

3201 Avalon Way SW

3032396-LU
Design Review Board
Recommendation Meeting
September 23, 2021

PUBLIC47ARCHITECTS



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SDCI 3032396-LU
Design Review Board
Recommendation Meeting
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Address

3201 SW Avalon Way
Seattle, WA 98126

Parcel Number

929730-1925 & 929730-1930

Owner

Jenkins Properties Inc.

Architect

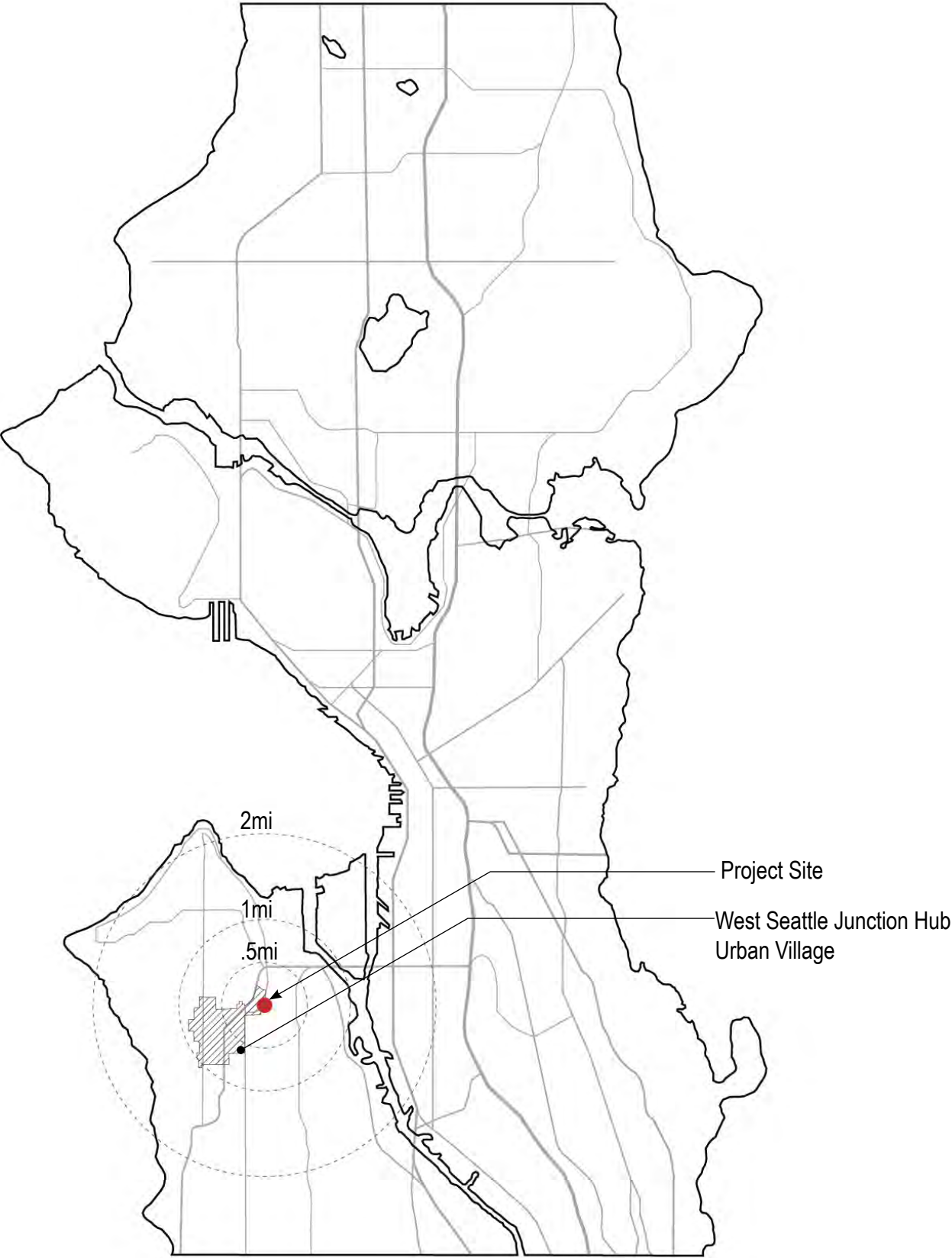
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The proposed 8-story, mixed use project seeks to achieve the following development objectives

Development Objectives:

- Provide approx 144 residential apartment units
- Parking for 70-80 vehicles
- Provide +/- 3500 SF of street level commercial space
- Foster pedestrian friendly sidewalk experience
- LEED Gold construction standard

The project site sits at the corner of a busy intersection along SW Avalon Way and SW Genesse St with stunning views of the adjacent West Seattle Golf Course, Mt. Rainer and Downtown Seattle. Recently upzoned in 2019, with anticipated repairs to the West Seattle bridge and upcoming plans for light rail development, this area is ripe for fresh development. This building will bring new street level commercial spaces to the area, a pedestrian friendly sidewalk, as well as seek LEED Gold Certification.

Pedestrian Connections and Interest

This project seeks to create a dynamic and layered pedestrian experience integrating lush landscaping, public seating and new street level commercial space. It is important to create a safe yet porous boundary between the project site and busy traffic along Avalon Way SW.

Sustainability

Sustainability is a fundamental value held by the owner and design team, and the project will seek LEED Gold Certification.








Site Specific Response

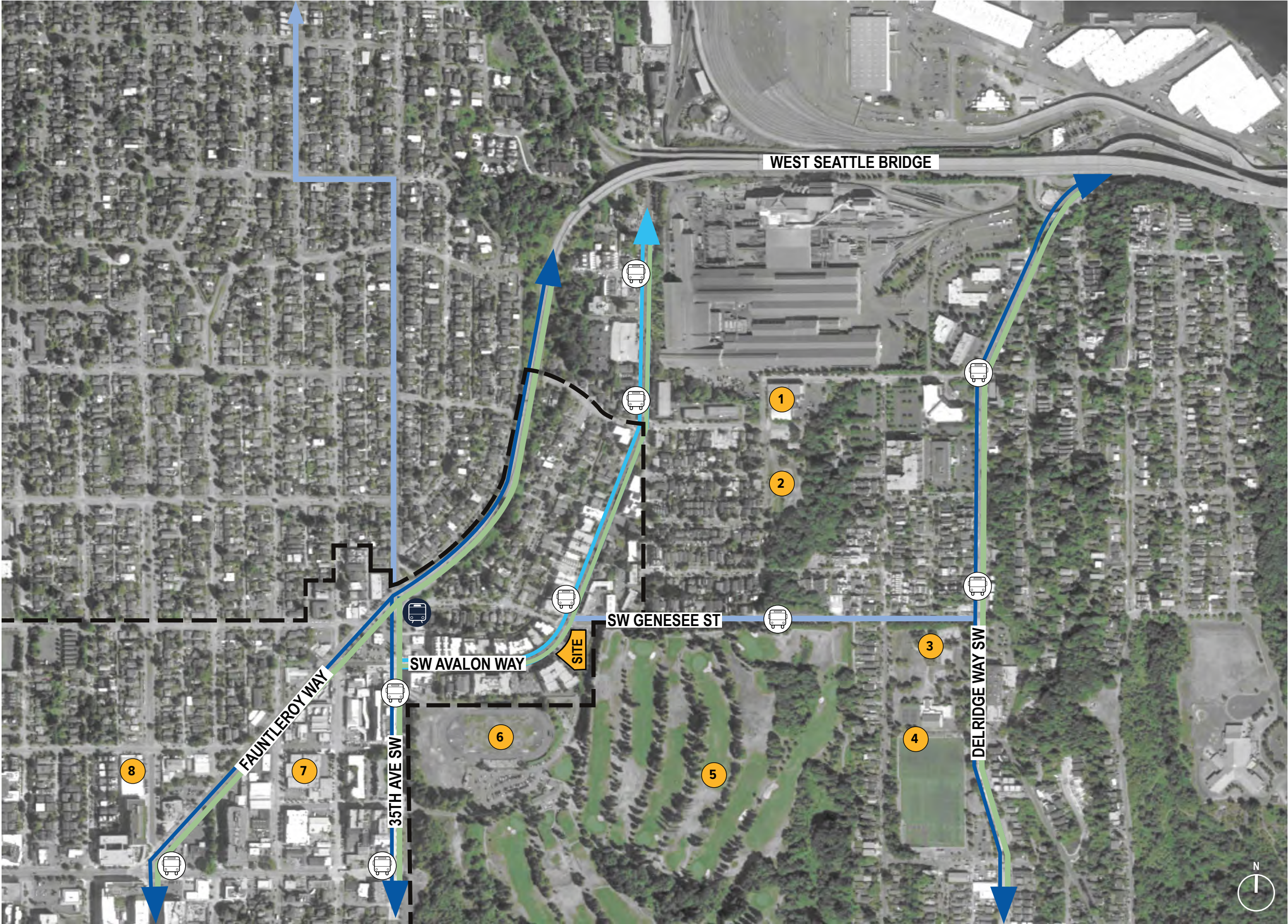
The project endeavors to respond appropriately to site conditions, including preserving access to daylight for adjacent neighbors, mitigating access across steep site topography, and orienting the project towards desirable views of Mt. Rainer and downtown Seattle.

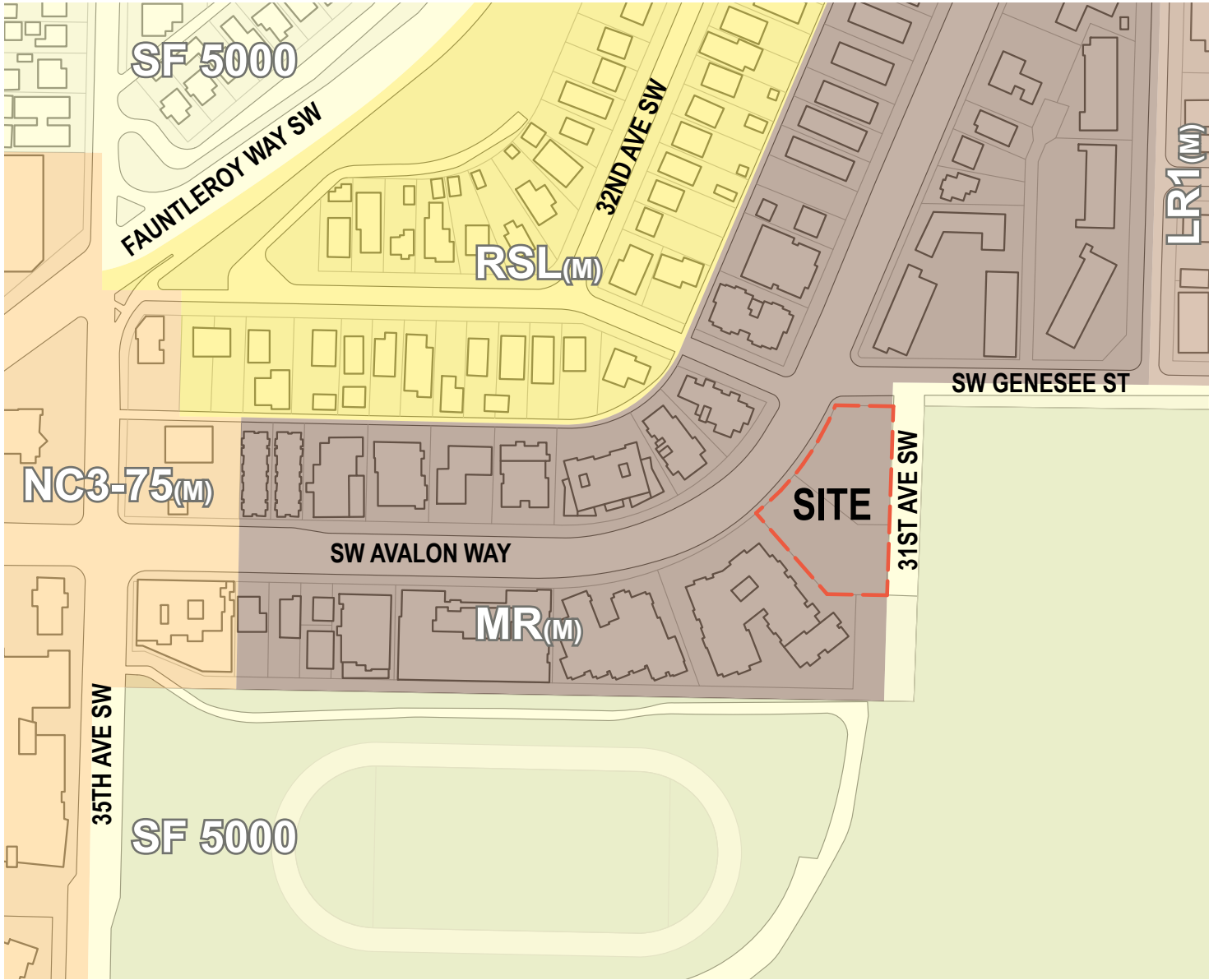


CONTEXT ANALYSIS

- 1 West Seattle Health Club
- 2 Dragonfly Garden and Pavilion
- 3 Delridge Skatepark
- 4 Delridge Playfields and Pickleball Courts
- 5 West Seattle Golf Course
- 6 West Seattle Stadium
- 7 West Seattle Family YMCA
- 8 West Seattle Bowl

-  Planned Light Rail Station
Construction 2026
-  Bus Stop
-  Principal Arterial
-  Minor Arterial
-  Collector Arterial
-  Protected Bike Lane
-  West Seattle Junction Urban Village Boundary





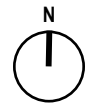
ZONING

The subject property was upzoned in 2019 (after the EDG was originally submitted) from a Mid Rise zone with a height limit of 60 FT to an MR(m) zone with an 80 FT height limit. The nearby NC zone has also increased from 65 FT to 75 FT.



USE

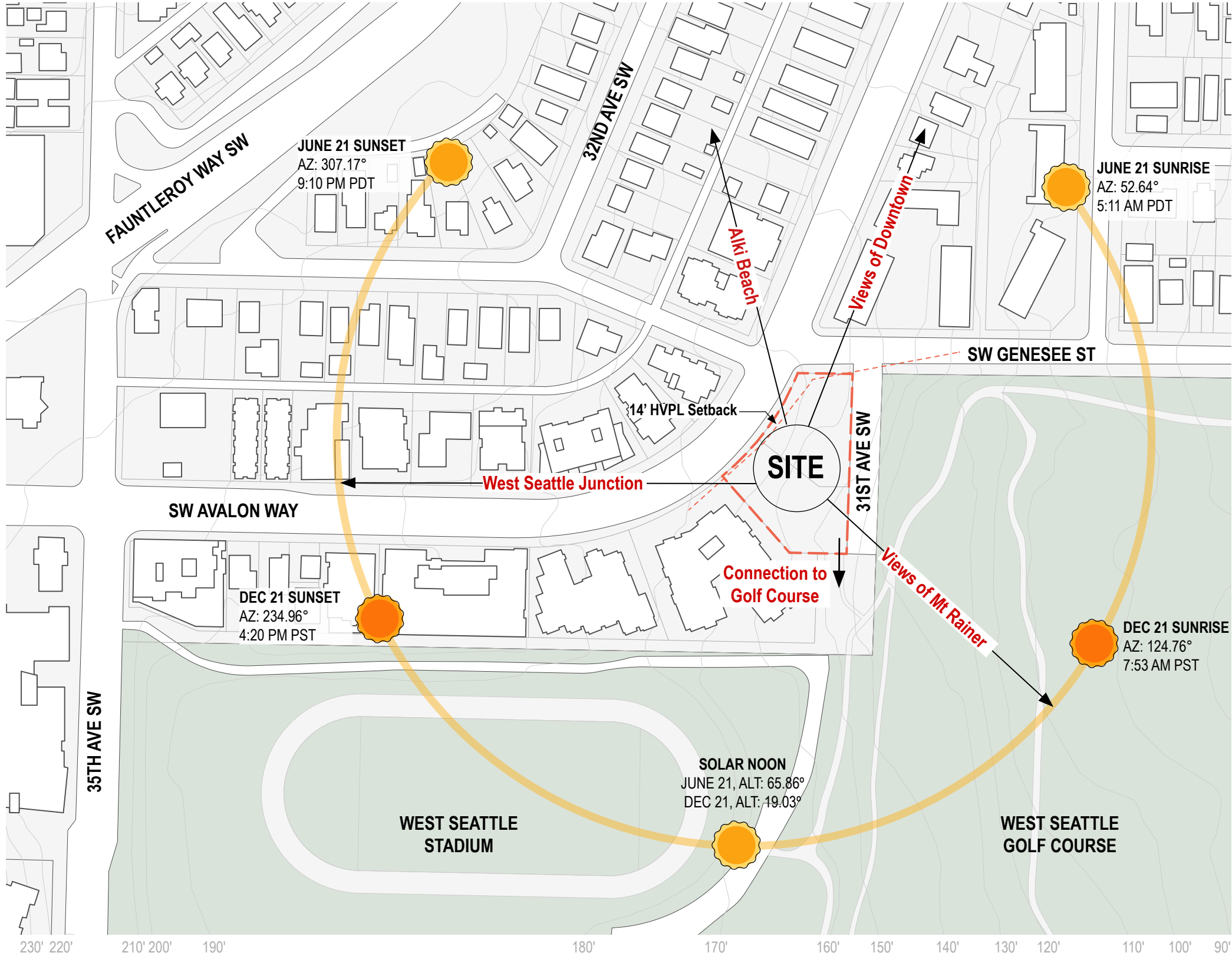
The immediate neighborhood is defined by the multifamily apartments that line SW Avalon Way and the large Golf course to the south east. Commercial businesses and mixed-use buildings are found to the west, closer to the center of the West Seattle Junction Hub Urban Village. The sites to the northwest are primarily single family residences.



- Multifamily
- Single Family
- Commercial
- Mixed-Use

CONTEXT ANALYSIS
OPPORTUNITIES AND CONSTRAINTS

- Solar Access
- Excellent access to sunlight in the morning and in the late afternoon. Good access to morning and evening sun. To the southwest, solar access is limited by the neighboring apartment building.
- Building Access
- The site offers great opportunity for pedestrian access at the corner of SW Avalon Way and SW Genesee St, and vehicular access to parking off 31st Ave SW.
- Power Lines
- Existing high-voltage power-lines along SW Avalon Way will require a 14-ft setback, impacting the buildable area of the site.
- Corridor Views
- Upper levels will have opportunities for city views:
Downtown Seattle and Puget Sound to the north
Mt. Rainer to the Southwest
West Seattle Golf Course to the west
- Proximity to local parks
- The project site is adjacent to the West Seattle Golf Course and even offers the opportunity to connect to an existing pathway at the south end of the site.
- Topography + Features
- The site slopes approximately 34 feet from its highest point in the west along SW Avalon Way to its lowest point in the southeast corner.



SITE SOLAR AND TOPOGRAPHY



AERIAL VIEW OF SITE

EXISTING SITE CONDITIONS

ZONING SUMMARY

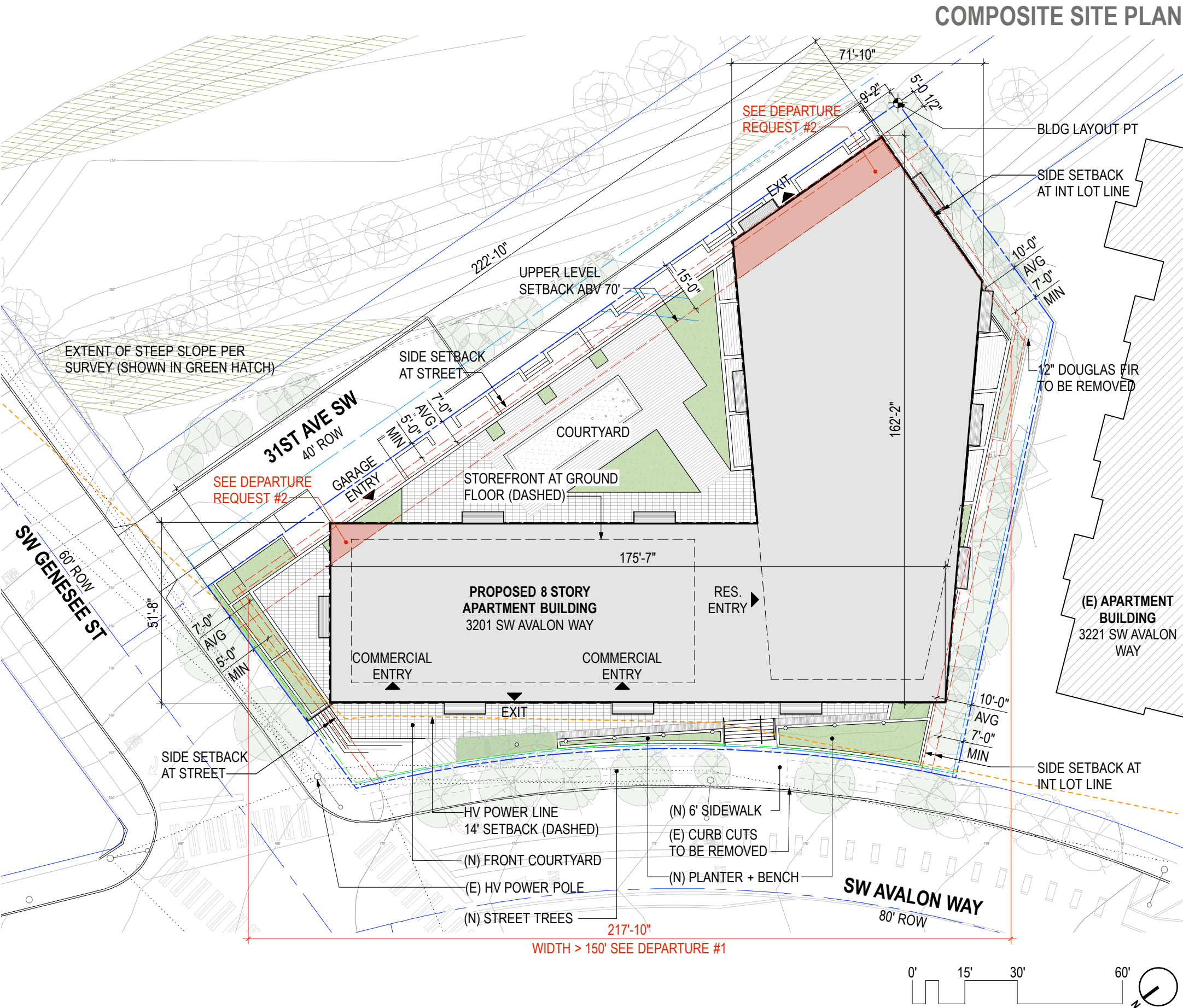
The subject property is a corner site located at 3201 SW Avalon Way. Recent zoning changes in 2019 (which occurred after the initial EDG report) now allow for buildings with an 80' Height Limit.

High voltage powerlines that turn the corner at SW Genesee St. require a 14' diameter setback.

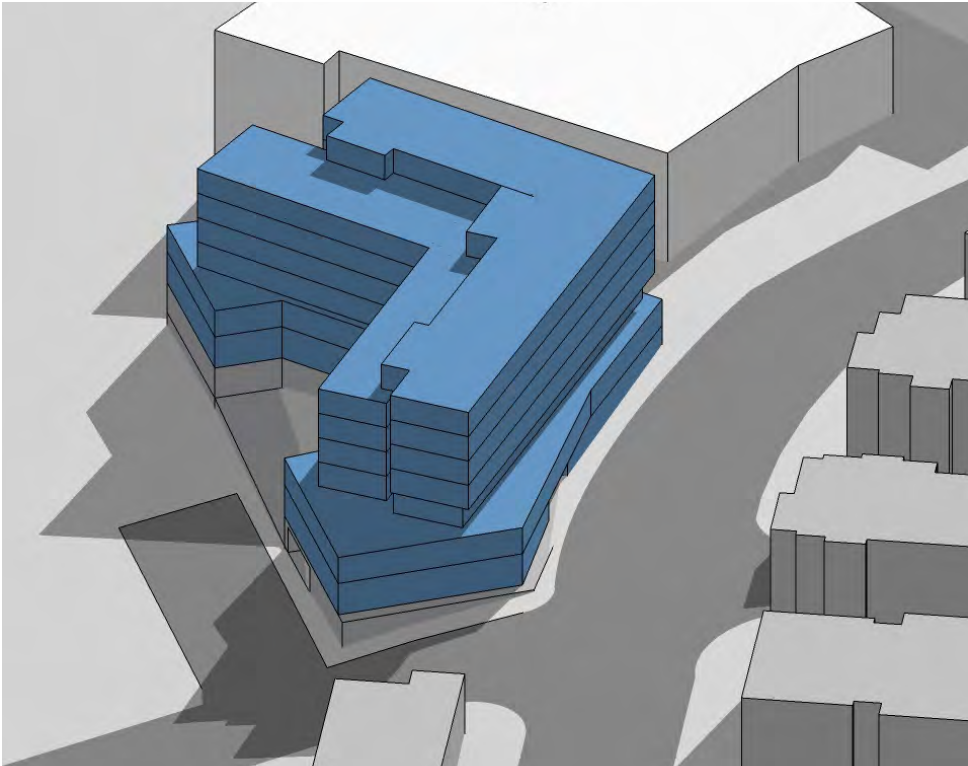
*Height limit sections shown in this diagram are based on confirmed average grade calculation method.



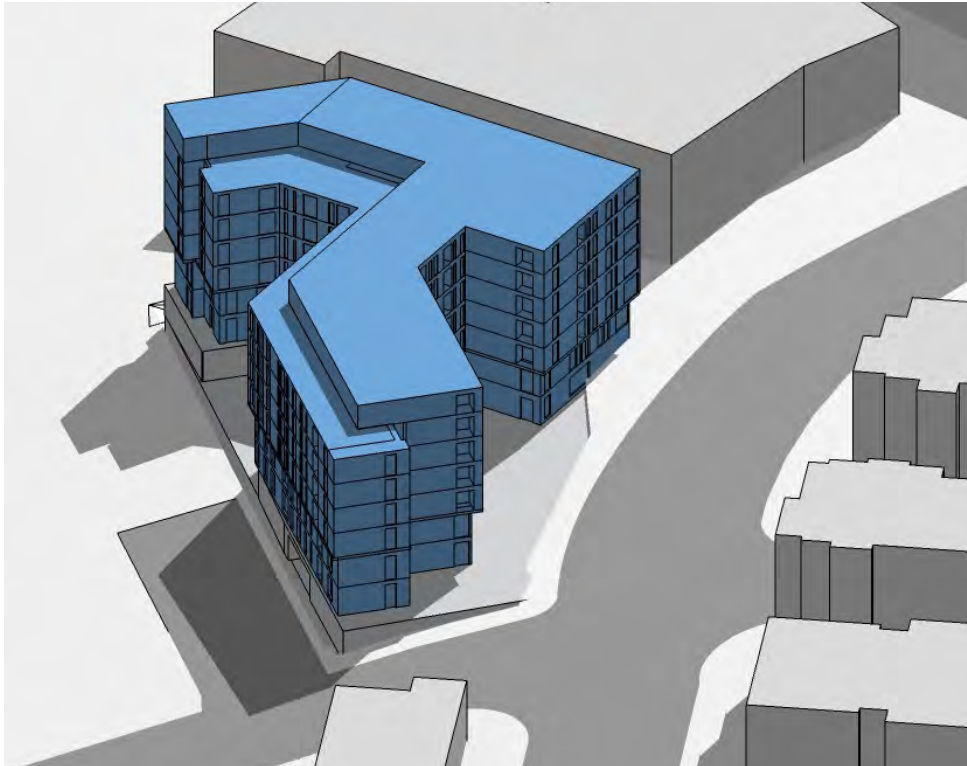
SITE ADDRESS	3201 & 3211 SW Avalon Way Seattle, WA 98126
PARCEL NUMBER	929730-1925 929730-1930
ZONING	MR (M)
URBAN CENTER	West Seattle Junction (Hub Urban Village)
SITE AREA	27,791 SF Per Survey
ECA	GIS Mapped Steep Slope Salmon Watershed
FAR	4.5 for zones with MHA suffix MAX FAR AREA = 125,059.5 SF
STRUCTURE HEIGHT	80 FT
SETBACKS	Front: 5ft min, 7ft average Side: 5ft min, 7ft average Side Setback from interior lot line: 7ft min, 10ft average
UPPER LEVEL SETBACKS	15' for portions of a structure above 70ft if street is less than 56ftwide.
AMENITY AREA	5% of Gross Floor Area
LANDSCAPING	Green Factor of 0.5 or higher
PARKING REQUIRED	Project falls within West Seattle Junction Hub Urban Village and within a frequent transit service area: No Parking Required
LEGAL DESCRIPTION	LOTS 1-3, BLOCK 13, WESTHOLME, TGW POR OF VAC ST ADJ, VO#94646



BOARD RECOMMENDATIONS AT EDG // DESIGN RESPONSE



OPTION 2 Massing at EDG



OPTION 3 Preferred Massing at EDG



Proposed Massing

GUIDANCE

1. Massing

- a. The Board ultimately supported massing Option 3...with substantial guidance pertaining to the treatment of the south facade, courtyard and northern edge.*
- d. The Board heard public comment regarding the stepped mass in the southeast corner of massing Option 2, and encouraged the applicant to consider incorporating this massing move into the final design to ease the transition with the adjacent site. (DC2-A, DC2-C-3)*
- f. The Board prioritized Design Guideline CS2-C-1, Corner Sites, and stated that the articulation of the north facade and northwest corner should be strengthened. The design should ultimately hold the corner, while being considerate of traffic patterns. (CS2-C1, CS2-II-i)*

2. Facade Composition & Materiality

- b. The Board was concerned with the exposed blank wall at the corner of SW Genesee St and 31st Ave SW and its impact on pedestrian experience. The Board directed further study of treatments, such as landscaping, that will soften this condition. (DC2-B, DC2-D-2, DC4)*
- c. The Board specifically prioritized Design Guidelines DC2-I-ii, Cohesive Architectural Concept, and DC4-A-1, Exterior Elements and Finishes. The proposed development should be constructed of durable, attractive materials that lend themselves to a high-quality of detailing and contribute to a unified architectural concept. (DC2-I-ii, DC4-A-1)*

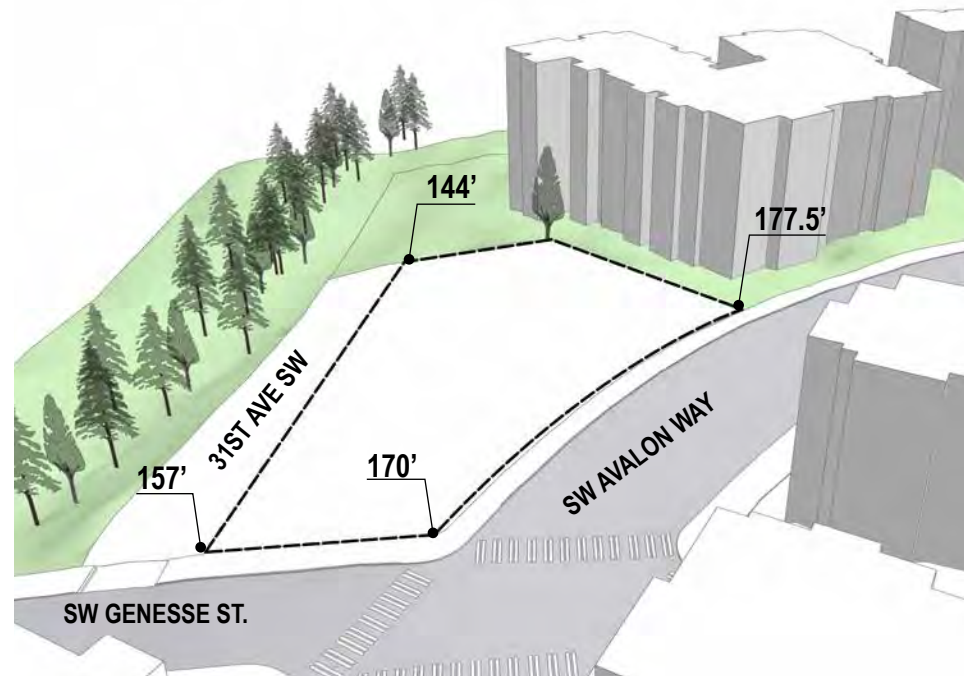
3.. Open Space and Pedestrian Experience

- b. The Board specifically prioritized Design Guideline PL1-A-2, Adding to Public Life, and DC3-A-1, Interior/Exterior Fit. The courtyard should be designed to foster human interaction and relate well to interior uses. (PL1-A-2, DC3-A-1)*
- c. In agreement with public comment, the Board was concerned with the perception of safety and security of such a large and deep street-facing courtyard. The Board requested street-level sections illustrating how the landscaped courtyard relates to the sidewalk and incorporates the principles of Crime Prevention Through Environmental Design (CPTED). (DC3, PL2-B-1, PL2-B-2, DC4-C)*

DESIGN RESPONSE

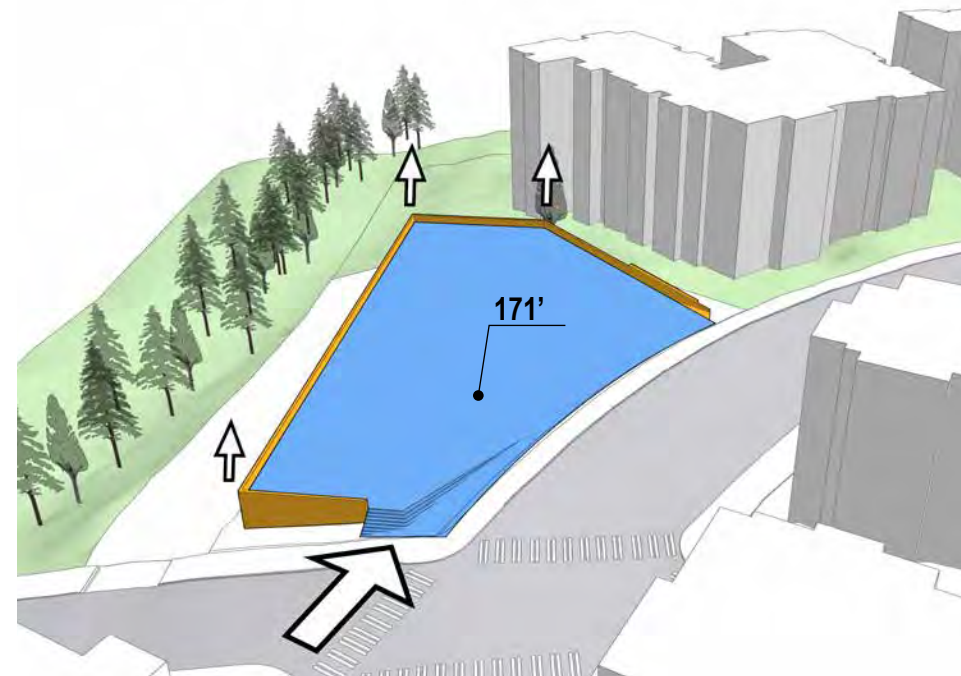
The design team strongly considered the Board’s recommendations given at EDG. The proposed massing shown here, and documented in the following pages, improves upon the major concerns of the Board by making the following significant changes.

1. The south Facade steps down a whole story, as recommended from massing Option 2. (DC2-A, DC2-C-3)
2. The south facade also angles away from the property line to obstruct any direct alignment of glazing from the neighboring property to the South.
3. The Corner of SW Genesee and SW Avalon Way is activated by public space with ample access located at the intersection. Design Guideline CS2-II-ii Corner Sites suggests using public space at the corner as a means to hold the corner. (CS2-C1, CS2-II-i)
4. The proposed massing incorporates durable, attractive materials that contribute to a unified architectural concept. (DC2-I-ii, DC4-A-1)
5. The Courtyard has been reimagined as a public plaza, with integrated landscaping, seating, and bike access along the whole site fronting SW Avalon Way. This encourages a much better pedestrian experience while also taking advantage of views through the site using transparency at the ground level. (DC2-B, DC2-D-2, DC4)
6. Commercial program has been added to the ground floor along SW Avalon Way to better foster human interaction and relate well to interior uses. (PL1-A-2, DC3-A-1)



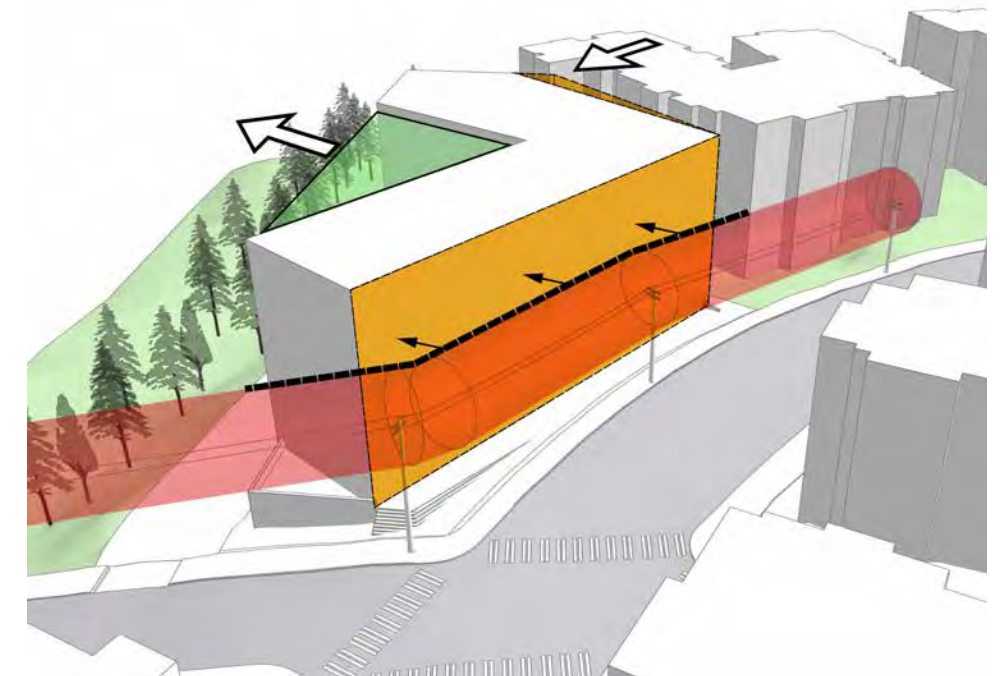
EXISTING SITE

The site slopes approximately 34 feet from its highest point in the west along SW Avalon Way to its lowest point in the southeast corner.



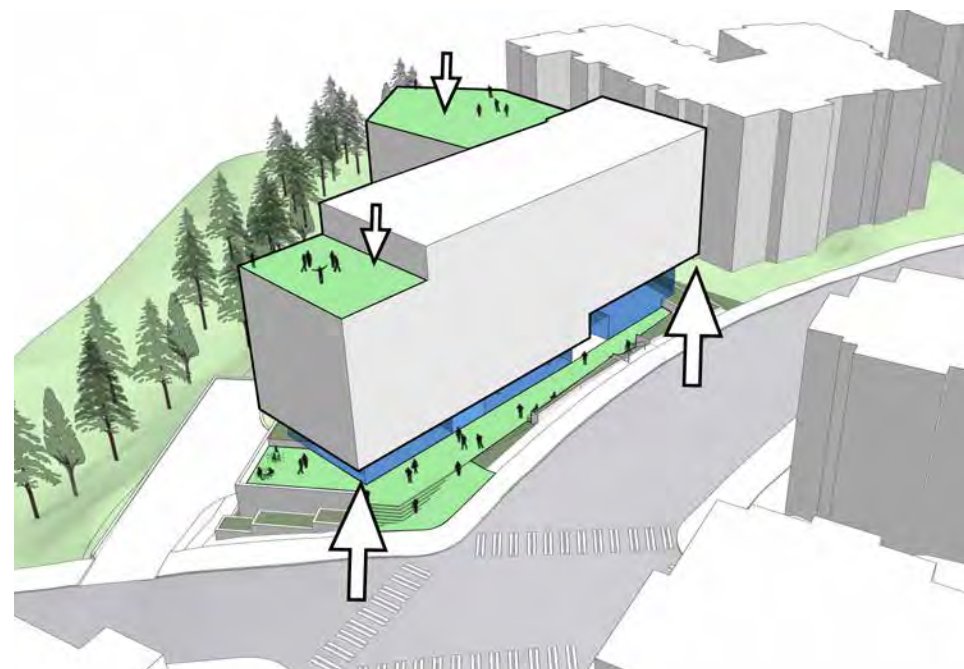
STRONG PLINTH

Create a plinth that relates to the property lines while mitigating grade along Avalon Way SW and 31st Ave SW. The plinth holds the corner condition by providing a stage for a public plaza. (CS2-C1, CS2-II-i)



ORIENT UPPER MASSING

Keep upper level massing clear from high voltage powerlines. Push the mass at the south to obstruct any direct alignment of glazing from the neighboring property. Carve away mass to provide generous gathering space on level one that has optimized views of the adjacent golf course.



LIFT UP AND PUSH DOWN

Lift up mass at level one, creating a transparent zone which supports open spaces on the ground. Further lift up mass at SE corner to reduce mass and create an identifiable residential entry. Push down mass at upper levels, creating roof decks with views of downtown and Mt. Rainer. (DC2-A, DC2-C-3)



SOCIAL SPACES

Along SW Avalon Way the public plaza has integrated landscaping, seating, and bike access along the whole site. Along 31st Ave SW the plaza provides elevated outdoor dining and gathering space while taking advantage of views through the site using transparency at the ground level. (DC2-B, DC2-D-2, DC4)



PATTERN AND SCALE

Articulation of the openings, cladding and residential balconies creates a lively urban response, appropriate for the active streetscape. While keeping the form of the upper level massing simple, the pattern and scale contribute to a unified architectural concept. (DC2-I-ii, DC4-A-1)

CONTEXT + SITE

CS1 C2 Elevation Changes

Use the existing site topography when locating structures and open spaces on the site. Consider “stepping up or down” hillsides to accommodate significant changes in elevation.

RESPONSE:
The mass is broken into plinth and an ‘L’ shaped upper mass, these elements are oriented stepping down with the grade of the hill. The elevation of the top of the plinth aligns with Avalon Way and creates a courtyard level for public and tenant use.



*CS2 II.ii Corner Sites

Public space at the corner, whether open or enclosed, should be scaled in a manner that allows for pedestrian flow and encourages social interaction.

RESPONSE:
The design incorporates seating at the corner of the site and provides a courtyard at the corner to facilitate pedestrian flow. The building above is pulled as close as possible to the corner without violating required overhead power line and property line setbacks.



PUBLIC LIFE

*PL1 I Human Activity

An active and interesting sidewalk engages pedestrians through effective transitions between the public and private realms.

RESPONSE:
The majority of human activity at this site occurs along Avalon Way. Along this frontage the project is buffered from the street, yet also connected to it. Steel landscape planters reinforce that buffer, protecting the pedestrians from the street traffic. Behind these planters the building offers ground floor commercial spaces accessible to the public.



PL1 B1: Pedestrian Infrastructure

Connect on-site pedestrian walkways with existing and public and private pedestrian infrastructure, thereby supporting pedestrian connections within and outside the project.

RESPONSE:
A new sidewalk along 31st Ave SW is being added along a series of residential units, the sidewalk continues to a trail on public property. The building is setback on Avalon side which allows for pedestrian and bike traffic to be separated from the sidewalk for safety.



PL2 B3: Street-Level Transparency

Ensure transparency of street level uses for uses such as non-residential uses or residential lobbies.

RESPONSE:
The street levels have been designed to have a high level of transparency, the units along 31st Ave SW have large windows looking out on the sidewalk and street, as does the commercial spaces on the ground floor along Avalon.



PL3 C1: Porous Retail Edges

Engage passers-by with opportunities to interact visually with the building interior using glazing and transparency.

RESPONSE:
Ground floor commercial is located prominently at the corner of the project encouraging interaction with the street. The commercial areas have a highly transparent elevation that create opportunities for visual connection.



DESIGN CONCEPT

DC3 A1: Interior/Exterior Fit

Develop an open space concept in conjunction with the architectural concept to ensure that interior and exterior spaces relate well to each other and support the functions of the development.

RESPONSE:
Open space on all sides and at multiple levels create a massing that ensures views, light and air to the interior of the building.



DC4 A1: Exterior Finish Materials

Building exteriors should be constructed of durable and maintainable materials that are attractive even when viewed up close. Materials that have texture, pattern, or lend themselves to a high quality of detailing.

RESPONSE:
The materials chosen have a high level of quality, brick, wood, glass and metal panel that also connect back to the building name, Golden Tee.





CURVED STREET RESPONSE - SIDECAR
PORTLAND, OR

This is a more urban example, contrasting the curves of the E. Burnside / Couch couplet against the rectangular sidecar project. Each corner addresses each curve with a building corner, both breaking down the scale of the project, and creating a more interesting and engaging streetscape.



CURVED STREET RESPONSE - OOEPA

JYVÄSKYLÄ, FINLAND

Three housing blocks contrast against the smooth concave curve of a woonerf street.



CURVED STREET RESPONSE - ALKI

While the shore and street curve to the natural landscape the massings of the condominiums along Alki Ave SW are contrasting and rectilinear in their construction.

EDG RESPONSE // MASSING

GUIDANCE

Mass and Courtyard

a. Staff is concerned that the mass no longer responds to the curvature of SW Avalon Way. Further develop the mass of the west bar in a manner consistent with the angular mass of the south bar. Consider breaking the mass into two angular volumes with a vertical kink that responds to the street curvature and hints at the previous form/courtyard.

b. Staff is particularly concerned about the loss of the courtyard, which was specifically supported by the Board and was central to the original unified massing/open space concept.

Response to Corner

a. The Board prioritized Design Guideline CS2-C-1. Corner Sites, and stated that the articulation of the north facade and northwest corner should be strengthened. The design should ultimately hold the corner while being considerate of traffic patterns.

While the ground-level seems to consider the unique conditions of the site, the rectangular overhead mass feels generic rather than a specific response to the corner, angles of the intersection and property lines, and curvature of the streets.

DESIGN RESPONSE

The massing of the preferred scheme has been further studied regarding the response to the curvature of SW Avalon Way. While the courtyard was central to the concept presented at EDG the ground level program has changed to commercial space in order to foster human interaction and relate well to interior uses. (PL1-A-2, DC3-A-1). Rather than a deep courtyard fronted by residential units, where the board expressed concerns around perceived safety, the proposed concept now supports a pedestrian oriented plaza at street level that is activated by commercial space and offers transparency through to the adjacent evergreen trees that line the edge of the West Seattle Golf Course.

Noting this significant change, the massing options have been further studied and considered here. The design team proposes the concept of a simple rectangular mass floating above a solid plinth. Particularly responding to PL1-I Human Activity, PL2-B3 Street Level Transparency, DC2-A2 Reducing Perceived Mass and DC2-I-ii Architectural Concept and Consistency, this is a unified gesture where the upper mass accentuates the transparent active commercial space at level one while the plinth relates to the property lines and holds the corner condition by providing a stage for the public plaza. The simple rectangular form is carved at the southern portion of level 2 and again on the northern corner of the upper level to further reduce bulk and scale along SW Avalon Way and SW Genessee St.



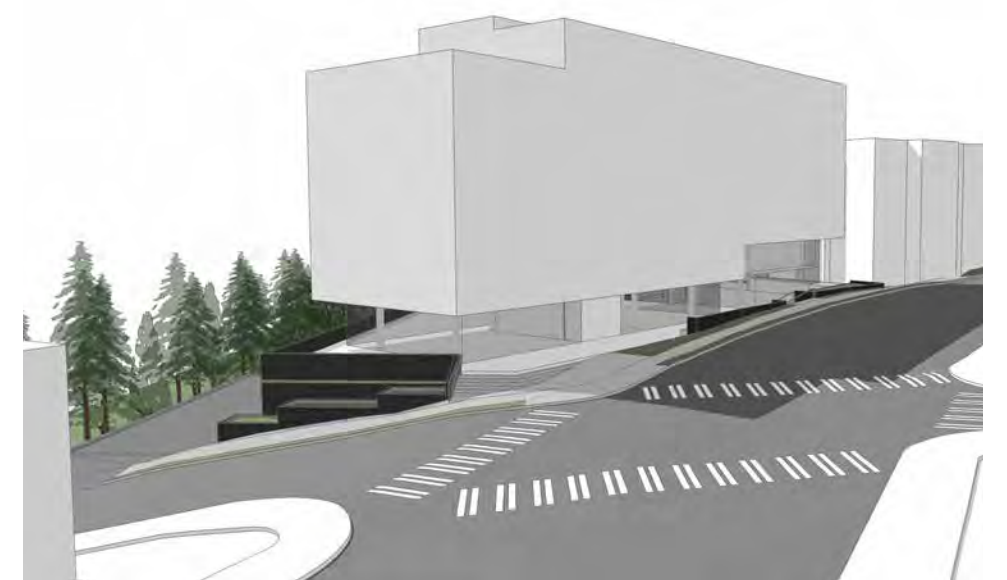
MASSING STUDY 1: TURN TOWARDS STREET

Pivoting the northern wing towards the street by adding a vertical kink along the western facade interferes with the high voltage powerlines making this option not plausible.



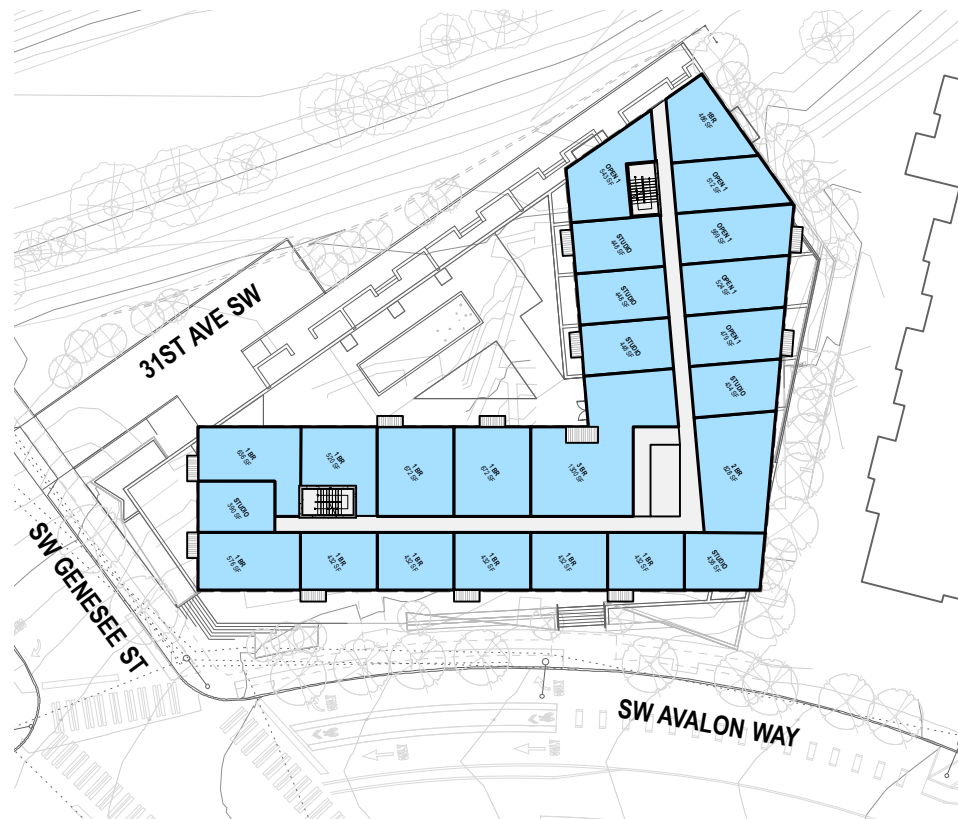
MASSING STUDY 2: KINKED MASSING

In this study a gentle kink was placed towards the southern end of the massing to signify the entryway. In plan this move is apparent, however, when viewed in 3D the kink is not very legible and does not seem to add much benefit to the overall massing.



MASSING STUDY 3: DOUBLE WING

This study looks at orienting the northern wing more along SW Genesee St and adding a vertical kink in response to the curvature of SW Avalon Way. The mass feels much larger, the evident increase in bulk and scale makes this option less desirable.



MASSING PROPOSED AT MUP

The concept of a simple rectangular mass floating above a solid plinth is a unified singular gesture where the upper mass accentuates the transparent active commercial space at level one. Upon further study this massing creates a pinch point at the southeastern corner of the site where the entry feels too far below grade.



PREFERRED MASSING

The preferred massing provides relief to the southern corner by carving away at the second floor and providing amenity space above the lobby. The two story carve indicates the residential entry while also reducing bulk and scale near the ground.

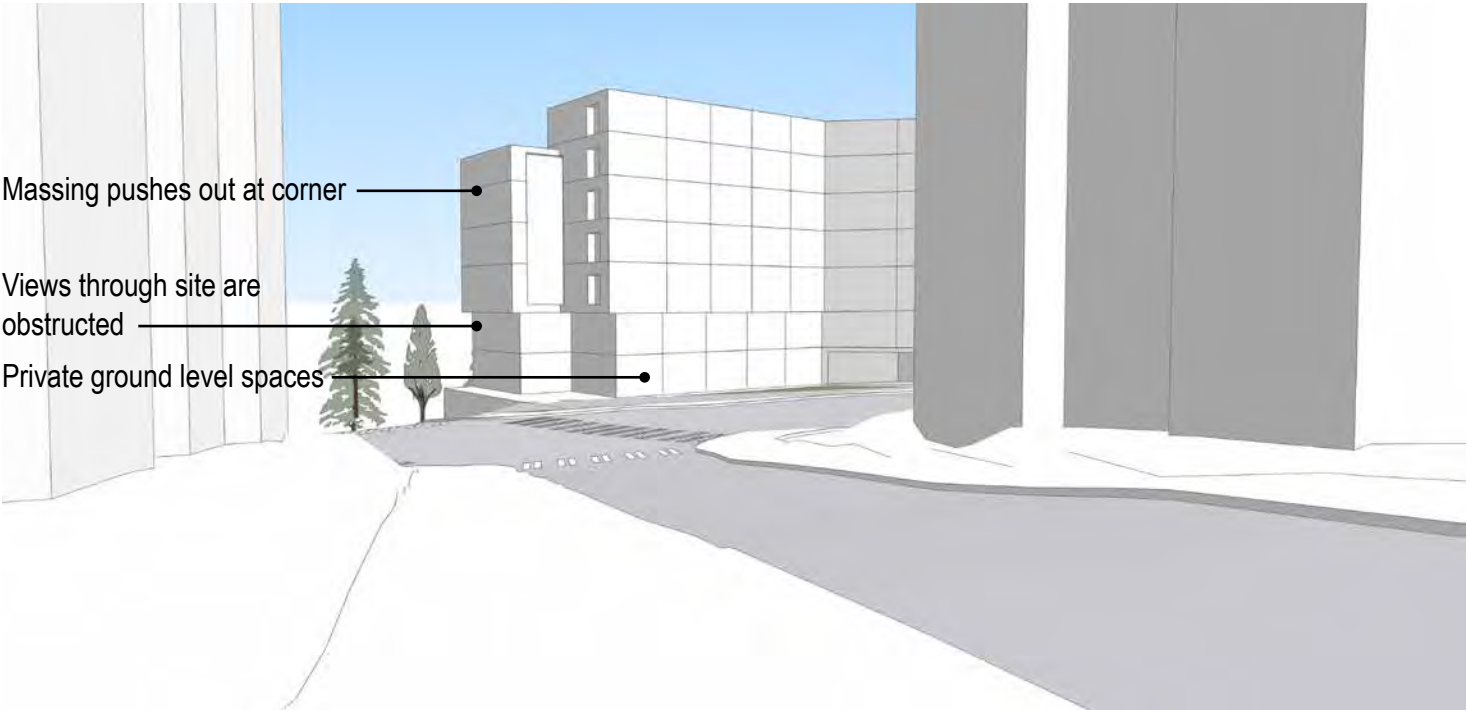
EDG RESPONSE // MASSING



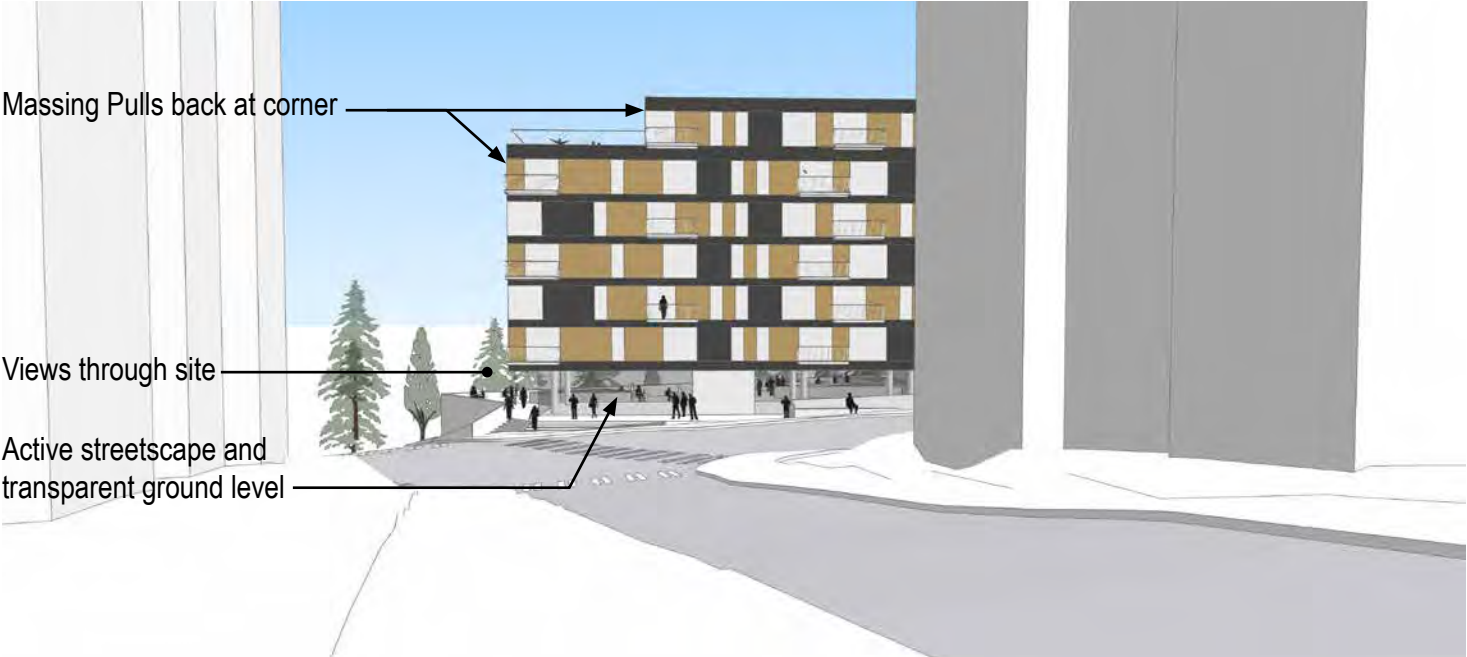
Massing at EDG
“the Board was concerned with the perception of safety and security of such a large and deep street-facing courtyard”



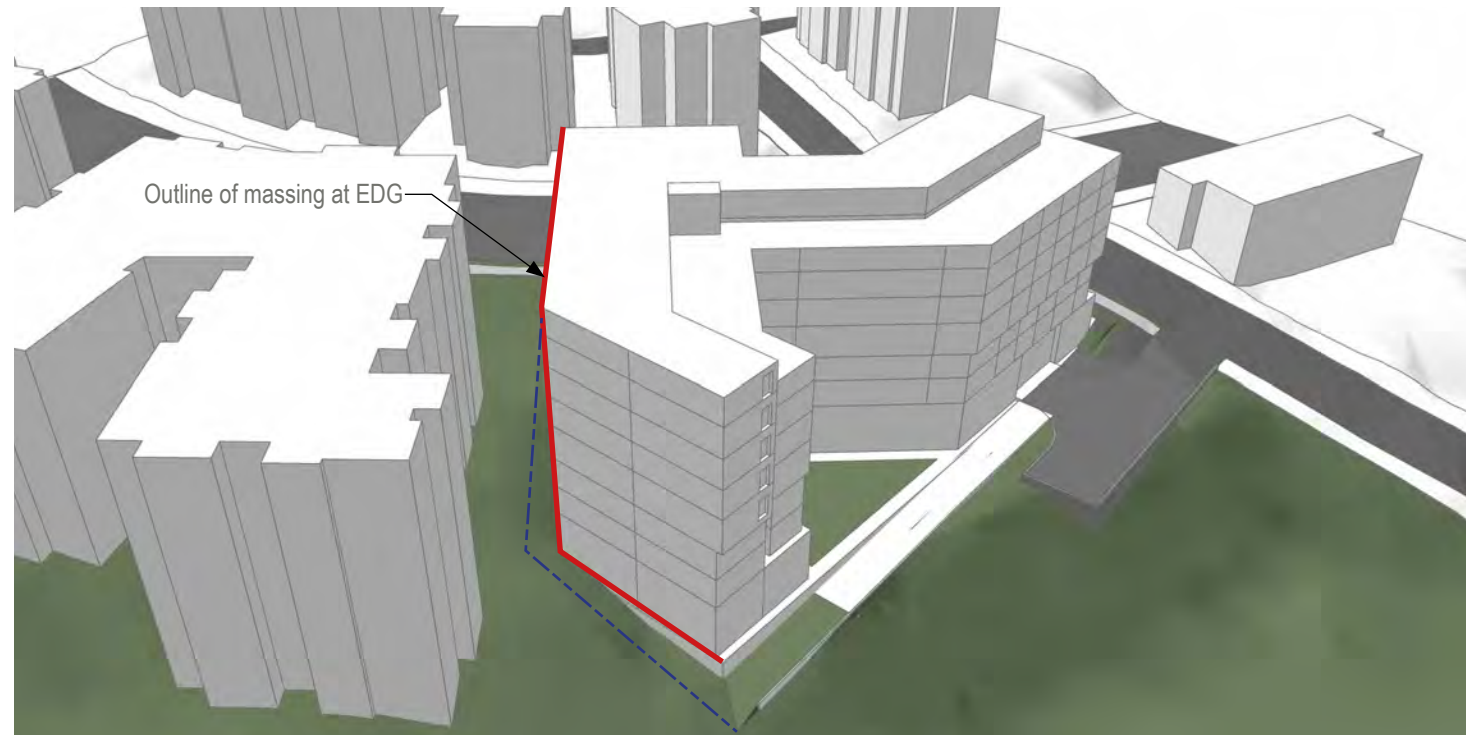
Massing at DRB Meeting
MASSING COMPARISON: AERIAL VIEW
The relationship at the ground level is now programmed differently than what was proposed at EDG. The Board supported the open courtyard with concerns over scale and safety. The reimagined plaza and added commercial space at the ground level fosters a pedestrian forward approach. The street level is activated by gathering space on the corner, lively commercial spaces, landscaping and public seating.



Massing at EDG
“The Board was concerned with the exposed blank wall at the corner of SW Genesee St and 31st Ave SW and its impact on pedestrian experience”

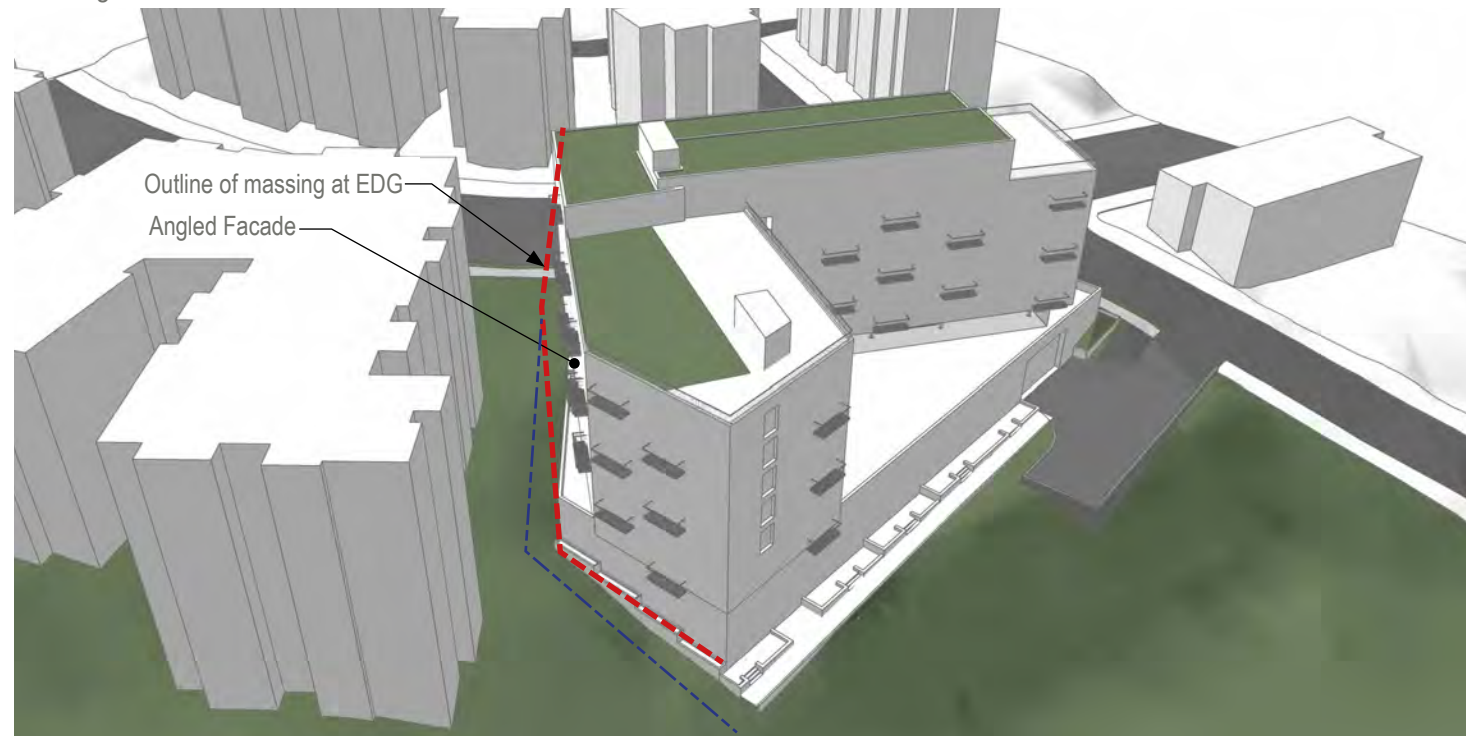


Massing at DRB Meeting
MASSING COMPARISON: CORNER FROM GENESSEE ST
Rather than orienting towards SW Genesee St. the upper level pulls back to reveal views of the evergreen trees that line the West Seattle Golf Course beyond. When compared to the massing at EDG, the preferred massing further enhances the streetscape with transparent commercial spaces on the ground floor. This porosity allows views through to the semi-private courtyard which serves the commercial spaces and residential tenants.



Outline of massing at EDG

Massing at EDG



Outline of massing at EDG

Angled Facade

Massing at DRB Meeting

PULL BACK SOUTHERN FACADE ADJACENT TO NEIGHBOR

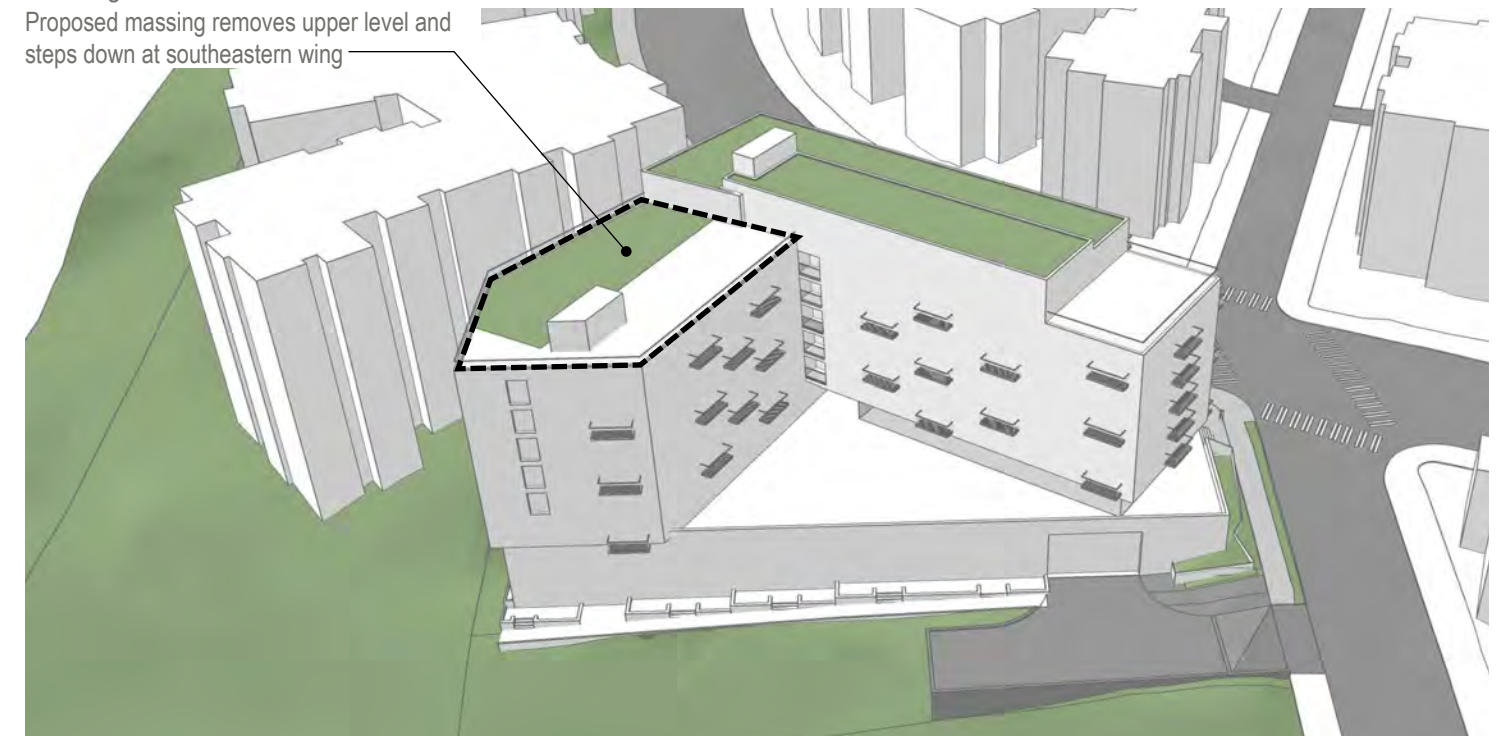
At the southern property line the proposal is pulled back, providing 30-42 FT of separation between at the neighboring building to the south by angling away from the property line to obstruct any direct alignment of glazing. This relationship is studied further on the next page.



DESIGN GUIDANCE ITEM #1c, d:
Provide relief to the south, reduce height, bulk
and scale, consider stepped mass to the south
per massing option 2

Massing at EDG

Proposed massing removes upper level and
steps down at southeastern wing



Massing at DRB Meeting

REMOVE UPPER FLOOR AT SOUTHERN WING

The updated massing removes a floor from the top of the southern wing to provide better access to light and air for the southern neighbor, a move that was supported by the Board at EDG.(CS2-D1, CS2-D5, DC2-A, DC2-C-3, DC3).

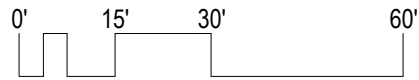


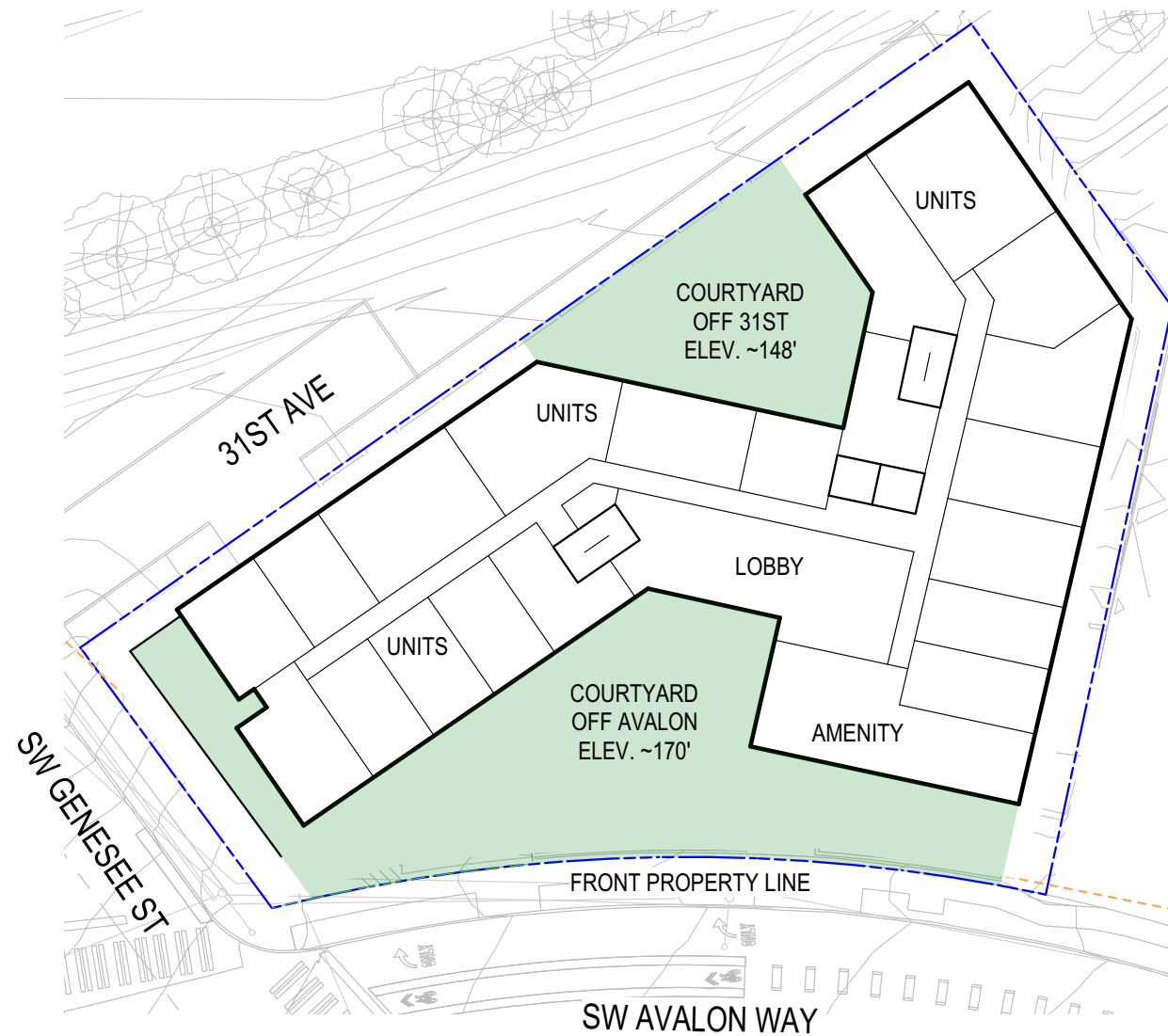
- GLAZING OVERLAP SHOWN RED HATCHED
- WINDOWS SHOWN IN BLUE
- BUILDING OUTLINES SHOWN BLUE DASHED

WINDOW IMPACT STUDY

The southern facade of the proposed building over 30' away from the neighboring building at its shortest distance. The residential levels have been angled away from the southern property line to create even more distance and an indirect line of sight from the adjacent neighbors. The massing proposed at EDG showed a parallel arrangement with the neighboring building.

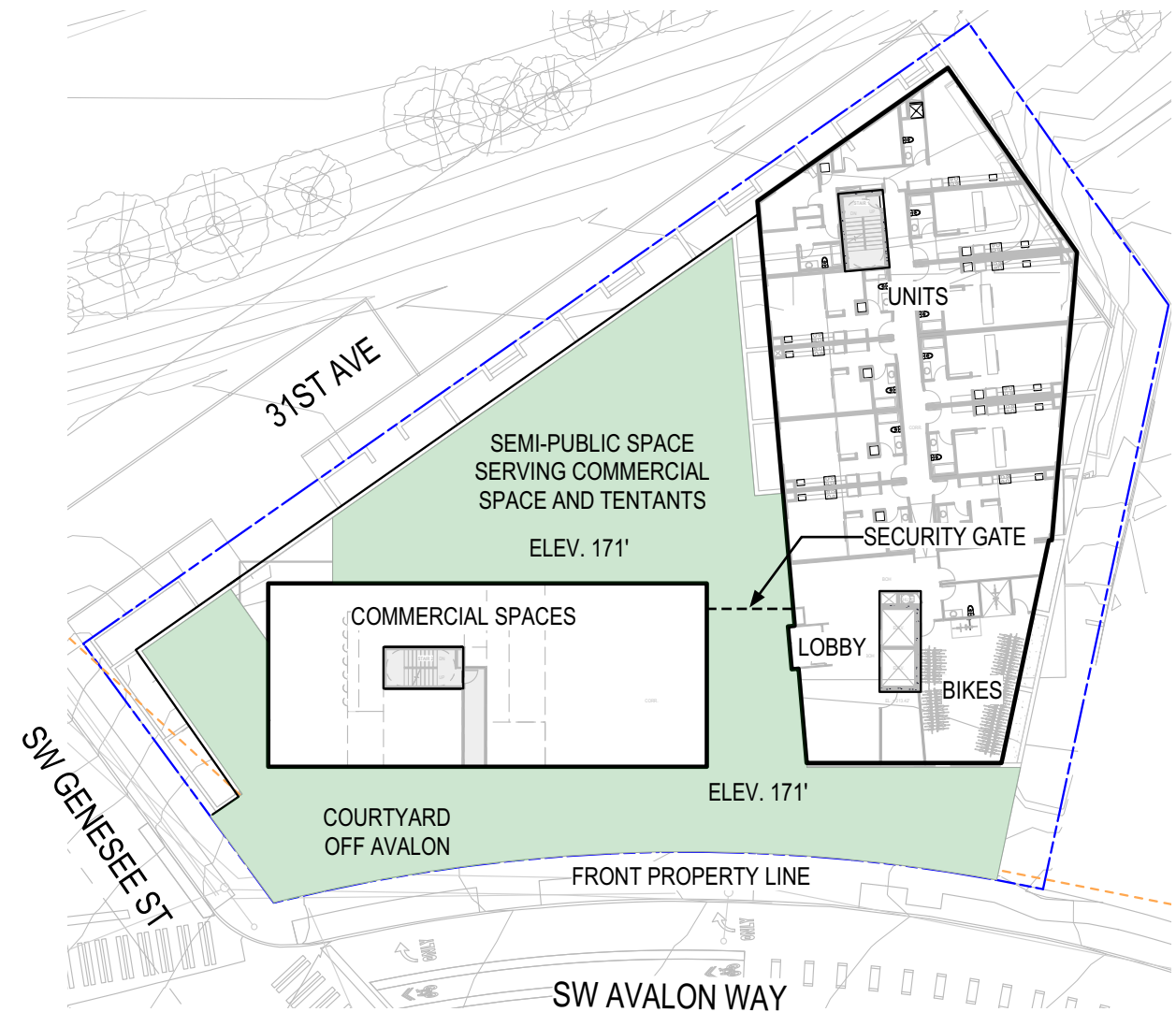
The glazing overlap has been kept to a minimum. The areas shown in red hatch above total to approximately 258SF of overlap (at an indirect angle) compared to a total of 2,376SF of glazed area on the neighboring building. This accounts for an area overlap of less than 11%





Courtyard at EDG (8600 SF split between two courtyards)

COURTYARD COMPARISON: The courtyard proposed at EDG had been approved but with substantial guidance particularly regarding Interior / Exterior Fit, as well as the perception of safety and security of such a large and deep street-facing courtyard. The eastern courtyard is also at grade along 31st Ave which is the lowest point of the site.



Courtyard at DRB Meeting (9700 SF of courtyard at level one)

COURTYARD COMPARISON: The newly imagined courtyard prioritizes design guidelines PL1-A-2, Adding to Public Life, and DC3-A-1, Interior/Exterior Fit. The courtyard is designed as a large public plaza fronted by commercial space to better foster human interaction and help keep eyes on the street. The eastern side of the courtyard is connected to the Avalon side by an open breezeway. The semi-public courtyard is protected by a security gate that will be open during the day and closed at night.

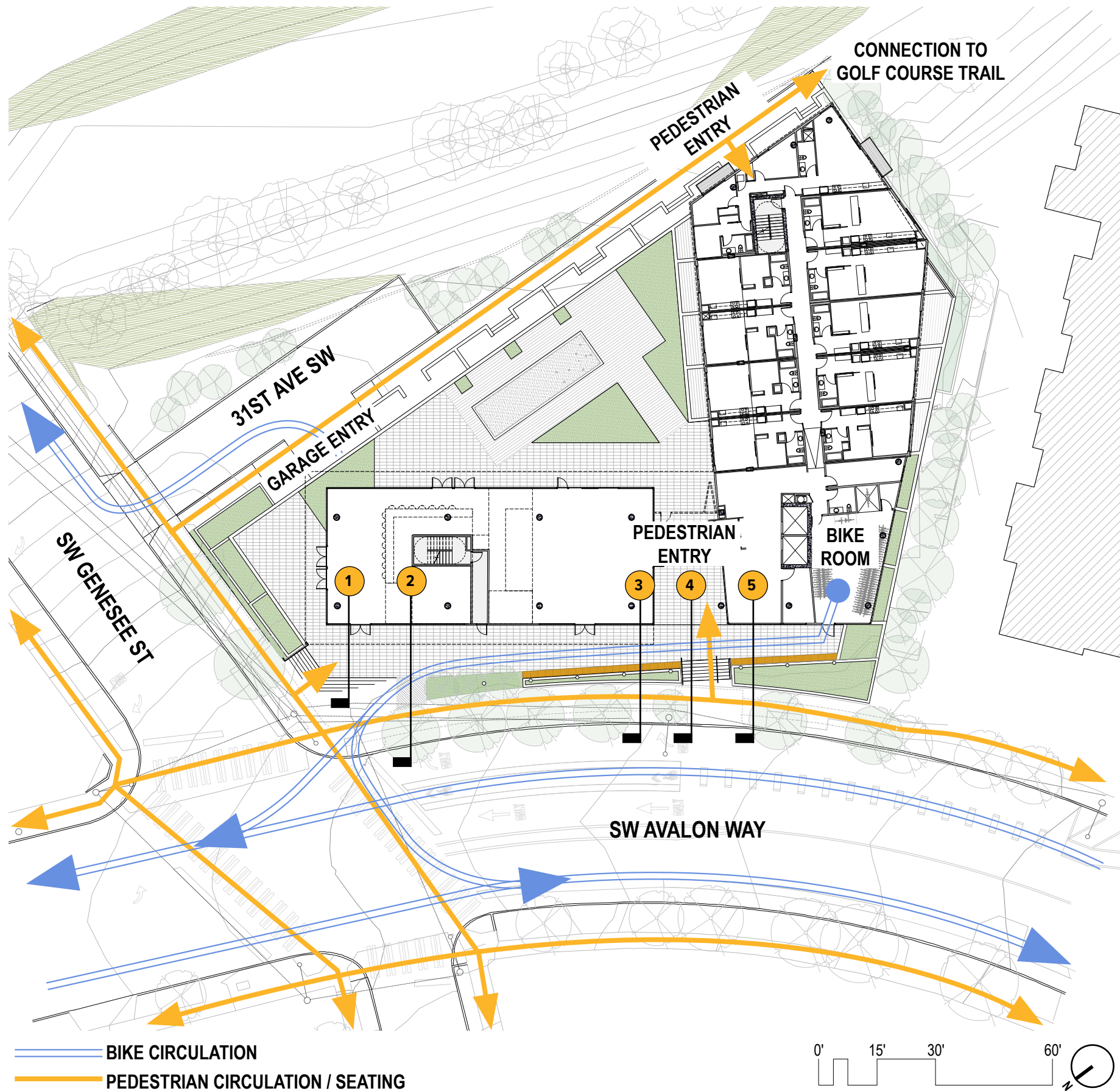
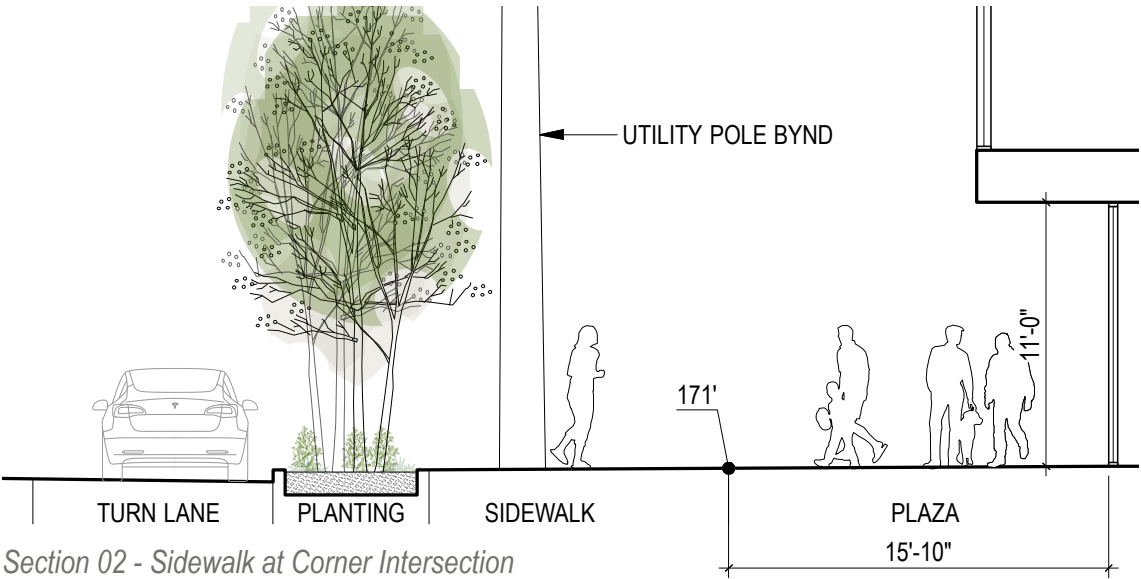
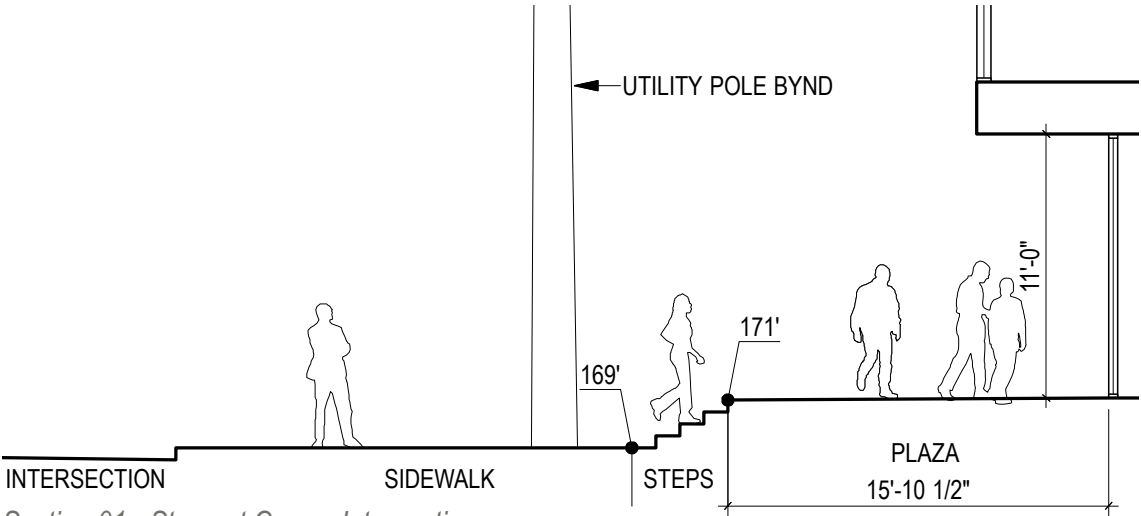
EDG RESPONSE // BIKE + PEDESTRIAN EXPERIENCE

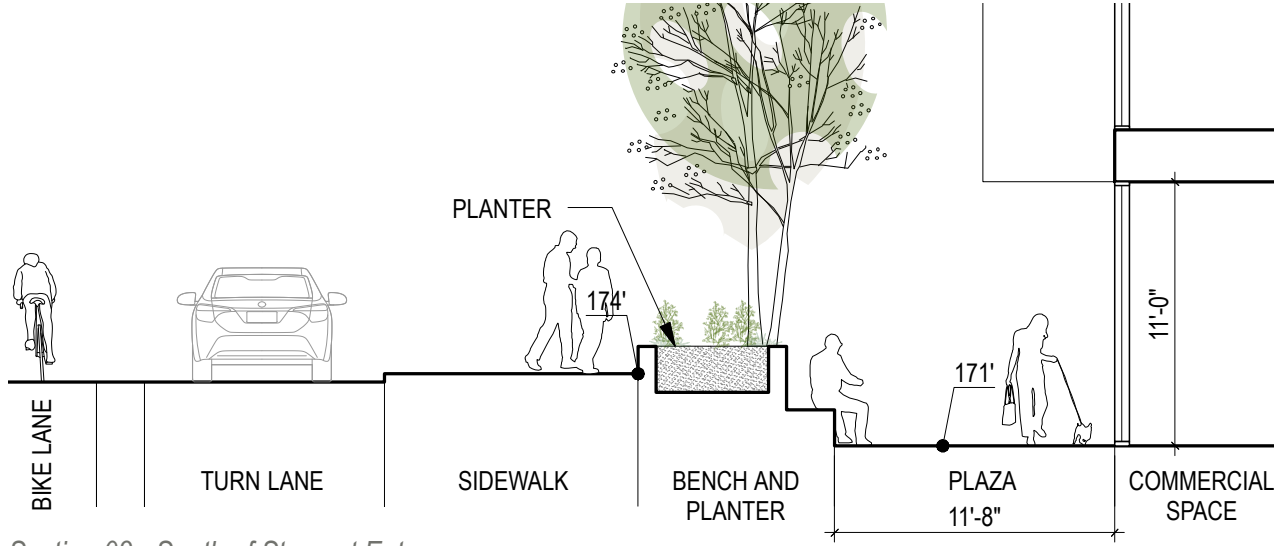
PLAZA STUDY ALONG AVALON WAY SW

SW Avalon Way is a minor arterial road that opens up to 80' wide near the intersection of SW Genesee St to provide a turning lane for vehicular traffic as well as two new protected bike lanes for both directions of travel. The public plaza along Avalon Way SW is conceived as a green porous edge, protected from traffic, with lively pedestrian activity. The plaza is wide enough to allow larger groups of pedestrians as well as those walking with their bikes.

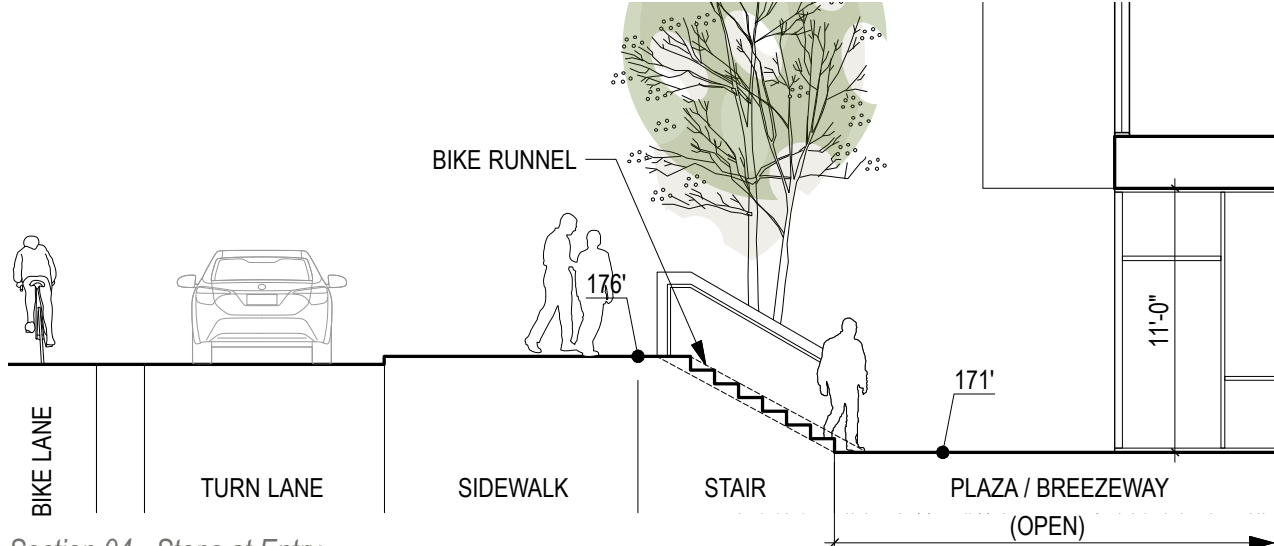
The northwestern edge is the widest entry point to the public plaza with steps that round the corner and disappear where grade meets the sidewalk, mitigating site topography and providing access for all users. This area is defined by public gathering space at the corner, new commercial tenant space, planting and street trees.

The second entry to the plaza is provided by a wide stair and integrated bike tunnel with adjacent landscaping and public seating on either side. This entry is marked by two stories of transparent glazing that is setback from the primary building mass above, building signage, and is centered on the breezeway through the plaza. The integrated planters and benches along the plaza provide a place to meet and rest and are activated by the adjacent program.

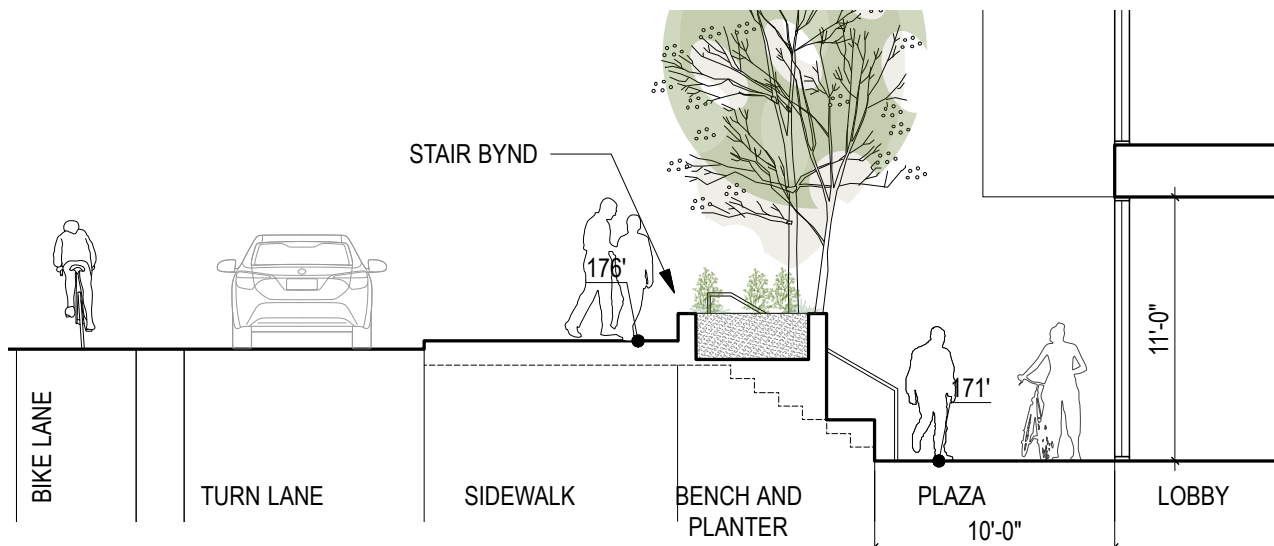




Section 03 - South of Steps at Entry



Section 04 - Steps at Entry



Section 05 - North of Steps at Entry

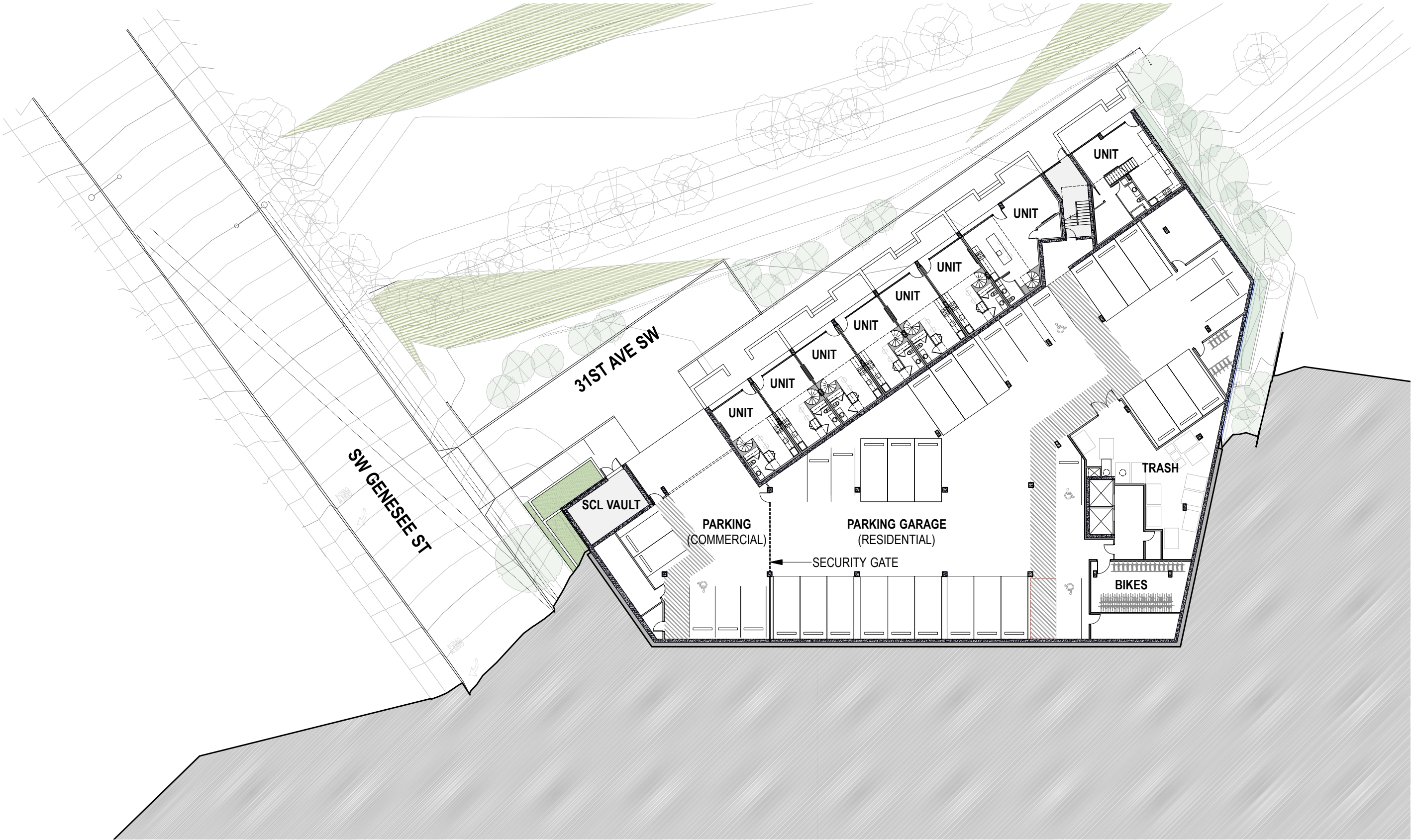


Precedent: Mercer Court Breezeway

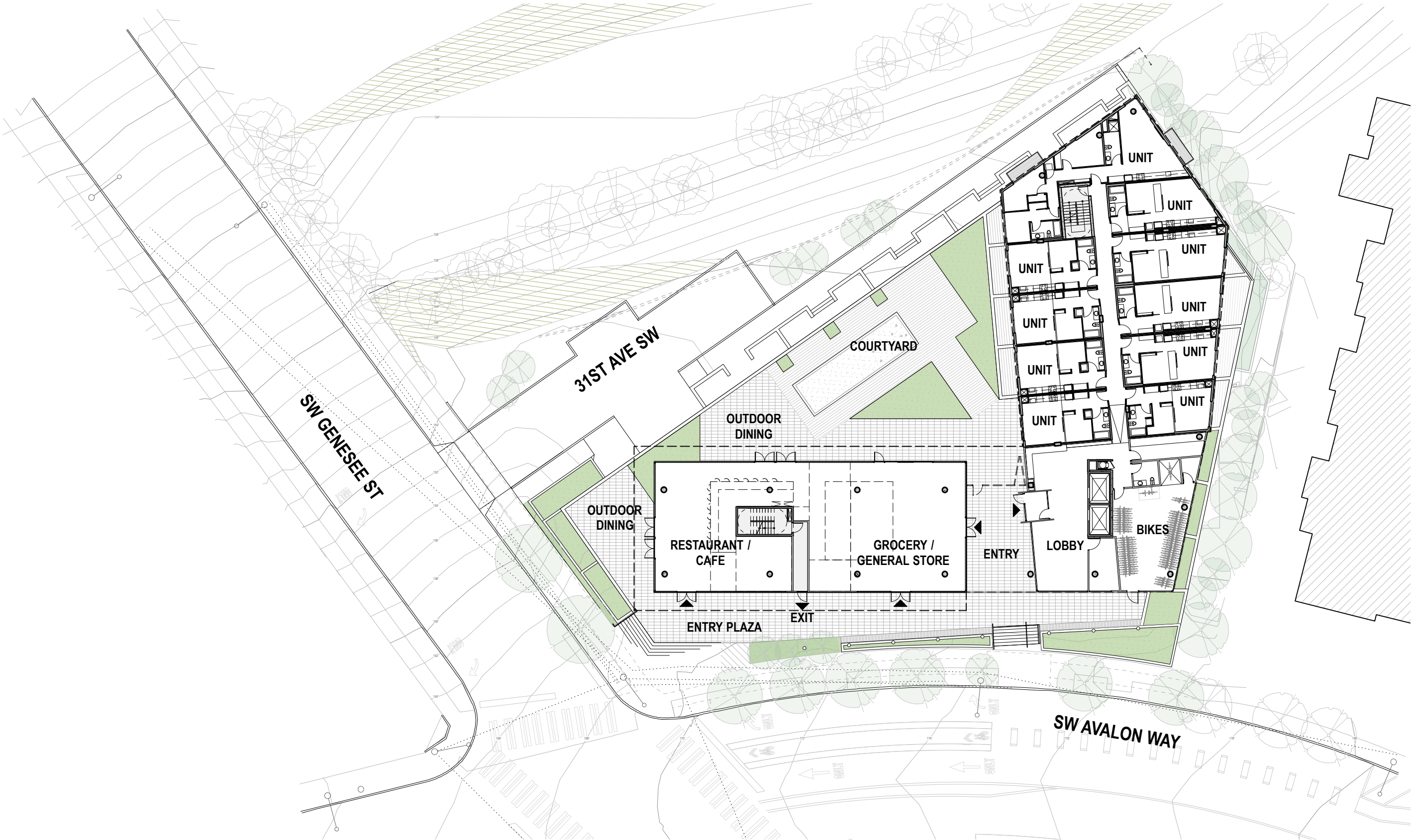


Breezeway Entrance Along Avalon Way SW

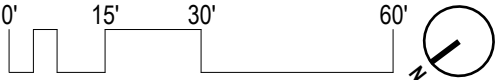
FLOOR PLANS



Lower Level Floor Plan - Parking



Level 1 Floor Plan - Avalon Way



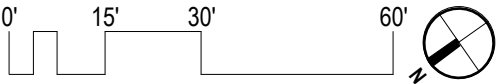
FLOOR PLANS



Level 2 Floor Plan

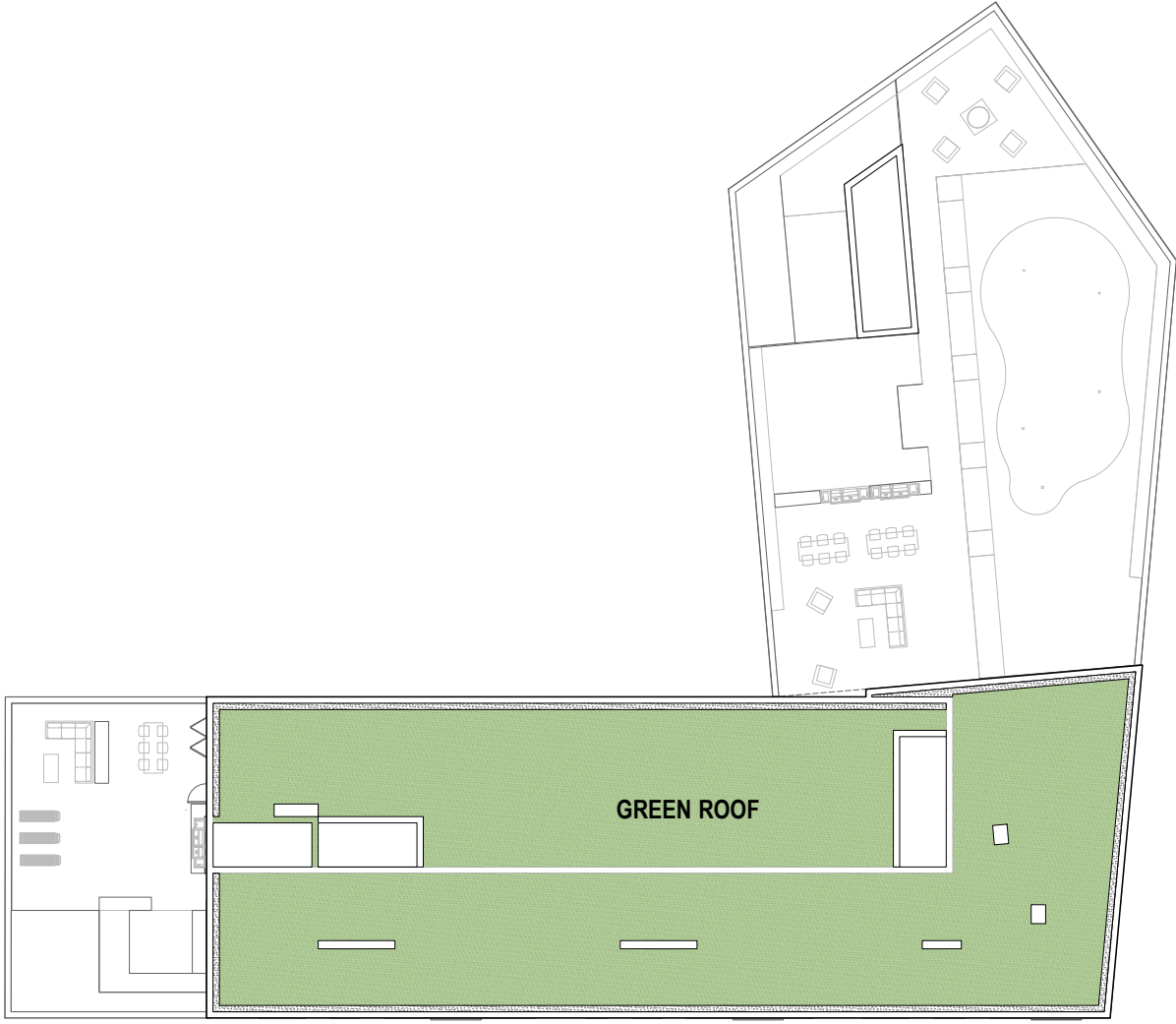


Levels 3 -6 Floor Plan (balconies alternate between levels)

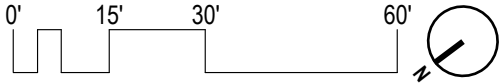




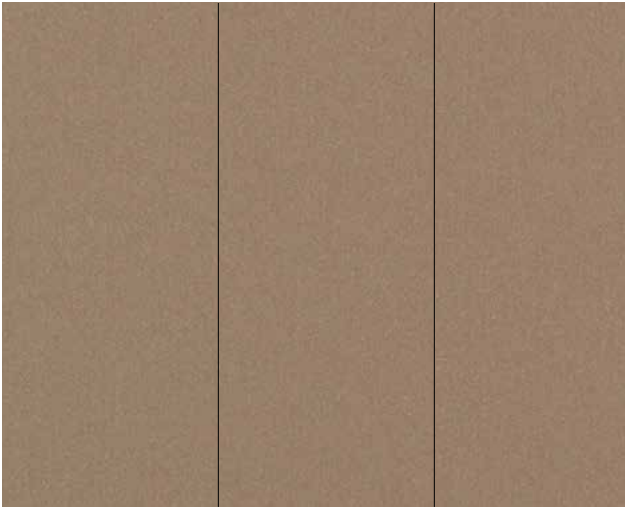
Levels 7 Floor Plan - Roof Deck



Roof Plan



PROPOSED EXTERIOR MATERIALS



1 Metal Panel / Vertical / Gold



2 Wood / Horizontal / Charred



3 Metal Panel / Vertical / Graphite



4 Guards / Powder Coated Steel / Black



5 Juliet Balconies / Glass



6 Planter Boxes / Steel / Galvanized



7 Brick / Roman / Coal Creek



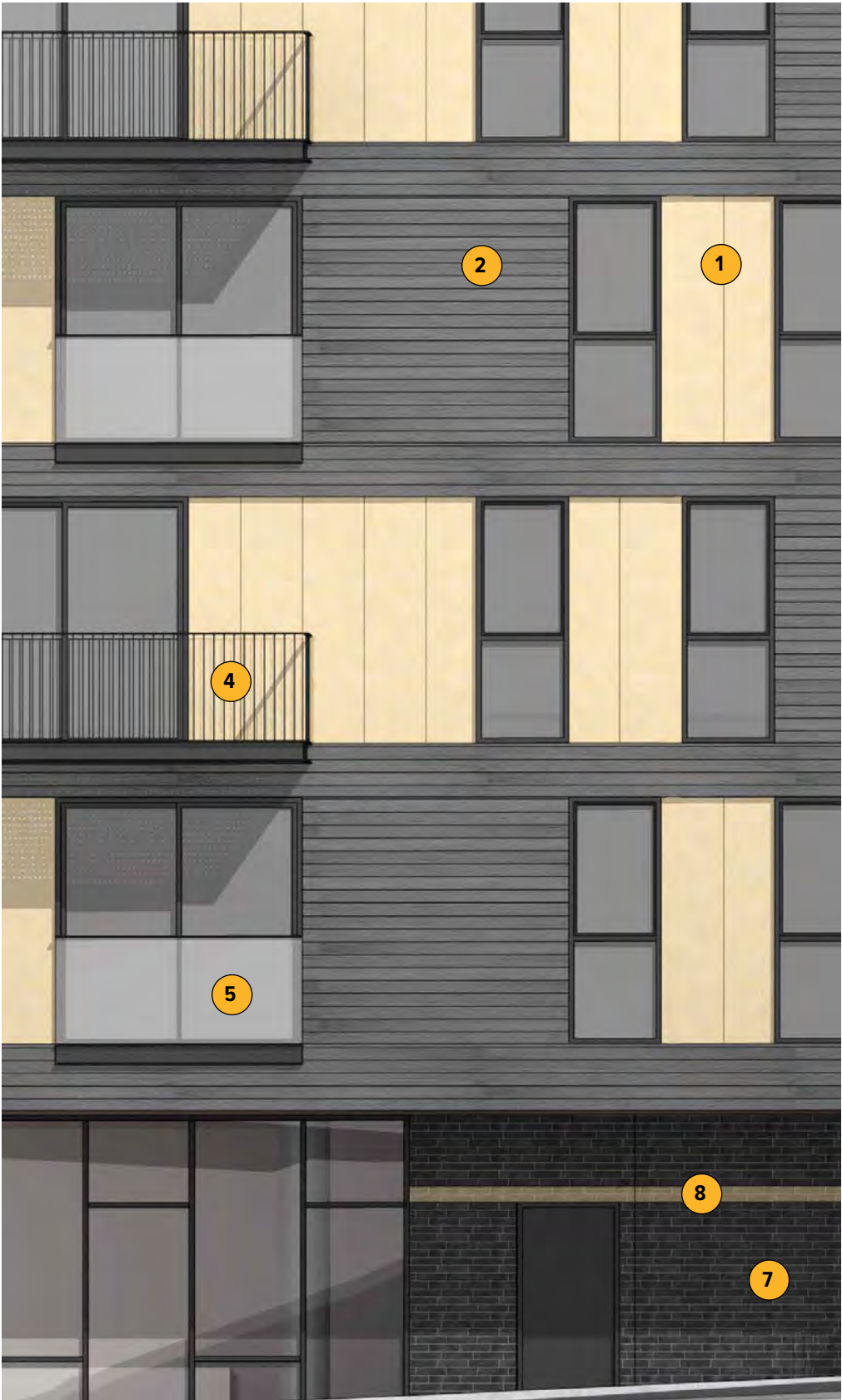
8 Brick Accent / Gold Metallic



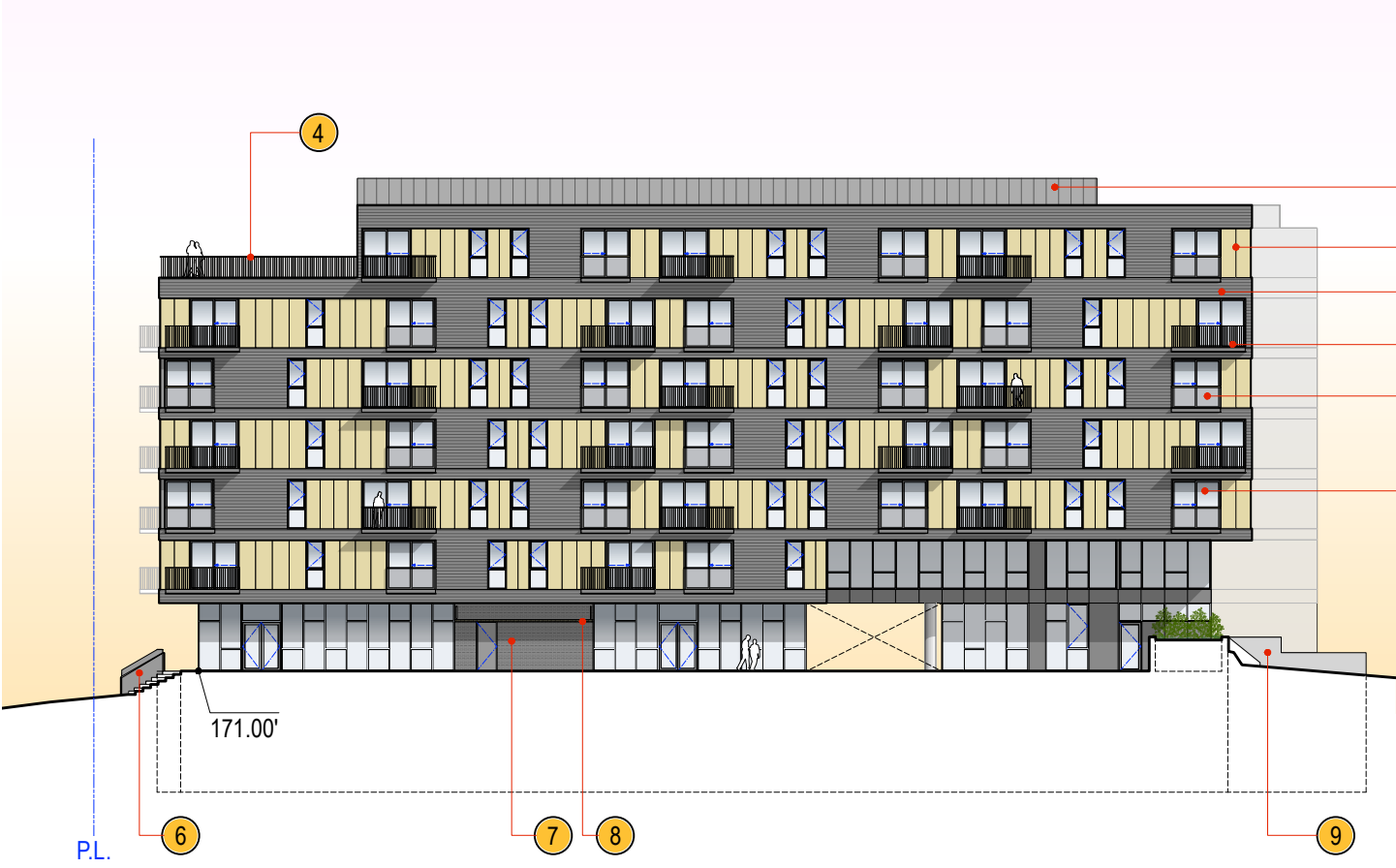
9 Benches / Accoya Wood




10 Concrete / Sandblasted



*See appendix page 49 for photo of materials board



 West Building Elevation



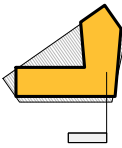
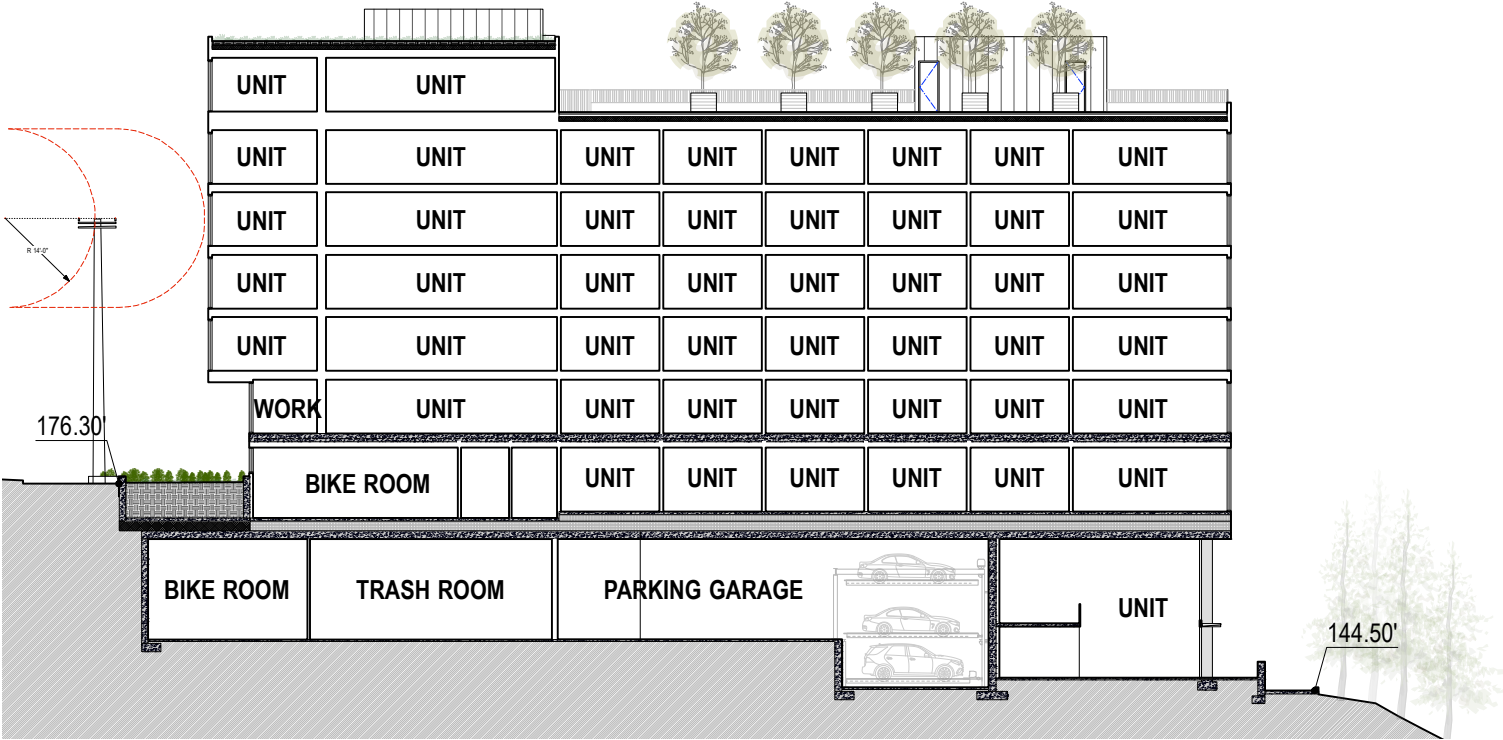
 South Building Elevation

LEGEND			
1	METAL PANEL // GOLD	6	PLATE STEEL
2	WOOD CLADDING	7	BRICK
3	METAL PANEL // GRAPHITE	8	BRICK ACCENT // GOLD
4	STEEL GUARDS	9	EXPOSED CONCRETE
5	JULIETTE BALCONIES // GLASS	10	WINDOWS

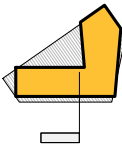
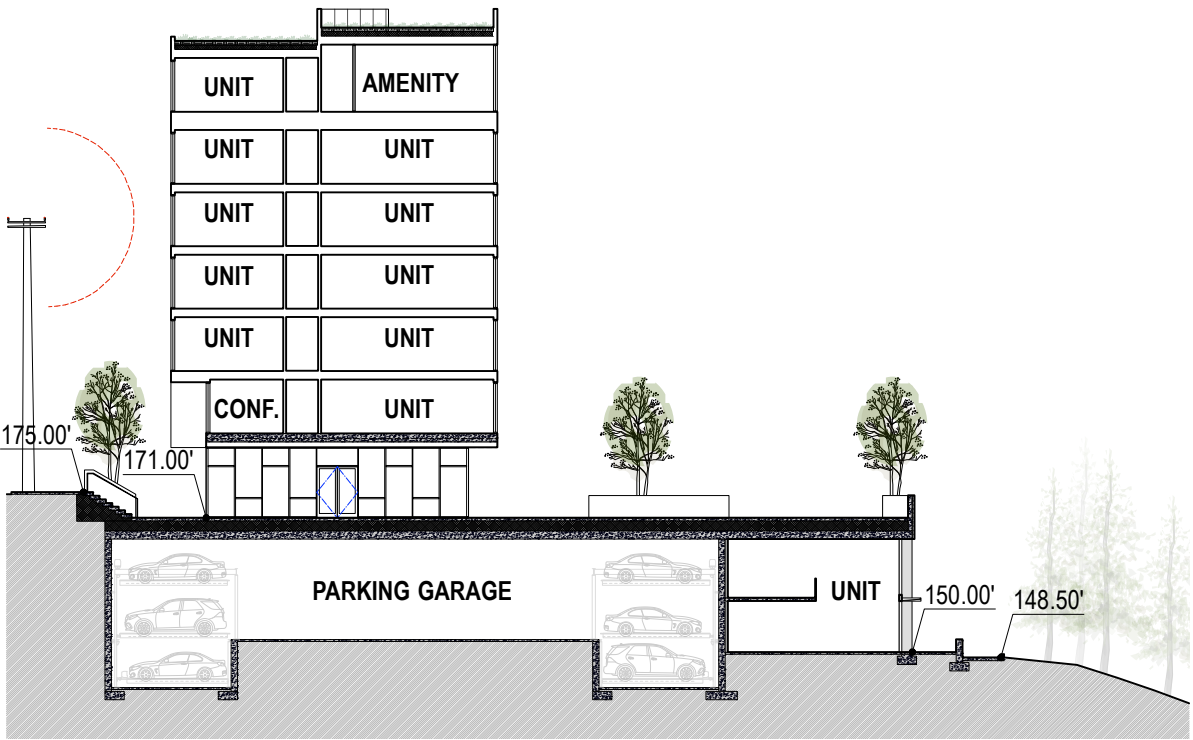
ELEVATIONS



LEGEND			
1	METAL PANEL // GOLD	6	PLATE STEEL
2	WOOD CLADDING	7	BRICK
3	METAL PANEL // GRAPHITE	8	BRICK ACCENT // GOLD
4	STEEL GUARDS	9	EXPOSED CONCRETE
5	JULIETTE BALCONIES // GLASS	10	WINDOWS



Building Section 01



Building Section 02



Avalon Way

- 1. 5.5' for street trees, 6' for sidewalk
- 2. Generous entry
- 3. Bikes

Genesee Street

- 4. Bioplanter back of sidewalk

31st Avenue SW

- 5. New sidewalk
- 6. Native plantings replace asphalt

Terrace/Site

- 7. Terraces at units
- 8. Bioplanter
- 9. Sloped landscape
- 10. Bocce, etc.
- 11. Hangout spot between trees



Street trees, sidewalk and bioretention



Storm under building SLU



Bocce



Courtyard Terraces



Covered Amenity Area



Courtyard Gather Spot




Courtyard Gather Spot




Courtyard Terraces with Bioplanter


LANDSCAPE PLANS - ROOF




PRECAST PAVERS ON PEDESTALS ABBOTSFORD
CONCRETE PRODUCTS 800.663.4091, PAVES
COLOR/FINISH: TEXADA-NATURAL, PEDESTAL
SYSTEM: APPIAN WAY BY ABBOTSFORD




GREEN ROOF PLANTING: COLUMBIA GREEN
EXTENSIVE LAYERED SYSTEM W/ PREGROWN
SEDUM MATS, 503-327-8723




1-1/2" WASHED DRAIN ROCK




SYNTHETIC TURF: FOREVER LAWN
"K9 GRASS", 360-455-9500
OR APPROVED EQUAL.




SYNTHETIC TURF: FOREVER LAWN
"TRUE PUTT 10/11", 360-455-9500
OR APPROVED EQUAL.




SYNTHETIC TURF: FOREVER LAWN
"FRINGE", 360-455-9500
OR APPROVED EQUAL.




FIBERGLASS PLANTER: 24" X 72" X 30" HT.,
WILSHIRE BY TOURNESOL SITEWORKS OR APPROVED EQUAL.
COLOR-BLACK OR TBD SET ON SHIMS OR PEDESTALS



FIBERGLASS PLANTER: 48" X 48" X 36" HT.,
WILSHIRE BY TOURNESOL SITEWORKS OR APPROVED EQUAL.
COLOR-BLACK OR TBD SET ON SHIMS OR PEDESTALS



GAS FIREPIT, TBD



FURNITURE BY OWNER



North Roof

- 1. Room for a tub
- 2. Green
- 3. Killer View

South Roof

- 4. Landscape Planters
- 5. Social Space
- 6. Mounded Landscape
- 7. Hangout Spot
- 8. Trees in Pots
- 9. Putting Green
- 10. Rough
- 11. Dog Spot
- 12. Killer View

Upper Roof

- 13. Green Roof - 1200 sf approx. required





BBQs



Tub



Trellis



Informal Fire



Social Spot



Putting Green and Rough

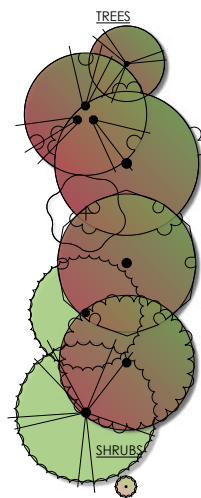
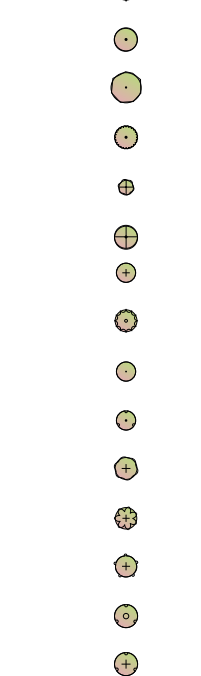


Trees in Pots



Green Roof and Fun

LANDSCAPE - PLANTS

<div>TREES</div>  <div>SHRUBS</div> 	<div>BOTANICAL NAME</div>	<div>COMMON NAME</div>
	ACER CIRCINATUM *	VINE MAPLE
	ACER PALMATUM	JAPANESE MAPLE
	ACER TRUNCATUM X A. PLATANOIDES 'WARRENSRED'	PACIFIC SUNSET MAPLE
	AMELANCHIER ALNIFOLIA	SERVICEBERRY
	CARPINUS CAROLINIANA	AMERICAN HORNBEAM
	PINUS CONTORTA	SHORE PINE
	STYRAX JAPONICUS	JAPANESE SNOWBELL
	THUJA PLICATA	WESTERN RED CEDAR
	<div>BOTANICAL NAME</div>	<div>COMMON NAME</div>
	AZALEA X 'HINO CRIMSON'	HINO CRIMSON AZALEA
	BUXUS MICROPHYLLA 'WINTER GEM' *	GLOBE WINTER GEM BOXWOOD
	CISTUS X HYBRIDUS	WHITE ROCKROSE
	CORNUS SERICEA 'ARTIC FIRE'	ARTIC FIRE DOGWOOD
	CORNUS SERICEA 'KELSEYI'	KELSEYI DOGWOOD
	HYDRANGEA PANICULATA 'JANE'	LITTLE LIME HYDRANGEA
	ILEX CRENATA 'CONVEXA' *	CONVEX-LEAVED JAPANESE HOLLY
	ILEX GLABRA	INKBERRY HOLLY
	MAHONIA AQUIFOLIUM 'COMPACTA'	COMPACT OREGON GRAPE
	NANDINA DOMESTICA 'MOON BAY' TM *	HEAVENLY BAMBOO
	POLYSTICHUM MUNITUM	WESTERN SWORD FERN
	ROSA X 'AMBER CARPET ROSE'	ROSE
	SARCOCOCCA HOOKERIANA HUMILIS *	SWEET BOX
	SPIRAEA X BUMALDA 'DENISTAR'	ANTHONY WATERER SPIRAEA
	VIBURNUM DAVIDII *	DAVID VIBURNUM

PLANT SCHEDULE ROOF & UPPER ROOF

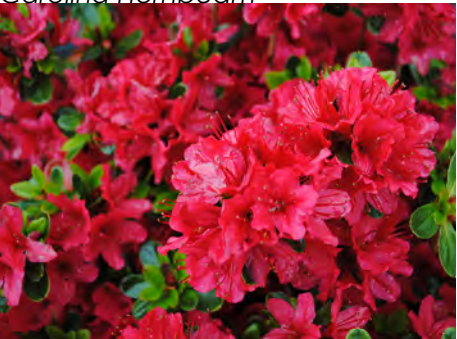
<div>TREES</div>  <div>SHRUBS</div> 	<div>BOTANICAL NAME</div>	<div>COMMON NAME</div>
	LAGERSTROEMIA INDICA	GRAPE MYRTLE
	PARROTIA PERSICA	PERSIAN PARROTIA
	PINUS CONTORTA	SHORE PINE
	<div>BOTANICAL NAME</div>	<div>COMMON NAME</div>
	MISCANTHUS SINENSIS 'LITTLE KITTEN'	LITTLE KITTEN EULALIA GRASS
	<div>BOTANICAL NAME</div>	<div>COMMON NAME</div>
	PENNISETUM ALOPECUROIDES 'LITTLE BUNNY'	LITTLE BUNNY FOUNTAIN GRASS
	<div>BOTANICAL NAME</div>	<div>COMMON NAME</div>
	SEDUM X *	SEDUM TILE 'COLORMAX'

TREES



Carpinus caroliniana 'Native Flame'
Carolina Hornbeam

SHRUBS



Rhododendron 'Hino Crimson'
'Hino Crimson' Azalea



Ilex glabra
Inkberry

ROOF



Lagerstroemia 'Tuscarora'
Tuscarora Grape Mvrtle



Styrax japonica
Japanese Snowbell



Cornus kelseyii
Kelsey Redtwig Dogwood



Nandina 'Moon Bay'
Moon Bay Heavenly Bamboo



Parrotia persica
Persian Ironwood



Acer truncatum x A. plat. 'Warrenred'
Pacific Sunset Maple



Hydrangea paniculata 'Jane'
'Little Lime' Hydrangea



Rosa 'Amber Flower Carpet'
'Amber Flower Carpet' Rose



Rudbeckia Goldsturm'
Black-Eyed Susan



Pinus contorta 'Contorta'
Shore Pine



Ilex crenata 'Convexa'
Convex-leafed Japanese Holly



Spiraea x bumalda 'Denistar'
Superstar Spirea



Sedum Tile 'Color Max'
'Color Max Sedum Tile



Landscape Light



Bollard Light



Entry Wall Sconce



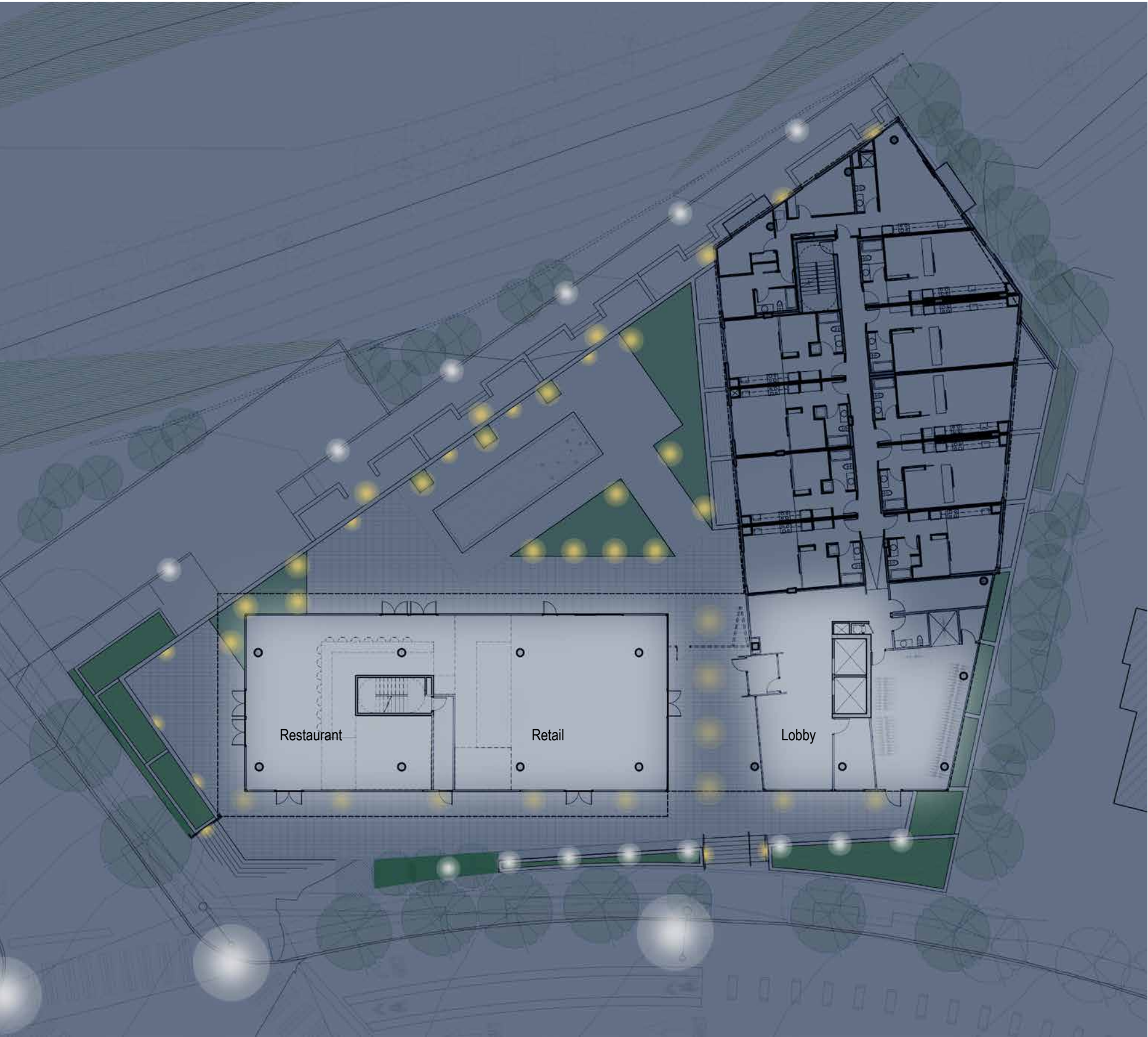
Step light



Down Light

LEGEND

	Bollard Light		Down Light
	Step light		Breeze-way Light
	Entry Wall Sconce		Existing Street Lamp
	Landscape Light		



EXTERIOR SIGNAGE



Bronze / Golden Building Sign
1"6" tall letters complement the metallic brick accent and overall black and gold theme.

Brick Accent / Gold Metallic
Brick / Roman / Coal Creek



Proposed Building Sign



METAL SIGNAGE

Examples of metal building signage styles proposed for unit numbers and the primary building sign.



ILLUMINATED BLADE SIGNS

Examples of illuminated blade signage styles proposed for the ground floor commercial spaces.



Existing Golden Tee Building Sign



West Seattle Golf Course

MAIN BUILDING SIGNAGE

The new building will be named the Golden Tee Apartments after its predecessor. Inspiration for the building signage and materials have been drawn from modern golf culture and the projects proximity to the local West Seattle Golf Club. Themes of rich wood tones, iron, and gold set the mood for the Golden Tee.

The primary building sign is proposed as cut steel letters affixed to the upper corner of the main building mass along SW Avalon Way, and a secondary building sign closer to the ground along SW Genessee St. Illuminate blade signage is proposed for ground floor commercial spaces.



Aerial Perspective Looking Northeast

RENDERINGS



Avalon Way Perspective Looking Southeast



Avalon Way Street Level Perspective Looking South

RENDERINGS



Avalon Way Street Level Perspective Looking North



Breezeway Entrance Along Avalon Way SW

RENDERINGS



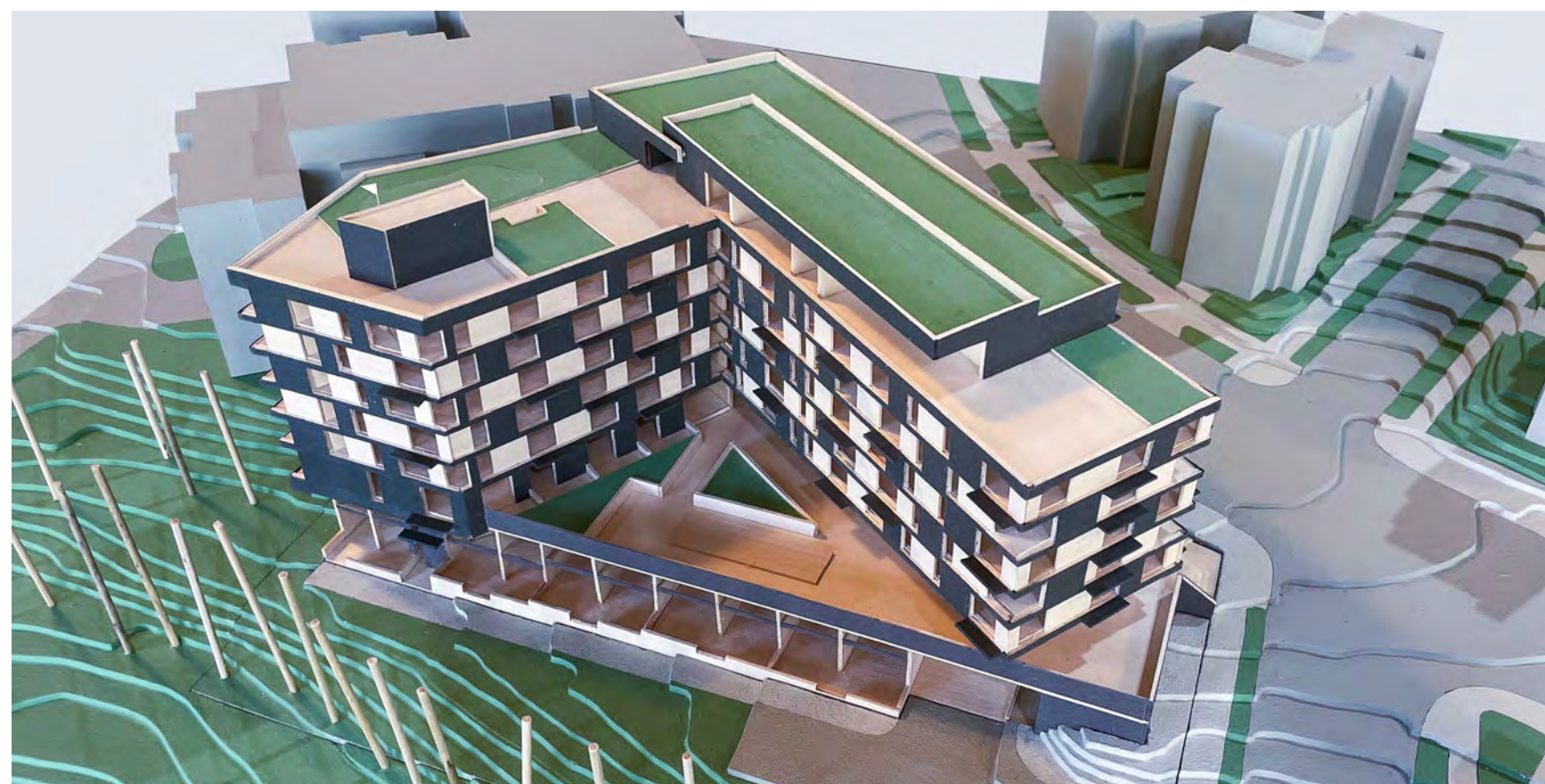
31st Ave Street Level Perspective Looking North



Looking East Along SW Genesee St



Looking South On SW Genesee St



Aerial View from Northeast corner



Looking Northwest from West Seattle Golf Course

DEPARTURES

EDG Departure Request Summary

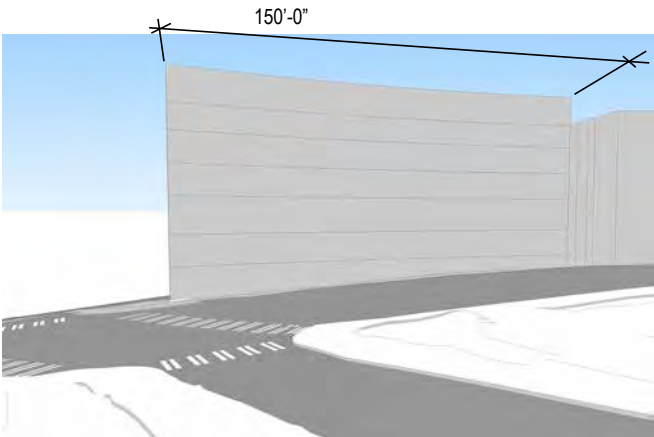
At EDG, a Departure Request was discussed with the board for massing Option 2 but the board ultimately supported Option 3 (preferred alternate) with significant guidance. At that time, it was not understood that the preferred alternate would have required two additional departures (for structure width and upper level setback). Desirable massing features of EDG Option 2 were encouraged to be carried forward in addressing board concerns. This proposal builds upon the concepts shown in the preferred alternate and modifies the preferred alternate at EDG to incorporate suggestions from the neighbors and to respond to the board’s guidance. The MUP proposal also attempts to minimize the requested departures and to better meet the design guidelines. Summary information on discussion and status below for reference:

Departure Request #1: 23.45.528 - Structure Width

Standard:
Per 23.45.528:
The width and depth limits of this section 23.45.528 apply to lots greater than 9,000 sf in MR zones: A) The width of principal structures shall not exceed 150 feet.

Proposed:
Building width per 23.86.014 A to be 217'-10" with the street level broken into three sections, 98 linear feet of ground floor commercial space, a 21'-7" wide breezeway, and a lobby area 43'-1" wide. Most of this level is transparent storefront glazing. At the upper story the building will be broken in two sections a 32'-0" rooftop deck, and the remaining portion of building being 144'-3" wide.

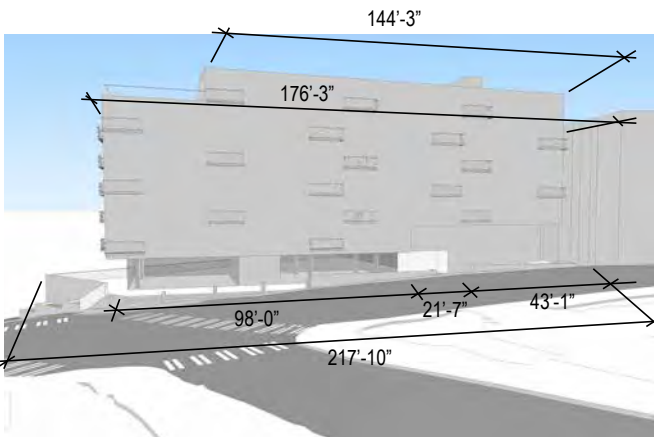
Rationale:
Departing from this requirement will allow the proposal to better address street frontages, respond to topography, and to create a mass that is perceptually smaller than a purely code compliant scheme (CS2-B-1, CS2-B-2). The intent of this code section is to break down the massing of the overall building width. Width is determined in the code by enclosing the proposed structure with a rectangle, regardless of topographic conditions or lot shape. The width of the MUP proposal is less than the width of the preferred scheme at EDG. Further study of the EDG preferred alternate found that it would have required a width departure as well (See Figure 1). The MUP proposal erodes the massing of the building creating portions of the building that would comply with the 150 ft requirement, however the total overall building width would exceed 150 ft when measured per code. At the ground floor, the highly transparent street level is broken up by a 21'-7" wide breezeway. A ground floor commercial space, 98 ft long, helps facilitate a better pedestrian experience (PL3-C-1, PL3-C-2). The top floor has been shortened by pushing back the north face bringing the total length of the upper story to 144'-3". The remaining stories have recessed portions of metal panel siding breaking down the length of the façade as well. Blocking and stacking the building in this way creates a perceptually smaller mass than a code compliant one would be (CS2-III-iv) (See Figure 2). At EDG the front courtyard relationship to the residential units was questioned by the board, this proposal also attempts to address those concerns by shifting the massing and courtyard in a way that reinforces the street edge and provides commercial space at the ground (PL3-A-1, PL3-A-4 CS2-C1, CS2-IIi).



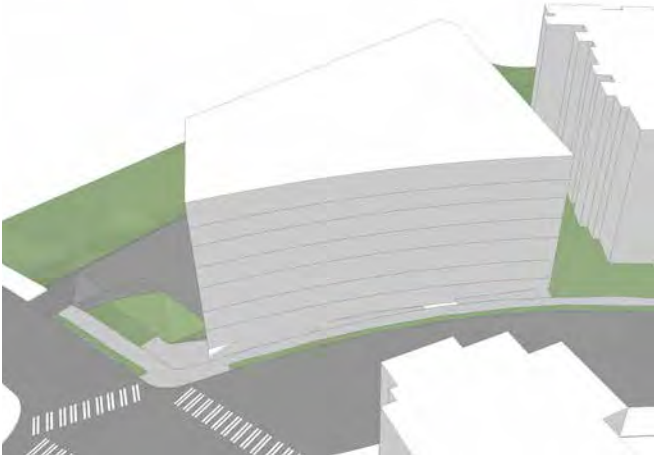
CODE COMPLIANT



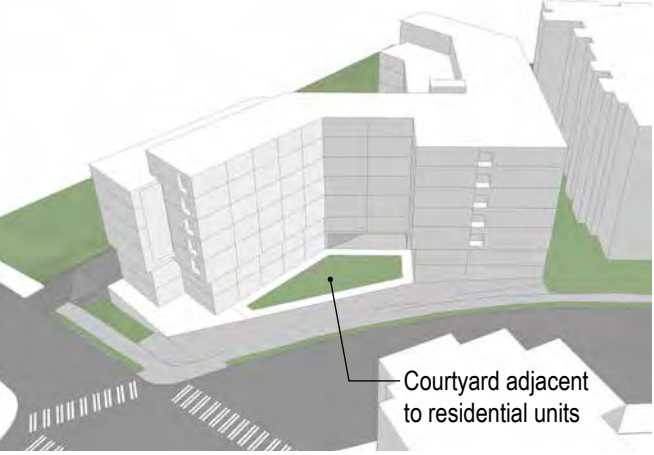
PREFERRED AT EDG



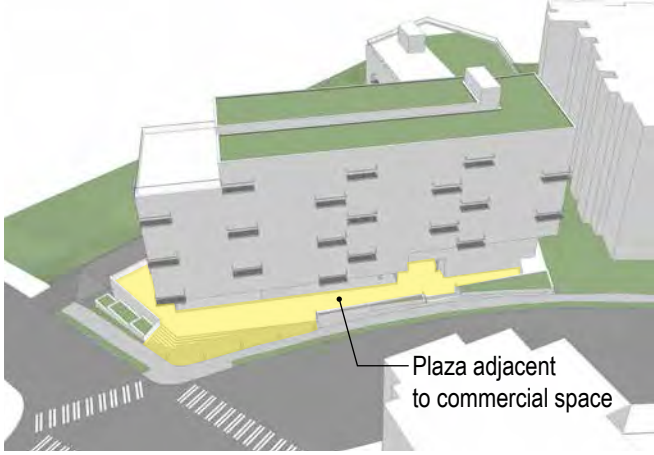
MUP PROPOSAL



CODE COMPLIANT



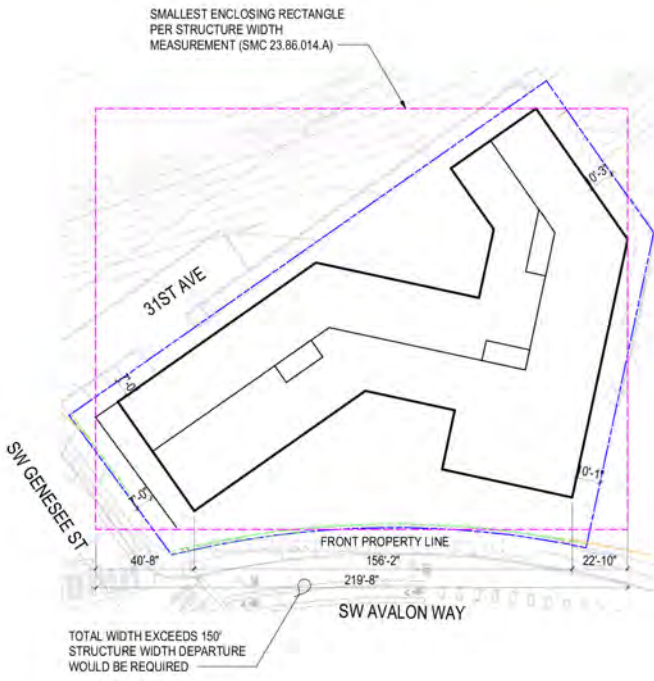
PREFERRED AT EDG



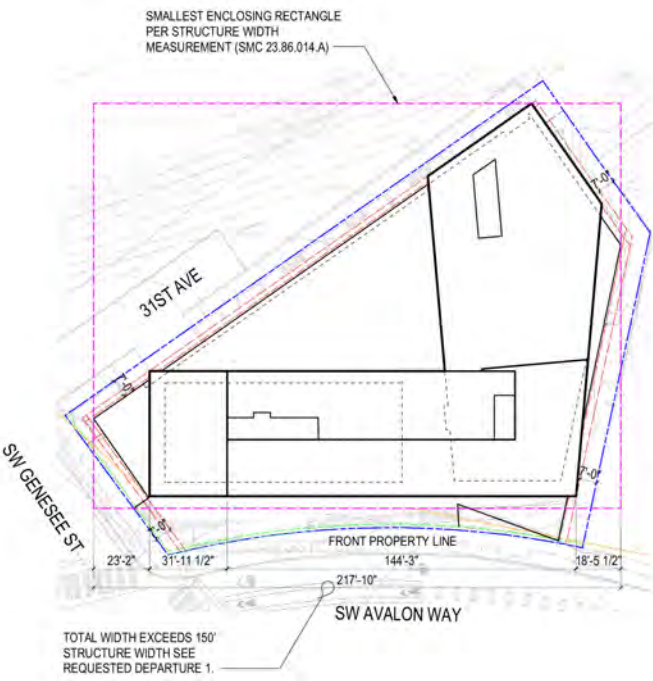
MUP PROPOSAL



RENDERING AT PEDESTRIAN LEVEL



PREFERRED AT EDG
WIDTH COMPARISON



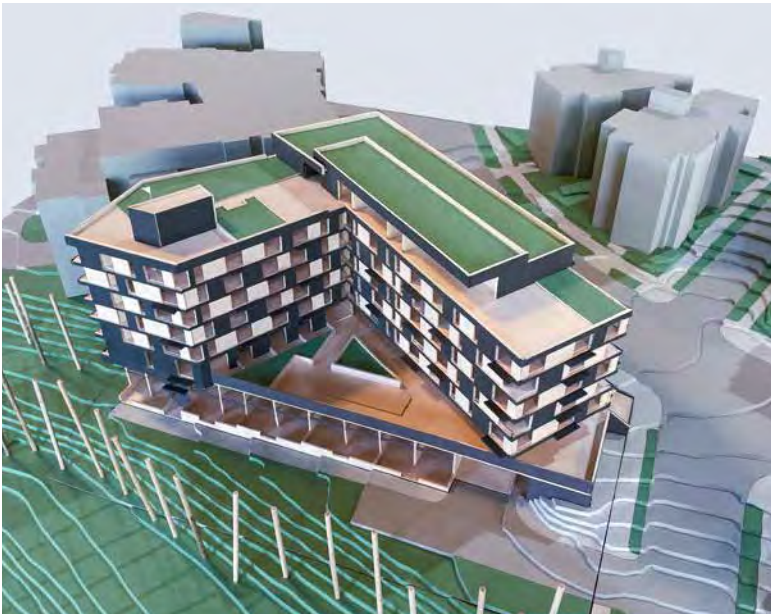
MUP PROPOSAL

Departure Request #2: 23.45.518.B.2 - Upper-Level Setbacks in MR Zones

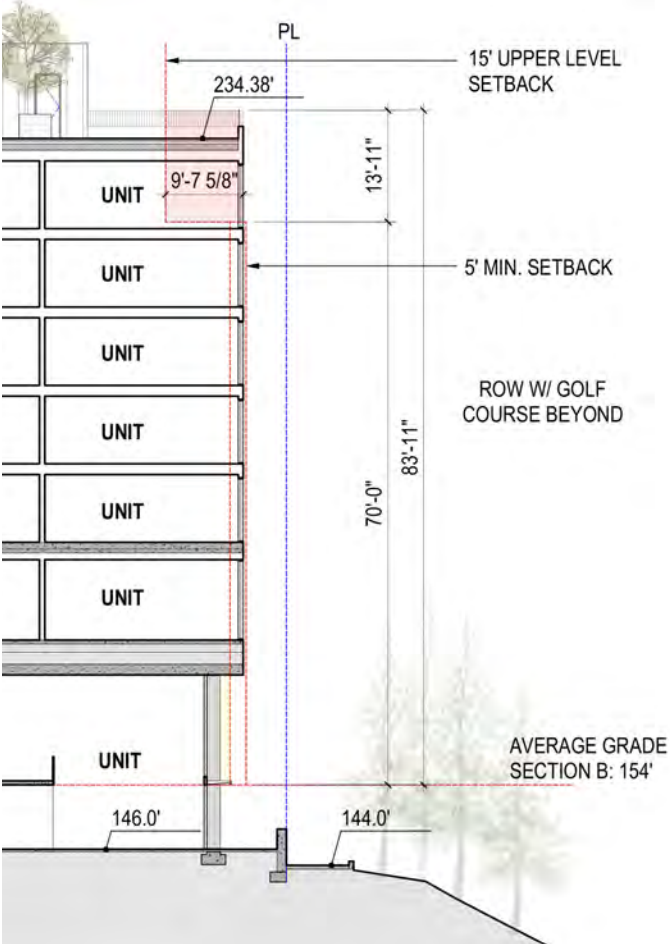
Standard:
Per 23.45.518.B.2:
a. For lots abutting a street that is less than 56 feet in width, all portions of the structure above 70 feet in height must be setback 15 feet from the front lot line abutting that right-of-way.

Proposed:
79.42 LF of upper story to encroach into the upper-level setback for a portion of the frontage.

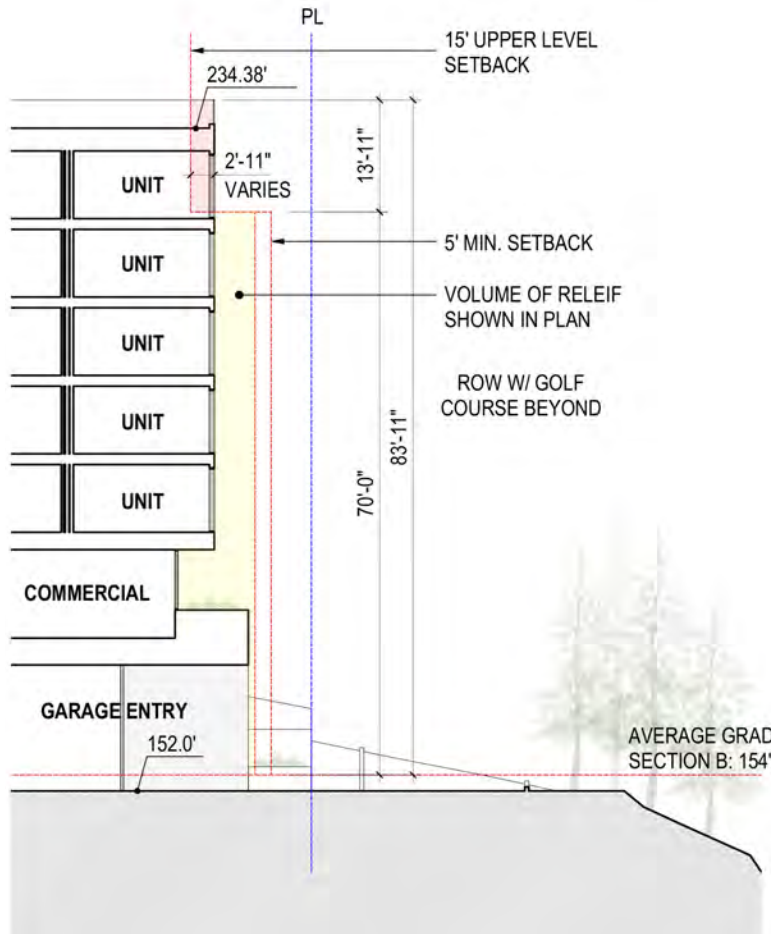
Rationale:
This proposal provides more relief to 31st Ave than a code compliant scheme would. The right-of-way is less than 56 ft wide, however, half of 31st Ave as originally platted was vacated and is a short dead-end, unimproved street. Most of the required SIP improvements have been waved through the Street Improvement Exemption process and much of the area in the right-of-way is a steep slope. West Seattle Golf Course is across the street, and a large portion of the right-of-way will remain unpaved due to existing trees and topography. As proposed, 31st Ave will function as a driveway for the project and provide a landscape buffer between the proposed development and the golf course (DC3-B-3). In short, 31st Ave is a street that has very few characteristics of a street. Also, portions of the MUP proposal setback much further than what is required. The proposal provides 426,965 CF of relief when compared to a code compliant scheme that provides 221,300 CF of relief (DC2-A-1) (See Figure 5). Further study has revealed that the preferred alternate at EDG would also have required this departure. The preferred alternate would have had approx. 143 LF of upper story encroach into the upper-level setback as compared to the MUP proposal having 79.42 LF (See Figure 4).



RELIEF AT EAST SIDE



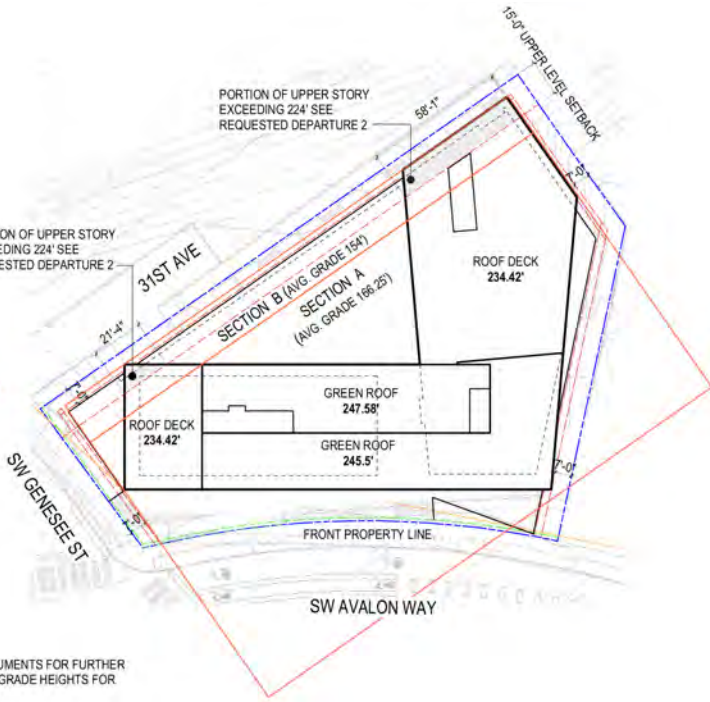
SECTION 1 (SOUTH END)
SECTION COMPARISONS



SECTION 2 (AT GARAGE ENTRY)



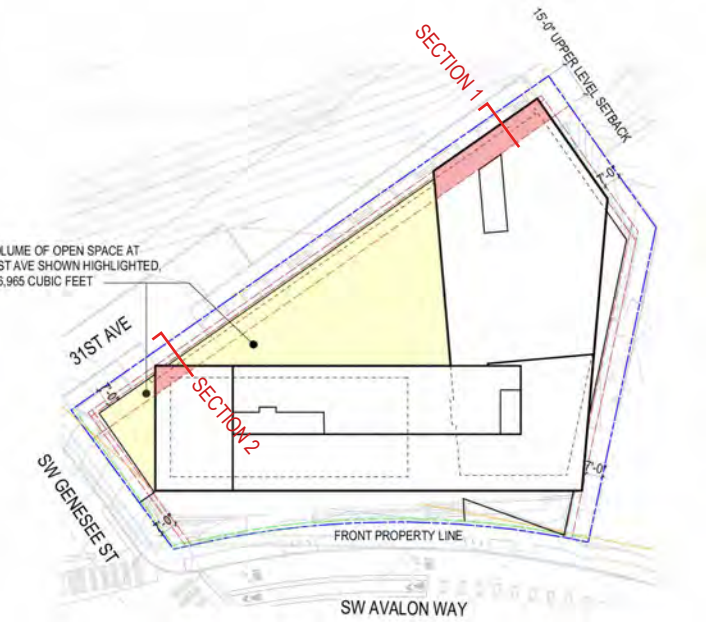
PREFERRED AT EDG
EDG / MUP COMPARISON



MUP PROPOSAL



CODE COMPLIANT SCHEME
VOLUME COMPARISON



MUP PROPOSAL

EXAMPLES OF PAST WORK

Anhalt Apartment Renovation
and Addition
Seattle, WA



2016 NW & Pacific Region AIA Merit Award
2015 Seattle AIA Honor Award
2015 People's Choice Urban Design Awards,
Second Place
2015 Historic Seattle Preserving Neighborhood
Character Award



Henry Apartments
Seattle, WA



2017 Seattle AIA Honorable Mention Award



EXAMPLES OF PAST WORK



Inspire Apartments
Seattle, WA



2020 AIA Award for meeting 2030 Challenge



Shelton Apartments
Seattle, WA



APPENDIX // PROPOSED EXTERIOR MATERIALS



APPENDIX // PROPOSED EXTERIOR MATERIALS

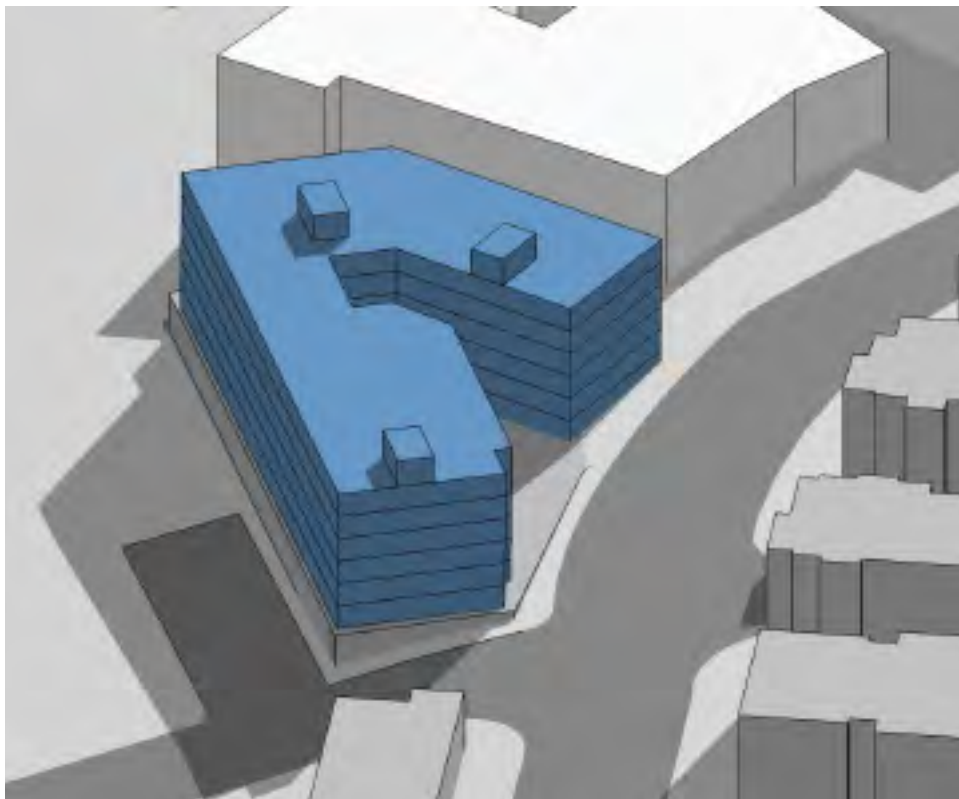
PROPOSED MATERIALS

- 1. WOOD / HORIZONTAL / CHARRED
Manuf: Nakamoto Forestry
Gendai, Black 1x6x12 Shiplap
- 2. METAL PANEL / HARVEST GOLD MICA
Manuf: Alucobond
Harvest Gold Mica, Classic Collection
- 3. METAL PANEL / GRAPHITE MICA
Manuf: Alucobond
Graphite Mica, Classic Collection
- 4. BRICK ACCENT / GOLD METALIC
Manuf: La Covadonga
Metalic Glazed Klinker, 3507 R-30
- 5. BRICK / ROMAN / COAL CREEK
Manuf: Mutual Materials
Coal Creek
- 7. WINDOW FRAME / BLACK
Manuf: Euroline / EuroFoil Collection
Jet Black Mattex



Photograph: Material Board

Information Presented During Early Design Guidance Meeting
Meeting Date: 06/09/2018
**EDG Packet by NK Architects*



OPT 1 **STREET FACING COURTYARD**
Code compliant

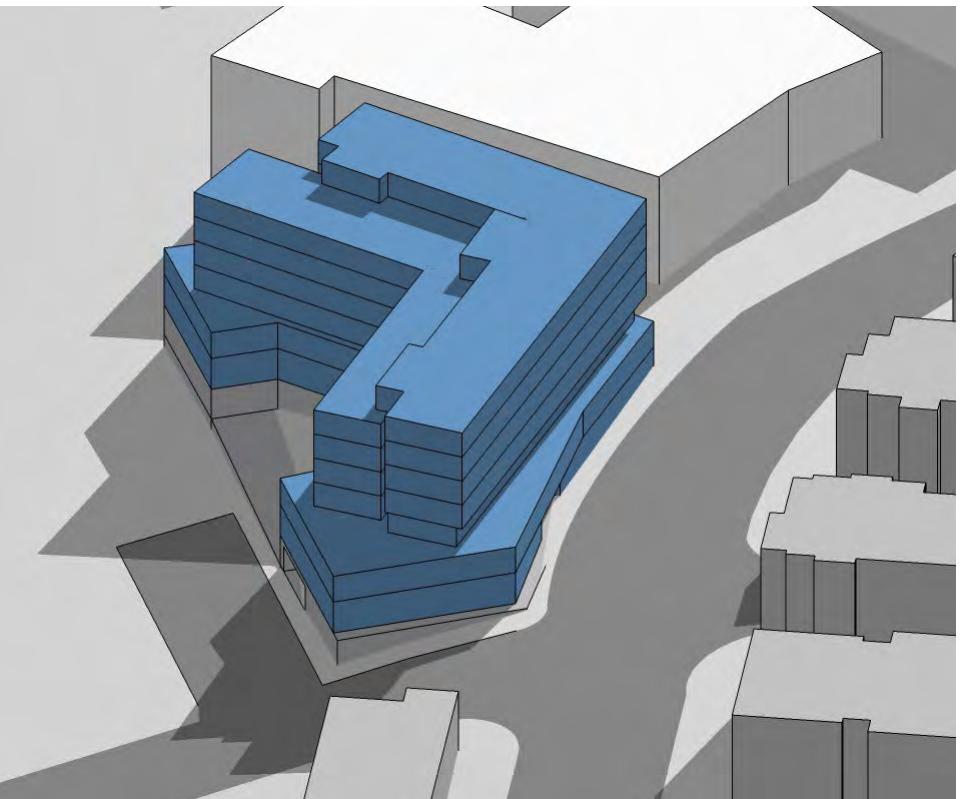
GSF: 139,500 SF
Residential Units: 158
Parking Spaces: 125

Pros

- Fully code compliant
- Maximizes yield of units on site
- Maximizes parking yield
- Courtyard can become a public amenity
- More articulated building massing in context with neighborhood

Cons

- Bulky massing, no corner articulation
- Massing does not reflect topography of site



OPT 2 **REAR FACING COURTYARD**
Departure request

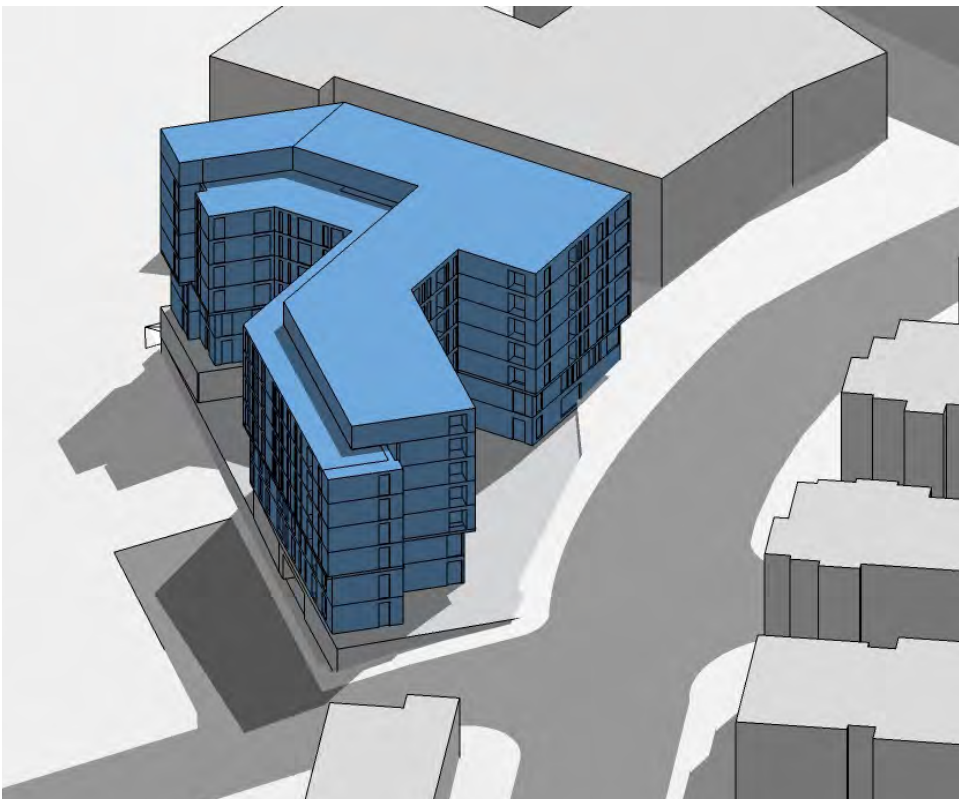
GSF: 138,600 SF
Residential Units: 154
Parking Spaces: 86

Pros

- Building massing steps reflecting the topography of the site
- Massing is continuous at ground level and steps back on the upper levels
- Residential amenity courtyard s more private
- Building massing directs views towards downtown and Mt. Rainier

Cons

- Street facing edge provides no relief for pedestrians
- Departure requested for width of structure along Avalon Way



OPT 3 **HYBRID COURTYARD – PREFERRED**
Code Compliant

GSF: 138,600 SF
Residential Units: 150
Parking Spaces: 85

Pros

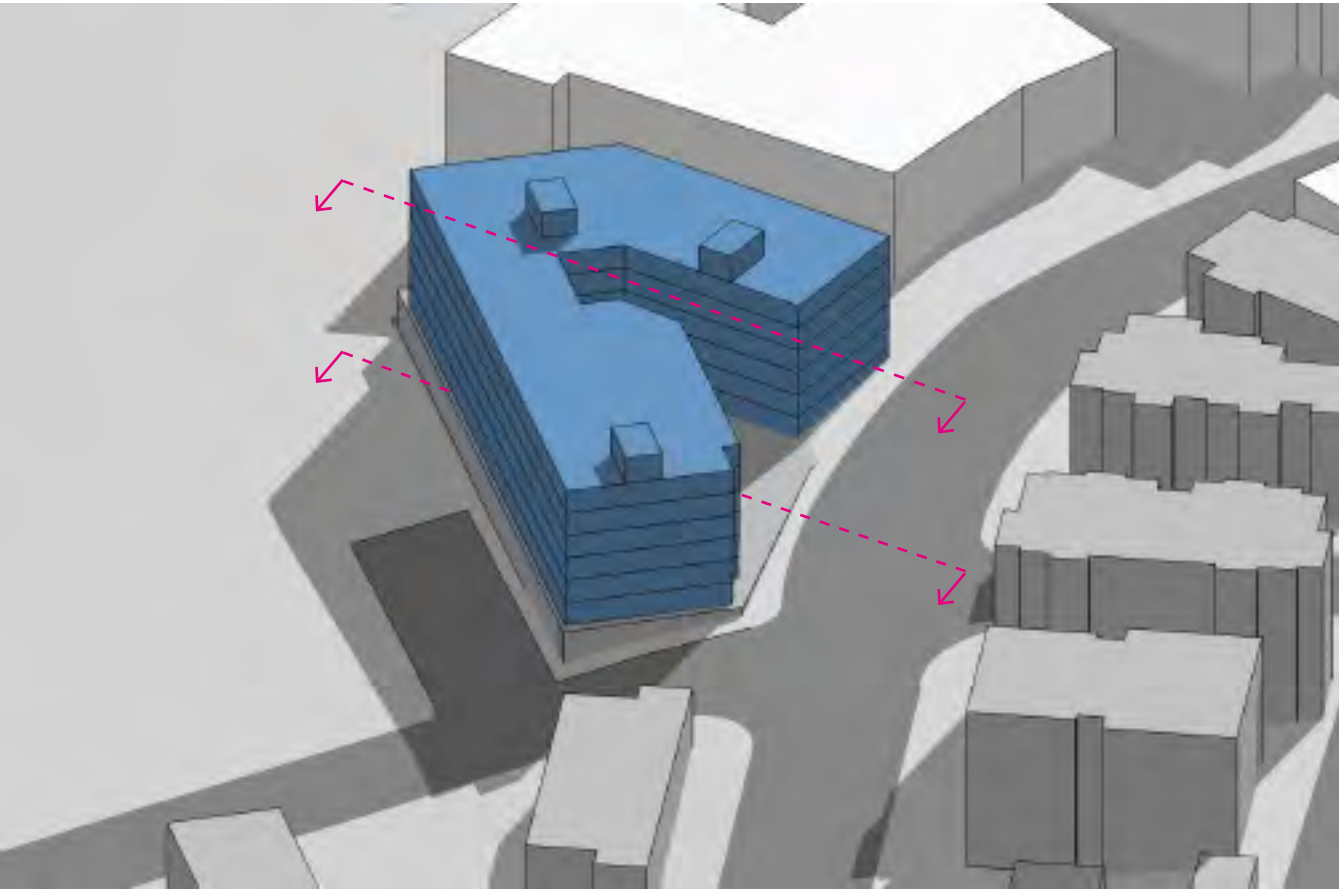
- Fully code compliant
- Marries the pros of options 1 and 2
- Building massing steps reflecting the topography of the site and relationship with Golf Course Views.
- Provides two amenity courtyard for residents and for the public
- More articulated building massing in context with neighborhood
- Provides large, light, airy courtyard for residents.

Cons

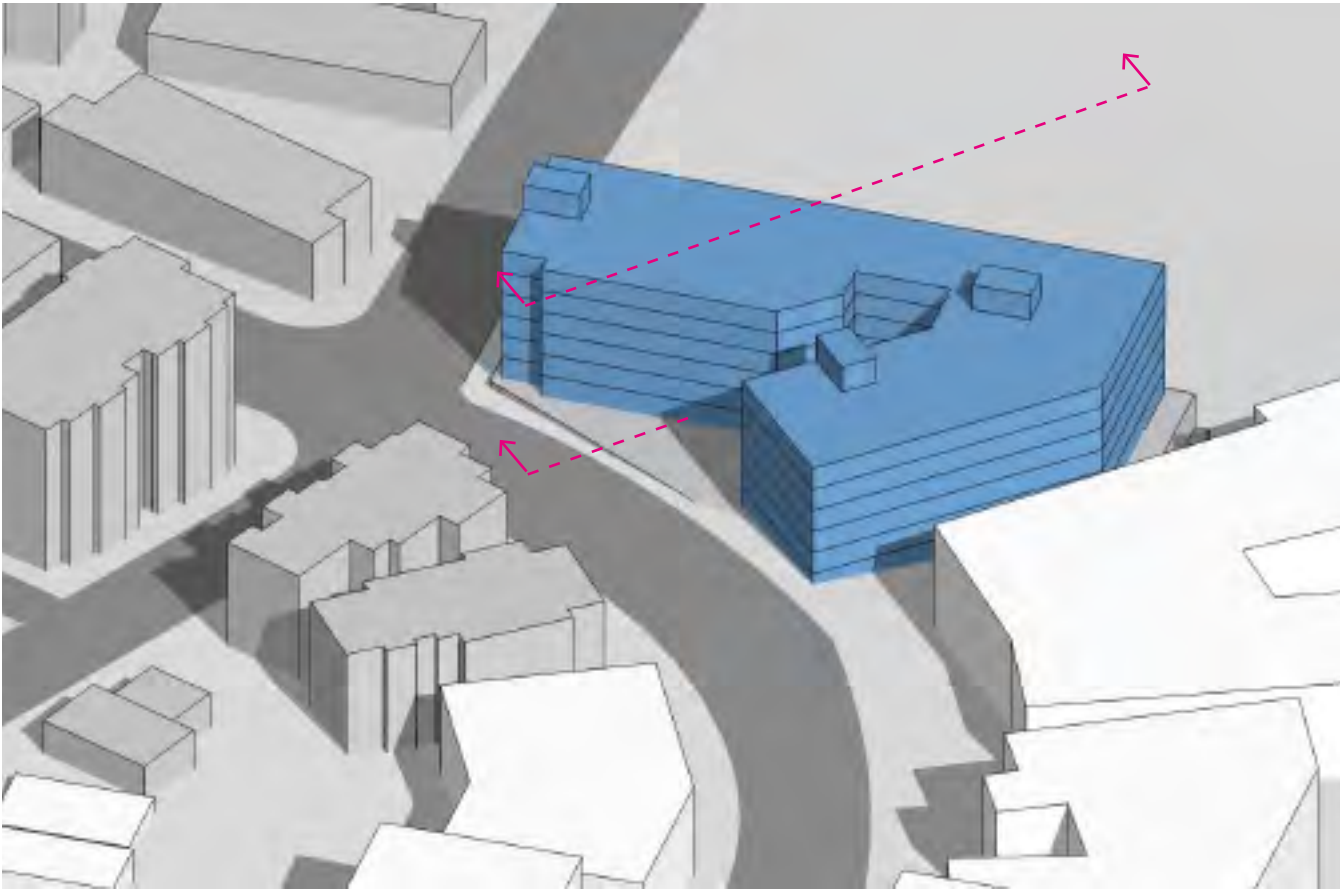
- The height perception from SE Corner.

Street-Facing Courtyard (Code Compliant)

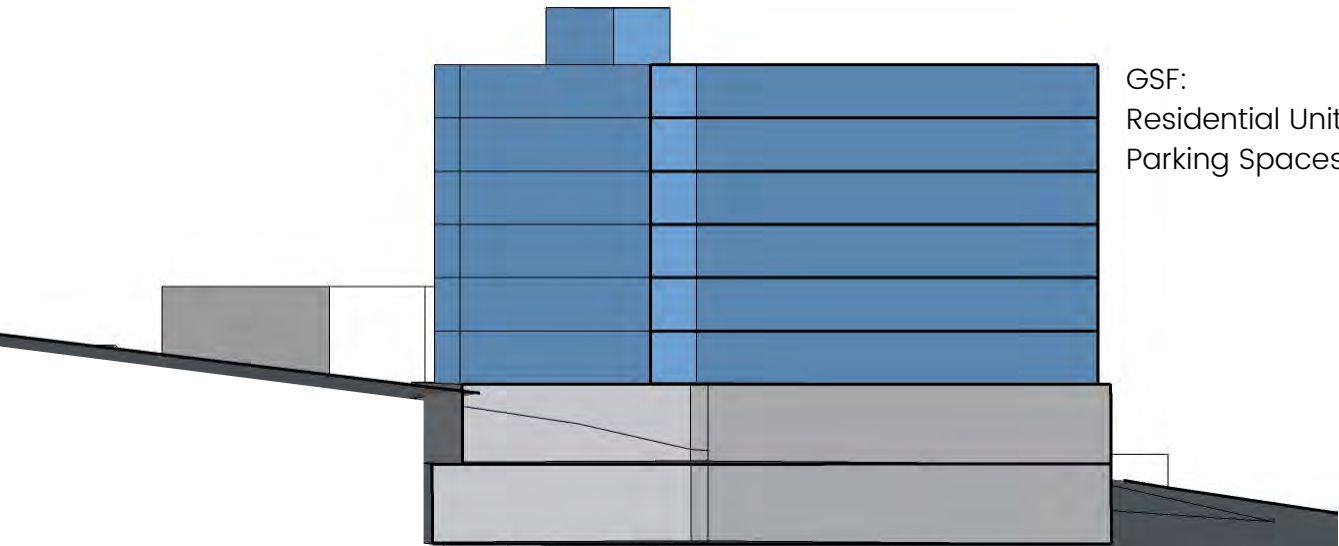
BIRDSEYE VIEW FROM NORTHEAS, LOOKING SOUTHWEST



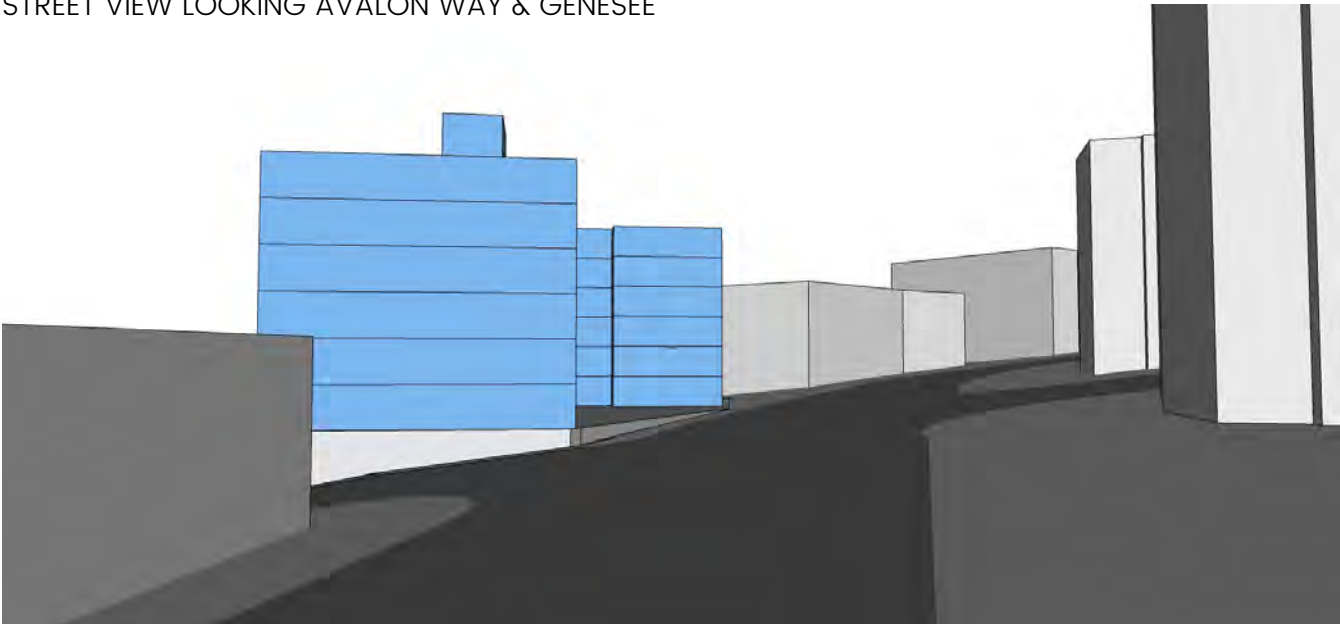
BIRDSEYE VIEW FROM WEST, LOOKING EAST



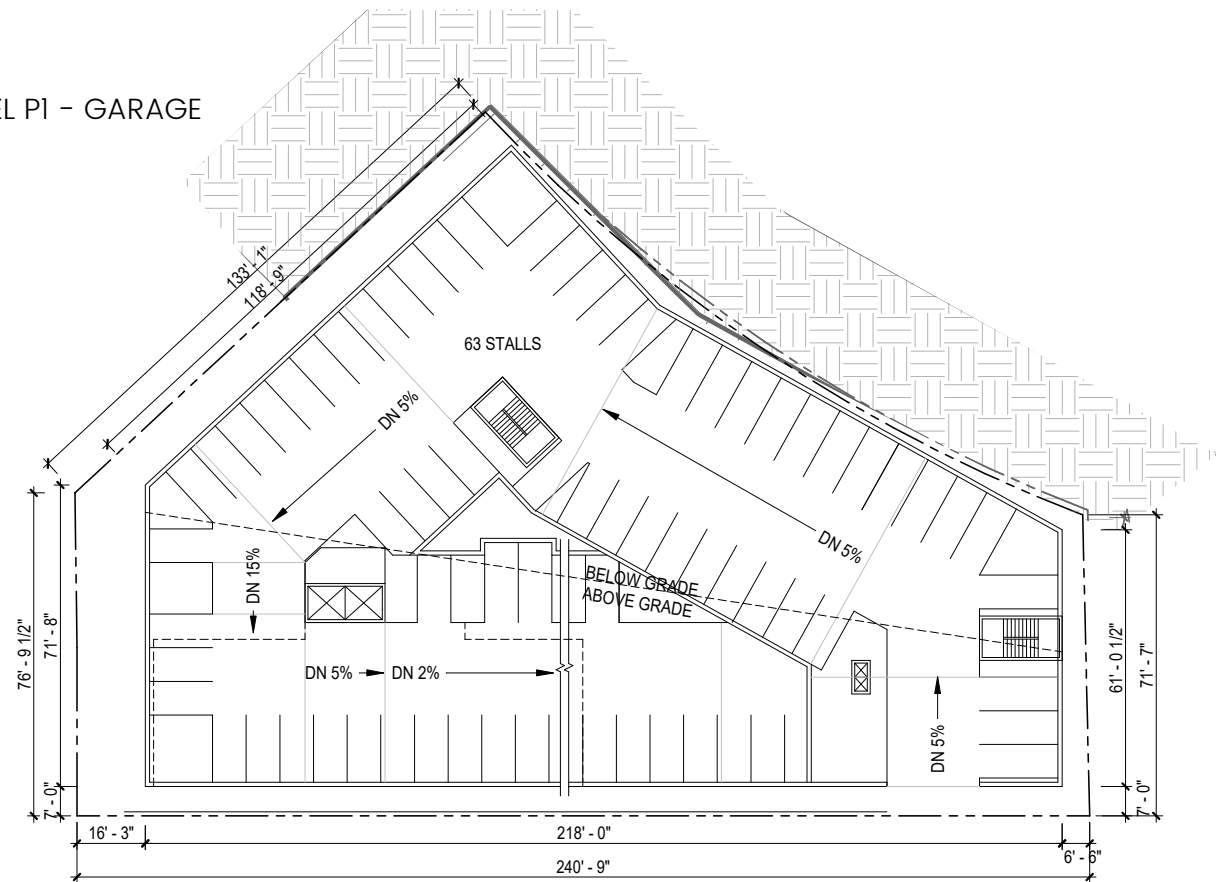
SECTION LOOKING NORTHEAST



STREET VIEW LOOKING AVALON WAY & GENESEE



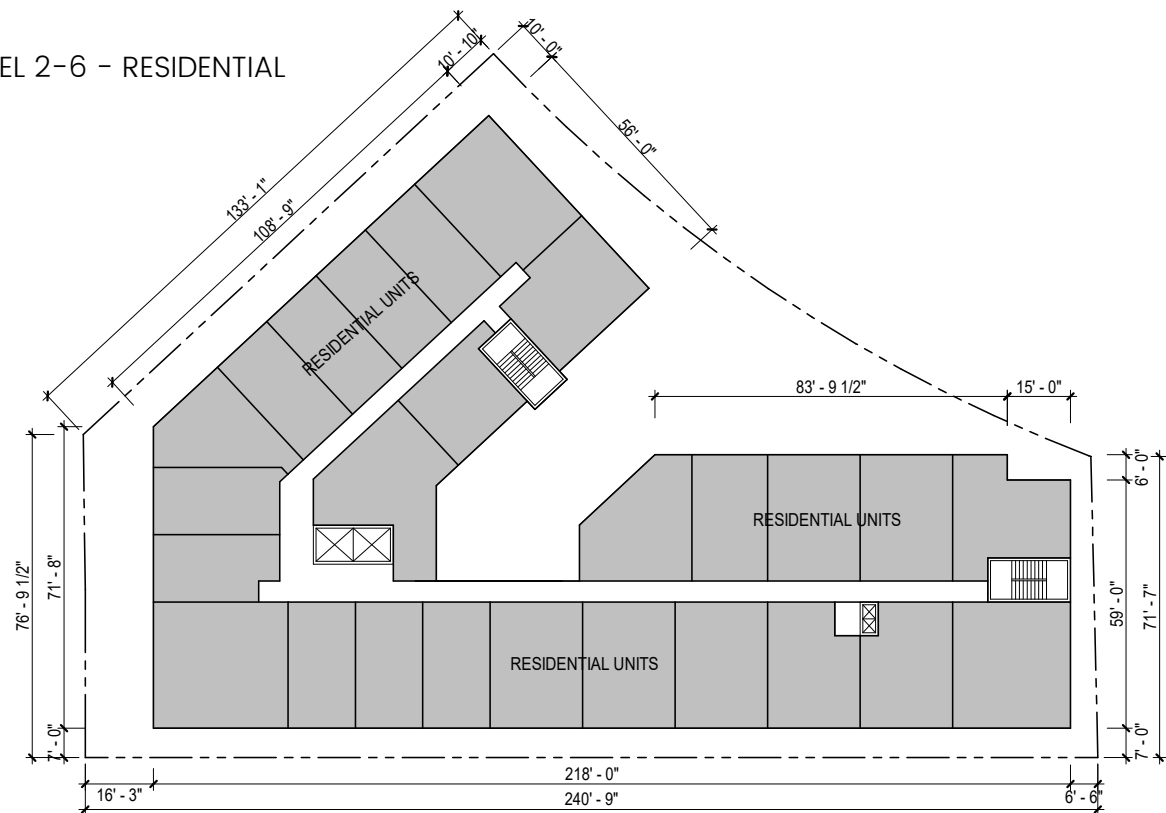
LEVEL P1 - GARAGE



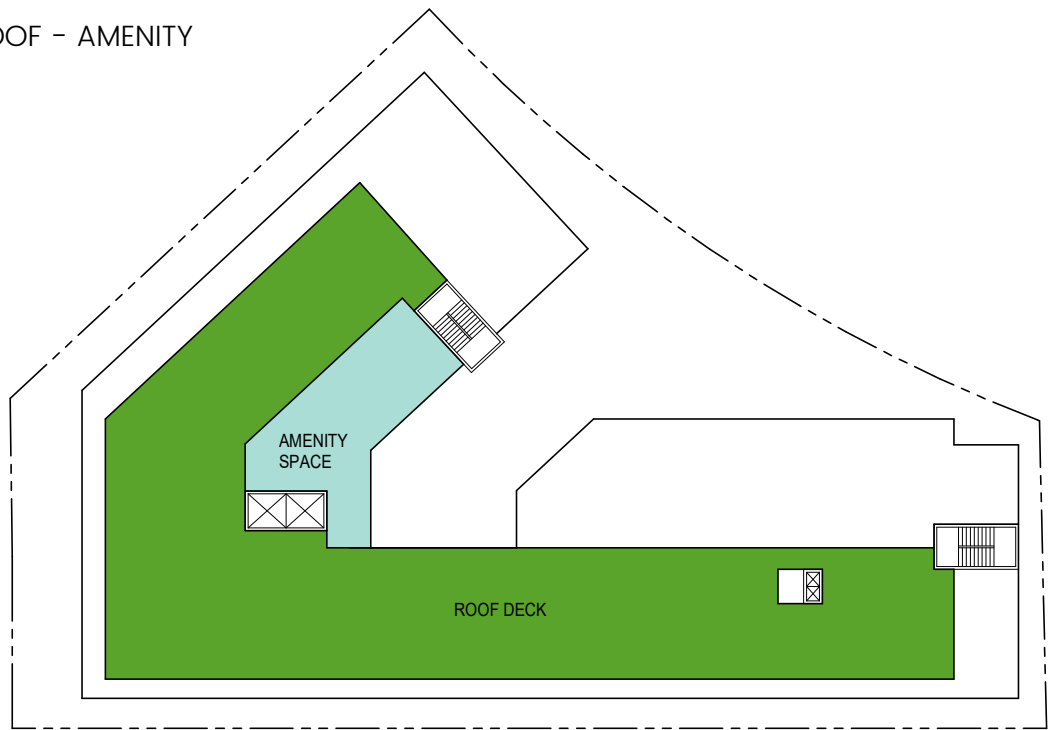
LEVEL 1 - LOBBY + RESIDENTIAL



LEVEL 2-6 - RESIDENTIAL

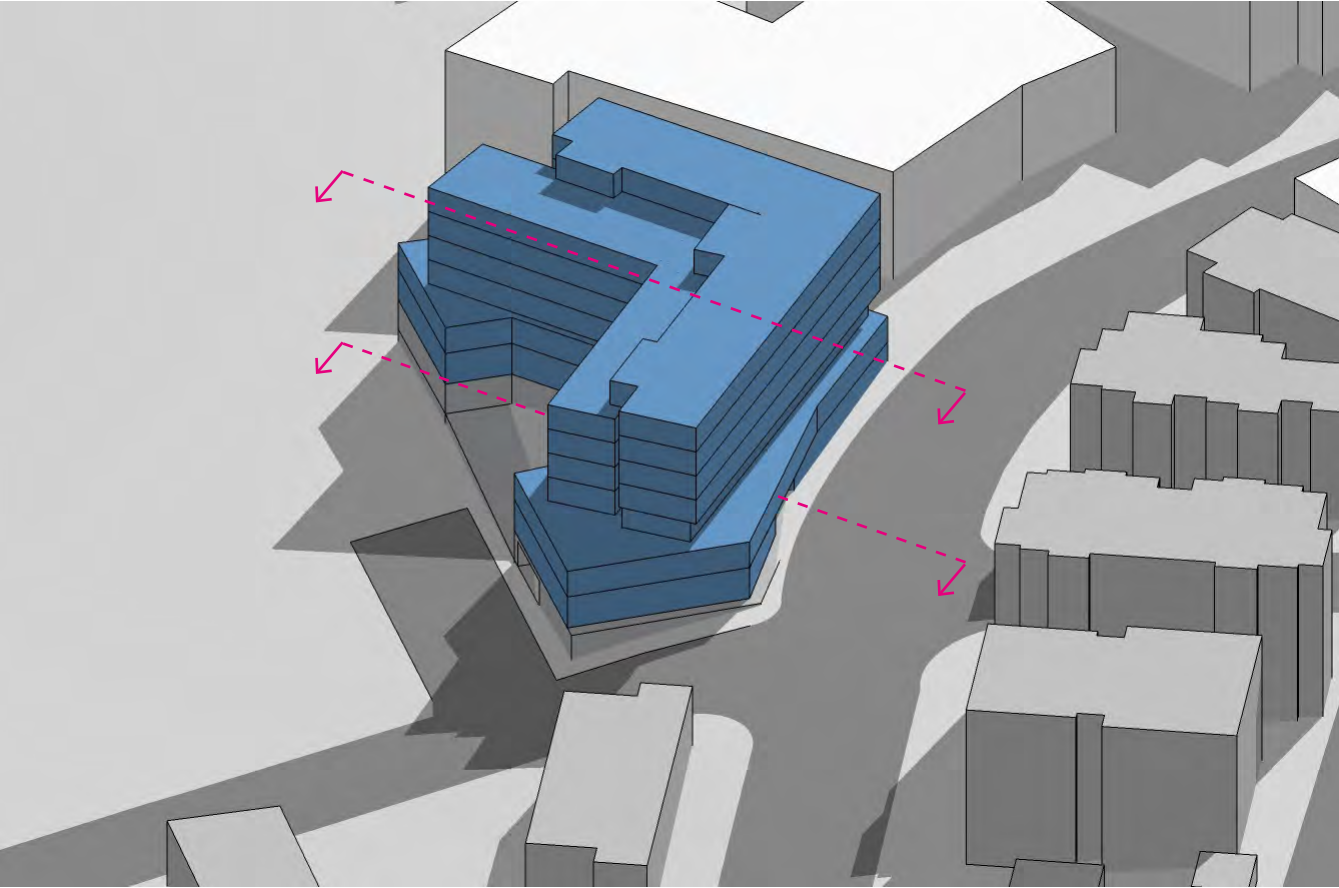


LEVEL ROOF - AMENITY

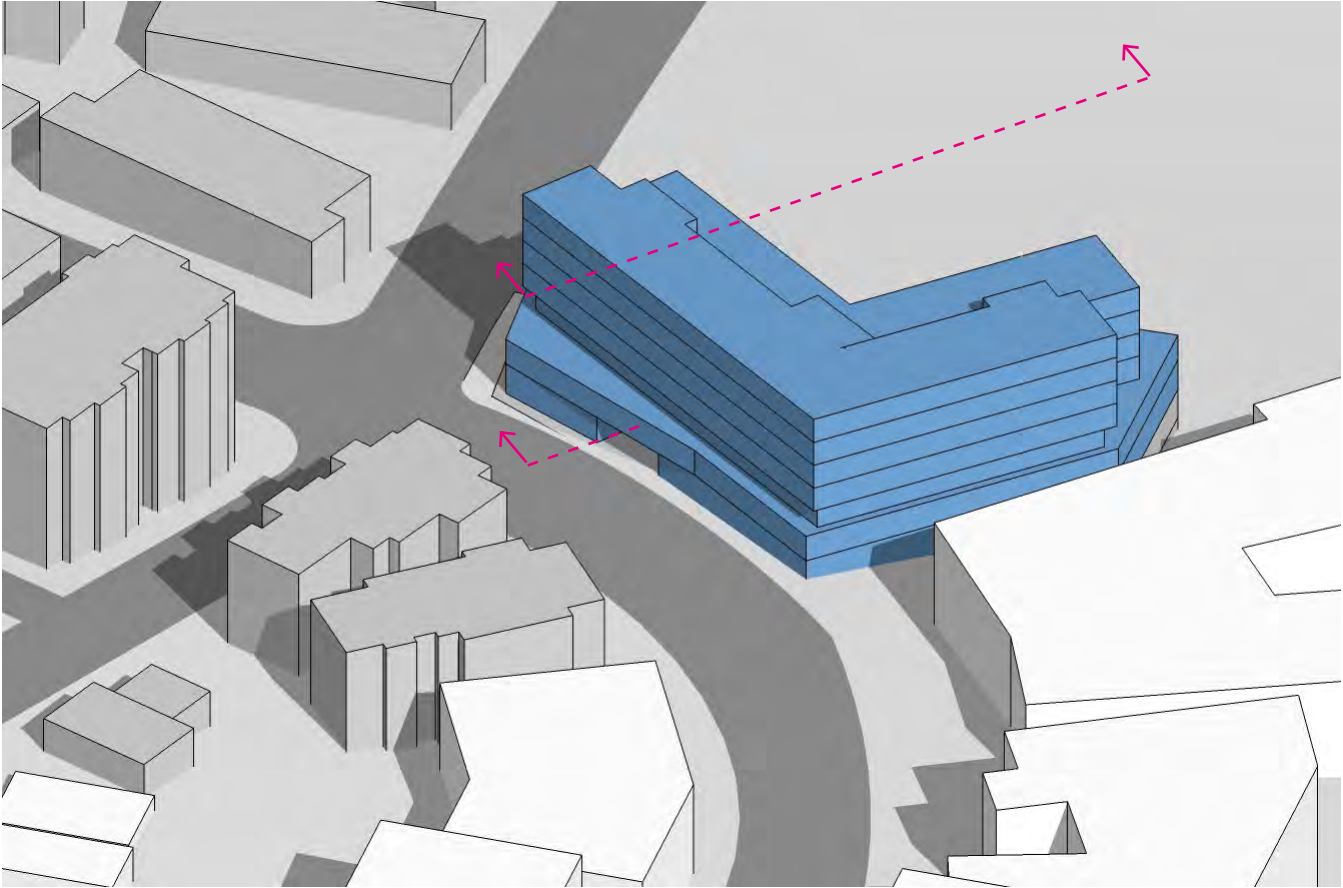


Rear-Facing Courtyard (Departure Request)

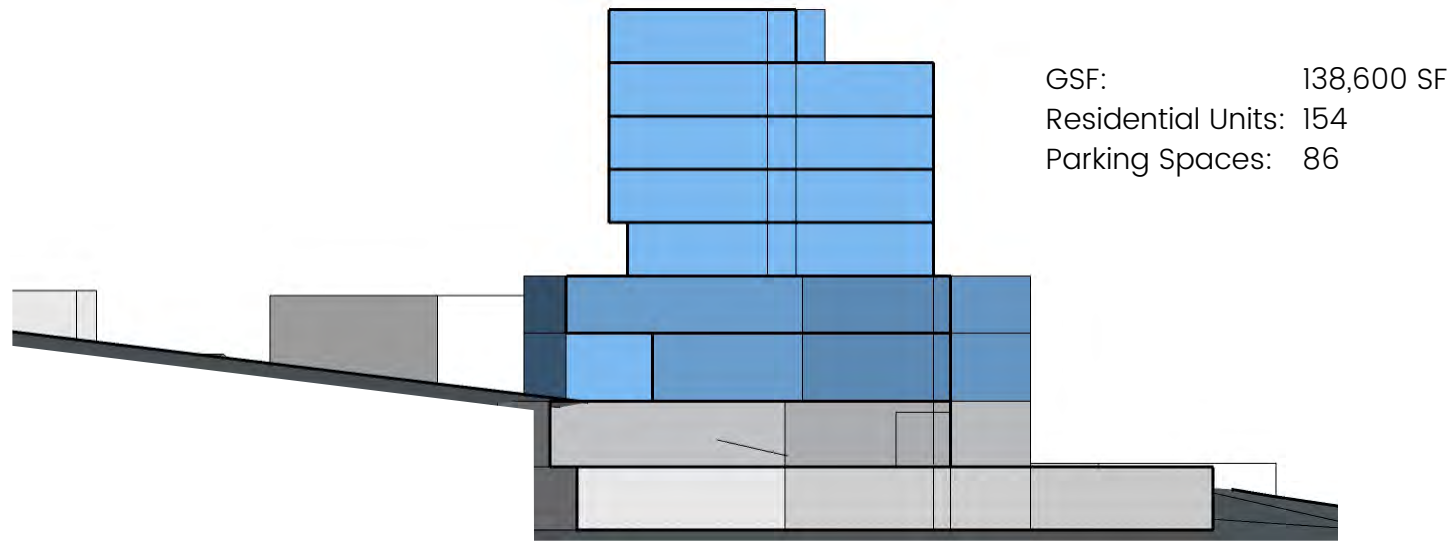
BIRDSEYE VIEW FROM NORTHEAS, LOOKING SOUTHWEST



BIRDSEYE VIEW FROM WEST, LOOKING EAST



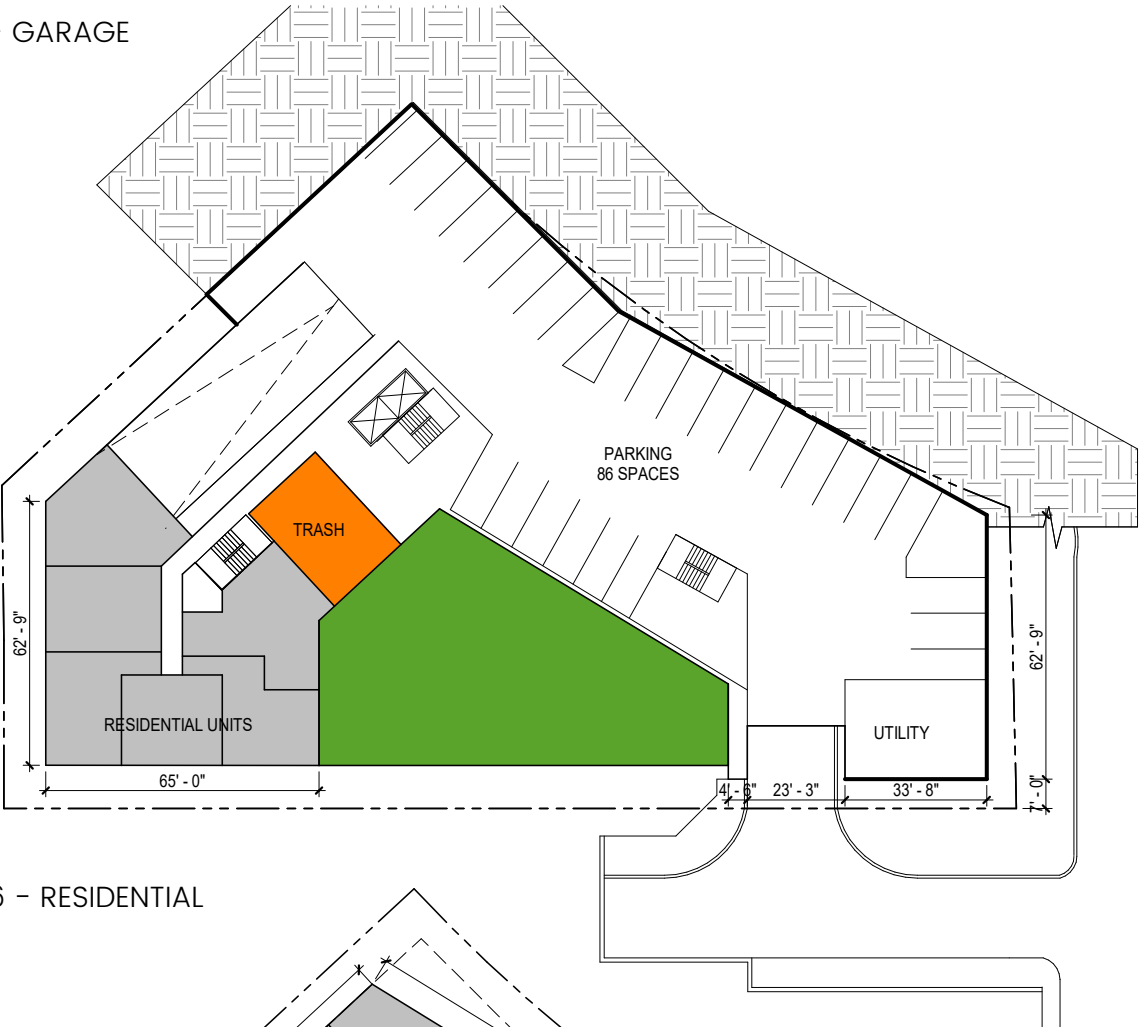
SECTION LOOKING NORTHEAST



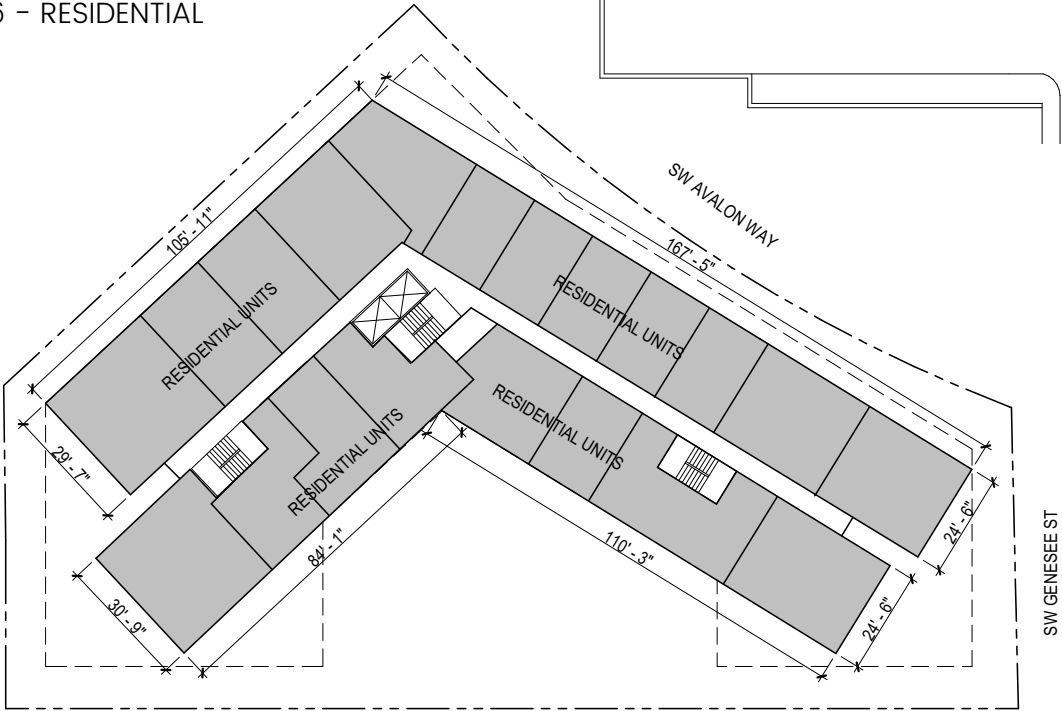
STREET VIEW LOOKING AVALON WAY & GENESEE



LEVEL P1 - GARAGE



LEVEL 2-6 - RESIDENTIAL



LEVEL 1 - LOBBY + RESIDENTIAL

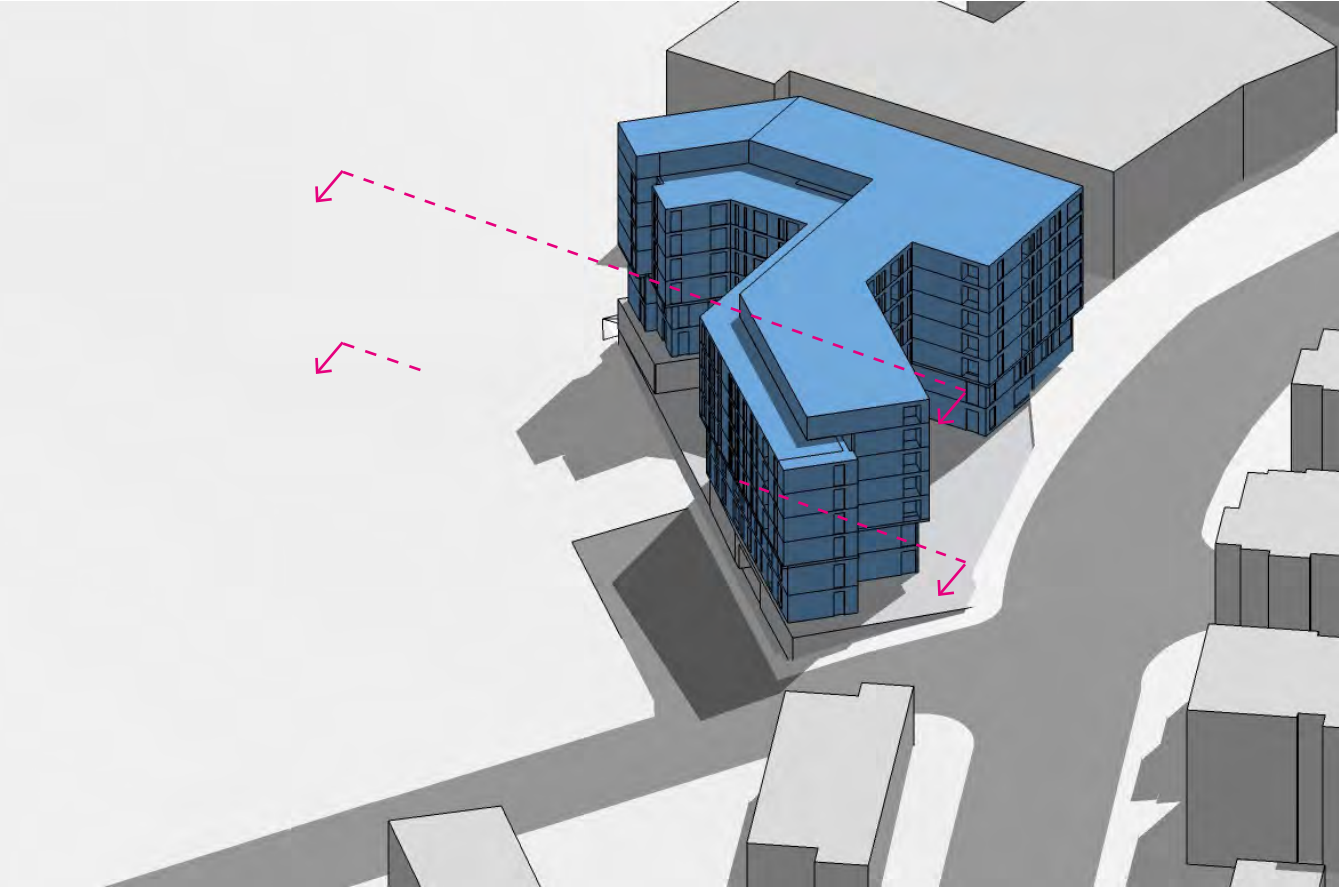


LEVEL ROOF - AMENITY

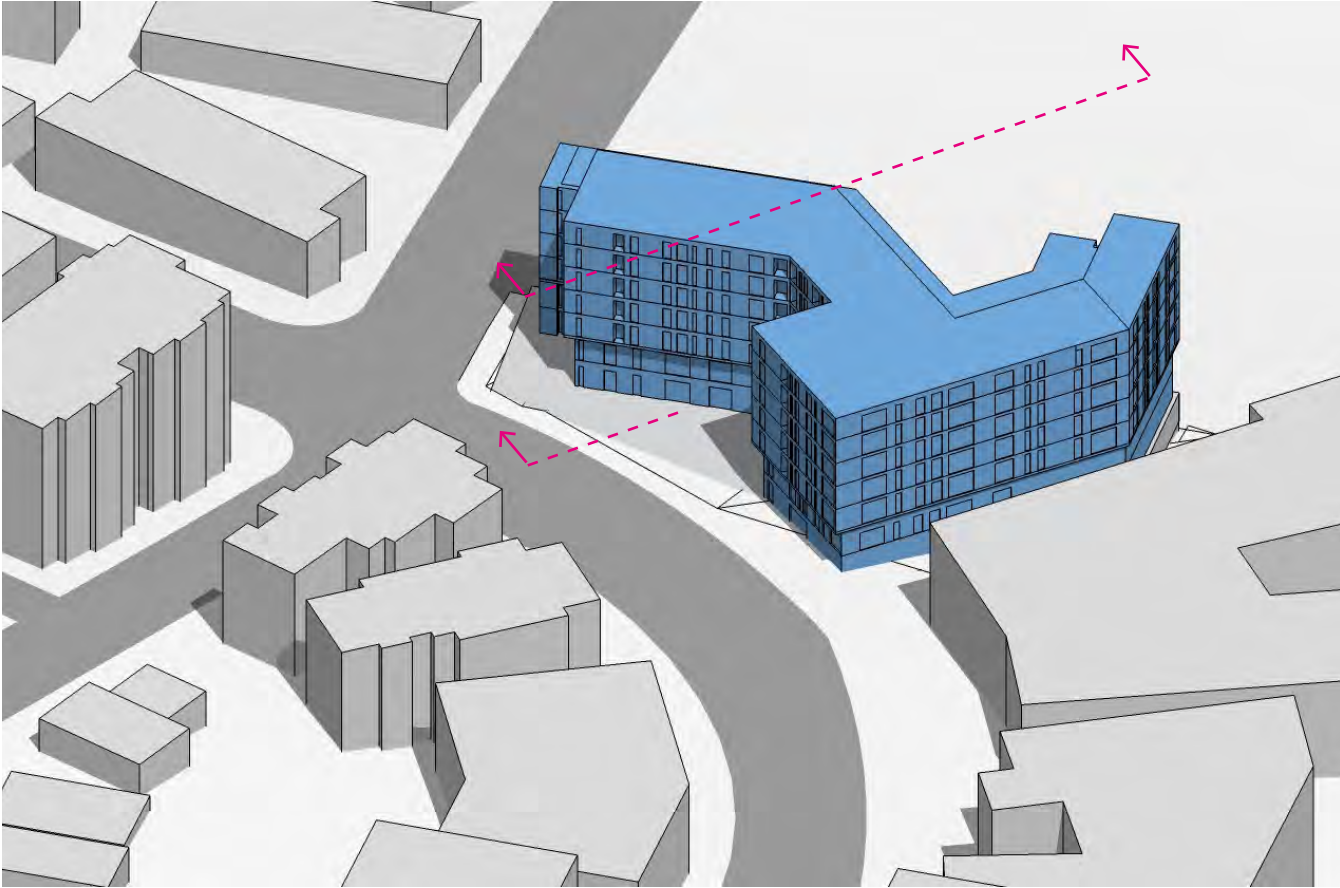
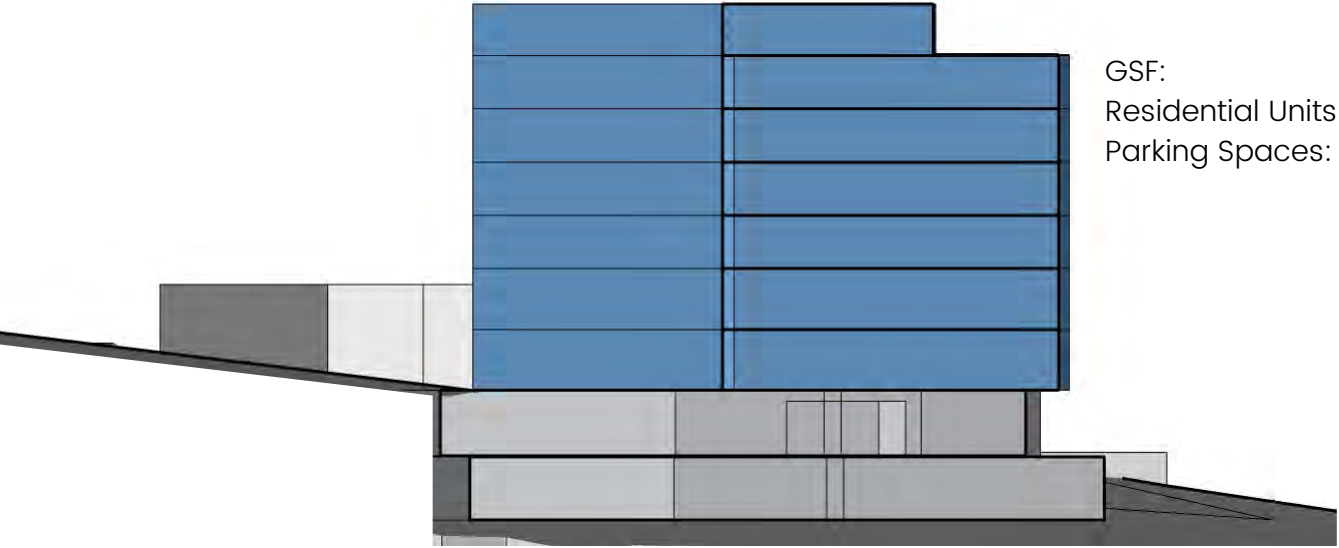


Hybrid Courtyard (Code Compliant)

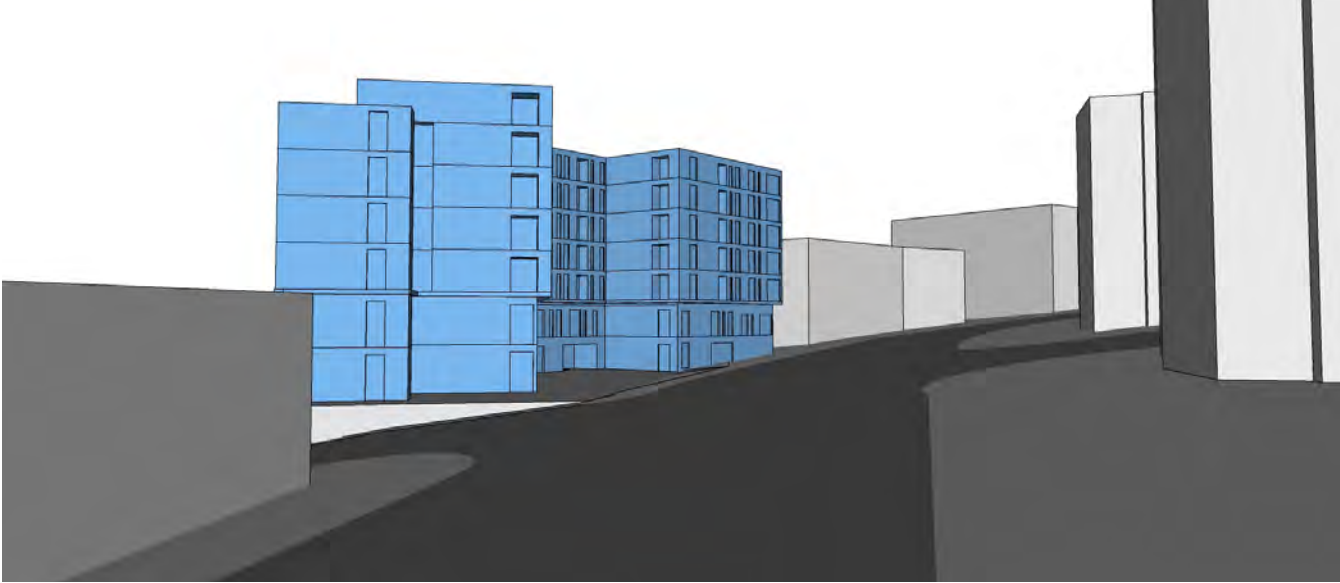
BIRDSEYE VIEW FROM NORTHEAS, LOOKING SOUTHWEST



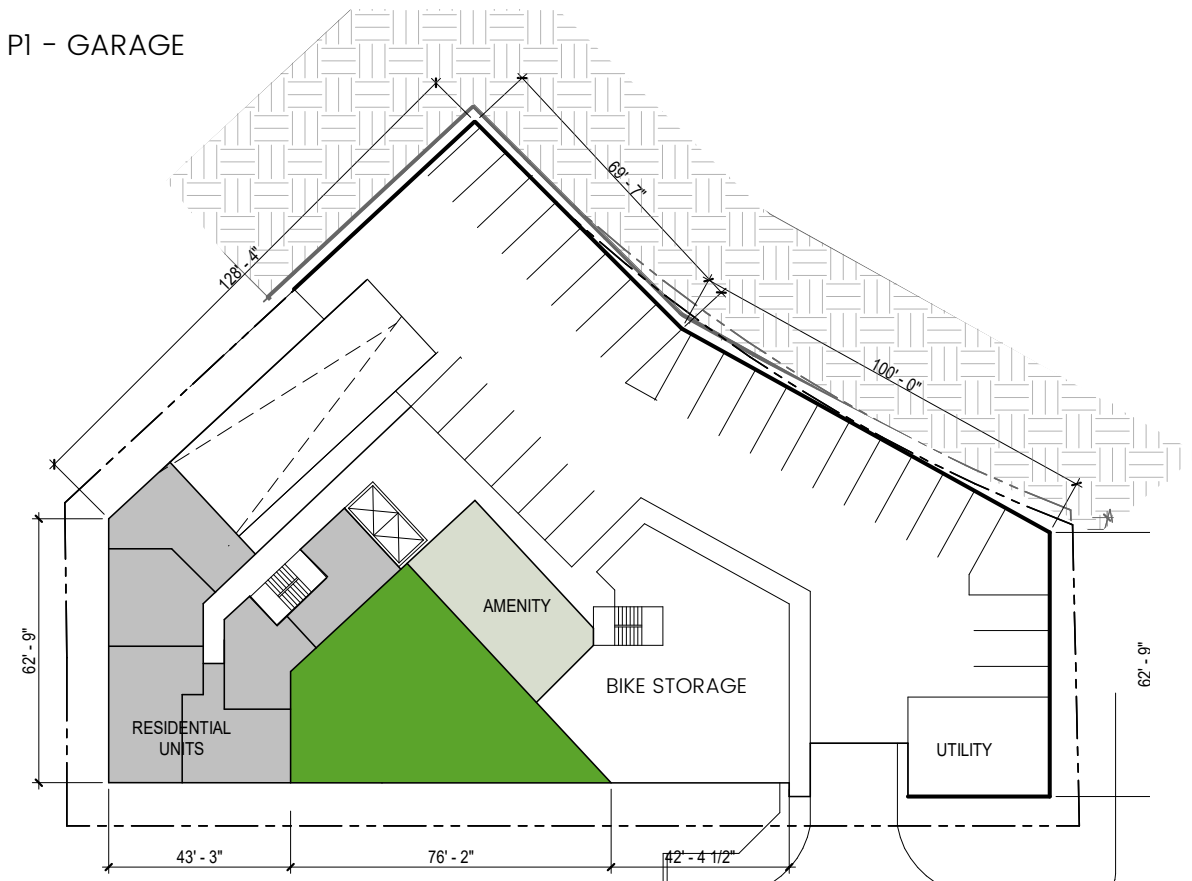
ECTION LOOKING NORTHEAST



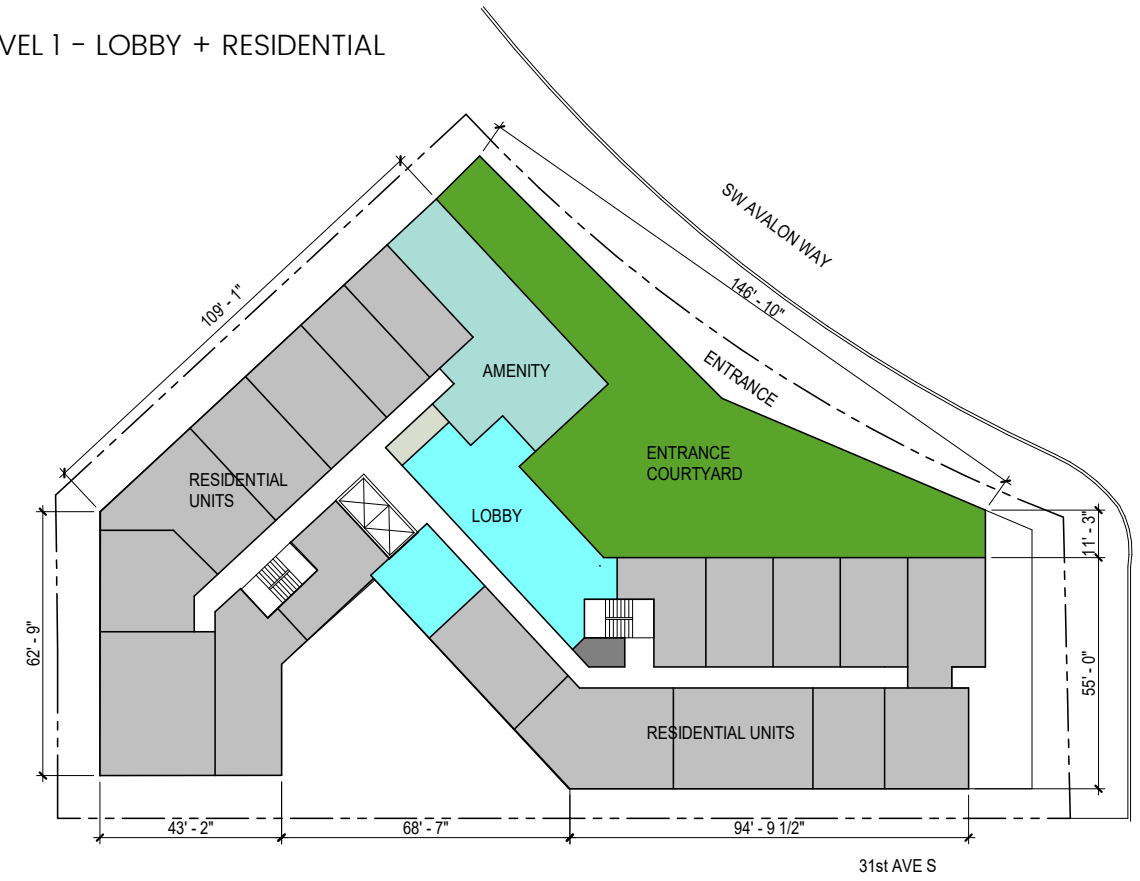
STREET VIEW LOOKING AVALON WAY & GENESEE



LEVEL P1 - GARAGE



LEVEL 1 - LOBBY + RESIDENTIAL



LEVEL 2-6 - RESIDENTIAL



LEVEL ROOF - AMENITY

