Proposal Description

1. The existing site is located on the southeast corner of the intersection of California Ave SW & SW Seattle St. The site is rectagular with 85.77' on California SW (west) and the Alley (east), 109.95' on SW Seattle St (north) and the south and is composed of two separate parcels zoned LR-3. The site is occupied by 2 structures containing residential uses. Existing curbs and sidewalks adjoin the western and northern boundaries. Existing vehicle access is via an alley on the eastern boundry. Overhead power poles are located on California Ave SW and on the Alley. There are no significant trees located on the site. The site is relatively flat sloping down from the northwest to the northeast corner. It is designated outer transitional surface airport height overlay. Partial vistas of downtown Seattle and Elliot Bay may be available to upper floor units and a roof terrace.
2. The properties across the alley to the east are zoned SF 5000. The property immediately to the south and north are classified LR-3.
3. Neighboring uses include single family to the east and multi-family to the west, north and south.
4. Development objectives are to utilize the site for its zoned multi-family use. Current plans call for 16 apartment units, 4 per floor on 4 floors over parking. Parking for 17-21 vehicles will be will be accessed off of the alley. The proposed structure will be built to meet the 30' height limit with the 4' height bonus for partially below-grade structures and attain a LEED Silver rating.

Development Objective

1. Develop site to highest and best use (multi-family building)
2. Provide increased housing opportunity along the California Ave corridor
3. Provide a visual upgrade to the neighborhood and improve property values
4. Replace two aging buildings with a more environmentally friendly and energy efficent building
5. Provide positive cash flow for the property
6. Provide long term financial benefits for a family investment

Proposed Density

1BR + Study	16
	16 Total
Parking Stalls	7 At ground level
	14 Below grade
	21 Total

Index

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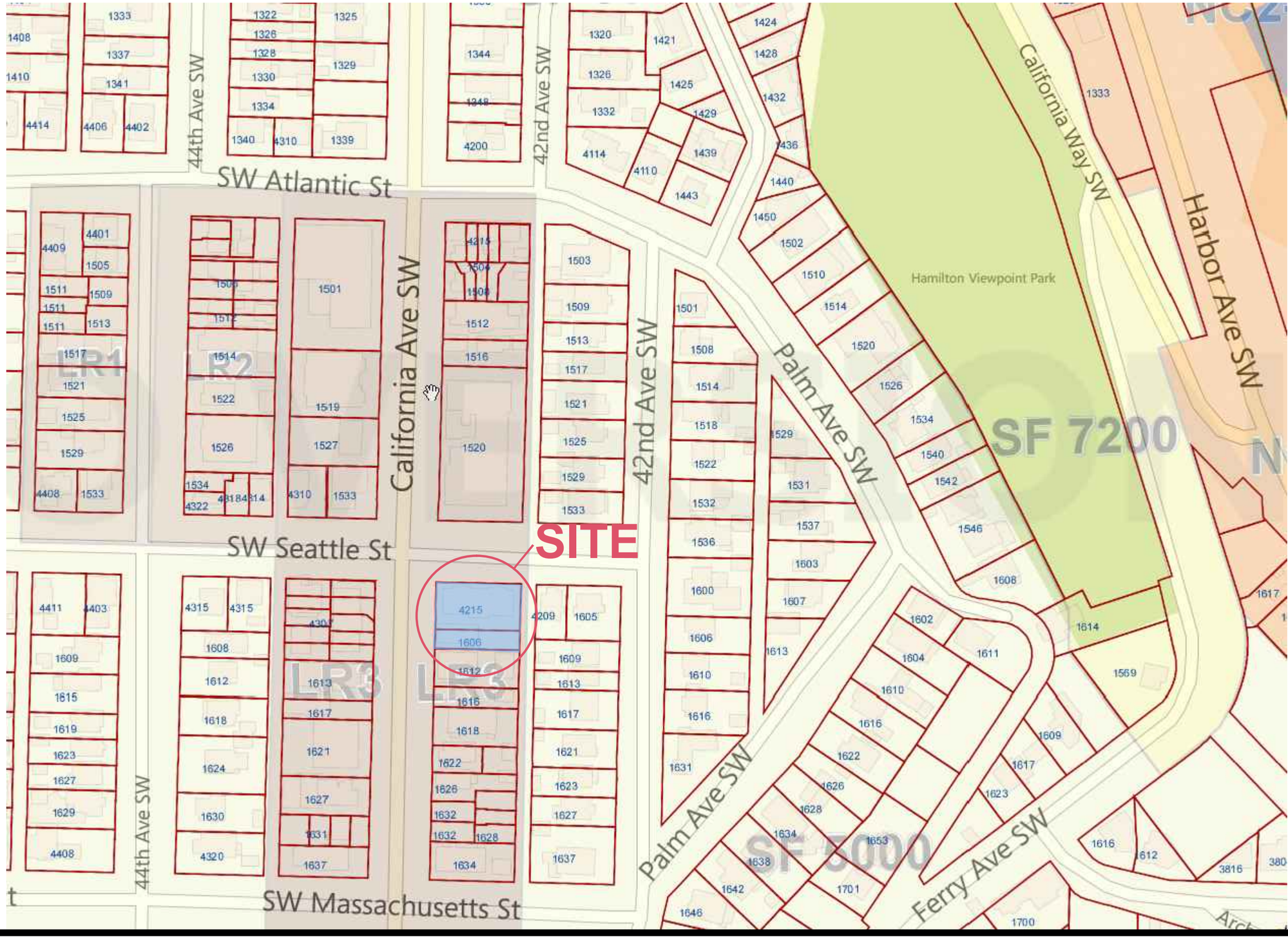
Zoning Map



Early Design Guidance - 4215 SW Seattle St & 1606 California Av SW / #3016112 - 03.06.14

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Zoning Analysis

ADDRESS:	4215 SW Seattle St & 1606 California Ave SW, Seattle WA 98116
LEGAL:	Lots 1,2 & 3, Block 12, 1st replat of West Seattle
DPD ZONING MAP:	125
DPD PROJECT NO.:	3016122
PARCEL NO.:	Parcels 9272201475 & 9272201465
ZONING:	LR3
OVERLAYS:	Outer Transitional Surface Airport Height Overlay
ECA:	None
SITE AREA:	109.95 x 85.77 = 9,430.45 SF
USES:	LR3 - Residential w/ accessory parking
DENSITY:	1/800 SF max: 9,430 / 800 = 11.7 = 12 units max, unlimited if LEED Silver
STRUCTURE HEIGHT:	30' Height Bonus = 10' for pitched roofs, limit of 3 floors above grade, 5' for pitched roofs + 4' for a partially below-grade floor, limit of 3 full floors above grade, 3' for shed and butterfly roofs
FLOOR AREA RATIO (FAR):	1.5 max = 9,430 x 1.5 = 14,145.6 SF. 2.0 (available for buildings meeting LEED Silver) = 9,430.4 x 2 = 18,860.8 SF. *4' partial below-grade garage is exempt from FAR only if the building qualifies for LEED Silver
SETBACKS:	
FRONT	5' min
REAR	10' min with alley
SIDE	>40' facade: 7' ave, 5' min
DESIGN STANDARDS:	20% min street facade glazed, max 750 SF street facade in one plane (18" Min offset)
LANDSCAPING:	Green factor score of 0.6. Street trees required.

STRUCTURE WIDTH:	150' max
STRUCTURE DEPTH:	65% length of side lot line = .65 x 109.95 = 71.47'
STREET WIDTH:	
SW SEATTLE	80' existing; 52' required.
CALIFORNIA AV SW	80' existing; 52' required
ALLEY	20' existing; 16' required
GARBAGE / RECYCLE	9 - 15 units; 150 SF required, 16-25 units; 225 SF required, minimum 12' dimension if exterior location
PARKING	1 stall / dwelling, alley access requiredps

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Site Analysis

California Ave SW

- Designated as an arterial street
- Primary vehicle access north and south
- Overhead utilities on east side of R.O.W.
- Sanitary Sewer, Water, Gas, Storm Sewer

SW Seattle Street

- Secondary vehicle access to residential properties
- Storm Sewer

Alley

- Parking access
- Overhead utilities on west side of R.O.W

Views

- Restricted water view from northwest corner of site
- City skyline view from upper floor and roof

Water Taxi

Amenities

- Short transit ride or walk to water taxi to downtown, Alki Beach and pedestrian / bike pathway along water
- Two blocks from Hamilton Viewpoint Park with it's sweeping views of water and city skyline
- Near Admiral Business district featuring a variety of dining establishments and two grocery stores
- Direct auto or transit access to "The West Seattle Junction"
- Vehicle access via Admiral Ave to I-5

Hamilton Viewpoint Park

The Junction

Admiral District

Neighborhood Qualities

The neighborhood provides a variety of housing types including single family, apartment buildings of various sizes, townhomes and condominiums. Higher density housing is primarily located along California Avenue SW. This street is also the focus of vehicle traffic in the area. The neighborhood has a quiet residential feel.

Architectural context is mixed. Single family residences are simple, modest and mostly of early to mid 20th century traditional designs. Higher density housing is a variety of contemporary styles from the mid 20th century onward. Building materials are typically wood frame with a variety of sidings including wood, stucco and masonry.

VIEW TO NORTH
ON CALIFORNIA AVE SW

VIEW TO
NORTHEAST

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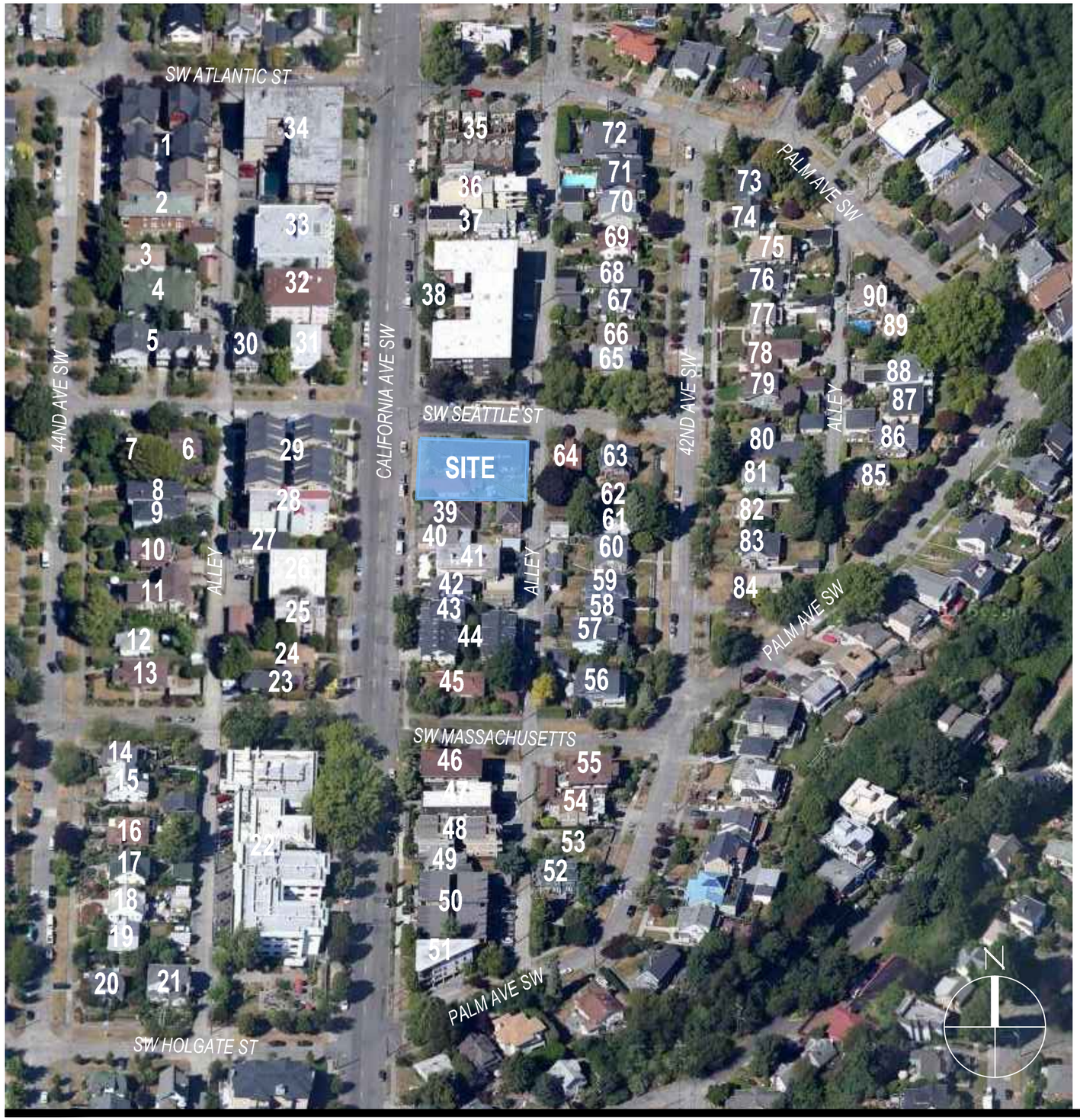

Existing Uses

1. TH, 3-STORY, 12 UNITS
2. APT, 2-STORY, 4 UNIT
3. SF, 2-STORY, 1 UNIT
4. APT, 2-STORY, 12 UNIT
5. TH, 3-STORIES, 4 UNITS
6. SF, 1-STORY, 1 UNIT
7. SF, 1-STORY, 1 UNIT
8. SF, 1-STORY, 1 UNIT
9. SF, 3-STORY, 1 UNIT
10. SF, 2-STORY, 1 UNIT
11. SF, 1-STORY, 1 UNIT
12. SF, 1-STORY, 1 UNIT
13. APT, 2-STORY, 2 UNIT
14. SF, 2-STORY, 1 UNIT
15. SF, 2-STORY, 1 UNIT
16. SF, 1-STORY, 1 UNIT
17. SF, 2-STORY, 1 UNIT
18. SF, 2-STORY, 1 UNIT
19. SF, 2-STORY, 1 UNIT
20. SF, 2-STORY, 1 UNIT
21. SF, 2-STORY, 1 UNIT
22. SR HOUSING, 3-STORY
23. APT, 2-STORY, 4 UNIT
24. TH, 3-STORY, 4 UNITS
25. APT, 4-STORY, 4 UNIT
26. APT, 3-STORY, 8 UNIT
27. SF, 2-STORY, 1 UNIT
28. APT, 4-STORY, 4 UNIT
29. TH, 4-STORY, 10 UNITS
30. SF, 2-STORY, 1 UNIT
31. APT, 2-STORY, 4 UNIT
32. APT, 4-STORY, 8 UNIT
33. APT, 4-STORY, 12 UNIT
34. APT, 4-STORY, 35 UNIT
35. TH, 4-STORY, 10 UNITS
36. APT, 4-STORY, 7 UNIT
37. APT, 2-STORY, 2 UNIT
    SF, 2-STORY, 1 UNIT
38. APT, 3-STORY, 37 UNIT
39. APT, 1-STORY, 2 UNIT
40. SF, 1-STORY, 1 UNIT
41. APT, 2-STORY, 4 UNIT
42. SF, 2-STORY, 1 UNIT
    TH, 2-STORY, 1 UNIT
43. SF, 2-STORY, 1 UNIT
44. TH, 2-STORY, 5 UNIT
45. APT, 2-STORY, 5 UNIT
46. APT, 3-STORY, 7 UNIT
47. APT, 3-STORY, 6 UNIT
48. TH, 4-STORY, 4 UNITS
49. SF, 1-STORY, 1 UNIT
50. TH, 3-STORY, 12 UNITS
51. APT, 3-STORY, 6 UNIT
52. SF, 3-STORY, 1 UNIT
53. VACANT LOT
54. SF, 2-STORY, 1 UNIT
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89. SF, 2-STORY, 1 UNIT
90. SF, 2-STORY, 1 UNIT

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Streetscape SW Seattle St

Looking South

Looking North

Structures Adjacent to Site @ Alley

SE PERSPECTIVE

SE PERSPECTIVE

SE PERSPECTIVE

WEST PERSPECTIVE

NE PERSPECTIVE

SW PERSPECTIVE

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Streetscape California Ave SW

Looking East

Looking West

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Neighborhood Photos

1

12 TH UNITS

2

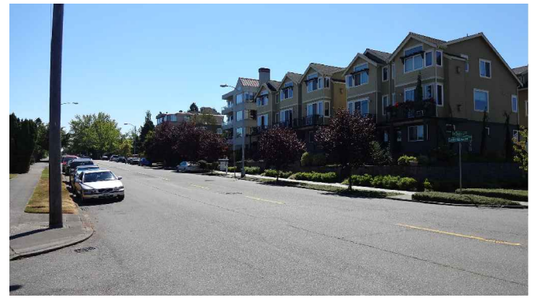
35 UNIT APT

3

8 UNIT APT - 12 UNIT APT - 35 UNIT APT

4

37 UNIT APT



5

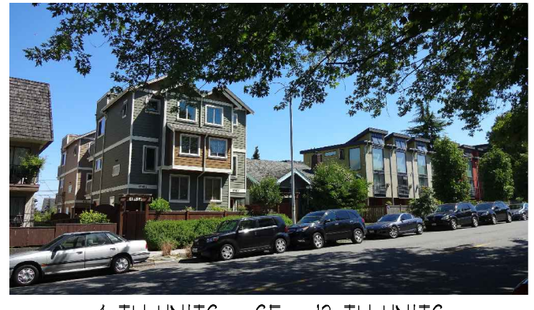
10 TH UNITS

6

4 UNIT APT - 10 TH UNITS

7

4 TH UNITS - 4 UNIT APT - 8 UNIT APT



8

4 TH UNITS - SF - 12 TH UNITS

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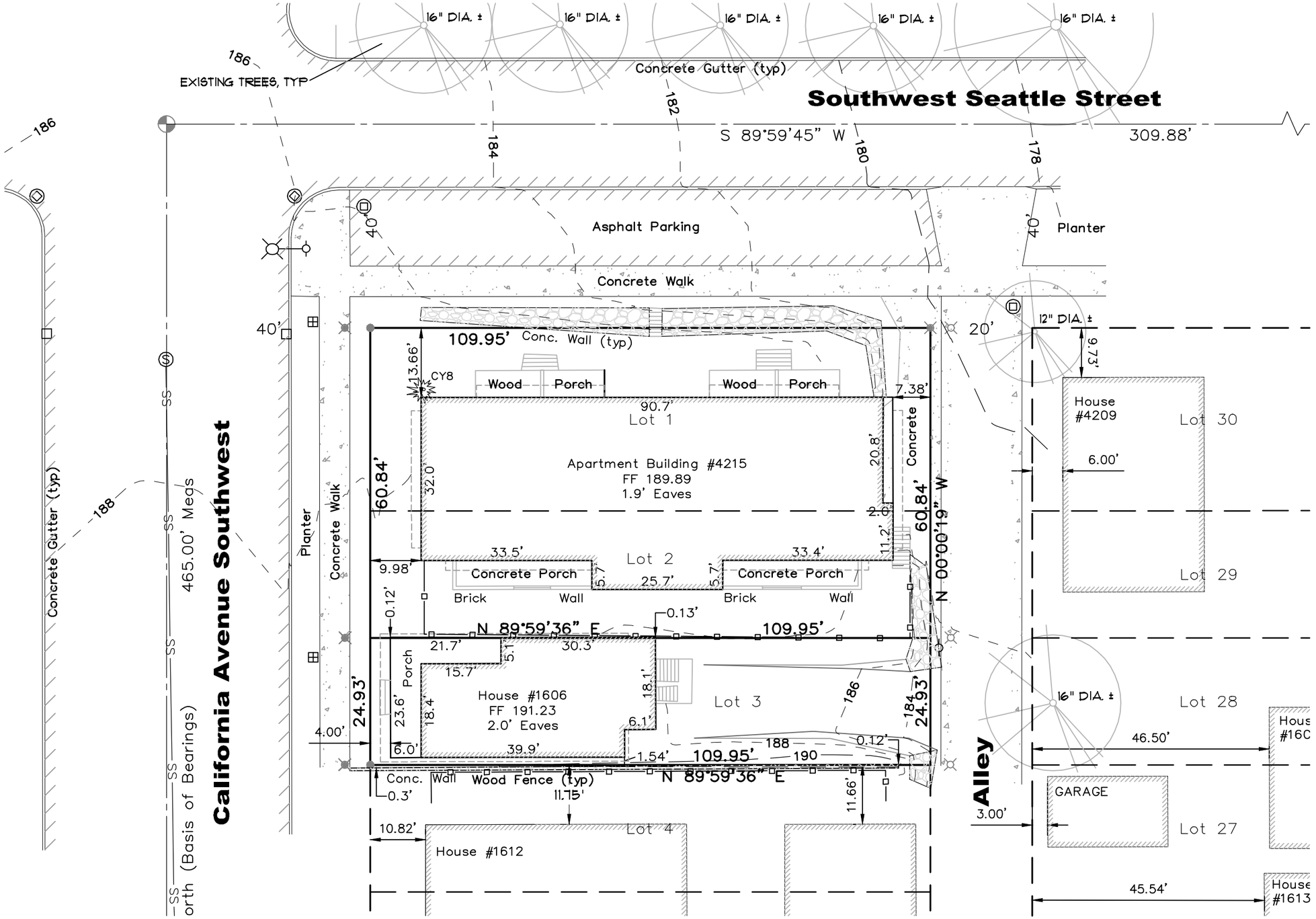
Site w/ Exist'g Conditions



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Design Guidelines

CS1 Natural Systems and Site Features

A. ENERGY USE

1. Energy Choices: At the earliest phase of project development, examine how energy choices may influence building form, siting, and orientation.

B. SUNLIGHT AND NATURAL VENTILATION

2. Daylight and Shading: Maximize daylight for interior and exterior spaces and minimize shading on adjacent sites through the placement and/or design of structures on the site.

C. TOPOGRAPHY

1. Land Form: Use the natural topography and/or other desirable land forms or features to inform the project design.

CS2 Urban Pattern and Form

A. LOCATION IN THE CITY AND NEIGHBORHOOD

1. Sense of Place: Emphasize attributes that give Seattle, the neighborhood, and/or the site its distinctive sense of place.

2. Architectural Presence: Evaluate the degree of visibility or architectural presence that is appropriate or desired given the context, and design accordingly.

B. ADJACENT SITES, STREETS, AND OPEN SPACES

2. Connection to the Street: Identify opportunities for the project to make a strong connection to the street and carefully consider how the building will interact with the public realm.

C. RELATIONSHIP TO THE BLOCK

1. Corner Sites: Corner sites can serve as gateways or focal points.

D. HEIGHT, BULK, AND SCALE

1. Existing Development and Zoning: Review the height, bulk, and scale of neighboring buildings as well as the scale of development anticipated by zoning for the area to determine an appropriate complement and/or transition.

2. Existing Site Features: Use changes in topography, site shape, and vegetation or structures to help make a successful fit with adjacent properties.

3. Zone Transitions: For projects located at the edge of different zones, provide an
appropriate transition or complement to the adjacent zone(s).

4. Massing Choices: Strive for a successful transition between zones where a project abuts a less intense zone.

5. Respect for Adjacent Sites: Respect adjacent properties with design and site planning to minimize disrupting the privacy and outdoor activities of residents in adjacent buildings.

CS3 Architectural Context and Character

A. EMPHASIZING POSITIVE NEIGHBORHOOD ATTRIBUTES

4. Evolving Neighborhoods: In neighborhoods where architectural character is evolving or otherwise in transition, explore ways for new development to establish a positive and desirable context for others to build upon in the future.

PL1 Connectivity

B. WALKWAYS AND CONNECTIONS

3. Pedestrian Amenities: Opportunities for creating lively, pedestrian oriented open spaces to enliven the area and attract interest and interaction with the site and building should be considered.

PL2 Walkability

A. ACCESSIBILITY

1. Access for All: Provide access for people of all abilities in a manner that is fully integrated into the project design.

B. SAFETY AND SECURITY

1. Eyes on the Street: Create a safe environment by providing lines of sight and encouraging natural surveillance through strategic placement of doors, windows, balconies and street-level uses.

PL3 Street-Level Interaction

B. RESIDENTIAL EDGES

1. Security and Privacy: Provide security and privacy for residential buildings through the use of a buffer or semi-private space between the development and the street or neighboring buildings.

2. Ground-level Residential: Privacy and security issues are particularly important in buildings with ground-level housing, both at entries and where windows are located overlooking the street and sidewalk.

DC1 Project Uses and Activities

A. ARRANGEMENT OF INTERIOR USE

4. Views and Connections: Locate interior uses and activities to take advantage of views and physical connections to exterior spaces and uses, particularly activities along sidewalks, parks or other public spaces.

B. VEHICULAR ACCESS AND CIRCULATION

1. Access Location and Design: Choose locations for vehicular access, service uses, and delivery areas that minimize conflict between vehicles and non-motorists wherever possible.

C. PARKING AND SERVICE USES

1. Below-Grade Parking: Locate parking below grade wherever possible. Where a surface parking lot is the only alternative, locate the parking in rear or side yards, or on lower or less visible portions of the site.

2. Visual Impacts: Reduce the visual impacts of parking lots, parking structures, entrances, and related signs and equipment as much as possible.

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DC2 Architectural Concept

A. MASSING

1. Site Characteristics and Uses: Arrange the mass of the building taking into consideration the characteristics of the site and the proposed uses of the building and its open space.

B. ARCHITECTURAL AND FAÇADE COMPOSITION

1. Façade Composition: Design all building facades—including alleys and visible roofs—considering the composition and architectural expression of the building as a whole.

C. SECONDARY ARCHITECTURAL FEATURES

1. Visual Depth and Interest: Add depth to facades where appropriate by incorporating balconies, canopies, awnings, decks, or other secondary elements into the façade design.

D. SCALE AND TEXTURE

1. Human Scale: Incorporate architectural features, elements, and details that are of human scale into the building facades, entries, retaining walls, courtyards, and exterior spaces in a manner that is consistent with the overall architectural concept.

DC3 Open Space Concept

A. BUILDING-OPEN SPACE RELATIONSHIP

1. Interior/Exterior Fit: Develop an open space concept in conjunction with the architectural concept to ensure that interior and exterior spaces relate well to each other and support the functions of the development.

B. OPEN SPACE USES AND ACTIVITIES

4. Multifamily Open Space: Design common and private open spaces in multifamily
projects for use by all residents to encourage physical activity and social interaction.

DC4 Exterior Elements and Finishes

A. BUILDING MATERIALS

1. Exterior Finish Materials: Building exteriors should be constructed of durable and maintainable materials that are attractive even when viewed up close.

D. TREES, LANDSCAPE AND HARDSCAPE MATERIALS

1. Choice of Plant Materials: Reinforce the overall architectural and open space design concepts through the selection of landscape materials.

2. Hardscape Materials: Use exterior courtyards, plazas, and other hard surfaced areas as an opportunity to add color, texture, and/or pattern and enliven public areas through the use of distinctive and durable paving materials.

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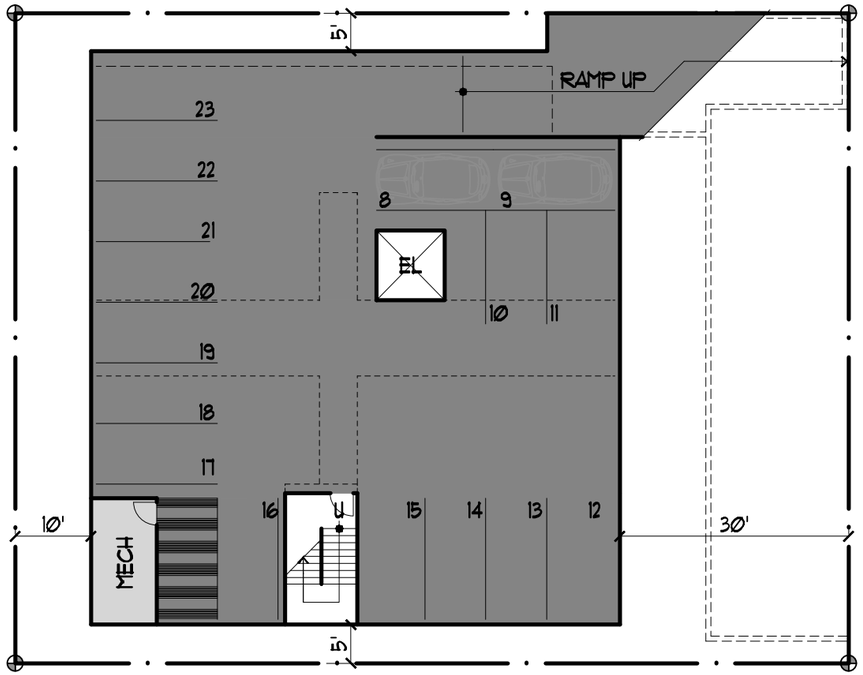
Scheme 1



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Garage

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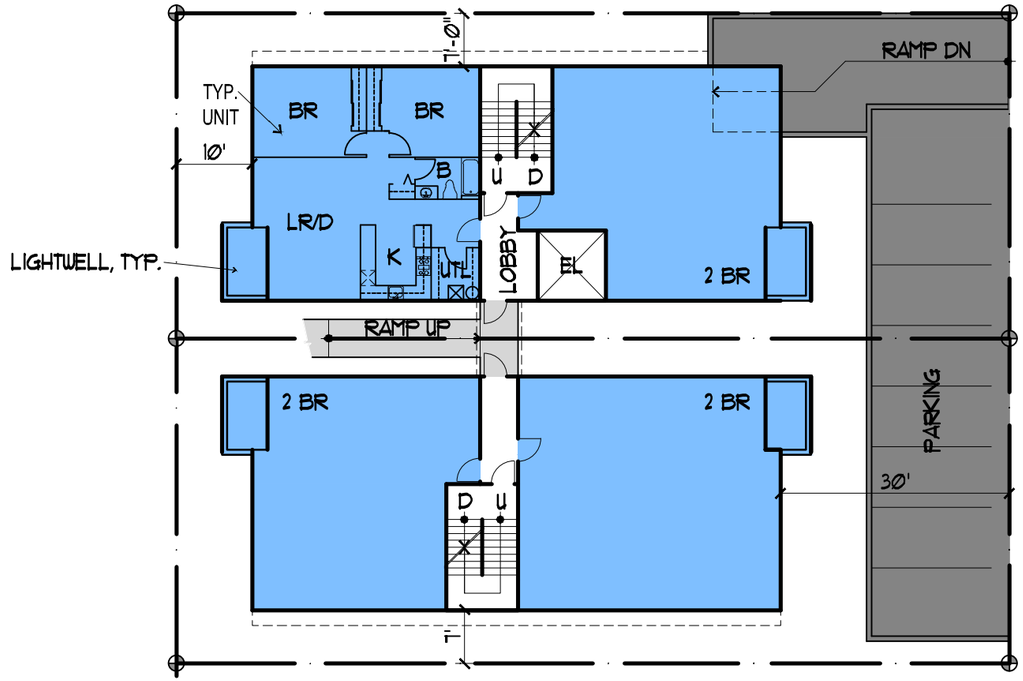

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Basement Floor Plan

SCALE: 1"=20'-0"

SCHEME 1
- 16 UNITS
- 23 STALLS
- 2 BUILDINGS WITH CONNECTING BRIDGE
- ALLEY PARKING ACCESS

ADVANTAGES
- SMALLER BULK
- MORE LIGHT AND VENTILATION
- MORE ON GRADE LANDSCAPE

DISADVANTAGES
- MORE COSTLY HOUSING
- MORE CIRCULATION SPACE
- MORE EXTERIOR WALL = GREATER ENERGY USE

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Site / 1st Flr

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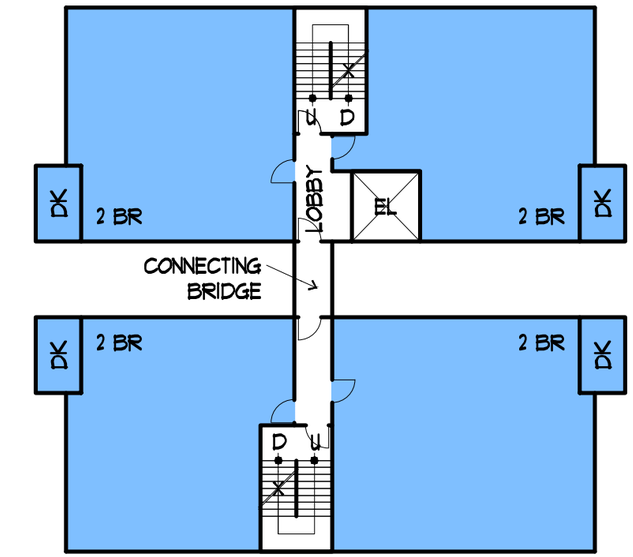

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2nd & 3rd Floors

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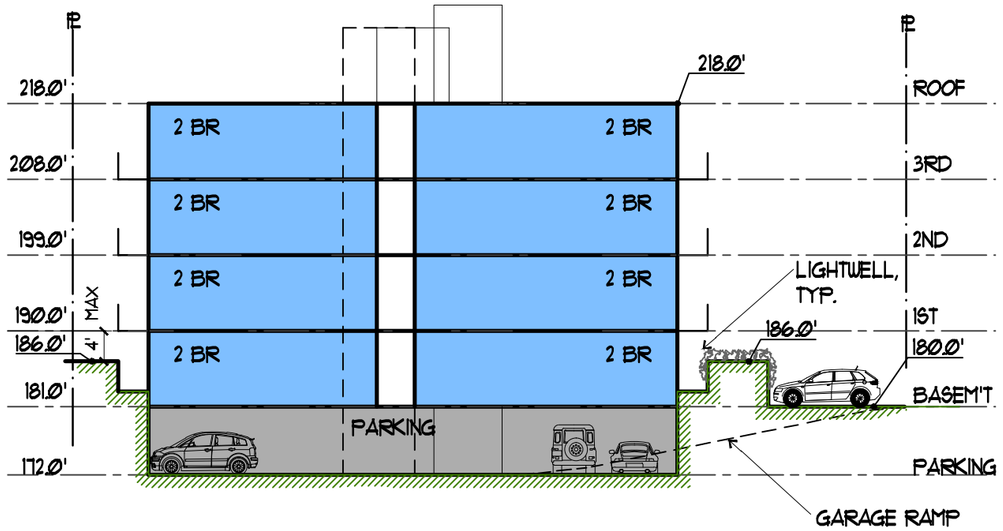

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Section A

SCALE: 1"=20'-0"

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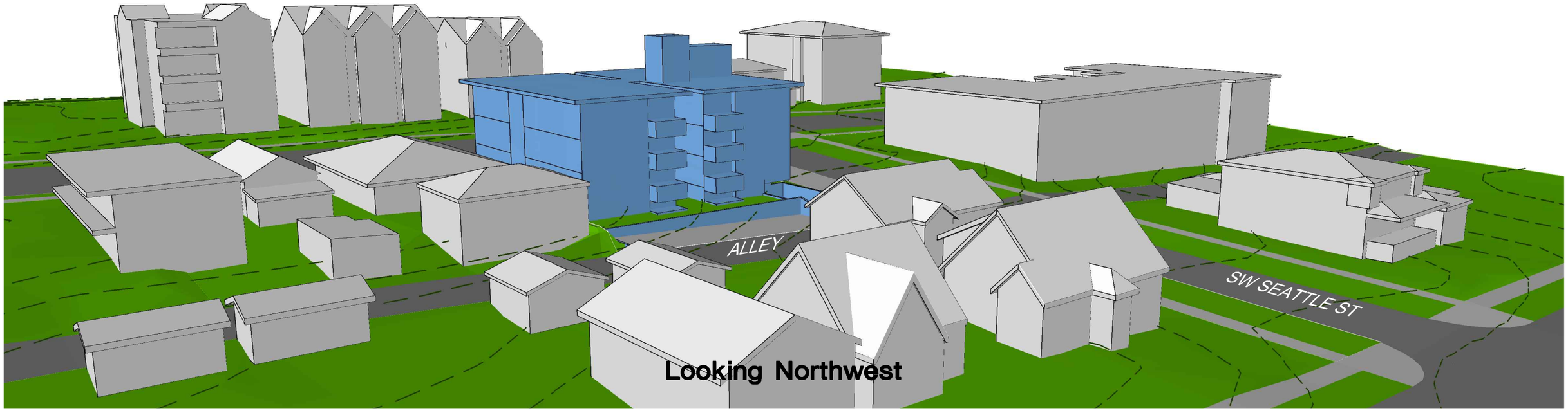
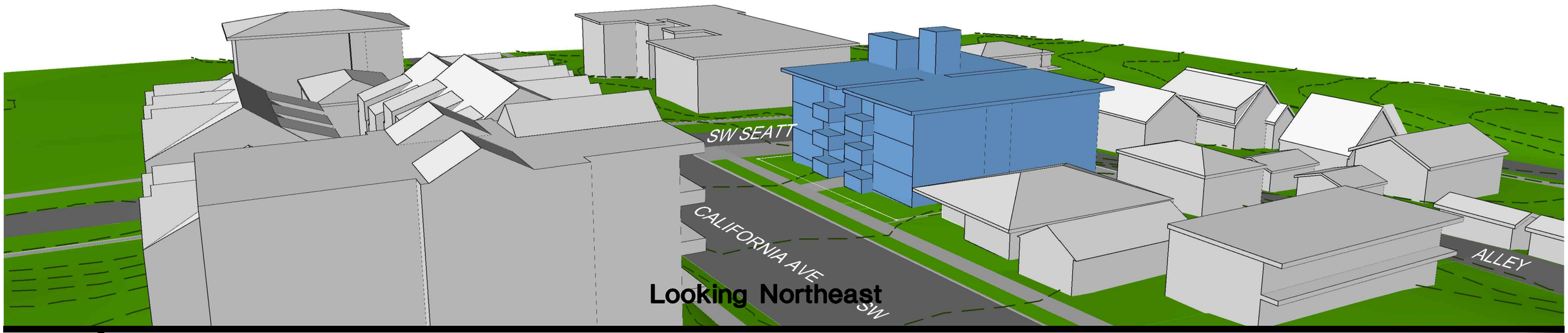


Looking Northwest



Looking Northeast

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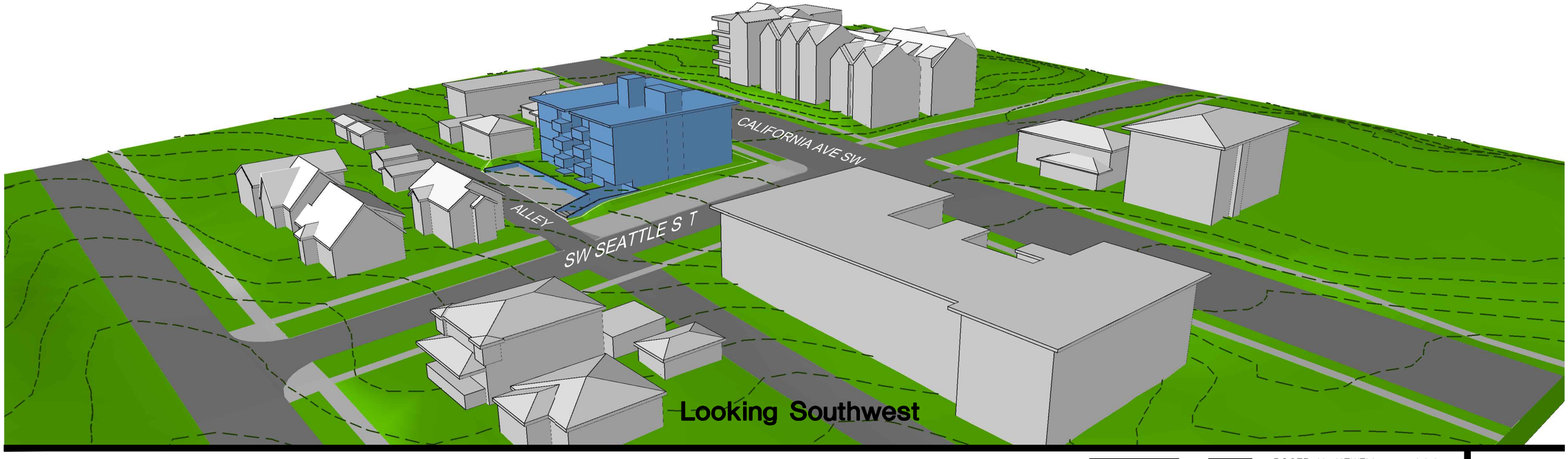
Looking Southwest



Looking Southwest

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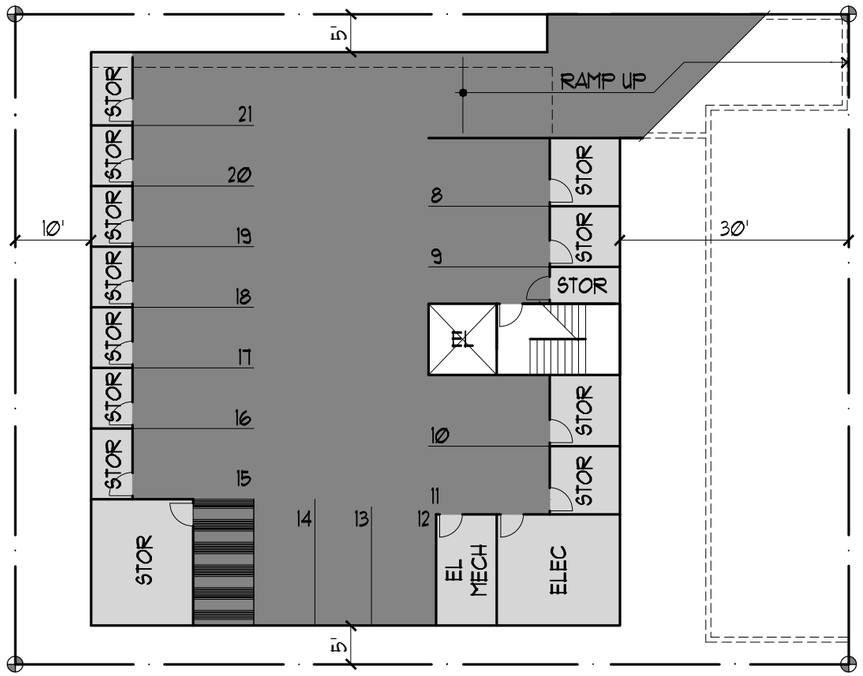
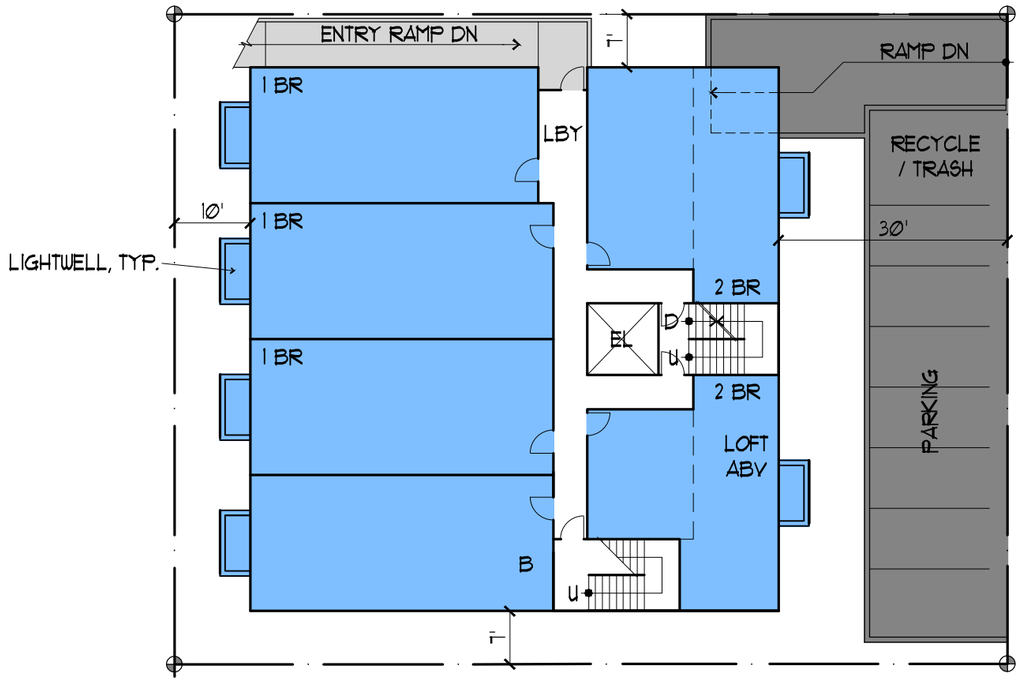
Scheme 2





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Garage

SCALE: 1"=20'-0"

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Basement Floor Plan

SCALE: 1"=20'-0"

SCHEME 2
- 20 UNITS
- 21 STALLS
- 1 BUILDING
- ALLEY PARKING ACCESS

ADVANTAGES
- MORE UNITS = HIGHER DENSITY
- SMALLER UNITS = LOWER RENTS
- LESS EXTERIOR WALL = LESS ENERGY USE

DISADVANTAGES
- SMALLER UNITS
- GREATER BULK
- LESS PRIVACY FOR ADJACENT SINGLE FAMILY RESIDENCE TO EAST

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Site / 1st Flr

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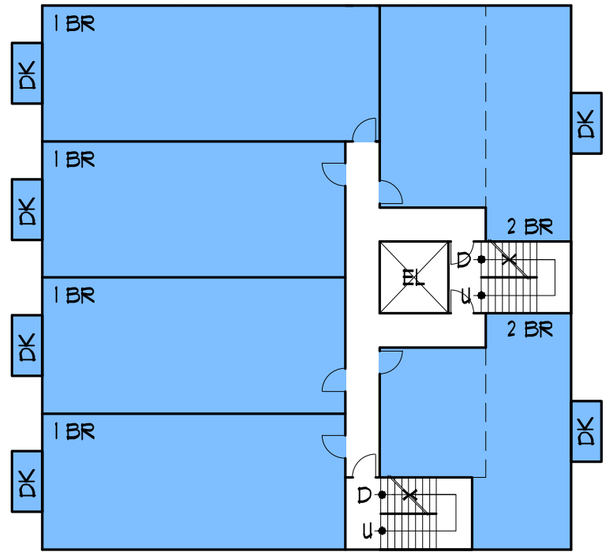

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2nd & 3rd Floors

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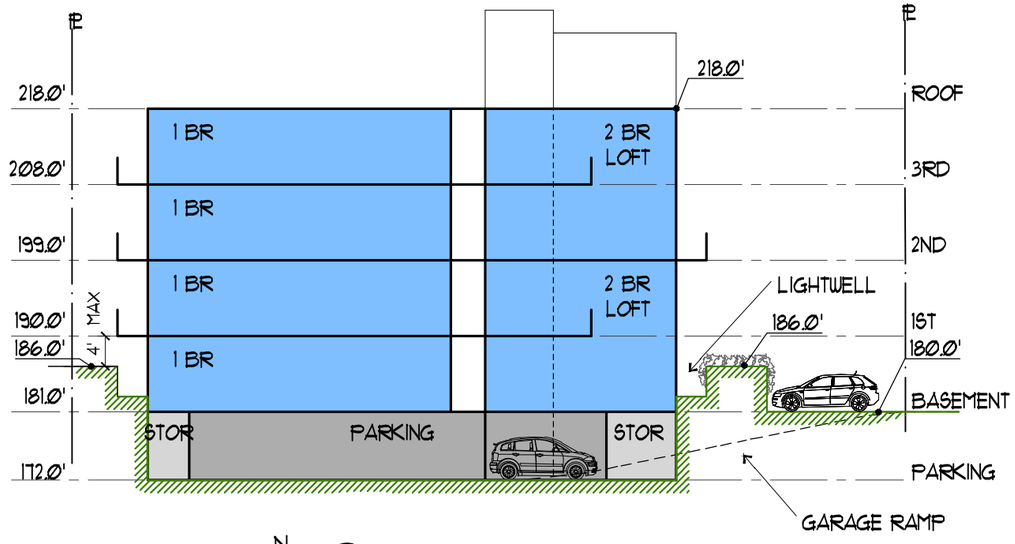

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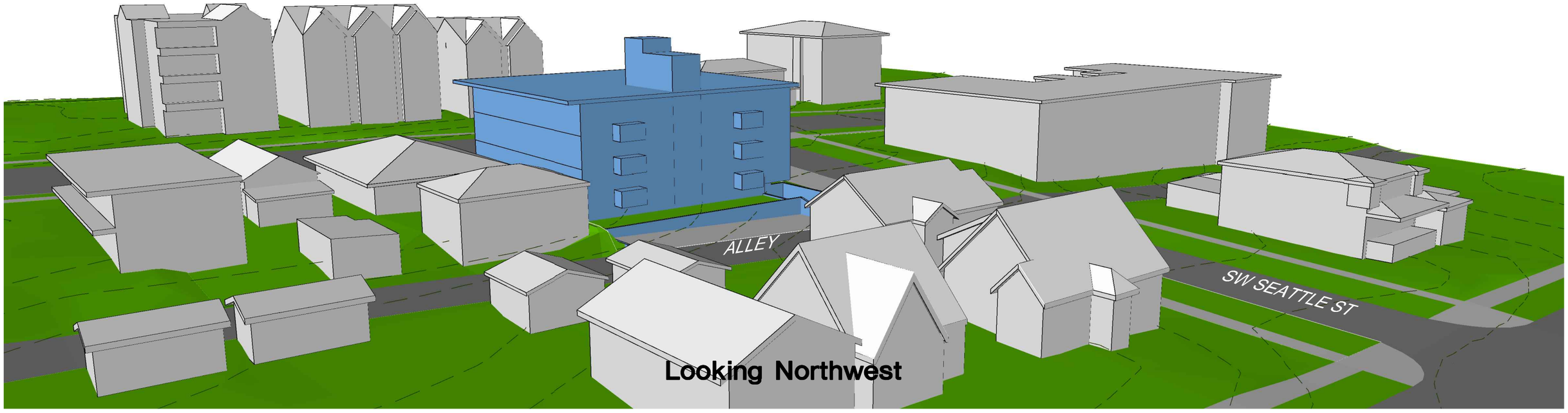
Section

SCALE:1"=20'-0"

ROGER H. NEWELL A.I.A.
ARCHITECT (206) 322-1192
FACSIMILE (206) 322-5161
1102 NINETEENTH AVENUE EAST
SEATTLE, WASHINGTON 98112

Scheme 2



Looking Northwest

Looking Northeast

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Looking Southwest

Looking Southwest

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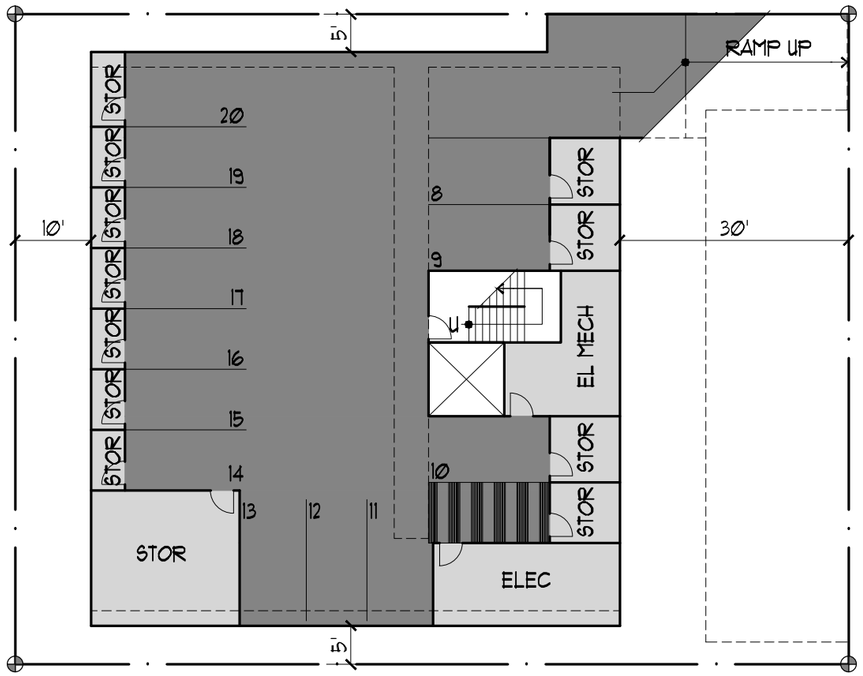
SEATTLE, WASHINGTON 98112

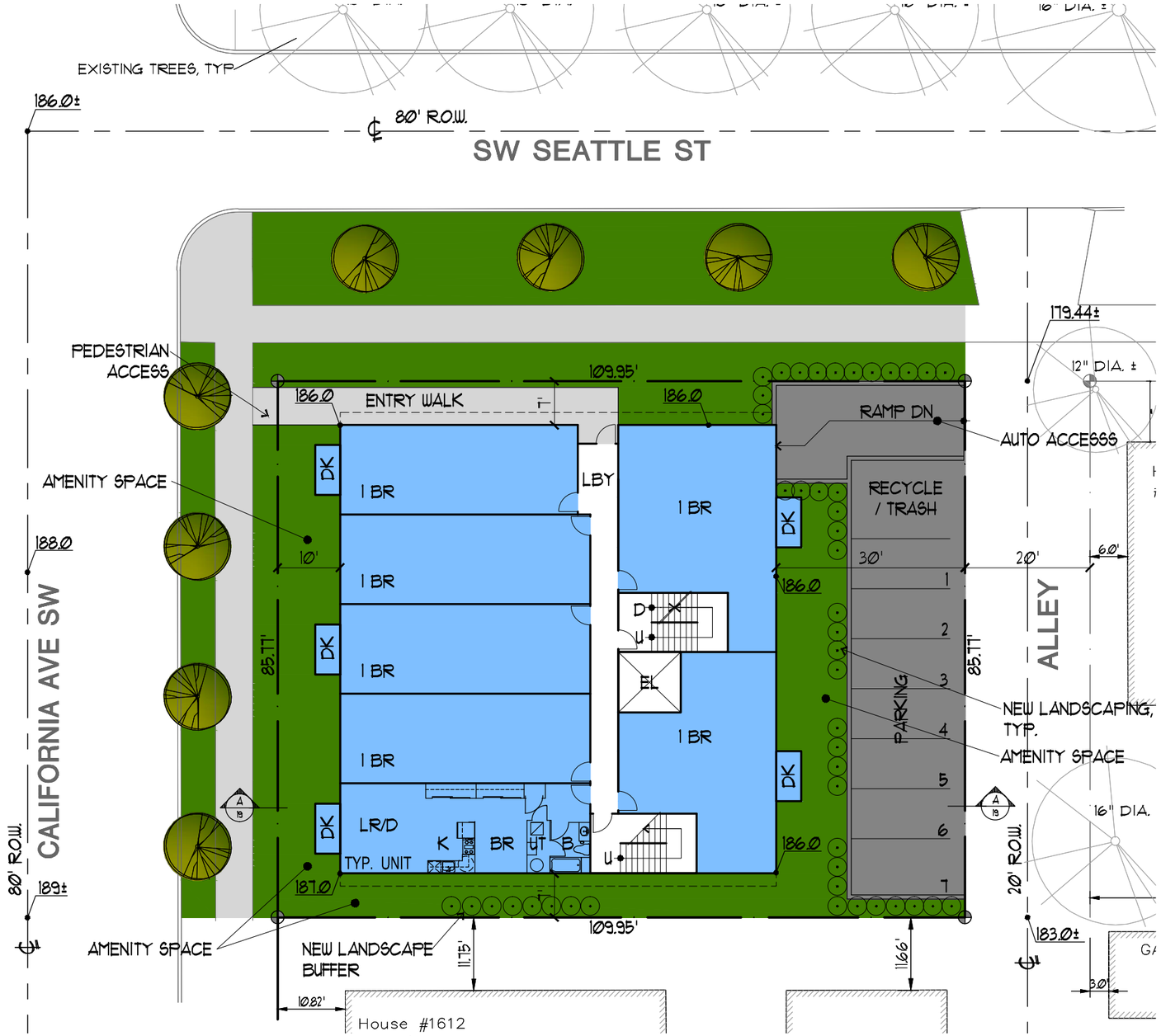
Scheme 3



N

Garage

SCALE: 1"=20'-0"



N

Site / 1st Floor

SCALE: 1"=20'-0"

SCHEME 3
- 14 UNITS
- 20 STALLS
- 1 BUILDING
- ALLEY PARKING ACCESS

ADVANTAGES
- MIXTURE OF UNIT SIZES & TYPES
- LESS EXTERIOR WALL = LESS ENERGY USE

DISADVANTAGES
- GREATER BULK
- LESS PRIVACY FOR ADJACENT SINGLE FAMILY RESIDENCE TO EAST
- LESS DENSITY

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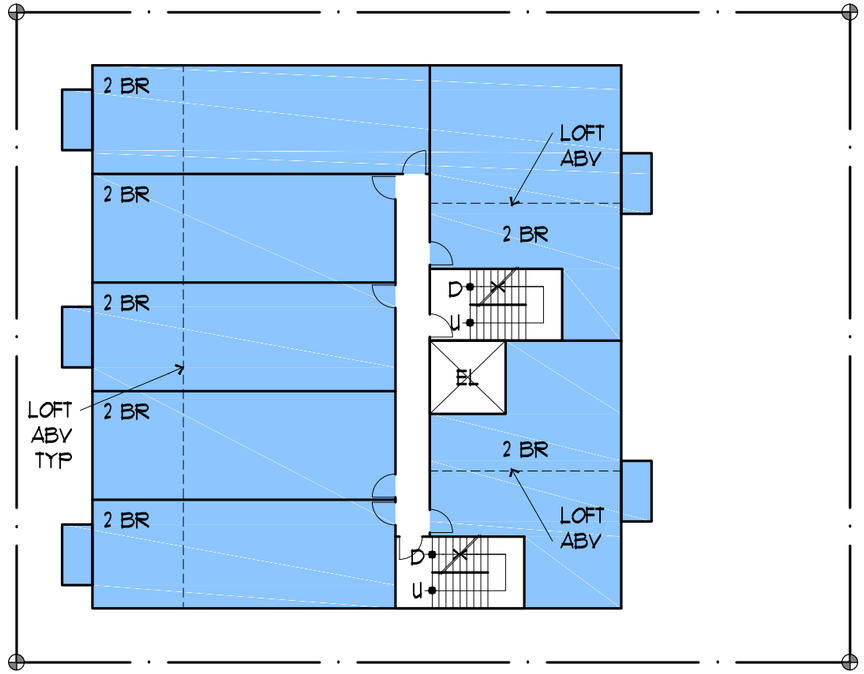
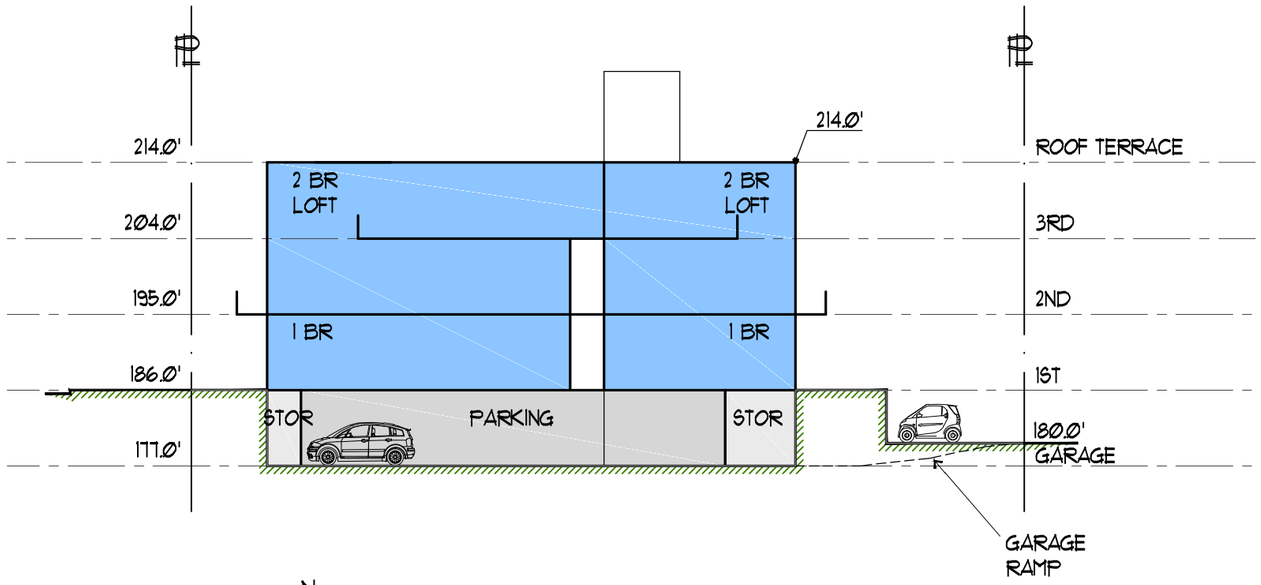


N

2nd & 3rd Floors

SCALE: 1"=20'-0"



N

Section A

SCALE: 1"=20'-0"

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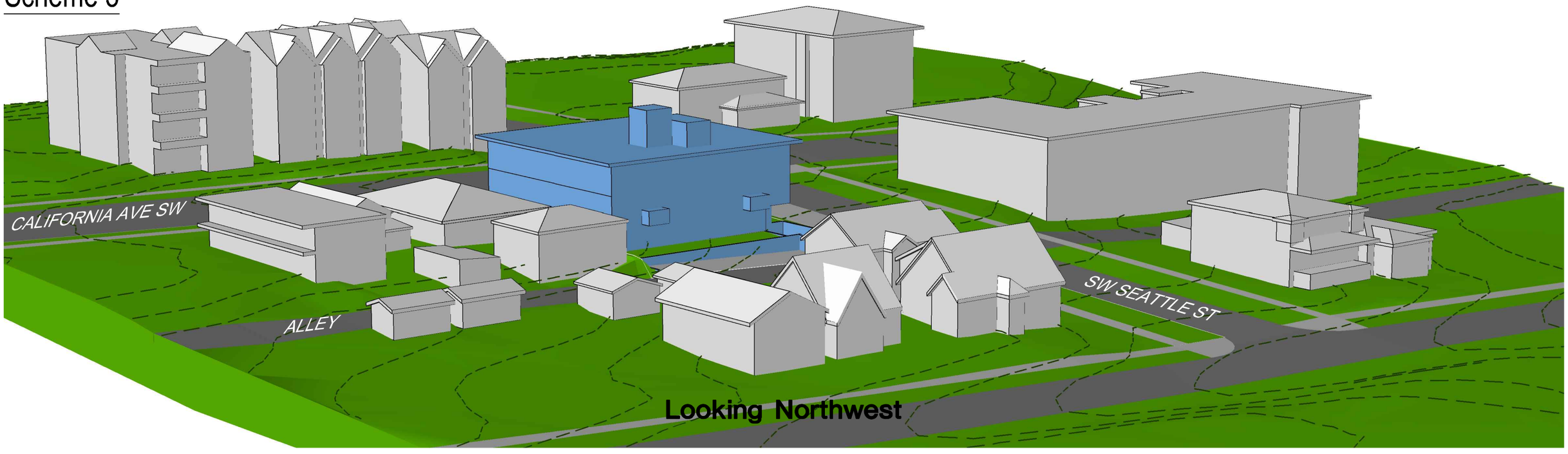
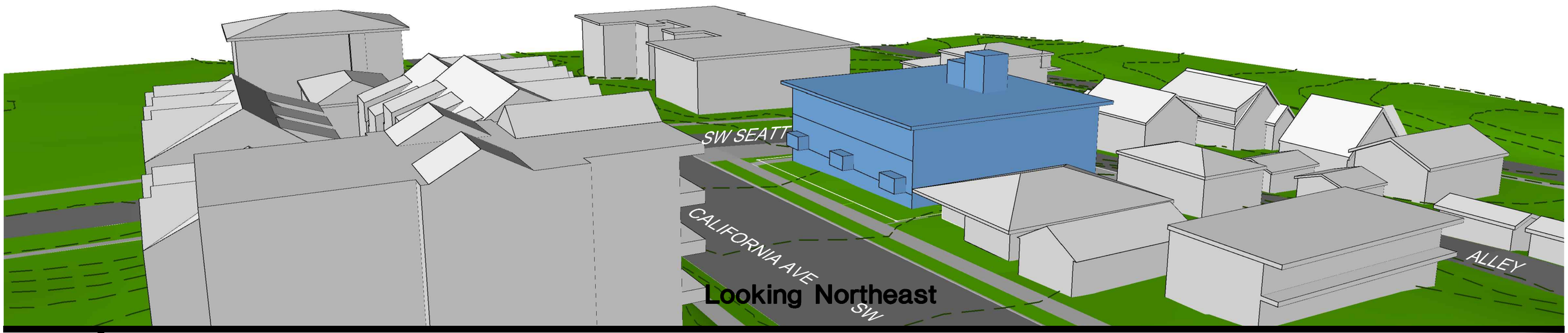
SEATTLE, WASHINGTON 98112

Scheme 3



Looking Northwest



Looking Northeast

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Looking Southwest

Looking Southwest

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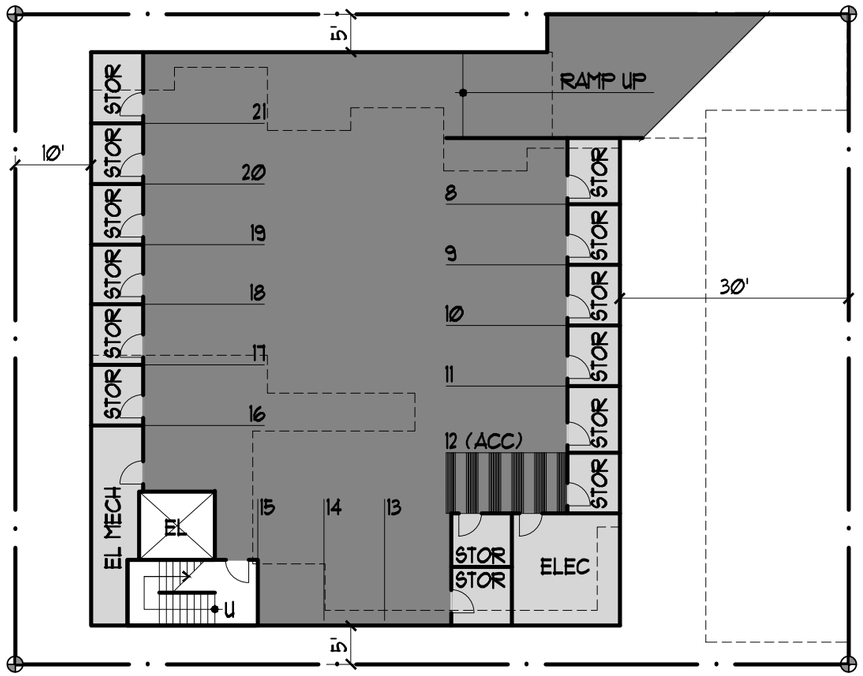
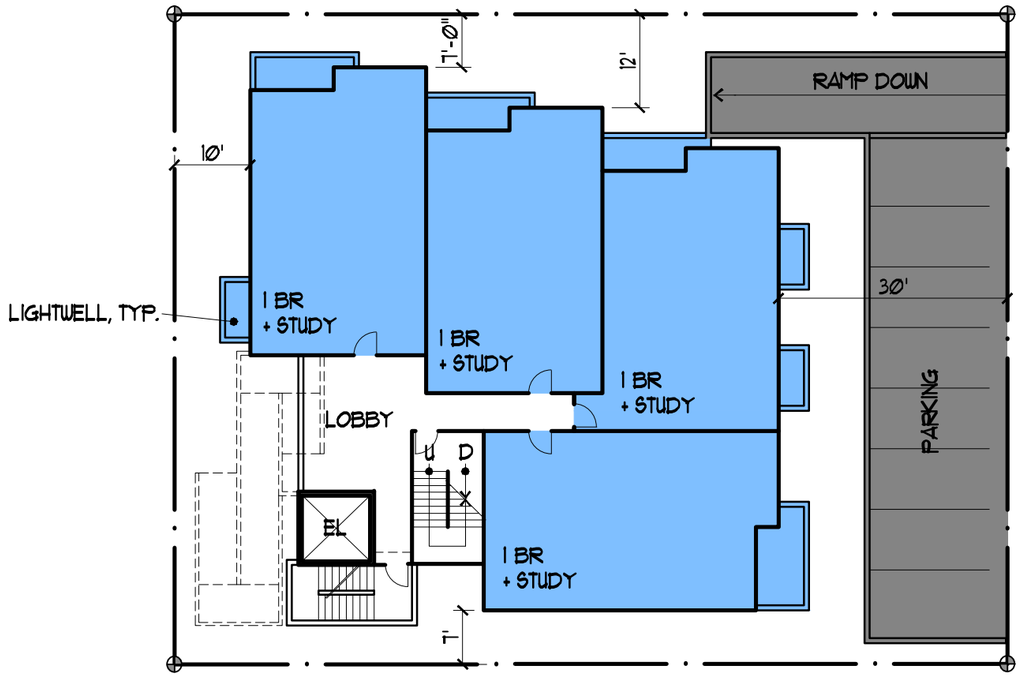
Scheme 4





N

Garage

SCALE: 1"=20'-0"

N

Basement Floor Plan

SCALE: 1"=20'-0"

SCHEME 4
- 16 UNITS
- 21 STALLS
- 1 BUILDING
- ALLEY PARKING ACCESS

ADVANTAGES
- LARGER UNITS
- LESS EXTERIOR WALL = LESS ENERGY USE
- MODULATION = LESS APPARENT BULK
- MORE PRIVACY FOR SINGLE FAMILY RESIDENCE TO EAST
- MORE DENSITY

DISADVANTAGES
- LESS LIGHT TO BOTTOM LEVEL UNITS

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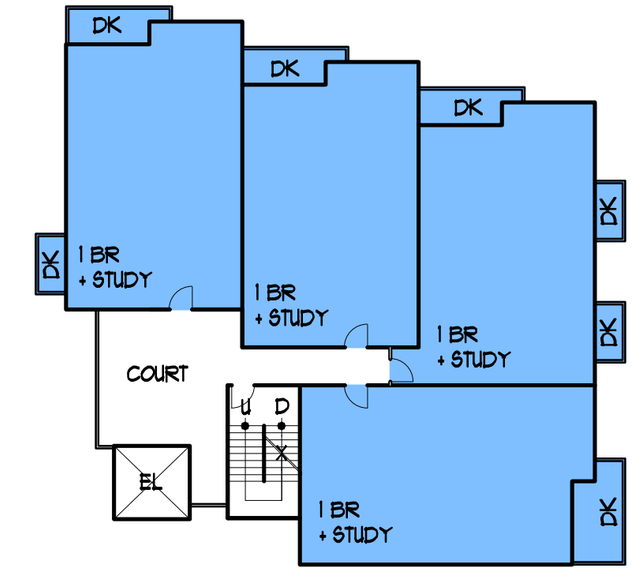
Scheme 4

*Preferred

N

Site / 1st Flr

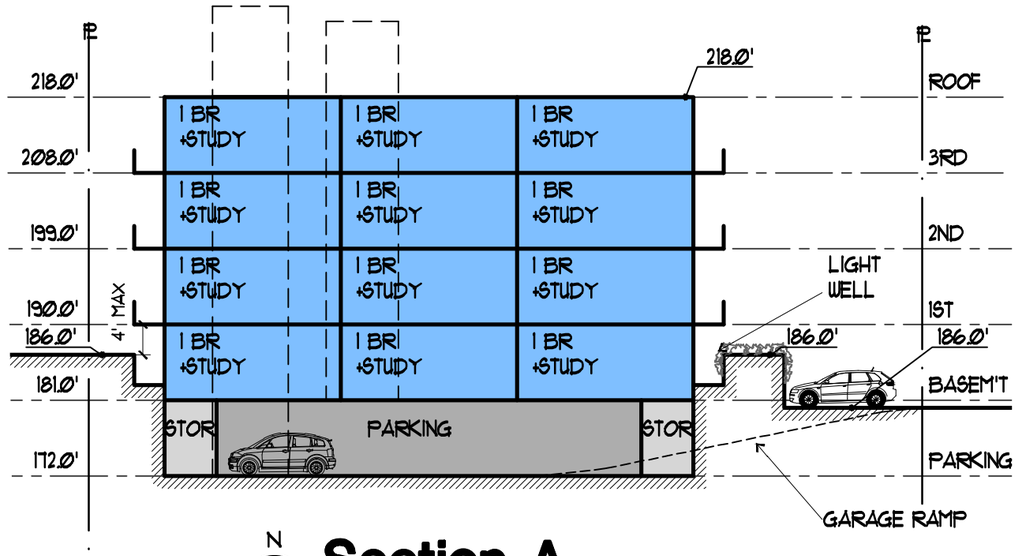
SCALE: 1"=20'-0"



N

2nd & 3rd Floors

SCALE: 1"=20'-0"



N

Section A

SCALE:1"=20'-0"

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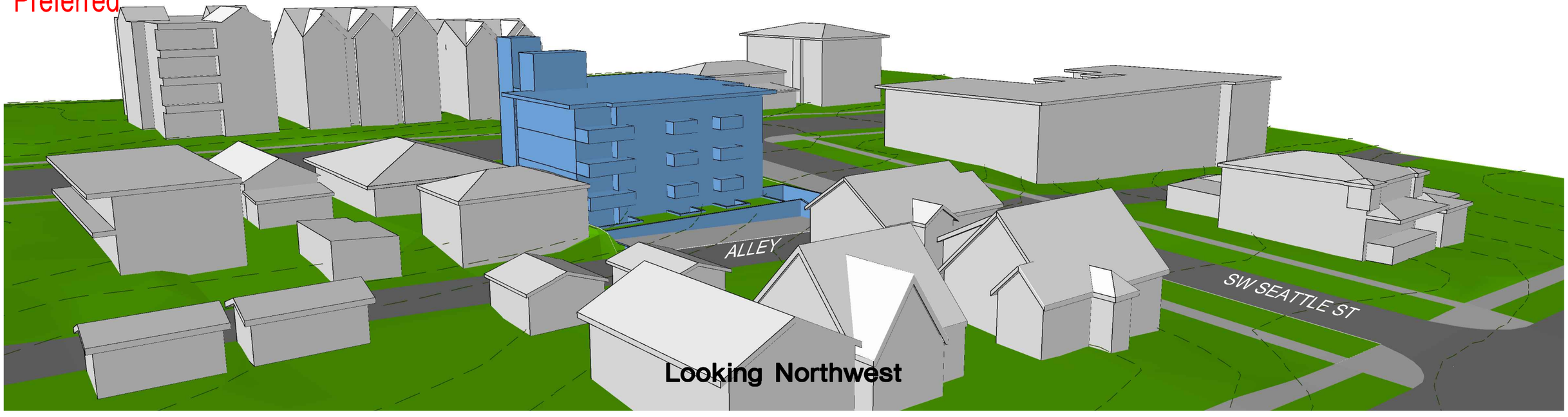
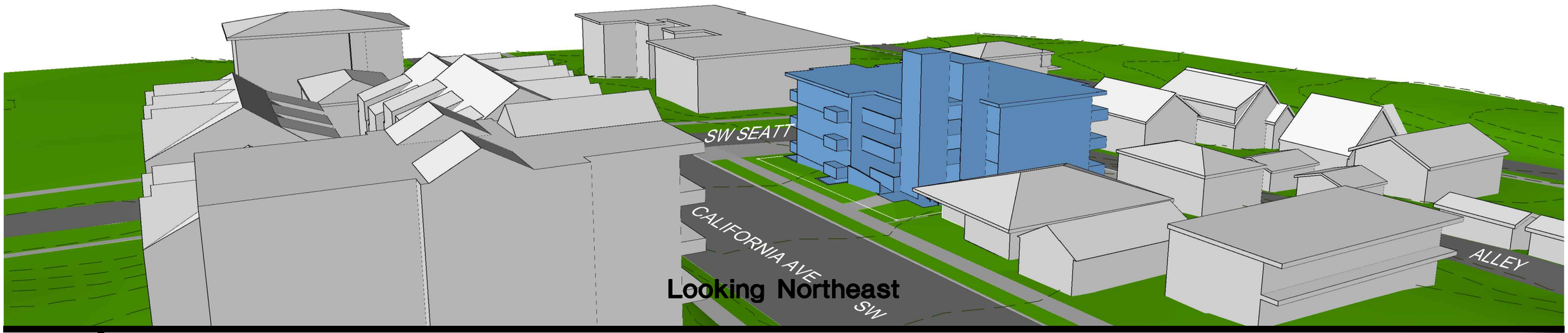
SEATTLE, WASHINGTON 98112

Scheme 4

*Preferred



Looking Northwest



Looking Northeast

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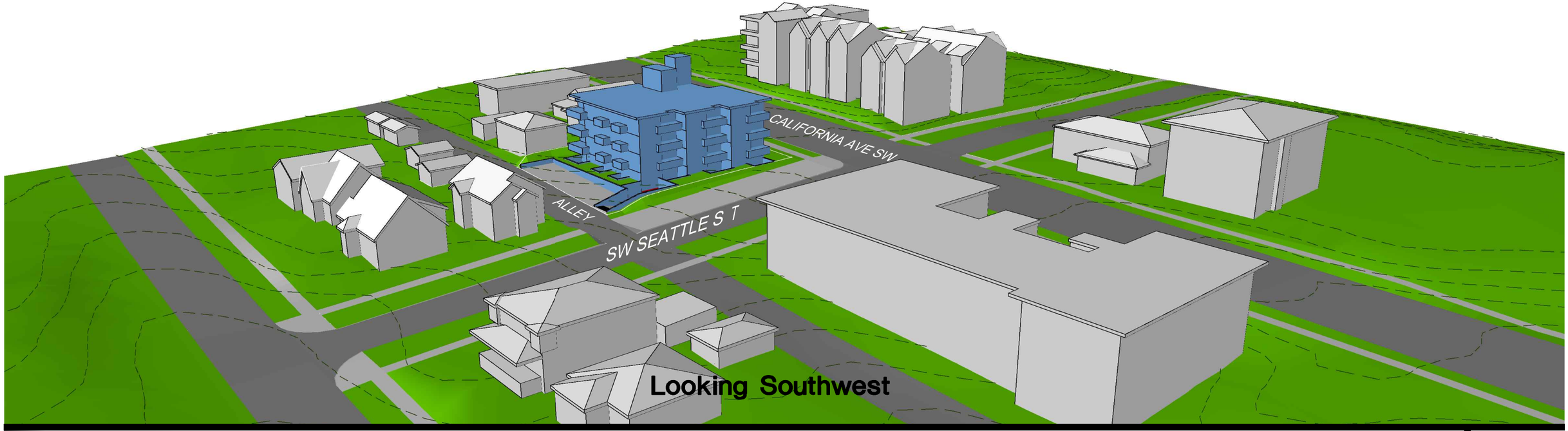
1102 NINETEENTH AVENUE EAST
SEATTLE, WASHINGTON 98112

Scheme 4

*Preferred

Looking Southwest



Looking Southwest

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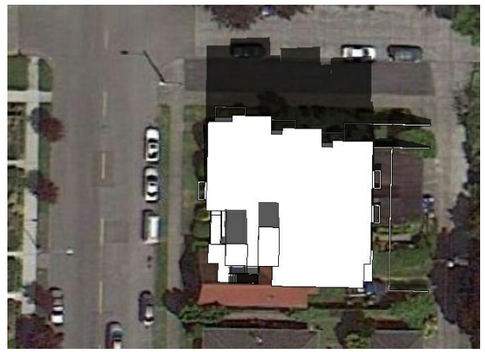
1102 NINETEENTH AVENUE EAST
SEATTLE, WASHINGTON 98112

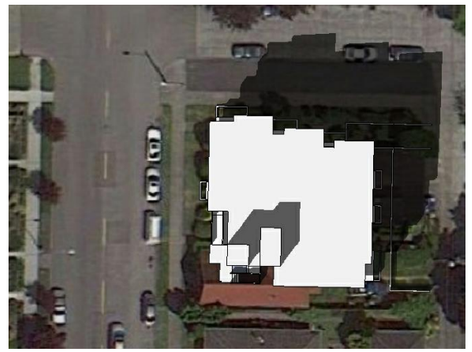
Scheme 4

*Preferred

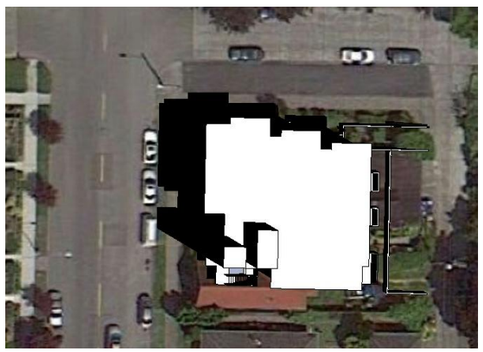
March/Sept. 21st, 10:00am



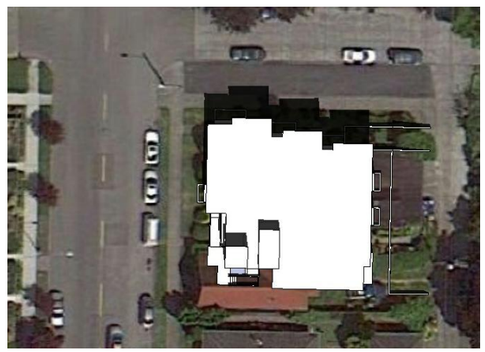
March/Sept. 21st, 12:00pm



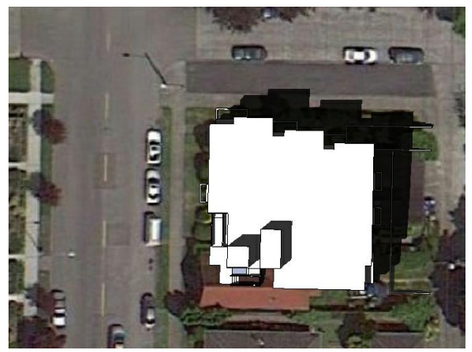
March/Sept. 21st, 2:00pm



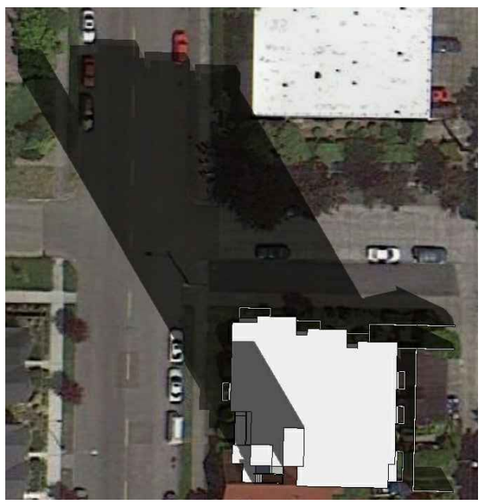
June 21st, 10:00am



June 21st, 12:00pm

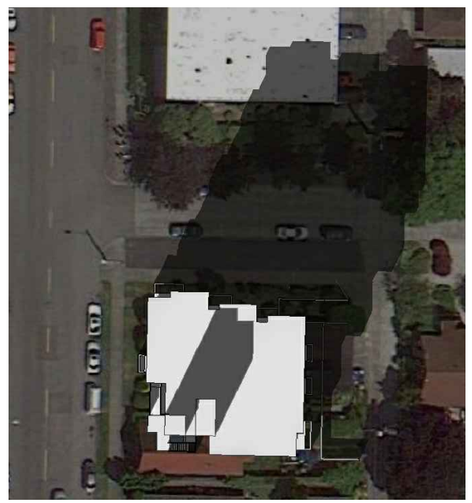


June 21st, 2:00pm



December 21st, 10:00am

December 21st, 12:00pm



December 21st, 2:00pm

Shadow Studies

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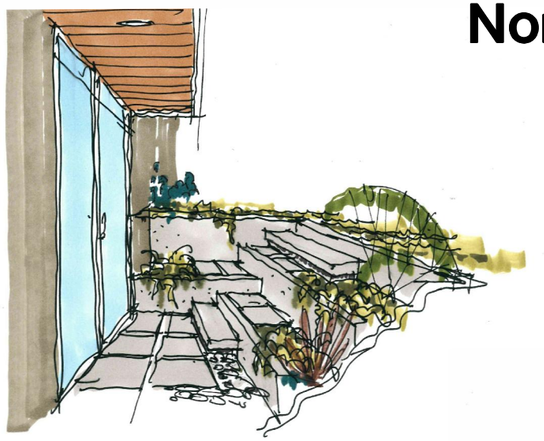
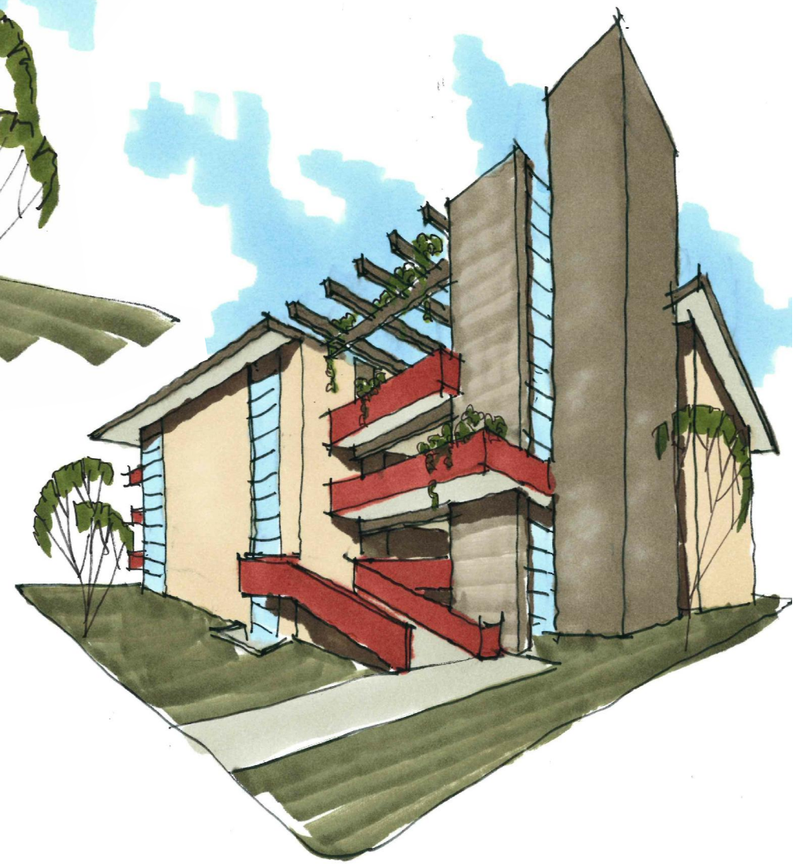
North Elevation



Typical Basement Lightwell



Southwest Entry

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SEATTLE, WASHINGTON 98112

Architect's Project Examples

QUEEN ANNE
CONDOMINIUM

WEST SEATTLE
MIXED-USE

BALLARD
CONDOMINIUM

EAST CAPITOL HILL
CONDOMINIUM

WALLINGFORD
TOWNHOMES

CAPITOL HILL
CONDOMINIUM

CAPITOL HILL
MIXED-USE

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CAPITOL HILL
MIXED-USE

WALLINGFORD
MIXED-USE

U-DISTRICT
MIXED-USE

MERCER ISLAND
MIXED-USE

MAGNOLIA
MIXED-USE

MATHEWS BEACH
MIXED-USE

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