DESIGN REVIEW RECOMMENDATION

September 3, 2015

DPD # 3019125

4528 44th Ave. SW
Seattle, WA 98116

Applicant:
Alloy Design Group, LLC
3220 1st Ave South, Suite 500
Seattle, WA 98134
Contact: Tim Carter

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

DPD Contact:
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breanne.mcconkie@seattle.gov
(206) 684-0363

REC

PROJECT NAME:
44TH AVE SW STUDIOS

alloy
DESIGN GROUP LLC

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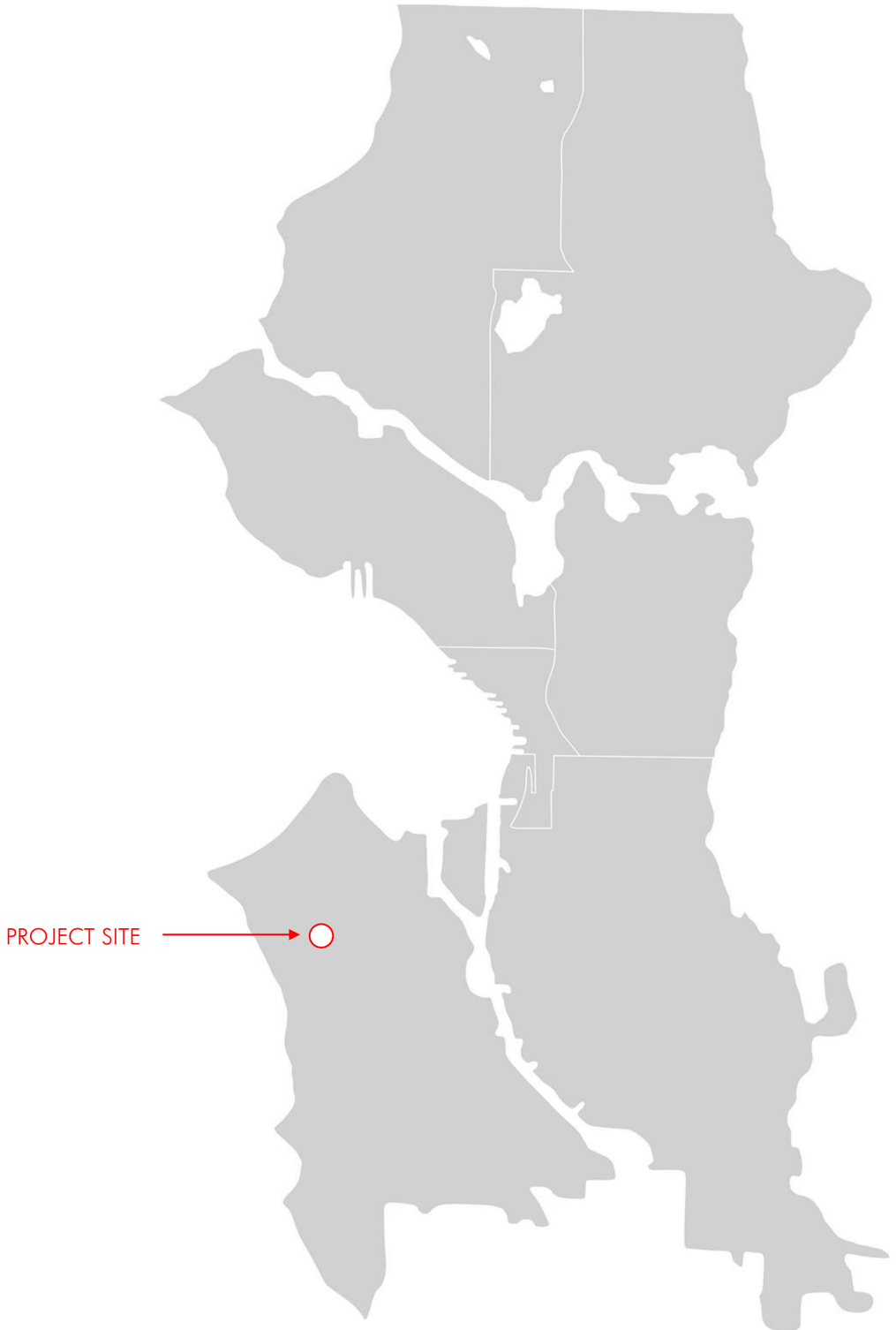
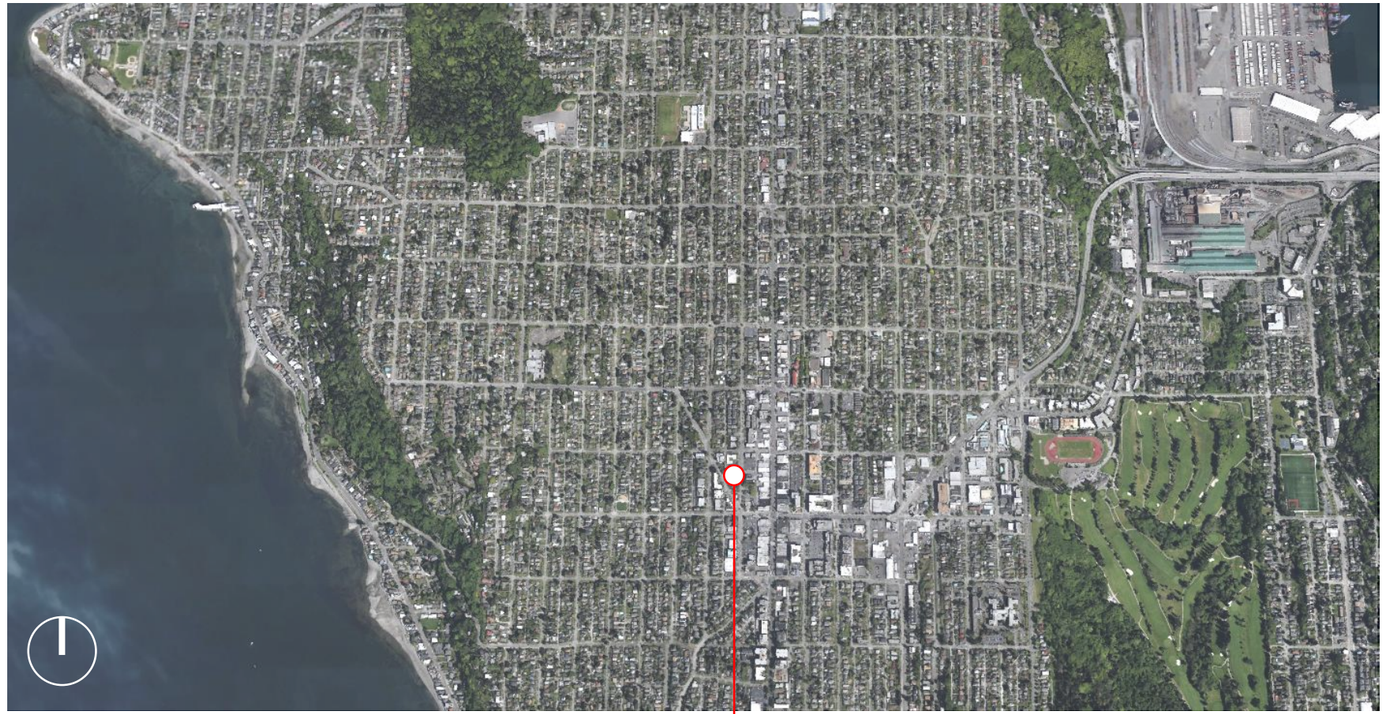




VICINITY MAP

EXISTING SITE

The project site consists of a single rectangular-shaped parcel (APN: 338990-0195) located midblock, bounded by 44th 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

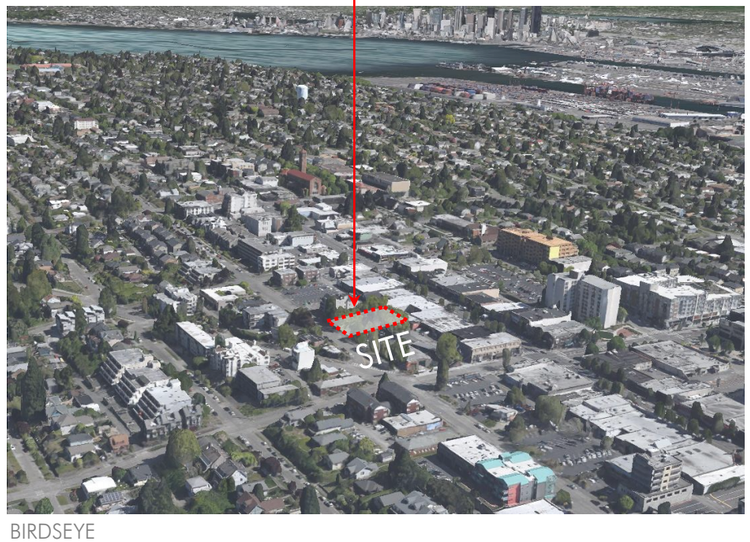
The project parcel is zoned NC2-65 and is located within the West Seattle Junction Hub Urban Village. This zoning designation continues to the north and south for one block and then transitions to LR and SF5000 zones, respectively. One block east the zoning steps up to NC3P-85. To the west, the zoning 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.

DEVELOPMENT OBJECTIVES

The owner proposes the construction of a new 6-story apartment building with approximately 58 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 move 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 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 44th 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 White Center.



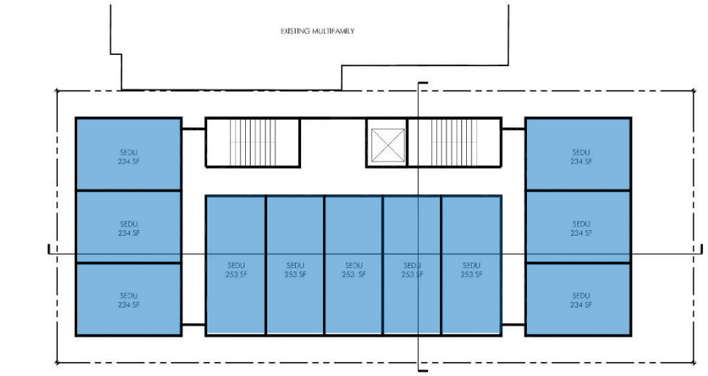
BIRDSEYE

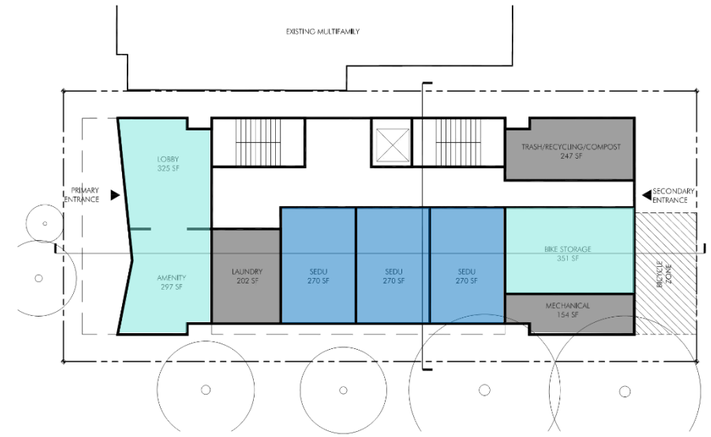
SITE LOCATION

4528 44th Ave SW
Seattle, WA 98116

PROJECT PROGRAM

Number of Residential Units:	58
Number of Parking Stalls:	None
Floor Area Ratio:	4.05
Number of Stories:	6 + basement
Total Area:	25,109 sf
Total Area Above Grade:	23,676 sf





EDG PREFERRED OPTION

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

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PROJECT NAME:
44TH AVE SW STUDIOS

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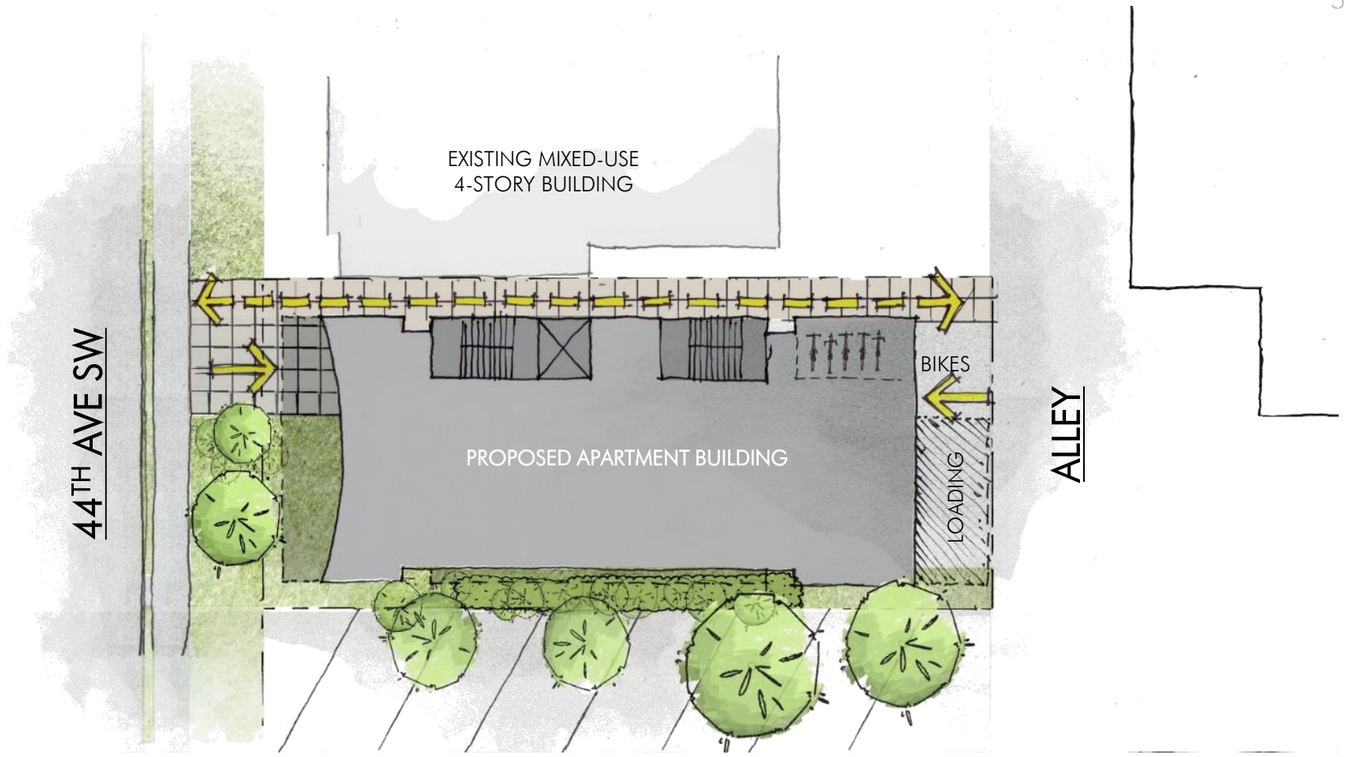
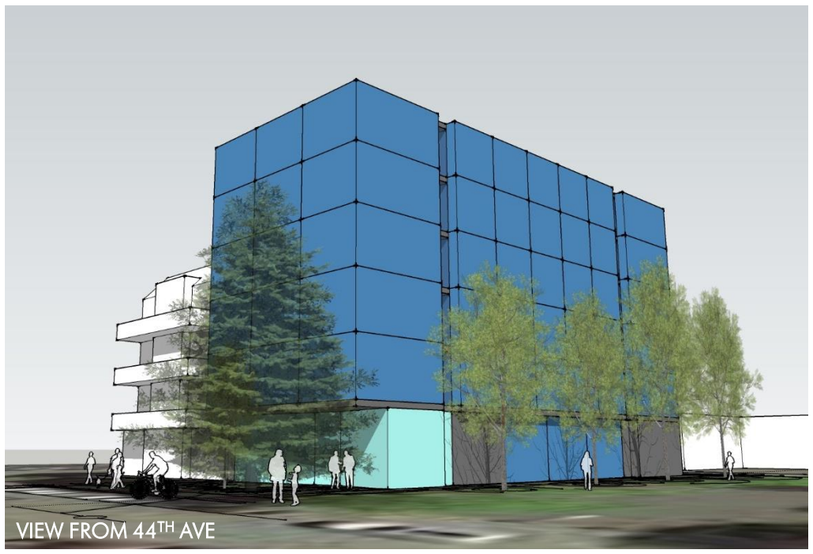
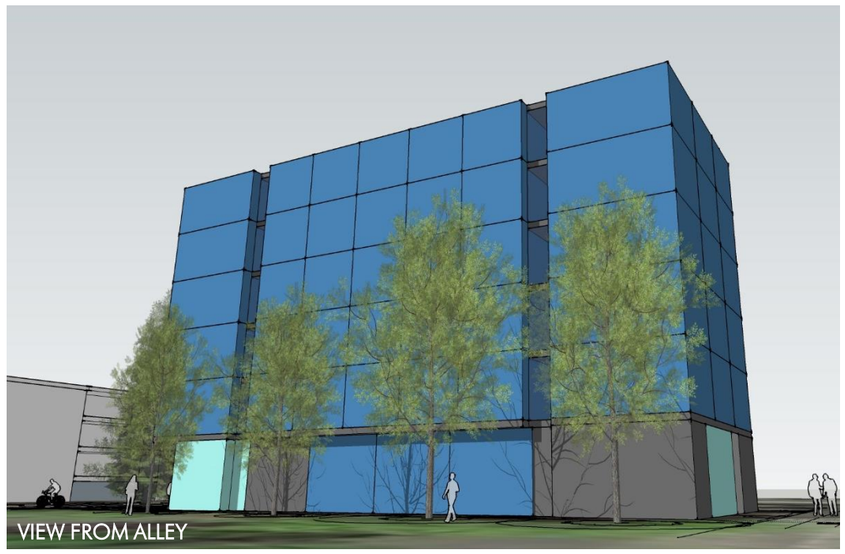
DESIGN PROPOSAL:
EDG PRESENTATION

DESIGN REVIEW BOARD DIRECTION

- Further develop the proposed proportions and vertical form. Include more shaping of the façade, similar to the proposed angular west façade.
- Add breaks in the massing.
- Provide horizontal relief along the south façade.
- Shift building to the north to relocate the through-block pedestrian pathway to the south.
- Retain the arrangement of uses at the ground floor, specifically the lobby, amenity and adjacent open space along 44th.
- Shift the bike room to the southeast corner of the building.
- Retain location of vertical circulation at the north edge of the building.
- Use high quality materials.
- Include detailing (through materials or other means) to avoid blank facades and break up visual mass.
- Include secondary architectural details including pedestrian lighting, signage and specifically weather protection at both entries.







DESIGN PROPOSAL:

EDG PRESENTATION

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44TH AVE SW STUDIOS

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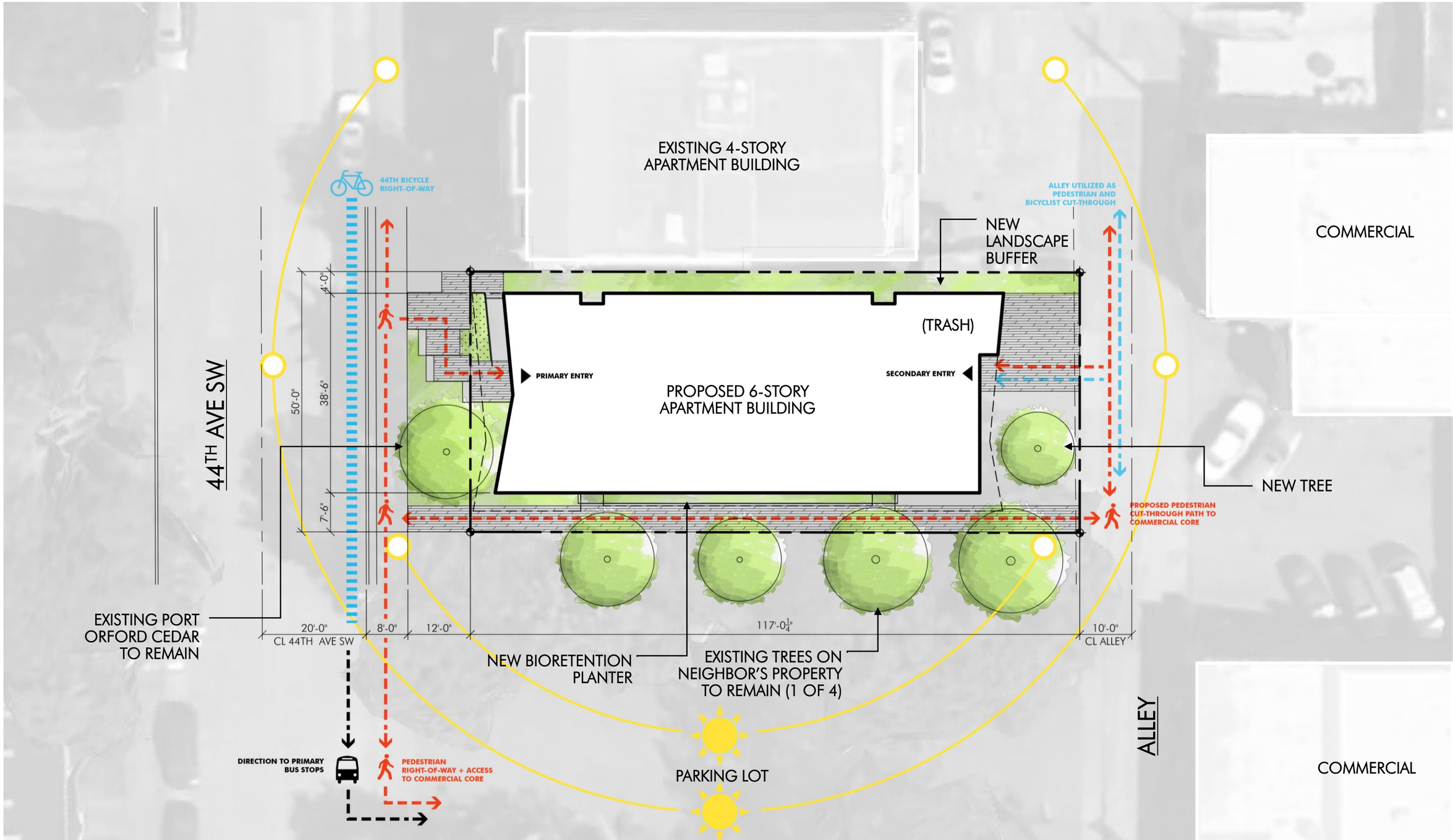

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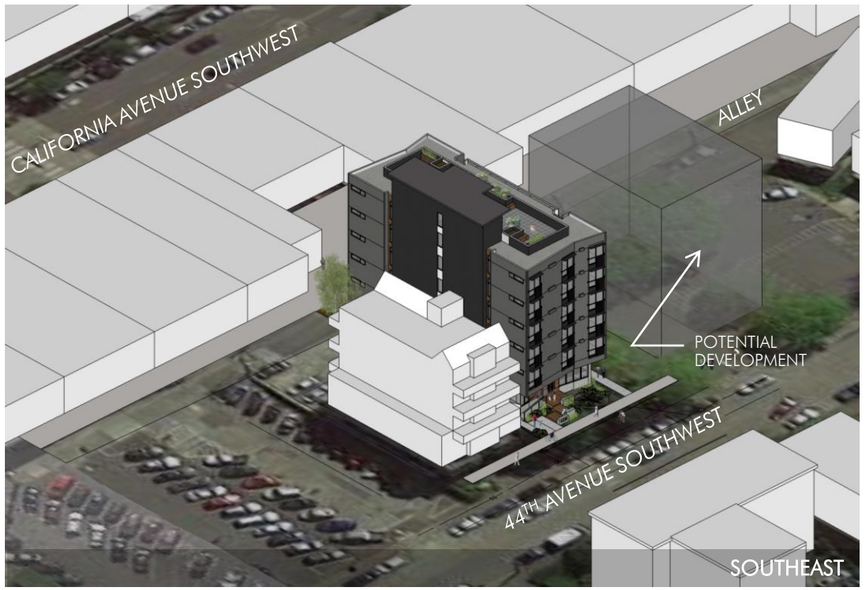
DESIGN PROPOSAL:
SITE PLAN



DESIGN PROPOSAL:

AERIAL VIEWS

REC

PROJECT NAME:

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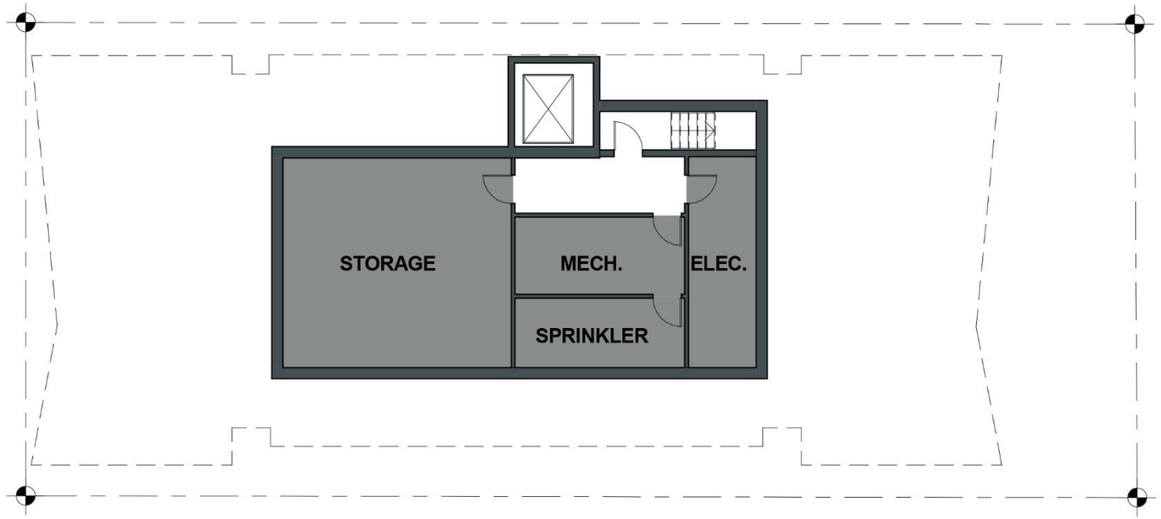
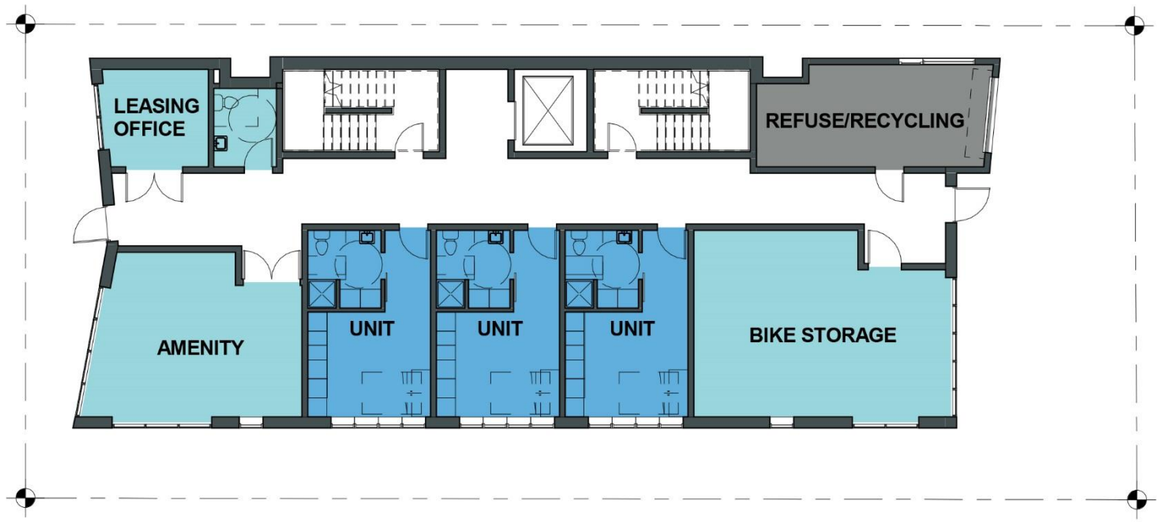


BASEMENT FLOOR PLAN



FIRST FLOOR PLAN

AMENITY AREA
SERVICE AREA
DWELLING UNIT
CIRCULATION

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44TH AVE SW STUDIOS

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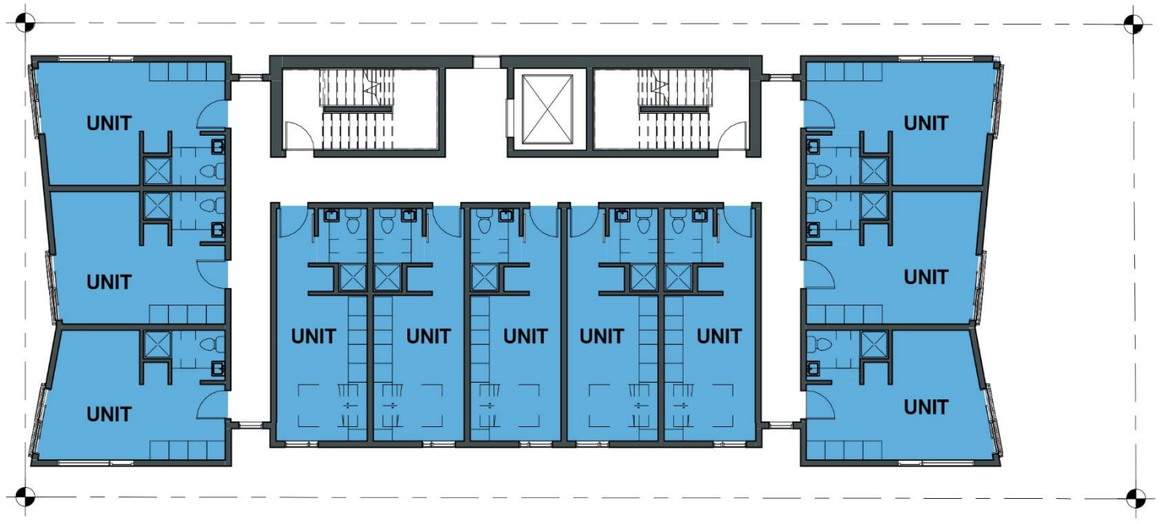
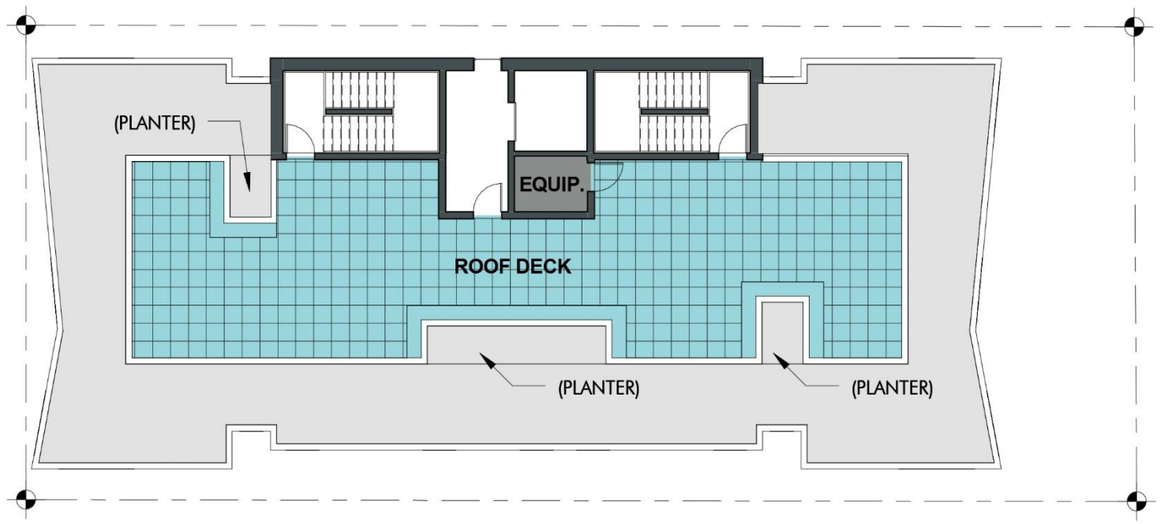
DESIGN PROPOSAL:
FLOOR PLANS



FLOOR PLANS 2 - 6



PENTHOUSE FLOOR PLAN

AMENITY AREA
SERVICE AREA
DWELLING UNIT
CIRCULATION

DESIGN PROPOSAL:

FLOOR PLANS

REC

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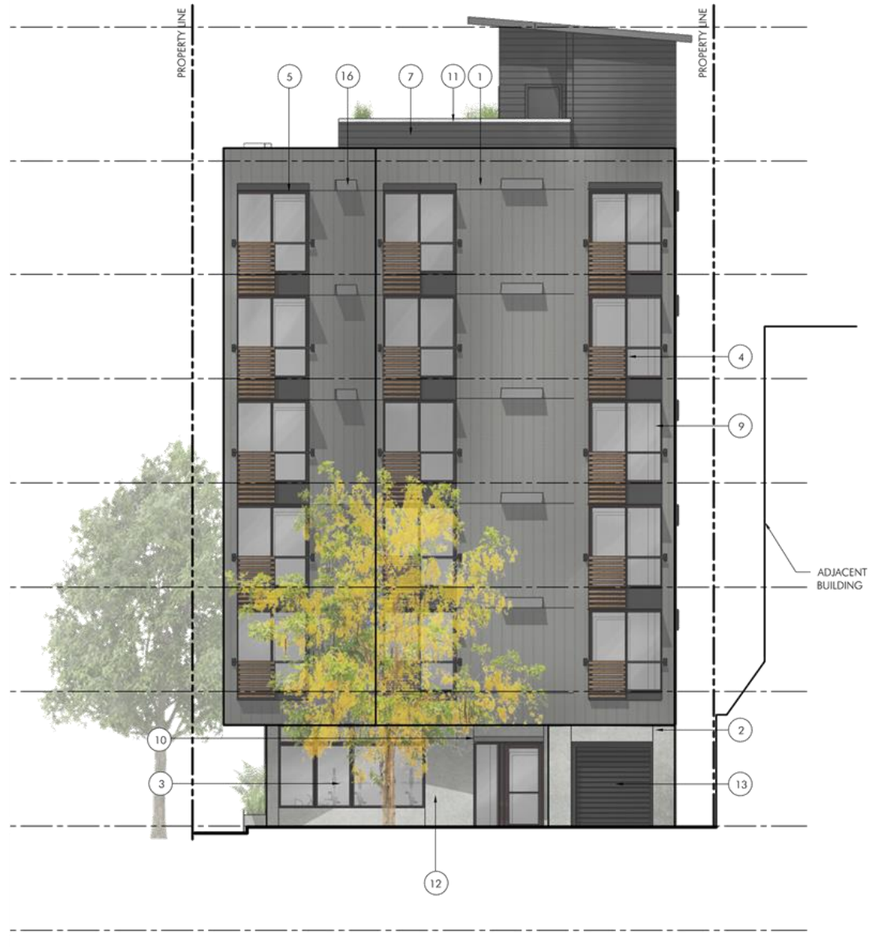
WEST ELEVATION

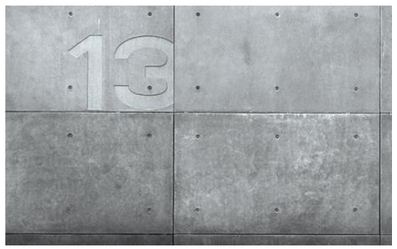


EAST ELEVATION

1. AEP SPAN FLUSH PANEL, VERTICAL, COOL ZINC GREY
2. CAST-IN-PLACE CONCRETE
3. ALUMINUM STOREFRONT
4. PAINTED METAL AND CEDAR RAILING
5. PAINTED BENT METAL PANEL
6. FIBER CEMENT PANEL, ARCTIC WHITE
7. FIBER CEMENT 8" LAP SIDING, DARK GREY
8. CEDAR, OPEN JOINT RAINSCREEN
9. VINYL WINDOW, BLACK
10. PAINTED STEEL AWNING WITH GLASS INSET
11. PAINTED METAL COPING
12. GREEN WALL
13. ROLL-UP DOOR
14. PAINTED METAL DOOR
15. VINYL WINDOW, WHITE
16. EXHAUST HOODS PAINTED TO MATCH SIDING
17. STEEL-PLATED BIORETENTION PLANTER

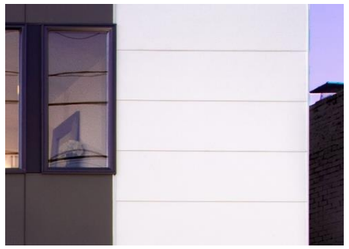
1 AEP SPAN FLUSH PANEL, COOL ZINC GREY

2 CONCRETE BASE



3 STOREFRONT SYSTEM

6 WHITE FIBER CEMENT PANEL



7 DARK GREY LAP SIDING

8 CEDAR RAINSCREEN

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DESIGN PROPOSAL:
COLORED ELEVATIONS

SOUTH ELEVATION

1. AEP SPAN FLUSH PANEL, VERTICAL, COOL ZINC GREY
2. CAST-IN-PLACE CONCRETE
3. ALUMINUM STOREFRONT
4. PAINTED METAL AND CEDAR RAILING
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2 CONCRETE BASE

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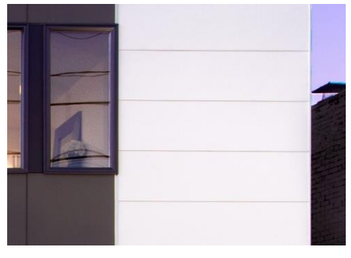
6 WHITE FIBER CEMENT PANEL



7 DARK GREY LAP SIDING

8 CEDAR RAINSCREEN

DESIGN PROPOSAL:

COLORED ELEVATIONS

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NORTH ELEVATION

1. AEP SPAN FLUSH PANEL, VERTICAL, COOL ZINC GREY
2. CAST-IN-PLACE CONCRETE
3. ALUMINUM STOREFRONT
4. PAINTED METAL AND CEDAR RAILING
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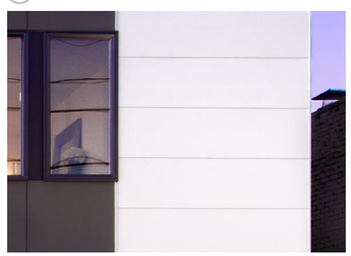
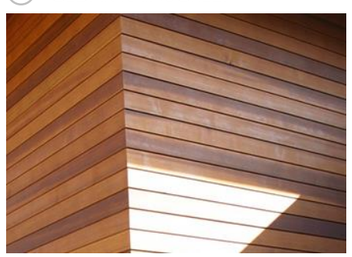


7 DARK GREY LAP SIDING

8 CEDAR RAINSCREEN



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PROJECT NAME:
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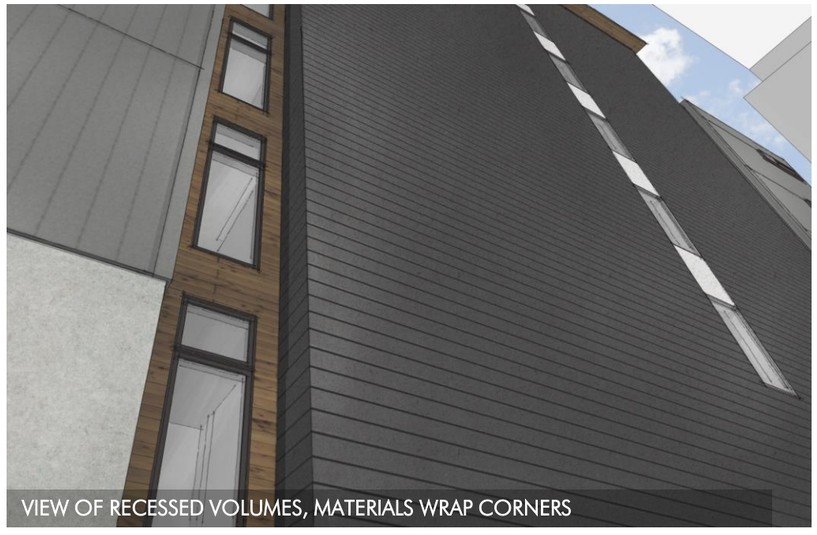
DESIGN PROPOSAL:
COLORED ELEVATIONS

VIEW OF RECESSED VOLUMES, MATERIALS WRAP CORNERS

VIEW OF BUILDING FROM BELOW

VIEW OF RAILING/AWNING DETAIL



VIEW OF RECESSED VOLUMES, MATERIALS WRAP CORNERS

DESIGN PROPOSAL:

FACADE ARTICULATION & DETAILS

REC

PROJECT NAME:

44TH AVE SW STUDIOS

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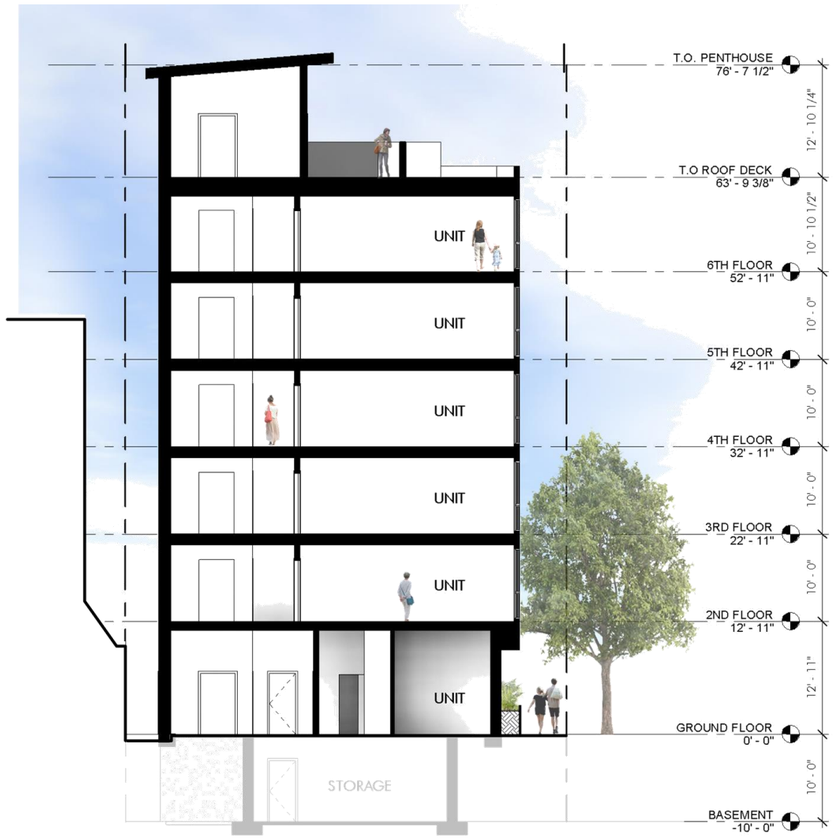
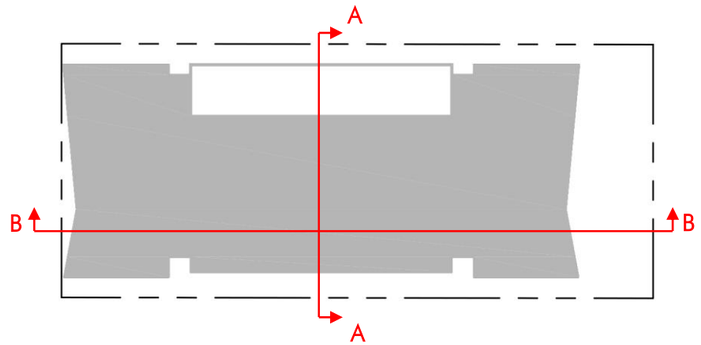


SECTION A-A

SECTION B-B



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44TH AVE SW STUDIOS

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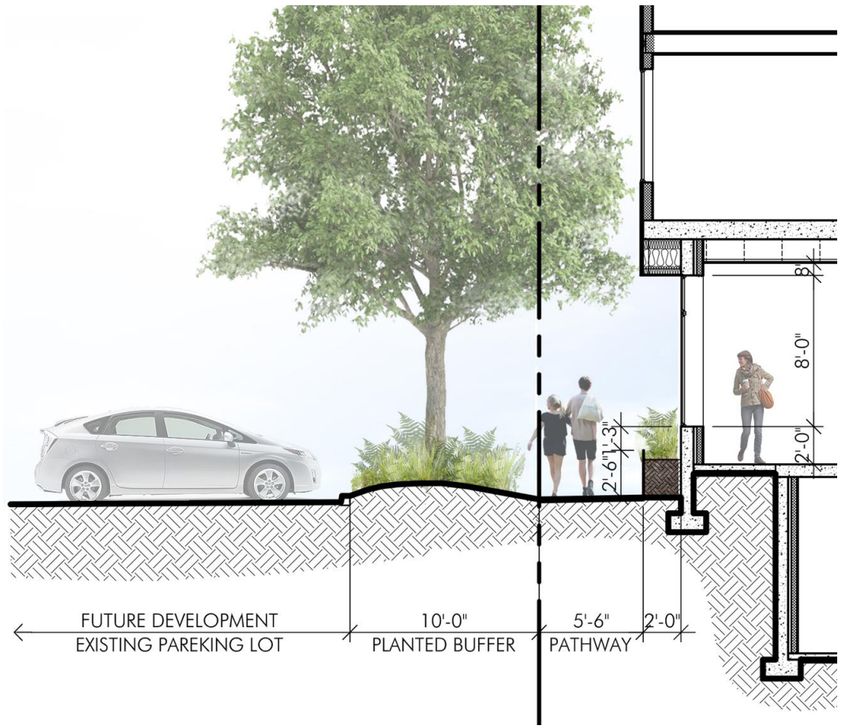
DESIGN PROPOSAL:

BUILDING SECTIONS



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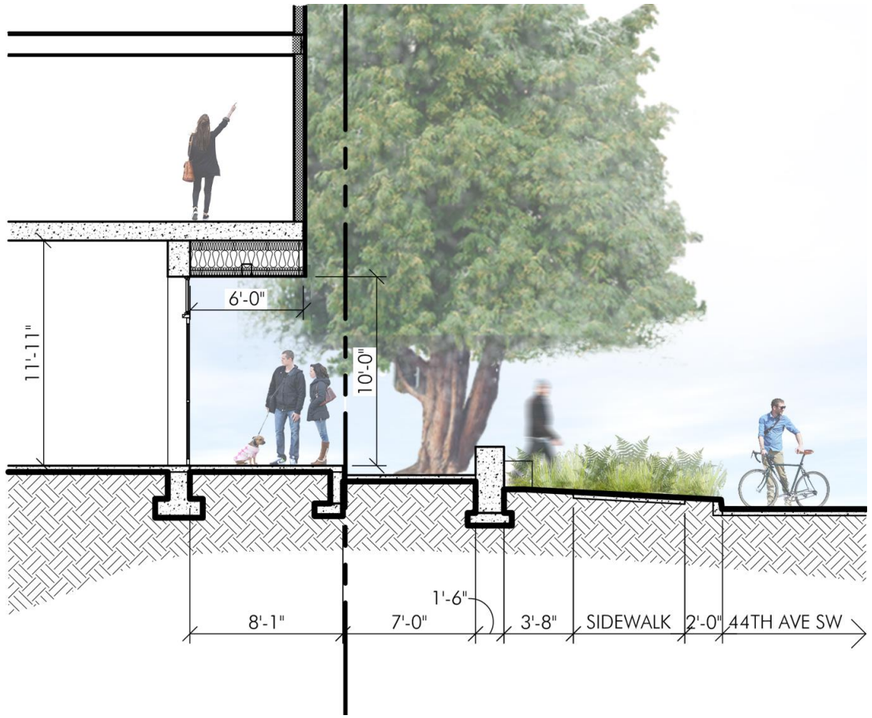

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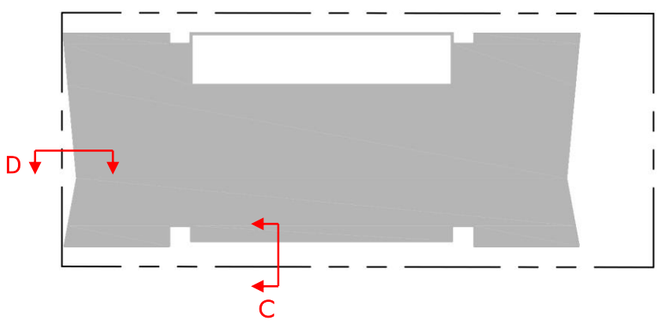

DESIGN PROPOSAL:

PEDESTRIAN EXPERIENCE

REC

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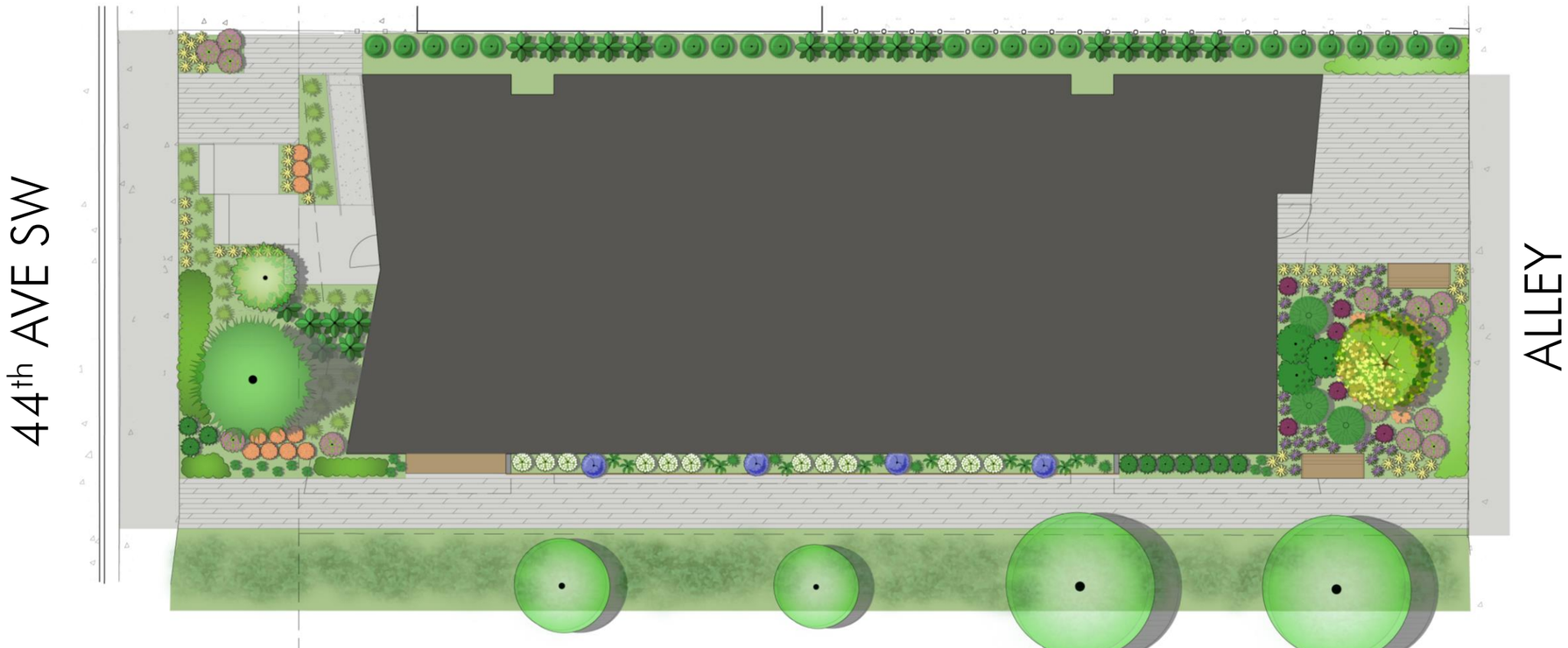

GROUND LEVEL LANDSCAPE PLAN

LANDSCAPE APPROACH

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

The northern edge of the parcel will be planted with native to deter pedestrian traffic here. Along the southern edge of the site, a bioretention planter will mitigate the stormwater from the roof and buffer the ground floor residential units from the new pedestrian pass thru and existing surface parking lot. 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.

STREET TREES TO REMAIN

NEW YELLOW CHAIN TREE AT ALLEY

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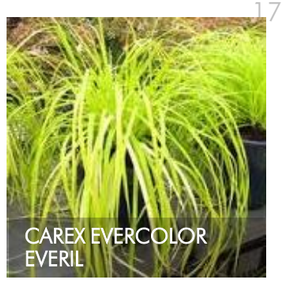
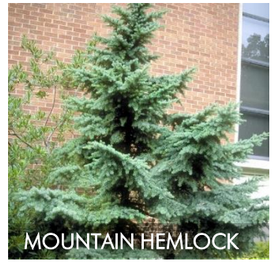
DESIGN PROPOSAL:
LANDSCAPE PLAN

ROOF LEVEL LANDSCAPE PLAN





DESIGN PROPOSAL:

LANDSCAPE PLAN

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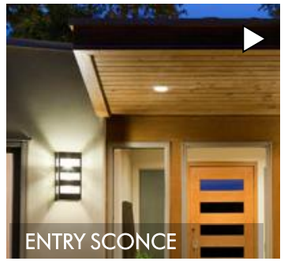
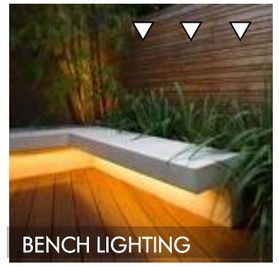
ROOF DECK LIGHTING PLAN

FIRST FLOOR LIGHTING PLAN

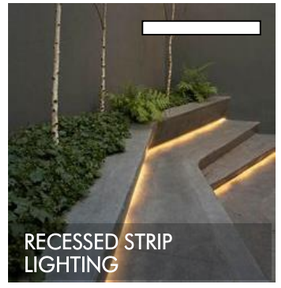

PATH LIGHTING

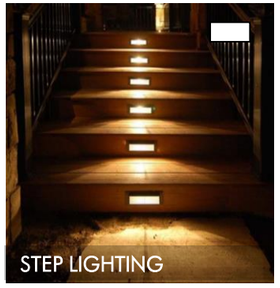

TREE UPLIGHTING


ENTRY SCONCE


BENCH LIGHTING


RECESSED CAN LIGHTS


RECESSED STRIP LIGHTING


STEP LIGHTING

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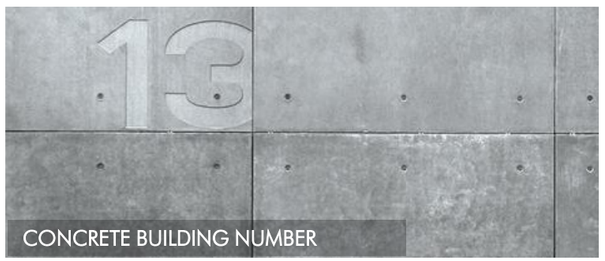
DESIGN PROPOSAL:
EXTERIOR LIGHTING

VIEW OF BUILDING ENTRY

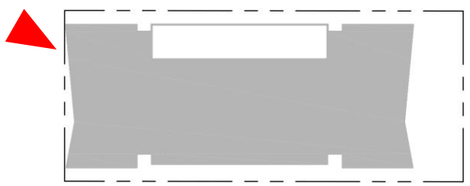
CUT METAL OVER CEDAR FACADE

BACK LIT METAL SIGNAGE



CONCRETE BUILDING NUMBER

VIEW OF ENTRY WEATHER PROTECTION AND SIGNAGE/LIGHTING LOCATION



SITE KEY

DESIGN PROPOSAL:

CHARACTER RENDERINGS

REC

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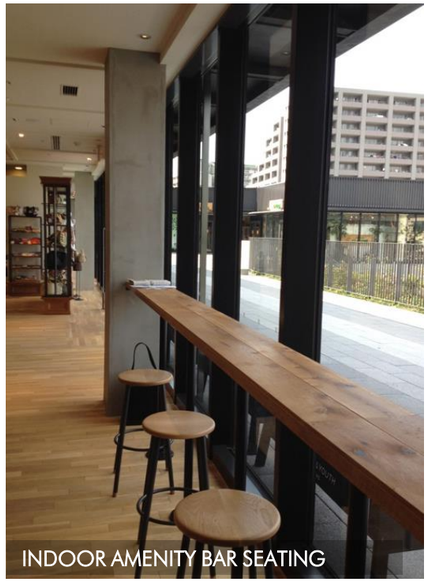
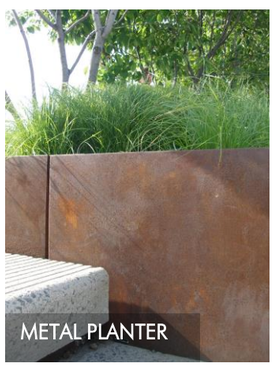
VIEW OF PEDESTRIAN PATH + STOREFRONT GLAZING



INDOOR AMENITY BAR SEATING

BENCH LIGHTING



METAL PLANTER

VIEW INTO AMENITY SPACE

SITE KEY

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PROJECT NAME:
44TH AVE SW STUDIOS

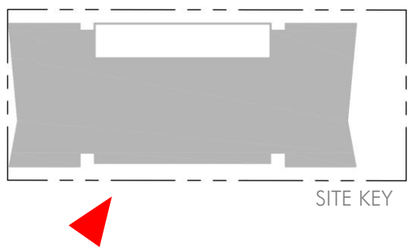
REC

DESIGN PROPOSAL:

CHARACTER RENDERINGS

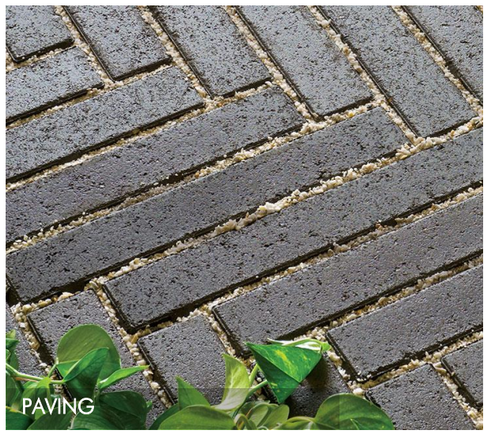
VIEW OF PEDESTRIAN PATH WITH BIORETENTION PLANTER

METAL PLATED BIORETENTION PLANTER



SITE KEY

PATH LIGHTING



PAVING

FUTURE PATHWAY DEVELOPMENT

DESIGN PROPOSAL:

CHARACTER RENDERINGS

REC

PROJECT NAME:

44TH AVE SW STUDIOS

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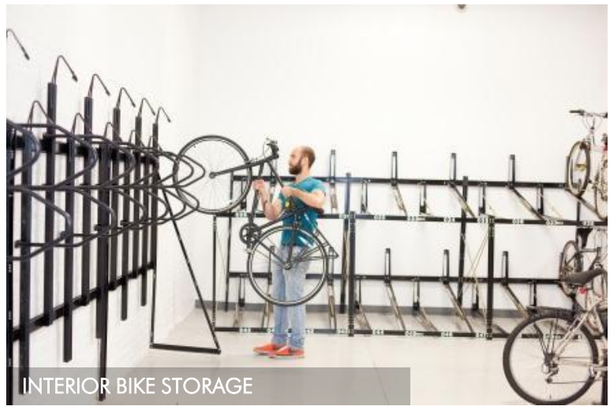
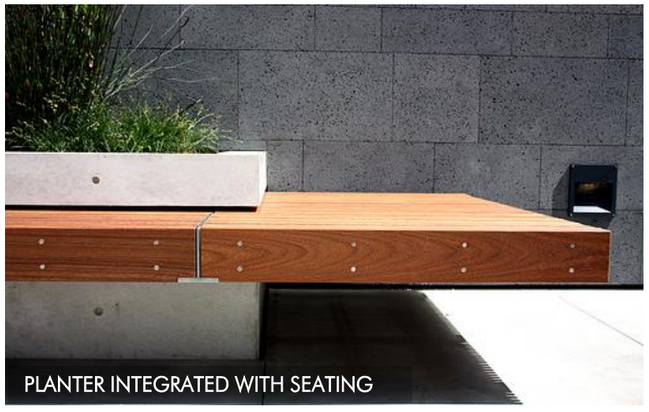
VIEW OF BIKE ROOM FROM ALLEY



INTERIOR BIKE STORAGE

BIKE MAINTENANCE AREA



PLANTER INTEGRATED WITH SEATING

SITE KEY

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PROJECT NAME:
44TH AVE SW STUDIOS

REC

DESIGN PROPOSAL:
CHARACTER RENDERINGS

SEATING INTEGRATED WITH LANDSCAPE

PLANTERS & SEATING AREAS

VIEW OF ALLEY ENTRY & AMENITY SPACE

SITE KEY

DESIGN PROPOSAL:

CHARACTER RENDERINGS

REC

PROJECT NAME:

44TH AVE SW STUDIOS

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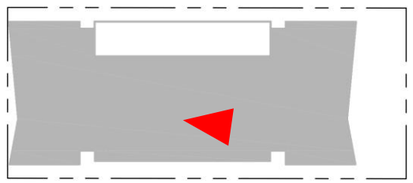
VIEW OF ROOF DECK AMENITY


ROOFTOP SEATING


WOOD BENCHES


PLANTERS


SITE KEY

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PROJECT NAME:
44TH AVE SW STUDIOS

REC

DESIGN PROPOSAL:

CHARACTER RENDERINGS

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FORM & SITING:

BOARD RECOMMENDATION	SUMMARY RESPONSE	DESIGN GUIDELINES
MASSING AND FAÇADE ARTICULATION *The Board supported the proportions and vertical form of the proposed building and directed inclusion of more shaping similar to that of the west façade on all sides of the building.*	The angular shaping present on the West façade has been repeated on the East façade which will also be prominent and seen from California Ave SW. The repetition of the angled façade unites the building massing and expresses the similar program behind these walls.	CS2-III-iii & iv CS3-I-i DC2-A, B, C
The Board directed that additional breaks in the massing be included, specifically along the south façade and suggested vertical light shafts as an option to achieve this.	Vertical light shafts express the corridors for each floor and step back even further at the south façade to clearly delineate the three masses of residential units.	
The applicant was encouraged to explore other options to provide horizontal relief and break up the massing along the southern façade.	The angular masses which bookend the building cantilever further south than was previously presented, allowing the center portion of this façade to step back from this edge.	
SITING *The board directed that the building be shifted to the north to relocate the through-block pedestrian connection to the south.*	The building has been shifted to the north and the pedestrian path relocated to the south. Many pedestrian oriented details have been incorporated into this path, including a long bioretention planter, permanent seating, permeable pavement and integral landscape lighting.	PL1-B PL2-B PL3-B

CS2-III-iii & iv; CS3-1-i

CS2-III-iii & iv; CS3-1-I, DC2-B-1

PL1-B, PL2-B, PL3-B

DC2-A, B

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PROJECT NAME:
44TH AVE SW STUDIOS

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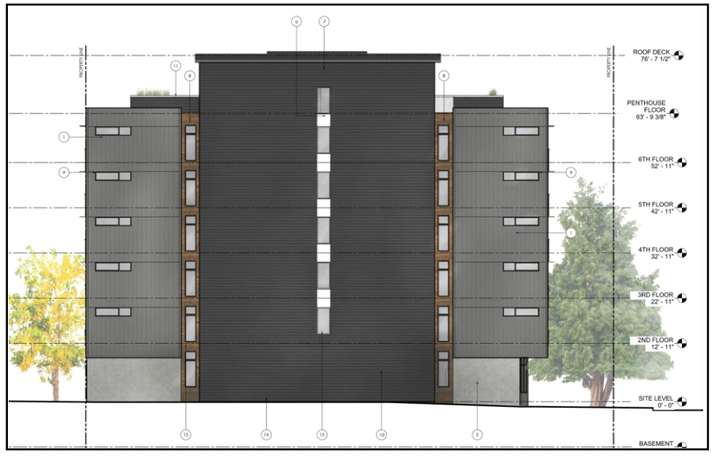
BOARD RECOMMENDATIONS:
FORM & SITING

ARRANGEMENT OF USES & GROUND FLOOR PRESENCE:

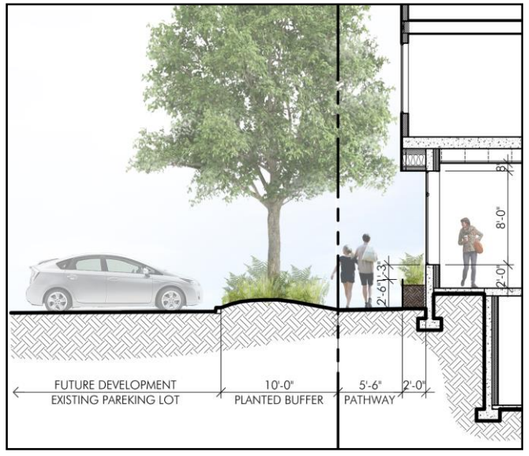
BOARD RECOMMENDATION	SUMMARY RESPONSE	DESIGN GUIDELINES
GROUND FLOOR USES *The Board supported the general arrangement and locations of the ground floor amenity spaces.*	The ground level amenity spaces have been further developed with large windows facing both the street and the pedestrian pathway along the south edge of the site.	CS2-B-2; CS1-D-1 DC1-A; DC3-A-1
BICYCLE STORAGE *The Board supported the oversized bike storage space along the alley but asked the applicant to shift it to the southeast corner to maximize daylight to the space and better activate the alley portion of the building.*	The bicycle storage and repair room has been moved and is now prominently located at the southeastern corner of the building with large windows facing on the alley and pedestrian pathway.	CS1-B-2 PL4-B DC1-A
CIRCULATION *The location of the vertical circulation along the north portion of the building was supported for maintaining privacy for the existing building to the north while maximizing the daylighting and views of the proposed units. It was suggested that the circulation could be used to break up the massing at the upper levels.*	Similar to the south elevation, the corridors for each floor are expressed and setback from the edge of the building, reading as vertical light shafts. The program requirements of the stair/elevator volume (vertical shafts for circulation) limit massing opportunities for breaking down the scale. We have taken a simplified approach to this volume by wrapping it in a tactile material (commercial grade horizontal lap siding) and a vertical grouping of windows at the elevator lobby of each floor.	CS1-B-2 CS2-D-5 DC2-A-1

CS1-B-2, DC1-A, PL4-B



CS2-D-5

DC1-A



CS1-B-2, CS2-D-5

BOARD RECOMMENDATIONS:

ARRANGEMENT OF USES & GROUND FLOOR PRESENCE

REC

PROJECT NAME:
44TH AVE SW STUDIOS

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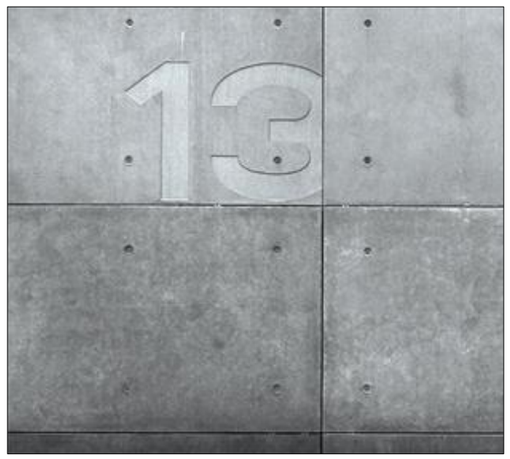
MIDBLOCK CONNECTION, PEDESTRIAN DETAIL & ENTRIES:

BOARD RECOMMENDATION	SUMMARY RESPONSE	DESIGN GUIDELINES
PEDESTRIAN WALKWAY *The Board expressed safety concerns with the location of the pedestrian walkway and directed it be relocated to the south where it would be activated by adjacent ground floor uses. It was noted that it may provide a future opportunity for adjacent property owners to enhance this connection during future development.*	The primary pedestrian pathway has been relocated to the south edge of the property. Large windows from the amenity space and bike storage and repair room face onto this pathway to activate the pathway and provide a sense of safety. The ground level residential units have also been provided with large windows along this pathway for more visual surveillance.	PL1-B-1 PL2-B PL3-B-2
ENTRIES *Lighting, signage and weather protections should be well though out and integrated into the overall architectural concept. Elements should be incorporated into the façade design to reinforce the entries while maintaining a human scale.*	The building massing and overhangs have been refined to more gracefully express the building entrances and provide inherent weather protection. The entry sequence at 44th Ave SW will transition from the sidewalk with stepped platforms, each with built-in benches and pedestrian lighting. Adjacent to the steps and visible from the sidewalk, a ramp hugs the building and offers an accessible route to the front door. A change in the material at the front door from architectural cast-in-place concrete to cedar siding will further define this entrance and provide a place for building signage. The alley entrance is protected by the overhangs above and is framed at the ground plane by a new green space and tree to the south and permeable hardscaping to the north. Permanent benches here support informal interactions among neighbors.	PL2-C PL2-I-i PL3-A DC4-I-i

PL2-B-1, PL1-B, PL3-B-2

PL2-B-2, DC4-C-1

PL1-B, PL2-C, PL2-I-i, PL3-A



DC4-A, B, DC4-I-i

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PROJECT NAME:
44TH AVE SW STUDIOS

REC

BOARD RECOMMENDATIONS:

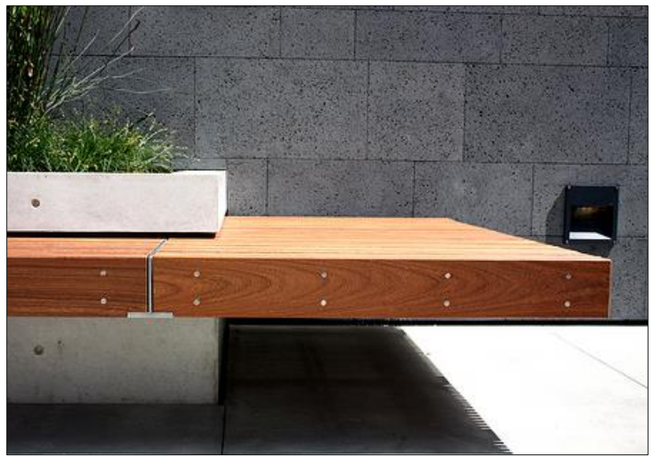
MIDBLOCK CONNECTION, PEDESTRIAN DETAIL & ENTRIES

MATERIALS & ARCHITECTURAL DETAILS :

BOARD RECOMMENDATION	SUMMARY RESPONSE	DESIGN GUIDELINES
MATERIALS *The Board directed the use of high quality materials, looking to the Junction for examples of durable, long lasting, high quality materials. They cautioned against the use of white vinyl windows or cementitious panel as a primary material.*	Three primary materials are proposed for the building – flush metal panels, cast-in-place architectural concrete and fiber cement panels and siding. Gray, flush metal panels are proposed for the masses bookending the building. Large, black sliding doors are proposed in these masses of the building, each with painted metal awnings and wood guardrails. A rain screen, fiber cement panel system with integral white coloring will be utilized for the center masses of the north and south facades. At the ground level units, each apartment will be expressed by breaking up the cast-in-place concrete with cedar siding and black windows. The cedar will continue from these units up the vertical notches. A steel plated bioretention planter will further define and soften the south-facing pedestrian path.	CS2-III-iii & iv CS3-1-i & ii DC2-all DC4-A
ARCHITECTURAL CONCEPT & DETAILS *Detailing, through materials or other means, is needed to avoid a blank façade and break up the mass of the building. Secondary architectural details including pedestrian lighting, signage and awnings should be integrated into the overall architectural concept of the building. Weather protection is needed at both the primary entry at 44th Ave SW and the alley entry.*	Strategic placement of materials is utilized to break up the mass of the building, provide visual interest, warmth and texture especially at the ground level, as well as indicate entries and important circulation routes. Inherent weather protection is provided at the primary entry by the building cantilever above and a steel awning provides protection at the alley entry. Pedestrian lighting is integrated into the building exterior, landscape and seating elements to highlight entries and pathways as well as provide a measure of safety at night. Address signage is integral to the concrete entry planters and an additional metal sign is provided adjacent to both building entries.	DC2-I PL2-I-i DC4-all

DC4-A

DC2-C-1, 2



DC4-D-1

DC4-D-1

PL2-I-i, DC4-A, B, C, D

BOARD RECOMMENDATIONS:

MATERIALS & ARCHITECTURAL DETAILS

REC

PROJECT NAME:

44TH AVE SW STUDIOS

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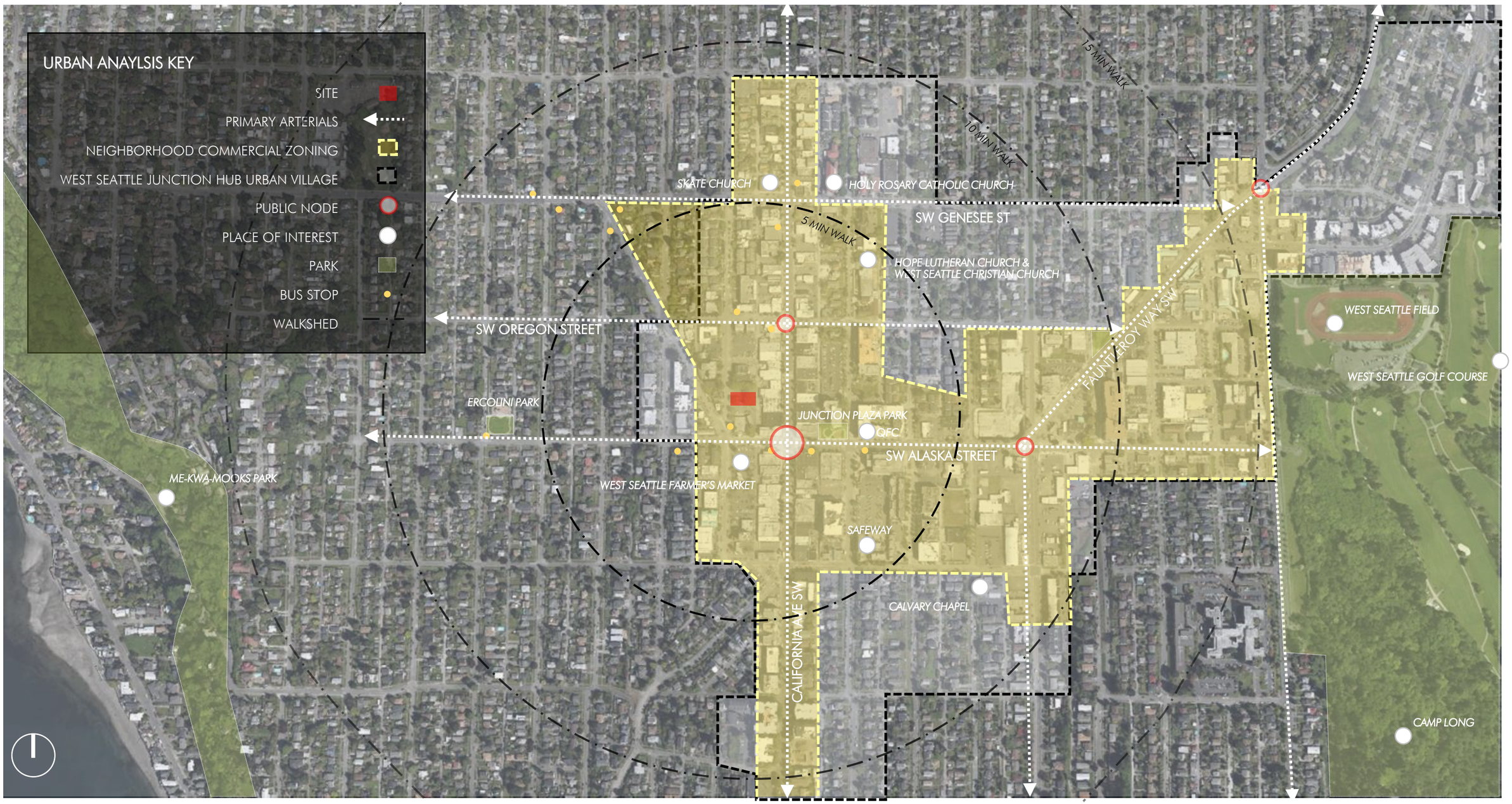
GUIDELINE	DESCRIPTION	BOARD RECOMMENDATION CATEGORY
CS1-B-2 Daylight and Shading	Maximize daylight for interior and exterior spaces and minimize shading on adjacent sites through the placement and/or design of structures on site.	Arrangement of Uses & Ground Floor Presence
CS1-D-1 On-Site Features	Incorporate on-site natural habitats and landscape elements into project design and connect those features to existing networks of open spaces and natural habitats wherever possible. Consider relocating significant trees and vegetation if retention is not feasible.	Arrangement of Uses & Ground Floor Presence
CS2-B-2 Connection to the Street	Identify opportunities for the project to make a strong connections to the street and public realm.	Arrangement of Uses & Ground Floor Presence
CS2-D-5 Respect for Adjacent Sites	Respect adjacent properties with design and sire planning for minimize disrupting the privacy of residents in adjacent buildings.	Arrangement of Uses & Ground Floor Presence
CS2-III-iii Façade Articulation	New buildings should use architectural methods including modulation, color, texture, entries, materials and detailing to break up the façade— particularly important for long buildings—into sections and character consistent with traditional, multi-bay commercial buildings prevalent in the neighborhood's commercial core.	Form & Siting Materials & Architectural Details
CS2-III-iv Break Up Visual Mass	The arrangement of architectural elements, materials and colors should aid in mitigating height, bulk and scale impacts of Neighborhood Commercial development, particularly at the upper levels. For development greater than 65 feet in height, a strong horizontal treatment (e.g. cornice line) should occur at 65 ft. Consider a change of materials, as well as a progressively lighter color application to reduce the appearance of upper levels from the street and adjacent properties. The use of architectural style, details (e.g. rooflines, cornice lines, fenestration patterns), and materials found in less intensive surrounding buildings should be considered.	Materials & Architectural Details
CS3-I-I Façade Articulation	To make new, larger development compatible with the surrounding architectural context, facade articulation and architectural embellishment are important considerations in mixed-use and multifamily residential buildings. When larger buildings replace several small buildings, facade articulation should reflect the original platting pattern and reinforce the architectural rhythm established in the commercial core.	Form & Siting Materials & Architectural Details
CS3-I-ii Architectural Cues	New mixed-use development should respond to several architectural features common in the Junction's best storefront buildings to preserve and enhance pedestrian orientation and maintain an acceptable level of consistency with the existing architecture. To create cohesiveness in the Junction, identifiable and exemplary architectural patterns should be reinforced. New elements can be introduced - provided they are accompanied by strong design linkages.	Materials & Architectural Details
PL1-B-1. Pedestrian Infrastructure	Connect on-site pedestrian walkways with existing public and private pedestrian infrastructure, thereby supporting pedestrian connections within and outside the project.	Form & Siting Midblock Connection, Pedestrian Details & Entries
PL1-B-2 Pedestrian Volumes	Provide ample space for pedestrian flow and circulation, particularly in areas where there is already heavy pedestrian traffic or where the project is expected to add or attract pedestrians to the area.	Form & Siting
PL1-B-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.	Form & Siting
PL2-B-1 Eyes on the Street	Create a safe environment by providing lines of sight and encouraging natural surveillance.	Form & Siting Midblock Connection, Pedestrian Details & Entries
PL2-B-2 Lighting for Safety	Provide lighting at sufficient lumen intensities and scales, including pathway illumination, pedestrian and entry lighting, and/or security lights.	Form & Siting Midblock Connection, Pedestrian Details & Entries
PL2-B-3 Street Level Transparency	Ensure transparency of street-level uses (for uses such as nonresidential uses or residential lobbies), where appropriate, by keeping views open into spaces behind walls or plantings, at corners, or along narrow passageways. Choose semi-transparent rather than opaque screening.	Form & Siting Midblock Connection, Pedestrian Details & Entries
PL2-C-1 Weather Protection	Overhead weather protection is encouraged and should be located at or near uses that generate pedestrian activity such as entries, retail uses, and transit stops. Address changes in topography as needed to provide continuous coverage the full length of the building, where possible.	Midblock Connection, Pedestrian Details & Entries

GUIDELINE	DESCRIPTION	BOARD RECOMMENDATION CATEGORY
PL2-C-2 Design Integration	Integrate weather protection, gutters and downspouts into the design of the structure as a whole, and ensure that it also relates well to neighboring buildings in design, coverage, or other features.	Midblock Connection, Pedestrian Details & Entries
PL2-C-3 People-Friendly Spaces	Create an artful and people-friendly space beneath building canopies by using human-scale architectural elements and a pattern of forms and/or textures at intervals along the façade. If transparent canopies are used, design to accommodate regular cleaning and maintenance.	Midblock Connection, Pedestrian Details & Entries
PL2-I-I Overhead Weather Protection	Overhead weather protection should be functional and appropriately scaled, as defined by the height and depth of the weather protection. It should be viewed as an architectural amenity, and therefore contribute positively to the design of the building with appropriate proportions and character. Overhead weather protection should be designed with consideration give to: continuity with nearby buildings, underside illumination, pedestrian scale.	Midblock Connection, Pedestrian Details & Entries Materials & Architectural Details
PL3-A-1 Design Objectives	Design primary entries to be obvious, identifiable, and distinctive with clear lines of sight and lobbies visually connected to the street.	Midblock Connection, Pedestrian Details & Entries
PL3-A-2 Ensemble of Elements	Design the entry as a collection of coordinated elements including the door(s), overhead features, ground surface, landscaping, lighting, and other features.	Midblock Connection, Pedestrian Details & Entries
PL3-B-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.	Form & Siting
PL3-B-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.	Form & Siting Midblock Connection, Pedestrian Details & Entries
PL3-B-4 Interaction	Provide opportunities for interaction among residents and neighbors. Consider locating commonly used features or services such as mailboxes, outdoor seating, seasonal displays, children's play equipment, and space for informal events in the area between buildings as a means of encouraging interaction.	Form & Siting
PL4-B-1 Early Planning	Consider existing and future bicycle traffic to and through the site early in the process so that access and connections are integrated into the project along with other modes of travel.	Arrangement of Uses & Ground Floor Presence
PL4-B-2 Bike Facilities	Facilities such as bike racks and storage, bike share stations, shower facilities and lockers for bicyclists should be located to maximize convenience, security, and safety.	Arrangement of Uses & Ground Floor Presence
PL4-B-3 Bike Connections	Facilitate connections to bicycle trails and infrastructure around and beyond the project. Design bicycling access points so that they relate to the street grid and include information about connections to existing trails and infrastructure where possible.	Arrangement of Uses & Ground Floor Presence
DC1-A-1 Visibility	Locate uses and services frequently used by the public in visible or prominent areas, such as at entries or along the street front.	Arrangement of Uses & Ground Floor Presence
DC1-A-2. Gathering Places	Maximize the use of any interior or exterior gathering spaces.	Arrangement of Uses & Ground Floor Presence
DC1-A-3. Flexibility	Build in flexibility so the building can adapt over time to evolving needs, such as the ability to change residential space to commercial space as needed.	Arrangement of Uses & Ground Floor Presence
DC1-A-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.	Arrangement of Uses & Ground Floor Presence
DC2-A-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.	Form & Siting Materials & Architectural Details
DC2-A-2. Reducing Perceived Mass	Use secondary architectural elements to reduce the perceived mass of larger projects.	Form & Siting Materials & Architectural Details
DC2-B.1 Façade Composition	Design all building facades—including alleys and visible roofs—considering the composition and architectural expression of the building as a whole. Ensure that all facades are attractive and well- proportioned through the placement and detailing of all elements, including bays, fenestration, and materials.	Form & Siting Materials & Architectural Details

GUIDELINE	DESCRIPTION	BOARD RECOMMENDATION CATEGORY
DC2-B-2 Blank Walls	Avoid large blank walls along visible façades wherever possible. Where expanses of blank walls, retaining walls, or garage facades are unavoidable, include uses or design treatments at the street level that have human scale and are designed for pedestrians.	Form & Siting Materials & Architectural Details
DC2-C-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. Add detailing at the street level in order to create interest for the pedestrian and encourage active street life and window shopping (in retail areas).	Form & Siting Materials & Architectural Details
DC2-C-2 Dual Purpose Elements	Consider architectural features that can be dual purpose—adding depth, texture, and scale as well as serving other project functions.	Form & Siting Materials & Architectural Details
DC2-C-3. Fit with Neighboring Buildings	Use design elements to achieve a successful fit between a building and its neighbors	Form & Siting Materials & Architectural Details
DC2-D-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.	Materials & Architectural Details
DC2-D-2 Texture	Design the character of the building, as expressed in the form, scale, and materials, to strive for a fine-grained scale, or “texture,” particularly at the street level and other areas where pedestrians predominate.	Materials & Architectural Details
DC2-E-1 Legibility and Flexibility	Strive for a balance between building legibility and flexibility. Design buildings such that their primary functions and uses can be readily determined from the exterior, making the building easy to access and understand.	Materials & Architectural Details
DC2-I-i Integrate Upper Levels	New multi-story developments are encouraged to consider methods to integrate a building’s upper and lower levels.	Materials & Architectural Details
DC2-I-ii. Cohesive Architectural Concept	The use and repetition of architectural features and building materials, textures and colors can help create unity in a structure. Consider how the following can contribute to a building that exhibits a cohesive concept: façade modulation/articulation, window/fenestration patterns, trim/moldings, grilles/railings, lighting/signage.	Materials & Architectural Details
DC3-A-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.	Arrangement of Uses & Ground Floor Presence
DC4-A-1 Exterior Finish Materials	Building exteriors should be constructed of durable and maintainable materials that are attractive even when viewed up close. Materials that have texture, pattern, or lend themselves to a high quality of detailing are encouraged.	Materials & Architectural Details
DC4-A-2 Climate Appropriateness	Select durable and attractive materials that will age well in Seattle’s climate, taking special care to detail corners, edges, and transitions. Highly visible features, such as balconies, grilles and railings should be especially attractive, well crafted and easy to maintain.	Materials & Architectural Details
DC4-C-1 Lighting Functions	Use lighting both to increase site safety in all locations used by pedestrians and to highlight architectural or landscape details and features such as entries, signs, canopies, plantings, and art.	Materials & Architectural Details
DC4-C-2 Avoiding Glare	Design project lighting based upon the uses on and off site, taking care to provide illumination to serve building needs while avoiding off-site night glare and light pollution.	Materials & Architectural Details
DC4-D-1. Choice of Plant Material	Reinforce the overall architectural and open space design concepts through the selection of landscape materials.	Materials & Architectural Details
DC4-D-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. Use permeable materials wherever possible.	Materials & Architectural Details
DC4-D-3 Long Range Planning	Select plants that upon maturity will be of appropriate size, scale, and shape to contribute to the site as intended. It may be necessary to create a landscaping plan for various stages of plant maturity.	Materials & Architectural Details
DC4-D-4. Place Making	Create a landscape design that helps define spaces with significant elements such as trees.	Materials & Architectural Details
DC4-I-i Signage	Signs should add interest to the street level environment. They can unify the overall architectural concept of the building. Design signage that is appropriate for the scale, character and use of the project and surrounding area. Signs should be oriented and scaled for both pedestrians on sidewalks and vehicles on streets	Midblock Connection, Pedestrian Details & Entries / Materials & Architectural Details

APPENDIX



alloy DESIGN GROUP LLC

PROJECT NAME:
44TH AVE SW STUDIOS

REC

SITE INFORMATION:

URBAN ANALYSIS

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% x 16,120 SF = 806 SF

23.54.015 Required Parking

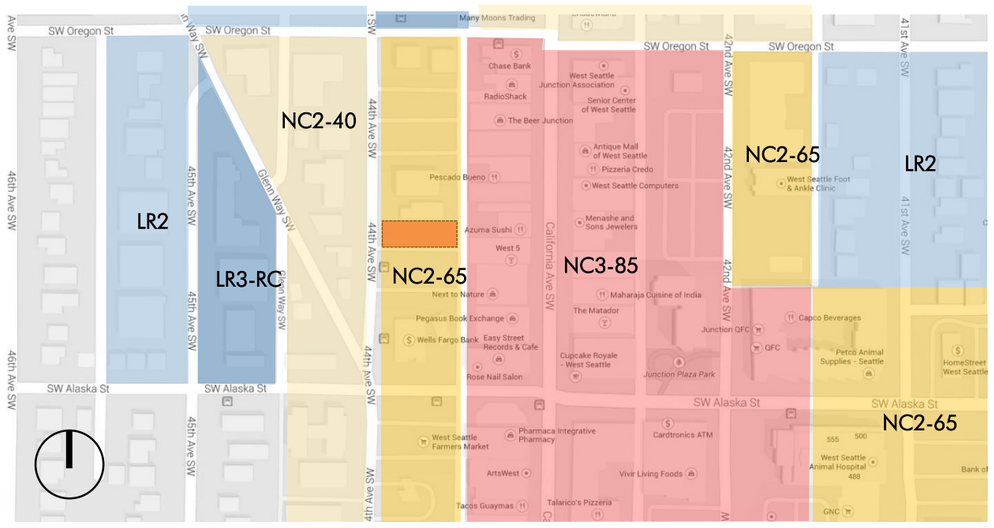
- No parking is required for residential uses in commercial zones within urban villages if the residential use is located within 1,320 feet of a street with frequent transit service.
- Bicycle parking - long-term: .075 per units, or 44 bicycles for 58 units

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 SF + 4 SF x (58-50) = 407 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

REC

PROJECT NAME:
44TH AVE SW STUDIOS

alloy DESIGN GROUP LLC


WEST SEATTLE BIKE CULTURE


WEST SEATTLE SUMMERFEST

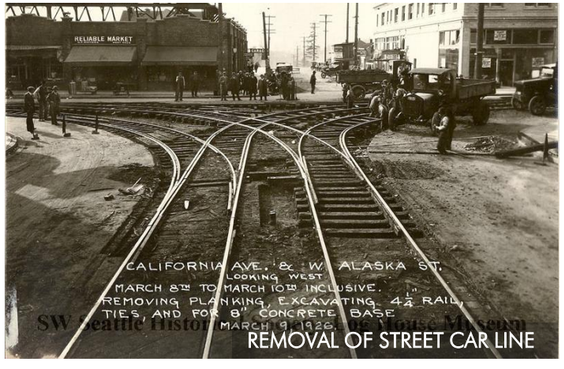

CALIFORNIA AVE AS NEIGHBORHOOD HUB


NEIGBORHOOD MURALS

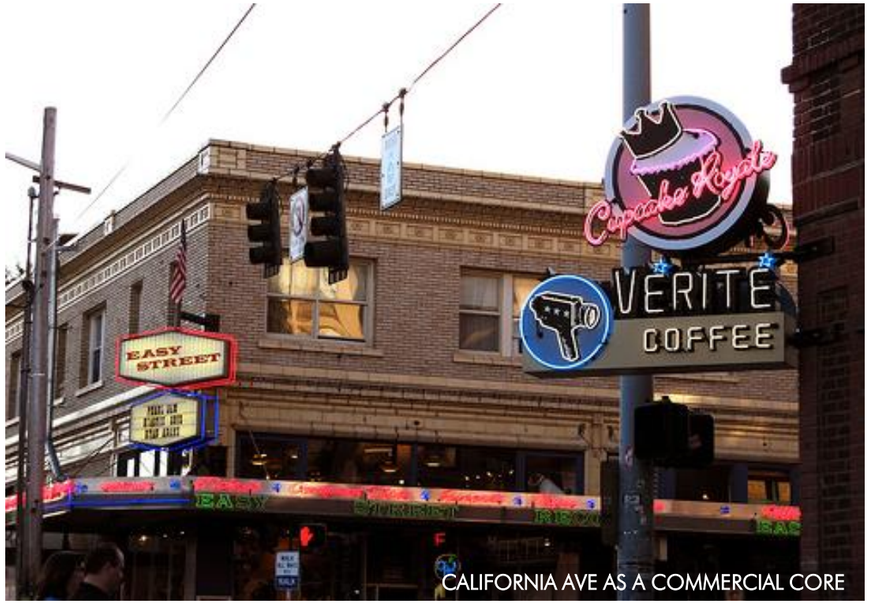
INTERCONNECTED BY RAPID RIDE


WEST SEATTLE FARMER'S MARKET


NEIGHBORHOOD MURALS



REMOVAL OF STREET CAR LINE



CALIFORNIA AVE AS A COMMERCIAL CORE

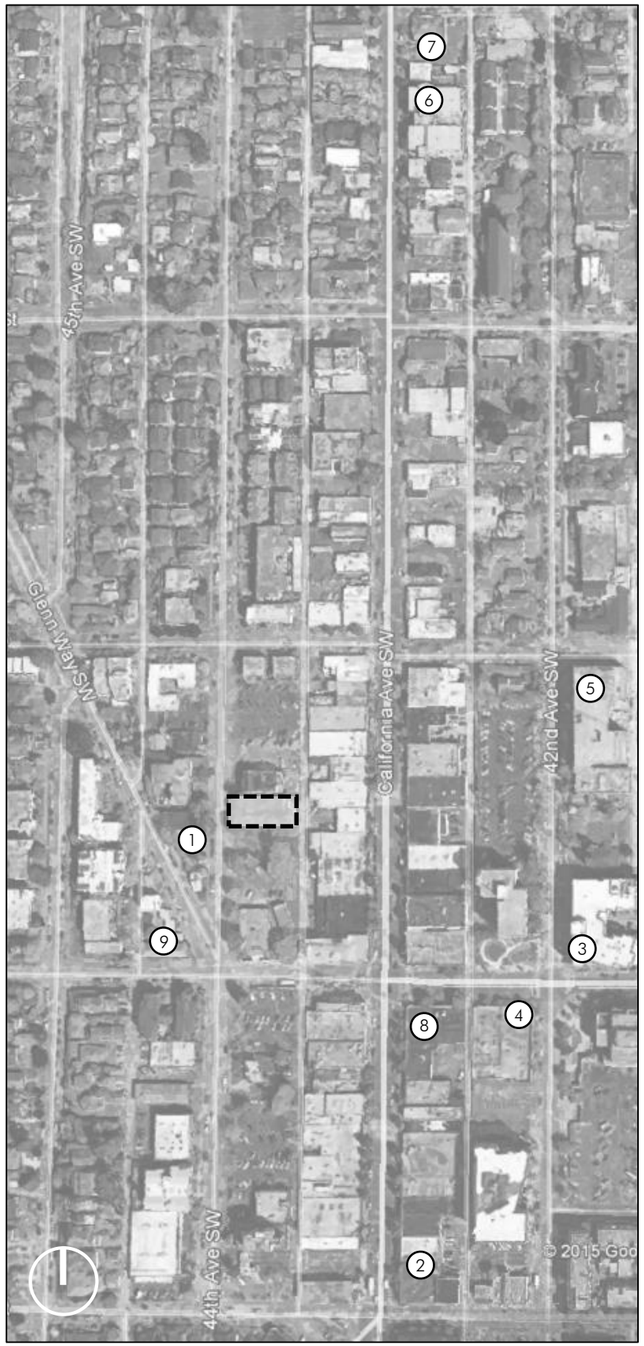
alloy DESIGN GROUP LLC

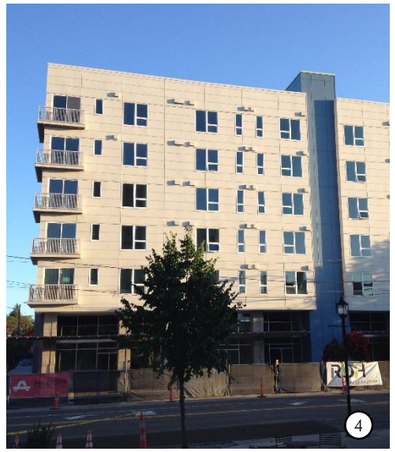
PROJECT NAME:
44TH AVE SW STUDIOS

REC

SITE INFORMATION:

NEIGHBORHOOD CHARACTER





MULTI-FAMILY CONTEXT

This project draws from the precedents of the multifamily buildings in the neighborhood. These buildings are diverse in scale and appearance but share common traits, such as simple forms and high 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:

NEIGHBORHOOD MULTI-FAMILY CONTEXT

REC

PROJECT NAME:
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ALLEY VIEW TOWARDS THE EAST

ALLEY VIEW TOWARDS THE WEST

44TH STREET VIEWS TOWARDS EAST

44TH STREET VIEWS TOWARDS WEST

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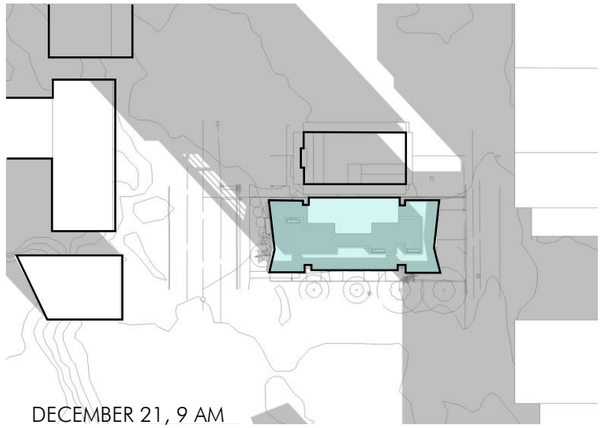
PROJECT NAME:
44TH AVE SW STUDIOS

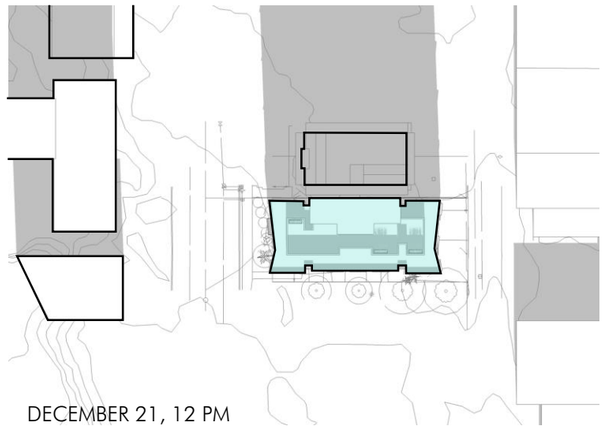
REC

SITE INFORMATION:
ALLEY VIEWS

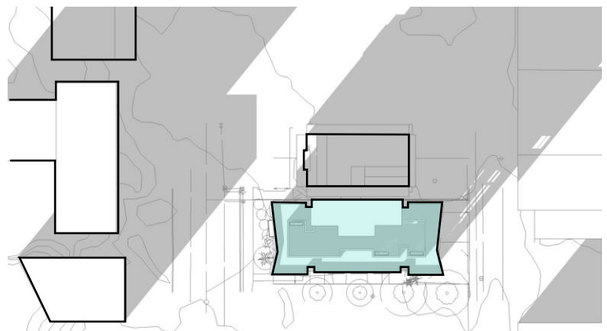
DECEMBER SOLAR STUDIES



DECEMBER 21, 9 AM

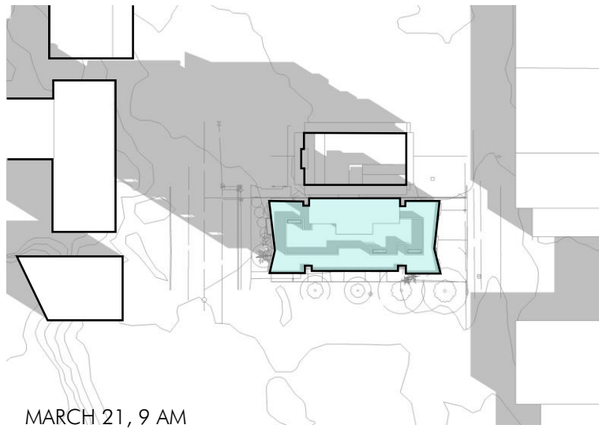


DECEMBER 21, 12 PM

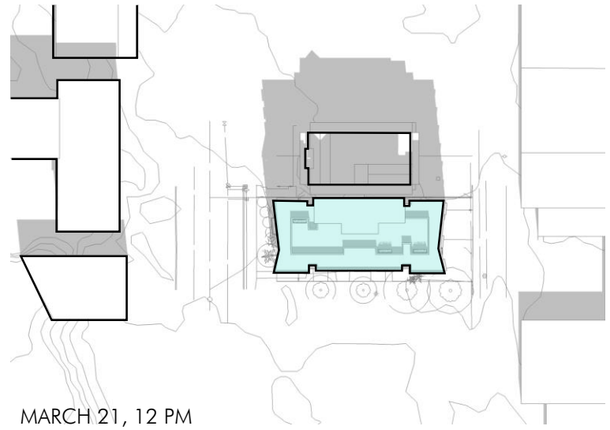


DECEMBER 21, 3 PM

MARCH SOLAR STUDIES



MARCH 21, 9 AM



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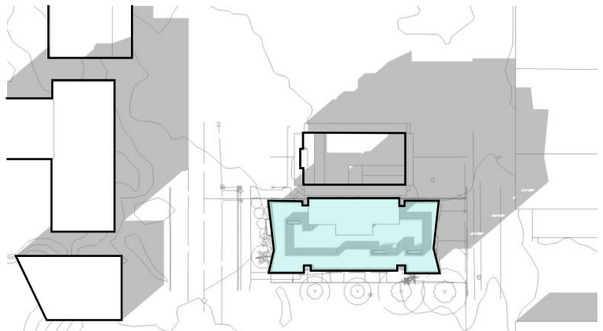
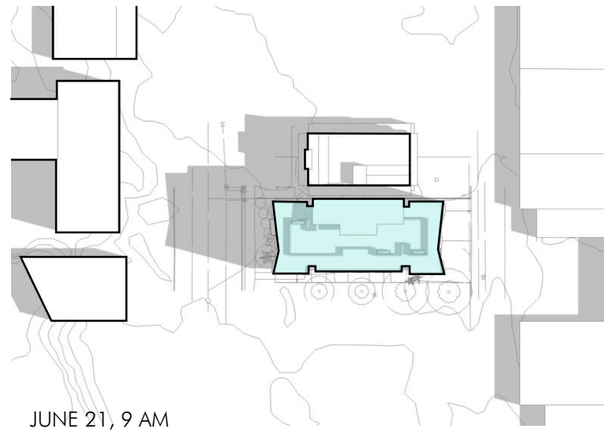


MARCH 21, 3 PM

JUNE SOLAR STUDIES



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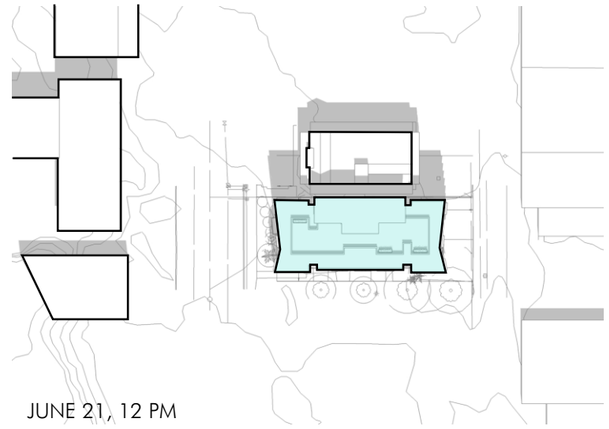
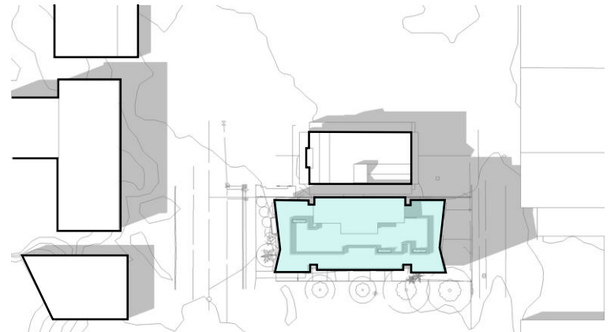


JUNE 21, 12 PM



JUNE 21, 3 PM

SITE INFORMATION:

SOLAR STUDIES

REC

PROJECT NAME:

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NYER URNESS HOUSE– WEINSTEIN AU

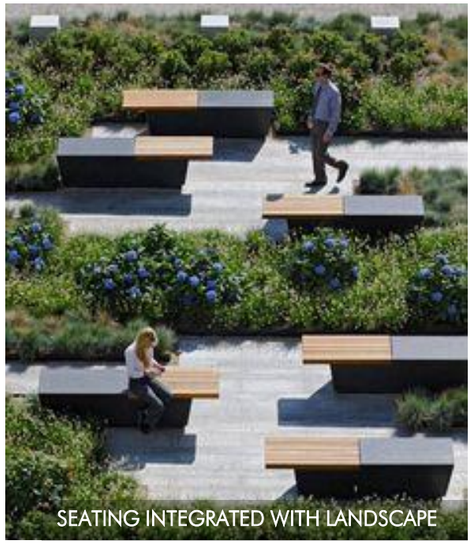

adapt NYC – nARCHITECTS


SHELTON APARTMENTS – PUBLIC 47


1111 EAST UNION ST – RUNBERG ARCHITECTURE GROUP


19th & MERCER APARTMENTS – WEINSTEIN AU


SHELTERED ROOF DECK


SEATING INTEGRATED WITH LANDSCAPE


MINIMALIST JULIET BALCONIES

alloy DESIGN GROUP LLC

PROJECT NAME:
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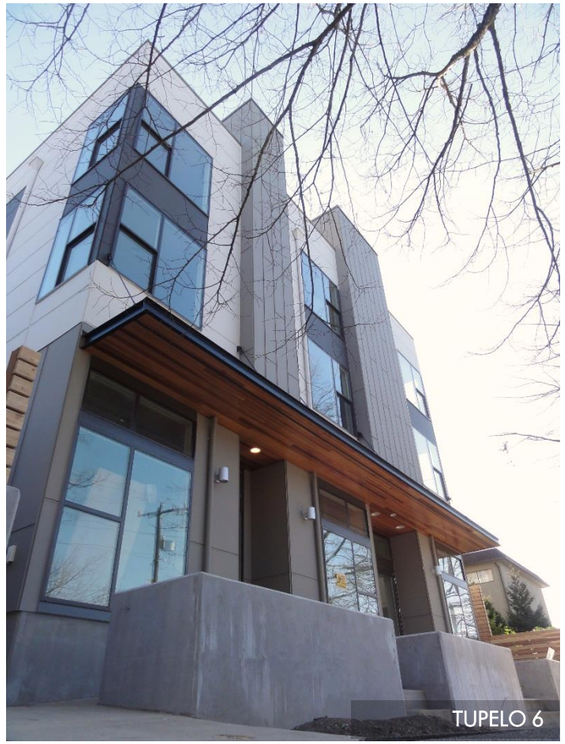
REC

PRECEDENTS:
DESIGN STIMULUS

CALIFORNIA 6



TUPELO 6

ALKI 11 ROWHOUSES

ZOO 5

LIMELIGHT 2-UNIT

ROOSEVELT SEDUs

PRECEDENTS:

RECENT ALLOY DESIGN GROUP PROJECTS

REC

PROJECT NAME:

44TH AVE SW STUDIOS

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