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ADDRESS

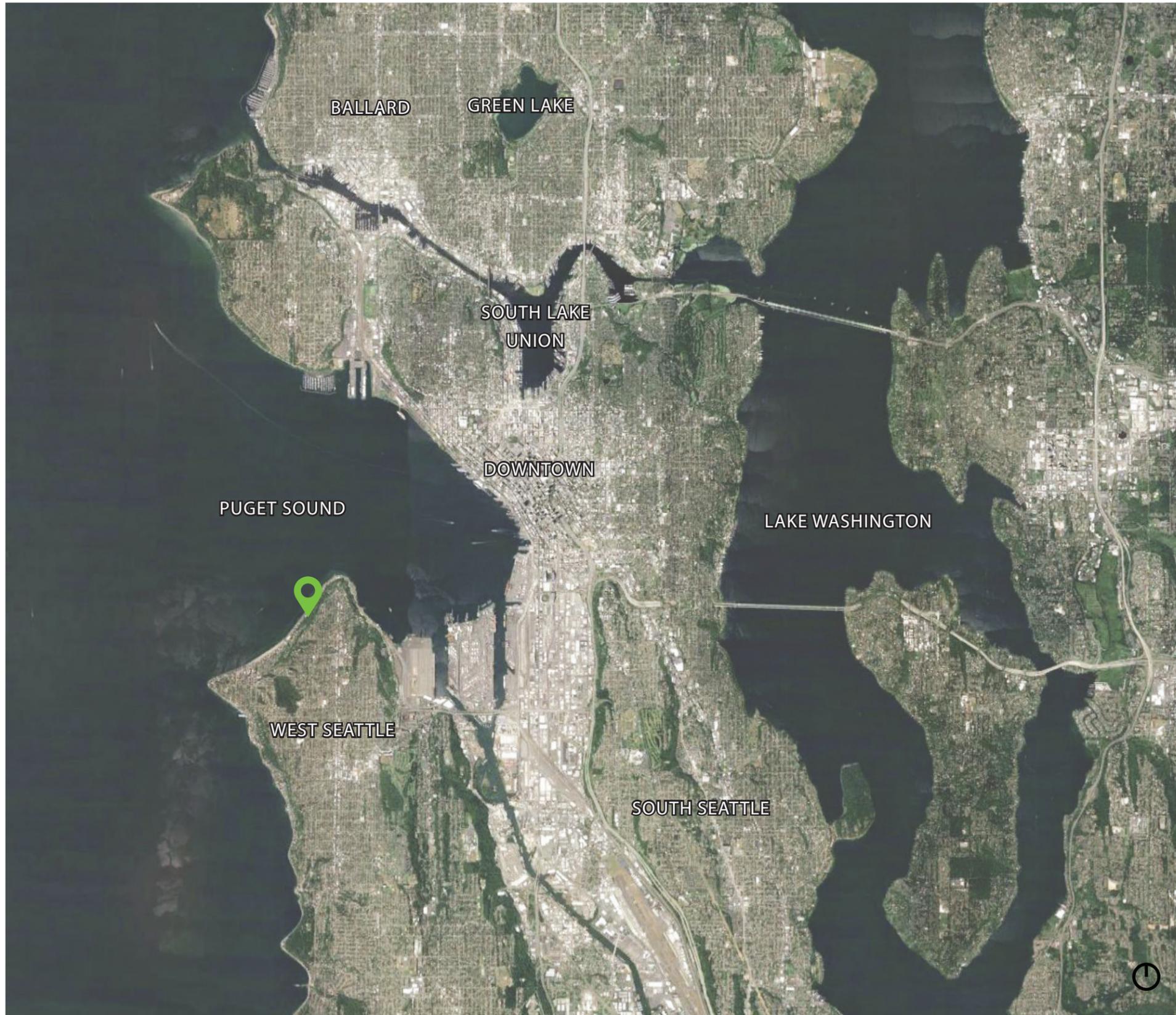
1318 & 1320 Alki Ave SW
Seattle, WA 98116

OWNER/DEVELOPER

LeBach Alki LLC
Becky Duong B Le
7915 125th Ct SE
Newcastle, WA 98056
T: 425-499-5463

ARCHITECT

N5 Architecture
Seth Hale
2562 Dexter Ave N
Seattle, WA 98109
T: 206.300.5339



PROJECT OVERVIEW

The site is located on Alki Ave SW, in West Seattle, facing northwest. Directly across Alki Ave SW is Elliott Bay/Puget Sound. Single-family homes currently bound the site to the northeast and southwest. The rear or southeast portion of the site is a heavily vegetated slope.

The subject parcel is zoned MR(M). The northeast and southwest parcels are also zoned MR(M) and the parcel to the southeast at the top of the slope is zoned SF7200.

The project does not fall within a parking flexibility area or Urban Village/Center but does have access to bus route 775 directly in front of the site. The site is located within the Alki Area Parking Overlay, requiring 1.5 stalls per dwelling unit.

The proposal is for a six-unit, three and four-story townhome project within two structures separated by a drive aisle providing access to enclosed parking. Three units are directly adjacent to and face Alki Ave SW, and three units are located behind and to the southeast. The dwellings units adjacent to Alki Ave SW are proposed as three stories and the three behind as four stories.



1318 Parcel # 386740-0130
1320 Parcel # 386740-0125

--- PROPERTY LINE

DEVELOPMENT OBJECTIVES

1. Create an aesthetically pleasing development with significant fenestration to take advantage of views of Elliot Bay, Puget Sound, and the Olympic Mountains.
2. Utilize cues from existing, recently completed, and proposed Alki Developments, including but not limited to massing, proportions, and materials to provide a cohesive aesthetic.
3. Ensure unified design with equal emphasis on the rear units.

PROJECT PROPOSAL

- 6 Townhomes
- 0 SF of Commercial Space
- 41,422.5 SF of FAR Allowed
- 14,300 SF of Gross Floor Area Proposed
- 9 Garage Vehicle Parking Spaces
- 6 Long-term & 2 Short-term Bike Parking Spaces

PUBLIC OUTREACH

Through the Early Community Outreach process, no feedback was received via the website. One email was received in response to the direct mailing flyers from a tenant on the project site. The tenant provided no feedback and was only concerned regarding the entitlement and construction process.

SITE SURVEY | Existing Site Conditions

SITE CONTEXT

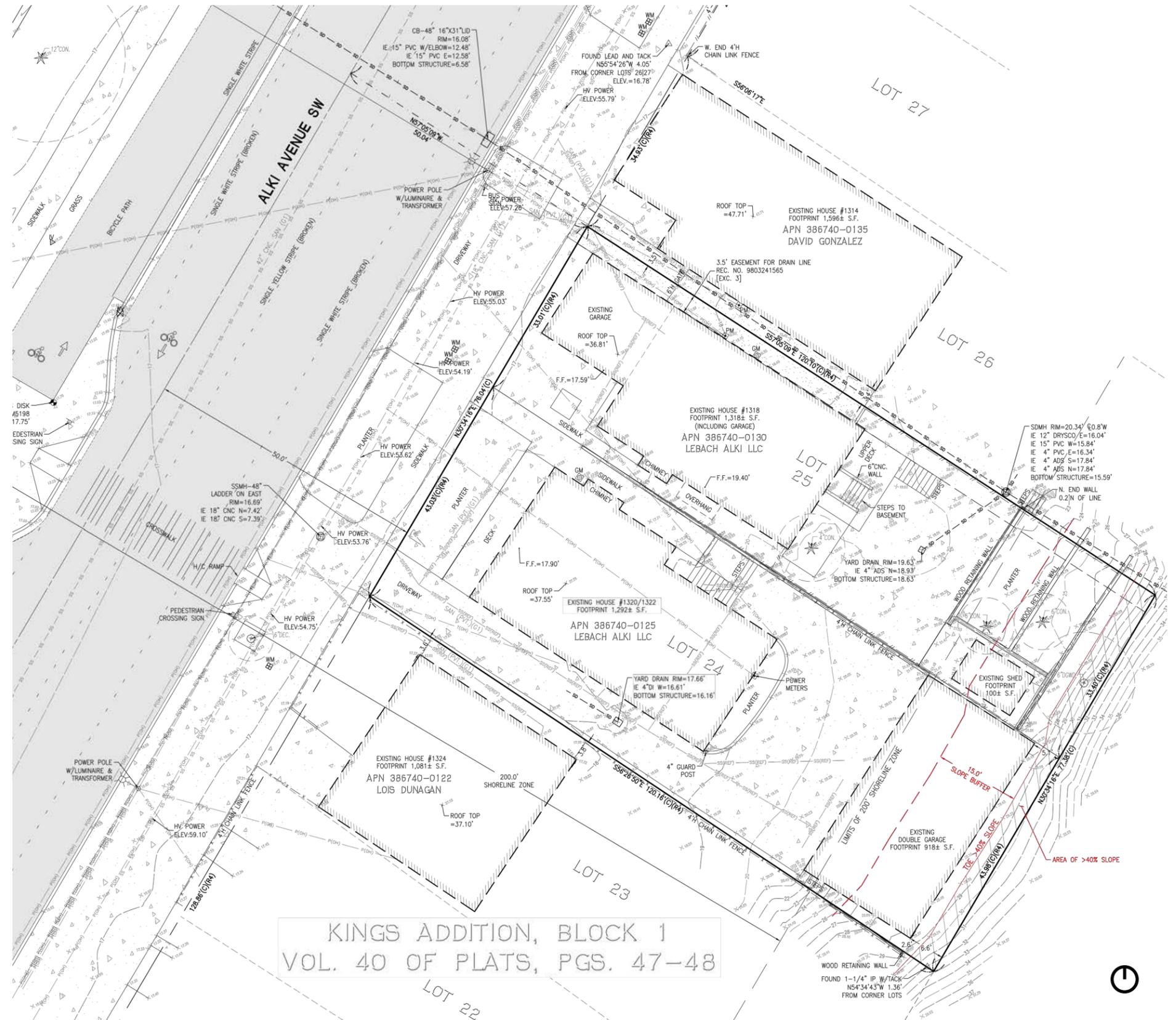
The site is currently occupied by a single-family dwelling and a duplex, both two stories. 1320 Alki includes a large garage at the rear of the property.

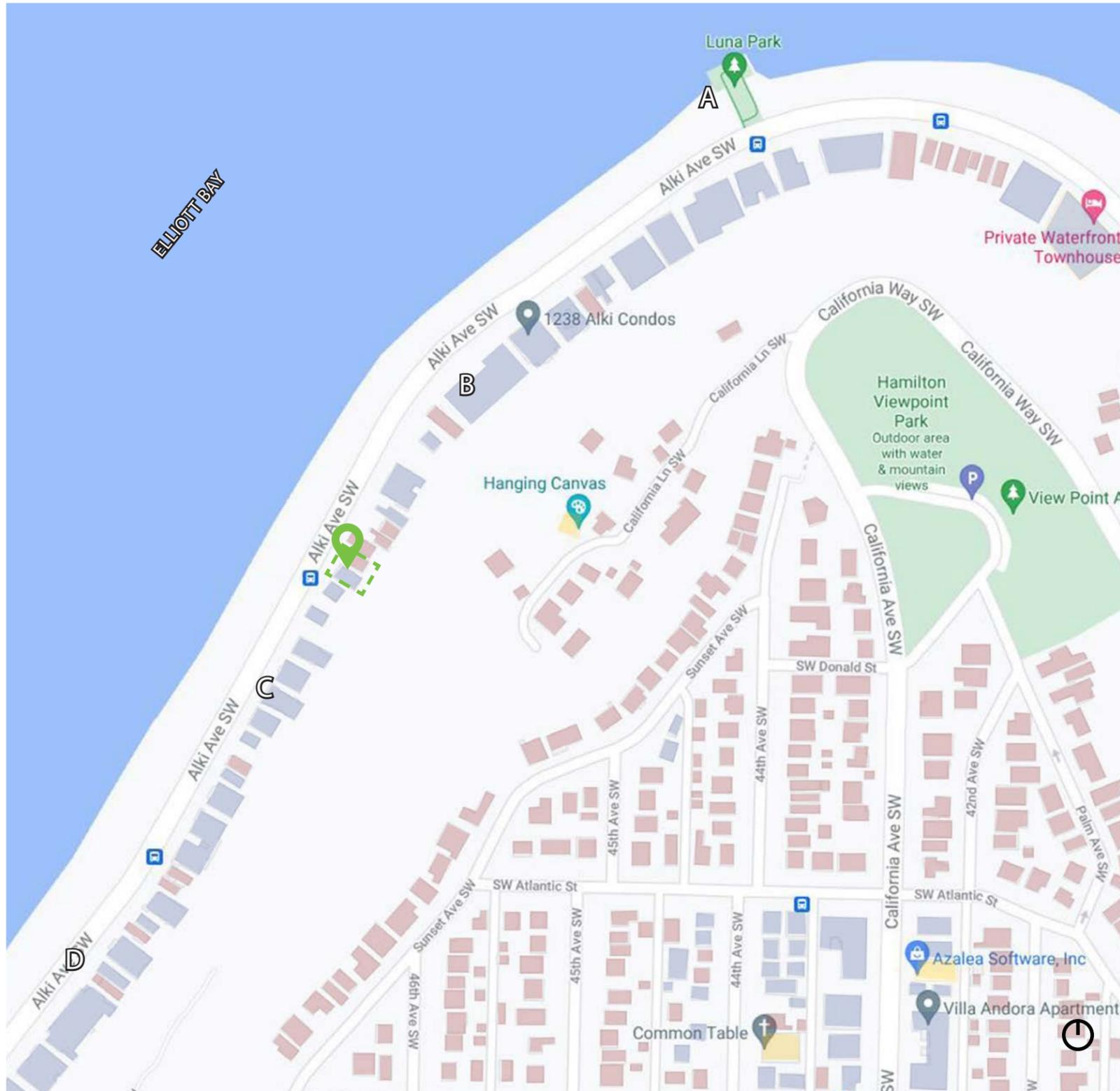
Alki Ave SW bounds the site to the northwest, single-family dwellings to the northeast and southwest, and vacant property to the southeast. The vacant parcel, while zoned SF7200 is owned by the city of Seattle and is commonly referred to as the Duwamish Head Greenbelt.

LEGAL DESCRIPTION

Lots 24 and 25, block 1, King addition, according to the plat thereof, recorded in volume 40 of plats, page(s) 47 and 48, records of King County, Washington.

Situate in the city of Seattle, County of King, State of Washington.





BUILDING TYPOLOGIES

Adjacent properties to the northeast are one to three story single family and duplex, three total, transitioning to 6-story multi-family structures which dominate Alki Ave SW.

Adjacent properties to the southwest are two story single family dwellings, two total, and again transitioning to multi-family structures between three and six stories.

The selected images indicate the diversity of development along Alki Ave SW varying from large multi-family structures to small single-story single-family dwellings.

While there is significant diversity in scale, all structures take advantage of views maximizing fenestration.

While single or multi-family, almost all structures include raised decks or rooftop decks.

SURROUNDING BUILDINGS & LOCAL CHARACTER



A
Luna Park
A local public park and pier at the northernmost point in West Seattle



B
Multi Family Homes
Soon to be completed 40 unit, six-story condominium



C
Multi Family Homes
Six-story condominium



D
Single Family Homes
Two single family dwellings, new and old between multi-family structures



ZONING & OVERLAY DESIGNATION

The parcel is zoned MR(M).

The site is bounded by MR(M) to the northeast and southwest. SF7200 Zoning abuts to the southeast.

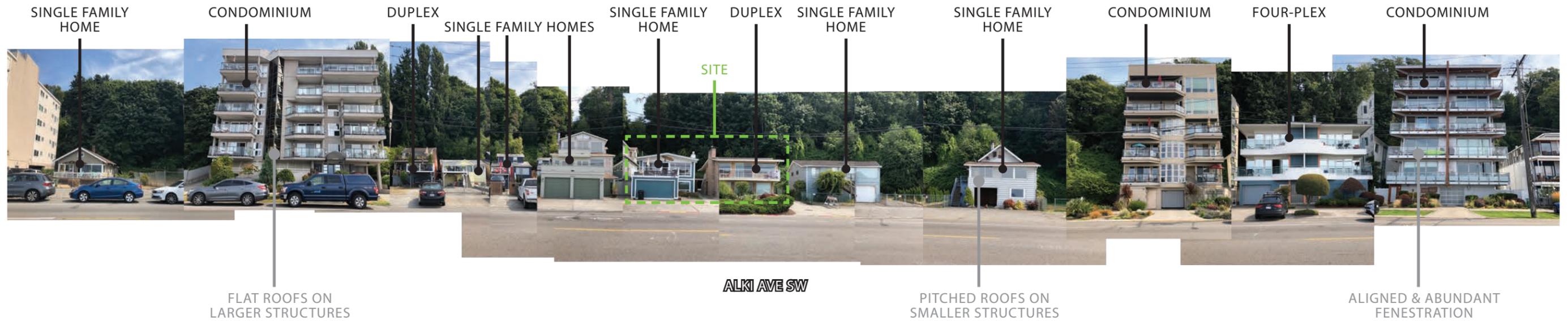
1318 PARCEL #	386740-0130
1320 PARCEL #	386740-0125
ZONE	MR (M)
URBAN CENTER / VILLAGES	No
OVERLAY	Alki Parking District
SHORELINE ZONE	Urban Residential
MHA FEE	Medium
FREQUENT TRANSIT	No
ECA	40% Steep Slope Archaeological Buffer Potential Slide Area Known Slide Area Liquefaction Zone
LOT SF	9,205 SF

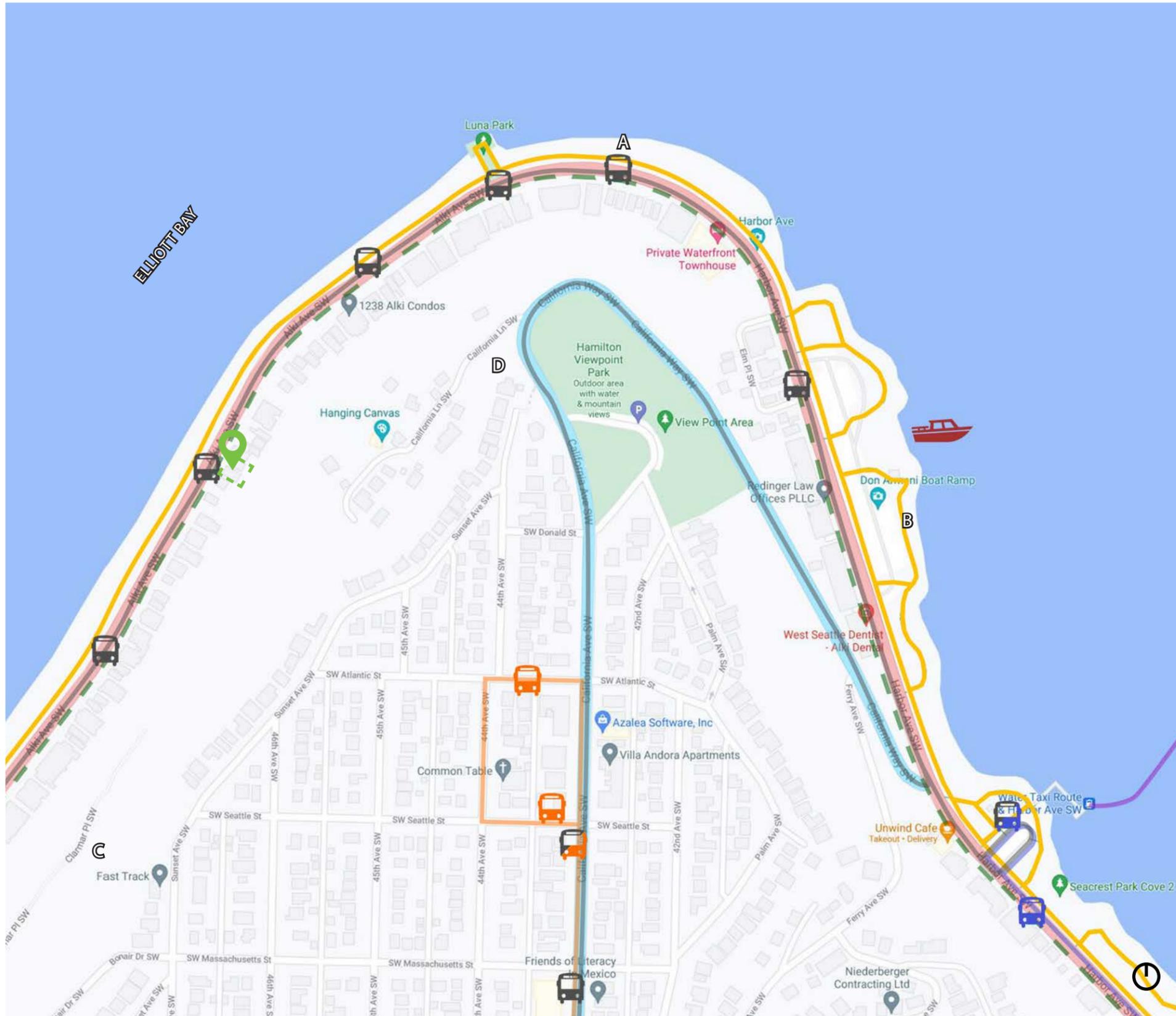
URBAN DESIGN ANALYSIS | Axonometric Photo





URBAN DESIGN ANALYSIS | Streetscapes





ACCESS

The site is accessed via Alki Ave SW, by an arterial that follows the northwest shoreline of West Seattle. Alki Ave SW connects with the West Seattle Bridge via Harbor Ave SW and directly connects to the Alki Commercial Area to the southwest. A few vehicular and pedestrian connections along Alki Ave SW lead to the top of the hill.

The site is served by the 775 bus line directly in front of the site. The bus line provides service to the Water Taxi, Admiral District, and Alki Commercial Area. The Alki Pedestrian Trail is on the opposite side of Alki Ave SW, providing access to Alki Beach, neighborhood restaurants, and connections to and from downtown Seattle.

- MINOR ARTERIAL ROAD
- COLLECTOR ARTERIAL ROAD
- PEDESTRIAN PATH
- SHARROWS BIKE PATH
- BUS 775 ROUTE
- BUS 775 STOP
- BUS 773 ROUTE
- BUS 773 STOP
- BUS 128 & 55 ROUTE
- BUS 128 & 55 STOP
- WATER TAXI ROUTE TO DOWNTOWN SEATTLE
- PUBLIC BOAT LAUNCH





ZONING DATA | Land Use Code

PERMITTED & PROHIBITED USES

Table A for 23.45.504 -
A. Residential use in MR is permitted.

FLOOR AREA

Table A for 23.45.510 -
FAR limit in MR zone with an MHA suffix is 4.5.
4.5 X 9,205 SF = 41,422.5 SF of FAR allowed.
14,300 SF provided.

STRUCTURE HEIGHT

Table B for 23.45.514 -
MR zone height limit is 80 feet.

SETBACKS & SEPARATIONS

Table B for 23.45.518 -
Front & side setback from street lot lines are 7 feet average & 5 feet minimum.
Rear setback is 15 feet from a rear lot line that does not abut an alley.
Side setbacks from interior lot line for portion of a structure that is 42 feet or less in height is 7 feet average & five feet minimum. The setback for portions of a structure above 42 feet is 10 feet average & 7 feet minimum.

AMENITY AREA

23.45.522 -
C. The required amount of amenity area in a MR zone is equal to 5 percent of the total gross floor area of a structure. Private amenity areas are provided on each dwelling unit.

LANDSCAPE STANDARDS

23.45.524 -
A.2.B. Green Factor score of 0.5 or greater is required for any lot within an MR zone.

STRUCTURE WIDTH & DEPTH LIMITS

23.45.528 -
The width and depth limits apply to lots greater than 9,000 SF in MR zones.
A. The width shall not exceed 150 feet.
B.1. The depth shall not exceed 80% of the depth of the lot.

PARKING ACCESS

23.45.536 -
C.2.a. Access to parking shall be from the street if the lot does not abut an alley.

REQUIRED PARKING

Table B for 23.51.015 -
II.O. Multifamily dwelling units within the Alki area must provide 1.5 spaces per unit.
1.5 X 6 units = 9 space required.
9 spaces provided.

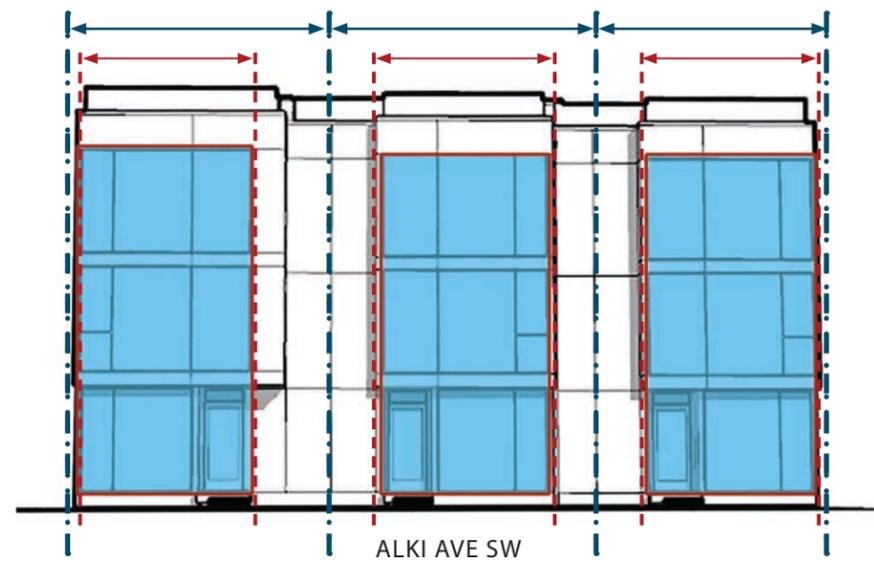
Table D for 23.54.015 -
D.2. For multi-family structures, 1 long-term bicycle parking per unit is required & 1 short-term bicycle parking per 20 units is required.
6 units require 6 long-term & 1 short-term spaces.
6 long-term & 2 short-term spaces are provided.

DESIGN CONCEPT

CS3. ARCHITECTURAL CONTEXT AND CHARACTER

A. Emphasizing Positive Neighborhood Attributes

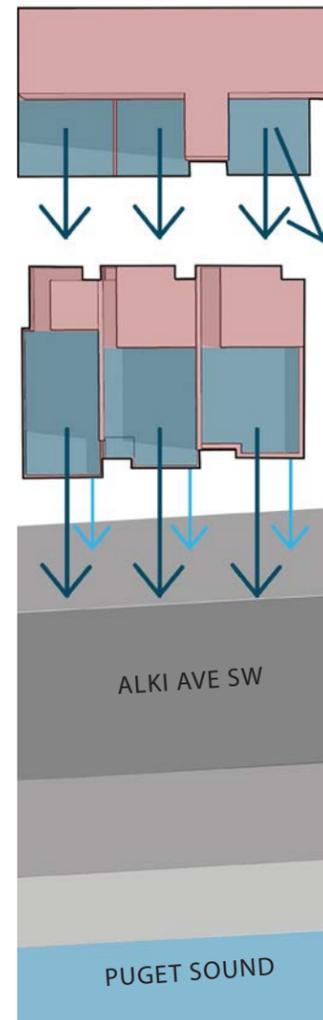
The proposed development builds upon existing patterns of new development along Alki Ave SW, incorporating a contemporary aesthetic with similar siting, massing, articulation, fenestration patterns, and outdoor spaces. While the massing is larger than the existing structures and adjacent developments, the front structure is limited to three stories to ensure compatibility with the existing context. The vertical division of townhomes will be reflected in the facades via fenestration patterns and articulation. The façade treatment and proposed massing will work well with existing and future development.



DC1. PROJECT USES AND ACTIVITIES

A. Arrangement of Interior Uses

Interior uses are situated to take advantage of views of Alki Beach, the Sound, and the Olympic Mountains. Extensive Fenestration and Roof Decks provide a physical connection to the views and create a level of interest and connectivity, via transparency, to the sidewalk and public right-of-way.



C. Parking and Service Uses

Vehicular parking is located within enclosed garages and positioned between the structures. The parking is accessed via a 10' driveway. The auto court is screened from public view via the street-facing structure.

PL3. STREET-LEVEL INTERACTION

A. Entries

Secondary architectural elements emphasize individual entries facing Alki Ave SW. These include canopies, material and color variation, and lighting to identify individual entries.



DESIGN CONCEPT

DC2. ARCHITECTURAL CONCEPT

A. Massing

While the site is currently bounded by 2 and 3 story single-family dwellings it is likely that future development, as allowed by current zoning, will include larger multi-family or single-family developments. The proposed development, in all options, is a structure facing Alki Ave SW with another located behind or to the rear and separated by a drive aisle. The structure facing Alki Ave SW is sited to provide a strong street edge with significant fenestration. The units, townhomes, will be clearly defined vertically via staggered facades and fenestration patterns which will all contribute to reducing the perceived massing. The rear structure will follow the same language, but, in all options, an additional story is proposed to allow for views over the front structure. The increased height, bulk, and massing of the rear structure is lessened by the hillside behind, the front structure, and street setback and follows the tiered pattern of the surrounding single-family dwellings and will blend well with future larger development.

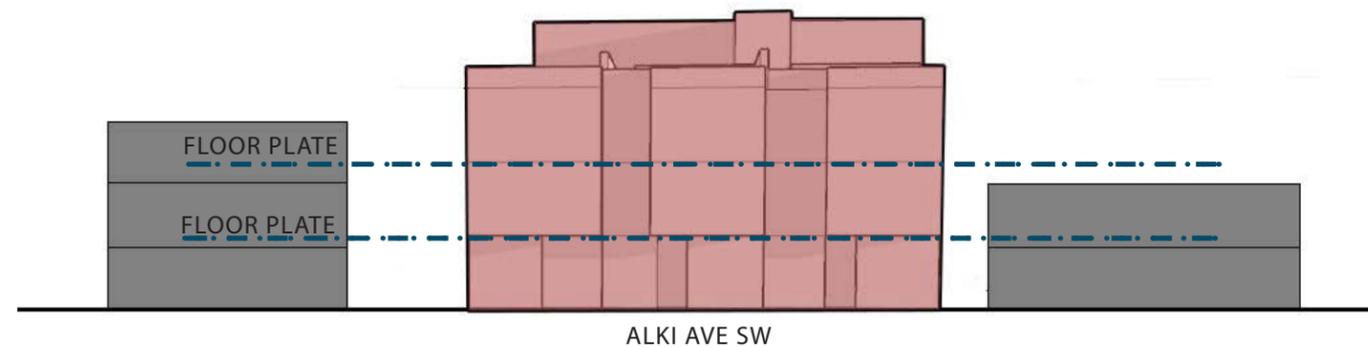
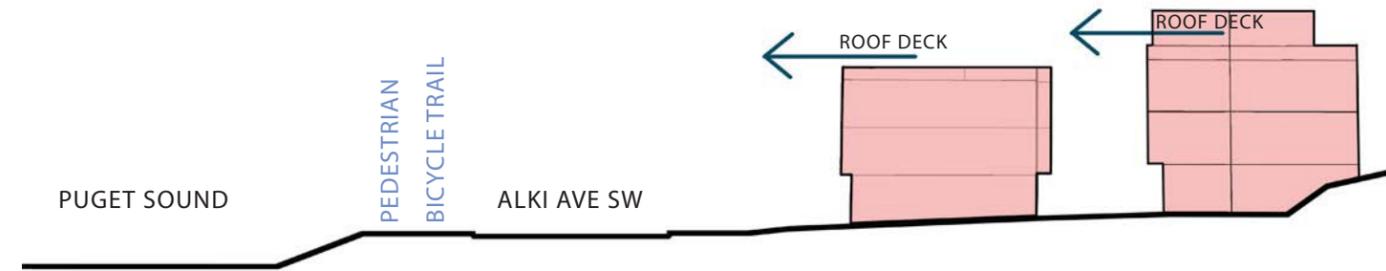
D. Scale and Texture

Individual entries, highly textured materials, clearly defined floor plates, along with significant fenestration, are incorporated to create a pleasing human scale to the building facades.

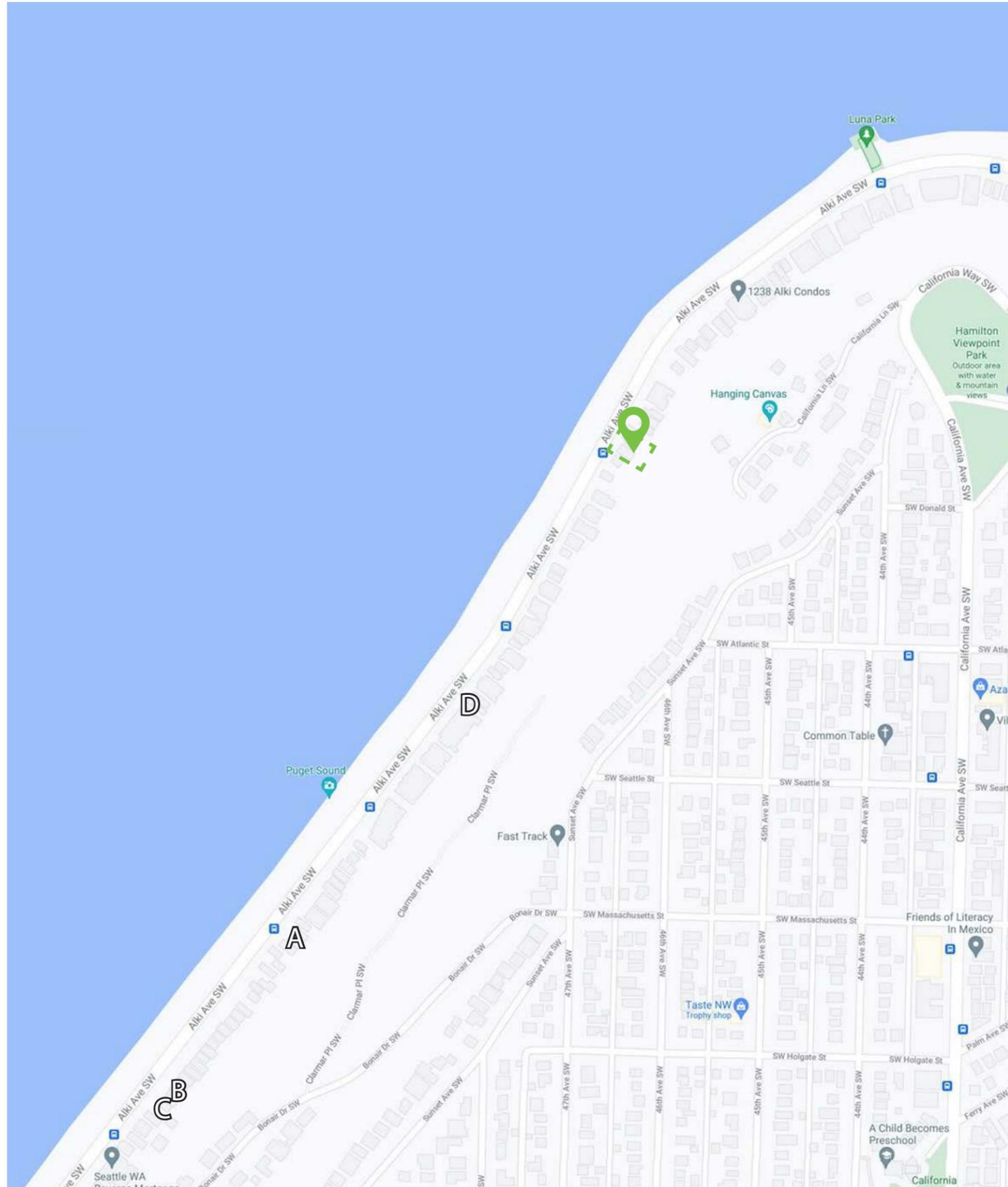
DC3. OPEN SPACE CONCEPT

B. Open Space Uses and Activities

Most of the useable open space is dedicated to roof decks to take advantage of Alki Beach, Sound, and Olympic views. The site is visually connected to Puget Sound and the pedestrian/bicycle trail across Alki Ave SW. This connection is fostered via extensive fenestration and roof decks.



ARCHITECTURAL MASSING CONCEPTS | Precedents



1706 Alki Ave SW
Use of wood horizontal siding gives the building a more residential feel. Overhang at second floor articulates the street level and breaks up overall mass.



1772-1774 Alki Ave SW
Well articulated facades and heavily fenestrated, reducing perceived massing.



1778 Alki Ave SW
Similar scale and contemporary aesthetic.



1514 Alki Ave SW
Contemporary aesthetic, significant fenestration, vertical expression and rooftop.



Seattle, Out of Area
Significant fenestration, vertical expression, clear delineation of individual units.

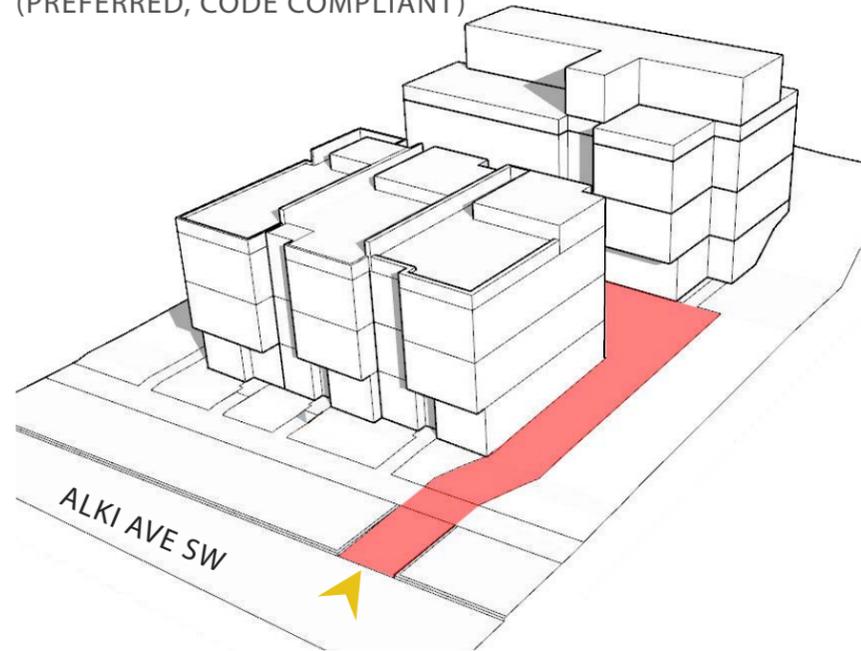


Seattle, Out of Area
Significant fenestration, individual entry expression, vertical expression, clear delineation of individual units, and roof top decks.

ARCHITECTURAL MASSING CONCEPTS | Comparison

OPTION 1:

(PREFERRED, CODE COMPLIANT)



- VEHICULAR ACCESS
- DRIVE ENTRY

6 Townhomes
 0 SF of Commercial Space
 41,422.5 SF of FAR Allowed
 14,300 SF of Gross Floor Area Proposed
 9 Garage Vehicle Parking Spaces
 6 Long-term & 2 Short-term Bike Parking Spaces

PROS:

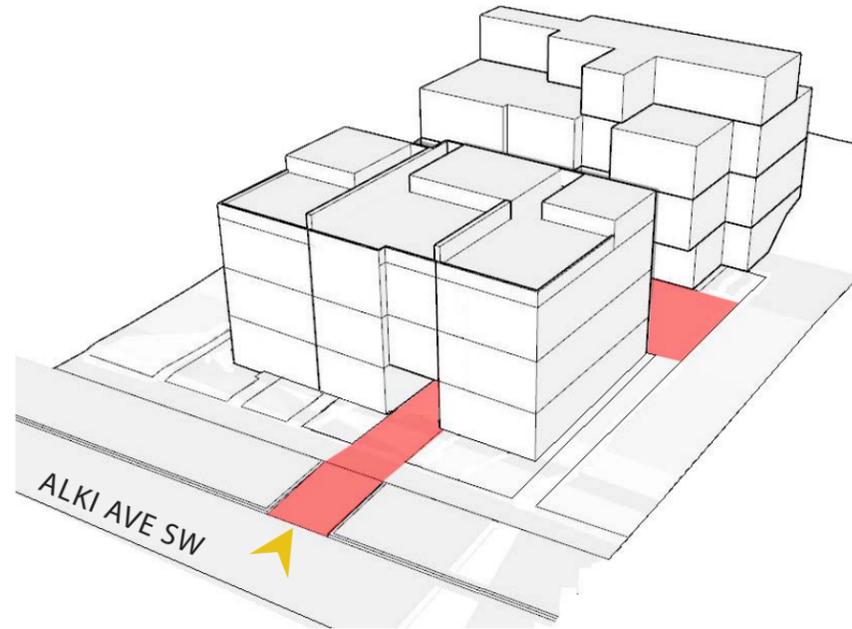
- Maximize views for street facing dwelling units.
- Strong street presence at Alki Avenue SW
- Minimize visibility of drive aisle.

CONS:

- Rear units blocked by units facing Alki Ave SW

OPTION 2:

(CODE COMPLIANT)



6 Townhomes
 0 SF of Commercial Space
 41,422.5 SF of FAR Allowed
 13,325 SF of Gross Floor Area Proposed
 9 Garage Vehicle Parking Spaces
 6 Long-term & 2 Short-term Bike Parking Spaces

PROS:

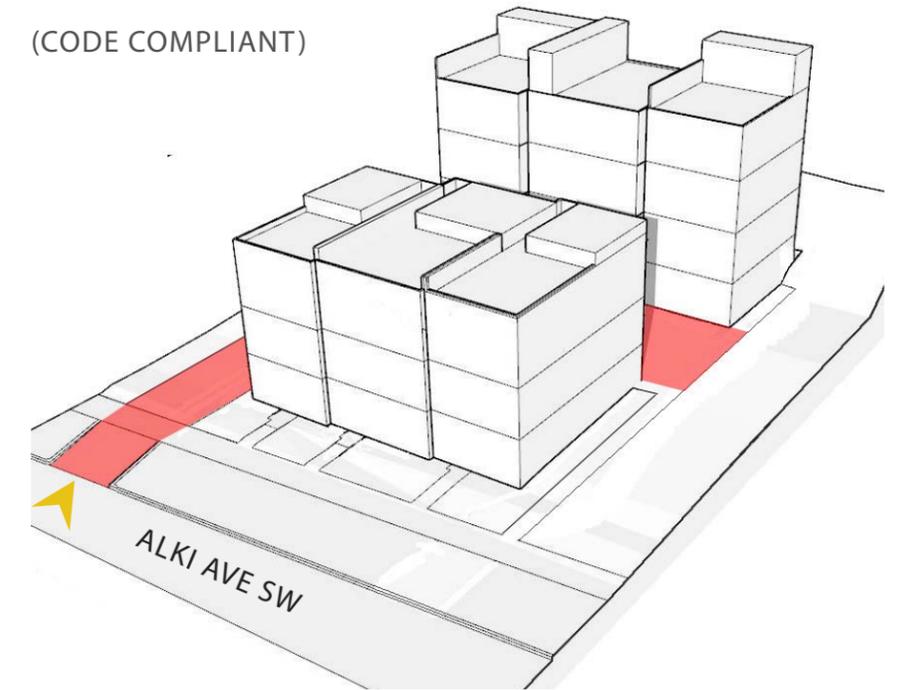
- Maximize views for street facing dwelling units
- Strong street presence at Alki Avenue SW

CONS:

- Rear units blocked by units facing Alki Ave SW
- Central driveway increases front building facade further, limiting rear views and exposure

OPTION 3:

(CODE COMPLIANT)



6 Townhomes
 0 SF of Commercial Space
 41,422.5 SF of FAR Allowed
 13,450 SF of Gross Floor Area Proposed
 9 Garage Vehicle Parking Spaces
 6 Long-term & 2 Short-term Bike Parking Spaces

PROS:

- Maximize views for street facing dwelling units
- Maximize views for rear units
- Strong street presence at Alki Ave SW
- Minimize visibility of drive aisle

CONS:

- Increased rear structure height adjacent to single family dwellings

OPTION 1 | Landscape Plan



(A) Street Trees

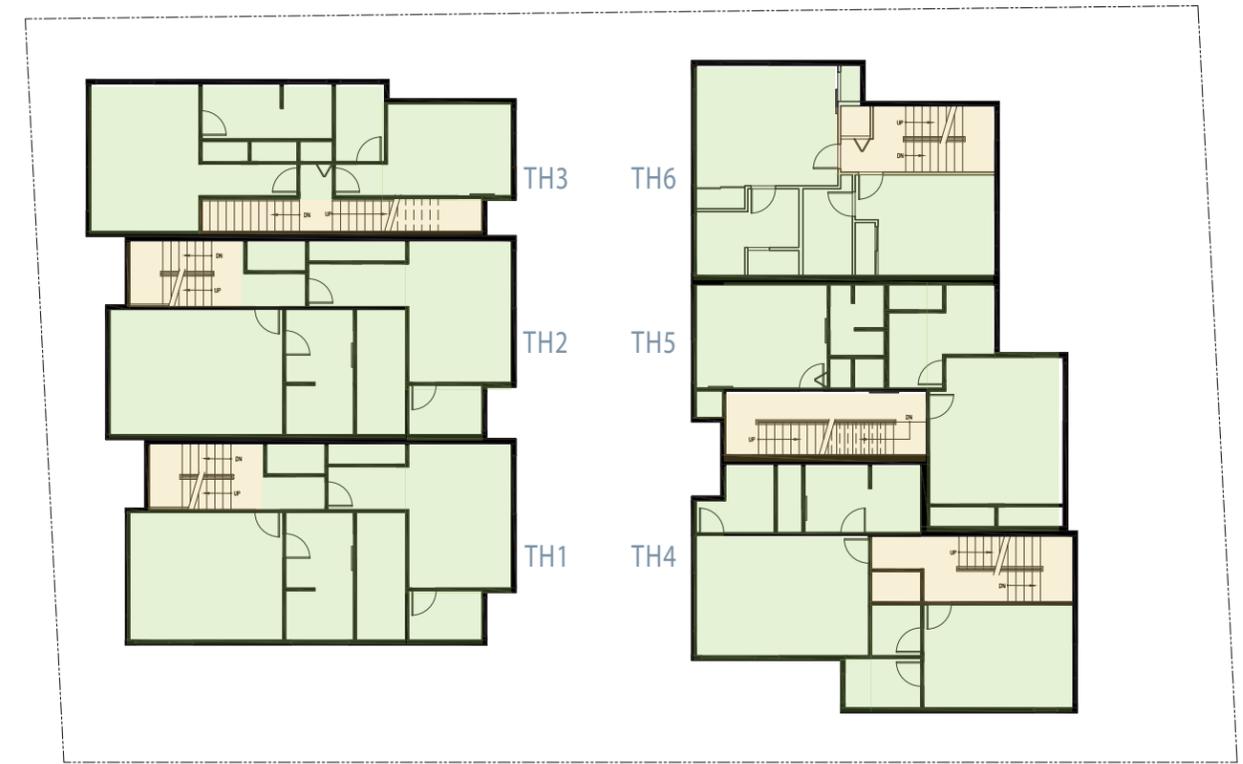


(B) Permeable Surfaces

OPTION 1 | Floor Plans

- RESIDENTIAL
- SOLID WASTE
- CIRCULATION
- GARAGE/BICYCLE STORAGE

TENANT ACCESS



OPTION 1 | Facade Treatments

- RESIDENTIAL
- SOLID WASTE
- CIRCULATION
- GARAGE/BICYCLE STORAGE

TENANT ACCESS



LEVEL 3



LEVEL 4



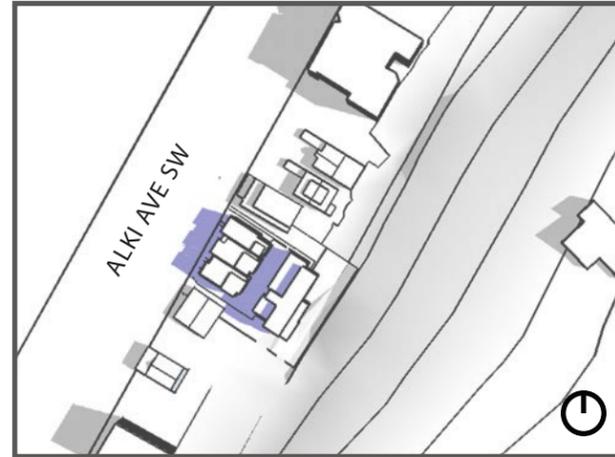
OPTION 1 | Shadow Analysis

9:00 AM

12:00 PM

3:00 PM

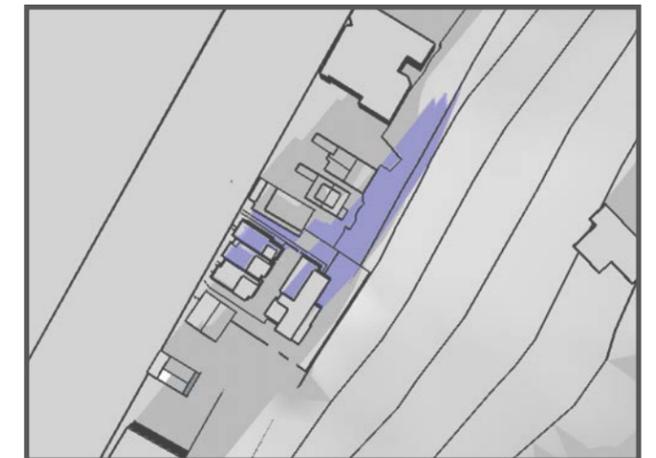
SUMMER SOLSTICE
(JUNE 22)



SPRING / AUTUMN EQUINOX
(MARCH / SEPTEMBER 22)



WINTER SOLSTICE
(DECEMBER 22)



OPTION 2 | Landscape Plan



(A) Street Trees

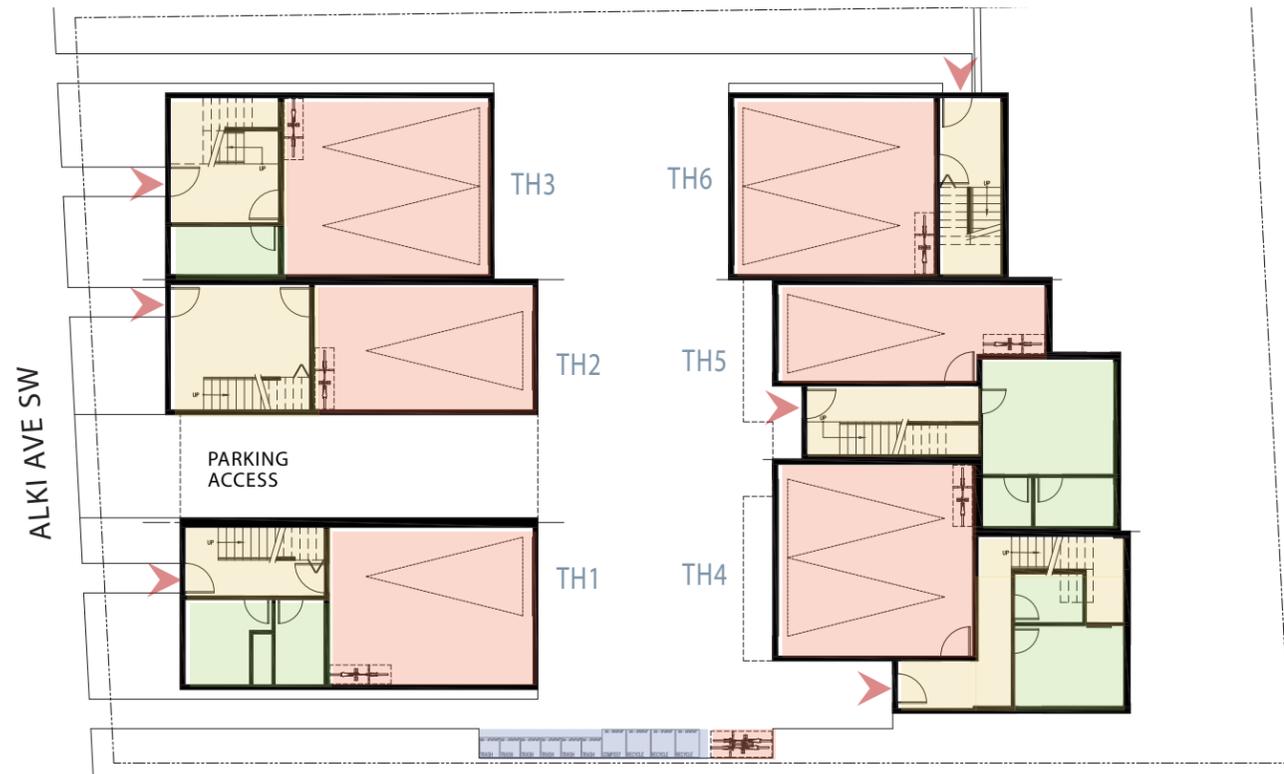


(B) Permeable Surfaces

OPTION 2 | Floor Plans

- RESIDENTIAL
- SOLID WASTE
- CIRCULATION
- GARAGE/BICYCLE STORAGE

TENANT ACCESS



LEVEL 1



LEVEL 2

OPTION 2 | Floor Plans

- RESIDENTIAL
- SOLID WASTE
- CIRCULATION
- GARAGE/BICYCLE STORAGE

TENANT ACCESS



LEVEL 3



LEVEL 4



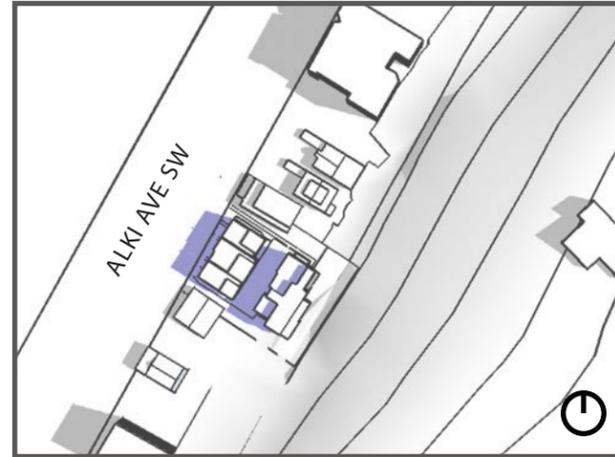
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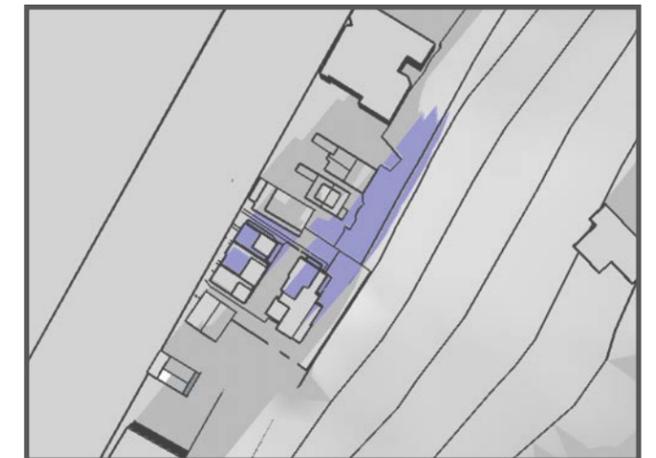
SUMMER SOLSTICE
(JUNE 22)



SPRING / AUTUMN EQUINOX
(MARCH / SEPTEMBER 22)



WINTER SOLSTICE
(DECEMBER 22)



OPTION 3 | Site Plan

(CODE COMPLIANT)

- 6 Townhomes
- 0 SF of Commercial Space
- 41,422.5 SF of FAR Allowed
- 13,450 SF of Gross Floor Area Proposed
- 9 Garage Vehicle Parking Spaces
- 6 Long-term & 2 Short-term Bike Parking Spaces

OVERVIEW

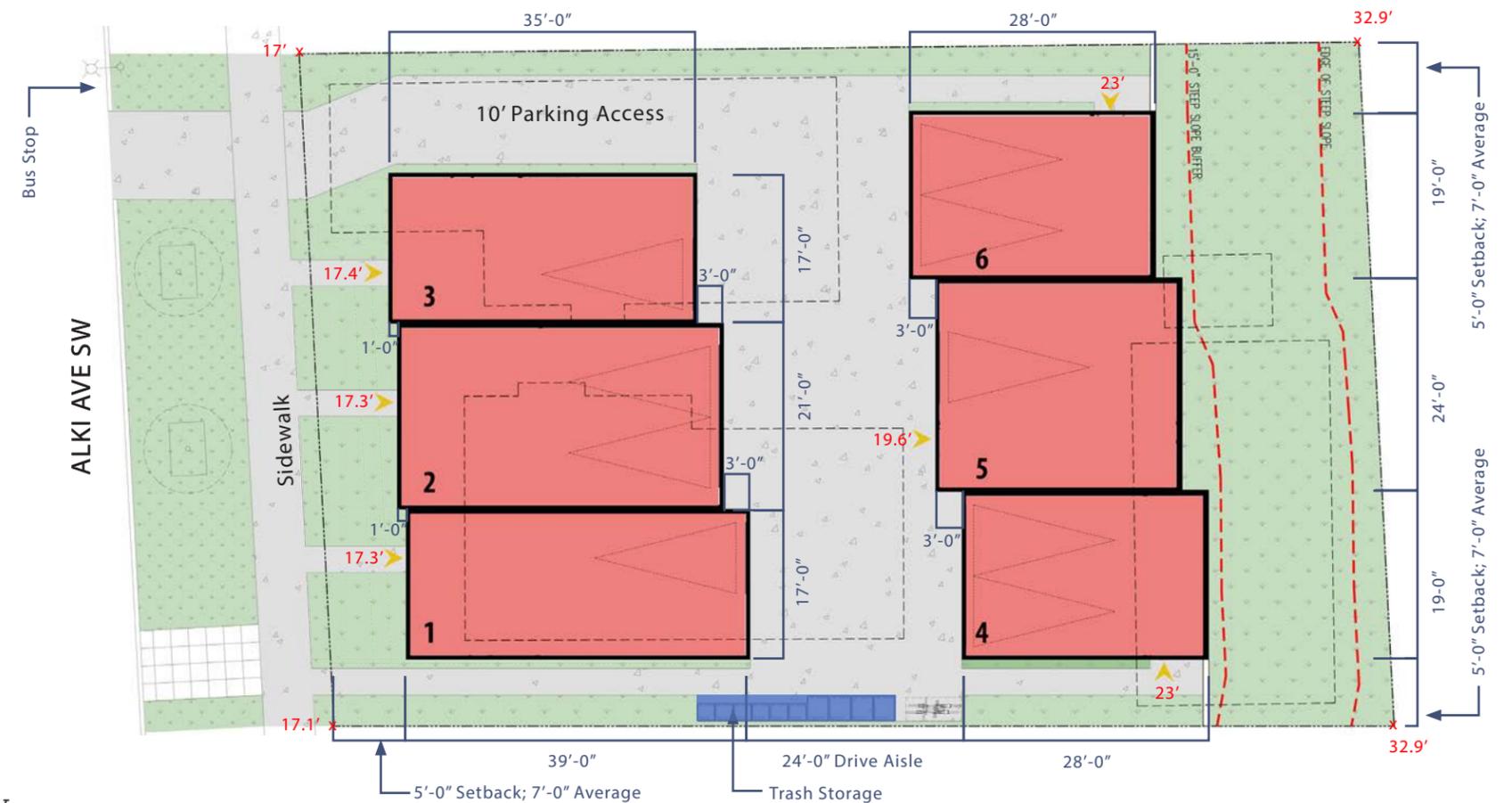
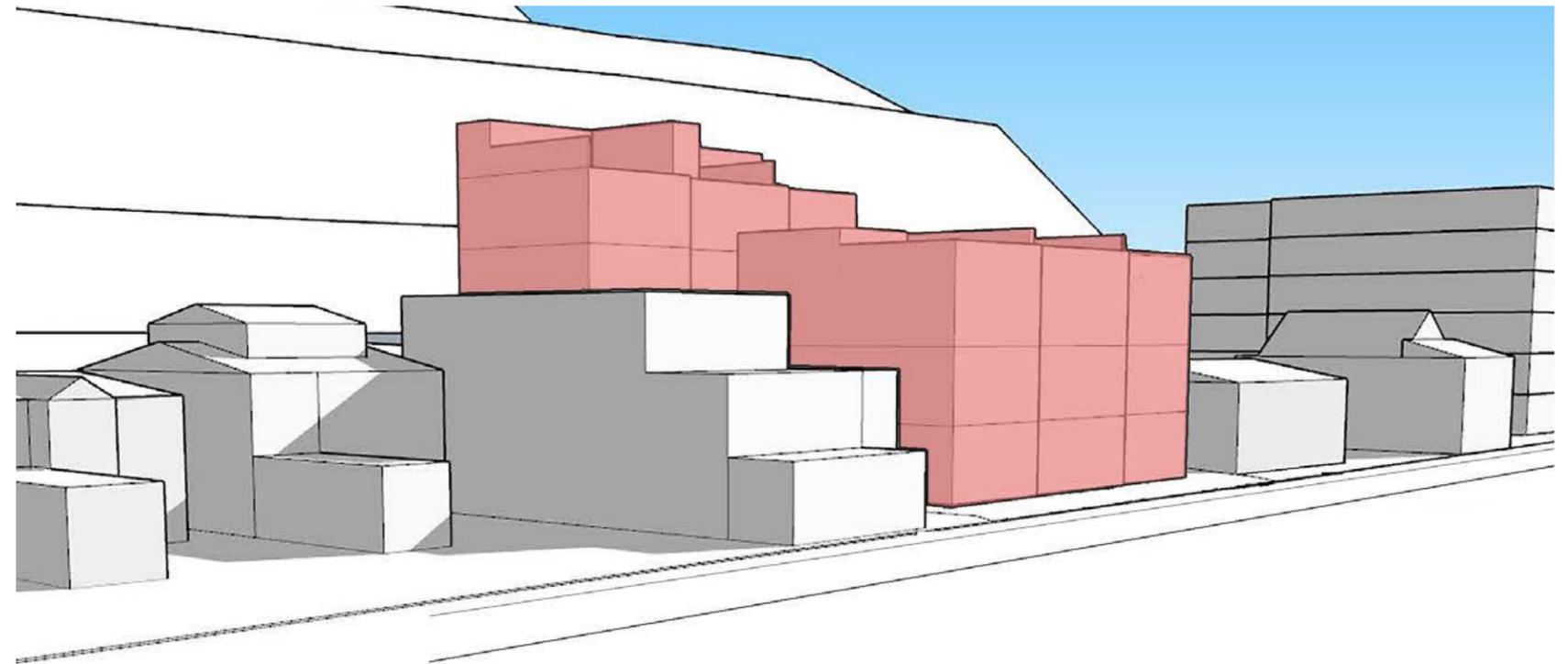
Option 3 is a six townhomes dwellings unit located in two structures. Both structures include three dwelling units. The structures are separated by an internal drive aisle with access to enclosed parking for nine vehicles. The street-facing façade is well articulated with individual entries, roof decks, and significant fenestration to take advantage of Alki Beach, Sound, and Olympic Views. Townhome units are slightly offset to demarcate individual units and reduce perceived massing. Both rear and front structures will utilize similar materials and massing to achieve a cohesive design.

The street-facing structure utilizes exterior stairs in-lieu of penthouses to allow for views from the rear structure partial fourth floor and roof deck. In addition, the rear structure is a full four stories with roof decks allowing views from the 4th floor and roof deck over the street-facing structure.

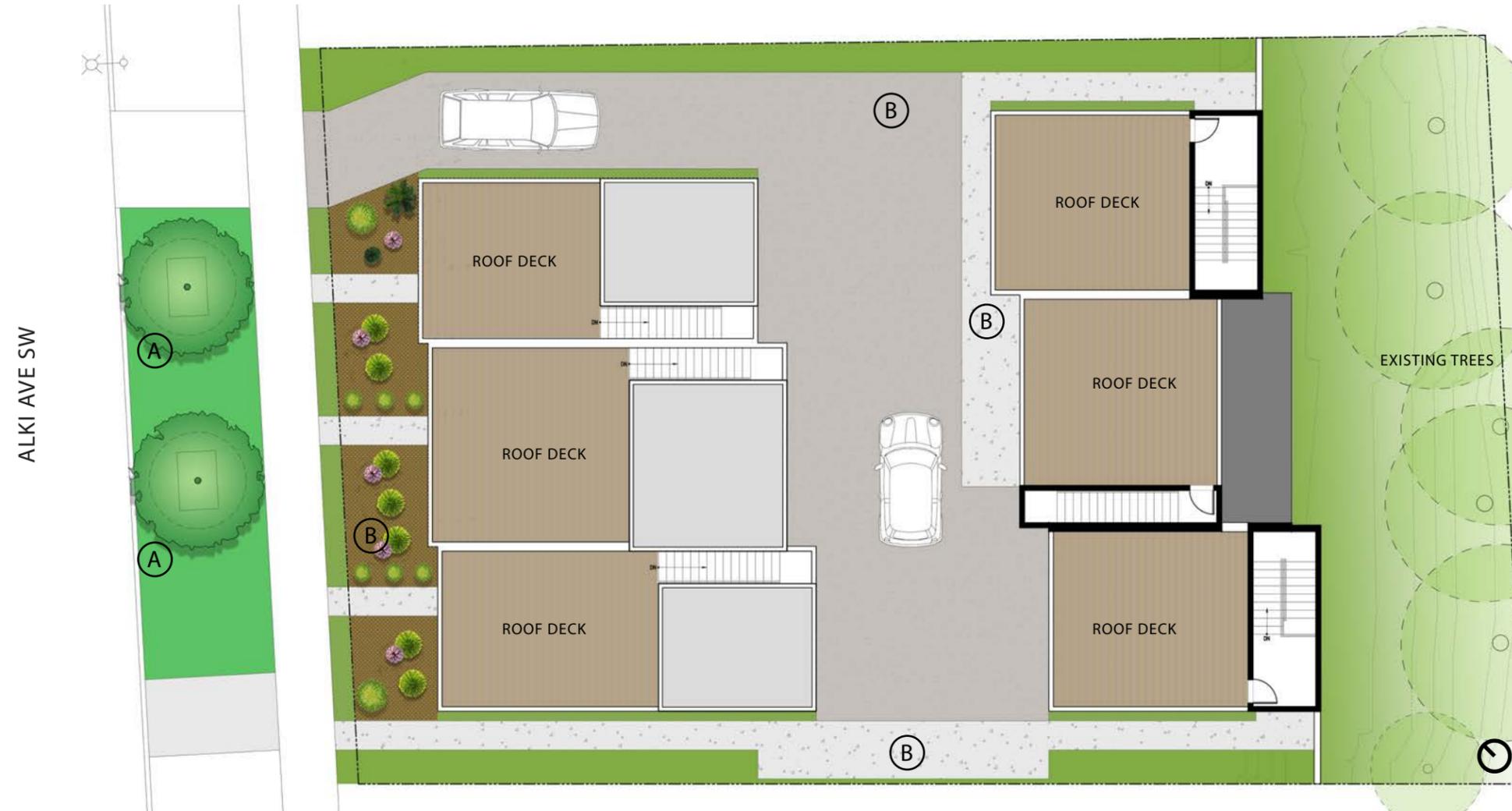
The rear structure has a smaller footprint and does not impede upon the steep slope buffer.

The drive aisle access is located adjacent to the northeast property line, which reduces the width of the street-facing structure, allowing for better views from the northeast rear townhome.

- LANDSCAPING
- PERMEABLE PAVEMENT
- PROPOSED BUILDING
- TRASH STORAGE
- ENTRY



OPTION 3 | Landscape Plan



(A) Street Trees

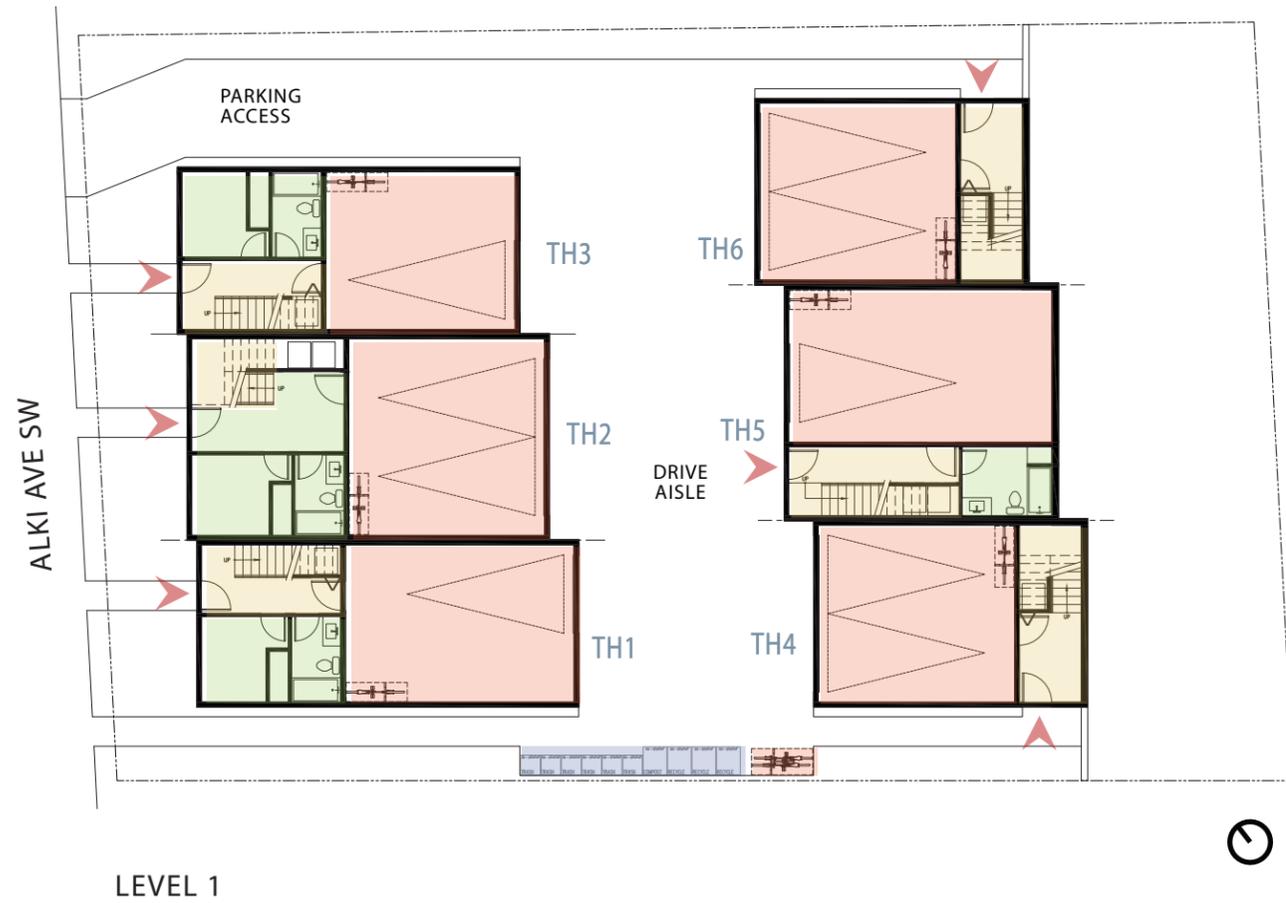


(B) Permeable Surfaces

OPTION 3 | Floor Plans

- RESIDENTIAL
- SOLID WASTE
- CIRCULATION
- GARAGE/BICYCLE STORAGE

➤ TENANT ACCESS



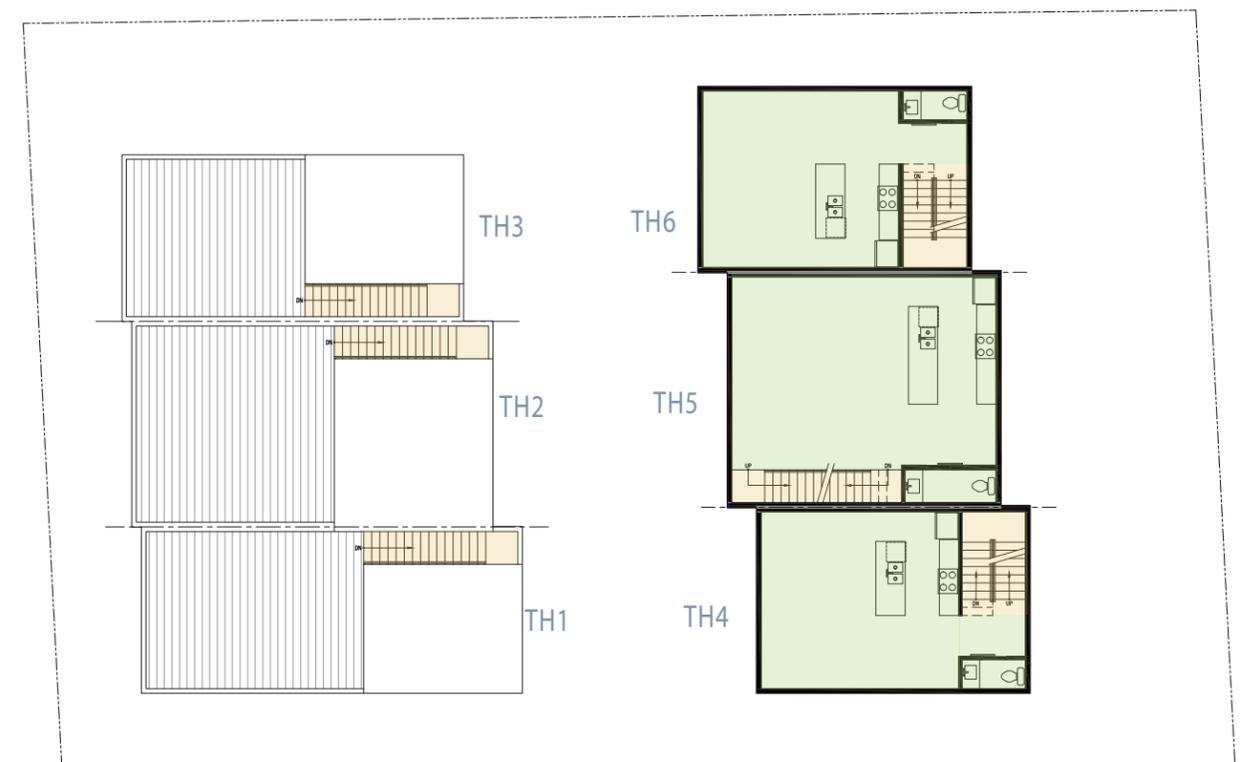
OPTION 3 | Floor Plans

- RESIDENTIAL
- SOLID WASTE
- CIRCULATION
- GARAGE/BICYCLE STORAGE

TENANT ACCESS



LEVEL 3



LEVEL 4



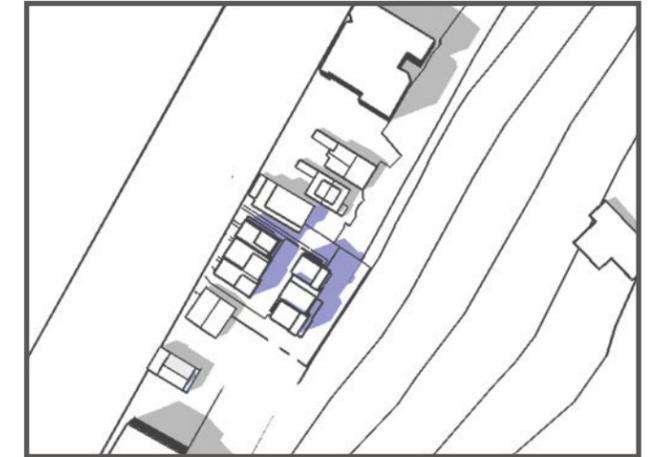
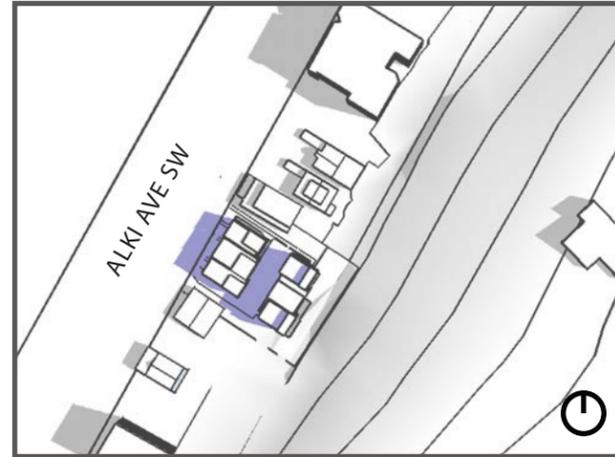
OPTION 3 | Shadow Analysis

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SUMMER SOLSTICE
(JUNE 22)



SPRING / AUTUMN EQUINOX
(MARCH / SEPTEMBER 22)



WINTER SOLSTICE
(DECEMBER 22)

