

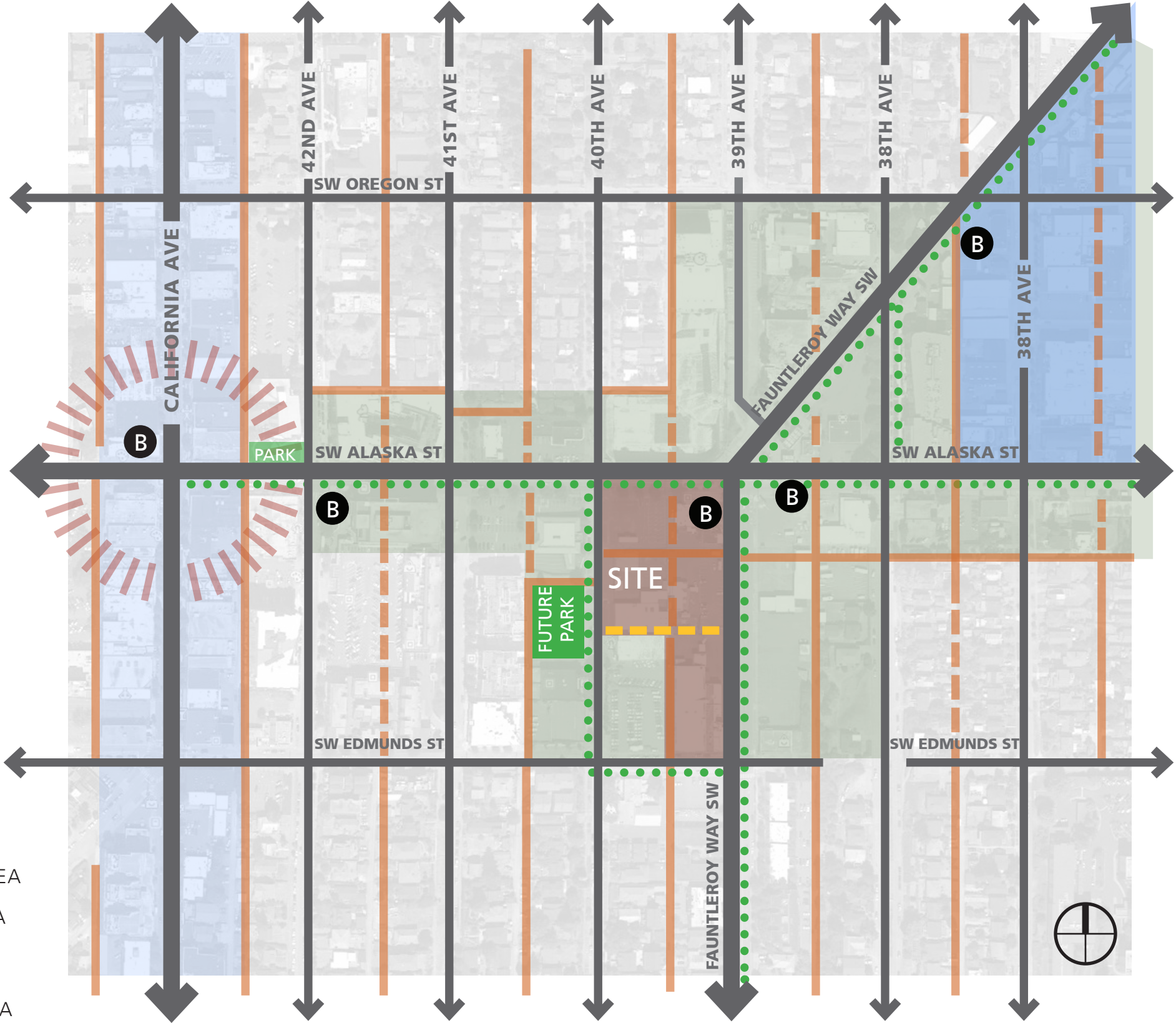
the
WHITTAKER

LOCATION



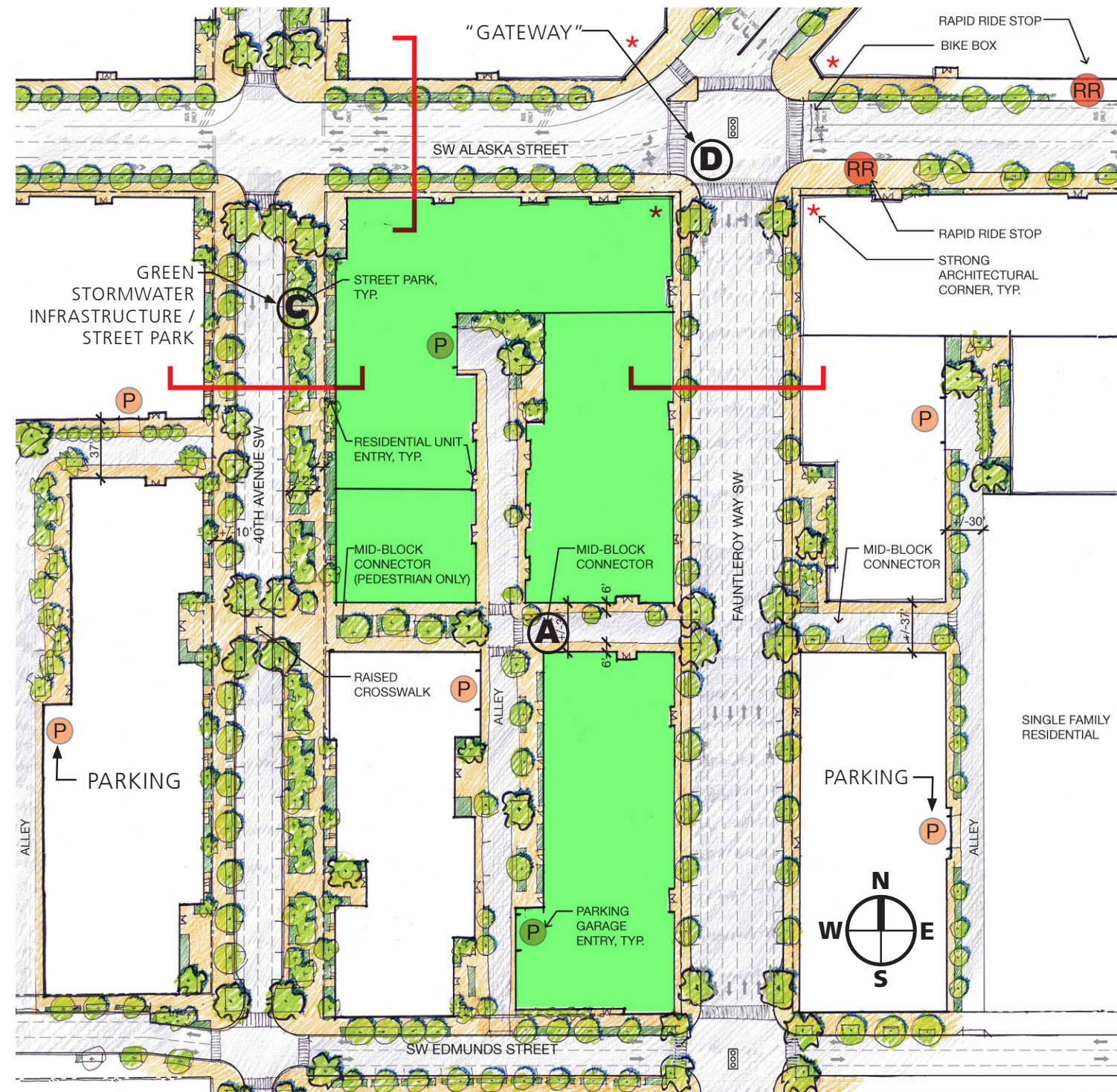
LEGEND

- EXISTING ALLEY
- PREVIOUSLY VACATED OR NOT CONNECTED ALLEYS
- PROPOSED CROSS CONNECTOR
- PEDESTRIAN ROUTES
- BUS STOP
- THE JUNCTION
- TRIANGLE PLAN AREA
- COMMERCIAL AREA
- PARKS
- PROPOSED DEVELOPMENT AREA



WEST SEATTLE TRIANGLE URBAN DESIGN FRAMEWORK GOALS - NOVEMBER 2011

- Capitalize on the investment in transit and transportation: a transit-friendly neighborhood
- Embrace the area's location as a gateway to the West Seattle peninsula
- Support the continued success of small business and the Triangle business district
- Building designs meet the needs of occupants and property owners while supporting a vibrant community life
- Accommodate all travelers: cars, transit, pedestrians, trucks and bicycles
- Create places for people: new community spaces and connections to parks
- Integrate natural systems
- Link to other neighborhood areas, including the junction business district
- Accommodate parking and loading, and continue to plan for parking needs in the future



NOTE: IMAGE DIRECTLY FROM WEST SEATTLE TRIANGLE PLAN

URBAN DESIGN GOALS

- 1 Introduce gateway element acknowledging axis of Fauntleroy
- 2 Break superblock into two pedestrian scaled blocks
- 3 Provide safe, inviting mid-block pedestrian connection that links to city park
- 4 Develop significant green street experience along quieter 40th Ave SW
- 5 Provide series of small, usable public spaces at significant project nodes.
- 6 Activate Alaska and Fauntleroy with retail spaces for small, medium, and large scale businesses.



PROJECT OVERVIEW



PROJECT OVERVIEW	
NUMBER OF UNITS	389 UNITS
AFFORDABLE HOUSING	20%
RESIDENTIAL AREA	370,000 SQ FT
GROCERY STORE	45,000 SQ FT
ON-SITE PARKING	595 STALLS

PUBLIC PROCESS

COMMUNITY OUTREACH MEETINGS

- Chaco Canyon Café**
7/27/2012
- Fairmount Community Association**
9/11/2012, 11/27/2012, 2/26/2013
- Informal Community Stakeholder Design Group**
11/27/2012, 1/24/2013, 2/26/2013
- Masonic Temple Owners**
9/11/2012, 11/02/2012
- Morgan Junction Community Association**
11/27/2012, 2/26/2013
- West Side Baby**
11/27/2012, 2/26/2013
- West Seattle Chamber of Commerce**
9/11/2012, 11/27/2012, 12/10/2012, 2/26/2013
- West Seattle Junction Association**
7/30/2012, 7/31/2012, 8/14/2012, 8/30/2012, 9/05/2012, 9/13/2012, 10/16/2012, 11/27/2012, 12/10/2012, 2/26/2013
- West Seattle Junction Neighborhood Association**
9/11/2012, 11/27/2012, 12/10/2012, 1/24/2012, 2/26/2013

CITY REVIEW PROCESS

- Design Review Meetings

EDG Meeting with Planner #1
EDG Meeting with Planner #2
EDG Meeting #1
EDG Meeting #2
MUP Submittal
Review Meeting with Planner
Recommendation Meeting #1
Review Meeting with Planner
Recommendation Meeting #2

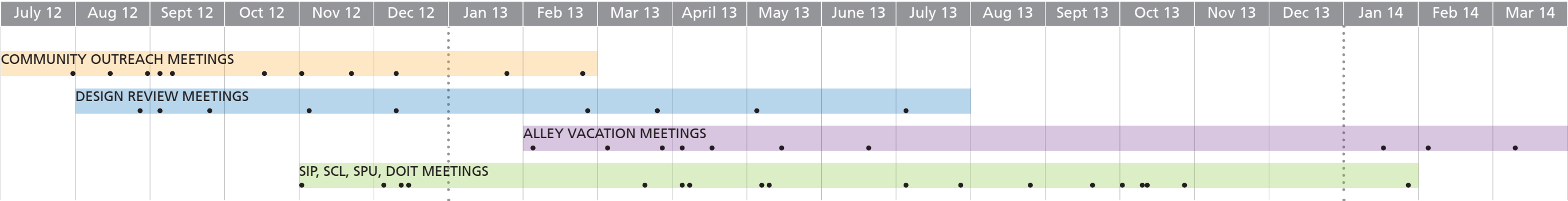
8/21/2012
9/4/2012
9/27/2012
11/8/2012
12/12/2012
2/21/2013
3/28/2013
5/20/2013
7/11/2013
- Alley Vacation Meetings

Vacation Petition
Design Commission Meeting #1
Workshop / Design Meeting with SDOT #1
Workshop / Design Meeting with SDOT #2
Design Commission Meeting #2
Design Commission Meeting #3
Design Commission Meeting #4
Meeting with SDOT #1
Meeting with SDOT #2
City Council Meeting

2/4/2013
3/7/2013
3/22/2013
4/5/2013
4/17/2013
5/16/2013
6/20/2013
1/16/2014
2/7/2014
3/11/2014
- SIP, SCL, SPU and DOIT Meetings

SCL Coordination Meeting
SDOT 30% SIP Design Guidance Meeting
SDOT SIP Coordination Meeting
SCL Coordination Meeting
SDOT SIP Design Charette #1
SDOT SIP Design Charette #2
SPU Alley Drainage Coordination
SPU Alley Drainage Coordination
SDOT 60% SIP Design Guidance Meeting
SCL Coordination Meeting
SPU Bioretention Coordination in 40th Avenue
SCL Fauntleroy Feeder Dip & Shoofly Coord.
DOIT Coordination Meeting
SPU Alley Drainage Coordination
SDOT SIP Interim Review for Building Permit
SDOT Traffic Signal / Street Light Meeting
SDOT 60% SIP Design Guidance Meeting #2
SDOT Alley Wall Coordination

11/2/2012
12/4/2012
2/12/2012
12/14/2012
3/22/2013
4/5/2013
4/10/2013
5/6/2013
5/14/2013
7/2/2013
7/24/2013
8/28/2013
9/18/2013
10/1/2013
10/7/2013
10/9/2013
10/29/2013
1/22/2014



CONDITIONS OF APPROVAL

CITY COUNCIL

1. The vacation is granted to allow the Petitioner to build a project substantially in conformity with the project presented to the City Council and for no other purpose. The project must be substantially in conformity with the proposal reviewed by the Transportation Committee in March of 2014.

2. All street improvements shall be designed to City standards, as modified by these conditions to implement the Public Benefit requirements, and be reviewed and approved by the Seattle Department of Transportation; elements of the street improvement plan and required street improvements to be reviewed include:
 - The mid-block connector shall include the following elements:
 - The total width shall be no less than 44 feet in width to 50 feet in width;
 - Two-way vehicle traffic is required;
 - The drive lane for vehicles is 20 to 25 feet in width;
 - An 8-foot wide elevated, pedestrian sidewalk shall be located on the south side of the mid-block connector;
 - The pedestrian sidewalk shall be separated from the drive lane by a 3-foot landscaping strip;
 - The pedestrian sidewalk shall have continuous overhead weather protection;
 - The northwest side of the mid-block connector shall have landscaping to discourage pedestrians;
 - No pedestrian crossing north/south may be provided in the mid-block connector;
 - Pedestrian lighting shall be provided in the mid-block connector;
 - The northeast side of the mid-block connector will provide a sidewalk and landscaping at the residential entry;
 - Vehicles may turn right only when exiting at Fauntleroy Way SW;
 - Roll-up doors shall be added to the loading bay area; and
 - A drive-up window may not be provided.
 - Street improvement plan showing sidewalks, street trees, bike racks, street furniture, lighting, art or artist-made elements, paving or special materials, wayfinding and landscaping around the site;
 - The design on the new alley segment, including the geometry of the turns and the connection at 40th Avenue SW, SW Edmunds Street, and Fauntleroy Way SW; and
 - Agreement between all property owners on the alley that protect use and access for all owners.
3. The utility issues shall be resolved to the full satisfaction of the affected utility prior to the approval of the final vacation ordinance. Prior to the commencement of any development activity on the site, the Petitioner shall work with the affected utilities and provide for the protection of the utility facilities. This may include easements, restrictive covenants, relocation agreements, or acquisition of the utilities, which shall be at the sole expense of the Petitioner. Utilities impacted include:
 - Seattle Public Utilities;
 - Seattle City Light; and
 - CenturyLink Communications.

4. It is expected that development activity will commence within 18 months of this approval and that development activity will be completed within 5 years. In order to insure timely compliance with the conditions imposed by the City Council, the Petitioner shall provide the Seattle Department of Transportation with Quarterly Reports, following Council approval of the vacation, providing an update on the development activity, schedule, and progress on meeting the conditions. The Petitioner shall not request or be issued a Final Certificate of Occupancy (C of O) for the project until SDOT has determined that all conditions have been satisfied and all fees have been paid.

5. In addition to the conditions imposed through the vacation process, the project, as it proceeds through the permitting process, is subject to SEPA review and to conditioning pursuant to various City codes and through regulatory review processes including SEPA.

6. Within one year after the completion of the public park planned on 40th Avenue SW, the Seattle Department of Transportation shall review the pedestrian and traffic volumes on 40th Avenue SW to determine whether a crosswalk from the Whittaker development to the park, midblock on 40th Avenue SW, is warranted. Should the Seattle Department of Transportation determine that a pedestrian crosswalk is warranted in the above-stated location, Project X, LLC shall pay for the installation of a pedestrian crosswalk. The installation of a pedestrian signal or other pedestrian actuated traffic controls is not required. The maximum amount to be paid for the crosswalk shall be \$24,000 and shall include ADA ramps and landings on both sides with ladder striping across the roadway per City standards. Such payment shall be made to the Seattle Department of Transportation within 120 days after the Seattle Department of Transportation determines that the pedestrian crosswalk is necessary in the above-stated location.

7. The Petitioner shall develop and maintain the public benefit elements as defined by the City Council. A Property Use and Development Agreement (PUDA) or other binding mechanism shall be required to ensure that the public benefit elements remain open and accessible to the public and to outline future maintenance obligations of the improvements. The final design of the public benefit elements shall require the review and approval of SDOT Street Vacations. SDOT will request additional Design Commission review when the design is further developed to the 60% level and 90% level and may request additional review as necessary. The public benefit requirement includes the following features as well as corresponding development standards, including approximate square footage dimensions, which shall be outlined in the PUDA:

DESCRIPTION	EXISTING	REQUIRED	QUANTITY	COST
1. Voluntary Street Level Building Setback	No	No	5,134 s.f.	n/a
2. Gateway Plaza at Fauntleroy & Alaska	No	No	542 s.f.	\$37,820
3. Linear Plaza and 40th Ave Streetscape	No	No	1,356 s.f.	\$147,140
4. Public "Outdoor Rooms" on Fauntleroy	No	No	1,088 s.f.	\$85,120
5. 40th Avenue off-site improvements	No	No	2,550 s.f.	\$93,260
6. Pedestrian Crosswalk at Fauntleroy & Alaska	No	No	n/a	\$15,000
7. Cash Contribution for Public Outreach and Schematic Design (to 30% complete) for new City Park	No	No	n/a	v\$25,000
8. Mid-Block Pedestrian Sidewalk	No	No	1,672 s.f.	\$10,030
9. Art: Inclusion of Commissioned art pieces in Public Plazas and Relocation/Recreation of Existing Mural on-site	No	No	27 pieces	\$50,000
10. Pedestrian Overhead Weather Protection & New Bike Lane	No	No	5,666 s.f.	\$853,680
11. Expanded public amenities along Fauntleroy & Alaska including widened public sidewalks and landscaping on-street parking and new bus pull out, all made possible by removing existing power poles and undergrounding utilities.	No	No	1,300 s.f.	\$1,100,000
			TOTAL	\$2,417,050



CONDITIONS OF RECOMMENDATION

DESIGN COMMISSION

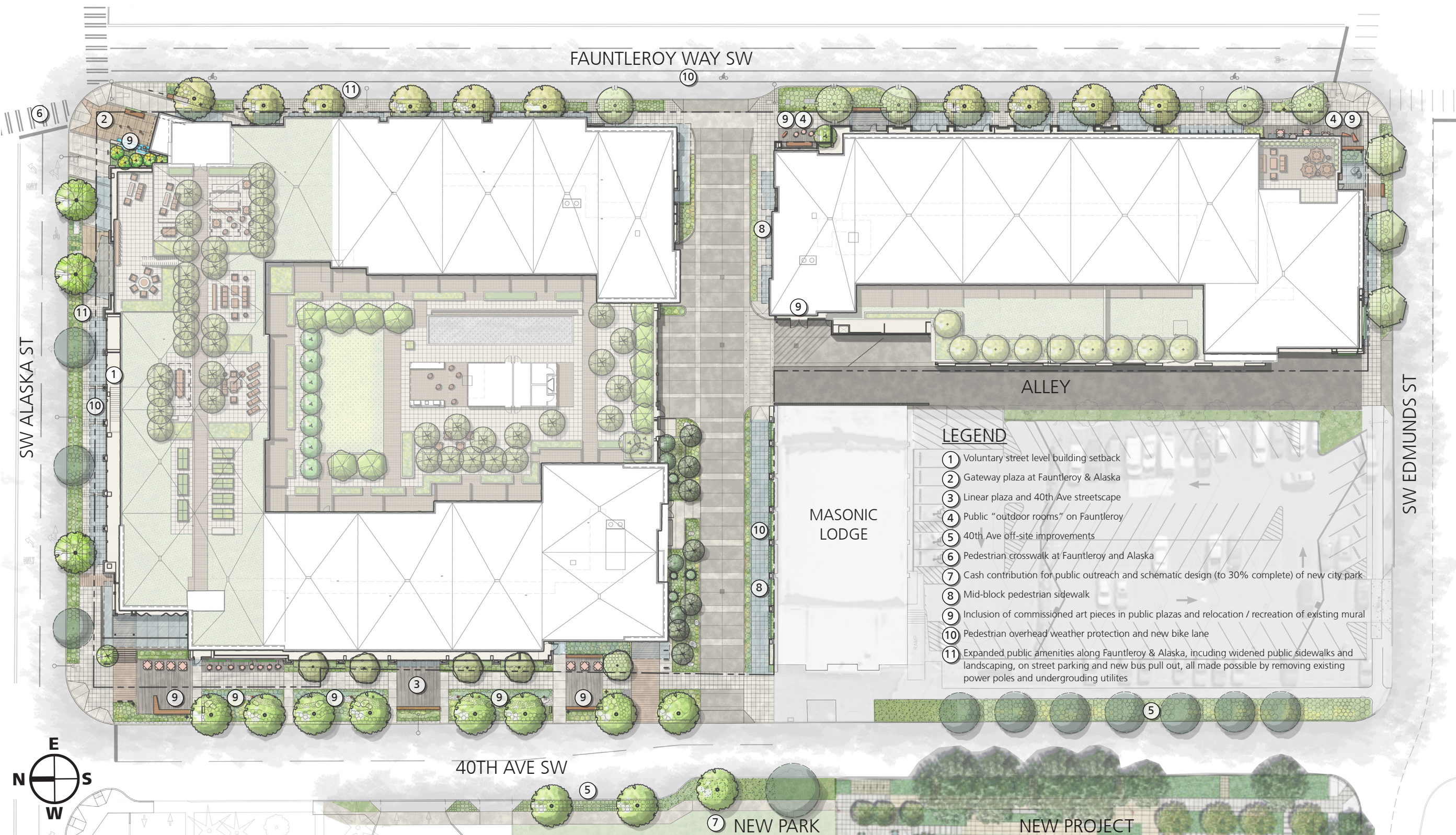
1. If any of the public benefit items are later found to be necessary to meet code or mitigation requirements, or are deemed infeasible or for any other reason cannot be provided as proposed today, the proponent shall consult the Design Commission and provide public benefit commensurate to what is no longer being provided.
2. Provide the art plan for administrative review by the Design Commission when it has been developed.
3. Provide drawings of the gateway element for administrative review when the design has been further developed per commission recommendations. Despite the fact that the gateway is at a loud, busy intersection, it must be a well developed, prominent feature given its central location in the neighborhood.
4. Provide plans for administrative review of the green wall in the through-block connector when they have been refined.

DESIGN REVIEW BOARD

1. Change the white vinyl windows to a medium or dark tone. (C-4)
2. Enhance the Alaska Street entrance to provide greater visual prominence. (C-3)
3. Connect the Alaska Street entrance to the northeast corner plaza at the ground plane by the use of a paving pattern or other treatment. (D-12)
4. Use the clearest transparent glazing for all windows along Alaska St and 40th Avenue SW to allow visual access from the sidewalk to the store interior for the life of the project. (C-4)
5. Develop a signage plan that does not allow the use of backlit, plastic banner shaped signs. The signage plan should be completed and approved by the land use planner prior to and finalized by Certificate of Occupancy. (C-9)



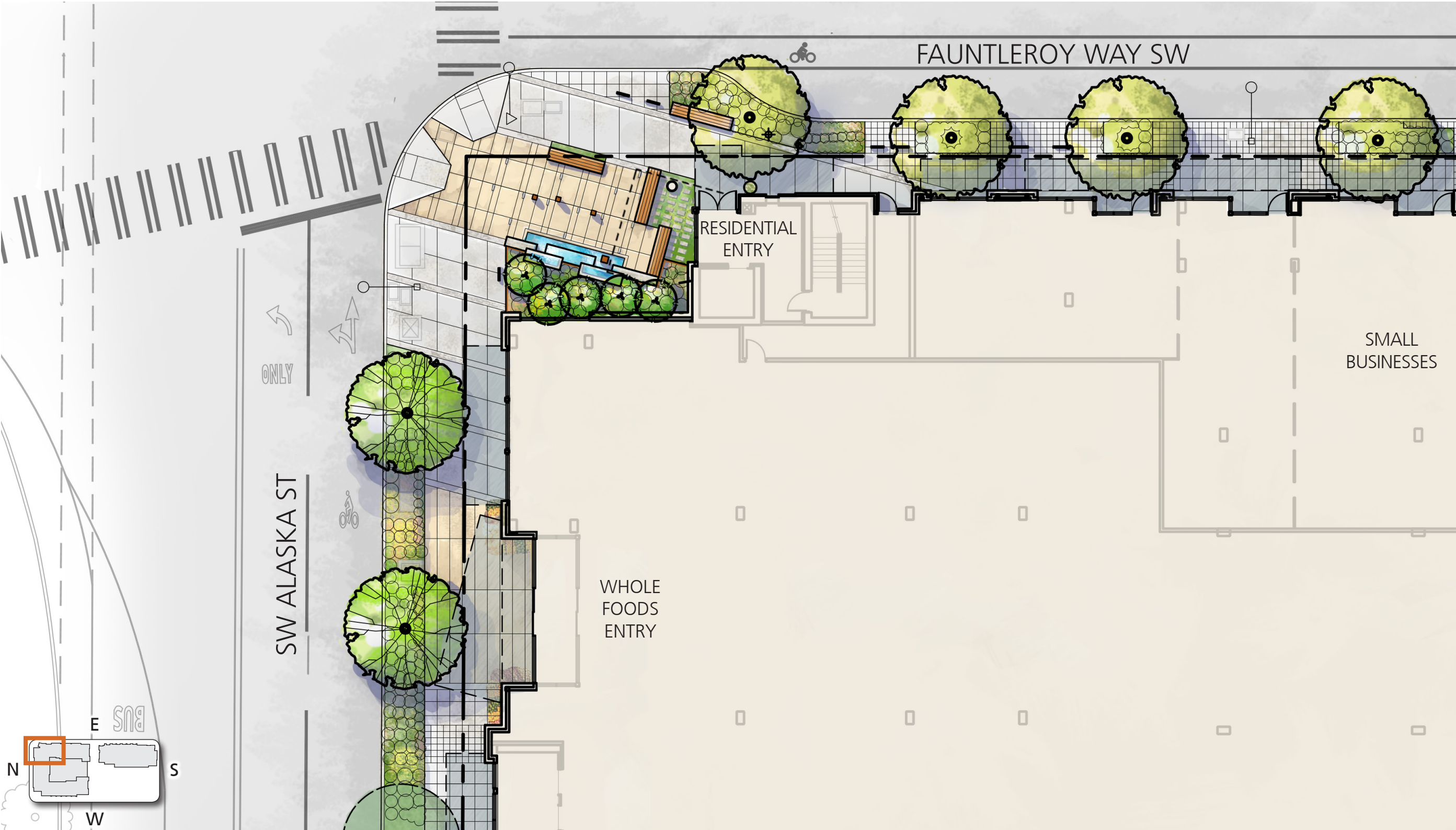
PUBLIC BENEFIT PLAN



GATEWAY CORNER OF ALASKA & FAUNTLEROY



GATEWAY CORNER OF ALASKA & FAUNTLEROY



ARTIST'S PREVIOUS WORK



WATER'S EDGE INSPIRATIONS



MATERIALS



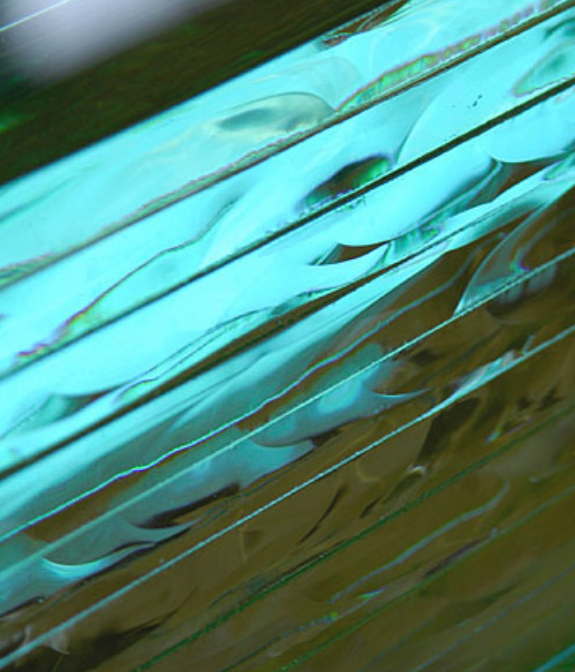
Driftwood



Beach Stones

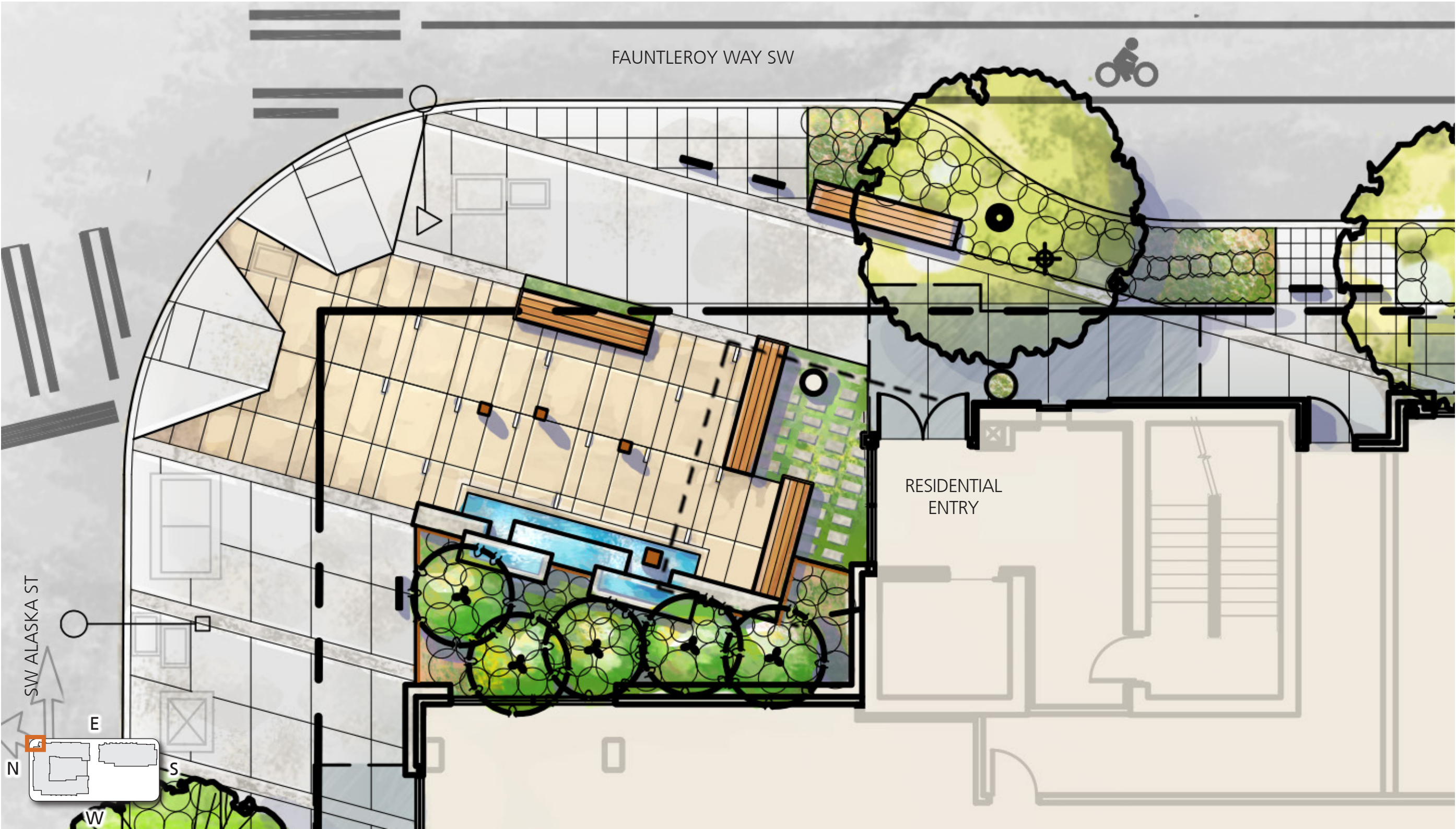


Weathered Steel

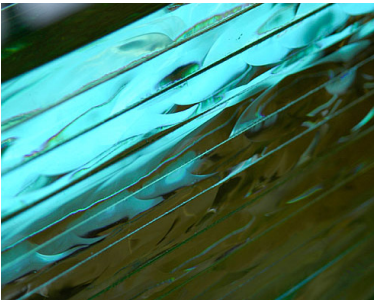
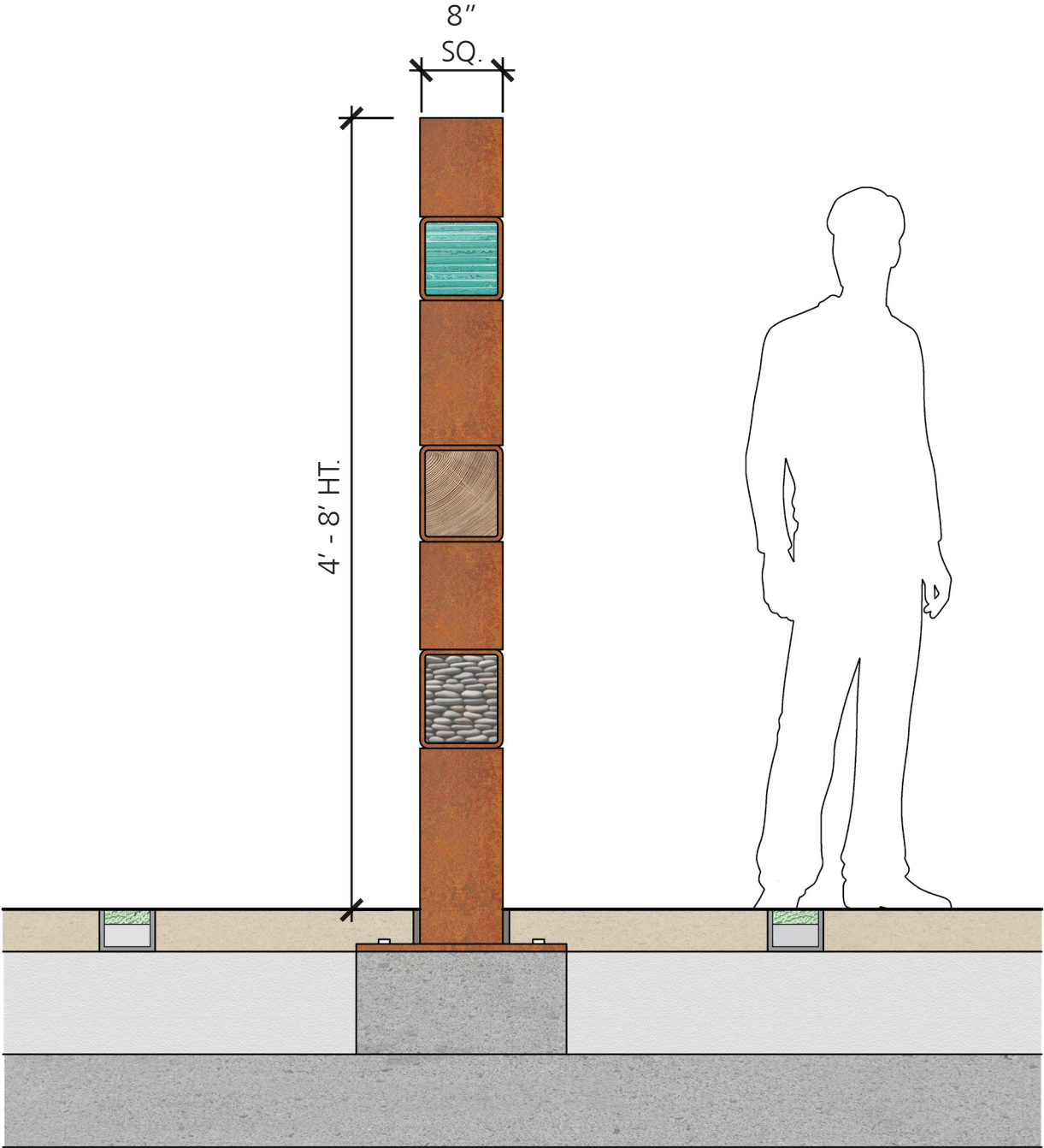


Glass

GATEWAY CORNER OF ALASKA & FAUNTLEROY



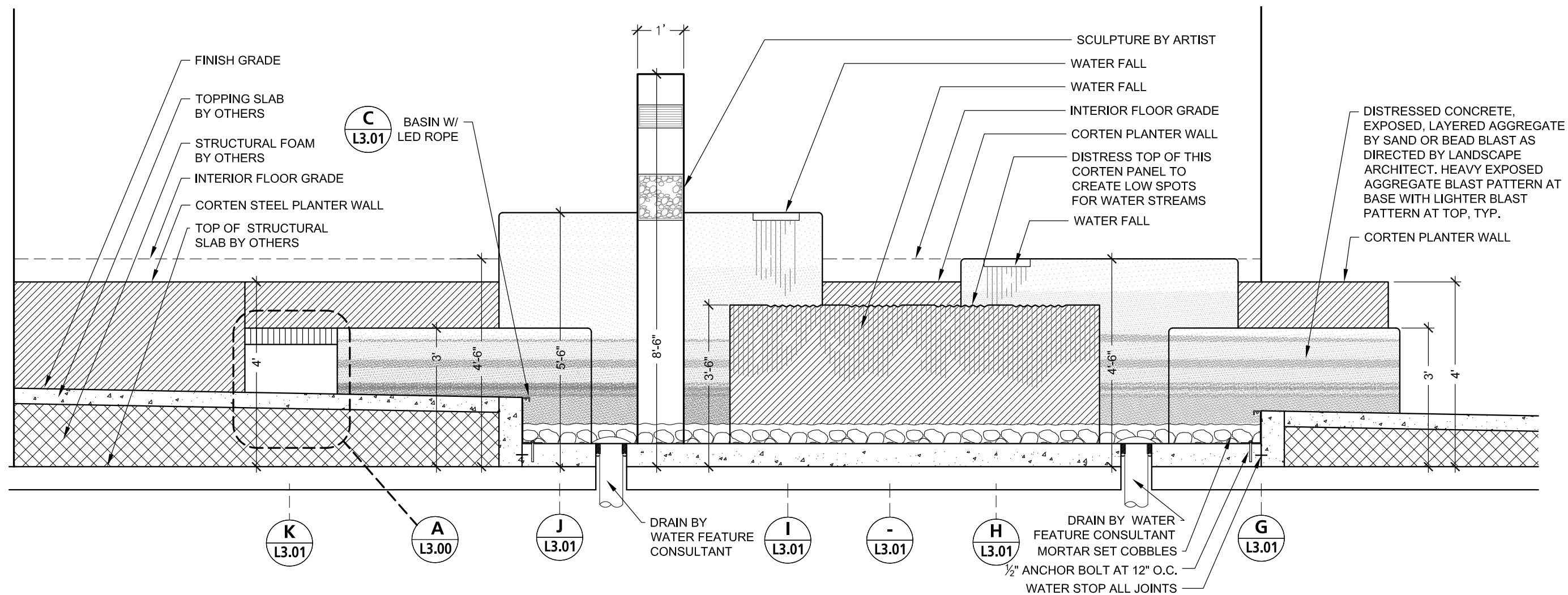
GATEWAY PIERS



GATEWAY CORNER OF ALASKA & FAUNTLEROY



GATEWAY CORNER DETAILS



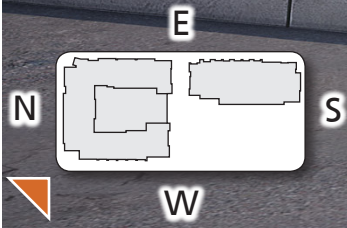
CORNER OF ALASKA & 40TH



40TH AVE GREEN STREET



CORNER OF ALASKA & 40TH



PASSAGEWAY



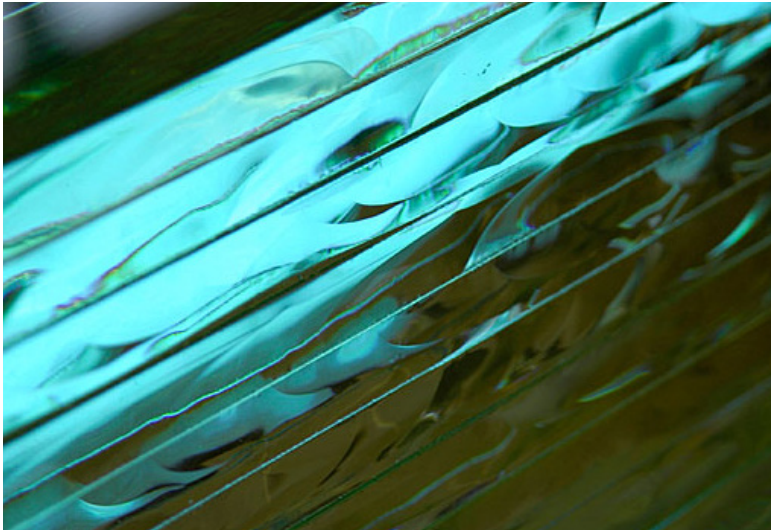
Series of pier-like sculptures configured into a wave pattern placed throughout the catch basin.



At each end plaza, two large granite rocks will be split to create a viewing window through the corridor. In this space a combination of steel and glass further define the window.

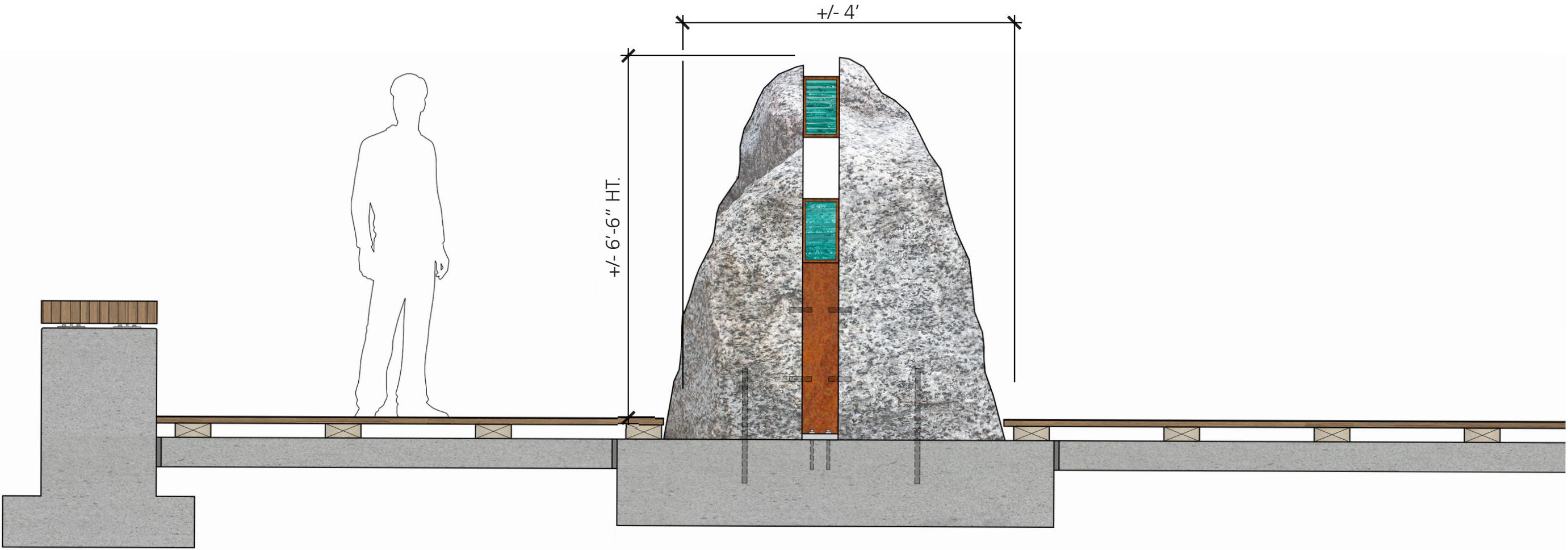
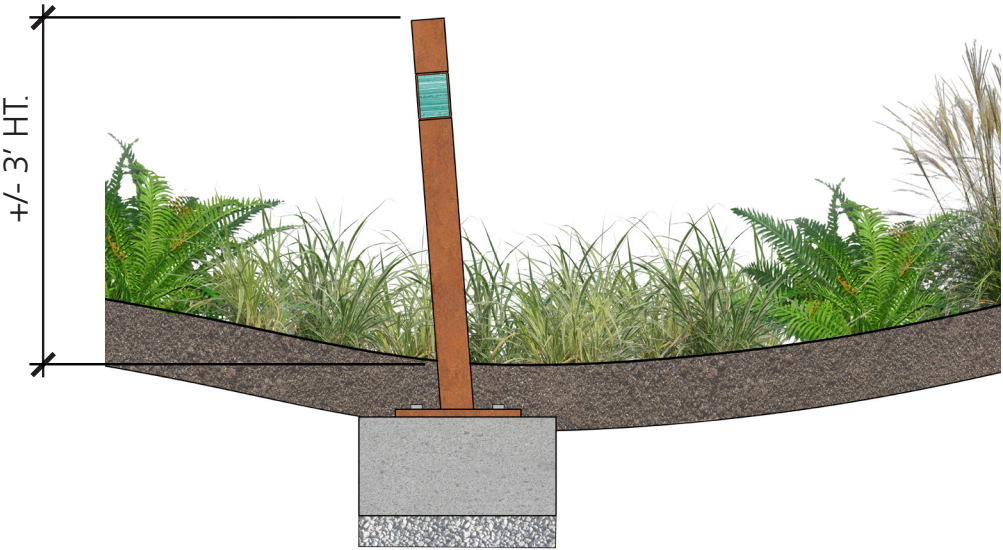
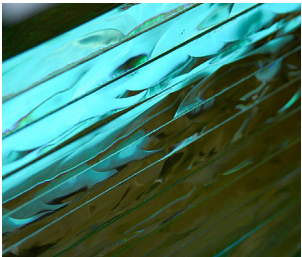
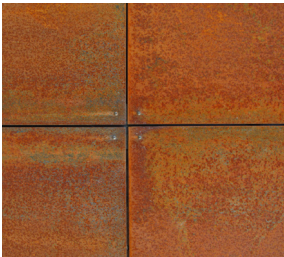


Slight angle of forms mimic the flowing pattern of beach grass creating a connection between the sculptures.

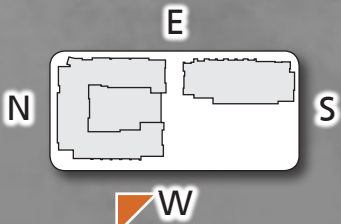


Glass inserts of each form strengthens the wave pattern a communicates the concept of a raingarden.

PASSAGEWAY



40TH AVE GREEN STREET



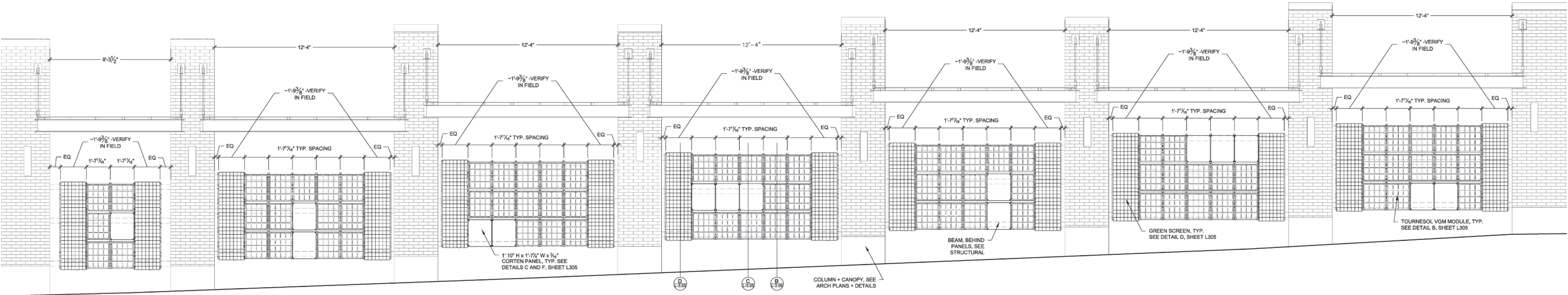
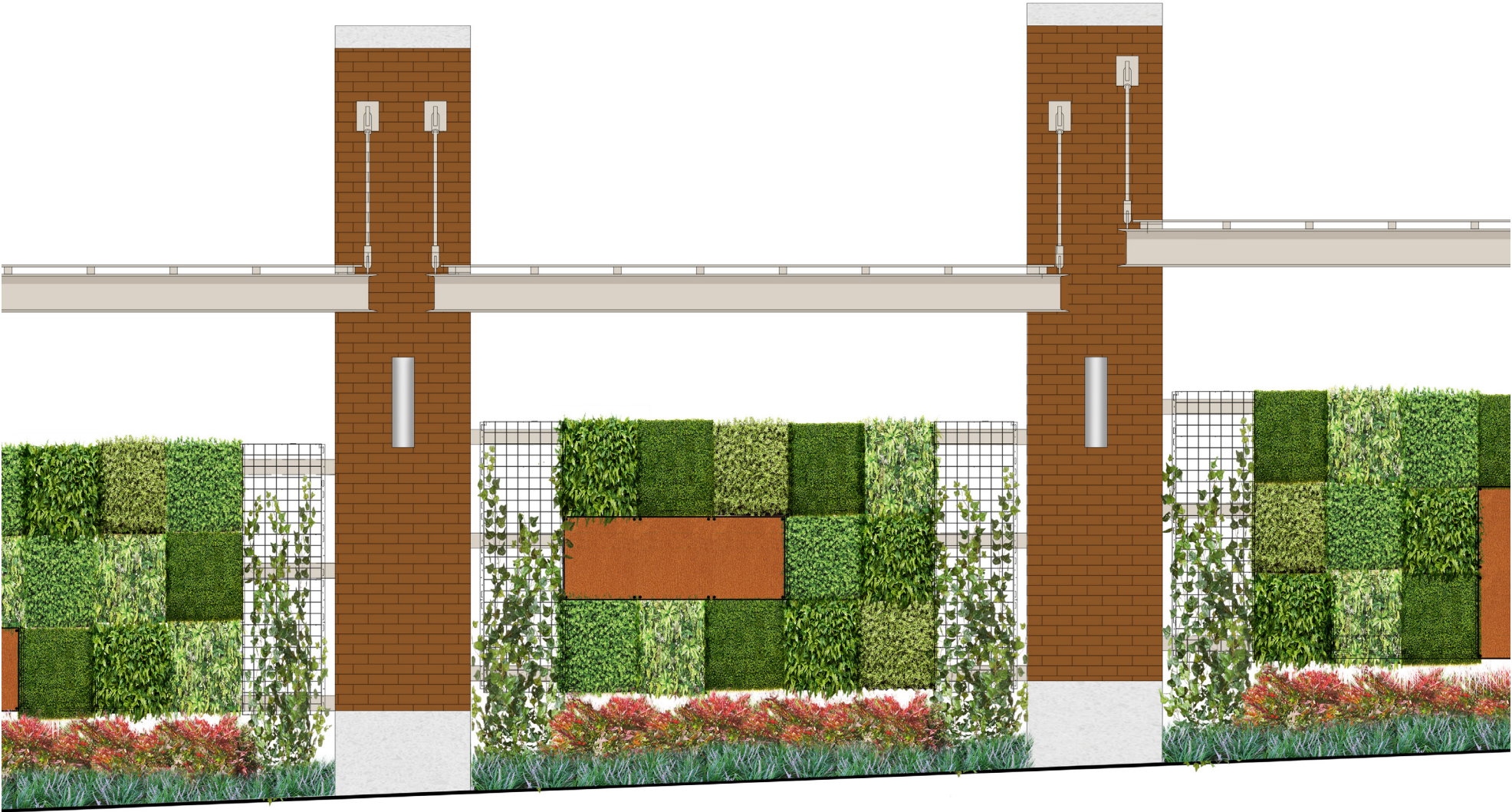
40TH AVE AT CROSS CONNECTOR



40TH AVE AT CROSS CONNECTOR - LOOKING EAST



CROSS CONNECTOR GREEN WALL



ADJACENT MASON'S BUILDING

BRICK CLAD CONCRETE COLUMNS PER ARCHITECTURE

G VGMB-10 L & R POWDER COATED SS304 BRACKETS FOR VGM3-10 MODULE, 2 LEFT AND 2 RIGHT BRACKETS REQUIRED FOR EACH MODULE

H TOURNESOL SITEWORKS VGM3-10 19-5/8" x 22" x 10" LIVING WALL MODULE

F PANEL MOUNTING

I VGMR-3 POWDER COATED SS304 1-1/2" X 5/8" X 70-3/4" MOUNTING RAIL TO HOLD 3 MODULES, USE AS HORIZONTAL OR END RAIL

MOUNT CORTEN PANEL TO MOUNTING RAIL USING VGMB-10 L & R POWDER COATED SS304 BRACKETS

3/16" CORTEN PANEL, SEE ELEVATION FOR LOCATIONS

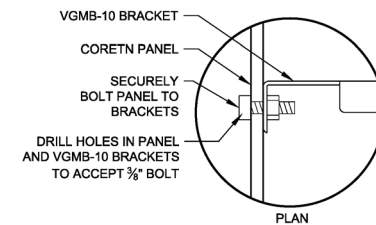
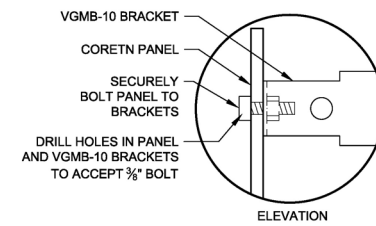
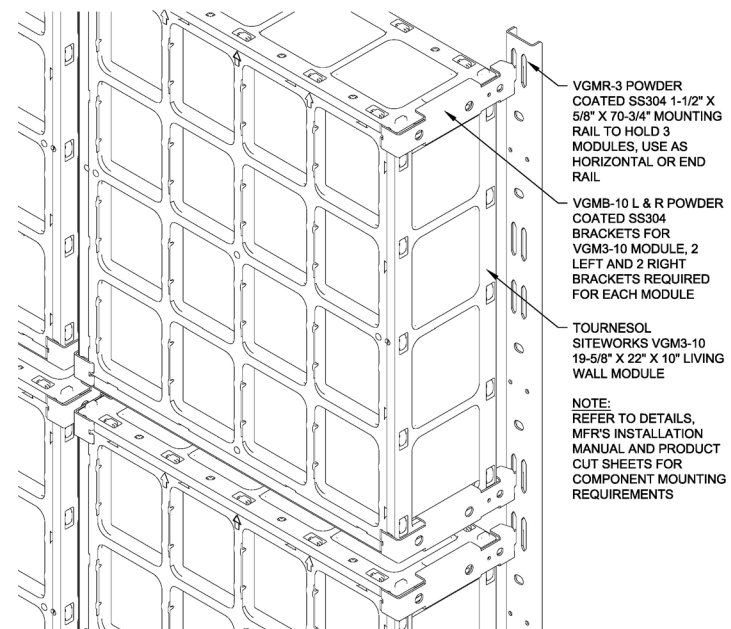
PLACE TOURNESOL PLANTING MEDIUM LINER IN VGM MODULE AND FILL FRONT HALF WITH TWO (2) VGM3-MB4 STABILIZED MEDIA BLOCKS. FILL REAR HALF OF MODULE WITH LIGHT WEIGHT TOPSOIL, SEE SPECS.

ATTACH MOUNTING RAIL TO STEEL BEAM W/ 3/8" STAINLESS STEEL ANCHOR BOLTS PER MFR'S RECOMMENDATIONS. ANCHOR TYPE PER STRUCTURAL. SPACING PER MFR'S RECOMMENDATION.

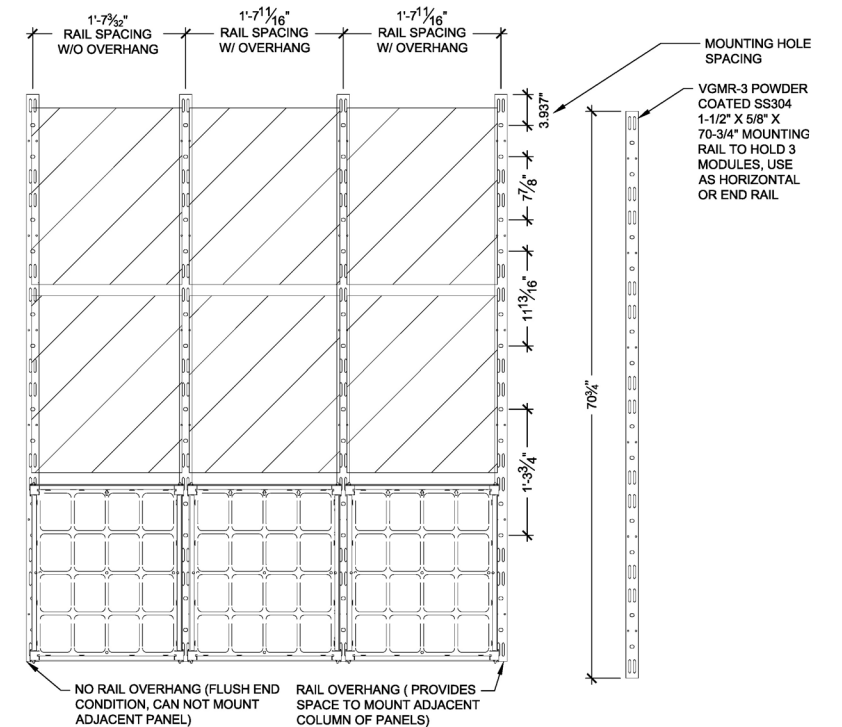
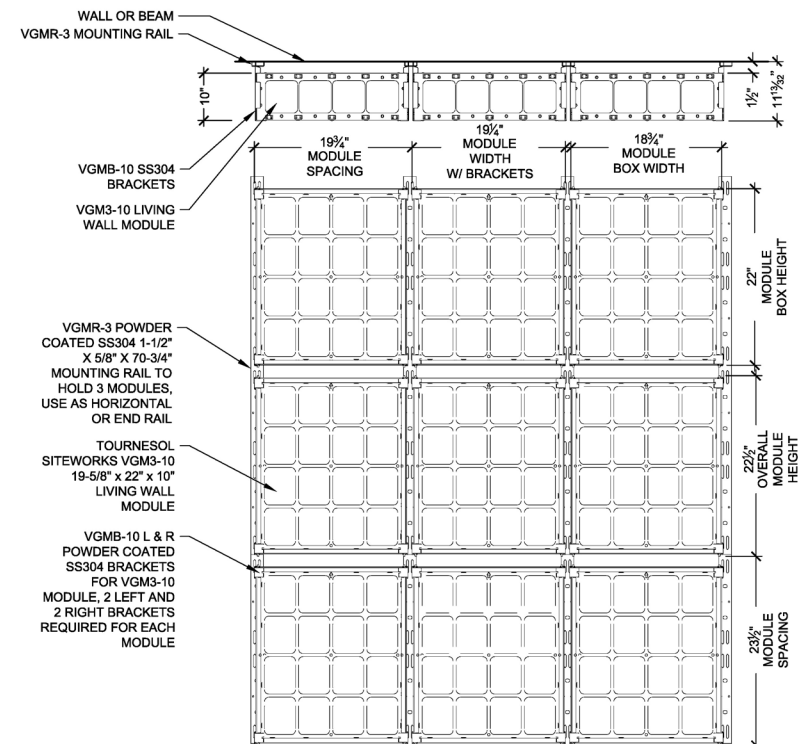
4" STEEL BEAM BY STRUCTURAL

NOTES:
PROVIDE TOURNESOL VTG-CE CONTINUOUS EDGE TRIM ON EXPOSED SIDES OF VERTIGREEN 3D TRELLIS SYSTEM

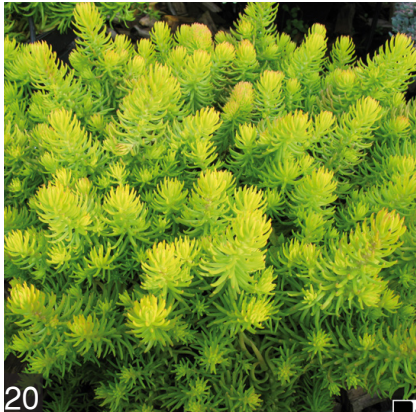
REFER TO MFR'S INSTALLATION MANUAL AND PRODUCT CUT SHEETS FOR ADDITIONAL INSTALLATION AND MOUNTING REQUIREMENTS



NOTE:
USE FOUR BRACKETS (2 LEFT AND 2 RIGHT) FOR EACH PANEL



GREEN WALL PLANTING PALETTE



SHADE LIST

1. **Blechnum spicant.** Deer Fern
2. **Cornus canadensis.** Bunchberry
3. **Epimedium alpinum.** Alpine Barrenwort
4. **Gaultheria procumbens.** American Wintergreen
5. **Mahonia repens.** Creeping Mahonia
6. **Pachysandra terminalis 'Green Sheen'.** Japanese Spurge
7. **Polypodium glycyrrhiza.** Licorice Fern
8. **Polystichum munitum.** Sword Fern
9. **Sarcococca hookeriana 'Humilis'.** Sweet Box
10. **Vaccinium ovatum.** Evergreen Huckleberry

SUN LIST

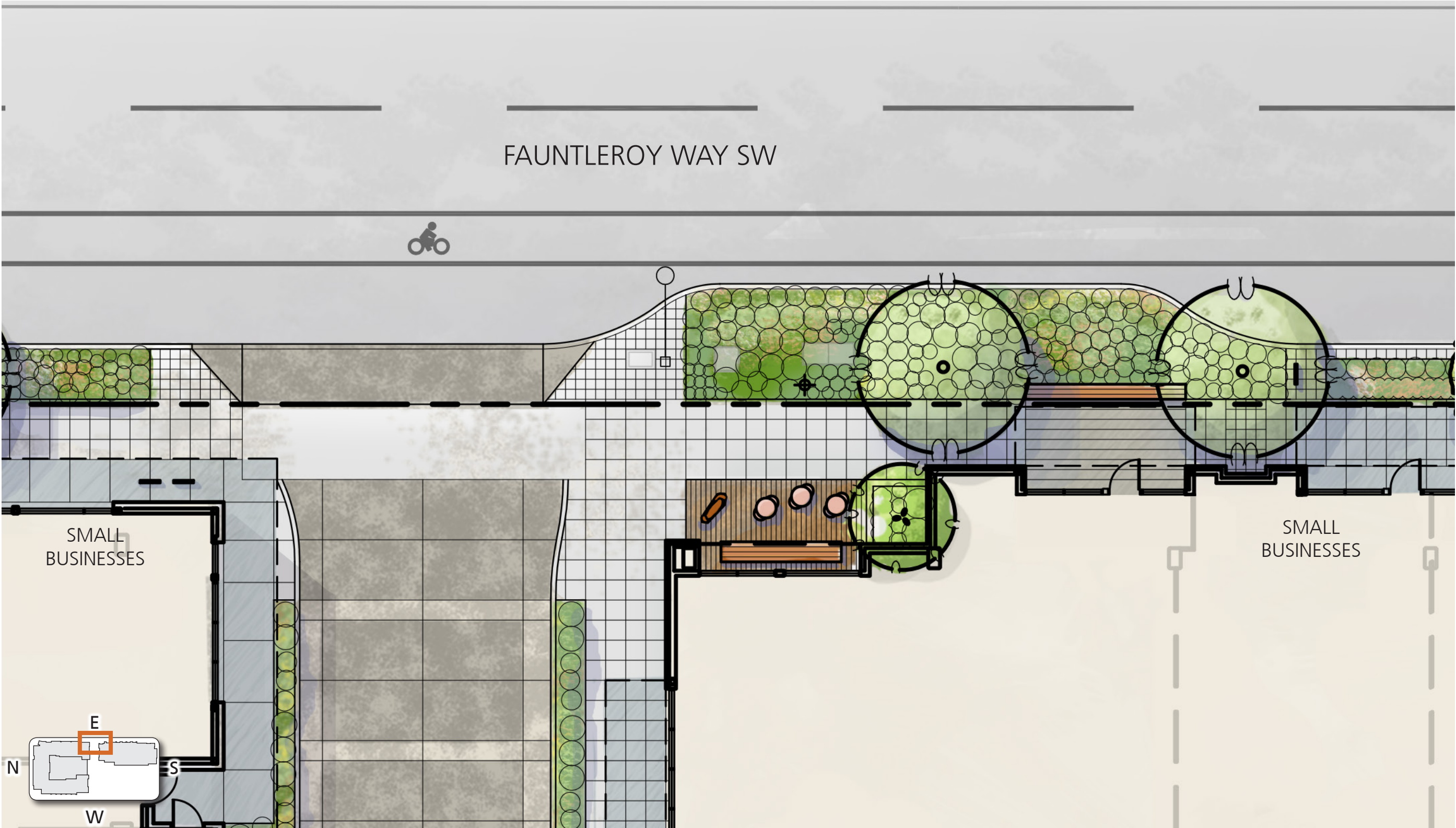
11. **Arctostaphylos uva-ursi.** Kinnikinnick
12. **Carex albula 'Frosty Curls'.** Frosty Curls Sedge
13. **Festuca glauca.** Blue Fescue
14. **Gaultheria shallon.** Salal
15. **Lavandula stoechas 'Otto Quast'.** Spanish Lavender
16. **Liriope muscari 'Silvery Sunproof'.** Variegated Lily-turf
17. **Potentilla nepalensis 'Miss Willmott'.** Nepal Cinquefoil
18. **Rosmarinus officinalis 'Prostratus'.** Creeping Rosemary
19. **Salvia clevelandii 'Compacta'.** Compacta Cleveland Sage
20. **Sedum rupestre 'Angelina'.** Angelina Stonecrop
21. **Sedum spathulifolium.** Broadleaf Stonecrop
22. **Stachys 'Silver Carpet'.** Lamb's Ears



FAUNTLEROY MID BLOCK PLAZA - LOOKING WEST



FAUNTLEROY MID BLOCK PLAZA



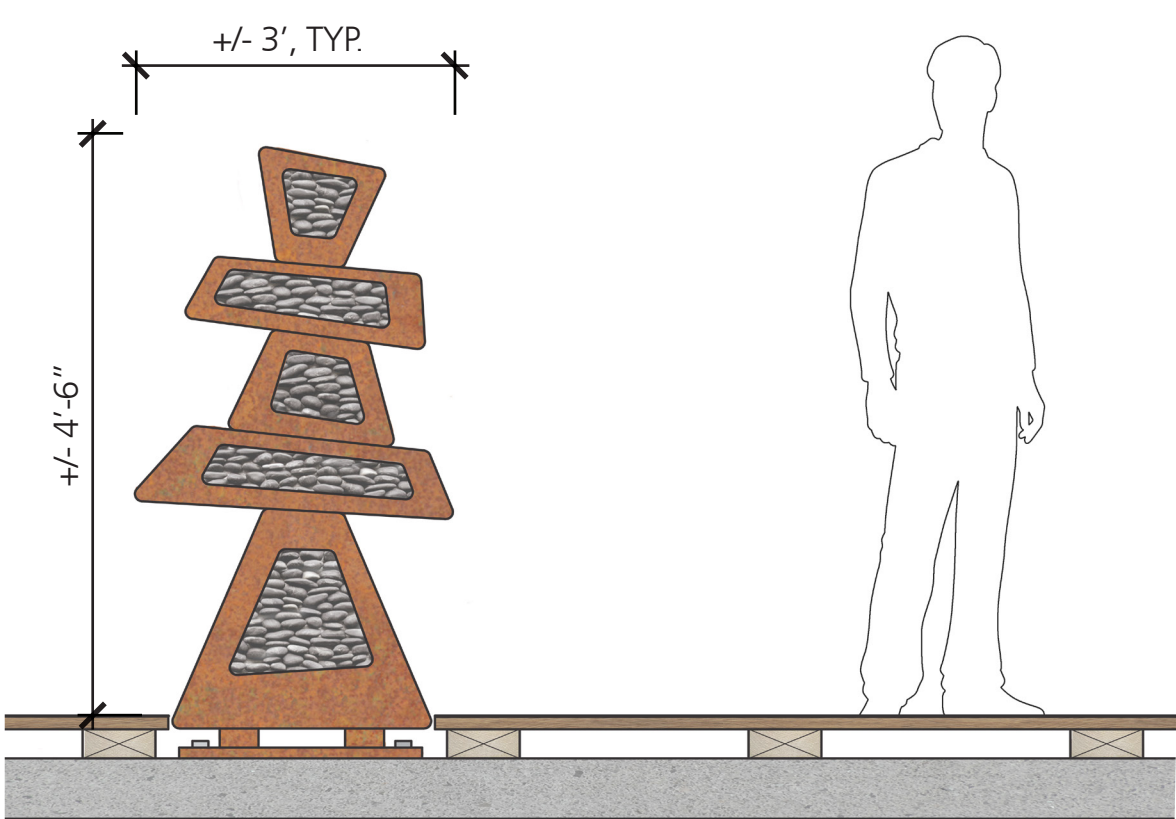
STACKED STONES / CAIRNS



Single self standing sculpture created with weathered steel and beach stones.



The shape resembles stacked stones found along the beach or a cairn/trailmarker.



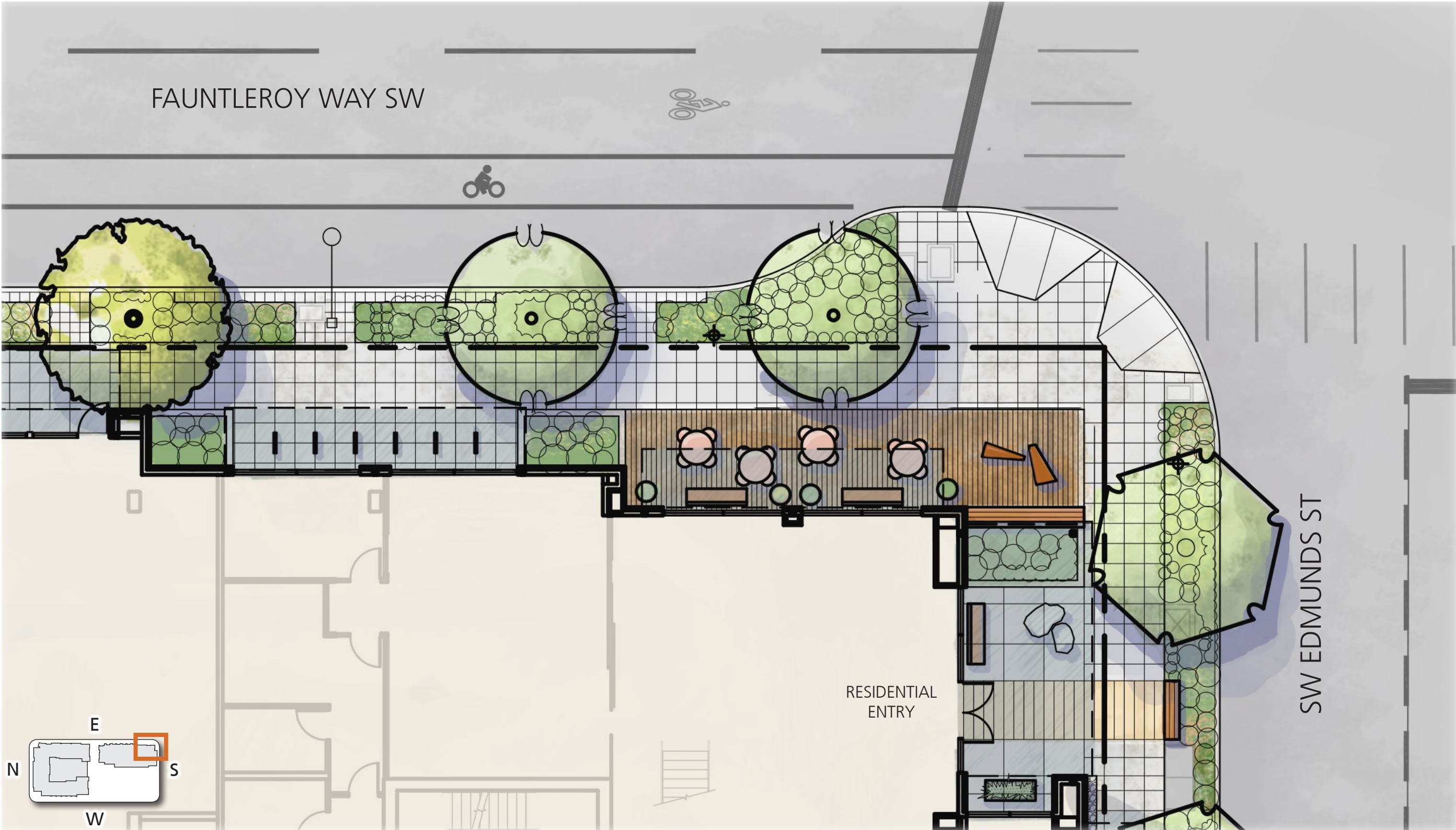
Stacked stone concept is reinforced by inset of beach stones into framework of sculpture.



CORNER OF EDMUNDS & FAUNTLEROY



CORNER OF EDMUNDS & FAUNTLEROY

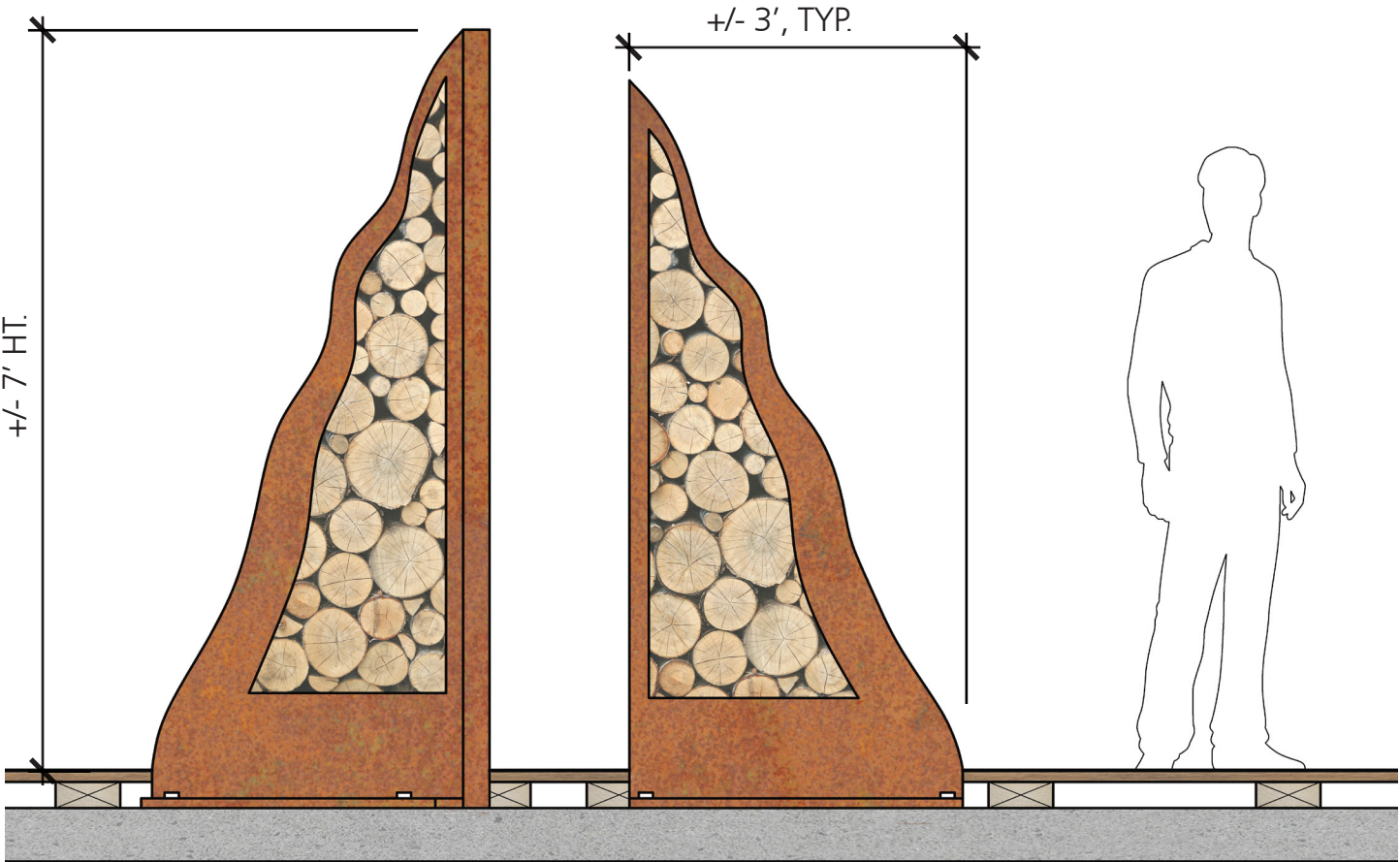


MOUNTAINS AND SOUND

The form is split in two, relating to the split rocks in the rain garden. They are spaced to be walked through and around.

Two freestanding sculptures created with weathered steel and wood. The composition resembles a silhouette of the Olympic Range.

The edges of the forms have a wave pattern on their sides giving it a water quality. Inset into the framework are wood logs referencing driftwood.



CORNER OF EDMUNDS & FAUNTLEROY



CONDITIONS OF RECOMMENDATION

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