

MEISSNER AVALON



TABLE OF CONTENTS

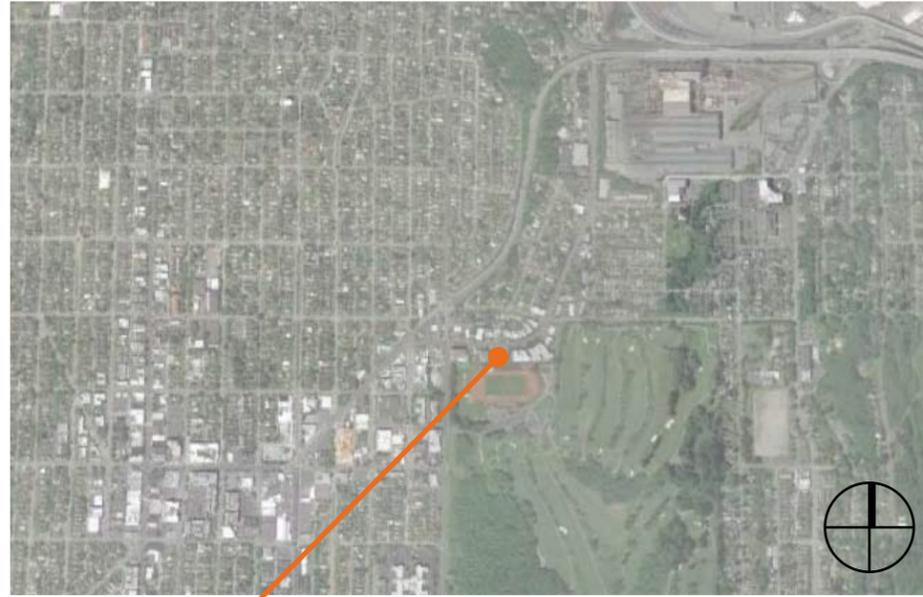
Vicinity Map	2
Development Objectives	2
Project & Site Description	2
Site Context	3
Surrounding Uses	3, 4 & 6
Nine Block Photo	3
Streetscape Photo Montages	4
Urban Analysis	5
Opportunities & Constraints	5
Existing Uses	6
Topography & Tree Survey	6
Design Guideline Priorities	6
Site Photos	6
Zoning Analysis & Map	7
Concept Design Options	
Option #1	8 & 9
Option #2	10 & 11
Option #3	12 & 13
Street Level Sketches	8, 10 & 12 (To be provided in Final EDG Package)
Shadow Analysis	14
Street Rhythm Analysis	15
Landscape Design	16 & 17
Architectural Character	18 & 19
Departure Table & Rationale	20
Recent NK Projects	21

EARLY DESIGN GUIDANCE DPD #3012306

4302 SW ALASKA STREET
SEATTLE, WA 98116
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PROJECT DESCRIPTION



SITE LOCATION

ADDRESSES: 3247, 3249, 3253, 3257 & 3261 SW Avalon Way
DPD PROJECT #: 3012306
OWNER/APPLICANT: Dave Meissner
AGENT: Nicholson Kovalchick Architects, Steve Fischer

DEVELOPMENT OBJECTIVES

Three options for the proposed development are provided in this EDG packet. Each proposal seeks to:

- **Continue the rhythm and street-wall of the surrounding multi-family buildings.**
- **Develop an attractive, landscaped pedestrian scale along SW Avalon Way.**
- **Take advantage of scenic views towards the West Seattle Stadium, the West Seattle Golf Course and Mt. Rainier.**
- **Provide a compatible and contextual appearance when viewed from the West Seattle Stadium and Golf Course.**
- **Incorporate green design.**

PROJECT PROGRAM

Number of Residential Units:	Approximately 117 Units.
Number of Parking Stalls:	Approximately 117 Stalls.
Area of Residential Levels:	Approximately 93,000 Square Feet.
Area of Parking Levels:	Approximately 31,000 Square Feet.
Total Building Area:	Approximately 124,000 Square Feet.

EXISTING SITE

- 24,000 square feet (200' x 120')
- Existing single-family homes (c.1926-1940) on 4 of the 5 lots; one lot is vacant.
- Grade change +/- 14 feet from SW corner (high) to NE corner (low)

ADJACENT TO SITE

- West: 5-story, 16-unit Avalon House condominium building c.1991.
- East: 5-story, 60-unit Avalon Park Vista apartment building c.1999.
- North: Avalon Way SW; and five apt/condo buildings, 2-6 stories, 8-36 units, c. 1960-1991.
- South: Unimproved alley right of way; and the West Seattle Stadium football field and track.

ZONING

- MR zone (Mid-Rise)
- 60 feet maximum height (bonus to 75 feet)
- 3.2 Floor Area Ratio/FAR (bonus to 4.25)

OVERLAY DESIGNATION

- Urban Village: West Seattle Junction
- Neighborhood plan: West Seattle Junction Design Guidelines
- Environmental Critical Area: Salmon watershed

NEIGHBORING DEVELOPMENT

SW Avalon Way curves uphill in two long blocks with the low end starting at the West Seattle Bridge and raising up to join the minor arterial 35th Avenue SW and the major arterial Fauntleroy Way SW, as tertiary access to the West Seattle Junction and surrounding neighborhoods. The lower end of SW Avalon Way is zoned LR-1 and is dominated by industrial uses, the Seattle port facilities and rail-road infrastructure associated with Harbor Island. The intersection of SW Avalon Way with the West Seattle Bridge is characterized by the Nucor steel plant and a few commercial buildings that are remnants of the early 20th century township of Avalon.

The portion of SW Avalon Way that is directly adjacent to the project site was originally developed as small single family houses. City of Seattle designated zone revisions for this portion of SW Avalon Way in the last several years has prompted redevelopment of multi-family apartments and condominium structures. Towards the west of the site, zoned NC3-65, CI-55, and LR-3, much of the development and road infrastructure is focused on automobile access to and from the upper deck of the West Seattle Bridge. Uses include a handful of chain restaurants with ample parking lots and drive-through windows; and a combination convenience store and gas station. A few blocks farther to the southwest had until recently been dominated for decades by a large number of automobile sales and service lots, and now these parcels are in various stages of denser residential redevelopment. At the intersection of Fauntleroy and SW Alaska Way, traffic splits to either continue to the residential areas or the Fauntleroy ferry terminal, or climbs five blocks west to the primary commercial and retail spine of the West Seattle Junction. Beyond the commercial and mixed-uses listed above, the surrounding neighborhoods are primarily occupied by single family homes and are currently zoned as such. South of the project site, beyond an unimproved alley, is a large and long-established City of Seattle park which includes the West Seattle Stadium, the West Seattle Golf Course, and Camp Long. Beyond the park and towards Elliott Bay lays the low-lying residentially developed Delridge valley all of which subsequently drains into the Longfellow Creek watershed.



① WEST SEATTLE STADIUM



② ACCESS ROAD



③ WEST SEATTLE GOLF COURSE



④ MERRILL GARDENS RETIREMENT LIVING



⑤ APARTMENTS ON 35TH



⑥ APARTMENTS ON 35TH AVALON



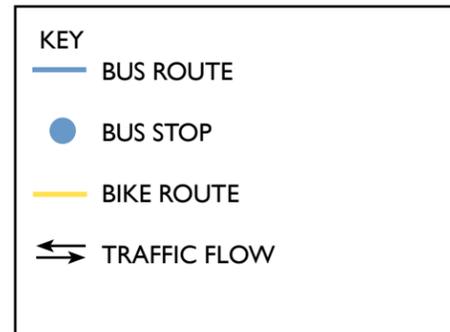
⑦ COMMERCIAL ON 35TH & AVALON



⑧ COMMERCIAL ON 36TH & AVALON



⑨ MULTI-FAMILY BUILDINGS ON AVALON

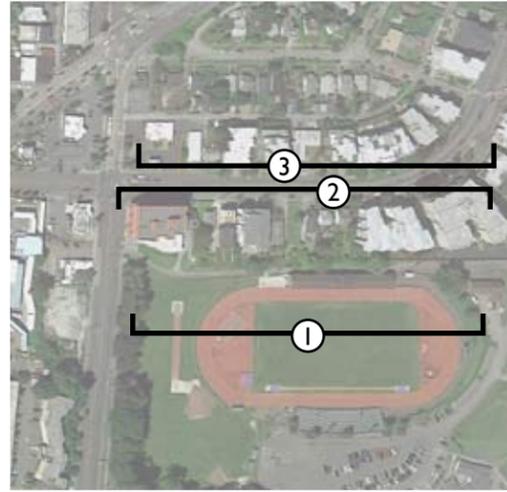


⑩ FAUNTLEROY WAY



⑪ SINGLE FAMILY ON GENESSEE ST

STREETSCAPE



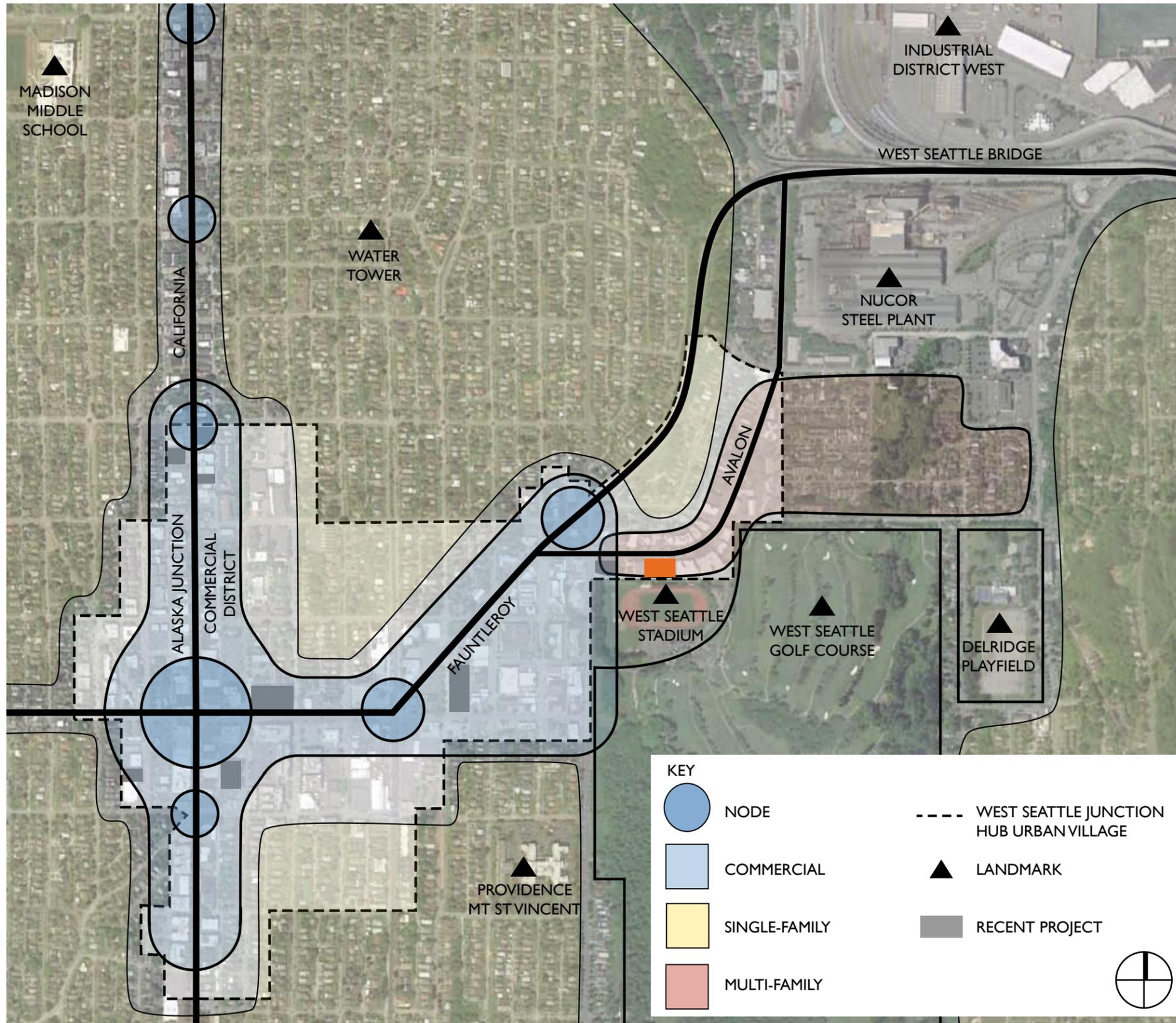
① VIEW FROM STADIUM LOOKING NORTH



② SW AVALON WAY LOOKING SOUTH



③ SW AVALON WAY LOOKING NORTH



OPPORTUNITIES & CONSTRAINTS

The project site is located at the northeast edge of the West Seattle Junction Hub Urban Village, notably along a portion of SW Avalon Way that has been substantially redeveloped from a less dense housing type (single family houses and mid-century garden apartments) to denser multi-family structures in the last few decades. As such, the project site presents an opportunity to continue this pattern, to increase density along Avalon Way, and thereby strengthen the nearby developing commercial region just west of the stadium within the Urban Village. In a larger context, the location of the site, which is within walking distance to the denser and more developed portions of the Urban Village, will help bind the boundary uses of the Urban Village to create a more cohesive whole.

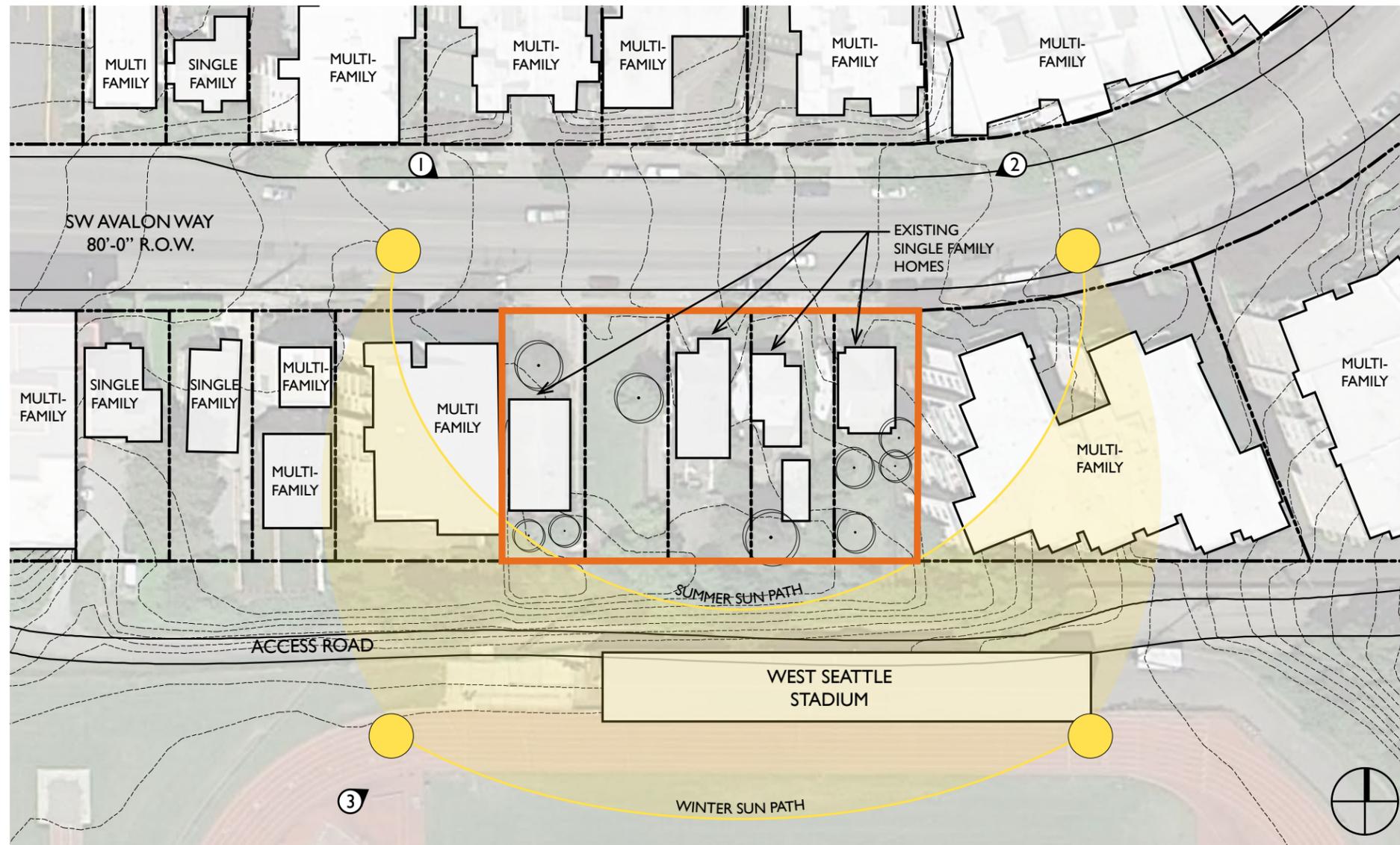
Topographically, the project site is located on the eastern flank of the West Seattle hill. While the grade along SW Avalon Way is not gentle, it is the most appealing option for pedestrians and bicyclist to climb the hill from the lower bridge area to gain access to SW Fautleroy Way and the West Seattle Junction. There are opportunities to improve the quality of the pedestrian and bicycling experience along this route by enhancing the project’s interface with SW Avalon Way.

Although located on the eastern flank of the West Seattle hill, the site is perched on a south-facing hillside that affords opportunities for solar exposure, as well as views over the forested parkland, golf course, and Delridge valley.

The north side of the building, along SW Avalon Way, will receive limited direct sunlight due to the allowable height of the building, particularly during winter months. The shadow effect on the street could be alleviated with the introduction of a street-facing open-air courtyard. Due to the size and typical lot coverage of the adjacent multi-family buildings along SW Avalon Way, constraints on natural light and views will result for residents of the proposed building.

- **Opportunity to continue the existing pattern found on both sides of SW Avalon Way via similar building use, height, mass, density, transparency, pedestrian access, and vehicular access.**
- **Opportunity to enhance the visual experience along SW Avalon Way via landscaping and appealing design.**
- **Opportunity for views towards the south.**
- **Opportunity for good solar exposure.**
- **Potential constraining shadow impacts to SW Avalon Way.**

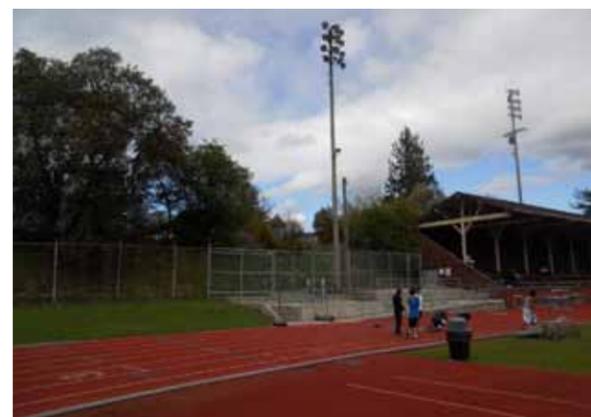
EXISTING SITE PLAN



① VIEW EAST ACROSS AVALON WAY



② VIEW WEST ACROSS AVALON WAY



③ VIEW FROM STADIUM

DESIGN GUIDELINE PRIORITIES

A-2 Streetscape compatibility:

- **Pedestrian access to the proposed project will be from the public sidewalk and will be scaled to the appropriate character of the neighborhood and will.**

B-1 Height, bulk and scale compatibility:

- **Proposed building massing will continue the rhythm of surrounding multi-family structures.**

C-1 Architectural context:

- **Proposed materials are to be compatible with the adjacent projects and surrounding neighborhood.**

C-2 Architectural concept and consistency

- **The proposed concept will be consistent throughout the project.**

D-1 Pedestrian open spaces and entrances:

- **Landscaping will be provided at pedestrian open spaces, entrances, and along SW Avalon Way.**

D-5 Visual impacts of parking structures:

- **Parking is provided below grade or screened.**



■ SINGLE FAMILY ■ MULTI FAMILY ■ COMMERCIAL

- **The proposed project will fill in the existing density gap on SW Avalon Way with similar use, massing and transparency to the existing surrounding structures.**

PARCEL #: 9297301995, 9297302000, 9297302005, 9297302010, 9297302015
ZONING: MR
OVERLAYS: West Seattle Junction Hub Urban Village
LOT AREA: 200' x 120' = 24,000 SF (approx)

23.45.504 PERMITTED USES

Permitted outright: Residential

23.45.510 FAR

Maximum base FAR for apartments inside Urban Villages: 3.2

- Maximum 4.25 FAR limit applies if the project meets the standards of subsection 23.58.A (Incentive provisions) and section 23.45.516 (Additional height and extra residential floor area in MR zones).

23.45.514 STRUCTURE HEIGHT

Maximum base height: 60'

- Maximum 75' height limit if extra residential floor area is gained under 23.58A (Incentive provisions) and 23.45.516 (Additional height and extra residential floor area in MR zones).
- Base height increased 5' if no more than 6 stories above grade, and the FAR exception 23.45.510.E.4 (FAR in MR zones) is used, or all stories except parking have floor to ceiling heights 9' or greater.
- Additional 5' height allowed for parapets, and certain rooftop features such as flagpoles, open railings, planters, et al.
- Additional 15' height allowed for stair penthouses, mechanical equipment, chimneys, penthouse pavilions for common use of residents, et al.
- Additional 16' allowed for elevator penthouses.

23.45.516 ADDITIONAL HEIGHT & EXTRA RESIDENTIAL FLOOR AREA

Additional residential floor area permitted up to maximum limits in 23.45.510 (FAR limits)

23.45.518 SETBACK REQUIREMENTS

Front and side setback:

- 7' average, 5' minimum
- No setback required if a courtyard abuts street, and the courtyard is minimum 30% width of abutting street frontage or 20' whichever is greater, and minimum 20' deep measured from street.

Rear setback:

- 15' from rear lot line not abutting an alley; 10' if abutting an alley

Side setback from interior lot line:

- For portions 42' high or less, 7' average setback and 5' minimum setback
- For portions higher than 42', 10' average setback and 7' minimum setback

Additional setbacks:

- 10' minimum separation between interior facades; except at driveways or parking aisles, where minimum separation is the required drive aisle

width + 2' (need not exceed 24'). Projections into such drive aisles which enclose floor area are allowed to a maximum 3' if 8' above grade. Projections permitted in setbacks to various depths (see chart) for:

- Cornices, eaves, roofs, et al.; garden and bay windows; unenclosed decks, porches, balconies, or steps; fireplaces and chimneys; detached garages and carports; ramps or bridges; underground structures; fences; bulkheads and retaining walls; arbors; et al.

23.45.522 AMENITY AREA

Required area: 5% of total gross floor area in residential use

General requirements:

- All units shall have access to private or common amenity area
- No minimum horizontal dimension for private amenity areas, except 10' at non-street side lot lines
- Unenclosed porches of minimum 60 SF may count as amenity area

Requirements for apartments, rowhouses, and townhouses:

- Minimum 50% of common amenity area at ground level shall be landscaped with grass, groundcover, bushes, trees.
- Seating, lighting, outdoor protection, art, et al. shall be provided
- Common amenity area required at ground level will be accessible to all units.

23.45.524 LANDSCAPING REQUIREMENTS

Green Factor score minimum 0.5 required

23.45.528 STRUCTURE WIDTH AND DEPTH FOR MIDRISE LOTS GREATER THAN 9,000 SF

Width: 150' max.

Depth: 75% of the depth of the lot

- Exception per 23.45.528.B.2 (Courtyard at street), as long as lot coverage not increased

23.45.532 GROUND FLOOR COMMERCIAL STANDARDS

Commercial uses permitted on ground floor.

No loading berths required.

Any one business establishment may not exceed 4,000 SF

- Except multi-purpose retail sales establishments, which may be up to 10,000 SF

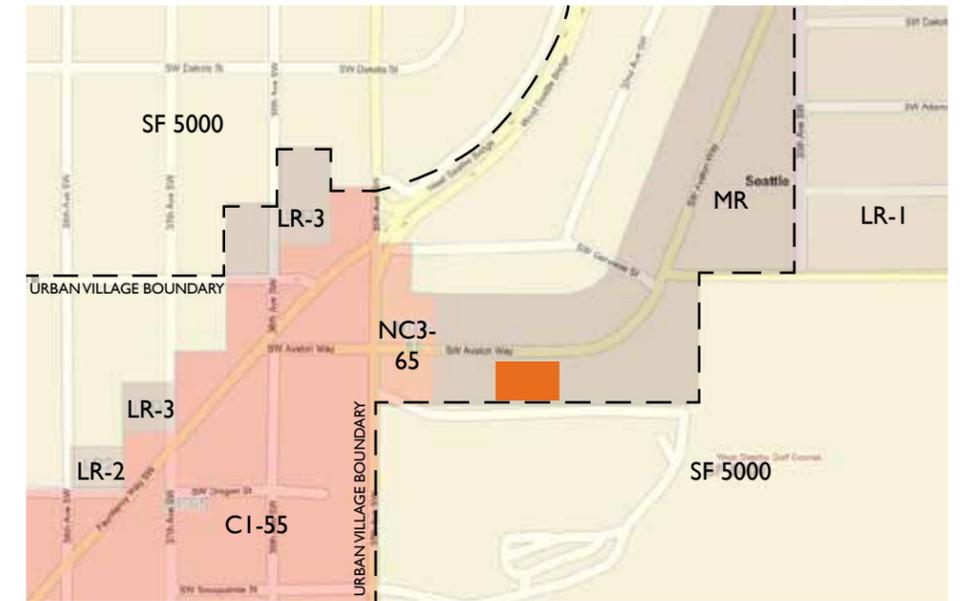
23.54.015 REQUIRED PARKING

Residential uses in multifamily zones within Urban Centers: No minimum requirement.

Bicycle long-term parking: 1 per 4 units.

Curb cuts:

- SW Avalon Way is classified as an arterial per 11.18.010.
- 2 allowed for arterial lot frontage >160'-320'
- Maximum curb cut width for arterial lots: 23'



DPD ZONING MAP

23.54.040 SOLID WASTE & RECYCLABLE MATERIALS STORAGE AND ACCESS

More than 100 units:

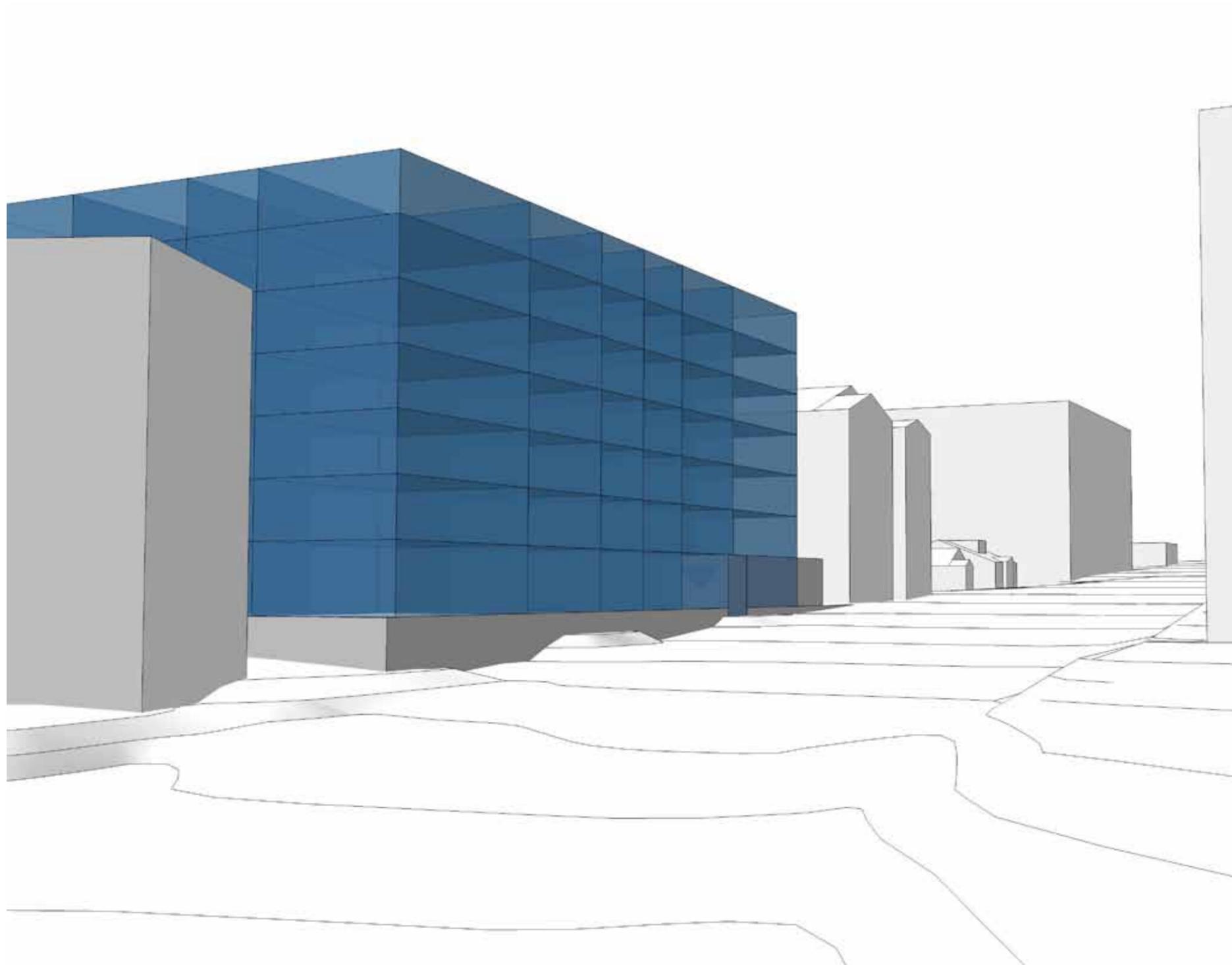
- 575 SF, plus 4 SF for each additional unit above 100
- Minimum storage area may be reduced 15% if min. horizontal dimension is 20'

23.58A.014 BONUS RESIDENTIAL FLOOR AREA FOR AFFORDABLE HOUSING

Performance option available to applicant.

OPTION I (CODE COMPLIANT OPTION)

- See pages 18 & 19 for exterior architectural character studies and the preferred exterior design solution.



DISTINGUISHING FEATURES

- 7-story building.
- “Block” massing.
- Building is shifted to the eastern end of the site to allow on grade vehicular access and surface parking at the western end of the site.

PROS

- Single curb cut.
- Garage entrance removed from street side.
- Wide space between adjacent building to the west allows broad views to the south from SW Avalon Way, as well as sunlight reaching the street and sidewalk.
- Large setback from the south property line helps decrease massing impact when viewed from the park.

CONS

- Block massing creates longer street side elevation than is found in the existing rhythm and street-wall of the surrounding multi-family buildings.
- West and south sides must be substantially hardscaped for drive aisle and garage access.
- 7-story building decreases amount of sunlight reaching SW Avalon Way for the majority of the street frontage.
- Building shape creates less efficient and less ‘liveable’ dwelling units.
- Fewer units have view opportunity towards the south.
- Less ‘eyes on the park and street’.



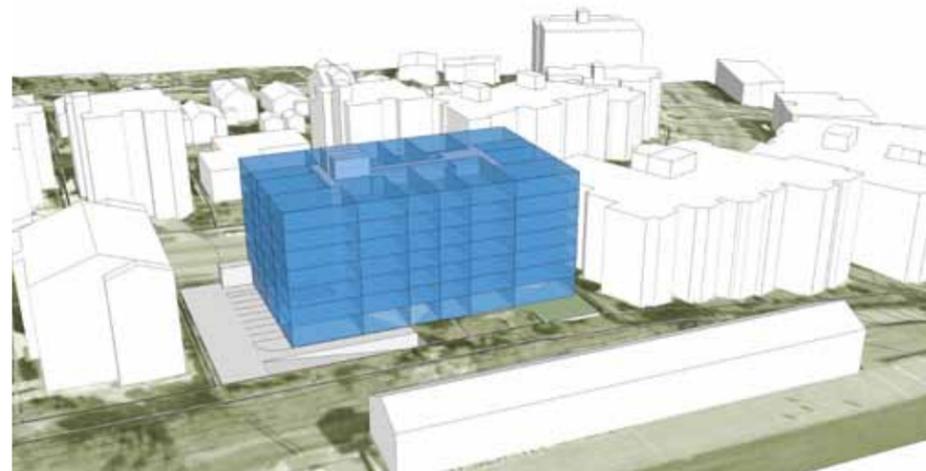
EXISTING VIEW LOOKING WEST ACROSS SW AVALON WAY



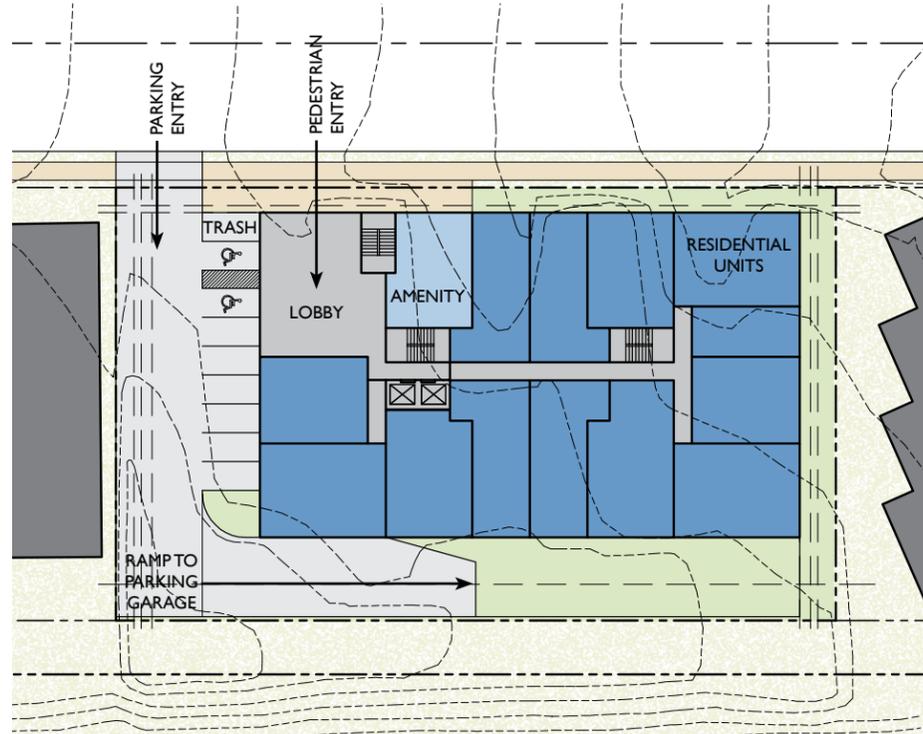
NORTHEAST AERIAL



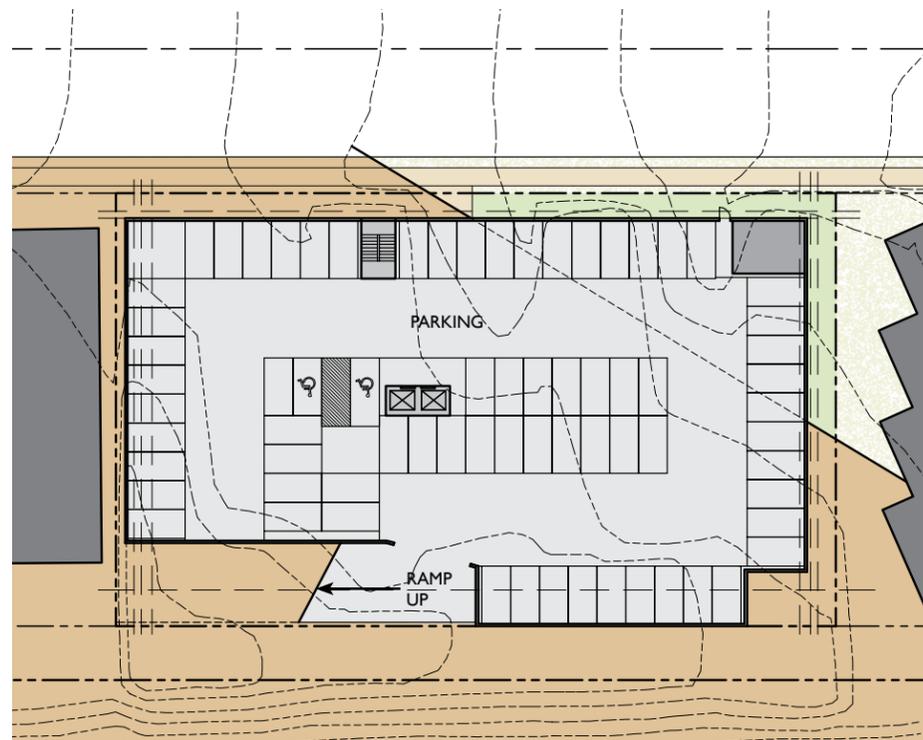
NORTHWEST AERIAL



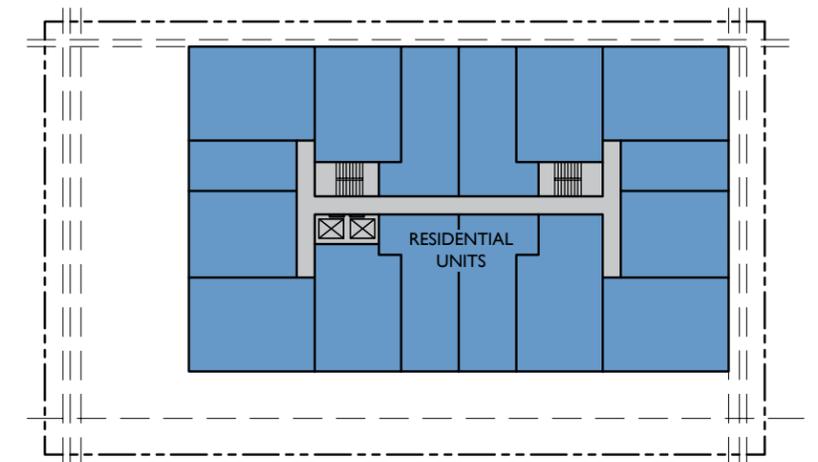
SOUTH AERIAL



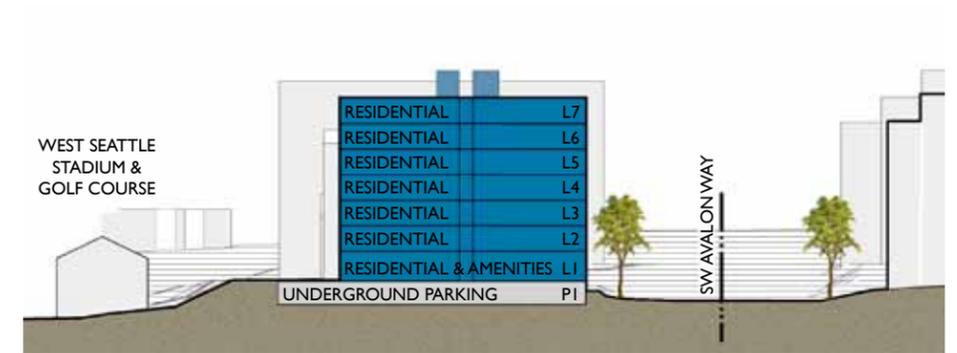
LEVEL I



LEVEL PI



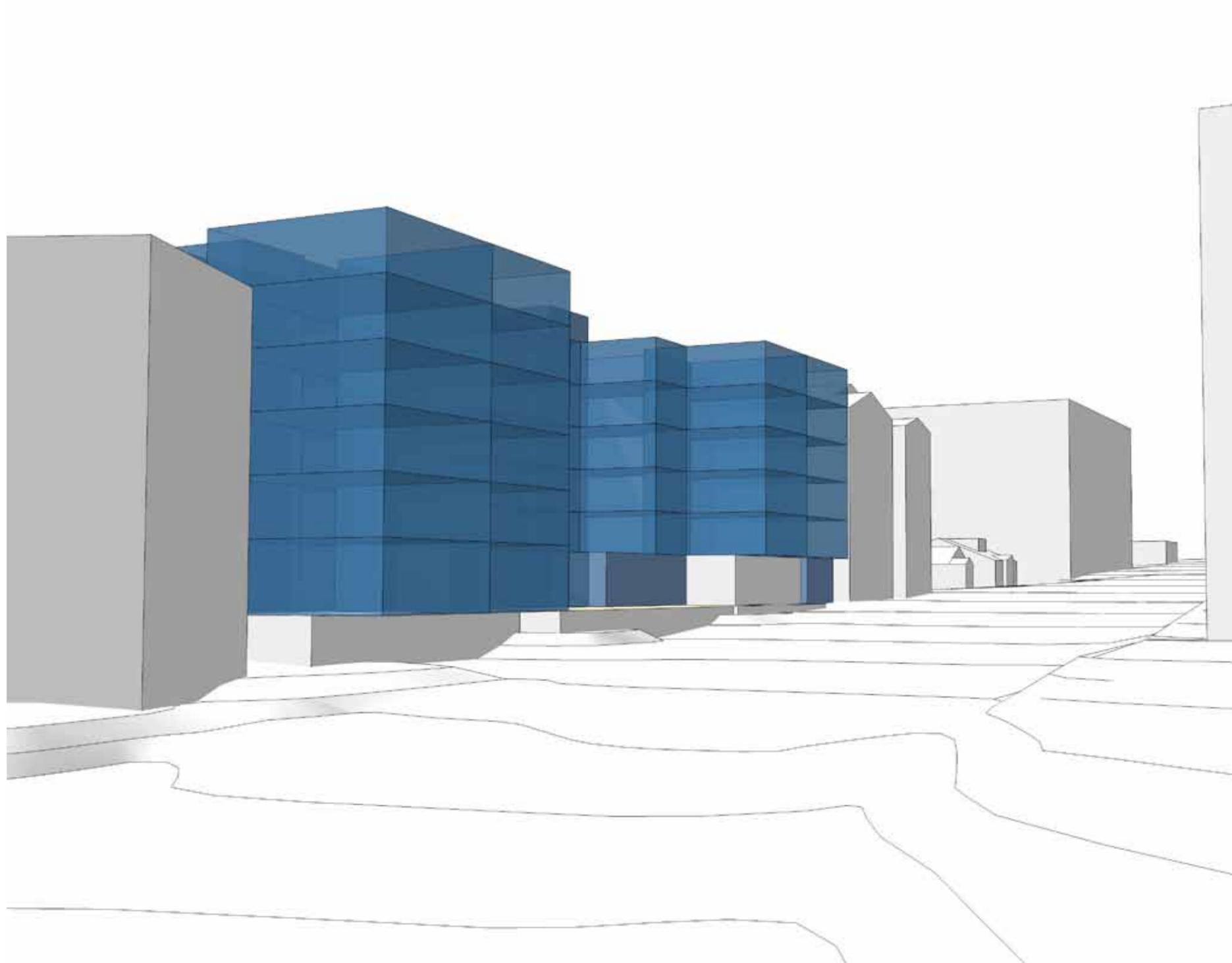
LEVELS 2-7



SITE SECTION

OPTION 2

- See pages 18 & 19 for exterior architectural character studies and the preferred exterior design solution.



DISTINGUISHING FEATURES

- 6-story building.
- “C-shaped” massing.
- One primary courtyard along street frontage.

PROS

- 6-story building allows more sunlight to reach SW Avalon Way than Option 1.
- C-shaped massing allows more sunlight to reach SW Avalon Way than Option 1.
- C-shaped massing breaks up building scale, matching the rhythm and street-wall of the surrounding multi-family buildings.
- Entry courtyard allows opportunities for landscaping and improved pedestrian experience along SW Avalon Way.
- More resident units take advantage of the views towards the south.
- More resident units face the park providing ‘eyes on the park’.
- Scheme meets 4.25 FAR, maximizing zoning goals of increased neighborhood density.

CONS

- Two curb cuts and garage entries on SW Avalon Way (Two curb cuts are permitted by zoning).
- Maximum building width and depth departures required to maintain maximum efficient building area with a shorter building.
- Departure for rear setback required.



EXISTING VIEW LOOKING WEST ACROSS SW AVALON WAY



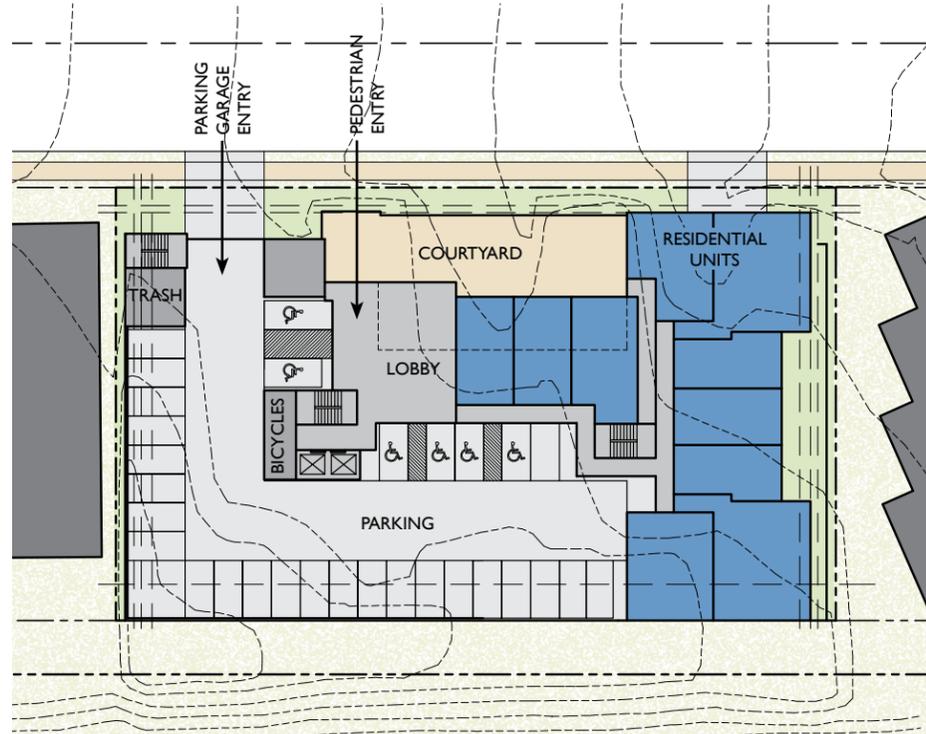
NORTHEAST AERIAL



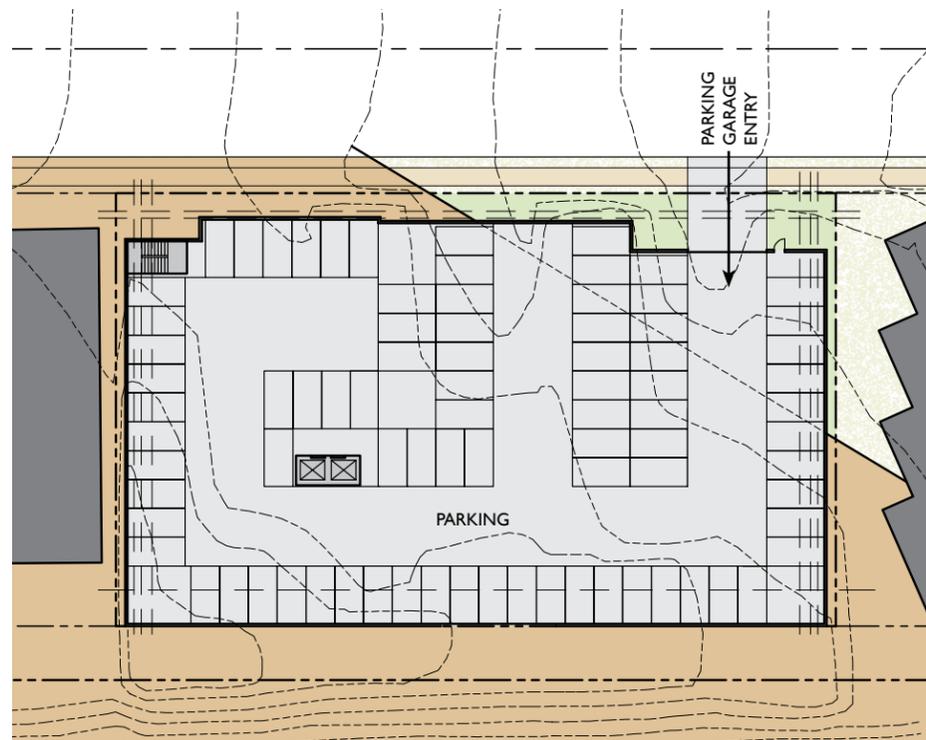
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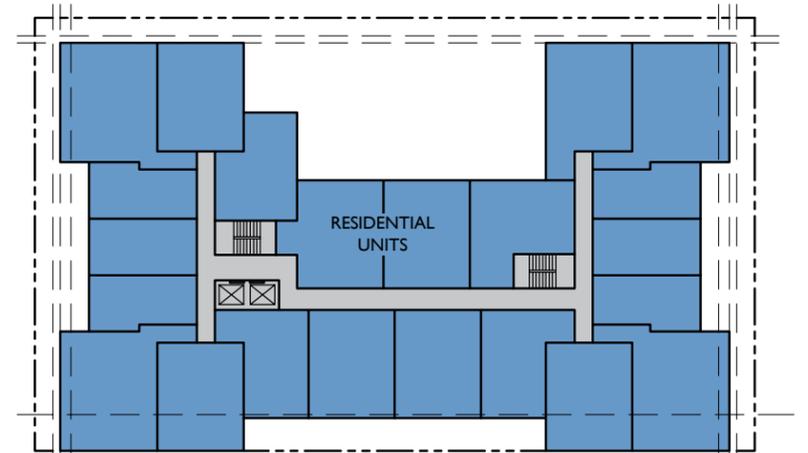
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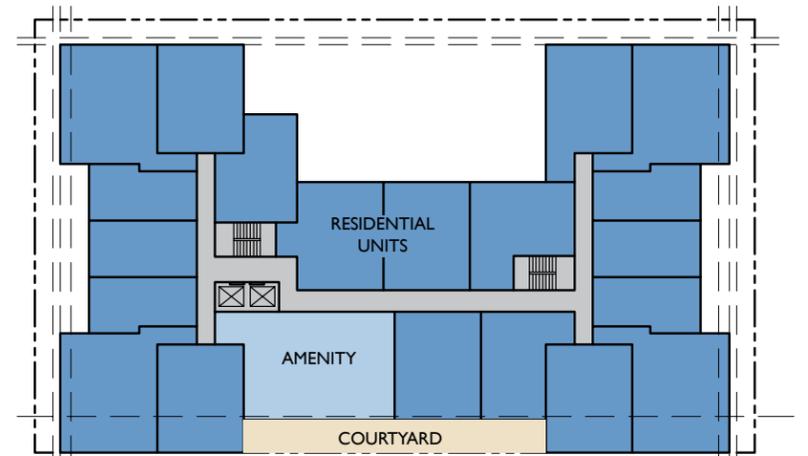
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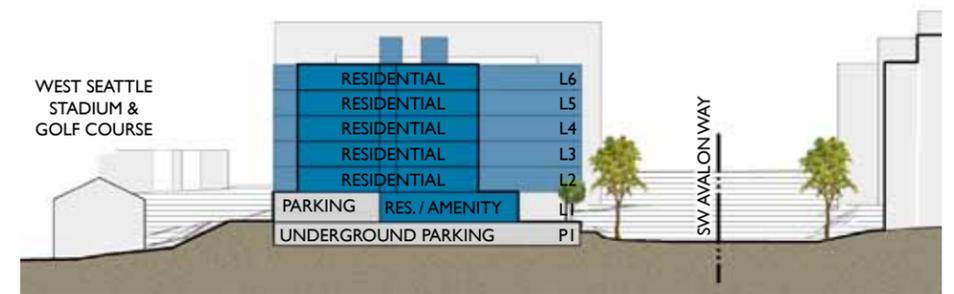
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LEVELS 3-6



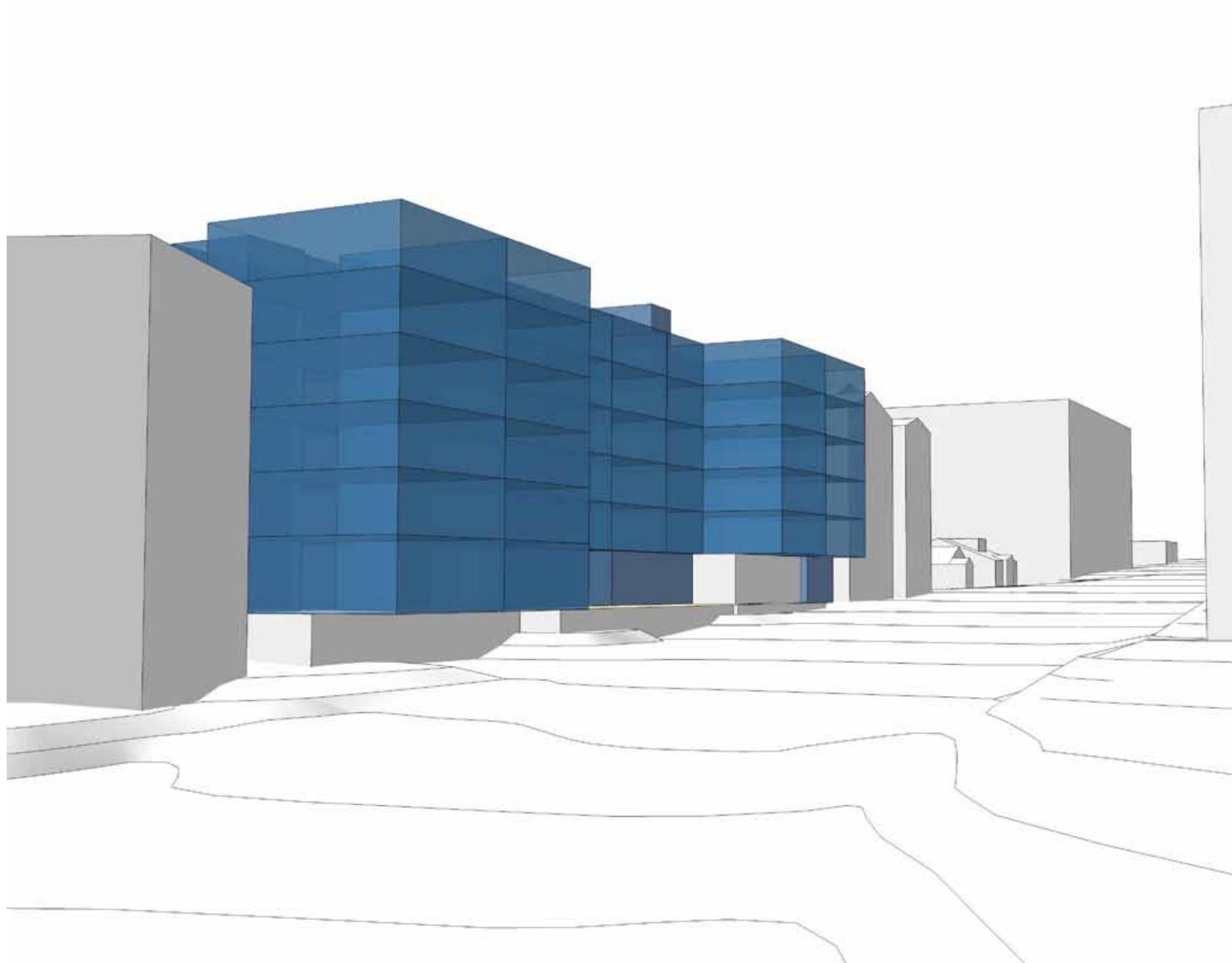
LEVEL 2



SITE SECTION

OPTION 3 - PREFERRED

- See pages 18 & 19 for exterior architectural character studies and the preferred exterior design solution.



DISTINGUISHING FEATURES

- 6-story building.
- “H-shaped” massing.
- Two courtyards; one entry courtyard facing SW Avalon Way and a second larger resident courtyard facing the park.

PROS

- 6-story building allows more sunlight to reach SW Avalon Way than Option 1.
- H-shaped massing allows more sunlight to reach SW Avalon Way than Option 1 although less than Option 2.
- H-shaped massing breaks up the building scale, matching the rhythm and street-wall of the surrounding multi-family buildings.
- H-shaped massing breaks up the building massing and scale when viewed from the park.
- Entry courtyard allows opportunities for landscaping and an improved pedestrian experience along SW Avalon Way.
- The deeper rear courtyard provides more opportunities for a large day lit common area and private spaces for the building residents.
- More resident units take advantage of the views towards the south.
- More resident units face the park providing ‘eyes on the park’.
- Scheme meets 4.25 FAR, maximizing zoning goals of increased neighborhood density.

CONS

- Two curb cuts and garage entries on SW Avalon Way (Two curb cuts are permitted by zoning).
- Maximum building width and depth departures required to maintain maximum efficient building area with a shorter building.
- Departures for rear setback and side setbacks above 42’ required.



EXISTING VIEW LOOKING WEST ACROSS SW AVALON WAY



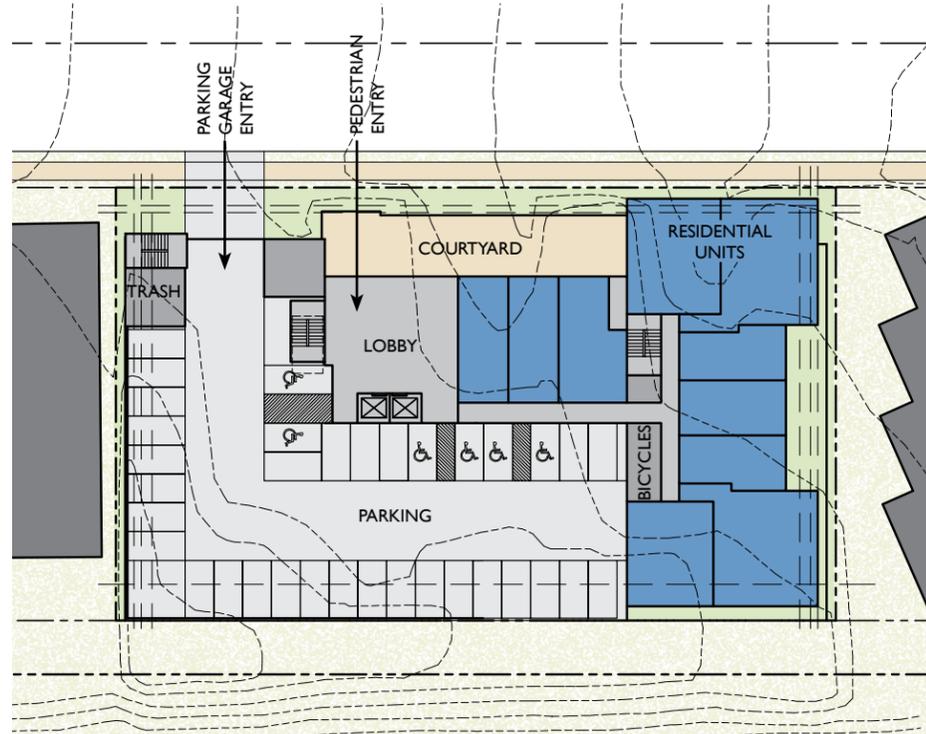
NORTHEAST AERIAL



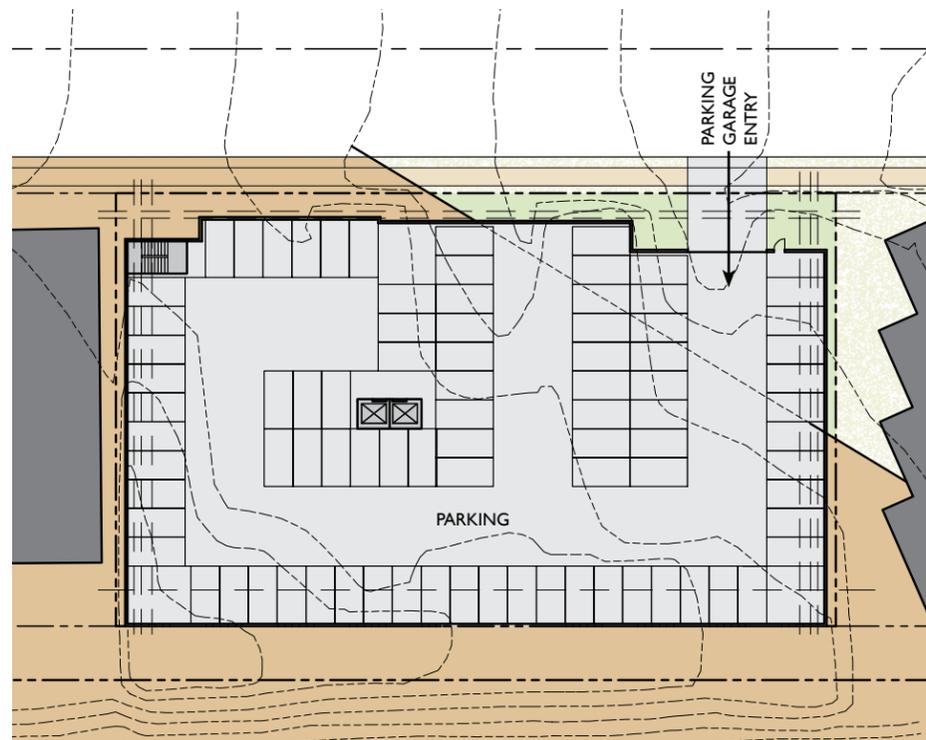
NORTHWEST AERIAL



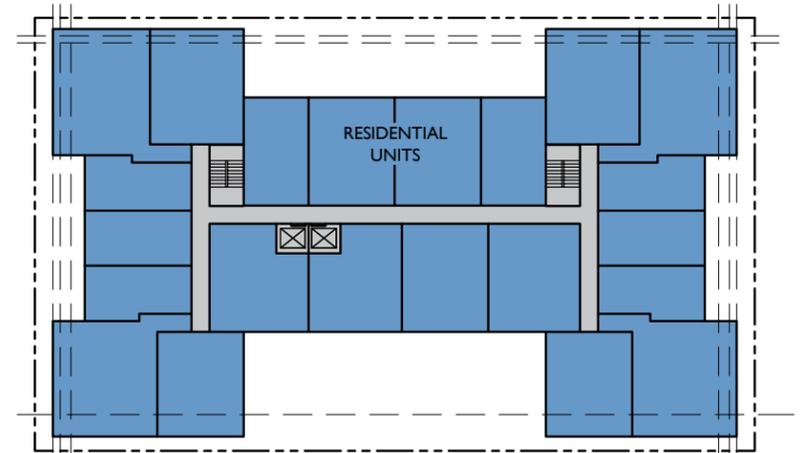
SOUTH AERIAL



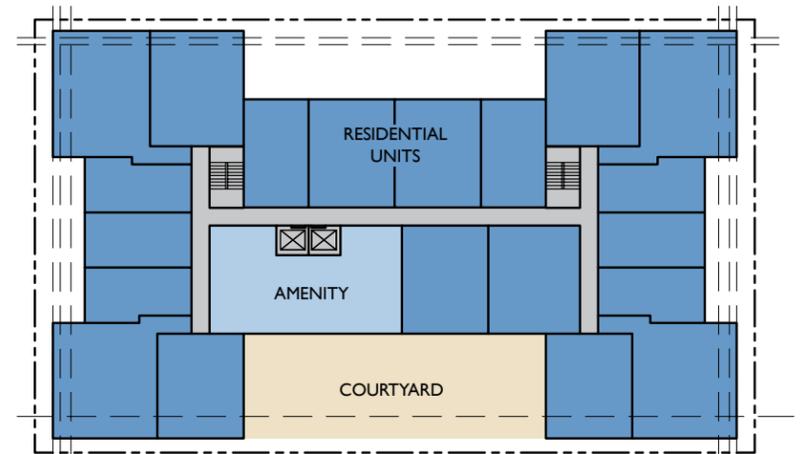
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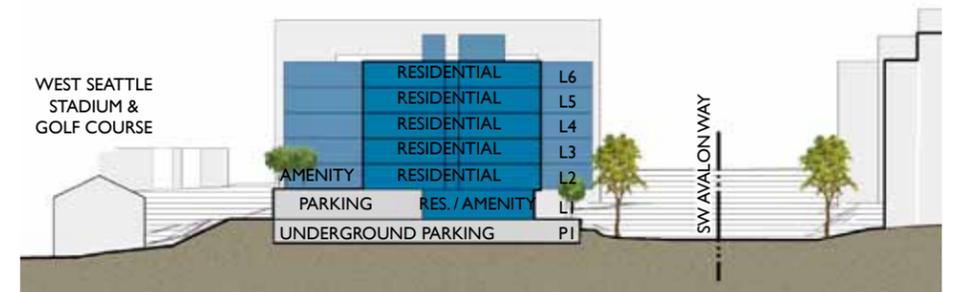
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LEVELS 3-6



LEVEL 2

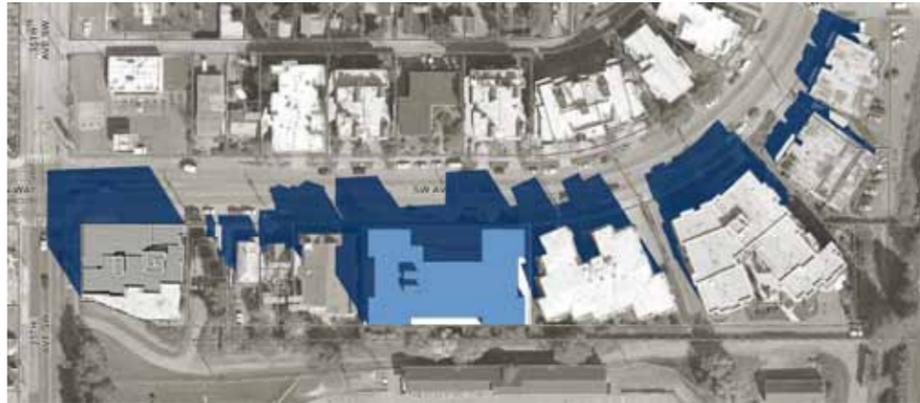


SITE SECTION

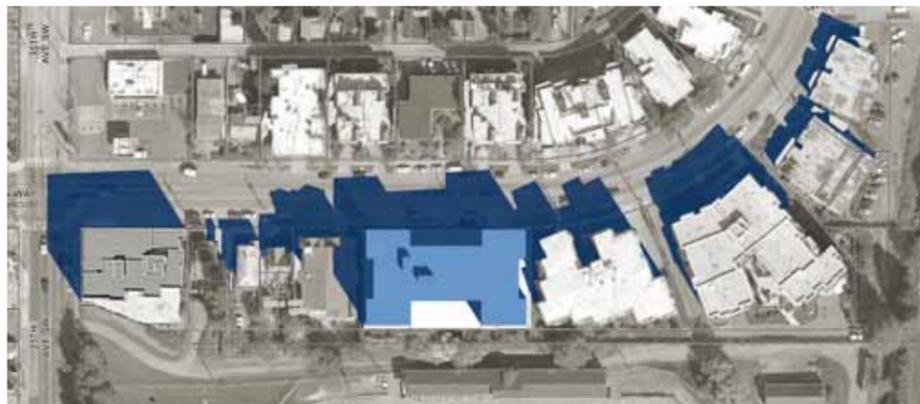
SHADOW ANALYSIS



OPTION 1 SHADOW STUDY
AUTUMN EQUINOX 10:30 AM



OPTION 2 SHADOW STUDY
AUTUMN EQUINOX 10:30 AM



OPTION 3 SHADOW STUDY
AUTUMN EQUINOX 10:30 AM

SHADOWS

The images on this page illustrate the impact of shadows from existing structures along SW Avalon Way with side by side comparative views of the three proposed conceptual design options. Note that the 7-story Option 1 version casts a longer more obtrusive shadow across SW Avalon Way. Both Options 2 & 3, both 6-story solutions, cast a shorter shadow on the street. In addition, both Options 2 & 3 propose street facing courtyards which are setback from SW Avalon Way further reducing the shadow impact on the street.

Option 3 proposes a large south facing courtyard that would receive plenty of sunlight. It is envisioned that this courtyard will be landscaped and will provide common outdoor space for the building residents as well as some private residential outdoor spaces.

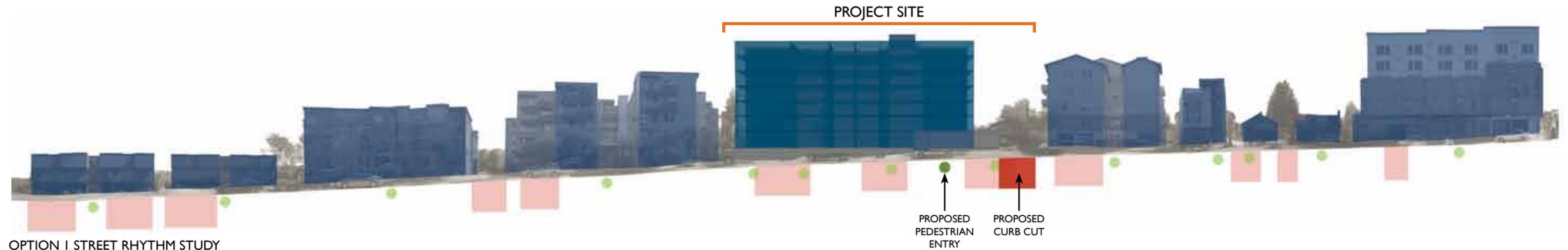
- **The preferred Option 3 reduces shadow impact on SW Avalon Way and proposes a south facing sun worshipping common courtyard that would look out across West Seattle Stadium, the West Seattle Golf Course with Mount Rainier in the Distance.**

RHYTHM & STREET-WALL

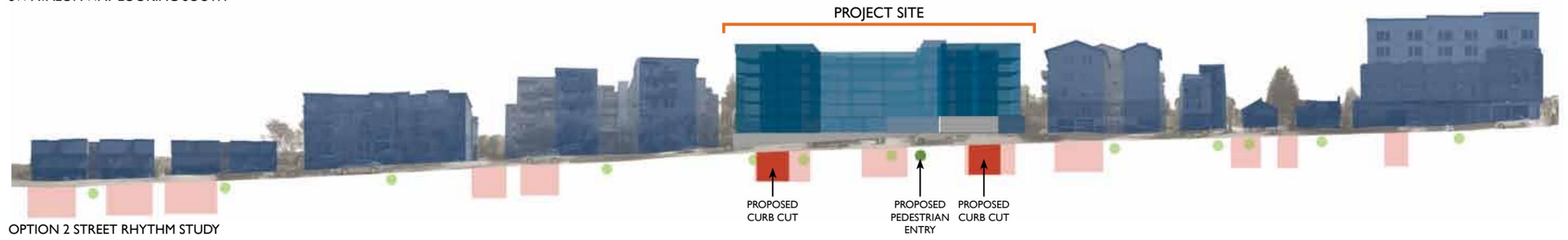
The images on this page illustrate the vertical massing of the existing structures along SW Avalon Way with side by side comparative views of the three proposed conceptual design options. Note that the 7-story Option 1 version appears more massive on the street than the lower yet wider solutions. Both Options 2 & 3 propose street facing courtyards and two end wings which project out towards the street to help fill in the street-wall along SW Avalon Way, contribute to the massing rhythm, and compliment the taller narrow buildings or portions of buildings found on the street.

In addition to the vertical massing along SW Avalon Way, the diagrams also illustrate the existing rhythm of curbcuts as well as pedestrian entries along SW Avalon Way. The project proposes to eliminate the existing four curb cuts. Options 2 & 3 both proposed two curb cut access points which would be separated by approximately 140' center to center. Two curb cuts are permitted in the zoning for a 200' site and appear to match the existing rhythm of the street. Note that all projects located in this section of SW Avalon Way include vehicular, as well as pedestrian, access points from SW Avalon Way.

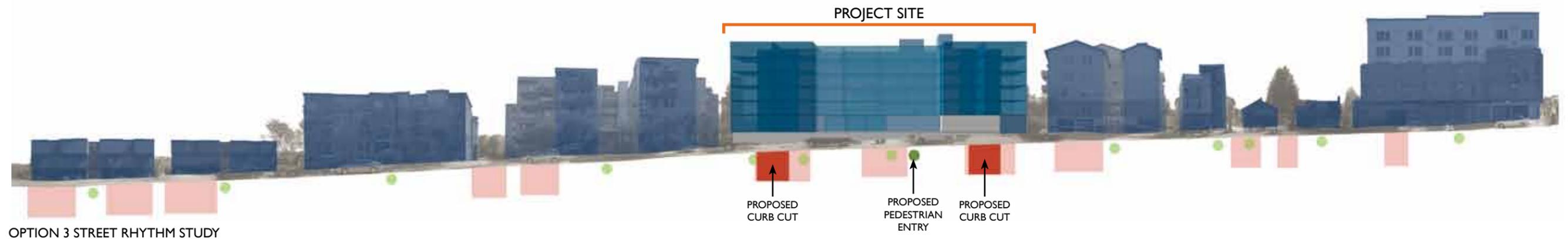
- **Both Options 2 & 3 better respond to the existing rhythm and street-wall of SW Avalon Way by proposing a lower building mass, a wider building with projecting wings, and a street facing open-air landscaped courtyard.**



OPTION 1 STREET RHYTHM STUDY
SW AVALON WAY LOOKING SOUTH



OPTION 2 STREET RHYTHM STUDY
SW AVALON WAY LOOKING SOUTH



OPTION 3 STREET RHYTHM STUDY
SW AVALON WAY LOOKING SOUTH



STREET RHYTHM STUDY
SW AVALON WAY LOOKING NORTH

LANDSCAPE DESIGN STUDIES (Based upon the preferred option)



LANDSCAPE DESIGN LAYOUT

ALTERNATE STREET LEVEL COURTYARD STUDY

LANDSCAPE DESIGN STRATEGY

The proposed landscape design palette consists of traditional native and ornamental broadleaf evergreen shrubs, grasses, and herbaceous perennials to ensure year-round changing color and interest.

Street tree requirements have been waived by the City of Seattle due to planned future utility improvements; therefore, on-site trees will be a particularly important piece of the enhanced street facade landscape design. On-site trees will occur both in naturally draining deep soil as well as deep planters set on top of the concrete below-grade parking level.

Trees will be sited to frame building facade elements. The building entry and the street level landscaped courtyard will be highlighted with a lively mix of colorful plant and flowering species. Native ground covers rather than turf will provide a low-maintenance and attractive building perimeter.

The unimproved alley along the south elevation is proposed to be cleared of undergrowth and landscaped with new trees and shrubs in order to screen parking and enhance the view of the project from the West Seattle Golf Course and adjacent West Seattle Stadium.

LANDSCAPE DESIGN GOALS:

- ***Provide an attractive living environment for residents.***
- ***Enhance the building's setting and relationship to its neighbors.***
- ***Enhance the pedestrian and bicyclist's experience along SW Avalon Way.***
- ***Comply with Green Factor requirements.***



JAPANESE MAPLE



DAPHNE



STYRAX



CREEPING MAHONIA



LEATHER LEAF MAHONIA



AGAPANTHUS



DEER FERN



RHODODENDRON
PURPLE GEM



HYDRANGEA



VINCA



RHODODENDRON PJM



AZALEA GIRARD



K FOESTER



SWORD FERN



ACANTHUS



PIERIS



KOUSA



HOSTA

EXTERIOR ARCHITECTURAL CHARACTER STUDIES



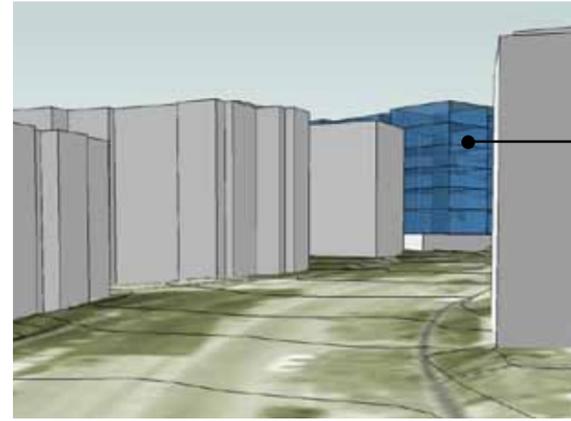
PRELIMINARY EXTERIOR SKETCH STUDYING A SINGLE UNIFIED CHARACTER ACROSS THE ENTIRE STREET FACING FACADE



PRELIMINARY EXTERIOR SKETCH STUDYING A SINGLE UNIFIED CHARACTER ACROSS THE ENTIRE STREET FACING FACADE



PRELIMINARY FACADE SKETCH STUDYING A UNIQUE CHARACTER AT THE BUILDING WINGS THAT PROJECT OUT TOWARDS THE STREET AND A DIFFERING CHARACTER IN THE RECESSED COURTYARD



AS SW AVALON WAY CURVES TOWARDS THE WEST, THE INITIAL VIEW OF THE PROJECT IS OF THE NORTHEAST CORNER OF THE BUILDING.

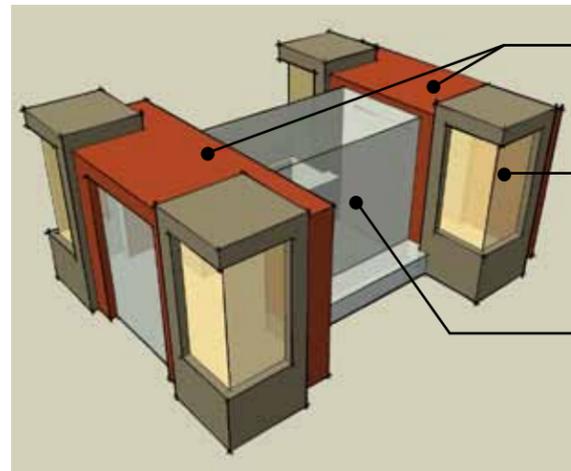
INITIAL VIEW OF PROJECT WHEN APPROACHED FROM THE EAST ON SW AVALON WAY



INITIALLY VIEWED NORTHEAST CORNER.

AS SW AVALON WAY CONTINUES AROUND THE CURVE IN THE ROAD, THE VIEW REVEALS A SECOND COMPLIMENTARY CORNER OF THE BUILDING.

SECONDARY VIEW OF PROJECT WHEN APPROACHED FROM THE EAST ON SW AVALON WAY



UNIQUE MASSING CHARACTER AT BUILDING WINGS THAT ARE PERPENDICULAR TO SW AVALON WAY

TRANSPARENT "BEACON" TOWER ELEMENTS AT PRIMARY BUILDING CORNERS THAT FACE DOWN SW AVALON WAY AND TOWARDS MOUNT RAINIER

UNIQUE MASSING CHARACTER AT RECESSED COURTYARD FACADES

RESULTANT PARTI DIAGRAM SHOWING "BEACON" TOWER ELEMENTS AT PRIMARY BUILDING CORNERS, UNIQUE MASSING CHARACTER AT BUILDING WINGS, AND A UNIQUE MASSING CHARACTER IN THE COURTYARD

ARCHITECTURAL DESIGN PROCESS

Initial design studies for the project exterior revealed a desire to erode building masses into smaller unique facade portions. This was further justified when compared to the existing facade rhythms along SW Avalon Way. Although the project proposes to break the building down into differing forms, it is also proposed that similar elements such as window proportions, exterior balconies, exterior detailing and use of a simplified material palette are used to unify the project.

View studies of the digital massing model revealed the importance of the building corners and an opportunity to create unique transparent tower elements that would be directed down SW Avalon Way and towards the view of Mount Rainier.

The proposed exterior materials include metal panel in a variety of profiles and color, portions of lap siding in a variety of profiles, textures and color, large windows, exterior balconies and an integrated use of landscape materials.

EXTERIOR CHARACTER DESIGN GOALS:

- **Provide building forms, character and materials that are contemporary and complimentary to the adjacent structures and existing rhythm of SW Avalon Way.**
- **Create an appealing architectural character that will enhance the pedestrian and bicyclist's experience along SW Avalon Way.**
- **Provide an architectural design that addresses the views down SW Avalon Way, across the West Seattle Stadium and Golf Course, and toward Mount Rainier.**



FACADE STUDY SHOWING ERODED BUILDING MASSES WITH TOWER ELEMENTS, VERTICAL CHIMNEY ELEMENTS, PROJECTING BAYS, UNIQUE CHARACTER AT BUILDING WINGS, AND UNIQUE CHARACTER AT THE COURTYARD FACADE



INITIAL VIEW OF PROJECT WHEN APPROACHED FROM THE EAST ON SW AVALON WAY



CONCEPTUAL STREET VIEW LOOKING UP SW AVALON WAY



PROPOSED FACADE FACING SW AVALON WAY



SECONDARY VIEW OF PROJECT WHEN APPROACHED FROM THE EAST ON SW AVALON WAY



CONCEPT STREET VIEW LOOKING DOWN SW AVALON WAY



AERIAL VIEW OF PREFERRED EXTERIOR DESIGN SOLUTION



CONCEPTUAL AERIAL VIEW FROM THE SOUTHWEST

DEPARTURE TABLE & RATIONALE

ZONING DEPARTURES	OPTION 1	OPTION 2	OPTION 3
REAR SETBACKS		X	X
SIDE SETBACKS BELOW 42' (STRUCTURED PARKING AREAS ONLY)		X	X
SIDE SETBACKS ABOVE 42'			X
STRUCTURE MAXIMUM WIDTH		X	X
STRUCTURE MAXIMUM DEPTH		X	X

DEPARTURE RATIONALE

The rear lot line is uniquely located abutting an unimproved alley, then a short steep slope, and then the West Seattle Stadium and park lands beyond. The rear setback requirement from the zoning code seems to be in place to protect neighboring properties from adjacent development being too close in proximity and thus blocking natural light. In the case of the proposed project, pushing the building towards the park and stadium would help enclose and define the stadium edges and it would provide for more 'eyes on the street' thus providing better security for the park and stadium.

The project requests a design departure for the side setbacks for structured parking only in order to reduce narrow slots of land that are not viewed from interior spaces and in turn create a partial security risk because of the created concealable spaces. The residential units would be setback since the units have windows that provide 'eyes on the street' without creating concealable spaces.

The requirement for additional upper level setbacks appears to be an attempt to minimize the shadow impact of taller structures onto the adjacent streets and public spaces. The additional setback is negligible and seems to contribute very little to the amount of natural light actually reaching SW Avalon Way. The preferred Option 3 proposes a lower building than what is allowed in the zone which does more to reducing shadow impact than a 2' upper story setback. Option 3 also proposes two mid-lot courtyards; one that would allow more sunlight to reach the adjacent street and a second one that faces the sun for resident use.

It has been a programmatic goal of the design team to maximize the FAR (Floor Area Ratio) of the project site. The zoning code compliant scheme, Option 1, does not maximize the FAR and creates a building that is square and deep in both directions, thus creating very unusable portions in the middle of the building mass plus a large portion of the 200' wide site becomes undevelopable. Both Options 2 & 3 have been designed to maximize the development capacity of the site by maximizing the allowable FAR (Floor Area Ratio). This departure request recognizes the intent of the zoning code to minimize overall building widths and depths in the MR zone, but the preferred Option 3 proposes a massing rhythm that compliments the context of the street which better satisfies the intent of the code.

SUMMARY

- ***As illustrated in the Rhythm Analysis, a wider 6-story building with portions that project towards the street and are recessed at a courtyard better contributes to the existing rhythm and street-wall of SW Avalon Way.***
- ***The proposed street facing courtyard / pedestrian access court would provide an excellent opportunity for a contributing, attractive, landscaped space along SW Avalon Way.***
- ***Option 3 proposes a large south facing courtyard and an increased amount of south facing resident units, thus taking advantage of scenic views towards the West Seattle Stadium, the West Seattle Golf Course and Mt. Rainier.***
- ***Option 3 proposes a large south facing landscaped courtyard activated by residential common amenity functions, and a similar building facade that faces the street side, that will provide a compatible and contextual appearance when viewed from the West Seattle Stadium and Golf Course.***
- ***This project proposes to incorporate green design and in turn take advantage of the FAR bonus permitted in the MR zone.***



WESTLAKE VILLAGE



222 VIEW APARTMENTS



CHELAN RESORT SUITES



THE DAKOTA



SALVEO - LEED H PLATINUM



H2O APARTMENTS - LEED H MIDRISE PILOT GOLD TARGET



BROADSTONE KOI APARTMENTS - LEED NC CERTIFIED TARGET



OLIVE WAY MIXED-USE APARTMENTS - LEED NC SILVER TARGET



MIST APARTMENTS - LEED NC SILVER TARGET

MEISSNER AVALON - DPD #3012306

EARLY DESIGN GUIDANCE