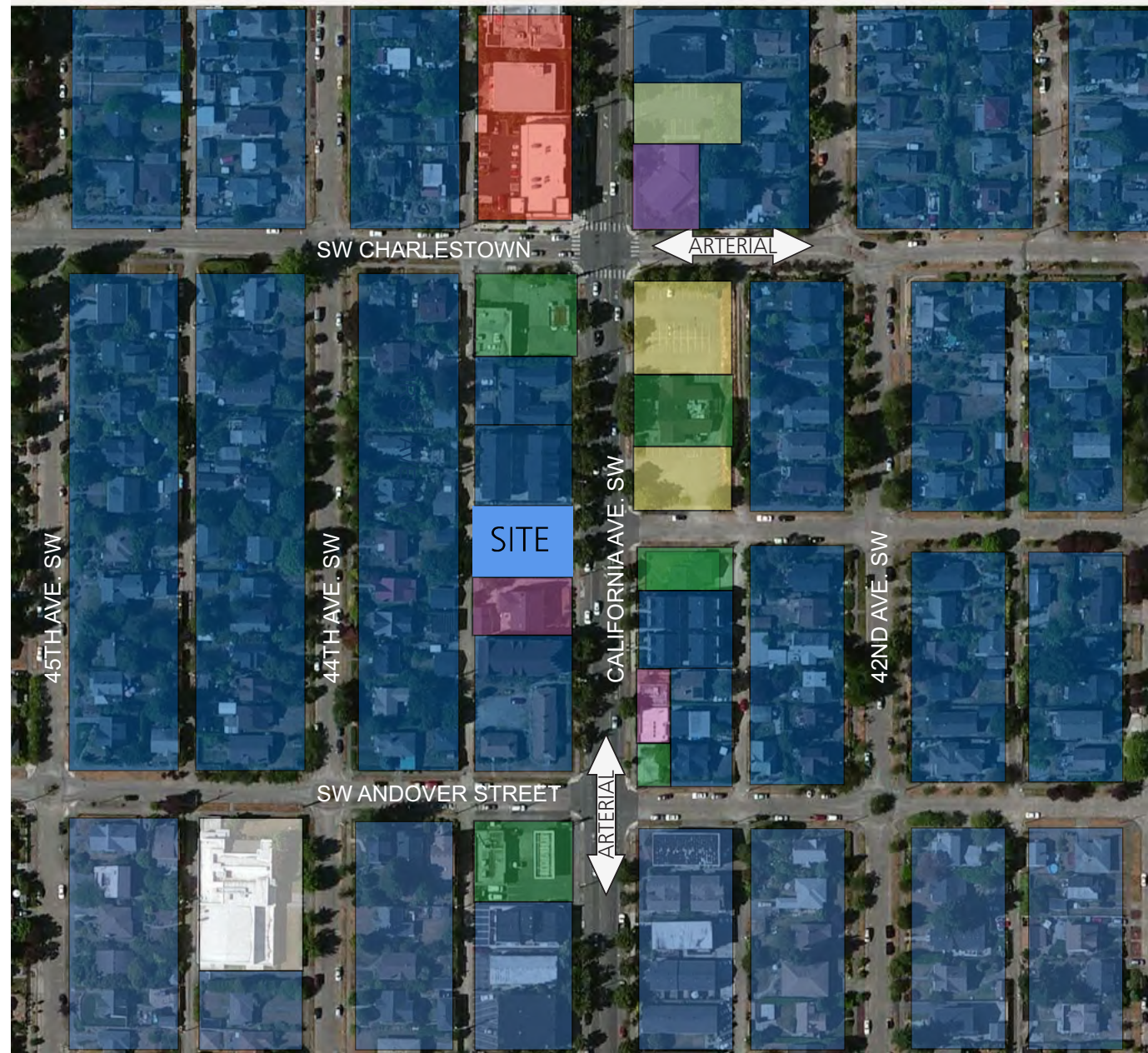




3829 California Ave SW

EARLY DESIGN GUIDANCE
June 19, 2012
DPD PROJECT #3013307

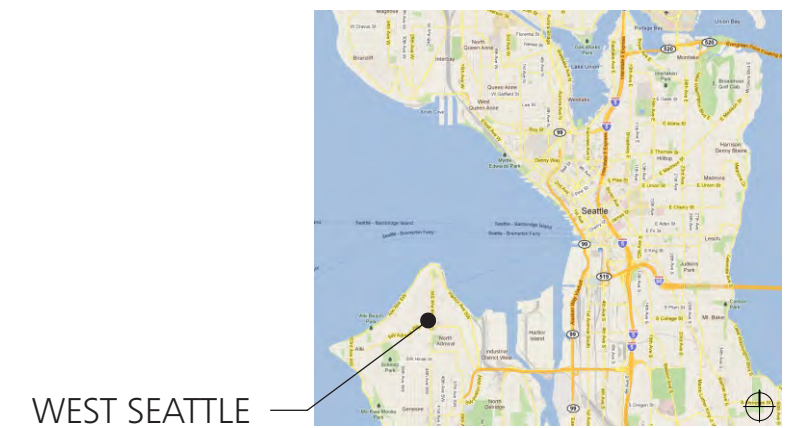


VICINITY MAP
NEIGHBORHOOD ANALYSIS

- LEGEND**
- MIXED USE
 - RETAIL
 - OFFICE
 - RESIDENTIAL
 - SURFACE PARKING
 - CHURCH

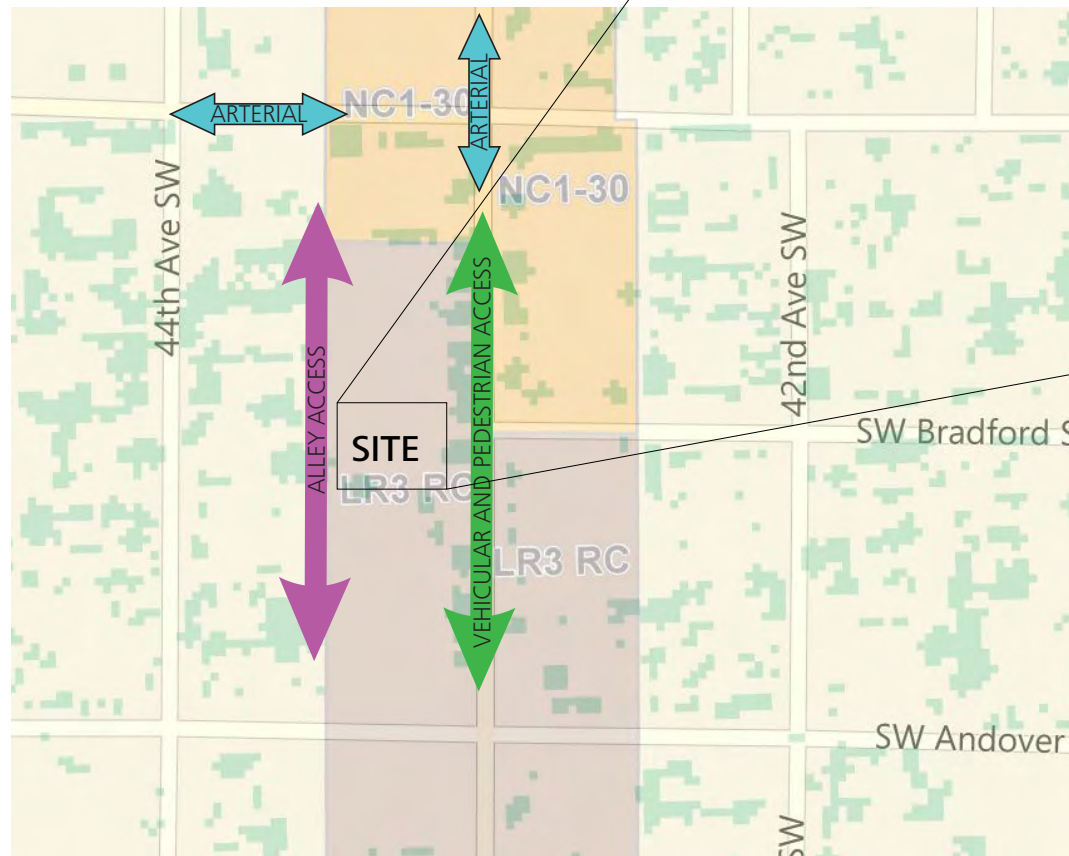
Located in the Genesee area of West Seattle, the site is located on the west side of California Avenue commercial corridor and is zoned LR-3 RC. The neighborhood is composed of single and multi-family residential, retail, office, mixed use and restaurant uses. A church is located approximately two blocks to the southwest. Most of the adjacent structures are low to mid-rise and were built in the last half of the 20th century. Many of the surrounding single family homes date from 30-40ties.

The surrounding neighborhood is predominantly zoned SF-5000, with NC1-3 and LR3-RC zones to the north and south along California Ave SW. Arterials in the immediate vicinity are SW Charlestown Street and California Ave SW.



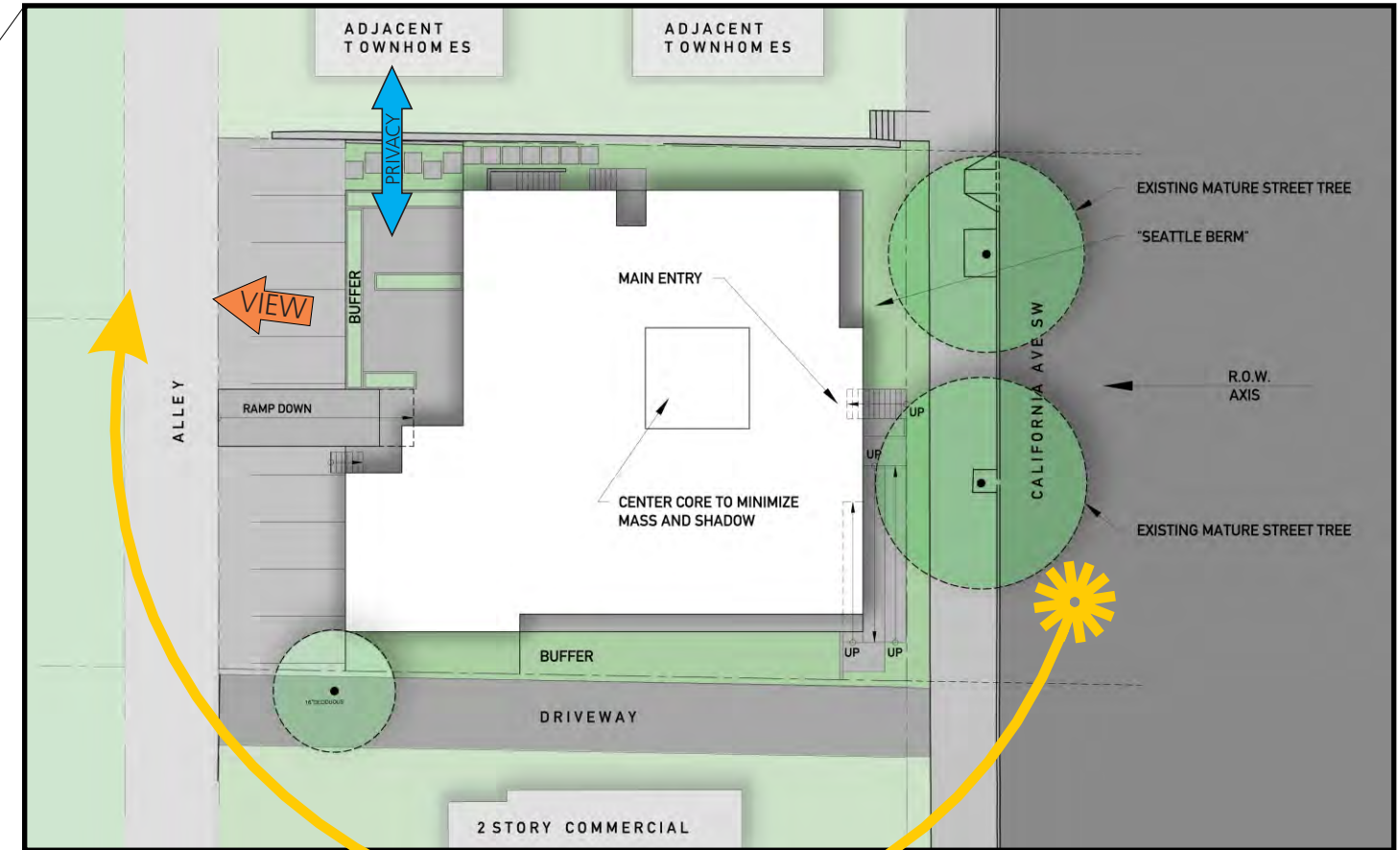


SITE AERIAL



SITE ANALYSIS

URBAN DESIGN ANALYSIS



SITE PLAN

SITE CONDITIONS

This site is currently built-out with two single story apartment buildings. It has very little slope and is approximately 24 inches above the California Ave SW right-of-way. All views are territorial looking over the neighborhood, with the exception of a potential view of Olympic Mountains or water view from the proposed roof top amenity area. Given the low height of adjacent buildings, the proposed apartment will not block views.

RC zoning allows for potential commercial use, but this section of California is predominately residential in nature and the client selected not to provide any commercial use.

The urban tree canopy is fairly sporadic in the area, but this section of California Avenue has large street trees on west side of California Ave SW. The majority of the tree canopy is located in the single family areas.



1. CALIFORNIA AVE SW LOOKING SOUTH



2. LOOKING WEST FROM CALIFORNIA AVE SW



3. CALIFORNIA AVE SW LOOKING NORTH



4. ALLEY LOOKING SOUTH



5. ALLEY LOOKING NORTH



SITE PHOTOS





1 - CALIFORNIA AVE SW LOOKING WEST



1 - CALIFORNIA AVE SW LOOKING EAST

SITE PHOTOS

- Common Design Themes :
- Mixture of gable and flat roofs
 - Variety of siding choices
 - Low rise
 - Elevated above street level

DEVELOPMENT OBJECTIVES

The proposed development will create an urban infill apartment building with partially underground parking under the structure.. Basement level provide parking for 20 cars and garbage and bike storage.

The ground level of the preferred scheme consists of a residential lobby and eight residential units with a variety of studio, one, and two bedroom units. The apartment service and utility area is located on this level. The second and third floors house 11 residences each, with a mix of studios and one bedroom units.

The roof of the building will be accessible and act as an amenity space for tenants with opportunities for entertaining, community gardening and relaxation.

Parking is required for this project, as it does not fall within a frequent transit corridor nor an urban village overlay. One space is provided per unit via underground and surface parking, both accessed from the alley.

DEVELOPMENT STATISTICS SUMMARY

Lot Size	10,554 SF
FAR	1.5
Allowable FAR	15,881 SF
Proposed FAR	15,713 SF
Parking Stalls	30

	FAR SF	Units
Roof	374	
3rd Floor	5,182	11
2nd Floor	5,182	11
Ground Floor	4,976	8
Total	15,713	30

DEVELOPMENT OBJECTIVES



VIEW FROM CALIFORNIA AVE SW

MULTI-FAMILY DESIGN GUIDELINES

A - SITE PLANNING

A-1 RESPOND TO SITE CHARACTERISTICS

Landscaping terraces along California Avenue SW to replicate original grade and incorporate handicap access for the building. Majority of the units are oriented towards south where neighbors driveway provides additional spatial buffer.

The building is set back appropriately with the multi-family neighbors and the streetscape is uninterrupted by a driveway. Most fo 4' podium is concealed from street view by landscaping and ramp, exposed surfaces will receive architectural concrete. The mature existing street trees will be protected and preserved.

A-3 ENTRANCES VISIBLE FROM STREET

Recessed entry with a protruding canopy above gives a strong visual clue for the main entry. The main steps guide residents and guests to the entrance off of California Ave SW.

A-6 TRANSITION BETWEEN RESIDENCE AND STREET

Residential units are raised above the street level and buffered by vegetation. The ground floor street facing units have the main living areas opening onto the side yards for privacy from both vehicula and pedestrian traffic.

A-8 PARKING AND VEHICLE ACCESS

Code required minimum parking for cars and bicycles is proposed, to be accessed from the alley. Garbage collection is also proposed to be provided from alley side.

DESIGN GUIDELINES



VIEW FROM CALIFORNIA AVE SW

A-3
A-1, A6
A-2



VIEW FROM ALLEY

A-8

MULTI-FAMILY DESIGN GUIDELINES, CONTINUED

B- HEIGHT, BULK SCALE

B-1 HEIGHT, BULK SCALE COMPATIBILITY

The bulk and height are compatible with the surrounding uses along California Ave SW. The building's rear courtyard provides a buffer from the alley and the adjacent single-family zone. Street facade is broken to several elements to diminish the scale of the project.

C- ARCHITECTURAL ELEMENTS AND MATERIALS

C-1 C-4 ARCHITECTURAL CONCEPT/ MATERIALS

The building will provide a mixture of materials consistent with the surrounding structures. Variation of the street facing facade is through a combination of materials and structure modulation. Exposed concrete will receive architectural treatment in either texture, color or both.

D - PEDESTRIAN ENVIRONMENT

D-6 SCREENING OF DUMPSTERS AND SERVICE

All service functions and refuse areas are within the building structure and are serviced from the alley.

E - LANDSCAPING

E-1 LANDSCAPING TO ENHANCE CONTINUITY WITH ADJACENT SITES

The existing mature street trees along California Avenue SW will be maintained. Landscaping on the north site should transition to the side yard of the existing town home development

E-2 LANDSCAPING TO ENHANCE BUILDING AND SITE

The street level in front of the building incorporates terraced landscaping planters. The roof amenity area will feature layered landscaping, providing screening and opportunity for community P-patch. Open exist stair on the alley side will provide opportunity for vertical green wall.

DESIGN GUIDELINES

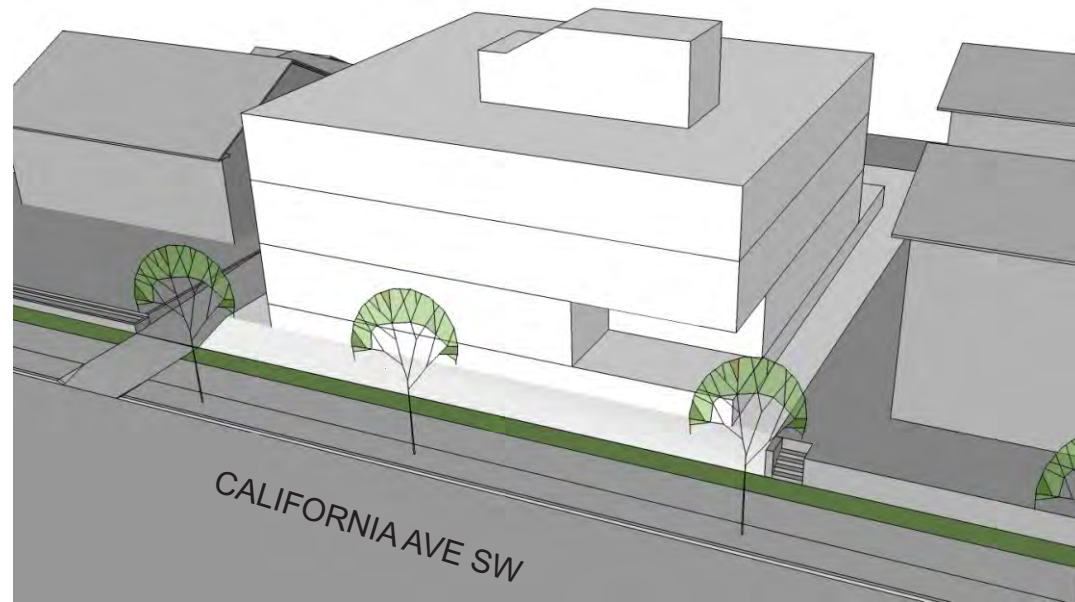


VIEW OF CALIFORNIA AVE SW



VIEW FROM ALLEY

OPTION A

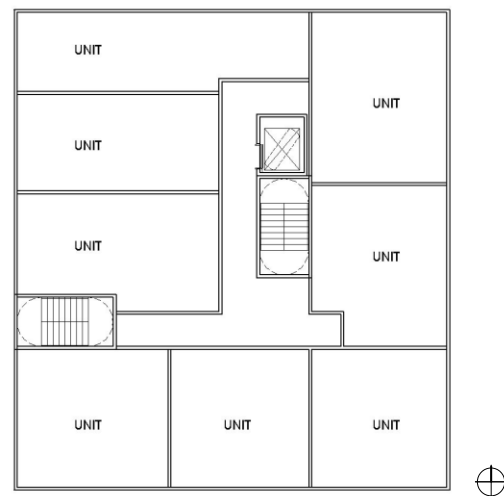


PRO'S

- Maximizes FAR
- Code compliant

CON'S

- Unmodulated facade
- Not maximizing unit count



ALTERNATE MASSING OPTIONS

OPTION B



PRO'S

- Code compliant
- Courtyard off street, extension of ROW

CON'S

- Does not maximize FAR
- Not sympathetic to residential neighbors
- Increase in exterior walls and decrease energy efficiency
- Does not maximize unit count
- No roof deck amenity area



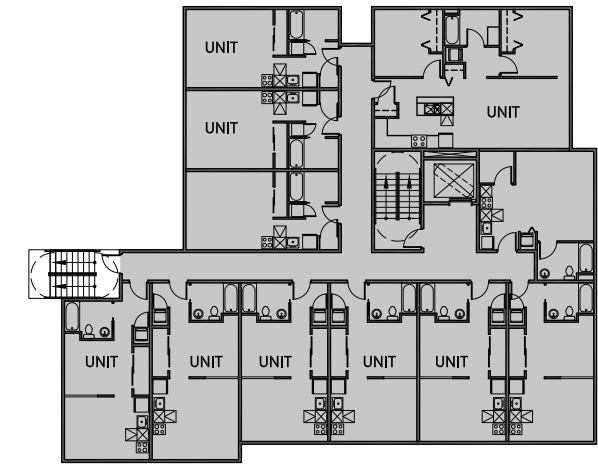


PRO'S

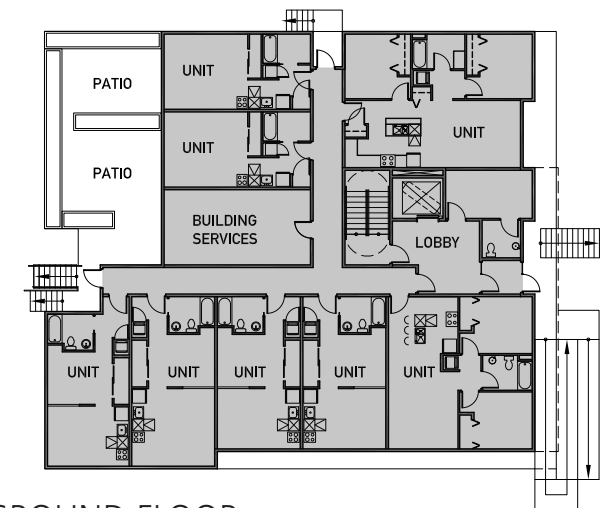
- Maximizes FAR
- Maximizes Unit Count
- Street facade modulation responds to ROW
- Code compliant

CON'S

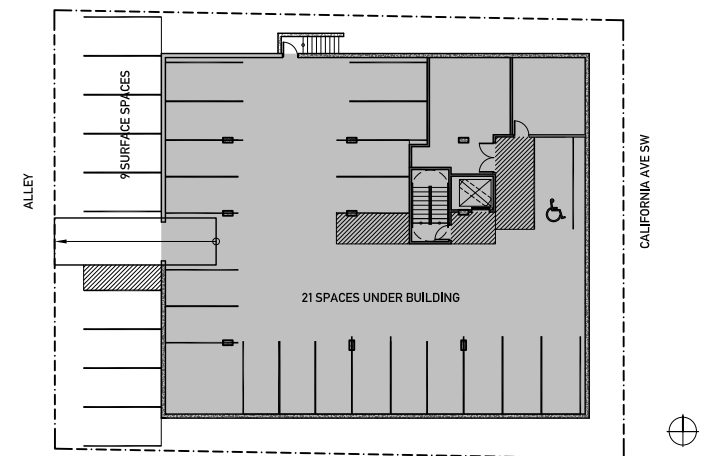
- Greater amount of interior corridor
- Smaller Units



FLOORS 2-3



GROUND FLOOR



UNDER-BUILDING PARKING



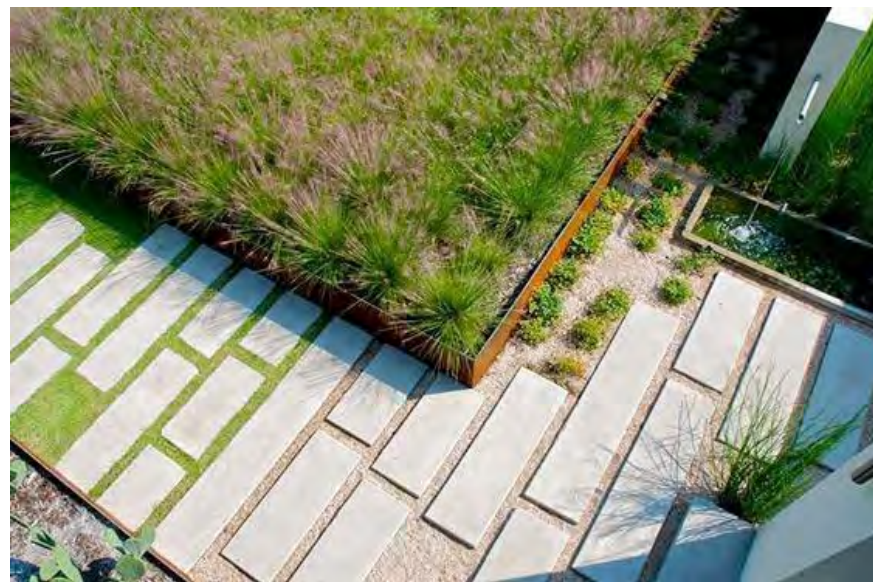
STREET LEVEL

The partially buried basement has been mitigated with landscaping and bermed earth to visually diminish the height above the street. A difference in concrete texture will further reinforce the pedestrian entry. The alley entrance is softened by a green screen above and the hard surfacing drains into bio-retention planters. Parking stalls off alley are proposed to be paved with permeable pavers.



Private Patios

Private landscaping areas will be provided at for the ground floor units. Plantings and hardscape will be used to enhance private decks. Green wall landscaping will be used to cover the exterior exit stair. In addition to creating room for patios and landscaping, setting the building back from the property line ensures that the residents have ample daylight.



ROOF AMENITY

The roof for this project is intended to be used by all residents as an amenity space. Landscape and hardscape are proposed to create a comfortable and attractive urban roof garden. Planter boxes will be provided for a community building vegetable garden. The roof will be served by both stairs and the elevator. A small portion will be screened and dedicated to mechanical equipment.

