

Proposal Description

1. The existing site is located on the northeast corner of the intersection of 59th Ave SW & Alki Ave SW. The site is trapezoidal with 105.92' on Alki (north), 185.08' (east), 88.02' (south) and 126.32 on 59th Ave SW (west) and is composed of two separate parcels. The northern parcel is zoned NC1-30; the southern parcel is zoned LR-2. The site is occupied by 3 structures containing commercial and residential uses. Existing curbs and sidewalks adjoin the western and northern boundaries. Existing vehicle access is via an existing curbcut on Alki Avenue SW and two curbcuts on 59th Avenue SW. Overhead power poles are located on Alki Avenue SW and on the west side of 59th Avenue SW. The site is relatively flat and in a designated peat overlay.
2. The site is split zoned with NC1-30 on the north and LR-2 on the south. There is an ECA overlay designation for peat and shoreline zone (US Urban Stable). The property immediately to the east is zoned LR-1 and NC1-30. The property to the south is zoned LR-2.
3. Neighboring uses include single and multi-family to the south and east, multi-family to the west. Immediate businesses in the neighborhood include several restaurants and a tattoo shop.
4. Development objectives include utilizing the site for a mixed use building with commercial and residential uses. Residential uses will provide additional support for businesses in the Alki community. Lower floor commercial uses will be more appropriate fronting Alki Avenue SW where pedestrian and vehicle traffic is higher. Current plans call for 4 apartments over 5 live/work units over one floor of commercial and parking, and 10 apartments on two floors over parking. Parking access for 28 vehicles will be will be off of 59th Avenue SW. The proposed structure on the NC1-30 portion of the site will utilize the 30' height limit and 4' height bonus. The LR-2 units will be built to meet the 30' height limit.

Development Objective

1. Develop site to highest and best use (mixed-use building)
2. Provide increased housing opportunity in the Alki neighborhood
3. Provide a visual upgrade to the neighborhood and improve property values
4. Provide more environmentally friendly building
5. Provide opportunities for commercial tenant space
6. Enhance the pedestrian environment with pedestrian shops/ restaurants
7. Provide positive cash flow for the property
8. Provide financial benefits for a family investment

Proposed Density

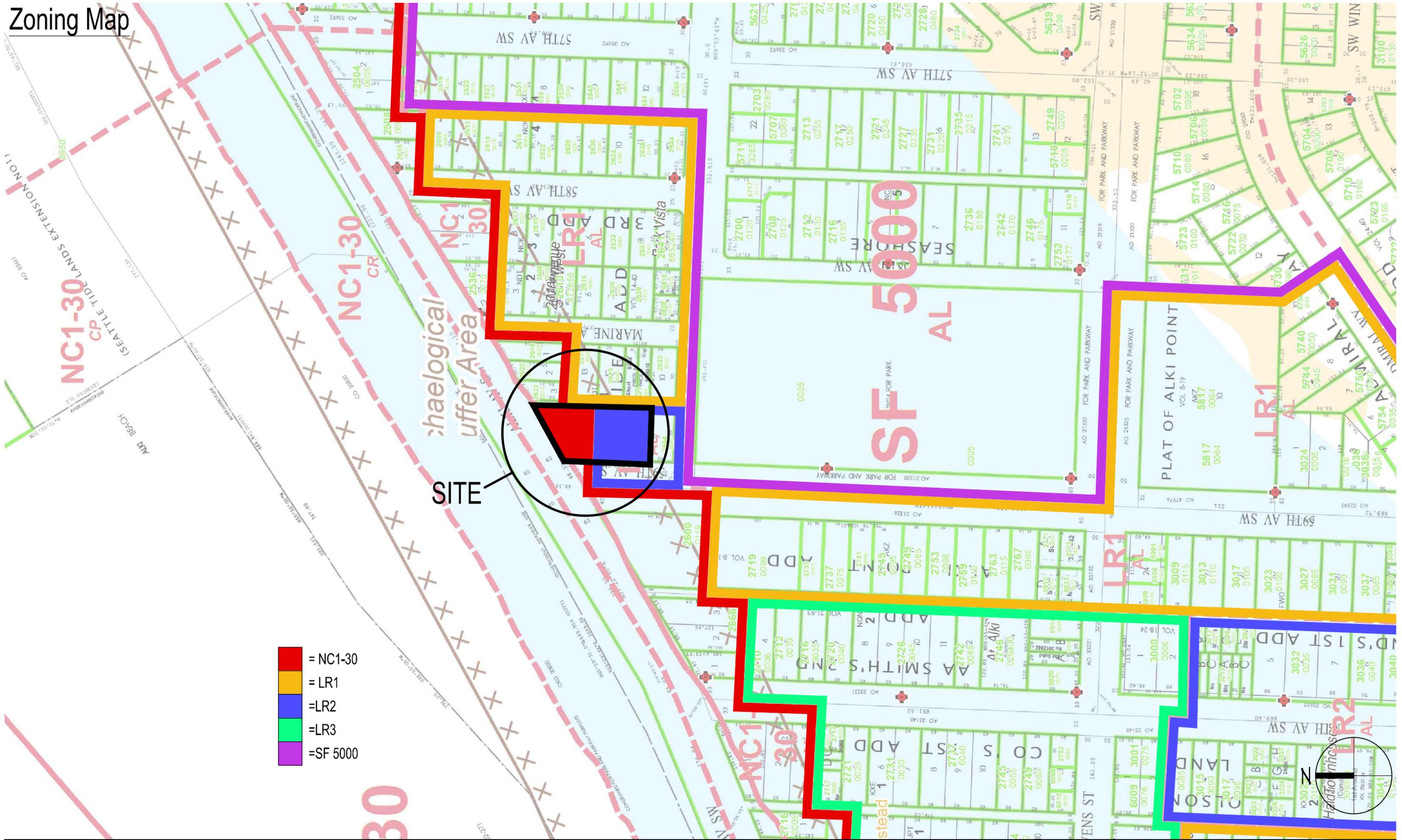
Apartments	14
Total Parking Stalls	28 at ground level
Commercial	3250 SF
Live/Work Units	5

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Zoning Map



- = NC1-30
- = LR1
- = LR2
- = LR3
- = SF 5000



ADDRESS: 2626 Alki Avenue SW, Seattle, Wa 98116

LEGAL: Lots 4, 5, 6, 7 & 8, Seaside Park replat of Alki Point Lot 2, according to the plat thereof, recorded in Volume 14 of plats, page 40, records of King County, Washington.

DPD ZONING MAP: 123

DPD PROJECT NO.: 3015843
 PARCEL NO.: Parcel 765240-0020, 0030, 0035, & 0040

ZONING: NC1-30, LR-2, Urban Stable (US), Shoreline

OVERLAYS: Alki Parking, Peat Settlement, Archaeological Buffer

ECA: Peat Settlement, Liquifaction

SITE AREA: 13,706 SF (NC1-30 = 6,664 SF, LR-2 = 7,042 SF)

USES: NC1-30 - Commercial, Retail, Medical, Restaurant, Residential
 LR-2 - Residential

DENSITY:
 NC1-30 No density limitations for mixed use
 LR-2 1/1200 SF or 6 units, unlimited if LEED silver

STRUCTURE HEIGHT:
 NC1-30 30' plus exceptions for pitched roof (5'-0" w/ 4/12 minimum pitch), Rooftop features (open rails, parapet, skylights, stair and elevator penthouses, mechanical equipment, play equipment, chimneys). 4' exception for mixed use buildings subject to 13' floor to floor @ commercial and no view blockage of Mt Rainier, Olympics, Downtown, etc. Portion of structure within Shoreline Zone limited to 30'.
 LR-2 30' plus exceptions for pitched roof (5'-0" w/ 4\12 minimum pitch or 10' w/ 6\12 minimum pitch). Rooftop features (open rails, planters, skylights, clerestories, greenhouses, parapets, flagpoles). 4' for partially below grade floor.
 US 30' plus exceptions in NC1-30 except 4' height

FLOOR AREA RATIO (FAR):
 NC1-30 2.5 x 6,664 = 16,660 SF
 LR-2 1.1 x 7,042 = 7,744 SF 1.5 x 7,042 SF = 10,563 SF (LEED)

STREET CLASSIFICATION: Alki Ave SW: Arterial, 80' R.O.W. (80' req'd)
 59th Ave SW: Non arterial, 80' R.O.W. (80' req'd)

DEVELOPEMENT STANDARDS: 30' average depth, 15' min. commercial/retail depth and floor-to-floor height of 13' min. (23.47A.008 B.3).
 50% of structure's non-residential footprint is maximum required. Residential uses may not exceed 20% of street -level street-facing facade when facing an arterial (23.47A.005 C.3).
 60% of the street-facing facade between 2 and 8 feet above the sidewalk shall be transparent.

WIDTH/DEPTH:
 NC1-30 No requirement
 LR-2 Maximum width 90', Maximum building depth 65% of lot depth = .65 x 88' = 57.2'

RESIDENTIAL AMENITY:
 NC1-30 5% of total gross floor area in residential use.
 Amenity space shall be landscaped. SF gross residential area x 0.05 = 5,204 x 0.05 = 260 SF required amenity area.
 LR-2 25% of gross lot area = 7,042 x 0.25 = 1,760 SF (50% at ground level = 880 Req'd)

LANDSCAPE:
 NC1-30 Green area factor .30 minimum; Street trees per SDOT; 5' landscape between above grade parking garage and streets; 3' high screening along areas where garbage cans are contained, or 6' high screening for garbage dumpsters.
 LR-2 Green area factor .60

SETBACKS:
 NC1-30 FRONT 0'
 SIDE 0' except when adjacent to R zone = 15' triangle at front
 REAR For structures containing residential uses, 15' for portions of structure above 13' in height to a maximum of 40'. Above 40' an additional 2' of setback for every 10' of building height exceeding 40'. Rear setback may be measured from the centerline of the alley.
 LR-2 FRONT 5' minimum
 SIDE 7' average, 5' minimum (5' if less than 40' building length)
 REAR 15' minimum with no alley
 EXCEPTIONS Barrier-free ramps; 18" eaves; unenclosed within 5' of residential lots; no setbacks for below grade structures.

PARKING / ACCESS:
 NC1-30 Street access (no alley)
 Commercial = First 1,500 SF of each business establishment & Live/Work does not require parking.
 Office use = 1 space /1,000 SF. General Sales/Service = 1 space / 500 SF. Dining = 1space/250 SF.
 LR-2 1.5 space per unit
 Required Parking Stalls: Commercial = 0-7, Live/Work = 0, Residential = 21, Total = 28.
 Proposed = 28.

SOLID WASTE / RECYCLING:
 Residential Rear load container
 2-8 units = 84 SF, 9-15 units = 150 SF
 Commercial (1/2) 0-5,000 SF = 82 SF, 5000-15,000 SF = 125 SF
 Required area = 150 + 62.5 = 212.5 SF



Project Design Guidelines

A-1 Responding to Site Characteristics:

environmental constraints
views

A-2 Streetscape Compatibility:

beachfront activity

A-3 Entrances Visible From the Street:

-pedestrian entries for commercial and residential uses
-vehicle entries

A-4 Human Activity:

-ground floor commercial open to street frontage
-balconies on street frontage

A-5 Respect for Adjacent Sites:

-privacy for adjacent residential uses

A-6 Transition Between Residential and Street:

-create a "front door"

A-7 Residential Open Space:

-roof terraces for views of beach front

A-8 Parking:

-driveway to minimize impact on pedestrians and corner activity
-screen surface parking

A-10 Corner Lots:

-not as important to feature since corner is not a 90 degree intersection

B-1 Height, Bulk and Scale:

-height to be compatible with surrounding height limits
-respect less intensive zones that abut site
-power lines dictate a setback at upper floors

C-1 Architectural Context:

-variety of architectural styles, shapes, roof lines and materials leave an "open field" for building design and materials
-most buildings that front on Alki have large doors and glazed openings
-look at facade articulation and repetition to reflect smaller store fronts

C-2 Architectural Concept & Consistency:

-strong form and concept
-repetitive structural concept

C-3 Human Scale:

-use of balconies, roof top decks, awnings
-facade articulation
-exterior lighting, paned windows and building details

C-4 Exterior Finish Materials:

-durable and maintenance free

D-1 Pedestrian Environment:

-overhead weather protection, landscape materials, street furniture, pedestrian access to commercial

D-4 Parking Lots Near Sidewalks

D-5 -use building facade and landscape to buffer ground level parking

D-6 Screening of Dumpsters, Utility and Service areas:

-avoid placing service areas next to street and sidewalks

D-7 Personal Safety and Security:

-lighting and transparent security screening

D-9 Commercial Signage:

-integrate into structure, blade and facade mounted

D-10 Commercial Lighting:

-building feature lights and canopy/pedestrian lighting

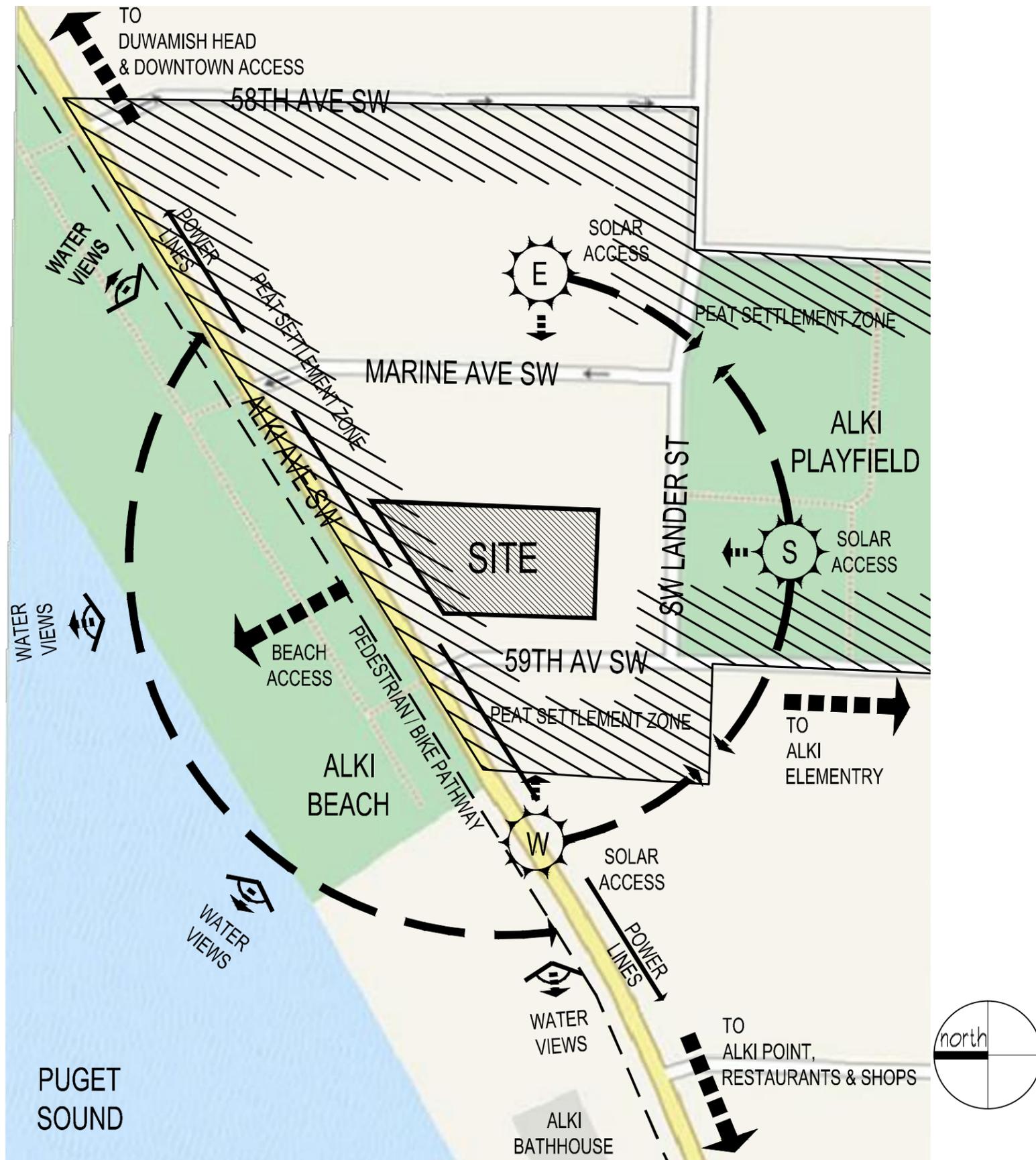
D-11 Commercial Transparency:

-maximize glazing

E-1 Pedestrian Environment:

E-2 -buffer and enhance at sidewalk, screening, green roof and terraces, street trees





Alki Ave SW

- Primary pedestrian and vehicle access,
- Best orientation for ground floor businesses,
- SDOT Class 2 Arterial, 80' R.O.W. required / existing,
- Overhead utilities on south side of R.O.W. will require building setback on upper floors,
- Street trees required,
- Best location for sidewalk dining.

59th Ave SW

- Secondary vehicle access,
- Primary pedestrian access from / to Alki Playfield and Alki Elementary School,
- Overhead utilities on west side of R.O.W.,
- Underground utilities (water, storm sewer, sanitary sewer, and gas.)

Views

- Significant water and mountain views to northwest, north and northeast,
- Pedestrian and beach activity across Alki Ave SW.

Amenities

- Site is directly across from Alki Beach with access to beach and accessible pedestrian / bike pathway along beach,
- Alki playfield accessible approximately 100' to south,
- Walking distance to numerous dining establishments and small shops, Alki lighthouse
- Walking distance to Duwamish Head where outstanding views of downtown Seattle are available.

Neighborhood Qualities

Alki neighborhood provides a variety of housing types including single family, small apartment buildings, townhomes, condominium and mixed use housing. Alki Ave SW is a hub for pedestrian activity, "Sunday" drives and beach activity (volleyball, frisbee, skating, swimming, biking). The city celebrates the opening of Seafair with the landing of the pirates on Alki Beach. Peak beach activity occurs in summer months. Restaurants cater to local West Seattle residents as well as being destination cafes for Seattleites and visitors. Parking in the neighborhood can be difficult especially in summer months. Thus the increased parking requirement for dwellings.

Architectural context is mixed. To the east, large newer 5 story condominiums and apartments are focused on the water view. Designs vary from contemporary to traditional. A variety of building designs in the immediate neighborhood range from simple early beach structures and cottages to newer midrise mixed use facilities and lowrise townhomes.

Existing Uses

- | | |
|--|--|
| 1. OFFICE/BEACH DOGS APTS, 2-STORY | 30. DUPLEX, 1-STORY |
| 2. SAIGON BOAT CAFE, 1-STORY | 31. APT, 2-STORY, 6 UNITS |
| 3. MEDICAL MARIJUANA/APTS, 2-STORY | 32. APT, 2-STORY, 3 UNITS |
| 4. ICE CREAM/ALKI BEACH TATTOO/APTS, 2 1/2-STORY | 33. APT, 2-STORY |
| 5. EL CHUPACABRA CAFE, 3-STORY | 34. APT, 2-STORY, 21 UNITS |
| 6. PEPPERDOCK BURGERS & APTS, 2-STORY | 35. SPUD REST, 2-STORY |
| 7. SLICES CAFE, 1-STORY | 36. TULLYS COFFEE, 1-STORY |
| 8. AMPERSAND COFFEE, 1-STORY | 37. APT, 2-STORY, 4 UNITS |
| 9. WHEEL FUN BIKE/CART RENTAL, 1-STORY | 38. APT, 2-STORY, 4 UNITS |
| 10. COASTAL SURF BOUTIQUE 1 1/2-STORY | 39. APT, 2-STORY, 4 UNITS |
| 11. ENVY ON ALKI SALON, 1-STORY | 40. APT, 2-STORY, 5 UNITS |
| 12. APT, 2-STORY, 2 UNIT | 41. SFR, 1-STORY |
| 13. APT, 2-STORY, 2 UNITS | 42. SFR, 1-STORY |
| 14. SFR, 1-STORY | 43. SFR, 1-STORY |
| 15. SFR, 2-STORY | 44. SFR, 1-STORY |
| 16. SFR, 1-STORY | 45. SFR, 1-STORY |
| 17. SFR, 1-STORY | 46. SFR, 2-STORY |
| 18. APT, 3-STORY, 5 UNITS | 47. SFR, 1 1/2-STORY |
| 19. APT, 3-STORY, 2 UNITS | 48. SFR, 1-STORY |
| 20. SFR, 1-STORY | 49. SFR, 1STORY |
| 21. SFR, 1-STORY | 50. DUKES REST, 3-STORY |
| 22. DUPLEX, 3-STORY | 51. ALKI SANDS APTS, 4-STORY, 36 UNITS |
| 23. DUPLEX, 2-STORY | |
| 24. SFR, 1-STORY | |
| 25. SFR, 1-STORY | |
| 26. SFR w/ ADU, 2-STORY | |
| 27. SFR, 1-STORY | |
| 28. DUPLEX, 3-STORY | |
| 29. SFR, 1-STORY | |

- = NC1-30
- = LR1
- = LR2
- = LR3
- = SF 5000





1 RESTAURANT
 * TERRACED FACADE
 * MASONRY & WOOD EXTERIOR
 * LARGE GLAZED OPENINGS



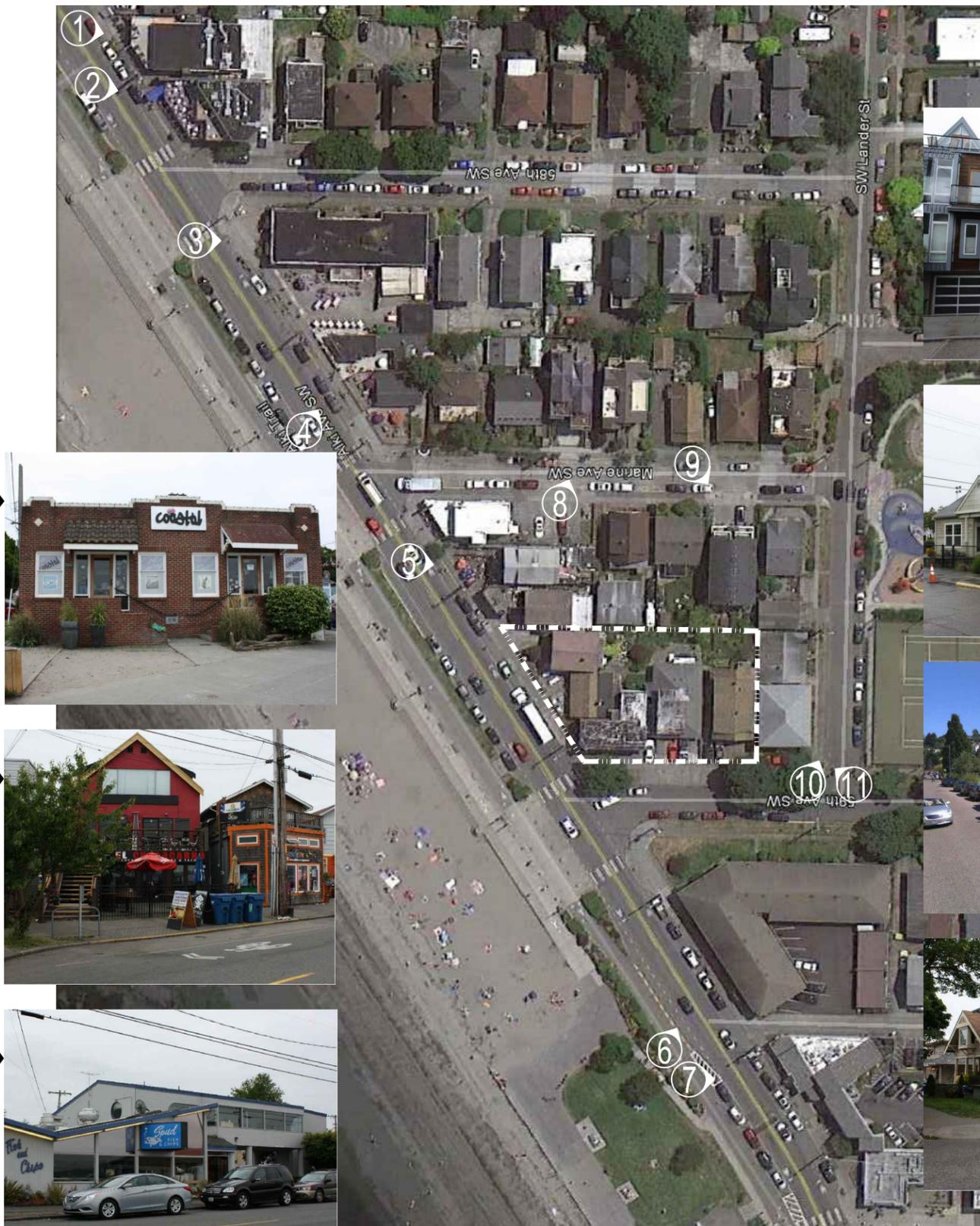
2 RESTAURANT
 * TERRACED FACADE
 * LARGE DECK AREA
 * LARGE GLAZED OPENINGS
 * STUCCO



4 2-RESTAURANTS
 * ONE STORY
 * WOOD & MASONRY
 * STREET FRONT PATIO



6 APARTMENTS
 * MASONRY EXTERIOR
 * EXTERIOR TERRACE



RETAIL 3
 MASONRY EXTERIOR *
 FLAT ROOF *



RESTAURANTS 5 /SHOPS/APARTMENTS
 OUTDOOR TERRACE *
 ROOF TERRACE *
 WOOD SIDING *



RESTAURANT 7
 LARGE GLAZED AREAS *
 WOOD SIDING *



8 TOWNHOMES /CONDOMINIUM
 * PITCHED & FLAT ROOFS
 * LARGE GLAZED AREAS
 * ROOF TERRACE
 * GLAZED GARAGE DOORS
 * METAL & WOOD SIDING



9 SF RESIDENCE /TOWNHOMES
 * TERRACED FACADE
 * DECKS
 * WOOD SIDING



10 TENNIS COURTS @ ALKI PLAYFIELD



11 APARTMENTS
 * PITCHED ROOF
 * WOOD SIDING
 * LARGE WINDOW GROUPINGS



Streetscape Alki Ave SW

North Side



ALKI BEACH PARK/
BICYCLE-PEDESTRIAN PATH
BETWEEN BEACH AND STREET

South Side



CAFE/
APTS ABOVE

CAFE/
APTS ABOVE

TATTOO SHOP/
ICE CREAM SHOP/
APTS ABOVE

MEDICAL MARIJUANA
DISPENSARY/
APTS ABOVE

CAFE

OFFICE/
PET SUPPLY SHOP/
APTS ABOVE

SITE





APARTMENTS



OFFICE/
PET SUPPLY SHOP/
APTS ABOVE

APARTMENTS

APARTMENTS

APARTMENTS

SITE



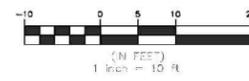
Axonometric Photo





Found M.C. 5/8"
Brass Disk, Down 0.9'

Found M.C. Conc.
w/ Pin, Down 0.8'



Parcel 765240-0020: 2626 ALKI AVE SW LOT 4, BLOCK 1, SEASIDE PARK REPLAT OF ALKI POINT LOT 2, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 14 OF PLATS, PAGE 40, RECORDS OF KING COUNTY, WASHINGTON.

Parcel 765240-0030: 2634 ALKI AVE SW LOTS 5 AND 6, BLOCK 1, SEASIDE PARK REPLAT OF ALKI POINT LOT 2, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 14 OF PLATS, PAGE 40, RECORDS OF KING COUNTY, WASHINGTON; EXCEPT STREET.

Parcel 765240-0035: 2654 59th AVE SW LOT 7, BLOCK 1, SEASIDE PARK REPLAT OF ALKI POINT LOT 2, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 14 OF PLATS, PAGE 40, RECORDS OF KING COUNTY, WASHINGTON; EXCEPT STREET.

Parcel 765240-0040: 2662 59th AVE SW LOT 8, BLOCK 1, SEASIDE PARK REPLAT OF ALKI POINT LOT 2, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 14 OF PLATS, PAGE 40, RECORDS OF KING COUNTY, WASHINGTON; EXCEPT STREET.

- P1 Found Rebar & Cap, LS 28409, 0.02' W & 0.01' N
- P2 Found Rebar & Cap, LS 9606, 0.04' W
- P3 Found Rebar & Cap, LS 9606, 0.07' W

RL Red Lace Leaf Maple (*Acer dissectum*) D Deciduous

INSTRUMENT USED: SOKKIA SET 5 EDM
METHOD USED: FIELD TRAVERSE

APPROXIMATE POINT ACCURACY: ±0.05'

SURVEY MEETS OR EXCEEDS STATE STANDARDS PER WAC 332-130-090.

MONUMENTS SHOWN HEREON WERE VISITED ON APRIL 9, 2012.

THE INFORMATION SHOWN ON THIS MAP REPRESENTS THE RESULTS OF A SURVEY MADE ON THE INDICATED DATE AND CAN ONLY BE CONSIDERED AS THE GENERAL EXISTING CONDITION AT THAT TIME.

NO EASEMENTS, RESTRICTIONS OR RESERVATION OF RECORD WHICH WOULD BE DISCLOSED BY A TITLE REPORT ARE SHOWN.

VERTICAL DATUM - NAVD 88
CONTOUR INTERVAL - 1 FOOT

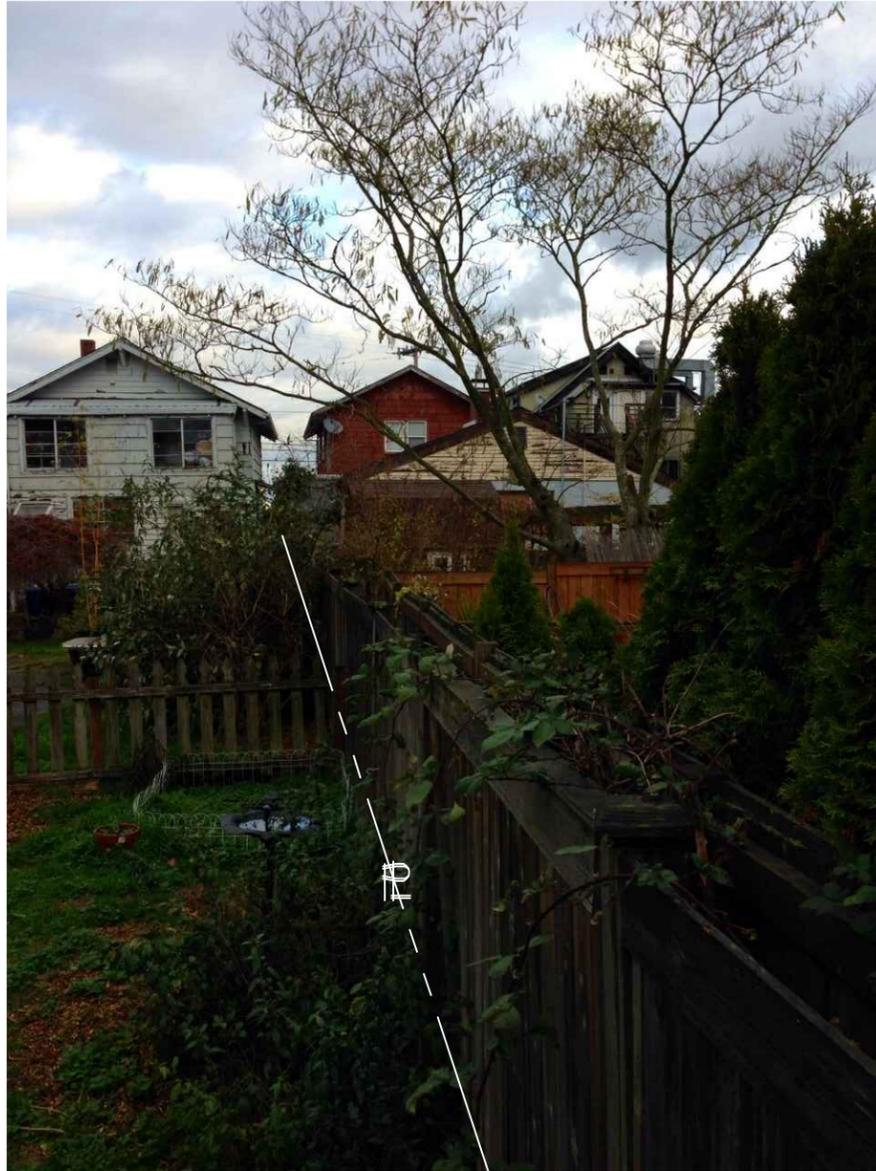
BENCH MARK: POINT NAME: SNV-5202: Set Brass Cap, stamped 5202 at angle PT int bkaw in the SW cor int. of Alki Ave SW & 59th Ave SW. Elev. 16.412

SURVEY IN THE:
N.W. 1/4, S.E. 1/4 SEC. 10 TWP. 24N., RGE. 3E., W.M.

Alki Landing LLC		HMM	1
2626-2634 Alki Ave SW & 2654-2660 59th Ave SW Seattle, WA 98116			
		BLE	1
		12867	1
		4/25/12	



Interior Property Lines



Looking North @ East Property Line

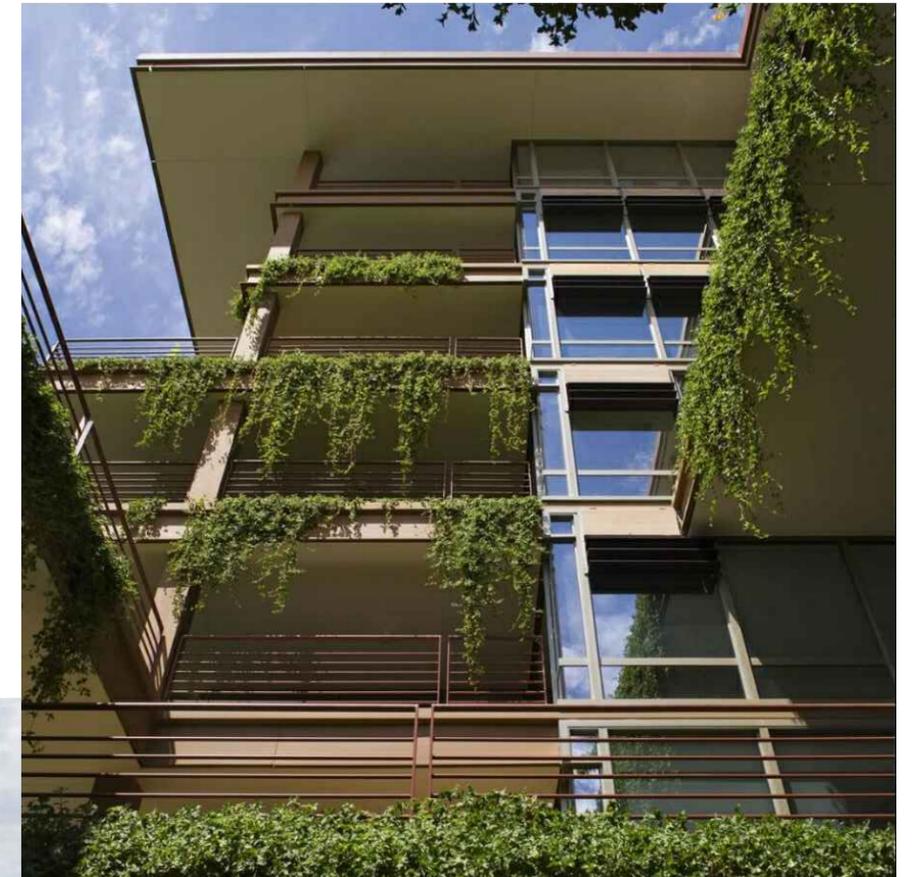


Looking East @ South Property Line

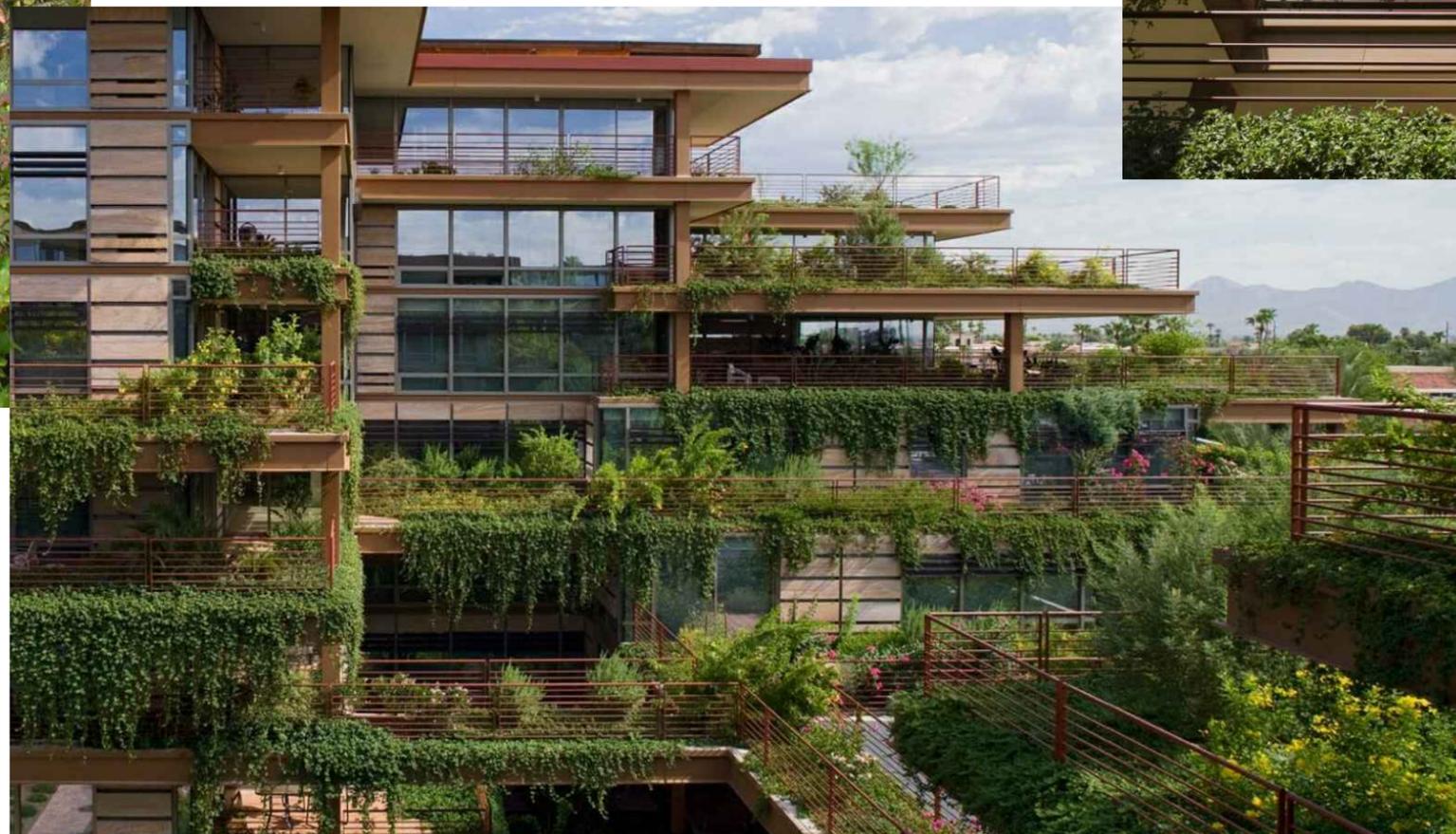




Structural Expression



Terraced Green Roofs
Expansive Glazing



Scheme 1



COMMERCIAL = 3,300 SF
 3 LIVE-WORK UNITS = 4,235 SF
 12 APT. UNITS = 11,960 SF
 REQ'D PARKING
 COMM'L 1.2
 LIVE-WORK 0
 RESIDENTIAL 18.0
 TOTAL REQ'D 19.2

Site Plan
 SCALE: 1" = 40'-0"

SCHEME 1

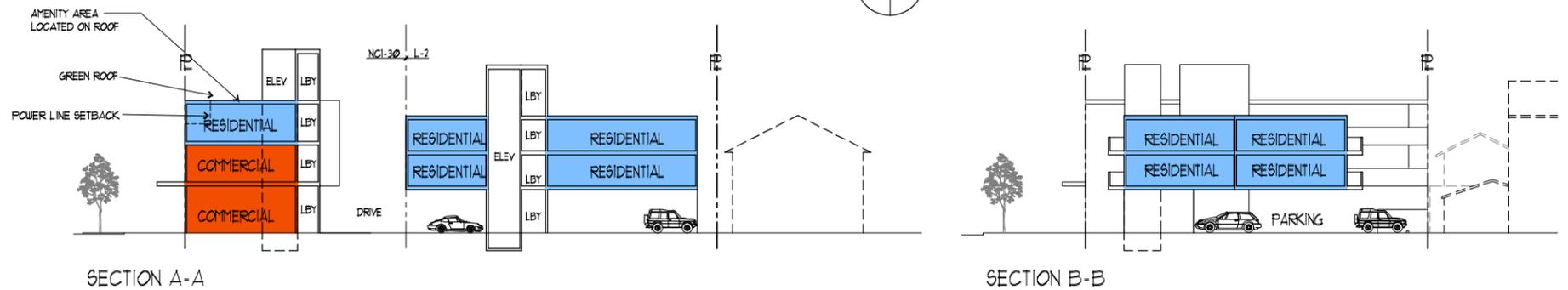
- 2 BLDGS (1 MIXED-USE, 1 MULTI-FAMILY)
- 3 STORY NON TERRACED STRUCTURE
- VEHICLE ACCESS OFF 59TH AVE SW
- ELEVATED MULTI-FAMILY FOR MAX PARKING
- PARKING UNDER STRUCTURE

ADVANTAGES

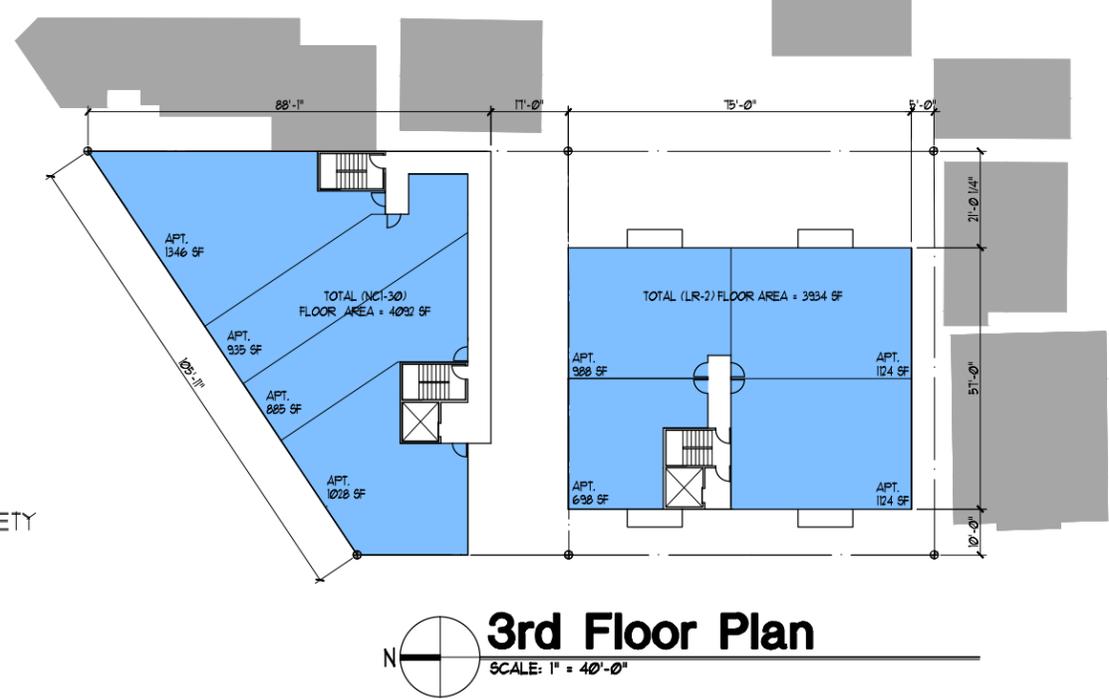
- MAXIMIZED COMMERCIAL EXPOSURE ON SW ALKI
- SEPARATES PEDESTRIAN ACCESS FOR APT. FROM MIXED USE STRUCTURE
- MINIMIZES AUTO TRAFFIC ON ALKI
- MORE PEDESTRIAN SAFETY ON ALKI
- REDUCTION IN APPARENT BULK, 22' BETWEEN BUILDINGS
- INCREASED SETBACK FROM EAST PROPERTY LINE
- NO DESIGN DEPARTURE REQ'D FOR ACCESS

DISADVANTAGES

- REQUIRES 2 ELEVATORS
- INCREASED EXTERIOR WALL EXPOSURE-MORE ENERGY USE
- POSSIBLE CONFLICT WITH POWER POLES @ UPPER FLOORS
- LIMITED CORNER COMMERCIAL EXPOSURE ON 59TH SW
- LARGE CURB CUT NEAR CORNER INCREASES PEDESTRIANS SAFETY
- NO GRADE LEVEL RESIDENTIAL
- TWO BUILDING ENTRIES LESS SECURE
- INCREASED TRAFFIC CONGESTION DUE TO PROXIMITY TO CORNER

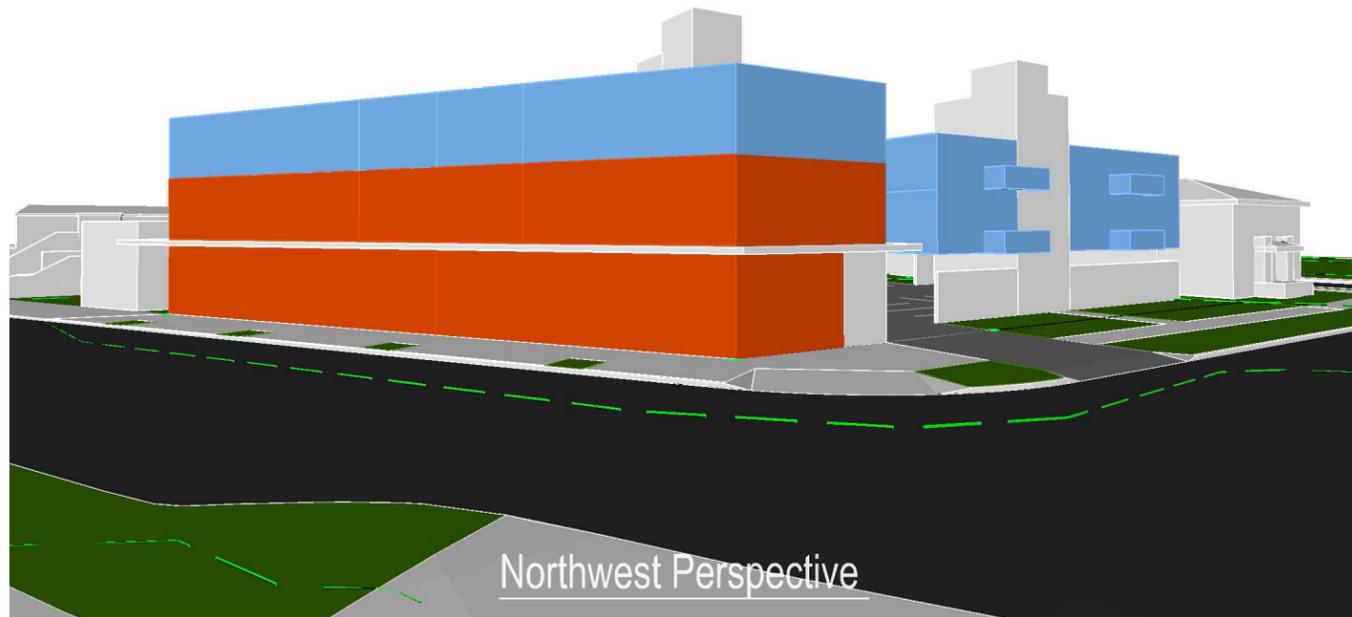


2nd Floor Plan
 SCALE: 1" = 40'-0"



3rd Floor Plan
 SCALE: 1" = 40'-0"





Scheme 2

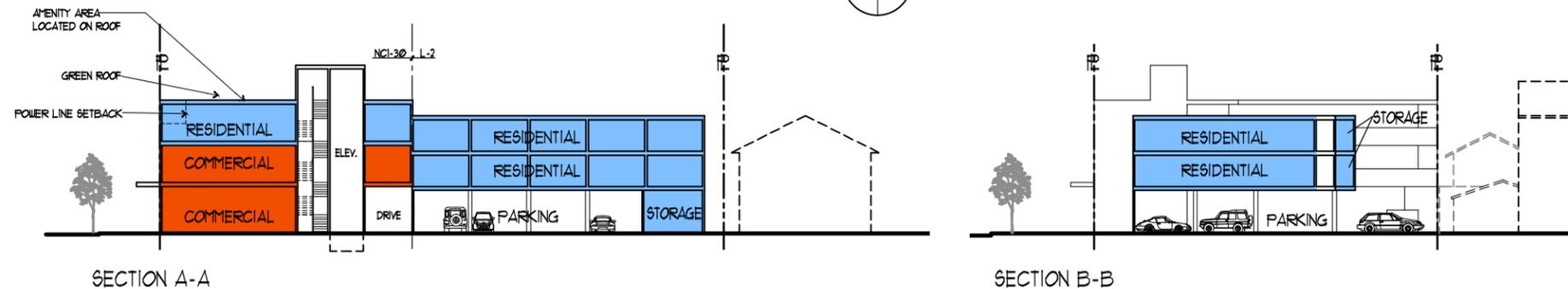
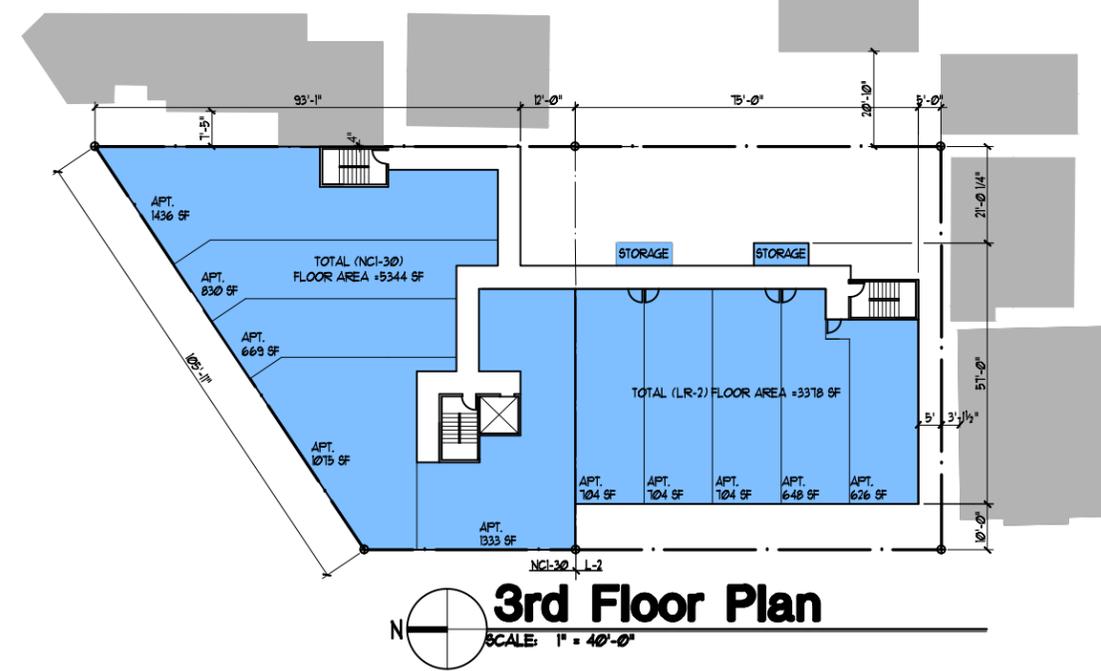
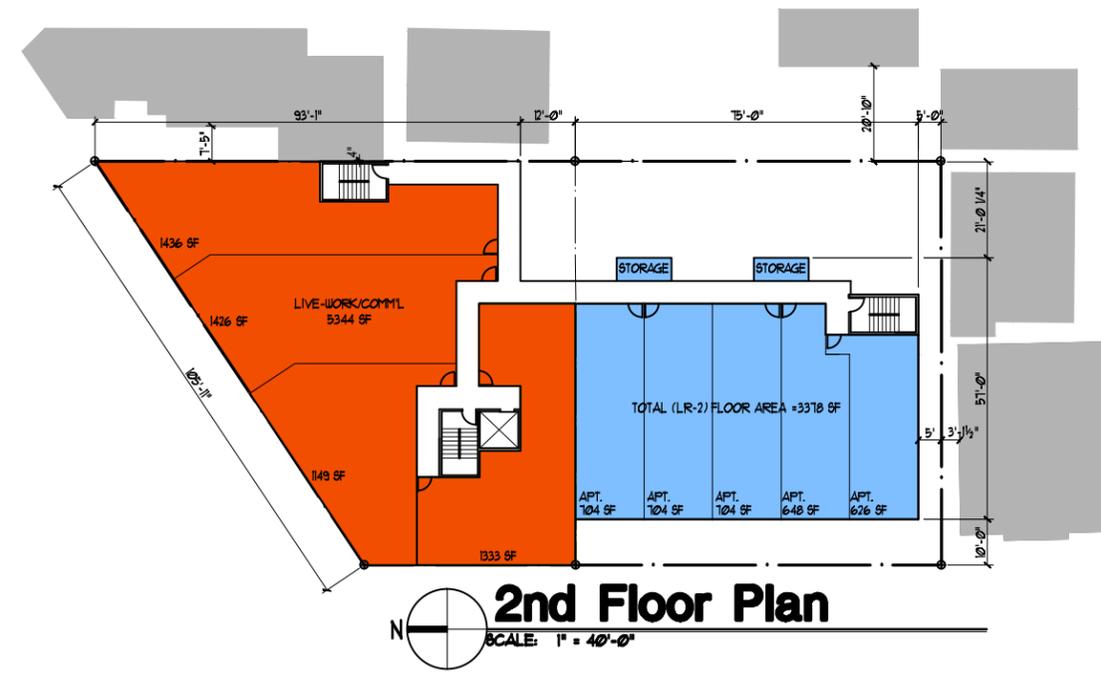


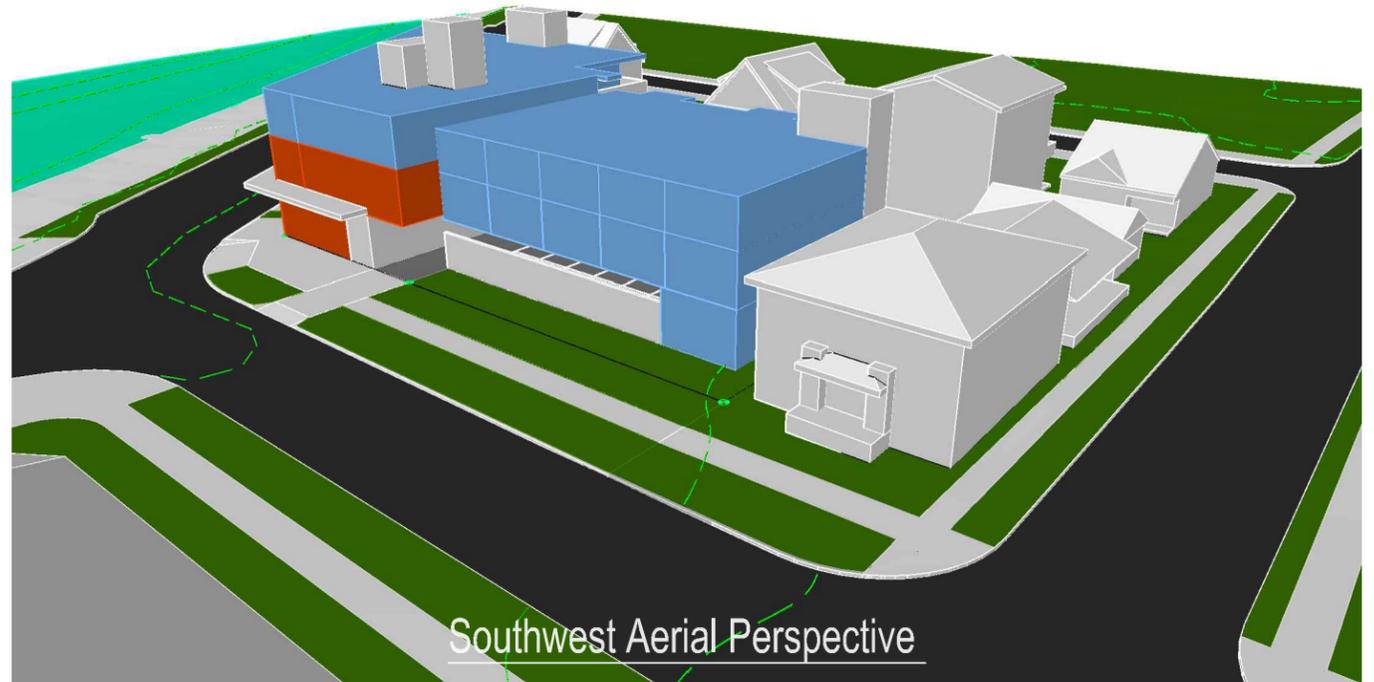
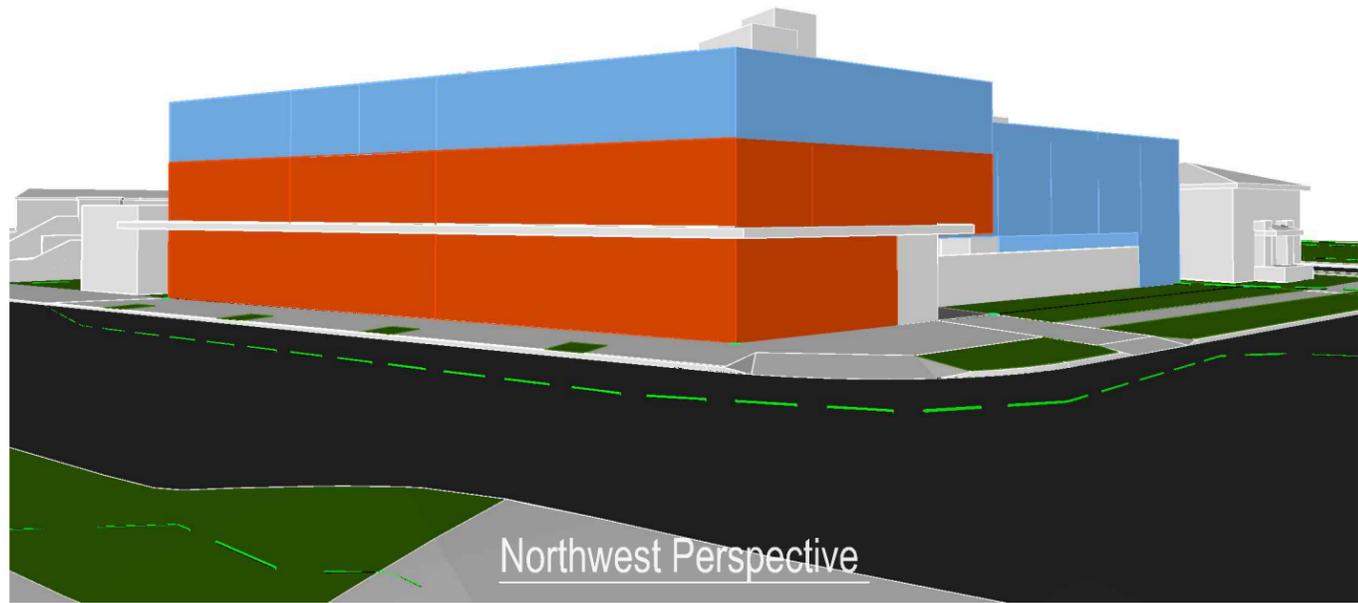
COMMERCIAL = 3,476 SF
4 LIVE-WORK UNITS = 5,344 SF
15 APT. UNITS = 12,100 SF
REQ'D PARKING
COMM'L 1.9
LIVE-WORK 0
RESIDENTIAL 22.5
TOTAL REQ'D=24.4

- SCHEME 2**
- SINGLE BUILDING MIXED-USE
 - 3 STORY NON-TERRACED STRUCTURE
 - VEHICLE ACCESS OFF 59TH AVE SW
 - PARKING UNDER RAISED STRUCTURE

- ADVANTAGES**
- SINGLE BUILDING ALLOWS SINGLE ELEVATOR
 - REDUCES EXTERIOR WALL EXPOSURE-MORE ENERGY SAVING
 - INCREASED RETAIL ON 59TH AVE SW & ALKI
 - PEDESTRIAN SAFETY ENHANCED BY LOCATING ACCESS AWAY FROM INTERSECTION
 - SINGLE ENTRY LOBBY ENHANCES SECURITY

- DISADVANTAGES**
- NON TERRACED STRUCTURE MAY CONFLICT WITH POWER LINE SETBACK
 - CREATES DIFFICULTY IN FLOOR TO FLOOR ALIGNMENT BETWEEN ZONES
 - REQUIRES DESIGN DEPARTURE FOR CURB CUT & DRIVEWAY WIDTH





Scheme 3



COMMERCIAL = 2,696 SF
 4 LIVE-WORK UNITS = 5,406 SF
 15 APT. UNITS = 12,185 SF
 REQ'D PARKING
 COMM'L 2.5
 LIVE-WORK 0
 RESIDENTIAL 24.0
 TOTAL REQ'D = 26.5

SCHEME 3

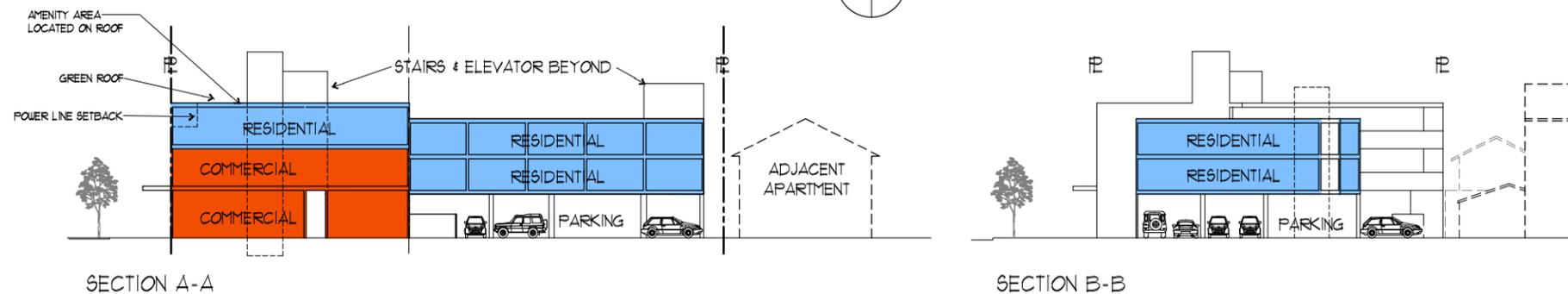
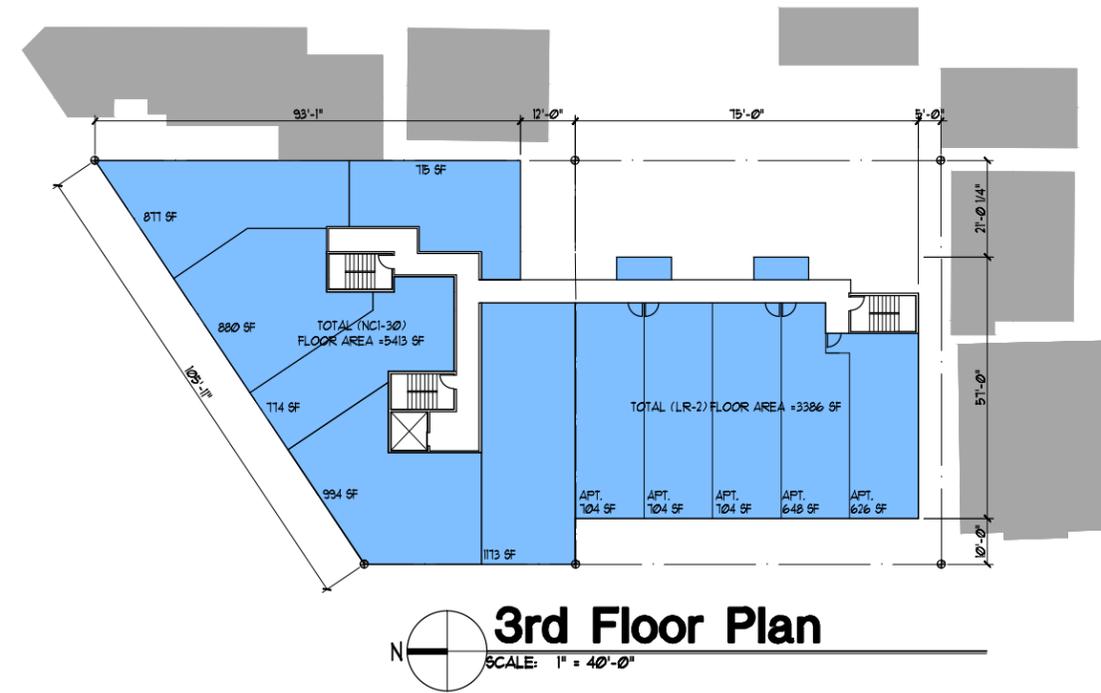
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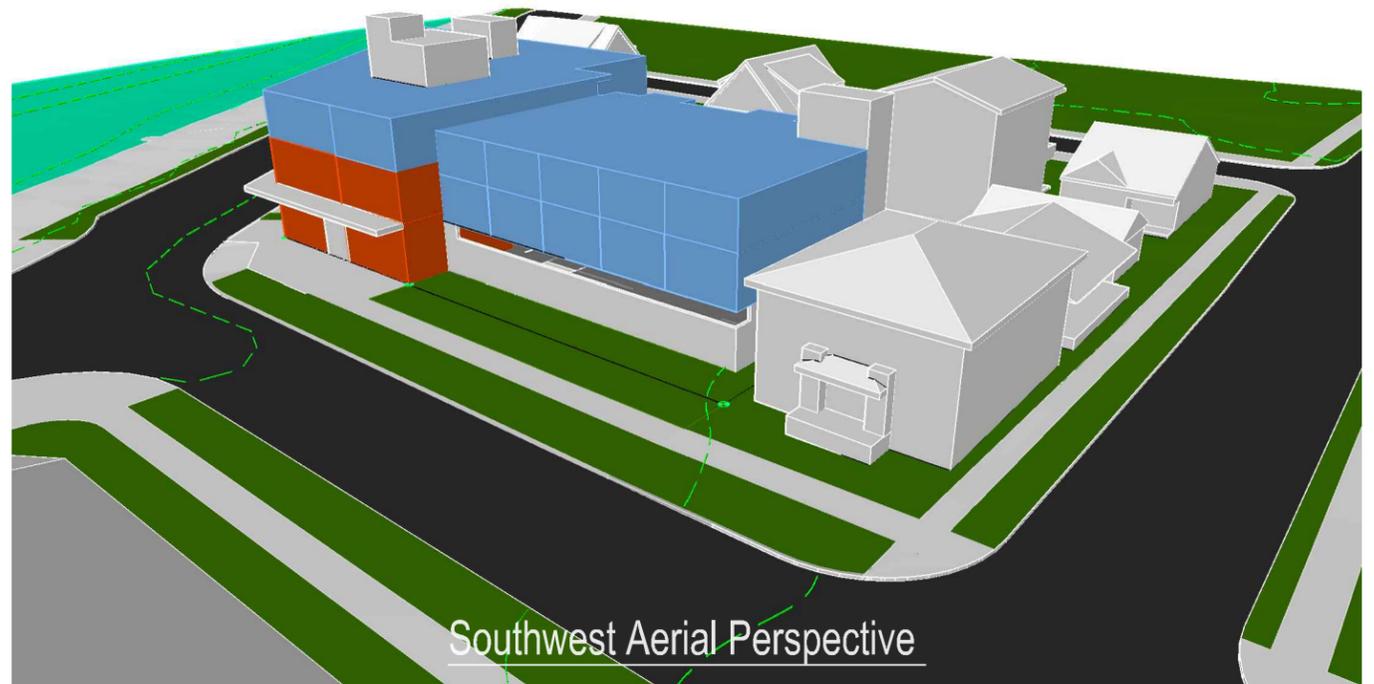
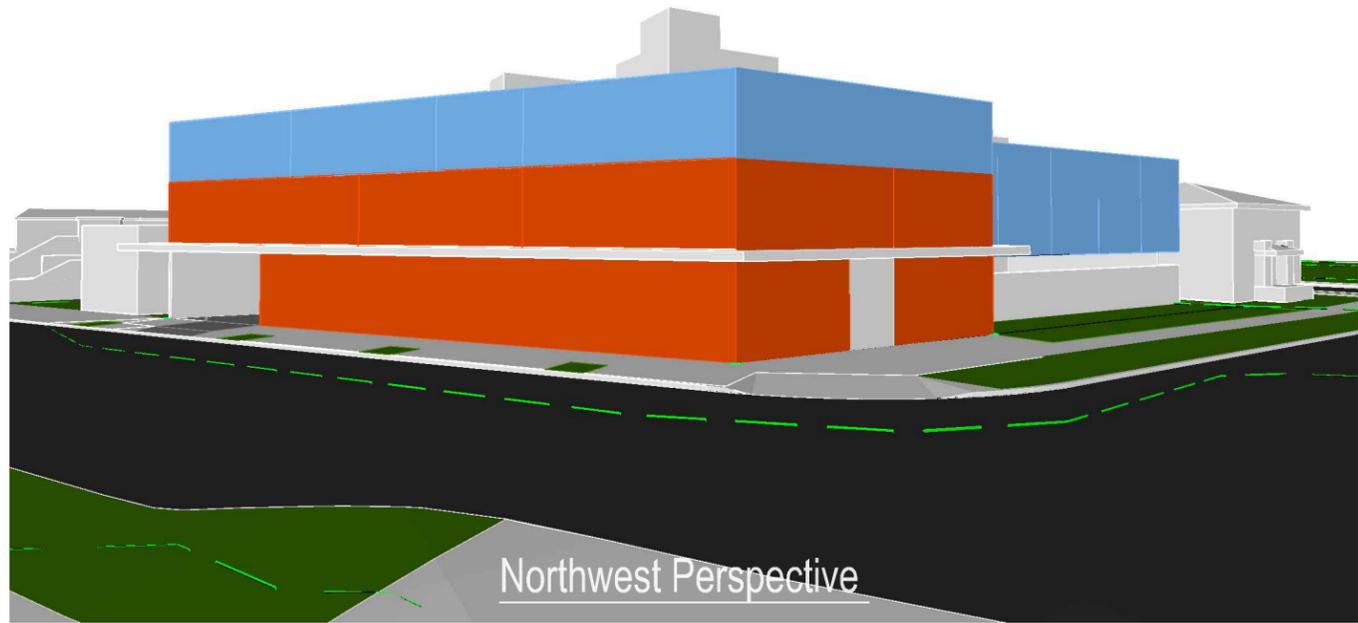
ADVANTAGES

- SINGLE BUILDING ALLOWS SINGLE ELEVATOR
- REDUCES EXTERIOR WALL EXPOSURE-MORE ENERGY SAVINGS
- MAXIMIZED RETAIL ON 59TH AVE SW
- SINGLE ENTRY LOBBY ENHANCES SECURITY

DISADVANTAGES

- ACCESS DRIVE IMPACTS PEDESTRIAN SAFETY
- REDUCES GROUND LEVEL COMM'L ON ALKI
- INCREASES TRAFFIC CONGESTION ON ALKI
- CREATES DIFFICULTY IN FLOOR TO FLOOR ALIGNMENT BETWEEN ZONES
- POWER LINE CONFLICT
- REQUIRES DESIGN DEPARTURE FOR CURB CUT & DRIVEWAY WIDTH





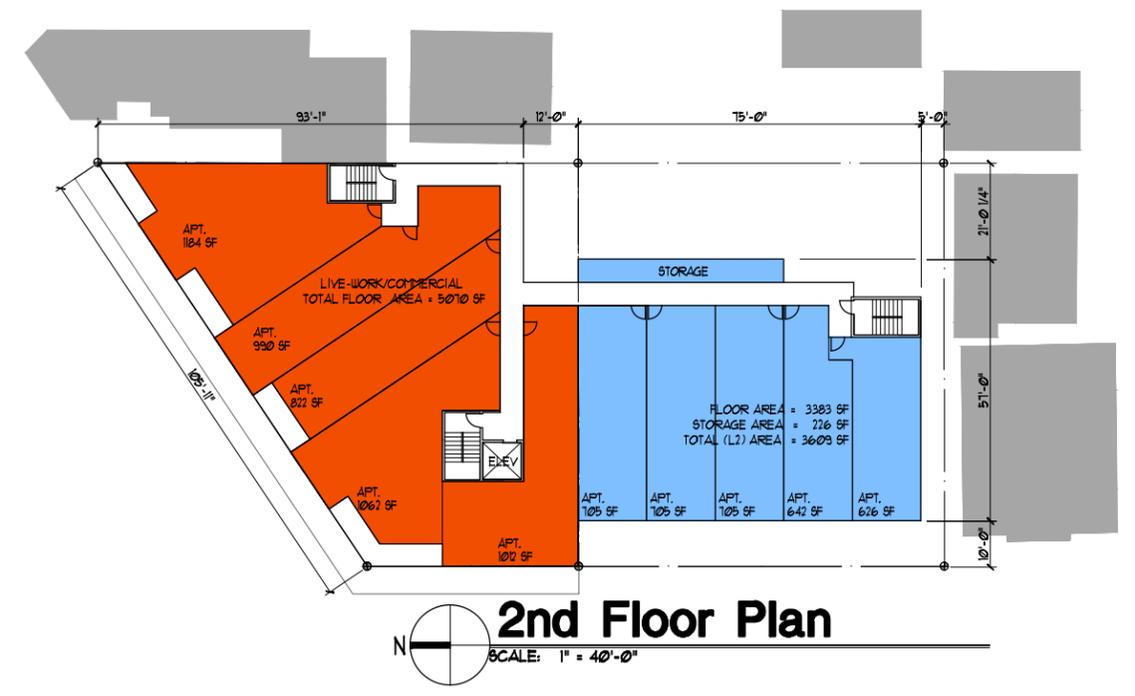
Scheme 4

***Preferred**

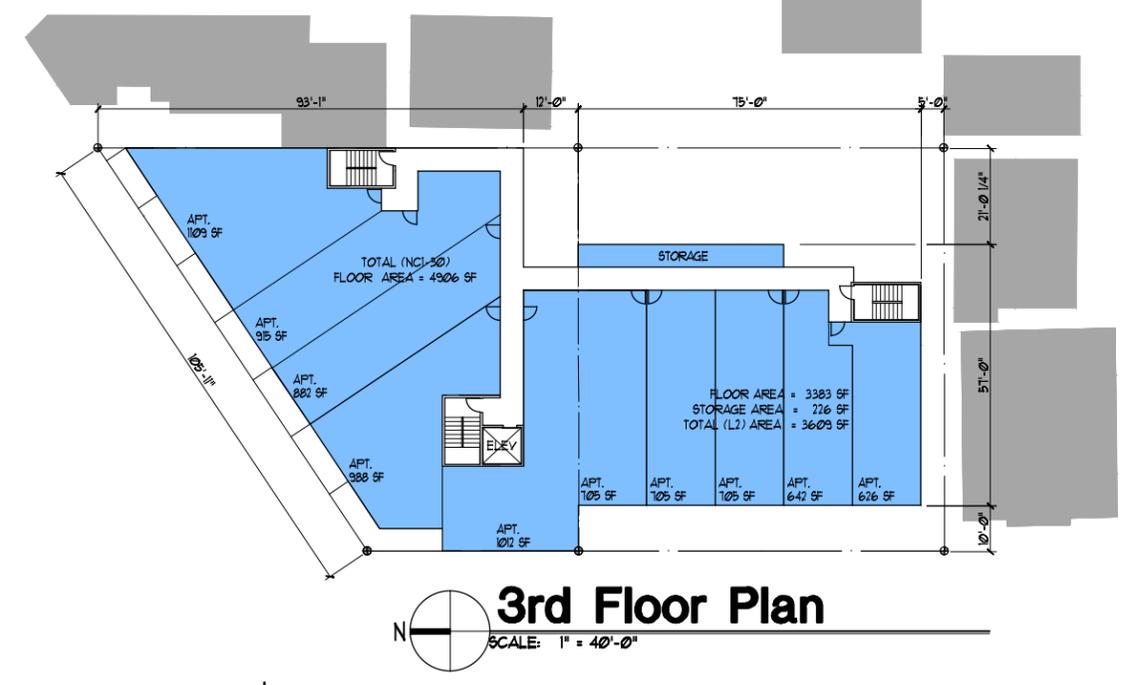
COMMERCIAL = 3,250 SF
 5 LIVE-WORK UNITS = 5,070 SF
 14 APT. UNITS = 11,672 SF
REQ'D PARKING
 COMM'L 7.0
 LIVE-WORK 0
 RESIDENTIAL 21.0
TOTAL REQ'D = 28.0



Site Plan
SCALE: 1" = 40'-0"



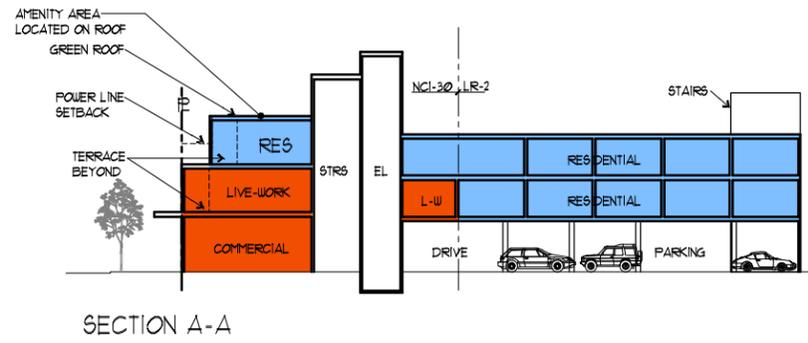
2nd Floor Plan
SCALE: 1" = 40'-0"



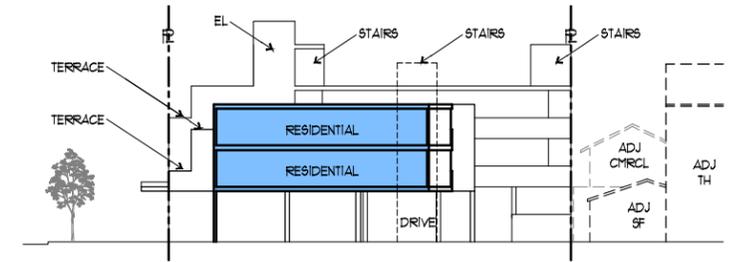
3rd Floor Plan
SCALE: 1" = 40'-0"

- SCHEME 4**
- SINGLE BUILDING MIXED USE
 - 3 STORY TERRACED STRUCTURE
 - VEHICLE ACCESS OFF 59TH AVE SW
 - PARKING UNDER RAISED STRUCTURE
- ADVANTAGES**
- SINGLE BUILDING ALLOWS SINGLE ELEVATOR
 - REDUCES EXTERIOR WALL EXPOSURE = MORE ENERGY SAVINGS
 - MAXIMIZED RETAIL ON 59TH AVE SW
 - PEDESTRIAN SAFETY ENHANCE BY LOCATING ACCESS AWAY FROM INTERSECTION
 - TERRACING PROMOTES INTERACTION BETWEEN BUILDING TENANTS AND PEDESTRIANS
 - TERRACING ELIMINATES POWER LINE CONFLICT
 - SINGLE ENTRY LOBBY ENHANCES SECURITY
 - INCREASED OPPORTUNITY FOR GREEN ROOF
 - INTEGRATES GREEN ROOF WITH ARCHITECTURAL CONCEPT
 - TERRACING REDUCES APPARENT BULK
 - MAXIMIZES PARKING
 - ARTICULATED FACADE REDUCES APPARENT BULK

- DISADVANTAGES**
- MORE APPARENT BULK (SINGLE BUILDING)
 - CREATES DIFFICULTY IN FLOOR TO FLOOR ALIGNMENT BETWEEN ZONES
 - REQUIRES DESIGN DEPARTURE FOR CURB CUT & DRIVEWAY WIDTH



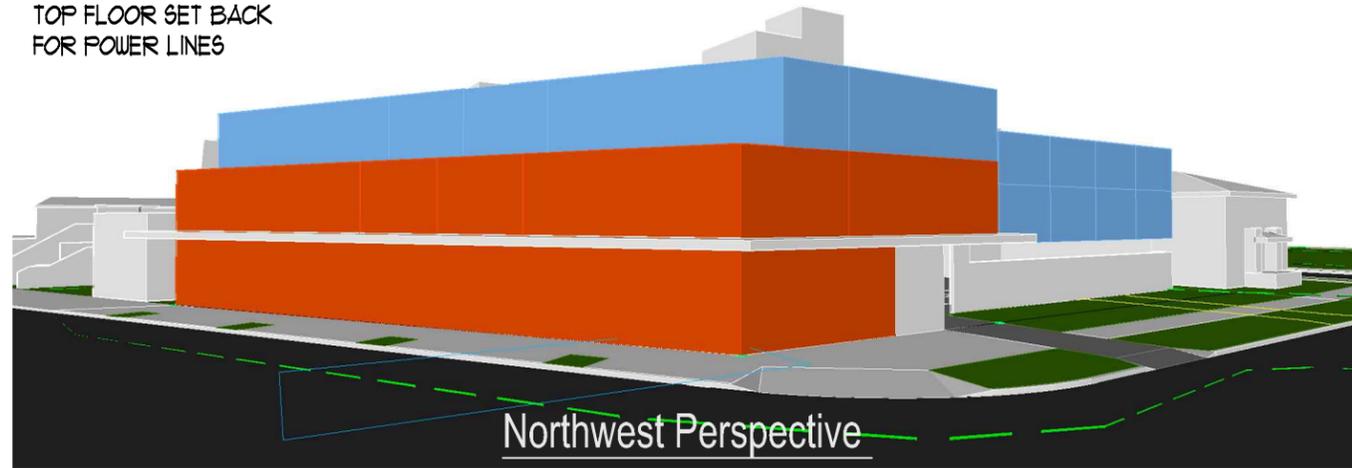
SECTION A-A



SECTION B-B

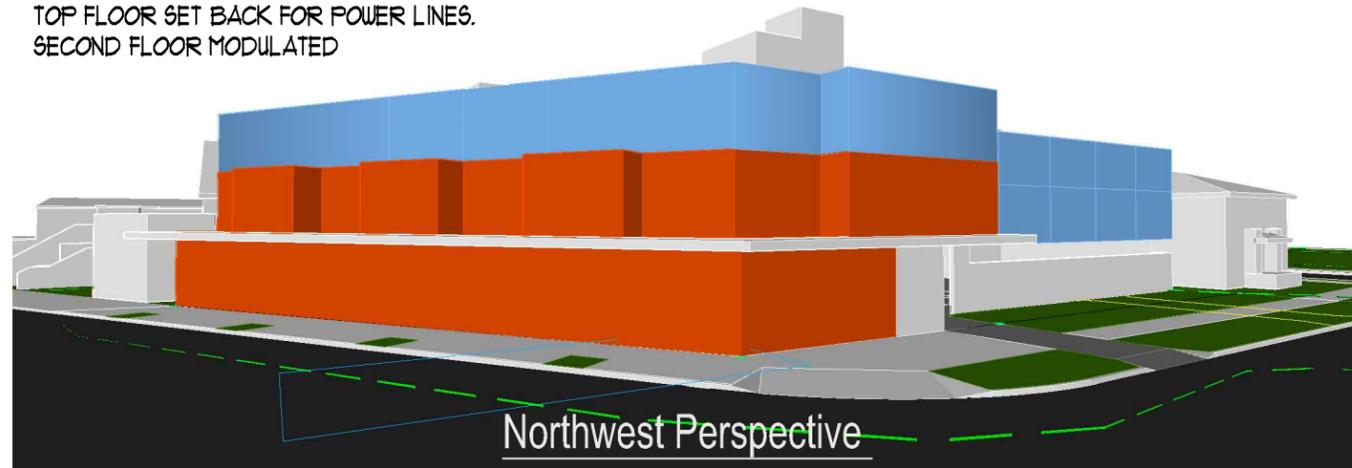


OPTION A:
TOP FLOOR SET BACK
FOR POWER LINES



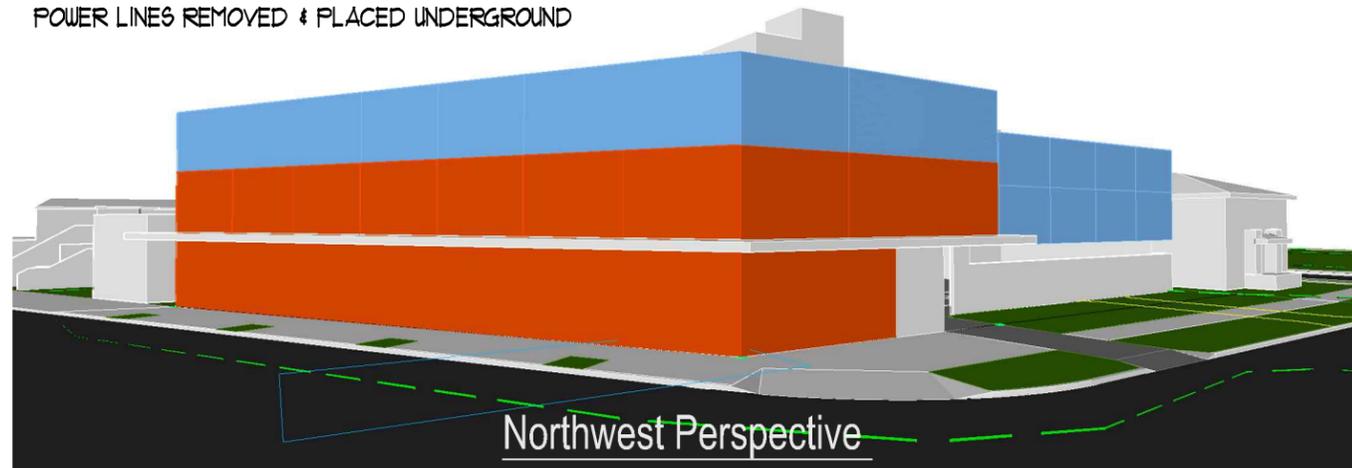
Northwest Perspective

OPTION B:
TOP FLOOR SET BACK FOR POWER LINES.
SECOND FLOOR MODULATED



Northwest Perspective

OPTION C:
POWER LINES REMOVED & PLACED UNDERGROUND



Northwest Perspective



Southwest Aerial Perspective



Southeast Aerial Perspective



Scheme 4

*Preferred



March/Sept. 21st, 10:00am



March/Sept. 21st, 12:00pm



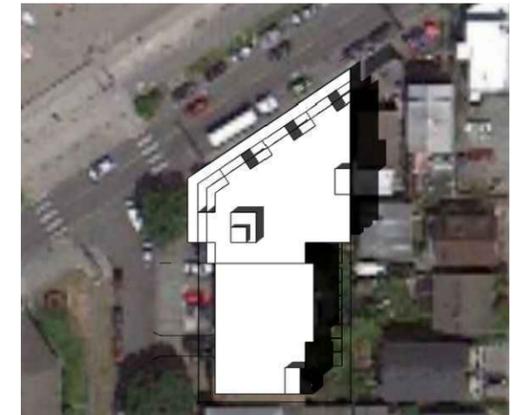
March/Sept. 21st, 2:00pm



June 21st, 10:00am



June 21st, 12:00pm



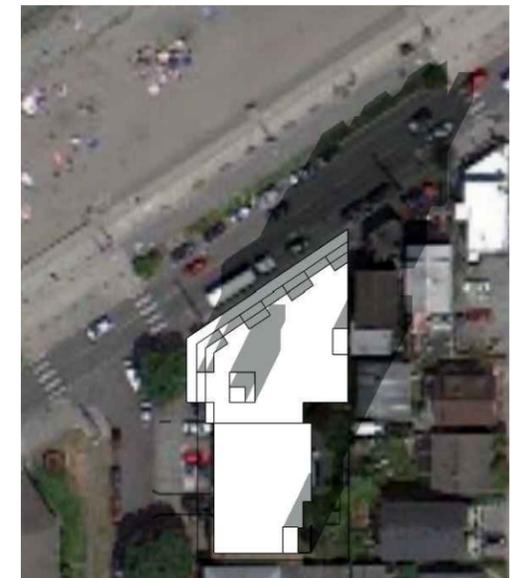
June 21st, 2:00pm



December 21st, 10:00am



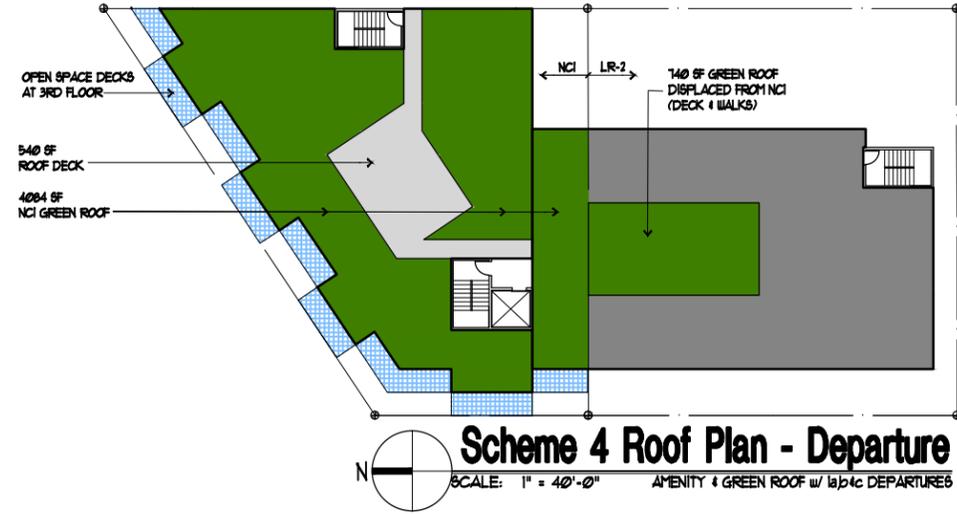
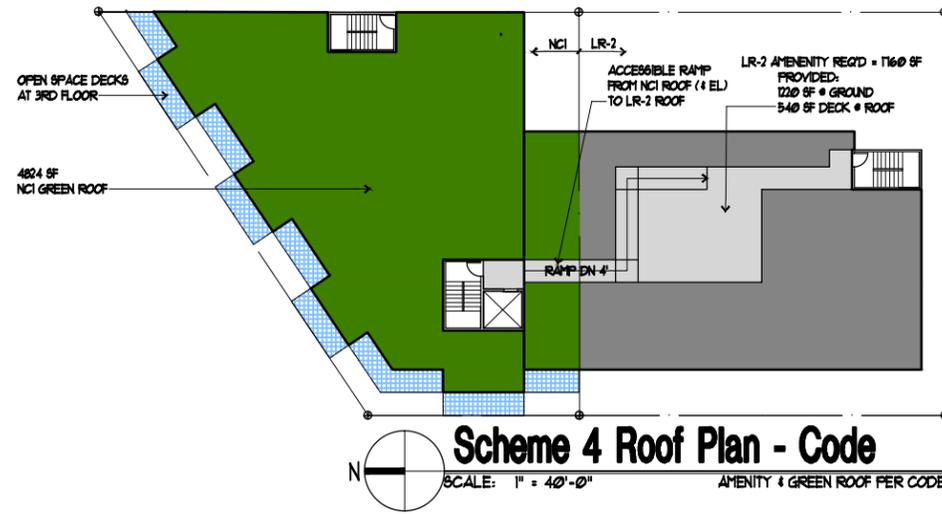
December 21st, 12:00pm



December 21st, 2:00pm

Shadow Studies





Departures

LAND USE CODE SECTION	REQUIREMENT	DEPARTURE	JUSTIFICATION
1 23.45.522 Amenity Area (LR-2)	25% of lot area = 7042 x 0.25 = 1760 SF 50% at ground = 880 SF minimum 50% in decks = 880 SF (see "Code Compliant" plan above)	540 SF of roof deck eliminated from LR-2 roof (see "Code Compliant" plan above).	LR-2 total required amenity space is provided (1220 SF ground on LR-2 site; 540 SF deck amenity provided on NC1 roof = 1760 SF). NC1 roof is higher than LR-2 roof and is oriented toward the Sound, beach and city views. 740 SF of green roof is added to LR-2 roof to replace deck.
2a. 23.54.030.D.2.a.2 Driveways	Non-residential uses require a 22' wide (min) width for 2-way traffic (see drive @ Scheme 1 - Site Plan, p. 12)	12' width is provided	23.42.030.A requires commercial parking be accessed through the commercial (NC1) zone. The preferred Scheme 4 locates the driveway at the NC1 zone boundary. The 12' width minimizes the impact on traffic at the stop sign on 59th (see Scheme 4 - Site Plan, p. 18).
2b. 23.54.030.F.2.b.2 Curb Cuts	Non-residential uses require a 22' wide (min) width for 2-way traffic (see drive @ Scheme 1 - Site Plan, p. 12)	12' width is provided	See justification for 2a above.



