



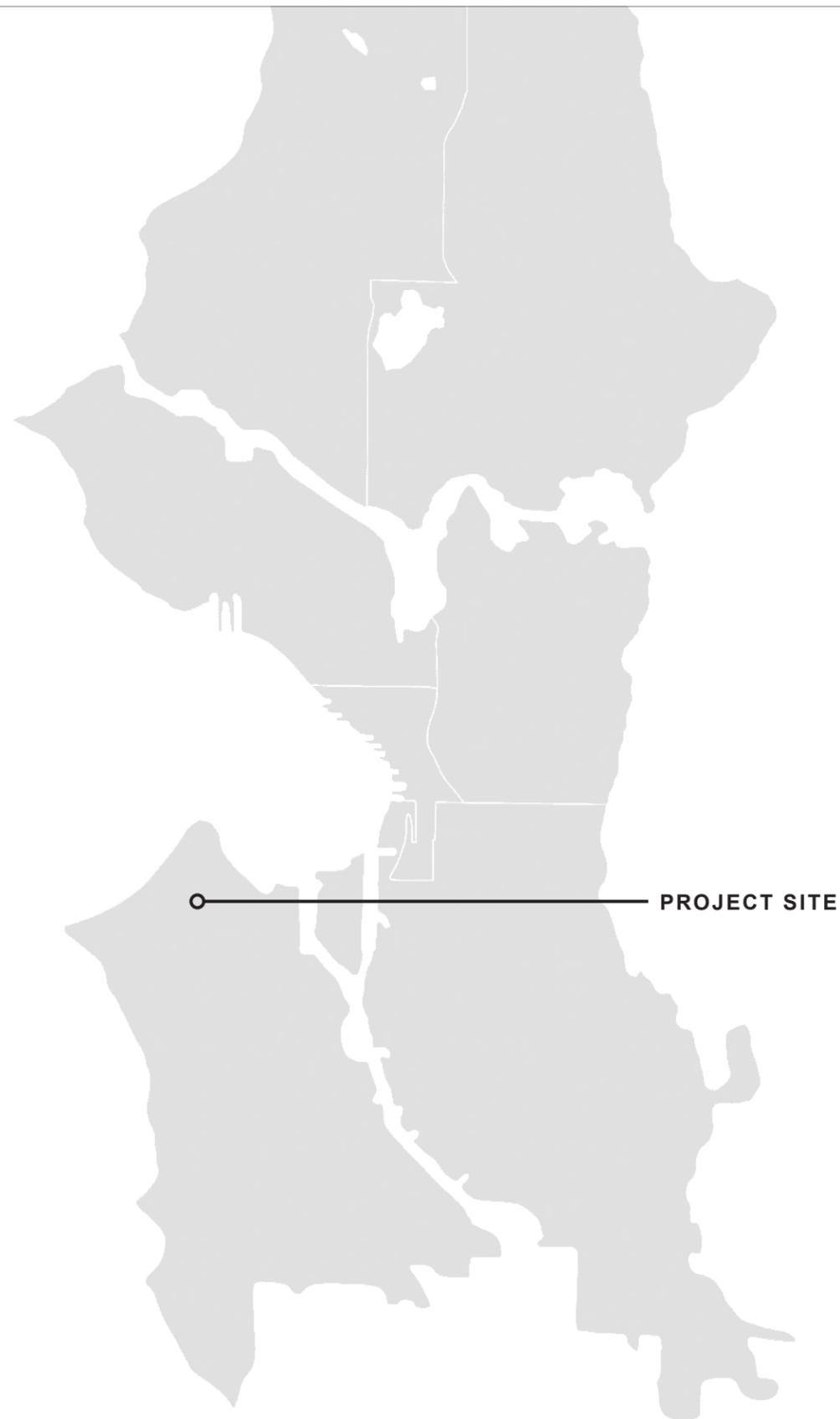
STREAMLINED DESIGN  
REVIEW APPLICATION

DPD # 3022406, 6496711  
1714 California Ave SW  
Seattle, WA 98116

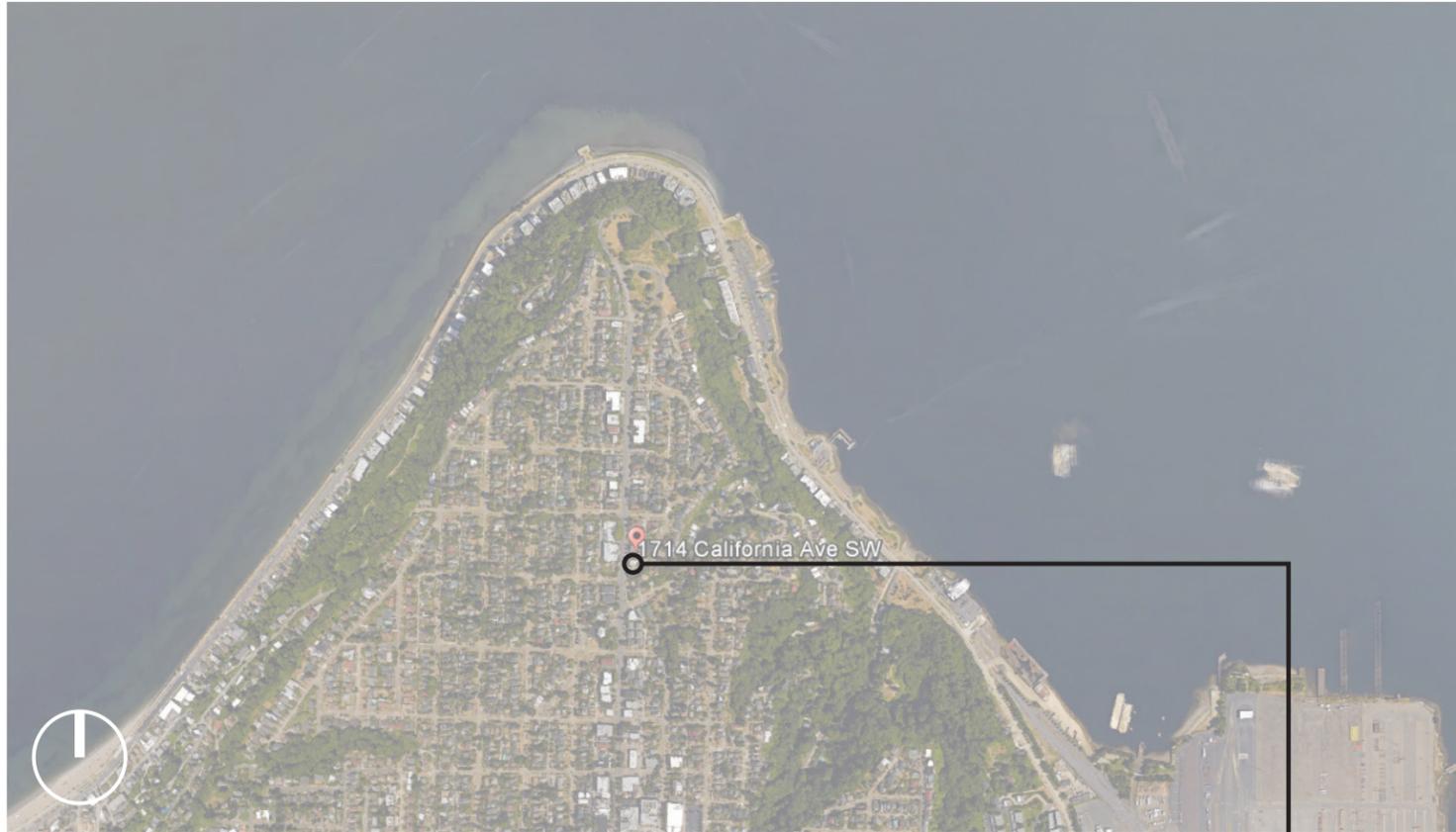
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Seattle, WA 98125  
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VICINITY MAP

**EXISTING SITE**

The project site (APN: 927220-1690) is located on California Ave SW between SW Massachusetts Street to the north and Palm Ave SW to the south. Opposite the project parcel on California Ave SW is a large nursing complex. To the rear of the parcel towards the east is an alley, across which are a mixture of single-family residences. Immediately to the north and south of the project are adjacent 3-story multi-family residences. The subject parcel is 4,125 SF and measures roughly 37'-6" wide by 110' deep. The site slopes from the west to the east, with an overall grade change in this direction of approximately 5 feet. Currently there is one multi-family dwelling on the site; a single-family residence of approximately 2,200 SF.

**ZONING AND OVERLAY DESIGNATION**

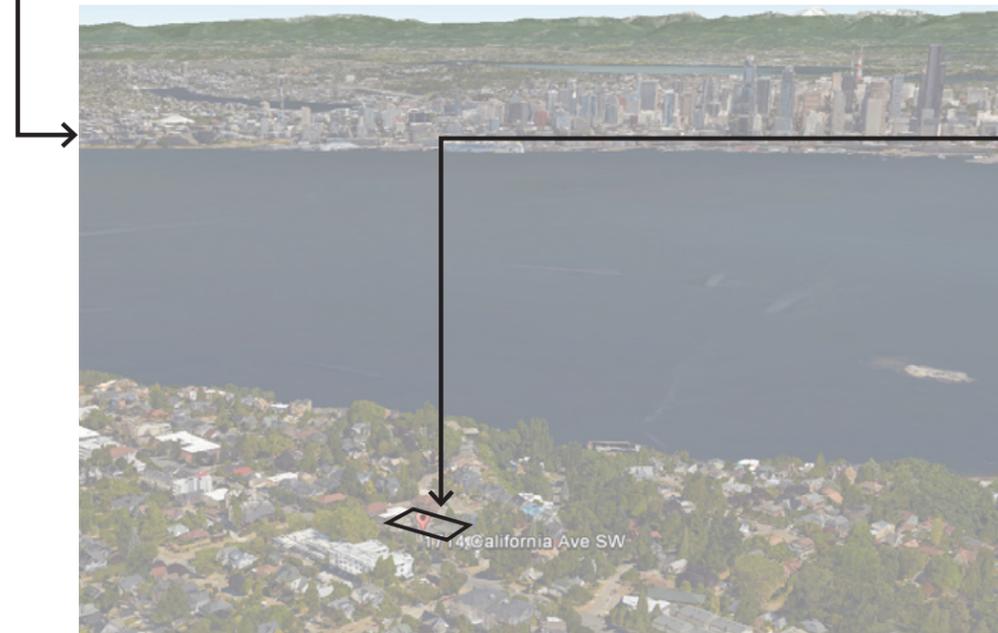
The project parcel is zoned LR3. This zoning designation continues to the north until SW Atlantic Street where it transitions to LR2. The LR3 zoning continues south as well until SW Walker Street, at which point it becomes NC2P-40 commercial. To the east and to the west, the LR3 zoning transitions to SF 5000 which continues until the West Seattle Waterfront. Parking is required and one space will be provided per unit at the rear of the site along the existing alley.

**DEVELOPMENT OBJECTIVES**

The owner proposes the construction of two new multi-family residential buildings containing 4 total townhouse units. The existing building on the project parcel will be demolished. These proposed buildings promote the desired density in Seattle and help to create affordable, yet desirable, housing that is ideal for a small family. These proposed units will fill in the gap in the street-wall currently existing due to the current single-story house on the site.

**NEIGHBORHOOD DEVELOPMENT**

The immediate blocks in the zone are a mix of multi-family apartment buildings, and single-family homes. However, a vibrant commercial area is located less than two blocks south along California Ave SW, including several restaurants and bars, some community stores, and a small movie theater. West Seattle, especially California Ave, is also a high bus-traffic area, and is close in proximity to downtown. There are also several attractions in the general area, the primary of which is Alki Beach. In general, while the area is predominately residential, it has the appeal of being walkable to these attractions, as well as being within walking distance to the Seattle Water Taxi. There are several pocket parks in the area, as well as the West Seattle High School and the West Seattle Library. Grocery stores are also within a short 10-minute walk. The site also has spectacular views above two-stories.

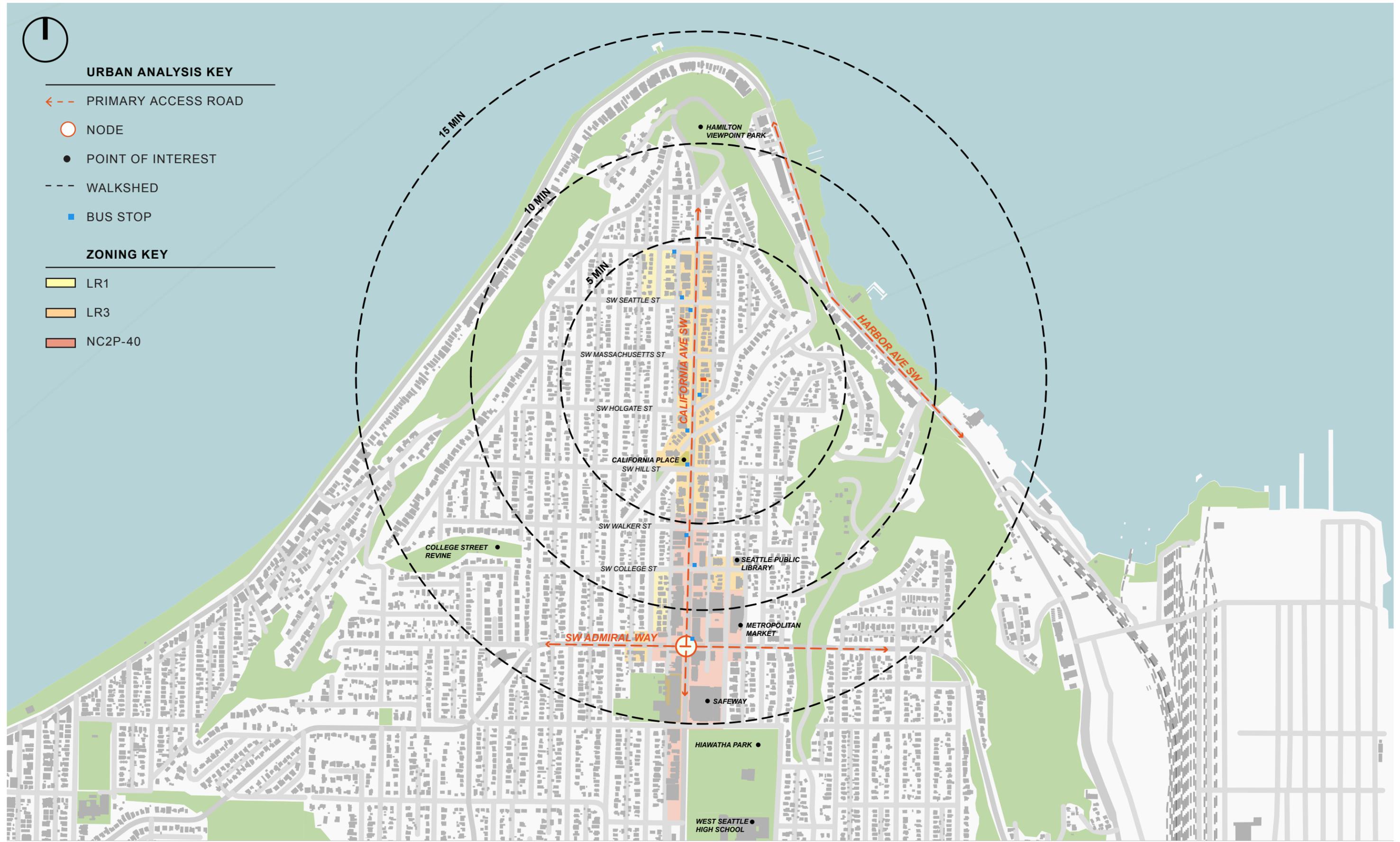


**SITE LOCATION**

1714 California Ave SW  
Seattle, WA 98116

**PROJECT PROGRAM**

Site Area: 4,125 SF  
Number of Residential Units: 4  
Number of Parking Stalls: 4  
Anticipated FAR (Overall) = 5084 SF  
Approx. FAR Per Unit = 1271 SF



**URBAN ANALYSIS KEY**

- PRIMARY ACCESS ROAD
- NODE
- POINT OF INTEREST
- WALKSHED
- BUS STOP

**ZONING KEY**

- LR1
- LR3
- NC2P-40



HISTORIC WEST SEATTLE HIGH SCHOOL



HIAWATHA PARK



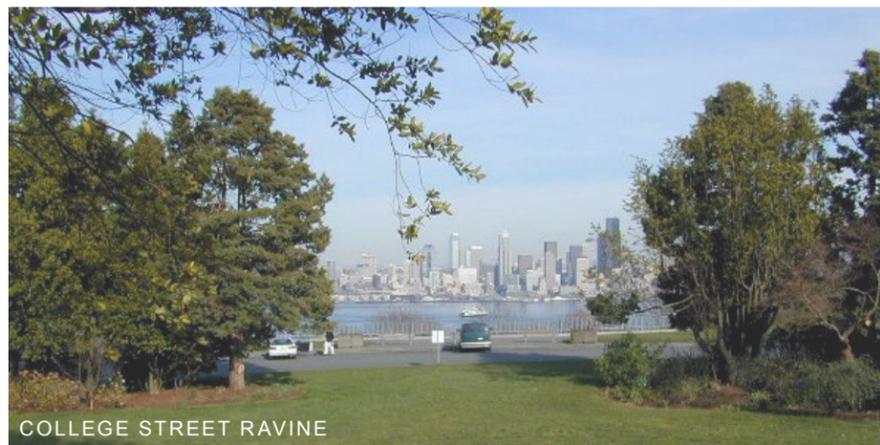
PROXIMITY TO ALKI TRAIL



LOCAL BUSINESSES



ALKI BEACH RECREATION



COLLEGE STREET RAVINE



COLLEGE STREET RAVINE



WEST SEATTLE LIBRARY BRANCH



**FILLING IN THE STREET WALL**

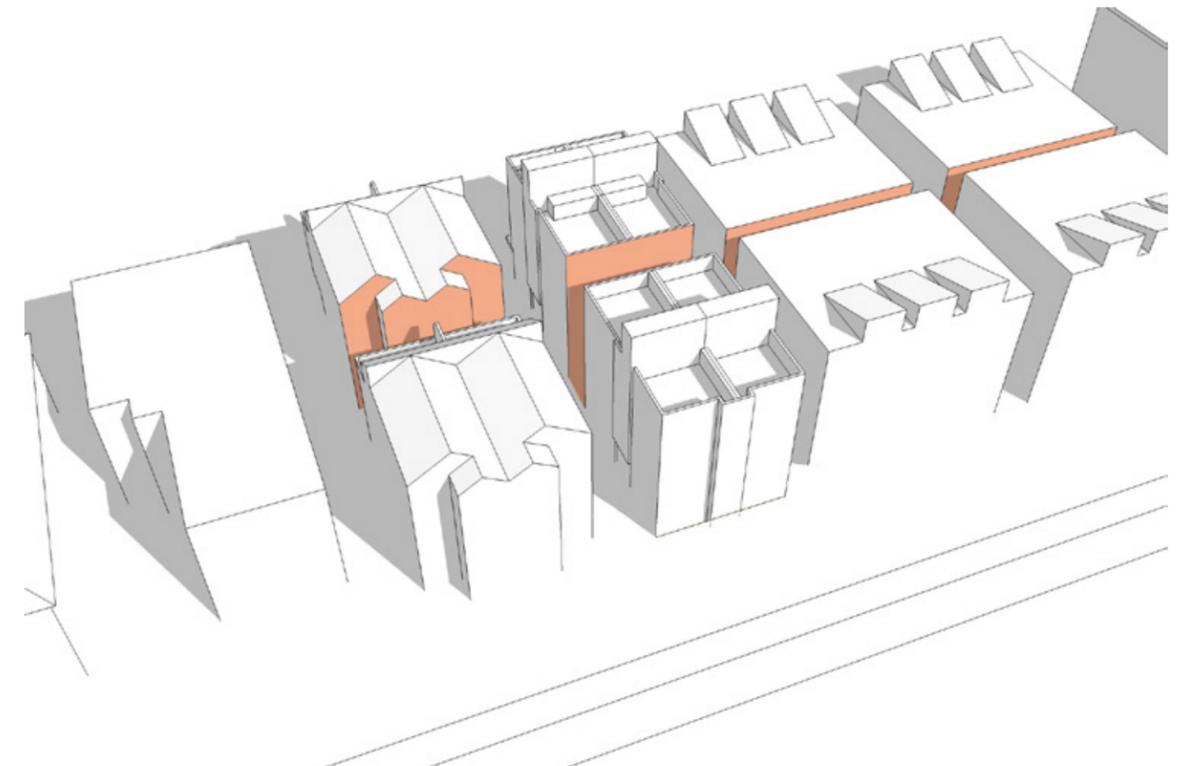
Currently, this block of California is composed of multi-family structures that range from rowhouses, townhouses, and apartments. The existing SFR that is proposed to be demolished is, in fact, the only one-story, single-family structure within this block. Therefore, the proposal of four three-story townhouses not only is acceptable to the currently urban fabric, but filling this gap in the existing street-wall is actually beneficial to the appearance and proportion of the block.



ADJACENCY DIAGRAMS

**IMMEDIATE SURROUNDINGS**

The proposed design has considered the existing adjacencies to the site. To the north and south are two different multi-family lots with four structures in total. To be sure, the proposed design is similar in proposal as the existing residences. Like the neighbors to the north and south, the proposed scheme separates it's units into two distinct structures with a semi-public gap in between. The proposed design also follows it's existing neighbors in locating the parking along the alley. This, along with general setbacks, creates a massing that is generally the same size and proportion to the adjacent neighbors. Windows have been placed in a way that makes sense with the proposed design, but also in a way that the new glazing does not disrupt the day-to-day use of the existing fenestration to the north and south.



ALIGNMENT OF OPEN SPACE



STREET LOOKING WEST



SITE

STREET LOOKING EAST



ALLEY LOOKING EAST



SITE

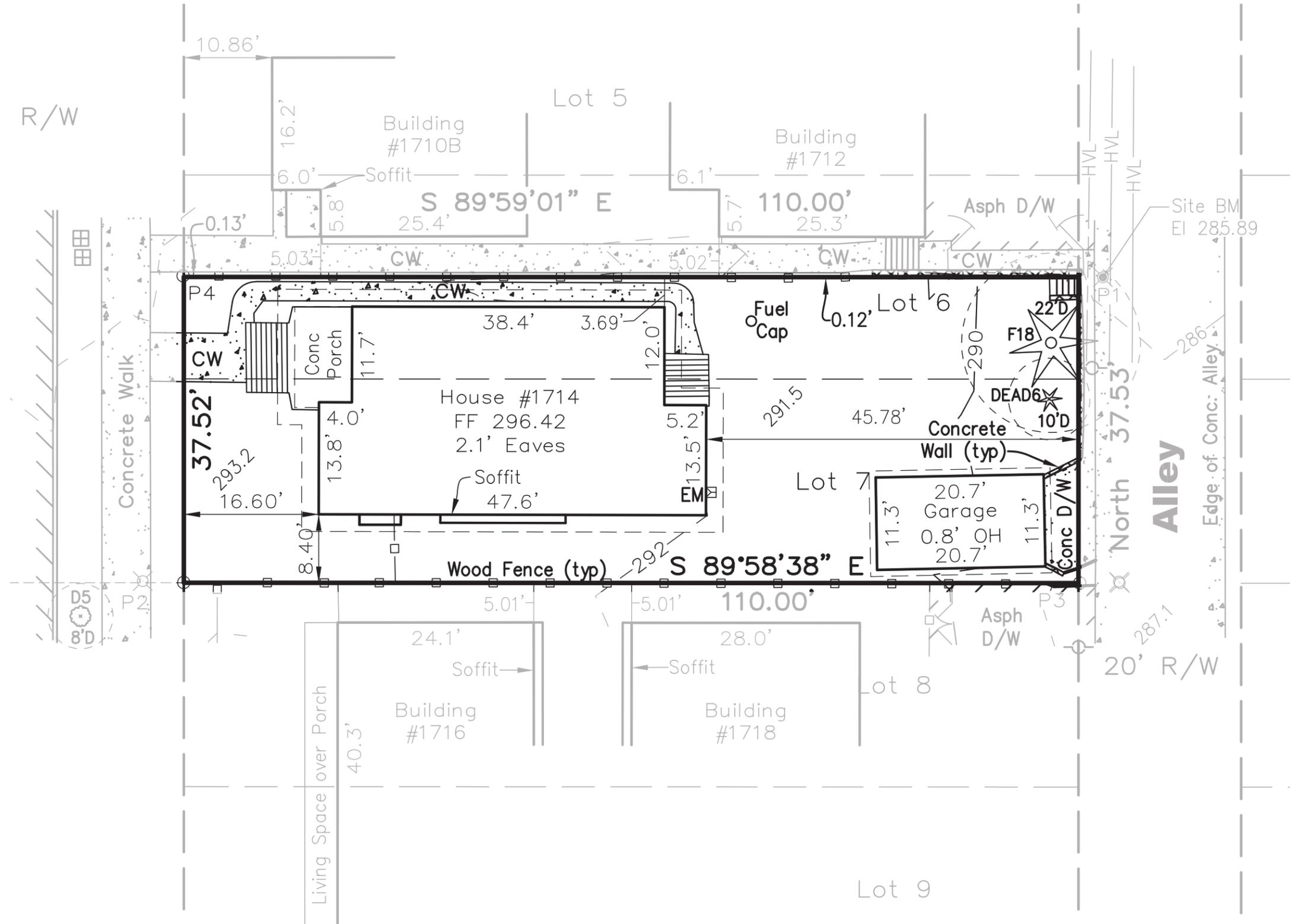
ALLEY LOOKING WEST

GUIDELINE	DESCRIPTION	SUB-GUIDELINE	APPLICANT RESPONSE
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 C. Relationship to Block D. Height, Bulk, and Scale – Respect for Adjacent Sites	The proposed massing of the building is responsive to the existing urban fabric. Currently, the block is comprised of mostly three-story townhouses or apartment buildings. The existing single-family residence on the block is the anomaly in the pattern, and the design proposal offers to fill in the existing street-wall.
CS3. Architectural Context and Character	Contribute to the architectural character of the neighborhood.	A. Emphasizing Positive Neighborhood Attributes	The proposed massing of the building is responsive to the existing urban fabric. Currently, the block is comprised of mostly three-story townhouses or apartment buildings. The existing single-family residence on the block is the anomaly in the pattern, and the design proposal offers to fill in the existing street-wall.
PL2. Walkability	Create a safe and comfortable walking environment that is easy to navigate and well-connected to existing pedestrian walkways and features.	B. Safety and Security D. Wayfinding	In order to indicate the primary entry of the project, a lit and landscaped walkway will be located on both the north and south ends of the site. The pathways will angle into towards the units to assist with wayfinding. Lighting will be located and focused at the individual entries to further specify the unit entries, as well as provide safety at these stopping-points.
PL3. Street Level Interaction	Encourage human interaction and activity at the street-level with clear connections to building entries and edges.	A. Entries	In addition to being lit, these entries will distinguish themselves with overhangs that protrude the allowed 18" into the sideyards, as well as being recessed 1'-0" from the building massing. This recess will be sided with a distinct and warm material that will contrast with the surrounding cementitious board. Secondary entries are also provided at the front facade. While these entries are not the primary means of access for these units, they enhance the units' connection to the street and sidewalk.
DC1. Project Uses and Activities	Optimize the arrangement of uses and activities on site.	B. Vehicle Access and Circulation	The proposed parking (4 spaces) will be located at the rear of the site, bookended to the north and south by screened trash and recycling areas. These spaces will have to be additionally screened between the car fronts and the rear units facing the alley.
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.	B. Architectural and Facade Composition C. Secondary Architectural Features D. Scale and Texture	The overall massing of the facade is simple and matches the proportion of the adjacent neighbors. In order to create additional modulation defining the design hierarchy, walls have been adjusted to reflect a 6" plane variation.
DC3. Open Space Concept	Integrate open space design with the design of the building so that each complements the other.	B. Open Space Uses and Activities	The two courtyard spaces open on the property are defined for individual unit use while remaining visually open to the surroundings.
DC4. Exterior Elements and Materials	Use appropriate and high quality elements and finishes for the building and its open spaces.	A. Exterior Elements and Finishes D. Trees, Landscape, and Hardscape Materials	The visual openness within these courtyards is created by the use of proposed landscaping instead of fencing. These spaces will be further defined by landscaping elements, hardscape materials, and lighting.

**EXISTING SITE CONDITIONS**

As previously stated, the project site is located on California Ave SW between SW Massachusetts Street to the north and Palm Ave SW to the south. Immediately to the north and south of the project are adjacent 3-story multi-family residences. The project parcel is zoned LR3 and is 4,125 SF, measuring roughly 37'-6" wide by 110' deep. The site slopes from the west to the east, with an overall grade change in this direction of approximately 5 feet. Currently there is one multi-family dwelling on the site; a single-family residence of approximately 2,200 SF.

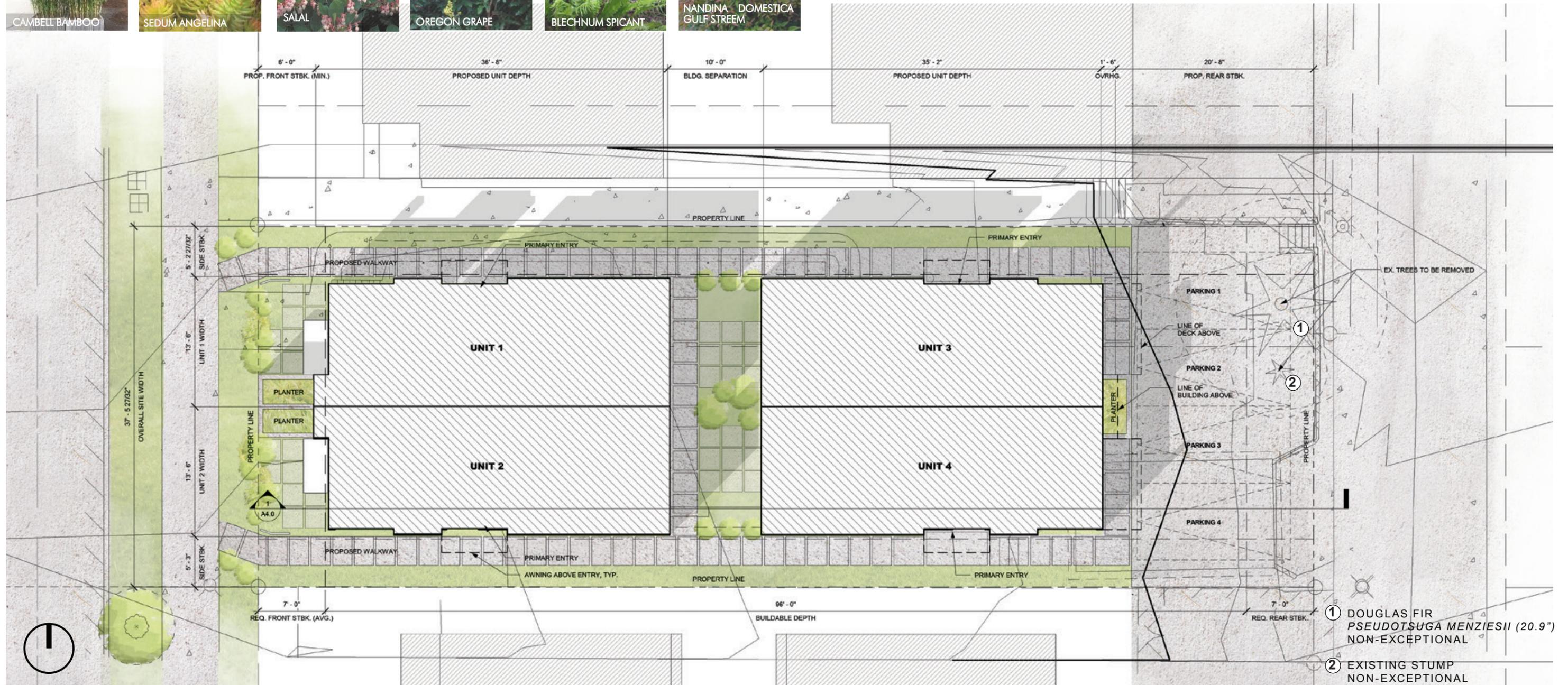
Generally, because of the location and the topography of the neighborhood, the site has good solar access and exceptional views towards the Puget Sound and Downtown. This will become important in focusing views and maximizing unit view potential without too greatly disrupting the existing views in the surrounding neighborhood.





**SITE PLANNING + LANDSCAPE APPROACH**

The four proposed units will be arranged in clusters of two, each facing the street and alley respectively. These two structures will be separated by at least a 10'-0" gap to allow light and air to permeate into the structures. Two paths are proposed at the north and south edges of the site, along which the primary entries for the units will be located. The street-facing front of these paths will be heavily landscaped to provide privacy but to also create a soft and inviting entrance to the structures. The front setback at the westernmost edge of the site will be reserved as private yards for the front two units, and the space between the buildings will be reserved as private yards for the rear two units, with an access walkway along the western edge. Parking will be located in the rear of the site at the eastern alley.

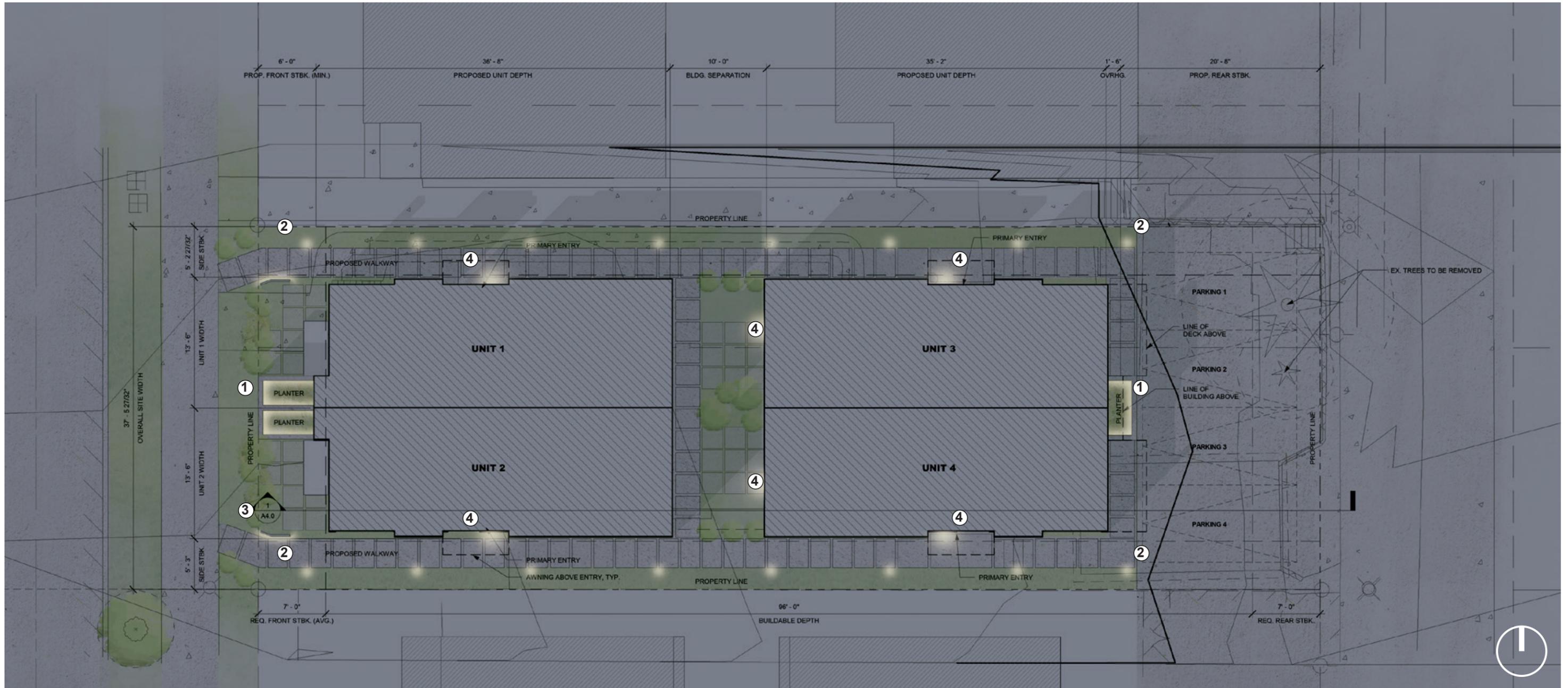


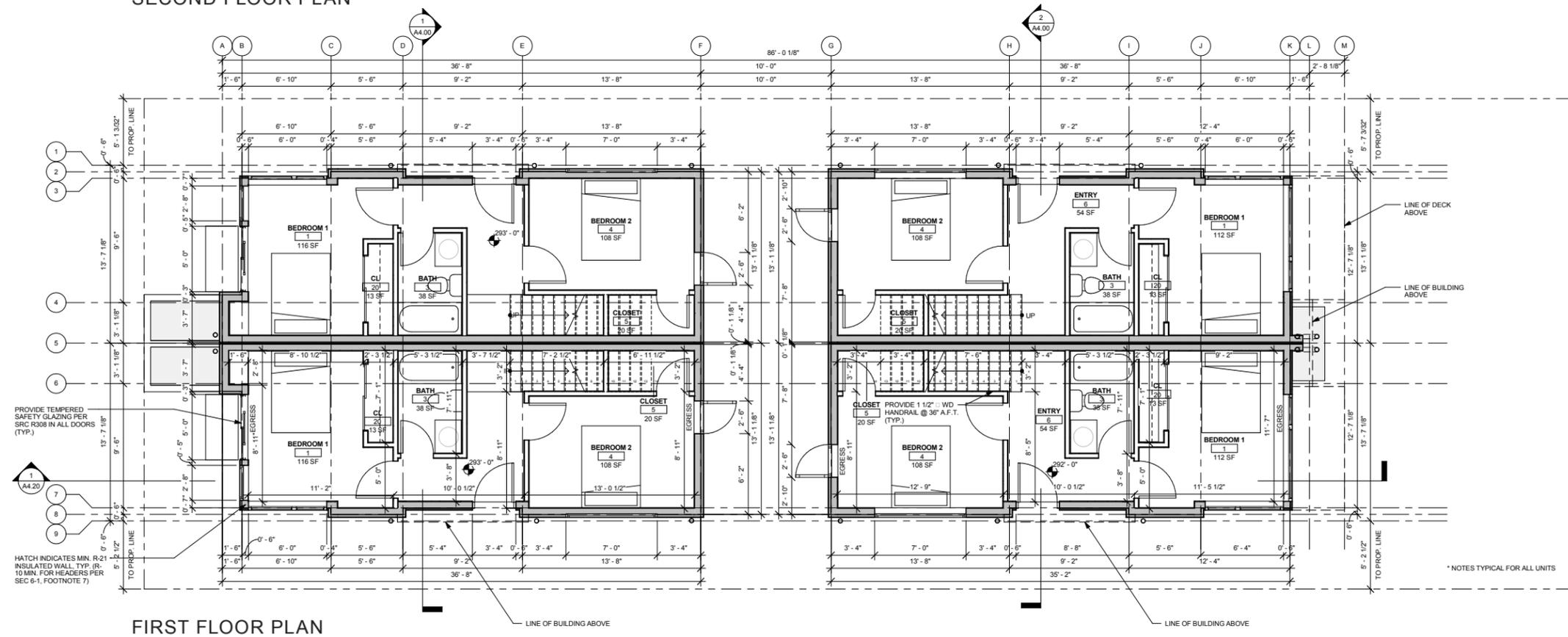
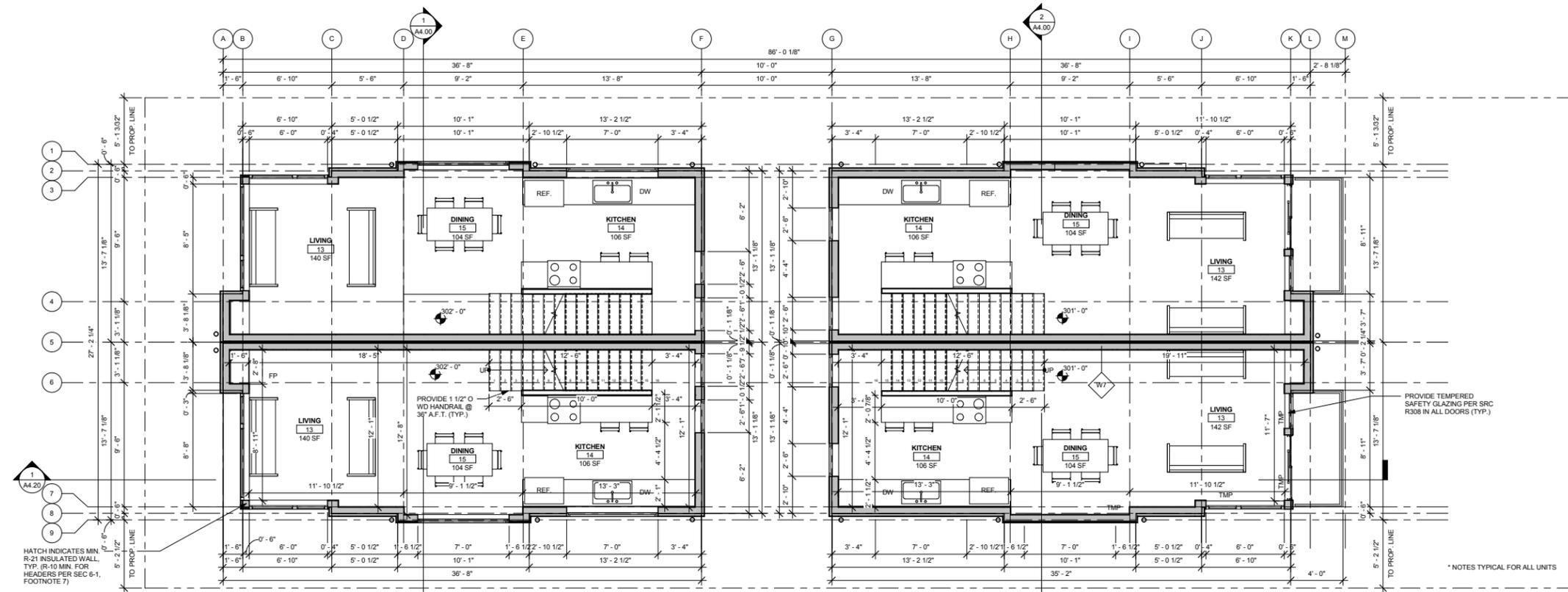


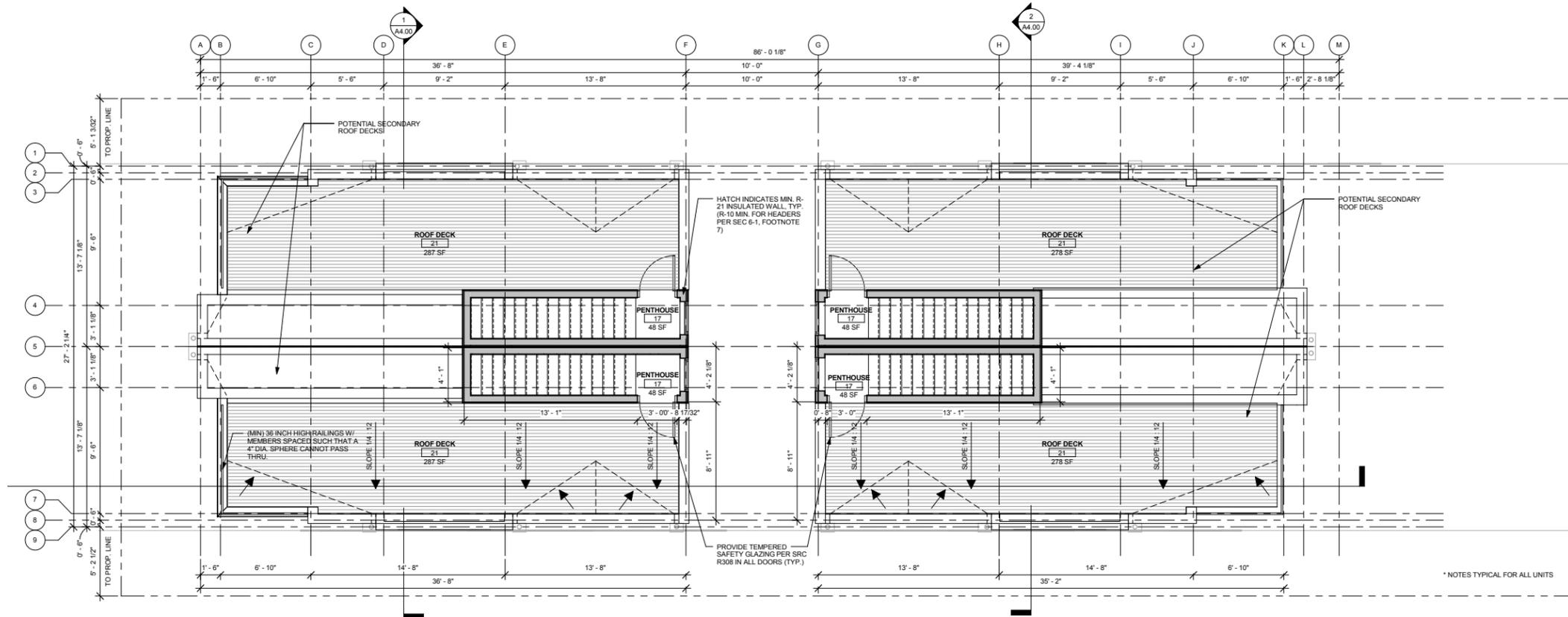
① PLANTER LIGHTING ② PATH LIGHTING ③ ADDRESS LIGHTING ④ SCONCE

**PROPOSED LIGHTING PLAN**

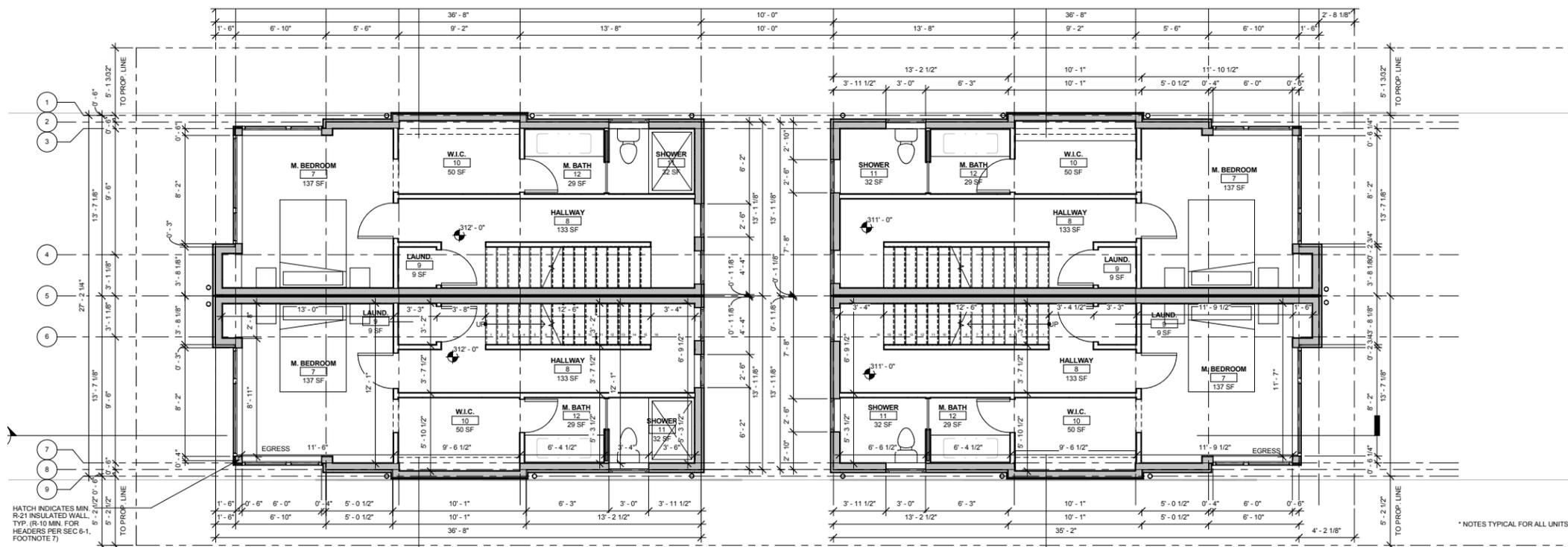
Lighting will be provided for both safety and aesthetic purposes. The primary pedestrian paths will be lit by small exterior lighting fixtures placed along the total length of the path. At points along this path, lighting may also be incorporated into the building form. The front signage along the street will be backlit to be legible at any time of the day or night. There will be sconces at entries, doors, and other points of access to assist in wayfinding. The proposed planters will have linear rope lights along the interior edge to illuminate the planting and create visual interest.







ROOF PLAN



THIRD FLOOR PLAN





NORTH ELEVATION

WEST ELEVATION



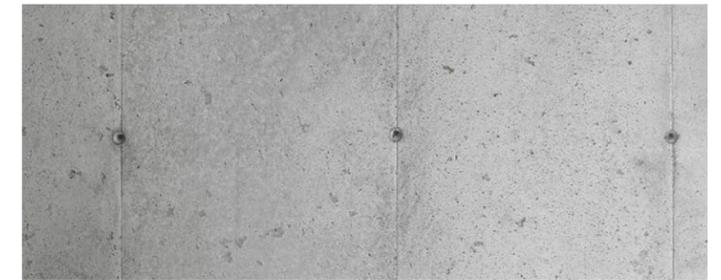
① CEDAR RAINSCREEN



② LAP SIDING



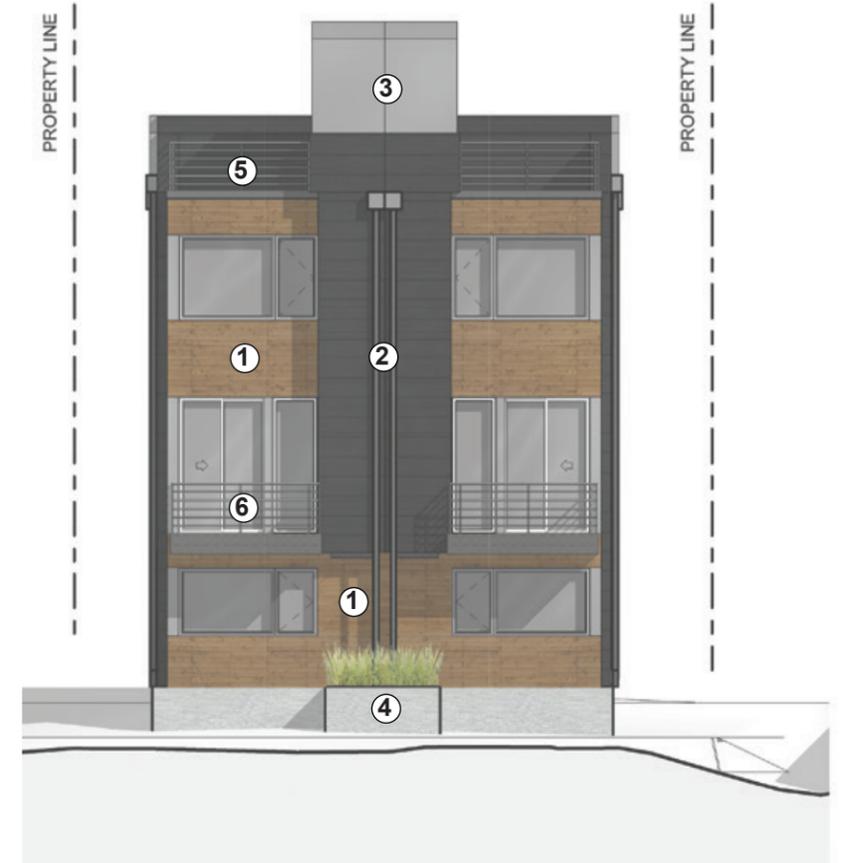
③ CEMENTITIOUS PANEL



④ CONCRETE



SOUTH ELEVATION



EAST ELEVATION



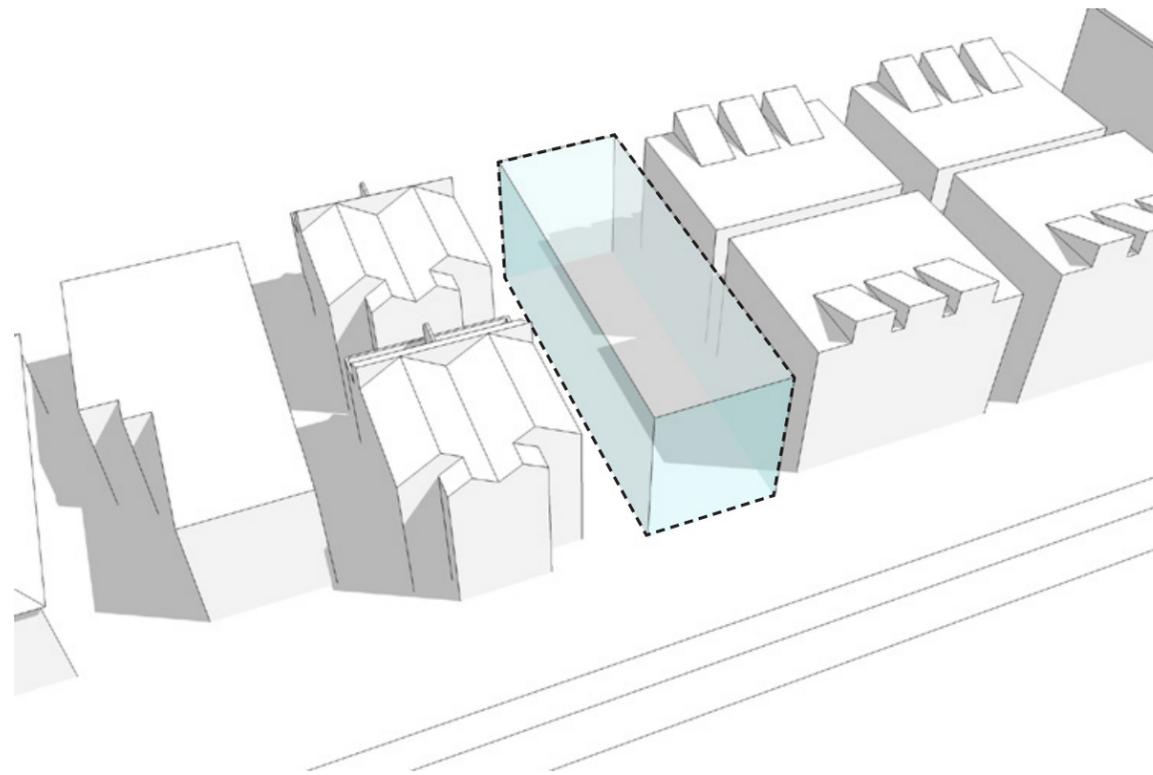
⑤ CEDAR OPEN RAIL



⑥ METAL OPEN RAIL @ DECKS

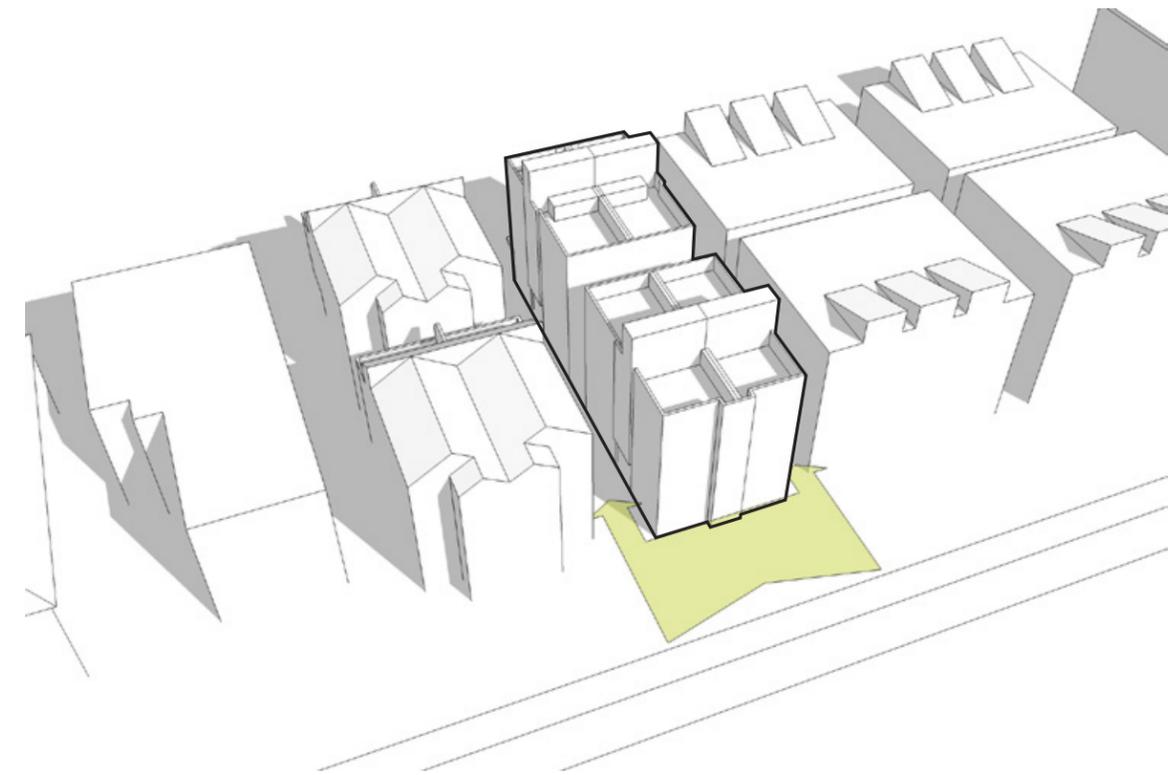
**PROPOSED MATERIALS**

Cedar is proposed as an accent to add warmth to the exterior design. Cementitious panel is found in all of the modern development found within the neighborhood. Two toned panels will be used; a lighter “volume” panel and a dark “infill” panel. Concrete will be used at any site retaining locations, as well as at other landscaping points. The balconies will be an aluminum system with an alternating “translucent and opaque” railing system to provide privacy while maintaining a visual connection to the street, to the alley, and to the views of Lake Union.



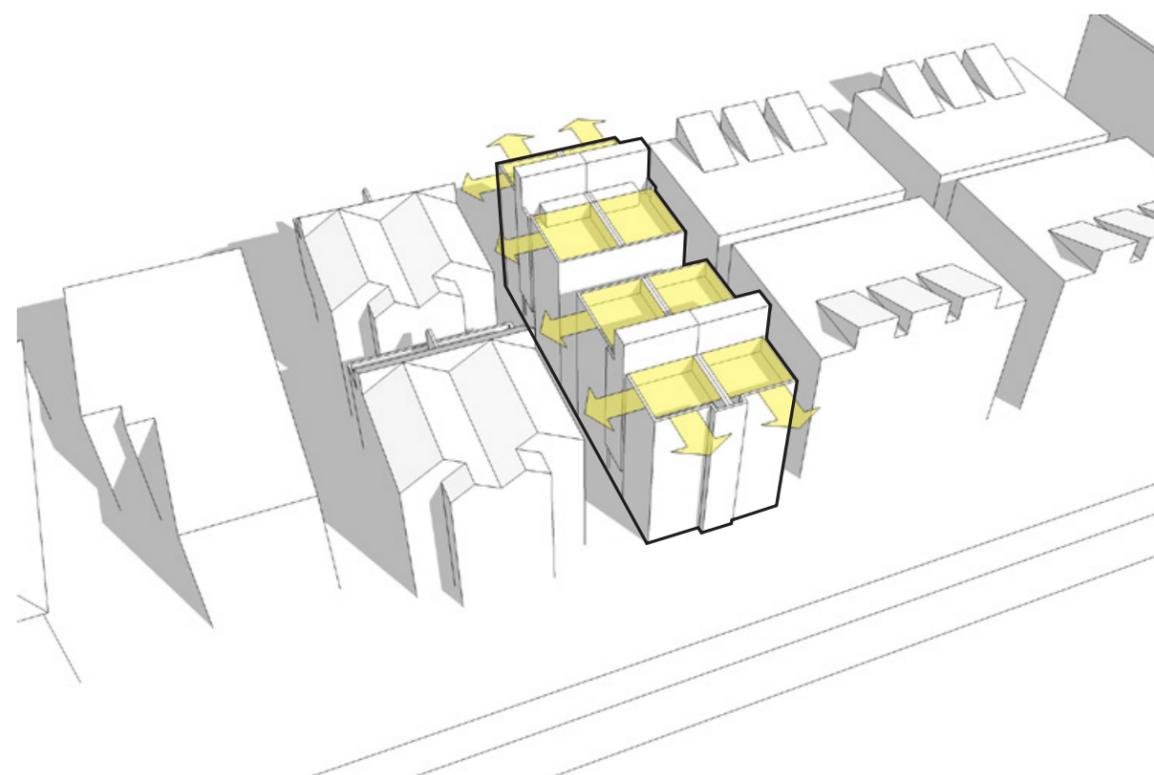
#### FILLING IN EXISTING STREET WALL

As the current single-family residence is the only one in the block, adding four three-story units fits in with the surrounding environment. This supports the overall programming approach.



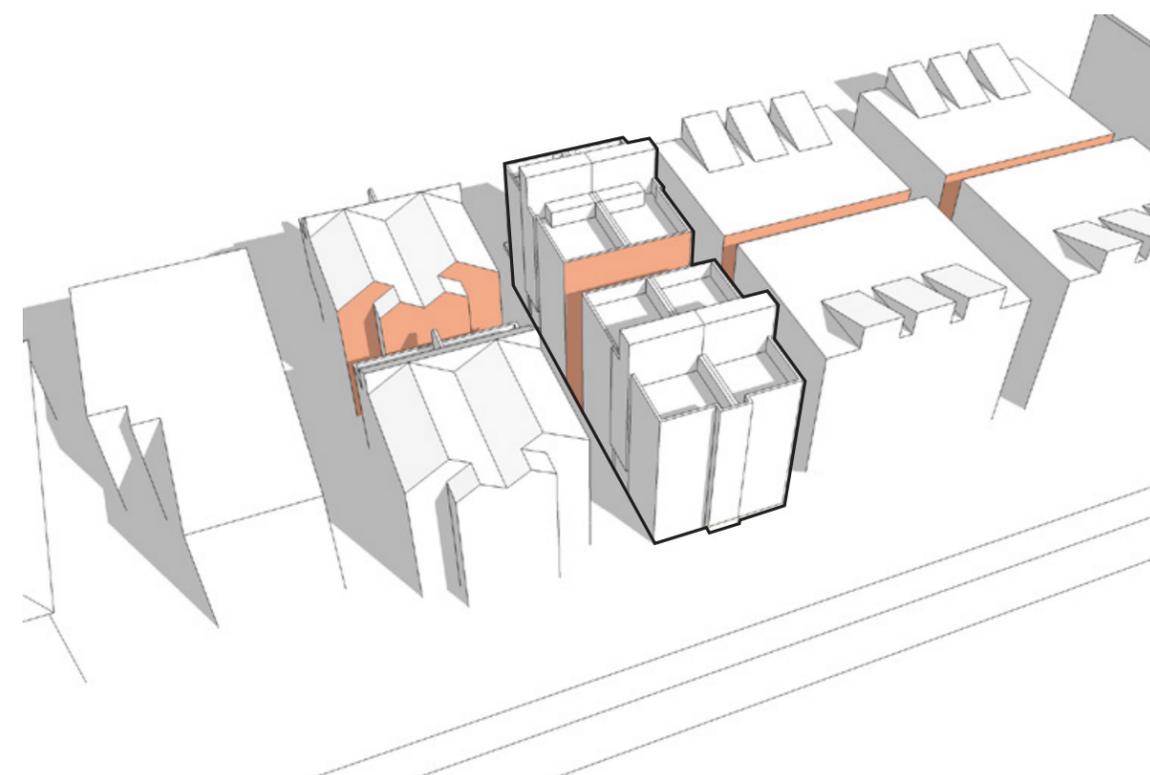
#### OPEN-SPACE CONCEPT

In order to retain visual connectivity to California Ave SW and its pedestrian pathways, heavy landscaping is proposed at the front yards rather than opaque fencing that will physically and visually separate the users from their surroundings. This green landscaping approach will angle in towards the entry pathways to indicate the unit entries along the sides.



#### MAXIMIZING VIEW POTENTIAL

The view potential at this location is immense. In trying to minimize visual impact, the stair towers have been minimized to one run width. Each of the adjacent neighbors also has a projection, whether gables or clerestories, and neither have rooftop decks. Centralizing the staircase in the proposed units also creates a “dual-deck” situation, where the users could decide whether to deck both rooftop spaces, or just the one facing the view.

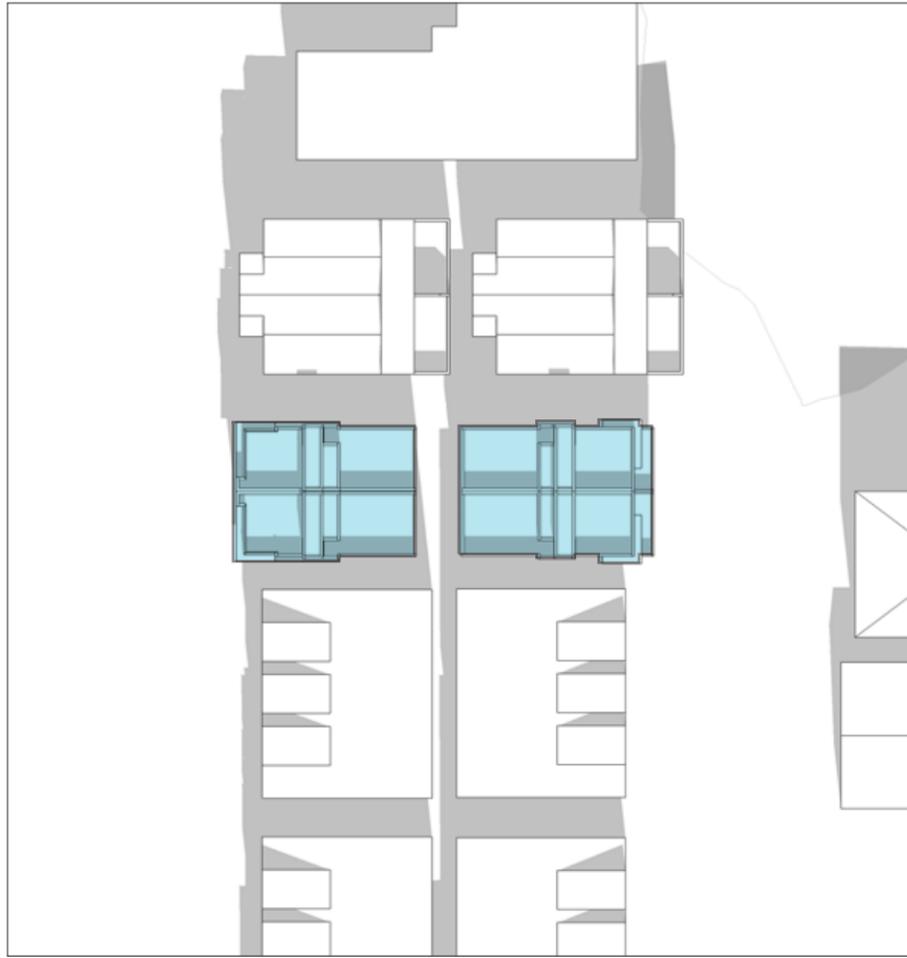


#### ALIGNMENT OF INTERIOR COURTYARDS

The four-unit-two-building scheme aligns with those of the northern and southern neighbors. In doing so, the interior courtyards also align. This is important to create longer visual lines and create the illusion of openness that extends north to south.



MARCH / SEPTEMBER 21, 9 AM



MARCH / SEPTEMBER 21, 12 PM



MARCH / SEPTEMBER 21, 5 PM



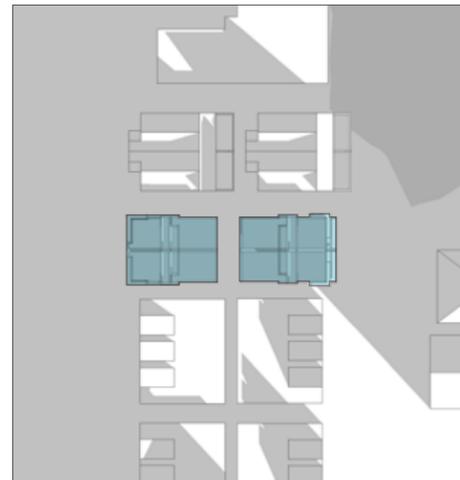
JUNE 21, 9 AM



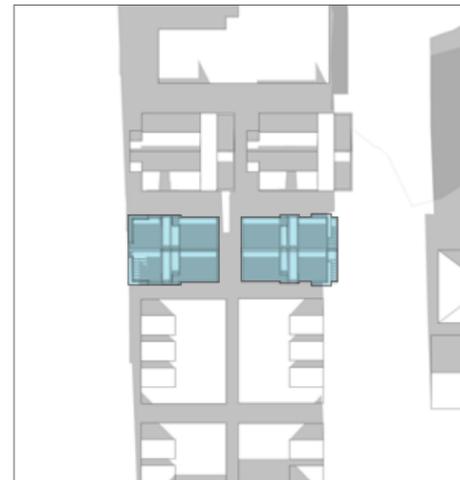
JUNE 21, 12 PM



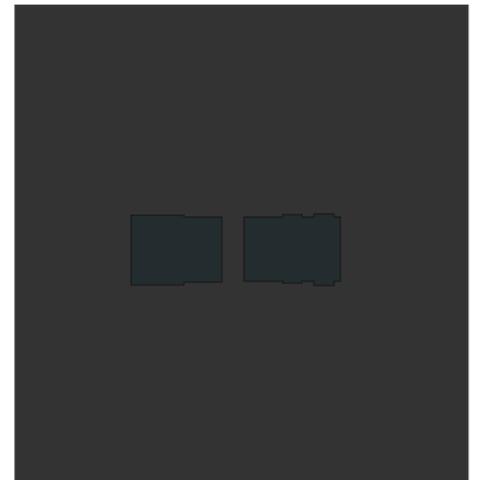
JUNE 21, 5 PM



DECEMBER 21, 9 AM



DECEMBER 21, 12 PM



DECEMBER 21, 5 PM



**EXISTING STREET-WALL**

The southern walkway will connect the alley to the street. It will also open into the central courtyard that houses the primary entry. This promotes connectivity and activates the space along the southern boundary. Along this walkway will be appropriate lighting and landscaping elements.

CS2-B, PL1-A, PL1-B, PL3-B, PL4-A, DC3-B



**LANDSCAPING**

The materials will be comprised of durable cementitious panel, aluminum decks, metal open rail, and stained cedar siding. The cedar will be located at the pedestrian scale and typically protected from the weather with above projections. All of these materials can be found in the immediate vicinity of the neighborhood.

PL1-A, PL3-A, PL4-A, DC3-A, DC3-B



**PENTHOUSES**

The stair towers have been minimized as much as possible to minimize the potential view obstruction they may cause, as well as to hide the penthouse massing from the sidewalk view. They also provide additional separation between roof decks.

CS2-B, CS2-D, DC2-A, DC2-E

**ENTRY SIGNAGE**

The signage at the front entries will serve multiple purposes. First and foremost, it will be the plane on which addressing is indicated. Second, because it angles to align with the angled walkway, it acts as a wayfinding method towards the unit entries. Third, it helps define the front yard space of the street-facing units. And finally, integrated lighting will further illuminate the pathways, creating a safer entry environment.

PL1-B, PL2-B, PL2-D, PL3-B, DC4-B, DC4-C

**OPEN RAIL @ STREET FACADE**

The open railing proposed is a continuation of the cedar rainscreen. While it creates the illusion of a continuous material, the gaps in the material break down the overall massing of the structure and provides additional texture to the elevation.

CS2-D, DC2-A, DC2-B, DC2-C, DC2-D



**PARKING**

Parking for all four units is proposed at the rear of the site, accessible by the existing alley. This follows the pattern of parking for the overall neighborhood. Additional screening will be provided between the parking spaces and the rear units, aligned with the planters shown to the right. Screened trash and recycling will also be located in the rear to minimize visual impact.

DC1-B, DC1-C

## MODULATION

The planes of the building are modulated 6" to indicate recess and protrusion. While subtle, this slight variation defines building attributes like the windows, the stair, and the entry. It helps the structure read less as a monolithic mass and more like intersecting volumes.

DC-2, DC-B, DC-C, DC-D

## DECKS @ ALLEY

The decks proposed along the alley also serve several functions. They further modulate the building, but also allow for a covered walkway beneath that accesses the rear parking. They also mirror the rear balconies of the neighbor to the north, and foster exterior unit interaction with the alley.

PL3-B, DC2-A, DC2-C, DC3-B





**OVERALL MASSING / MODULATION**

In addition to the 6" modulation, the street and alley facing facades are additionally modulated to define the two units. A 2'-0" extension protrudes to separate the units and privatize glazing.

CS2-C, CS2-D, DC-2, DC-B, DC-C, DC-D

**MATERIALS**

The materials will be comprised of durable dark gray lap siding, lighter-gray cementitious panel, stained cedar siding, cedar railing and metal open rail at the rear decks. The cedar will be located at the pedestrian scale and typically protected from the weather with above projections. All of these materials can be found in the immediate vicinity of the neighborhood.

PL1-A, PL3-A, PL4-A, DC3-A, DC3-B