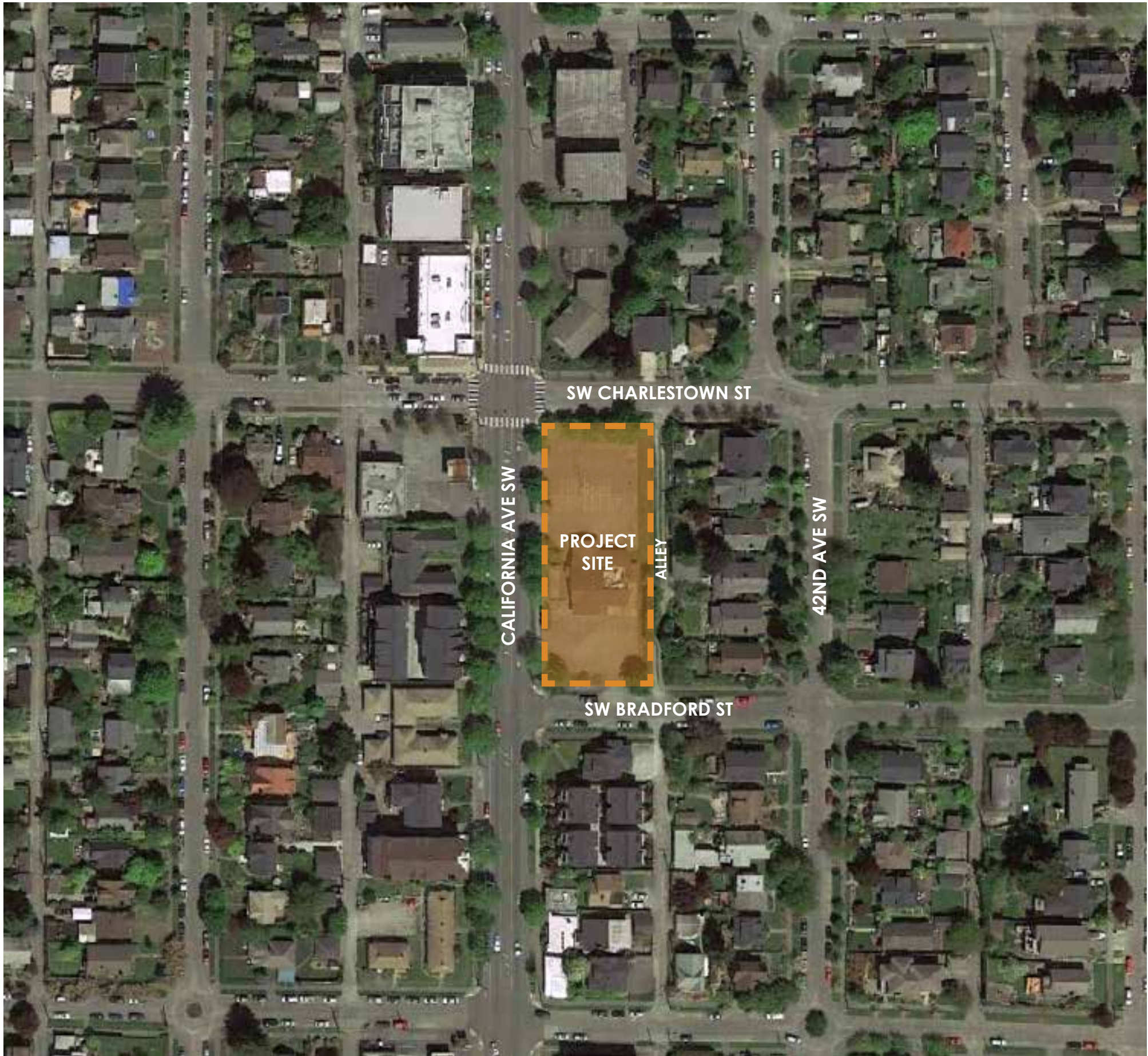




3824 California Ave SW  
DPD Project #3015371  
Design Review Recommendation  
November 20, 2014





SITE AREA: 31,050 sf (approximately 115' deep x 270' wide)

ZONING: Neighborhood Commercial 1 (NC1-30)

PROJECT DESCRIPTION:

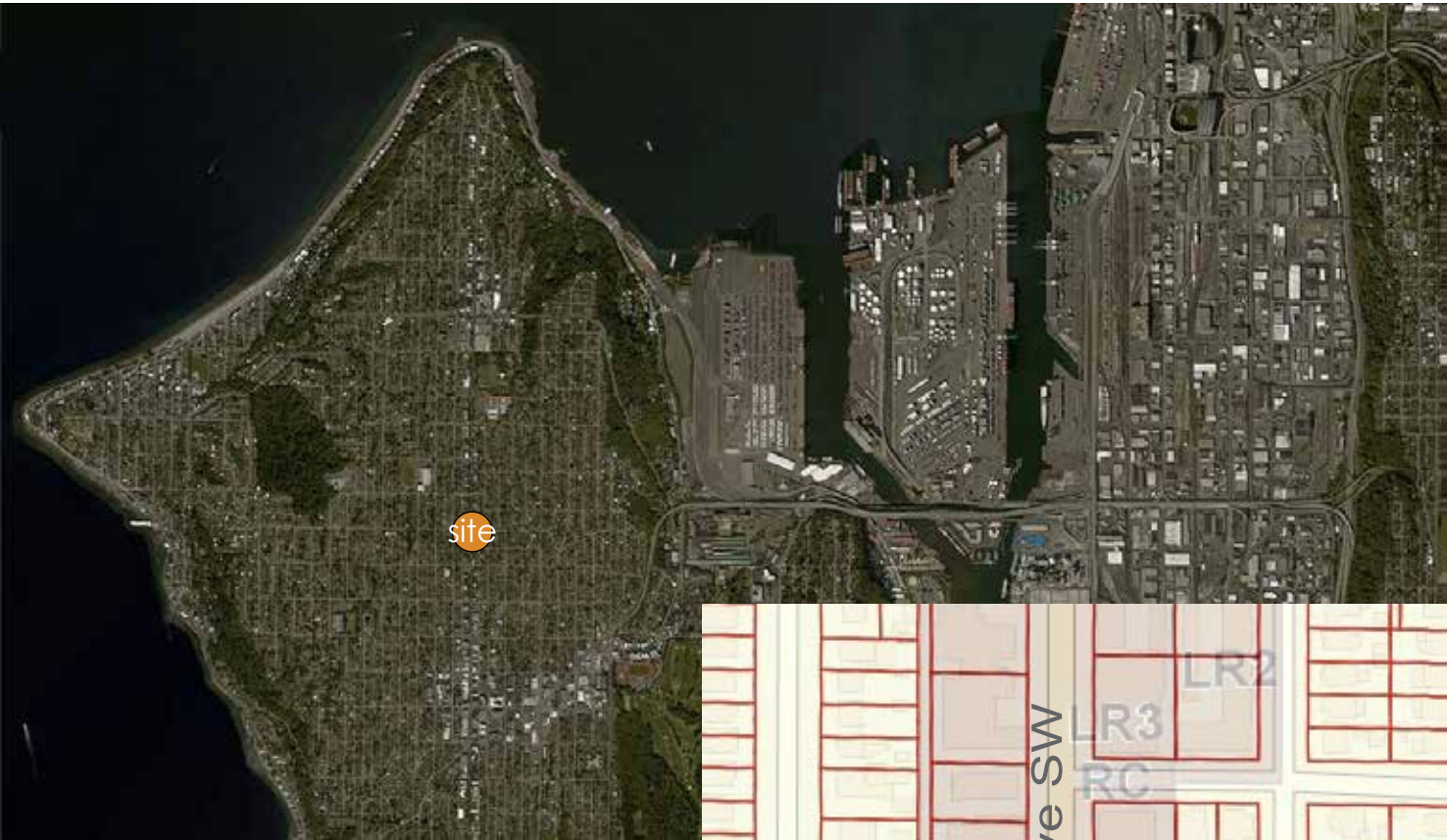
Proposal for new 3-story live-work and multifamily residential, with demolition of existing structure. Development proposal includes:

- 13 live-work units + 14 townhome units
- On-grade, exterior parking for 26 vehicles
- Shared, at-grade amenity space

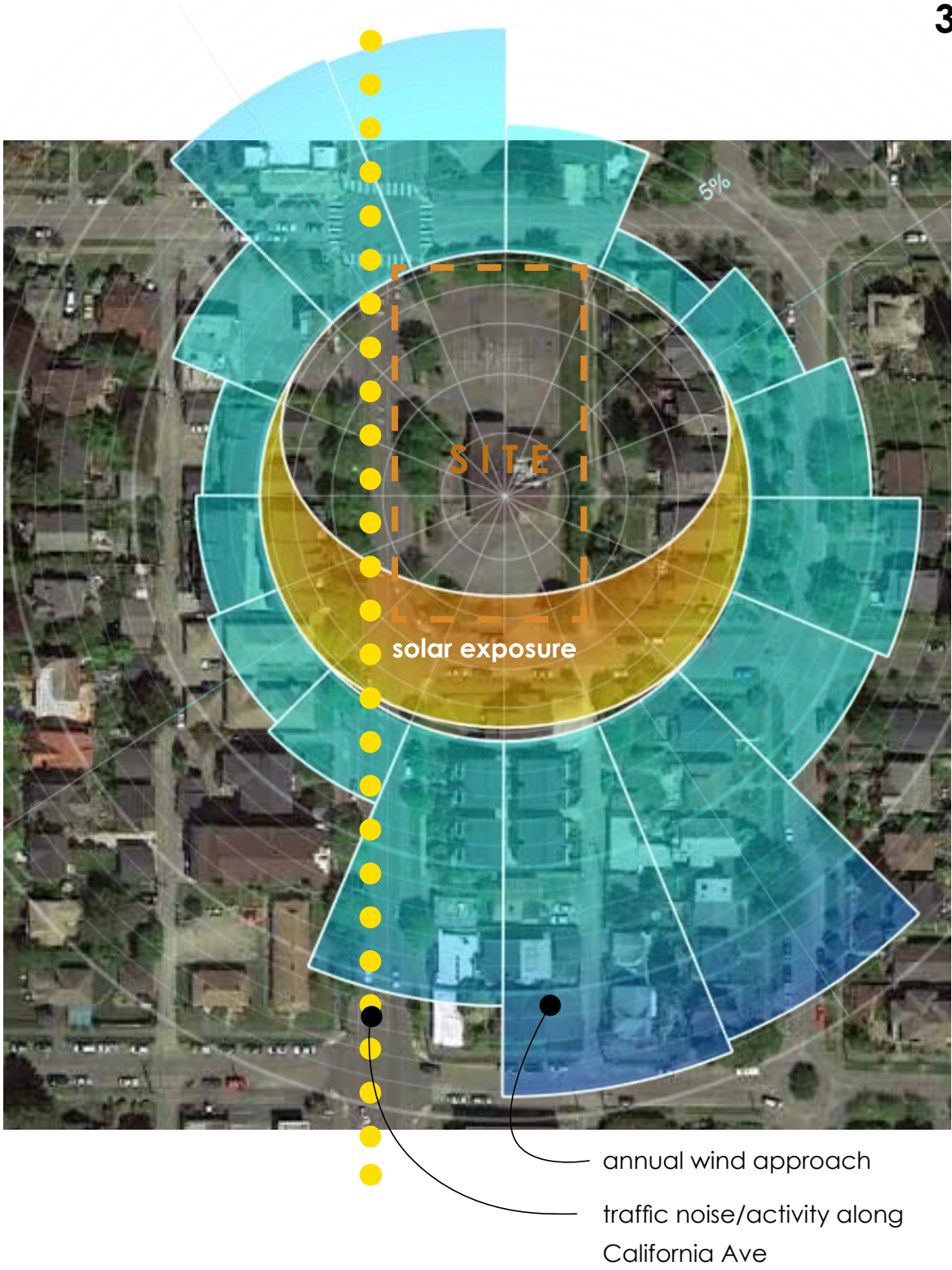
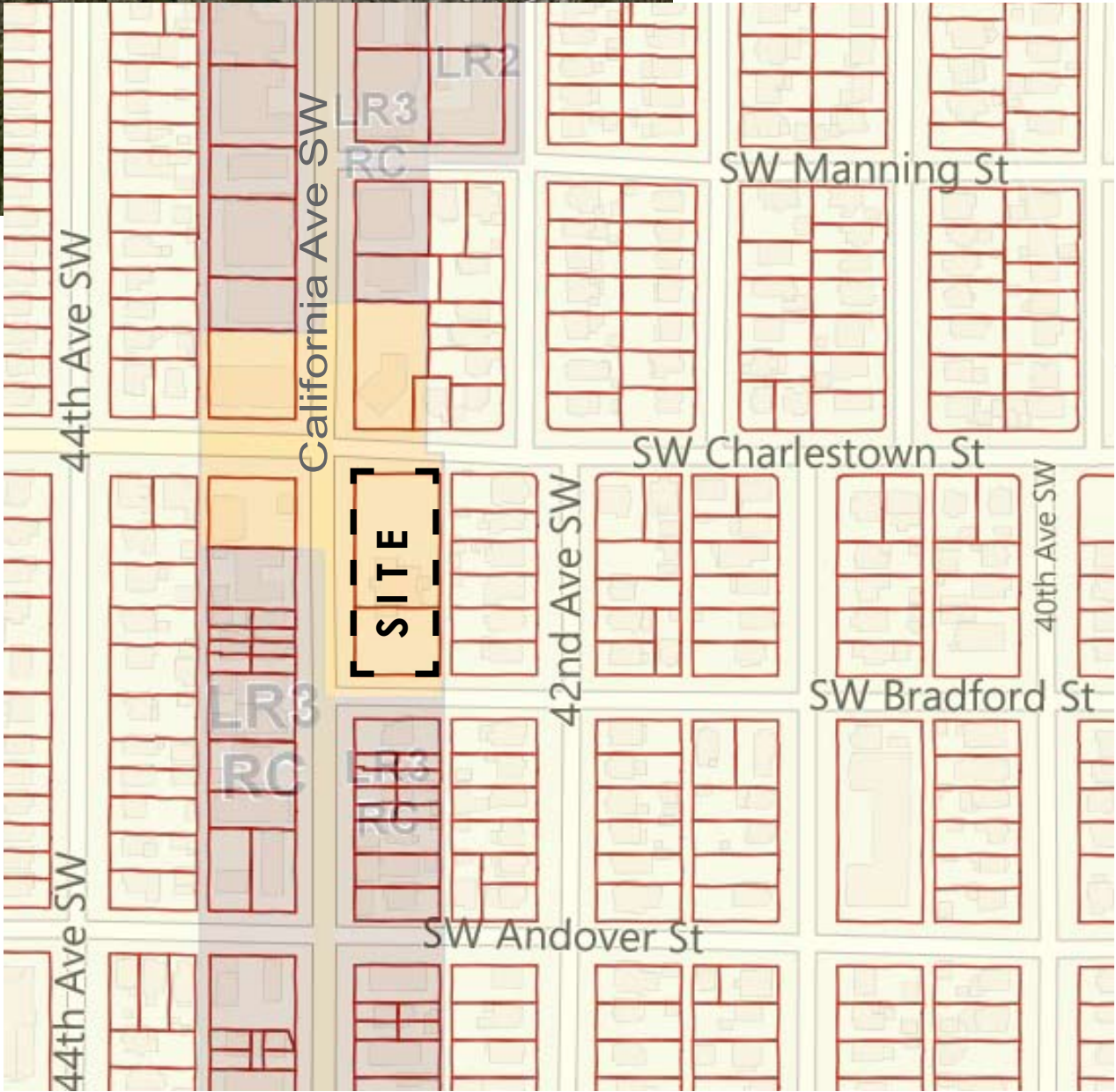
SUMMARY OF DEVELOPMENT STANDARDS:

Height limit:	30' + 4' bonus (with 13' ground floor) for mixed-use 30' for single-use residential use (SMC 23.47A.012)
Parking:	Residential: 1 space per dwelling unit (SMC 23.54.015) Commercial: under 1,500 sf exempt from parking (SMC 23.54.015)
Parking Access:	Alley access preferred, but allowable off side street > any non-required parking off alley must be screened from neighboring residential zone (to the east)
FAR:	2.5 (mixed-use) (SMC 23.47A.013) 31,050 sf site x 2.5 = 77,625 sf allowable FAR
Setbacks:	15' above 13' bordering residential zone (east) > half the width of the 16' alley can be counted as part of the required setback (SMC 23.47A.014)
Solid Waste:	9-15 dwelling units: 150 sf 5,001-15,000sf commercial: <u>50% of 125 sf (mixed-use)</u> 212.5 sf req'd total (SMC 23.54.040)
Amenities:	5% of gross floor area (SMC 23.47A.024)
Landscaping:	Green Factor score of 0.30 or greater (SMC 23.47A.016)





Site within West Seattle neighborhood context



- ZONING KEY
- NC1-30 | Neighborhood Commercial
  - LR3 RC | Low-rise w/ Retail Commercial
  - SF5000 | Single Family





1 Charlestown, looking N from site



2 Alley, looking N



3 Bradford, looking S from site



4 California Ave, looking W from site





1 Single-family Residence (SFR)



2 2-story commercial in former SFR



3 3-story multifamily



4 2-story retail



5 1-story dentist



6 3-story SFR



7 SFR detached garages



8 1-story multifamily



9 1-story 7 Eleven



10 2-story offices in former SFR





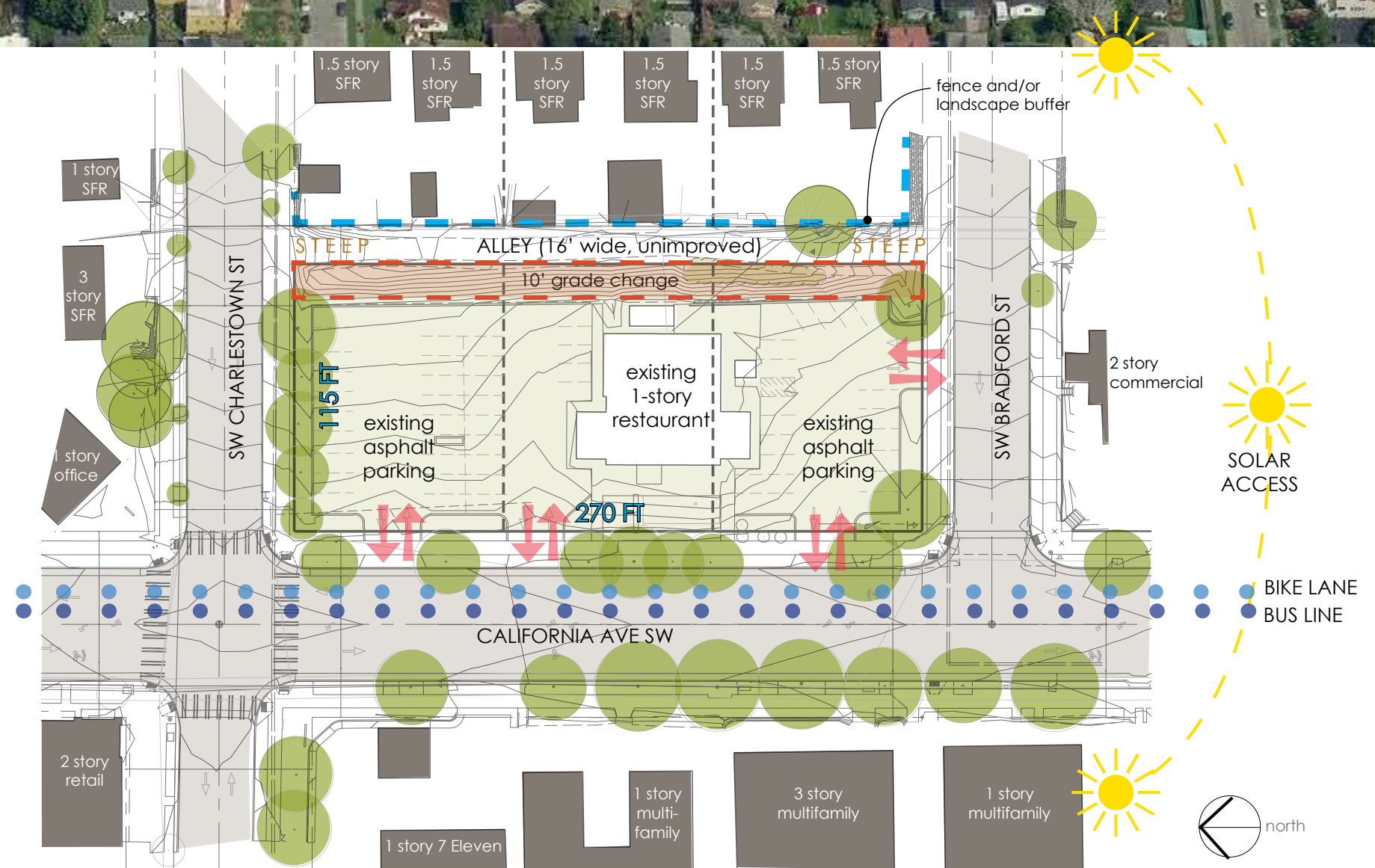
Site from SW (California-Bradford Intersection)



Site from W (Alley looking NW)



Site from W (Alley looking S)











## CONTEXT & SITE

### > CS2-B 2: Connection to the Street

Carefully consider the qualities and character of the streetscape in siting and designing the building

### > CS2-C 3: Full Block Sites

Break up long facades to avoid a monolithic presence. Consider designing the project as an assemblage of buildings and spaces

### > CS2-D 1: Existing Development and Zoning

Complement scale and development of both existing and anticipated site neighbors

### > CS2-D 3: Zone Transitions

Provide an appropriate transition to complement the adjacent zone

### > CS2-D 5: Respect for Adjacent Sites

Respect adjacent properties with design and site planning to minimize disrupting the privacy of residents in adjacent buildings



## PUBLIC LIFE

### > PL2-B 3: Street-Level Transparency

Ensure transparency of street-level uses and include views into open spaces beyond where appropriate

### > PL3-A 3: Individual Entries

Ground-related housing should be scaled and detailed appropriately to provide for a more intimate type of entry

### > PL3-B 4: Interaction

Provide opportunities for interaction among residents and neighbors



## DESIGN CONCEPT

### > DC1-B 1: Vehicular Access Location and Design

Choose locations for service and vehicle access to minimize conflict with the public realm

### > DC2-C 1: Visual Depth and Interest

Add depth to facades by incorporating secondary elements (canopies, decks, etc) and add detail at the street level to engage the pedestrian

## PRIORITIES & BOARD RECOMMENDATIONS

1

### CONCEPT + SITE DESIGN:

maintain **assymetrical massing** along CA Ave, ensure a **well-proportioned courtyard** that maximizes solar access, maintain **setbacks along side streets**, provide functional, attractive site stairs and trash areas

2

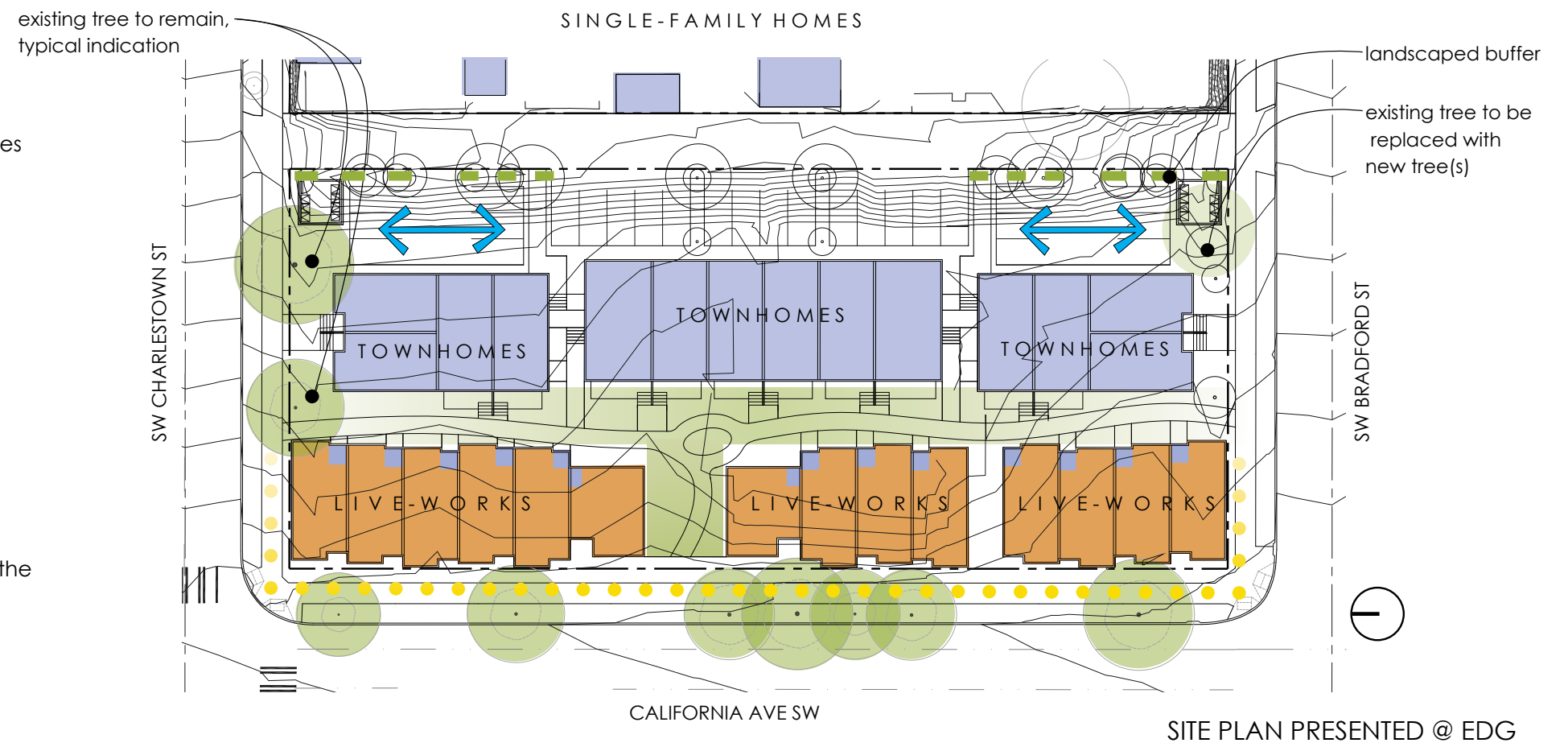
### LIVE-WORK UNITS:

Provide **variation in unit size**, employ design strategies that **encourage transparency** at sidewalk, provide entrances near piazza to **activate entry courtyard**

3

### CORNER TREATMENT:

Provide **generous glazing** that wraps around to the side street, **define corners** from rest of CA Ave facade



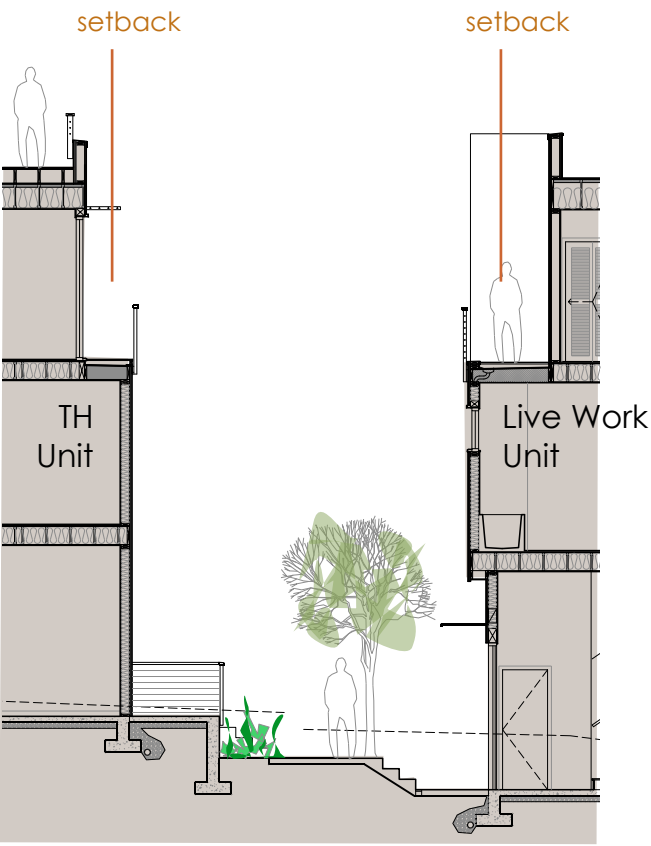
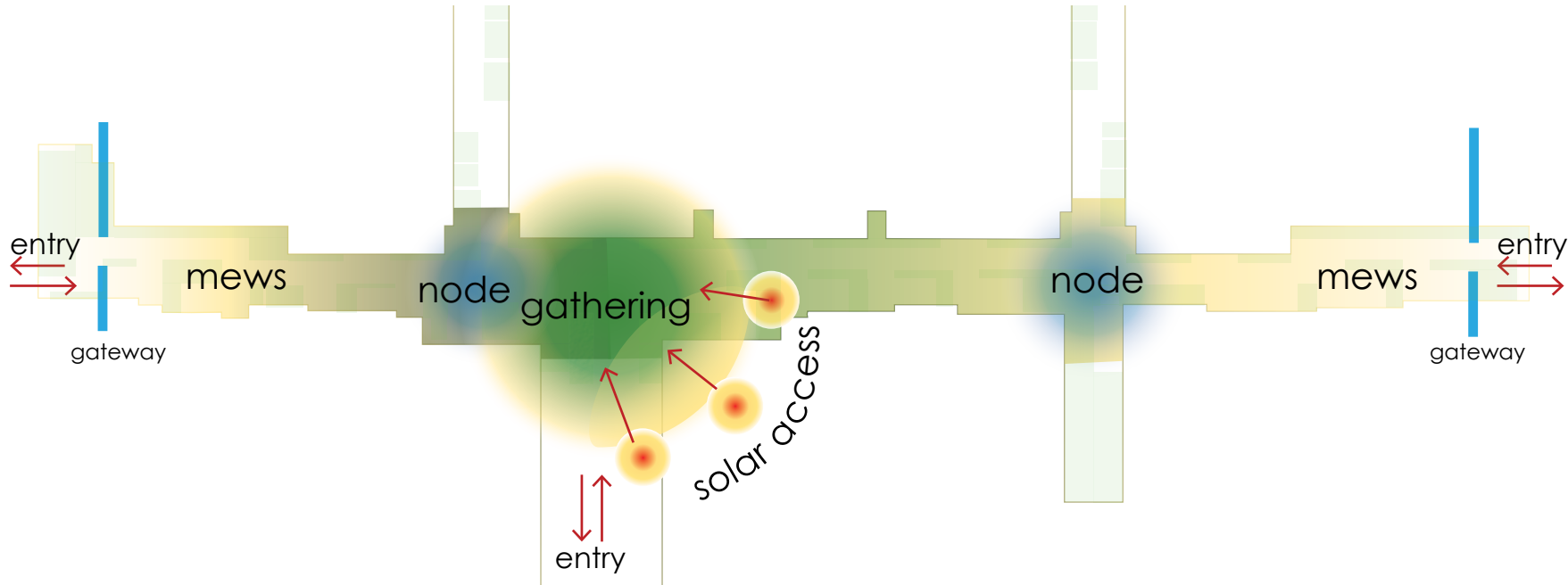


- asymmetrical massing along California Ave has been enhanced by eliminating one live-work unit, allowing entry piazza to better align with existing street tree rhythm, and allow better solar access into piazza.
- finer-grain building texture has been enhanced by the addition of a third wider live-work type at the building corners, providing more unit variety.
- setbacks from side streets have been maintained to retain existing street trees (along Charlestown) and add new street trees

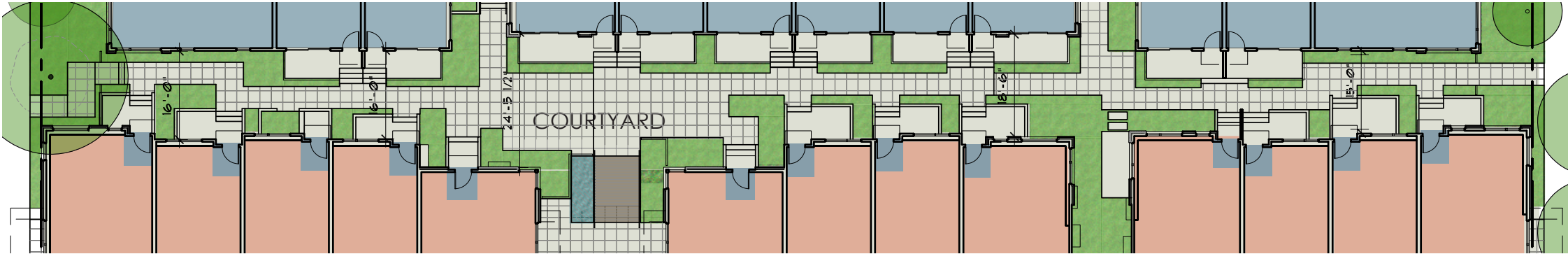




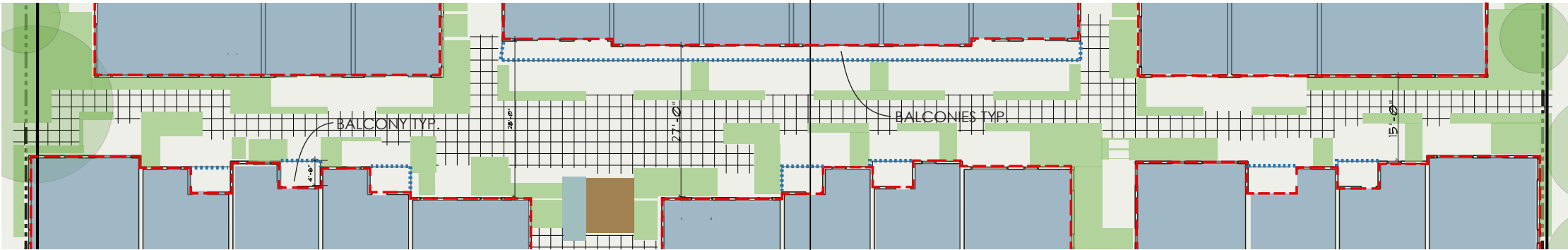
- proportions of interior courtyard have been studied with renderings
  - > courtyard width varies along length for visual interest with narrower, more urban proportions near the side streets opening to wider gathering spaces
- gathering spaces are concentrated in areas with greater solar access
- upper-floor setbacks along both sides of the courtyard lend variation/ visual interest to the interior facades and minimize wall height to create a well-proportioned space
  - > added 3rd floor balconies at live-works to further activate courtyard
  - > variety of siding materials (brick, cedar, cement board) and fine-scale materials (cable trellises, patios, metal railings) add human scale for a well-proportioned space



SECTION THROUGH COURTYARD showing upper-floor modulation



COURTYARD LEVEL MASSING



THIRD FLOOR MASSING Showing upper-floor modulation

--- 3rd Floor Modulation Line  
..... Lower Floor





Narrow courtyard precedent image



Narrow courtyard precedent image



Narrow courtyard precedent image

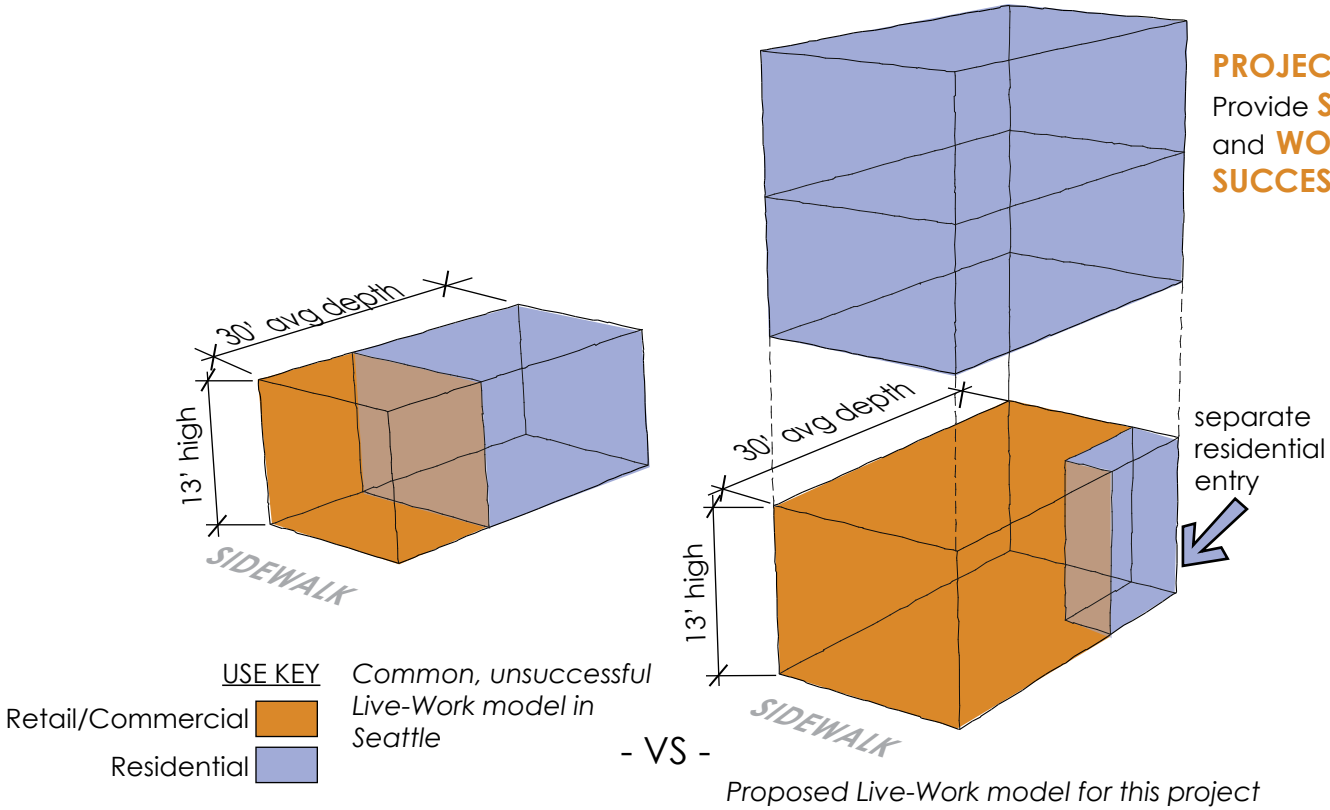
Rendering of proposed courtyard - looking south



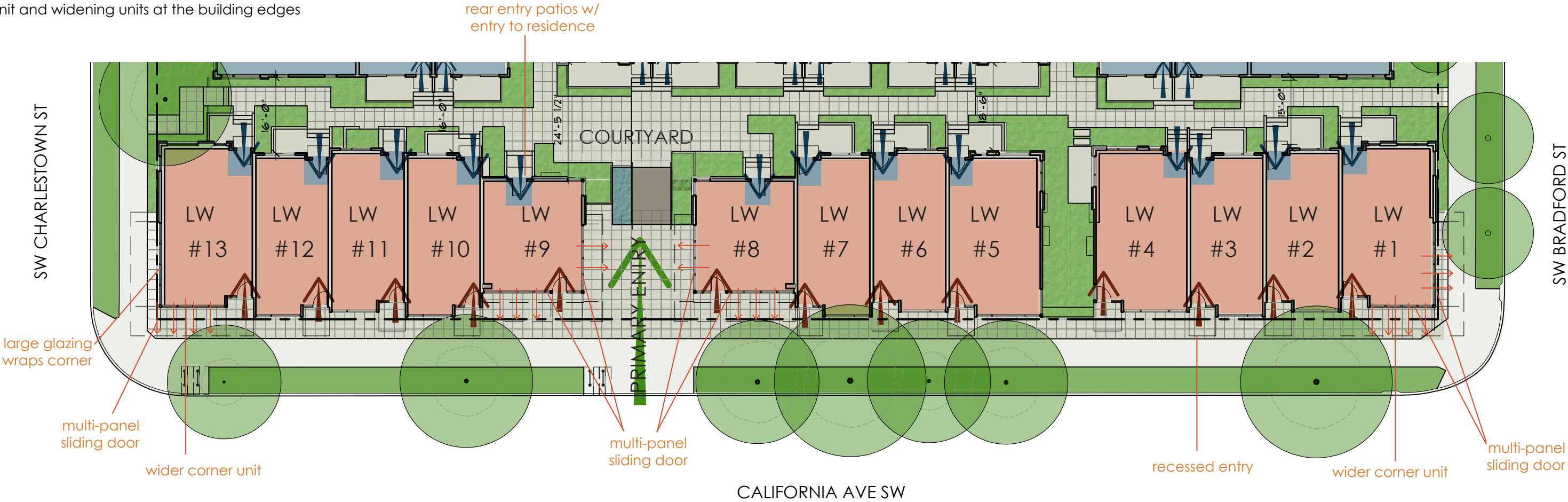




- separate rear entrance to upper-floor “live” spaces have been maintained, and enhanced with outdoor patio seating areas
- full separation between live and work functions (via vertical separation) enhances the privacy of the live functions, encouraging the work function to be more transparent
- entries to commercial portions of live-works flanking the entry piazza have been moved towards the piazza. Large multi-panel sliding doors open up the commercial space both to the piazza and California Ave
- variation of unit size has been enhanced by eliminating one unit and widening units at the building edges



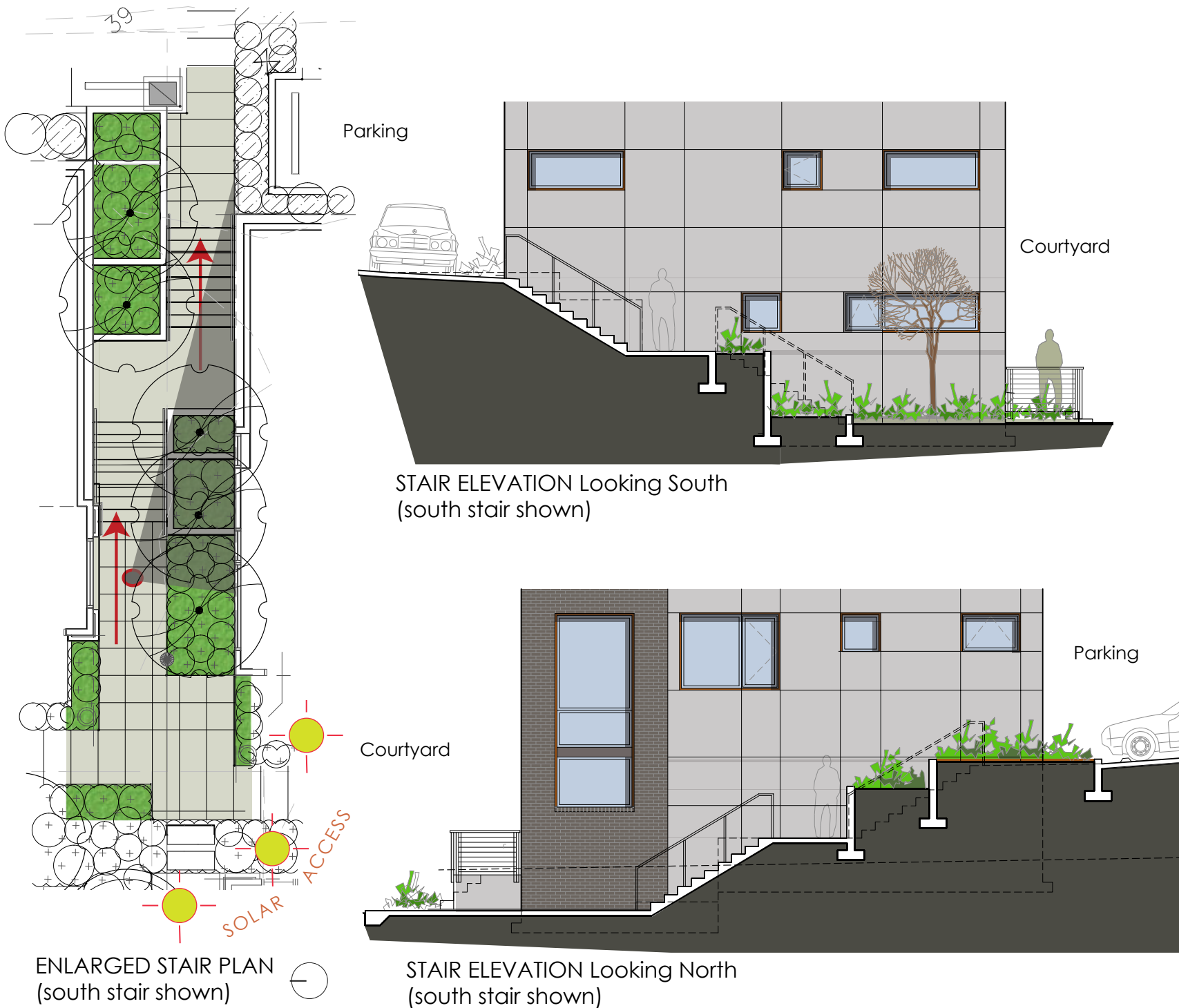
**PROJECT GOAL:**  
Provide **SEPARATION** between **LIVE** and **WORK** functions, creating more **SUCCESSFUL** settings for each





RESPONSE TO EDG GUIDANCE

- parking access stairs have been sized with the change in topography
- visual interest has been added with cascading planters and landscaping flanking the stairs
- topography has been pushed east to maximize site width at the lower courtyard level to maximize solar access @ courtyard



RENDERING  
Showing proposed south stair climb

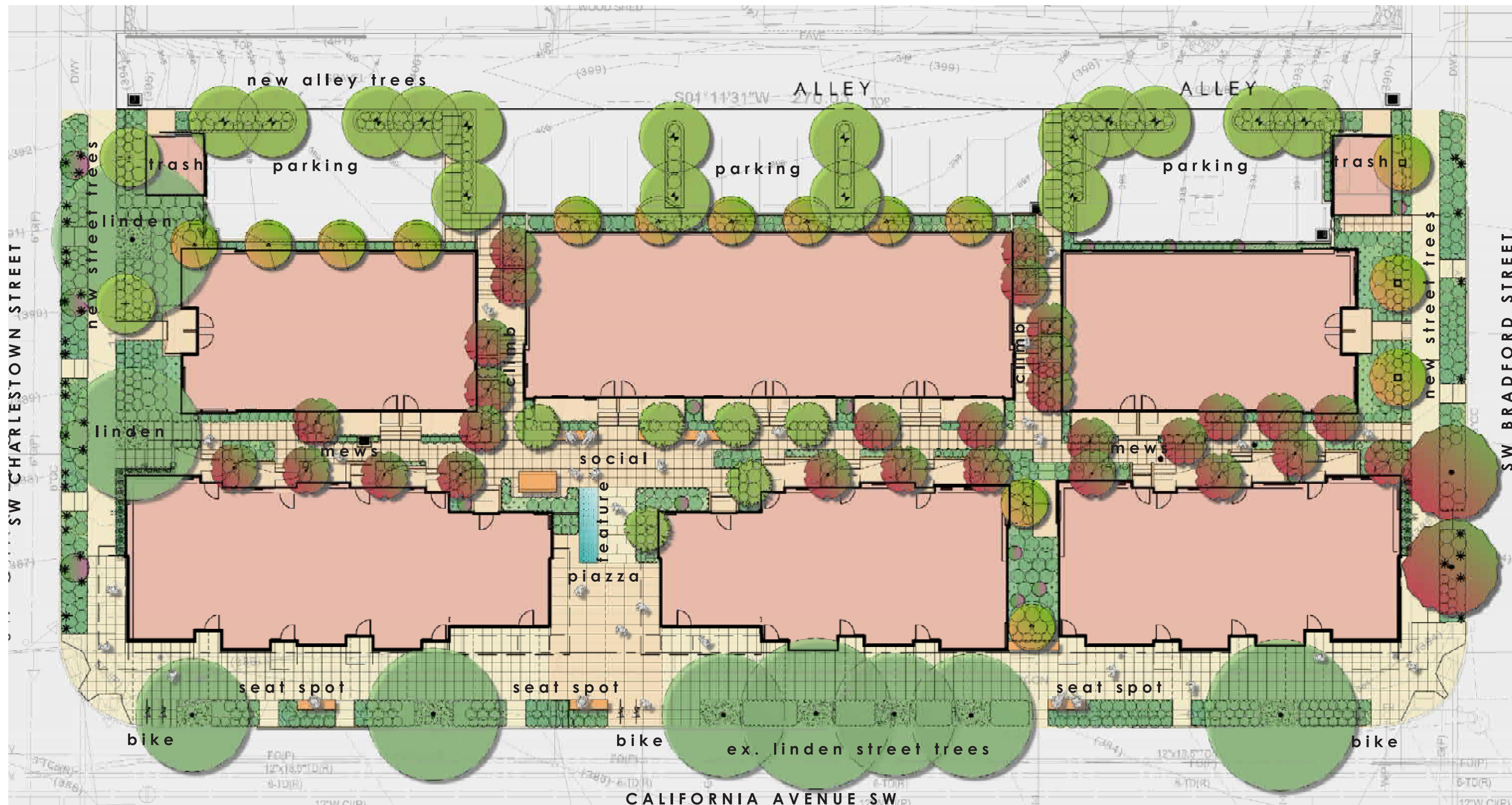


- the corners at Charlestown and Bradford have been enhanced with increased width of the corner live-work units
- corner live-work units feature a continuous wrap-around overhead canopy at a higher elevation than mid-block entry canopies
- generous glazing wraps corner and large multi-panel sliding doors (or windows where restricted by topography) open up to both California Ave and the side streets
- enlarged sidewalk width at the corners encourages spill-out of commercial functions for stronger connection to street activity.



RENDERING  
Corner of Charlestown and California Ave

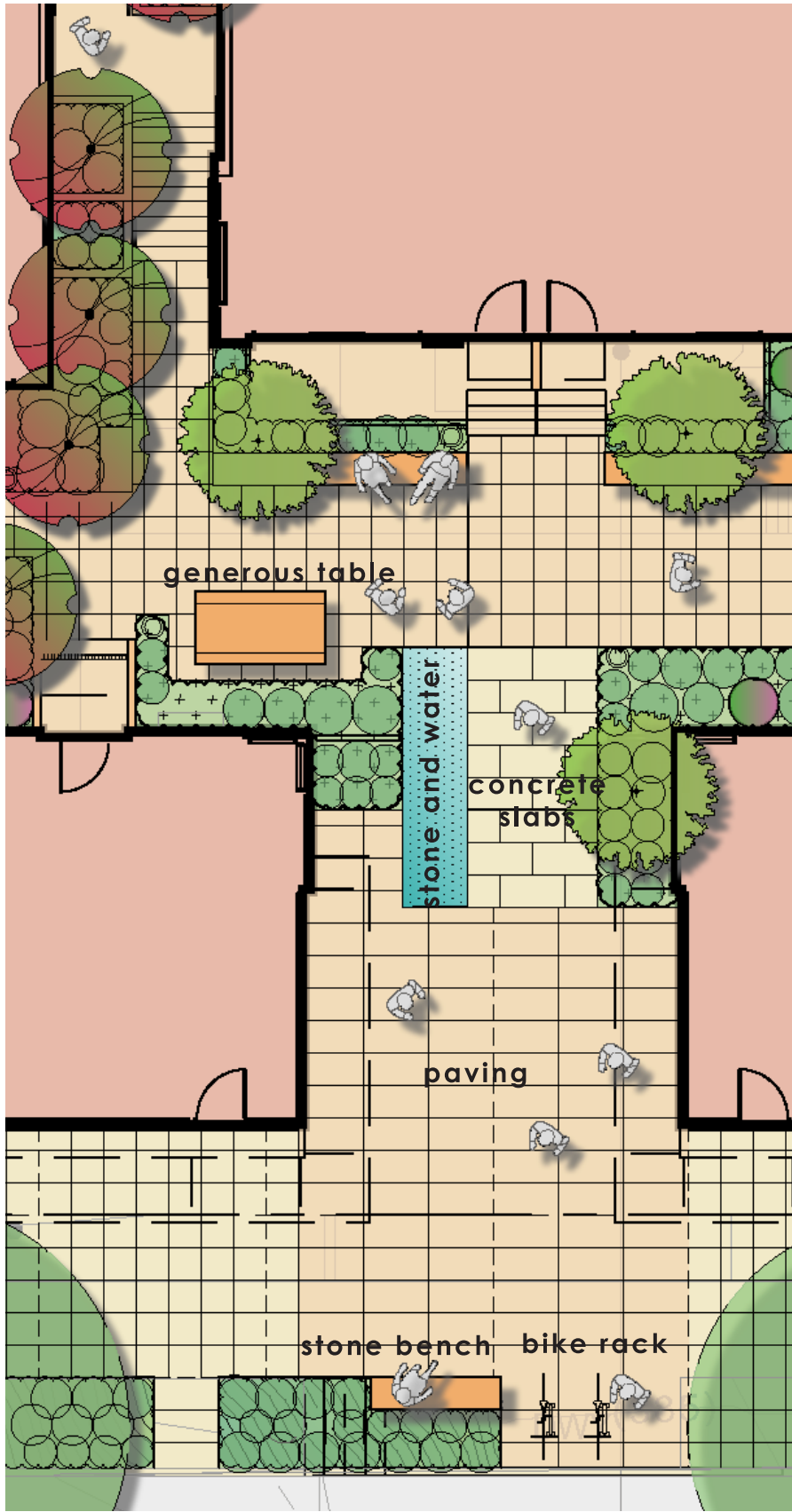




CALIFORNIA+CHARLESTOWN • Karen Kiest | Landscape Architects

plan





PAVING - CONCRETE WITH SAWCUT JOINTS



CONCRETE SLABS



STONE AND WATER



GENEROUS TABLE



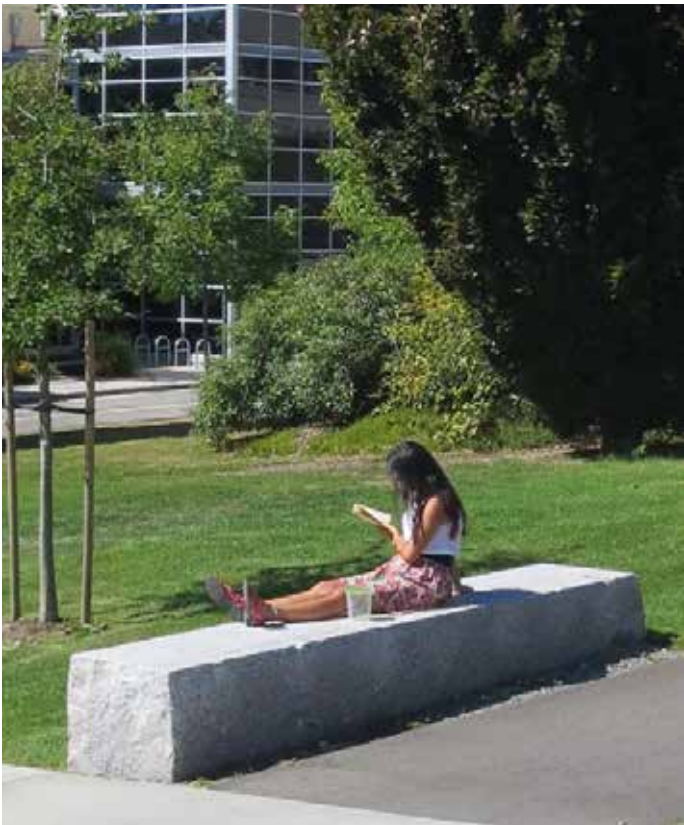
PATH LIGHT



SIDEWALK SPILLOVER



STONE SLABS



BIKE RACK





\*\* DROUGHT  
 - SUNSET V  
 - GREAT P  
 ELISABI

PLANT LIST

\* DROUGHT TOLERANT PLANTS PER  
GREEN SEATTLE GREEN FACTOR PLANT LIST

SYM	BOTANICAL NAME	COMMON NAME
-----	----------------	-------------

STREET TREES

EX. TREE, PROTECT PER CITY OF SEATTLE STD PLAN 132

ACER SACCHARUM 'LEGACY'	'LEGACY' SUGAR MAPLE
-APPROVED BY SDOT URBAN FORESTER BILL AMES 8/01/2014	
CORNUS 'EDDIE'S WHITE WONDER'	'EDDIE'S WHITE WONDER' DOGWOOD
MAGNOLIA X 'LOEBNER'	'LOEBNER' MAGNOLIA
-APPROVED BY SDOT URBAN FORESTER BILL AMES 8/01/2014	

ON-SITE TREES

ACER CIRCINATUM	VINE MAPLE
ACER GRISEUM	PAPERBARK MAPLE
AMELANCHIER ALNIFOLIA	WESTERN SERVICEBERRY
ACER PALMATUM (GREEN)	JAPANESE MAPLE (GREEN)
MAGNOLIA SOULANGEANA **	SOULANGEANA MAGNOLIA

LARGE SHRUBS

MAGNOLIA STELLATA	STAR MAGNOLIA
VIBURNUM BODNANTENSE 'DAWN'	'DAWN' VIBURNUM

SHRUBS

B	BUXUS MICROPHYLLA JAPONICA 'WINTER GEM' **	'WINTER GEM' JAPANESE BOXWOOD
K	CORNUS STOLONIFERA 'KELSEY' *	'KELSEY' RED TWIG DOGWOOD
H	HYDRANGEA QUERCIFOLIA 'MUNCHKIN'	'MUNCHKIN' OAKLEAF HYDRANGEA
IH	ILEX CRENATA 'HELLER' *	'HELLER' JAPANESE HOLLY
I	ILEX CRENATA 'HELLER' **	'HELLER' JAPANESE HOLLY
L	LONICERA PILEATA **	BOXLEAF HONEYSUCKLE
G	NANDINA DOMESTICA 'GULF STREAM' **	'GULF STREAM' HEAVENLY BAMBOO
N	NANDINA DOMESTICA 'MOON BAY' *	'MOON BAY' HEAVENLY BAMBOO
G	PANICUM VIRGATUM 'SHENANDOAH'	SWITCH GRASS
B	PHYLLOSTACHYS NIGRA	BLACK BAMBOO
P	PIERIS JAPONICA 'CAVATINE' **	'CAVATINE' JAPANESE PIERIS
R	RHODODENDRON 'HINO CRIMSON'	'HINO CRIMSON' RHODODENDRON
Y	RHODODENDRON YAKUSHIMANUM	YAKUSHIMANUM RHODODENDRON
J	RHODODENDRON 'KEN JANECK'	'KEN JANECK' RHODODENDRON
A	ROSA 'AMBER' FLOWER CARPET	'AMBER' FLOWER CARPET ROSE
S	SPIRAEA JAPONICA 'SHIROBANA'	'SHIROBANA' SPIRAEA
T	TAXUS CUSPIDATA	JAPANESE YEW
D	VIBURNUM DAVIDII	DAVID'S VIBURNUM

ACCENT PERENNIALS (3 PER SYMBOL)

* PENSTEMON BARBATUS VAR. PRAECOX F. NANUS: RED, LIGHT PINK, PURPLE MIX	PENSTEMON (RED, LIGHT PINK, PURPLE)
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VINES

V PARTHENO-CISSUS QUINQUEFOLIA *	VIRGINIA CREEPER
----------------------------------	------------------

GROUND COVER MIXES

50% EPIMEDIUM ALPINUM **	50% EPIMEDIUM
25% POLYSTICHUM MUNITUM **	25% SWORD FERN
25% ASTILBE X ARENDsii 'PEACH BLOSSOM'	25% 'PEACH BLOSSOM' ASTILBE
75% LIRIOPE SPICATA	75% CREEPING LILY TURF
25% POLYSTICHUM MUNITUM **	25% SWORD FERN
OPHIPOGON P. 'NIGRESCENS' **	BLACK MONDO GRASS



'Legacy' Sugar Maple  
*Acer saccharum* 'Legacy'



'Eddie's White Wonder' Dogwood  
Cornus "Eddie's White Wonder"



Loebner Magnolia  
Magnolia x 'Loebneri'



Vine Maple  
*Acer circinatum*



'Winter Gem' Japanese Boxwood  
*Buxus* 'Winter Gem'



'Munchkin' Oakleaf Hydrangea  
*Hydrangea quercifolia* 'Munchkin'



Japanese Holly  
*Ilex crenata*



Boxleaf Honeysuckle  
*Lonicera pileata*



Black Bamboo  
*Phyllostachys nigra*



'Cavatine' Pieris  
Pieris 'Cavatine'

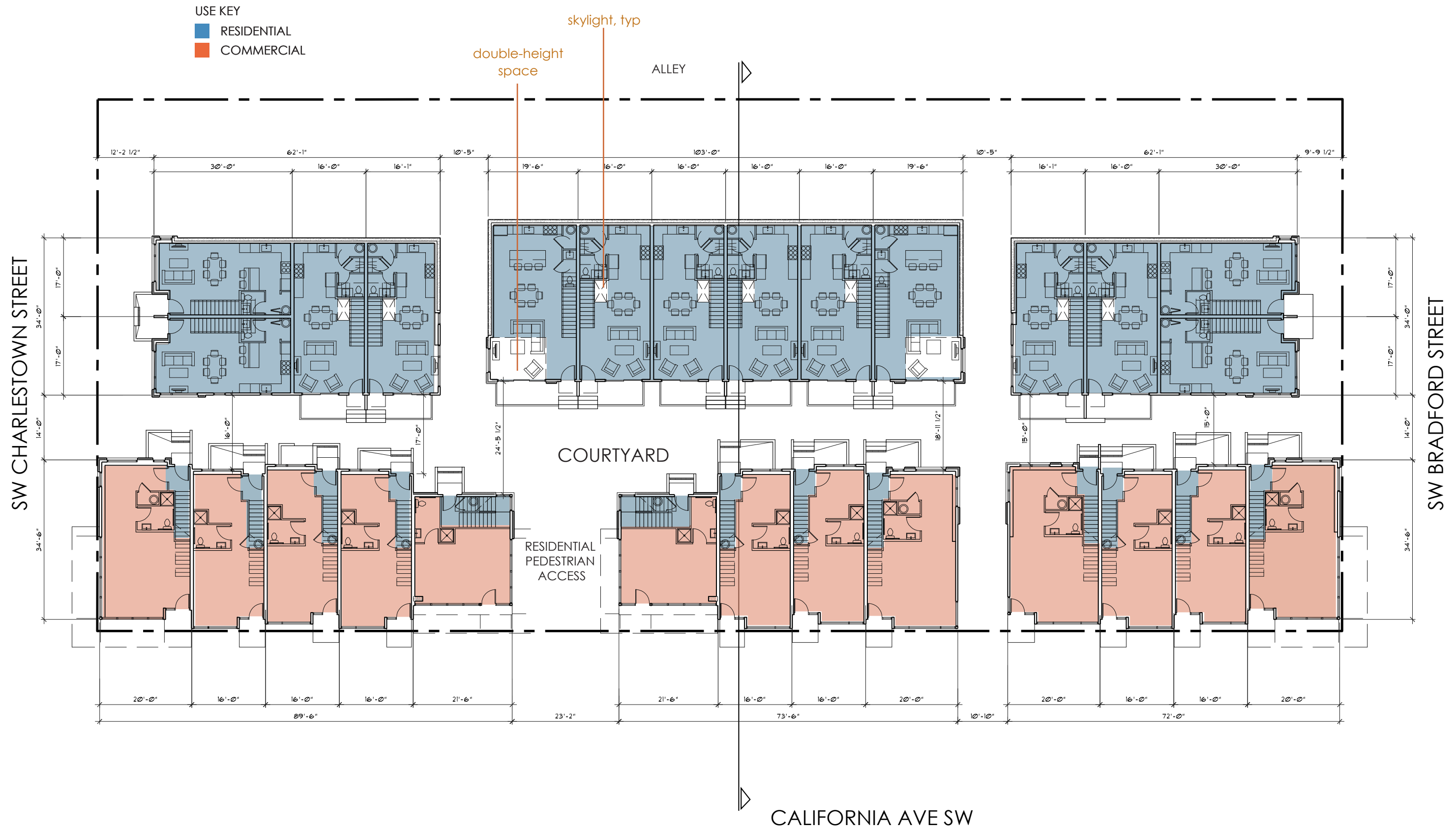


'Amber' Flower Carpet Rose  
Rosa 'Amber' Flower Carpet

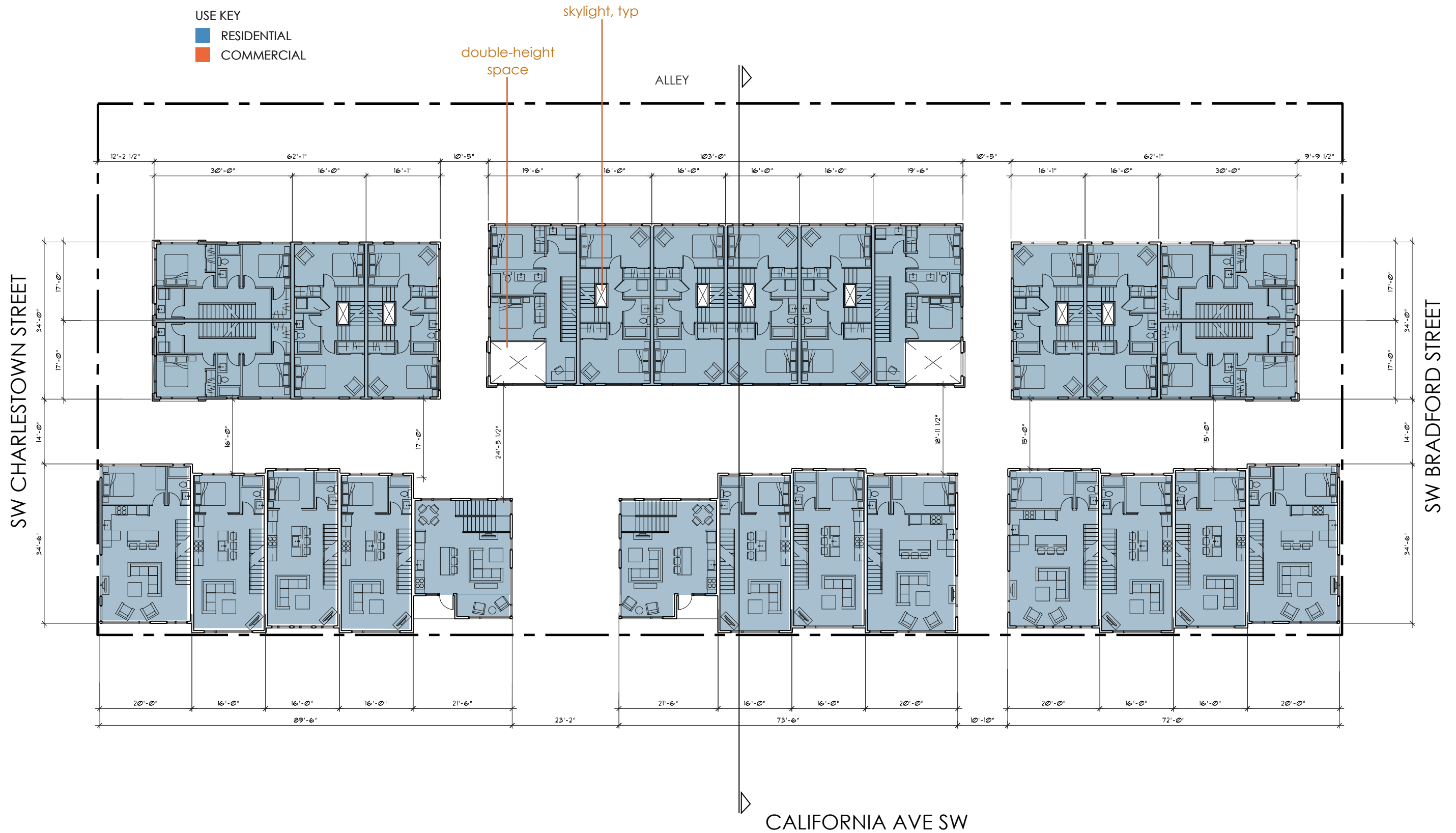


David's Viburnum  
*Viburnum davidii*

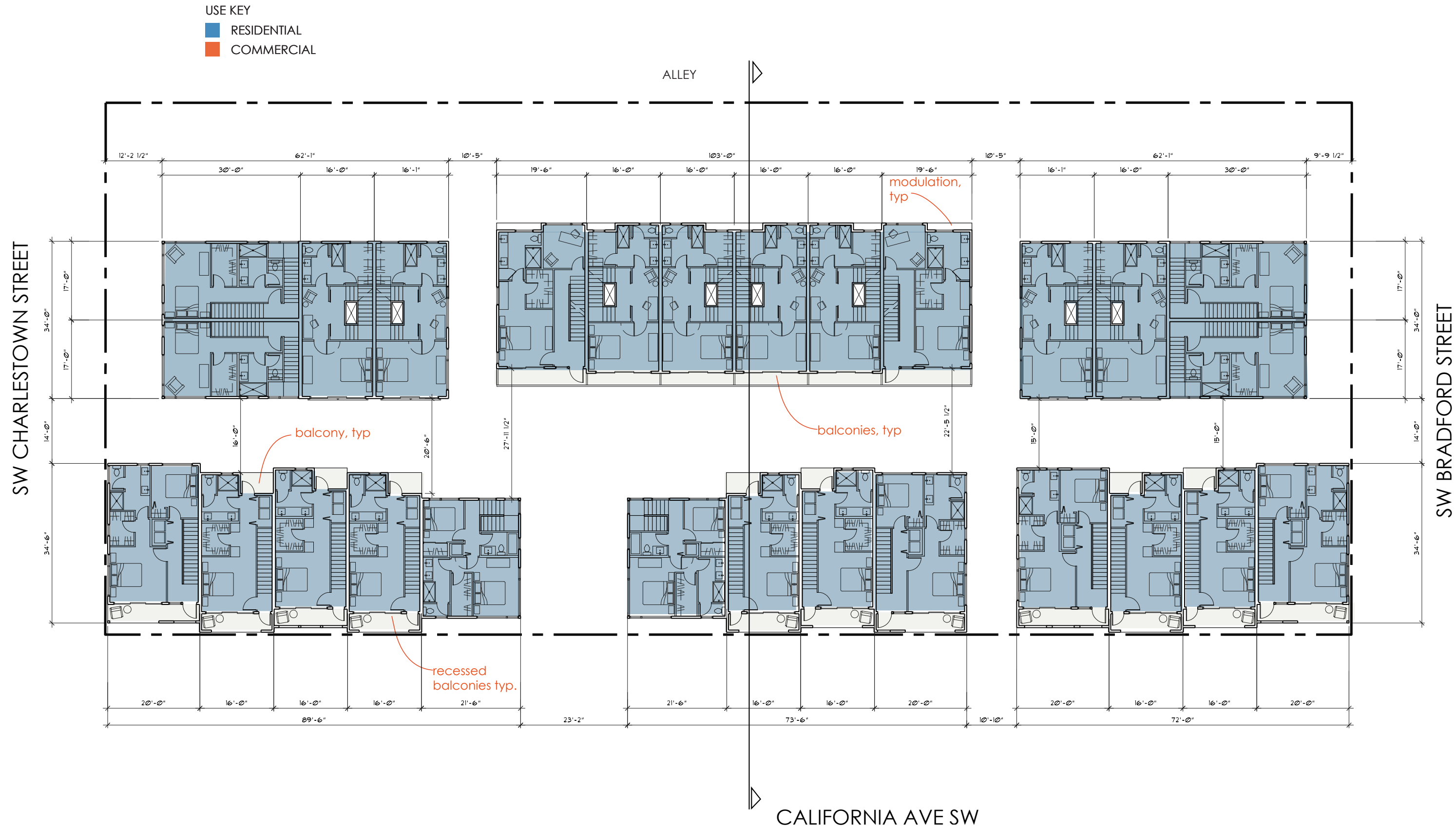




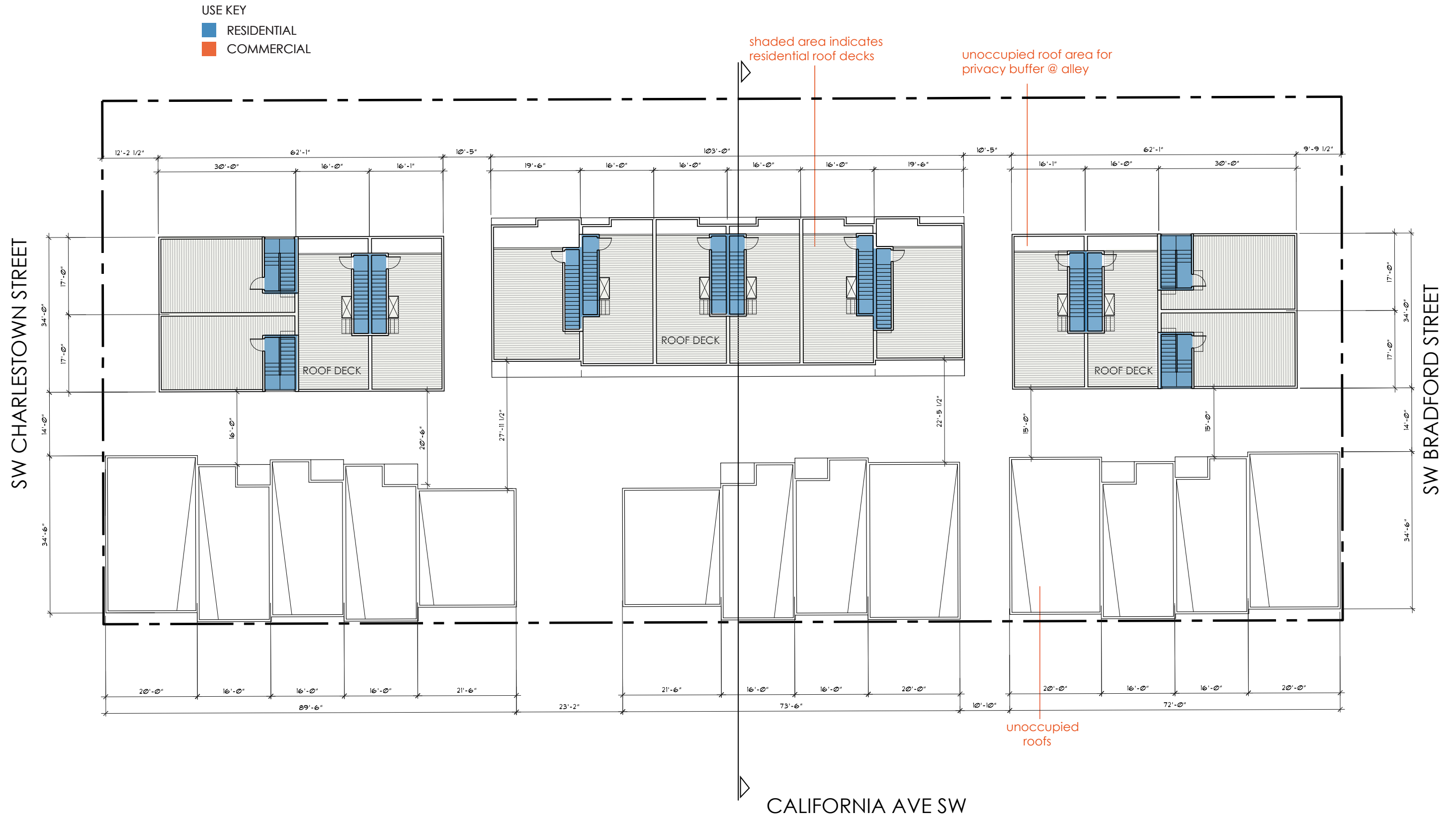












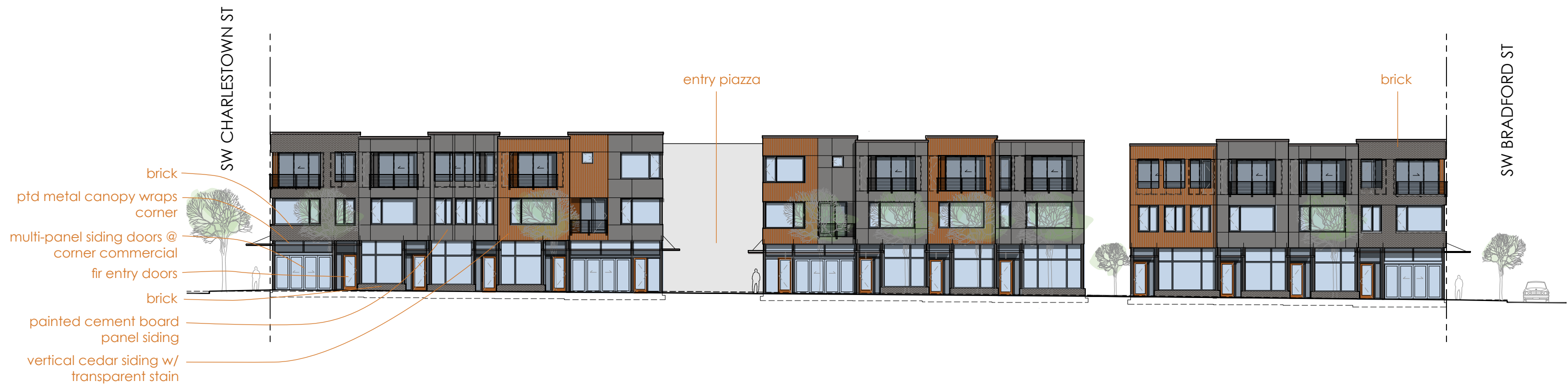




SOUTH ELEVATION (BRADFORD ST) 3



NORTH ELEVATION (CHARLESTOWN ST) 1



WEST ELEVATION (CALIFORNIA AVE SW) 2









NORTH ELEVATION (PIAZZA) 3



NORTH ELEVATION (SOUTH WALKWAY) 1



SOUTH ELEVATION (PIAZZA) 4



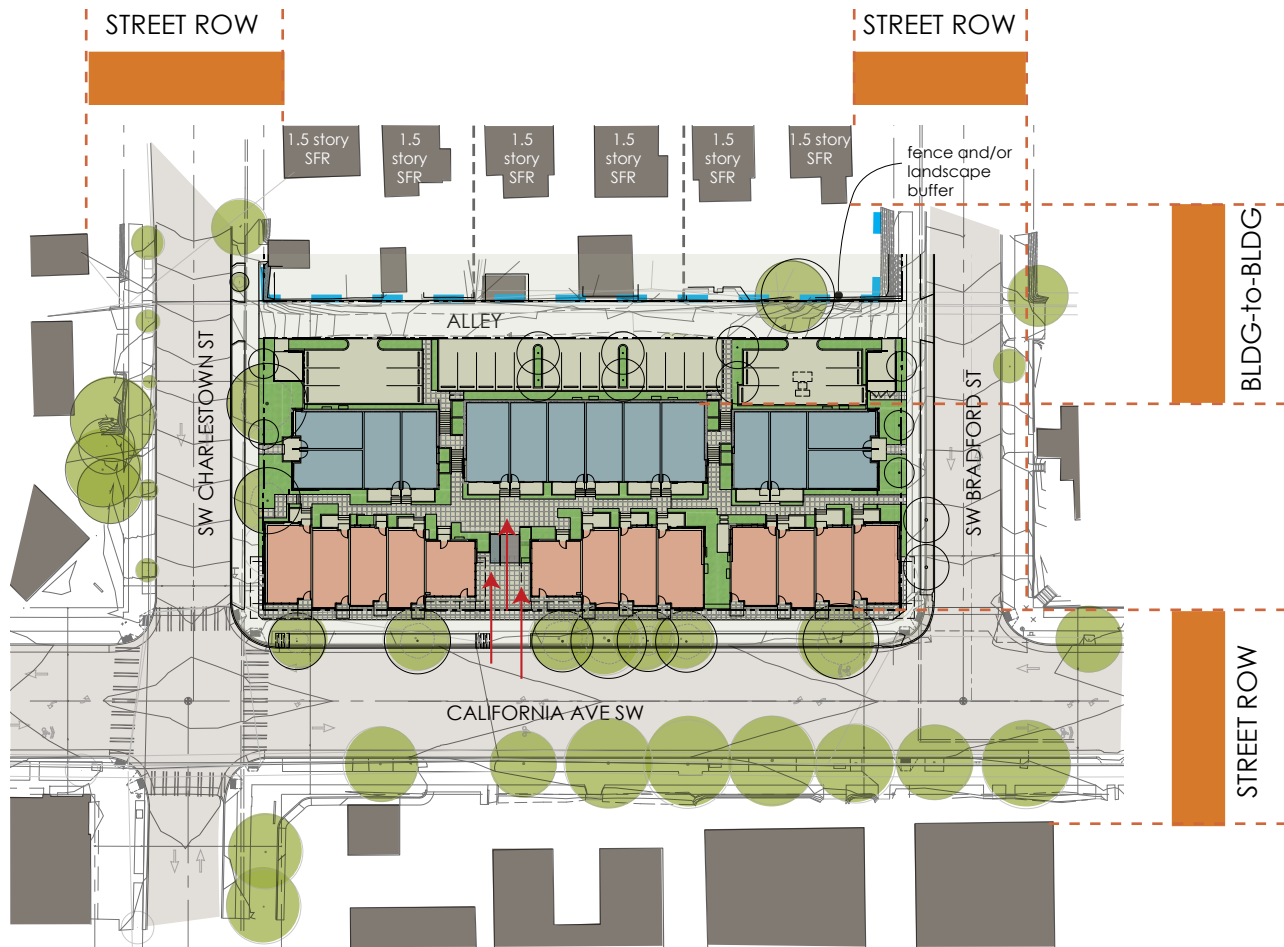
SOUTH ELEVATION (SOUTH WALKWAY) 2



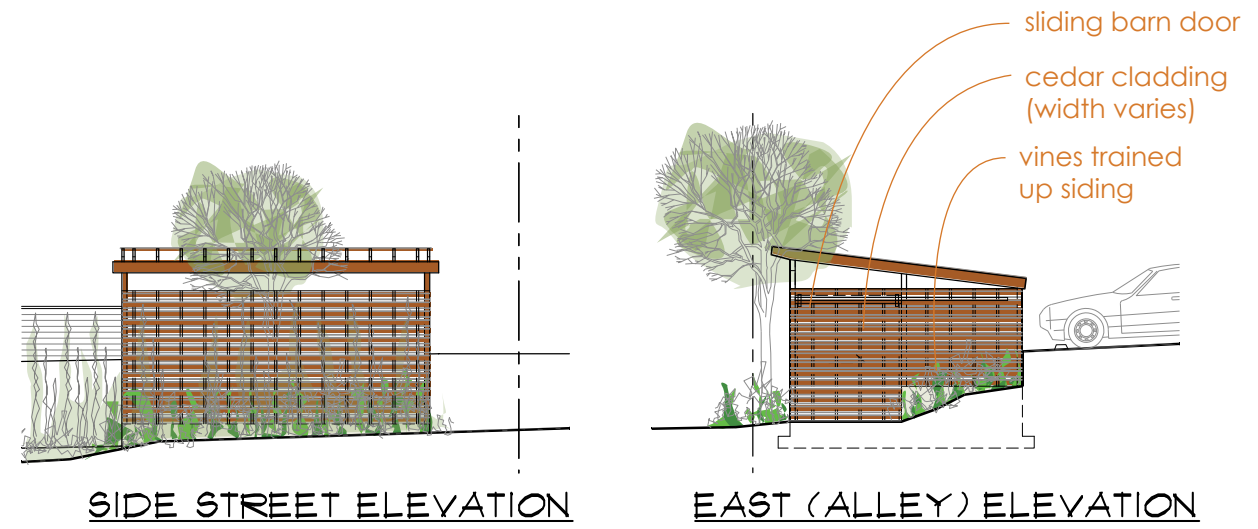




EAST ELEVATION (ALLEY) 1



Site plan illustrating distance of neighboring buildings from project



ALLEY TRASH ENCLOSURE 2



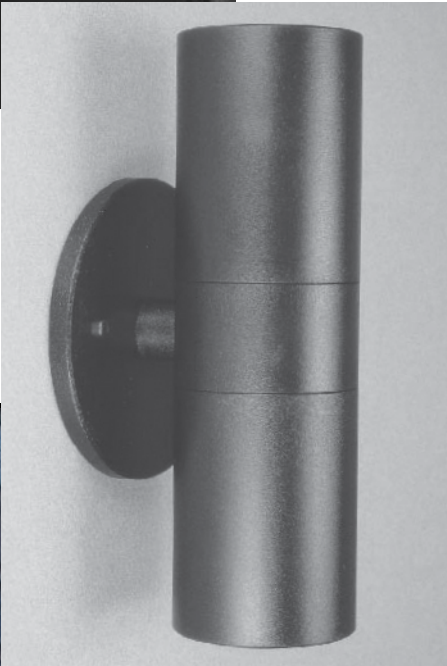
folded steel plate canopies  
@ residential entries



painted cement board panel siding  
with black windows



Up-down bldg-  
mounted sconce  
lighting



painted metal commercial  
canopy



dark brick

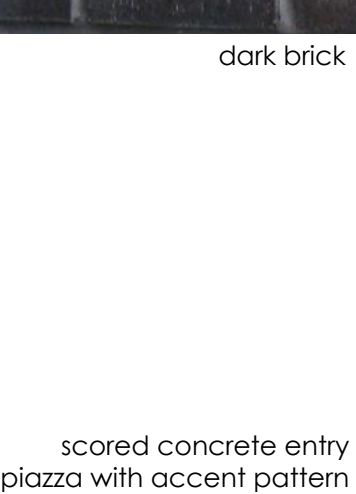


wood entrance doors in black  
storefront windows @ commercial



steel bike rack  
(inverted u)

scored concrete site paths



scored concrete entry  
piazza with accent pattern



cedar siding w/ semi-  
transparent stain



painted  
metal  
railings

custom-  
fabricated  
painted metal  
courtyard  
gateways











RENDERING | Entry Piazza @ California Ave

JOHNSTON ARCHITECTS PLLC









- location criteria:

- > away from commercial frontage along California Ave/pedestrian uses
- > away from primary pedestrian entries to site (including alley pedestrian entrances)
- > SPU requires pickup off alley
- > located at low point of alley topography to meet ADA

- lush landscaping around and on structure reduces visual impact

- nestled into topography to reduce visual impact



Alley entrance at SW Bradford St



Recessed Steplight



Building-mounted up-down scone



Parking bollard (downlight)



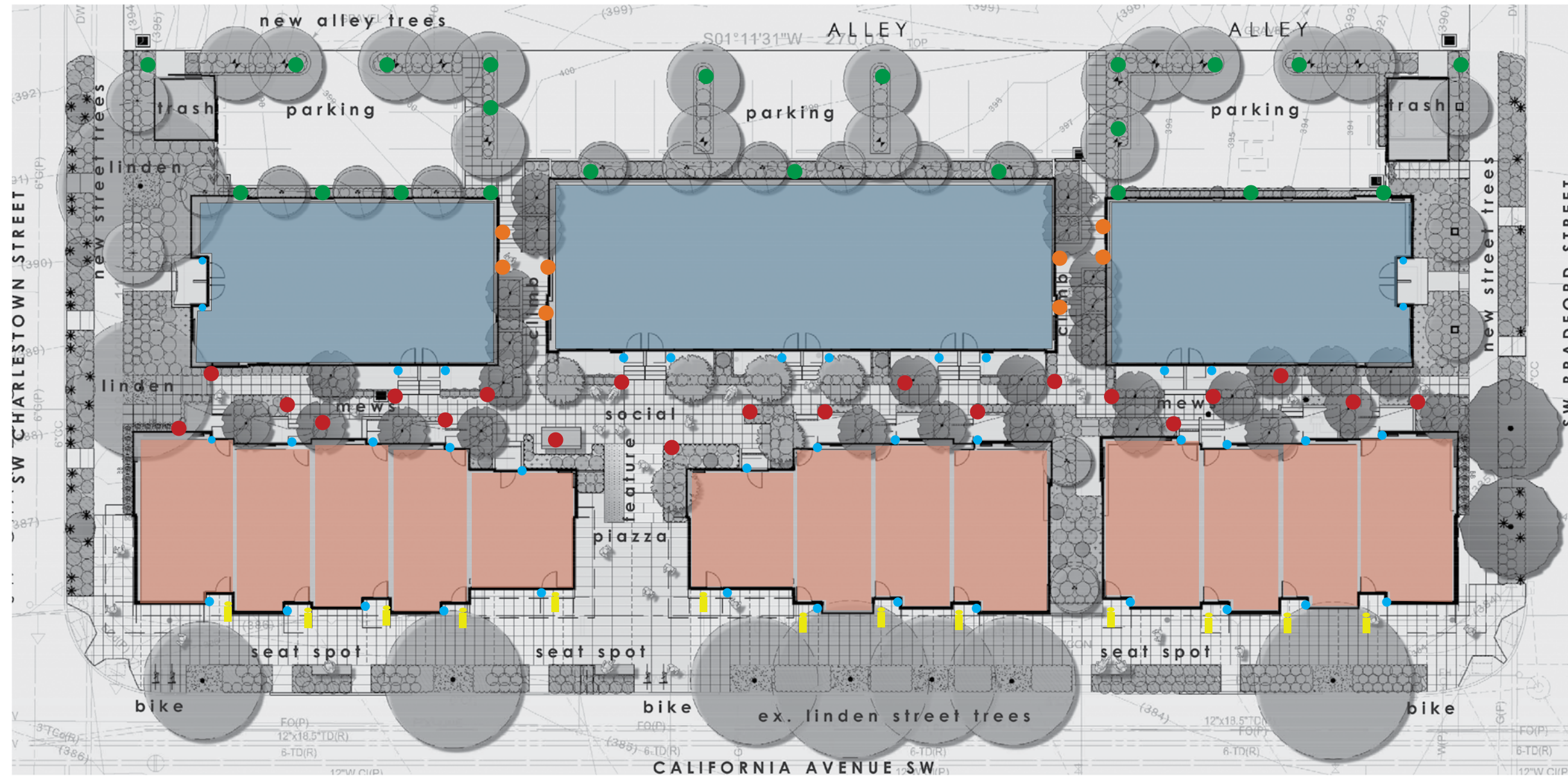
Interior Pathlight



Externally-illuminated under-canopy blade signs @ live-work units



- covenants will control sign location and general style (blade sign with external illumination)
- individualized businesses will personalize signs with color, shape, and logo for more varied/eclectic pedestrian experience



LIGHTING KEY

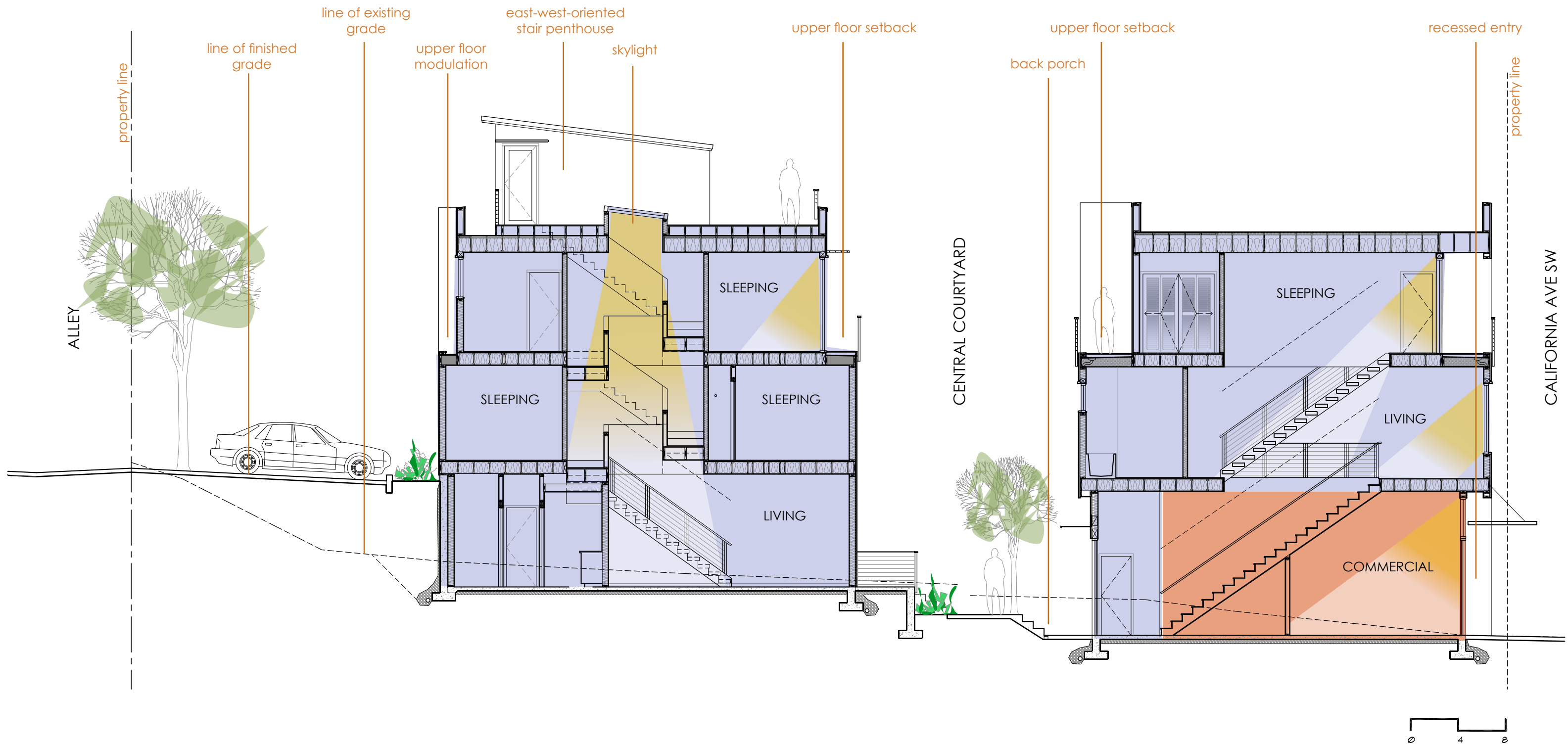
- PATH LIGHTS
- SCONE
- PARKING BOLLARD
- STEP LIGHT
- UNDER CANOPY RETAIL SIGN

USE KEY

- RESIDENTIAL
- COMMERCIAL

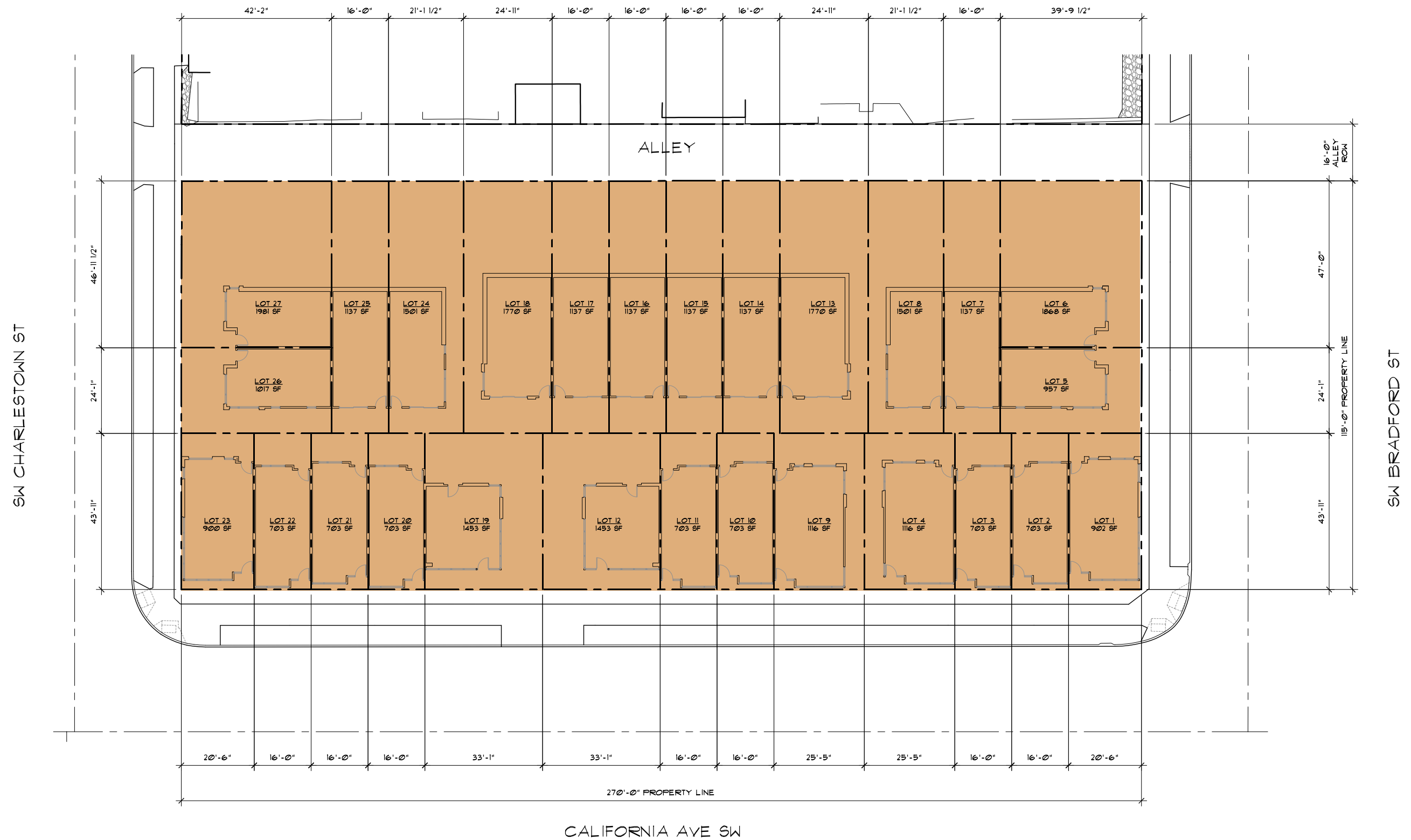
0 10 20' < N







- > project will be platted to create ownership opppurtunities



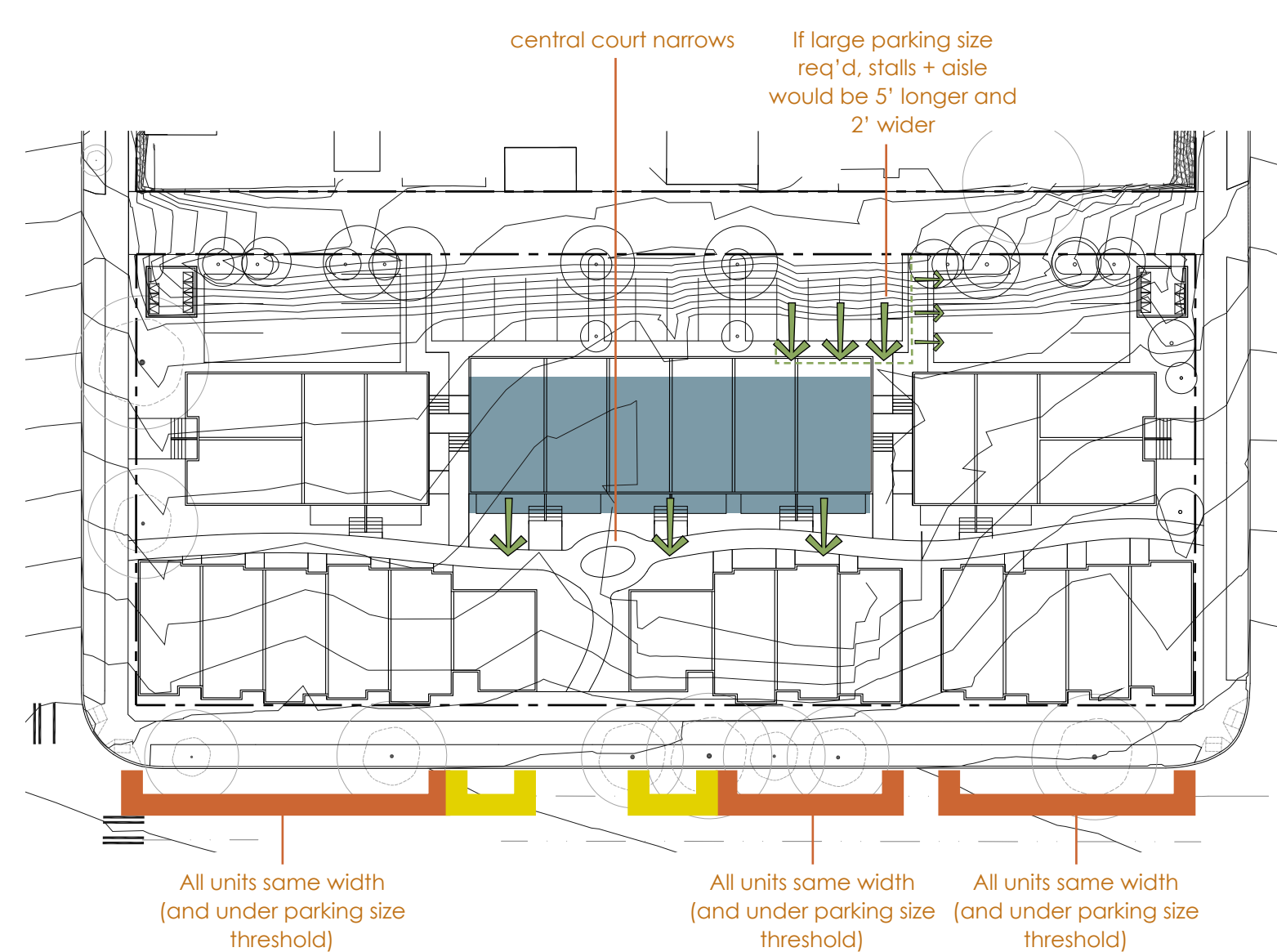


DEPARTURE	CODE REQUIREMENT	PROPOSED DESIGN	JUSTIFICATION
Use frontage along street-level, street-facing facade	SMC 23.47A.005 C 1 e  In an NC1 zone, residential uses may occupy, in the aggregate, no more than 20% of the street-level, street-facing facade	<u>Departure 1:</u> 49.9%* of the aggregate street-level facade facing Charlestown is occupied by townhouses set back a minimum of 10' from the sidewalk  <u>Departure 2:</u> 49.9%* of the aggregate street-level facade facing Bradford is occupied by townhouses set back a minimum of 10' from the sidewalk	<p>The project fronts bustling California Ave--a street with a strong retail and live-work precedent--and two quieter, smaller, residential side streets to the north and south. Existing street-level activity declines dramatically with movement away from California Ave, reflecting the change to SF5000 zoning to the east and west. The proposed allocation of live-work spaces along California and townhouses to the east mirrors the transition of use in the larger neighborhood, from small business-oriented NC1-30 at the west to SF5000 to the east (GUIDELINE CS2.D.1: Existing Development and Zoning).</p> <p>The proposed dwelling units facing the side streets are set back more than 10' from the sidewalk in order to preserve (or replace) existing trees (GUIDELINE CS2.D.2: Existing Site Features). This orientation back from the sidewalk enhances the appropriate existing residential feel of Charlestown and Bradford streets with a residential use (GUIDELINE CS2.B.2: Connection to the Street). Such a setback from the sidewalk for a live-work use (greater than 10') would be less likely to support a commercial use at the ground floor.</p>





DEPARTURE	CODE REQUIREMENT	PROPOSED DESIGN	JUSTIFICATION
Live-work parking stall size	<p>SMC 23.54.030 B 2 a</p> <p>Parking for commercial/live-work uses: 75% of parking stalls must be a "large" stall size (8.5' wide x 19' long with a 24' aisle). The remaining 25% can be "small" stalls (7.5' wide x 15' long with a 20' aisle)</p> <p>Note: Per 23.54.030 B 1 b, residential uses require 60% "medium" spaces, with the remaining 40% allowed to be "small" stalls</p>	<p>Parking for the 4 live-works spaces over the 1500sf required parking threshold is provided to residential standards (60% medium and 40% small) in lieu of commercial standards. 3 of 4 provided live-work parking spaces are medium stalls, and 1 of 4 provided spaces are small stalls.</p> <p>Considered together, all on-site parking adheres to residential standards</p>	<p>Live-work units at the building corners have been increased in width and size, above the 1500sf threshold to mandate required parking, providing a variety of unit sizes and more commercial presence at the corners (GUIDELINE CS2-C-1: Corner Sites, CS2-A-1: Sense of Place, CS2-A-2: Architectural Presence, and DC2-B-1: Facade Composition).</p> <p>It is anticipated that the live-work parking stalls will be utilized for the owner of the unit, who will be residing in the live portion of the unit. The proposed stall mix matches the requirements for a residential use, and allows greater site area for landscaping and courtyard width (GUIDELINE PL1-A: Enhancing Open Space)</p> <p>A code-complying scheme would either maintain all live-work units under the 1500sf size threshold (providing less variety and corner emphasis), or parking stall size would be increased, narrowing the landscape buffers around the parking area and reducing the width of the central courtyard space by 5' to accommodate the large stalls</p>



CODE-COMPLYING SCHEME



CURRENT DESIGN PROPOSAL