

LOFTS AT THE JUNCTION

4535 44TH AVENUE SW



DESIGN REVIEW RECOMMENDATION

DECEMBER 5, 2013

DPD #3014846

310 First Avenue S, Suite 4S
Seattle, WA 98104
206.933.1150
www.nkarch.com







PROJECT VISION

The West Seattle Junction neighborhood is a vibrant urban core, but uniquely still retains its small town feel. This desirable combination along with the close proximity of multiple grocery stores and restaurants makes West Seattle an attractive location for people of all ages and lifestyles. Lofts at the Junction will complement the existing neighborhood fabric by providing not only both east-facing ground level commercial space but also 36 much-needed additional housing units. The site is located within the immediate vicinity of multiple bus and rapid transit lines, and so no on-site parking is provided. However, the building is targeted towards those who are seeking an urban lifestyle in a safe, walkable neighborhood, but at the same time prefer to be outside of the hustle of the downtown core. It is envisioned that the future tenants will rely on multiple modes of transportation, including bicycles, car sharing programs, and public transit.

PROJECT PROGRAM

Number of Residential Units:	36 units
Area of Residential Uses:	11,700 sf
Number of Live / Work Units:	2 units
Area of Live/Work Uses:	1,100 sf
Floor Area Ratio:	3.24
Numbers of Stories:	5 Stories
Total Area Above Grade:	16,400 sf

OWNER

Lofts at the Junction LLC.
 5415 California Avenue SW
 Seattle, WA 98136

ARCHITECT

Nicholson Kovalchick Architects
 310 1st Avenue S
 Suite 4S
 Seattle, WA 98104

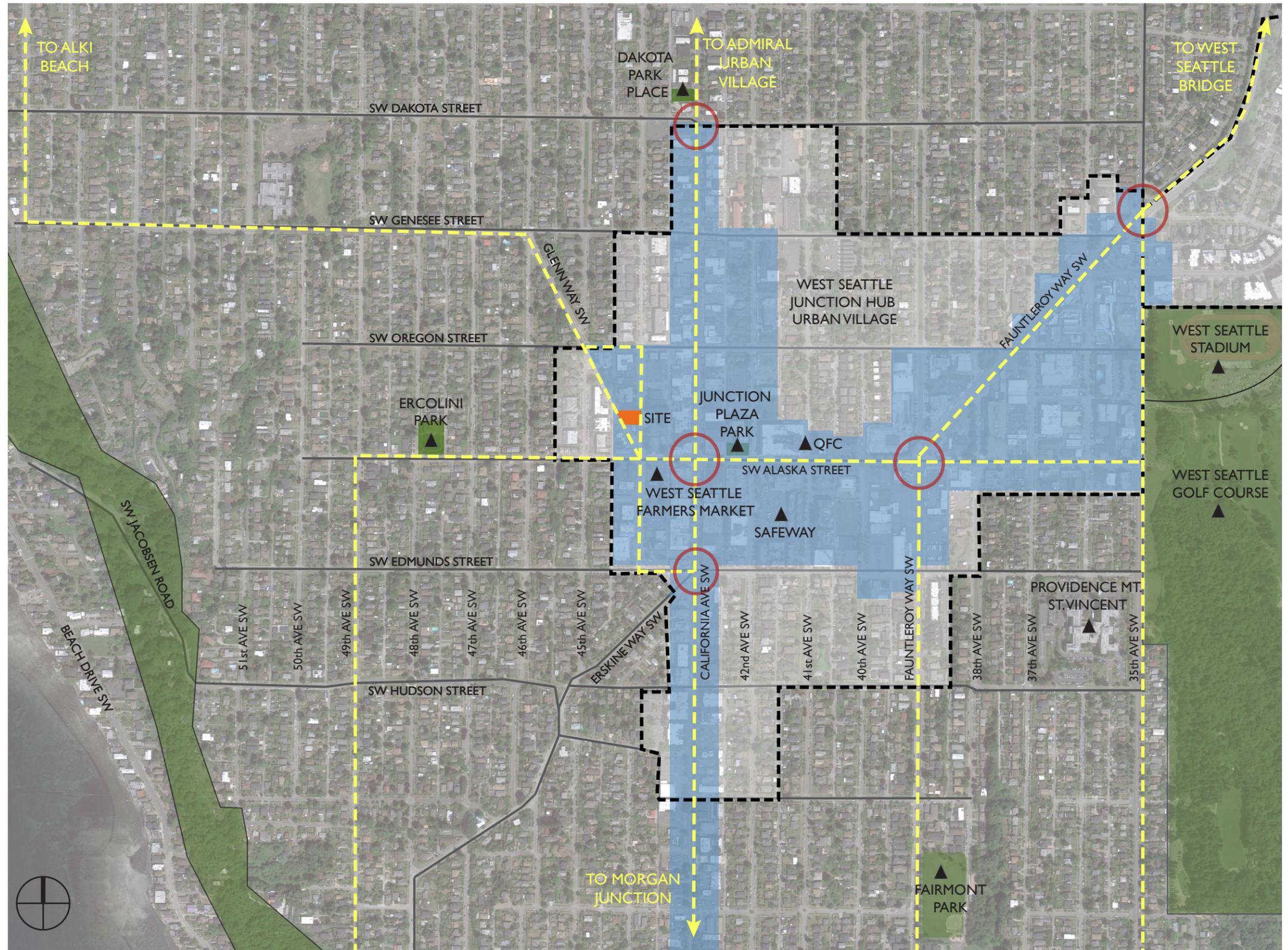
DPD CONTACT

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 tami.garrett@seattle.gov
 206-233-7182

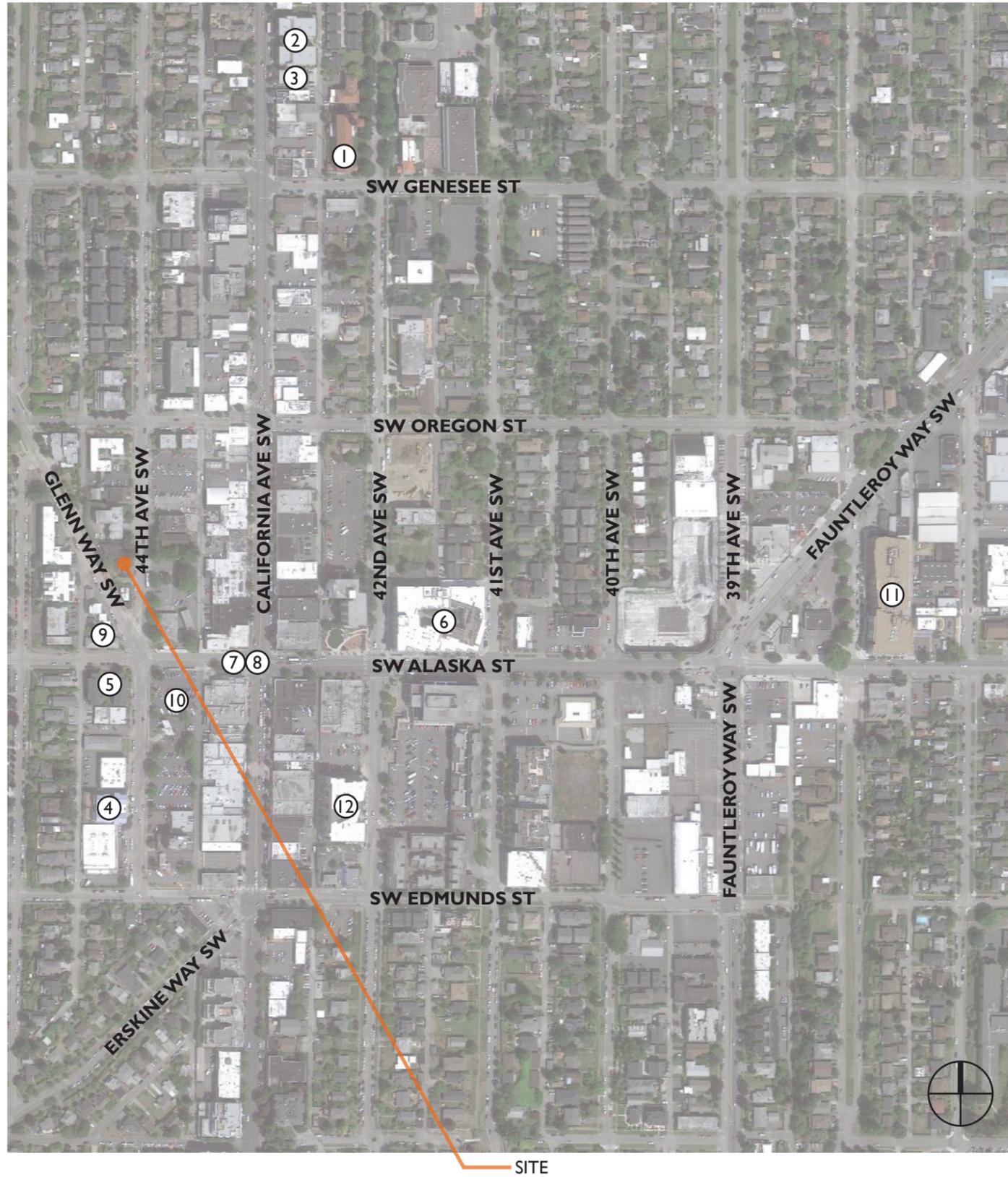
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URBAN ANALYSIS



- SITE
- NC-ZONED
- PARK
- NODE
- WEST SEATTLE JUNCTION HUB URBAN VILLAGE BOUNDARY
- LOCAL LANDMARK
- ARTERIAL STREET
- BUS ROUTE & MAJOR TRAFFIC FLOW



① HOLY ROSARY CHURCH



② THE DAKOTA



③ MULTI-FAMILY



④ 44TH AVENUE SW



⑤ ALASKA & 44TH



⑥ ALTA MIRA



⑦ THE JUNCTION



⑧ THE JUNCTION



⑨ ALASKA & GLENN WAY (PROPOSED)



⑩ WEST SEATTLE FARMERS MARKET

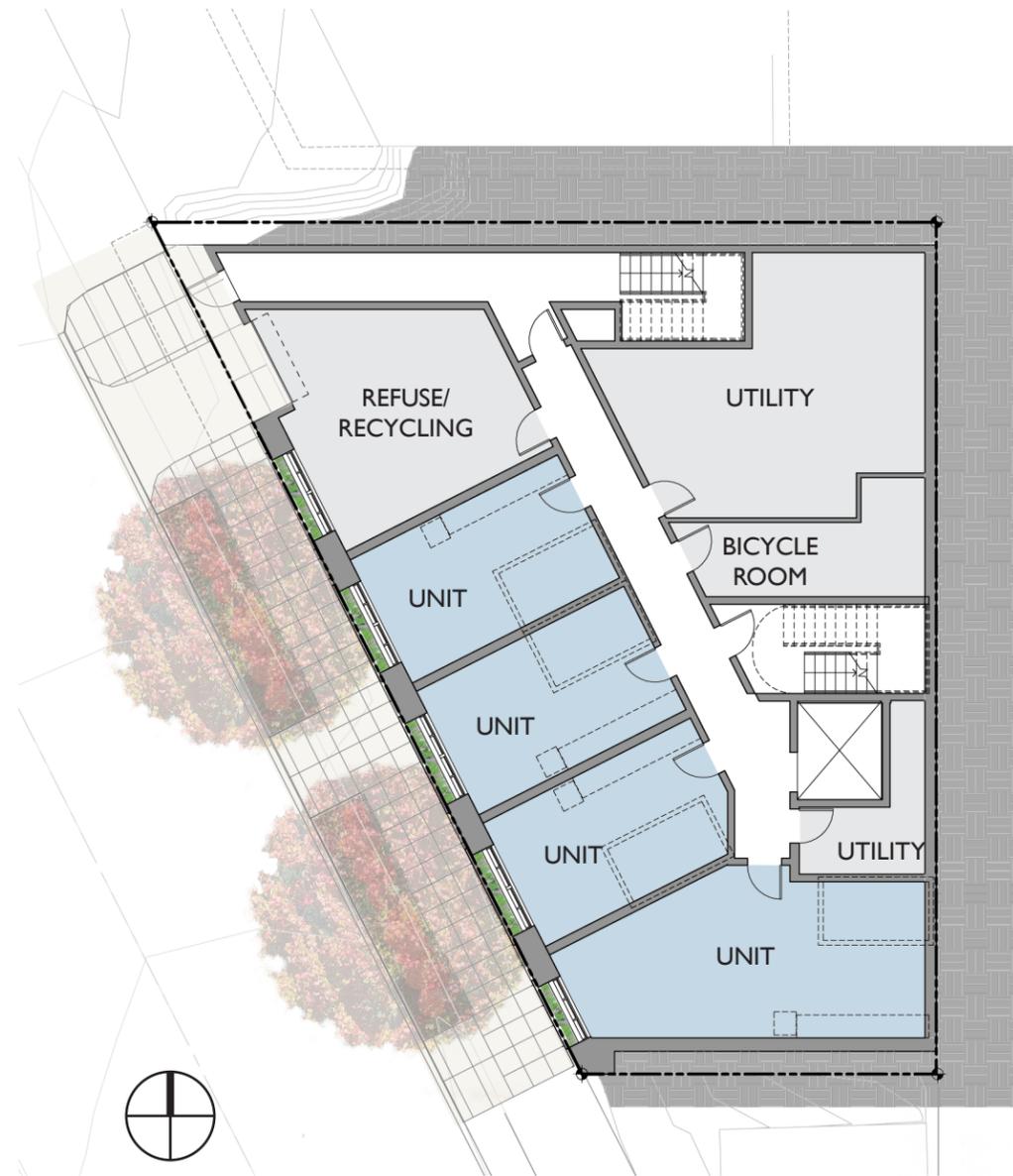


⑪ LINK APARTMENTS



⑫ MURAL APARTMENTS

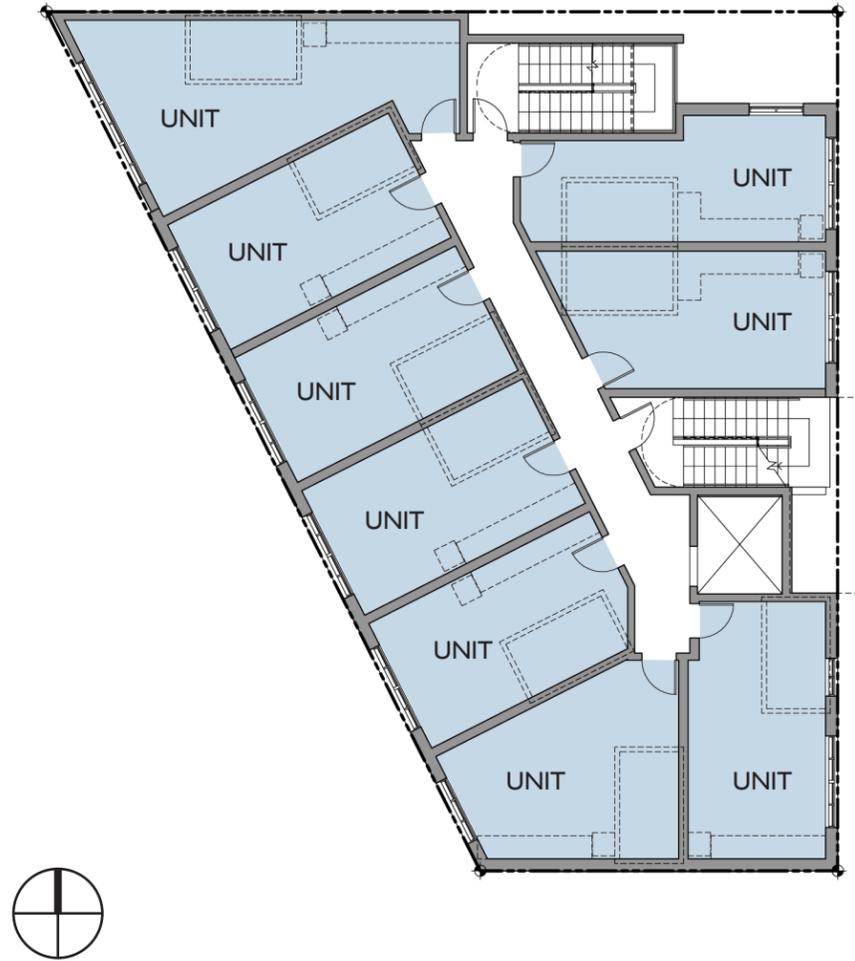
FLOOR PLANS



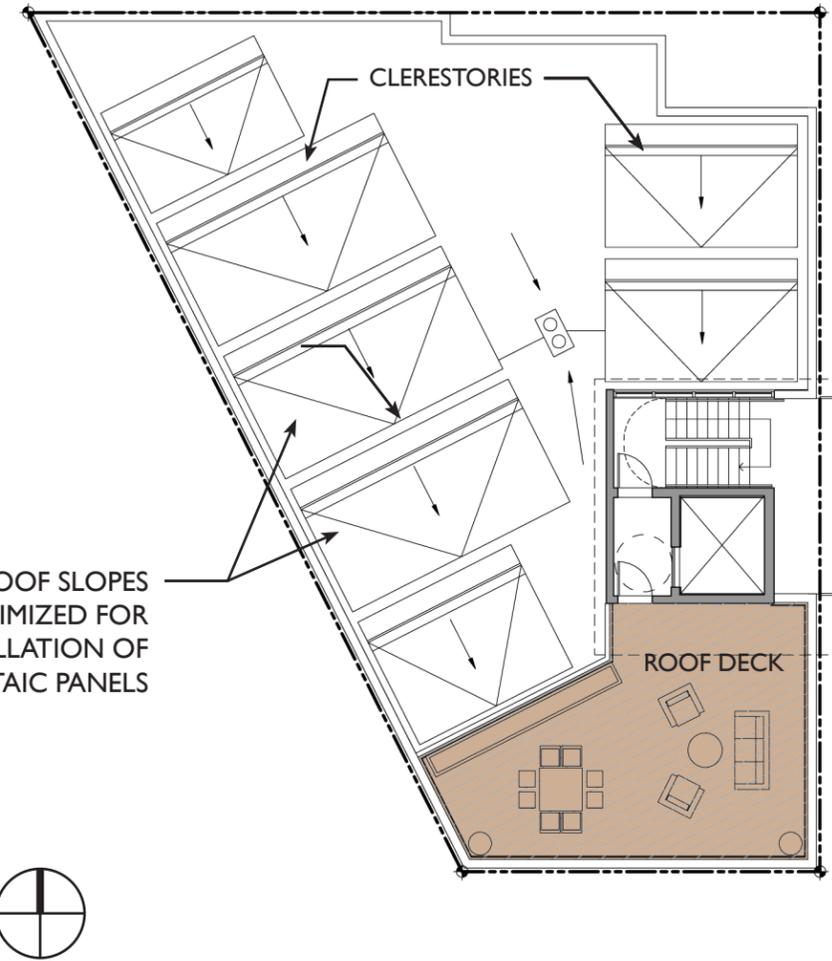
LEVEL 1



LEVEL 2



LEVELS 3-5



ROOF LEVEL

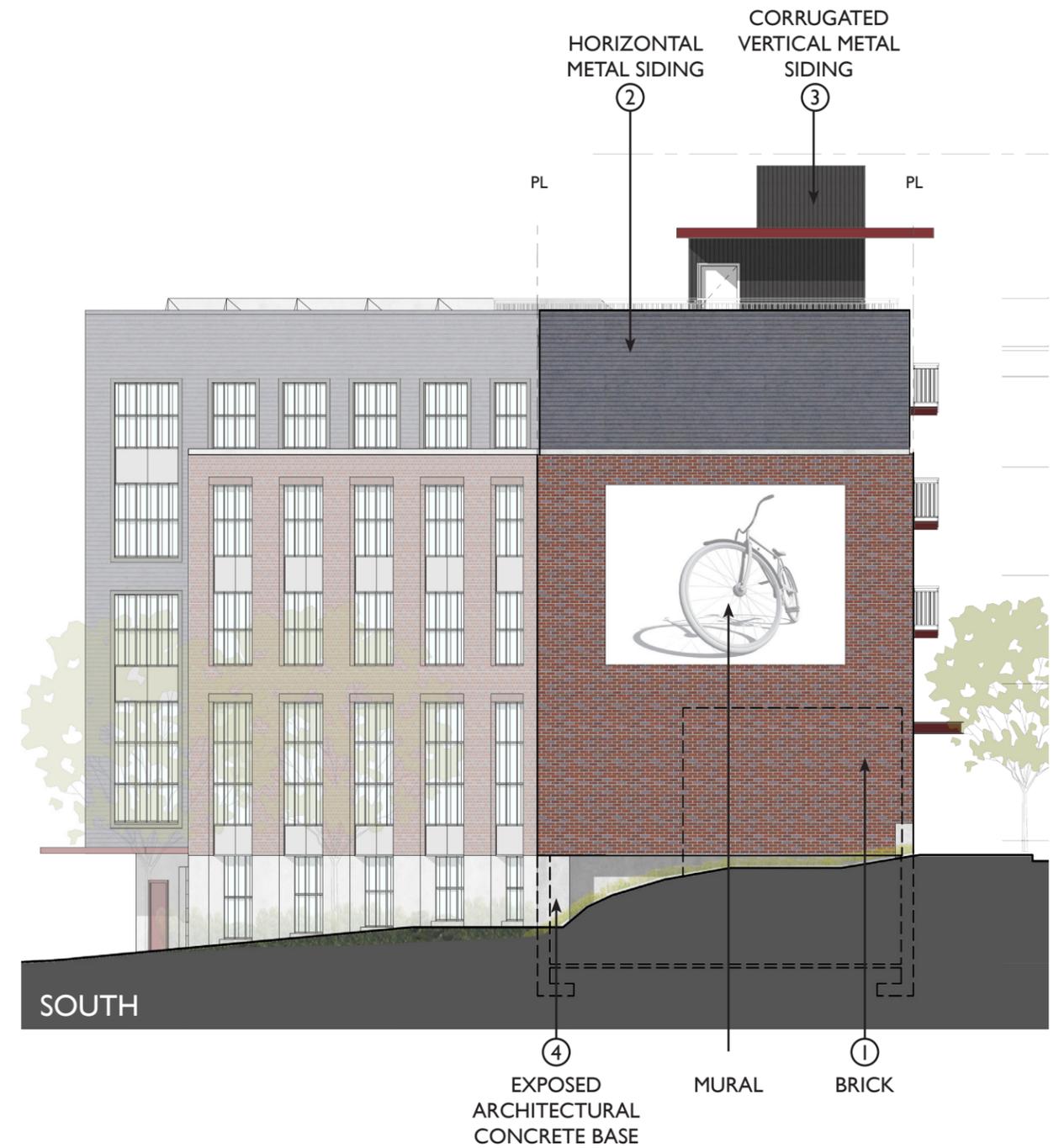
CLERESTORY ROOF SLOPES
ARE OPTIMIZED FOR
FUTURE INSTALLATION OF
PHOTOVOLTAIC PANELS

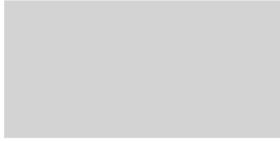
ELEVATIONS



MATERIAL PALETTE

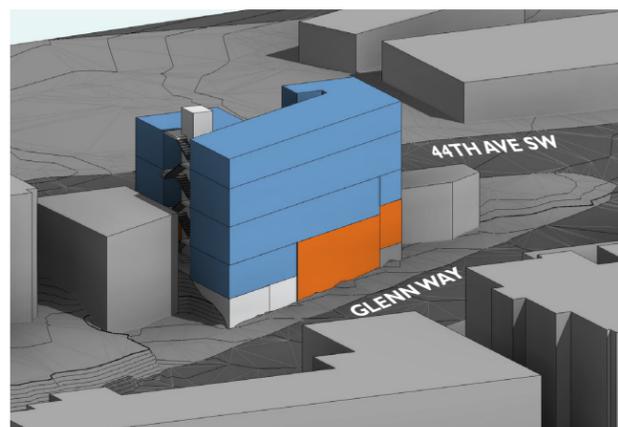
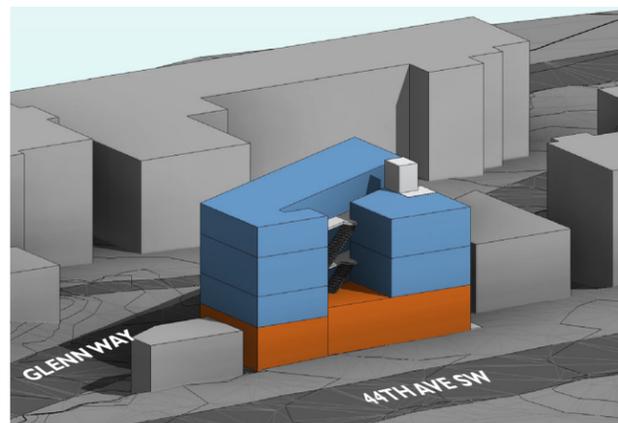




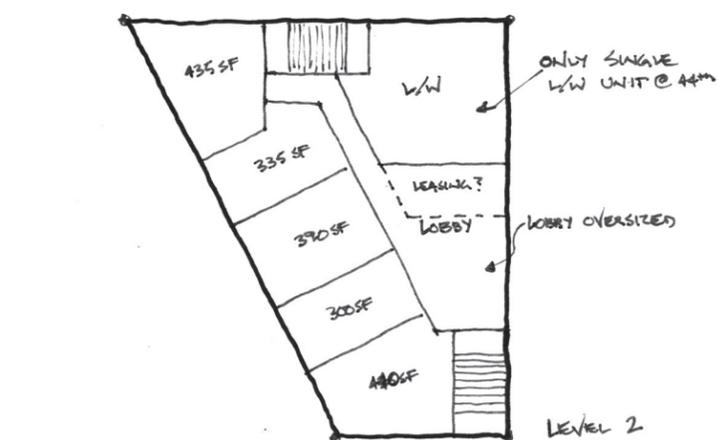
<p>⑤</p>  <p>METAL PANEL TRIM COLOR: COOL METALLIC SILVER</p>	<p>⑥</p>  <p>METAL CANOPY COLOR: COOL RED</p>
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<p>⑦</p>  <p>ALUMINUM STOREFRONT GLAZING SYSTEM COLOR: ARCHITECTURAL BRONZE</p>	<p>⑧</p>  <p>VINYL WINDOW COLOR: ARCHITECTURAL BRONZE</p>
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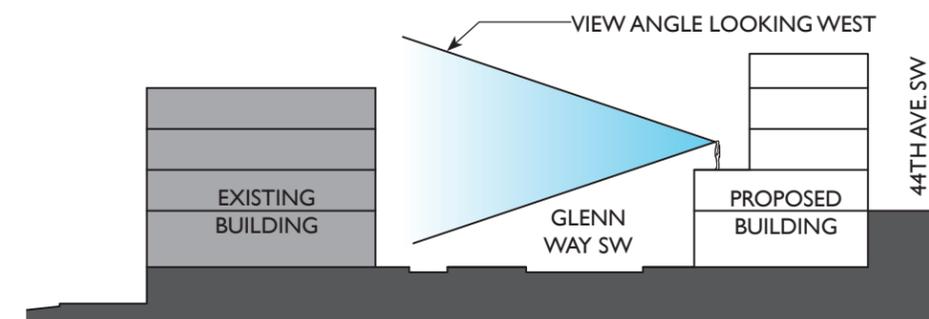
EDG PRESENTATION: PREFERRED SCHEME



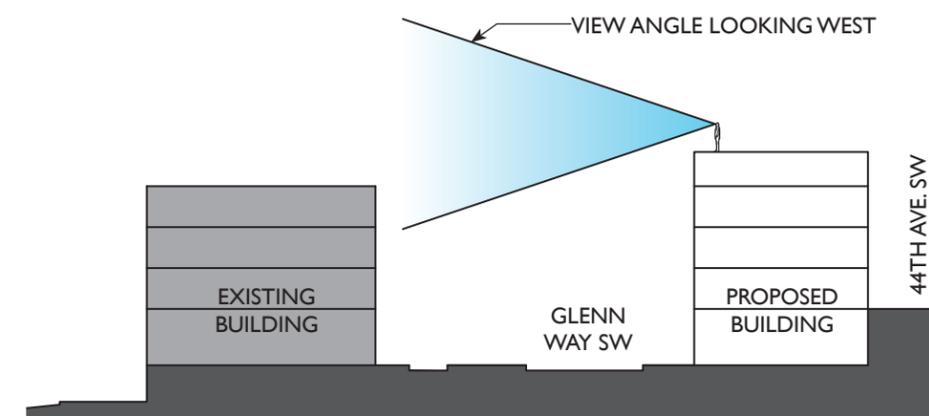
EDG BOARD REQUESTED: WEST FACING COURTYARD STUDIES



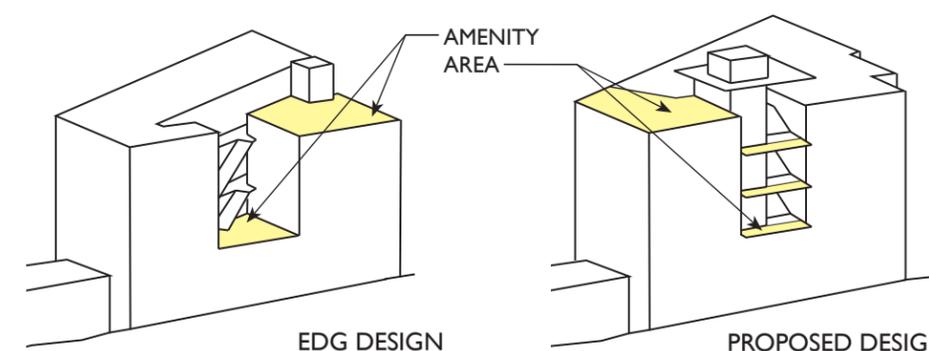
PLAN - WEST COURTYARD STUDIES



SECTIONAL VIEW - WEST COURTYARD STUDY



SECTIONAL VIEW - PROPOSED DESIGN



EDG GUIDANCE SUMMARY

At the May 9th, 2013 Early Design Guidance meeting, an option was presented that located the tenant amenity space in an east-facing courtyard at the elevation of what is now Level 3. In their remarks, the board requested that the design team additionally explore an option that located the tenant amenity courtyard on the west façade, so as to capitalize on both better solar access and views of the Puget Sound and Olympic Mountains beyond. After careful study and evaluation, it was determined that locating the open tenant amenity on the high roof would be most beneficial, as tenants could not only take advantage of views to the west, south, and east, but also have unobstructed solar access.

PROJECT RENDERING - 44th AVENUE SW

A-7 RESIDENTIAL OPEN SPACE

A 650sf roof deck is provided on the high roof, while smaller informal gathering spaces are provided at enlarged balcony landings

A-2 STREETScape COMPATIBILITY

B-1 HEIGHT, BULK, AND SCALE COMPATIBILITY

The proposed building facades are designed to complement and enhance the pedestrian experience along the length of the building. The building's east façade faces the heavily commercial and busy West Seattle Junction, and so it is more active in nature. Elements such as exterior circulation and large commercial storefront windows express this activity.

A-4 HUMAN ACTIVITY

The new sidewalk will incorporate patterned paving mixed with densely planted beds, helping to define the public/private realm along each façade. Overhead weather protection is provided along the length of the 44th Avenue façade

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The new sidewalk will incorporate patterned paving mixed with densely planted beds, helping to define the public/private realm along each façade. Overhead weather protection is provided along the length of the 44th Avenue façade

Centrally located and well-lit circulation core clearly marks the building entry.



B-1 HEIGHT, BULK, AND SCALE COMPATIBILITY

The building's west façade faces a primarily residential neighborhood, and so is quieter and more restrained in nature. Regular window patterning and a simple material palette express the quieter nature

C-2 ARCHITECTURAL CONCEPT AND CONSISTENCY

C-4 EXTERIOR FINISH MATERIALS

The building utilizes a simple and consistent material palette of brick and metal panel, with small but noticeable accent elements in a complementary red color. The combination of a primary brick façade and a metal panel clad upper level help to clearly distinguish the roofline

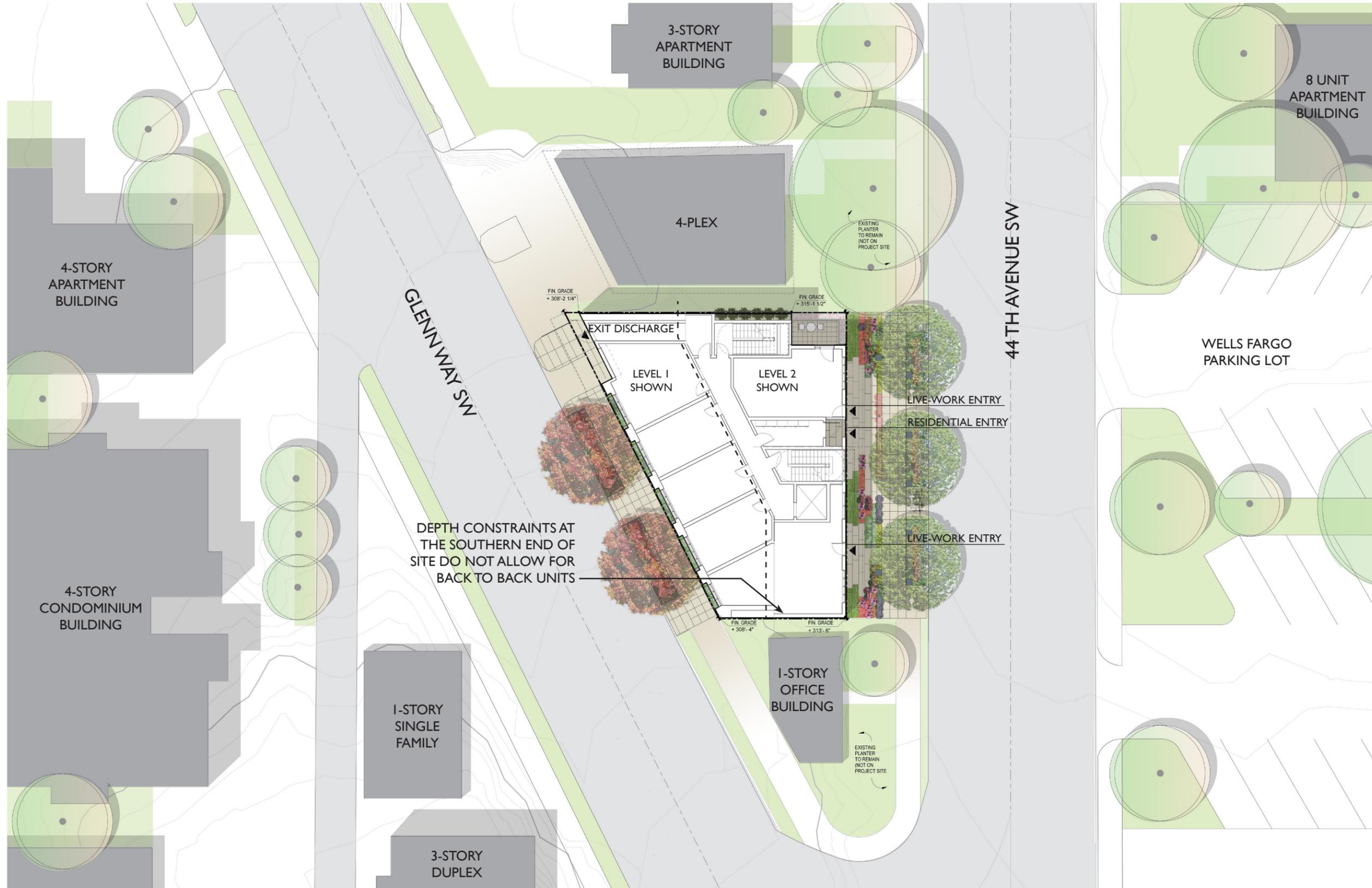
E-2 LANDSCAPING TO ENHANCE THE BUILDING AND/OR SITE

E-3 LANDSCAPE DESIGN TO ADDRESS SPECIAL SITE CONDITIONS

New street trees will be added to the planting strip along the street edge, and the tree beds will also be filled in with a variety of hardy species. Along the base of the building's west façade, planting beds are intended to provide a soft edge buffer between the sidewalk and the building, and provide privacy to the four residential units that abut the sidewalk



VICINITY SITE PLAN





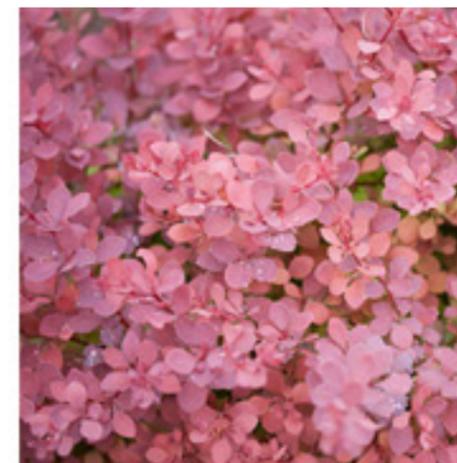
PAPERBACK MAPLE



BOWHALL MAPLE



BERBERIS THUNBERGII



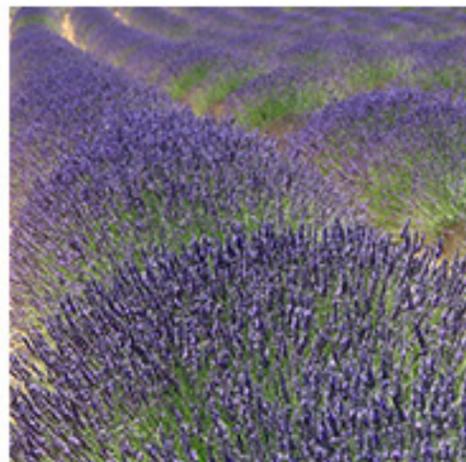
BARBERRY "SUNJOY"



PACIFIC WAX MYRTLE



SEDUM "AUTUMN JOY"



LAVENDER



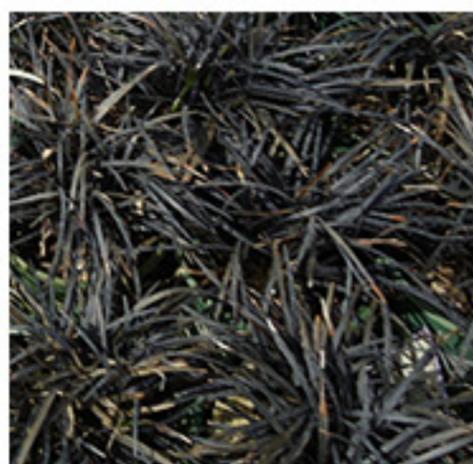
BLACK EYED SUSAN



FOUNTAINGRASS "LITTLE BUNNY"



ORNAMENTAL HORSETAIL



BLACK MONDO GRASS



JAPANESE BLOODGRASS



LIRIOPE



ORANGE SEDGE



FOUNTAINGRASS "KARLEY ROSE"

ENLARGED SITE PLAN





INTEGRAL COLOR PAVING



CONCRETE SEATING CUBES



ROUND PLANTERS



OUTDOOR FURNITURE



CIP CONCRETE WALK



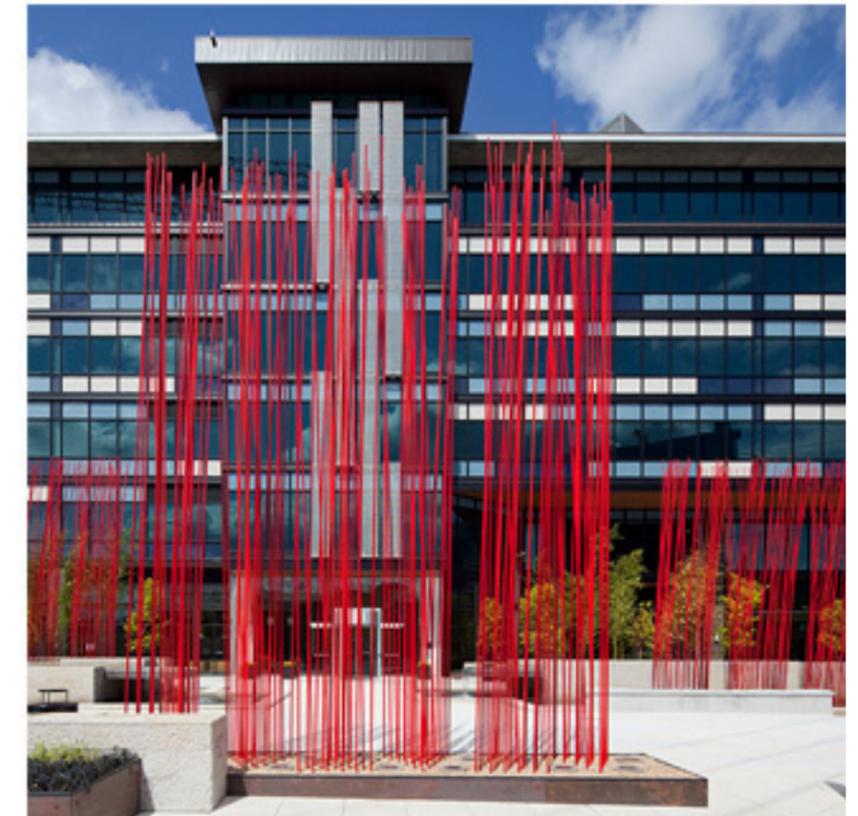
COIL BICYCLE RACK



FIBERGLASS REINFORCED PLASTIC (FRP) PLANTERS

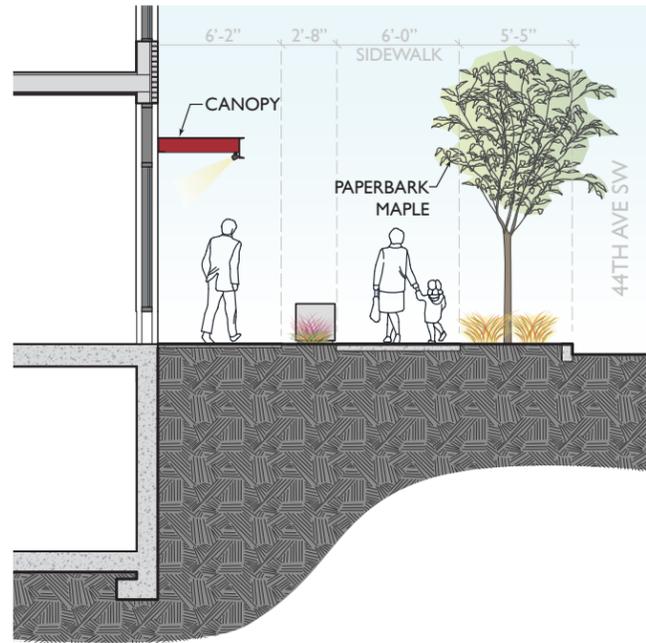


FIRE PIT

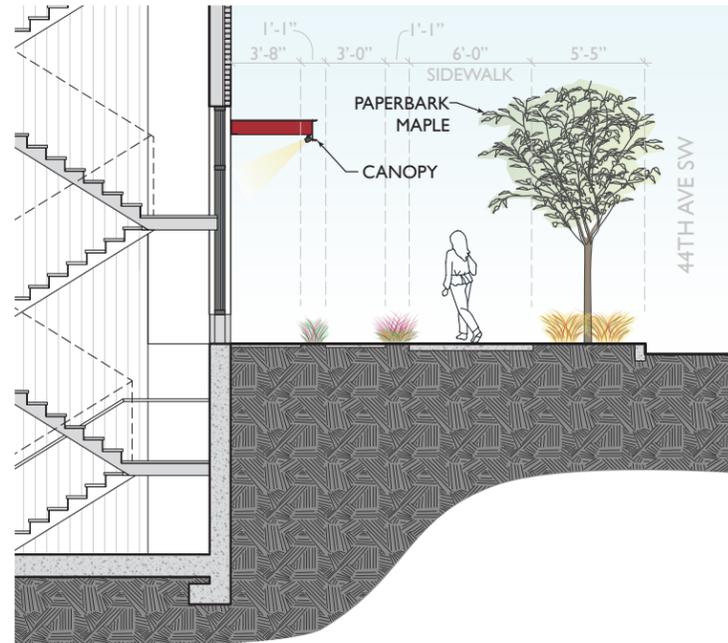


ORNAMENTAL SCREEN AT LIVE-WORK PRIVATE PATIO

STREET EXPERIENCE - 44th AVENUE SW



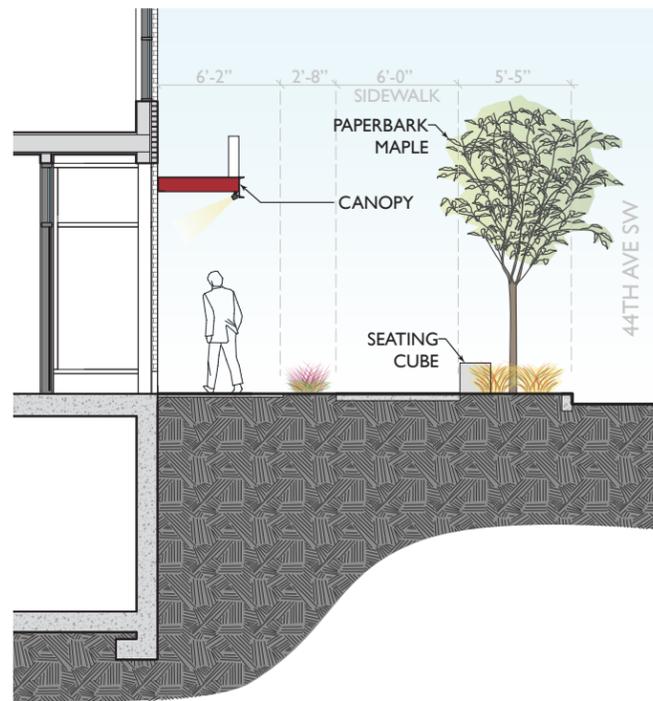
SECTION A



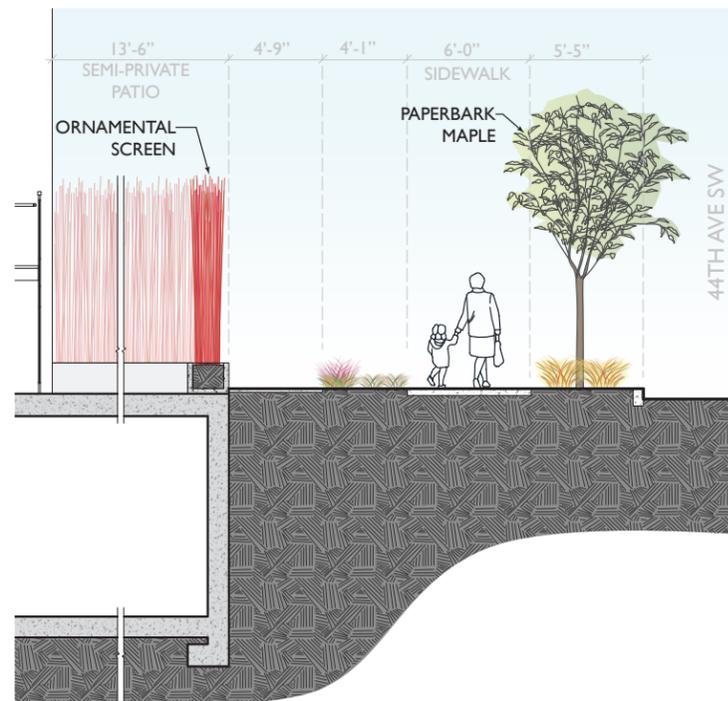
SECTION B



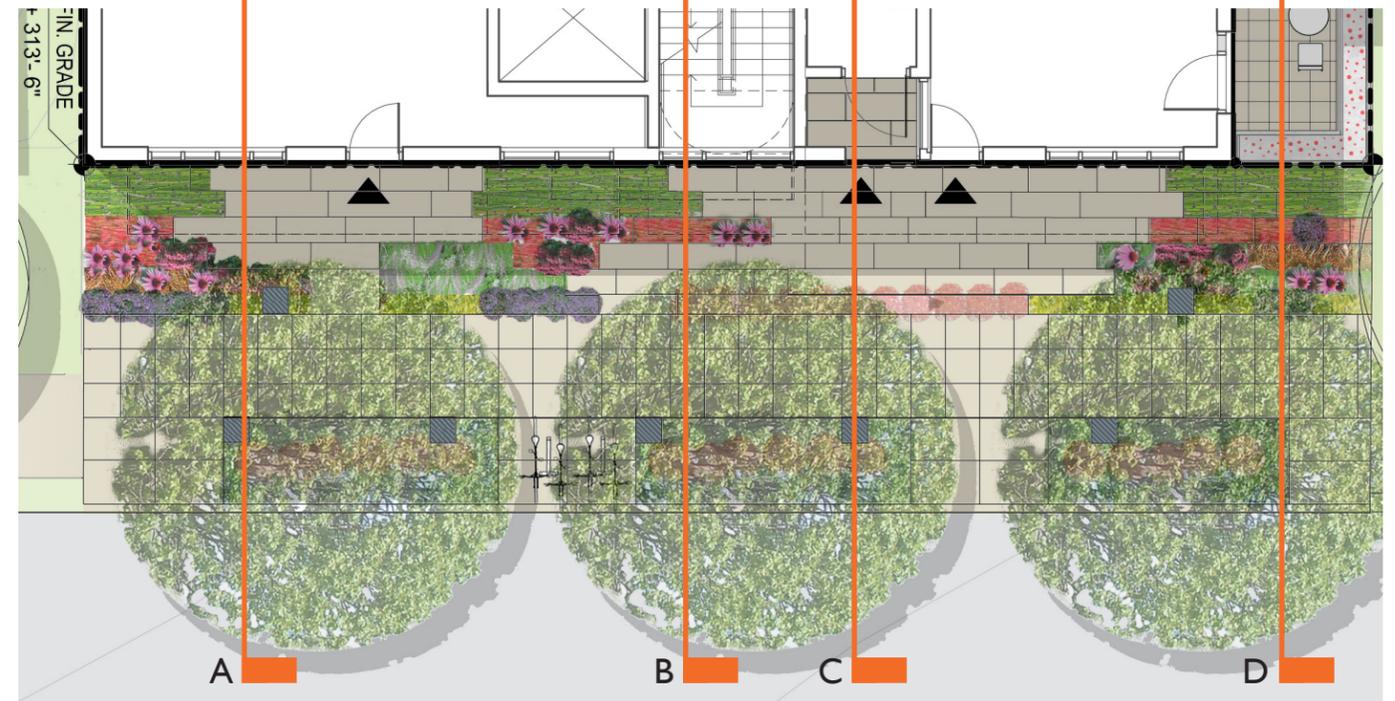
EAST ELEVATION



SECTION C



SECTION D

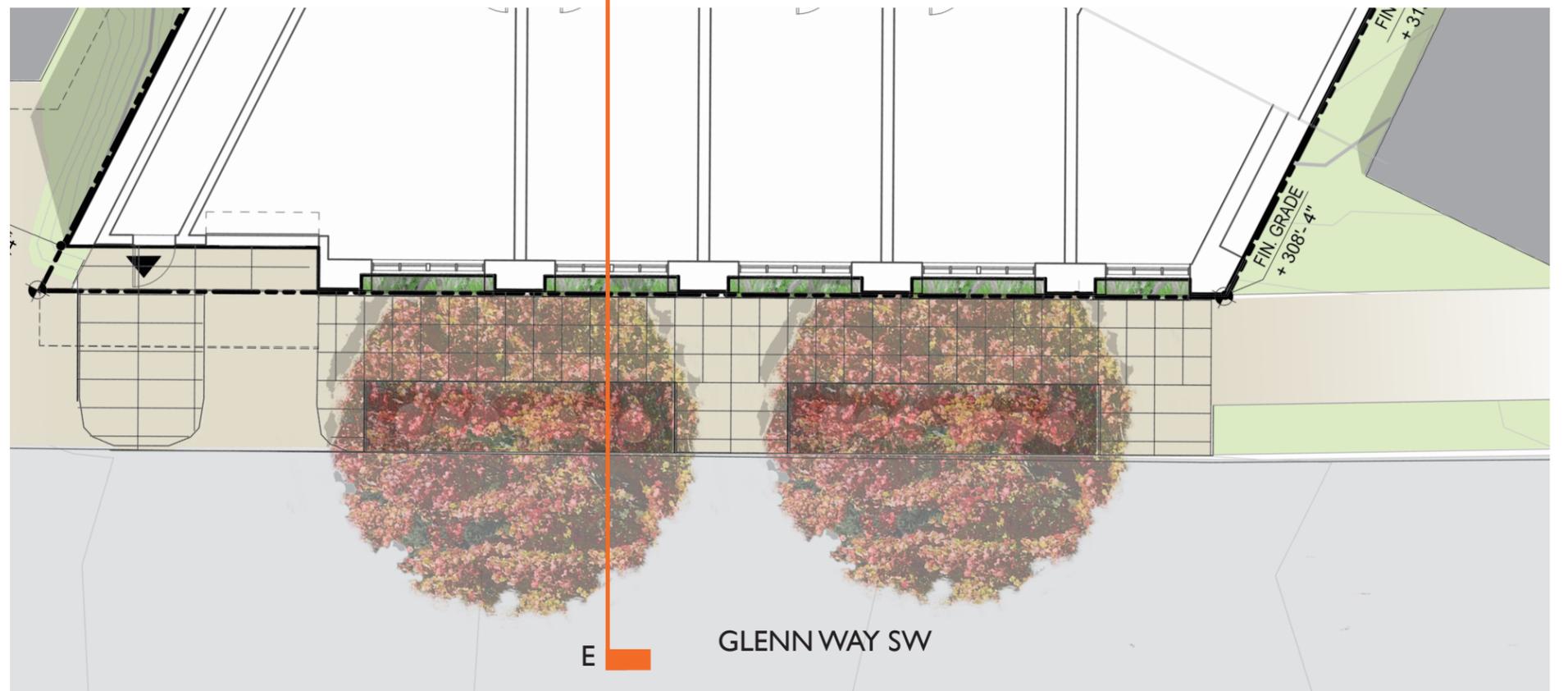


PLAN: LEVEL 2

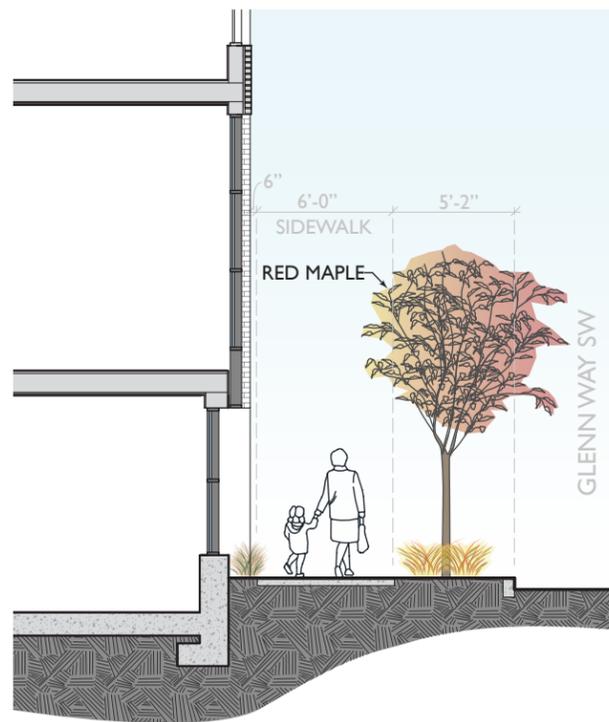




WEST ELEVATION



PLAN LEVEL I



SECTION E



BALCONY EXPERIENCE

ENLARGED BALCONY LANDING

Due to both the small area and unique geometry of the site, open gathering space is at a premium. An obvious location for open tenant amenity area is on the high roof, where one can capitalize on unobstructed views in all directions. The proposed building includes a 650sf roof deck that includes various seating and gathering spaces. However, a less obvious location for informal gathering space is at the east-facing stair landings overlooking 44th Avenue SW. The stair landings have been enlarged in two directions, allowing for the placement of a small table and chairs, where tenants can enjoy the activity of the West Seattle Junction to the east. These areas provide opportunities for exterior activity on multiple levels of the building, similar to the activity provided by private balconies. This activity adds to the liveliness of the neighborhood, and provides additional security through “eyes on the street.”



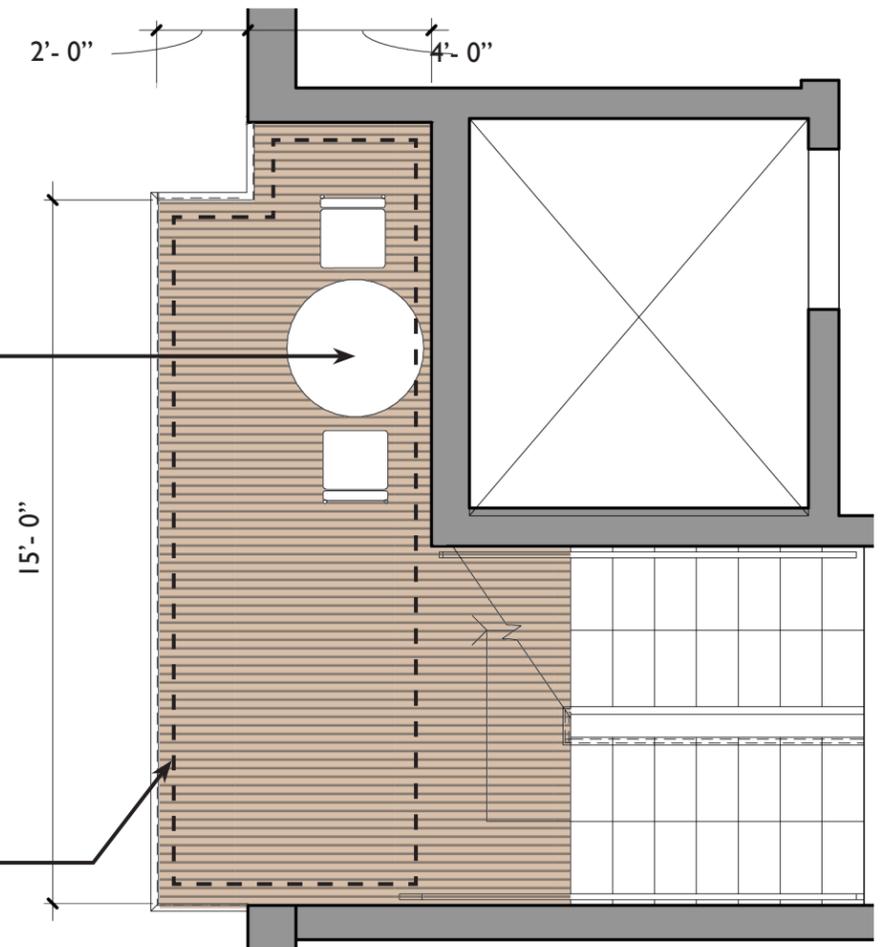
EAST ELEVATION PERSPECTIVE

BALCONIES PROVIDE NEIGHBORHOOD SECURITY THROUGH ADDITIONAL “EYES ON THE STREET”

MULTIPLE BALCONIES CAN BE UTILIZED BY SEPARATE GROUPS AT THE SAME TIME

AN ADDITIONAL 275 SF OF TOTAL OPEN GATHERING SPACE IS PROVIDED ACROSS THE THREE ENLARGED BALCONY LANDINGS

ENLARGED BALCONY LANDING ALLOWS FOR INFORMAL GATHERING SPACES OVERLOOKING 44TH AVENUE SW



AMPLE SPACE FOR A SMALL TABLE AND TWO CHAIRS AT EACH LANDING

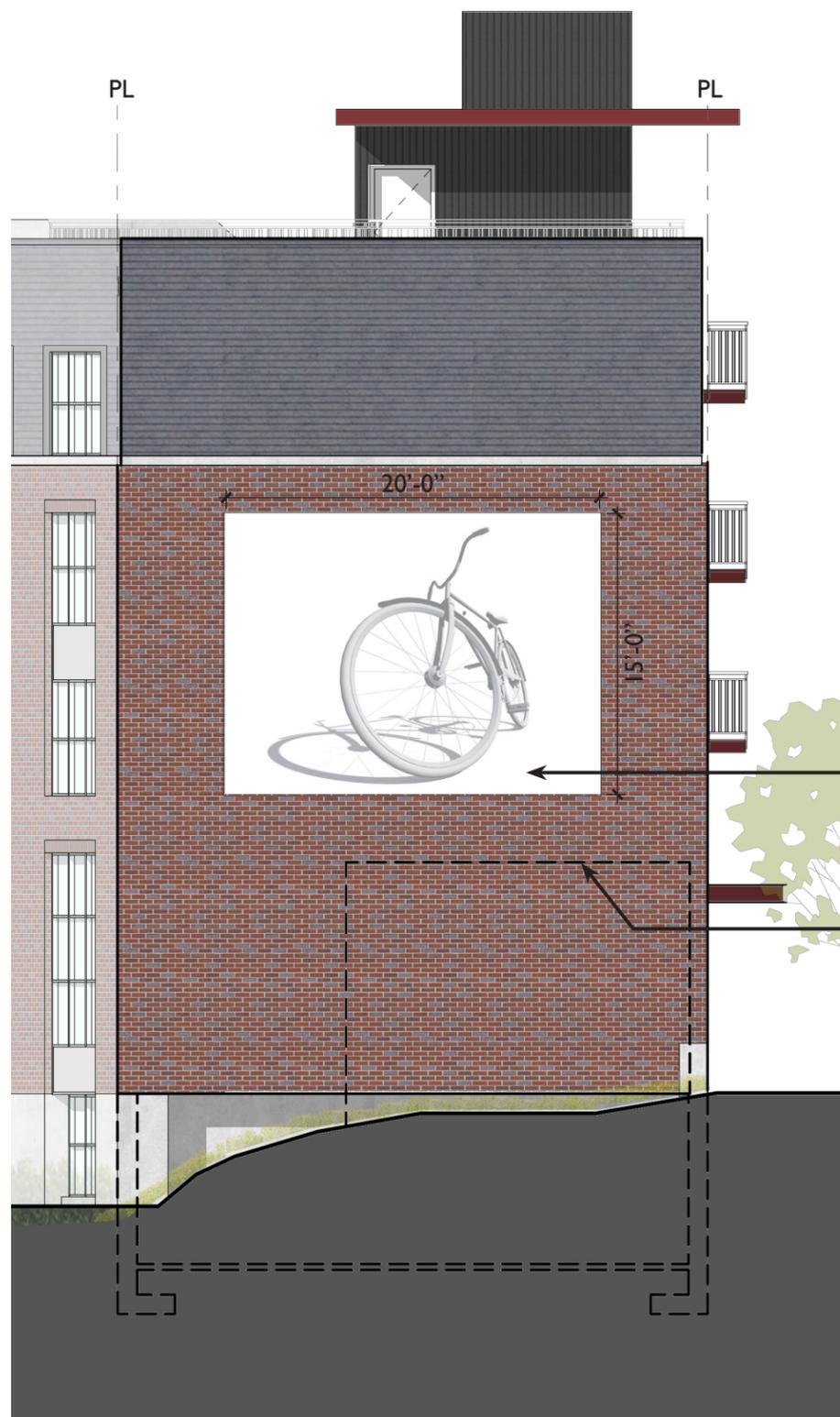
BALCONY LANDING PLAN



SECTION THROUGH BALCONY LANDING



WEST SEATTLE MURALS



SOUTH ELEVATION

MURAL

The mural consists of highly durable panels inset into a recess within the brick siding. The panels will be fabricated off-site in the artist's studio and installed on site when completed. The mission for the artist will be to produce an image that is evocative of and unique to West Seattle.

SELECTION OF THE ARTIST:

The West Seattle is blessed with a thriving and talented arts community. The project owner has reached out to several prominent art curators and procurement experts to help identify an artist that can fulfill his vision for the mural. These include:

- Sara Everett, an artist who collaborated with 14 local artists on the art for the recently completed Youngstown Flats project.
- Lezlie Jane, an artist who has completed several site specific outdoor art pieces, including the forthcoming "Luna Girls on Alki" sculpture at Alki Beach.
- Tracy Cilona, gallery coordinator and curator at Twilight Artist Collective, a local gallery located in the Alaska Junction neighborhood.

15'-0" x 20'-0" SOUTH-FACING PREFABRICATED MURAL

OUTLINE OF ADJACENT EXISTING BUILDING

SIGNAGE CONCEPT



LARGE STOREFRONT WINDOWS TO
SERVER AS SUPPLEMENTAL COMMERCIAL
SIGNAGE & DISPLAY LOCATION

PRIMARY BUILDING SIGNAGE,
FREESTANDING LETTERING , MOUNTED
OVER PAINTED METAL CANOPY, LIT WITH
DIRECTIONAL LIGHTING

BUILDING ADDRESS SIGNAGE,
ALL-MOUNTED AND BACKLIT

COMMERCIAL SIGNAGE, UNDERMOUNT,
SUSPENDED FROM PAINTED METAL
CANOPY ABOVE, LIT WITH DIRECTIONAL
LIGHTING





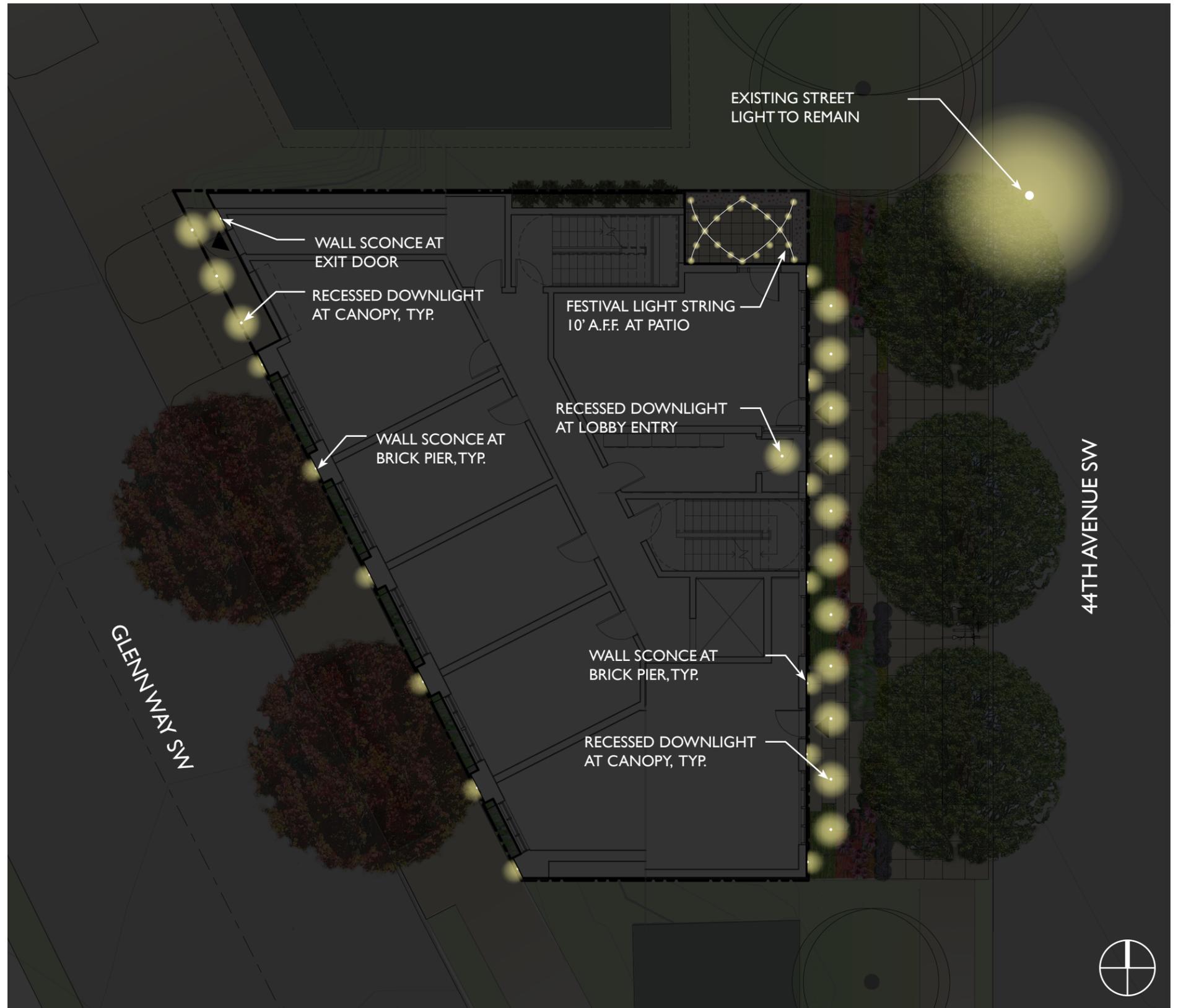
UP/DOWN WALL SCONCE



RECESSED DOWNLIGHT

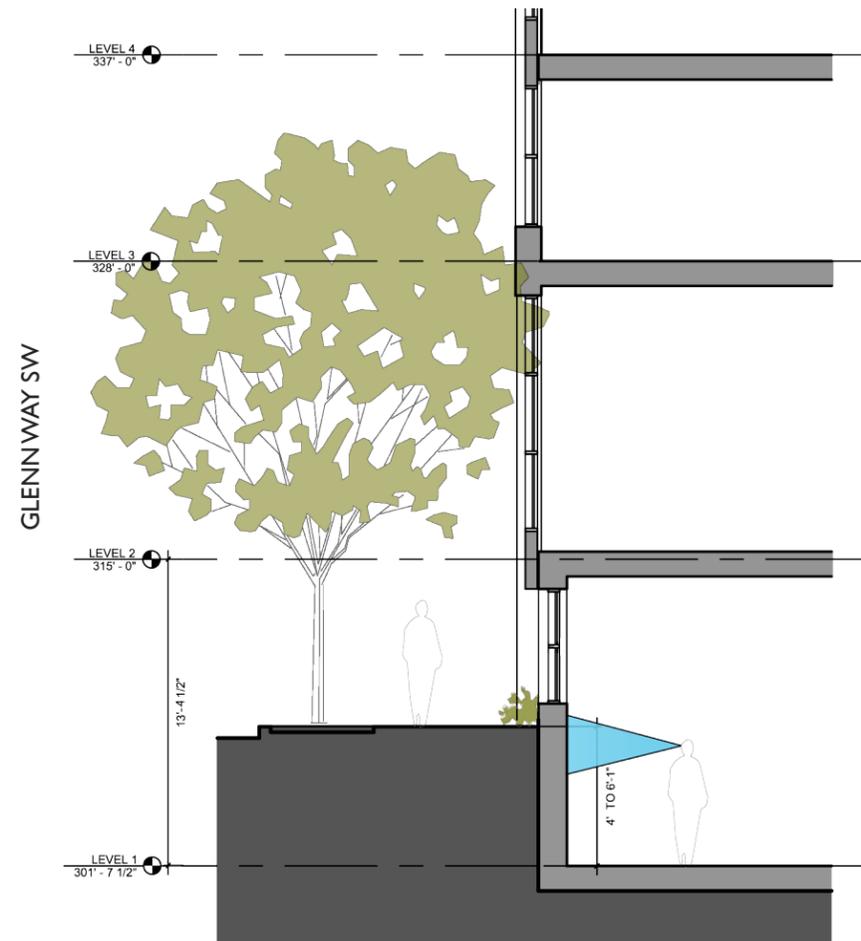
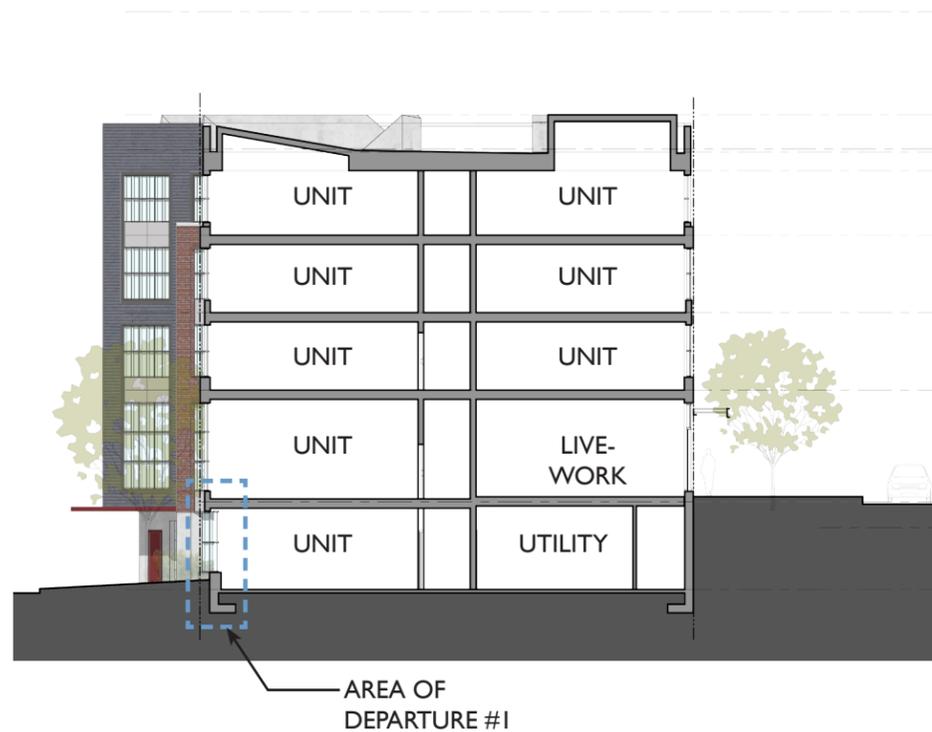


FESTIVAL LIGHT STRING



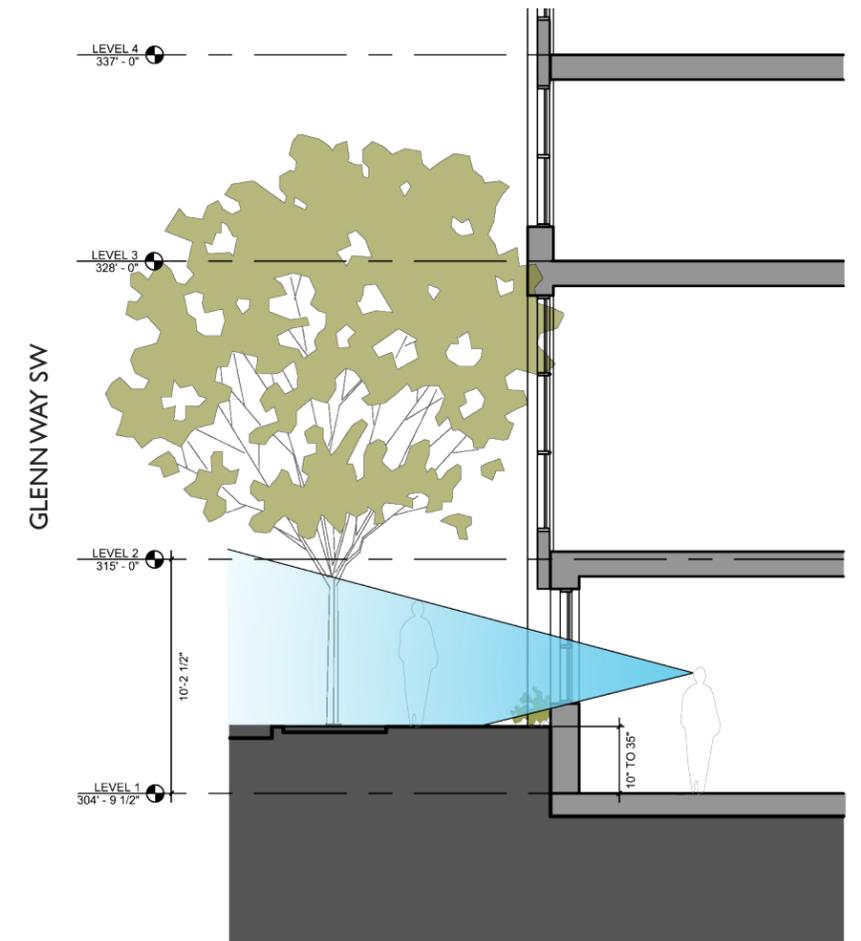
DEPARTURE REQUEST #1

NC2-40 ZONING CODE SECTION	CODE REQUIREMENT	PROPOSED DESIGN DEPARTURE	RATIONALE FOR DEPARTURE
<p>#1 STREET LEVEL DEVELOPMENT STANDARDS SMC 23.47A.008.D.2</p>	<p>Where residential uses are located along a street-level street-facing facade, the floors of those dwelling units shall be at least 4 feet above or 4 feet below sidewalk grade, or be set back at least 10 feet from the sidewalk.</p>	<p>Allowance of four residential units along Glenn Way SW to have floors located between 10 inches and 35 inches below sidewalk grade.</p>	<p>The existing sidewalk grade along Glenn Way SW slopes up from north to south, and the existing sidewalk grade along 44th Avenue SW slopes up from south to north. Furthermore, the site is tapered at its southern end. As a result, the opportunities for an adequate floor to floor height or back to back units at the southern end of the building do not exist, and residential units cannot be located 4 feet above grade or set back from the east & west property lines to form yards. Additionally, due the slope along Glenn Way SW, locating those units at 4 feet below grade would place the floor of the southernmost unit at over 6 feet below grade. Design Guideline A-4: Human Activity states that “new development should be designed to encourage activity on the street,” and that activity can “increase safety through informal surveillance.” By allowing the floors of four residential units to fall between 10 inches and 35 inches below sidewalk grade, the units will promote activity along the sidewalk while providing additional “eyes on the street.”</p>



CODE COMPLIANT SECTION

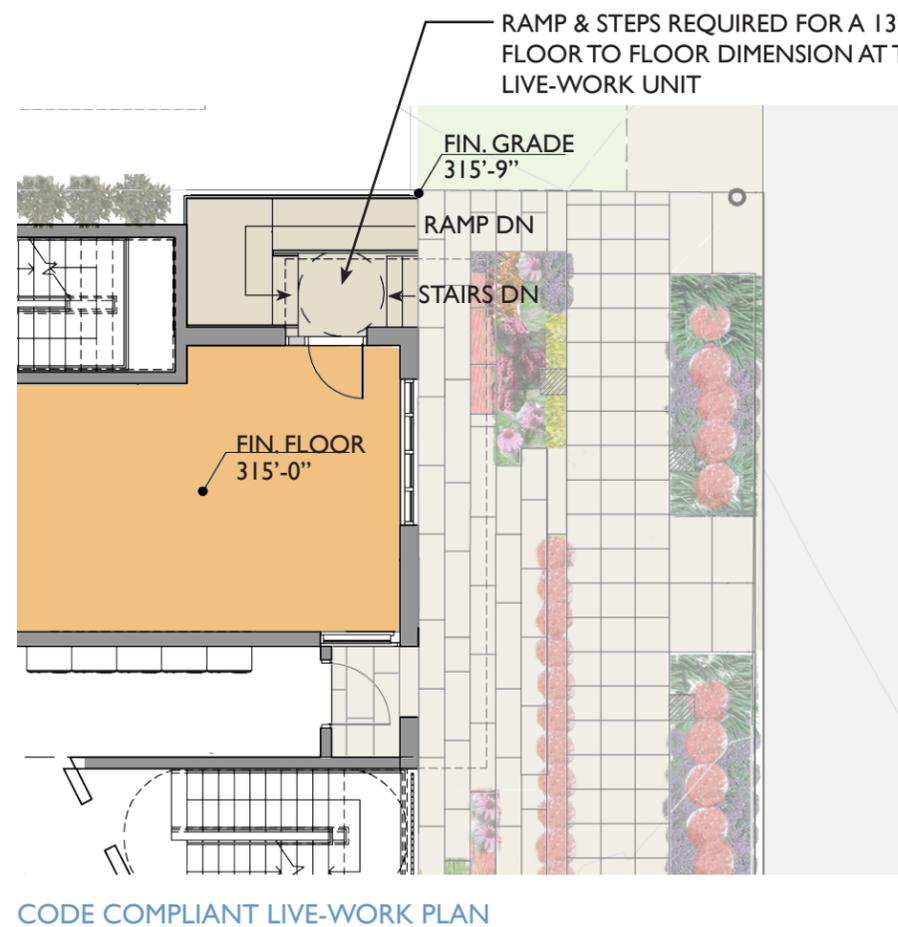
The floors of the units that abut Glenn Way SW will become increasingly deeper as the sidewalk grade slopes up from north to south. Locating the northernmost unit at 4 feet below grade will result in the floor of the southernmost unit landing at over 6 feet below grade.



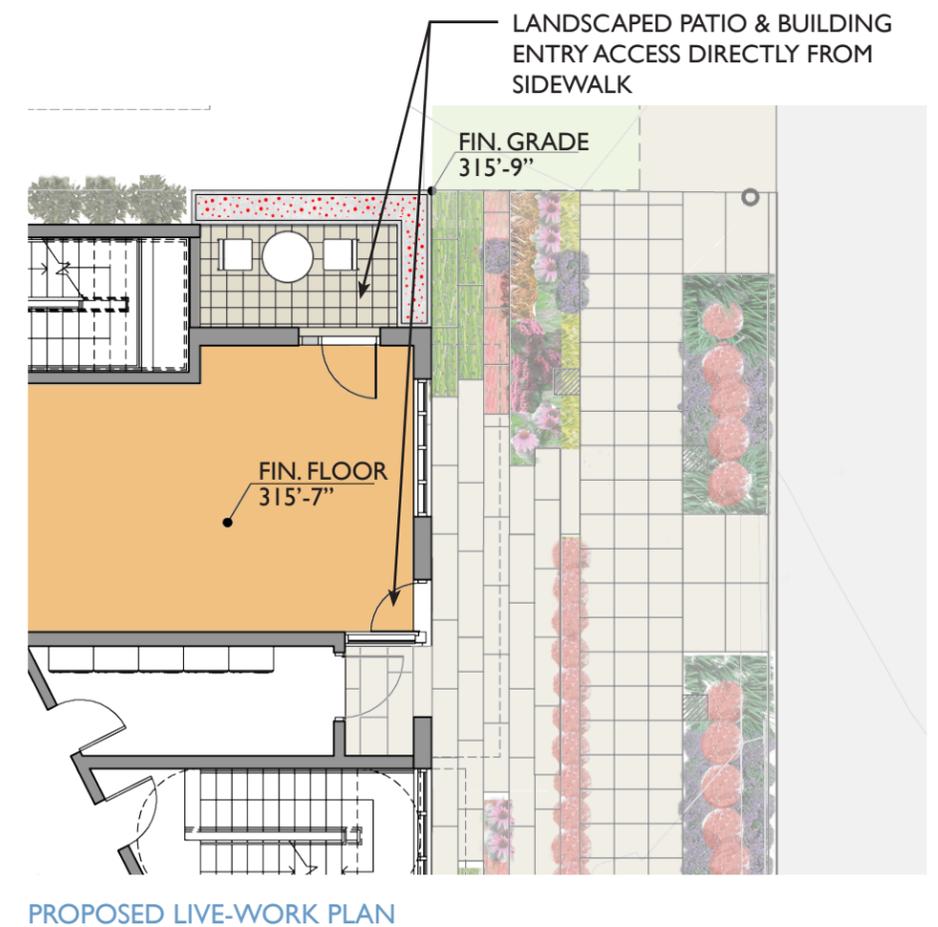
PROPOSED SECTION

Allowing the floors of the units that abut Glenn Way SW to fall between 9 inches and 33 inches below sidewalk grade will promote activity along the sidewalk and provide additional “eyes on the street.”

NC2-40 ZONING CODE SECTION	CODE REQUIREMENT	PROPOSED DESIGN DEPARTURE	RATIONALE FOR DEPARTURE
<p>#2 STREET LEVEL DEVELOPMENT STANDARDS SMC 23.47A.008.B.3.b</p>	<p>Nonresidential uses at street level shall have a floor-to-floor height of at least 13 feet.</p>	<p>Allowance of one of the two Live-Work Units located on 44th Avenue SW (northern unit) to have a floor to floor height of 12'-5".</p>	<p>The southern Live-Work unit and building entries are directly accessed from sidewalk grade. However, As stated in Departure Request #1, the existing sidewalk grade along 44th Avenue SW slopes up from south to north, and thus, if the floor level of the northern Live-Work unit were set at the same level, then it would not be able to be accessed directly from the sidewalk. In order to accommodate a both a length of ramp and three steps down, the entry to the northern Live-Work would need to be located on the north side of the building, partially obscured from the sidewalk, and the Live-Work unit's private patio would be eliminated. Design Guideline A-3 Entrances Visible from the Street states that "Entries should be clearly identifiable and visible from the street," and Design Guideline A-4: Human Activity states that "new development should be designed to encourage activity on the street," and that activity can "increase safety through informal surveillance." By allowing the floor to floor dimension of the northern Live-Work unit to be 12'-5", the unit entry can be located on and directly accessed from the sidewalk, and the private patio can promote activity along the sidewalk while providing additional "eyes on the street."</p>

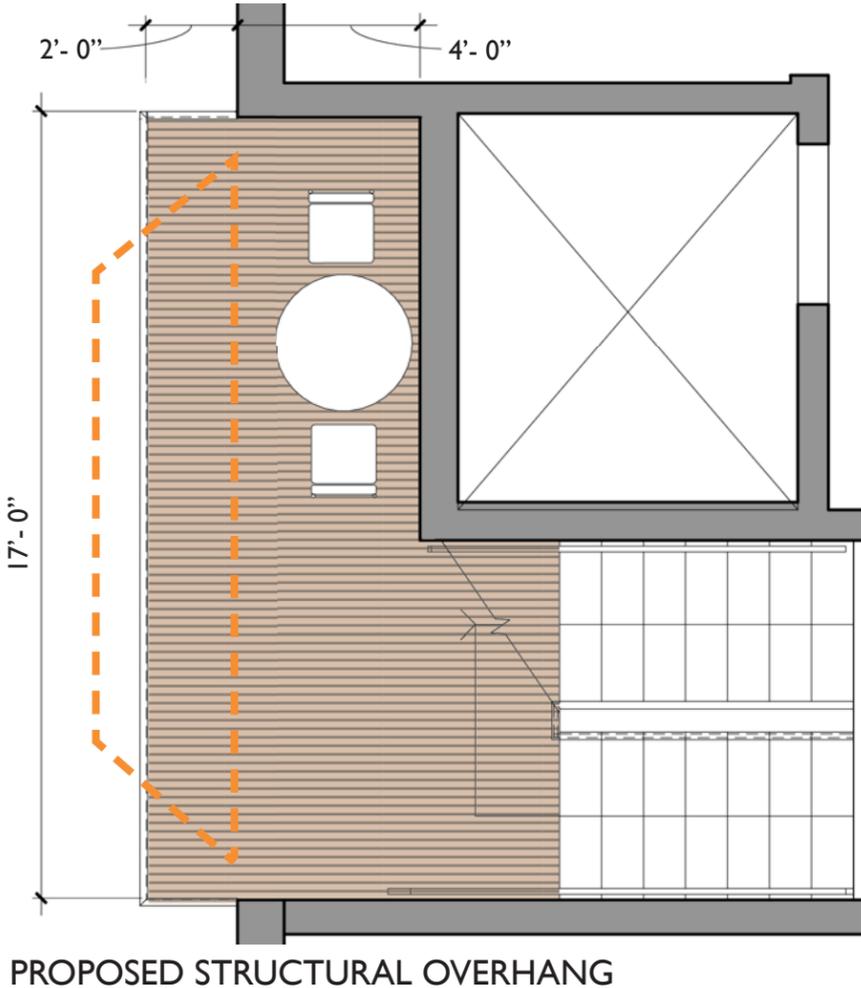
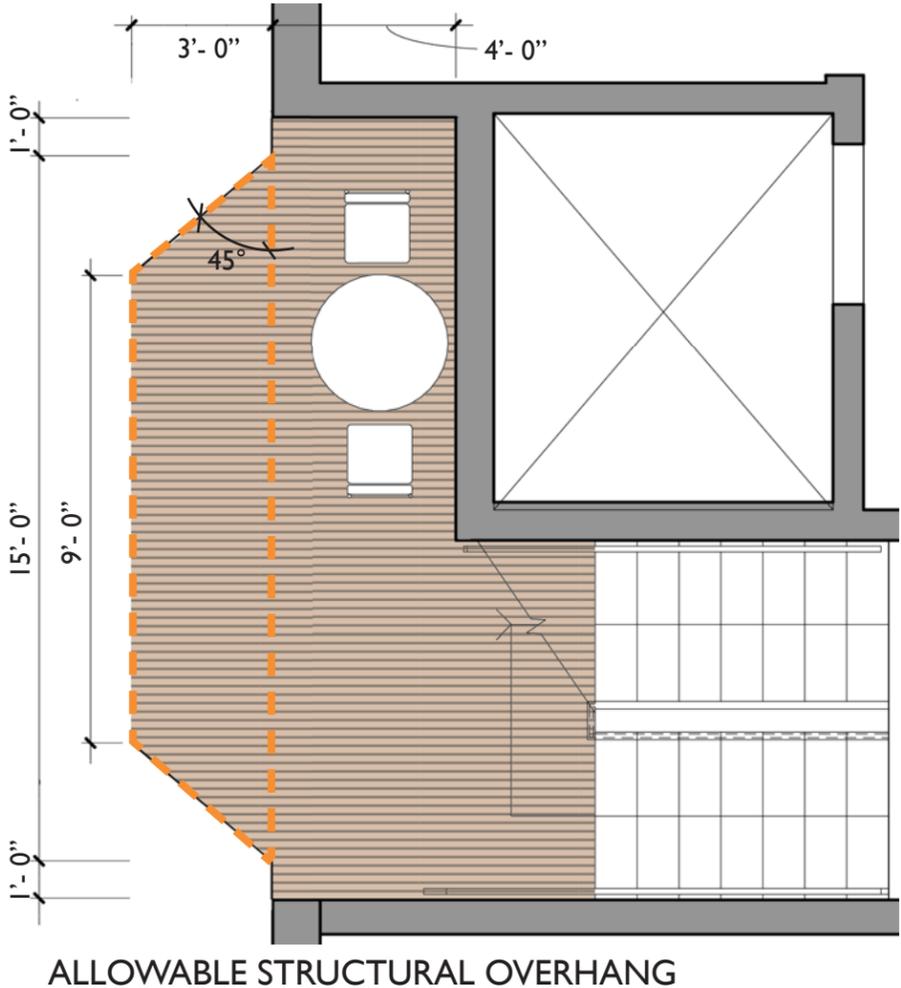


CODE COMPLIANT LIVE-WORK PLAN

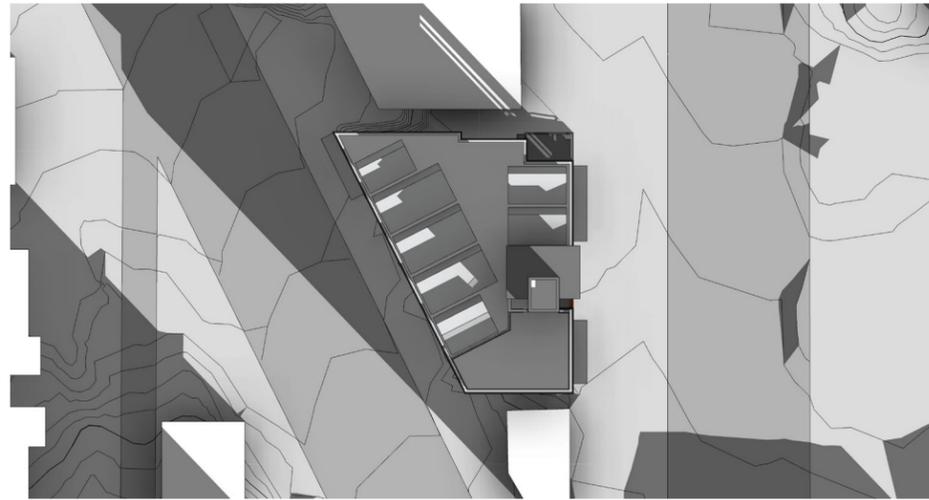


PROPOSED LIVE-WORK PLAN

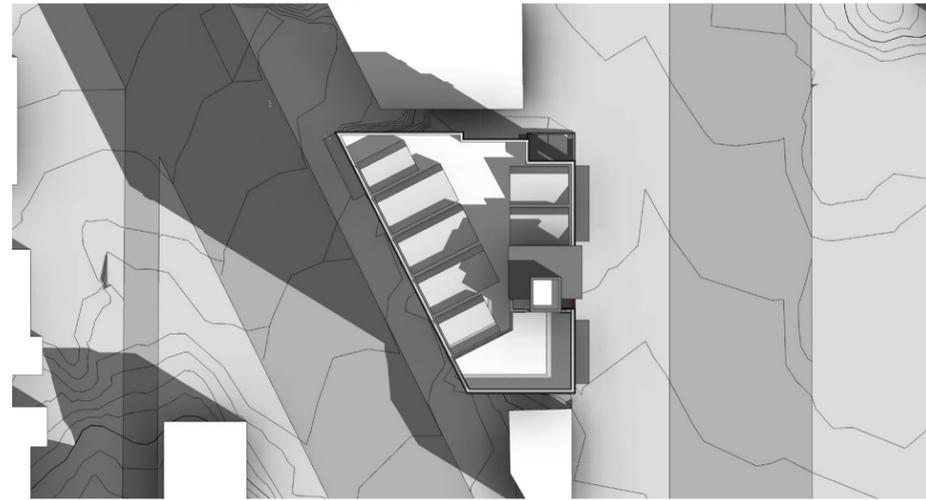
DEPARTURE REQUEST #3



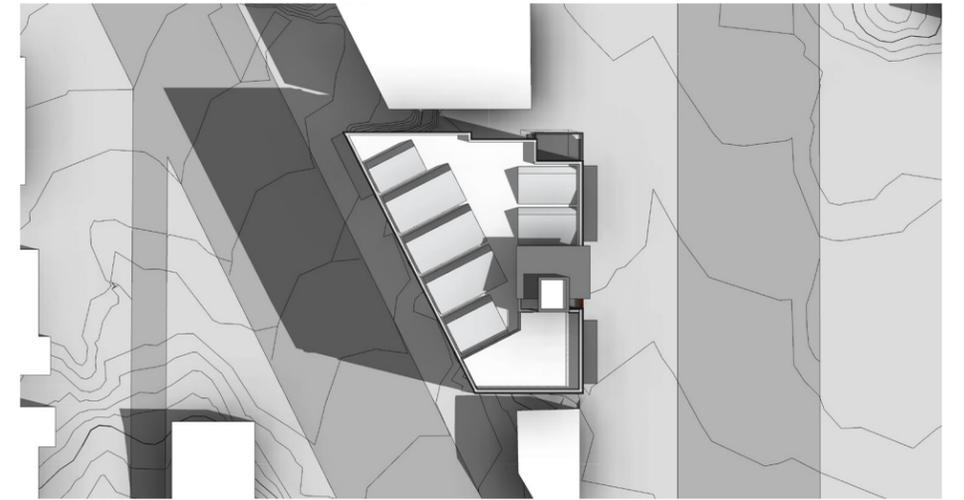
SHADOW STUDY



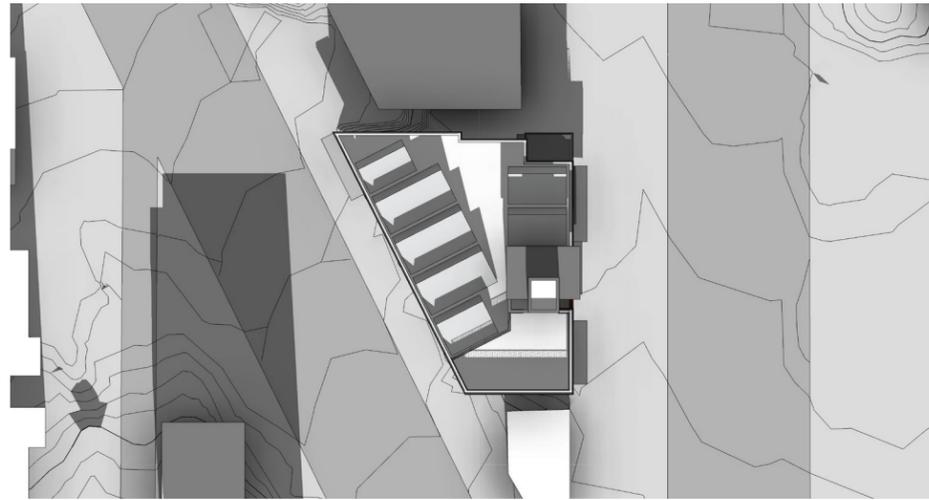
DECEMBER 21, 9AM



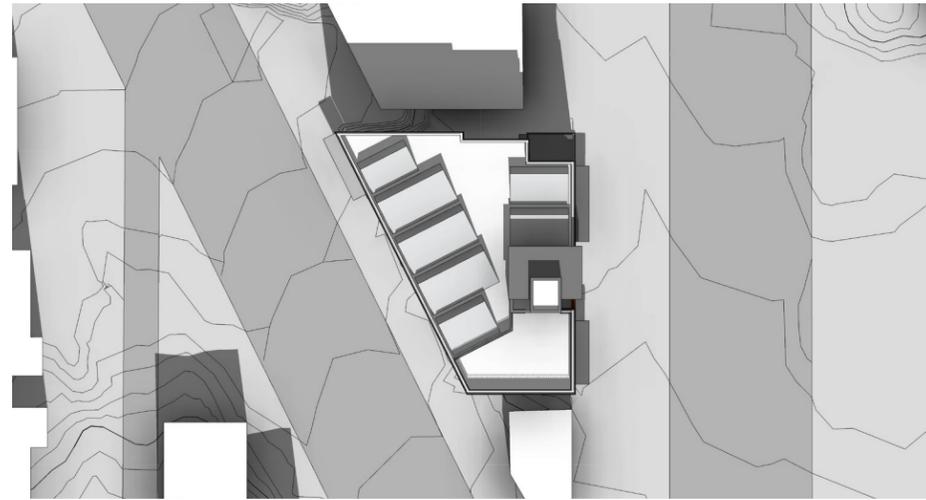
MARCH 21, 9AM



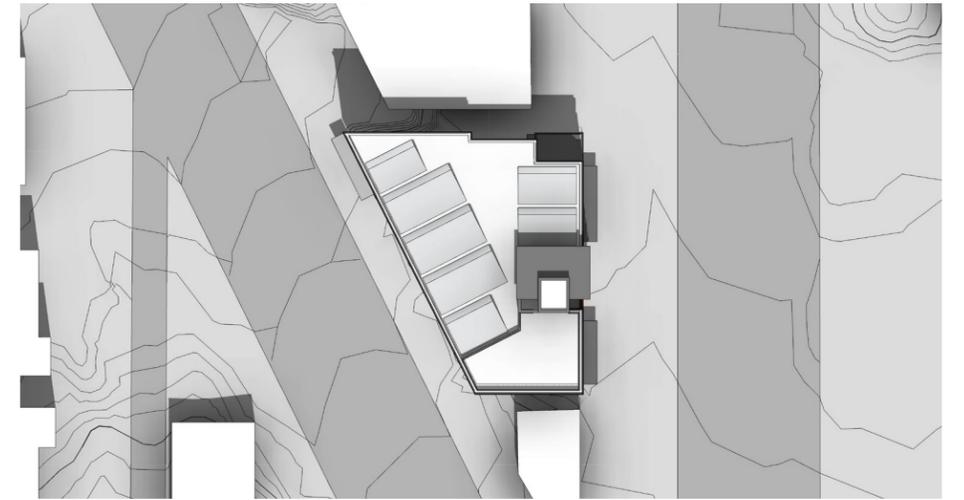
JUNE 21, 9AM



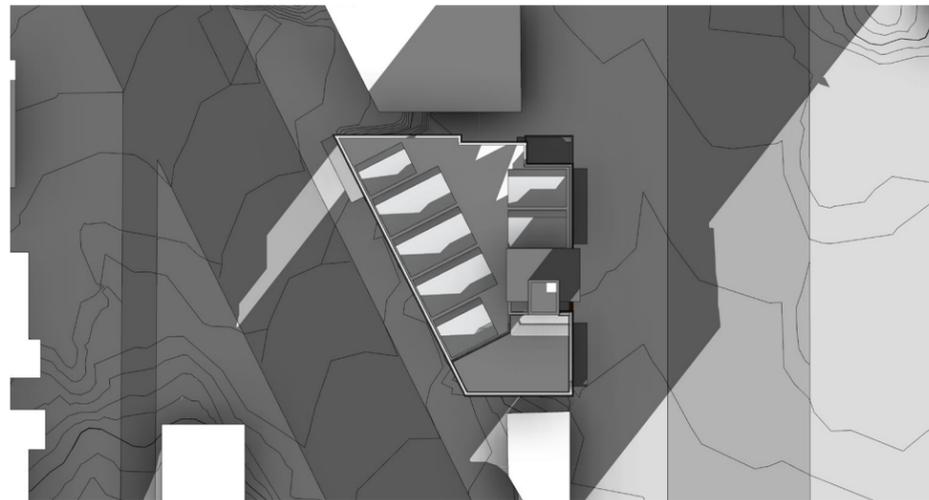
DECEMBER 21, NOON



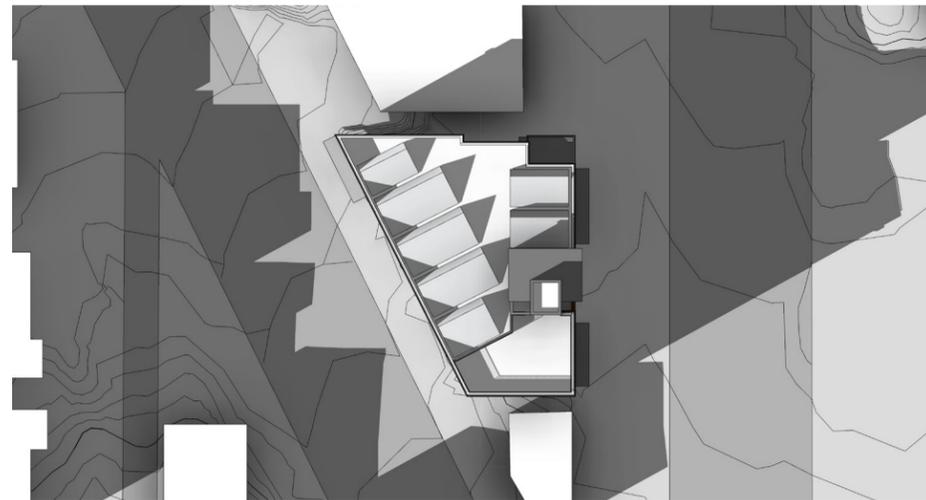
MARCH 21, NOON



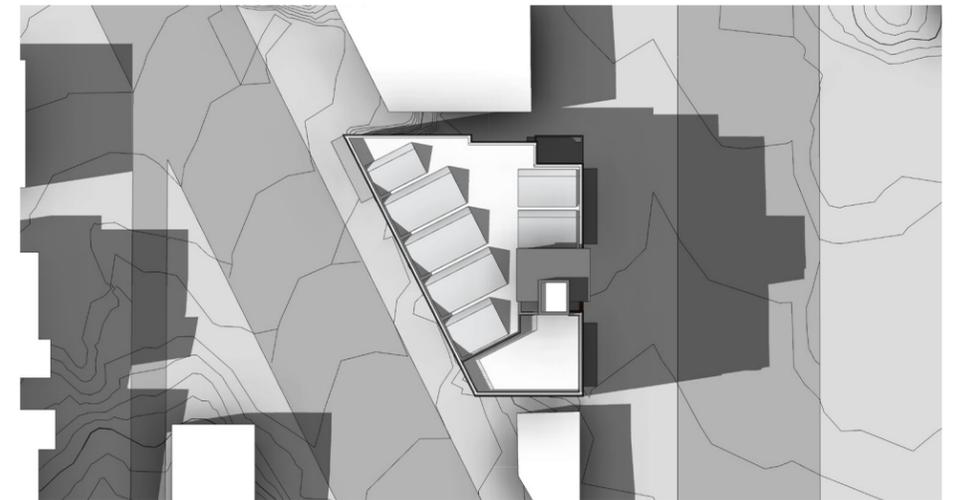
JUNE 21, NOON



DECEMBER 21, 3 PM



MARCH 21, 3 PM



JUNE 21, 3 PM

PARCEL: 3389900330
 ZONING: NC2-40
 OVERLAYS: West Seattle Junction Hub Urban Village
 LOT AREA: 3770 sf

23.47A.004 PERMITTED USES, TABLE A

- Permitted outright:
- Residential
 - Restricted Ground Floor Commercial Uses
 - Live-Work Units

SMC 23.47A.008 STREET-LEVEL DEVELOPMENT STANDARDS

- A maximum of 40% blank facades between 2 feet and 8 feet above the sidewalk at street-facing facades, & less than 20 feet in width
- 60% of the street-facing facade between 2 feet and 8 feet must be transparent. Nonresidential uses shall extend an average of at least 30 feet and a minimum of 15 feet depth. Nonresidential uses at street level shall have floor-to-floor height of at least 13 feet
- Street-level street-facing unit must be 4 feet above or 4 feet below sidewalk grade or set back at least 10 feet from the sidewalk.

SMC 23.47A.009 STANDARDS APPLICABLE TO SPECIFIC AREAS

A setback of at least 10 feet from the street lot line, or a minimum separation of 4 feet above sidewalk grade is required along non-arterial north-south avenues for at least 25 percent of the lot frontage or 100 feet of the lot frontage, whichever is less. Required setback and areas separating structures shall include landscaping, paving and lighting. Sidewalks for pedestrian access, plazas or other approved amenity or landscaped areas are permitted in required setback or separation areas.

SMC 23.47A.012 STRUCTURE HEIGHT

- In zones with a 30 foot or 40 foot mapped height limit, the height of a structure may exceed the otherwise applicable limit by up to 4 feet if either a) A floor-to-floor height of 13 feet or more is provided for nonresidential uses at street level; or b) A residential use is located on a street-level, street-facing facade, and the first floor of the structure at or above grade is at least 4 feet above sidewalk grade.
- An additional 4 feet is allowed for parapets, open railings, and planters
- An additional 15 feet is allowed for mechanical equipment
- An additional 16 feet is allowed for elevator penthouses

SMC 23.47A.013 FLOOR AREA RATIO

Single-purpose – 3.00
 Mixed-use – 3.25

SMC 23.47A.014 SETBACK REQUIREMENTS

No setbacks required

SMC 23.47A.016 LANDSCAPING AND SCREENING STANDARDS

- Landscaping that achieves a Green Factor score of .30 or greater is required.
- Street trees are required when any development is proposed. Existing street trees shall be retained unless the Director of Transportation approves their removal. The Director, in consultation with the Director of Transportation, will determine the number, type and placement of street trees to be provided.

SMC 23.47A.024 AMENITY AREA

Amenity areas are required in an amount equal to 5 percent of the total gross floor area in residential uses. Amenity areas shall not be enclosed.

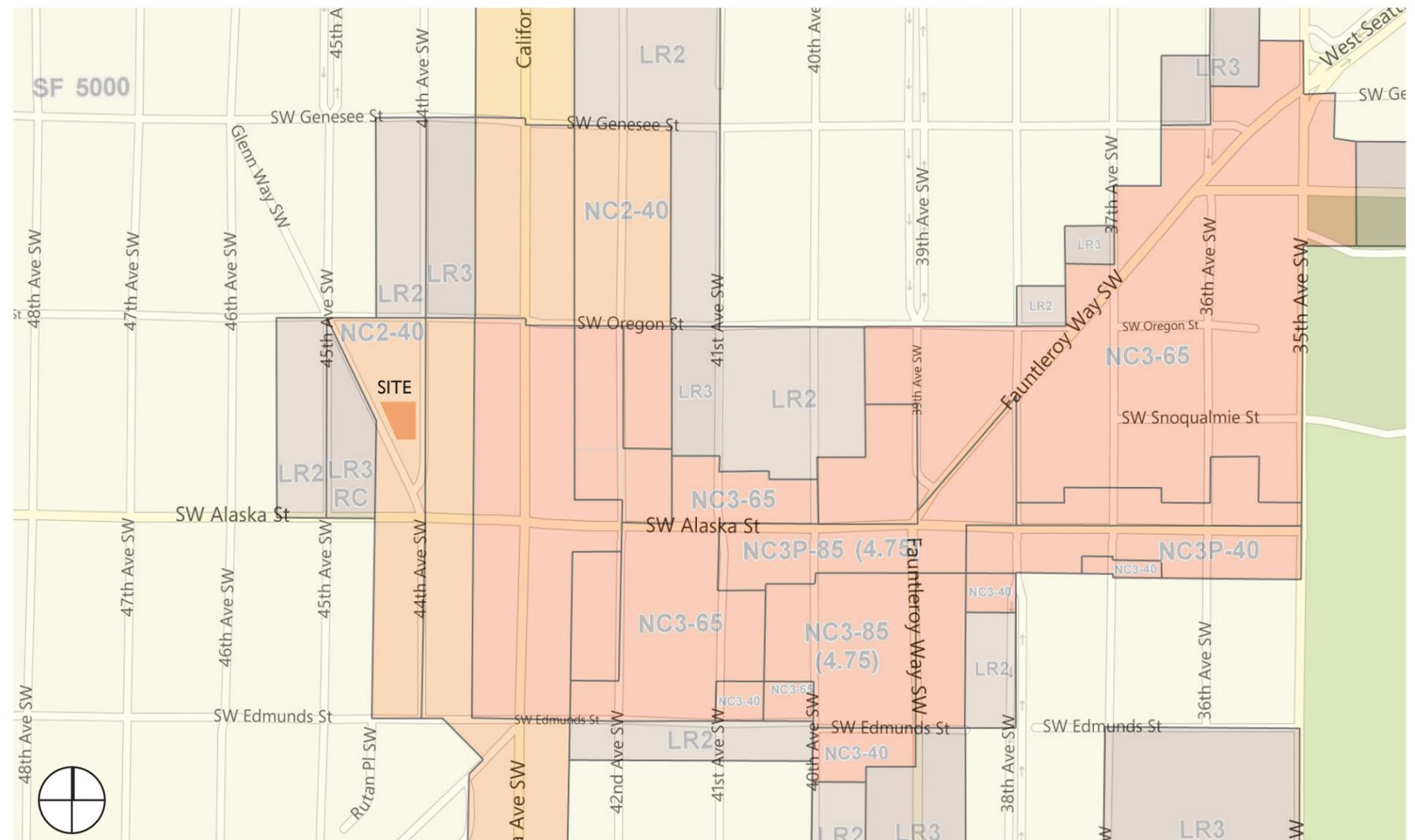
23.54.015 REQUIRED PARKING

No parking is required for all residential uses in commercial and multifamily zones within urban villages, if the residential use is located within 1,320 feet of a street with frequent transit service.

SMC 23.54.040 SOLID WASTE AND RECYCLABLE MATERIALS STORAGE AND ACCESS

Residential Development
 26-50 dwelling units: 375 sf, plus 50% sf of the requirement for nonresidential development

Required: 375 sf + (.5 x 82 sf) = 416 sf
 Proposed: 427 sf



DPD ZONING MAP

RESPONSE TO DESIGN GUIDELINES

A-1 RESPONDING TO SITE CHARACTERISTICS

The siting of buildings should respond to specific site conditions and opportunities such as non-rectangular lots, location on prominent intersections, unusual topography, significant vegetation and views or other natural features.

- The proposed building sits on a non-rectangular lot which slopes down from east to west and abutting two converging streets. It is located only one block from the busy intersection of California Avenue SW and SW Alaska Street
- Provided elements are the southern mural wall, unique interior unit plan layouts, and a roof deck with unobstructed views to the east, south, and west (non-rectangular lot)
- Both Live-Work (44th Avenue SW) and residential units (Glenn Way SW) provided at grade on separate side of the building (sloping site)
- Live-Work spaces face The Junction, adding to the commercial opportunities in the area (close proximity to The Junction)

A-2 STREETScape COMPATIBILITY

The siting of buildings should acknowledge and reinforce the existing desirable spatial characteristics of the right-of-way.

- The proposed building will have a noticeable presence on both 44th Avenue SW and Glenn Way SW. As such, both façades are designed to complement and enhance the pedestrian experience along the length of the building
- A new sidewalk is proposed along both the east and west façades that incorporates seating, new street trees, fully landscaped tree beds, and patterned paving
- Painted metal overhead canopies and paved entry plazas, separated from the new sidewalks, are proposed at the Live-Work and building entry points along 44th Avenue SW
- Large glass windows are proposed for the commercial Live-Work spaces, increasing transparency and activity in multiple directions

A-4 HUMAN ACTIVITY

New development should be sited and designed to encourage human activity on the street.

- The sidewalk along both the east and west façades will be replaced with a new sidewalk
- The new sidewalk will incorporate patterned paving mixed with densely planted beds, helping to define the public/private realm along each façade
- Overhead weather protection is provided along the length of the 44th Avenue façade
- Large storefront windows at the Live-Work units will promote and facilitate the commercial feel of the east façade and providing supplemental lighting after dark

A-7 RESIDENTIAL OPEN SPACE

Residential projects should be sited to maximize opportunities for creating usable, attractive, well-integrated open space.

- Multiple open spaces including a large roof deck are provided at various levels of the building
- In order to maximize open spaces on a the small lot, three landings on the centrally located exterior stair have been enlarged to provide informal gathering spaces that overlook The Junction to the west

B-1 HEIGHT, BULK, AND SCALE COMPATIBILITY

Projects should be compatible with the scale of development anticipated by the applicable Land Use Policies for the surrounding area and should be sited and designed to provide a sensitive transition to near-by, less intensive zones. Projects on zone edges should be developed in a manner that creates a step in perceived height, bulk, and scale between anticipated development potential of the adjacent zones.

- The site is zoned NC2-40, with a 40 foot height limit and an FAR limit of 3.25 for mixed use spaces. As such, the proposed building is 5 stories, within the allowable height limit, and has an 3.24 FAR
- The building's east façade faces the heavily commercial and busy West Seattle Junction, and so it is more active in nature. Elements such as exterior circulation and large commercial storefront windows express this activity
- The building's west façade faces a primarily residential neighborhood, and so is quieter and more restrained in nature. Regular window patterning and a simple material palette express the quieter nature

C-1 ARCHITECTURAL CONTEXT

New buildings proposed for existing neighborhoods with a well-defined and desirable character should be compatible with or complement the architectural character and siting pattern of neighboring buildings.

- The building's east façade is defined by two primary volumes flanking a centrally located recess. This recess houses the building's main circulation paths
- The circulation is expressed externally with exterior stair runs and an elevator core clad in a uniquely textured and colored volume
- This central circulation recess acts as defining organizational element, marking the main building entry
- The building is primarily clad in brick up to Level 5. The remainder of the height of the building is clad in a light gray metal panel. This material separation, along with the centrally located recess, helps to reduce the overall scale and mass of the building

C-2 ARCHITECTURAL CONCEPT AND CONSISTENCY

Building design elements, details and massing should create a well-proportioned and unified building form and exhibit an overall architectural concept. Buildings should exhibit form and features identifying the functions within the building. In general, the roofline or top of the structure should be clearly distinguished from its facade walls.

- The building utilizes a simple and consistent material palette of brick and metal panel, with small but noticeable accent elements in a complementary red color
- The combination of a primary brick façade and a metal panel clad upper level help to clearly distinguish the roofline
- The commercial spaces along 44th Avenue SW are pushed to the property line, and include a plaza area in front paved with a pattern to subtly contrast that of the sidewalk

C-3 HUMAN SCALE

The design of new buildings should incorporate architectural features, elements and details to achieve a good human scale.

- The building base is clad in a textured brick, inset on the east façade with large storefront commercial windows
- Overhead weather protection is providing along the length of the east façade
- The main building signage is mounted above the full length canopy, while the commercial space signage is suspended from the canopy. The signage is will be spot lit, so as to not interfere or disturb either the tenants or neighboring buildings
- Planting beds are provided along either side of both the east and west sidewalks, accented with precast concrete seating cubes

C-4 EXTERIOR FINISH MATERIALS

Building exteriors should be constructed of durable and maintainable materials that are attractive even when viewed up close. Materials that have texture, pattern, or lend themselves to a high quality of detailing are encouraged.

- The primary exterior materials are brick and corrugated metal panels
- The windows are a combination of anodized aluminum storefront and dark bronze vinyl windows
- The canopies and exterior stair runs are painted metal to complement the brick and metal panels

D-1 PEDESTRIAN OPEN SPACES AND ENTRANCES

Convenient and attractive access to the building's entry should be provided. To ensure comfort and security, paths and entry areas should be sufficiently lighted and entry areas should be protected from the weather. Opportunities for creating lively, pedestrian-oriented open space should be considered.

- The building's well lit main entry is marked by the centrally located circulation recess on the east façade
- The sidewalk at the base of each façade is patterned in 24 inch squares, with contrasting pavers at the various points of entry as well as the paved curb access paths
- The length of the east façade is well lit with a combination of directional and wall washing wall sconce lighting
- Wall sconce lighting is intended to accent and complement the textured brick exterior
- The west façade is adequately lit, with special attention given to not over lighting the façade, as it faces a primarily residential neighborhood

D-2 BLANK WALLS

Buildings should avoid large blank walls facing the street, especially near sidewalks. Where blank walls are unavoidable they should receive design treatment to increase pedestrian comfort and interest.

- All street-facing walls have both ample landscaping and window openings
- The north façade is almost entirely obscured by a combination of large trees and an adjacent building
- The south façade clearly is visible from the intersection of 44th Avenue SW and SW Alaska Street. As such, a large mural in line with other existing West Seattle murals is proposed for this facade

D-9 COMMERCIAL SIGNAGE

Signs should add interest to the street front environment and should be appropriate for the scale and character desired in the area.

- The main building signage is mounted above the full length canopy, while the commercial space signage is suspended from the canopy. The signage is will be spot lit, so as to not interfere or disturb either the tenants or neighboring buildings
- Large storefront windows in the east-facing commercial spaces can also be used for in-store signage and displays

D-10 COMMERCIAL LIGHTING

Appropriate levels of lighting should be provided in order to promote visual interest and a sense of security for people in commercial districts during evening hours. Lighting may be provided by incorporation into the building façade, the underside of overhead weather protection, on and around street furniture, in merchandising display windows, in landscaped areas, and/or on signage.

- The length of the east façade is well lit with a combination of directional and wall washing wall sconce lighting
- Wall sconce lighting is intended to accent and complement the textured brick exterior
- The west façade is adequately lit, with special attention given to not over lighting the façade, as it faces a primarily residential neighborhood
- Large storefront windows at the Live-Work units will provide supplemental lighting after dark

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.

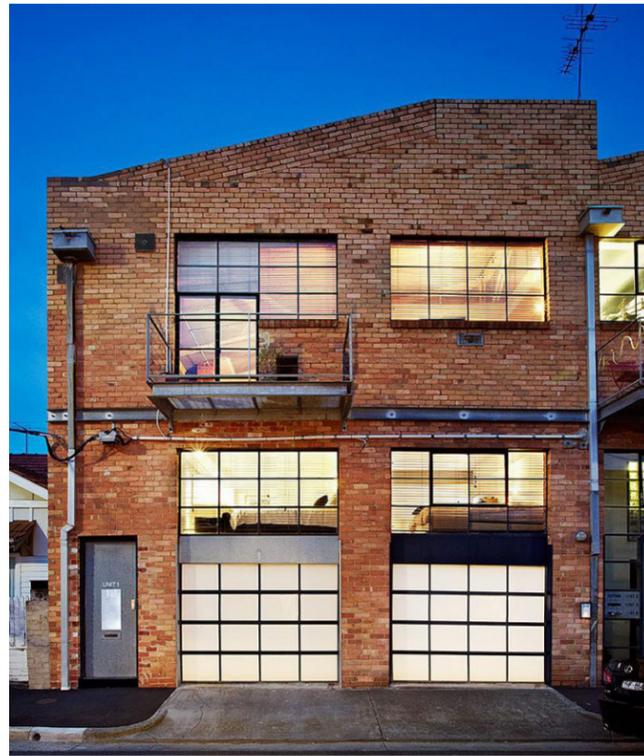
and

E-3 LANDSCAPE DESIGN TO ADDRESS SPECIAL SITE CONDITIONS

The landscape design should take advantage of special on-site conditions such as high-bank front yards, steep slopes, view corridors, or existing significant trees and off-site conditions such as greenbelts, ravines, natural areas, and boulevards.

- The project site has an unusually large area between the back edge of the sidewalk and the face of the building
- This large area will contain both paved entry plazas at the building access points and densely planted beds separating those plazas
- New street trees will be added to the planting strip along the street edge, and the tree beds will also be filled in with a variety of hardy species
- Along the base of the building's west façade, planting beds are intended to provide a soft edge buffer between the sidewalk and the building, and provide privacy to the four residential units that abut the sidewalk

PRECEDENT IMAGES





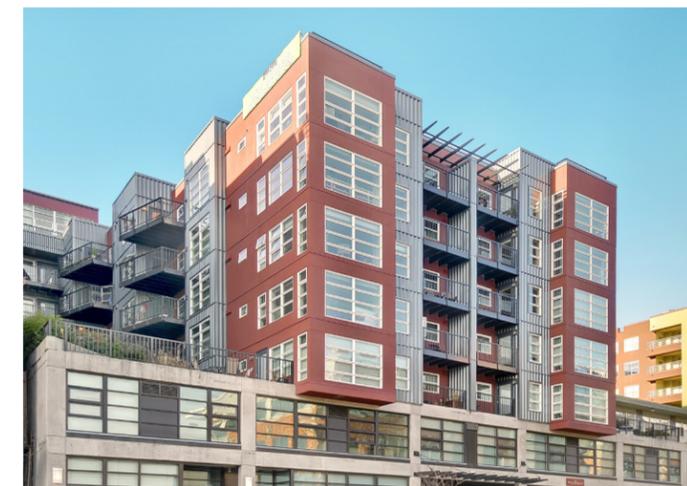
HARBOR WORK LIVE



ROY STREET TOWNHOMES



THE DAKOTA



WESTLAKE VILLAGE APARTMENTS



THE DAKOTA



VIEW 222 APARTMENTS



H2O APARTMENTS - LEED-H PLATINUM TARGET



CHELAN RESORT SUITES

LOFTS AT THE JUNCTION - DPD #3014846

DESIGN REVIEW RECOMMENDATION