



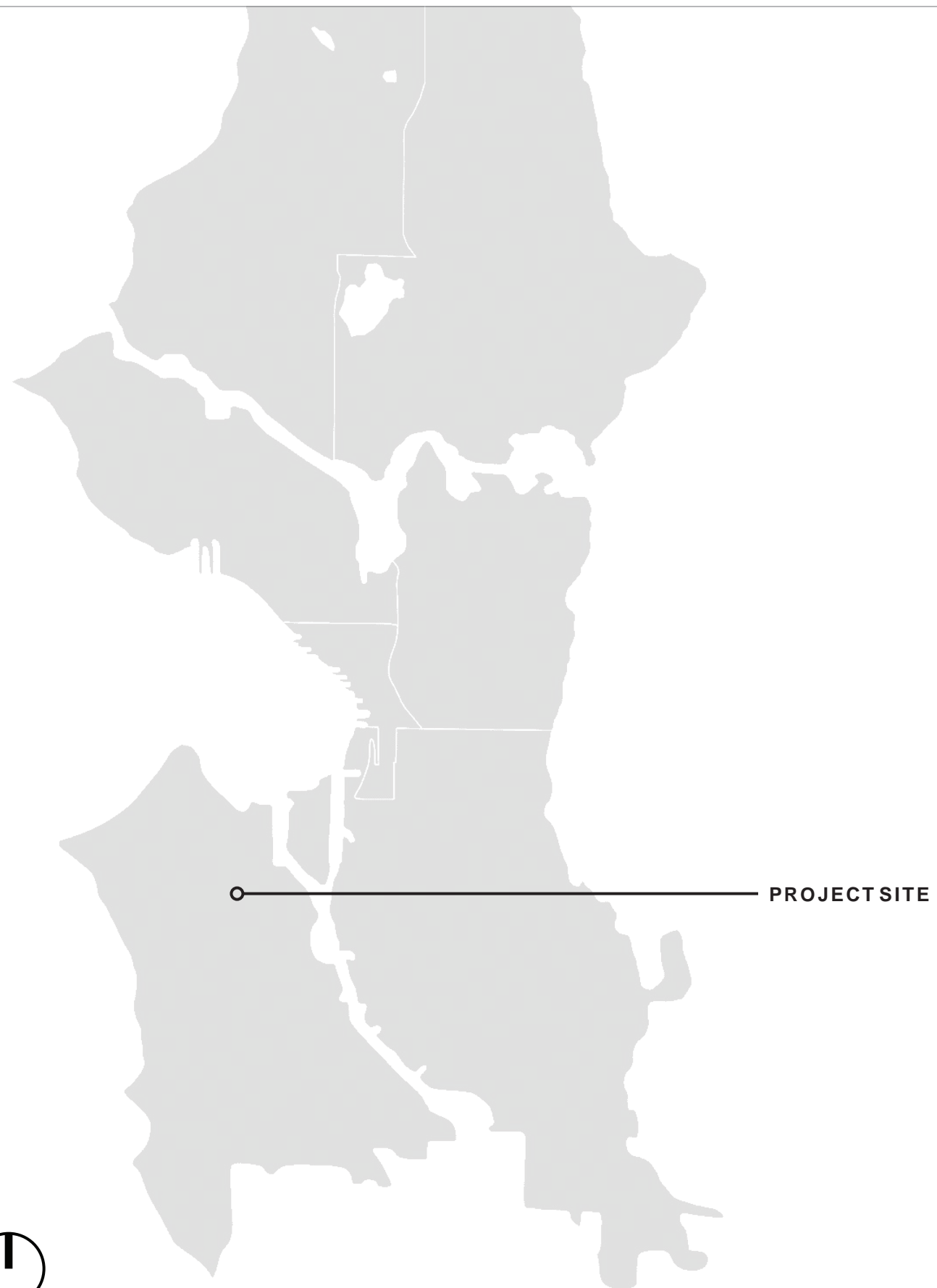
STREAMLINED DESIGN REVIEW
March 12th, 2018

DCI # 3029951
3078 SW Avalon Way
Seattle, WA 98126

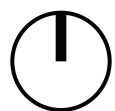
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| Table Of Contents | 2 |
| Site Location | 3 |
| Urban Analysis | 4 |
| Neighborhood Character | 5 |
| Street Views + Analysis | 6 |
| Street Views + Analysis | 7 |
| Existing Site Conditions | 8 |
| Site Planning + Landscape Approach | 9 |
| Proposed Lighting Plan | 10 |
| Requested Adjustment | 11 |
| Generative Diagrams | 12 |
| Priority Guidelines | 13 |
| Floor Plans | 14 |
| Floor Plans | 15 |
| Floor Plans | 16 |
| Floor Plans | 17 |
| Elevations + Materials | 18 |
| Elevations + Materials | 19 |
| Shadow Studies | 20 |
| Site Section | 21 |
| Character Renderings | 22 |
| Character Renderings | 23 |
| Character Renderings | 24 |
| Character Renderings | 25 |
| Character Renderings | 26 |





VICINITY MAP

EXISTING SITE

The project site (APN: 9297300925) is located mid-block along SW Avalon Way, between SW Andover Street and SW Genesee St. The site's current use is a 3-unit apartment building. To the north is an existing 4-unit apartment building. To the south is an existing 3-unit apartment building, however a 7-story SEDU apartment building is currently proposed. To the east, across the street from SW Avalon Way, there's a combination of single family structures and apartment buildings. To the west, across the alley are single family residences. The site slopes down from east to west with a grade change of approximately 18-feet.

ZONING AND OVERLAY DESIGNATION

The parcel is zoned MR and is located in the West Seattle Junction Hub Urban Village and Frequent Transit Overlay. The MR zoning designation continues west for approximately one block to 30th Ave SW and switches to LR 1. The MR zone also continues north to SW Andover St and south to the intersection of 35th Ave SW. The zoning designation switches to single family across the alley, west of the subject site.

DEVELOPMENT OBJECTIVES

The project proposes the construction of (1) new multi-family residential building containing a total of (8) townhouse units. The existing 3-unit apartment building will be demolished as a result of this proposal. This project site, due to its location in a desirable neighborhood and proximity to an arterial street and public transportation, is prime for denser development.

Due to the site's urban village and frequent transit designations, no parking is required to be provided. Given the resources available for public transportation in the immediate area and site constraints, no parking is proposed on site.

NEIGHBORHOOD CUES

This project sits at the northeast corner of the West Seattle Junction neighborhood, just south of the west Seattle bridge. SW Avalon Way has a strong residential pattern, with a few small commercial businesses within walking distance north near the West Seattle bridge, and several commercial businesses southwest. Neighborhood amenities in the immediate include restaurants, salons, a glassblowing studio, health clubs and grocery stores.



SITE LOCATION

3078 SW Avalon Way
Seattle, WA 98126

ZONING SUMMARY

Zone: MR
Overlay: Frequent Transit & West Seattle Junction (Hub Urban Village)
ECA: Steep Slope (Exemption Approved)

PROJECT PROGRAM

Site Area: 4,559 SF
Number of Residential Units: 8
Number of Parking Stalls: 0
Approx. FAR (Overall) = 1.57
Approx. FAR Per Unit = 895 SF

ADJUSTMENTS REQUESTED

Req. Side Stbk: 7' avg, 5' min.
Prop. Side Stbk: 6'8" avg. 5'6" min (5% reduction)



① YOUNGSTOWN CULTURAL ARTS CENTER



② TRADER JOE'S GROCERY STORE



③ WEST SEATTLE STADIUM



④ LUNA PARK CAFE



⑤ WEST SEATTLE GOLF COURSE



⑥ SEATTLE LUTHERAN HIGH SCHOOL



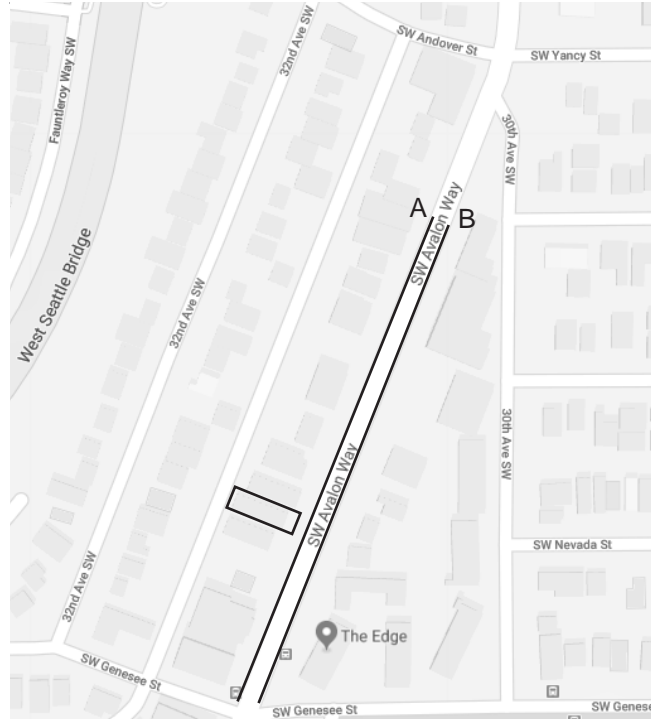
⑦ WEST SEATTLE YMCAR



⑧ CALIFORNIA AVE COMMERCIAL



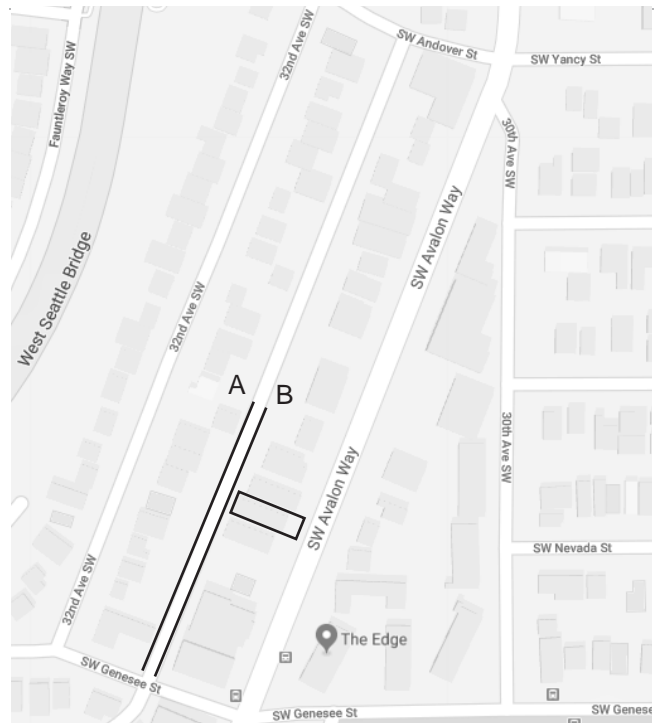
⑨ PATHFINDER K-8 SCHOOL



SW AVALON WAY LOOKING WEST (A)



SW AVALON WAY LOOKING EAST (B)



SITE

ALLEY LOOKING EAST (A)



ACROSS FROM SITE

ALLEY LOOKING WEST (B)

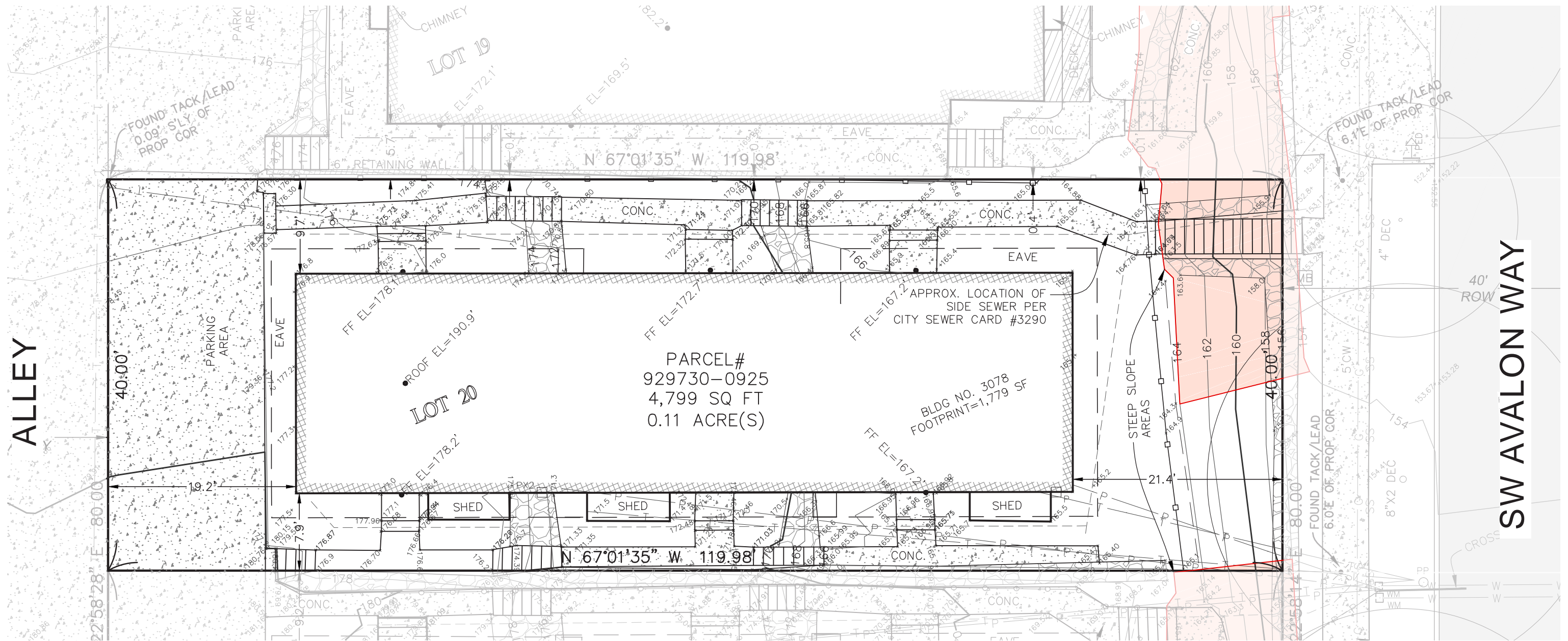
EXISTING SITE CONDITIONS

The project site (APN: 9297300925) is located mid-block along SW Avalon Way, between SW Andover Street and SW Genesee S and is currently occupied by a 3-unit apartment building. The site measures approximately 38'-0" x 120'-0" and slopes down from east to west with a grade change of approximately 18-feet. The project site is zoned MR.

There are no known significant trees located on the site.

LEGAL DESCRIPTION

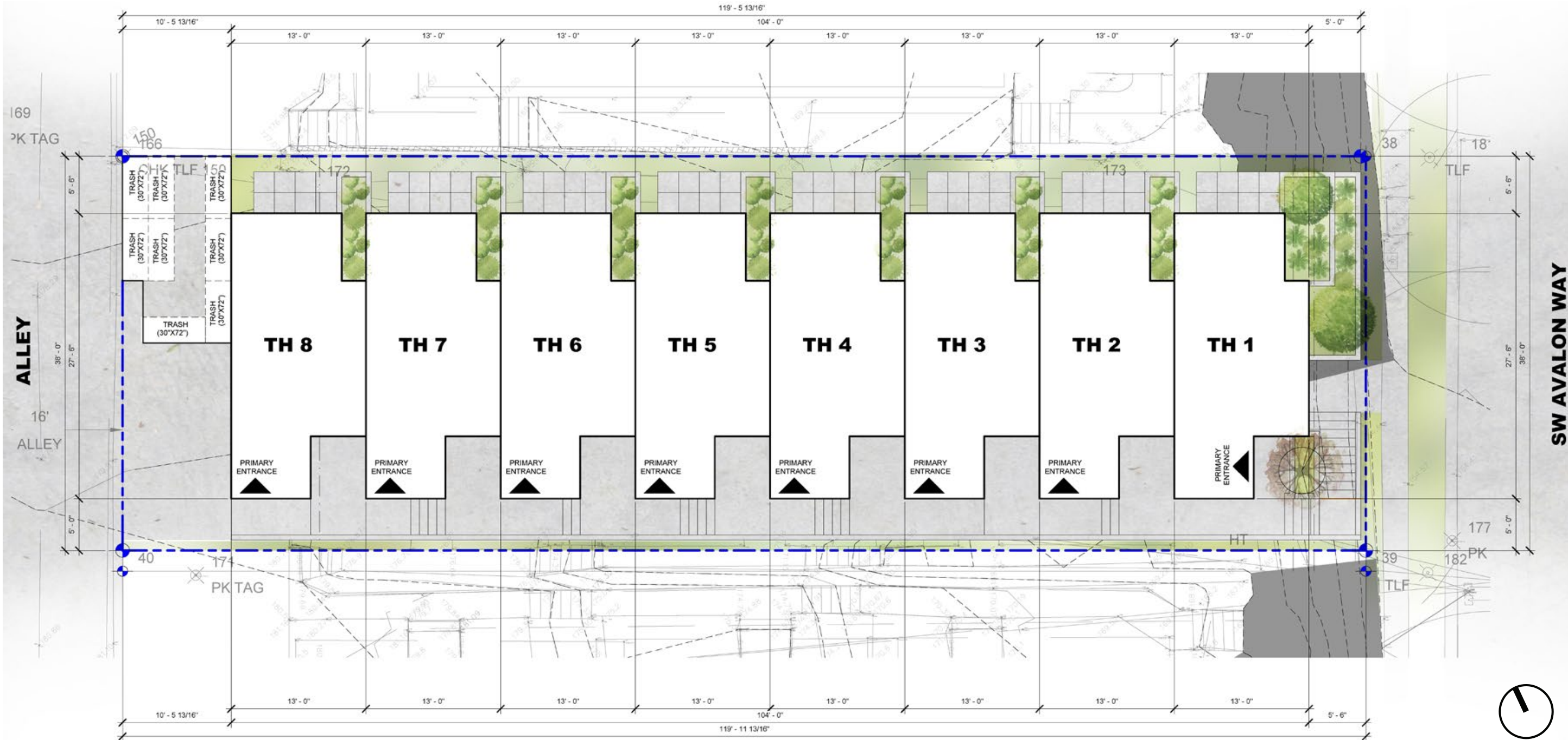
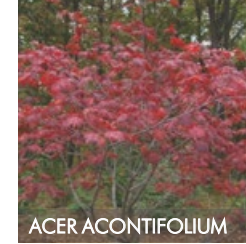
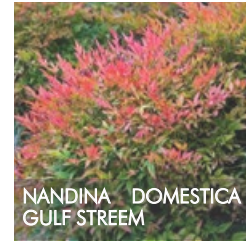
LOTS 20, BLOCK 7, WESTHOLME ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 22 OF PLATS, PAGE 51, IN KING COUNTY, WASHINGTON.



SITE PLANNING + LANDSCAPE APPROACH

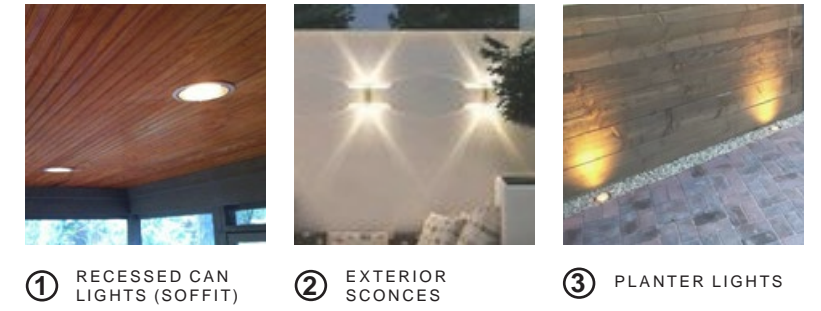
The eight proposed units will be arranged in sequentially from east to west. Unit entries face a shared walkway to the south, with the exception of unit 1, which will have a primary entrance facing east toward SW Avalon Way. All units have patio space at the ground level on the north side of the structure, with planters to be used for privacy and mitigate the change in grade. Units are proposed to step with the existing topography on site, with stacked block walls in areas to help navigate the grade change. Trash enclosures are proposed on the west side of the site, adjacent to the alley and are consolidated to minimize visual impact and odor.

Landscaping is proposed in the front setback, side setback, and between units in planters on the north side setback. Permeable 8x8 pavers are proposed at the trash pick up area to relate to a pedestrian scale and provide easy maintenance.

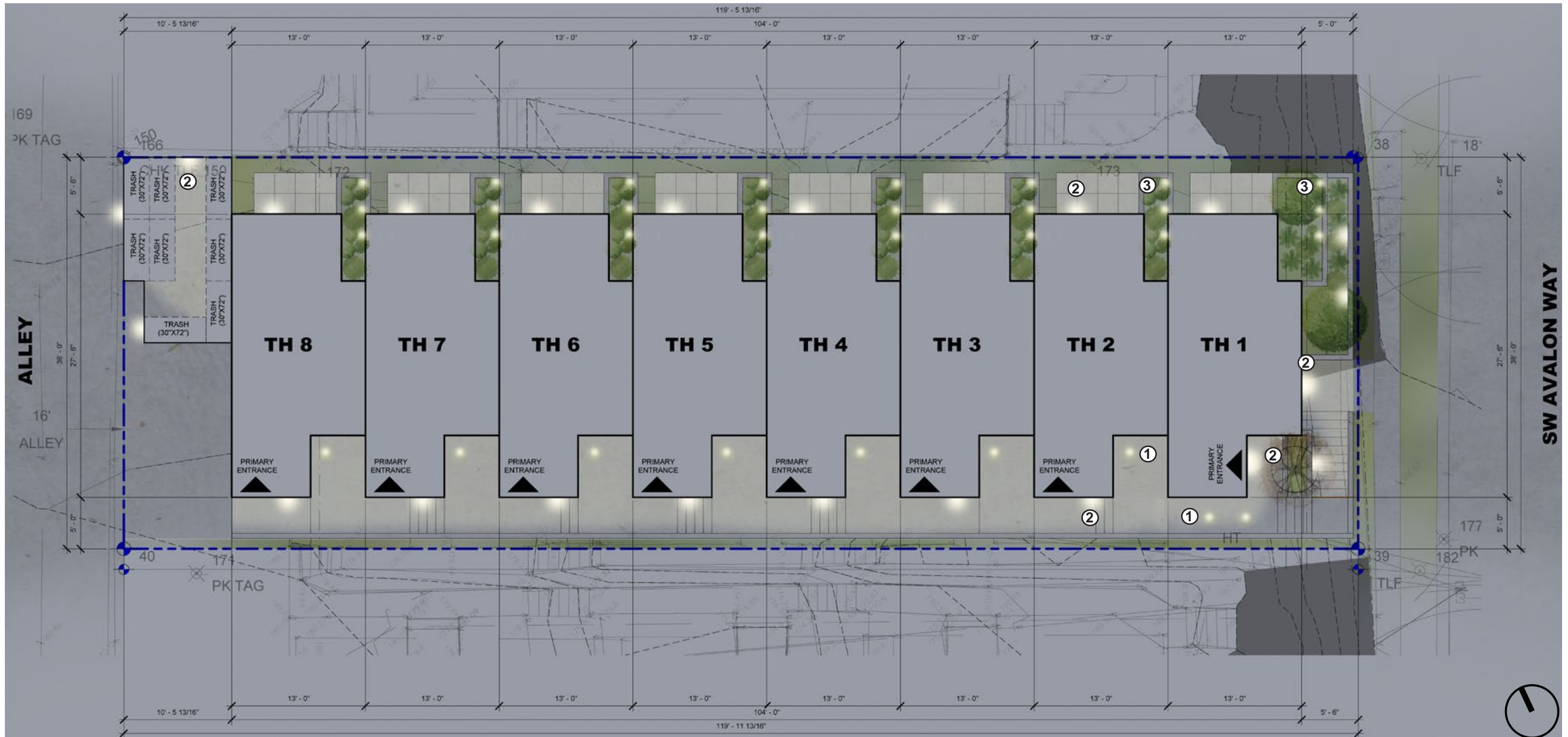


PROPOSED LIGHTING PLAN

The lighting concept is intended to provide safety for pedestrians and bicyclists, facilitate easy wayfinding for both residents and visitors, and enhance the form and features of the buildings. Primary lighting will be provided at the entrance to the site, all unit entries, along common walkways, and in the solid waste storage area. Soffited lighting will be provided in the awnings or building overhangs at each unit entry.



① RECESSED CAN LIGHTS (SOFFIT) ② EXTERIOR SCNCES ③ PLANTER LIGHTS



REQUESTED ADJUSTMENTS

SMC 23.45.518.A
 MR - TOWNHOUSES
 REQ. SIDE SETBACK FACADES >40' = 5'-0" MINIMUM
 7'-0" AVERAGE

PROPOSED NORTH SIDE SETBACK = 5'-6" MINIMUM
 6'-8" AVERAGE
 (5% REDUCTION)

AVERAGE SETBACK CALCULATION
 AREA @ NORTH SETBACK = 693.33 SF
 FACADE LENGTH = 104.00 LF

AREA / LENGTH = PROPOSED AVERAGE SETBACK
 693.33 SF / 104.00 LF = 6'-8" PROPOSED AVERAGE SETBACK

ADJUSTMENT NARRATIVE

The project is proposing a significant amount of modulation at the north, east, and south facades to better meet the intent of the guidelines. As a result, the project meets the minimum required setback, but does not meet the required average side setback by a small amount. This project seeks a 5% reduction to the average side setback along the north side of the site.

Alternative layouts would create a larger average setback, but a flat facade with no modulation. Additional alternatives create and inconsistent modulation that would not reflect existing vernacular along SW Avalon Way.

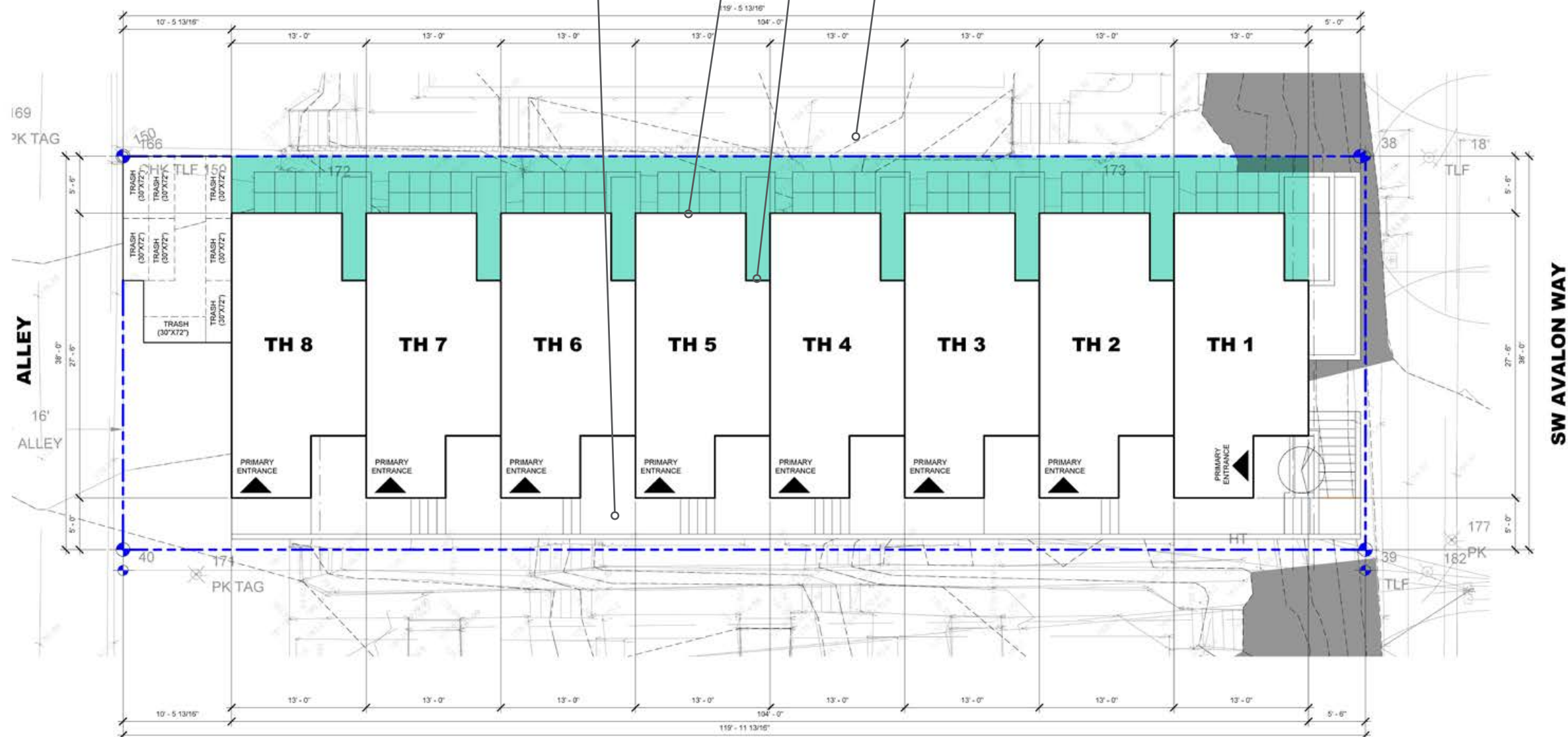
The proposed Unit arrangement better meets the intent of the Seattle Design Guidelines by creating a facade with clear organization and modulation that creates visual separation between units. Furthermore, the proposed modulation offers a opportunity to step the units with the topography and break down the massing adjacent to the existing neighboring structure.

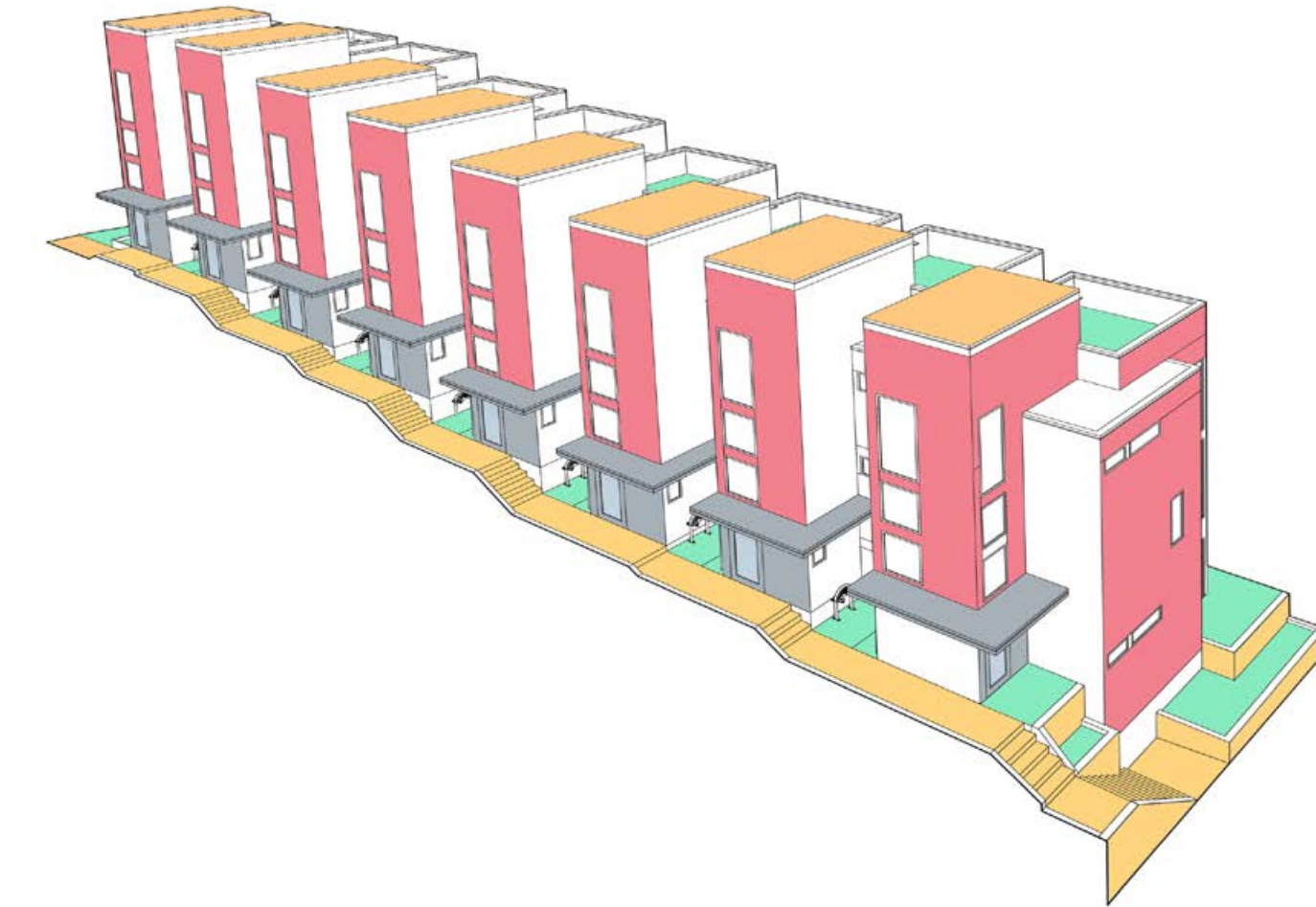
PL3-AWAYFINDING/ENTRIES
 A reduced average setback along the north facade will allow for a larger average setback along the south side of the site. Additional space along the south facade will improve the entry experience and provide opportunities for improved wayfinding.

CS1-B SUNLIGHT AND NATURAL VENTILATION
 Introducing modulation with a reduced average setback and excess minimum setback provides greater access to natural light at the neighboring parcel.

CS2-D HEIGHT, BULK & SCALE
 A reduced average setback, with an increased minimum setback and modulation will allow for a design that reduces the perceived height, bulk, and scale from the neighboring parcel to the north.

CS1-C TOPOGRAPHY
 Modulation provides an opportunity to work with the existing topography and integrate a step between units with the design of the structure.





ENTRIES

Entries to all units face south, shielding pedestrians from the busy vehicular traffic along SW Avalon Way and providing a more quiet and private entry experience. CS2-B, CS2-C, PL1-B, PL2-C, PL3-A

OPEN SPACE

All eight units have private yards adjacent to a ground-level bedroom along the north property line, providing valuable ground-level amenity area and creating transitional spaces between the neighboring property. Additional outdoor space is provided adjacent to each entry with bicycle parking and planting space to personalize the entry experience. Roof decks are also provided on the north side of the structure to capture views toward downtown Seattle. PL1-A, B & C, PL3-A & C, DC3-B

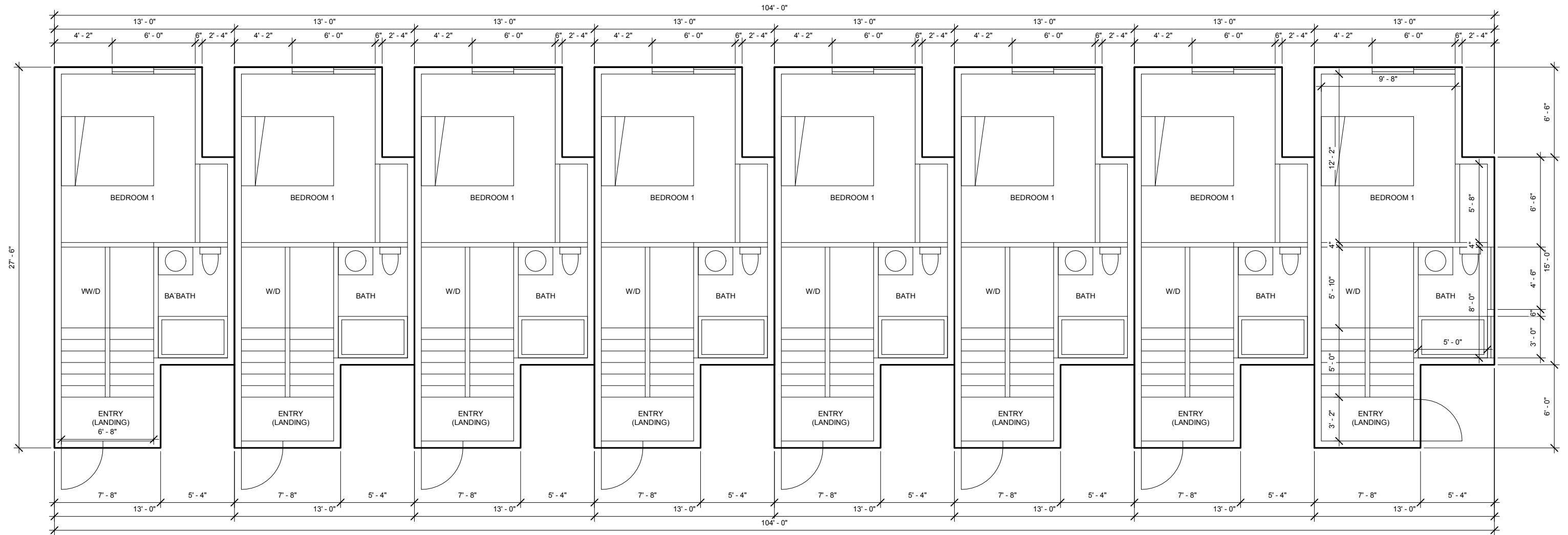
RESPONDING TO TOPOGRAPHY

The floor heights of the units step down with the existing topography in an east-west direction to respond to the significant elevation change present on site. A minor elevation change from north-south is present as well. The units are arranged to allow for a split-level entry so that the design can respond to the additional north-south grade change. CS1-C, CS2-D, DC2-A


MODULATION

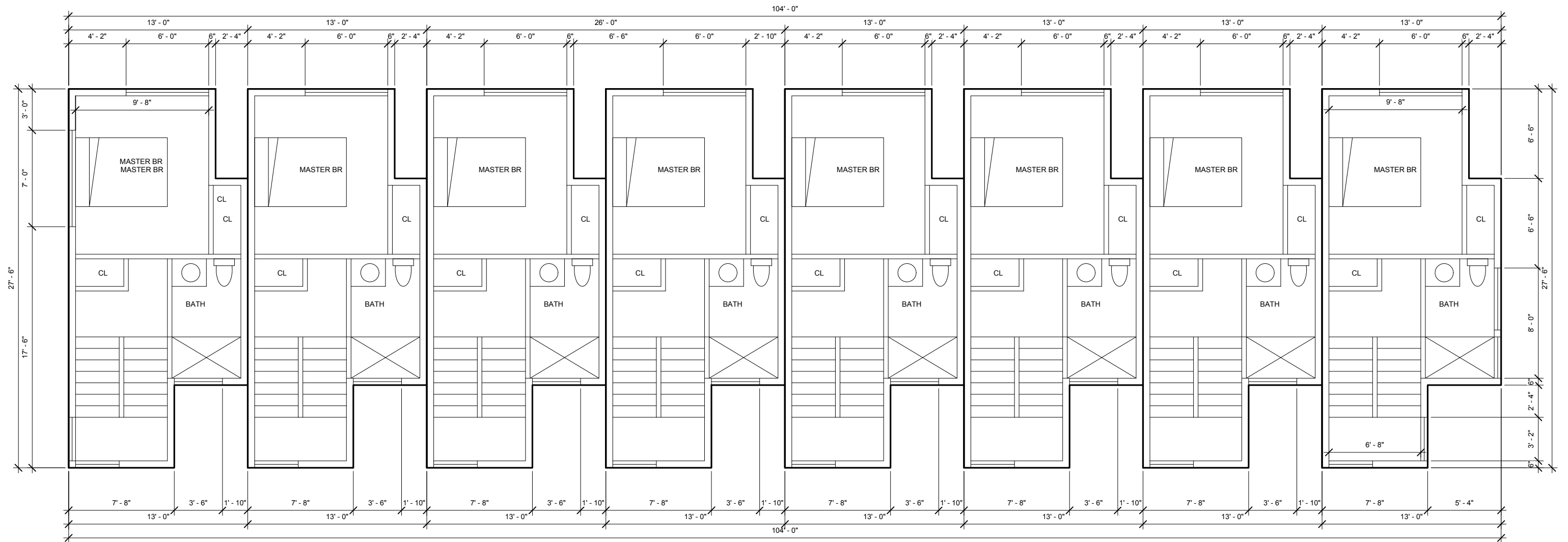
Breaking down the North, West, and South facades with modulation and material choices is a high priority for this project. Part of the modulation is enhanced by secondary architectural features, such as awnings and bioretention planters. High quality materials are to be used at street facing facades, including cedar siding, corrugated metal siding, and lap siding. CS3-A, DC2-A, B, C, & E, DC4-A,

| GUIDELINE | DESCRIPTION | SUB-GUIDELINE | NOTES | EARLY RESPONSE |
|--|--|--|---|--|
| CS1. Natural Systems and Site Features | Use natural systems and features of the site and its surroundings as a starting point for project design. | B. Sunlight and Natural Ventilation C. Topography | Significant topography exists, please show how design responds to this condition | Units step down with the site topography, minimizing the building appearance from the street, and maintaining a more natural presence along SW Avalon Way. Bioretention planters and patios step down with each unit to create private amenity areas at unit entries and adjacent to ground level bedrooms. A split level entry also allows the structure to respond to minor topographical change in the north-south direction. |
| CS2. Urban Pattern and Form | Strengthen the most desirable characteristics and patterns of the streets, block faces, and open spaces in the surrounding area. | C. Relationship to the Block D. Height, Bulk, and Scale | Identify opportunities for the project to make a strong connection to the street and carefully consider how the building will interact with the public realm. | Unit 1 has an entry facing the street to give a residential presence along SW Avalon Way. A series of stepped planters along SW Avalon Way containing thoughtful landscaping elements soften the building edge along the public right of way. Modulation and a thoughtful use of materials are intended to reduce the perceived height, bulk, and scale of the project. |
| CS3. Architectural context and Character | Contribute to the architectural character of the neighborhood | A. Emphasizing Positive Neighborhood Attributes B. Local History and Culture | The 'character' of Avalon Way is rapidly evolving, and the quality of this project will have a significant impact on its development | High quality materials are proposed at facades facing SW Avalon Way and the Alley. At the east and west facades, a palette of vertically oriented cedar, 4" horizontally oriented lap siding, and vertically oriented corrugated metal siding are intended to enhance the modulation of the building and relate to a number of new projects that are under construction and proposed in the immediate area. |
| PL2. Walkability | Create a safe and comfortable walking environment that is easy to navigate for pedestrians. | D. Wayfinding | Add features to connect pedestrians throughout the sloped site, such as exterior stairs and various landing or ground surfaces. | Exterior stairs are proposed at the street edge and adjacent to each unit to define entries and connect pedestrians throughout the sloped site. Pavers are proposed along the shared walkway at the south side of the site to relate to the residential scale and add texture along the pathway. |
| PL3. Street Level Interaction | Encourage human interaction and activity at the street-level. | A. Entries | Wayfinding/entries: How will these be developed for the west (not on the street) units? | All entries are to be defined through the use of modulation and further enhanced by secondary features. Address signage, lighting, architectural overhangs, and vertical landscaping elements will distinguish entries and improve wayfinding. |
| PL4. Active Transit | Incorporate design features that facilitate active forms of transportation such as walking, biking, and transit. | B. Planning Ahead for Bicyclists | How do bikes come to the site? Hopefully not as second-class citizens. | Bicycles can access the sign through the alley on the west side of the site or from SW Avalon Way at the east side of the side. A ramp is to be integrated in the design of the exterior stair to make bicycle access more convenient from either direction. |
| 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. | A. Massing B. Architectural Facade Composition C. Secondary Architectural Features D. Scale and Texture | | The contemporary design embraces the evolving character along SW Avalon Way and strives to achieve a timeless, contemporary aesthetic through simple, but thoughtful massing moves, and high quality materials at street-facing facades. |
| DC3. Open Space Concept | Integrate open space design with the design of the building so that each complements the other. | A. Building-Open Space Relationships B. Open Spaces Uses and Activities C. Design | Create positive outdoor space | Outdoor space is to be provided in 4 key locations: adjacent to unit entries, at the west side of the site adjacent to the alley, adjacent to the ground-level bedroom, and at a roof deck. Most of the outdoor space will be private amenity, with a combination of landscaping and pavers. |

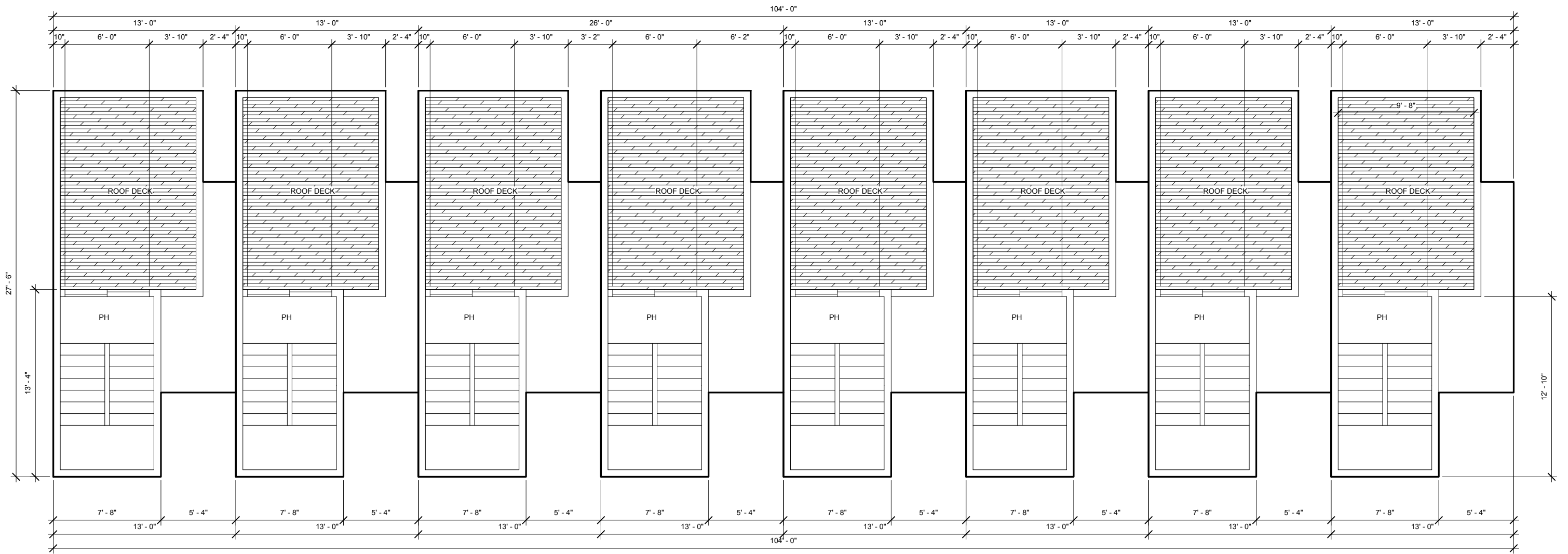




 SECOND FLOOR PLAN - NOT TO SCALE



 THIRD FLOOR PLAN - NOT TO SCALE



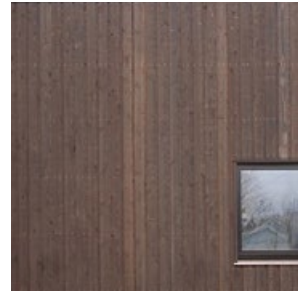
ROOF LEVEL PLAN - NOT TO SCALE

PROPOSED MATERIALS

The material palette for this project seeks to capture a neutral, highly textured, modern aesthetic. Primary cladding materials are 4" lap siding, vertically oriented cedar, fiber cement board, and vertically oriented corrugated metal siding. High quality materials, such as corrugated metal siding and cedar siding are proposed at street-facing facades where they'll be experienced from the public right of way. Accent materials are open metal rail, concrete located at the ground level where they can be experienced tactilely.



CORRUGATED METAL SIDING, VERTICALLY ORIENTED



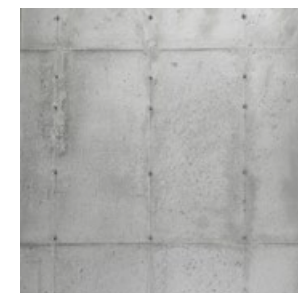
4" VERTICALLY ORIENTED STAINED CEDAR



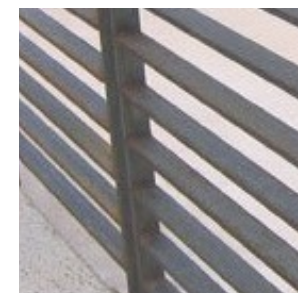
4" HORIZONTALLY ORIENTED LIGHT LAP SIDING



GREY FIBER CEMENT PANEL



CAST IN PLACE CONCRETE



OPEN METAL RAILING



SOUTH ELEVATION - NOT TO SCALE



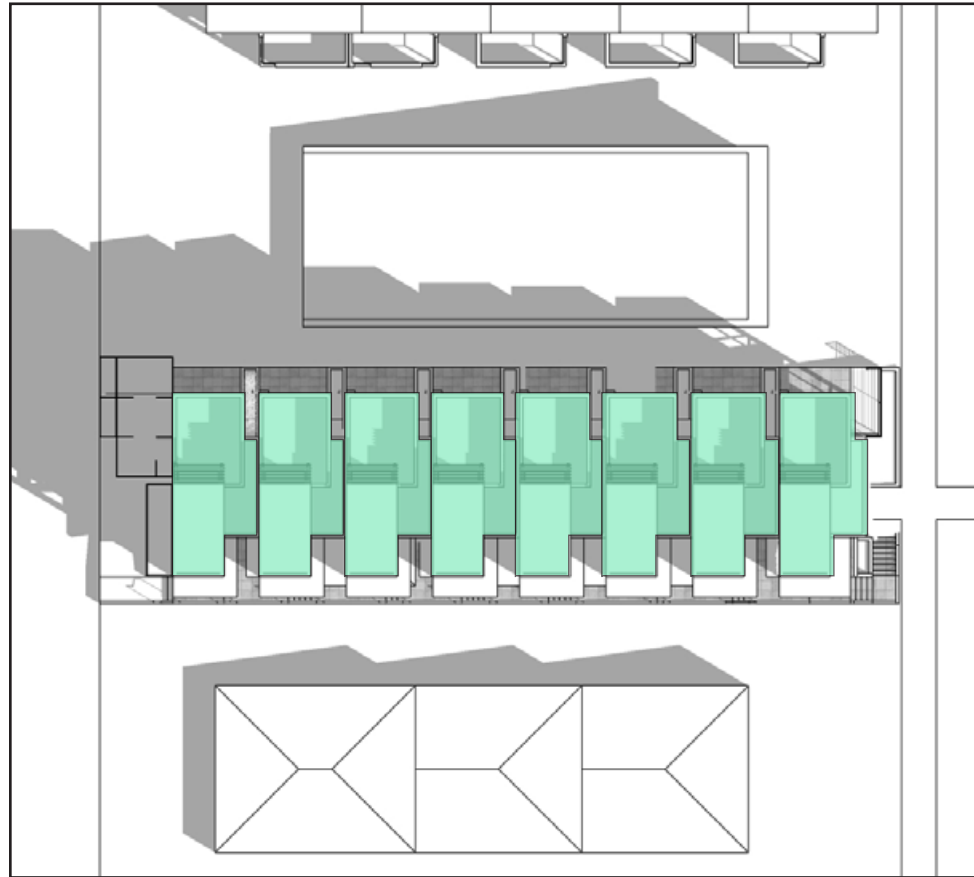
EAST (AVALON) ELEVATION - NOT TO SCALE



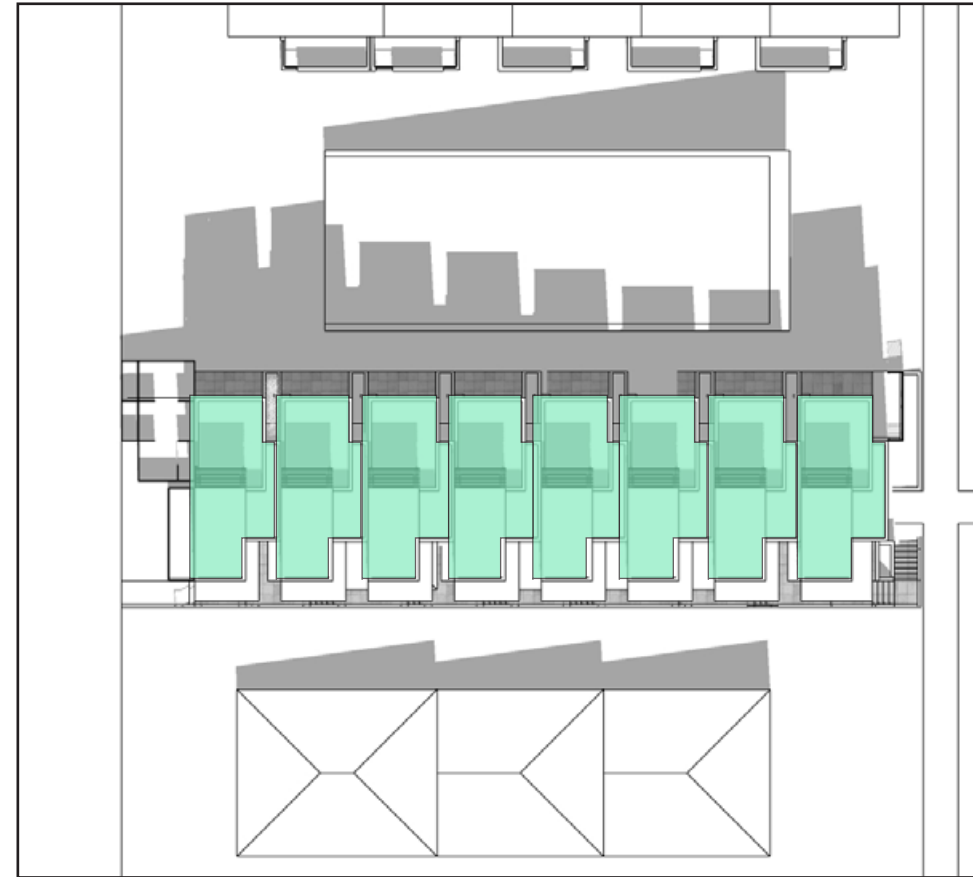
WEST (ALLEY) ELEVATION - NOT TO SCALE



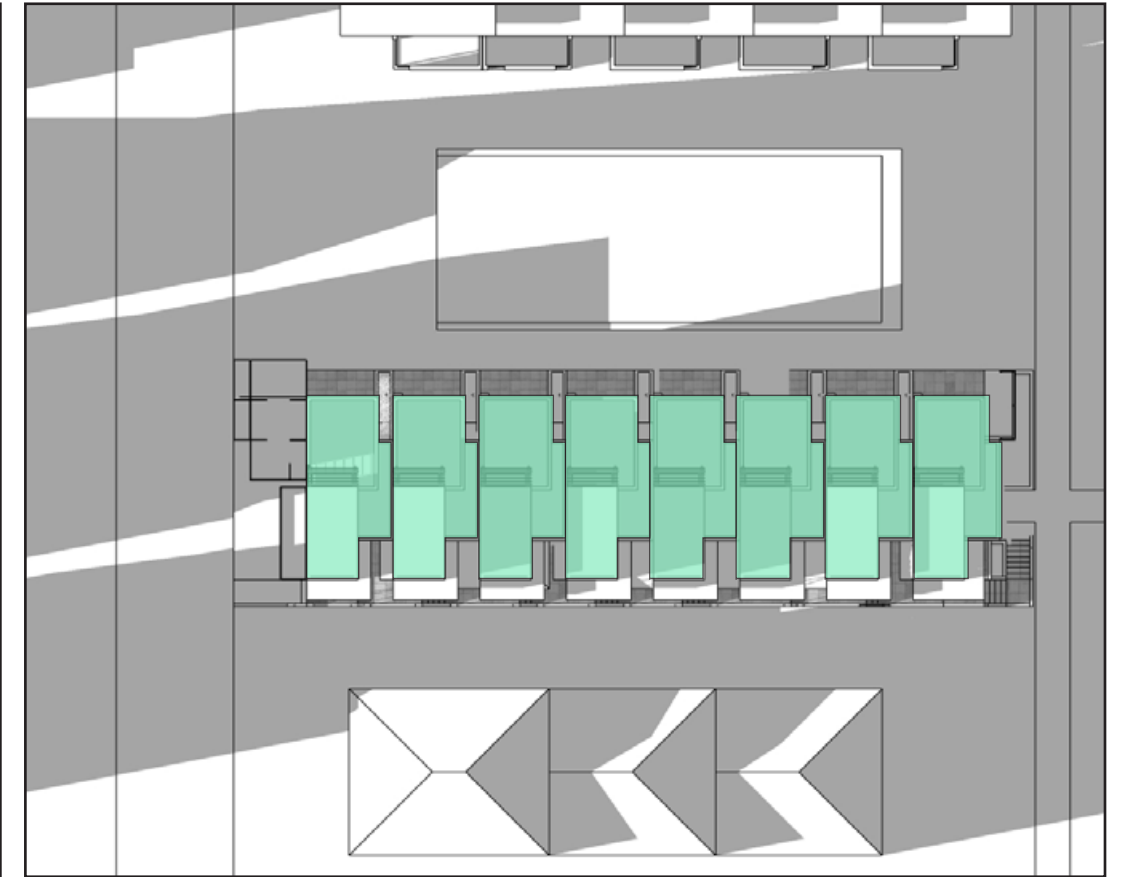
NORTH ELEVATION - NOT TO SCALE



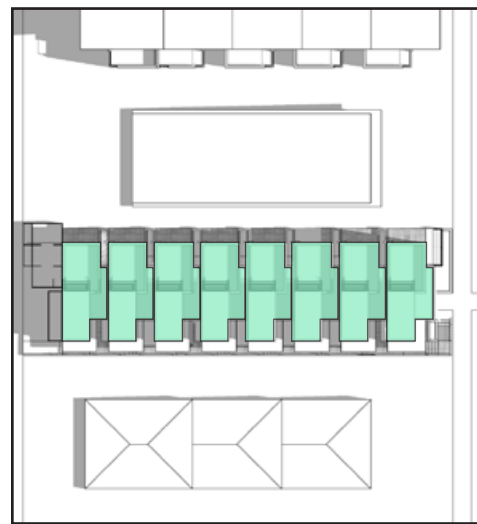
MARCH / SEPTEMBER 21, 9 AM



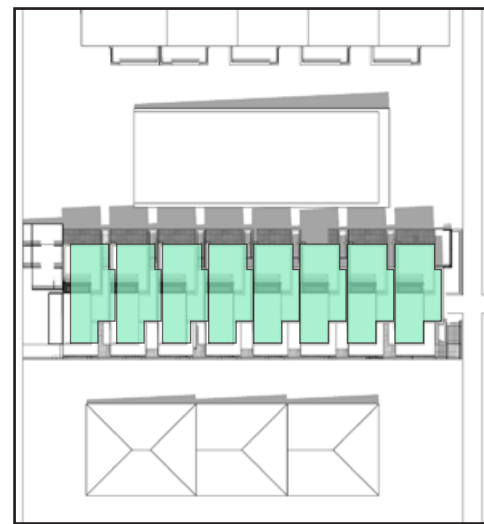
MARCH / SEPTEMBER 21, 12 PM



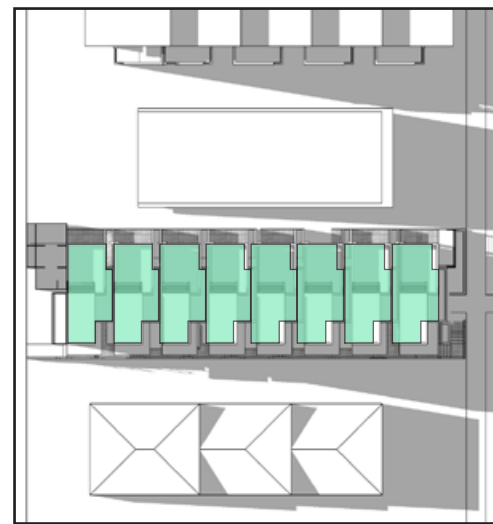
MARCH / SEPTEMBER 21, 5 PM



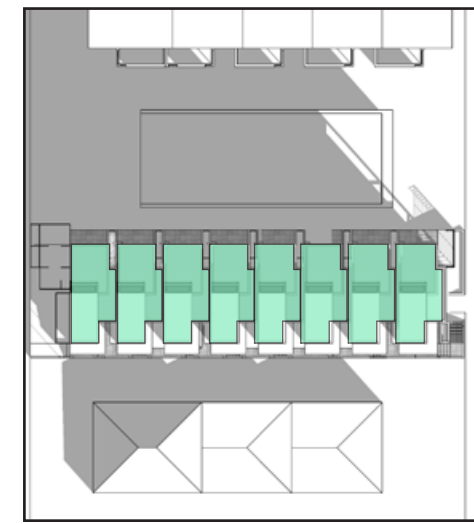
JUNE 21, 9 AM



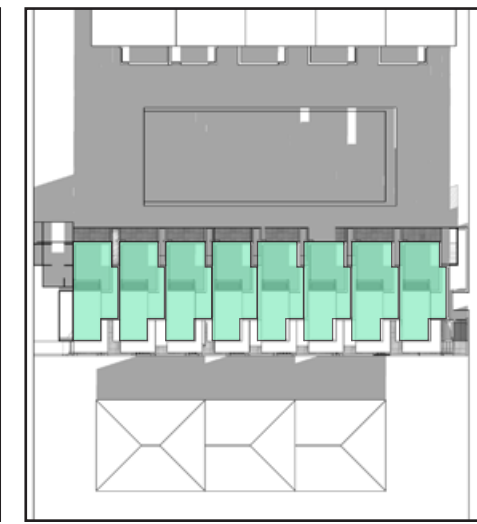
JUNE 21, 12 PM



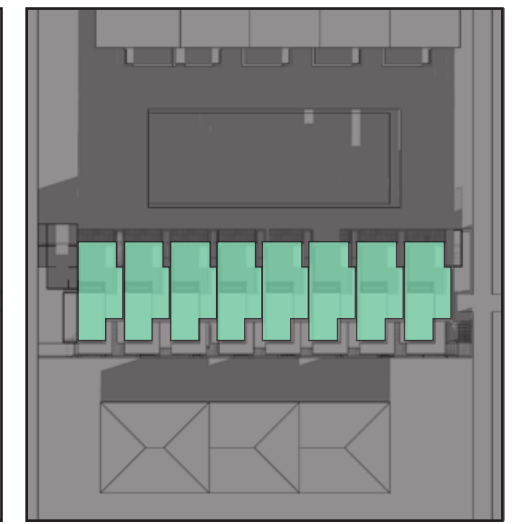
JUNE 21, 5 PM



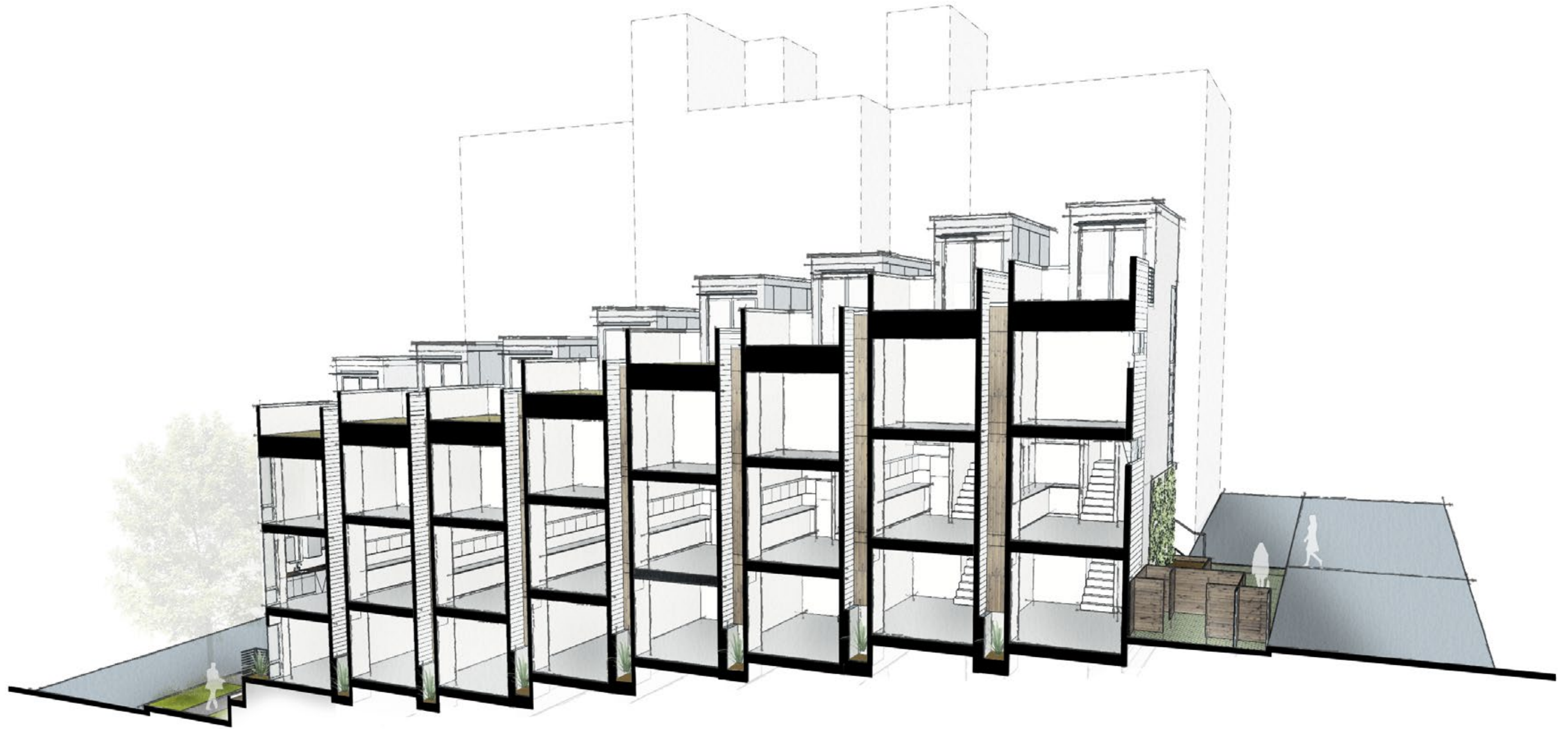
DECEMBER 21, 9 AM



DECEMBER 21, 12 PM



DECEMBER 21, 5 PM





RELATIONSHIP TO THE BLOCK

The proposed 3-story design gestures to lower existing structures on neighboring parcels by stepping down at the most prominent volume along the street-facing facade.

MASSING

Simple massing gestures reduce the scale of the structure and create a thoughtfully modulated building with interstitial outdoor spaces

ADJACENT SITES, STREETS, AND OPEN SPACES

A combination of landscaping and open space provide privacy and soften parcel edges adjacent to neighboring properties and at the street edge.

ARCHITECTURAL AND FACADE COMPOSITION

Increased glazing at the street-facing facade and high quality materials contribute to contemporary style that relates to a number of recently constructed projects along SW Avalon Way.

EMPHASIZING POSITIVE NEIGHBORHOOD ATTRIBUTES

The proposed design emphasizes positive neighborhood attributes by working with the existing topography, providing lush landscaping along the street edge, and using high quality materials that relate to the residential buildings along SW Avalon Way.

EXTERIOR ELEMENTS AND FINISHES

High quality materials are proposed at the street facing facade to enhance the architecture. A combination of 4" horizontal lap siding, vertically oriented corrugated metal siding, and vertically oriented cedar siding are proposed along the east facade, with some fiber cement panel siding at units located in the center of the site.





SECONDARY ARCHITECTURAL FEATURES
Secondary architectural features such as wood framed awnings work with the modulation to enhance the pedestrian experience and provide practical weather protection.

WAYFINDING
The project proposes easy wayfinding through the use of material changes, address signage, lighting, and common pathways that lead directly to unit entries.

ENTRIES
Entries are adjacent to a common pathway on the south side of the site and are distinguished through elevation change, secondary architectural features, address signage, landscaping, and lighting.

PLANNING AHEAD FOR BICYCLISTS
Bicycle parking is proposed to be located adjacent to each primary entrance. A combination of lighting and strategically placed glazing contributes to the safety and security at the bicycle parking areas. A chamfered detail adjacent to concrete steps will serve as a ramp so that bikes can be conveniently moved from the public right of way to their respective parking areas.



SUNLIGHT AND VENTILATION

A combination of modulation at all facades and generous glazing provides ample sunlight at exterior and interior spaces, in addition to opportunities for natural ventilation.

OPEN SPACES, USES, AND ACTIVITIES

Private patios are proposed at the ground level along the north setback as a ground level amenity. Additional outdoor space is proposed at the roof deck, oriented north to capture views of downtown Seattle.

TOPOGRAPHY

Units step down with the topography to minimize disturbance and related to the existing neighboring context and reduce the scale of the structure along SW Avalon Way

EMPHASIZING POSITIVE NEIGHBORHOOD ATTRIBUTES

The proposed design emphasizes positive neighborhood attributes by working with the existing topography, providing lush landscaping along the street edge, and using high quality materials that relate to the residential buildings along SW Avalon Way.

