Alki Beach Residences

1250 ALKI AVENUE SW

DPD #3020640

May 17, 2018

CITY OF SEATTLE DESIGN REVIEW
RECOMMENDATION MEETING

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VIBRANT CITIES

TISCARENO ASSOCIATES
ARCHITECTURE + URBAN DESIGN

communita atelier

PROJECT INTRODUCTION

APPLICANT TEAM

Applicant: Vibrant Cities
Architect: Tiscareno Associates
Landscape Architect: Communita Atelier

PROJECT DESCRIPTION

Alki Beach Residences is a proposed mid-rise condominium development located in the Alki neighborhood of West Seattle, occupying five parcels 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.

The massing is developed as two distinct forms separated by a wide courtyard at 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 stepped 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.

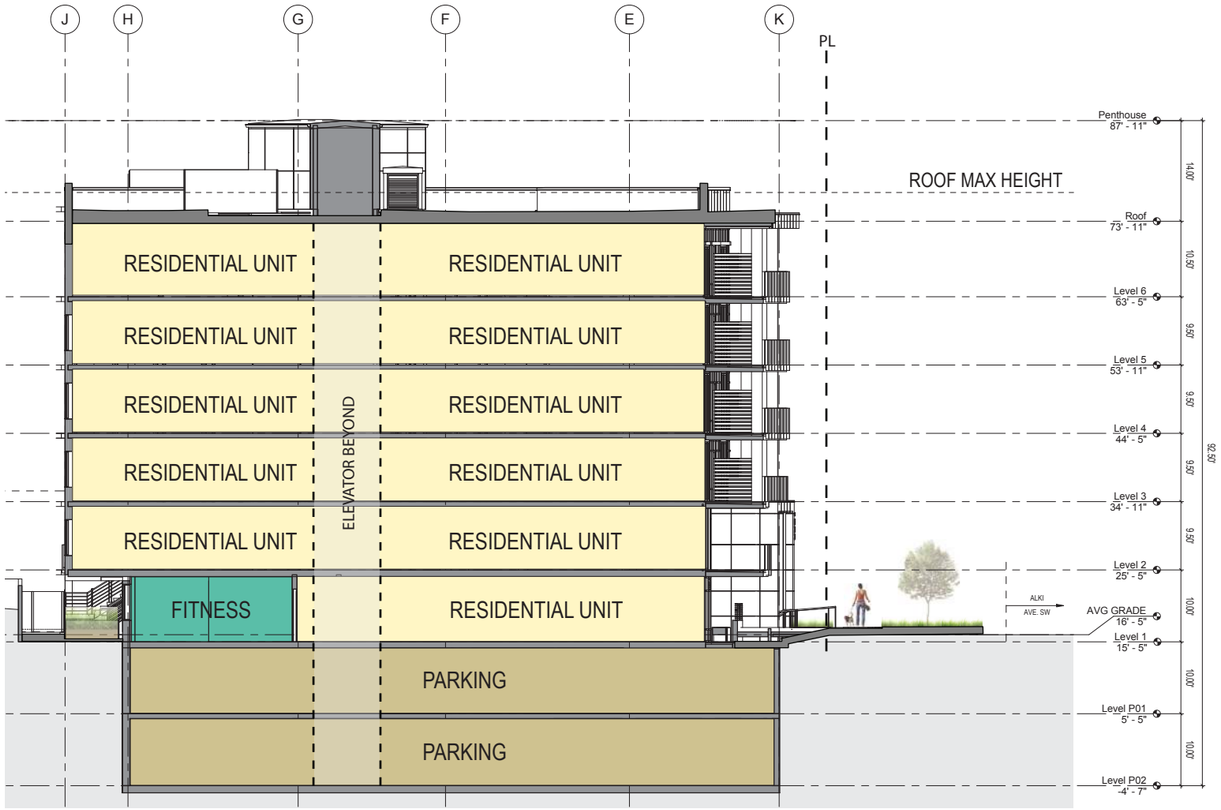
The project will emphasize the natural elements of the site and its surrounding context, namely Puget Sound and the densely vegetated steep hillside behind the site. The building's orientation is intended to maximize views of the water and beyond, and an infinity pool on level 2 acts to symbolically 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.

PROPOSAL INFORMATION

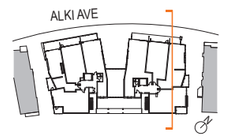
- 40 Residential Units
- Six stories including five levels of residences over a ground floor of lobby space, utility areas, parking and additional residences
- 76 parking stalls for residents at the ground floor level and in a below grade garage

NOTABLE FEATURES

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



BUILDING SECTION



DEVELOPMENT OBJECTIVES

To maximize potential and views of this unique site, the building is divided into two entities separated by a central courtyard. Each entity is designed distinctly but shares common design features in order to express the notion of symbiotic asymmetry. The three elements are combined and elegantly detailed to create a unique "place" along the waterfront.

On the exterior, in order to resonate with the surrounding nature of the Pacific Northwest, the building employs a sophisticated color palette and natural materials. White, which symbolizes purity and simplicity, is the primary color of the building. Cedar wood and exposed concrete are also integrated throughout the exterior to emphasize a connection to nature, and the warm color of cedar conceives a welcome gesture.

EXISTING SITE

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.

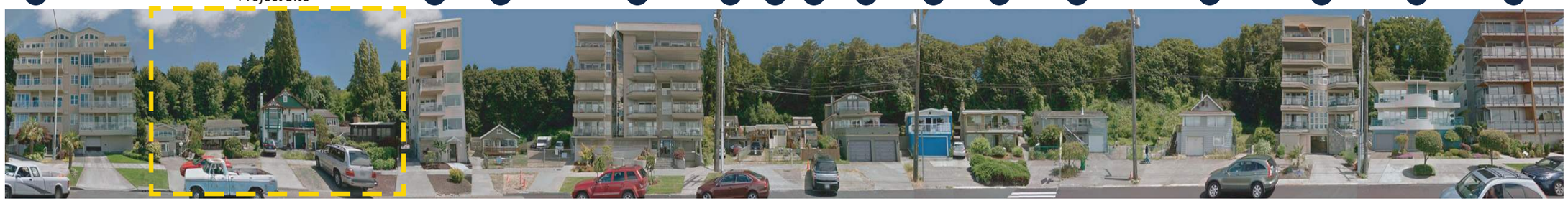
CONTEXT ANALYSIS

AERIAL VIEW OF ALKI AVENUE 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

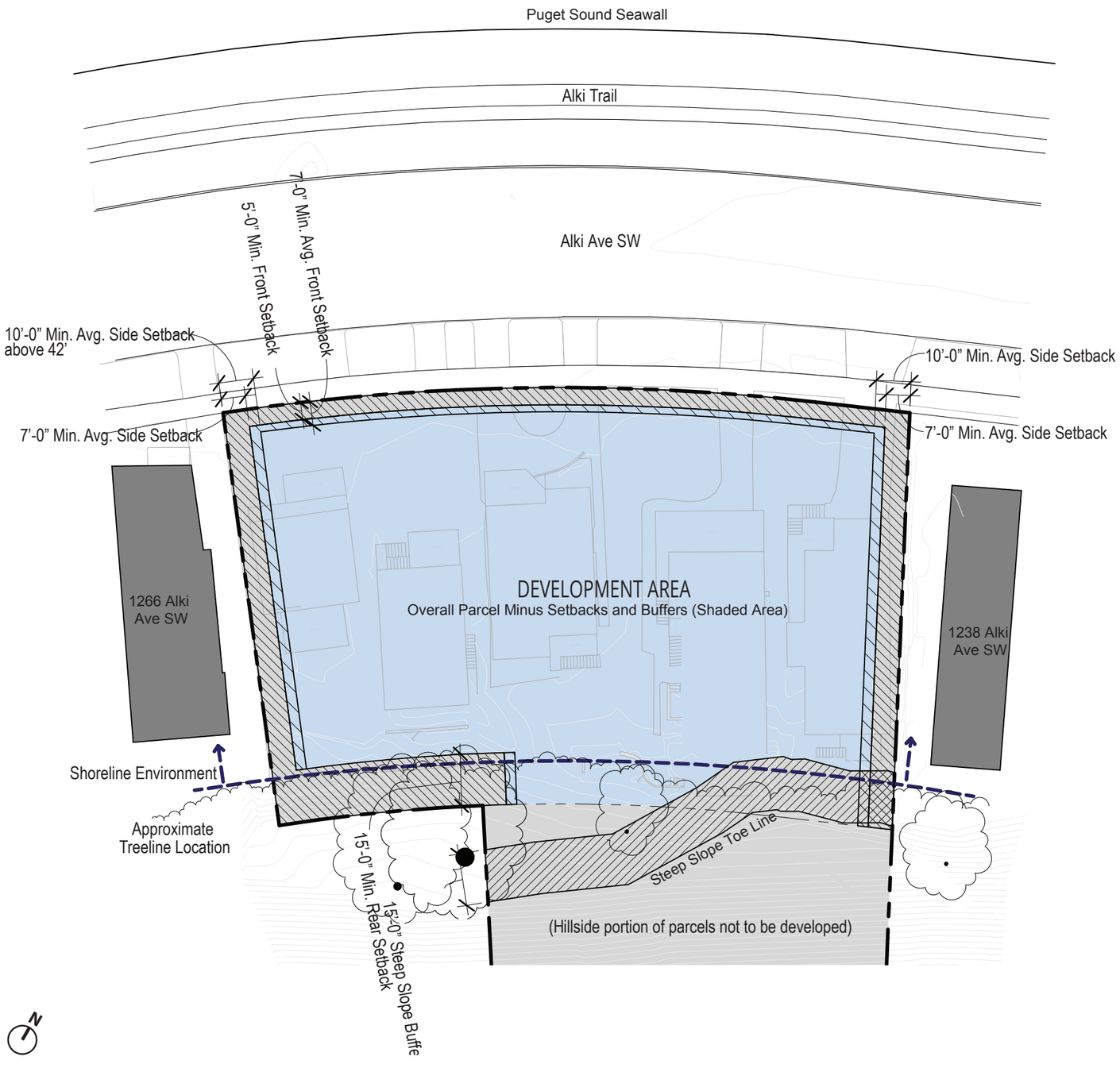
STREETSCAPE ALONG ALKI AVENUE TO THE EAST OF THE SITE

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 AVENUE TO THE WEST OF THE SITE

SITE & ZONING INFORMATION



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 (Compliant)

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
10'-0" Additional allowable for stair and elevator penthouses, and mechanical

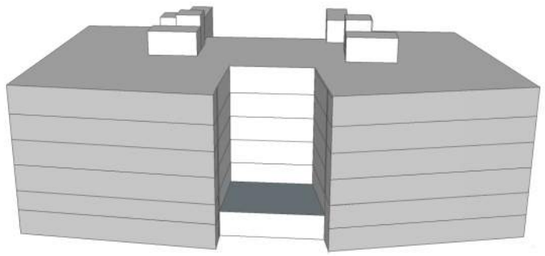
SETBACKS: Per SMC 23.45.518, Table B
Front Setback: 5' Minimum, 7' Average (Compliant)
Side Setback, < 42' in height: 5' Minimum, 7' Average (Compliant)
Side Setback, > 42' in height: 7' Minimum, 10' Average (Compliant)
Rear Setback: 15' Minimum (Compliant)

MAXIMUM BUILDING DIMENSIONS: Per SMC 23.45.528
Structure Depth: 90'-0" - 75% of 120' Lot Depth (Departure requested for 11'-5", see page 32)
Structure Width: 150'-0" (Departure requested for 30'-5", see page 32)

PARKING REQUIRED: 1.5 Spaces per dwelling unit (Compliant)
Per Part O., 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 (Compliant)

ARTICULATION PROGRESSION - EDG PROPOSAL

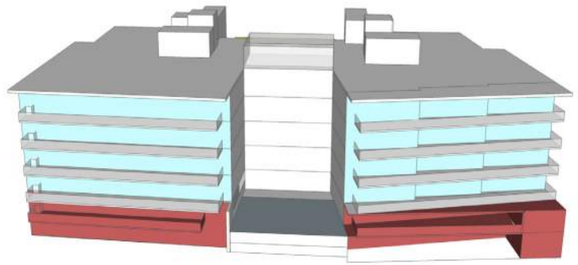


TWO DISTINCT MASSES WITH A CENTER COURT—NEIGHBORHOOD COMPATIBILITY

- 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.



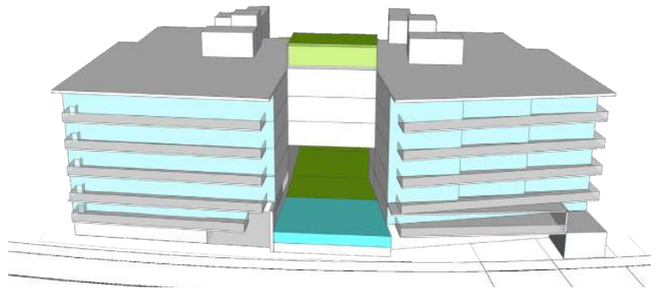
MASS SHIFTS, BALCONIES, TRANSPARENT FACADES AND PEDESTRIAN SCALE

- 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

RESPONSE TO EARLY DESIGN GUIDANCE

EDG DESIGN VIEW

EDG DESIGN VIEW

BOARD COMMENT SUMMARY

1. (3.B) HORIZONTALITY OF THE FULL WIDTH BALCONIES CREATES A RELENTLESS FORMULA ACROSS THE TWO BUILDINGS. REFINE THE FAÇADE EXPRESSION TO INTERRUPT THE BALCONIES AND / OR SOFTEN THE CONCEPT.

2. (1.B) REDUCE THE HEIGHT OF THE WALL AT THE BASE OF THE COURTYARD / WATERFALL FEATURE.

3. (2.B) PROVIDE DETAILS ON HOW THE WATERFALL WILL MEET THE WALL AND GROUND PLANE.

4. (1.A) REDUCE THE BUILDING WIDTH BY AT LEAST 1.5 FEET AT EACH SIDE YARD. THE COURTYARD WIDTH CAN BE REDUCED SO THAT THE SIDE YARDS CAN INCREASE.

5. (2.A) ALIGN THE FRONT BUILDING SETBACK WITH NEIGHBORING STRUCTURES.

6. (2.B) THE FRONT YARD WILL NEED TO BE VISUALLY ACCESSIBLE TO THE PUBLIC WHILE ALSO PROVIDING PRIVACY FOR THE GROUND LEVEL ENTRANCES.

7. (2.C) PROVIDE AN ENTRY HIERARCHY OF PUBLIC, SEMI-PUBLIC, SEMI-PRIVATE AND PRIVATE SPACE AT THE MAIN BUILDING ENTRY.

8. (2.D) DESIGN SAFE GROUND LEVEL ENTRIES WITH A SENSE OF SECURITY.

9. (3.A) PROVIDE FURTHER DEVELOPED ROOFTOP AND COURTYARD AMENITY SPACES.

GROUND FLOOR PLAN

LEVEL 01

1/16" = 1'-0"

DESIGN RESPONSE: VERTICAL GLAZING DETAILS AND STRUCTURAL COLUMNS EXPRESS LAYERING AND PATTERNING

BOARD COMMENT 1. (3.B) HORIZONTALITY OF THE FULL WIDTH BALCONIES CREATES A RELENTLESS FORMULA ACROSS THE TWO BUILDINGS. REFINE THE FAÇADE EXPRESSION TO INTERRUPT THE BALCONIES AND/OR SOFTEN THE CONCEPT.

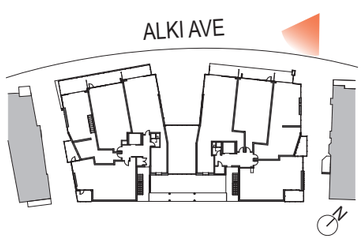
CURRENT DESIGN VIEW
(FROM ALKI AVE LOOKING SOUTH)

EDG VIEW
(FROM ALKI AVE LOOKING SOUTH)

1. WHILE PREDOMINANTLY HORIZONTAL IN NATURE, SIGNIFICANT LAYERING AND PATTERNING HAS BEEN EXPRESSED MORE CLEARLY IN THE DESIGN FROM VERTICAL SUPPORTS FOR CLEAR GLASS GUARDRAILS UP TO SUBSTANTIAL VERTICAL STRUCTURAL COLUMN EXPRESSIONS.

2. LAYERED USE OF GLAZING ADDS DEPTH AND BRIGHTNESS TO THE FORMS. THE USE OF VERTICAL METAL RAILING SUPPORTS HELPS BREAK DOWN THE BULKINESS OF THE FACADE.

3. SOPHISTICATED NATURAL MATERIALS AND COLORS RESULT IN A CONTEMPORARY AND ELEGANT APPEARANCE.



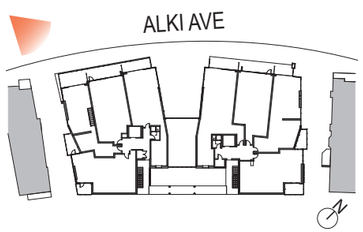
CURRENT DESIGN VIEW
(FROM ALKI AVE LOOKING EAST)

EDG VIEW
(FROM ALKI AVE LOOKING EAST)

4 NATURAL WOOD ACCENTS HAVE BEEN INTRODUCED AT THE LOBBY ENTRY, WALLS AT GRADE, UNIT BALCONY SCREENS, AND AT THE ROOF. THE MATERIAL GROUNDS THE STRUCTURE INTO THE SITE AND PROVIDES A VALUED WARMING OF THE PEDESTRIAN REALM AND CONNECTIVITY TO THE LUSH AND VIBRANT LANDSCAPE.

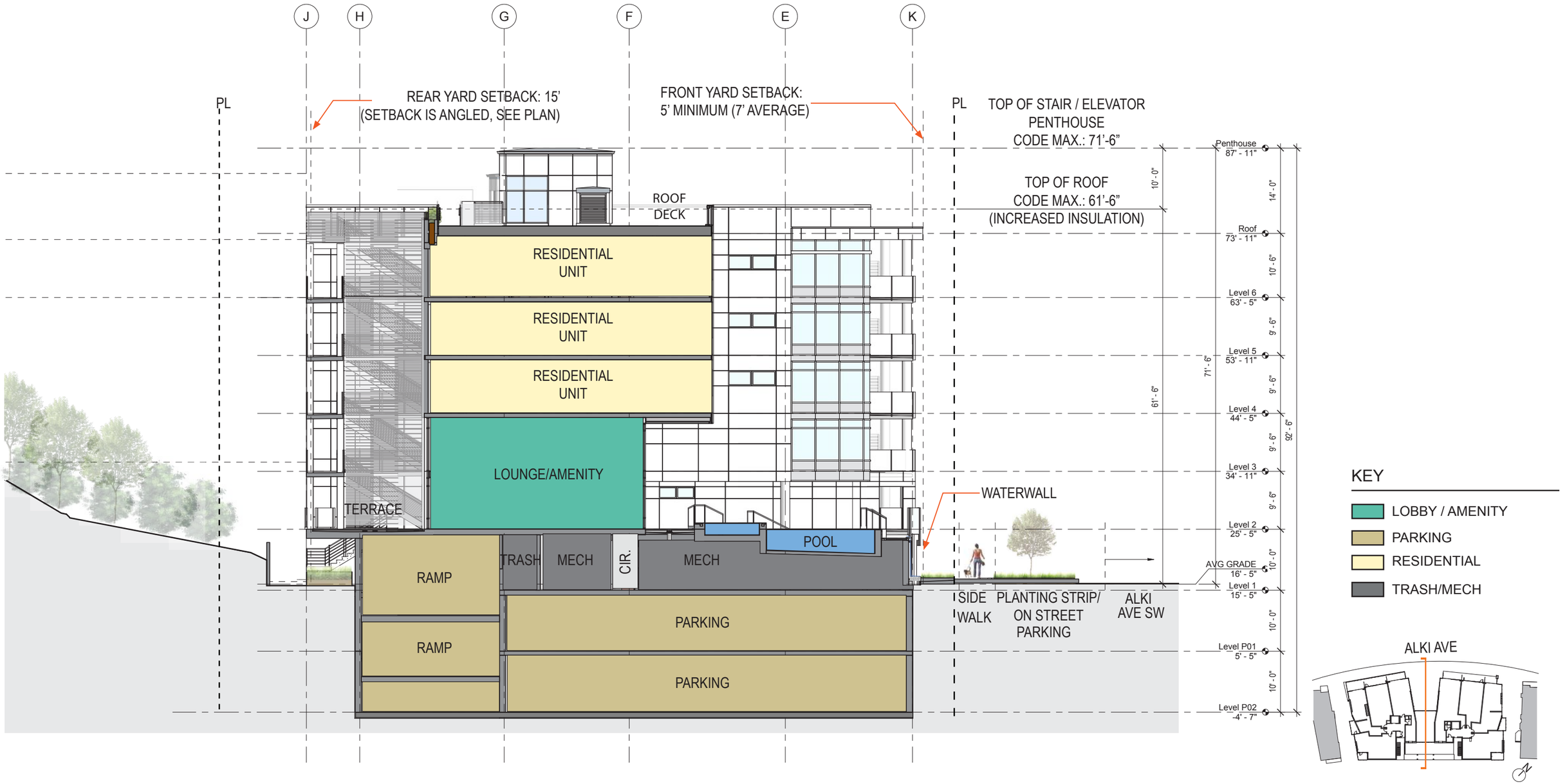
5 SUBTLE VARIATIONS BETWEEN THE BUILDING WINGS PRESENTS A REFINED SYMBIOTIC ASYMMETRY. THE TWO VOLUMES SHARE SIMILAR DESIGN ELEMENTS AND ARE VISUALLY CONNECTED. IT CREATES INTEREST ON THE FACADE AND ALLEVIATES THE HORIZONTAL EFFECTS.

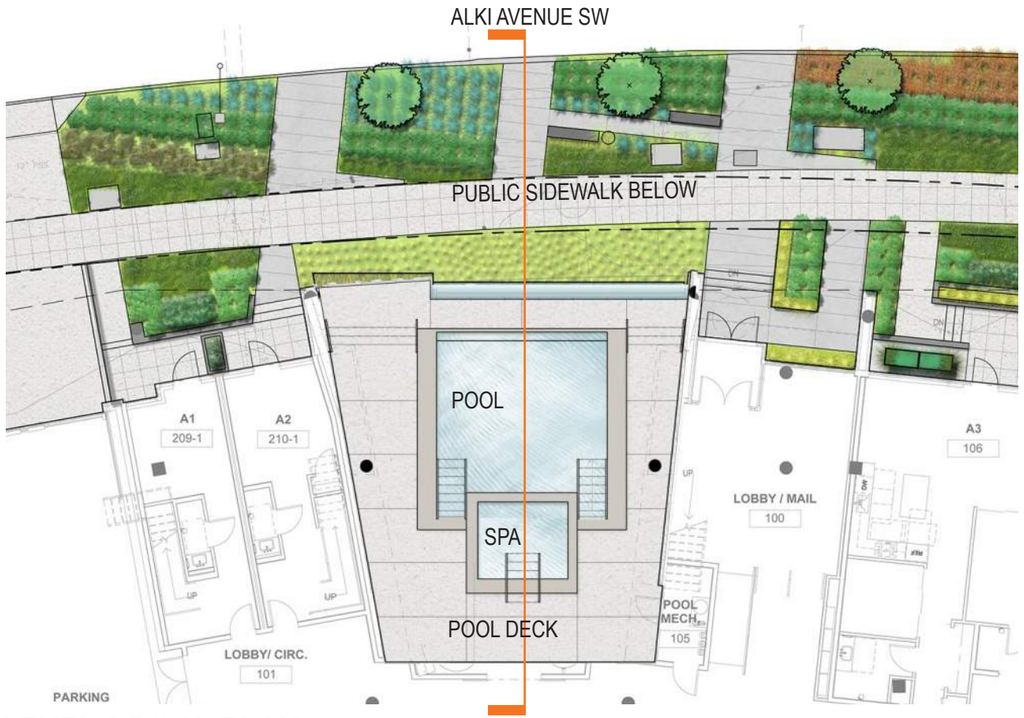
6 CORNER-WRAPPING GLAZING ON BOTH WINGS VISUALLY DISSOLVES THE CORNERS AND ADDS TO THE LAYERING WITH CLEAR GLASS DIFFUSING VIEWS.



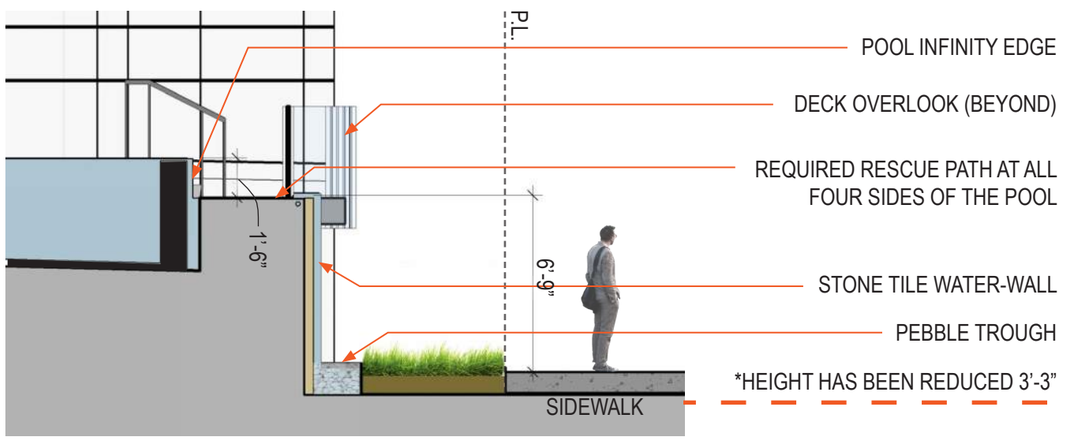
DESIGN RESPONSE: WALL LOWERED 1’-6” AND NOW PROVIDES TWO WATER ELEMENTS WHILE PROVIDING SAFE ACCESS TO ALL SIDES OF THE POOL

BOARD COMMENT 2.(1.B) REDUCE THE HEIGHT OF THE WALL AT THE BASE OF THE COURTYARD / WATERFALL FEATURE.
BOARD COMMENT 3.(2.B) PROVIDE DETAILS ON HOW THE WATERWALL WILL MEET THE WALL AND GROUND PLANE.

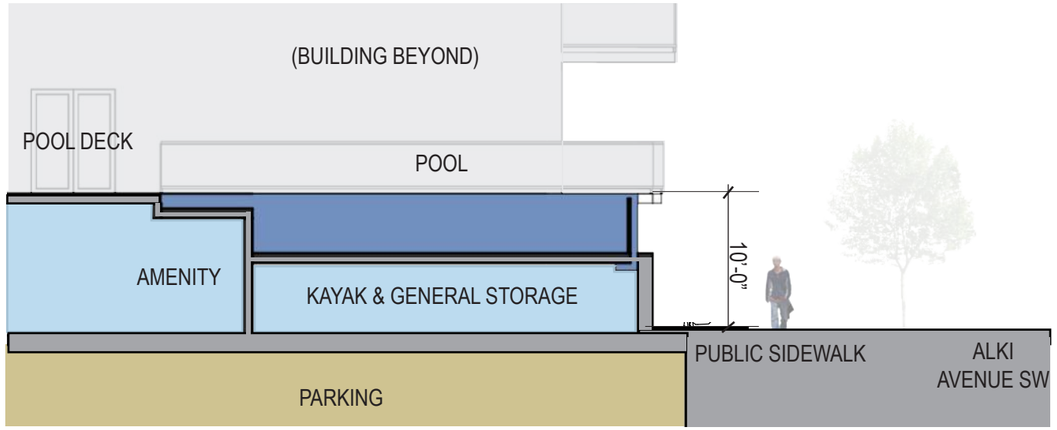




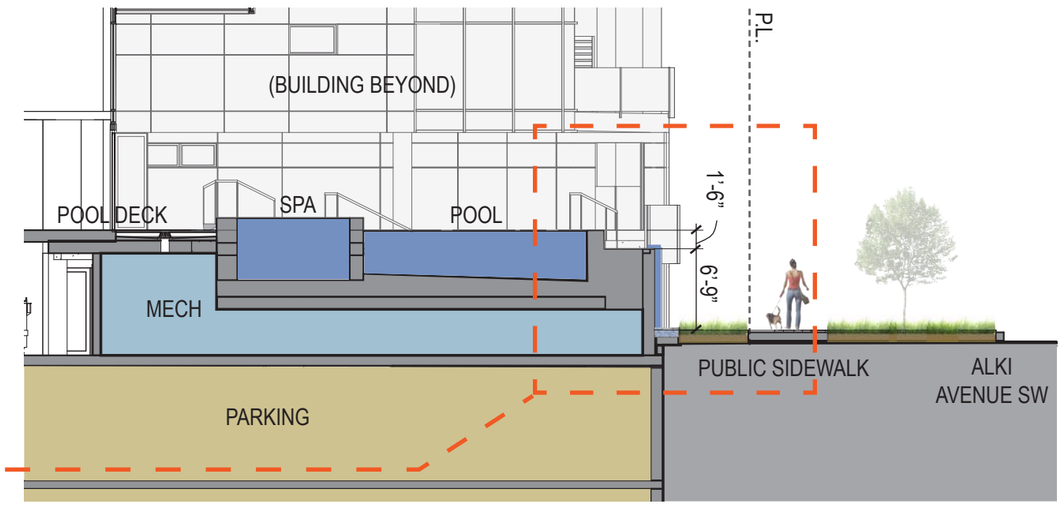
LEVEL 2 POOL PLAN



POOL / WATER-WALL SECTION



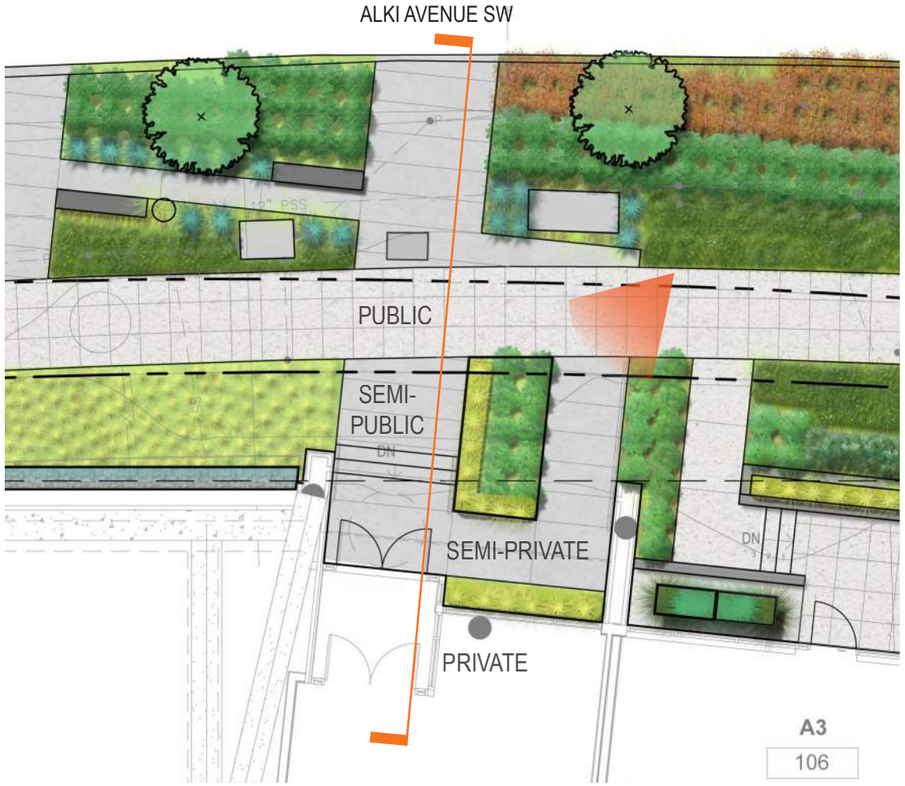
EDG DESIGN SECTION



CURRENT DESIGN SECTION

DESIGN RESPONSE: VISUALLY ACCESSIBLE FRONT YARD AND ENTRY ALSO PROVIDES NATURAL PRIVACY AND SECURITY. ENTRY PAVING, PORTAL FRAME, AND GLASS DOORS SIGNAL THE TRANSITION FROM PUBLIC TO PRIVATE REALMS

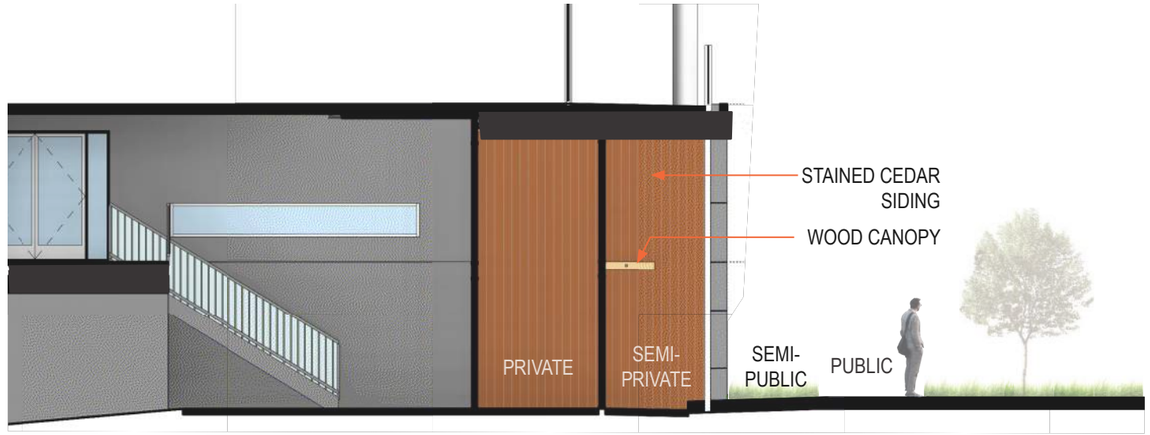
BOARD COMMENT 6. (2.B) THE FRONT YARD WILL NEED TO BE VISUALLY ACCESSIBLE TO THE PUBLIC WHILE ALSO PROVIDING PRIVACY FOR THE GROUND LEVEL ENTRANCES.
BOARD COMMENT 7. (2.C) PROVIDE AN ENTRY HIERARCHY OF PUBLIC, SEMI-PUBLIC, SEMI-PRIVATE AND PRIVATE SPACE AT THE MAIN BUILDING ENTRY.
BOARD COMMENT 8. (2.D) DESIGN SAFE GROUND LEVEL ENTRIES WITH A SENSE OF SECURITY.



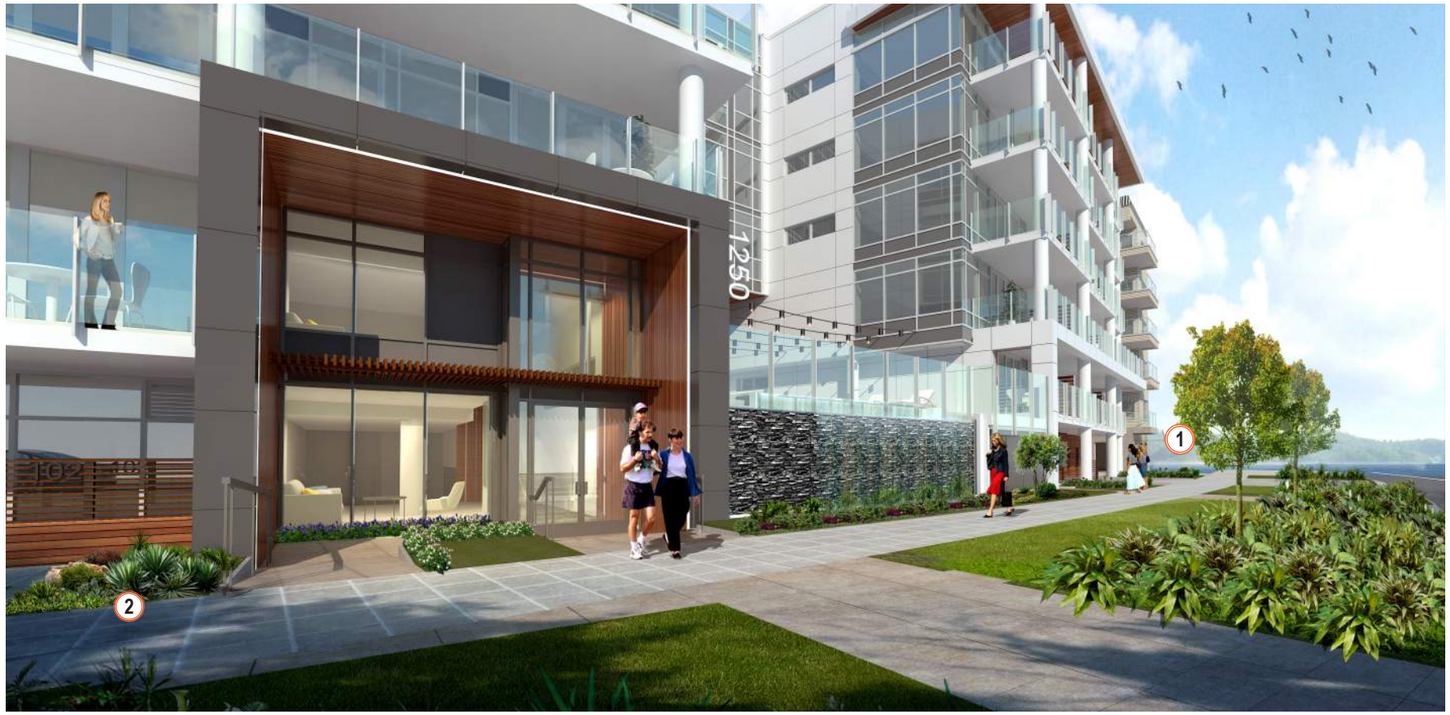
PLAN AT MAIN BUILDING ENTRY

1. FRONT BUILDING SETBACK HAS BEEN ADJUSTED TO ALIGN WITH NEIGHBORING STRUCTURES.

2. MIXED HEIGHT PLANTING PROVIDES VISUAL INTEREST TO THE PUBLIC AND NATURAL PRIVACY BUFFER FOR RESIDENTS.



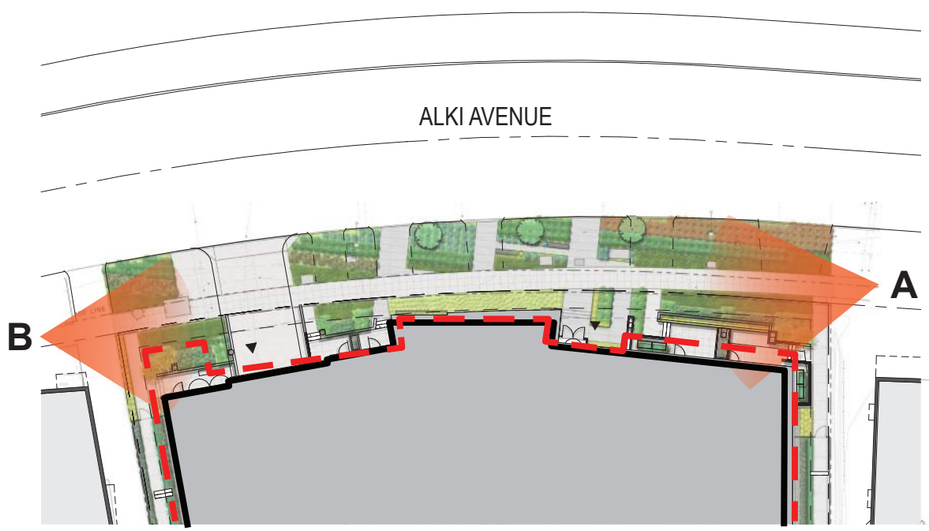
MAIN BUILDING ENTRY



ENTRY VIEW

DESIGN RESPONSE: STRUCTURE HAS BEEN ADJUSTED TO BETTER ALIGN WITH EXISTING RHYTHM ALONG ALKI AVE. TO IMPROVE THE PEDESTRIAN EXPERIENCE

BOARD COMMENT 5.(2.A) ALIGN THE FRONT BUILDING SETBACK WITH NEIGHBORING STRUCTURES.



LEVEL 1 PLAN

EDG LEVEL 1 BUILDING FOOTPRINT

CURRENT LEVEL 1 BUILDING FOOTPRINT

1. FRONT BUILDING SETBACK HAS BEEN ADJUSTED TO ALIGN WITH NEIGHBORING STRUCTURES.

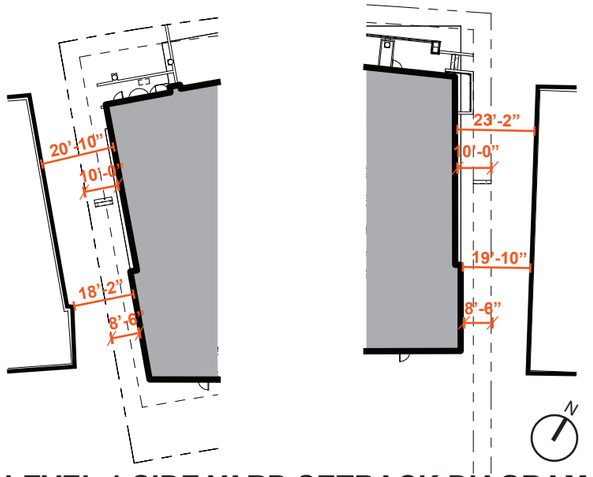
2. MIXED HEIGHT PLANTING PROVIDES VISUAL INTEREST TO THE PUBLIC AND NATURAL PRIVACY BUFFER FOR RESIDENTS.

A: VIEW FROM ALKI AVE LOOKING WEST

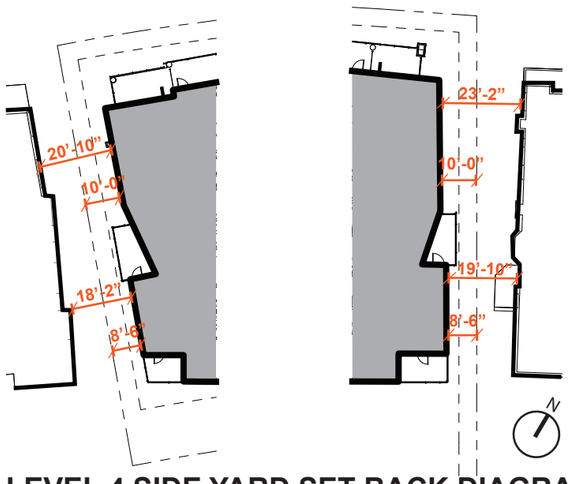
B: VIEW FROM ALKI AVE LOOKING EAST

DESIGN RESPONSE: INCREASED SIDE YARDS TO ALLOW FOR MORE ACCESS TO NATURAL LIGHT AND TO MAXIMIZE THE VIEWS

BOARD COMMENT 4.(1.A) REDUCE THE BUILDING WIDTH BY AT LEAST 1.5 FEET AT EACH SIDE YARD. THE COURTYARD WIDTH CAN BE REDUCED SO THAT THE SIDE YARDS CAN INCREASE.

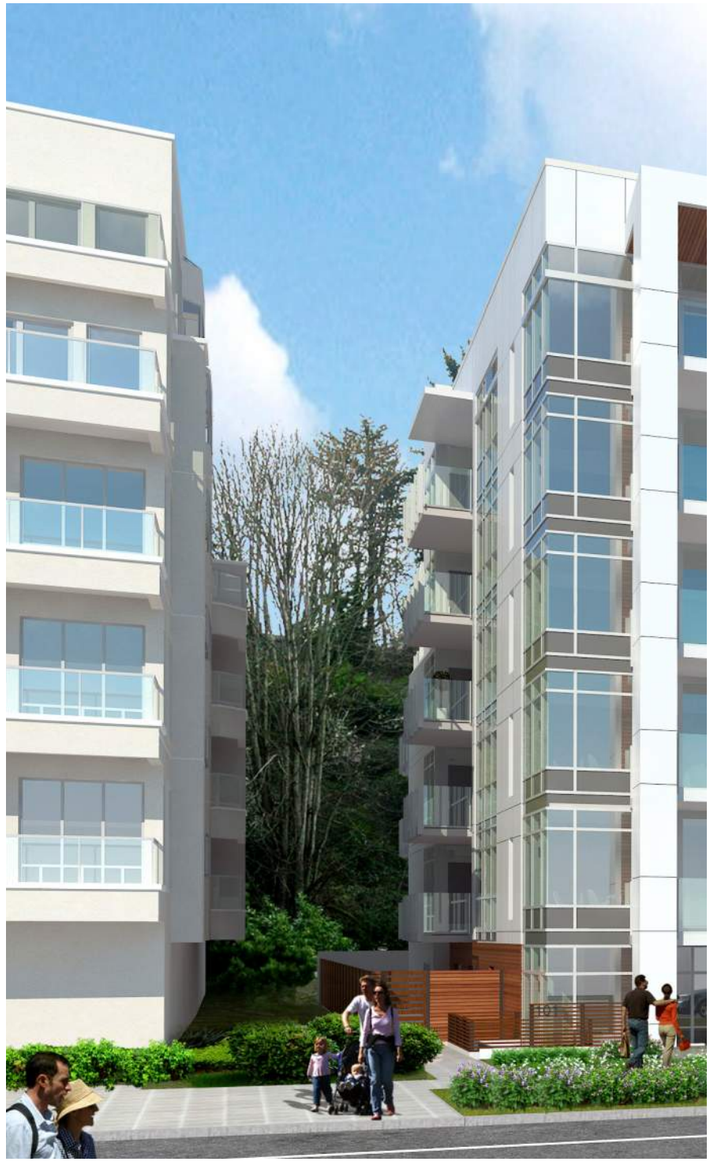


LEVEL 1 SIDE YARD SETBACK DIAGRAM



LEVEL 4 SIDE YARD SET BACK DIAGRAM

THE PROPOSED SIDE YARD SETBACKS AT THE EDG MEETING WERE 7'-0". IN THE CURRENT PROPOSAL, THE BUILDING WIDTH HAS BEEN REDUCED BY 3'-0" AT THE FRONT HALF OF THE BUILDING AND 1'-6" AT THE BACK HALF OF THE BUILDING RESULTING IN WIDENING OF THE SIDE YARDS IN ORDER TO PROVIDE RELIEF IN PRIVACY AND SHADING.



EAST SIDE YARD VIEW

WEST SIDE YARD VIEW

ELEVATIONS

1 GLASS - WINDOW WALL GLAZING

7 FIBER-REINFORCED CEMENT PANEL - WHITE

2 GLASS - WINDOW WALL GLAZING AT LOBBY

8 ANODIZED FINISH - CLEAR

3 GLASS - SPANDREL - GRAY

9 ANODIZED FINISH - CHARCOAL GRAY

4 GLASS - BALCONY RAILING GLAZING

10 WOOD - STAINED CEDAR SIDING

5 SMOOTH METAL PANEL - WHITE

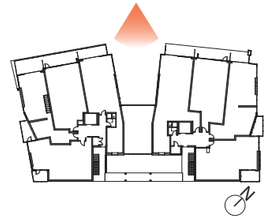
11 STONE - WATER WALL

6 SMOOTH METAL PANEL - GRAY

12 CONCRETE

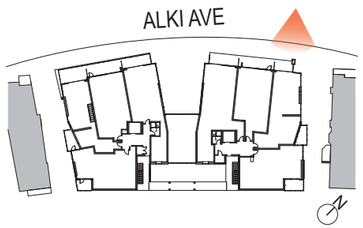
ELEVATION - NORTH

1/16" = 1'-0"



NORTH ELEVATION STUDY

NORTH ELEVATION



MATERIAL PALETTE

ALUMINUM WINDOW - CLEAR ANODIZED

SMOOTH METAL PANEL - WHITE

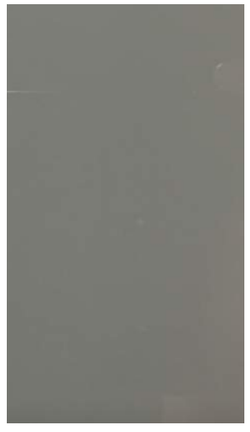
SMOOTH METAL PANEL - GRAY

FIBER-REINFORCED CEMENT PANELS - WHITE

STAINED CEDAR SIDING

GLASS - WINDOW WALL

GLASS - LOBBY



GLASS - SPANDREL - GRAY

GLASS - BALCONY RAILINGS

ANODIZED FINISH - CLEAR

ANODIZED FINISH - CHARCOAL GRAY

STONE - WATER WALL

CONCRETE

ELEVATIONS

1 GLASS - WINDOW WALL GLAZING

7 FIBER-REINFORCED CEMENT PANEL - WHITE

2 GLASS - WINDOW WALL GLAZING AT LOBBY

8 ANODIZED FINISH - CLEAR

3 GLASS - SPANDREL - GRAY

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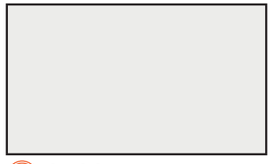
10 WOOD - STAINED CEDAR SIDING



5 SMOOTH METAL PANEL - WHITE

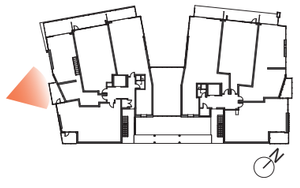
11 STONE - WATER WALL

6 SMOOTH METAL PANEL - GRAY

12 CONCRETE

ELEVATION - WEST

1/16" = 1'-0"



ELEVATIONS

1 GLASS - WINDOW WALL GLAZING

7 FIBER-REINFORCED CEMENT PANEL - WHITE

2 GLASS - WINDOW WALL GLAZING AT LOBBY

8 ANODIZED FINISH - CLEAR

3 GLASS - SPANDREL - GRAY

9 ANODIZED FINISH - CHARCOAL GRAY

4 GLASS - BALCONY RAILING GLAZING

10 WOOD - STAINED CEDAR SIDING

5 SMOOTH METAL PANEL - WHITE

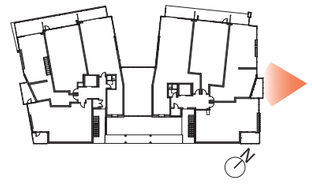
11 STONE - WATER WALL

6 SMOOTH METAL PANEL - GRAY

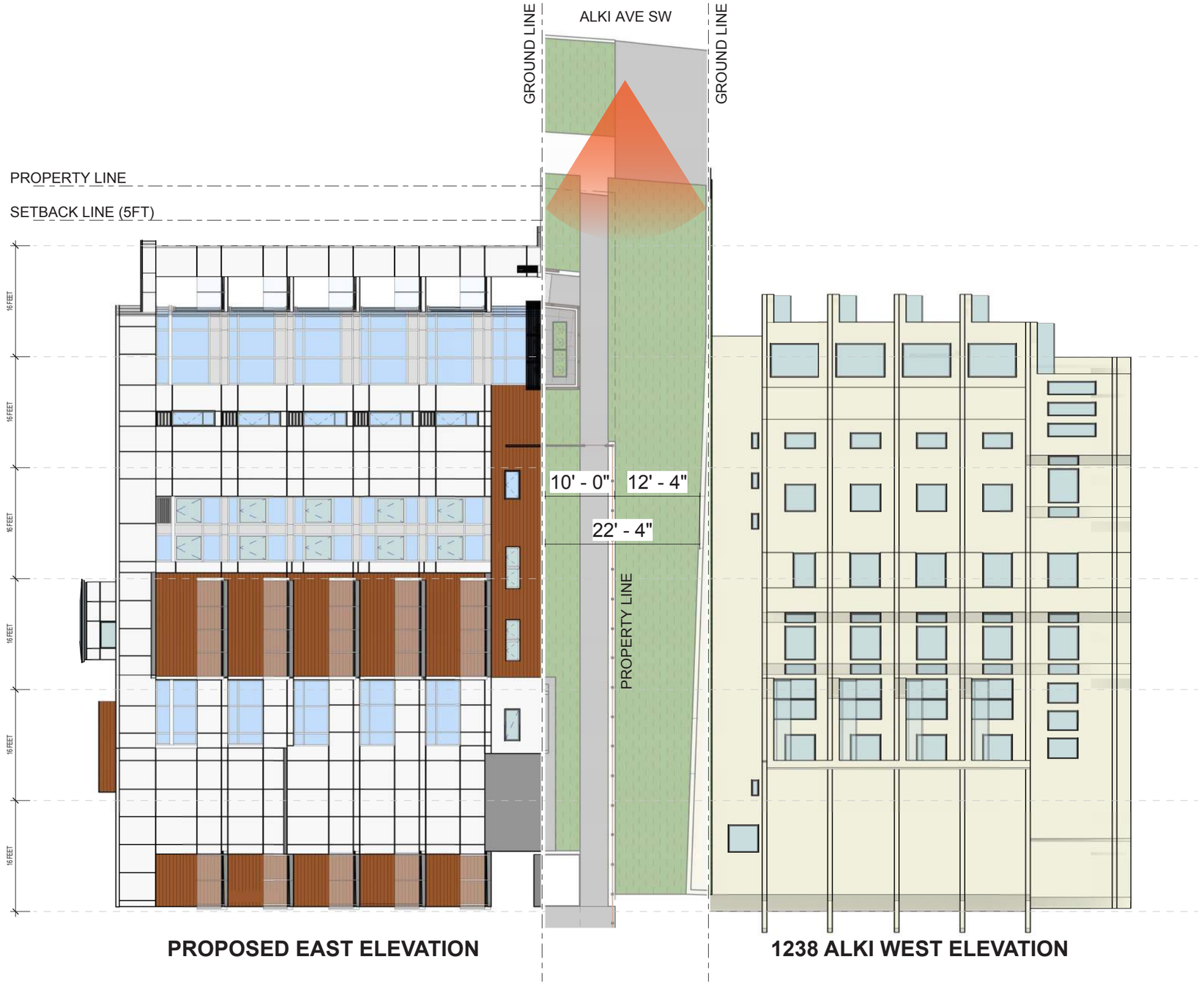
12 CONCRETE

ELEVATION - EAST

1/16" = 1'-0"

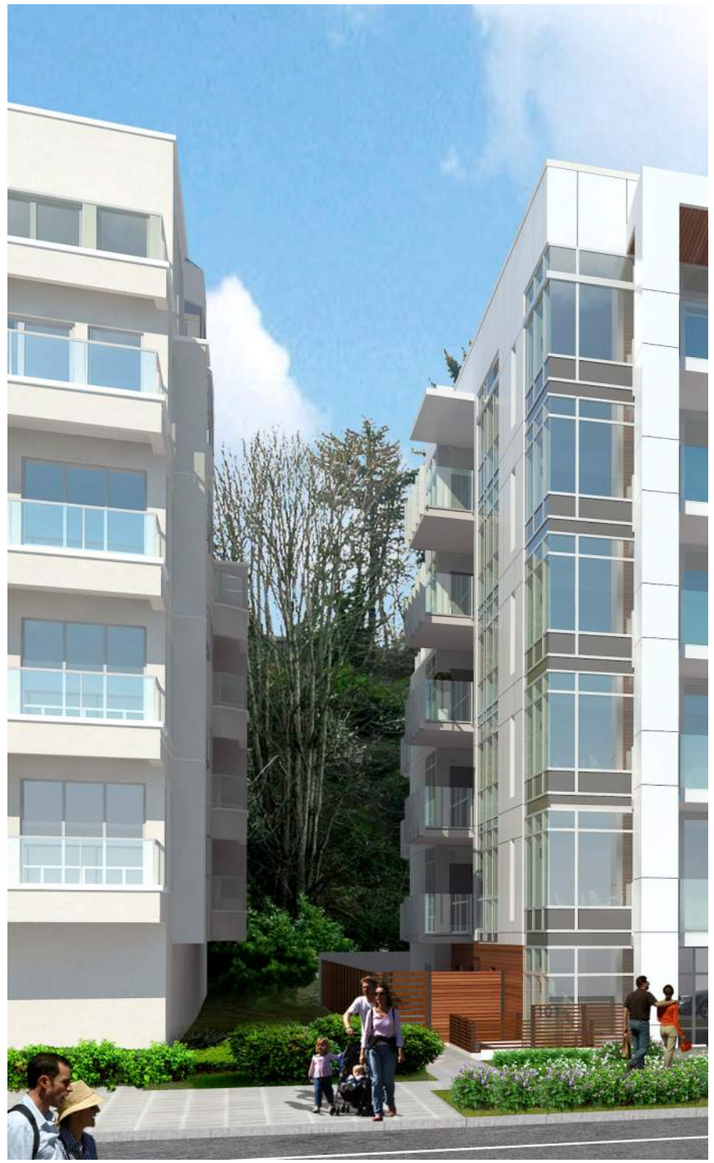


WINDOW DIAGRAMS



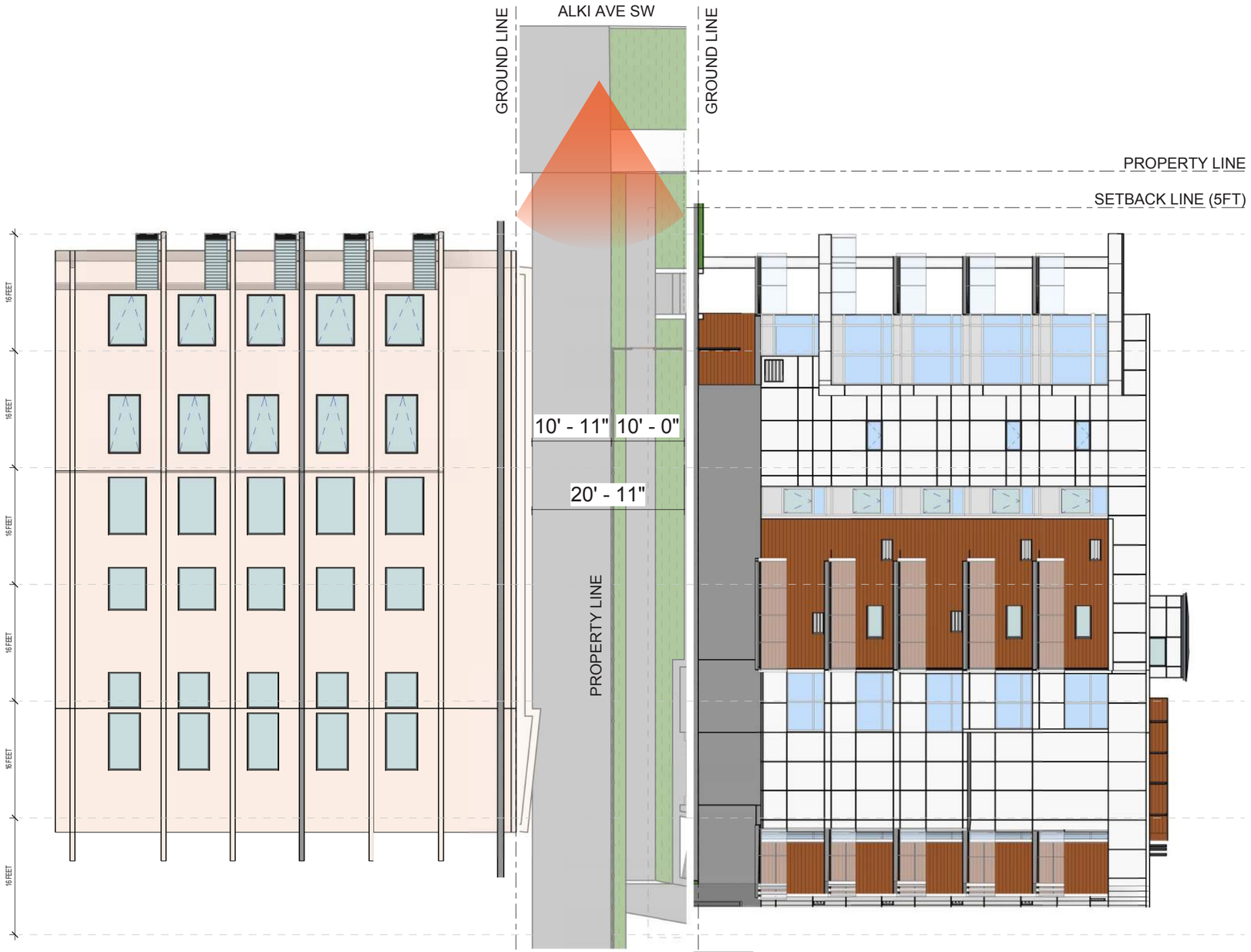
PROPOSED EAST ELEVATION

1238 ALKI WEST ELEVATION



EAST SIDE YARD VIEW

WINDOW DIAGRAMS



1266 ALKI EAST ELEVATION

PROPOSED WEST ELEVATION

WEST SIDE YARD VIEW

ELEVATIONS

1 GLASS - WINDOW WALL GLAZING

7 FIBER-REINFORCED CEMENT PANEL - WHITE

2 GLASS - WINDOW WALL GLAZING AT LOBBY

8 ANODIZED FINISH - CLEAR

3 GLASS - SPANDREL - GRAY

9 ANODIZED FINISH - CHARCOAL GRAY

4 GLASS - BALCONY RAILING GLAZING

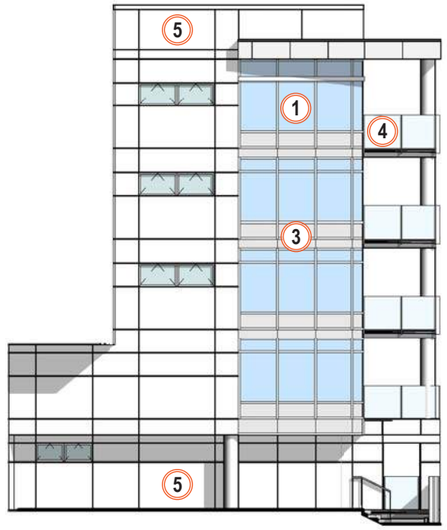
10 WOOD - STAINED CEDAR SIDING

5 SMOOTH METAL PANEL - WHITE

11 STONE - WATER WALL

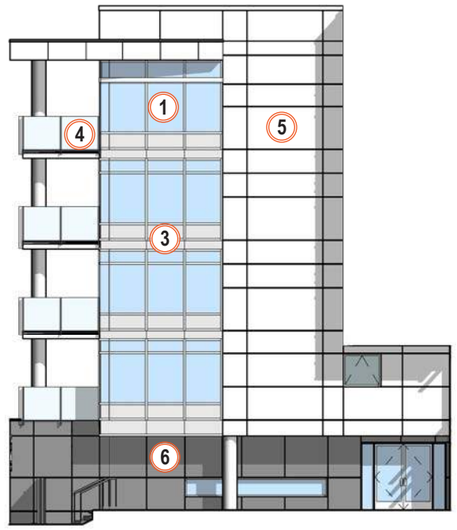
6 SMOOTH METAL PANEL - GRAY

12 CONCRETE



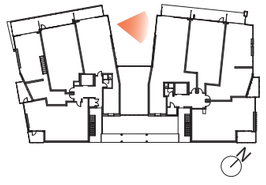
COURTYARD ELEVATION - WEST

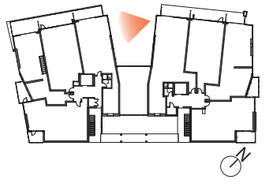
1/16" = 1'-0"



COURTYARD ELEVATION - EAST

1/16" = 1'-0"



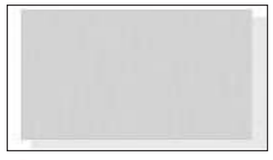


ELEVATIONS

1 GLASS - WINDOW WALL GLAZING

7 FIBER-REINFORCED CEMENT PANEL - WHITE

2 GLASS - WINDOW WALL GLAZING AT LOBBY



8 ANODIZED FINISH - CLEAR

3 GLASS - SPANDREL - GRAY

9 ANODIZED FINISH - CHARCOAL GRAY

4 GLASS - BALCONY RAILING GLAZING

10 WOOD - STAINED CEDAR SIDING

5 SMOOTH METAL PANEL - WHITE

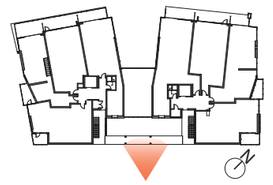
11 STONE - WATER WALL

6 SMOOTH METAL PANEL - GRAY

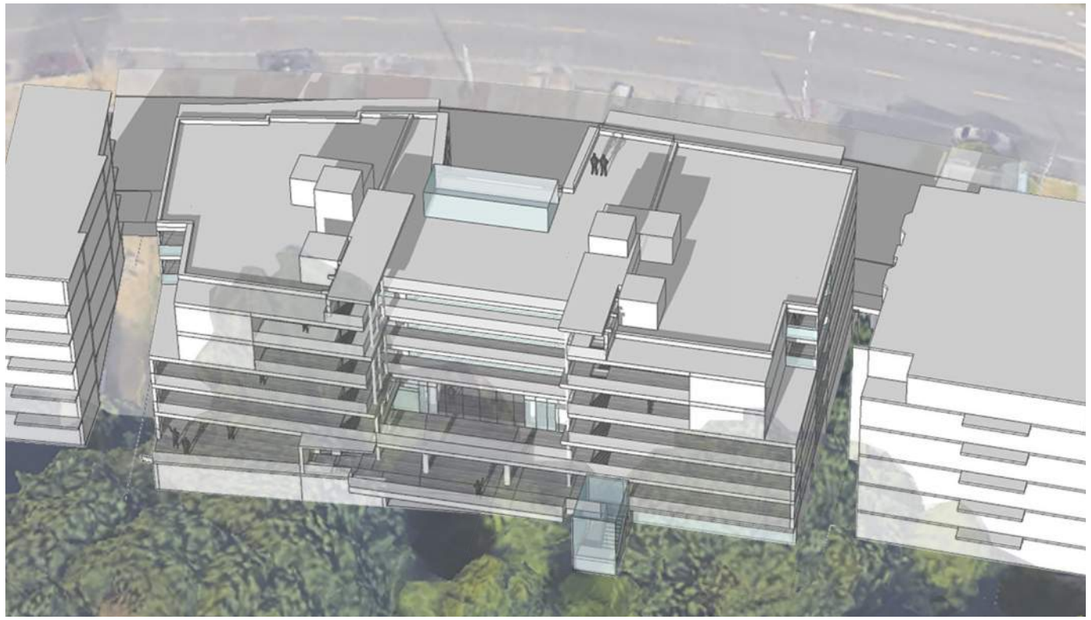
12 CONCRETE

ELEVATION - SOUTH

1/16" = 1'-0"



AERIAL VIEW FROM SOUTH



EDG DESIGN VIEW

CURRENT DESIGN VIEW

SOUTH COURTYARD VIEW

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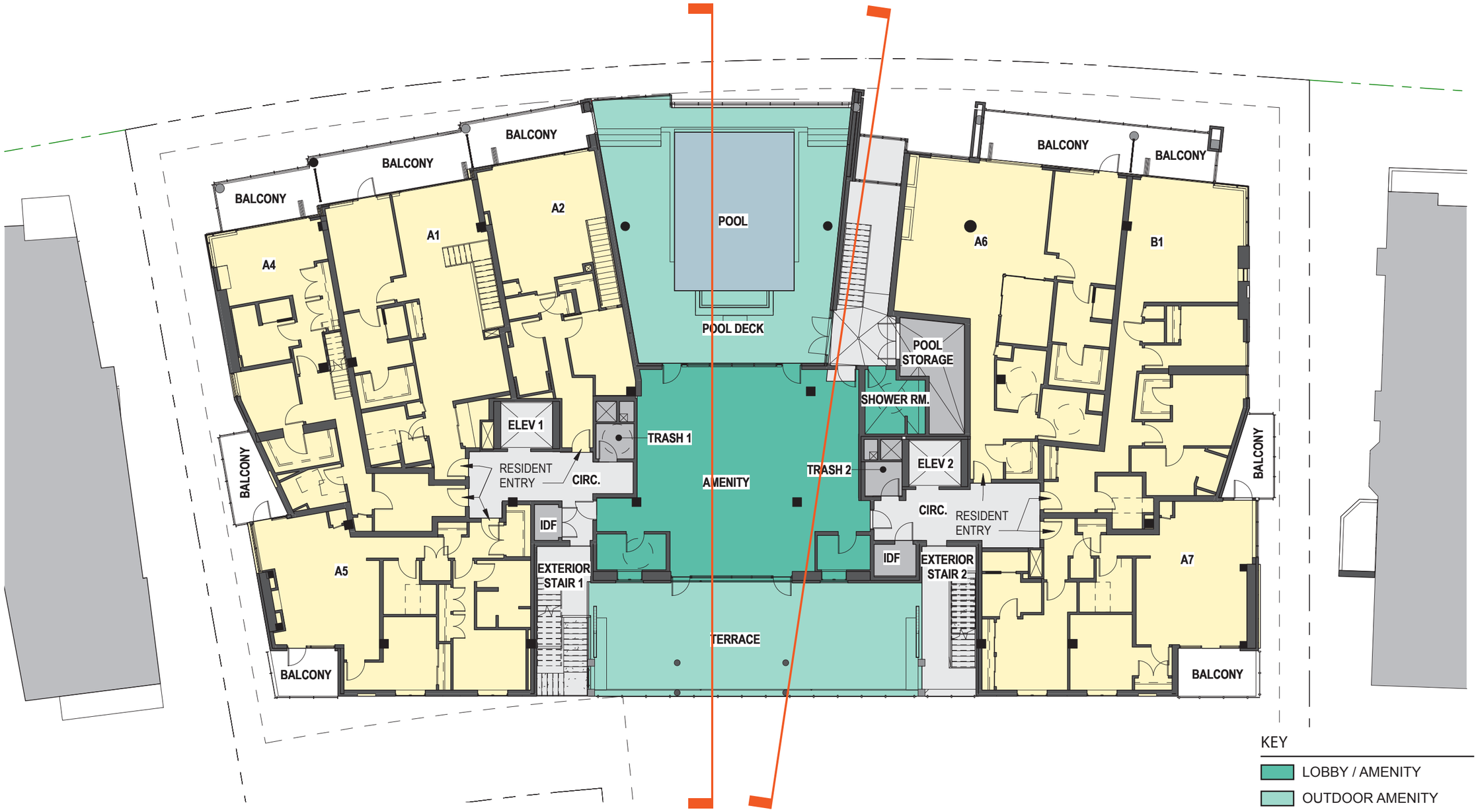
FLOOR PLANS



KEY

- LOBBY / AMENITY
- OUTDOOR AMENITY
- RESIDENTIAL
- MECH / TRASH
- CIRCULATION

LEVEL 02

1/16" = 1'-0"

FLOOR PLANS

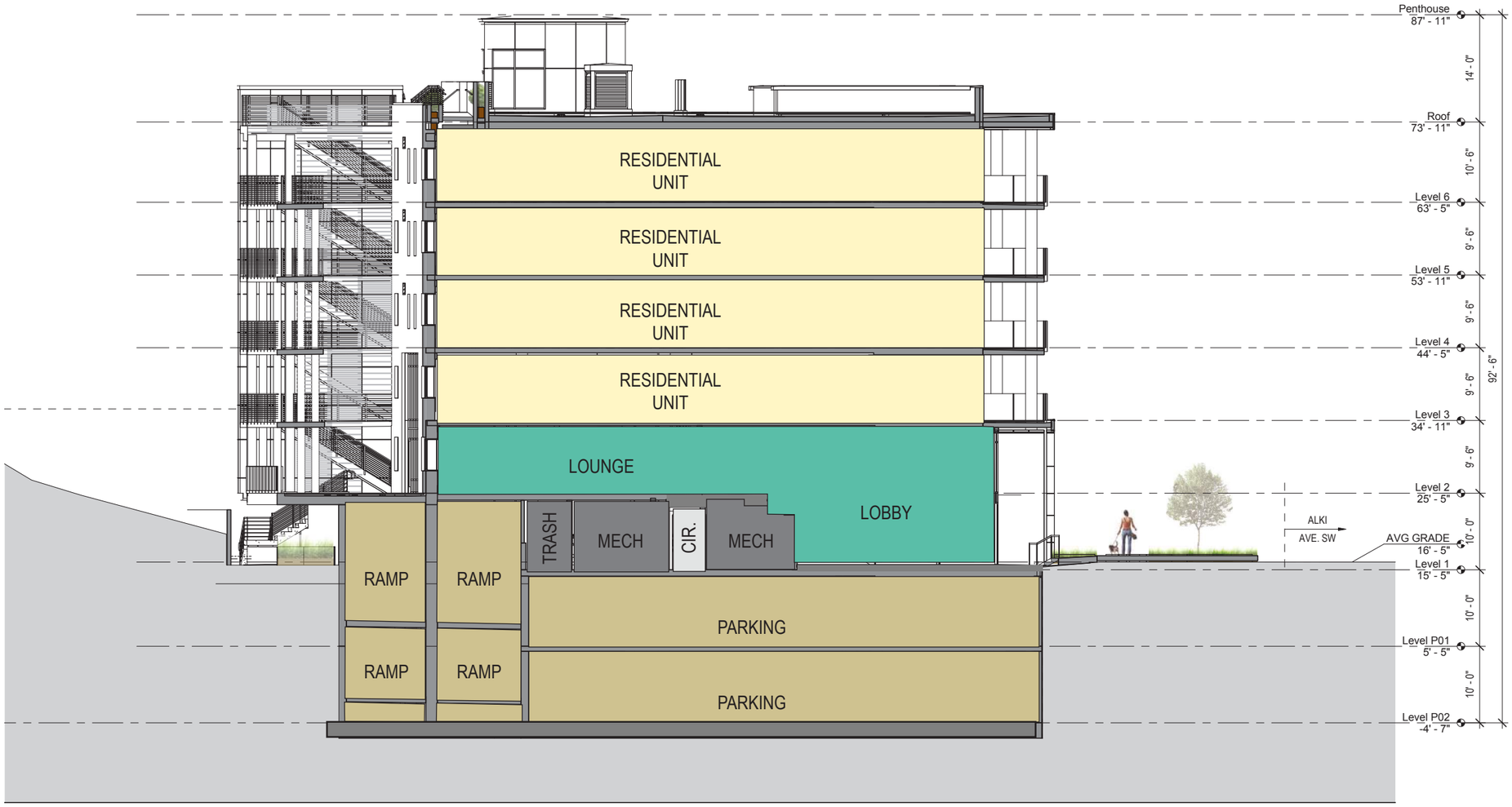
LEVEL 03

1/16" = 1'-0"

KEY

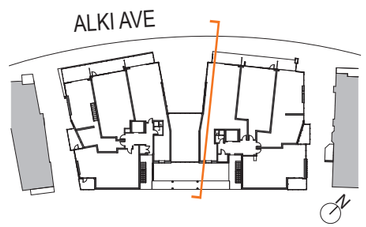
- RESIDENTIAL
- MECH / TRASH
- CIRCULATION

BUILDING SECTION

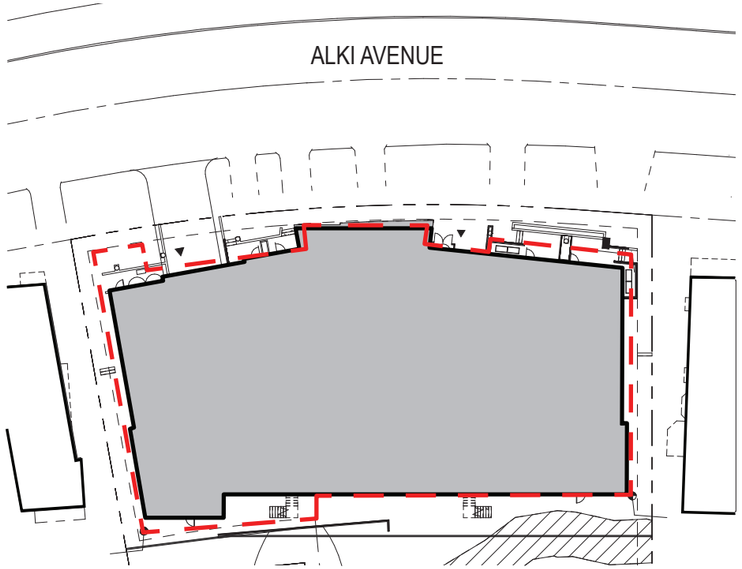


KEY

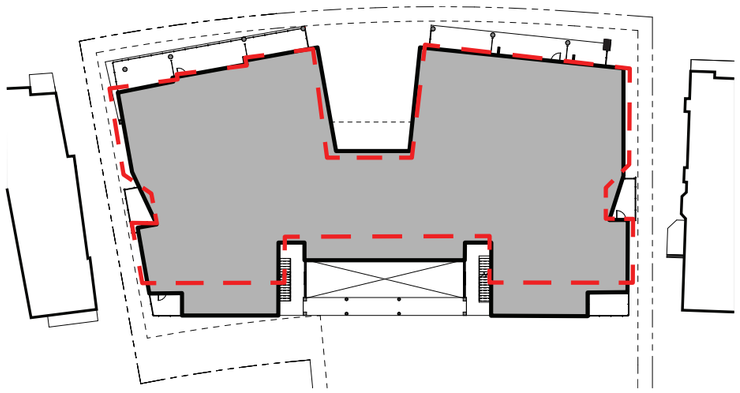
- LOBBY / AMENITY
- RESIDENTIAL
- MECH / TRASH
- CIRCULATION



COORDINATION WITH ACTION ALKI ALLIANCE



GROUND LEVEL PLAN COMPARISON



UPPER LEVEL PLAN COMPARISON

EDG DESIGN FOOTPRINT

CURRENT DESIGN

Action Alki Alliance (AAA) addressed three concerns when our team first engaged with them prior to the EDG presentation. In working with AAA and the Design Review Board (DRB), the project now addresses all original concerns brought forward by AAA back while also addressing comments from the DRB.

1. AAA had requested 10'-0" side yard setbacks at levels 2 through 6. With goals to maximize density on the site supported by the zoning code, the EDG proposal provided 7'-0" side yard setbacks. The DRB requested that these be reduced to 8'-6" while allowing the central courtyard width to reduce. After coordinating further with AAA following the EDG meeting, the team agreed to expand the side yard setbacks to 10'-0" at the front of the building to increase access to light and views as much as possible while still maintaining project viability.

2. AAA and the DRB requested that the front of the building align with the existing neighboring buildings. The structure has been redesigned to provide this alignment bending with the curvature of Alki Avenue with minor exception to the east side at levels 5 and 6. In reviewing existing structures along Alki Avenue, the team discovered that most structures maintain the same setback at all levels. In some cases, the top level extends further out to allow for more interior residential area at the highest floor level. This neighboring structure is atypical, therefore we looked to maintain a setback and rhythm more in line with all buildings along Alki.

3. AAA expressed concern that the ground level structure was closer to the front property line than the previously approved apartment submittal. At the EDG meeting, our team provided a diagram showing that the structure had been set back 13'-5" whereas the previously approved structure only set back 5'-0". Since EDG approval, our team has continued working with the AAA and DRB recommendations and have pulled the building back further to align with the neighboring structures.

ENTITLEMENT TIMELINE:

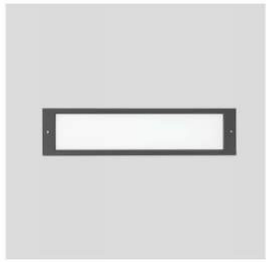
Action Alki Alliance (AAA) Community Group Coordination
Applicants are encouraged to meet with the local community group to review and develop the concept.

- **AAA Coordination Meeting #1: 03/15/17**
- **AAA Coordination Meeting #2: 04/05/17**
- **Early Design Guidance Meeting (EDG): 05/04/17**
- **AAA Coordination Meeting #3: 06/06/17**
- **MUP Application:10/20/18**
- **AAA Coordination Meeting #4: 11/28/17**
- **Recommendation Review (REC): 05/17/18**
- **MUP Decision**
- **MUP Approval**

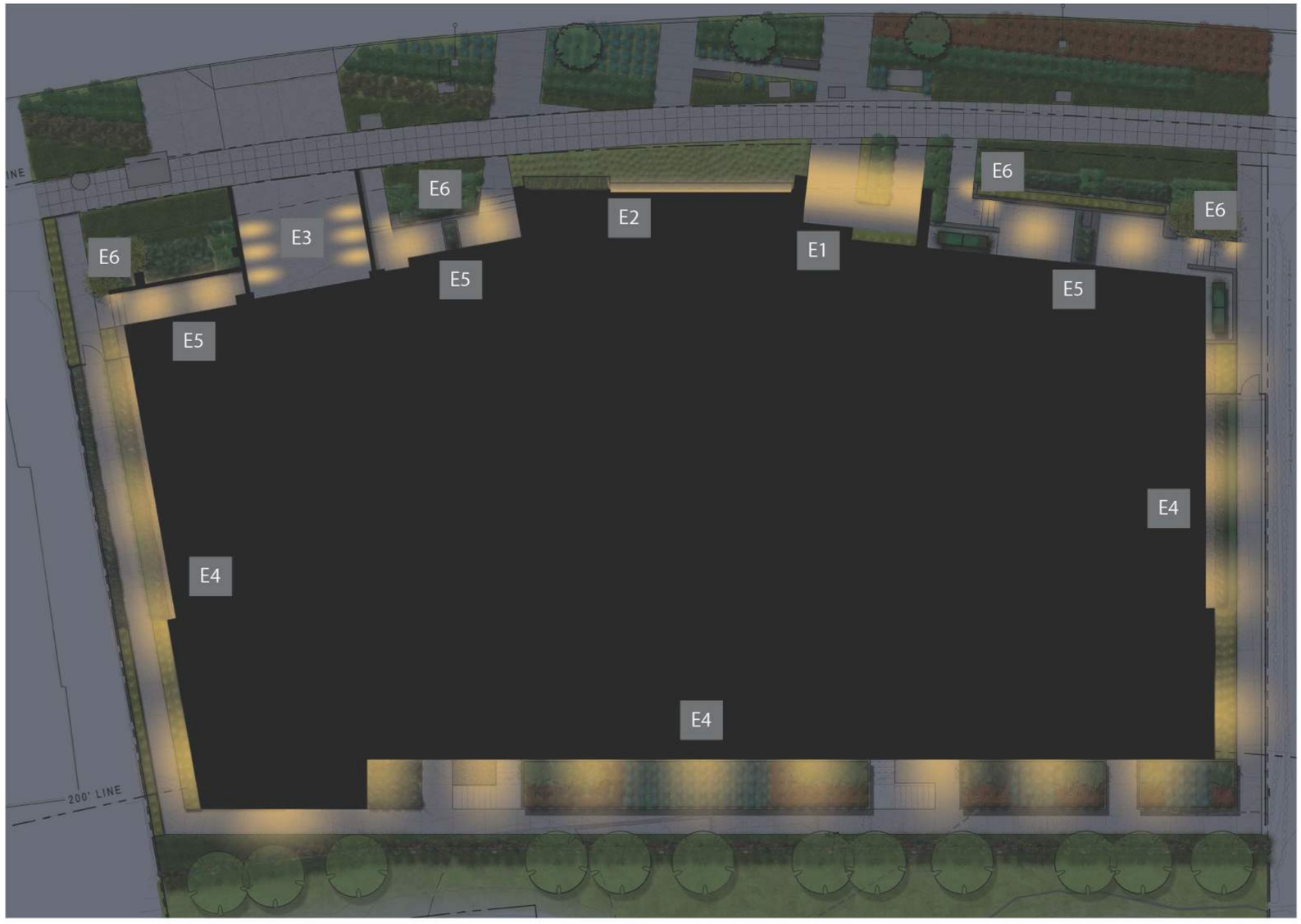
CONCEPTUAL EXTERIOR LIGHTING PLAN

E1 **LINEAR RECESSED LED LUMINAIRE**
LINEAR LED LUMINAIRE RECESSED IN ENTRY PORTAL ALONG TOP AND SIDES

E2 **LINEAR LED GRAZER**
LINEAR LED FIXTURE TO GRAZE WATER FEATURE WALL



E3 **RECESSED LED ENTRY LUMINAIRE**
GARAGE ENTRY RAMP LIT BY LOW LEVEL LED FIXTURES RECESSED IN SIDEWALLS



E4 **SURFACE MOUNTED WALL SCONCE**
WALKWAYS ALONG SIDE AND BACK OF BUILDING LIT BY WALL-MOUNTED DOWN LIGHTS THAT PROVIDE SUFFICIENT ILLUMINATION FOR PEDESTRIAN SAFETY AND SECURITY

E5 **SURFACE MOUNT LED DOWNLIGHT**
LED DOWNLIGHT SURFACE MOUNTED OVER EACH UNIT PATIO

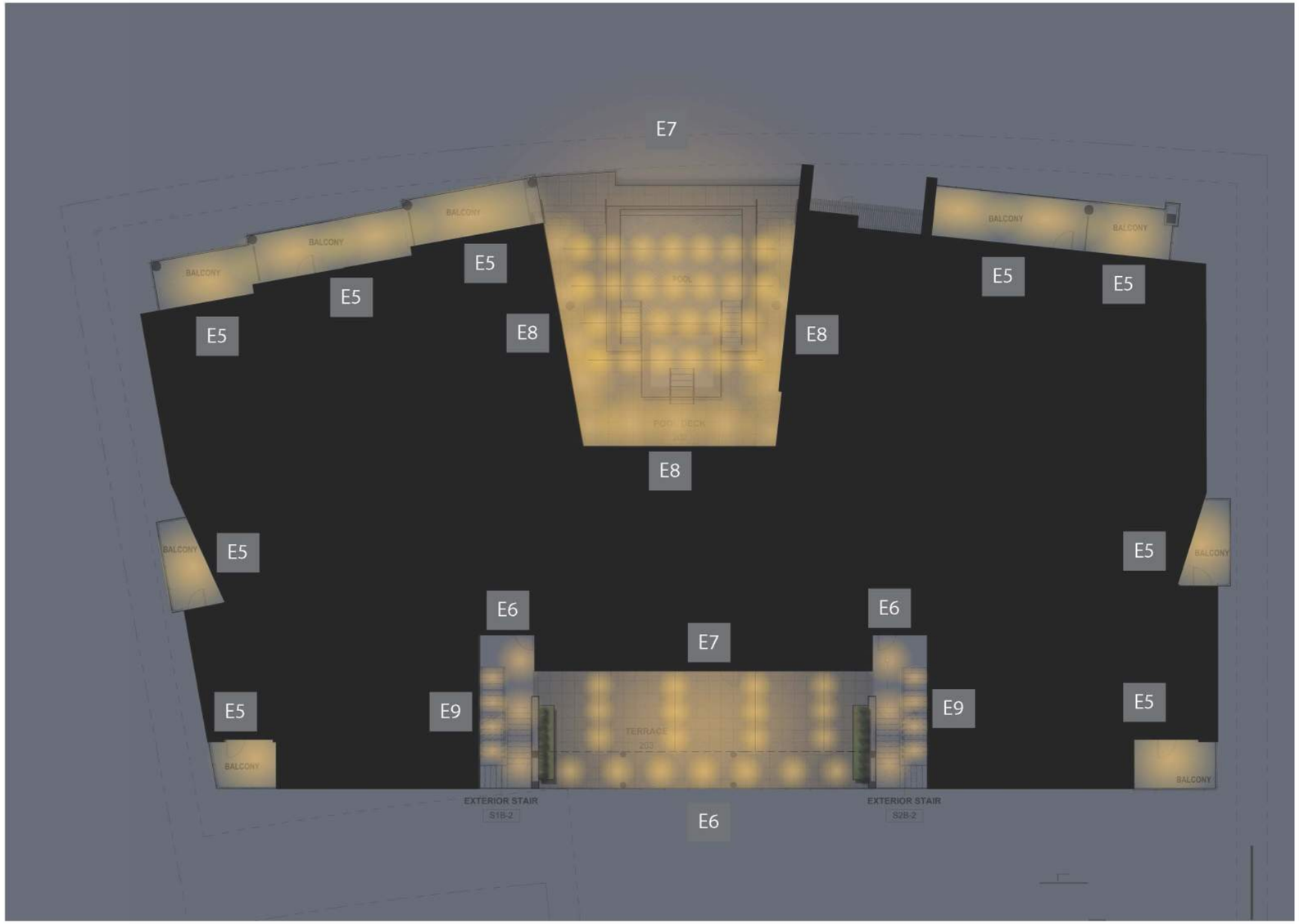
E6 **RECESSED LED STEPLIGHT**
RECESSED STEPLIGHT AT UNIT ENTRY STAIRS TO PROVIDE LOW-LEVEL SAFETY PATH LIGHTING

CONCEPTUAL EXTERIOR LIGHTING PLAN

E5 **SMALL SURFACE LED DOWNLIGHT**
LED DOWNLIGHT SURFACE MOUNTED OVER EACH UNIT PATIO

E6 **MEDIUM SURFACE LED DOWNLIGHT**
EXTERIOR STAIRS AND UNDER-WALKWAY LIT BY MEDIUM-SCALE SURFACE MOUNTED DOWNLIGHTS

E7 **CATENARY SUSPENDED LED CYLINDERS**
LED CYLINDERS SUSPENDED VIA CATENARY SYSTEM OVER POOL AREA & TERRACE FOR GENERAL AMBIENT LIGHT (NOTE: FIXTURE QUANTITY, DENSITY, SHADE FINISH, AND APPEARANCE MAY VARY BASED ON FINAL PHOTOMETRIC ANALYSIS)



E8 **RECESSED LED DOWNLIGHT**
RECESSED DOWNLIGHTS MOUNTED IN OVERHEAD CANOPY

E9 **SURFACE MOUNTED WALL SCONCE**
STAIRS LIT BY LED WALL SCONCES MOUNTED TO ADJACENT WALLS

DEPARTURE MATRIX

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 a departure for an additional 30'-5" in width** **Width varies per level:** 25'-11" LEVEL 1 26'-4" LEVEL 2 30'-5" LEVEL 3 26'-4" LEVEL 4 26'-4" LEVEL 5 26'-4" LEVEL 6 26'-2" ROOF	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 a departure for an additional 11'-5" in depth** **Depth varies per level:** 11'-5" LEVEL 1 11'-5" LEVEL 2 6'-2" LEVEL 3 6'-2" LEVEL 4 6'-2" LEVEL 5 6'-2" LEVEL 6 8'-1" ROOF	In coordinating with the Action Alki Alliance community group and the Design Review Board, they had asked the design team to increase the front yard setback to align the newly proposed structure with the existing neighboring buildings. They also requested that the side yard setbacks be increased to allow for more access to light, air and views. In working to coordinate setbacks that exceed code minimum requirements, the design team is asking for a depth departure to maximize density desired by the City. In conjunction with the width departure request, the central section of the building recedes from both the front and rear yards to allow for maximized access to natural light and air to the residential units. Design Guidelines: CS1:B1, B2; CS2:D1, D2; DC2:A1, A2

RESPONSE TO DESIGN GUIDELINES

CONTEXT AND SITE

CS1 NATURAL SYSTEMS AND SITE FEATURES

B. SUNLIGHT AND NATURAL VENTILATION

B1. 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 HAVE ACCESS TO MORE DAYLIGHTING TO THE INTERIOR.

B2. 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 SIDE YARD SETBACKS HAVE BEEN INCREASED TO ALLOW FOR MORE ACCESS TO DAYLIGHT. THE HILLSIDE ALREADY SHADES ADJACENT SITES FOR MUCH OF THE YEAR.

CS2 URBAN PATTERN AND FORM

D. HEIGHT, BULK, AND SCALE

D1. 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 GLAZED FACADE IS MODULATED TO DIFFUSE 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.

D2. EXISTING SITE FEATURES: USE CHANGES IN TOPOGRAPHY, SITE SHAPE, AND VEGETATION OR STRUCTURES TO HELP MAKE A SUCCESSFUL FIT WITH ADJACENT PROPERTIES; FOR EXAMPLE SITTING 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 TWO PROPOSED MASSES SPLAY AT DIFFERING ANGLES TO FOLLOW THE CURVATURE OF ALKI AVENUE AND TO ALIGN WITH ADJACENT PROPERTIES. THE CENTRAL RECESS PROVIDES A VISUAL CONNECTION TO THE HILLSIDE BEYOND THROUGH A TRANSPARENT TWO-STORY SPACE AT LEVEL 2. THE RECESS ALSO SYMBOLICALLY CONNECTS TO THE WATERFRONT BY WAY OF THE WATER WALL AND INFINITY POOL FOCAL POINT.

DESIGN CONCEPT

DC2 ARCHITECTURAL CONCEPT

A. MASSING

A1. 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.

A2. 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 RECESSED 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.

DEPARTURES REQUEST

CODE REQUIREMENT

SMC 23.45.528.A - The width of principal structures shall not exceed 150 feet.

DEPARTURE REQUESTED

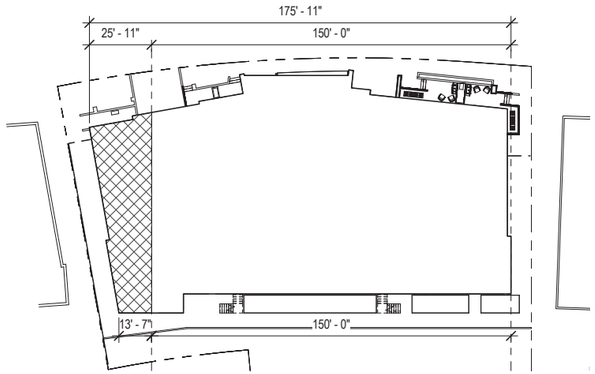
The applicant requests a departure for an additional 30'-5" in width.
Width per level varies, see diagrams.

HOW THIS DEPARTURE BETTER MEETS THE DESIGN GUIDELINES

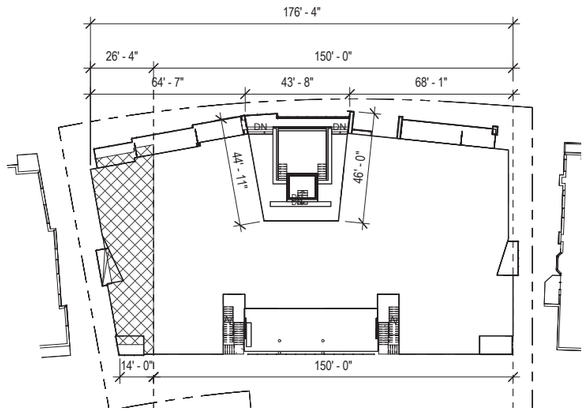
In developing thoughtful and successful residences, it is important to maximize the building frontage with views to the water and beyond in line with what is permitted by code and the intent of the zoning code. The additional width allows for a deep, wide central recess in the structure which breaks 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.

*Per SMC 23.86.014.C and 016.C, the first 4 feet of unenclosed balconies and eaves are not included in the structure width or depth.

CURRENT DESIGN VIEW
(FROM ALKI AVE LOOKING EAST)



LEVEL 01



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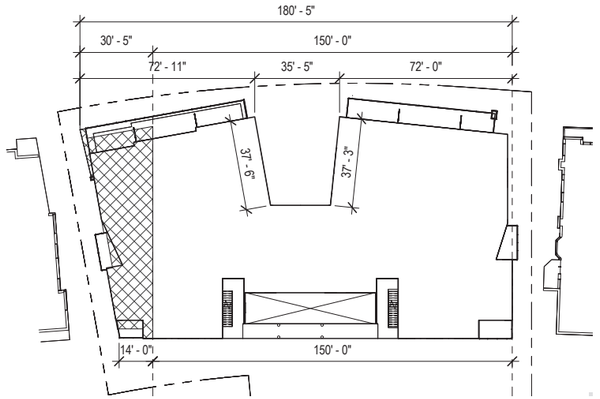

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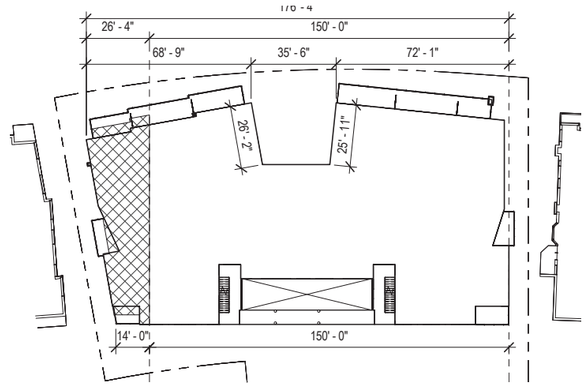

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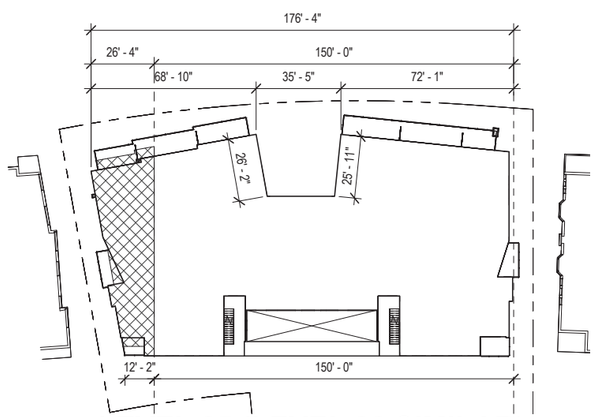
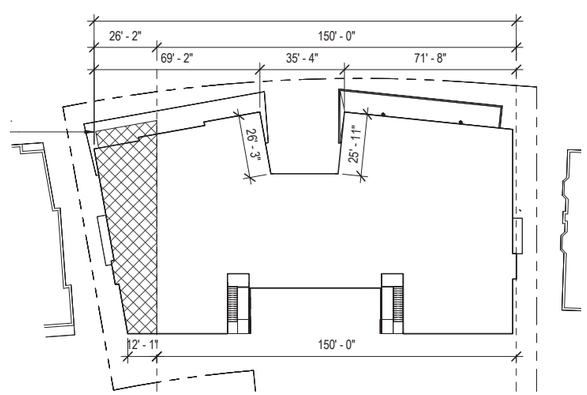


LEVEL 05 (LEVEL 06 SIMILAR)



ROOF

DEPARTURES REQUEST

CODE REQUIREMENT

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'.

DEPARTURE REQUESTED

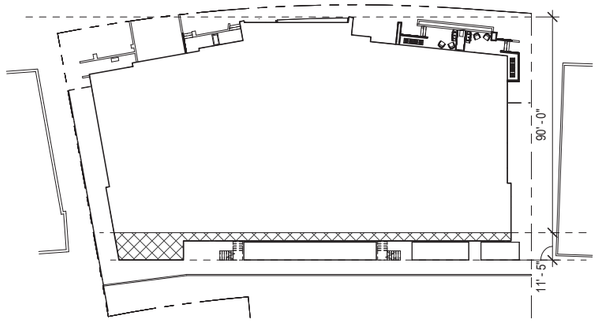
The applicant requests a departure for an additional 11'-5" in depth.
Depth per level varies, see diagrams.

HOW THIS DEPARTURE BETTER MEETS THE DESIGN GUIDELINES

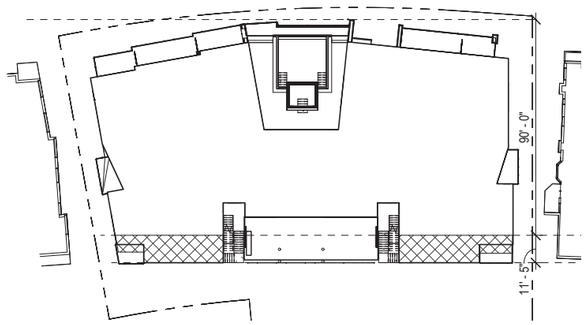
In coordinating with the Action Alki Alliance community group and the Design Review Board, they had asked the design team to increase the front yard setback to align the newly proposed structure with the existing neighboring buildings. They also requested that the side yard setbacks be increased to allow for more access to light, air and views. In working to coordinate setbacks that exceed code minimum requirements, the design team is asking for a depth departure to maximize density desired by the City. In conjunction with the width departure request, the central section of the building recedes from both the front and rear yards to allow for maximized access to natural light and air to the residential units.

*Per SMC 23.86.014.C and 016.C, the first 4 feet of unenclosed balconies and eaves are not included in the structure width or depth.

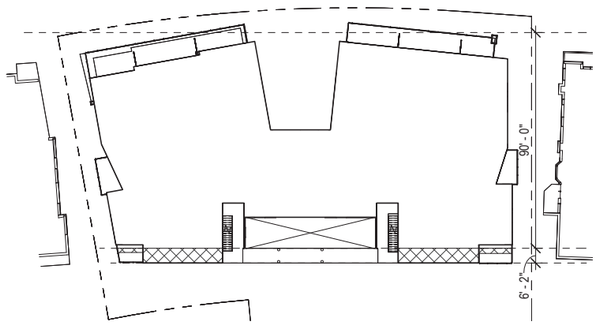
CURRENT DESIGN VIEW
(FROM ALKI AVE LOOKING SOUTH)



LEVEL 01



LEVEL 02



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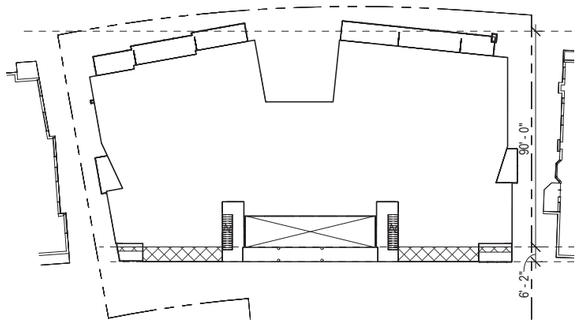

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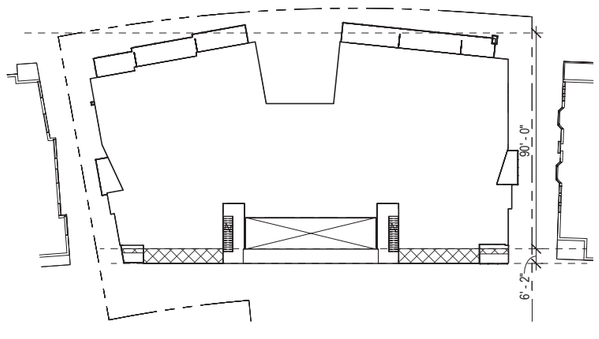
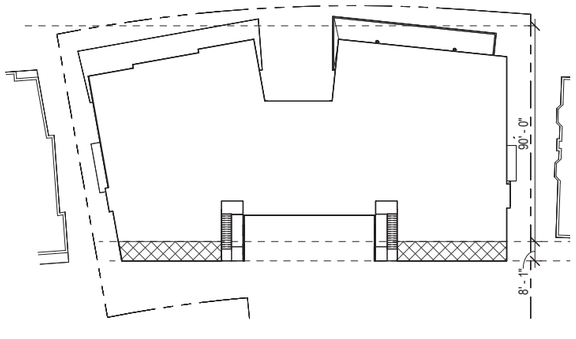


LEVEL 05 (LEVEL 06 SIMILAR)



ROOF

DESIGN RESPONSE: FURTHER DEVELOPED LANDSCAPE AMENITY PLANS ARE PROVIDED

BOARD COMMENT 7. (3.A) PROVIDE FURTHER DEVELOPED ROOFTOP AND COURTYARD AMENITY SPACES.

LEVEL 1

LANDSCAPE MATERIALS

LEVEL 1

HARDSCAPE ELEMENTS

Concrete Paving
(Natural Color)

Pedestal Paver:
Texada Abbotsford

Special Scored Concrete

Concrete Planter

Steel Planter

Fiberglass Planter

Concrete Seat Wall

LANDSCAPE MATERIALS

R.O.W PLANTINGS

TREE

Stewartia pseudocamellia
Japanese Stewartia

SHRUBS/ PERENNIALS/ GRASSES/ GROUNDCOVERS(NATIVE PLANTING)

Vaccinium ovatum 'Thunderbird'
Thunderbird Evergreen Huckleberry

Juncus patens 'Elk blue'
Elk Blue California Gray Rush

Cornus sericea 'Kelseyi'
Kelsey's Dwarf Red-osier Dogwood

Mahonia repens
Creeping Mahonia

Fragaria chiloensis
Beach Strawberry

Arctostaphylos uva-ursi
Kinnikinnick

BIOPLANTER PLANTINGS

SHRUBS/GRASSES

Cornus alba 'Bailhalo'
Ivory Halo Dogwood

Cornus sericea 'Kelseyi'
Kelsey's Dwarf Red-osier Dogwood

Juncus effusus
Common Rush

CONTAINMENT WALL PLANTINGS

TREE

Acer circinatum
Vine Maple

SHRUBS/VINES

Polystichum munitum
Western Sword Fern

Parthenocissus tricuspidata 'veitchii'
Boston Ivy

LANDSCAPE MATERIALS

BUILDING EDGE PLANTINGS

SHRUBS/BAMBOO

Hamamelis x intermedia 'Jelena'
Jelena Witch Hazel

Lonicera pileata
Box-leaf honeysuckle

Polystichum munitum
Western Sword Fern

Phyllostachys aureosulcata
'Spectabilis'
Spectabilis

PERENNIALS/ GRASSES/ GROUNDCOVERS/ VINES

Acorus gramineus 'Ogon'
Golden Variegated Sweet Flag

Carex morrowii 'Ice Dance'
Ice Dance Sedge

Carex oshimensis 'Evergold'
Evergold Sedge

Liriope spicata
Creeping Lily Turf

Prunus laurocerasus 'Mt. Vernon'
Mt.Vernon English Laurel

Sarcococca hookeriana var. humlis
Sweet Box

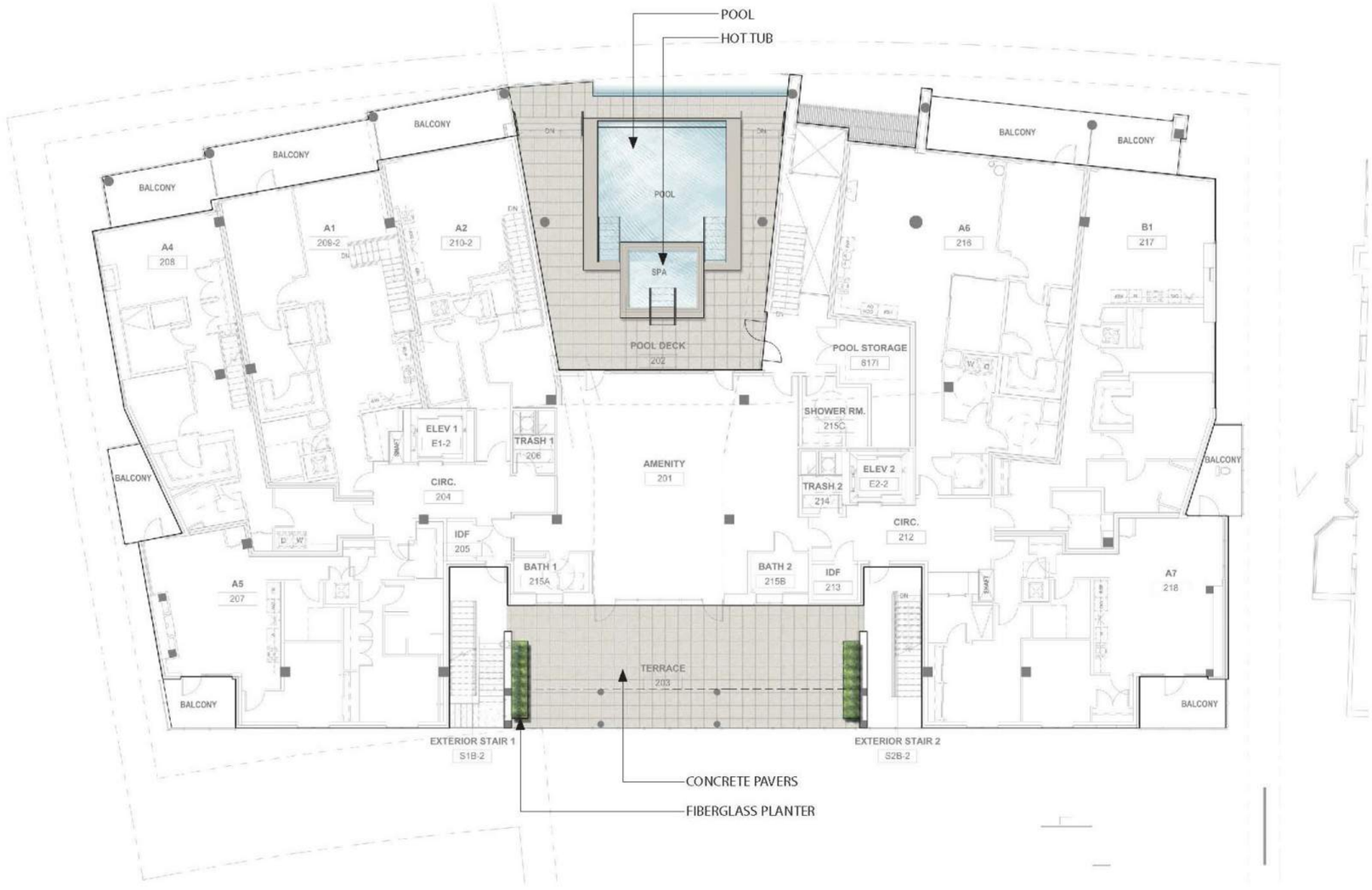
GROUNDCOVER MIX

Fragaria chiloensis
Beach Strawberry

Arctostaphylos uva-ursi
Kinnikinnick

LANDSCAPE PLAN

LEVEL 2



N

Scale: 1″=20′-0″

LANDSCAPE MATERIALS

LEVEL 2

HARDSCAPE ELEMENTS

Pedestal Paver:
Texada Abbotsford

Fiberglass Planter

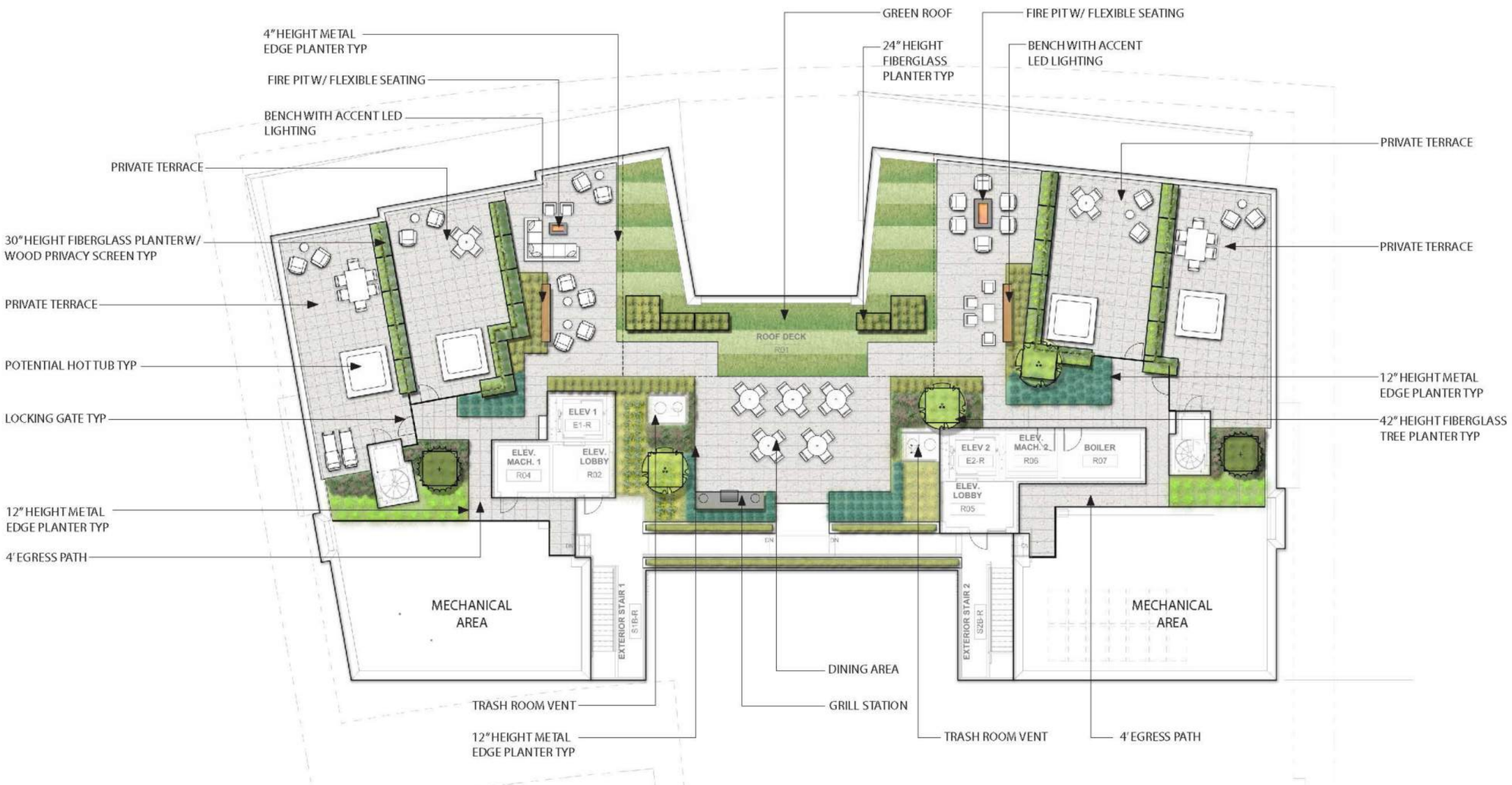
PLANTINGS

SHRUB

Sarcococca hookeriana var. humlis
Sweet Box

LANDSCAPE PLAN

ROOF LEVEL



N

Scale: 1"=20'-0"

LANDSCAPE MATERIALS

ROOF LEVEL

HARDSCAPE ELEMENTS

Pedestal Paver:
Texada Abbotsford

Metal Edge Planter

Fiberglass Planter

Grill Station

Bench with Accent LED Lighting

Wood Privacy Screen

LANDSCAPE MATERIALS

PLANTINGS

TREE

Amelanchier x grandiflora
'Autumn brilliance'
Autumn Brilliance Apple Serviceberry

Pinus contorta
Shore Pine

SHRUBS

Euphorbia characias 'Humpty Dumpty'
Humpty Dumpty Spurge

Helictotrichon sempervirens
Blue Oat Grass

Calamagrostis x acutiflora
'Karl foerster'
Foerster's Feather Reed Grass

GRASSES/GROUNDCOVERS/ VINES

Carex oshimensis 'Evergold'
Evergold Sedge

Carex morrowii ' Ice Dance'
Ice Dance Sedge

Festuca glauca 'Elijah blue'
Elijah Blue Fescue

Hebe rakaiensis 'Golden dome'
Golden Dome Hebe

Nassella tenuissima
Mexican Feather Grass

Teucrium chamaedrys
Wall Germander

Clematis montana 'East malling'
East Malling Clematis

Trachelospermum jasminoides
Star Jasmine

GREEN ROOF

Green roof

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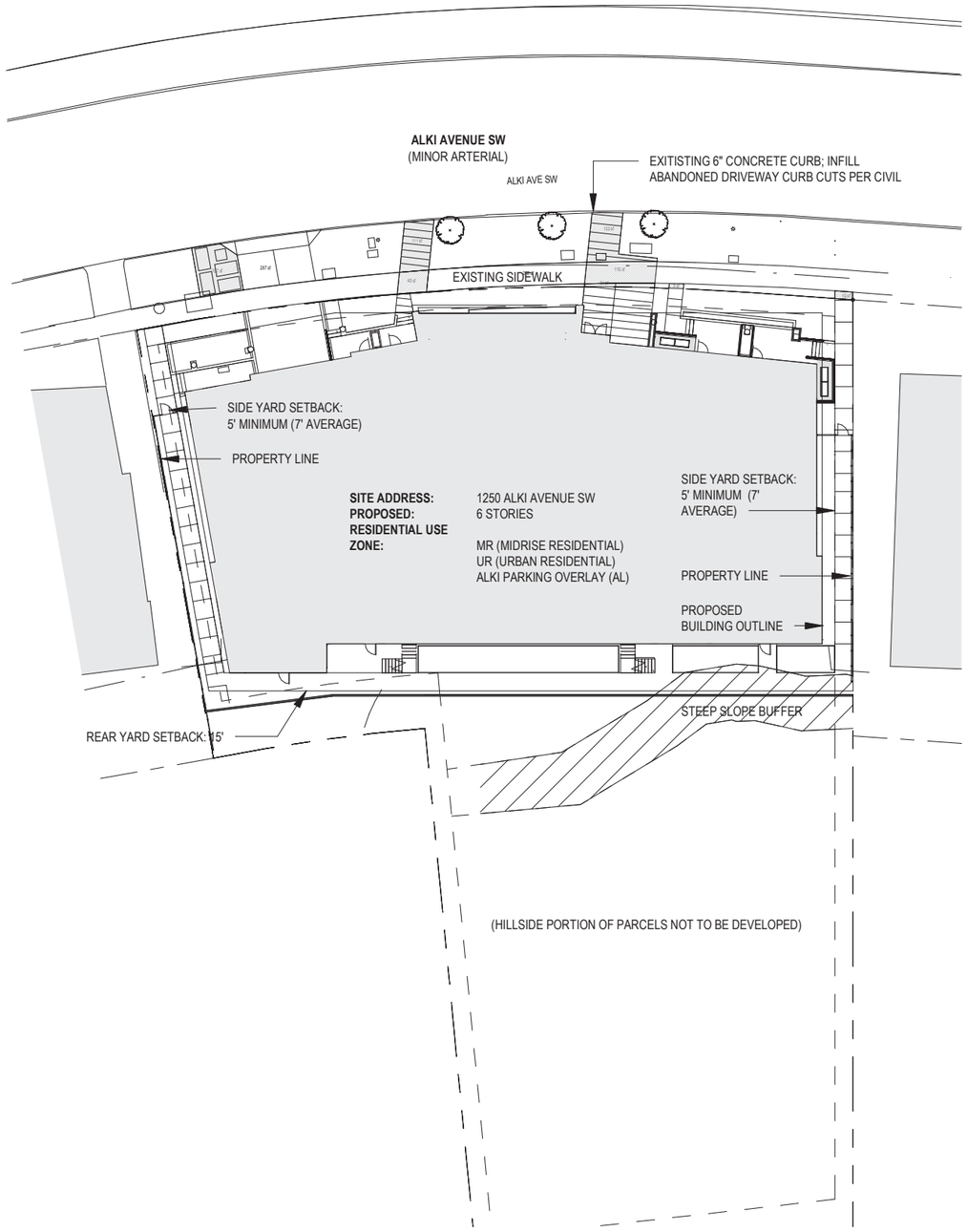
DAY VIEW

NIGHT VIEW

APPENDIX

TABLE OF CONTENTS

SITE PLAN



SITE PLAN

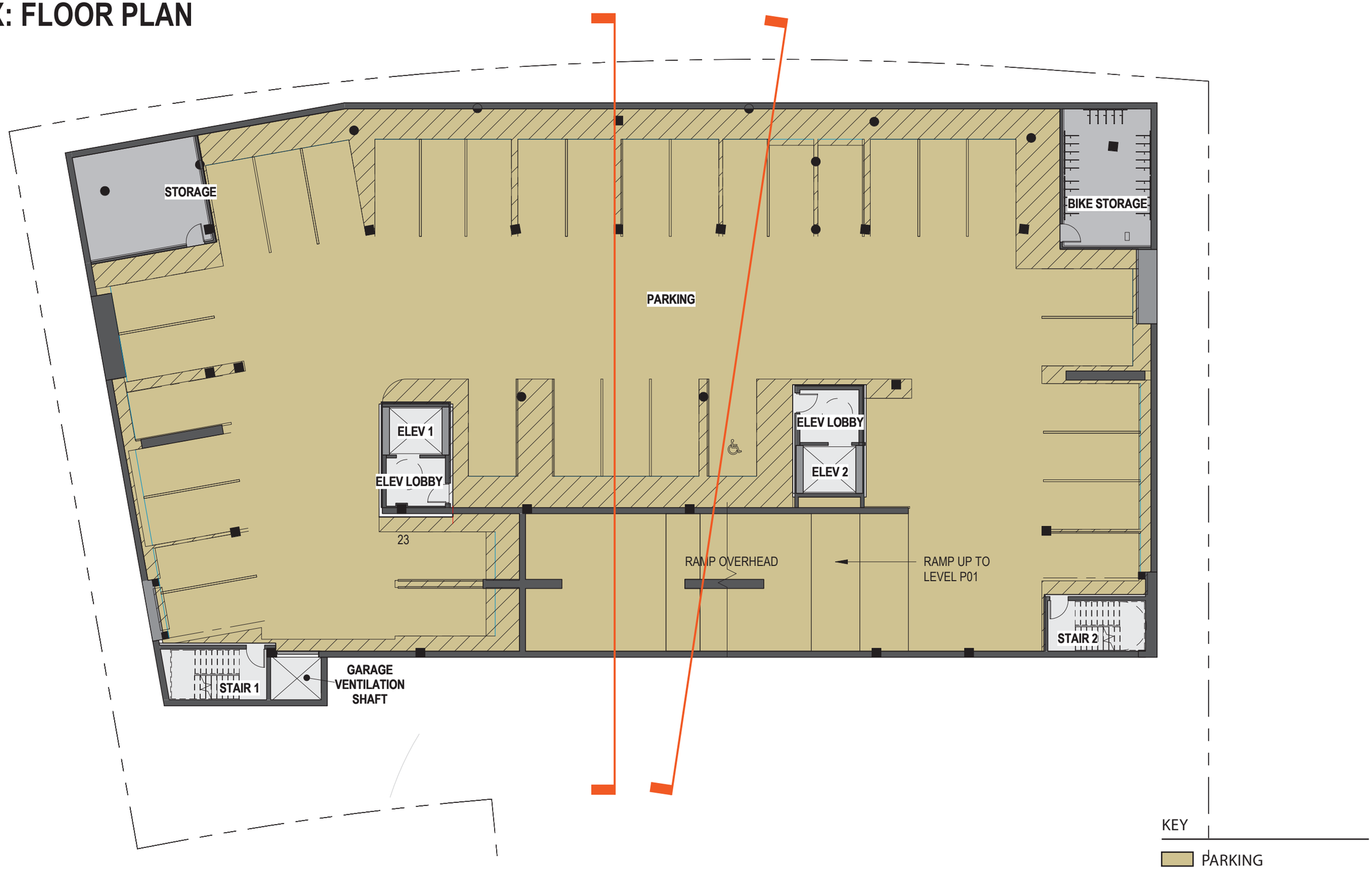
1" = 40'-0"

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.

APPENDIX: FLOOR PLAN



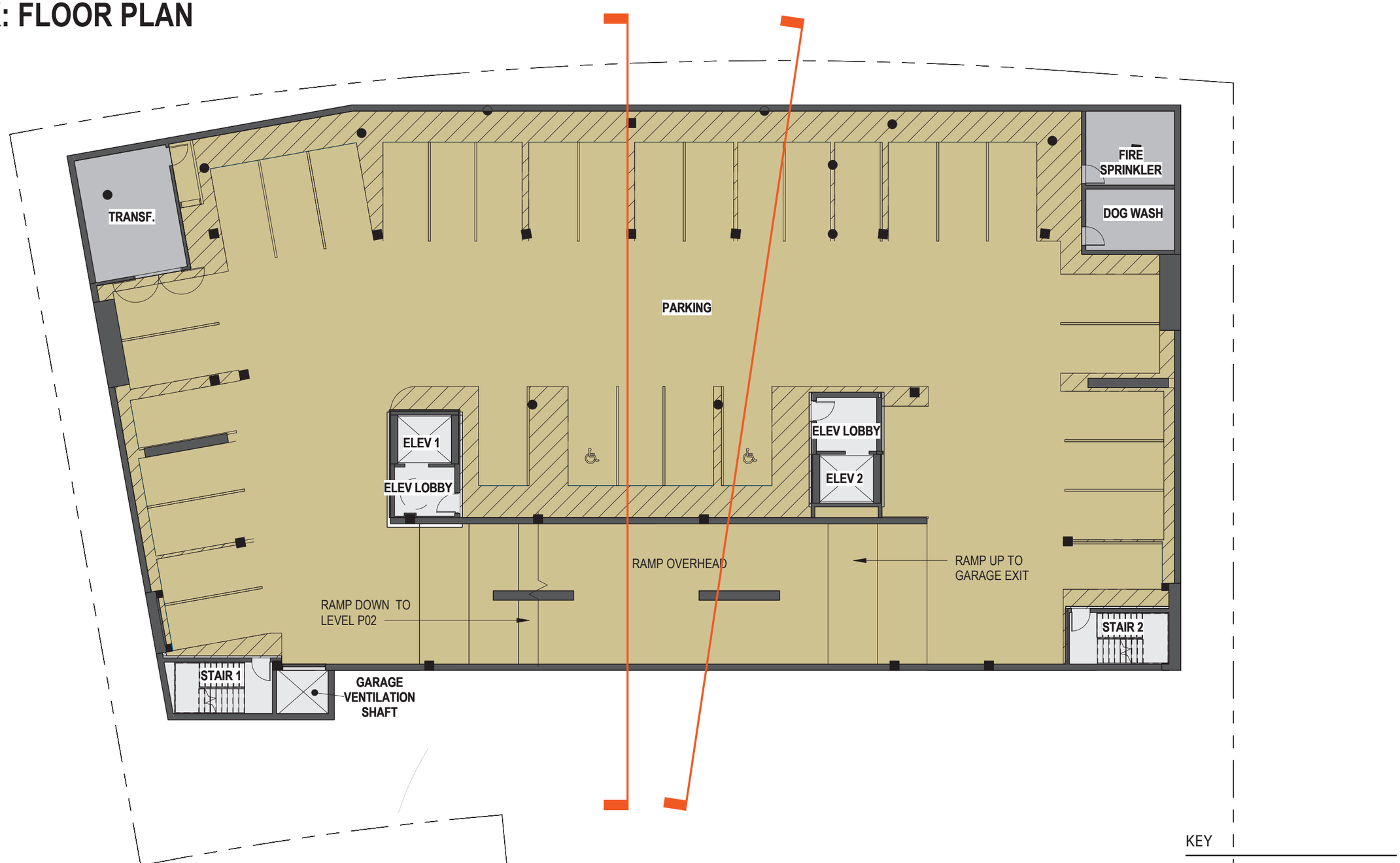
PARKING LEVEL 02

1/16" = 1'-0"

KEY

- PARKING
- MECHANICAL
- CIRCULATION

APPENDIX: FLOOR PLAN



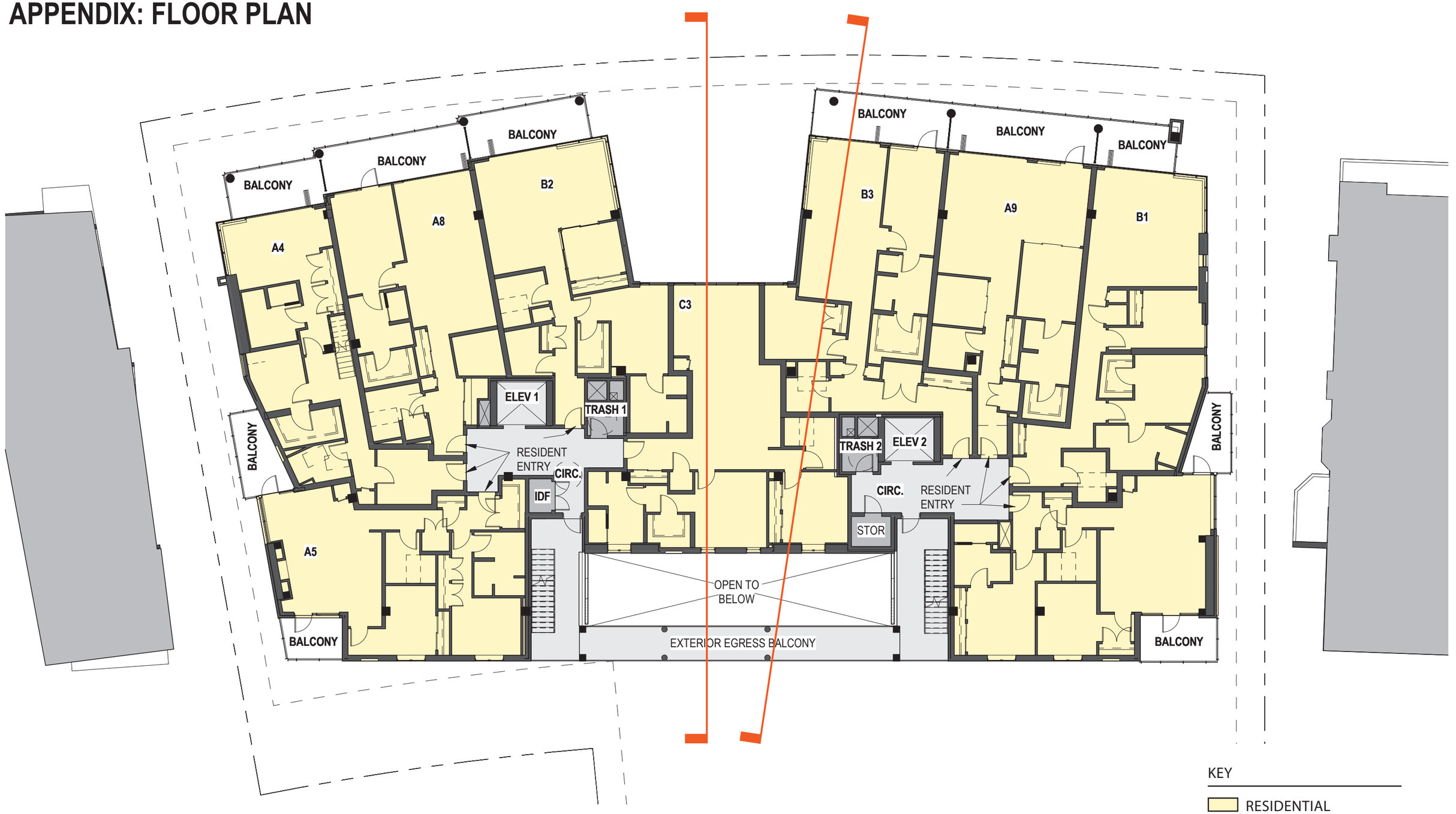
PARKING LEVEL 01

1/16" = 1'-0"

KEY

- PARKING
- MECHANICAL
- CIRCULATION

APPENDIX: FLOOR PLAN



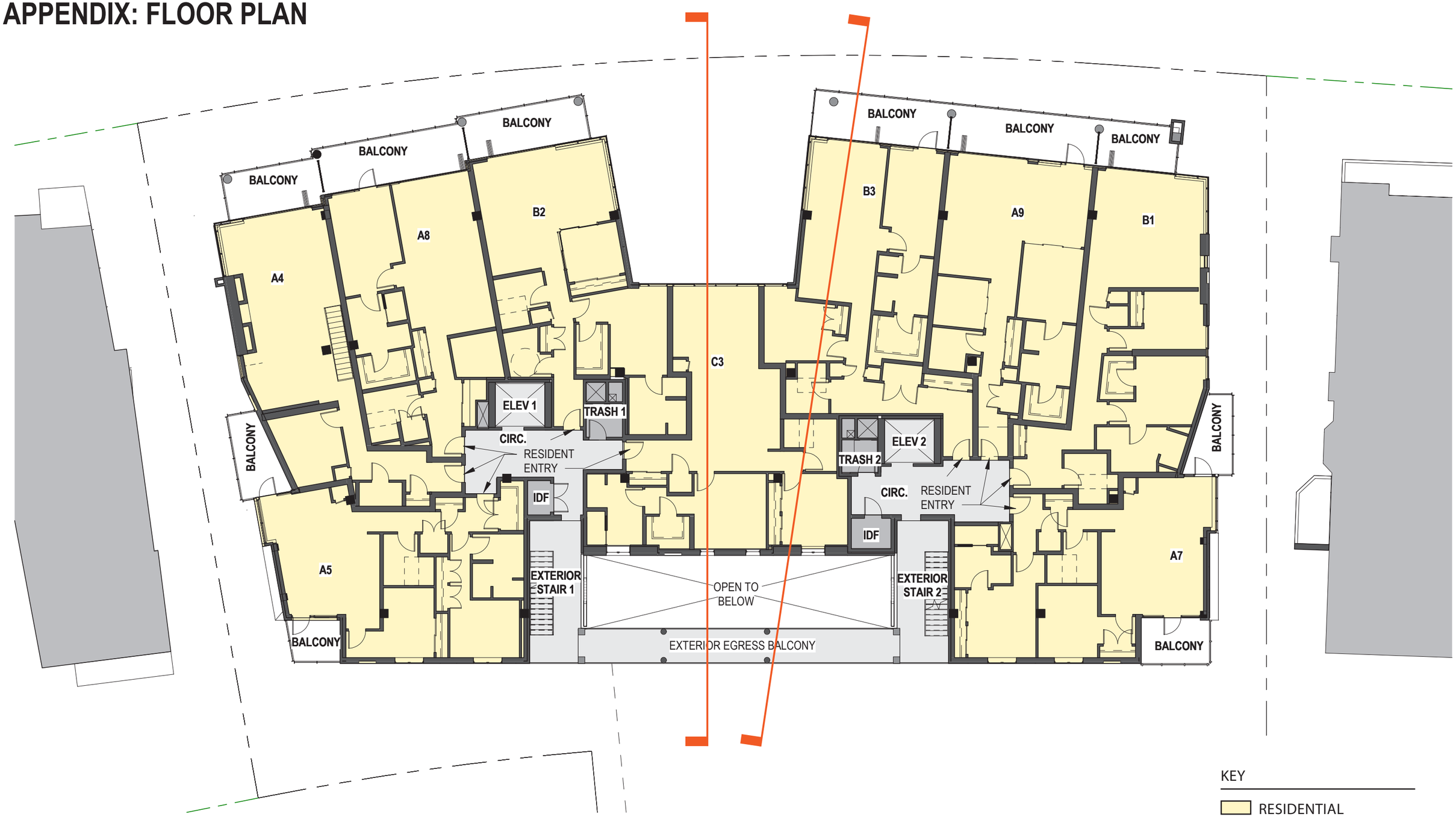
KEY

- RESIDENTIAL
- MECH / TRASH
- CIRCULATION

LEVEL 04

1/16" = 1'-0"

APPENDIX: FLOOR PLAN



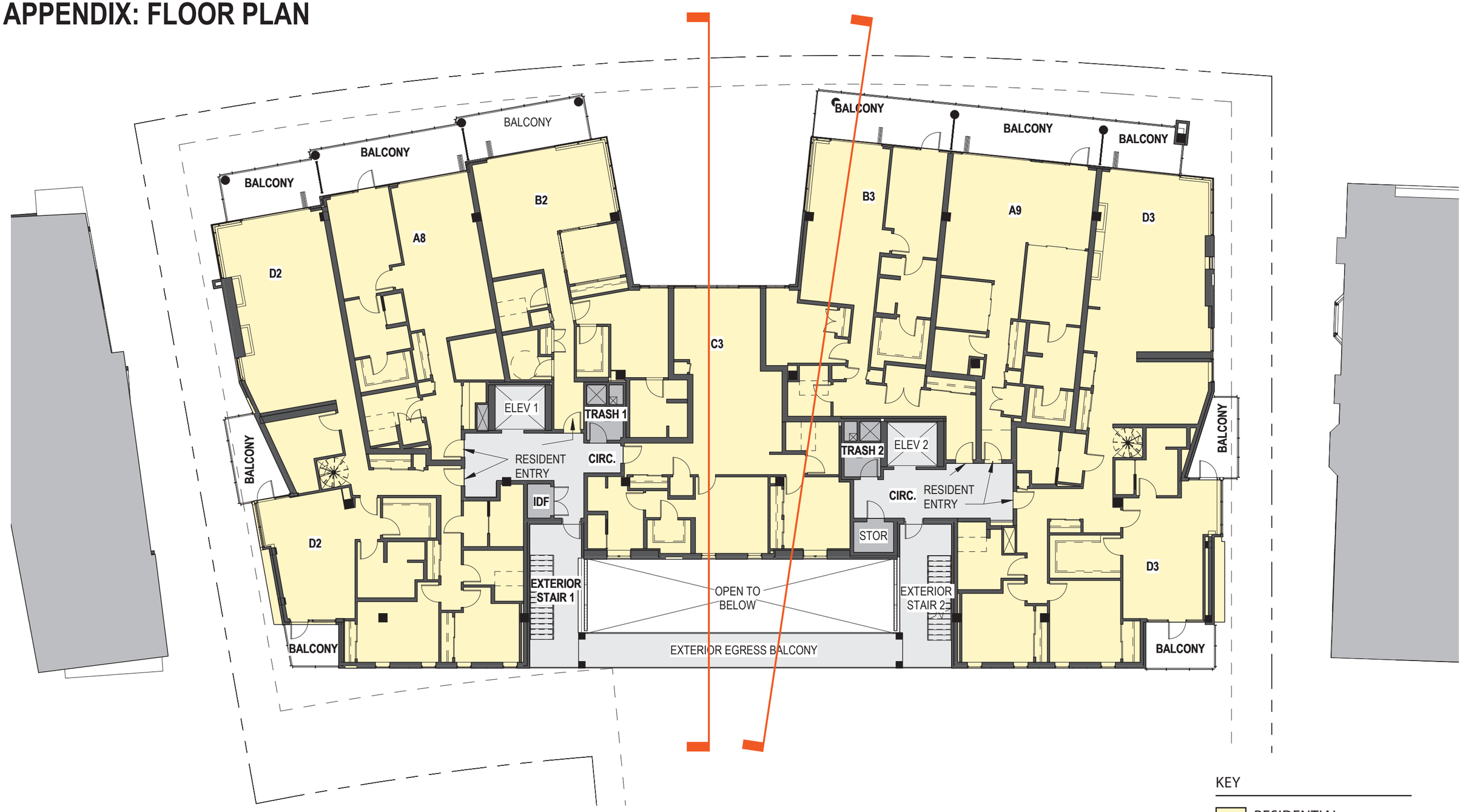
LEVEL 05

1/16" = 1'-0"

KEY

- RESIDENTIAL
- MECH / TRASH
- CIRCULATION

APPENDIX: FLOOR PLAN



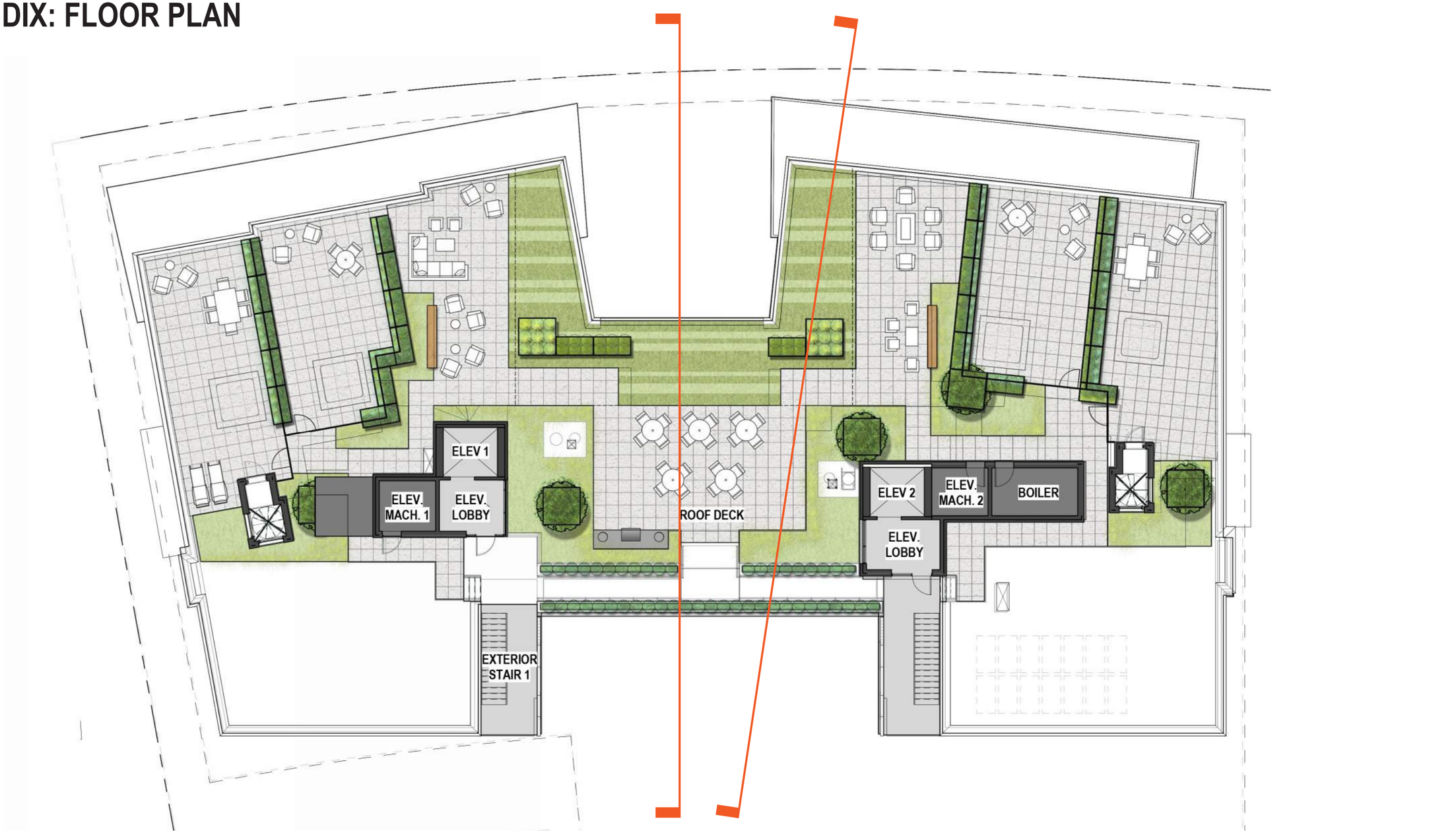
LEVEL 06

1/16" = 1'-0"

KEY

- RESIDENTIAL
- MECH / TRASH
- CIRCULATION

APPENDIX: FLOOR PLAN



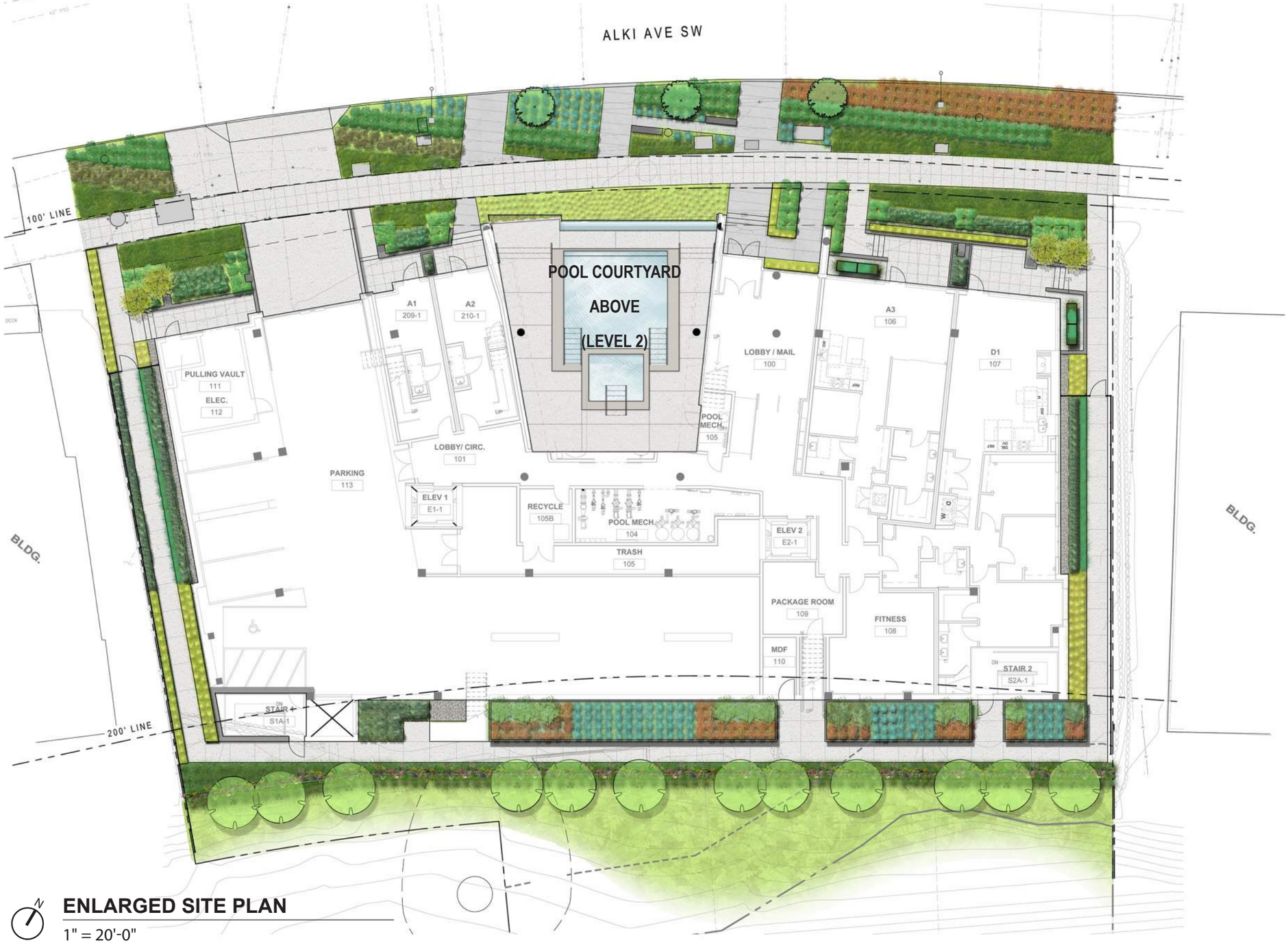
ROOF

1/16" = 1'-0"

KEY

- OUTDOOR AMENITY
- MECH / TRASH
- CIRCULATION

SITE PLAN



ENLARGED SITE PLAN

1" = 20'-0"