



STREET CONTEXT - RESTAURANT SIGN

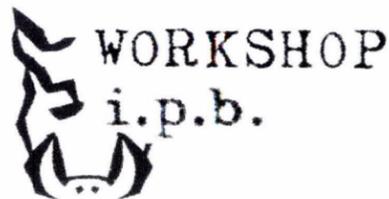
PROPOSAL - STREAMLINED DESIGN REVIEW. DEMOLISH EXISTING STRUCTURE. CONSTRUCT (2) LIVE/WORK UNITS AND (6) RESIDENTIAL TOWNHOUSE UNITS AT ABOUT 2000SF AND 40' IN HEIGHT EACH. (4) PARKING SPOTS PROVIDED OFF ALLEY.

OWNER:

ADMIRAL WEST DEVELOPMENT LLC
 DAN SWALLOW - CONTACT
 419 OCCIDENTAL AVE. S, SUITE 300
 SEATTLE, WA 98104
 206.728.6556

DESIGNER/APPLICANT:

EINAR NOVION
 3316 NE 120TH ST
 SEATTLE, WA 98125
 206.851.7922



EARLY DESIGN GUIDANCE
 3215 CALIFORNIA AVE SW — SEATTLE, WA 98116
 DPD# 3019856 | 04/01/2015

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City of Seattle
 Dept. of Planning and Development

PACKET CONTENT:

PROPOSAL - STATEMENT OF DEVELOPMENT OBJECTIVES INDICATING TYPES OF DESIRED USES, STRUCTURE HEIGHT, NUMBER OF RESIDENTIAL UNITS, AMOUNT OF COMMERCIAL SQUARE FOOTAGE AND NUMBER OF PARKING STALLS.

ANALYSIS OF CONTEXT - INITIAL SITE ANALYSIS ADDRESSING SITE OPPORTUNITIES AND CONSTRAINTS, ADJACENT BUILDINGS, ZONING OF THE SITE AND ADJACENT PROPERTIES, OVERLAY DESIGNATIONS, SOLAR ACCESS, VIEWS, CIRCULATION PATTERNS, COMMUNITY NODES, LANDMARKS, AND EXISTING ARCHITECTURAL AND SITING PATTERNS.

EXISTING SITE CONDITIONS - A DRAWING OF EXISTING SITE CONDITIONS, INDICATING TOPOGRAPHY OF THE SITE OR OTHER PHYSICAL FEATURES AND LOCATION OF STRUCTURES AND PROMINENT LANDSCAPE ELEMENTS ON THE SITE INCLUDING BUT NOT LIMITED TO ALL TREES 6 INCHES OR GREATER IN DIAMETER MEASURED 4.5' ABOVE THE GROUND (SEE TIP 242).

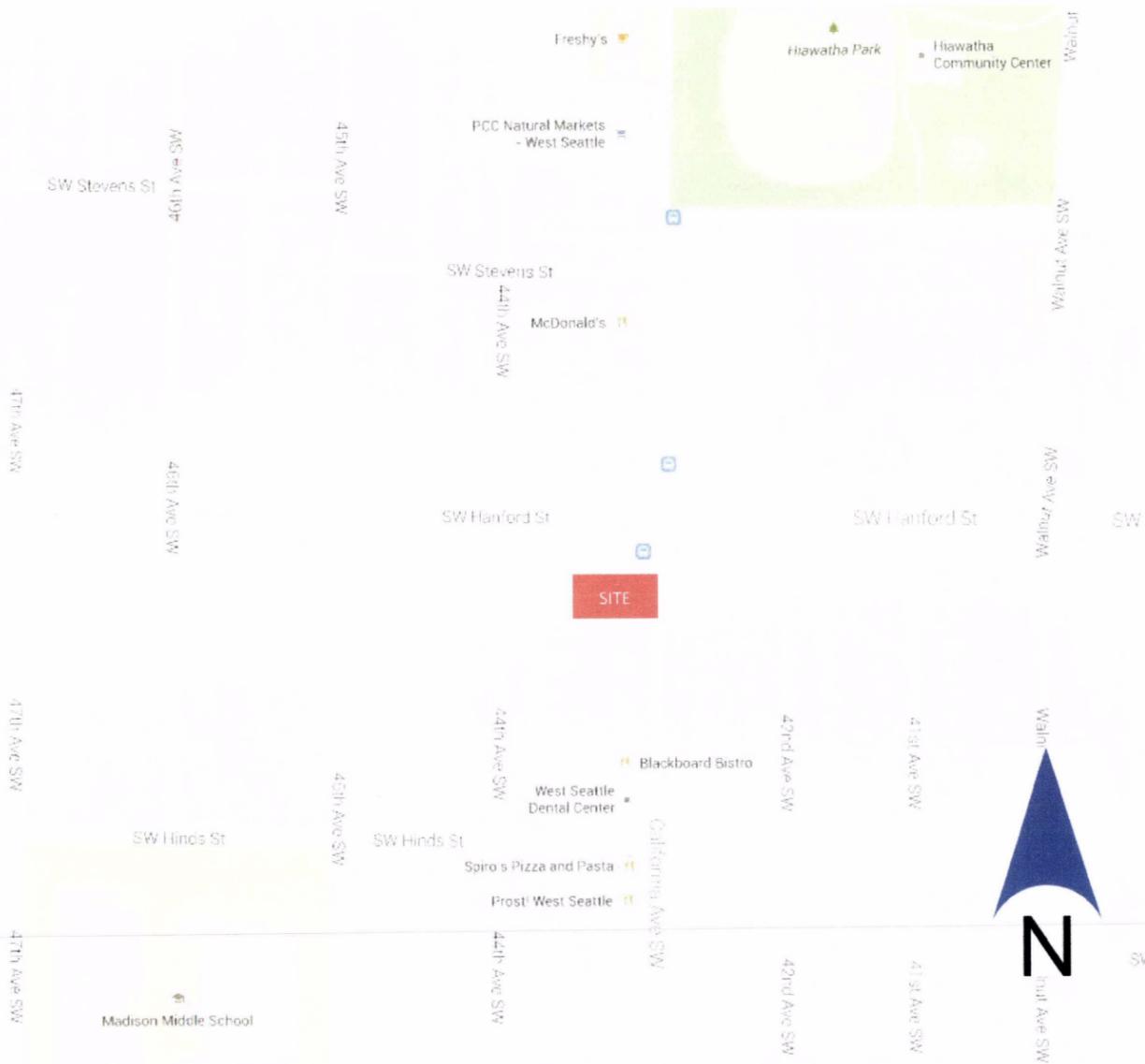
SITE PLAN - A PRELIMINARY SITE PLAN INCLUDING PROPOSED STRUCTURES, OPEN SPACES, VEHICULAR AND PEDESTRIAN ACCESS, AND LANDSCAPING. INCLUDE ALL DIMENSIONS.

DESIGN GUIDELINES - A BRIEF DESCRIPTION OF HOW THE PROPOSAL MEETS THE INTENT OF THE APPLICABLE CITYWIDE AND NEIGHBORHOOD DESIGN REVIEW GUIDELINES. IDENTIFY DESIGN GUIDELINES MOST RELEVANT TO THE PROPOSAL.

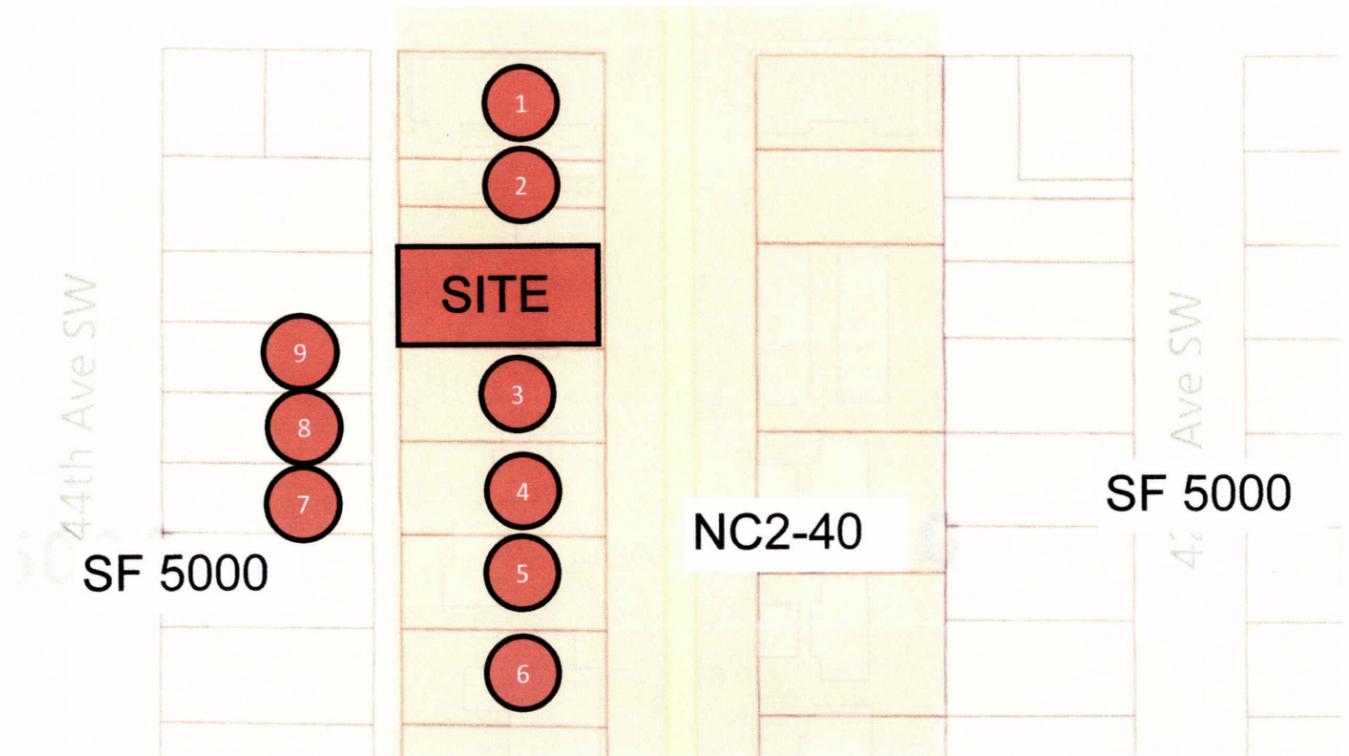
ARCHITECTURAL CONCEPT - ONE OR MORE COLOR RENDERINGS ADEQUATE TO DEPICT THE OVERALL MASSING OF STRUCTURES AND THE DESIGN CONCEPT. GRAPHICS SHOULD SHOW PROPOSED SITING, MASSING, OPEN SPACE, AND FAÇADE TREATMENTS. THREE DIMENSIONAL STUDIES AND SKETCHES, INCLUDING THOSE AT THE STREET LEVEL ARE OPTIONAL, AND MAY ASSIST THE PLANNER TO EVALUATE THE DESIGN PROPOSAL. MAY ALSO INCLUDE IMAGES FROM THE NEIGHBORHOOD OR BEYOND THAT WILL INFORM THE DESIGN DEVELOPMENT OF THE PROPOSED DEVELOPMENT.

ADJUSTMENTS AND/OR DEPARTURES - A SUMMARY OF POTENTIAL DEVELOPMENT STANDARD ADJUSTMENTS (OR DEPARTURES). A TABLE COMPARING CODE REQUIREMENTS WITH THE PROPOSED DESIGN SHOULD BE INCLUDED.

LAND USE	FULL C	CMRCL	\$0	3215 CALIFORNIA AVE SW
Appl:	Pty:	Filed at:	3215 CALIFORNIA AVE SW	Use:
Land Use application for Streamlined Design Review to allow 4 residential townhouse units and 2 live/work units (in 2 buildings). Parking for 4 vehicles to be provided. Existing structure to be demolished.				
Parent:	Related AP:	Build ID:	3019856	



VICINITY MAP



ZONING AND CONTEXT MAP

CONTEXT ANALYSIS:

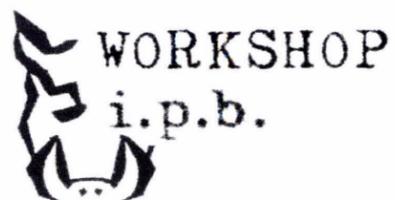
THE SITE SITS IN THE WEST SEATTLE NEIGHBORHOOD OF NORTH ADMIRAL. IT IS 5532SF IN SIZE AND IS IN NC2-40 ZONE

CALIFORNIA AVE SW PROVIDES NORTH AND SOUTH VEHICULAR ACCESS AND SW ADMIRAL WAY PROVIDE PRIMARY EAST AND WEST VEHICULAR ACCESS. THERE ARE MULTIPLE BUS STOPS ALONG CALIFORNIA AVE SW.

VARIOUS RESTAURANTS AND GROCERY OPPORTUNITIES ARE IN PROXIMITY ALONG CALIFORNIA AVE SW.

RECREATIONAL AMENITIES INCLUDE HIAWATHA PARK, TWO BLOCKS NORTHEAST OF THE SUBJECT SITE, AND SCHMIDTS PARK LESS THAN A MILE TO THE WEST. ALKI BEACH AND IT'S NUMEROUS AMENITIES IS ABOUT A MILE TO THE EAST AND NORTH ALSO.

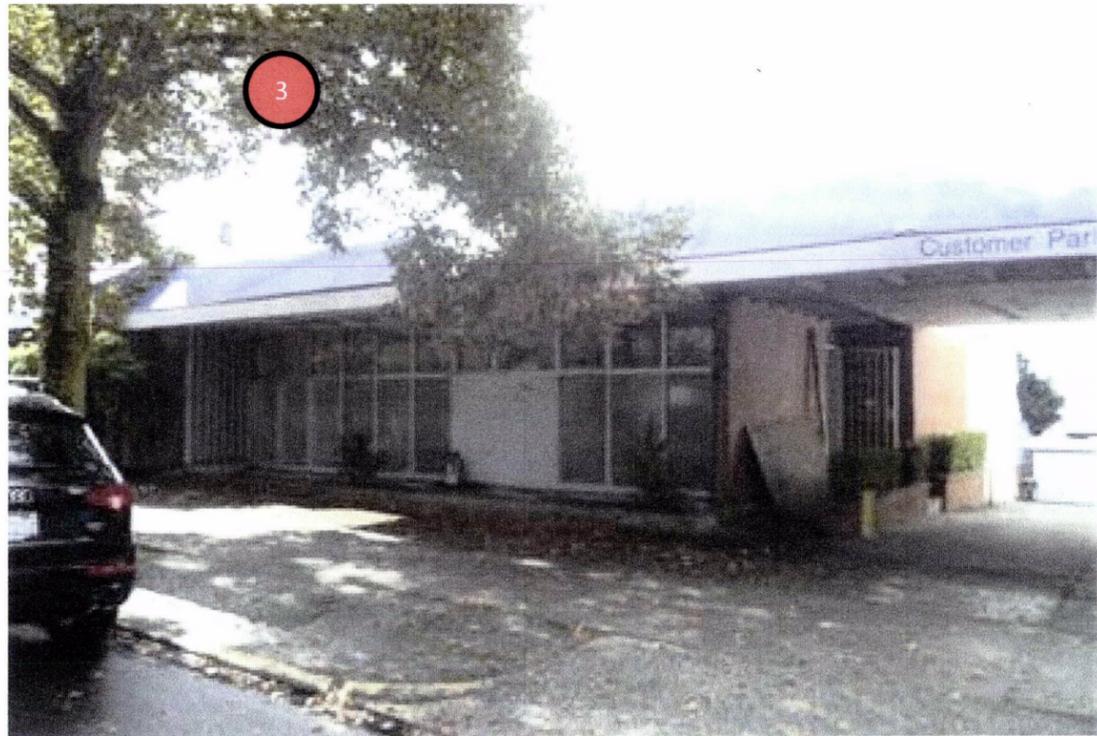
THE SITE HAS WESTERN TERRITORIAL VIEWS OF OLYMPICS AND PUGET SOUND.





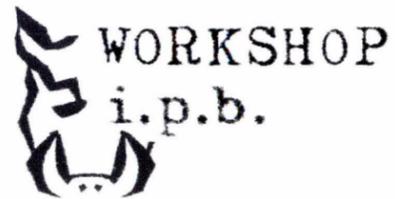
11 UNIT APARTMENT - 1957

RESTAURANT "THE SWINERY" - 1926



RETAIL - 1952

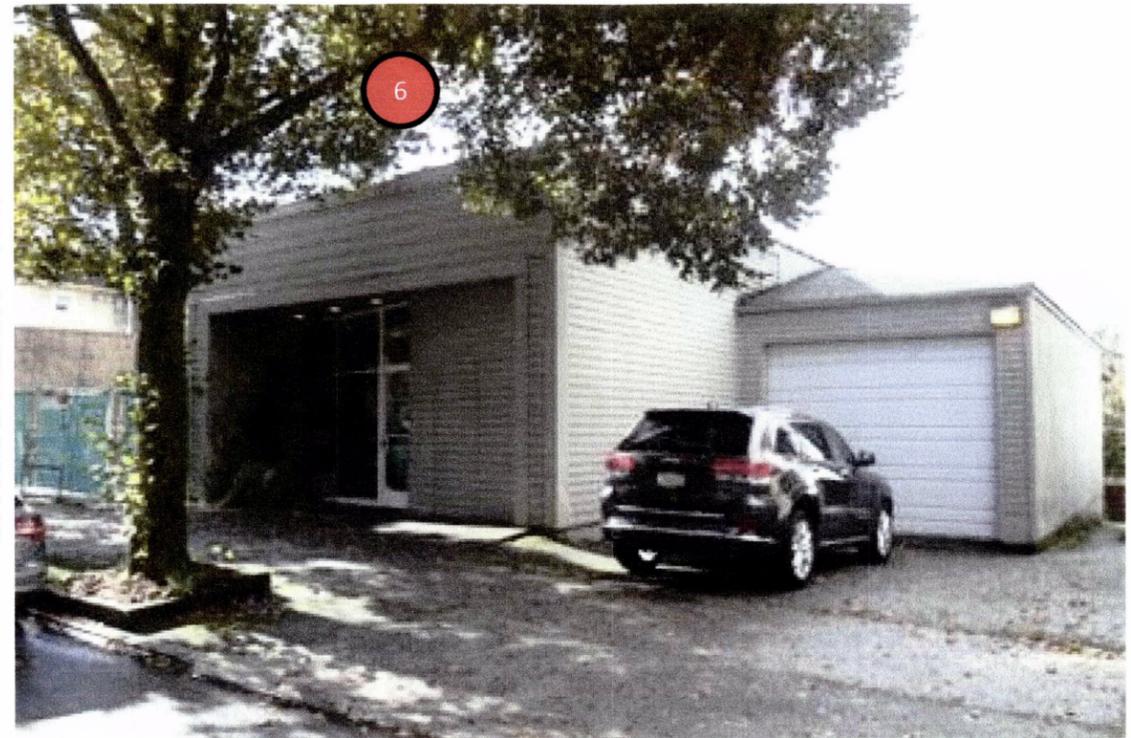
MIXED USE OFFICE - 1946



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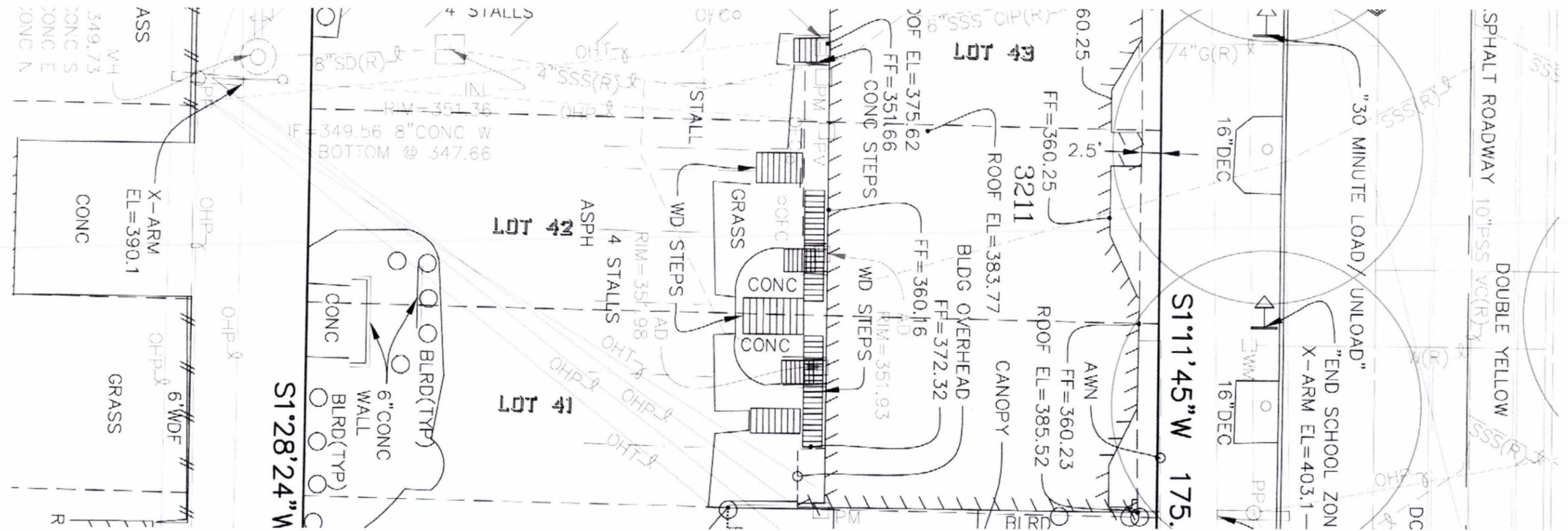
MIXED USE OFFICE/APRTMENT - 1922



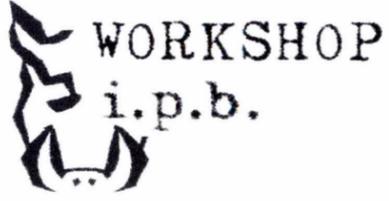
OFFICE BUILDING - 1945

SINGLE FAMILY AND GARAGE STRUCTURES ACROSS ALLEY





EXISTING SITE CONDITIONS:
 THE SITE HAS AN EXISTING MIXED USE STRUCTURE. THE TOPOGRAPHY SLOPES DOWN ROUGHLY 8' IN THE APPROXIMATE 109' OF LOT DEPTH TOWARDS THE ALLEY ON THE WEST. THE RIGHT OF WAY HAS A CURB, SIDEWALK, AND STREET TREES.



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CODE COMPLIANCE:

23.47A.005 Street-level uses

ALLOWED: RESIDENTIAL

PROPOSED: LIVEWORK

23.47A.008.A BLANK FAÇADE

ALLOWED: UP TO 20' WIDE

PROPOSED: NONE

23.47A.008.B TRANSPARENCY

REQUIRED: 60% BETWEEN 2' AND 8'

PROPOSED: 60% BETWEEN 2' AND 8'

23.47A.012 Structure height

ALLOWED: 40' FROM AVERAGE GRADE

PROPOSED: 40' FROM AVERAGE GRADE

23.47A.014 Setback requirements

REQUIRED REAR: 15' OVER 13'

PROPOSED REAR: 15' OVER 13'

REQUIRED SIDE: NOT REQUIRED

PROPOSED SIDE: 5.5' MIN

23.47A.016 Landscaping and screening standards

REQUIRED: NONE

PROVIDED: 12' PATIO BETWEEN STRUCTURES

23.47A.024 Amenity area

REQUIRED: 5% OF RESIDENTIAL

PROVIDED: 5% OF RESIDENTIAL

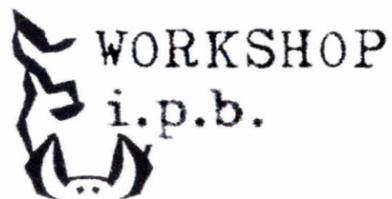
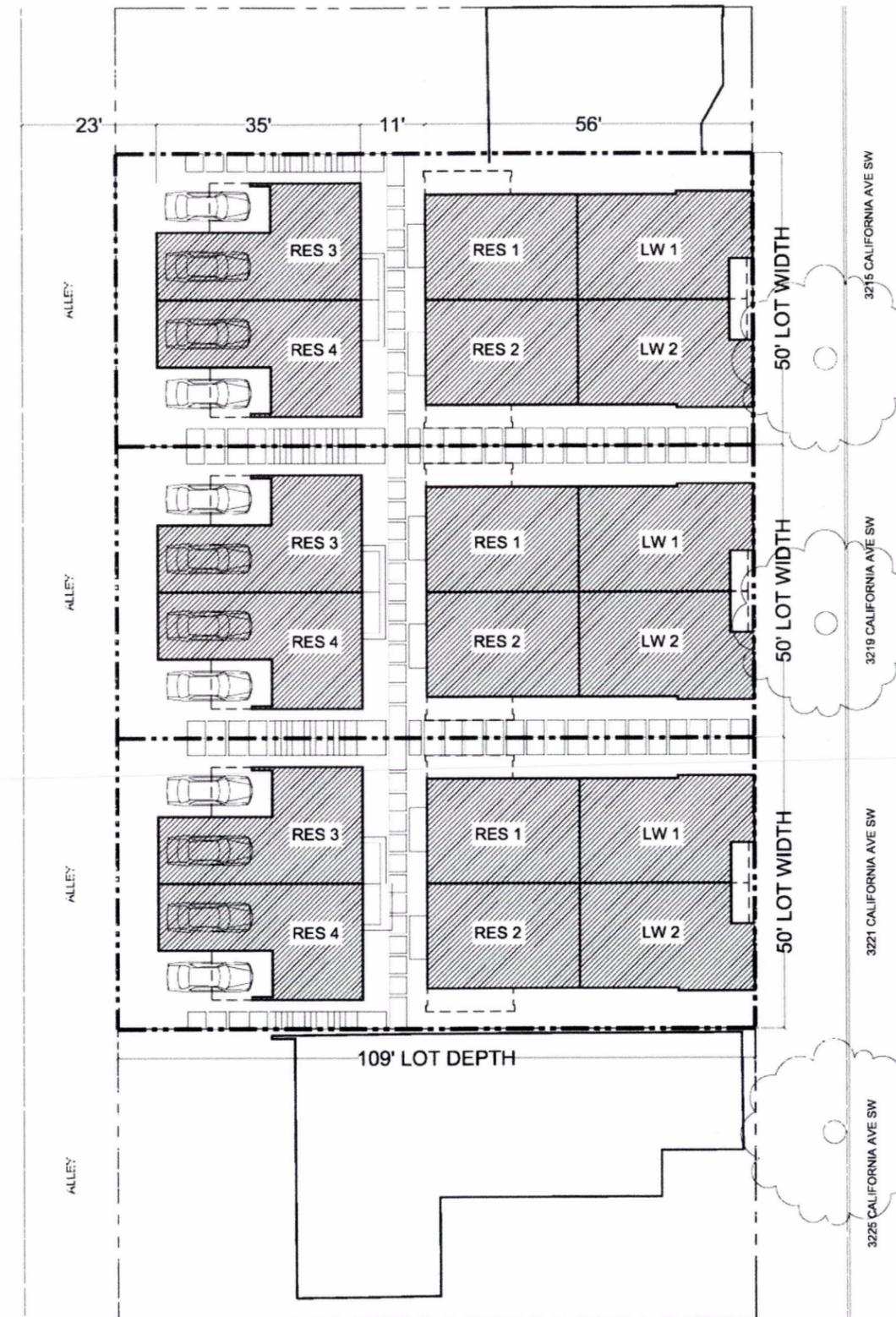
23.54.015 Required parking

REQUIRED: NONE IN FREQUENT TRANSIT AND URBAN VILLAGE

PROPOSED: 4 STALLS'

SITE PLAN DESIGN INTENT:

THE SITE PLAN IS LAID OUT IN SUCH A MANNER AS TO TAKE FULL ADVANTAGE OF THE ALLEY AND STREET ACCESS, WHILE MAXIMIZING VIEW POSSIBILITIES WITH THE TERRITORIAL VIEW TO THE WEST AND CURB APPEAL TO THE STREET TO THE EAST. EACH UNIT FRONTS EITHER THE ROW OR LARGE SEMI-PUBLIC PATIO, CREATING AND SORT



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GUIDELINES NOTES

- CS1. THERE APPEARS TO BE TERRITORIAL VIEWS TO THE WEST WHICH SHOULD BE TAKEN INTO CONSIDERATION
- CS2. SCALE PROPOSED STRUCTURE TO FIT WITHIN THE CONTEXT OF THE ECLECTIC MIX OF ARCHITECTURAL STYLES. NEW DEVELOPMENT ACROSS THE STREET WILL HAVE A SIGNIFICANT IMPACT ON STREETScape.
- CS3. BE MINDFUL OF CULTURAL AND HISTORIC CONNECTIONS.
- PL2. IT IS DESIRABLE TO ESTABLISH A STREET-LEVEL PRESENCE TO ENGAGE OTHERS IN THE ROW IN A MANNER THAT FITS WITHIN THE NEIGHBORHOOD CONTEXT.
- PL3. ENTRANCE SHOULD BE CLEARLY READABLE FROM STREET DIRECTING PEDESTRIANS TO PROPOSED UNITS.
- DC2. SEEK A DESIGN VOICE AND PRESENCE THAT IS COHERENT AT THEE DEVELOPMENT SITE.
- DC4. SEEK DURABLE FINISHES - HOW WILL IT WEAR 7 TO 10 YEARS OUT.

SITE RECONNAISSANCE NOTES

- 1. DESIGN RIGHT OF WAY BETWEEN PROPERTY LINE AND SIDEWALK TO ENHANCE PUBLIC RIGHT OF WAY AND TRANSITION.
- 2. MAY BE REQUIRED TO INSTALL STREET TREES.
- 3. DEMOLISH ALL STRUCTURES
- 4. SITE IS LOCATED ONE BLOCK SOUTH OF WEST SEATTLE HIGH SCHOOL AND THE PCC

GUIDELINE RESPONSES

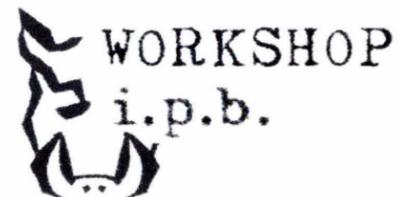
- CS1. ALL FOUR RESIDENTIAL UNITS ARE ORIENTED TO TAKE ADVANTAGE OF WESTERN TERRITORIAL VIEW
- CS2. FOURTH FLOOR IS SETBACK TO REDUCE SCALE OF APPEARANCE. STRUCTURE ACROSS STREET IS PROPOSED TO ALSO CONSIST OF AN ECLECTIC ASSORTMENT OF CLEAN MODERN DESIGN, WHICH IS REFLECTED IN OUR PROPOSAL. (*SEE PHOTO BELOW)
- CS3. PROPOSAL PACKET SHOWS THAT ADJACENT STRUCTURES ARE OF A SIMILAR MIXED USE.
- PL2. THE GROUND FLOOR OF THE LIVE/WORKS WILL PROVIDE A COMMERCIAL SPACE, WHICH WILL ABUT THE ROW WITH GENEROUS GLAZING AND APPROPRIATE SIGNAGE.
- PL3. RESIDENTIAL UNITS BEHIND LIVE/WORK SHARE LARGE WALKING PATH AND DEDICATED ENTRANCE PATIO BETWEEN STRUCTURES.
- DC2. UNIQUE FACADES TO CREATE UNIT INDIVIDUALITY WILL SHARE SIMILAR MATERIALS AND READ AS ONE AESTHETIC LANGUAGE.
- DC4. CEMENT PANELS, STAINED CEDAR, AND CORRUGATED STEEL SIDING WILL CREATE A DURABLE FINISH.

SITE RECONNAISSANCE RESPONSES

- 1. PROJECT WILL IMPROVE ROW IF SDOT REQUIRES IT.
- 2. PROJECT WILL INSTALL STREET TREES IF SDOT REQUIRES IT.
- 3. PROJECT WILL DEMOLISH ALL STRUCTURES ON SITE.
- 4. PROJECT IS IN PROXIMITY TO MANY GREAT AMENITIES.



PROJECT UNDER REVIEW ACROSS STREET FROM PROPOSAL



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SOUTHEAST FAÇADE



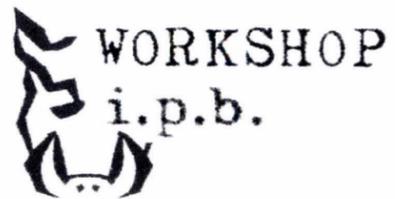
SOUTH FAÇADE



SOUTHWEST FAÇADE—EAST BUILDING



SOUTHWEST FAÇADE—WEST BUILDING



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NORTHWEST FAÇADE - EAST BUILDING



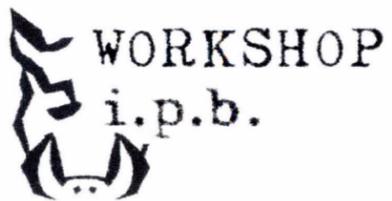
NORTH FAÇADE



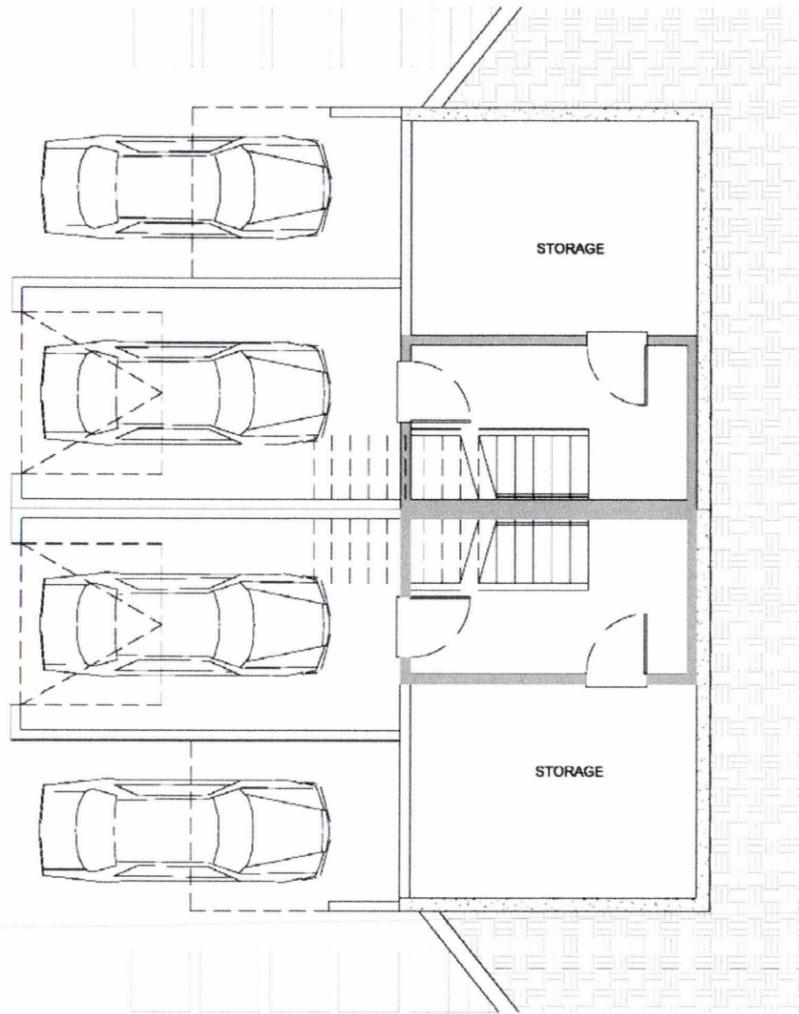
NORTHEAST FAÇADE



NORTHEAST FAÇADE—WEST BUILDING

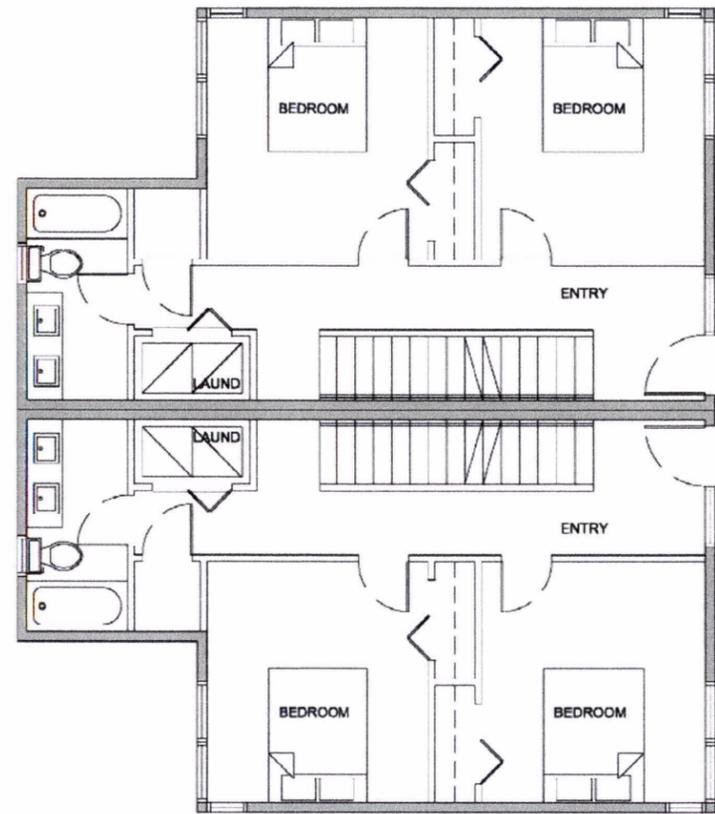


WORKSHOP
i.p.b.
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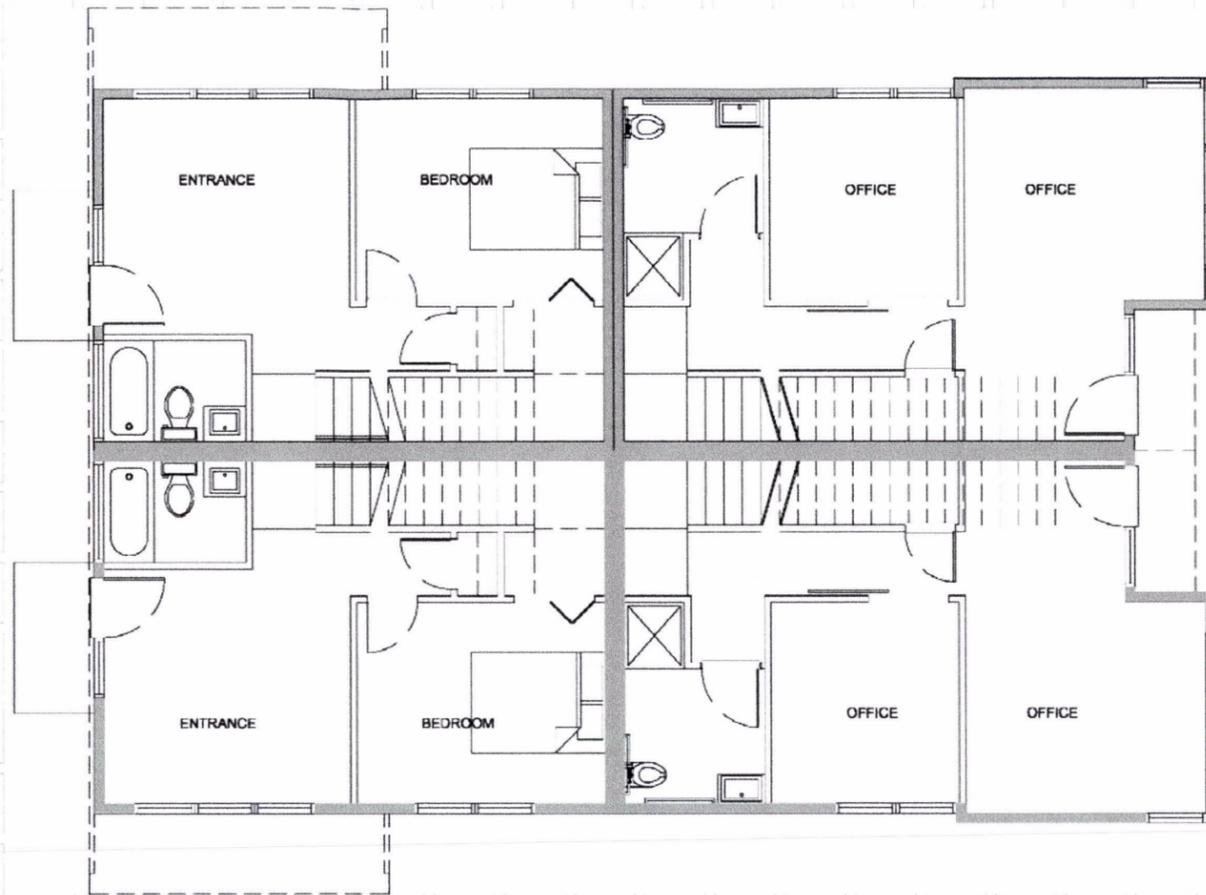


RES 3/4 - FIRST FL



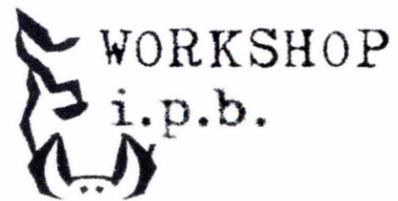


RES 3/4 - SECOND FL

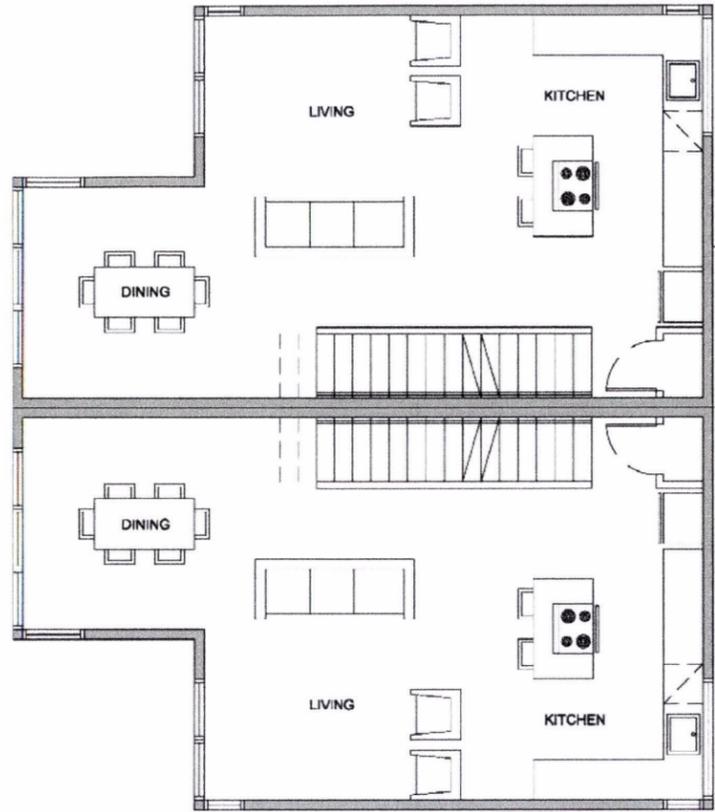


RES 1/2 - FIRST FL

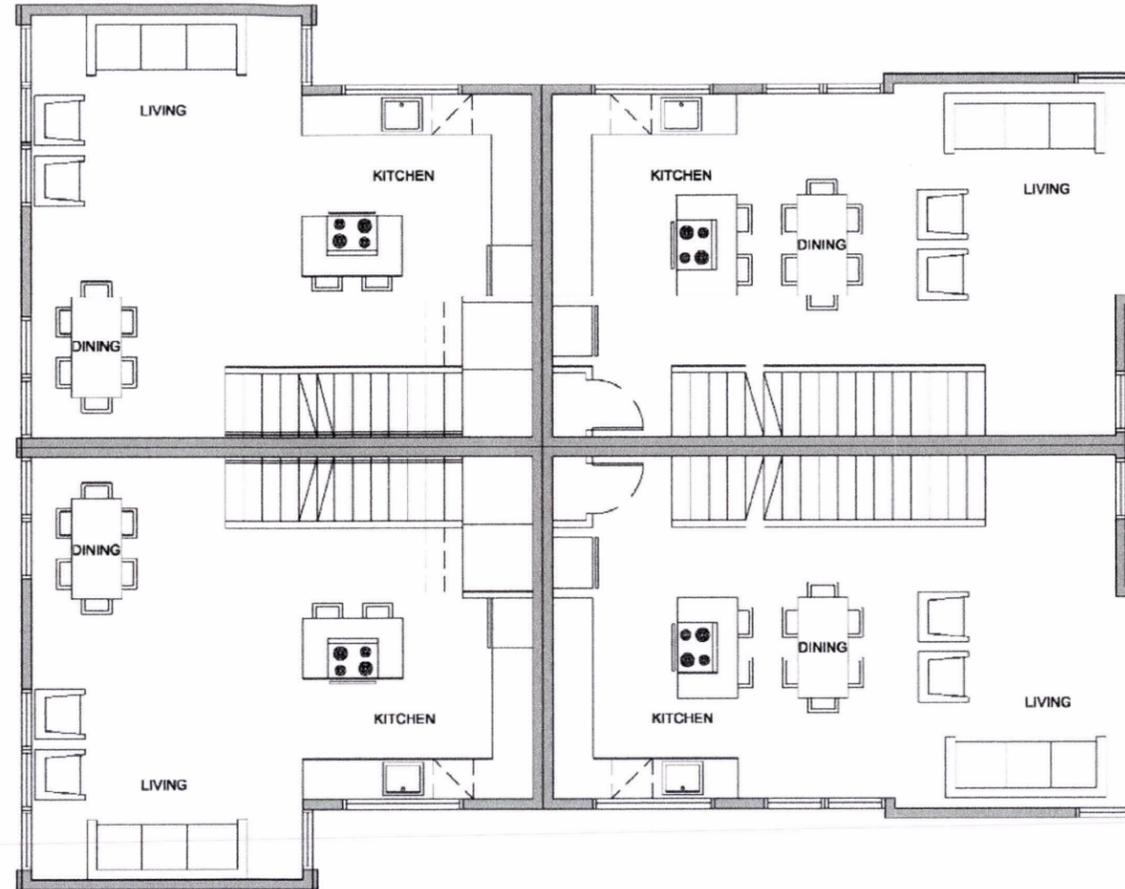
LIVE/WORK 1/2 - FIRST FL



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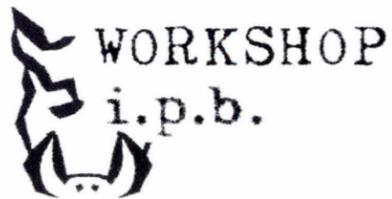


RES 3/4 - THIRD FL

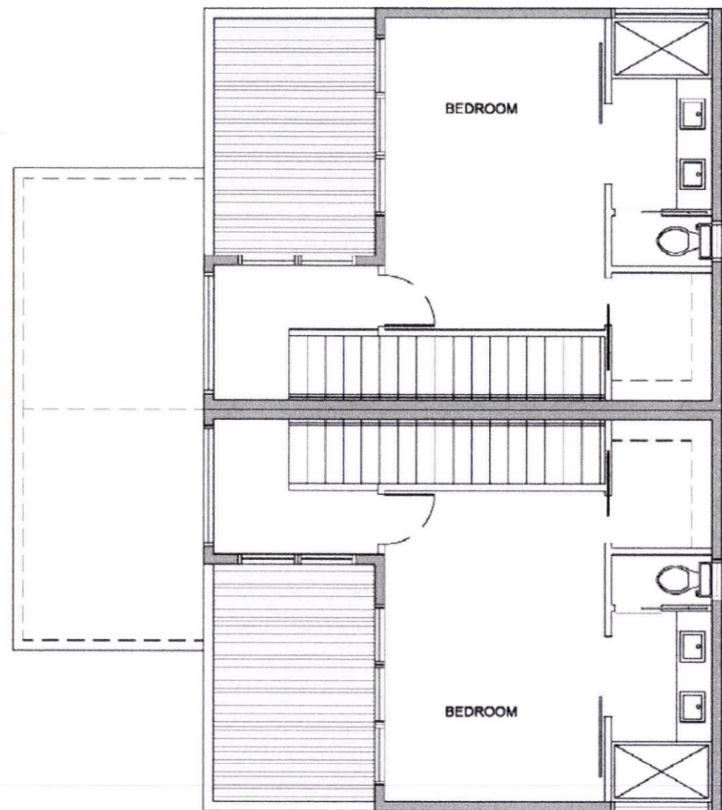


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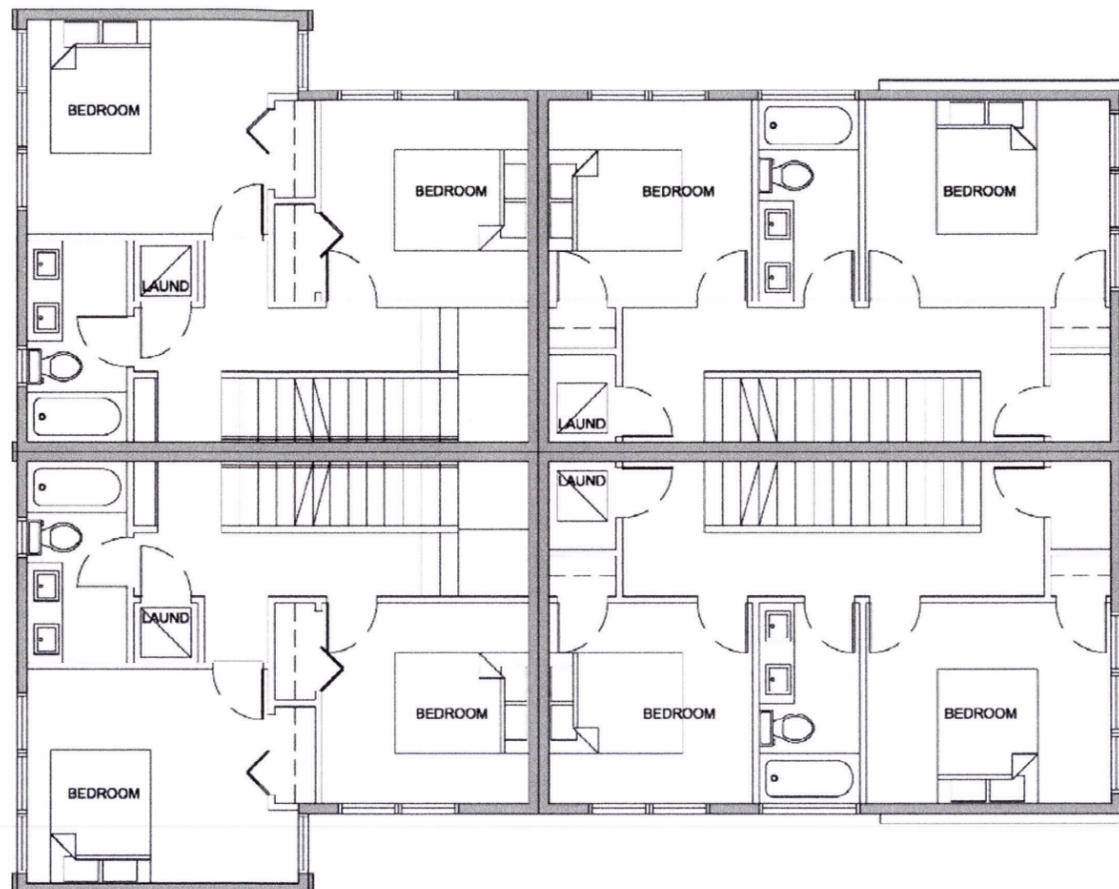
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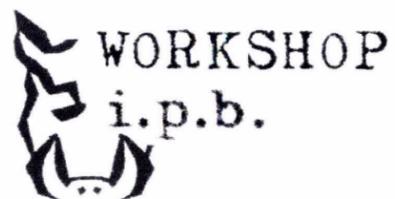


RES 3/4 - FOURTH FL

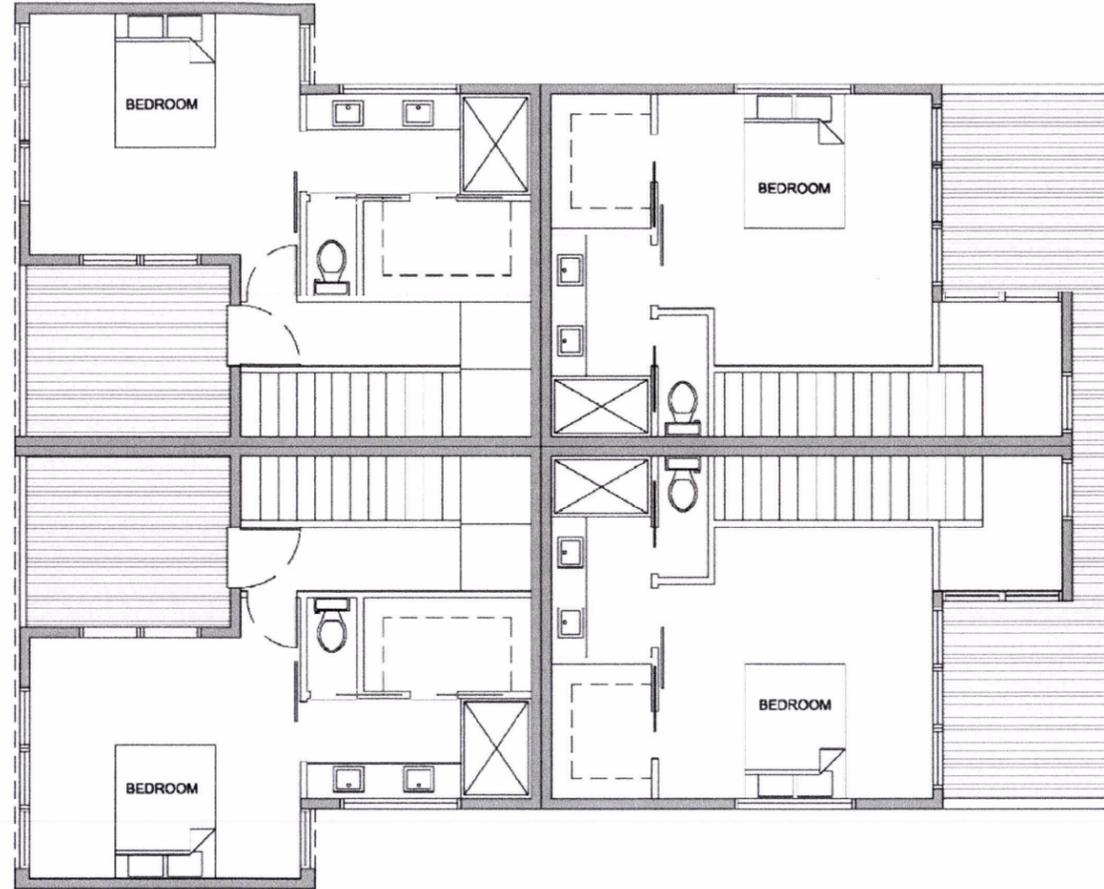
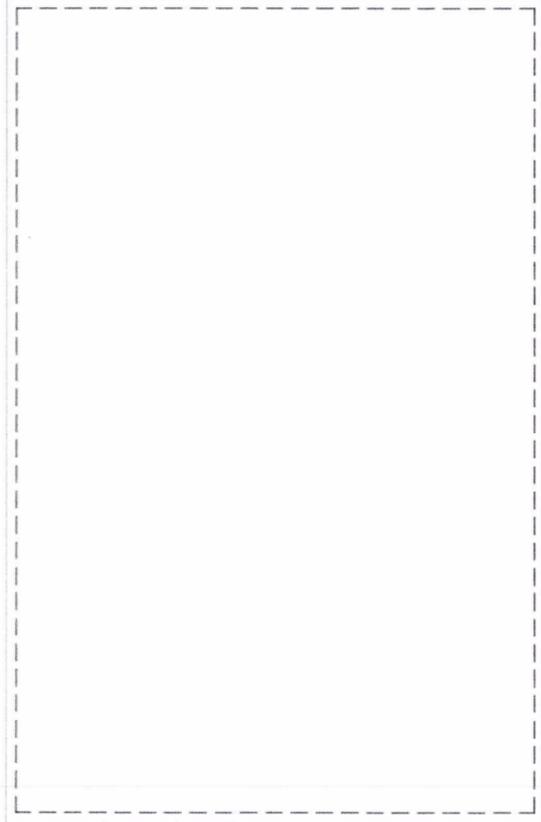


RES 1/2 - THIRD FL

LIVE/WORK 1/2 - THIRD FL

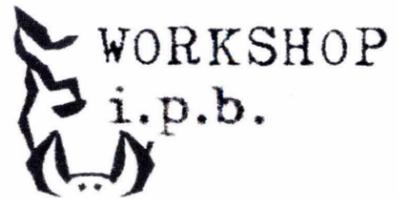


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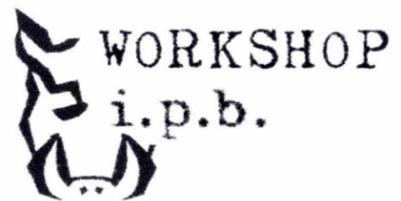


RES 1/2 - FOURTH FL

LIVE/WORK 1/2 - FOURTH FL



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