

# 4801 FAUNTLEROY WAY SW

**DESIGN RECOMMENDATION MEETING**

FEBRUARY 18, 2016

**DPD PROJECT NO.**

3020235

**DEVELOPER/APPLICANT**

PETER OTTELE

**ARCHITECT/CONTACT**

DAVID FOSTER ARCHITECTS

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SITE INFORMATION

- Address: 4801 Fauntleroy Way SW
- Parcel Number: 612660-0800
- Overlay Designations: West Seattle Junction Hub Urban Village, Frequent Transit Service
- ECA: None
- 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.

DEVELOPMENT STATISTICS

- Zoning: NC3-40
- Site Area: 9000 SF
- FAR: 3.25 for Mixed-Use (SMC 23.47A.013)
- Maximum allowed floor area: 29,250 SF
- Number of Dwelling Units: 53
- Number of Commercial Units: 6
- Number of Live/Work Units: 1
- Commercial Floor Area: 3,455 SF
- Residential Floor Area: 25,433
- Total Floor Area: 28,888 SF
- Required Parking: None (SMC 23.54.015)
- Required Bicycle Parking: 20 spaces (20 proposed)

PROJECT CONTACTS

- Developer: Peter Ottele  
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- Architect: David Foster Architects  
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PROJECT INTRODUCTION



**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
- Amenity space to include a large rooftop with city views
- Commercial space and live-work occupy a majority of the ground level with a street entrance for a residential lobby

**SUSTAINABLE DESIGN ELEMENTS**

Sustainability and efficient, environmentally friendly design elements have been included in the proposed development. Sustainable features include:

- Green roof on the roof deck
- Edible garden on the roof deck for common use
- Rain water collection; cisterns located on the lower roof deck
- LED lights and fixtures throughout the project
- Low-flow plumbing fixtures
- Building insulation values greater than code minimum
- Project design is Mass Transit oriented
- Exterior air barrier to greatly reduce air exchanges
- Secure indoor bike parking
- Low VOC paint and flooring

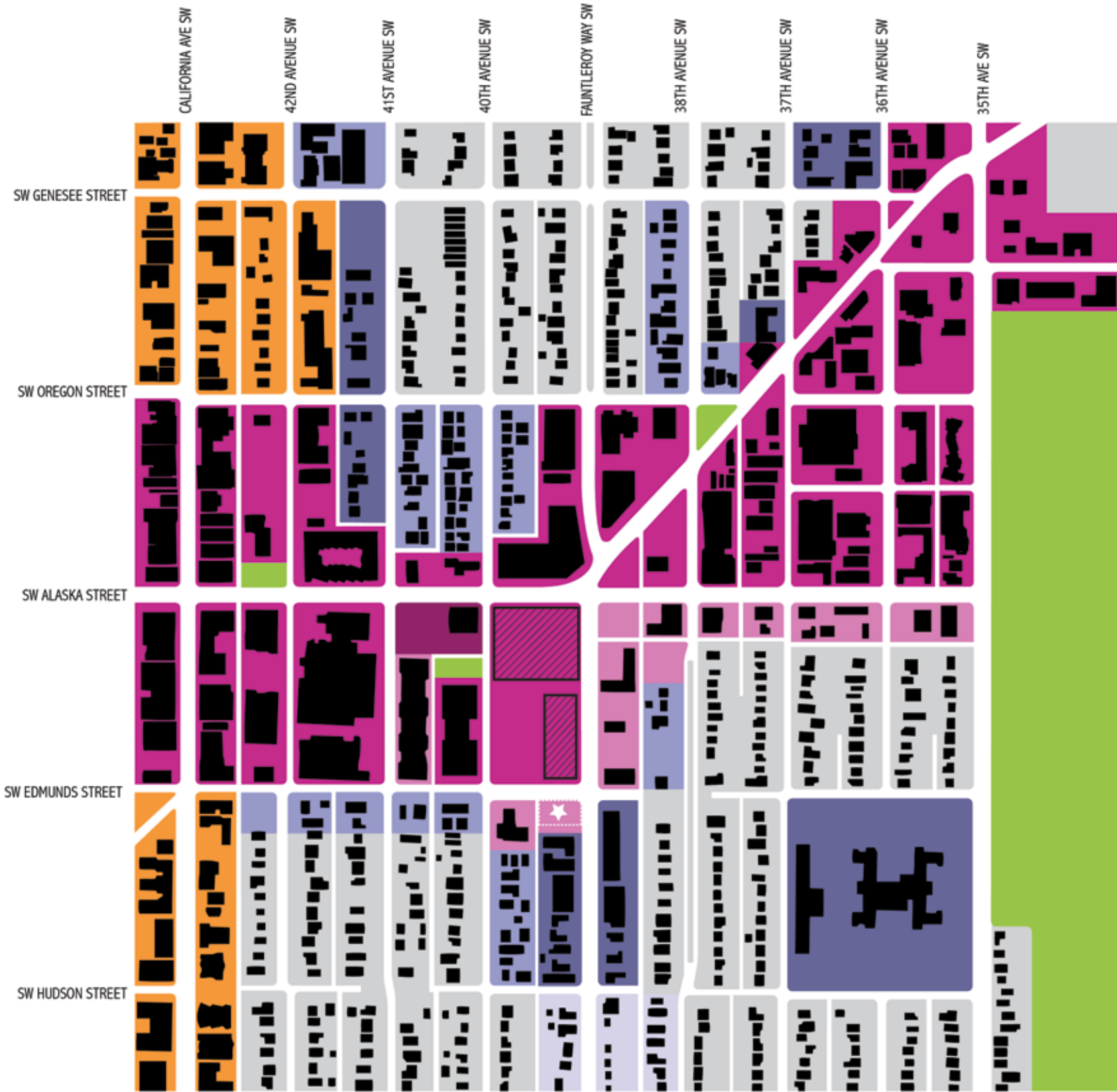
CONTEXT ANALYSIS: ZONING VICINTY MAP

PROJECT ZONING

The site is zoned NC3-40. It is adjacent to NC3-65 zoning to the north, NC3-40 zoning to the west and south, and LR3 to the east. The LR3 zone to the south begins 25' from the site's south property line, and the LR3 zone on the east side of Fauntleroy Way SW is 80' away.

ZONING MAP LEGEND

- SF5000
- LR1
- LR2
- LR3
- NC2-30
- NC3-40 (site)
- NC3-65
- NC3-85
- Park



CONTEXT ANALYSIS: URBAN VILLAGE VICINITY MAP

OVERLAY ZONING & TRANSIT

The site is located within the West Seattle Junction Hub Urban Village overlay zoning boundary. This area has a diverse mix of residential, commercial, and community uses. Neighborhood amenities include numerous services and opportunities for recreation, dining, shopping, and entertainment. There is frequent transit service within 1/4-mile of the site via the Rapid Ride C Line stop at Alaska and California.

URBAN VILLAGE LEGEND

**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
- 9 Highline Medical Center
- 10 Seattle Lutheran High School

**COMMERCIAL**

- 11 California Ave retail
- 12 Jefferson Square retail
- 13 Safeway
- 14 QFC
- 15 Trader Joe's
- 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

**PROJECT SITE**

**PARKS**

**WEST SEATTLE JUNCTION URBAN VILLAGE**

**PEDESTRIAN AREAS**

**ALASKA JUNCTION TRANSIT HUB**

**RAPID RIDE STOPS**

**BIKE ROUTE**



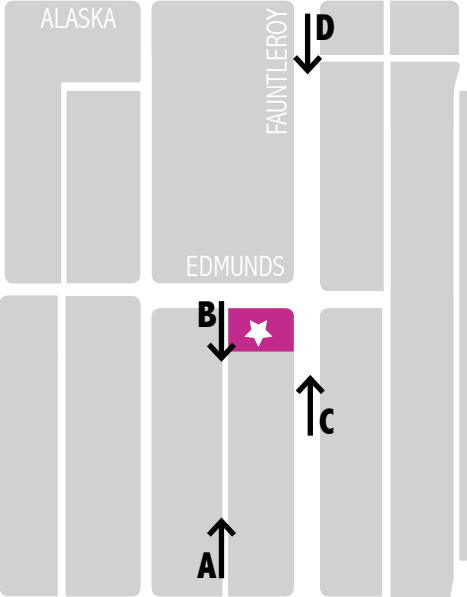
CONTEXT ANALYSIS: SURROUNDING USES & STRUCTURES



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



**B** Alley looking south: single and multi-family housing

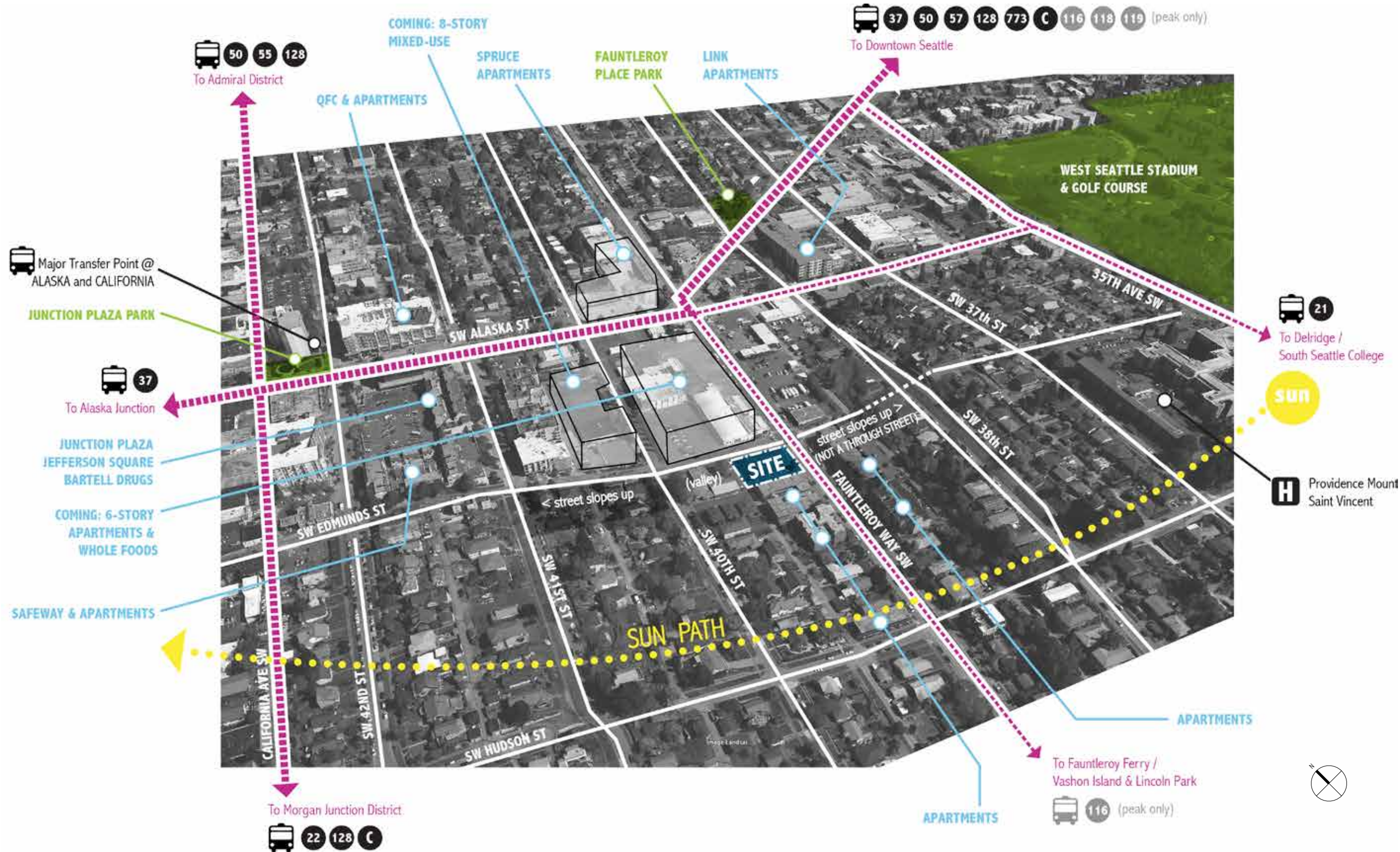


**C** Fauntleroy looking north: apartment buildings

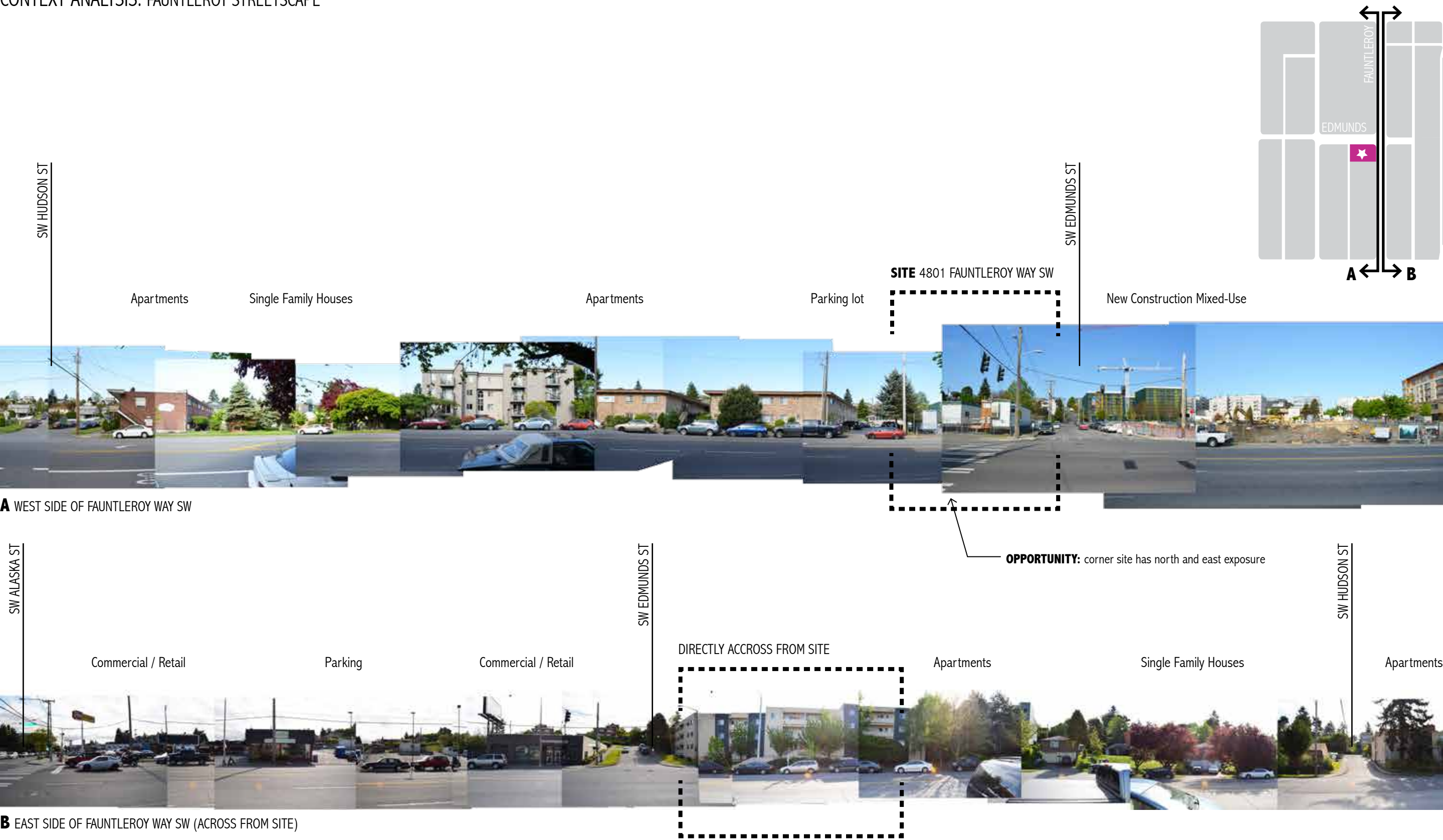


**D** Fauntleroy looking south: coming 6-story mixed use development

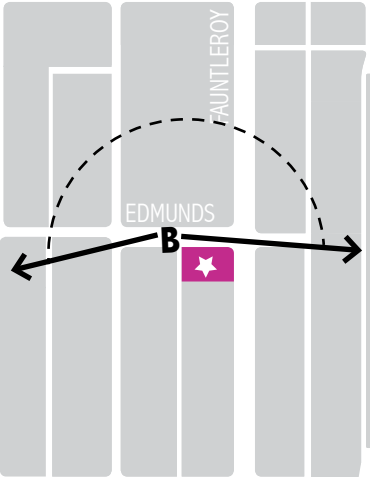
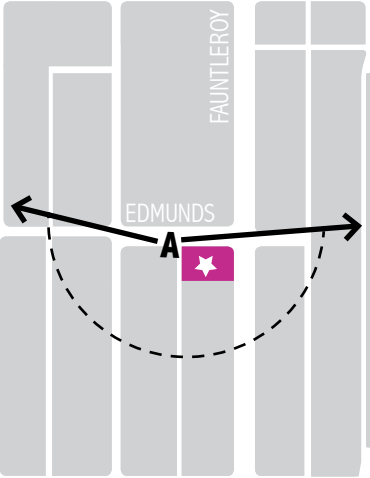
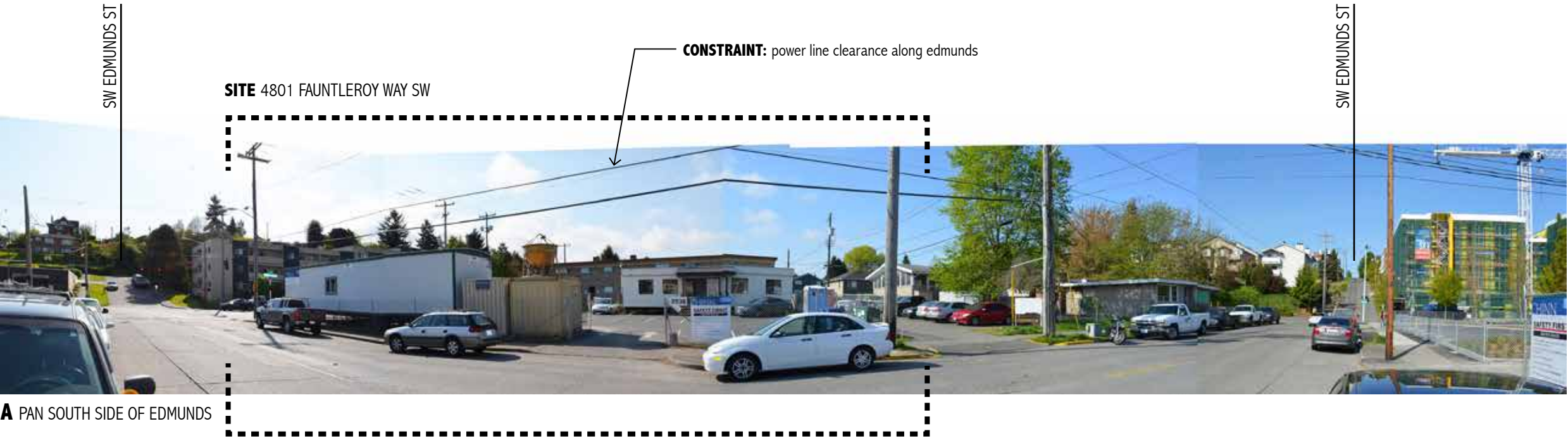
CONTEXT ANALYSIS: NATURAL FEATURES, TRAFFIC FLOWS, BARRIERS, MAJOR BUILDINGS



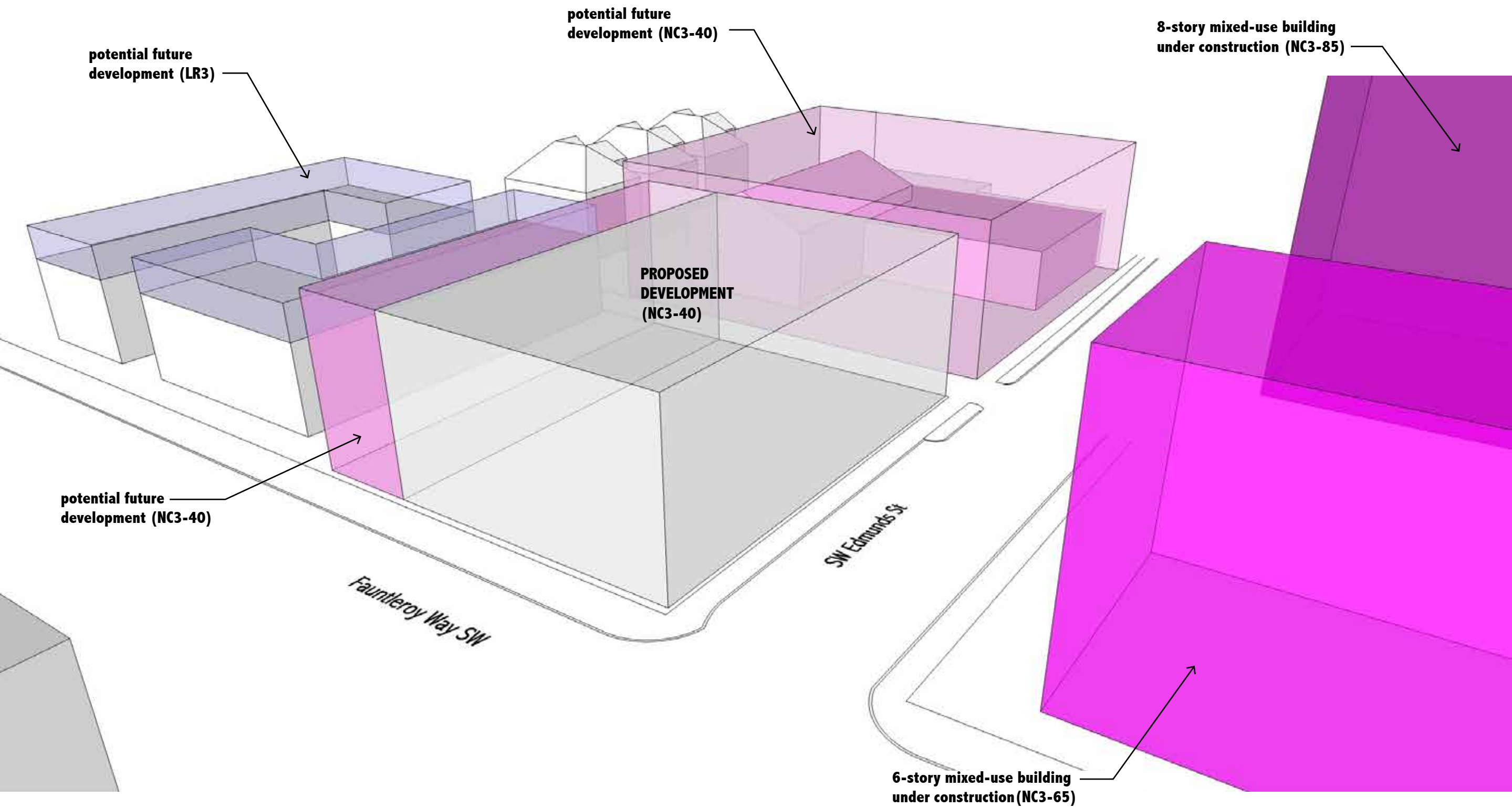
CONTEXT ANALYSIS: FAUNTLEROY STREETScape



CONTEXT ANALYSIS: EDMUNDS STREETSCAPE



CONTEXT ANALYSIS: POTENTIAL FUTURE DEVELOPMENT



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

**RECENT & ONGOING 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)

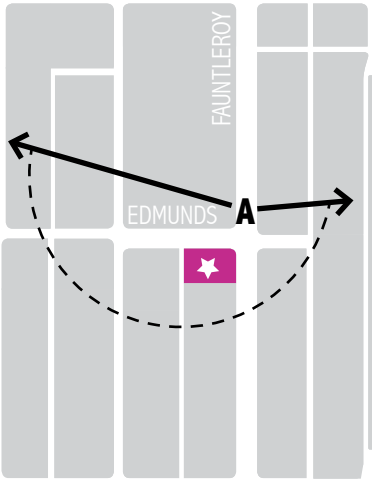
Directly north of the Whittaker site, a 6-story mixed-use project with 216 apartments, a fitness center & retail was recently completed.  
(Spruce West Seattle, 4555 39th Ave SW)

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.

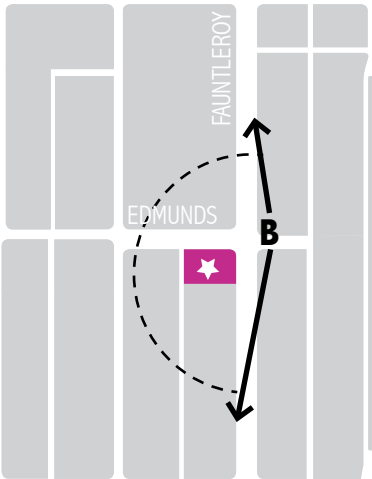
CONTEXT ANALYSIS: NEIGHBORHOOD DESIGN CUES



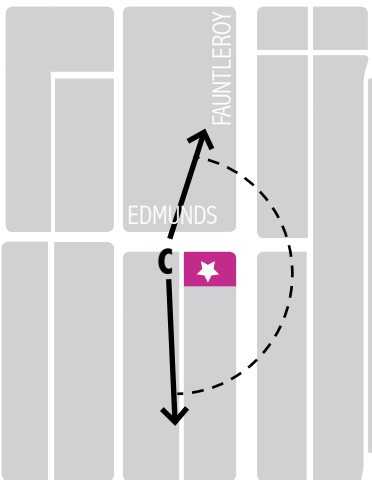
EXISTING SITE CONDITIONS: SITE PHOTOS



A VIEW OF SITE FROM EDMUNDS

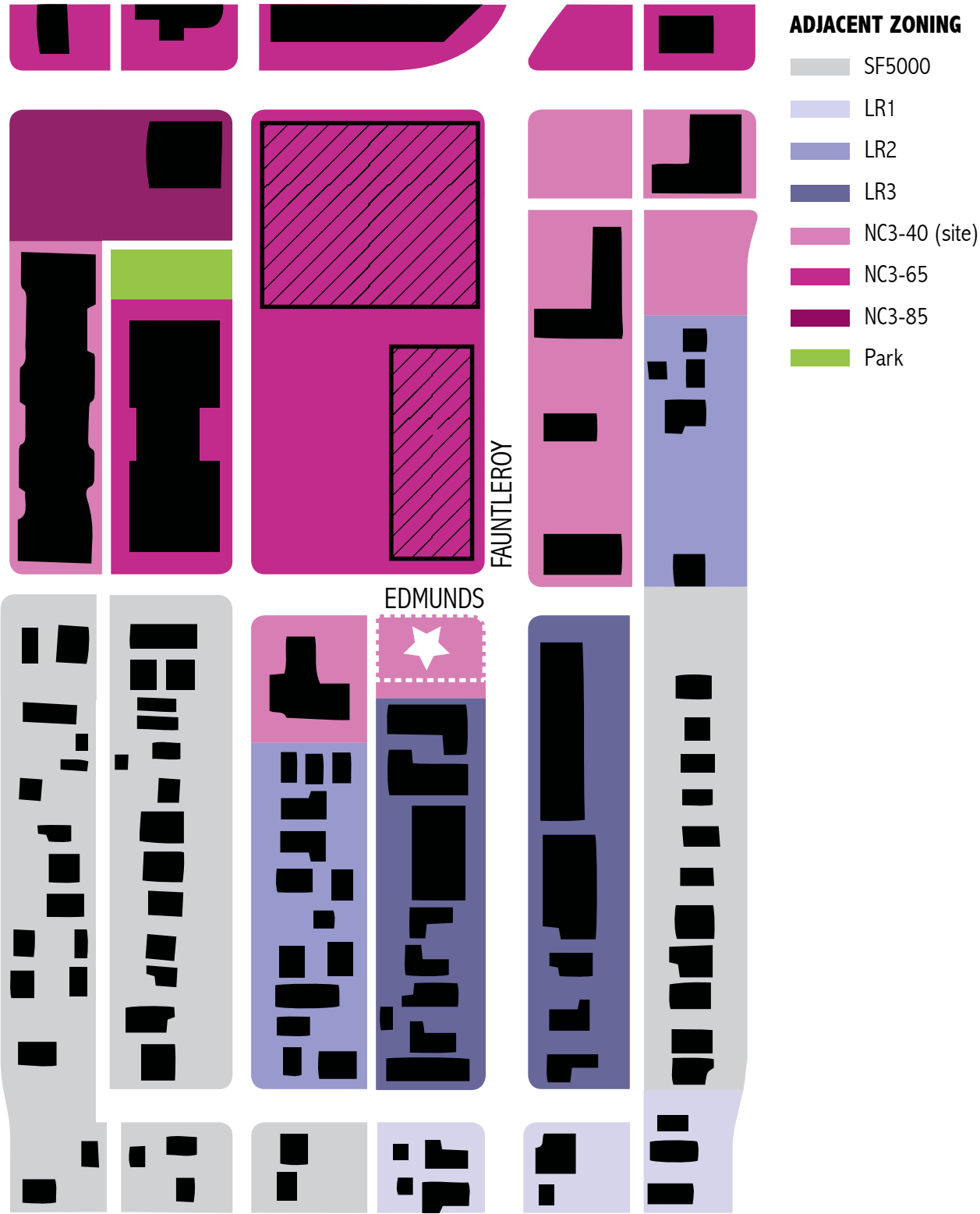


B VIEW OF SITE FROM FAUNTLEROY



C VIEW OF SITE FROM ALLEY

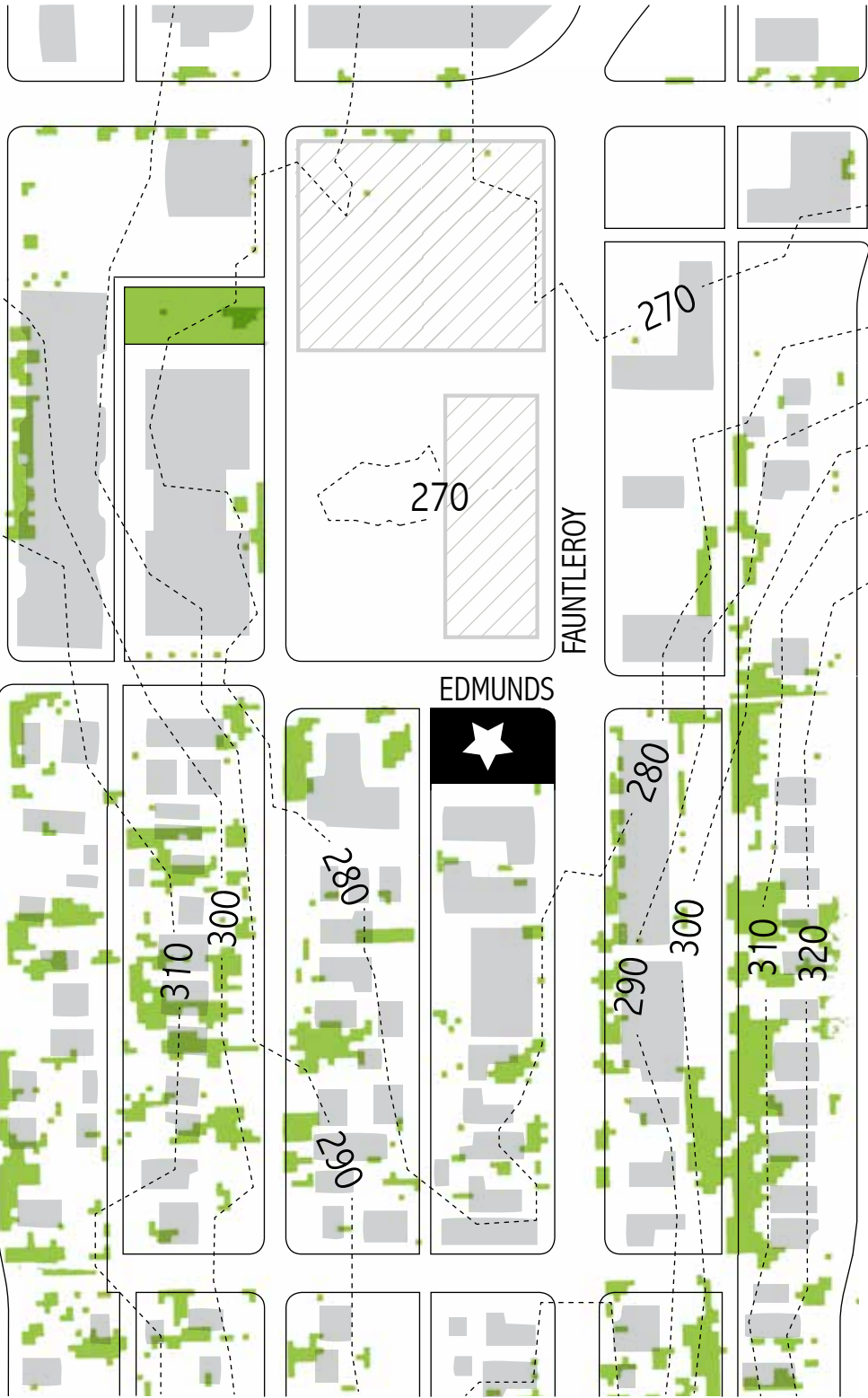
EXISTING SITE CONDITIONS: ADJACENT ZONING & USES



EXISTING SITE CONDITIONS: TOPOGRAPHY & TREES

EXISTING 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.



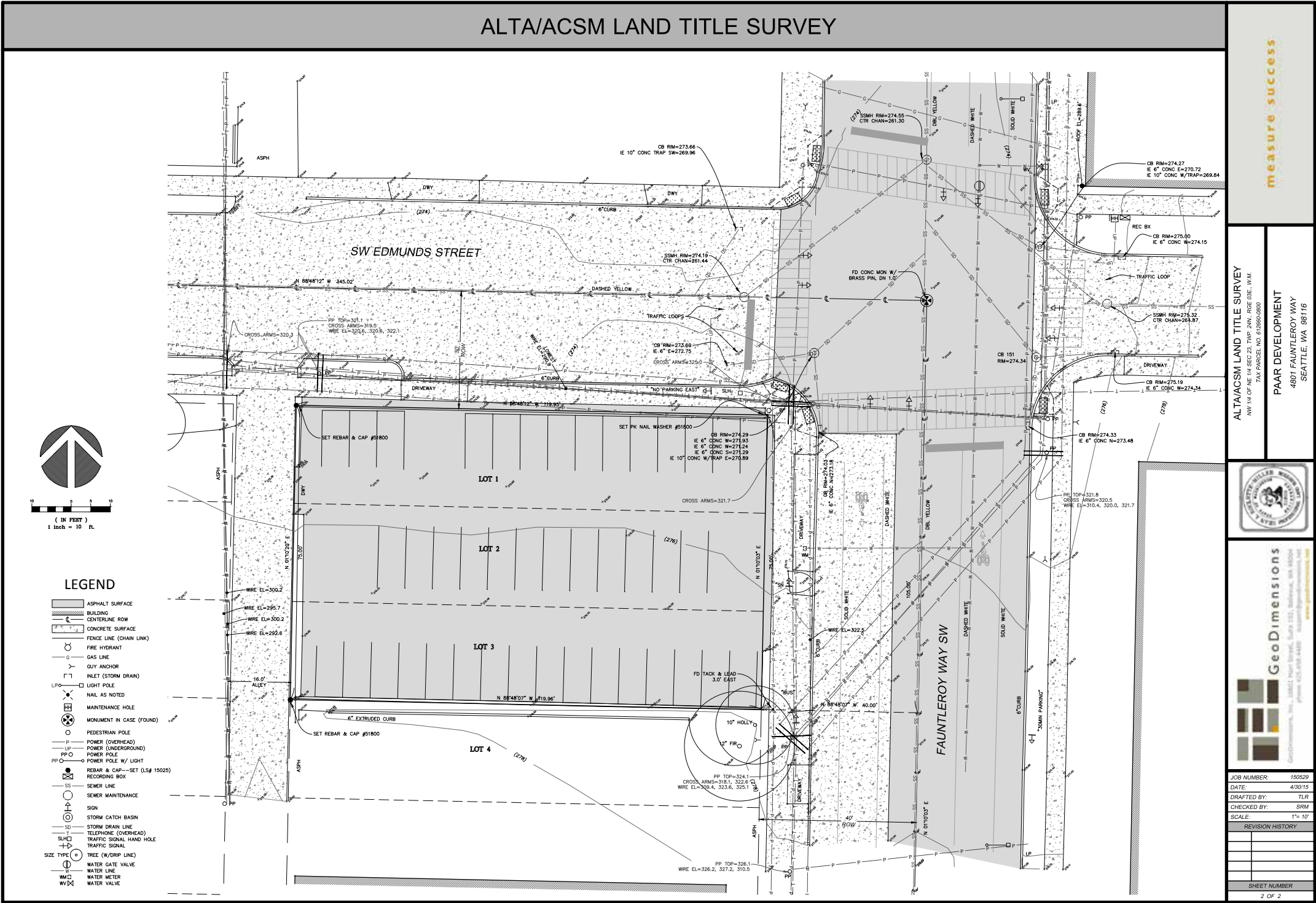
EXISTING SITE PLAN

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.




SURVEY



PROPOSED SITE PLAN



EARLY DESIGN GUIDANCE SUMMARY

EDG RECOMMENDATION			
SCHEME	SCHEME 'A'	SCHEME 'B'	SCHEME 'C'
	Zoning code compliant baseline scheme w/ ground floor commercial and apartments	Entry courtyard scheme w/ reduced massing and corner retail	Mix of live-work, retail, and apartments w/ street modulation
Total Floor Area	29,250 SF	28,290 SF	27,064 SF
Number of Stories	4 stories	4 stories	4 stories
Residential Component	44 apartment units	31 apartment units	21 apartment units
Commercial Component	5 retail spaces	6 retail spaces	7 live/work units + 2 retail spaces
Parking	none	none	6 parking spaces
Bicycle Parking			
Amenity Area			
OPPORTUNITIES	<ul style="list-style-type: none"><li>Higher density = more units of affordable shared housing</li><li>Great views of city from upper levels</li><li>Good light due to corner location</li><li>No parking requirement</li><li>Pedestrian corridor on Edmunds &amp; Fauntleroy</li><li>2-story street-facing facade mimics traditional scale</li></ul>	<ul style="list-style-type: none"><li>Residential entry courtyard encourages neighbor interaction</li><li>Massing superior to scheme 'A'</li><li>Great city views from rooftop amenity space</li></ul>	<ul style="list-style-type: none"><li>Parking for live/work units provided</li><li>Mix of small + large apartments</li><li>Commercial on Fauntleroy</li><li>Mixed ownership model (fee simple + rentals)</li><li>Good daylight options for all units</li><li>Best modulation of the 3 schemes</li><li>Maximizes exterior access to ground floor units</li></ul>
CONSTRAINTS	<ul style="list-style-type: none"><li>Fair housing requirements apply</li><li>Power lines on Edmunds require approx. 13' clearance</li><li>South property line modulation</li><li>Heavy traffic on Fauntleroy</li><li>Property line setback required for glazing</li></ul>	<ul style="list-style-type: none"><li>Fair housing requirements apply</li><li>Restricted glazing openings on south wall</li></ul>	<ul style="list-style-type: none"><li>Fair housing requirements apply</li><li>No openings on south property line</li></ul>
DEVELOPMENT STANDARD DEPARTURES	No development standard departures requested	No development standard departures requested	No development standard departures requested
PROJECT OVERVIEW			

# EARLY DESIGN GUIDANCE (BOARD RECOMMENDATIONS + APPLICANT RESPONSE)

The Board's recommendations from the EDG meeting on July 23, 2015 and applicant responses are summarized below:

## 1. MASSING, CONTEXT RESPONSE, AND FAÇADE COMPOSITION

The Board generally preferred the massing concept presented in Scheme B as an appropriate response to site characteristics and urban context. (CS1-B, CS2-A, CS2-B, CS2-D, DC2-A)

a. The Board felt the massing provides an appropriate transition in scale and character from the large scale development to the north to the residential scale of the Lowrise zone to the south. (CS2-D)

*Response: The proposed project is based on scheme B in accordance with the Board's suggestion*

b. The intended modulation along each street front appears appropriate for the scale and size of the project. The modulation and detailing should respond to the internal programming, as well as to the varying streetscape character. (CS2-D, DC2-A, DC2-B, DC2-D)

*Response: The building steps back at the upper levels to reduce the mass at the street. At the street level, large commercial storefronts are proposed for the retail uses, with a residential entry courtyard that is differentiated from the retail in spatial configuration, landscaping, and finishes. At the upper levels, windows and openings to the mid-level roof decks reflect the internal programming (apartments).*

c. The entry courtyard effectively breaks up the massing along SW Edmunds, contributing to the perceived smaller scale of the development. The Board felt that the break in massing creates the opportunity to express different, but related, design languages on each portion. (CS2-D, DC2-A, DC2-B, DC2-D)

*Response: we have detailed the facades on either side of the entry courtyard differently, with the west portion using a townhouse/brownstone concept:*

- individual entries,
- narrower storefronts
- thin discontinuous canopies to emphasize individual units
- open metal railing to cap the base mass
- a finer masonry texture

*and the east portion closer to Fauntleroy a commercial character:*

- wider storefronts
- larger scale entries
- heavier canopies
- masonry extends up into solid parapet railing for monolithic massing
- heavier masonry texture

d. The corner should be prominent but not overly dramatic, and should incorporate the retail entry. The gesture should be at a pedestrian scale. The Board suggested breaking or altering the design of the overhead weather protection to enhance the legibility of the entry. (CS2-A, CS2-C, DC2-A, DC2-B)

*Response: we have stepped the building footprint to create additional sidewalk area at the corner and located the entrance to the corner retail space there. A finely detailed overhead canopy with support braces is proposed to give the corner prominence. The corner canopy has been designed to be discontinuous from adjacent storefront canopies, which also have a simpler design.*

e. The Board supported the canopy as a unifying feature across the massing, and encouraged the applicant to use a simple design that relates the internal programming. (PL2-C, PL3-A, DC2-C, DC2-D, DC2-A)

*Response: We have refined the canopy design to emphasize the retail and residential entries as well as the corner of the building. The canopies vary in height based on sidewalk level, and vary in scale based on location on the facade: the west portion of the Edmunds facade has thin metal canopies located at the retail entries while the east portion of the facade has heavier canopies.*



f. The Board requested to see more information regarding the treatment and articulation of the south facing and alley facing façades, noting that any materials and level of articulation on any blank walls should be carefully considered. (CS2-D, DC2-B)

*Response: The south facing facade has been broken into three sections with different treatments.*

*The south property line walls, where openings are not permitted, have received a pattern treatment using cement fiberboard panels to provide wall texture and break up the scale. The middle portion is stepped back 8' and has a regular fenestration pattern in an appropriate scale. The south facade will be treated with pattern and color to minimize its impact.*

*At the alley the retail facade treatment wraps around the corner and extends the tectonic composition partway into the alley to give an impression of solidity at the retail base. The remaining alley facade has been configured with traditional punched window openings to reflect the internal layout of residential apartments and service access doors at the street level.*

g. The massing should be refined to provide as much access to light and air as possible. The Board suggested increasing the setback on the south facing units, and possibly creating a courtyard, to allow for more space between the units. (CS1-B, P1-C, DC2-A)

*Response: The middle portion of the south facade has been stepped back an additional 3' from the original scheme (for a new setback of 8') allowing additional sun exposure to the building and ground level patio areas. This increased setback will reduce the perceived overall mass of the building and also gives a deeper shadow line to help reduce scale. The proposed setback is the maximum possible in order to make the interior double-loaded layout work.*

h. The Board supported the location and configuration of parking presented in Scheme C, and noted that this could be applied to the massing concept in Scheme B. (DC1-B, DC1-C, DC2-A)

*Response: The project pro-forma does not allow for the introduction of parking at the alley. Instead we propose more bike storage than required by code.*

i. The façade composition of the alley should be carefully considered in regards to adjacent uses. (CS2-D, DC2-B)

*Response: See response to 'F' above. We have provided substantial areas of glazing to take advantage of views and the public right-of-way corridor provided by the alley.*

j. The Board felt the mews in Scheme C was too narrow and would not be a comfortable or welcoming space. In addition, the Board was concerned about the privacy issues and lack of access to light of the internal units and windows. To make this concept work, more open space and a more substantial entry would be necessary. (PL1-C, PL3-A, DC2-A)

*Response: Scheme C has been abandoned in favor of the Board's preferred Scheme B.*

## 2. STREET-LEVEL USES & PEDESTRIAN EXPERIENCE

a. The live-work units should be designed to support viable commercial uses as to activate the streetscape. The Board noted that the units appeared very narrow, and encouraged the applicant to carefully consider the internal layout of the units. (PL3-B, PL3-C)

*Response: Instead of four narrower live-work spaces we propose 3 spaces consisting of two retail and one live-work space. The retail spaces are designed for smaller neighborhood-scale independent businesses and can be combined into one larger retail space if necessary.*

b. The location and design of the commercial/retail space and any ancillary space at the corner is critical for engaging and activating the corner and Fauntleroy SW. (CS2-C PL1-C, PL2-B, PL3-C, PL3-A, DC2-A)

*Response: Extra attention has been given to the corner retail space. It has two entrances and includes extra sidewalk space for placement of outdoor cafe seating.*

c. The location and rhythm of the live-work units appropriately responds to the scale and character SW Edmunds St. (CS3-A, DC2-A)

*Response: See response to 'B' above. Although we have reduced the number of live-work units in favor of retail, the location and rhythm of storefronts has been preserved.*

d. The Board felt the smaller size of the commercial spaces was appropriate, noting that it may provide an opportunity for neighborhood businesses. The Board suggested making the spaces flexible to accommodate multiple sizes over time. (CS2-A, CS3-A, PL3-C)

*Response: see responses to 'a' and 'c' above. The sizes of the commercial spaces range from 400 - 757 SF and are well suited for smaller neighborhood business. Four of the six spaces could be combined to serve larger business if needed in the future.*

DESIGN REVIEW GUIDELINES (BOARD PRIORITIES FOR THE SITE + APPLICANT RESPONSE)

DESIGN CONCEPT

DC1 PROJECT USES AND ACTIVITIES: Optimize the arrangement of uses and activities on site.

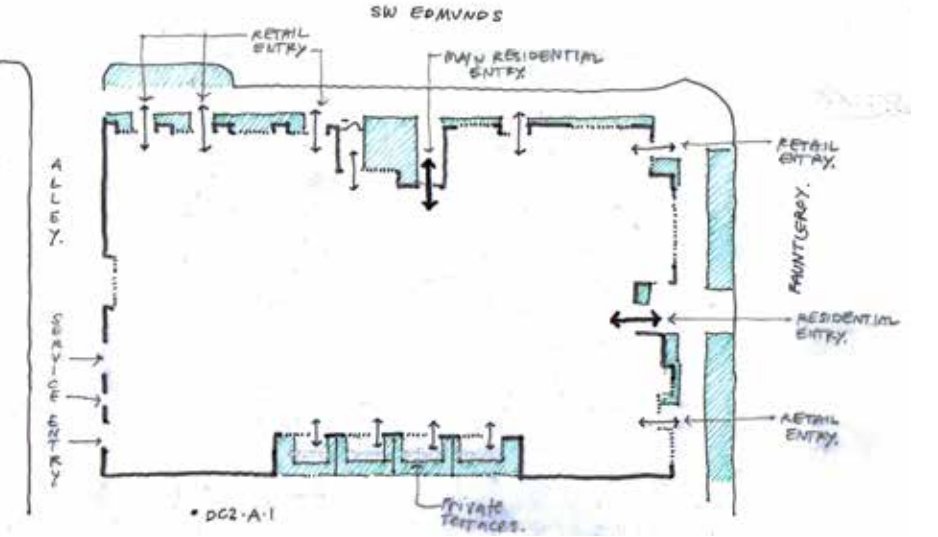
DC1-B VEHICULAR ACCESS AND CIRCULATION  
DC1-B-1. Access Location and Design: Choose locations for vehicular access, service uses, and delivery areas that minimize conflict between vehicles and non-motorists wherever possible. Emphasize use of the sidewalk for pedestrians, and create safe and attractive conditions for pedestrians, bicyclists, and drivers.

DC1-C PARKING AND SERVICE USES  
DC1-C-1. Below-Grade Parking: Locate parking below grade wherever possible. Where a surface parking lot is the only alternative, locate the parking in rear or side yards, or on lower or less visible portions of the site.  
DC1-C-2. Visual Impacts: Reduce the visual impacts of parking lots, parking structures, entrances, and related signs and equipment as much as possible.  
DC1-C-4. Service Uses: Locate and design service entries, loading docks, and trash receptacles away from pedestrian areas or to a less visible portion of the site to reduce possible impacts of these facilities on building aesthetics and pedestrian circulation.

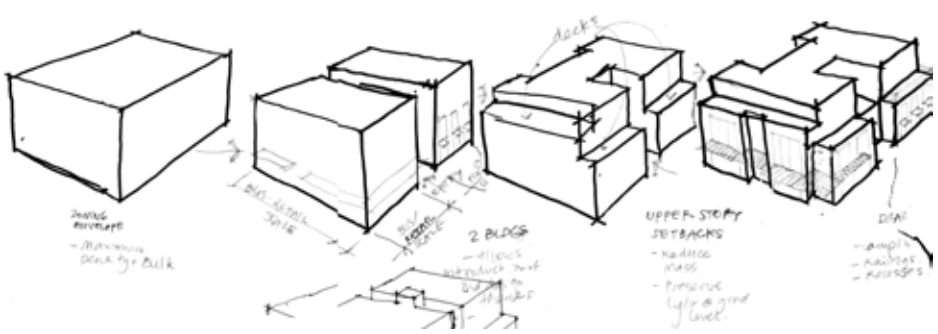
*DC1 Response: all service areas for the building are located at the alley away from Edmunds St. The retail units are divided up so as to not require special loading docks or dedicated delivery features. No on site parking is proposed so there will be no impact from or mitigation of parking uses and access.*

DC2 ARCHITECTURAL CONCEPT: Develop an architectural concept that will result in a unified and functional design that fits well on the site and within its surroundings.

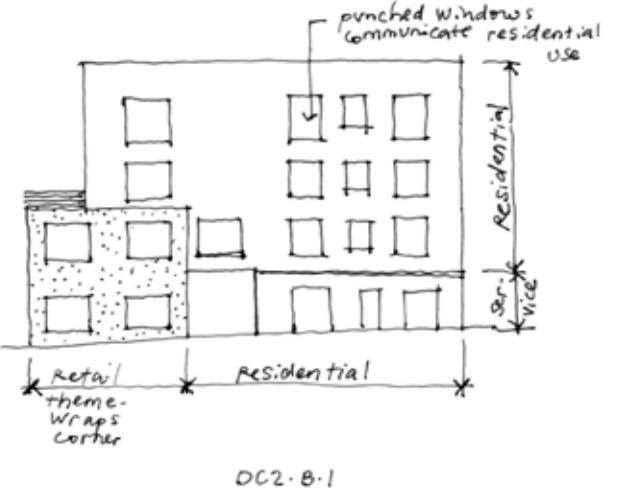
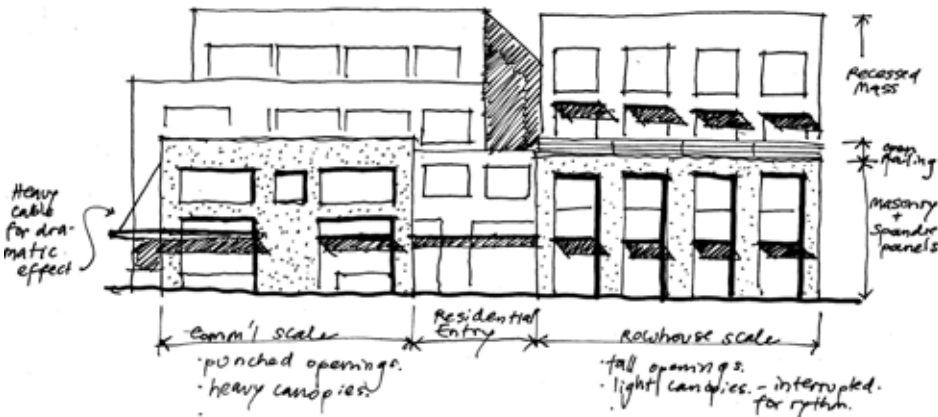
DC2-A MASSING  
DC2-A-1. Site Characteristics and Uses: Arrange the mass of the building taking into consideration the characteristics of the site and the proposed uses of the building and its open space.



DC2-A-2. Reducing Perceived Mass: Use secondary architectural elements to reduce the perceived mass of larger projects.



DC2-B ARCHITECTURAL AND FACADE COMPOSITION  
DC2-B-1. Facade 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.  
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.



DESIGN REVIEW GUIDELINES (BOARD'S PRIORITIES FOR THE SITE + APPLICANT'S RESPONSE)

The priority Citywide and Neighborhood guidelines identified by the Board as Priority Guidelines are summarized below, while all guidelines remain applicable.

CONTEXT & SITE

CS1 NATURAL SYSTEMS AND SITE FEATURES: Use natural systems/features of the site and its surroundings as a starting point for project design.

CS1-A ENERGY USE

CS1-A-1. Energy Choices: At the earliest phase of project development, examine how energy choices may influence building form, siting, and orientation, and factor in the findings when making siting and design decisions.

CS1-B SUNLIGHT + NATURAL VENTILATION

CS1-B-1. Sun and Wind: Take advantage of solar exposure and natural ventilation. Use local wind patterns and solar gain to reduce the need for mechanical ventilation and heating where possible.  
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.  
CS1-B-3. Managing Solar Gain: Manage direct sunlight falling on south and west facing facades through shading devices and existing or newly planted trees.

*CS1 Response: Sustainable and environmentally friendly design choices are a feature of this project. Solar gain and prevailing winds are factored into architectural design features at exterior walls and outdoor spaces, particularly at the south side of the building where ground floor units will have private south facing courtyards and upper floor units south facing windows. Green roof and solar collection are design features of the roof deck. Minimizing energy use is also a key design factor, we propose to utilize LED's, efficient appliances, and photovoltaics.*

*Sustainable Design Elements include:*

- *Green roof on roof deck*
- *Photovoltaic panels located on the roof*
- *LED lights and fixtures throughout the project*
- *Building insulation values greater than the code minimum*
- *Featured bicycle storage in main lobby*
- *Low VOC paint and flooring*
- *Exterior air barrier to greatly reduce air exchanges*
- *Low-flow plumbing fixtures*

CS2 URBAN PATTERN AND FORM: Strengthen the most desirable forms, characteristics, and patterns of the streets, block faces, and open spaces in the surrounding area.

CS2-A LOCATION IN THE CITY + NEIGHBORHOOD

CS2-A-1. Sense of Place: Emphasize attributes that give a distinctive sense of place. Design the building and open spaces to enhance areas where a strong identity already exists, and create a sense of place where the physical context is less established.  
CS2-A-2. Architectural Presence: Evaluate the degree of visibility or architectural presence that is appropriate or desired given the context, and design accordingly.

CS2-C RELATIONSHIP TO THE BLOCK

CS2-C-1. Corner Sites: Corner sites can serve as gateways or focal points; both require careful detailing at the first three floors due to their high visibility from two or more streets and long distances.

CS2-D HEIGHT, BULK + SCALE

CS2-D-1. Existing Development and Zoning: Review the height, bulk, and scale of neighboring buildings as well as the scale of development anticipated by zoning for the area to determine an appropriate complement and/or transition.  
CS2-D-2. Existing Site Features: Use changes in topography, site shape, and vegetation or structures to help make a successful fit with adjacent properties.  
CS2-D-3. Zone Transitions: For projects located at the edge of different zones, provide an appropriate transition or complement to the adjacent zone(s). Projects should create a step in perceived height, bulk and scale between the anticipated development potential of the adjacent zone and the proposed development.  
CS2-D-4. Massing Choices: Strive for a successful transition between zones where a project abuts a less intense zone.  
CS2-D-5. Respect for Adjacent Sites: Respect adjacent properties with design and site planning to minimize disrupting the privacy of residents in adjacent buildings.

*CS2 Response: The existing architectural context is unremarkable and pedestrian energy is low, but current construction activity across Edmunds will bring vibrancy and built-up volume to this intersection. Accordingly we are proposing a building with a strong pedestrian orientation and sidewalk level retail activity:*  
• *Public access and multiple points of entry along Fauntleroy and Edmunds.*  
• *Private courtyards along the south property edge combined with property line walls*  
• *Service access and egress at the alley.*  
• *Corner treatment includes a small plaza area with a finely detailed canopy and facade treatment extending up 2 stories to a roof deck.*

*For an evaluation of adjacent development potential, see site section diagrams on pages 46-47 of this packet and perspective diagram on page 10. The site has identical zoned parcels across the alley and to the south with public right of way to the north and east.*

*Privacy and bulk + scale issues are addressed in the following ways:*  
• *South facade located on property line has no windows,*  
• *Approx 40% of the south facade is set back 8' from property line.*  
• *Windows in setback area of facade are limited to 25% of facade area.*  
• *Rooftop deck area is located to NE away from adjacent properties to south and across the alley.*  
• *Green roof and photovoltaic panels at roof deck level will provide a buffer to adjacent properties.*

CS3 ARCHITECTURAL CONTEXT AND CHARACTER: Contribute to the architectural character of the neighborhood.

CS3-A EMPHASIZING POSITIVE NEIGHBORHOOD ATTRIBUTES

CS3-A-1. Fitting Old and New Together: Create compatibility between new projects, and existing architectural context, including historic and modern designs, through building articulation, scale and proportion, roof forms, detailing, fenestration, and/or the use of complementary materials.  
CS3-A-2. Contemporary Design: Explore how contemporary designs can contribute to the development of attractive new forms and architectural styles; as expressed through use of new materials or other means.  
CS3-A-3. Established Neighborhoods: In existing neighborhoods with a well-defined architectural character, site and design new structures to complement or be compatible with the architectural style and siting patterns of neighborhood buildings.  
CS3-A-4. Evolving Neighborhoods: In neighborhoods where architectural character is evolving or otherwise in transition, explore ways for new development to establish a positive and desirable context for others to build upon in the future.

*CS3 Response: See diagram for an evaluation of the exterior design concept. image This project has no immediately adjacent historical buildings to respond to. The West Seattle Junction supplemental guidelines illustrate the general historical context, to which this project responds by presenting materials and facade compositions of traditional proportions together with re-interpreted modern elements such as:*  
• *canopies*  
• *storefronts*  
• *mid-level roof decks*  
• *railings*  
• *panelized siding materials (CFB)*

DESIGN REVIEW GUIDELINES (BOARD'S PRIORITIES FOR THE SITE + APPLICANT'S RESPONSE)

PUBLIC LIFE

PL1 CONNECTIVITY: Complement and contribute to the network of open spaces around the site and the connections among them.

PL1-C OUTDOOR USES AND ACTIVITIES

PL1-C-1. Selecting Activity Areas: Concentrate activity areas in places with sunny exposure, views across spaces, and in direct line with pedestrian routes.  
PL1-C-2. Informal Community Uses: In addition to places for walking and sitting, consider including space for informal community use such as performances, farmer's markets, kiosks and community bulletin boards, cafes, or street vending.  
PL1-C-3. Year-Round Activity: Where possible, include features in open spaces for activities beyond daylight hours and throughout the seasons of the year, especially in neighborhood centers where active open space will contribute vibrancy, economic health, and public safety.

*PL1 Response: Approx. 40% of the roof area will be dedicated to a common rooftop deck for residents of the building, with excellent sun exposure and city views. At the ground level a small plaza in front of the residential entry has been provided with canopy protection and a sitting bench to encourage social interaction. This area includes a ground level setback and strengthening of the entry function through architectural features, signage, and landscaping.*

PL2 WALKABILITY: Create a safe and comfortable walking environment that is easy to navigate and well-connected to existing pedestrian walkways and features.

PL2-B SAFETY AND SECURITY

PL2-B-1. Eyes on the Street: Create a safe environment by providing lines of sight and encouraging natural surveillance.  
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.  
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.

PL2-C WEATHER PROTECTION

PL2-C-1. Locations and Coverage: 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.  
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.  
PL2-C-3. People-Friendly Spaces: Create an artful and people-friendly space beneath building.

PL2-D WAYFINDING

PL2-D-1. Design as Wayfinding: Use design features as a means of wayfinding wherever possible.

*PL2 Response: Overhead weather protection canopies are proposed along both public facades at storefronts and entries. The street level uses are highly transparent and provide a high level of surveillance and natural lines of sight between users and the public. See pages 44 and 45 for a diagram of proposed lighting to be used to enhance safety outside of daylight hours.*

PL3 STREET-LEVEL INTERACTION: Encourage human interaction and activity at the street-level with clear connections to building entries and edges.

PL3-A ENTRIES

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.  
PL3-A-2. Common Entries: Multi-story residential buildings need to provide privacy and security for residents but also be welcoming and identifiable to visitors.  
PL3-A-3. Individual Entries: Ground-related housing should be scaled and detailed appropriately to provide for a more intimate type of entry.  
PL3-A-4. 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.

PL3-B RESIDENTIAL EDGES

PL3-B-3. Buildings with Live/Work Uses: Maintain active and transparent facades in the design of live/work residences. Design the first floor so it can be adapted to other commercial use as needed in the future.

PL3-C RETAIL EDGES

PL3-C-1. Porous Edge: Engage passersby with opportunities to interact visually with the building interior using glazing and transparency. Create multiple entries where possible and make a physical and visual connection between people on the sidewalk and retail activities in the building.  
PL3-C-2. Visibility: Maximize visibility into the building interior and merchandise displays. Consider fully operational glazed wall-sized doors that can be completely opened to the street, increased height in lobbies, and/or special lighting for displays.  
PL3-C-3. Ancillary Activities: Allow space for activities such as sidewalk vending, seating, and restaurant dining to occur. Consider setting structures back from the street or incorporating space in the project design into which retail uses can extend.

*PL3 Response: All entries have been designed to be legible and easily identifiable by the public.*

*Entries include:*  
• appropriately scaled doorways  
• canopies  
• lighting  
• color treatments

*Residential lobby entry will also have:*  
• an entry courtyard  
• landscaping including a specimen tree  
• sitting bench  
• space for possible vending

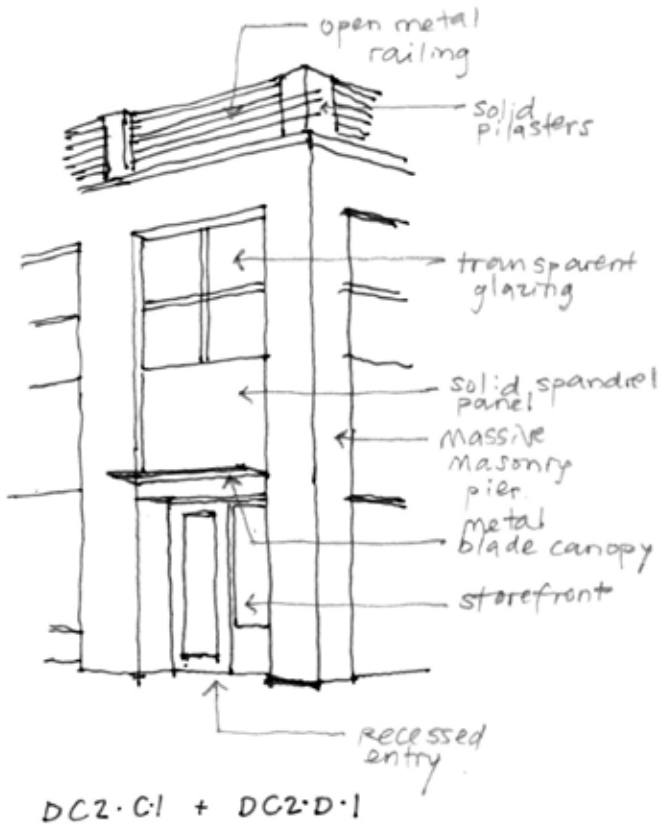
*The corner also has opportunities for small outside vending operations like flower or coffee sales. The street level uses are highly transparent and provide a high level of surveillance and natural lines of sight between users and the public.*

DC2-C SECONDARY ARCHITECTURAL FEATURES

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).

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.

DC2-C-3. Fit With Neighboring Buildings: Use design elements to achieve a successful fit between a building and its neighbors.



DC2-D SCALE AND TEXTURE

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.

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.



DC2-E FORM AND FUNCTION

DC2-E-1. Legibility and Flexibility: Strive for a balance between building use 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. At the same time, design flexibility into the building so that it may remain useful over time even as specific programmatic needs evolve.

**DC2 Response: The design includes the possibility for multiple street level uses, each with its own entrance. Entrances are made legible through:**

- Glazing systems
- Color + material treatment
- Canopies
- Landscape borders

**DC4 EXTERIOR ELEMENTS AND FINISHES:** Use appropriate and high quality elements and finishes for the building and its open spaces.

DC4-A EXTERIOR ELEMENTS AND FINISHES

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.

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.

DC4-B SIGNAGE

DC4-B-1. Scale and Character: Add interest to the streetscape with exterior signs and attachments that are appropriate in scale and character to the project and its environs.

DC4-B-2. Coordination with Project Design: Develop a signage plan within the context of architectural and open space concepts, and coordinate the details with façade design, lighting, and other project features to complement the project as a whole, in addition to the surrounding context.



DC4-C LIGHTING

DC4-C-1. 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.

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.

**DC4 Response: The design includes multiple street level uses (sales/service/ live-work, residential entry) using a variety of signage options (blade signs and larger entry/building identification signage). Building materials include masonry or cement fiberboard and transparent glazing at the ground level and painted paneling at the upper levels. See pages 44 and 45 for a diagram of proposed lighting to be used to enhance safety and building visibility outside of daylight hours.**

LAND USE CODE SUMMARY

ZONING SUMMARY

Lot Area	9000 SF	Structure Height 23.47A.012	40'-0" Base height limit 44'-0" If residential use at street level located 4' above grade
Lot Dimensions	75' x 120'		◦ Pitched roofs, parapets, fire walls, open railings, planters, skylights, clerestories, or greenhouses may extend an additional 4 feet
Zoning	NC3-40		◦ Stair and elevator penthouses, solar collectors, screened mechanical equipment less than 20% of roof area may extend an additional 15 feet
Overlays	West Seattle Junction Hub Urban Village	Floor Area Ratio 23.47A.013	3.0 maximum, any single-use 3.25 maximum, mixed-use 1.5 minimum for 40' structure in Urban Village Exemptions: Areas below the lower of existing or finished grade
Existing Land Uses	Parking	Setbacks 23.47A.014	None (no adjacent residential zones)
Permitted/Prohibited Uses 23.47A.004	Mixed-use, Residential, Office, Commercial Per 23.42A.005.D residential uses 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 Quantity 23.47A.015	No parking is required in Urban Villages with frequent transit service within 1/4 mile
Street-level non-residential 23.47A.008	◦ 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	Landscaping 23.47A.016	Must achieve a Green Factor score of 0.3 or greater as defined per 23.47A.016
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 street-facing facade to be located at least 4' above or 4' below sidewalk grade or be set back at least 10 feet from the sidewalk	Amenity Area 23.47A.024	◦ 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"
		Parking Location/Access 23.47A.032	Parking access shall be from the alley and shall be separated from street-level street facing facades by another permitted use.
		Bicycle Parking 23.54.015	1 space per 4 dwelling units or 0.75 spaces per small efficiency dwelling unit 1 space per 400 SF office, 1 space per 12,000 SF sales/service
		Street trees	Required for new construction

DEPARTURES

**NO DEPARTURES REQUESTED**

DESIGN PROPOSAL

PROPOSED DEVELOPMENT

The proposed development is based on Scheme B, the scheme recommended by the board at the Early Design Guidance meeting on July 23, 2015.

The project includes a mix of commercial, live-work, and residential units in a four story building. The building footprint utilizes the entire available site, but includes recesses and step backs to give visual interest to the building form and to accommodate pedestrian activity and to make the uses of the building legible to the public.

The residential unit count is 53, with 6 sales/service storefronts and 1 live-work unit on the ground floor. Because the project is within 1350 feet of a mass transit stop, no parking is required, and we propose to provide zero parking for cars and 20 parking stalls for bicycles. The main residential entry lobby is located off SW Edmunds Street with a secondary residential entry on Fauntleroy Way SW.

AMENITIES

- Common roof deck with BBQ
- Secure and convenient indoor bicycle parking
- Photo-voltaic panels
- Green roof



FLOOR PLANS

PLAN LEGEND

- Service
- Circulation
- Residential Units
- Residential Amenity
- Commercial
- Live/Work
- Private Terrace
- Green Roof



GROUND FLOOR PLAN

FLOOR PLANS

PLAN LEGEND

- Service
- Circulation
- Residential Units
- Residential Amenity
- Commercial
- Live/Work
- Private Terrace
- Green Roof



SECOND FLOOR PLAN

FLOOR PLANS

PLAN LEGEND

- Service
- Circulation
- Residential Units
- Residential Amenity
- Commercial
- Live/Work
- Private Terrace
- Green Roof



FLOOR PLANS

PLAN LEGEND

- Service
- Circulation
- Residential Units
- Residential Amenity
- Commercial
- Live/Work
- Private/Common Terrace
- Green Roof

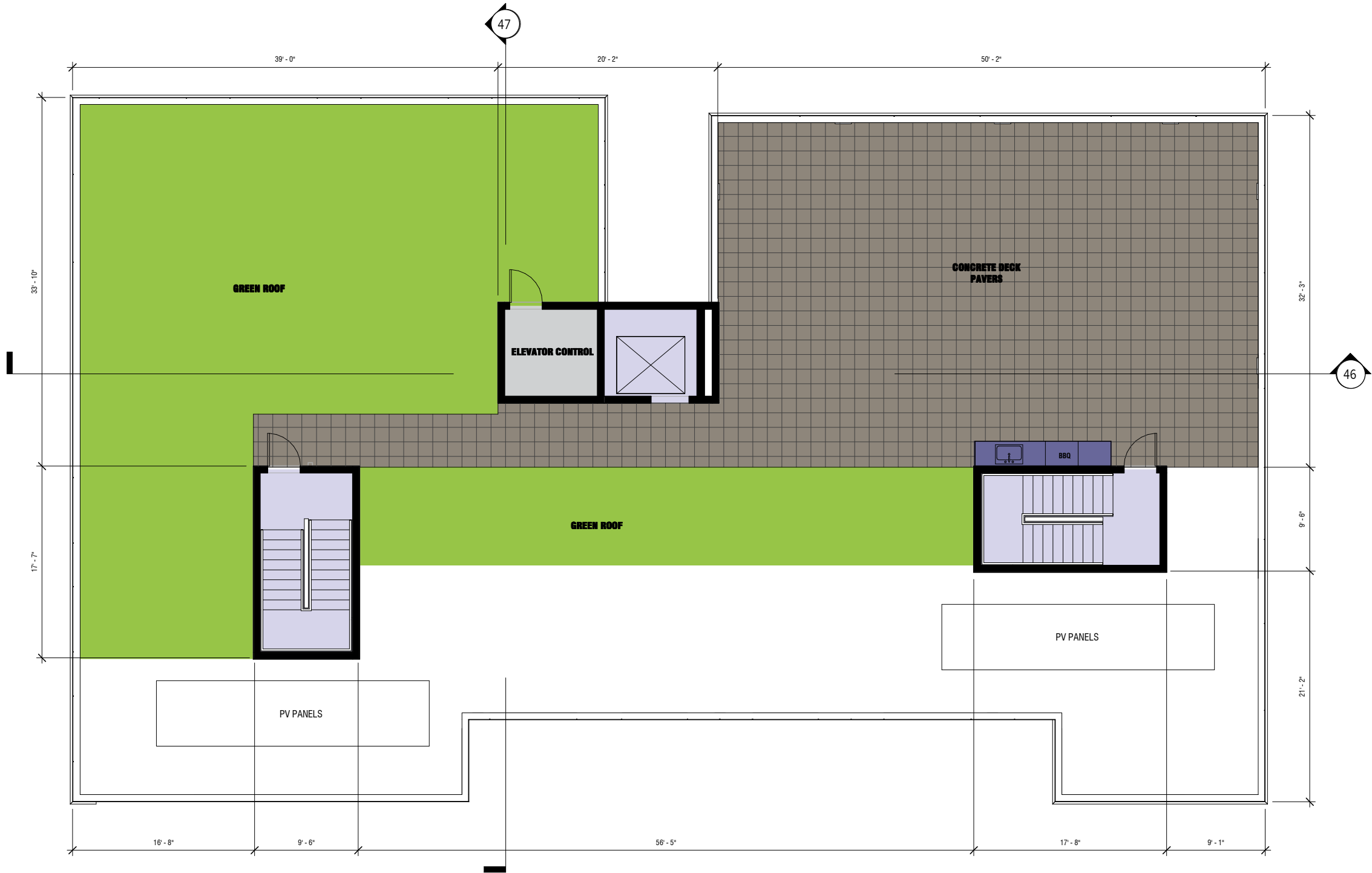


FOURTH FLOOR PLAN

FLOOR PLANS

PLAN LEGEND

- Service
- Circulation
- Residential Units
- Residential Amenity
- Commercial
- Live/Work
- Private Terrace / Roof Deck
- Green Roof



ROOF PLAN

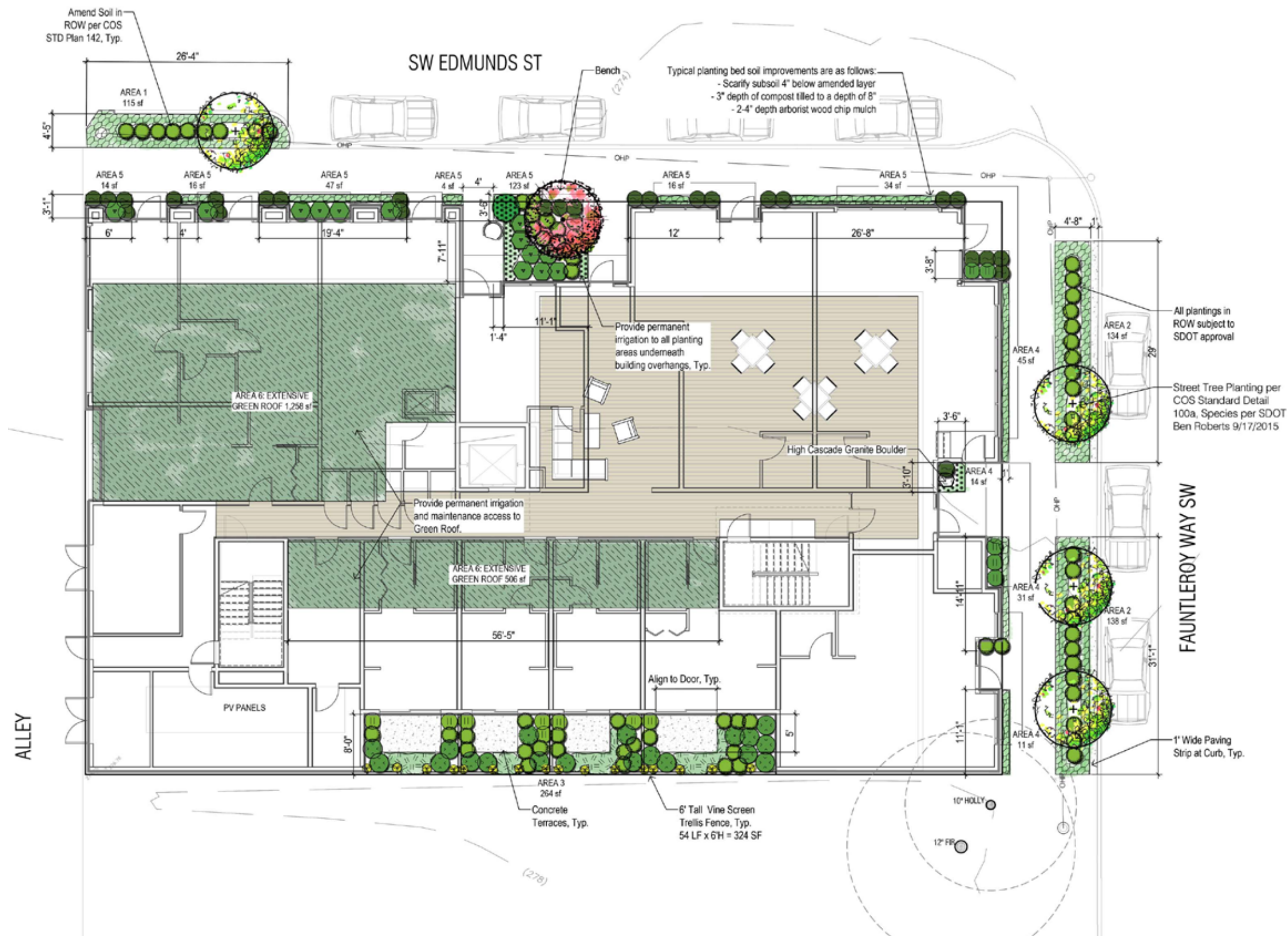
LANDSCAPE PLAN



Cutleaf Vine Maple



Crape Myrtle



LANDSCAPE PLAN



Deciduous Azalea



Green Tower Boxwood



Variegated Japanese Sedge



Evergreen Clematis



Kelsey Dogwood



Golden Winterhazel



Japanese Spurge



Dwarf English Laurel



Sword Fern



Evergreen

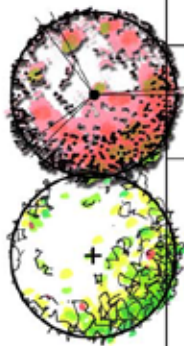


Sedum



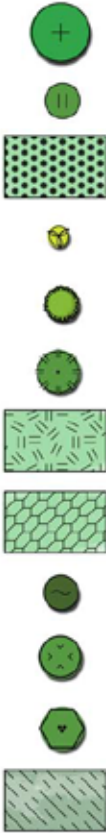
Cream Crest Dwarf Rhododendron

PLANTING SCHEDULE  
TREES



Quantity	Botanical Name	Common Name	Spacing	Size	Notes
1	Acer circinatum 'Monroe'	Cutleaf Vine Maple	12' O.C.	8' Ht. Multi-stem	Green Factor Small Tree
4	Lagerstroemia indica x fauriei 'Natchez'	Crape Myrtle	12' O.C.	2" Caliper, Min.	Green Factor Small Tree, Single Trunk, Min Branching Height 5', Species per SDOT 9-17-15, Call for install inspection (206) 233-8735

SHRUBS, AND GROUNDCOVERS



Quantity	Botanical Name	Common Name	Spacing	Size	Notes
1	Azalea 'Weston's Lollipop'	Deciduous Azalea	24" O.C.	3 Gal	DT, +24"
13	Buxus sempervirens 'Green Tower'	Green Tower Boxwood	24" O.C.	5 Gal	GF Plant List, DT, +24"
21	Carex oshimensis 'Evergold'	Variegated Japanese Sedge	28" O.C.	1 Gal	DT, Great Plant Pick
16	Clematis armandii 'Snowdrift'	Evergreen Clematis	30" O.C.	1 Gal	GF Plant List, DT, +24"
66	Cornus sericia 'Kelseyii'	Kelsey Dogwood	24" O.C.	2 Gal	GF Plant List, DT, +24"
3	Corylopsis spicata 'Golden Spring'	Golden Winterhazel	36" O.C.	1 Gal	DT, +24", Great Plant Pick
24	Pachysandra terminalis	Japanese Spurge	18" O.C.	1 Gal	GF Plant List, DT
163	Prunus laurocerasus 'Mount Vernon'	Dwarf English Laurel	24" O.C.	1 Gal	GF Plant List, DT, +24"
29	Polystichum munitum	Sword Fern	30" O.C.	1 Gal	GF Plant List, DT, +24"
16	Rhododendron 'Cream Crest'	Cream Crest Dwarf Rhododendron	30" O.C.	2 Gal	GF Plant List, DT, +24"
13	Vaccinium ovatum	Evergreen Huckleberry	30" O.C.	2 Gal	GF Plant List, DT, +24"
-	Sedum - Various	Etera Sedum Mat - All Seasons	-	Tile	DT

GF = Green Factor  
DT = Drought Tolerant

COS STANDARD STREET TREE CLEARANCE  
3½' Face of the curb  
5' Underground utility lines  
10' Power Poles (15 feet recommended)  
7½' Driveways (10 feet recommended)  
20' Street lights or other existing trees

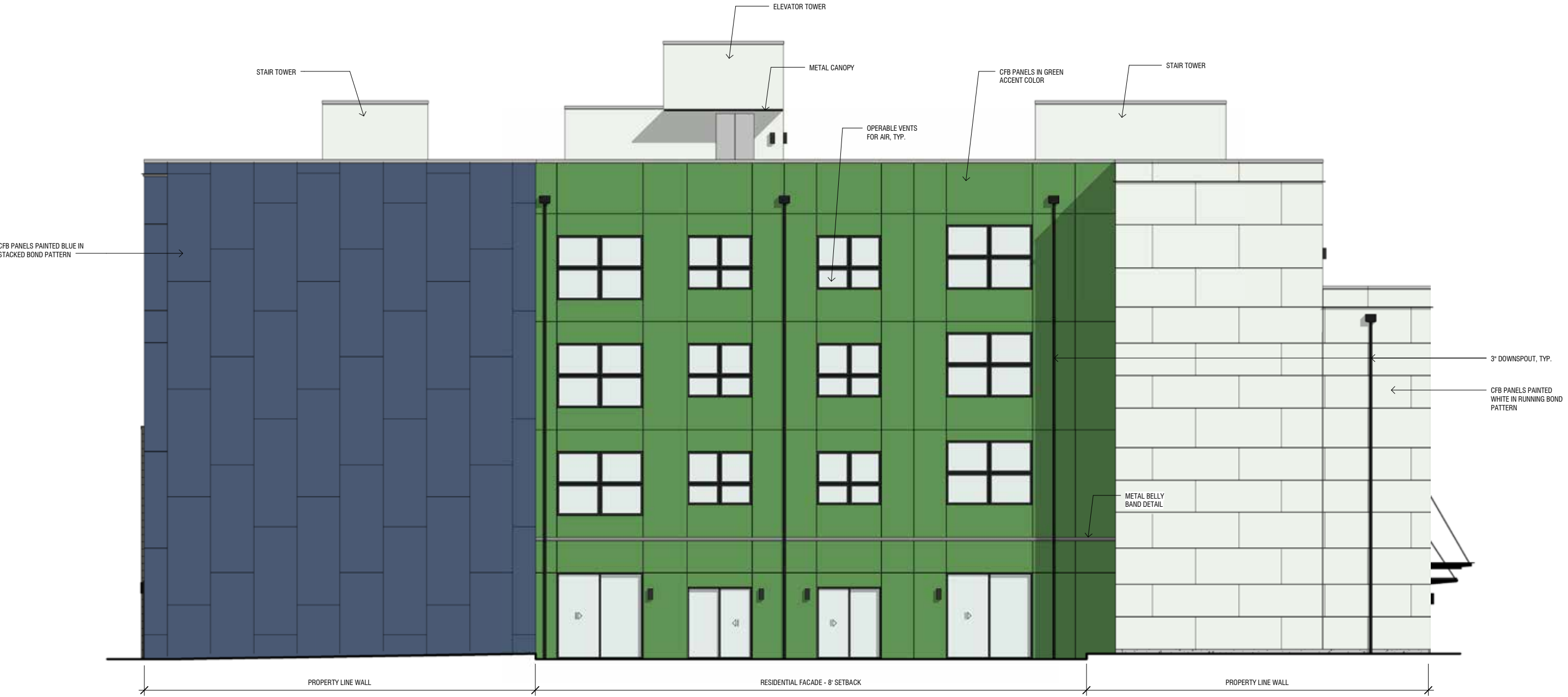
NORTH ELEVATION (EDMUNDS STREET)



EAST ELEVATION (FAUNTLEROY WAY)



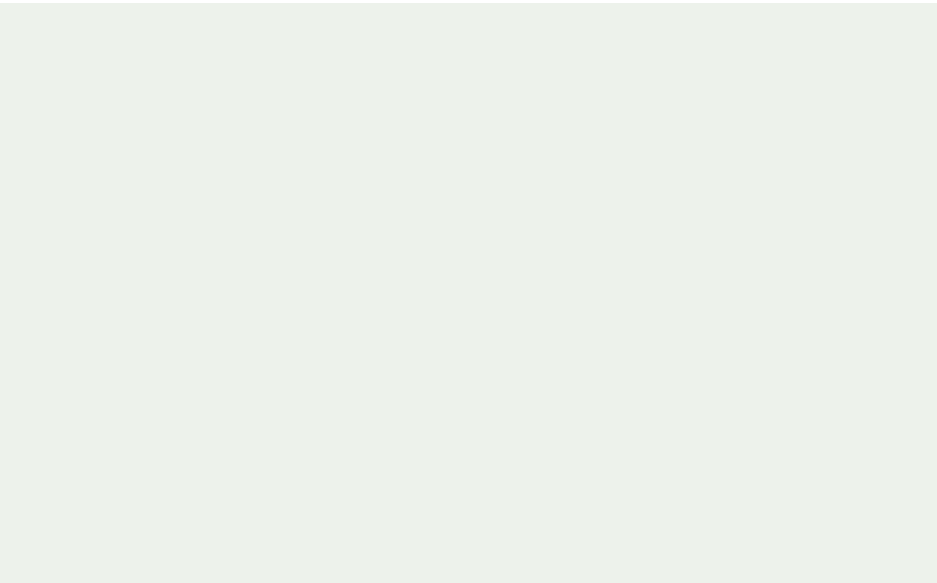
SOUTH ELEVATION



WEST ELEVATION (ALLEY)



MATERIAL PALETTE



White paint color / cement fiber board panel



Green paint color / cement fiber board panel



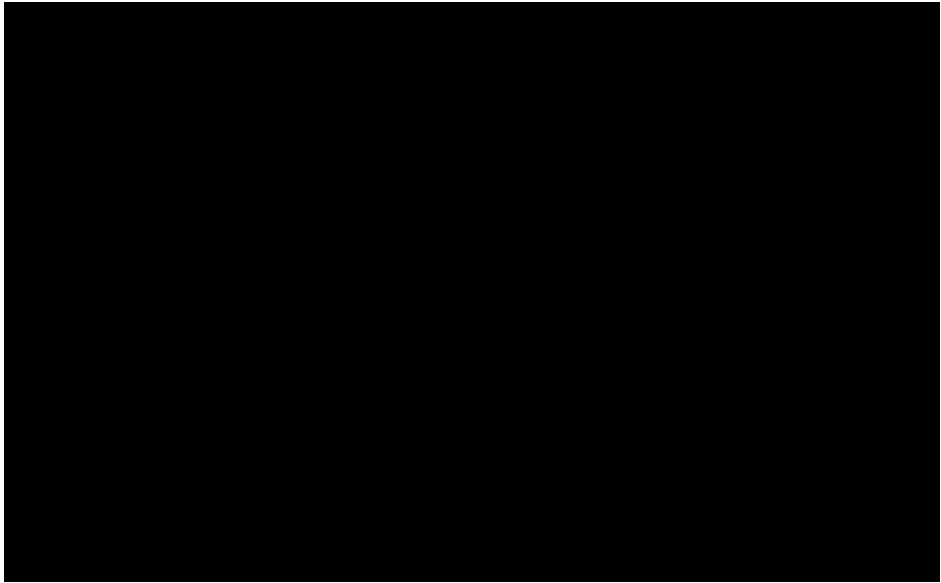
Blue paint color / cement fiber board panel



Dark grey concrete masonry units



Wood accent siding



Black storefront, door & window frames; powdercoated steel canopies & railings

DESIGN INTENT FOR INSTALLED FINISHES



Example finely detailed canopy with tapered steel fin structure



Design intent for west retail entrances



View of typical west Edmunds retail entrances



Building steps back above masonry base creating terraces for the residential units

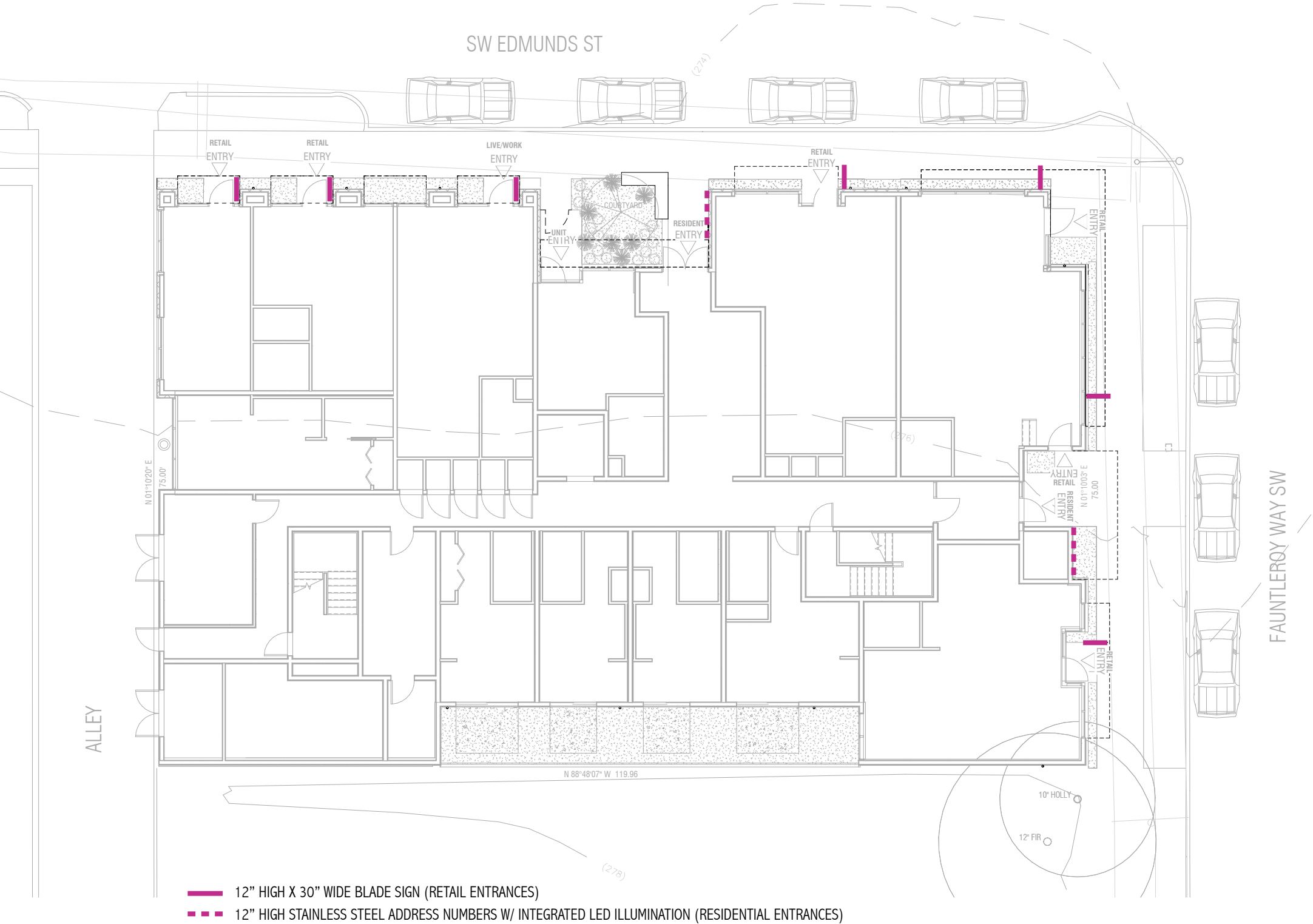


Coping detail



Corner canopy, building steps back above masonry base for terraces

CONCEPTUAL SIGNAGE PLAN



Illuminated address signage



Blade sign, black metal storefronts, and CMU

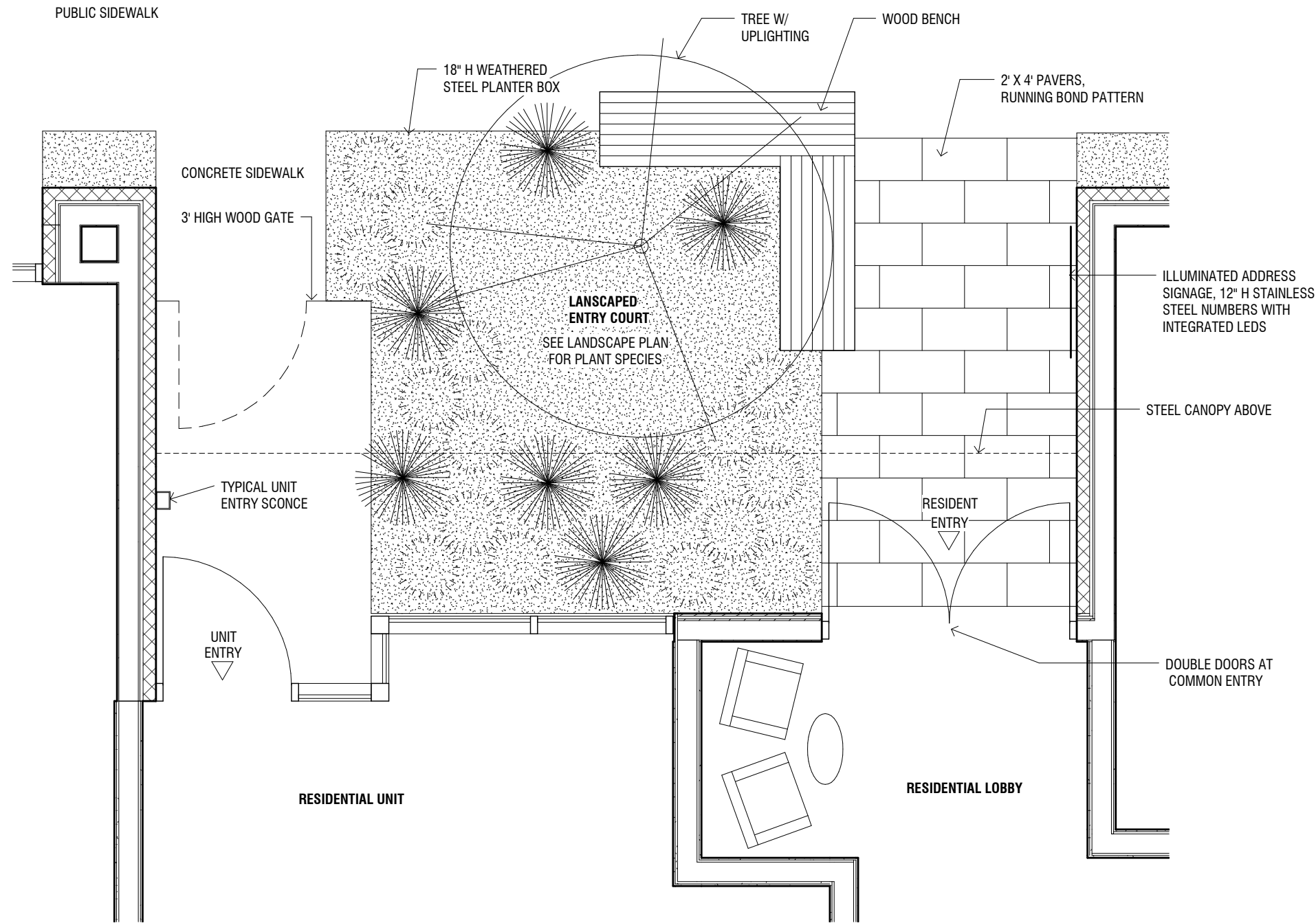
RESIDENTIAL ENTRANCES



View of Fauntlery residential entrance



View of residential entry courtyard and bike lobby entrance (Edmunds Street Entrance)



Plan of residential entry courtyard and bike lobby entrance (Edmunds Street Entrance)

EXTERIOR LIGHTING: GROUND LEVEL



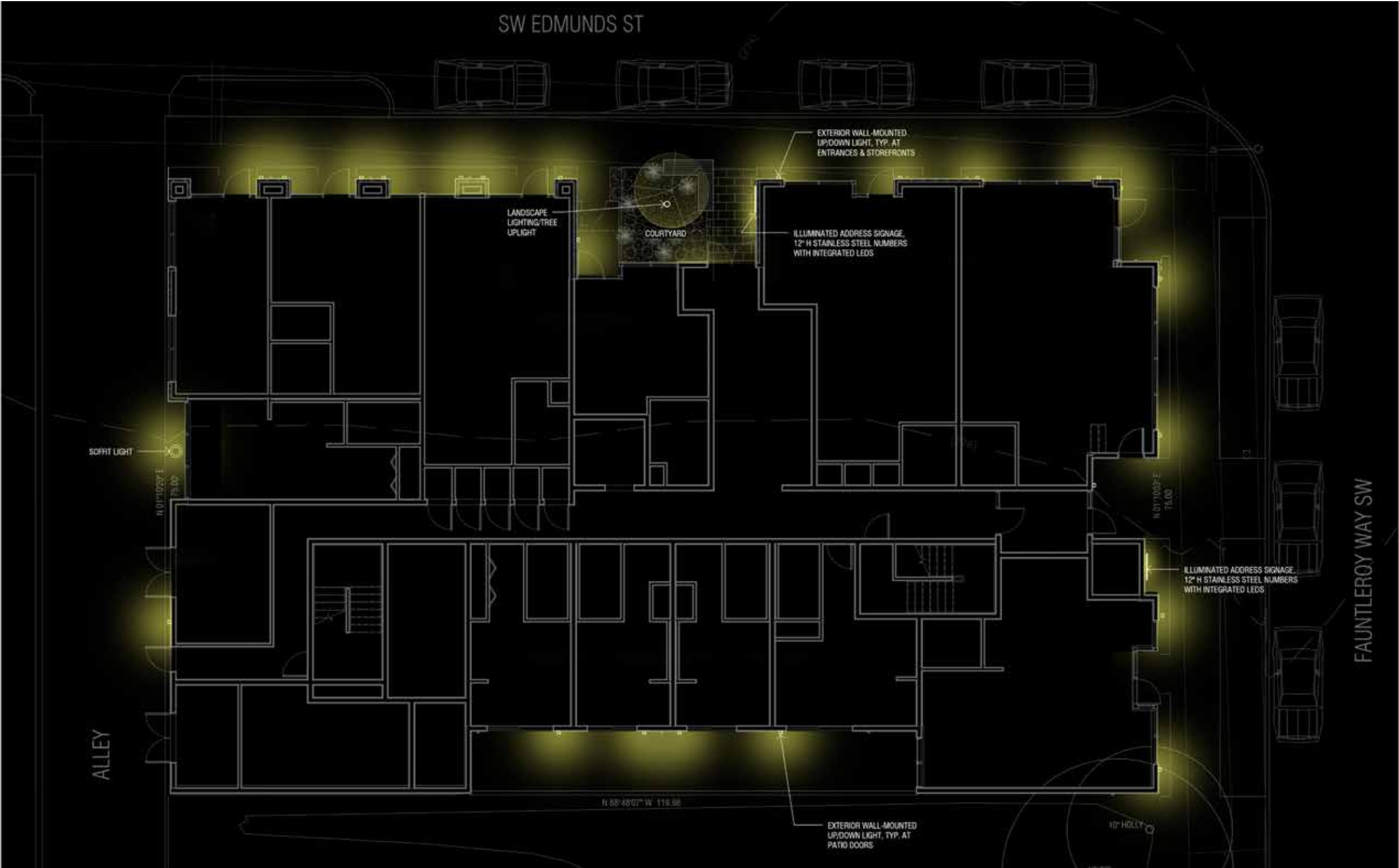
Typical exterior wall-mounted light



Typical exterior recessed soffit light



Typical lanscape/ tree uplight



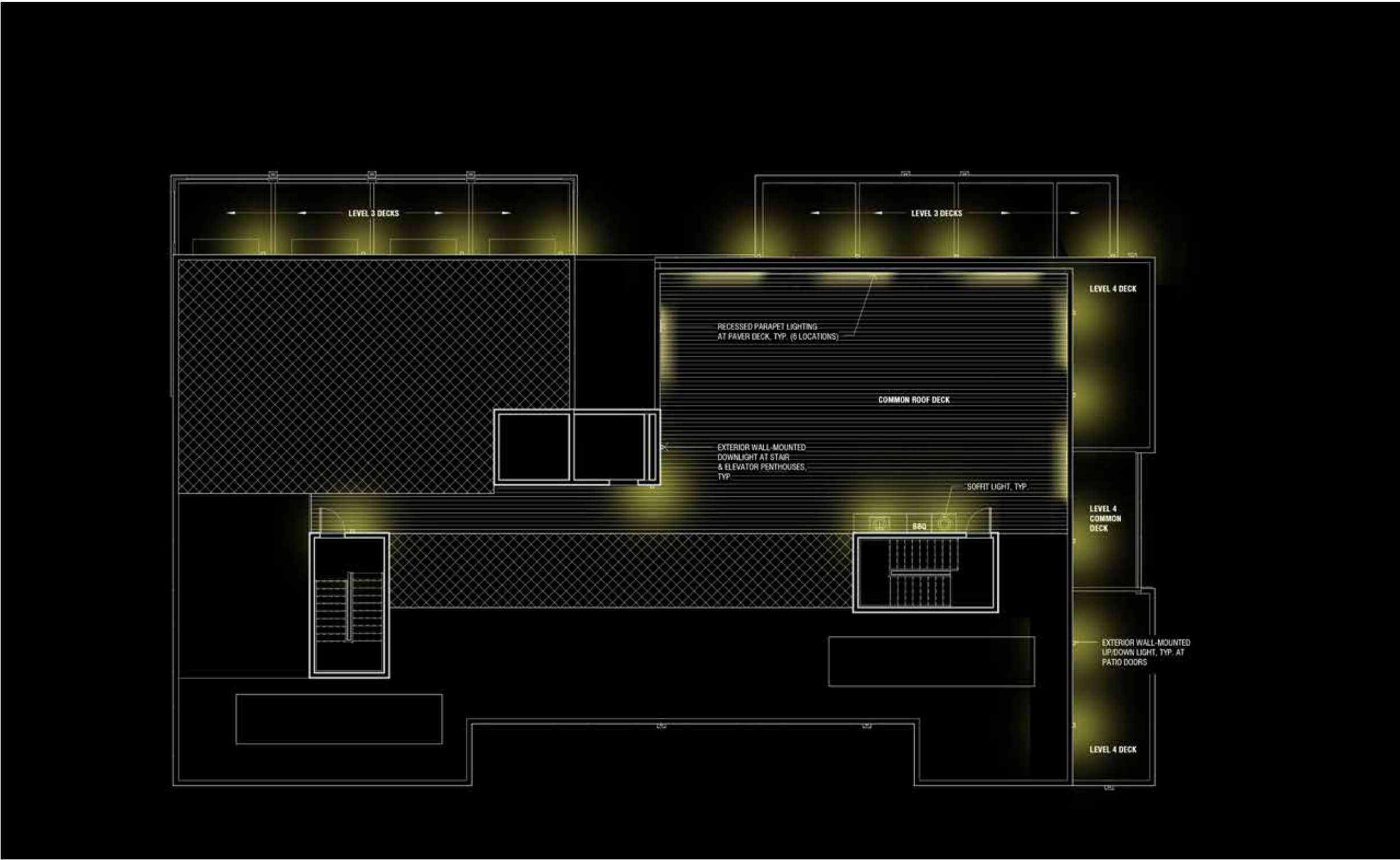
EXTERIOR LIGHTING - UPPER LEVELS



Typical exterior wall-mounted light



Typical recessed parapet light



RENDERINGS

View from corner of Edmunds & Fauntleroy looking south-west.



© DAVID FOSTER ARCHITECTS

RENDERINGS

View from corner of Edmunds & alley looking north-west.



© DAVID FOSTER ARCHITECTS

RENDERINGS



View of corner retail entrance, looking west along Edmunds Street.

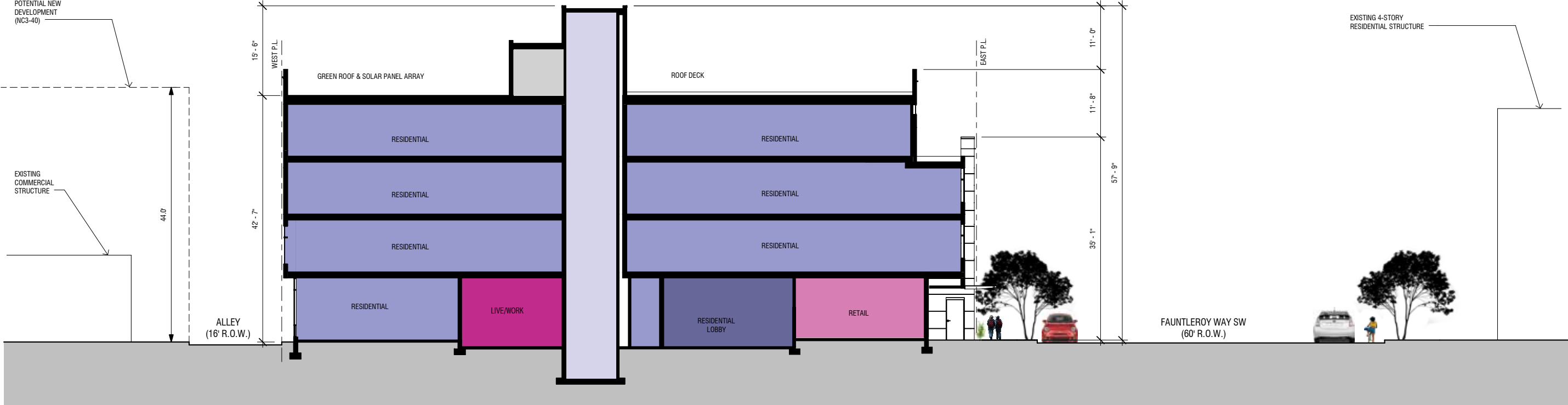
RENDERINGS



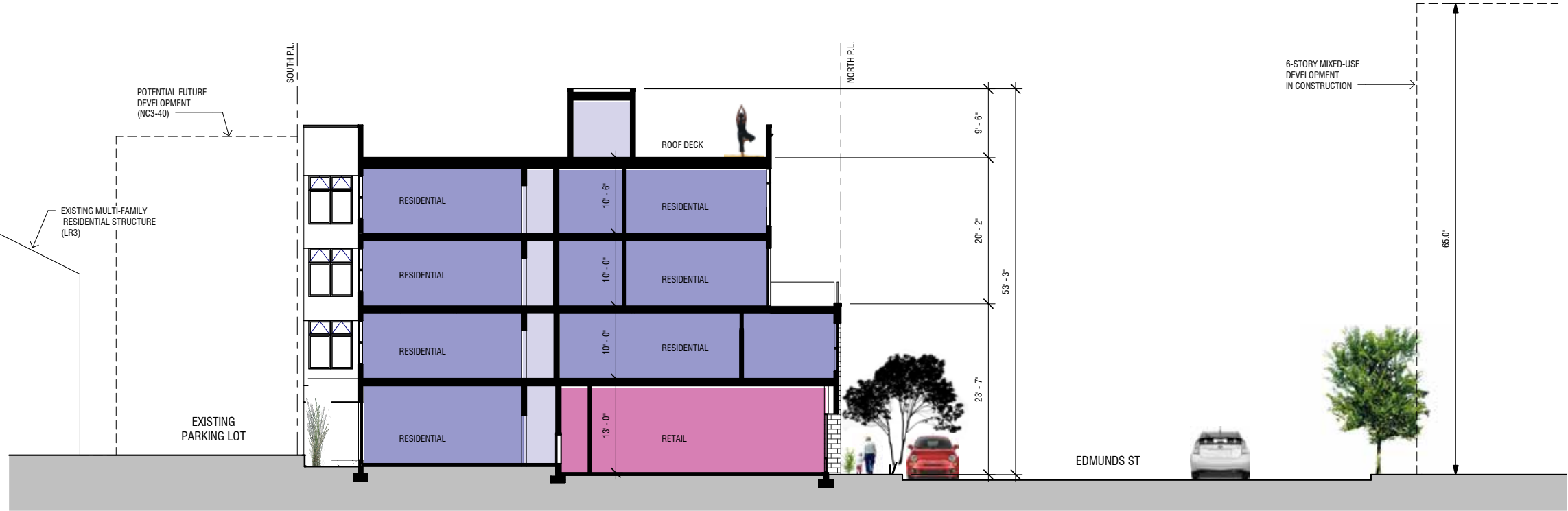
View of corner retail entry and along Edmunds Street.

© DAVID FOSTER ARCHITECTS

SITE SECTIONS / NEIGHBOR STUDY



1 E-W SITE SECTION



2 N-S SITE SECTION

SHADOW STUDY

