

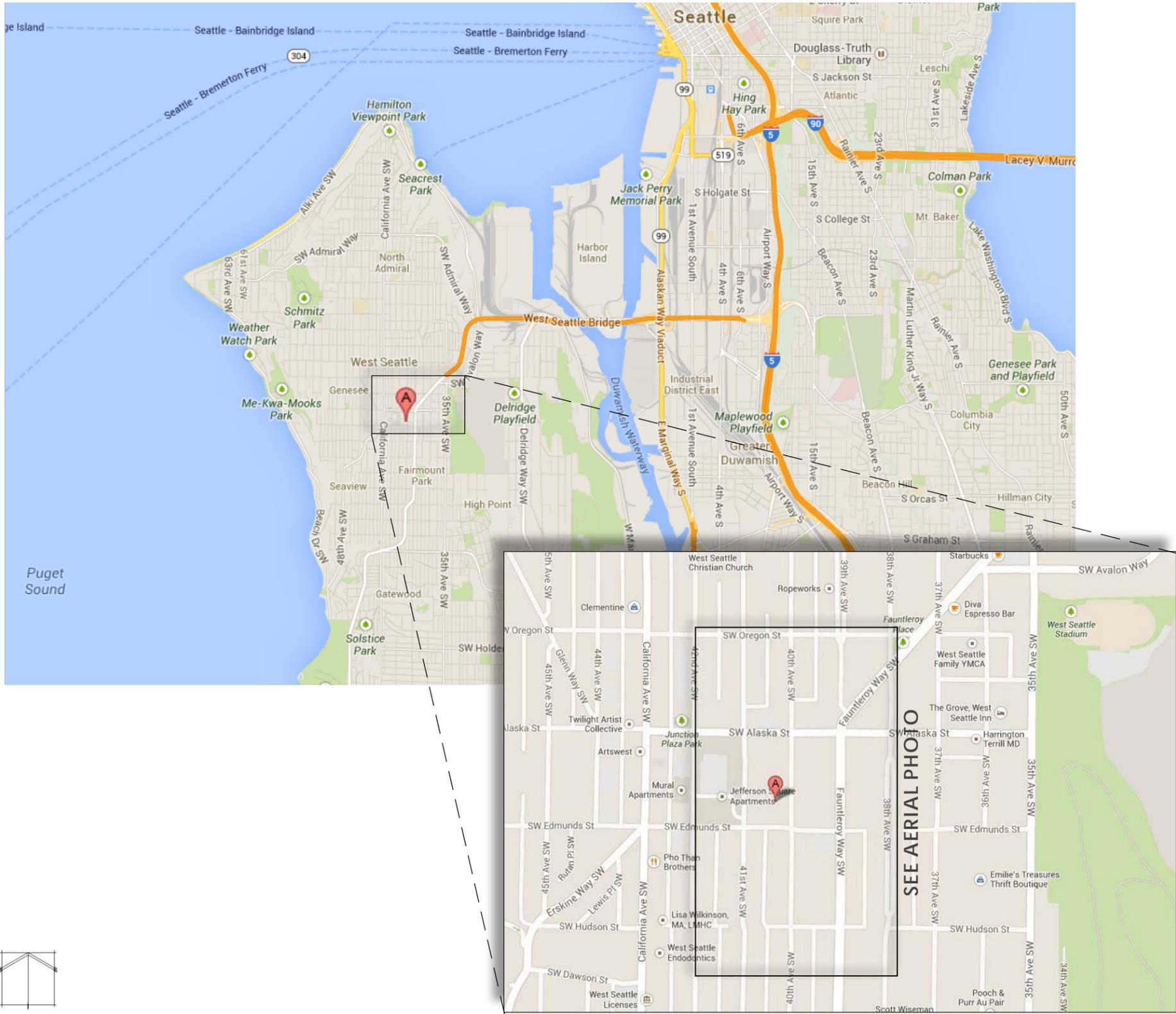
Project Information:

Project Address:
4745 40th Ave SW
Seattle, WA 98116

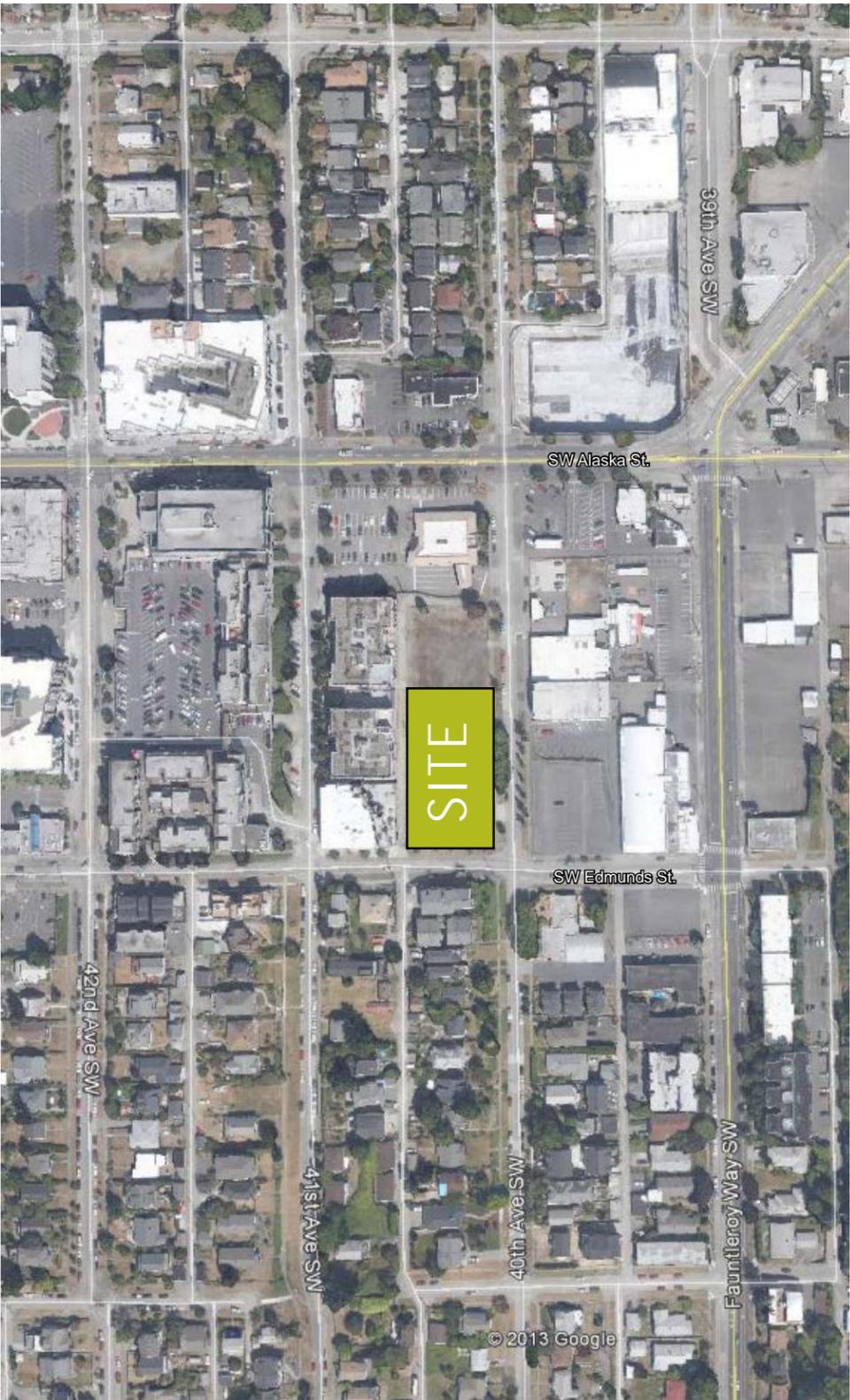
Proponent:
Broadstone West Seattle Venture, LLC
1300 Dexter Ave. N, Suite 110
Seattle, WA 98109
Contact: David Knight
206.330.0615

Applicant/Architect:
Encore Architects
1402 3rd Ave, Suite 1124
Seattle, WA 98101
Contact: Andrew Hoyer
andyh@encorearchitects.com
206.790.2076





Regional Location - Map



Immediate Location - Aerial Photo

Site Location

Objectives:

Our site is located at the southwestern edge of the West Seattle Triangle that connects the smaller scale residential blocks to the more active, higher density, mixed-use core of the neighborhood. Guided by the vision of a detailed neighborhood plan, our project embraces a variety of urban design goals that have been set forth to ensure the collective vision of the community is realized.

Our team's goal is to contribute to a vibrant, mixed-use district by providing the recommended housing density as well as business opportunities through live-work units and retail space as outlined in the West Seattle Triangle Plan. In response to the site context, we have massed the building structure and designed improvements in the generous right of way to appropriately transition the surrounding neighborhood scale, with the high density commercial to our north and the lower density residential to our south.

The proposed plan addresses the community's goals for higher density mixed-use residential and makes significant investment in enhancing the public realm through thoughtful right of way improvements and connections to future open space. These improvements, along with the addition of numerous live/work units and retail space, will offer residents and small business owners an ideal location to live, work and socialize within the West Seattle triangle. . In summary, the plan for this project achieves the following objectives:

- Respect current neighborhood scale and context through thoughtful programming and design of both the building and right of way improvements
- Provide housing close to the West Seattle Triangle commercial core that achieves the neighborhood plan for density
- Create opportunities for small businesses to thrive with retail and quality live-work units
- Activate the neighborhood by investing in street frontages and public amenity spaces

Summary:

Demolish existing two story office building. Construct an eight story, 169,455 SF building with 134 apartment units, 16 live/work units, 1,000 SF of commercial space, and parking for 116 cars.

C O N T E N T S

6 CONTEXT

Surrounding Zoning and uses
Neighborhood Context
Streetscape Concept Plan
Site Zoning

16 DESIGN GOALS

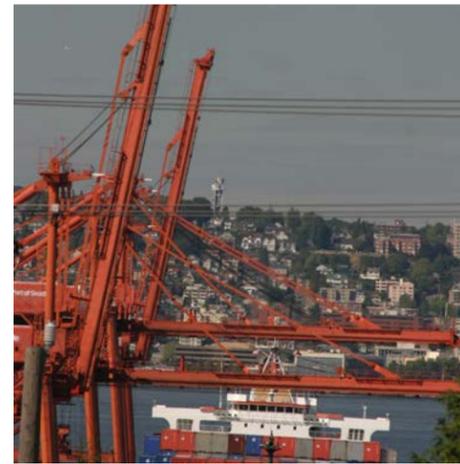
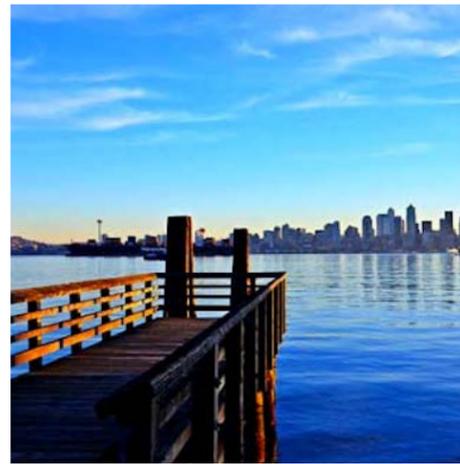
West Seattle Triangle Urban Design Framework
Pedestrian Environment
Transitional Zoning and Scale
Height, Bulk and Scale Compatibility
Corners
Respect for Neighbors

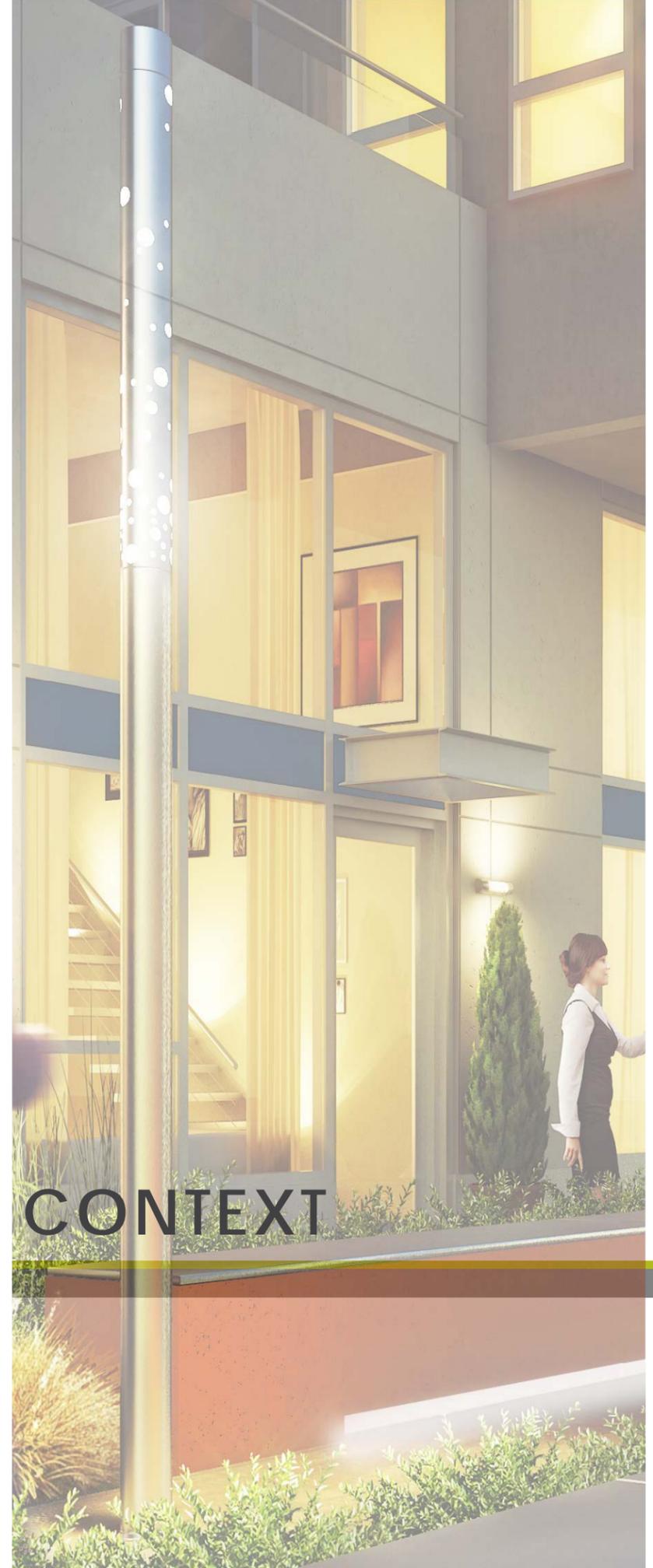
26 IMPLEMENTATION

Renderings
Streetscape
Park Edge
Courtyard
Materials
Signage
Lighting
Elevations
Floor Plans

58 DESIGN GUIDELINES

76 DESIGN DEPARTURES

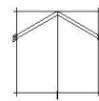




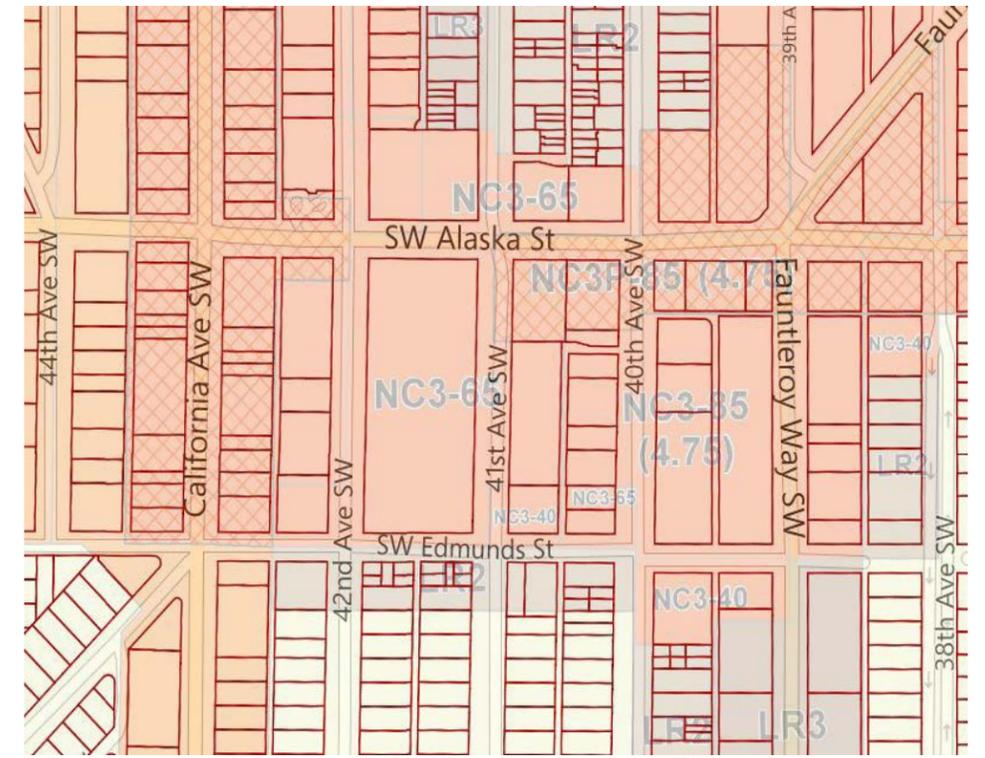
CONTEXT



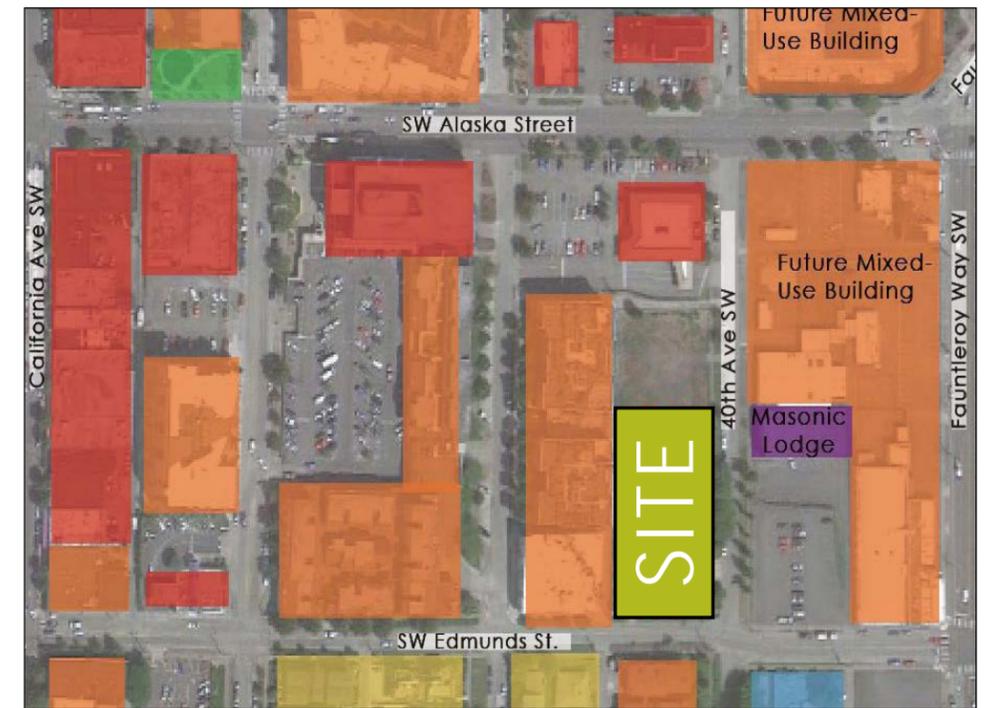
Use Diagram from West Seattle Urban Design Framework



- Unleased
- Residential/Mixed Use
- Customer Service, Office, Medical Service
- Restaurant/Entertainment
- General Retail Sales and Services
- Gas Station
- Automotive Sales and Services
- Heavy Commercial Sales/Warehouse/Outdoor Storage
- Community
- Government (not park)
- Parks/Open Space
- Parking



Zoning Map



- Commercial / Retail / Office
- Religious Institution
- Low Density Residential
- Multi-family Residential
- Park
- Community Amenity

Current and Future Use



AXONOMETRIC VIEW - FACING NORTH EAST



AXONOMETRIC VIEW - FACING NORTH WEST



AXONOMETRIC VIEW - FACING SOUTH EAST



AXONOMETRIC VIEW - FACING SOUTH WEST



1 From 40th Ave SW Looking EAST

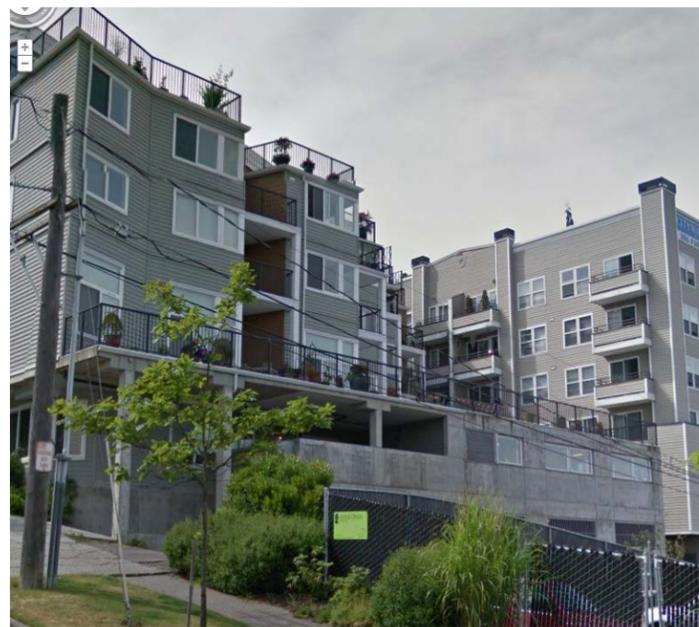


LOOKING EAST FROM SITE

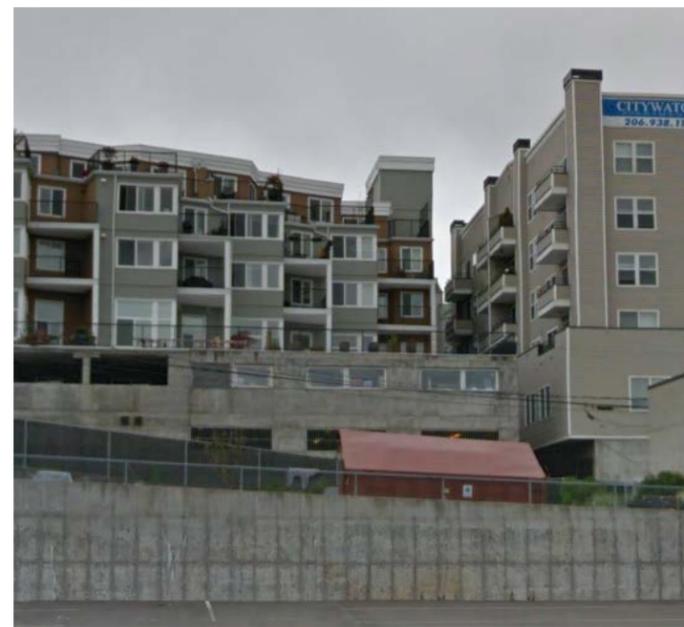
2 From 40th Ave SW Looking WEST



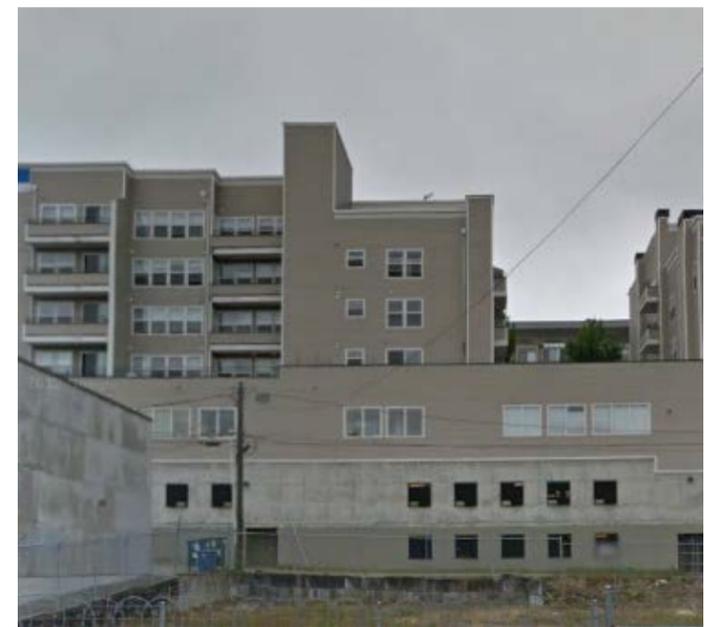
SITE



3

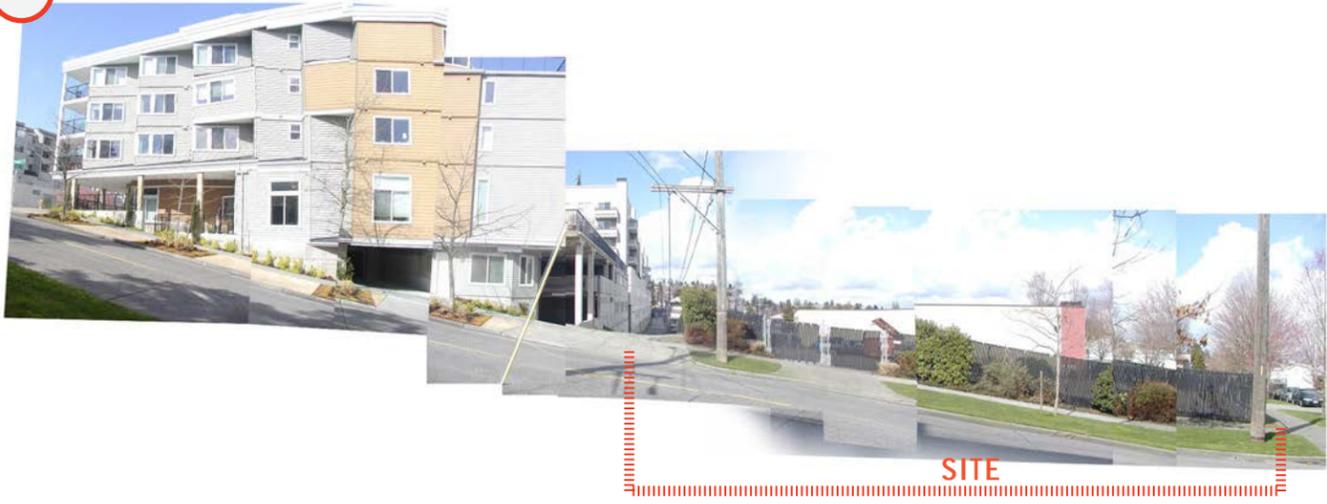


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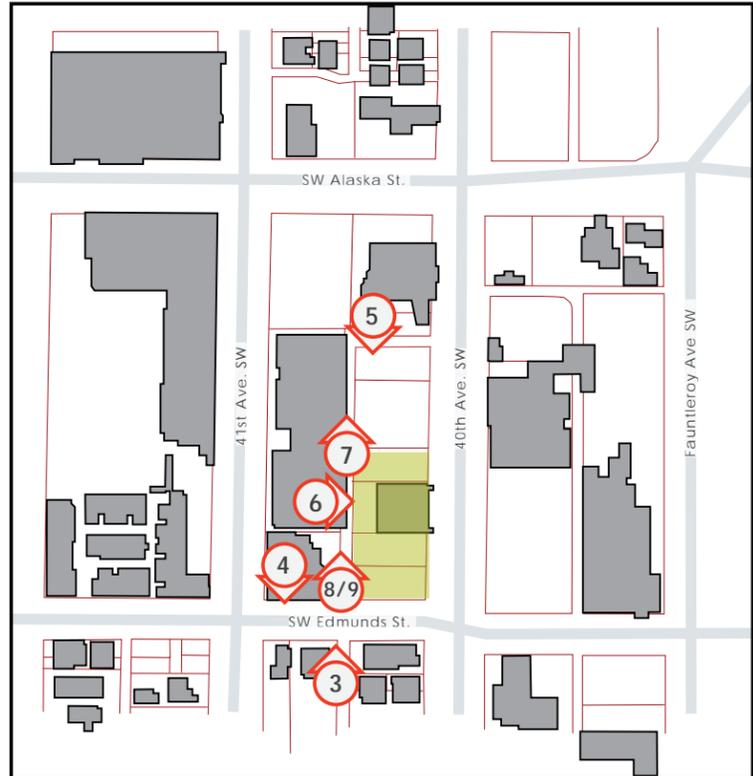


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3 From SW Edmunds St Looking NORTH



4 From SW Edmunds St Looking SOUTH



5



6



7



8



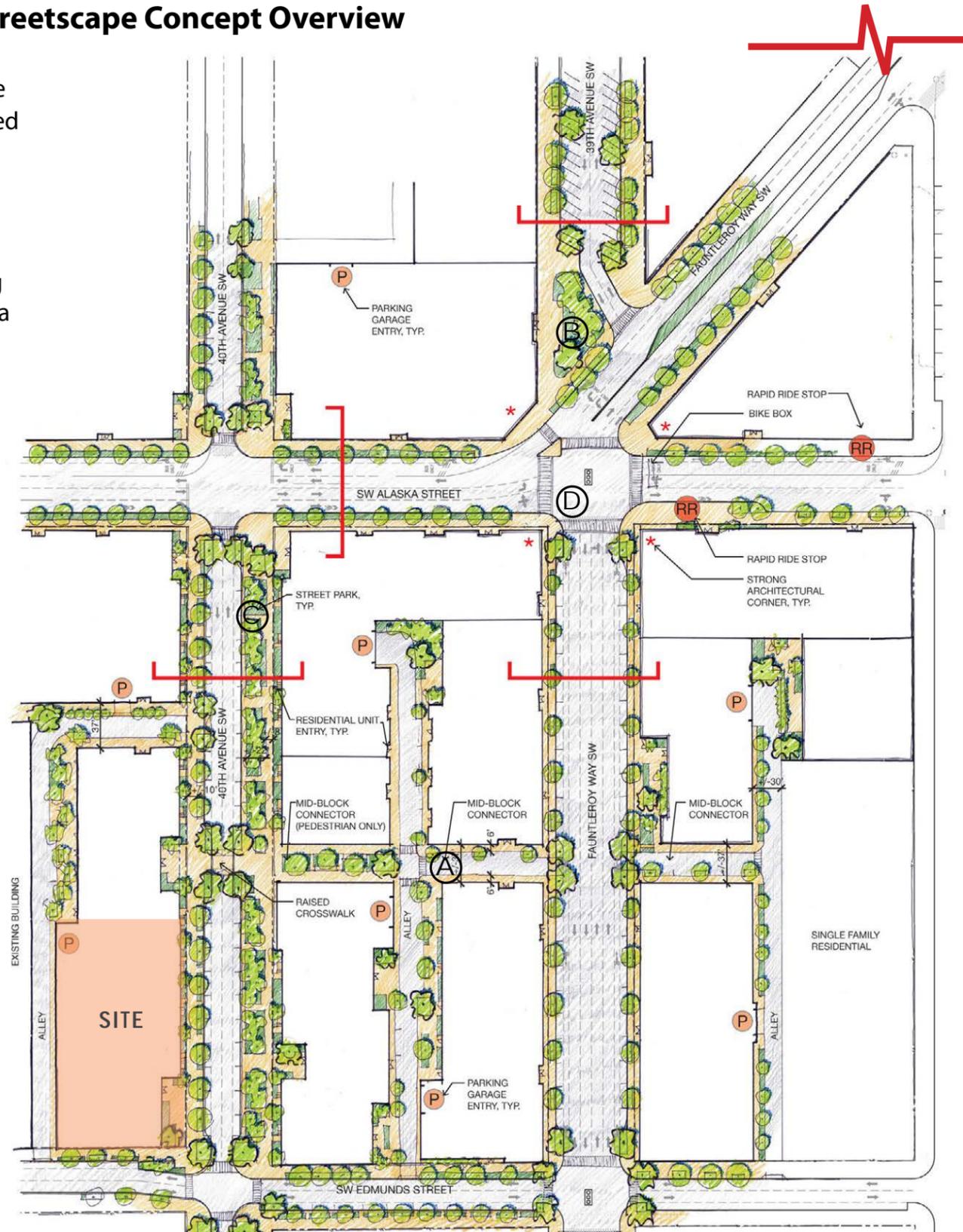
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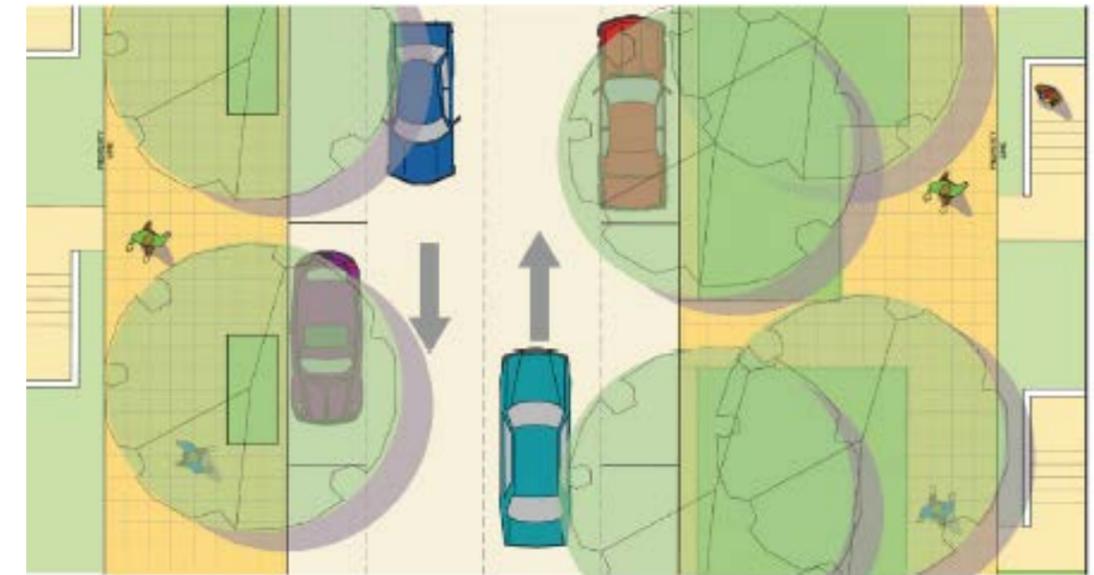
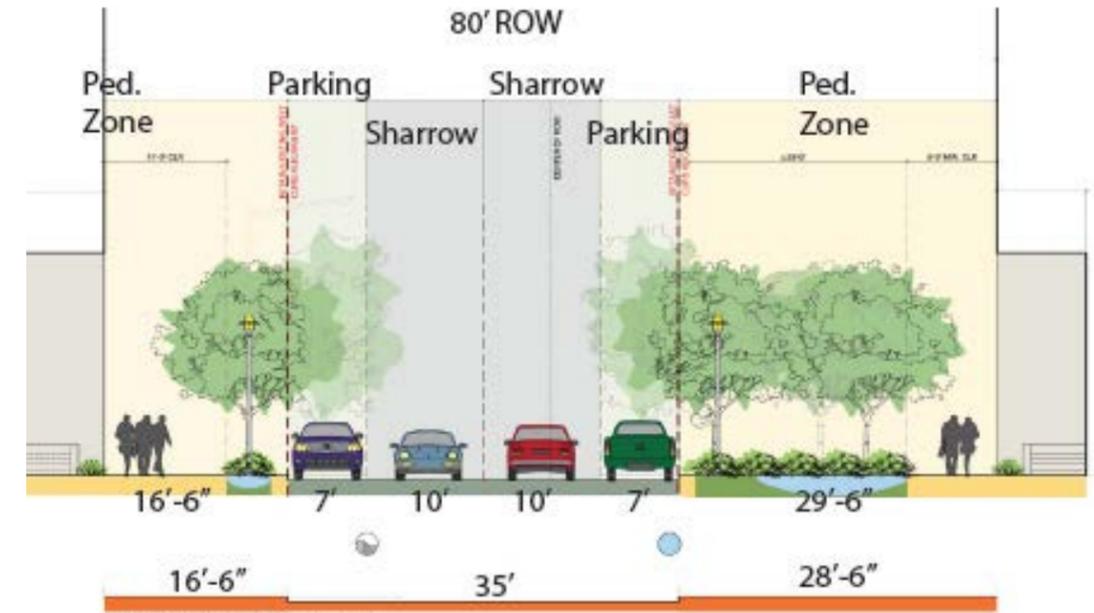
Fauntleroy / Alaska Blocks - Streetscape Concept Overview

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.



40TH AVE SW – PROPOSED SECTION AND PLAN



Zoning Summary:

ZONING CODE: CITY OF SEATTLE LAND USE CODE

ZONE: NC3-65 LOTS 23-26 (SOUTH LOTS)
 NC3-85(4.75) LOTS 27-31 (NORTH LOTS)
 WITHIN THE WEST SEATTLE JUNCTION HUB URBAN VILLAGE

LOT AREAS: SOUTH LOTS = 11,310 SF
 NORTH LOTS = 14,386 SF

STREET LEVEL USES: 23.47A.005.C IN NC ZONES W/ HEIGHT LIMIT OF 85' OR HIGHER (NORTH LOTS) RESIDENTIAL USES MAY OCCUPY NO MORE THAN 20% OF THE STREET-LEVEL STREET-FACING FACADE - DEPARTURE REQUESTED

STREET LEVEL DEVELOPMENT STANDARDS: 23.47A.008 BLANK SEGMENTS OF THE STREET-FACING STREET-LEVEL FACADE BETWEEN 2' AND 8' ABOVE THE SIDEWALK MAY NOT EXCEED 20'
NONRESIDENTIAL STREET LEVEL REQUIREMENTS
 60% OF THE STREET FACING FACADE BETWEEN 2' AND 8' ABOVE THE SIDEWALK SHALL BE TRANSPARENT
 NONRESIDENTIAL USE SHALL EXTEND AN AVERAGE DEPTH OF AT LEAST 30' FROM THE STREET FACING FACADE
 NONRESIDENTIAL USE SHALL HAVE A FLOOR TO FLOOR HEIGHT OF AT LEAST 13'

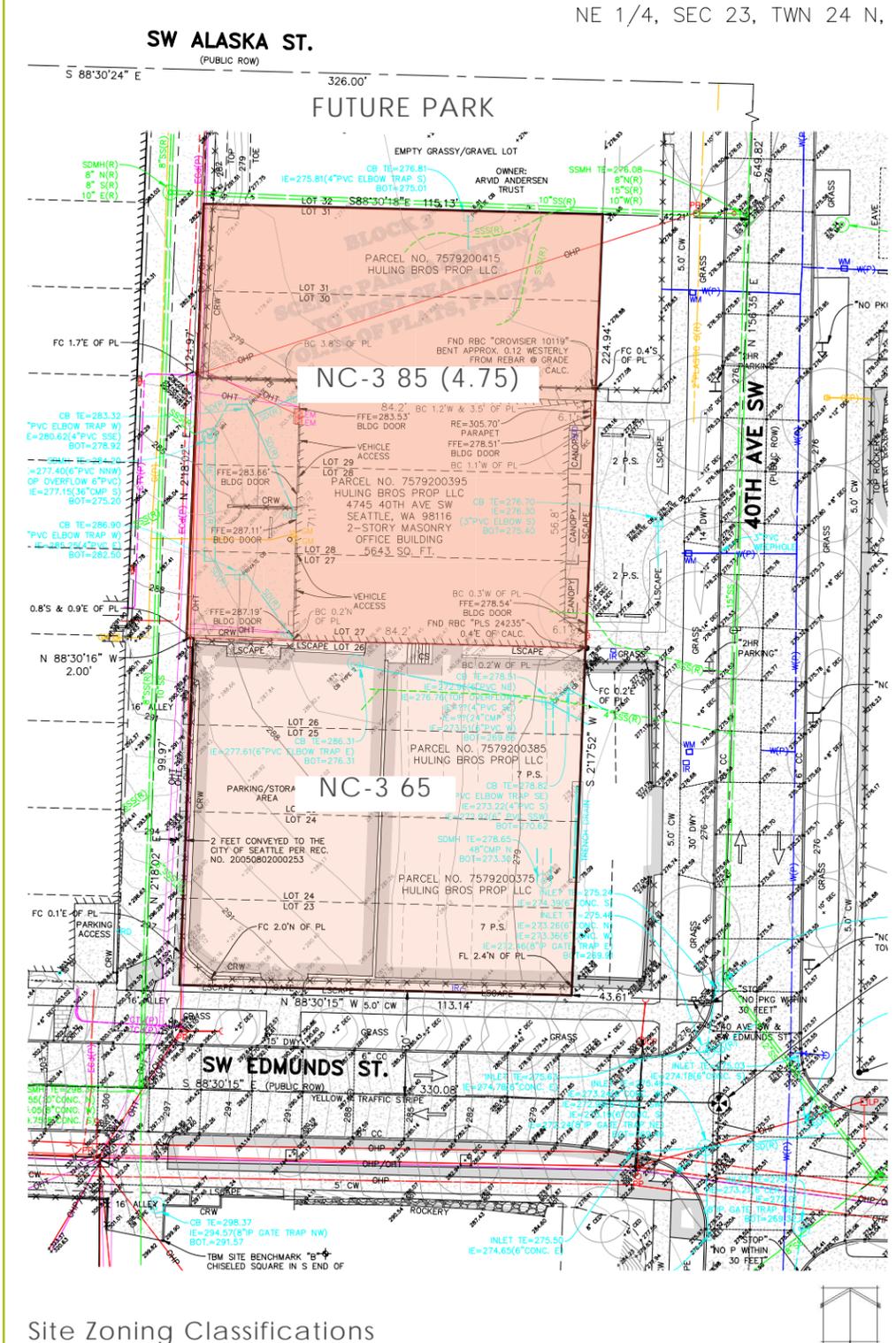
RESIDENTIAL USES

AT LEAST ONE OF THE STREET LEVEL STREET FACING FACADES CONTAINING A RESIDENTIAL USE SHALL HAVE A VISUALLY PROMINENT PEDESTRIAN ENTRY - PROVIDED ON 40TH AVE SW
 THE FLOOR OF A DWELLING UNIT LOCATED ALONG THE STREET-LEVEL STREET FACING FACADE SHALL BE AT LEAST 4' ABOVE OR BELOW SIDEWALK GRADE OR BE SET BACK A MINIMUM OF 10' FROM THE SIDEWALK - DEPARTURE REQUESTED FOR ONE UNIT DUE TO STEEP SLOPE ON SW EDMUNDS ST

STANDARDS APPLICABLE TO SPECIFIC AREAS: 23.47A.009.B.4.b IN THE WEST SEATTLE JUNCTION HUB URBAN VILLAGE, A SETBACK OF AT LEAST 10' FROM THE STREET LOT LINE IS REQUIRED ALONG NON-ARTERIAL NORTH-SOUTH AVENUES FOR AT LEAST 25% OF THE LOT FRONTAGE - DEPARTURE REQUESTED FOR 8' SETBACK

STRUCTURE HEIGHT: 23.47A.012 65' SOUTH LOTS - 85' NORTH LOTS
 OPEN RAILINGS, PARAPETS MAY EXTEND 4' ABOVE HEIGHT LIMIT
 STAIR AND ELEVATOR PENTHOUSES MAY EXTEND 16' ABOVE HEIGHT LIMIT

FLOOR AREA RATIO: 23.47A.012 THE FAR LIMIT FOR EACH ZONE APPLIES TO THE PORTION OF THE LOT LOCATED IN THAT ZONE
 NC3-65:
 TOTAL FOR ANY SINGLE USE WITHIN A MIXED USE STRUCTURE = 4.25
 TOTAL ALL USES IN A MIXED USE STRUCTURE = 4.75
 NC3-85(4.75)
 TOTAL FOR ANY SINGLE USE = 4.5
 WITHIN THE WEST SEATTLE JUNCTION HUB URBAN VILLAGE ON LOTS ZONED NC3-85(4.75),
 TOTAL ALL USES IN A MIXED USE STRUCTURE = 5.5



Site Zoning Classifications

Zoning Summary (continued):

<p>INCENTIVE PROVISIONS: 23.58A</p>	<p>MUP SHALL INCLUDE A CALCULATION OF THE TOTAL AMOUNT OF EXTRA FLOOR AREA SOUGHT AND SHALL IDENTIFY THE MANNER IN WHICH THE CONDITIONS TO EXTRA FLOOR AREA SHALL BE SATISFIED. IF MAX HEIGHT IS 85' OR LOWER, ALL EXTRA RESIDENTIAL FLOOR AREA SHALL BE HOUSING BONUS RESIDENTIAL FLOOR AREA AND MAY ONLY USE THE PERFORMANCE OPTION LOW-INCOME HOUSING SHALL BE PROVIDED WITH A GROSS FLOOR AREA AT LEAST EQUAL TO 17.5% OF THE NET BONUS RESIDENTIAL FLOOR AREA IN ZONES WITH AN INCENTIVE ZONING SUFFIX, EXTRA FLOOR AREA MAY BE ALLOWED IN ADDITION TO THE MAXIMUM GROSS FLOOR AREA ALLOWED BY THE FAR LIMIT INDICATED BY THE INVENTIVE ZONING SUFFIX.</p>
<p>23.58A.026</p>	<p>EXTRA FLOOR AREA MAY BE GAINED UP TO THE MAXIMUM NON-EXEMPT GROSS FLOOR AREA ALLOWED BY THE FAR LIMIT OF THE APPLICABLE ZONE.</p>
<p>LANDSCAPING REQUIREMENTS: 23.47A.016</p>	<p>LANDSCAPING THAT ACHIEVES A GREEN FACTOR OF .30 IS REQUIRED EXISTING STREET TREES SHALL BE RETAINED UNLESS THE DIRECTOR OF TRANSPORTATION APPROVES THEIR REMOVAL</p>
<p>AMENITY AREA: 23.47A.024</p>	<p>AMENITY AREA REQUIRED EQUAL TO 5% OF THE TOTAL GROSS FLOOR AREA IN RESIDENTIAL USE ALL RESIDENTS SHALL HAVE ACCESS TO AT LEAST ONE COMMON OR PRIVATE AMENITY SPACE AMENITY AREAS SHALL NOT BE ENCLOSED COMMON AMENITY AREAS SHALL HAVE MIN DIMENSION OF 10' AND BE AT LEAST 250 SF PRIVATE BALCONIES AND DECKS SHALL HAVE MIN DIMENSION OF 6' AND BE AT LEAST 60 SF</p>
<p>PARKING LOCATION AND ACCESS: 23.47A.032</p>	<p>ACCESS TO PARKING SHALL BE FROM THE ALLEY STREET LEVEL PARKING SHALL BE SEPARATED FROM STREET-LEVEL, STREET FACING FACADES BY ANOTHER PERMITTED USE - DEPARTURE REQUESTED FOR PORTION OF SW EDMUNDS ST.</p>
<p>TRANSPORTATION CONCURRENCY: 23.47A.033</p>	<p>PROPOSED USES SHALL MEET THE TRANSPORTATION CONCURRENCY LEVEL-OF-SERVICE STANDARDS</p>
<p>REQUIRED PARKING: 23.54.015</p>	<p>NO PARKING REQUIRED FOR FIRST 1,500 SF OF EACH BUSINESS ESTABLISHMENT NO PARKING REQUIRED FOR LIVE-WORK UNITS LESS THAN 1,500 SF BICYCLE PARKING FOR COMMERCIAL = SHORT TERM 1 SPACE/4,000 SF BICYCLE PARKING FOR RESIDENTIAL = LONG TERM 1 PER 4 UNITS</p>
<p>SOLID WASTE AND RECYCLABLE MATERIALS STORAGE AND ACCESS: 23.54.040</p>	<p>575 SF PLUS 4 SF FOR EACH UNIT ABOVE 100 82 SF FOR 0-5,000 SF OF COMMERCIAL USE MIXED USE SHALL MEET REQUIREMENTS FOR RESIDENTIAL PLUS 50% OF COMMERCIAL REQUIREMENTS FOR DEVELOPMENTS OF MORE THAN 100 UNITS, REQUIRED MINIMUM AREA FOR STORAGE MAY BE REDUCED BY 15% IF AREA HAS A MINIMUM DIMENSION OF 20' THE DIRECTOR HAS THE DISCRETION TO GRANT DEPARTURES IF THE APPLICANT PROPOSES ALTERNATIVE, WORKABLE MEASURES THAT MEET THE INTENT OF THIS SECTION AND CAN DEMONSTRATE DIFFICULTY IN MEETING ANY OF THE REQUIREMENTS.</p>

Zoning Response Summary

Meeting the goals of the West Seattle Urban Design Framework planning study, this project develops 40th Ave SW as a heavily planted green street with a lattice of green spaces mixed with social gathering zones that compliment and continue the development pattern established by the Whole Foods project to the north.

While extending the open space of the park into the right of way along 40th Ave SW, private patios are proposed along the street frontage to create transitional zones that can develop along with the neighborhood.

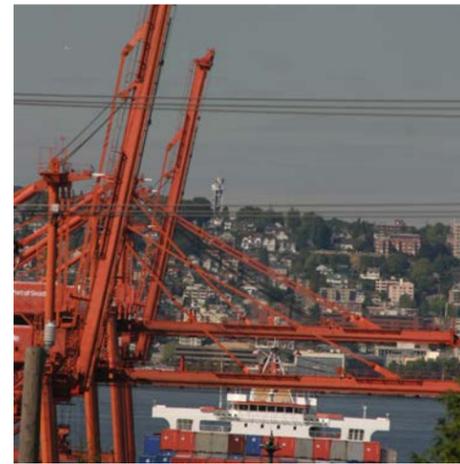
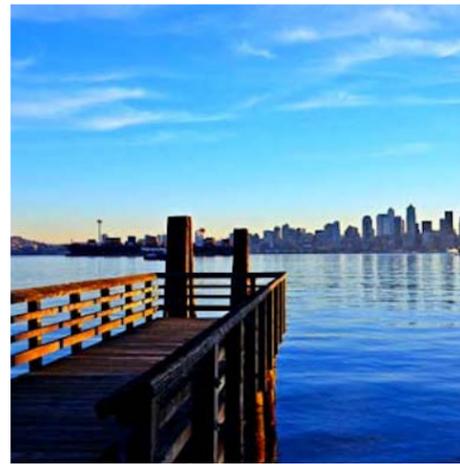
Neighborhood scale commercial space anchors the northern corner, reducing in scale to the south with live/work units that reflect the scale of the residential zone to the south.

By breaking the massing into three distinct sections, the project meets the recommendations of the West Seattle Triangle plan, reducing the width and horizontal scale of the project, and directly relating in scale to the surrounding structures.

Reacting to the surrounding structures, the proposed height is significantly below the allowable zoning height. Additionally, the project steps down from north to south to reduce in scale in response to the adjacent less intensive zones.

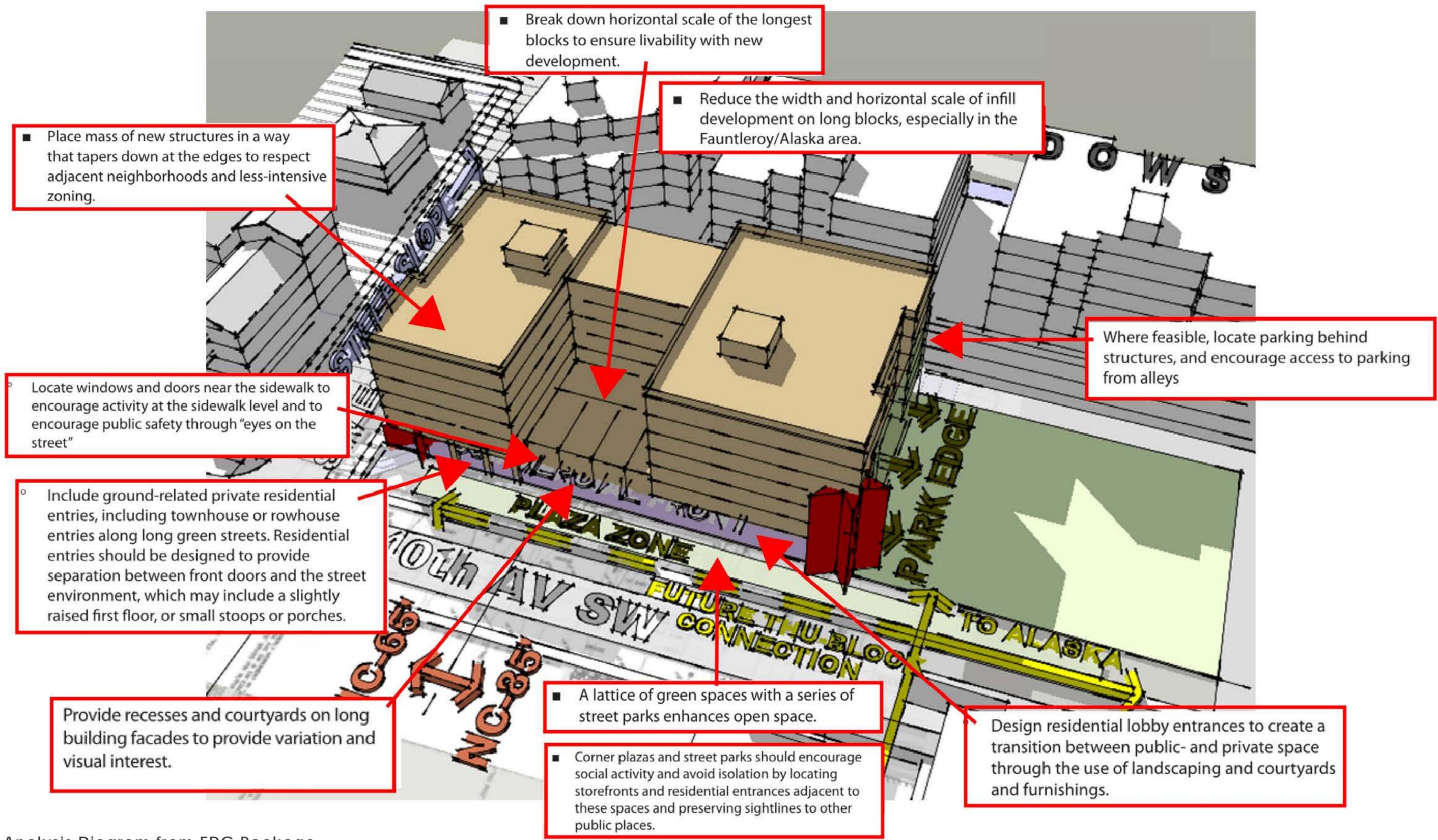
Although no parking is required, a parking ratio of .77 stalls per unit is proposed. Accessed from the alley, the location of the parking takes advantage of the topography and is almost entirely below grade.

This projects meet the density goals established in the West Seattle Urban Framework while providing a vibrant street presence and reduction in scale that relates to the neighborhood fabric.





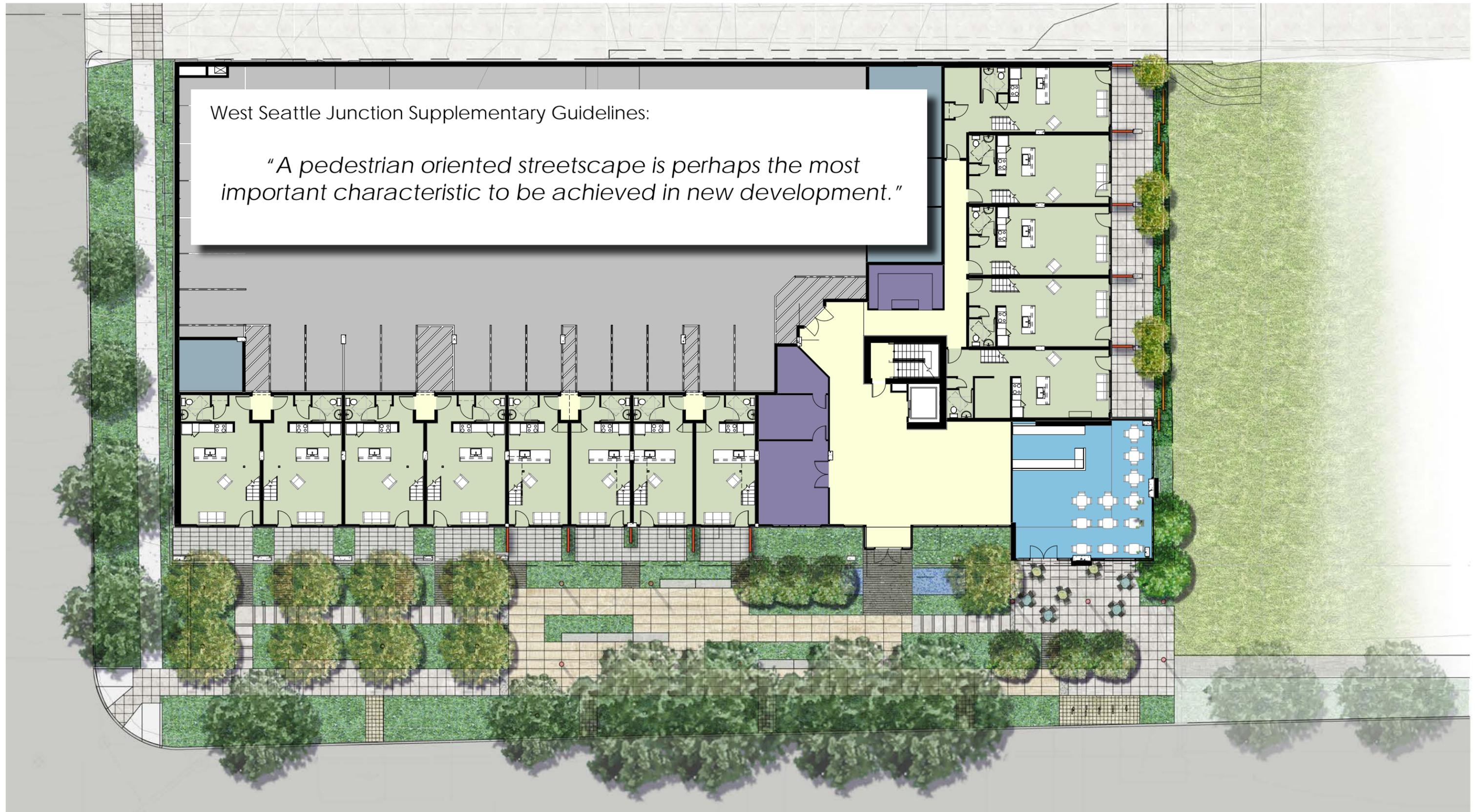
DESIGN GOALS



Site Analysis Diagram from EDG Package

West Seattle Junction Supplementary Guidelines:

"A pedestrian oriented streetscape is perhaps the most important characteristic to be achieved in new development."

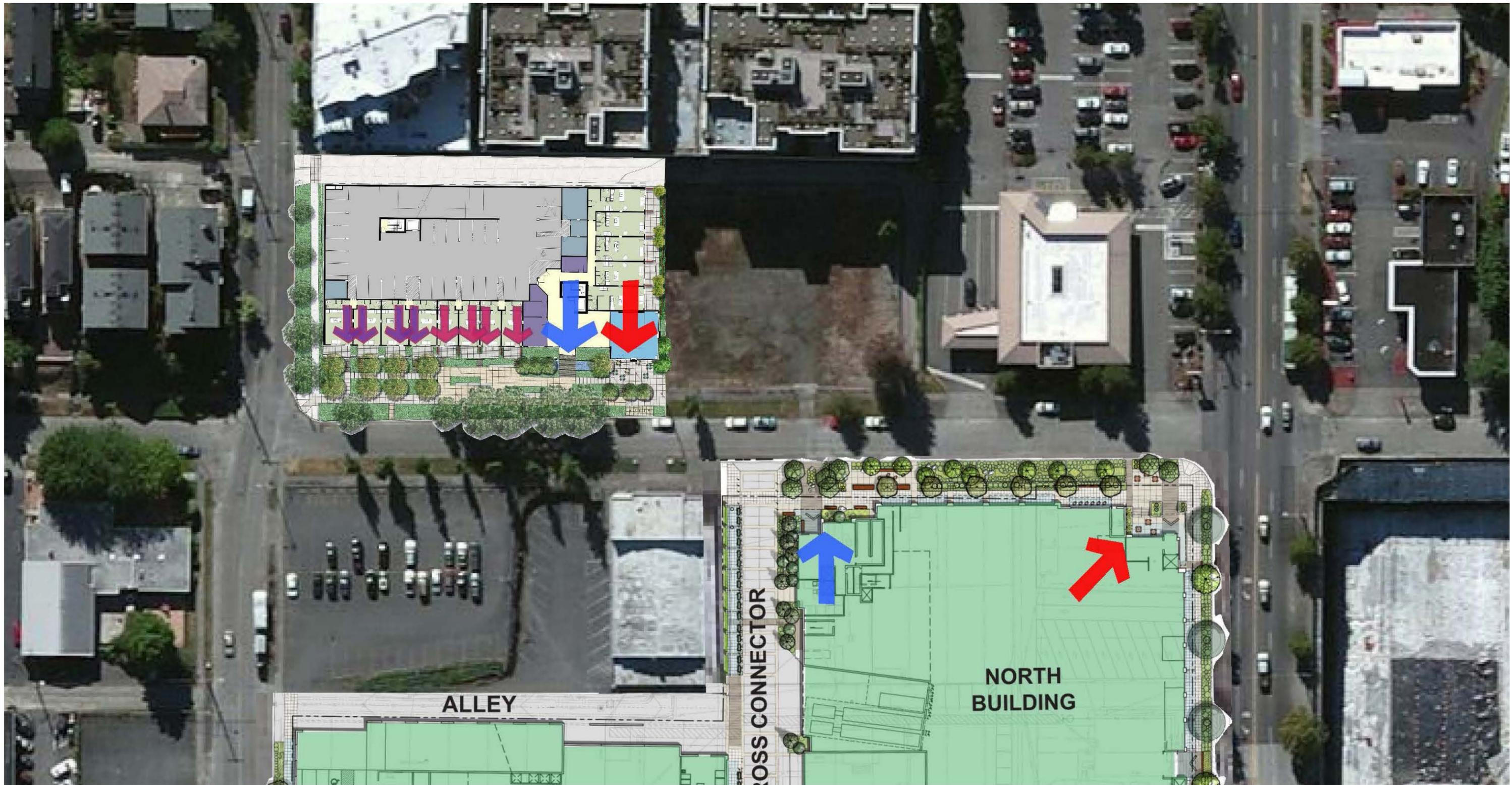




Composite Street Elevation

Located in a transitional zone, the project reflects the reduction in scale from North to South in several ways:

- Decrease in Height
- Transition from C ommercial - to "Work/Live" - to "Live/Work"
- Splitting project into three smaller masses
- Major masses of the building reduce in width
- Landscape zones become increasingly residential in scale



**SMALLER SCALE/
RESIDENTIAL**



**LARGER SCALE/
COMMERCIAL**

Allowable Parapet Height



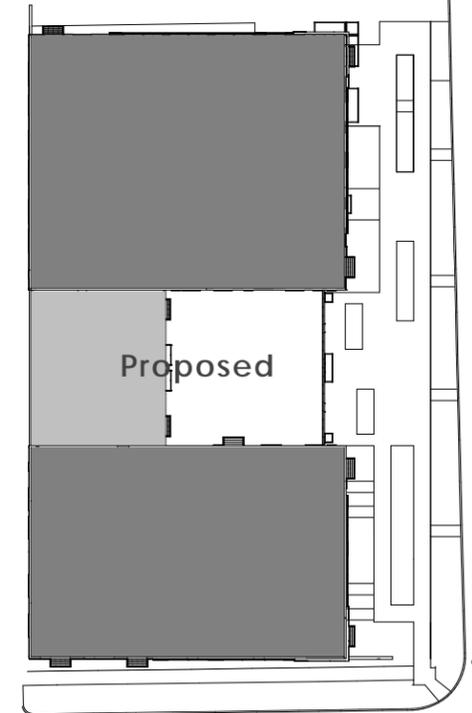
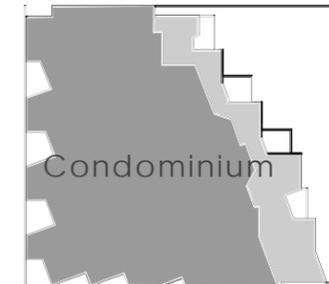
Proposed
North Elevation



City Watch Apartments

West Seattle Junction Supplementary Guidelines:

"More refined transitions in height, bulk and scale - in terms of relationship to surrounding context and within the proposed structure itself - must be considered."



South Elevation

Proposed

Figure/Ground Relationship



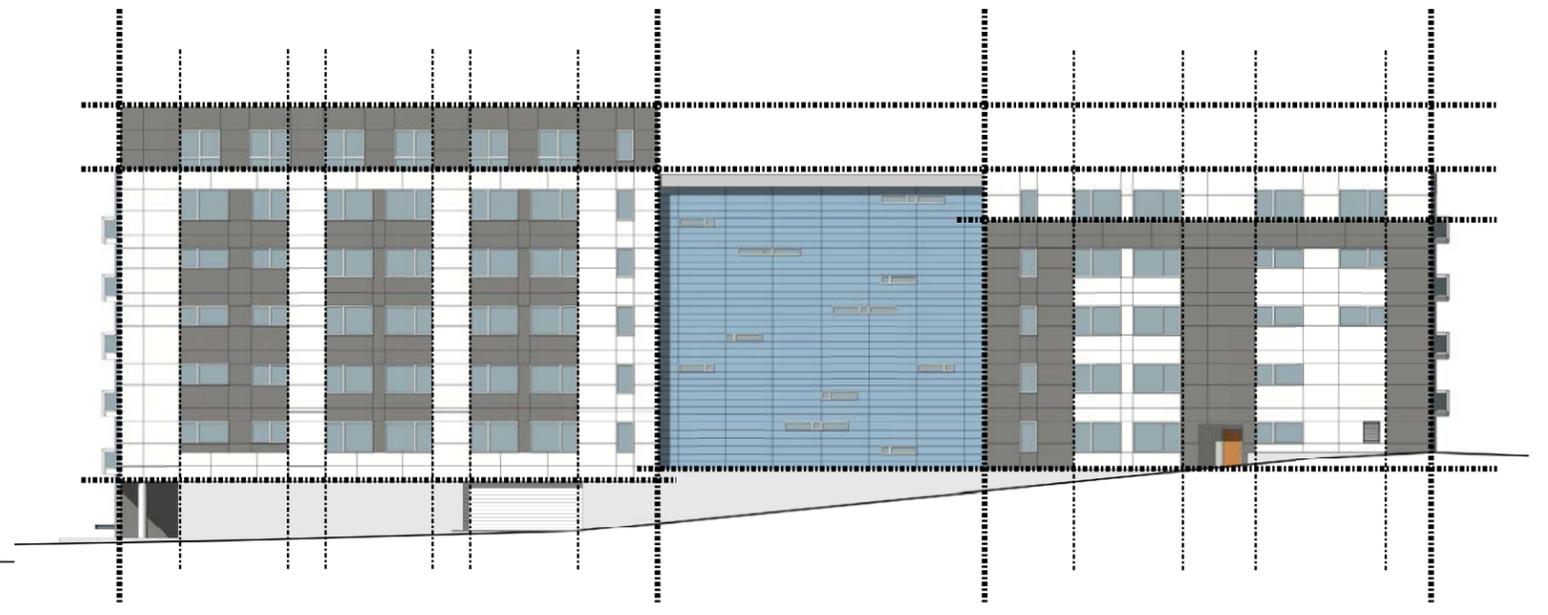
South-East Corner



North-East Corner

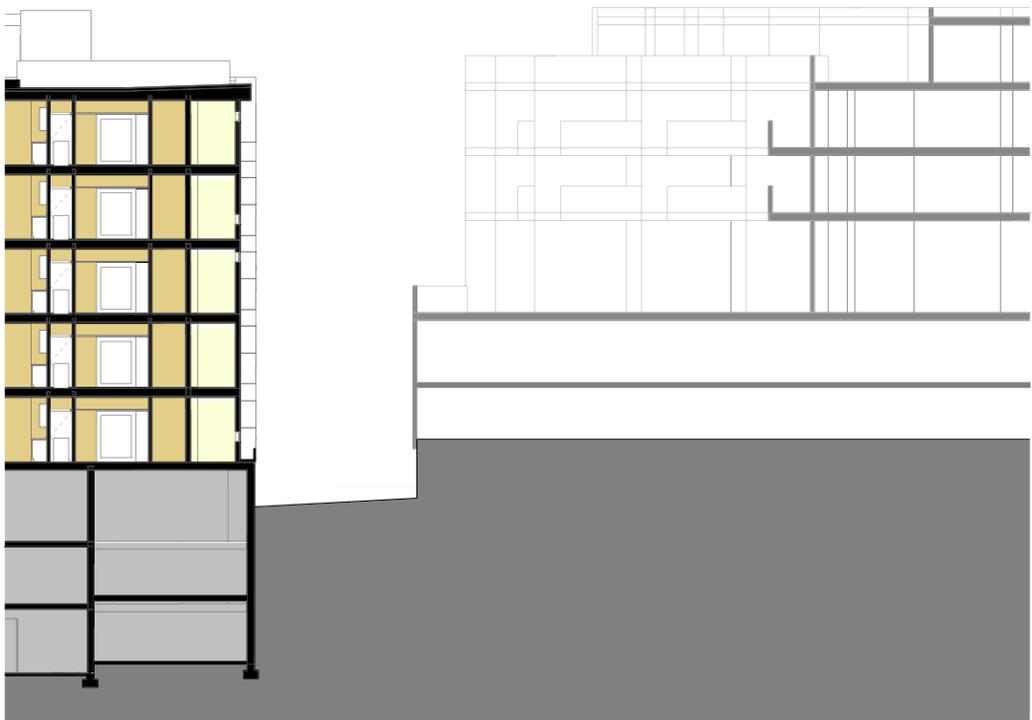
B. Building forms and design elements and features at the corner of key intersections should create gateways for the neighborhood. These buildings should 'announce the block' through the inclusion of features that grab one's interest and mark entry.

- iii. New buildings should use architectural methods including modulation, color, texture, entries, materials and detailing to break up the façade— particularly important for long buildings—into sections and character consistent with traditional, multi-bay commercial buildings prevalent in the neighborhood's commercial core.
- iv. The arrangement of architectural elements, materials and colors should aid in mitigating height, bulk and scale impacts of Neighborhood Commercial development, particularly at the upper levels. For development greater than 65 feet in height, a strong horizontal treatment (e.g. cornice line) should occur at 65 ft. Consider a change of materials, as well as a progressively lighter color application to reduce the appearance of upper levels from the street and adjacent properties. The use of architectural style, details (e.g. rooflines, cornice lines, fenestration patterns), and materials found in less intensive surrounding buildings should be considered.



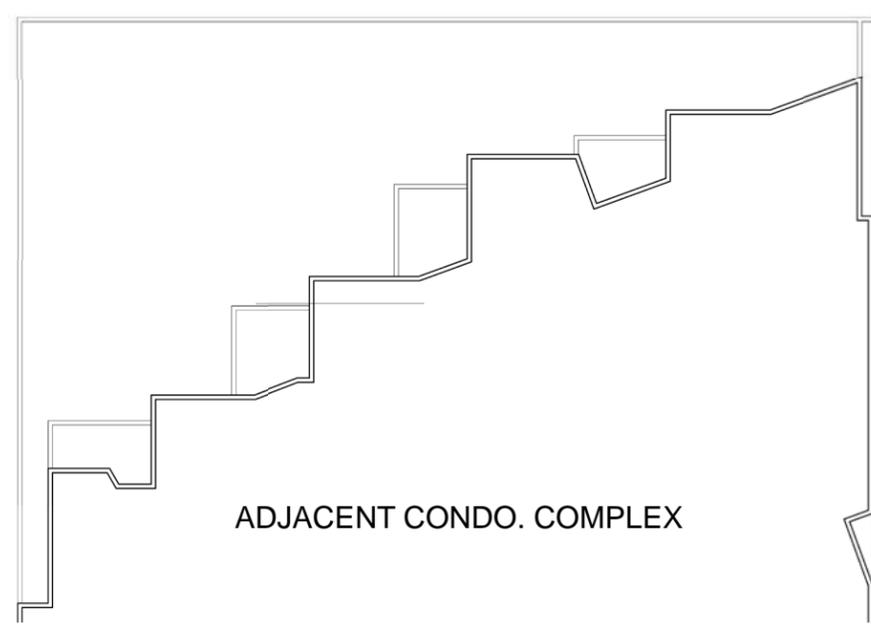
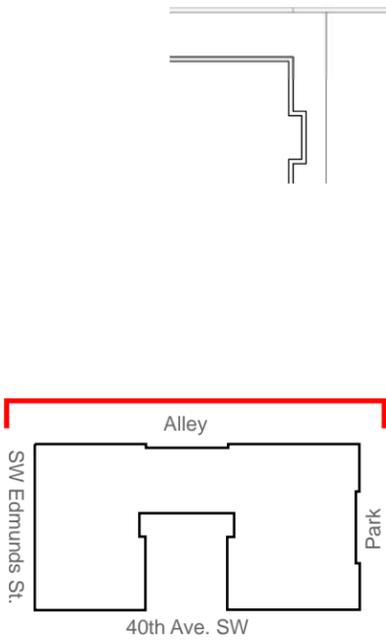
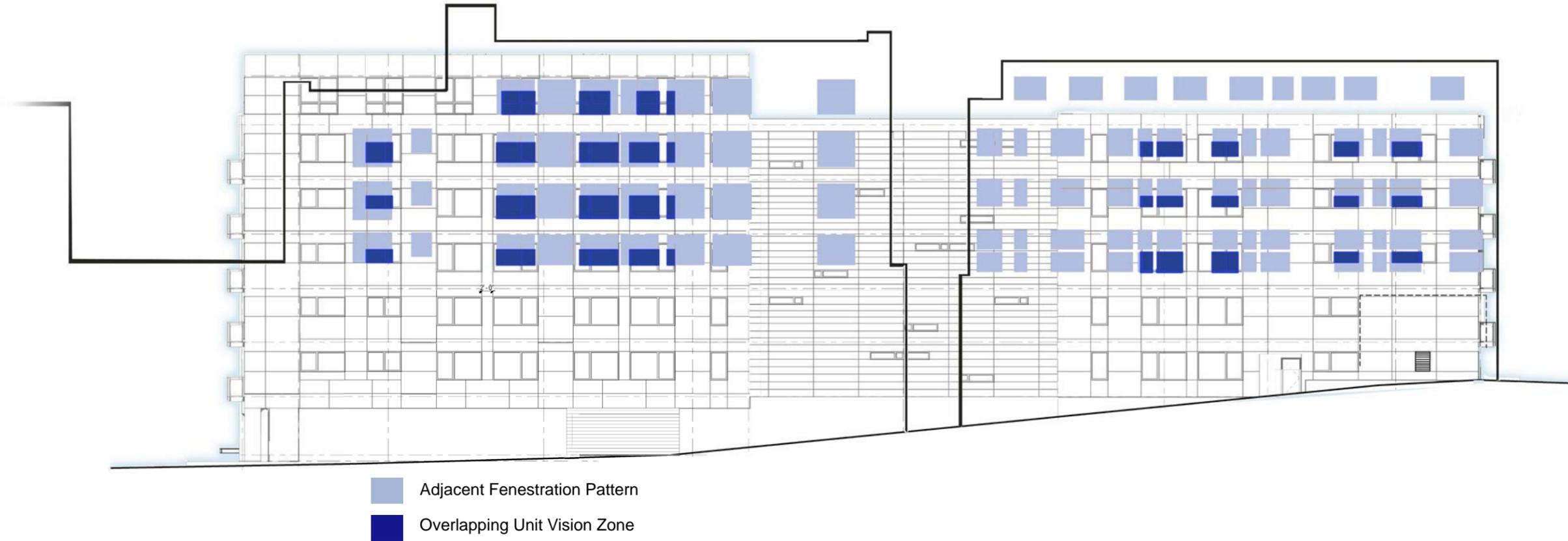
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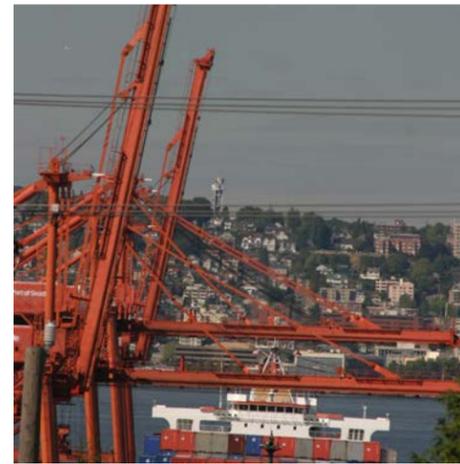
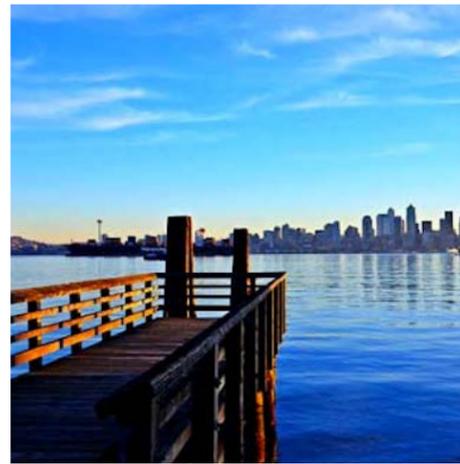
EXISTING



Unit Orientation Away from Adjacent Neighbors

Respect for Adjacent Sites





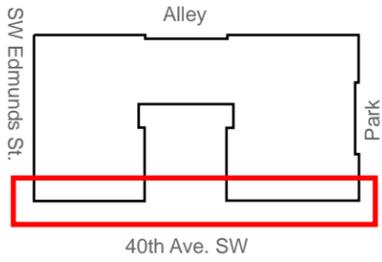


IMPLEMENTATION



Exterior Renderings





Section @ Live / Work



Rendered Landscape Plan - 40th Ave. SW @ Live / Work

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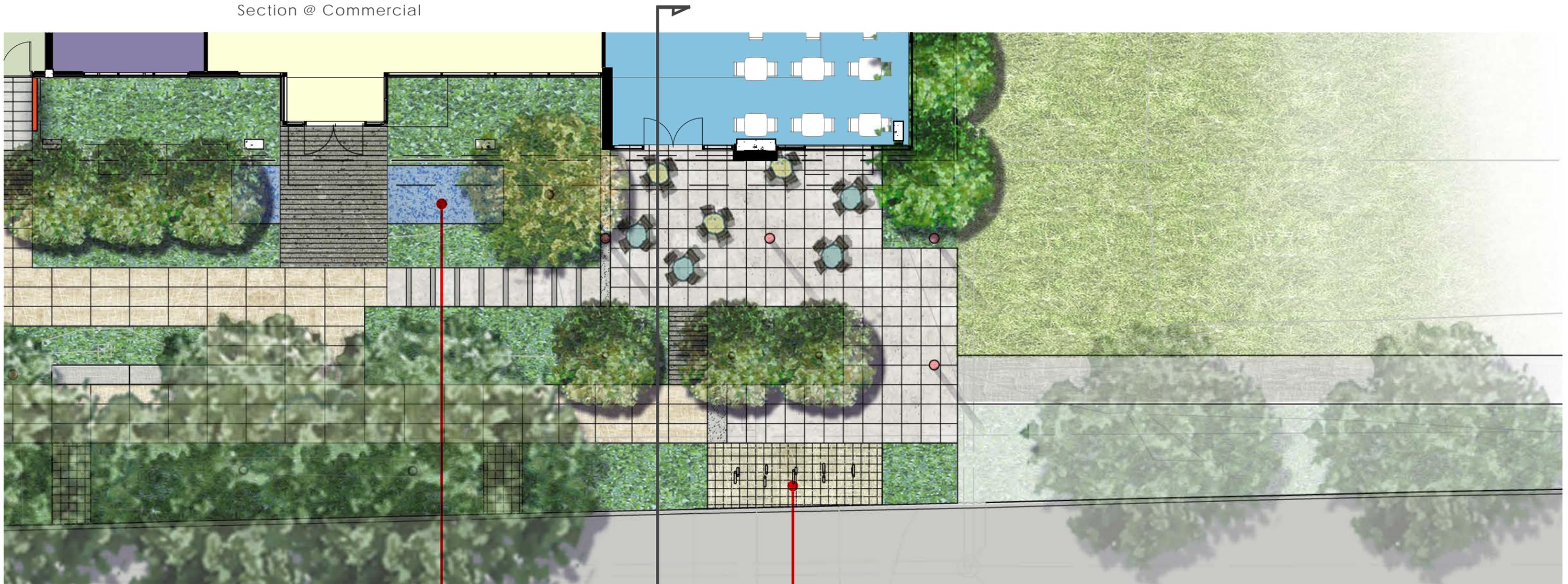
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Section @ Commercial



Rendered Landscape Plan - 40th Ave. SW
@ Commercial

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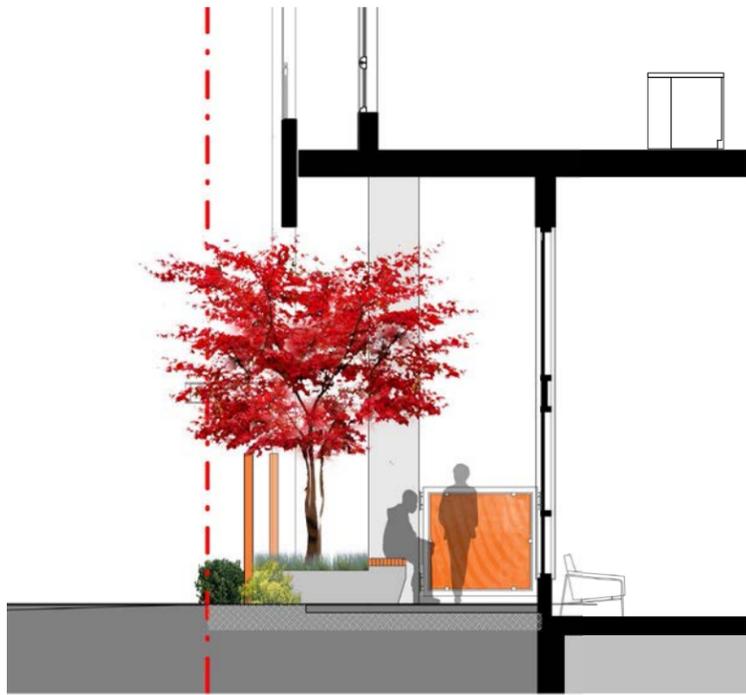
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December 5, 2013

Broadstone West Seattle
Design Review Board Recommendation Packet

4745 40th Ave SW Seattle WA

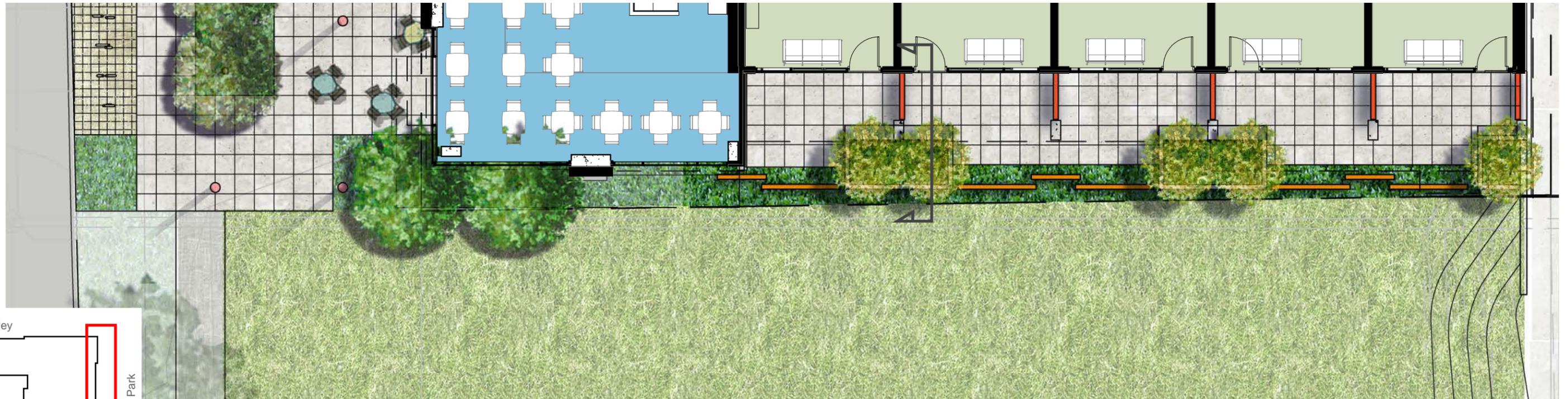




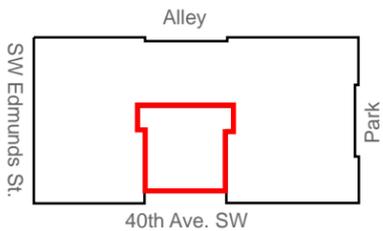
Section @ Patio



Elevation @ Park



Rendered Landscape Plan

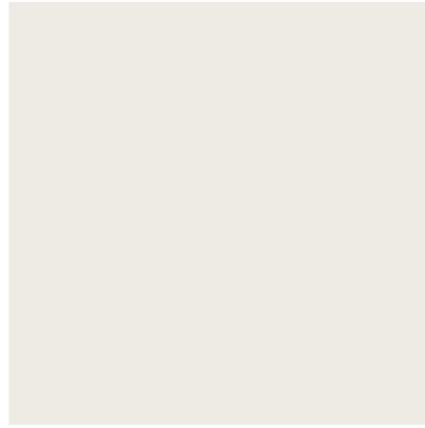




Sherwin-Williams
SW 6493 Ebbtide



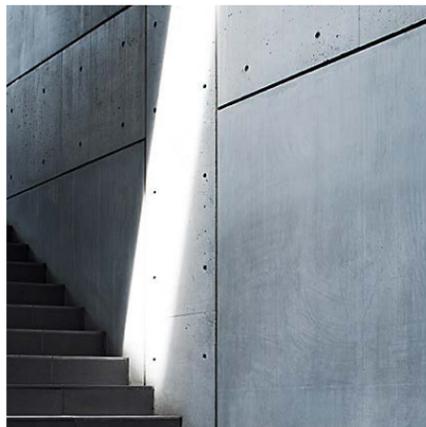
Sherwin-Williams
SW 6075 Garret Gray



Sherwin-Williams
SW 7004 Snow Bound



A Metal Glass Railing



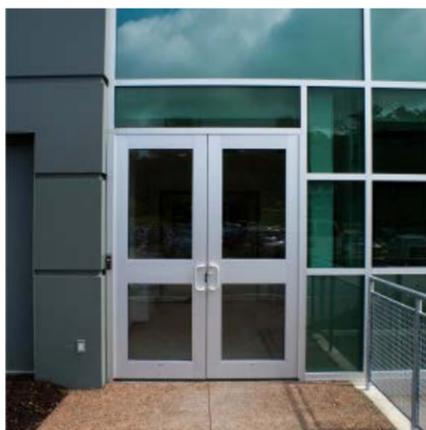
B Exposed Concrete



C Metal Screen



D Vinyl/Fiberglass Windows
White/Clear Anodized



E Aluminum Storefront
Clear Anodized



F Fiber Cement Panel
Siding

Proposal:

The facade materials have been chosen for their durability, aesthetic appearance, and relationship to human scale. A large portion of the building will be clad in fiber cement panels of three different colors. The color combination has been chosen to create moments of contrast along with moments of synthesis with other building material. These colors are proportioned on the facade of the building to create a balance of varying light reflection for the neighboring structures. Masses of the building that are treated in white fiber cement will allow the vinyl windows to blend into the facade in certain areas and read as pronounced when contrasted with the darker gray colors. These relationships allow us to reinforce the language of fenestration intended for the residential zones as opposed to the commercial zones. Framed elements of light blues are intended to emulate the sky and aid in the even reflection of light to the surrounding areas.

Areas of exposed concrete at the lower levels will introduce a material texture to the pedestrian scale and also express the method of lower floor construction. Exposed concrete will also bring a light gray color tone to the overall composition and help to tie the darker gray colors in with the blues.

Metal & glass railings are strategically located to offer occupants the bonus of private outdoor space while also keeping to the light and "airy" feel of the building's exterior style. Areas of the ground floor will be complemented with metal screens to allow planting elements an opportunity to occupy the building's facade.

Aluminum and Fiberglass storefront systems will successfully accomplish ample glazing at the commercial and live/work zones. The large expanses of glass will draw a relationship to the commercial core of West Seattle. Moments of Wood Look aluminum panel will accent the primary street corners of the building to add emphasis at the park and Edmunds St.

SHRUBS / GRASSES /
PERENNIALS / GROUNDCOVERS



LILY TURF



GULF STREAM HEAVENLY BAMBOO



GULF STREAM HEAVENLY BAMBOO



GULF STREAM HEAVENLY BAMBOO



BLACK ELDER



GOLDEN VARIEGATED SWEET FLAG



EVERGREEN HUCKLEBERRY



GIBBY HEBE



PRIVET HONEYSUCKLE



ORANGE NEW ZEALAND SEDGE



ARTIC SUN DOGWOOD



BLUE OAT GRASS

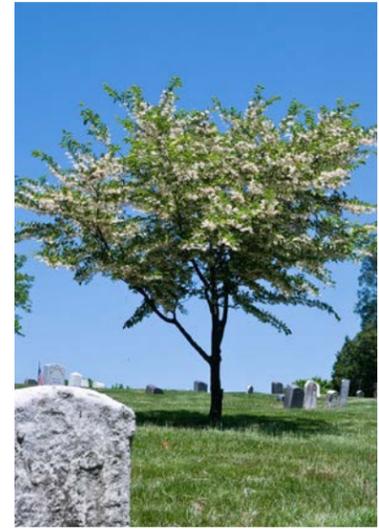
TREES



RED OAK



RED MAPLE



FRAGRANT SNOWBELL



COLUMNAR TULIP TREE



VINE MAPLE



DAWYCK COLUMNAR

PAVERS / PAVEMENT / SITE ELEMENTS



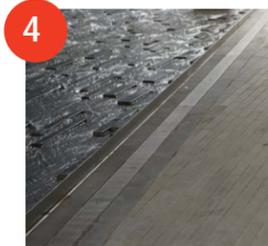
STANDARD GREY CONCRETE



LINEAR ACCENT PAVER - AGAVE GREEN



12"x24" CONCRETE PAVER AT PATIO



CONCRETE ACCENT BAND



STANDARD CONCRETE W/MORTAR SET PAVERS AT GAPS



PERVIOUS UNIT PAVER - GRAY



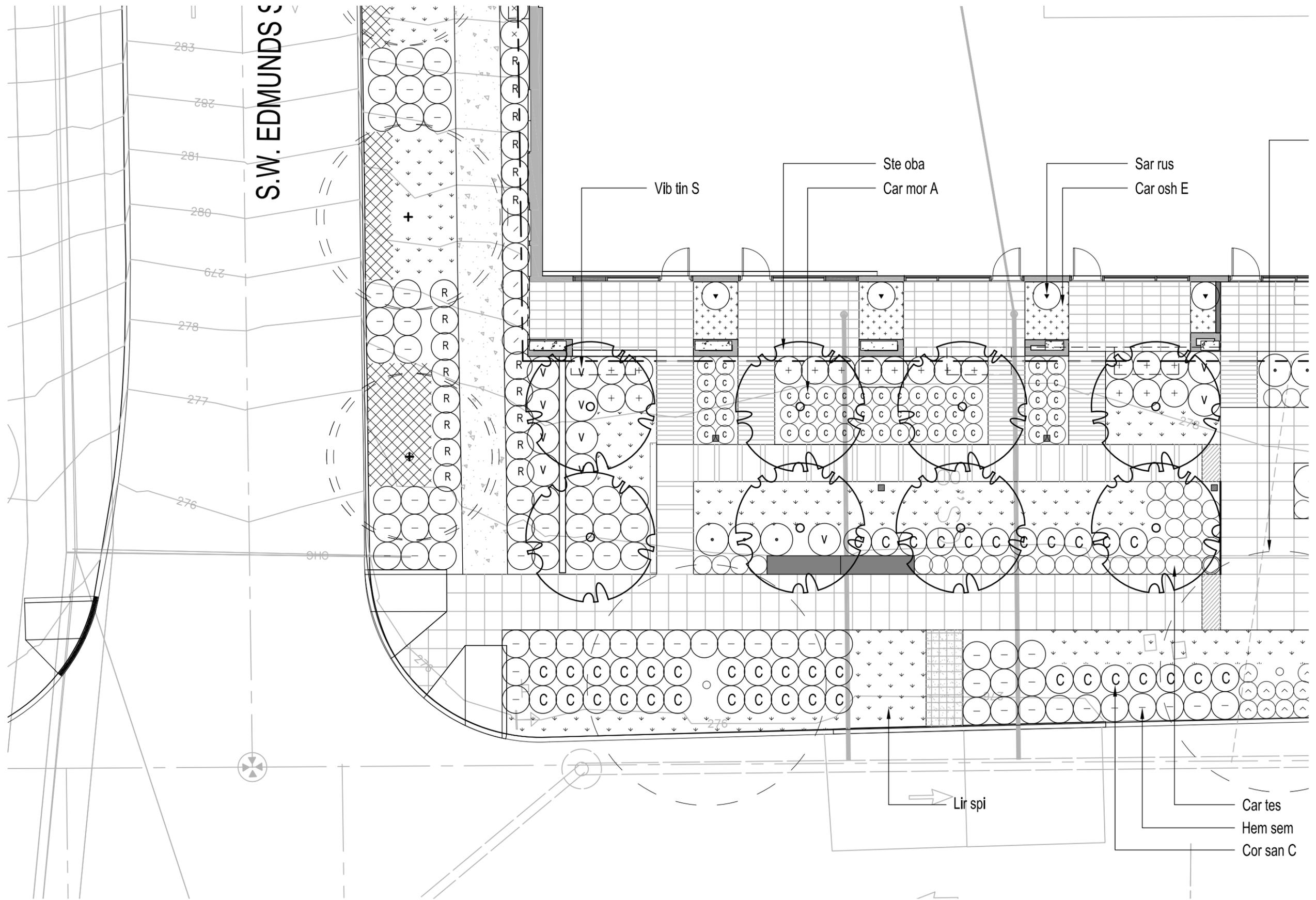
GLASS AGGREGATE MULCH

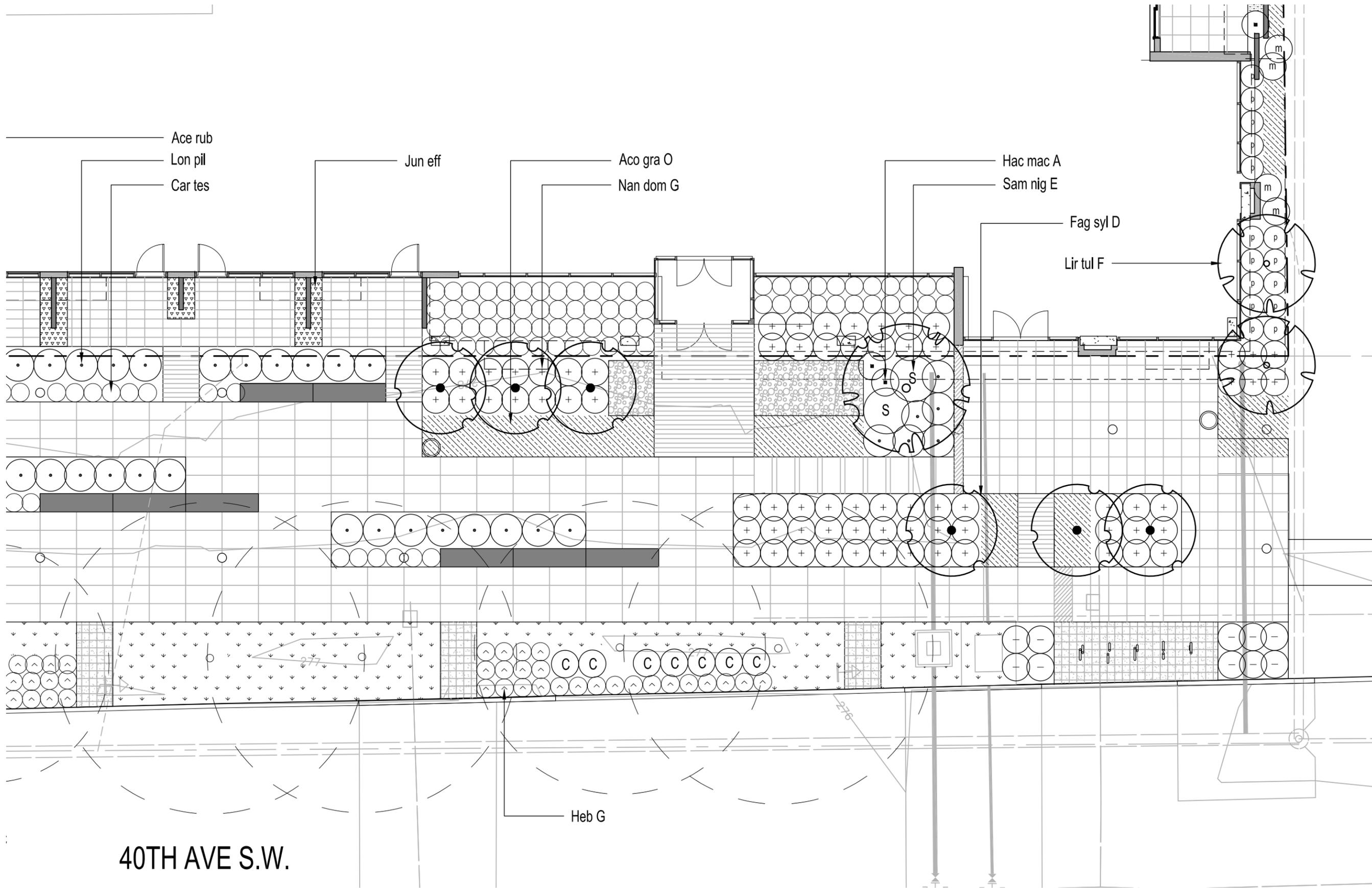


4'-8" HT. ACCENT SCREEN BETWEEN PATIO



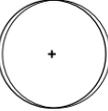
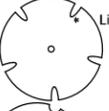
SCREEN PANEL AT PARK EDGE





40TH AVE S.W.

PLANT LIST - STREETSCAPE

KEY	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	CONDITICNS	SPACING	COMMENTS
STREET TREES per City of Seattle							
SW EDMUNDS STREET							
Q:re rub		Quercus rubra	Red Oak	3" cal.	B&B	as shown	Replace trees 1-2 as noted per coordination with Bill Ames. Project requires 6-7' high limb clearance, provided by grower, full even and matched branching structure and strong central leader
Ace rub		Acer rubrum	Red Maple	varies			Existing street trees to remain.
ACCENT TREES							
Ace cir		Acer circinatum	Vine Maple	7-8' ht.	B&B	as shown	multistemmed clump, 3-stem min.
St:le oba		Stewartia obassia	Fragrant Snowball	2 1/2" cal.	B&B	as shown	std. trunk only, nursery trained, matched branching structure
Li: tul F		Liriodendron tulipifera 'Fastigiatum'	Columnar Tulip Tree	2 1/2" cal.	B&B	as shown	Project requires 6-7' high limb clearance, provided by grower, full even and matched branching structure and strong central leader
Fag syl D		Fagus sylvatica 'Dawyck'	Dawyck Columnar Beech	2 1/2" cal.	B&B	as shown	Project requires 6-7' high limb clearance, provided by grower, full even and matched branching structure and strong central leader
SHRUBS							
Cor san C		DT Cornus sanguinea 'Cato'	Arctic Sun Dogwood	18" x 18"	container	3' o.c.	full and bushy, NO SUBSTITUTION
Lon pil		DT Lonicera pileata	Privet Honeysuckle	15"x18"	container	30" o.c.	full, bushy
Mah int C		Mahonia x intermedia 'Charity'	Charity Mahonia	5 gal.	container	3' o.c.	min. 30" ht
Nan dom G		DT Nandina domestica 'Golf Stream'	Golf Stream Heavenly Bamboo	3 gal.	container	4' o.c.	full and bushy, NO SUBSTITUTION
Rha umb B		Rhaphiolepis umbellata 'Blueberry Muffin'	Blueberry Muffin Indian Hawthorn	3 gal.	container	30" o.c.	full foliage to base with multiple canes
Sal pur N		Salix purpurea 'Nana'	Dwarf Arctic Willow	5 gal.	container	as shown	full & upright with multiple canes
Sam nig E		DT Sambucus nigra 'Eva'	Black Lace Elderberry	5 gal.	container	5' o.c.	full, bushy
Sar rus		DT Sarcococca ruscifolia	Sweet Box	18" ht.	container	3' o.c.	full, bushy
Vac ova		N Vaccinium ovatum	Evergreen huckleberry	3 gal.	container	30" o.c.	min. 18" ht
Vib tin S		DT Viburnum tinus 'Spring Bouquet'	Spring Bouquet Viburnum	3 gal.	container	42" o.c.	full, bushy
GROUNDCOVER, PERENNIALS and GRASSES							
Aco gra O		Accorus gramineus 'Ogor'	Golden Variegated Sweet Flag	1 gal.	container	24" o.c.	full
Ble spi		DT,N Blechnum spicant	Deer Fern	1 gal.	container	12" o.c.	full, min. 7 fronds
Cal yuk W		Calluna vulgaris 'Wickwar Flame'	Wickwar Flame Heather	1 gal.	container	18" o.c.	full
Car mcr A		DT Carex morrowii 'Aureo-Variegata'	Variegated Japanese Sedge	1 gal.	container	24" o.c.	full
Car osh E		DT Carex oshimensis 'Evergold'	Variegated Japanese Sedge	1 gal.	container	24" o.c.	full
Car obn		Carex obnupta	Slough Sedge	1 gal.	container	18" o.c.	full
Car tes		DT Carex testacea	Orange Sedge	1 gal.	container	24" o.c.	full
Eup amy R		DT Euphorbia amygdaloides 'Robbiae'	Robb's Euphorbia	1 gal.	container	18" o.c.	full
Hak mac A		DT Hakonechloa macra 'Aureola'	Hakone Grass	1 gal.	container	24" o.c.	full
Heb G		DT Hebe 'Gibby'	Gibby Hebe	1 gal.	container	18" o.c.	full
Hel sem		DT Helictotrichon sempervirens	Blue Oat Grass	1 gal.	container	30" o.c.	full
Jun eff		N Juncus effusus	Soft Rush	1 gal.	container	30" o.c.	full
Li: spi		DT Liriope spicata 'Kobold'	Liyurtf	2 gal.	container	15" o.c.	full
Mis sin Y		DT Miscanthus sinensis 'Yaku Jima'	Yaku Jima Japanese Silvergrass	2 gal.	container	3' o.c.	full
Pol Mun		N Polystichum munitum	Sword Fern	3 gal.	container	30" o.c.	full, min. 5 fronds

NOTE: PLANT SPECIES TO DEMONSTRATE PLANTING CHARACTER. FINAL SPECIES SELECTION TO BE COMPLETED DURING CONTRACT

DOCUMENTS BASED ON LOCAL NURSERY SUPPLY AND AVAILABILITY.

DT = DROUGHT TOLERANT SPECIES

N = NATIVE SPECIES

PLANT LIST - RESIDENTIAL COURTYARD

KEY	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	CONDITIONS	SPACING	COMMENTS
		TREES					
Aca pal V	+	Acer palmatum 'Viridis' Dissectum Group	Green Laceleaf Japanese Maple	5' ht.	B&B	as shown	specimen form
Car bet F	+	Cornus x 'Rutcan'	Constellation Dogwood	6-8' ht.	B&B	as shown	std. trunk only, nursery trained matched branching structure

DECIDUOUS SHRUBS

Cor san C	DT	Cornus sanguinea 'Cato'	Arctic Sun Dogwood	18" x 18"	container	36" o.c.	ful and bushy, NO SUBSTITUTION
Cor ser K	DT	Cornus sericea 'Kelsey'	Kelsey Redtwig Dogwood	12" x 12"	container	30" o.c.	ful, bushy
Ham int D		Hamamelis intermedia 'Diane'	Diane Witchhazel	48" ht.	container	as shown	ful and bushy, NO SUBSTITUTION
Hyd ser B	DT	Hydrangea serrata 'Beni-gaku'	Beni-gaku Mountain Hydrangea	36" ht	container	as shown	ful and bushy, NO SUBSTITUTION
Itea vir L		Itea virginica 'Little Henry'	Little Henry virginia sweetspire	12" ht	container	36" o.c.	ful, bushy
Phi vir D	DT	Philadelphus x virginialis 'Dwarf Snowflake'	Dwarf Snowflake Mockorange	3 gal.	container	42" o.c.	ful, bushy

EVERGREEN SHRUBS

Arb lne C	DT, N	Arbutus unedo 'Compacta'	Dwarf Strawberry Tree	3 gal.	container	4' o.c.	ful, bushy
Bux mic F		Buxus microphylla 'Faulkner'	Faulkner Boxwood	15"x12"	container	24" o.c.	ful, bushy
Heb gla	DT	Hebe glaucophylla	Hebe	12"x12"	container	30" o.c.	ful, bushy
Mah aqu C	DT, N	Mahonia aquifolium 'Compacta'	Compact Oregon Grape	21-24" ht.	container	as shown	ful, bushy
Mah ner	DT, N	Mahonia nervosa	Cascade Oregon Grape	12" ht.	container	24" o.c.	ful, bushy
Myr cal nan oom G	DT, N	Myrica californica	Pacific Wax Myrtle	24" ht	container	48" o.c.	ful, bushy
Nan dom P	DT	Nandina domestica 'Plum Passion'	Plum Passion Heavenly Bamboo	3 gal.	container	4' o.c.	ful, bushy
Osm del		Osmanthus delavayi	Delavay Osmanthus	24"x24"	container	as shown	ful, bushy to ground
Sar hoo	DT, N	Sarcococca hookeriana var. humilis	Sweet Box	2 gal.	container	3' o.c.	ful, bushy
Sar rus	DT	Sarcococca ruscifolia	Sweet Box	18" ht.	container	4' o.c.	ful, bushy
Yac ova	DT, N	Vaccinium ovalum	Evergreen Huckleberry	15"x15"	container	4' o.c.	ful, bushy
Vib dav	DT	Viburnum davidii	David Viburnum	3 gal.	container	4' o.c.	ful, bushy

GROUNDCOVER and PERENNIALS

Aju rep C	DT	Ajuga reptans 'Chocolate Chip'	Chocolate Chip Bugleweed	1 gal.	container	24" o.c.	ful
Asa eur		Asarum europaeum	European Ginger	1 gal.	container	12" o.c.	ful, 5 leaves min.
Ble spi	DT, N	Blechnum spicant	Deer Fern	1 gal.	container	12" o.c.	ful, min. 7 fronds
		Carex elata 'Aurea'	Bowles Golden Sedge	1 gal.	container	36" o.c.	ful
Car l	DT	Carex 'Ice Dance'	Ice Dance Sedge	1 gal.	container	30" o.c.	ful
Car osh E		Carex oshimensis 'Evergold'	Variiegated Japanese Sedge	1 gal.	container	15" o.c.	ful
Cyr for		Cyrtomium fortunei	Fortune's Holly Fern	1 gal.	container	24" o.c.	ful
Des cae	N	Deschampsia caespitosa	Tufted Hair Grass	1 gal.	container	24" o.c.	ful
Des cae S		Deschampsia caespitosa 'Schottland'	Scottish Tufted Hair Grass	1 gal.	container	30" o.c.	ful
Hak mac A	DT	Hakonechloa macra 'Aureola'	Hakone Grass	1 gal.	container	24" o.c.	ful
Hos B		Hosta 'Blue Angel'	Blue Angel Hosta	1 gal.	container	as shown	ful, min 5 leaves, can substitute Krossa Regal
Hos G		Hosta 'Guacamole'	Guacamole Hosta	1 gal.	container	as shown	ful, min 5 leaves
Hos S		Hosta 'Sun Power'	Sun Power Hosta	1 gal.	container	as shown	ful, min 5 leaves, NO SUBSTITUTION
Jun eff	N	Juncus effusus	Soft Rush	1 gal.	container	30" o.c.	ful
Jun pat E		Juncus patens 'Elk Blue'	California Gray Rush	1 gal.	container	30" o.c.	ful
Lia spi	DT	Liatris spicata	Spiked Gay Feather		bulb	as noted	
Lir mus B	DT	Liriope muscari 'Big Blue'	Big Blue Lilyturf	1 gal.	container	18" o.c.	ful
Lir spi	DT	Liriope spicata	Lilyturf	1 gal.	container	15" o.c.	ful
Oph pla		Ophiopogon planiscapus 'Nigrescens'	Black Mondo Grass	1 gal.	container	15" o.c.	ful
Pac ter	DT	Pachysandra terminalis	Japanese spurge	1 gal.	container	18" o.c.	ful
Pol mun	DT, N	Polystichum munitum	Sword Fern	1 gal.	container	as shown	min. 5 fronds

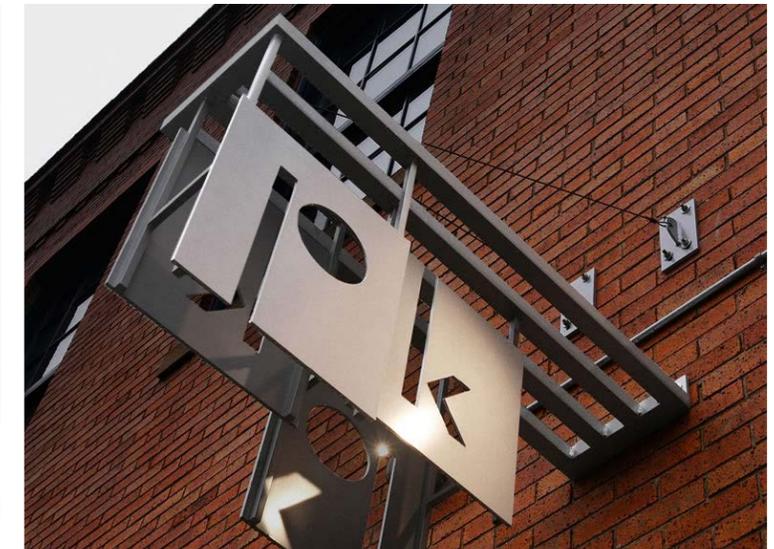
VINES

Cle jac	DT	Clematis x 'Jackmanii'	Jackmanii Clematis	1 gal.	container	as shown	24" h. min.
Hyd see	DT	Hydrangea seemanii	Evergreen Climbing Hydrangea	1 gal.	container	as shown	24" h. min.
Lon hec G	DT	Lonicera x heckrotii 'Goldflame'	Goldflame Honeysuckle Vine	1 gal.	container	as shown	24" h. min.
Par tri	DT	Parthenocissus tricuspidata	Boston Ivy	1 gal.	container	as shown	24" h. min.
Pas cae	DT	Passiflora caerulea	Passion Vine	1 gal.	container	as shown	24" h. min.
Tra jas	DT	Trachelospermum jasminoides	Star Jasmine	1 gal.	container	as shown	24" h. min.

NOTE: PLANT SPECIES TO DEMONSTRATE PLANTING CHARACTER. FINAL SPECIES SELECTION TO BE COMPLETED DURING CONF DOCUMENTS BASED ON LOCAL NURSERY SUPPLY AND AVAILABILITY.

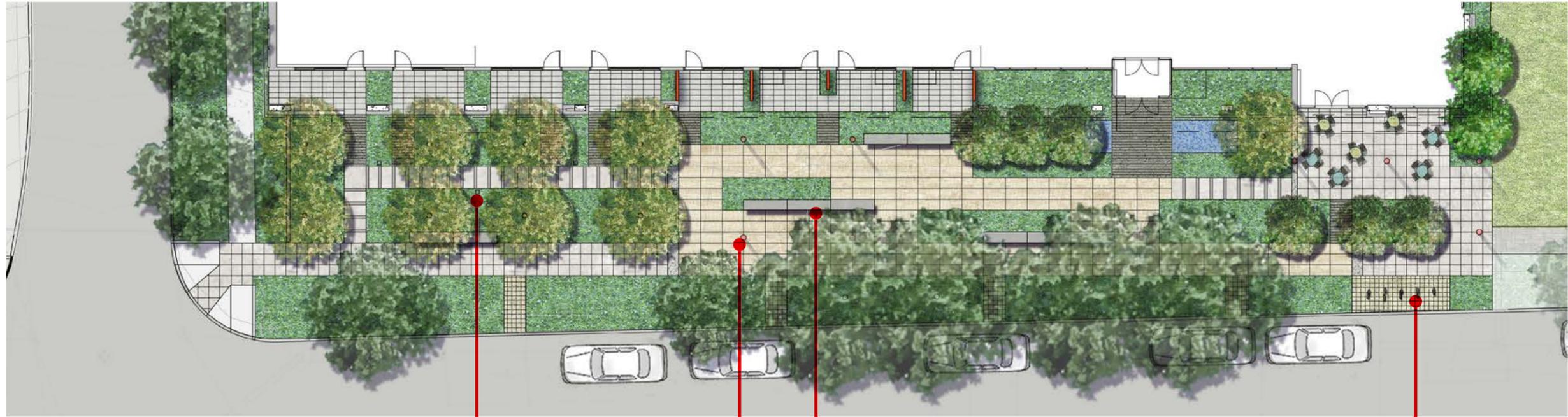
DT = DROUGHT TOLERANT SPECIES

N = NATIVE SPECIES



Inspired Signage Examples

Signage Concepts



PATH LIGHT



PEDESTRIAN POLE LIGHT



LINEAR BENCH (SIMILAR)



LITTER RECEPTACLE



BIKE RACK



Pathlight by Forms + Surfaces



Ceiling Mounted Down-light



Wall Mounted Sconce

Proposal:

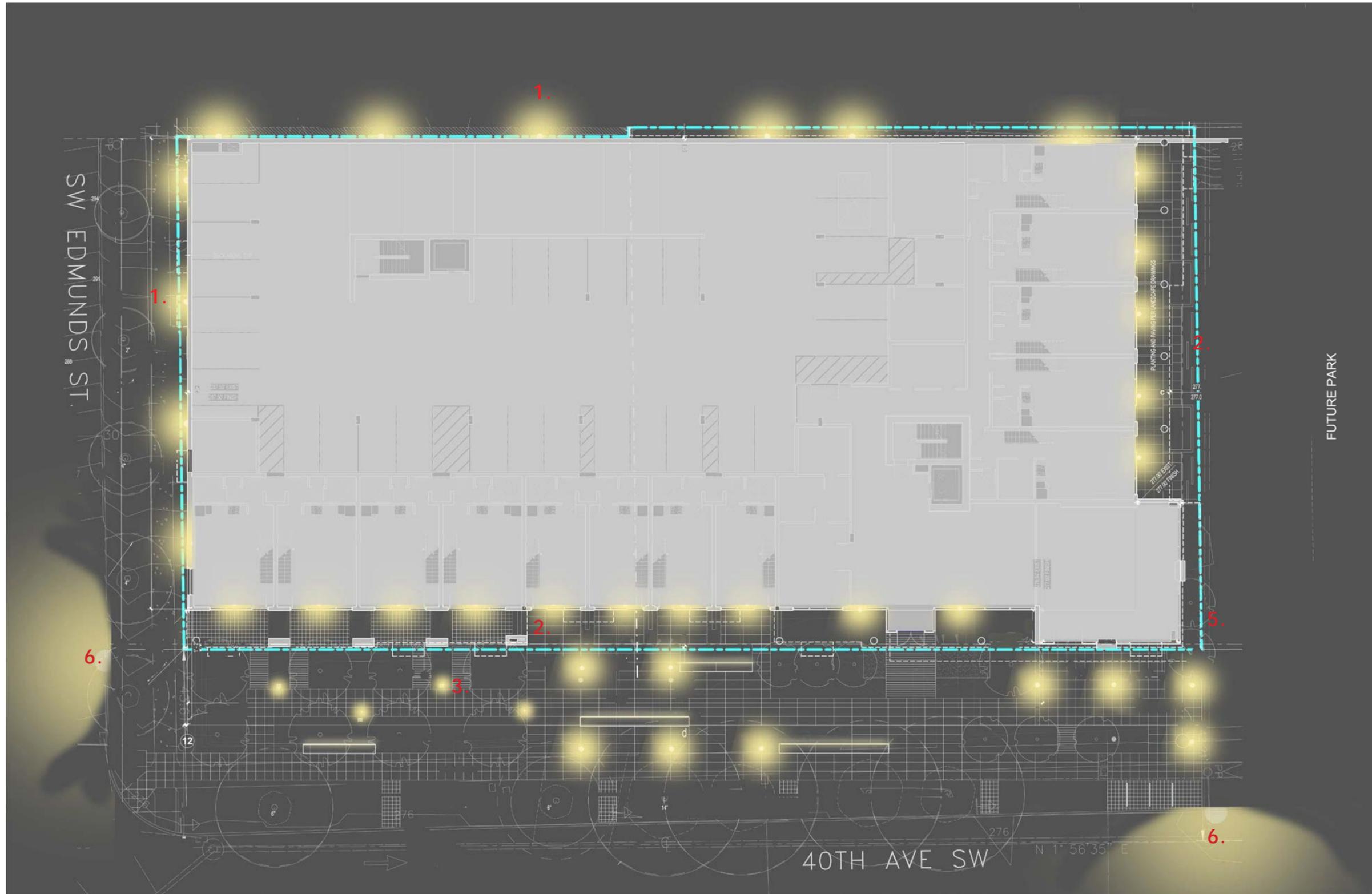
Lighting Design that enhances the landscape concept will be accomplished by incorporating ample site lighting that not only adds visual appeal, but also increases safety for the adjacent alley and park. All lighting fixtures have been selected to meet the needs of the users while not interfering with the surrounding context.

The chosen style of fixtures is intended to represent a simple and minimal aesthetic, similar to that of the signage. The clean design of these fixtures will focus attention on the landscape and spatial experience of the project during the day and also highlight the architectural character of the building in the evening hours. By incorporating the latest generation of LED technology we can accomplish very specific light levels and color rendition, while also providing long lasting energy efficiency.



Pedestrian Pole Light by Forms and Surfaces





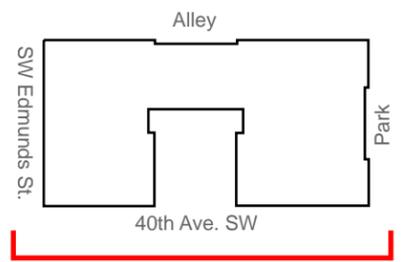
1. Wall Mounted Sconce
2. Ceiling Mounted Down-light
3. Bollard
4. Undermounted LED Light
5. Signage Lighting
6. Existing Street Lights

Composite First Floor & Site Plan - Exterior Lighting Diagram



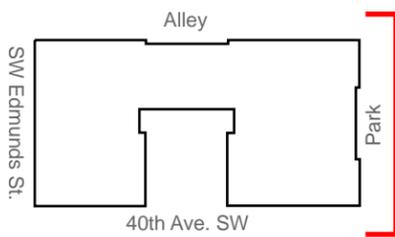
ALLOWABLE PARAPET

ALLOWABLE PARAPET



Property Line

East Elevation (40th Ave. SW)



Property Line

North Elevation (Park Side)

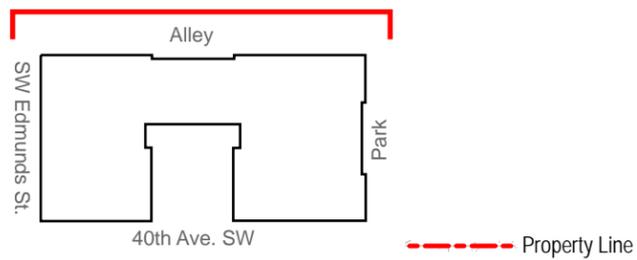
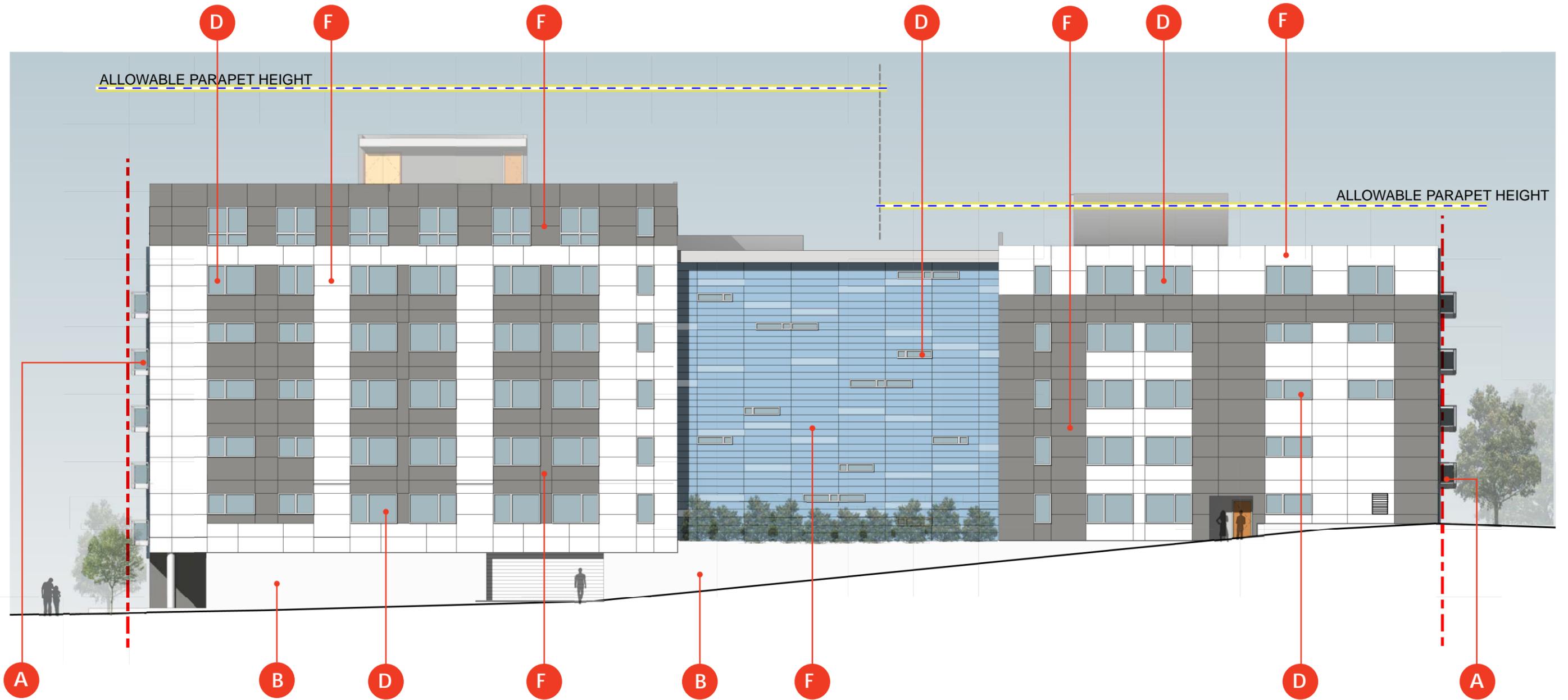
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December 5, 2013

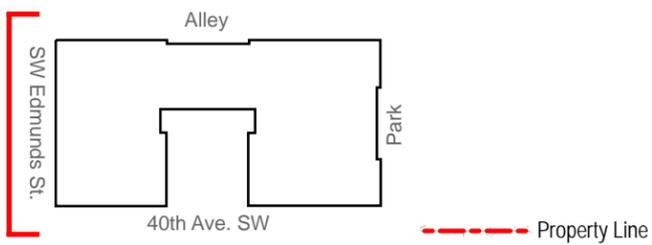
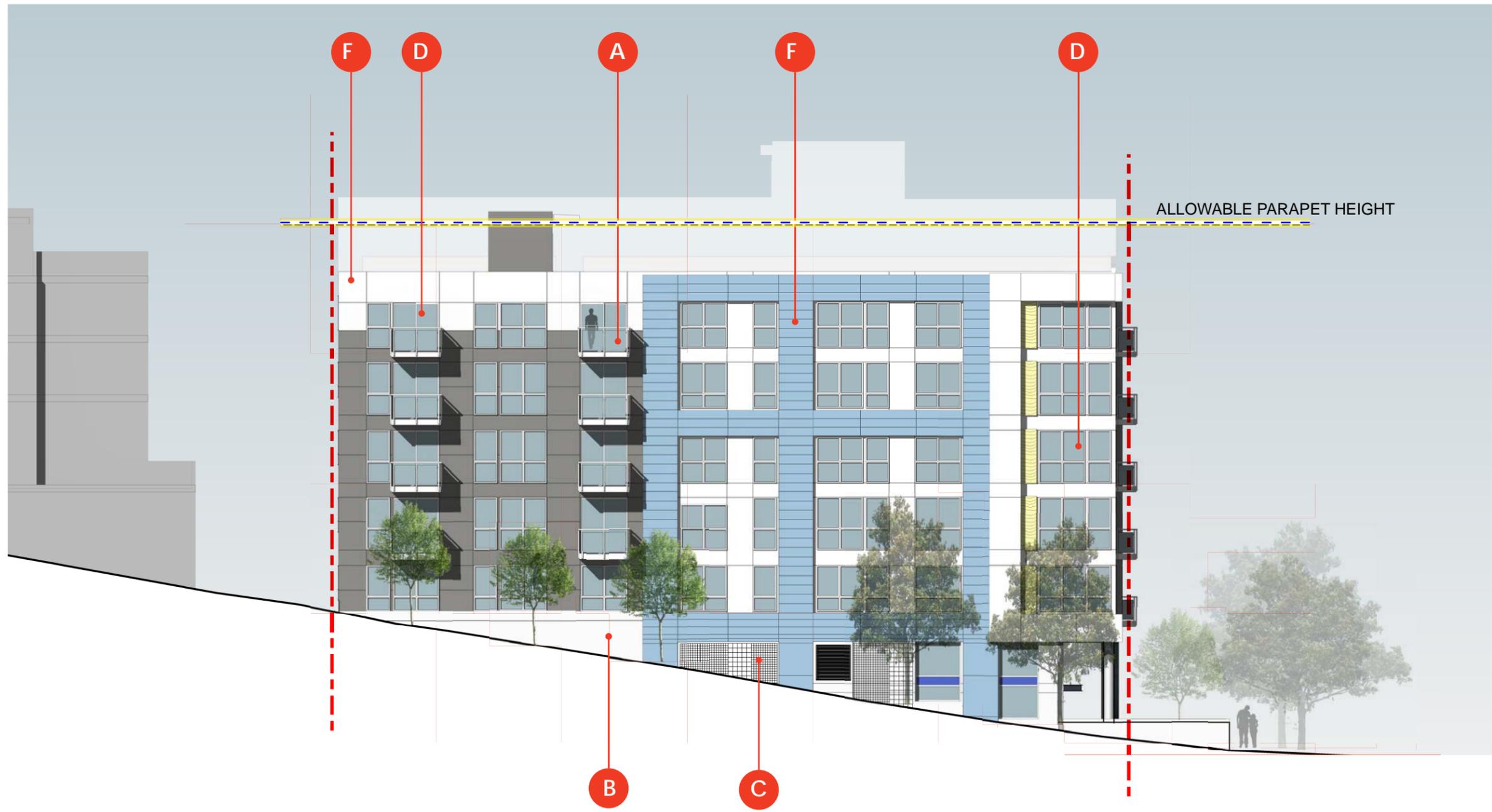
Broadstone West Seattle
Design Review Board Recommendation Packet

4745 40th Ave SW Seattle WA

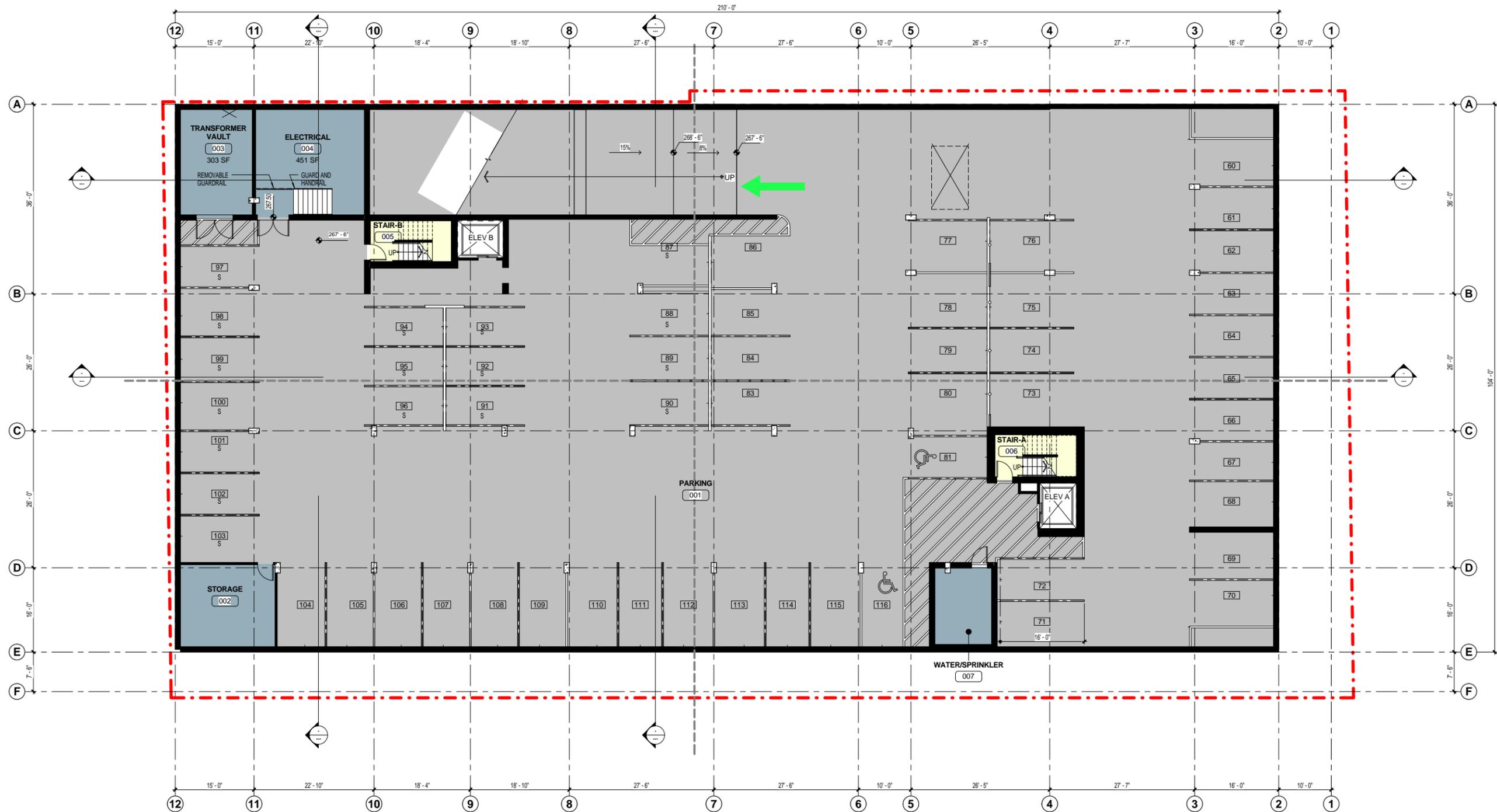




West Elevation (Alley Side)



South Elevation (SW Edmunds St.)

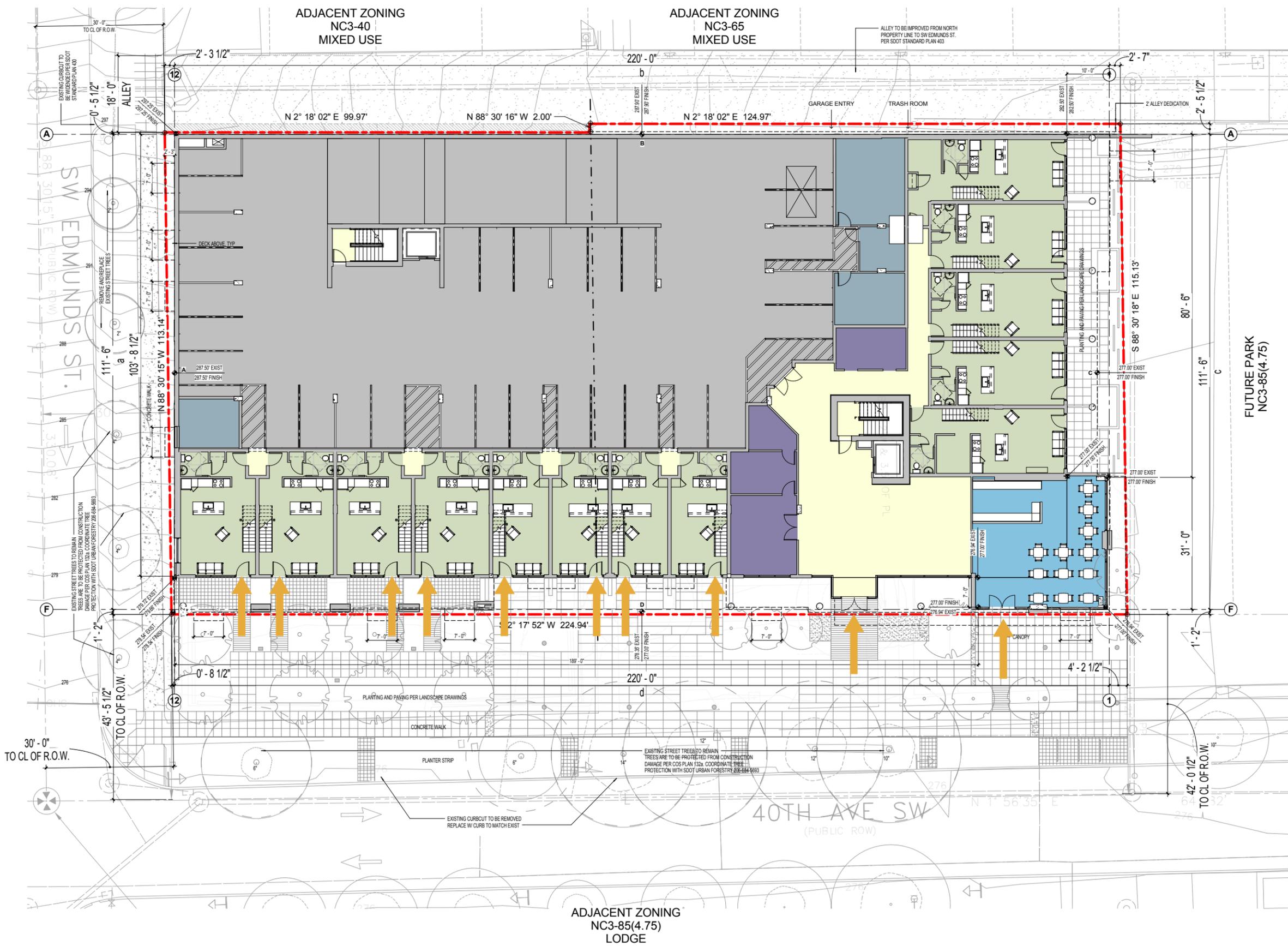


Legend

- Circulation
- Mechanical / Storage
- Parking

Property Line
➔ Vehicular Access
➔ Pedestrian Access

Basement Floor Plan

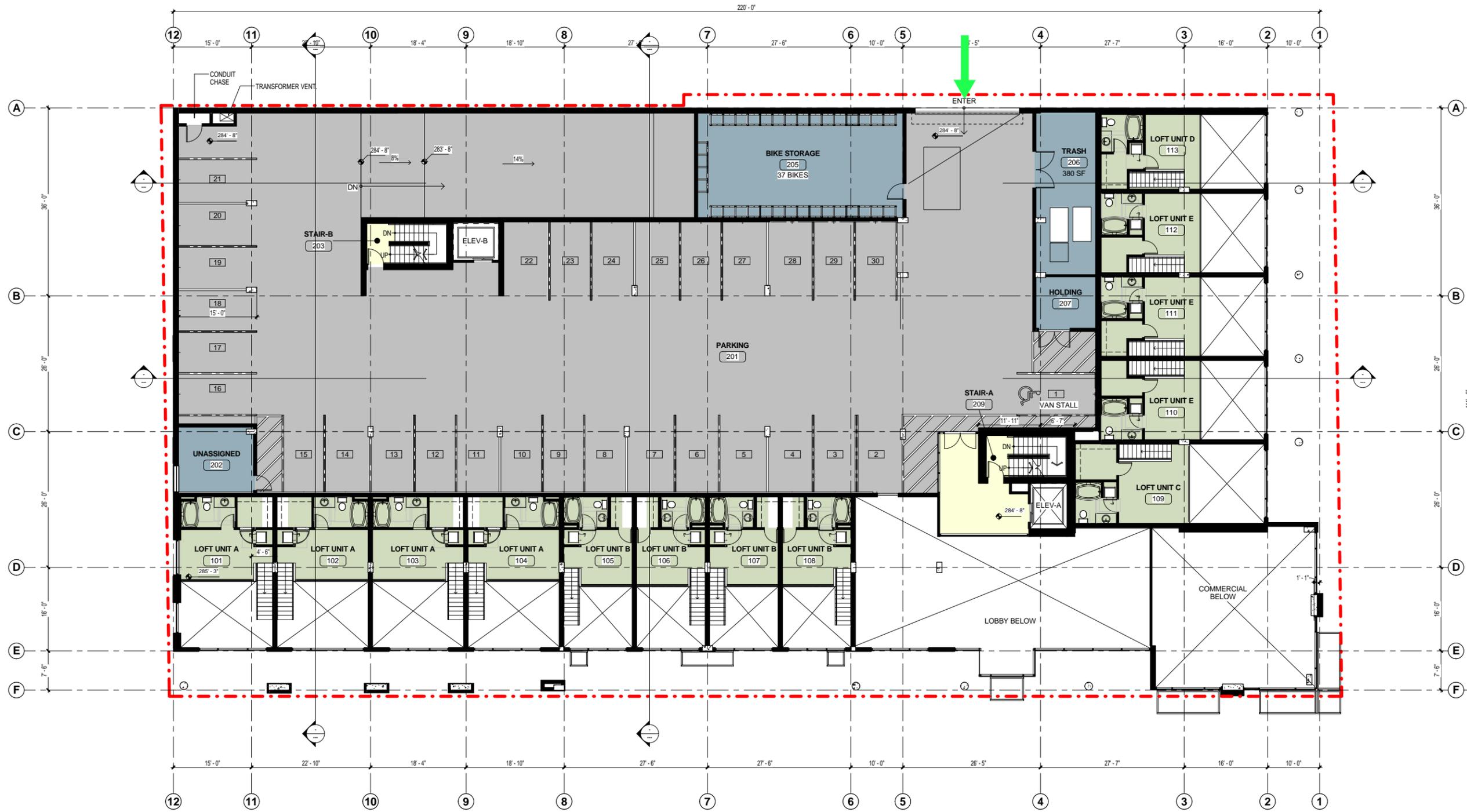


Legend

- Circulation
- Commercial Retail
- Leasing / Common Amenity
- Live / Work
- Mechanical / Storage
- Parking

Property Line
 Vehicular Access
 Pedestrian Access





Legend

- Circulation
- Live / Work
- Mechanical / Storage
- Parking

Property Line
➔ Vehicular Access
➔ Pedestrian Access

0' 4' 8' 16' 32'

Second Floor Plan



Legend

- Circulation
- Leasing / Common Amenity
- Live / Work
- Mechanical / Storage
- Residential

Property Line
➔ Vehicular Access
➔ Pedestrian Access



Legend

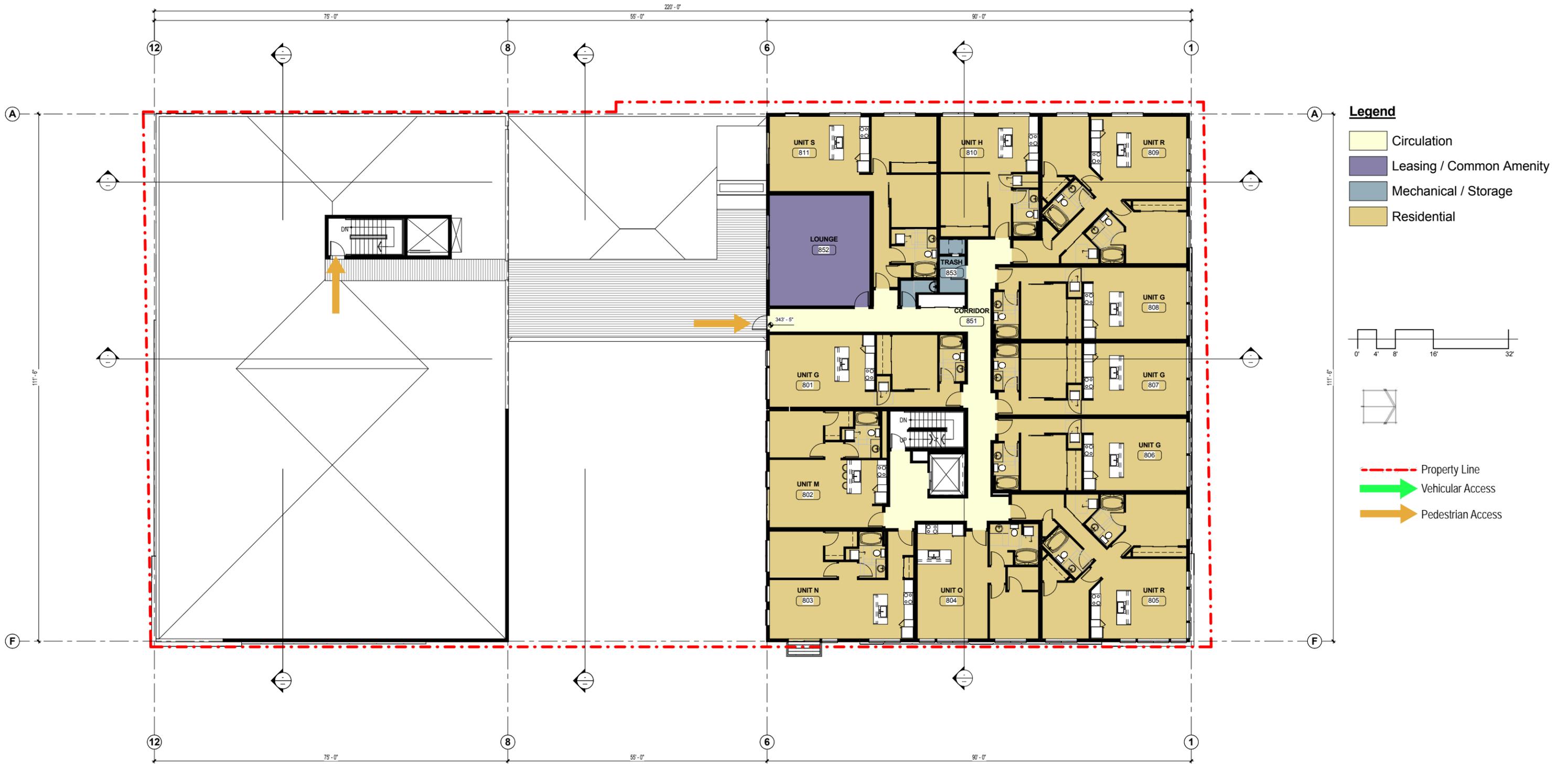
- Circulation
- Mechanical / Storage
- Residential

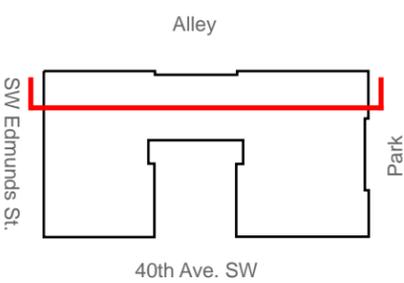
0 4 8 16 32

111'-6"

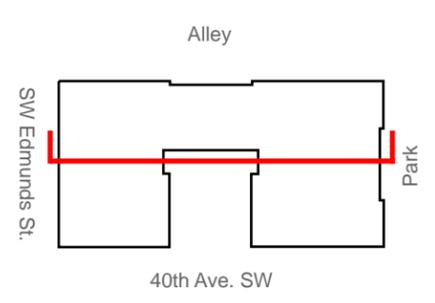
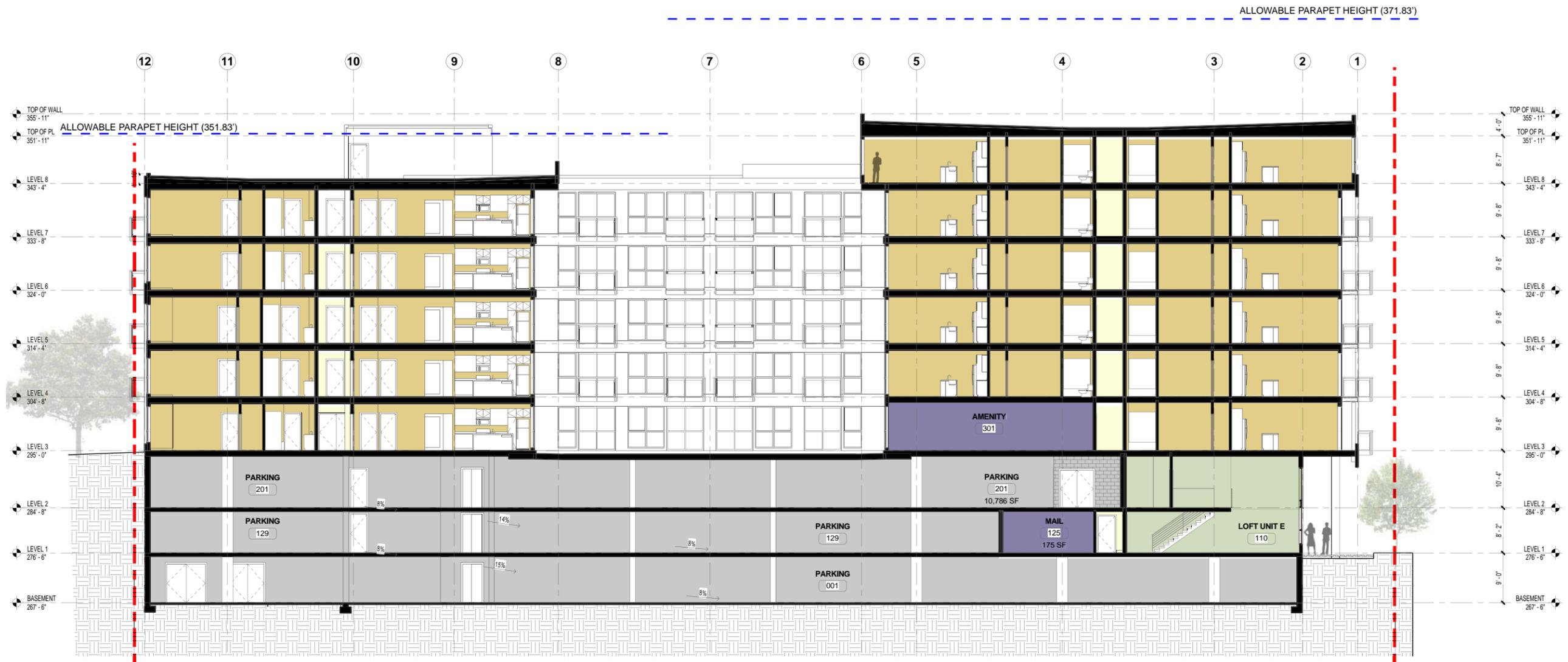
- Property Line
- Vehicular Access
- Pedestrian Access

Fourth through Seventh Floor Plan



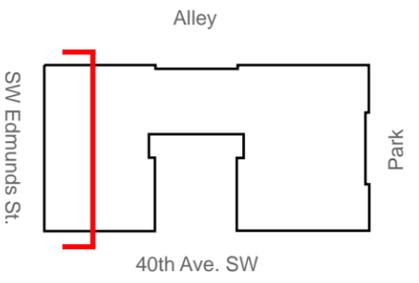
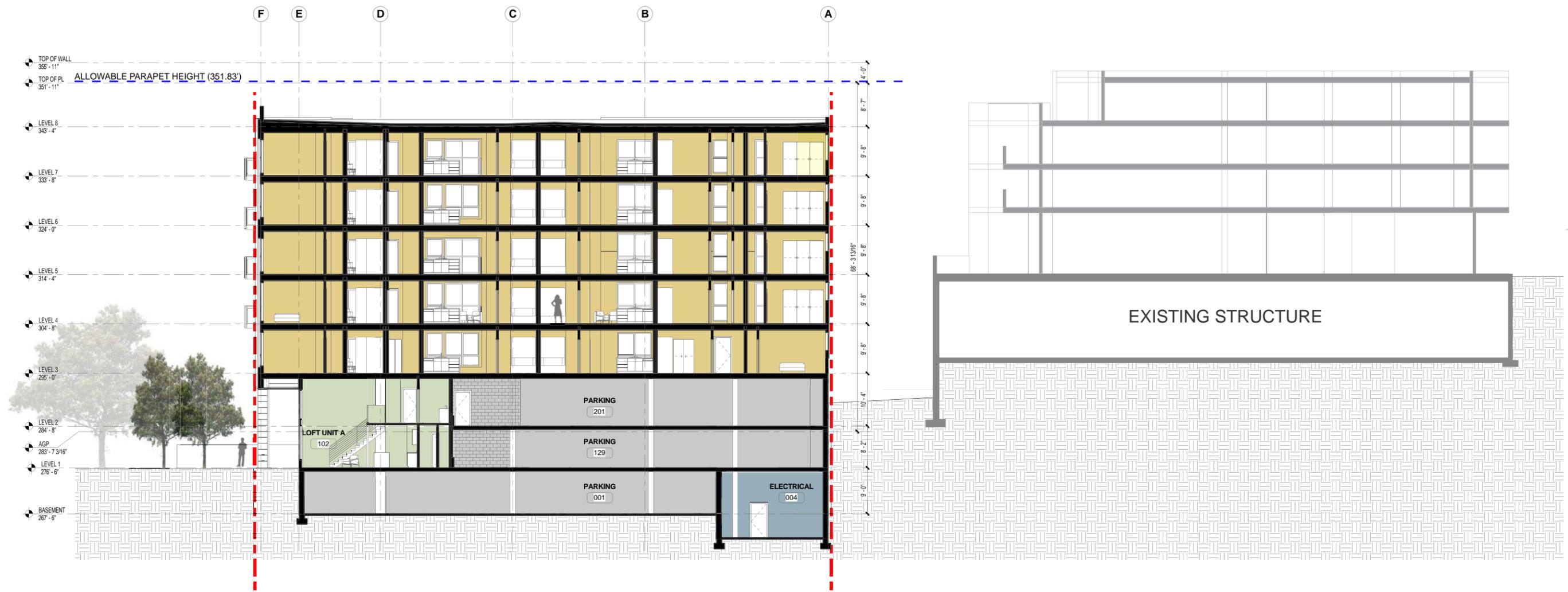


Longitudinal Building Section A - Facing West

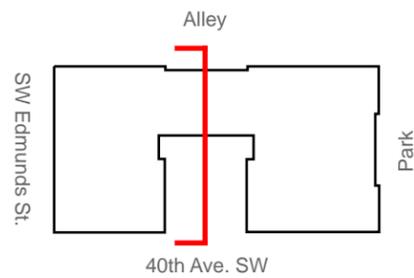
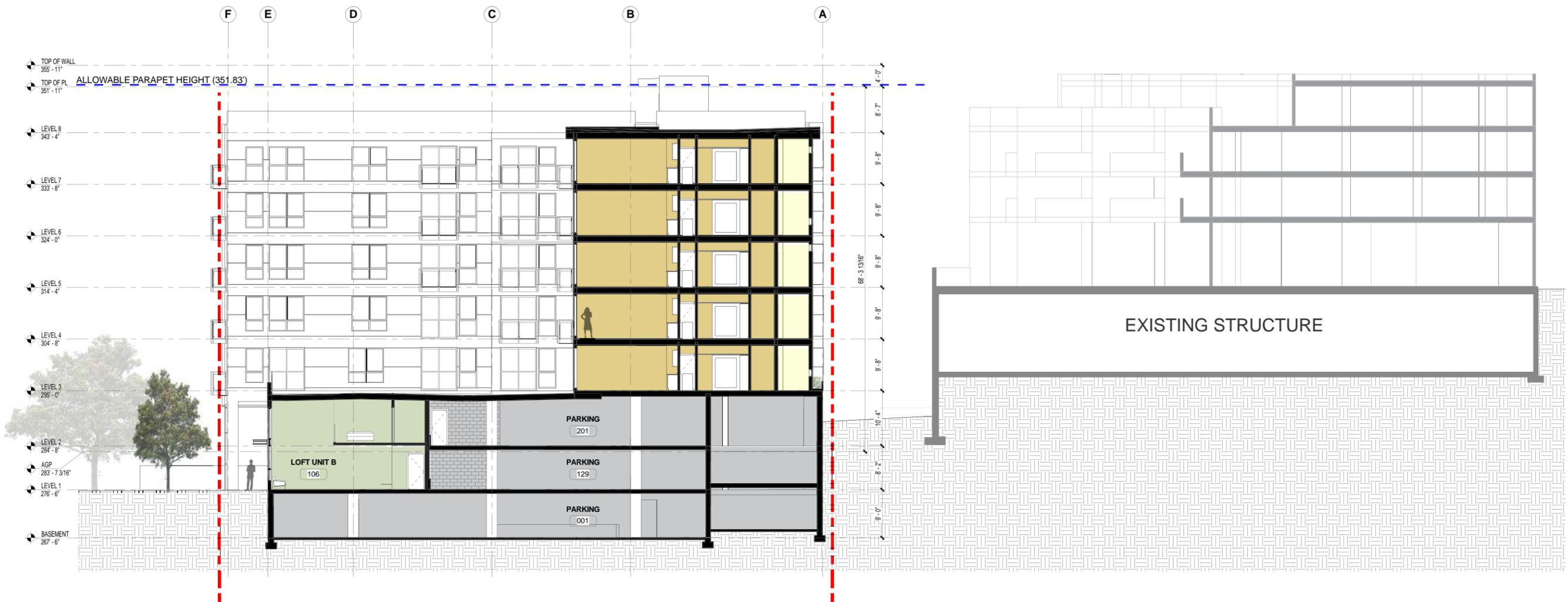


Longitudinal Building Section B - Facing West

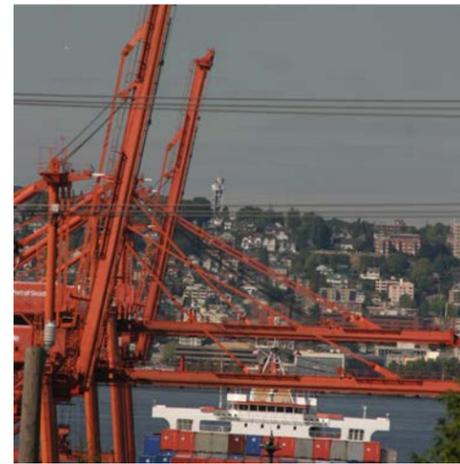
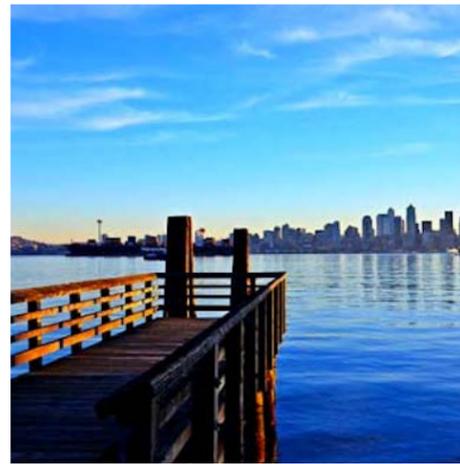




Transverse Building Section D - Facing South



Transverse Building Section C - Facing South





DESIGN GUIDELINES

A1 - Responding to Site Characteristics

The siting of the building 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.

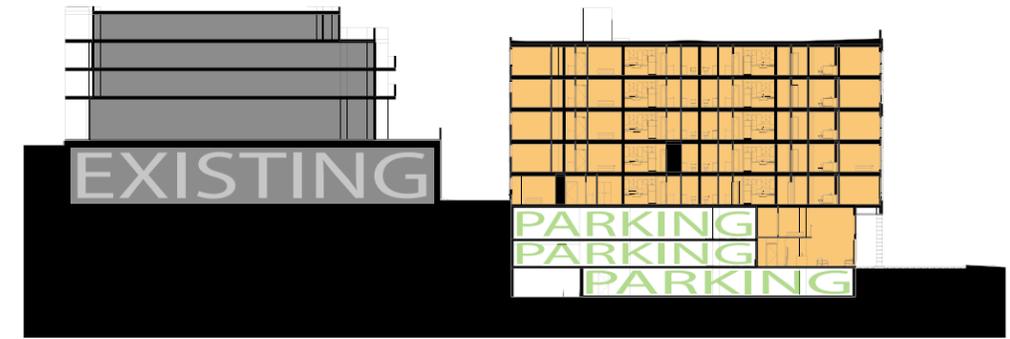
Response:

The project responds to the site characteristics by:

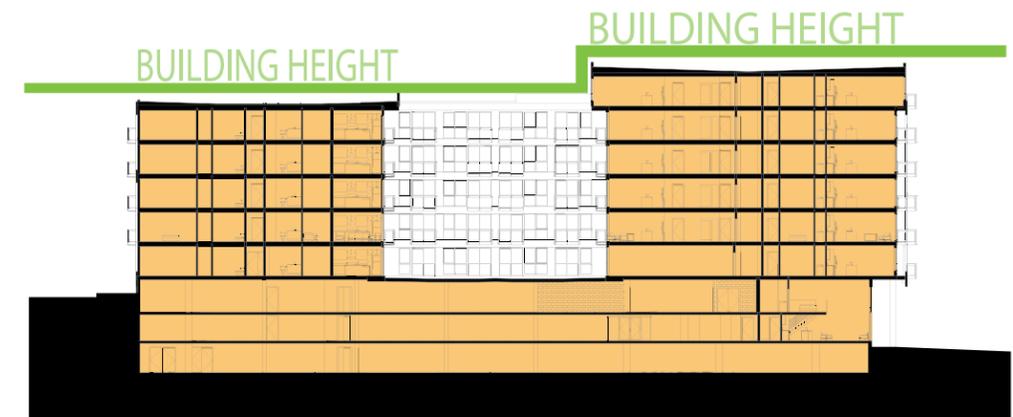
- Taking advantage of the topography to screen parking
- Developing the wide planter strip as a landscaped gathering zone
- Enhancing the wide planter strip by providing transitional patios to units
- Providing commercial space at the Park corner and along 40th Ave SW
- Maintaining a lower height on the uphill side to relate to surrounding zoning
- Stepping the mass down to the south to relate to surrounding zoning
- Providing a front face on the future park, while maintaining privacy of units



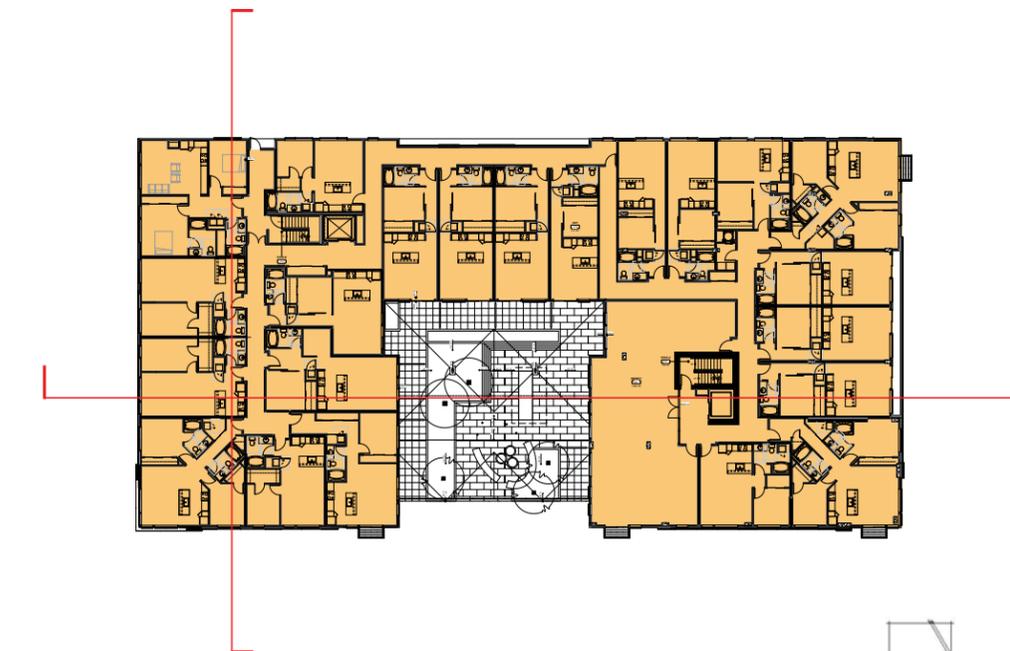
Landscape Plan | Planter Strip & Transitional Patios - NTS



Use of Topography to Screen Parking



Stepping Mass & Lower Height Relationships



Key Plan - NTS

A2 - Streetscape Compatibility

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

West Seattle Junction - specific supplemental guidance:

A pedestrian-oriented streetscape is perhaps the most important characteristic to be achieved in the development in the Junction's mixed-use areas. New development - particularly on SW Alaska, Genesee, Oregon and Edmunds Streets - will set the precedent in establishing desirable siting and design characteristics in the right of way.

1st EDG Meeting: Evidence of how the proposal connects with other projects (namely the Whole Foods site) across 40th Ave. SW needs further explication. Provide a schematic or concept landscape plan along the frontage for the next EDG meeting. The wide planting strip on 40th Ave SW warrants a creative landscape design that complements the design for the Whole Foods mixed use project.

2nd EDG Meeting: The Board endorses the landscape concept along 40th Ave SW, in particular, the manner in which the design changes in response to the adjacent uses. As the design evolves, the lighting design should enhance the tripartite scheme.

Response:

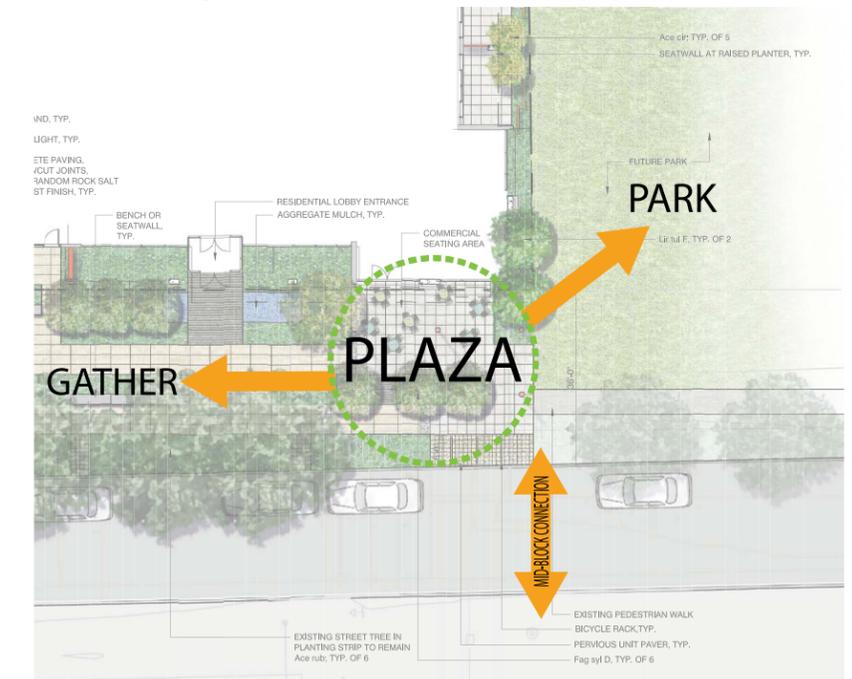
The pedestrian nature of 40th Ave is enhanced in the proposed design. The plaza landscaping in front of the Whole Foods Project is emulated in the design of the wide planter strip in front of the project, while acknowledging the transition from the larger commercial scale to the north, and the smaller residential scale to the south. The change in scale is reflected in the proposed design that transitions from larger plaza spaces at the northern corner, to smaller gathering spaces in front of the live/work units.

The entry plaza to the project creates a connector between the future park and the landscaped planting and gathering space to the south.

Additional landscape elements further emphasize the transition between the large scale commercial and the smaller scale residential south of Edmunds.



Wide Planter Strip Locations



Entry Plaza Connector



A3 - Entrance Visible from the Street

Entries should be clearly identifiable and visible from the street.

Response:

To increase activity and interest on the street, numerous entries are provided.

All entries are visible from the street. A hierarchy of entrances is created - the main building entrance is given greatest prominence, the commercial space is placed on the most prominent corner, and the

A4 - Human Activity

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

West Seattle Junction - specific supplemental guidance:

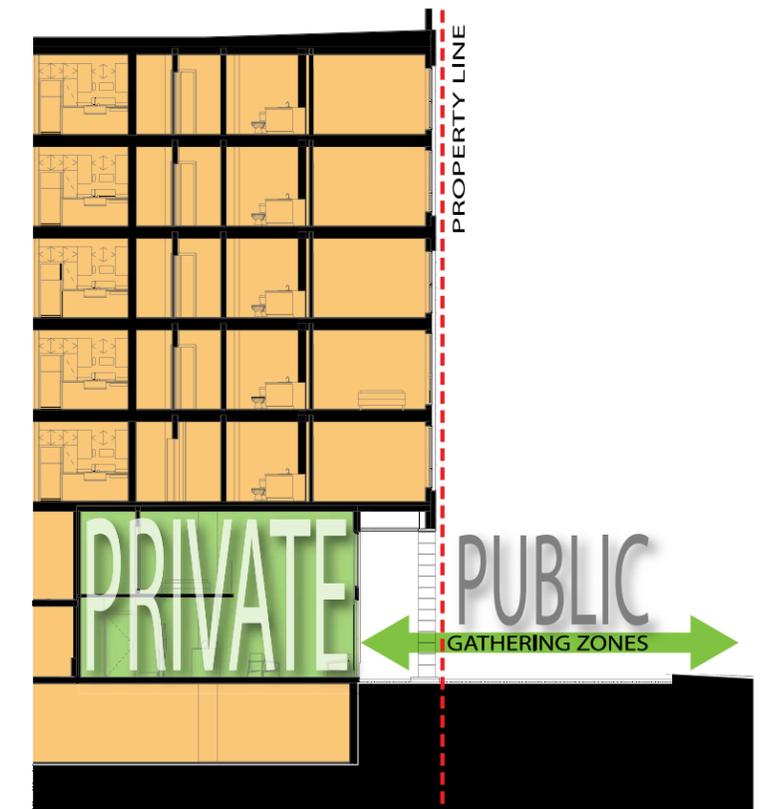
An active and interesting sidewalk engages pedestrians through effective transition between the public and private realm. Particularly in the California Avenue Commercial Core, proposed development is encouraged to set back from the front property line to allow for more public space that enhances the pedestrian environment. Building facades should give shape to the space of the street through arrangement and scale of elements. Display windows should be large and open at the street level to provide interest and encourage activity along the sidewalk. At night, these windows should provide a secondary source of lighting.

Response:

The development of the wide planter strip and the adjacent patios will create a vibrant transition between public and private. The ground floor is setback from the property line to create patios that will encourage human activity. The landscape design creates gathering zones that will enliven the street. The commercial space on the future park corner will provide a public destination with outdoor plaza space. The massing of the project along 40th creates three distinct zones - at the north, the most vibrant and public, the center live/work street front, and to the south, a more residential scale with privacy of the loft units enhanced with an arcade. The commercial spaces, both the proposed retail and the live/work units, are composed of large scale windows to enhance the interaction between private and public. Lighting at the patios and the commercial space will enhance the nighttime experience.



Gathering Zone Location & Scale



Public / Private Interaction & Activation

A5 - Respect for Adjacent Sites

Buildings should respect adjacent properties by being located on their sites to minimize disruption of the privacy and outdoor activities of residents in adjacent buildings.

1st EDG Meeting: See guidance for B-1. The proposed structure should acknowledge the buildings across the alley with a larger setback or with the use of terraces. See guidance for B-1.

2nd EDG Meeting: Continue to refine the alley elevation to ensure greater privacy by the strategic placement of windows and raised sill heights.

Response:

Careful orientation of units acknowledges the privacy of neighbors. The location and orientation of windows is coordinated with the neighboring buildings to minimize impacts of the new development. By building below the height limit, solar access and scale compatibility is maintained. Modulation on the alley facade reduces the bulk and scale of the project. Careful consideration of greater setbacks was explored, but the resultant increase in height required to accomplish the density goals of the recent West Seattle Triangle outweighed the benefits.

A6 - Transition Between Residence & Street

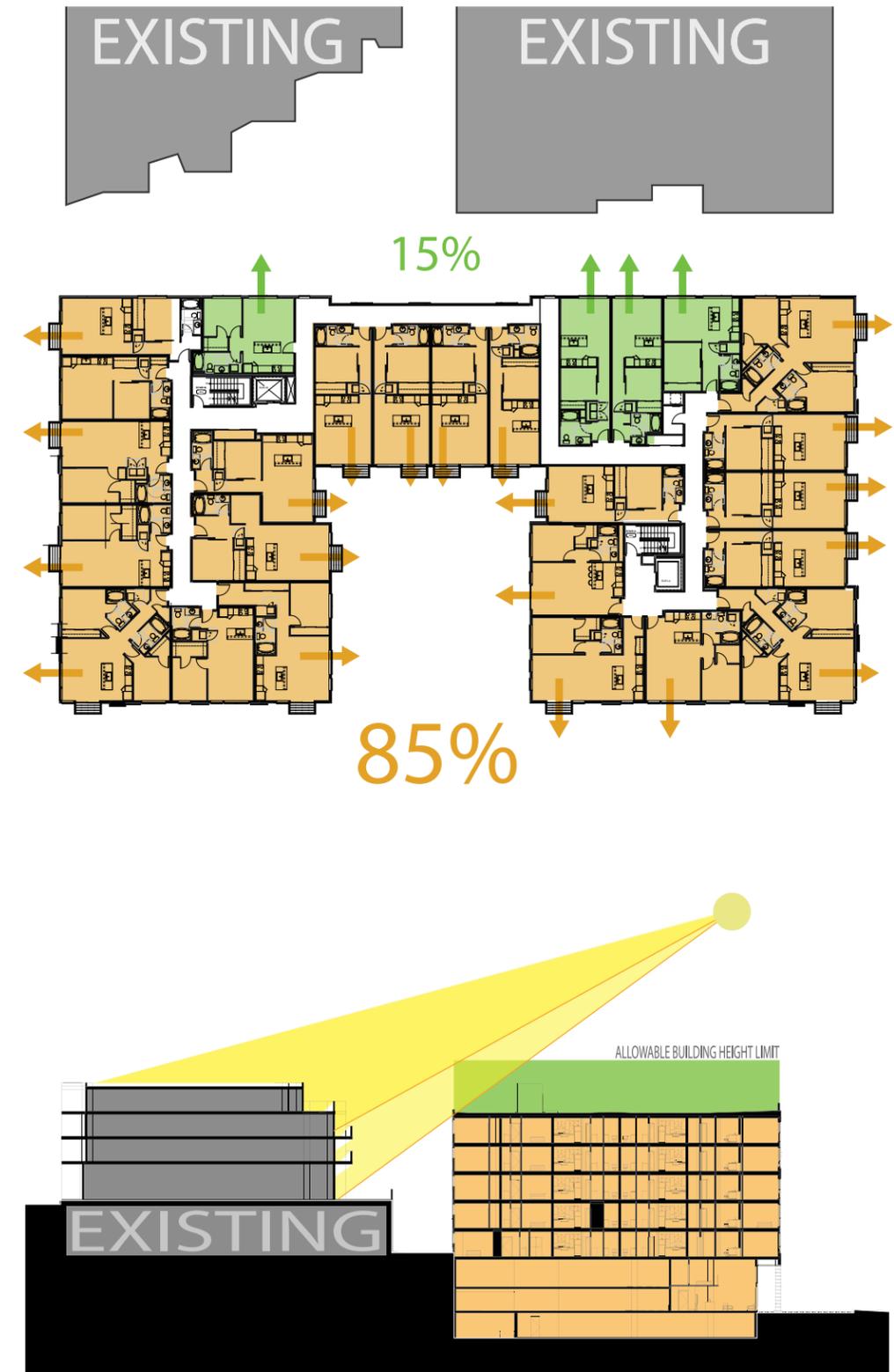
For residential projects, the space between the building and the sidewalk should provide security and privacy for residents and encourage social interaction among residents and neighbors.

1st EDG Meeting: By the next EDG meeting, the applicant must provide a more explicit response to this guideline.

2nd EDG Meeting: See guidance for A-2.

Response:

The wide planter zone creates a gathering and transitional zone. The ground floor setback and patios provide a transitional zone that will encourage social interaction.



Preserved Solar Exposure

A7 - Residential Open Space

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

1st EDG Meeting: Provide a conceptual landscape plan by the next meeting. Focus the effort on open spaces adjacent to the future park, at the broad planting strip on 40th Ave SW and on the upper level open space.

2nd EDG Meeting: Fences separating dwelling units from the future park should obscure a person when sitting on his or her patio but allow for visibility when standing. Fences should approximate a height of four feet.

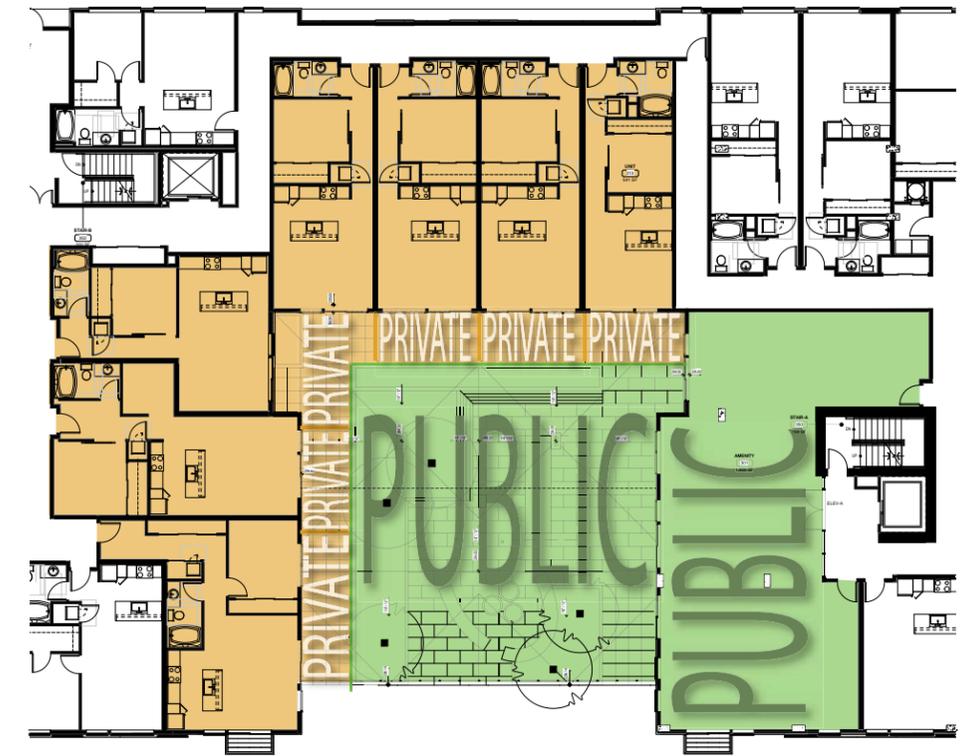
Response:

A hierarchy of open spaces is provided. The public planter strip is landscaped to enhance activity and is edged with transitional planters to increase privacy and create opportunities for interaction. The upper level courtyard is accessed through common amenity space to a gathering place ringed with private patios. Fences separating dwelling units from the future park project are incorporated into the design. Per recommendations from the Parks Department, the fences are opaque to a height of 4', with semi-transparent screening to a height of 6'.

A8 - Parking and Vehicle Access

Siting should minimize the impact of automobile parking and driveways on the pedestrian environment, adjacent properties, and pedestrian safety.

1st EDG Meeting: Location of parking access on the alley met with the Board's approval.



Courtyard - Open Space Relationship



Visual Separation @ Ground Level, Park Side Units

A10 - Corner Lots

Buildings on corner lots should be oriented to the corner and public street fronts. Parking and automobile access should be located away from corners.

West Seattle Junction - specific supplemental guidance:

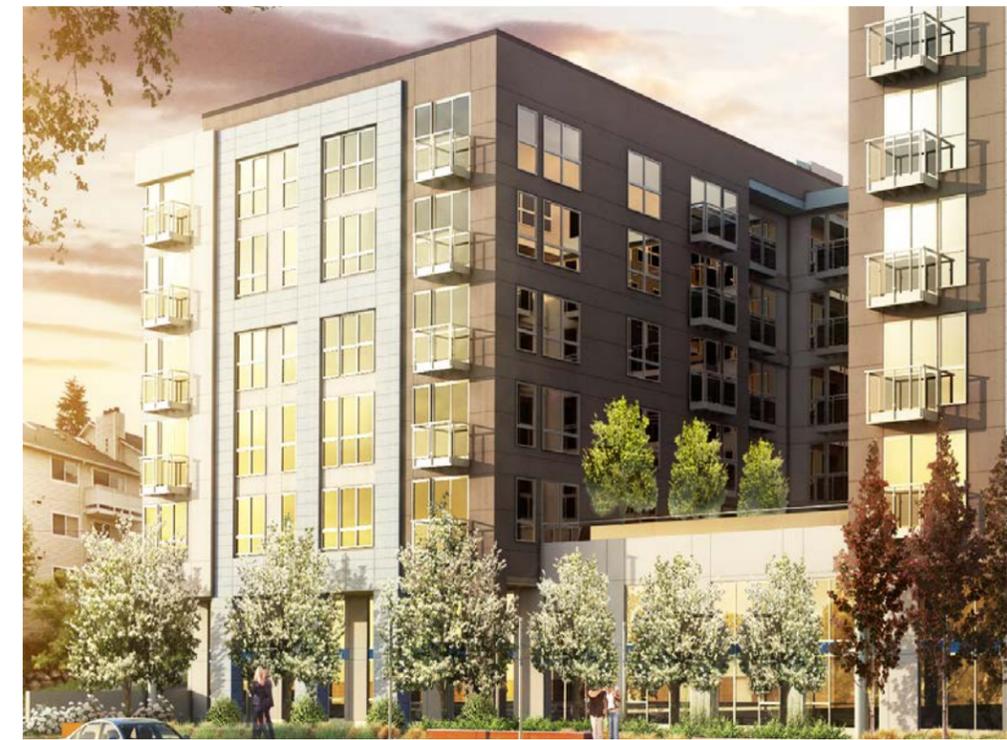
Pedestrian activities are concentrated at street corners. These are places of convergence, where people wait to cross and are most likely to converse with others. New development on corner lots should take advantage of this condition, adding interest to the street while providing clear space for movement.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

1st EDG Meeting: The Board, reinterpreting the guideline, noted the significance of the building's corner at the future park and 40th Ave SW. The structure's corner should have a prominence more significant than the corner at Edmund's St.

2nd EDG Meeting: The decision to place a commercial space at the corner next to the park received praise. At this time, the Board did not discuss the architect's treatment of the seven-story corner.

Response:

The importance of the corner is highlighted by extensive glazing, decks and facade articulation. The commercial space engages the street to create a visually prominent corner at a distance and at the pedestrian scale. Outdoor spill-out seating is provided for the commercial space adjacent to the park to provide activity and ground plane continuation of public uses.



Visually Prominent Corner - Edmunds St. & 40th Ave. SW



Visually Prominent Corner - Park Side

B1 - 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.

West Seattle Junction-specific supplemental guidance:

Current zoning in the Junction has created abrupt edges in some areas between intensive, mixed-use development potential and less-intensive, multifamily development potential. In addition, the Code-complying building envelope of NC-65' (and higher) zoning designations permitted within the Commercial Core would result in development that exceeds the scale of existing commercial/mixed-use development. More refined transitions in height, bulk and scale - in terms of relationship to surrounding context and within the proposed structure itself - must be considered.

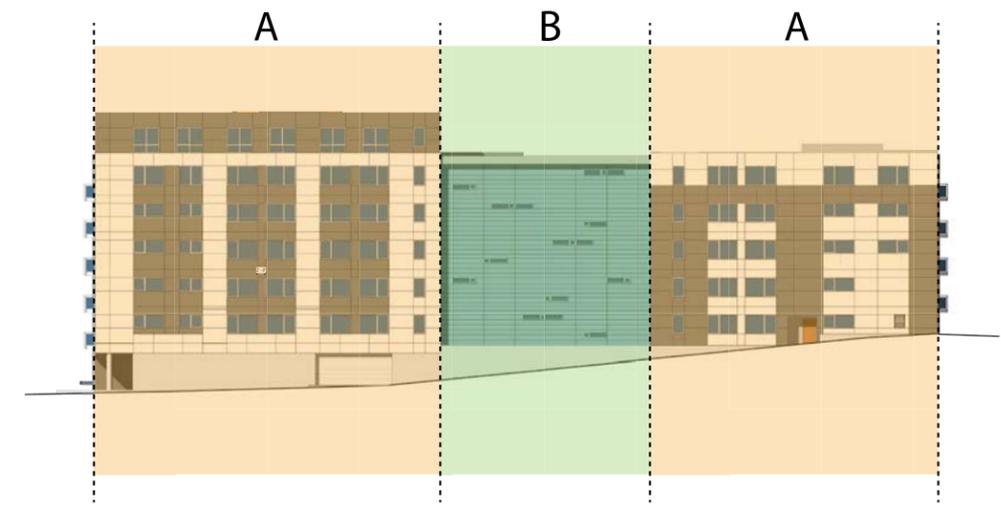
1st EDG Meeting: The Board noted the proposal's lack of recognition of the residential structures across the alley. The architect should step the structure back from the alley or sculpt its west facade in deference to the neighboring structures.

None of the three design alternatives received the Board's endorsement. A revised design may result in a hybrid of the three. Along with changes to the west facade, the structure should exhibit modulations or changes in form on the north facade facing the park. A sheer vertical elevation facing the park is unwelcome. The south facade ought to acknowledge the incline along Edmunds St. and respond to the grades at the street frontage. The varying heights of the wings, the extent of the plinth and the size and placement of the second floor open space received lengthy Board deliberation. No explicit direction emanated from the discussion; however, elements of schemes B and C had merit.

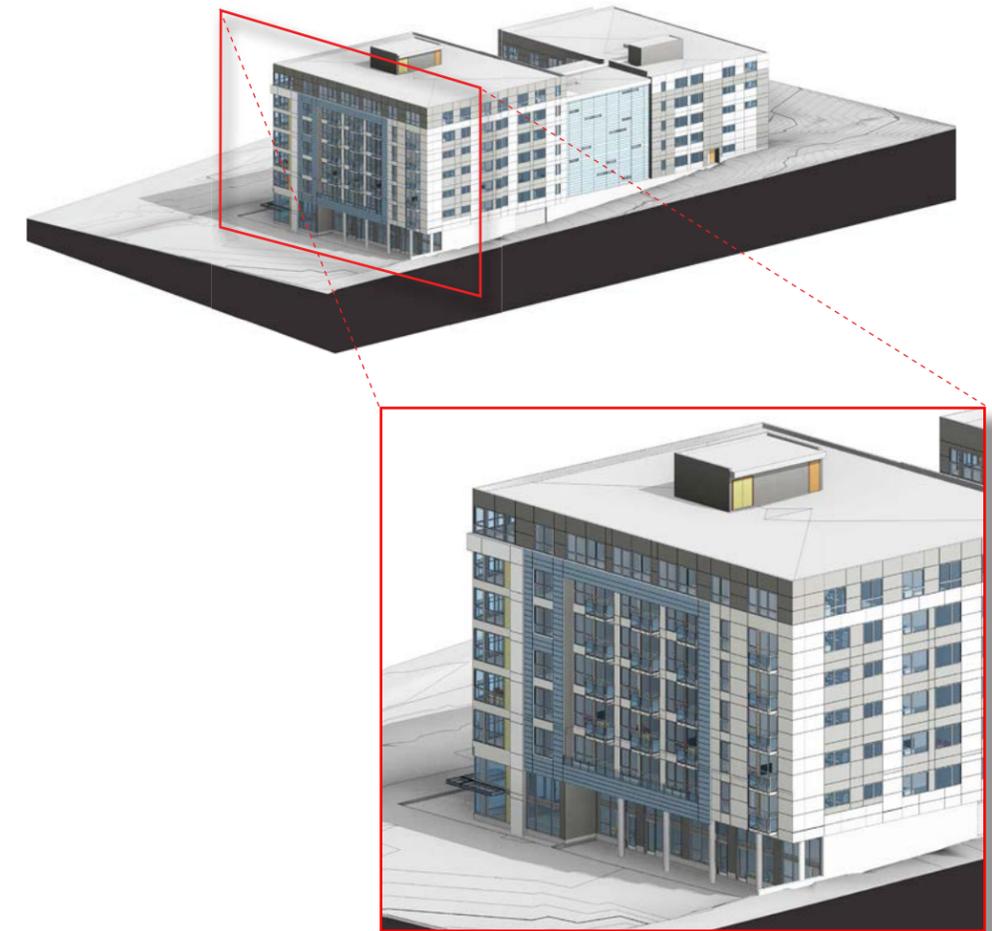
2nd EDG Meeting: Deliberation focused on the alley façade. In sum, this elevation must exhibit the same design interest that the more visible facades evoke. Consider reducing the amount of the dark color in order to ensure reflective light into the units of the buildings facing the alley. The contrasting colors and the composition need considerable revision. The Board notes its satisfaction with the building's height.

Response:

The proposed project creates a transition between the higher zoning to the north and the smaller scale pattern to the south. While the project zoning is higher than the zoning to the west, the proposed design is lower than the allowable zoning height to relate to the neighboring projects. The massing of the project is broken into three structures to relate in scale to the projects to the west. Modulation has been added on the west and north elevations to create interest and scale. Specifically, on the west elevation, a similar language of fenestration and rhythmic bays to the rest of the buildings envelope is portrayed through variation in color. This technique will effectively create interest while the use of both light and dark colors will create a balanced effect on natural light reflection for the neighboring structures.



West Building Elevation - Overall Rhythm of Scale



North & West Facade - Modulation & Color Variation

C1 - 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.

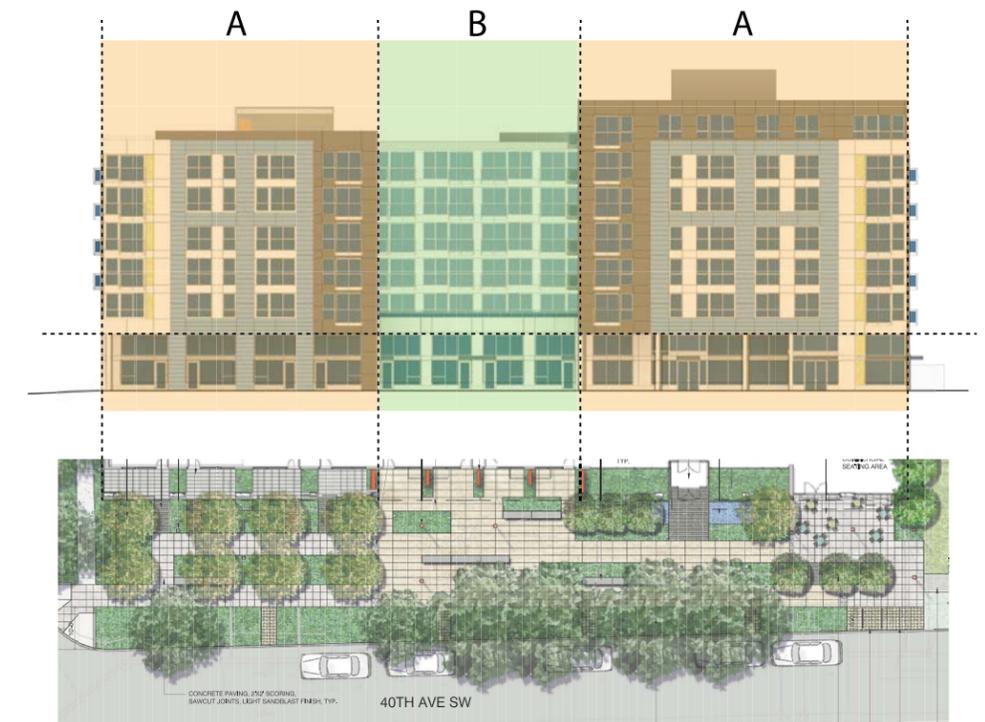
West Seattle Junction-specific supplemental guidance:

- 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. When larger buildings replace several small buildings, facade articulation should reflect the original platting pattern and reinforce the architectural rhythm established in the commercial core.
- 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. To create cohesiveness in the Junction, identifiable and exemplary architectural patterns should be reinforced. New elements can be introduced - provided they are accompanied by strong design linkages.

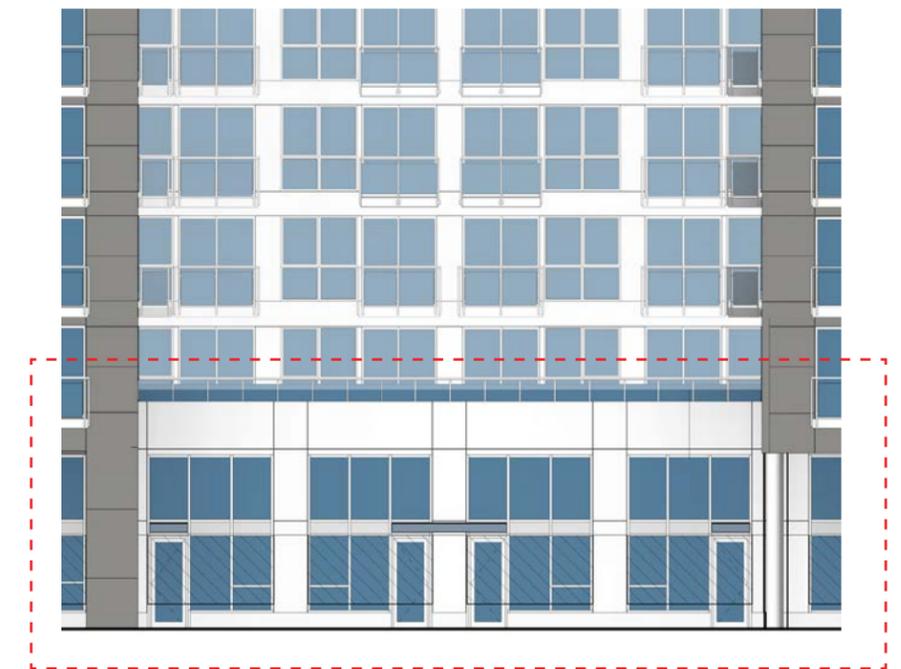
1st EDG Meeting: The vicinity's context does not distinguish itself. The architect has the opportunity to endow this area of W. Seattle with greater character.

Response:

The project is broken into three distinct zones, both at the ground plane and the upper levels. Cues from West Seattle storefront are emulated in the storefront design in the center portion, similar in scale and rhythm to the old commercial core. The massing is broken down along 40th Ave SW to be similar in scale to surrounding development and the original platting. New patterns of street front patios are introduced to enliven the street.



East Building Elevation / Landscape - Overall Rhythm of Scale



Enlarged Elevation - West Seattle Commercial Character

C2 - 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 roof line or top of the structure should be clearly distinguished from its facade walls.

West Seattle Junction-specific supplemental guidance:

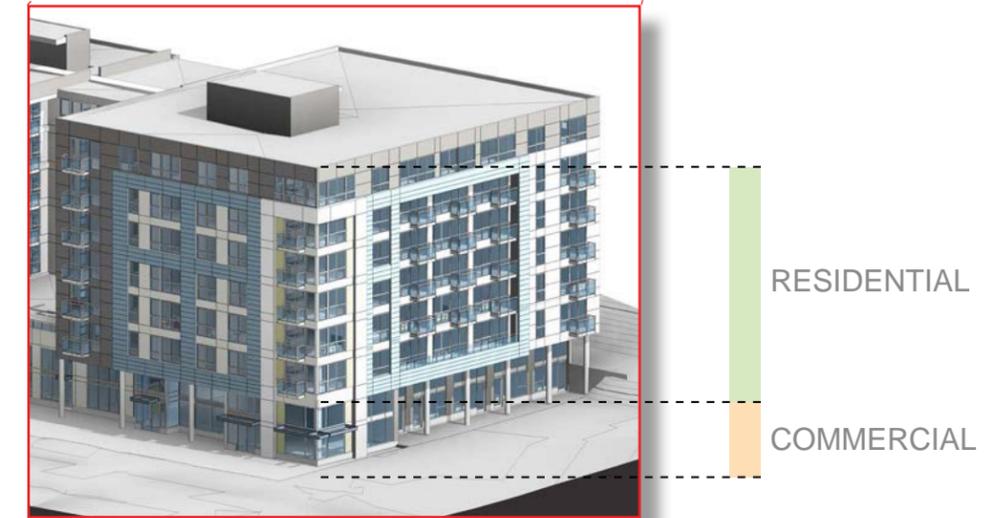
New multi-story developments are encouraged to consider methods to integrate a building's upper and lower levels. This is especially critical in areas zoned NC-65' and greater, where more recent buildings in the Junction lack coherency and exhibit a disconnect between the commercial base and upper residential levels as a result of disparate proportions, features and materials. The base of new mixed-use buildings - especially those zoned 65 ft. in height and higher - should reflect the scale of the overall building. New mixed-use buildings are encouraged to build the commercial level, as well as one to two levels above, out to the front and side property lines to create a more substantial base.

1st EDG Meeting: The Board emphasized the importance of this guideline.

2nd EDG Meeting: Continue the visual interest and rigor of the north, east and south facades onto the alley elevation. See guidance for B-1.

Response:

The base and upper stories are integrated as a whole through the use of mullion patterning and color articulation. The two-story base element includes much larger expanses of glazing, as to accomplish a relationship to the commercial core of West Seattle. While still speaking to the rhythm of the buildings base, the residential portion of the building learns from a more punched style of fenestration. The three distinct masses of the residential levels work to accomplish an approximated symmetry and relationship to one another, without losing their individuality.



Residential & Commercial Window Patterns



Two-Story Base - Commercial Core

C3 - Human Scale

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

West Seattle Junction-specific supplemental guidance:

- Facades should contain elements that enhance pedestrian comfort and orientation while presenting features with visual interest that invite activity. Overhead weather protection should be functional and appropriately scaled, as defined by the height and depth of the weather protection. It should be viewed as an architectural amenity, and therefore contribute positively to the design of the building with appropriate proportions and character.
- Signage: Signs should add interest to the street level environment. They can unify the overall architectural concept of the building, or provide unique identity for a commercial space within a larger mixed use structure. Design signage that is appropriate for the scale, character and use of the project and surrounding area. Signs should be oriented and scaled for both pedestrians on sidewalks and vehicles on the street.

1st EDG Meeting: Imbue the structure with a fine grain along the street frontages and park. The choice of materials, overhead weather protection, and detailing will ensure that the pedestrian and the park users relate to the building's scale.

2nd EDG Meeting: The presentation drawings do not reveal much of the details at the two street fronts. When the project returns for a Recommendation meeting, the choice of materials, colors and detailing will be revealed.

Response:

The two-story base creates a human scale appropriate to the street. Weather protection is provided at entrances to create scale elements that provide interest and opportunities for signage. The materiality of the street level landscaping and hardscape will be incorporated into the buildings two-story base. Transparency of the large expanses of glazing at the commercial and live/work areas will not only reflect the natural landscape, but also work to blur the public and private realms into one.

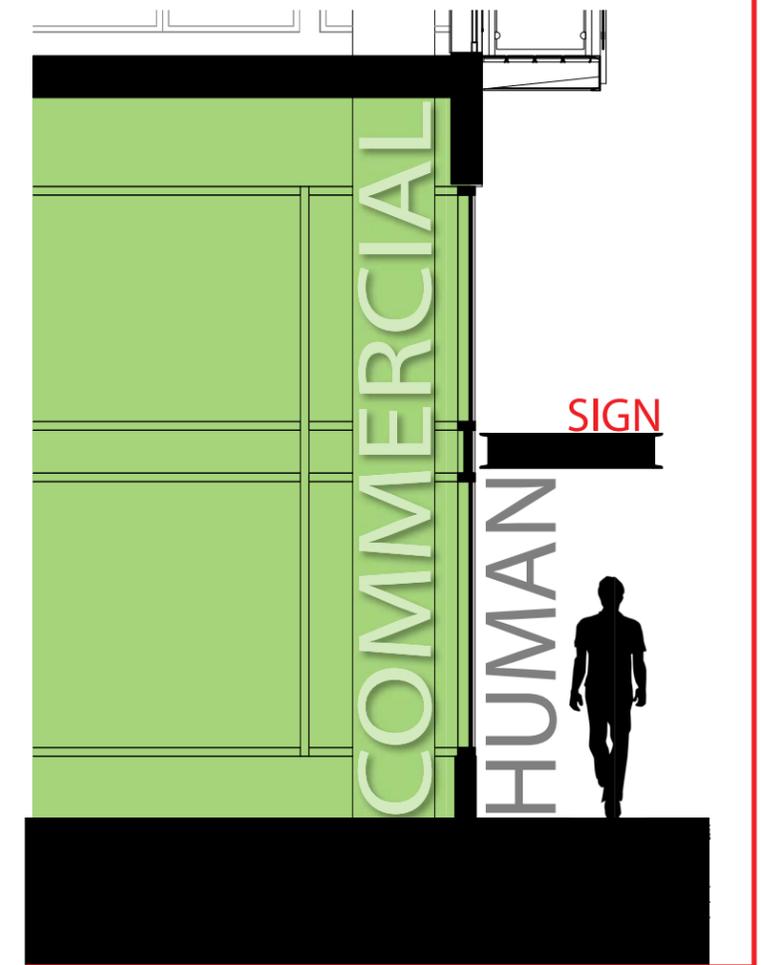
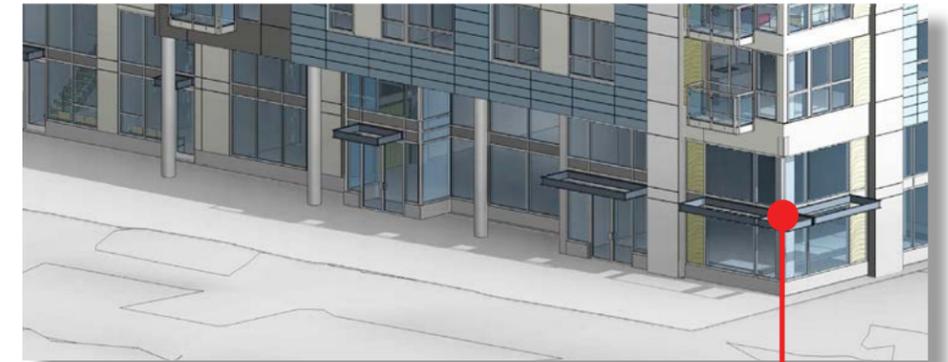
C4 - Exterior Finish Materials

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.

1st EDG Meeting: Use materials at the podium level to reflect its smaller scale in the larger composition.

Response:

The podium level materials provide continuity between the upper and lower levels. The detailing of the window mullions and material joint lines reflect human scale. A continuous base grounds the building. The main material at the base level is glazing to highlight the commercial aspect of the street front.



Human Scale, Weather Coverage & Signage Opportunity

D1 - Pedestrian Open Spaces & 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.

West Seattle Junction-specific supplemental guidance:

Design projects to attract pedestrians to the commercial corridors (California, Alaska). 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. The Design Review Board would be willing to entertain a request for departures from development standards (e.g. an increase in the 64% upper level lot coverage in NC zones and a reduction in open space) to recover development potential lost at the ground level.

1st EDG Meeting: By the next EDG meeting, the design team must present a strong concept plan for the landscaping along 40th Ave SW and other open spaces. Scale and size the open spaces to orient to the neighborhood and future developments.

2nd EDG Meeting: The Board notes its satisfaction with the initial efforts illustrated in the 40th Ave SW concept landscape plan.

Response:

The landscape zone is designed to enhance activity, and the adjacent patios create transitions and interest at the pedestrian level. The ground floor is set back to enhance the pedestrian experience and create transition zones. The scale of the pedestrian experience grows from the south to the north to connect the residential neighborhood to the park and the commercial zone to the north.

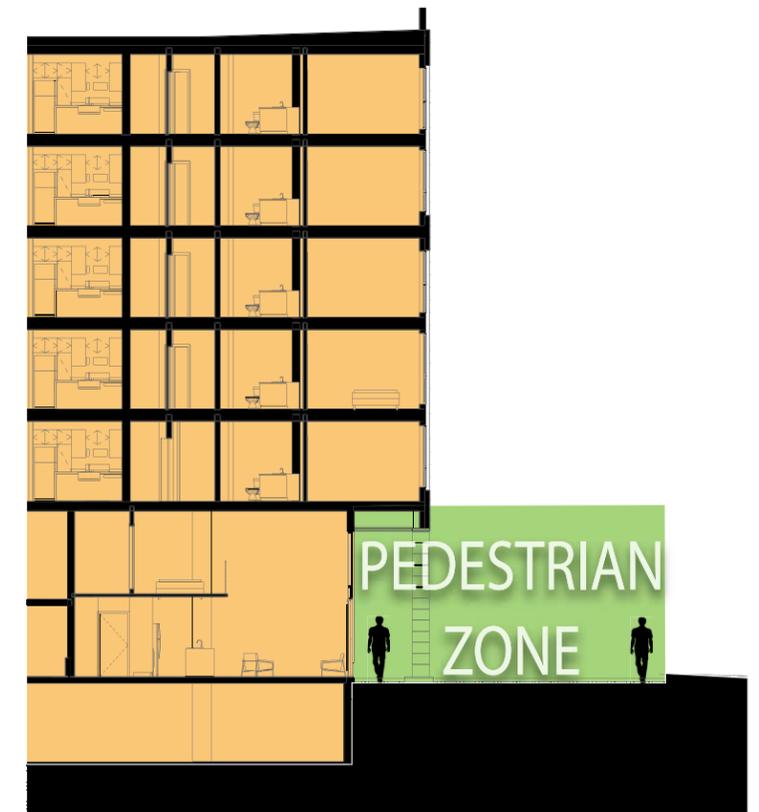
D2 - Blank Walls

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.

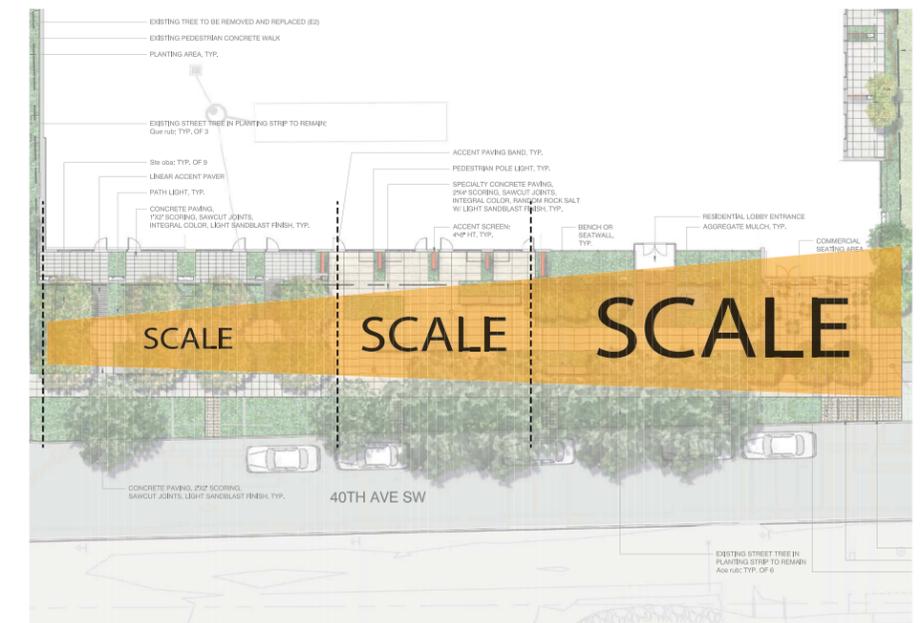
1st EDG Meeting: Ensure that a purely blank wall at the parking garage does not face Edmunds St.

Response:

No purely blank walls are proposed.



Ground Level Set Back - Pedestrian Interest & Cover



Pedestrian Experience - Transitional Scale

D5 - Visual Impacts of Parking Structures

The visibility of all at-grade parking structures or accessory parking garages should be minimized. The parking portion of a structure should be architecturally compatible with the rest of the structure and streetscape. Open parking spaces and carports should be screened from the street and adjacent properties.

West Seattle Junction -specific supplemental guidance:

- Parking structures should be designed and sited in a manner that enhances pedestrian access and circulation from the parking area to retail uses.
- The design of parking structures/areas adjacent to the public realm (sidewalks, alley) should improve the safety and appearance of parking uses in relation to the pedestrian environment.

Response:

To minimize the visibility, the parking is located mostly below grade.

D7 - Personal Safety and Security

Project design should consider opportunities for enhancing personal safety and security in the environment under review.

Response:

See response to D-8

D8 - Treatment of Alleys

The design of alley entrances should enhance the pedestrian street front.

1st EDG Meeting: Step the structure back from the alley at the intersection with the Edmunds St. right of way to ensure safe vehicular and pedestrian conditions along the street frontage.

2nd EDG Meeting: The Board asks that SDOT consider redirecting alley traffic northward instead of exiting onto Edmunds St. This would create safer exiting conditions.

Response:

The building is setback from the sidewalk to enhance pedestrian safety and site lines of vehicles exiting the alley. SDOT will provide direction on Alley improvements through the Street Improvement process. Discussion at the 2nd EDG meeting was inconclusive concerning the benefits of directing traffic north on the unimproved alley and adding traffic behind and along side of the future park.



Enhanced Pedestrian Safety & Sight Lines

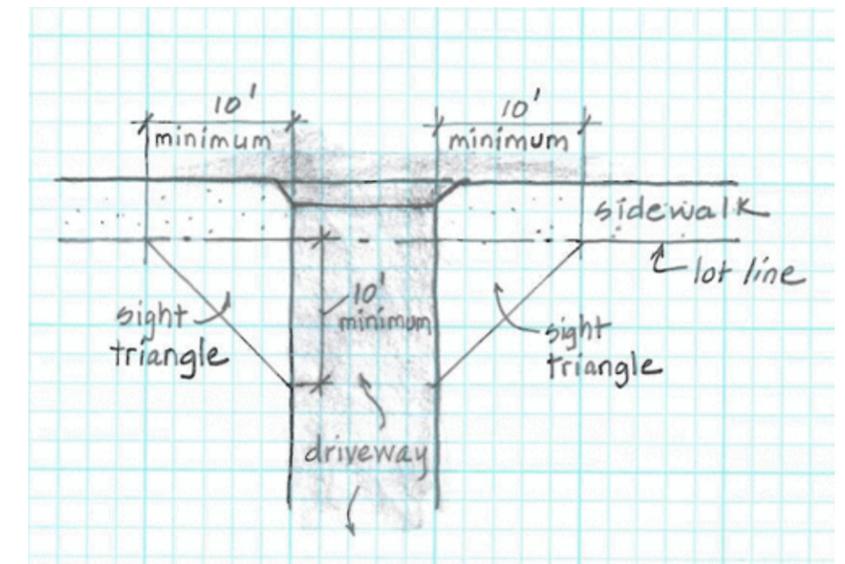


Exhibit E for 23.54.030: Sight Triangle Requirements

D9 - Commercial Signage

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

1st EDG Meeting: Provide concept signage for the commercial uses at the Recommendation meeting.

Response:

The commercial signage will be low key and appropriate to the scale of its location. A material and color palette that draws inspiration from the building itself will be incorporated. The form of signage will also learn from the language of the building and involve floating forms and delicate proportions. Lighting will work to highlight the signs while not polluting the surrounding residences.

D10 - 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 facade, the underside of overhead weather protection, on and around street furniture, in merchandising display windows, in landscaped areas, and/or on signage.

1st EDG Meeting: The Board expects to review lighting concepts at the Recommendation meeting.

Response:

Lighting Design that enhances the landscape concept will be accomplished by incorporating ample site lighting that not only adds visual appeal, but also increases safety for the adjacent alley and park. All lighting fixtures have been selected to meet the needs of the users while not interfering with the surrounding context. Please refer to the lighting concepts section for specifics.

D11 - Commercial Transparency

Commercial storefronts should be transparent, allowing for a direct visual connection between pedestrians on the sidewalk and the activities occurring on the interior of a building. Blank walls should be avoided.

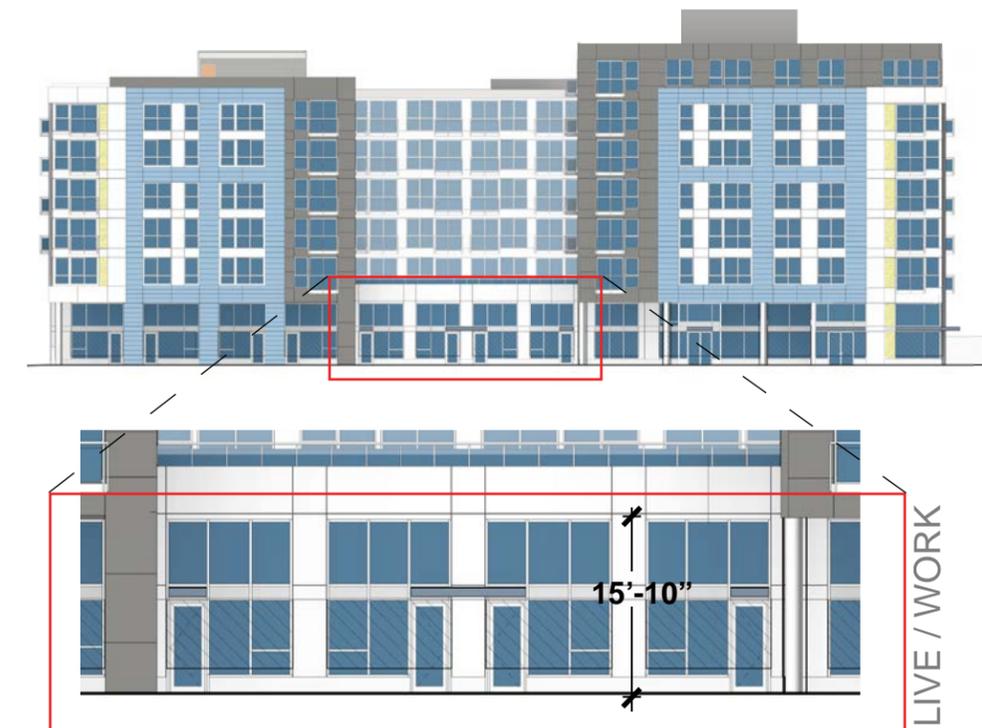
1st EDG Meeting: Ensure that live/work spaces have expansive amounts of glazing at the street frontages.

Response:

Live/work spaces are designed to emulate street fronts in the commercial core, with large expanses of glazing.



Accent & Landscape Lighting Concepts



Large Expanses of Glazing @ Live/Work Units

D12 - 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.

1st EDG Meeting: Consider adding a secondary residential entry facing the future park.

2nd EDG Meeting: The option without the secondary entrance near the park received the Board's endorsement. Option #1, p. 14 of the Recommendation booklet, illustrates a wide lobby facing 40th Ave SW.

Response:

The landscape plans enhance the privacy of residents on the street while creating vibrant gathering spaces. Transitional patios are provided for residences opening onto the street.

The design incorporates the preferred Option presented to the Board with a wide lobby facing 40th Ave SW. Note that Design Departure Request #4 is proposed to meet the recommendations of the Board.

E1 - Landscaping to Reinforce Design Continuity with Adjacent Sites

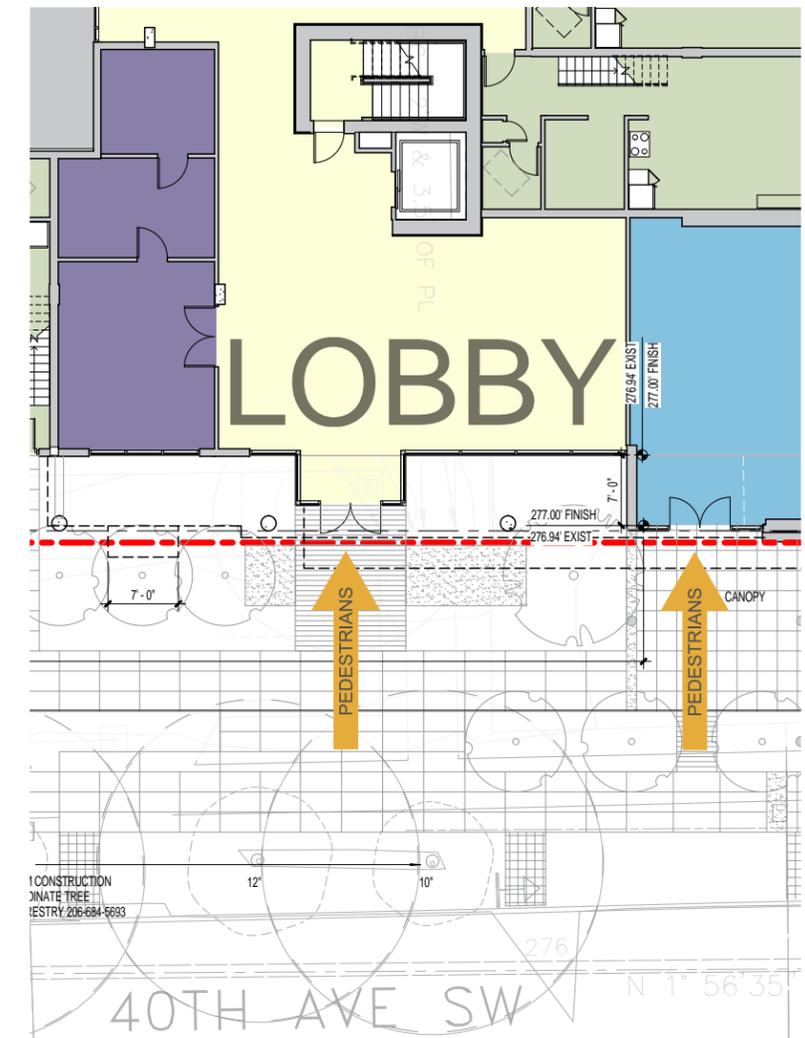
Where possible, and where there is not another overriding concern, landscaping should reinforce the character of neighboring properties and abutting landscape.

1st EDG Meeting: The future park provides a special opportunity for this project. Without the city's design for the future park to the north, however, the landscape architect has little direction in which to create a complementary outdoor space. Design for both continuity and the privacy of residences facing park.

2nd EDG Meeting: See guidance for A-7 and E-2.

Response:

The landscape zone is designed to compliment the proposed landscape of the Whole Foods projects, while creating a transition to the smaller scale development pattern to the south. After meeting with the Parks Department, the design of the residential patios facing the park has developed to create privacy for the residents, and a distinct separation between public and private. A transitional zone from the edge of the patios to the future park is provided to allow for continuity of landscaping depending on the future design.



Lobby Frontage & Orientation



E2 - Landscaping to Enhance the Building and/or Site

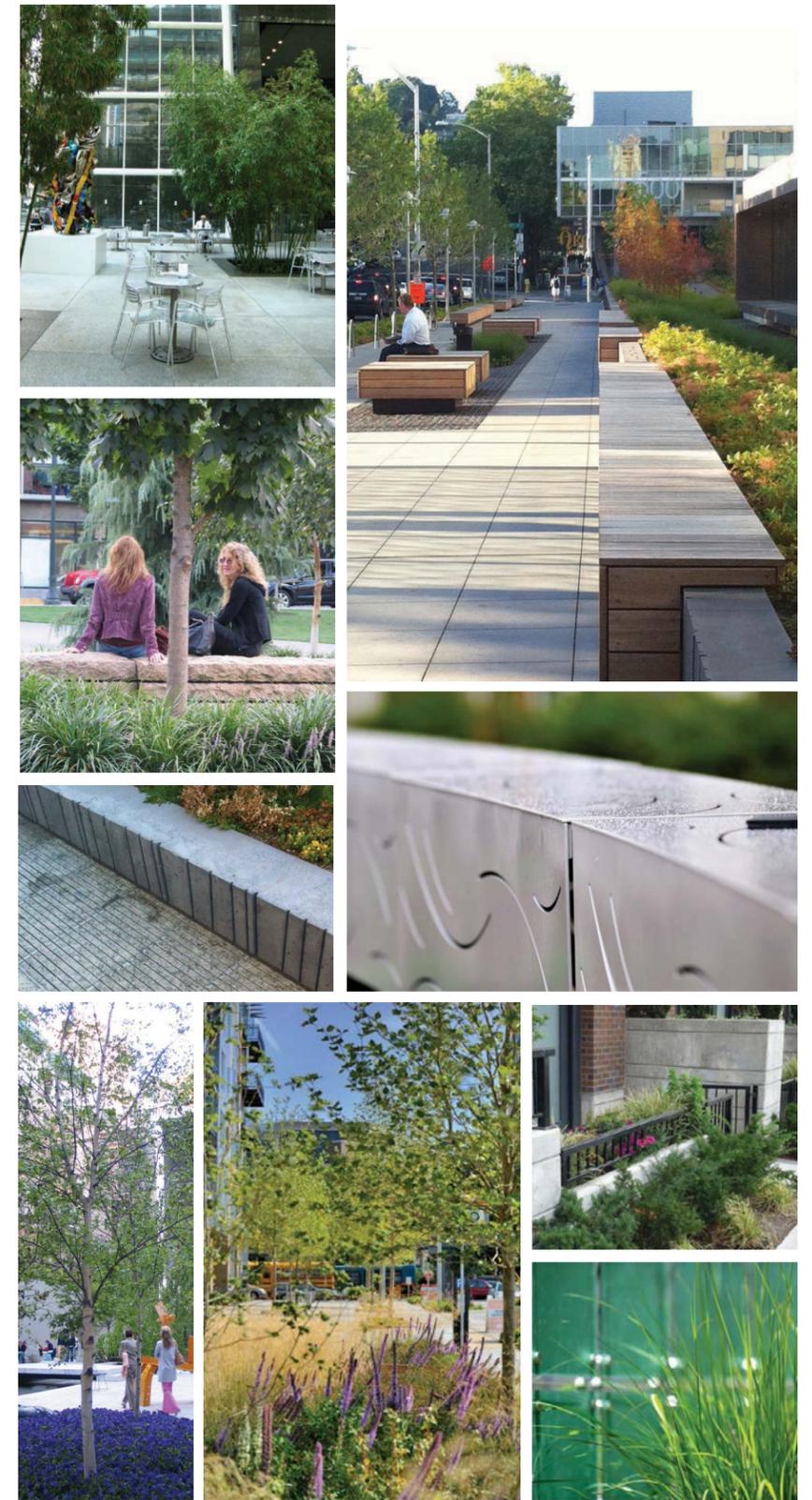
Landscaping, including living plant material, special pavements, trellises, screen walls, planters, site furniture, and similar features should be appropriately incorporated into the design to enhance the project.

1st EDG Meeting: Provide a schematic landscape plan for the street frontages, the area adjacent to the park land, and the upper level open spaces.

2nd EDG Meeting: At this meeting, discussion of landscaping issues focused on the 40th Ave right of way and the intermediary space between the dwelling units and the park. The separation between the park and the units should be both visibly porous and private. See guidance for A-7.

Response:

Landscaping is proposed to enhance the public realm along the street, provide transitional spaces, and incorporate an appropriate edge along the future park. The upper level terrace will provide outdoor amenity space for all of the buildings occupants while also providing private patio spaces for the adjacent units. Continuity of landscape elements will draw relationships to the ground level site treatment. See response to A-7.



Example Landscape Elements

E3 - 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.

1st EDG Meeting: The right of way along 40th Ave SW needs careful consideration. The unusually wide planting strip between the roadway and the property line provides an opportunity both to consider aligning the street with future improvements to 40th Ave (SDOT concern) north of the site and to provide a gracious front yard to the commercial and lobby areas facing the street.

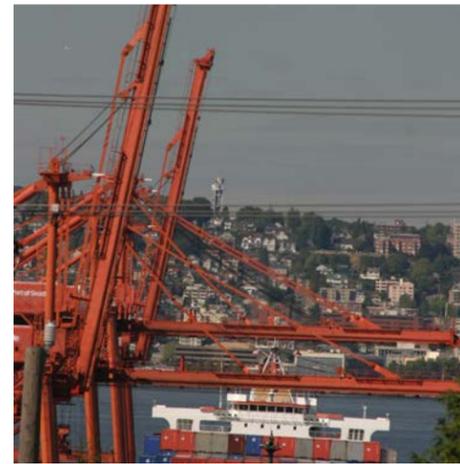
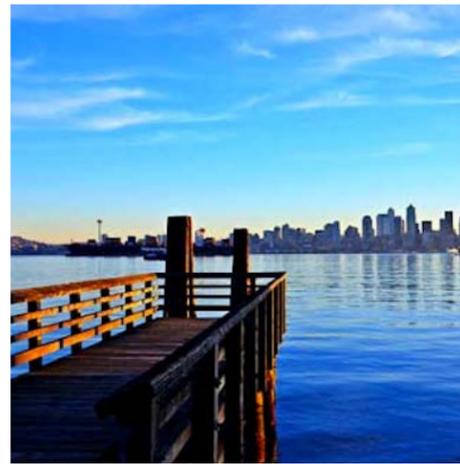
2nd EDG Meeting: DPD Staff note. Realignment of 40th Ave SW to conform with revisions for the future park and the Whole Foods project remain an on-going issue.

Response:

Landscaping is proposed to enhance the public realm along the street and to provide transitional spaces. The design of the planter area will enhance the current conditions, and will allow for future widening that may occur.

At the 2nd EDG Meeting, it was noted in the West Seattle Triangle Plan for 40th Ave SW that the existing west curb alignment is to be retained. Work in the right of way will be coordinated with SDOT through the Street Improvement process.





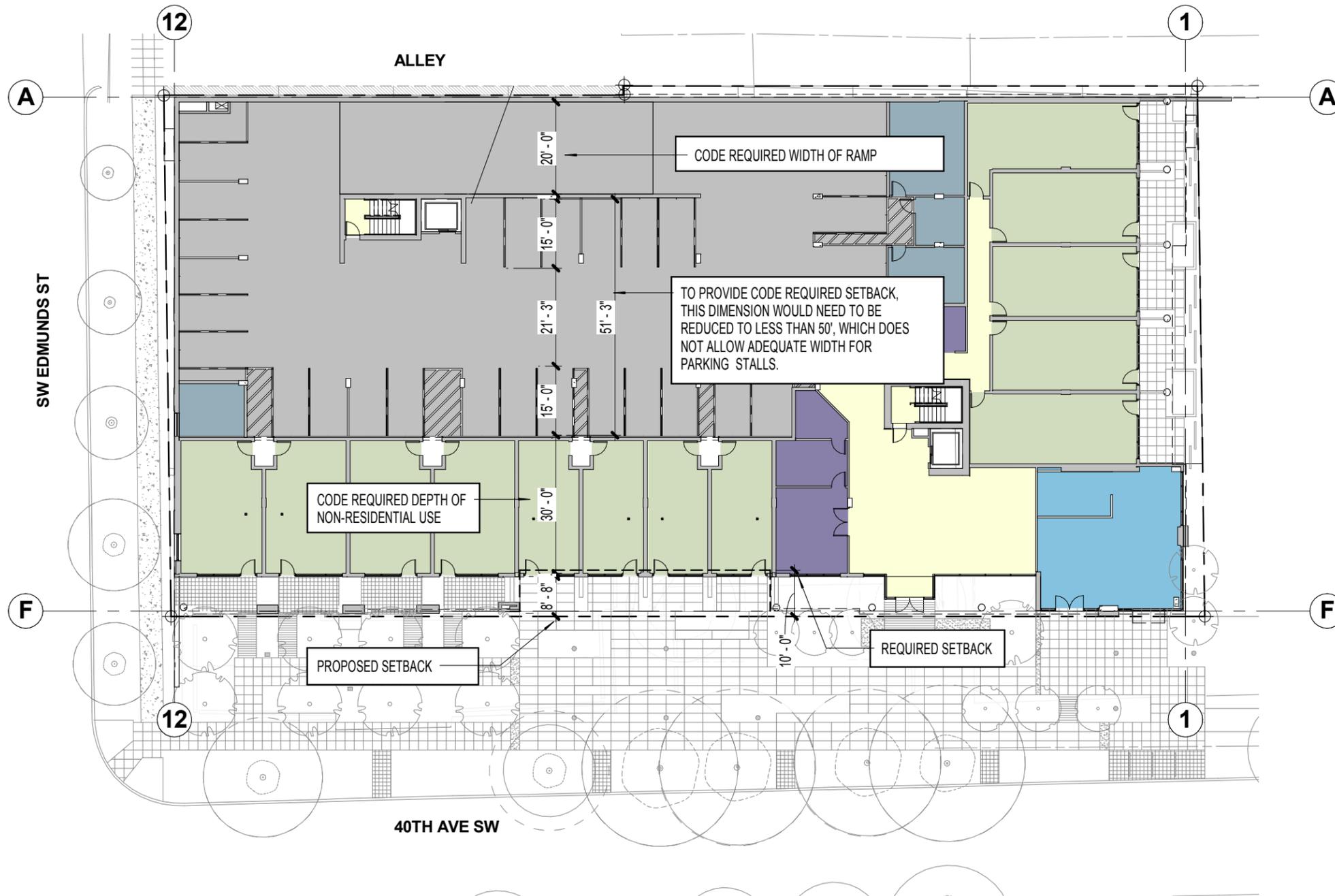


DESIGN DEPARTURES



Design Departure #1:

23.47A.009.B.4.b A setback of at least 10' from the street lot line is required along non-arterial north-south avenues for at least 25% of the lot frontage or 100' of the lot frontage, whichever is less.



Required & Proposed Set Back Diagram - First Floor Plan

Proposal:

Allow a ground level setback of 8' from the street.

Due to site constraints, there is not adequate space to provide a ramp, medium stalls, aisle, 30' deep commercial space and 10' setback. In order to provide more parking, that is not required by code, the reduced setback is requested. The 8' setback at ground level would be continued for the majority of the street frontage, not just the 55' required.

A code compliant scheme would require either: 1. fewer parking stalls; or 2. commercial space that is less than 30' deep.

By providing an 8' setback and more parking, the proposed design would better meet the following Design Guidelines noted as a priority by the Design Review Board:

A-8 Parking and Vehicle Access

Providing more parking reduces on street parking impacts on the neighborhood.

C-2 Architectural Concept and Consistency

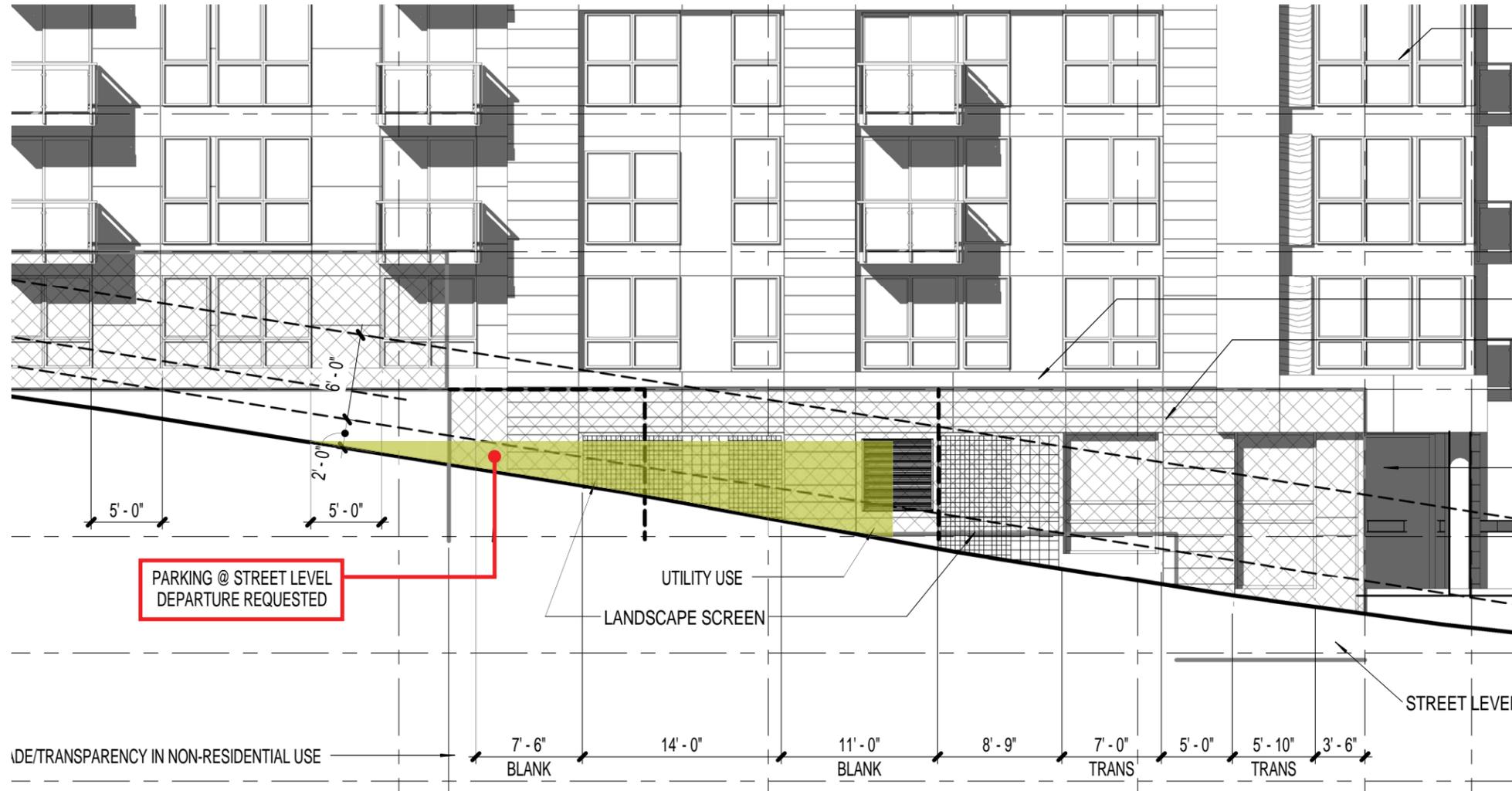
A consistent street edge provides a stronger concept and a more unified design.

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

A consistent street edge provides for a stronger landscape design.

Design Departure #2:

23.47A.032.B.1.b Within a structure, parking shall be separated from street-level, street facing facades by another permitted use.



Portion of Parking Above Street Level - South Elevation

Proposal:

Allow a small portion of parking to abut the street-level, street facing facade along SW Edmunds St. Most of the parking is located below grade. Due to the steep slope along SW Edmunds St., a small portion of the parking becomes located on a street-level street-facing facade. Parking, which is not required by code, will be screened from view by the facade of the structure. No blank walls are proposed.

A code compliant scheme would require fewer parking stalls.

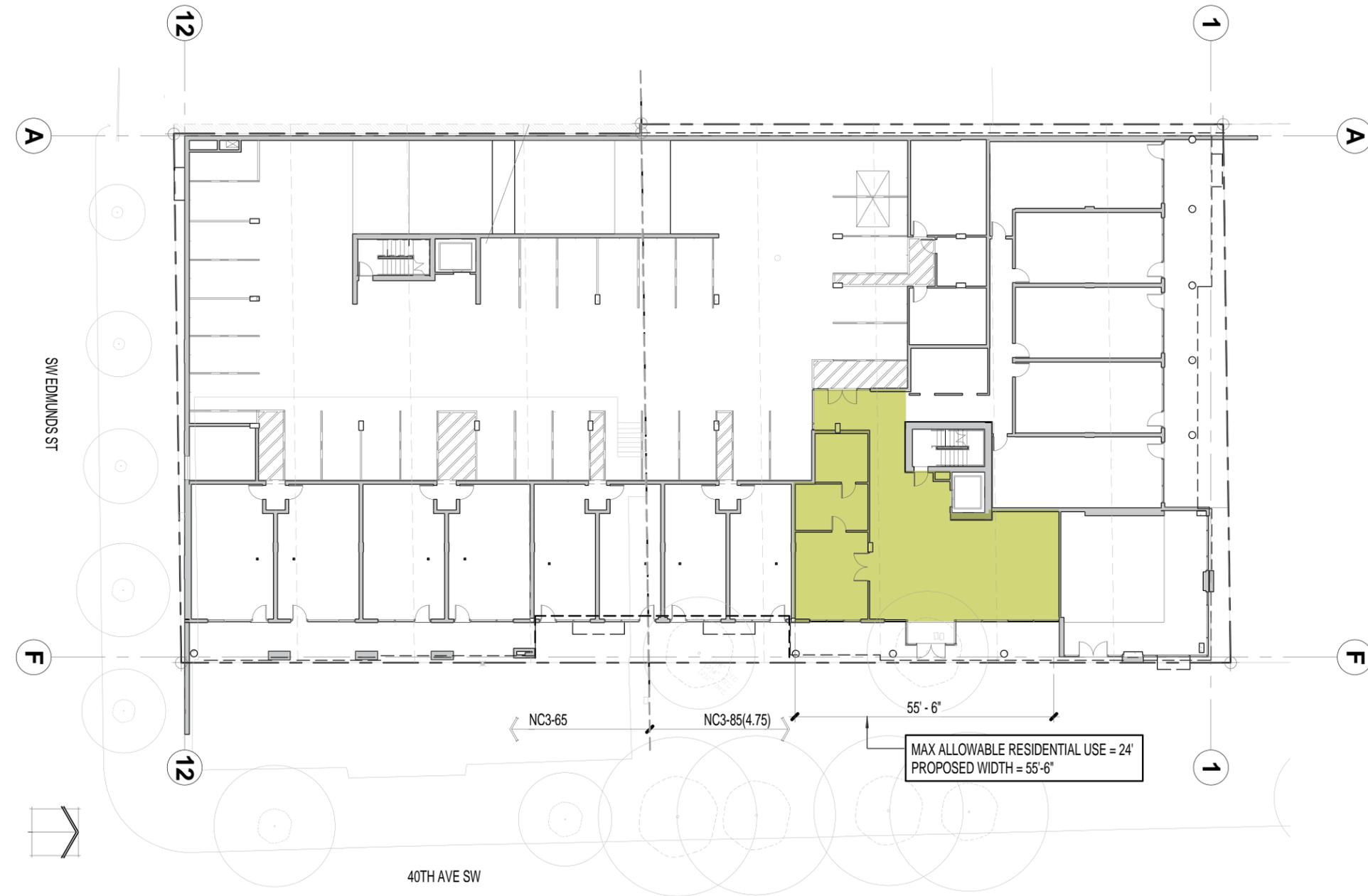
By providing more parking stalls, the proposed design would better meet the following Design Guidelines noted as a priority by the Design Review Board:

A-8 Parking and Vehicle Access

Providing more parking reduces on street parking impacts on the neighborhood.

Design Departure #3:

23.47A.005.C.1 In all neighborhood commercial and C1 zones, residential uses may occupy, in the aggregate, no more than 20% of the street-level, street facing facades in the following circumstances or locations: d. Within a zone that has a height limit of 85' or higher.



Residential Use Street Exposure - First Floor Plan

Proposal:

Allow larger percentage of residential use along 40th Ave SW.

The standard is only required on the northern half of the project. Because of that, the allowable residential space is proportionally small in relation to the entire street frontage. In order to provide a stronger street presence and a more prominent pedestrian entry, a wider lobby space is requested. This will also allow the Live/Work units to be grouped together to create a more vibrant community. The lobby will provide activity at the street and provide a transition between the commercial use and the semi-private patios of the live work units.

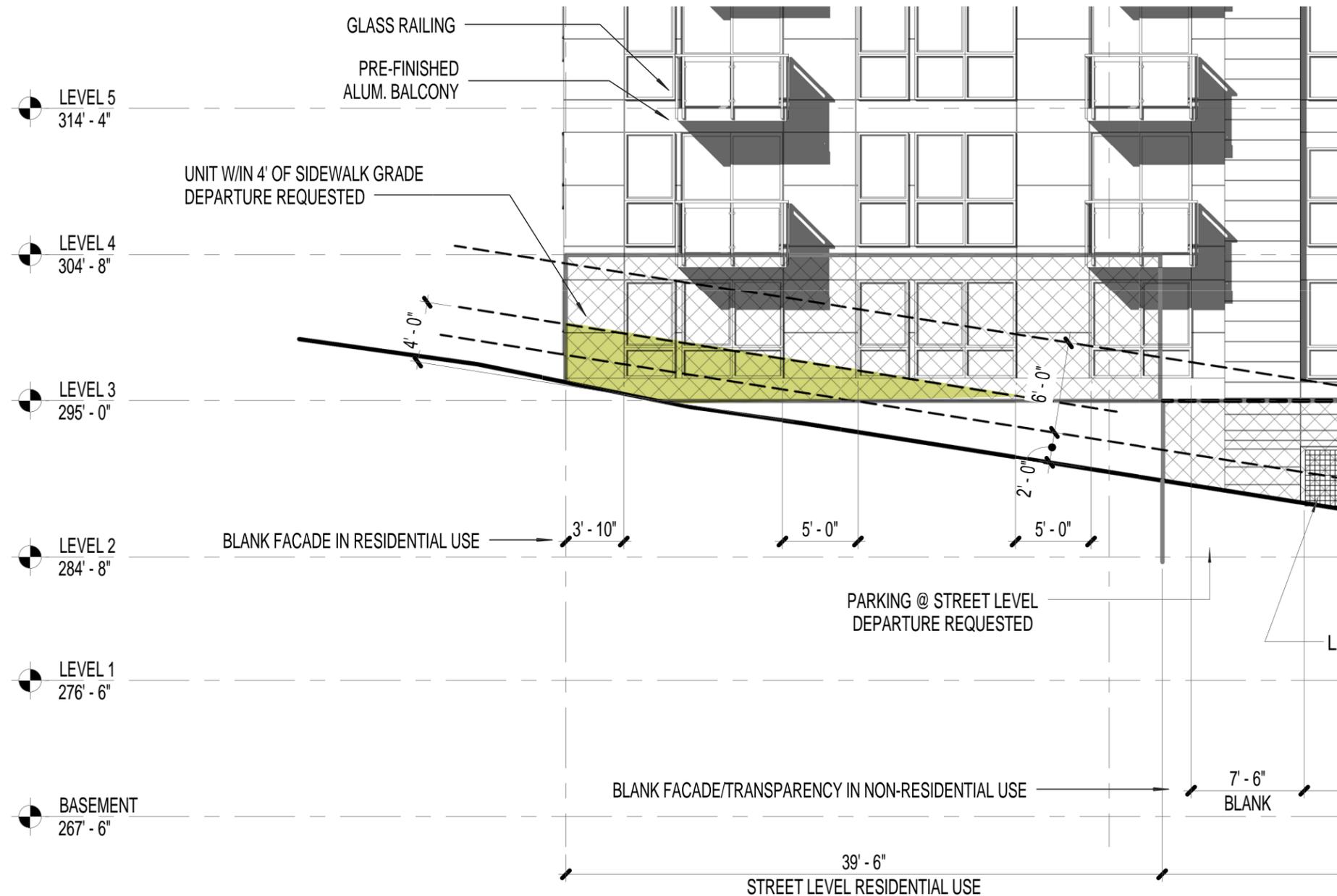
A code compliant scheme would require a 24' wide lobby space; an approximate 54' space is proposed, which is approximately 45% of the facade. Overall, the facade is 220' long, and the proposed residential use occupies approximately 25% of the facade.

By providing a broader lobby facing the street, the proposed design better meets the following Design Guidelines noted as a priority by the Design Review Board:

- A-3 Entrances Visible from the Street
A broader lobby provides for a more prominent pedestrian entry to the building.
- A-4 Human Activity
A more prominent lobby provides for more Human Activity on the street beyond working hours.
- C-2 Architectural Concept and Consistency
The broader lobby reinforces the concept of dividing the overall mass into three distinct zones by grouping consistent uses and visual elements.
- D-1 Pedestrian Open Spaces and Entrances
A more prominent lobby provides for a more convenient and attractive access to the building's entry.
- D-12 Residential Entries and Transitions
The more prominent lobby enhances security for residents entering the building, and the 24 hour activity in the lobby enhances the character of the streetscape by providing transparency and activity at the street level.

Design Departure #4:

23.47A.008.D.2 The floor of a dwelling unit located along the street-level, street facing facade shall be at least 4' above or below sidewalk grade, or be set back at least 10' from the sidewalk.



Residential Unit Within 4'-0" of Sidewalk

Proposal:

Allow one unit to be within 4' of sidewalk grade due to the steep slope along SW Edmunds St.

The majority of units along the street are more than 4' above sidewalk grade. Because of the steep slope along Edmunds, one unit gets within 4' of sidewalk grade. The unit is setback approximately 4' from the sidewalk.

A code compliant scheme would require either: 1.) an inconsistent floor level; 2.) change of use of the space at the corner; or 3.) a setback at ground level of an additional 6'.

By providing a consistent floor line and residential use along the street front, the proposed design better meets the following Design Guidelines noted as a priority by the Design Review Board:

A-2 Streetscape Compatibility

Residential use along SW Edmunds St. is consistent with neighboring uses, providing a better transition to the residential zones across the street to the south, and residential uses to the west.

A-5 Respect for Adjacent Sites

Residential use on the corner adjacent to other residential uses minimizes disruption of the privacy and outdoor activities of the residents of adjacent buildings.

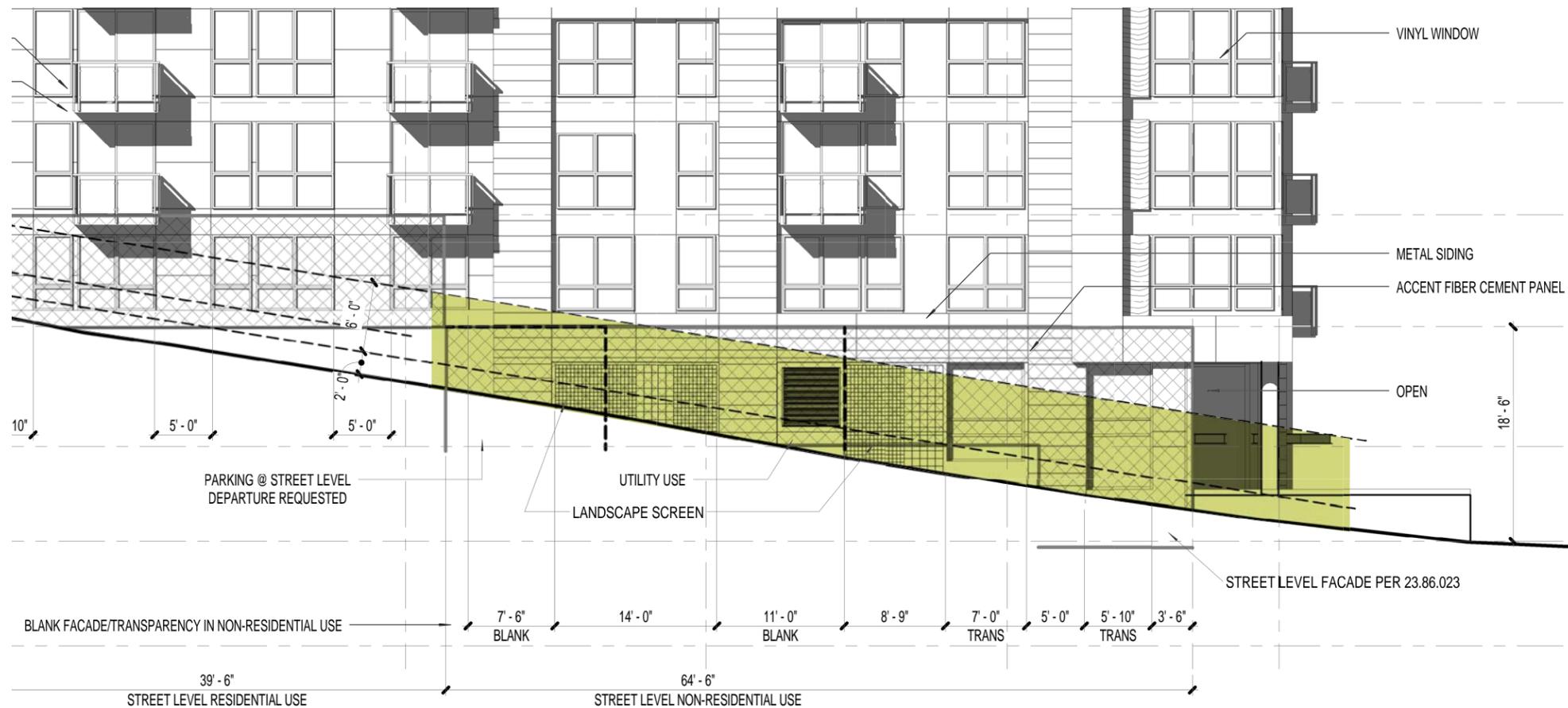
C-2 Architectural Concept and Consistency

Maintaining a consistent floor line maintains the architectural consistency of the building.

Design Departure #5:

23.47A.008.B.2 Non-residential street-level requirements.

- Sixty percent of the street-facing facade between 2 feet and 8 feet above the sidewalk shall be transparent.
- Transparent areas of facades shall be designed and maintained to allow unobstructed views from the outside into the structure or, in the case of live-work units, into display windows that have a minimum 30 inch depth.



SOUTH ELEVATION CALCULATIONS

BLANK SEGMENTS SHALL NOT EXCEED 20'

TOTAL OF ALL BLANK FACADE SEGMENTS MAY NOT EXCEED 40% OF THE WIDTH OF THE FACADE ALONG THE STREET

TOTAL FACADE LENGTH = 104'
 BLANK FACADE LENGTH = 3'-10" + 5' + 5' + 7'-6" + 11' + 5' + 3'-6" = 40'-10" = 39%

NON-RESIDENTIAL REQUIREMENTS:
 60% OF THE STREET-LEVEL STREET FACING FACADE SHALL BE TRANSPARENT

LENGTH OF NON-RESIDENTIAL STREET USE = 64'-6"
 TRANSPARENT FACADE = 7' + 5'-10" = 12'-10" = 20%
 DESIGN DEPARTURE REQUESTED

Transparent and Opaque Facade Exposure

Proposal:

Allow a smaller percentage of transparency along SW Edmunds St.

The grade along SW Edmunds St. is very steep (17%). SW Edmunds St. forms the boundary between the site's NC3-65 zone and LR2 to the south. The main commercial street frontage is along 40th Ave SW. As noted in Design Departure Request 2, in order to provide non-required parking, a portion of the street-facing street level facade is occupied with parking. Transparency is not appropriate for a parking use, and is not allowed per SMC Table D for 23.47A.016. Commercial use along SW Edmunds St. would be very difficult to provide due to the steep slope: floor levels would need to step; ADA access would be impossible due to the slope of the street; no street parking is available on SW Edmunds St. Transparency is provided at the Live-work unit that faces SW Edmunds St.

A code compliant scheme would require either: 1.) change of use of the area designated for parking, with inconsistent floor levels; or 2.) a design departure to allow windows into the parking area.

By providing a consistent floor line and parking use along the street front, the proposed design better meets the following Design Guidelines noted as a priority by the Design Review Board:

- A-1 Responding to Site Characteristics
 - The parking is buried into the slope of the hill, providing access from the rear of the site from the alley.
- A-2 Streetscape Compatibility
 - The streetscape along the southern side of SW Edmunds St. is residential, and commercial use is not compatible or viable.
- A-5 Respect for Adjacent Sites
 - The streetscape along the southern side of SW Edmunds St. is residential, and commercial use is not compatible or viable.
- C-2 Architectural Concept and Consistency
 - Maintaining a consistent floor line maintains the architectural consistency of the building.