

Project Information:

Project Address:

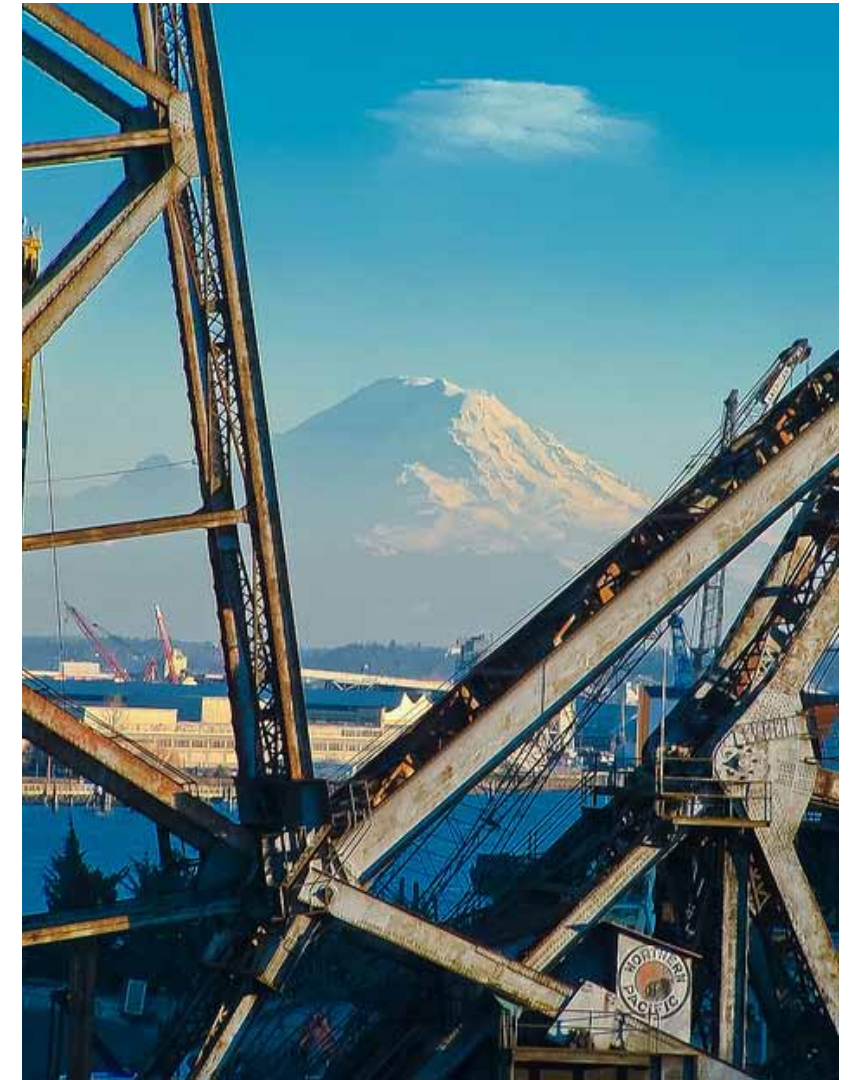
4745 40th Ave SW
Seattle, WA 98116

Proponent:

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Applicant/Architect:

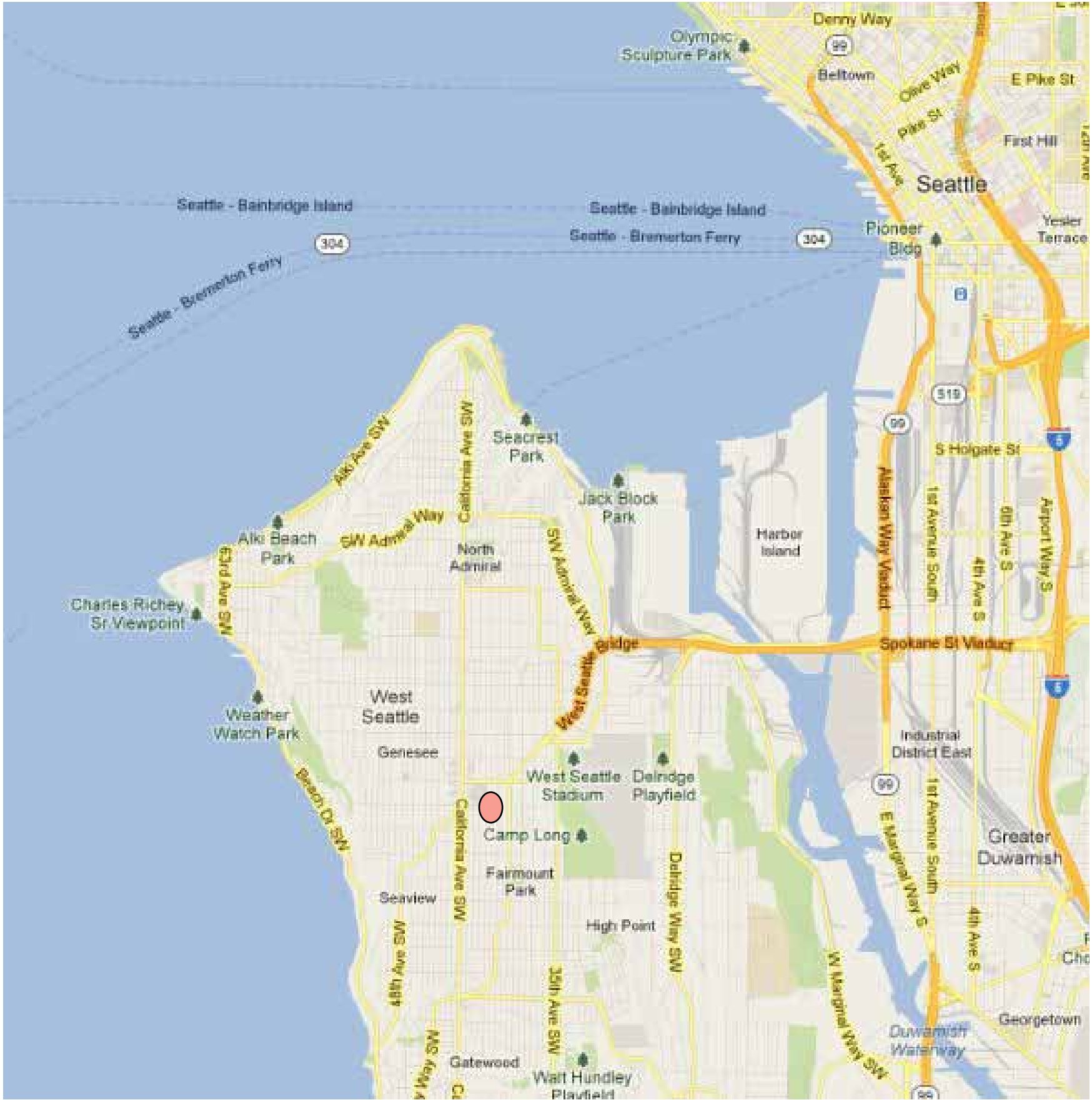
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4745 40th Ave. SW

Early Design Guidance

DPD #3014877



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Development Objectives

Proposed Objectives:

The applicant proposes to construct a 5-6 story wood frame residential building over a one and two story concrete podium with live/work units facing 40th Ave SW. The project would have approximately 150 apartment units, and approximately 100 parking stalls accessed from the alley. Retail or live/work would line the street front along 40th Ave SW.

The building will provide a conscientious interface with the planned park to the north and the major development to the east, and a transition to the LR2 zone to the south. The project will take advantage of the northern and southern territorial views of the surrounding neighborhood,



Urban Design Diagram from West Seattle Junction urban Design Framework

Project Location

The site is located within the West Seattle Junction Hub Urban Village.

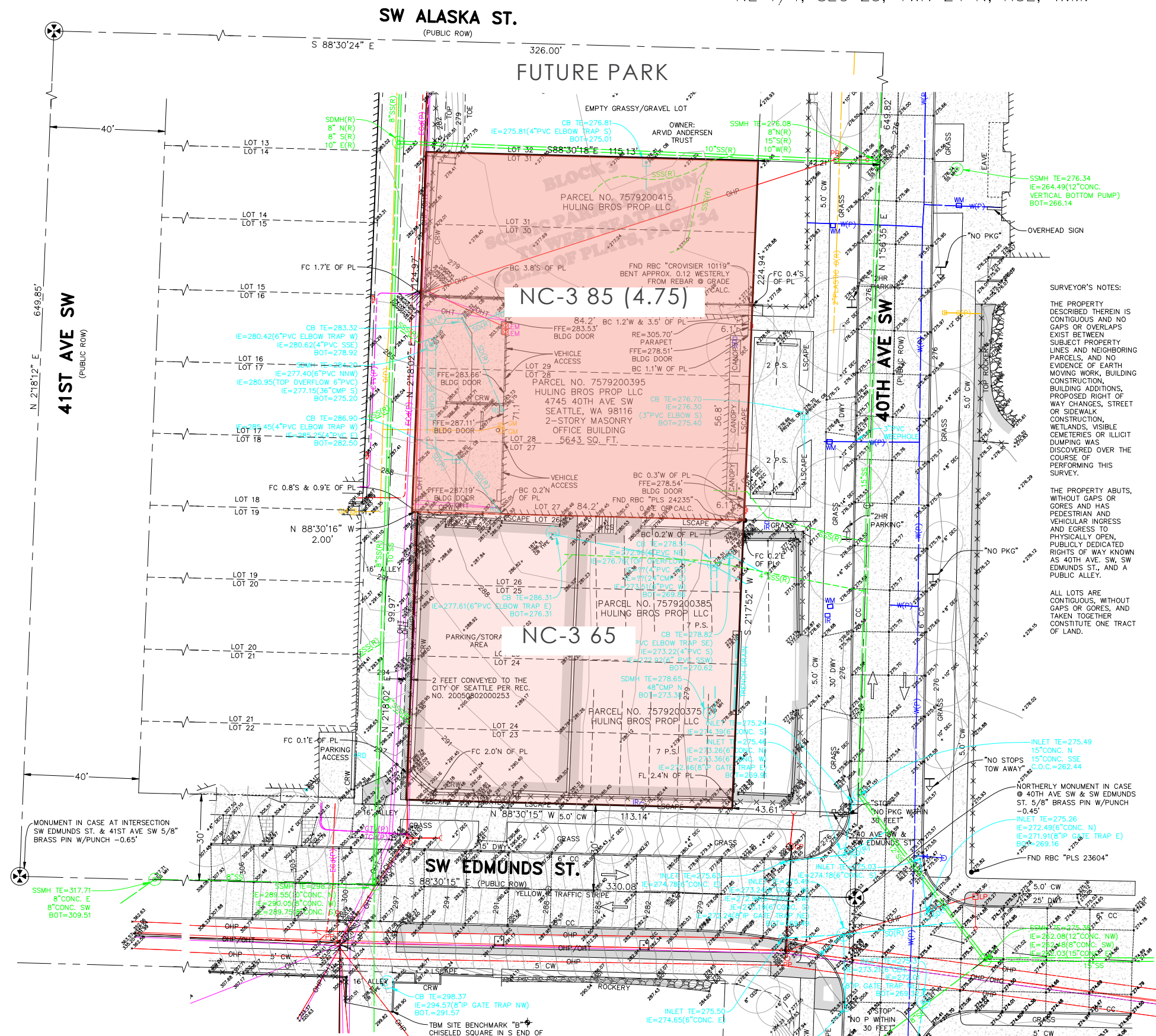
It is bordered by a combination of LR2 to the south and NC3 on all other sides.

A future city park is designated for the empty 11,000 sf parcel directly adjacent to the north of the site. North of the future park, across from the alley, is a bank with a drive-through and surface parking extending to SE Alaska St.

To the south is a low-rise multifamily complex and beyond that, a single family neighborhood.

West of the site are two blocks of 5 to 6 story multi-family buildings, and then the California Ave commercial strip.

To the East on the opposite side of 40th Ave SW, a large, mixed-use development in two separate buildings is planned, including a grocery (Whole Foods) and 400 residential units. A Masonic Lodge with surface parking directly east of the site will remain.



Project Site

The site is located at 4745 40th Ave SW, on the northwest corner of 40th Ave SW and SW Edmunds St. The 25,875 sf (115' x 225') site is currently occupied by a two story office building used by Farmer's Insurance, surface parking, and cleared land.

The 4 parcels that make up the site are zoned NC3. The 2 (125') northern parcels are zoned NC3-85 (4.75), while the 2 southern parcels (100') are zoned NC3-65.

The site is flat along 40th Ave SW.

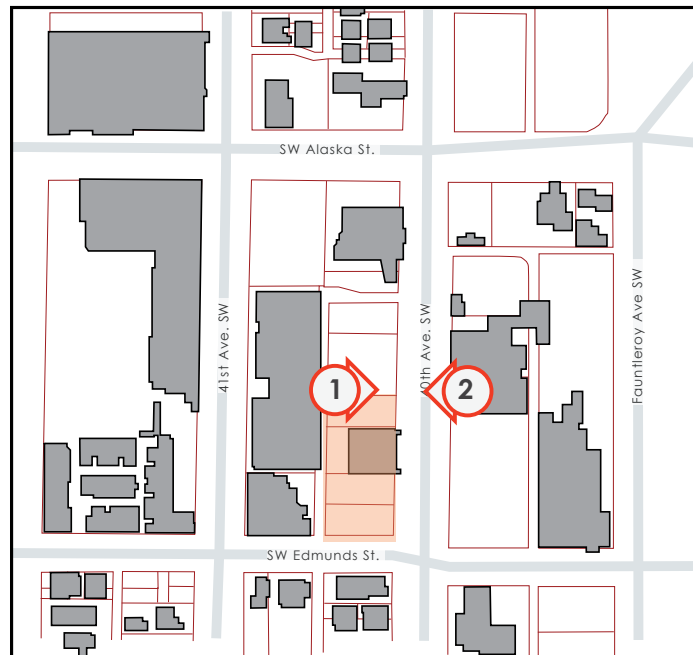
SW Edmunds St. climbs nearly 20' from east to west. The alley serving the site and the adjacent multi-family buildings also slopes nearly 20' from north to south. The steep topography rising to the west creates substantial shadows on the site from the afternoon on.

40th Ave SW is not parallel to the property lines on either side of the street. This off-center arrangement creates a broad zone on the east side of the property, creating opportunities for landscaping or plaza areas.

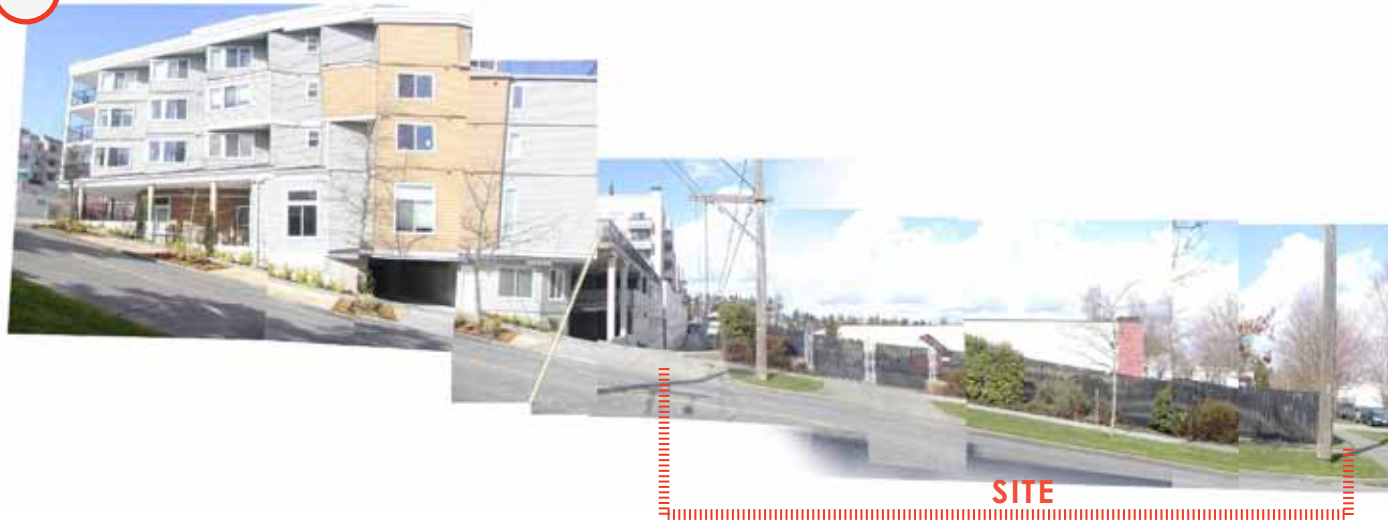
1 From 40th Ave SW Looking EAST



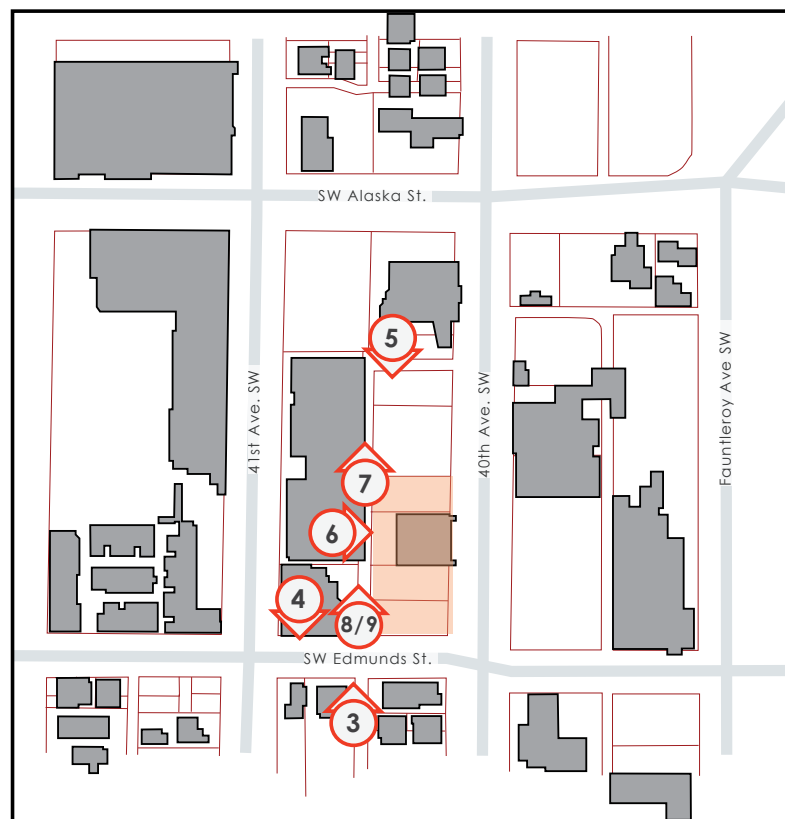
2 From 40th Ave SW Looking WEST



3 From SW Edmunds St Looking NORTH



4 From SW Edmunds St Looking SOUTH



NTS

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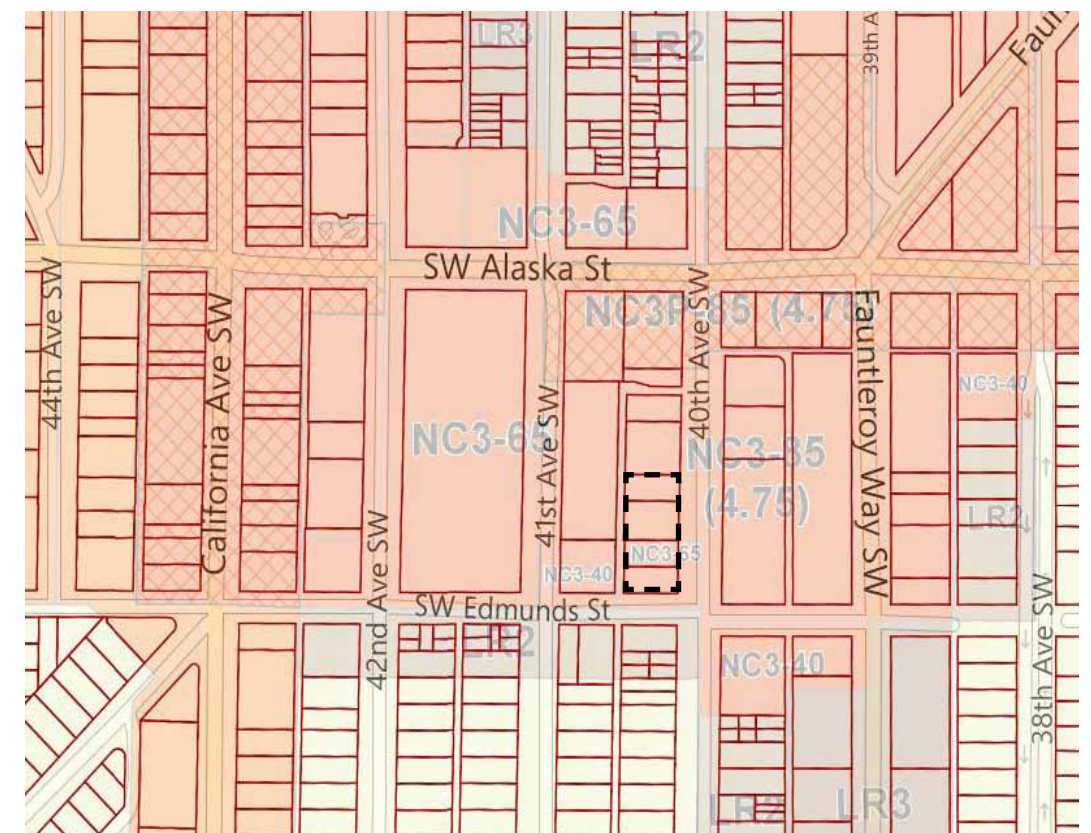
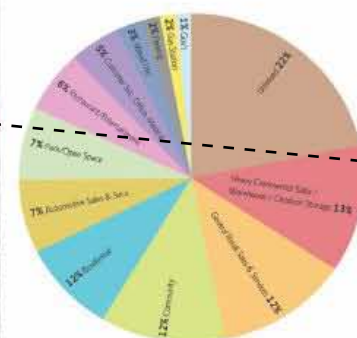
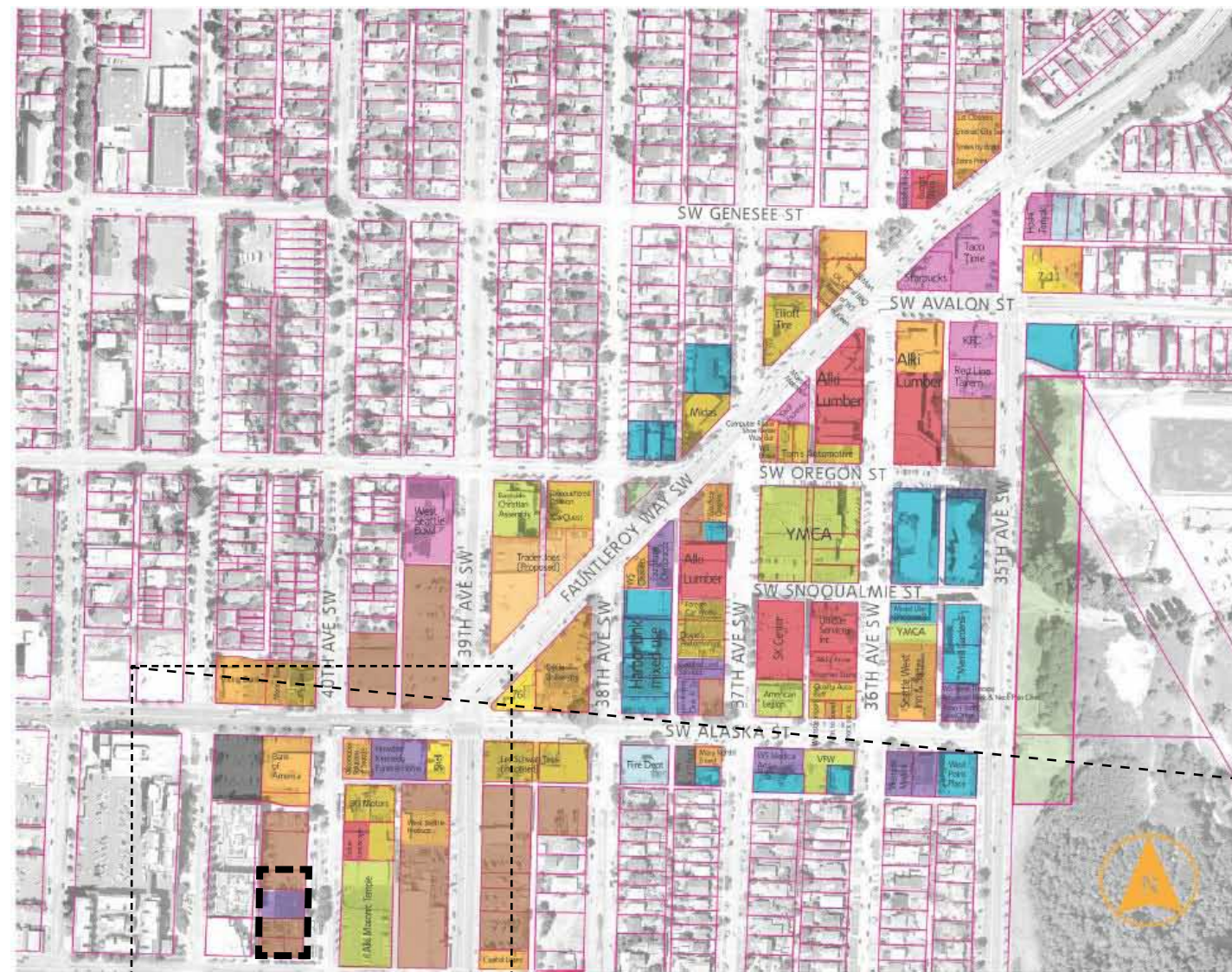
6 Site Photos

May 2, 2013

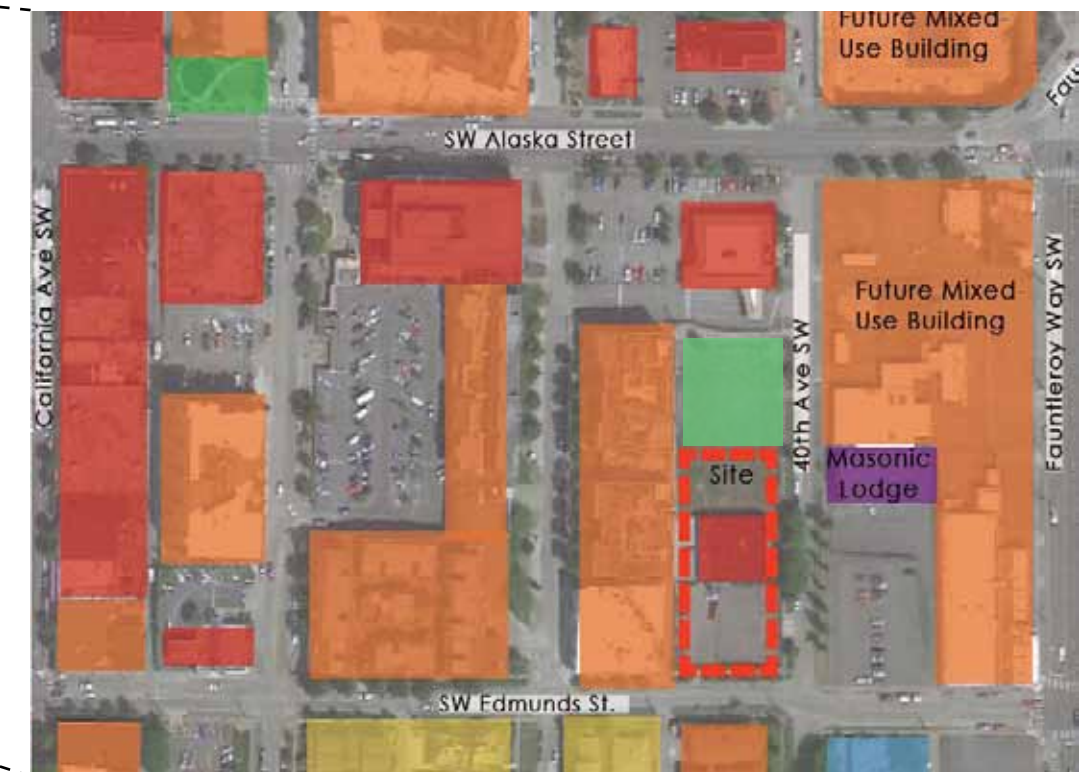
Broadstone West Seattle
Early Design Guidance Packet

4745 40th Ave SW Seattle WA





Zoning



Current and Future Uses

Use Diagram from West Seattle Urban Design Framework



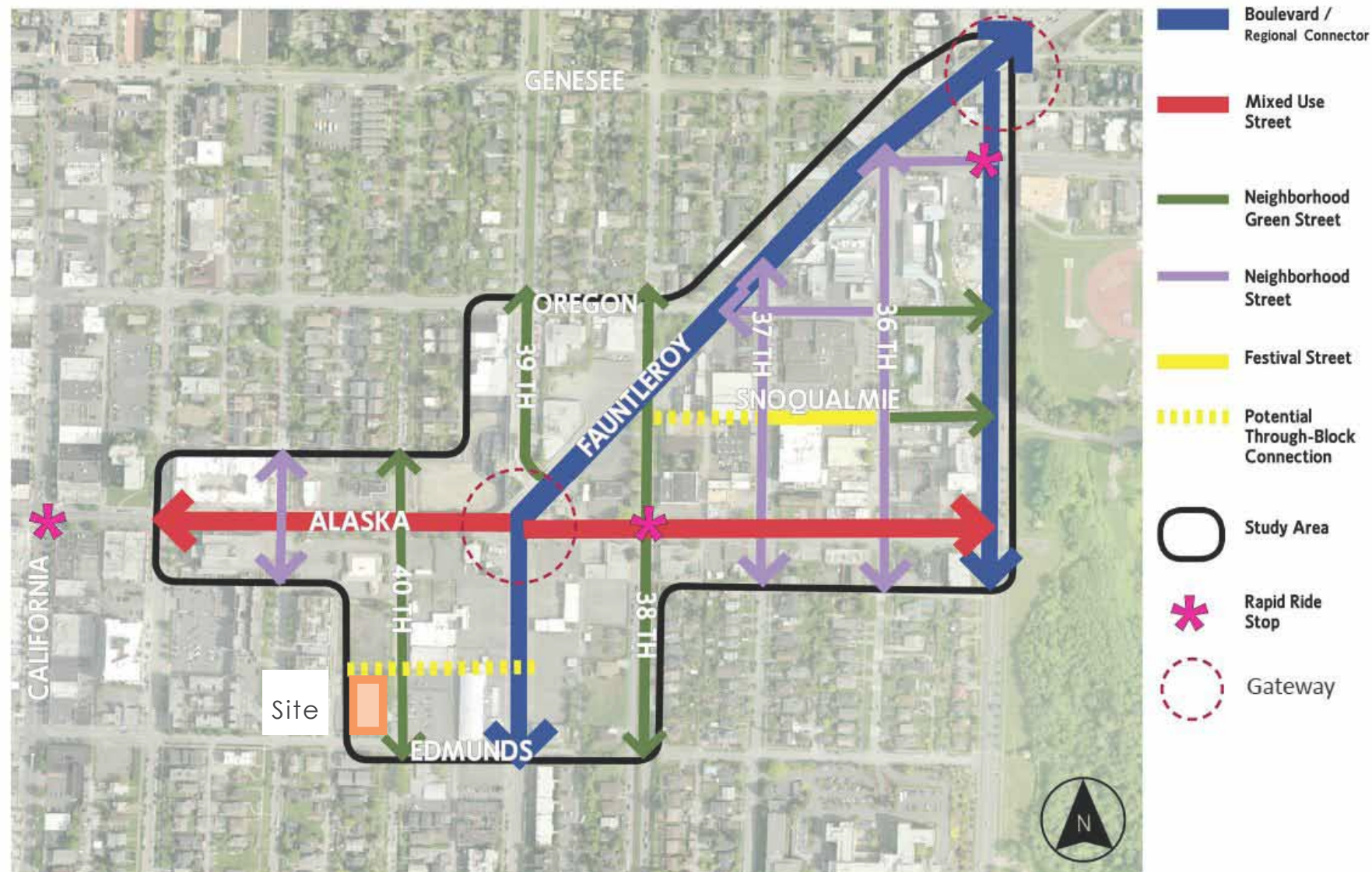
7 Neighborhood Context

May 2, 2013

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Early Design Guidance Packet

4745 40th Ave SW Seattle WA



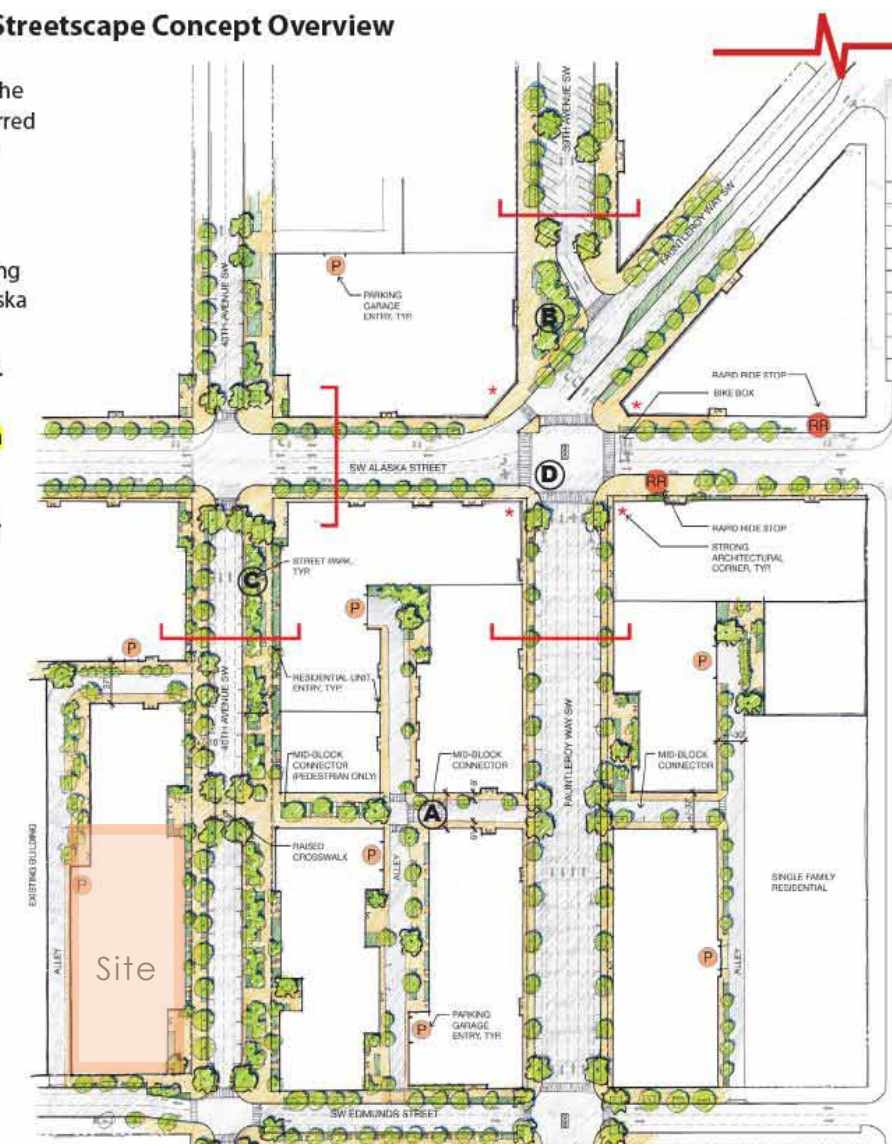


Street Pattern from West Seattle Urban Design Framework

Fauntleroy / Alaska Blocks - Streetscape Concept Overview

The streetscape concept overview for the Fauntleroy / Alaska Blocks shows preferred configuration for infill development on large underused sites in the area. Key recommendations include:

- **A** - An east / west midblock crossing on the long block between SW Alaska St. and SW Edmunds St.
- **B** - Corner plazas and street parks.
- **C** - An abundantly planted 40th Ave. SW that could be residential in character.
- **D** - Intersection improvements to the SW Alaska / Fauntleroy Ave. SW intersection.



Streetscape Concept from Director's Rule 2-2012



4218 SW Alaska St.



Junction Plaza Park



QFC/Altamira Apts.



QFC/Altamira Apts.



Trader Joe's



Mural Apts.



Mural Apts.



Link Apartments



Family Wellcare



Proposed Whole Foods



Safeway/Jefferson Square



Multi-family @ SW Edmunds and 41st St. SW



Condominium @ SW Edmunds and 41st St. SW



40th Ave SW



NTS



Plan View



View from West



View from Northwest



View from Southwest

Massing Scheme A

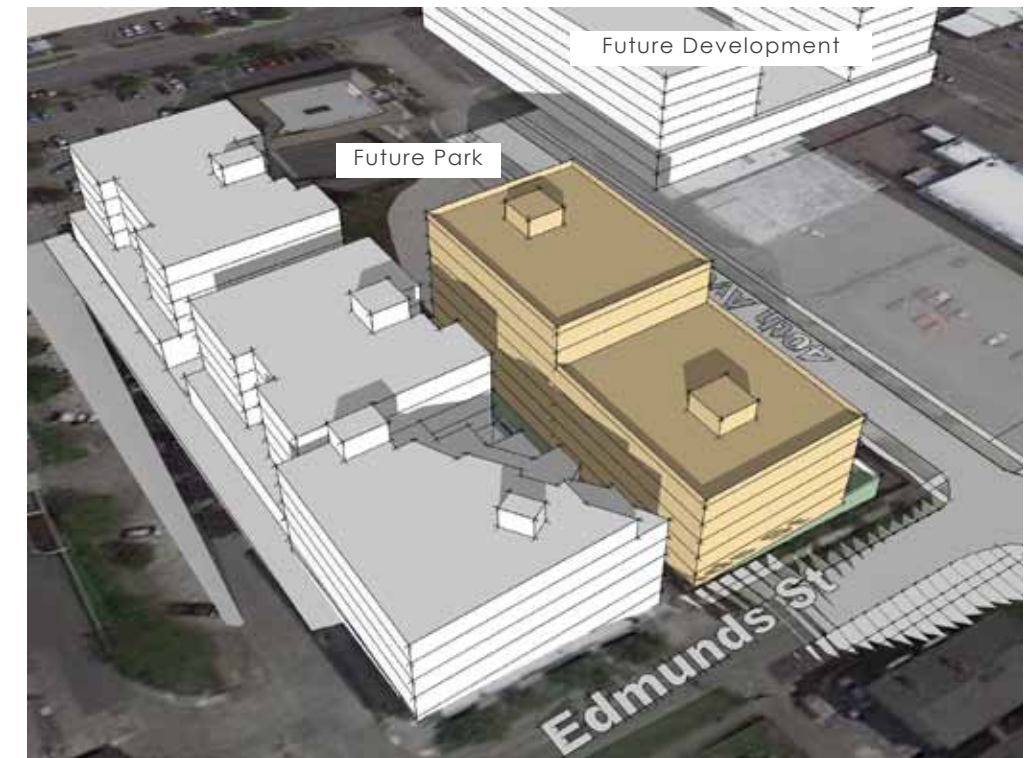
South Lot - 6 story
North Lot - 8 story

Pros:

- Maximize views
- Maximum retail frontage
- Setback/Entry plaza at park

Cons:

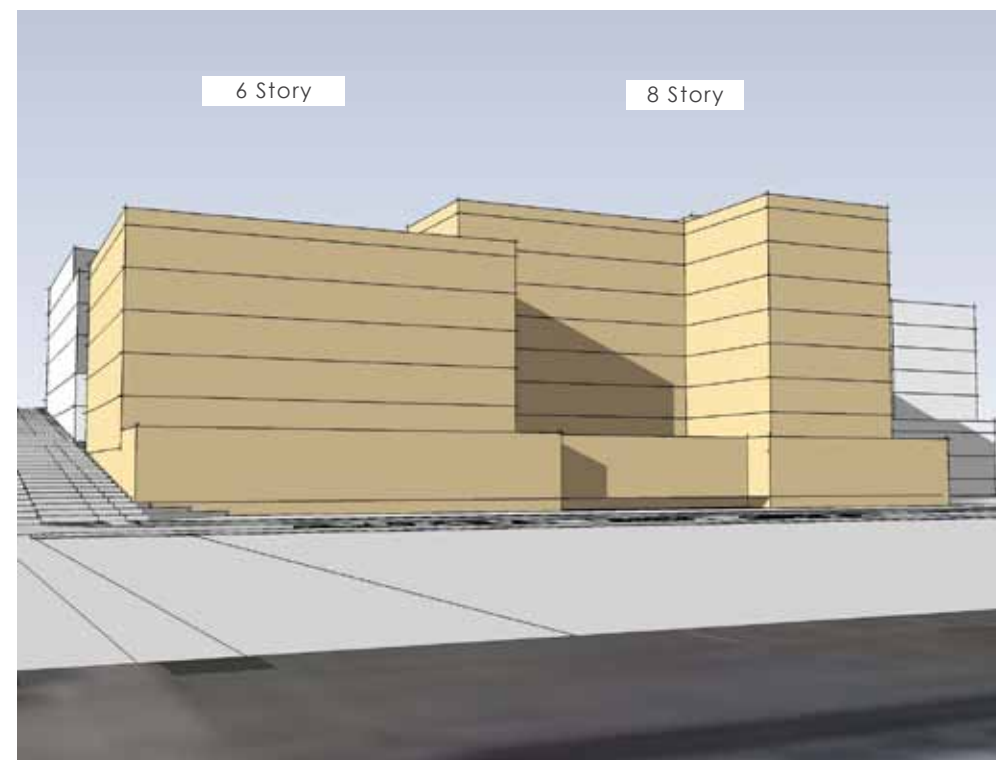
- 8 story height on park
- Large massing along 40th Ave SW
- Weak corner at SW Edmunds St.
- Retail is far from sidewalk
- Cost - Type II construction



Aerial from Southeast



Plan View



View from West



View from Northwest



View from Southwest

Massing Scheme B

South Lot - 6 story

North Lot - 8 story

Pros:

- Diverse massing along 40th Ave SW
- Stronger scale relationship to neighbors
- Larger common amenity space

Cons:

- 8 story height on future park
- Weak corner at SW Edmunds St.
- Live/Work access from interior
- Cost Type II construction



Aerial from Southeast



Plan View



View from West



View from Northwest



View from Southwest

Massing Scheme C (Preferred)

South Lot - 6 story

North Lot - 7 story

Pros:

- Smaller scale massing along 40th Ave SW
- Lower Height at future park
- Stronger corner emphasis
- Ground floor setback at future park
- Largest common amenity space
- Live Work entry stoops

Cons:

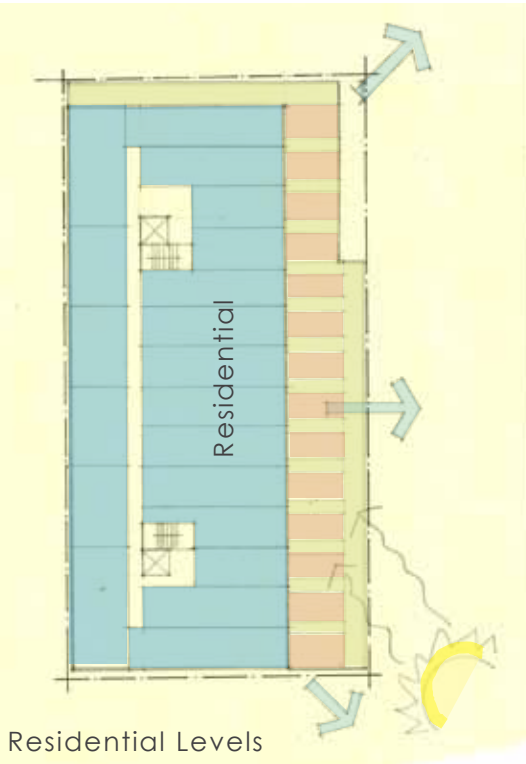
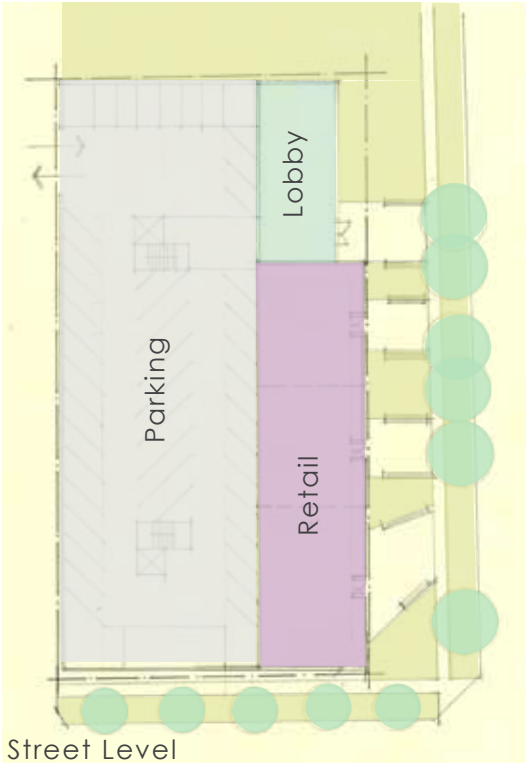
- Lower height reduces potential views from project
- Alley modulation reduces amenity space area



Aerial from Southeast

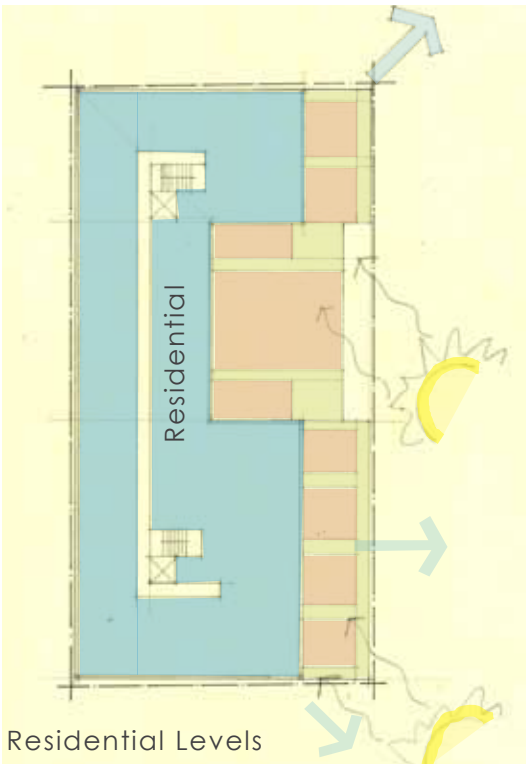
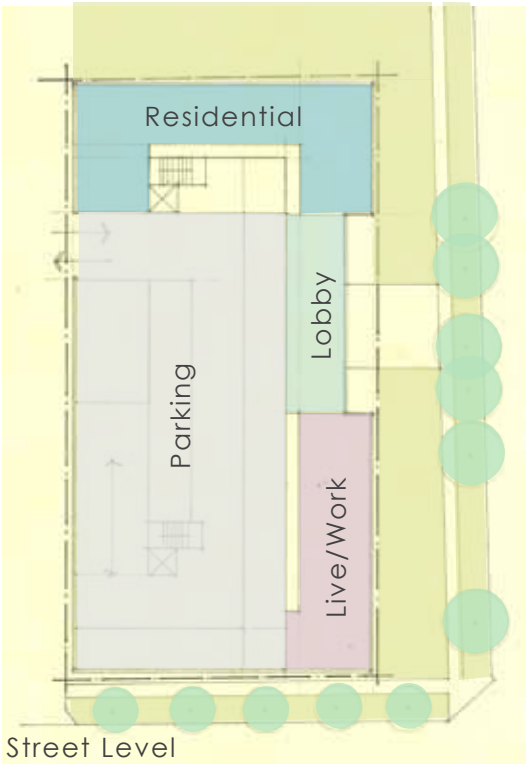
Massing Scheme A

- Maximize View Potential
- Maximize Retail Frontage
- Maximize Sunlight in Amenity Space



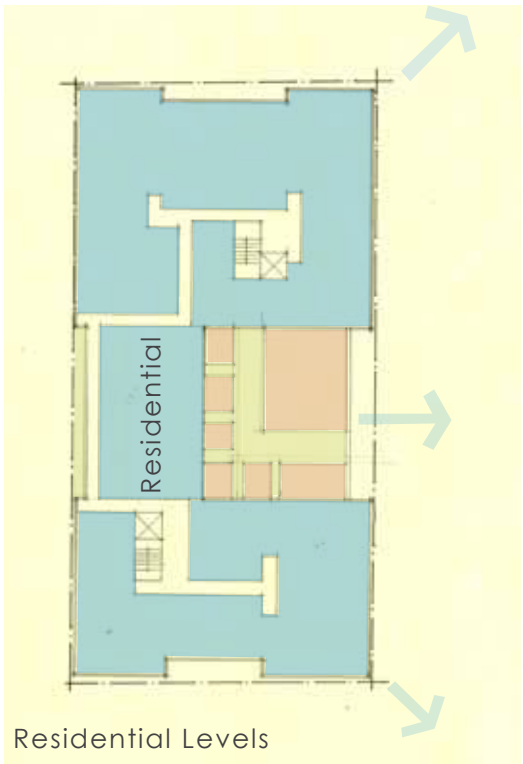
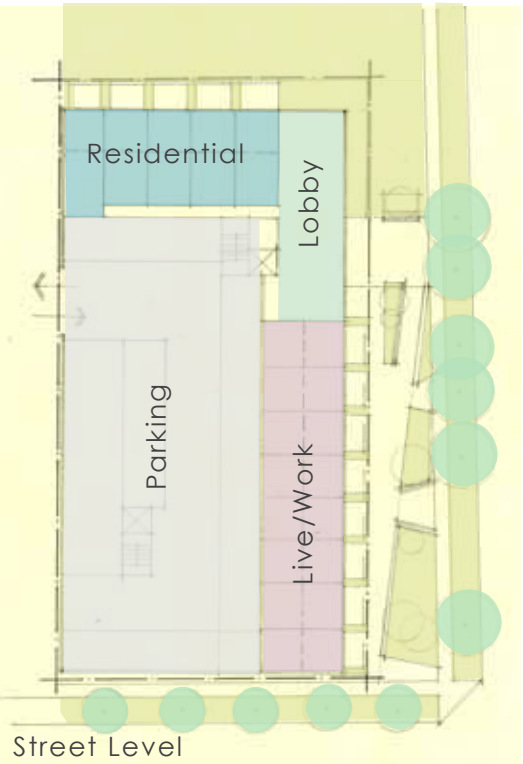
Massing Scheme B

- Balance Neighborhood Pattern and View Potential
- Live/Work and Residences ringing parking
- Balance Private/Public Amenity Space



Massing Scheme C

- Follow Neighborhood Development Patterns
- Optimize Live/Work and Transitional Spaces
- Optimize Community Amenity Space





Design Narrative

This project will integrate with the mixed-use developments on the southern end of the West Seattle Triangle. The project will relate to the existing buildings, as well as compliment the major proposed developments in the area. The project will act as a transitional element between the higher density projects to the north, and the smaller scale residential neighborhood to the south.

The street front along 40th Ave SW will be composed of either small scale retail or live/work units that will compliment rather than compete with the proposed retail across the street. The orientation of the roadway provides opportunities for public spaces that will enhance the transition between higher and lower densities. The project will provide a distinctive edge to the proposed park, providing visual security for the park, while respecting the privacy of the residents. The park will provide a destination end-point for the proposed new mid-block crossing, and the project will provide a distinctive corner element that responds to the future crossing.

The preferred massing relates to the neighboring development while taking advantage of territorial views. The street frontage is set back from the right-of-way and the park to create transitional zones that will provide public access to live/work units while maintaining privacy for the residents. The building form creates smaller distinct masses, while the street frontage provides a consistent edge. The project steps down from the higher density to the north, acknowledging the smaller scale to the south, while providing a strong architectural statement at SW Edmunds St., marking the edge between neighborhoods.

West Seattle Junction Urban Village
Design Guidelines:

A-2 Streetscape Compatibility

A pedestrian-oriented streetscape is perhaps the most important characteristic to be achieved in new development in Junction's mixed use areas.

- A. Reduce the scale of the street wall with well-organized commercial and residential bays and entries.
- B. Provide recessed entries and ground-related, small open spaces as appropriate breaks in the street wall.



Character Study

A-4 Human Activity

An active and interesting sidewalk engages pedestrians through effective transitions between the public and private realm

Particularly in the California Avenue Commercial Core, proposed development is encouraged to set back from the front property line to allow for more public space that enhances the pedestrian environment.



Character Study at Park

A-10 Corner Lots

Pedestrian Activities are concentrated at street corners. These are places of convergence, where people wait to cross and are most likely to converse with others. New development on corner lots should take advantage of this condition, adding interest to the street while providing clear space for movement.

- A. Public space at the corner, whether open or enclosed, should be scaled in a manner that allows for pedestrian flow and encourages social interaction.
- B. Building forms and design elements and features at the corner of key intersections should create gateways for the neighborhood. These buildings should 'announce the block' through the inclusion of features that grab one's interest and mark entry.



Massing Study

B-1 Height, Bulk and Scale Compatibility

Current zoning in the Junction has created abrupt edges in some areas between intensive, mixed-use development potential and less-intensive, multifamily development potential.



Massing Study

C-1 Architectural Context

Facade Articulation. To make new, larger development compatible with the surrounding architectural context, facade articulation and architectural embellishment are important considerations in mixed use and multifamily residential buildings.

Architectural Cues. New mixed-use development should respond to several architectural features common in the Junction's best storefront buildings to preserve and enhance pedestrian orientation and maintain an acceptable level of consistency with the existing architecture.



Character Study

West Seattle Junction Urban Village
Design Guidelines:

C-2 Architectural Concept and Consistency

New multi-story developments are encouraged to integrate a building's upper and lower levels...The use and repetition of architectural features and building materials, textures and colors can help create unity in a structure.

C-3 Human Scale

Facades should contain elements that enhance pedestrian comfort and orientation while presenting features with visual interest that invite activity.



Character Study

D-1 Pedestrian Open Spaces and Entrances

Larger sites are encouraged to incorporate pedestrian walkways and open spaces to create breaks in the street wall and encourage movement through the site and to the surrounding area.

Streetscape amenities mark the entry and serve as way finding devices in announcing to visitors their arrival in the commercial district.



D-6 Visual Impact of Parking Structures

Parking structures should be designed and sited in a manner that enhances pedestrian access and circulation from the parking area to retail uses.

Other Relevant Guidelines:

A-3 Entrances Visible to the Street

Entries should be clearly identifiable and visible from the street.

A-6 Transition Between Residence and Street

For residential projects, the space between the building and the sidewalk should provide security and privacy for residents and encourage social interaction among residents and neighbors.

A-7 Residential Open Space

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

D-12 Residential Entries and Transitions

For residential projects in commercial zones, the space between the residential entry and the sidewalk should provide security and privacy for residents and a visually interesting street front for pedestrians. Residential buildings should enhance the character of the streetscape with small gardens, stoops and other elements that work to create a transition between the public sidewalk and private entry.



E-2 Landscaping to Enhance the Building and/or Site

Landscaping, including living plant material, special pavements, trellises, screen wall, planters, site furniture and similar features should be appropriately incorporated into the design to enhance the project.



Existing Conditions

Preferred Massing





