4755 Fauntleroy Way SW



Project Team

Developer: **Lennar Multifamily & Weingarten Realty**
Architect: **Fuller/Sears Architects**
Structural + Civil Engineer: **KPFF**
Landscape Architect: **Weisman Design Group**

ADDRESS: 4755 Fauntleroy Way SW
DPD PROJECT #: 3013803

Seattle Design Commission
Third Meeting
May 16th, 2013

Urban Design Merit
& Public Benefit

4755 Fauntleroy Way SW

URBAN DESIGN MERIT



View from Northeast



View from Southwest



View from West to East

Proposed Project

- Cross connector in spirit of WS Triangle Plan
- Cross-connector physically separates pedestrian circulation from service functions.
- Continuous retail frontage along Fauntleroy and Alaska w/ grocery entrances along pedestrian designated Alaska St.
- Residential mass is stepped back with lower 70' height providing comfortable sidewalk pedestrian experience.
- Accomodates Whole Foods layout
- Building mass equally balances across Superblock
- Private ownership of Mid-Block Crossing allows for physical improvements that far exceed SDOT's standard alley improvements

60,000 SF retail
Two Residential Buildings:
(S) 120 units
(N) 250 units
4.0 FAR (5.5 FAR Maximum)
Total Above Ground Area:
432,500 sf
Max Height Allowed: 85'

Height Proposed: 70'

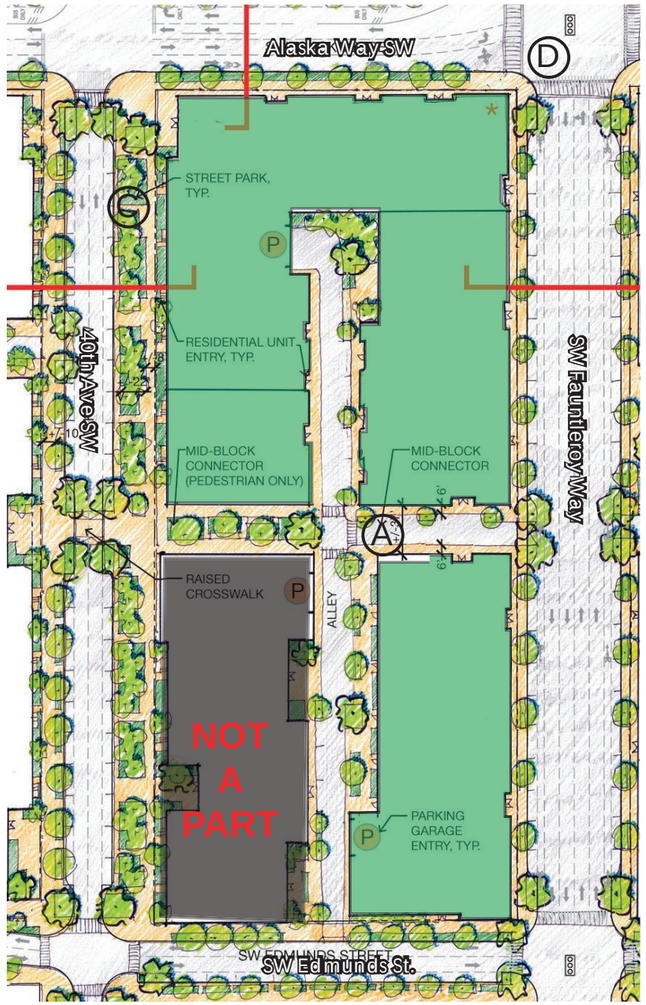
FULLER·SEARS ARCHITECTS

Triangle Plan Goals

- Embrace the area's location as a gateway to the west seattle peninsula.
- Accommodate all travelers: cars. Transit, Pedestrians, trucks and bicycles.
- Create places for people: new community spaces and connections to parks
- Accommodate parking and loading, and continue to plan for parking needs in the future.
- Capitalize on the investment in transit and transportation: a Transit-friendly neighborhood.

Proposed Footprint / Project Footprint

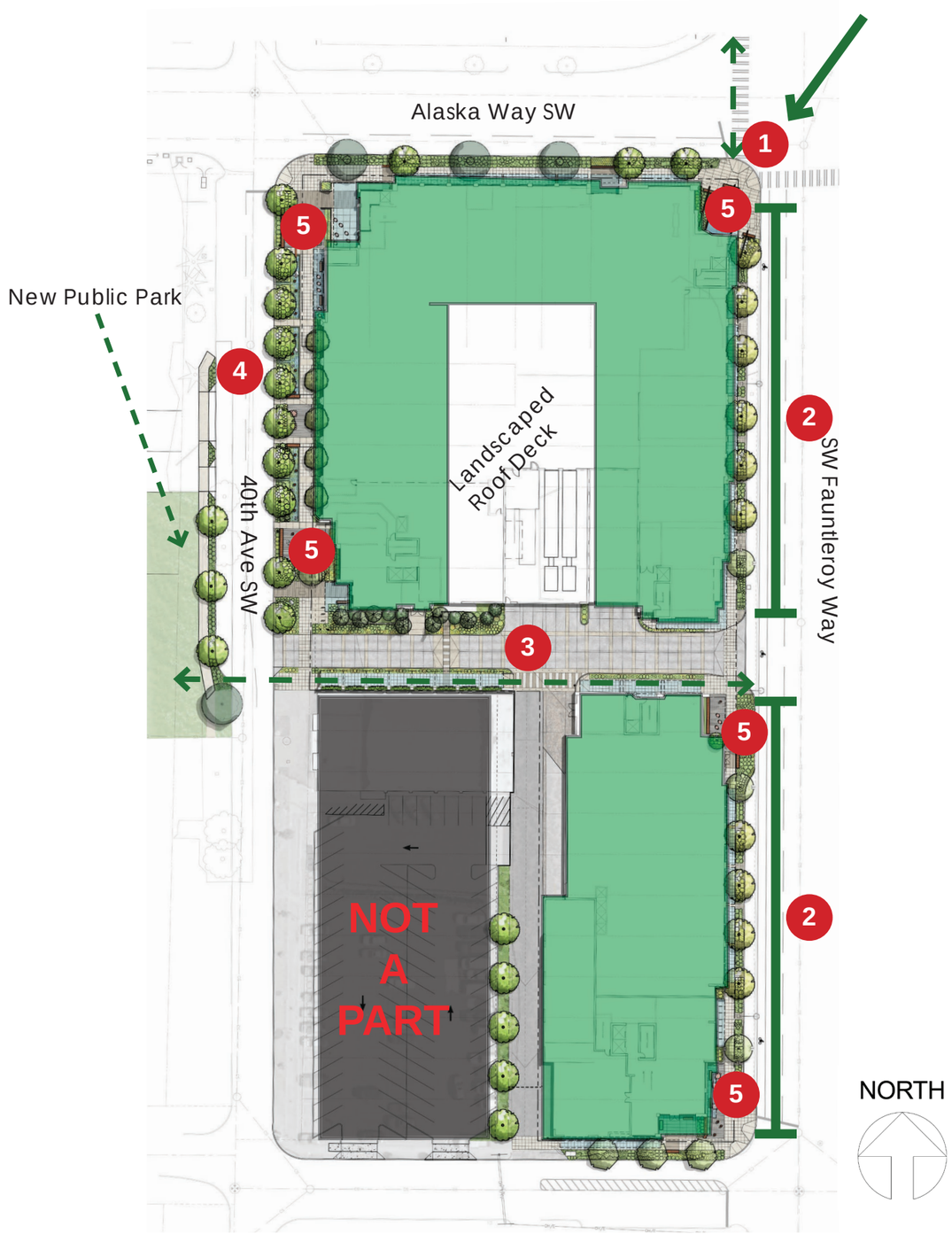
Triangle Plan Recommendation



Proposed Project



SW Edmunds St.



Urban Design Intent

1. Introduce gateway element acknowledging axis of Fauntleroy

2. Break superblock into two pedestrian scaled blocks

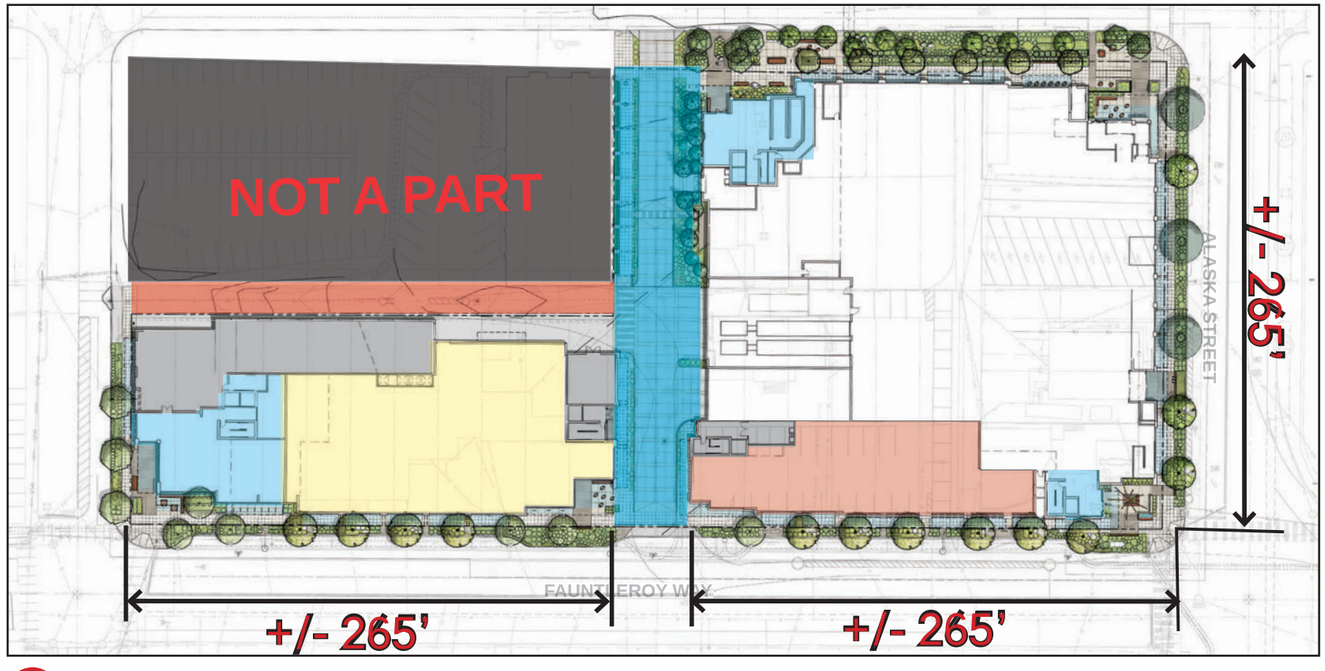
3. Provide safe, inviting mid-block pedestrian connection that links to city park

4. Develop significant green street experience along quiter 40th Ave SW

5. Provide series of small, useable public spaces at significant project nodes.



1 Introduce Axial Gateway



2 Break Up the Super-Block



3 Safe, Inviting Mid-Block Connection



4 Significant Green Street along 40th Ave



5 Useable Public Plazas at Nodes

FULLER·SEARS ARCHITECTS

4755 Fauntleroy Way SW — **Urban Design Intent - Images**

West Seattle — Seattle Design Commission, May 16, 2013

Response To Design Commission Comments

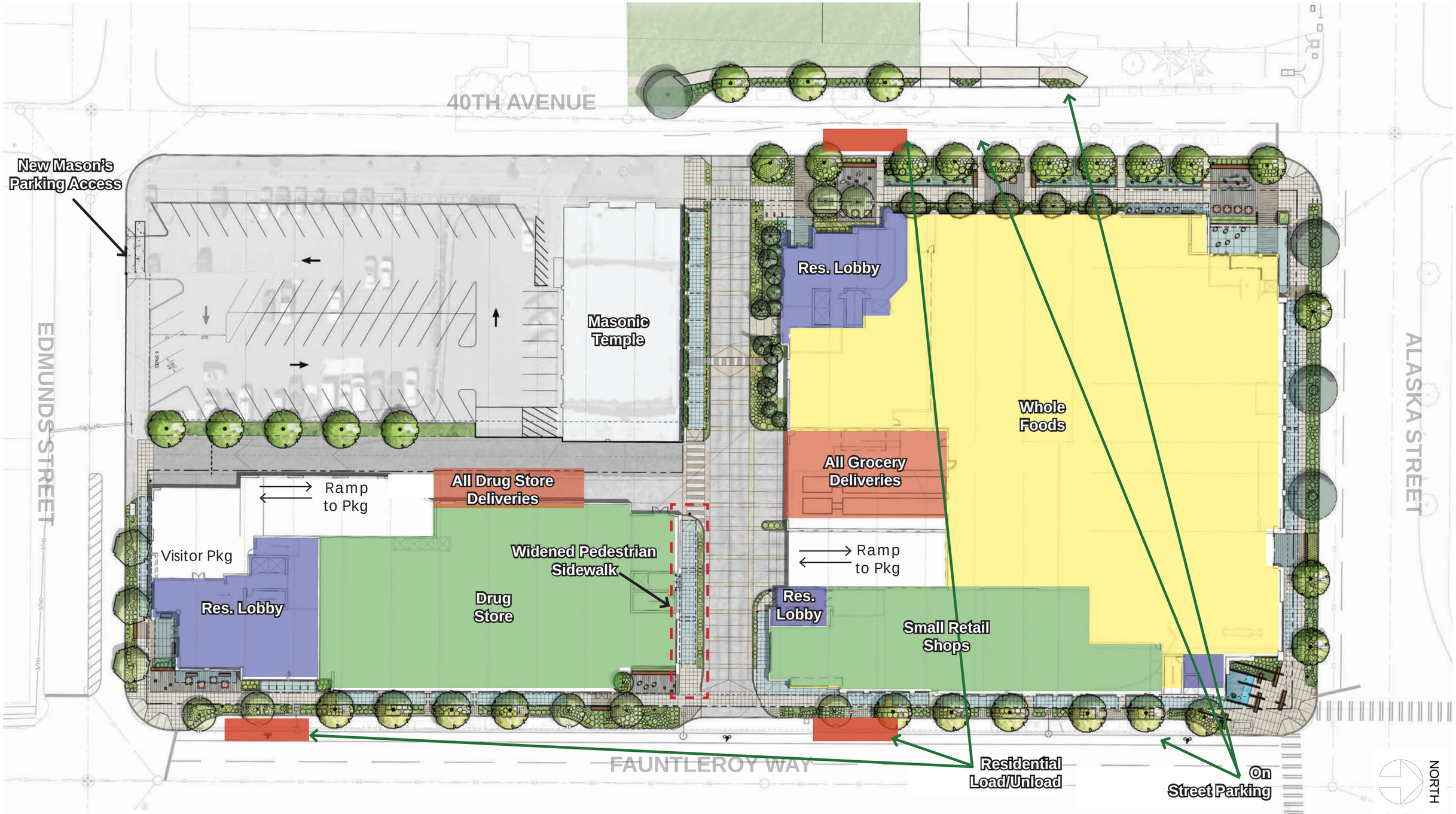
1. Resolve issues of access with the Masonic Temple

2. Show how pedestrians would connect accross 40th Ave SW to the new city park

3. Resolve move-in, move-out issues; locate closer to actual pedestrian lobbies

4. Resolve pedestrian conflicts at the drug store drive-thru

5. Improve pedestrian connections where mid-block walkway crosses the alley



FULLER·SEARS ARCHITECTS

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West Seattle — Seattle Design Commission, May 16, 2013

NE Corner Before



NE Corner After



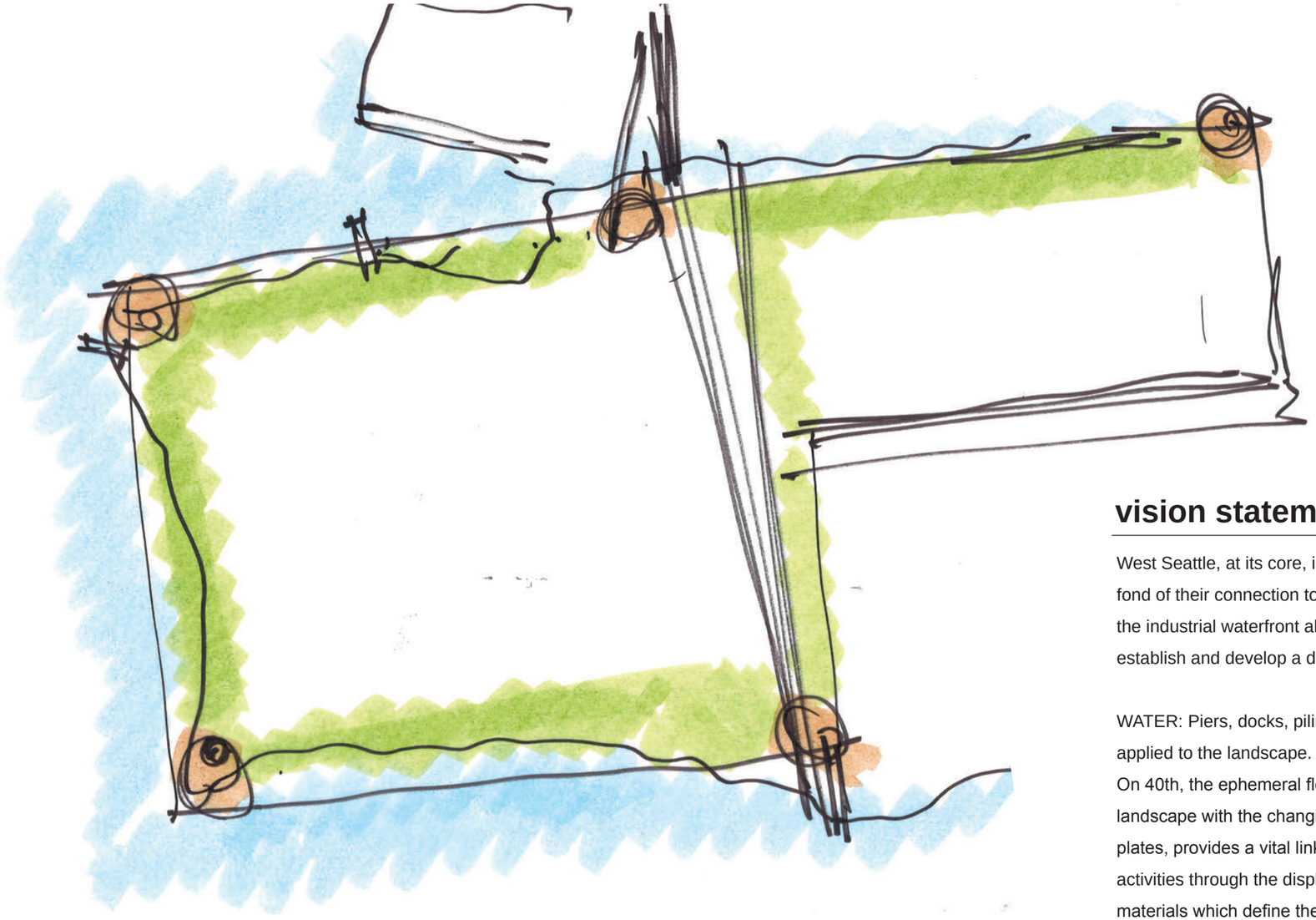
FULLER · SEARS ARCHITECTS

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4755 Fauntleroy Way SW

PUBLIC BENEFITS

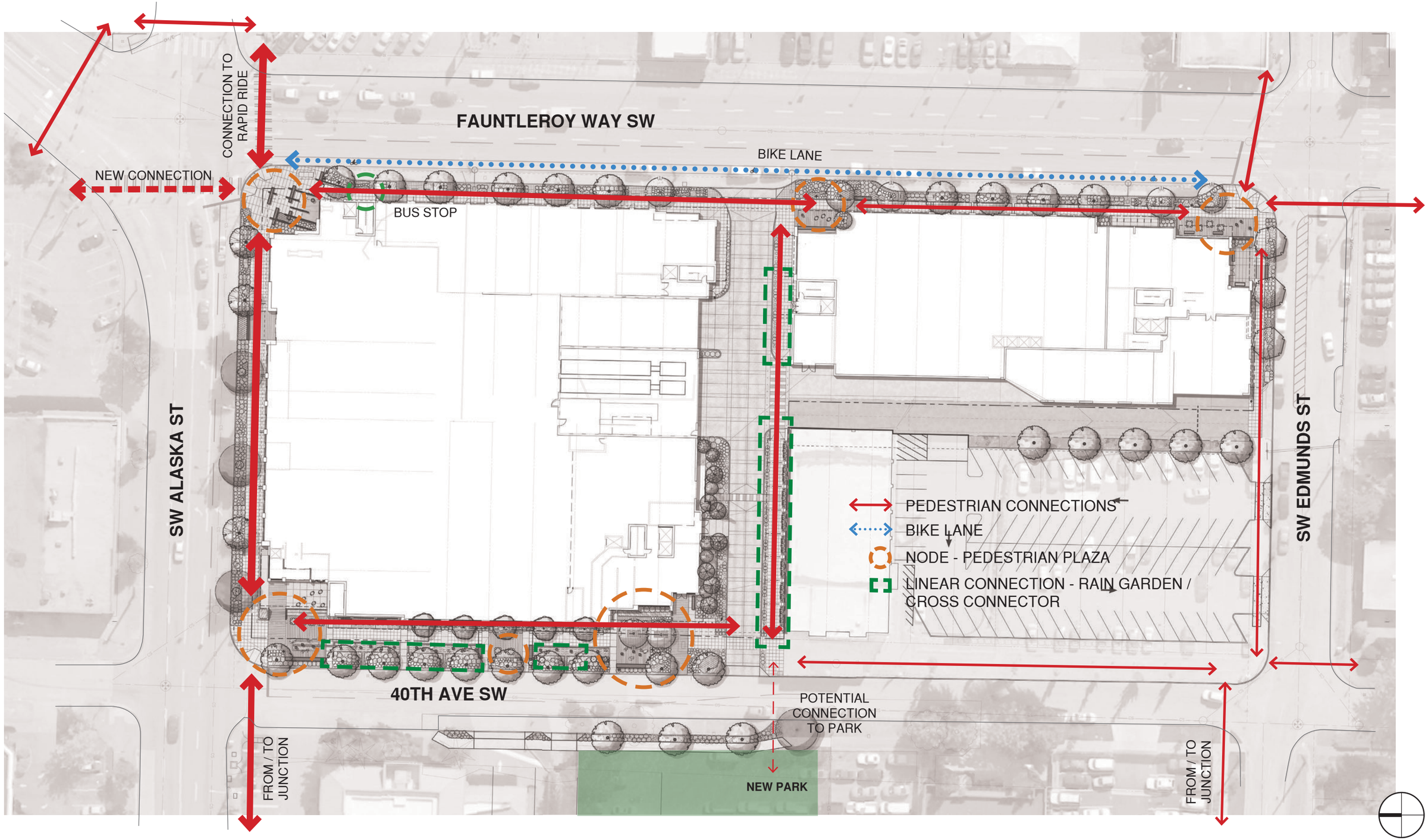


vision statement

West Seattle, at its core, is a community surrounded and connected by water. As neighbors, West Seattleites are fond of their connection to parks, beaches, waterways, and views. Lincoln Park, Alki Beach, Seacrest Park, and the industrial waterfront all have their own unique, West Seattle vibe. This ethos generated the concept used to establish and develop a distinctive approach to the urban identity of the pedestrian landscape.

WATER: Piers, docks, pilings, bulkheads, metal, rust, tides and shore line all play a key role in the vocabulary applied to the landscape. At the Fauntleroy and Alaska gateway, logs are washed ashore amidst crashing waves. On 40th, the ephemeral flow of the seasons is documented by piers disappearing and reemerging into the landscape with the changing seasons. The cross connector, flanked by a dense green wall with exposed steel plates, provides a vital link from Fauntleroy West to the park. Plazas, south of the cross connector, reflect water activities through the display of installed kayak forms. Each plaza space utilizes the same vocabulary of unifying materials which define the public zone. Whether waiting for a bus, drinking a cup of coffee, or worshipping the sun on a March day, the plazas provided around the site offer ample opportunities for these activities. Linking the plazas are graceful sidewalks with densely planted medians and street trees. In their totality, these components facilitate community, walkability, safety, and comfort for all to enjoy.

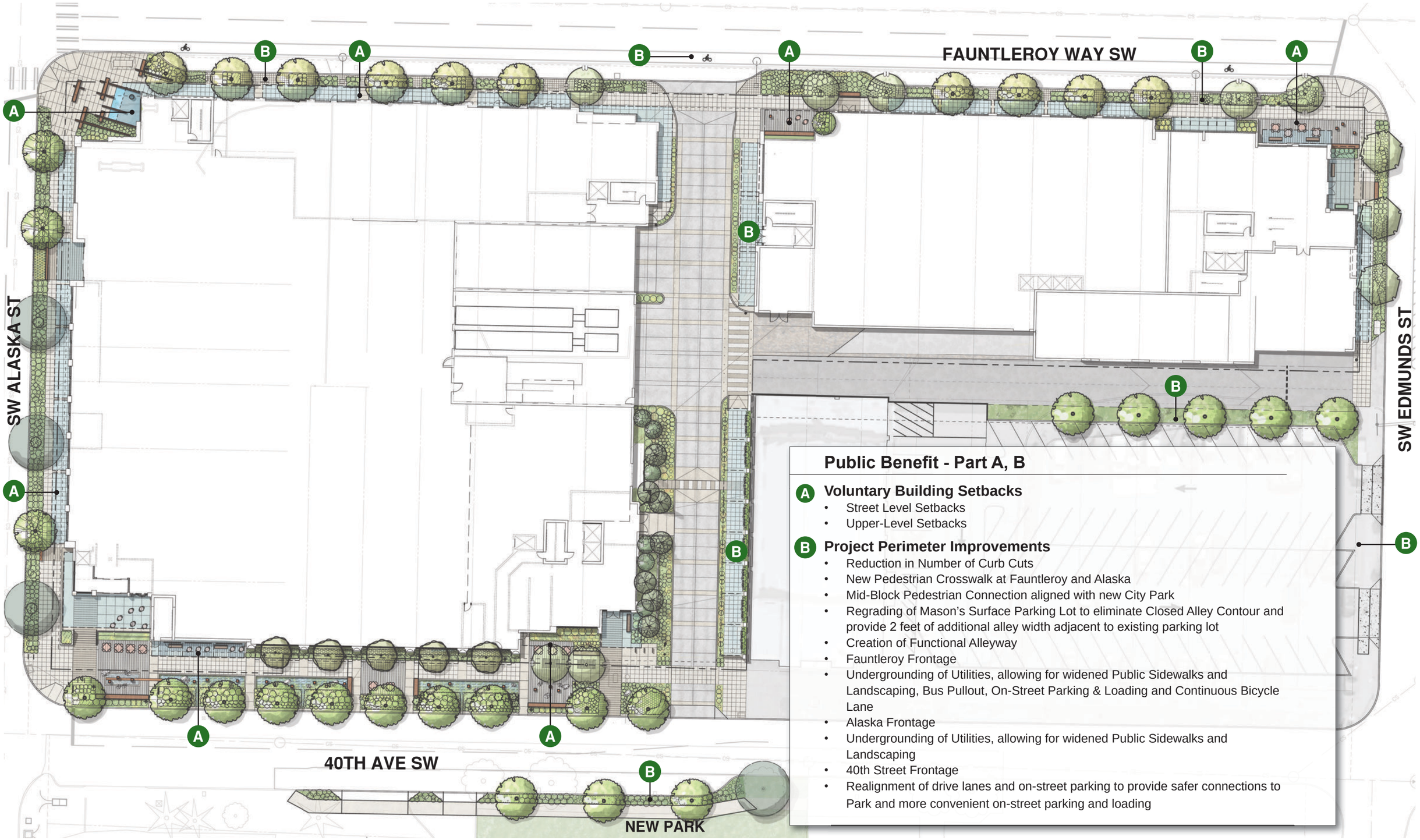
As a collection of elements, these spaces are a public benefit. As a whole, they can only be described as uniquely West Seattle.



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LANDSCAPE - CONNECTION DIAGRAM
Seattle Design Commission, May 16, 2013



Public Benefit - Part A, B

A Voluntary Building Setbacks

- Street Level Setbacks
- Upper-Level Setbacks

B Project Perimeter Improvements

- Reduction in Number of Curb Cuts
- New Pedestrian Crosswalk at Fauntleroy and Alaska
- Mid-Block Pedestrian Connection aligned with new City Park
- Regrading of Mason's Surface Parking Lot to eliminate Closed Alley Contour and provide 2 feet of additional alley width adjacent to existing parking lot
- Creation of Functional Alleyway
- Fauntleroy Frontage
- Undergrounding of Utilities, allowing for widened Public Sidewalks and Landscaping, Bus Pullout, On-Street Parking & Loading and Continuous Bicycle Lane
- Alaska Frontage
- Undergrounding of Utilities, allowing for widened Public Sidewalks and Landscaping
- 40th Street Frontage
- Realignment of drive lanes and on-street parking to provide safer connections to Park and more convenient on-street parking and loading

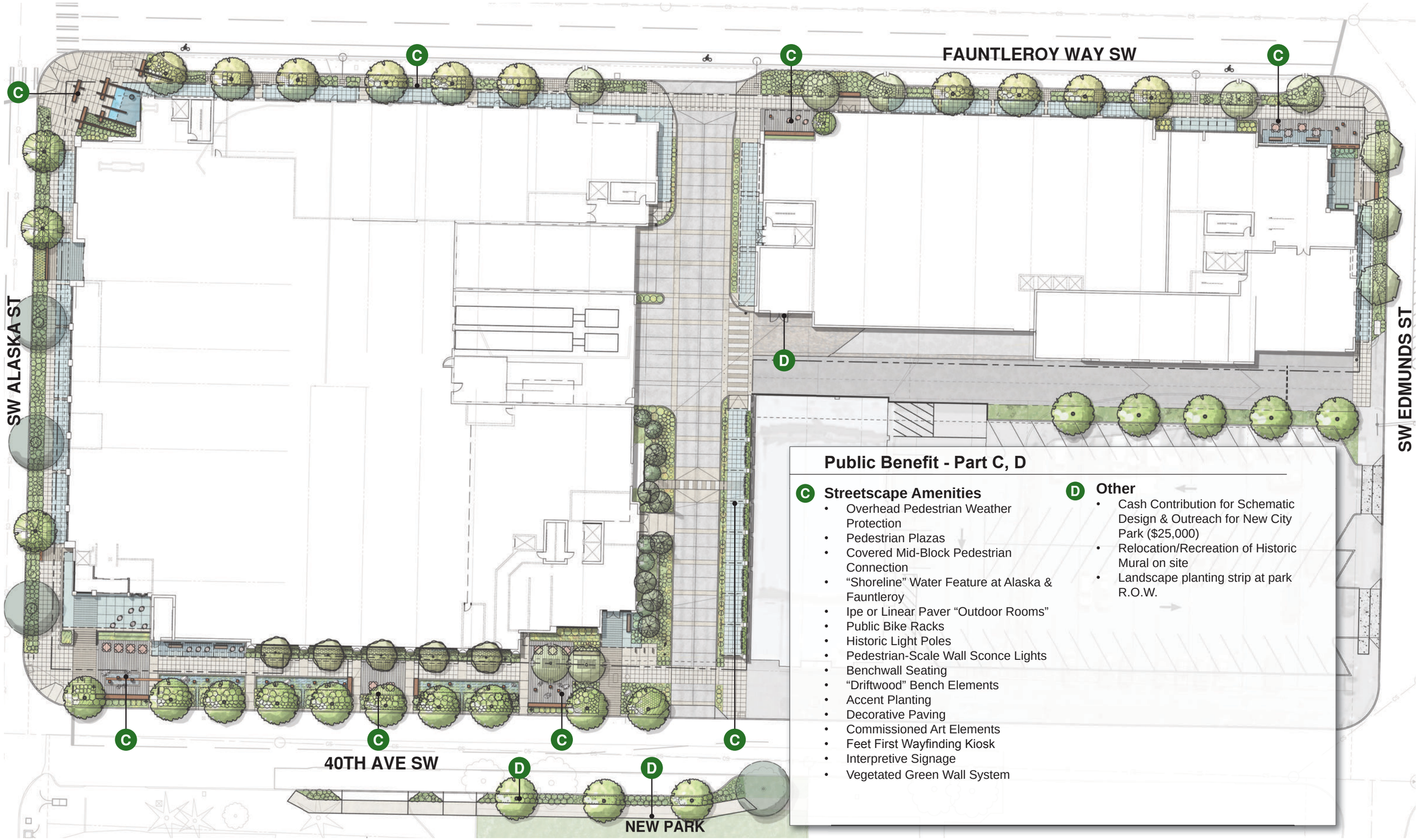
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LANDSCAPE - PUBLIC BENEFIT KEY PLAN

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Public Benefit - Part C, D

C Streetscape Amenities

- Overhead Pedestrian Weather Protection
- Pedestrian Plazas
- Covered Mid-Block Pedestrian Connection
- “Shoreline” Water Feature at Alaska & Fauntleroy
- Ipe or Linear Paver “Outdoor Rooms”
- Public Bike Racks
- Historic Light Poles
- Pedestrian-Scale Wall Sconce Lights
- Benchwall Seating
- “Driftwood” Bench Elements
- Accent Planting
- Decorative Paving
- Commissioned Art Elements
- Feet First Wayfinding Kiosk
- Interpretive Signage
- Vegetated Green Wall System

D Other

- Cash Contribution for Schematic Design & Outreach for New City Park ($25,000)
- Relocation/Recreation of Historic Mural on site
- Landscape planting strip at park R.O.W.

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LANDSCAPE - PUBLIC BENEFIT KEY PLAN

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FAUNTLEROY WAY SW

BIKE PARKING

BIKE LANE

RES. ENTRY

RETAIL ENTRIES

STREET LIGHT

BUS STOP

CANOPY

BIKE PARKING

CROSS-WALK

RES. ENTRY

PLAZA A

RETAIL ENTRY

PLAZA D

CANOPY

LIGHT POLE

BIKE PARKING

RES. ENTRY

PLAZA E

RETAIL ENTRY

ACCENT PAVING

BENCH

SW ALASKA ST

EXISTING STREET TREES

CANOPY

CROSS CONNECTOR

DRIVE LANE

RES. ENTRY

LOADING AREA

ALLEY

SW EDMUNDS ST

FLUSH CROSSWALK

RAISED CROSSWALK - ACCENT PAVING

PODIUM LEVEL ACCESS

CONCRETE WALL

RAIN GARDEN

RETAIL ENTRY

RES. ENTRY

NW NATIVE PLANTINGS

PLANTER STRIP TO SEPARATE PEDESTRIANS

CANOPY W/ GREENWALL

SITE NOT A PART OF THIS PROJECT

BIKE PARKING

RAISED CROSSWALK

PLAZA B

BIKE PARKING

PLAZA C

40TH AVE SW

NEW PARK

0 20 40 80

SCALE: 1"=40'-0"

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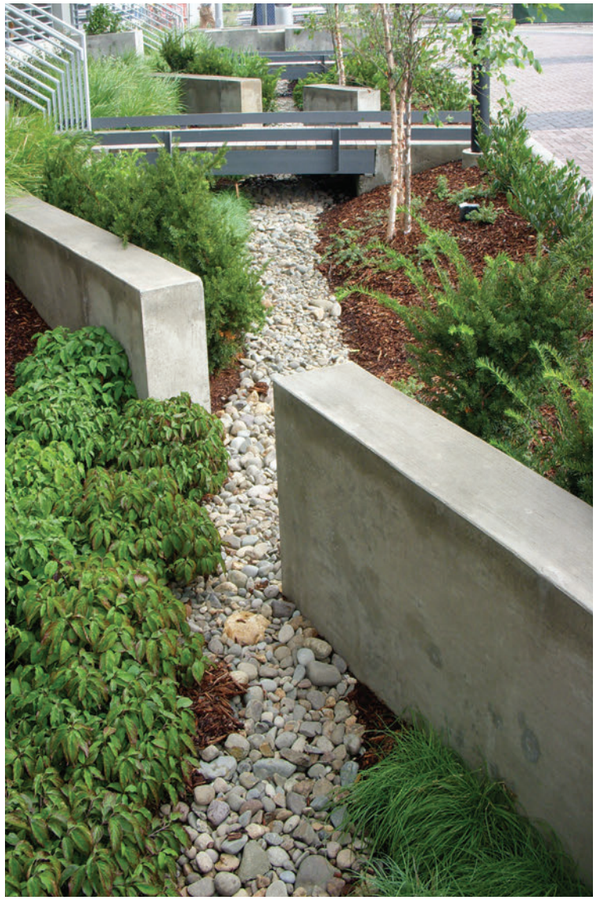
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West Seattle

UPDATED LANDSCAPE PLAN

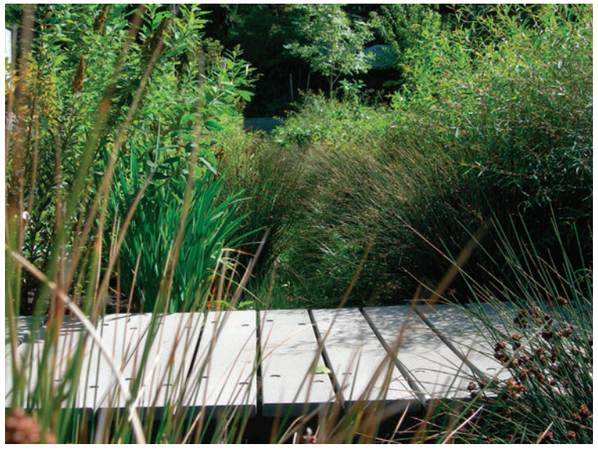
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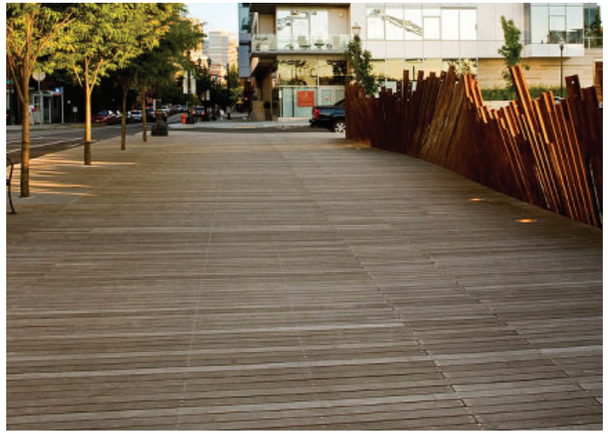

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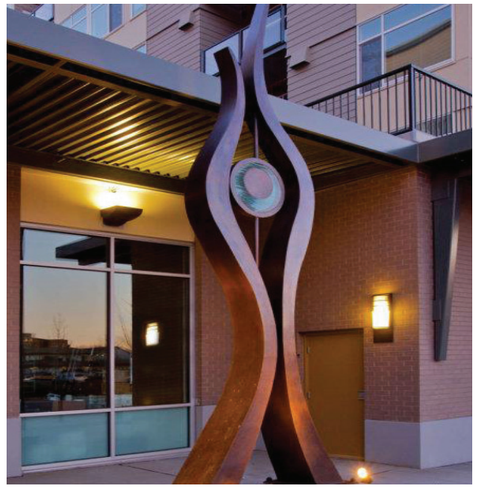
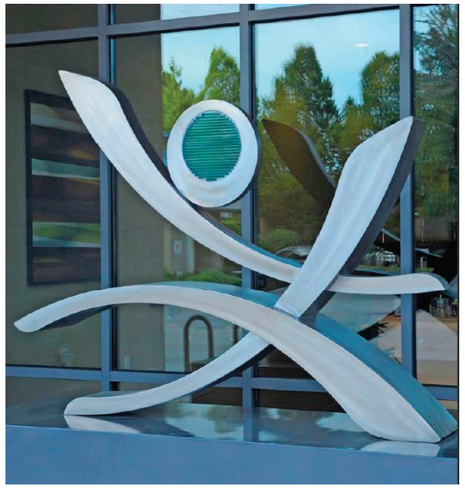
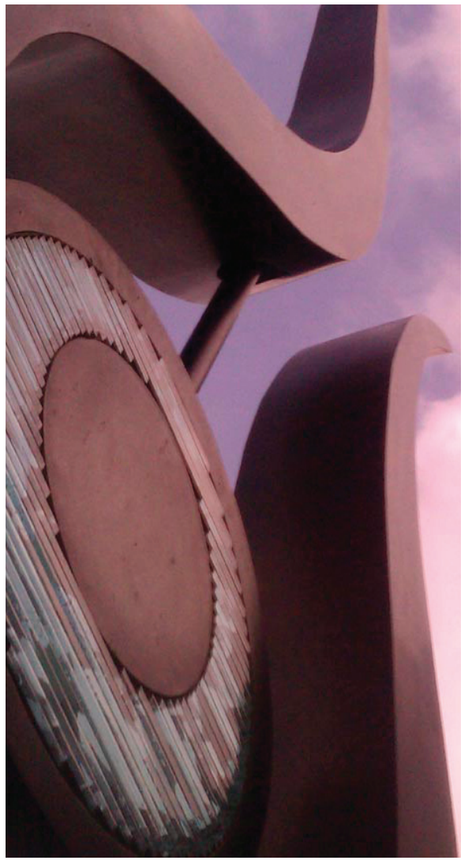


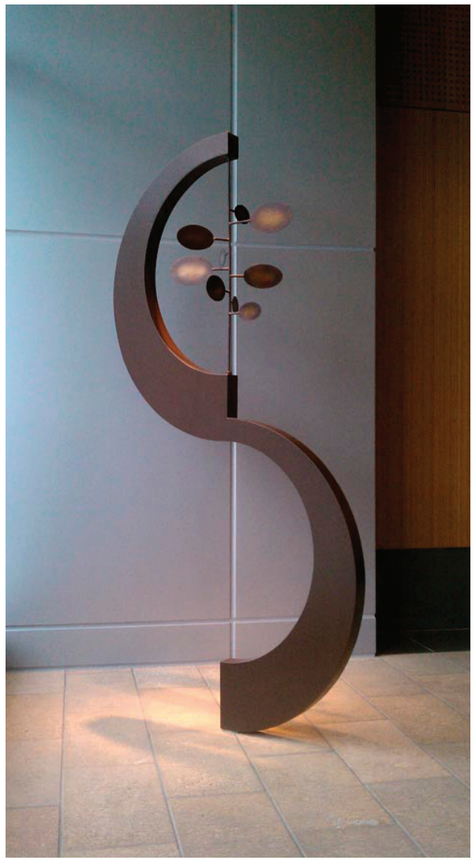

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rain garden







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SCULPTOR TROY PILLOW

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4755 Fauntleroy Way SW PREVIOUS LANDSCAPE - PLAZA A - AERIAL VIEW

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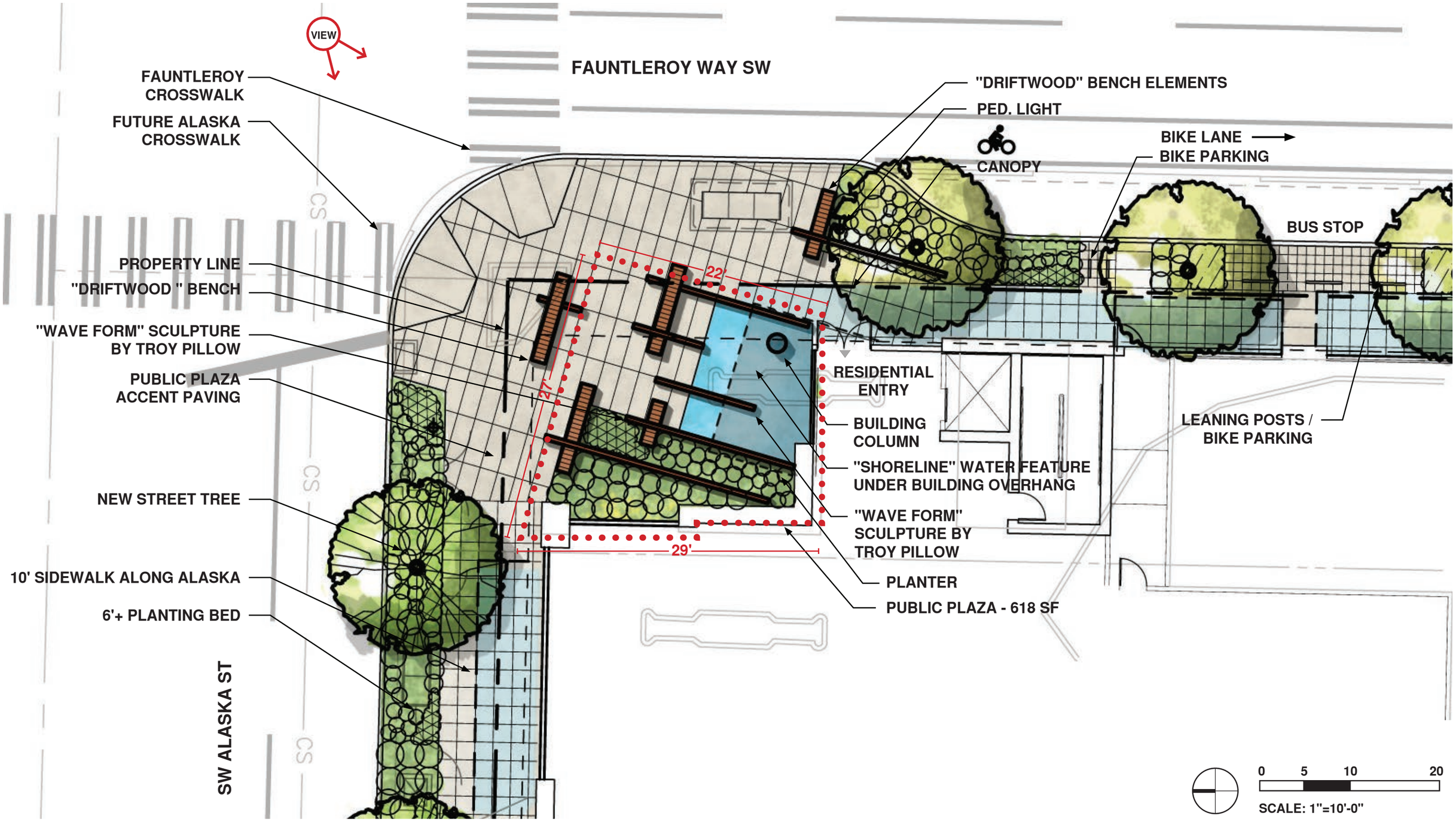
LANDSCAPE - PLAZA A - AERIAL VIEW
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LANDSCAPE - PLAZA A - PEDESTRIAN VIEW
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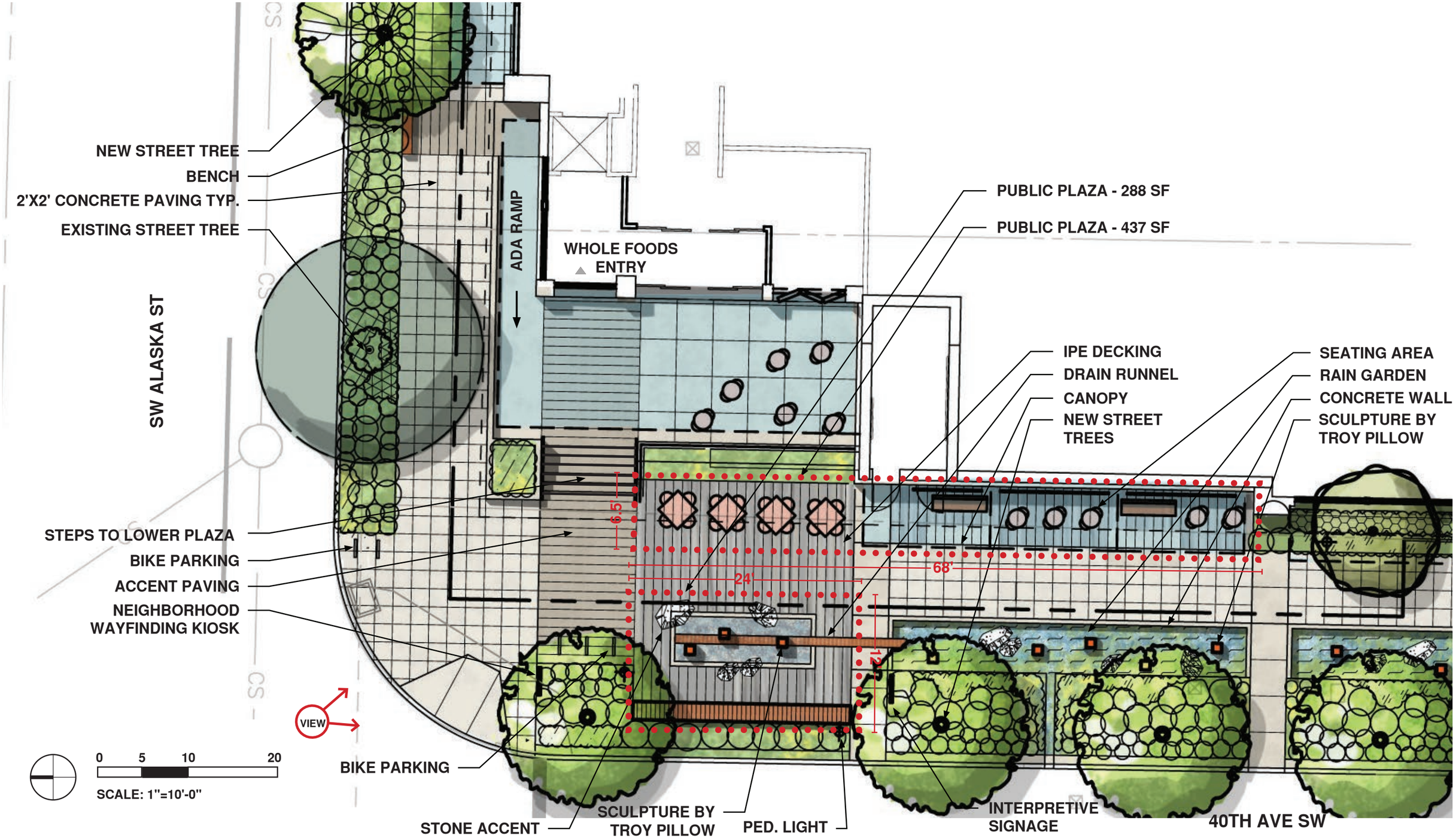
UPDATED LANDSCAPE - PLAZA A
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LANDSCAPE - PLAZA B - ALASKA & 40TH
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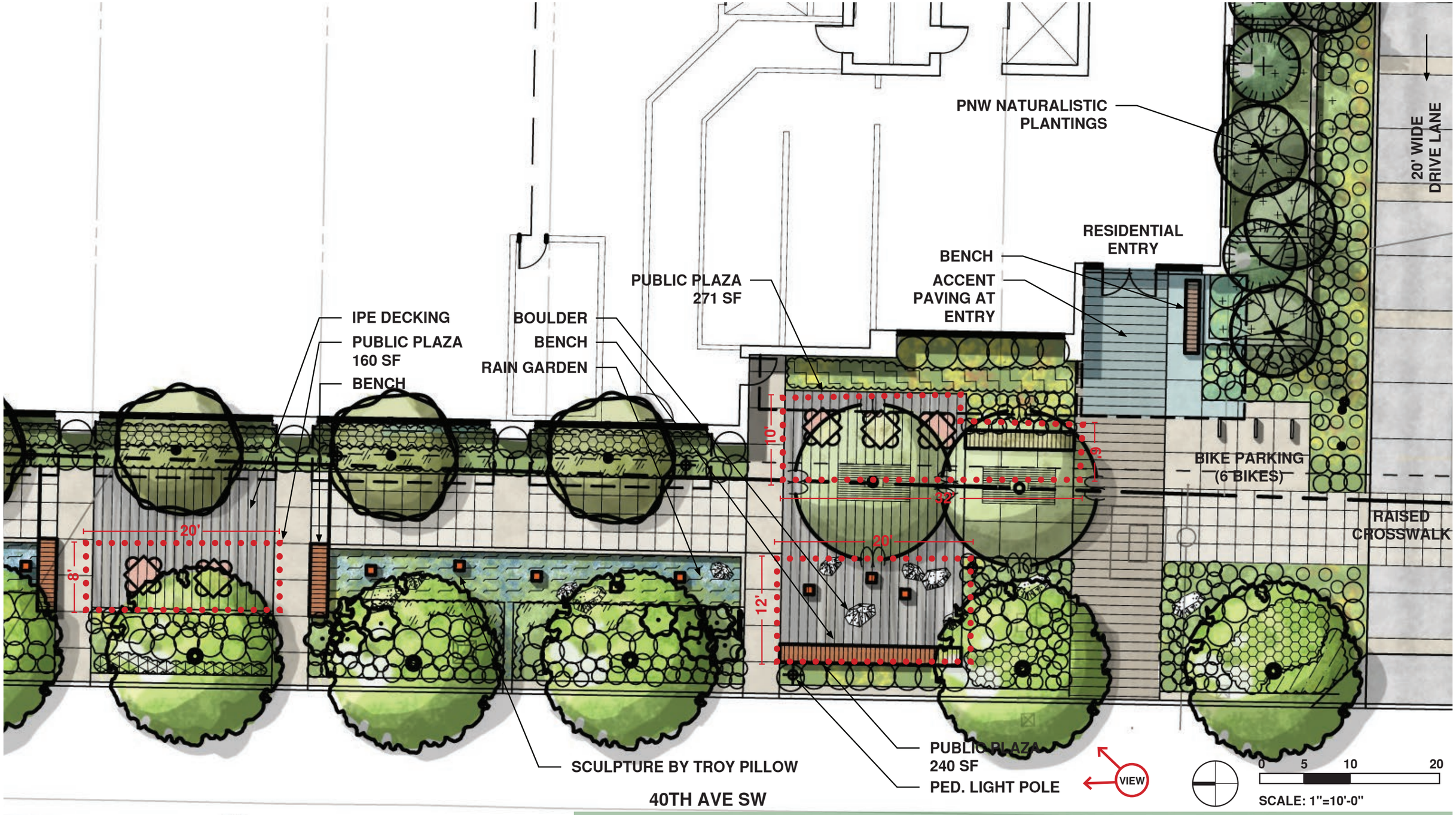


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LANDSCAPE - RAIN GARDEN - WAKING SOUTH
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NEW PARK - APPROXIMATE FRONTAGE ACROSS STREET

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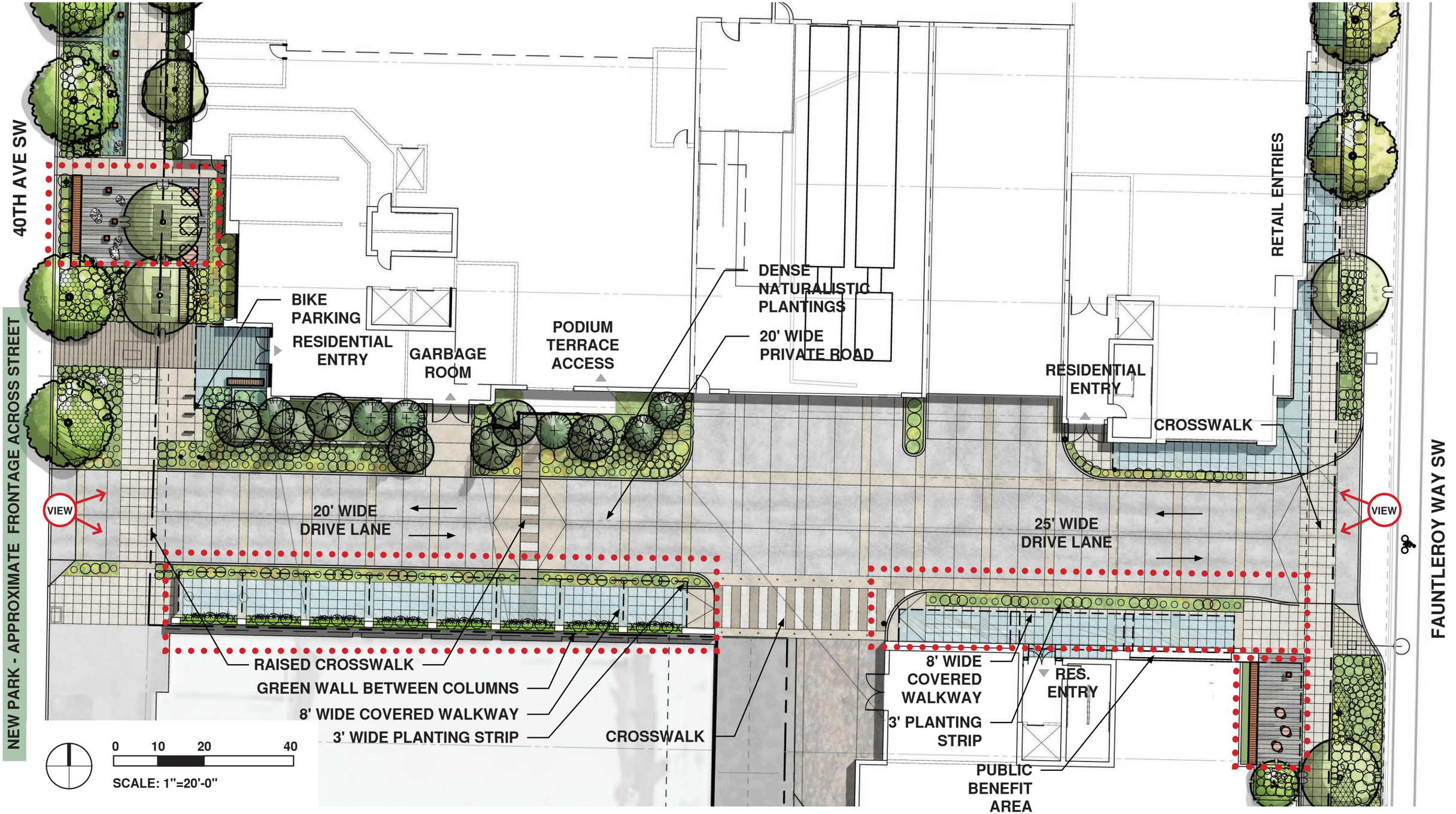
UPDATED LANDSCAPE - PLAZA C
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LANDSCAPE - PLAZA C - VIEW NE
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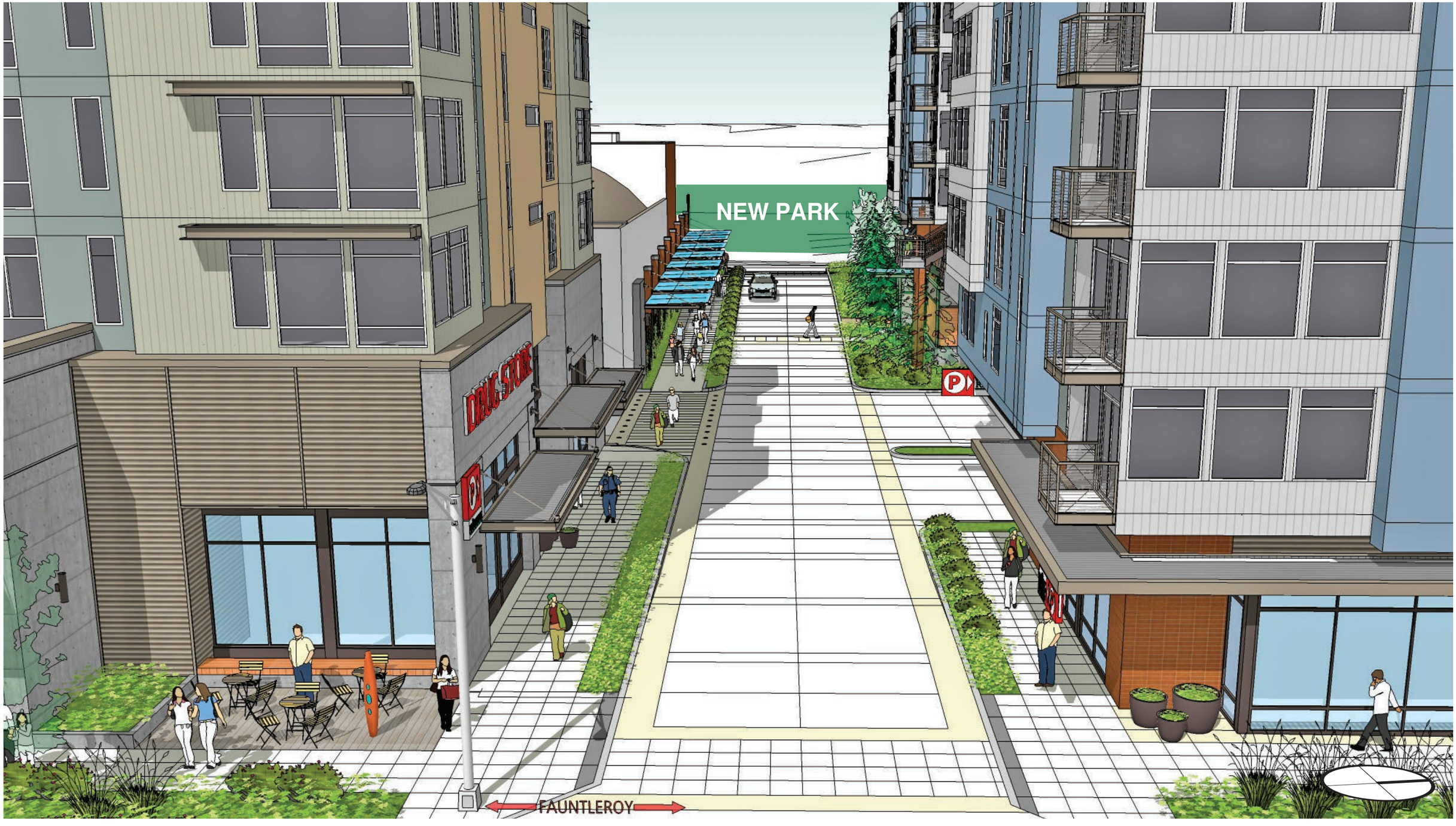
UPDATED LANDSCAPE - CROSS CONNECTOR
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LANDSCAPE - CROSS CONNECTOR - VIEW EAST
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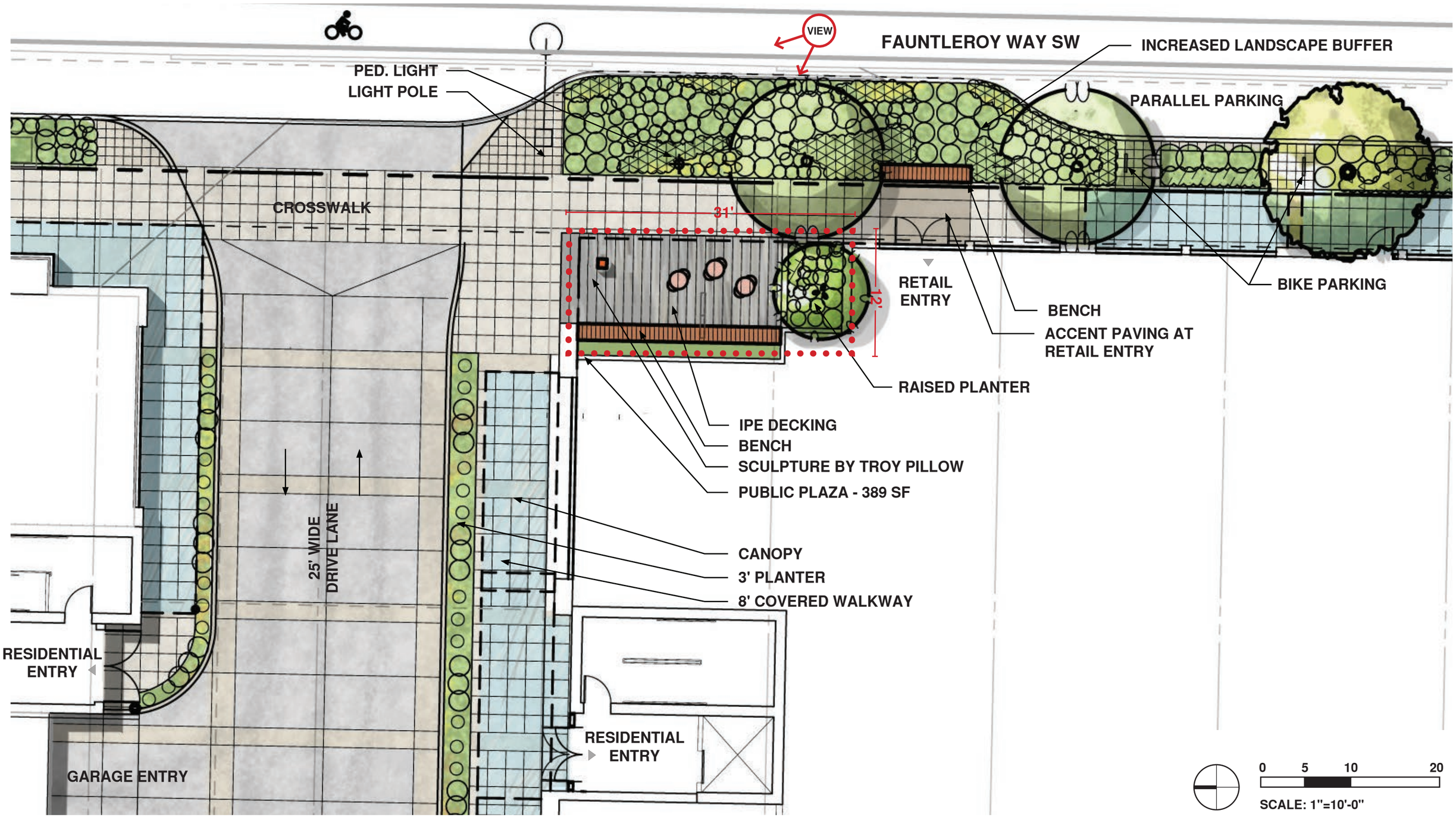
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LANDSCAPE - CROSS CONNECTOR - VIEW EAST

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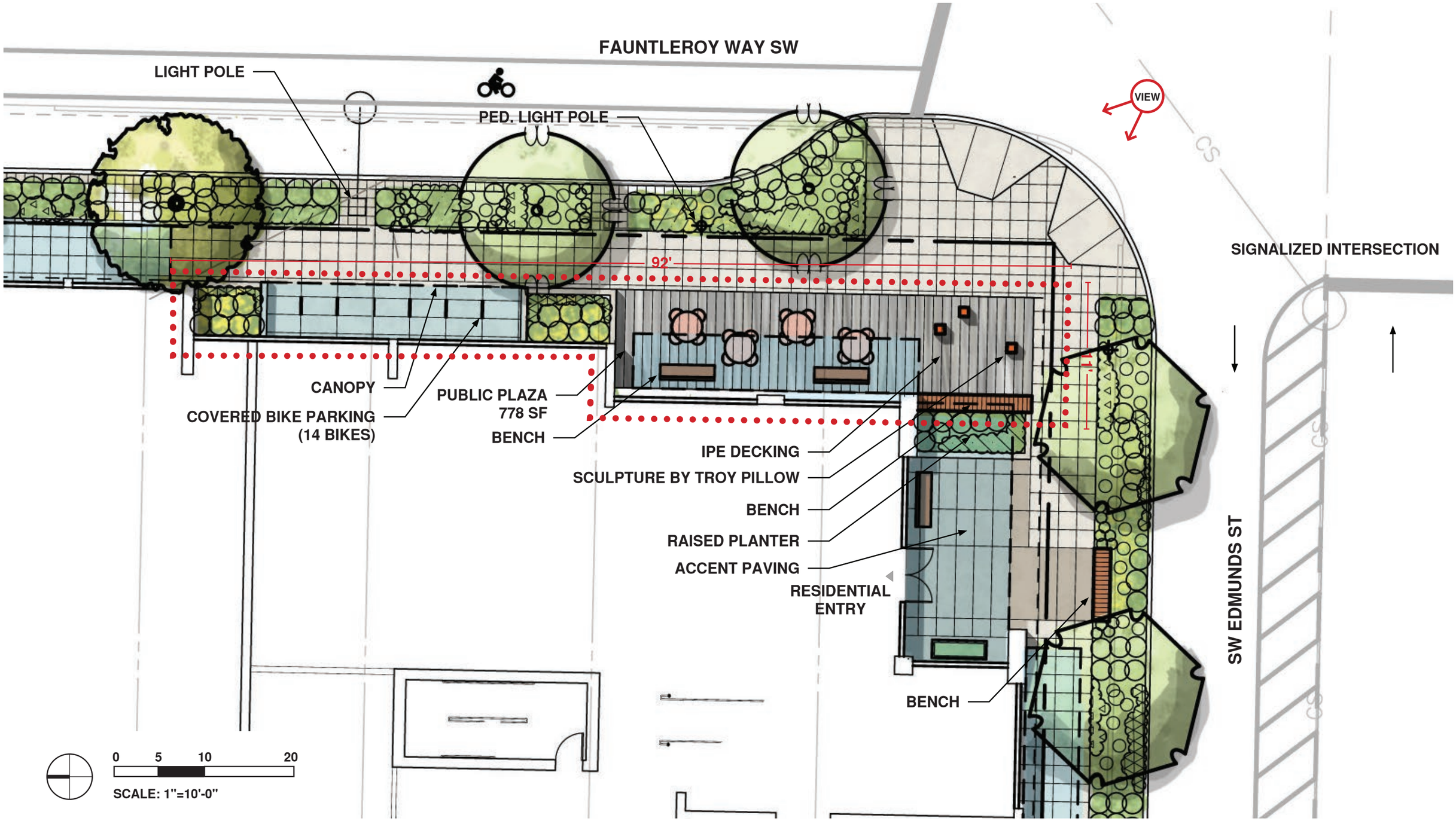
UPDATED LANDSCAPE - PLAZA D
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LANDSCAPE - PLAZA D - VIEW NW
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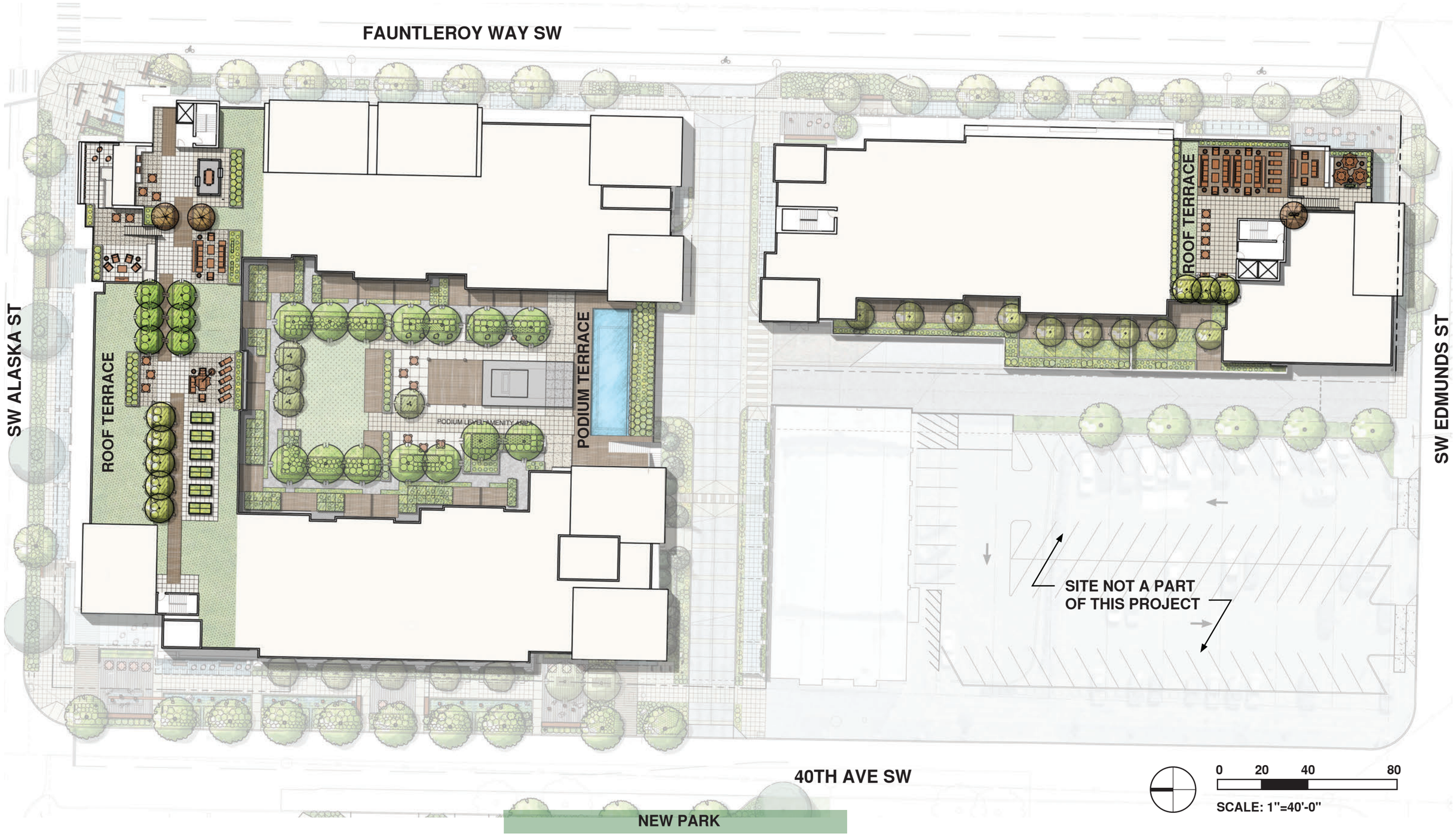
UPDATED LANDSCAPE - PLAZA E
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LANDSCAPE - PLAZA E - VIEW NW
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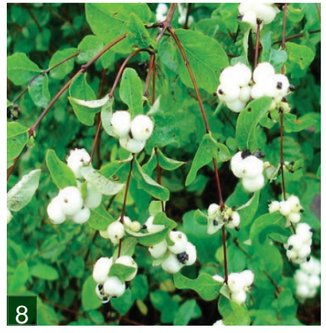
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LANDSCAPE - PODIUM AND ROOF PLAN
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1. **Styrax japonicus.** Japanese snowbell
2. **Acer circinatum.** Vine Maple
3. **Amelanchier 'autumn brilliance'.** Serviceberry
4. **Acer platanoides 'columnare'.** Norway maple
5. **Populus tremuloides.** Quacking aspen
6. **Tilia cordata 'greenspire'.** Greenspire linden
7. **Thuja plicata 'hogan'.** Hogan cedar
8. **Symphoricarpos albus.** Common snowberry
9. **Carex morrowii 'ice dance'.** Variegated japanese sedge
10. **Hakonechloa macra 'Albo Striata'.** Japanese forest grass
11. **Helictotrichon sempervirens.** Blue oat grass
12. **Miscanthus sinensis 'yaku jima'.** Maiden hair grass
13. **Mahonia aquifolium 'compacta'.** Compact oregon grape
14. **Rubus spectabilis.** Salmonberry
15. **Polystichum munitum.** Sword fern
16. **Deschampsia cespitosa.** Tufted hair grass
17. **Sarcoccoca humilis.** Sweet box
18. **Cornus sericea 'baileyi'.** Bailey redtwig dogwood
19. **Cornus sanguinea 'arctic fire'.** Arctic fire redtwig dogwood
20. **Cephalotaxus harringtonia 'prostrata'.** Japanese yew
21. **Spiraea japonica 'little princess'.** Little princess spirea
22. **Calamagrostis 'overdam'.** Feather reed grass
23. **Juncus acuminatus.** Tapertip rush
24. **Vaccinium angustifolium.** Lowbush blueberry

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SAMPLE PLANTING PALETTE
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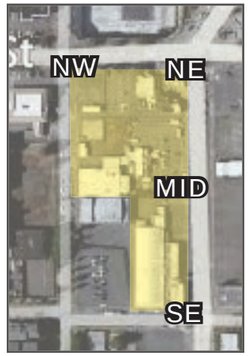
Public Benefit	Description	Existing	Required	Proposed
A	**Voluntary Building Setbacks**			
	Street level setbacks	No	No	5,134 SF
	Upper level setbacks	No	2,685 SF	12,581 SF
B	**Project Perimeter Improvements**			
	Reduction in curb cuts	15	n/a	4
	Pedestrian crosswalk at Fauntleroy & Alaska	No	No	1
	Mid-block pedestrian connection aligned with new city park	No	No	1
	Regrading of Masonic Temple parking lot to eliminate closed alley contour and provide two feet of additional alley width adjacent to existing parking lot	No	No	427 SF (of Addition Alley)
	Creation of functional alley	No	Yes	Yes
	Fauntleroy Street Frontage: Undergrounding of utilities, allowing for widened public sidewalks and landscaping, Bus Pullout, On-street parking & loading and continuous bike lane	No	No	840 LF (Undergrounding)
	Alaska St Frontage: Undergrounding of utilities, allowing for widened public sidewalks and landscaping	No	No	460 LF (Undergrounding)
	40th Ave Frontage: Realignment of drive lanes & on-street parking to provide safer connections to city park & more convenient on-street parking & loading	No	No	1836 SF (Widening)

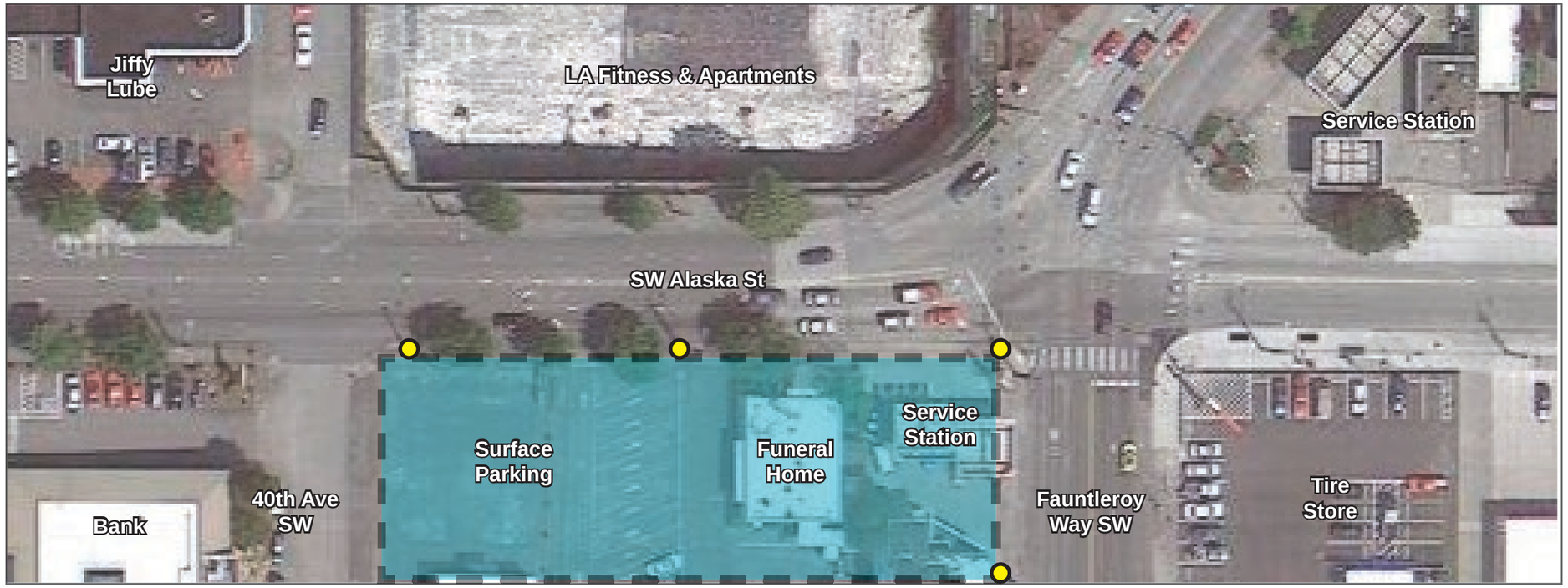
Public Benefit	Description	Existing	Required	Proposed
C	**Streetscape Amenities**			
	Overhead Pedestrian Weather Protection	0	No	1,033 LF (= 89% Continuous Canopies)
	Pedestrian Plazas	0	No	2,991 SF
	Covered mid-block pedestrian connection	0	No	186 LF
	Shoreline water feature at Alaska & Fauntleroy	0	No	195 SF
	IPE paving "outdoor rooms"	0	No	2,461 SF
	Public bike spaces	0	36	40
	Historic Light Poles	0	No	10
	Pedestrian scale wall sconces	0	No	51
	Seatwall seating	0	No	154 LF
	"Driftwood" bench elements	0	No	42.5 LF
	6' Benches	0	No	6
	Decorative paving	0	No	1799 SF (1160 SF @ NE Corner)
	Commissioned art elements	1	No	10 LG, 5MD, 15 SM (30 Total)
	Interpretive signage	0	No	2
	"Feet First" wayfinding kiosk	0	No	1
	Vegetated green wall system	0	No	200 SF
D	**Other**			
	Cash contrubution for new city park	n/a	No	$25,000
	Relocation/recreation of historic mural on site	n/a	No	Yes


WHOLE FOODS MARKET

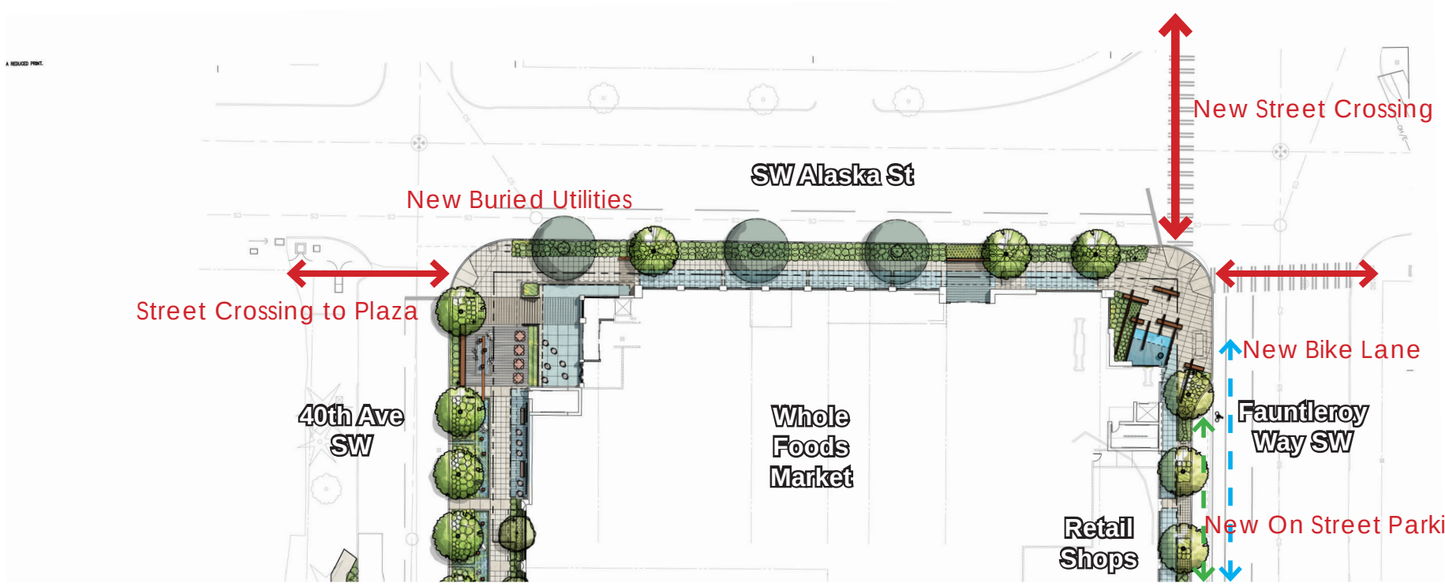
4755 Fauntleroy Way SW

APPENDIX





Utility Poles



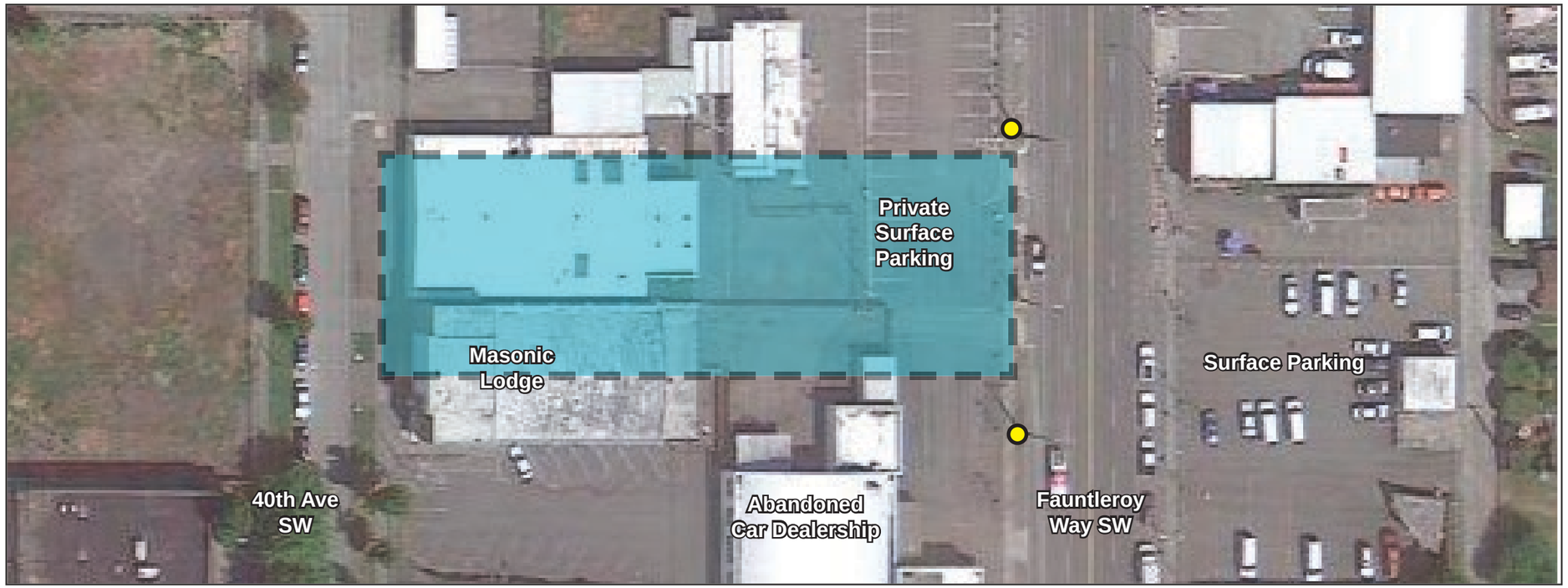
NORTH

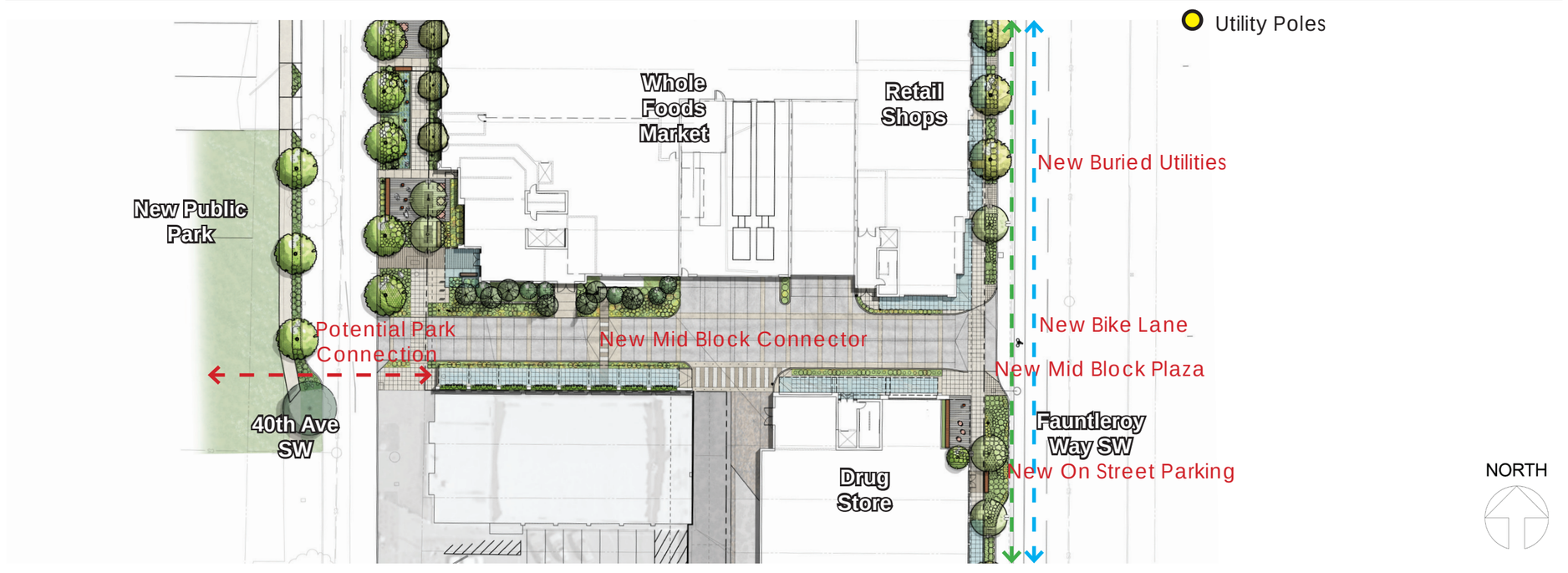
FULLER-SEARS ARCHITECTS

4755 Fauntleroy Way SW | **APPENDIX - NE & NW Corner Improvements**

West Seattle | Seattle Design Commission, May 16, 2013







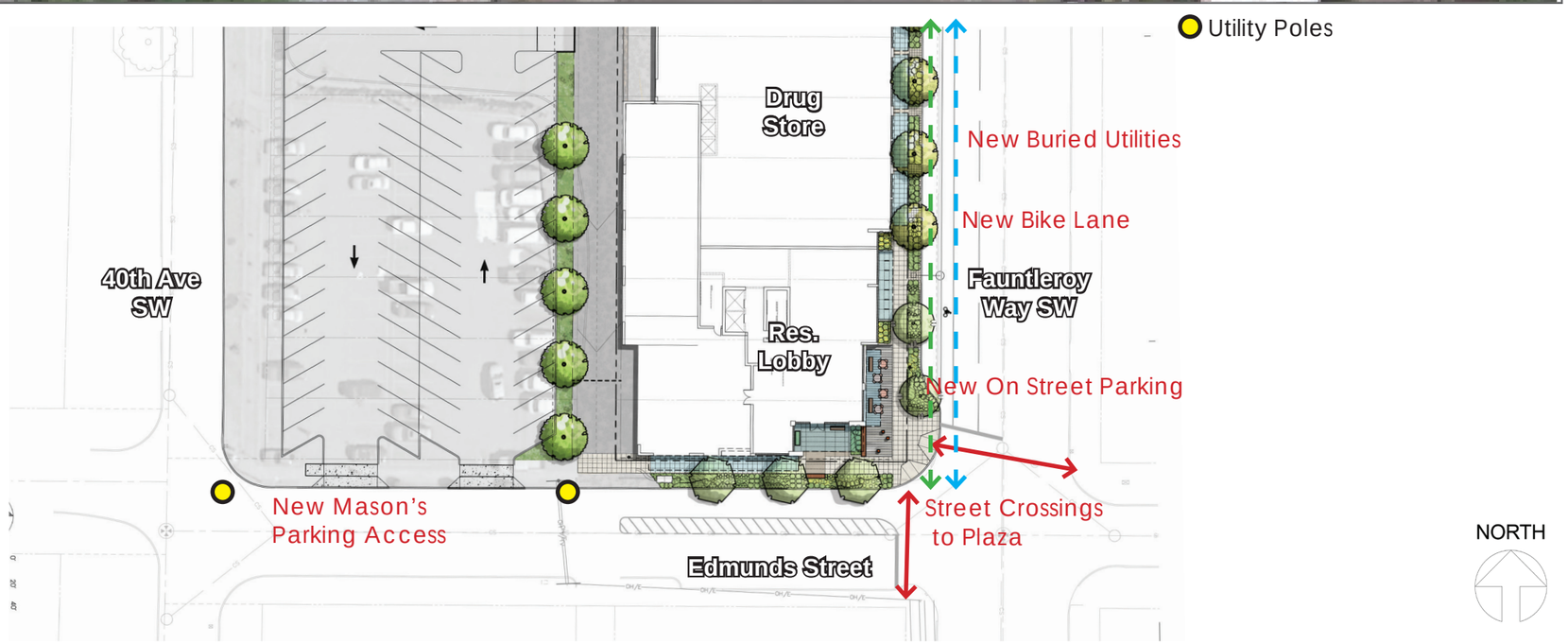
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4755 Fauntleroy Way SW — **APPENDIX - Mid-Block Improvements**

West Seattle — Seattle Design Commission, May 16, 2013







FULLER·SEARS ARCHITECTS

4755 Fauntleroy Way SW — **APPENDIX - SE Corner Improvements**

West Seattle — Seattle Design Commission, May 16, 2013

NE Corner Before



NE Corner After



FULLER · SEARS
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4755 Fauntleroy Way SW | **APPENDIX - NE Corner Before & After**

West Seattle | Seattle Design Commission, May 16, 2013

North Elevation



East Elevation



FULLER·SEARS ARCHITECTS

4755 Fauntleroy Way SW | **APPENDIX - North Building Elevation**

West Seattle | Seattle Design Commission, May 16, 2013

West Elevation



South Elevation



FULLER · SEARS ARCHITECTS

North Elevation



East Elevation



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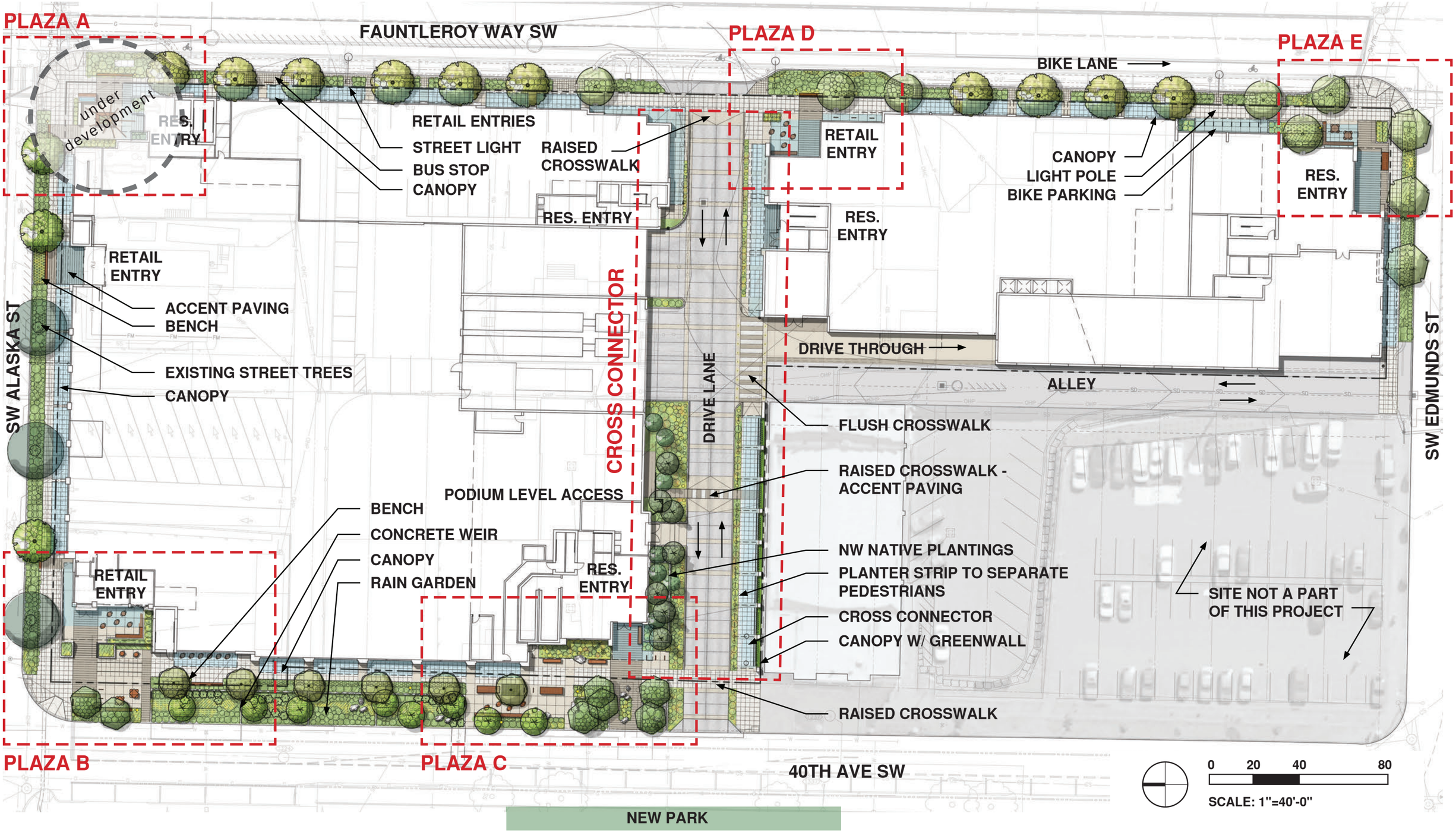
West Elevation



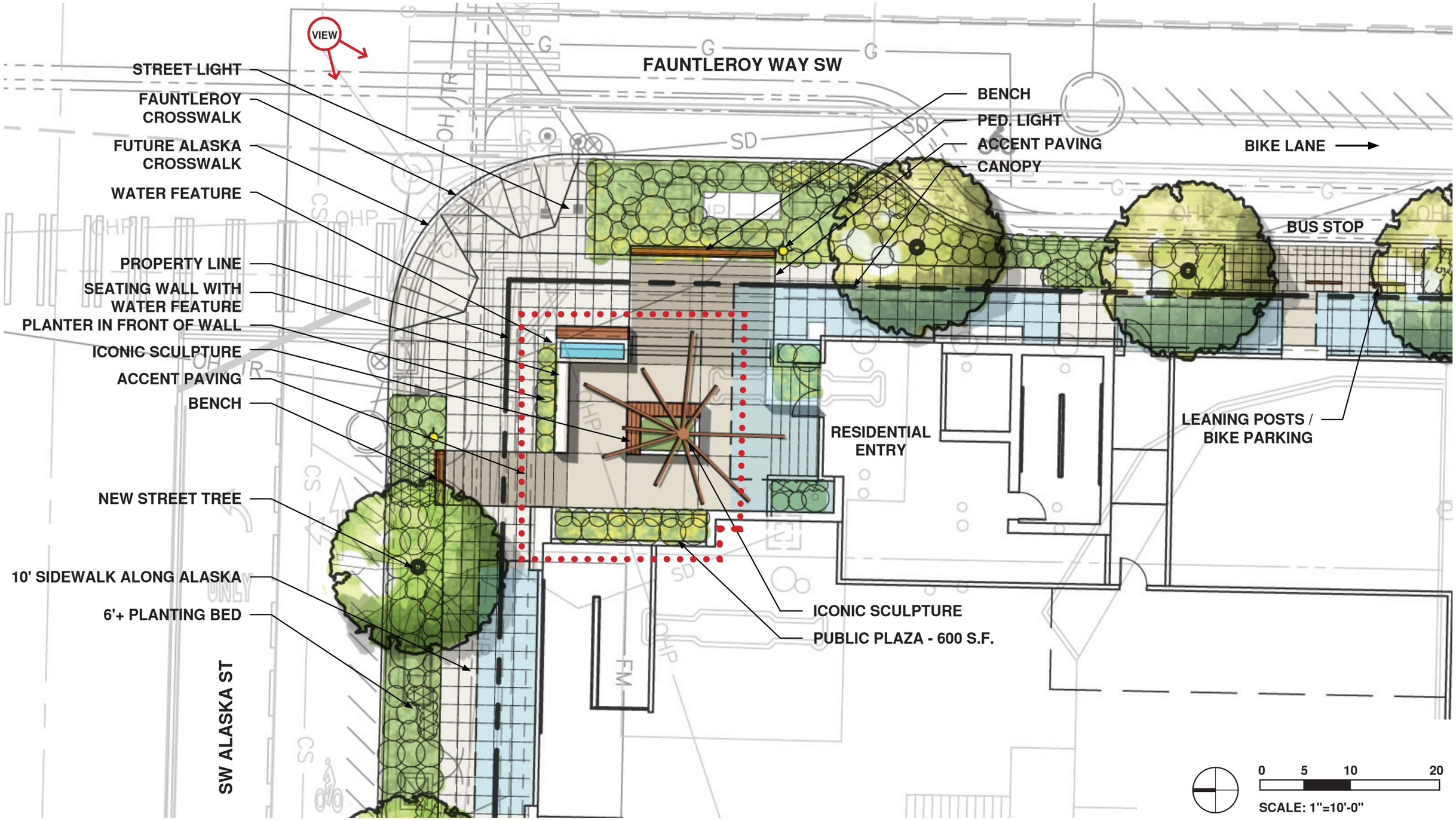
South Elevation



FULLER·SEARS ARCHITECTS



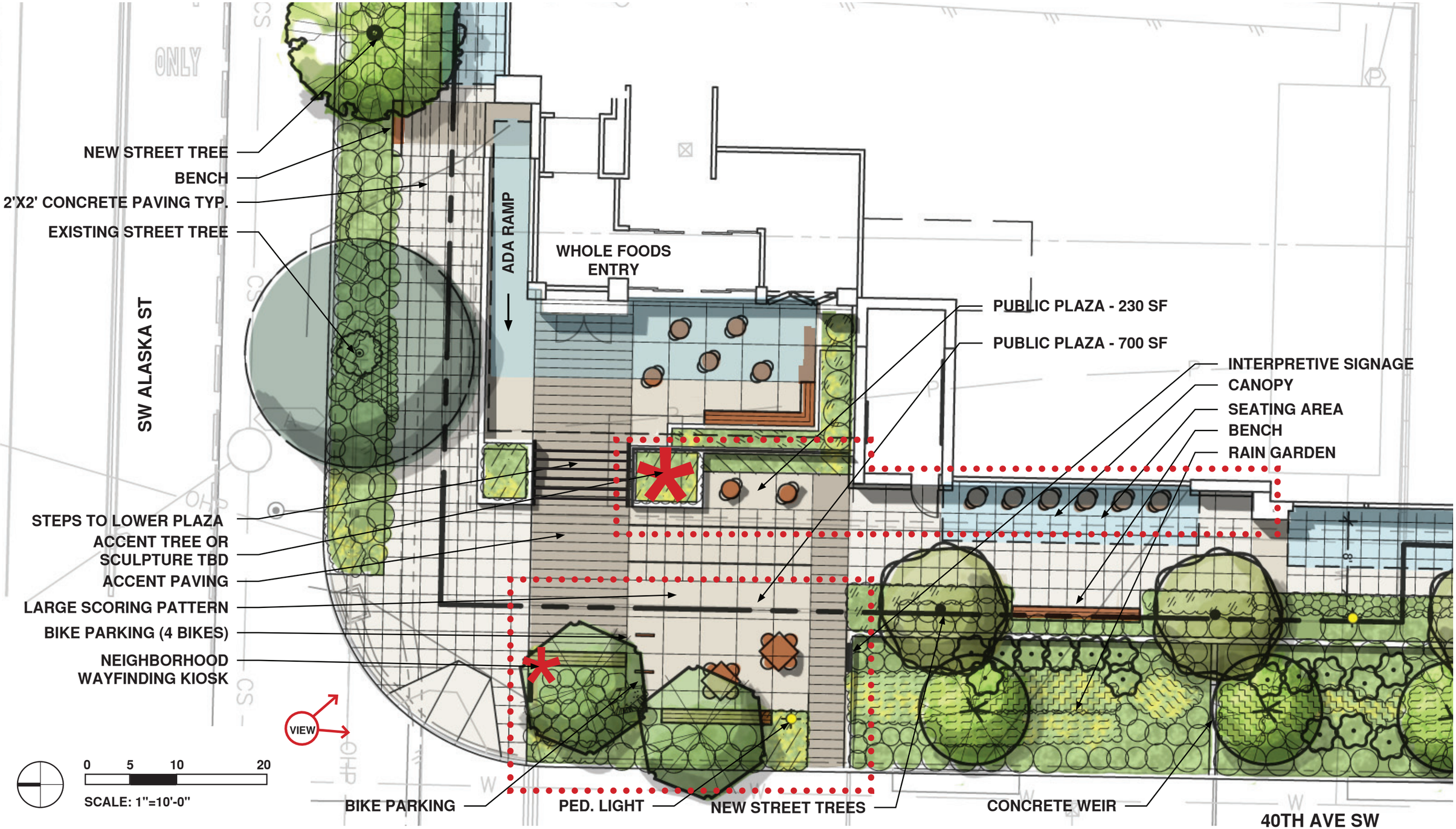
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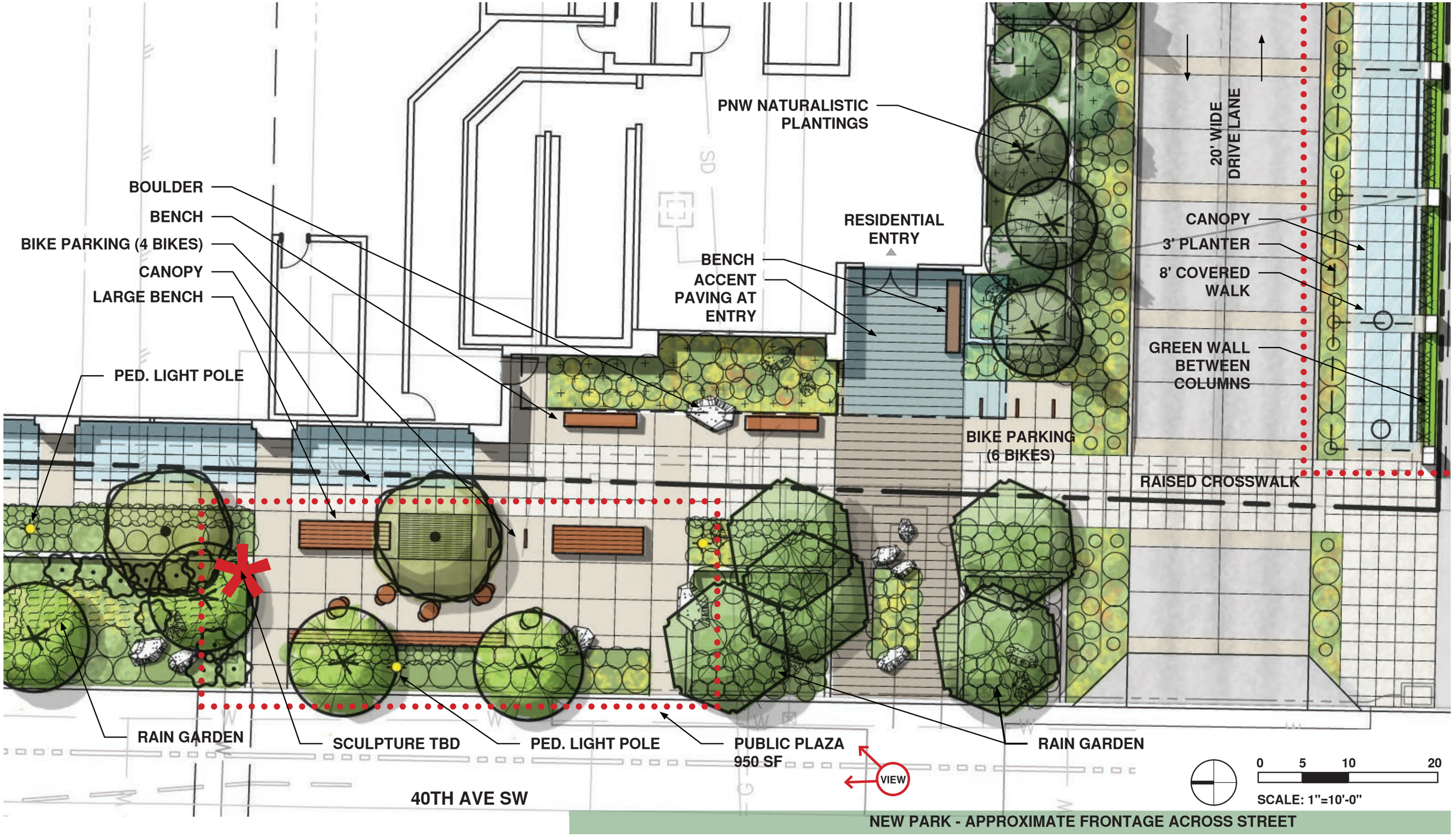
APPENDIX - PREVIOUS LANDSCAPE - PLAZA A
Seattle Design Commission, May 16, 2013



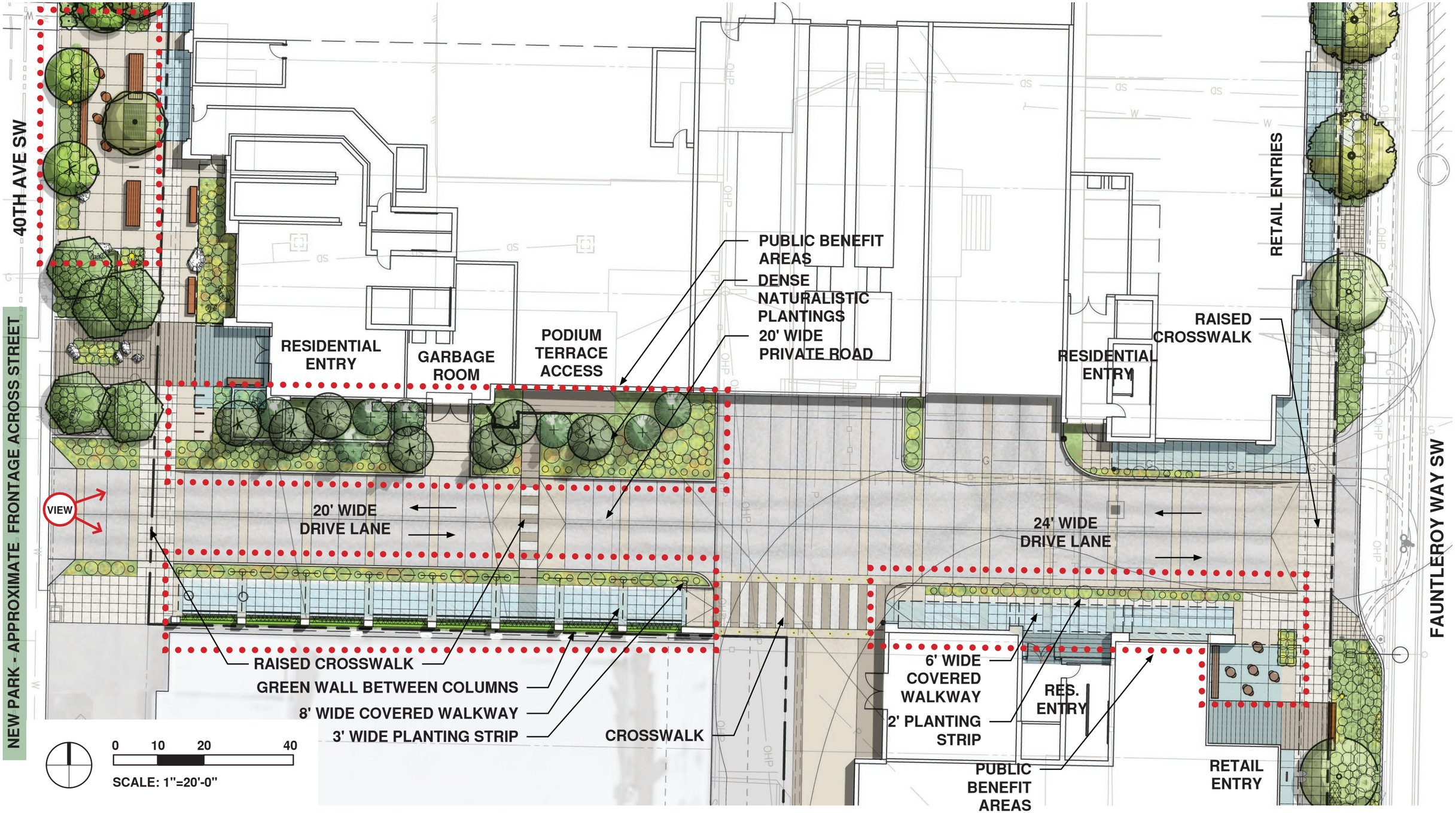
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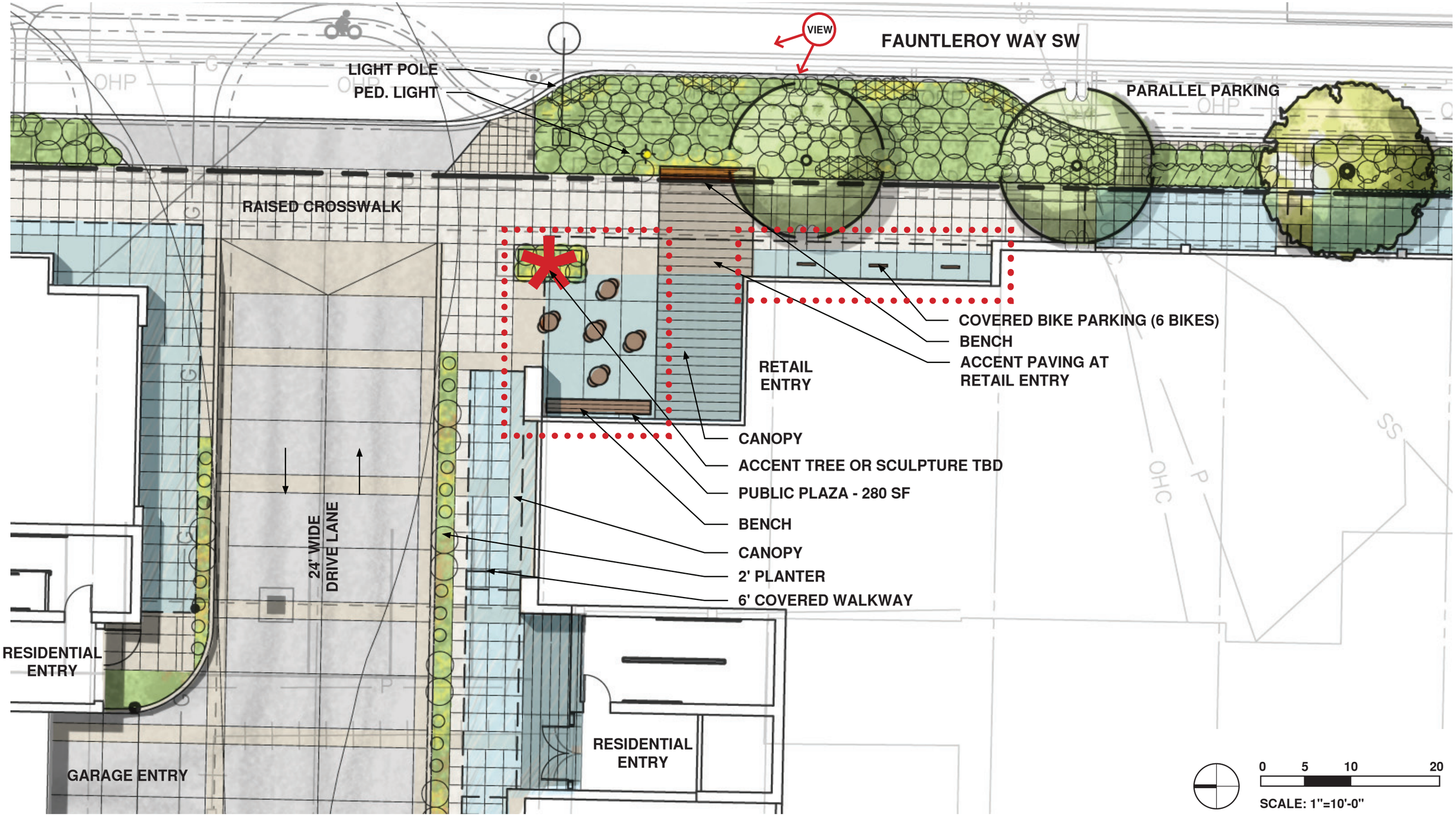
APPENDIX - PREVIOUS LANDSCAPE - PLAZA B
Seattle Design Commission, May 16, 2013

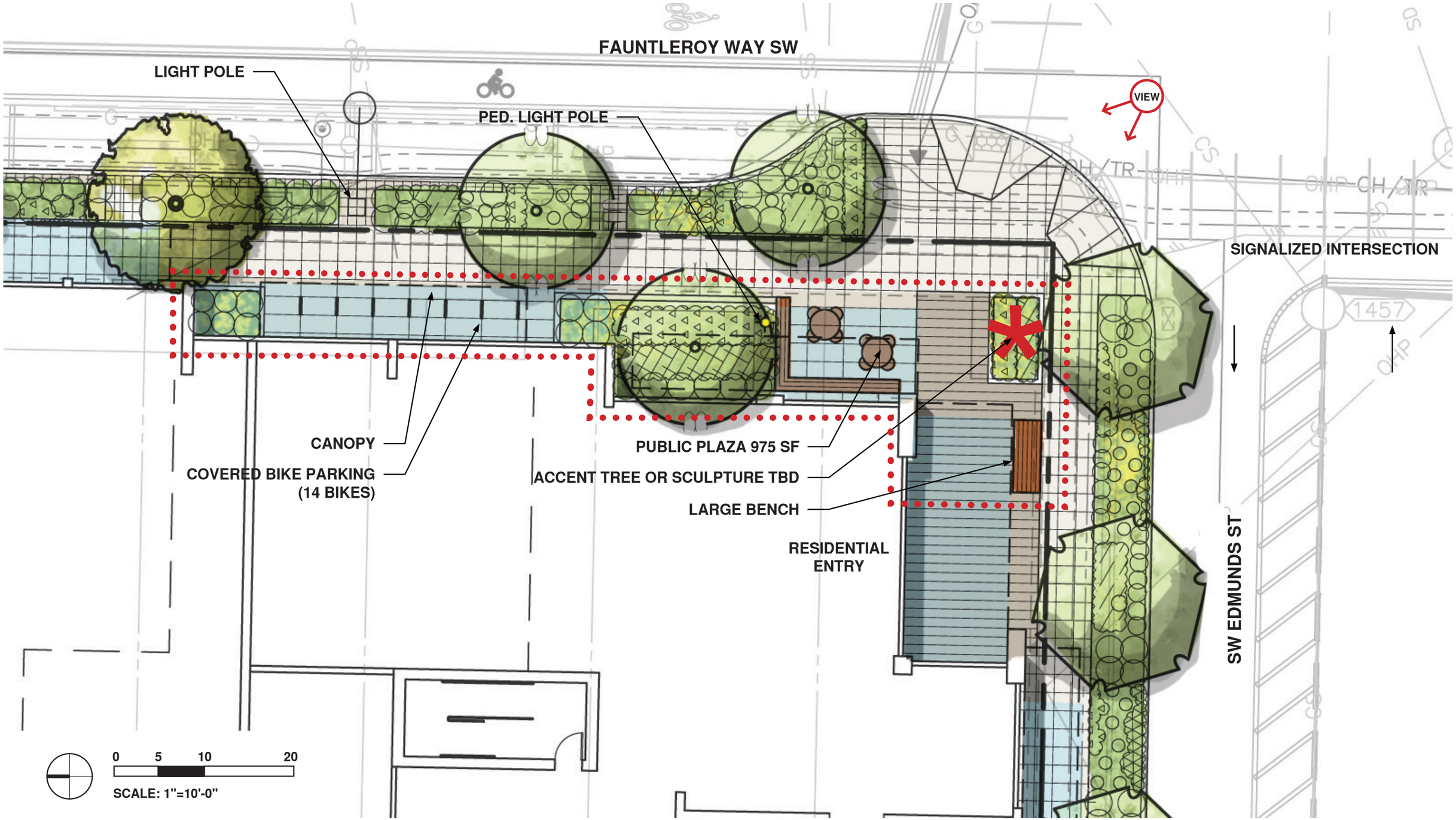


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VIEW
FAUNTLEROY WAY SW
LIGHT POLE
PED. LIGHT
PARALLEL PARKING
RAISED CROSSWALK
COVERED BIKE PARKING (6 BIKES)
BENCH
ACCENT PAVING AT
RETAIL ENTRY
RETAIL
ENTRY
CANOPY
ACCENT TREE OR SCULPTURE TBD
PUBLIC PLAZA - 280 SF
BENCH
CANOPY
2' PLANTER
6' COVERED WALKWAY
24' WIDE
DRIVE LANE
RESIDENTIAL
ENTRY
GARAGE ENTRY
RESIDENTIAL
ENTRY
0 5 10 20
SCALE: 1"=10'-0"


FAUNTLEROY WAY SW
LIGHT POLE
PED. LIGHT POLE
VIEW
SIGNALIZED INTERSECTION
CANOPY
COVERED BIKE PARKING
(14 BIKES)
PUBLIC PLAZA 975 SF
ACCENT TREE OR SCULPTURE TBD
LARGE BENCH
RESIDENTIAL
ENTRY
SW EDMUNDS ST
1457
0 5 10 20
SCALE: 1"=10'-0"

4755 Fauntleroy Way SW

END