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(Design revisions by NK Architects)

3078 SW AVALON WAY - WEST SEATTLE

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MUP Appeal History

The project located at 3078 SW Avalon Way was presented to, and received recommendation from the Design Review Board (Southwest District) on January 16th, 2014. This resulted in the City of Seattle’s publishing of the project’s Master-Use Permit Decision and SEPA Determination of Non-Significance (DNS). The Master-Use Permit Decision for the project was appealed and in turn reviewed by the City of Seattle Hearing Examiner. Upon appeal review, the Hearing Examiner remanded the project back to the City of Seattle, Department of Planning and Development (now Seattle Department of Construction and Inspection or SDCI) for re-evaluate of three issues. The Hearing Examiner’s decision from December 1, 2014 is as follows.

Decision

The Director’s design review decision is REVERSED, and the matter is REMANDED to the Director to return to the Board for the Board to review their recommendation, as discussed above, in light of: 1) accurate direction concerning the Board’s authority under Design Guideline B-1; and 2) the requirement that the proposal’s FAR be reduced by 2,247 square feet.

The Director’s DNS is REVERSED, and the matter is REMANDED to the Director for a complete analysis of proposal’s parking impacts, including cumulative impacts, and a revised SEPA determination if warranted. As discussed above, in determining whether SEPA mitigation is warranted for parking impacts, the Director shall apply the Code’s definition of frequent transit service as it is written rather than averaging transit route headways.

Project Information

Project Address

3078 SW Avalon Way, Seattle, Washington 98116

SDCI Project #:

3013303

Owner:

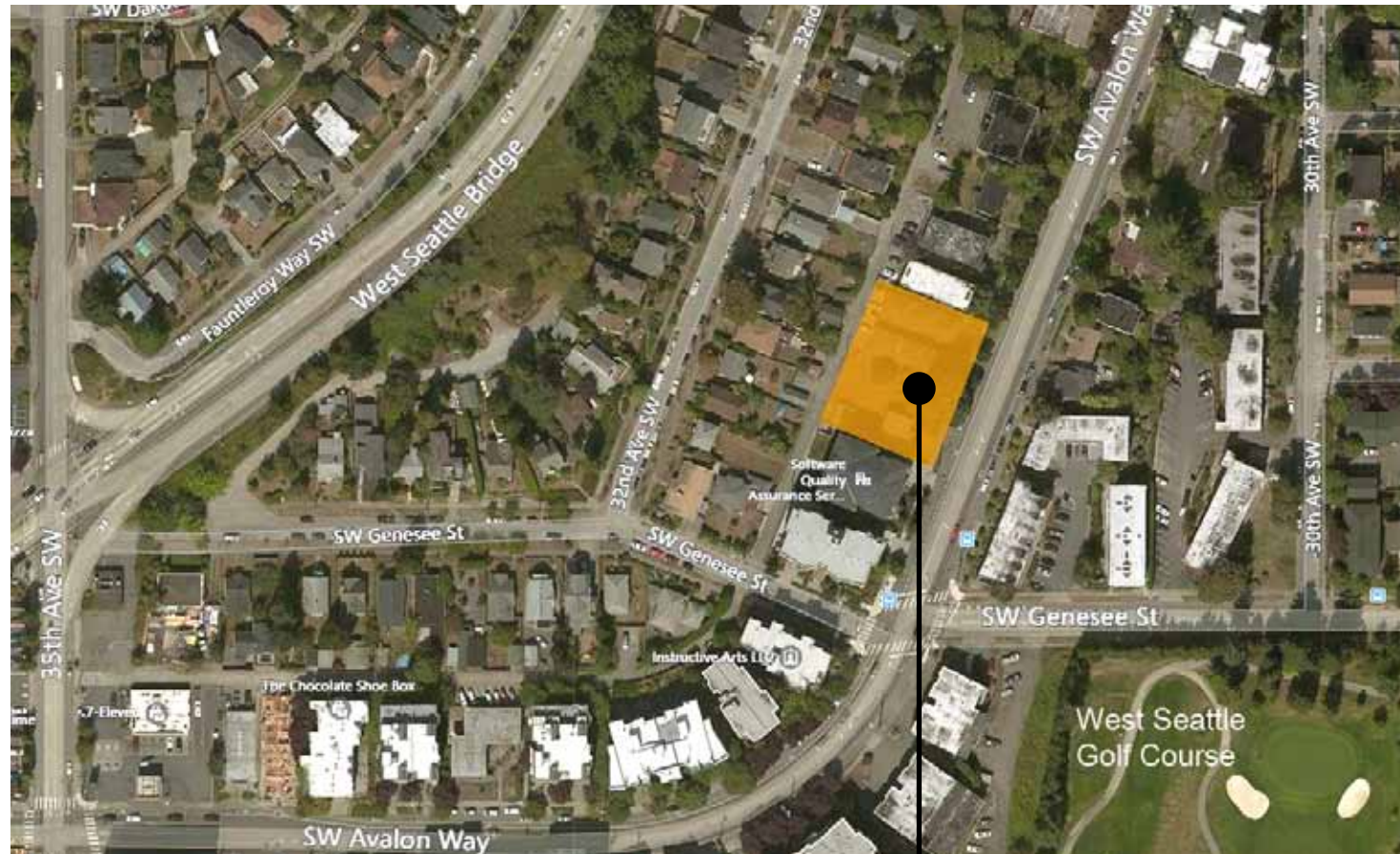
West Seattle Properties, LLC, a Wyoming Limited Liability Company, & Sandy Mason
Seattle, Washington

Architect:

Nicholson Kovalchick Architects
310 1st Avenue S, Suite 4S
Seattle, Washington 98104
Contact: Steve Fischer AIA, Principal

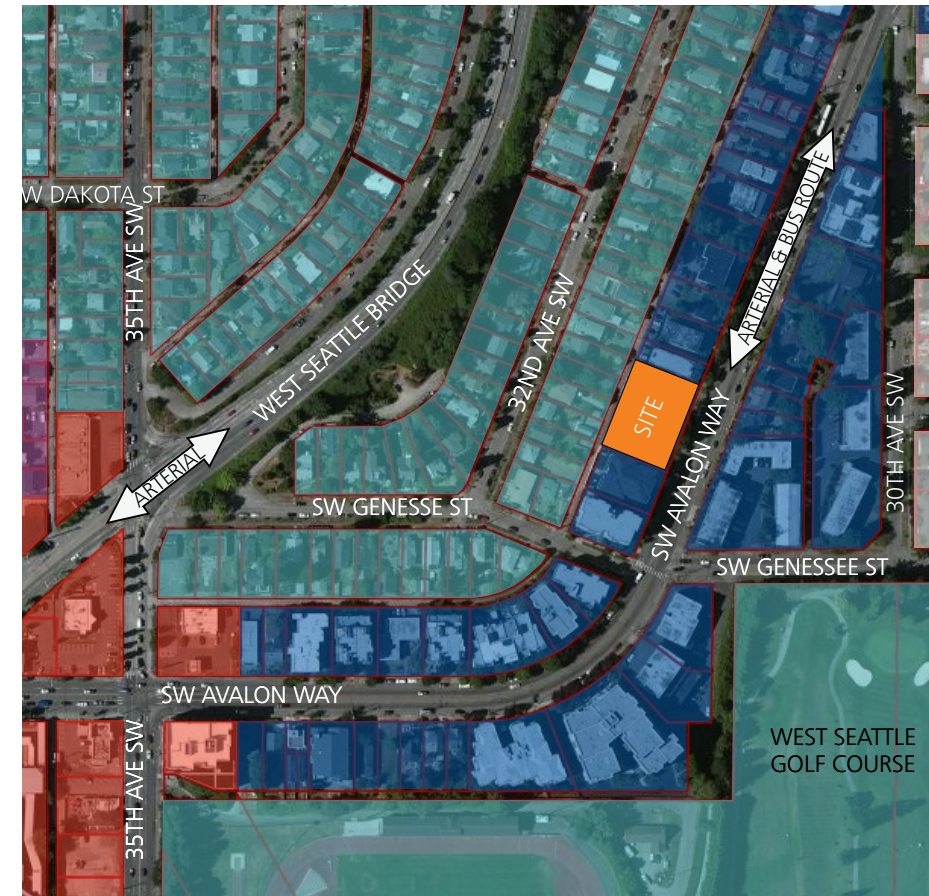
Clarification and Responses to the Hearing Examiner’s Decision:

- Item #1: Design Review Board Review: Affirmation of the design as it relates to Guideline B-1 (Currently CS2-D: Height, Bulk, Scale).
- Response:** The City of Seattle is to instruct the Design Review Board that they have the authority to review the building height, bulk and scale and to make recommendations to the Director of SDCI.
- A diagram from the previously approved design showing the evolution of height, bulk, scale reductions is included in this book. The Board strongly supported the design during the recommendation meeting and we request affirmation of the previously approved design, see Page 7.
- Item #2: Partial Design Review Board Review: Revisions to the approved design due to Floor Area Ratio (FAR) adjustments.
- Response:** During the appeal review, the MUP drawings for the project were revised to respond to SDCI correction requests. FAR was adjusted both by clarifications to the method for measuring FAR and adjustments to adjacent finish grade that reduced the contributing FAR. The revised MUP drawings have since been submitted to SDCI where the zoning reviewer has reviewed and approved the MUP documents. Changes to the MUP drawings included revised exterior grade conditions, as noted above, that created two minor changes to the previously approved design. These changes are limited to minor exterior grading revisions in the southeast and northeast corners of the property, elimination of a small ground related window on the south elevation, and reductions in ground level window sizes on the north elevation. These changes are shown in this book for Board review, see Pages 4, 5 & 6.
- Item #3: City of Seattle Review: SEPA review of a complete analysis of parking impacts, including cumulative impacts; and in determining parking impacts the project site must meet the City’s written definition of frequent transit.
- Response:** Both a cumulative parking analysis and frequent transit documentation have been added to the MUP documents and submitted to the SDCI. The current revised MUP documents have been reviewed and approved by the traffic and zoning reviewers.



Site Location Plan

SITE



Zoning Diagram

Design Image courtesy of Caron Architects

ZONING LEGEND

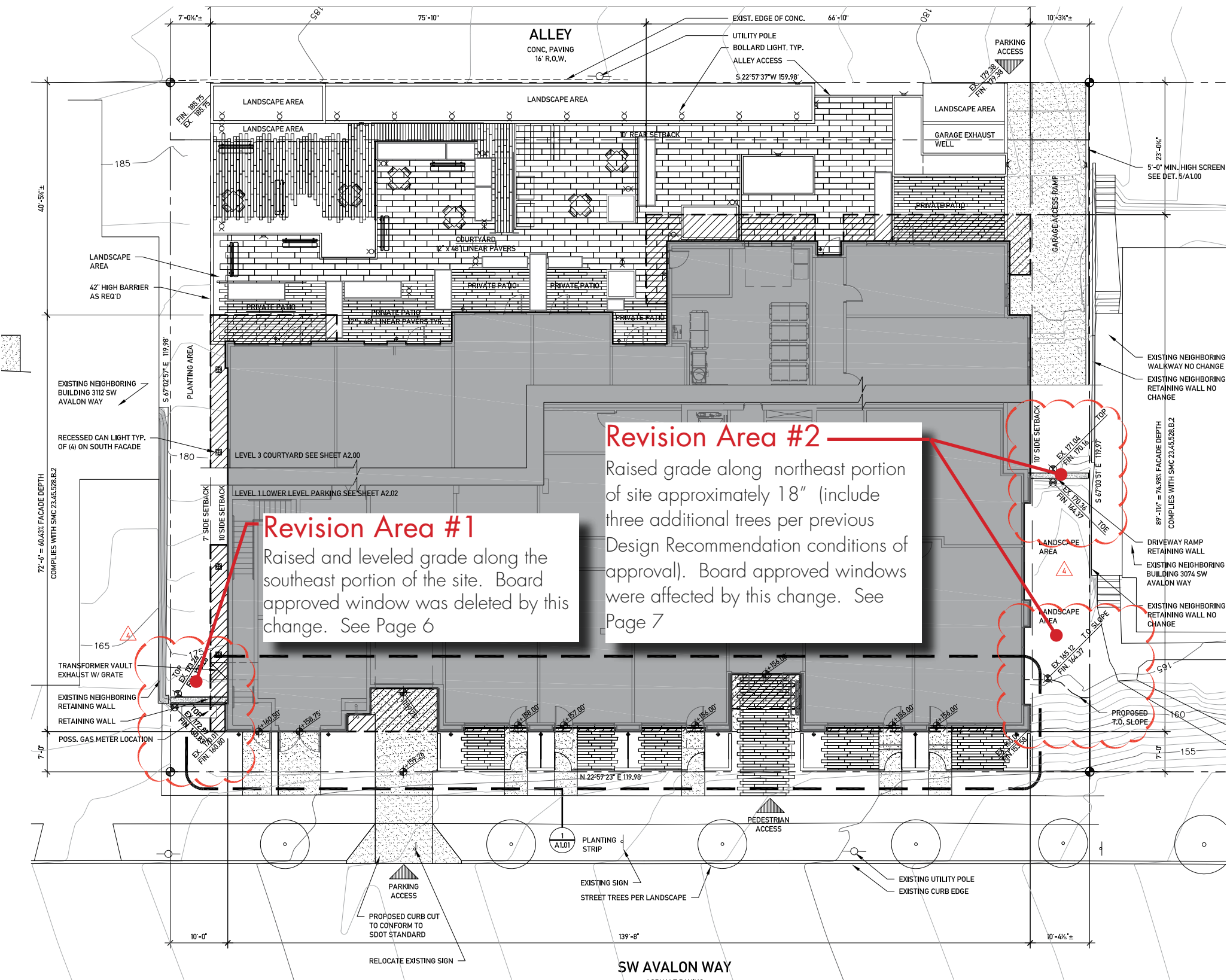
- NC3-65 Neighborhood Commercial
- LR 3 Low rise 3
- LR 1 Low Rise 1
- SF 5000 Single Family
- MR Multi-Family

Project Overview

The project is located at 3078 SW Avalon Way in West Seattle in an area characterized by various residential uses. SW Avalon Way is an arterial with heavy vehicular traffic and bus service bordered by taller, multifamily structures. The site is located within the West Seattle Junction Hub Urban Village Center .

Sites along SW Avalon Way are zoned MR. This site abuts SF 5000 zoning across the alley. The site is steeply sloped from the alley down to SW Avalon Way.

The proposed development is a seven story, multifamily structure with associated amenity space and parking. Parking is accessed from both the alley and SW Avalon Way. A courtyard is provided at the third floor level, near the elevation of the alley, and a roof deck will provide tenants with views to downtown Seattle and space for outdoor recreation.



Site Plan Showing Grading Adjustment Locations

Attributing FAR & Grade Adjustments

During the appeal review, the MUP drawings for the project were revised to eliminate the allotted amount of contributing FAR. FAR was adjusted both by clarifications to the method for measuring FAR and adjustments to adjacent finish grade that reduced the contributing FAR.

FAR measurement clarifications did not alter the previously approved design while the adjustments to exterior grades made two minor changes to windows located near grade on the north and south exterior elevations. The grade changes are noted below by location.

The current revised MUP drawings have since been reviewed and approved by the SDCI zoning reviewer.

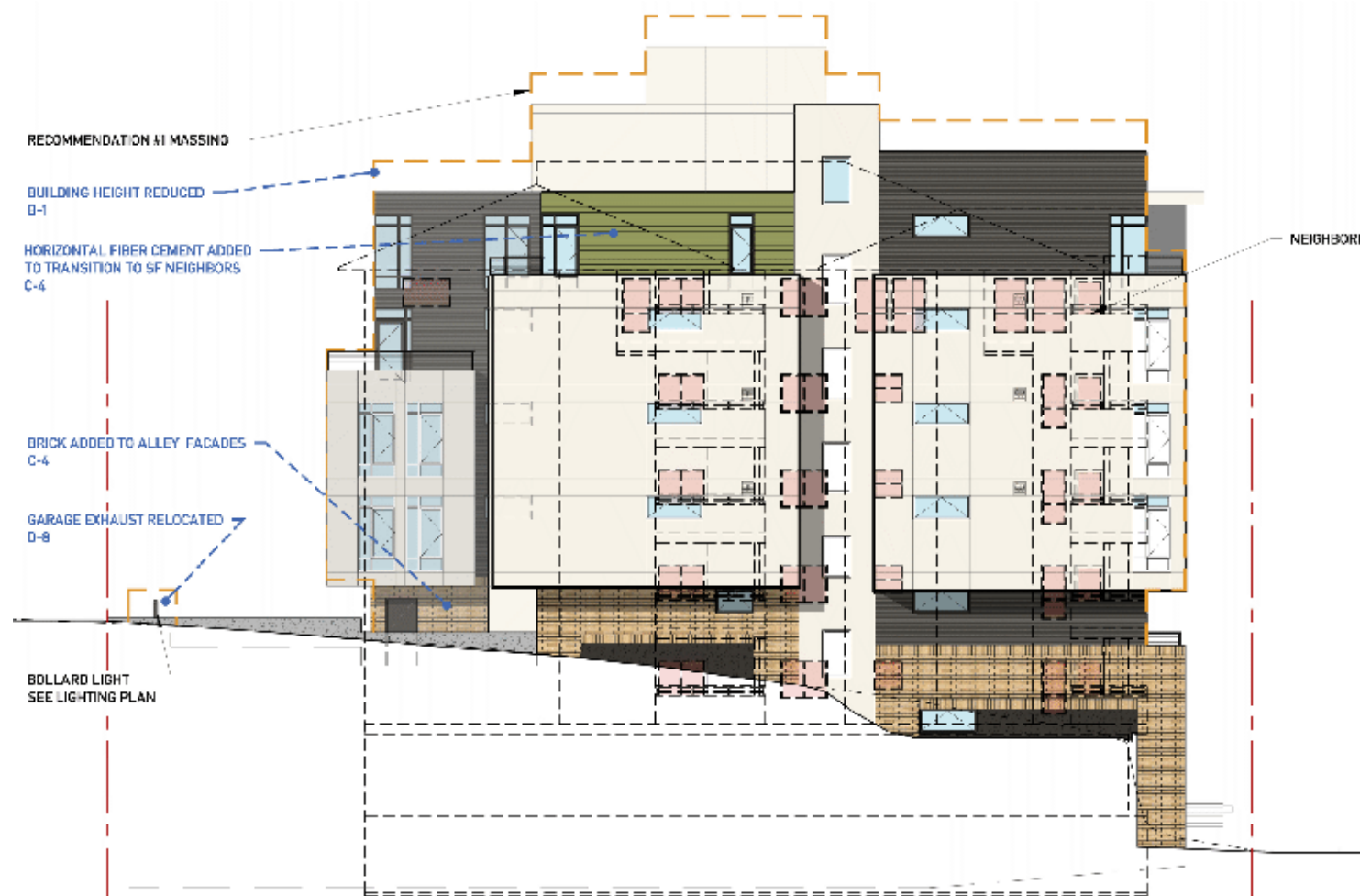
Grade Adjustments Summary

Changes in grading occur in only three locations. See corresponding clouded areas on this page for clarification of where grade adjustments occurred.

Grade Revision Area #1:
Raised and leveled grade along the southeast portion of the site. Board approved window was deleted by this change. See Page 5.

Grade Revision Area #2:
Raised grade along northeast portion of site approximately 18" (include three additional trees per previous Design Recommendation conditions of approval). Perceived height of retaining wall reduced. Board approved windows were affected by this change. See Page 6.

South Elevation (Note reductions in Height, Bulk & Scale from Previous Design Review Meetings)



Board Approved South Elevation

South Elevation Design Image courtesy of Caron Architects

Notes from the Final Recommendation Meeting:

The Board “applauded the revisions” the design team had made in response to earlier guidance supporting the street facade refinements as shown including wood louvers, light fixture plaques, and brick soldier coursing.

The Board “applauded” the reflected window analysis and the careful placement of proposed windows to respect adjacent windows and balconies.

The board supported the reduced floor to floor heights, minimal parapets, and sunken courtyard as shown resulting in a height that is “considerably below the 60 foot height limit”

The Board noted the penthouse is the minimal width.

The Board unanimously recommended approval of the subject design including departures with minor landscaping conditions.



Revised South Elevation

South Elevation Design Image courtesy of Caron Architects

Revisions to Board Approved South Elevation:

The revised south elevation remains virtually unchanged and retains the character and design of the approved design.

The clouded area in the image above shows the limited amount of design change due to the reduction in attributable FAR. Changes include raised and more level grading, and elimination of the small lower level window.

Height, Bulk, and Scale Note:

The height, bulk, and scale of the building remains the same as the approved design. The project retains the privacy achieved through careful window configuration. The building sets back at upper levels, provides interest through materials, and is in scale with neighboring buildings as noted by the Board at the Final Recommendation Meeting.

Changes to the Approved Design due to FAR Adjustments

North Elevation (Note reductions in Height, Bulk & Scale from Previous Design Review Meetings)



Board Approved North Elevation

North Elevation Design Image courtesy of Caron Architects

Notes from the Final Recommendation Meeting:

The Board “applauded the revisions” the design team had made in response to earlier guidance supporting the street facade refinements as shown including wood louvers, light fixture plaques, and brick soldier course.

The Board “applauded” the reflected window analysis and the careful placement of proposed windows to respect adjacent windows and balconies.

The board supported the reduced floor to floor heights, minimal parapets, and sunken courtyard as shown resulting in a height that is “considerably below the 60 foot height limit”

The Board noted the penthouse is the minimal width.

The Board unanimously recommended approval of the subject design including departures with minor landscaping conditions.



Revised North Elevation

North Elevation Design Image courtesy of Caron Architects

Revised North Elevation

The revised elevation retains the character and design of the approved design.

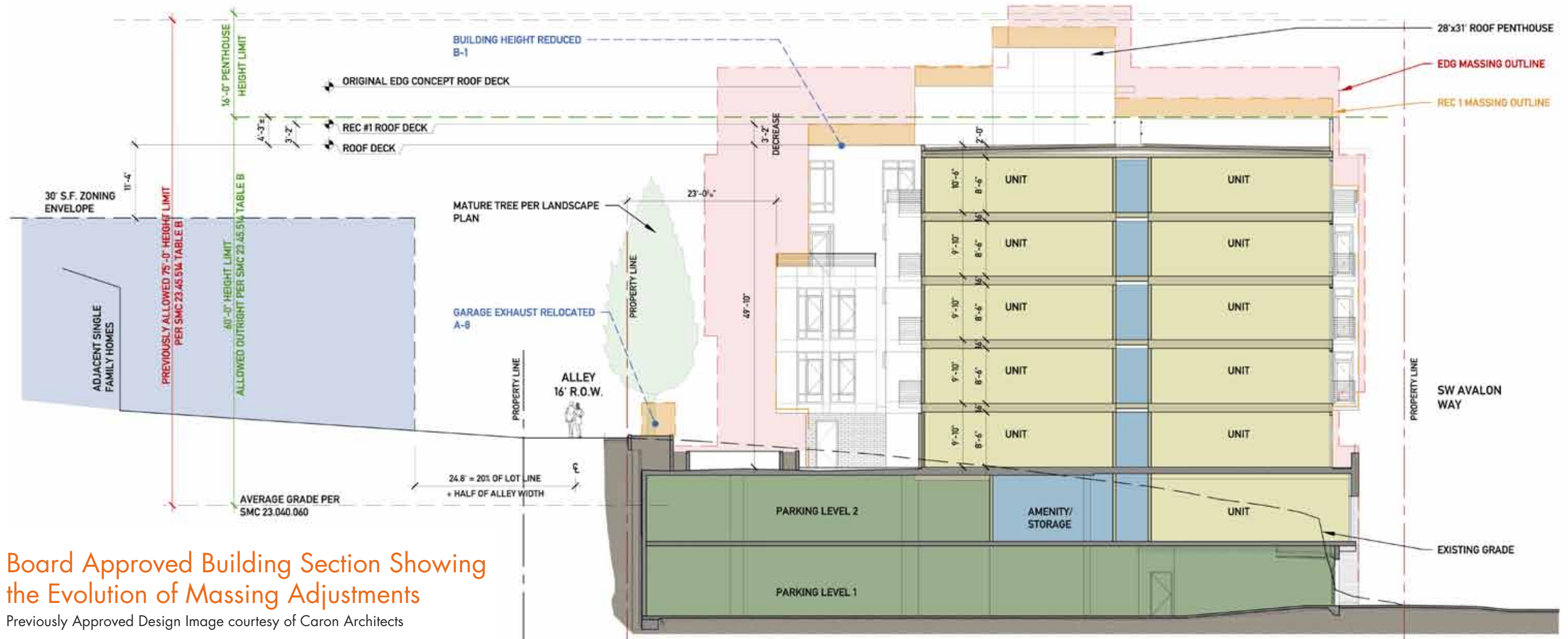
The clouded area in the image above shows the limited amount of design change due to the reduction in attributable FAR. Changes include raised grading at Level 2, reduced window sizes (approximately 18” less in height), and reduced perceived retaining wall height.

Height, Bulk, and Scale Note:

The height, bulk, and scale of the building remains the same as the approved design. The building went through several reductions in response to the Board’s guidance. The project responded to initial guidance with additional steps in the massing, reduction in structure height, and elimination of structure length departure request. Additional reductions in bulk were presented at the final recommendation meeting that met with approval from the Board.

Revision Area #2

Raised grade along northeast portion of site approximately 18” (include three additional trees per previous Design Recommendation conditions of approval). Perceived height of retaining wall reduced. Board approved windows were affected by this change.



Board Approved Building Section Showing the Evolution of Massing Adjustments

Previously Approved Design Image courtesy of Caron Architects

Progression of Project Massing Reduction through the Design Review Process:

The Building Section shown on this page is from the second Design Recommendation where the project received approval from the Design Review Board. The section is cut through the alley facing courtyard looking north to the building facade beyond.

The section shows the progression of the massing reductions in response to Board Guidance and remains significantly under the allowable height limits. The pink shaded area in the section indicates the massing from the Early Design Guidance meeting, which was reduce to the orange shaded area for the first Design Recommendation meeting, and was further reduced to the section shown above for the second Design Recommendation meeting where the proposed Height, Bulk and Scale ultimately received board support.

The building went through several massing reductions in response to the Board's guidance. The project responded to initial guidance with additional steps in the massing, reduction in structure height, and elimination of structure length departure request. Additional reductions in bulk were presented at the second Design Recommendation meeting that met with approval from the Board.

During the second Design Recommendation meeting, the board supported the reduced floor to floor heights, minimal parapets, and sunken courtyard resulting in a height that is "considerably below the 60 foot height limit", the Board noted the penthouse is the minimal width, and the Board unanimously recommended approval of the design with departures and minor landscaping conditions.

The current proposed massing of the building remains the same as the previously approved design.

Per the Hearing Examiner's decision, affirmation of Guideline CS2-D (Previously B-1) is requested.

Current Proposed Design Revisions:

The rendered image on this page is virtually that same as approved by the Board during the second Design Recommendation meeting. The only change to the approved design is the raised and leveled grading revision at the southeast corner of the site behind the street facing retaining wall and the elimination of a small window that was previously at grade. Note that the height of the street facing retaining wall remains as previously approved.

Revision Area #1

Raised and leveled grade along the southeast portion of the site. Board approved window was deleted by this change.



Project Rendering as seen from the Southeast on SW Avalon Way

Previously Approved Design Image courtesy of Caron Architects
(Revised grading representation by NK Architects)



Current Proposed Design Revisions:

The rendered image on this page is virtually that same as approved by the Board during the second Design Recommendation meeting. The only change to the approved design is the raised grading revision at the northeast corner of the site which reduced the perceived height of the retaining wall and the reduced size of the two ground related north facing windows.

Revision Area #2

Raised grade along northeast portion of site approximately 18" (include three additional trees per previous Design Recommendation conditions of approval). Perceived height of retaining wall reduced. Board approved windows were affected by this change.

Project Rendering as seen from the Northeast on SW Avalon Way

Previously Approved Design Image courtesy of Caron Architects
(Revised grading representation by NK Architects)

Current Proposed Design Revisions:

No design changes to this image. Image is as approved by the Board at the conclusion of the second Design Recommendation meeting.



Project Rendering as seen from the Northwest from the Alley

Previously Approved Design Image courtesy of Caron Architects



Current Proposed Design Revisions:

The rendered image on this page is virtually that same as approved by the Board during the second Design Recommendation meeting. The only change to the approved design is the raised and leveled grading revision at the southeast corner of the site behind the street facing retaining wall and the elimination of a small window that was previously at grade. Note that the height of the street facing retaining wall remains as previously approved.

Revision Area #1

Raised and leveled grade along the southeast portion of the site. Board approved window was deleted by this change.

Project Rendering as seen from the Northwest from the Alley

Previously Approved Design Image courtesy of Caron Architects
(Revised grading representation by NK Architects)

Current Proposed Design Revisions:

The rendered image on this page is virtually that same as approved by the Board during the second Design Recommendation meeting. The only change to the approved design is the raised and leveled grading revision at the southeast corner of the site behind the street facing retaining wall and the elimination of a small window that was previously at grade. Note that the height of the street facing retaining wall remains as previously approved.

Revision Area #1

Raised and leveled grade along the southeast portion of the site. Board approved window was deleted by this change.



Project Rendering as seen from the Southeast above SW Avalon

Previously Approved Design Image courtesy of Caron Architects
(Revised grading representation by NK Architects)