

**EARLY DESIGN GUIDANCE**

**4508-4510-4512 California Ave SW  
Seattle, WA 98116**

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**SDCI PROJECT NO.:**

3032079-EG

3031518-LU

**MEETING DATE:**

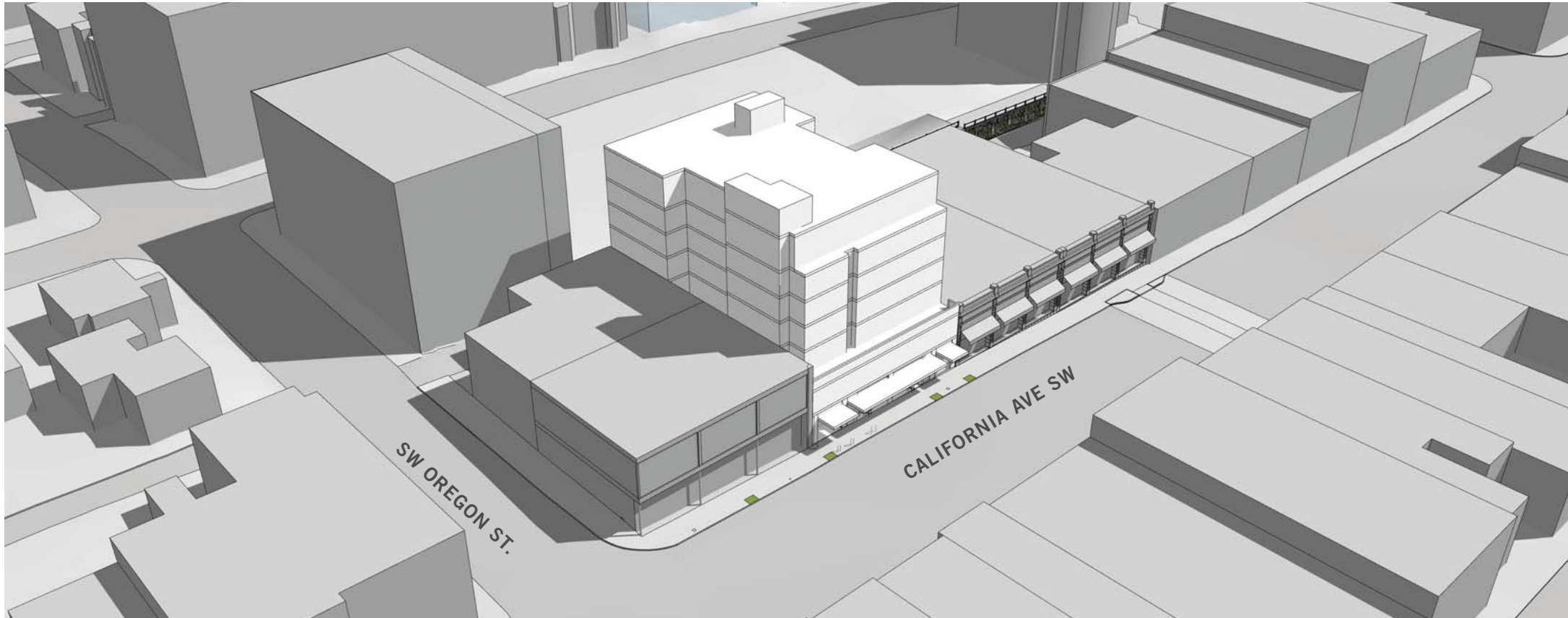
08.02.2018

**APPLICANT TEAM:**

Capelouto Development Company  
Caron Architecture

**CARON**

CARON REF #2018.018



AERIAL VIEW - PREFERRED OPTION 3

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## PROJECT TEAM

**OWNER**  
Capelouto Development Company

**CARON ARCHITECTURE CONTACT**  
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206.367.1382  
Caron Reference No.: 2018.018

## SITE INFORMATION

**ADDRESS:**  
4508-4510-4512 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. 20  
Stalls Provided.

**LEGAL DESCRIPTION:**  
Boston Companys Plat of W S Block 49 Lot  
4-5-6

## DEVELOPMENT STATISTICS

**ZONING:**  
NC3P-85

**BUILDING HEIGHT:**  
74'-0"

**ALLOWABLE FAR:**  
Single Use: 4.5 FAR = 38,813 SF  
Total: 6 FAR = 51,750 SF

**RESIDENTIAL AREA:**  
37,143 SF.  
79 Units

**COMMERCIAL AREA:**  
4,793 SF

**PARKING AREA:**  
8,156 SF  
19 Stalls

3.0 DEVELOPMENT OBJECTIVES

DEVELOPMENT OBJECTIVES

This proposal intends to develop a five to six level multifamily residential structure with one lodging level, commercial retail shops at grade, and one level of below grade parking. California Avenue street frontage will be comprised of ground level commercial use and a residential entrance lobby. Services, below grade parking, loading and residential move in/out access is located off the alley. The objective is to provide new multifamily and commercial retail uses that contribute to and further activate the vibrant Junction streetscape.

SUMMARY STATEMENT

The site is located one parcel south of SW Oregon Street and on the east side of California Avenue SW in the West Seattle Junction District. The site is presently occupied by three one story retail shops, West Seattle Cyclery, Lee’s Asian and Kamei Japanese Restaurant. The topographical high point along California Avenue SW is at the north border and slopes approximately 1’-1/2” 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. The street frontage along California Avenue has narrow sidewalks with parallel street parking spaces. A Mid-block pedestrian crosswalk is located just south of the site and is frequently used by pedestrians. The streetscape provides grade level retail access with overhead weather protection, street trees, and pole mounted flower baskets. No overhead utility wires are currently present.

ZONING ANALYSIS

The site is approximately 75 feet wide by 115 feet deep, with a 2-foot alley dedication required. 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 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 not to provide parking. No building setbacks are required. Amenity areas are required in an amount equal to 5 percent of the total gross floor area. Access to parking, if provided, shall be from the alley if the lot abuts an alley. The site is presently occupied by three one story retail shops, West Seattle Cyclery, Lee’s Asian, and Kamei Japanese Restaurant.

DEVELOPMENT SUMMARY (PREFERRED OPTION 3)

LEVEL	USE	RESIDENTIAL AREA	COMMERCIAL AREA	B.O.H. AREA	PARKING AREA	GROSS AREA	FAR AREA	NET AREA	PARKING	OUTDOOR AMENITY
ROOF	AMENITY	447				447	447			2,957
L7	RESIDENTIAL	6,716				6,716	6,716	5,541		
L6	RESIDENTIAL	7,145				7,145	7,145	5,970		
L5	RESIDENTIAL	7,145				7,145	7,145	5,970		
L4	RESIDENTIAL	7,145				7,145	7,145	5,970		
L3	RESIDENTIAL	7,145				7,145	7,145	5,970		
L2	LODGING		7,742			7,742	7,742	6,567		
L1	COMMERCIAL/LOBBY	1,400	4,793	671	1,331	8,195	8,195	4,793		
P1	PARKING			1,429	6,825	8,254			19	
TOTAL		37,143	12,535		8,156	59,934	51,680	40,781	19	2,957

UNIT MIX				TOTAL UNIT	EFFICIENCY	AVERAGE UNIT SIZE
STUDIO	O1BR	1BDR	2 BR			
10	2	1	0	13	82.5%	426
10	2	1	0	13	83.6%	459
10	2	1	0	13	83.6%	459
10	2	1	0	13	83.6%	459
10	2	1	0	13	83.6%	459
10	2	2	0	14	84.8%	469
60	12	7	0	79		



4.0 SURVEY / TREE SURVEY

**DESCRIPTION:**  
LOTS 4, 5 AND 6, BLOCK 49, THE BOSTON CO'S PLAT OF WEST SEATTLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 3 OF PLATS, PAGE 19, RECORDS OF KING COUNTY, WASHINGTON;

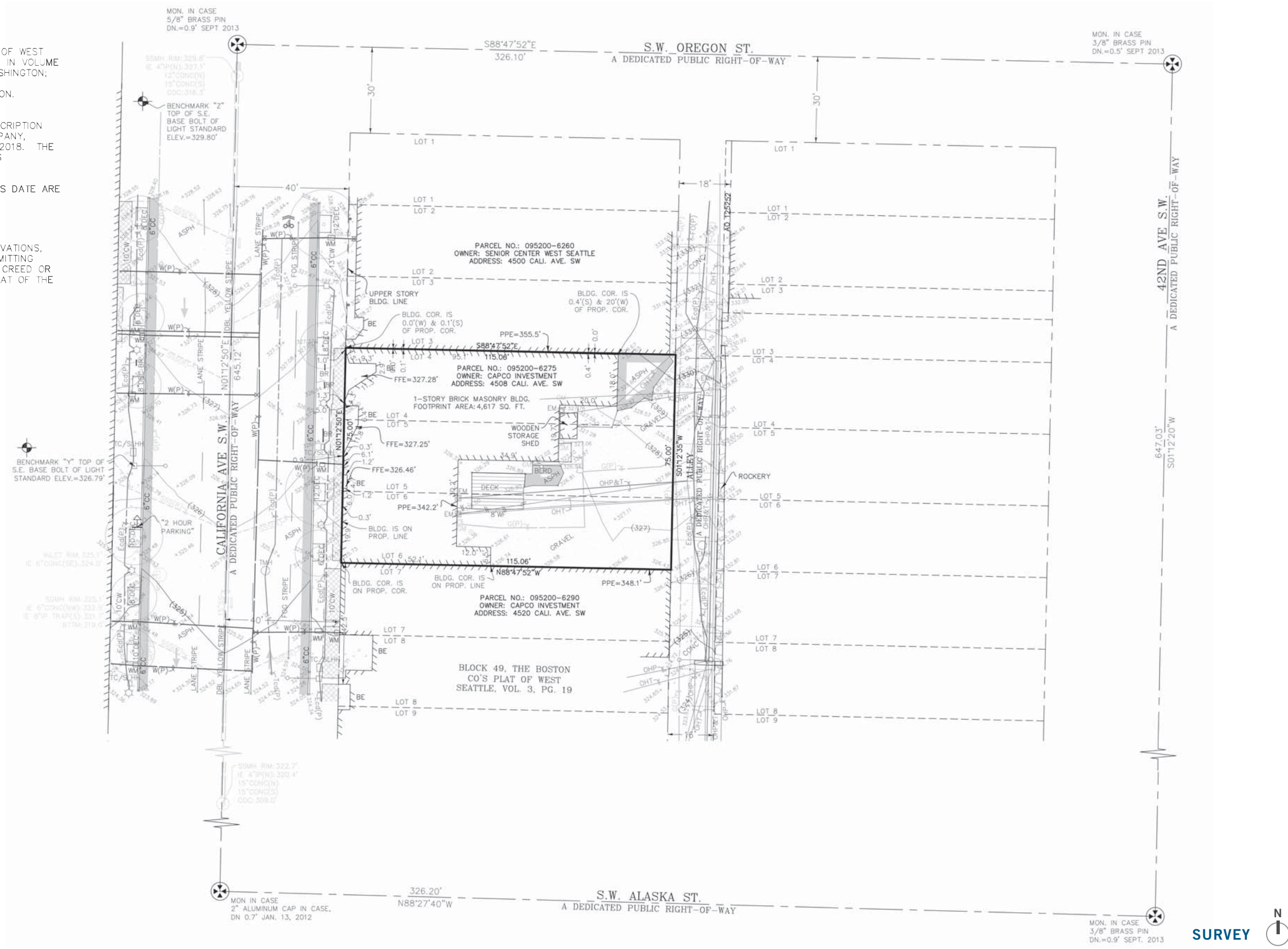
SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

**TITLE REPORT REFERENCE:**  
THIS SURVEY WAS CONDUCTED ACCORDING TO THE DESCRIPTION SHOWN, FURNISHED BY STEWART TITLE GUARANTY COMPANY, GUARANTEE NO. G-6329-000005655, DATED MAY 16, 2018. THE EASEMENTS SHOWN OR NOTED HEREON RELATE TO THIS COMMITMENT.

**NOTE:** EASEMENTS CREATED OR RESCINDED AFTER THIS DATE ARE NOT SHOWN OR NOTED HEREON.

**TITLE REPORT SCHEDULE B EXCEPTIONS:**  
ITEMS CIRCLED ARE SHOWN ON MAP.

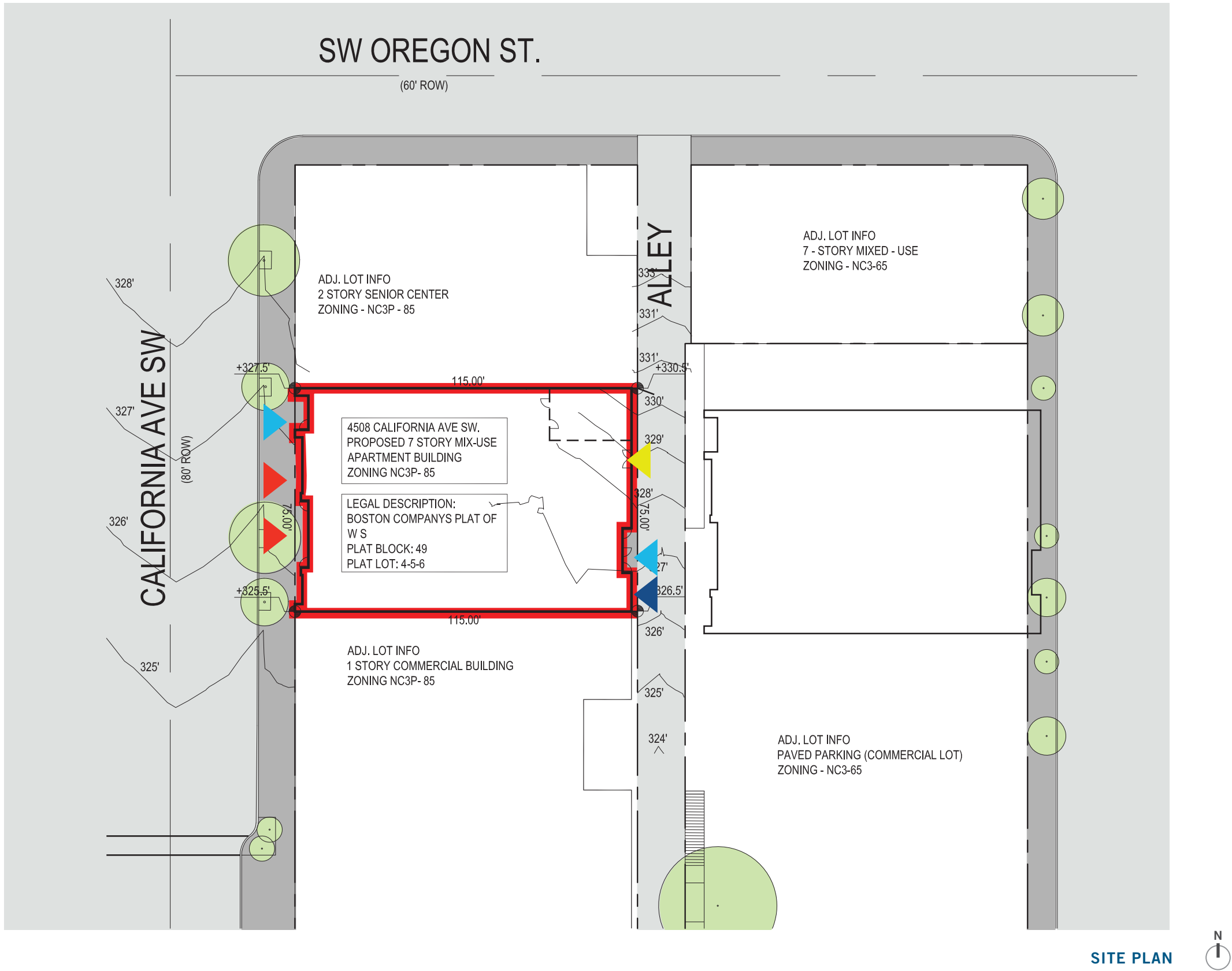
11. ALL COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS OR OTHER SERVITUDES, IF ANY, BUT OMITTING RESTRICTIONS, IF ANY, BASED UPON RACE, COLOR, CREED OR NATIONAL ORIGIN, DISCLOSED BY THE RECORDED PLAT OF THE BOSTON CO'S PLAT OF WEST SEATTLE.



4.0 SITE PLAN

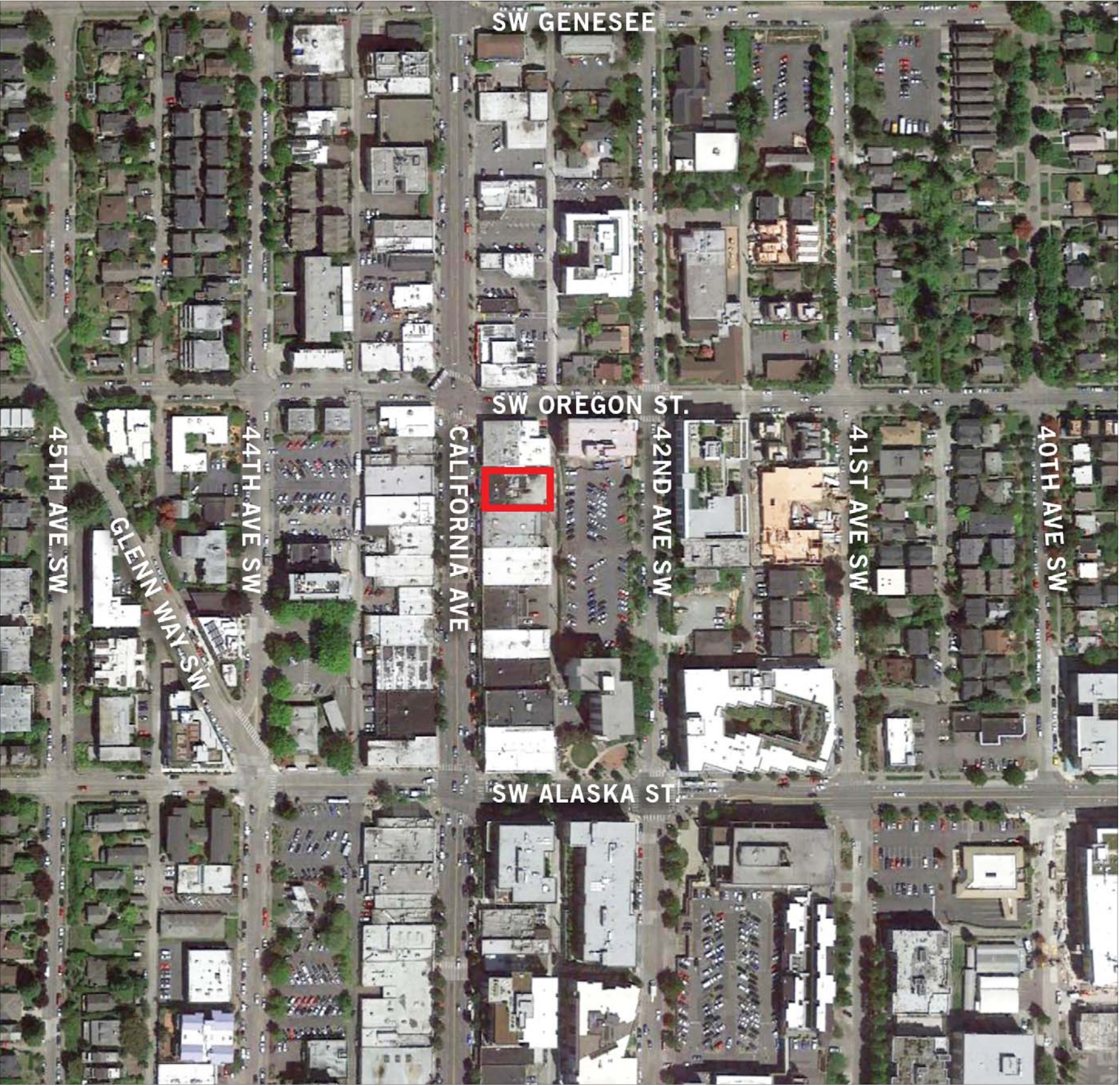
- KEY
- Pedestrian Access
  - Residential Access
  - Service Access
  - Vehicular Access
  - Existing Street Trees

LEGAL DESCRIPTION  
BOSTON COMPANYS PLAT OF W S  
Plat Block: 49  
Plat Lot: 4-5-6

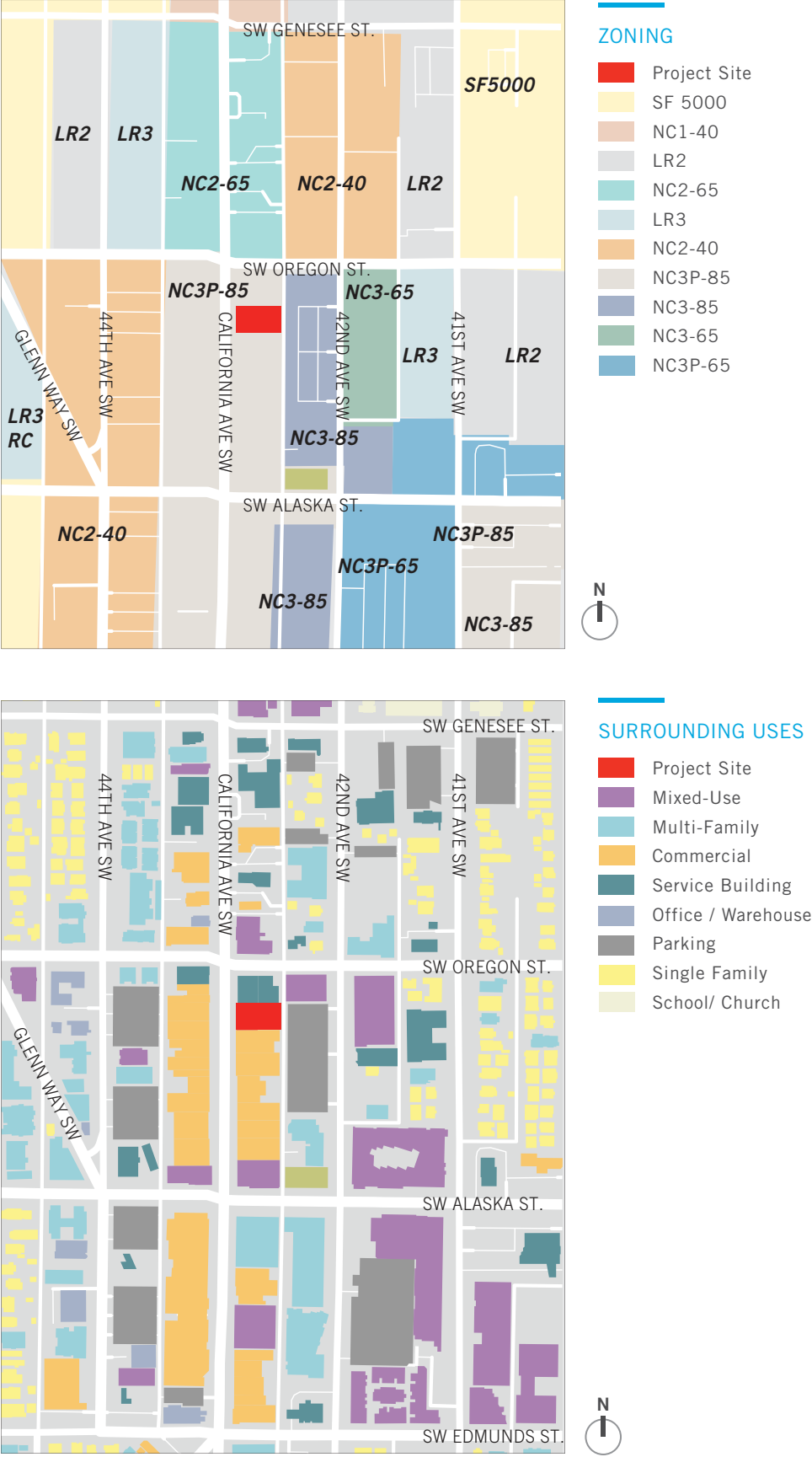




5.0 URBAN DESIGN ANALYSIS

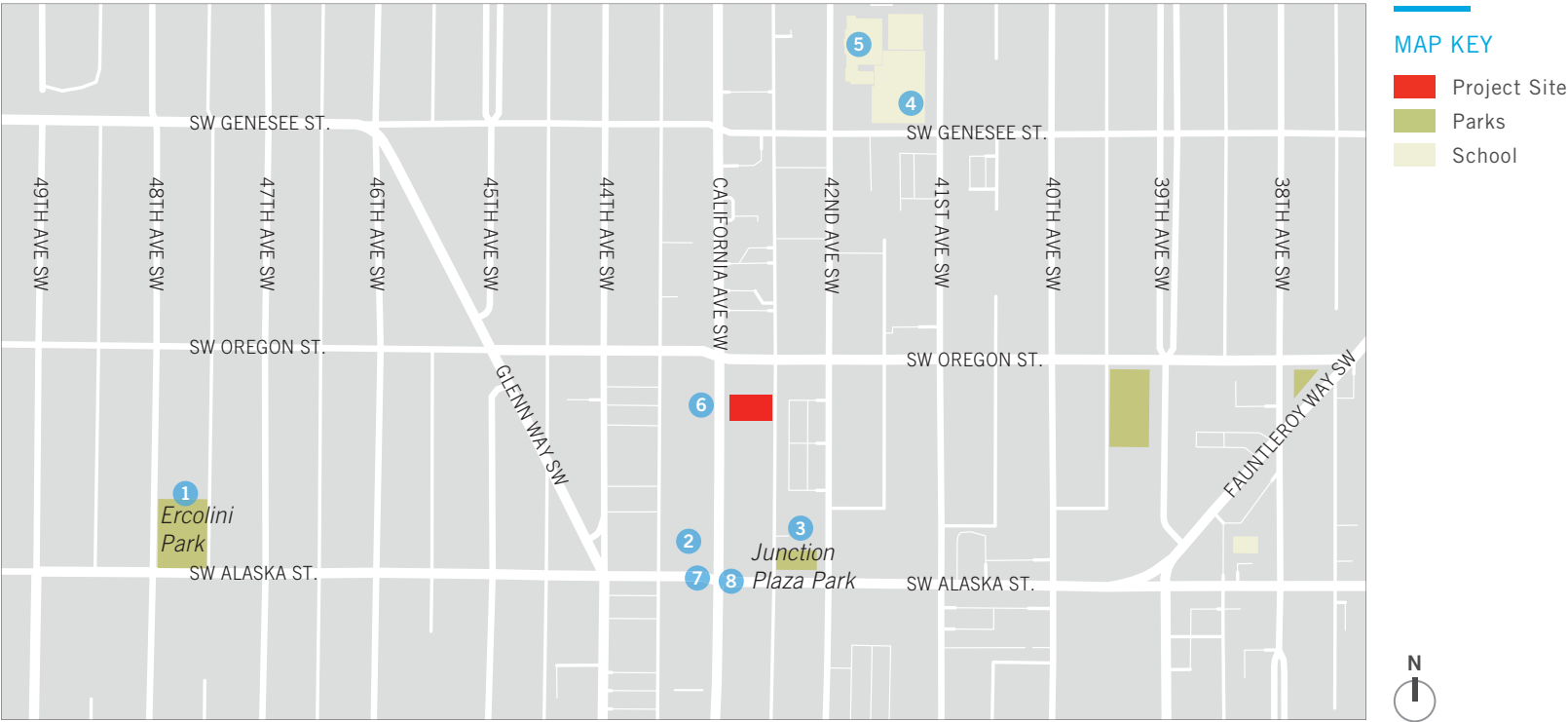


AXONOMETRIC MAP (GOOGLE EARTH)





5.0 URBAN DESIGN ANALYSIS



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 STREETSCAPES

1 CALIFORNIA AVE SW LOOKING EAST

85' MAXIMUM HEIGHT  
NC3P-85



2 CALIFORNIA AVE SW LOOKING WEST

85' MAXIMUM HEIGHT  
NC3P-85



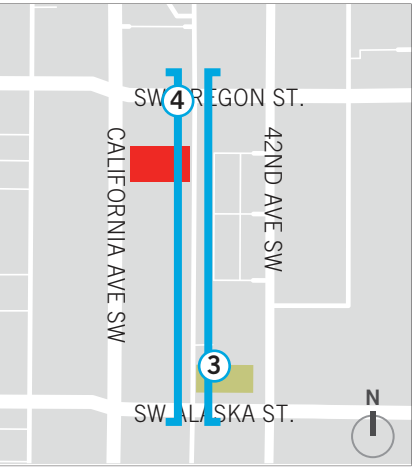


5.0 STREETSCAPES

3 ALLEY LOOKING EAST



4 ALLEY LOOKING WEST





# 5.0 NEIGHBORHOOD DESIGN CUES

## NEIGHBORHOOD DESIGN

The surrounding West Seattle Junction is primarily one to two level retail structures, multilevel residential buildings, and surface parking lots. There is a small park located within a 5-minute walk directly south and along SW Alaska Street. New multistory apartment structures in the area are generally contemporary in design and incorporate materials and design cues from neighboring structures. One to two level retail shops along California Avenue provide an intimate, finer grain scale to the streetscape and is responsible for much of the unique character the Junction provides. Activated pedestrian corridors provide a ‘second street’ with some retail and businesses having their entrances located off the corridor or alley only. Older structures tend to be two story with a retail base and vertically oriented recessed windows. Newer structures are much taller, up to 85 feet high, with a base, middle, top expressed. Modulation is achieved by structure setbacks, additive or recessive balconies expressions, and contrasting materials.



1 4730 CALIFORNIA AVE SW

Newer multifamily residential structure with one to two story commercial retail use at base. Lower levels of neighboring buildings use durable materials with predominantly vertical massing and modulation at upper levels.



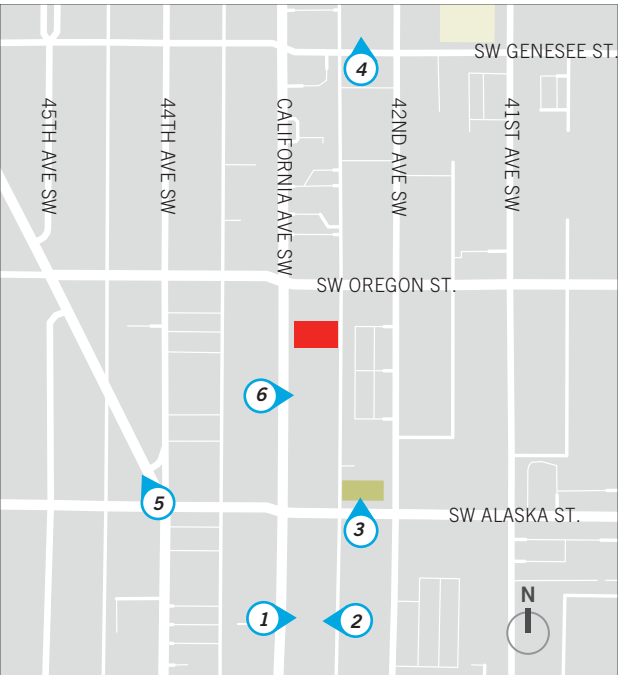
2 4730 CALIFORNIA AVE SW

Through block pedestrian pathways connect streets to alleyways, providing a pedestrian only ‘second street’. Typically, residential entrances and commercial retail uses are accessed off these pedestrian pathways.



3 JUNCTION PLAZA PARK 4545 42ND AVE SW

An urban pocket park located off busy SW Alaska Street. The park provides seating, hardscape areas, and softscape/landscape for varied recreational use.



### MAP KEY

- Project Site
- View



4 HOLY ROSARY 4210 SW GENESEE ST

A landmark structure done in the Gothic style is an archetypal example for development in the Junction. The structure expresses a base, middle, top with vertically oriented fenestration. Simple but well detailed materials convey a refined and restrained sophisticated methodology.



5 4400 SW ALASKA ST

An example of a modern multifamily residential structure that exploits an irregular shaped site to develop a unique character that maintains the classic base, middle, top order.



6 4724 CALIFORNIA AVE SW.

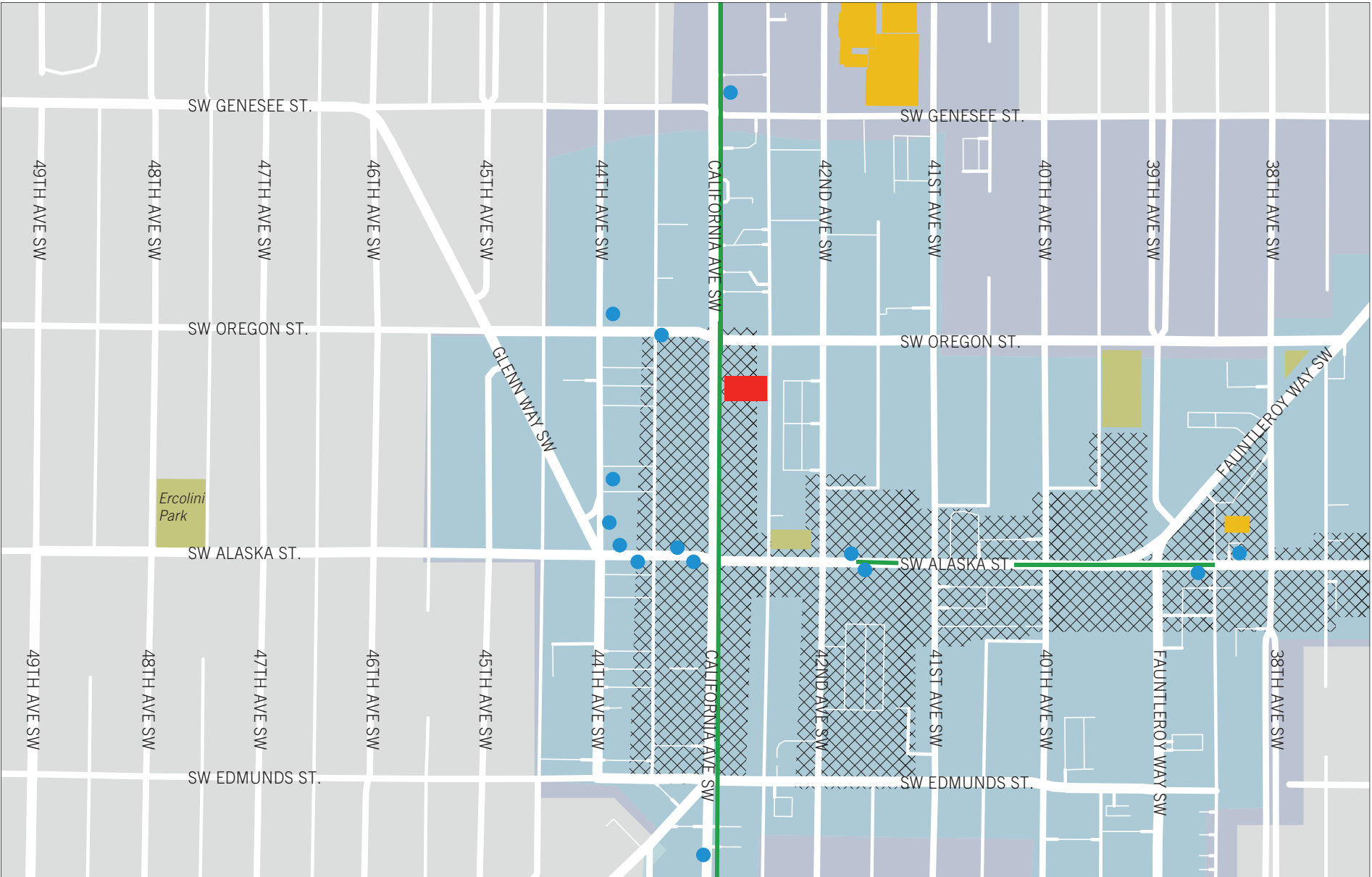
A newer mid-block, mixed-use multifamily residential structure. Located a block south of the project site. The lower levels create a two-story brick facade and with outdoor seating and mid-block pass-through. It helps to create a pedestrian friendly environment.



5.0 VICINITY MAP & TRANSPORTATION

**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 bicycle sharrow lane on the both sides of the street and adjacent to the site. There are existing bicycle racks located in front of Lees Asian restaurant and West Seattle Cyclery that are to be updated.



TRANSPORTATION & WALKING MAP

- Project Site

Park

Schools

Bus Stops
- West Seattle Junction Urban Village

Parking Flexibility Area

Pedestrian “P” Zones

Dedicated Bike Lanes

5.0 SITE PHOTOS

PROJECT SITE

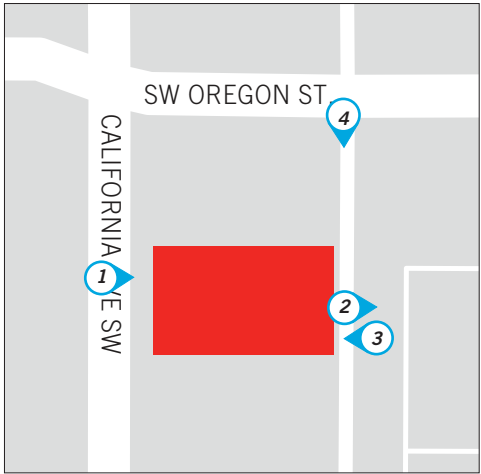
The project site is located at the Junction of California Ave SW and SW Oregon St. The streets are major arterials with heavy vehicular and pedestrian traffic on both streets. The area is scattered with shops, restaurants and multiple youth and family services.



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

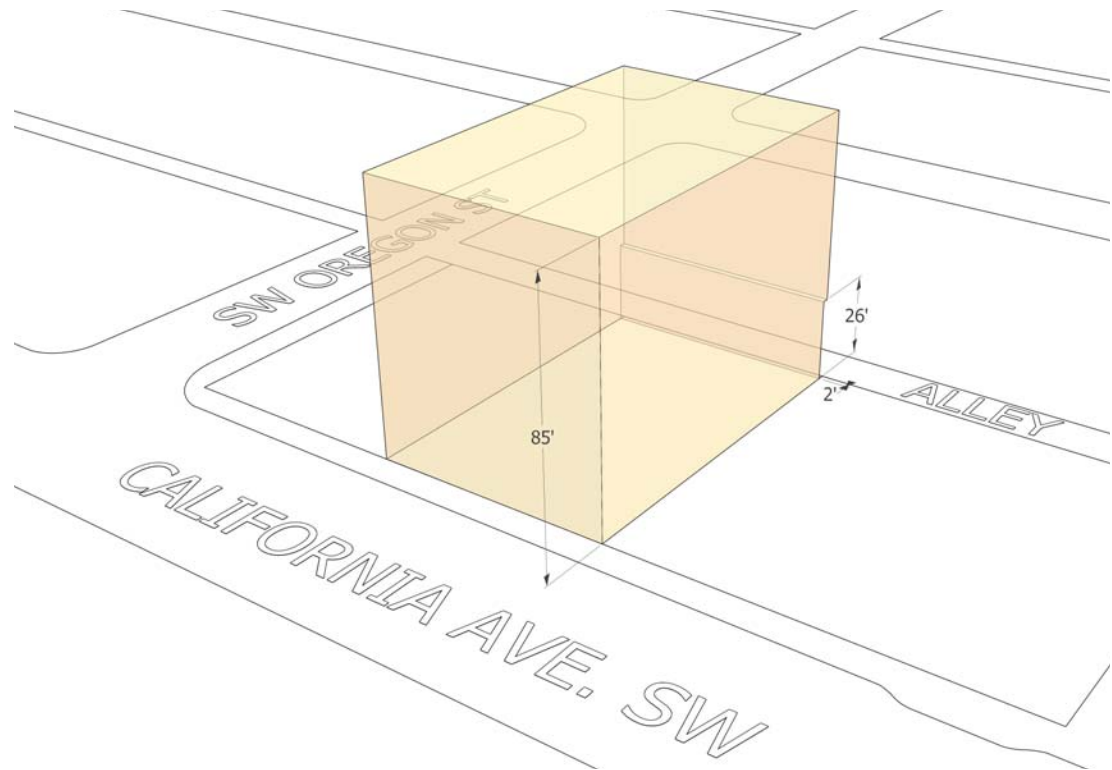


6.0 ZONING DATA

APPLICABLE ZONING	SMC-SECTION	DESCRIPTION	OPTION 1	OPTION 2	OPTION 3
Permitted uses	23.47A.004	Restaurant, Office, General Sales/Services, Retail, L/W, Residential	√	√	√
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.	√	√	√
23.47A.014	Setback requirements	No Setback Required	√	√	√
23.47A.016	Landscaping requirements	Existing street trees shall be retained unless the Director of Transportation approves their removal	√	√	√

6.0 ZONING DATA

APPLICABLE ZONING	SMC-SECTION	DESCRIPTION	OPTION 1	OPTION 2	OPTION 3
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. Bioretention 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 isle slope: 17%	√	√	√
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 50-100 units require 375 SF plus 4 SF for each additional unit above 50	√	√	√
		5,0001 - 15,000 sf non-residential use: 125 sf	√	√	√



ZONING ENVELOP

SETBACKS

No Setbacks Required

ALLEY DEDICATION

2' Alley Dedication from 4' below grade to 26' above grade

MAXIMUM HEIGHT

85' maximum height



# 7.0 DESIGN GUIDELINES

## 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.

### WEST SEATTLE SUPPLEMENTAL GUIDANCE

- Streetscape Compatibility
- Height, Bulk, and Scale Compatibility

Architect Response:

This infill site fronts California Avenue SW, adjacent to a two-story brick and terracotta structure to the south, and the Seattle Senior Center, a more modernist 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. The streetscape is populated with multiple commercial retail shops which adds to the West Seattle Junctions vibrant character. The one to two story retail shops provide modulation to the streetscape with recessed entrances and undulating storefronts. Retail use within the Junction provide unique and dynamic patterns. Each building and shop is designed to provide an exclusive commercial retail character to stand out. Materials are varied, older structures are primarily red to brown brick. Most older structures have a discernible cornice line and belt line provided by a canopy or upper level transom glass. 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 easily fit in and contribute to the unique character of the Junction.

## CS3 ARCHITECTURAL CONTEXT AND CHARACTER

- Contribute to the architectural character of the neighborhood.

### WEST SEATTLE SUPPLEMENTAL GUIDANCE

- Architectural Context

Architect Response:

Existing architectural patterns and forms which create the unique Junction character stem from past structures crafting interesting parapets and cornices, mid-level belt-lines, and overhead weather protection to provide a pedestrian friendly streetscape. Neighboring structures are articulated by facade modulation, broken roof lines, and fenestration patterns. These organizational elements are vertical in nature, which help break down the bulk and scale of larger structures to be more compatible with smaller grain existing buildings.

## PL1 CONNECTIVITY

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

### WEST SEATTLE SUPPLEMENTAL GUIDANCE

- Human Activity

Architect Response:

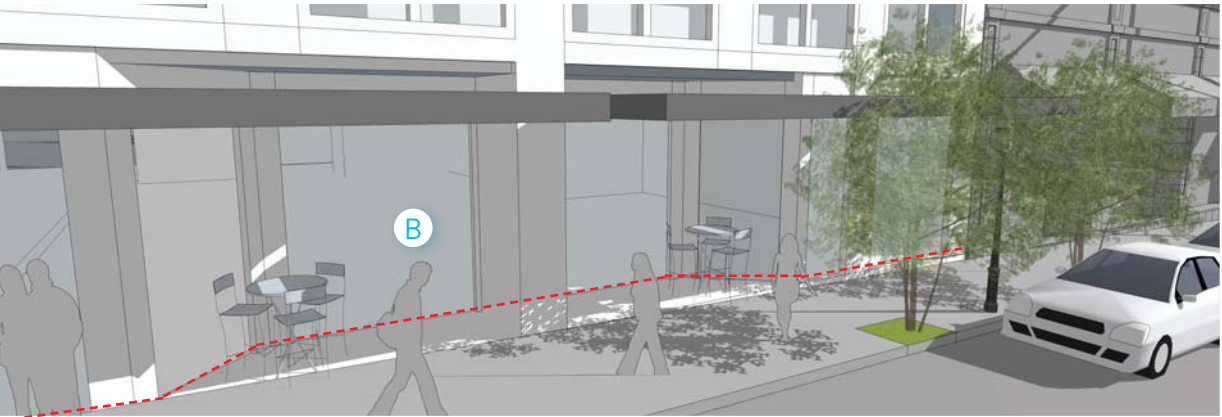
The lower level commercial uses will front the property line and activate the streetscape with overhead weather protection, retail signage, and landscaping. Recessed entrance ways combined with large glazed storefronts enhance the existing streetscape fabric. Retailers will be encouraged to provide glazed operable storefront walls to more fully involve and engage the streetscape. Upper level amenity areas facing California Avenue are encouraged.

## PL2 WALKABILITY

- Create a safe and comfortable walking environment that is easy to navigate and well-connected to existing pedestrian walkways and features.



The majority of the buildings and shops are designed in a way that provides unique and dynamic patterns, adding to the West Seattle Junction vibrant character



Recessed entrance ways combined with large glass storefronts enhance the existing streetscape fabric.

DIAGRAM NAME

- A ADJACENT BUILDING'S RECESSED ENTRANCES
- B RECESSED COMMERCIAL ENTRANCES



7.0 DESIGN GUIDELINES

WEST SEATTLE SUPPLEMENTAL GUIDANCE

- Human scale
- Pedestrian Open Spaces and Entrances

Architect Response:

Lower level commercial spaces will provide storefront glazing and continuous overhead weather protection. Retail blade signs can be attached to the canopy or storefront for pedestrian orientation. Low level signage lighting can add additional interest and aid with pedestrian orientation. Retail entrances will be recessed to provide access that does not encumber public sidewalk areas.

PL3 STREET-LEVEL INTERACTION

- Encourage human interaction and activity at the street-level with clear connections to buildings entries and edges.

Architect Response:

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

DC1 PROJECT USES AND ACTIVITIES

- Optimizes the arrangement of uses and activities on site.

WEST SEATTLE SUPPLEMENTAL GUIDANCE

- Visual Impacts of Parking Structure

Architect Response:

Given the use of the building and its site, all loading and unloading is accessed from the alley. Trash areas will be provided in a dedicated storage area accessed off alley. A one level below grade parking structure will also be accessible from the alley.

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.

WEST SEATTLE SUPPLEMENTAL GUIDANCE

- Architectural Concept and Consistency

Architect Response:

Concept massing studies have been developed to functionally and visually integrate lower and upper levels. Neighboring structures provide design cues for massing, datums, and fenestration which informs modulation. Vertical design proportions should be primary with horizontal articulation secondary. An expressed two-story base would be consistent with adjoining facades and datum lines.

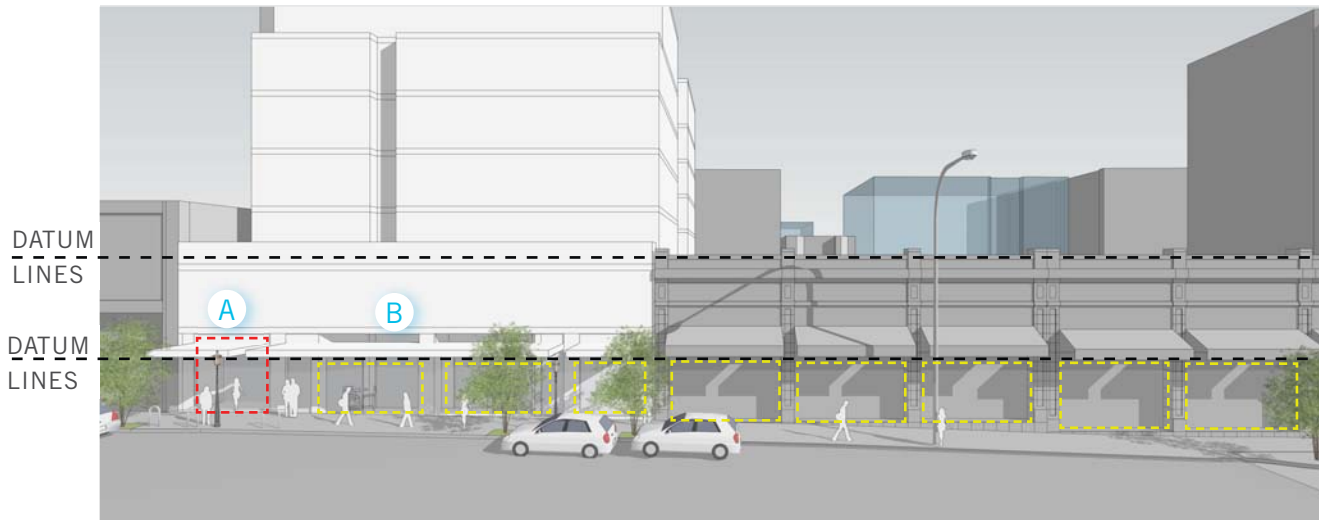


Example of a residential entry dissimilar from commercial retail entrances.

A RESIDENTIAL ENTRY



Retail blade signs attached to the canopy help orient pedestrian.






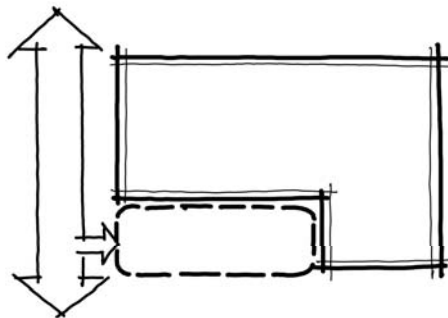
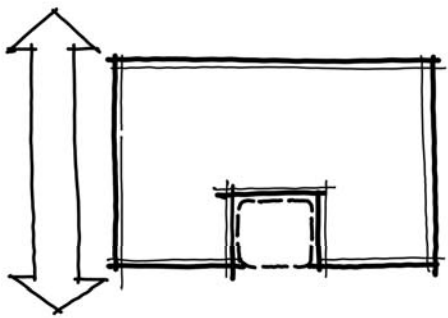
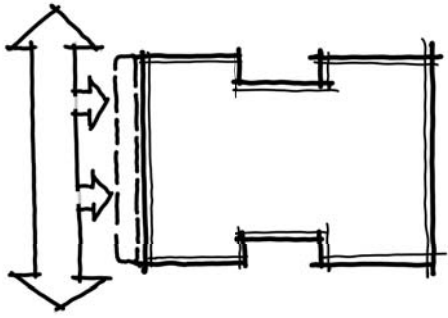
Neighboring structures provide design cues for massing, datums, and fenestration.

A RESIDENTIAL ENTRY

B COMMERCIAL ENTRANCES



8.0 ARCHITECTURAL MASSING CONCEPTS

			
	Option 1 “L”	Option 2 “C”	Preferred Option 3 “H”
CONCEPT:			
# UNITS:	76 Units	78 Units	79 Units
OUTDOOR AMENITY:	4,658 SF	3,208 SF	2,957 SF
RETAIL & LODGING SF:	10,960 SF	11,696 SF	12,535 SF
PARKING STALLS:	19 Stalls	19 Stalls	19 Stalls
OPPORTUNITIES:	<ul style="list-style-type: none"><li>Slender massing provides reduced bulk.</li><li>2nd level open space is immediately adjacent to California Avenue, providing visual connection to the street.</li><li>Provides outdoor open spaces at different levels of the building and has the largest total open space area.</li></ul>	<ul style="list-style-type: none"><li>Street facing facade has desirable proportion and composition.</li><li>Balconies could be added at corner facade facing California Avenue, providing additional private open spaces and articulation.</li><li>Recessed upper level units have private decks with higher ceiling that provides additional modulation.</li></ul>	<ul style="list-style-type: none"><li>Recessed upper facade from California Avenue provides private deck spaces facing the street, creating visual connection with the street and providing visual interest.</li><li>Lower facade provides appropriate transition from the adjacent buildings.</li><li>Balconies could be added on the majority of the street facing facade, providing additional private open spaces and articulation of the facade</li><li>Recessed upper level units have private decks with higher ceiling that could provide more visually interesting modulation.</li></ul>
CONSTRAINTS:	<ul style="list-style-type: none"><li>Increased building height is undesirable for the lower existing buildings at adjacent sites.</li><li>Street level facade may be difficult to compliment the adjacent buildings.</li></ul>	<ul style="list-style-type: none"><li>Lower level open space is hidden from street and has potentially limited access to daylight.</li></ul>	<ul style="list-style-type: none"><li>Common open space is only provided at roof level</li></ul>
CODE COMPLIANCE:	Yes, code compliant	Yes, code compliant	Yes, code compliant

8.0 OPTION 1 | SUMMARY

CONCEPT DIAGRAMS

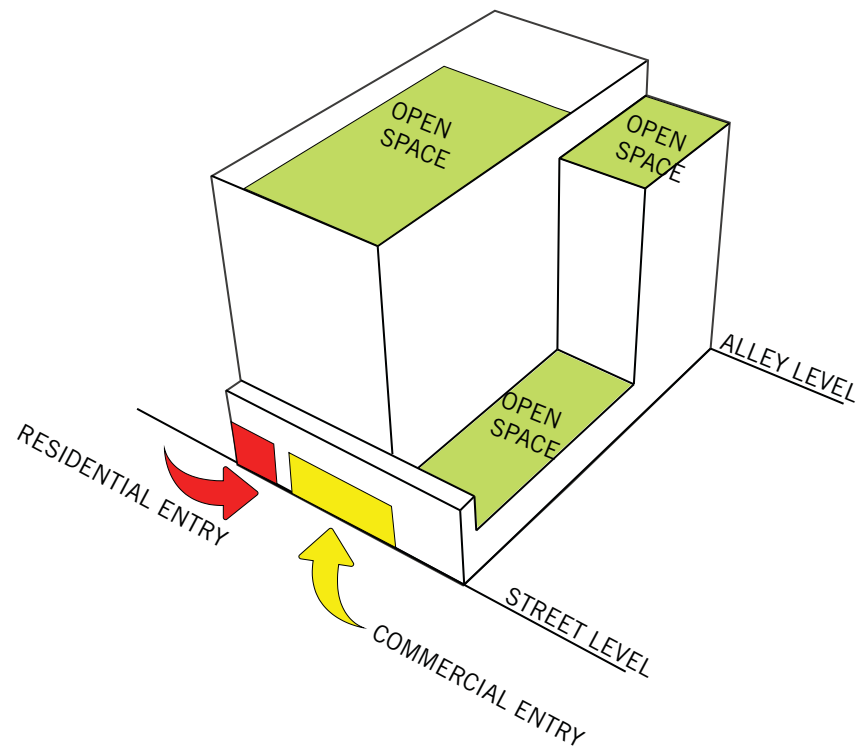


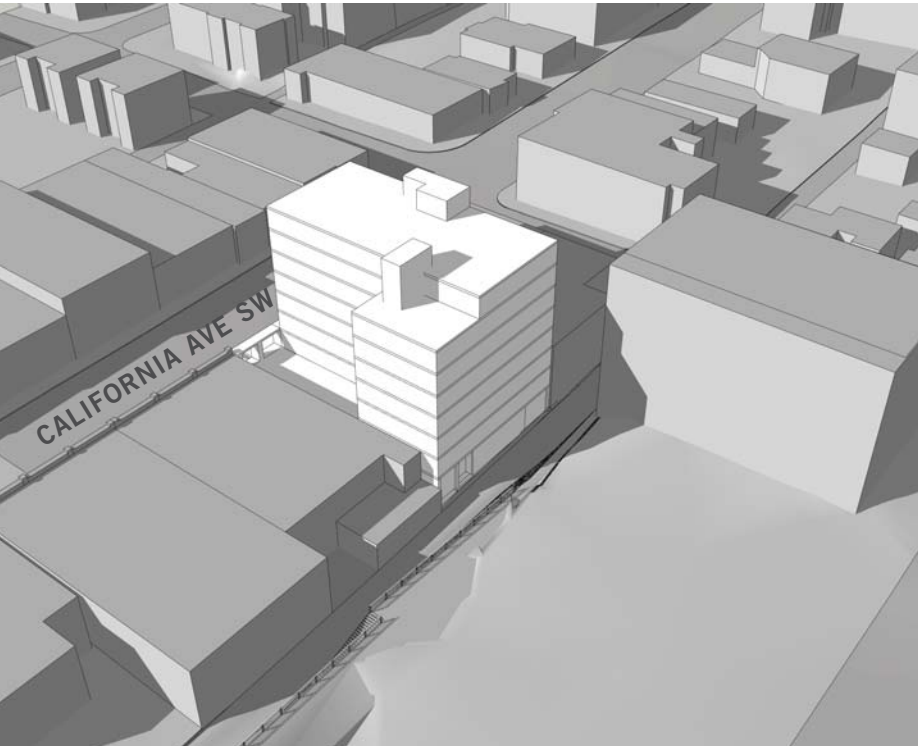
DIAGRAM KEY

- Residential Entry
- Commercial Entry
- Open Space

# UNITS:	76 Units
OUTDOOR AMENITY SF:	4,658 SF
RETAIL & LODGING SF:	10,960 SF
PARKING STALLS:	19 Stalls
CODE COMPLIANCE:	Yes, code compliant



AERIAL NW VIEW



AERIAL SE VIEW

DESIGN CUES



Brick facade in an urban context with a combination of other materials, providing a pleasant architectural composition.



Irregularly placed accent material within a simple gridded massing, creating an elegant and interesting facade.

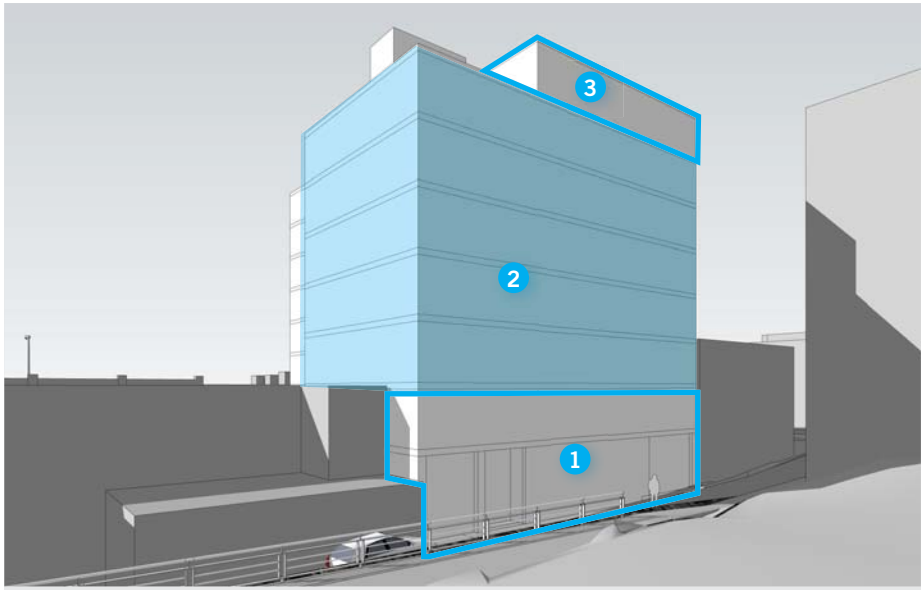


Common courtyard on a podium that looks over a busy street provides an engaging private urban open space.



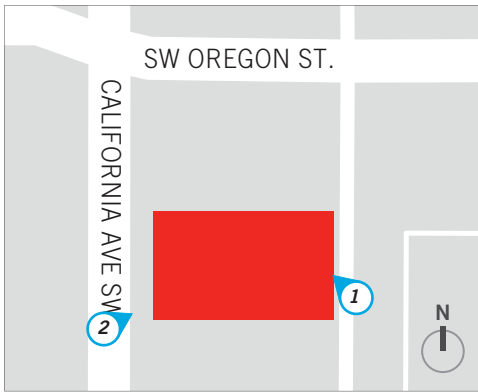
8.0 OPTION 1 | MASSING

DESIGN ANALYSIS



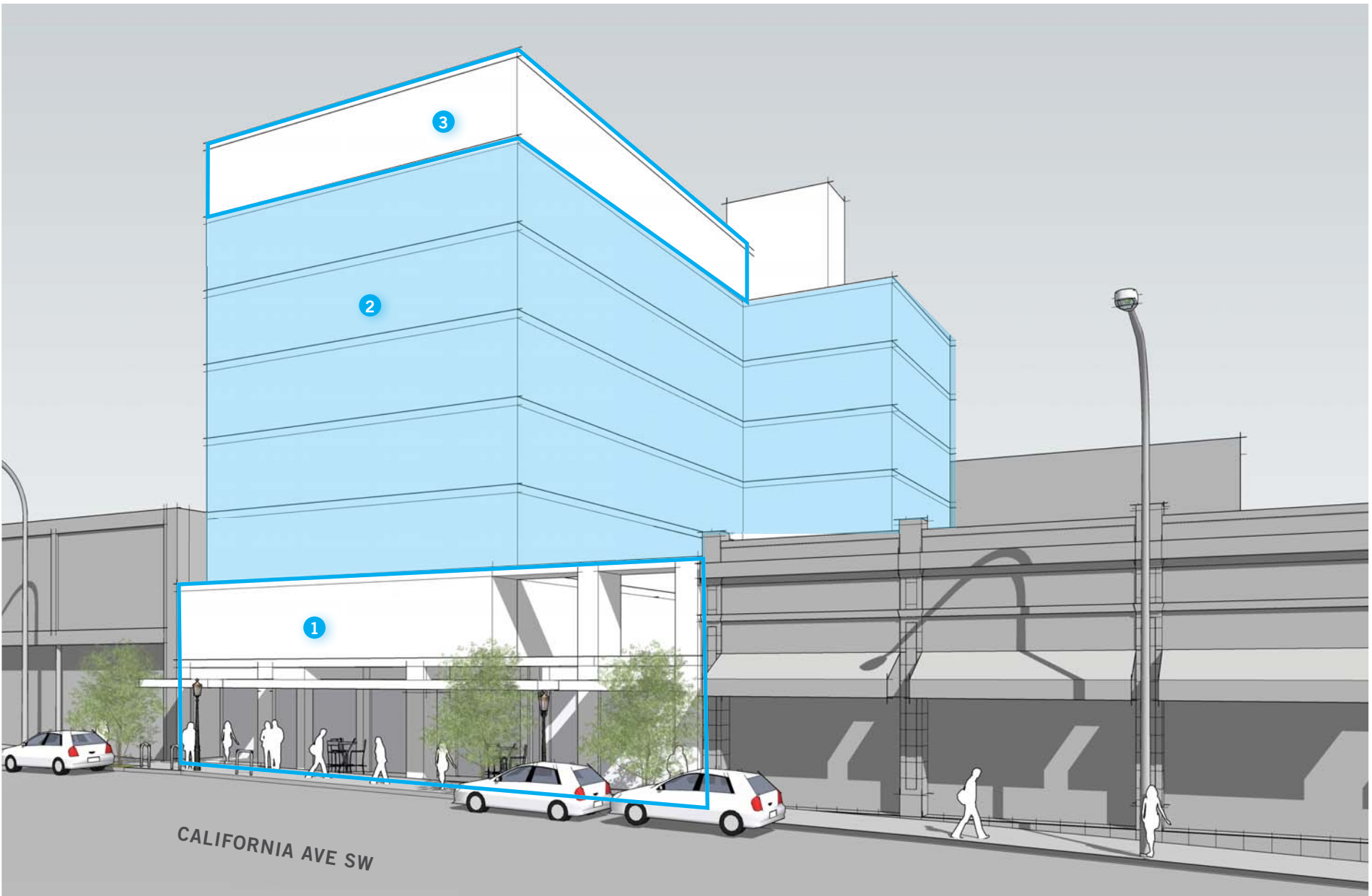
1. ALLEY PERSPECTIVE

- 1 Building base with durable and pedestrian friendly materials. Ground level has service access, parking entrance and secondary entrances to residential and commercial.
- 2 Middle part of building is further articulated with material and color changes.
- 3 Top of the building uses different fenestration pattern and material colors articulating the overall building facade.



MAP KEY

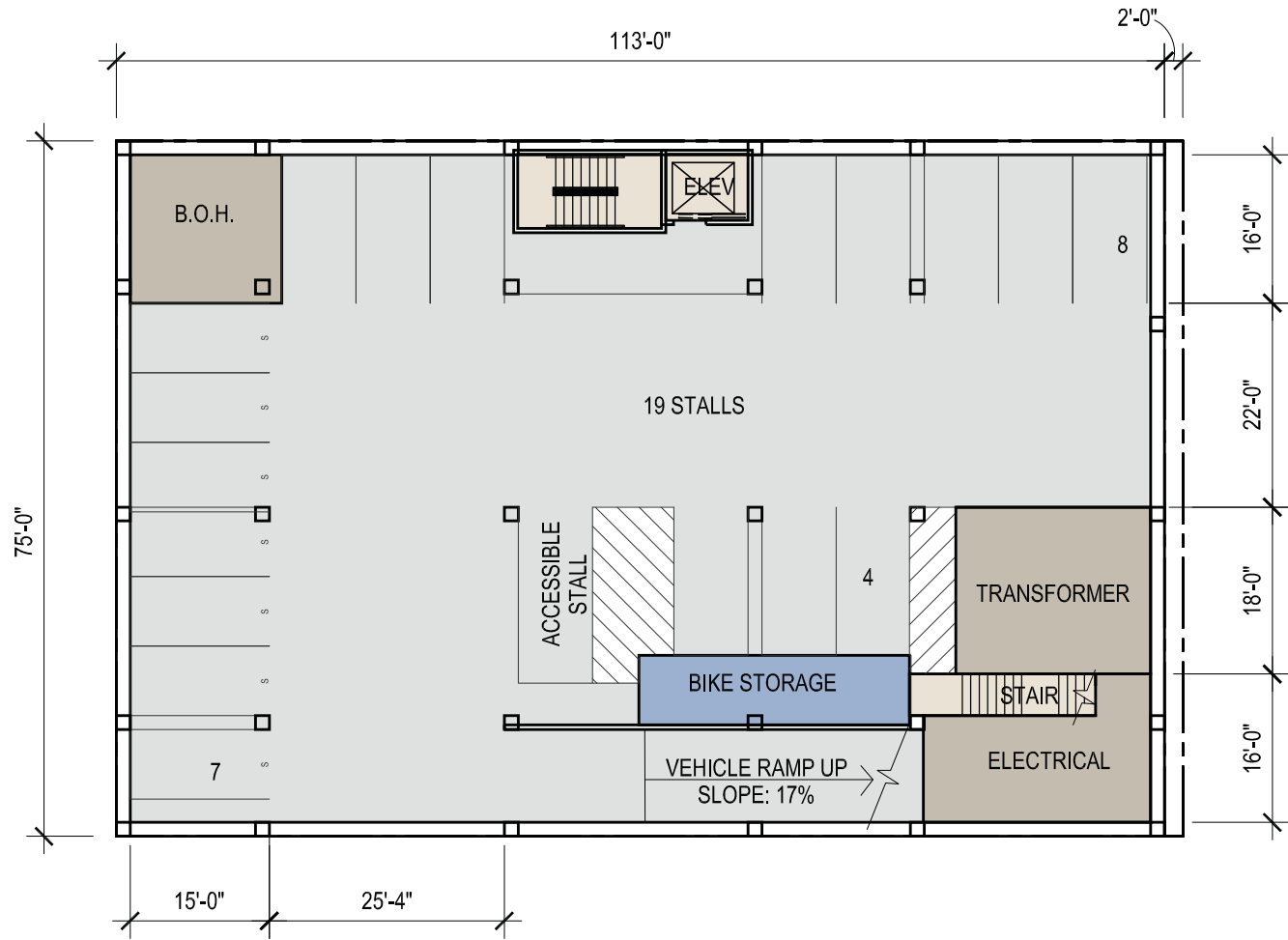
- Project Site
- View



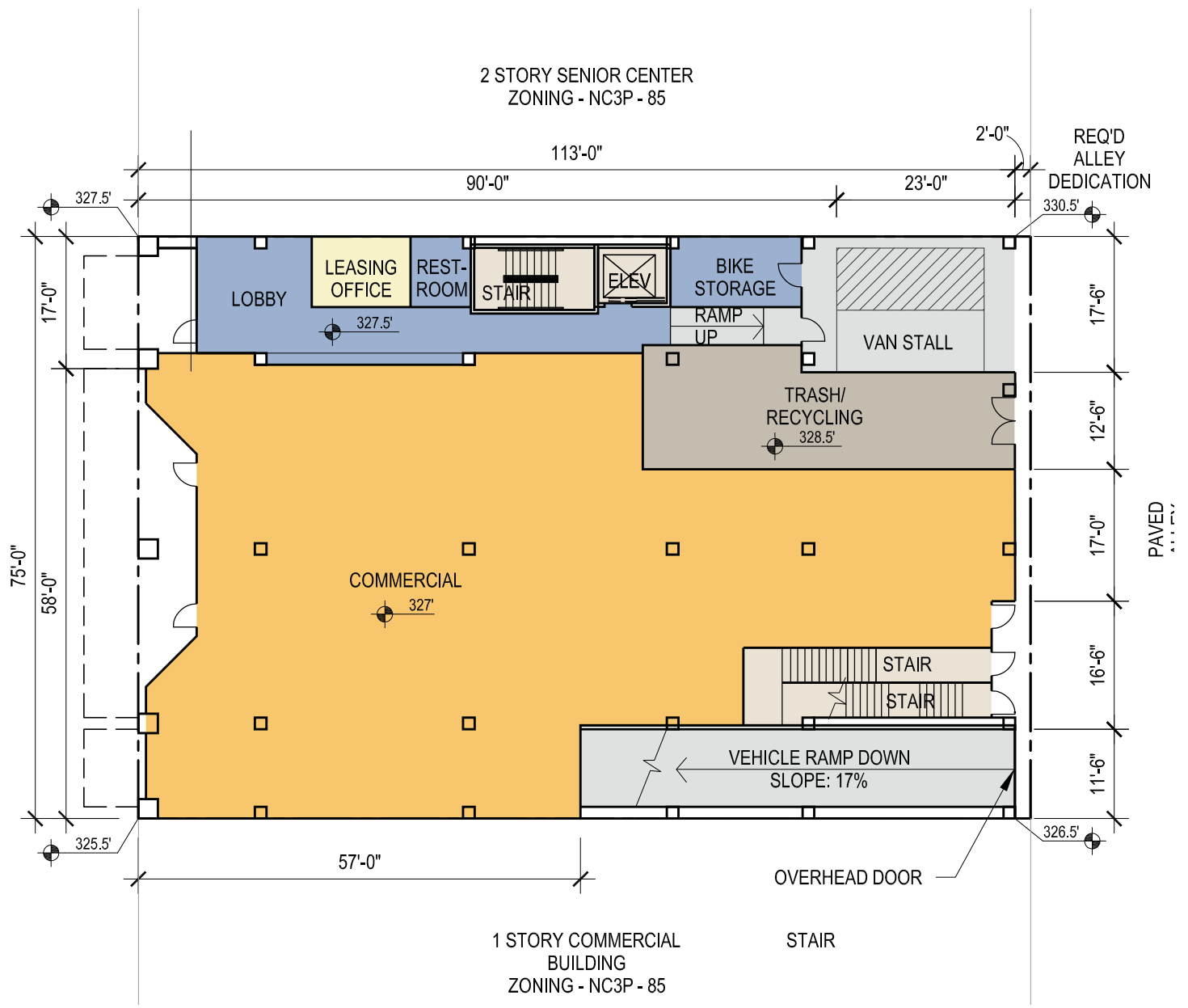
2. CALIFORNIA AVE PERSPECTIVE

- 1 Building base with similar materials and fenestration pattern as the surrounding developments. Commercial use at ground level with transparency and overhead protection. Provides visual connection between residential deck and California Ave.
- 2 Middle part of the building is relatively narrow and tall, accentuating the verticality.
- 3 Top of the building uses different fenestration pattern and material colors articulating the overall facade.

8.0 OPTION 1 | FLOOR PLANS



LEVEL P1



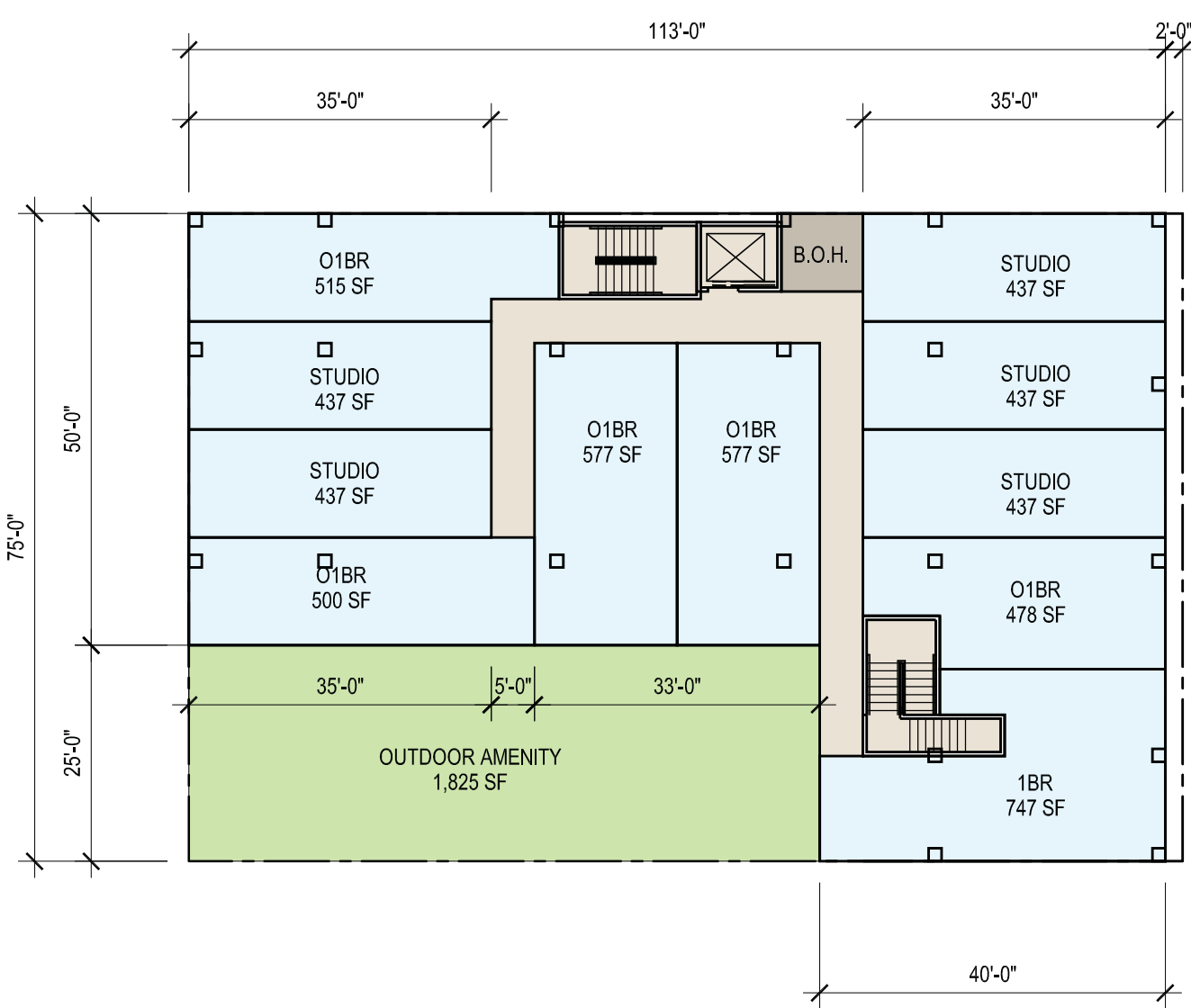
LEVEL 1

- KEY
- Commercial
  - Units
  - Utility/BOH
  - Circulation
  - Outdoor Amenity
  - Residential Amenity
  - Parking/Garage
  - Leasing Office

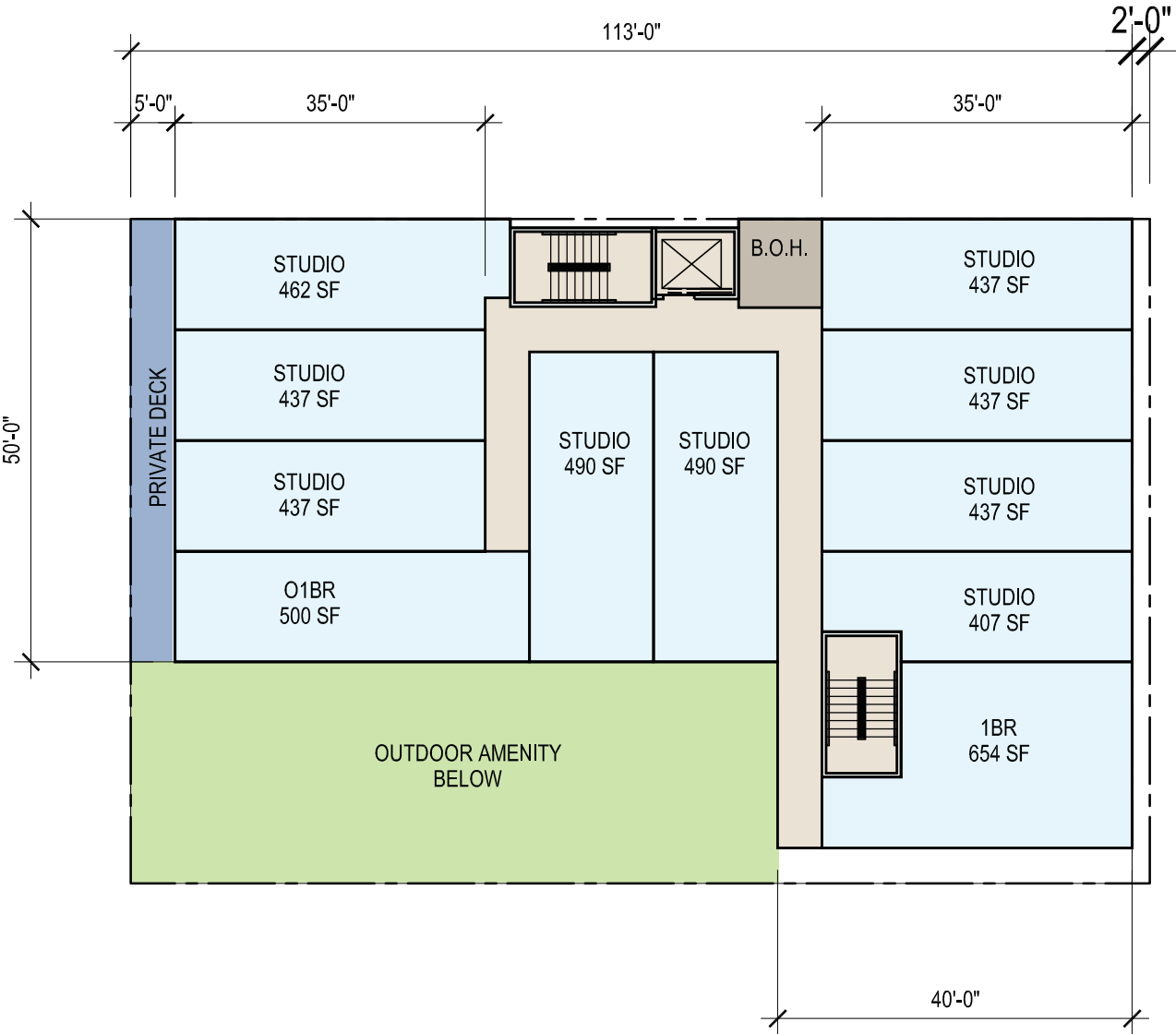




8.0 OPTION 1 | FLOOR PLANS



LEVEL 2

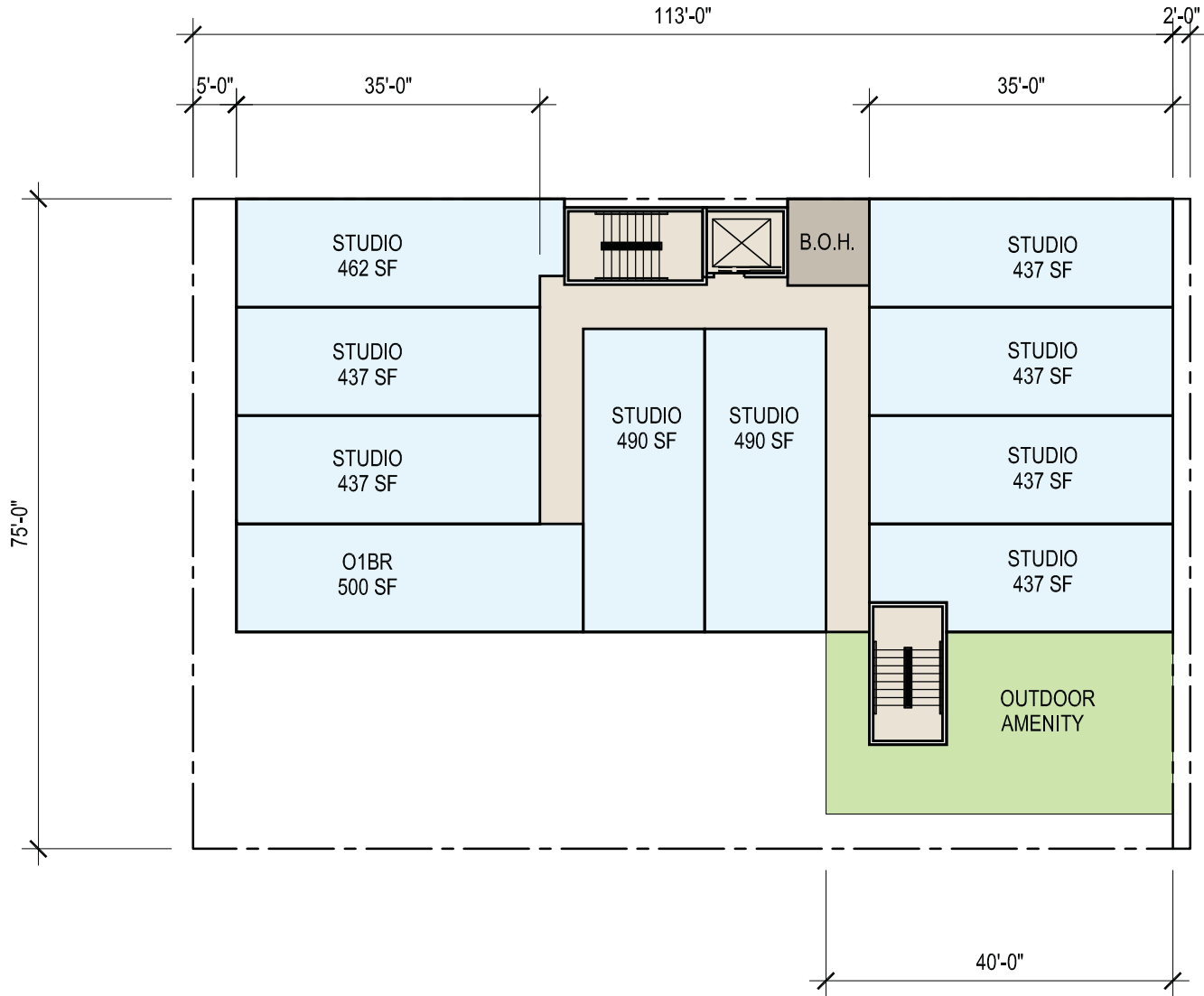


LEVELS 3-7

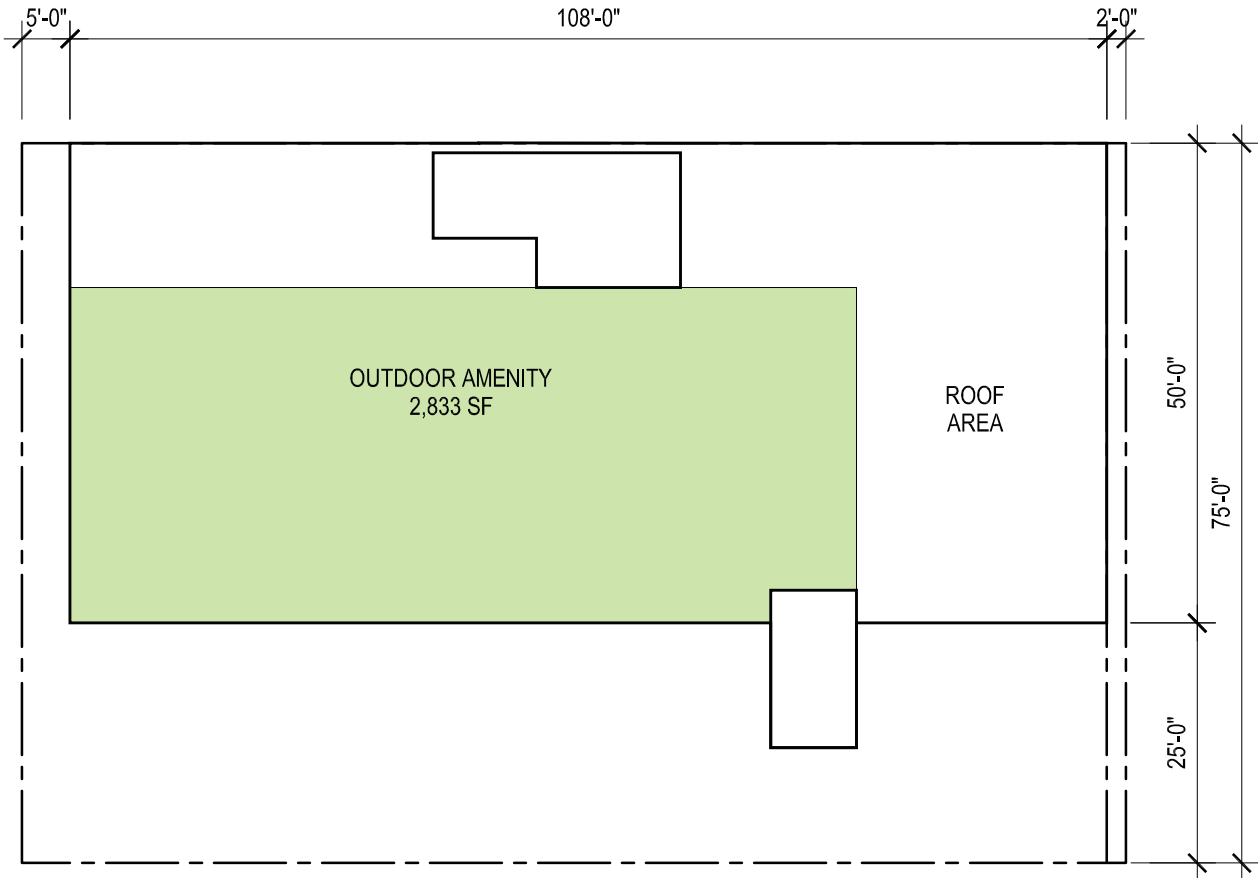
- KEY
- Commercial
  - Units
  - Utility/BOH
  - Circulation
  - Outdoor Amenity
  - Residential Amenity
  - Parking/Garage
  - Leasing Office



8.0 OPTION 1 | FLOOR PLANS



LEVEL 8



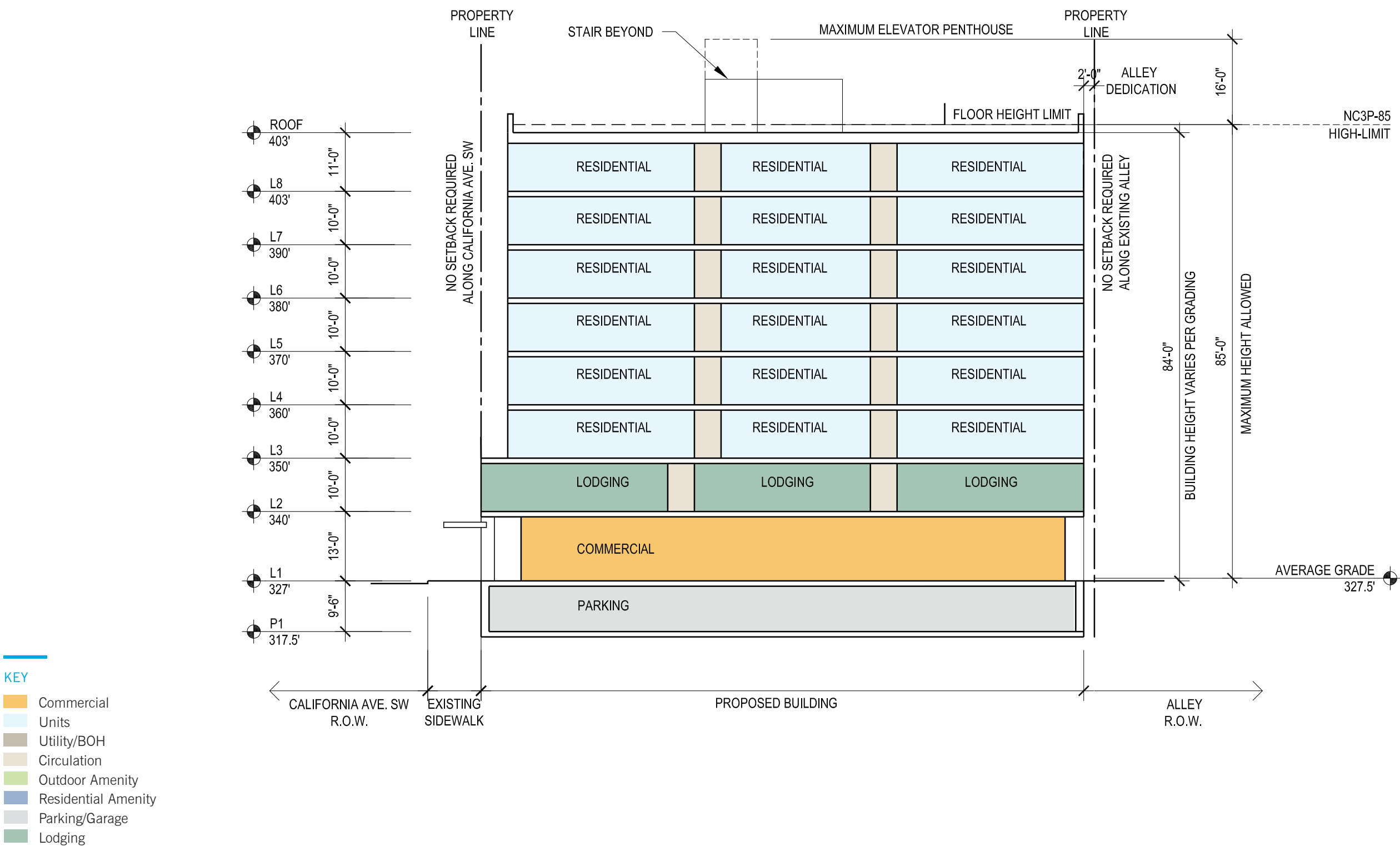
LEVEL ROOF

- KEY
- Commercial
  - Units
  - Utility/BOH
  - Circulation
  - Outdoor Amenity
  - Residential Amenity
  - Parking/Garage
  - Leasing Office

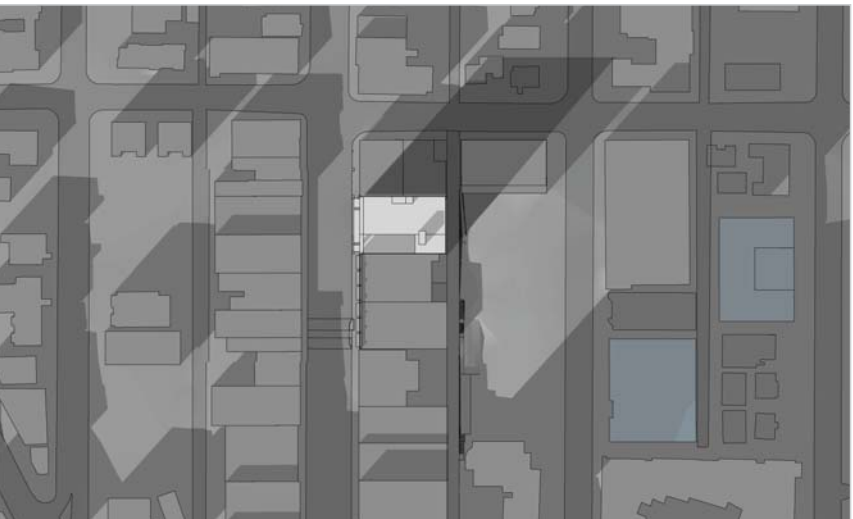
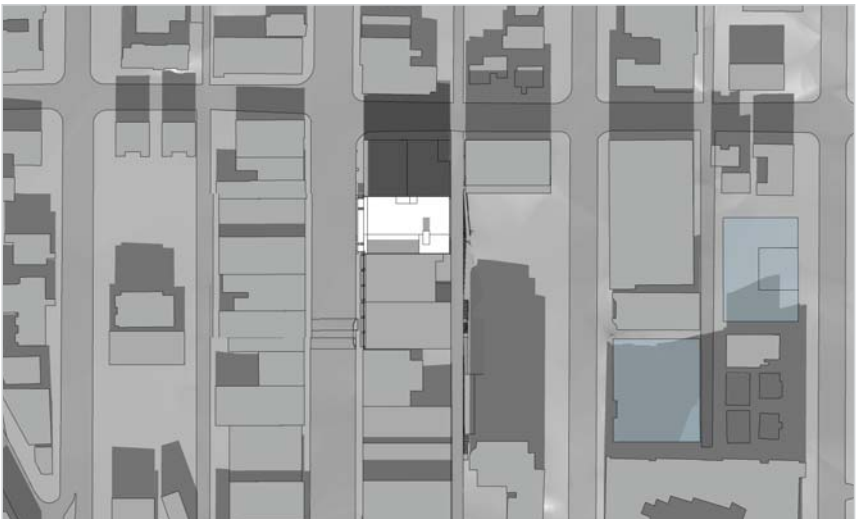
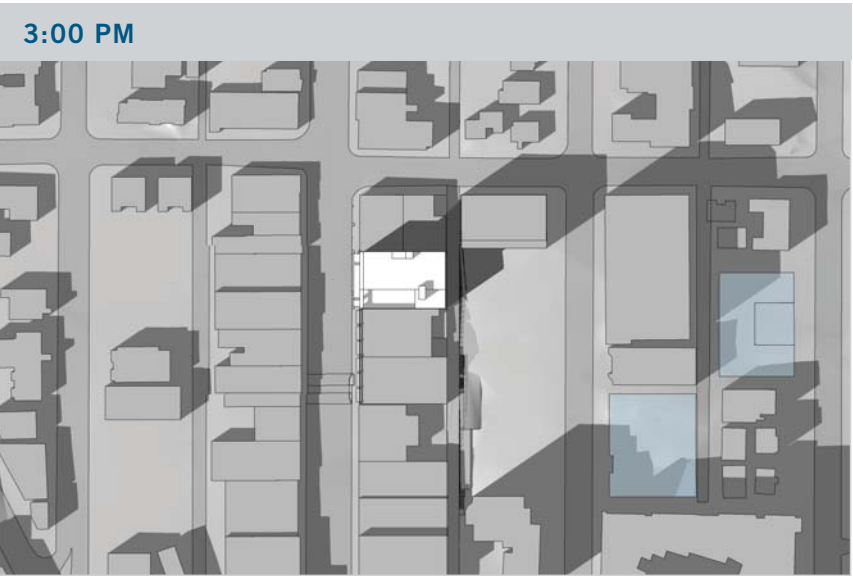




8.0 OPTION 1 | SECTION



8.0 OPTION 1 | SHADOW STUDY





8.0 OPTION 2 | SUMMARY

CONCEPT DIAGRAMS

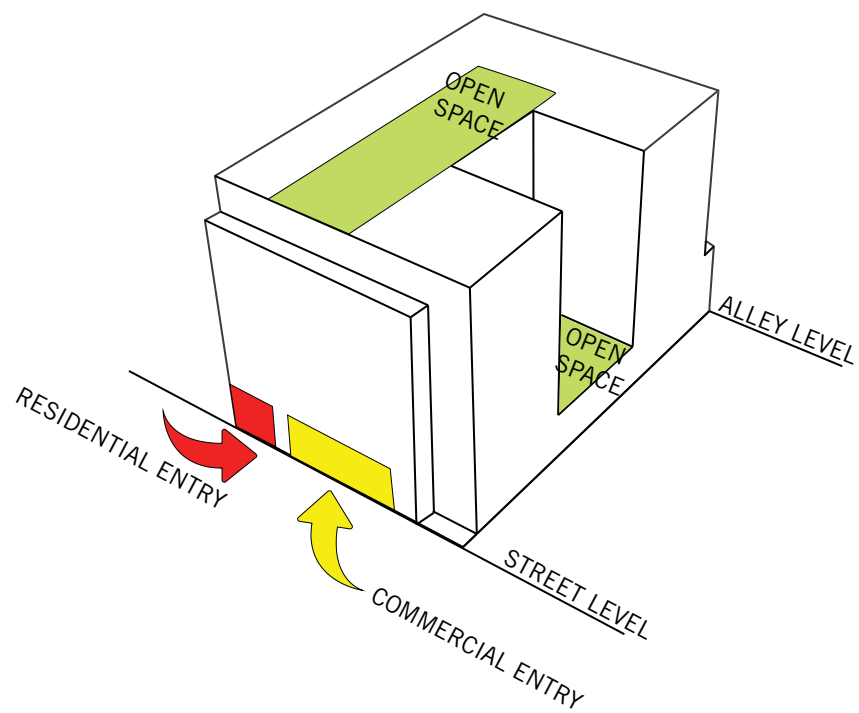


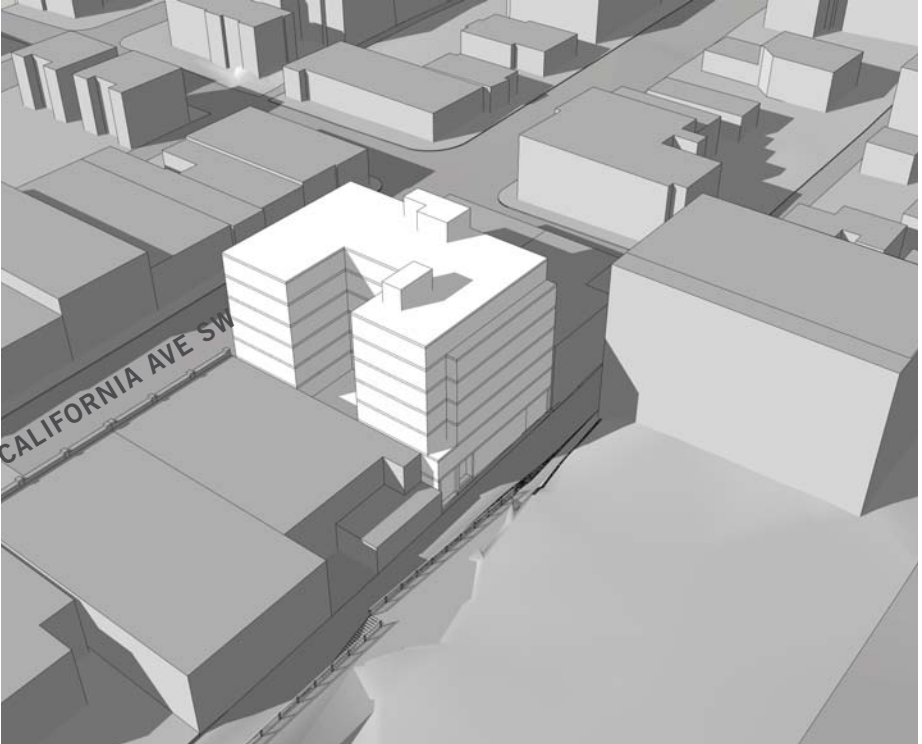
DIAGRAM KEY

- Residential Entry
- Commercial Entry
- Open Space

# UNITS:	78 Units
OUTDOOR AMENITY SF:	3,208 SF
RETAIL & LODGING SF:	11,696 SF
PARKING STALLS:	19 Stalls
CODE COMPLIANCE:	Yes, code compliant



AERIAL NW VIEW



AERIAL SE VIEW

DESIGN CUES



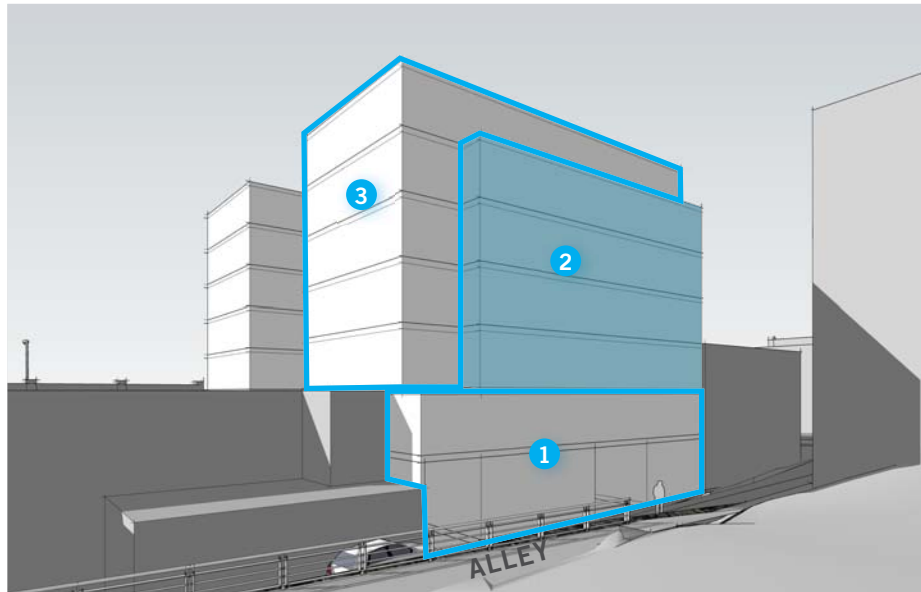
Recessed upper units, providing private decks and facade articulation.



Facade composition created by materials and color contrast

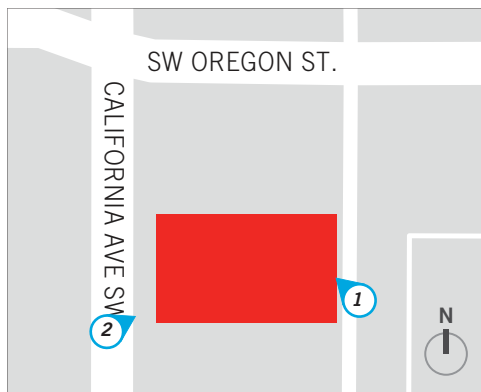
8.0 OPTION 2 | MASSING

DESIGN ANALYSIS



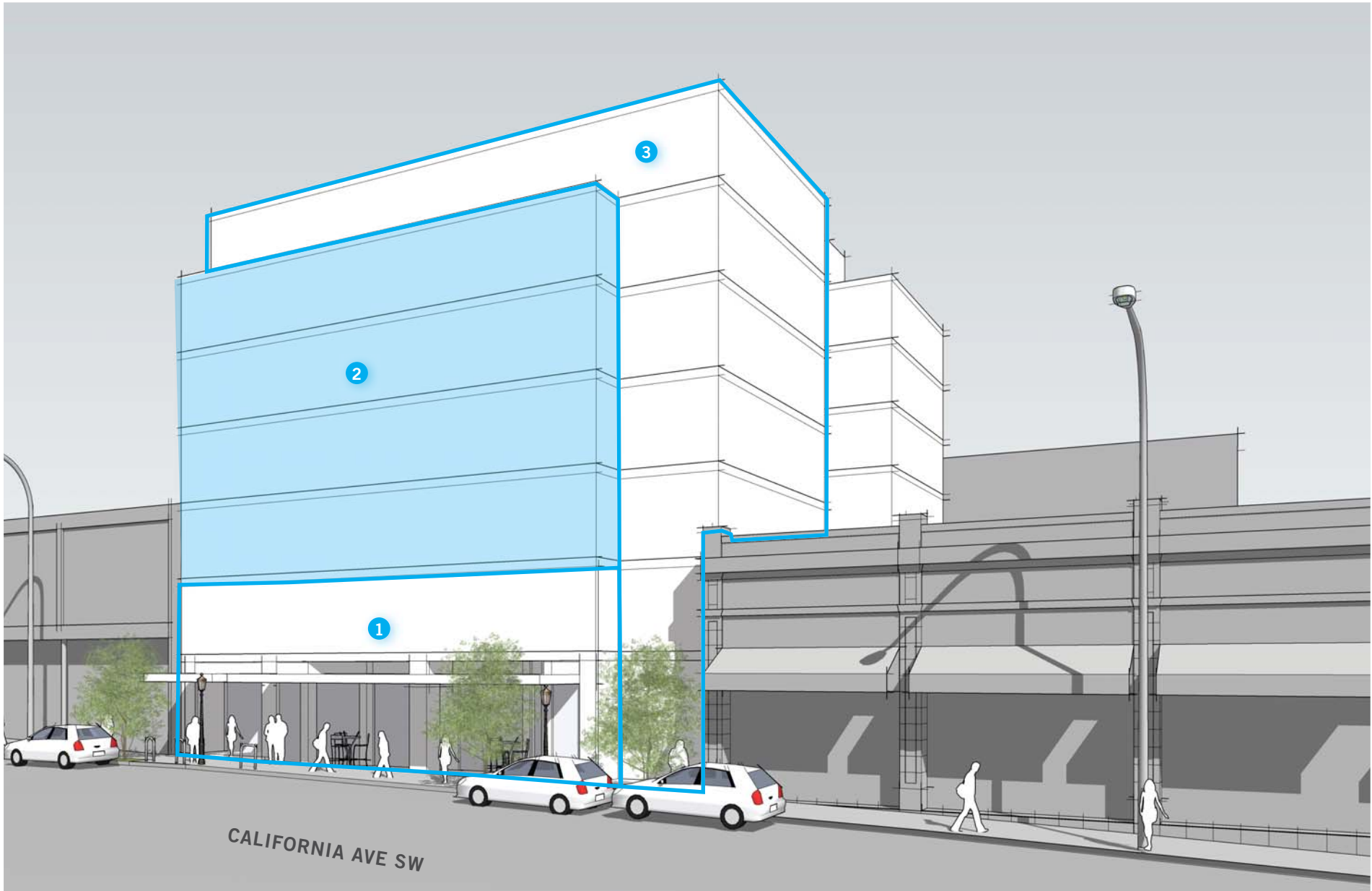
1. ALLEY PERSPECTIVE

- 1 Building base with durable and pedestrian friendly materials. Ground level has service access, parking entrance and secondary entrances to residential and commercial.
- 2 Middle part of the building is articulated with recessed corner creating an interesting asymmetric building facade.
- 3 Recessed penthouse and building corner, providing an articulation that is compatible in scale with the surrounding developments.



MAP KEY

- Project Site
- View

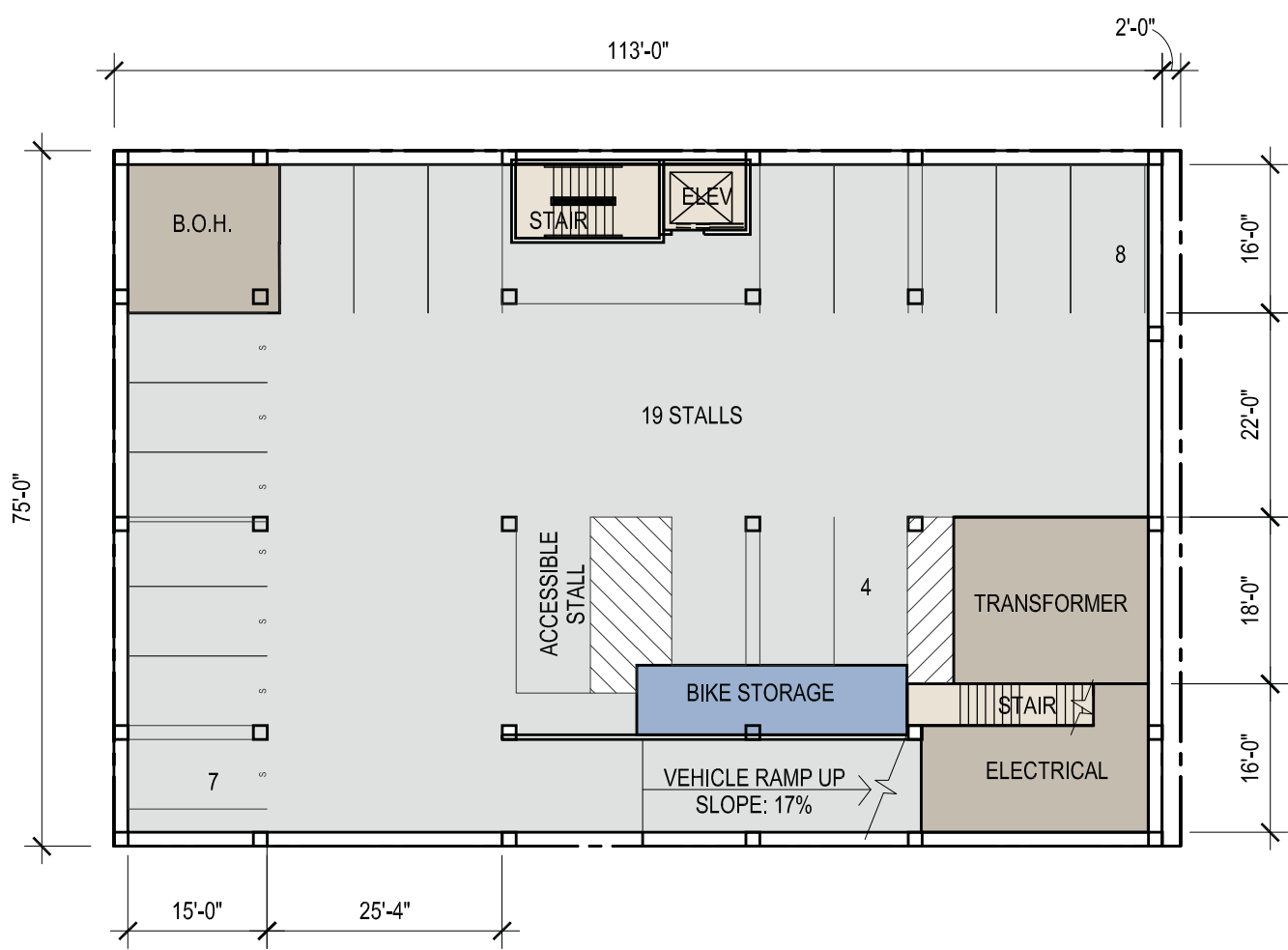


2. CALIFORNIA AVE PERSPECTIVE

- 1 Building base with similar materials and fenestration pattern as the surrounding developments. Commercial use at ground level with transparency and overhead protection.
- 2 Middle part of the building is articulated with recessed corner creating an interesting asymmetric building facade.
- 3 Recessed penthouse and building corner, providing an articulation that is compatible in scale with the surrounding developments

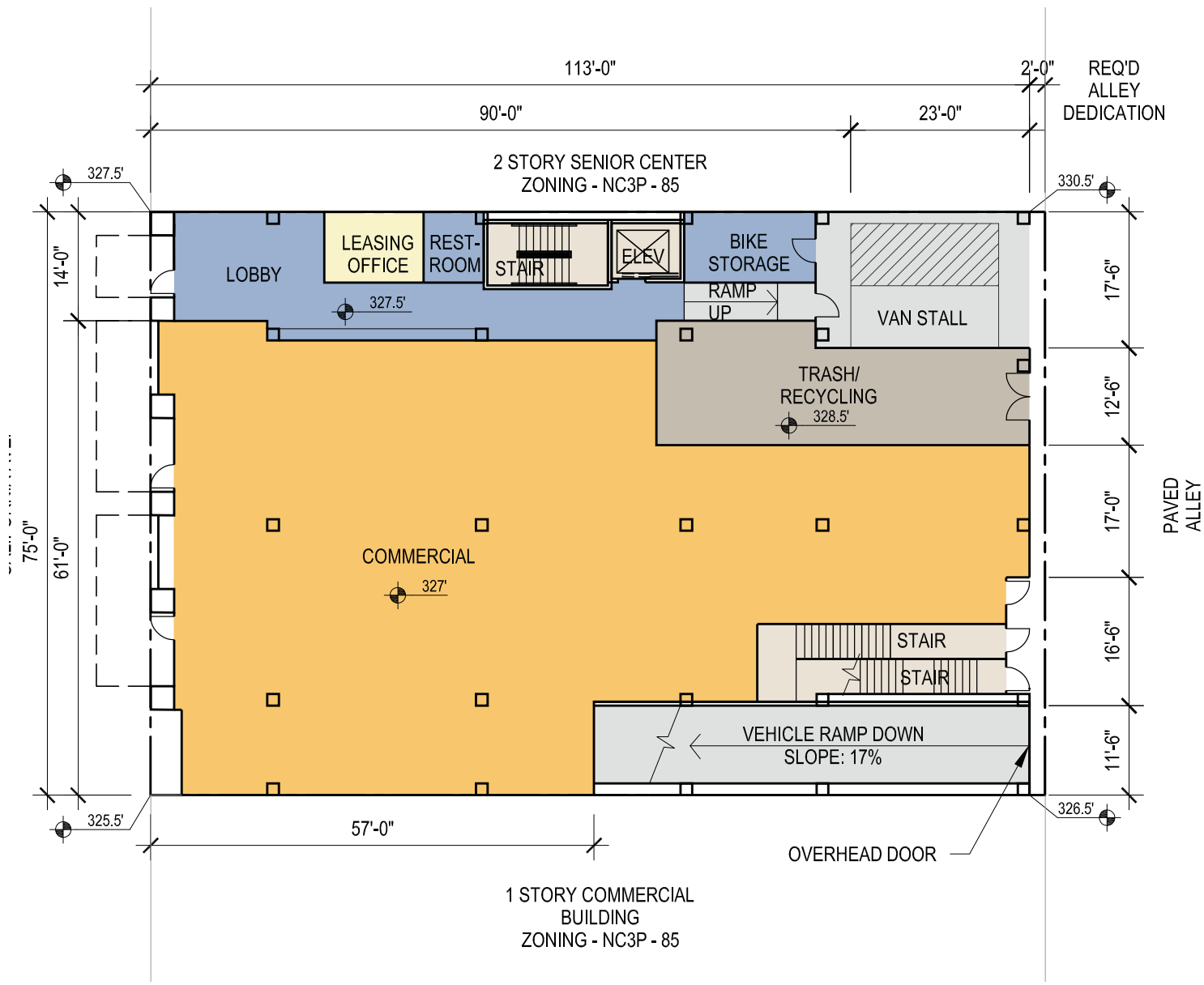


8.0 OPTION 2 | FLOOR PLANS



LEVEL P1

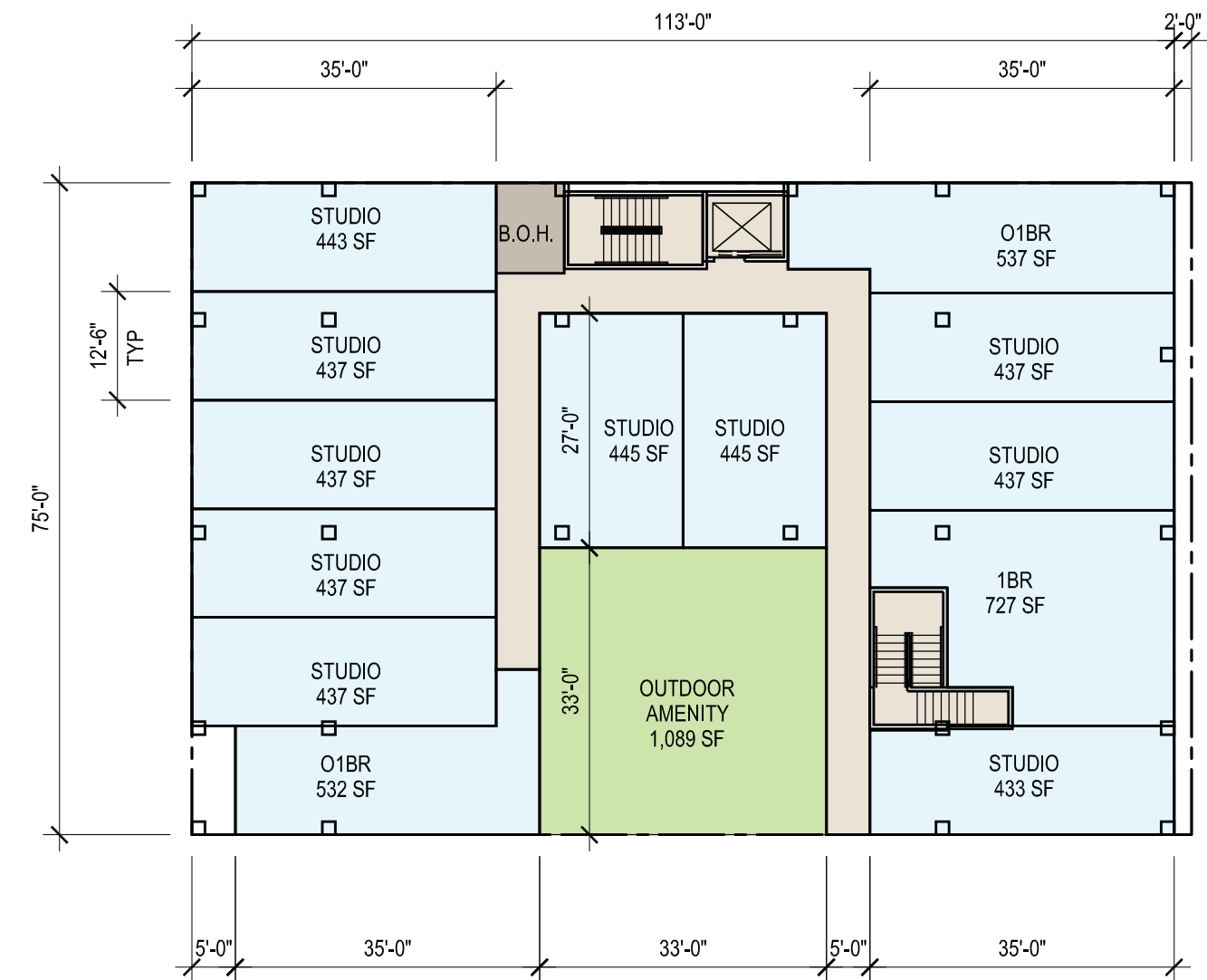
- KEY
- Commercial
  - Units
  - Utility/BOH
  - Circulation
  - Outdoor Amenity
  - Residential Amenity
  - Parking/Garage
  - Leasing Office



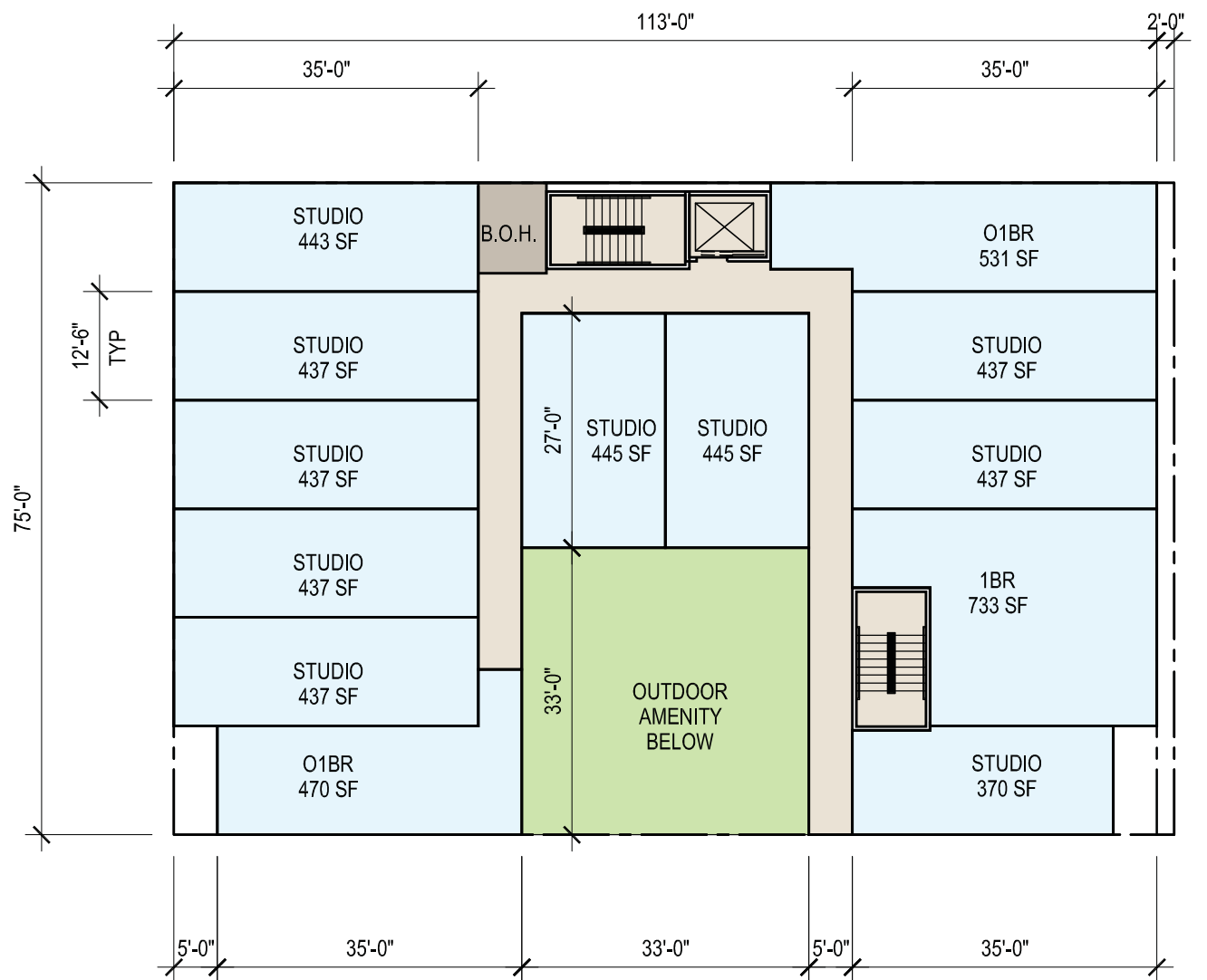
LEVEL 1



8.0 OPTION 2 | FLOOR PLANS



LEVEL 2



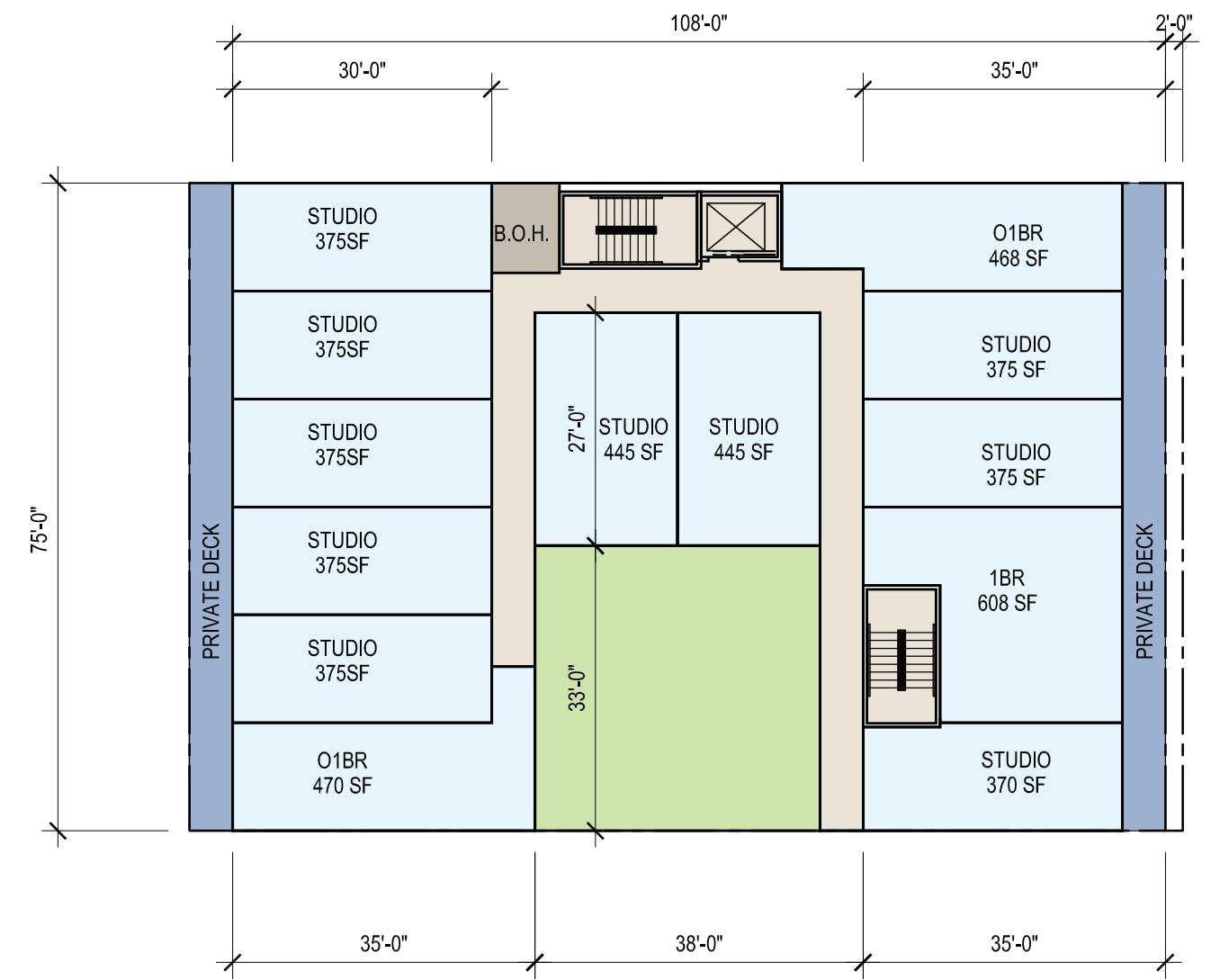
LEVELS 3-6

- KEY
- Commercial
  - Units
  - Utility/BOH
  - Circulation
  - Outdoor Amenity
  - Residential Amenity
  - Parking/Garage
  - Leasing Office

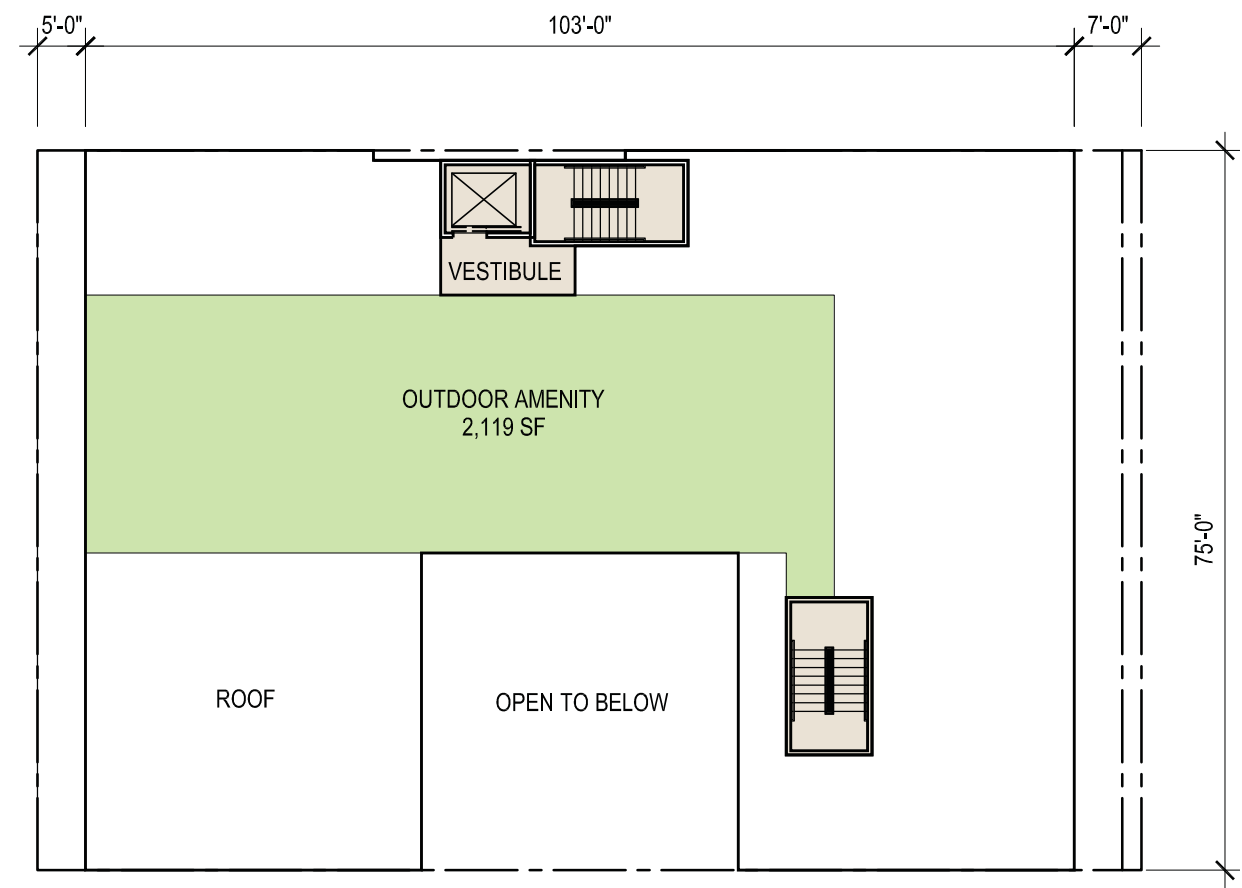




8.0 OPTION 2 | FLOOR PLANS



LEVEL 7

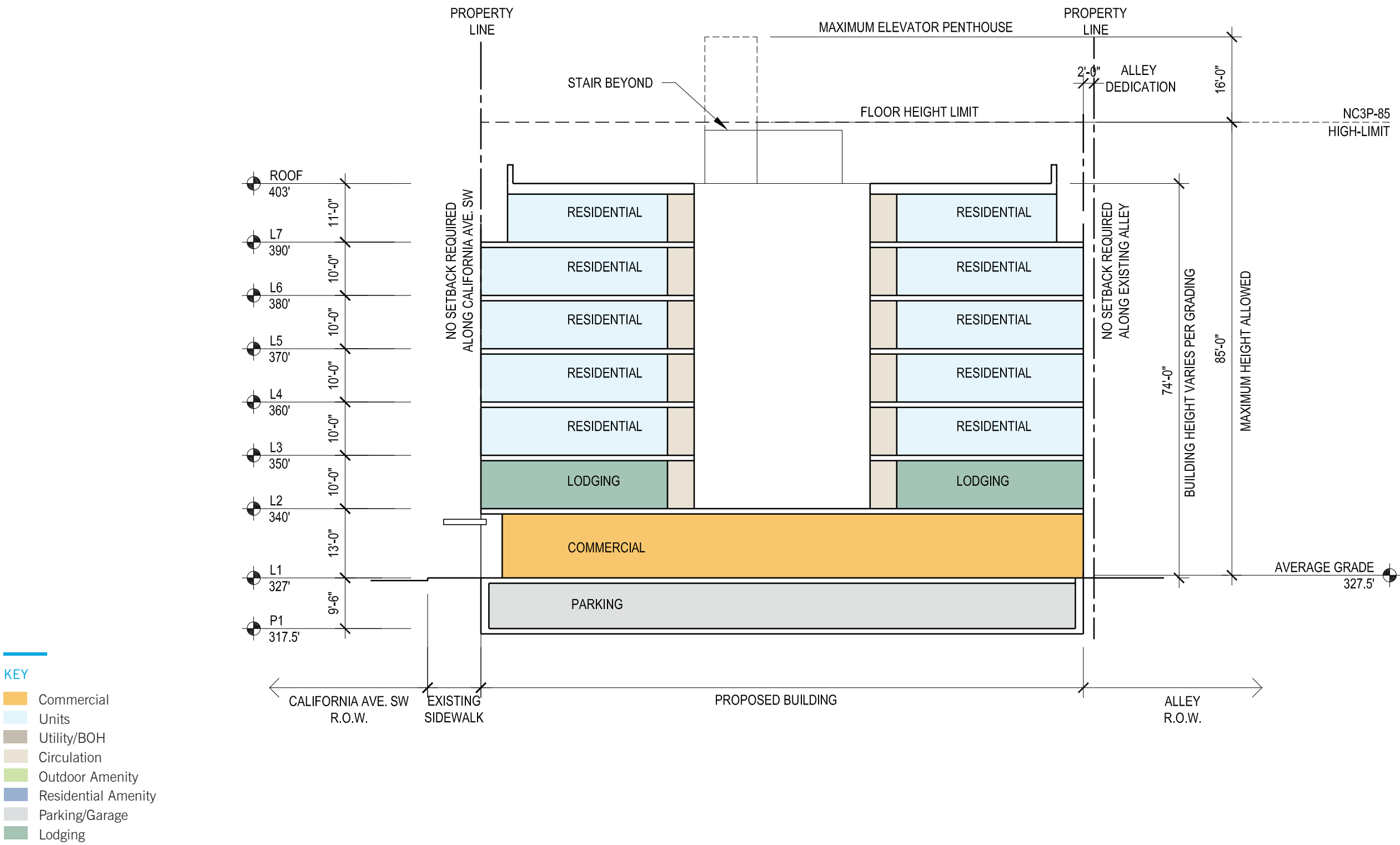


LEVEL ROOF

- KEY
- Commercial
  - Units
  - Utility/BOH
  - Circulation
  - Outdoor Amenity
  - Residential Amenity
  - Parking/Garage
  - Leasing Office

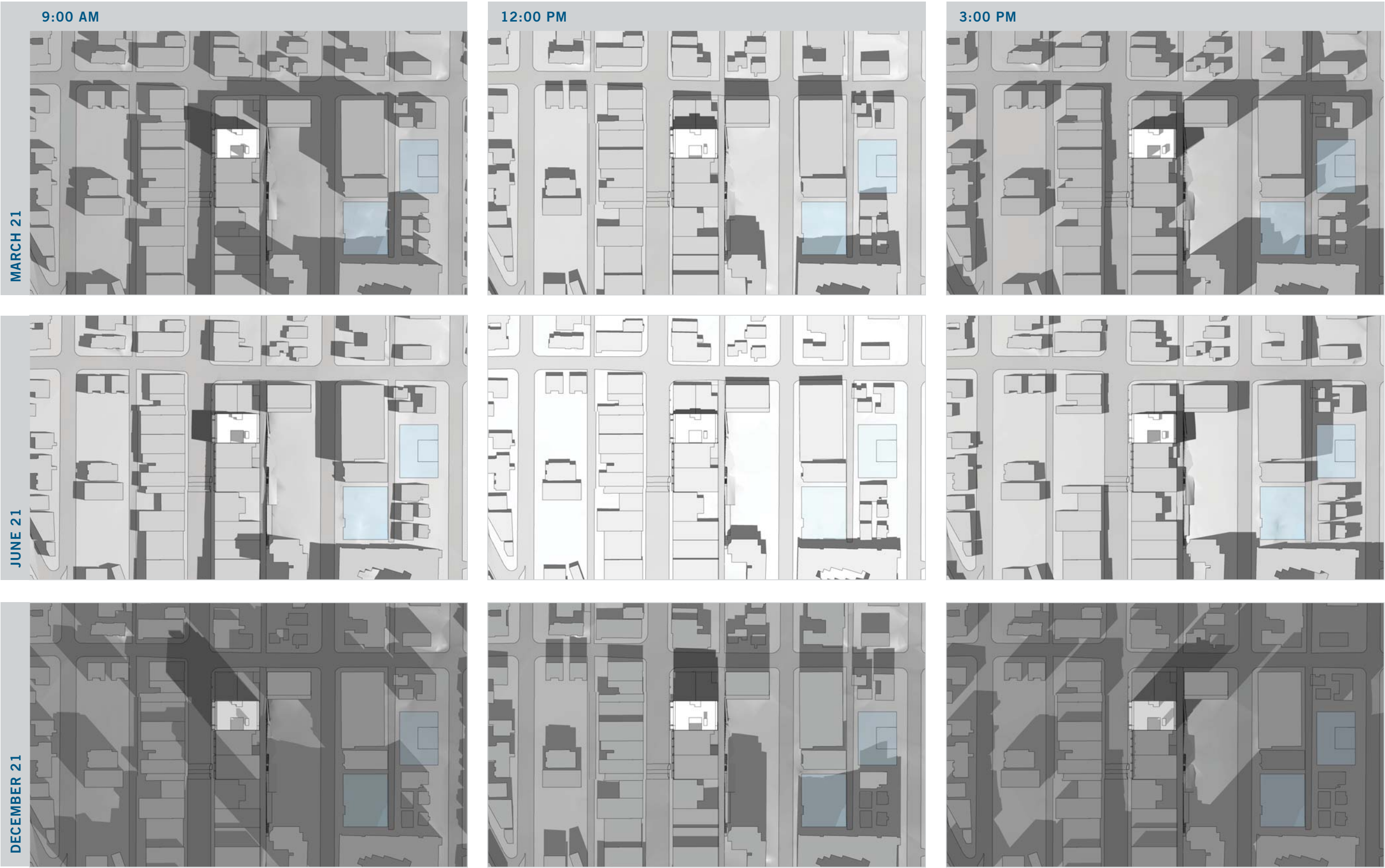


8.0 OPTION 2 | SECTION





8.0 OPTION 2 | SHADOW STUDY



8.0 PREFERRED OPTION 3 | SUMMARY

CONCEPT DIAGRAMS

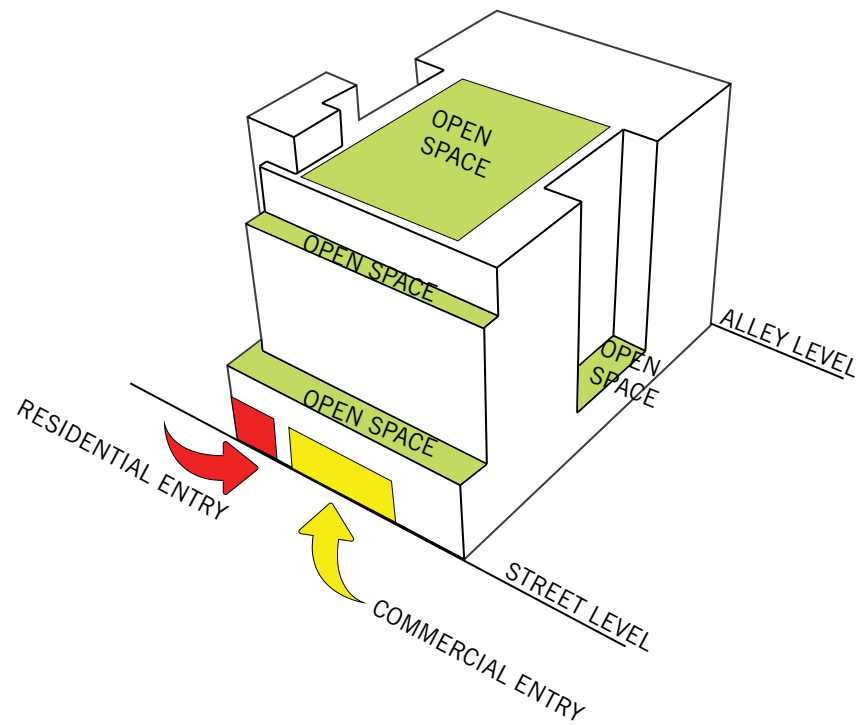
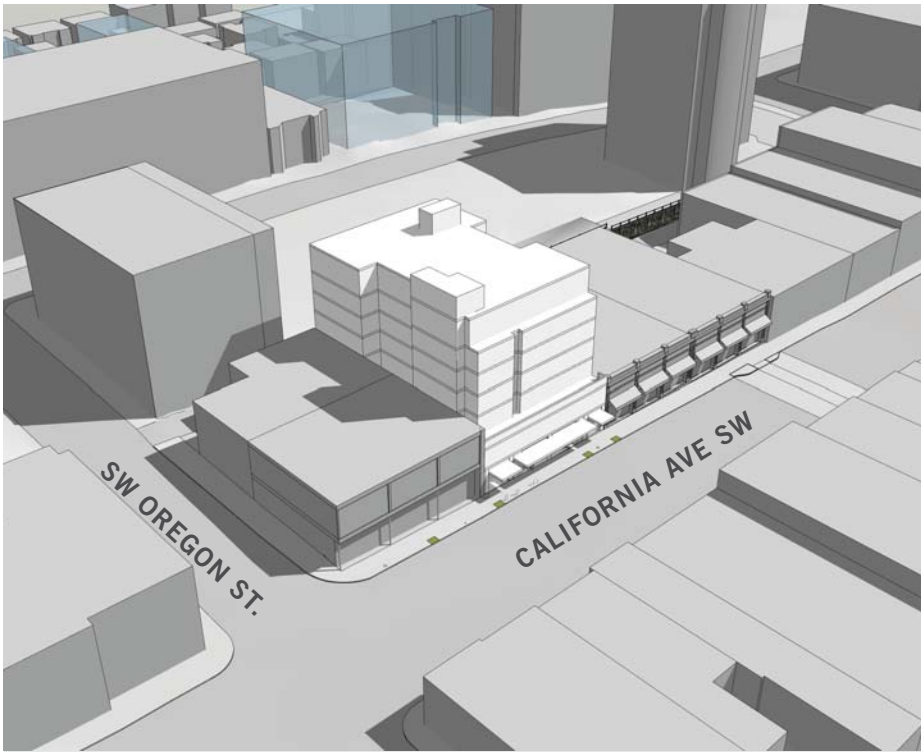


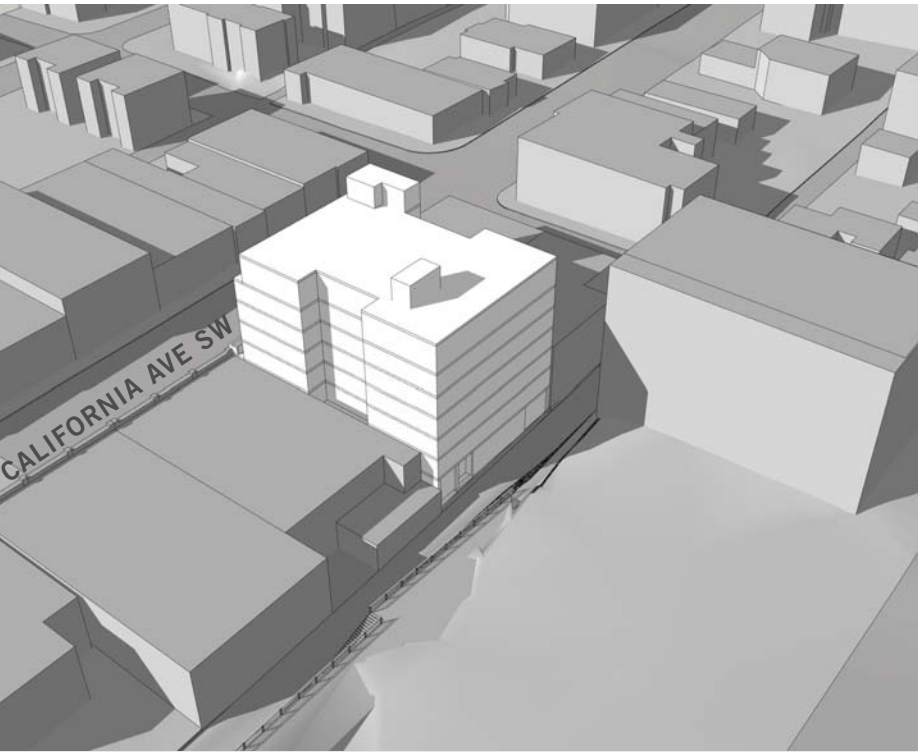
DIAGRAM KEY

- Residential Entry
- Commercial Entry
- Open Space

# UNITS:	79 Units
OUTDOOR AMENITY SF:	2,957 SF
RETAIL & LODGING SF:	12,535 SF
PARKING STALLS:	19 Stalls
CODE COMPLIANCE:	Yes, code compliant



AERIAL NW VIEW



AERIAL SE VIEW

DESIGN CUES



Simple massing is articulated with recessed balconies and interesting composition of windows.



Penthouse units with private decks, high ceiling and large glass, creating a unique facade.

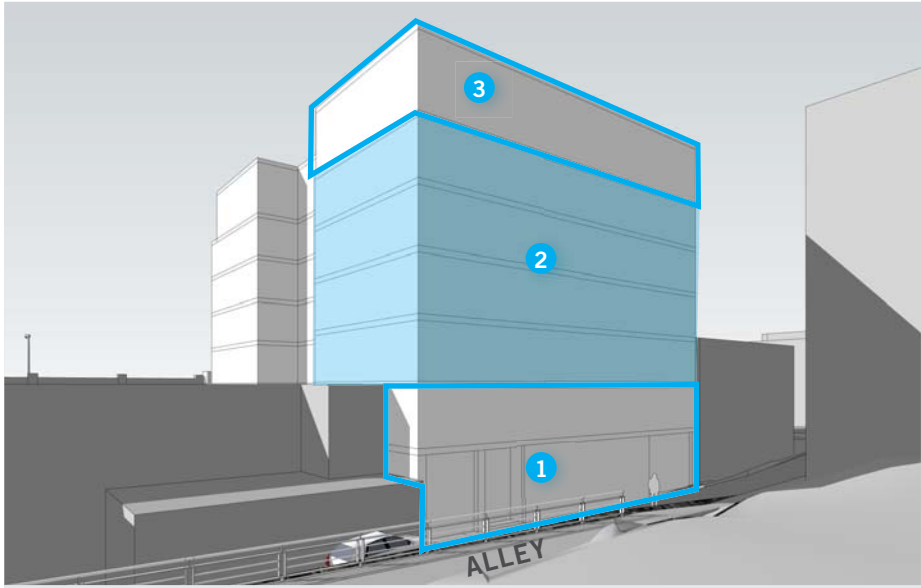


Balcony design and its placement used to create architectural rhythm and composition.



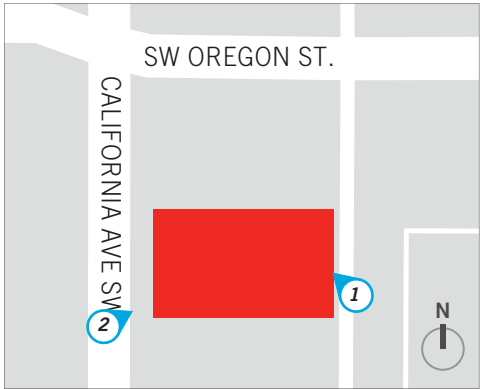
8.0 PREFERRED OPTION 3 | MASSING

DESIGN ANALYSIS



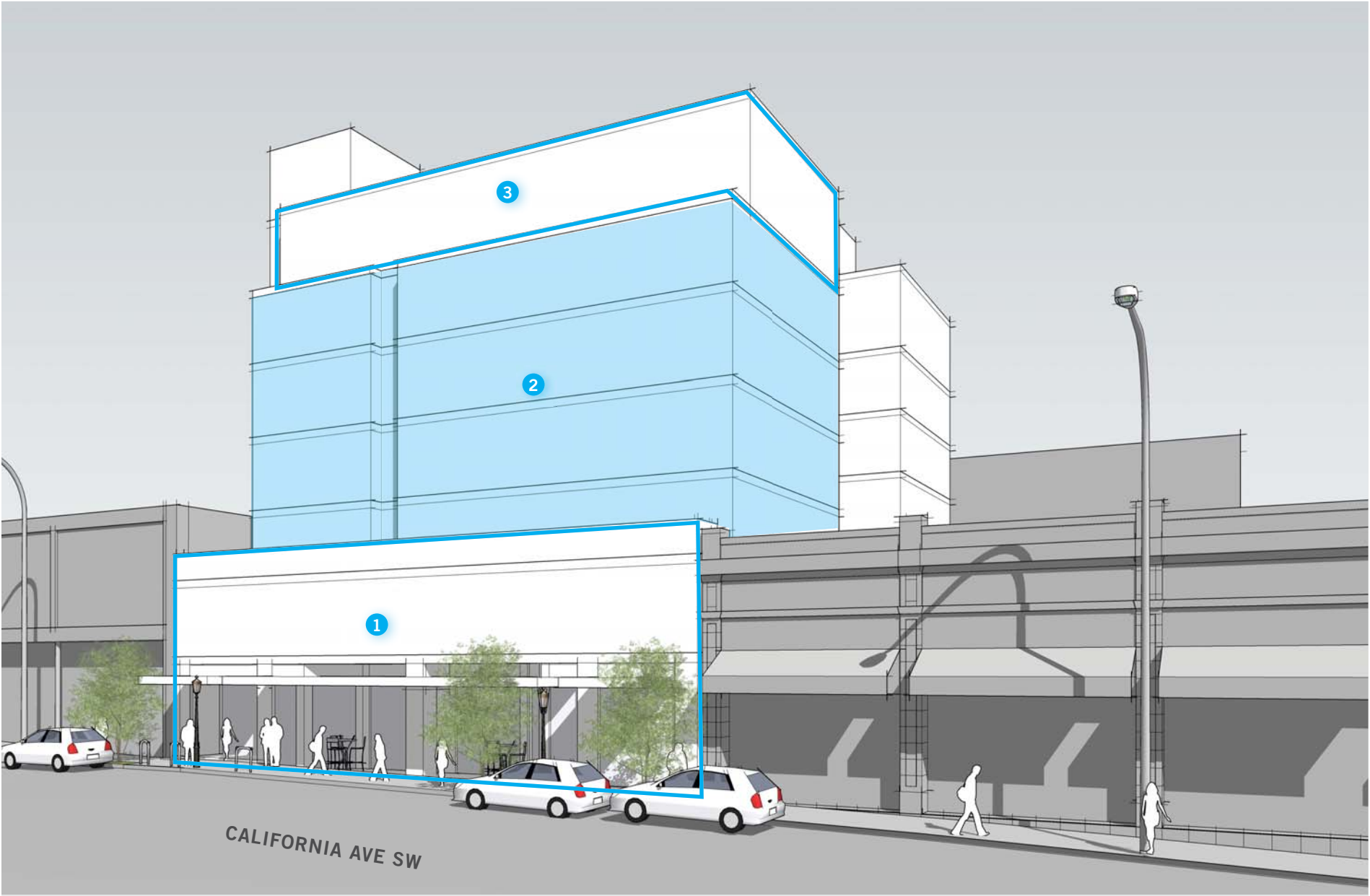
1. ALLEY PERSPECTIVE

- 1 Building base with durable and pedestrian friendly materials. Ground level has service access, parking entrance and secondary entrances to residential and commercial.
- 2 Middle of part building is further articulated with material and color changes.
- 3 Top of the building uses different fenestration pattern and material colors articulating the overall building facade.



MAP KEY

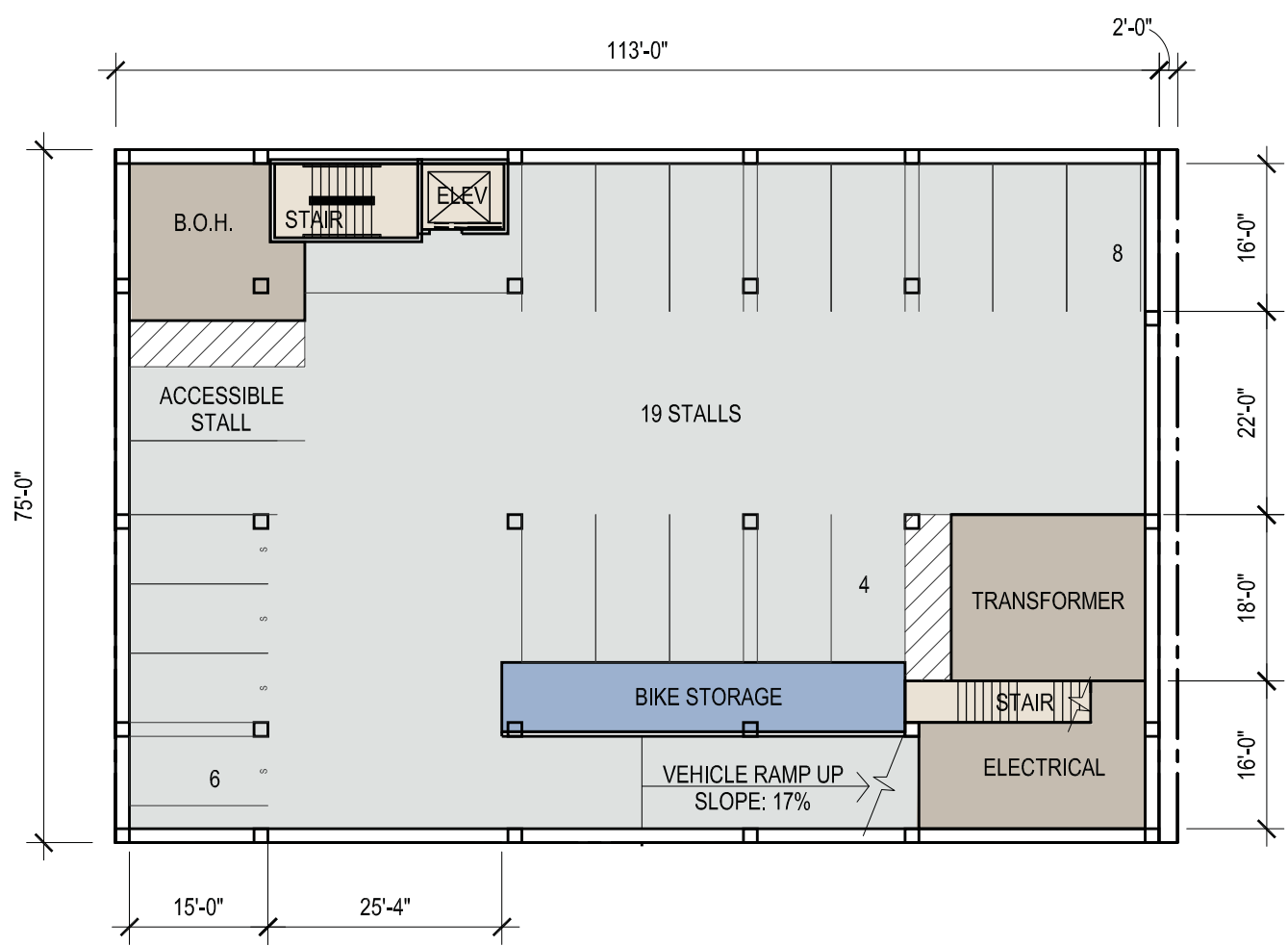
- Project Site
- View



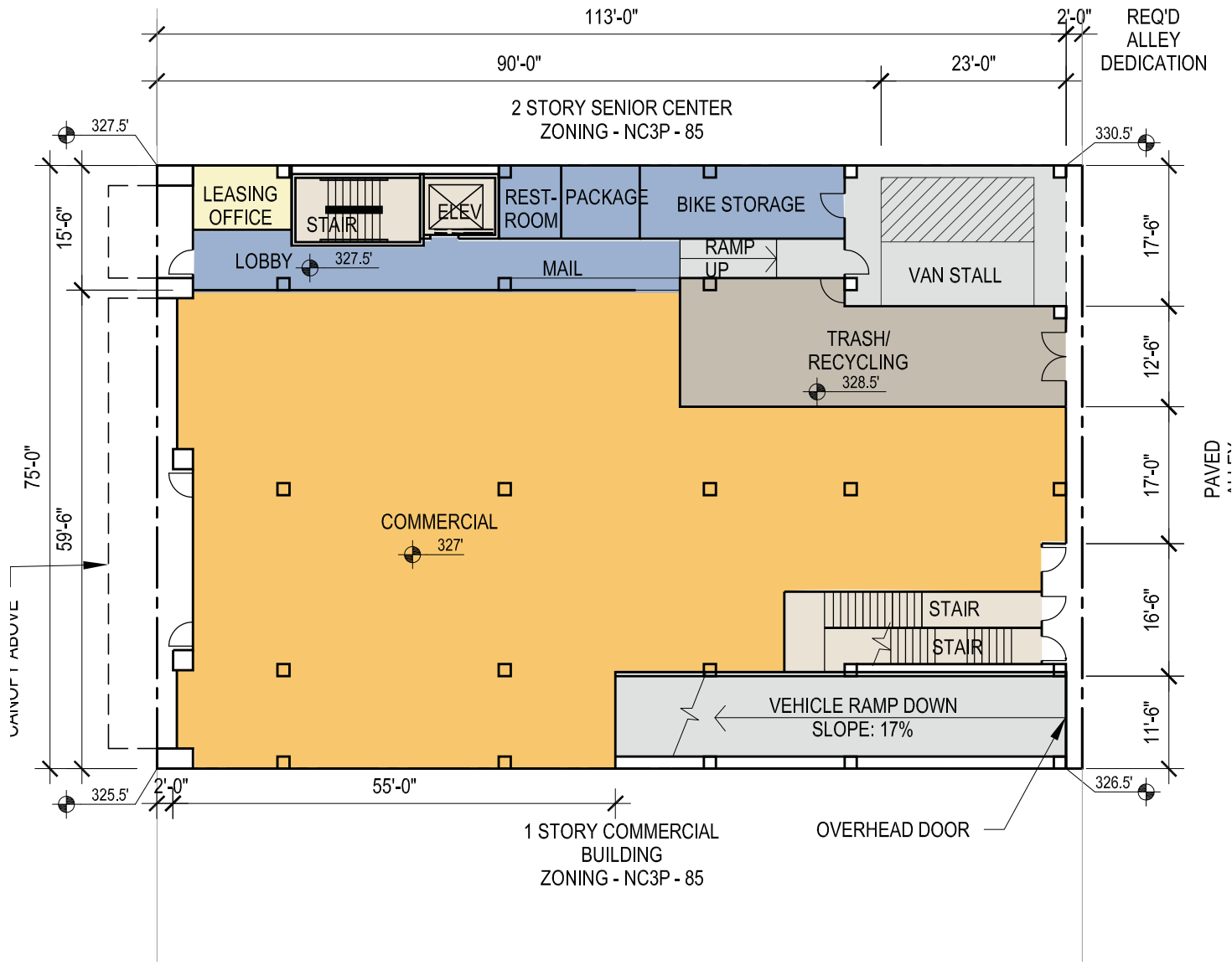
2. CALIFORNIA AVE PERSPECTIVE

- 1 Building base with similar materials and fenestration pattern as the surrounding developments. Commercial use at ground level with transparency and overhead protection.
- 2 Middle of part building is further articulated with material and color changes.
- 3 Recessed penthouse units, creating a strong horizontal articulation that is compatible in scale with surrounding developments .

8.0 PREFERRED OPTION 3 | FLOOR PLANS



LEVEL P1

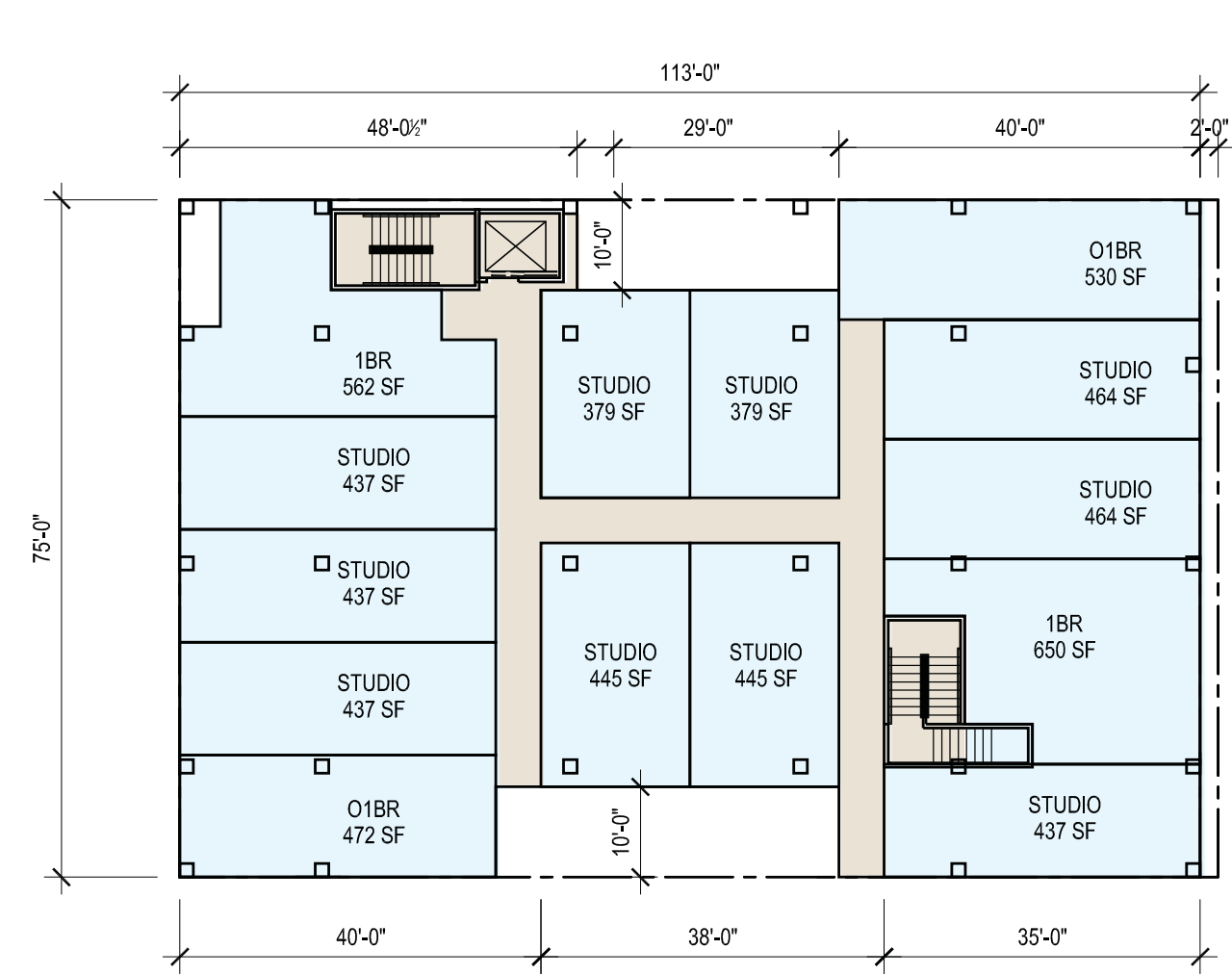


LEVEL 1

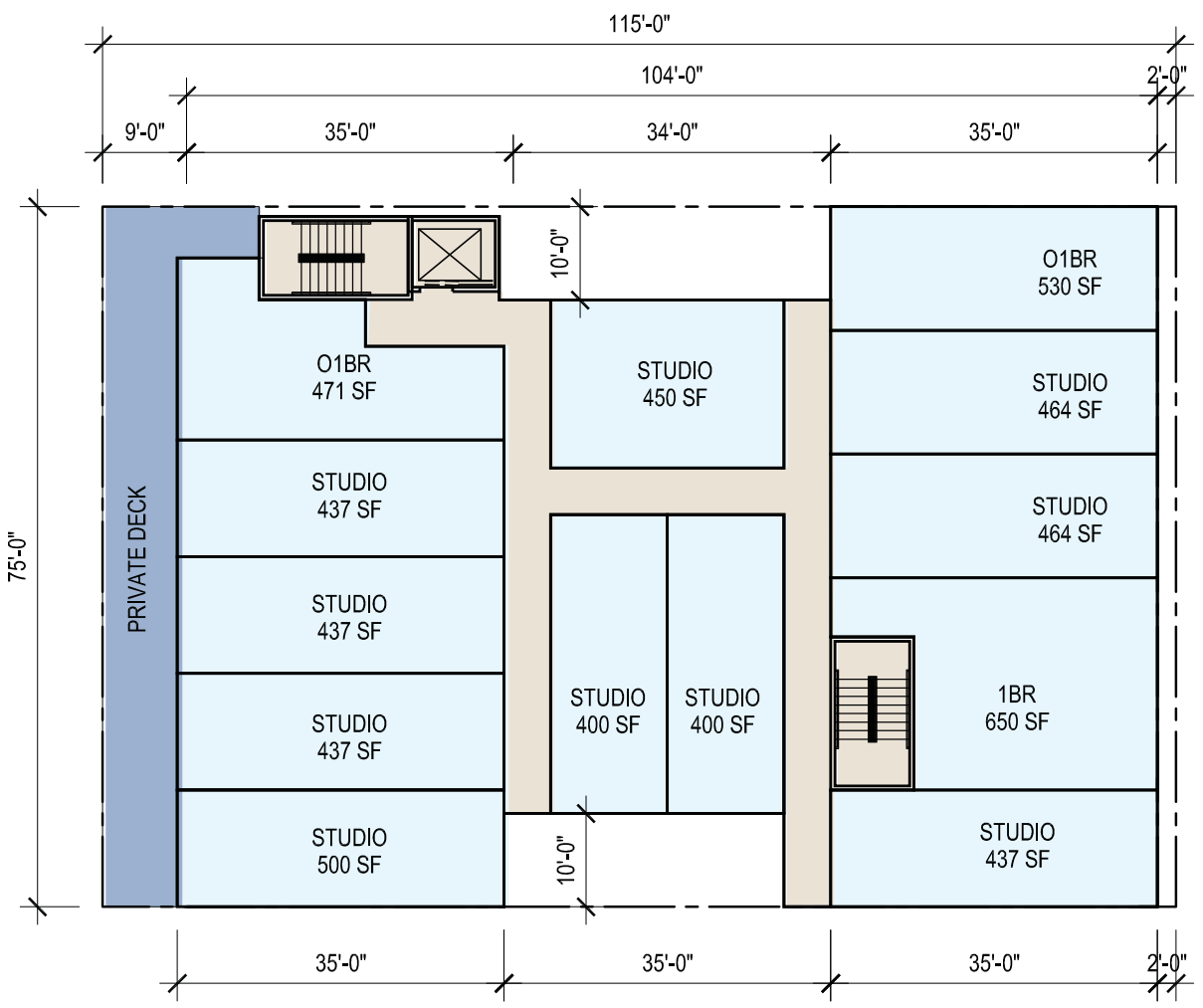
- KEY
- Commercial
  - Units
  - Utility/BOH
  - Circulation
  - Outdoor Amenity
  - Residential Amenity
  - Parking/Garage
  - Leasing Office



8.0 PREFERRED OPTION 3 | FLOOR PLANS



LEVEL 2



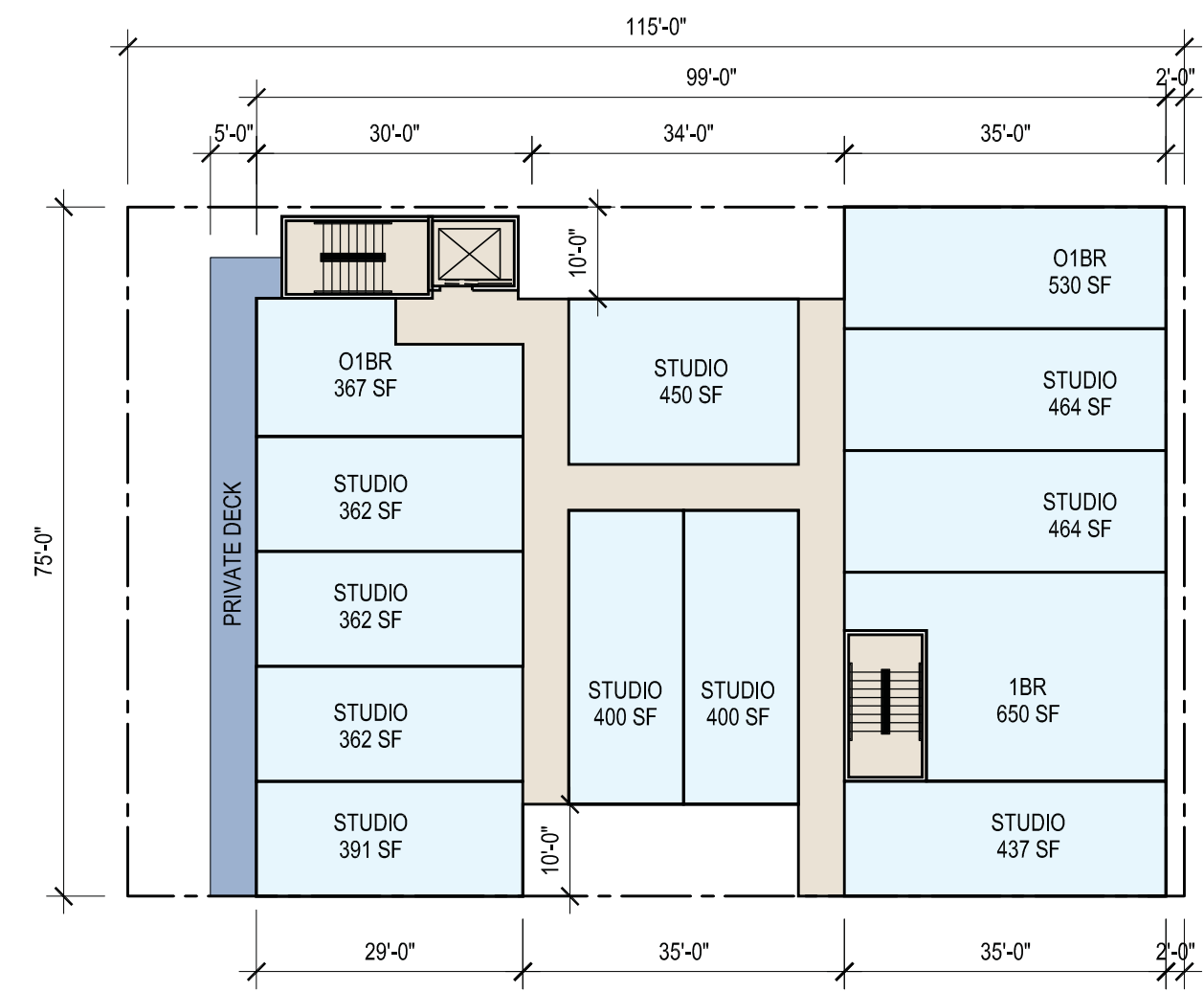
LEVELS 3-6

- KEY
- Commercial
  - Units
  - Utility/BOH
  - Circulation
  - Outdoor Amenity
  - Residential Amenity
  - Parking/Garage
  - Leasing Office

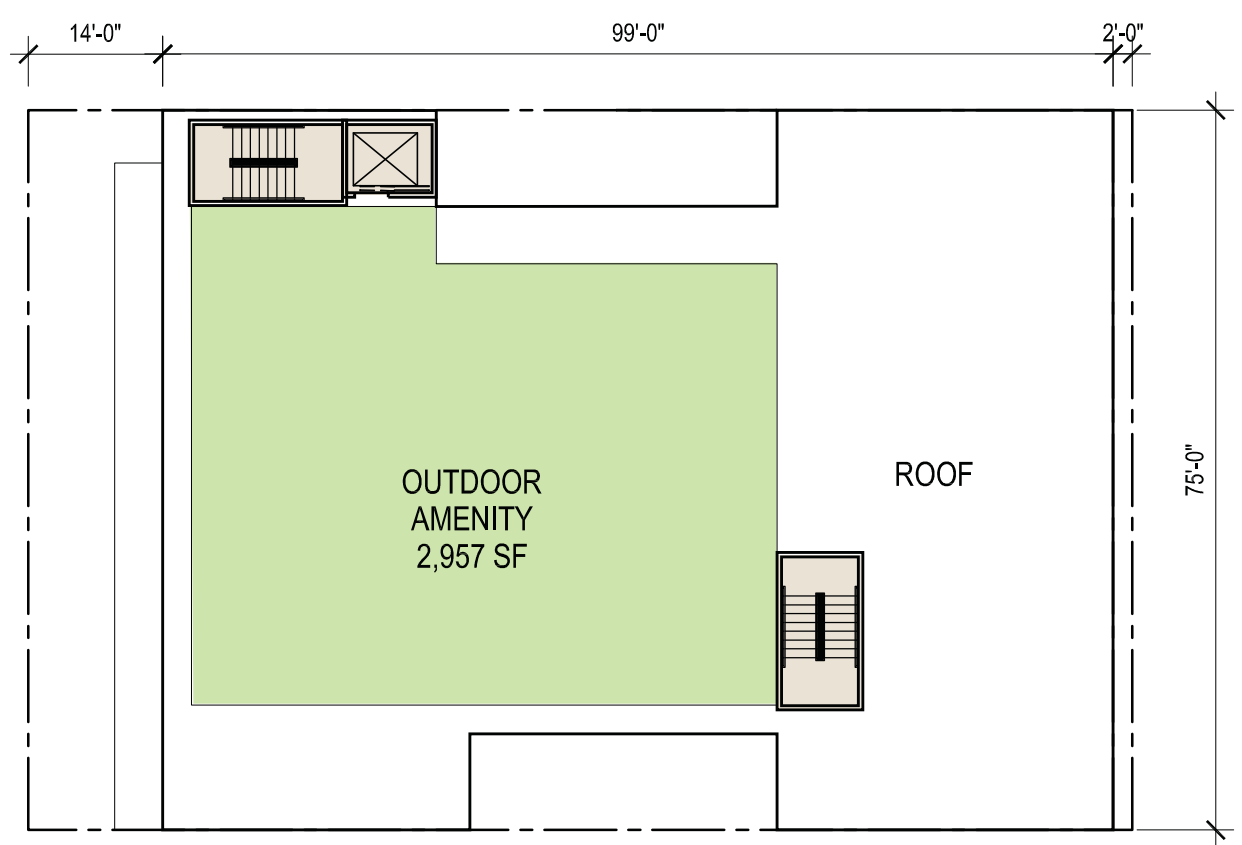




8.0 PREFERRED OPTION 3 | FLOOR PLANS



LEVEL 7

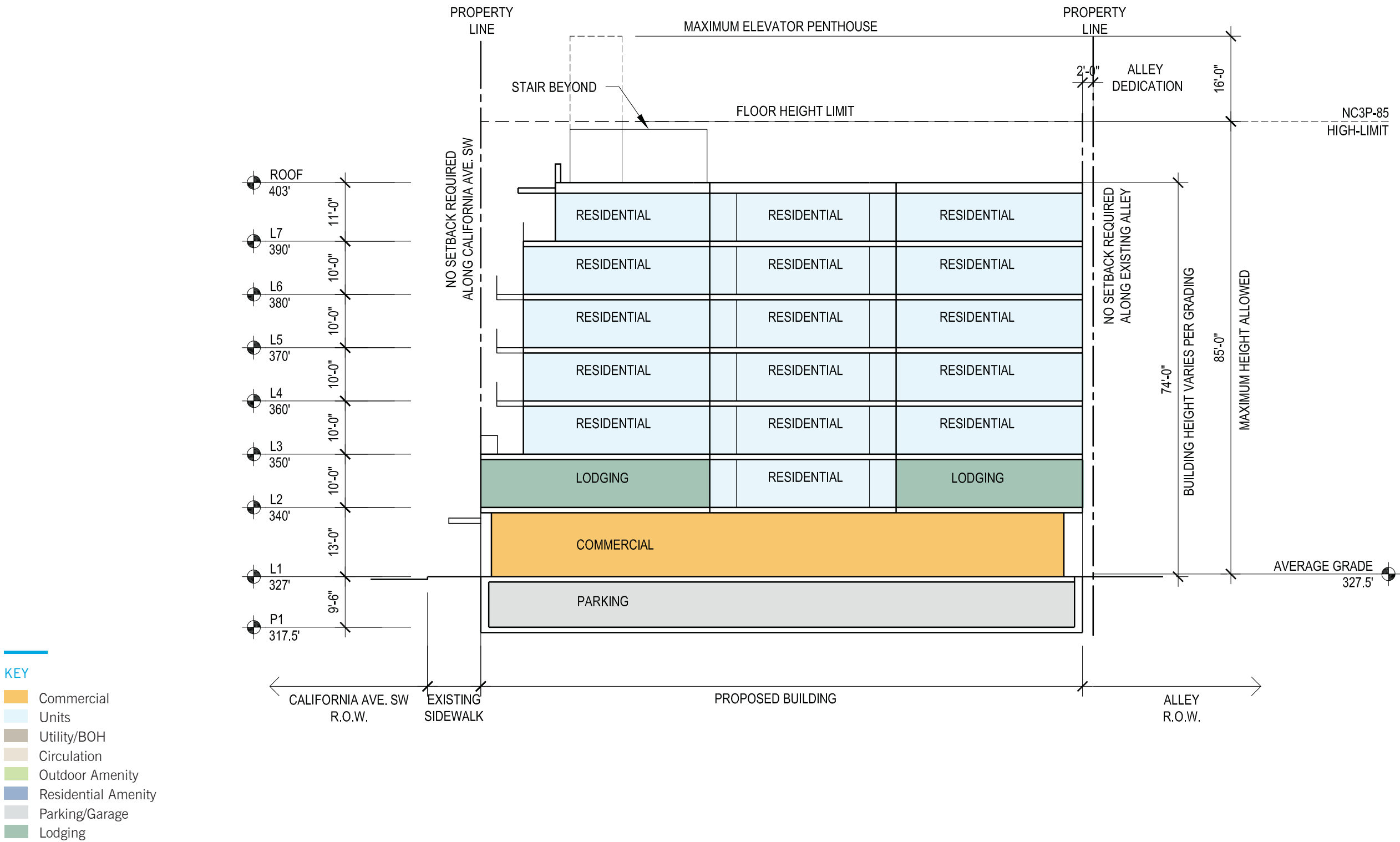


LEVEL ROOF

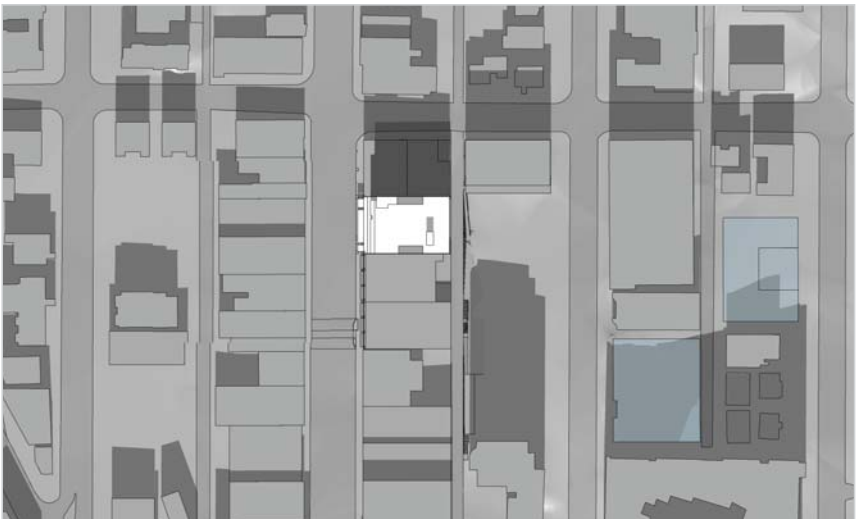
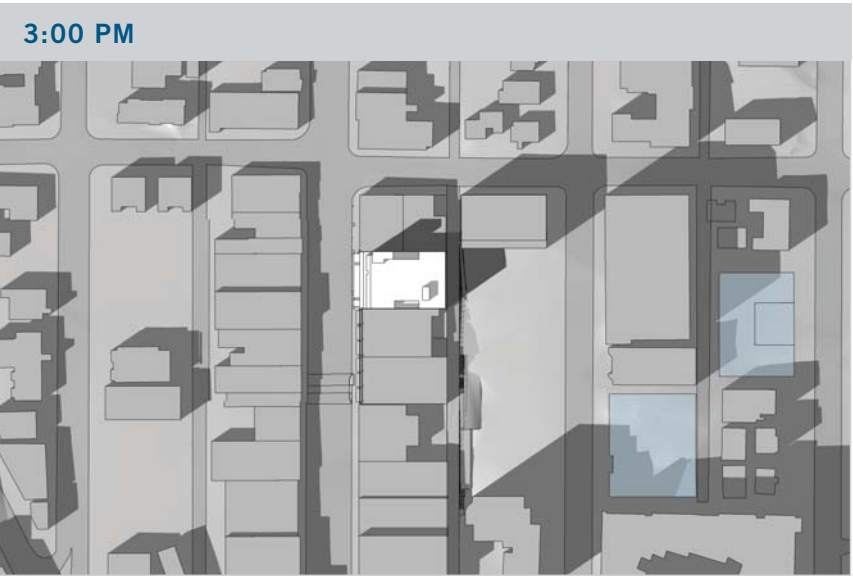
- KEY
- Commercial
  - Units
  - Utility/BOH
  - Circulation
  - Outdoor Amenity
  - Residential Amenity
  - Parking/Garage
  - Leasing Office



8.0 PREFERRED OPTION 3 | SECTION



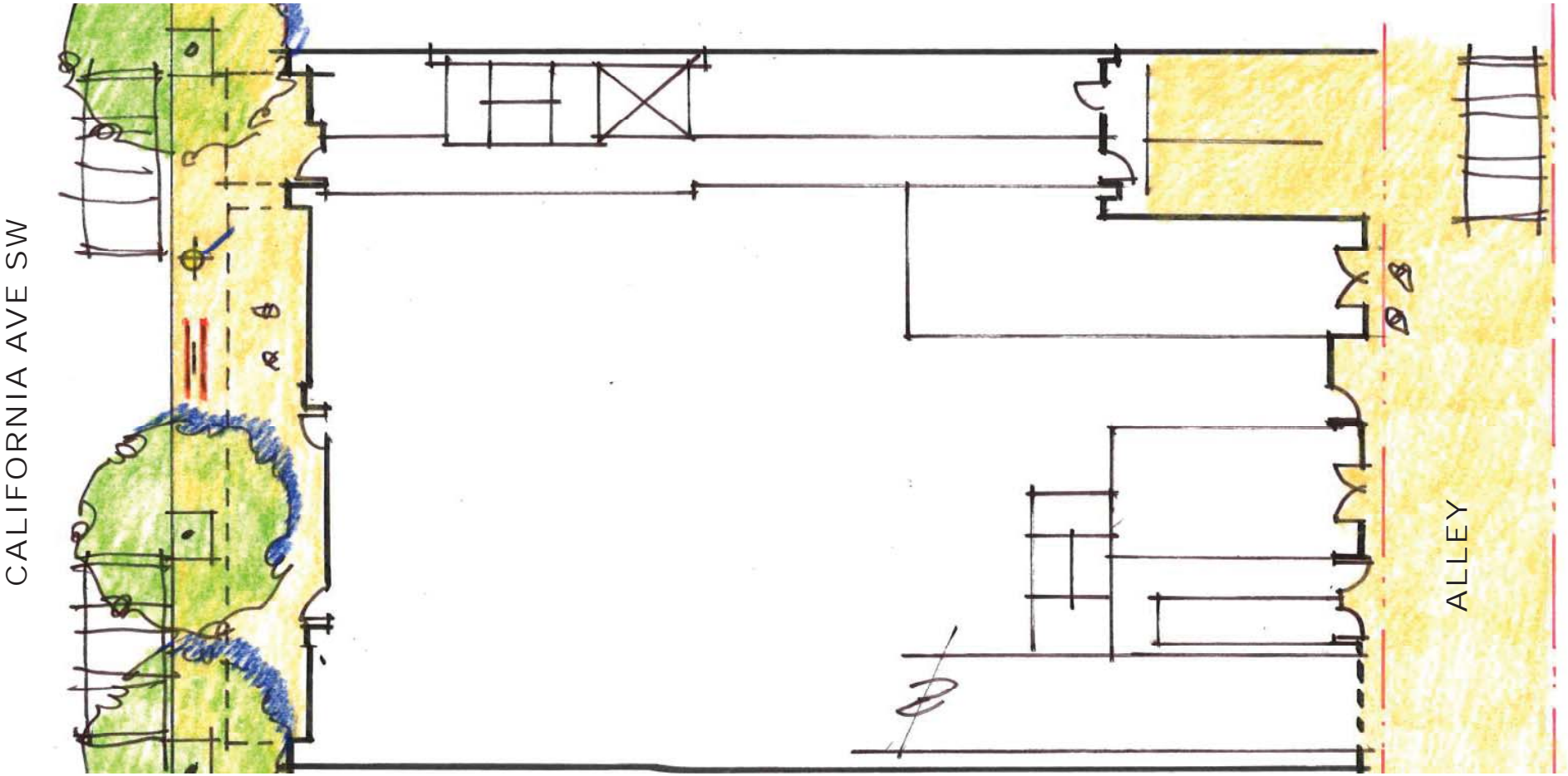
8.0 PREFERRED OPTION 3 | SHADOW STUDY





9.0 LANDSCAPE PLAN

PLANS



STREETSCAPE



REFERENCE IMAGES



SIDEWALK / RETAIL SHUFFLE



TOFINO BETTER BIKE RACK

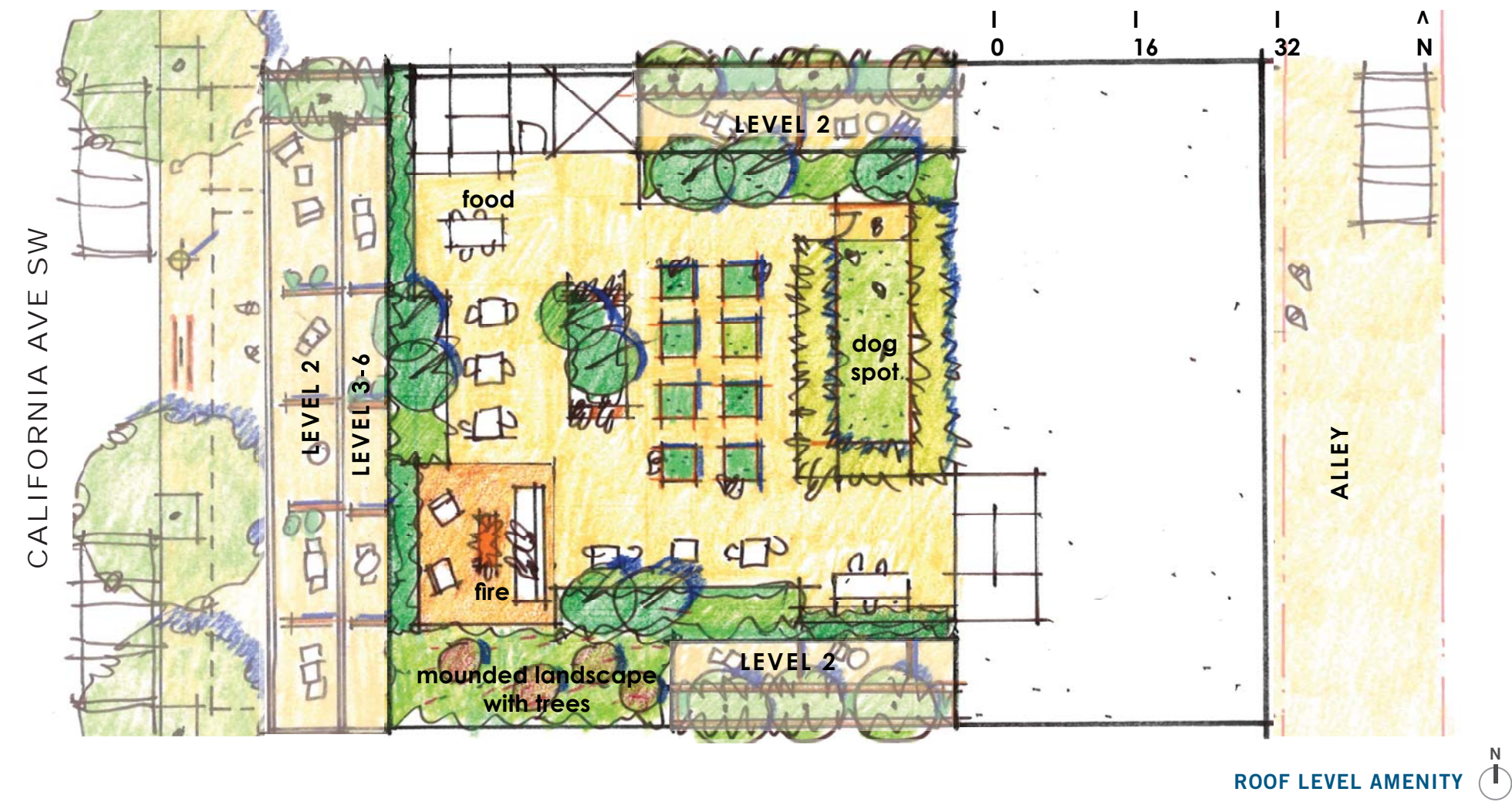


SUPPORT EXISTING  
ACTIVE STREET



9.0 LANDSCAPE PLAN

PLANS



REFERENCE IMAGES



MOUNDED LANDSCAPE WITH TREES



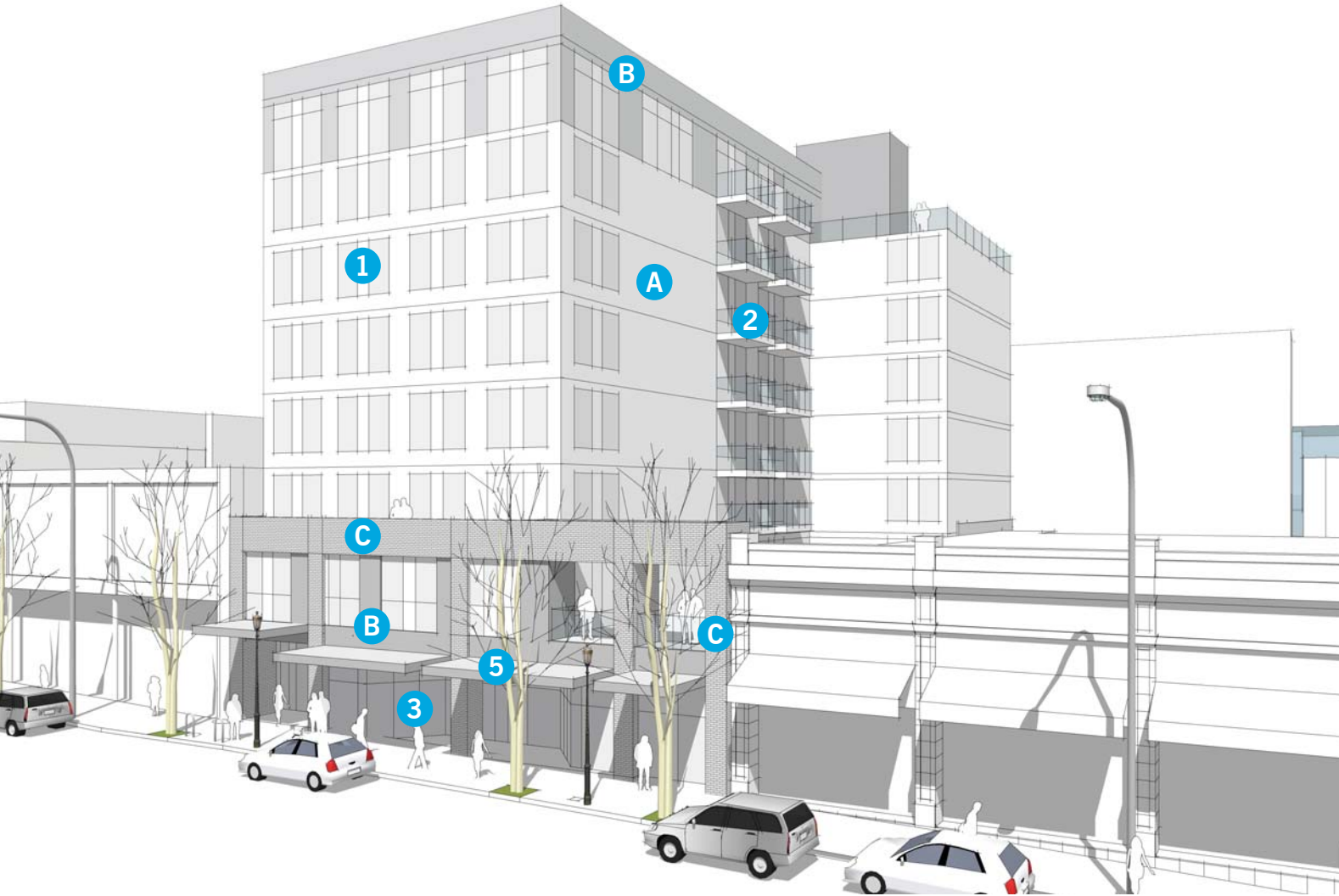
INFORMAL FIRE



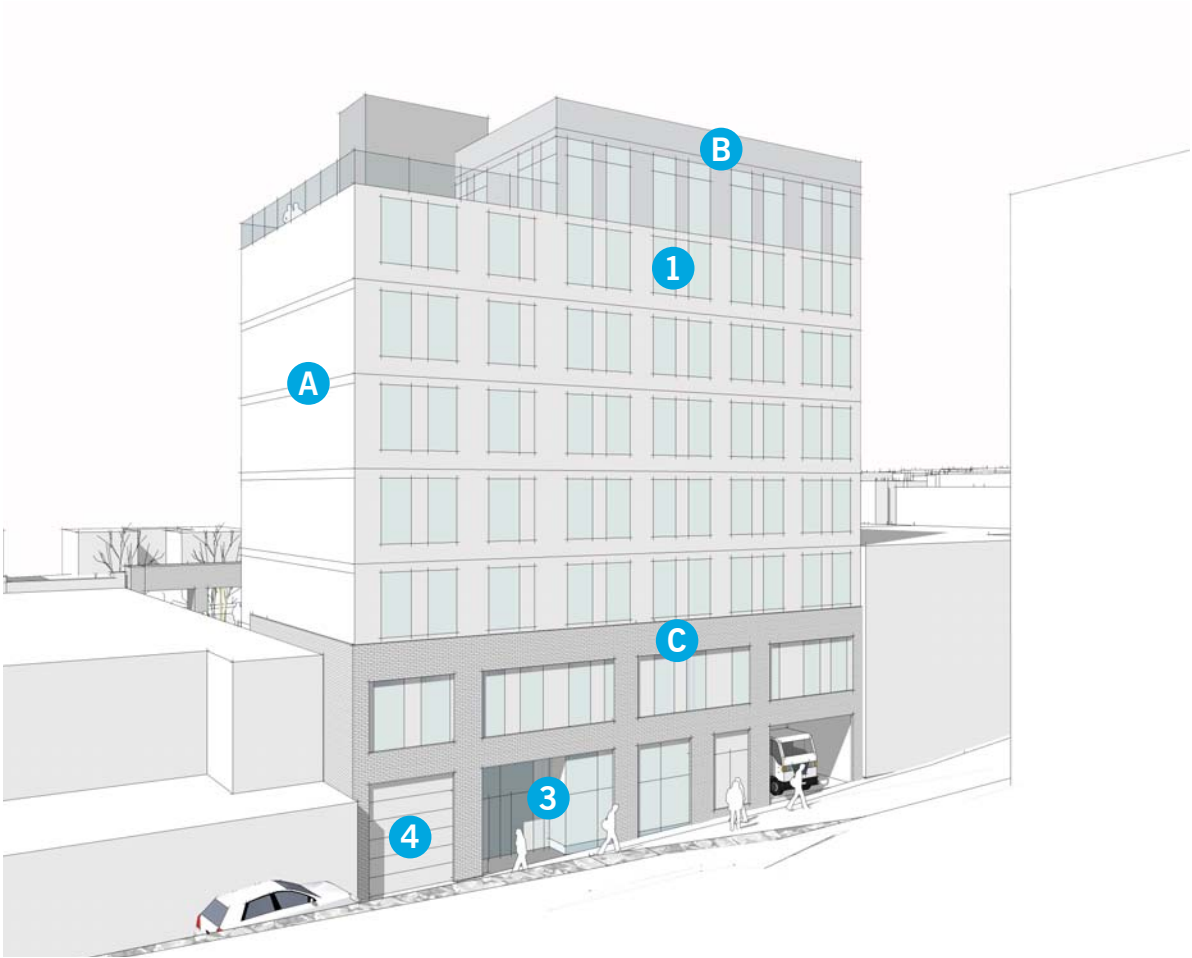
DOG SPOT



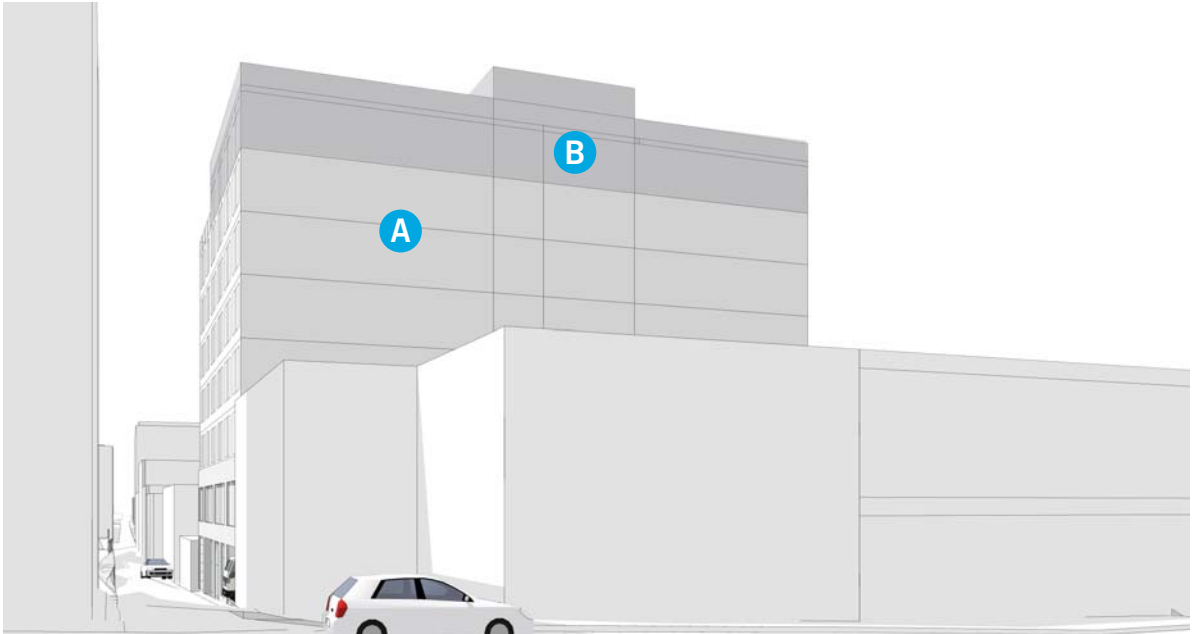
9.0 ADDITIONAL GRAPHICS | OPTION 1



VIEW FROM CALIFORNIA AVE



VIEW FROM ALLEY



VIEW FROM SW OREGON ST

MATERIALS



A Fiber Cement Panel



B Metal Cladding



C Masonry

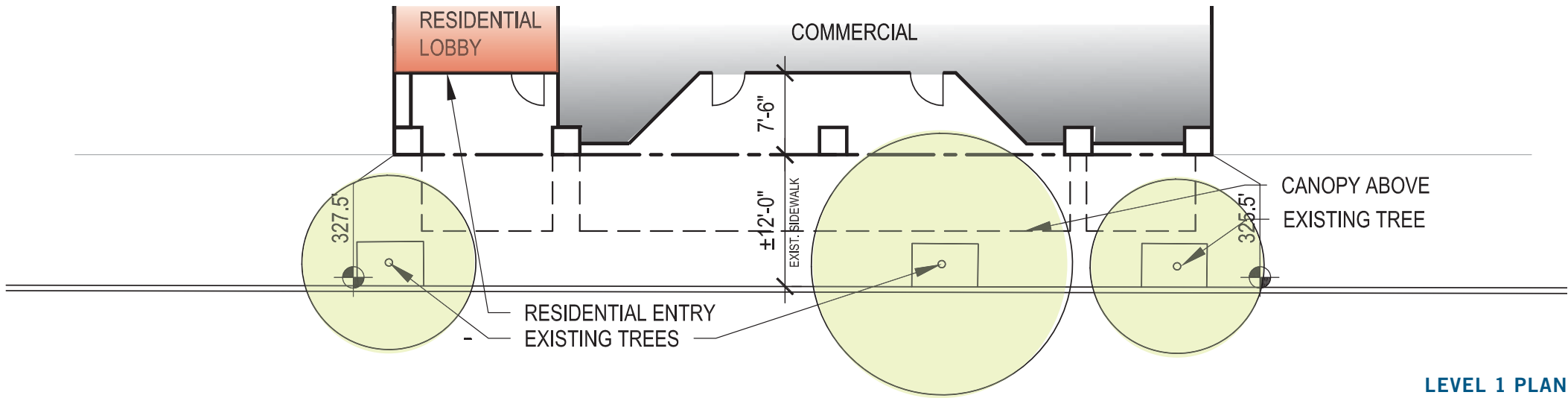
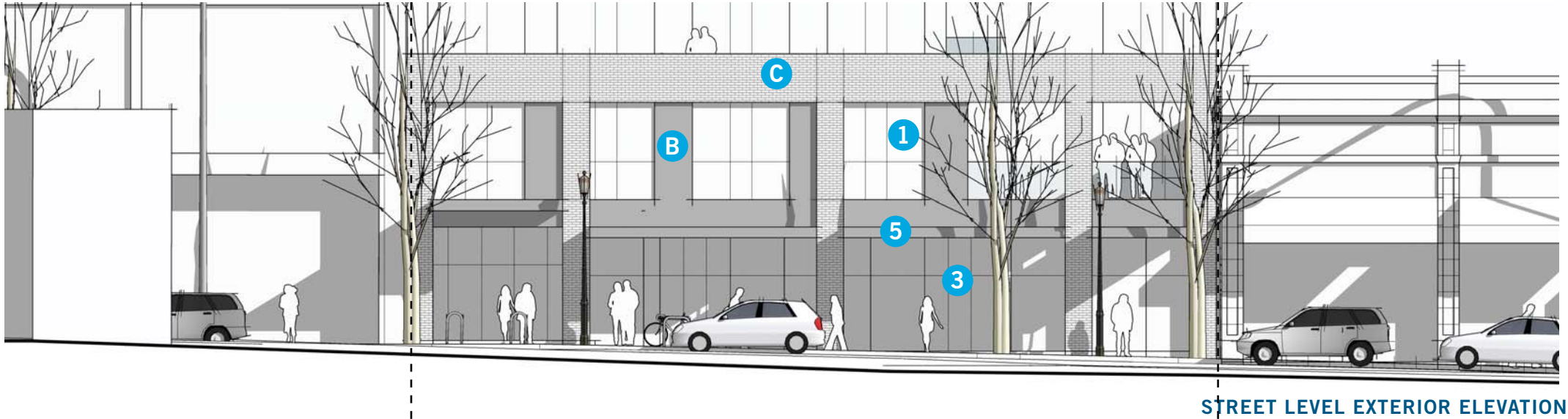
NOTES

- 1 Vinyl Framed Window
- 2 Bolt-on Balcony
- 3 Aluminum Storefront
- 4 Parking Entrance with Overhead Door
- 5 Metal Canopy



9.0 ADDITIONAL GRAPHICS | OPTION 1

STREETSCAPES



MATERIALS



A Fiber Cement Panel



B Metal Cladding

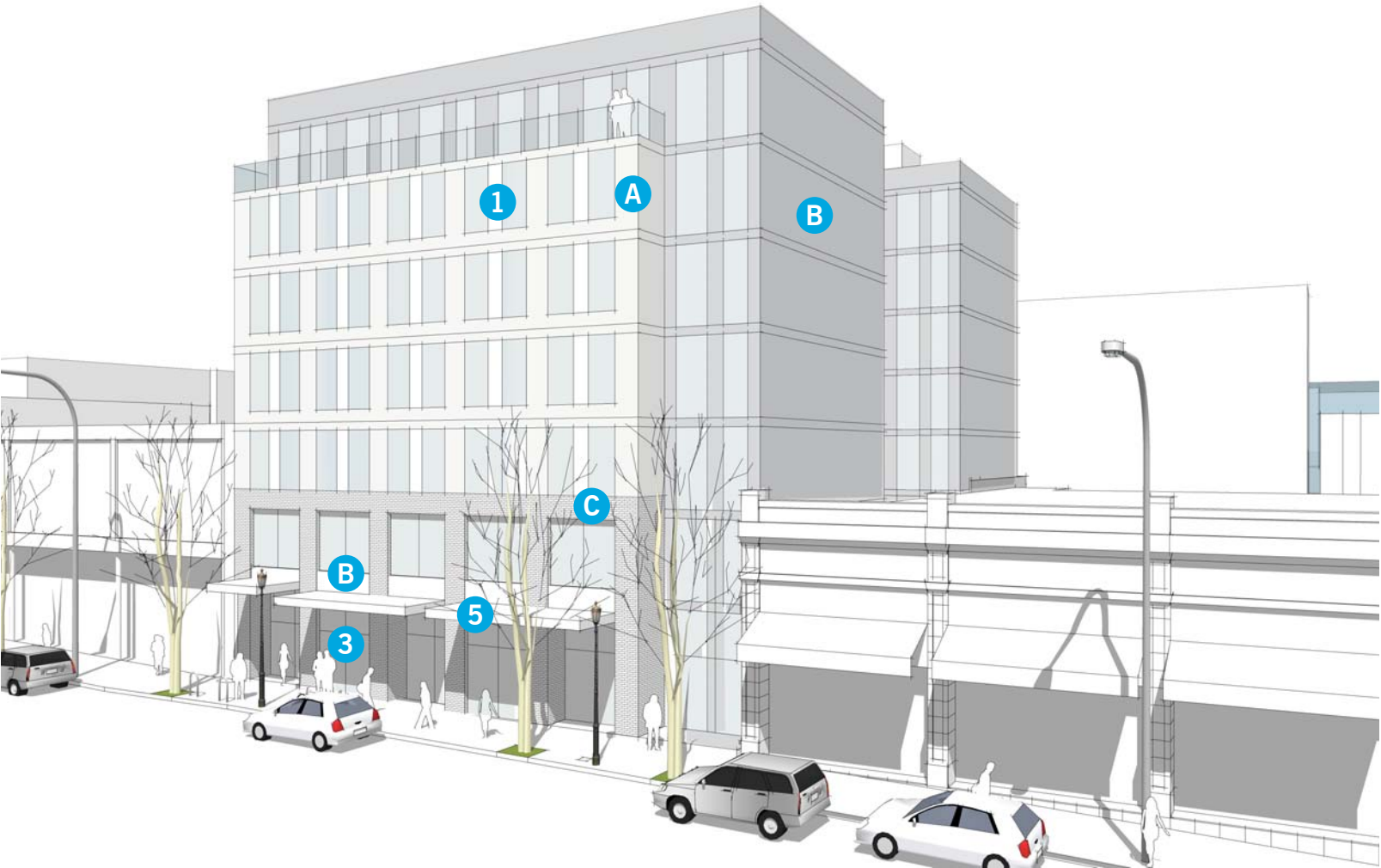


C Masonry

NOTES

- 1 Vinyl Framed Window
- 2 Bolt-on Balcony
- 3 Aluminum Storefront
- 4 Parking Entrance with Overhead Door
- 5 Metal Canopy

9.0 ADDITIONAL GRAPHICS | OPTION 2



VIEW FROM CALIFORNIA AVE

MATERIALS



A Fiber Cement Panel



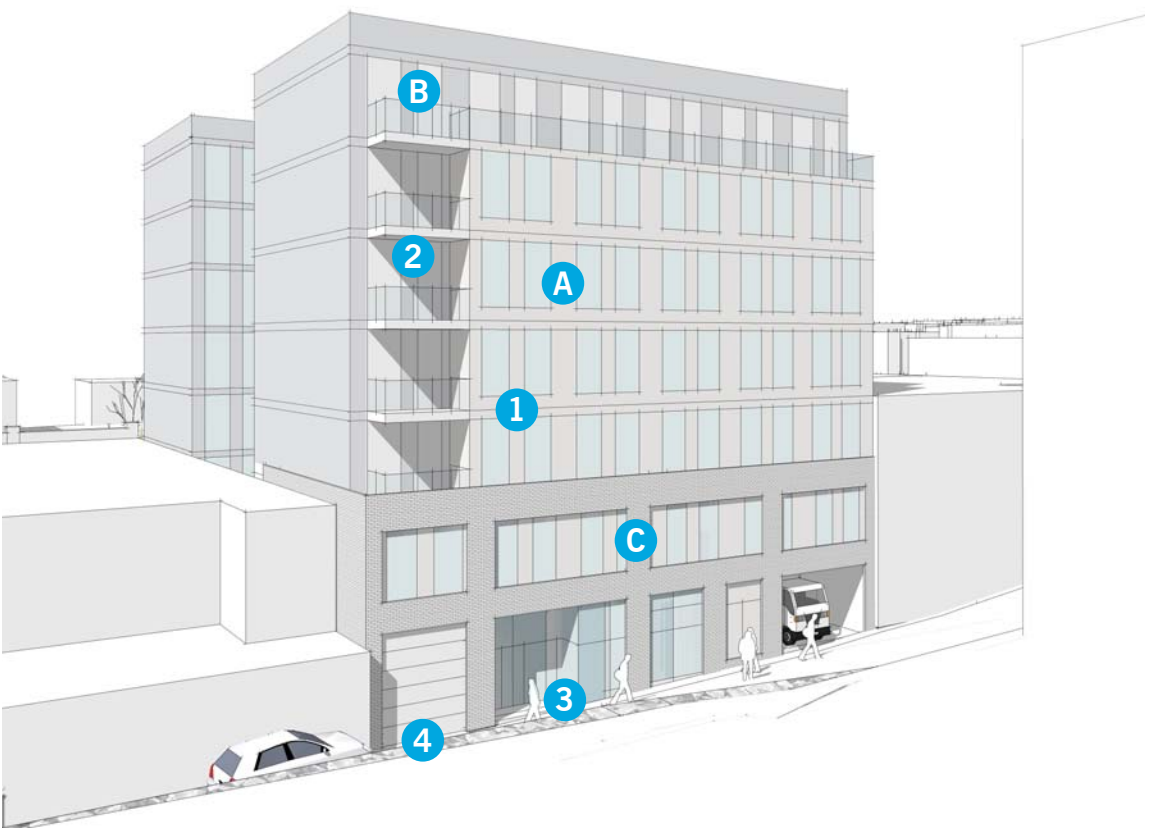
B Metal Cladding



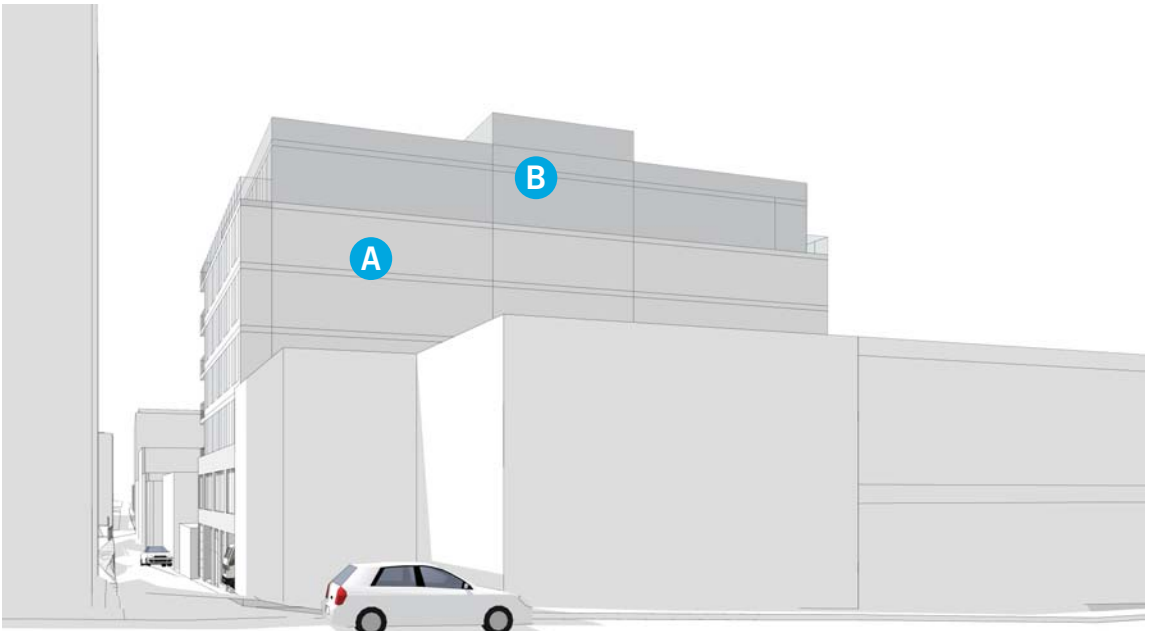
C Masonry

NOTES

- 1 Vinyl Framed Window
- 2 Bolt-on Balcony
- 3 Aluminum Storefront
- 4 Parking Entrance with Overhead Door
- 5 Metal Canopy



VIEW FROM ALLEY

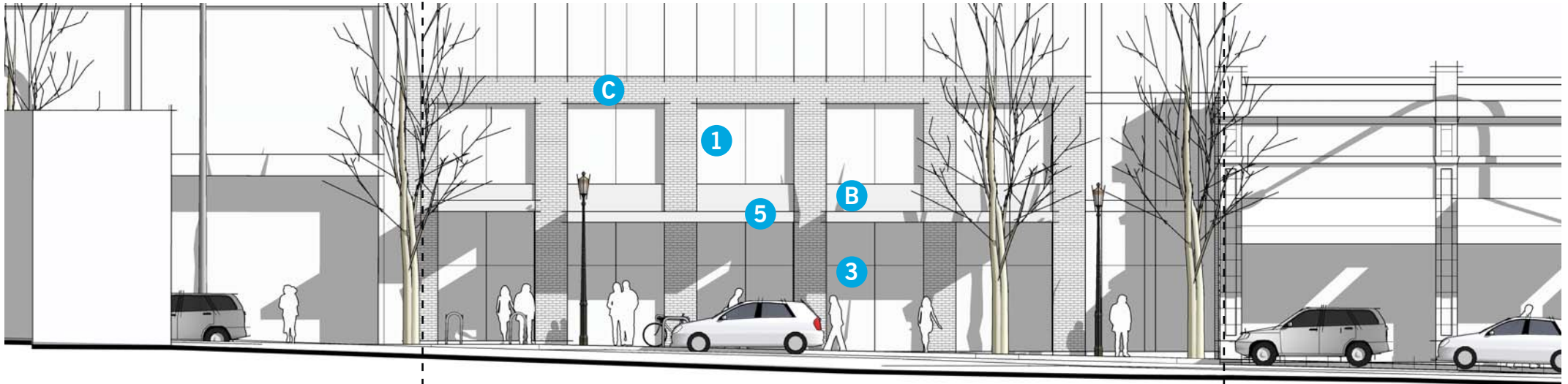


VIEW FROM SW OREGON ST.

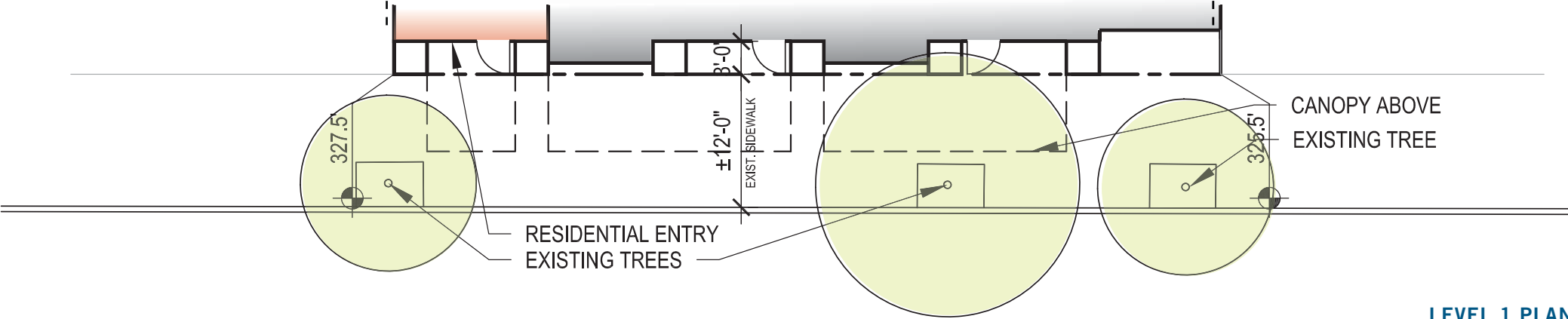


9.0 ADDITIONAL GRAPHICS | OPTION 2

STREETSCAPES



STREET LEVEL EXTERIOR ELEVATION



LEVEL 1 PLAN



PERSPECTIVE A



PERSPECTIVE B

MATERIALS



A Fiber Cement Panel



B Metal Cladding



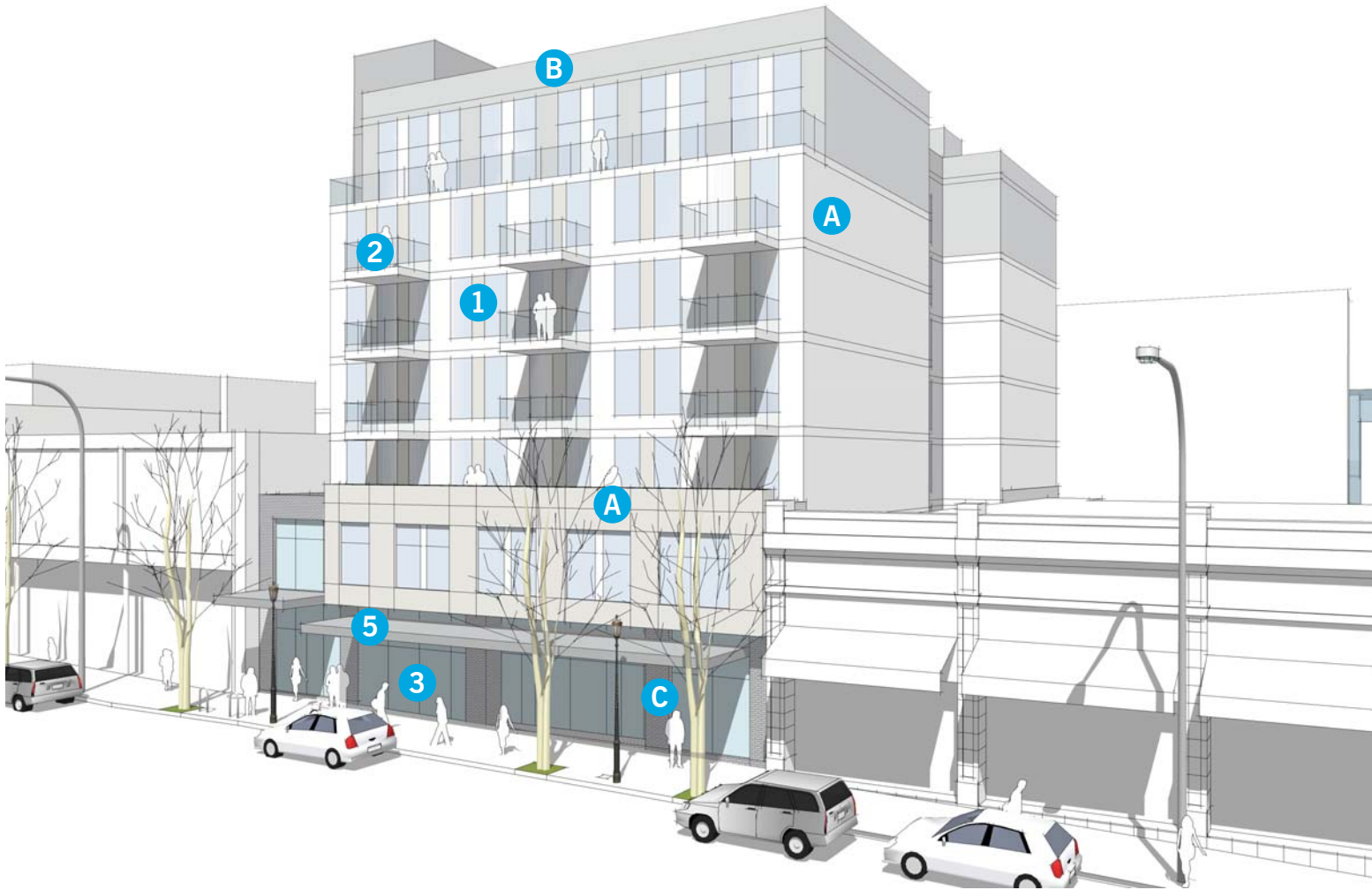
C Masonry

NOTES

- 1 Vinyl Framed Window
- 2 Bolt-on Balcony
- 3 Aluminum Storefront
- 4 Parking Entrance with Overhead Door
- 5 Metal Canopy



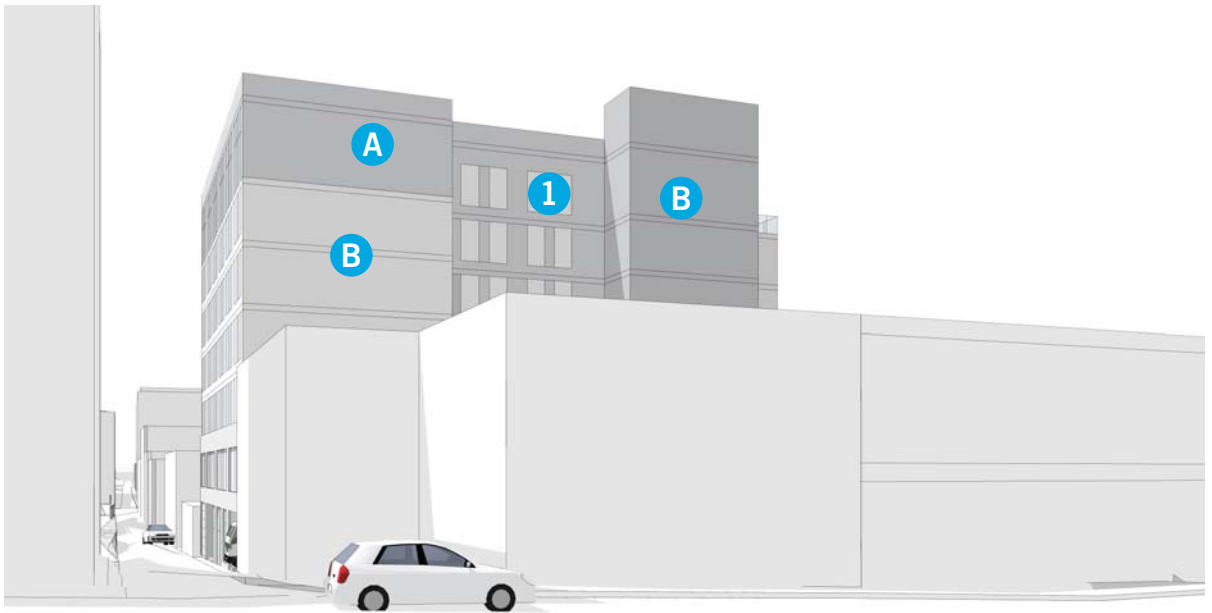
9.0 ADDITIONAL GRAPHICS | PREFERRED OPTION 3



VIEW FROM CALIFORNIA AVE



VIEW FROM ALLEY



VIEW FROM SW OREGON ST.

MATERIALS



A Fiber Cement Panel



B Metal Cladding



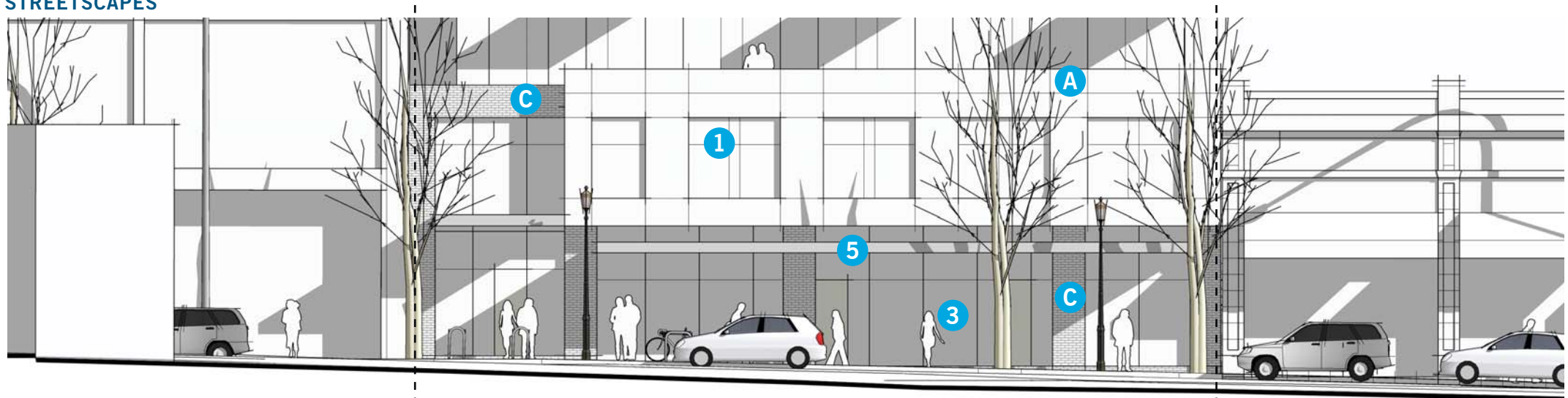
C Masonry

NOTES

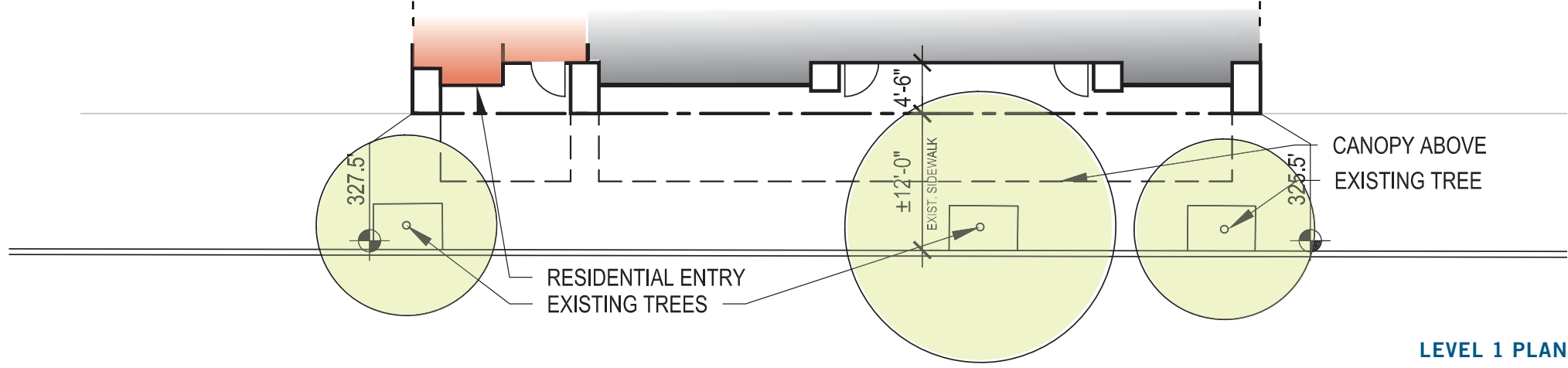
- 1 Vinyl Framed Window
- 2 Bolt-on Balcony
- 3 Aluminum Storefront
- 4 Parking Entrance with Overhead Door
- 5 Metal Canopy

9.0 ADDITIONAL GRAPHICS | PREFERRED OPTION 3

STREETSCAPES



STREET LEVEL EXTERIOR ELEVATION



LEVEL 1 PLAN

MATERIALS



A Fiber Cement Panel



B Metal Cladding



C Masonry

NOTES

- 1 Vinyl Framed Window
- 2 Bolt-on Balcony
- 3 Aluminum Storefront
- 4 Parking Entrance with Overhead Door
- 5 Metal Canopy



PERSPECTIVE A



PERSPECTIVE B