

# EARLY DESIGN GUIDANCE

DPD # 3019125, 6446933

4528 44<sup>th</sup> Ave. SW  
Seattle, WA 98116

Applicant:  
Alloy Design Group, LLC  
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Seattle, WA 98134  
Contact: Tim Carter

Owner:  
Blueprint 4528, LLC  
2701 California Ave SW  
Seattle, WA 98116

PROJECT SITE

44<sup>TH</sup> AVE SW

CALIFORNIA AVE SW

42<sup>ND</sup> AVE SW

GLENN WAY SW

SW ALASKA STREET



EDG

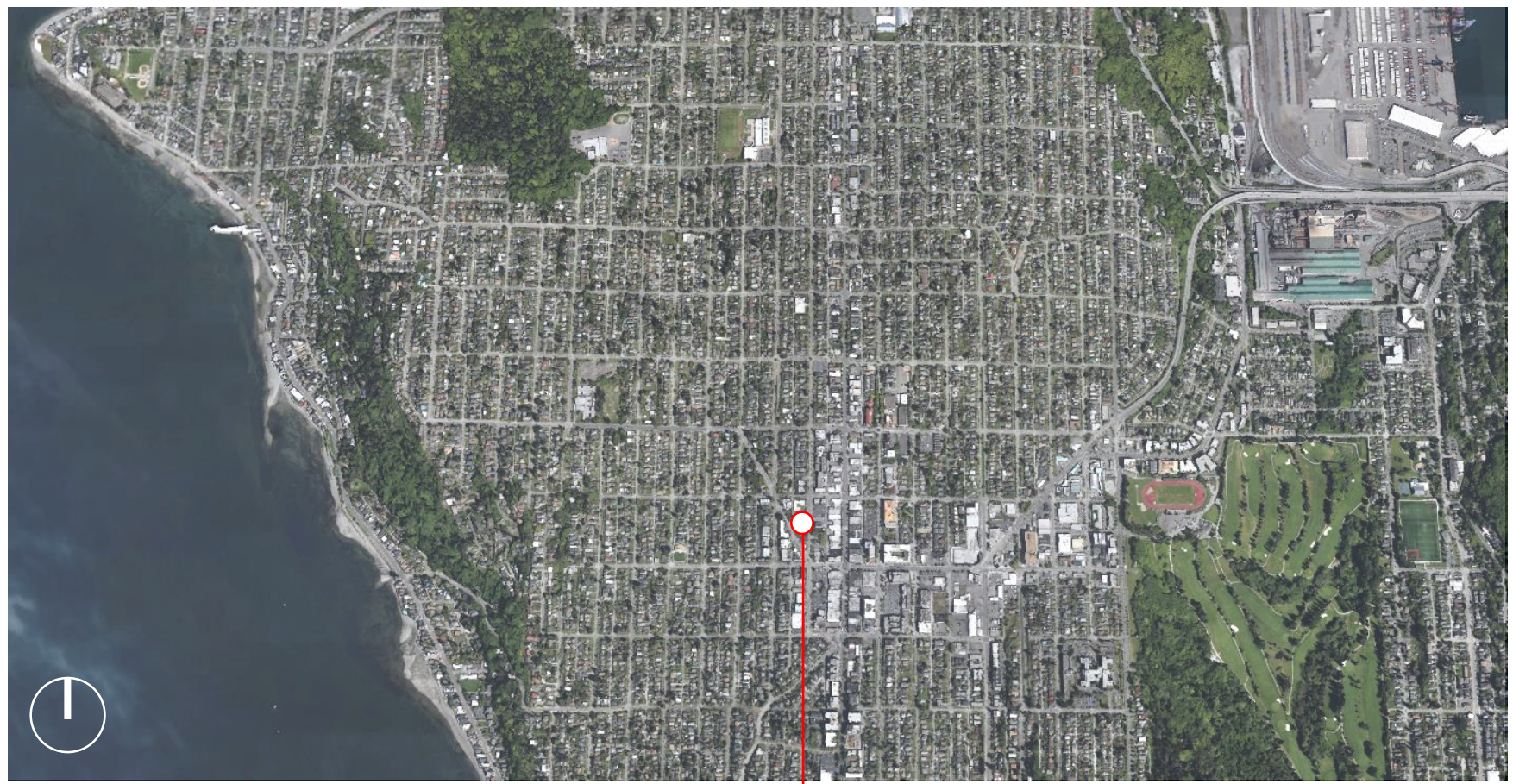
PROJECT NAME:  
44<sup>TH</sup> AVE SW STUDIOS



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VICINITY MAP

### EXISTING SITE

The project site consists of a single rectangular-shaped parcel (APN: 338990-0195) located midblock, bounded by 44<sup>th</sup> Avenue SW to the west, an improved alley to the east, an existing surface parking lot to the south, and an existing 4-story residential building to the north. An existing 2-story, 8-unit apartment building currently occupies the site. The parcel is approximately 5,830 SF and measures roughly 50' wide by 117' deep. The site slopes gradually from the northeast corner to the southwest corner, with an overall grade change in this direction of approximately one and a half feet. 2 trees occupy the site and have been classified as not exceptional per the project Arborist's report. Overhead high voltage power lines run adjacent to the site at the alley. Lastly, territorial views of Puget Sound and Downtown Seattle are available for a structure a few stories in height.

### ZONING AND OVERLAY DESIGNATION

The project parcel is zoned NC-65 and is located within the West Seattle Junction Hub Urban Village. This zoning designation continues to the north and south for one block and then transitions to LR and SF5000 zones, respectively. One block east the zoning steps up to NC3P-85. To the west, the zoning steps down to NC2-40 and then continues to step down in one block increments to LR3-RC to LR2 and finally to SF5000. The project parcel is located within a Frequent Transit Corridor.



BIRDSEYE

### DEVELOPMENT OBJECTIVES

The owner proposes the construction of a new 6-story apartment building with approximately 60 small efficiency dwelling units, or SEDU's. An existing apartment building on site will be demolished. The objective for these apartments in to provide upscale, yet affordable, housing to the West Seattle Junction neighborhood. The demographic that will benefit most from this housing will be wage earners in the neighborhood that can't afford the \$1,000 plus rents of nearby properties - millennials desiring to get out of their parents houses, people opting for minimal consumption as a lifestyle, and people that commute to downtown businesses that will utilize the Rapid Ride bus service that is steps from the project. In short, the project endeavors to promote urban density and support the thriving pedestrian-oriented businesses and activities in the neighborhood.

### NEIGHBORHOOD DEVELOPMENT

The project site is zoned NC-65 and is located within the West Seattle Junction neighborhood. The immediate blocks in the zone are a mix of multi-family apartment buildings and small office buildings. Vibrant commercial areas are located one block east at California Avenue SW, and one block south at SW Alaska Street. The West Seattle Farmer's Market is located one block south at the corner of SW Alaska Street and 44<sup>th</sup> Avenue SW, and a new QFC grocery store is located a few blocks away. In general, the area is very pedestrian friendly and there are numerous restaurants, shops, and grocery stores within walking distance of the project site. Less than one block south is a major Metro transit stop with frequent buses to the Admiral District, Downtown Seattle, Southcenter and Whitecenter.

### SITE LOCATION

4528 44<sup>th</sup> Ave SW  
Seattle, WA 98116

### PROJECT PROGRAM

Number of Residential Units: Approximately 60  
Number of Parking Stalls: None  
Total Area: 23,616 SF  
Total Area Above Grade: 23,616 SF

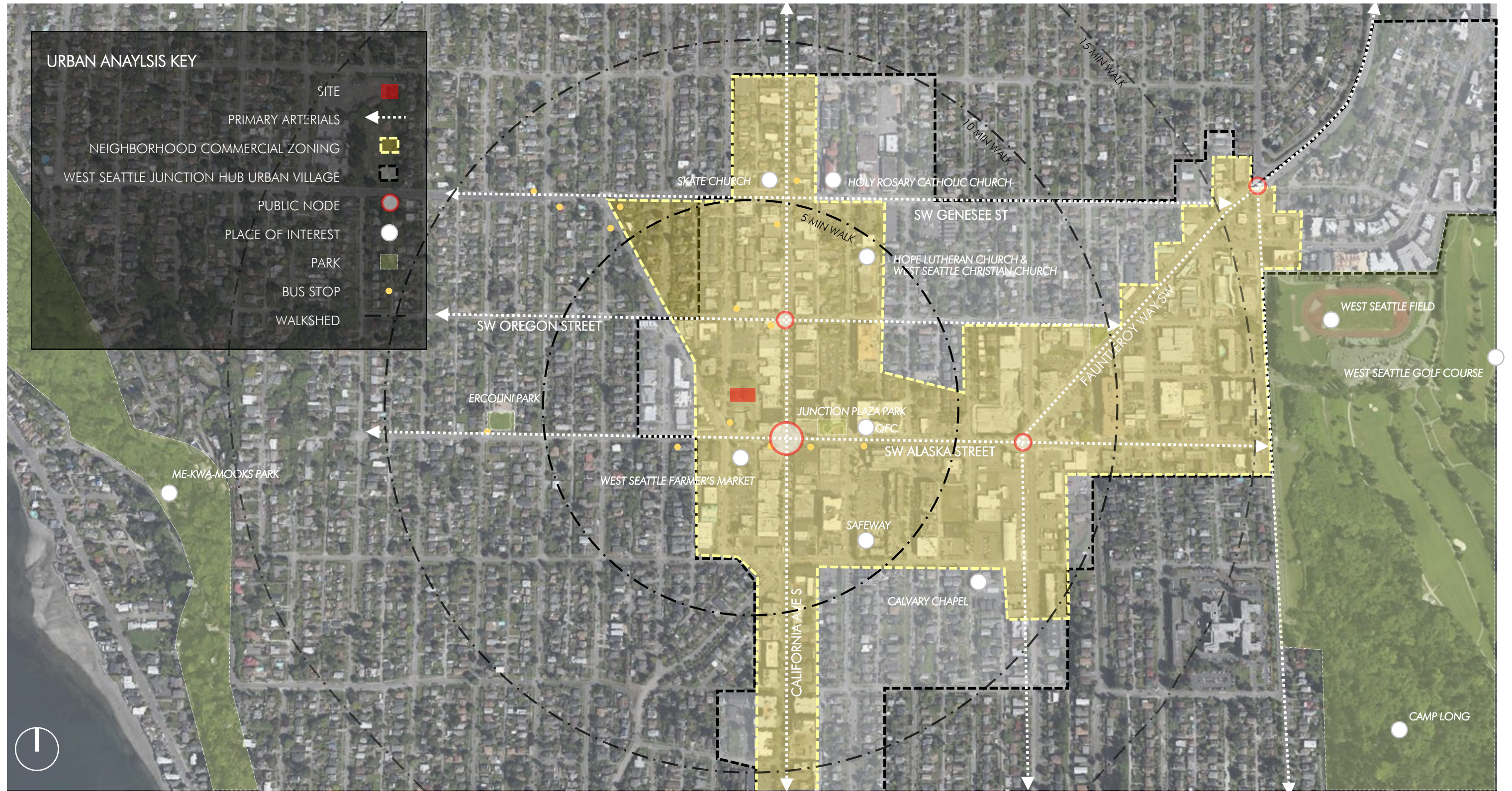
SITE INFORMATION:  
SITE LOCATION



PROJECT NAME:  
44<sup>TH</sup> AVE SW STUDIOS









Address: 4528 44th Avenue SW, Seattle, WA 98116  
 Parcel #: 338990-0195  
 Zoning: NC2-65  
 Overlays: West Seattle Junction (Hub Urban Village) – No Pedestrian overlay.  
 Lot Area: 5,850 sf

#### 23.47A.004 Permitted Uses

Permitted outright

- Residential

#### 23.47A.00 Street-level Development Standards

- At least one of the street-level street-facing facades containing a residential use shall have a visually prominent pedestrian entry; and
- The floor of a dwelling unit located along the street-level street-facing facade shall be at least 4 feet above or 4 feet below sidewalk grade or be set back at least 10 feet from the sidewalk.

#### 23.47A.012 Structure Height

- Allowed Maximum Base Height: 65'-0"
- 4' additional allowed for parapets: 69'-0"
- 16' additional allowed for stair & elevator penthouses: 81'-0"

#### 23.86.006 Structure Height Measurement

The height of a structure is the difference between the elevation of the highest point of the structure not excepted from applicable height limits and the average grade level ("average grade level" means the average of the elevation of existing lot grades at the midpoint, measured horizontally, of each exterior wall of the structure, or at the midpoint of each side of the smallest rectangle that can be drawn to enclose the structure.)

#### 23.47A.013 Floor Area Ratio

- Maximum FAR residential-only use: 4.25 (Max. gross floor area = 24,862.5 SF)
- Maximum FAR with mix of uses: 4.75 (Max. gross floor area = 27,787.5 SF)
- Maximum FAR for any single use: 4.25 (Max. gross floor area = 24,862.5 SF)

#### 23.47A.014 Setbacks Requirements

- None required.
- A minimum five (5) foot landscaped setback may be required per Section 23.47A.016, Screening and landscaping standards.

#### 23.47A.016 Landscaping and Screening Standards

- Green Factor score of .30 or greater, per Section 23.86.019, is required for any lot with development containing more than four new dwelling units.
- Street trees are required when any development is proposed, except as provided in subsection 23.47A.016.B.2 and Section 23.53.015.
- Existing street trees shall be retained unless the Director of Transportation approves their removal.
- The Director, in consultation with the Director of Transportation, will determine the number, type and placement of street trees to be provided.

#### 23.47A.024 Amenity Area

Required: 5% of gross floor area in residential use  
 $5\% \times 16,120 \text{ SF} = 806 \text{ SF}$

#### 23.54.015 Required Parking

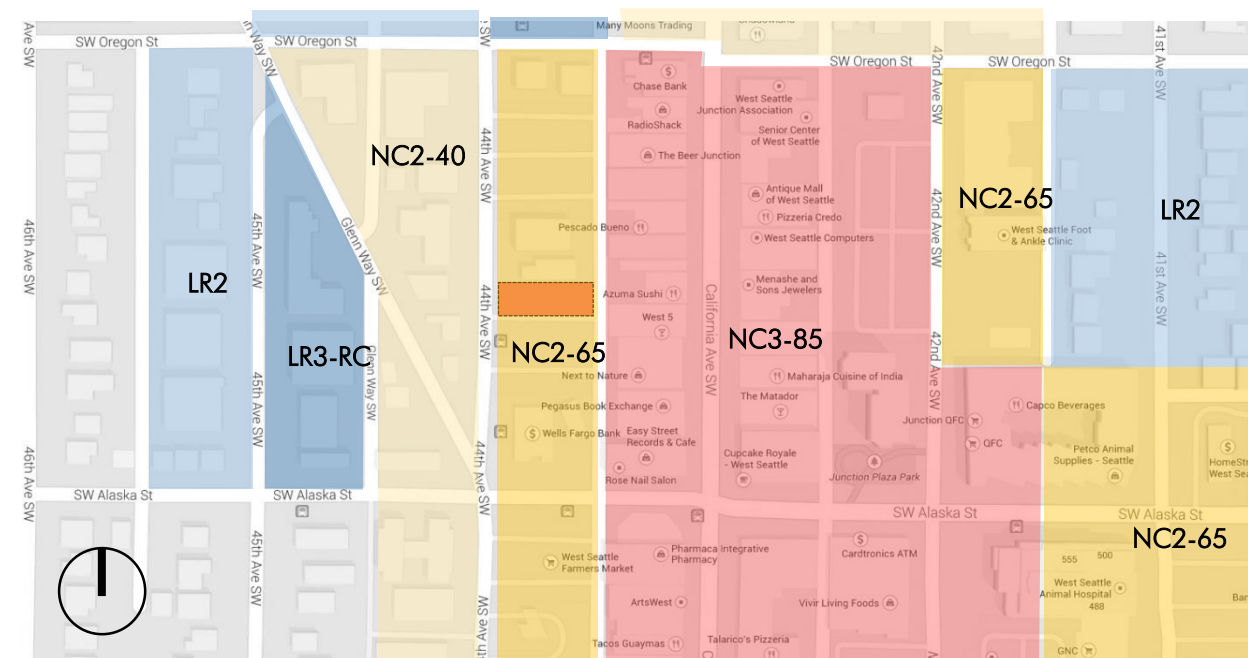
- No parking is required for residential uses in commercial zones within urban villages if the residential use is located within 1,320 feet of a street with frequent transit service.
- Bicycle parking - long-term: 1 per 4 units, or 15 bicycles for 60 units

#### 23.54.040 Solid Waste & Recyclable Materials Storage and Access

- 51-100 units: 375 SF, plus 4 SF for each additional unit above 50, or  
 $375 \text{ SF} + 4 \text{ SF} \times (60-50) = 415 \text{ SF}$
- The minimum horizontal dimension of required storage space is 12 feet

#### DR25-2014 Storage Requirements for Small Efficiency Dwelling Units

- Provide built in closet in each unit
- Provide 55 cubic feet of storage space for each unit. May be located anywhere within the building



ZONING MAP

SITE INFORMATION:  
 ZONING SUMMARY



PROJECT NAME:  
 44TH AVE SW STUDIOS







## SITE CUES AND IMPRESSIONS

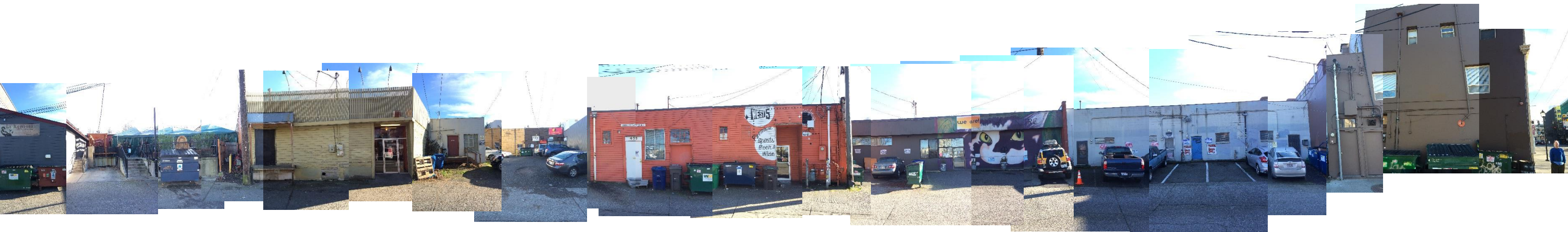
- The West Seattle Junction neighborhood enjoys a thriving pedestrian environment with an abundance of small business, cafes, restaurants and a flourishing farmer's market.
- The project is located in a Frequent Transit Corridor and will support and take advantage of the transit oriented lifestyle.
- The Junction has a vibrant mix of building types and architectural styles.
- The immediate zoning at the proposed parcel transitions: NC3-85 to the east and NC2-40 to the west across 44<sup>th</sup> Ave SW
- The east side of 44<sup>th</sup> Ave SW has several "missing teeth" - large undeveloped parking lots - future development potential must be considered.
- Preemptive Infill - the proposed site is a narrow, mid-block parcel
- Generally, the buildings on 44<sup>th</sup> are set back from the sidewalk allowing for landscaping between the right of way and the buildings. The parcels on the east side of 44<sup>th</sup> Ave SW on the block in which the project is proposed have a 12' planting strip between the sidewalk and adjacent property line.
- There are several historical murals nearby.
- Impressive territorial views are available from the upper reaches of the proposed project's site.

- COMMUNITY MURALS
- BUS STOPS
- EMPTY PARKING LOTS/FUTURE DEVELOPMENT OPPORTUNITIES
- CURRENT/PROPOSED INFILL CONSTRUCTION





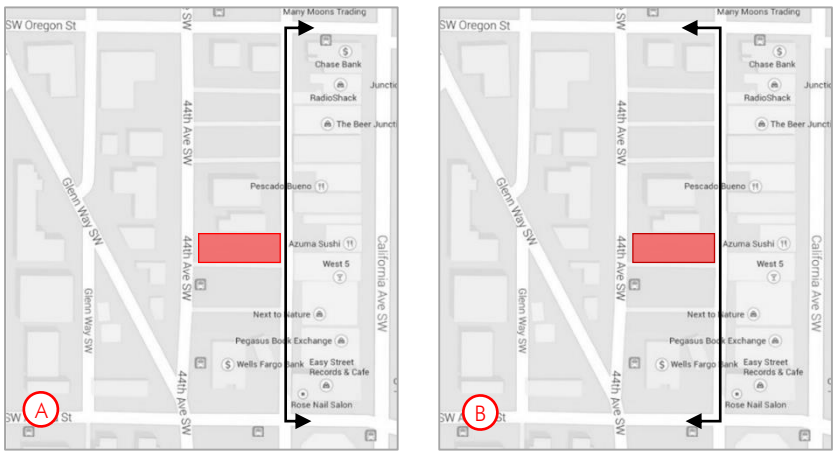




Ⓐ ALLEY VIEW TOWARDS THE EAST



Ⓑ ALLEY VIEW TOWARDS THE WEST



PERSPECTIVE MAPS

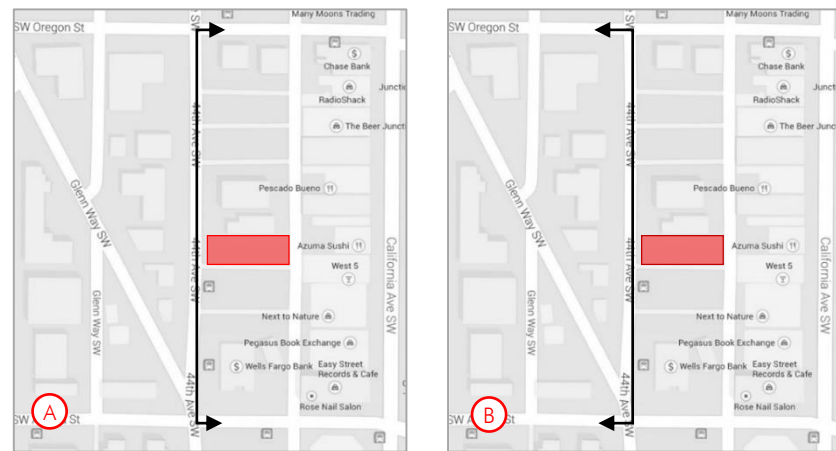




← 44<sup>TH</sup> AVE SW VIEW TOWARDS EAST →



← 44<sup>TH</sup> AVE SW VIEW TOWARDS WEST →



PERSPECTIVE MAPS

SITE INFORMATION:  
STREET VIEWS



PROJECT NAME:  
44<sup>TH</sup> AVE SW STUDIOS







WEST SEATTLE BIKE CULTURE



WEST SEATTLE SUMMERFEST



THE JUNCTION A AS NEIGHBORHOOD HUB



NEIGHBORHOOD MURALS



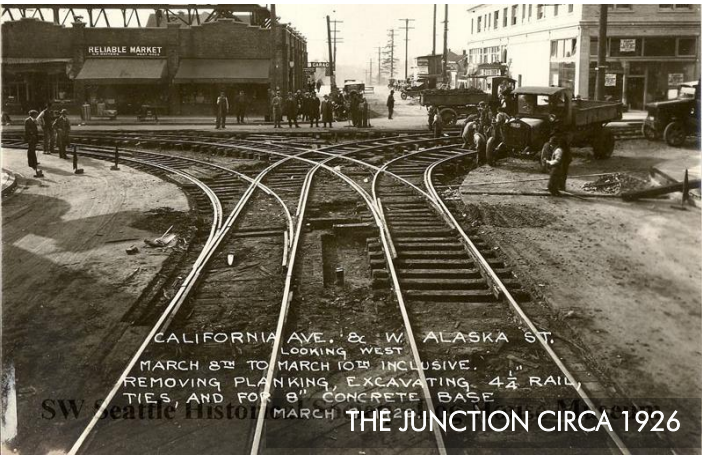
INTERCONNECTED BY RAPID RIDE



WEST SEATTLE FARMER'S MARKET



NEIGHBORHOOD MURALS



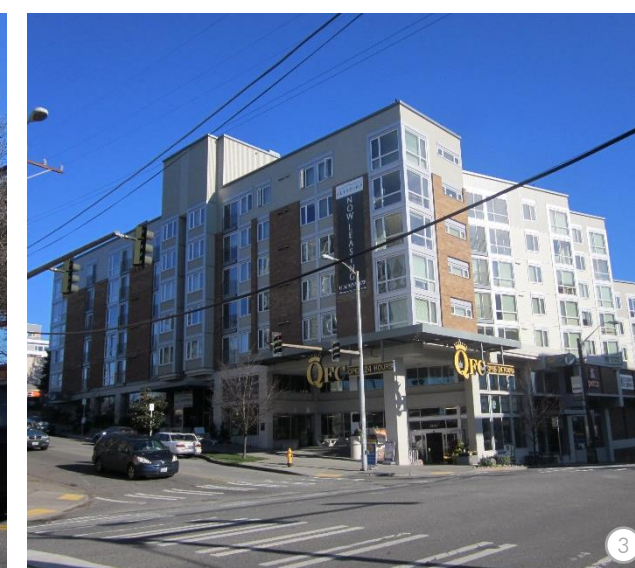
CALIFORNIA AVE. & W. ALASKA ST.  
LOOKING WEST  
MARCH 8TH TO MARCH 10TH INCLUSIVE  
REMOVING PLANKING, EXCAVATING 4 1/2' RAIL  
TIES, AND FOR 8" CONCRETE BASE  
SW Seattle Historic March 1922

THE JUNCTION CIRCA 1926



CALIFORNIA AVE AS A COMMERCIAL CORE





### MULTI-FAMILY CONTEXT

This proposal will draw from the precedents of the multi-family buildings in the neighborhood. These buildings are diverse in scale and appearance but share common traits, such as simple forms and good quality materials like architectural concrete, brick, and rain screen siding systems. Newer buildings place a priority on interacting with the public at the sidewalk.

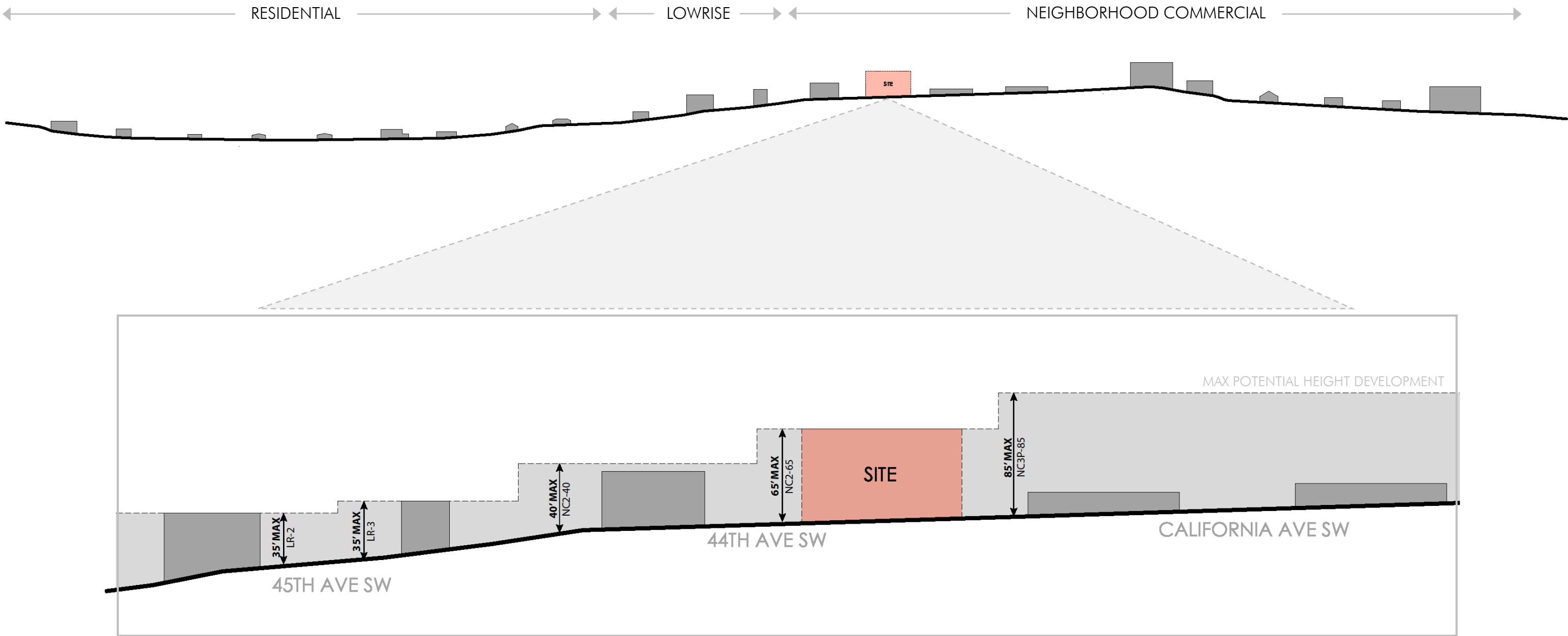
SITE INFORMATION:  
MULTI-FAMILY CONTEXT



PROJECT NAME:  
44<sup>TH</sup> AVE SW STUDIOS







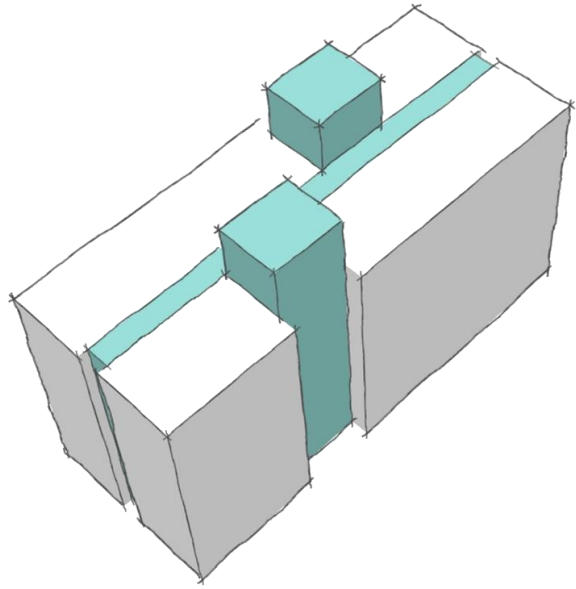


GUIDELINE	DESCRIPTION	SUB-GUIDELINE
CS1. Natural Systems and Site Features	Use natural systems and features of the site and its surrounding as a starting point for project design.	A. Energy Use B. Sunlight and Natural Ventilation D. Plants and Habitat
CS2. Urban Pattern and Form	Strengthen the most desirable forms, characteristics, and patterns of the streets, block faces, and open spaces in the surrounding area.	I. Streetscape Compatibility
PL1. Connectivity	Complement and contribute to the network of open spaces around the site and the connections among them.	I. Human Activity
PL2. Walkability	Create a safe and comfortable walking environment that is easy to navigate and well-connected to existing pedestrian walkways and features.	I. Human Scale
		II. Pedestrian Open Spaces and Entrances
PL3. Street-Level Interaction	Encourage human interaction and activity at the street-level with clear connections to building entries and edges.	A. Entries
PL4. Active Transportation	Incorporate design features that facilitate active forms of transportation such as walking, bicycling, and use of transit.	B. Planning Ahead for Bicyclists
DC1. Project Uses and Activities	Optimize the arrangement of uses and activities on site	B. Vehicular Access and Circulation
DC2. Architectural Concept	Develop an architectural concept that will result in a unified and functional design that fits well on the site and within its surroundings.	I. Architectural Concept & Consistency
		II. Human Scale
DC4. Exterior Elements and Finishes	Use appropriate and high quality elements and finishes for the building and its open spaces.	A. Building Materials

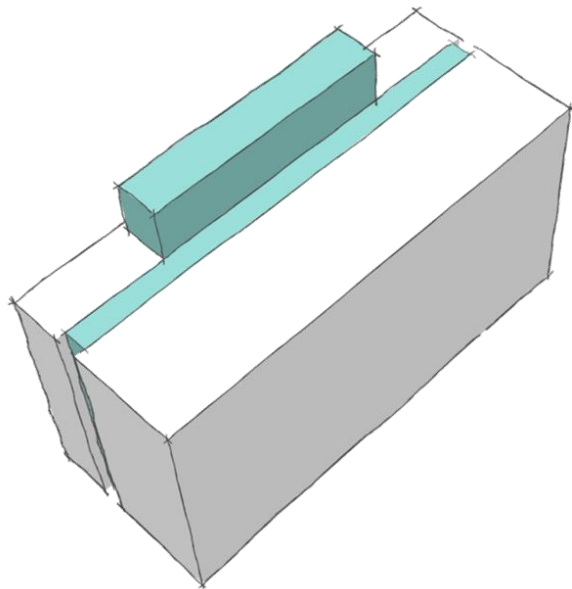
(Denotes West Seattle Junction Neighborhood Design)



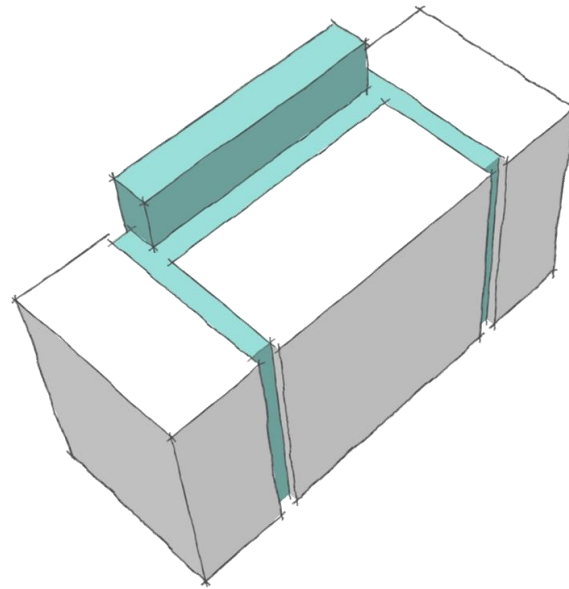




OPTION 1



OPTION 2

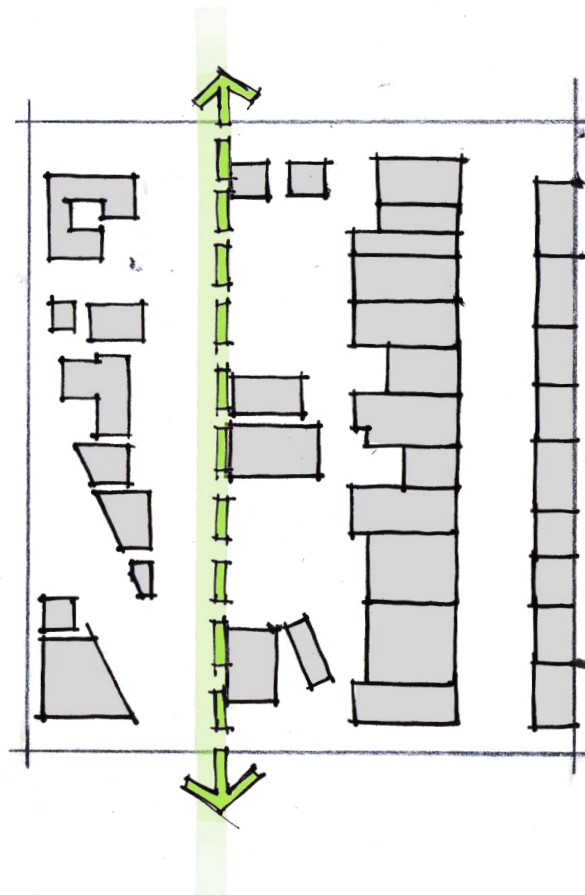
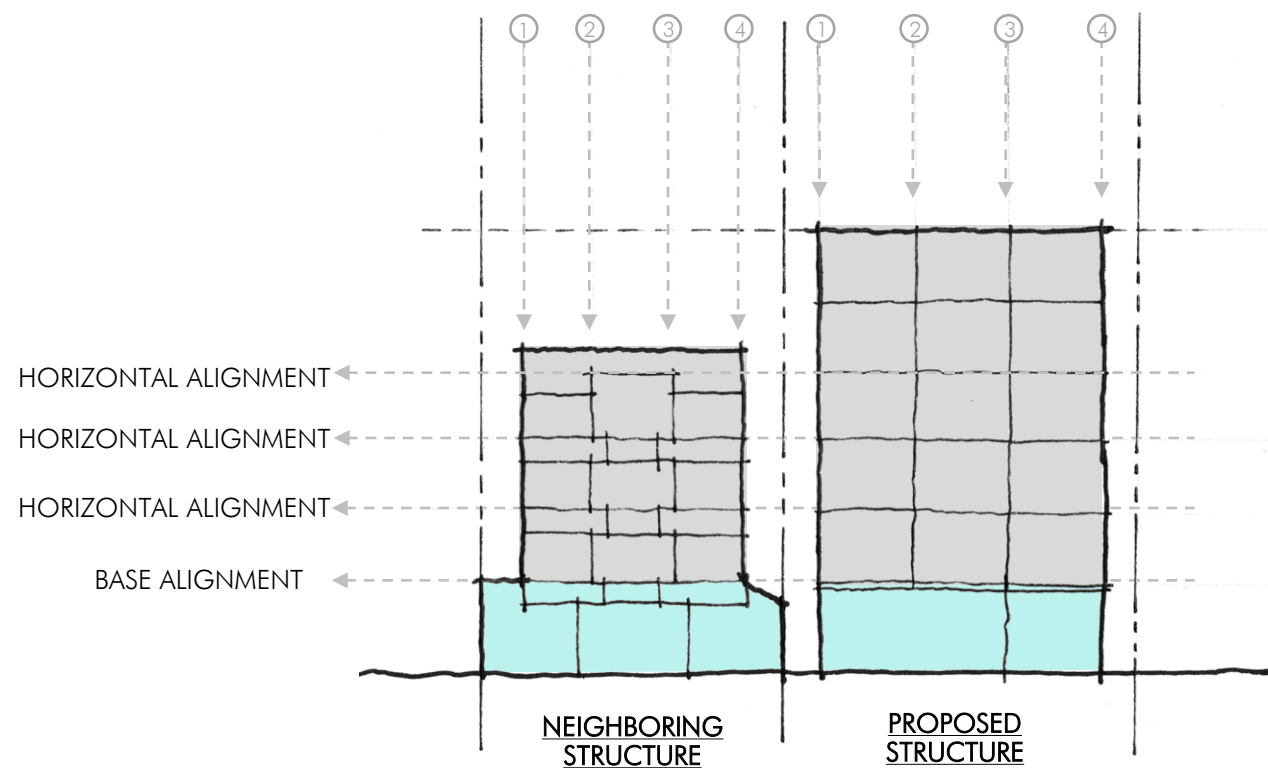


OPTION 3

### MASSING AND MODULATION

Due to the repetitive nature of the building program and the limitations of the tight, infill lot, opportunities for modulating the mass of the building by expressing the functions within the building are seemingly limited. However, these massing diagrams show that the 3 distinct ideas about interior circulation can inform and give meaning to the shape of the structure. This approach can produce a simple, modern expression for this infill building where visual interest is achieved through thoughtful attention to materials and architectural detailing.

### '3' PART FAÇADE ORGANIZATION



### STREET FAÇADE ORGANIZATION

The organization of the west façade of the neighboring multi-use building can inform the adjacent façade of the proposed structure. Both buildings can share an alignment of their bases, and an alignment can be continued to the upper floors as well. The applicant's preferred option places 3 dwelling units side by side on each of the upper floors on the west façade. An expression of these individual units can relate to the 3-part vertical reading of the neighboring structure.

### FIGURE-GROUND

In contrast to the buildings one block away at California who form a tight street wall at the sidewalk, the buildings along 44<sup>th</sup> Ave SW are generally set back from their property line at the street. A 12' deep planting strip is located between this property line and the sidewalk. The options presented here continue this pattern. Furthermore, the applicant's preferred option aligns with the immediate neighboring structure as well as with the structures at the north and south corners of the street, thereby encouraging a precedent for future development.





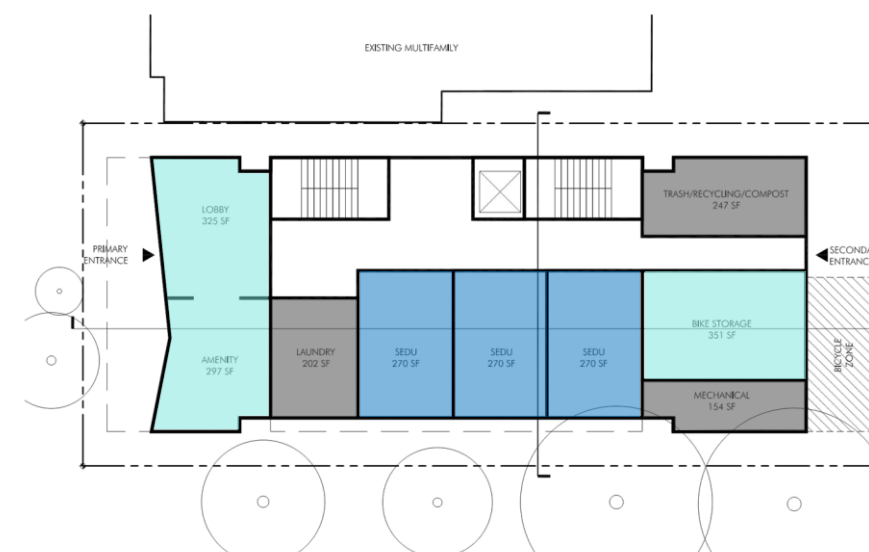
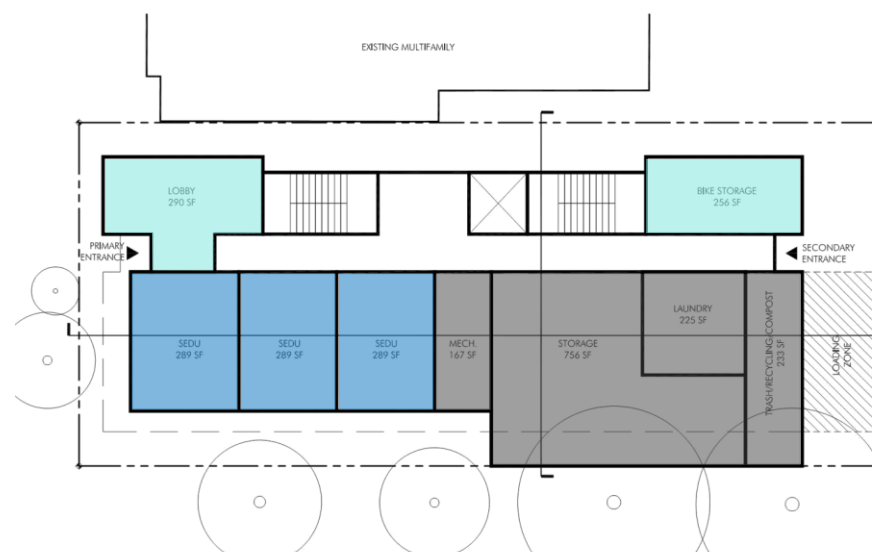
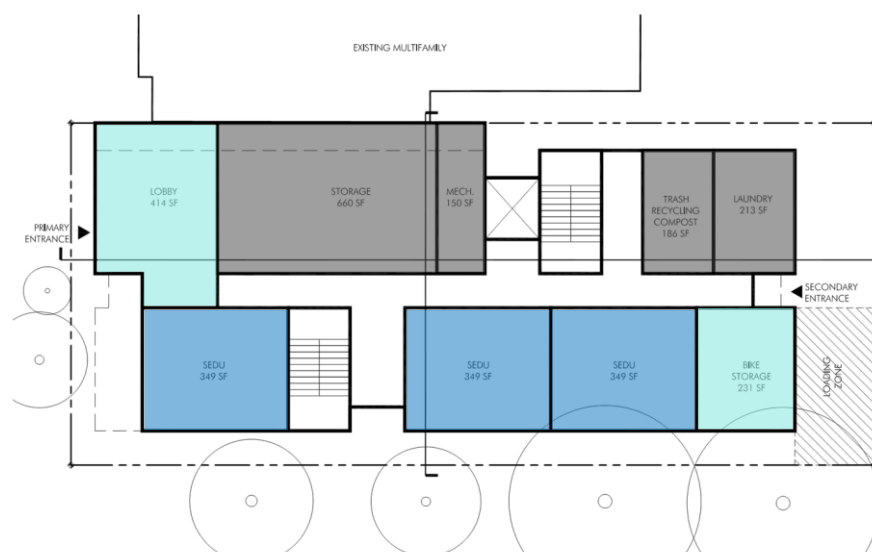
**OPTION 1** maximizes the allowable FAR and the number of dwelling units on the site. Vertical circulation has a presence on both the north and south facades. The building at the north west corner has a zero lot line with the neighboring structure. This option has a large lobby amenity at 44<sup>th</sup> Ave SW and bike amenity at the alley.



**OPTION 2** begins to explore the idea of consolidating the vertical circulation core on the north side of the building to enhance views and privacy. A pedestrian pass through at the north property line connects the pedestrian routes on 44<sup>th</sup> Ave SW to the alley. The building at the south east corner has a zero lot line with the neighboring parcel. This option has fewer dwelling units than Option 1 but most are south-facing and oriented away from the existing residential units to the north.



**OPTION 3**, the applicant's preferred option, also places the vertical circulation core and a pedestrian pass through to the north. Interior circulation is re-configured to allow 3 distinct pods of dwelling units per floor. Most units front 44<sup>th</sup> Ave SW or the alley. This option has the largest lobby amenity at 44<sup>th</sup> Ave SW as well as the largest bike amenity at the alley.



AMENITY AREA SERVICE AREA DWELLING UNIT

## DESIGN PROPOSALS OPTIONS 1-3



PROJECT NAME:  
44<sup>TH</sup> AVE SW STUDIOS





**OPTION 1 –****DISTINGUISHING FEATURES**

- A 6-story building with 63 apartment units
- Maximizes residential area and allowable FAR
- Code compliant without departures

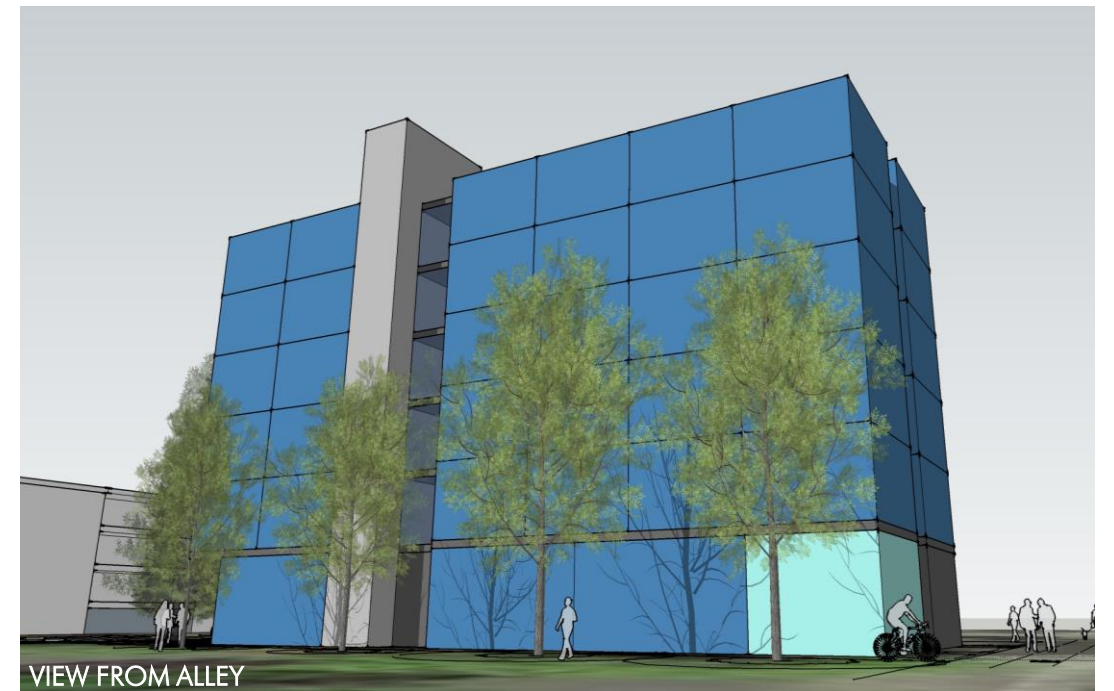
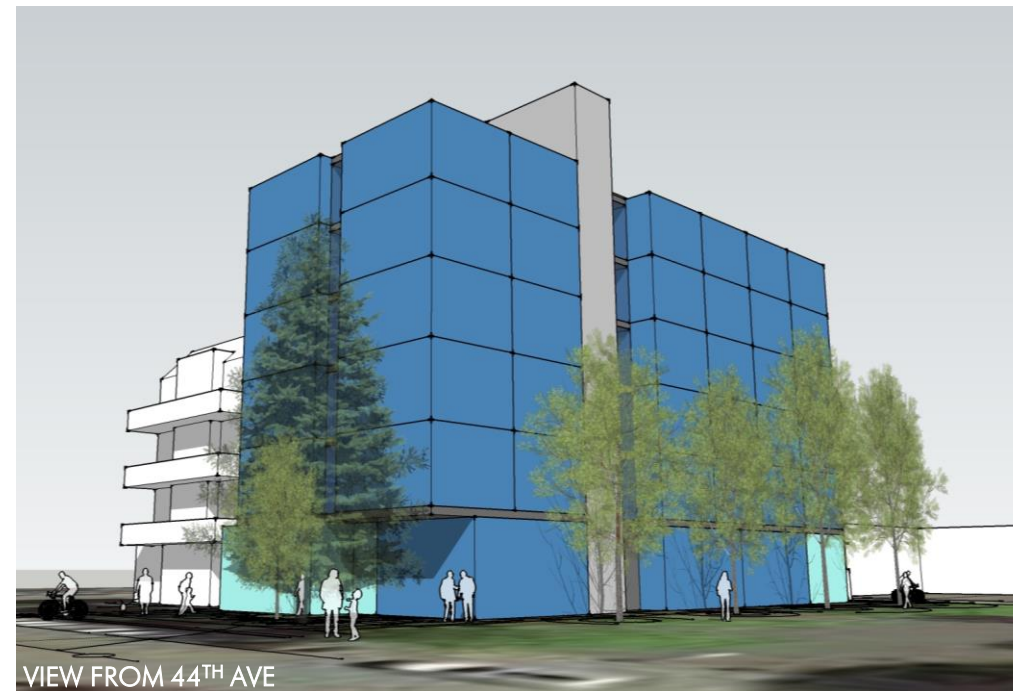
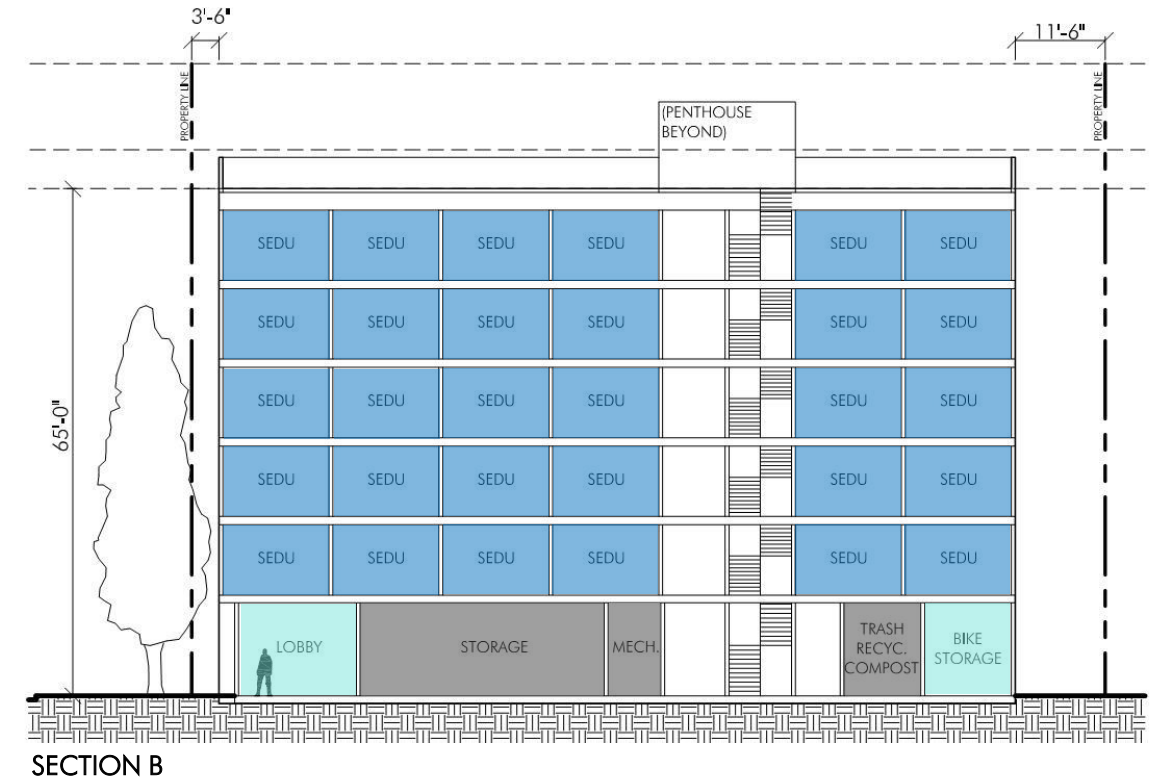
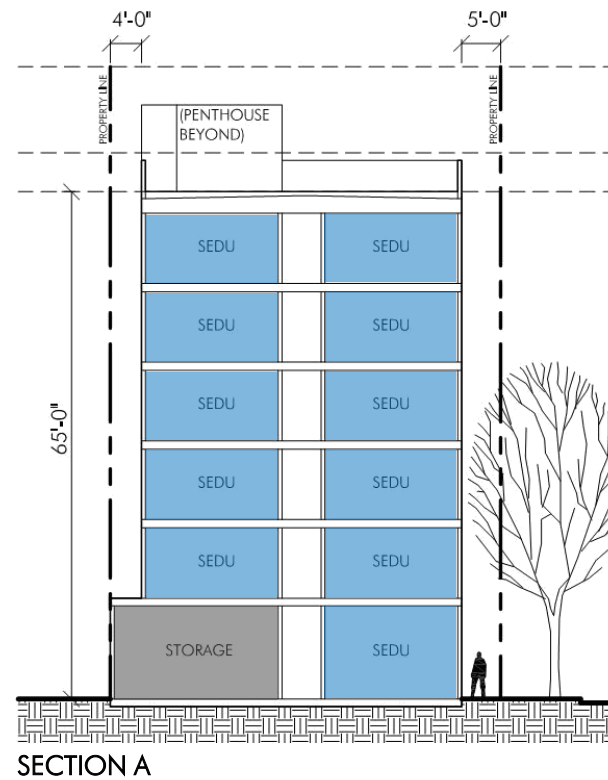
**OPPORTUNITIES**

- 1 predominant unit type.
- Generous entrance lobby fronts 44<sup>th</sup> Avenue SW
- Type-A units are ground related
- Large rooftop amenity takes advantage of views

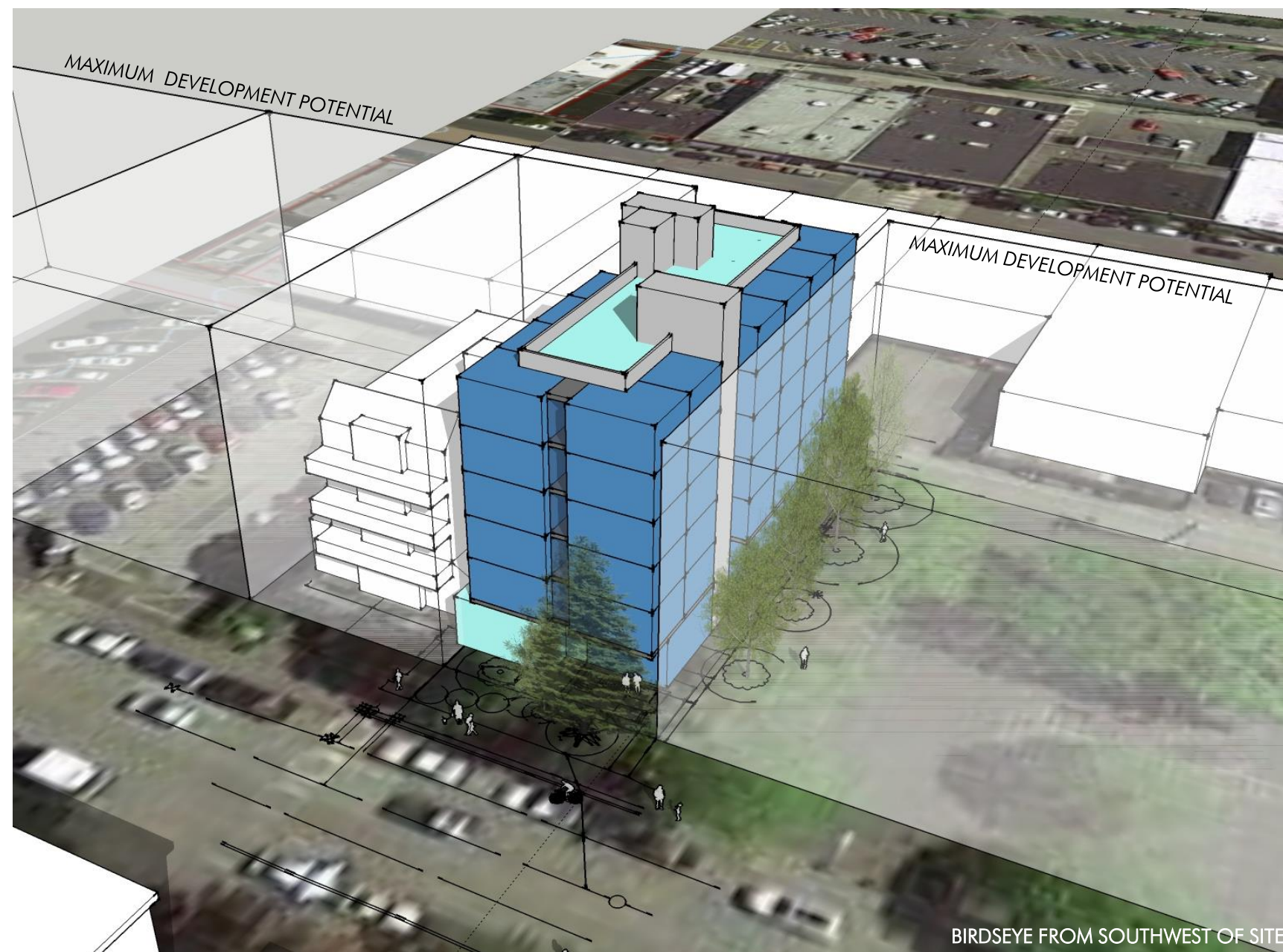
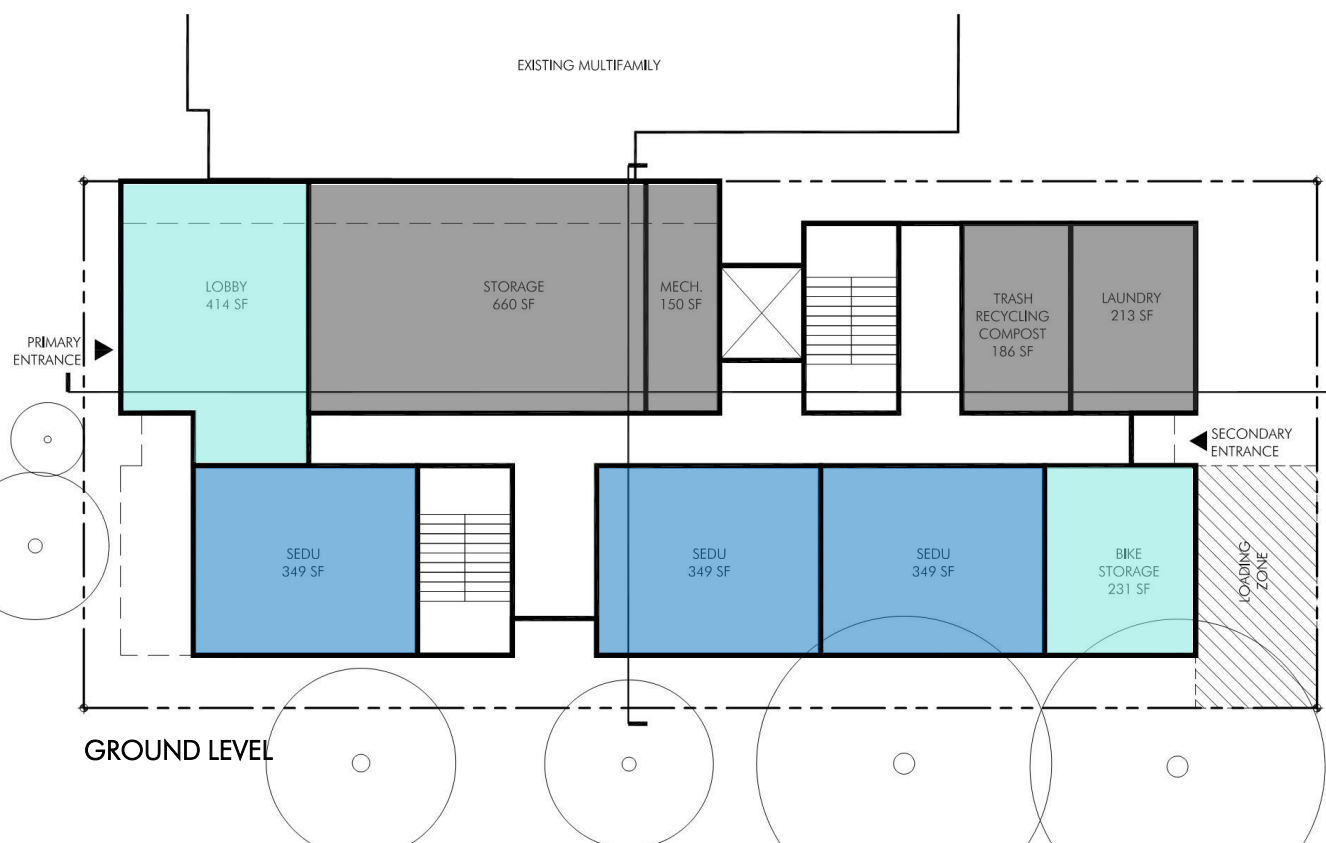
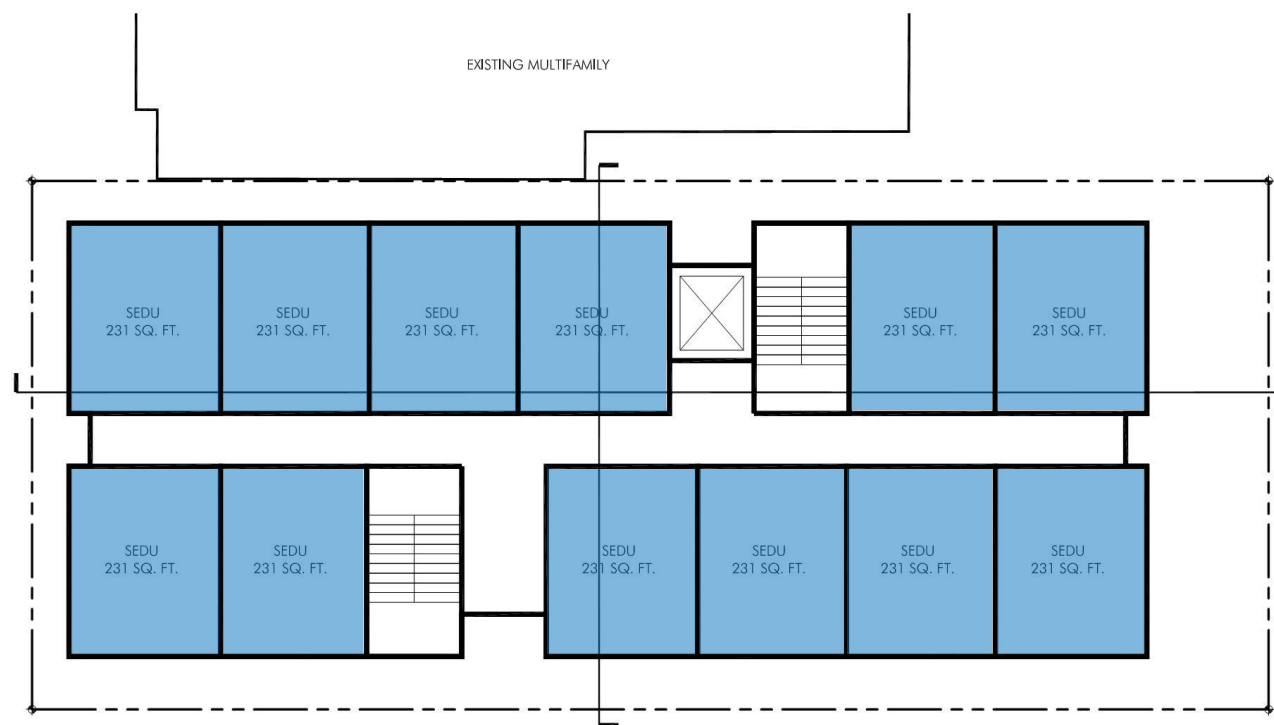
**CONSTRAINTS**

- Smallest unit size
- Zero lot line for portion of the building at north property line to accommodate large required storage room
- Many “tunnel” units – 31 of 63 units
- Many units located adjacent to 4-story building to the north will create privacy challenges
- Existing street trees dominate the west facade

**NO DEPARTURES REQUESTED**







DESIGN PROPOSALS:  
OPTION 1

EDG

PROJECT NAME:  
44<sup>TH</sup> AVE SW STUDIOS

**alloy**  
DESIGN GROUP LLC



## OPTION 2 –

### DISTINGUISHING FEATURES

- A 6-story building with 58 apartment units
- Code compliant without departures

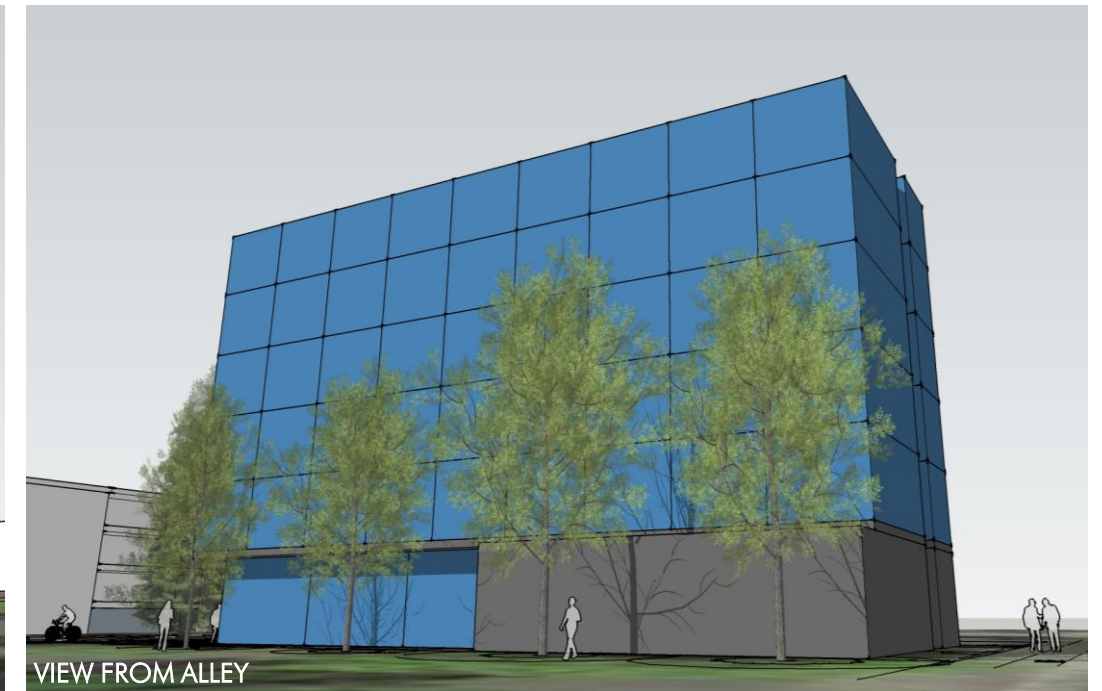
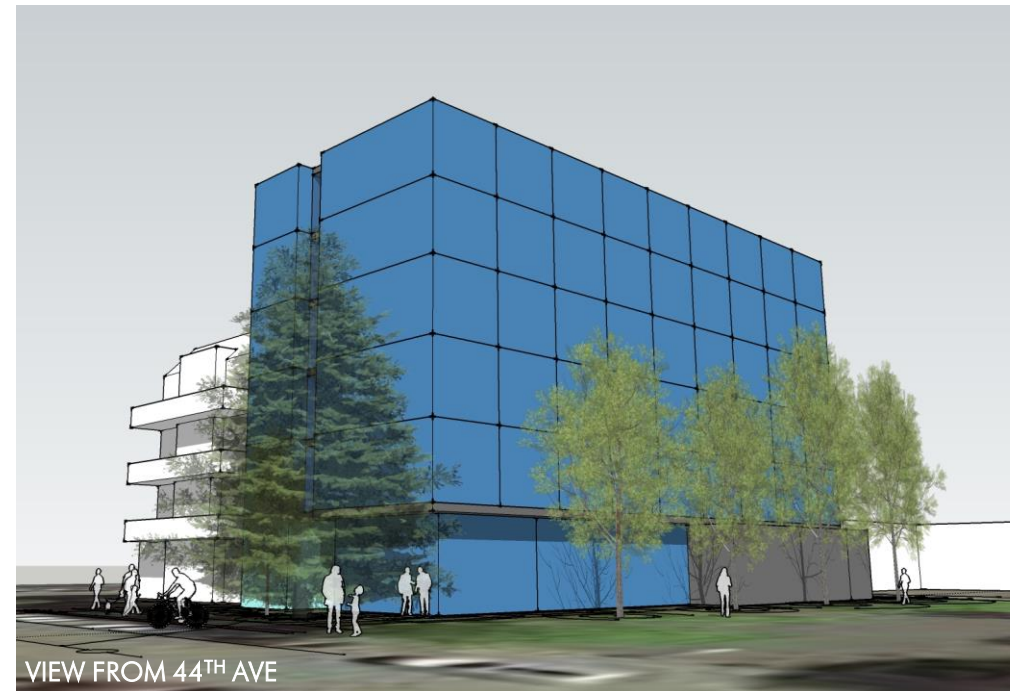
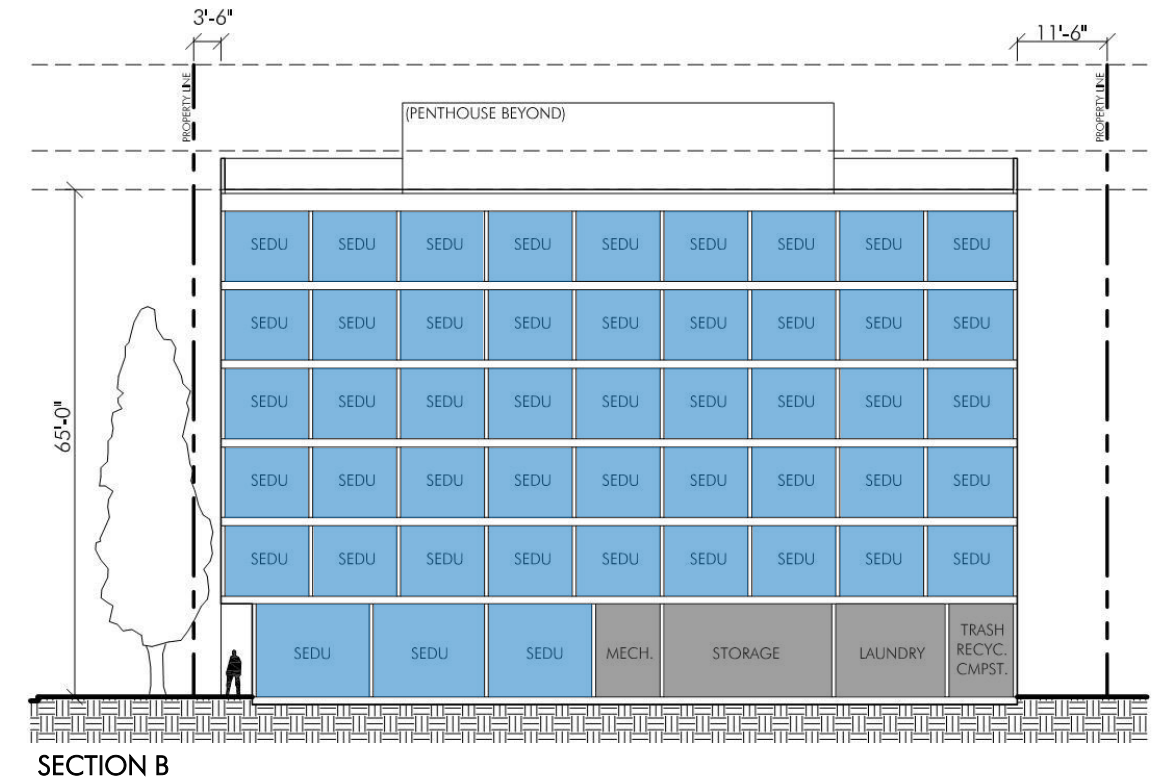
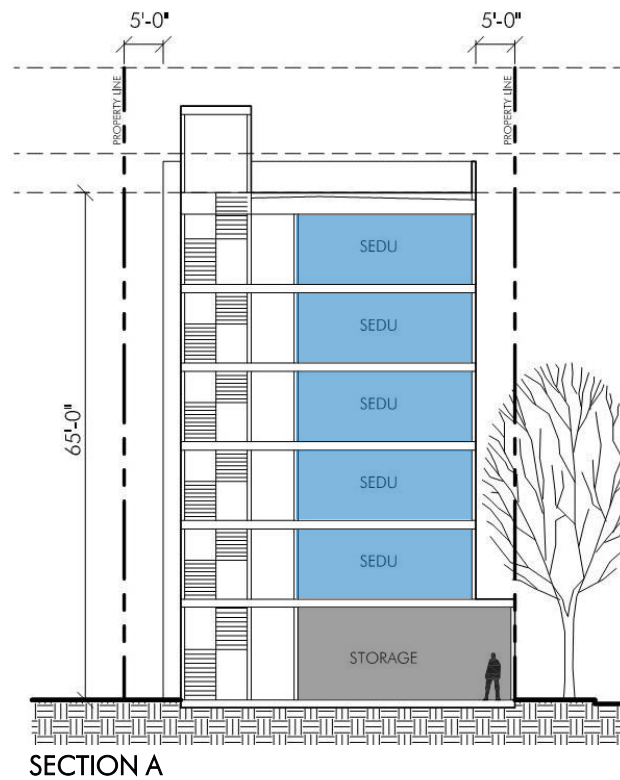
### OPPORTUNITIES

- 1 predominant unit type
- Type-A units are ground related
- Consolidated circulation core at the north edge of building will preserve privacy between properties.
- Most units are south-facing
- Large rooftop amenity takes advantage of views

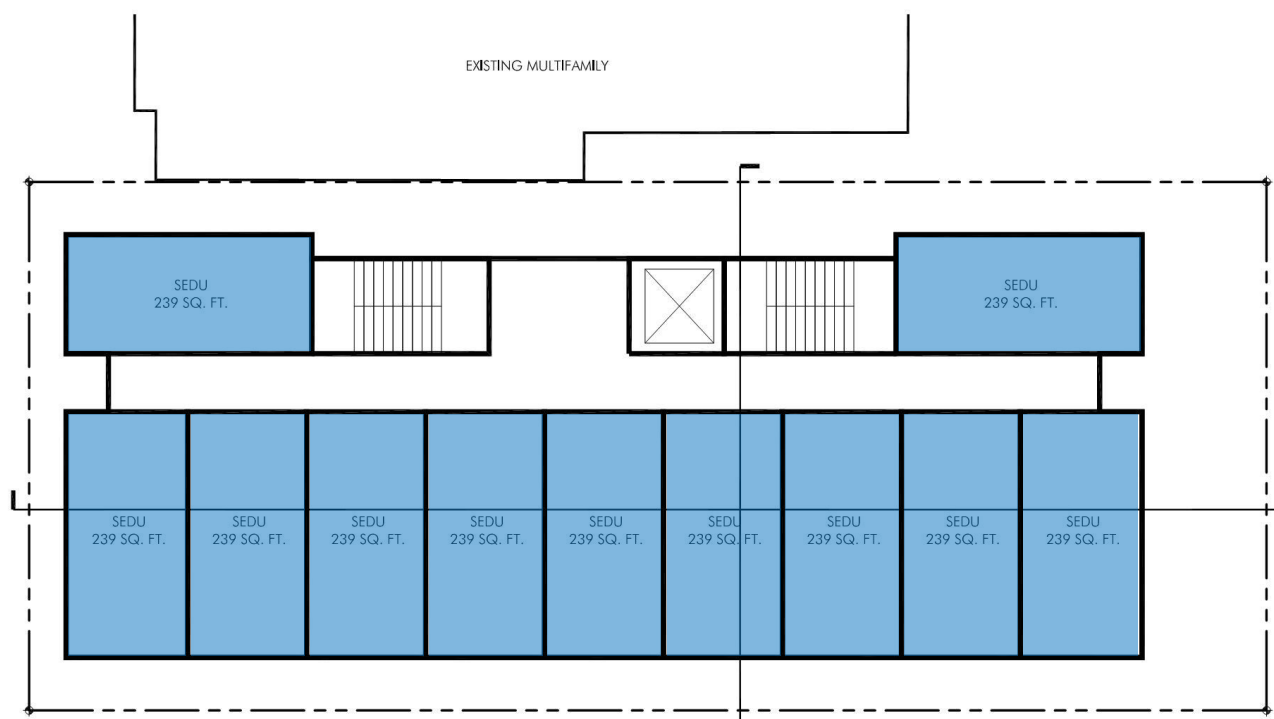
### CONSTRAINTS

- South-facing could become disadvantaged by future development.
- Many “tunnel” units – 37 of 63 units
- Zero lot line for portion of the building at south property line to accommodate large required storage room
- Small entrance lobby fronts 44<sup>th</sup> Avenue SW
- Small bike amenity provides code-minimum bike storage
- Existing street trees dominate the west façade

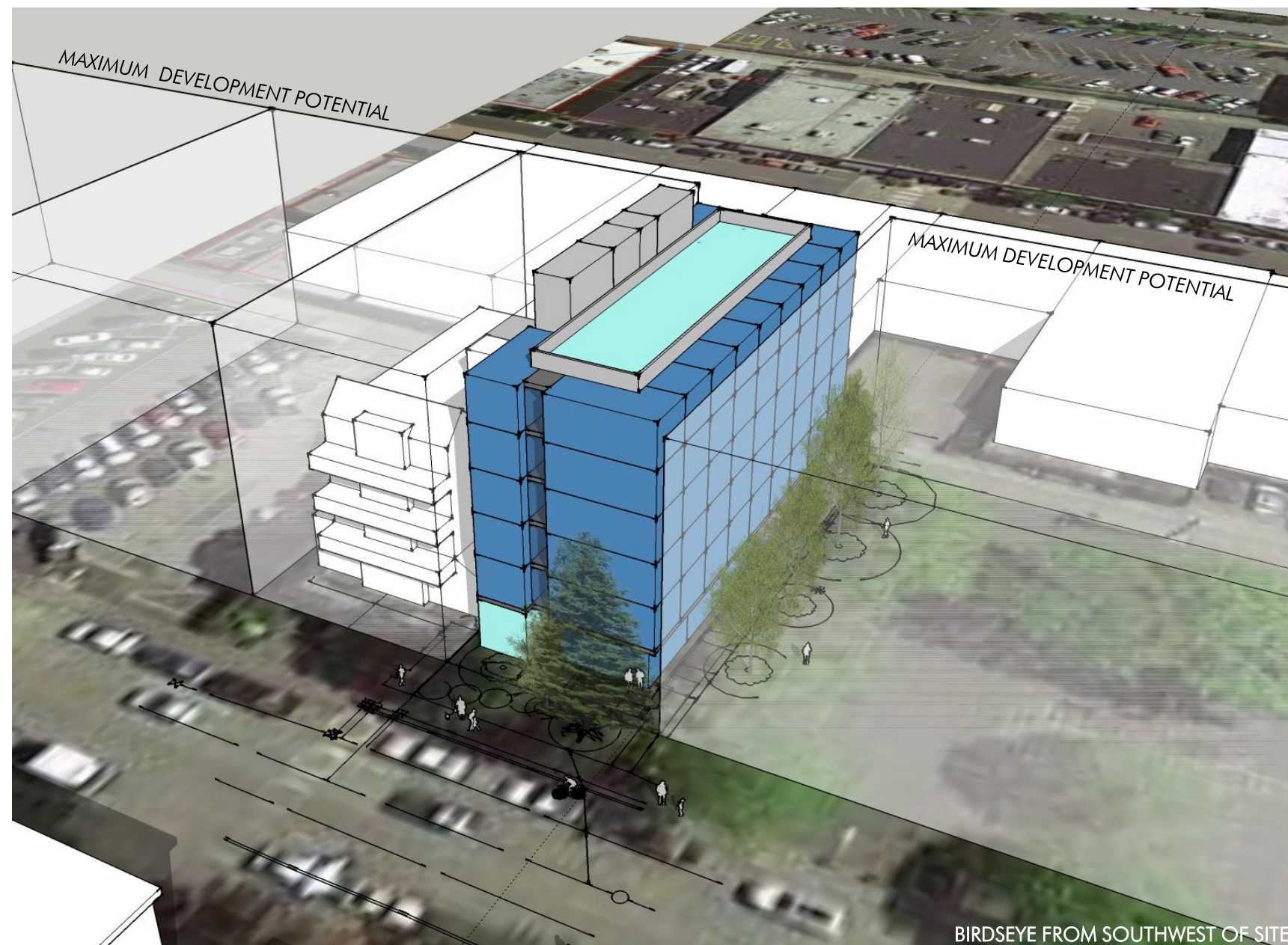
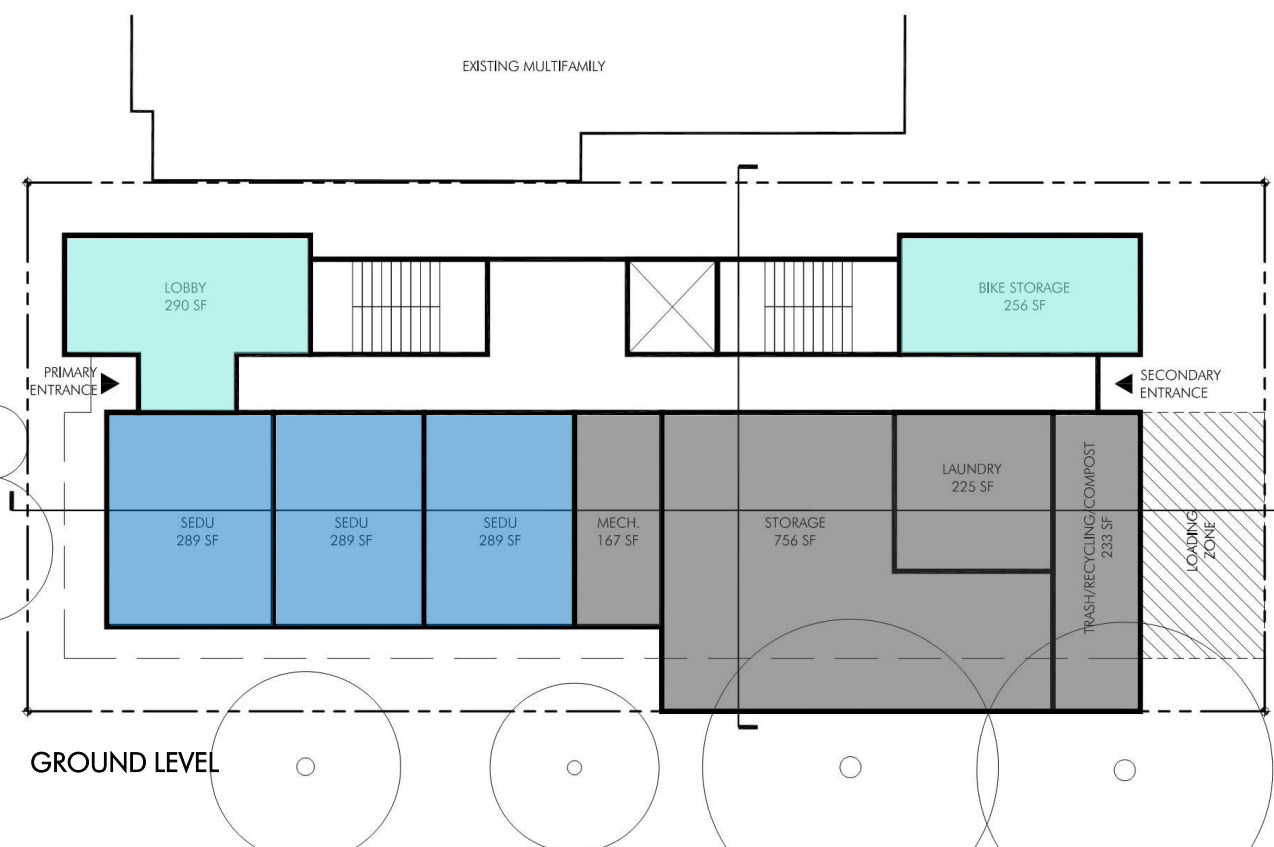
NO DEPARTURES REQUESTED







UPPER LEVEL (TYPICAL)



DESIGN PROPOSALS:  
OPTION 2

EDG

PROJECT NAME:  
44<sup>TH</sup> AVE SW STUDIOS

**alloy**  
DESIGN GROUP LLC



### OPTION 3 – PREFERRED OPTION

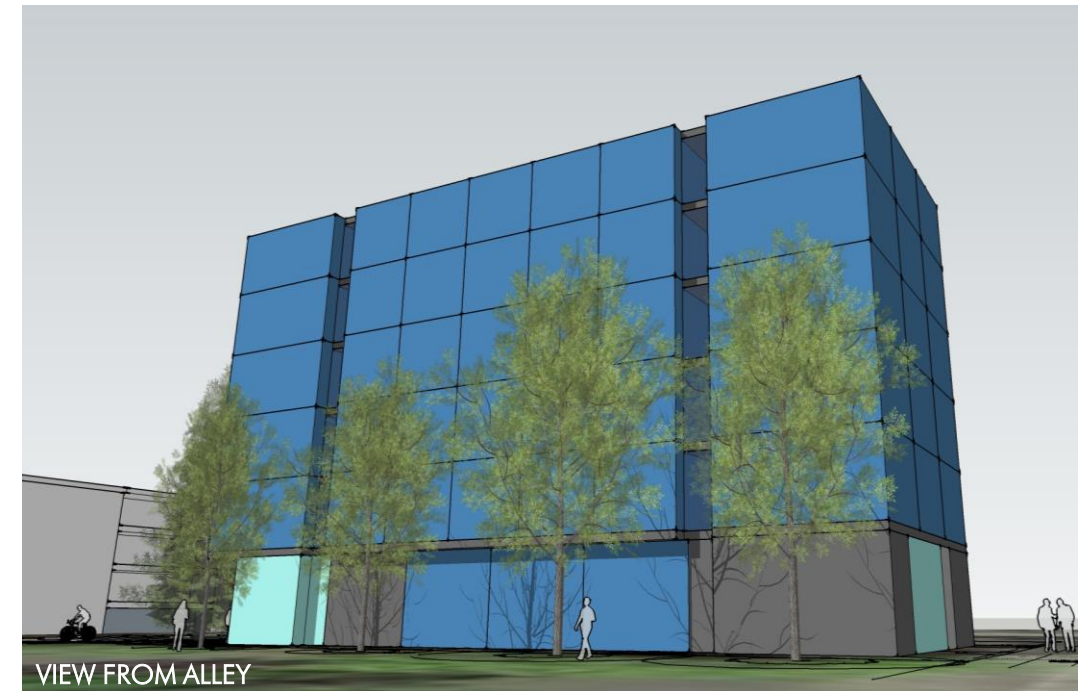
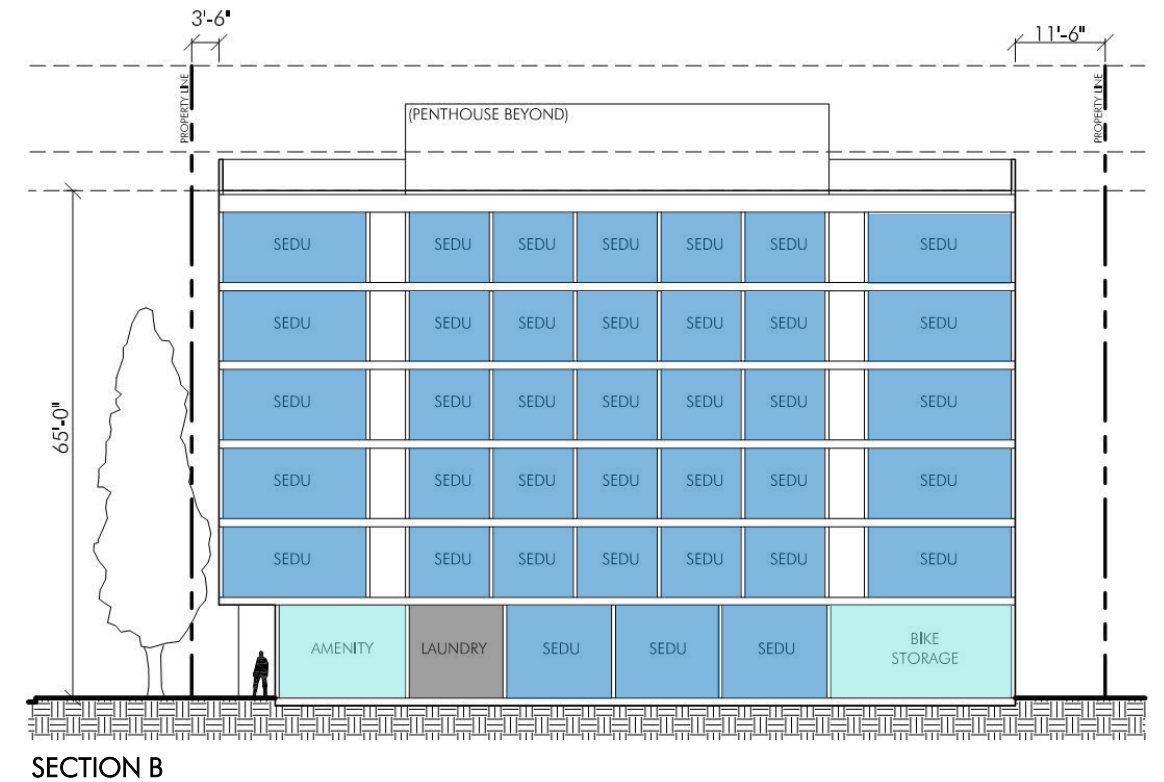
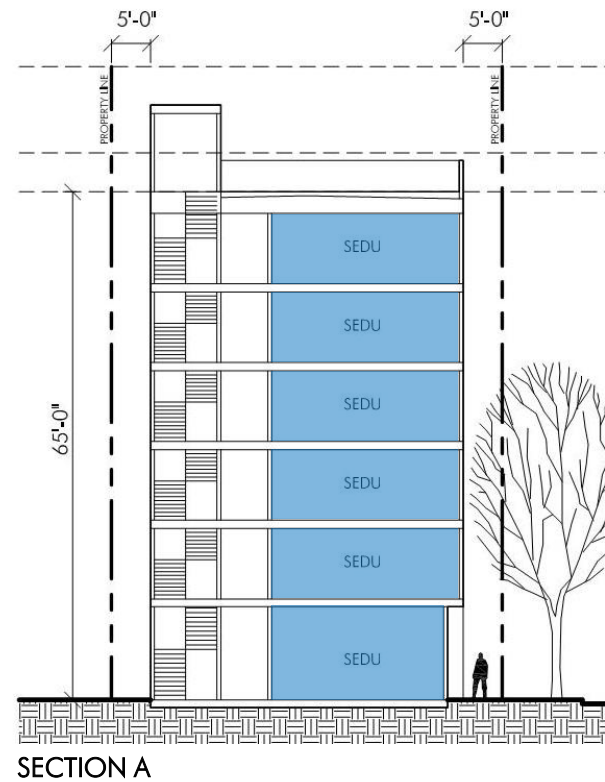
#### DISTINGUISHING FEATURES

- A 6-story building with 58 apartment units
- Code compliant without departures

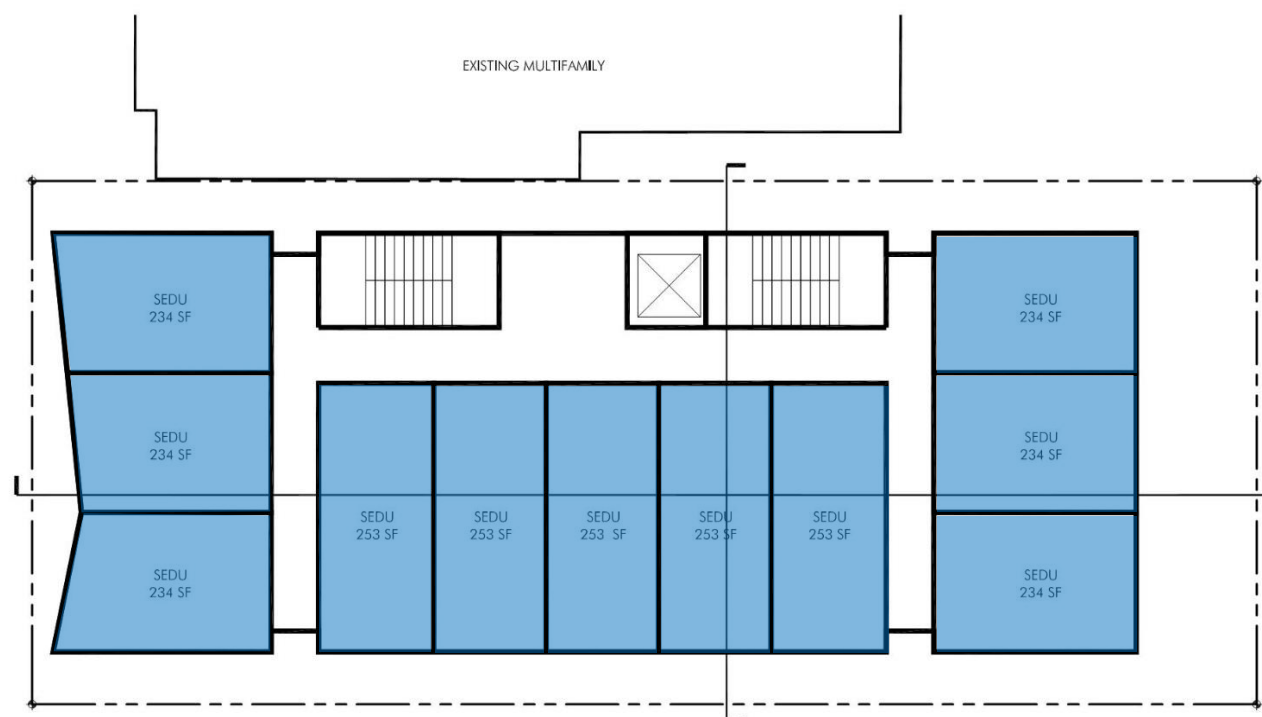
#### OPPORTUNITIES

- Generous entrance lobby and amenity fronts 44<sup>th</sup> Avenue SW
- Ground level setback at 44<sup>th</sup> Avenue SW aligns with neighboring building to the north and responsive to the existing trees at the R.O.W.
- Type-A units are ground related
- Variety in unit types
- Consolidated circulation core at the north edge of building will preserve privacy between properties.
- Most units have southern exposure but fewer would be disadvantaged with future development
- An abundance of corner units – 20 of 58
- Fewest tunnel units – 27 of 58
- More than half of units front 44<sup>th</sup> Ave SW or the alley
- Large rooftop amenity to take advantage of views
- Includes bicycle storage for approximately 45 bikes (15 bikes are required by the Seattle Land Use code).

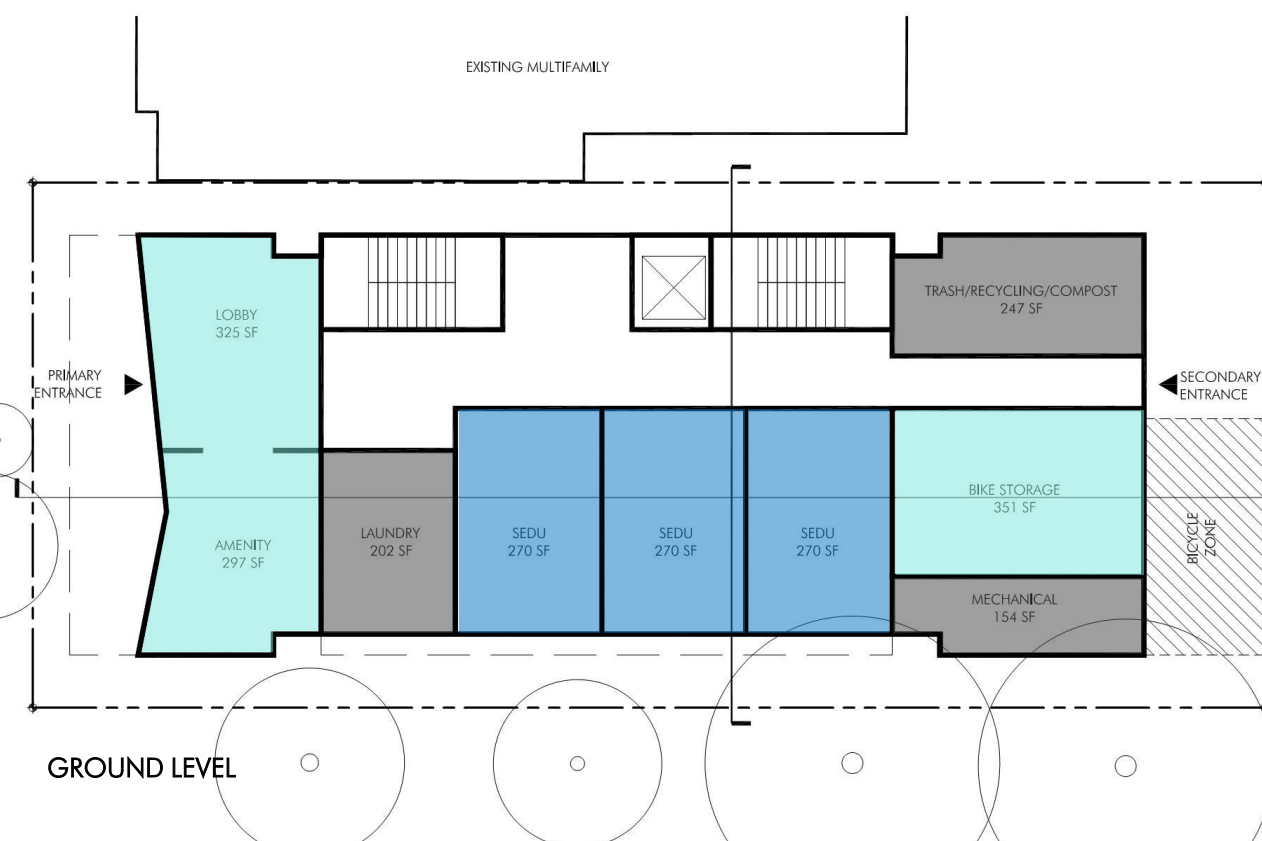
NO DEPARTURES REQUESTED



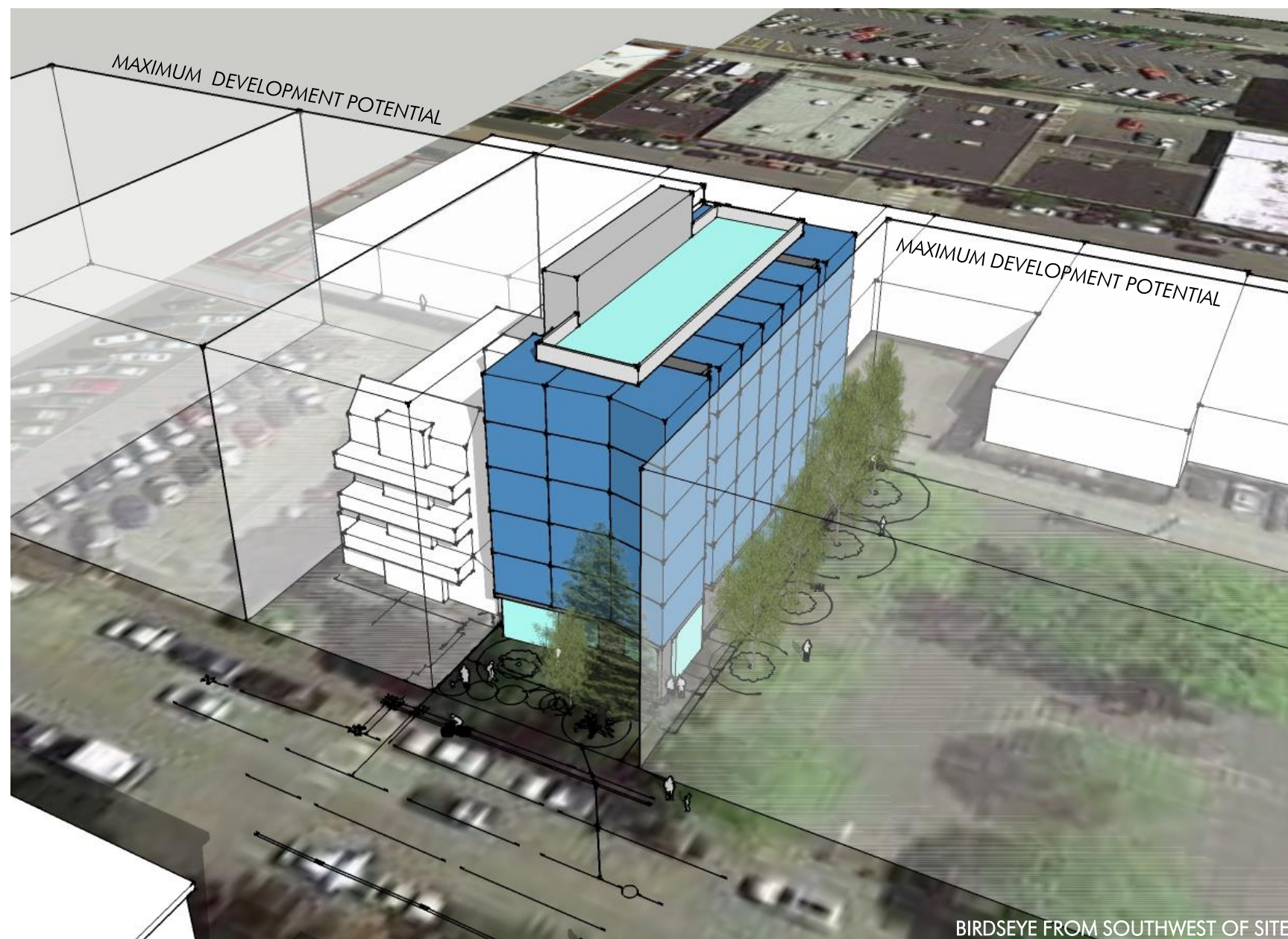




UPPER LEVEL (TYPICAL)



GROUND LEVEL



DESIGN PROPOSALS:  
OPTION 3 - PREFERRED

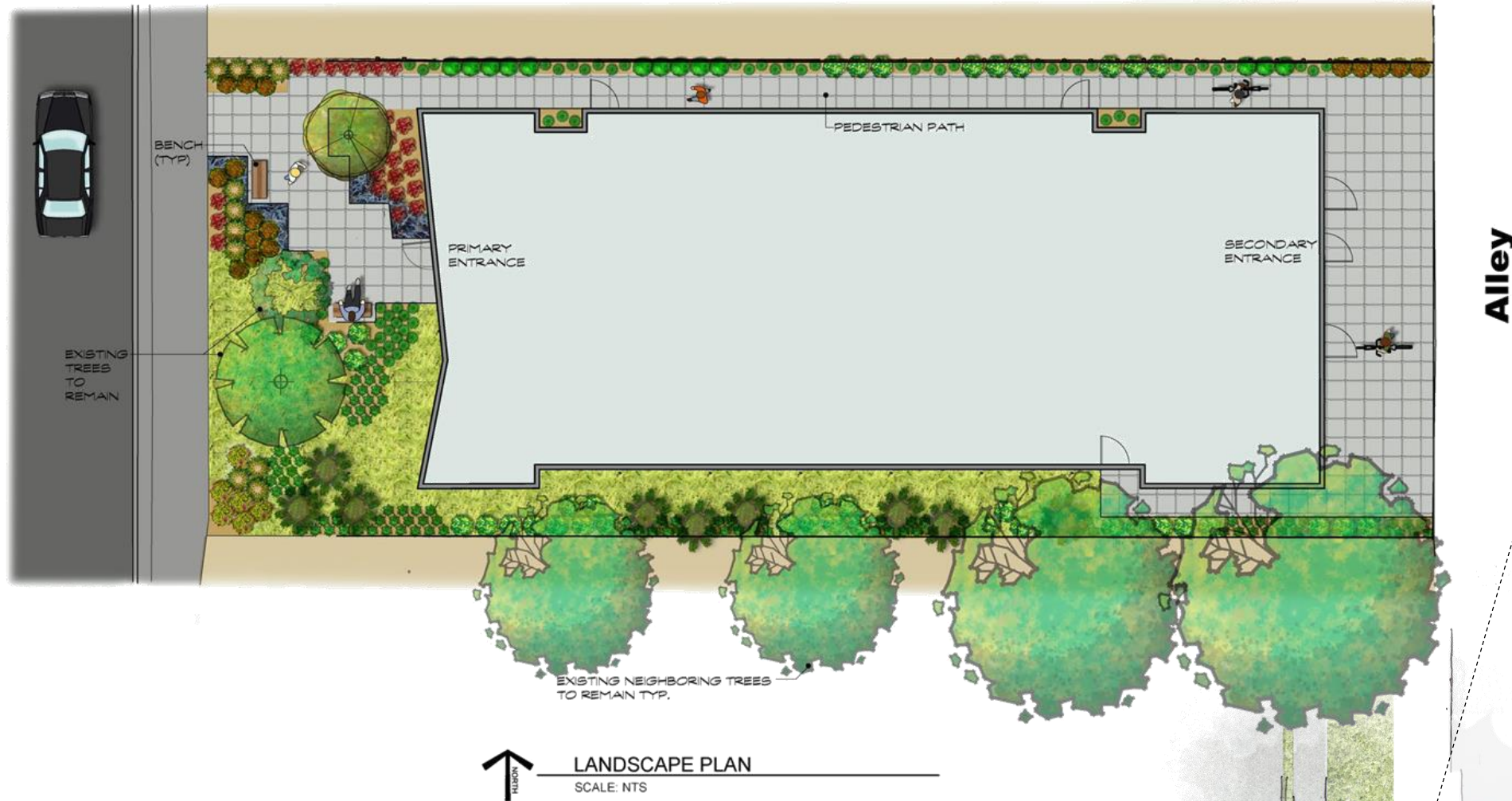


PROJECT NAME:  
44<sup>TH</sup> AVE SW STUDIOS





44th Avenue SW



### LANDSCAPE APPROACH

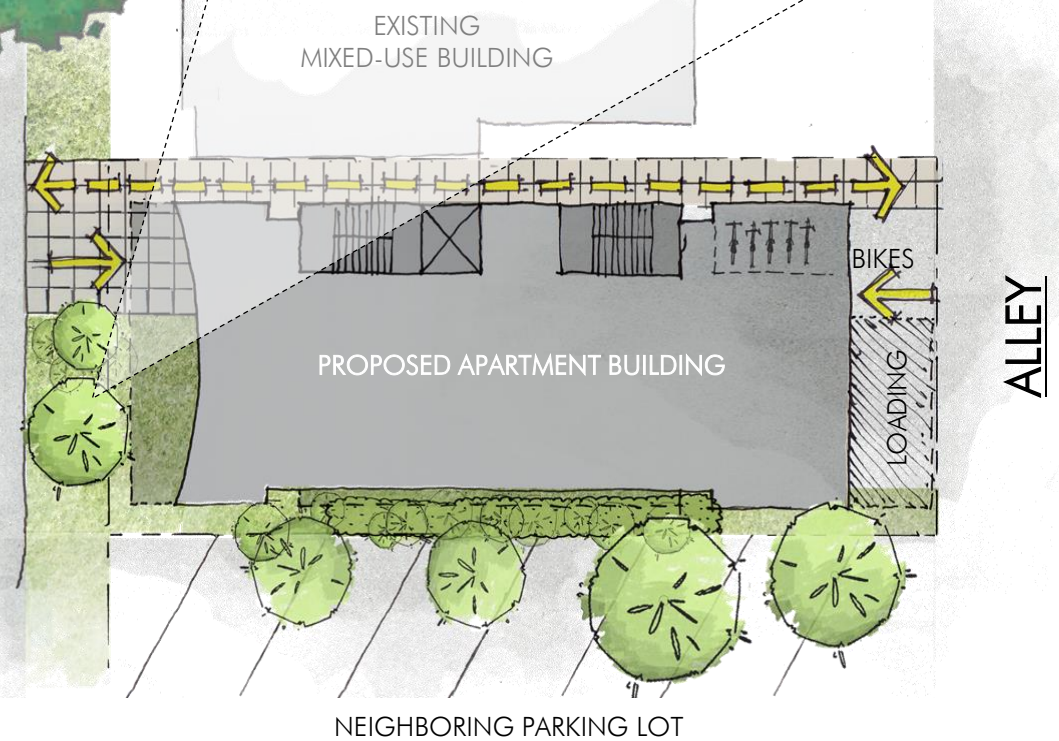
The existing street trees west of the project parcel at 44<sup>th</sup> Avenue SW will help signify the building entrance. The building will step back from the trees at the ground floor and new landscaping will also be added to define a green space adjacent to the entrance. Thoughtful hard-scaping and permanent benches will further define the entrance. A pedestrian pass through will connect the sidewalk at 44<sup>th</sup> Avenue SW to the alley east of the site and support the current pedestrian activity in both areas.

The southern edge of the parcel will be planted with native species and buffer the ground floor residential units from the surface parking lot to the south. A strand of four large Northern Red Oaks on the parcel to the south and immediately adjacent to the project site can provide shading in the summer months and opportunities for warming daylight in the winter months for the south-facing units.

Alley

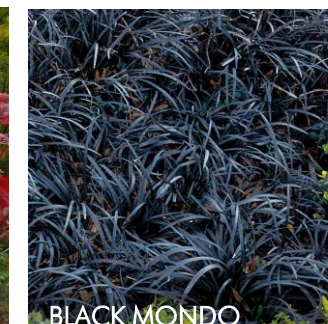
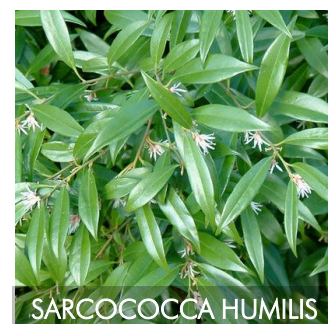
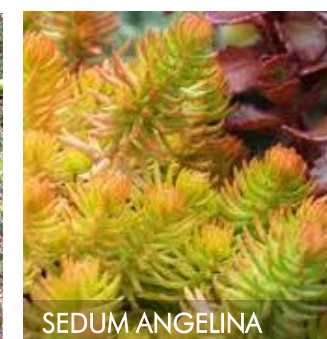
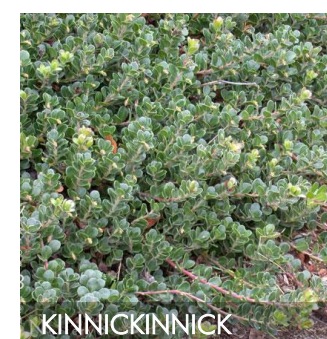
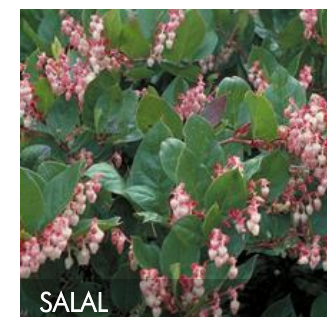
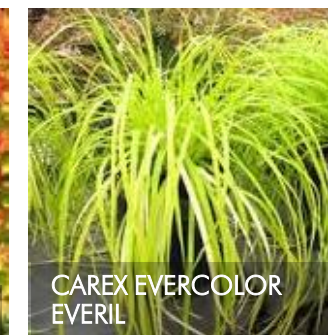
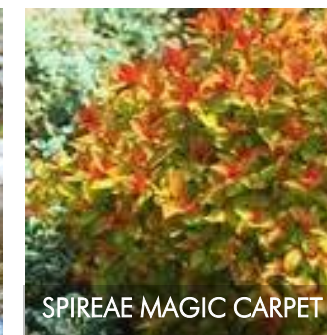
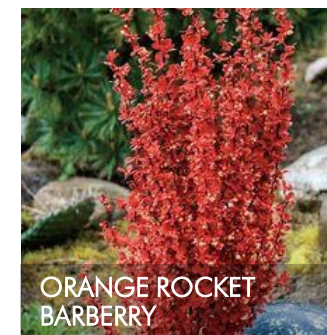
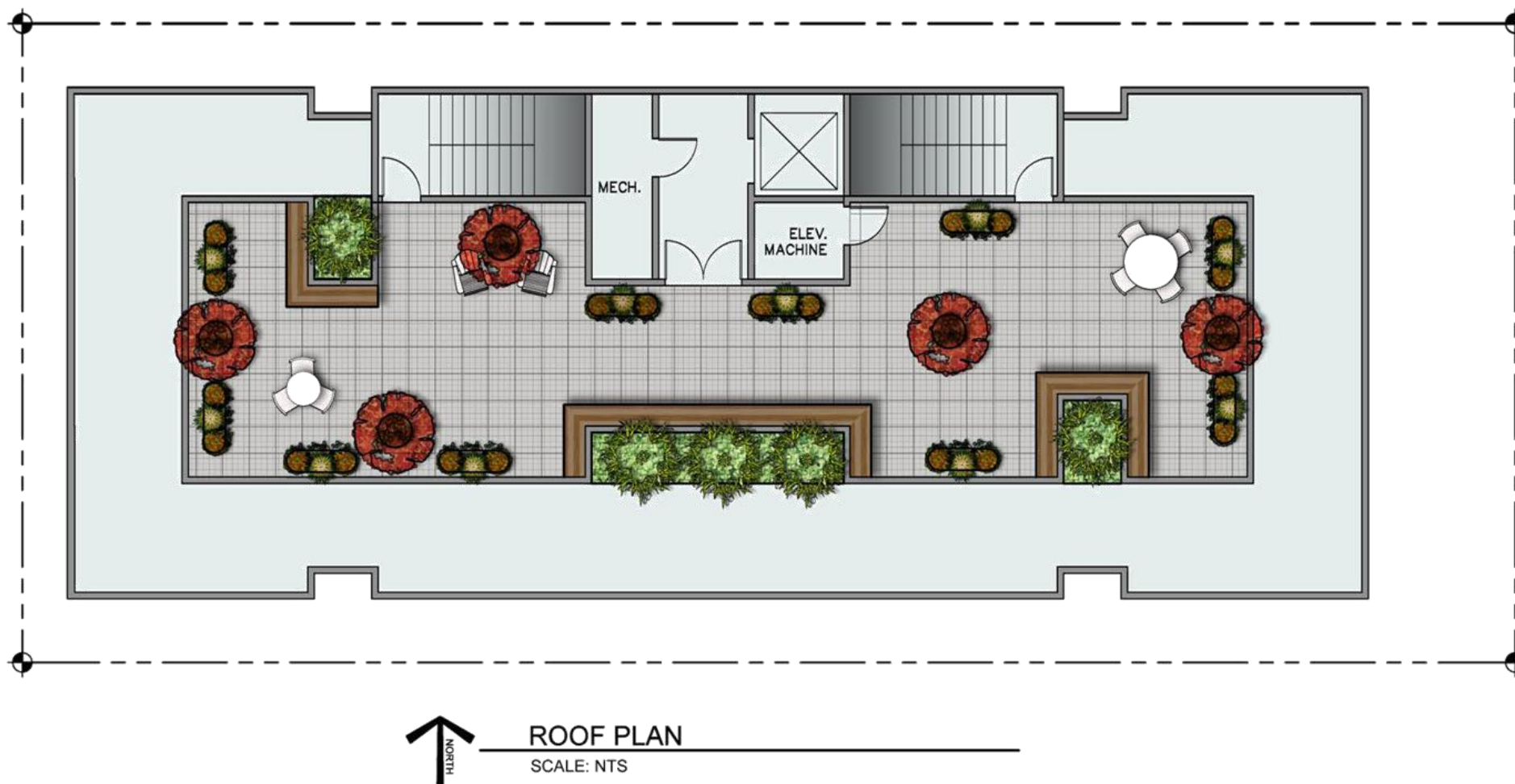


44TH AVE SW



ALLEY





DESIGN PROPOSALS:  
LANDSCAPE APPROACH



PROJECT NAME:  
44<sup>TH</sup> AVE SW STUDIOS





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### FAÇADE TREATMENT

Good quality, durable façade and glazing systems will be utilized, such as large sliding doors with Juliet balconies and panelized rainscreen systems.  
(DC2-I, DC4-A)

### EXISTING TREES

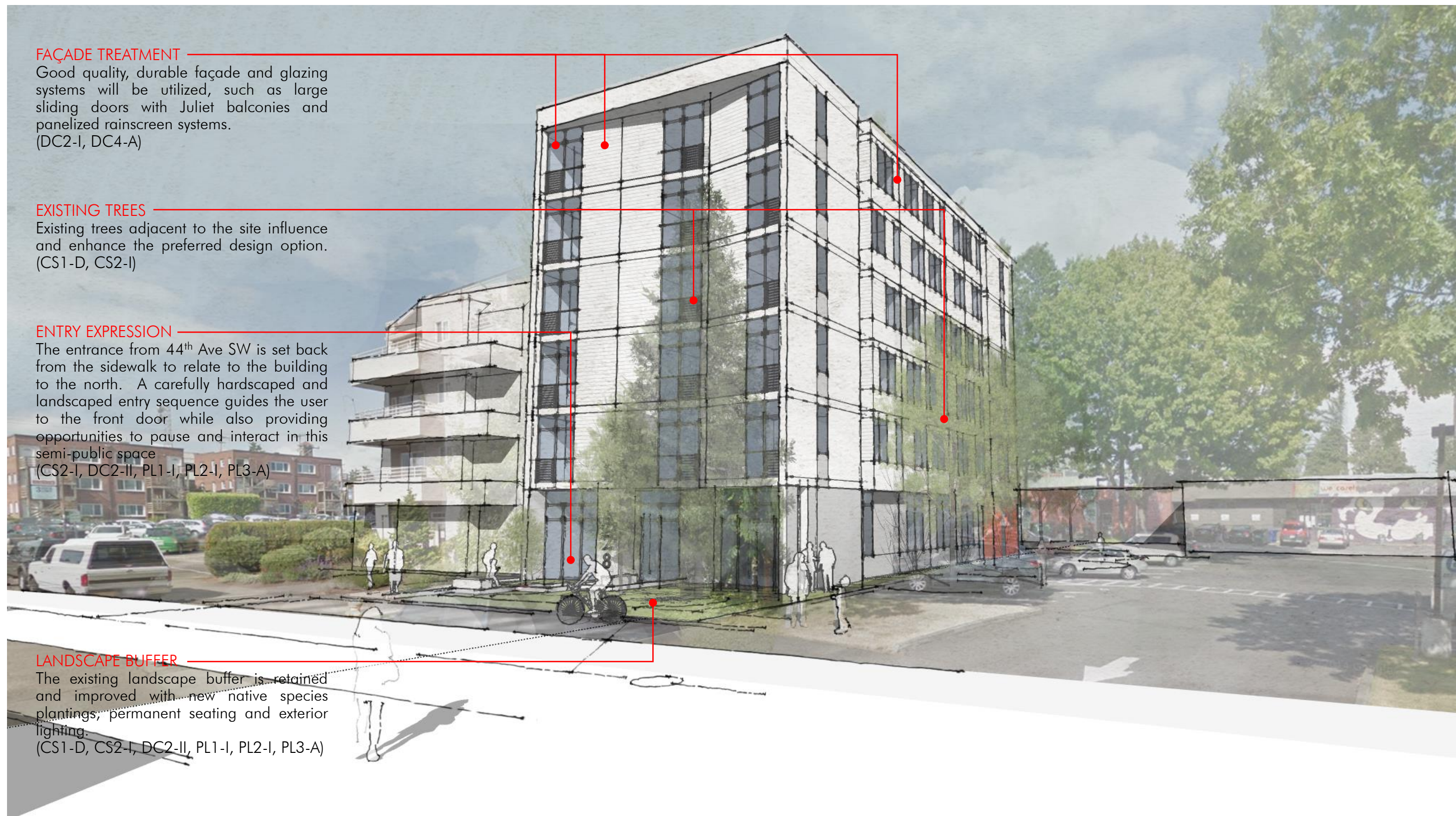
Existing trees adjacent to the site influence and enhance the preferred design option.  
(CS1-D, CS2-I)

### ENTRY EXPRESSION

The entrance from 44<sup>th</sup> Ave SW is set back from the sidewalk to relate to the building to the north. A carefully hardscaped and landscaped entry sequence guides the user to the front door while also providing opportunities to pause and interact in this semi-public space  
(CS2-I, DC2-II, PL1-I, PL2-I, PL3-A)

### LANDSCAPE BUFFER

The existing landscape buffer is retained and improved with new native species plantings, permanent seating and exterior lighting.  
(CS1-D, CS2-I, DC2-II, PL1-I, PL2-I, PL3-A)



## DESIGN PROPOSALS: OPTION 3 CHARACTER RENDERING

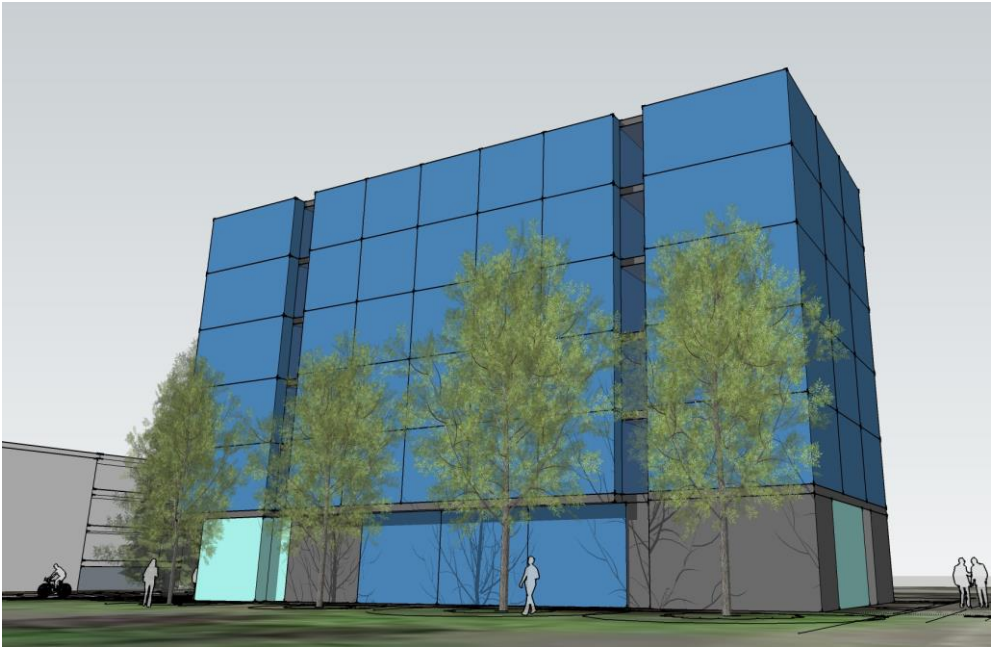


PROJECT NAME:  
44<sup>TH</sup> AVE SW STUDIOS





GUIDELINE	DESCRIPTION	SUB-GUIDELINE	APPLICANT RESPONSE
CS1. Natural Systems and Site Features	Use natural systems and features of the site and its surrounding as a starting point for project design.	A. Energy Use B. Sunlight and Natural Ventilation D. Plants and Habitat	The project orientation takes advantage of southern exposure and natural daylighting. The existing deciduous trees to the south allow sunlight to penetrate the units in the winter (reducing heating loads) and provide shading in the summer (reducing cooling loads). Existing trees will be retained in the right-of-way and proposed landscaping will utilize native plants.
CS2. Urban Pattern and Form	Strengthen the most desirable forms, characteristics, and patterns of the streets, block faces, and open spaces in the surrounding area.	I. Streetscape Compatibility	The first floor of the building is set back from the street reducing the overall scale of the building at the entry and providing a recessed, covered entrance to the building. This setback also respects the existing street trees which are to remain, helping to create a pedestrian oriented landscape transition from the active public sidewalk to the private building entry.



ENERGY USE (CS1-A); SUNLIGHT & NATURAL VENTILATION (CS1-B)



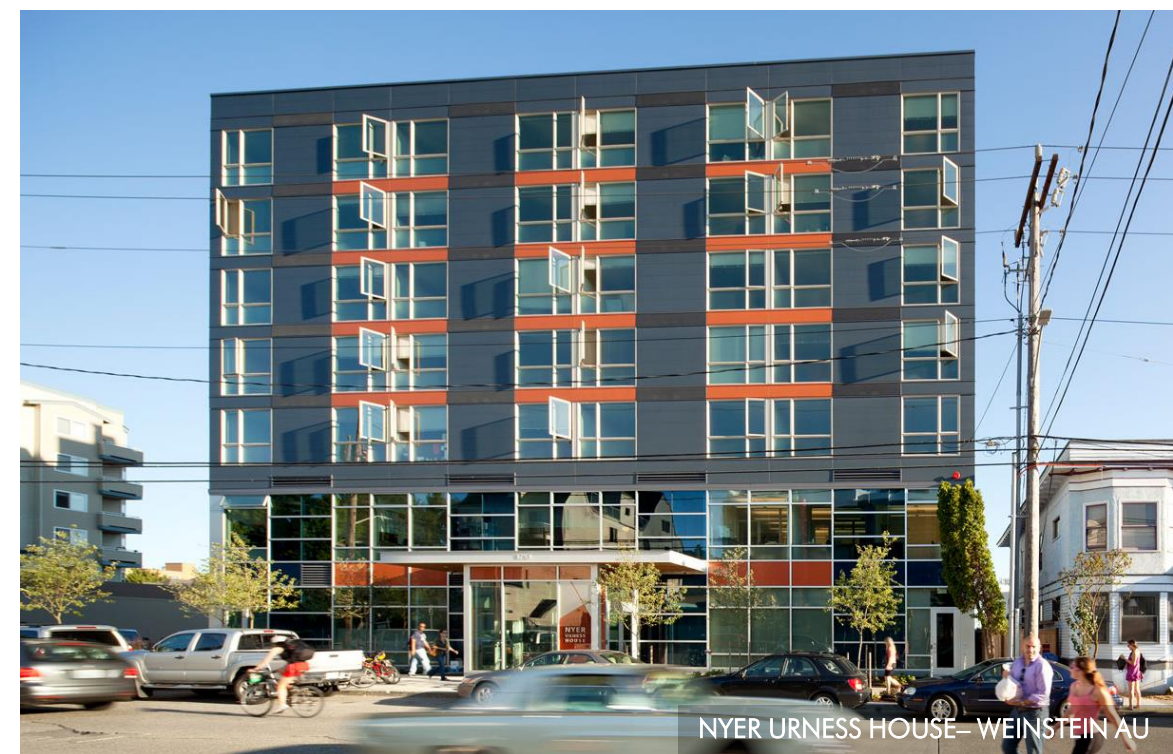
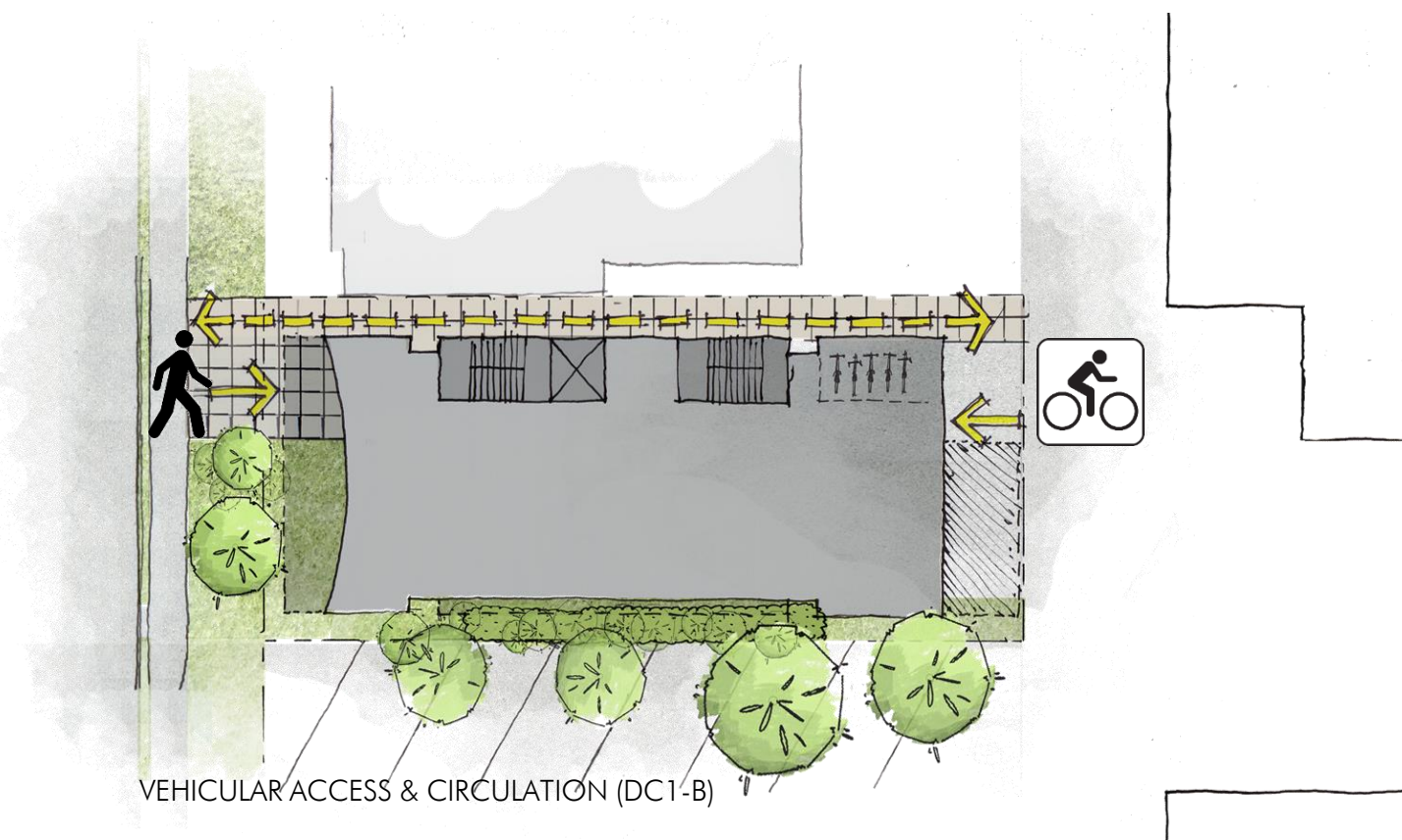
PLANTS & HABITAT (CS1-D)



STREETSCAPE COMPATIBILITY (CS2-I)



GUIDELINE	DESCRIPTION	SUB-GUIDELINE	APPLICANT RESPONSE
DC1. Project Uses and Activities	Optimize the arrangement of uses and activities on site	B. Vehicular Access and Circulation	The project maintains the existing relationship between pedestrians and vehicles by supporting the pedestrian circulation at the sidewalk and providing vehicle and service access from the alley, while also providing a pedestrian route between the street and alley for ease of access to the commercial spaces on California Ave SW.
DC2. Architectural Concept	Develop an architectural concept that will result in a unified and functional design that fits well on the site and within its surroundings.	I. Architectural Concept & Consistency	Facade organization... The building facades will utilize quality materials and thoughtful openings to add visual interest and break down the overall mass of the building. Landscape lighting and address signage will clearly mark the buildings entrances. East and west facing units will have large sliding doors with Juliet balconies to add another layer of activity and depth to these facades.
		II. Human Scale	The first floor of the building is set back from the street reducing the overall scale of the building at the entry. The recessed, covered entry provides weather protection for human comfort. The proposed landscape, pathways, seating, lighting and signage will provide visual interest and invite human activity in the transition from the sidewalk
DC4. Exterior Elements and Finishes	Use appropriate and high quality elements and finishes for the building and its open spaces.	A. Building Materials	Building materials are durable, easily maintained and climate appropriate. Visual interest, composition and texture is achieved through thoughtful material placement on all facades.



ARCHITECTURAL CONCEPT & CONSISTENCY (DC2-I); BUILDING MATERIALS (DC4-A)

DESIGN REVIEW:  
PRIORITY DESIGN GUIDELINES



PROJECT NAME:  
44<sup>TH</sup> AVE SW STUDIOS

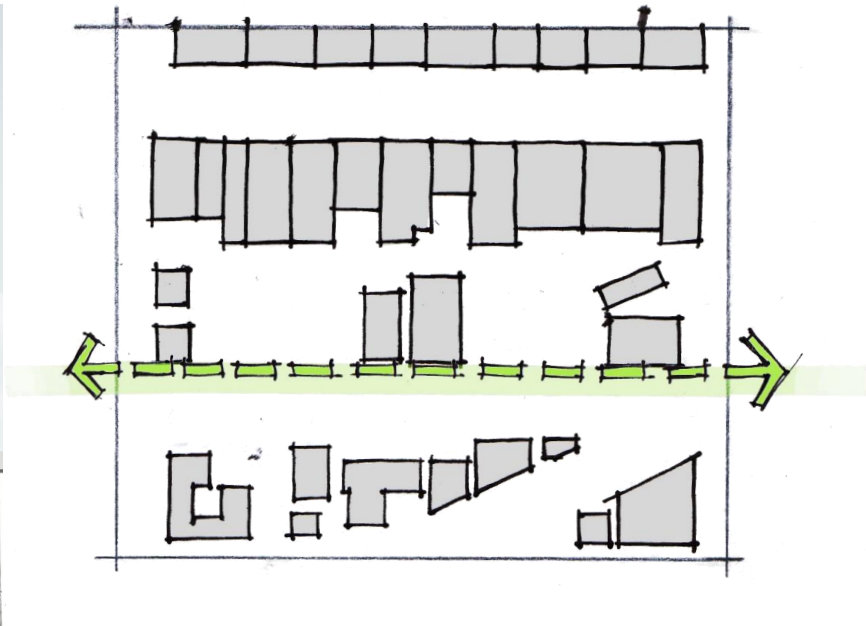




GUIDELINE	DESCRIPTION	SUB-GUIDELINE	APPLICANT RESPONSE
PL1. Connectivity	Complement and contribute to the network of open spaces around the site and the connections among them.	I. Human Activity	The first floor of the building steps back from the property line at the street to create more public space and enhance the pedestrian environment. Landscaping, pathways, permanent seating and lighting will create an effective pedestrian transition from the sidewalk to the building entry. The building is also stepped back at the rear enhancing and connecting to the pedestrian nature of the alley. Ample bicycle parking is provided off of the alley to activate this additional public realm.
PL2. Walkability	Create a safe and comfortable walking environment that is easy to navigate and well-connected to existing pedestrian walkways and features.	I. Human Scale	The first floor of the building is set back from the street reducing the overall scale of the building at the entry and providing a recessed entrance to the building utilizing the building cantilever above for weather protection. The transition from the sidewalk to the building entry will also utilize landscaping, pathways, permanent seating and lighting to activate the space and provide visual interest and pedestrian comfort and orientation.
		II. Pedestrian Open Spaces and Entrances	The project provides a pathway through the site along the north property line. Since the site is located mid-block this pathway will activate the site by connecting the sidewalk to the alley and the businesses on California Ave SW.
PL3. Street-Level Interaction	Encourage human interaction and activity at the street-level with clear connections to building entries and edges.	A. Entries	Landscaping, pathways, permanent seating and lighting activate the street presence of the building while indicating a transition from the public sidewalk to the semi-private recessed lobby entrance set back from the street.
PL4. Active Transportation	Incorporate design features that facilitate active forms of transportation such as walking, bicycling, and use of transit.	B. Planning Ahead for Bicyclists	Bicycle parking is above and beyond code requirement will be provided for building residents. A dedicated bicycling parking room is located inside the building for security, but with direct access to the alley for convenience.



HUMAN ACTIVITY (PL1-I); HUMAN SCALE (PL2-I)



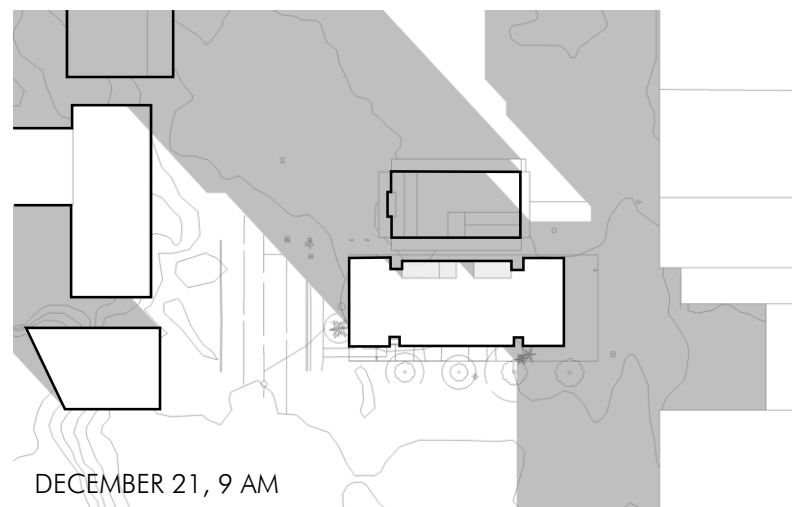
PEDESTRIAN OPEN SPACES & ENTRANCES (PL2-II)



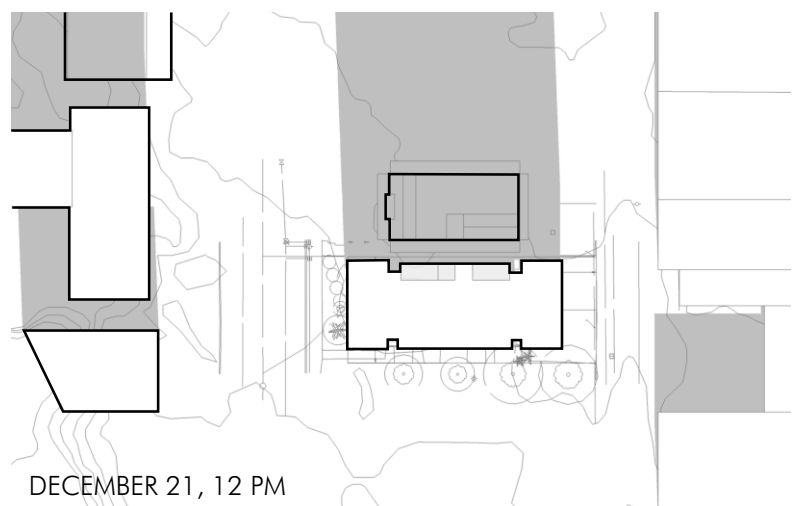
PLANNING AHEAD FOR BICYCLISTS (PL4-B)



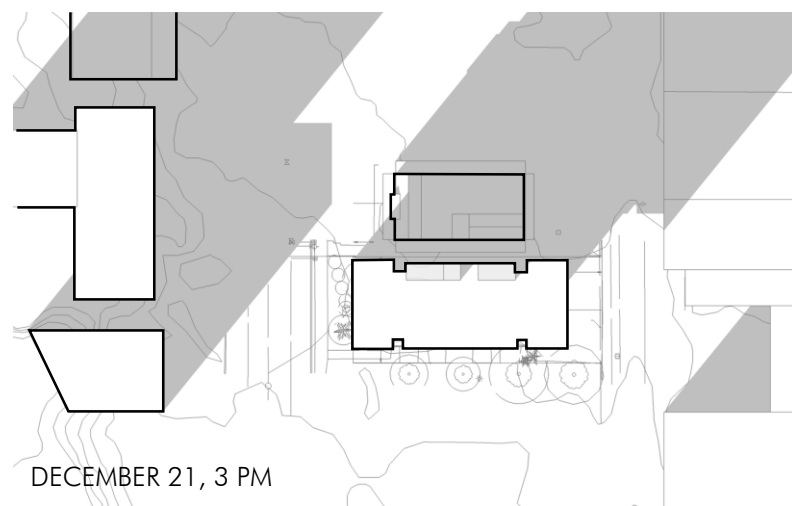
## DECEMBER SOLAR STUDIES



DECEMBER 21, 9 AM

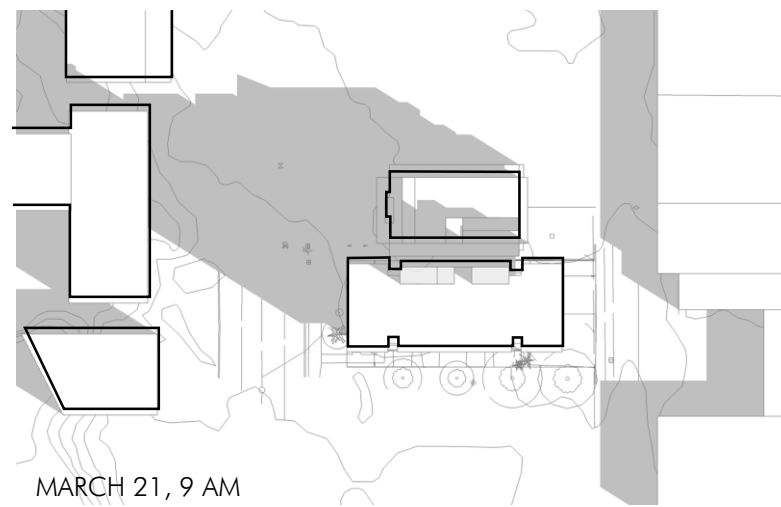


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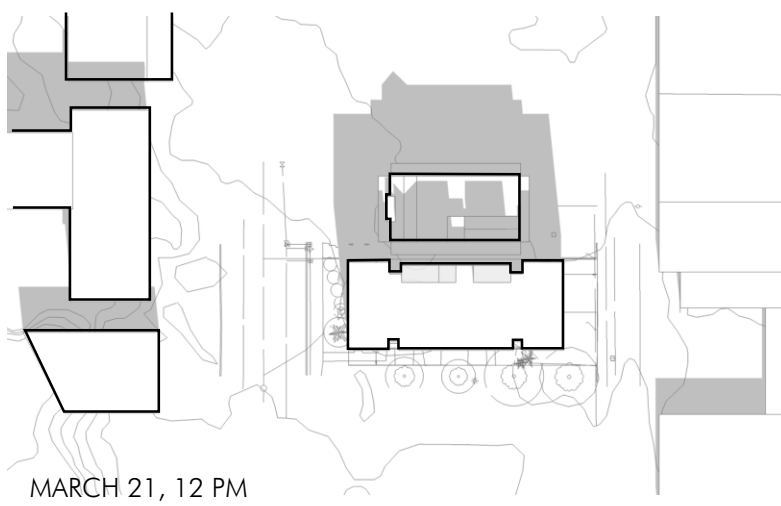


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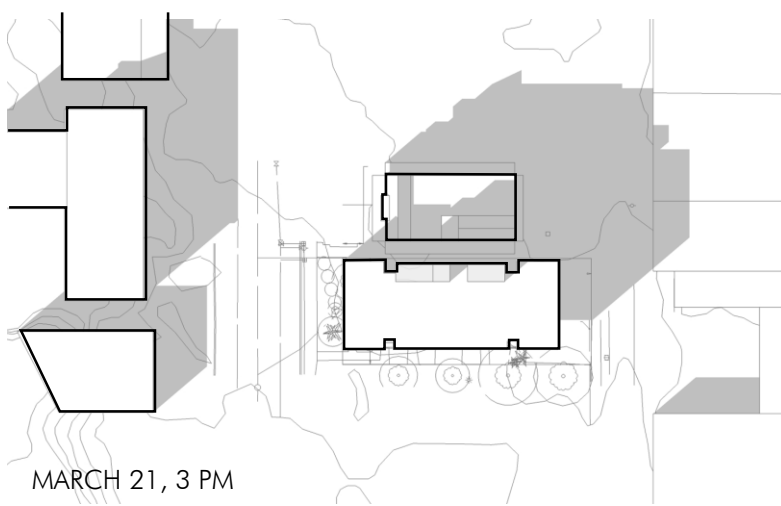
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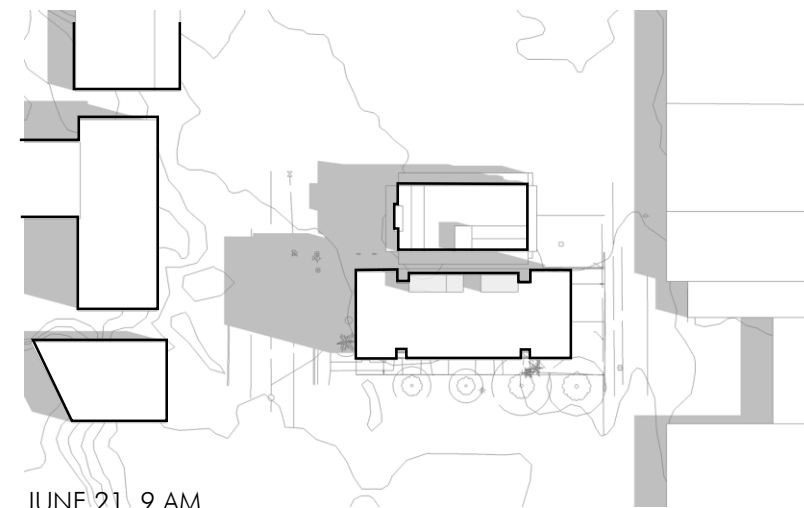


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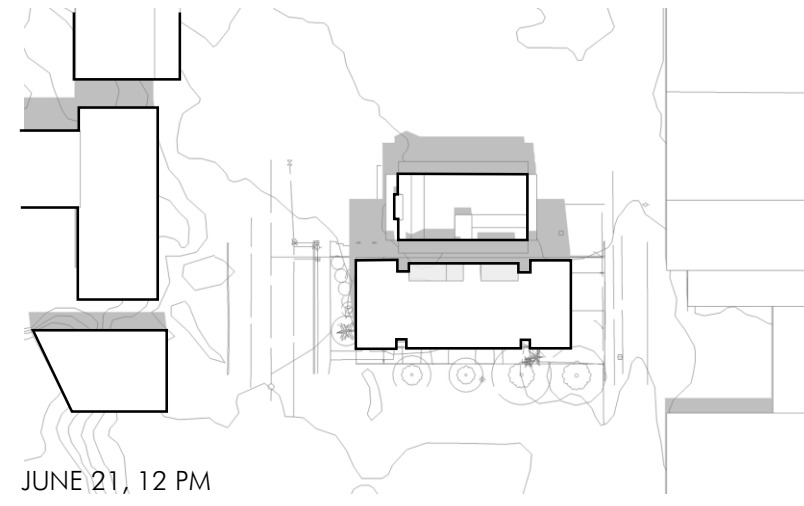


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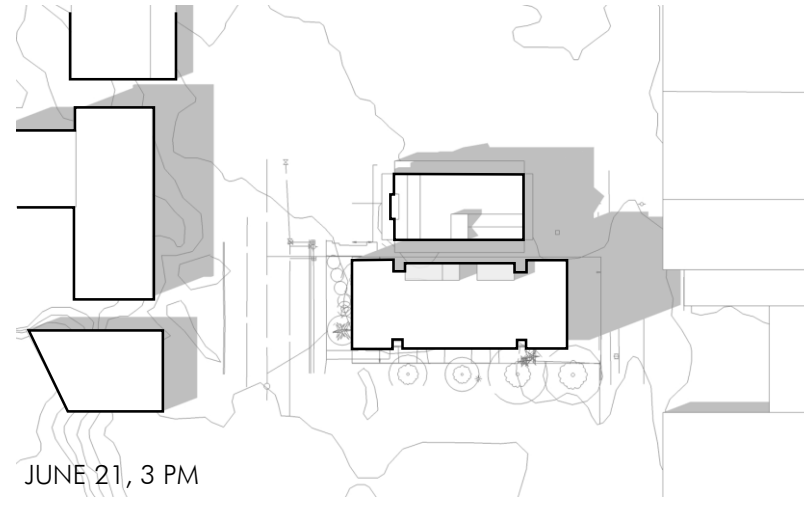
## JUNE SOLAR STUDIES



JUNE 21, 9 AM



JUNE 21, 12 PM



JUNE 21, 3 PM

NATURAL SYSTEMS:  
SOLAR STUDIES

EDG

PROJECT NAME:  
44<sup>TH</sup> AVE SW STUDIOS

**alloy**  
DESIGN GROUP LLC









### BIKE STORAGE

Although required by the Seattle Land Use Code, bike storage is an integral component of the applicant's preferred option. An oversized bike storage room will provide more than the code-required bike storage requirement, and has been placed on the ground floor at the building's alley entrance. The location supports the existing bicycling activity at the alley. This space is envisioned as having high ceilings and natural light, offering the user a clean and convenient place to secure their bike. Shared bike repair stations and space-saving wall-mounted storage racks will further enhance this amenity space for the tenants.



PRECEDENTS:  
BIKE STORAGE



PROJECT NAME:  
44<sup>TH</sup> AVE SW STUDIOS





