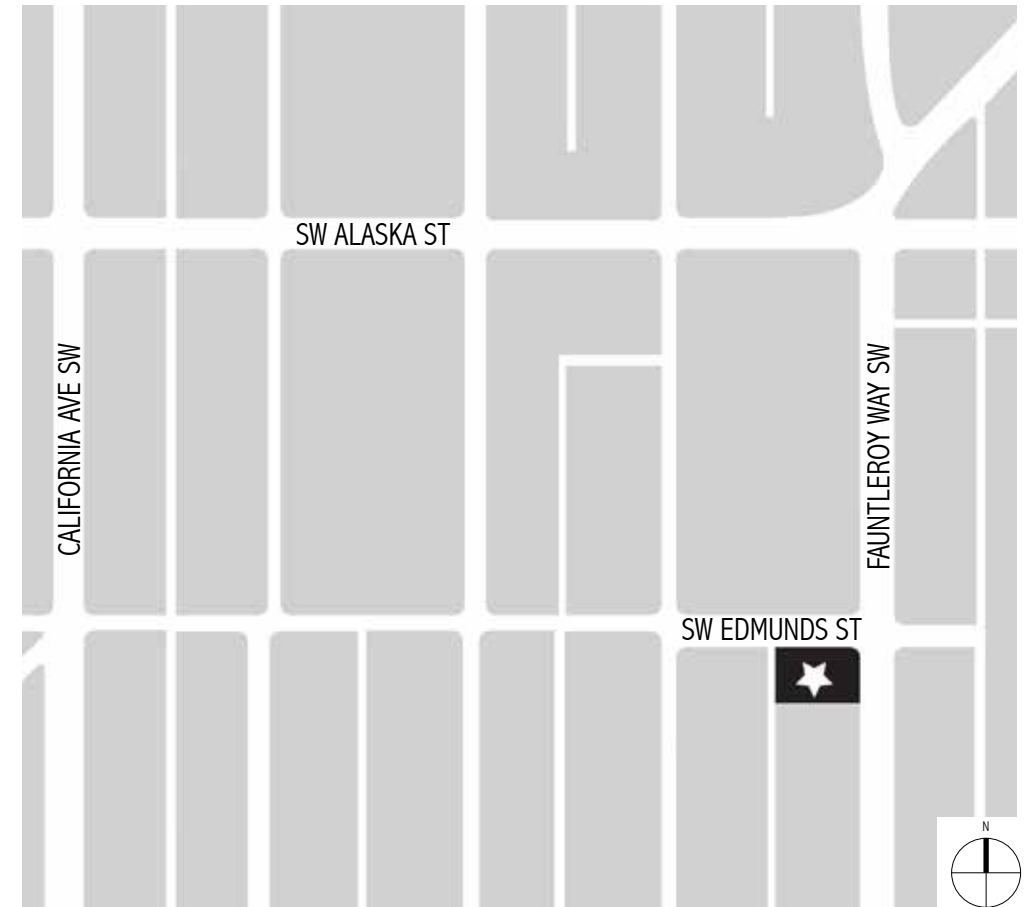


DEVELOPER/APPLICANT
PETER OTTELE

ARCHITECT/CONTACT
DAVID FOSTER ARCHITECTS



4801 FAUNTLEROY WAY SW

EARLY DESIGN GUIDANCE

ANALYTIC DESIGN PROPOSAL PACKET

DPD #3020235

JUNE 12, 2015

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1. PROPOSAL

PROJECT LOCATION & DEVELOPMENT OBJECTIVES



PROJECT LOCATION

The site is located at 4801 Fauntleroy Way SW, one block south of the Fauntleroy-Alaska intersection, between the "Alaska Junction" and the "Fauntleroy Triangle" in West Seattle.

The site is approximately 9,000 square feet, with 120' of street frontage along SW Edmunds Street and 75' along Fauntleroy Way SW.

DEVELOPMENT OBJECTIVES

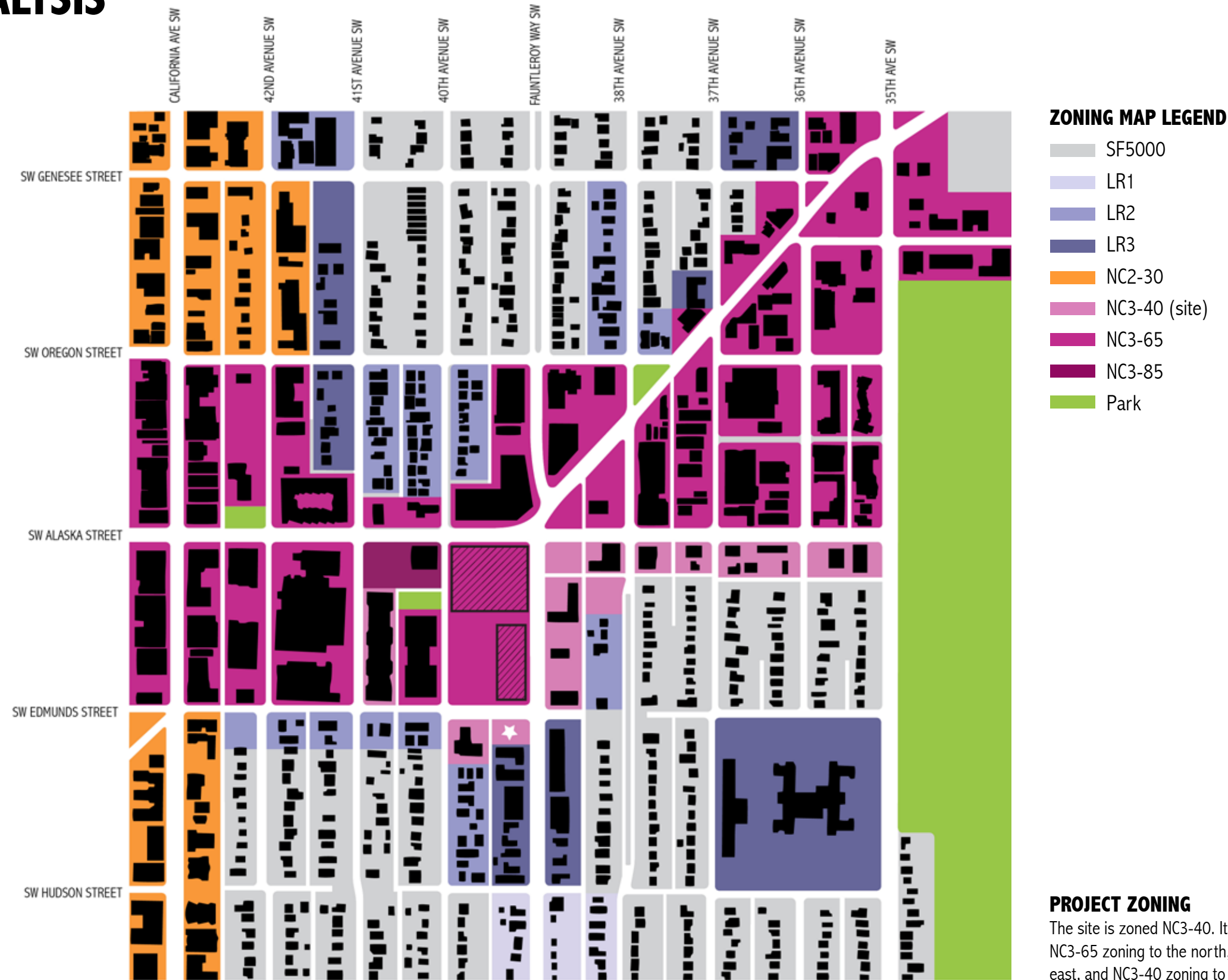
The proposed project will be designed to meet the following development objectives:

- Create a project that is economically profitable while adding appropriate density and vibrancy to the neighborhood
- Create a range of unit sizes and layouts that provides housing options to a variety of potential users and budgets
- Encourage human activity at the sidewalk level along the front facade of the building
- Configure plan layouts to provide good natural light to as many units as possible
- Four story mixed-use building with 30-40 apartments, 2-8 retail or live-work spaces. Total floor area approx. 29,000 SF
- Between 0 and 7 parking spaces



2. CONTEXT ANALYSIS

VICINITY MAP: ZONING



2. CONTEXT ANALYSIS

VICINITY MAP: URBAN VILLAGE

- PARKS

 - 1 Junction Plaza Park
 - 2 Planned Park
 - 3 Fauntleroy Place Park
 - 4 West Seattle Golf Course
- COMMUNITY

 - 5 West Seattle Family YMCA
 - 6 Fire Station 32
 - 7 Providence Mount St. Vincent
 - 8 Bright Horizons Preschool
 - 9 Highline Medical Center
 - 10 Seattle Lutheran High School
- COMMERCIAL

 - 11 California Ave retail
 - 12 Jefferson Square retail
 - 13 Safeway
 - 14 QFC
 - 15 Trader Joes
 - 16 West Seattle Produce Market
 - 17 Whole Foods (coming)
 - 18 L.A. Fitness
 - 19 Bowling Alley
 - 20 Bank of America
 - 21 Broadstone Sky Retail (coming)
- RESIDENTIAL

 - 8 Link Apartments
 - 9 Apartments
 - 14 Altamira Apartments
 - 16 The Whittaker Apartments
 - 18 Spruce Apartments
 - 21 Sky Apartments & Live/Work
 - 22 Senior Housing
 - 23 Mural Apartments



URBAN VILLAGE LEGEND

- PROJECT SITE
- PARKS
- WEST SEATTLE JUNCTION URBAN VILLAGE
- PEDESTRIAN AREAS
- ALASKA JUNCTION TRANSIT HUB
- BIKE ROUTE

OVERLAY ZONING & TRANSIT

The site is located within the West Seattle Junction Hub Urban Village overlay zoning boundary and has frequent transit service within 1/4-mile via the Rapid Ride C Line stop at Alaska and California.

2. CONTEXT ANALYSIS

RECENT & ONGOING DEVELOPMENT



The Whittaker Whole Foods Market & apartments



Spruce West Seattle L.A. Fitness, retail & apartments



Broadstone Sky Apartments Apartments, live/work & retail



Link Apartments Bright Horizons pre-school, restaurant & apartments

NEIGHBORING DEVELOPMENT

The existing site is developed only as surface parking. Currently it serves as construction staging for a development in progress directly to the north, a 7-story mixed-use project with 350 apartments and 60,000 SF of retail, including a Whole Foods Market. (The Whittaker, 4755 Fauntleroy Way SW)

Directly west of the Whittaker site, an 8-story mixed-use project to have 135 dwelling units, 16 live/work units, 1,000 square feet of commercial space and 115 below grade parking spaces is also currently in construction. (Broadstone Sky Apartments, 4745 40th Ave SW)

Directly north of the Whittaker site, a 6-story mixed-use project with 216 apartments, a fitness center & retail was recently completed. (Spruce West Seattle, 4555 39th Ave SW)

The Link Apartments, a six-story building directly east of Spruce added 13,000 SF of street retail, 196 residential units, and approximately 170 subterranean parking stalls to the neighborhood when it opened in 2011.

2. CONTEXT ANALYSIS

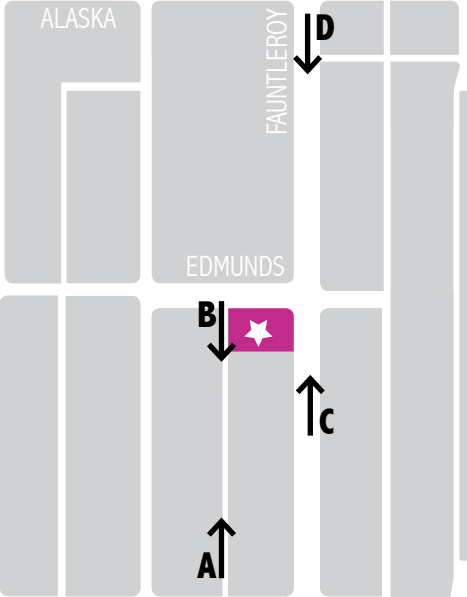
SURROUNDING USES & STRUCTURES



A Alley looking north: old and new low-rise multi-family housing



B Alley looking south: single and multi-family housing



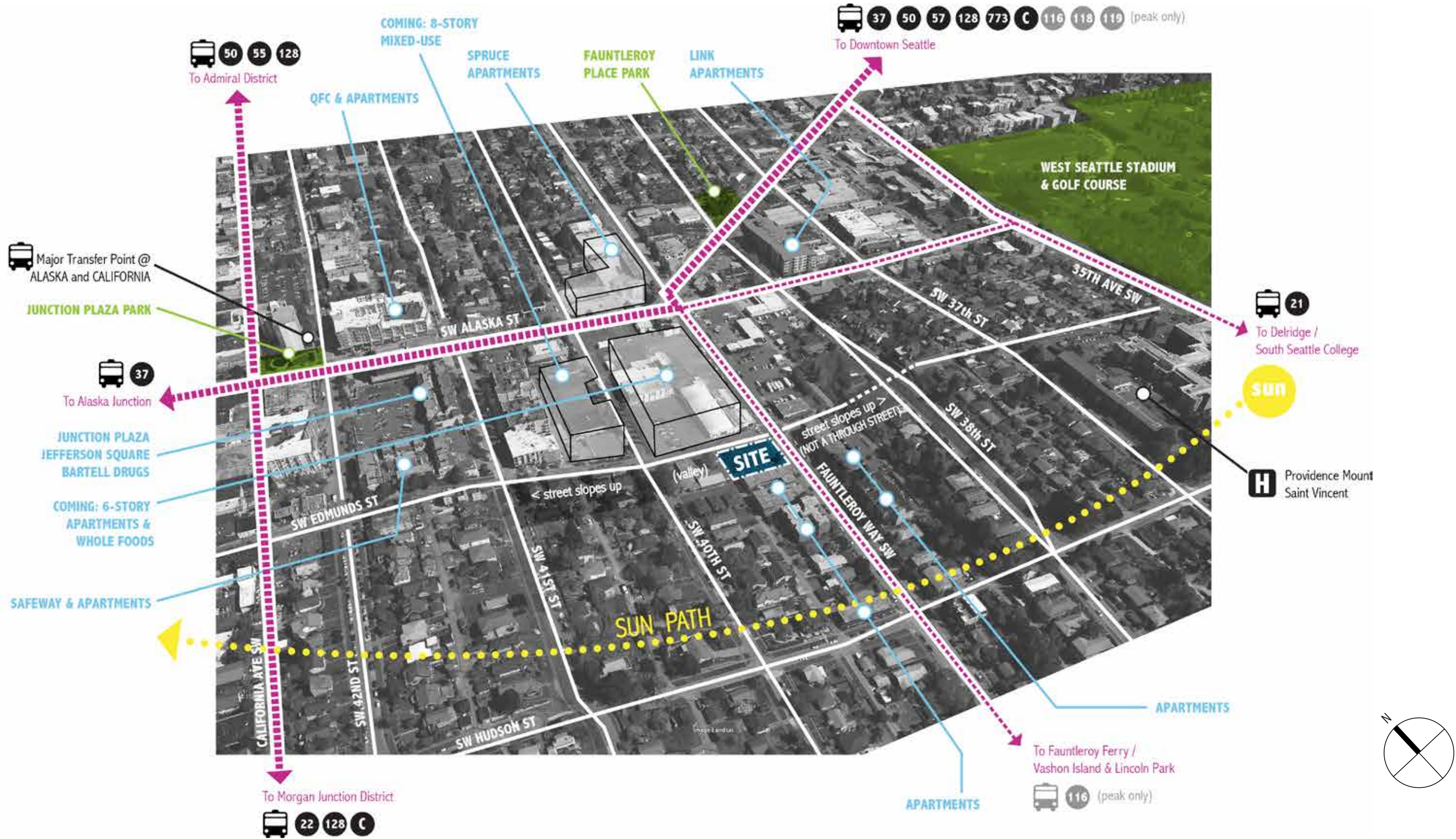
C Fauntleroy looking north: apartment buildings



D Fauntleroy looking south: coming 6-story mixed use development

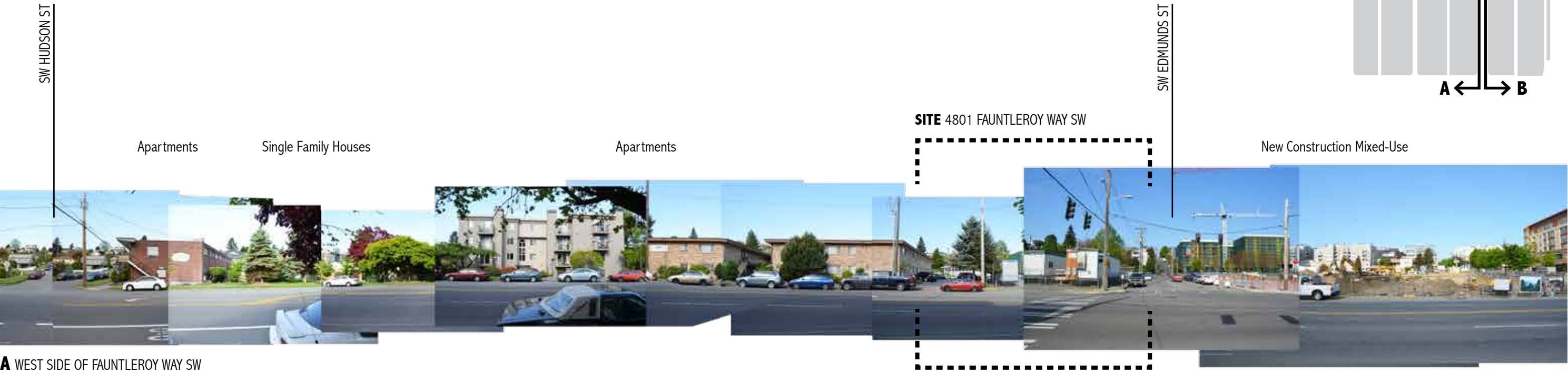
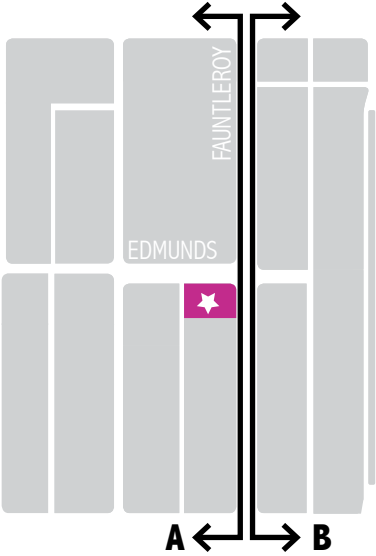
2. CONTEXT ANALYSIS

AERIAL VIEW: NATURAL FEATURES, TRAFFIC FLOWS, BARRIERS, MAJOR BUILDINGS

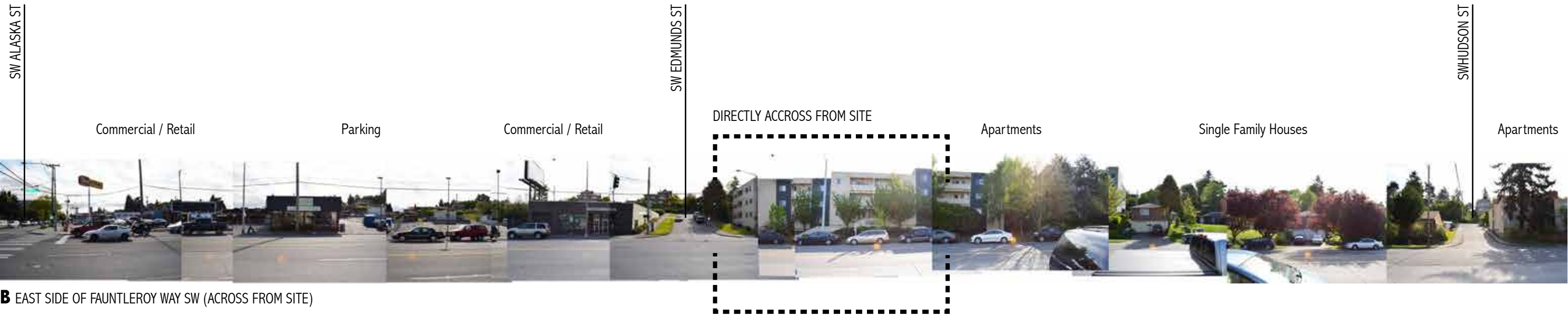


2. CONTEXT ANALYSIS

FAUNTLEROY STREETSCAPE



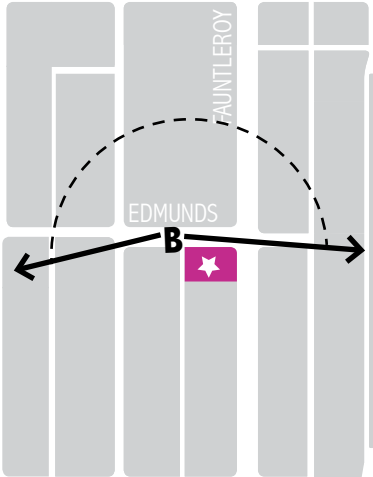
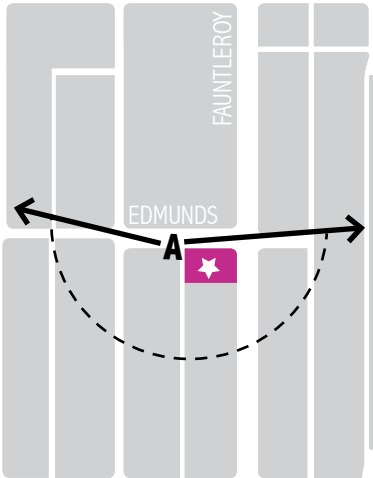
A WEST SIDE OF FAUNTLEROY WAY SW



B EAST SIDE OF FAUNTLEROY WAY SW (ACROSS FROM SITE)

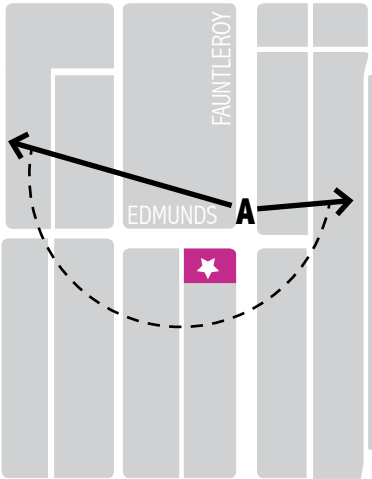
2. CONTEXT ANALYSIS

EDMUNDS STREETScape

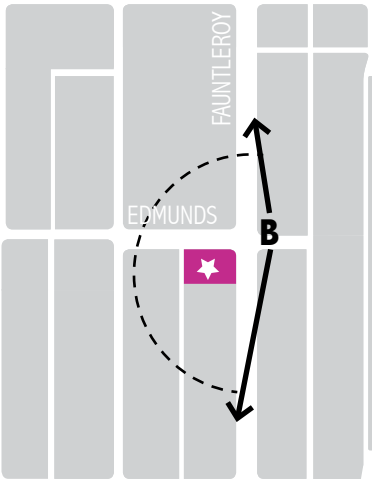


3. EXISTING SITE CONDITIONS

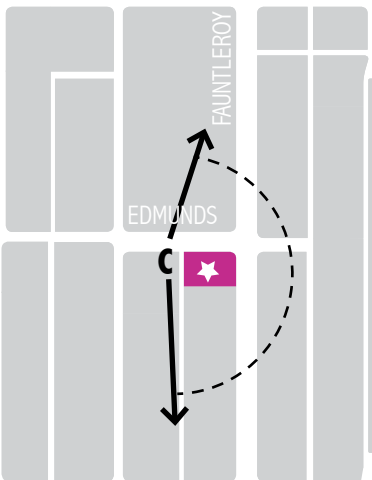
VIEWS OF THE SITE



A VIEW OF SITE FROM EDMUNDS



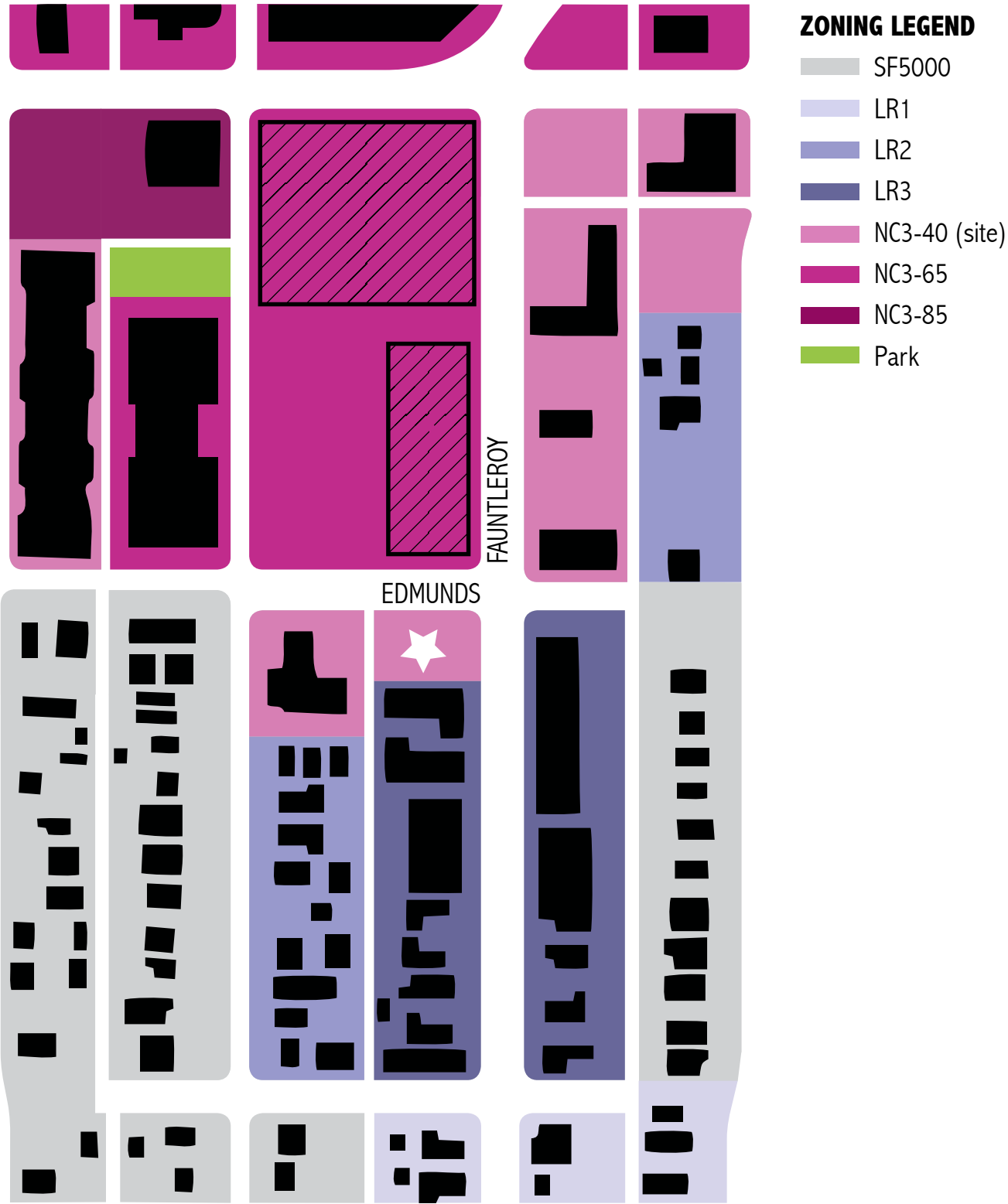
B VIEW OF SITE FROM FAUNTLEROY



C VIEW OF SITE FROM ALLEY

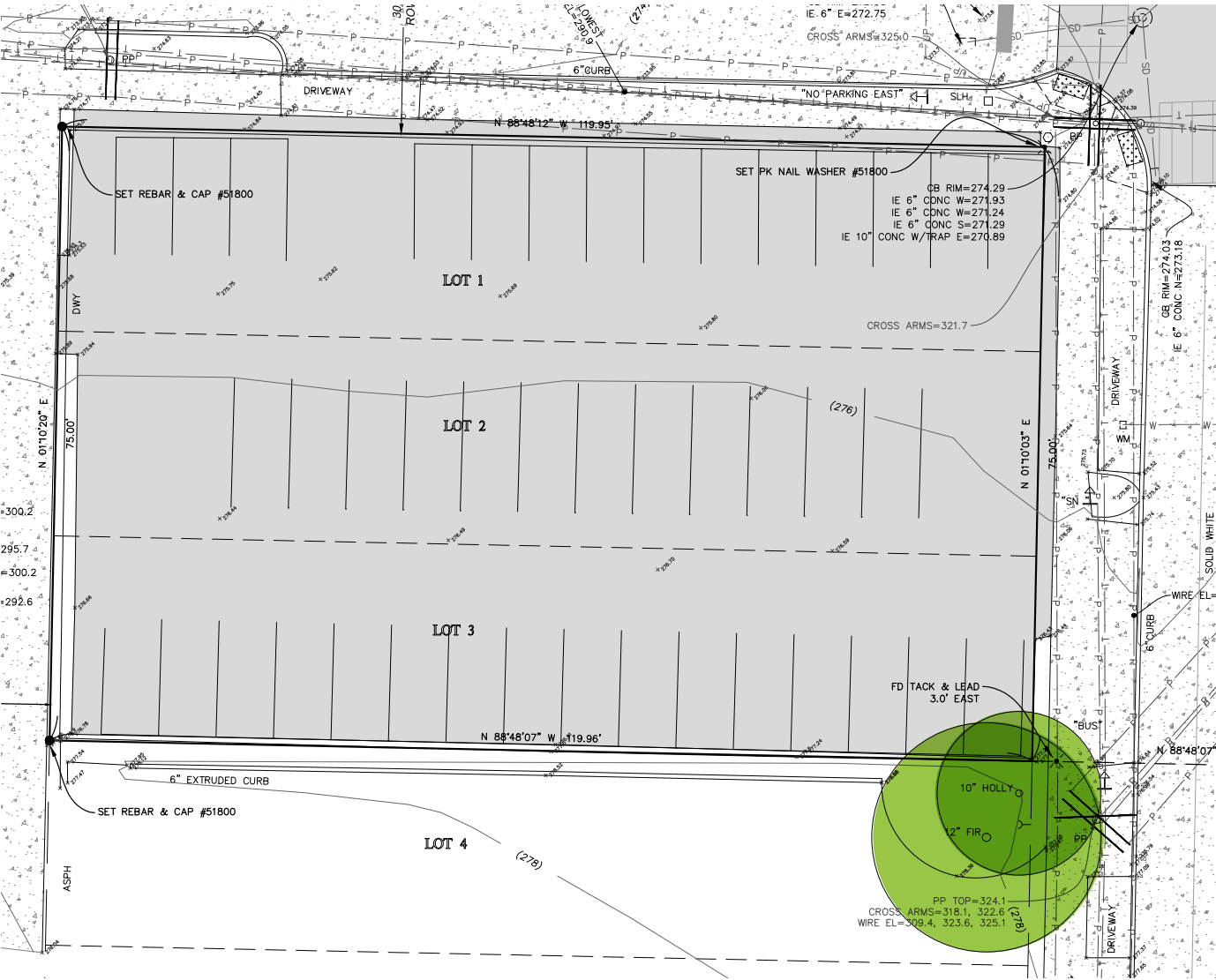
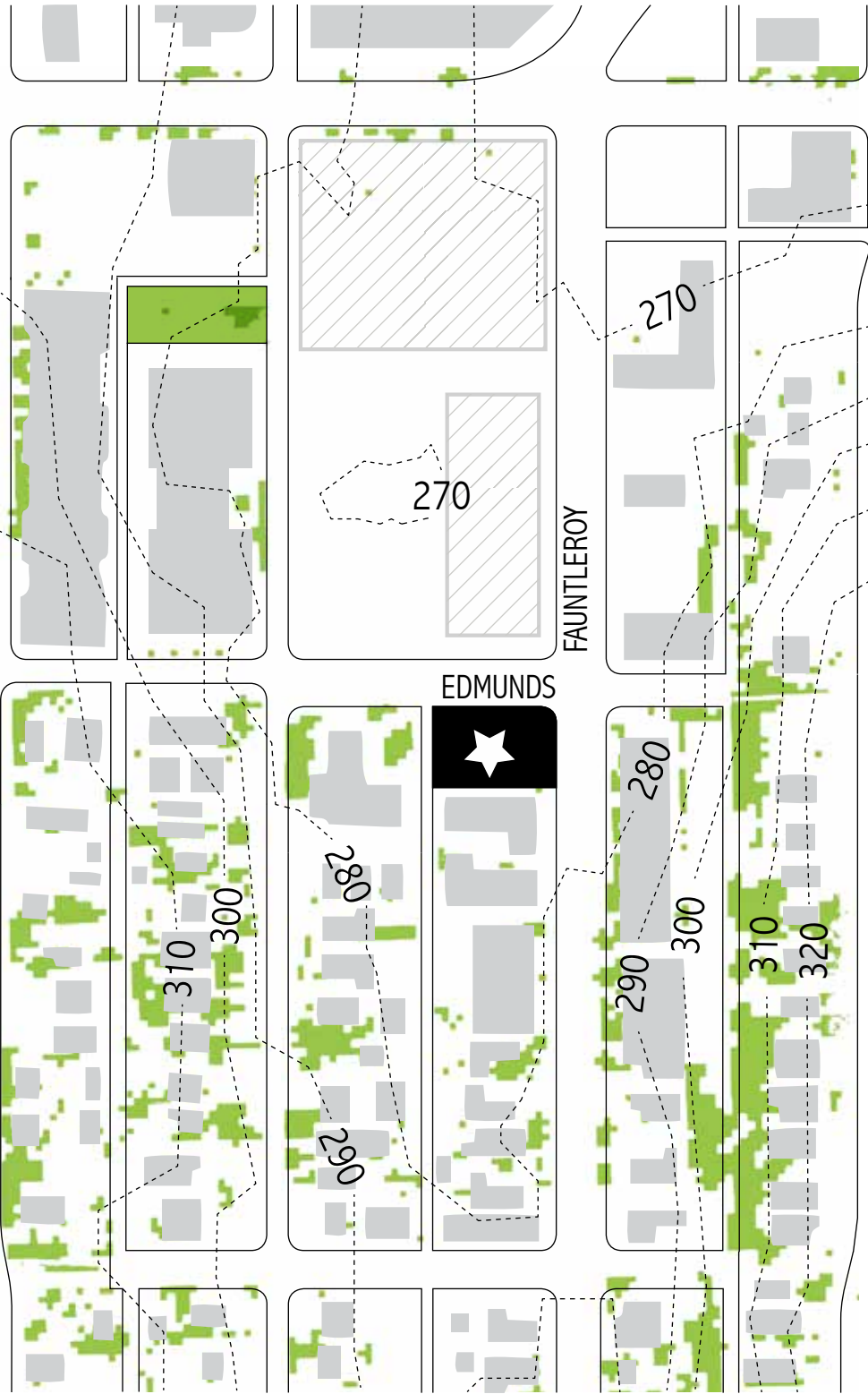
3. EXISTING SITE CONDITIONS

ZONING / ADJACENT STRUCTURES & USES



3. EXISTING SITE CONDITIONS

TOPOGRAPHY & TREE SURVEY



TOPOGRAPHY & TREES

The proposed site has negligible elevation change and no significant vegetation. A 10" Holly and 12" Fir are located near the south-east corner of the site on an adjacent lot.

3. EXISTING SITE CONDITIONS

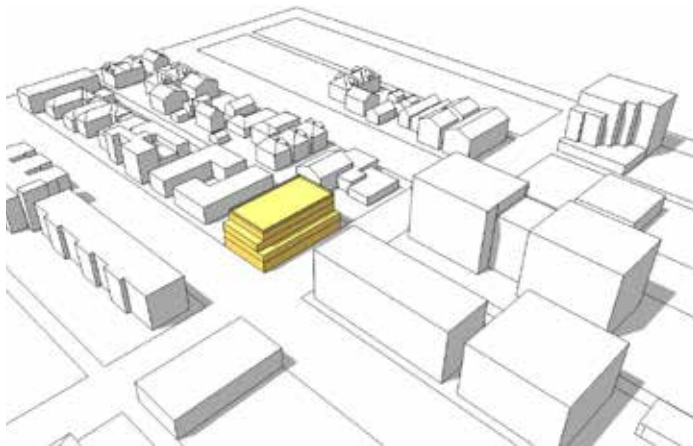
SHADOW STUDY



DECEMBER 21ST 10:00 AM



MARCH/SEPTEMBER 22ND 10:00 AM



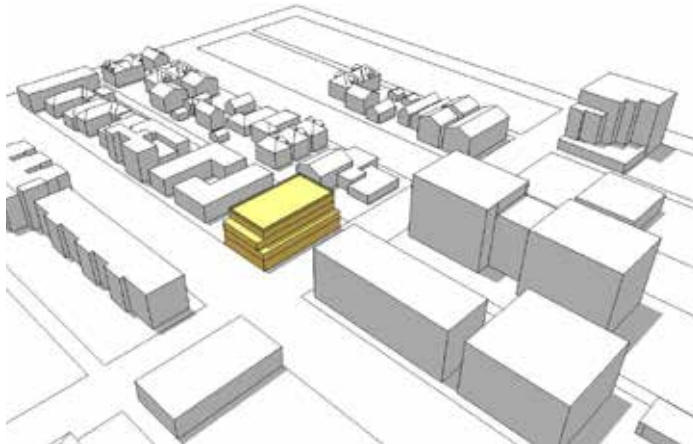
JUNE 21ST 10:00 AM



DECEMBER 21ST NOON



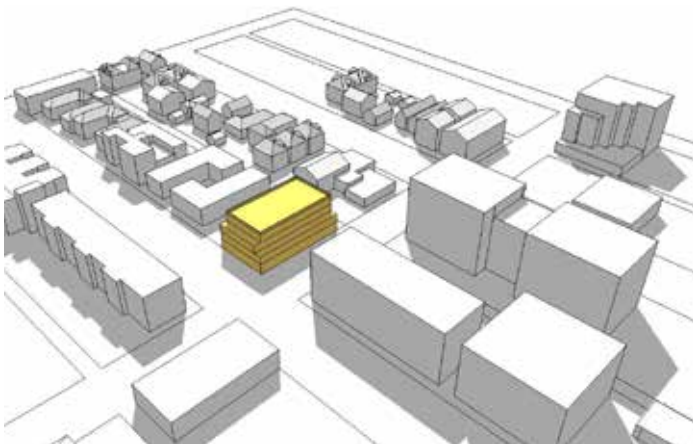
MARCH/SEPTEMBER 22ND NOON



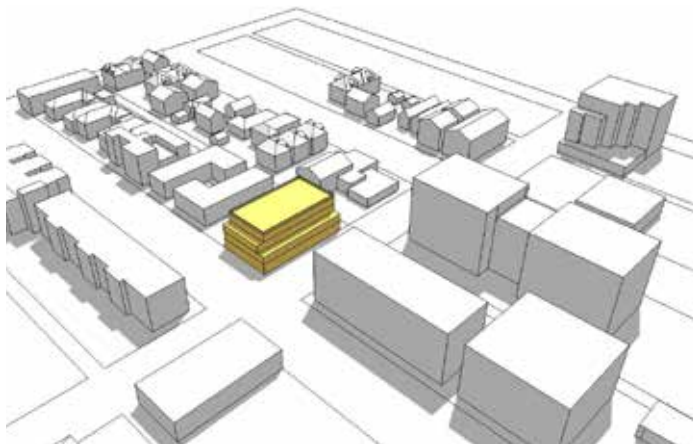
JUNE 21ST NOON



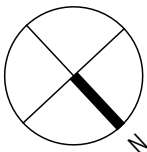
DECEMBER 21ST 2:00 PM



MARCH/SEPTEMBER 22ND 2:00 PM

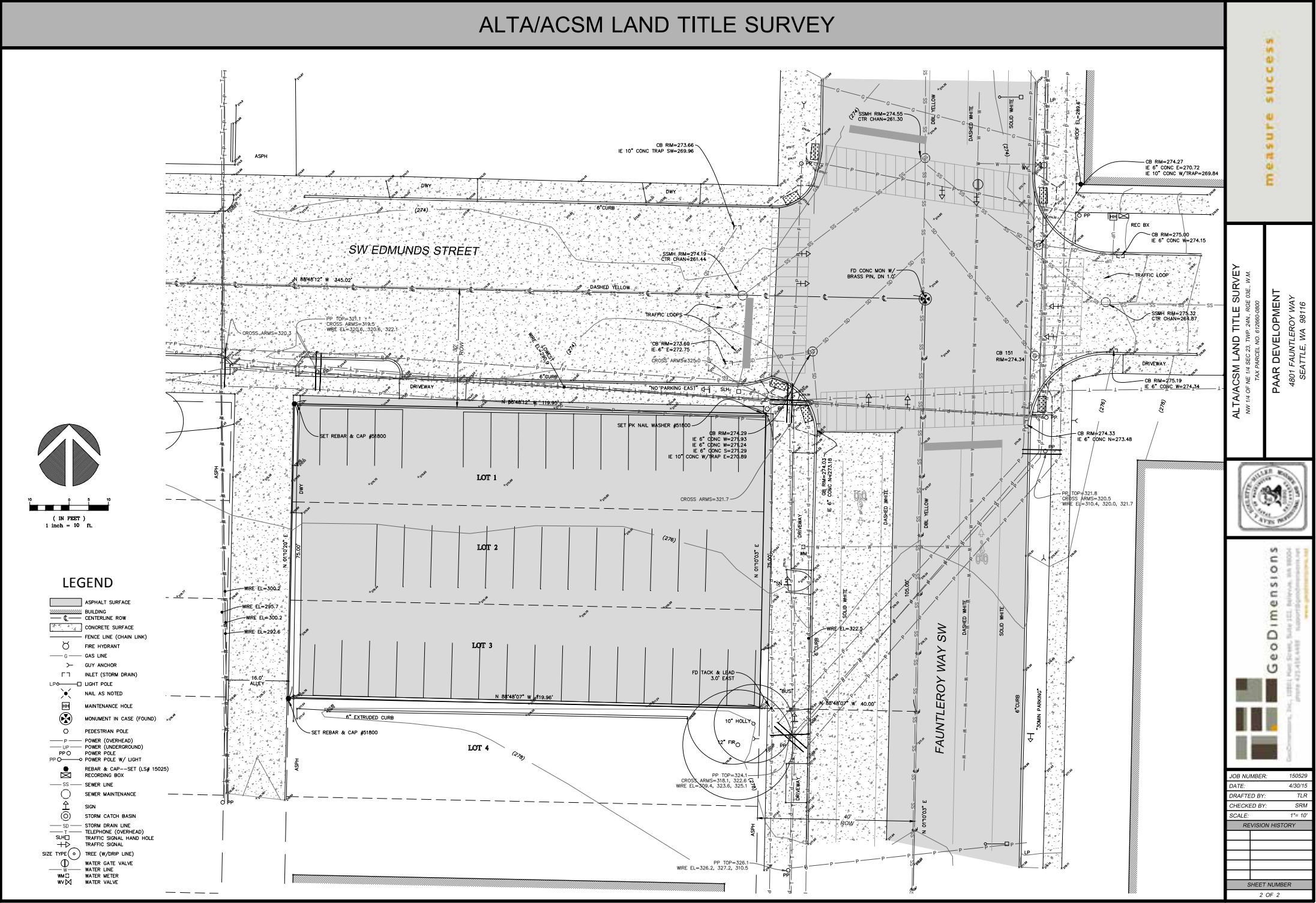


JUNE 21ST 2:00 PM



4. EXISTING SITE PLAN

SURVEY



LEGAL DESCRIPTION

LOTS 1 THROUGH 3, INCLUSIVE, BLOCK 4, NORRIS' ADDITION TO WEST SEATTLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 14 OF PLATS, PAGE 93, RECORDS OF KING COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

5. ZONING DATA

LAND USE CODE SUMMARY

ZONING SUMMARY

Lot Area	9000 SF	Structure Height	40'-0" Base height limit 44'-0" If residential use at street level located 4' above grade ◦ Pitched roofs, parapets, fire walls, open railings, planters, skylights, clerestories, or greenhouses may extend an additional 4 feet ◦ Stair and elevator penthouses, solar collectors, screened mechanical equipment less than 20% of roof area may extend an additional 15 feet
Lot Dimensions	75' x 120'	Floor Area Ratio	3.0 maximum, any single-use 3.25 maximum, mixed-use 1.5 minimum for 40' structure in Urban Village
Zoning	NC3-40	FAR Exemptions	Areas below the lower of existing or finished grade
Overlays	West Seattle Juntion Hub Urban Village	Setbacks	None (no adjacent residential zones)
Existing Land Uses	Parking	Amenity Area	◦ Minimum 5% of total residential gross square footage up to 50% of the lot area required as amenity space; includes decks, balconies, terraces, roof gardens, plazas, play areas, sport courts, and courtyards; parking & driveways not included (Maximum of 1350 SF required based on maximum residential area of 29,000 SF) ◦ Access to at least one amenity area required for all residential units ◦ Common amenity areas minimum dimensions: 250 SF, 10'-0" ◦ Private amenity areas minimum dimensions: 60 SF, 6'-0"
Permitted Uses	Mixed-use, Residential, Office, Commercial	Parking Quantity	No parking is required in Urban Villages with frequent transit service within 1/4 mile
Prohibited Uses	Per 23.42A.005.D residential usees are generally permitted anywhere in NC3 structures, but may not occupy in aggregate more than 20% of street-level, street-facing facade. Access to residential use is limited to 20% of the pedestrian street-facing facade length.	Parking Requirements	Parking access shall be from the alley and shall be separated from street-level street facing facades by another permitted use.
Street-level non-residential	◦ Blank facades: -maximum 20' in width between 2' and 8' above sidewalk -limited to 40% of each street facade ◦ 10' maximum setback unless providing wider sidewalks, plazas, or approved landscaping/open space ◦ Transparency: -minimum 60% of facade area between 2' and 8' above sidewalk to be transparent -shall allow unobstructed views into structure (live/work units may have display windows w/ minimum 30" depth) ◦ 13' minimum floor to floor height ◦ 30' average, 15' minimum commercial depth	Bicycle Parking	1 space per 4 dwelling units or 0.75 spaces per small efficiency dwelling unit
Street-level residential	◦ At least one street-level street-facing facade to have a visually prominent pedestrian entry ◦ Floors of dwelling units along the street-level streetfacing facade to be located at least 4' above or 4' below sidewalk grade or be set back at least 10 feet from the sidewalk	Landscaping	Must achieve a Green Factor score of 0.3 or greater as defined per 23.47A.016
		Street trees	Required for new construction

6. DESIGN GUIDELINES

PRIORITIES FOR THE SITE (APPLICANT’S SELECTION)

Contex and Site

- CS1. Natural Systems and Site Features
 - B. Sunlight and Natural Ventilation
 - C. Topography

The building will take advantage of its corner location to maximize daylighting and nautral ventilation.

- CS2. Urban Pattern and Form
 - A. Location in the City and Neighborhood
 - B. Adjacent Sites, Streets, and Open Spaces
 - C. Relationship to the Block
 - D. Height, Bulk, and Scale

The site is on the edge of a dense urban neighborhood, part of the Juntion Hub Urban Village.

- CS3. Architectural Context and Character
 - A. Emphasizing Positive Neighborhood Attributes
 - B. Local History and Culture

The neighborhood is developing into a vibrant, walkable community and this project should continue the proccess.

Public Life

- PL2. Walkability
 - A. Accessibility
 - B. Safety and Security
 - C. Weather Protection
 - D. Wayfinding

Storefront and lobby entrances to will be easy to identify from the sidewalk.

- PL3. Street Level Interaction
 - A. Entries
 - B. Retail Edges
 - C. Residential Edges

Facade to incorporate transparency, detailing, and material choices for pedestrian-friendliness.

- PL4. Active Transit
 - A. Entry Locations and Relationships
 - B. Planning Ahead for Bicyclists
 - C. Planning Ahead for Transit

Residents and visitors will have access to multiple transit options within 0.25 miles from site, and bike parking and storage available within the building.

Design Concept

- DC1. Project Uses and Activities
 - A. Arrangement of Interior Uses
 - B. Vehicular Access and Circulation
 - C. Parking and Service Uses

Vehicle access from the alley is separated from pedestrian access on Fauntleroy Avenue and Edmunds Street.

- DC2. Architectural Concept
 - A. Massing
 - B. Architectural and Façade Composition
 - C. Secondary Architectural Features
 - D. Scale and Texture
 - E. Form and Function

Arrangement of retail, live-work, apartments, and amenity areas are legible through the building massing, and located appropriately relative to the Fauntleroy/Edmunds street heirarchy.

- DC3. Open Space Concept
 - A. Building-Open Space Relationship
 - B. Open Spaces Uses and Activities
 - C. Design

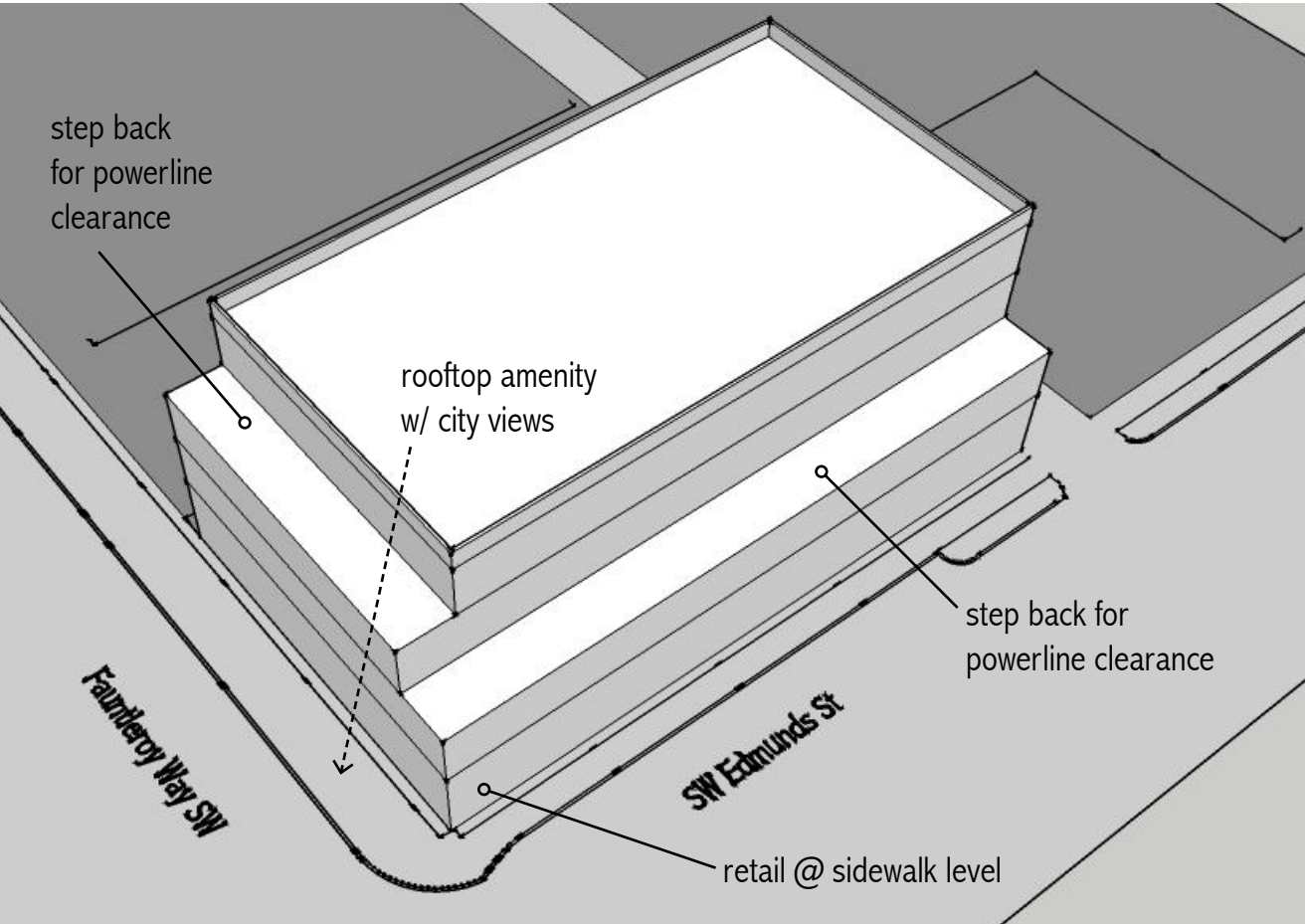
The design takes advantage of opportunities for common outdoor amenity space at the roof level and private terraces at bulding step-back locations.

- DC4. Exterior Elements and Materials
 - A. Exterior Elements and Finishes
 - B. Signage
 - C. Lighting
 - D. Trees, Landscape and Hardscape Materials

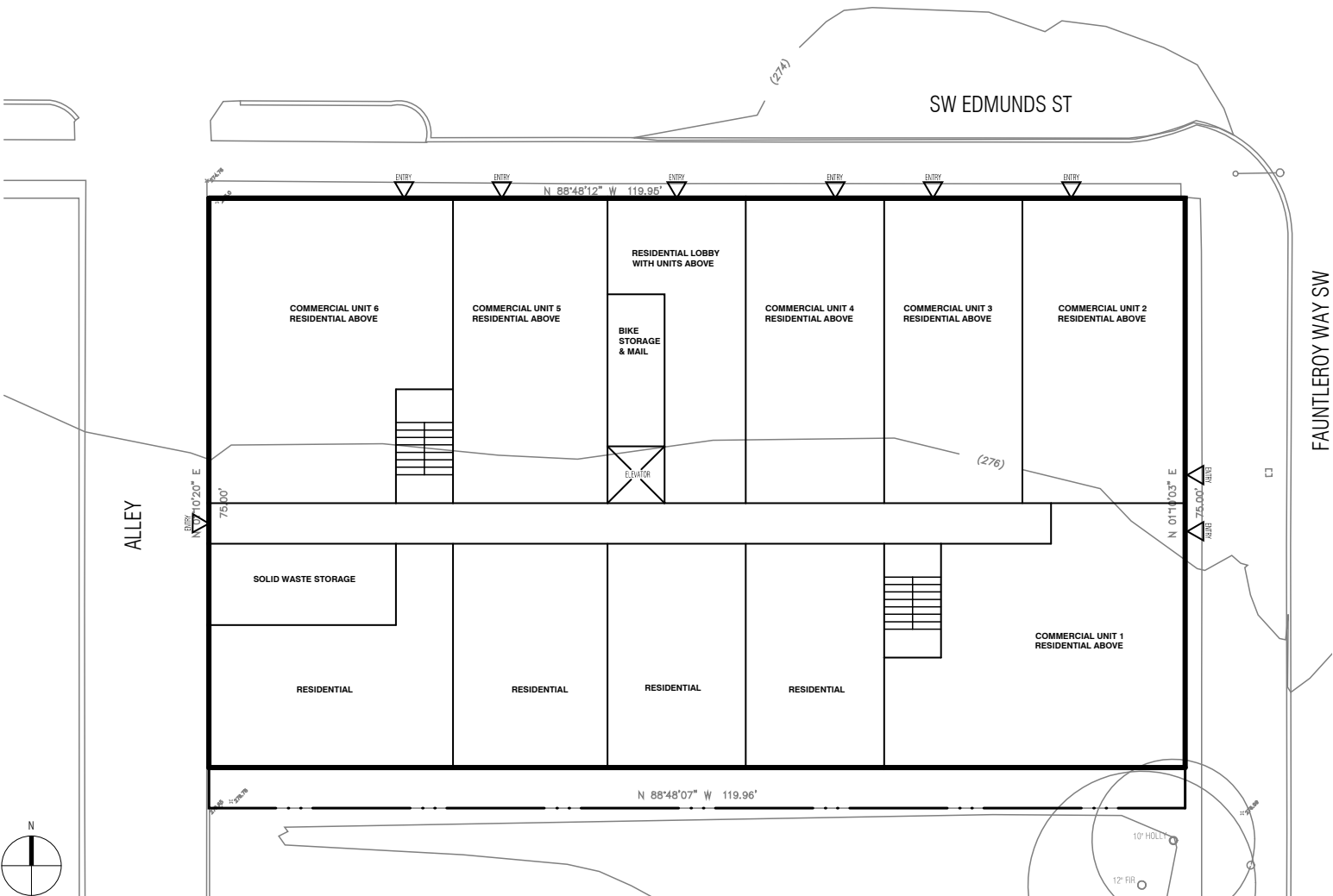
Materials, site lighting, and signage that is durable and appropriately scaled to be specified.

7. ARCHITECTURAL CONCEPT 'A'

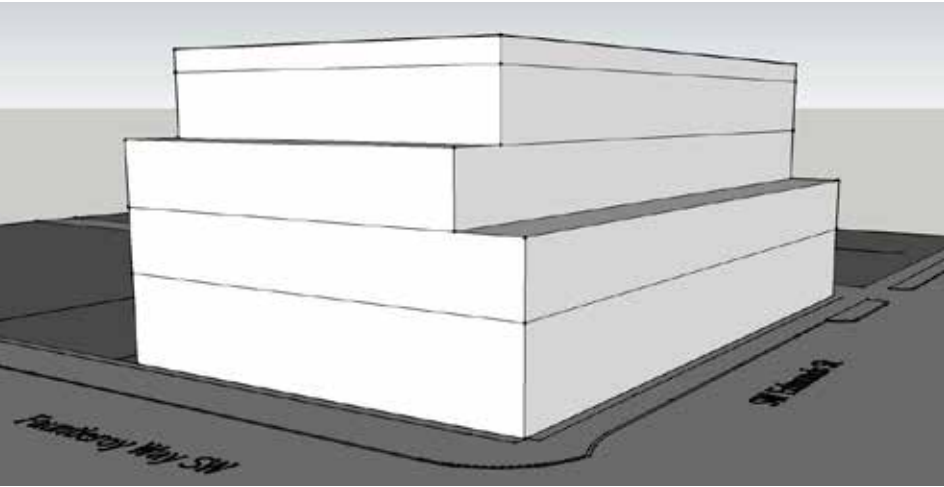
ZONING CODE COMPLIANT BASELINE SCHEME W/ GROUND FLOOR COMMERCIAL AND APARTMENTS



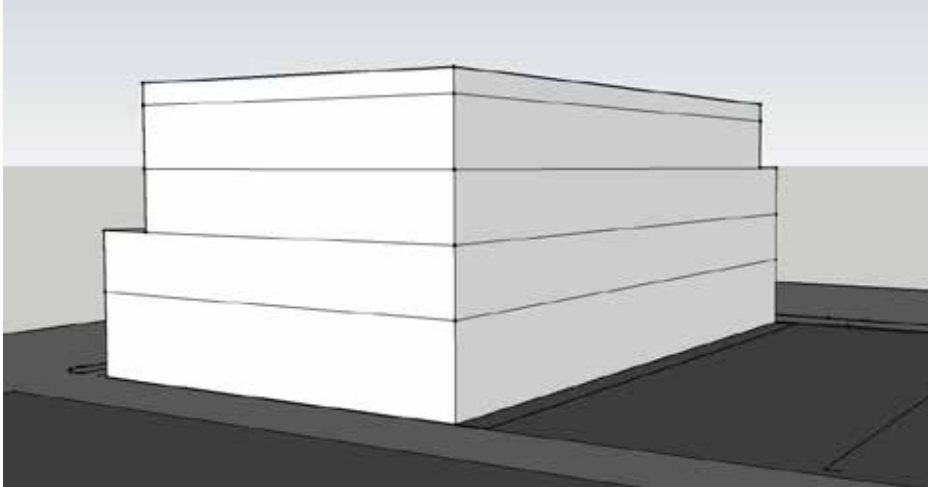
MASSING SCHEME 'A'



SITE PLAN SCHEME 'A'



STREET VIEW SCHEME 'A'



ALLEY VIEW SCHEME 'A'

OPPORTUNITIES

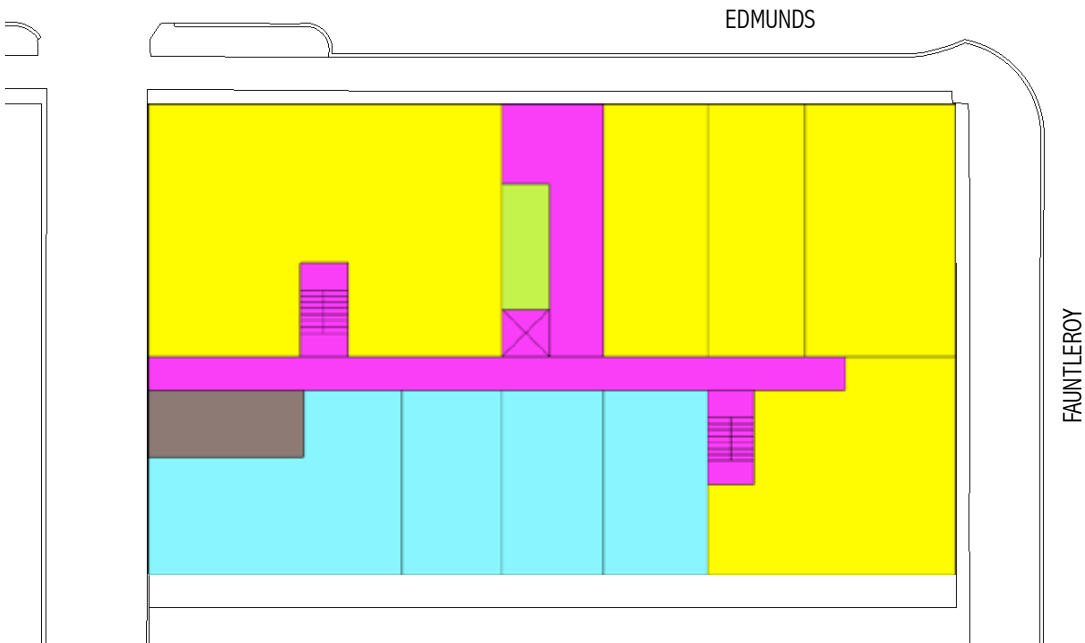
- Higher density = more units of affordable shared housing
- Great views of city from upper levels
- Good light due to corner location

CONSTRAINTS

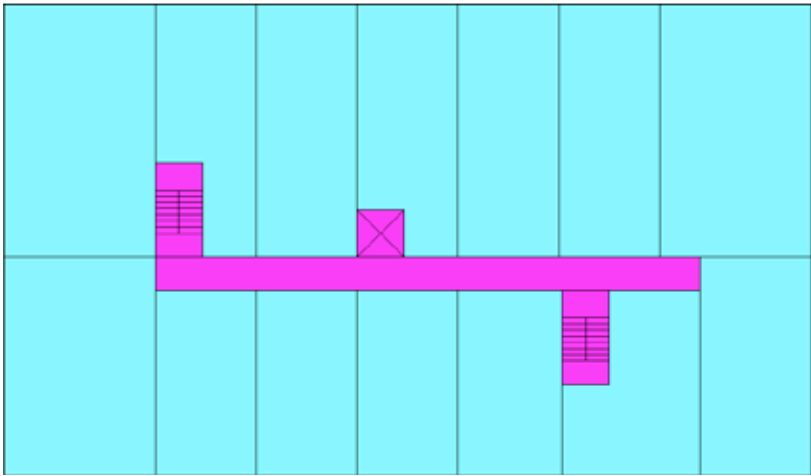
- Fair housing requirements apply
- Heavy traffic on Fauntleroy
- Power lines on Edmunds require approx. 13' clearance
- Scale/bulk not optimal
- South property line modulation

7. ARCHITECTURAL CONCEPT 'A'

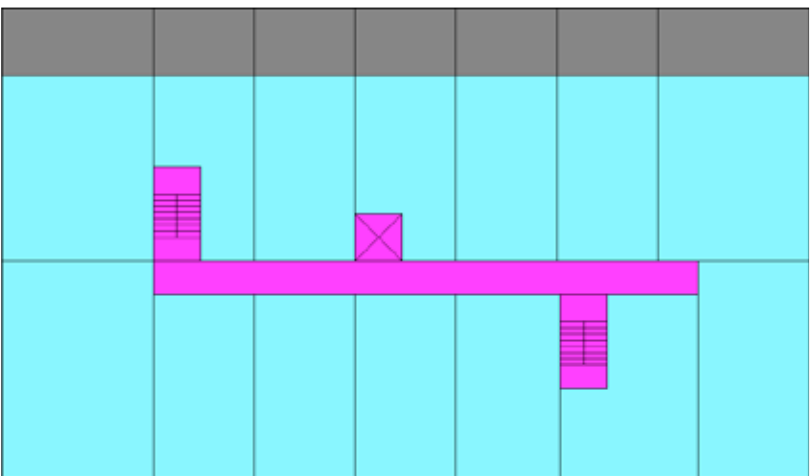
ZONING CODE COMPLIANT BASELINE SCHEME W/ GROUND FLOOR COMMERCIAL AND APARTMENTS



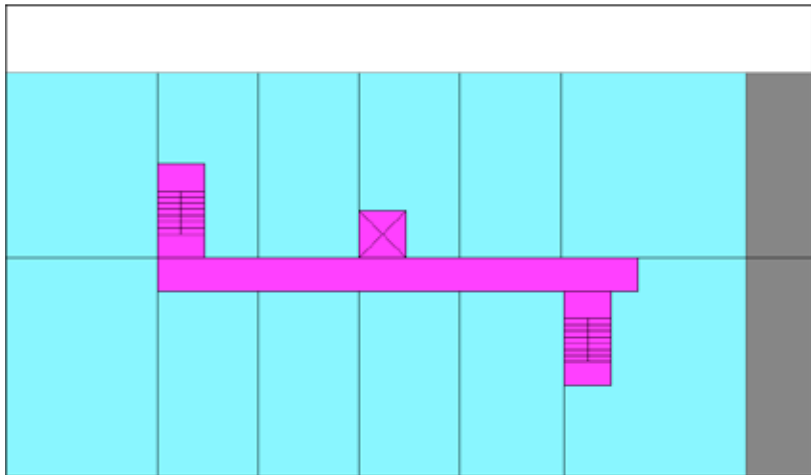
1ST FLOOR PLAN SCHEME 'A'



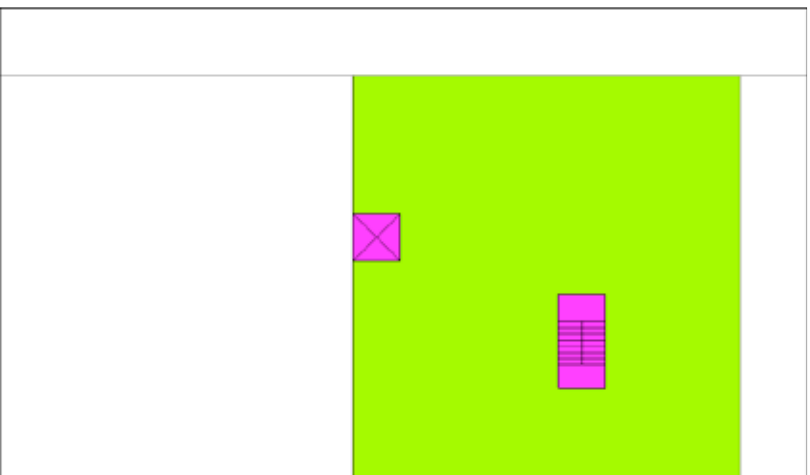
2ND FLOOR PLAN SCHEME 'A'



3RD FLOOR PLAN SCHEME 'A'



4TH FLOOR PLAN SCHEME 'A'



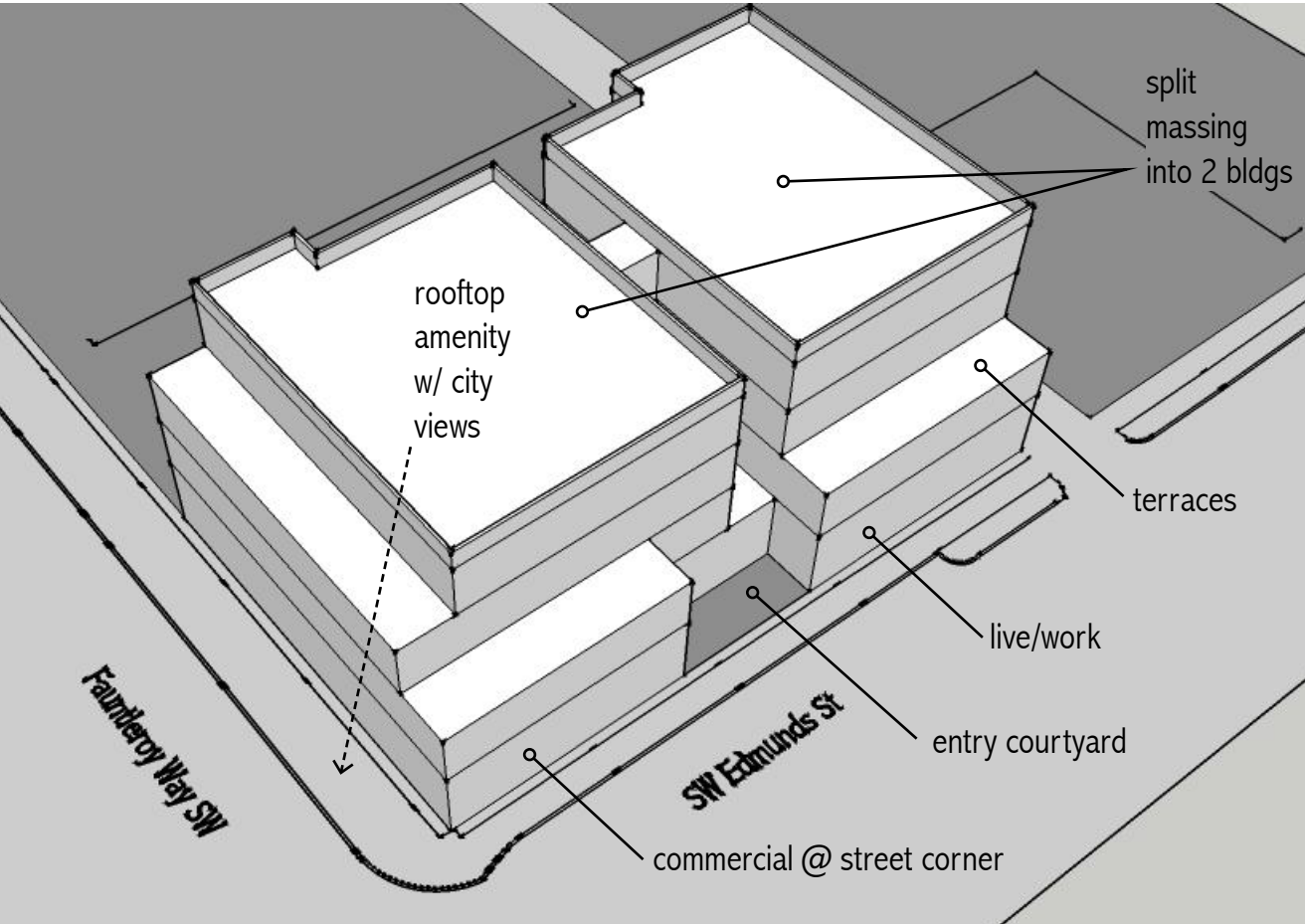
ROOF PLAN SCHEME 'A'

SCHEME 'A' SUMMARY *CODE COMPLIANT BUILD-OUT			
◦ 44 apartment units	24,370 sf	◦ Permitted Floor Area	29,250 sf
◦ 5 retail spaces	4,840 sf	(mixed-use: 9,000 x 3.25 FAR)	
◦ Total Floor Area	29,250 sf	◦ Permitted Residential Area	27,000 sf
◦ Proposed parking spaces	none	(9,000 x 3.0 FAR)	

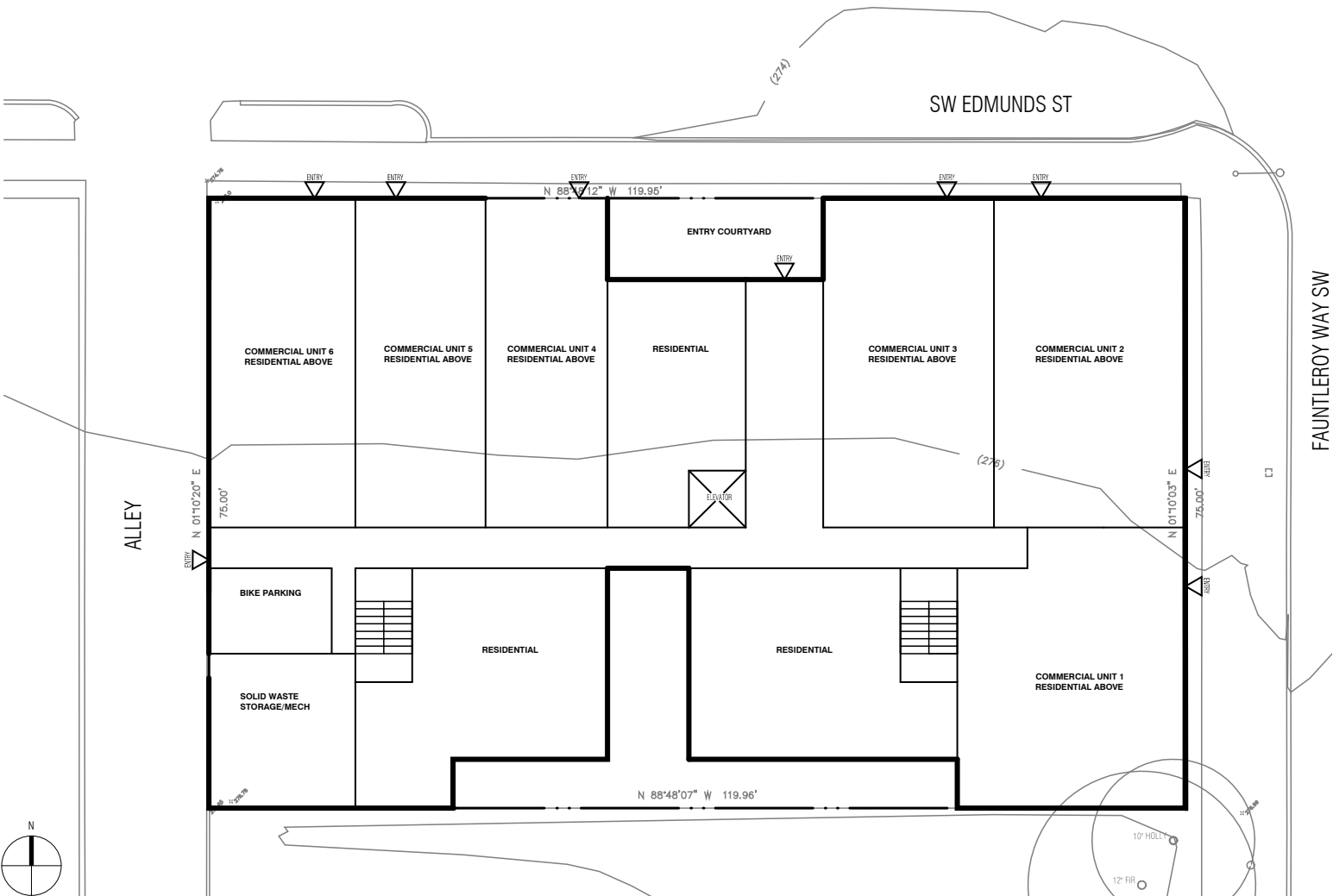
- RESIDENTIAL
- COMMERCIAL
- COMMERCIAL (LIVE-WORK)
- RESIDENTIAL (LIVE-WORK)
- CIRCULATION
- COMMON AMENITY
- PRIVATE AMENITY
- SOLID WASTE STORAGE/MECH

7. ARCHITECTURAL CONCEPT 'B'

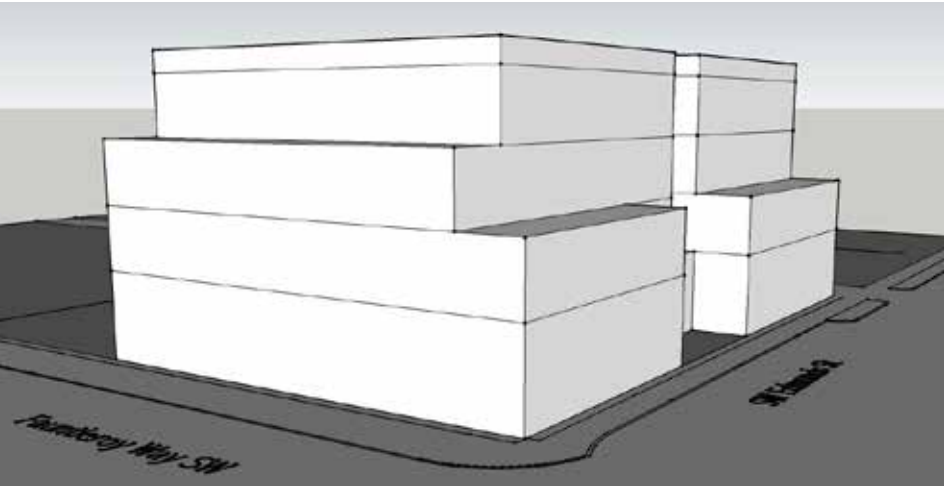
ENTRY COURTYARD SCHEME W/ REDUCED MASSING AND CORNER RETAIL



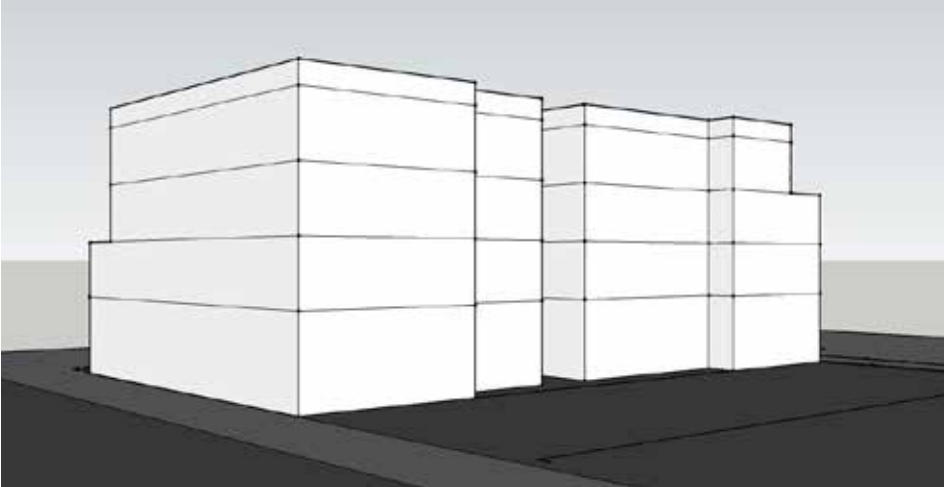
MASSING SCHEME 'B'



SITE PLAN SCHEME 'B'



STREET VIEW SCHEME 'B'



ALLEY VIEW SCHEME 'B'

OPPORTUNITIES

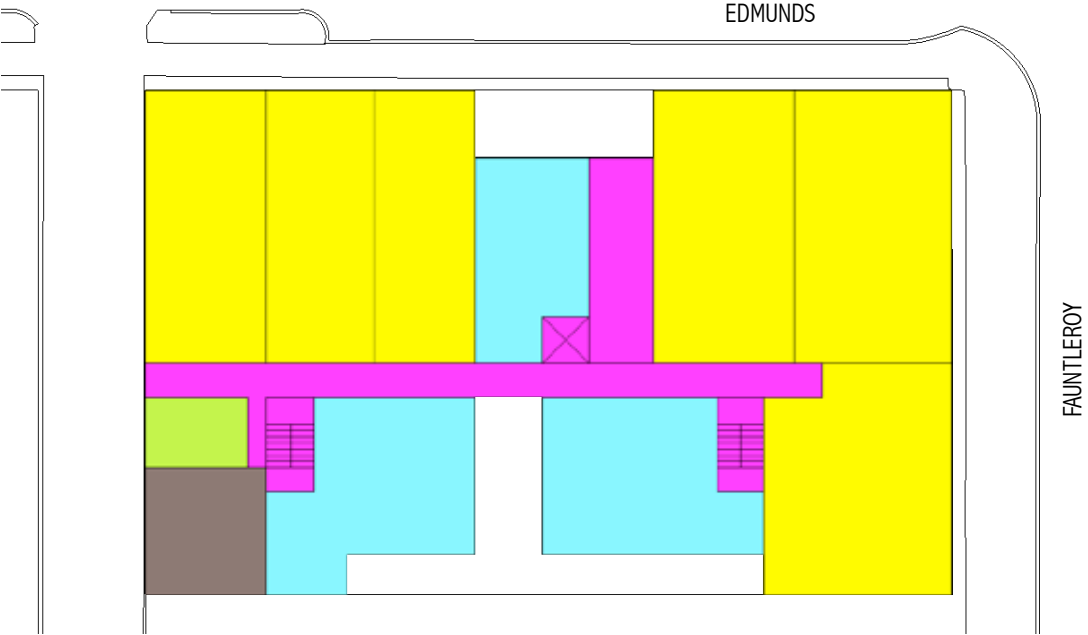
- Entry courtyard encourages neighbor interaction
- Massing superior to scheme 'A'
- Great city views from rooftop amenity space

CONSTRAINTS

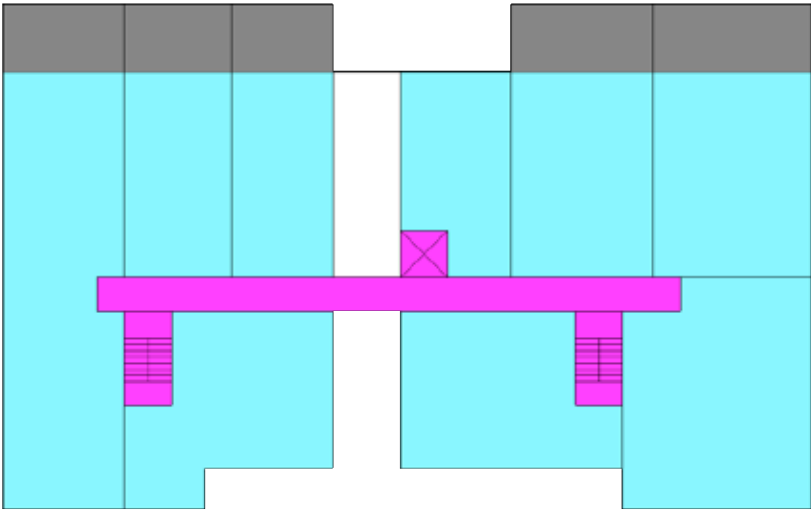
- Fair housing requirements apply
- Restricted glazing openings on south wall

7. ARCHITECTURAL CONCEPT 'B'

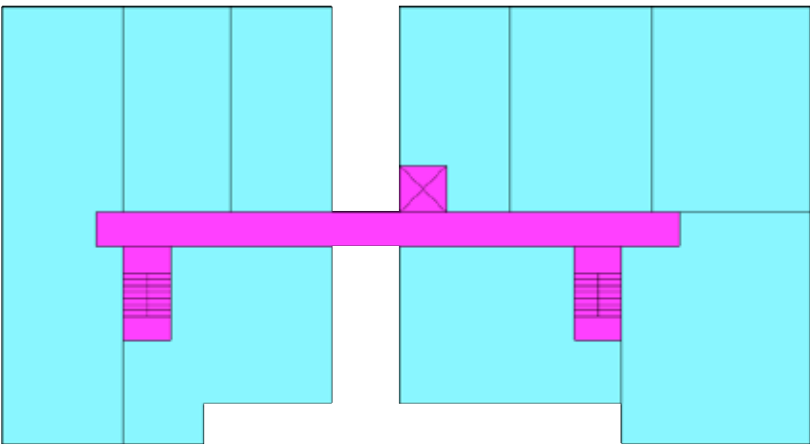
ENTRY COURTYARD SCHEME W/ REDUCED MASSING AND CORNER RETAIL



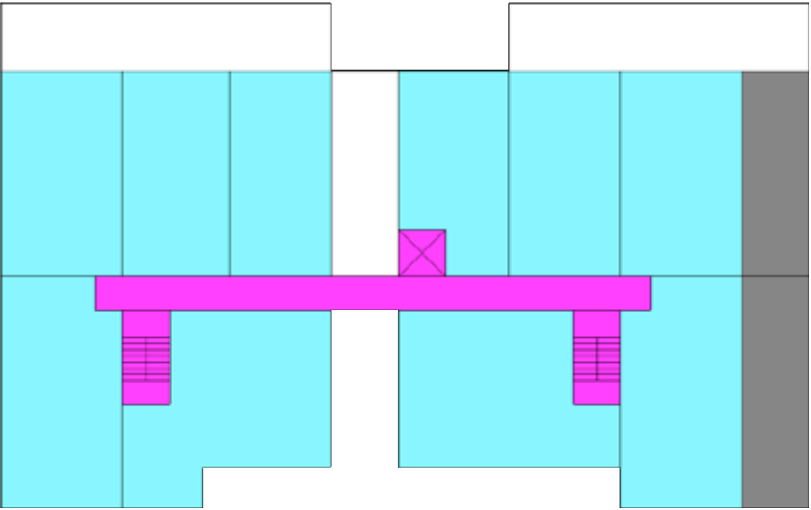
1ST FLOOR PLAN SCHEME 'B'



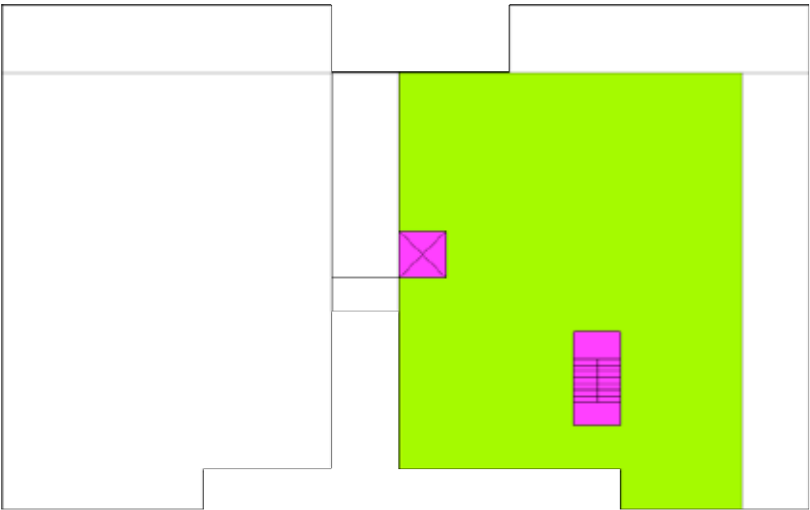
2ND FLOOR PLAN SCHEME 'B'



3RD FLOOR PLAN SCHEME 'B'



4TH FLOOR PLAN SCHEME 'B'



ROOF PLAN SCHEME 'B'

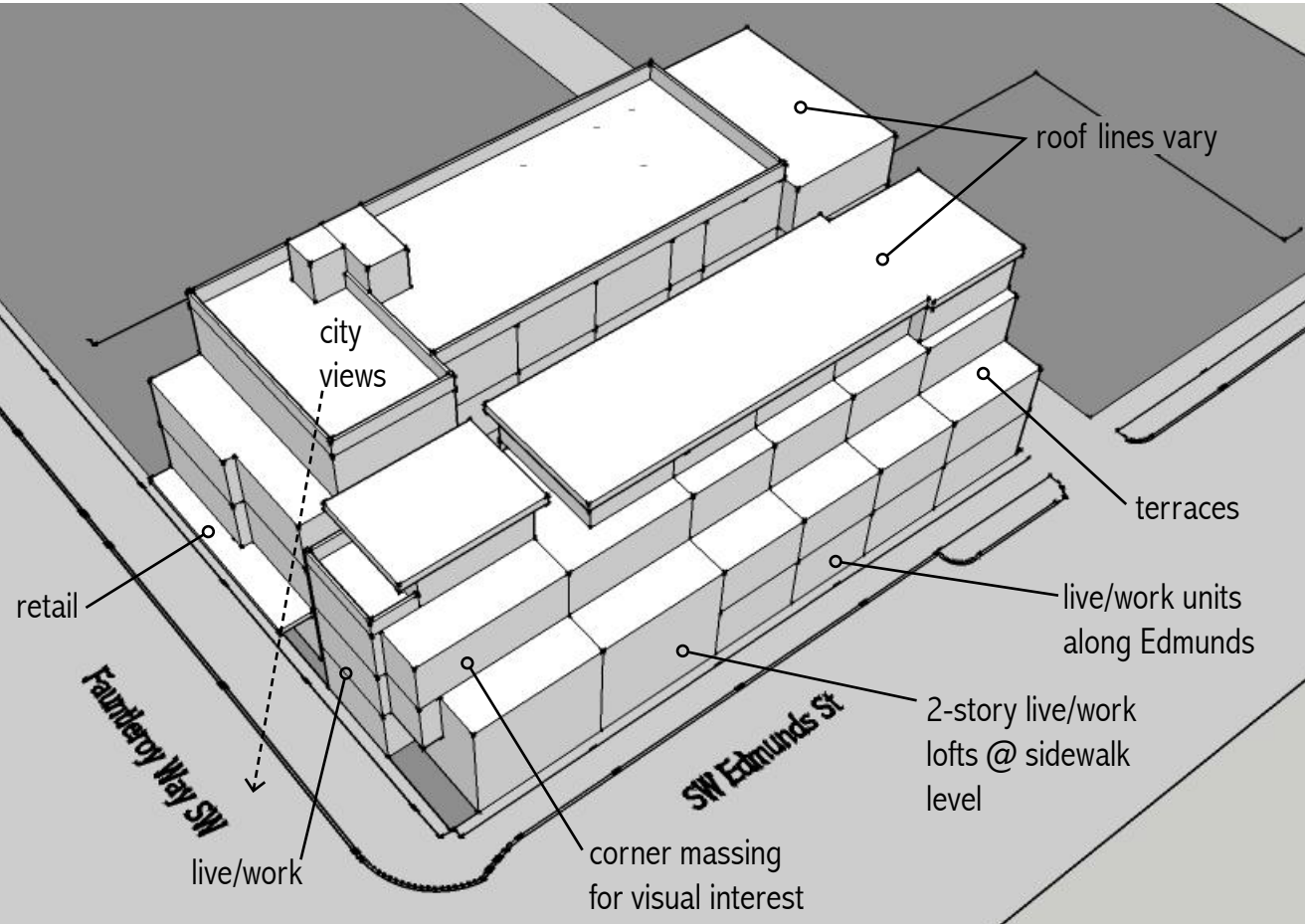
SCHEME 'B' SUMMARY

◦ 31 apartment units	22,512 sf	◦ Permitted Floor Area (mixed-use: 9,000 x 3.25 FAR)	29,250 sf
◦ 6 retail spaces	5,778 sf		
◦ Total Floor Area	28,290 sf	◦ Permitted Residential Area (9,000 x 3.0 FAR)	27,000 sf
◦ Proposed parking spaces	none		

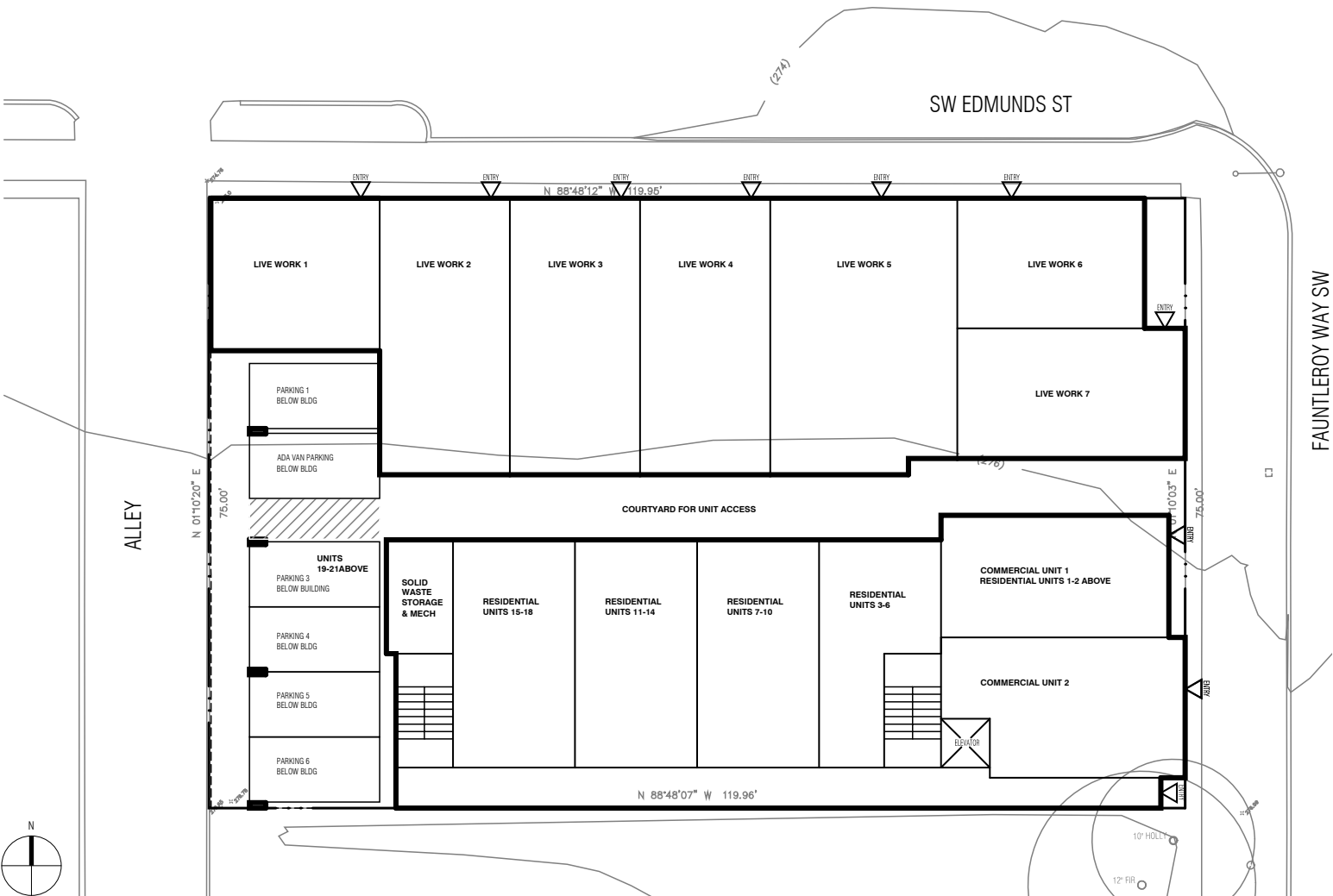
- RESIDENTIAL
- COMMERCIAL
- COMMERCIAL (LIVE-WORK)
- RESIDENTIAL (LIVE-WORK)
- CIRCULATION
- COMMON AMENITY
- PRIVATE AMENITY
- SOLID WASTE STORAGE/MECH

7. ARCHITECTURAL CONCEPT 'C' * PREFERRED SCHEME

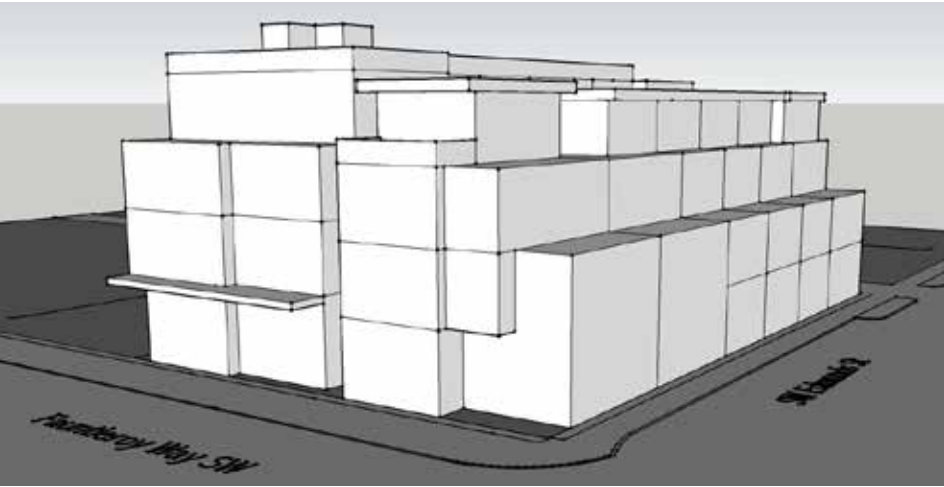
MIX OF LIVE-WORK, RETAIL, AND APARTMENTS W/ STREET MODULATION



MASSING SCHEME 'C'



SITE PLAN SCHEME 'C'



VIEW FROM FAUNTLEROY & EDMUNDS SCHEME 'C'



VIEW FROM EDMUNDS & ALLEY SCHEME 'C'

OPPORTUNITIES

- Parking for live/work units provided
- Mix of small + large apartments
- Commercial on Fauntleroy
- Mixed ownership model (fee simple + rentals)
- Good daylight options for all units
- Best modulation of the 3 schemes

CONSTRAINTS

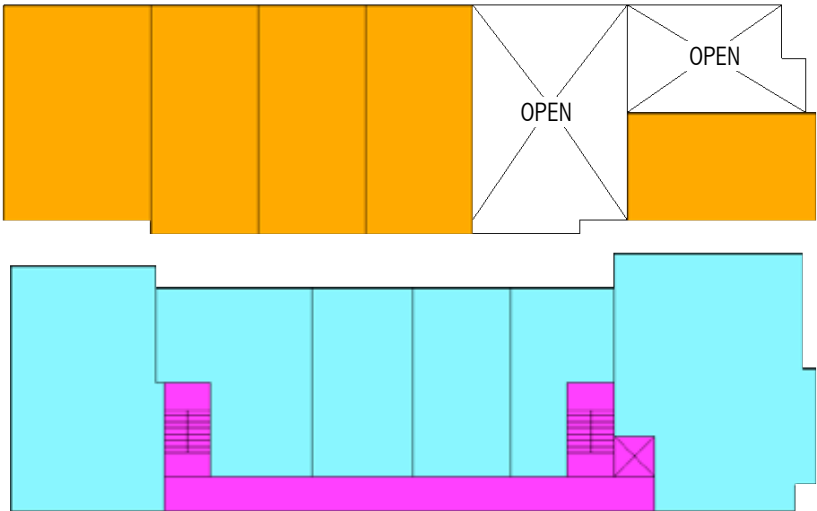
- Fair housing requirements apply
- No openings on south property line

7. ARCHITECTURAL CONCEPT 'C' *PREFERRED SCHEME

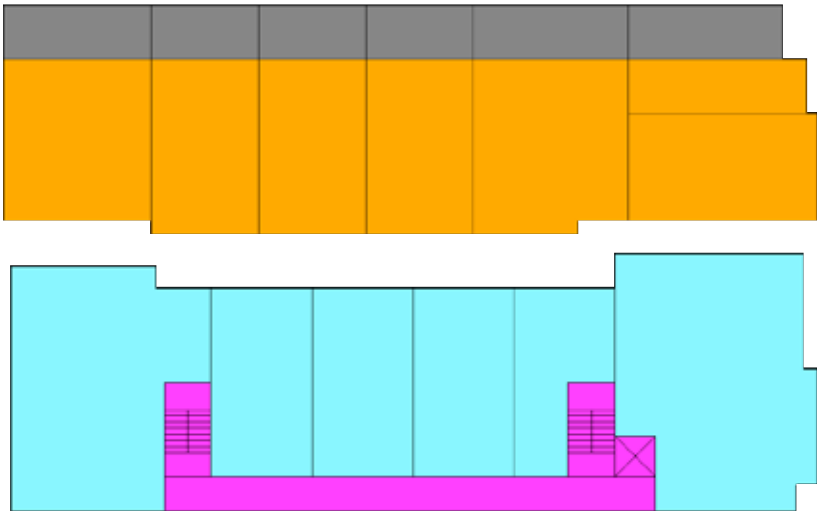
MIX OF LIVE-WORK, RETAIL, AND APARTMENTS W/ STREET MODULATION



1ST FLOOR PLAN SCHEME 'C'



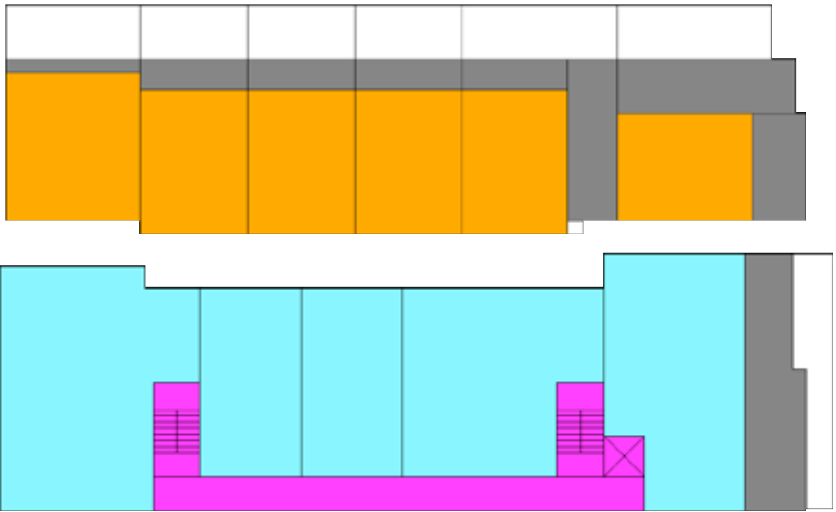
2ND FLOOR PLAN SCHEME 'C'



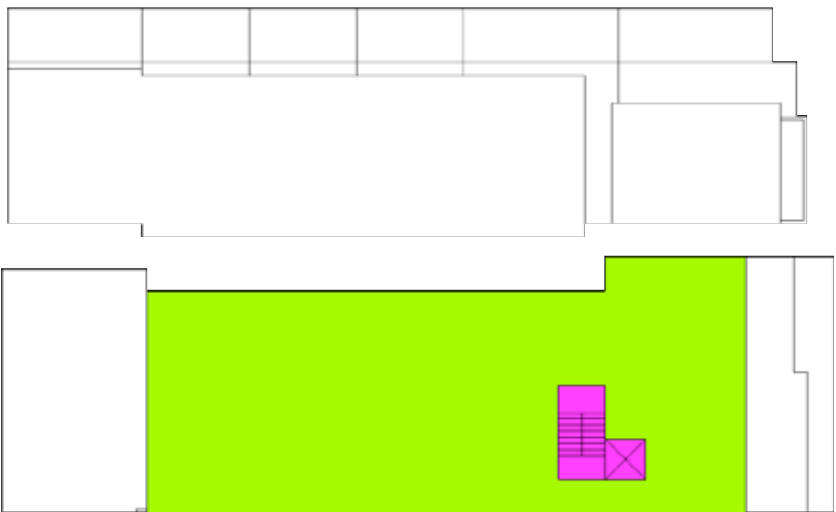
3RD FLOOR PLAN SCHEME 'C'

SCHEME 'C' SUMMARY *PREFERRED SCHEME			
◦ 7 live/work units	11,532 sf	◦ Permitted Floor Area	29,250 sf
◦ 21 apartment units	13,882 sf	(mixed-use: 9,000 x 3.25 FAR)	
◦ 2 retail spaces	950 sf	◦ Permitted Residential Area	27,000 sf
◦ Total Floor Area	27,064 sf	(9,000 x 3.0 FAR)	
◦ Proposed parking spaces:	6		

- RESIDENTIAL
- COMMERCIAL
- COMMERCIAL (LIVE-WORK)
- RESIDENTIAL (LIVE-WORK)
- CIRCULATION
- COMMON AMENITY
- PRIVATE AMENITY
- SOLID WASTE STORAGE/MECH



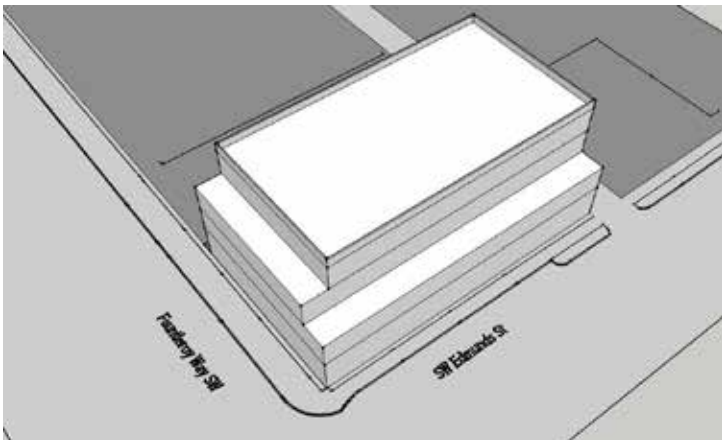
4TH FLOOR PLAN SCHEME 'C'



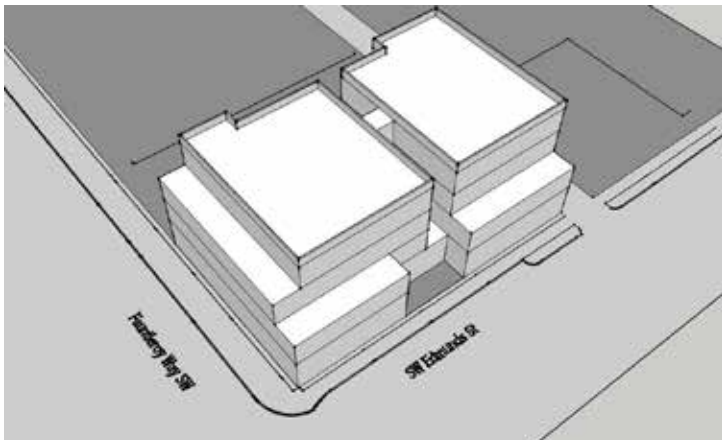
ROOF PLAN SCHEME 'C'

8. SUMMARY

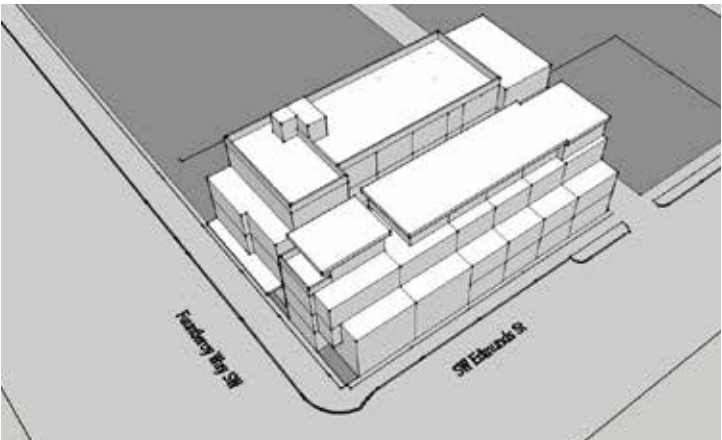
DEVELOPMENT STANDARD DEPARTURES & SCHEME COMPARISON



SCHEME 'A'
Zoning code compliant baseline scheme w/ ground floor commercial and apartments



SCHEME 'B'
Entry courtyard scheme w/ reduced massing and corner retail



SCHEME 'C'
Mix of live-work, retail, and apartments w/ street modulation

PROPOSAL	29,250 SF	28,290 SF	27,064 SF
	4 stories	4 stories	4 stories
DEVELOPMENT STANDARD DEPARTURES	44 apartment units	31 apartment units	21 apartment units
	5 retail spaces	6 retail spaces	7 live/work units
	no parking spaces	no parking spaces	2 retail spaces
			6 parking spaces
	No development standard departures requested	No development standard departures requested	No development standard departures requested