



RECOMMENDATION MEETING

4508 California Ave SW
Seattle, WA 98116

SDCI PROJECT NO.:

3032079-EG

3031518-LU

MEETING DATE:

November 7, 2019

APPLICANT TEAM:

Capelouto Development Company
Caron Architecture

CARON

CARON REF #2018.018



CALIFORNIA AVE GROUND LEVEL

CONTENTS

03	Proposal	pg. 3
04	Summary Context Analysis	pg. 5
05	Existing Site Conditions	pg. 9
06	Zoning Data	pg. 17
07	Composite Site Plan	pg. 19
08	Design Guidelines	pg. 20
	Project Design History	pg. 20
	Itemized Response to EDG	pg. 21
	Design Guidelines	pg. 34
09	Floor Plans	pg. 36
10	Composite Landscape Plan	pg. 43
11	Elevations	pg. 46
12	Material & Color Palette	pg. 50
13	Renderings	pg. 51
14	Exterior Lighting Plan	pg. 61
15	Signage Concept Plan	pg. 64
16	Building Sections	pg. 65
17	Shadow Study	pg. 67

PROJECT TEAM

OWNER
Capelouto Development Company

CARON ARCHITECTURE CONTACT
Andrew Kluess, Associate Principal
andrewkluess@caronarchitecture.com
206.367.1382
Caron Reference No.: 2018.018

PROJECT HISTORY

EDG 1
08.02.2018

EDG 2
11.01.2018

DRB
11.07.2019

SITE INFORMATION

ADDRESS:
4508 California Ave SW

SDCI PROJECT NO.:
3032079-EG and 3031518-LU

PARCEL(S):
0952006275

SITE AREA:
8,625 SF

OVERLAY DESIGNATION:
West Seattle Junction Hub Urban Village,
Parking Flexibility Area, Pedestrian “P” Zones

PARKING REQUIREMENT:
Not required, in Parking Flexibility Area.

DEVELOPMENT STATISTICS

ZONING:
NC3P-85

BUILDING HEIGHT:
70’

RESIDENTIAL UNITS:
58

LODGING UNITS:
12

PARKING STALLS:
17

BIKE STALLS:
63 Long Term
6 Short Term

3.0 PROPOSAL

DEVELOPMENT OBJECTIVES

Proposed are 5 levels of Type V wood construction above a Type I concrete podium. Uses within the podium consist of a second level lodging level intended for monthly corporate users and a specialty indoor/outdoor amenity space that fronts California Avenue. Commercial and residential entrances are located at grade and enhanced by signage, lighting, and overhead weather protection to create an inviting and vibrant pedestrian friendly space with southwestern exposure.

The alleyway is considered a second street with low key commercial entrances, utility enclosures, van parking stall, and below grade parking access.

Rooftop access is also proposed for tenant access to open spaces, gardens, and relaxation areas. The rooftop amenity deck will currently have water and island views beyond.

SUMMARY STATEMENT

The site is located on one parcel south of SW Oregon Street and to the east side of California Avenue SW in the West Seattle Junction District. The site is presently occupied by two operating one story retail shops, Lee's Asian, and Kamei Japanese Restaurant. The West Seattle Cyclery shop is currently vacant. The topographical high point along California Avenue SW is at the northern border and slopes approximately 1 1/2 feet north to south. The site is in an area of increasing density and is transitioning to mixed use and multifamily residential while maintaining a strong retail core within the Junction. Street frontage along California Avenue is activated by narrow sidewalks, parallel parking spaces and frequently used mid-block pedestrian crosswalks. The streetscape provides grade level retail access with overhead weather protection, street trees, and light poles mounted with flower baskets. No overhead utility wires are present.

ZONING ANALYSIS

The site is approximately 75 feet wide by 115 feet deep, with a 2-foot alley dedication required. No building setbacks are required. The site is zoned NC3P-85, and is located within the West Seattle Junction Hub, an Urban Village designated area, and a Pedestrian "P" zone. No minimum parking is required as the site is in a Parking Flexibility Area which allows residential structures the latitude to not provide parking. Access to parking shall be from the alley when provided. This is an infill lot, enclosed by two-level structures on the north and south boundaries. Commercial retail and the residential lobby front California Avenue SW and the alley abuts the eastern facade. The site is presently occupied by two operating one story retail shops, Lee's Asian, and Kamei Japanese Restaurant, and one vacant retailer, West Seattle Cyclery. Amenity areas are provided on level 2 and rooftop.

DEVELOPMENT SUMMARY

LEVEL		TOTAL GROSS SF	TOTAL FAR SF	RESIDENTIAL UNITS	LODGING UNITS SF	RES FAR (SF)	COMMERCIAL (SF)	LODGING (SF)	USE
TYPE 5A	ROOF	635 SF	547 SF	0	0	547	0	0	Residential Amenity
	7	5,640 SF	5,350 SF	10	0	5,350	0	0	Residential
	6	6,537 SF	6,327 SF	12	0	6,327	0	0	Residential
	5	6,537 SF	6,327 SF	12	0	6,327	0	0	Residential
	4	6,537 SF	6,327 SF	12	0	6,327	0	0	Residential
	3	6,537 SF	6,327 SF	12	0	6,327	0	0	Residential
TYPE 1A	2	7,046 SF	6,707 SF	0	12	539	0	6,168	Lodging
	1	7,962 SF	7,540 SF	0	0	4,000	3,540	0	Residential/ commerical
	P1	8,287 SF		0	0		0	0	Parking/Storage/Utilities
TOTAL		47,431 SF	45,452 SF	58 UNITS	12 UNITS	35,744	3,540	6,168	

NOTE: No Departures Requested

BICYCLE ANALYSIS		LONG TERM		SHORT TERM
RESIDENTIAL	REQUIRED	58		3
	PROVIDED	59		3
LODGING	REQUIRED	3		1
	PROVIDED	3		1
COMMERCIAL	REQUIRED	1		2
	PROVIDED	1		2
TOTAL	REQUIRED	62		6
	PROVIDED	63		6

3.0 PROPOSAL

PROJECT GOALS

1. SUPPORT CONTINUITY

Vibrancy of the California Avenue streetscape and its relationship to scale, proportion, and materials have created an enduring appeal for the community. Narrow sidewalks, street amenities, and lower scale facades fronting commercial streets contribute to a vital and lively streetscape. While our site supports an infill structure, the intent is to create a new building within the historic district that is visually distinctive and familiar with respect to the community.

2. MAINTAIN AND INNOVATE

The Junction and specifically California Avenue constitute an architecturally rich environment. Currently, tall one and two story structures make up the majority of the buildings that front California Avenue. The existing Junction architectural fabric defines key building / street relationships that this structure proposes to reinforce. The design team investigated the existing built form of the Junction neighborhood and used primary datum lines, proportions, and materials to establish the building blocks for our proposal.

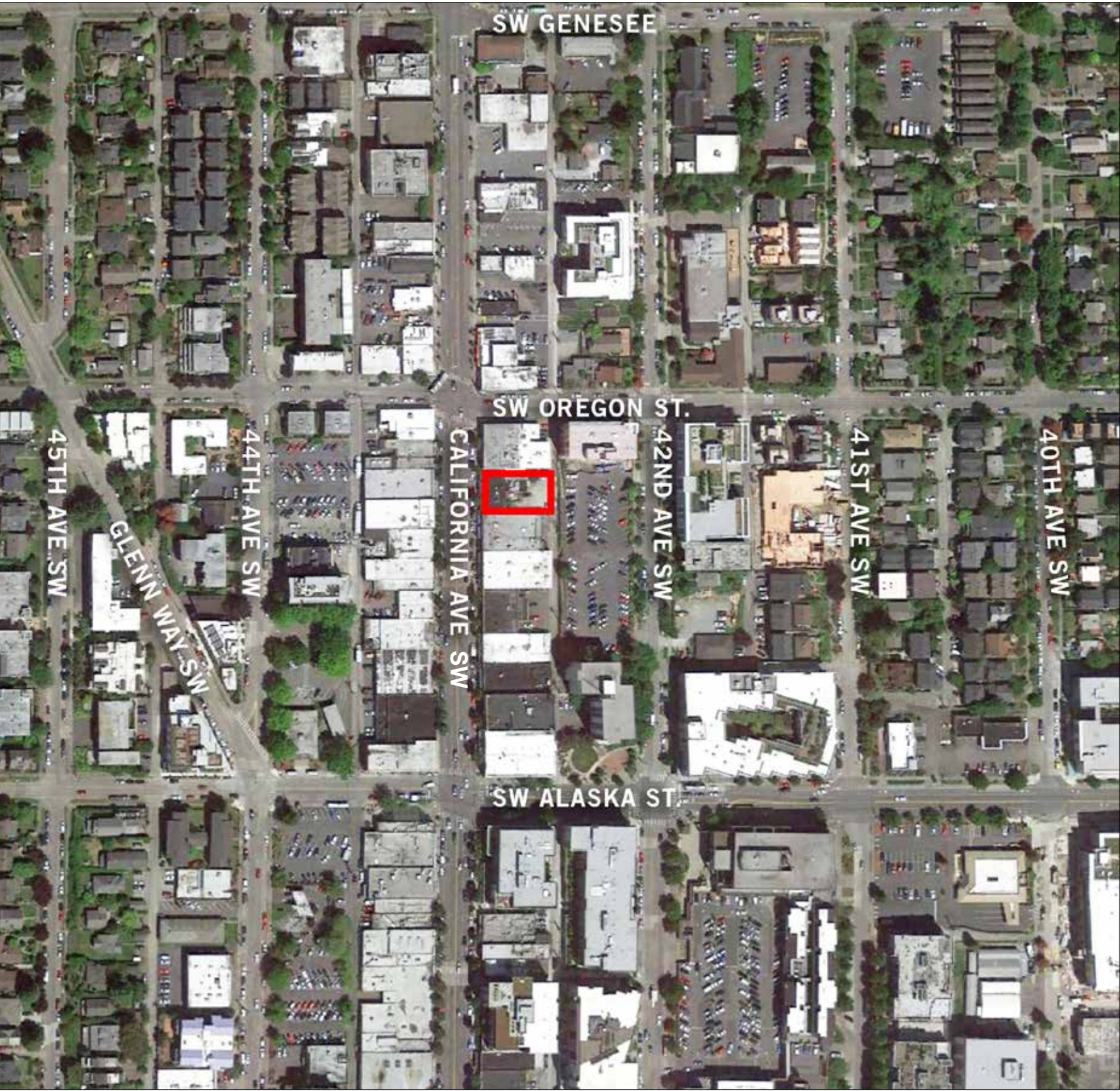
3. CREATE OPPORTUNITIES

A new residential entrance will front California Avenue at the northwest end of the site. Residential use will serve to further activate the vibrant Junction streetscape by providing new location opportunities for an emerging younger demographic, deliver a number of affordable residential units, and introduces a building of mixed use with residential above commercial retail. Adding residential to the eastern side of California avenue further integrates this building with what is occurring in other parts of the Junction and encourages more pedestrian connections to commercial retail from the alley.

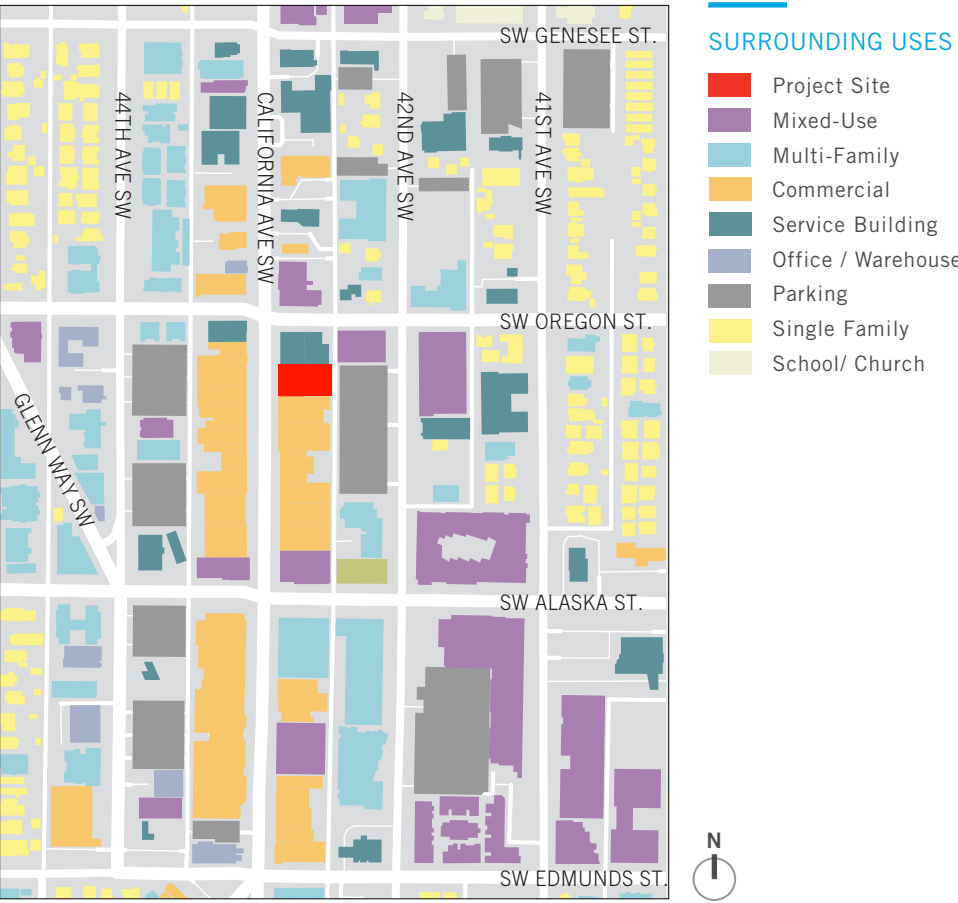
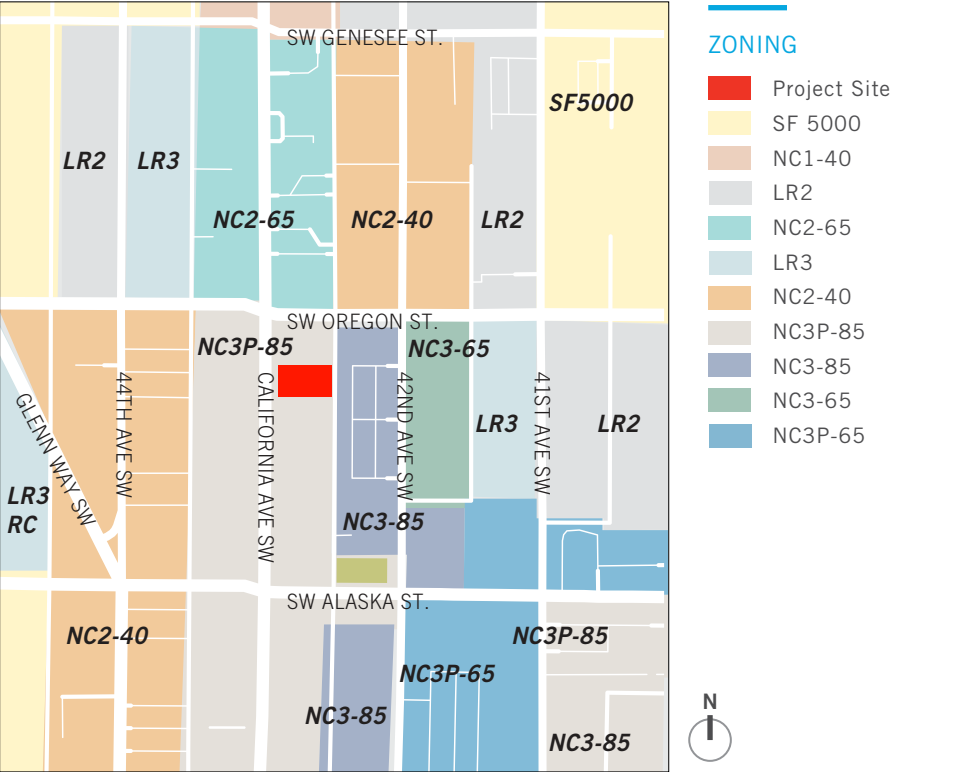
A new type of space provided for in this building is the second level club room and exterior amenity area. This area provides residential tenants and their guests with smaller intimate spaces to gather as compared to the roof top deck, provides exceptional views to the surrounding Junction streetscape, and encourages opportunities for building occupants to interact with pedestrians just one level below.



4.0 SUMMARY CONTEXT ANALYSIS



AXONOMETRIC MAP (GOOGLE EARTH)



4.0 SUMMARY CONTEXT ANALYSIS

TRANSPORTATION

California Avenue SW is a pedestrian “P” zone street with curbside vehicular parking along both sides of the street. Two all day bus routes run north and south along California Avenue SW. Major bus transfer points and Rapid Ride Links are provided south of the project site along SW Alaska Street. California Avenue SW has a designated bicycle Sharrow lane on the east side of the street and adjacent to the site. There are existing bicycle racks located in front of Lee’s Asian restaurant and West Seattle Cyclery that are to be replaced with SDOT approved racks.



[illegible]

4.0 SUMMARY CONTEXT ANALYSIS | DESIGN RESEARCH



July 9, 2019

Andrew Kluess
Caron Architecture

Dear Andrew,

Thank you for submitting to SPU the solid waste service plans for **4508 California Avenue SW**, subject to review by the Seattle Department of Construction and Inspections (SDCI) as Master Use Permit (MUP) **#3031518**.

SPU Solid Waste approves the following solid waste service and access details:

58 units + ~11,000ft² commercial

Storage room meets code for size and dimensions, at **649ft²**. Dumpsters will be staged by management for service in the alley.

RESIDENTIAL SERVICES

Garbage: 2, 2yd COMPACTED
Recycle: 2, 4yd uncompacted dumpsters
FW: 2, 96g carts

COMMERCIAL SERVICES

Garbage: Shared with residential
Recycle: 1, 4yd dumpster
FW: 1, 1yd dumpster

Please work with the assigned SDCI zoning reviewer to adopt this plan. If the attached drawings differ from the MUP drawings, you will need to update your application to consistently reflect the proposal.

Sincerely,

Angela Wallis
Seattle Public Utilities
(206) 684-4166
angela.wallis@seattle.gov



The City of Seattle
Landmarks Preservation Board
Mailing Address: PO Box 94649, Seattle WA 98124-4649
Street Address: 600 4th Avenue, 4th Floor

LPB 305/19

May 31, 2019

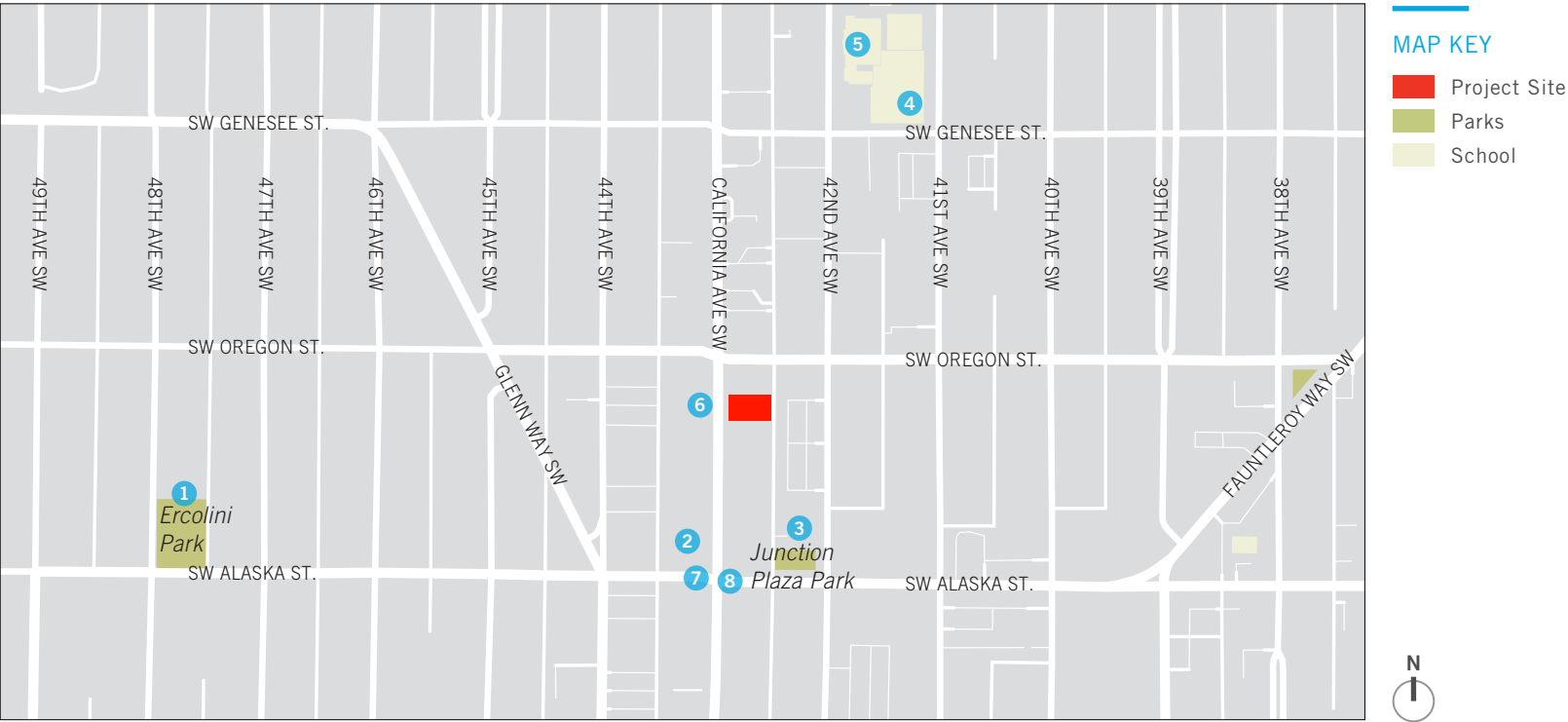
To: Tami Garrett, SDCI
From: Tom Quackenbush, DON
Subject: MUP#3031518, 4508 California Avenue Southwest

In accordance with SEPA Historic Preservation Policy (SMC 25.05.675-H.2.c), we have reviewed the building associated with the above referenced project as requested. This project involves one building that is more than 50 years old and is located at 4508 California Avenue Southwest.

We have reviewed the information submitted by the applicant regarding the subject building. Based on the review of this information and a visit to the site, we have determined that it is unlikely that the subject building would meet the standards for designation as an individual landmark.

If you have any questions, please call me at 684-0215.

5.0 EXISTING SITE CONDITIONS



COMMUNITY NODES / LANDMARKS:



1 ERCOLINI PARK
0.5 mile from project site



2 EASY STREET RECORDS & CAFE
341 ft. from project site



3 JUNCTION PLAZA PARK
0.1 mile from project site



4 SEATTLE LUTHERAN HIGH SCHOOL
0.3 mile from project site



5 HOLY ROSARY SCHOOL
0.3 mile from project site



6 THE BEER JUNCTION
Across from project site

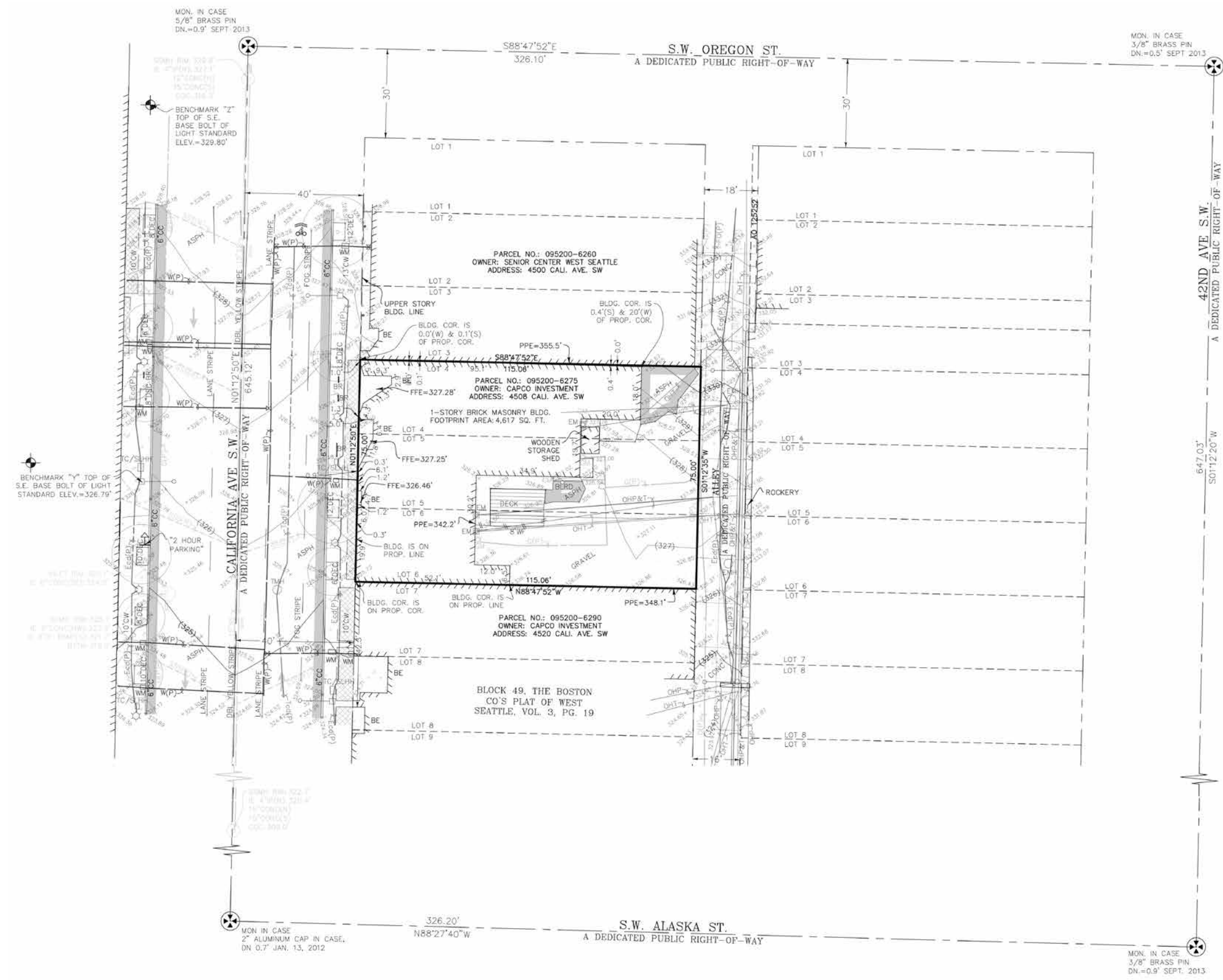


7 WEST SEATTLE FARMERS MARKET
440 ft. from project site



8 WEST SEATTLE HISTORIC CONTEXT (MURALS)
0.1 mile from project site

5.0 SURVEY



5.0 SITE PHOTOS

PROJECT SITE

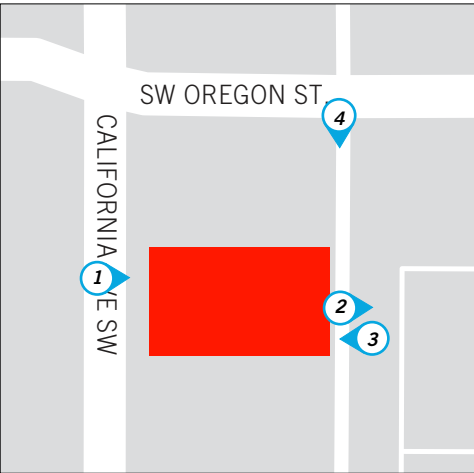
The project site is located near the intersection of California Ave SW and SW Oregon St. The streets are major arterials with heavy vehicular and pedestrian traffic on both streets. The area is scattered with retail shops, restaurants and multiple youth and family services.



1 PROJECT SITE FACING EAST



2 PROJECT SITE FACING EAST (ALLEY)



MAP KEY

- Project Site
- View



3 PROJECT SITE FACING WEST (ALLEY)



4 ALLEY, LOOKING SOUTH

5.0 STREETSCAPES

1 CALIFORNIA AVE SW LOOKING EAST

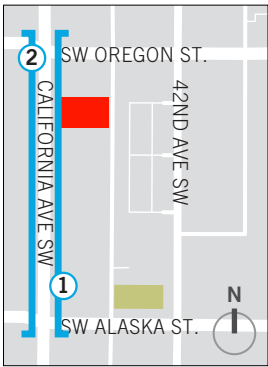
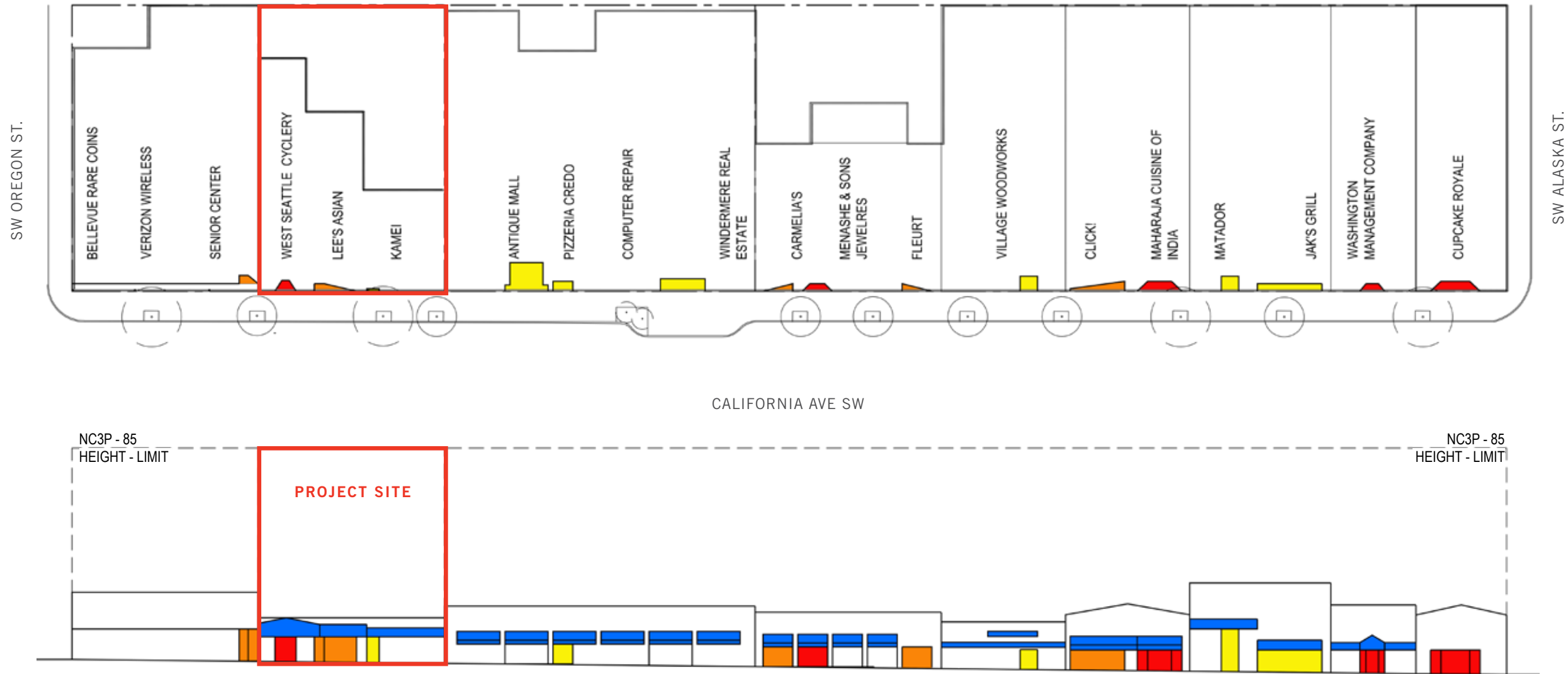


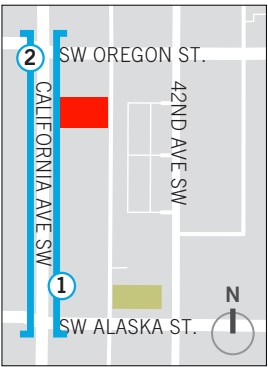
DIAGRAM KEY

- TYPE A RETAIL ENTRIES
- TYPE B RETAIL ENTRIES
- TYPE C RETAIL ENTRIES
- CANOPIES



5.0 STREETSAPES

2 CALIFORNIA AVE SW LOOKING WEST



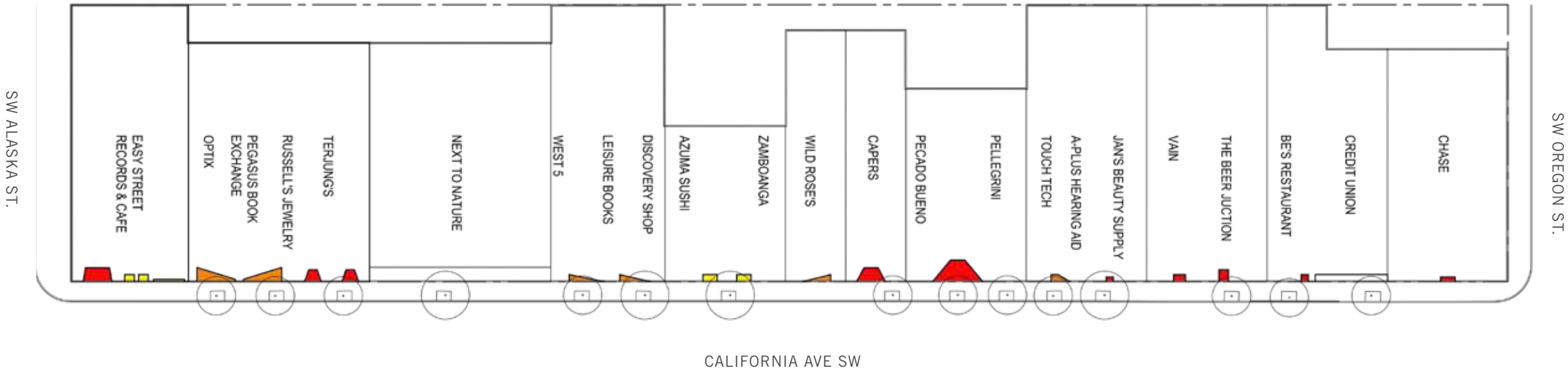
85' MAXIMUM HEIGHT
NC3P-85



DIAGRAM KEY

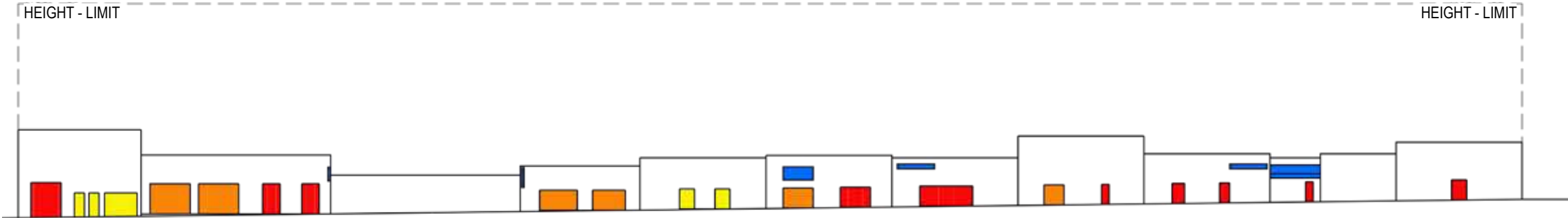
- TYPE A RETAIL ENTRIES
- TYPE B RETAIL ENTRIES
- TYPE C RETAIL ENTRIES
- CANOPIES

NOTE:
INFORMATION ABOUT THE LANDMARK
BUILDINGS WAS TAKEN FROM
A REPORT BY THE WEST SEATTLE
JUNCTION HISTORICAL SURVEY
GROUP (MARCH 2016).



NC3P - 85
HEIGHT - LIMIT

NC3P - 85
HEIGHT - LIMIT



5.0 STREETSCAPES

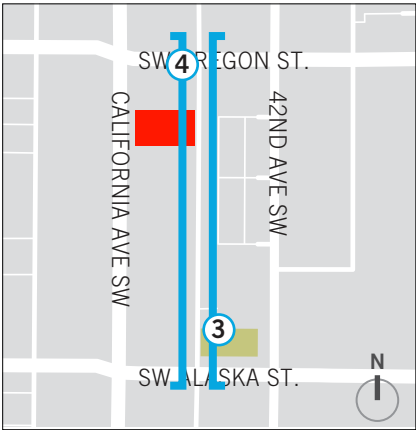
3 ALLEY LOOKING EAST

85' MAXIMUM HEIGHT



4 ALLEY LOOKING WEST

85' MAXIMUM HEIGHT
NC3P-85



5.0 SITE RESEARCH AND OBSERVATIONS

MATERIALS IN THE JUNCTION

The materials shown here are found in the Junction along California Avenue SW. Building bases that front the streetscape are largely brick columns with variations of durable materials used as infill for glazing and storefronts systems. Most materilas are modest, fine grain in character, and varied.

BRICK



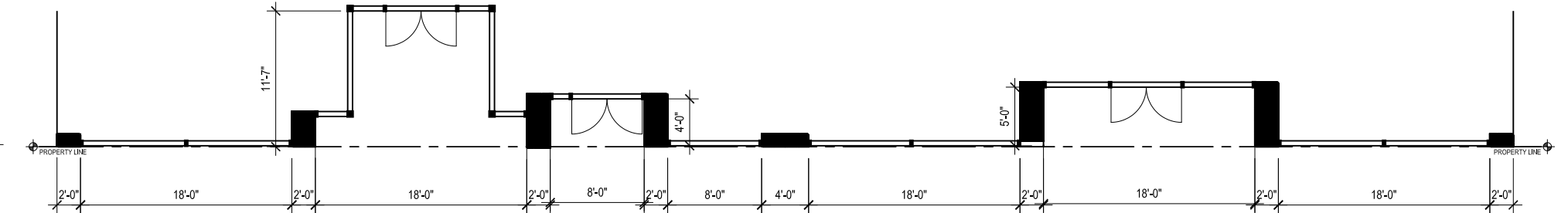
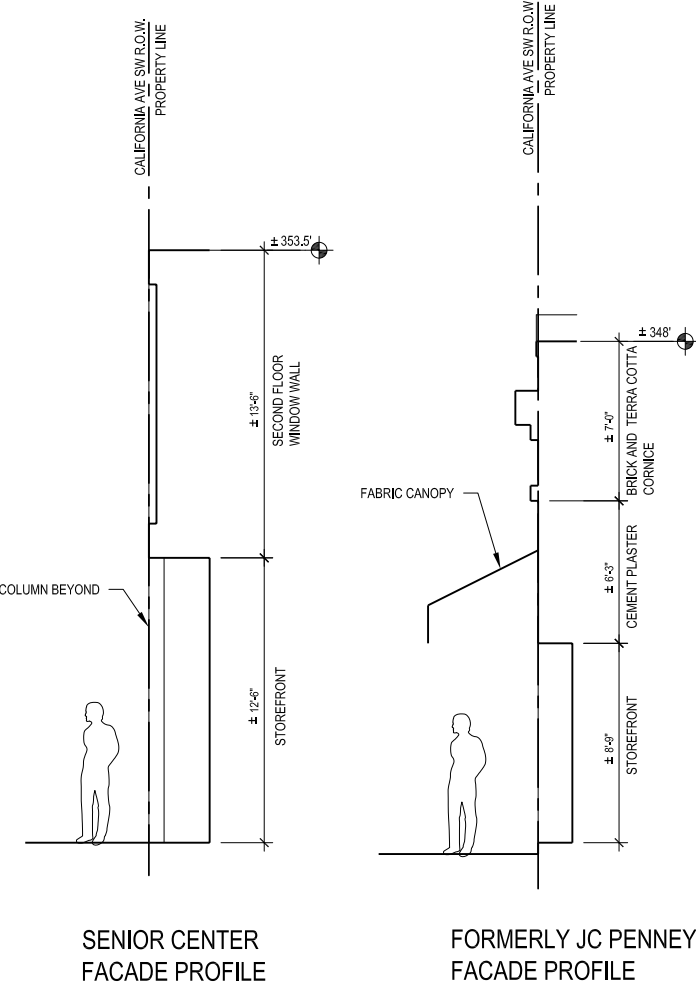
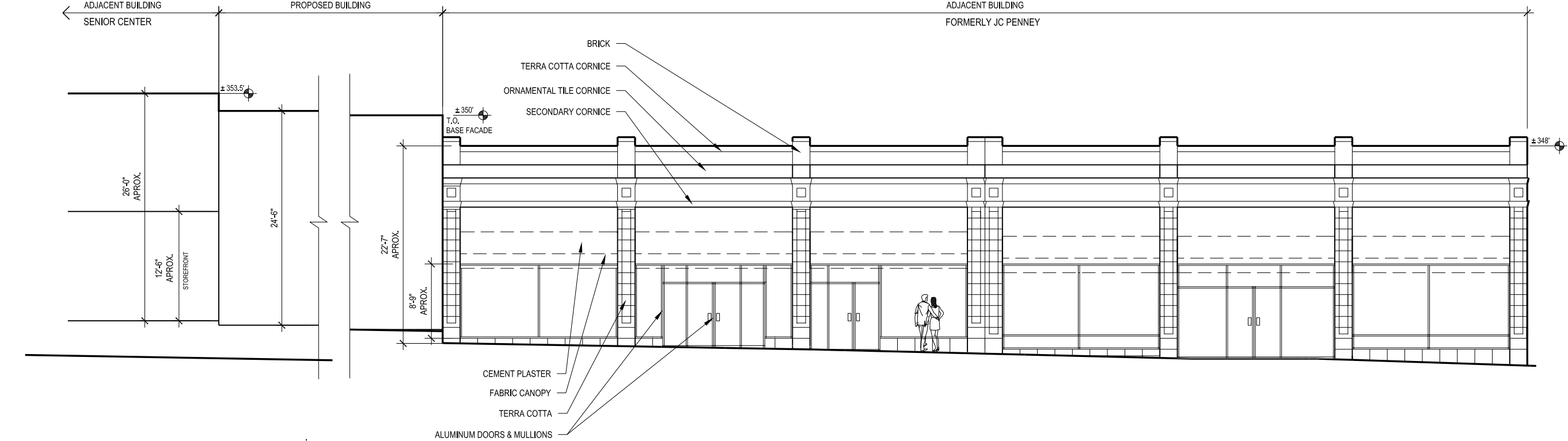
STONE & ROCK CLADDING



CONCRETE



5.0 URBAN DESIGN ANALYSIS | SITE RESEARCH AND OBSERVATIONS



1 1951 J.C. PENNEY BUILDING



2 J.C. PENNEY BUILDING CURRENT CONDITION

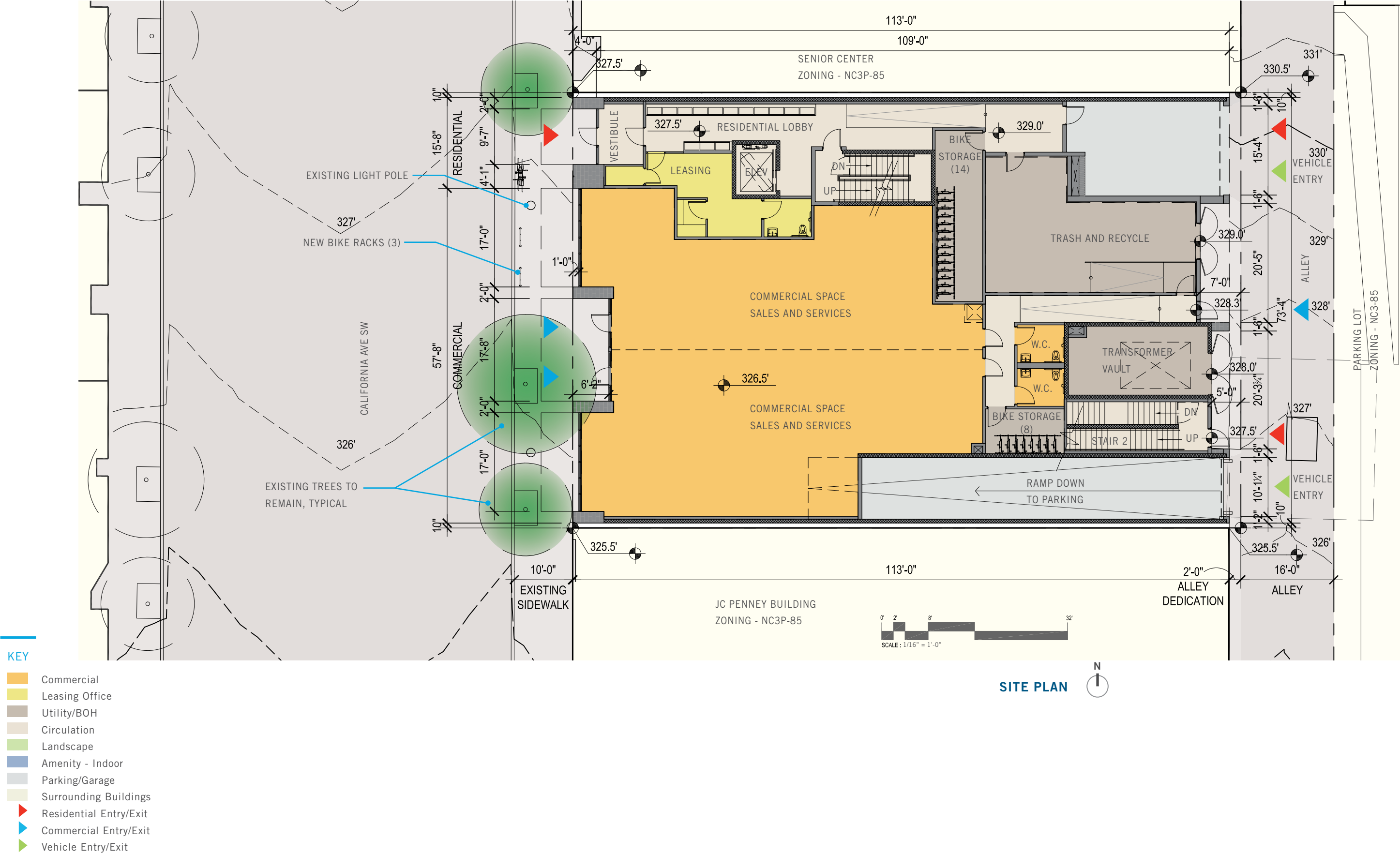
6.0 ZONING DATA

APPLICABLE ZONING	SMC-SECTION	DESCRIPTION	COMPLIANCE
Permitted uses	23.47A.004	Restaurant, Office, General Sales/Services, Retail, L/W, Residential/Lodging	√
Street Level Uses	23.47A.005	Residential, including live-work, uses may occupy no more than 20 percent of the street-level street-facing facade	√
		Along designated principal pedestrian streets, non-residential uses are required 80 percent of the street-level. For Allowed uses, see 23.47A.005D.	√
Street Level Development Standards	23.47A.008	Blank segments of the street-facing facade between 2 feet and 8 feet above the sidewalk may not exceed 20 feet in width. The total of all blank facade segments may not exceed 40 percent of the width of the facade of the structure along the street.	√
		Street-level street-facing facades shall be located within 10 feet of the street lot line, unless wider sidewalks, plazas, or other approved landscaped or open spaces are provided.	√
		Transparency-60% of the street-facing facade between 2 feet and 8 feet above the sidewalk shall be transparent.	√
		Non-residential uses shall extend an average depth of at least 30 feet and a minimum depth of 15 feet from the street-level street-facing facade.	√
		Non-residential uses at street level shall have a floor-to-floor height of at least 13 feet.	√
		Pedestrian designated zones: A minimum of 80 percent of the width of a structure's street-level street-facing facade that faces a principal pedestrian street shall be occupied by commercial uses. See subsection 23.47A.005.D.1.	√
		Continuous overhead weather protection is required along at least 60 percent of the street frontage of a structure on a principal pedestrian street. Width: 6 feet minimum. Height: for projection less than 6 feet: 8' min. 12' max. Above sidewalk and for projection more than 6' to be 10' min and 15' max.	√
Max. Size of non-residential use	23.47A.010	Any gross floor area used for accessory parking is exempted from the size calculation.	√
Outdoor Activities	23.47A.011	No outdoor sales area limit; For display area, 15% of lot area or 1,000 sf limit, whichever is less	√
		For display area, 15% of lot area or 1,000 sf limit, whichever is less	√
		Outdoor storage area prohibited	√
Structure height	23.47A.012	85' max.	√
		Smokestacks, chimneys, flagpoles, and religious symbols for religious institutions are exempt from height controls provided they are a minimum of 10 feet from any side or rear lot line.	√
		Open railings, planters, skylights, clerestories, greenhouses, solarium, parapets, and firewalls may extend as high as the highest ridge of a pitched roof permitted by subsection 23.47A.012.B or up to 4 feet above the otherwise applicable height limit, whichever is higher	√
		In zones with height limits of 65 feet or more, solar collectors may extend up to 7 feet above the otherwise applicable height limit, with unlimited rooftop coverage.	√
		Rooftop features may extend up to 15 feet above the applicable height limit, as long as the extending from rooftop features do not exceed 20 percent of the roof area, or 25 percent of the roof area if the total includes stair or elevator penthouses or screened mechanical equipment: a. Solar collectors; b. Mechanical equipment; f. Stair and elevator penthouses may extend above the applicable height limit up to 16 feet.	√
Floor area ratio	23.47A.013	Parking that is within or covered by a structure or portion of a structure and that is within a story that is not underground shall be included in gross floor area calculations.	√
		Maximum FAR: 6 with no single use can exceed 4.5,	√
		Exempt: All underground stories or portions of stories;	√
		Exempt: All portions of a story that extend no more than 4 feet above existing or finished grade, whichever is lower, excluding access;	√
		Min. FAR per Table C = 2; excluding below grade and parking areas.	√
Setback Requirements	23.47A.014	No Setback Required	√
Landscaping Requirements	23.47A.016	Existing street trees shall be retained unless the Director of Transportation approves their removal	√




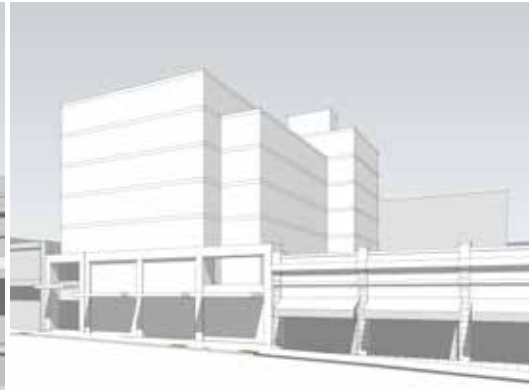

6.0 ZONING DATA

APPLICABLE ZONING	SMC-SECTION	DESCRIPTION	COMPLIANCE
Amenity area	23.47A.024	Amenity areas are required in an amount equal to 5 percent of the total gross floor area in residential use. Gross floor area excludes areas used for mechanical equipment and accessory parking. Bioret- ention facilities qualify as amenity areas.	√
		Required amenity areas shall meet the following standards, as applicable: 1. All residents shall have access to at least one common or private amenity area. 2. Amenity areas shall not be enclosed. 3. Parking areas, vehicular access easements, and driveways do not qualify as amenity areas, except that a woonerf may provide a maximum of 50 percent of the amenity area if the design of the woonerf is approved through a design review process pursuant to Chapter 23.41. 4. Common amenity areas shall have a minimum horizontal dimension of 10 feet, and no common amenity area shall be less than 250 square feet in size. 5. Private balconies and decks shall have a minimum area of 60 square feet, and no horizontal dimension shall be less than 6 feet.	√
Parking location & access	23.47A.032	Access to parking shall be from the alley if the lot abuts an alley improved to the standards of subsection 23.53.030.C	√
		No minimum requirement in Parking Flexibility Area	√
		Parking shall not be located between a structure and a street lot line	√
		Surface parking is prohibited abutting the street lot line along a principal pedestrian street	√
		Maximum parking aisle slope: 17%	√
Parking	23.54.015	Not Required	√
Bicycle Parking	23.54.015	Lodging: 3 per 40 units, Multi-family structure: 1 per unit	√
Loading Berth Requirements	23.54.035	Table A: less than 10,000 sf of retail/restaurant use (Medium Demand) & <40,000 sf Office use(Low demand) - no berth required.	√
Solid waste and recycle	23.54.040	Solid Waste Container: Residential between 51-100 units require minimum 375 SF plus 4 SF for each additional unit above 50	√
		Solid Waste Container: Non-Residential between 5,001 - 15,000 sf non-residential use require minimum 125 sf	√

7.0 SITE PLAN



8.0 PROJECT DESIGN HISTORY

					
	EDG 1: Option 1 “L”	EDG 1: Option 2 “C”	EDG 1: Preferred Option 3 “H”	EDG 2: Preferred Option 4	DR: Developed Design
# UNITS:	76 Units	78 Units	79 Units	74 Units	58 Units \ 12 Lodging
OUTDOOR AMENITY:	4,658 SF	3,208 SF	2,957 SF	4,674 SF	4,523 SF
RETAIL & LODGING SF:	10,960 SF	11,696 SF	12,535 SF	11,933 SF	10,084 SF
PARKING STALLS:	19 Stalls	19 Stalls	19 Stalls	17 Stalls	17 stalls
OPPORTUNITIES:	<ul style="list-style-type: none">Slender massing provides reduced bulk.2nd level open space is immediately adjacent to California Avenue, providing visual connection to the street.Provides outdoor open spaces at different levels of the building and has the largest total open space area.	<ul style="list-style-type: none">Street facing facade has desirable proportion and composition.Balconies could be added at corner facade facing California Avenue, providing additional private open spaces and articulation.Recessed upper level units have private decks with higher ceiling that provides additional modulation.	<ul style="list-style-type: none">Recessed upper facade from California Avenue provides private deck spaces facing the street, creating visual connection with the street and providing visual interest.Lower facade provides appropriate transition from the adjacent buildings.Balconies could be added on the majority of the street facing facade, providing additional private open spaces and articulation of the facadeRecessed upper level units have private decks with higher ceiling that could provide more visually interesting modulation.	<ul style="list-style-type: none">Recessed South façade steps back from California Avenue to accentuate the two-story datum line.Massing is further reduced by pulling back the western mass and stepping down to create a slender massing along California Avenue while respecting the prominent J.C Penney Terra Cotta and Brick façade.South and North facade allow maximum fenestration, reducing blank facades.Alley facade is modulated into lower, middle and upper parts with recesses.Provides outdoor open spaces at multiple levels.Stair/elevator tower is recessed back from north property line, allowing potential fenestrationsThe maximum transparency at street level.	<ul style="list-style-type: none">Height of structure has been lowered below allowable limits to reduce bulk along California Avenue SW.Upper level massing along California Avenue has been set back to reduce shading onto California Avenue and to minimize the bulk and scale of the west and south facing mass.Reinforcement of the typical two story base along California Avenue with brick and retail infill.Provide vibrancy at the streetscape with maximum commercial storefront transparency.The residential entrance has been located along California Avenue and as close to Oregon Street as possible for the convenience of the tenantsHigh quality, durable materials typically used. Particular attention has been paid to the alleyway façade massing and materials to take advantage of an activated alley that exists at this location.
CONSTRAINTS:	<ul style="list-style-type: none">Increased building height is undesirable for the lower existing buildings at adjacent sites.Street level facade may be difficult to compliment the adjacent buildings.	<ul style="list-style-type: none">Lower level open space is hidden from street and has potentially limited access to daylight.	<ul style="list-style-type: none">Common open space is only provided at roof level	<ul style="list-style-type: none">North side lower level open space is hidden from the street and could have potentially limited access to daylight if the adjacent lot is expanded vertically.	<ul style="list-style-type: none">North side units would have limited views and daylight if the adjacent lot is expanded vertically.
COMPLIANCE:	Yes, code compliant	Yes, code compliant	Yes, code compliant	Yes, code compliant	Yes, code compliant

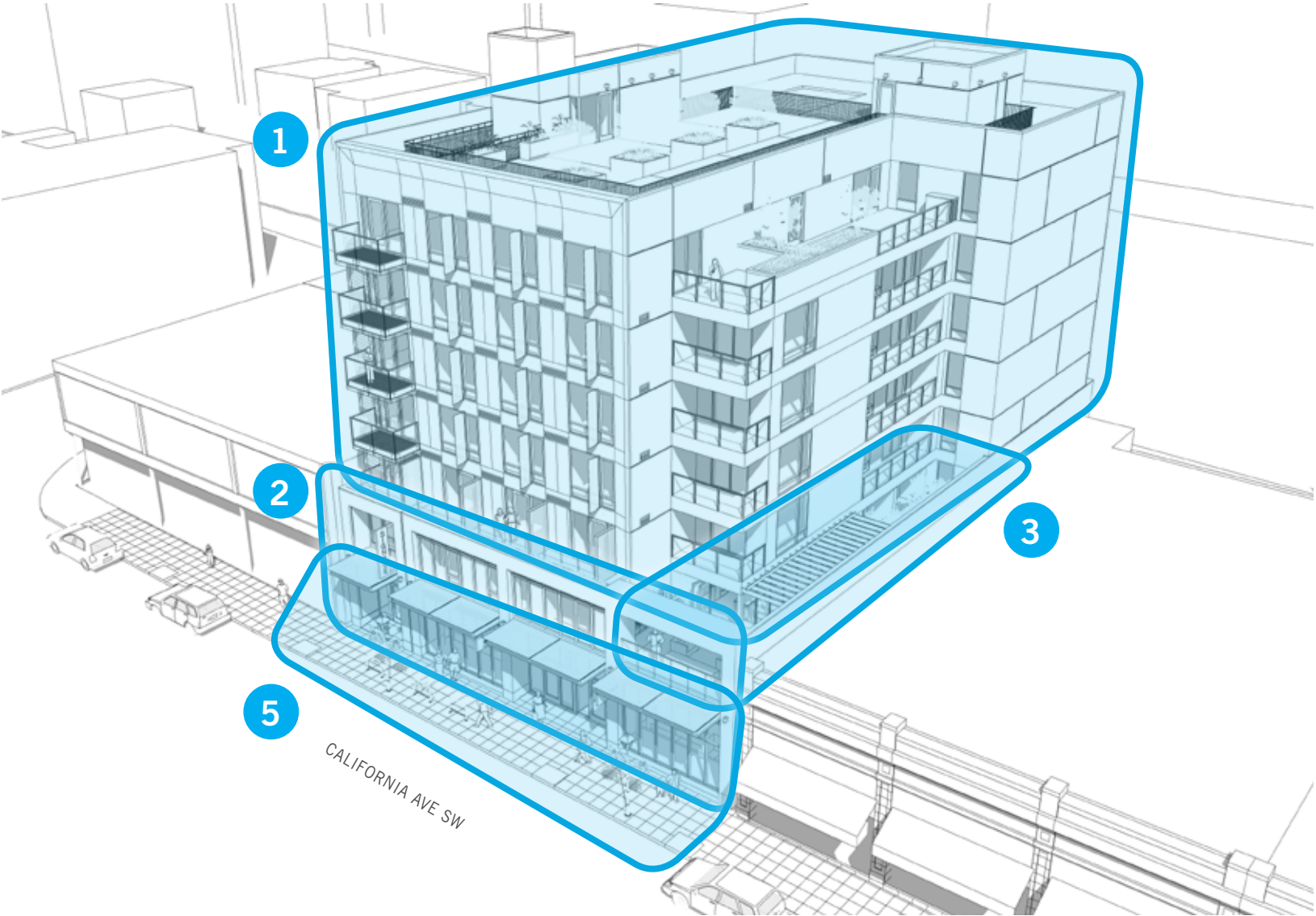
8.0 ITEMIZED RESPONSE TO EDG 2 GUIDANCE

DESIGN GUIDANCE	BOARD RECOMMENTATIONS	DESIGN TEAM RESPONSE	APPLICABLE DESIGN GUIDELINE
1 MASSING CONCEPT	a. The Board appreciated the thoroughness of the packet and additional context analysis and supported the new 4th massing option as the basis for further refinement.	Further refined 4th massing option.	CS2-D-1 Existing Development and Zoning CS3-I-ii Architectural Cues
	b. The Board agreed that the changes to the upper massing were successful and responsive to previous guidance. However, the Board noted that the upper levels will be very visually prominent and provided guidance to articulate the upper massing in a clean and simple way, breaking up blank walls through the thoughtful application of high quality materials. The Board stated that given the streetscape context and high visibility of the site, fiber cement materials should not be considered as a precedent.	High quality materials are utilized fronting California Avenue and the Alley facades. Modulation of surfaces along with thoughtful paneling joints create interest and reduce the visual mass of the south and north facades.	CS2-III-iv Break Up Visual Mass
	c. Acknowledging public comment regarding shading of California Ave and the farmer’s market, the Board noted that the massing option is below the maximum height limit allowed and agreed that the lower height and upper level setbacks minimize shading impacts.	The design team realizes the vital importance of the Junction Market and vibrancy of the streetscape that the community cherishes. By lowering the structure under allowable zoning limits, setting back the west facade which fronts Callifornia Avenue, and locating the bulk of the structure’s mass along the alley, the building places high regard for the historical nature of the site.	CS2-D-1 Existing Development and Zoning CS1-B-2 Daylight and Shading
2 BASE LEVEL	a. The Board supported the two-story brick base in response to the historic character of the street but agreed that the composition of the second level was overly busy and complex. The Board provided guidance to simplify and refine the second level, aligning fenestration with the first level so that the base reads as one cohesive element. At the Recommendation meeting the Board would like to review study of the relationship of the base level fenestration with the upper level glazing and balcony placement.	The first and second level infill framing elements and fenestration rhythm have been unified to create a consistent and visually harmonious facade within the brick frames.	CS3-I-ii Architectural Cues DC2-I Architectural Concept and Consistency CS2-C-1 Streetscape Compatibility
	b. The Board supported the minimized residential entry separated from the commercial frontage.	The residential entrance has a strong two level vertical proportion and an intimate scale to visually separate the entrance from the commercial retail uses at the streetscape. The residential entrance is additionally distinguished and separated from the adjacent commercial retail by a set of a double wide brick columns. The inspiration for the double wide column(s) comes from the adjacent JC Penney structure, which used a similar gesture to separate uses or shop ownership.	DC2-I Architectural Concept and Consistency PL3-A Entries CS2-C-1 Streetscape Compatibility
	c. The Board discussed public comment regarding the alignment of the base with the height of the adjacent buildings and supported the stepped response to the two datum lines.	Historically along the east side of California Avenue, structures with a two story base expression step with the sloping sidewalk grade at incremental levels to foster a consistent approach to grade change and structure height. We propose to support the historical base rational and step the two story brick base in accordance with traditional values.	CS3-I-ii Architectural Cues DC2-I Architectural Concept and Consistency CS2-I Streetscape Compatibility
	d. The Board supported the response of the bays and columns to the proportions of the historic former JC Penney building to the south.	Utilizing proportions and rhythms found within the Junction’s native architectural language serves to strengthen and reinforce the vibrant streetscape that exists currently.	CS3-I-ii Architectural Cues CS2- A-1 Sense of Place
	e. The Board emphasized the importance of material detailing of the base level and would like to review specific material information and detailed street-level renderings at the Recommendation meeting.	Simplicity and durability are the hallmarks of the Junction material palette. The historical trend has been for each building to compliment the other and not overshadow it with pomp and circumstance. With respect to the JC Penney structure this building abuts to the south and the much more contemporary Senior Center to the north, the proposed design and materials are intentionally more modest and contemporary so as to not visually compete.	CS3-I-ii Architectural Cues CS2-A-1 Sense of Place
	f. The Board would also like to review lighting and signage details at the Recommendation meeting.	Durable and high quality lighting and signage are incorporated into the design. The intent is for the signage and lighting to assist in wayfinding while adding to the streetscape vibrancy.	DC4-C Lighting DC4-I-I Signage

8.0 ITEMIZED RESPONSE TO EDG 2 GUIDANCE

DESIGN GUIDANCE	BOARD RECOMMENTATIONS	DESIGN TEAM RESPONSE	APPLICABLE DESIGN GUIDELINE
3 AMENITY AREA	a. The Board discussed the viability of the second level common amenity area overlooking California Ave and its impact on the overall composition of the base level. The Board ultimately supported the amenity area and the connection created with the street.	The second level club room and outdoor amenity area provide a unique response to urban living in the Junction. This space will offer tenants the ability to interact visually and spatially with the active California Avenue streetscape and provide an exceptional viewpoint for street events throughout the year. The California Avenue streetscape will benefit and enjoy the added vibrancy from a second level leisure space.	DC3-B Open Space Uses and Activities CS2-B-2 Connection to the Street
	b. The Board strongly supported the relationship of the club room adjacent to the amenity area to activate the space.	A dedicated club room adjacent to the amenity space has been added to the program. The club room is designed to include operable glass partitions in order for the indoor and outdoor spaces to be unified.	DC3-A-1 Interior/Exterior Fit
	c. The Board supported the precedent images on pg. 41 of the packet and provided guidance to design the amenity area, including lighting and material application, to ensure active, three-season use of the space as indicated in the precedent images.	The club room and amenity spaces are viewed as one unified space with an operable glass partition that can be opened or closed for events. The interior club room contains a convenience kitchen with seating. The exterior amenity space feature lounge like furniture, gas fire pit, with warm and pedestrian friendly finished surfaces.	DC3-B Open Space Uses and Activities
4 ALLEY FACADE	a. Noting the alley entrances and heavy pedestrian use of the alley, the Board provided guidance to address safety and security through lighting and signage, particularly at the recessed entries and open parking area.	Lighting and signage will be modest, but adequate for security.	DC4-C Lighting DC4-B Signage
	b. The Board also noted that material application and detailing of the alley façade is important given the pedestrian use of the alley.	Durable materials will be used with thoughtful attention to corners, edges and recessed entrances.	DC2-B-1 Façade Composition
5 STREET LEVEL SETBACK & ACTIVATION	a. The Board discussed the constricted sidewalk along California Ave SW and how to activate the street through design of the storefront and supported the precedent image on pg. 43 of the packet (“develop sidewalk/retail shuffle”). The Board noted that a 3.5' setback may not be necessary but that varying setbacks between the columns could potentially be successful. The Board provided guidance to further study how to activate the street and how the commercial glazing meets the sidewalk, including how the operable windows will function in relationship to the setback. As the storefront design is refined, the Board encouraged further reference of the context study of setback patterns.	Varying setbacks of the storefront and entrances will create a more interesting façade.	PLI-I California Avenue Commercial Core PL3-C-3 Ancillary Activities

8.0 ITEMIZED RESPONSE TO EDG 2 GUIDANCE



- 1 MASSING CONCEPT
- 2 BASE LEVEL
- 3 AMENITY AREA
- 4 ALLEY FACADE
- 5 STREET LEVEL SETBACK & ACTIVATION

8.0 EDG2 RESPONSE

1 MASSING CONCEPT

UPPER FLOORS RECESSED FROM CALIFORNIA AVE COMPOSED OF HIGH QUALITY DURABLE MATERIALS AND VERTICALLY ORIENTED FRITTED GLASS SHADING ELEMENTS

SOUTH FACADE MODULATED WITH BALCONIES ON RESIDENTIAL FLOORS TO REDUCE BULK AND DECREASE SOLAR GAIN

BLANK WALL ON NORTH SIDE ARTICULATED WITH HIGH QUALITY MATERIALS AND PANEL MODULATION



WEST FACADE - DEVELOPED DESIGN



HPL1 HIGH PRESSURE LAMINATE



FCP2 CERACLAD PANEL



FCP1 CERACLAD PANEL

BOARD GUIDANCE

The Board noted that the upper levels will be visually prominent and provided guidance to articulate the upper massing in a clean and simple way, breaking up blank walls through the thoughtful application of high quality materials.

RESPONSE

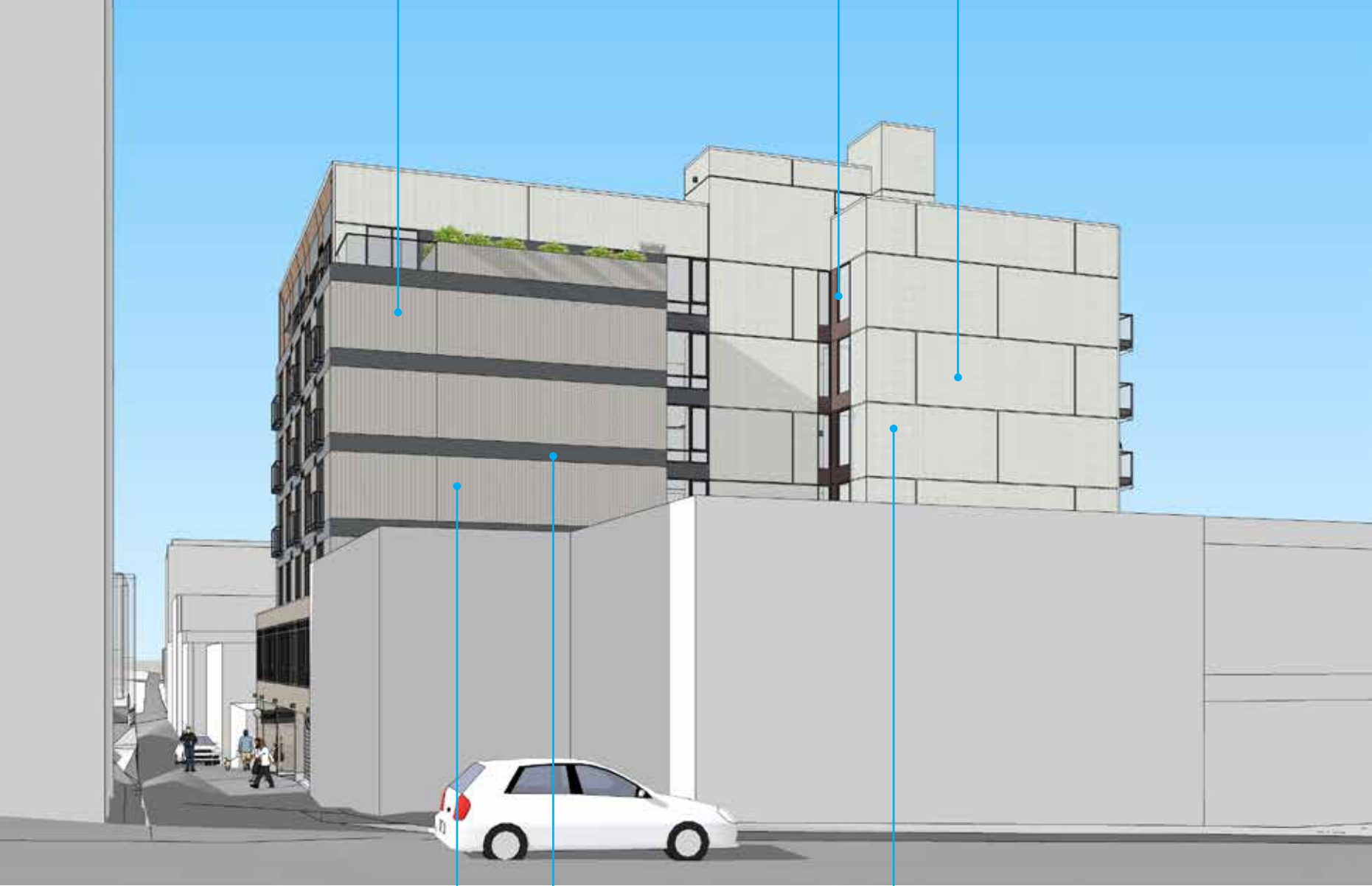
The building base expression remains dominant, while the upper massing steps back in numerous locations to minimize shadows cast onto California Avenue and adjacent buildings, as well as to mitigate bulk and scale of the structure (CS2-D-1). Blank facades have been mitigated as much as possible by orienting residential units to the south and north. These units are set back from adjacent lots by 10 feet minimum. Remaining blank areas are mitigated by textured finish materials and panel modulation. On the north façade, additional glazing has been added by relocating the stair and elevator farther southward. (CS2-III-iv).



DESIGN AT EDG2 MEETING

8.0 EDG2 RESPONSE

1 MASSING CONCEPT



ALLEY NORTH - DEVELOPED DESIGN



DESIGN AT EDG2 MEETING



FCP3 CERACLAD PANEL



FCP2 CERACLAD PANEL



FCP1 CERACLAD PANEL

8.0 EDG2 RESPONSE

2 BASE LEVEL



CALIFORNIA AVE GROUND LEVEL - DEVELOPED DESIGN



HPL1 HIGH PRESSURE LAMINATE



MAS1 BRICK MASONRY



MTL1 DARK BRONZE METAL

BOARD GUIDANCE

Overall positive guidance was given that the design is going in the correct direction. The Board felt the second level was overly busy and complex and provided guidance to simplify and refine the second level so that the base reads as one cohesive element. The Board emphasized the importance of material detailing at street-level and would like to review lighting and signage details.

The Board requested further study and development between the relationship of the base level fenestration with the upper level glazing.

RESPONSE

A Pewter colored Norman brick laid in one half running bond has been selected as the finish material at the two story base. (CS2-1). Concrete forms the base of each column as well as curbing at the storefront systems. Storefronts for residential and commercial retail uses a dark anodized aluminum system with insulated clear glazing lites. Overhead weather protection is comprised of a steel frame with fritted glazing. Brick, concrete, steel, and glass provide extremely durable exterior materials and minimal material palette at the base and convey a sense of permanence.

Upper level fenestration has been revised to have similar proportions to the glazing at the base, and express more vertical orientation to respond to the surrounding Junction context. (CS3-I-ii).



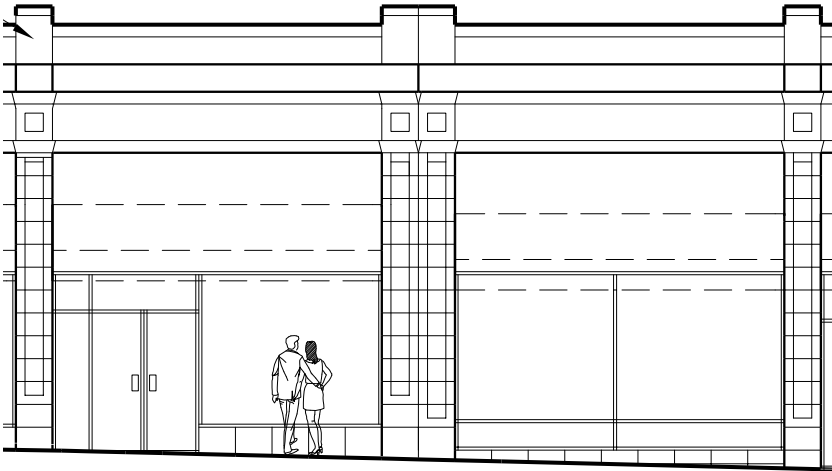
DESIGN AT EDG2 MEETING

8.0 EDG2 RESPONSE

2 BASE LEVEL



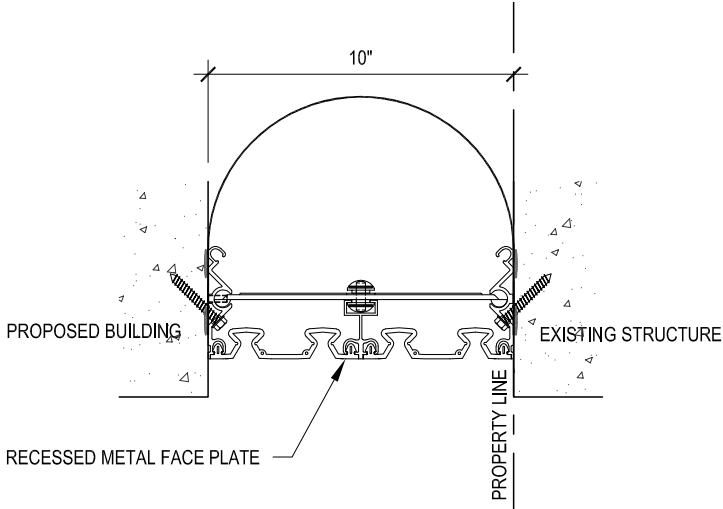
CALIFORNIA AVE GROUND LEVEL - DEVELOPED DESIGN



DOUBLE COLUMN INSPIRATION FROM JC PENNEY BUILDING



EXAMPLE OF BRICK USED AT BASE NEAR SITE



EXPANSION JOINT DETAIL

8.0 EDG2 RESPONSE

3 AMENITY AREA



RESIDENTIAL AMENITY SPACE - DEVELOPED DESIGN

OPERABLE GLAZING SYSTEM ALLOWS ACTIVE ENGAGEMENT OF THE SPACES FOR YEAR ROUND USE

TRELLIS UNIFIES INTERIOR AND EXTERIOR SPACES AND HELPS CREATE OUTDOOR "ROOM" TO ENCOURAGE CONNECTION FROM INDOOR TO OUTDOOR SPACE

BOARD GUIDANCE

The Board provided guidance for the amenity area to ensure active, three-season use of the space as envisioned.

RESPONSE

The second level club room and exterior amenity space is designed to function as two smaller spaces or one larger unified area and is operational throughout the year. The club room is equipped with a convenience kitchen, restroom, and seating for approximately one to eight people. The exterior amenity space is equipped with a gas fire pit, varied seating and landscaping. The exterior spaces can be unified by opening operable glazing partitions on the south and west walls. The southern area doubles in size with the glazing panels retracted. This area is activated with a wooden trellis overhead, sconce lights at the southern wall, comfortable seating, a gas fire pit, and festive lighting. The exterior area to the west remains more flexible and open to encourage interaction with the streetscape below.



DESIGN AT EDG2 MEETING

8.0 EDG2 RESPONSE

3 AMENITY AREA



RESIDENTIAL AMENITY SPACE - DEVELOPED DESIGN



INSPIRATION - VIA6 SEATTLE

8.0 EDG2 RESPONSE

4 ALLEY FACADE



ALLEY GROUND LEVEL - DEVELOPED DESIGN

BOARD GUIDANCE

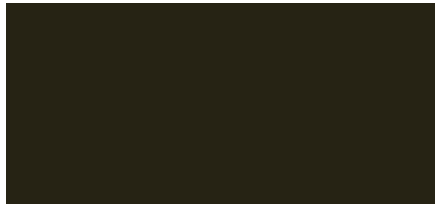
The Board provided guidance to address safety and security through lighting and signage. The Board also noted that material application and detailing of the alley facade is important.

RESPONSE

Active alleyways continue to thrive in the Junction and this project will continue this tradition by providing access to shops and other services from the alleyway as our 'second street'. Signage and lighting are traditionally more modest on the alley side, with slight recesses for entrances provided (CS2-A-1). Base materials are similar to California Avenue finishes, brick, concrete, and metal panel. Signage is distinctive to the alley and more modest in scale.



DESIGN AT EDG2 MEETING



MTL1 DARK BRONZE METAL



CON1 ARCHITECTURAL CONCRETE



MAS1 BRICK MASONRY

8.0 EDG2 RESPONSE

4 ALLEY FACADE



ALLEY NORTH - DEVELOPED DESIGN



LIGHTING AT FIRST LEVEL



EXAMPLES OF SIGNAGE AT FIRST LEVEL

SIGNAGE AND LIGHTING KEPT SIMPLE AND CLEAR

COMMERCIAL ENTRY RECESSED TO ACCOUNT FOR SLOPE OF ALLEY AND PROVIDE WEATHER PROTECTION

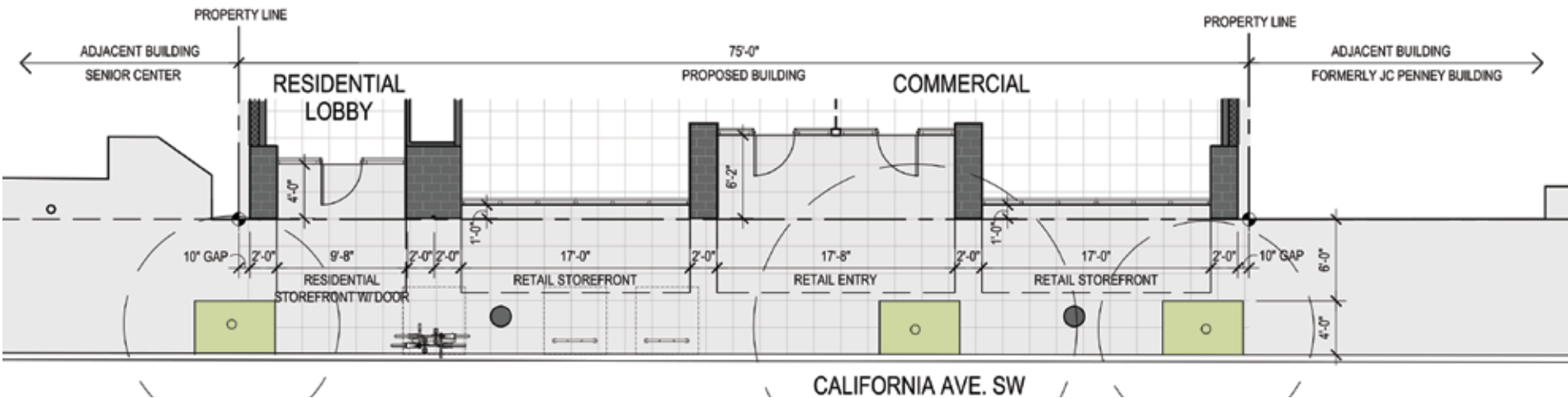
VAN PARKING DOOR WOULD REMAIN OPEN DURING THE DAY AND SECURED AT NIGHT

8.0 EDG2 RESPONSE

5 STREET LEVEL SETBACK & ACTIVATION



CALIFORNIA AVE GROUND LEVEL - DEVELOPED DESIGN



VARYING SETBACKS AT CALIFORNIA AVE

BOARD GUIDANCE

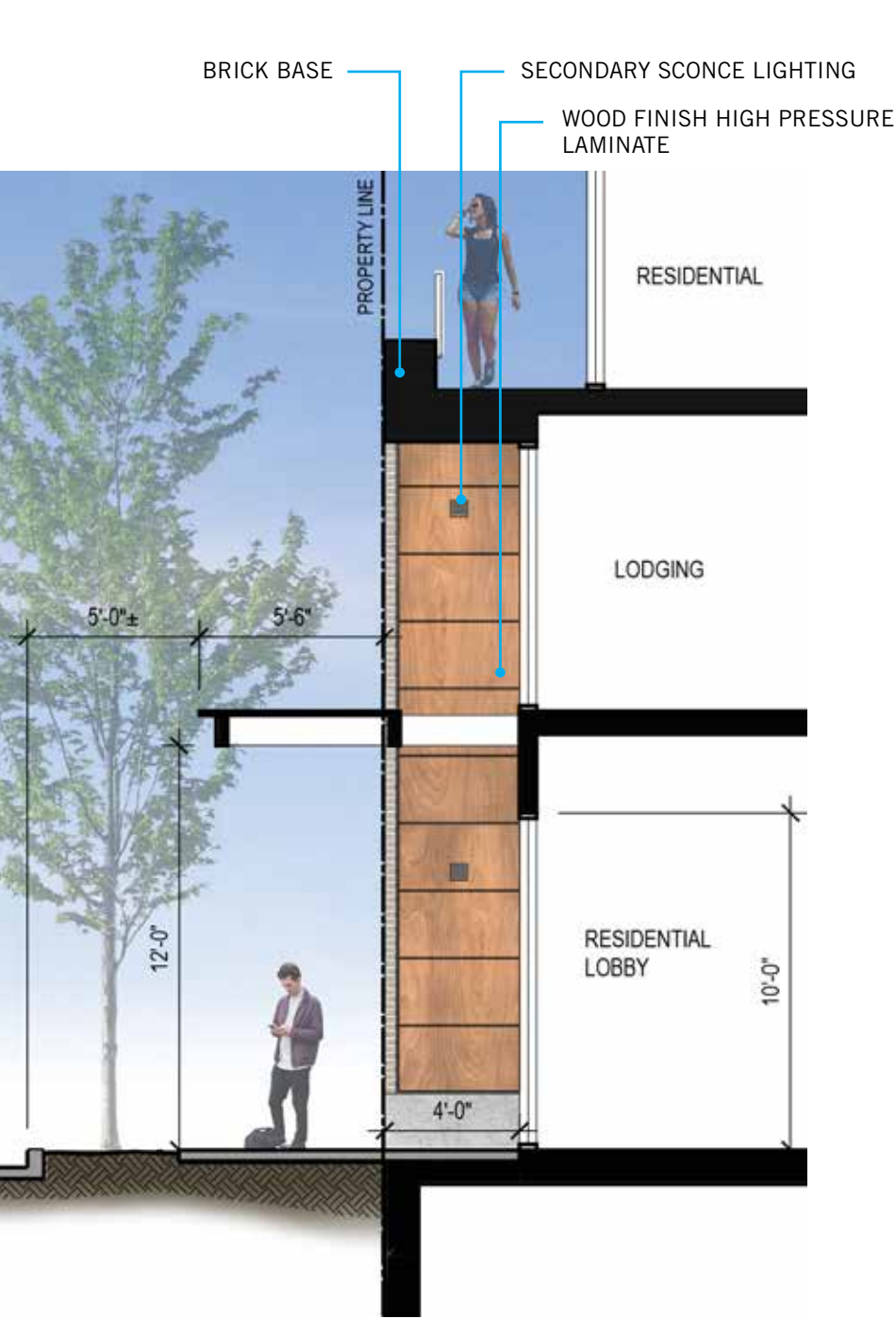
The Board provided guidance to further study how to activate the street. The Board also encouraged further reference of the context study of setback patterns.

RESPONSE

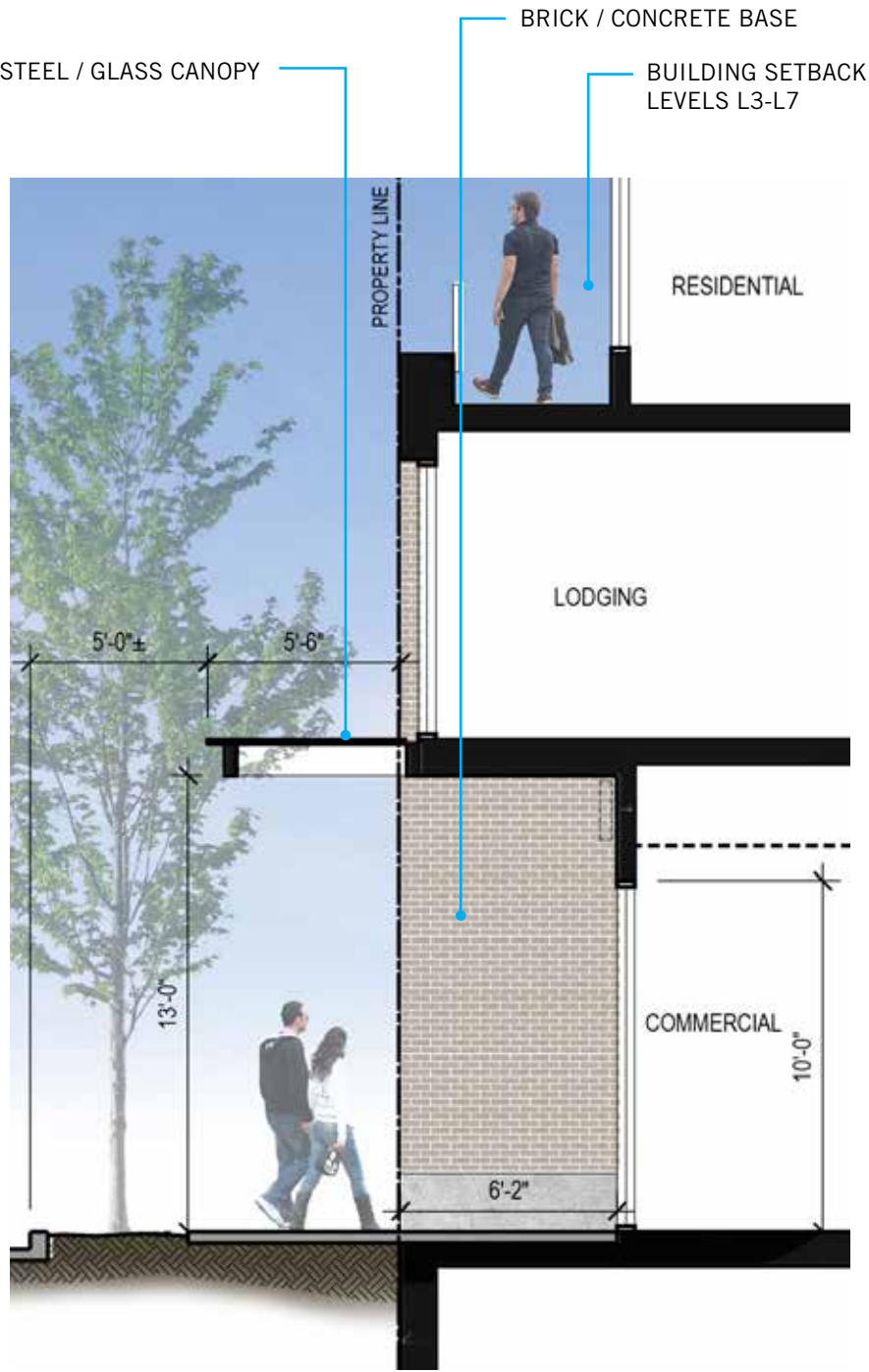
The most active streetscape portion of the proposal is the commercial retail fronting California Avenue and how it provides accessibility and interaction for pedestrians. (CS2-I-ii)
A brick and concrete base provide modulation at the street level. Varying depth of recesses and large areas of glazing at the commercial retail storefronts provide interest and encourage engagement along the sidewalk. (PL1-I-i) Exterior overhead glass canopies allow natural light to filter onto the streetscape and into commercial spaces. This will allow as much light as possible onto the streetscape and into the commercial retail spaces throughout the year. At night the shopfronts, signage, and secondary lighting fixtures provide additional sources of light to the streetscape. (PL1-I-iii)

8.0 EDG2 RESPONSE

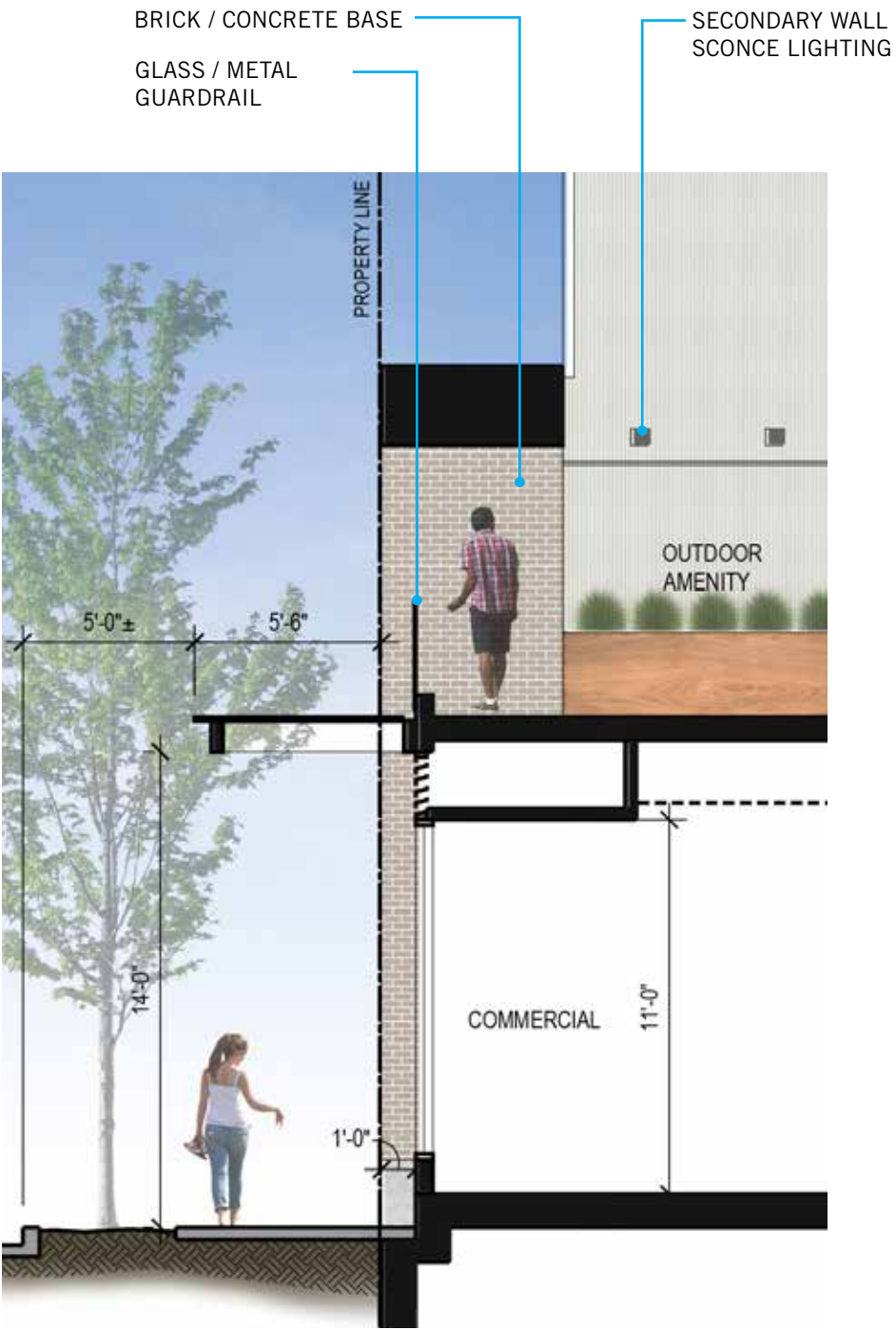
5 STREET LEVEL SETBACK & ACTIVATION



RESIDENTIAL ENTRY SECTION



COMMERCIAL ENTRY SECTION



OUTDOOR AMENITY OVER COMMERCIAL SECTION

8.0 DESIGN GUIDELINES

CS1 NATURAL SYSTEMS AND SITE FEATURES

- Use natural systems/features of the site and its surroundings as a starting point for project design.
- CS1-B-2 Daylight & Shading

Architect Response:

Shading onto adjacent sites as well as California Avenue have been reduced as much as possible by creating a significantly shorter structure than zoning allows, and further minimized by architecturally sculpting south and west facades at upper levels with significant setbacks. Daylight into all units are maximized with large windows. West facing windows have sunshade devices and most south facing glazing are within deep recesses to reduce overheating that will occur during the hot summer months.

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.
- CS2-A-1, Sense of Place
- CS2-B-2, Connection to the Street
- CS2-D-1, Existing Development and Zoning

WEST SEATTLE SUPPLEMENTAL GUIDANCE

- CS2-I, Street Wall Scale
- CS2-I-ii, Punctate Street Wall
- CS2-III-iv, Break Up Visual Mass

Architect Response:

This infill site fronts California Avenue SW, adjacent to the JC Penney two-story brick and terracotta structure to the south, and the Seattle Senior Center to the north. Materials in the Junction are varied, older structures are primarily red to brown brick. Most older structures have a discernable cornice line. Newer structures have maintained principle datum lines of adjacent buildings and tend to provide texture by visually breaking up masses with color and pattern. The eclectic nature of existing commercial structures provides an opportunity for unique and contemporary structures to fit in and contribute to the unique character of the Junction.

Our proposal maintains the existing abutment to neighboring structures at the first two stories. Maintaining the existing street wall abutments and two-story base height along California Avenue SW preserves and reinforces the prevalent architectural character. Each structures upper level cornice line steps down with grade as the street slopes (CS2-D-1)(CS2-B-2). Recessed commercial retail entranceways are incorporated into the grade level plan with as large as possible storefronts for the street fronting retail shops (CS2-A-1)(CS2-B-2). An in-depth analysis of existing street wall organizational strategy’s in the Junction and along California Avenue has directly resulted in our proposed lower level bay proportions, entrance schemes, and types of pedestrian friendly storefront materials (CS2-1-i). Due to the narrow and sloping sidewalk, one large recessed area provides access to one or two retail shops along California Avenue. Small commercial retail shops are preferred by the ownership and will be encouraged. Recesses and breaks along the street are created by a two story brick colonnade which fronts the western property line (CS2-1-ii).

Contemporary two-level brick and glass structure to the north. Neighborhood structures vary from low to midrise commercial and residential buildings, with a mix of newer and older buildings found within the Junction neighborhood. The streetscape is populated with multiple commercial retail shops which creates the West Seattle Junction vibrant street life and character. The one to two story retail shops provide modulation to the streetscape with recessed entrances and undulating storefronts.

CS3 ARCHITECTURAL CONTEXT AND CHARACTER

- Contribute to the architectural character of the neighborhood.

WEST SEATTLE SUPPLEMENTAL GUIDANCE

- CS3-1-II, Architectural Cues

Architect Response:

Existing architectural patterns and forms create the unique Junction character. Past and present structures craft an interesting urban fabric using a varied approach to parapets and cornices, mid-level beltlines, and overhead weather protection. The rich patterns merge together beside narrow pedestrian friendly sidewalks to create a vibrant and unique streetscape. Neighboring structures both new and old are articulated by façade modulation, broken roof lines, and differing fenestration patterns.

Vertically oriented fenestration patterns are most prevalent in the Junction and our proposal maintains this highly identifiable architectural cue (CS3-1-ii). Visually slender and vertically oriented façades minimize mass and bulk at the street level. The two-story brick base maintains an established architectural material. Using brick as the buildings base material provides continuity with adjacent structures. Durable materials are preferred to withstand the civic environment and delivers a no nonsense approach to the overall Junction aesthetic.

Glass covered canopies offer protection from inclement weather and provide attachment opportunities for retail lighting and signage which informs pedestrians about the street fronting retail and residential character within.

PL1 CONNECTIVITY

- Complement and contribute to the network of open spaces around the site and the connections among them.

WEST SEATTLE SUPPLEMENTAL GUIDANCE

- PL1-I-I, California Avenue Commercial Core

Architect Response:

A two story brick base abuts the front property line with commercial uses setback to create well organized bays with grade level entries on the sloping site. Large storefronts provide the ability for the commercial use(s) to have a connection to the streetscape while providing welcoming natural light into the spaces. Glazed canopies assist in allowing light to filter injto the street and shops below.

PL3 STREET-LEVEL INTERACTION

- Encourage human interaction and activity at the street-level with clear connections to buildings entries and edges.
- PL3-A, Entries
- PL3-A-1, Design Objectives
- PL3-A-2, Common Entries
- PL3-A-4, Ensemble of Elements
- PL3-C-3, Ancillary Activities

Architect Response:

Primarily the streetscape facing California Avenue SW is the only area available for street level interaction for pedestrians other than at alley locations. Two uses, commercial retail and the residential entrance will occupy the limited area available. Retail and residential entrances are recessed from the sidewalk to ensure adequate space for patrons to enter and exit simultaneously under cover. The residential entrance is dissimilar from commercial retail entrances, and each use provides appropriate signage, lighting, and detailing.

The residential entrance is scaled to be welcoming and highly visible for tenants. The entrance is clearly separated from the commercial shops visually by a double width colonnade. The entrance is recessed within a noticeably narrower and vertically oriented two story high bay. Durable wood faced high pressure laminate panels frame the residential entrance, with emphasise on the panels by specialty lighting. The residential entrance is made visually prominent on the buildings massing by projecting balconies directly above the entrance bay.

8.0 DESIGN GUIDELINES

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.
- DC2-B-I, Façade Composition

WEST SEATTLE SUPPLEMENTAL GUIDANCE

- Architectural Concept and Consistency
- DC2-I, Architectural Concept and Consistency
- DC2-I-I, Integrate Upper Levels
- DC2-I-ii, Cohesive Architectural Concept

Architect Response:

Our proposed massing has been developed to functionally and visually integrate lower and upper levels as seen in section and elevation. Neighborhood structures have provided design cues for massing, datums, and fenestration which inform the modulation of the building by creating simple, interesting, and expressive massing. Integration of neighborhood design cues such as vertically oriented windows and structural bay spacing has been rigorously developed in support of the board’s guidance. Architectural detailing, especially at the lower pedestrian levels is simple, deliberate, and robust to endure high levels of use while being visually pedestrian friendly.

An expressed two-story brick base is consistent with adjoining facades and datum lines. Along California Avenue, levels three through seven step back from California Avenue SW property line to further define the two story base and help reduce visual mass and bulk from the street. A simple palette of materials assists the massing to visually reduce apparent bulk and scale, differentiate massing, add texture, and provide a secondary level of interest to the facades.

DC3 OPEN SPACE CONCEPT

- Integrate open space design with the building design so that they complement each other.
- DC-3-B, Open Space Uses and Activities
- DC3-B-1 Meeting User Needs
- DC3-B-2, Matching Uses to Conditions
- DC3-B-3, Connections to Other Open Space
- DC3-B-4, Multifamily Open Space
- DC3-A-1, Interior/Exterior Fit

Architect Response:

The open space concept is multifaceted and occurs on multiple levels. A club room and adjoining amenity open space occur on the second level and is available to all building tenants and their guests. This space is complimented by a convenience kitchen, interior and exterior seating that provide spaces for intimate to larger events. This space also provides a gas fire pit with seating, and lighting that both provides illumination for safety and festive lighting and creates a welcoming environment. The second level space provides views to California Avenue SW and is visible from the California Avenue streetscape.

Upper level open space is provided on the roof. The roof deck will provide sweeping views of the Puget Sound and Blake Island to the west. Mount Rainier will be visible to the southeast. A fire pit with intimate seating is provided as well as many other spaces that provide small to large gathering spaces. A screened pet area, solar array area, and green roof all contribute to a low key informal area for residents to gather.

DC4 EXTERIOR ELEMENTS AND FINISHES

- DC4 -B Signage
- DC4-B-1, Scale and Character
- DC4-B-2, Coordination with Project Design
- DC4-C Lighting
- DC4-C-1, Functions
- DC4-C-2 Avoiding Glare

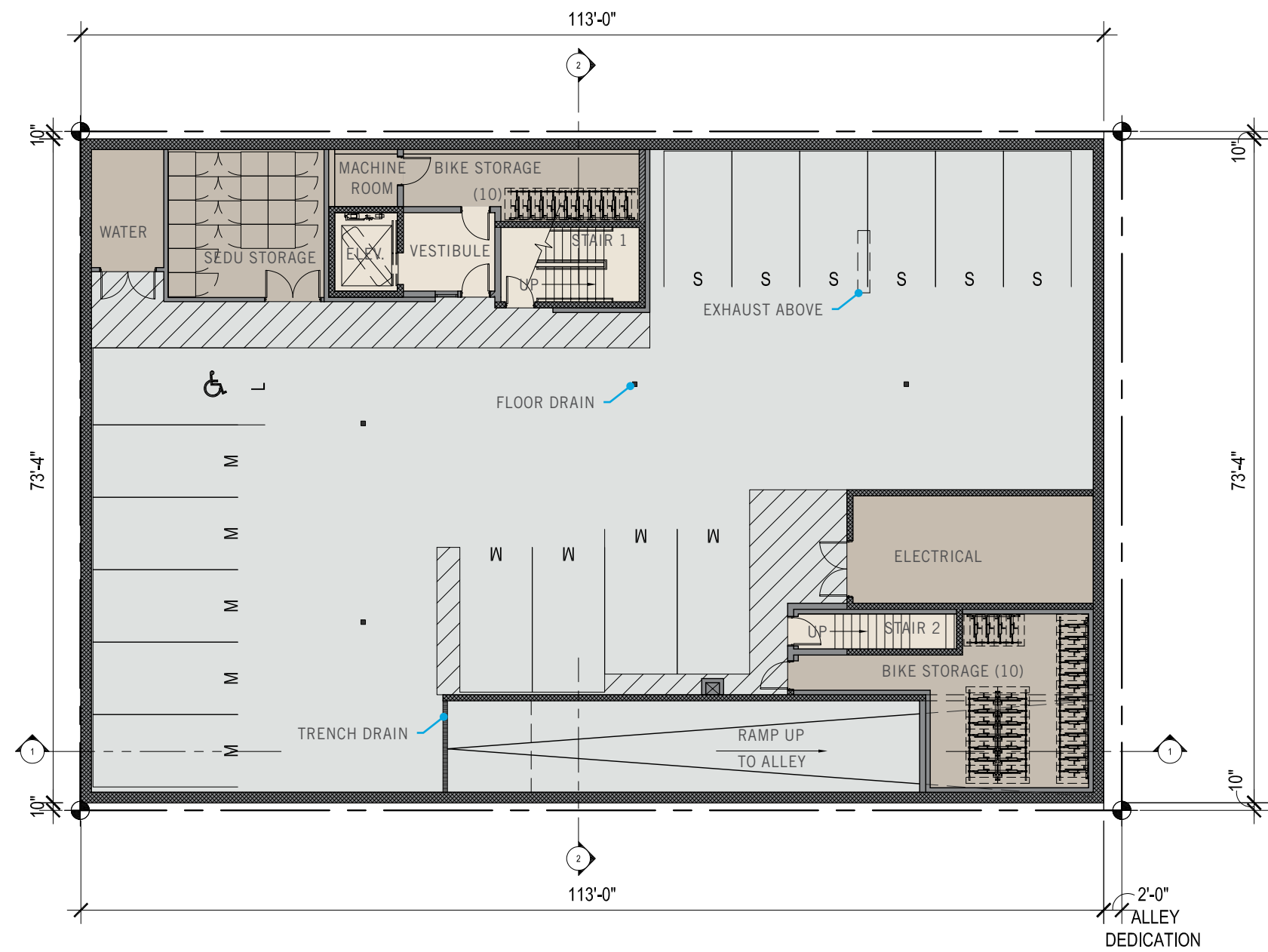
WEST SEATTLE SUPPLEMENTAL GUIDANCE

- DC4-I-i, Signage

Architect Response:

Signage fronting California Avenue is specific to commercial and residential uses. Commercial Blade signs are intended to be supported by the steel and glass canopies along with lighting fixtures. The residential entrance will be identified with an exterior mounted metal sign in a vertical orientation. The buildings address sign will be located at the residential and commercial entrance door(s). Alleyway signage is unique as compared to signage along California Avenue. The signage is meant to be visually simpler and convey a sense that patrons know where the entrance is located “off alley”. Alleyway lighting is more focused on practicality and safety for users.

9.0 FLOOR PLANS

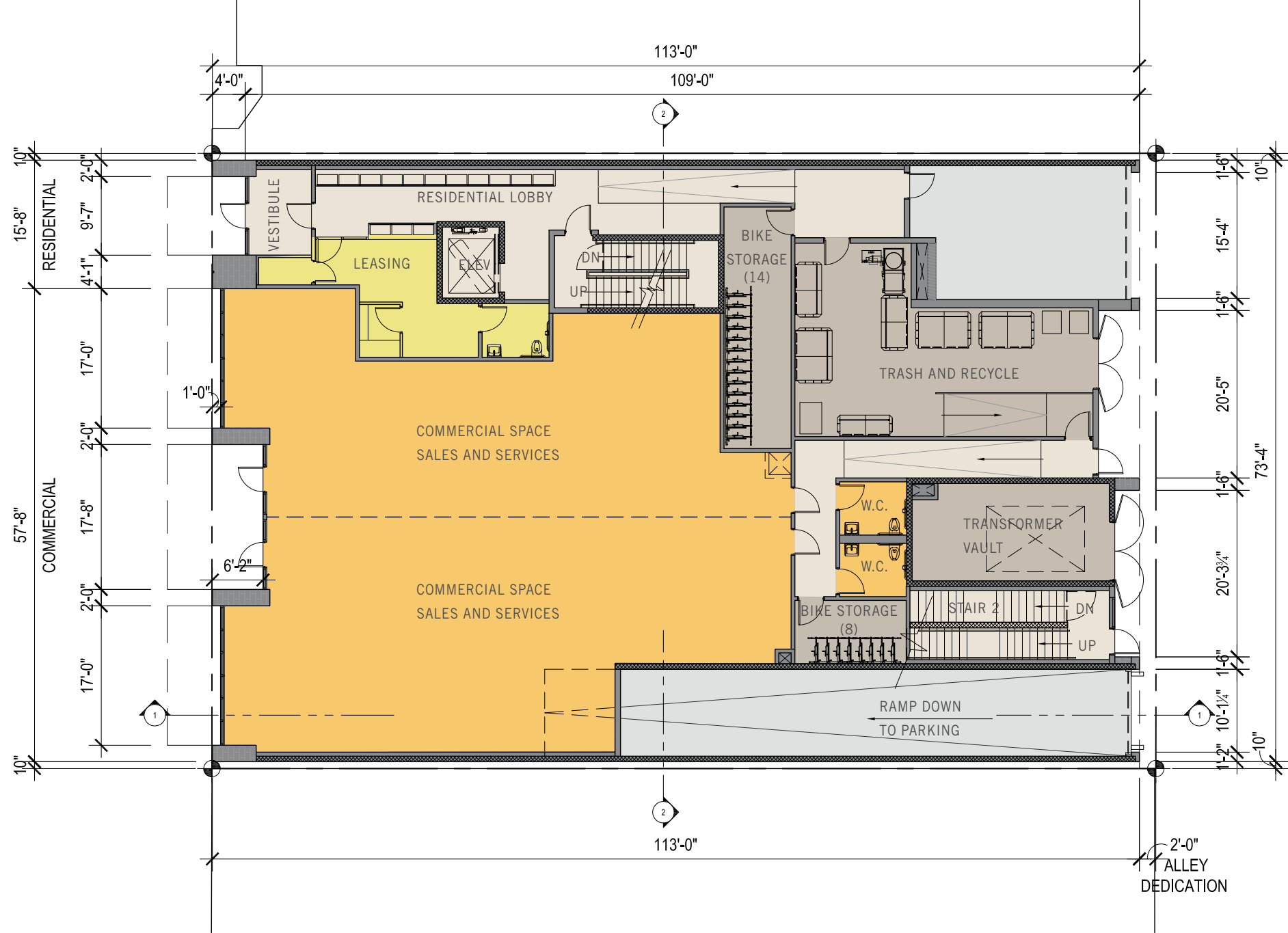


- KEY
- Commercial
 - Residential
 - Lodging
 - Leasing Office
 - Utility/BOH
 - Circulation
 - Landscape
 - Amenity - Indoor
 - Amenity - Outdoor
 - Parking/Garage



LEVEL P1

9.0 FLOOR PLANS



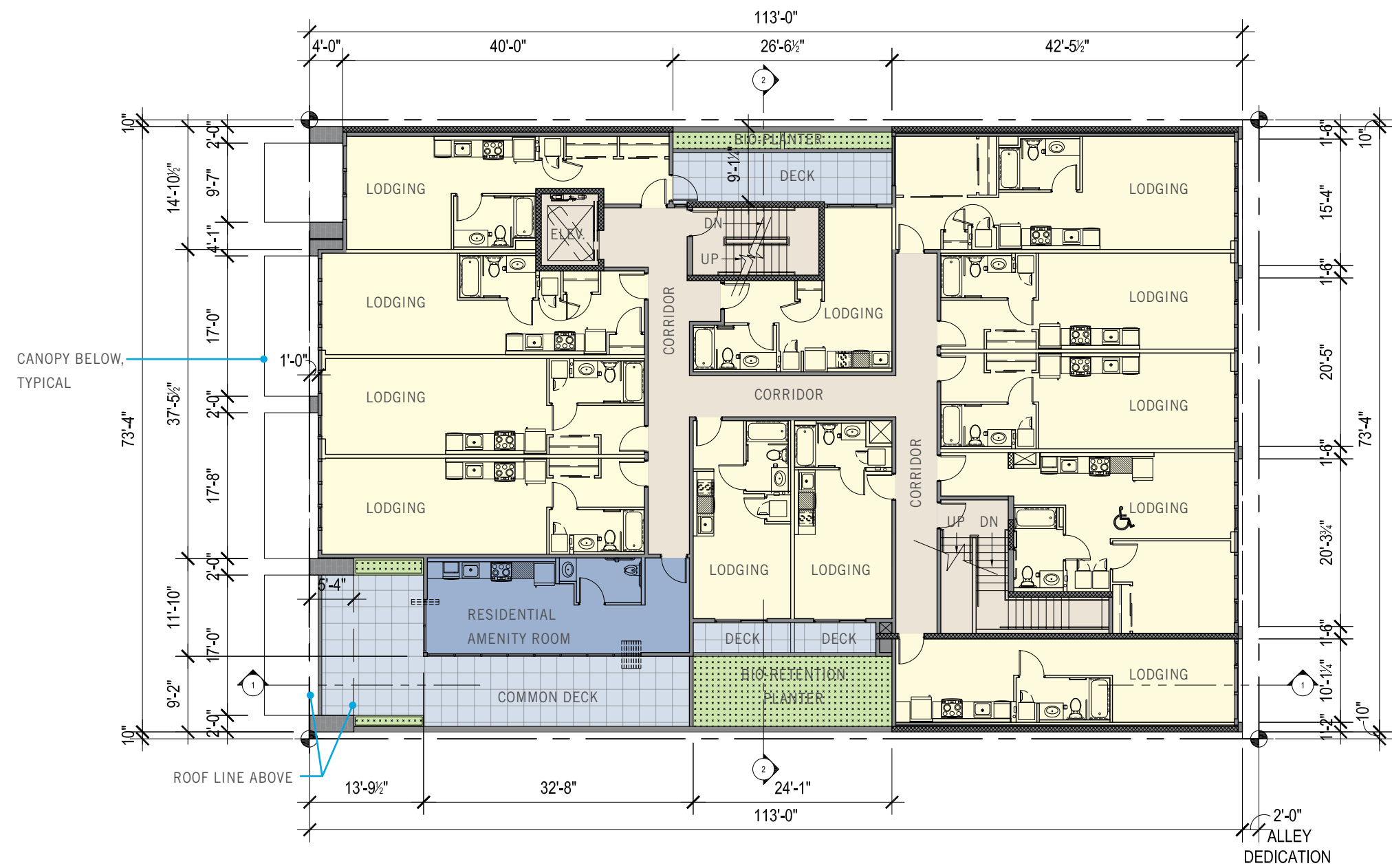
- KEY
- Commercial
 - Residential
 - Lodging
 - Leasing Office
 - Utility/BOH
 - Circulation
 - Landscape
 - Amenity - Indoor
 - Amenity - Outdoor
 - Parking/Garage



LEVEL 1

N

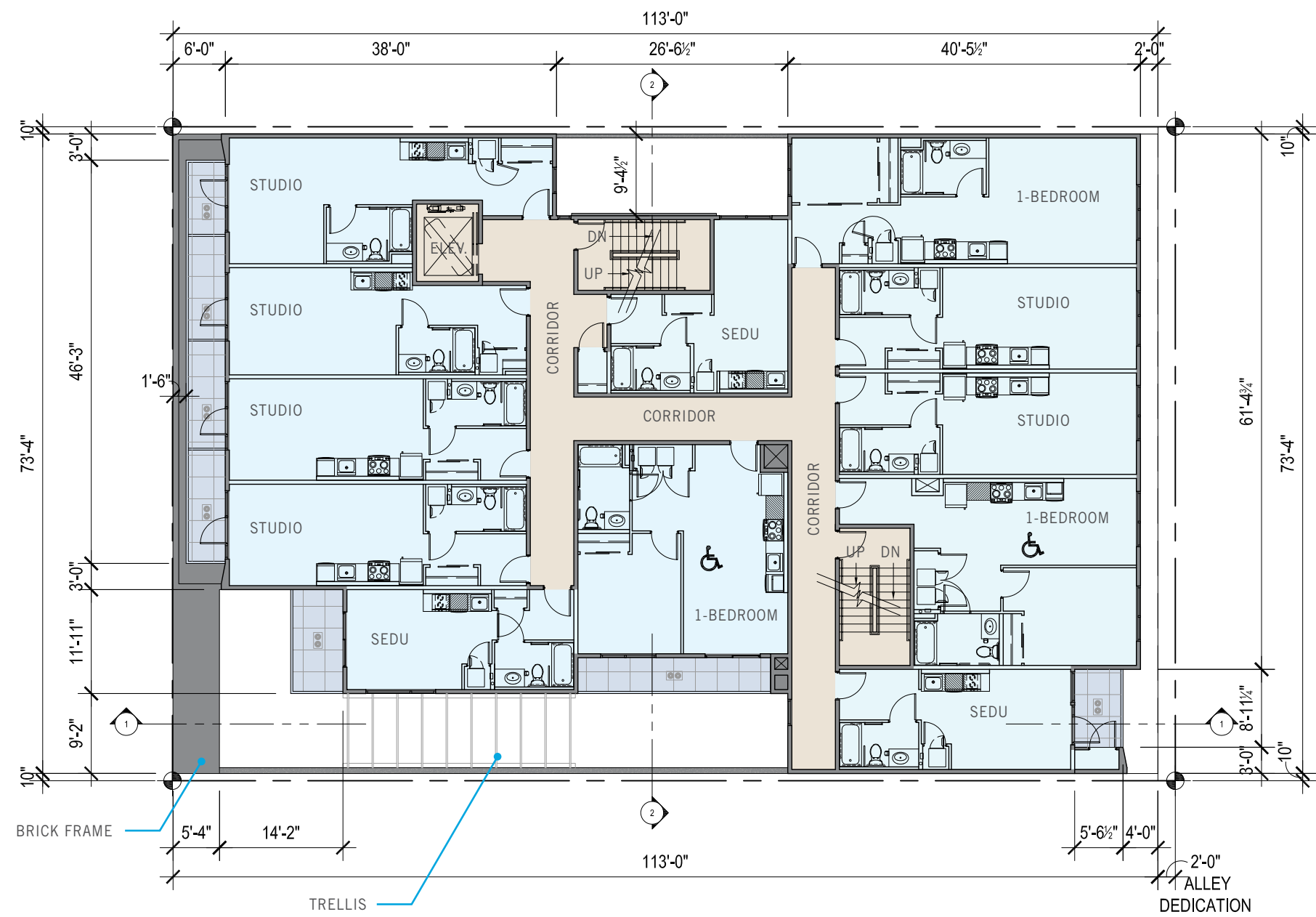
9.0 FLOOR PLANS



- KEY
- Commercial
 - Residential
 - Lodging
 - Leasing Office
 - Utility/BOH
 - Circulation
 - Landscape
 - Amenity - Indoor
 - Amenity - Outdoor
 - Parking/Garage



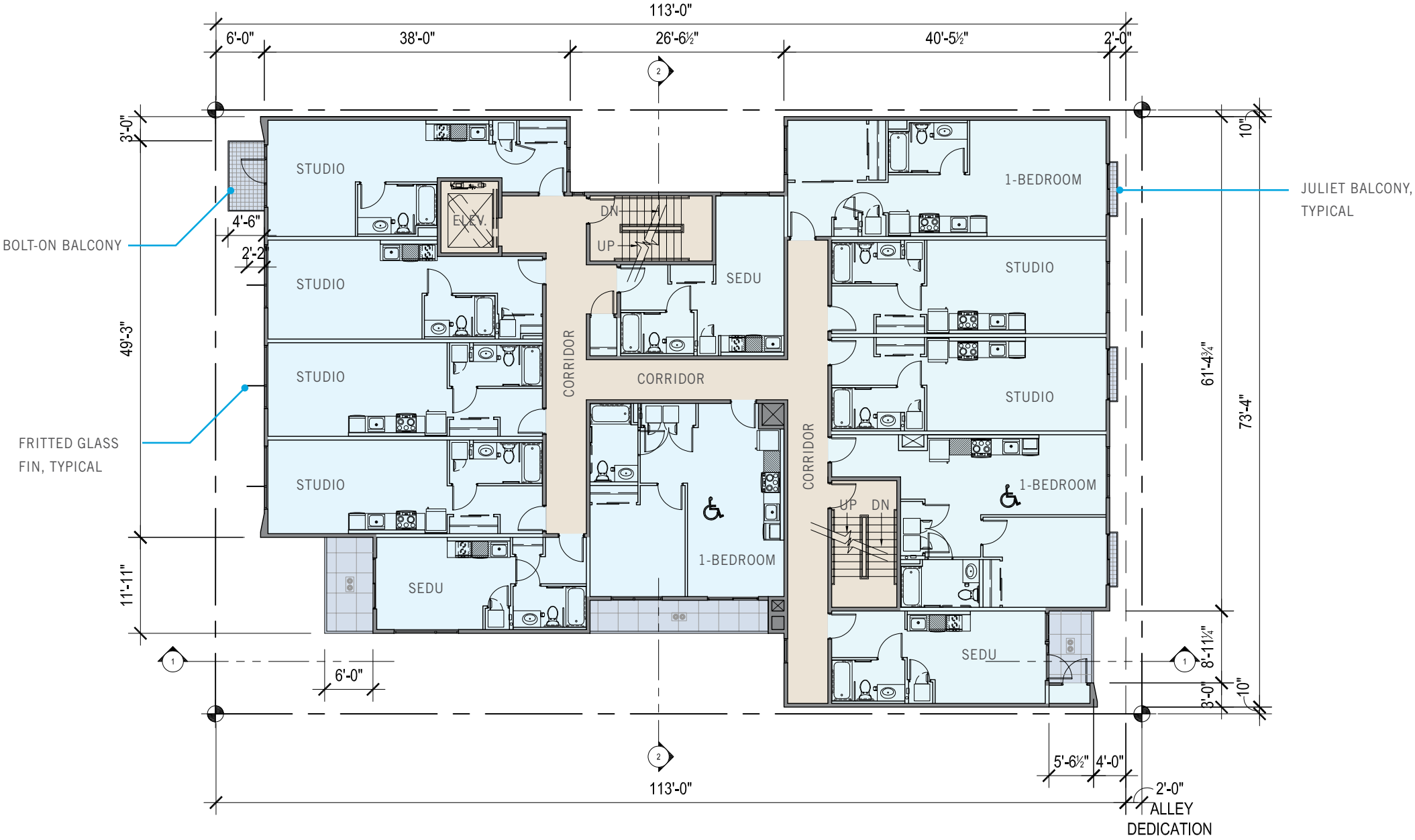
9.0 FLOOR PLANS



- KEY
- Commercial
 - Residential
 - Lodging
 - Leasing Office
 - Utility/BOH
 - Circulation
 - Landscape
 - Amenity - Indoor
 - Amenity - Outdoor
 - Parking/Garage



9.0 FLOOR PLANS



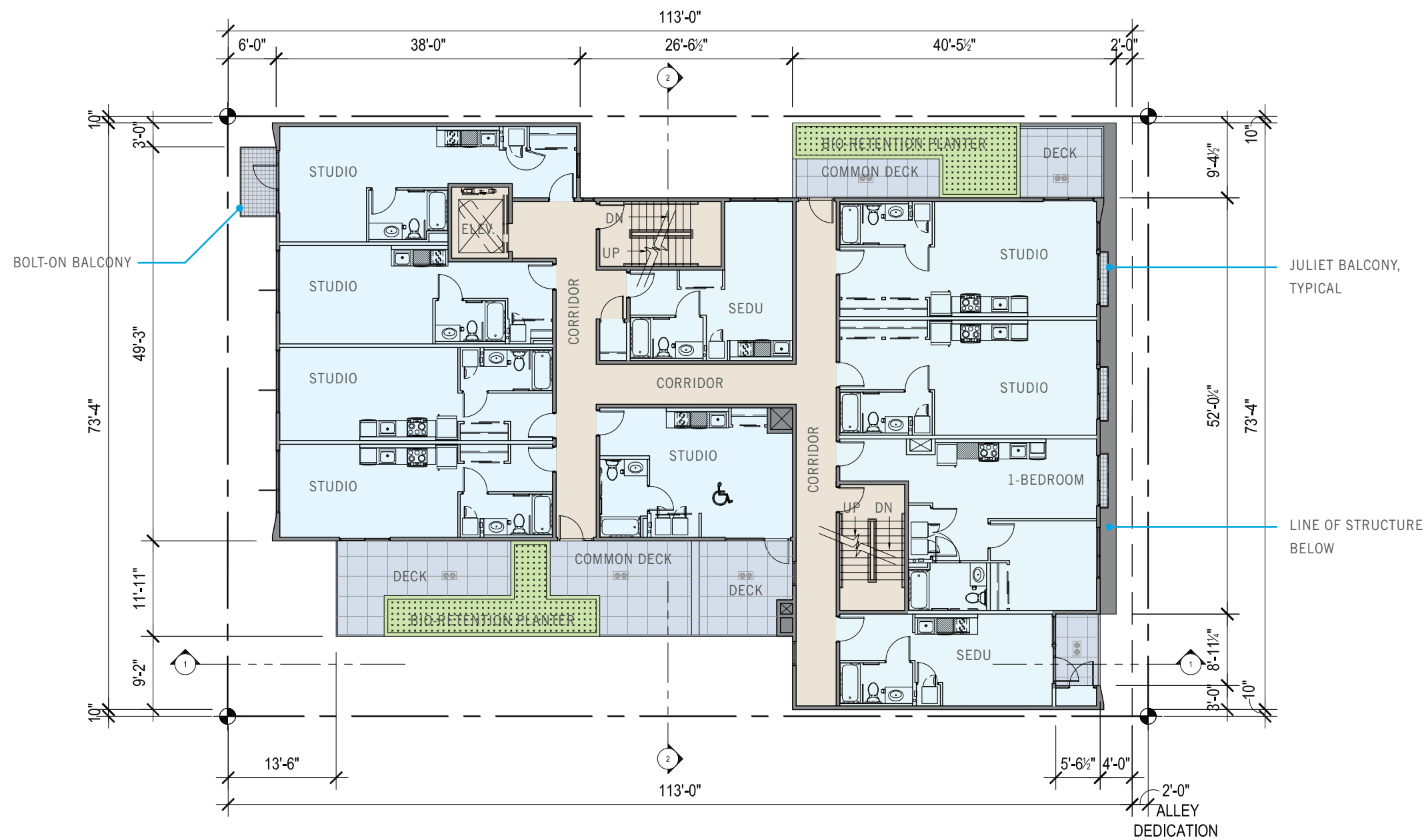
- KEY
- Commercial
 - Residential
 - Lodging
 - Leasing Office
 - Utility/BOH
 - Circulation
 - Landscape
 - Amenity - Indoor
 - Amenity - Outdoor
 - Parking/Garage



LEVEL 4-6

N

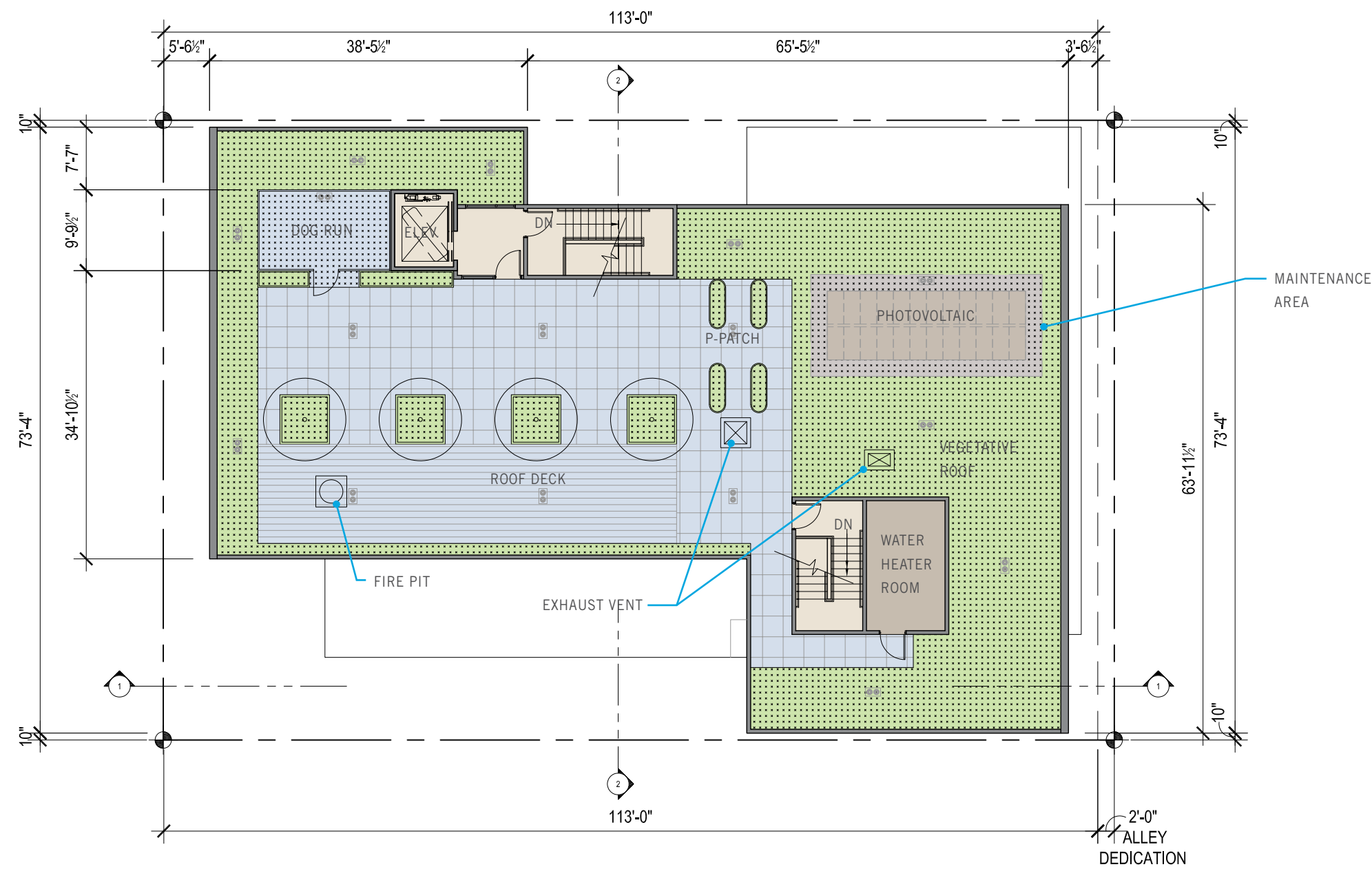
9.0 FLOOR PLANS



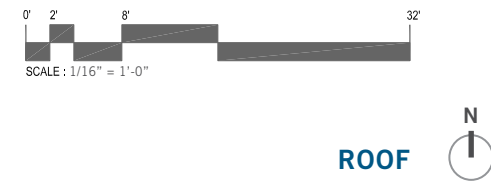
- KEY
- Commercial
 - Residential
 - Lodging
 - Leasing Office
 - Utility/BOH
 - Circulation
 - Landscape
 - Amenity - Indoor
 - Amenity - Outdoor
 - Parking/Garage



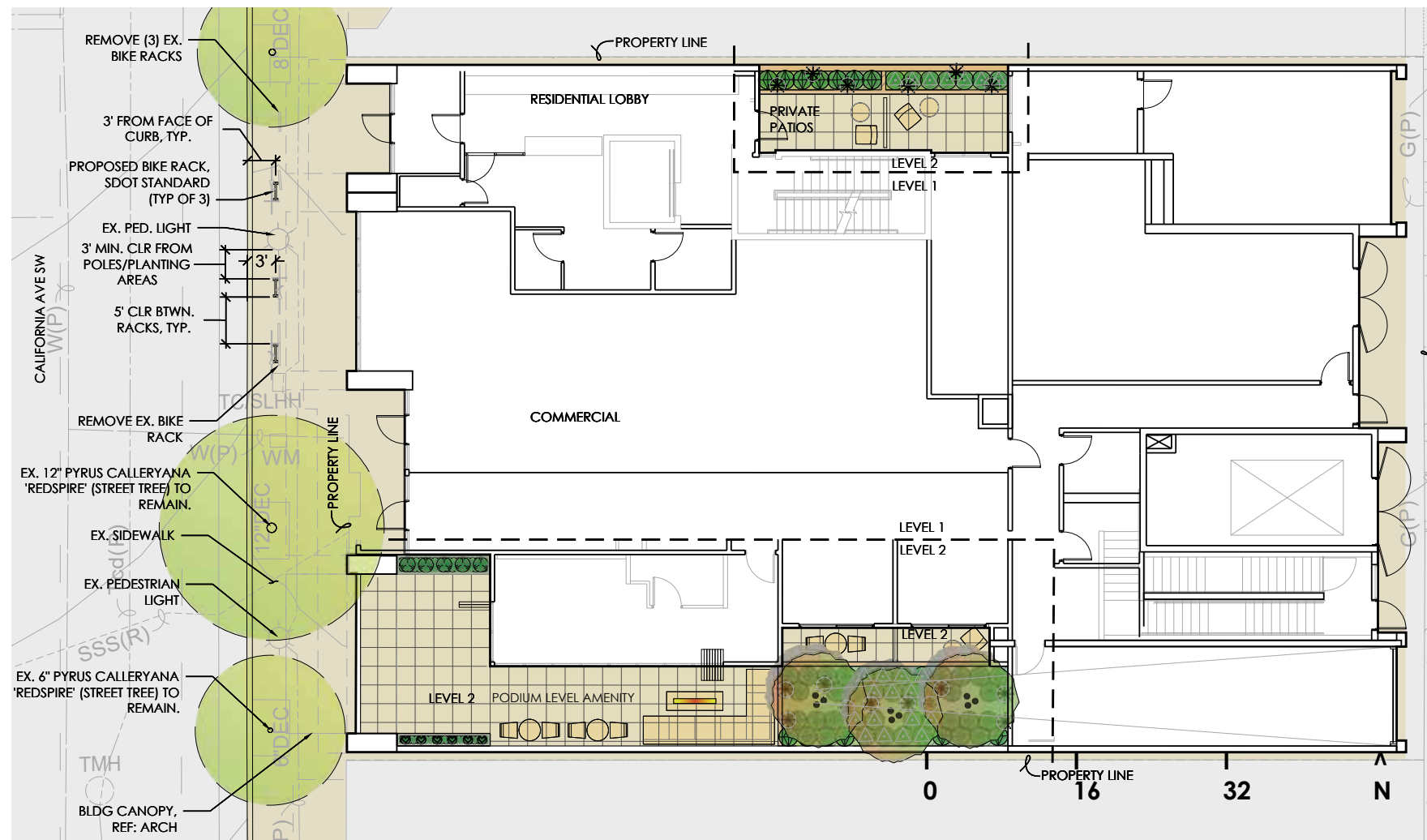
9.0 FLOOR PLANS



- KEY
- Commercial
 - Residential
 - Lodging
 - Leasing Office
 - Utility/BOH
 - Circulation
 - Landscape
 - Amenity - Indoor
 - Amenity - Outdoor
 - Parking/Garage



10.0 COMPOSITE LANDSCAPE / HARDSCAPE PLAN



LEGEND

SYMBOL	DESCRIPTION
	BIKE RACK - SDOT STANDARD, 54" RAIL-TYPE BIKE RACK. AVAILABLE FROM URBAN RACKS, TERESA MATTHEWS, 888-717-8881 EXT 203.
	EXISTING STREET TREE TO REMAIN
	16" X 10' L X 2' HT POWDER-COATED ALUMINUM PLANTER, 2' HT. AVAILABLE FROM PLANTERWORX. 24" DEPTH LIGHTWEIGHT SOIL.
	2' X 10' L X 2' HT POWDER-COATED ALUMINUM PLANTER, 2' HT. AVAILABLE FROM PLANTERWORX. 24" DEPTH LIGHTWEIGHT SOIL.

0 16 32 N



support existing active street



new tree wells for existing trees



Podium level amenity

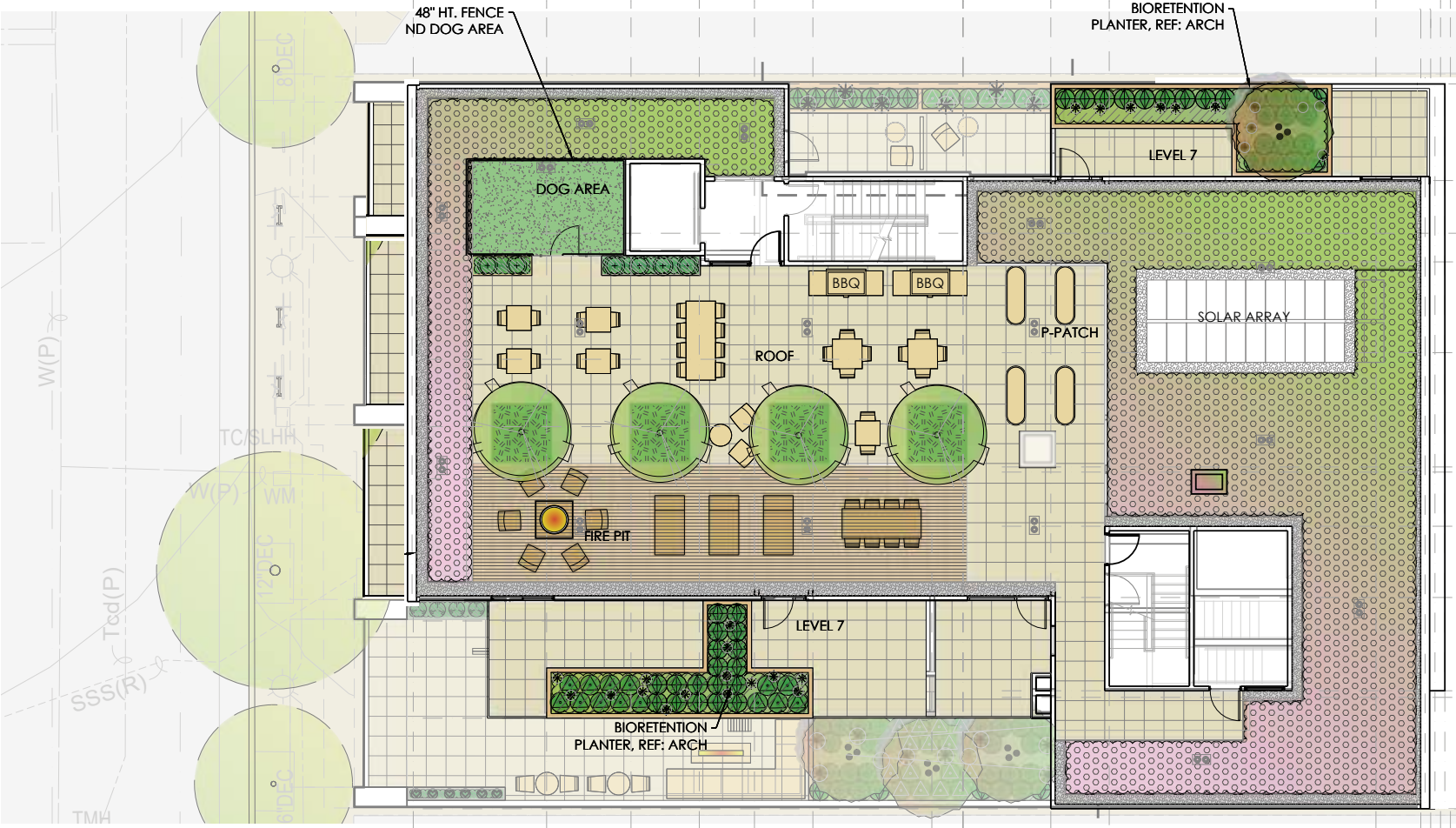


Tofino better bike rack


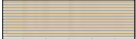
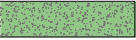




LANDSCAPE PLAN - STREET LEVEL AND LEVEL 2



10.0 COMPOSITE LANDSCAPE / HARDSCAPE PLAN



MATERIALS AND FINISHES

SYMBOL	DESCRIPTION
	PAVERS ON PEDESTAL, 24"x24x2" THICK PRECAST CONCRETE PAVERS, TEXADA HYDRAPRESSED SLABS, COLOR: NATURAL. AVAILABLE FROM ABBOTSFORD CONCRETE PRODUCTS, 1-800-663-4091. PEDESTALS PER ARCH.
	IPE DECK TILES ON PEDESTAL.
	DOG AREA SURFACING: SYNTHETIC TURF, REF: ARCH.
	GRAVEL SURFACING
	VEGETATED ROOF MULTILAYER SYSTEM, LIGHT WEIGHT SOIL, 4" DEPTH.
	METAL EDGING
	POWDER-COATED ALUMINUM PLANTERS, 2' HT. 6' AND 10' LENGTHS. AVAILABLE FROM PLANTERWORX. 24" DEPTH LIGHTWEIGHT SOIL.

0 16 32 N



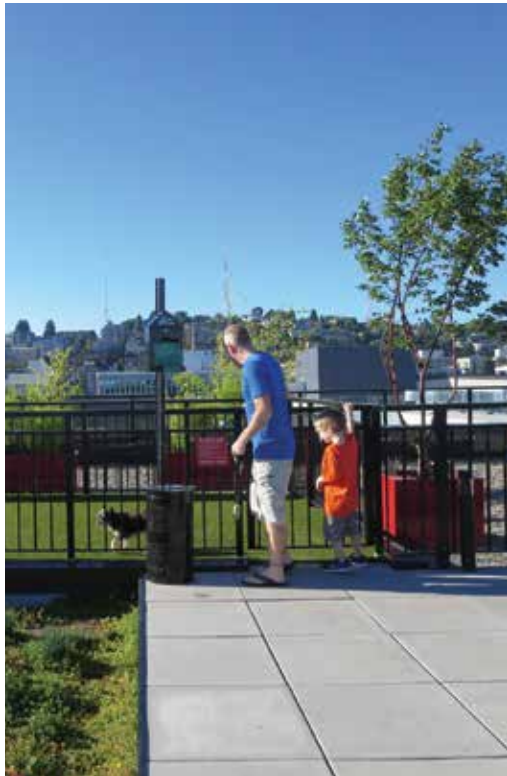
accent trees



green roof with color



informal fire



dog spot

LANDSCAPE PLAN - LEVEL 7 + ROOFTOP DECK



10.0 COMPOSITE LANDSCAPE / HARDSCAPE PLAN

Street And Podium

PLANTING SCHEDULE

SYMBOL	BOTANICAL NAME/ COMMON NAME
--------	-----------------------------

PLANTERS @LEVEL 2 AMENITY AREA	
●	BUXUS MICROPHYLLA VAR. JAPONICA 'WINTER GEM'/WINTER GEM BOXWOOD NANDINA DOMESTICA 'GULF STREAM'/ GULF STREAM HEAVENLY BAMBOO
●	MISCANTHUS SINENSIS 'MORNING LIGHT'/ MORNING LIGHT MAIDEN GRASS SASA TSUBOIANA/ LARGE LEAF SASA BAMBOO
WITH GROUND COVER PLANTED BENEATH:	
■	OPHIPOGON PLANISCAPUS 'NIGRESCENS' / BLACK MONDO GRASS

BIORETENTION PLANTS

●	AMELANCHIER GRANDIFLORA 'AUTUMN BRILLIANCE'/ SERVICEBERRY*
■	JUNCUS EFFUSUS/ COMMON RUSH* (50%) CAREX OBNUPTA/ SLOUGH SEDGE* (50%)
✱	IRIS SIBERICA/SIBERIAN IRIS*
●	CORNUS STOLONIFERA 'KELSEYII'/ KELSEY'S DOGWOOD*
●	ILEX GLABRA 'COMPACTA' / COMPACT INKBERRY HOLLY*

Roof

PLANTING

SYMBOL	BOTANICAL NAME/ COMMON NAME
--------	-----------------------------

TREES:	
●	LAGERSTROEMIA INDICA X FAURIEI 'MUSKOGEE' / MUSKOGEE CRAPE MYRTLE

HRUBS, PERENNIALS & GROUND COVER

■	ACHILLEA LEWISII 'KING EDWARD' /YARROW LIATRIS SPICATA 'KOBOLD' / KOBOLD GAYFEATHER SEDUM 'AUTUMN JOY'/AUTUMN JOY STONECROP*
✱	STIPA TENUISSIMA / MEXICAN FEATHER GRASS * NANDINA DOMESTICA 'GULF STREAM'/ HEAVENLY BAMBOO ILEX CRENATA 'CONVEXA' / CONVEX-LEAF JAPANESE HOLLY
⊕	PHYLLOSTACHYS AUREA / GOLDEN BAMBOO
■	WITH GROUND COVER: OPHIPOGON PLANISCAPUS 'NIGRESCENS'/ BLACK MONDO GRASS
■	SEDUM TILE

Street And Podium TREES



Amelanchier 'Autumn Brilliance'
'Autumn Brilliance' Amelanchier

SHRUBS



Cornus sericea 'kelsey'
Kelsey Redtwig Dogwood

GROUNDCOVERS



Juncus effusus
Common Rush



Iris sibirica
Siberian Iris

Roof



Lagerstroemia 'Muscogee'
Muscogee Crape Myrtle



Ilex crenata 'convexa'
Japanese Holly



Liatis spicata "Kobold"
'Kobold' Gayfeather



Nassella tenuissima
Mexican Feather Grass



Phyllostachys aurea
Golden Bamboo



Sedum 'Autumn Joy'
'Autumn Joy' Sedum



Ophiopogon P. 'Nigrescens'
Black Mondo Grass

11.0 WEST ELEVATION | MATERIALS



MATERIALS



FCP1 FIBER CEMENT PANEL
Ceraclad Cast Stripe Ash



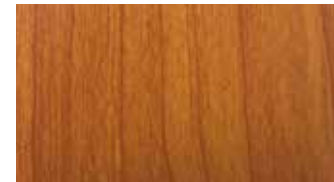
FCP2 FIBER CEMENT PANEL
Ceraclad Zen Garden Charcoal



FCP3 FIBER CEMENT PANEL
Ceraclad Zen Garden Linen



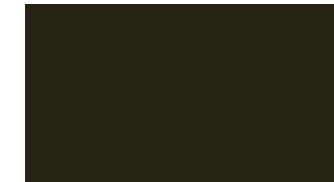
GLA1 FRITTED GLASS
Viracon-60% silk screen 5023



HPL1 HIGH PRESSURE
LAMINATE



MAS1 BRICK MASONRY
Mutual Materials-Pewter
Mission



MTL1 METAL
Dark Bronze



CON1 ARCHITECTURAL
CONCRETE

11.0 EAST ELEVATION | MATERIALS



MATERIALS



FCP1 FIBER CEMENT PANEL
Ceraclad Cast Stripe Ash



FCP2 FIBER CEMENT PANEL
Ceraclad Zen Garden Charcoal



FCP3 FIBER CEMENT PANEL
Ceraclad Zen Garden Linen



GLA1 FRITTED GLASS
Viracon-60% silk screen 5023



HPL1 HIGH PRESSURE
LAMINATE



MAS1 BRICK MASONRY
Mutual Materials-Pewter
Mission

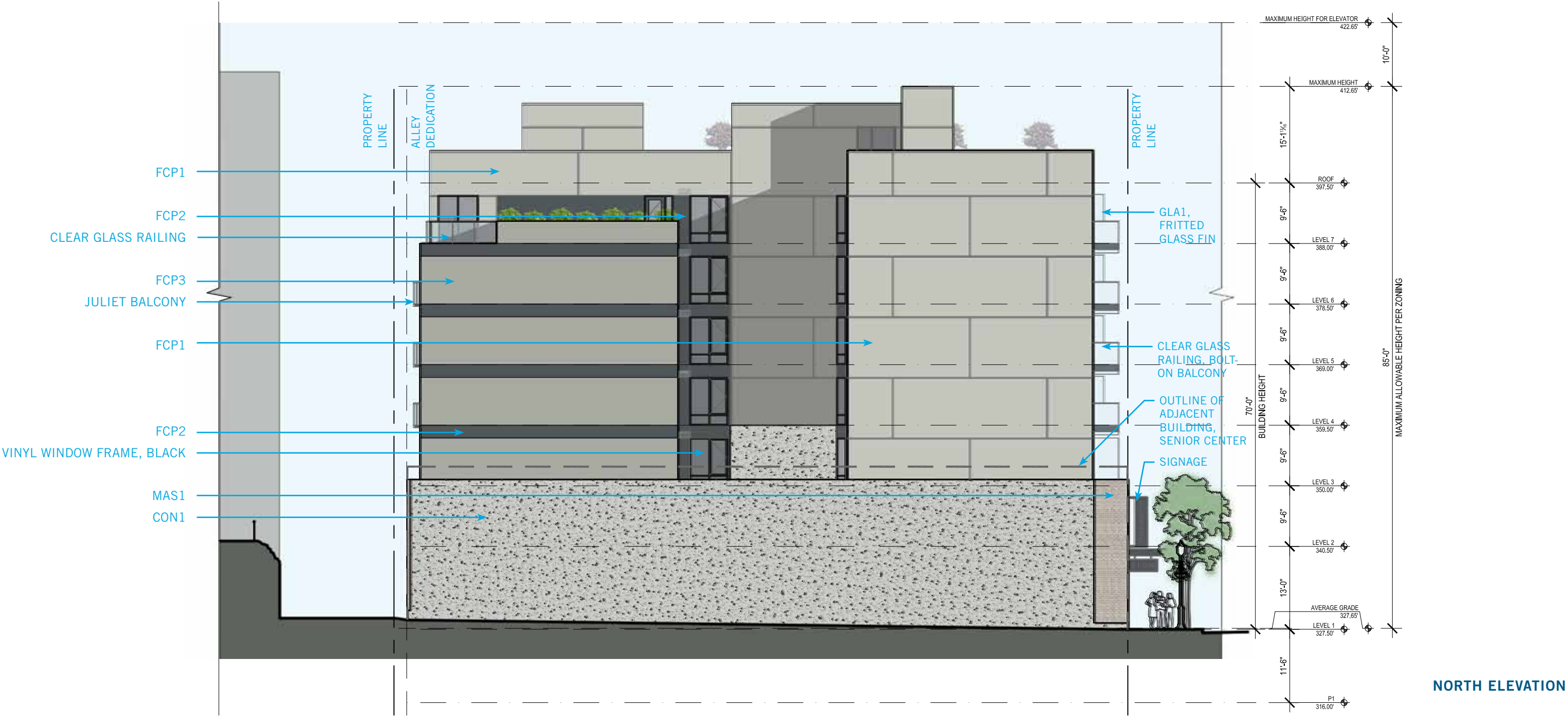


MTL1 METAL
Dark Bronze



CON1 ARCHITECTURAL
CONCRETE

11.0 NORTH ELEVATION | MATERIALS



MATERIALS



FCP1 FIBER CEMENT PANEL
Ceraclad Cast Stripe Ash



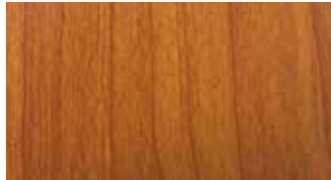
FCP2 FIBER CEMENT PANEL
Ceraclad Zen Garden Charcoal



FCP3 FIBER CEMENT PANEL
Ceraclad Zen Garden Linen



GLA1 FRITTED GLASS
Viracon-60% silk screen 5023



HPL1 HIGH PRESSURE
LAMINATE



MAS1 BRICK MASONRY
Mutual Materials-Pewter
Mission

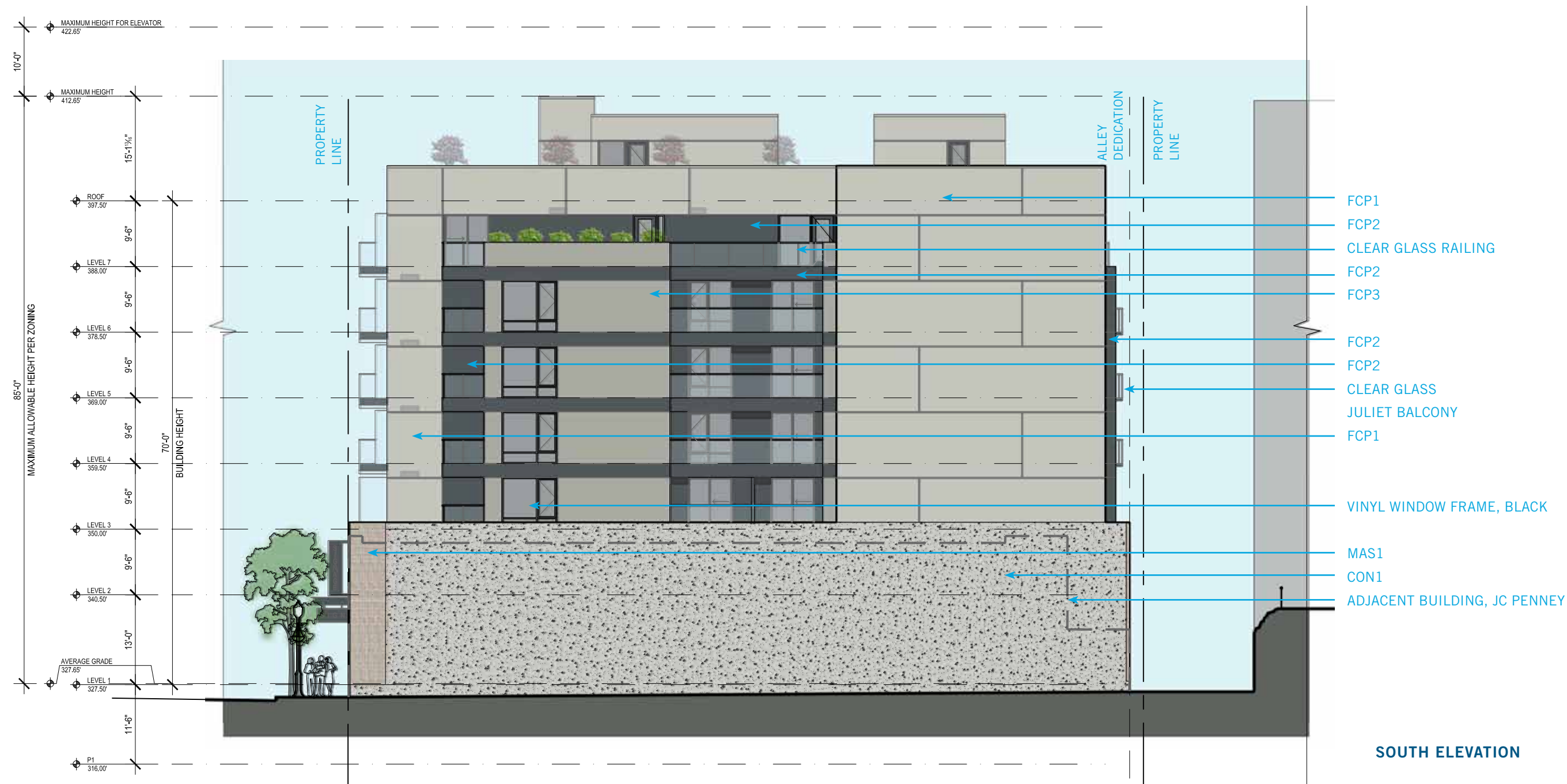


MTL1 METAL
Dark Bronze



CON1 ARCHITECTURAL
CONCRETE

11.0 SOUTH ELEVATION | MATERIALS



MATERIALS



FCP1 FIBER CEMENT PANEL
Ceraclad Cast Stripe Ash



FCP2 FIBER CEMENT PANEL
Ceraclad Zen Garden Charcoal



FCP3 FIBER CEMENT PANEL
Ceraclad Zen Garden Linen



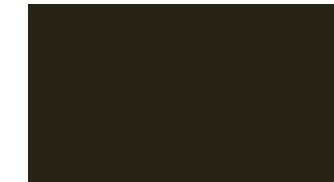
GLA1 FRITTED GLASS
Viracon-60% silk screen 5023



HPL1 HIGH PRESSURE
LAMINATE



MAS1 BRICK MASONRY
Mutual Materials-Pewter
Mission



MTL1 METAL
Dark Bronze



CON1 ARCHITECTURAL
CONCRETE

12.0 MATERIAL BOARD

1



2



3



4



5



6



7



8



9



10



11



10



12



CARON

1. GL1 Glass

2. SPG 1 Spandrel Glass, Color: Gray

3. GLA1 VIRACON-Fritted 60% SCREEN 5023

4. Window Frame

5. MTL1 Dark Bronze Metal

6. FCP1 Ceraclad Cast Stripe Ash

7. FCP2 Ceraclad Zen Garden Charcoal

8. FCP3 Ceraclad Zen Garden Linen

9. HPL1 High Pressure Laminate

10. MAS1 Mutual Materials, Pewter Mission, Size: 2-1/2" (H) x 11-1/2" (L) x 3 1/2" (W)

11. Grout: Gray

12. CON1 Architectural Concrete

50 DESIGN REVIEW RECOMMENDATION

13.0 RENDERINGS



Southwest façade respects established urban fabric patterns within the historic California Junction District.

Steel and glass canopy's allow for generous amounts of light into commercial and residential areas and onto streetscape below throughout the year.

Unique second level tenant amenity space further activates the building and streetscape below. Glass canopy's were selected to enhance residential and streetscape interaction.

Upper levels are voluntarily set back to reduce bulk and scale along California Avenue and minimize cast shadows onto grade level events.

WEST FACADE

13.0 RENDERINGS

The alley is treated as a “second street” with respect to materiality, lighting, and attention to detailing.

Utility and service areas are kept simple as possible for security and accommodation of differing uses.



EAST FACADE

13.0 RENDERINGS



ALLEY LOOKING SOUTH



ALLEY LOOKING NORTH



CALIFORNIA AVE LOOKING SOUTH EAST



CALIFORNIA AVE LOOKING NORTH EAST

13.0 RENDERINGS



**CALIFORNIA AVE SW
STREETSCAPE**

Rich and vibrant street front commercial shops are the dominant feature along California Avenue with high bay spaces for small shop ownership. Simple and durable base materials focus attention towards commercial retail. Glass and steel canopies provide weather protection and allow for ample amounts of filtered light to reach the streetscape and shop interiors. Concrete sidewalk finishes using established patterns welcome pedestrians into commercial retail shops and help unify streetscape patterns.

The residential entrance is visually independent and separated from commercial retail by several design cues. The residential bay is dramatically more vertical in orientation, special signage orientation located above the canopy, wood finish clads the sides and soffit of the entrance space, and additional wall sconces add soft lighting to the wood finish. A stack of upper level residential balconies depict the residential nature of the structure along California Avenue and subtly cue the residential entrance below.



COMMERCIAL RETAIL SIGNAGE

STEEL AND FRITTED GLASS CANOPY

CLEAR GLAZING AT STOREFRONT

CALIFORNIA AVE STREET LEVEL

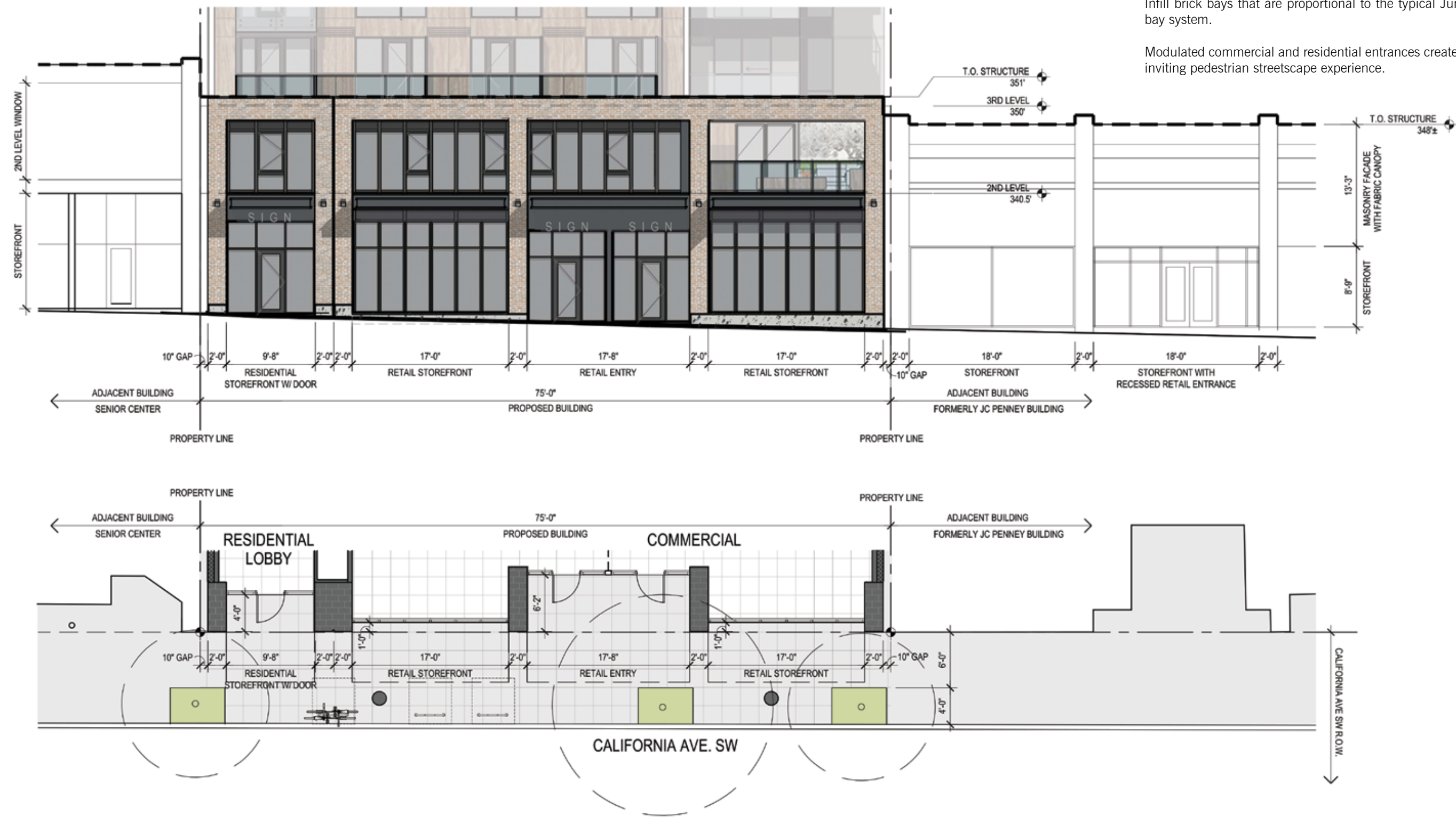
13.0 CALIFORNIA AVE STREET ELEVATION

Parapet height consistently reflects the typical relationship to adjacent structures along a sloping sidewalk in the Junction district.

Generous amounts of glazing for commercial and residential entrances.

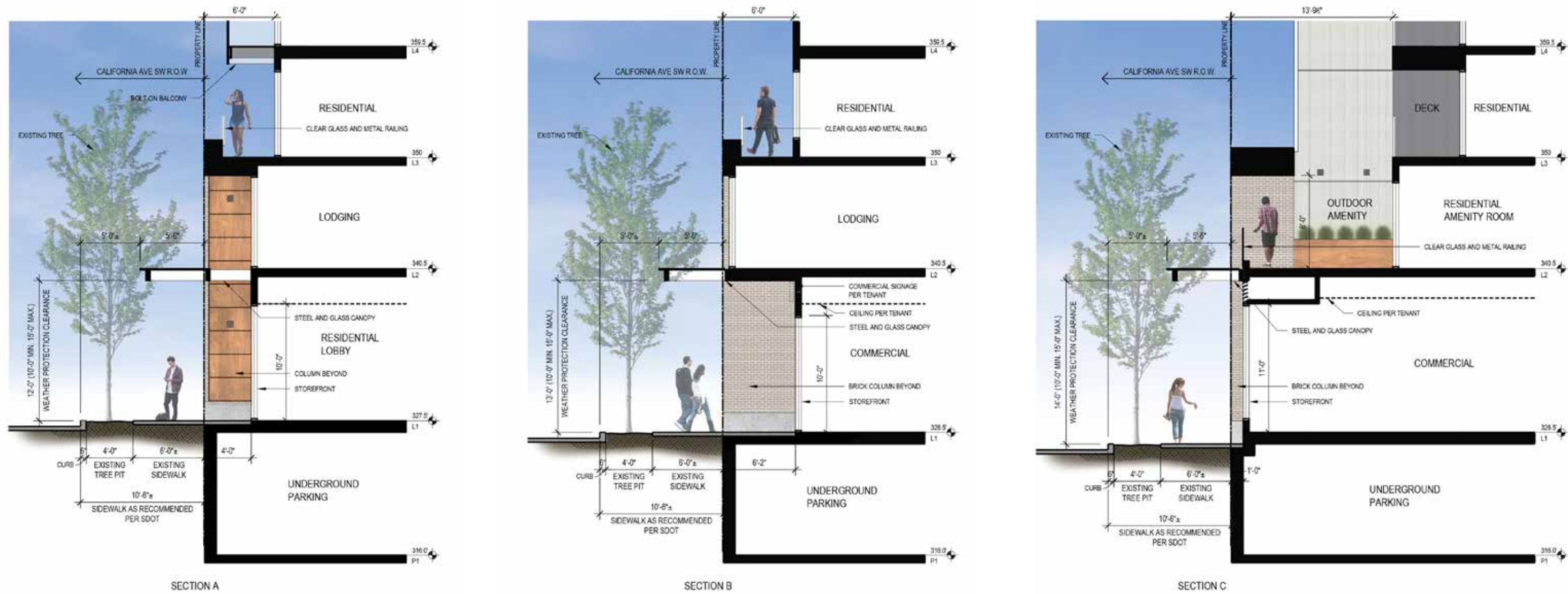
Infill brick bays that are proportional to the typical Junction column bay system.

Modulated commercial and residential entrances create a vibrant and inviting pedestrian streetscape experience.

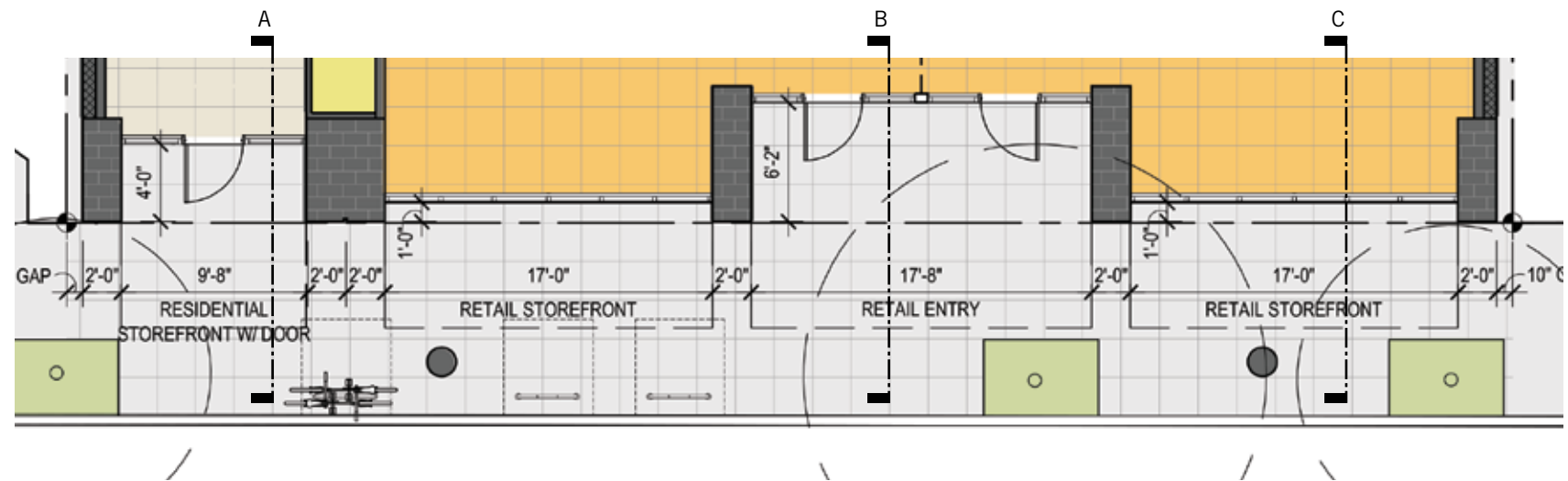


13.0 STREET LEVEL SECTIONS

SECTIONS



PLAN



13.0 RENDERINGS



INSPIRATIONAL IMAGE



2ND FLOOR AMENITY

The second level club room and exterior amenity space is designed to function as two smaller spaces or one larger unified area and is operational throughout the year. The club room is equipped with a convenience kitchen, restroom, and seating for approximately one to eight people. The exterior amenity space is equipped with a gas fire pit, varied seating and landscaping. The exterior spaces can be unified by opening operable glazing partitions on the south and west walls. The southern area doubles in size with the glazing panels retracted. This area is activated with a wooden trellis overhead, sconce lights at the southern wall, comfortable seating, a gas fire pit, and festive lighting. The exterior area to the west remains more flexible and open to encourage interaction with the streetscape below.



13.0 RENDERINGS



ALLEY LOOKING SOUTH WEST



ALLEY LOOKING NORTH



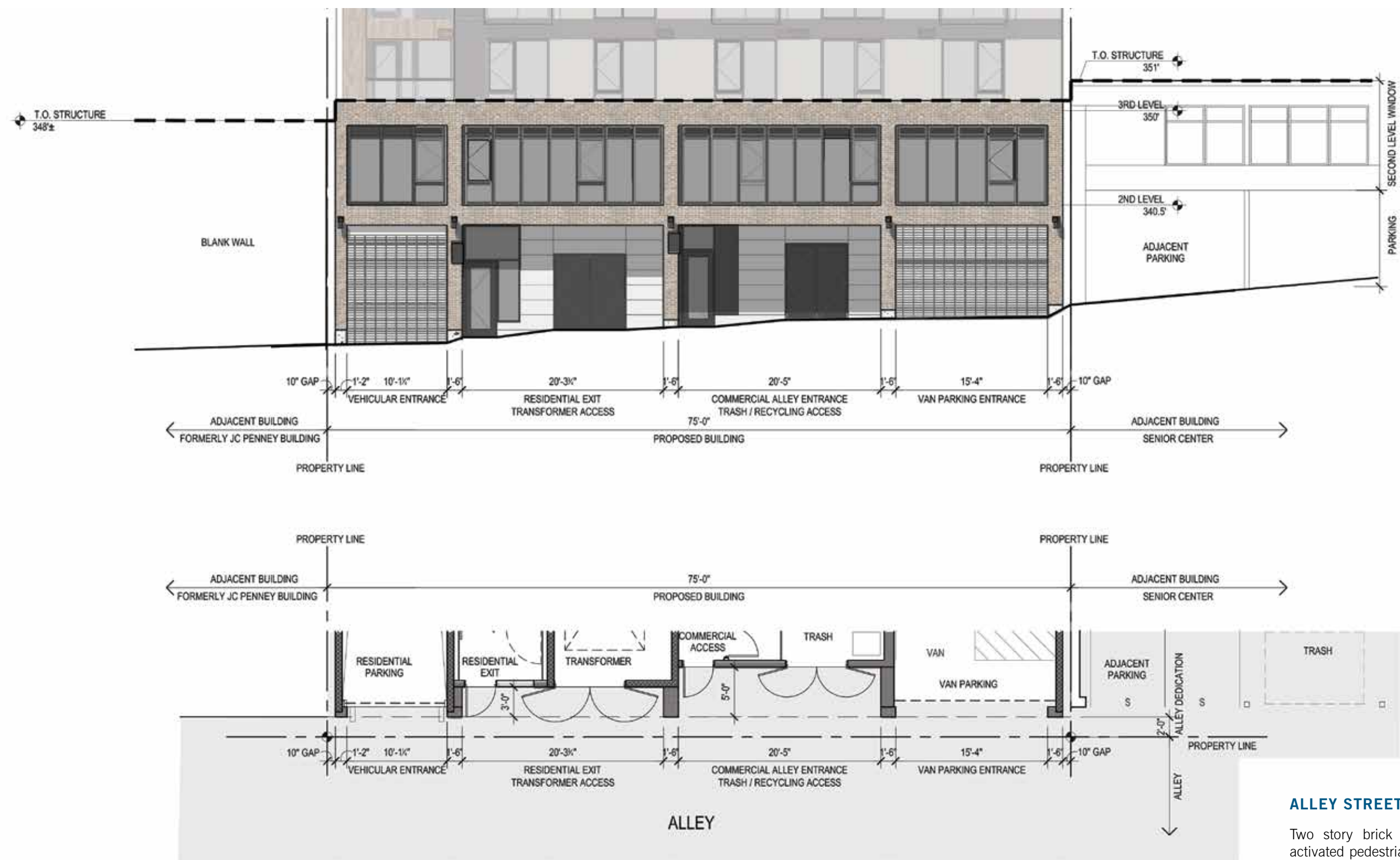
- RESIDENTIAL
EGRESS
STAIR
- VEHICULAR ACCESS
- VAULT
ACCESS
- COMMERCIAL
RETAIL
ACCESS
- TRASH ACCESS
- ALLEY GROUND LEVEL
- VAN PARKING

ALLEY STREETSCAPE

Active alleyways continue to thrive in the Junction and this project will continue this tradition by providing access to shops and other services from the alleyway as our 'second street'. Signage and lighting are traditionally more modest on the alley side, with slight recesses for entrances provided. Base materials are similar to California Avenue finishes, brick, concrete, and metal panel. Signage is distinctive to the alley and more modest in scale.

The Commercial entrance, lighting, and signage are intended to be welcoming but intentionally simple to convey a sense of informality and friendliness.

13.0 ALLEY STREET ELEVATION

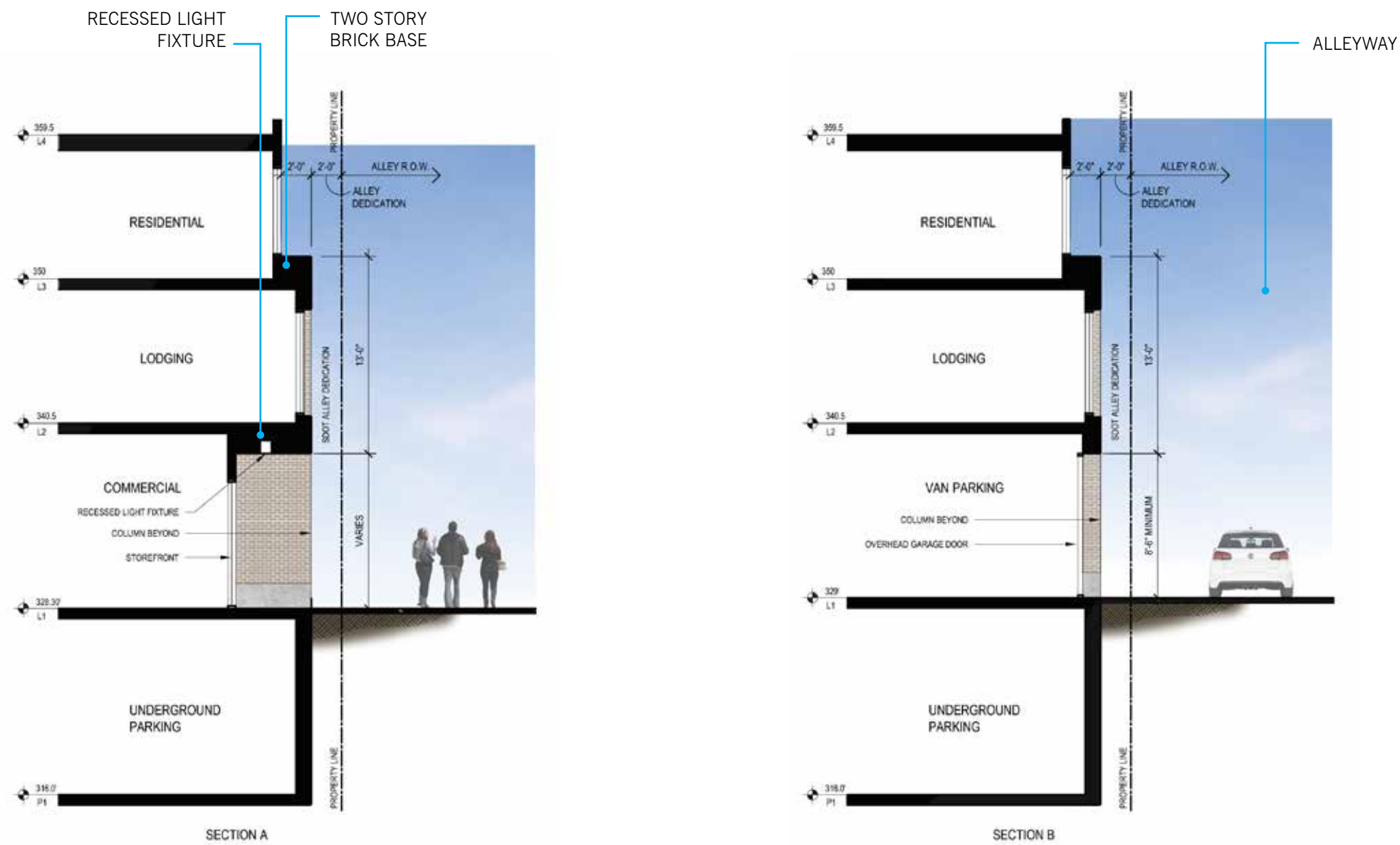


ALLEY STREETSCAPE

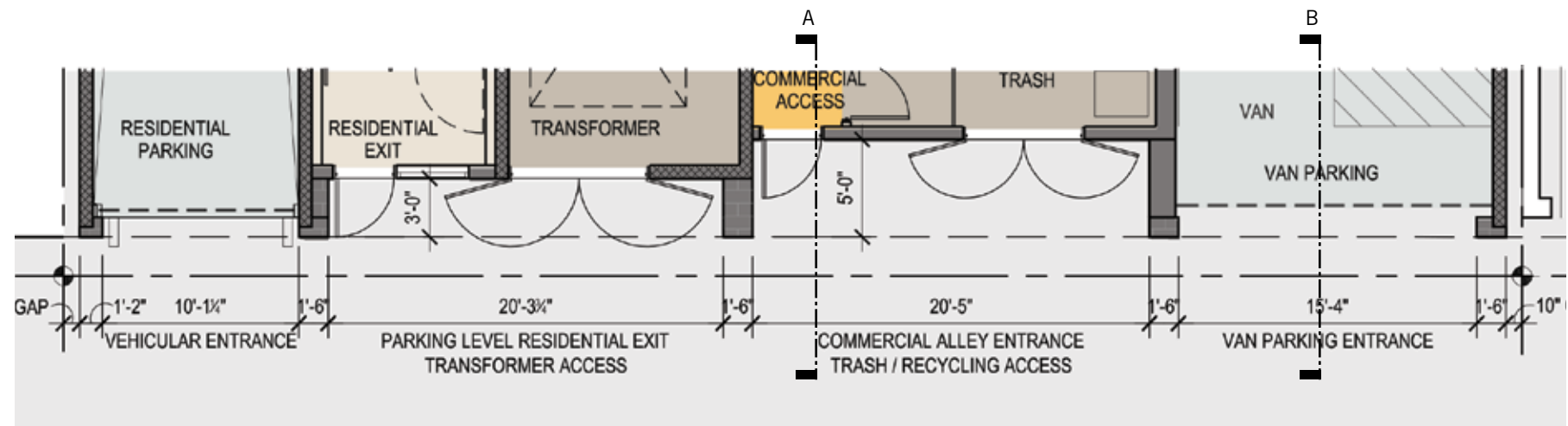
Two story brick base acknowledges the presence of an activated pedestrian alleyway. Durable materials are located at all lower levels. Lighting is located for pedestrian safety and esthetic puposes.

13.0 STREET LEVEL SECTIONS

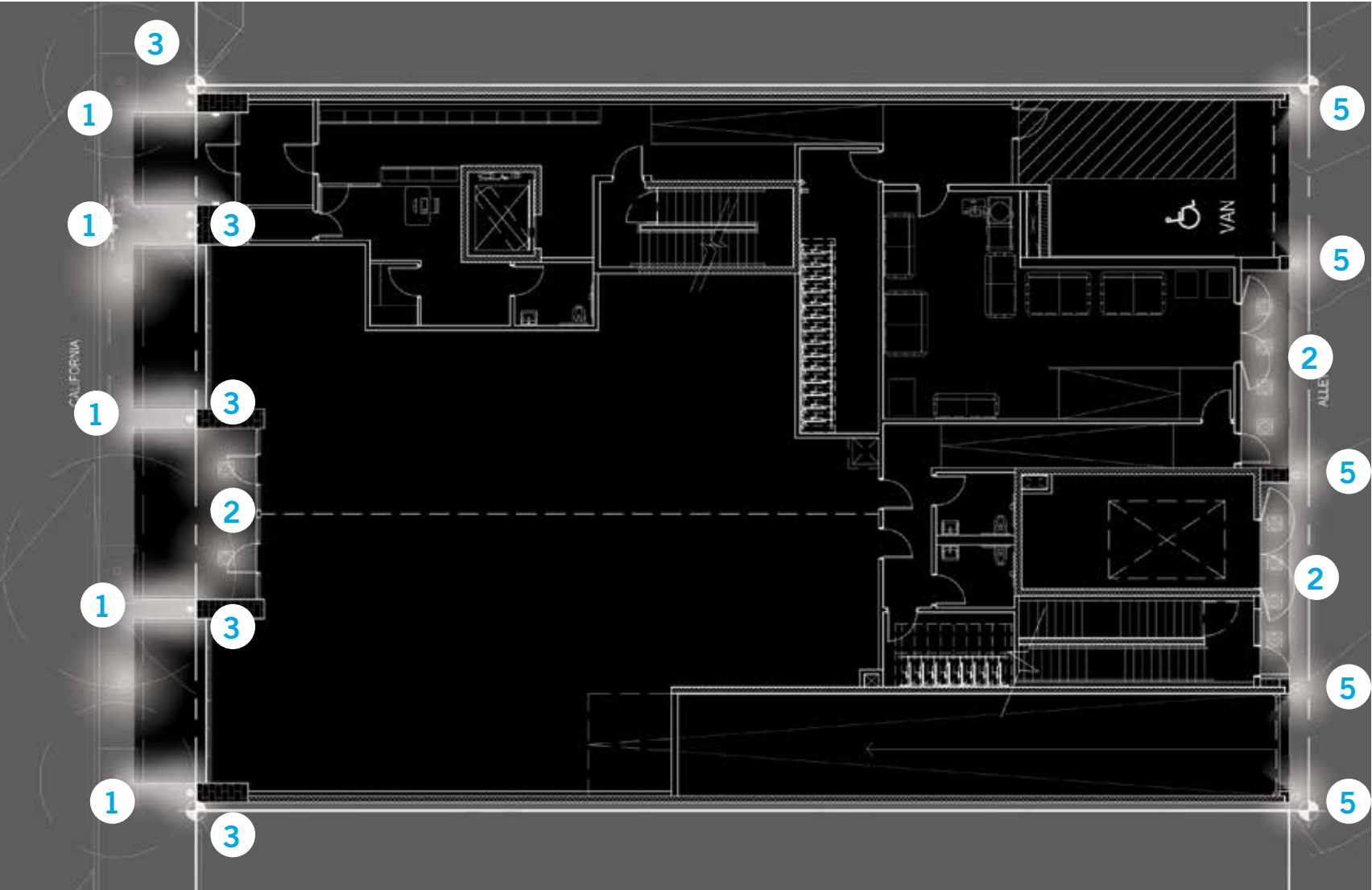
SECTIONS



PLAN



14.0 LIGHTING PLAN - LEVEL 1



LEVEL 1 PLAN 

LIGHTING DETAILS



1 Surface Mounted Linear Down Light At Edge Of Canopy
Color: Dark Bronze



2 Recessed Down Light
Color: Dark Bronze



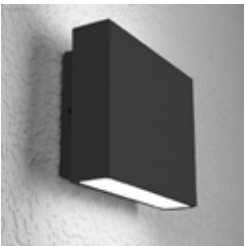
3 Wall Mounted Down/Up Light
Color: Dark Bronze



4 Recessed Step Light - Roof
Color: Dark Bronze



5 Wall Mounted Down Light
Color: Dark Bronze

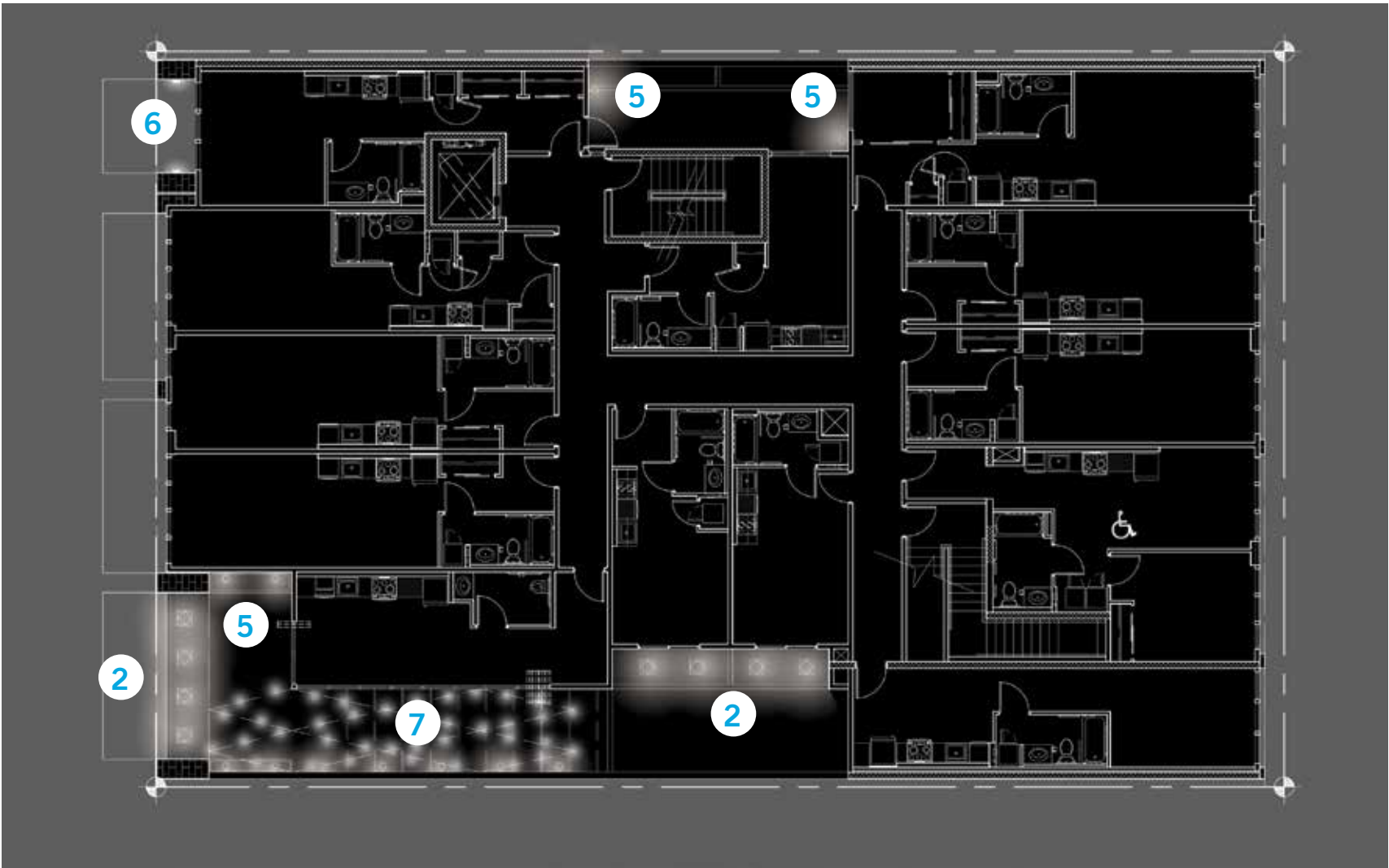


6 Wall Sconce - Resident Entry
Color: Dark Bronze



7 String Lights - Amenity

14.0 LIGHTING PLAN - LEVEL 2



LEVEL 2 PLAN



LIGHTING DETAILS



1 Surface Mounted Linear Down Light At Edge Of Canopy
Color: Dark Bronze



2 Recessed Down Light
Color: Dark Bronze



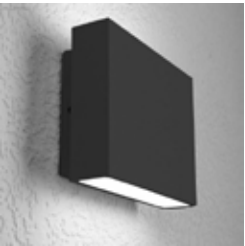
3 Wall Mounted Down/Up Light
Color: Dark Bronze



4 Recessed Step Light - Roof
Color: Dark Bronze



5 Wall Mounted Down Light
Color: Dark Bronze

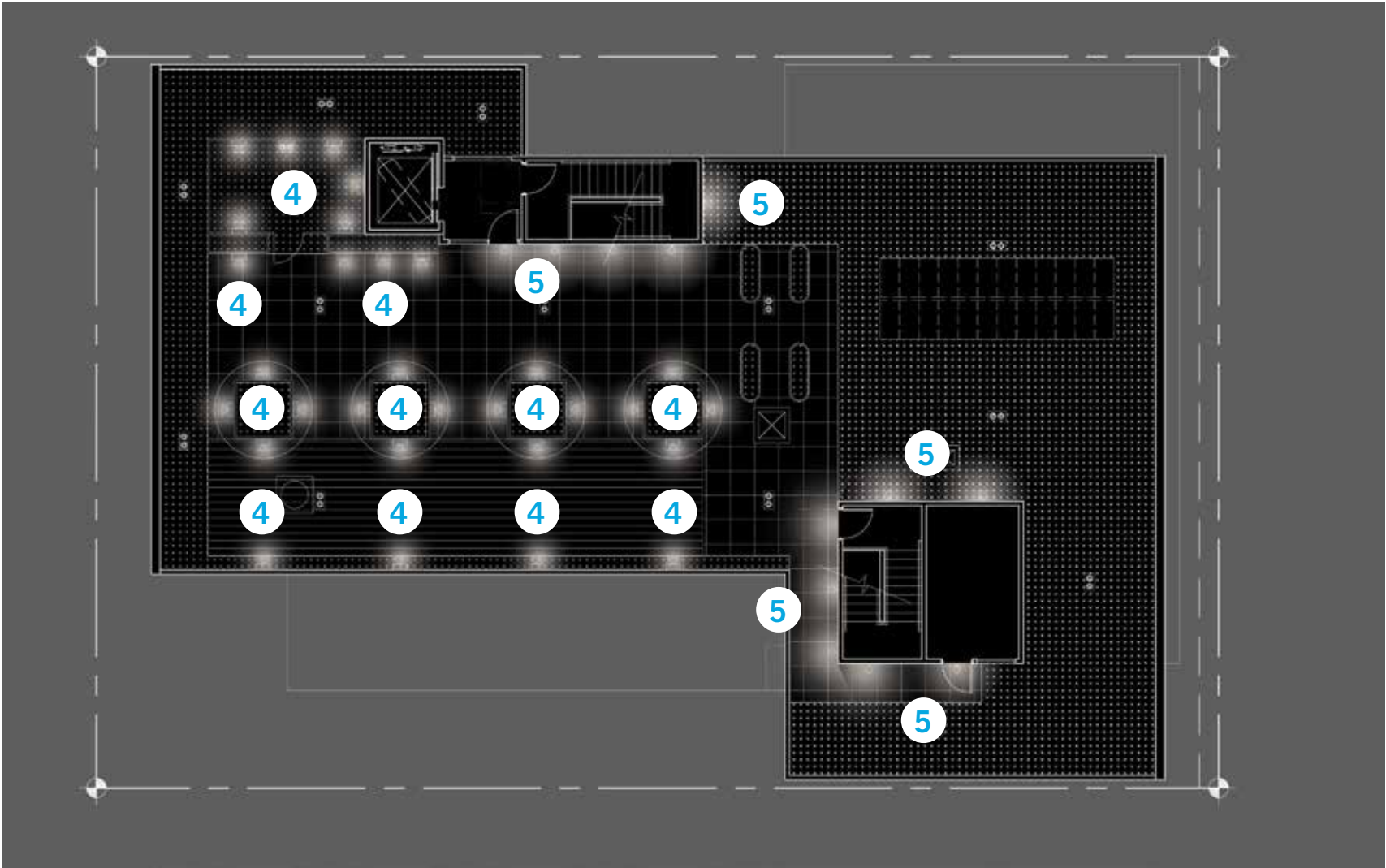


6 Wall Sconce - Resident Entry
Color: Dark Bronze



7 String Lights - Amenity

14.0 LIGHTING PLAN - ROOF



ROOF PLAN



LIGHTING DETAILS



1 Surface Mounted Linear Down Light At Edge Of Canopy
Color: Dark Bronze



2 Recessed Down Light
Color: Dark Bronze



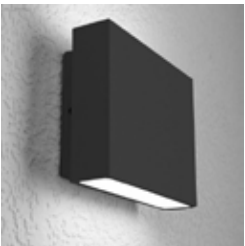
3 Wall Mounted Down/Up Light
Color: Dark Bronze



4 Recessed Step Light - Roof
Color: Dark Bronze



5 Wall Mounted Down Light
Color: Dark Bronze

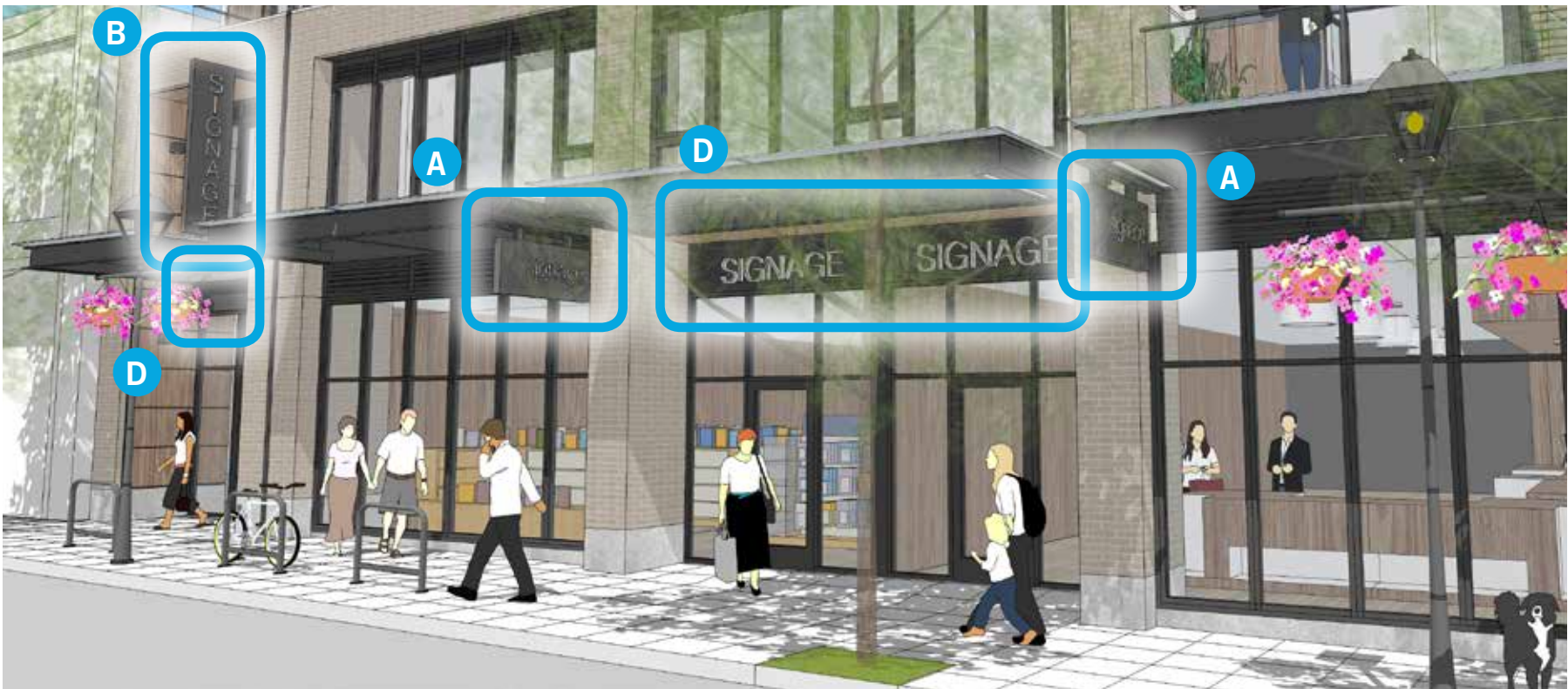


6 Wall Sconce - Resident Entry
Color: Dark Bronze



7 String Lights - Amenity

15.0 SIGNAGE CONCEPT



RETAIL AND RESIDENTIAL SIGNAGE ALONG CALIFORNIA AVE SW



METAL PANEL PROVIDE
ADDITIONAL
AREA FOR ADDRESS

RETAIL AND RESIDENTIAL SIGNAGE ALONG ALLEY



C - ALLEY SIGNAGE

SIGNAGE DETAIL & EXAMPLES

Signage will be simple and sophisticated to complement the building design concept. There will be signage at the residential entry and commercial retail uses.

The residential signage will be mounted above the canopy for visibility. Commercial retail signage blade signs are pedestrian-scaled, internally illuminated, and supported below the canopy glazing.



B - RESIDENTIAL BLADE SIGNAGE

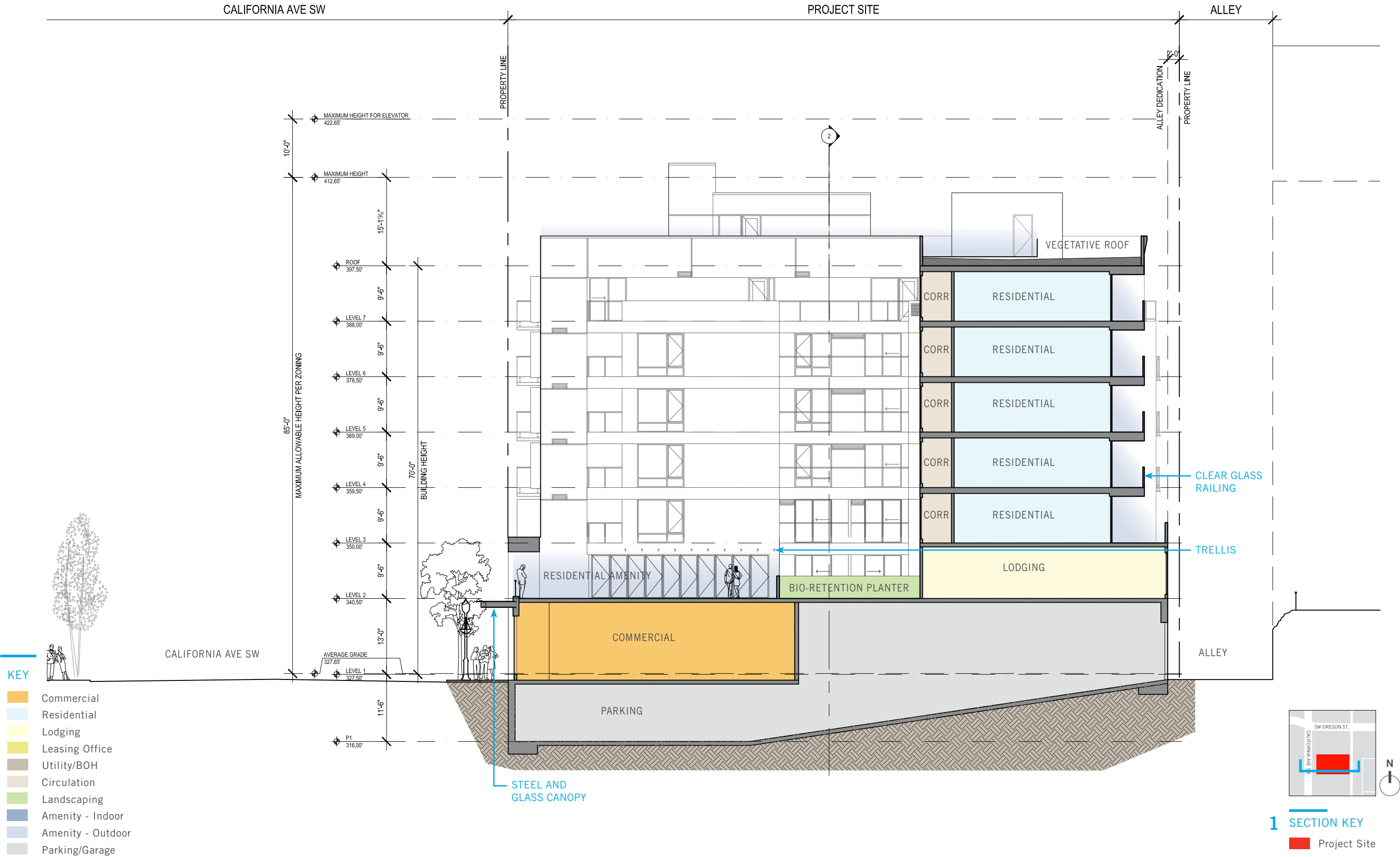


A - BLADE SIGNAGE
UNDER CANOPY

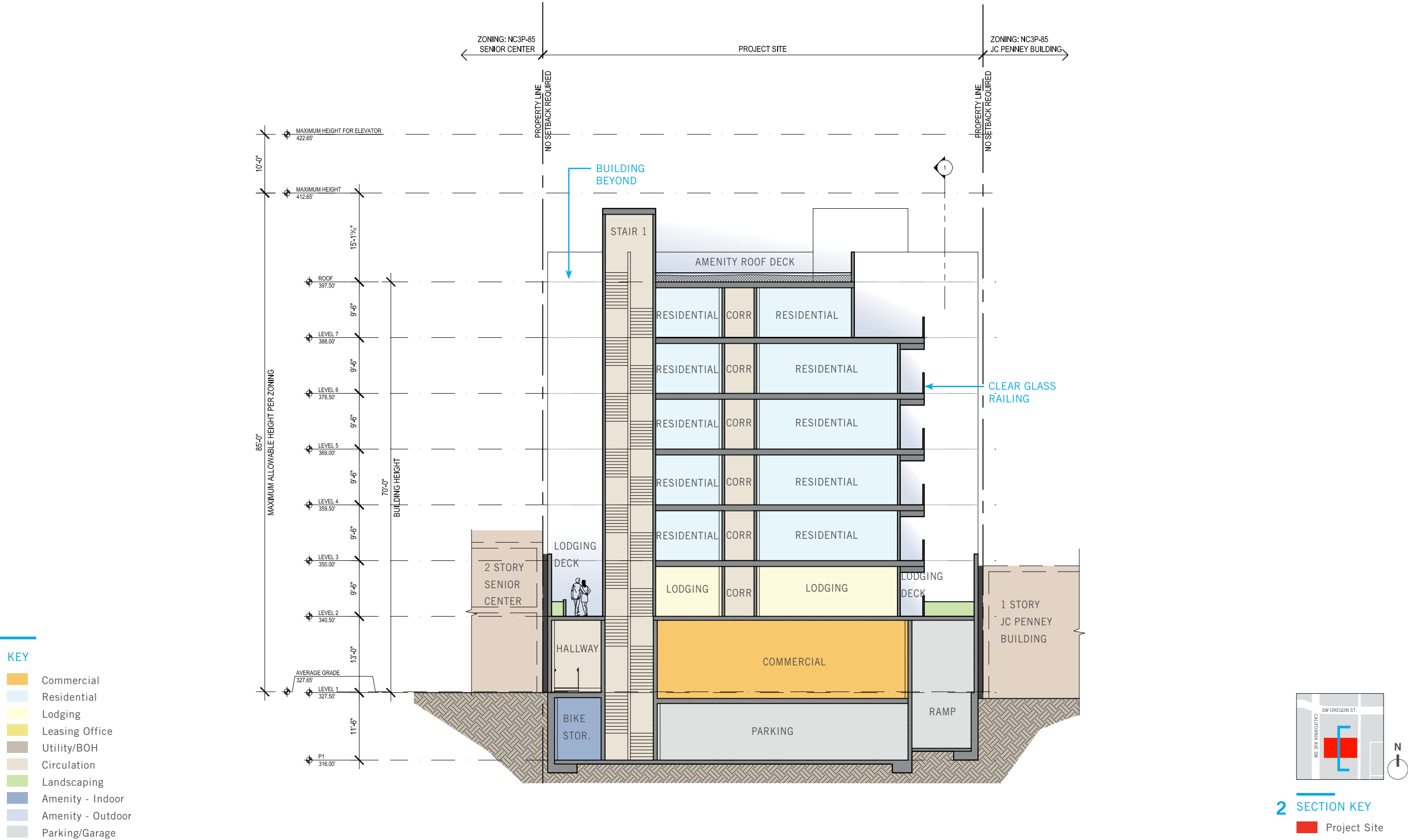


D - RETAIL SIGNAGE ABOVE STOREFRONT ENTRANCE

16.0 BUILDING SECTION - SECTION 1



16.0 BUILDING SECTION - SECTION 2



17.0 OTHER GRAPHICS - SHADOW STUDIES

