Proposal Description

1. The existing site is located on the northeast corner of the intersection of 59th Ave SW & Alki Ave SW. The site is trapezoidal with 105.92’ on Alki (north), 185.08’ (east), 88.02’ (south) and 126.32 on 59th Ave SW (west) and is composed of two separate parcels. The northern parcel is zoned NC1-30; the southern parcel is zoned LR-2. The site is occupied by 3 structures containing commercial and residential uses. Existing curbs and sidewalks adjoin the western and northern boundaries. Existing vehicle access is via an existing curbcut on Alki Avenue SW and two curbcuts on 59th Avenue SW. Overhead power poles are located on Alki Avenue SW and on the west side of 59th Avenue SW. The site is relatively flat and in a designated peat overlay.

2. The site is split zoned with NC1-30 on the north and LR-2 on the south. There is an ECA overlay designation for peat and shoreline zone (US Urban Stable). The property immediately to the east is zoned LR-1 and NC1-30. The property to the south is zoned LR-2.

3. Neighboring uses include single and multi-family to the south and east, multi-family to the west. Immediate businesses in the neighborhood include several restaurants and a tattoo shop.

4. Development objectives include utilizing the site for a mixed use building with commercial and residential uses. Residential uses will provide additional support for businesses in the Alki community. Lower floor commercial uses will be more appropriate fronting Alki Avenue SW where pedestrian and vehicle traffic is higher. Current plans call for 3 apartments over two floors of commercial and parking, and 6 apartments on two floors over parking and 2 ground level apartments. Parking access for 23 vehicles will be on 59th Avenue SW. The proposed structure on the NC1-30 portion of the site will utilize the 30’ height limit and 4’ height bonus. The LR-2 units will be built to meet the 30’ height limit.

Development Objective

1. Develop site to highest and best use (mixed-use building)
2. Provide increased housing opportunity in the Alki neighborhood
3. Provide a visual upgrade to the neighborhood and improve property values
4. Provide more environmentally friendly building
5. Provide opportunities for commercial tenant space
6. Enhance the pedestrian environment with pedestrian shops/ restaurants
7. Provide positive cash flow for the property
8. Provide financial benefits for a family investment

Proposed Density

<table>
<thead>
<tr>
<th>Type</th>
<th>Units</th>
<th>Sq. Ft.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential</td>
<td>13</td>
<td>11,561</td>
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<tr>
<td>Commercial</td>
<td>2</td>
<td>3,176</td>
</tr>
<tr>
<td>Parking</td>
<td>23</td>
<td>6,421</td>
</tr>
</tbody>
</table>

Design Review 07-17-14  Project #3015843  2626 Alki Avenue SW
**Site Analysis**

**Alki Ave SW**
- Primary pedestrian and vehicle access.
- Best orientation for ground floor businesses.
- SDOT Class 2 Arterial, 80’ R.O.W. required / existing.
- Overhead utilities on south side of R.O.W. will require building setback on upper floors.
- Street trees required.
- Best location for sidewalk dining.

**59th Ave SW**
- Secondary vehicle access.
- Primary pedestrian access from I to Alki Playfield and Alki Elementary School.
- Overhead utilities on west side of R.O.W.
- Underground utilities (water, storm sewer, sanitary sewer, and gas.)

**Views**
- Significant water and mountain views to northwest, north and northeast.
- Pedestrian and beach activity across Alki Ave SW.

**Amenities**
- Site is directly across from Alki Beach with access to beach and accessible pedestrian/bike pathway along beach.
- Alki playfield accessible approximately 100’ to south.
- Walking distance to numerous dining establishments, small shops and Alki lighthouse.
- Walking distance to Duwamish Head where outstanding views of downtown Seattle are available.

**Neighborhood Qualities**
Alki neighborhood provides a variety of housing types including single family, small apartment buildings, townhomes, condominium and mixed use housing. Alki Ave SW is a hub for pedestrian activity, “Sunday” drives and beach activity (volleyball, frisbee, skateboarding, swimming, biking). The city celebrates the opening of Seafair with the landing of the pirates on Alki Beach. Peak beach activity occurs in summer months. Restaurants cater to local West Seattle residents as well as being destination cafes for Seattleites and visitors. Parking in the neighborhood can be difficult especially in summer months. Thus the increased parking requirement for dwellings.

**Architectural context is mixed.** To the east, large newer 5 story condominiums and apartments are focused on the water view. Designs vary from contemporary to traditional. A variety of building designs in the immediate neighborhood range from simple early beach structures and cottages to newer midrise mixed use facilities and townsite townhomes.
ADDRESS: 2626 Alki Avenue SW, Seattle, WA 98116

LEGAL: Lots 4, 5, 6, 7 & B, Seaside Park replat of Alki Point Lot 2, according to theplat thereof, recorded in Volume 14 of plats, page 40, records of King County, Washington.

DPD ZONING MAP: 123

DPD PROJECT NO.: 3015843

PARCEL NO.: Parcel 765240-0020, 0030, 0035, & 0040

ZONING: NC1-30, LR-2, Urbanizable (US), Shoreline

OVERLAYS: Alki Parking, Peat Settlement, Archaeological Buffer

ECA: Peat Settlement, Liquification

SITE AREA: 13,706 SF (NC1-30 = 6,694 SF, LR-2 = 7,042 SF)

USES: NC1-30 - Commercial, Retail, Medical, Restaurant, Residential
      LR-2 - Residential

DENSITY: NC1-30
          No density limitations for mixed use
          1/1200 SF or 6 units, unlimited if LEED silver

STRUCTURE HEIGHT: NC1-30
      30' plus exceptions for pitched roof (5'-6" w/ 4/12 minimum pitch), rooftop features (open
      rails, parapet, skylights, stair and elevator penthouses, mechanical equipment, play equipment,
      chimneys), 4' exception for mixed use buildings subject to 13' floor to floor @ commercial and no
      view blockage of Mt Rainier, Olympics, Downtown, etc. Portion of structure within Shoreline Zone
      limited to 30'.

      LR-2
      30' plus exceptions for pitched roof (5'-6" w/ 4/12 minimum pitch or 10' w/ 6/12 minimum
      pitch). Rooftop features (open rails, planters, skylights, clerestories, greenhouses, parapets,
      flagpoles), 4' for partially below grade floor.

US
      30' plus exceptions in NC1-30 except 4' height

FLOOR AREA RATIO (FAR): NC1-30
      2.5 x 6,694 = 16,660 SF
      1.1 x 7,042 = 7,744 SF
      1.5 x 7,042 SF = 10,563 SF (LEED)

      LR-2
      2.5 x 6,694 = 16,660 SF
      1.1 x 7,042 = 7,744 SF
      1.5 x 7,042 SF = 10,563 SF (LEED)

STREET CLASSIFICATION: Alki Ave SW: Arterial, 80' R.O.W. (80' req'd)
                      59th Ave SW: Non arterial, 80' R.O.W. (80' req'd)

DEVELOPMENT STANDARDS:

  30' average depth, 15 min. commercial retail depth and floor-to-floor height of 13 min. (23.47A.006.6.3)

  50% of structure's non-residential footprint is maximum required. Residential uses may not exceed
  20% of street-level street-facing facade when facing an arterial (23.47A.005.C.3)

  60% of the street-facing facade between 2 and 8 feet above the sidewalk shall be transparent.

WIDTH/DEPTH:

  NC1-30
  LR-2
  No requirement

  Maximum width 90', Maximum building depth 65% of lot depth = .65 x 88' = 57.2'

RESIDENTIAL AMENITY:

  NC1-30
  5% of total gross floor area in residential use.

  Amenity space shall be landscaped. SF gross residential area x 0.05 = 3,549 x 0.05 =
  177 SF required amenity area.

  25% of gross lot area = 7,242 x 0.25 = 1,780 SF (50% at ground level = 680 Req'd)

LANDSCAPE:

  NC1-30
  Green area factor .30 minimum; Street trees per SDOT; 5' landscape between above grade parking
  garage and streets; 3' high screening along areas where garbage cans are contained, or 6' high
  screening for garbage dumpsters.

  Green area factor .60

DENSITY:

  NC1-30
  0' except when adjacent to R zone = 15' triangle at front

  For structures containing residential uses, 15' for portions of structure above 13' in height to a
  maximum of 40'. Above 40' an additional 2' of setback for every 10' of building height exceeding 40'.
  Rear setback may be measured from the centerline of the alley.

  LR-2
  3' minimum

  7' average, 5' minimum (5' if less than 40' building length)

  15' minimum with no alley

  Exceptions: Barrier-free ramps; 18' eaves; unenclosed within 5' of residential lots; no setbacks for below grade
  structures.

SETBACKS:

  NC1-30
  Front: 0'
  Side: 0'
  Rear: 0'

  LR-2
  Front: 3'
  Side: 7'
  Rear: 15'

PARKING / ACCESS:

  NC1-30
  Commercial (First 1,500 SF of each business establishment & Live/Work does not require parking)

  Office use = 1 space /1,000 SF, General Services = 1 space /500 SF, Dining = 1 space /250 SF

  Provide Car-Share Stalls = deduct 1 stall from required total

  1.5 space per unit

  Required Parking Stalls: Commercial = 3, Residential = 20, Total = 23

  Proposed = 23

SOLID WASTE / RECYCLING:

  Residential
  2-6 units = 84 SF, 9-15 units = 150 SF

  Commercial (5%)
  0-5,000 SF = 82 SF, 5,000-15,000 SF = 125 SF

  Required area = 150 + 62.5 = 212.5 SF

Design Review 07-17-14  Project #3015843  2626 Alki Avenue SW

#3015843
Streetscape Alki Ave SW

North Side

South Side
Interior Property Lines

Looking North @ East Property Line

Looking East @ South Property Line
Commercial Setback

ALL BUILDINGS SET BACK 8' FROM CURB TO FACE OF BUILDING AT PROPERTY LINE
PROPOSED SCHEME 4 (PREFERRED)

1. 2626 Marine Ave SW
   - Hard scape surface
   - Low fence

2. 3034 61st Ave SW
   - Mix of hard scape and landscape surface
   - High fence

3. 6100 SW Stevens
   - Mix of hard scape and landscape surface
   - Low fence

4. No fence due to depth of landscaping to sidewalk

Beach Porch
PROPOSED SCHEME 4 (PREFERRED)
(SEE SIGNAGE PLAN P. 21)
• GROUND LEVEL ARM COMMERCIAL - FLAT SIGN EXTERNALLY LT
• ARM OFFICE - LT RAISED LETTERS SOUTH OF ELEVATOR
• BUILDING SIGN - RAISED DARK LETTERS
• BACKLIT ABOVE LOWER ROOF

TULLY’S - 2716 ALKI
• WALL MOUNTED SIGN EXTERNALLY LT
• RAISED WEST LETTERS ON RACCAY

SUBWAY - 2758 ALKI
• FLAT SIGN INTERMEDIATE LT
• RAISED LETTERS ON RACCAY INTERMEDIATE LT
• FLAT SIGN INTERMEDIATE LT

STARBUCKS - 2742 ALKI
• FLAT SIGN INTERMEDIATE LT
• RAISED LETTERS ON RACCAY INTERMEDIATE LT

PEGASUS - 2710 ALKI
• COMMERCIAL SIGN INTERMEDIATE LT

CACTUS - 2820 ALKI
• FLAT SIGN LT

Neighborhood Signage

Design Review 07-17-14  Project #3015843  2626 Alki Avenue SW
Architectural Inspiration & Materials Cues

Exposed structure

Salt water weathered wood
Scheme 4
*Preferred

Site Plan

Advantages:
- Single building allows single elevator
- Reduced exterior wall exposure = more energy savings
- L-shaped retail on N 36th Ave SE
- Residential units at ground level on both pedestrian safety enhanced by locating access walk from pedestrian
- Tapered front prevents interaction between building tenants and pedestrians
- Tapered elevates power line conflict
- Single entry lobby
- Enhances security, less visitor congestion
- Increased opportunity for green roof
- Integrate green roof with architectural context
- No duplication of services, elevators, fire sprinkler resulting in higher more expensive housing
- Artfully designed retail frontage bulk
- Less stair/escalator structure above
to allow roof rear (less bulk)

Disadvantages:
- More apparent bulk (single building)
- Creates challenging floor to floor alignment between zones (stairs required)
- Requires design departure for curb cut in driveway

2nd Floor Plan

3rd Floor Plan

Section A-A

Section B-B

Design Review 07-17-14  Project #3015843  2626 Alki Avenue SW
Shadow Studies

March/Sept. 21st, 10:00am
March/Sept. 21st, 12:00pm
March/Sept. 21st, 2:00pm

June 21st, 10:00am
June 21st, 12:00pm
June 21st, 2:00pm

December 21st, 10:00am
December 21st, 12:00pm
December 21st, 2:00pm

Scheme 4
*Preferred
Scheme 4
*Preferred

Commercial Space along Alki
Project Design Guidelines

CONTEXT & SITE

CS1-A Energy Use
CS1-A-1. Energy Choices: Consideration is being given to the use of solar panels to offset energy use in the common areas of the proposed buildings. Currently the use of geo-thermal and wind for energy has been set aside.

CS1-B Sunlight and Natural Ventilation
CS1-B-2. Daylight and Shading.
CS1-B-3. Managing Solar Gain: The residential units will have the advantage of glazed openings from the west and east ends of the unit for light and cross ventilation. Large overhangs, balconies, trellises and landscaping (trees and a green roof) are proposed as shading devices.

CS2-A Location in the City and Neighborhood
CS2-A-1. Sense of Place: Plans have been modified to create a covered outdoor space on the corner of the intersection of Alki & 59th and at the NE corner of the 1st floor commercial area. We anticipate the corner area will become a place of social interaction between pedestrians and customers of the first floor commercial space. The building materials (wood beams, concrete column, zinc galvanized steel) will reinforce the natural beach materials (sand, stones & weathered wood).

CS2-B Adjacent Sites, Streets and Open Spaces
CS2-B-2. Connection to the Street: Ground level setbacks are incorporated into the first floor commercial at the NW and NE corners. A 2nd floor setback provides a break in the building bulk. Terraces incorporated into the sidewalk awning and 3rd floor setback provide opportunity for connection to street activity. Large glazed door panels connect 1st floor interior commercial spaces to the outdoors. No other commercial building on Alki is set back from the street property line. All restaurants use the large 10’ sidewalks for seating.

CS2-C Relationship to the Block
CS2-C-1. Corner Sites: A glazed elevator tower will serve as a focal point as will the corner patio at the northwest corner.

CS2-D Height Bulk and Scale
CS2-D-2. Massing Choices, CS2-D-3. Respect for Adjacent Sites: The building is oriented towards Alki and 59th and the residential portion is generously setback from the neighbors to the east.

CS3-A Emphasizing Positive Neighborhood Attributes
CS3-A-1. Fitting Old and New Together: Large beamed overhangs and exposed structural metal connections provide the link between past and present architecture (post and beam era). Building modules have been revised from 7 to 5 bays with each bay approximately 17’ wide (21’ wide on the diagonal), reducing the apparent visual width of the structure. The views of Puget Sound and Alki beach are primary assets of the property. These views for tenants and customers are a priority, thus the large expanse of glazing.

PL1-A Public Life
PL1-A-1. Network of Open Spaces
PL1-A-2. Enhancing Open Space: A 1/2” setback with landscaping and beach porches enhance the pedestrian experience on the residential area of the site (59th Avenue SW). Two residential units have been added to the ground floor along 59th.

PL1-B Walkways and Connections
PL1-B-1. Pedestrian Volumes & Amenities
PL1-B-2. Pedestrian Amenities: To encourage public connection, the ground floor spaces on the commercial portion of the project include rol-up glazed doors (in addition to man doors). Outdoor seating areas are included on the eastern and western portions of the ground floor commercial spaces.

PL2-B Safety and Security
PL2-B-1. Eyes on the Street
PL2-B-2. Lighting for Safety,
PL2-B-3. Street-Level Transparency: A gated deck will be incorporated at the parking entry on 59th SW. In order to accommodate building tenants the garage will be secured to meet commercial tenants’ needs. Dwelling units have been added at street level to “bring eyes on the street” and reduce blank walls.

PL2-C Weather Protection
PL2-C-1. Locations and Coverage,
PL2-C-2. Design Integration,
PL2-C-3. People-Friendly Spaces: The proposed timber canopy has been revised to include glazed and/or trellised openings to allow light onto the sidewalk. A building overhang and canopy provide protection at the building lobby.

PL3-A Entries
PL3-A-1. Design Objectives,
PL3-A-4. Ensemble of Elements: Scheme 4 proposes a single pedestrian entry visible from Alki Avenue SW and SW 59th Avenue SW. A single lobby was chosen for the following reasons:

- Better tenant security
- Less access doors
- Less confusion for pedestrians
- Less building bulk
- Less energy loss
- Opportunity for more affordability

PL3-B Residential Edges
PL3-B-1. Security and Privacy: Parking has been revised to avoid the need for screening.
PL3-B-2. Ground-Level Residential: The residential lobby is located on 59th SW visible from Alki's Avenue SW.
PL3-B-3. Interactions: Ground level units (D) are proposed on 59th SW. A bicycle/kayak storage room has been added to the ground level facade facing 59th Avenue SW.

PL3-C Retail Edges
PL3-C-1. Porous Edge,
PL3-C-2. Visibility.
PL3-C-3. Ancillary Activities: Building recesses at the NE and NW corners of the commercial ground level provide opportunities for interaction with pedestrians on Alki Avenue SW. Operable glazed door openings will complement this interaction. Tenancy on the second and third floor offer additional interaction with street level pedestrians.

PL4-B Planning Ahead for Transit
PL4-B-2. On Site Transit Stops: A ground level setback is proposed near the existing bus stop. In addition to the canopy, this will provide more covered waiting area for transit riders.
DC1-B Vehicular Access and Circulation
DC1-B-1. Access Location and Design: The vehicle access location will remain 12’ in width.

DC1-C Parking and Service Uses
DC1-C-2. Visual Impacts: The blank facade facing 59th Avenue SW has been replaced with ground level units. A pair of planted “wave” screens with contrasting climbing plants is proposed to screen parking at the east and south property lines.
DC1-C-4. Service Uses: Trash/recycle location has been moved west near the vehicle entrance. This location should be close enough for direct collection (collectors rolls out dumpsters for access and returns dumpster to collection area).

DC2A Massing
DC2-A-1. Site Characteristics and Uses: The proposed scheme 4 presents a single building rather than a two building scheme. In addition to the reasons listed in PL-3-A, it was determined that a 2 building scheme with a staggered 10’ offset between structures would appear as a single structure when viewed from Aki Avenue SW. Viewing the structure from 59th Avenue SW would also give the appearance of one structure because of the staggered offset proposed in scheme 1.

DC2-A-2. Reducing Perceived Mass: An open garage door between the residential and commercial portions of the structure will help define and break up the two portions of the building from the street. The L2 building uses similar architectural elements but arranges them to differentiate itself from the commercial portion. The terracing of floor levels on Aki will break up the perceived bulk from the beach side.

DC2-B Architectural and Facade Composition
DC2-B-1. Facade Composition: Articulated storage modules at the east elevation remain as visual interest while providing tenant storage.
The blank facade facing 59th Avenue SW has been replaced with ground level units.
DC2-B-2. Blank Walls: A green wall adds interest to the facade facing the south property line.

DC2-C Secondary Architectural Features
DC2-C-1. Visual Depth and Interest: Multiple projecting balconies and recesses in the facades, beams, columns, glazed elevator tower, integrated signage and a Runnelsian rock.
DC2-C-2. Dual Purpose Elements: Balconies serve as an awning over the sidewalk along Aki and around the corner to the building lobby and as partial patio/entry covers at the ground level units on 59th.
DC2-C-3. Fit with Neighboring Buildings: Wood beams for structural support at main column lines and decks, at trellises for glazing support. Zinc finisheis finishes and glasses.

DC2-D Scale and Texture
DC2-D-1. Human Scale: DC2-D-2. Texture: Contrasting texture of concrete walls, columns and wood beams with zinc coated connectors will provide ground level interest.

DC2-E Form and Function
DC2-E-1. Legibility and Flexibility: Single main doors have been included in building facade to provide variety in the facade and flexible entry points to reconfigurable commercial space.

DC3-A Building-Open Space Relationship
DC3-A-1. Interior/Exterior Fit: Open space at sidewalk level has been added at the east and west ends of the commercial portion of the project. The 10’ deep setback on 59th Avenue SW remains as a landscaped open space amenity.

DC3-B Open Space Uses and Activities
DC3-B-1. Meeting User Needs: Two areas of commercial related open space along the sidewalk to serve more than one configuration of the commercial space.
DC3-B-4. Multifamily Open Space: A rock sculpture amenity which can be used as seating provides a passive reflective open space at the southeast corner off the site. A roof top deck, with Sound views, accessible to all is provided.
<table>
<thead>
<tr>
<th>LAND USE CODE SECTION</th>
<th>REQUIREMENT</th>
<th>DEPARTURE</th>
<th>JUSTIFICATION</th>
</tr>
</thead>
<tbody>
<tr>
<td>1a. 23.54.030.D.2.a.2 Driveways</td>
<td>Non-residential uses require a 22' wide (min) width for 2-way traffic.</td>
<td>12' width is provided</td>
<td>23.42.030.A requires commercial parking be accessed through the commercial (NC1) zone. The preferred Scheme 4 locates the driveway at the NC1 zone boundary. The 12' width minimizes the impact on traffic at the stop sign on 59th (see Scheme 4 - Site Plan, p. 16).</td>
</tr>
<tr>
<td>1b. 23.54.030.F.2.b.2 Curb Cuts</td>
<td>Non-residential uses require a 22' wide (min) width for 2-way traffic.</td>
<td>12' width is provided</td>
<td>See justification for 1a above.</td>
</tr>
</tbody>
</table>