

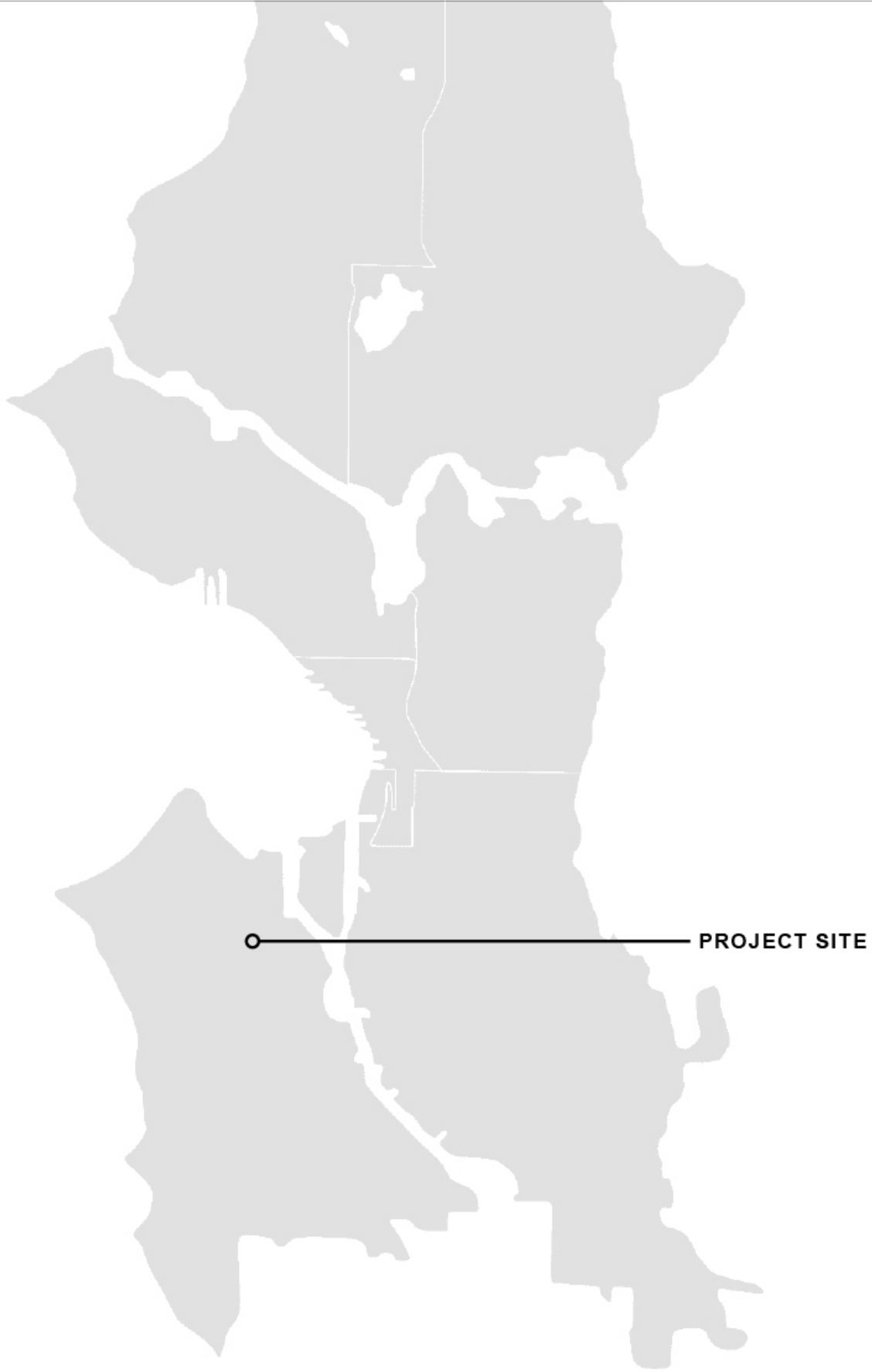
STREAMLINED DESIGN
REVIEW APPLICATION

DCI # 3023687
3070 SW Avalon Way
Seattle, WA 98126

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VICINITY MAP

EXISTING SITE

The project site (APN: 929730-0903) is located on SW Avalon Way between SW Genessee Street and SW Andover Street. Opposite the project parcels on SW Avalon Way are a combination of multi-story apartment buildings, single family residences, and vacant lots. To the rear of the parcel towards the west is an alley, across which are single-family residences. Immediately to the north is a four-story apartment building and to the south a two-story apartment building. The subject parcel is 7,198 SF and measures roughly 60'-0" wide by 120' deep. The site slopes from the southwest corner to the northeast corner, with an over all grade change in this direction of approximately 24 feet. Currently there is a duplex with a footprint of approximately 1128 SF on the site.

ZONING AND OVERLAY DESIGNATION

The project parcel is zoned MR and has the West Seattle Junction Hub Urban Village Overlay. This zoning designation continues to the north until SW Andover Street where it transitions to C1-40. The MR zoning continues south as well until SW Avalon Street intersects with 35th Ave SW, at which point it becomes NC3-65. To the east, the zoning is also MR and to the west, the zoning transitions to SF 5000 across the alley.

DEVELOPMENT OBJECTIVES

The project proposes the construction a new multi-family residential building with approximately 9 multistory units that are modeled after townhomes. The existing building on the project parcel will be demolished. The objective for the project is to provide urban homes that can be sold individually as multistory units. The proposed building will promote the desired density in Seattle and help to create compact, 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. A vibrant commercial area is located less than two blocks southwest along Fauntleroy Way SW, including several restaurants and bars, some community stores, and a bowling alley. West Seattle, especially 35th Ave SW, is also a high bus-traffic area, and is close in proximity to downtown. In general, while the area is predominately residential, it has the appeal of being walkable to these attractions, as well as being within a short distance to the West Seattle Bridge. There are several pocket parks in the area, as well as the West Seattle Stadium and Camp Long. Grocery stores are also within a short 10-minute walk. The site should also yield beautiful views towards downtown, the cascade mountains, and Mt. Rainier.

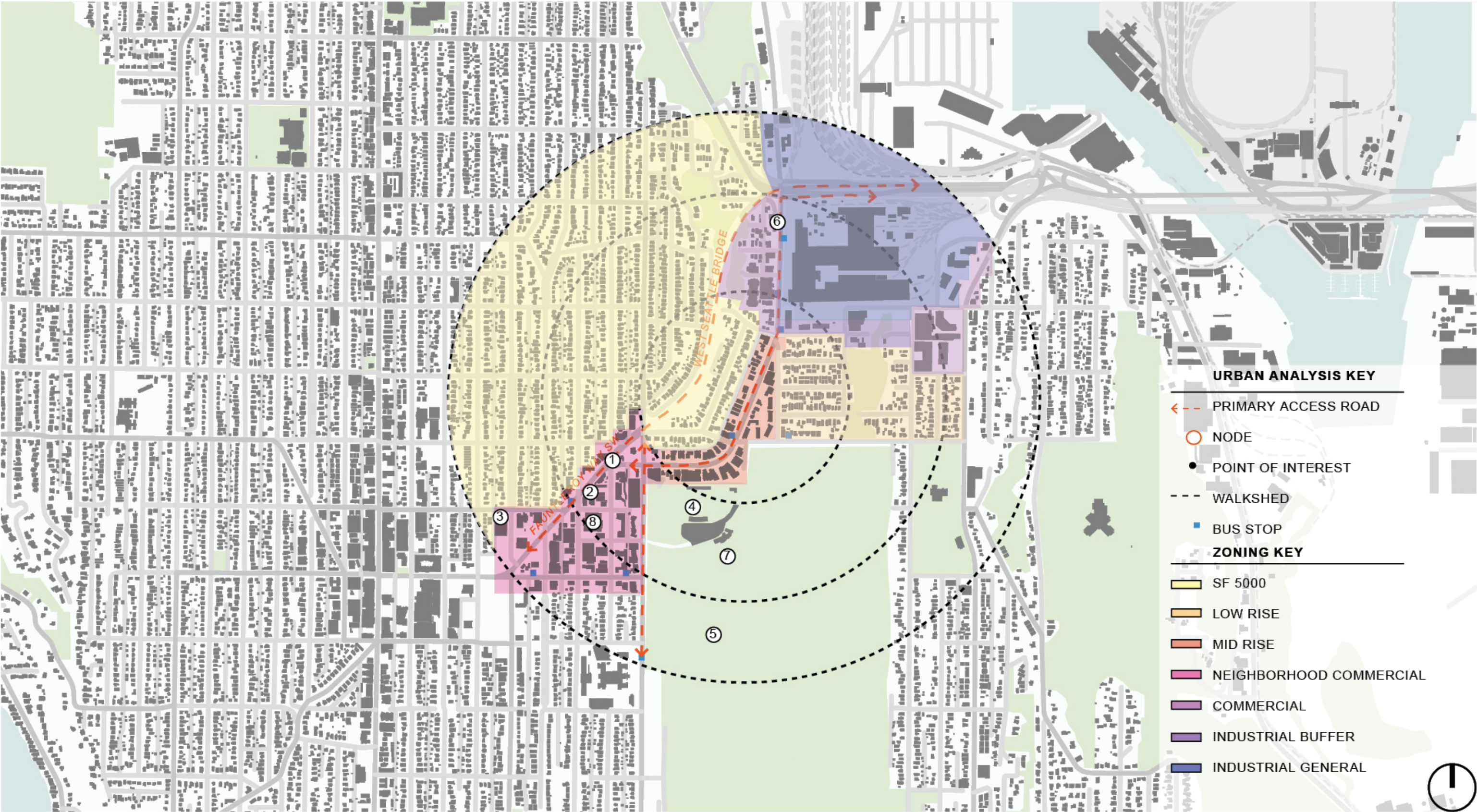


SITE LOCATION

3070 SW Avalon Way
Seattle, WA. 98126

PROJECT PROGRAM

Site Area: 7,199 SF
Number of Residential Units: 9
Number of Parking Stalls: 7
Anticipated FAR (overall) = 11925 SF
Approx. FAR Per Unit = 1325SF





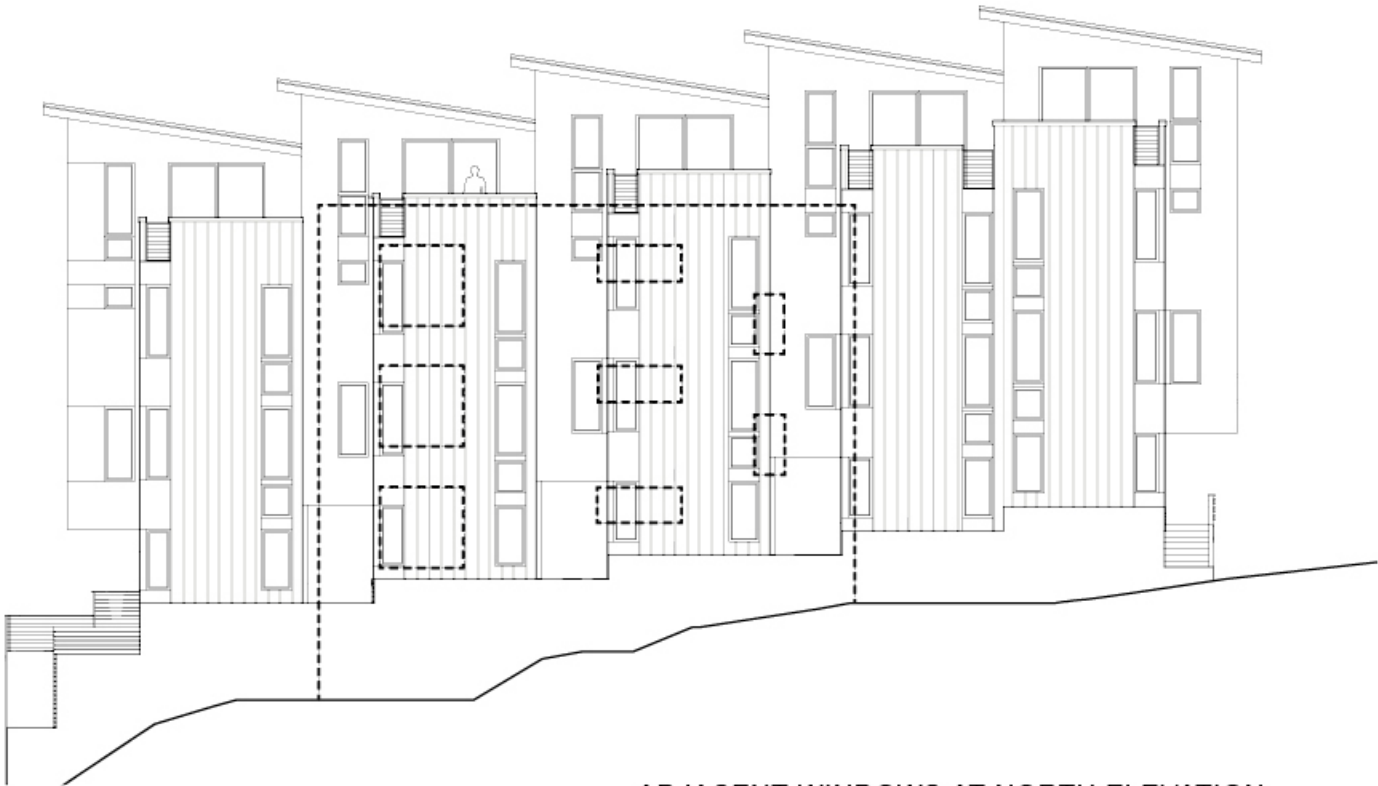


FILLING IN THE STREET WALL

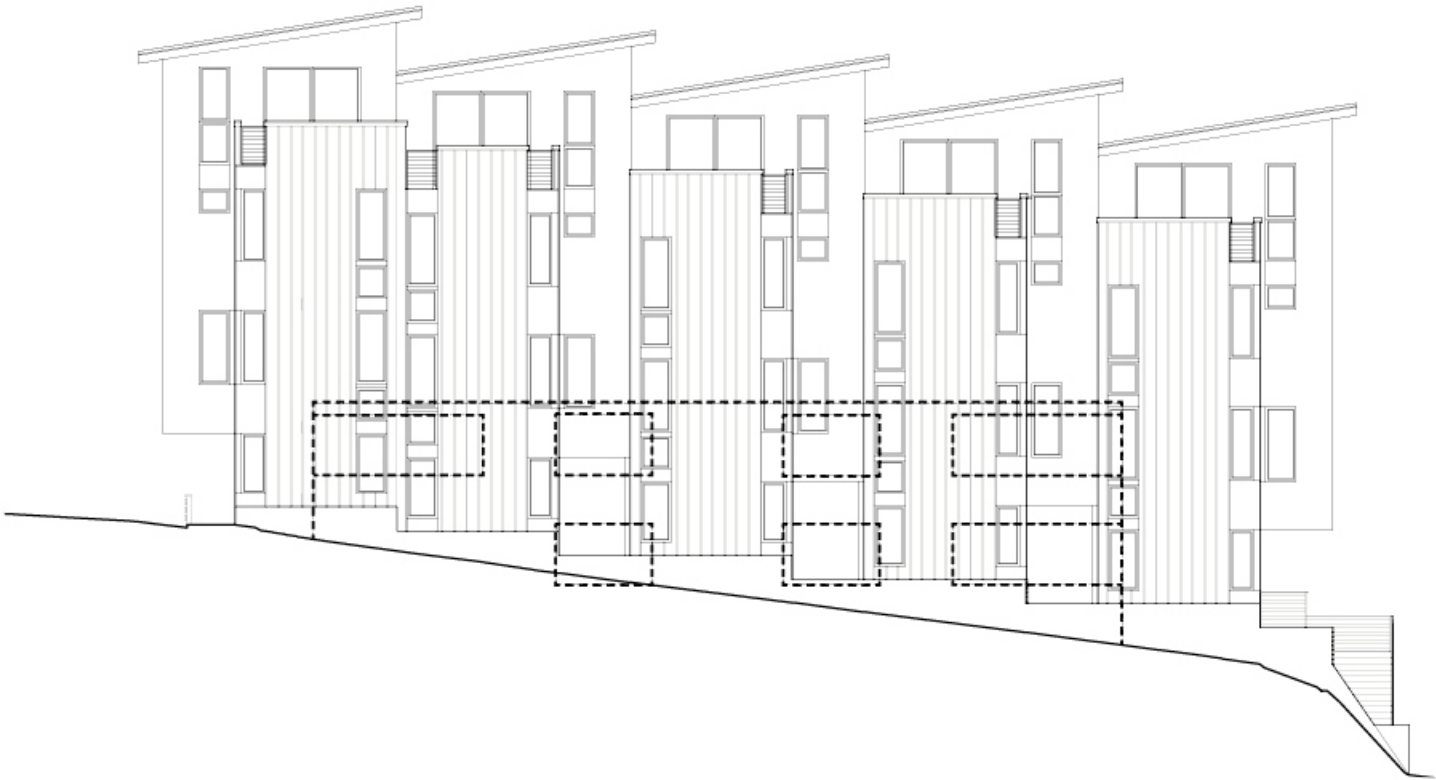
Currently, this block of SW Avalon Way is composed of sites that are vacant to apartment buildings. The existing Duplex that is proposed to be demolished is one of the few structures of its scale on the block. Therefore, the proposal of nine four-story units is not only acceptable to the currently urban fabric, but will fill the gap in the variety of densities along SW Avalon Way.

IMMEDIATE SURROUNDINGS

The proposed design has considered the existing adjacencies to the site. To the north, a four-story apartment building exists with parking. The proposed project is similar in scale to the apartment building north of the subject lot. The proposed structure steps back from the ground level to the fourth floor to provide relief to the set setbacks and allow for a landscaped buffer. Windows have been plan in a way that makes sense with the proposed design by maximizing light, taking advantage of views, and providing privacy to the subject and neighboring buildings.



ADJACENT WINDOWS AT NORTH ELEVATION



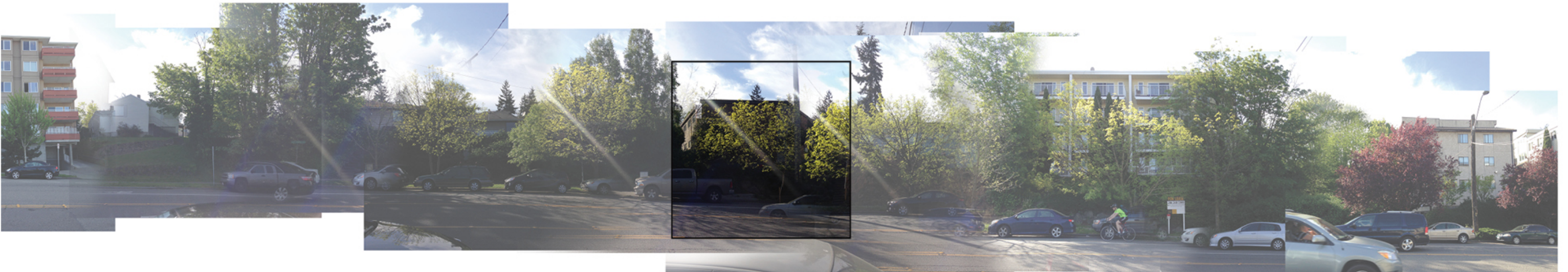
ADJACENT WINDOWS AT SOUTH ELEVATION



ADJACENT WINDOWS ACROSS ALLEY



STREET LOOKING WEST



SITE
STREET LOOKING EAST



← ALLEY LOOKING EAST →



← ALLEY LOOKING WEST →

GUIDELINE	DESCRIPTION	SUB-GUIDELINE	APPLICANT RESPONSE
CS1. Natural Systems and Site Features	Note scientific and common names for existing trees on site plan.	B. Sunlight and Natural Ventilation	The scientific and common names have been noted on the site plan. Although the existing site only contains three significant trees, the project proposes to add new trees throughout the site between units, along the central walkway, in the shared courtyard, and at the east side of the site.
CS2. Urban Pattern and Form	- Identify opportunities for the project to make a strong connection to the street/alley - Use vegetation or structures to help make a successful fit with adjacent properties - Respect adjacent properties with design and site planning - Minimize disrupting the privacy and outdoor activities of residents in adjacent buildings	B. Adjacent Sites, Streets, and Open Spaces D. Height, Bulk, and Scale	The proposed massing of the structure along the east-facing facade steps back at the ground level to incorporate a greater area for outdoor space and landscaping. The building steps down toward the sidewalk to create a relationship at the street level that is enhanced through the use of landscape and materials. Along the north and south property lines, the project proposes a variety of plant species to soften the relationship between the existing adjacent structures and the proposed building.
CS3. Architectural Context and Character	Create compatibility between new projects and existing context through building articulation, scale and proportion, detailing, fenestration, and materials.	A. Emphasizing positive neighborhood attributes	The proposed massing of the building is similar to the existing adjacent structure on the north side of the site, and shares a similar language to other apartments and townhomes along the northwest side of SW Avalon Way through the use of modulation, fenestration, and landscape.
PL3. Street Level Interaction	Design primary entries to be obvious, identifiable, and distinctive with clear lines of sight, visually connected to the street.	A. Entries	Address sign-age will be provided at intermediate planters so that it is visible from the common pathway at the center of the site. Additionally, the project proposes a variety of materials at the ground level to assist with way finding, in addition to address sign-age at unit entries.
PL4. Active Transit	Facilities such as bike racks for bicyclists should be located to maximize convenience, security, and safety.	A. Entry Locations and Relationships	Bicycle parking is proposed on the exterior of each unit, adjacent to the entry to ensure that the bicycles are secure. Additionally, the project proposes the use of bike "runnels" to maximize convenience as bicyclists navigate the exterior staircases.
DC2. Architectural Concept	- DC2-I-ii. Cohesive Architectural Concept: the use and repetition of architectural features and building materials, textures and colors can help create unity - Design all building facades - considering the composition and architectural expression as a whole; - Consider architectural features that can be dual purpose - adding depth, texture, and scale, as well as serving other project functions - Strive for a fine-grained scale	B. Architectural facade Composition C. Secondary Architectural Features D. Scale and texture	The project proposes a large central courtyard space, which is designed for communal enjoyment. Additionally, each unit will feature a deck at the 4th floor for private use. Landscaping will be incorporated at the ground level at the building entries, unit entries, walkways, and the central courtyard.
DC3. Open Space Concept	Design common open spaces for use by all residents to encourage physical activity and social interaction.	A. Building-Open Space Relationship	The project proposes an open, shared space in the center of the site. The central courtyard space will be landscaped, with pavers and benches to encourage social activity.
DC4. Exterior Elements and Materials	Building exteriors should be constructed of durable and maintainable materials that are attractive even when viewed up close	A. Exterior Elements and Finishes	The project proposes to use a variety of durable materials that vary in size and orientation to create visual interest and emphasize the volumes. Additionally, the project proposes to use soft materials, such as wood, at the ground level to enhance the pedestrian experience.



PROMINENT DESIGN FEATURES AT EAST FACADE

- CS2. Urban Pattern and Form: Use vegetation or structures to help make a successful fit with adjacent properties
- CS3. Architectural Context and Character: Create compatibility between new projects and existing context through building articulation, scale and proportion, detailing, fenestration, and materials.
- DC2. Architectural Concept: DC2-I-ii. Cohesive Architectural Concept: the use and repetition of architectural features and building materials, textures and colors can help create unity.
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EXISTING SITE CONDITIONS

As previously stated, the project site is located on SW Avalon Way between SW Genessee Street and SW Andover Street. Opposite the project parcels on SW Avalon Way are a combination of multi-story apartment buildings, single family residences, and vacant lots. To the rear of the parcel towards the west is an alley, across which are single-family residences. Immediately to the north is a four-story apartment building and to the south a two-story apartment building. The subject parcel is 7,198 SF and measures roughly 60'-0" wide by 120' deep. The site slopes from the southwest corner to the northeast corner, with an overall grade change in this direction of approximately 24 feet. Currently there is a duplex with a footprint of approximately 1128 SF on the site.

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

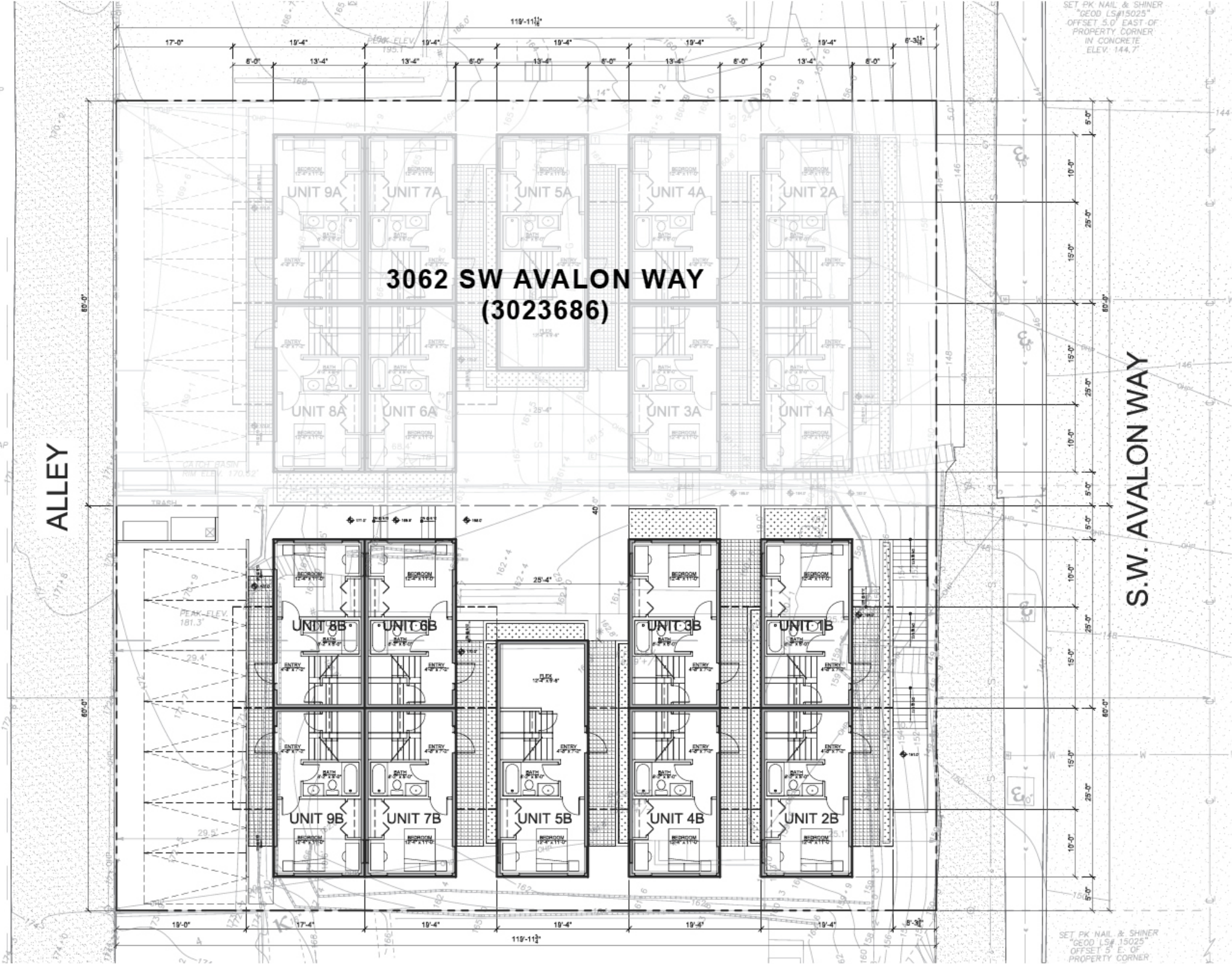
ARBORIST INFORMATION

- ① Pseudotsuga menziesii—douglas fir : 17.52" Diameter, 50' Tall, 22' Drip Line
Not Exceptional
- ② Picea pungens —blue spruce : 24.0" Diameter, 45' Tall, 20' Drip Line
Not Exceptional
- ③ Alnus rubra—red alder : 27.0" Diameter, 45' Tall, 40' Drip Line
Not Exceptional



PROPOSED SITE PLAN

The proposed design is a four-story apartment building containing 9 multistory units. This building is composed of units that are arranged in five rows containing two units each, with a single unit in the center. The centralized single unit offers an expansive courtyard space in the center of the size, which is accessed by a pedestrian path. The areas to the north and south will be planted as much as possible to create green buffers between the adjacent properties. The primary access to the building will be from a walkway that connects SW Avalon Way to the rear alley along the northwestern edge of the site. The path to each unit entry will branch off horizontally from the shared walkway to allow for private entries with outdoor planting space.



SITE PLANNING + LANDSCAPE APPROACH

The proposed landscape design features lush greenery at the street-facing facade, both at the sidewalk level and the first floor of the proposed units. At the top of the stairs along SW Avalon Way, the project proposes an open space with seating to greet residence and provide a communal place to enjoy the territorial view to the northeast. The project proposes intermediate planters at the central stair, in addition to low planting strips to help indication unit entries. At the center of the project, there is an expansive courtyard, which features landscaped pavers, trees, planters and communal seating areas. Toward the east side of the site, cedar fencing and plantings are used to screen the trash and recycle.



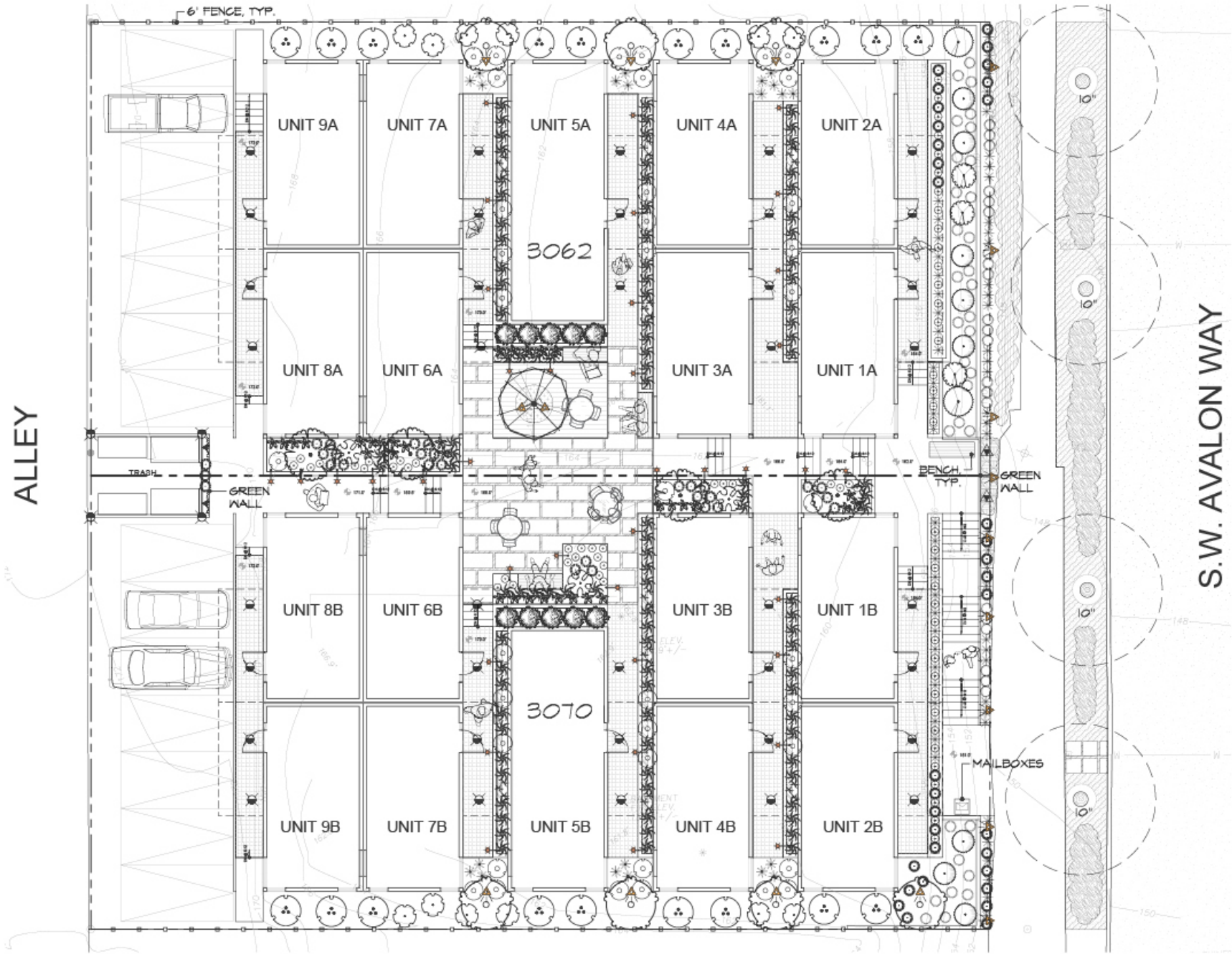
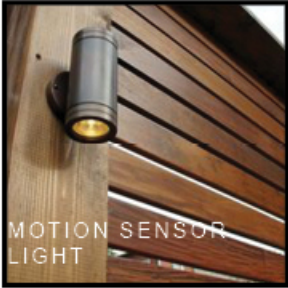
ALLEY



S.W. AVALON WAY

PROPOSED LIGHTING PLAN

Lighting will be provided for both safety and aesthetic purposes. The primary pedestrian path 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 courtyard will be lit with a mixture of downlights, edge lighting incorporated into the building, downlights at soffited areas, and sconces at unit entries, doors, and other points of access. Private lighting will be provided at the unit balconies. These sconces will be adjacent to the sliding doors, and will be shielded by the parapet walls and therefore should not disrupt adjacent neighbors. Finally, the garbage and recycling area to the northwest of the site will have shielded motion activated lighting for safety and access.



LIGHTING SCHEDULE		
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	TL1: OXYLED MOTION SENSOR LIGHT OR CRAZYFIRE OUTDOOR SOLAR MOTION SENSOR LIGHT	4
	FL2: HINKLEY ATLANTIS 15/68Z	36
	UP LIGHT	9



FIRST FLOOR PLAN

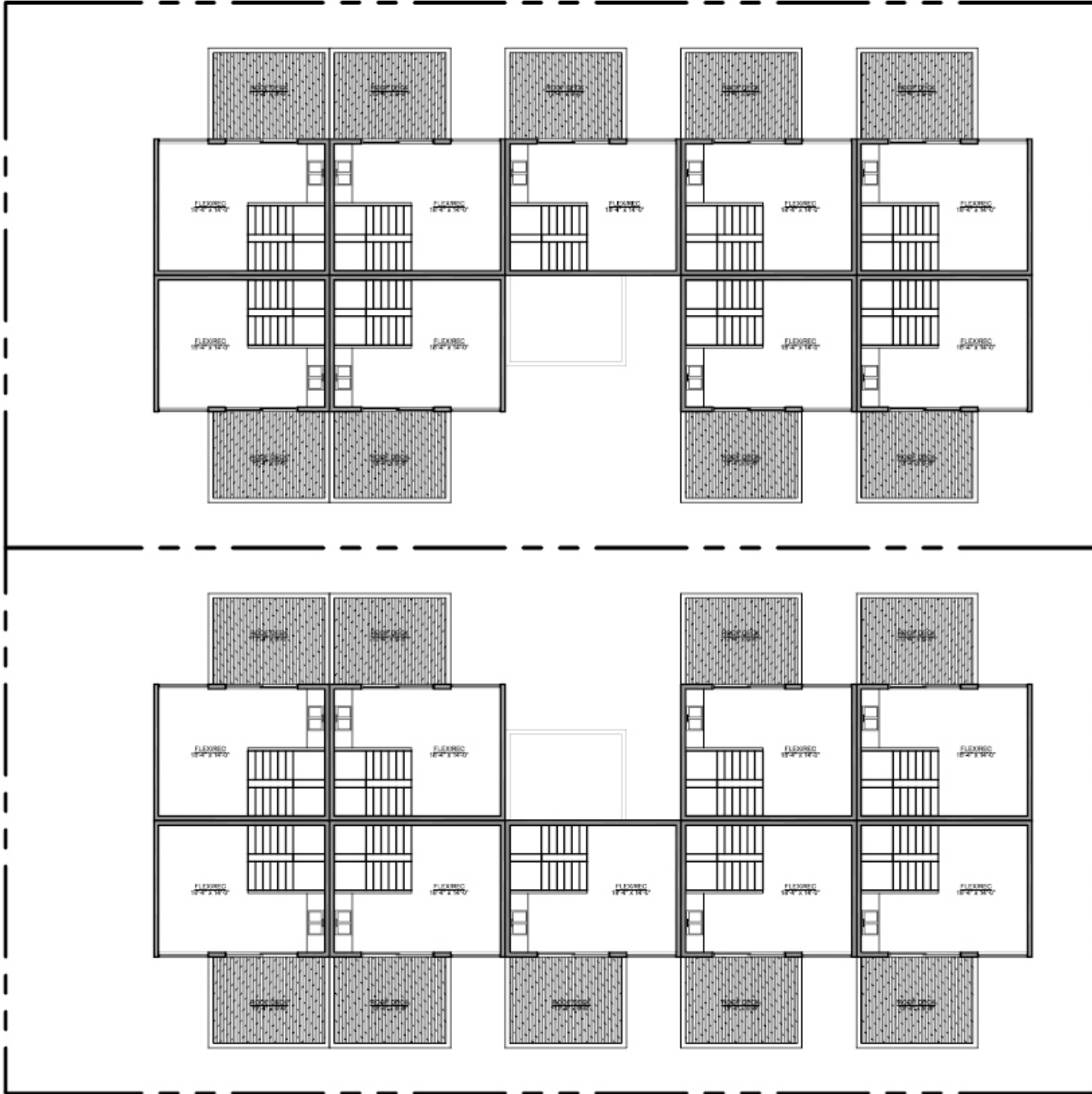


SECOND FLOOR PLAN





THIRD FLOOR PLAN



FOURTH FLOOR PLAN





EAST ELEVATION



SOUTH ELEVATION



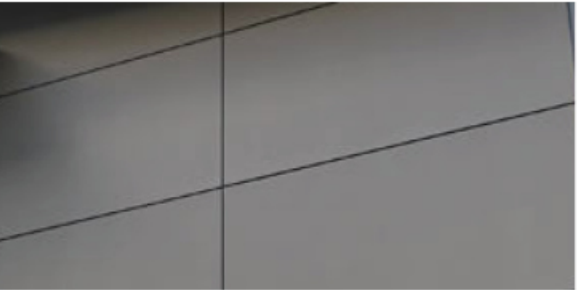
① CEDAR RAINSCREEN



② LAP SIDING - LIGHT COLOR



③ BOARD AND BATTEN - DARK COLOR



④ FIBER CEMENT PANEL



⑤ CONCRETE



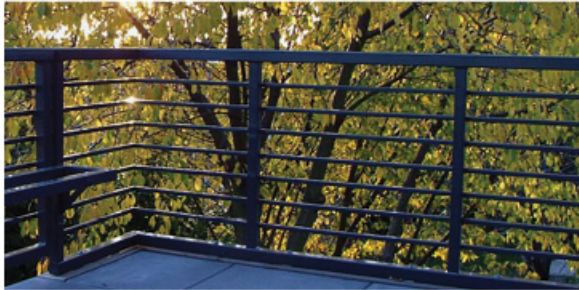
WEST ELEVATION



NORTH ELEVATION



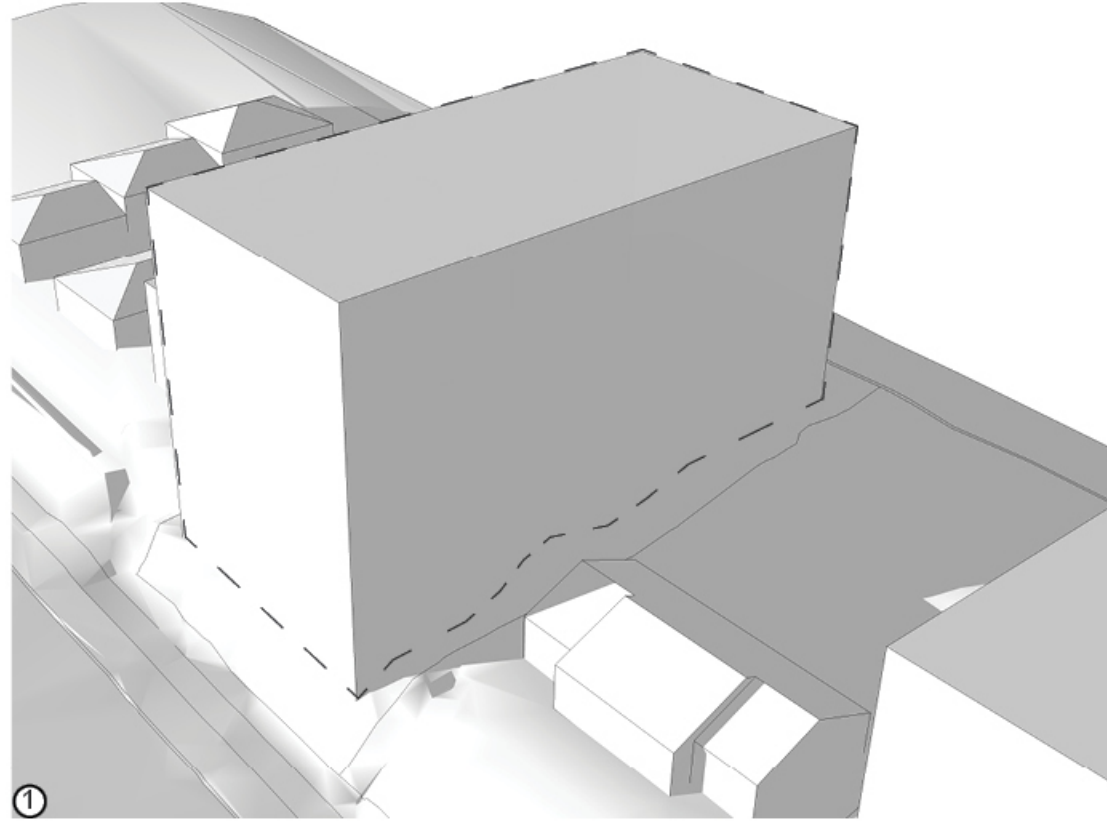
⑥ CEDAR SLAT WALL



⑦ METAL OPEN RAIL

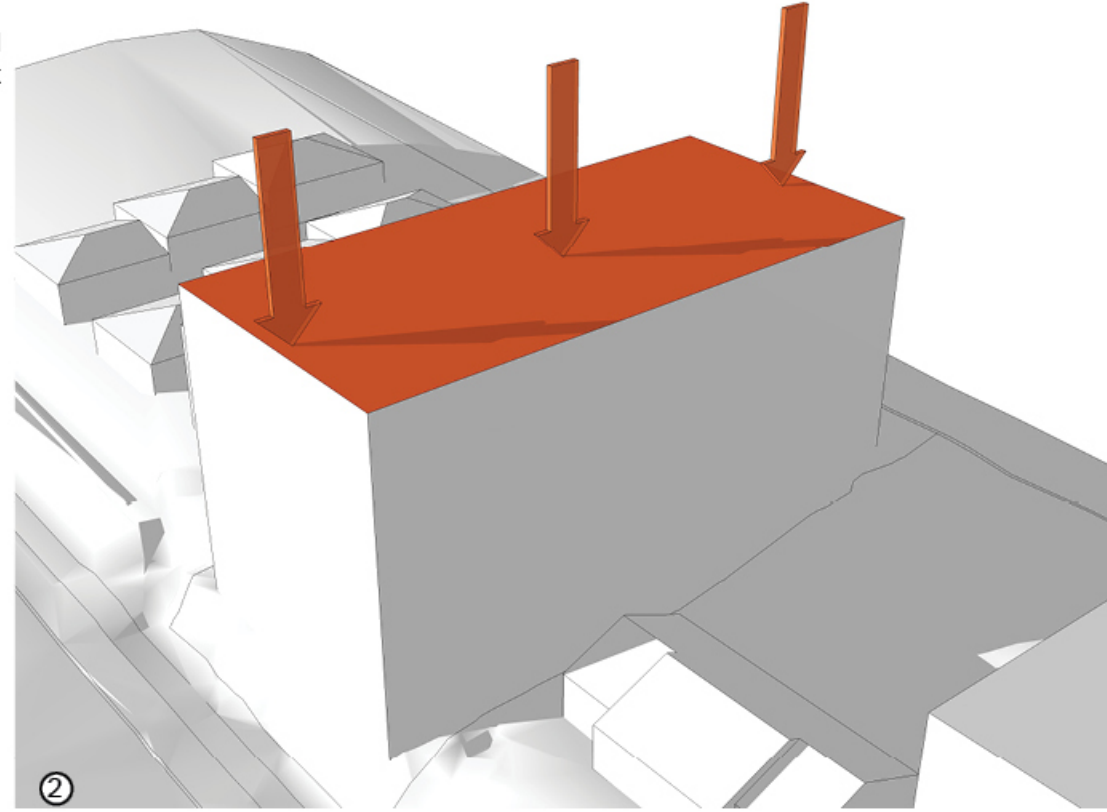
PROPOSED MATERIALS

Cedar is proposed as an accent to add warmth to the design at the ground level adjacent to unit entries, and additionally at some retaining walls and planters to enhance the landscape design. Vertically oriented cementitious board and batten is proposed at the lower volumes and to create contrast and minimize the scale of the upper volume, a lighter, horizontally oriented lap siding is proposed. Open metal rail is proposed at the decks located at the fourth floor to enhance the concept of the design and create transparency to take advantage of the views.



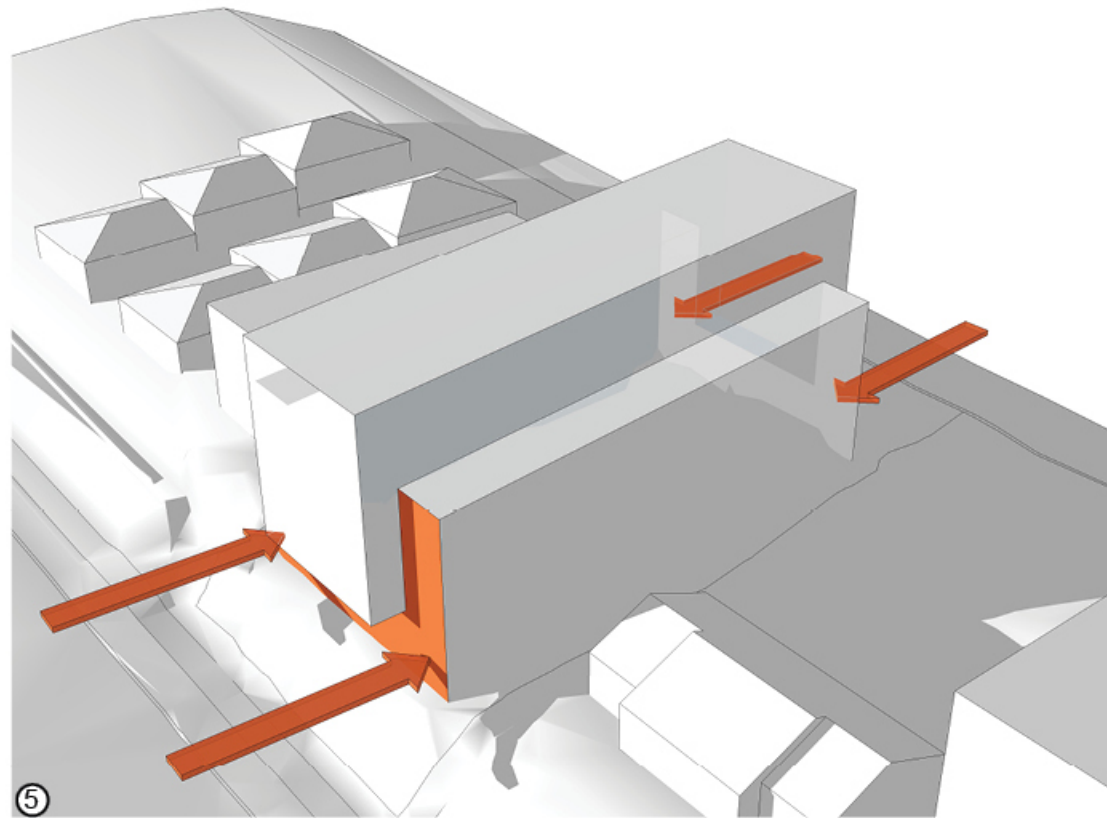
ALLOWABLE MASSING

The height, bulk, scale, and setback allowed at the subject MR site.



PROPOSED HEIGHT

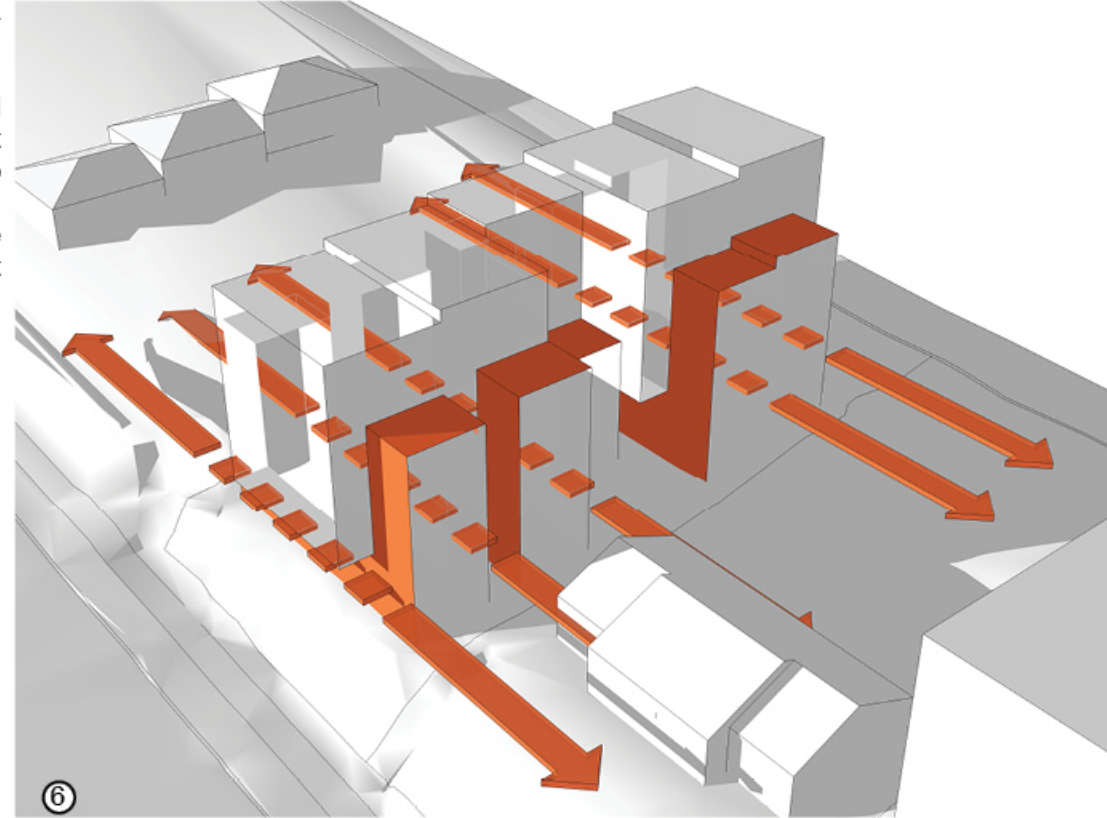
The proposed height has been decreased to four stories to create more desirable units, preserve neighboring views, and relate to existing and proposed development along SW Avalon Way.



RECESSED FACADE

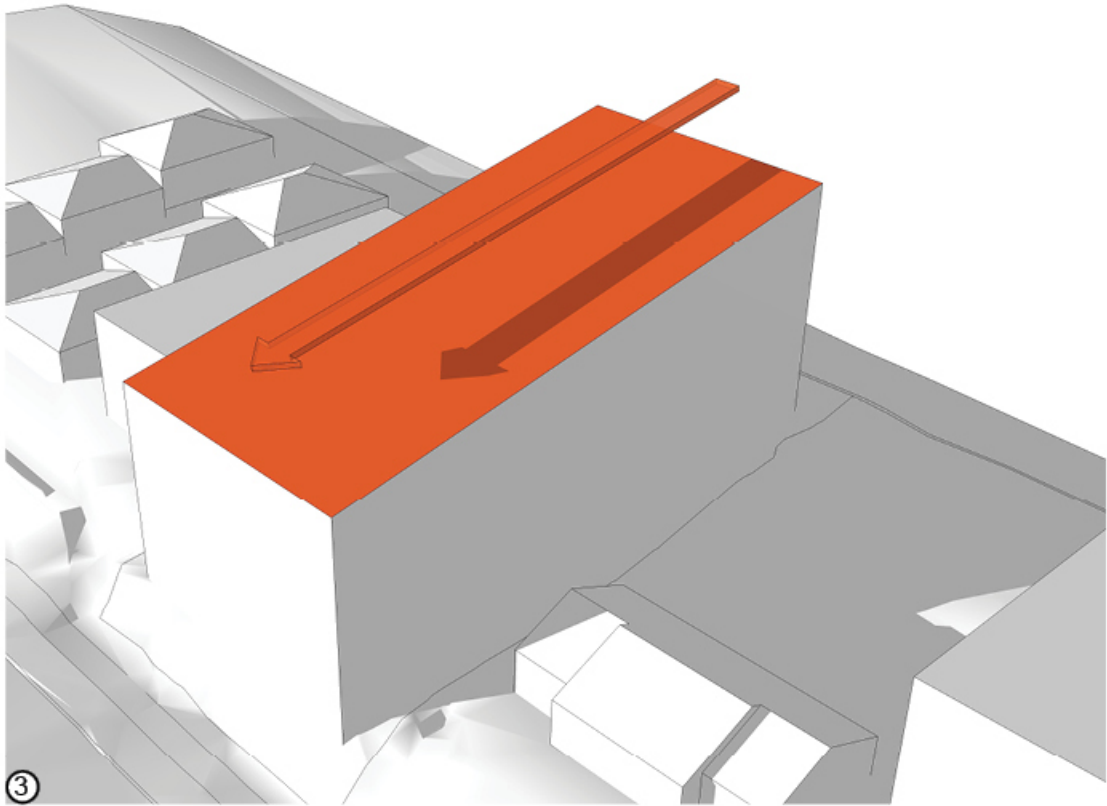
The facade has been recessed at the ground level at the street and alley-facing facades to create more outdoor space, better unit entries, and improve the relationship to the street and alley.

LOWER



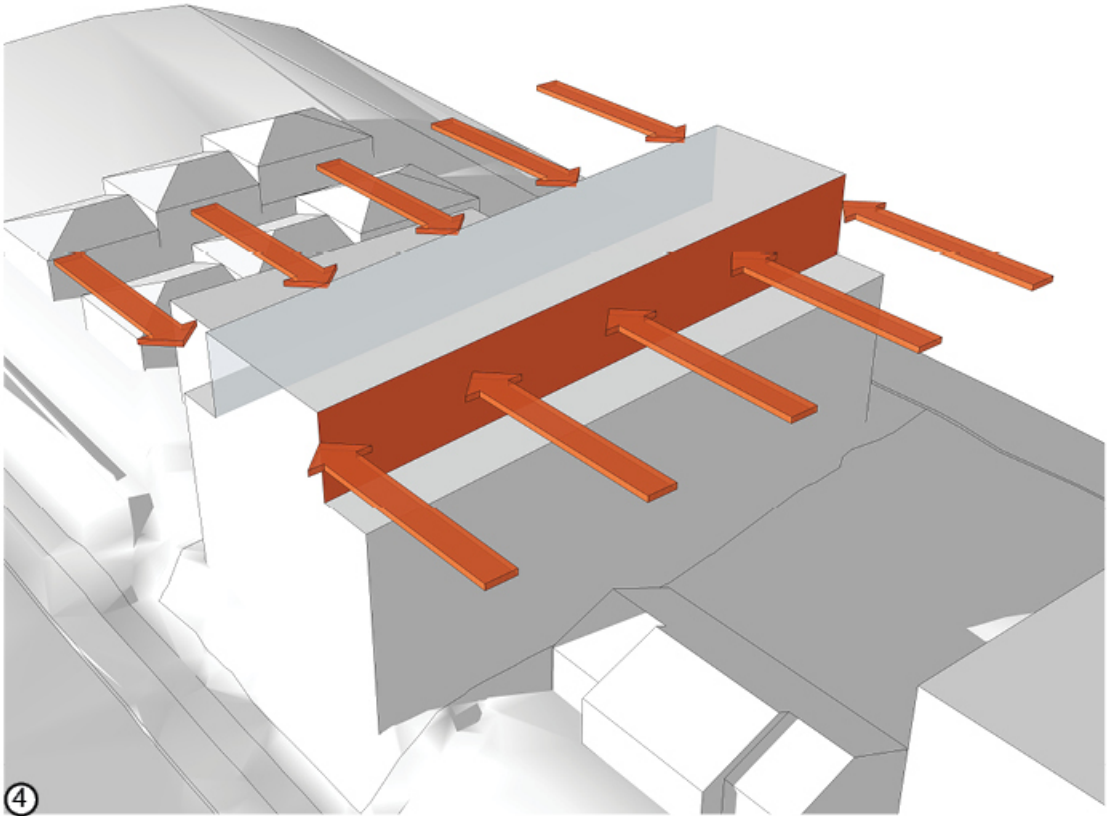
OPEN WALKWAYS

The proposed design allows open space to run north-south at the ground floor to provide better circulation, private unit entries, additional outdoor space, and greater opportunities for landscape and lighting.

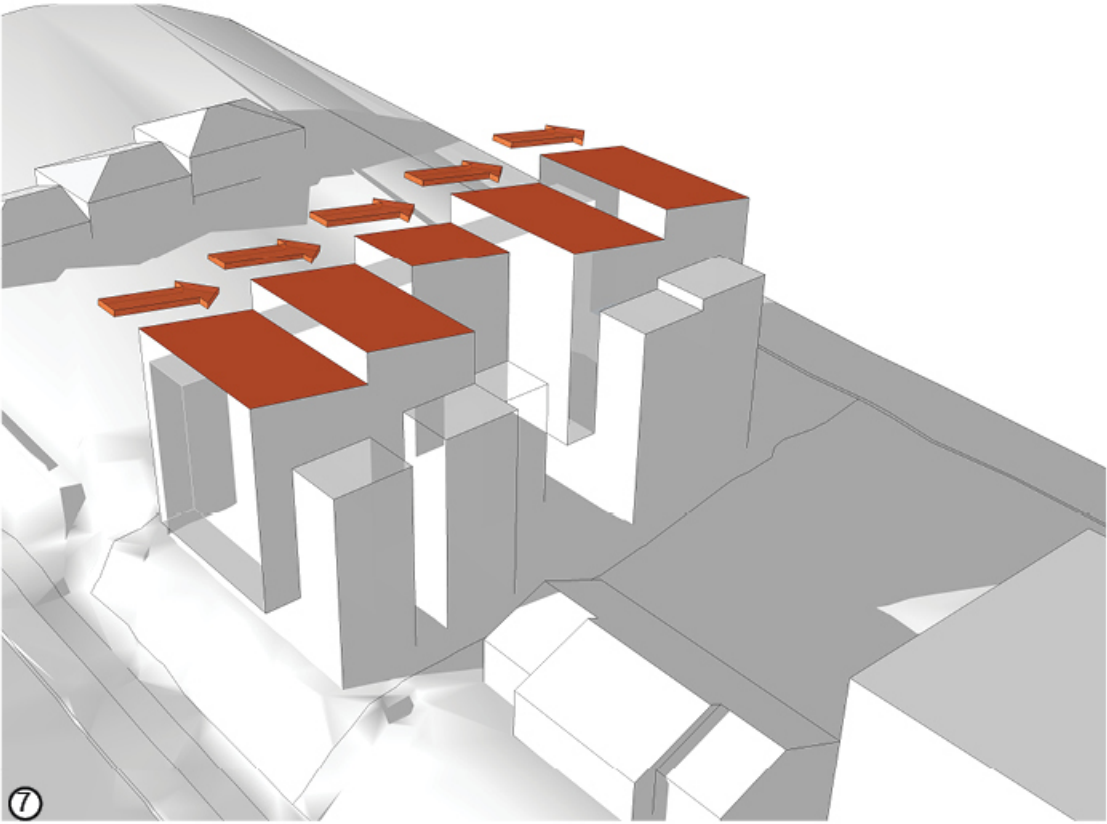


RELATIONSHIP TO TOPOGRAPHY

The building steps down with the existing topography to enhance the natural features of the site.



UPPER LEVEL
The proposed design steps back at the upper level to allow for decks at the fourth floor and create a better relationship with adjacent structures.

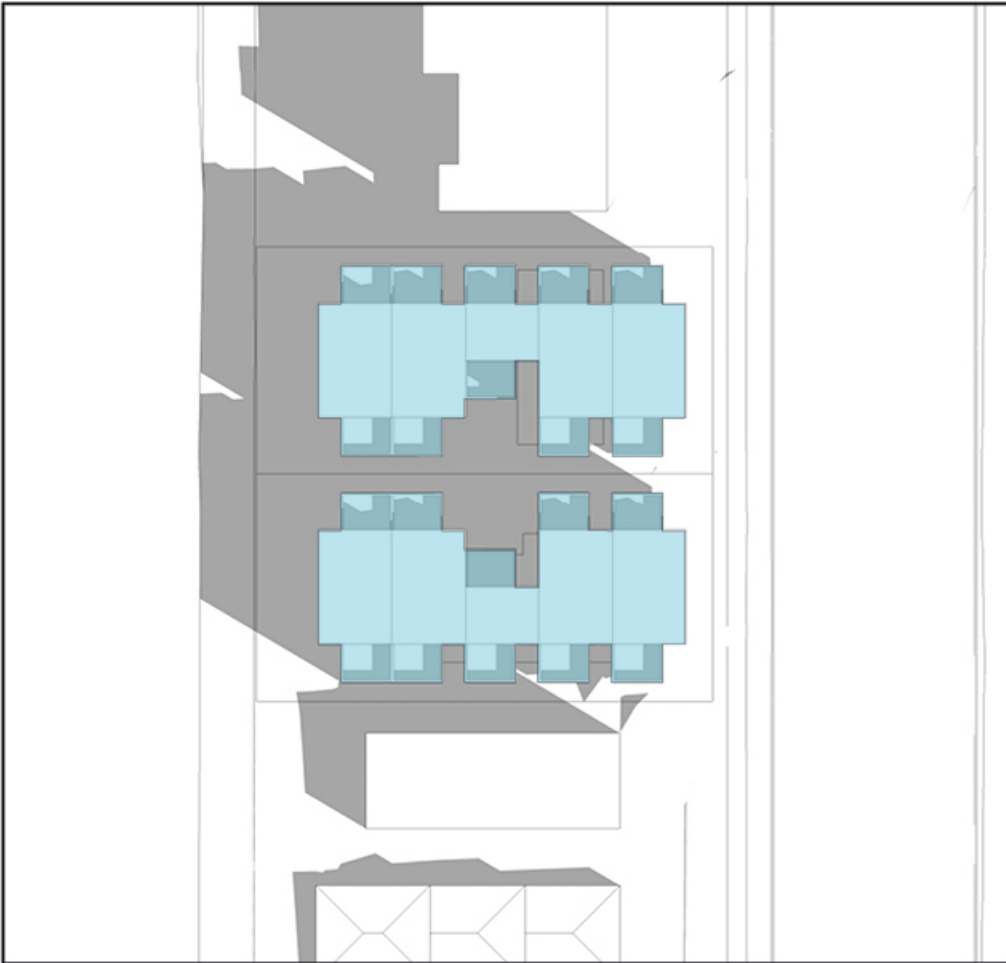


ROOF FORM

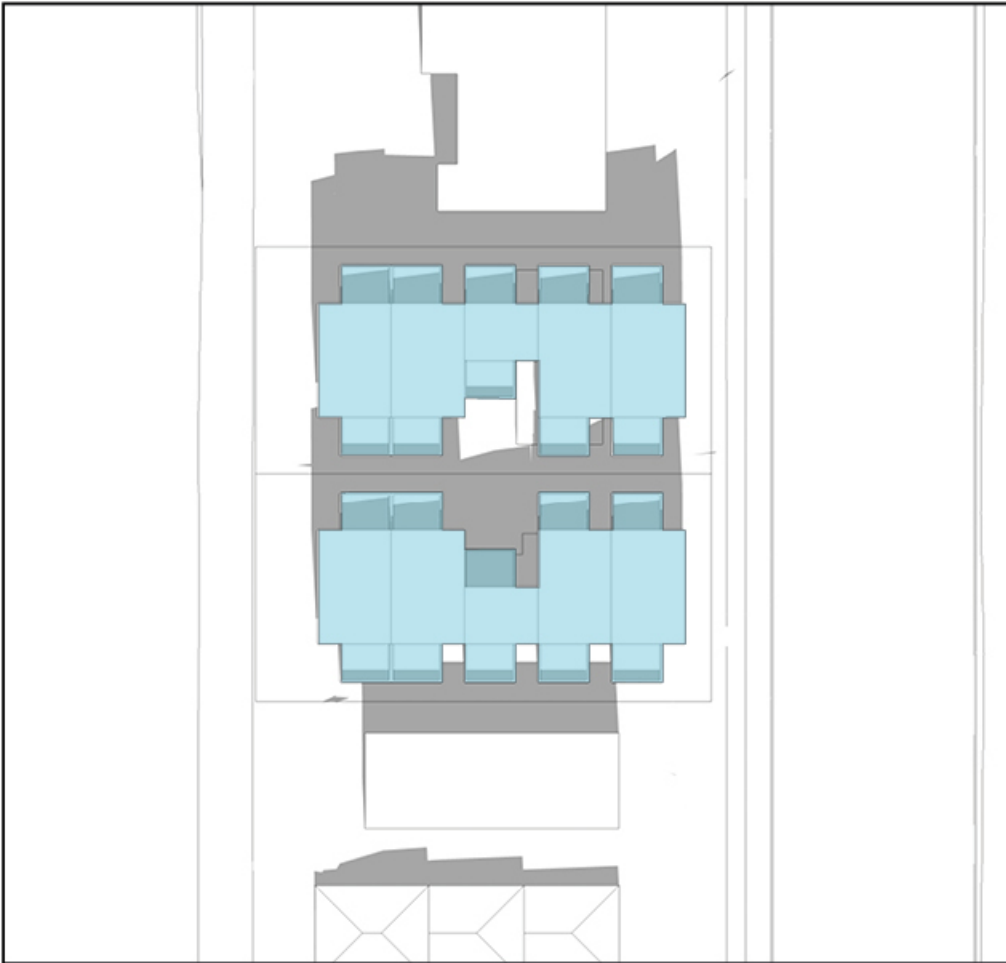
The proposed shed roofs provide visual interest that is most apparent while traveling northbound and southbound along SW Avalon Way, and additionally provide weather protection through the use of overhangs.



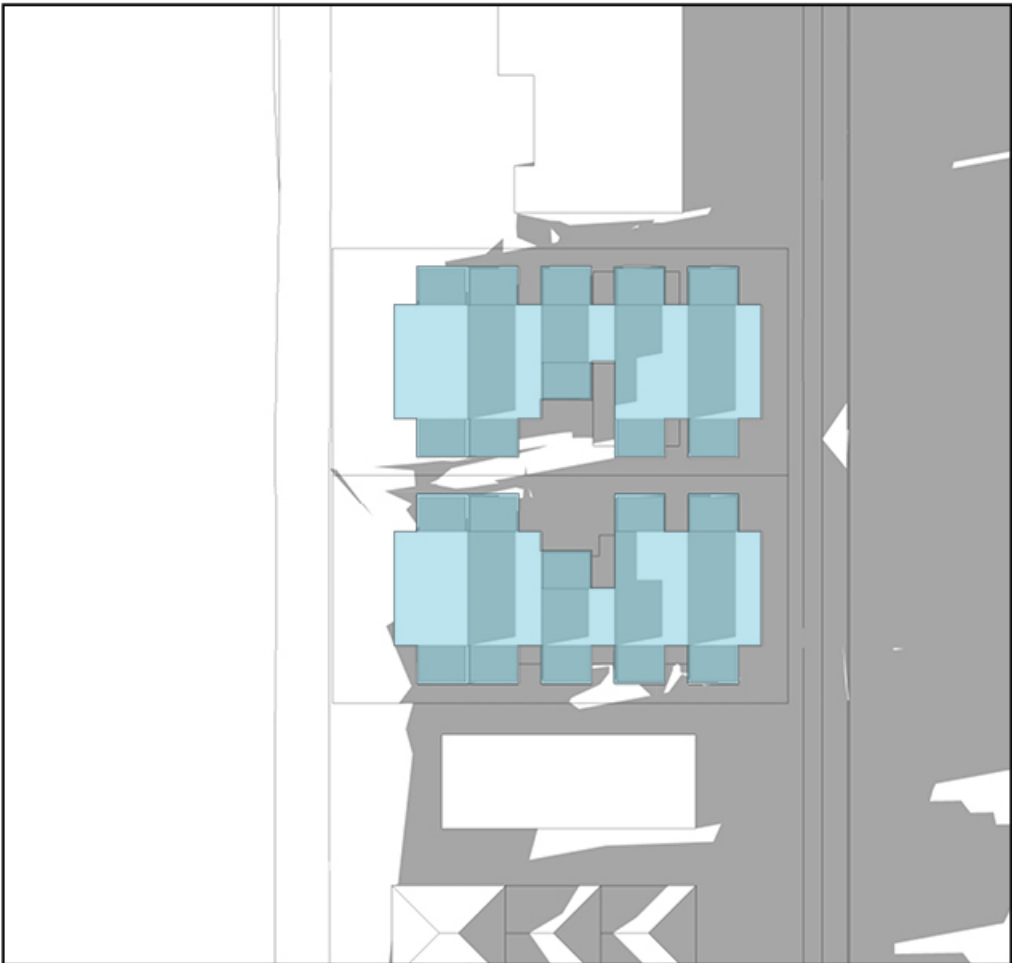
PROPOSED DESIGN
Provided for comparison.



MARCH / SEPTEMBER 21 , 9 AM



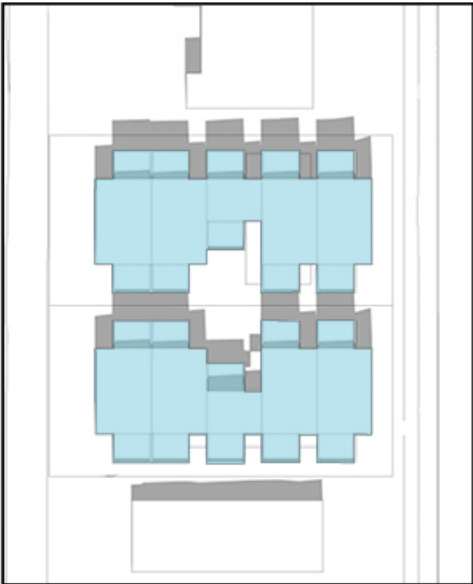
MARCH / SEPTEMBER 21 , 12 PM



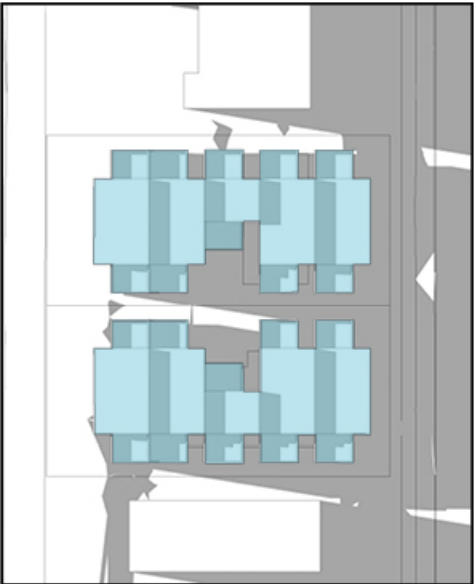
MARCH / SEPTEMBER 21 , 5 PM



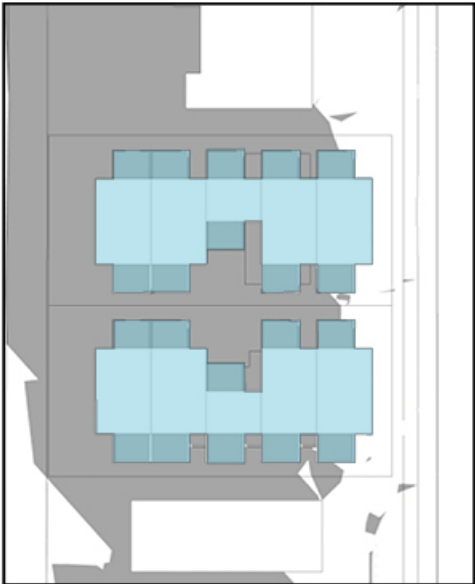
JUNE 21 , 9 AM



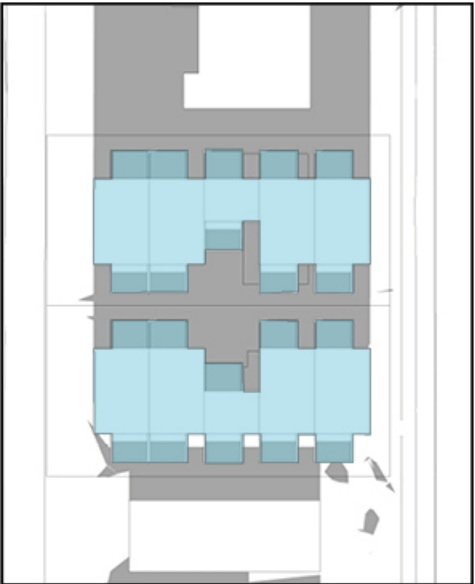
JUNE 21 , 12 PM



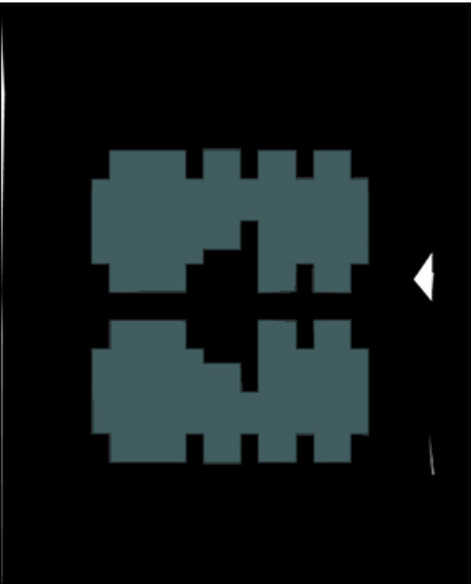
JUNE 21 , 5 PM



DECEMBER 21 , 9 AM



DECEMBER 21 , 12 PM



DECEMBER 21 , 5 PM



ENTRY AT SIDEWALK

The project entry is located at the sidewalk, with sign-age indicating the unit addresses and landscaping to soften the retaining walls. The design proposes the use of stairs as a means of access from the street level to the building entries.

CS2-B, CS2-D, CS3-A



ENTRY AT BUILDING

At the top of the stairs, the path expands to reveal a shared walkway that is lined with landscape, sign-age, and lighting. Additionally, the project proposes seating at the building entry for the residents.

CS2-B, CS3-A, DC2-C, DC3-A



FENESTRATION

Windows have been carefully shifted to take advantage of views to the northeast. The repeated window type works cohesively with the concept of the building to distinguish the east and west-facing units, while maintaining a simple composition.

CS3-A, DC2-A

CEDAR AT SOFFITS AND OVERHANGS

Soffits at unit entries and overhangs to be clad in cedar to create a pleasing aesthetic at the pedestrian level, and to further define entry spaces.

PL3-A, DC2-C, DC2-D, DC4-A

SIDING

Lower volumes are grounded using a medium-dark gray vertically oriented siding, while the upper volumes are clad using a horizontally oriented light cladding. Both buildings are clad in a similar fashion to highlight the cohesive design. Units entries are distinguished through the use of modulation and will share a similar color palette.

CS2-D, CS3-A, DC2-B, DC2-D, DC4-A

ENTRY PROCESSION

Secondary, transitional elements such as seating, signage, landscape, and lighting will help define the entry approach to the site and the individual units.

PL3-A, PL4-A, DC2-B, DC2-C, DC4-A

STREET FACING DOORS

Entry doors at Units 1 and 2 are to face SW Avalon Way to provide interaction with the street and indicate the location of entries for the units to follow.

CS2-B, PL3-A, DC4-A

OPEN RAIL

Steel open rail is proposed to allow for a visual connection from the unit entries to the sidewalk and visually reduce the height of the walkways

CS2-B, PL3-A, DC2-C, DC2-D, DC4-A

LANDSCAPE WALL

Stepped Landscape walls along east facade to mitigate existing grade change. Walls to feature a cedar screen to soften the relationship at the pedestrian scale and relate to the material pallet at soffits and overhangs.

CS2-B, CS2-D, CS3-A, DC2-C, DC2-D, DC4-A

LANDSCAPING

Lush greenery is located at the sidewalk level to soften the lowest retaining wall, at the intermediate level to add visual interest, and at the ground level of units 1 and 2 to provide privacy. Vines are proposed at the highest landing at the entry to soften the highest level of retaining.

CS2-B, CS3-A, DC2-C, DC4-A







OPEN COURTYARD SPACE

At the center of the site, the project proposes only one unit, to allow for an expansive, open courtyard space. The purpose of this space is to improve the quality of the middle units and provide usable, shared outdoor space to encourage social interaction among the residents.

CS2-B, PL4-A, DC2-B, DC3-A

OPEN WALKWAYS

The project proposes open corridors to allow access to each unit at the ground level and utilize building materials, ground materials, lighting, and landscape to assist in way-finding.

PL3-A, PL4-A, DC2-C, DC2-D, DC3-A, DC4-A

QUALITY MATERIALS @ PEDESTRIAN LEVEL

Cedar rainscreen will be used at the pedestrian level at intermediate unit entries

DC2-D, DC4-A

