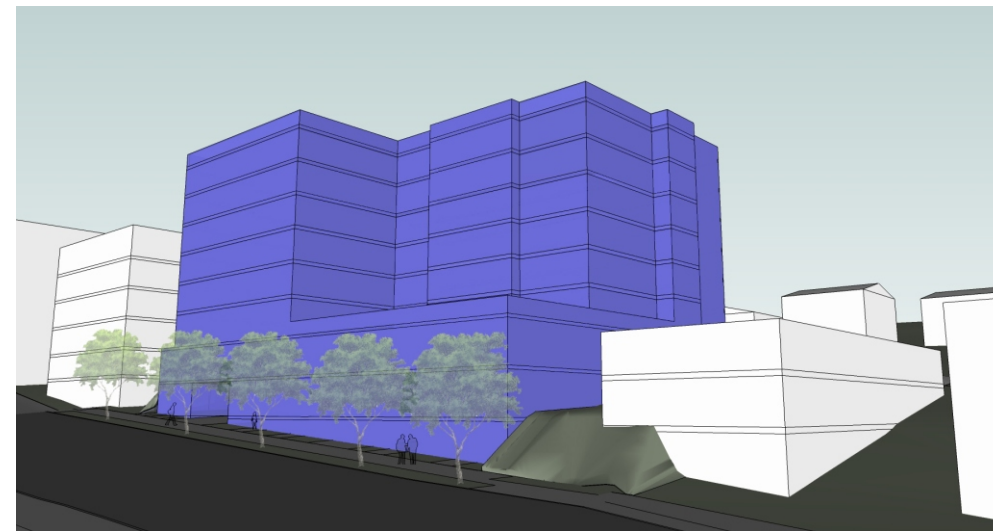
- Less view units
- Large mass against residential zone, unsympathetic to neighbors
- Courtyard has only morning light

MASSING OPTION A

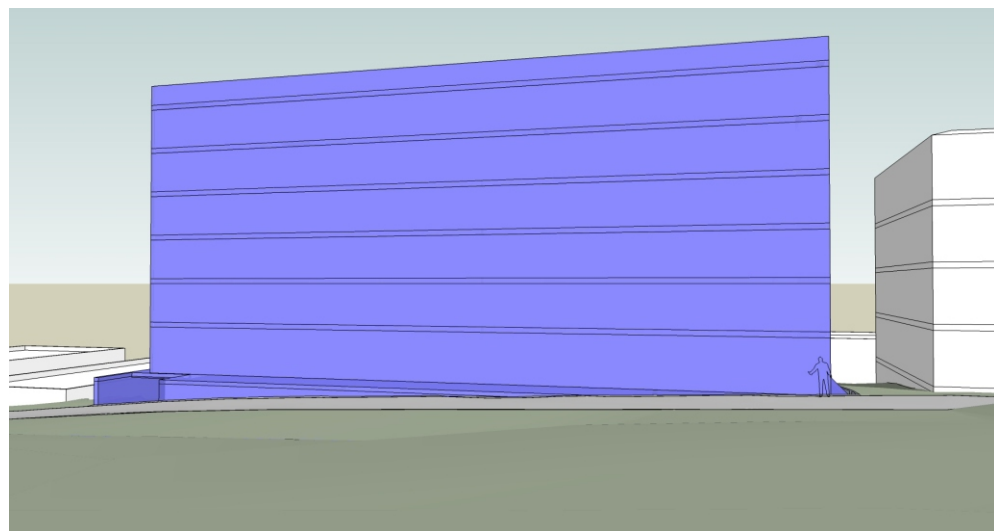
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3078 SW AVALON WAY DPD PROJECT # 3013303



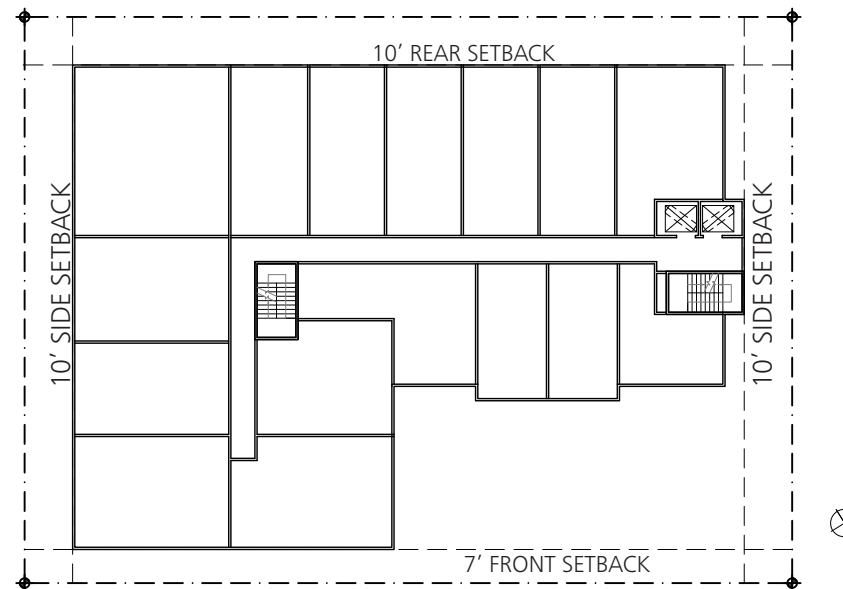
LOOKING FROM THE SOUTH ON SW AVALON WAY



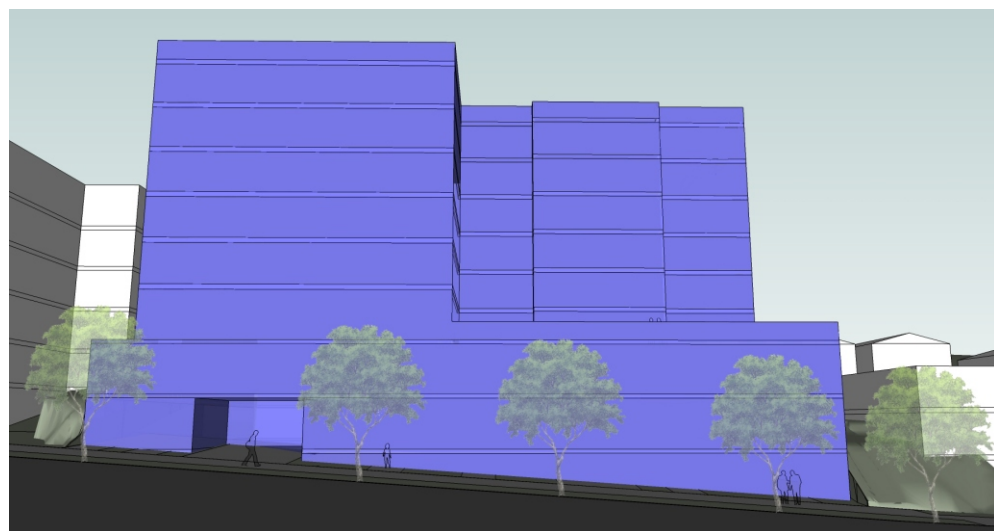
LOOKING FROM THE NORTH ON SW AVALON WAY



VIEW OF THE ALLEY FROM THE RESIDENTIAL ZONE



TYPICAL FLOOR PLATE



VIEW FROM SW AVALON WAY

PRO'S

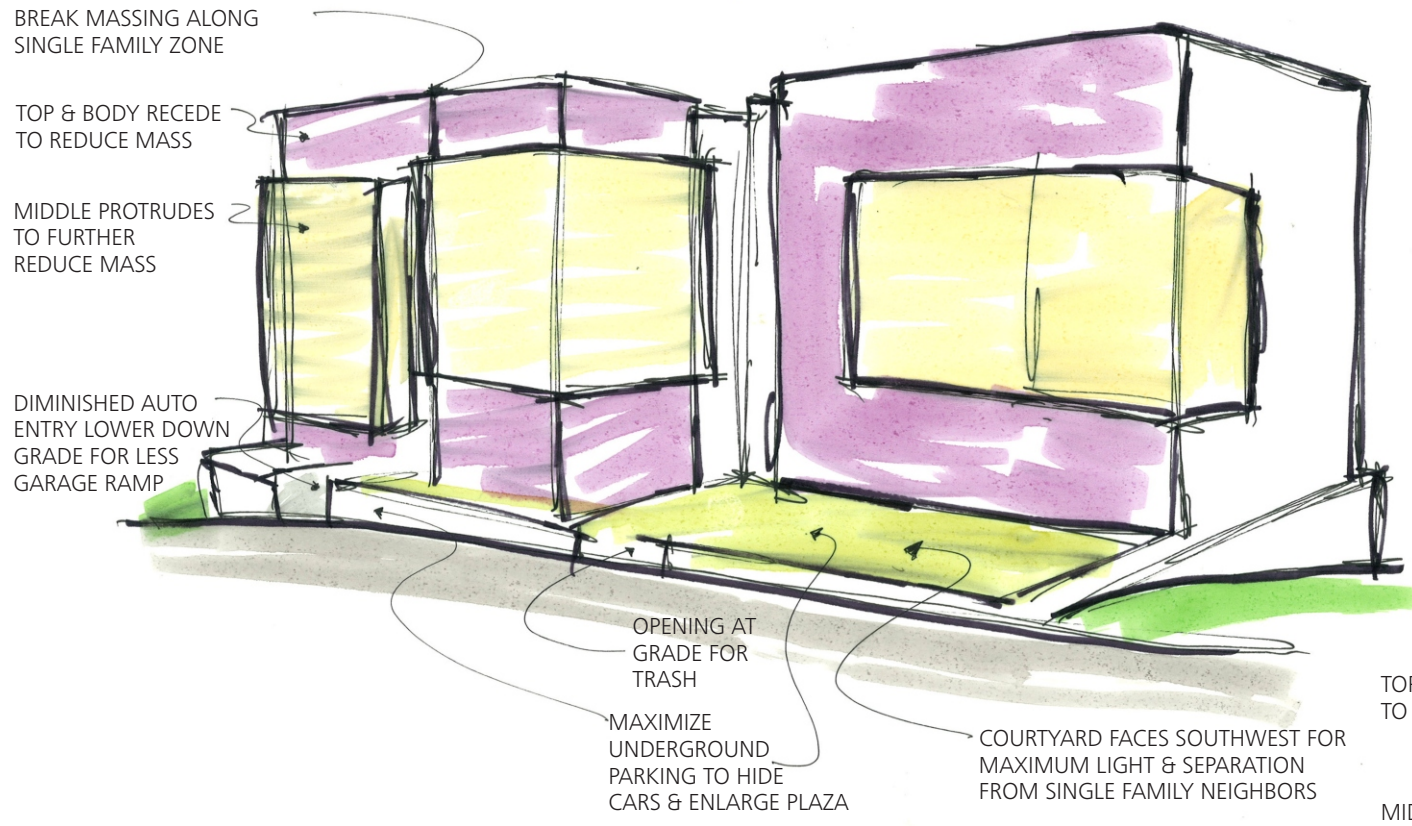
- Maximizes FAR
- Less mass on Avalon Way
- Plaza has views
- More southern facing units
- Code compliant

CON'S

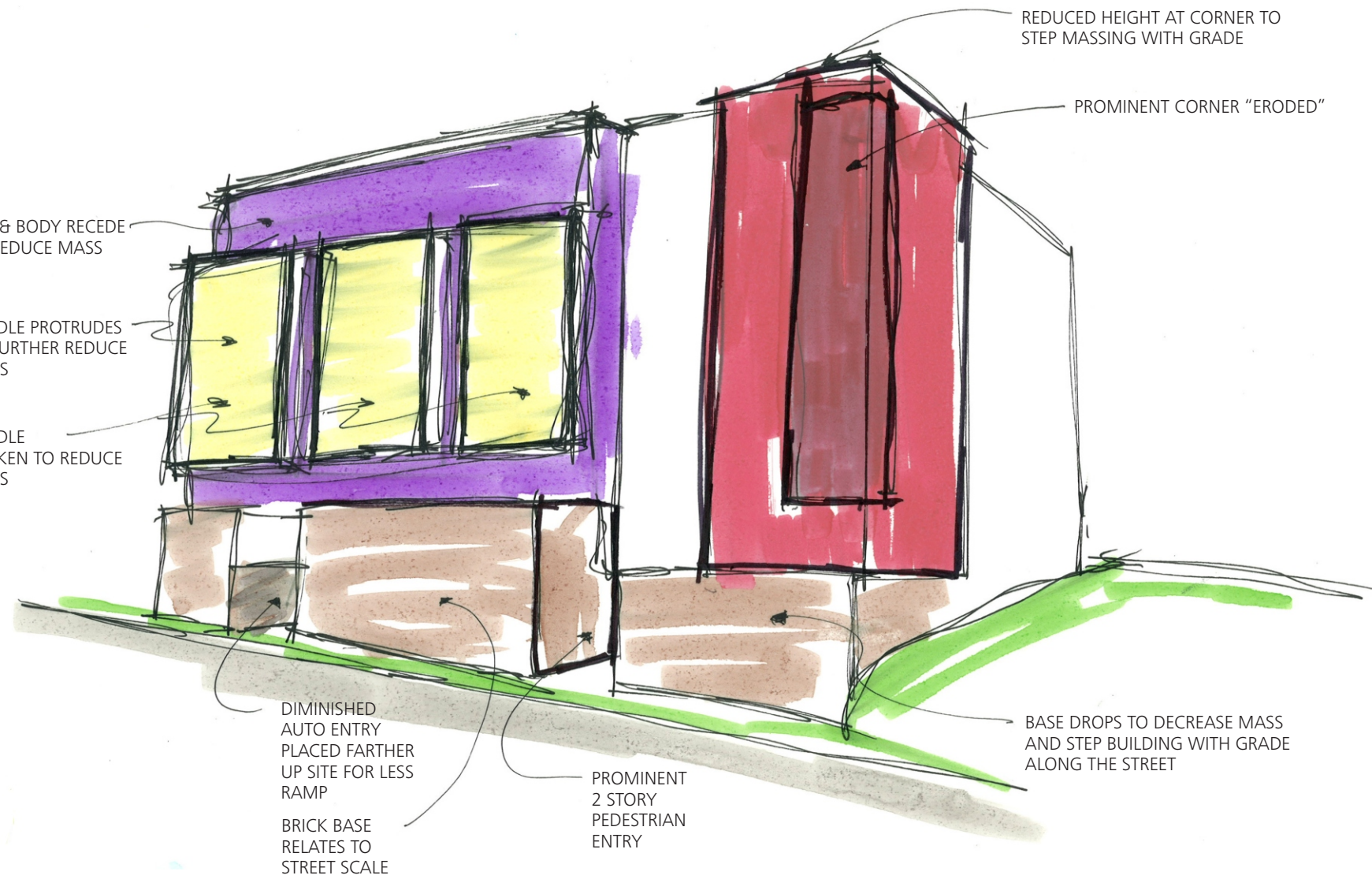
- Less view units
- Large mass against residential zone, unsympathetic to neighbors
- Courtyard has only morning light
- Large quantity of units face adjacent apartment building to the south

MASSING OPTION B

09.13.2012 EARLY DESIGN GUIDANCE PACKET  
3078 SW AVALON WAY DPD PROJECT # 3013303



ALLEY MASSING CONCEPT



AVALON WAY MASSING CONCEPT

Preferred Option C

09.13.2012 EARLY DESIGN GUIDANCE PACKET  
3078 SW AVALON WAY DPD PROJECT # 3013303



LOOKING FROM THE SOUTH ON SW AVALON WAY



LOOKING FROM THE NORTH ON SW AVALON WAY



VIEW OF THE ALLEY FROM THE RESIDENTIAL ZONE



VIEW OF THE ROOF DECK FROM THE NORTHEAST



VIEW FROM SW AVALON WAY

PROS

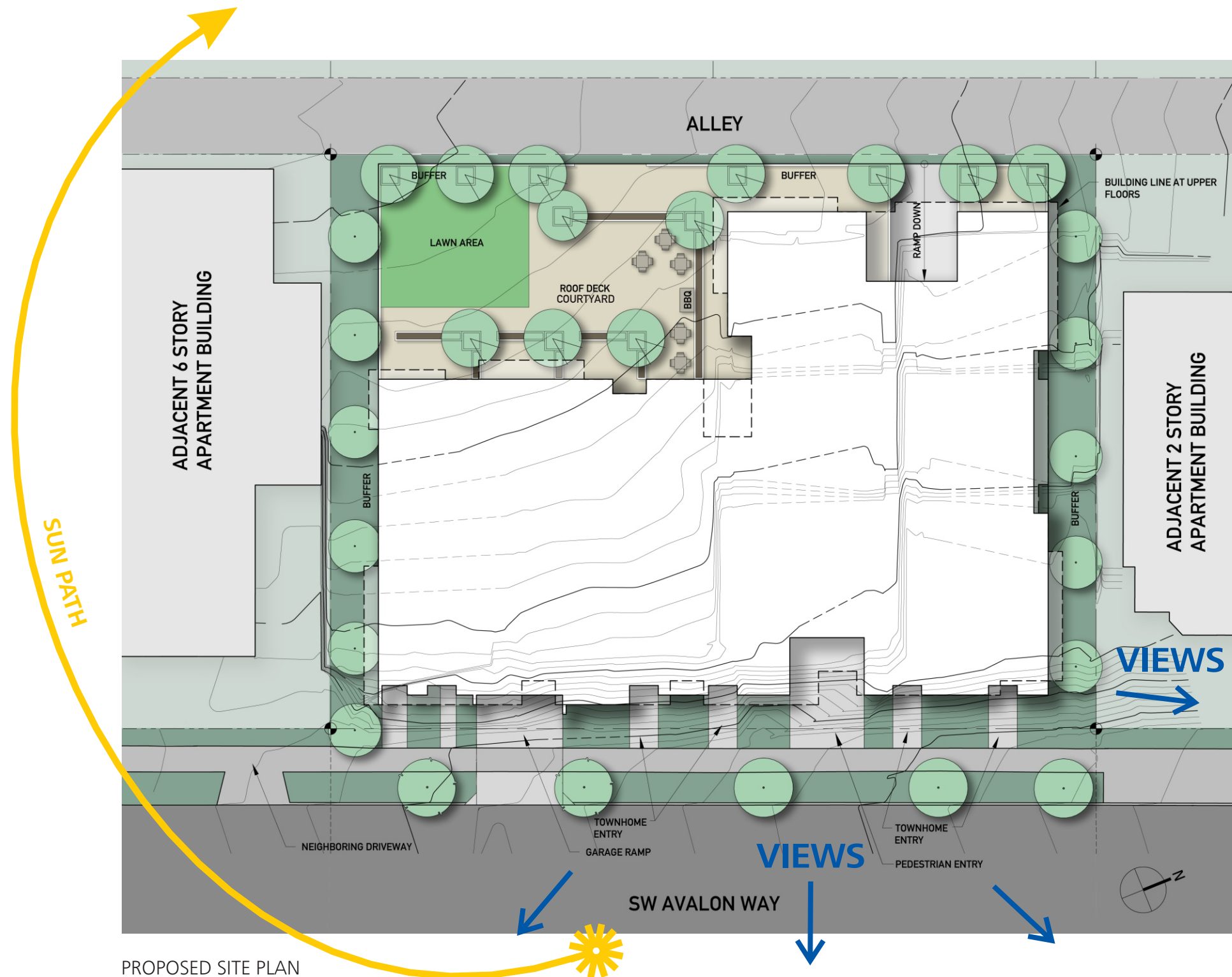
- Massing visually breaks up building scale
- Maximizes Unit Count
- Maximizes number of units with view
- Softens transition to single family zone
- Integrates with existing topography
- Sensitive to adjacent apartment building to the south
- Courtyard has almost full sun
- Maximizes FAR

CONS

- Courtyard not facing view
- More north-facing units

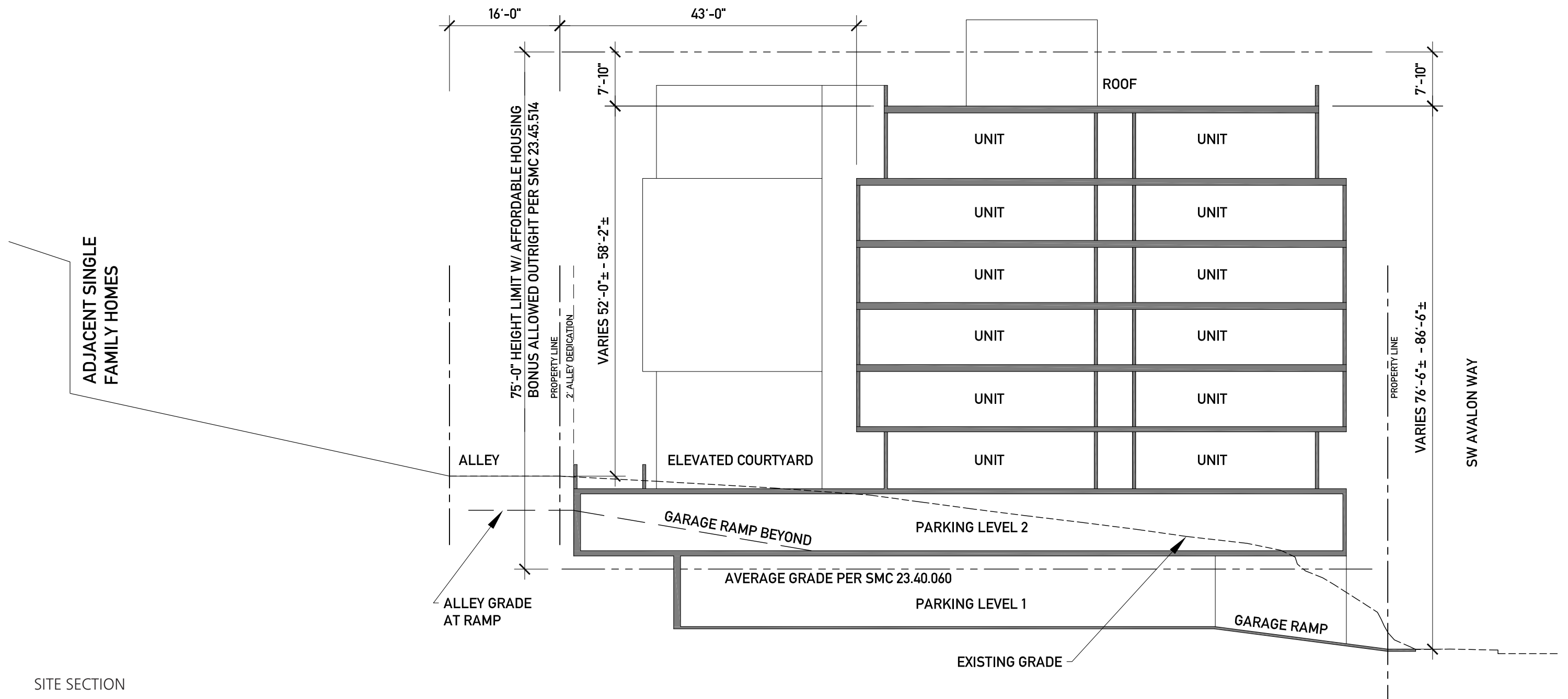
Preferred Option C

09.13.2012 EARLY DESIGN GUIDANCE PACKET  
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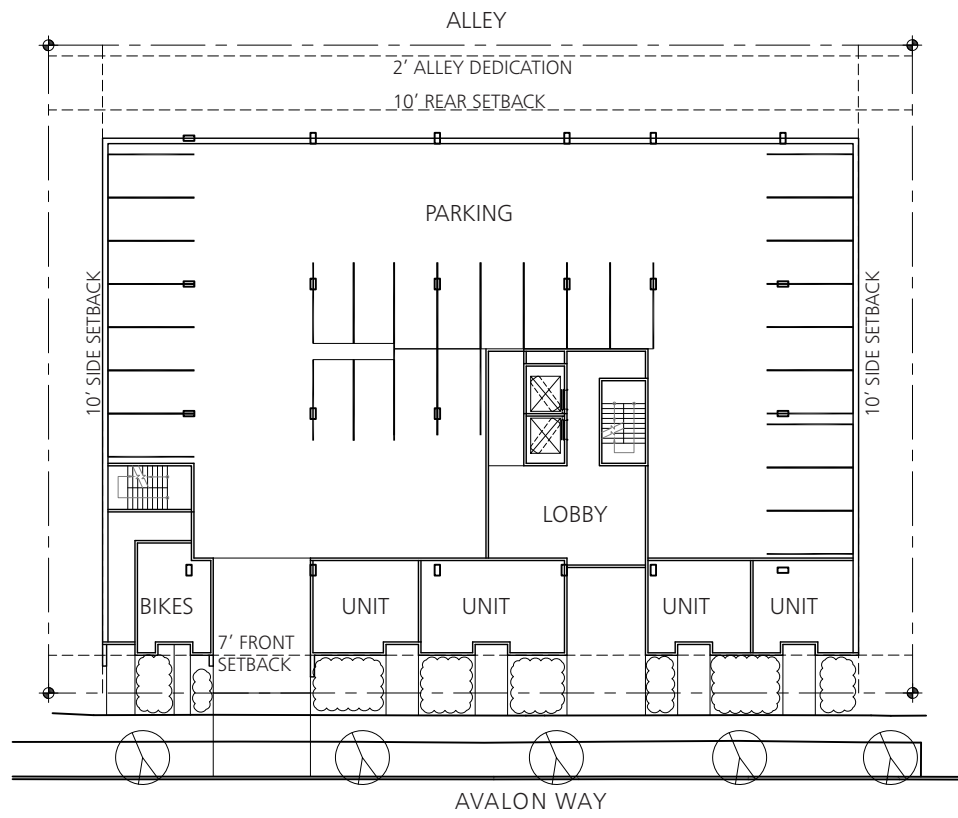
Preferred Option C

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 3078 SW AVALON WAY DPD PROJECT # 3013303

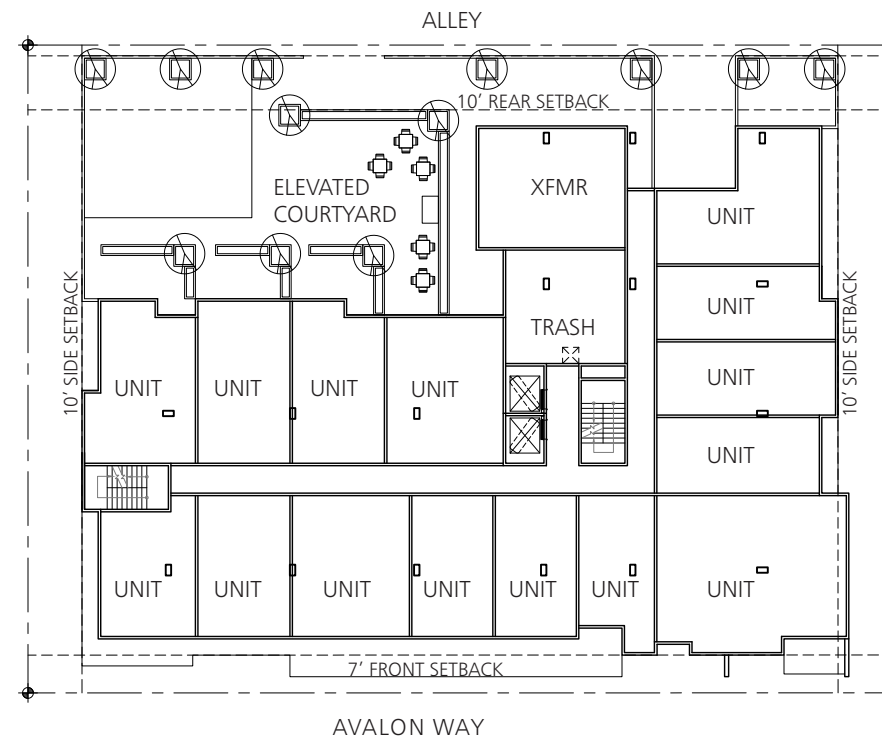


Preferred Option C

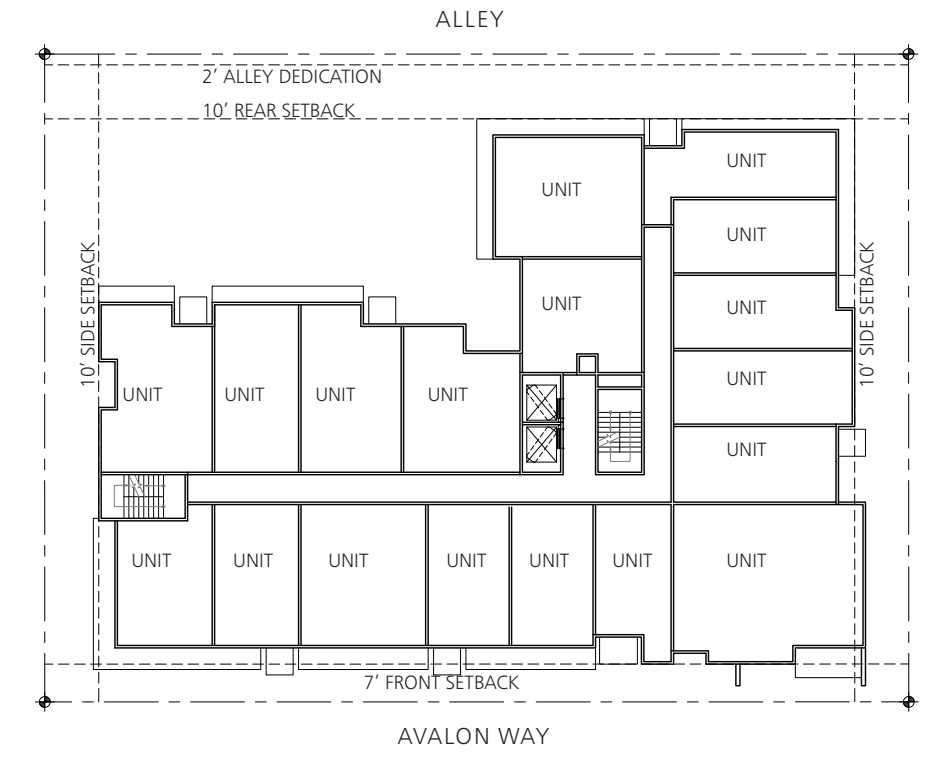
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 3078 SW AVALON WAY DPD PROJECT # 3013303



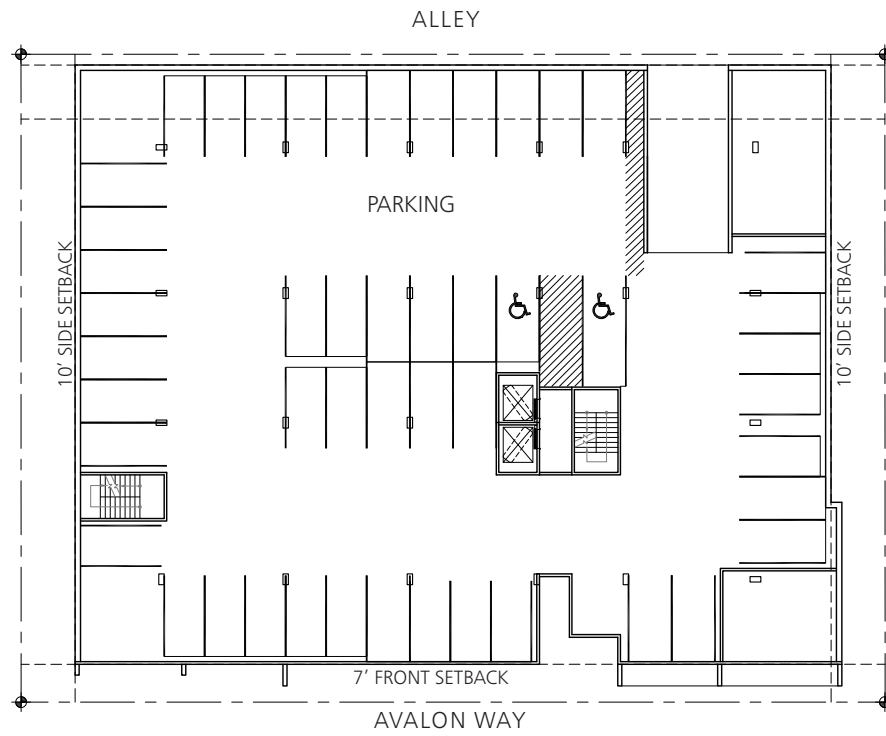
STREET LEVEL 1



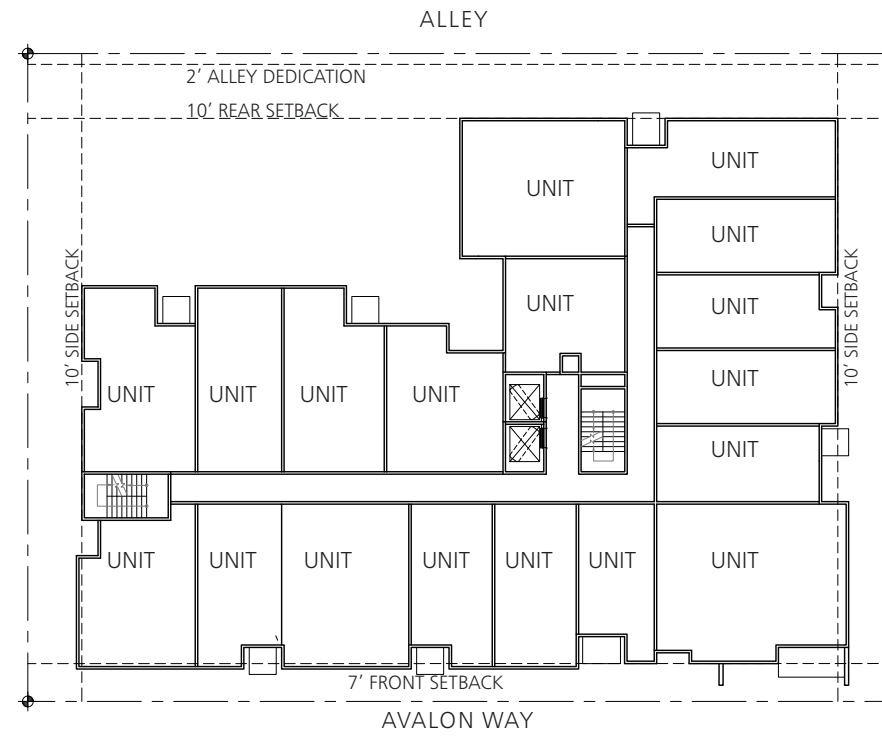
COURTYARD LEVEL 3



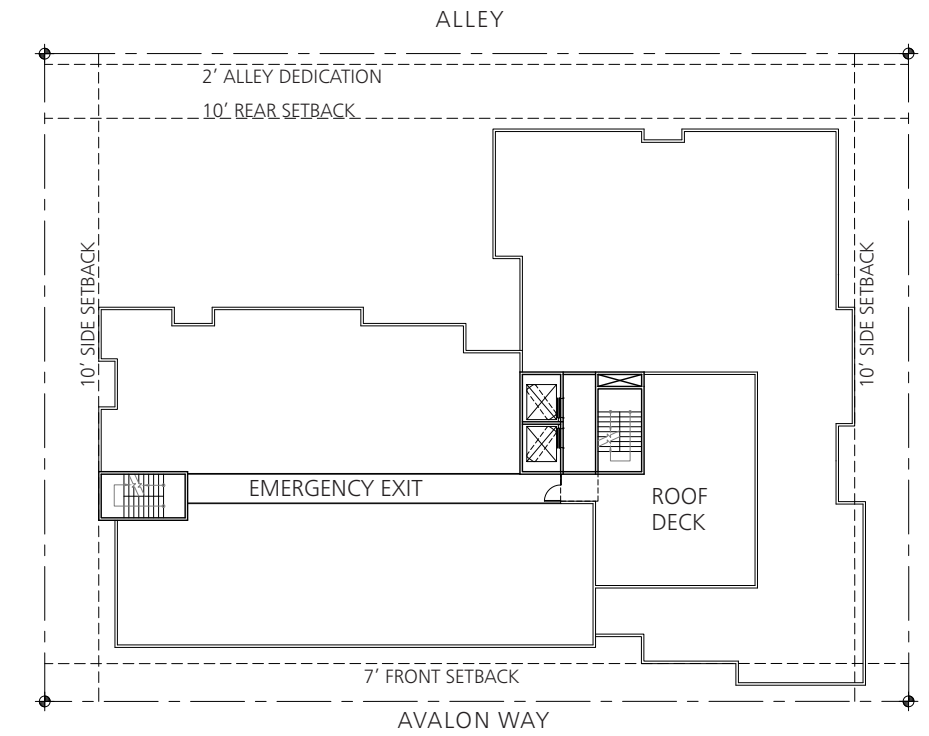
RESIDENTIAL LEVEL 8



PARKING LEVEL 2



RESIDENTIAL LEVELS 4-7



ROOF LEVEL

Preferred Option C

09.13.2012 EARLY DESIGN GUIDANCE PACKET  
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December 21 9:00am



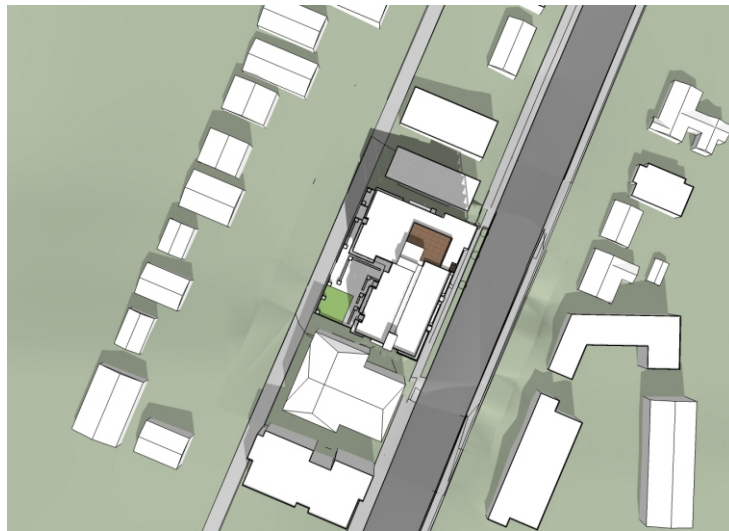
December 21 12:00pm



December 21 3:00pm



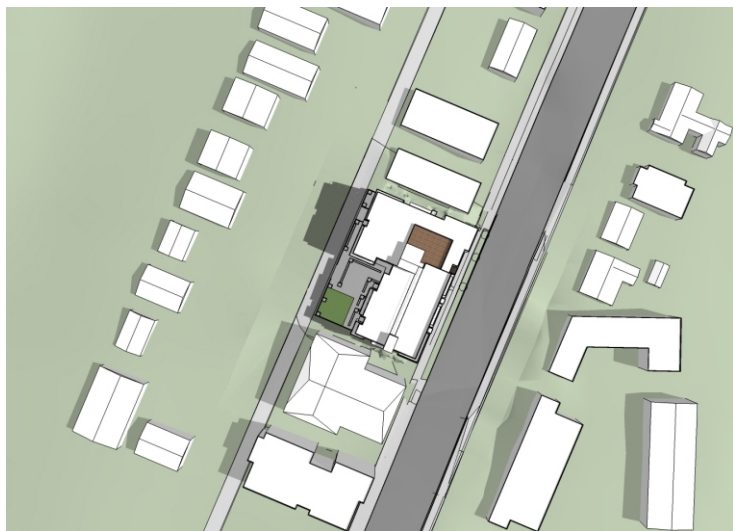
March 21 9:00am



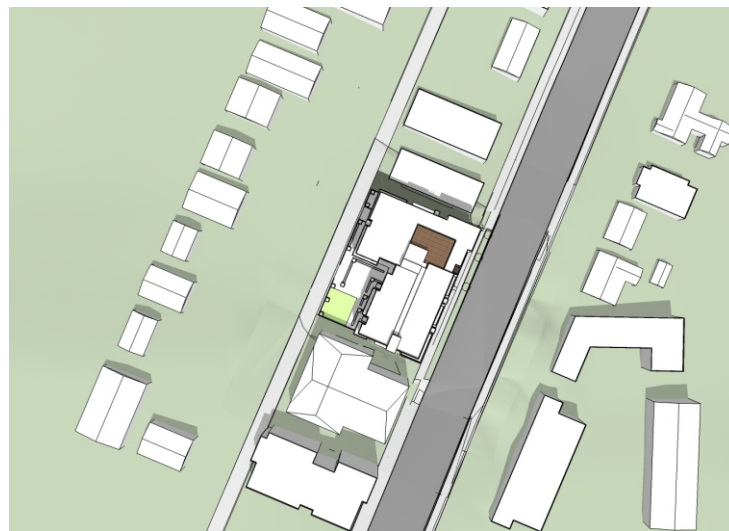
March 21 12:00pm



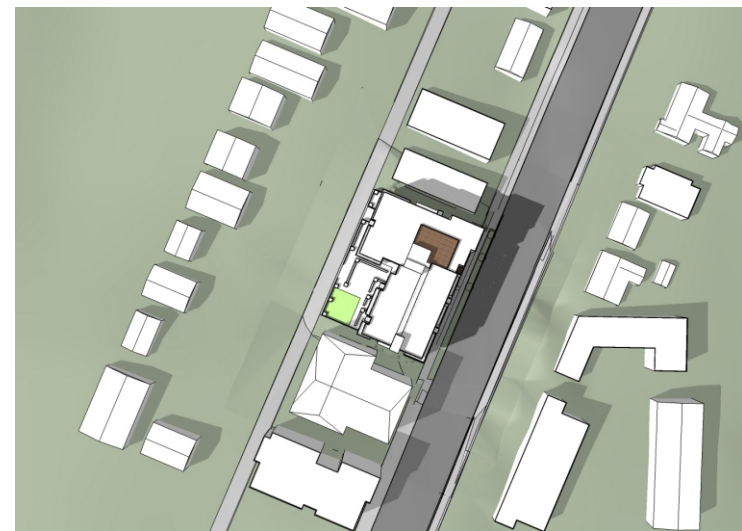
March 21 3:00pm



June 21 9:00am  
SHADOW STUDIES



June 21 12:00pm



June 21 3:00pm

Preferred Option C

09.13.2012 EARLY DESIGN GUIDANCE PACKET  
3078 SW AVALON WAY DPD PROJECT # 3013303



Parking will be located within the structure and vehicular access will be provided both from Avalon Way SW and from the alley to accommodate site grades.

The ground level of the preferred scheme consists of a residential lobby, underground parking garage, bicycle storage, and townhome units facing the street with direct, individual street access.

The second level consists of a partially buried parking garage accessed off of the alley.

The third level contains approximately 14 residential units, a common amenity area with access to the elevated courtyard, refuse and service rooms.

The fourth thru seventh floors each contain approximately 18 units per floor, and the top floor houses approximately 18 units. All floors contain a mix of unit sizes and bedroom counts.

The elevated courtyard, which sits atop the second level parking level's roof, contains spaces for gathering, grilling and relaxation, as well as a grassy area to soften the space. There are also private amenity areas for the three units which have direct access to the courtyard.

Parking is not required for this site, although approximately 77 stalls will be provided in the structure.

#### DEVELOPMENT STATISTICS SUMMARY

Lot Size	19,196 SF	
FAR	4.25	
Allowable FAR	<b>81,583 SF</b>	
Proposed FAR	<b>77,609 SF</b>	
Parking Stalls	77 Approx.	
	<b>FAR SF</b>	<b>Units</b>
Roof	365	
8th Floor	10,263	18
7th Floor	11,065	18
6th Floor	11,065	18
5th Floor	11,065	18
4th Floor	11,065	18
Courtyard Level	10,067	14
Parking Level 2	10,190	
Parking Level 1	2,464	
Ground Floor Lofts	0	4
<b>Total</b>	<b>77,609 sf</b>	<b>Approx. 108 Units</b>



VIEW FROM SOUTHEAST CORNER

#### DEVELOPMENT SUMMARY

09.13.2012 EARLY DESIGN GUIDANCE PACKET  
3078 SW AVALON WAY DPD PROJECT # 3013303



## A SITE PLANNING

### A-1 Respond to Site characteristics

The preferred scheme pushes the building toward SW Avalon Way to create a continuous urban edge along the street and provide a relief and setback from the SF zone across the alley.

Given the topographical nature of the site, one entry to the garage is proposed from SW Avalon Way, similar to existing precedents in newer apartments buildings on adjacent sites. A second vehicular entry is provided from the alley. This arrangement also provides traffic relief of vehicular traffic in the alley.

Services will be provided from the alley.

### A-2 Streetscape compatibility

The street facing façade at the pedestrian level is modulated and adorned with finer textured materials and provides human scale details, such as canopies and appropriate modulation. The main pedestrian entry and entries to the residential townhomes are accessed directly off the street, further enlivening SW Avalon Way.

### A-3 Entrances visible from street

Both the main lobby entrance (defined by a prominent 2 ½ story tall space and significant entry canopy), as well as individual entries to the townhome apartments are directly off SW Avalon Way.

### A-4 Human Activity

Not applicable, zoning and street character do not support commercial use, however pedestrian entries are enlivening SW Avalon Way.

### A-5 Respect for other sites

The pedestrian courtyard is located on the alley side to provide more setback from adjacent the SF zone. Minimal windows have been placed along the southern property line to provide a degree of privacy for the adjacent apartments.

### A-7 Residential open space

The pedestrian courtyard also provides maximum sun exposure to the common outdoor amenity area. The adjacent indoor amenity space is accessible to all residents.

## B HEIGHT, BULK, AND SCALE

### B-1 Height, Bulk and Scale compatibility.

The majority of the mass of the building is pulled away from the SF zone toward the street. The façade is broken into base, body and top, further decreasing the perception of the height of the building. The upper most story is further stepped back from the façade, providing additional relief. The massing of the building steps down to follow the slope of SW Avalon Way and visually diminish the height.

## C ARCHITECTURAL ELEMENTS AND MATERIALS

### C-1 Architectural Context

We have taken cues from adjacent multifamily projects, providing corner decks and balconies, lightly painted materials on the upper levels and light colored brick along the street.

### C-2 Architectural Concept

The base has been differentiated to decrease the bulk and height appearance on SW Avalon Way. The body and base have been tied together with a rhythm of openings and modulation. The base is also interlocking with the body of the building at the intersection of the residential lobby.

### C-3 Human Scale

The unit entries and main lobby entry feature canopies, bringing the scale down, exterior benches and integrated visitor bike rack will add pedestrian detail.

Walk-up units will have porch and stoops separating semi private space from public street.

## D PEDESTRIAN ENVIRONMENT

### D-5 Visual Impact of Parking Structures

One entry to the parking garage is proposed from Avalon Way. We minimized the emphasis to the auto by limiting parking on this level to only 30 cars. The garage opening is recessed and kept to a minimum height to further decrease it's importance compared to the pedestrian entry.

Furthermore the vehicle entrance is similarly modulated to the street level walk-in units, following the rhythm of the base.

### D-6 Screening of Dumpsters, Utilities and Service Areas

All utilities and trash areas are contained within structure and will be rolled to the alley only on pickup day.



Address: 3078 SW Avalon Way  
 Zone: MR  
 Project: EDG

DPD Proj. #: 3013303  
 Caron Proj. #: 2012.12

<u>Code Reference</u>	<u>Requirement</u>	<u>Complies?</u>	<u>Departure Request:</u>
23.45.518	MR Setbacks		
<u>B.</u>	10' Rear Setback from a rear lot line abutting an alley	N	1. Allow a 0 foot rear setback for the 2nd parking level
	<p>Rationale for Departure :            The 2nd parking level complies with footnote H.4, "Unenclosed decks up to 18 inches above existing or finished grade, whichever is lower, may project into required setbacks or separations to the lot line", for much of its length along the alley. The alley grade drops as it proceeds north, exposing a greater amount of the aforementioned level toward the north property line. Allowing the departure increases the pedestrian courtyard area, eliminates any surface parking which would be incorporated along the alley to maximize the parking space count on the site, and provides a pedestrian scale to the project along the alley.</p>		
23.45.528	Structure Depth		
<u>B.1</u>	The depth of principal structures shall not exceed 75 percent of the depth of the lot	N	1. Allow an 80% structure depth on the residential levels and a 92.5% structured depth for parking level 2

Rationale for Departure :  
 The departure would apply at the second parking level, which is underground for most of it's area, and the northern most part of the building. This part of the residential tower is at an 80% ratio, while the majority of the building is a 55% ratio. The requested departure allows for a greater separation between the single family residential zoning to the west, as the majority of the building is able to be compressed toward the street to create the courtyard and allow larger distance to the main part of the building.

The departure also allows for all of the on-site parking to be completely hidden, whereas to comply, a strip of parking along the alley would be integrated . and thus visible.

The total lot coverage does not exceed the lot coverage allowed without the departure, per SMC 23.45.528. The elevated courtyard meets the intent of SMC 23.45.518, although it abuts an alley instead of a street, to act as a separation to the single-family neighbors.

Departures





### STREET LEVEL

The walks leading to the pedestrian entries will be treated with a texture or color to differentiate them from the public sidewalk. Landscaping will help to soften the transition to the building from the public way.

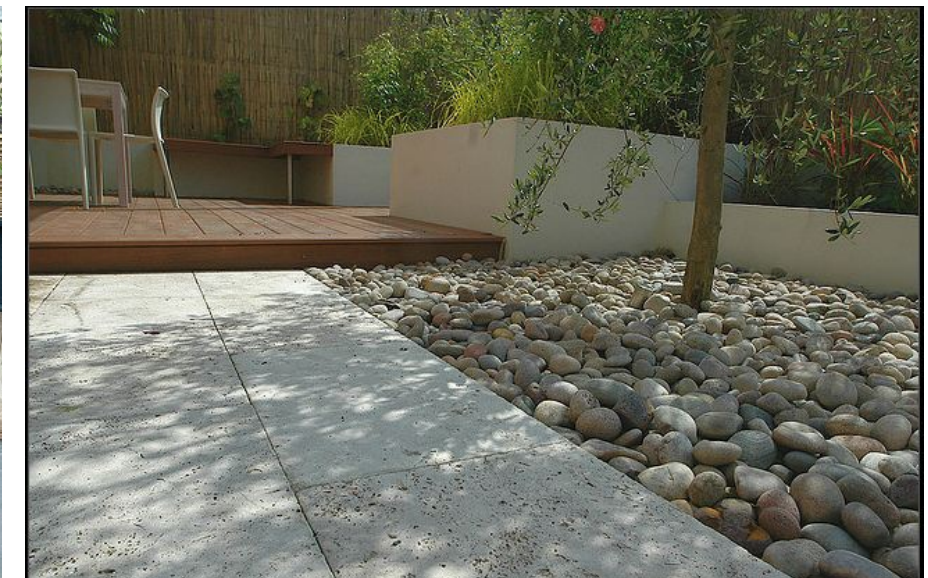
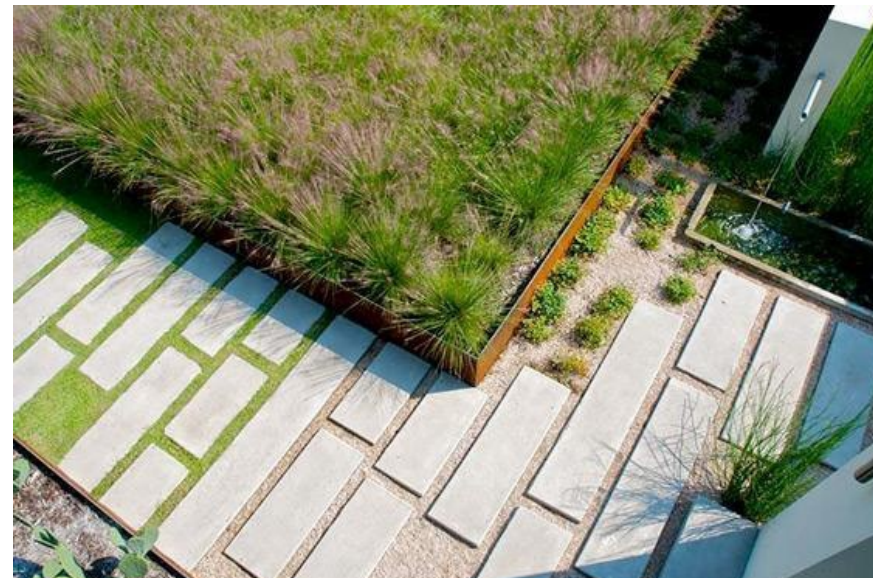


Response to Architectural Guidelines

09.13.2012 EARLY DESIGN GUIDANCE PACKET  
3078 SW AVALON WAY DPD PROJECT # 3013303

## Private and Common Courtyard

Private landscaping areas will be provided for the courtyard level units. Plantings and hardscape will be used to enhance private decks. A lawn area will further soften the hardscape along the alley and provide a place for relaxation. In addition to creating room for patios and landscaping, setting the building back from the property line ensures that the residents have ample daylight.



Response to Architectural Guidelines

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**caron**



VOLTA



BREMERTON WATERFRONT CONDOMINIUMS



23RD AND MADISON



306 QUEEN ANNE AVE N (Currently in building permit review)



LEGACY AT PRATT PARK



MURIEL'S LANDING

Architect's Related Projects

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