

EARLY DESIGN GUIDANCE  
DESIGN REVIEW BOARD MEETING: SEPTEMBER 5, 2019 8:00 PM

SITE LOCATION

DCI # 3034569-EG  
4401 42nd Ave SW  
Seattle, WA 98116

Applicant:  
Cone Architecture  
2226 3rd Ave, Suite 100  
Seattle, WA 98121  
Contact: Jamie Yengel

Owner:  
West Seattle Christian Church  
4400 42nd Ave SW  
Seattle, WA 98116  
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(206) 684-0720

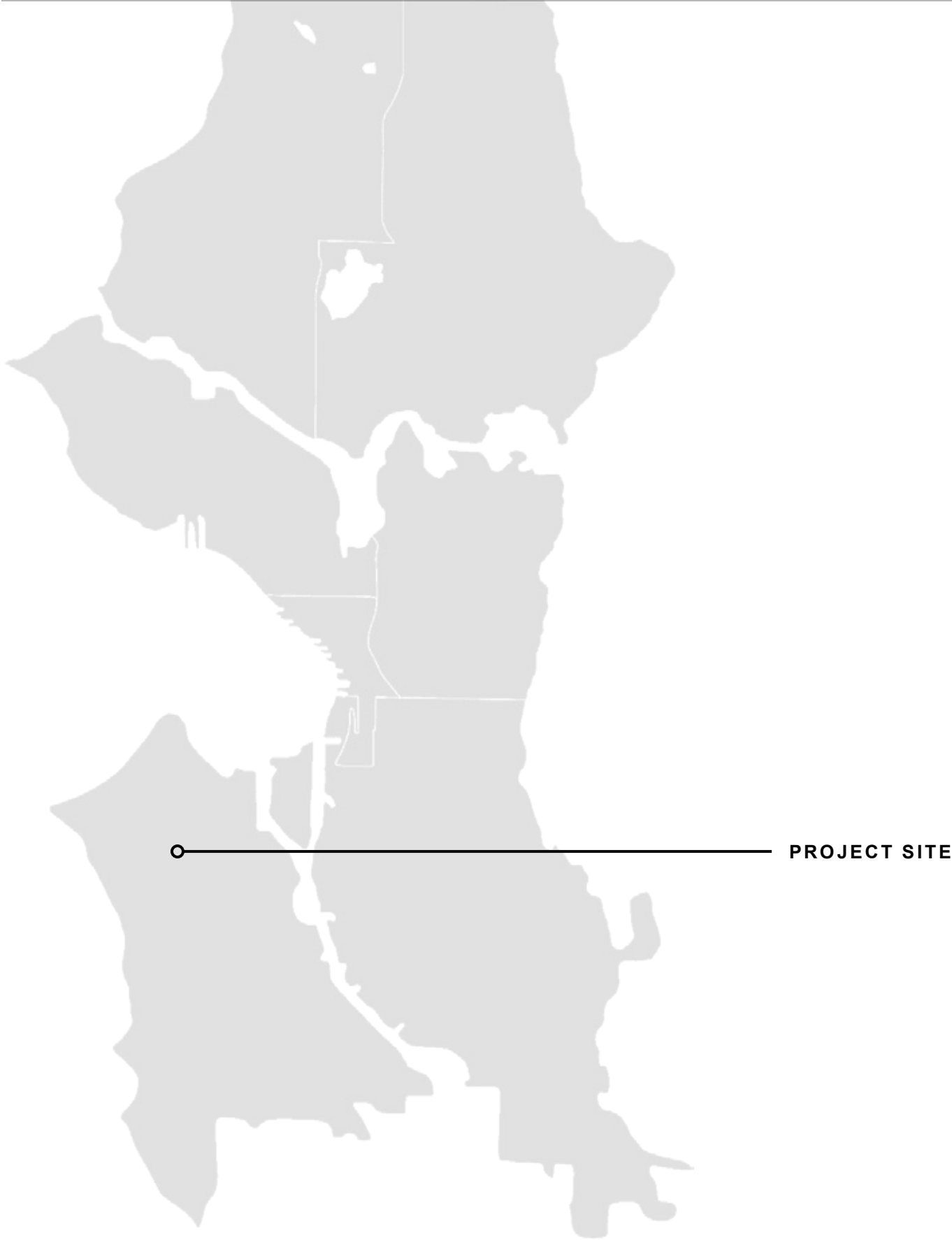


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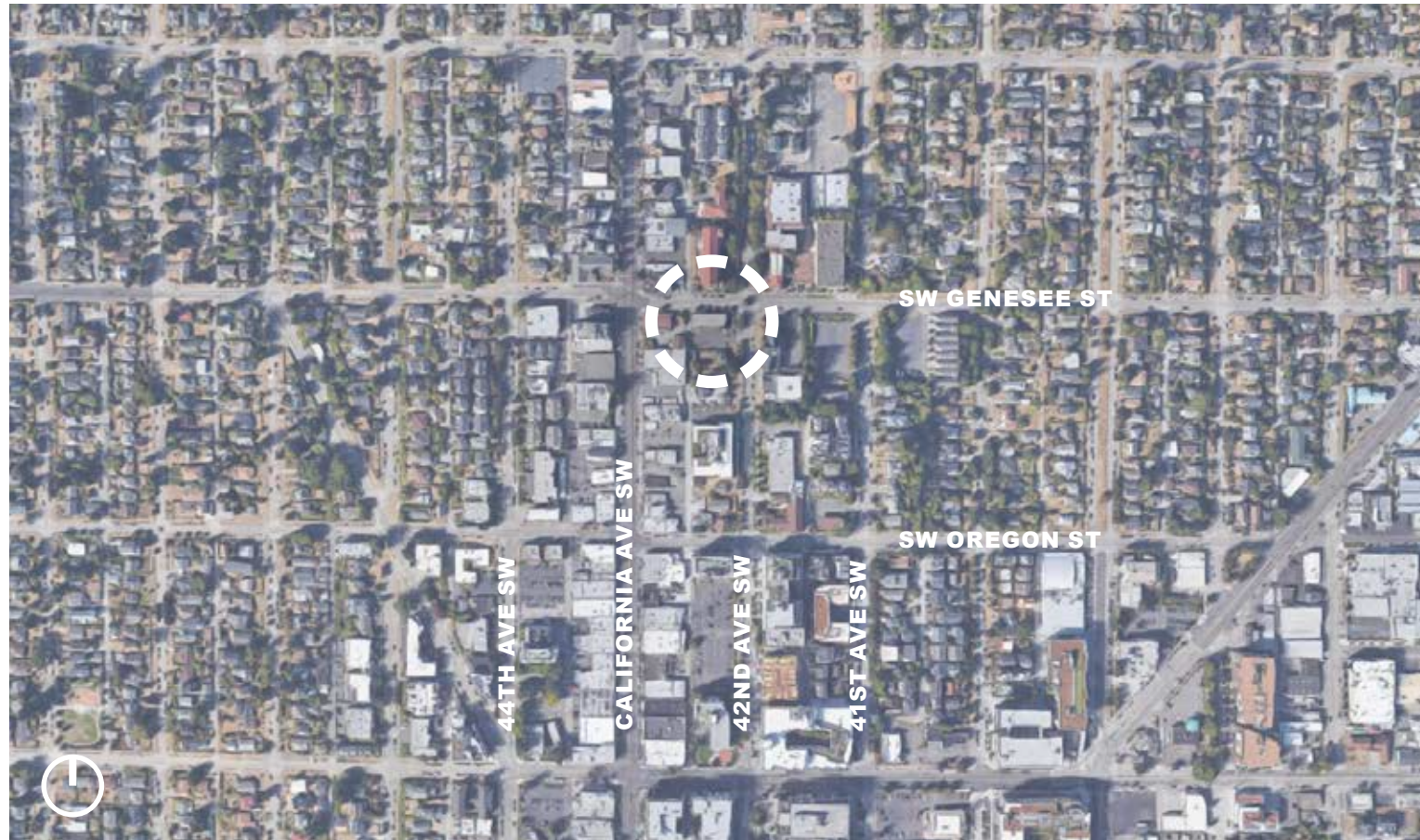
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VICINITY MAP

### EXISTING SITE

The project site consists of one lot (APN 095200-6010) at the SW intersection of 42nd Ave SW and SW Genesee St. The site measures approximately 100 feet wide by 115 feet deep and 11,500 SF. The western portion of the parcel is bordered by an alley. A church is directly across the street to the north and east, and to the south is a townhouse and live/work project in permitting under #6698463-CN and #6708032-CN.

### ZONING AND OVERLAY DESIGNATION

The project parcel is zoned NC2-55(M), indicating that the structure height limit is 55'-0" plus additional applicable height bonuses. The NC zoning jogs to the west and continues for several blocks to the south and one block to the north along California Ave SW. Directly to the east is also zoned NC. Immediately to the north the zone switches to LR2 (M), however a church (non-residential use) currently occupies the lot here. The subject parcel is within the West Seattle Junction (Residential Urban Village).

### SITE LOCATION

4401 42nd Ave SW  
Seattle, WA 98116

### ZONING SUMMARY

Zone: NC2-55(M)  
Overlay: West Seattle Junction  
(Residential Urban Village)

### PROJECT PROGRAM

Site Area: 11,500 SF  
Number of Units:  
72 SEDUs, 6 Live-Work Units  
Number of Parking Stalls: 36  
Proposed Bike Parking:  
72 Long Term, 4 Short Term  
Allowable Floor Area Ratio: 3.75  
Approximate Floor Area Ratio: 3.48

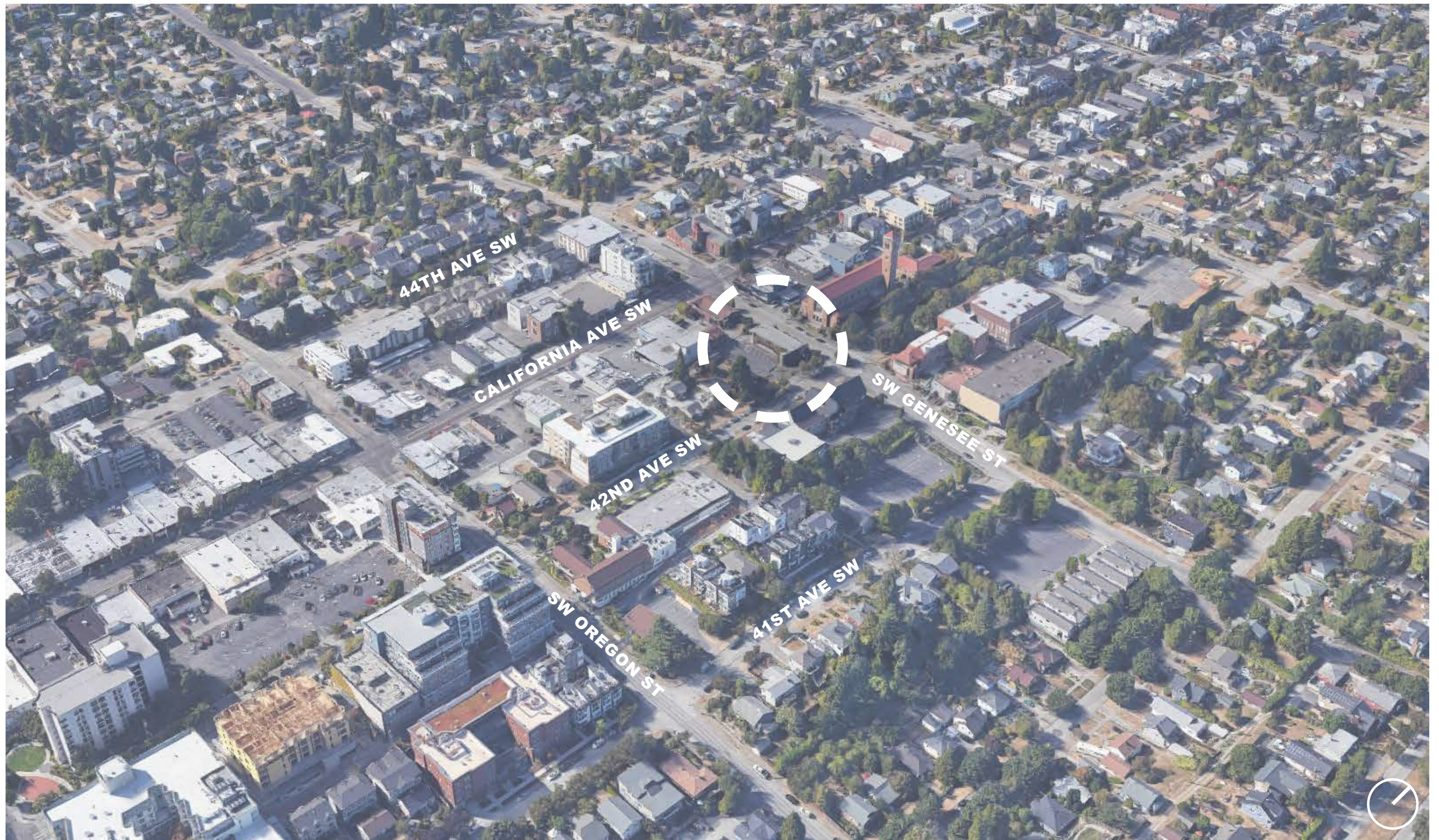
### DEVELOPMENT OBJECTIVES

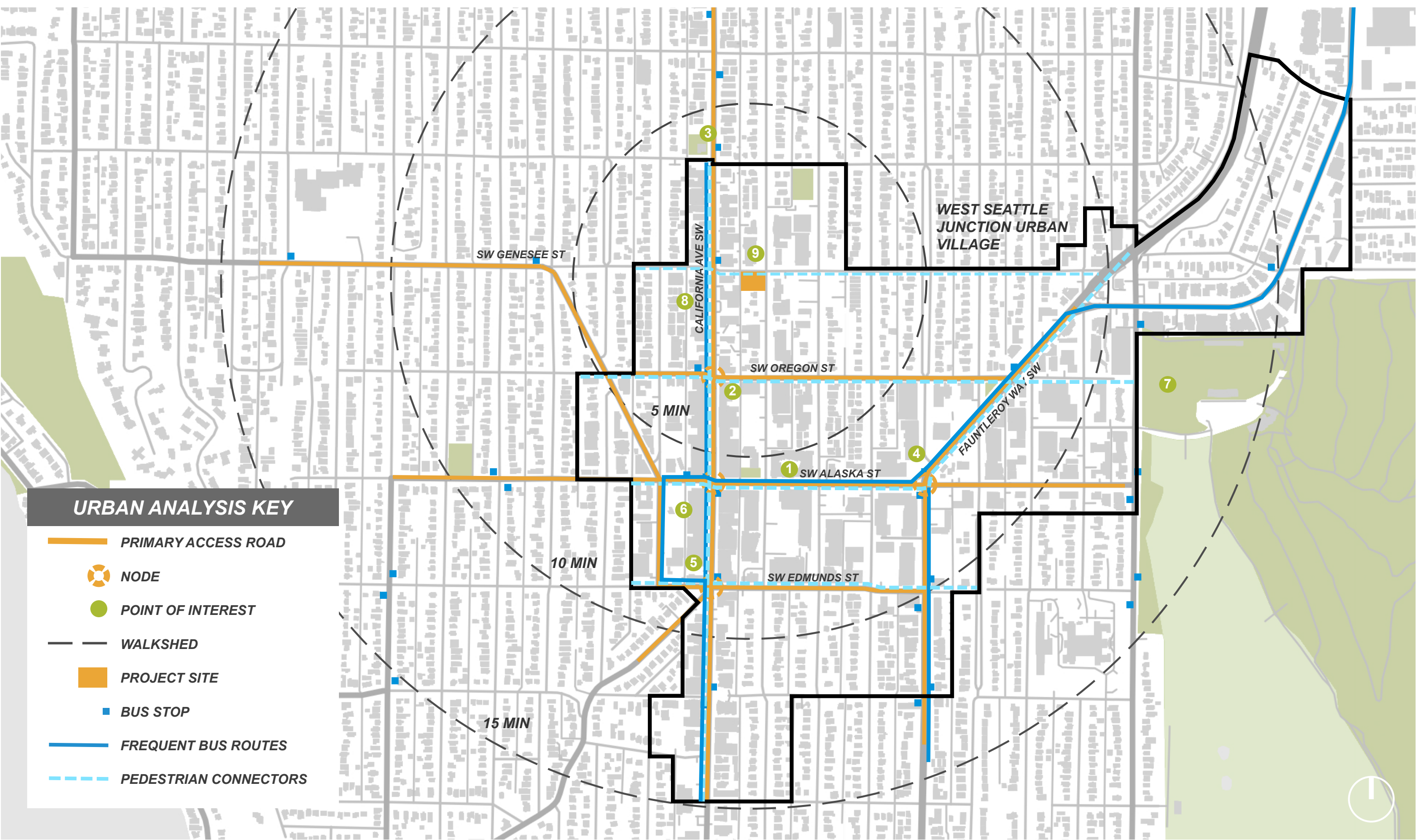
The project proposes the construction of a new mixed-use apartment containing a mix of unit types including small efficiency dwelling units (SEDUs) and live/work units. The objective for these apartments is to provide housing that is within walking distance to the neighborhood core of West Seattle and public transportation. The demographic that will benefit most from this housing will be young professionals, and wage earners in the neighborhood, or city-dwellers seeking a more pedestrian-oriented lifestyle. These apartments will be a transition between the commercial and residential boundaries of the immediate area, and will create convenient housing options that are supportive of the vibrant, active, and community-oriented neighborhood.

### NEIGHBORHOOD DEVELOPMENT

The immediate blocks in the zone are a mix of multi-family apartment buildings, commercial businesses, churches and other religious functions, and single-family homes. There are a variety of commercial buildings along California Ave SW, which includes several restaurants, coffee shops, bars, various small businesses, and a neighborhood grocery store within walking distance. The heart of West Seattle, and associated Farmers Market, are located just two blocks southwest. The C rapid-ride bus line runs along SW Alaska St and provides a quick link between the neighborhood and downtown Seattle. Bus lines also run along California Ave SW for access to the waterfront and Alki Beach. In general, the area is conducive to an active lifestyle and provides the necessary transportation and pedestrian links between the city center and the neighborhood. The proposed project will support increased density in the Junction neighborhood.









1

LOCAL GROCERY



2

NEIGHBORHOOD FARMER'S MARKET



3

DAKOTA PLACE PARK



4

LA FITNESS



5

LOCAL CAFE + BAKERY



6

LOCAL ENTERTAINMENT - ARTSWEST



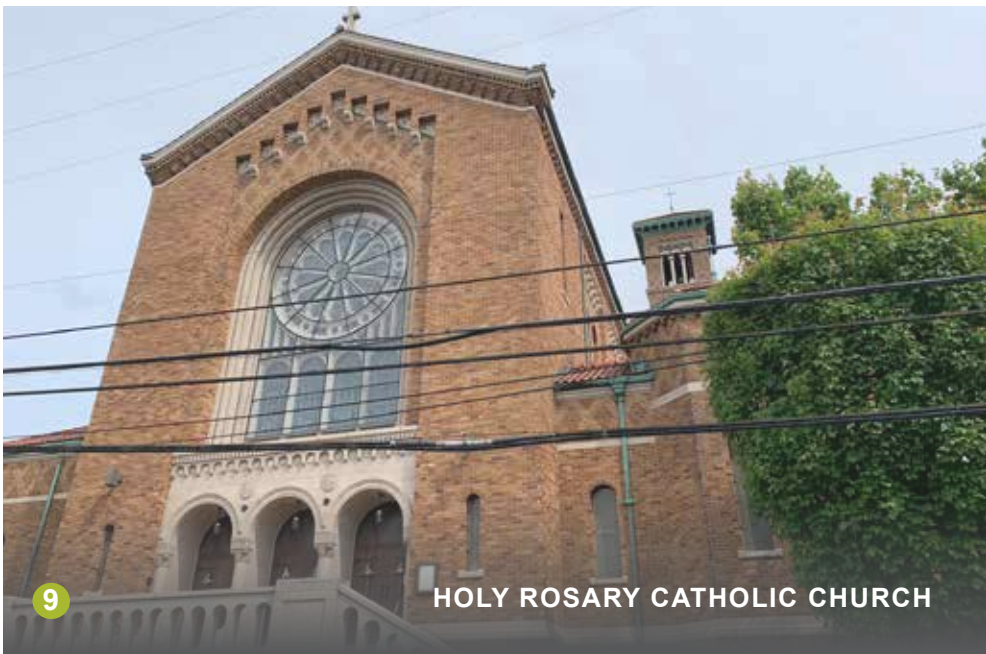
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LOCAL ACTIVITIES - GOLF COURSE



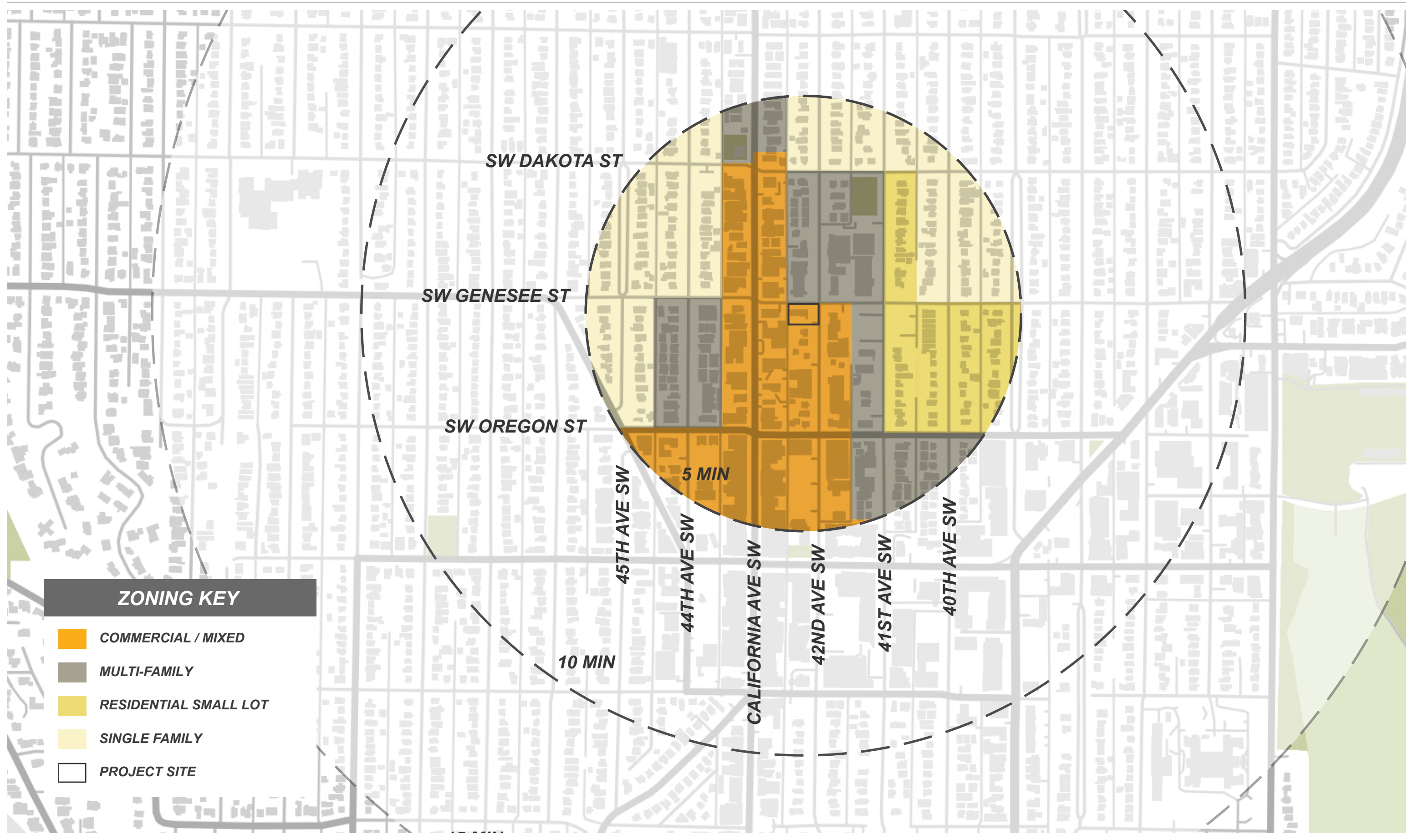
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LOCAL RESTAURANTS



9

HOLY ROSARY CATHOLIC CHURCH



07 / 25 / 19

COMMUNITY MEETING

EARLY OUTREACH FOR DESIGN REVIEW

5-STORY MIXED-USE BUILDING

42ND + GENESEE APARTMENTS

Senior Center of West Seattle

SITE MAP

COMMUNITY MEETING

SENIOR CENTER OF WEST SEATTLE NELSON ROOM  
DATE: Thursday, July 25th  
TIME: 5:00 - 6:00 PM  
LOCATION: 4217 SW Oregon St  
  
Please attend a community meeting at the Senior Center of West Seattle to learn more about the project. The design team will be on hand to present preliminary site plans and discuss overall parameters of the upcoming project. All are welcomed!

TAKE AN ONLINE SURVEY

<https://www.surveymonkey.com/r/9DBCJSZ>  
Give feedback by taking our online survey. This survey will be available from 07/11/19 to 08/02/19

ABOUT THE PROJECT

Cone Architecture is working on the development of 4401 42nd Ave SW. The new development will include a new five story apartment building containing small efficiency dwelling units and live-work units. Parking will be provided off the existing alley at ground level and underground in garage. Planning has just begun and construction could start as early as Spring 2021.

SHARE YOUR THOUGHTS

We want to hear from the community about the 42nd + Genesee Apartments. Please share your concerns and priorities for this new building and for the overall neighborhood at the community meeting or by taking the online survey.  
  
Information you share in this survey could be made public. Please do not share any personal/sensitive information.

ADDITIONAL INFORMATION

You can track our progress through the permitting process. Search the project address "4401 42nd Ave SW" or project number "3034569-EG" in the Design Review Calendar and the Seattle Services Portal.

CONE ARCHITECTURE

ADDRESS:  
4401 42ND AVE SW  
SEATTLE, WA  
  
SDCI RECORD NUMBER:  
3034569-EG  
  
APPLICANT:  
CONE ARCHITECTURE  
  
CONTACT:  
JAMIE YENGEL  
info@cone-arch.com  
206-693-3133

COMMUNITY OUTREACH POSTER

CONE ARCHITECTURE

August 2, 2019

Early Community Outreach Documentation

42nd & Genesee Apartments Community Outreach

SDCI Record Number:

3034569-EG

Project Address:

4401 42nd Ave SW

Summary of Outreach Plan:

1. Printed Outreach:

Poster, high impact

- Requirement: Posters hung in a minimum of 10 local businesses, community centers, or other publicly accessible venues, located a half-mile from the proposed site. At least half must be visible from the sidewalk.
- What we did: Posters were hung in 15 locations according to and exceeding requirements. Poster, spreadsheet with locations, and photos included in this document.

Date: Posters were hung 07/11/2019  
Materials attached: Poster, spreadsheet with locations, and photos.

2. Electronic/Digital Outreach:

Cone Architecture designed an online survey through Survey Monkey that provided a brief summary, address of the project, SDCI record number, information about the date/time/location of community meeting, email address to provide feedback, where additional information can be found, a collection of information statement, site plan, and five questions.  
  
Survey link: <https://www.surveymonkey.com/r/9DBCJSZ>  
Public informed by: Printed Outreach Poster  
Date: Survey launched 07/11/2019  
Survey closed 08/02/2019  
Materials Attached: Screenshot of Survey Monkey survey

3. In-Person Outreach:

Cone Architecture hosted a community meeting at the Senior Center of West Seattle where the public and representatives of community organizations were invited to attend to express their thoughts. The meeting was held from 5-6 pm. Cone Architecture presented the project to members of the community. A site plan and 3d images were presented to help visualize the proposed project. The discussion aimed to answer the concerns and questions brought up by the community as well as present the information described on the attached agenda to inform the community of the projects initial steps and how to further engage in the processes in the future.  
  
Date: Thursday, July 25, 2019, 5-6 pm  
Location: Senior Center of West Seattle, 4217 SW Oregon Street  
Materials attached: Sign-In Sheet, Meeting Agenda

Tel. (206) 693-3133

2226 3rd Ave, Suite 100, Seattle, WA 98121

[www.cone-arch.com](http://www.cone-arch.com)

COMMUNITY OUTREACH PLAN

CONE ARCHITECTURE

August 2, 2019

Early Community Outreach Documentation

42nd & Genesee Apartments Community Outreach

SDCI Record Number:

3034569-EG

Project Address:

4401 42nd Ave SW

Summary of Community Responses:

1. Electronic/Digital Outreach:

Cone Architecture received no responses to the survey that was created through Survey Monkey. The responses received are as follows:  
  
No responses received.

2. In-Person Outreach:

The in-person outreach brought up a range of discussion points that are outlined on the following page.  
  
Project Type Comments:

- Excited to see that all SEDU's have an In-Unit Washer/Dryer and Full Kitchen
- Glad that parking has been included in the project
- Supportive of density to provide needed housing in community

Massing Strategy Comments:

- Positive feedback on scale and height of proposed project

Material Comments:

- Would like to see more material studies for the proposed massing

Tel. (206) 693-3133

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COMMUNITY OUTREACH MEETING RESPONSE

ADDRESSES: 4401 42nd Ave SW  
PARCEL #: 095200-6010  
ZONING: NC2-55 (M)  
OVERLAYS: West Seattle Junction  
SITE AREA: 11,500 SF

23.47A.004 PERMITTED USES

Permitted outright:

- Residential
- Live/Work Units

23.47A.012 STRUCTURE HEIGHT

Allowed Maximum Base Height	55'-0"
4' Additional Allowed for Rooftop Features (Parapets, Clerestories, etc.)	59'-0"
16' Additional Allowed for Stair & Elevator Penthouses	71'-0"

23.86.006 STRUCTURE HEIGHT MEASUREMENT

The height of a structure is the difference between the elevation of the highest point of the structure not excepted from applicable height limits and the average grade level (“average grade level” means the average of the elevation of existing lot grades at the midpoint, measured horizontally, of each exterior wall of the structure, or at the midpoint of each side of the smallest rectangle that can be drawn to enclose the structure.)

23.47A.013 FLOOR AREA RATIO

Maximum Floor Area Ratio: 3.75 (43,125 SF)

23.47A.014 SETBACKS REQUIREMENTS

Setback requirements for lots abutting or across the alley from residential zone

- Site not adjacent to a residential zone

Other: Seattle Interpretation of SBC 1205 and 1206 - SEDU Story count for natural light

High Voltage Lines - 14'-0" radial setback

23.47A.016 LANDSCAPING AND SCREENING STANDARDS

- Green Factor score of .30 or greater, per Section 23.86.019, is required for any lot with development containing more than four new dwelling units.
- Street trees are required when any development is proposed, except as provided in subsection 23.47A.016.B.2 and Section 23.53.015.
- Existing street trees shall be retained unless the Director of Transportation approves their removal.
- The Director, in consultation with the Director of Transportation, will determine the number, type and placement of street trees to be provided.

23.47A.024 AMENITY AREA

Required: 5% of Gross Floor Area in Residential Use  
5% x 43,125 SF = 2,156.25 SF Minimum

23.54.015 REQUIRED PARKING

Parking required at a rate of 1 stall per every 2 SEDUs

- Stall size for residential uses: 60% medium stall size, and 40% any size

23.54.040 SOLID WASTE & RECYCLABLE MATERIALS STORAGE AND ACCESS

Residential, 51-100 dwelling units: 375 SF + 4 SF for each additional unit above 50

The minimum horizontal dimension of required solid waste storage space is 12 feet.

Live/works can be both residential or commercial depending on the final tenant use of the space. If the live/work tenant use is unknown, then solid waste must be treated as a commercial component and will require separate storage spaces from that of the residential.

23.47A.008 STREET-LEVEL DEVELOPMENT STANDARDS

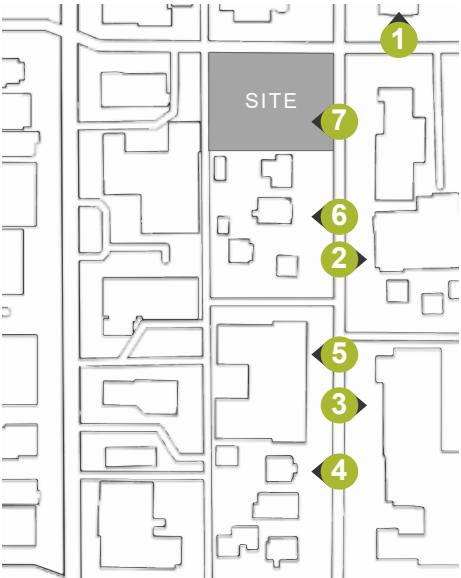
- Blank segments of the street-facing facade between 2 feet and 8 feet above the sidewalk may not exceed 20 feet in width. The total of all blank facade segments may not exceed 40% of the width of the facade of the structure along the street.
- 60% of the street facing facade between 2 and 8 feet shall be transparent.
- Nonresidential uses greater than 600 square feet shall extend an average depth of at least 30 feet and a minimum depth of 15 feet from the street-level street-facing facade.
- Nonresidential uses at street level shall have a floor-to-floor height of at least 13 feet.
- At least one of the street-level street-facing facades containing a residential use shall have a visually prominent pedestrian entry
- The floor of a dwelling unit located along the street-level street-facing facade shall be at least 4 feet above or 4 feet below sidewalk grade or be set back at least 10 feet from the sidewalk.

23.47A.008.E STREET-LEVEL LIVE-WORKS

The portion of each such live-work unit in which business is conducted must be a minimum of 300 square feet and must be located between the street and the residential portion of the live-work unit. The non-residential portions of the unit shall extend the width of the street-level, street-facing facade, shall extend a minimum depth of 15 feet from the street-level, street-facing facade, and shall not contain any of the primary features of the residential (live) portion of the live-work unit, such as kitchen, sleeping, or laundry facilities, or bathrooms containing a shower or bathtub. These basic residential features shall be designed and arranged to be separated from the work portion of the live-work unit by a physical divider such as a wall or partition.



PROJECT SITE - LOOKING WEST





ACROSS FROM PROJECT SITE - LOOKING NORTH



PROJECT SITE - LOOKING SOUTH



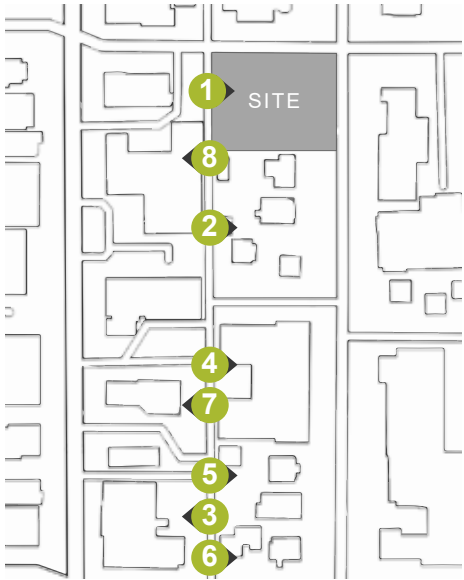
ACROSS FROM PROJECT SITE - LOOKING EAST



PROJECT SITE - LOOKING EAST



ACROSS FROM PROJECT SITE - LOOKING WEST

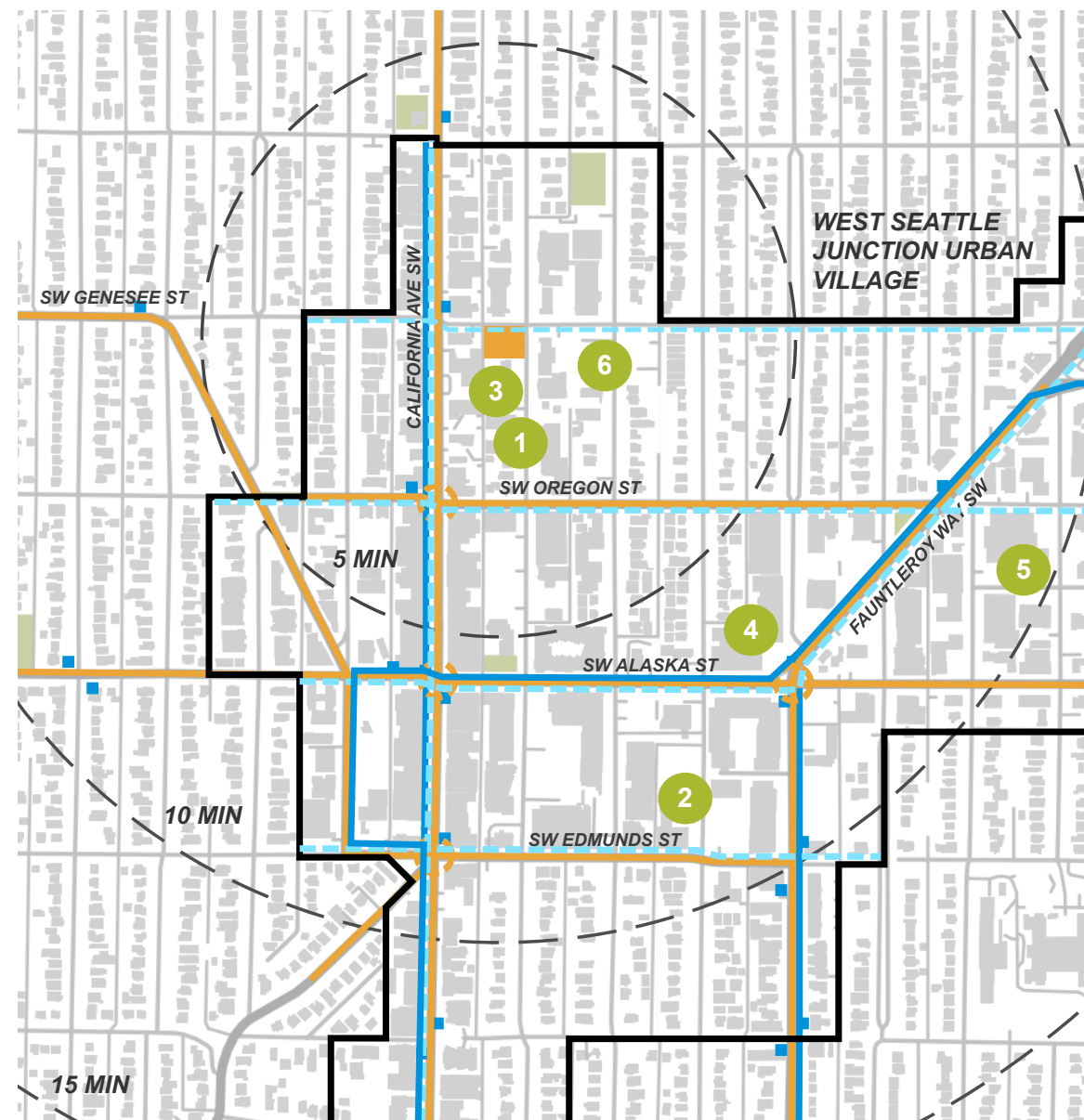


## OVERALL NEIGHBORHOOD CONCEPTS

- Upper floor has a different material from the front facade
- Window rhythm is grouped together and framed rather than stacked
- Entry condition is prominent with metal overhang at street
- Prominent corner lots incorporate new material at corner

## MAJOR MOVES

- **(2) 4745 40TH AVE SW** This building emphasizes its corner location by changing the material and framing the upper volume windows at the street intersection. The ground level has a heavier material base.
- **(5) 4600 36TH AVE SW** This building has a square proportion and one massing move that extends up the entire building at the street corner. The entry location is emphasized with a large awning.

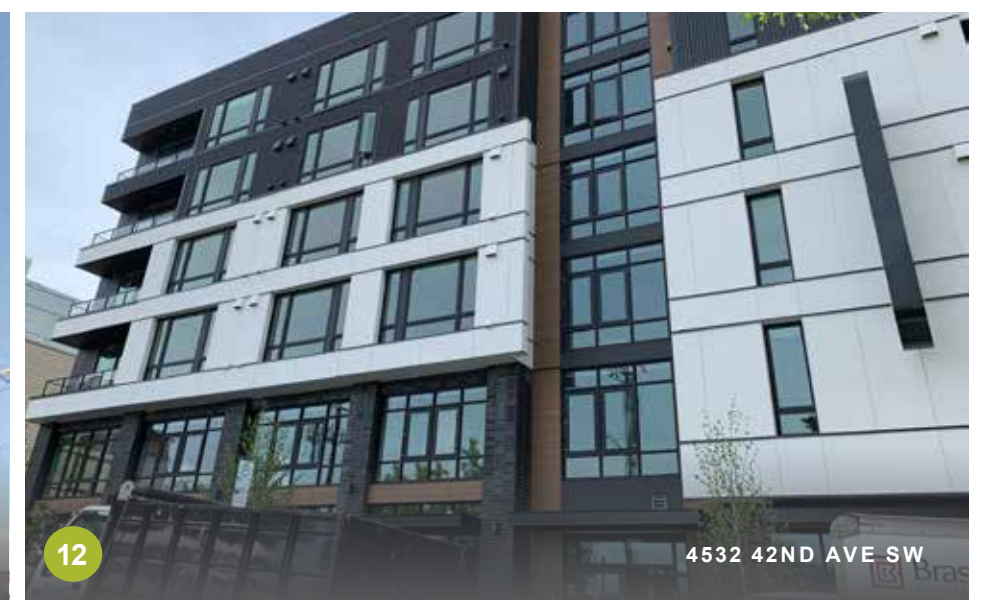
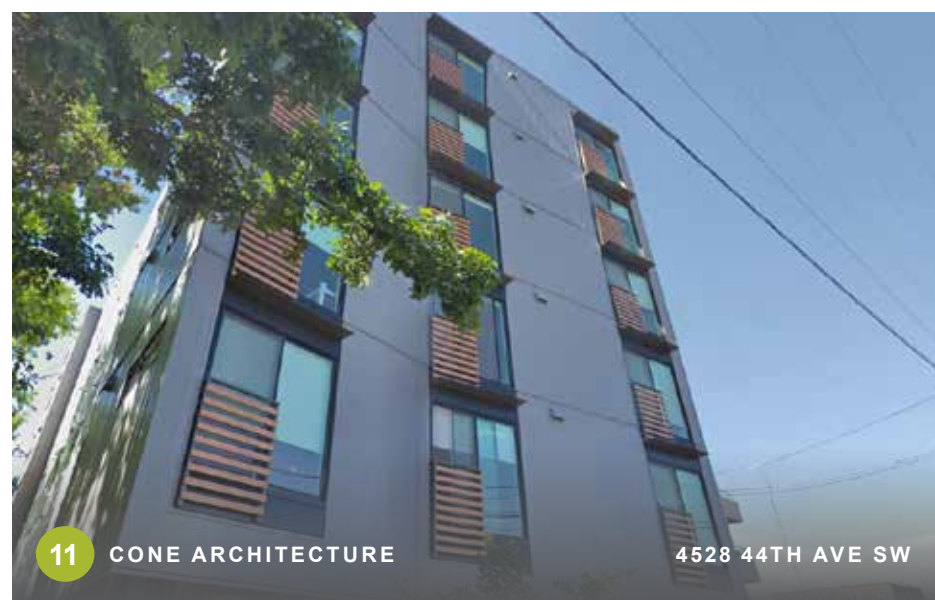
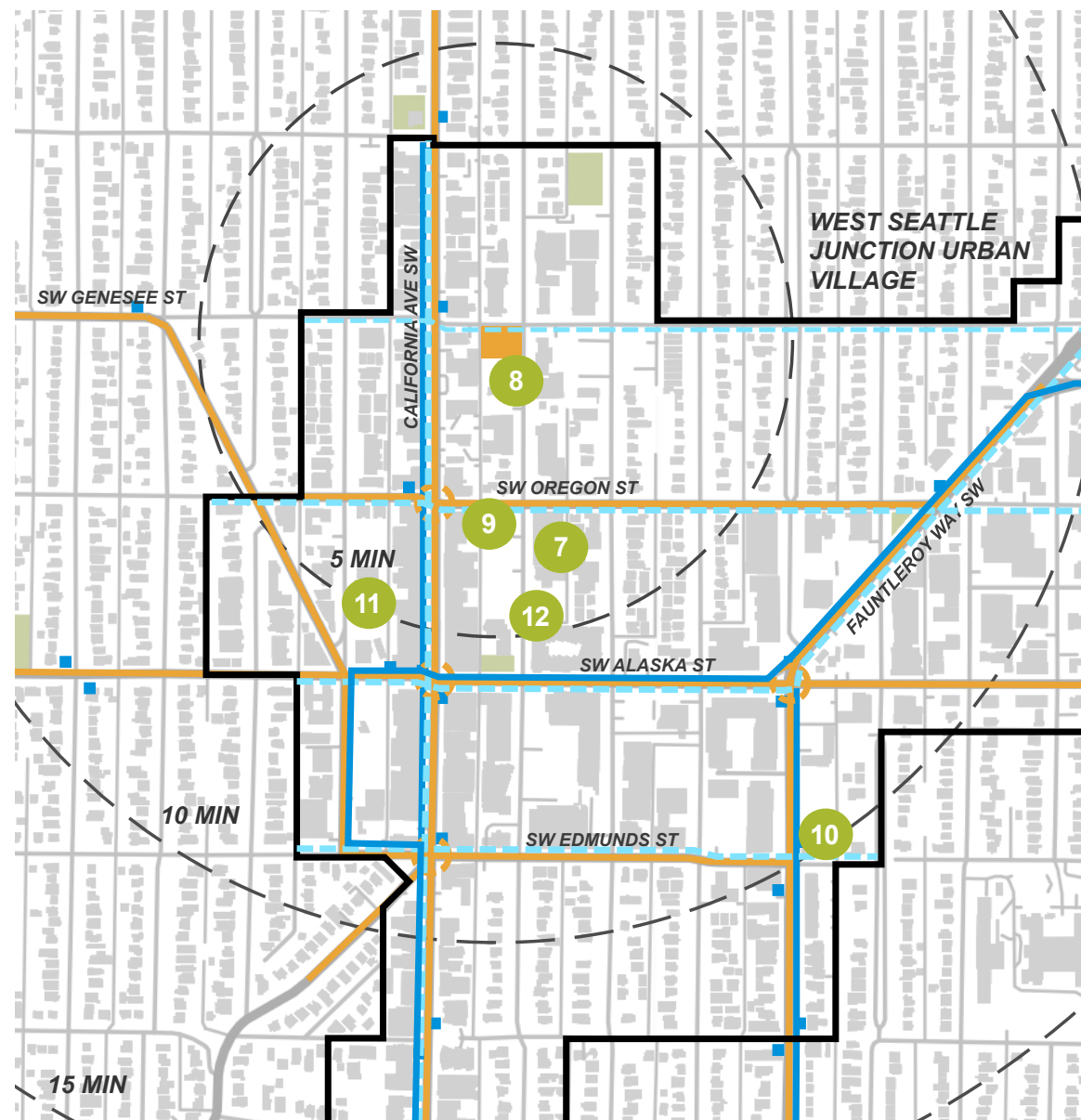


## OVERALL NEIGHBORHOOD CONCEPTS

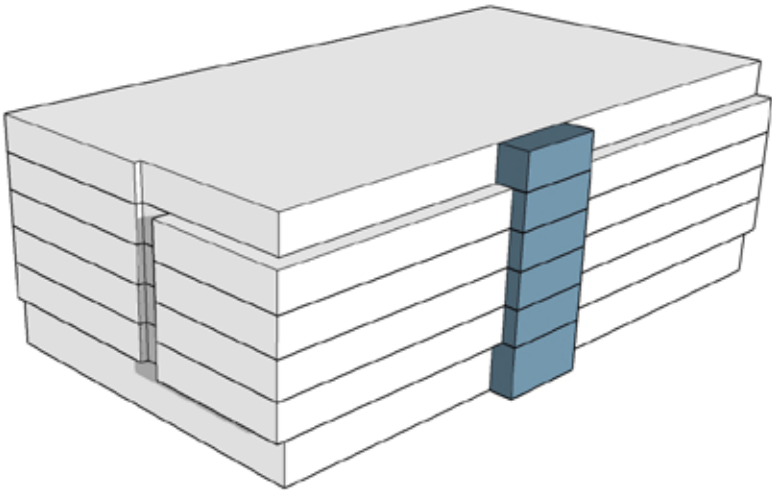
- Ground floor has a heavier or darker base color from that of above
- Upper levels overhang the lower levels slightly
- Window rhythm stacks vertically
- Entry condition is prominent with vertical modulation emphasis
- Prominent corner lots incorporate new material at corner

## MAJOR MOVES

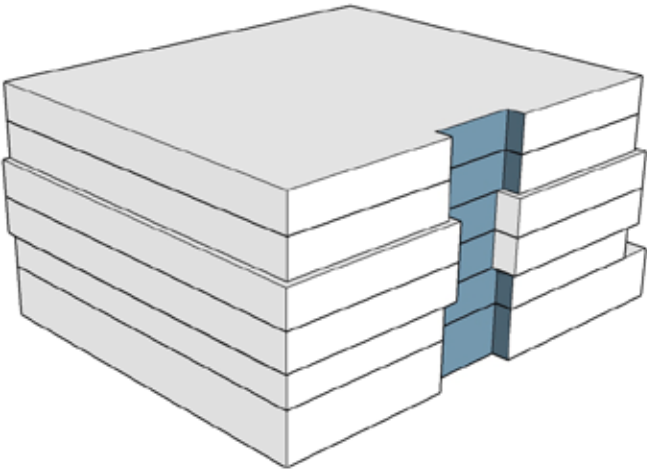
- **(10) 4754 FAUNTLEROY WAY SW** This building has a square proportion similar to the proposed options and is on a corner lot. This project has a relatively flat facade except for one mass that is set in from the overall form and extends up the entire building at the corner. The corner mass is emphasized with a different material and a different roof height.



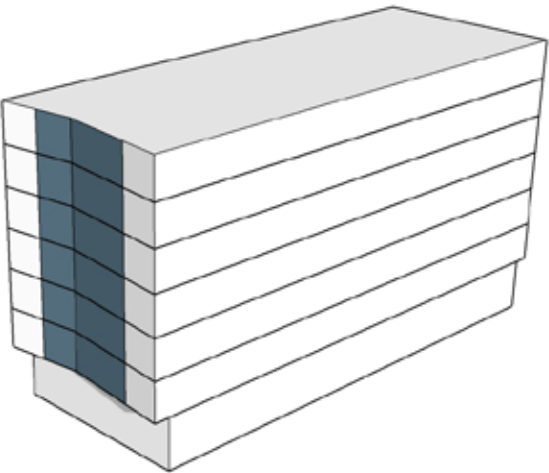
VERTICAL ELEMENT TO EMPHASIZE THE ENTRY LOCATION



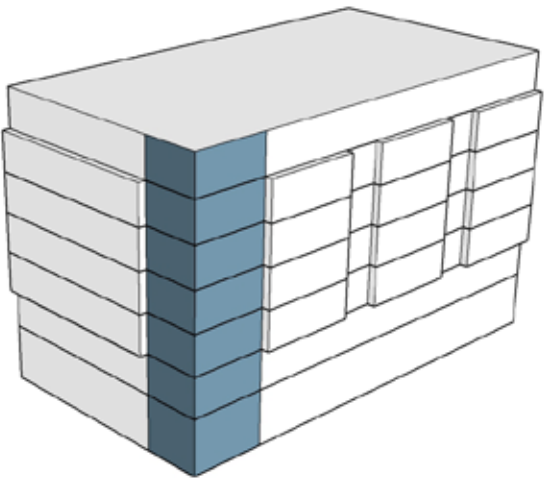
4502 42ND AVE SW 7



4532 42ND WAY SW 12

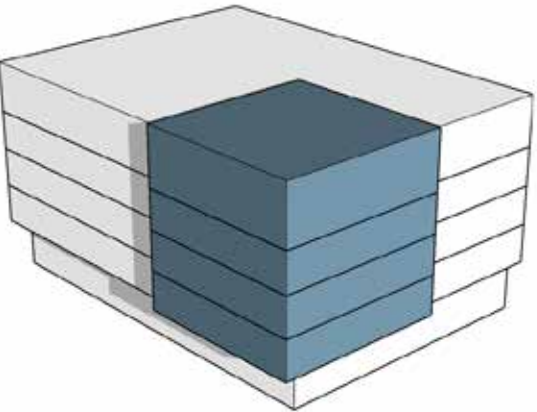


4528 44TH AVE SW 11

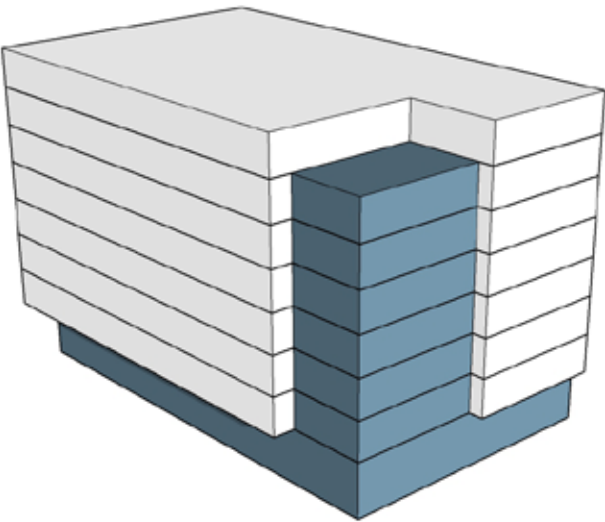


4505 42ND AVE SW 9

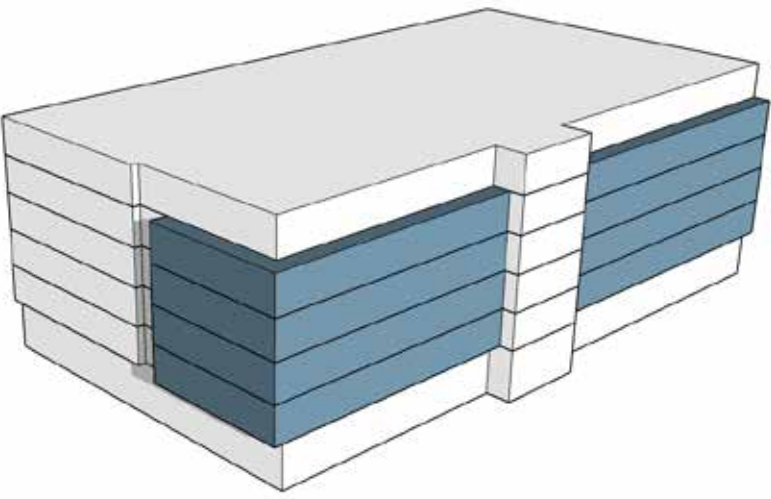
PROMINENT CORNER MODULATION AT STREET INTERSECTION



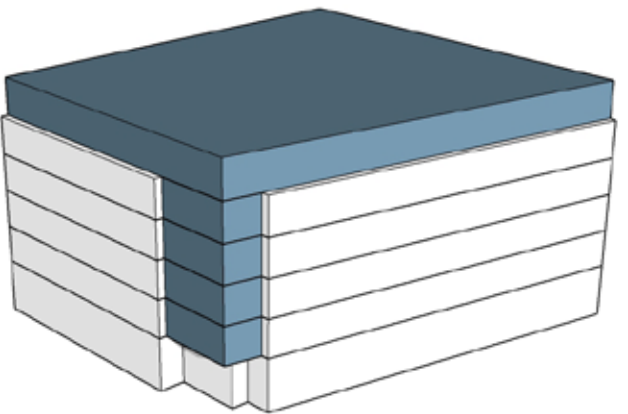
4600 36TH AVE SW 5



4754 FAUNTLEROY WAY SW 10



4502 42ND AVE SW 7



4000 SW ALASKA ST 4



PRECEDENT IMAGE - HUXLEY APTS (MITHUN)

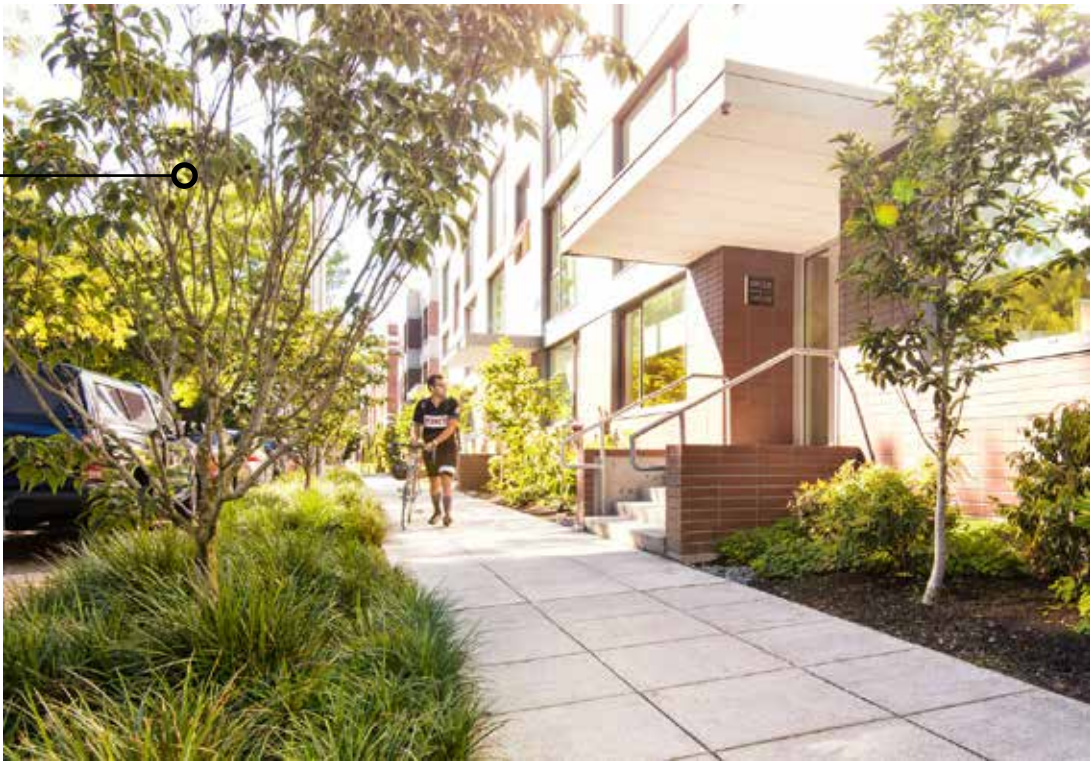
CS2. I. Streetscape Compatibility

Reduce the scale of the street wall with well organized commercial and residential bays and entries, and reinforce this with placement of street trees, drop lighting on buildings, benches and planters.

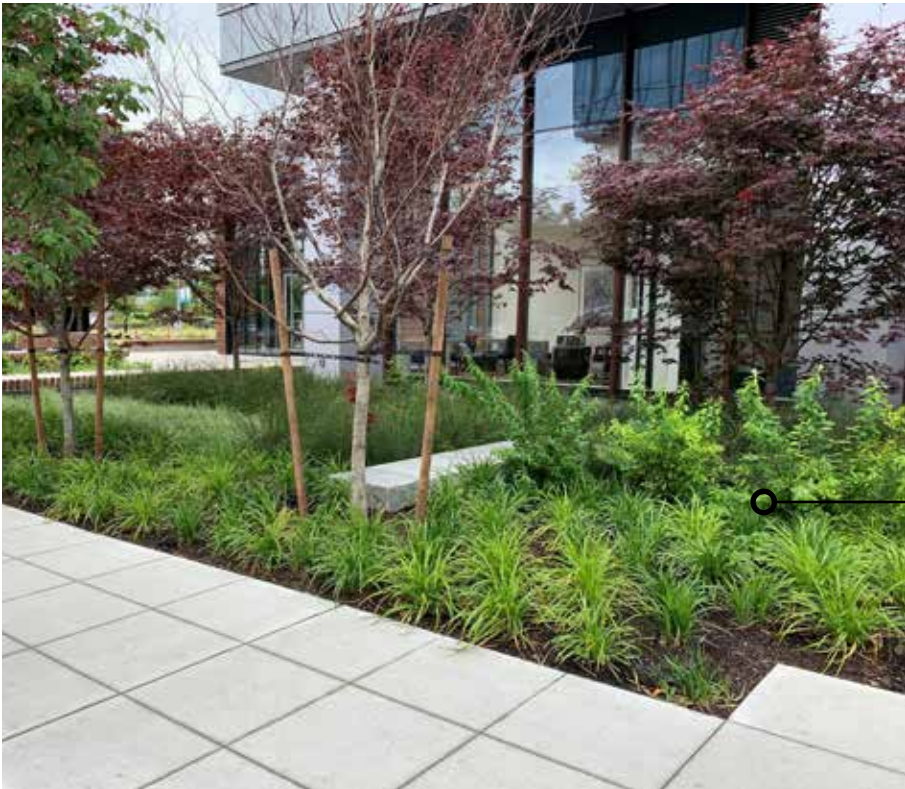
Provide recessed entries and ground-related, small open spaces as appropriate breaks in the street wall.

PL1. I. Human Activity

An active and interesting sidewalk engages pedestrians through effective transitions between the public and private realms. Consider setting the building back from the front property line to create an effective transition between the private and public realm.



RESTORE RIGHT OF WAY PLANTING STRIP WITH NATIVE PLANTINGS



STREETSCAPE LANDSCAPING

CS2. I. Streetscape Compatibility

A pedestrian-oriented streetscape is perhaps the most important characteristic to be achieved in new development in the Junction's mixed use areas (as previously defined). New development—particularly on SW Alaska, Genesee, Oregon and Edmunds Streets—will set the precedent in establishing desirable siting and design characteristics in the right-of-way.

CS2. II. Corner Lots

Pedestrian activities are concentrated at street corners. These are places of convergence, where people wait to cross and are most likely to converse with others. Public space at the corner, whether open or enclosed, should be scaled in a manner that allows for pedestrian flow and encourages social interaction.



SMALL SCALE PUBLIC SPACE AT CORNER



PRECEDENT IMAGE - ROOSTER APTS (WEINSTEIN AU)

**PL2. II. Pedestrian Open Spaces and Entrances**

Streetscape amenities mark the entry and serve as way finding devices in announcing to visitors their arrival in the commercial district. Consider incorporating the following treatments to accomplish this goal

- Pedestrian scale sidewalk lighting
- Accent pavers at corners and midblock crossings
- Planters and seating
- Overhead weather protection

**DC2. II. Human Scale**

Facades should contain elements that enhance pedestrian comfort and orientation while presenting features with visual interest that invite activity.



ACTIVE ARCHITECTURAL ELEMENTS



PRECEDENT IMAGE - HUXLEY APTS (MITHUN)

**DC2. I. Architectural Concept and Consistency**

The use and repetition of architectural features and building materials, textures and colors can help create unity in a structure. Consider how the following can contribute to a building that exhibits a cohesive architectural concept

- Facade modulation and articulation
- Windows and fenestration patterns
- Trim and moldings
- Grilles and railings
- Lighting and signage

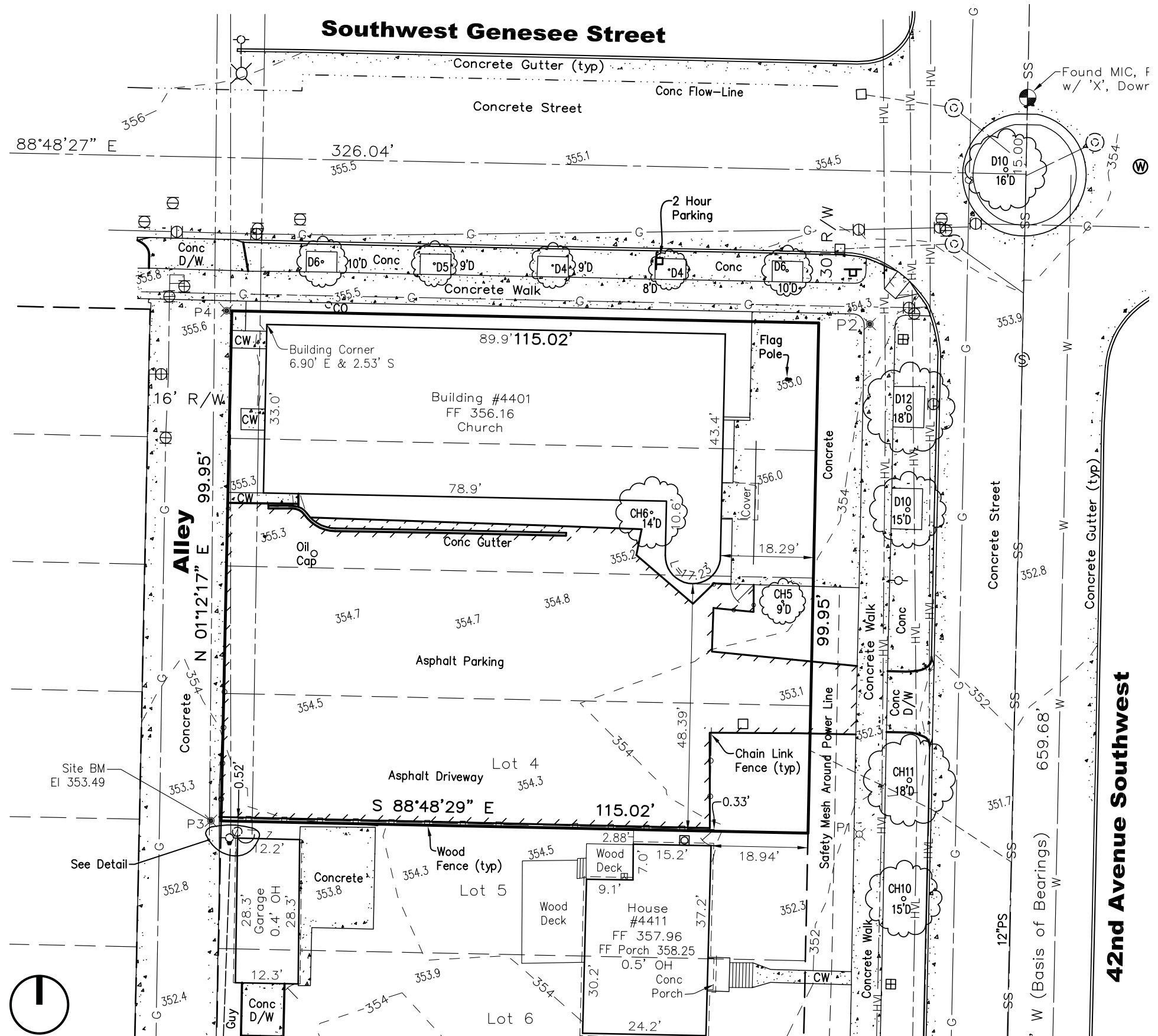
**CS2. III. Height, Bulk and Scale**

New buildings should use architectural methods including modulation, color, texture, entries, materials and detailing to break up the façade. The arrangement of architectural elements, materials and colors should aid in mitigating height, bulk and scale impacts of development, particularly at the upper levels.



FACADE MODULATION AND TEXTURE

CS2. URBAN PATTERNS AND FORM	Strengthen the most desirable forms, characteristics, and patterns of the streets, block faces, and open spaces in the surrounding area.	
CS2. I. Streetscape Compatibility	i. Reduce the scale of the street wall with well organized commercial and residential bays and entries, and reinforce this with placement of street trees, drop lighting on buildings, benches and planters.	The proposed residential entries will be setback from the overall street level facade to provide entry privacy and reduce the perceived mass of the facade. Architectural features will enhance the street level.
CS2. II. Corner Lots	ii. Public space at the corner, whether open or enclosed, should be scaled in a manner that allows for pedestrian flow and encourages social interaction. New development on corner lots should take advantage of this condition, adding interest to the street while providing clear space for movement.	The proposed street corner has been setback from the property line to provide additional space for pedestrian interaction. Wide greenspaces at the street corner will provide opportunities to incorporate landscaping elements and/or pedestrian seating.
CS2. III. Height, Bulk + Scale	iii. New buildings should use architectural methods including modulation, color, texture, entries, materials and detailing to break up the façade— particularly important for long buildings—into sections and character consistent with traditional, multi-bay commercial buildings.	The proposed building will incorporate modulation through the use of both massing and materials to break up the facade. Entries will be clearly defined from the overall building by incorporating texture and detailing at the street level for pedestrian scale.
PL1. CONNECTIVITY	Complement and contribute to the network of open spaces around the site and the connections among them.	
PL1. I. Human Activity	i. Consider setting the building back from the front property line to create an effective transition between the private and public realm. Display windows should be large and open at the street level to provide interest and encourage activity along the sidewalk.	The proposed building is setback from the property line to create additional landscape transition space. Proposed amenity areas will be street facing for interest at the street level. Large storefront at the ground level will increase transparency and activate the street edge.
PL2. WALKABILITY	Create a safe and comfortable walking environment that is easy to navigate and well-connected to existing pedestrian walkways and features.	
PL2. I. Human Activity	i. Overhead weather protection should be functional and appropriately scaled, as defined by the height and depth of the weather protection.	Appropriately scaled weather protection will be provided for all main residential entrances and live-work units, as well as along the pedestrian walkways at the street and at the alleyway.
DC1. PROJECT USES AND ACTIVITIES	Optimize the arrangement of uses and activities on site.	
DC1. I. Visual Impacts of Parking Structures	ii. The design of parking structures/areas adjacent to the public realm (sidewalks, alley) should improve the safety and appearance of parking uses in relation to the pedestrian environment.	The proposed parking at the alley will have a main residential entrance into the building. These spaces will be used often, have natural daylight, and will be landscaped in a way that improves the safety and appearance of the parking at 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.	
DC2. I. Architectural Concept and Consistency	ii. The use and repetition of architectural features and building materials, textures and colors can help create unity in a structure.	The proposed building will be limited to a select palette of materials and architectural features. A minimal palette will strengthen the architectural concept and enhance its presence in the neighborhood.
DC4. EXTERIOR ELEMENTS AND FINISHES	Use appropriate and high quality elements and finishes for the building and its open spaces.	
DC4. I. Human Scale	i. Design signage that is appropriate for the scale, character and use of the project and surrounding area. Signs should be oriented and scaled for both pedestrians on sidewalks and vehicles on streets.	Proposed signs will be visible from the pedestrian sidewalk and streetscape. Signage will clearly designate entrances to residents as well as visitors, and will add to the character of the neighborhood.



**EXISTING SITE CONDITIONS**

**PROPOSED PROJECT SITE**

- Located at the intersection of 42nd Ave SW + SW Genesee St
- Existing 2-story building used by church on site
- Site Area = 11,500 SF
- Measures roughly 100' wide by 115' deep

**TOPOGRAPHY**

- 2'-0" slope up across site from south to north

**ADJACENT BUILDINGS AND USES**

- North: Existing church cathedral across SW Genesee St (LR2(M))
- East: Existing 3-story church across 42nd Ave SW (NC-55(M))
- South: Permitted 4 townhouses and 4 live/works (NC-55(M))  
6698463-CN, 6708032-CN
- West: Existing 2-story residential structure across alley (NC-55(M))

**LEGAL DESCRIPTION**

LOTS 1 THROUGH 4, BLOCK 47, BOSTON COMPANY'S PLAT OF WEST SEATTLE, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 3 OF PLATS, PAGE 19, RECORDS OF KING COUNTY, WASHINGTON.

APN: 095200-6010



VIEW FROM NORTHWEST CORNER (INTERSECTION OF GENESEE AND ALLEY)



VIEW FROM NORTHEAST CORNER (INTERSECTION OF 42ND AND GENESEE)



VIEW FROM SOUTHWEST CORNER

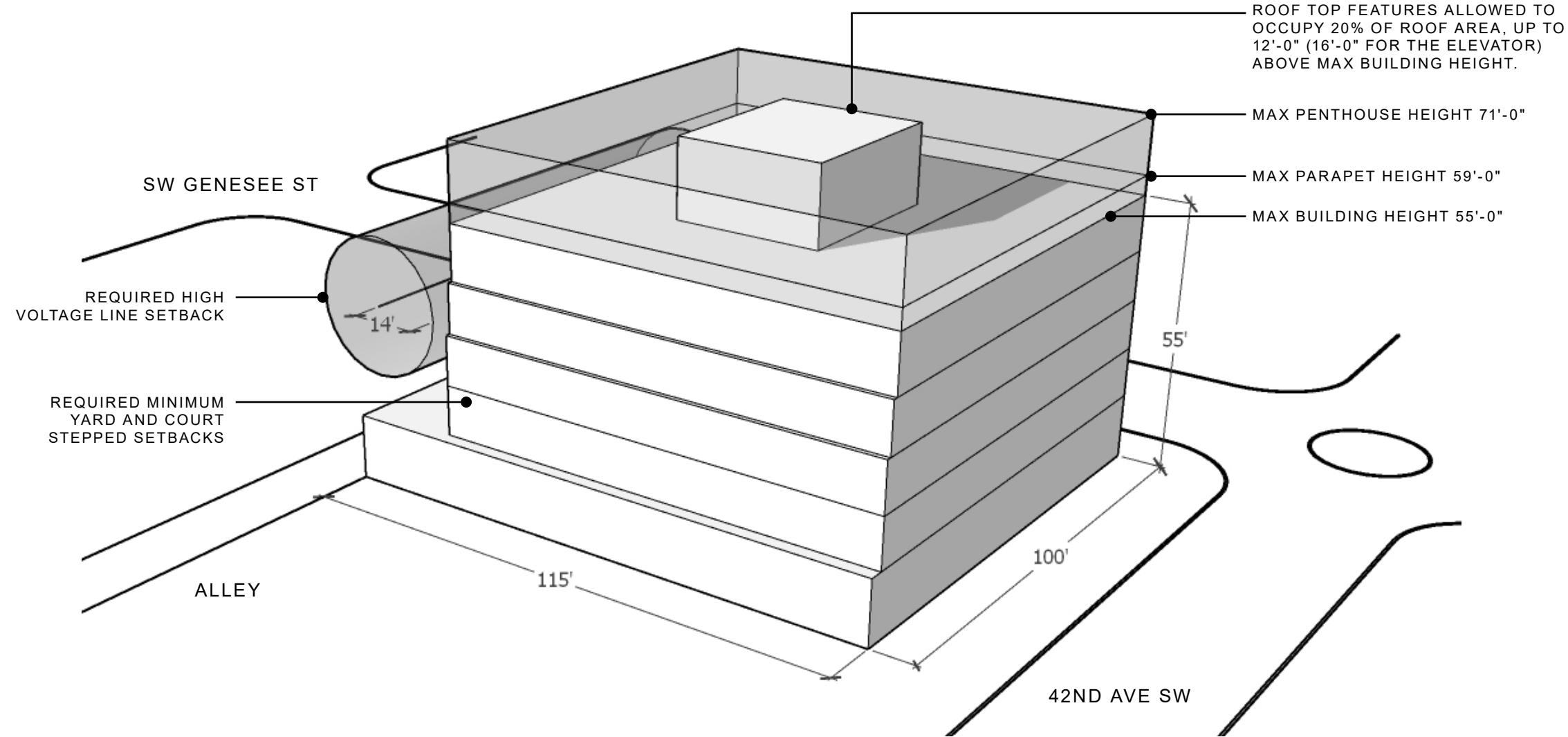


VIEW FROM SOUTHEAST CORNER

MAXIMUM DEVELOPMENT POTENTIAL

The project site is zoned neighborhood commercial and borders LR2 (M) zoning immediately to the north, however a church (non-residential use) currently occupies that lot. The zoning (NC2-55(M)) has a 55' structure height limit which allows for a 5-story building plus height bonuses for parapets and penthouses. The commercial zoning allows the building to extend to all property lines at the ground level.

The high voltage line at the alley requires a 14'-0" radial setback. For in-unit natural light requirements, the south facade will be subject to the yard and court setbacks per SBC 1205 and 1206.



NC2-55(M) MAX DEVELOPMENT ENVELOPE

### SETBACK REQUIREMENTS:

No setbacks required except that the High Voltage Line near the Alley requires a 14'-0" radial setback from the wire.

### SOLAR ACCESS & VIEWS

- The proposed building will have solar access from the east, west, and south. There are no immediate structures that will block solar access or cast shadows on the proposed building. The church to the north immediately across SW Genesee St at its roof peak is about 6-stories tall and it has a taller church tower, but these structures will not cast shadows or block any primary views.
- Territorial views of the Cascade Mountains to the east and the Olympic Mountains to the west will be available from the upper floors and roof deck.

### TRAFFIC CIRCULATION

- There is parallel parking along SW Genesee St and 42nd Ave SW
- Four pedestrian crosswalks exists at the intersection of SW Genesee St and 42nd Ave SW
- No designated bike lanes on SW Genesee St or 42nd Ave SW
- The intersection of SW Genesee St and 42nd Ave SW has a traffic circle with no stop signs.

### STREETSCAPE

Currently both 42nd Ave and Genesee St have wide sidewalks with a planting strip on the street side and additional greenspace between the sidewalk and property. There are currently street trees along both 42nd Ave and Genesee St. An existing curb cut fronts the site at 42nd Ave and at the alley and will be removed.

### NEIGHBORHOOD PATTERNS AND POTENTIAL

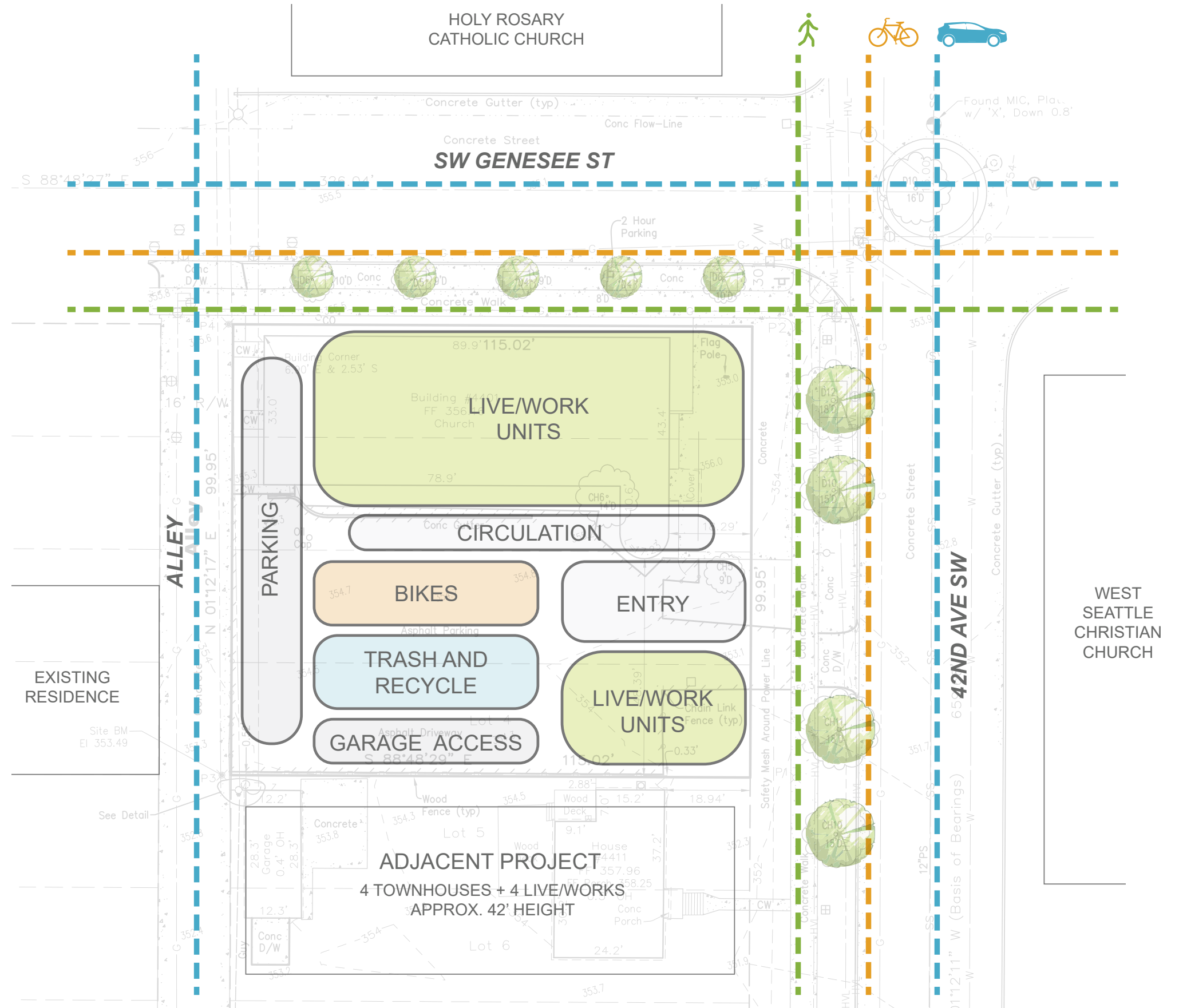
The current two-story structure on the project site is not maximizing development potential, especially considering its commercial zoning and proximity to California Ave SW.

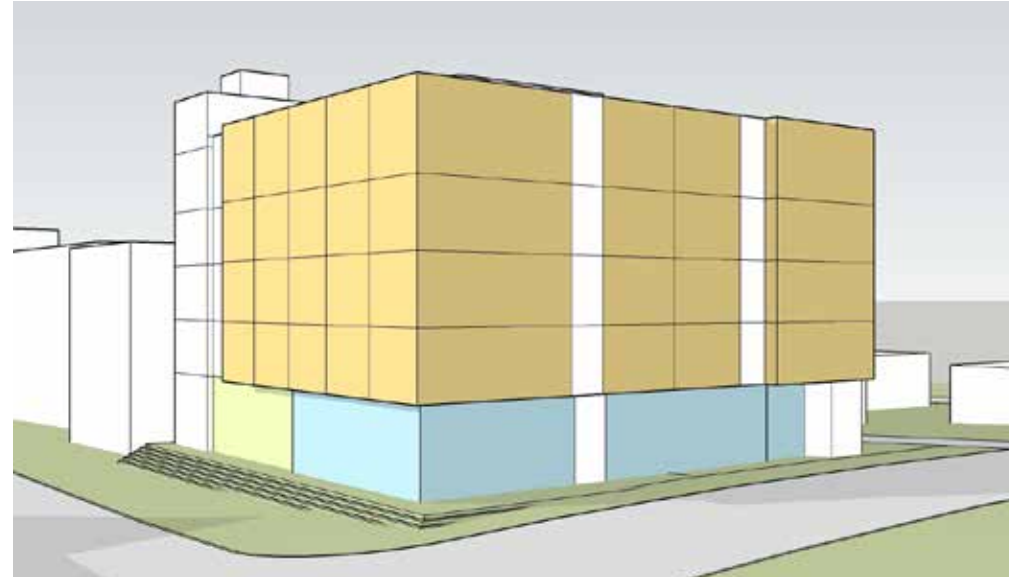
### LANDSCAPE APPROACH

Existing street trees along SW Genesee St and 42nd Ave SW will be retained. The existing planting strip, currently filled with concrete, will be restored with SDOT-approved plants. Overall, the planting on the site will be mainly focused at the building edges and right-of-way. Additional plants will be provided at the roof deck common amenity space.

### SITE STRATEGY

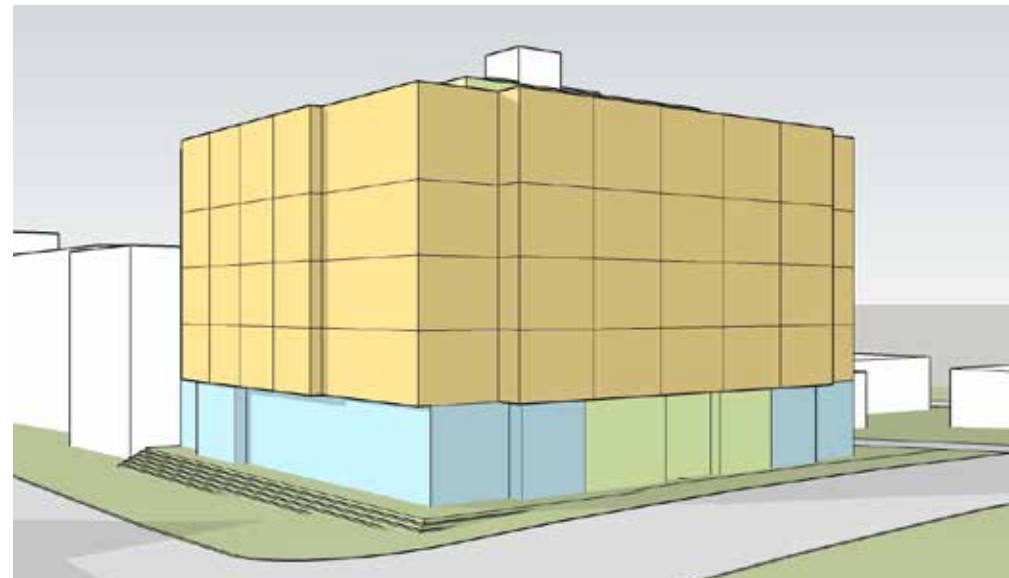
With a street corner lot, the main objective is to design an active environment for pedestrians at the streetscape. The adjacent alley to the west is to be utilized for building services (surface parking, garage access, trash storage, etc) to provide more active spaces toward the streets. Centralizing the main building circulation provides more street frontage for live-work units and residential amenity.





### OPTION ONE

In plan, Option One locates the residential entry at the southeast corner along 42nd Ave SW to better align with the residential nature of this street and to provide a grouping of live-work units at the north, most with entries located at SW Genesee, in order to continue commercial activity east from California Ave SW. One of the stairs is internalized, however, the second stair and elevator shaft are located at the southeast corner of the building and are visible from the street, creating a tall mass that is disproportionate to the surrounding buildings on 42nd. Additionally, the units on Levels 2 through 5 are broken into four groups, with a majority of units facing the alley and 42nd Ave SW, leaving the Genesee elevation discontinuous and less active.



### OPTION TWO

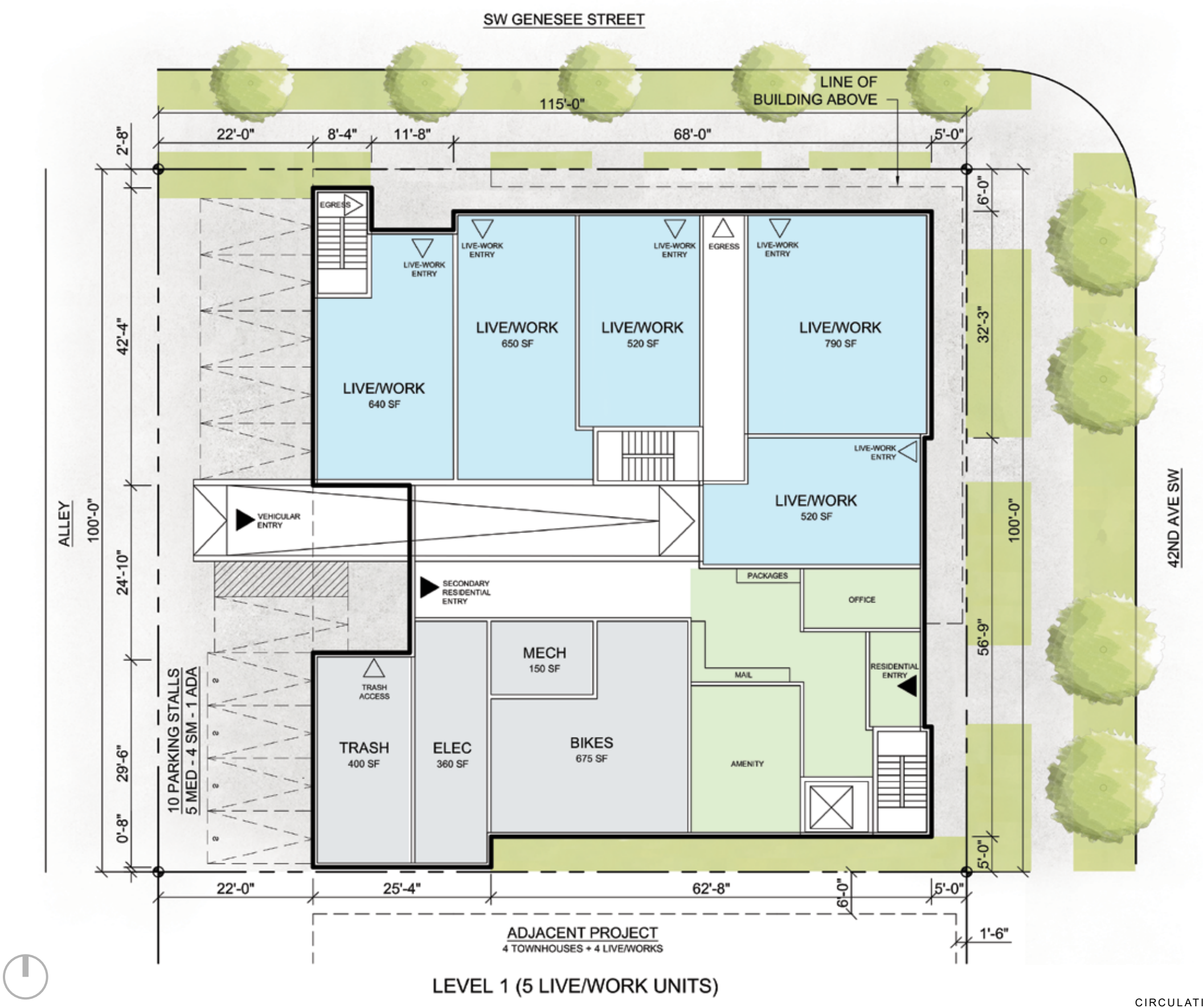
Option Two takes the opposite approach and centralizes the residential entry along Genesee breaking up the commercial street frontage but capturing residents returning from the commercial uses and transportation stops on California Ave SW. The live-work units predominantly face 42nd Ave SW. All circulation is internal, helping to reduce the height of the building from the street level perspective. Units are oriented in all directions, with a majority facing both 42nd and Genesee. However, a few face south causing privacy conflicts with the proposed buildings to the south and solar access disruption. Modulation of units at the building corners provide aesthetic interest, however, it reduces access to light in the hallways at the upper levels.



### OPTION THREE - PREFERRED OPTION

Option Three, the applicant's preferred option, returns the residential entry to 42nd Ave SW, however, locates it in the center of the building creating two groups of live-work units. The Genesee oriented live-work units continue commercial use east from California and the two live-work units located at the southeast corner are aligned with the new live-work units under development to the south. Similar to Option Two, all circulation is internal, reducing the height and scale of the building for pedestrians. Units predominantly face 42nd and Genesee, as well as the alley, providing privacy and better access to natural light. Modulation of units along Genesee and 42nd draw from neighborhood precedents and strengthen the corner as well as express the residential entry. Unlike Option Two this modulation does not restrict access to natural light in the hallways.

CIRCULATION SERVICE DWELLING LIVE/WORK AMENITY



OPTION ONE

PROJECT DATA

- 68 Small Efficiency Dwelling Units
- 5 Live-Work Units
- 34 Parking Stalls
- FAR: 41,251 SF

OPPORTUNITIES

- Residential entry located at 42nd Street, the quieter, more residential street.
- Live-work units are grouped together. Entrance to four are located on SW Genesee, helping to continue the commercial use east from California Ave SW.

CONSTRAINTS

- Stair tower (approximately 65' tall) located at street facing facade.
- Garage ramp located at the center of the site creates an inefficient garage parking layout.
- No interior entries from live-work units into main building requires an exterior pathway from the live-work entries to the main residential entry for access to building amenities. This pathway must be paved which limits landscaping opportunities.
- Inefficient circulation at SEDU levels.
- SEDUs primarily face the alley and the property the south.
- Roof deck has an interior orientation.

DEPARTURES REQUESTED

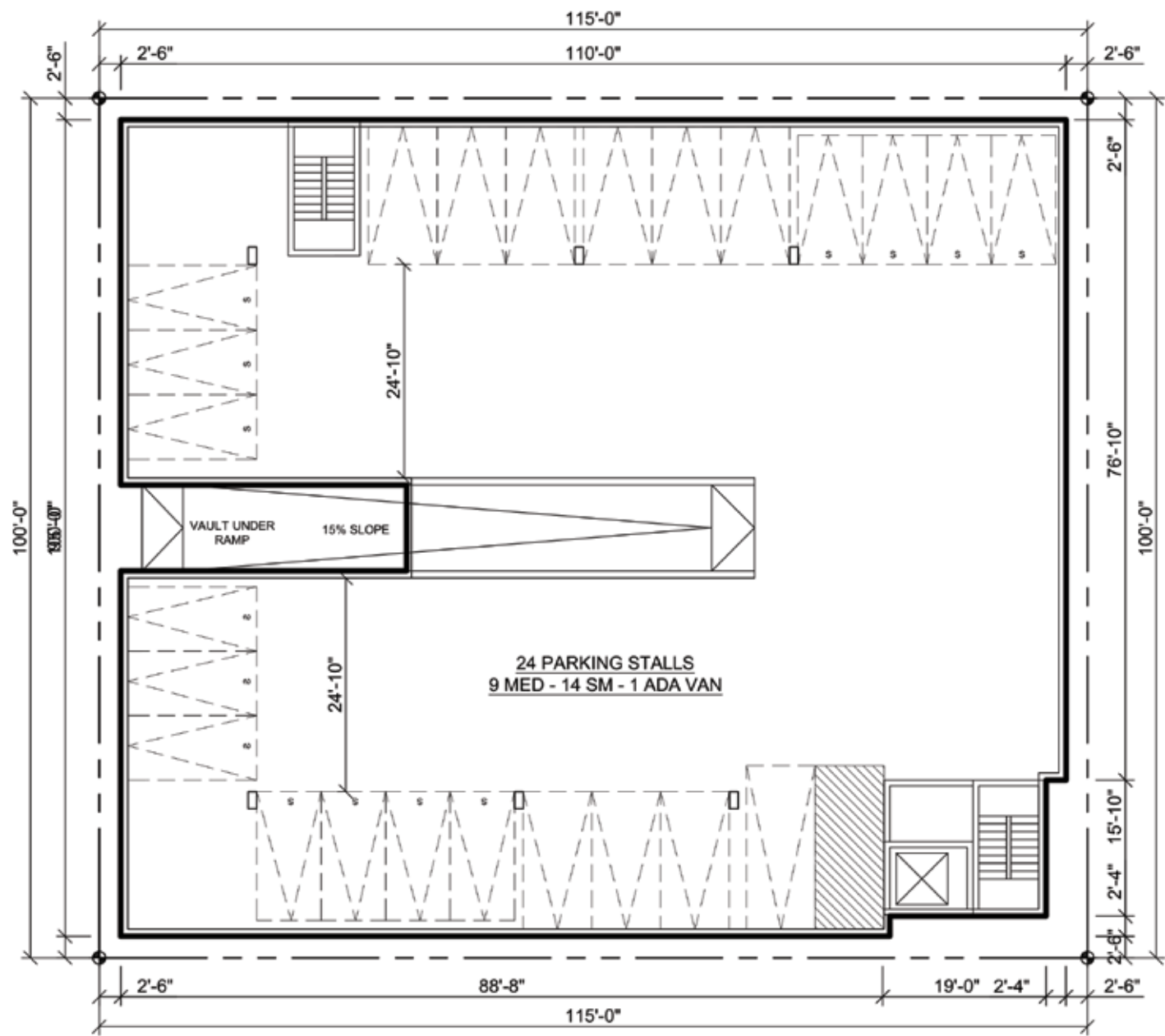
- None



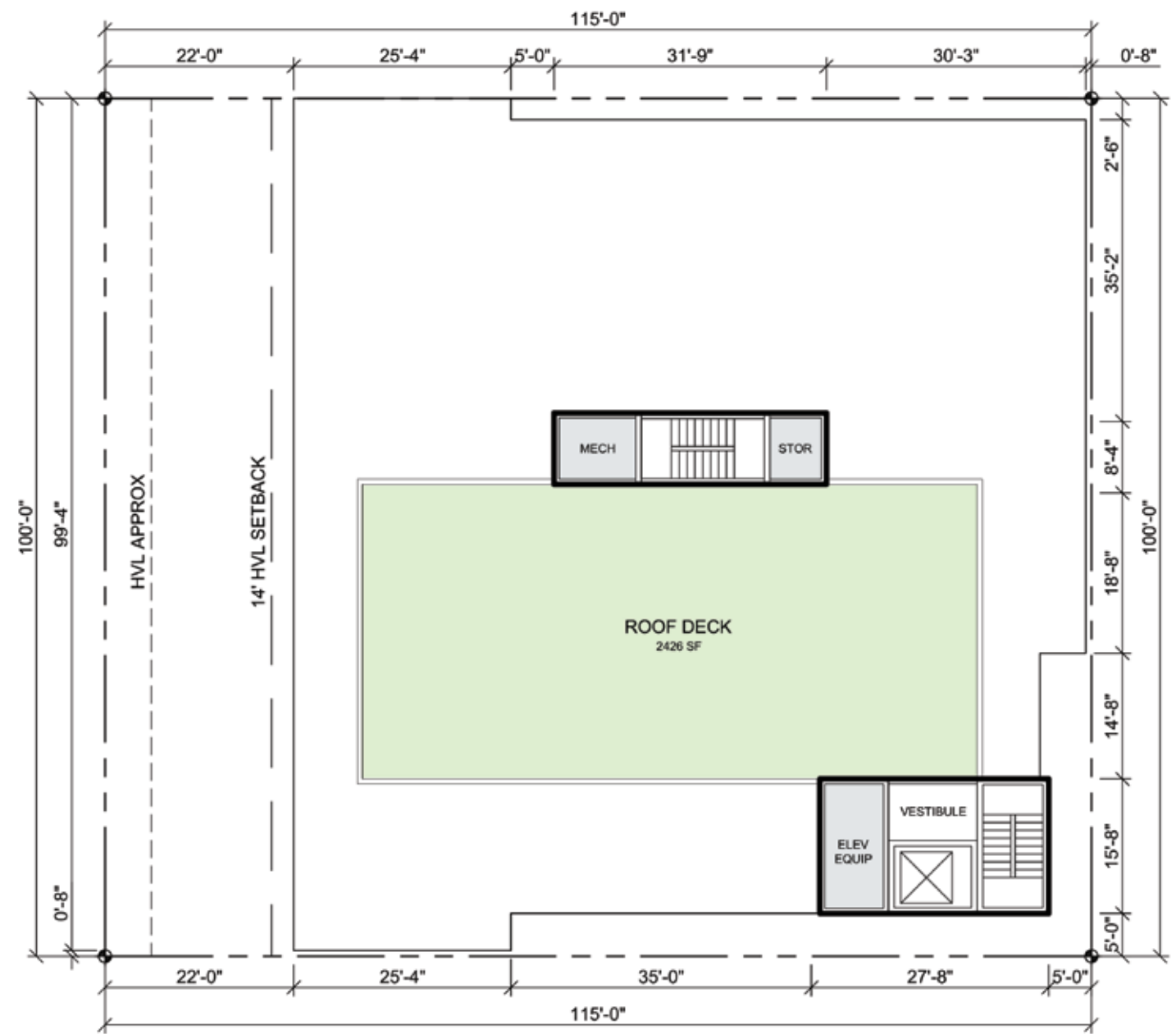
LEVELS 2-5 (17 UNITS PER FLOOR)



CIRCULATION SERVICE DWELLING LIVE/WORK AMENITY



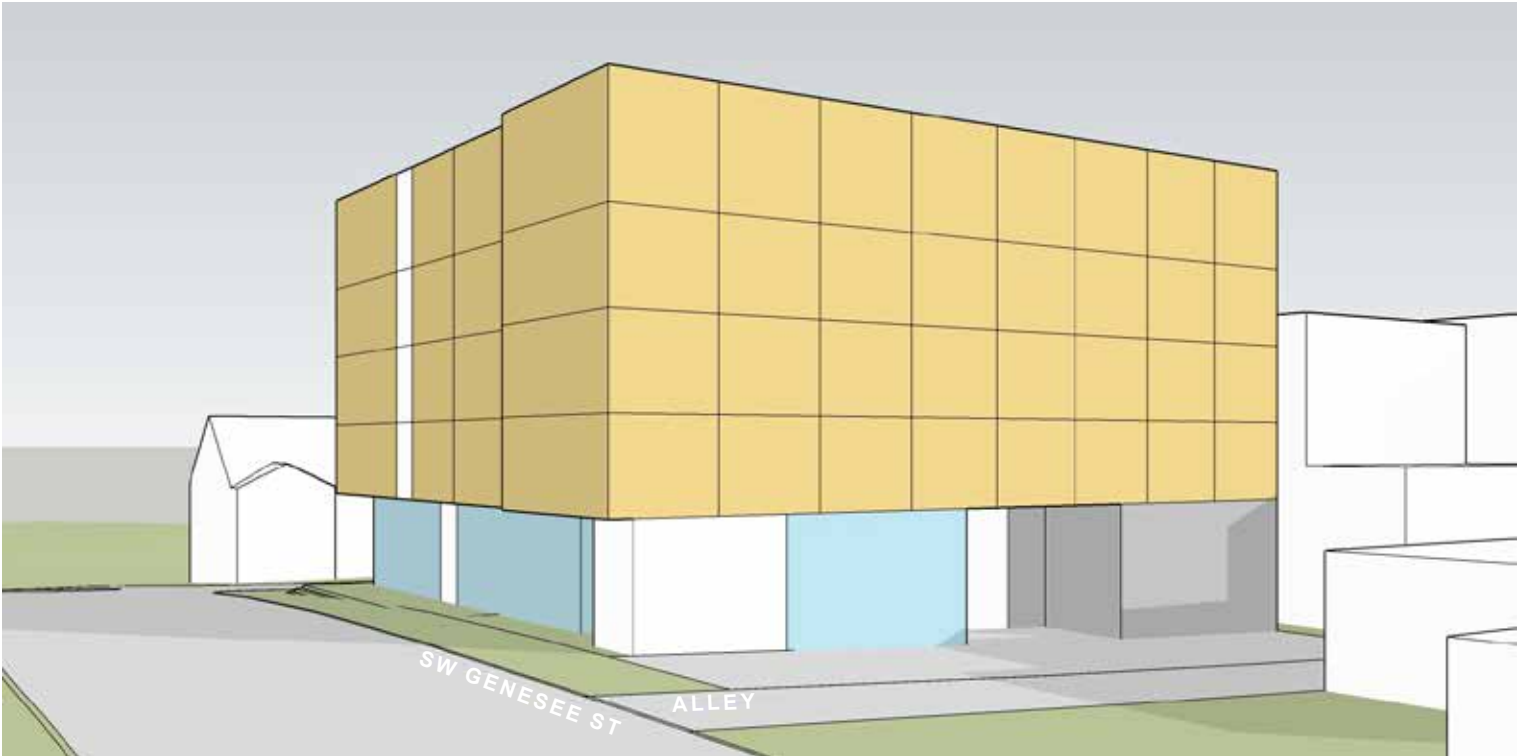
BASEMENT



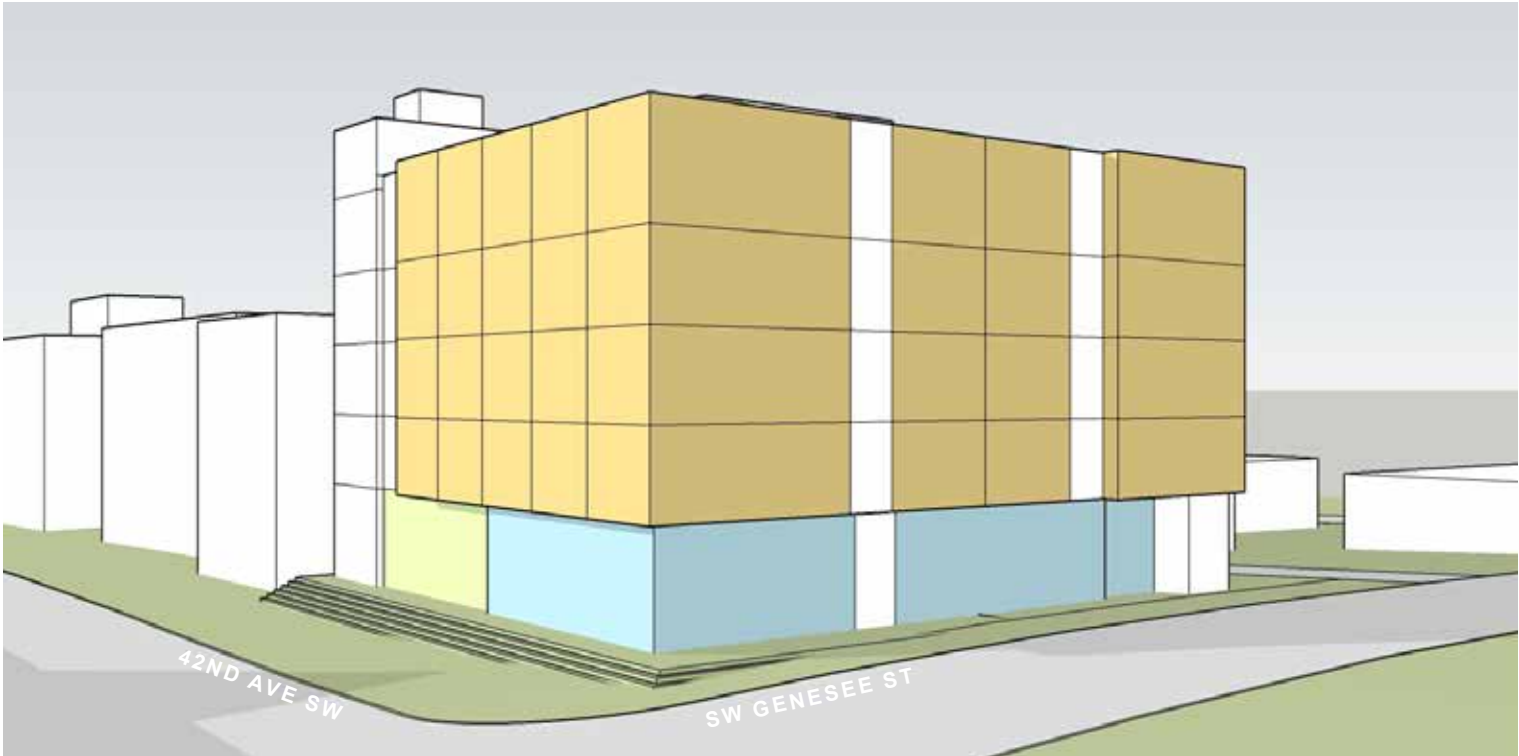
ROOF PLAN



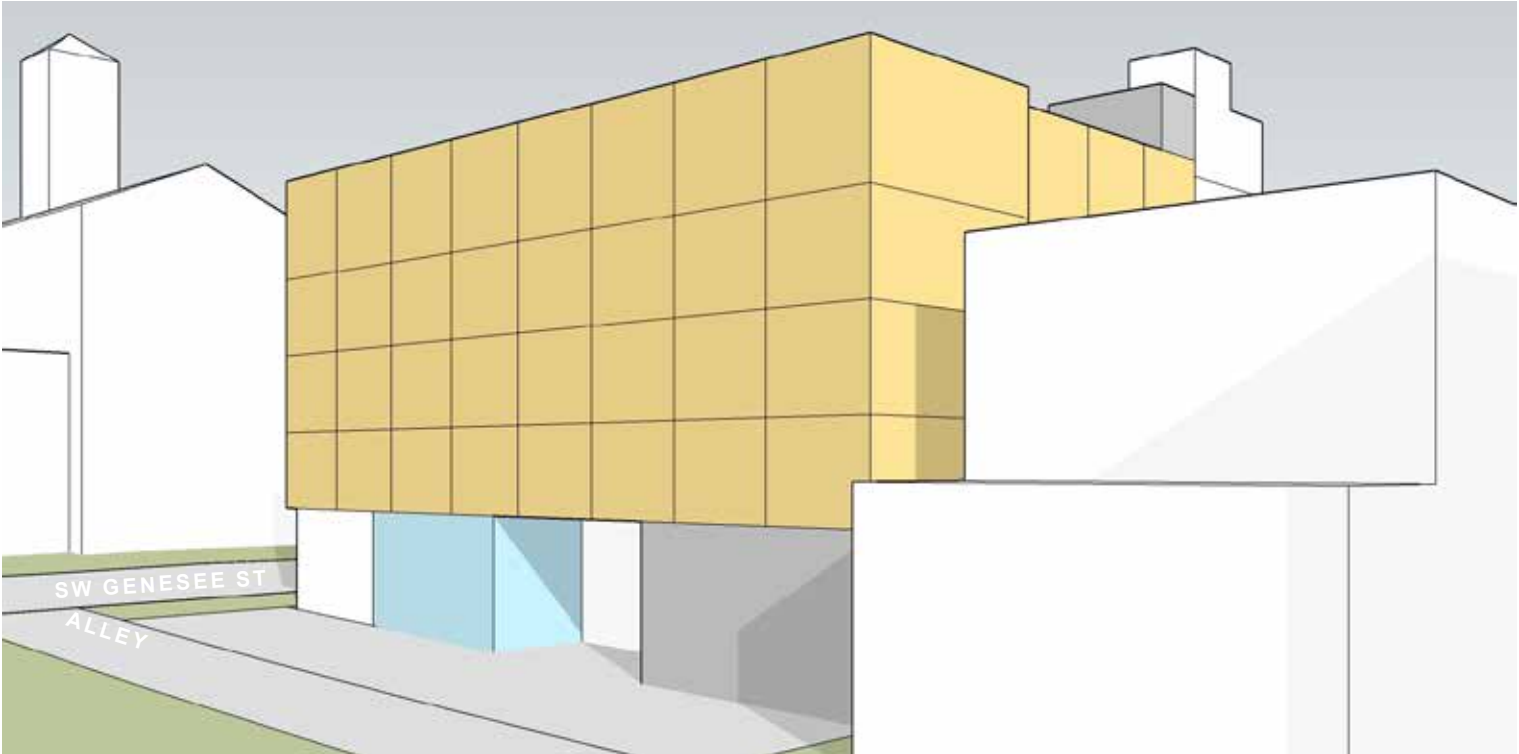
CIRCULATION SERVICE DWELLING LIVE/WORK AMENITY



VIEW FROM NORTHWEST CORNER



VIEW FROM NORTHEAST CORNER

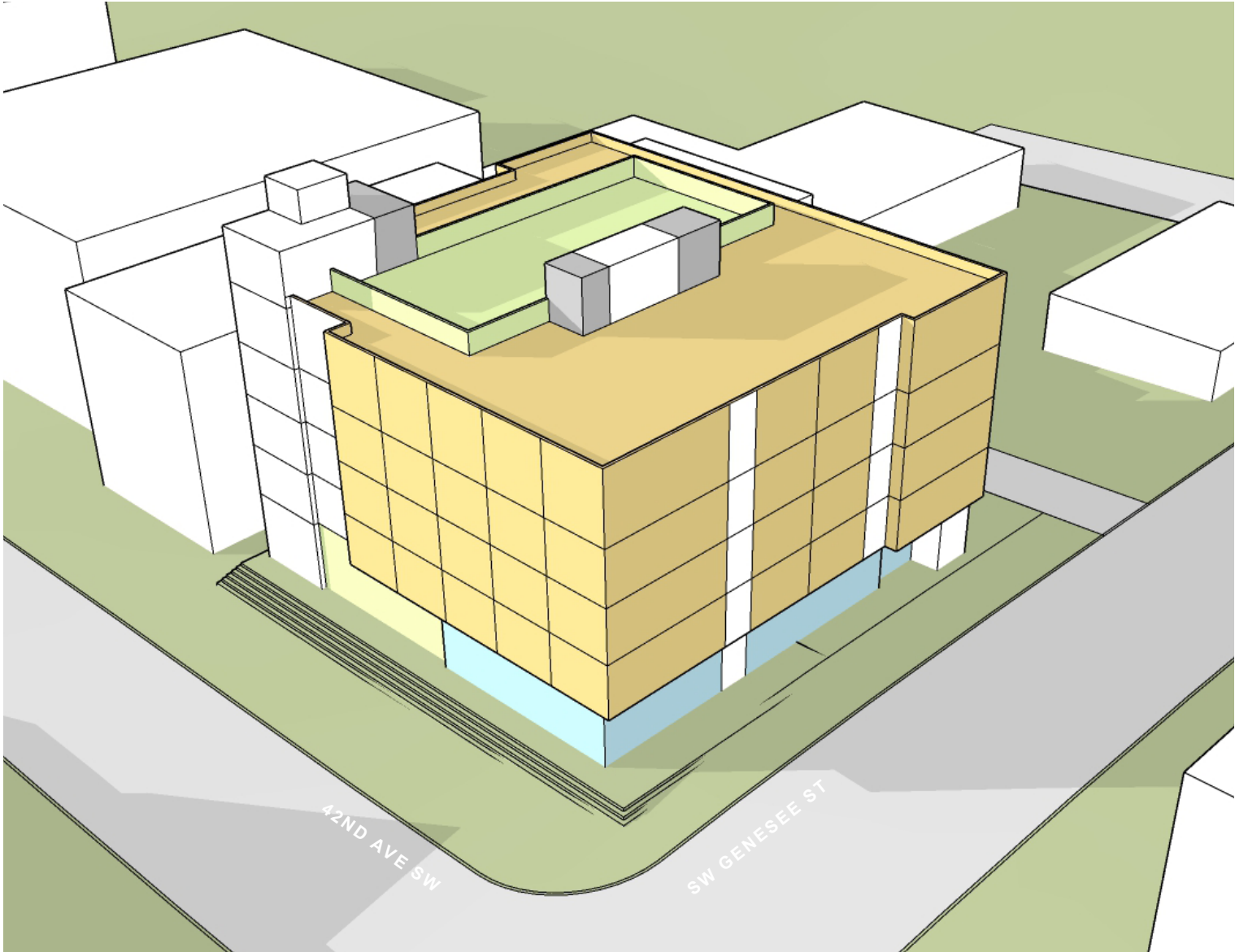


VIEW FROM SOUTHWEST CORNER

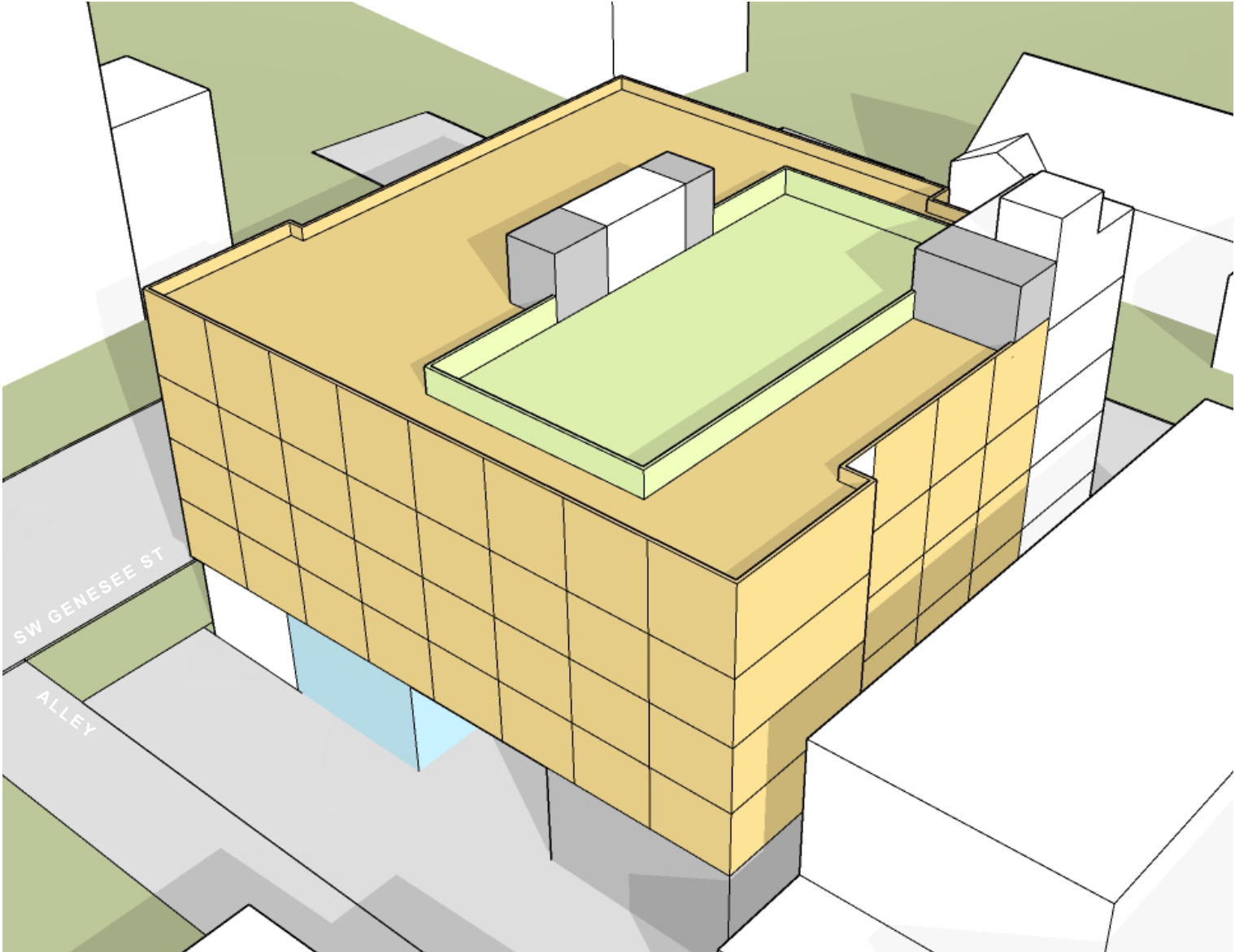


VIEW FROM SOUTHEAST CORNER

CIRCULATION  SERVICE  DWELLING  LIVE/WORK  AMENITY 

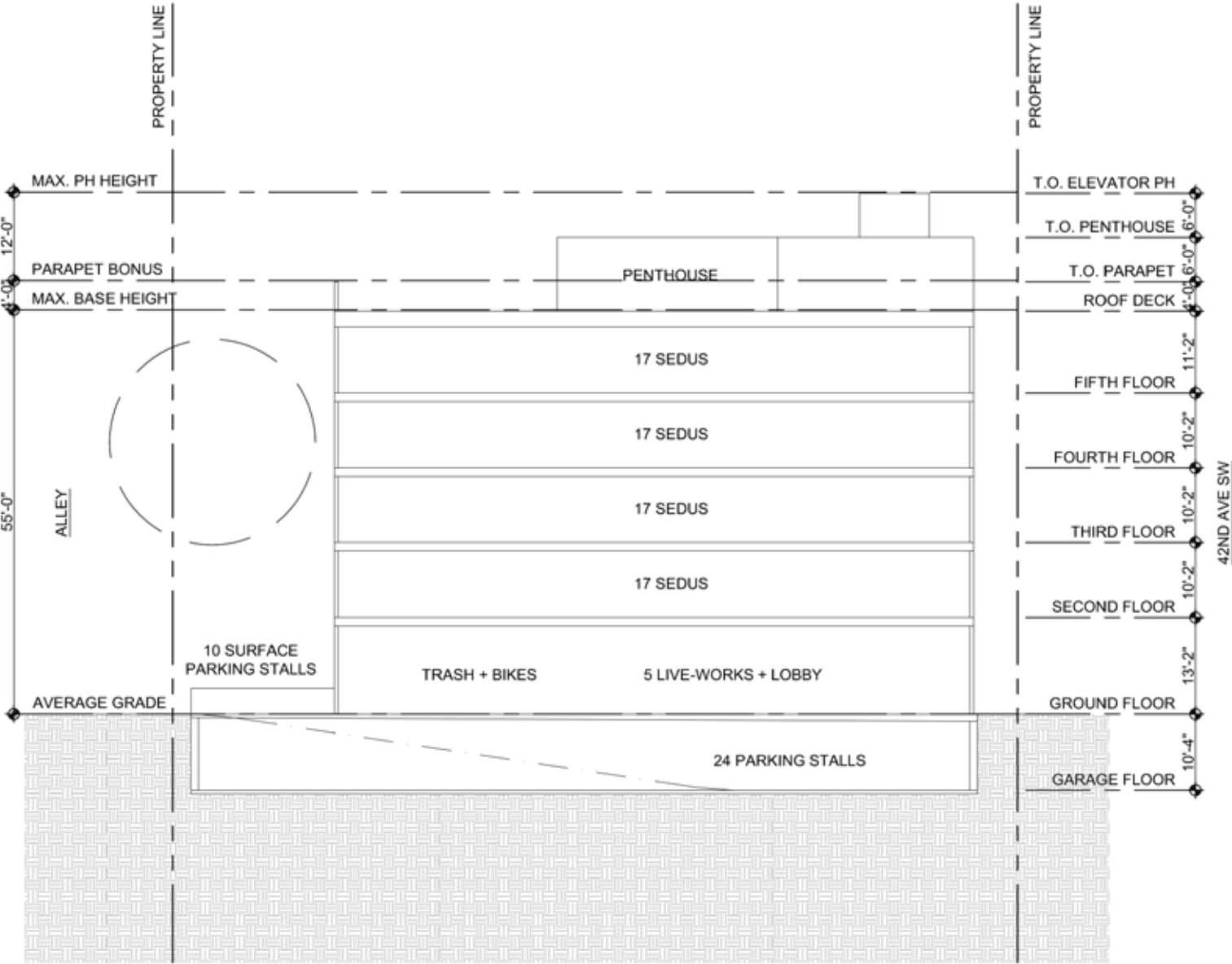


VIEW FROM BIRDSEYE (NORTHEAST)

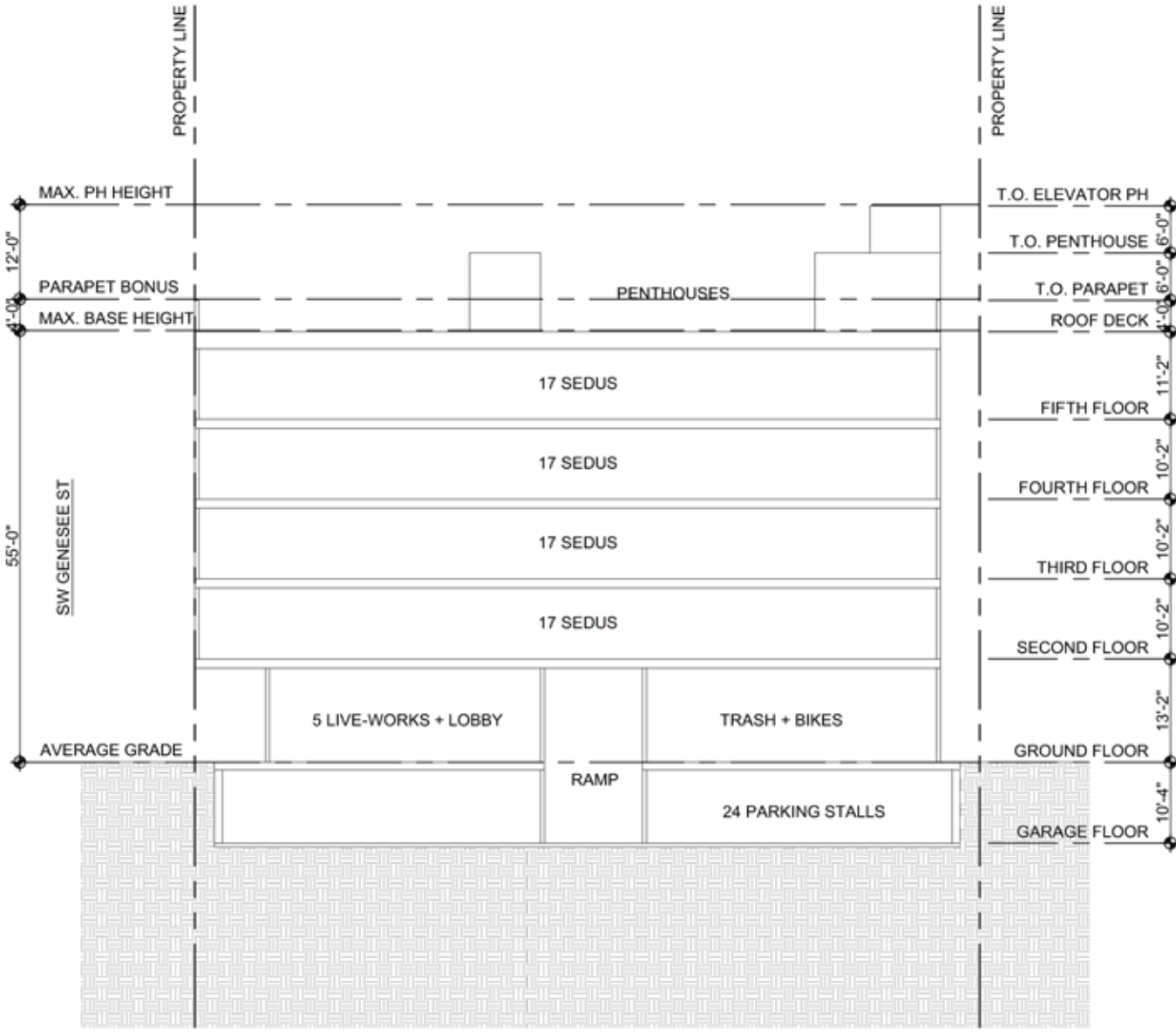


VIEW FROM BIRDSEYE (SOUTHWEST)

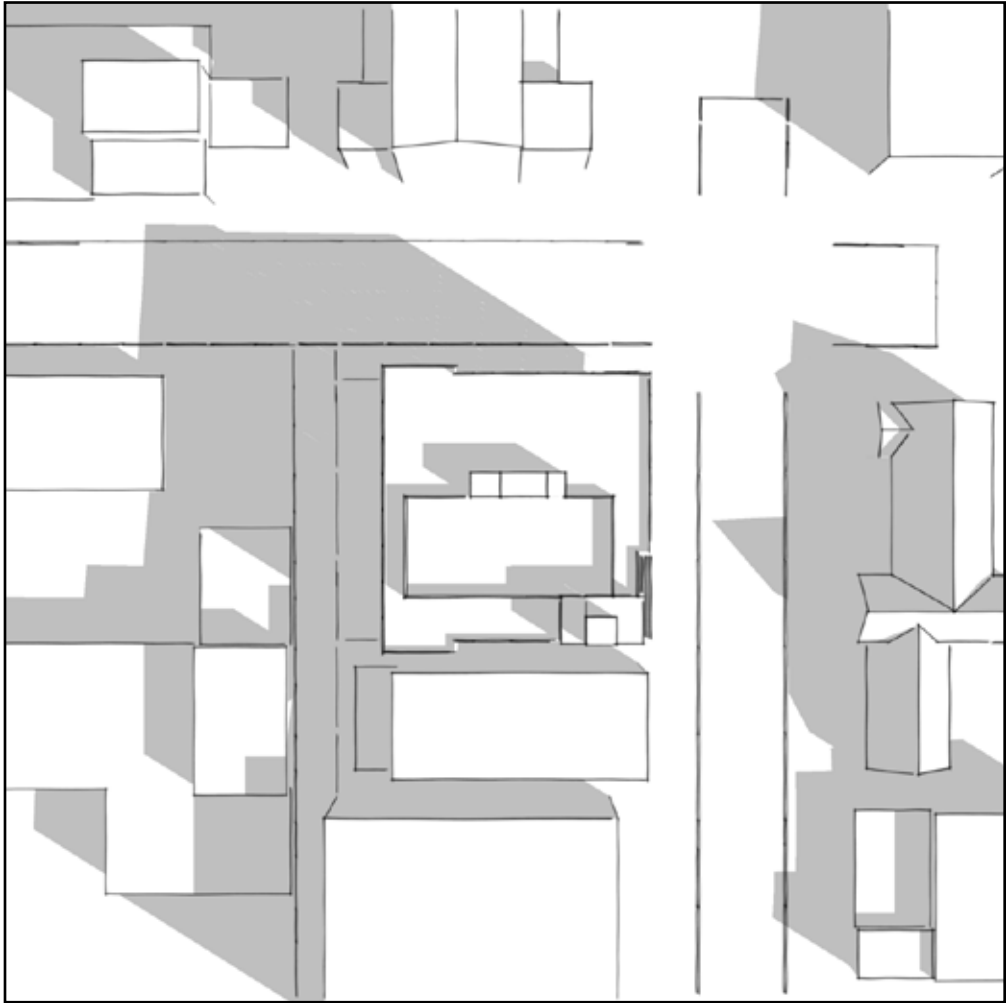
CIRCULATION SERVICE DWELLING LIVE/WORK AMENITY



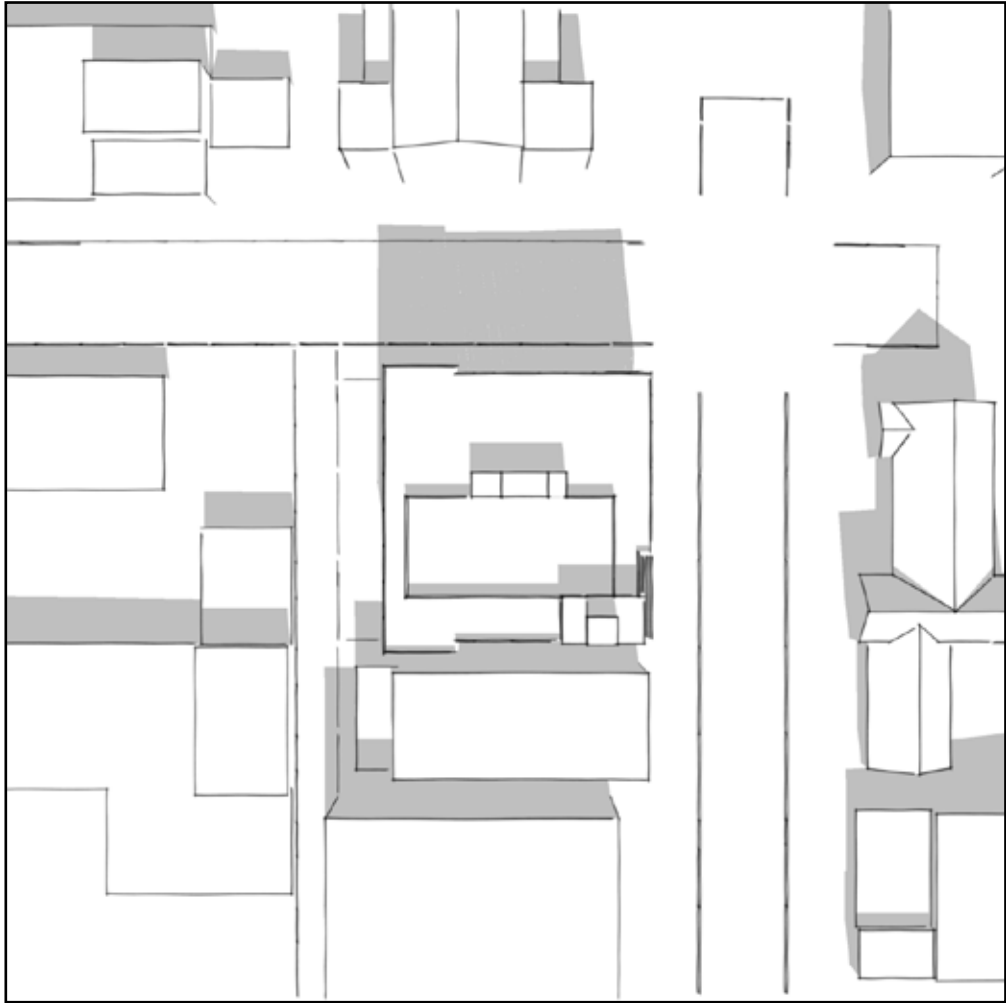
STACKING DIAGRAM - LOOKING NORTH



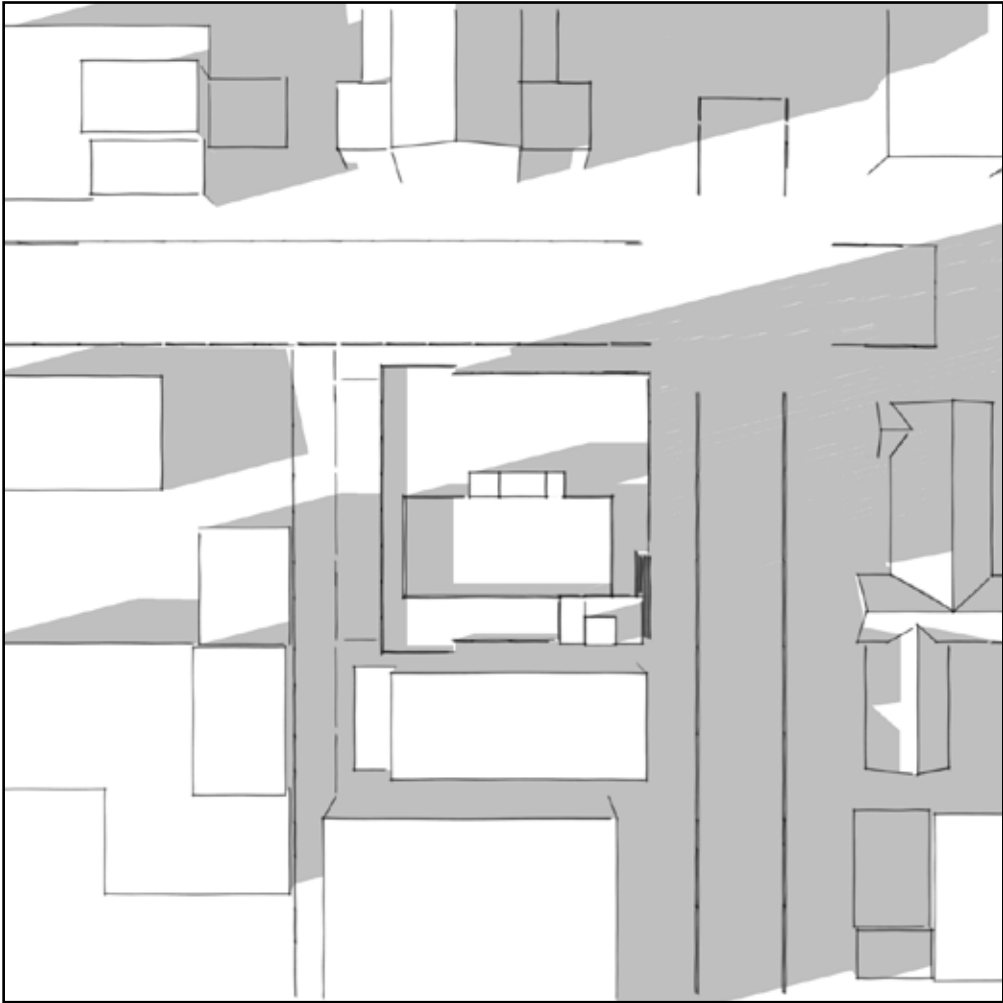
STACKING DIAGRAM - LOOKING EAST



MARCH / SEPTEMBER 21, 9 AM



MARCH / SEPTEMBER 21, 12 PM



MARCH / SEPTEMBER 21, 5 PM



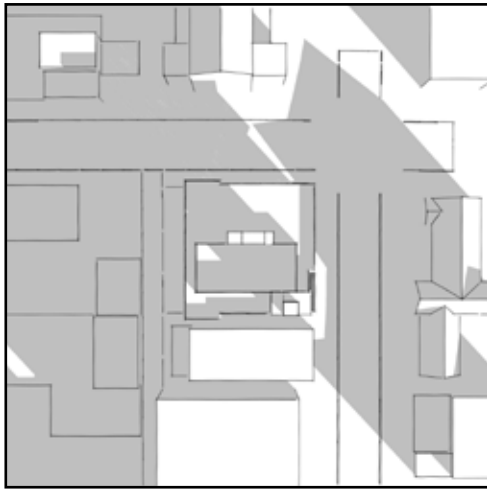
JUNE 21, 9 AM



JUNE 21, 12 PM



JUNE 21, 5 PM



DECEMBER 21, 9 AM



DECEMBER 21, 12 PM



DECEMBER 21, 5 PM



**OPTION ONE**

**CONCEPT**  
One wide lighter corner volume overhangs lower volume, flanked by two mostly blank darker masses.

- GROUND LEVEL CHARACTERISTICS**
- Light Smooth Ground Level
  - High Punched Windows

- UPPER VOLUME CHARACTERISTICS**
- Light Smooth Panels
  - Material Texture at Tall End Volumes
  - Windows Grouped in Vertical Bands
  - High Punched Windows



TEXTURE AT TALL  
DARK VOLUMES



TEXTURE AT TALL  
DARK VOLUMES



TEXTURE AT TALL  
DARK VOLUMES



LIGHT GROUND LEVEL  
+ PUNCHED OPENINGS



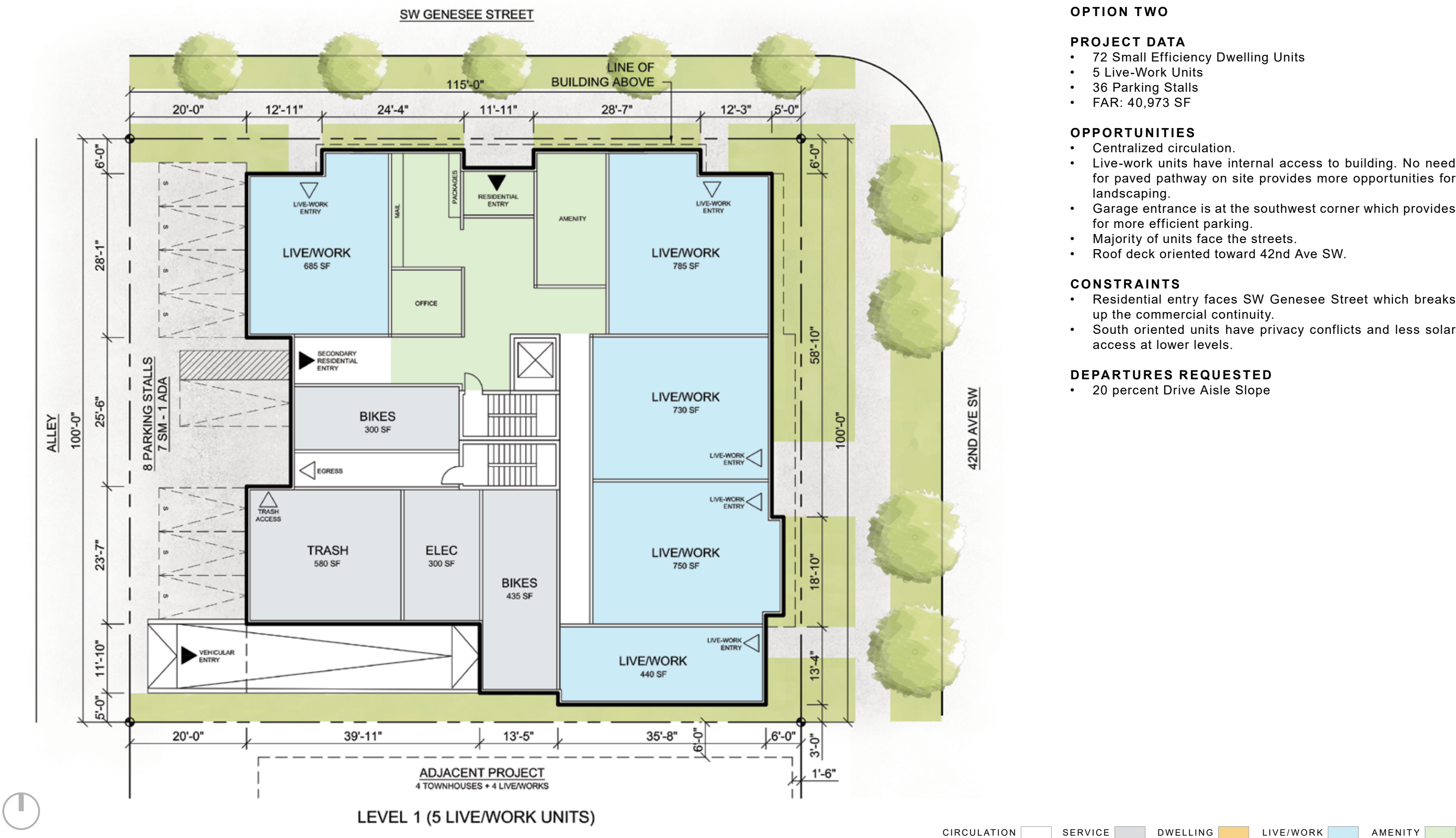
VERTICAL WINDOW  
GROUPINGS



VERTICAL WINDOW  
GROUPINGS



LIGHT + SMOOTH  
INFILL PANELS

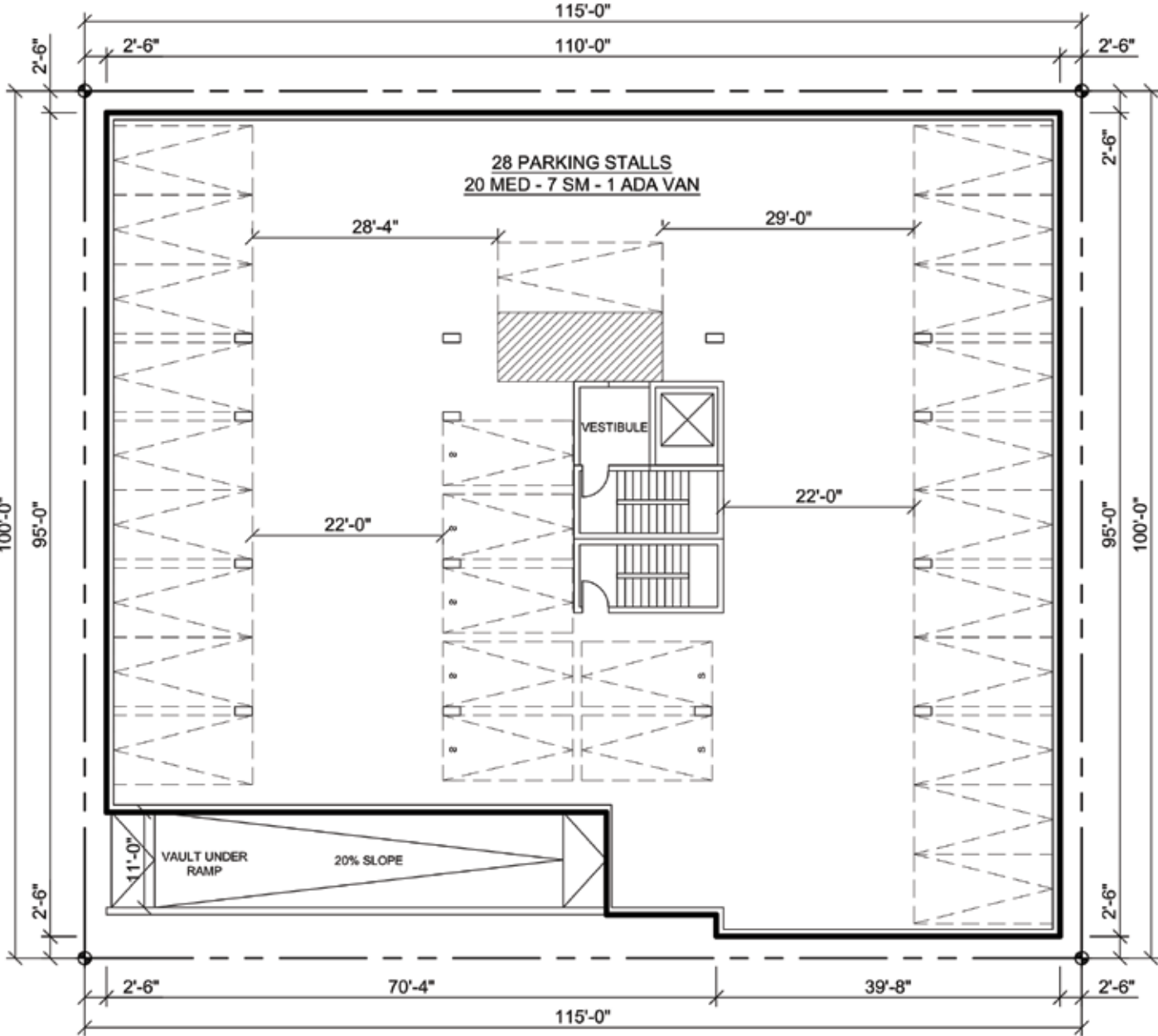




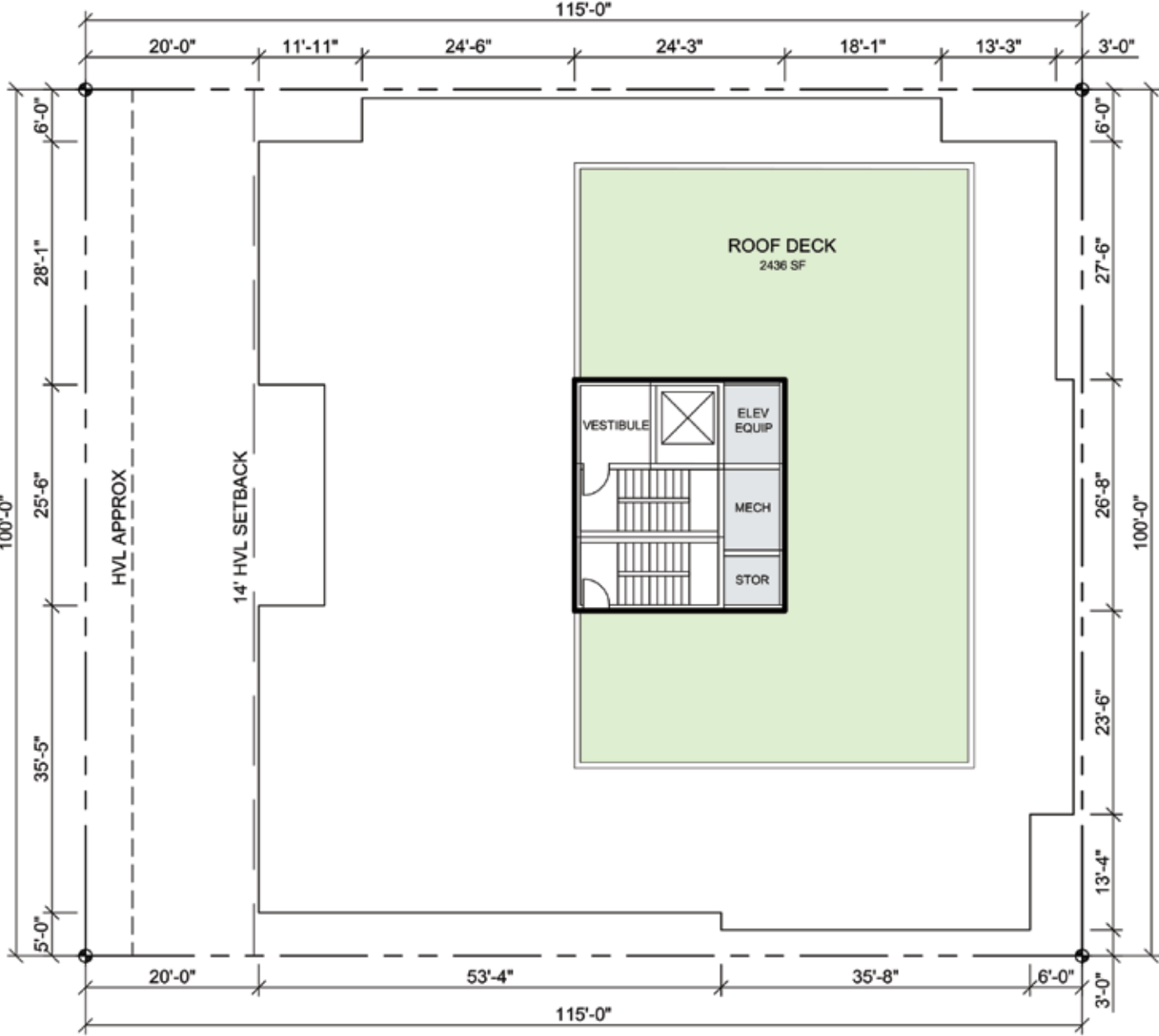
LEVELS 2-5 (18 UNITS PER FLOOR)



CIRCULATION SERVICE DWELLING LIVE/WORK AMENITY



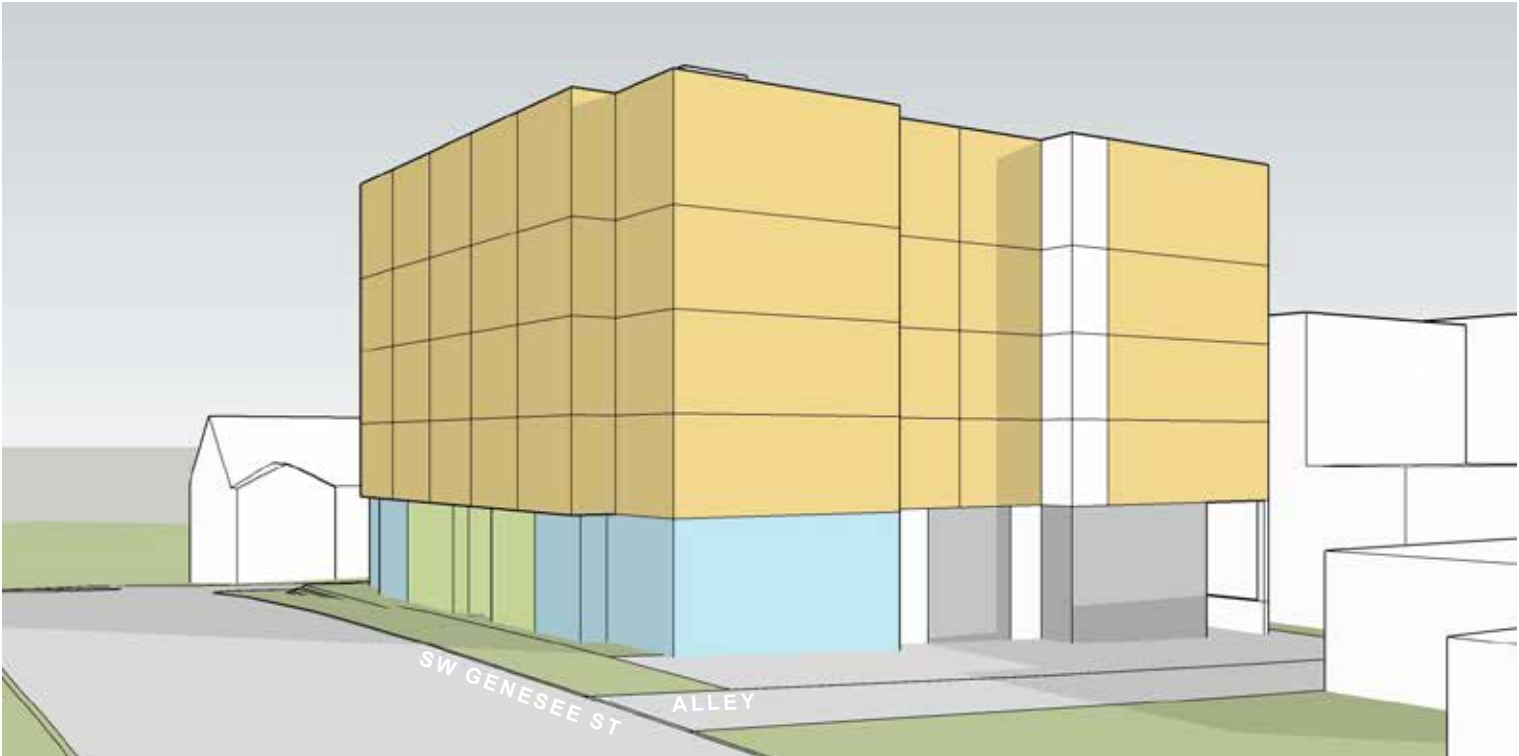
BASEMENT



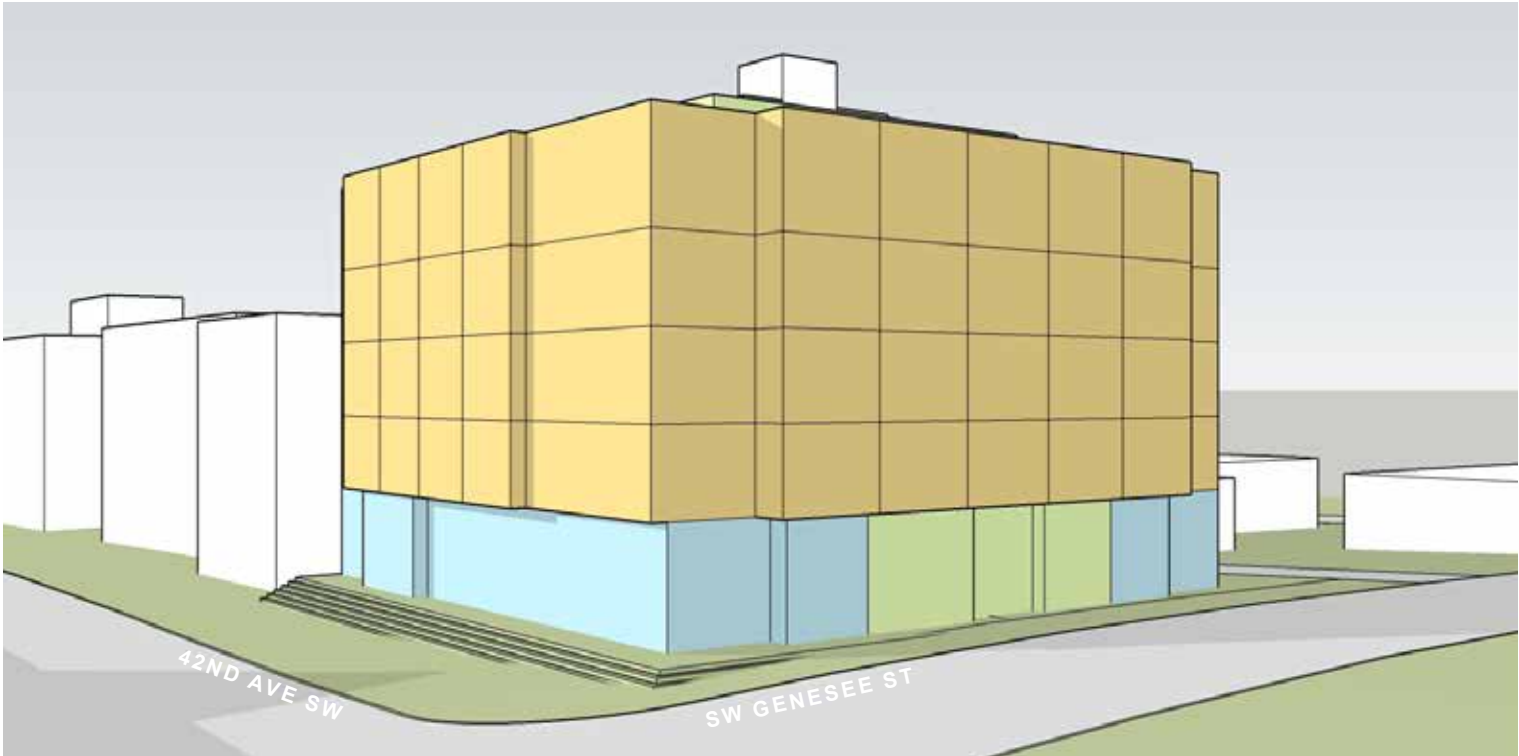
ROOF PLAN



CIRCULATION SERVICE DWELLING LIVE/WORK AMENITY



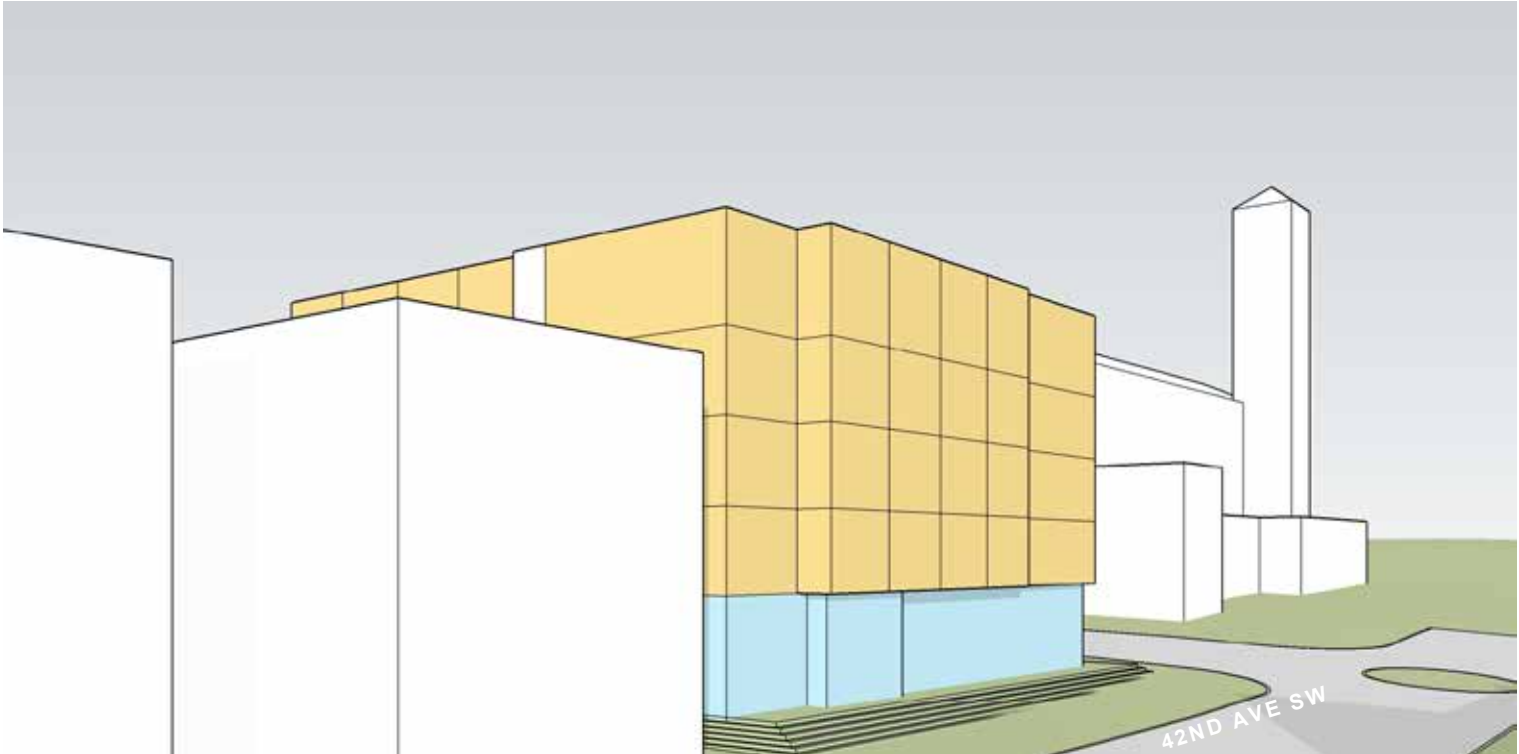
VIEW FROM NORTHWEST CORNER



VIEW FROM NORTHEAST CORNER

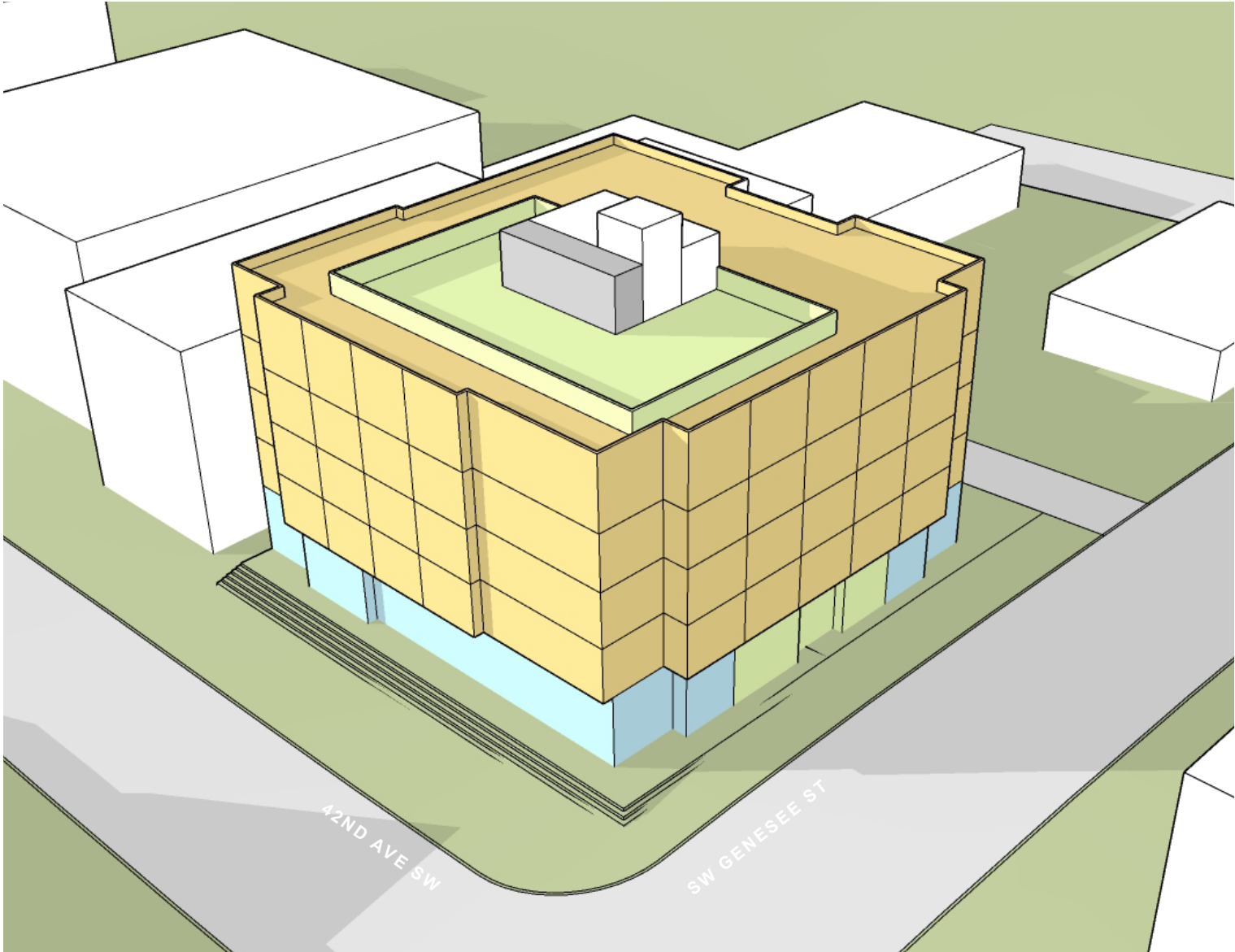


VIEW FROM SOUTHWEST CORNER

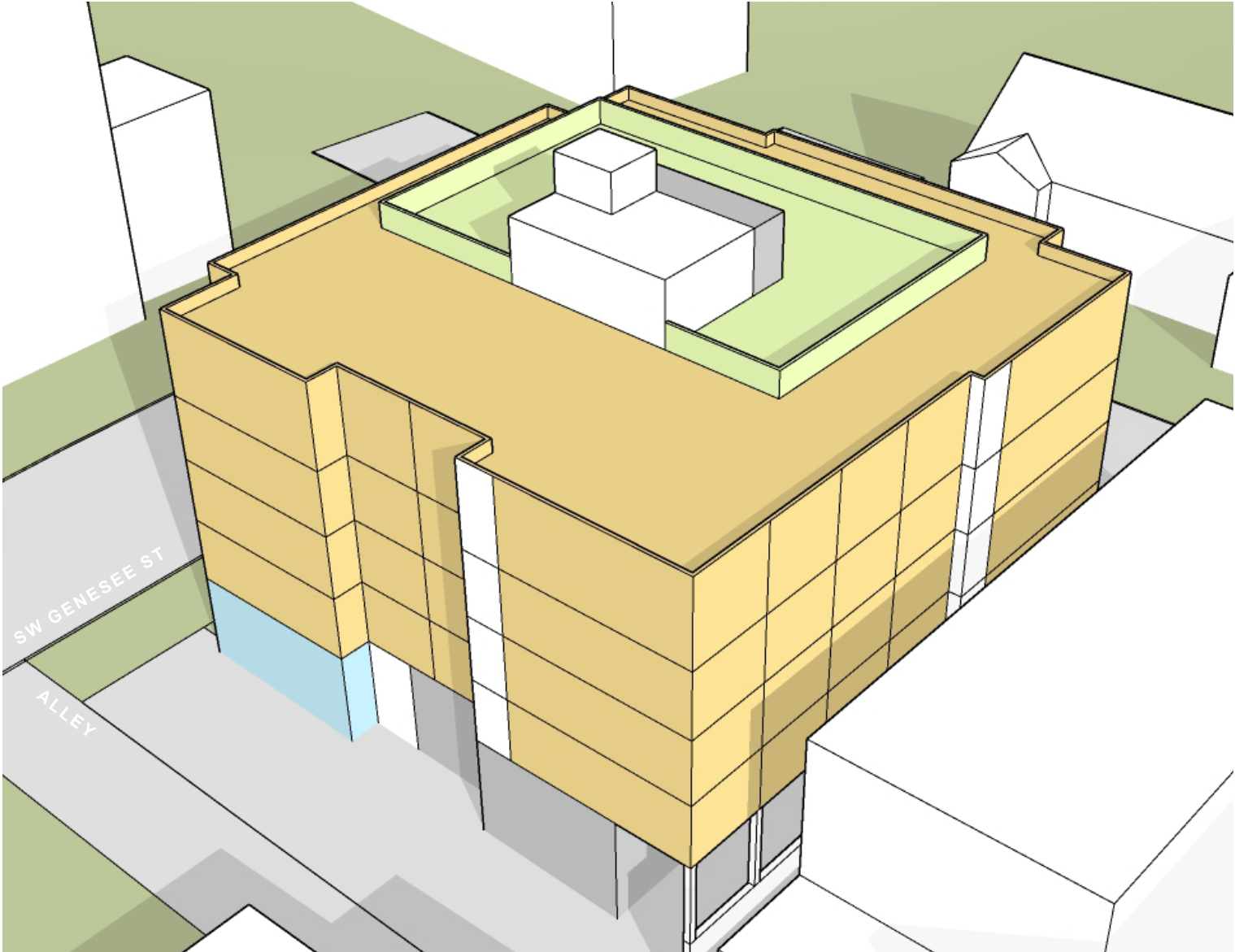


VIEW FROM SOUTHEAST CORNER

CIRCULATION SERVICE DWELLING LIVE/WORK AMENITY

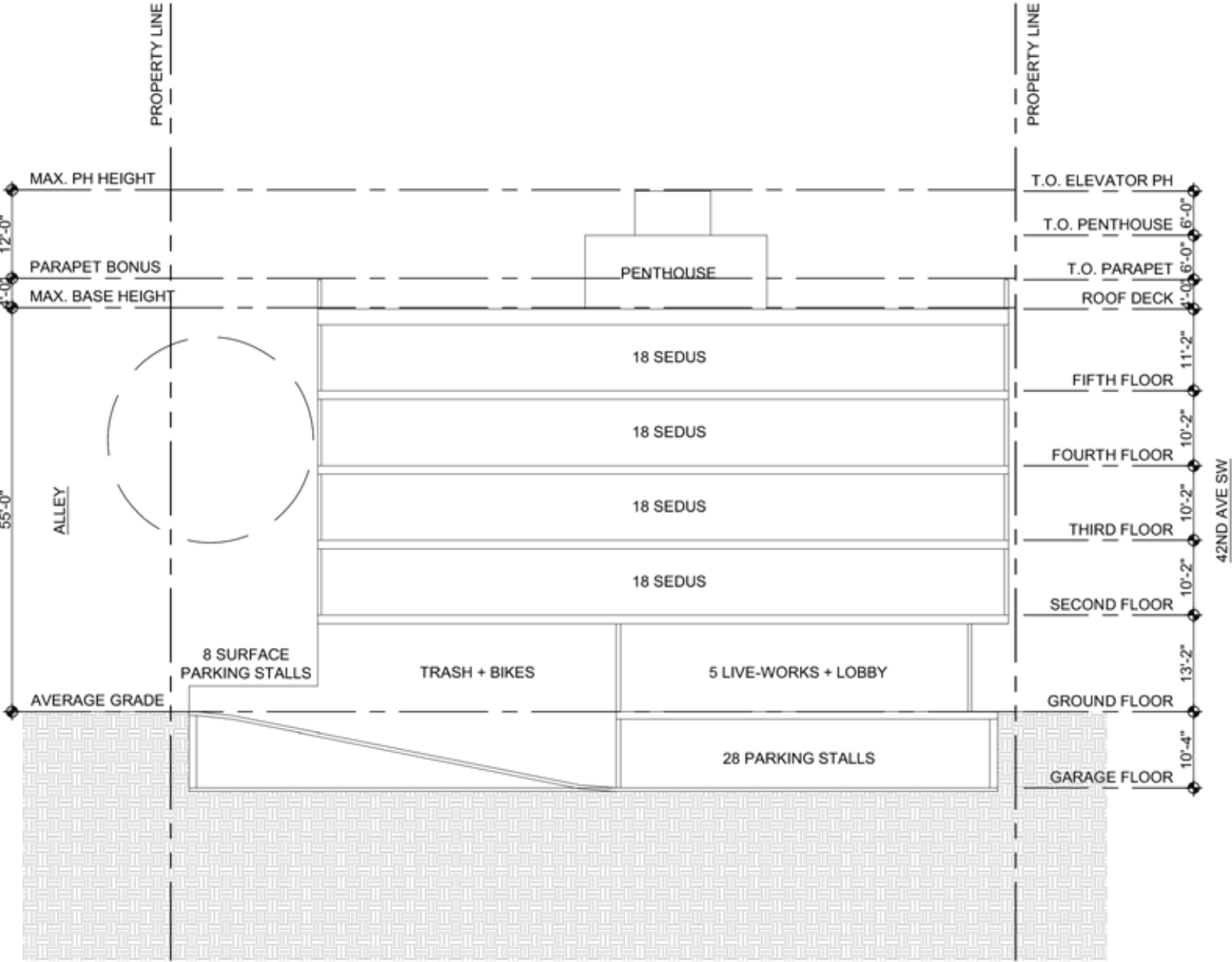


VIEW FROM BIRDSEYE (NORTHEAST)

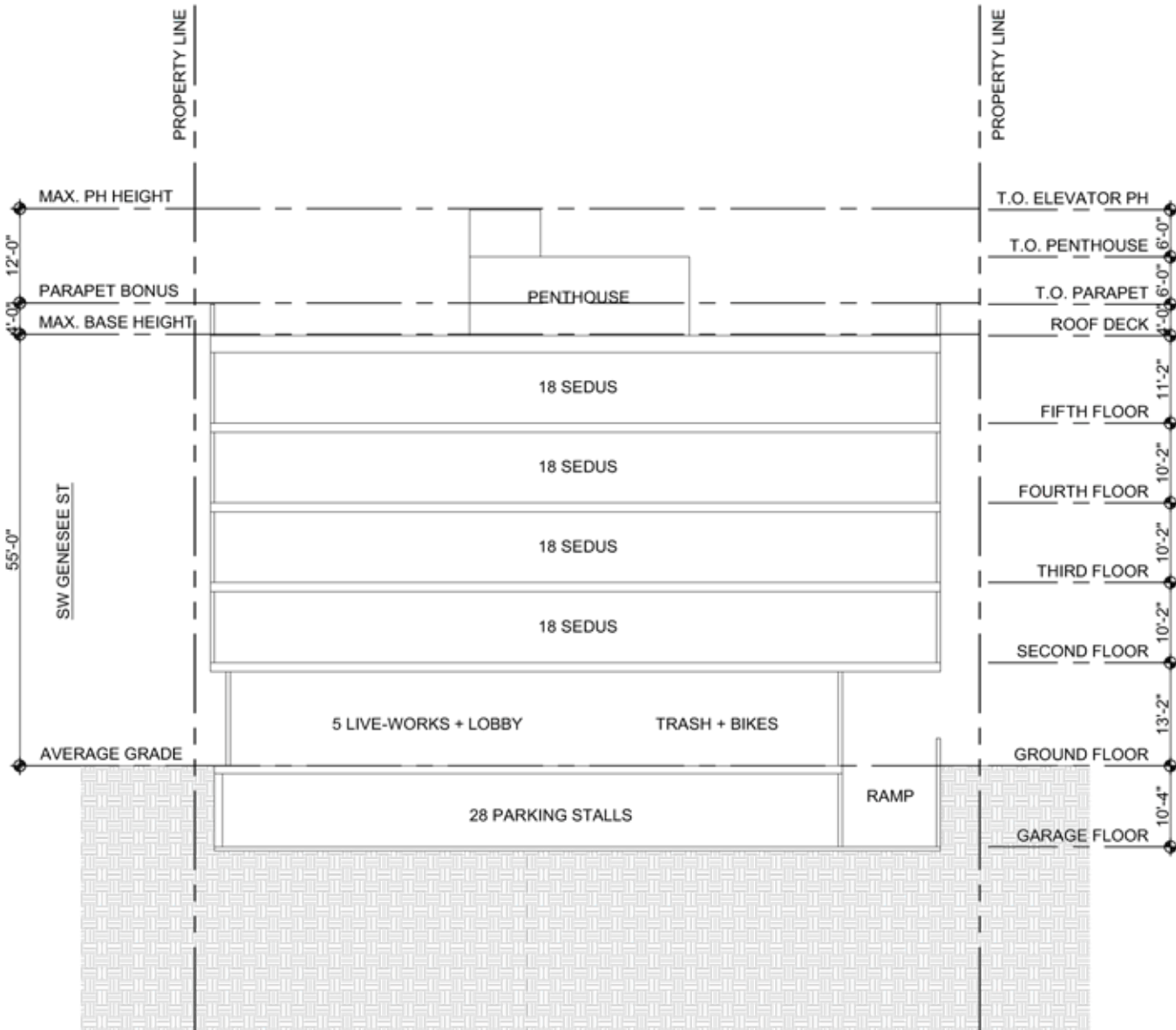


VIEW FROM BIRDSEYE (SOUTHWEST)

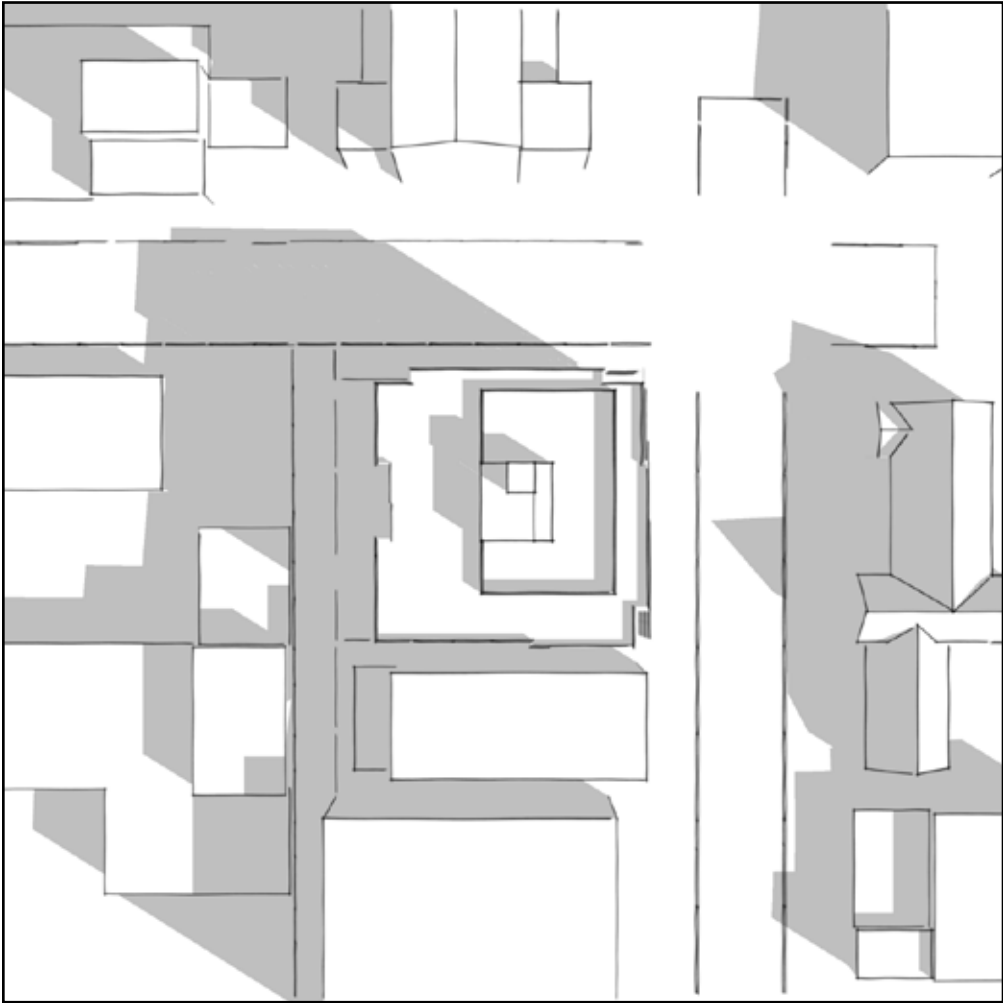
CIRCULATION SERVICE DWELLING LIVE/WORK AMENITY



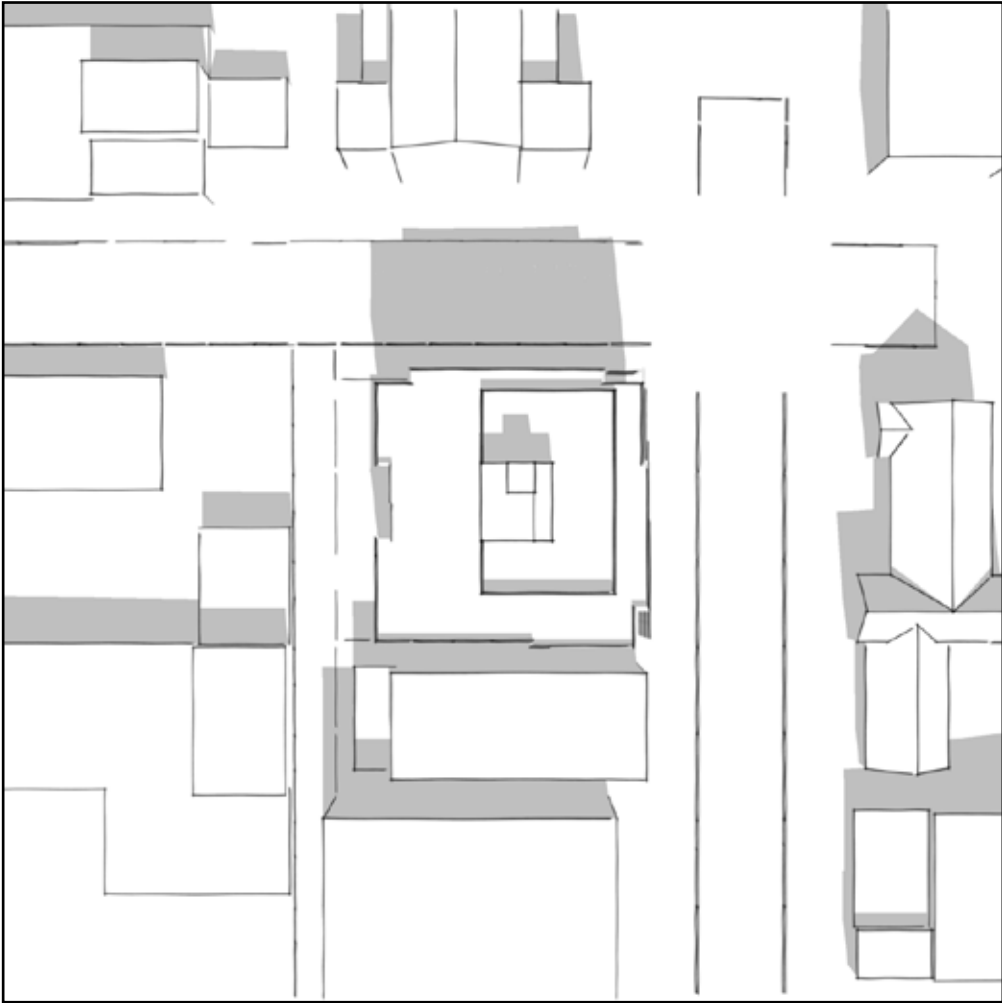
STACKING DIAGRAM - LOOKING NORTH



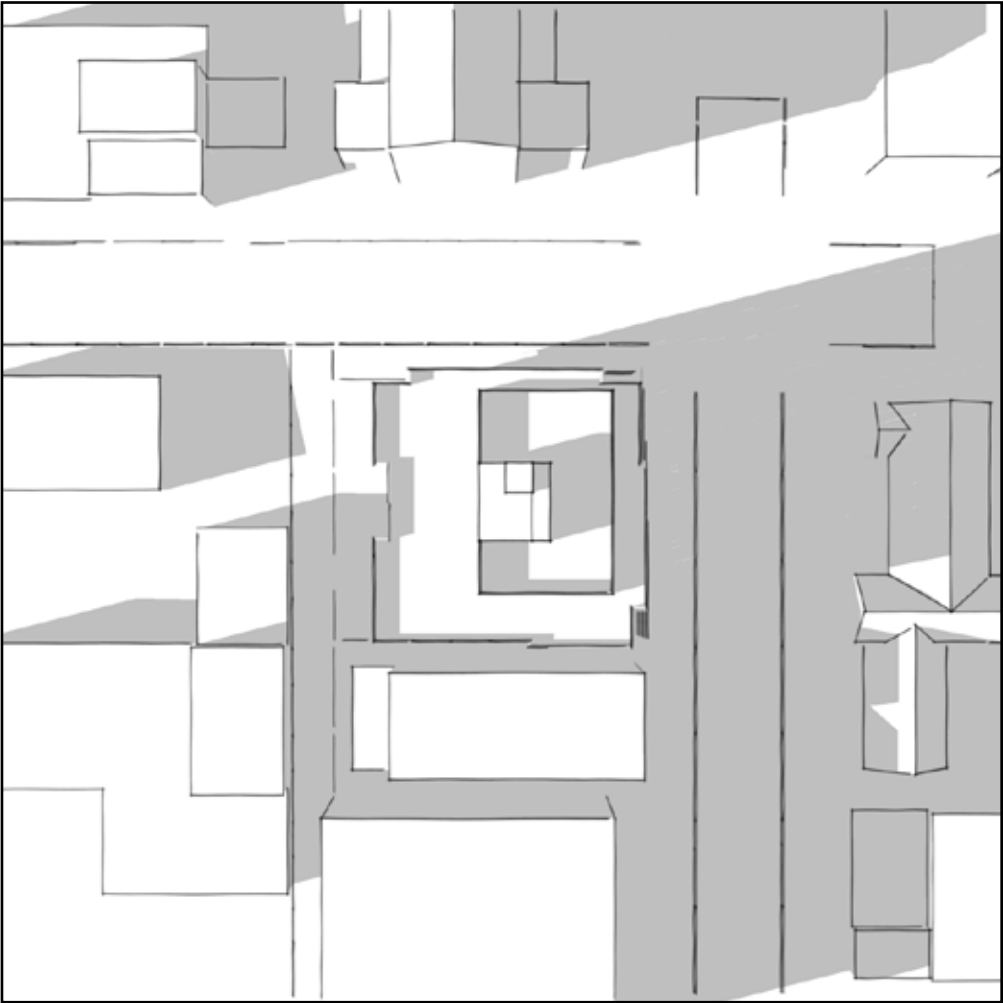
STACKING DIAGRAM - LOOKING EAST



MARCH / SEPTEMBER 21, 9 AM



MARCH / SEPTEMBER 21, 12 PM



MARCH / SEPTEMBER 21, 5 PM



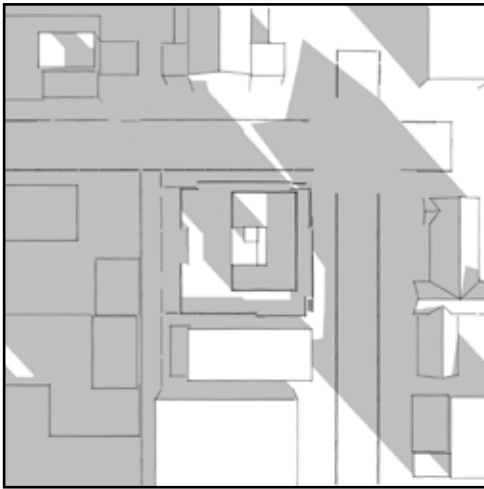
JUNE 21, 9 AM



JUNE 21, 12 PM



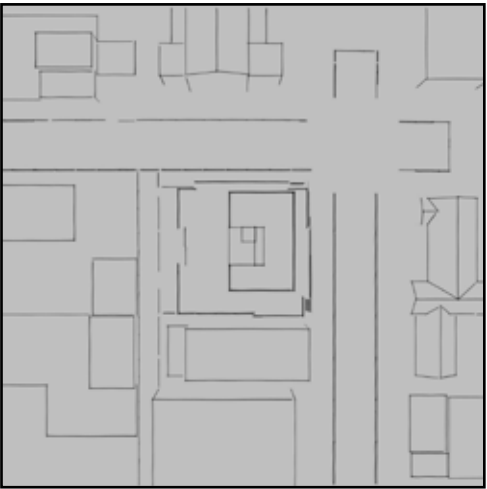
JUNE 21, 5 PM



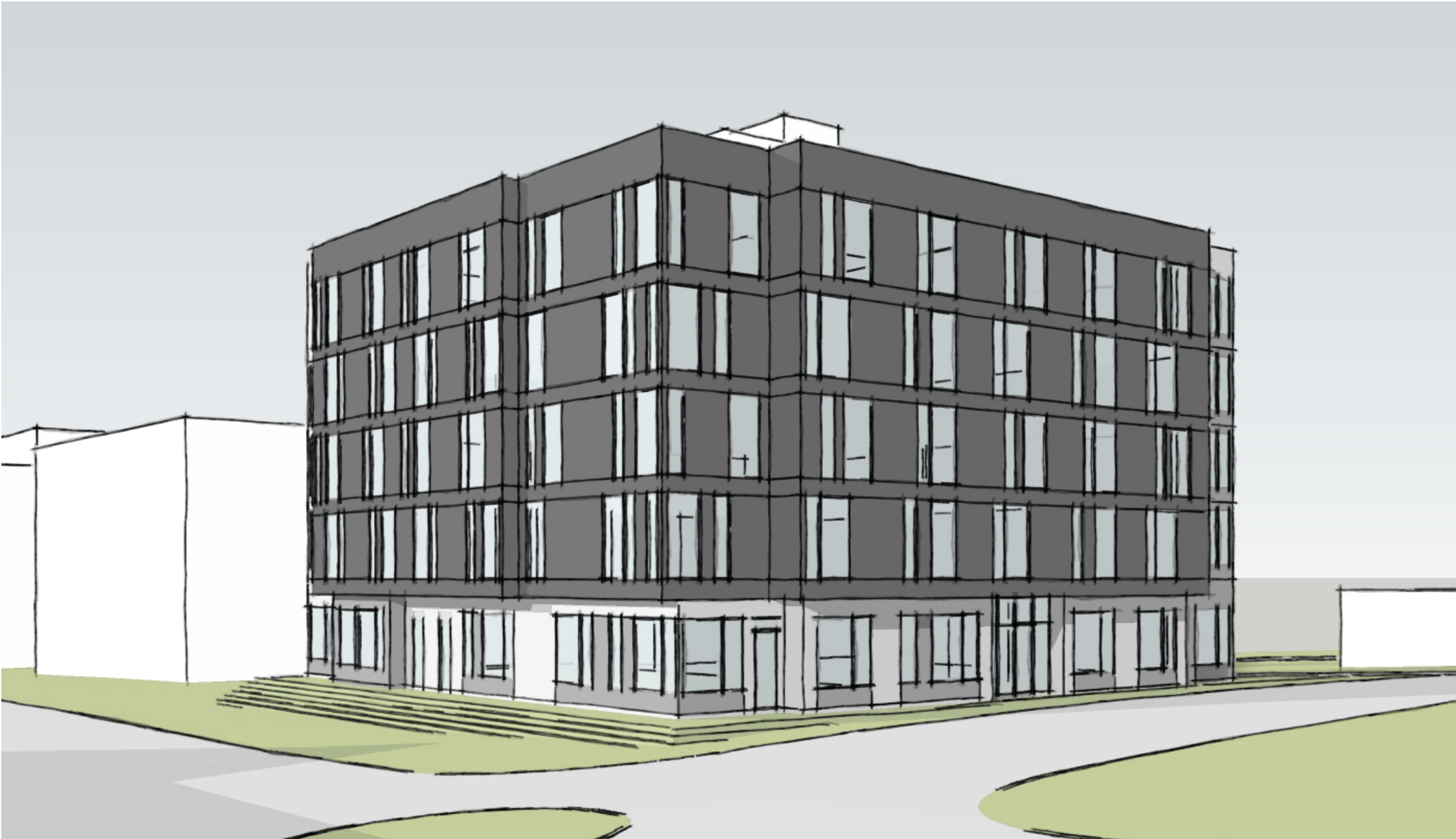
DECEMBER 21, 9 AM



DECEMBER 21, 12 PM



DECEMBER 21, 5 PM

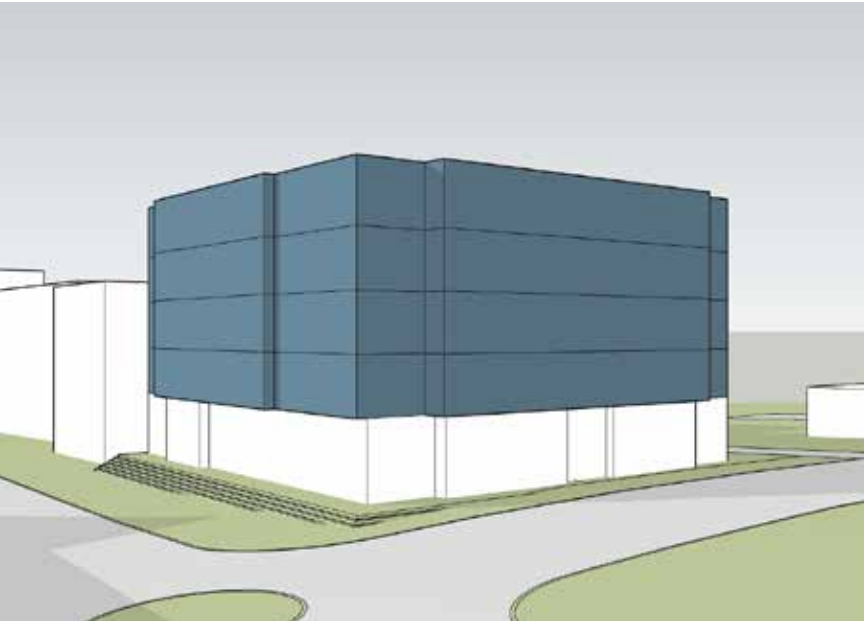


**OPTION TWO**

**CONCEPT**  
Dark, heavy upper level volume with expression of floor plates and scattered window pattern over lighter base.

- GROUND LEVEL CHARACTERISTICS**
- Light Warm Tones
  - Smooth with Subtle Textures
  - Grouped Windows with Infill Panels

- UPPER VOLUME CHARACTERISTICS**
- Scattered Floor-to-Ceiling Windows
  - Emphasis of Floor Lines
  - Vertical Textures



SCATTERED WINDOWS



SCATTERED WINDOWS



SCATTERED WINDOWS



FLOOR LINE EMPHASIS



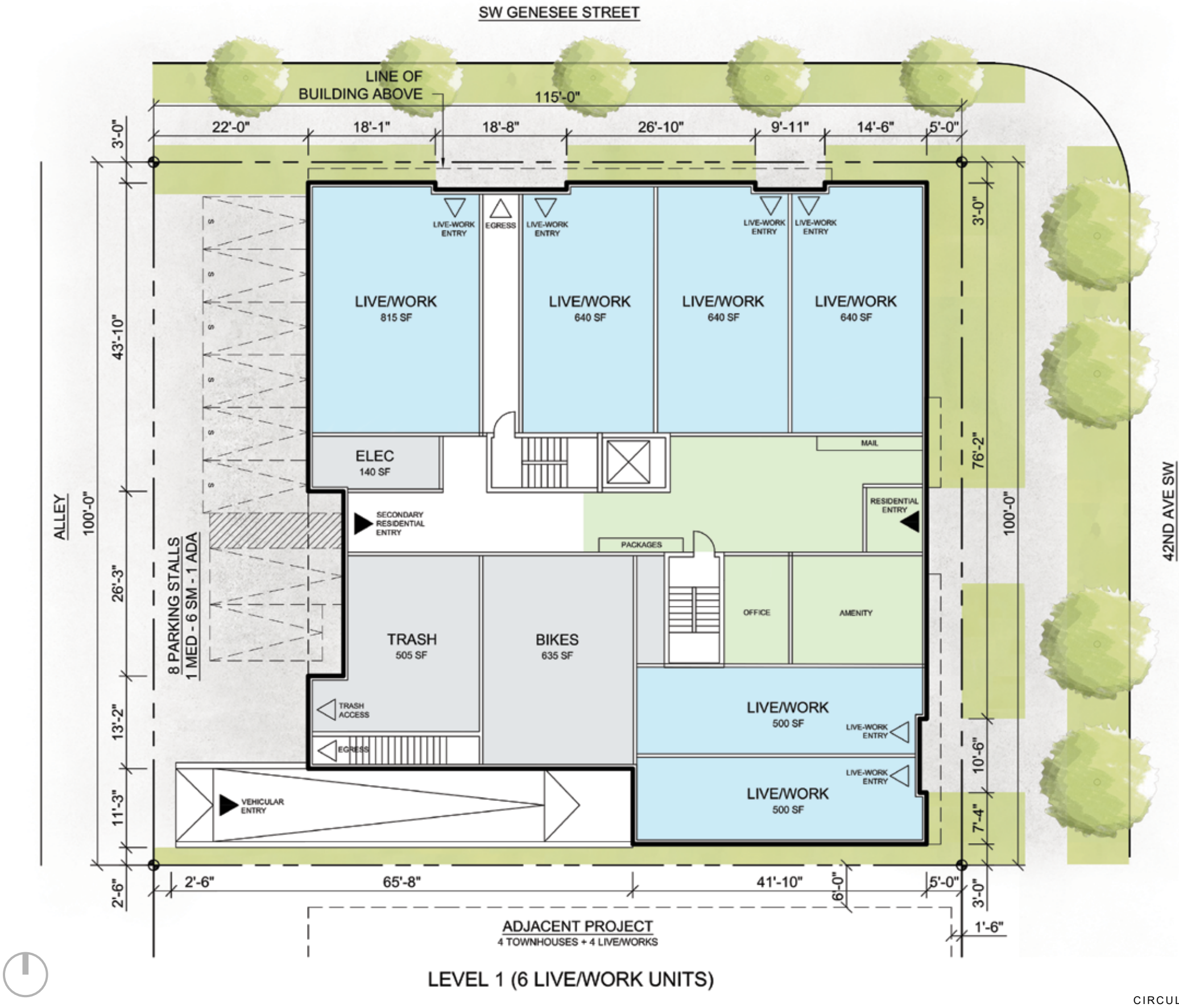
FLOOR LINE EMPHASIS



WARM VERTICAL  
MOVEMENT AT GROUND



WARM VERTICAL  
MOVEMENT AT GROUND



OPTION THREE

PROJECT DATA

- 72 Small Efficiency Dwelling Units
- 6 Live-Work Units
- 36 Parking Stalls
- FAR: 38,738 SF

OPPORTUNITIES

- Centralized circulation.
- Residential entry located at 42nd Street, the quieter, more residential street.
- Four live-work units are grouped together and face SW Genesee, providing a continuity of commercial use east from California.
- Two live-work units are grouped together at the southeast and relate to neighboring live-work units under development.
- Live-work unit entrances are paired and recessed providing an active and cohesive street presence.
- Garage entrance is at the southwest corner which provides for more efficient parking layout.
- Majority of units face the streets.
- Roof deck oriented toward the intersection of 42nd and Genesee.

CONSTRAINTS

- Two live work units do not have internal access to the building and require a paved path on site to access the main residential entry.

DEPARTURES REQUESTED

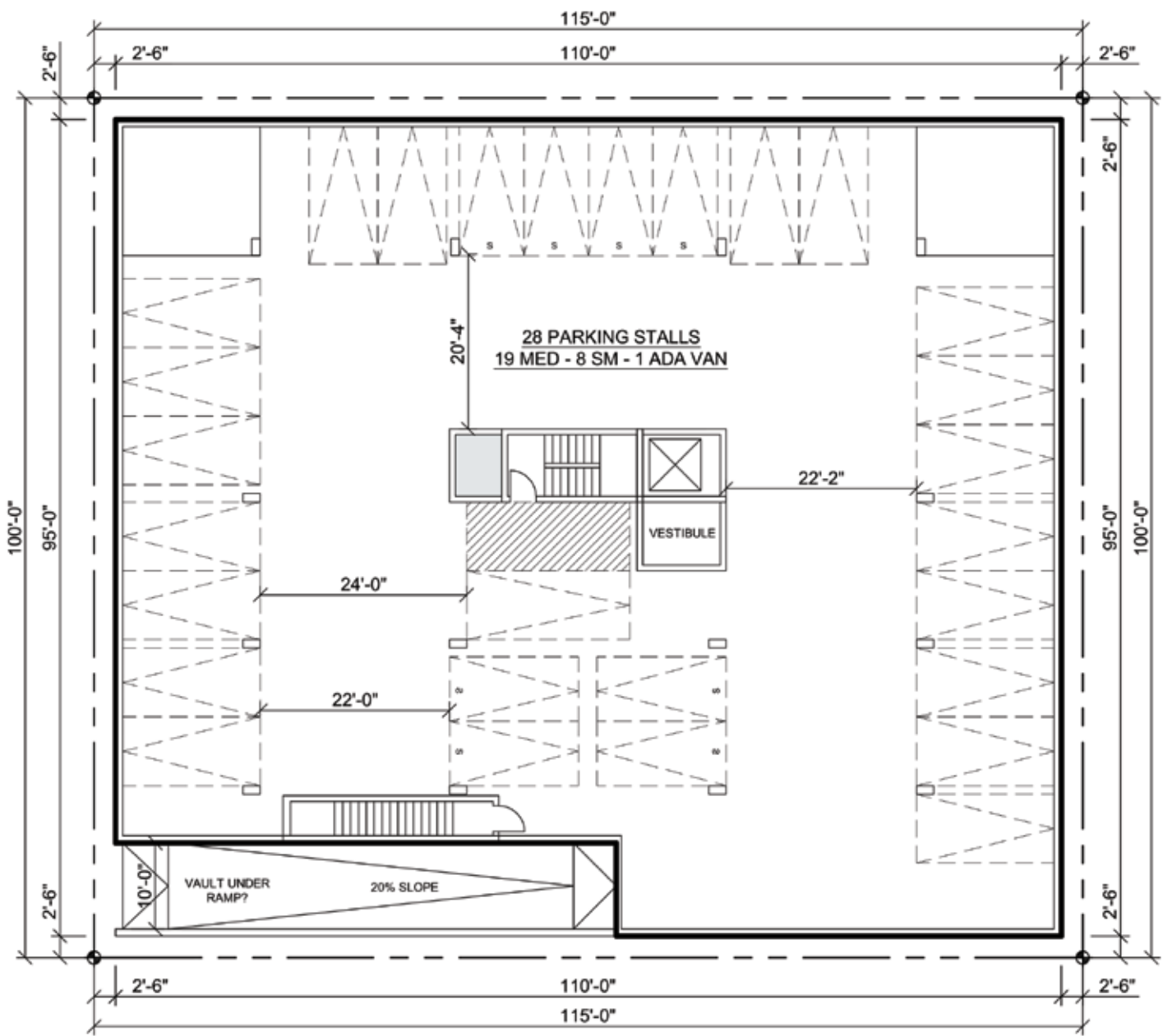
- 20 percent Drive Aisle Slope
- Live/Work: 15'-0" Street-Facing Commercial Depth



LEVELS 2-5 (18 UNITS PER FLOOR)



CIRCULATION SERVICE DWELLING LIVE/WORK AMENITY



BASEMENT



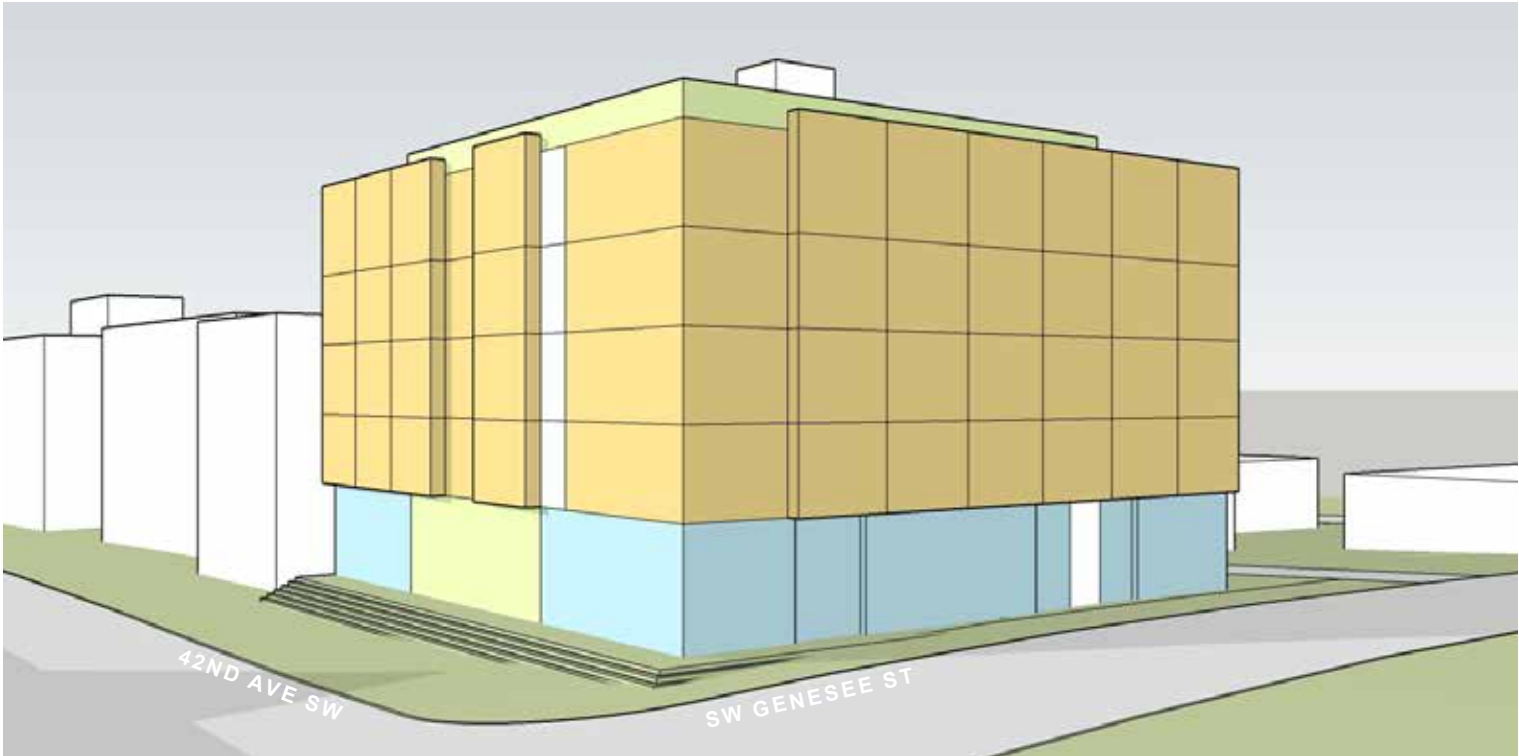
ROOF PLAN



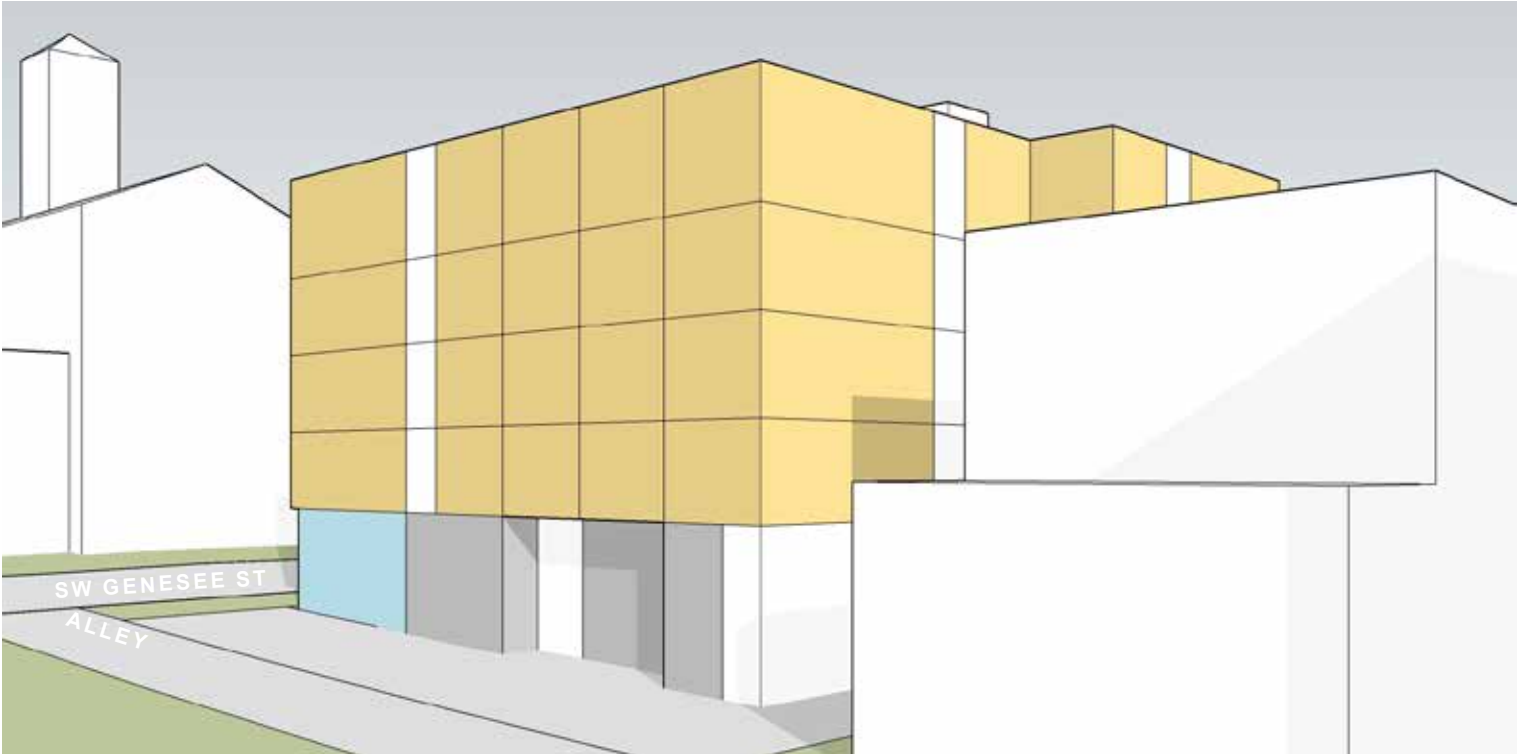
CIRCULATION SERVICE DWELLING LIVE/WORK AMENITY



VIEW FROM NORTHWEST CORNER






VIEW FROM NORTHEAST CORNER

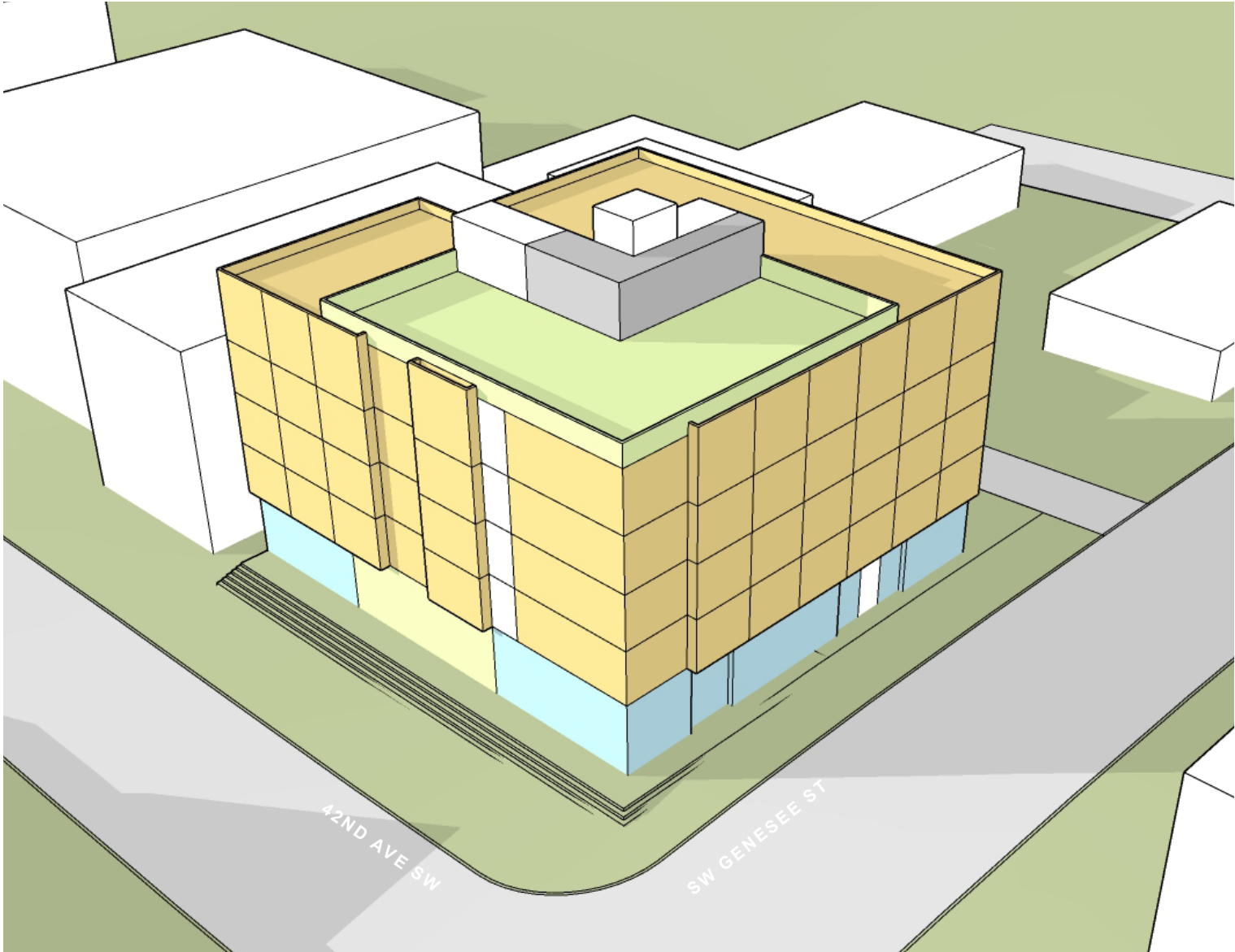


VIEW FROM SOUTHWEST CORNER

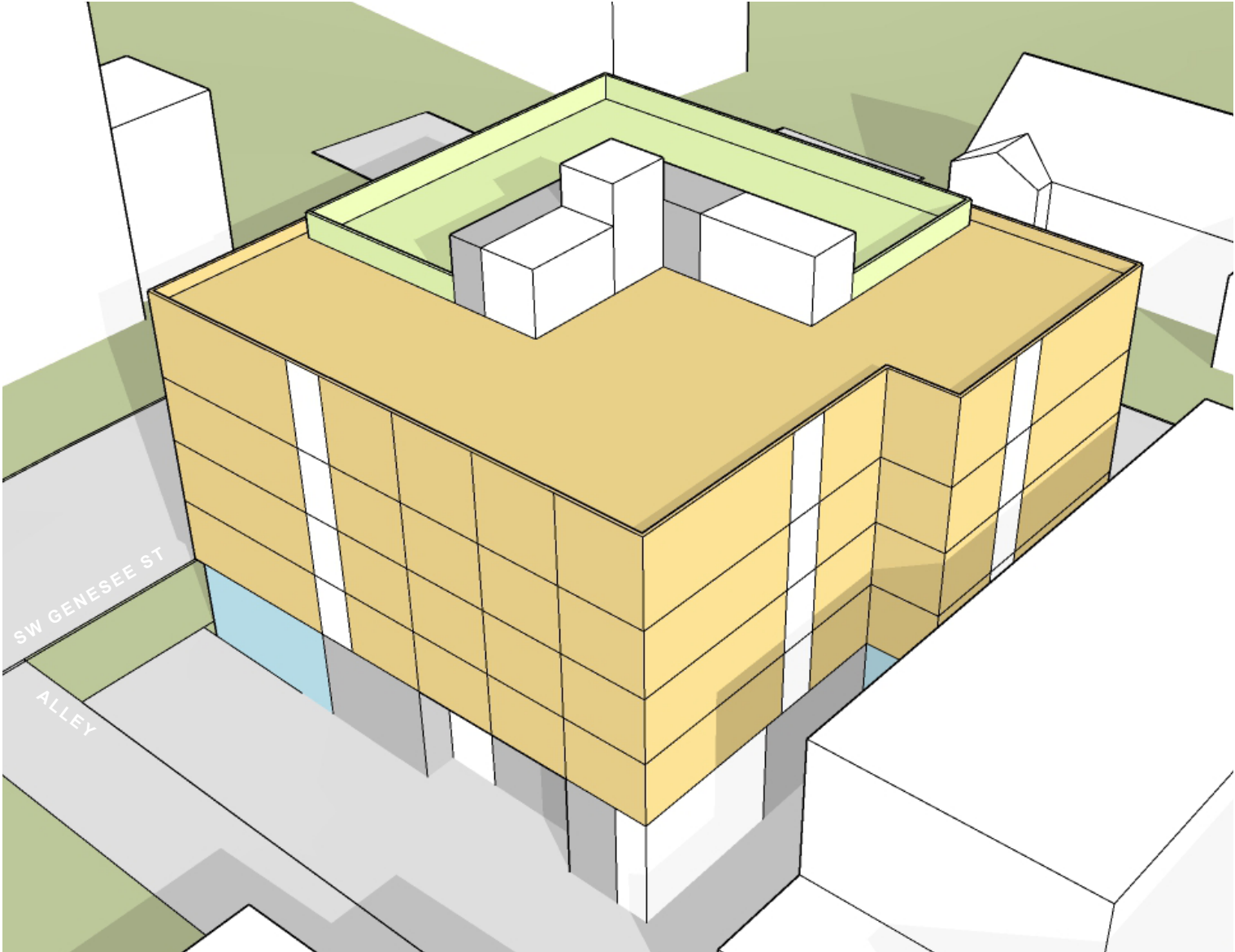


VIEW FROM SOUTHEAST CORNER

CIRCULATION  SERVICE  DWELLING  LIVE/WORK  AMENITY 

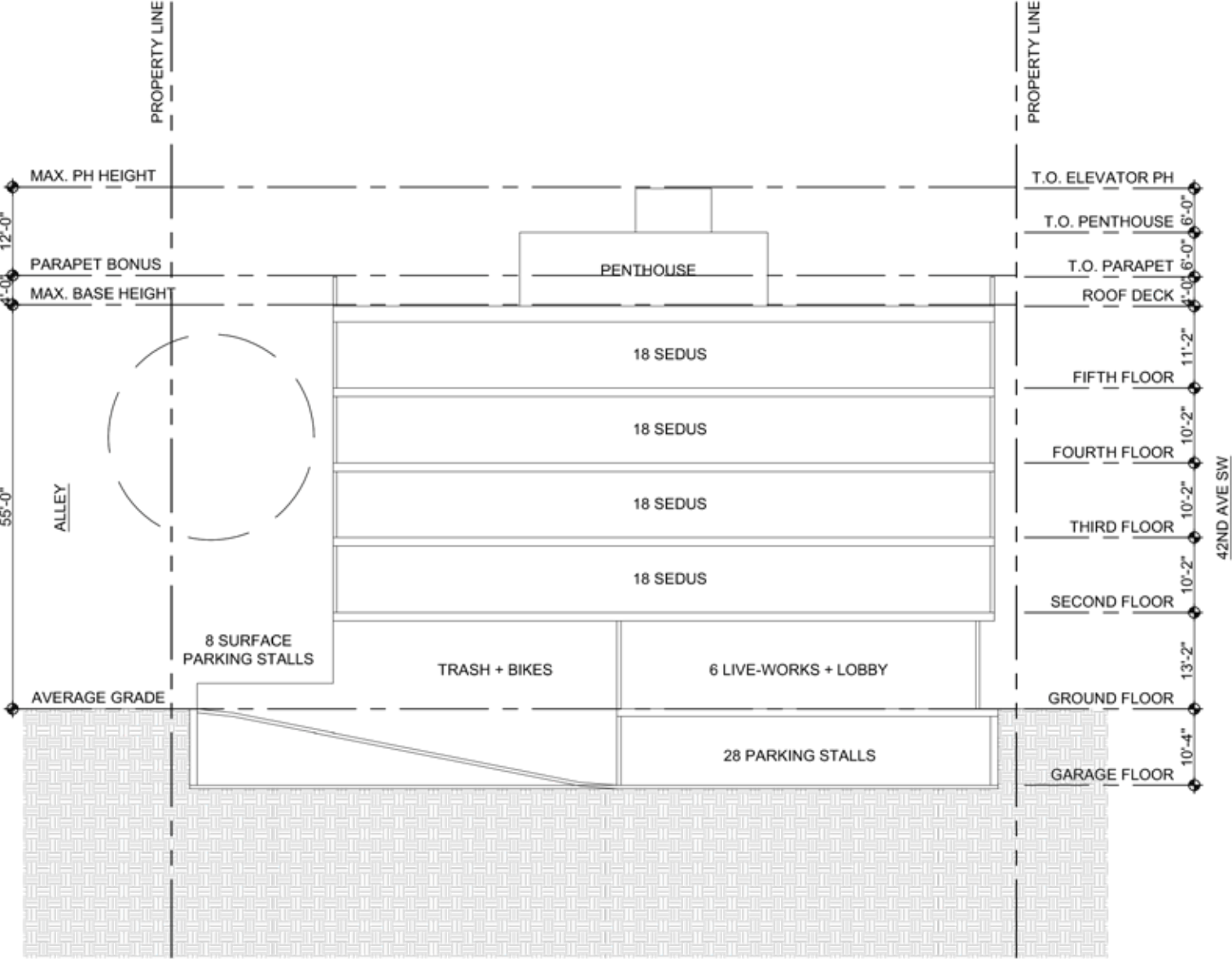


VIEW FROM BIRDSEYE (NORTHEAST)

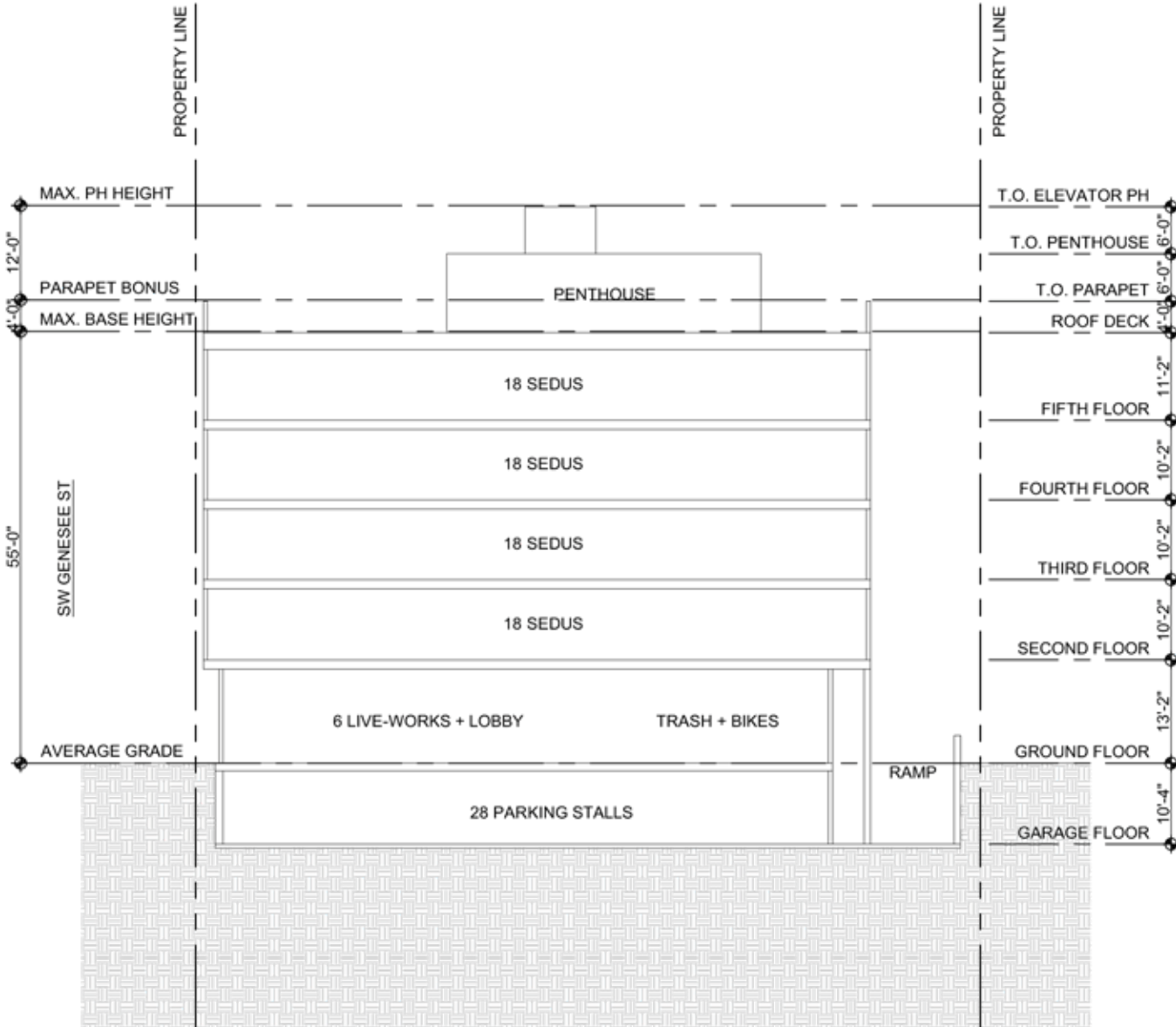


VIEW FROM BIRDSEYE (SOUTHWEST)

CIRCULATION SERVICE DWELLING LIVE/WORK AMENITY



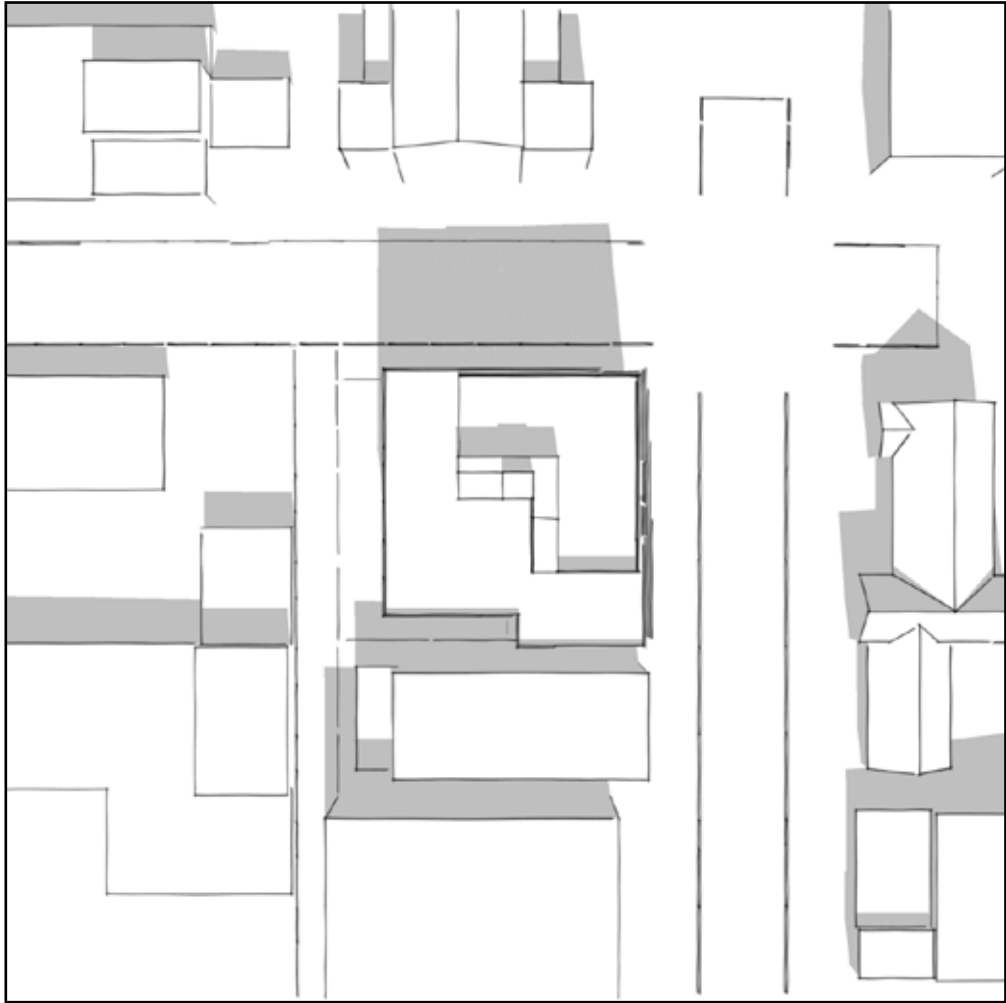
STACKING DIAGRAM - LOOKING NORTH



STACKING DIAGRAM - LOOKING EAST



MARCH / SEPTEMBER 21, 9 AM



MARCH / SEPTEMBER 21, 12 PM



MARCH / SEPTEMBER 21, 5 PM



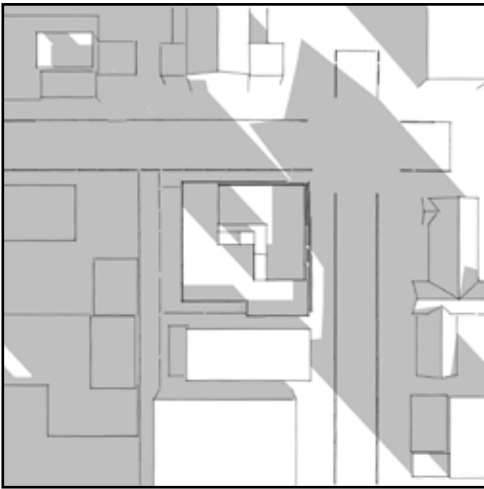
JUNE 21, 9 AM



JUNE 21, 12 PM



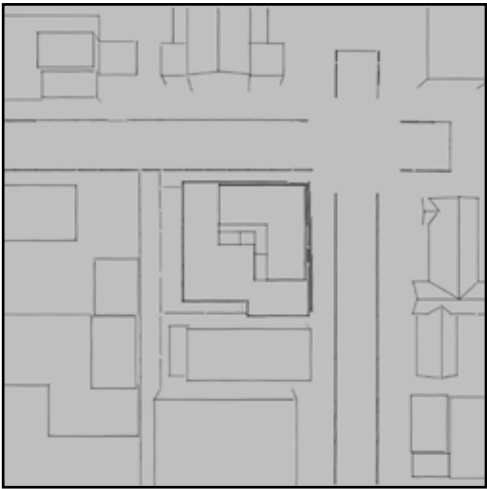
JUNE 21, 5 PM



DECEMBER 21, 9 AM



DECEMBER 21, 12 PM



DECEMBER 21, 5 PM

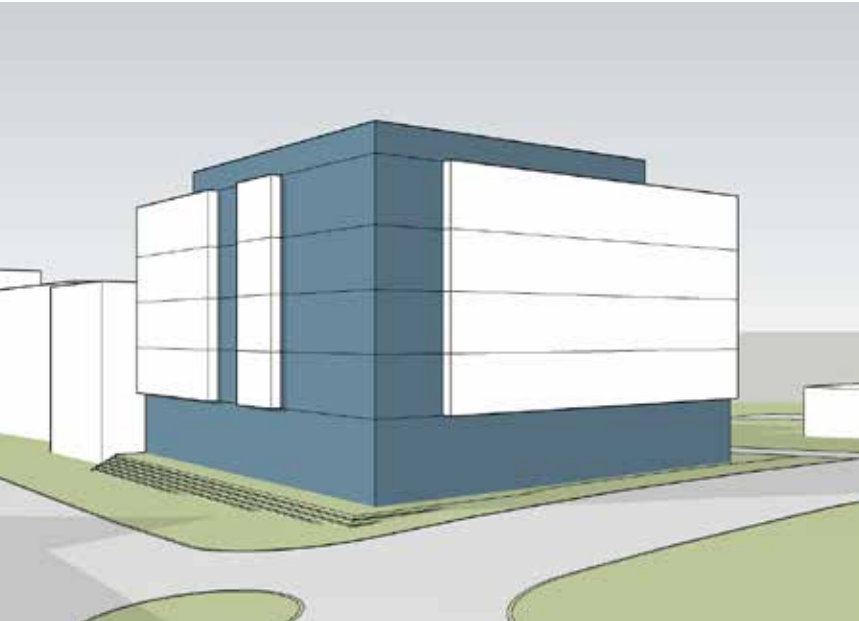


OPTION THREE - PREFERRED OPTION

CONCEPT  
Corner emphasis with taller, dark recessed volume and high transparency. Lighter volumes cantilevered over base with horizontal window groupings.

- GROUND LEVEL CHARACTERISTICS
- Dark and Textured Materials
  - Large Amount of Transparency
  - Street Level Storefront
  - Deep Metal Awnings

- UPPER VOLUME CHARACTERISTICS
- Light and Smooth Materials
  - Horizontally Grouped Windows
  - Window Frames with Infill Panels



STREET LEVEL  
TRANSPARENCY



STREET LEVEL  
TRANSPARENCY



DARK TEXTURES AT  
GROUND LEVEL + CORNER



DARK TEXTURES AT  
GROUND LEVEL + CORNER



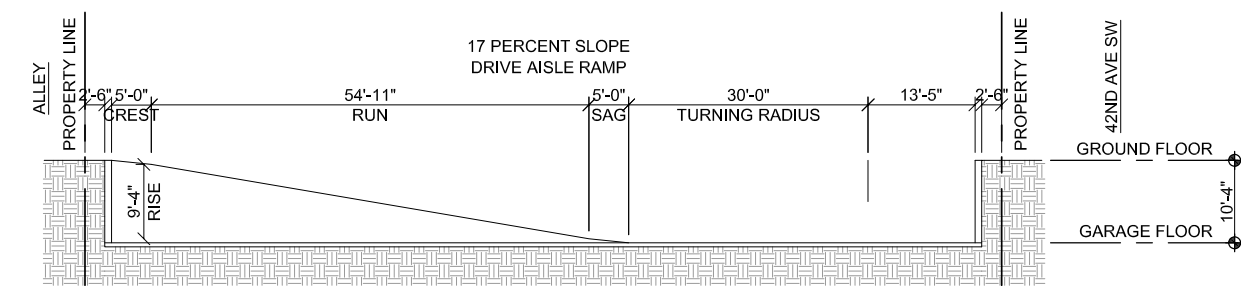
DARK TEXTURES AT  
GROUND LEVEL + CORNER



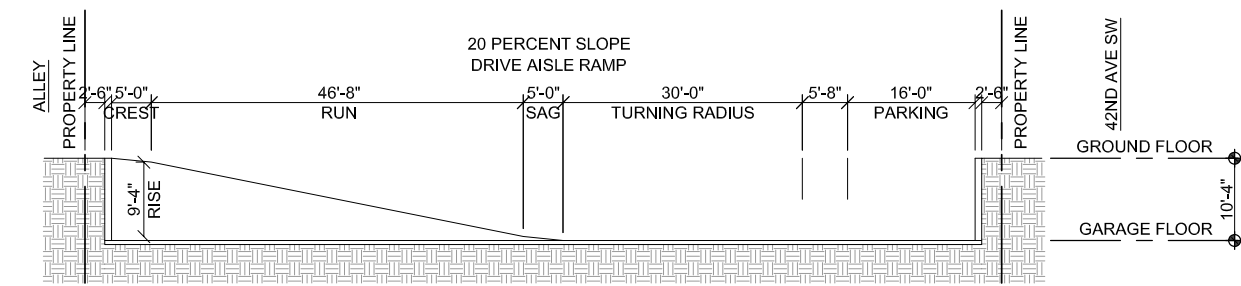
WINDOW FRAMES AND  
TEXTURED INFILL



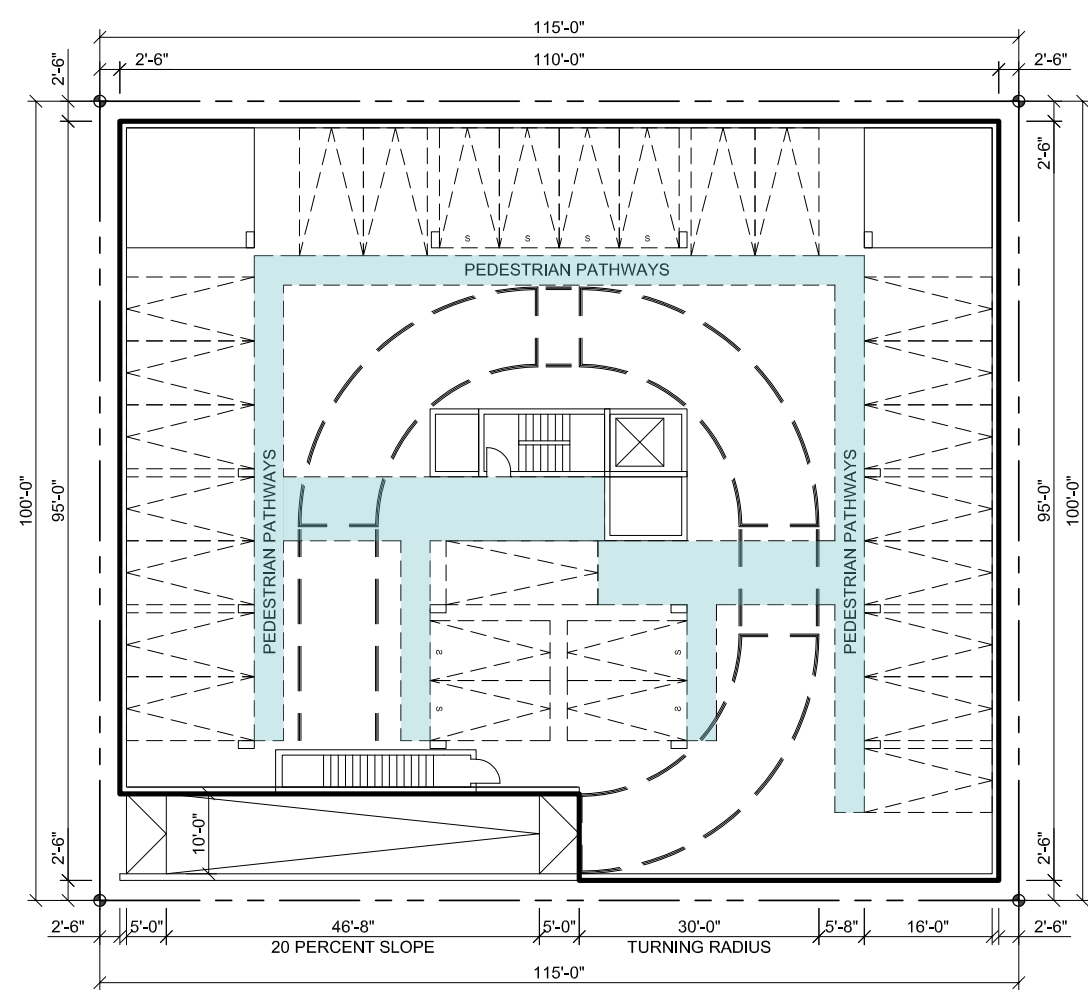
WINDOW FRAMES AND  
TEXTURED INFILL



CODE COMPLIANT DRIVE AISLE SLOPE



INCREASED DRIVE AISLE SLOPE



INCREASED DRIVE AISLE SLOPE GARAGE PLAN

TYPE I DECISION  
OPTION TWO + THREE (PREFERRED)

PER SMC 23.54.030.E.4  
Aisle slope shall not exceed 17 percent provided that the Director may permit a greater slope if the criteria in subsections 23.54.030.D.3.a, 23.54.030.D.3.b, and 23.54.030.D.3.c are met.

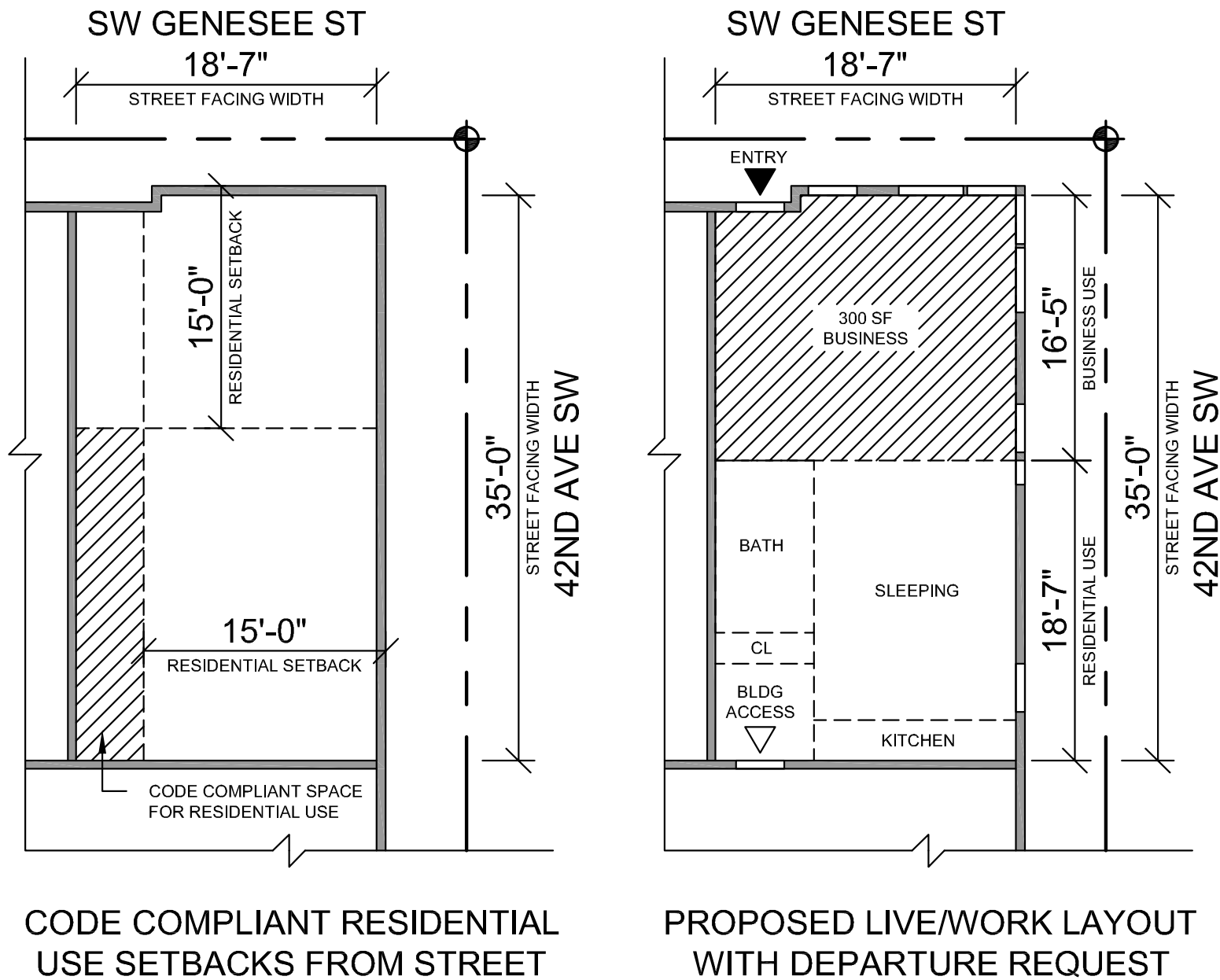
- a. The topography or other special characteristic of the lot makes a 15 percent maximum driveway slope infeasible; b. The additional amount of slope permitted is the least amount necessary to accommodate the conditions of the lot; and c. The driveway is still usable as access to the lot.

TYPE I DECISION REQUEST  
To allow the drive aisle slope to increase from 17 percent to 20 percent.

RATIONALE FOR DEPARTURE:  
Due to the limited width of our site, a 17 percent drive aisle slope would require excessive parking circulation paths and potentially create areas for vehicle-pedestrian conflict. A 20 percent drive aisle slope will provide the underground parking garage with a feasible turning radius at the entry condition and a more simplified circulation path for both vehicles and pedestrians.

DESIGN GUIDELINES

<b>PL1.B.2. WALKWAYS AND CONNECTIONS</b> <b>Pedestrian Volumes: Provide ample space for pedestrian flow and circulation.</b>
A 20 percent sloping drive aisle would enable enough width needed to provide a wide pedestrian walking space between the vehicles and the drive aisles. It would also enable the turning radius to be in a more successful location - directly in line with the drive aisle at the underground garage - removing the need for excessive vehicle circulation at the entry location.
<b>PL2.D.1. WAYFINDING</b> <b>Design as Wayfinding: Use design features as a means of wayfinding wherever possible, and provide clear directional signage where needed.</b>
Signage in the form of a designated pathway with texture/color will provide a safe means of circulation for pedestrians and will help guide pedestrians from their vehicles and in the direction of stair towers and the elevator vestibule.
<b>PL4.A.1. ENTRY LOCATIONS AND RELATIONSHIPS</b> <b>Serving all Modes of Travel: Provide safe and convenient access points for all modes of travel.</b>
Vehicular as well as pedestrian traffic needs to be accounted for within the parking garage. A 17 percent sloping drive aisle would require vehicle traffic to maneuver more than 90 degrees at the entry condition to align with the drive aisle below. A 20 percent slope would not require turning past 90 degrees.
<b>DC1.B.1. VEHICULAR ACCESS AND CIRCULATION</b> <b>Access Location and Design: Emphasize use of the sidewalk for pedestrians, and create safe and attractive conditions for pedestrians, bicyclists, and drivers by employing a multi-sensory approach to areas of potential vehicle-pedestrian conflict such as garage exits/entrances.</b>
A 20 percent slope would simplify the circulation path and provide designated vehicle and pedestrian areas to avoid potential conflicts from occurring.



DEPARTURES REQUESTED  
OPTION THREE (PREFERRED)

PER SMC 23.47A.008.E.1

The portion of each such live-work unit in which business is conducted must be a minimum of 300 square feet and must be located between the street and the residential portion of the live-work unit. The non-residential portions of the unit shall extend the width of the street-level, street-facing facade, shall extend a minimum depth of 15 feet from the street-level, street-facing facade, and shall not contain any of the primary features of the residential (live) portion of the live-work unit, such as kitchen, sleeping, or laundry facilities, or bathrooms containing a shower or bathtub. These basic residential features shall be designed to be separated from the work portion of the live-work unit by a physical divider such as a wall or partition.

- DEPARTURE REQUEST
- To reduce the street-facing non-residential portion of the live-work to 65% of the total street-level facade width that faces both SW Genesee St and 42nd Ave SW.
  - To allow primary features of the residential use portion of the live-work unit to be contained within the 15'-0" residential setback for 35% of the total street-level facade width that faces both SW Genesee St and 42nd Ave SW.

RATIONALE FOR DEPARTURE:

The code required 300 square feet min of non-residential space will be provided between the live portion of the unit and (1) street-level, street-facing facade. The proposed live-work unit would face SW Genesee St, which has more of a commercial influence whereas 42nd Ave SW is predominantly residential in nature. The first 16'5 along 42nd, from the corner, will be business oriented and highly transparent. Though a residential function will be located along 42nd strategically placed, narrow, vertical windows will provide a connection to the street to promote visual interest in line with the glazing concept presented on page 47.

DESIGN GUIDELINES

<b>CS2.C.1. RELATIONSHIP TO THE BLOCK</b> <b>Corner Sites:</b> Consider using a corner to provide extra space for pedestrians and a generous entry, or build out to the corner to provide a strong urban edge to the block
Live-Works facing Genesee St will continue the strong urban commercial core further east from California Ave and connect to Fauntleroy Way. Providing a Live-Work at the corner will strengthen the commercial street edge and give the tenant more opportunity to activate the street with transparency.
<b>DC1.A.1. ARRANGEMENT OF INTERIOR USES</b> <b>Visibility:</b> Locate uses and services frequently used by the public in visible or prominent areas, such as at entries or along the street front.
Genesee St is a more predominantly commercial/retail corridor and pedestrian connector street, whereas 42nd Ave is largely residential and quieter. Directing the commercial portion of the live-work toward the commercial oriented street will provide a transition between public and private areas at the street-level and maintain the residential emphasis on 42nd Ave.
<b>PL3.C.2. RETAIL EDGES</b> <b>Visibility:</b> Maximize visibility into the building interior and merchandise displays. Consider fully operational glazed wall-sized doors that can be completely opened to the street, increased height in lobbies, and/or special lighting for displays.
Providing a Live-Work at the street corner enables a tenant to fully utilize the maximum amount of corner glazing to promote their business and/or display products.



### OPTION ONE

#### CONCEPT

One wide lighter corner volume overhangs lower volume, flanked by two mostly blank darker masses.

#### GROUND LEVEL

- Light Smooth Ground Level
- High Punched Windows

#### UPPER VOLUME

- Light Smooth Panels
- Movement at Tall End Volumes
- Vertically Grouped Windows



### OPTION TWO

#### CONCEPT

Dark, heavy upper level volume with expression of floor plates and scattered window pattern over lighter base.

#### GROUND LEVEL

- Light Warm Tones
- Smooth with Subtle Textures
- Grouped Windows with Infill Panels

#### UPPER VOLUME

- Scattered Floor-Ceiling Windows
- Emphasis of Floor Lines
- Vertical Textures



### OPTION THREE - PREFERRED OPTION

#### CONCEPT

Corner emphasis with taller, dark recessed volume and high transparency. Lighter volumes cantilevered over base with horizontal window groupings.

#### GROUND LEVEL

- Dark and Textured Materials
- Large amount of Transparency
- Street Level Storefront
- Deep Metal Awnings

#### UPPER VOLUME

- Light and Smooth Materials
- Horizontally Grouped Windows
- Window Frames with Infill Panels