

3015 63rd AVE SW  
SEATTLE WA 98116



1201 N 50th St  
Seattle WA 98103

Primary Contact: James C. Raptis  
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206-406-0546

Owner Contact: Oly Wise  
Pioneer Homes - Alki LLC  
2037 13th Ave W  
Seattle WA 98116

ALKI LANDING APARTMENTS  
3015 63RD Ave. SW  
Seattle WA 98116

EDG-EARLY DESIGN  
GUIDANCE  
MEETING 3/1/18  
PROJECT NO.  
3029270

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PARCEL  
INFORMATION

ADDRESS: 3015 63rd AVE SW  
SEATTLE WA 98116

LOT SIZE: 8,850 sf

PARCEL NO: 014800-0135

DENSITY LIMIT: 8,850 sf / 800 sf/ UNIT = 11 UNITS  
11 units proposed

ZONE: LOWRISE 3, ALKI PARKING OVERLAY  
1.5 Parking stalls per unit

1.5 PARKING x 11 UNITS = 17 STALLS  
REQUIRED

15 PARKING STALLS IN OPEN PARKING  
GARAGE UNDER BUILDING ALLEY ACCESS  
4 ADDITIONAL PARKING STALLS OFF ALLEY

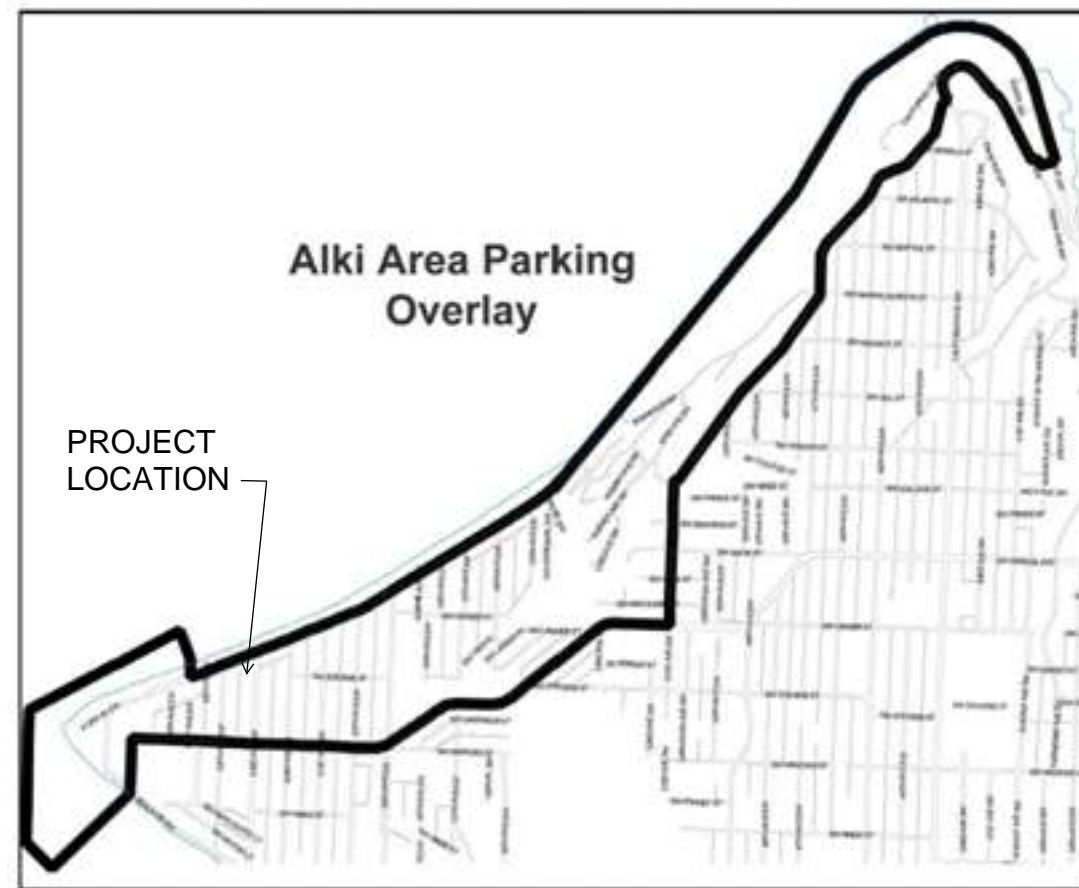
PROJECT DESCRIPTION: The proposed 11 unit apartment is located on 63rd AVE SW, just one lot from Alki Avenue SW. The property currently has two single story duplexes and one two story house. The proposed apartment consist of 5 units on the second and third floors and one type A unit at ground level with an open parking garage behind the unit with alley access parking for 15 cars and additional parking for 4 cars off the alley. The project has apartment/ condos behind adjacent and across the street from it. It would contribute by suppling the amount of housing units that is it designated for in the LR3 zoning. Allowing more people access to enjoy the Alki Beach and neighborhood.

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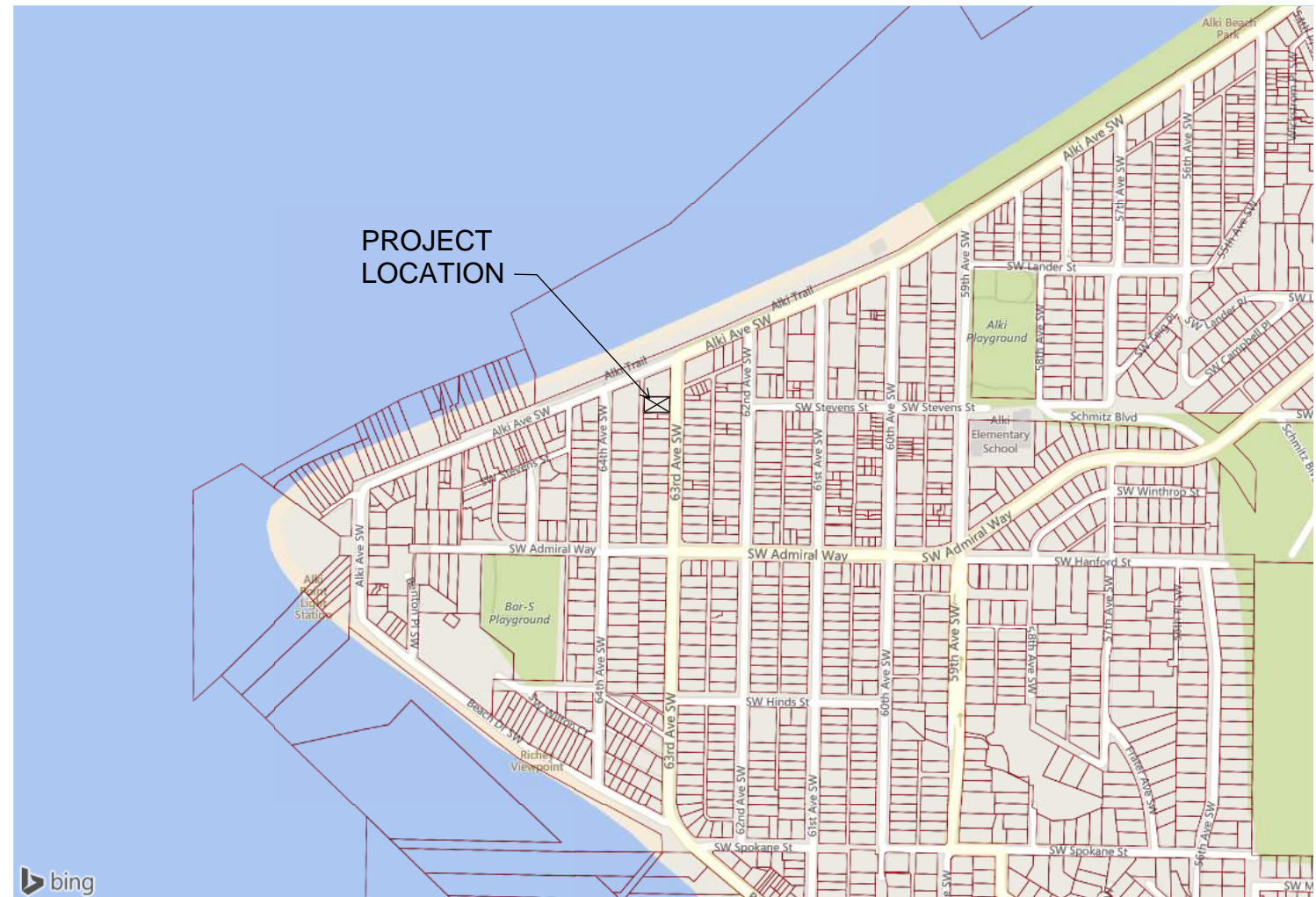
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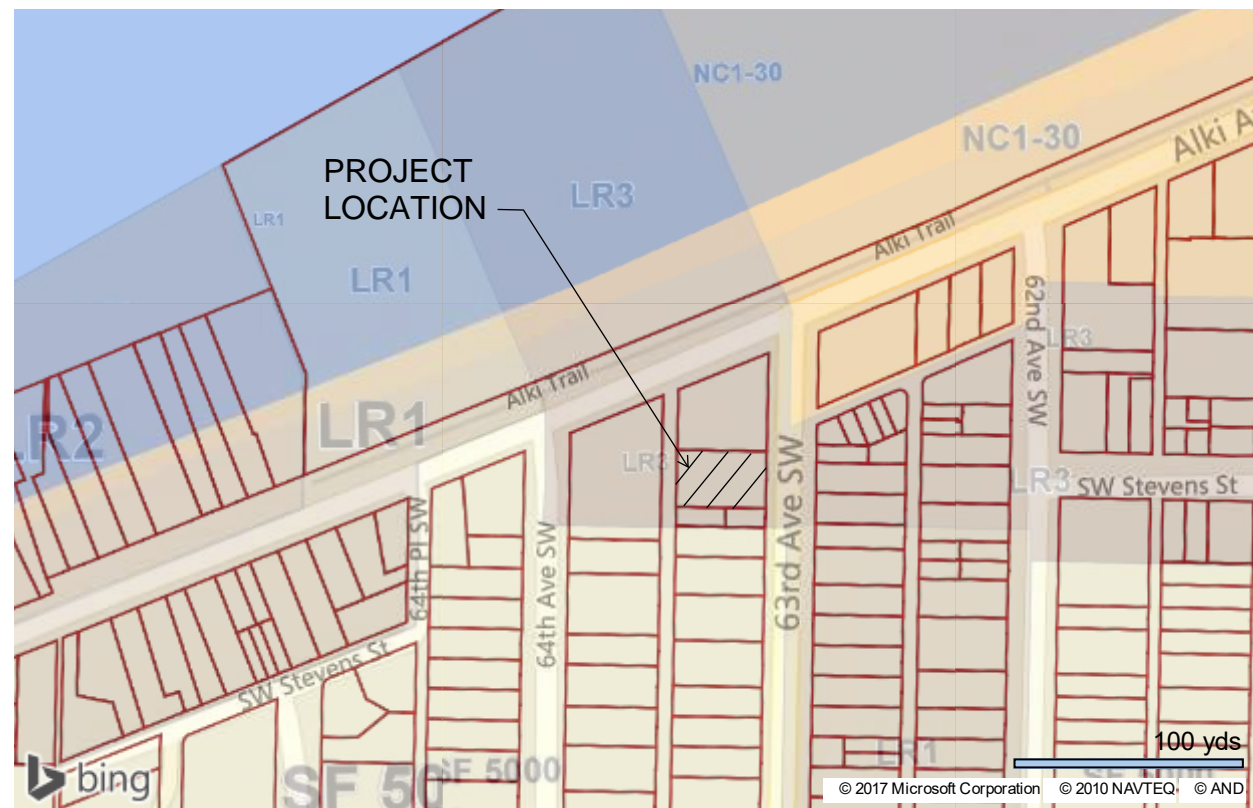
ALKI PARKING OVERLAY  
1.5 PARKING SPACES PER UNIT



VICINITY MAP.

## 5.0 Urban Design Analysis





### Zonig:

The proposed building is in L3 zoning and all adjacent lots and across the street from L3 zoning. One lot to the south is SF zoning.



### NEIGHBORHOOD OVERVIEW

### 5.0 Urban Design Analysis



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CLOSE IN NEIGHBORHOOD VIEWS

5.0 Urban Design Analysis

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Image capture: Jun 2015 © 2017 Google

Apartment to north of project.  
Same owner as proposed project.  
63rd Ave. SW and Alki Ave.  
SW



Image capture: Aug 2016 © 2017 Google

Alley between 63rd Ave. SW and  
64th Ave. SW off of Alki Ave. SW



Image capture: Aug 2016 © 2017 Google

64th Ave. SW and Alki Ave. SW  
NEIGHBORING BUILDINGS

5.0 Urban Design Analysis

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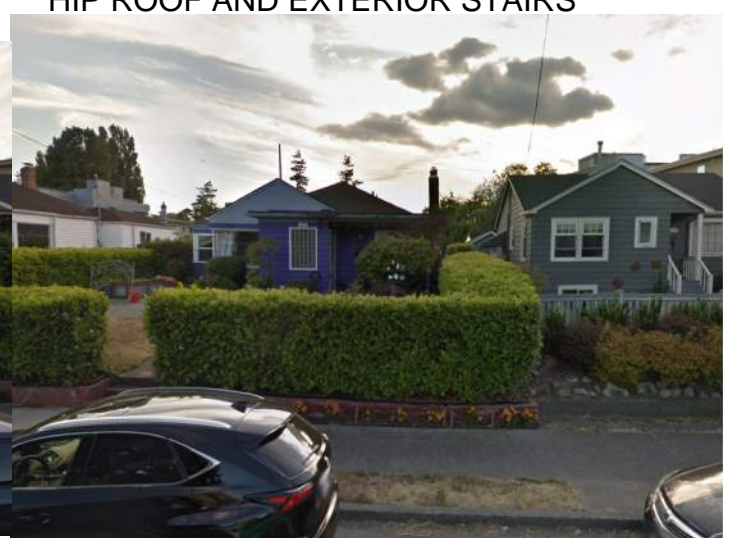
RESIDENTIAL BUNGALOWS



63rd Ave West Looking East



2 STORY APARTMENT WITH BRICK SIDING, HIP ROOF AND EXTERIOR STAIRS



63rd Ave West Looking East

RESIDENTIAL BUNGALOWS



3 STORY BUTTERFLY ROOF



SITE  
BUILDING OUTLINE



63rd Ave West Looking East

GABLE END AND HIP ROOF  
DORMERS, BRICK SIDING



5.0 Urban Design Analysis



← OPPOSITE SITE

LINE OF PROPOSED PROJECT OPPOSITE SIDE



OPPOSITE SITE →



RESTAURANT WITH  
ROOF DECK AND  
SHED ROOF

63rd Ave West Looking West



3 STORY APARTMENT WITH  
ROOF DECK/ CEDAR SIDING  
AND POP OUT WINDOW BAYS



2.5 STORY APARTMENT WITH  
BRICK AND WOOD SIDING



3 STORY APARTMENT WITH  
GABLE ROOF/ AND DECKS



HOUSE TO BE  
DEVELOPED



3 STORY APARTMENT WITH  
FLAT ROOF & DECKS



SINGLE FAMILY RESIDENCES



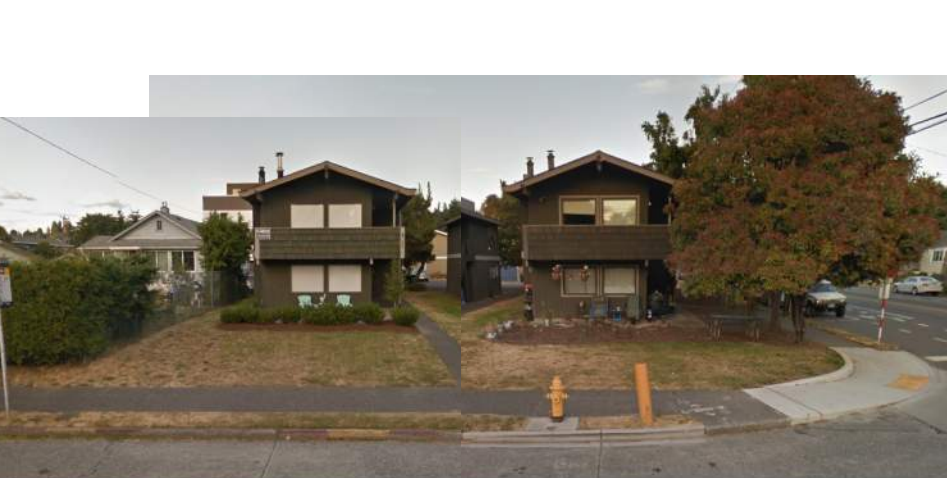
2 STORY DUPLEX W/  
METAL & WOOD SIDING



3 STORY APARTMENT  
WOOD AND PANEL SIDING



63rd Ave West Looking West SINGLE FAMILY RESIDENCES



2 STORY DUPLEXES WITH  
DECKS AND GABLE ROOF

5.0 Urban Design  
Analysis

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EARLY DESIGN  
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SOUTHWEST  
DESIGN BOARD





63rd Ave. SW and Alki Ave. SW

Image capture: Aug 2016 © 2017 Google



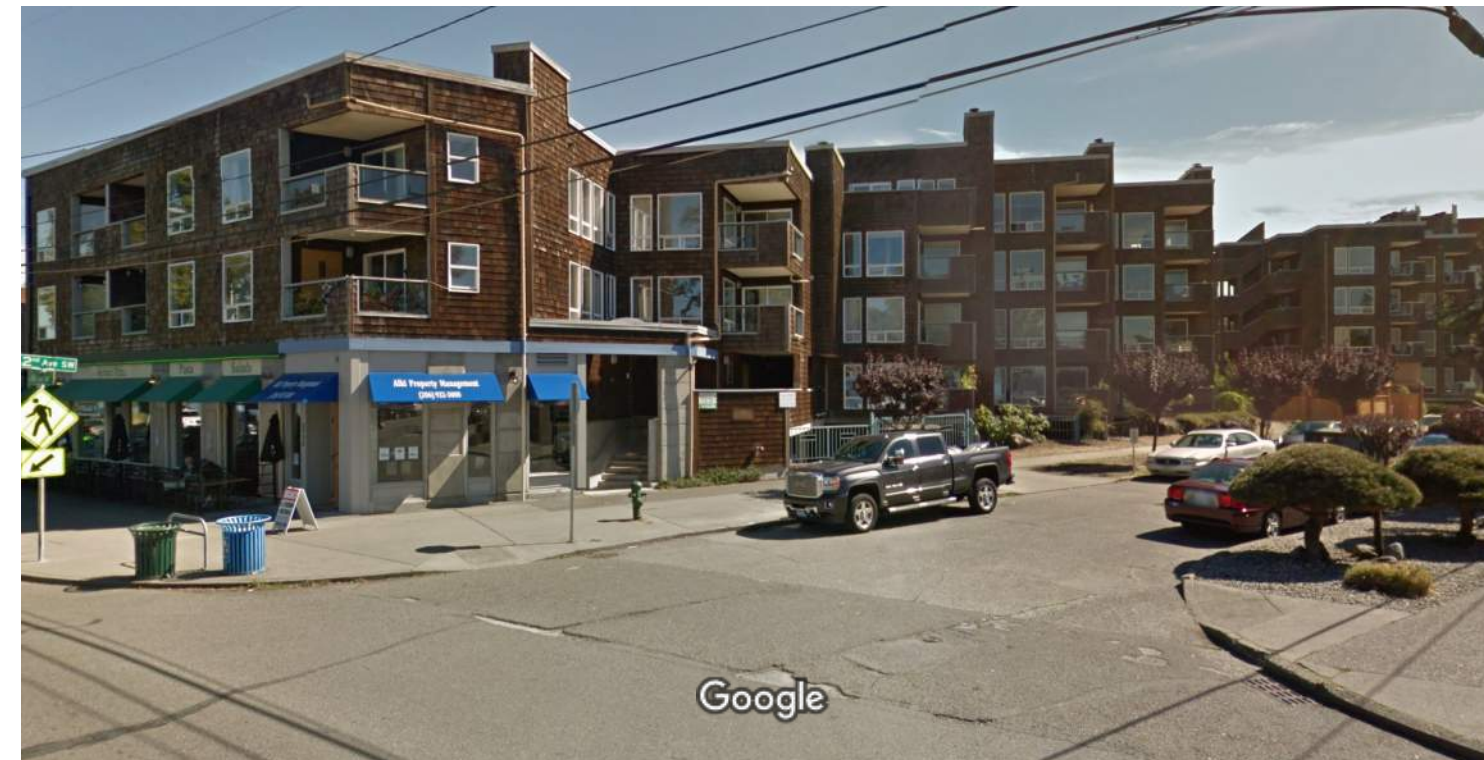
63rd Ave. SW Across from project

Image capture: Sep 2016 © 2017 Google



62nd Ave SW.

Image capture: Aug 2016 © 2017 Google



62nd Ave. SW and Alki Ave. SW  
NEIGHBORHOOD STREET VIEWS

Image capture: Sep 2016 © 2017 Google

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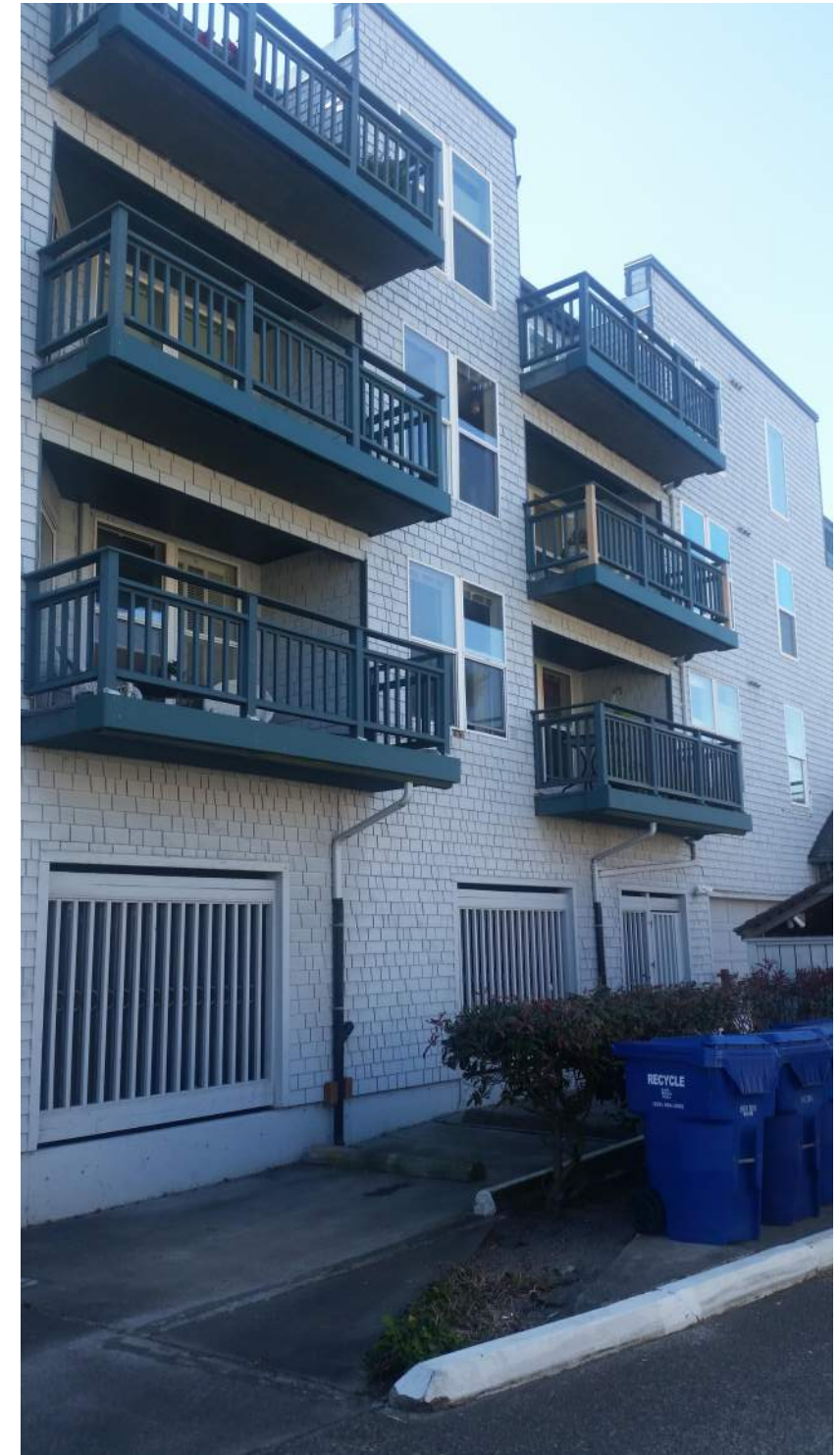




ADJACENT PROPERTY TO NORTH FROM ALLEY  
2.5 STORY APARTMENT BUILDING



ADJACENT PROPERTY TO SOUTH FROM ALLEY  
3 STORY RESIDENCE



APARTMENT BUILDING ACROSS ALLEY  
FOUR STORY BUILDING

NEIGHBORING ALLEY VIEWS

5.0 Urban Design Analysis





Birdseye view of proposed building  
from SE



Birdseye view of proposed building  
from NNE

#### 5.0 Urban Design Analysis

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Zoning Data:

Zoning Lowrise 3, Apartment Height limit = 30' + 4' for railings or parapets, proposed building to be below height limits

Lot Size: 8,850 SF

Density Limit: 800 sf / unit = 8,850 sf/ 800 sf = 11 units allowed, 11 unit proposed

FAR = 1.3 x 8,850 sf = 11,505 sf allowed, less than 11,505 sf proposed

Amenity Area required: 25% of lot = 2,212.5 SF, if 50 % on the ground = 1,106.25 SF min. Proposed project to meet amenity area requirement.

Setbacks: Front: 5', proposed 5'; back 10', Proposed 10'; Side 5' min., 7' average. Proposed 10' both sides with all the amenity on ground, 7' average & 10' side with amenity area on the roof.

Alki Overlay parking: 1.5 to 1 unit. 11 Units x 1.5 = 17 required, 18 spaces provided.

Departures: Connecting Amenity Area only 7' wide between two 10' wide amenity areas

SMC 23.45.522 -5. Common amenity areas for apartments shall meet the following conditions:

a. No common amenity area shall be less than 250 square feet in area, and common amenity areas shall have a minimum horizontal dimension of 10 feet.

Justification for departure: To accommodate an accessible parking space that is conveniently located next to the type A unit. The accessibly parking space sticks out 3' into the amenity area. Other options would be to move the accessible parking space to a less convenient location or remove a parking spot from the alley.

Architectural Presence

The proposed apartment is mid-block residential building. It is in a transitional LR3 zoning between NC1-30 and Single Family Residential homes. It is appropriate to have a design that provides the type of housing that would be suitable to this location. The design should have some residential character yet still fit in with the scale of the apartments adjacent, behind and across the street from it. The facade of the three story house next door looks like a flat roof. Several of the buildings across the street have flat roofs. We looked at the massing of gable, butterfly and shed roofs on this project and found them to make the building look more massive.

Street Connection

Though this is a mid-block site, it also has view corridors looking north at both the street and the alley.

To maintain the connection to the street the east unit balconies and living room windows are facing the street. The facade will align with adjacent buildings with the covered entrance recessed typical of a residential porch. There will be street trees in the 10' front setback. The amenity area to the north is directly accessible by stairs to the street. Landscaping from the front and both sides will be visible from the street.

Existing Site Features

The existing site steps up about 3' from the sidewalk with a rockery and is relatively flat back to the alley. By having the building entrance at sidewalk level but keeping the grade near existing will enable us to reduce the visible mass of the building. The open garage is behind the ground floor unit the garage will also be hidden by green walls.

Massing

The articulation of the building, balconies and high percentage of glazing help to reduce the visual mass of the building.

Design

The idea is to use some of the design elements seen in the neighborhood appropriate to this building. The siding is to be of alternating shingle and beveled siding of low maintenance cementitious material.

Lots of glazing and balconies for view opportunities are also taken from in the neighborhood.

Growing Neighborhoods

As the population growth continues to put more demand for housing in every neighborhood, this project will help in addressing those needs in an appropriate scale and design.

6.0 Zoning Data

7.0 Design Guidelines



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UNIT AREA: 9,028 SF  
GROSS FLOOR AREA: 11,504 SF



UNIT AREA: 9,094 SF  
GROSS FLOOR AREA: 11,462 SF



UNIT AREA: 9,044 SF  
GROSS FLOOR AREA: 11,444 SF



### DESIGN A

POSITIVES:  
ELEVATOR TO ACCES  
ROOFTOP AMENITY AREA

NEGATIVES: WIDER BUILDING  
CLOSER TO SOUTH  
NEIGHIGHORS



### DESIGN B

POSITIVES:  
ALL AMENITY AREA ON GROUND LEVEL  
10' SIDE YARDS BOTH SIDES  
POP OUT WINDOW BAY REFLECTS TOWNHOUSE  
ACROSS THE STREET

NEGATIVES: PRIVATE ROOF  
TOP ACCESS FOR ONLY TWO  
UNITS

DEPARTURE FOR 13' x 7'  
CONNECTING AMENITY AREA  
SMC 23.45.522



### DESIGN C

POSITIVES:  
ALL AMENITY AREA ON GROUND LEVEL  
10' SIDE YARDS BOTH SIDES  
ANGLED DECK & WINDOWS SIMILAR TO  
APARTMENT ACROSS ALLEY, FOR BETTER  
VIEW CORRIDOR VIEWS. MOST DECKS FACE  
TOWARD VIEW CORRIDORS.

NEGATIVES: PRIVATE ROOF  
TOP ACCESS FOR ONLY TWO  
UNITS

DEPARTURE FOR 13' x 7'  
CONNECTING AMENITY AREA  
SMC 23.45.522

8.0 Architectural Massing Concepts



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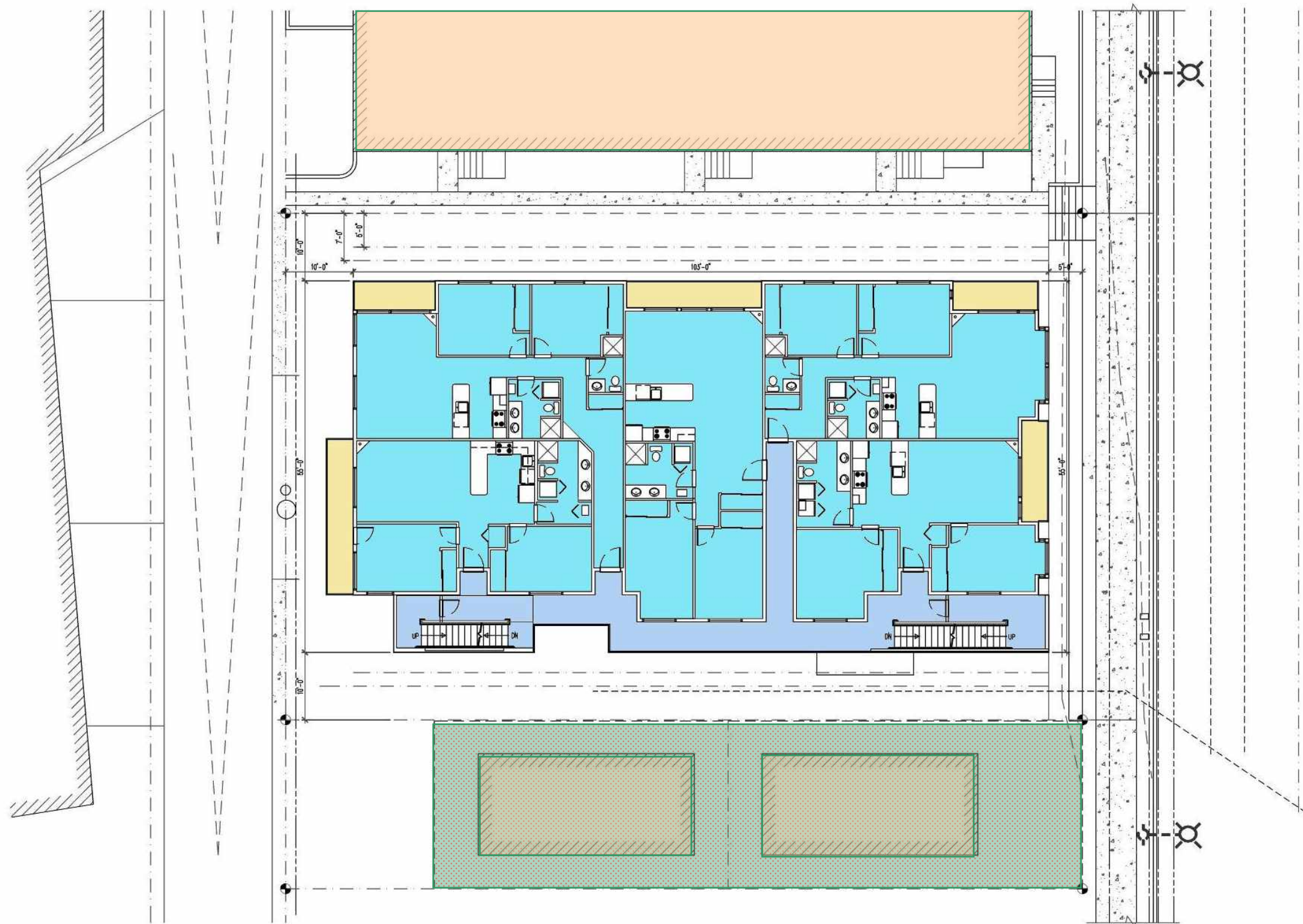
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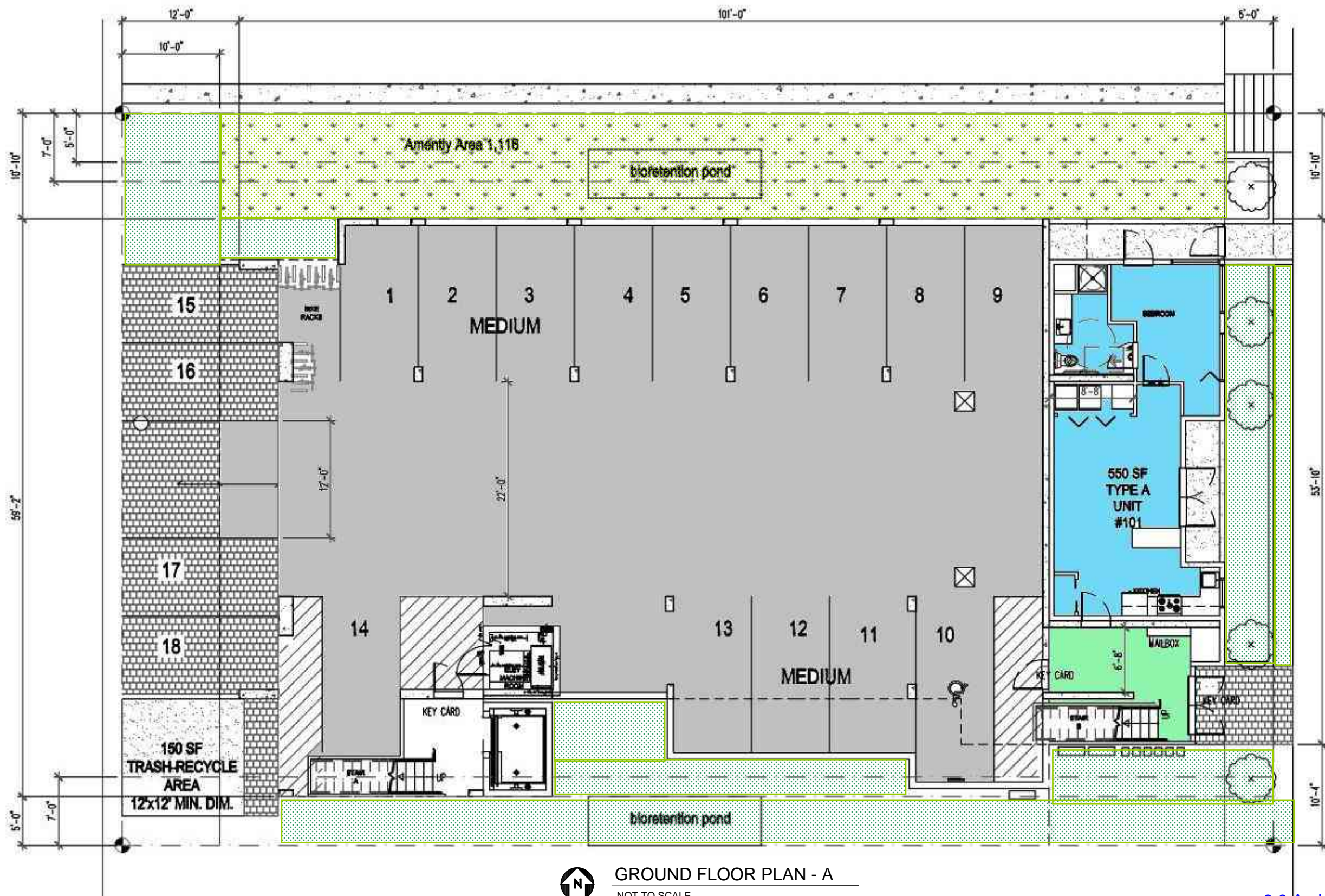


FLOOR PLAN WITH SITE CONTEXT

NOT TO SCALE

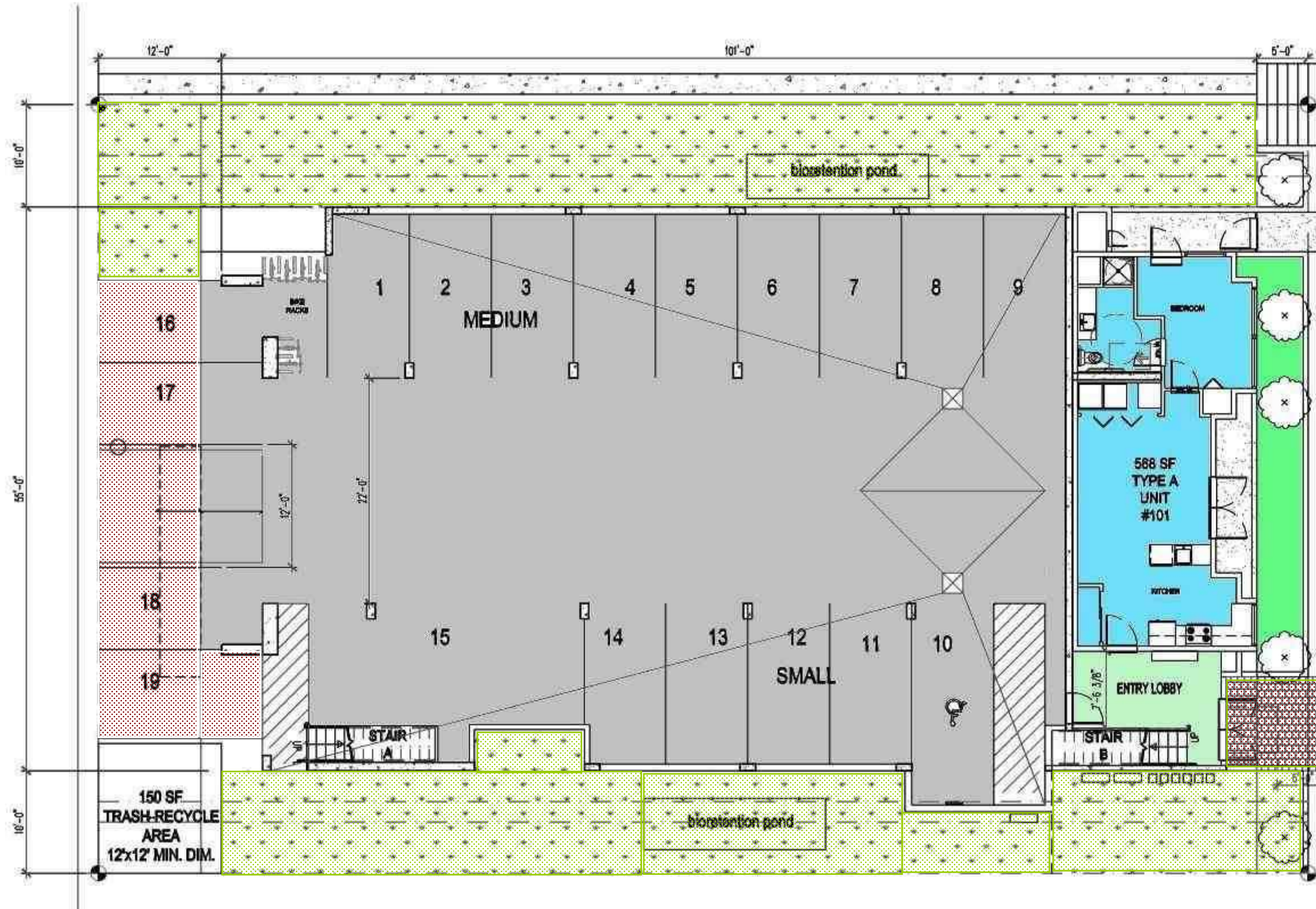
8.0 Architectural Massing Concepts





8.0 Architectural Massing Concepts





GROUND FLOOR PLAN - B  
NOT TO SCALE

## 8.0 Architectural Massing Concepts





8.0 Architectural Massing Concepts





Design A

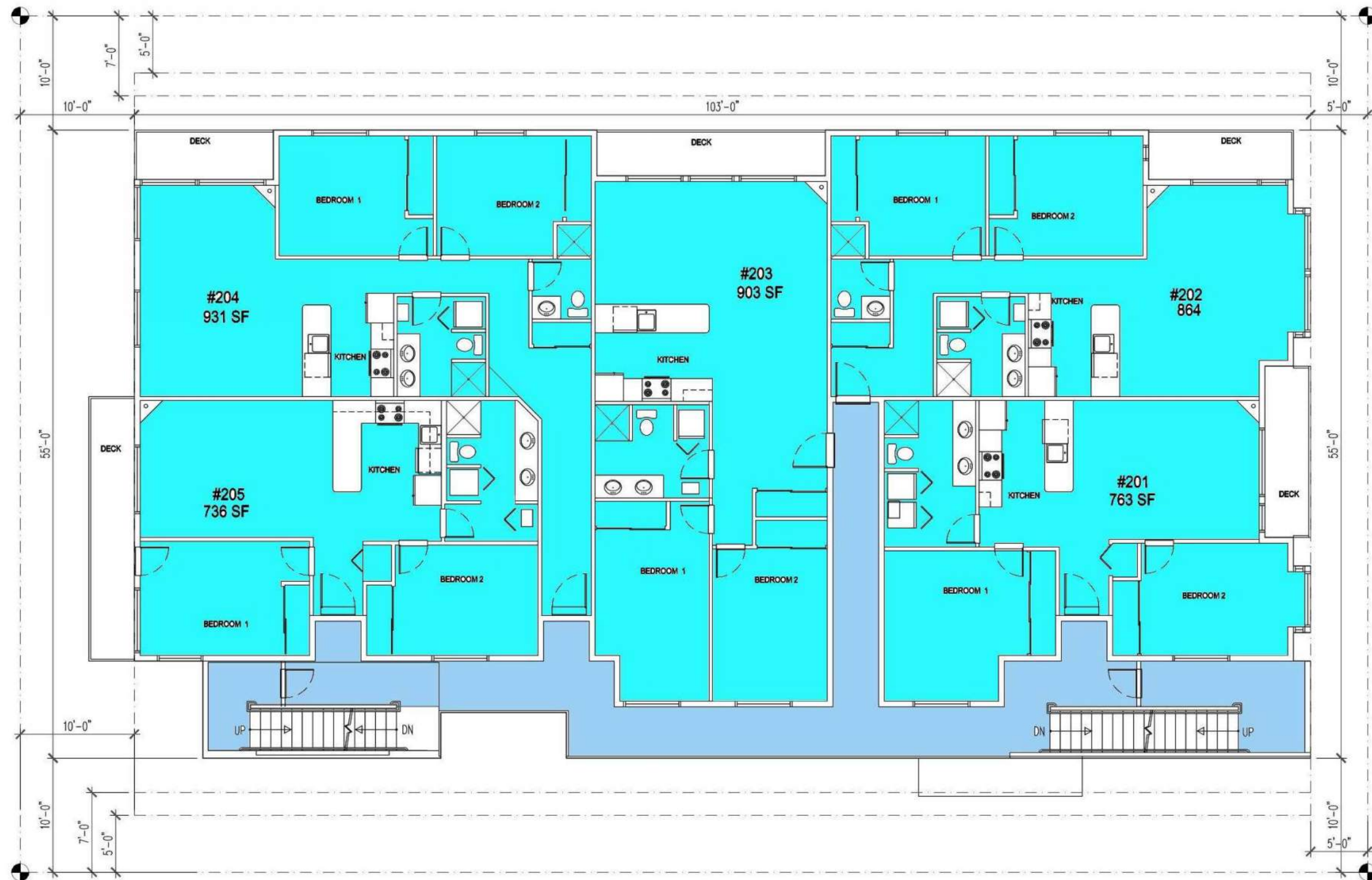


2nd and 3rd FLOOR PLAN

NOT TO SCALE

8.0 Architectural Massing Concepts





Design B

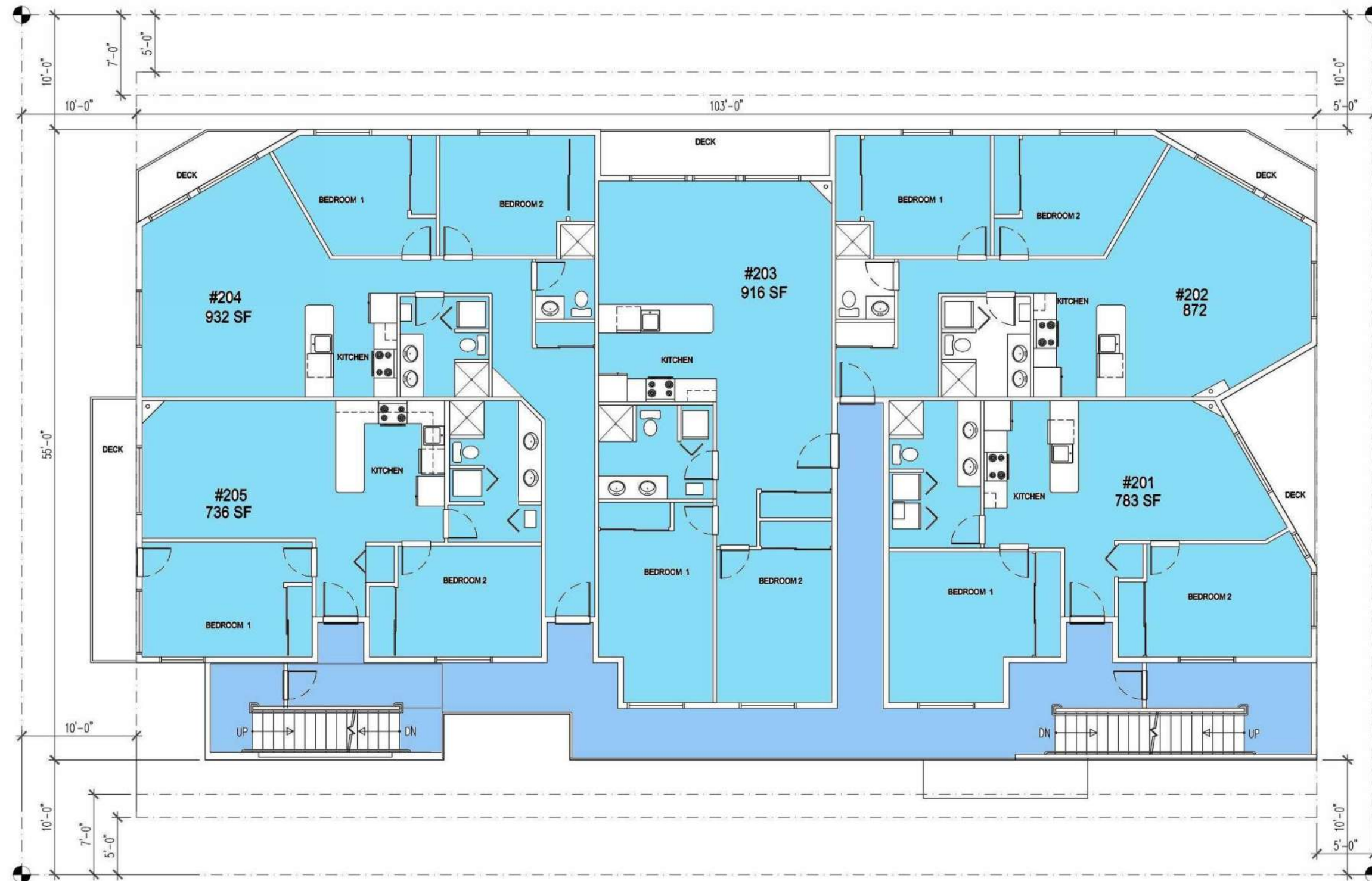


2nd and 3rd FLOOR PLAN

NOT TO SCALE

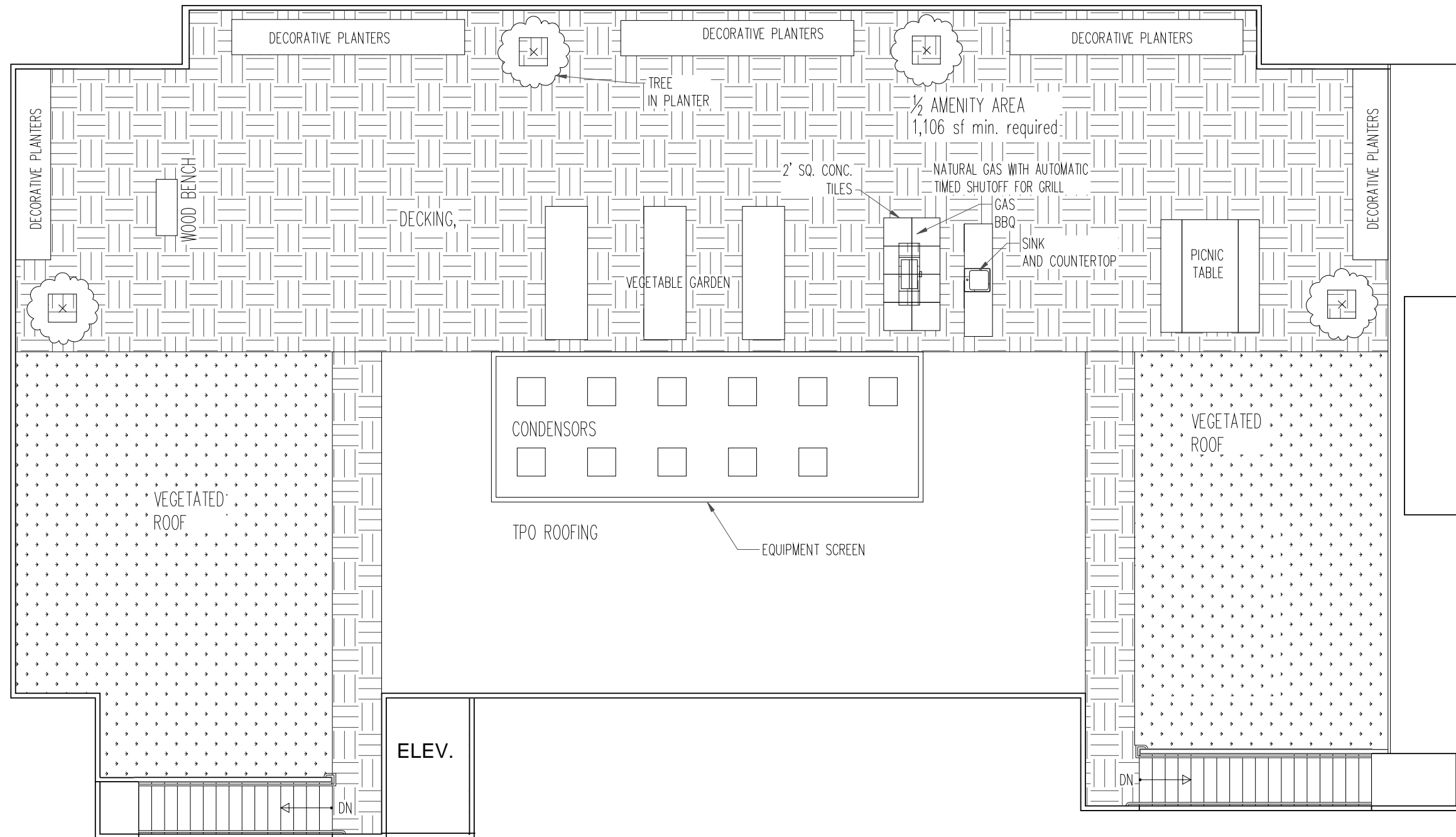
8.0 Architectural Massing Concepts





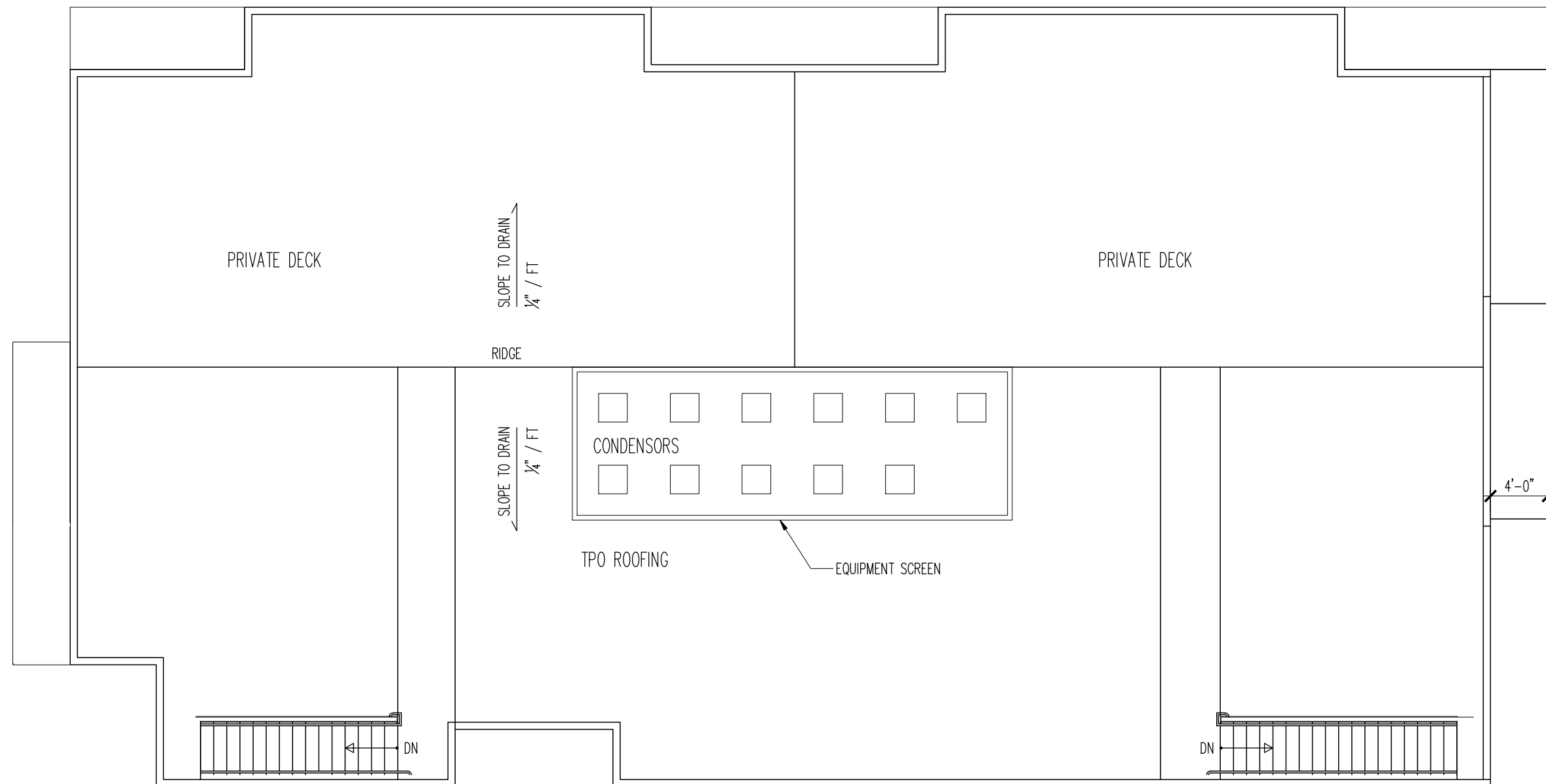
8.0 Architectural Massing Concepts





**ROOF PLAN A**  
NOT TO SCALE

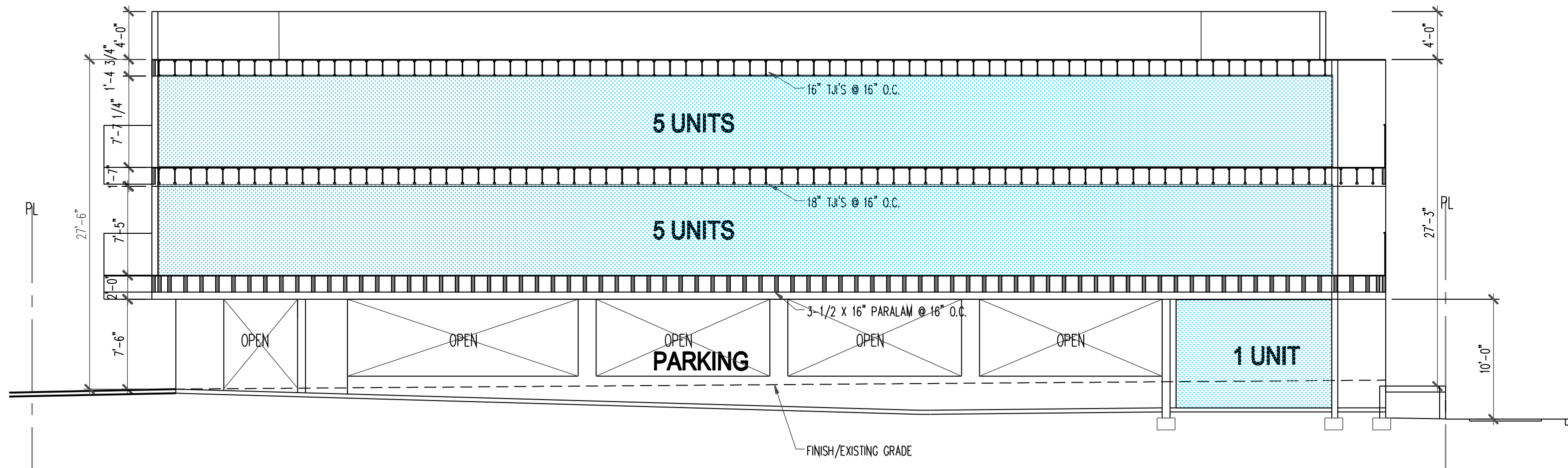




**ROOF PLAN B & C**  
NOT TO SCALE

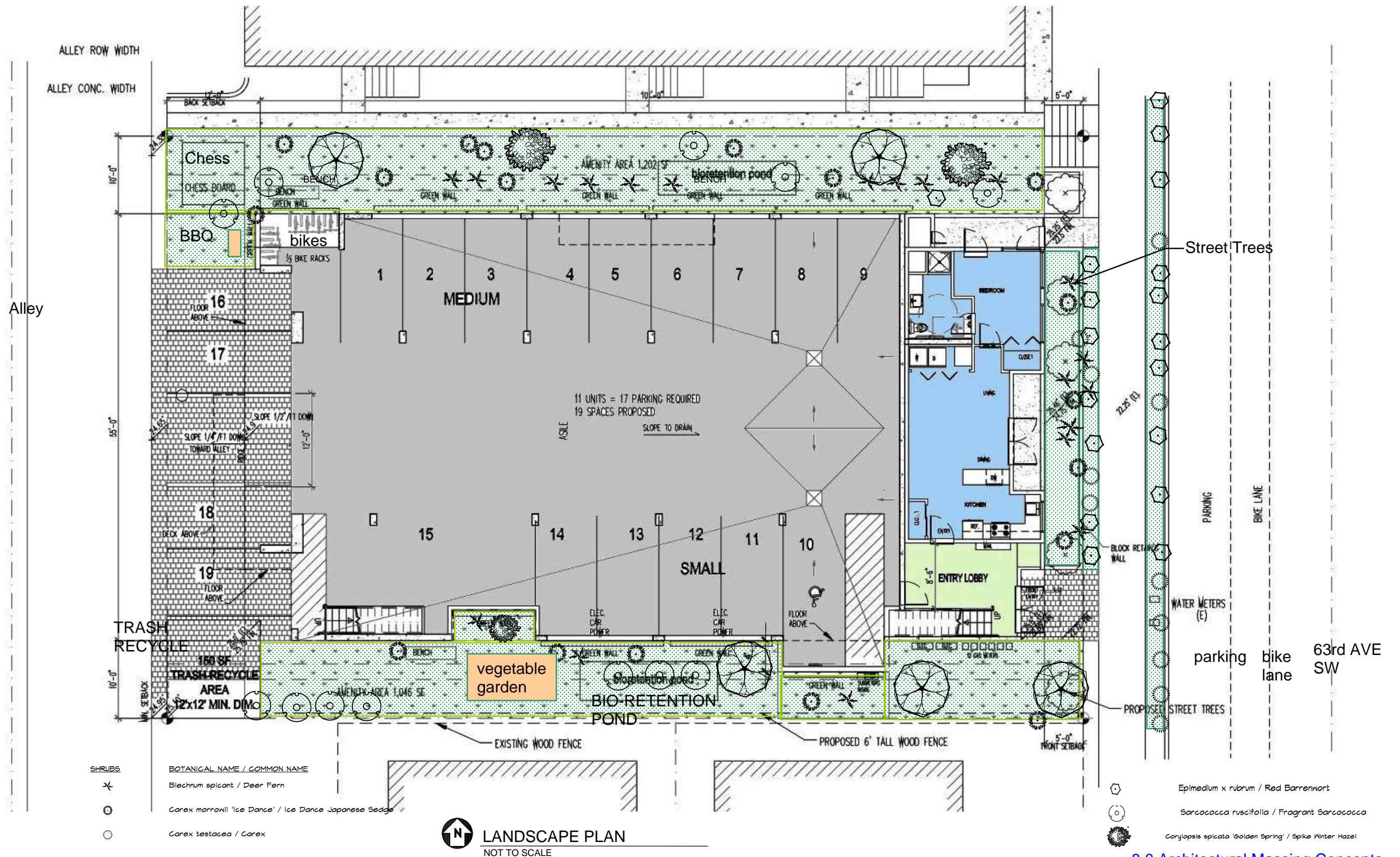
8.0 Architectural Massing Concepts





LONGITUDINAL SECTION





## 8.0 Architectural Massing Concepts





*Corylopsis spicata* 'Golden Spring' / Spike Winter Hazel



Street Tree / Vine Maple



Dogwood



*Sarcococca ruscifolia* / Fragrant Sarcococca



*Corex Testocea* / Corex



*Blechnum Spicant* / Deer Fern



*Epimedium x rubrum* / Red Barrenwort

*Corex morrowii* / Ice Dance

Japanese Sedge



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## 8.0 Architectural Massing Concepts





GREEN SCREENS FOR GARAGE  
OPENING.



BLOCK RETAINING WALL  
AT SIDEWALK



OUTBOARD CHESS BOARD  
AT AMENITY AREA



FIRE TABLE and WOOD CHAIRS AT  
AMENITY AREAS [8.0 Architectural Massing Concepts](#)





MARCH 21  
9 am



MARCH 21  
NOON



MARCH 21  
3 PM

SHADOW  
STUDY

[8.0 Architectural Massing Concepts](#)





JUNE 21 9AM



JUNE 21  
NOON



JUNE 21  
3 PM

SHADOW  
STUDY

[8.0 Architectural Massing Concepts](#)





SEPTEMBER 21  
9 AM



SEPTEMBER 21  
NOON



SEPTEMBER 21  
3 PM

SHADOW  
STUDY

[8.0 Architectural Massing Concepts](#)





DECEMBER 21  
9 AM



DECEMBER 21  
NOON



DECEMBER 21  
3 PM

SHADOW  
STUDY

8.0 Architectural Massing Concepts