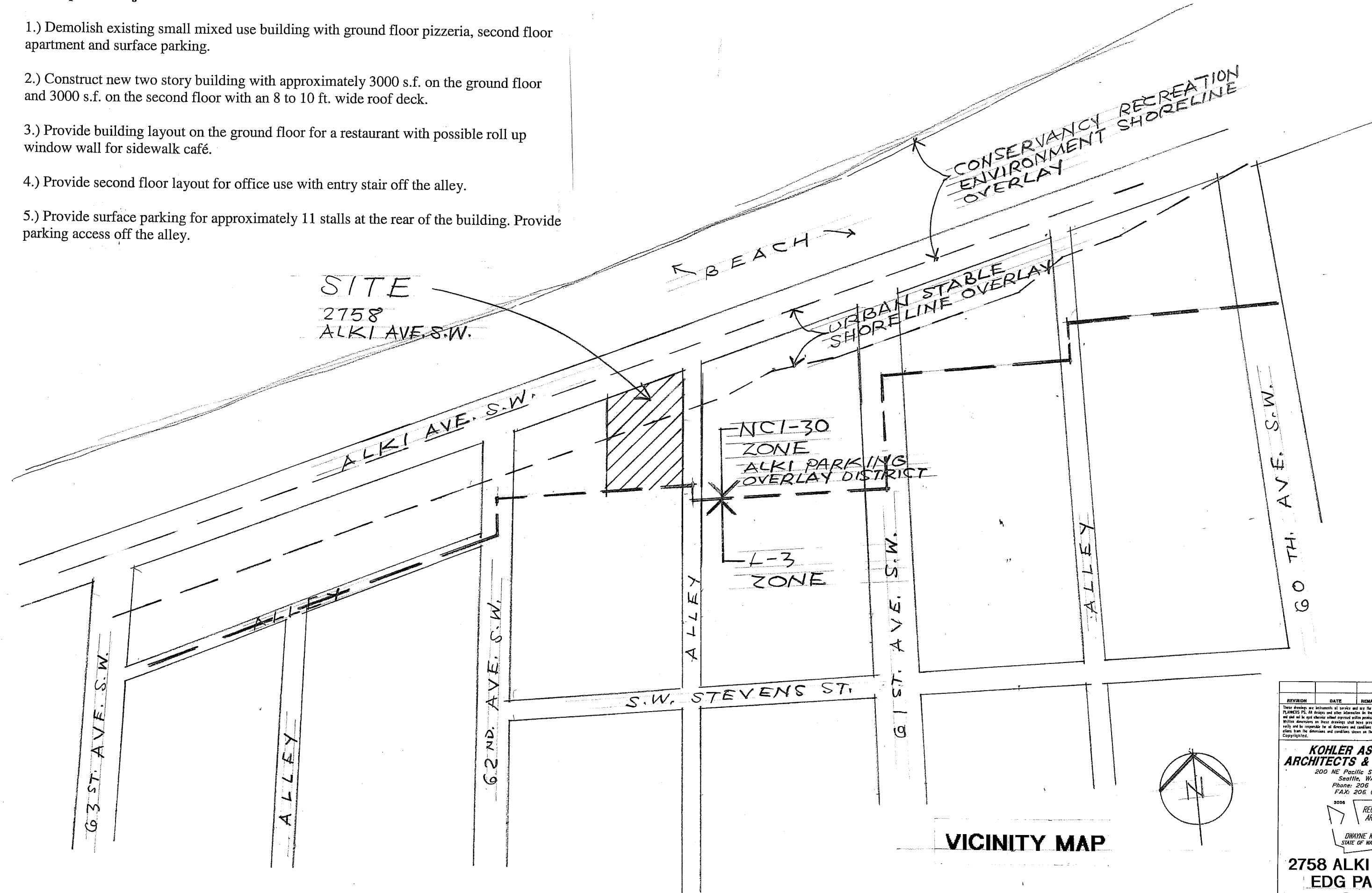
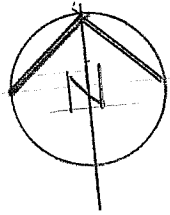


Development Objectives

- 1.) Demolish existing small mixed use building with ground floor pizzeria, second floor apartment and surface parking.
- 2.) Construct new two story building with approximately 3000 s.f. on the ground floor and 3000 s.f. on the second floor with an 8 to 10 ft. wide roof deck.
- 3.) Provide building layout on the ground floor for a restaurant with possible roll up window wall for sidewalk café.
- 4.) Provide second floor layout for office use with entry stair off the alley.
- 5.) Provide surface parking for approximately 11 stalls at the rear of the building. Provide parking access off the alley.



VICINITY MAP



| REVISION | DATE | REMARKS |
|---|------|---------|
| <small>These drawings are instruments of service and are the property of KOHLER ASSOCIATES ARCHITECTS & PLANNERS PS. All designs and other information on the drawings are for the use on the specified project and shall not be used otherwise without express written permission of KOHLER ASSOCIATES ARCHITECTS & PLANNERS PS. Written dimensions on these drawings shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job. This office shall be notified of any variations from the dimensions and conditions shown on the drawings. Plans subject to jurisdictional approval. Copyrighted.</small> | | |
| KOHLER ASSOCIATES ARCHITECTS & PLANNERS PS 200 NE Pacific Street, Suite 103 Seattle, WA 98105 Phone: 206 675 9100 FAX: 206 675 1083 | | |
| <div>3008 REGISTERED ARCHITECT DWAYNE KOHLER STATE OF WASHINGTON</div> | | |
| 2758 ALKI AVE. S.W. EDG PACKET | | |
| 8-14-07 | | 1 |
| JOB NUMBER | DATE | SHEET |

Site Narrative / Neighborhood Design Clues

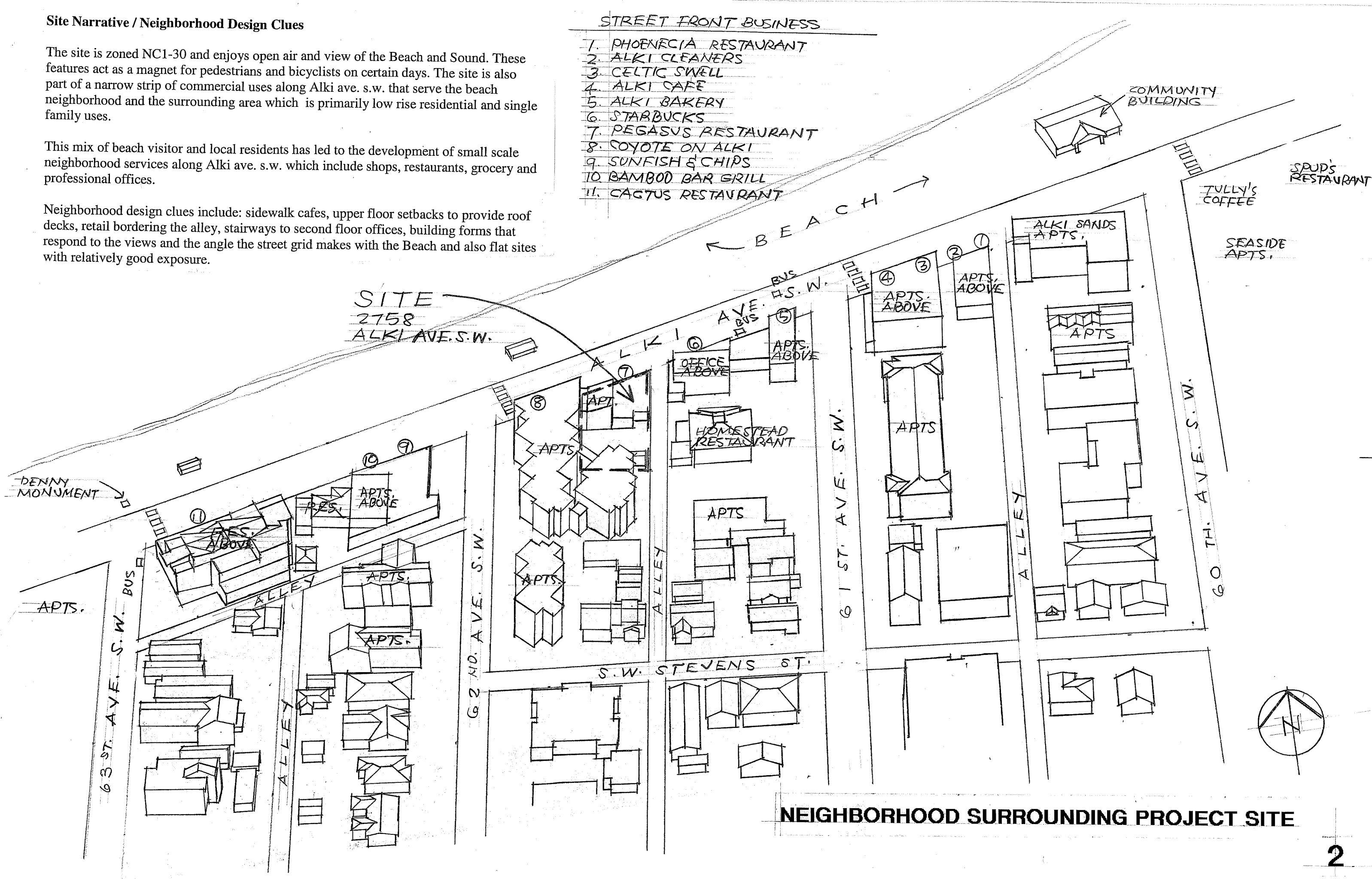
The site is zoned NC1-30 and enjoys open air and view of the Beach and Sound. These features act as a magnet for pedestrians and bicyclists on certain days. The site is also part of a narrow strip of commercial uses along Alki ave. s.w. that serve the beach neighborhood and the surrounding area which is primarily low rise residential and single family uses.

This mix of beach visitor and local residents has led to the development of small scale neighborhood services along Alki ave. s.w. which include shops, restaurants, grocery and professional offices.

Neighborhood design clues include: sidewalk cafes, upper floor setbacks to provide roof decks, retail bordering the alley, stairways to second floor offices, building forms that respond to the views and the angle the street grid makes with the Beach and also flat sites with relatively good exposure.

STREET FRONT BUSINESS

- 1. PHOENECIA RESTAURANT
- 2. ALKI CLEANERS
- 3. CELTIC SWELL
- 4. ALKI CAFE
- 5. ALKI BAKERY
- 6. STARBUCKS
- 7. PEGASUS RESTAURANT
- 8. COYOTE ON ALKI
- 9. SUNFISH & CHIPS
- 10. BAMBOO BAR GRILL
- 11. CACTUS RESTAURANT



NEIGHBORHOOD SURROUNDING PROJECT SITE

City Design Guidelines Important to Site

A. Site Planning

1.) Respond to site characteristics

- design building to respond to non-rectangular lot
- use alley for parking access and as potential corner element

2.) Streetscape Compatibility

- reinforce existing pedestrian orientated businesses and shops along Alki av. *

3.) Entrances visible from street

- provide clearly identifiable entries visible from the street

4.) Human Activity

- contribute to lively street activity on Alki av. s.w. by providing street front retail or restaurant with sidewalk café space, sidewalk canopy, 2nd. floor deck space above *

5.) Respect for adjacent sites

- locate building to reduce impact of bulk on existing mixed use building to the west

8.) Parking vehicle access

- parking to be accessed from the alley to minimize impact on sidewalk pedestrians

9.) Location of parking

- locate parking at rear of lot

10.) Corner lots

- alley intersection forms corner, respond by extending retail storefront along alley from corner *

B. Height Bulk and Scale

- 1.) - respond to less dense zone to south by locating building to north end of lot
 - step a portion of the building back from the street at the second floor to reduce the overall bulk from the sidewalk and create a roof deck

C. Architectural Elements and Materials

1.) Architectural Context

- respond to neighboring buildings of similar use thru the use of similar elements, patterns and materials including sidewalk canopies, roof decks, use of masonry

2.) Unified Architectural Concept

- provide unified building form and concept with features related to the building function

3.) Human Scale

- respond to human scale by providing useful pedestrian design elements such sidewalk canopy, roof deck, store front windows, planters *

4.) Exterior Finish Materials

- use quality durable finish materials compatible with the character of the surrounding neighborhood

D. Pedestrian Environment

1.) Pedestrian Entries

- provide easily identified sheltered entries *

2.) Blank Walls

- avoid large blank walls especially at the sidewalk

4.) Design of Parking Lots

- provide parking at rear of building with access from the alley, use landscaping to help screen the parking

6.) Screening of Dumpsters and Utilities

- locate dumpster off alley, provide screening of durable materials

7.) Personal Safety and Security

- provide good lighting and site lines to reinforce feelings of security for users and pedestrians

8.) Treatment of Alleys

- enhance alley entry thru storefronts, lighting and signage

9.) Commercial Signage

- design integral appropriately scaled signage

10.) Commercial Lighting

- provide visually interesting lighting to complement the building and promote a sense of security

11.) Commercial Transparency

- visually transparent storefront to provide interest along the sidewalk *

E. Landscaping

1.) Reinforce Design Continuity with Adjacent Sites

- provide landscaping to help reinforce the design character of the local neighborhood *

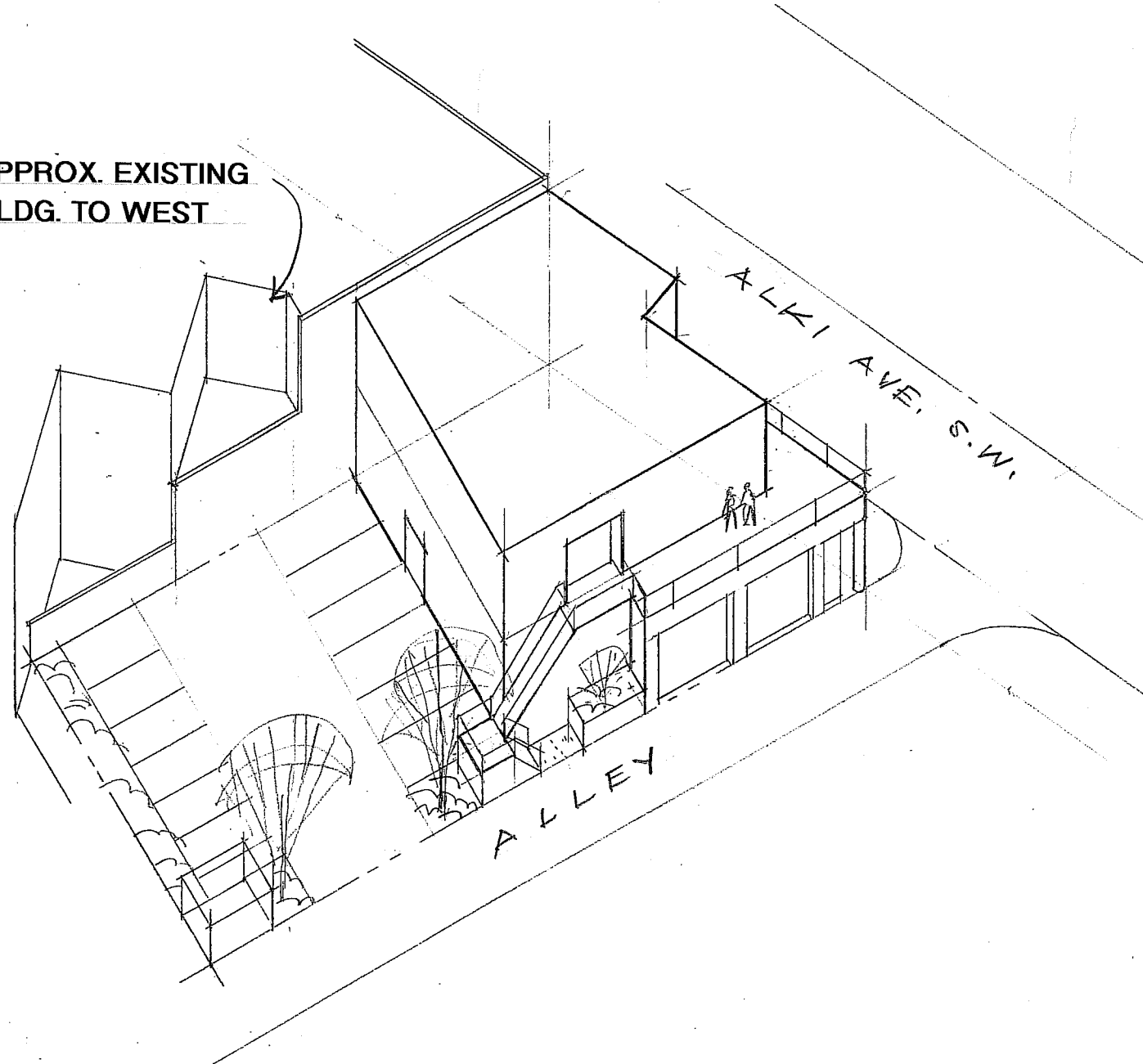
2.) Enhance Building and Site

- incorporate plants and landscape features such as trellis or planters to help soften the building form and increase privacy screening

DESIGN REVIEW GUIDELINES

* GUIDELINES OF PRIMARY IMPORTANCE TO SITE

APPROX. EXISTING
BLDG. TO WEST



VIEW 2 LOOKING N.W.

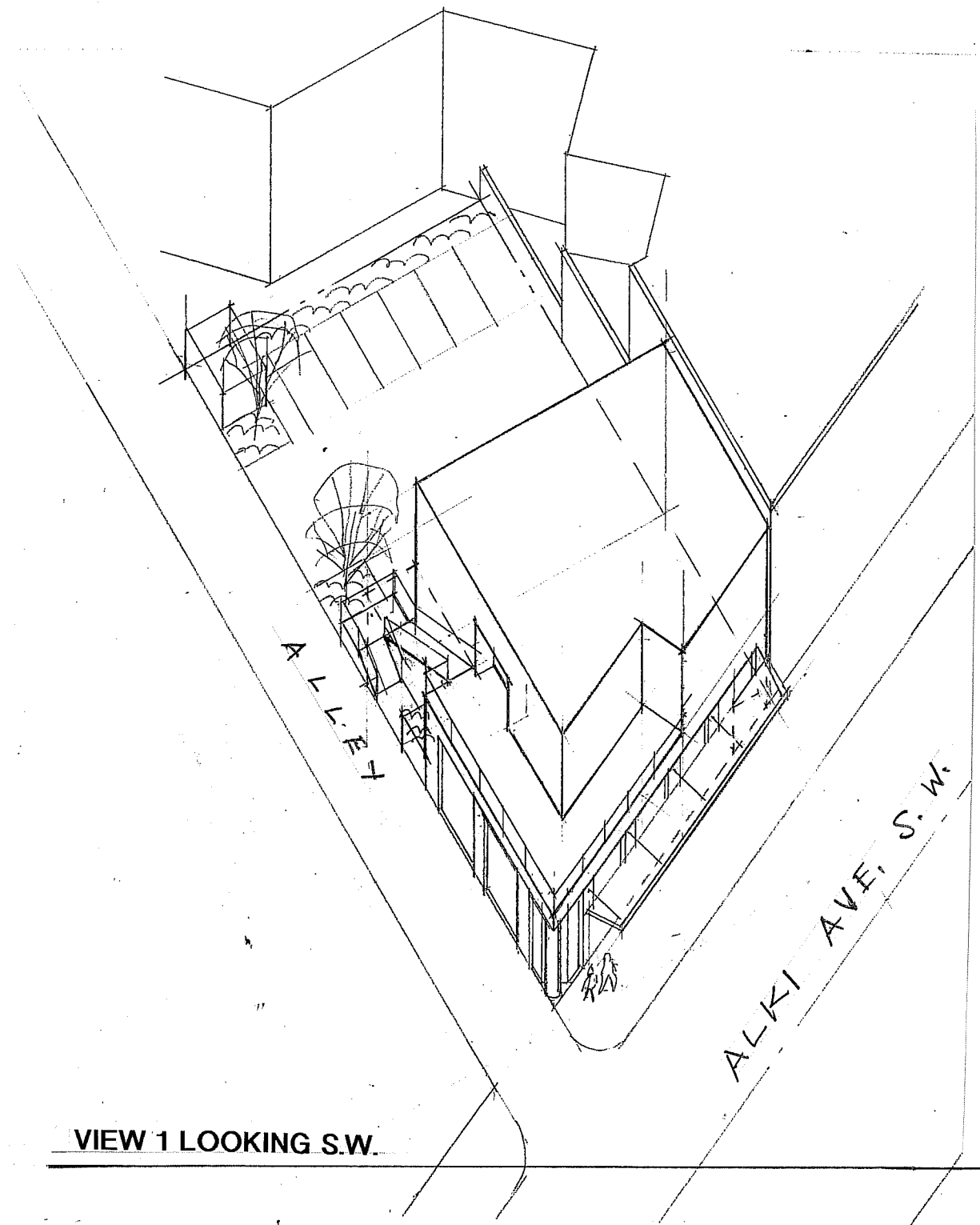
Pros

- smaller building footprint
- less intrusion to property at west
- stacked floors provide better energy efficiency
- efficient stacked structure
- provides roof deck and second floor step back from the street

Cons

- parking is exposed

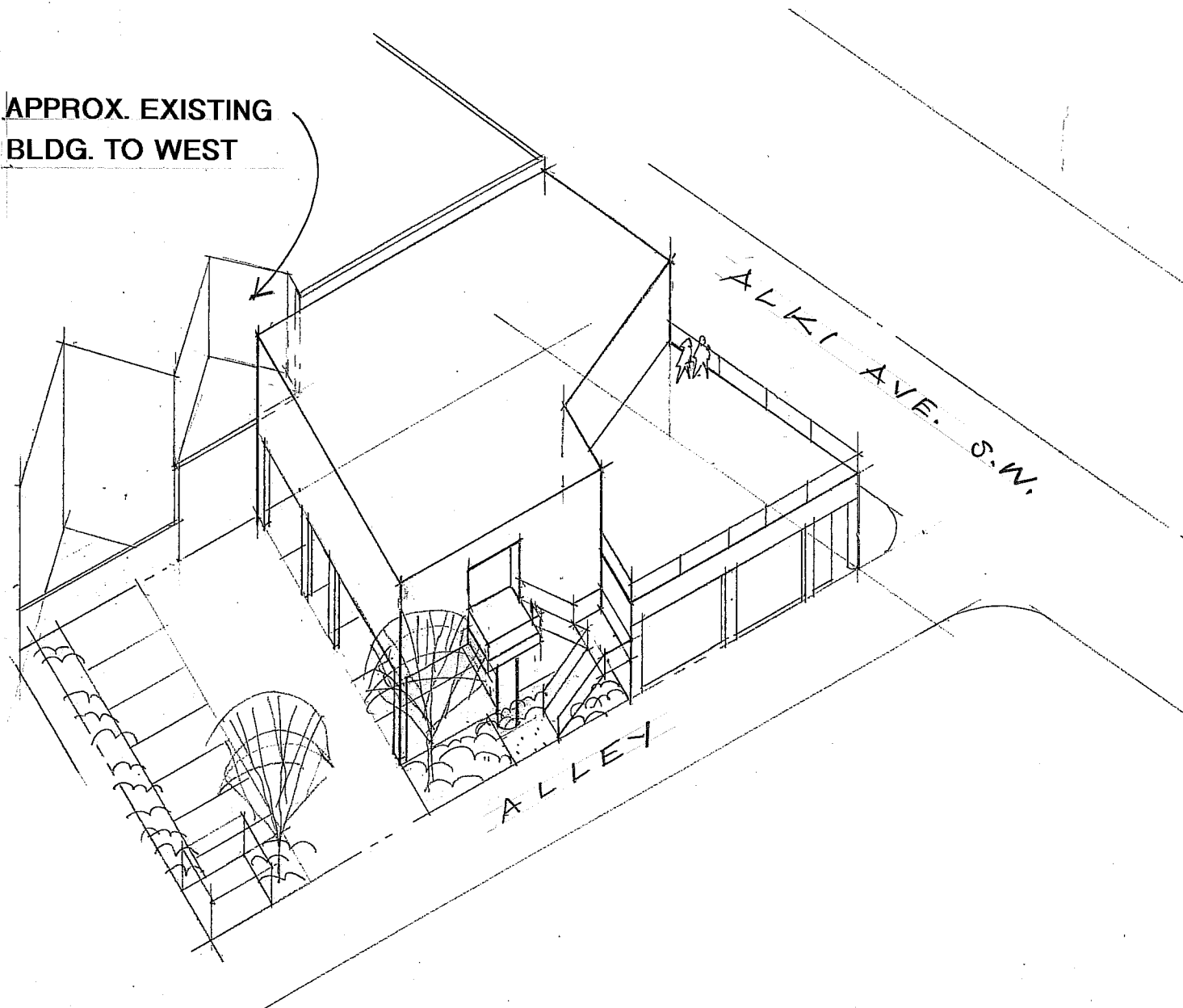
VIEW 1 LOOKING S.W.



ALTERNATE
PREFERRED SCHEME

A

APPROX. EXISTING
BLDG. TO WEST



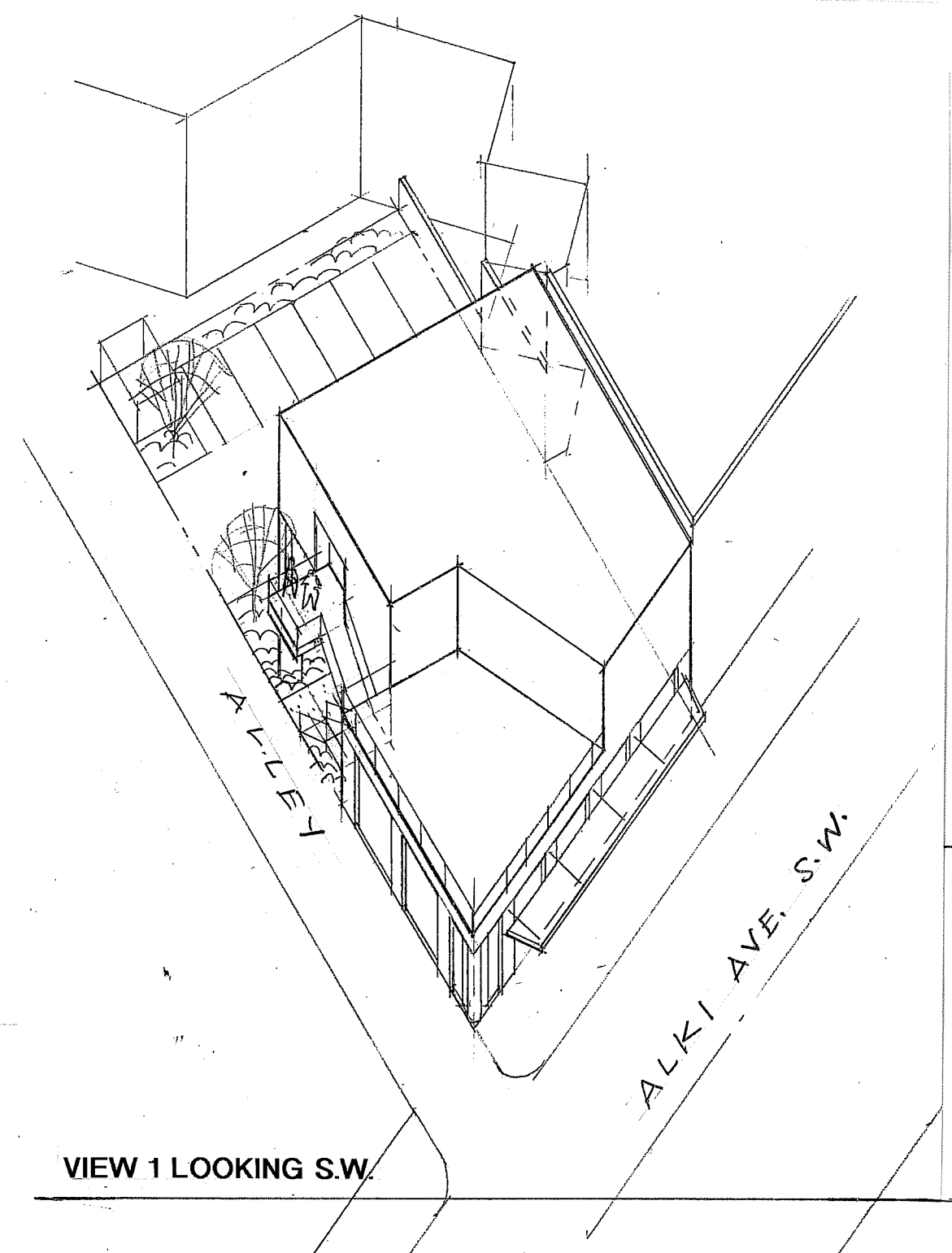
VIEW 2 LOOKING N.W.

Pros

- provides some covered parking
- large roof deck and second floor step back from street

Cons

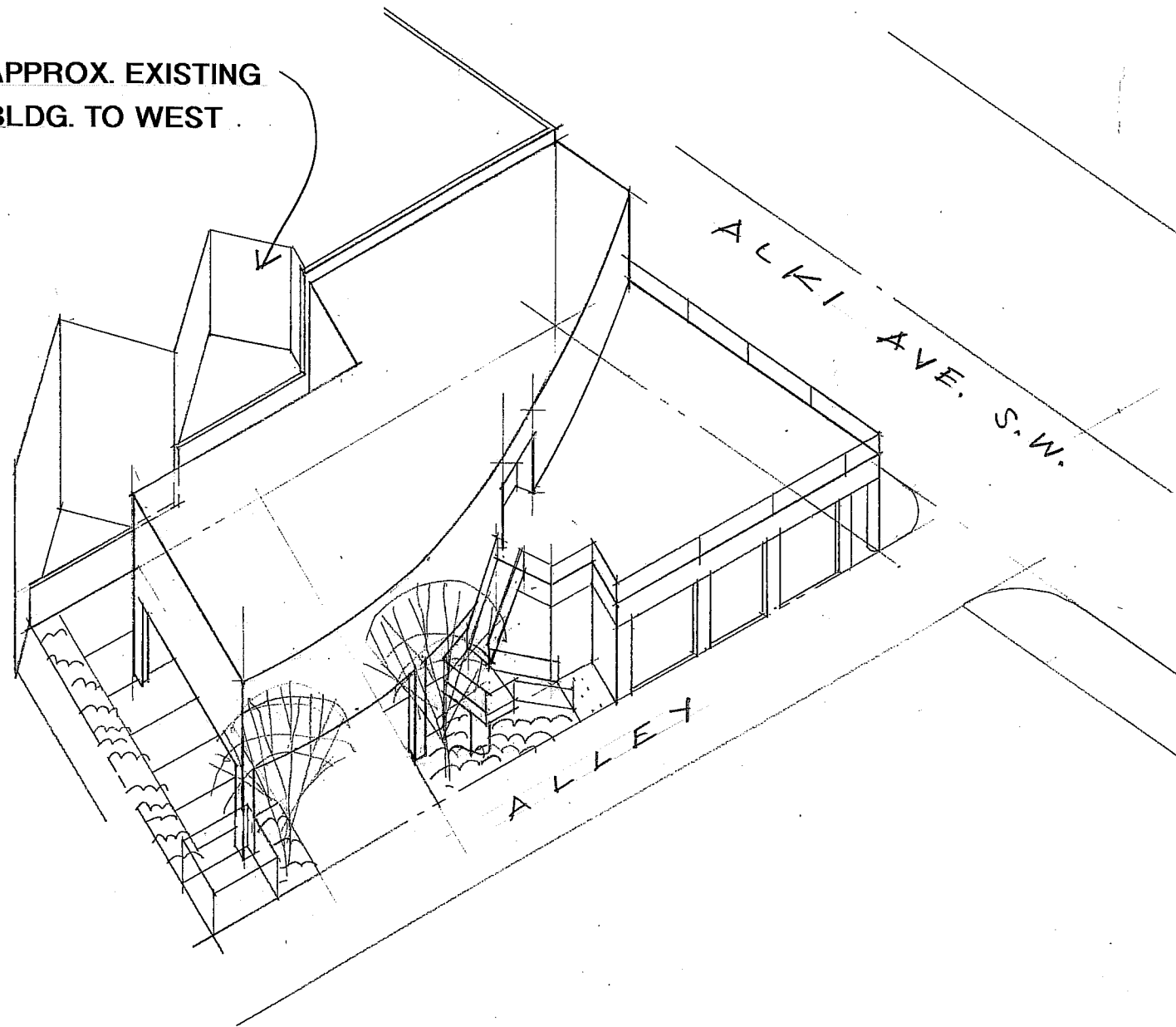
- building has greater bulk and footprint
- blocks residential property to the west somewhat
- building structure is less efficient
- building may not be as energy efficient



VIEW 1 LOOKING S.W.

ALTERNATE **B**

APPROX. EXISTING
BLDG. TO WEST



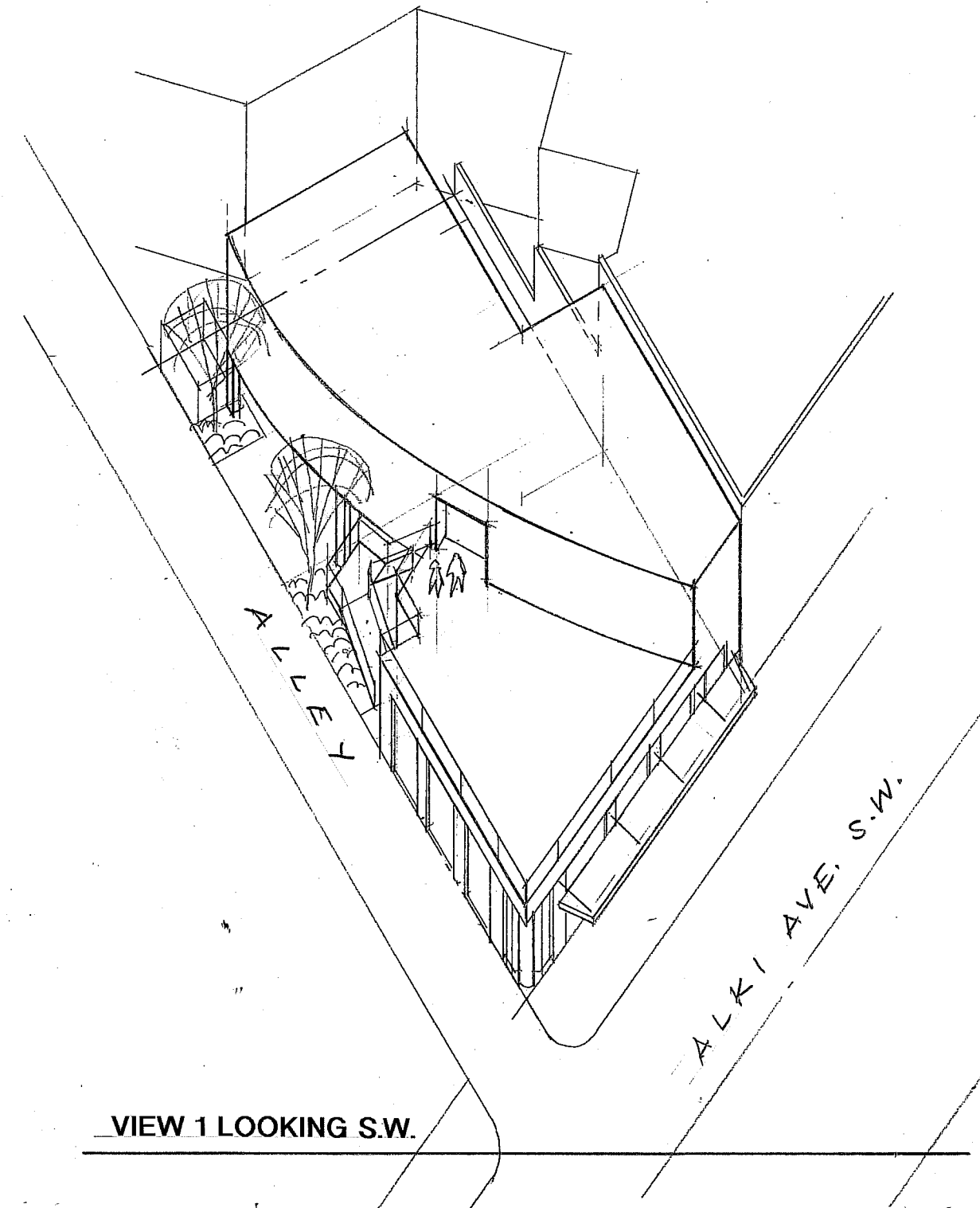
VIEW 2 LOOKING N.W.

Pros

- provides additional covered parking
- large roof deck and second floor step back from street
- provides additional building face towards view

Cons

- building has greater bulk and footprint
- blocks residential property to the west somewhat
- building structure is less efficient
- building may not be as energy efficient

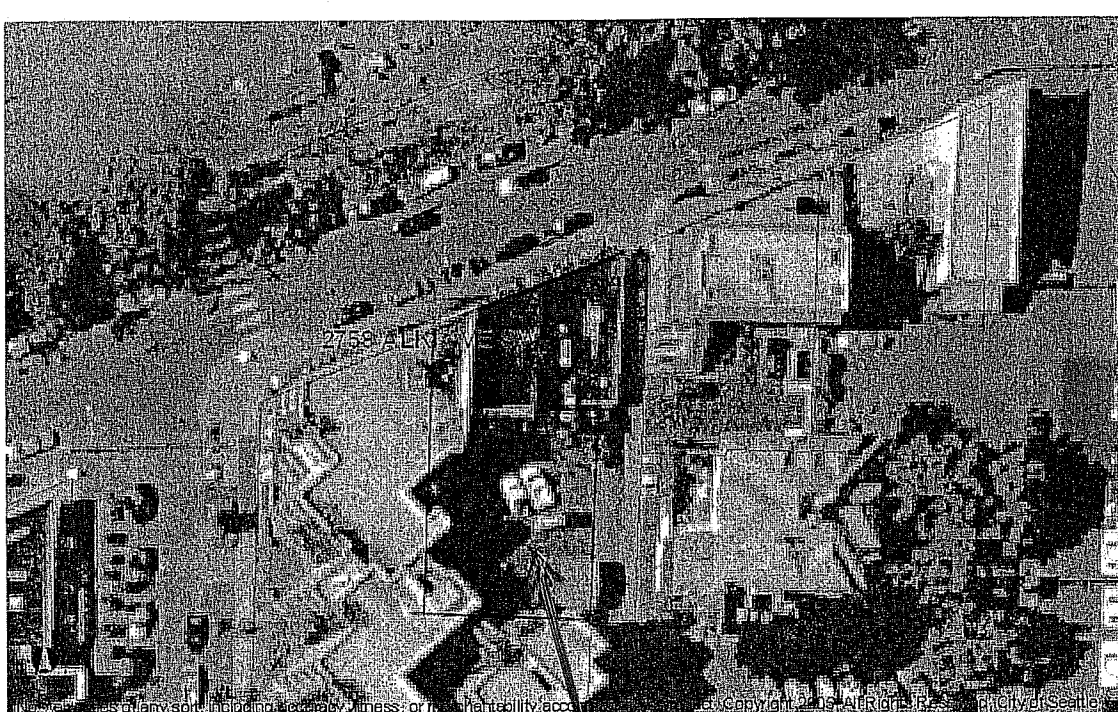


VIEW 1 LOOKING S.W.

ALTERNATE

C

City of Seattle: DPD GIS MAP - 6/4/2007



Legend

- City Limits
- Parcels

2002 Aerial Photo

RGB

- Red: Band_1
- Green: Band_2
- Blue: Band_3



AERIAL PHOTOS



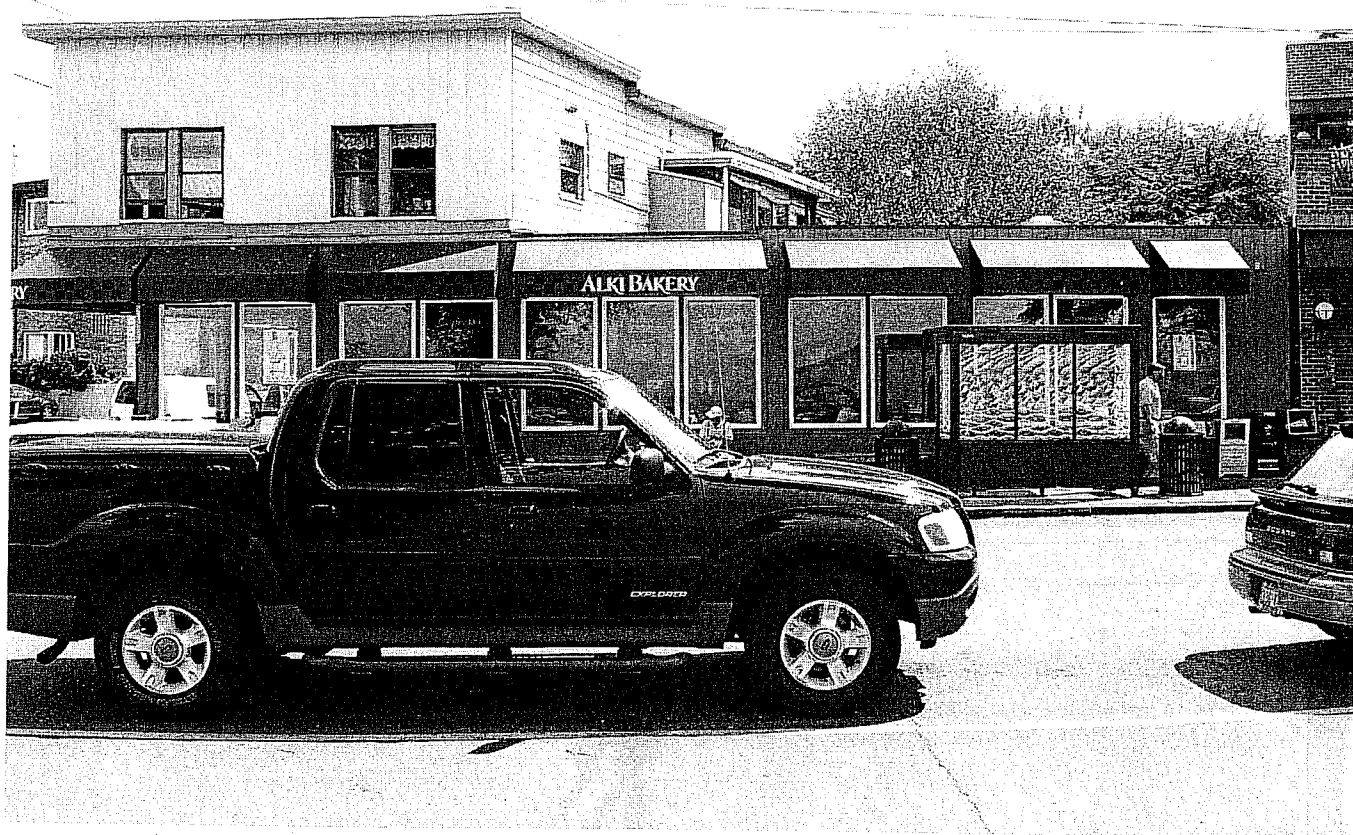
↑ SITE 2758 ALKI AVE. S.W.



STREETSCAPE LOOKING SOUTH
 (SEE PAGE 7 FOR PHOTO LOCATIONS BY PAGE NUMBER)

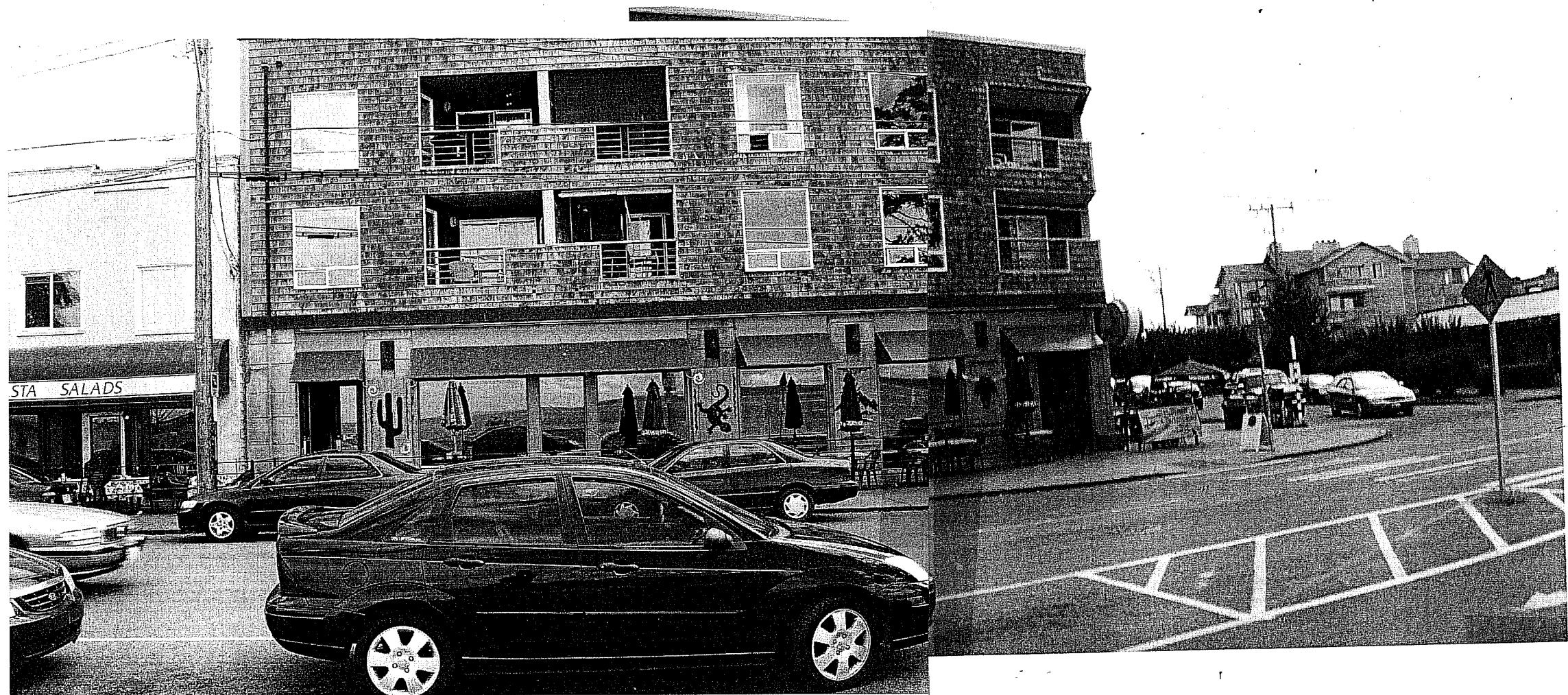


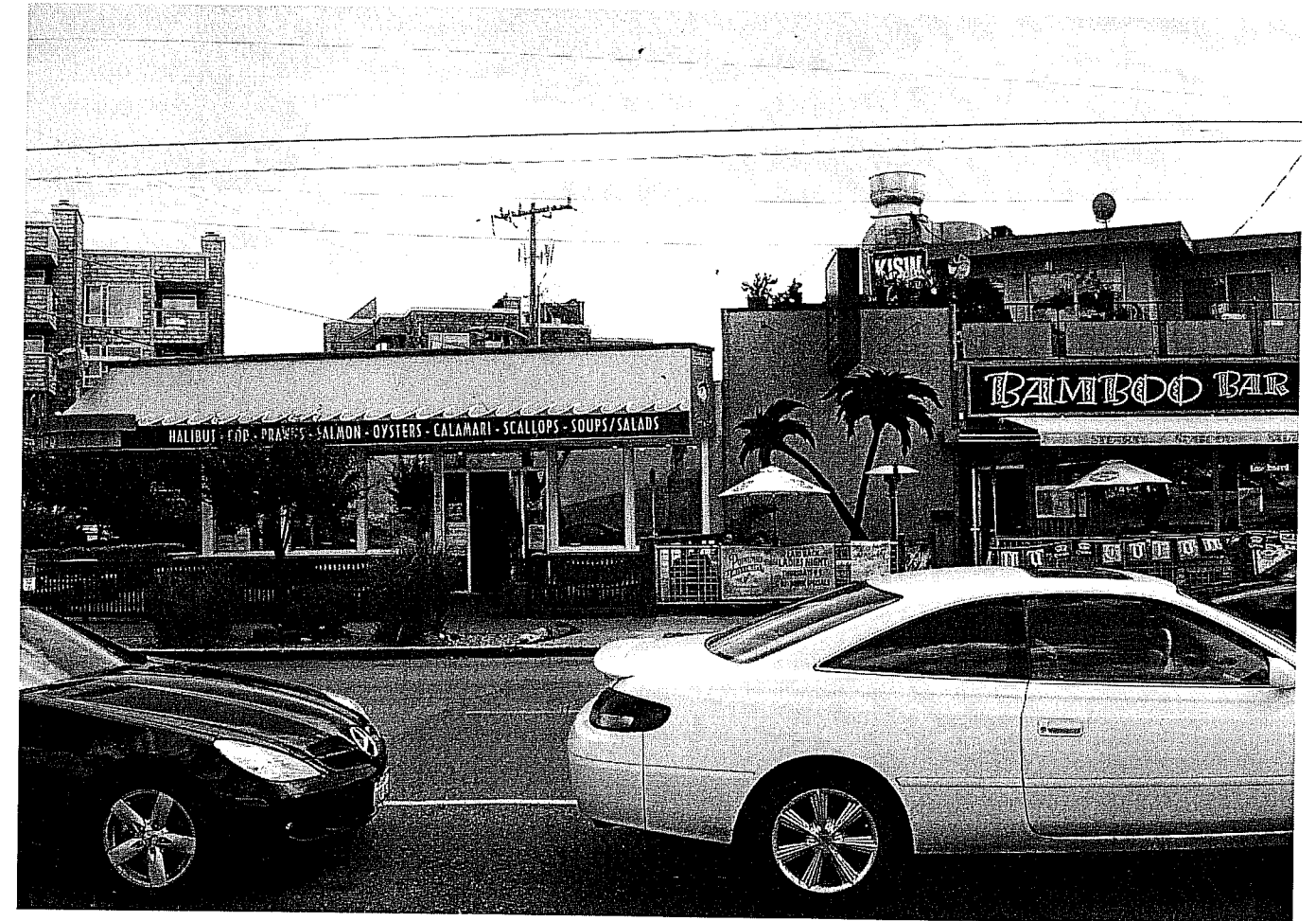
◦ RETAIL WINDOWS FACING ALLEY,
ROOF DECK, INTEGRAL LIGHTING



o SECOND FLOOR STEP BACK, ROOF DECK,
USE OF MASONRY, OPEN STOREFRONT
SIDEWALK CANOPY, INTEGRAL SIGNAGE







o SIDEWALK CAFES

