ALKI BEACH RESIDENCES

1250-1262 ALKI AVENUE SW

CITY OF SEATTLE DESIGN REVIEW

EARLY DESIGN GUIDANCE MEETING #3
DPD PROJECT #3020640
MAY 4, 2017

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VIBRANT CITIES

TISCARENO ASSOCIATES
ARCHITECTURE + URBAN DESIGN

communita atelier

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PROJECT INFORMATION

This project was previously approved through the EDG phase. However, we are resubmitting for a voluntary 3rd EDG meeting to account for several important changes since approval, including:

- A change in program from 100 apartments to 42 condominiums, and from 150 parking spaces to 64.
- A shallower excavation for parking due to a high water table.
- A correction to the previously errant F.A.R. calculation and code interpretation.
- Elimination of a retail component.
- Addition of residential amenity spaces, including a level 2 infinity pool, a lounge and garden terrace.

Alki Beach Residences is a proposed mid-rise condominium development located in the Alki neighborhood of West Seattle, occupying five lots on Alki Avenue SW near Duwamish Head. The proposal continues the trend of mid-rise residential development in the area and will prioritize celebrating the natural beauty of the site.

Similar to the approved design, the massing is developed as two distinct forms separated by a wide courtyard elevated to level 2 to keep the same scale and rhythm of neighboring buildings. The east mass features a vertical expression emphasizing the lobby entrance and a rectilinear balcony edge, while the west mass has a horizontal emphasis and curvilinear balcony edge, as well as simple design cues meant to indicate the garage entry and other secondary spaces. Four residences will have ground level entries accessed along Alki Avenue. Landscaped patios will provide a buffer between public and private spaces

The project will emphasize the natural elements of the site and its surrounding context, namely Puget Sound and the densely vegetated steep hillside behind the site. The building's orientation is intended to maximize views of the water and beyond, and an infinity pool on level 2 acts to symbolically bring the Sound into the building. Also on level 2 is a garden terrace facing the wooded hillside behind the site. The two natural landscapes are brought together visually through a porous lounge at the courtyard level and a rooftop sanctuary and greenhouse.

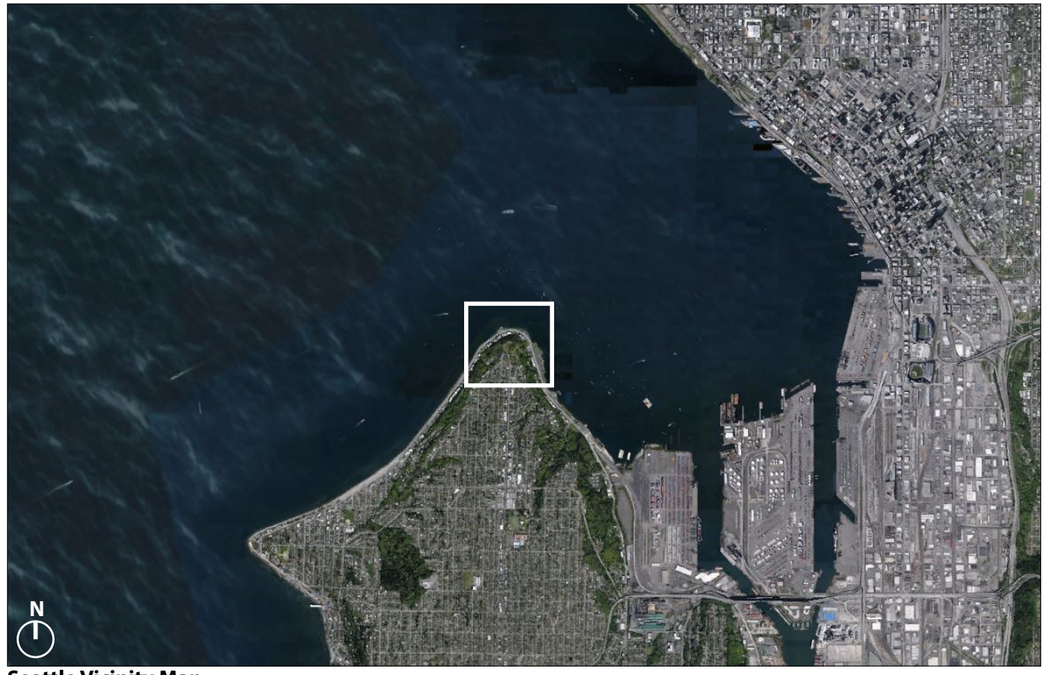
PROPOSAL INFORMATION

- 42 Residential Units (Approx.)
- Six stories including five levels of residences over a ground floor of lobby space, utility areas, parking and additional residences
- 64 parking stalls for residents at the ground floor level and in a below grade garage (Approx.)

NOTABLE FEATURES

- Generous amenity spaces for residents
    - Generous street level lobby connecting to two elevator cores
    - Level 2 community living room, garden terrace, infinity pool and pool deck
    - Rooftop sanctuary and greenhouse
    - Fitness Center
- Landscaped entries to level 1 units
- Solar panel array on the rooftop (future)
- Ample bike and recreation equipment storage for residents

CONTEXT ANALYSIS



Seattle Vicinity Map

Alki Ave SW Vicinity Aerial

Duwamish Head Vicinity Map

SITE ORIENTATION

The project is located in the Alki neighborhood of West Seattle, at the Western side of Duwamish Head. The site is comprised of five parcels along Alki Avenue SW that face Puget Sound. One mile to the Southwest is Alki Beach and three miles to the East is the West Seattle Bridge. Behind the site parcels rises a steep hillside with residential neighborhoods above, though there is no direct access from the site itself or within close proximity. Alki Avenue curves along the front of the site, creating a slightly wedge-shaped parcel.

SITE DESCRIPTION

The project site is 1250-1262 Alki Avenue SW, five parcels along Alki as well as two hillside parcels to the South that are not part of the project scope. The streetfront parcels are currently occupied by five single family structures and the hillside is densely vegetated with no existing development and none proposed in this project.

Nearby development consists of a mixture of midrise multifamily residential buildings as well as single family homes.

Alki Avenue at this location is a two-lane thoroughfare with some parallel street parking between driveways and curb cuts. Across the street from the site and all along Alki is the Alki Trail, a pedestrian and bike trail running from Alki Beach to the Southwest all the way to the Alki Bridge Trail, to the East.

Seacrest Park and the Don Armeni Boat Ramp are within one mile of the site to the East along Alki. Alki Beach Park is located approximately one mile to the Southwest. A pedestrian and bike ferry providing a connection to central downtown is a 3/4 mile walk from the site. The 37 and 775 Bus lines provide transit connections within the area, and a bus stop is located across Alki from the site one parcel to the Northeast.

CONTEXT ANALYSIS: LOCAL AREA MAP / DEVELOPMENT PATTERNS

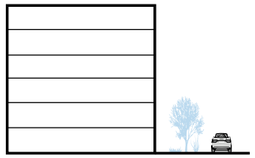
The majority of development in the local nine-block area along Alki is 5-6 story midrise residential, which is what is proposed for this project. Common development patterns of the other developments of similar scale have been documented and analyzed to inform project massing and design decisions. Some of the most common patterns are highlighted below:

MIDRISE RESIDENTIAL FLOORS OVER A GROUND FLOOR OF PARKING / SUPPORT

The majority of structures in the local area are midrise residential blocks, with four or five levels of residential units over a ground floor used for entry, service and parking. Many projects include below grade parking underneath this level, with access from curb cuts along Alki Avenue.

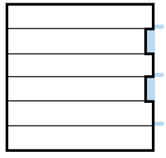
STREETSCAPE RELATIONSHIPS

Existing development is set back from the street with a lane of parallel parking, a planting strip, a public sidewalk, and additional building landscaping that acts as a buffer between public and private space. Entries typically face Alki but sometimes are separated by low walls or plantings.



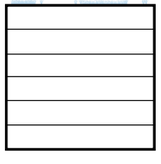
A COMBINATION OF PROJECTING AND INSET BALCONIES

Balconies are prevalent in the area to allow residents access to the unique views and fresh air of the site. Both projecting and inset balconies are used, often a mix within the same building, to create facade modulation and texture through shadow and voids within the overall form.



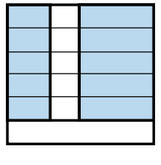
OCCUPIED ROOFTOPS

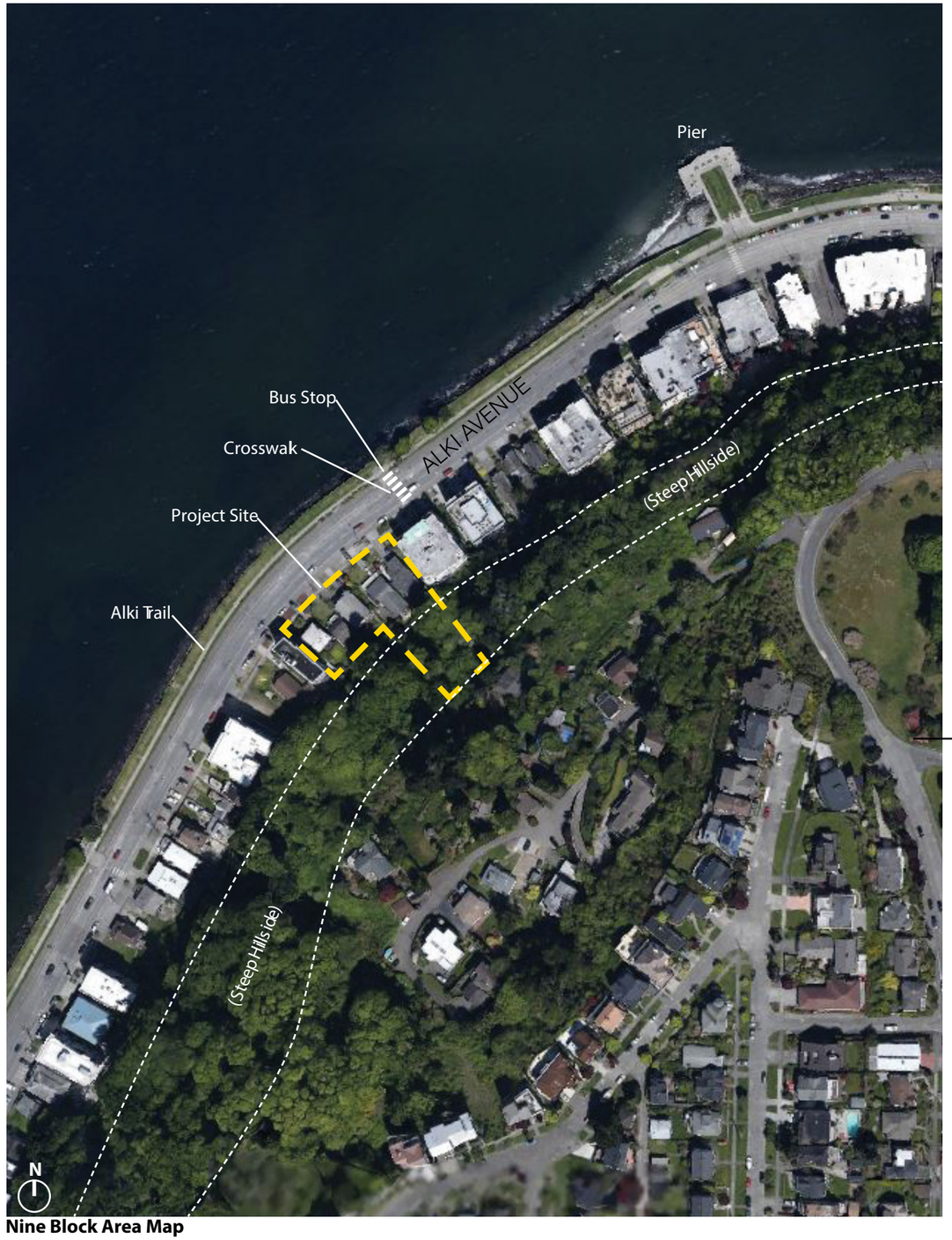
Several nearby properties also feature occupiable roof decks to let residents enjoy panoramic views of the Sound. The roof decks typically include hardscape elements such as pavers, several seating groups and plantings or landscaping for privacy and protection from wind.



OVERALL MASSING BROKEN INTO SMALLER SECTIONS

The midrise blocks are subdivided into smaller forms by variations in building fenestration and by pushing out or recessing the exterior walls within a vertical zone to create aligned balconies. This subdivision of the facade results in a facade that feels less monolithic and more human-scaled.





Nine Block Area Map

AERIAL VIEW OF ALKI AVE SW ALONG NINE BLOCK AREA

Crosswalk + Bust Stop

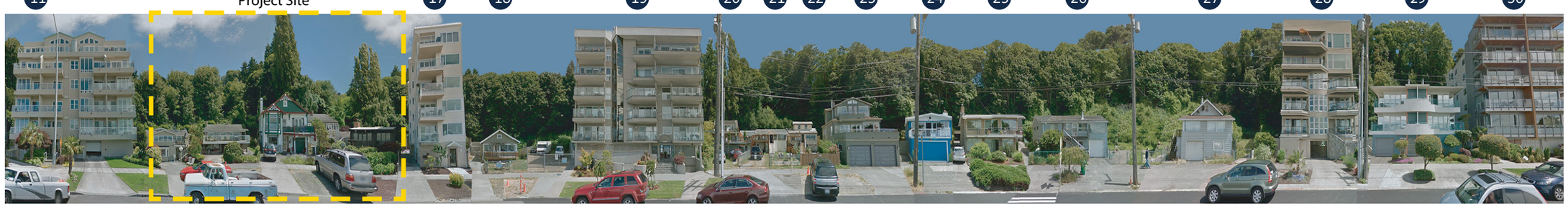
Alki Trail

1 1140 (Alki Ave SW) | 2 1150 | 3 1158 | 4 1170 | 5 1200 | 6 1210 | 7 1216 | 8 1218 | 9 1222 | 10 1226 | 11 1238 | Project Site | 17 1266

11'-7"

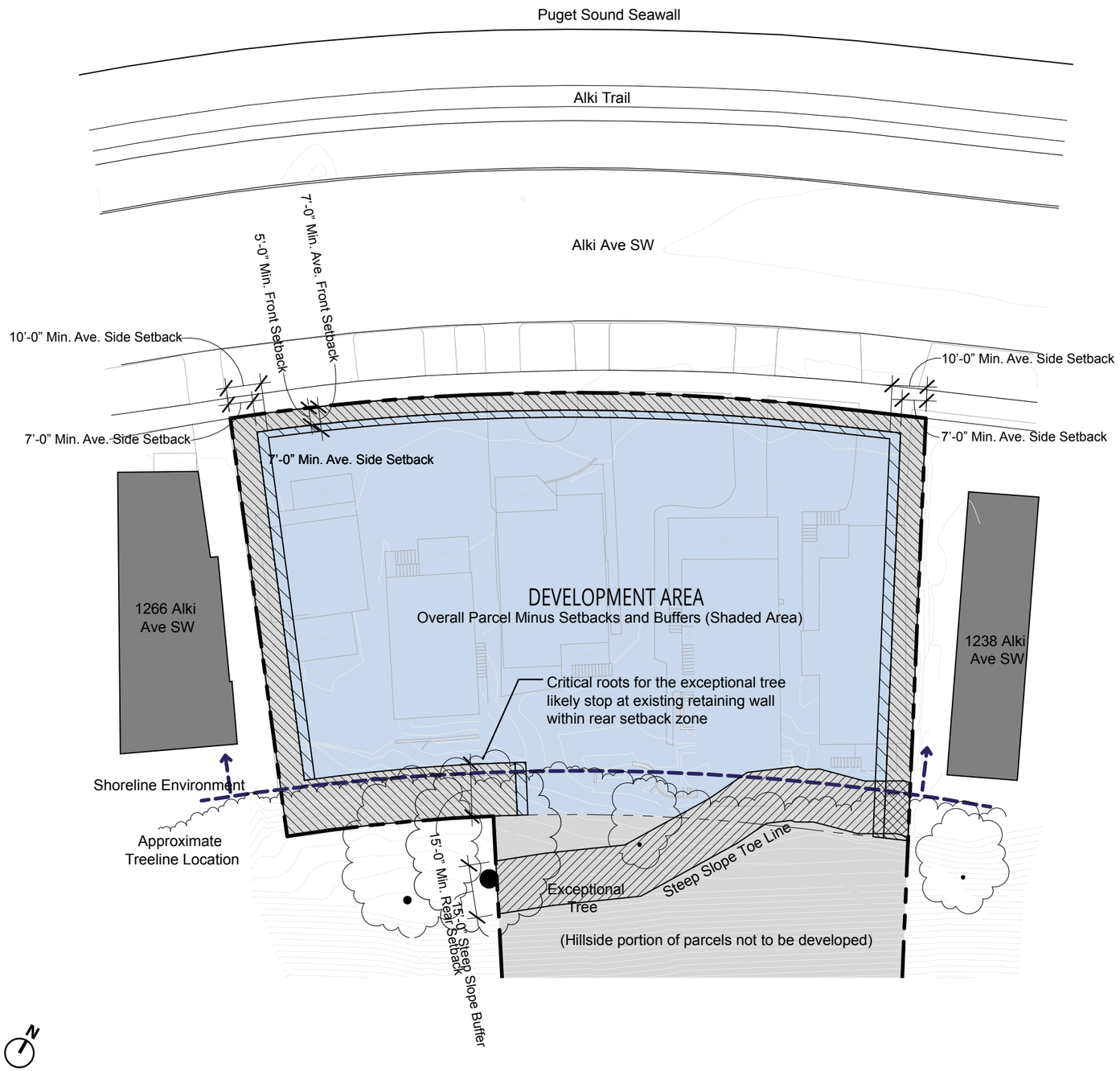
Streetscape Along Alki Ave to the East of the Site

11 1238 | Project Site | 17 1266 | 18 1270 | 19 1300 | 20 1304 | 21 1308 | 22 1310 | 23 1314 | 24 1318 | 25 1320-22 | 26 1324 | 27 1330 | 28 1338 | 29 1344 | 30 1350



Streetscape Along Alki Ave to the West of the Site

SITE SETBACKS AND ZONING



BASE ZONING: MR (MIDRISE RESIDENTIAL):
Residential use permitted outright per SMC 23.45.504, Table A

ZONING OVERLAYS PRESENT:
UR (Urban Residential) Shoreline Jurisdiction
Alki Parking Overlay (AL)

ENVIRONMENTALLY CRITICAL AREA OVERLAYS PRESENT:
40% Steep Slope
Archaeological Buffer
Liquefaction Zone
Potential Slide Area

OVERALL SITE AREA: 0.518 Acres / 22,553sf (MR-zoned portion being developed)

FLOOR AREA RATIO (FAR): 3.2 base allowed
Allowable floor area: 72,169sf base allowed

MAX HEIGHT: 61'-6"
60'-0" Base for MR zones, capped by UR Shoreline Environmental Overlay, 23.60A.572
1'-6" Additional allowable for roof insulation exceeding code minimum, per 23.60A.572.C.2

SETBACKS: Per SMC 23.45.518, Table B
Front Setback: 5' Minimum, 7' Average
Side Setback, < 42' in height: 5' Minimum, 7' Average
Side Setback, > 42' in height: 7' Minimum, 10' Average
Rear Setback: 15' Minimum

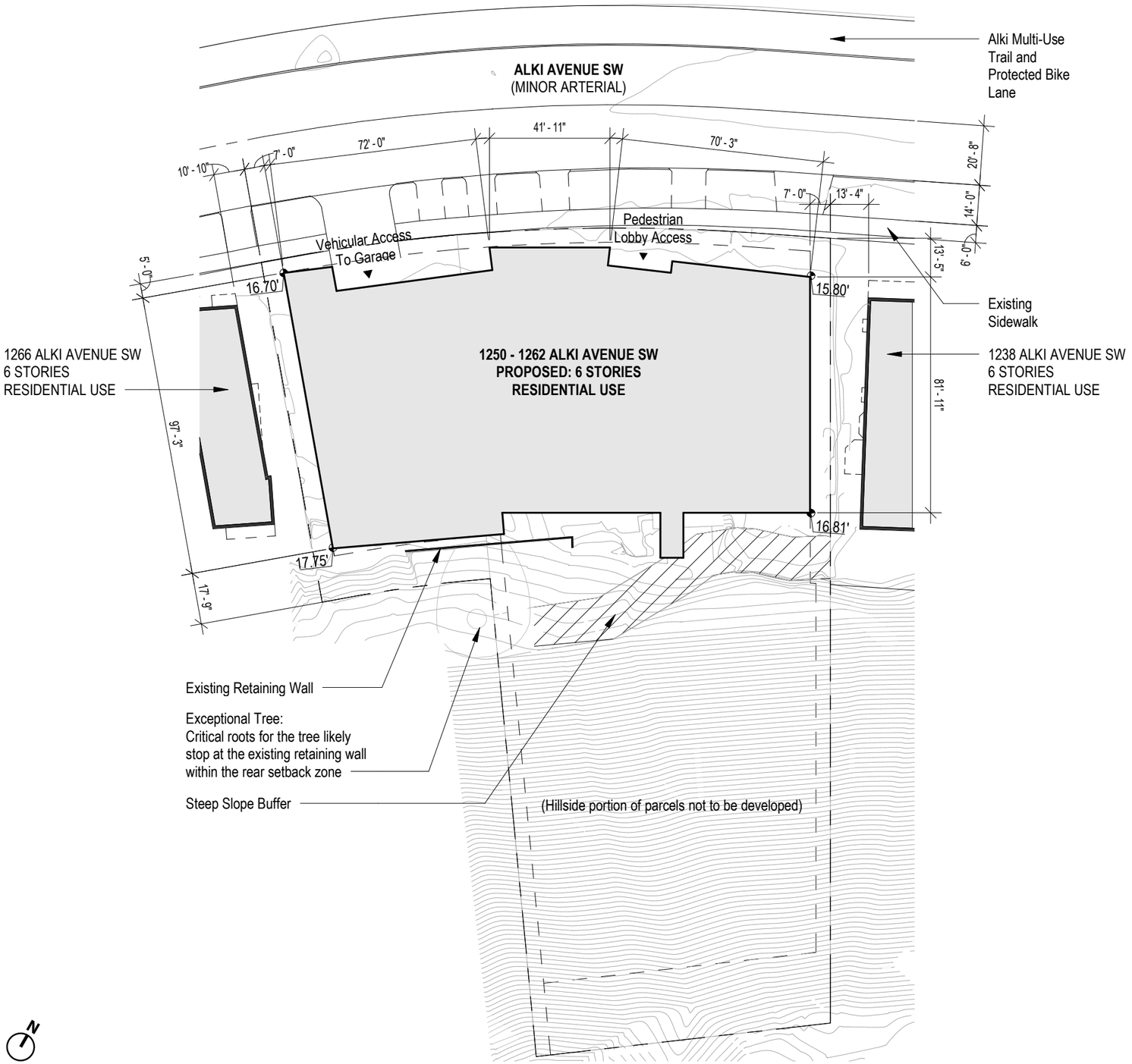
MAXIMUM BUILDING DIMENSIONS: Per SMC 23.45.528
Structure Depth: 90'-0" - 75% of 120' Lot Depth
Structure Width: 150'-0"

PARKING REQUIRED: 1.5 Spaces per dwelling unit
Per Part 0, Table B for 23.54.015, Alki Parking Overlay

BICYCLE PARKING:
1 Space per 4 Dwelling Units for Long Term use, per SMC 23.54.015, Table D

EXCEPTIONAL TREES:
One tree has been identified as exceptional. According to the arborist's report, "...due to the existence of an older retaining wall, structural and critical feeder roots are unlikely to be growing under the wall, thus protecting the soils within the drip line of the tree up to the retaining wall is likely to be sufficient to protect the tree during construction."

SITE PLAN



LEGAL DESCRIPTION

LOTS 5, 6 AND 7, BLOCK 2, KING ADDITION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 40 OF PLATS, PAGE 47, RECORDS OF KING COUNTY, WA.

TOGETHER WITH THAT PORTION OF A TRACT OF LAND DESIGNATED "RESERVATION" IN FIRST PLAT OF WEST SEATTLE BY THE WEST SEATTLE LAND IMPROVEMENT COMPANY, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 3 OF PLATS, PAGE 2, RECORDS OF KING COUNTY, WASHINGTON, LYING SOUTHEASTERLY OF THE SOUTHEASTERLY LINE OF BLOCK 2 IN KING ADDITION, AS PER PLAT RECORDED IN VOLUME 40 OF PLATS, PAGE 47, RECORDS OF SAID COUNTY, AND BETWEEN THE SOUTHEASTERLY Y PRODUCTIONS OF THE NORTHEASTERLY AND SOUTHWESTERLY LINES OF LOT 6 IN BLOCK 2 OF SAID KING ADDITION, AND NORTHWESTERLY OF A LINE BEARING N 43°13'22" WEST 91.64 FT. FROM THE MOST WESTERLY CORNER OF LOT 28 IN BLOCK 1 OF SAID FIRST PLAT OF WEST SEATTLE BY THE WEST SEATTLE LAND IMPROVEMENT COMPANY

AND ALSO TOGETHER WITH THAT PORTION OF A TRACT OF LAND DESIGNATED "RESERVATION"IN FIRST PLAT OF WEST SEATTLE BY THE WEST SEATTLE LAND AND IMPROVEMENT COMPANY, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 3 OF PLATS, PAGE 2, IN KING COUNTY, WASHINGTON, LYING SOUTHEASTERLY OF THE SOUTHEASTERLY LINE OF BLOCK 2, KING ADDITION, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 40 OF PLATS, PAGE 47, IN KING COUNTY, WASHINGTON, AND BETWEEN THE SOUTHEASTERLY PRODUCTIONS OF THE NORTHEASTERLY AND SOUTHWESTERLY LINES OF LOT 7, BLOCK 2, OF SAID KING ADDITION, AND NORTHWESTERLY OF A LINE BEARING N 43"13'22"E FROM A POINT, WHICH IS N 42"09'48" W, 277.06 FT. AND N 08'25'39" W, 91.64 FT. FROM THE MOST WESTERLY CORNER OF LOT 28, BLOCK 1, OF SAID FIRST PLAT OF WEST SEATTLE BY THE WEST SEATTLE LAND AND IMPROVEMENT COMPANY.

AND ALSO TOGETHER WITH THAT PORTION OF A TRACT OF LAND DESIGNATED "RESERVATION" IN FIRST PLAT OF WEST SEATTLE BY THE WEST SEATTLE LAND AND IMPROVEMENT COMPANY, ACCORDING TO THE PLAY THEREOF RECORDED IN VOLUME 3 OF PLAYS, PAGE 2, IN KING COUNTY, WASHINGTON, LYING SOUTHEASTERLY OF THE SOUTHEASTERLY LINE OF BLOCK 2 IN KING ADDITION, ACCORDING TO THE PLAY THEREOF RECORDED IN VOLUME 40 OF PLATS, PAGE 47, IN KING COUNTY, WASHINGTON., AND BETWEEN THE SOUTHEASTERLY PRODUCTIONS OF THE NORTHEASTERLY AND SOUTHWESTERLY LINES OF LOT 5 IN BLOCK 2 OF SAID KING ADDITION, AND NORTHWESTERLY OF A LINE BEARING N 43"13'22" E FROM A POINT, WHICH IS N 42'09'48" W, 277.06 FT. AND NO 08'25'39" W, 91.64 FT. FROM THE MOST WESTERLY CORNER OF LOT 28 IN BLOCK 1 OF SAID FIRST PLAT OF WEST SEATTLE BY THE WEST SEATTLE LAND AND IMPROVEMENT COMPANY.

RESPONSE TO PRIORITY GUIDELINES

CS1 - NATURAL SYSTEMS AND SITE FEATURES

USE NATURAL SYSTEMS/FEATURES OF THE SITE AND ITS SURROUNDINGS AS A STARTING POINT FOR PROJECT DESIGN

- B. SUNLIGHT AND NATURAL VENTILATION

1. Sun and Wind: Take advantage of solar exposure and natural ventilation available onsite where possible. Use local wind patterns and solar gain as a means of reducing the need for mechanical ventilation and heating where possible.

The hillside protects the building from colder winds coming from the south in winter and the building is able to take advantage of summer winds from the north. The central recess allows access to increased natural ventilation from two sides and provides the ability to provide more daylighting to the interior.

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 the site.

The central recess increases the amount of exterior wall available for daylighting so that more units will receive daylighting from two sides. The splay in the building massing opens up the recess to increase those effects. The hillside and existing development already shade adjacent sites for much of the year.

- C. TOPOGRAPHY

1. Land Form: Use the natural topography and/or other desirable land forms or features to inform the project design.

The steep, vegetated hillside is highlighted as a significant site feature through a transparent two-story space at level 2, visually connecting the waterfront and the inland terrain. The massing of the building is oriented to align with the curving seawall.

2. Elevation Changes: Use the existing site topography when locating structures and open spaces on the site. Consider "stepping up or down" hillsides to accommodate significant changes in elevation.

The portion of the site being developed is mostly flat. The steep hillside will remain undeveloped, with the exception of one stairway connecting levels P1-2. The remainder of the hillside-facing structure is pulled away from the hill to allow for more access to light and air. The ground floor is on grade to reinforce a connection to the street realm.

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

- B. ADJACENT SITES, STREETS, AND OPEN SPACES

2. Connection to the Street: Identify opportunities for the project to make a strong connection to the street and carefully consider how the building will interact with the public realm. Consider the qualities and character of the streetscape—its physical features (sidewalk, parking, landscape strip, street trees, travel lanes, and other amenities) and its function (major retail street or quieter residential street)—in siting and designing the building.

The articulation of the building features clear indicators of lobby and garage entries. The level 2 infinity pool will add a level of intrigue from the sidewalk, and beyond that the transparency of the two-story lounge space offers a clear view from Alki Trail to the often-blocked hillside at the rear of the site.

- D. HEIGHT, BULK, AND SCALE

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. Note that existing buildings may or may not reflect the density allowed by zoning or anticipated by applicable policies.

The building mass responds to many existing patterns found in nearby midrise development. The ground level is differentiated from floors above, a horizontal expression is created with wide, continuous balconies, the facade is modulated to subdivide the mass, and the rooftop is accessible to residents. The project is the same height as other midrise development in the area. The mass is broken down into two smaller facades that directly relate in width and proportion to neighboring properties to continue an established rhythm of form.

2. Existing Site Features: Use changes in topography, site shape, and vegetation or structures to help make a successful fit with adjacent properties; for example siting the greatest mass of the building on the lower part of the site or using an existing stand of trees to buffer building height from a smaller neighboring building.

The central recess visually connects to the hillside beyond through a transparent two-story space on level 2. The recess also symbolically connects to the waterfront by way of the infinity pool focal point.

4. Massing Choices: Strive for a successful transition between zones where a project abuts a less intense zone. In some areas, the best approach may be to lower the building height, break up the mass of the building and/or match the scale of adjacent properties in building detailing. It may be appropriate in other areas to differ from the scale of adjacent buildings but preserve natural systems or existing features, enable better solar exposure or site orientation, and/or make for interesting urban form.

The single-family zoning is located far above the property at the top of the hillside, with no direct or visual connection between them. The portion of our parcel that is zoned SF is steep and densely vegetated and is not being developed.

CS2 - URBAN PATTERN AND FORM

- D. HEIGHT, BULK, AND SCALE (Continued)

5. Respect for Adjacent Sites: Respect adjacent properties with design and site planning to minimize disrupting the privacy and outdoor activities of residents in adjacent buildings.

The main entrance to the building is located near the center of the building, away from adjacent properties. Similarly, the active areas of the rooftop are located near the center, and plantings and screening is provided around the roof perimeter to reduce sound transmission between buildings and respect privacy. Exterior egress stairs and balconies are housed at the rear of the building, hidden from the sightlines of neighboring sites.

PL3 - STREET-LEVEL INTERACTION

ENCOURAGE HUMAN INTERACTION AND ACTIVITY AT THE STREET-LEVEL WITH CLEAR CONNECTIONS TO BUILDING ENTRIES AND EDGES

- A. ENTRIES

1. Design Objectives: Design primary entries to be obvious, identifiable, and distinctive with clear lines of sight and lobbies visually connected to the street. Scale and detail them to function well for their anticipated use and also to fit with the building of which they are a part, differentiating residential and commercial entries with design features and amenities specific to each.

c. Common entries to multi-story buildings need to provide privacy and security for residents but also be welcoming and identifiable to visitors. Design features emphasizing the entry as a semi-private space are recommended and may be accomplished through signage, low walls and/or landscaping, a recessed entry area, and other detailing that signals a break from the public sidewalk.

The main entrance to the building is clearly identifiable with an additional setback in the massing and an architectural canopy. Landscaping is used to screen street-level residential entries.

2. Ensemble of Elements: Design the entry as a collection of coordinated elements including the door(s), overhead features, ground surface, landscaping, lighting, and other features. Consider a range of elements such as:

a. overhead shelter: canopies, porches, building extensions;
b. transitional spaces: stoops, courtyards, stairways, portals, arcades, pocket gardens, decks;
c. ground surface: seating walls, special paving, landscaping, trees, lighting;
d. building surface/interface: privacy screens, upward-operating shades on windows, signage, lighting.

The building entries will be highlighted through the use of canopies and overhangs for weather protection, scaled signage, and attractive landscaping and ground cover, among other features.

- B. RESIDENTIAL EDGES

1. Security and Privacy: Provide security and privacy for residential buildings through the use of a buffer or semi-private space between the development and the street or neighboring buildings. Consider design approaches such as elevating the main floor, providing a setback from the sidewalk, and/or landscaping to indicate the transition from one type of space to another.

A number of landscaping features will provide a buffer of space between the street and the new building. Low privacy walls between the sidewalk and the ground floor residential units will reinforce this separation.

PL4 - ACTIVE TRANSPORTATION

INCORPORATE DESIGN FEATURES THAT FACILITATE ACTIVE FORMS OF TRANSPORTATION SUCH AS WALKING, BICYCLING, AND USE OF TRANSIT

- B. PLANNING AHEAD FOR BICYCLISTS

1. Early Planning: Consider existing and future bicycle traffic to and through the site early in the process so that access and connections are integrated into the project along with other modes of travel.

Access to bike facilities for residents is easy through the lobby or garage. Ample bike parking and storage will be provided.

DC1 - PROJECT USES AND ACTIVITIES

OPTIMIZE THE ARRANGEMENT OF USES AND ACTIVITIES ON SITE

- A. ARRANGEMENT OF INTERIOR USES

3. Flexibility: Build in flexibility so the building can adapt over time to evolving needs, such as the ability to change residential space to commercial space as needed.

The building structure will be designed to be flexible and not prohibit adaptive reuse far in the future, though it is not anticipated at this time.

4. Views and Connections: Locate interior uses and activities to take advantage of views and physical connections to exterior spaces and uses, particularly activities along sidewalks, parks or other public spaces.

Common resident spaces are oriented to the central recess and the Puget Sound beyond. Units are oriented to the Sound or hillside to maximize views to nature.

- B. VEHICULAR ACCESS AND CIRCULATION

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 by:

a. using existing alleys for access or, where alley access is not feasible, choosing a location for street access that is the least visually dominant and/or which offers opportunity for shared driveway use;
b. where driveways and curb cuts are unavoidable, minimize the number and width as much as possible; and/or
c. employing a multi-sensory approach to areas of potential vehicle/pedestrian conflict such as garage exits/entrances.

Design features may include contrasting or textured pavement, warning lights and sounds, and similar safety devices.

The service and garage entry is located at the opposite end of the site from the crosswalk on Alki so that pedestrians and cyclists can move across the site to the bus stop and crosswalk without traversing the vehicular access route. One curb cut for vehicle access minimizes sidewalk disruption.

RESPONSE TO PRIORITY GUIDELINES

- C. PARKING AND SERVICE USES

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.

All parking is located within the building. The majority of parking is located below grade, while some is inside the building at grade. A deeper parking garage is not easily achievable due to a high water table.

2. Visual Impacts: Reduce the visual impacts of parking lots, parking structures, entrances, and related signs and equipment as much as possible. Consider breaking large parking lots into smaller lots, and/or provide trees, landscaping or fencing as a screen. Design at-grade parking structures so that they are architecturally compatible with the rest of the building and streetscape.

One entry for vehicle access and service use minimizes signage, equipment, and other obstructions from the public view.

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. Where service facilities abut pedestrian areas or the perimeter of the property, maintain an attractive edge through screening, plantings, or other design treatments.

Trash receptacles are located in the parking garage away from public view in a visually screened holding area.

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

- A. MASSING

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. In addition, special situations such as very large sites, unusually shaped sites, or sites with varied topography may require particular attention to where and how building massing is arranged as they can accentuate mass and height.

The building is splayed to follow the curve of Alki Avenue and the site. This creates two distinct facades, both of which align to the curving street and match the alignment of neighboring buildings, reinforcing the existing streetscape patterns. Interior uses are oriented to the recess between the two masses and to the street to connect to the exterior spaces and the water.

2. Reducing Perceived Mass: Use secondary architectural elements to reduce the perceived mass of larger projects. Consider creating recesses or indentations in the building envelope; adding balconies, bay windows, porches, canopies or other elements; and/or highlighting building entries.

The building mass is broken down into smaller volumes by the recess opening. The resulting forms are informed by the scale and proportion of the adjacent buildings. Deep, wide balconies also help to modulate the two distinct facades, and a high degree of transparency and permeation gives the building an open, airy feel.

- B. ARCHITECTURAL AND FACADE COMPOSITION

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 through the placement and detailing of all elements, including bays, fenestration, and materials, and any patterns created by their arrangement. On sites that abut an alley, design the alley facade and its connection to the street carefully. At a minimum, consider wrapping the treatment of the street-facing facade around the alley corner of the building.

The articulation of the building facade takes cues from other architectural features prevalent in the neighborhood, including a decidedly horizontal expression, wide balconies, and a high amount of transparency. Clear design cues identify the lobby entry and the garage entry and clearly distinguish public and private spaces. Inset balconies at the sides of the building add complexity to those facades, and at the rear of the building, exterior stairs and balconies surround a lush deck garden on level 2. Additional balconies facing the hillside add interest to that facade. The roof will be designed as a calm, natural space with native plantings and natural materials.

- C. SECONDARY ARCHITECTURAL FEATURES

1. Visual Depth and Interest: Add depth to facades where appropriate by incorporating balconies, canopies, awnings, decks, or other secondary elements into the facade 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). Detailing may include features such as distinctive door and window hardware, projecting window sills, ornamental tile or metal, and other high-quality surface materials and finishes.

Setbacks created through massing articulation add visual depth and interest to the building facade and Alki streetscape. Protruding balconies add another layer of visual depth. The deep central recess and transparent space beyond create a relief from the wall of midrise buildings that exists along Alki Avenue.

2. Dual Purpose Elements: Consider architectural features that can be dual purpose—adding depth, texture, and scale as well as serving other project functions. Examples include shading devices and windows that add rhythm and depth as well as contribute toward energy efficiency and/or savings or canopies that provide street-level scale and detail while also offering weather protection. Where these elements are prominent design features, the quality of the materials is critical.

Deep, wide balconies provide shading for the units while also providing open, airy spaces for residents. An expansive greenroof helps to protect the building from solar gain in the summer and slows the infiltration of rainwater to municipal stormwater sewers while also providing a calm, natural oasis for residents to use year-round.

3. Fit With Neighboring Buildings: Use design elements to achieve a successful fit between a building and its neighbors, such as:

a. considering aspects of neighboring buildings through architectural style, roof line, datum line detailing, fenestration, color or materials;

b. using trees and landscaping to enhance the building design and fit with the surrounding context, and/or

c. creating a well-proportioned base, middle and top to the building in locations where this might be appropriate. Consider how surrounding buildings have addressed base, middle, and top, and whether those solutions—or similar ones—might be a good fit for the project and its context.

The surrounding neighborhood along Alki Avenue informed the massing and articulation of the proposed option. The roof datum line of the project will be the same as all nearby midrise development on Alki, and the two street-facing facades are similar in width to many other midrise buildings on Alki. Wide, expansive balconies and a large amount of water-facing transparency both relate to nearby development by using a similar architectural language.

- D. SCALE AND TEXTURE

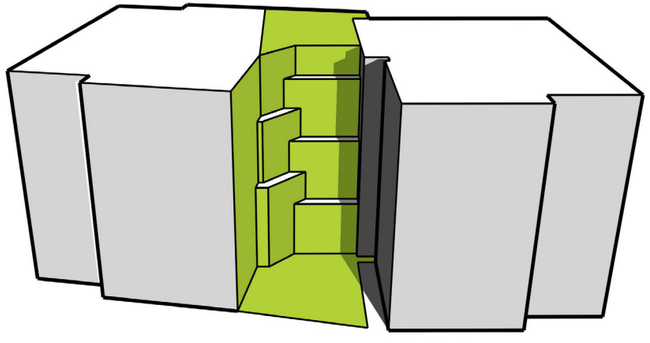
1. Human Scale: Incorporate architectural features, elements, and details that are of human scale into the building facades, entries, retaining walls, courtyards, and exterior spaces in a manner that is consistent with the overall architectural concept. Pay special attention to the first three floors of the building in order to maximize opportunities to engage the pedestrian and enable an active and vibrant street front.

The ground floor is treated different from the residential floors to create a human scale presence on the streetscape. Elements include planters, street trees, partial-height privacy walls, and canopies. Additional paving at the sidewalk on Alki Avenue encourages an active pedestrian experience.

MASSING ANALYSIS - APPROVED EDG

WIDE, SPLAYED COURTYARD MAXIMIZES DAYLIGHT

The approved option features a wide, angled and open public space supporting ground level retail. The result is a spacious interior courtyard that allows daylight to reach more units and provide a green space for the neighborhood.



Approved Massing

FACADE PROPORTIONS RELATE TO SURROUNDINGS

In the approved option, the two facades facing Alki created by the courtyard relate in shape and width to neighboring properties and are broken down into smaller facades that also relate to nearby forms. The overall mass is reduced into smaller relatable facades that help tie the project into the existing streetscape.

Alki-facing Facade Proportions Same as Adjacent Properties

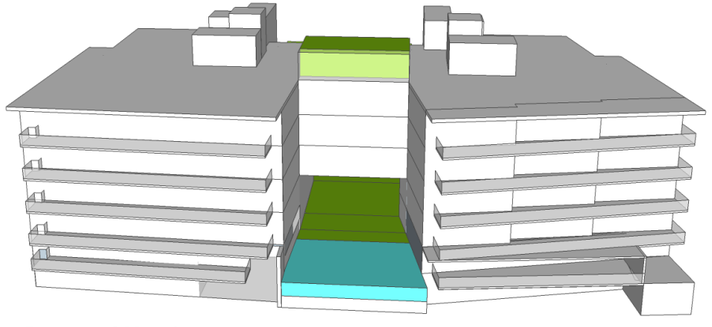
OVERALL MASSING BLENDS INTO CONTEXT AND ESTABLISHED RHYTHMS

The approved massing is identical in height to all other midrise properties along Alki and Harbor Ave, conforming to an established datum line of development. The proportions and widths of the Alki-facing facades and the side setbacks are also typical of the area, contributing to a broader rhythm along the streetfront. Broken down in scale by the deep courtyard, the overall mass fits in with other nearby structures.

Waterfront Elevation of Alki Ave

NEW PROGRAM, RETAIL ELIMINATED, COURTYARD MOVED TO LEVEL 2

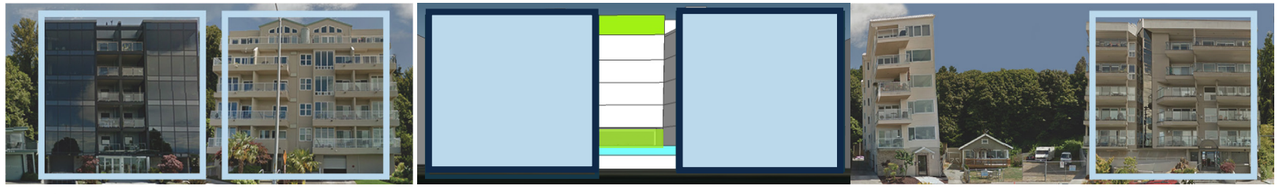
In response to the revised program and comments from the public, the retail space has been eliminated and the central courtyard has shifted to level 2. Residential amenities, including an infinity pool, a lounge, and a landscaped terrace have been added. Large balconies have also been added to all units. Having private access to the outdoors to capture the view along Alki is an important amenity to provide for residents to take full advantage of the natural beauty surrounding the site



Proposed Massing

FACADE PROPORTIONS RELATE TO SURROUNDINGS

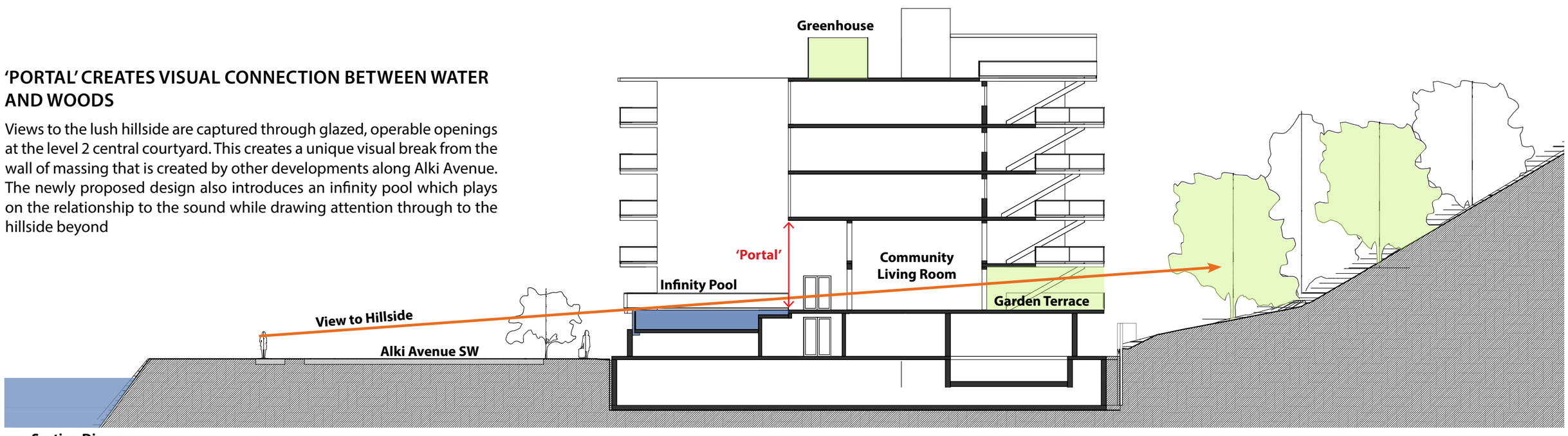
In the proposed design, the courtyard recess remains. Similar to the approved option, this breaks up the mass into parts that are relatable in scale and proportions to neighboring buildings.



Alki-facing Facade Proportions Same as Adjacent Properties

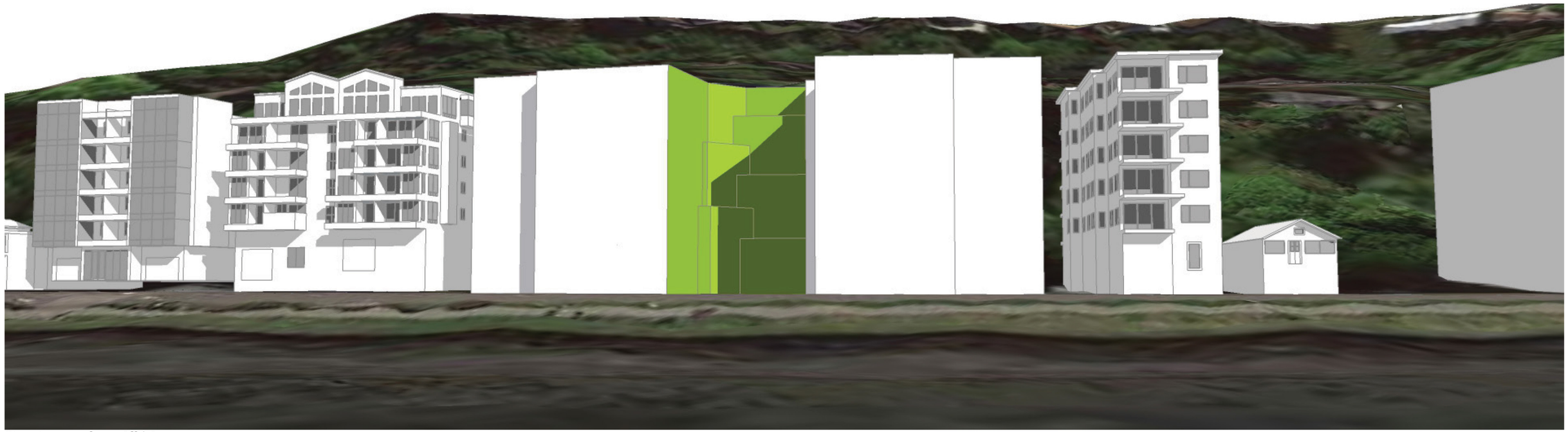
'PORTAL' CREATES VISUAL CONNECTION BETWEEN WATER AND WOODS

Views to the lush hillside are captured through glazed, operable openings at the level 2 central courtyard. This creates a unique visual break from the wall of massing that is created by other developments along Alki Avenue. The newly proposed design also introduces an infinity pool which plays on the relationship to the sound while drawing attention through to the hillside beyond



Section Diagram

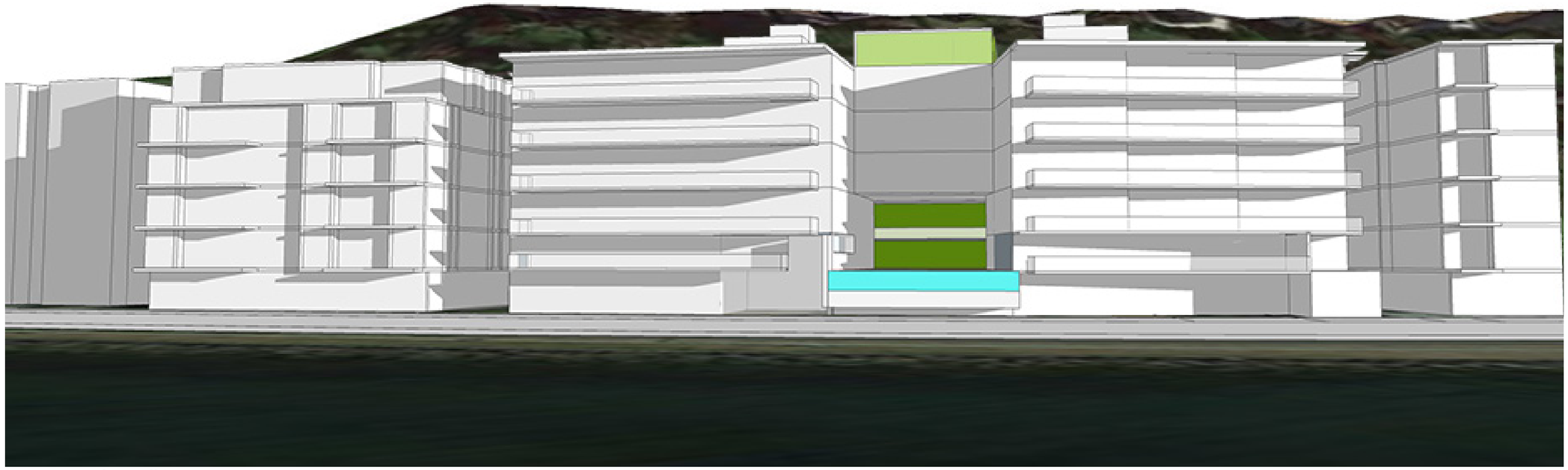
STREET PERSPECTIVES - APPROVED EDG



Streetscape along Alki Ave.

PREVIOUS PROPOSAL INFORMATION

- 78,500 SF FLOOR AREA TOTAL (DID NOT ACCOUNT FOR GROSS SQUARE FOOTAGE TOTAL)
- 100 RESIDENTIAL UNITS
- (5) 3-BR UNITS
- (20) 2-BR UNITS
- (45) 1-BR UNITS
- (30) STUDIO UNITS
- 1500 SF LIGHT RETAIL SPACE AT GROUND LEVEL
- FIVE FLOORS OF RESIDENTIAL UNITS OVER A GROUND FLOOR OF LOBBY, SUPPORT, SERVICE AND PARKING
- 150 PARKING STALLS FOR RESIDENTS AND VISITORS, IN A BELOW GRADE GARAGE
- 3 PUBLIC PARKING STALLS FOR RETAIL AND LEASING OFFICE USE (NOT REQUIRED BY CODE)
- 50+ BIKE STORAGE SPACES (25 REQUIRED BY CODE)
- LANDSCAPED PUBLIC COURTYARD WITH TERRACED SEATING AND PLANTERS
- VEGETATED OCCUPIED GREEN ROOF WITH PLANTERS, FIRE PIT AND WALKING PATHS
- EXTERIOR BALCONIES AND TERRACES AT ALKI- AND HILLSIDE-FACING UNITS



Streetscape along Alki Ave.

CURRENT PROPOSAL INFORMATION

- 72,169 SF F.A.R.; APPROXIMATELY 112,000 SF (INCLUDES ALL EXTERIOR EGRESS, BALCONIES AND UNDERGROUND PARKING

- 42 RESIDENTIAL UNITS (APPROX.)

- FIVE FLOORS OF RESIDENTIAL UNITS OVER A GROUND FLOOR OF LOBBY, SUPPORT, SERVICE, PARKING, AND ADDITIONAL RESIDENCES

- 64 PARKING STALLS (APPROX.) FOR RESIDENTS AND VISITORS AT THE GROUND FLOOR AND IN A BELOW GRADE GARAGE

- AMPLE BIKE AND RECREATION EQUIPMENT STORAGE SPACES

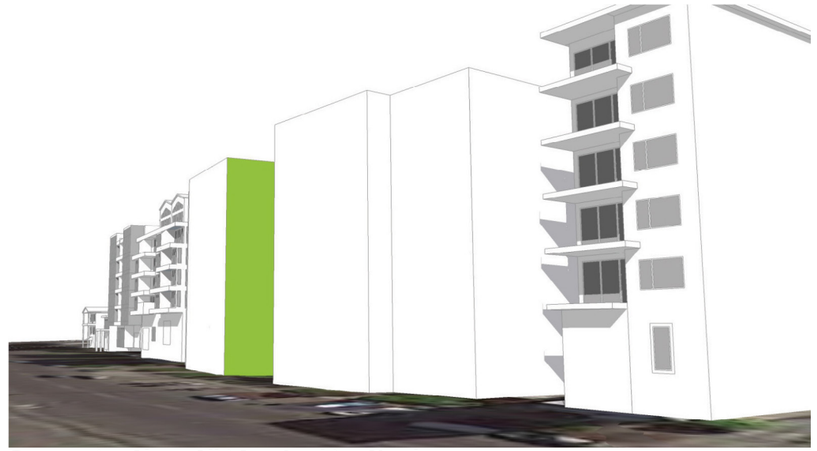
- LARGE EXTERIOR BALCONIES AND TERRACES ALONG ALKI AND HILLSIDE-FACING UNITS

- VEGETATED ROOFTOP SANCTUARY WITH PLANTERS, A GAS FIRE PIT, INTIMATE GATHERING AREAS AND A GREENHOUSE

STREET PERSPECTIVES - APPROVED EDG

Birdseye Perspective

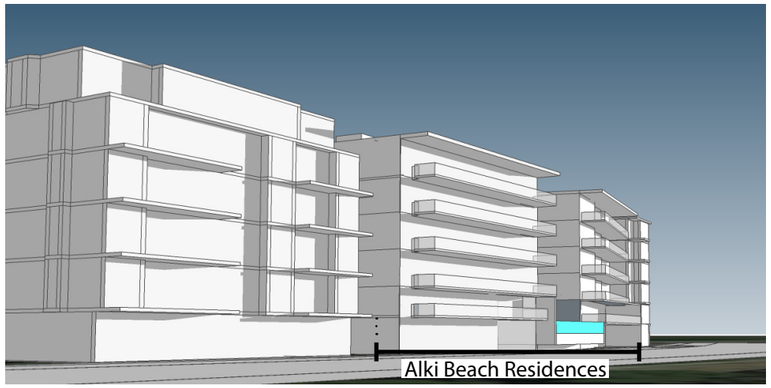
Perspective Along Alki Ave. Looking Southwest



Perspective Along Alki Ave. Looking Northeast

STREET PERSPECTIVES - CURRENT PROPOSAL

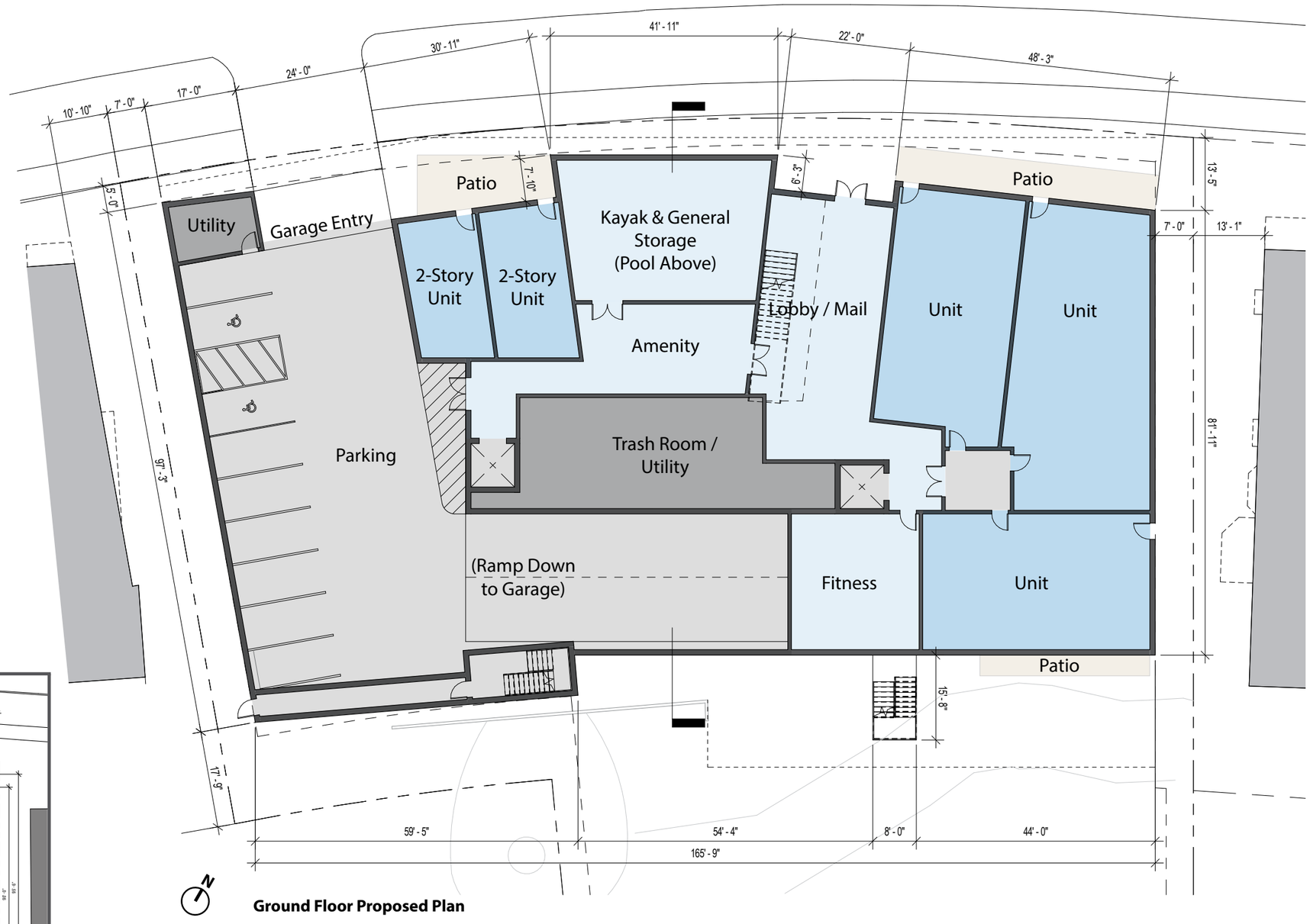
Birdseye Perspective



Perspective Along Alki Ave. Looking Southwest

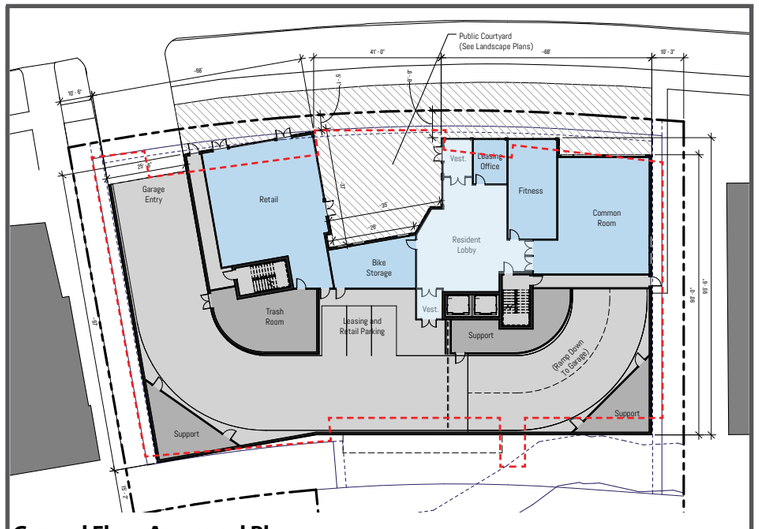
Perspective Along Alki Ave. Looking Northeast

FLOOR PLANS



Ground Floor Proposed Plan

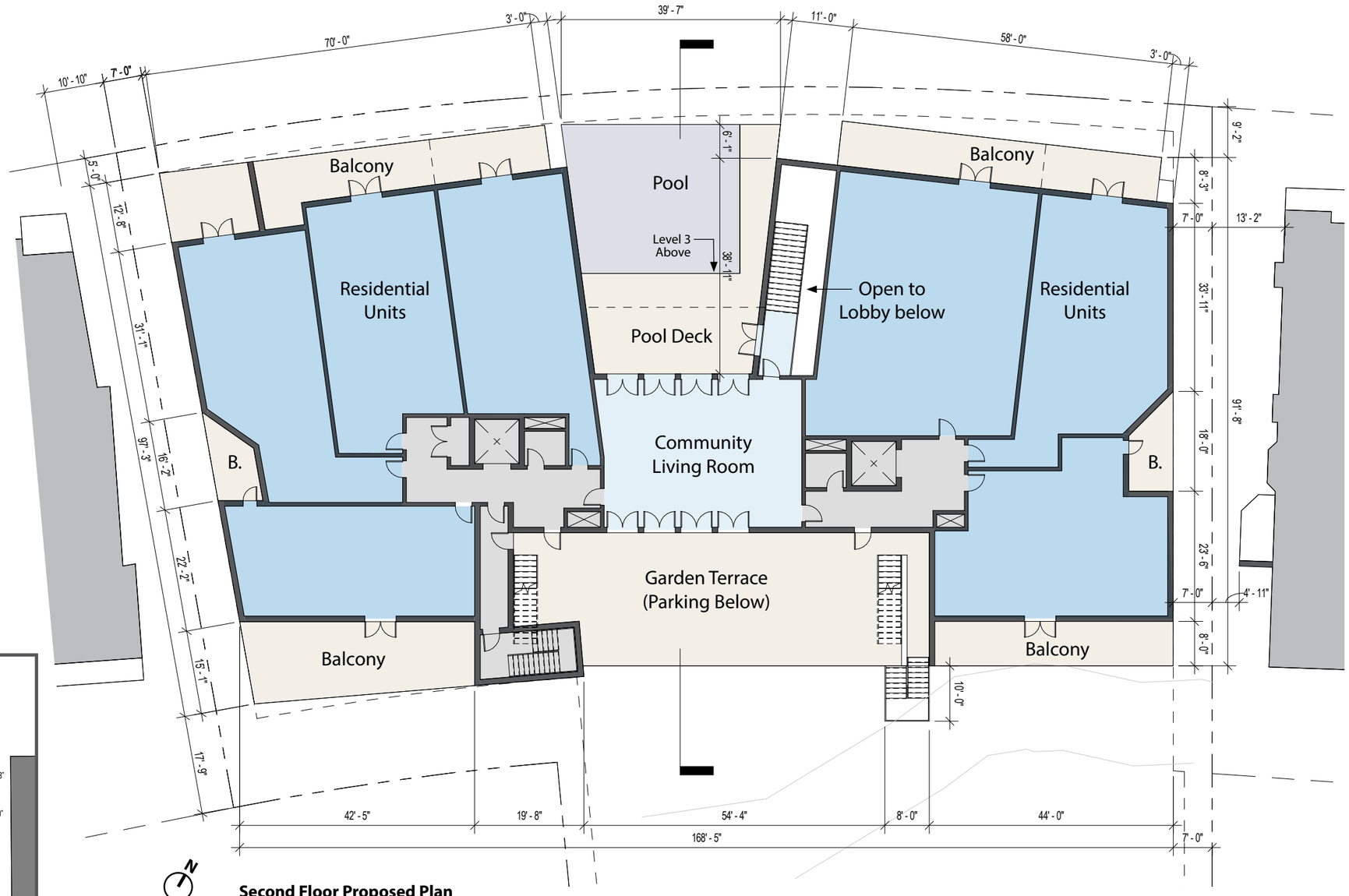
Line of Proposed Building Enclosure
(Balconies not included)



Ground Floor Approved Plan

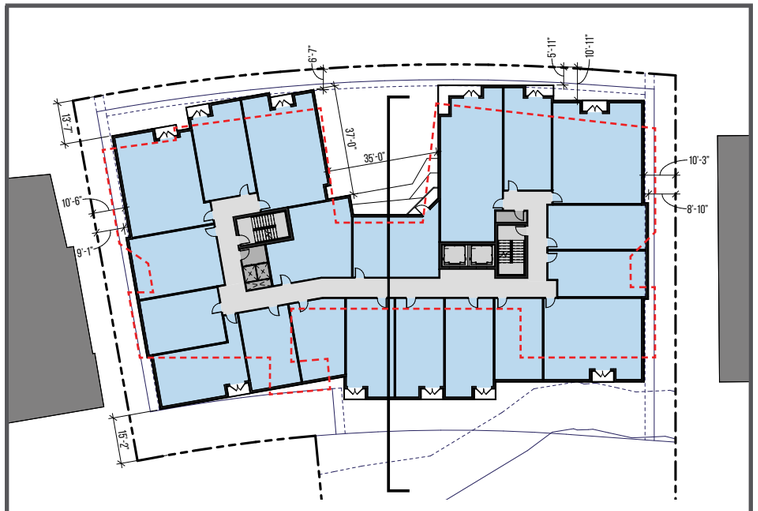
Upon further analysis of the site, zone and community, it was determined that retail use was not well suited for this site. In eliminating this program the public courtyard no longer served a useful purpose. In addition, we understand there are a number of security concerns along Alki. Pushing the level 1 facade to the street eliminates insecure areas for people to linger after hours, keeping the public realm where it is successfully established along the trail. The garage entry remains on the west side of the site while the lobby remains in a similar location. Residential units are set back from the sidewalk allowing for private landscaped entries off of Alki.

FLOOR PLANS



Second Floor Proposed Plan

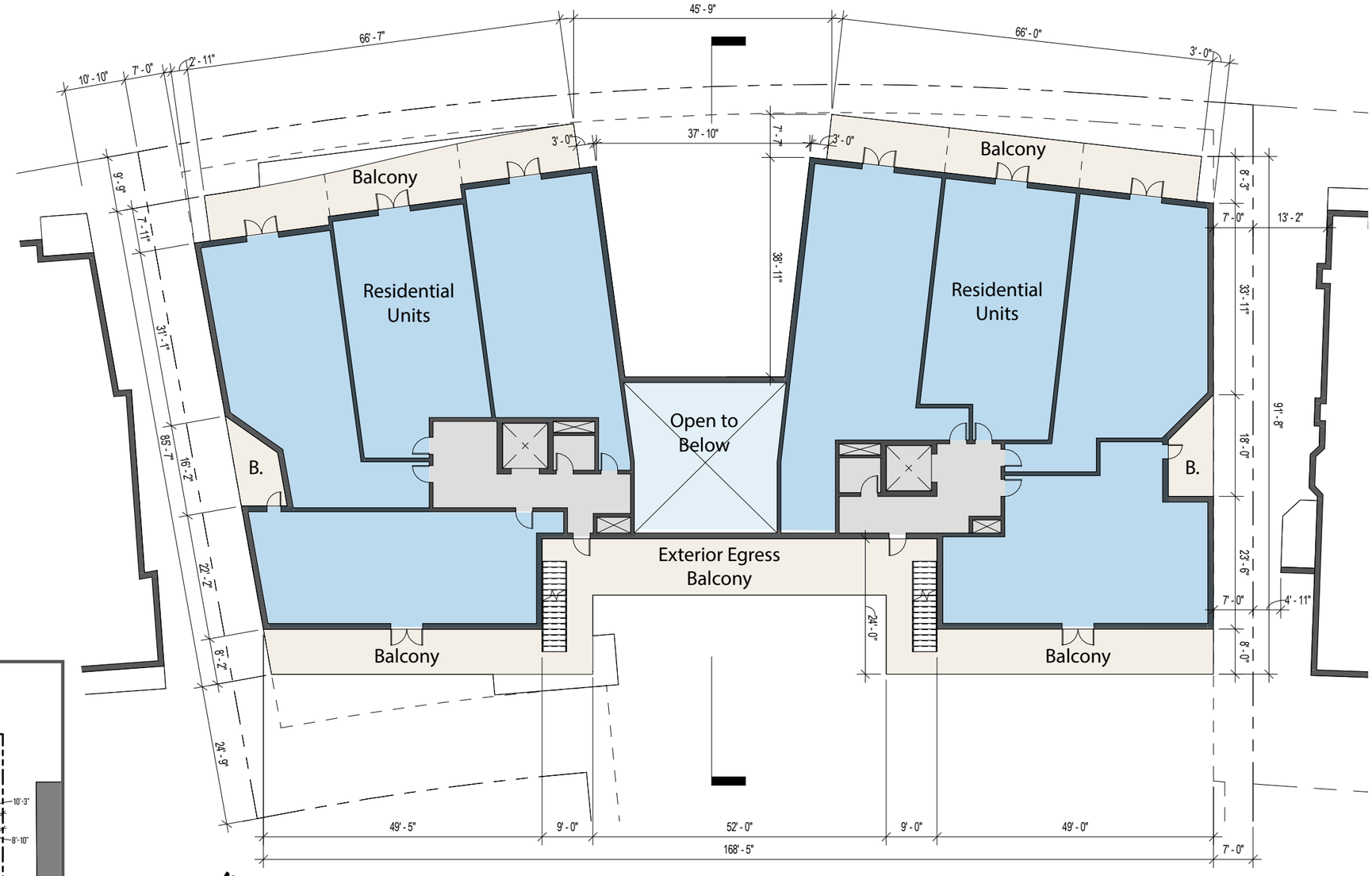
Line of Proposed Building Enclosure
(Balconies not included)



Typical Residential Floor Approved Plan

Due to a change in program the structure width has increased slightly, however the perceived mass has decreased significantly with the addition of large, open balconies and increased transparency with plans for additional fenestration at the front facade. Addition of a two-story glazed amenity space at the central spine opens up the building providing views to the lush hillside. The infinity pool creates a visual tie to the Alki waterfront while providing a natural aesthetic with constant flow of water activating the street edge. Large balconies have been added on all sides of the structure to provide private exterior sanctuaries while also breaking down the mass of the building.

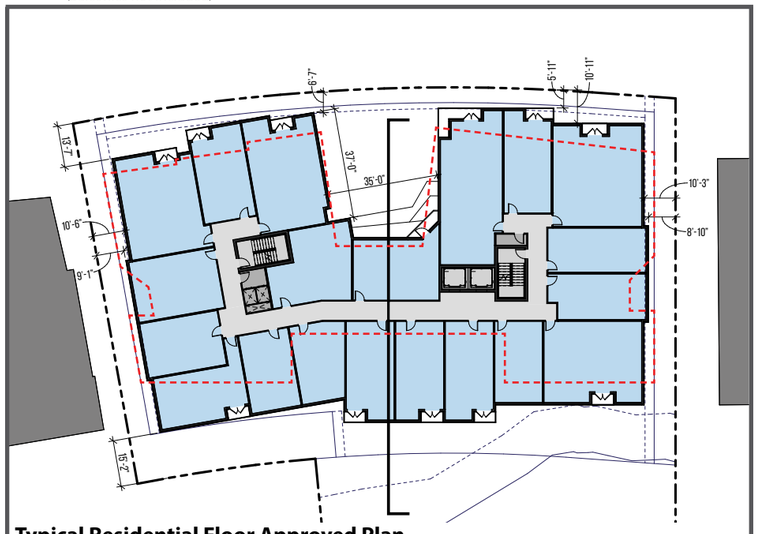
FLOOR PLANS



Third Floor Proposed Plan (Level 4 Sim.)

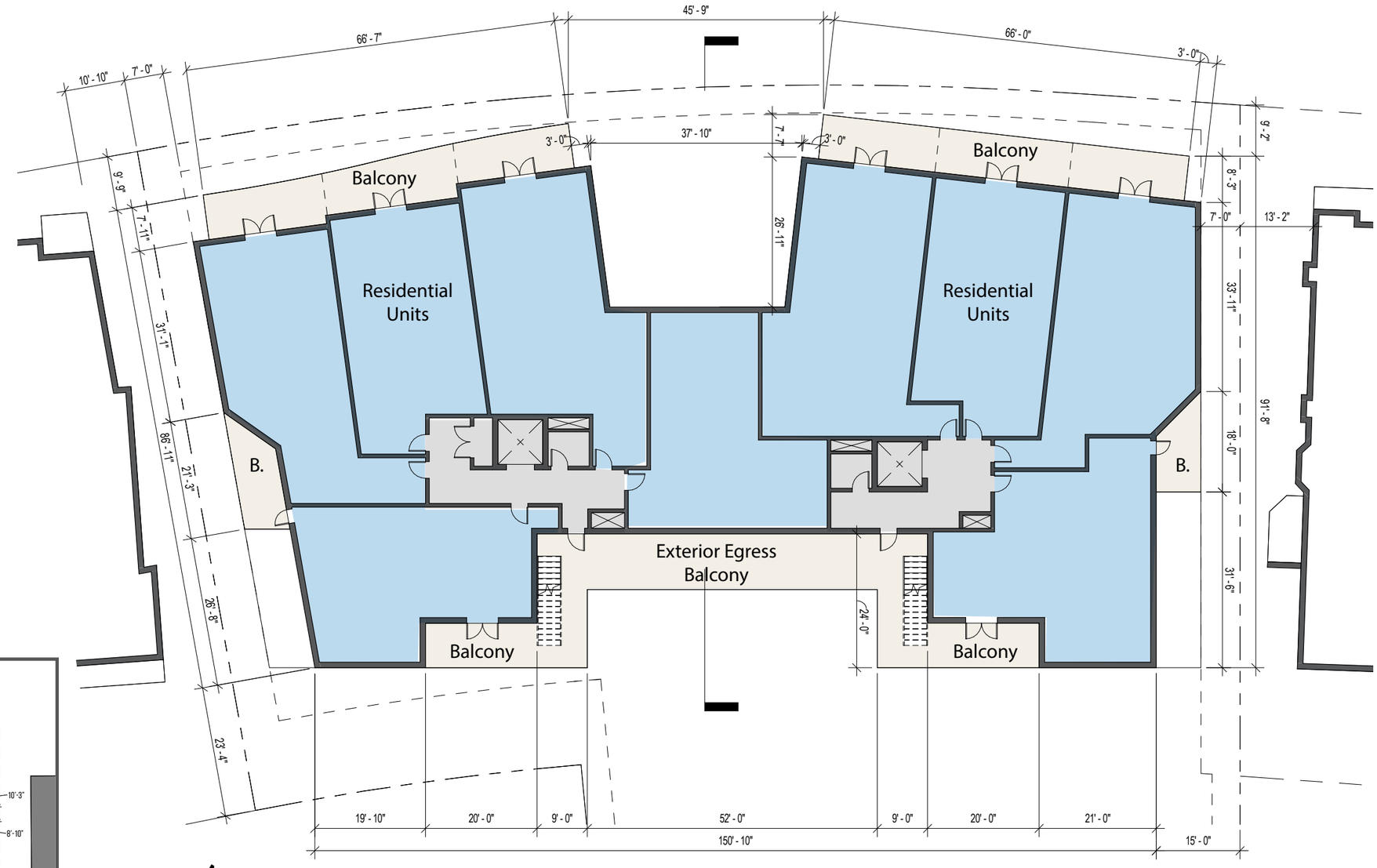
The approved design (plan to the left) surpassed the maximum FAR permitted on the site, therefore the structure was much larger than the current proposal. The front facade has been eroded away to better align with the neighboring structures while the rear facade has pulled away from the hillside to allow for better access to natural light and air.

Line of Proposed Building Enclosure
(Balconies not included)



Typical Residential Floor Approved Plan

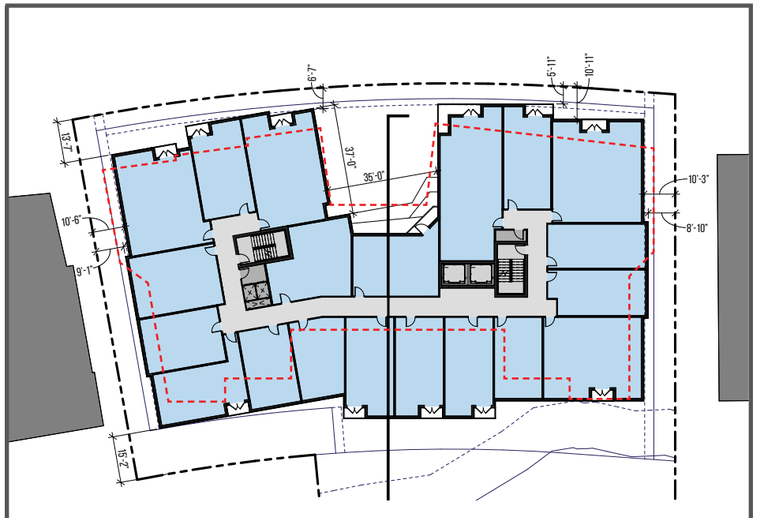
FLOOR PLANS



Fifth Floor Proposed Plan (Level 6 Sim.)

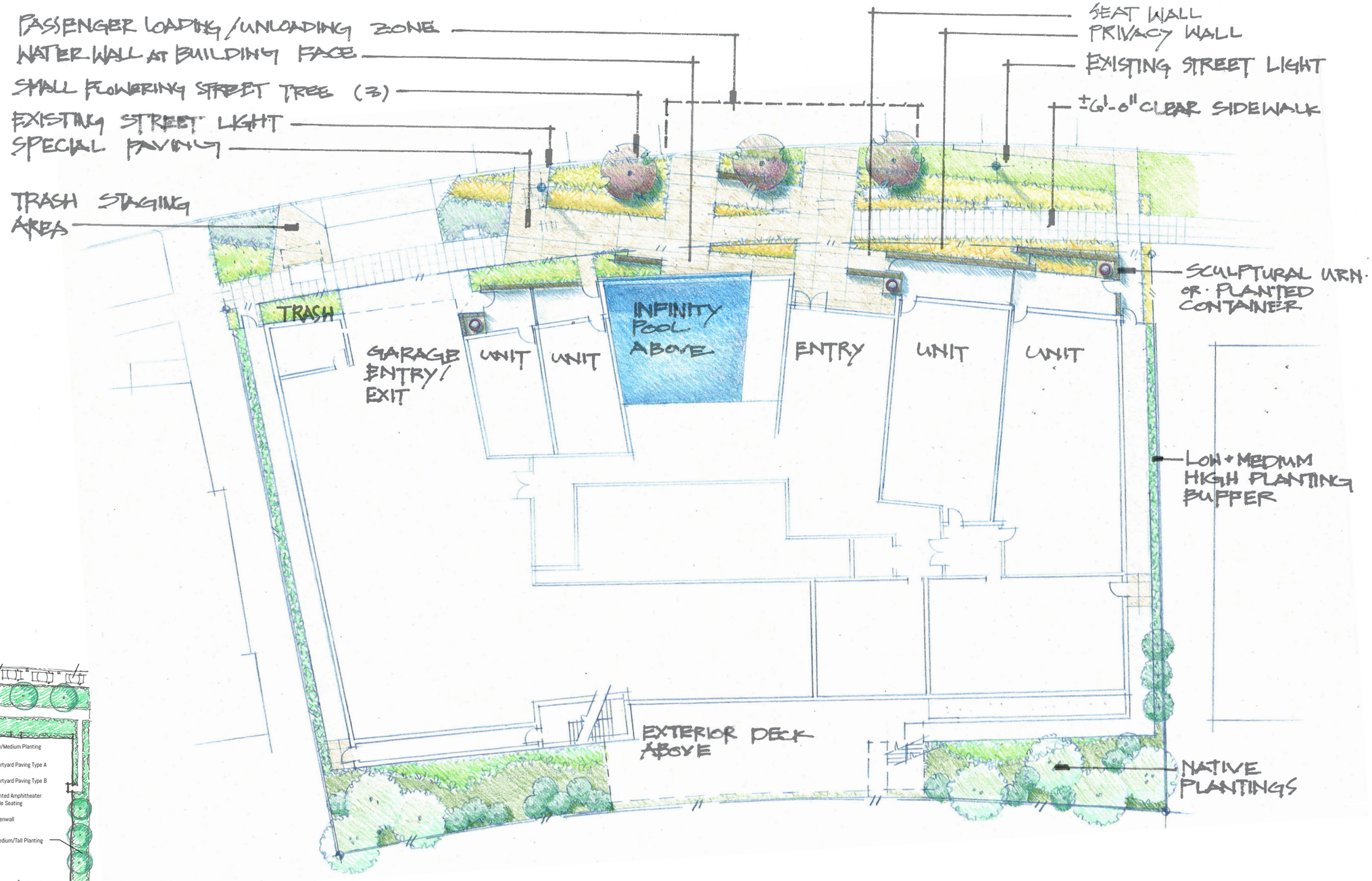
An increased setback is required at the upper levels in this zone. In developing a facade with simple, bold moves to encourage views to the water the design team has maintained the width at the front while eroding the structure back towards the hillside. The facade width and form is consistent with the existing pattern and rhythm created by other structures along Alki.

Line of Proposed Building Enclosure
(Balconies not included)

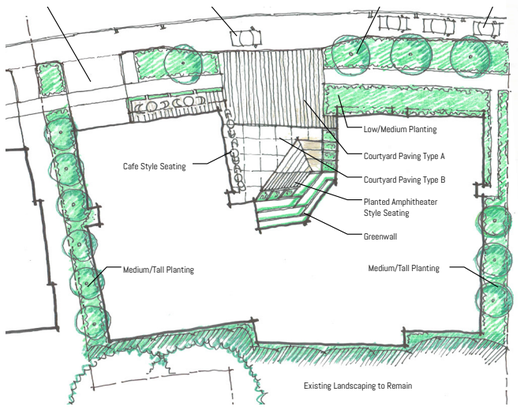


Typical Residential Floor Approved Plan

LANDSCAPE PLANS

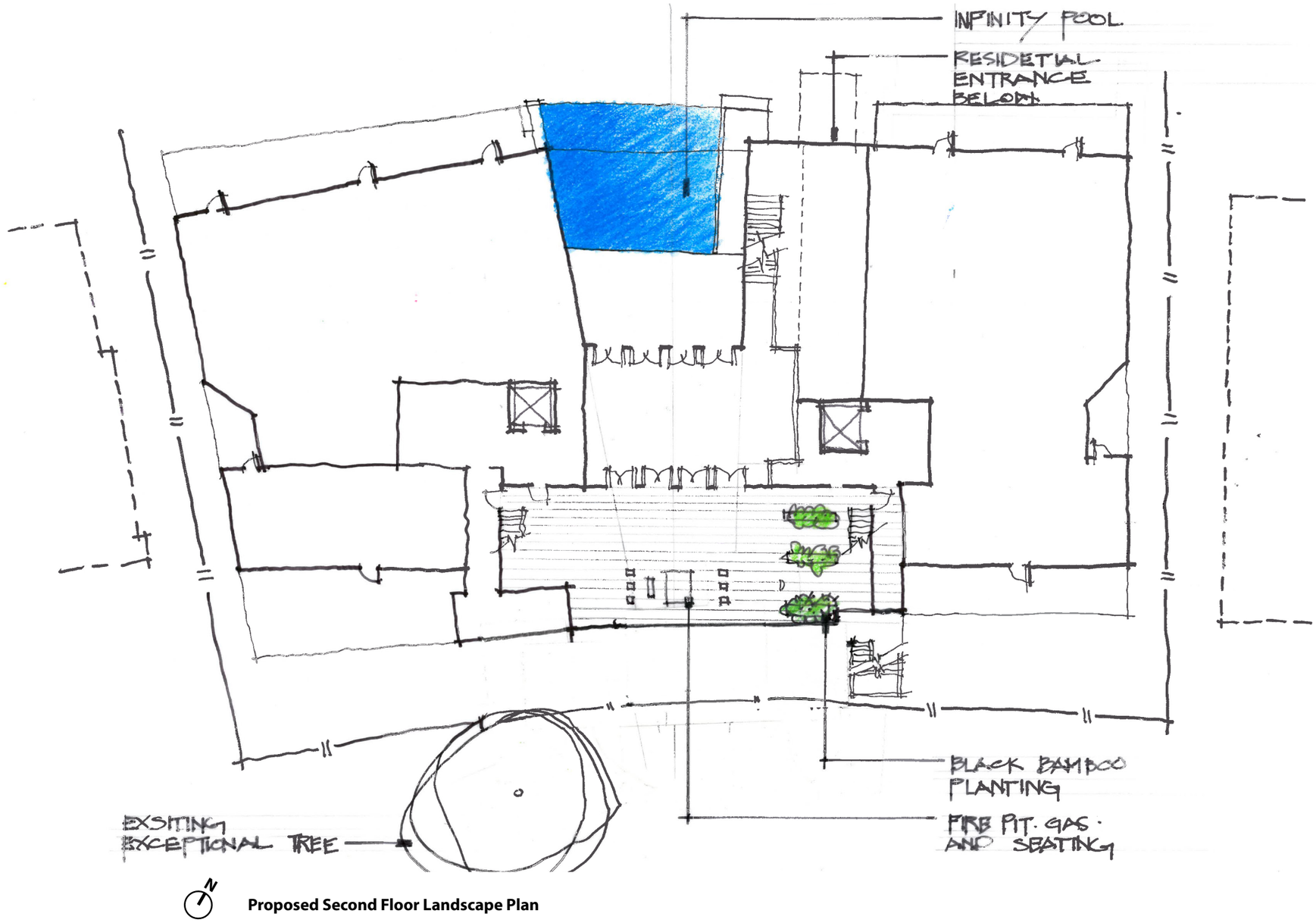


Proposed Ground Floor Landscape Plan



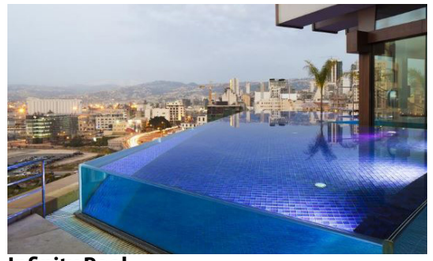
Approved Ground Floor Landscape Plan

LANDSCAPE PLANS



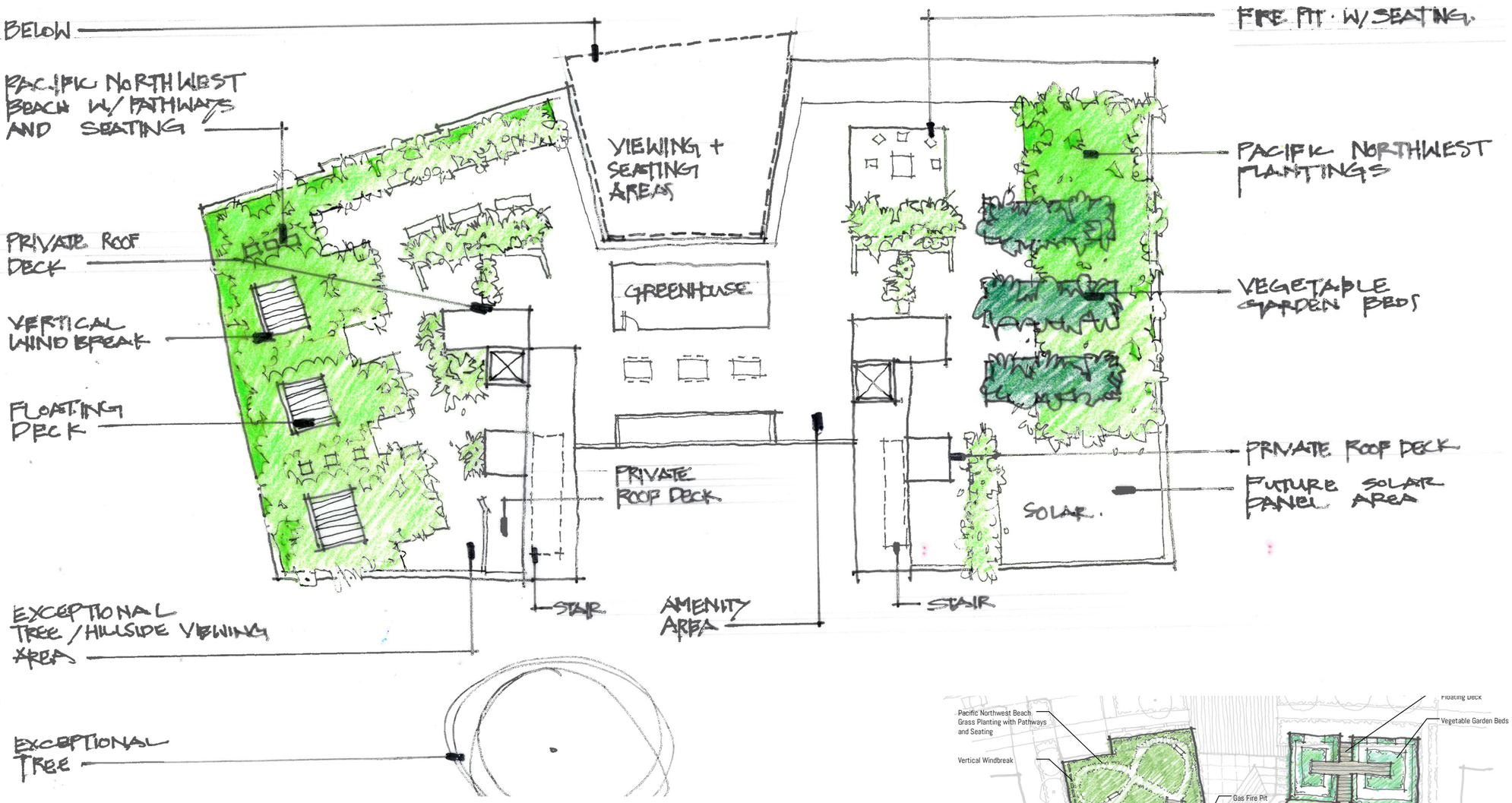
Proposed Second Floor Landscape Plan

Courtyard Paving Options

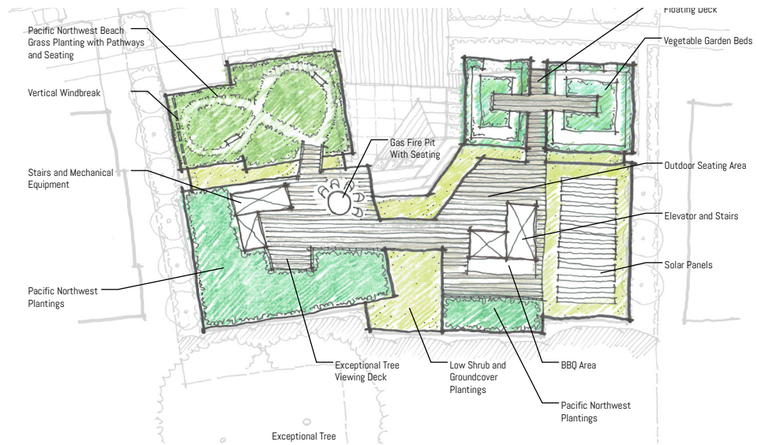


Infinity Pool

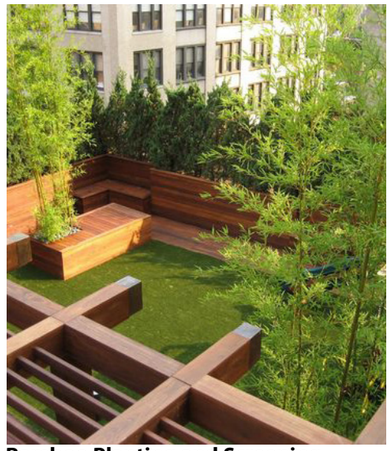
ROOF PLAN



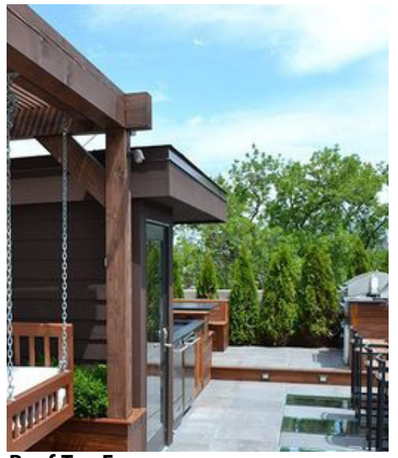
Proposed Roof Landscape Plan



Approved Roof Landscape Plan



Bamboo Planting and Screening



Roof-Top Escape

Roof Deck

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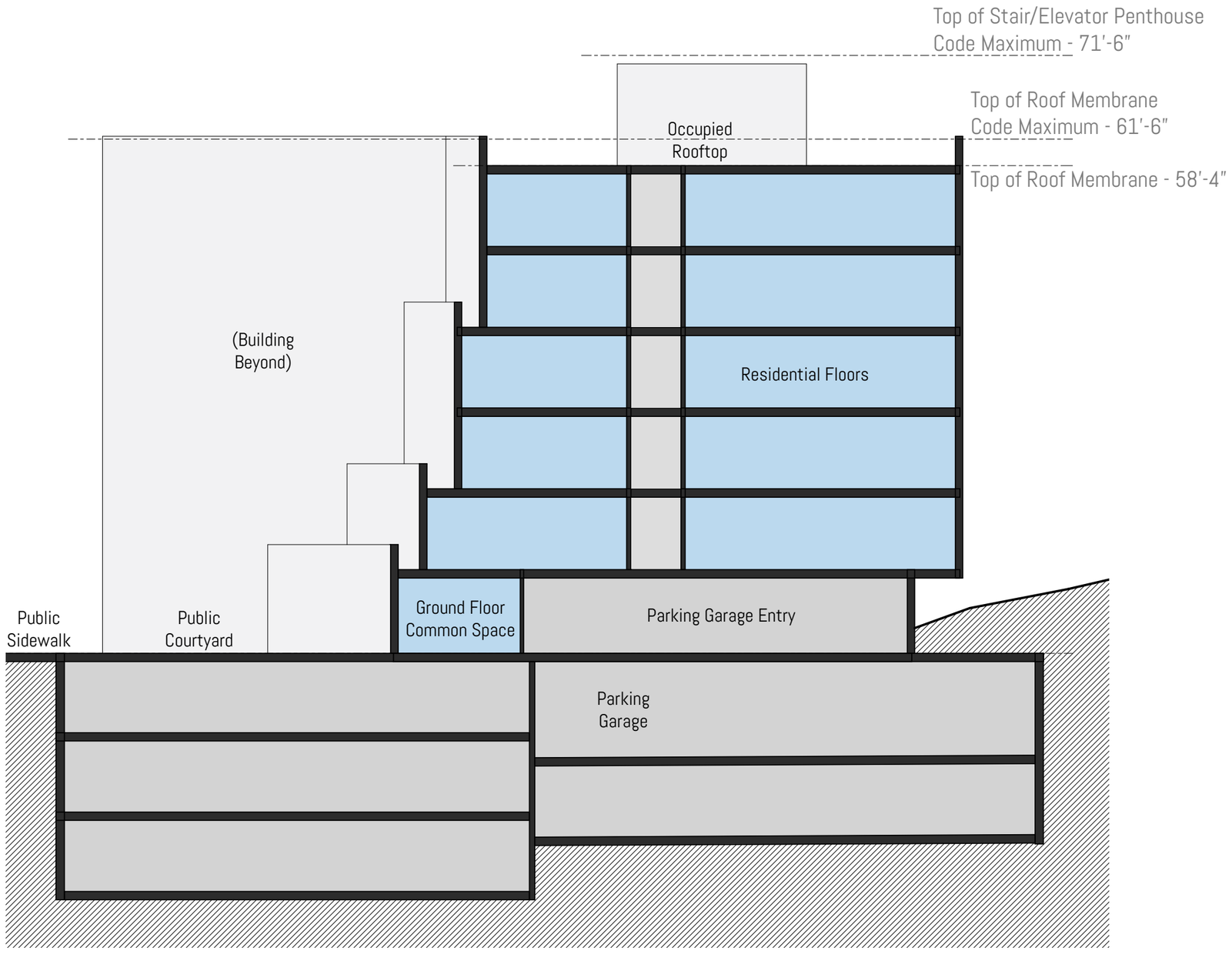
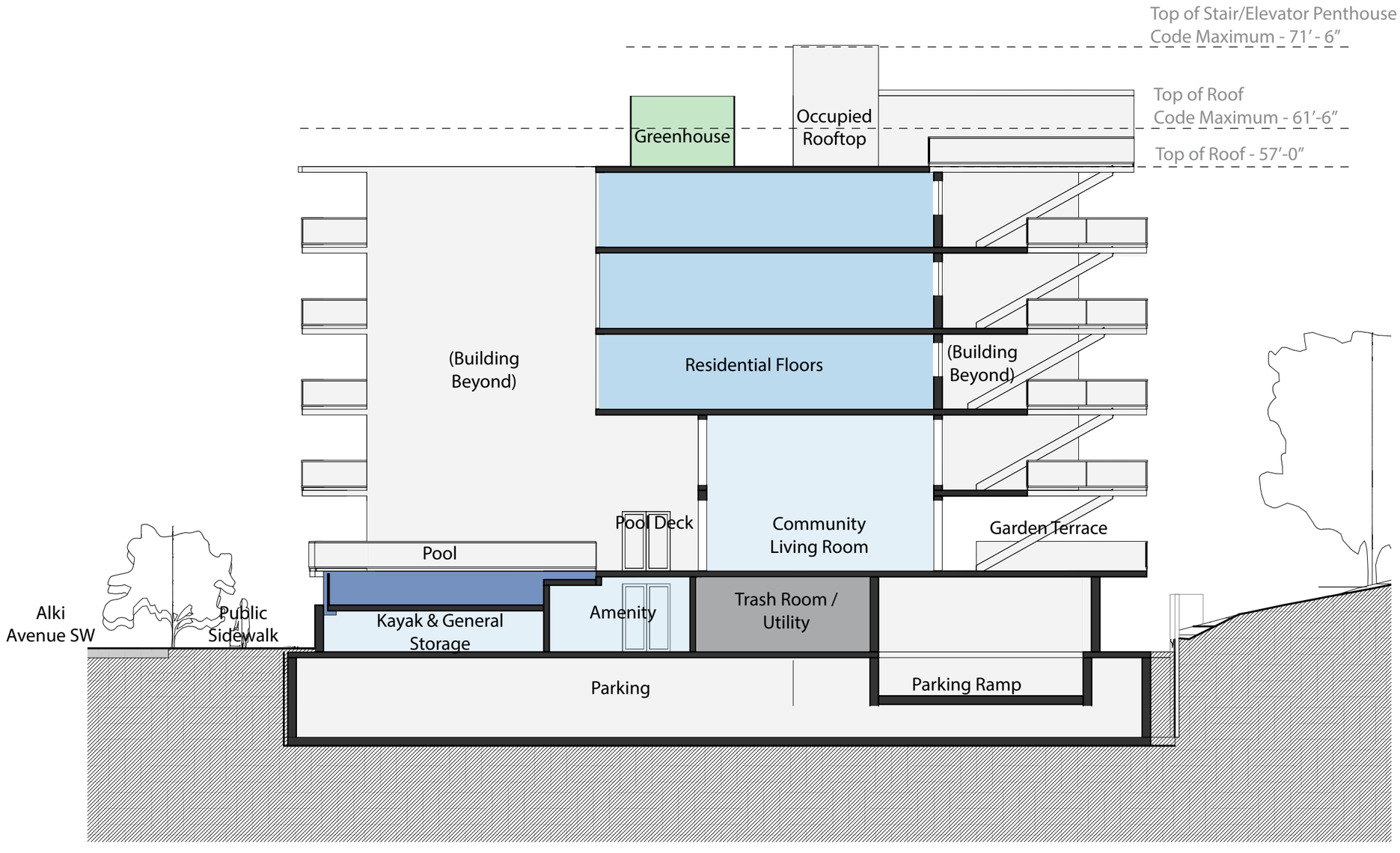
BUILDING SECTION - APPROVED EDG



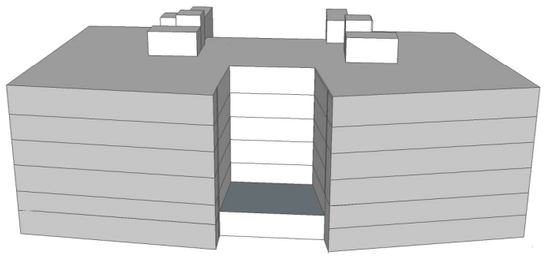
Approved Building Section

TISCARENO ASSOCIATES
ARCHITECTURE + URBAN DESIGN

BUILDING SECTION - CURRENT PROPOSAL



ARTICULATION PROGRESSION - CURRENT PROPOSAL

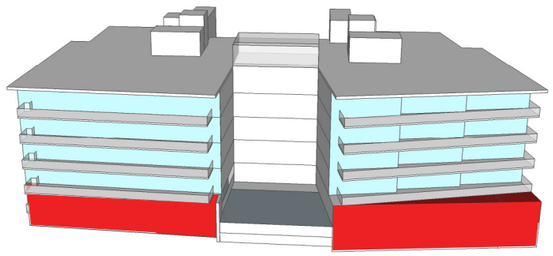


TWO DISTINCT MASSES WITH A CENTER COURT—NEIGHBORHOOD COMPATIBILITY

- The previously approved break in the building divides the mass into two distinct parts.

- Each mass is uniquely angled to address the curvature of Alki Avenue and orients views to the water.

- The facades of the broken down masses are similar in scale to other buildings along Alki Avenue SW.



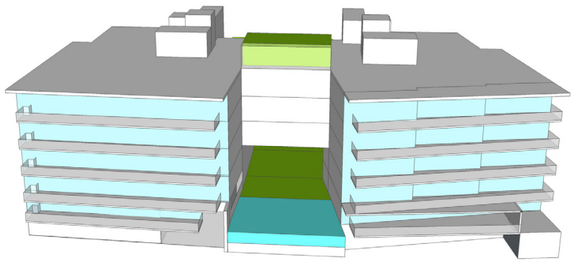
MASS SHIFTS, BALCONIES, TRANSPARENT FACADES AND PEDESTRIAN SCALE

- The primary masses shift away from the street aligning with neighboring structures.

- Wide balconies continue the horizontal expression that is common among other buildings along Alki Avenue.

- Added transparency diffuses the mass.

- Street-level massing is scaled to the pedestrian.



LOBBY EXPRESSION, AMENITY POOL, PORTAL, AND GREENHOUSE ELEMENTS CREATE A UNIQUE IDENTITY

- Clear architectural indicators of entry.

- Additional facade modulation add interest to the mass.

- Infinity pool introduced within the courtyard at level 2 acting as a visual connection to the water.

- Two story transparent amenity space added at the central spine enables views through the structure connecting the natural elements surrounding the site.

- A rooftop greenhouse further connects the building with the lush hillside beyond.

Concept and Inspiration Images

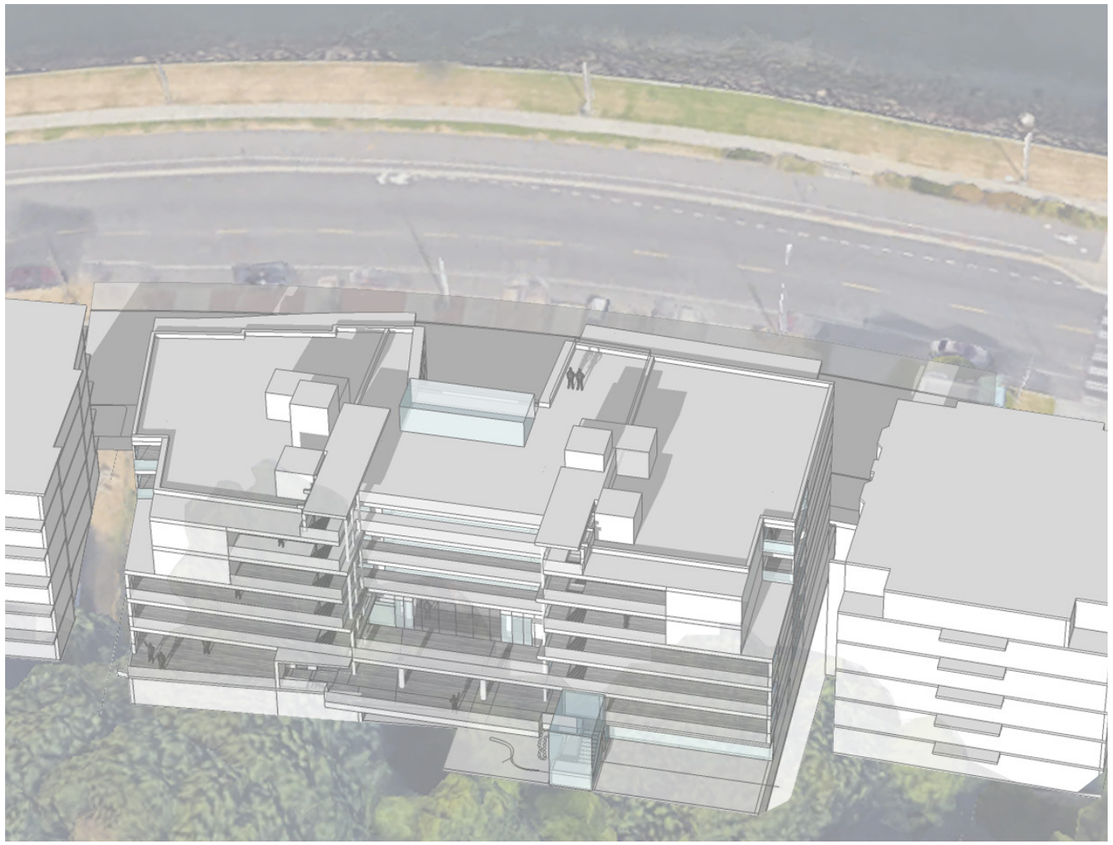
Streetscape Perspective - Proposed

Streetscape Perspective - Approved Option C

NEW CONCEPT EMPHASIZES HORIZONTAL EXPRESSION AND MORE GLAZING

The approved concept design emphasized verticality and limited fenestration into the units. In contrast, the new approach aims to continue the trend of horizontal expressions that has developed along Alki Avenue, using long balconies that stretch nearly the full length of the two Alki-facing masses. The new approach also seeks to capitalize on the magnificent views of the Puget Sound with large expanses of glazing.

ARTICULATION CONCEPT - CURRENT PROPOSAL



Hillside Perspective - Proposed

Streetscape Perspective - Proposed

DEPARTURE REQUESTS

#	Code Section	Departure Requested	Reason for Departure
1	**Structure Width** (SMC 23.45.528.A) The width of principal structures shall not exceed **150 feet**.	**The applicant requests an additional 33' in structure width at levels 1 and 2. The applicant requests an additional 30'-8" in structure width at levels 3 through 6.**	The width has slightly increased from the approved EDG due to a change in program. In developing thoughtful and successful residences, it is important to maximize the building frontage with views to the water and beyond in line with what is permitted by code and the intent of the zoning code. The additional width allows for a deep, wide central recess in the structure which breaks down the massing into two primary masses that better relate to the surrounding neighborhood in size, bulk, and scale. This recess also allows more natural light and air into the units at the middle of the building. The additional width also allows for the two masses to splay away from each other in order to better align the facades with the curvature of Alki Avenue SW, the Puget Sound seawall and the neighboring structures. Design Guidelines: CS1:B1, B2; CS2:D1, D2; DC2:A1, A2
2	**Structure Depth** (SMC 23.45.528.B.1) The depth of principal structures shall not exceed 75 percent of the depth of the lot. The depth of the MR-zoned portion of the parcel is 120' as measured per SMC 23.86.016.D.2. The allowable principle structure therefore is **90'**.	**The applicant requests an additional 15'-4" in structure depth at levels 1 and 2. The applicant requests an additional 5'-2" in structure depth at levels 3 through 6.**	The increased depth allows for an egress stair at the parking level through level 2 at the rear of the building, where it is not an obstruction to neighboring sites. While the stair requires 10'-2" in additional depth, most of the building is within about five feet of the allowed depth, and the central portion of the building is much narrower than the permitted depth to allow more natural light and air to enter the building. Design Guidelines: CS1:B1, B2; CS2:D5

DEPARTURES - STRUCTURE WIDTH - APPROVED EDG

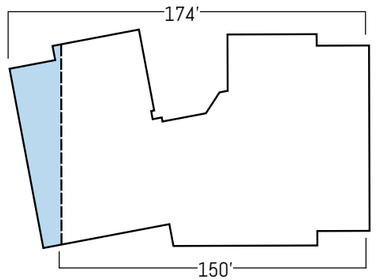
Relevant Code Section

SMC 23.45.528 - Structure width and depth limits for lots in Midrise zones greater than 9,000 square feet in size.

*The width and depth limits of Section 23.45.528 apply to lots in MR zones that are greater than 9,000 square feet in lot area.

A. The width of principle structures* shall not exceed 150 feet."
[*as measured according to SMC 23.86.014, "Structure width measurement"]

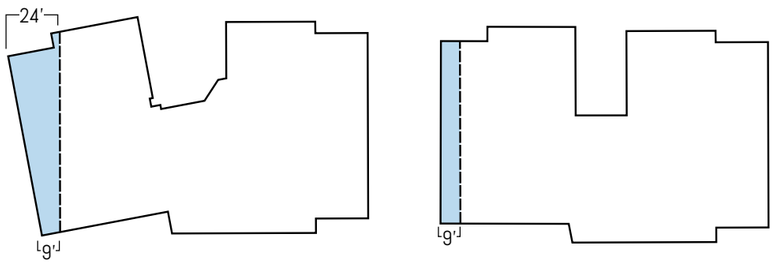
DEPARTURE REQUEST
The total requested width departure is 24'.



DEPARTURE REQUEST JUSTIFICATIONS

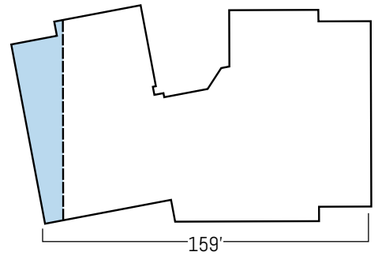
The supported splay causes the bulk of extra width

The preferred massing included a splayed-open form that increases the size of the public courtyard and better reacts to the curvature of Alki Avenue along the site frontage, a move that received preliminary board support at the first EDG meeting. However, angling open one wing of the building, while measuring it orthogonally, causes the width to increase significantly. The majority of the requested departure (15' of the 24' requested) is due to this angling form.



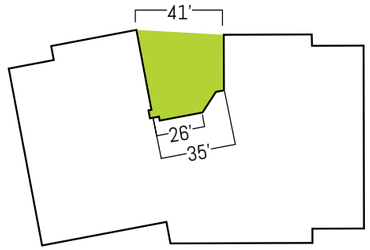
The rear facade is only 9' wider than the width maximum

The overall width departure measurement is at its greatest at the front corners, however, the majority of the building is narrower than that. Measuring along the rear facade of the building results in a total width only 9' greater than the code maximum.



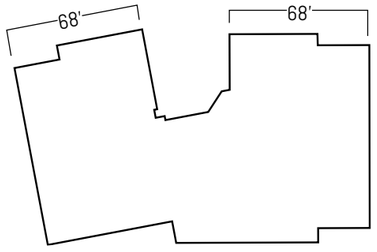
The courtyard is far wider than the departure request

The extra width provided by the departure allows for the courtyard to be viable as a pleasant outdoor public space due to it being significantly more open. Overall the courtyard is 26' wide at its narrowest internal point, greater than the departure request, and at its widest it is 41' - significantly wider.



The total alki-fronting facade is less than the maximum

The intent of the code requirement is to prevent overly wide, continuous facades. The deep opening of the courtyard breaks the project up into two 68' wide facades fronting Alki, or 136' of total length, far less than the code maximum.



DEPARTURES - STRUCTURE WIDTH - CURRENT PROPOSAL

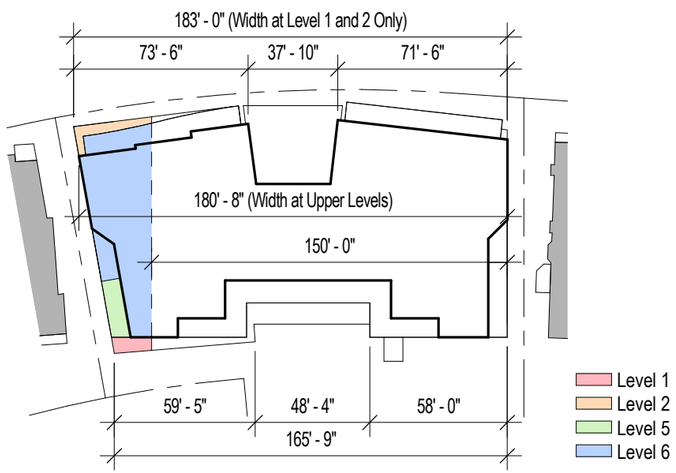
RELEVANT CODE SECTION

SMC 23.45.528 - Structure width and depth limits for lots in Midrise zones greater than 9,000 square feet in size.

*The width and depth limits of Section 23.45.528 apply to lots in MR zones that are greater than 9,000 square feet in lot area.

A. The width of principle structures* shall not exceed 150 feet.
[*as measured according to SMC 23.86.014, "Structure width measurement"]

The structure width in the current proposal varies per floor level due to shifting upper levels and required upper level setbacks.



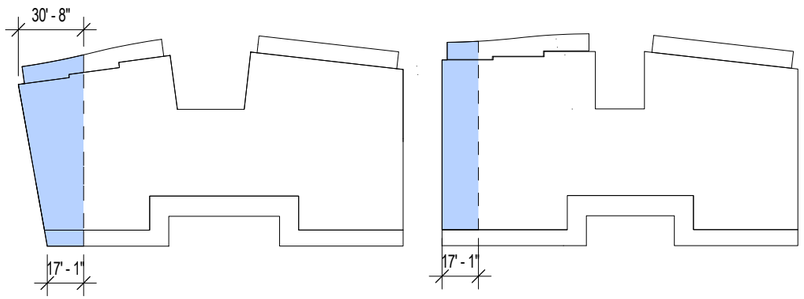
DEPARTURE REQUEST

- The total requested width departure is 33' at levels 1 and 2.
- The total requested width departure is 30'-8" at levels 3 through 6.

JUSTIFICATIONS

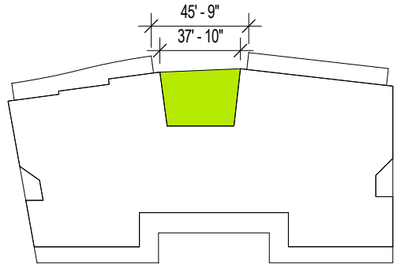
The supported splay causes the bulk of extra width

The Board has supported an angling of the two masses in order to increase the size of the gap between the two masses and to relate the building, through its orientation and rhythm, to neighboring buildings. This adjusted orientation causes the overall width to be greater when measured orthogonally.



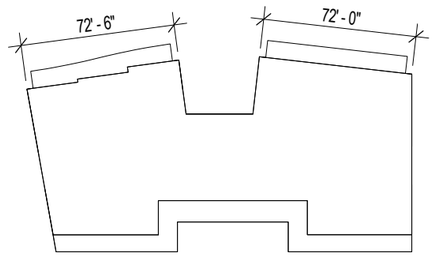
The central recess is wider than the departure request

The proposed central amenity is similar in scale to the courtyard in the approved massing. The amenity helps to break up the overall massing so that the Alki frontage of the building is similar to those of neighboring buildings. The courtyard is 37'-10" at its widest. An additional six feet of offset is provided at the balconies further expressing the angled splay - totaling 45'-9" at the exterior face of the balconies, much wider than the requested departure.



The total Alki-fronting facade is less than the maximum

Due to a revised program that includes approx. 42 condominium units (reduced from 100 apartment units) an additional 6'-8" in width is needed at the upper levels to provide units with adequate width. The central recess breaks down the project into two facades fronting Alki (one is 72'-6" and the other is 72'), or 144'-6" of total frontage, which is still less than the code maximum of 150'.



DEPARTURES - STRUCTURE DEPTH - APPROVED EDG

Relevant Code Section

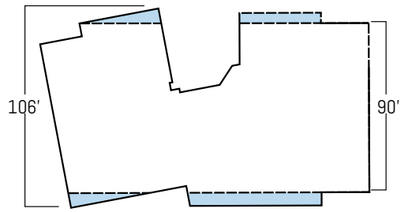
SMC 23.45.528 - Structure width and depth limits for lots in Midrise zones greater than 9,000 square feet in size.

*The width and depth limits of Section 23.45.528 apply to lots in MR zones that are greater than 9,000 square feet in lot area.

B. Structure depth
1. The depth of principal structures* shall not exceed 75% of the lot, except as provided in subsection 2345.528.B.2
[*as measured according to SMC 23.86.016.A, "Structure and lot depth measurement"]

The depth of MR-zoned portion of the parcel is 120' as measured per SMC 23.86.016.D.2. The allowable principle structure depth therefore is 90'.

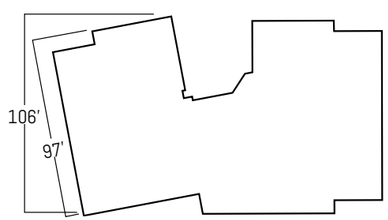
DEPARTURE REQUEST
The total requested depth departure is 16'.



DEPARTURE REQUEST JUSTIFICATIONS

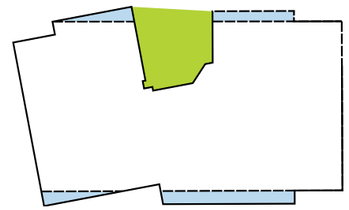
Orthogonal measurement of an angled rectangle adds extra distance

Similarly to the length departure, when measuring an angled form in 97', only 7' over the depth maximum. However, the splay of the overall form causes an increase in measured depth.



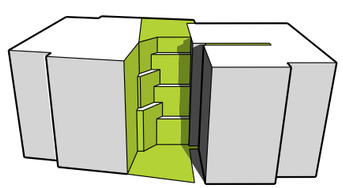
The courtyard area is greater than the floor area gained by the added depth

The departure increases the area of the floor plate, but a greater amount of area is ceded back to the courtyard to be used as public green space.



The combination of departures allows for a unique feature

The departures are requested individually but it is the combination of the two that allows for the courtyard to succeed. This adds a dynamic architectural feature and generous outdoor public space to the neighborhood that we feel are amenities worth granting the departures for.



DEPARTURES - STRUCTURE DEPTH - CURRENT PROPOSAL

RELEVANT CODE SECTION

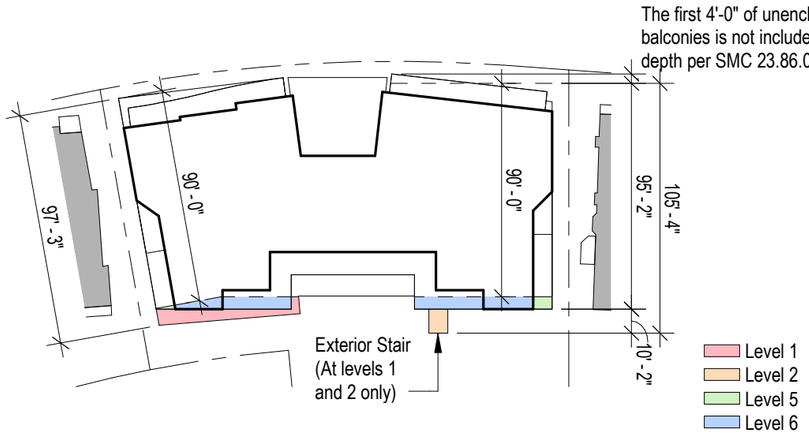
SMC 23.45.528 - Structure width and depth limits for lots in Midrise zones greater than 9,000 square feet in size.

*The width and depth limits of Section 23.45.528 apply to lots in MR zones that are greater than 9,000 square feet in lot area.

B. Structure depth
1. The depth of principal structures* shall not exceed 75% of the lot, except as provided in subsection 2345.528.B.2
[*as measured according to SMC 23.86.016.A, "Structure and lot depth measurement"]

The depth of the MR-zoned portion of the parcel is 120' as measured per SMC 23.86.016.D.2. The allowable principle structure depth therefore is 90'.

The structure depth in the current proposal varies due to an exterior egress bump out at levels 1 and 2.

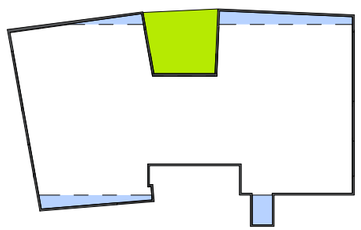


DEPARTURE REQUEST
- The total requested depth departure is 15'-4" at levels 1 and 2.
- The total requested width departure is 5'-2" at levels 3 through 6.

JUSTIFICATIONS

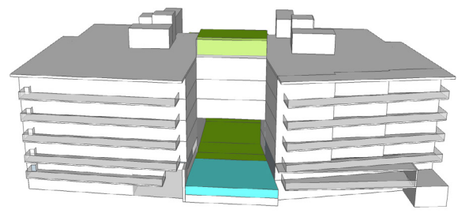
The area cut out of the structure is greater than the floor area gained by the added depth

The departure increases the area of the floor plate, but a greater amount of area is ceded back to the recess in the structure to be used as outdoor amenity space and an architectural focal point. This deep setback helps to break down the mass into two structures while speaking to the existing rhythm along Alki Avenue.



The combination of departures allows for a unique architectural expression

Similar to the previously approved design, the depth and width departures are requested individually but it is the combination of the two that allows for the added amenity spaces, including the focal point of the infinity pool, to succeed. This adds a different and improved dynamic architectural feature and allows the Alki-facing facade to relate to other buildings in the neighborhood in size, bulk, and scale.



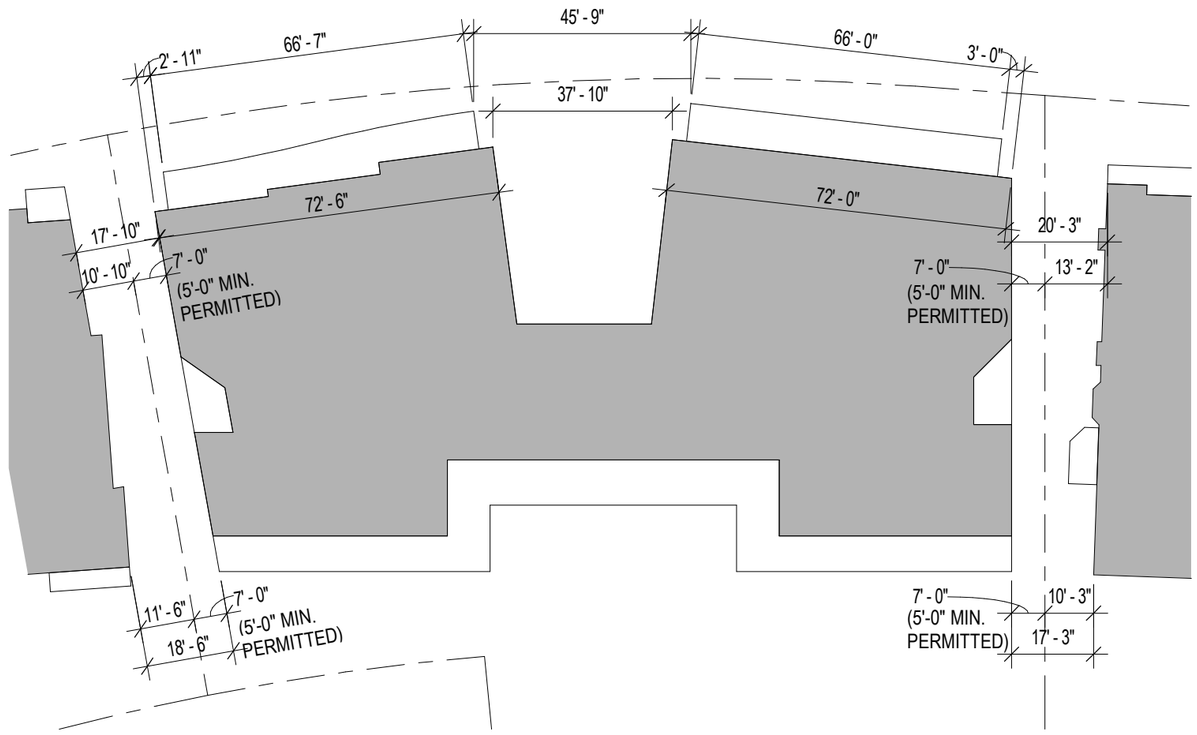
ACTION ALKI ALLIANCE COMMENTS & RESPONSES

CONCERN #1

The side yards have been reduced from what was presented at the second EDG meeting.

Response: The Design Review Board requested that the courtyard width be maintained to break down the perceived length of the building and provide greater separation between the two masses. The Board also suggested maintaining the structure width departures, however our team is now presenting a very different and much improved program that better aligns with the Alki Beach community. In developing thoughtful and successful residences along Alki, it is important to maximize the building frontage with views to the water and beyond in line with what is permitted by code and the intent of the zoning code. We understand concerns from the adjacent neighbors and have carefully studied the floor plans of the neighboring units. The adjacent units to the east and west extend the full length of the building therefore views to the water are still intact facing Alki. The MR zone supports higher density and the zoning code allows a minimum 5' side yard setback (7' average), however we want to maintain as much width as feasibly possible between the structures. Rather than maximizing the width facing Alki, we have elected to provide the 7' setback along the full length of the structure.

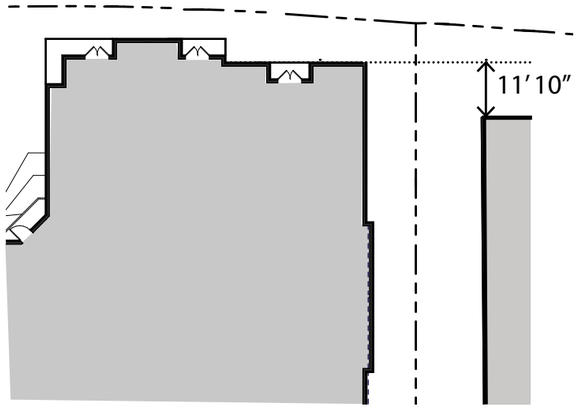
In reviewing the neighboring structure to the east, we have also learned that the overall width of the building is 69'. The proposed masses along Alki are 72'-6" and 72' - only 3 to 3'-6" additional feet wider than the neighboring structure. When added together, this dimension is still less than the maximum 150' width permitted by the zoning code. The large, deep and open balconies have been further inset at the sides, therefore the perceived mass is further reduced.



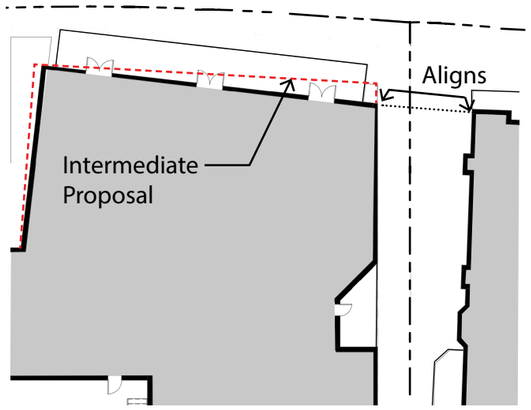
CONCERN #2

The structure does not align with the neighboring structures at the upper levels (levels 2-6) .

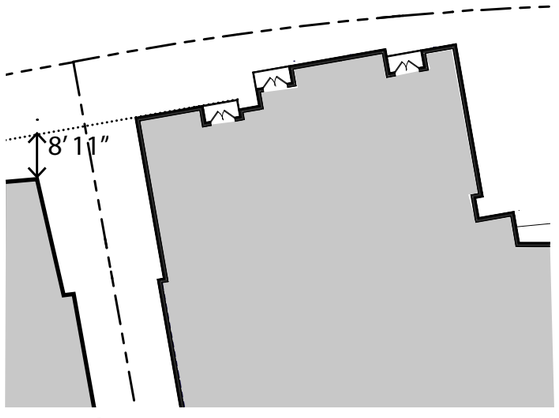
Response: An intermediate proposal had aligned the building with the curvature of Alki Avenue. In working with the AAA Board, we have revised the design to re-orient the building to better align with the neighboring structures. This increases the front yard setback by approximately 12′ on the east side and approximately 9′ on the west side in comparison to the approved design from the second EDG meeting.



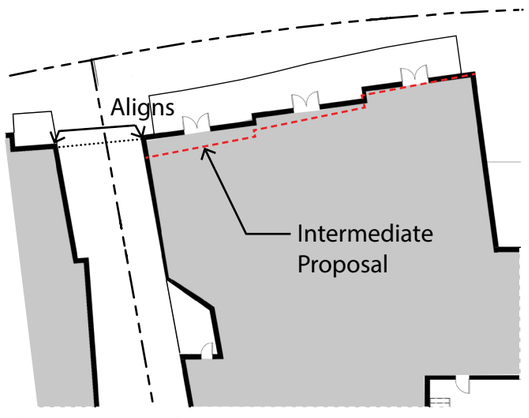
Approved EDG2
East alignment diagram



Current Proposal
East alignment diagram



Approved EDG2
West alignment diagram



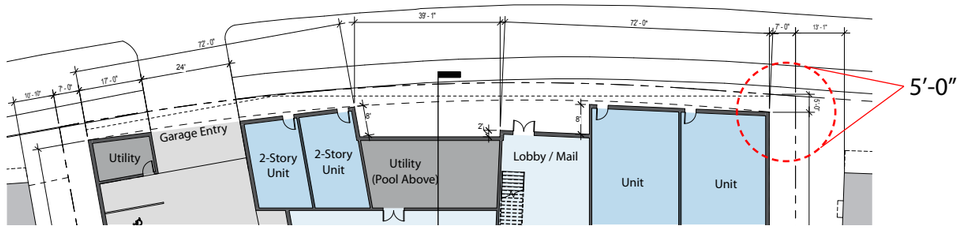
Current Proposal
West alignment diagram

CONCERN #3

The proposed ground level footprint is closer to the street than in the approved design from the second EDG meeting.

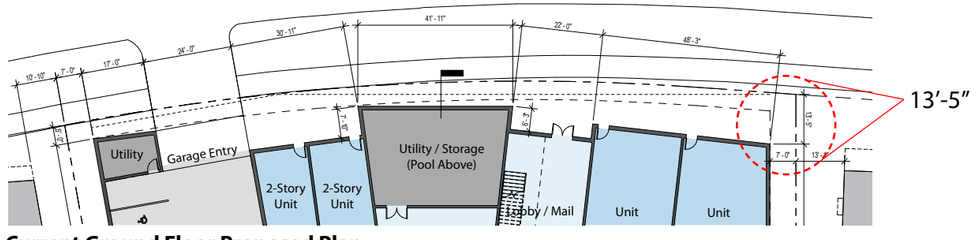
Response: The design team has revised the ground level footprint to set back further from the sidewalk.

An intermediate proposal had looked at pushing units out towards the sidewalk while setting the infinity pool back.



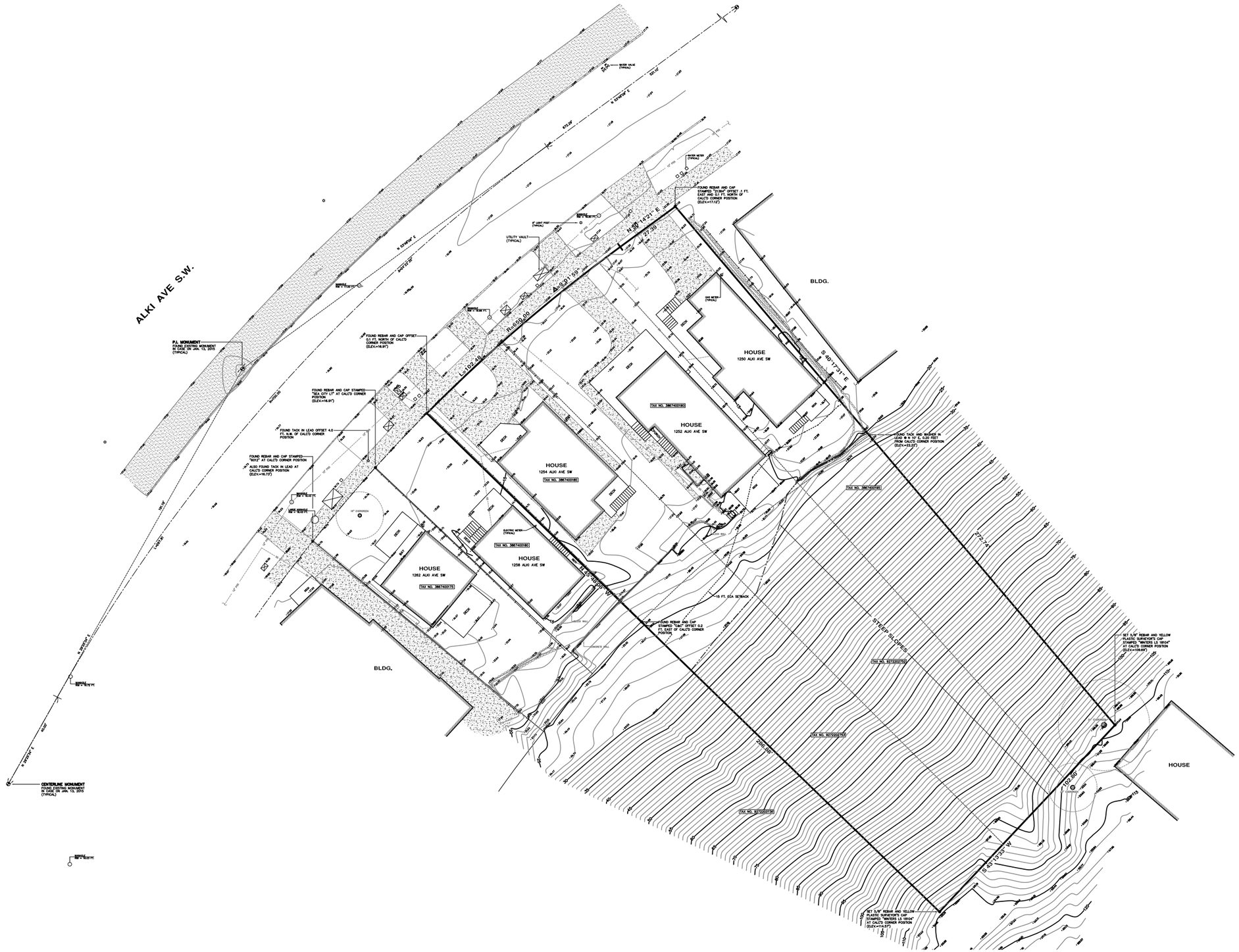
Ground Level Plan Dated 03/24/17

In the current proposal, the units are set back to provide a landscaped terrace entry to each unit while pulling the infinity pool out strengthening the visual connection to the water. The waterfall effect of the infinity pool will create a calming natural element along bustling Alki Avenue. This adjustment provides a buffer to the units while expressing the water feature as a focal point.



Current Ground Floor Proposed Plan

APPENDIX: SURVEY

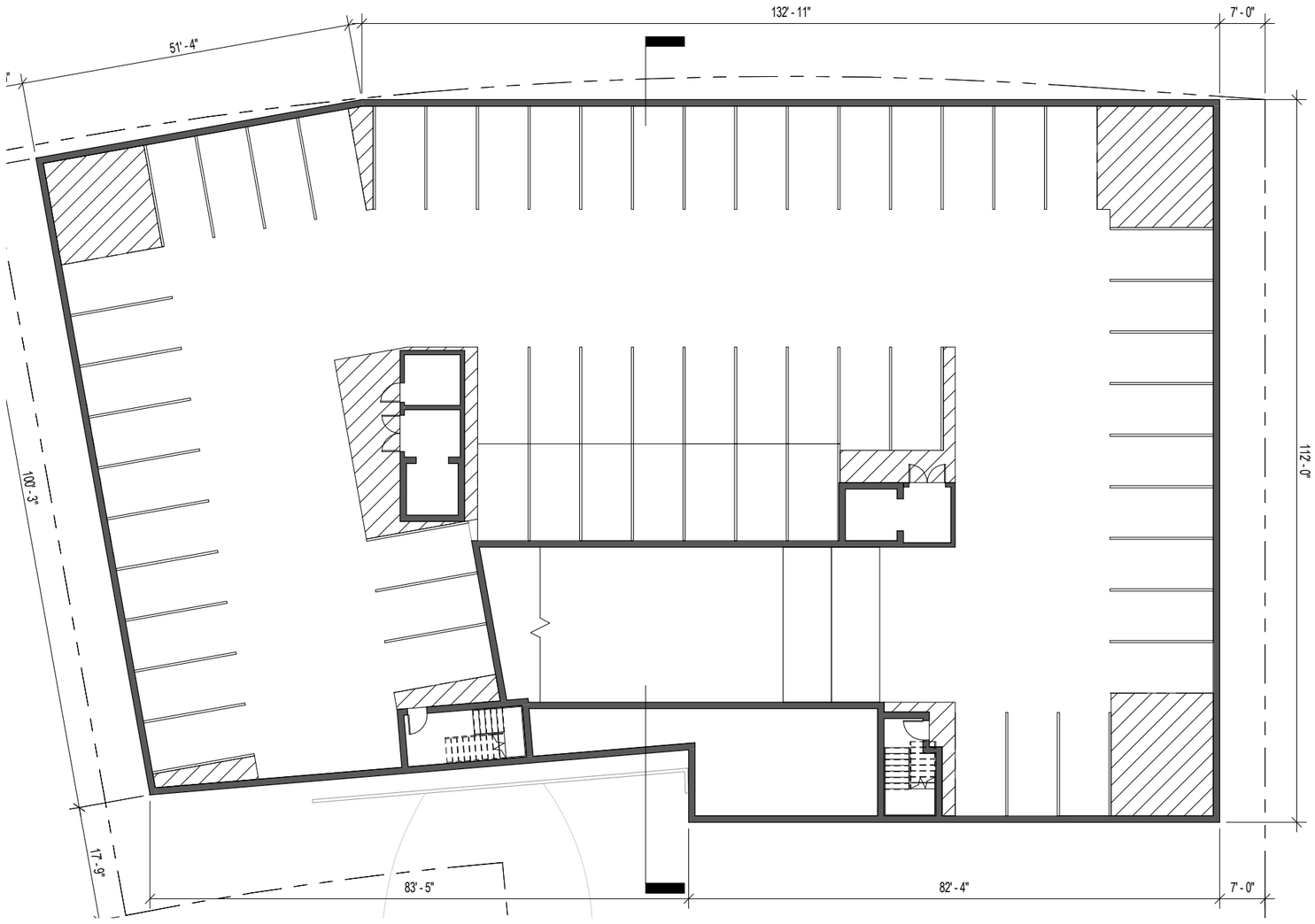


N

Survey

TISCARENO ASSOCIATES
ARCHITECTURE + URBAN DESIGN

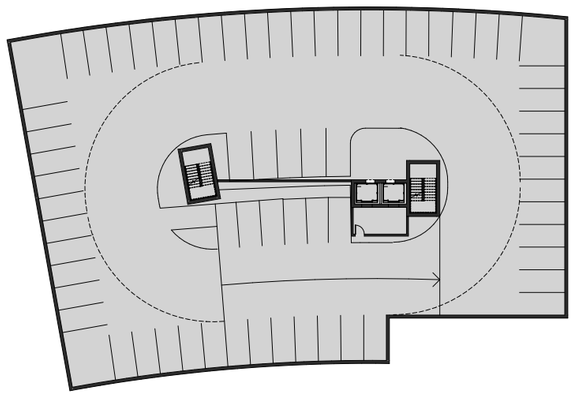
APPENDIX : PARKING PLAN



Parking Proposed Plan

The below grade

Parking garage has been reduced to one level due to a high ground water table and economic viability



Parking Approved Plan

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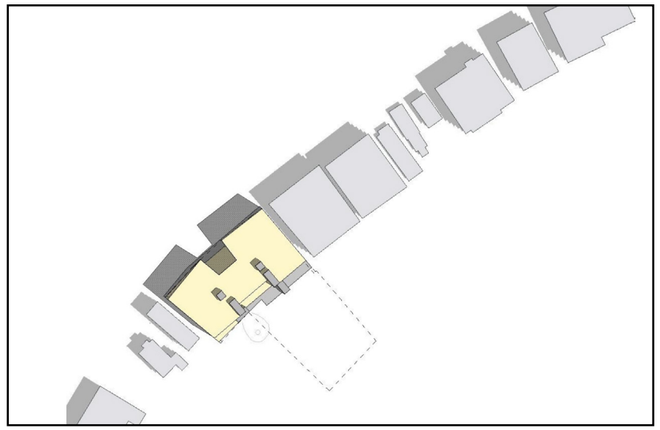
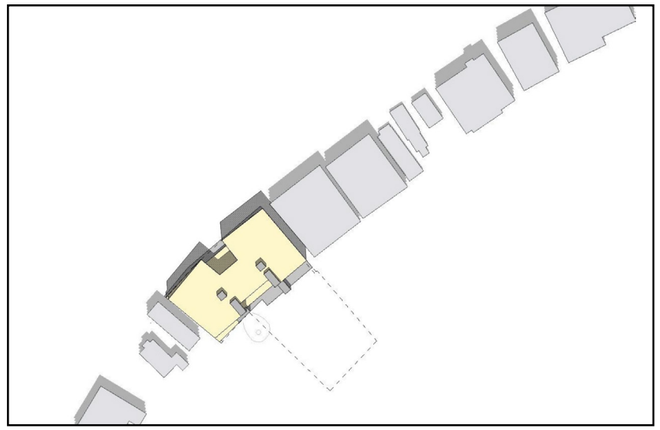
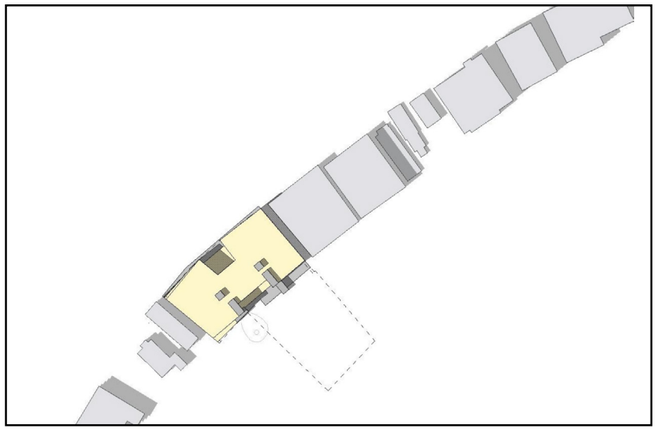
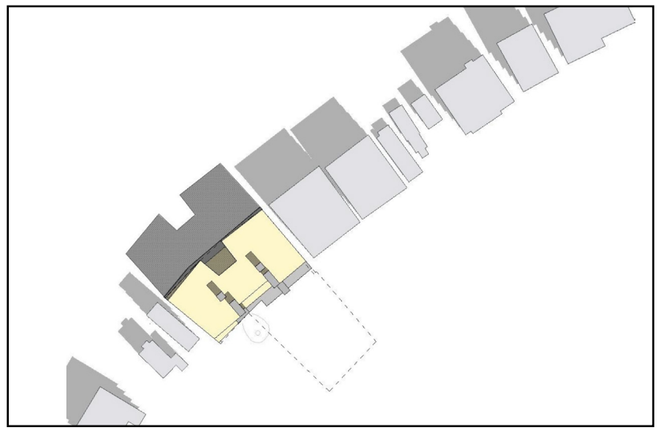
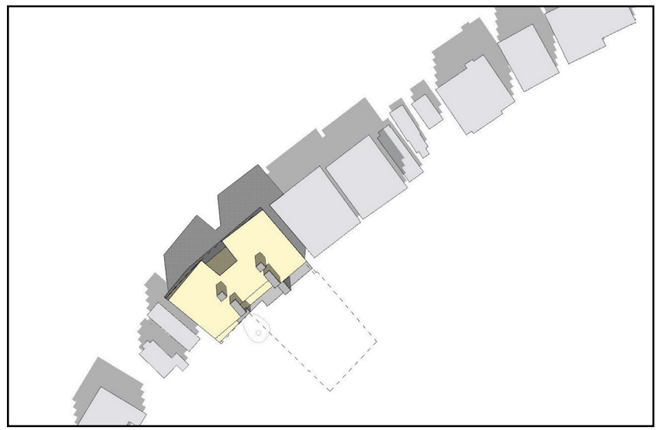
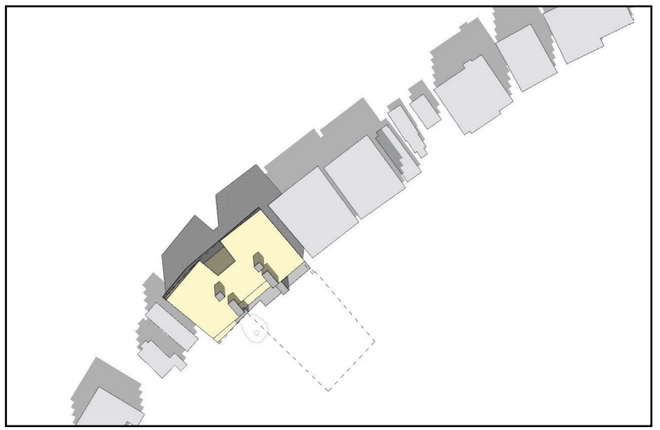
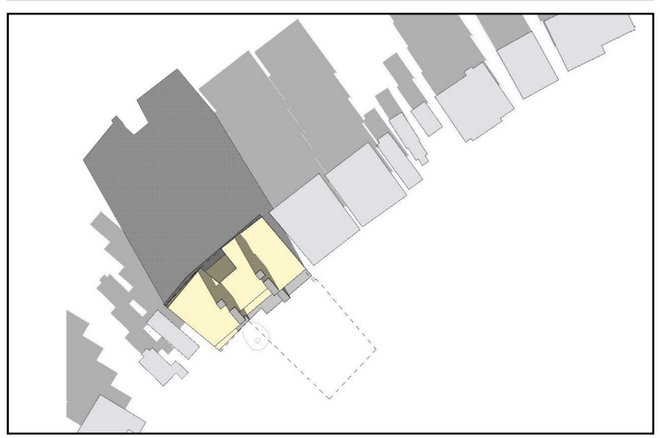
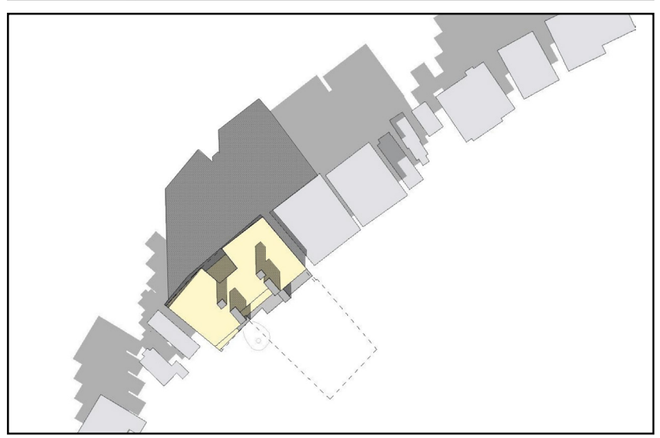
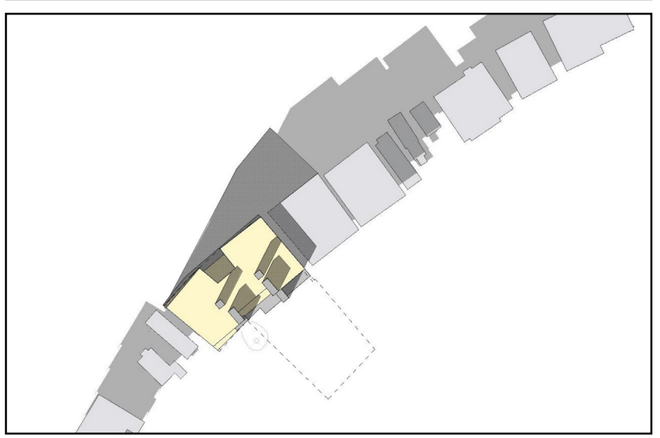
APPENDIX: SUN / SHADOW STUDIES

	9AM	NOON	3PM
SUMMER SOLSTICE			
EQUINOX			
WINTER SOLSTICE			

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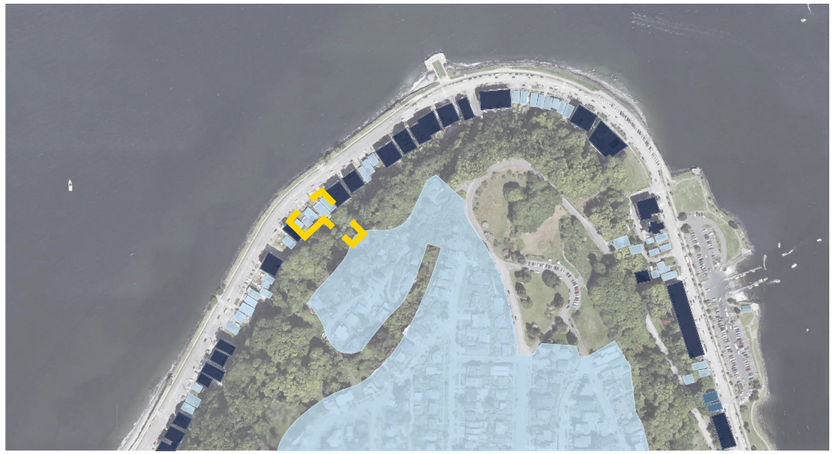
APPENDIX: ADDITIONAL ZONING INFORMATION

BASE ZONING DIAGRAM

SF 5000 SF 7200 LR3 NC2-65 MR

The main five parcels with frontage on Alki Ave are zoned MR, with rear portions of the lots extending up the hillside zoned SF 7200. The existing zoning establishes a greater density of development and allowable height along the shoreline, while retaining the quieter neighborhood residential zoning on the hillside above. Few parcels near the site are zoned exclusively for commercial use; the highest density of retail uses occurs about a mile to the Southwest at Alki Beach. However, some midrise residential buildings in the area provide for a mixed-use retail component at the ground floor. The proposed development will occur within the MR zoned portions of the parcels along the front of the site and not the SF 7200-zoned hillside portion.



BUILDING USE DIAGRAM

SINGLE FAMILY RESIDENTIAL COMMERCIAL / RETAIL MULTIFAMILY RESIDENTIAL

The predominant use in the local area is residential, divided amongst older single family homes and more recent multifamily development. The majority of development along Alki in this area is multifamily residential. Few exclusively commercial uses are located within a mile of the site, though occasional multifamily buildings have a mixed-use retail function on the ground floor.

BUILDING HEIGHT DIAGRAM

1-2 STORIES 3-4 STORIES 5-6 STORIES

The single-family homes and duplexes are typically 1- and 2-story. There are some multifamily buildings 3-4 stories in height but 5- and 6-story development is most common, with residential floors located over an entry and garage ground level. The single-family homes at the top of the hillside are at an elevation well above the midrise developments below.

APPENDIX: ADDITIONAL ZONING INFORMATION

SHORELINE JURISDICTION - URBAN RESIDENTIAL OVERLAY

The front portion of the site is located within 200' of the sea wall and is therefore part of the Shoreline Jurisdiction. That portion of the property carries the Urban Residential (UR) Shoreline Environment Designation, placing additional restrictions on, among other items, building height.

ALKI PARKING OVERLAY

The site is subject to the Alki Parking Overlay (AL), stipulating greater minimum parking requirements for residential projects than elsewhere in the city.

STEEP SLOPE AREA

The hillside is a designated Steep Slope Area, and a 15' buffer from the toe of the steep slope is required to reduce the potential for hillside destabilization caused by development.

LIQUEFACTION ZONE

The soil along the shoreline at shallow levels is known to be a liquefaction risk during seismic events, so care must be taken to design the structural foundations and shoring accordingly. Preliminary geotechnical reports indicate more stable soil at deeper levels, though a full geotechnical and structural analysis will be required.

KNOWN SLIDE AREA

There have been documented slide events in the area; care will need to be taken to stabilize the hillside to reduce further slide risk in the future.

ARCHAEOLOGICAL BUFFER

The site is within 200' of the USGS Meander Line and is therefore within the Seattle Archaeological Buffer Area.

APPENDIX: ADDITIONAL SITE PHOTOS

Panorama From Across Alki Ave Looking Southeast Towards Site

Panorama From Across Alki Ave Looking Northwest Towards Sound

EXISTING SITE DESCRIPTION

Two six-story multifamily structures flank the proposed site, and a steep and densely vegetated hillside rises up behind. The parcels front Alki Ave SW and across Alki from the site is the Alki Trail, a pedestrian and bike path that extends about a mile in each direction past the site. The site faces Puget Sound and has panoramic views of the waterfront and Bainbridge Island in the distance.

APPENDIX: ADDITIONAL SITE PHOTOS

View of Project Site Northeast Edge

View of Project Site Southwest Edge

View of Hillside Behind Site

View of Alki Trail From Across Street Looking Southwest

View of Alki Trail From Across Street Looking Northeast

View of Hillside Behind Site