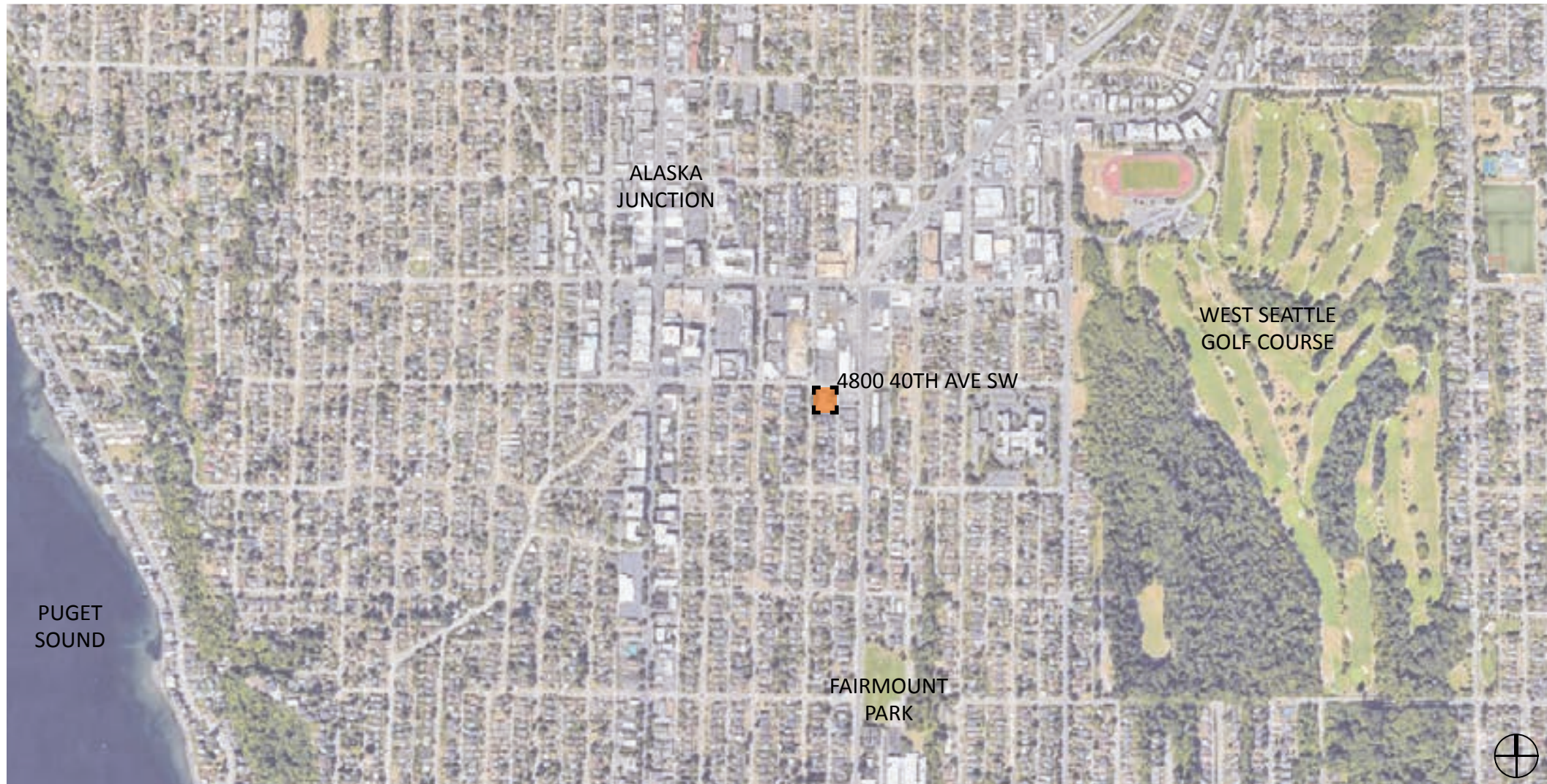


4800 40TH AVENUE SW, SEATTLE, WA, 98116 PROPOSED NEW RESIDENTIAL CONSTRUCTION PROJECT (DPD #3024332)

SEATTLE DESIGN REVIEW

Early Design Guidance: May 4, 2017



APPLICATION TEAM

OWNER: BRASETH CONSTRUCTION
3835 W MARGINAL WAY SW
SEATTLE, WA 98106

ARCHITECT: CLARK DESIGN GROUP PLLC
1401 W GARFIELD ST
SEATTLE, WA 98119

LANDSCAPE ARCHITECT: KAREN KIEST LANDSCAPE ARCHITECTS
111 WEST JOHN STREET, SUITE 306
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DEVELOPMENT OBJECTIVES [3.0]

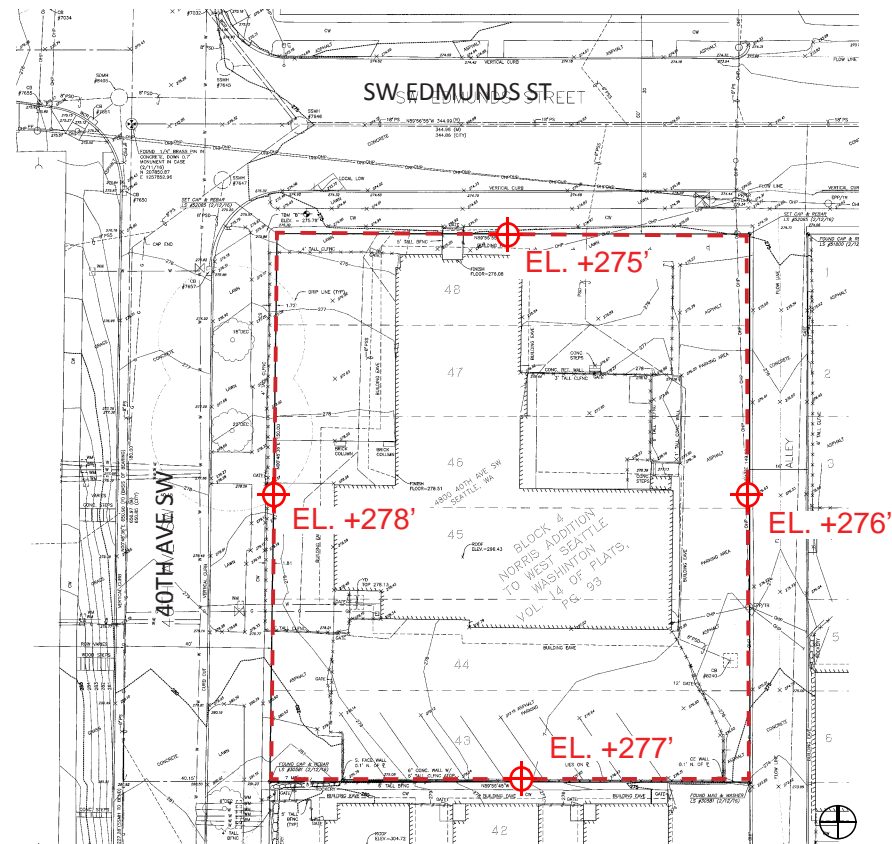
USES AND QUANTITIES

The proposed project consists of 63 residential units located on 4 levels above grade and 4 Live-Work Units. The lobby, live work and commercial uses are located on L1, residential units on L2-L4, and one level of below grade parking located on P1 accessed from the alley. There is a roof terrace and green house for residential amenity use.

SUMMARY OF DEVELOPMENT OBJECTIVES

The project site, located at the southeast corner of the SW Edmunds St. and 40th Ave SW. The site is also located at the southern edge of the West Seattle Junction Urban Village. The Seattle 2035 neighborhood plan has targeted this area to aid in creating 'a small-town community with its own distinct identity comprised of a strong single family residential community and a vibrant mixed-use business district serving the surrounding residential core.'

The site is near the intersection of Fautleroy Way SW and SW Alaska St. which is the first major hub when entering West Seattle from the West Seattle Bridge. This hub area has seen major density development and our site is on the buffer between the commercial and residential zones. SW Edmunds St. borders our site to the north and is "an important pedestrian connector" between the major thoroughfares of California Ave and Fautleroy Way SW. This is a commercial corner that needs to aid in the transition from the commercial area of the Alaska-Fautleroy hub to the north and the residential zone to the south by targeting future densities and establishing human scale elements, interest and activity along the street frontage.



$$\frac{275' (123.38') + 276' (150') + 277' (125.4') + 278' (150')}{548.78'} = 276.55' \text{ Average Grade Level}$$

Zone: NC3 - 40 (Neighborhood Commercial 3)
West Seattle Junction (Hub Urban Village)

Permitted Uses (23.47A.004)

Residential, Commercial, Live-Work Units

FAR (23.47A.013)

Allowable FAR (40' Height Limit) 3.25 (x 19,556 SF Lot)
63,557 SF Allowable Area

Proposed FAR for Option C (Preferred Scheme):

Live/Work	2,973 SF	
Commercial (Retail)	4,428 SF	
Residential Uses	47,619 SF	63,503 Total FAR
Parking/Mech.	18,705 SF	
Total	79,981 SF	

Setback Requirements (23.47A.014)

B.1. Setback is required where a lot abuts the intersection of a side lot line and front lot line of a lot in a residential zone. The required setback forms a 15' triangular area.

B.2. A setback is required along any rear or side lot line that abuts a lot in a residential zone or that abuts a lot that is zoned both commercial and residential if the commercial zoned portion of the abutting lot is less than 50 percent of the width or depth of the lot, as follows:

B.2.a. Ten feet for portions of structures above 13 feet in height to a maximum of 65 feet; and

B.2.b. For each portion of a structure above 65 feet in height, additional setback at the rate of 1 foot of setback for every 10 feet by which the height of such portion exceeds 65 feet (Exhibit B for 23.47A.014).

B.3.a. 15' Setback for portions of structures above 13' in height to a max. of 40 feet

Required Landscaping (23.47A.016)

Seattle Green factor score of .30 or greater

Amenity Space (23.47A.024)

5% residential gross floor area dedicated for Residential Amenity Area

47,619 SF * 5% = 2,281 SF Required

960 SF Provided at L1

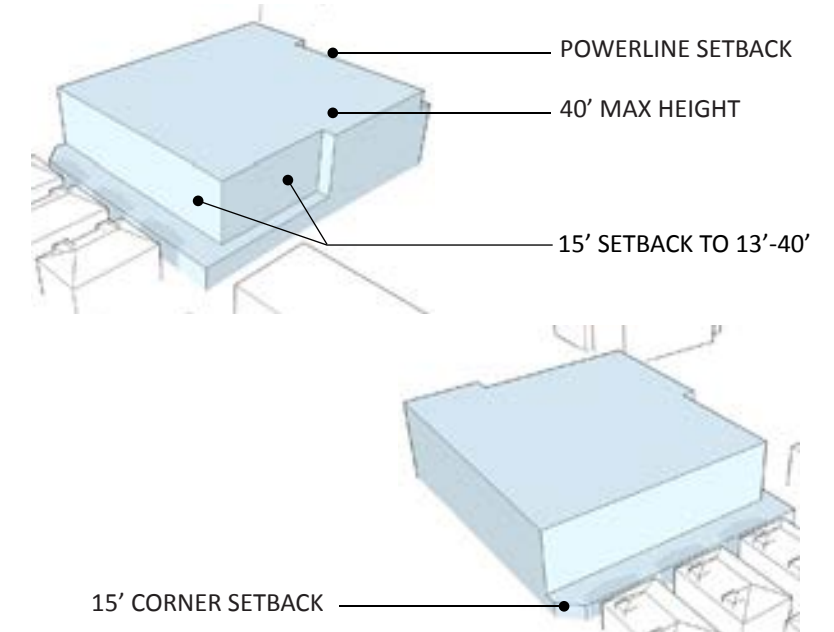
1,032 SF Provided at L2

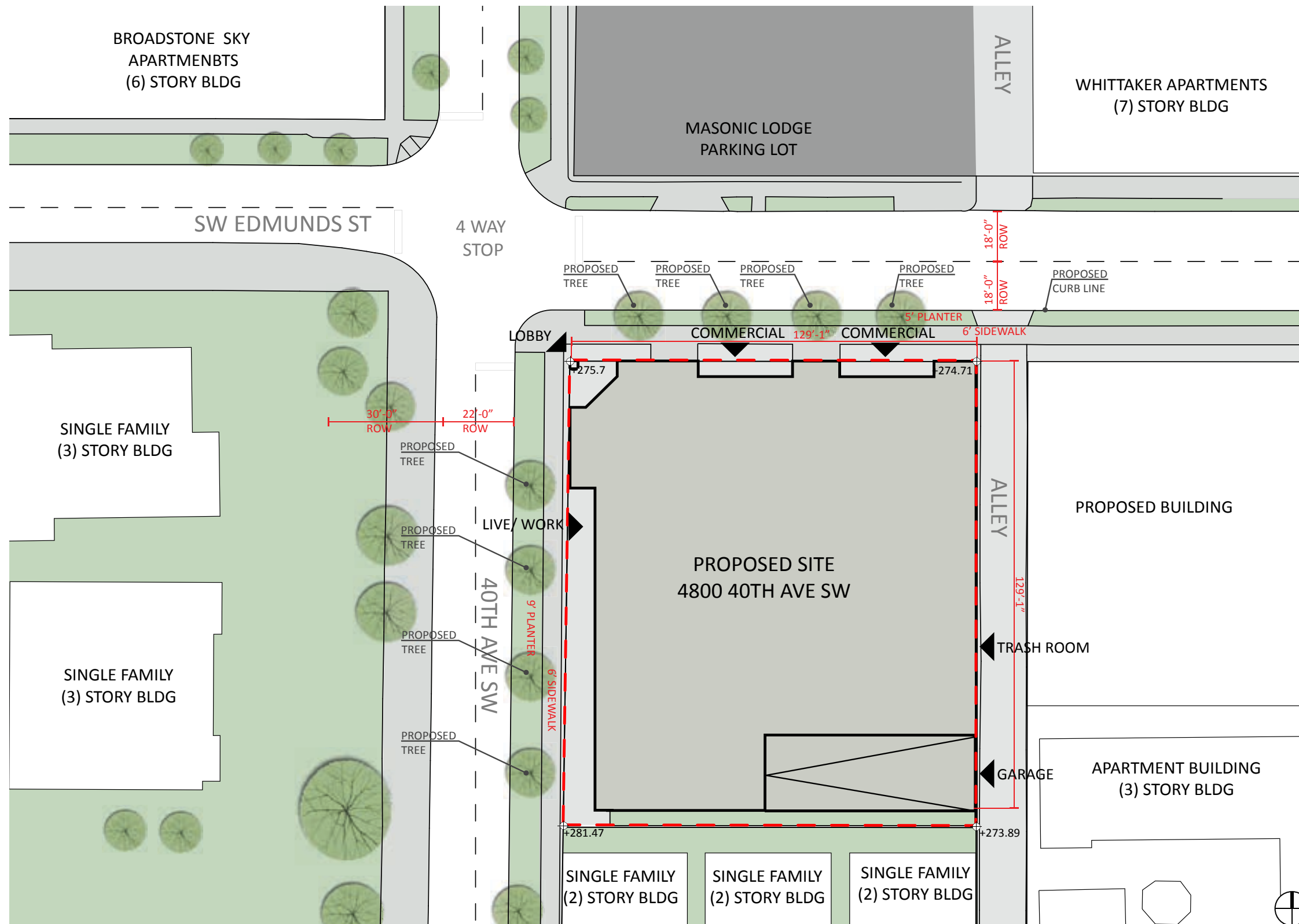
2,227 SF Provided at Roof

Parking Requirements (23.47A.030)

0 parking stalls Required

44 parking stalls Proposed



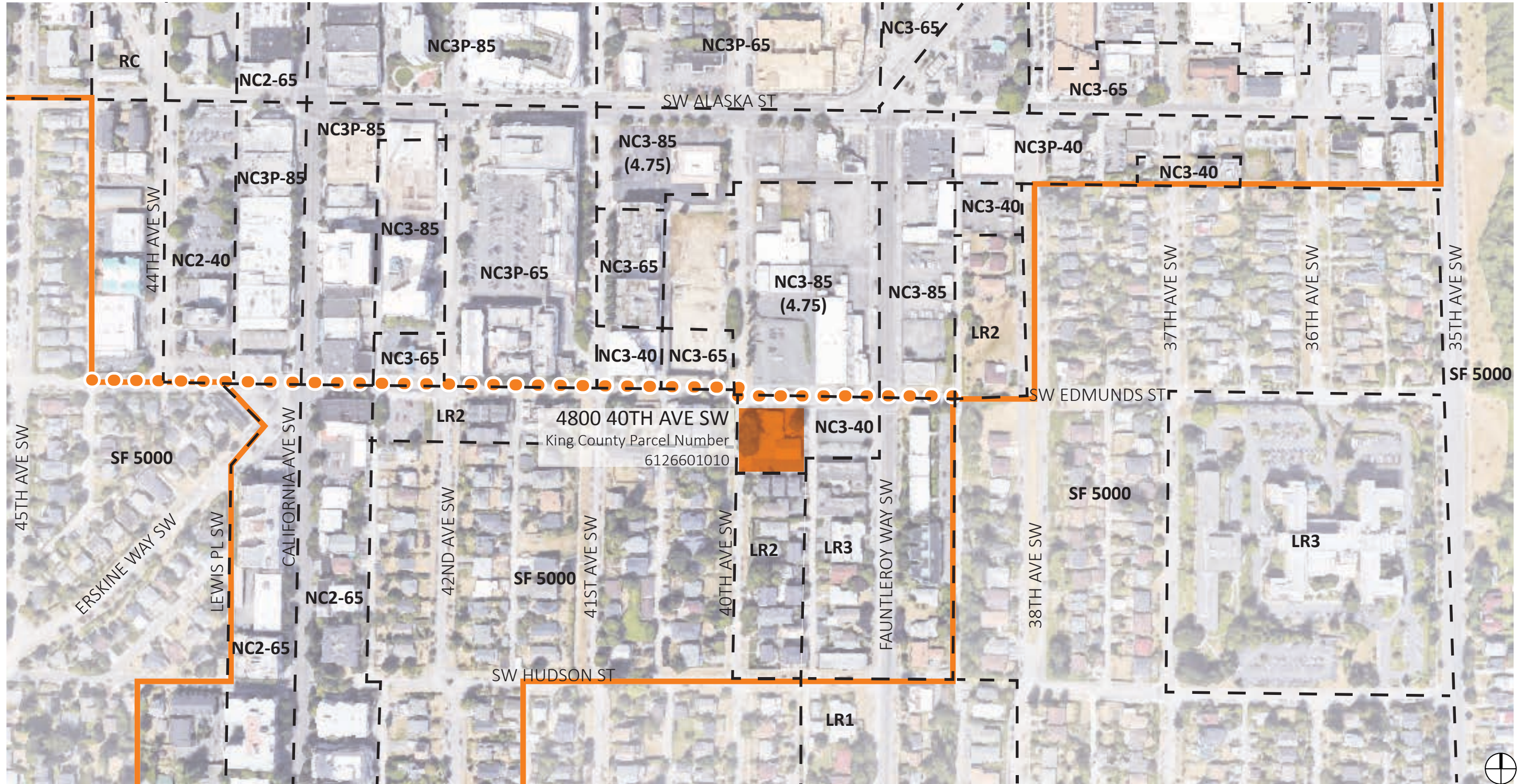


LEGAL DESCRIPTION:
PARCEL B:

LOTS 43 THROUGH 48 INCLUSIVE, BLOCK 4, NORRIS' ADDITION TO WEST SEATTLE, ACCORDING O PLAT THEREOF RECORDED IN VOLUME 14 OF PLATS, PAGE 93, RECORDS OF KING COUNTY, WASHINGTON.

SITUATE IN THE CITY OF SEATTLE, COUNTY OF KING, STATE OF WASHINGTON

URBAN DESIGN ANALYSIS



- West Seattle Junction Hub Urban Village Boundary
- ● ● Important Pedestrian Connector



RETAIL, SERVICES & HEALTH

- 1. Sound and Frog
- 2. Farmers Insurance
- 3. Swedish Pediatrics
- 4. Seattle Vacation Homes 4 Rent
- 5. Safeway
- 6. Starbucks
- 7. The UPS Store
- 8. Cigarland West Seattle
- 9. Supercuts
- 10. Papa Murphy's Pizza
- 11. GNC
- 12. Dream Dinner West Seattle
- 13. Bartell Dugs
- 14. Bank of America
- 15. Masonic Lodge
- 16. Suite Arrangements
- 17. West Seattle Produce Market
- 18. Les Schwab Tire Center
- 19. Seattle Fire Station 32
- 20. Chaco Canyon Organic Cafe
- 21. Adorn Meant

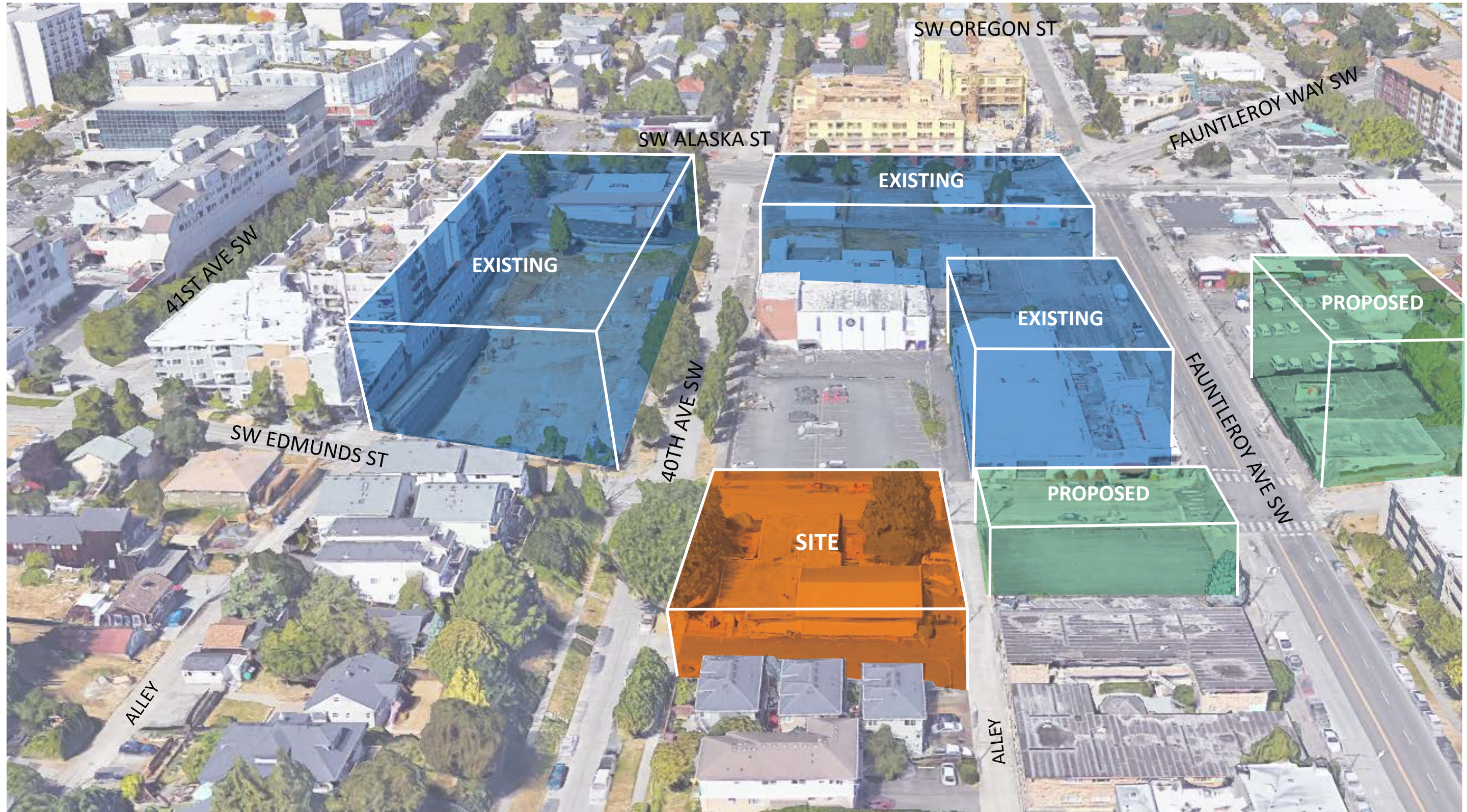
MULTI-FAMILY

- 1. Whittaker Apartments
- 2. Whittaker Apartments (new development)
- 3. Fauntleroy Apartments (Proposed Building)
- 4. Fauntleroy Landing Apartments
- 5. Multifamily Apartment Building
- 6. Broadstone Sky Apartments
- 7. City Watch Apartments
- 8. Multifamily Apartment Building
- 9. Proposed Building
- 10. Proposed Building

BUS STOPS

- 1. Routes: 37, 50, 55, 773, C Line
- 2. Routes: 116, 118, 119, 773
- 3. Routes: 37, 50, 55, 773, C Line

Single Family Residential





(A) East Side of 40th Ave SW



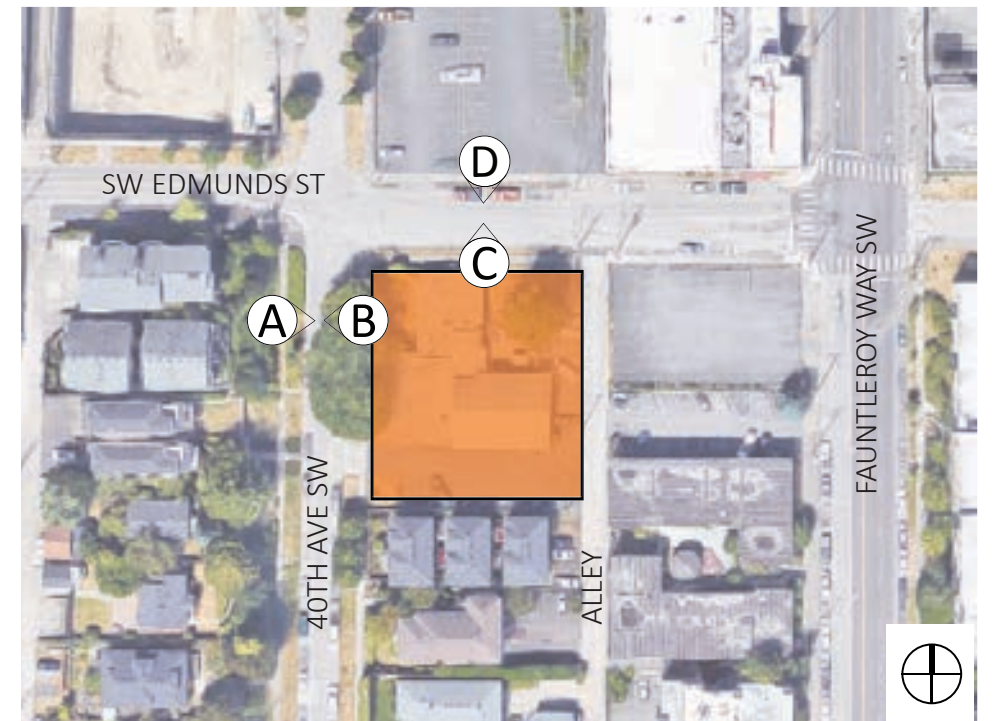
(B) West Side of 40th Ave SW



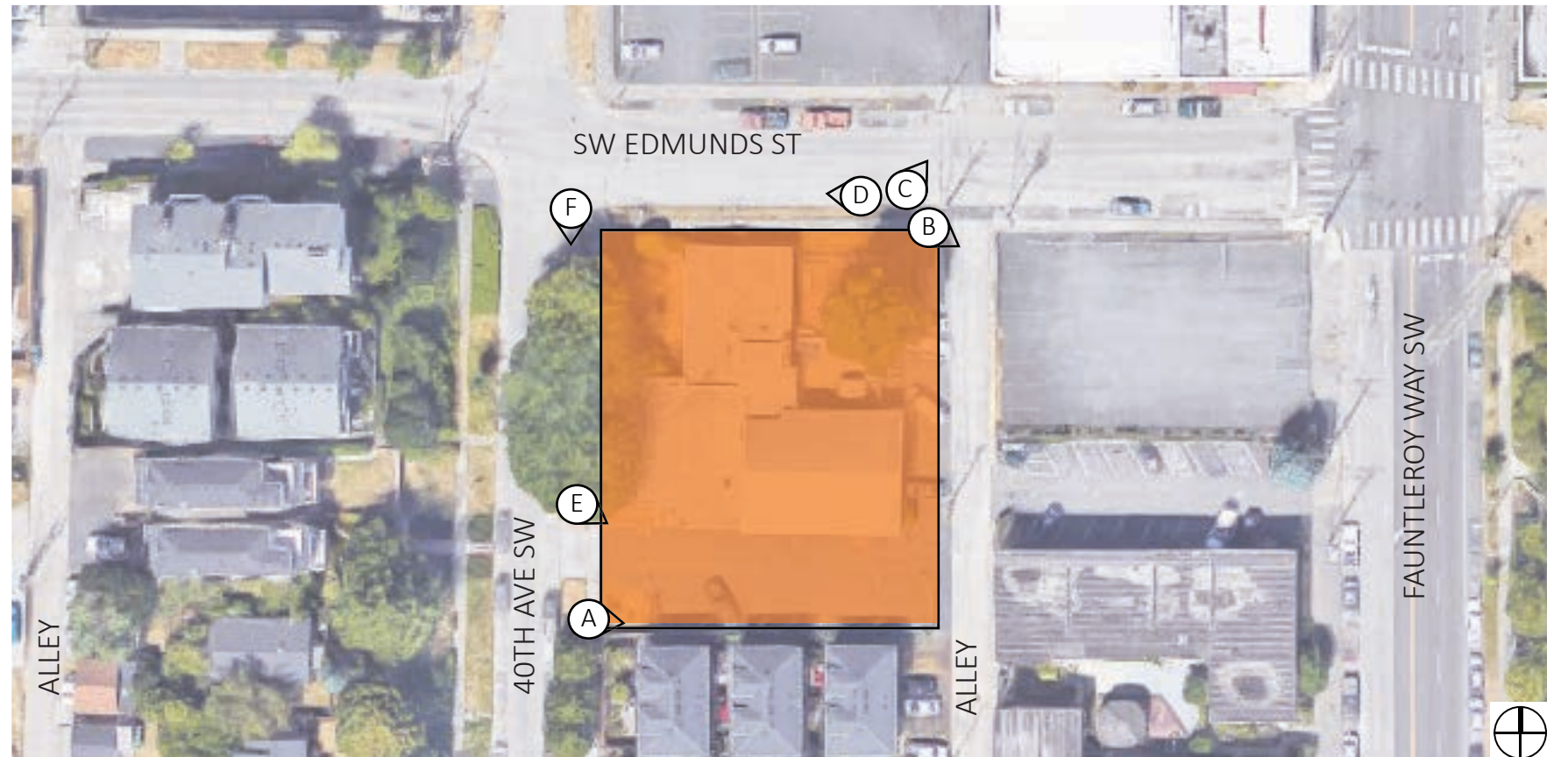
(C) North Side of SW Edmunds Street



(D) South Side of SW Edmunds Street



SITE NTS





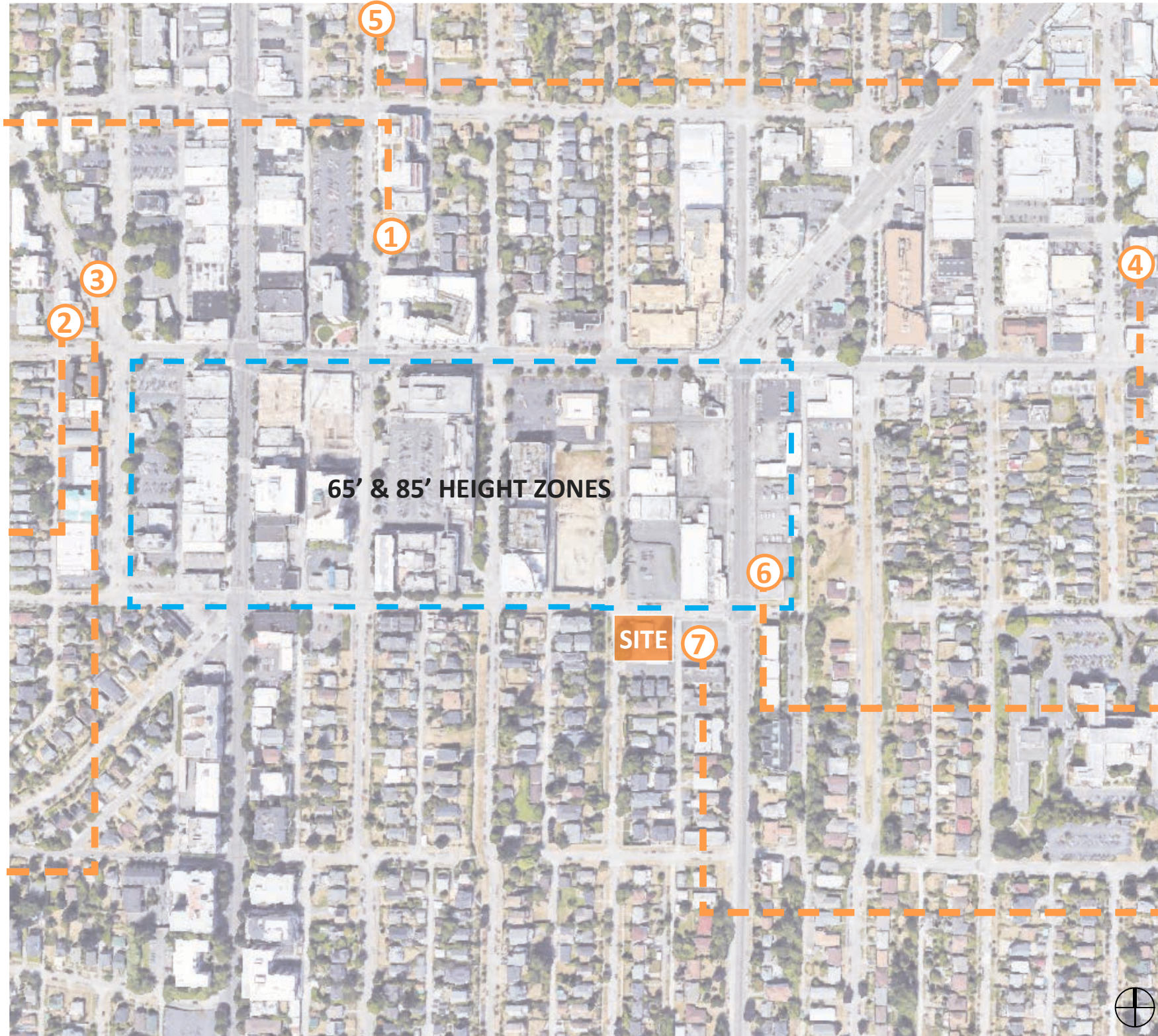
42nd Ave



Isola Alaska



Lofts at the Junction



Junction Flats



Nova



Fautleroy Way Apartments

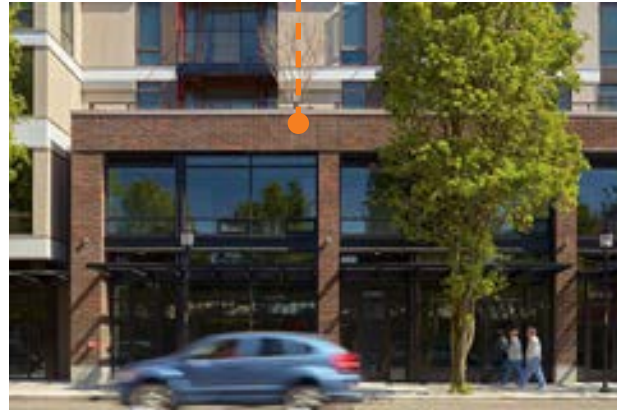


4801 Fautleroy Way SW

Strong Edge With Corner Entry



Two Story Mass With Terrace Above And Vertical Articulation



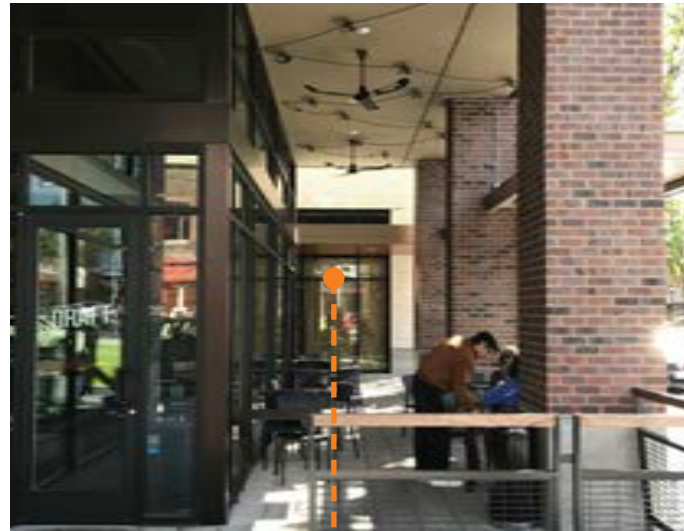
Historic Two Story Masonry Commercial Building With Pedestrian Friendly Facade



Building Massing Stepping Back After First Two Floors At Property Line



Commercial Entry in Masonry Building

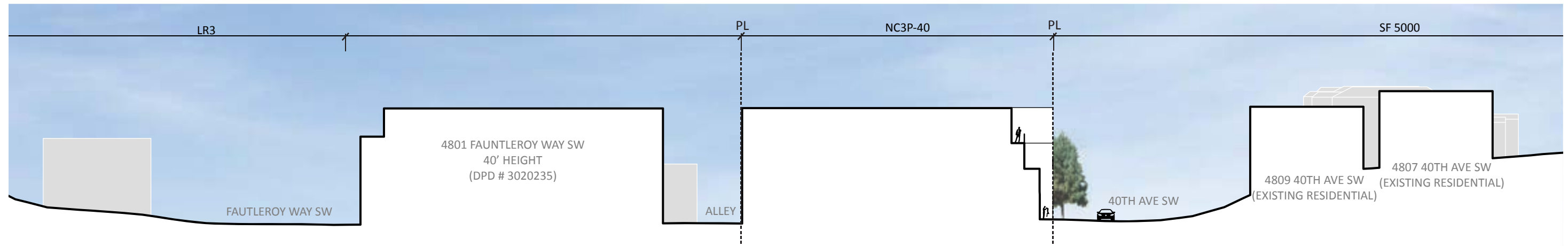
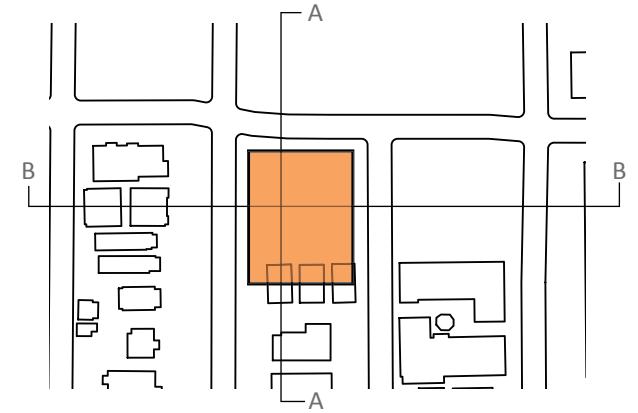


Pedestrian Space Against Building

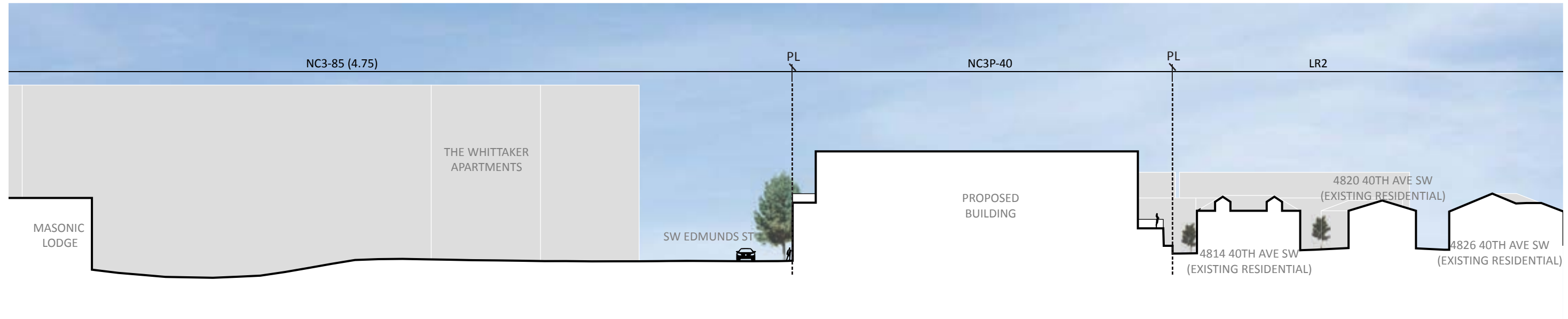
Recessed Colonnade



Corner Entry With Canopy



NORTH-SOUTH SITE SECTION A-A



EAST-WEST SITE SECTION B-B

ZONING DATA

Zone NC3- 40 (Neighborhood Commercial 3)
 West Seattle Junction (Hub Urban Village)
 Streets SW Edmunds ST & 40th Ave SW
 Permitted Uses Residential, Commercial, Live-Work Units
 (23.47A.004)

Street-Level Development Standards 23.47A.008
 Street-Level Development Standards
 23.47A.008 Blank Facades are limited to Max 20’ width and maximum 40% overall of facade width. Facades shall be located within 10 feet of property line, unless wider sidewalks, plazas, approved landscape or open spaces are provided. Between 2’ and 8’ above sidewalk, min 60% of the street facing façade shall be transparent.

Residential uses at street level shall have a visually prominent pedestrian entry.

Non-residential uses shall extend an average depth of 30’ and minimum of 15’ from the street level, street facing façade.

For live work uses, the portion of the unit in which business is conducted should be situated between the street and residential portion of the unit, shall extend the width of the unit and shall extend a minimum depth of 15’ into the unit.

The project will comply with Street level uses along SW Edmunds St. and 40th Ave SW.

Structure Height: 23.47A.012
 Base height limit = 40 feet
 The structure may exceed height limit by 4 feet if a floor to floor height of 13 feet is provided for non-residential uses at street level.

The proposed height is 44 feet and will comply with the required floor to floor height of 13 at street level

FAR 23.47A.013
 Lot Area: 19,556 SF
 Max. Mixed Use 3.25
 Max FAR: 63,557 SF

The project complies with Floor Area Ratio limits.

Setback Requirements 23.47A.014
 Structures with Residential uses that is across the alley from a lot in a residential zone shall setback 15 feet for portions of structures above 13 feet in height to a maximum of 40 feet. For each portion of the structure above 40 feet, additional setback at the rate of 2 feet of setback for every 10 feet of height above 40 feet. Half the width of the alley may be counted toward the setback.

A 15’ setback triangle is required at commercial sites that abut a residential site.

The project complies with setback requirements.

Amenity Area 23.47A.024
 Amenity areas are to equal 5% of the total gross floor area in residential use and should meet the following:
 Residents to have access to at least one common or private area. No enclosed areas
 Minimum horizontal dimension of 10 feet and no less than 250 SF in size
 Private Balconies: Minimum horizontal dimension of 6 feet and no less than 60 SF in size

The project complies with a mix of outdoor terraces, private balconies and rooftop terrace.

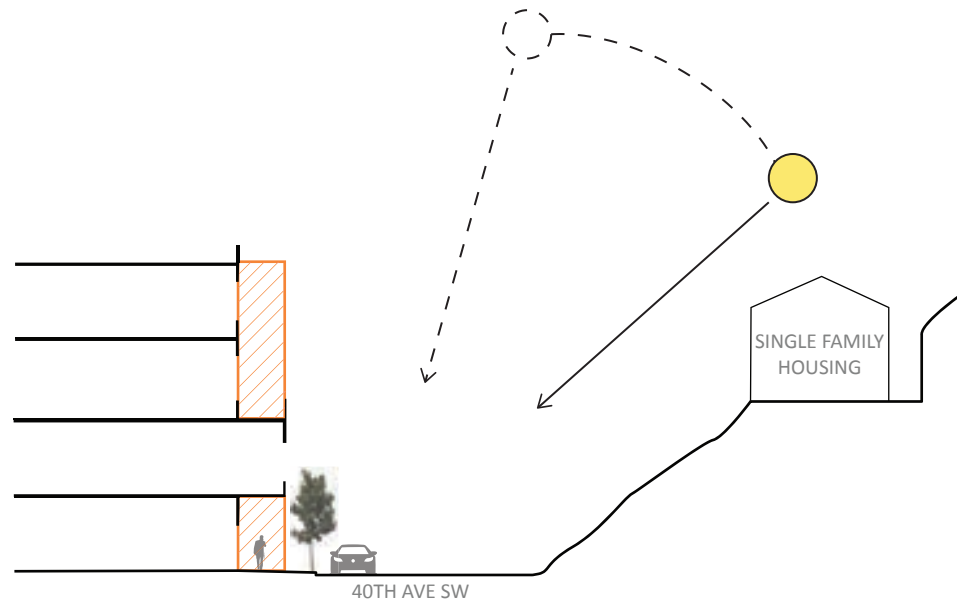
Parking Location Access 23.47A.032
 Access to parking shall be from the alley if the lot abuts an improved alley.

The project complies with the below grade parking accessed from the alley.

CS1- Natural Systems & Site Features

Compose the structure's massing to enhance solar exposure for the project and minimize shadow impacts on adjacent structures.

Significant Building setbacks and modulations have been used to increase solar exposure to the site and preserve solar exposure to the surrounding area. The live work units have been set back along the west elevation to allow for more possibility of sun as it sets behind the hill to the west.



CS2- Urban Pattern and Form

II. Corner Lots
Because pedestrian activities concentrate at street corners, new projects should work to reinforce the corners as neighborhood gateways while enhancing the pedestrian environment.

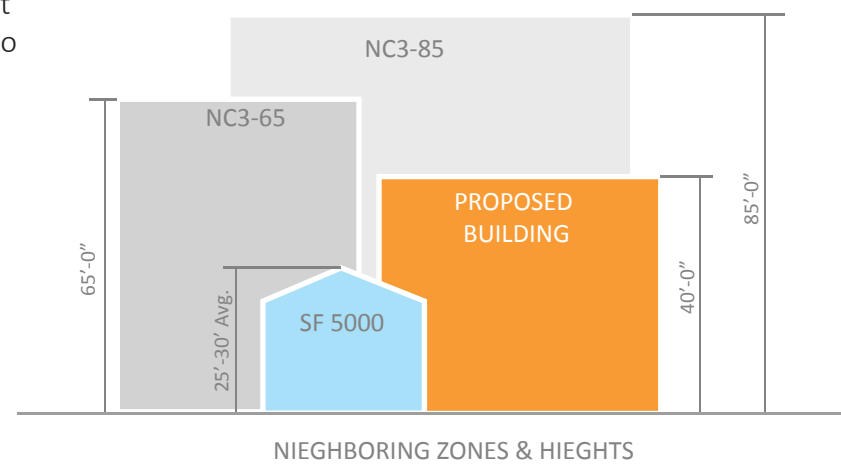
While our corner lot is not an official gateway noted in the guidelines, it is a gateway between the smaller scale projects to the south and the new large projects to the north. Our project will create a strong pedestrian oriented corner element while adding a curb bulb to create a more gracious space for pedestrians making this transition through the site.



CS2- Urban Pattern and Form

III. Height, Bulk and Scale
Designers should look to the surrounding buildings when making decisions about the massing of proposed projects. Modulation of the facade, use of materials, window placement and changes in building setbacks should be used to create and massing composition that strengthens and relates to the character of the neighborhood.

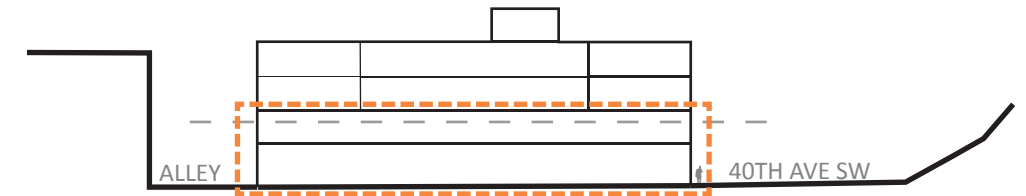
The building is sited to complete the urban edge along SW Edmunds St.. Windows will not align with adjacent windows to minimize impact on privacy. Decks will be placed along the public edges of the building as to not overlook smaller scale residential spaces to the south or across the alley.



CS3: Architectural Context

Articulation of the facade and overall building mass should respond and enhance the existing architectural fabric apparent in the Junction and surrounding areas.

This building is cited along SW Edmunds street which has been designated as a pedestrian connector corridor. We have taken a cue from many of the buildings in the Junction and set our first two floors along Edmunds to the street level while pulling back the two floors above, thus breaking down the scale while maintaining a strong edge along major pedestrian axis.

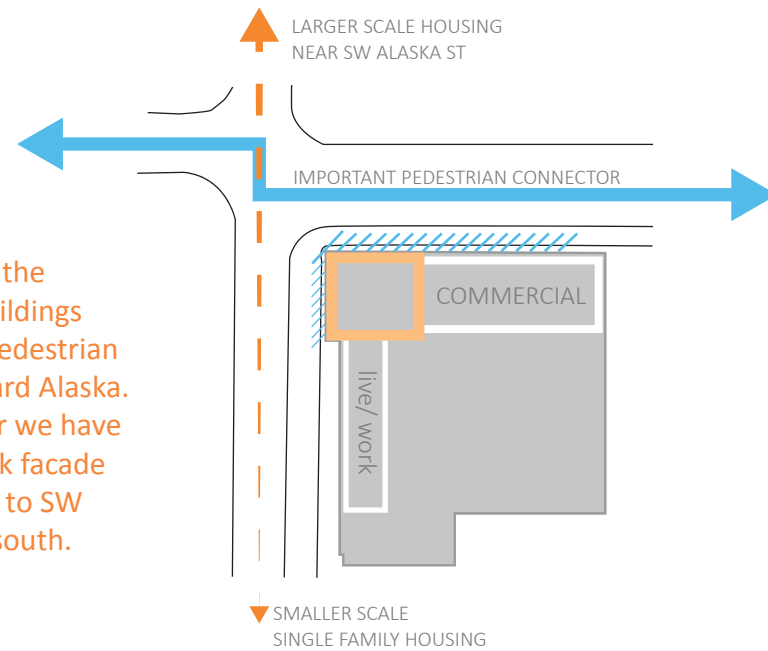


PL1- Connectivity

I. Human Activity

Through the use of transparency, illumination and space planning, help to activate the pedestrian sidewalk both during the day and at night.

The project represents a transition point from the lower density single family and townhome buildings to the South to the higher density and more pedestrian oriented areas along Edmunds and north toward Alaska. In addition to the strong element at the corner we have also stepped back and modulated the live work facade along 40th creating a more gracious transition to SW Edmunds from the smaller scaled area to the south.



DC2- Architectural Concept

II. Human Scale

We have kept a strong edge against SW Edmunds by pushing the first two floors out to the property line and anticipate the bottom level to be quite transparent. The building steps back above to break down the scale and to echo the rhythm of successful buildings in the Junction, both new and old.

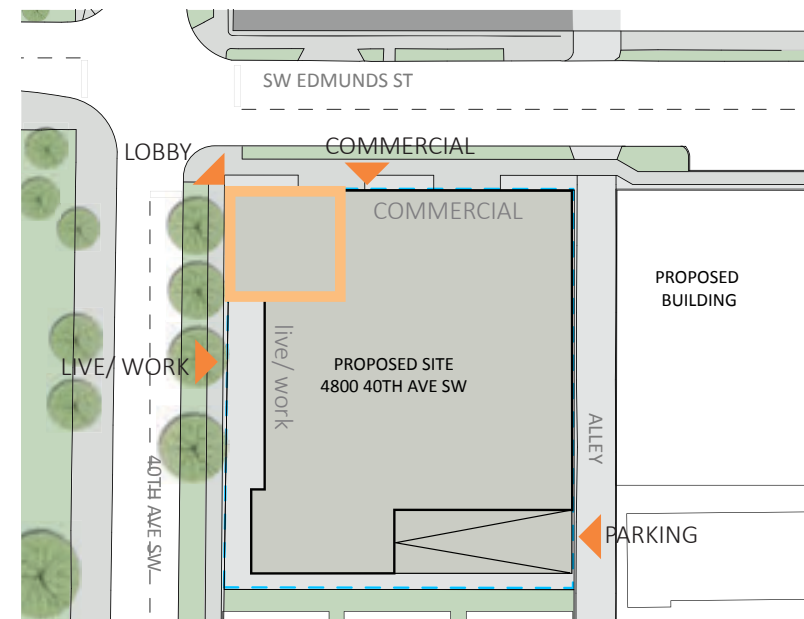


PL2- Walkability

I. Human Scale

Projects should use facade elements to enhance pedestrian comfort and aid in promoting street activity.

The project will incorporate clearly identifiable entry points and provide visual and pedestrian access from the sidewalk. Entries will be well lite and canopies will be provided.



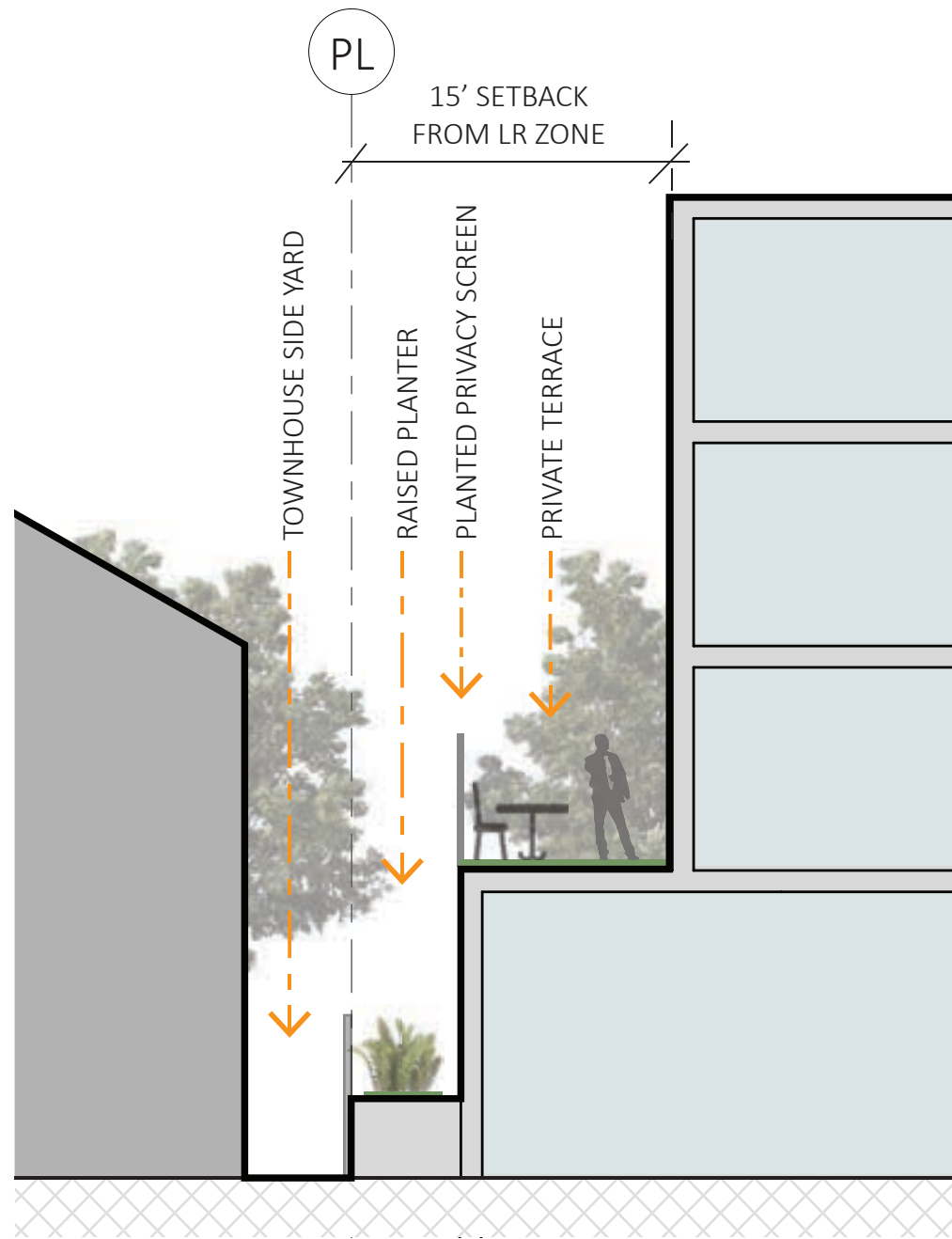
DC4- Exterior Elements

I. Human Scale

Use signage to add street level interest.

We will use a mix of retail signage along SW Edmunds and smaller, more appropriate scaled unit signage for the live work units along 40th Ave.





SECTION THROUGH SOUTH PROPERTY LINE

RAISED PLANTER AND PRIVATE TERRACE ACT AS A BUFFER BETWEEN EXISTING TOWNHOMES AND RESIDENTIAL UNITS.



MASSING DIAGRAMS

OUR SITE IS POSITIONED IN THE TRANSITION ZONE BETWEEN LARGE DEVELOPMENTS TO THE NORTH AND SMALLER SCALE PROJECTS TO THE SOUTH. OUR SMALLER SCALE RELATIVE TO THE 85' ZONE AND OUR MASSING DESIGN AID IN MOVING BETWEEN THESE DIFFERENT SCALE ADJACENT NEIGHBORHOODS.



CS3 - ARCHITECTURAL CONCEPT

- Two Story Facade Takes Cues From Junction Buildings
- Brick Accents And Materials Echo Prominent Neighboring Projects

PL2 - ARCHITECTURAL CONCEPT

- Terraced Green Spaces Promote Street Activation

DC2 - ARCHITECTURAL CONCEPT

- Transparent Commercial Spaces
- Two levels built out to street to create a substantial base

CS2.1.i - STREETScape

- Commercial space broken down into recessed bays
- Street trees are planned and sidewalk widening is proposed

PL2 - HUMAN SCALE

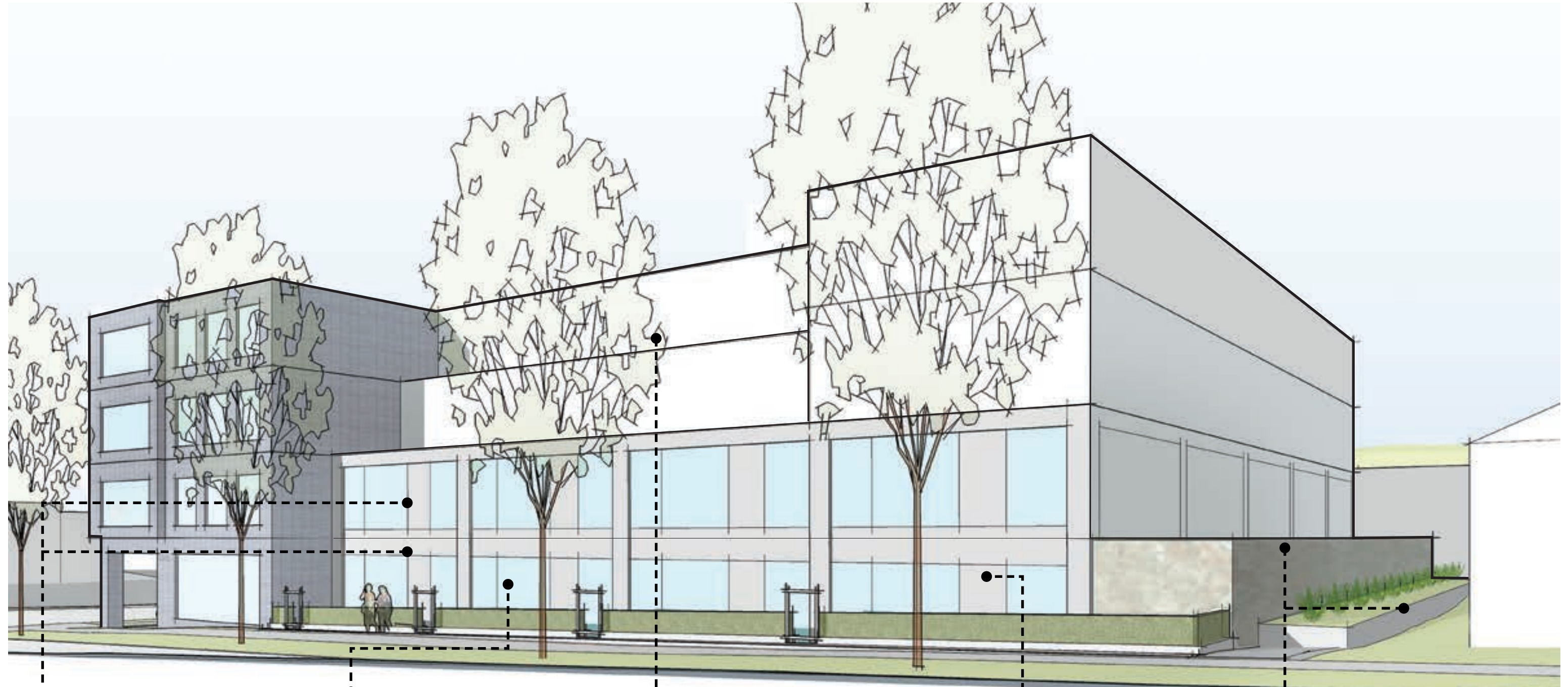
- Entrances Clearly Visible

PL1 - HUMAN ACTIVITY

- Corner Lobby Ensures Corner Remains Active

CS2.C.1 - CORNER LOTS

- Reinforced Corner Element Marks Prominent Corner



PL2 - ARCHITECTURAL CONCEPT

- Recessed Live Work Spaces Allow More Room for Pedestrians
- Terraced Green Spaces Promote Street Activation

CS2 - HEIGHT, BULK & SCALE

- Live Work Facade Broken Down into Smaller Scale Sections to Relate to Adjacent Buildings
- Building Steps Back Vertically

CS1 - NATURAL SYSTEMS & SITE FEATURES

- Building Has Been Carved Away to Allow For Additional Sunlit Outdoor Space

DC4 - EXTERIOR ELEMENTS

- Individual Canopies at Live Work Bring Building Scale Down.
- Building Steps Back Along 40th Ave. SW

CS2 - URBAN PATTERN AND FORM

- Building Steps Back And Provides Green Buffer From Adjacent Properties



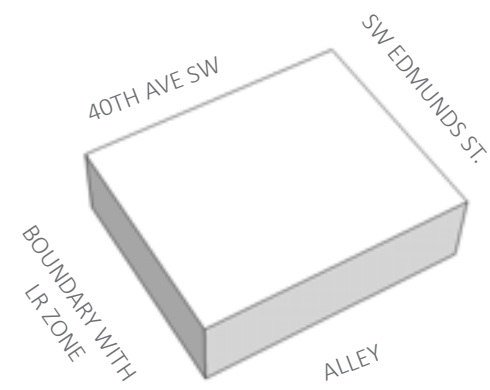
Valdok Ballard - Currently Under Construction
Two Story Facade With Deck Above



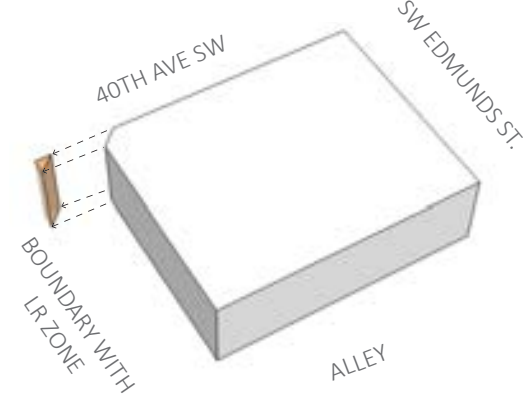
Project 1706 - Currently Under Construction
Single Story Live Work Flat With Elevated Stoop



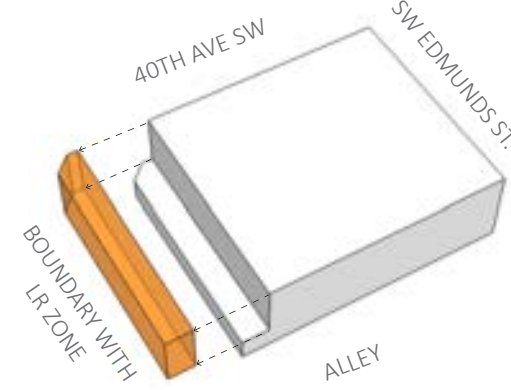
MASSING STUDY



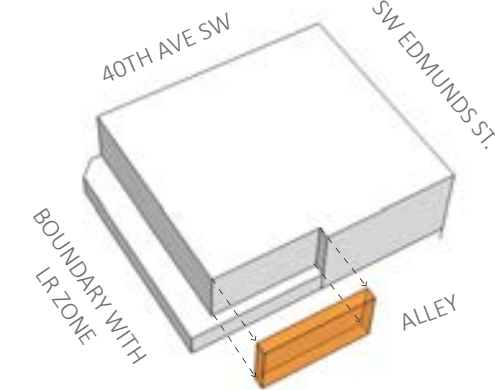
SITE BLOCK



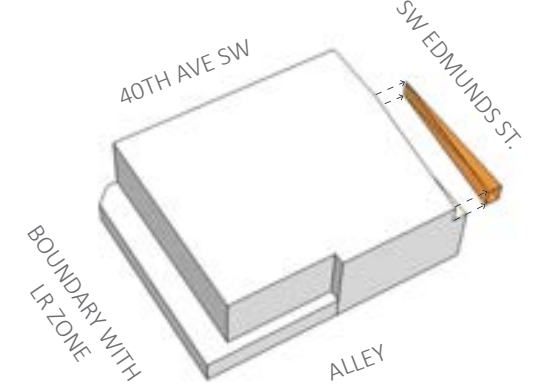
CORNER SETBACK
15' TRIANGLE AREA SET BACK.



15' RESIDENTIAL SETBACK
RESIDENTIAL ZONING SETBACK.

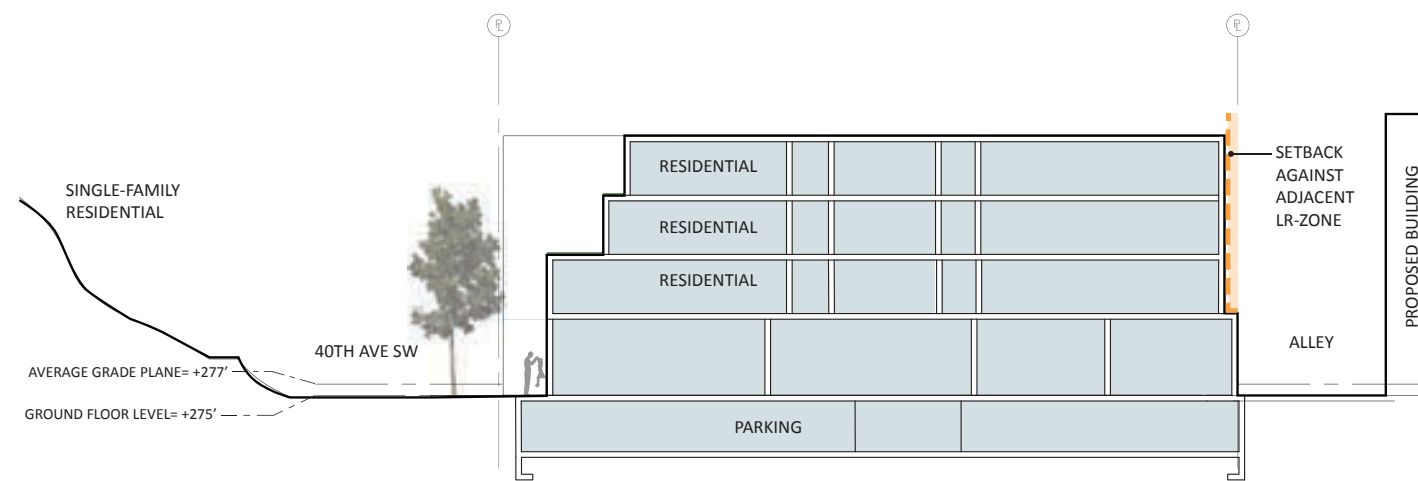


ALLEY SETBACK
REQUIRED ALLEY SETBACK
DIRECTLY ADJACENT LR-ZONE

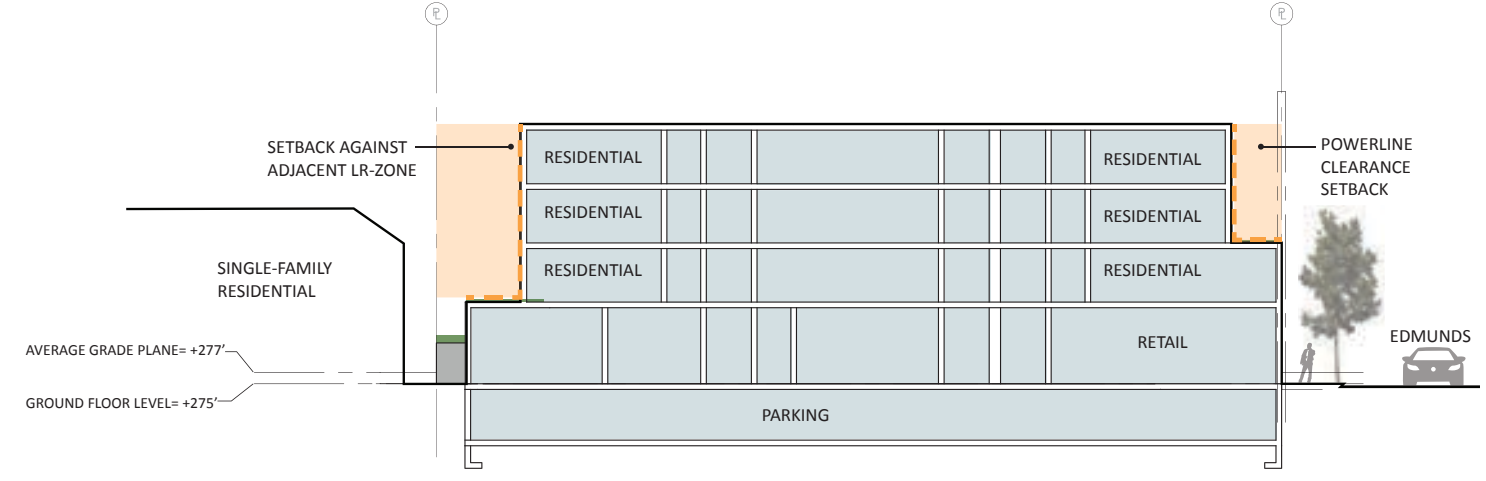


POWERLINE SETBACK

SETBACK DIAGRAM



SECTION A-A



SECTION B-B



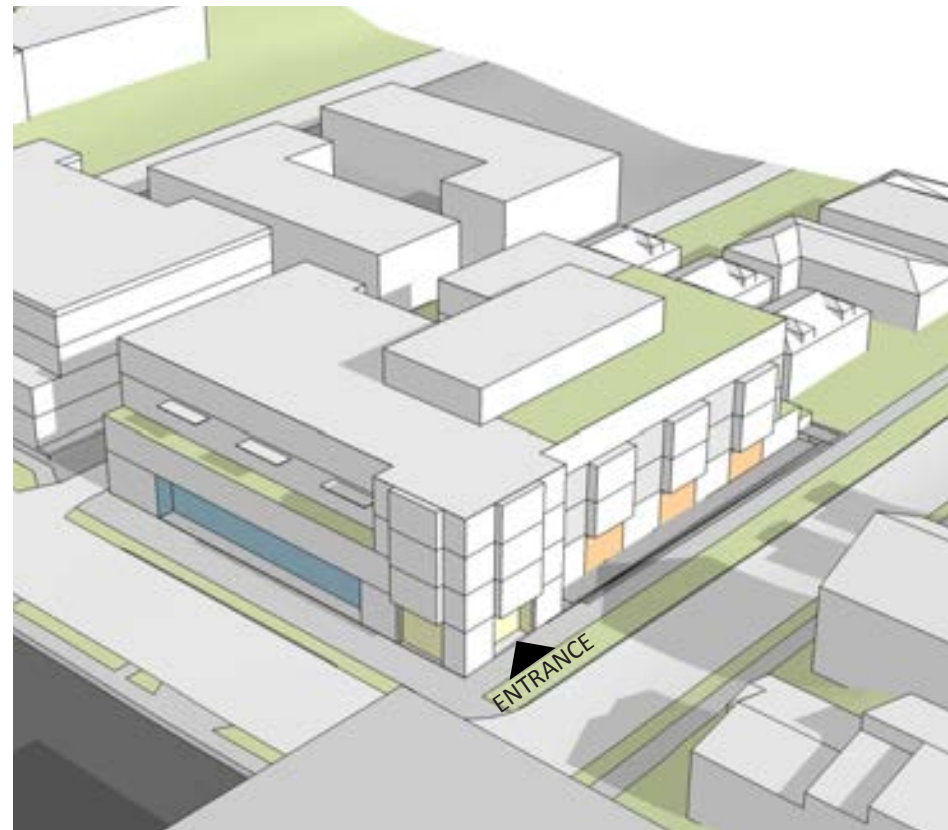
Option A- 40th Courtyard Scheme

Pros

- A strong corner is established at major street intersection
- Building facade is broken up along 40th Ave SW to modulate building scale on residential street.
- Building steps back to connect with planned project to the east.
- Courtyard faces quiet residential street and will receive afternoon sun.
- Retail located along entire Edmunds facade helps to reinforce pedestrian connection path.

Cons

- West courtyard is deep while east courtyard is quite small.
- Less massing breakup along 40th Ave. SW.



Option B - Alley Courtyard Scheme

Pros

- Lobby located at corner provides activity during and after normal business hours.
- Bay windows break down the scale of facade along 40th Ave. SW.

Cons

- Courtyard faces alley and will only receive morning sun.
- Corner is far less of a strong element than other options.
- Massing is much more conventional than other options.



Option C- Terrace Scheme- Preferred

Pros

- Facade modulates and provides multiple distinct masses along 40th Ave to help transition from the commercial zone to the residential zone.
- Large terraces above both Edmunds and 40th allow for interaction with street level from space above as well as providing layers and depth to the facades.
- Main courtyard along 40th is shallower and wider than other schemes and will receive better sun penetration.
- Retail located along Edmunds will strengthen and reinforce pedestrian connection path.
- Scheme yields most amount of light and air for units by maximizing exterior face of all units.
- Form of building is simple and efficient.
- East face of north facade steps back to continue line of adjacent building.
- The strong corner mass reinforces the major street intersection.
- Lobby located at corner provides activity during and after normal business hours.
- Scheme provides maximum amount of outdoor space for users.

MASSING OPTION A [8.0]

EAST WEST COURTYARD SCHEME

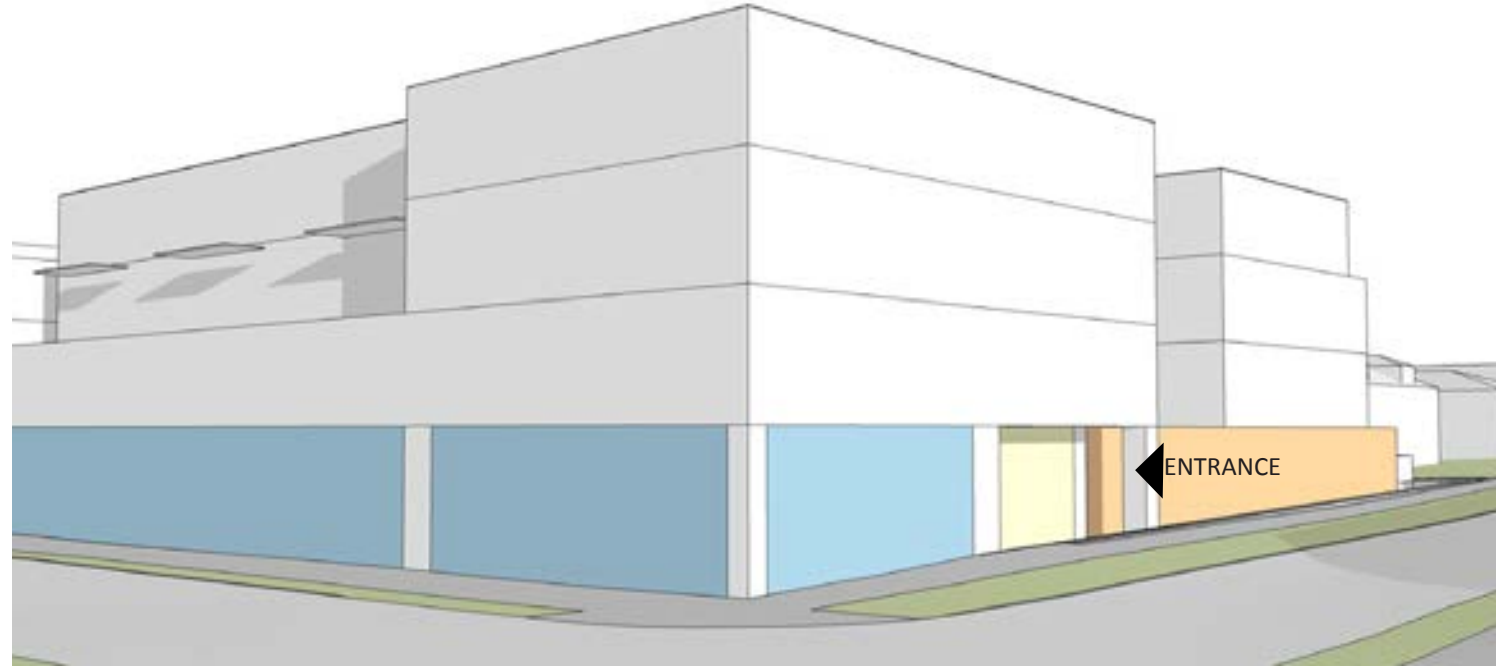
67 Units, 46 Parking Spaces

Pros

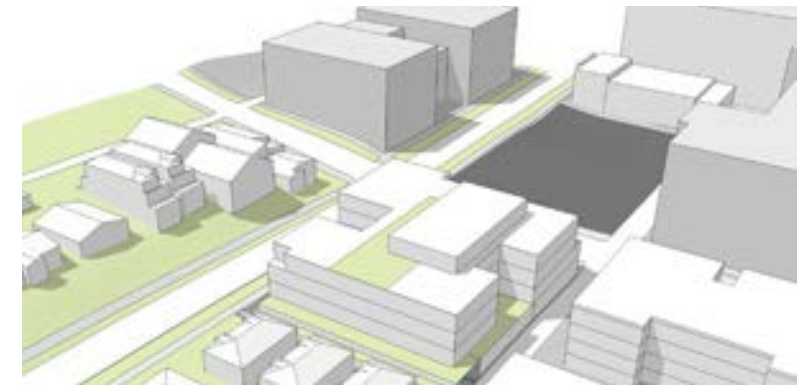
- A strong corner is established at major street intersection
- Building facade is broken up along 40th Ave SW to modulate building scale on residential street.
- Building steps back to connect with planned project to the east.
- Courtyard faces quiet residential street and will receive afternoon sun.
- Retail located along entire Edmunds facade helps to reinforce pedestrian connection path.

Cons

- West courtyard is deep while east courtyard is quite small.
- Less massing breakup along 40th Ave. SW.



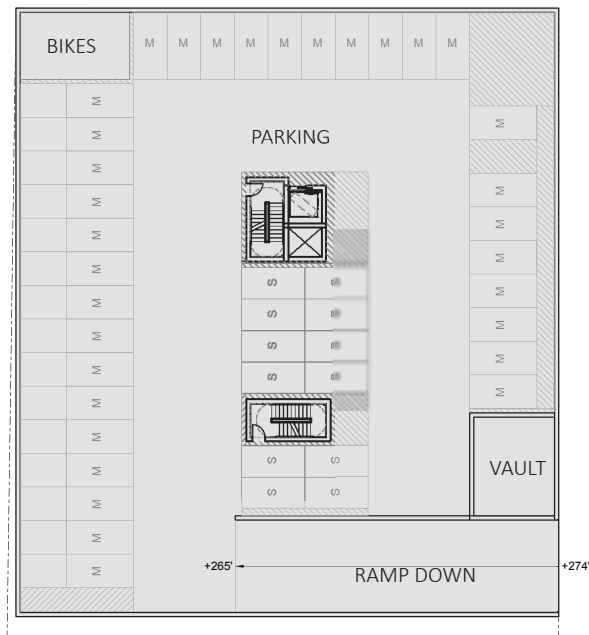
VIEW FROM SW EDMUNDS ST. AND 40TH AVE NW LOOKING SE



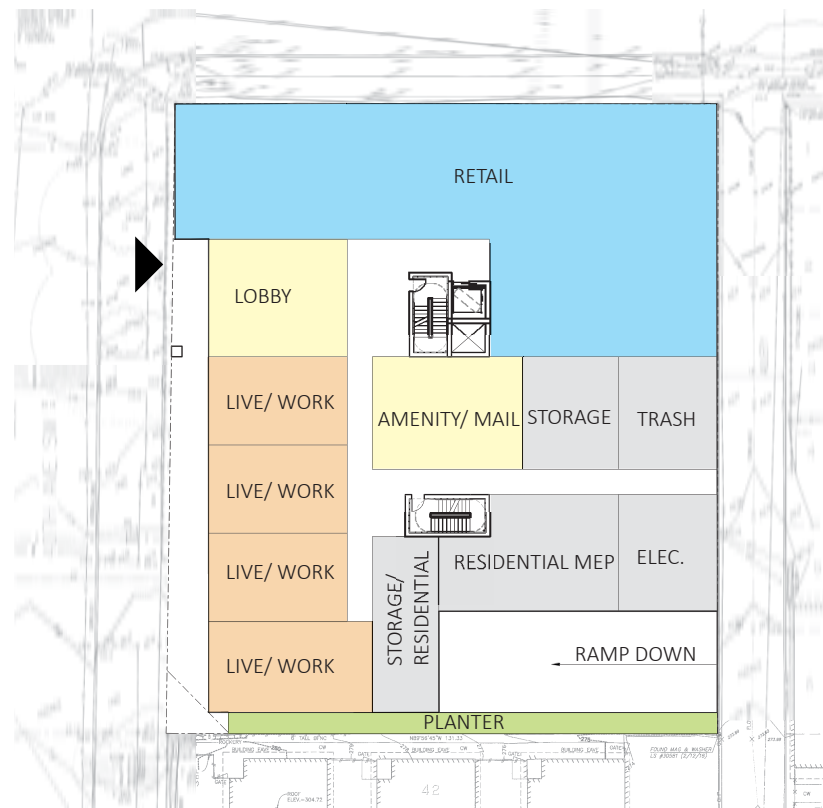
AERIAL VIEW LOOKING NORTHWEST



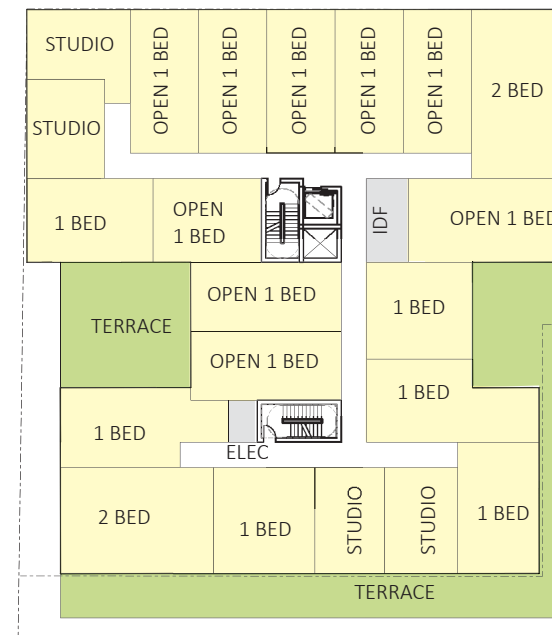
LOOKING DOWN 40TH FROM HILL



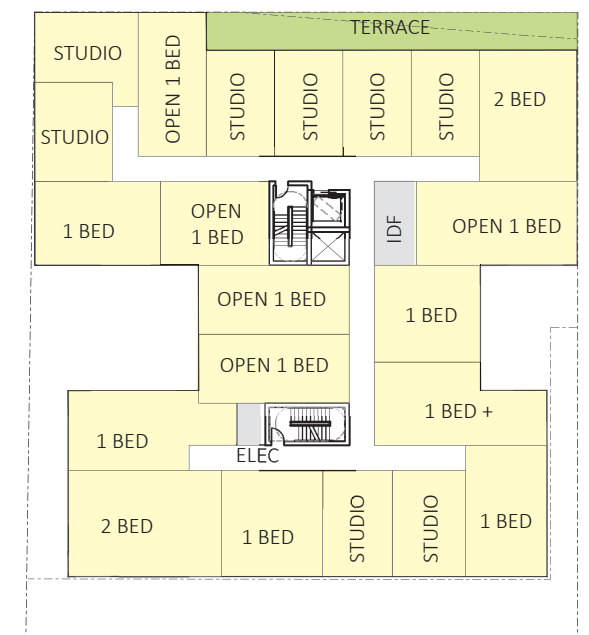
PARKING 1



GROUND FLOOR



LEVEL 2



LEVELS 3-4



MASSING OPTION B [8.0]

ALLEY TERRACE SCHEME

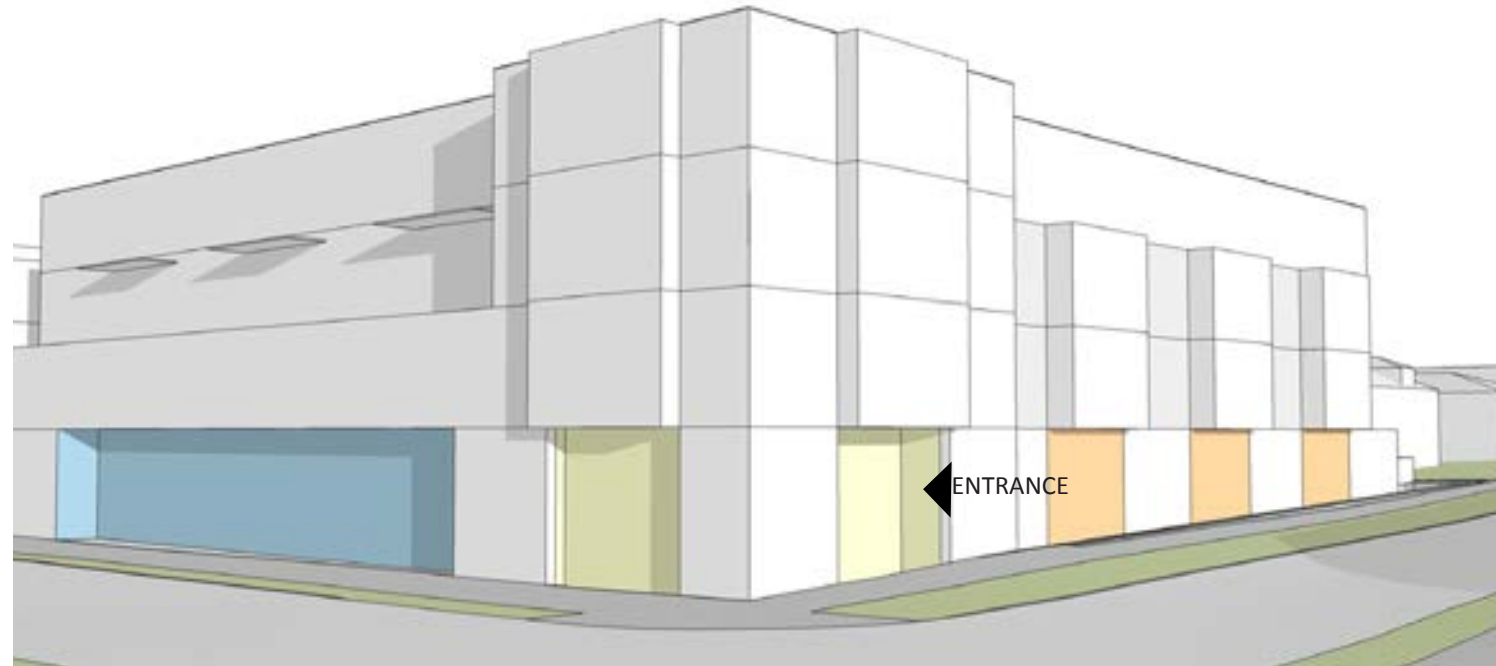
66 Units, 47 Parking Spaces

Pros

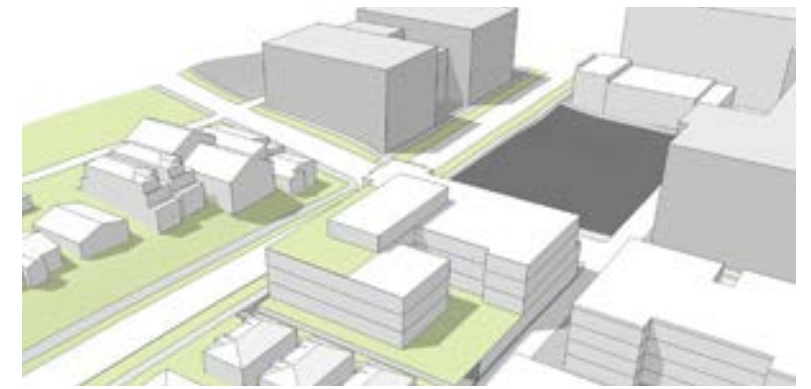
- Lobby located at corner provides activity during and after normal business hours.
- Bay windows break down the scale of facade along 40th Ave. SW.

Cons

- Courtyard faces alley and will only receive morning sun.
- Corner is far less of a strong element than other options.
- Massing is much more conventional than other options.



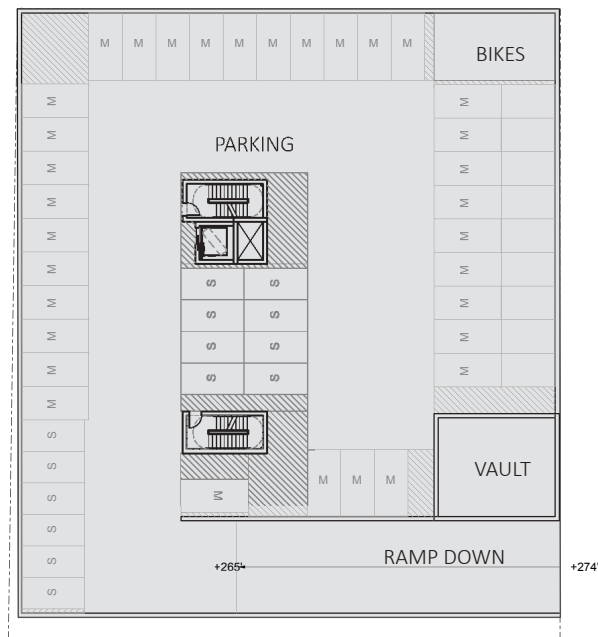
VIEW FROM SW EDMUNDS ST. AND 40TH AVE NW LOOKING SE



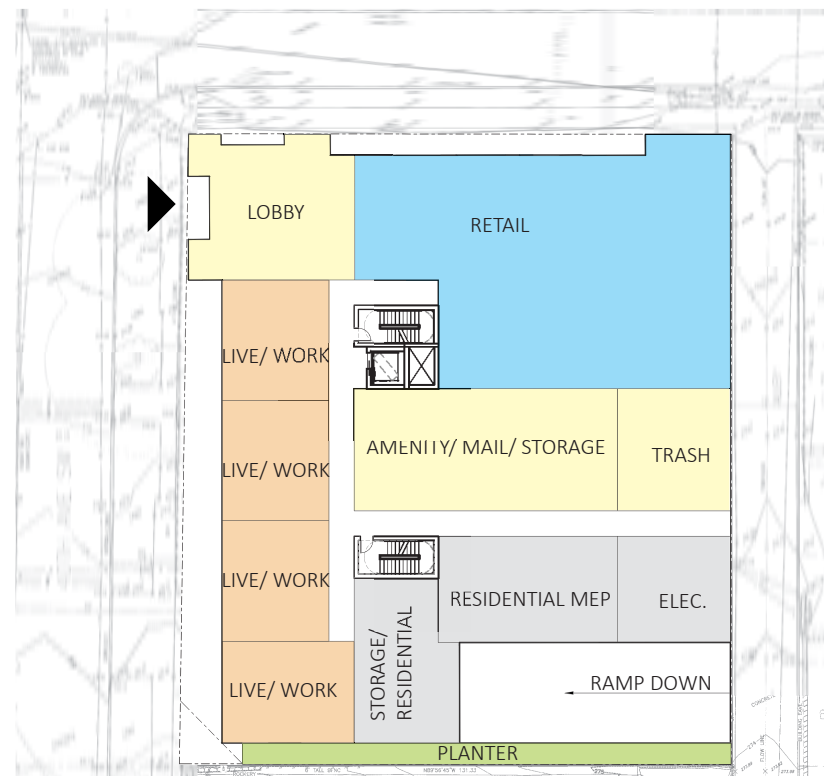
AERIAL VIEW LOOKING NORTHWEST



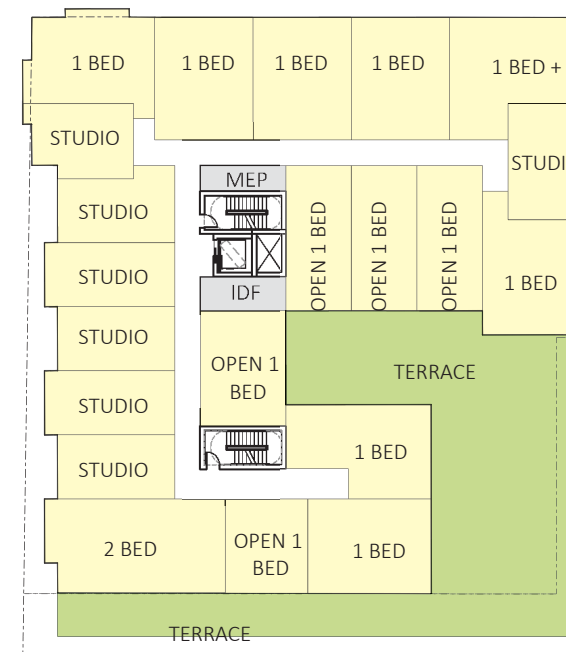
LOOKING DOWN 40TH FROM HILL



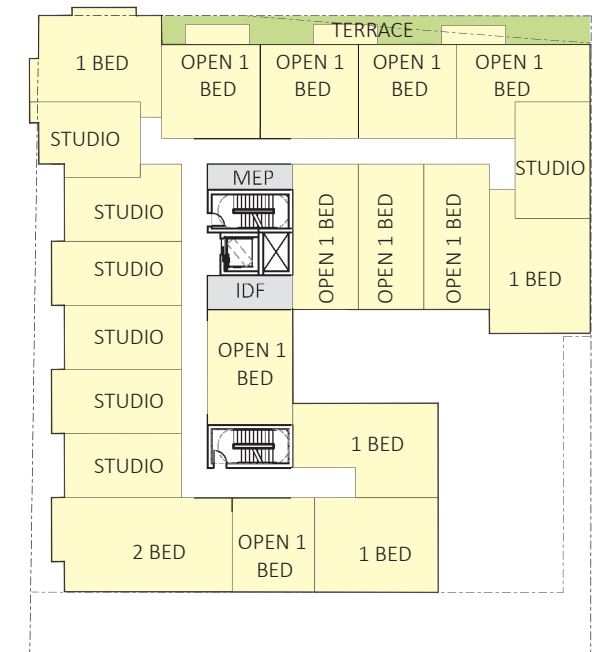
PARKING 1



GROUND FLOOR



LEVEL 2



LEVELS 3-4

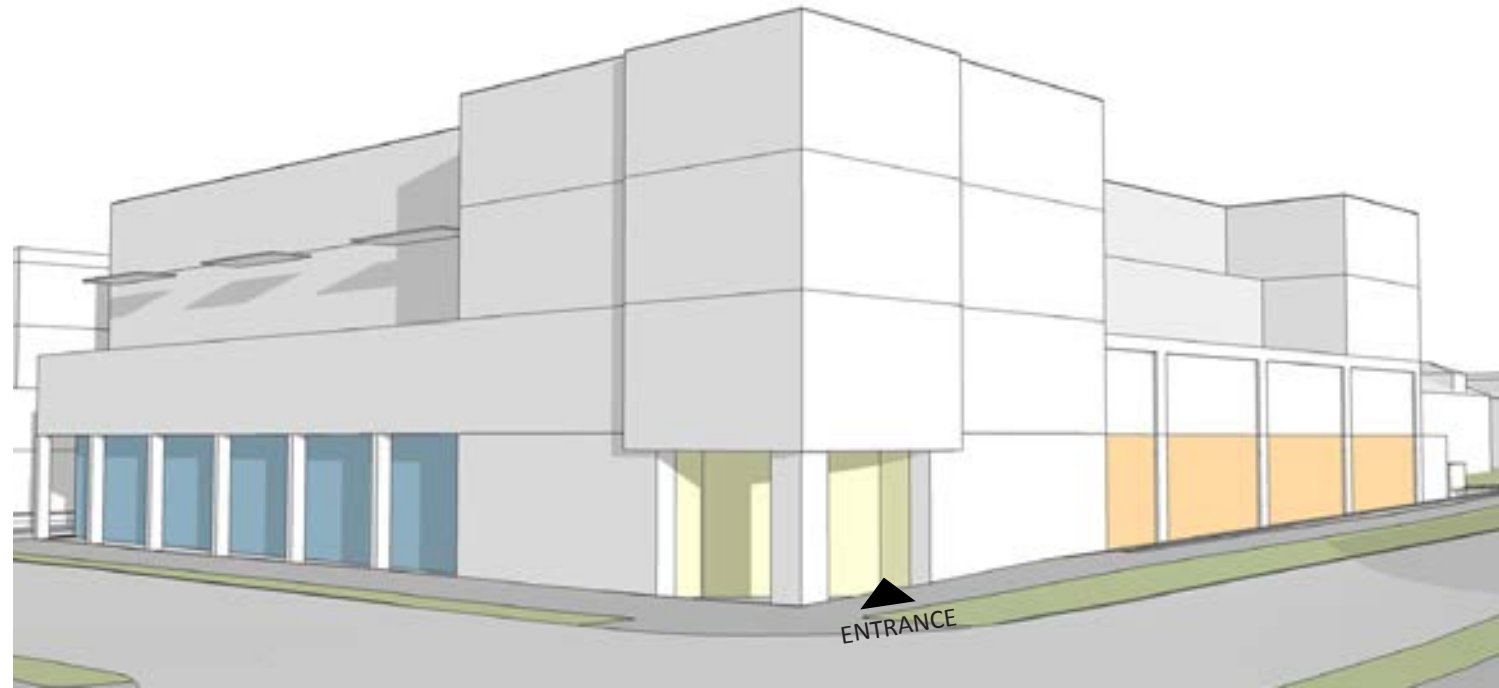
MASSING OPTION C [8.0]

PREFERRED SCHEME

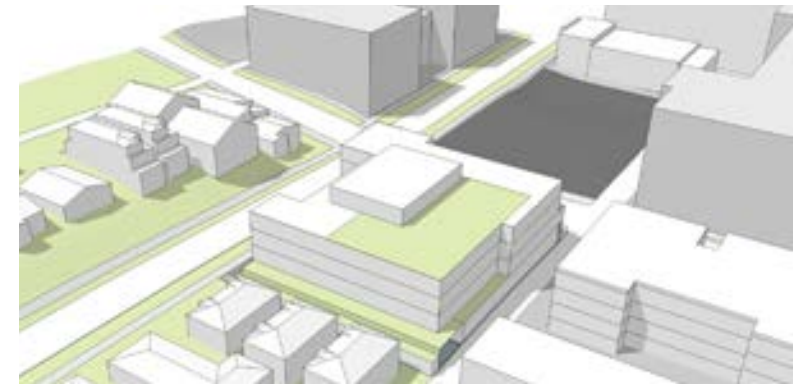
67 Units, 46 Parking Spaces

Pros

- Facade modulates and provides multiple distinct masses along 40th Ave to help transition from the commercial zone to the residential zone.
- Large terraces above both Edmunds and 40th allow for interaction with street level from space above as well as providing layers and depth to the facades.
- Main courtyard along 40th is shallower and wider than other schemes and will receive better sun penetration.
- Retail located along Edmunds will strengthen and reinforce pedestrian connection path.
- Scheme yields most amount of light and air for units by maximizing exterior face of all units.
- Form of building is simple and efficient.
- East face of north facade steps back to continue line of adjacent building.
- The strong corner mass reinforces the major street intersection.
- Lobby located at corner provides activity during and after normal business hours.
- Scheme provides maximum amount of outdoor space for users.



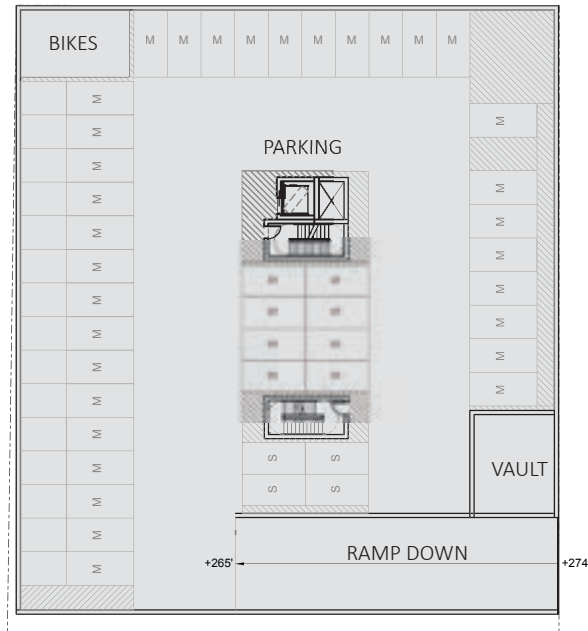
VIEW FROM SW EDMUNDS ST. AND 40TH AVE NW LOOKING SE



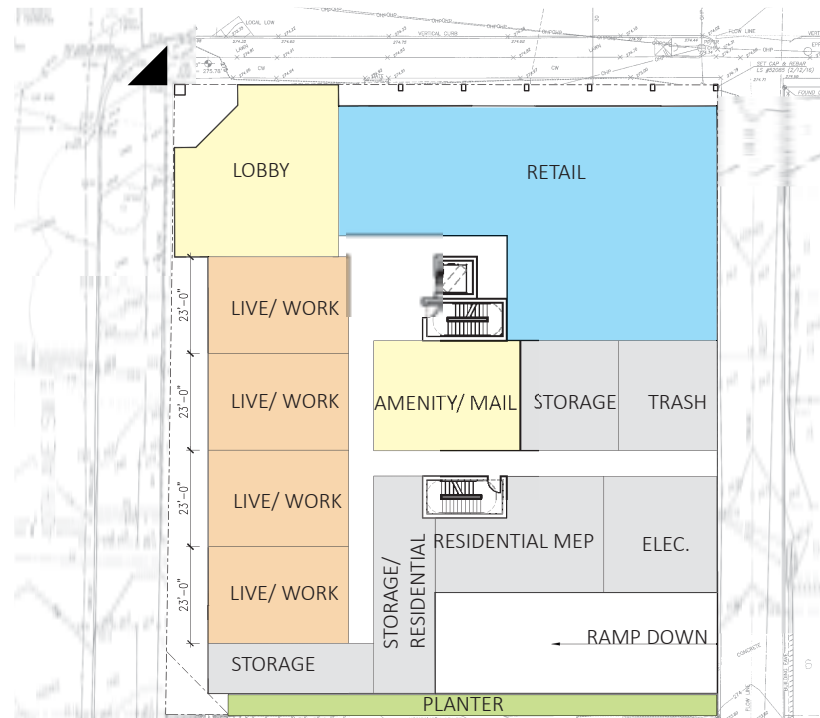
AERIAL VIEW LOOKING NORTHWEST



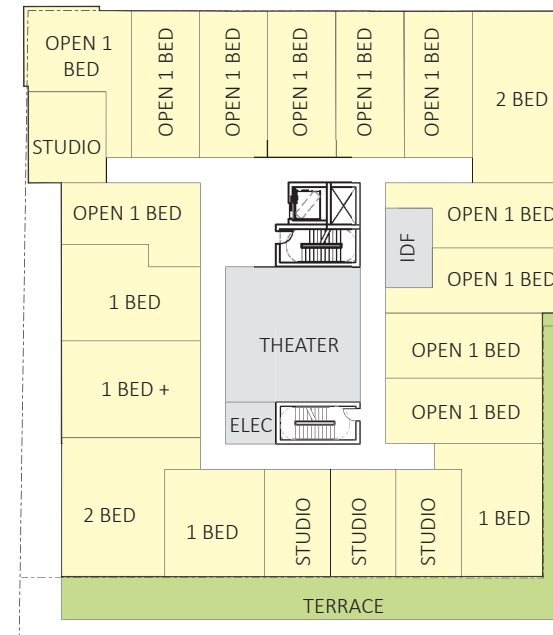
LOOKING DOWN 40TH FROM HILL



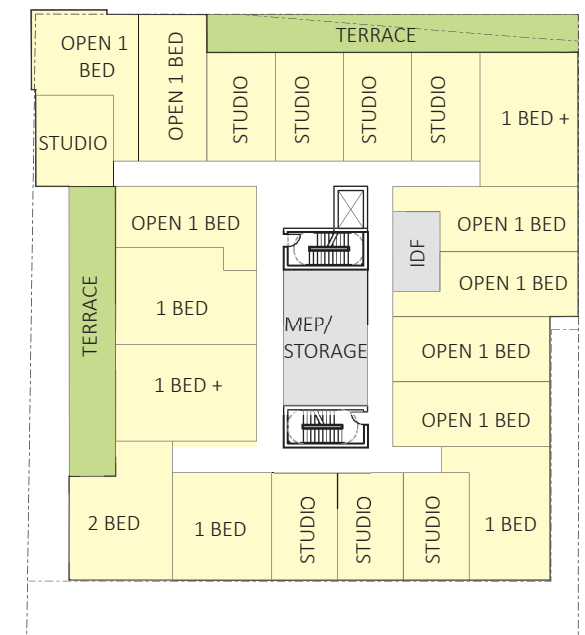
PARKING 1



GROUND FLOOR



LEVEL 2



LEVEL 3



OPTION A



9 AM

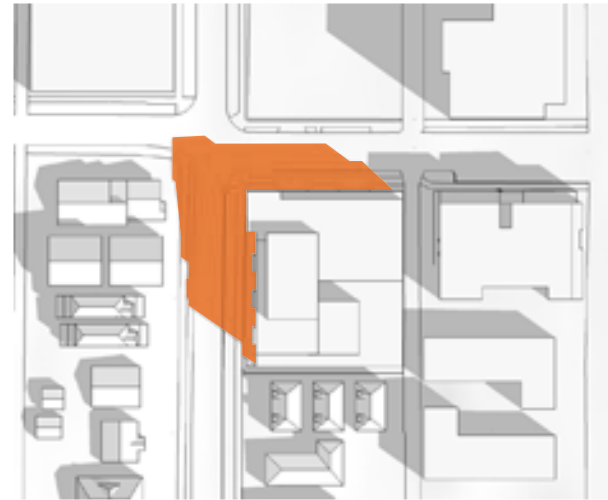


12 PM



3 PM

OPTION B



9 AM

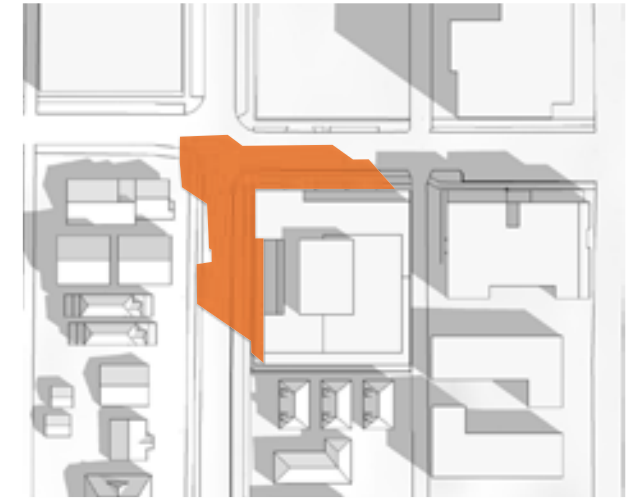


12 PM



3 PM

OPTION C (PREFERRED OPTION)



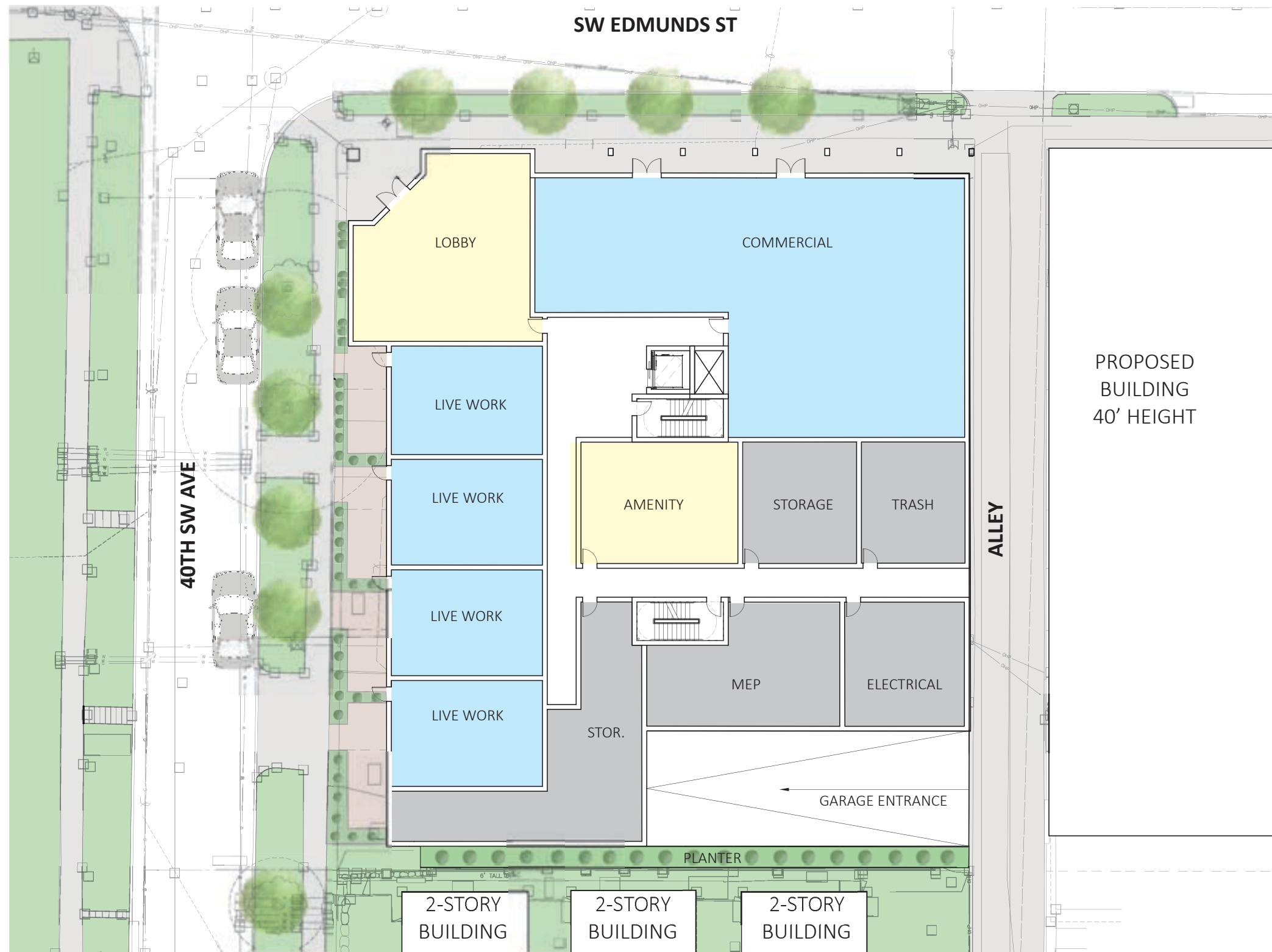
9 AM



12 PM



3 PM



PROJECT IMAGES



DRAVUS APARTMENTS
INTERBAY



BELAY APARTMENTS
BALLARD



80 MAIN
PIONEER SQUARE



PUBLIX
INTERNATIONAL DISTRICT



2134 WESTERN
PIKE PLACE MARKET



TRIO
BELLTOWN

