

# 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 8 apartments on two floors over parking and 2 ground level apartments. Parking access for 23 vehicles will be will be off of 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

|                            |  |           |
|----------------------------|--|-----------|
| Residential                |  |           |
| 13 Apartments              |  | 11,561 SF |
| Commercial                 |  |           |
| 2 Retail/Restaurant Spaces |  | 3,176 SF  |
| 5 Office Spaces            |  | 6,421 SF  |
| Parking                    |  |           |
| 23 Ground Level Stalls     |  |           |

# Index

|    |   |
|----|---|
| 1  | Proposal Description / Index                  |
| 2  | Existing Uses                                 |
| 3  | Site Analysis                                 |
| 4  | Zoning Map                                    |
| 5  | Zoning Analysis                               |
| 6  | Axonometric Photo                             |
| 7  | Survey  |
| 8  | Streetscape Alki Ave SW                       |
| 9  | Streetscape 59th Ave SW                       |
| 10 | Interior Property Lines                       |
| 11 | Neighborhood Context                          |
| 12 | Commercial Setback                            |
| 13 | Commercial Bays                               |
| 14 | Street Porch                                  |
| 15 | Neighborhood Signage                          |
| 16 | Architectural Inspiration & Materials Cues    |
| 17 | Architectural Inspiration & Materials Cues    |
| 18 | Scheme 1 - Plans: 1st - 3rd                   |
| 19 | Scheme 1 - Perspectives                       |
| 20 | Scheme 4 *Preferred - Plans: 1st - 3rd        |
| 21 | Scheme 4 *Preferred - Plans: Roof & Landscape |
| 22 | Scheme 4 *Preferred - Perspectives            |
| 23 | Scheme 4 *Preferred - Shadow Studies          |
| 24 | Scheme 4 *Preferred - Signage                 |
| 25 | Scheme 4 *Preferred - Lighting                |
| 26 | Scheme 4 *Preferred - North & West Elevations |
| 27 | Scheme 4 *Preferred - South & East Elevations |
| 28 | Scheme 4 *Preferred - Character Sketch        |
| 29 | Scheme 4 *Preferred - Character Sketch        |
| 30 | Project Design Guidelines                     |
| 31 | Project Design Guidelines                     |
| 32 | Scheme 4 *Preferred - Departures              |



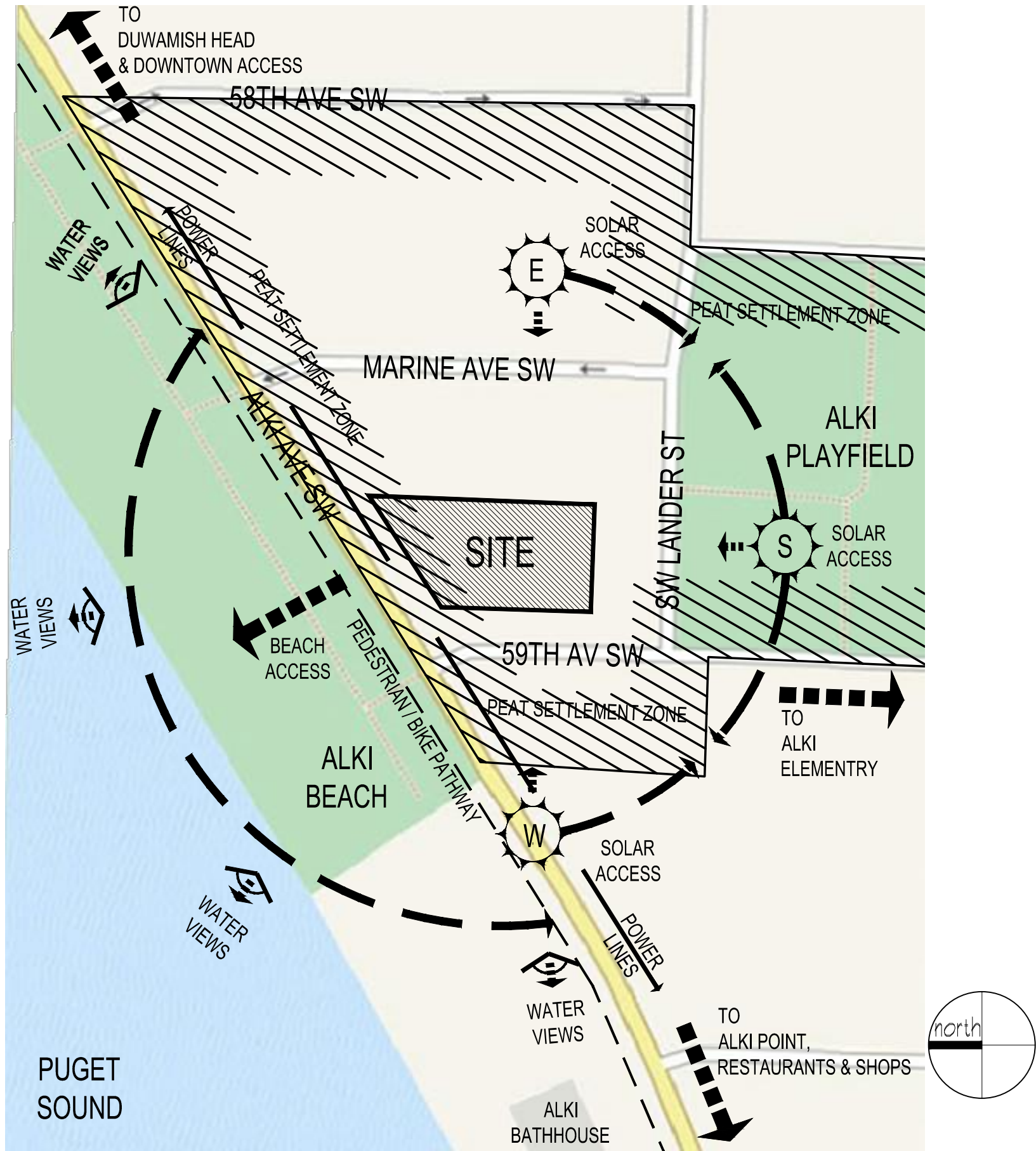
## Existing Uses

- |  |  |
|--|--|
| 1. OFFICE/BEACH DOGS APTS, 2-STORY               | 30. DUPLEX, 1-STORY                    |
| 2. SAIGON BOAT CAFE, 1-STORY                     | 31. APT, 2-STORY, 6 UNITS              |
| 3. MEDICAL MARIJUANA/APTS, 2-STORY               | 32. APT, 2-STORY, 3 UNITS              |
| 4. ICE CREAM/ALKI BEACH TATTOO/APTS, 2 1/2-STORY | 33. APT, 2-STORY                       |
| 5. EL CHUPACABRA CAFE, 3-STORY                   | 34. APT, 2-STORY, 21 UNITS             |
| 6. PEPPERDOCK BURGERS & APTS, 2-STORY            | 35. SPUD REST, 2-STORY                 |
| 7. SLICES CAFE, 1-STORY                          | 36. TULLYS COFFEE, 1-STORY             |
| 8. AMPERSAND COFFEE, 1-STORY                     | 37. APT, 2-STORY, 4 UNITS              |
| 9. WHEEL FUN BIKE/CART RENTAL, 1-STORY           | 38. APT, 2-STORY, 4 UNITS              |
| 10. COASTAL SURF BOUTIQUE 1 1/2-STORY            | 39. APT, 2-STORY, 4 UNITS              |
| 11. ENVY ON ALKI SALON, 1-STORY                  | 40. APT, 2-STORY, 5 UNITS              |
| 12. APT, 2-STORY, 2 UNIT                         | 41. SFR, 1-STORY                       |
| 13. APT, 2-STORY, 2 UNITS                        | 42. SFR, 1-STORY                       |
| 14. SFR, 1-STORY                                 | 43. SFR, 1-STORY                       |
| 15. SFR, 2-STORY                                 | 44. SFR, 1-STORY                       |
| 16. SFR, 1-STORY                                 | 45. SFR, 1-STORY                       |
| 17. SFR, 1-STORY                                 | 46. SFR, 2-STORY                       |
| 18. APT, 3-STORY, 5 UNITS                        | 47. SFR, 1 1/2-STORY                   |
| 19. APT, 3-STORY, 2 UNITS                        | 48. SFR, 1-STORY                       |
| 20. SFR, 1-STORY                                 | 49. SFR, 1STORY                        |
| 21. SFR, 1-STORY                                 | 50. DUKES REST, 3-STORY                |
| 22. DUPLEX, 3-STORY                              | 51. ALKI SANDS APTS, 4-STORY, 36 UNITS |
| 23. DUPLEX, 2-STORY                              |  |
| 24. SFR, 1-STORY                                 |  |
| 25. SFR, 1-STORY                                 |  |
| 26. SFR w/ ADU, 2-STORY                          |  |
| 27. SFR, 1-STORY                                 |  |
| 28. DUPLEX, 3-STORY                              |  |
| 29. SFR, 1-STORY                                 |  |

- = NC1-30
- = LR1
- = LR2
- = LR3
- = SF 5000







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 / 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, skating, 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.

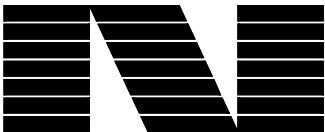
Architectural context is mixed. To the east, large newer 5 story condominiums and apartments are focused on the water view. Designs vary from contemporary to traditional. A variety of building designs in the immediate neighborhood range from simple early beach structures and cottages to newer midrise mixed use facilities and lowrise townhomes.



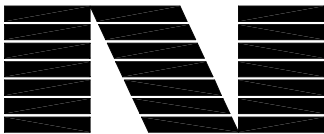
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|                         |   |  |                                   |            |   |
|-------------------------|---|--|-----------------------------------|------------|---|
| ADDRESS:                | 2626 Alki Avenue SW, Seattle, Wa 98116  |  | DEVELOPEMENT STANDARDS:           |            | 30' average depth, 15' min. commercial/retail depth and floor-to-floor height of 13' min. (23.47A.008 B.3).<br>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).<br>60% of the street-facing facade between 2 and 8 feet above the sidewalk shall be transparent. |
| LEGAL:                  | Lots 4, 5, 6, 7 & 8, Seaside Park replat of Alki Point Lot 2, according to the plat thereof, recorded in Volume 14 of plats, page 40, records of King County, Washington.   |  | WIDTH/DEPTH:                      |            |   |
| DPD ZONING MAP:         | 123   |  | NC1-30                            |            | No requirement  |
| DPD PROJECT NO.:        | 3015843   |  | LR-2                              |            | Maximum width 90', Maximum building depth 65% of lot depth = .65 x 88' = 57.2'  |
| PARCEL NO.:             | Parcel 765240-0020, 0030, 0035, & 0040  |  | RESIDENTIAL AMENITY:              |            |   |
| ZONING:                 | NC1-30, LR-2, Urban Stable (US), Shoreline  |  | NC1-30                            |            | 5% of total gross floor area in residential use.<br>Amenity space shall be landscaped. SF gross residential area x 0.05 = 3,549 x 0.05 = 177 SF required amenity area.  |
| OVERLAYS:               | Alki Parking, Peat Settlement, Archaeological Buffer  |  | LR-2                              |            | 25% of gross lot area = 7,042 x 0.25 = 1,760 SF (50% at ground level = 880 Req'd)   |
| ECA:                    | Peat Settlement, Liquifaction   |  | LANDSCAPE:                        |            |   |
| SITE AREA:              | 13,706 SF (NC1-30 = 6,664 SF, LR-2 = 7,042 SF )   |  | 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.  |
| USES:                   | NC1-30 - Commercial, Retail, Medical, Restaurant, Residential<br>LR-2 - Residential   |  | LR-2                              |            | Green area factor .60   |
| DENSITY:                |   |  | SETBACKS:                         |            |   |
| NC1-30                  | No density limitations for mixed use  |  | NC1-30                            | FRONT      | 0'  |
| LR-2                    | 1/1200 SF or 6 units, unlimited if LEED silver  |  |                                   | SIDE       | 0' except when adjacent to R zone = 15' triangle at front   |
|                         |   |  |                                   | REAR       | 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'.<br>Rear setback may be measured from the centerline of the alley.  |
| STRUCTURE HEIGHT:       |   |  |                                   |            |   |
| NC1-30                  | 30' plus exceptions for pitched roof (5'-0" 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                              | FRONT      | 5' minimum  |
|                         |   |  |                                   | SIDE       | 7' average, 5' minimum (5' if less than 40' building length)  |
|                         |   |  |                                   | REAR       | 15' minimum with no alley   |
|                         |   |  |                                   | EXCEPTIONS | Barrier-free ramps; 18" eaves; unenclosed within 5' of residential lots; no setbacks for below grade structures.  |
|                         |   |  |                                   |            |   |
| LR-2                    | 30' plus exceptions for pitched roof (5'-0" 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.  |  | PARKING / ACCESS:                 |            | Street access (no alley)<br>Commercial (First 1,500 SF of each business establishment & Live/Work does not require parking)<br>Office use = 1 space /1,000 SF, General Sales/Service = 1 space / 500 SF,Dining = 1space/250 SF<br>Provide Car-Share Stall = deduct 1 stall from required total  |
|                         |   |  | NC1-30                            |            | 1.5 space per unit<br>Required Parking Stalls: Commercial = 3, Residential = 20, Total = 23<br>Proposed = 23  |
| US                      | 30' plus exceptions in NC1-30 except 4' height  |  | LR-2                              |            |   |
| FLOOR AREA RATIO (FAR): |   |  |                                   |            |   |
| NC1-30                  | 2.5 x 6,664 = 16,660 SF   |  |                                   |            |   |
| LR-2                    | 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)<br>59th Ave SW: Non arterial, 80' R.O.W. (80' req'd)  |  | SOLID WASTE / RECYCLING:          |            | Rear load container<br>2-8 units = 84 SF, 9-15 units = 150 SF<br>0-5,000 SF = 82 SF, 5000-15,000 SF = 125 SF<br>Required area = 150 + 62.5 = 212.5 SF   |
|                         |   |  | Residential                       |            |   |
|                         |   |  | Commercial (½ )                   |            |   |













# Streetscape Alki Ave SW

North Side



ALKI BEACH PARK/  
BICYCLE-PEDESTRIAN PATH  
BETWEEN BEACH AND STREET

South Side



CAFE/  
APTS ABOVE

CAFE/  
APTS ABOVE

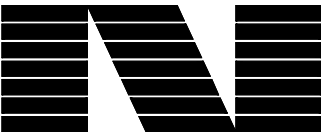
TATTOO SHOP/  
ICE CREAM SHOP/  
APTS ABOVE

MEDICAL MARIJUANA  
DISPENSARY/  
APTS ABOVE

CAFE

OFFICE/  
PET SUPPLY SHOP/  
APTS ABOVE

SITE







APARTMENTS



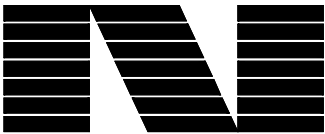
OFFICE/  
PET SUPPLY SHOP/  
APTS ABOVE

APARTMENTS

APARTMENTS

APARTMENTS

SITE



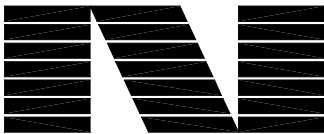




Looking North @ East Property Line



Looking East @ South Property Line







- ◀ **1 RESTAURANT**
- \* TERRACED FACADE
  - \* MASONRY & WOOD EXTERIOR
  - \* LARGE GLAZED OPENINGS



- ◀ **2 RESTAURANT**
- \* TERRACED FACADE
  - \* LARGE DECK AREA
  - \* LARGE GLAZED OPENINGS
  - \* STUCCO



- ◀ **4 2-RESTAURANTS**
- \* ONE STORY
  - \* WOOD & MASONRY
  - \* STREET FRONT PATIO



- ◀ **6 APARTMENTS**
- \* MASONRY EXTERIOR
  - \* EXTERIOR TERRACE

- ◀ **RESTAURANT 7**
- \* LARGE GLAZED AREAS
  - \* WOOD SIDING



- ◀ **RETAIL 3**
- \* MASONRY EXTERIOR
  - \* FLAT ROOF



- ◀ **RESTAURANTS /SHOPS/APARTMENTS 5**
- \* OUTDOOR TERRACE
  - \* ROOF TERRACE
  - \* WOOD SIDING



- ◀ **8 TOWNHOMES /CONDOMINIUM**
- \* PITCHED & FLAT ROOFS
  - \* LARGE GLAZED AREAS
  - \* ROOF TERRACE
  - \* GLAZED GARAGE DOORS
  - \* METAL & WOOD SIDING



- ◀ **9 SF RESIDENCE /TOWNHOMES**
- \* TERRACED FACADE
  - \* DECKS
  - \* WOOD SIDING



- ◀ **10 TENNIS COURTS & ALKI PLAYFIELD**



- ◀ **11 APARTMENTS**
- \* PITCHED ROOF
  - \* WOOD SIDING
  - \* LARGE WINDOW GROUPINGS



# Commercial Setback

ALL BUILDINGS SET BACK 12-13' FROM CURB  
TO FACE OF BUILDING AT PROPERTY LINE



1 CACTUS - 2820 ALKI  
\* ADDITIONAL 12" COLUMN SETBACK  
\* ADDITIONAL (1) ENTRY DOOR SETBACK

5 DUKES - 2516 ALKI  
\* ADDITIONAL 12" COLUMN SETBACK  
\* ADDITIONAL (1) ENTRY DOOR SETBACK  
\* TABLES ON SIDEWALK

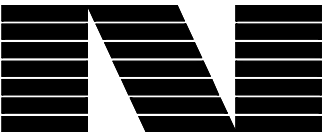


2 SUBWAY - 2758 ALKI  
\* ADDITIONAL (1) ENTRY DOOR SETBACK  
\* TABLES ON SIDEWALK



3 PEGASUS - 2770 ALKI  
\* ADDITIONAL (1) ENTRY DOOR SETBACK  
\* TABLES ON SIDEWALK

4 STARBUCKS - 2742 ALKI  
\* ADDITIONAL (1) ENTRY DOOR SETBACK  
\* TABLES ON SIDEWALK





## PROPOSED SCHEME 4 (PREFERRED) 22' BAYS



◀5 DUKES - 2516 ALKI  
11' BAYS

CACTUS - 2820 ALKI ▶  
17' BAYS



◀4 STARBUCKS - 2742 ALKI  
21' BAYS



◀2 SUBWAY - 2758 ALKI  
12' BAYS

PEGASUS - 2770 ALKI ▶  
22' / 11' BAYS







◀1 2626 MARINE AVE SW  
\* HARDSCAPE SURFACE  
\* LOW FENCE

PROPOSED SCHEME 4 (PREFERRED)  
\* 1' x 10' PERMEABLE PAVING WITH LANDSCAPING SURROUND  
\* NO FENCE DUE TO DEPTH OF LANDSCAPING TO SIDEWALK

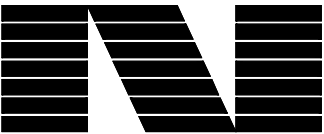
6108 SW STEVENS 4▶  
\* MIX OF HARDSCAPE AND LANDSCAPE SURFACE  
\* LOW FENCE



3034 61ST AVE SW  
\* MIX OF HARDSCAPE AND LANDSCAPE SURFACE  
\* HIGH FENCE



◀2 3▶





PROPOSED SCHEME 4 (PREFERRED)  
(SEE SIGNAGE PLAN P. 21)

- \* GROUND LEVEL ALKI COMMERCIAL - BLADE SIGNS EXTERNALLY LIT
- \* 2ND FLR OFFICE - LIT RAISED LETTERS SOUTH OF ELEVATOR
- \* BUILDING ID SIGN - RAISED DARK LETTERS, BACKLIT, ABOVE LOWER ROOF



TULLY'S - 2676 ALKI  
\* WALL MOUNTED SIGN, EXTERNALLY LIT  
\* RAISED NEON LETTERS ON RACEWAY



PEGASUS - 2770 ALKI  
\* COMMERCIAL SIGN, INTERNALLY LIT



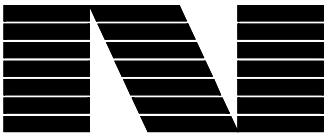
SUBWAY - 2758 ALKI  
\* RAISED LETTERS ON RACEWAY, INTERNALLY LIT  
\* BLADE SIGN, INTERNALLY LIT



STARBUCKS - 2742 ALKI  
\* BLADE SIGNS, INTERNALLY LIT  
\* RAISED LETTERS ON RACEWAY, INTERNALLY LIT



CACTUS - 2820 ALKI  
\* BLADE SIGNS, UNLIT



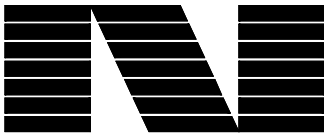




EXPOSED STRUCTURE



SALT WATER WEATHERED  
WOOD







GRAY  
COLUMNAR FORMS



EXPOSED  
CONCRETE

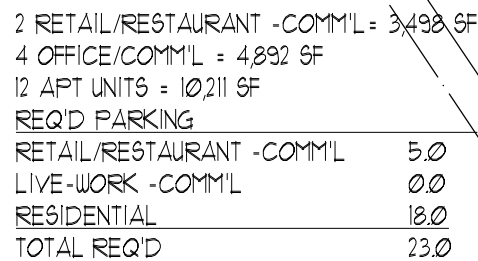


SAND  
PEBBLES  
BOLDERS





# Scheme 1



## SCHEME 1

- 2 BLDGS (1 MIXED-USE, 1 MULTI-FAMILY)
- 3 STORY TERRACED STRUCTURE
- VEHICLE ACCESS OFF 59TH AVE SW
- PARKING FOR 25 VEHICLES

## ADVANTAGES

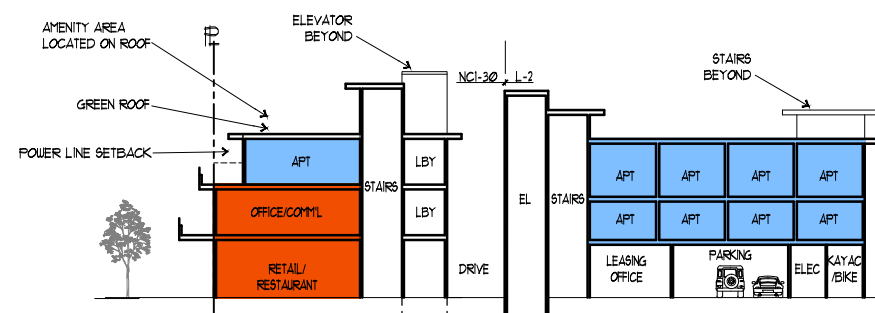
- MAXIMIZED COMMERCIAL EXPOSURE ON ALKI SW
- SEPARATES PEDESTRIAN ACCESS FOR APT. FROM MIXED USE STRUCTURE
- MINIMIZES AUTO TRAFFIC ON ALKI
- MORE PEDESTRIAN SAFETY ON ALKI
- REDUCTION IN APPARENT BULK, 10' BETWEEN BUILDINGS
- NO RAMP SYSTEM REQUIRED @ UPPER FLOORS

## DISADVANTAGES

- REQUIRES 2 ELEVATORS = MORE ENERGY USE
- INCREASED EXTERIOR WALL EXPOSURE-MORE ENERGY USE
- NO GRADE LEVEL RESIDENTIAL (LOBBY, STAIR & ELEVATOR UTILIZE AREA
- TWO BUILDING ENTRIES- LESS SECURE, POSSIBLE CONFUSION FOR VISITORS
- DESIGN DEPARTURE REQUIRED FOR VEHICLE ACCESS
- MORE STRUCTURE (ELEVATOR AND STAIR) EXTENDS ABOVE 30' HEIGHT LIMIT CREATING MORE BULK
- NARROWER DWELLING UNITS ON LR ZONED PORTION OF SITE
- MORE CIRCULATION SPACE
- REQUIRES REFUSE/RECYCLE & LOADING ZONE

## DISADVANTAGES

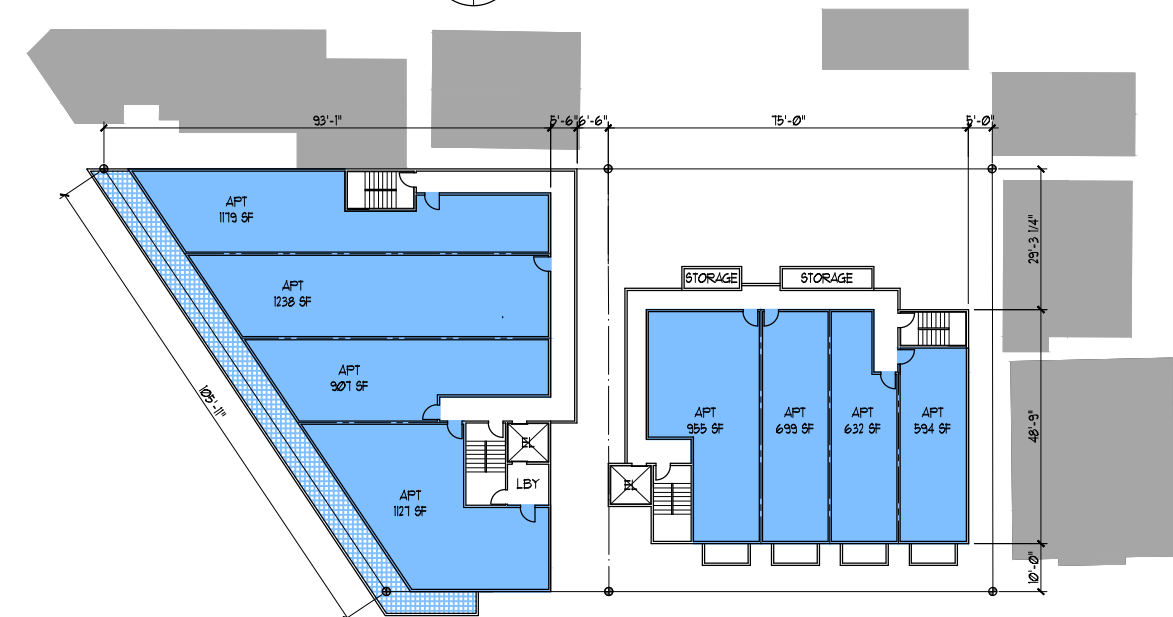
- INCREASES BLDG COST W/DUPLICATION OF SERVICES "ELEC., ELEV/EQUIP & FIRE SPRINKLER" RESULTING IN MORE EXPENSIVE HOUSING



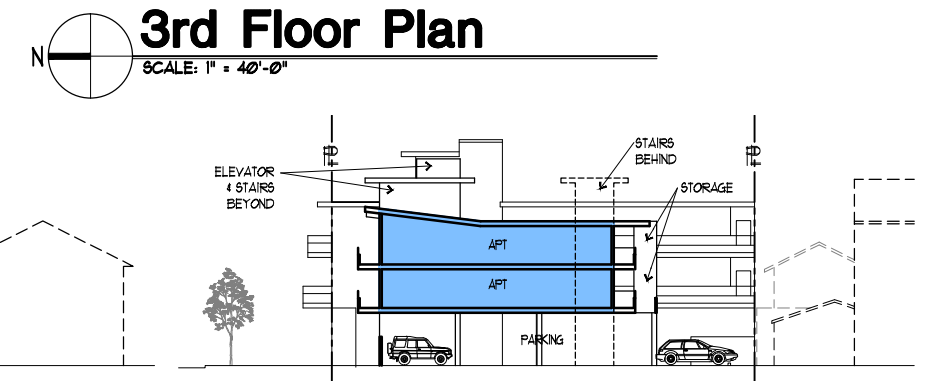
SECTION A-A



## 2nd Floor Plan



### 3rd Floor Plan



SECTION B-B







Northwest Perspective



Southwest Aerial Perspective



Southeast Aerial Perspective



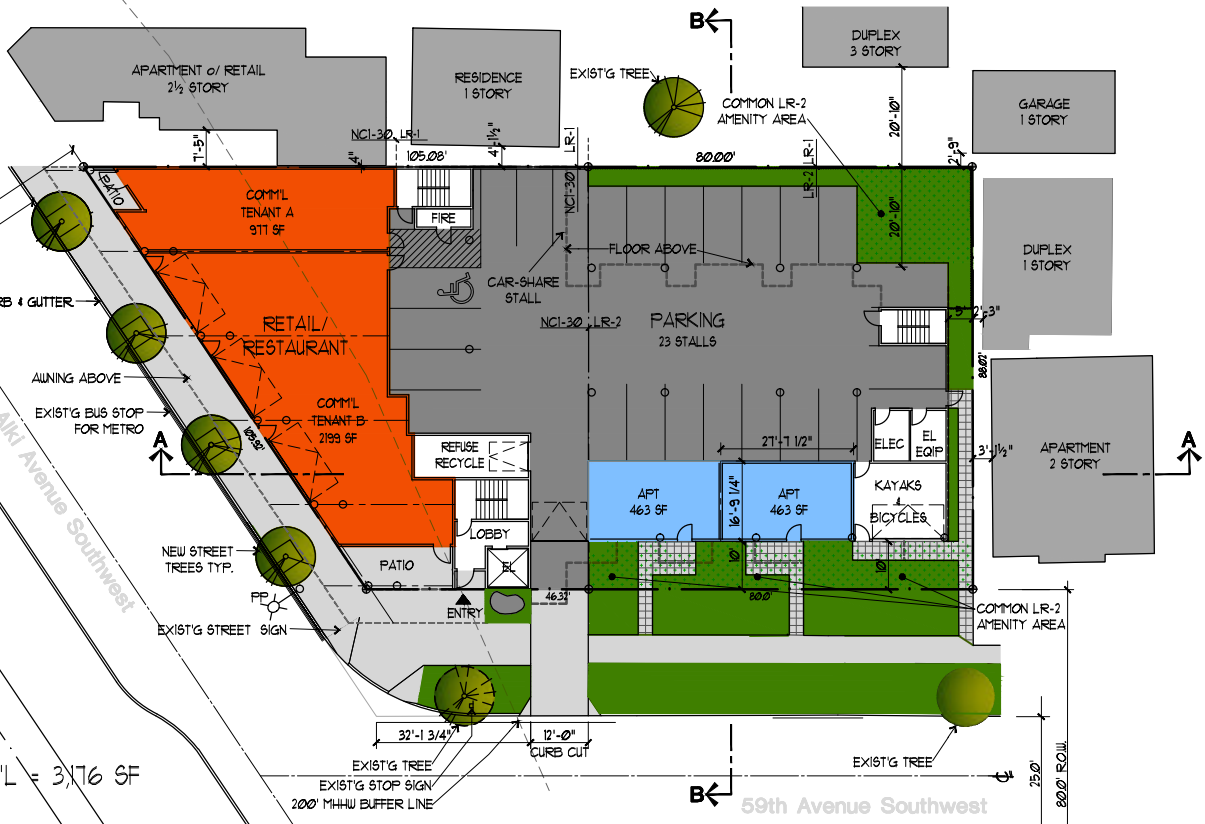
Scheme 4

\*Preferred

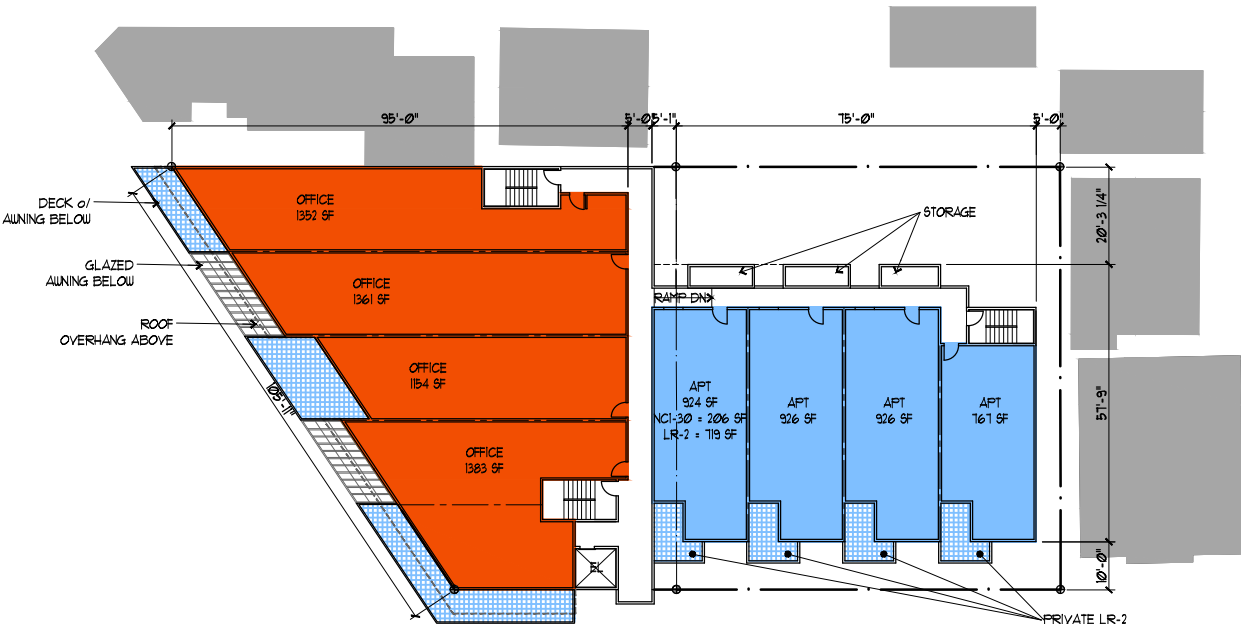
|                              |             |
|------------------------------|-------------|
| 2 RETAIL/RESTAURANT - COMM'L | = 3,176 SF  |
| 5 OFFICE - COMM'L            | = 6,421 SF  |
| 13 APT UNITS                 | = 11,561 SF |
| REQ'D PARKING                |             |
| RETAIL/RESTAURANT - COMM'L   | 3.0         |
| OFFICE - COMM'L              | 0.0         |
| RESIDENTIAL                  | 19.5        |
| TOTAL REQ'D                  | 23.0        |

- SCHEME 4
- SINGLE BUILDING MIXED USE
  - 3 STORY TERRACED STRUCTURE
  - VEHICLE ACCESS OFF 59TH AVE SW
  - PARKING FOR 23 VEHICLES
- DISADVANTAGES
- MORE APPARENT BULK (SINGLE BUILDING)
  - CREATES CHALLENGING FLOOR TO FLOOR ALIGNMENT BETWEEN ZONES (RAMPS REQUIRED)
  - REQUIRES DESIGN DEPARTURE FOR CURB CUT & DRIVEWAY WIDTH

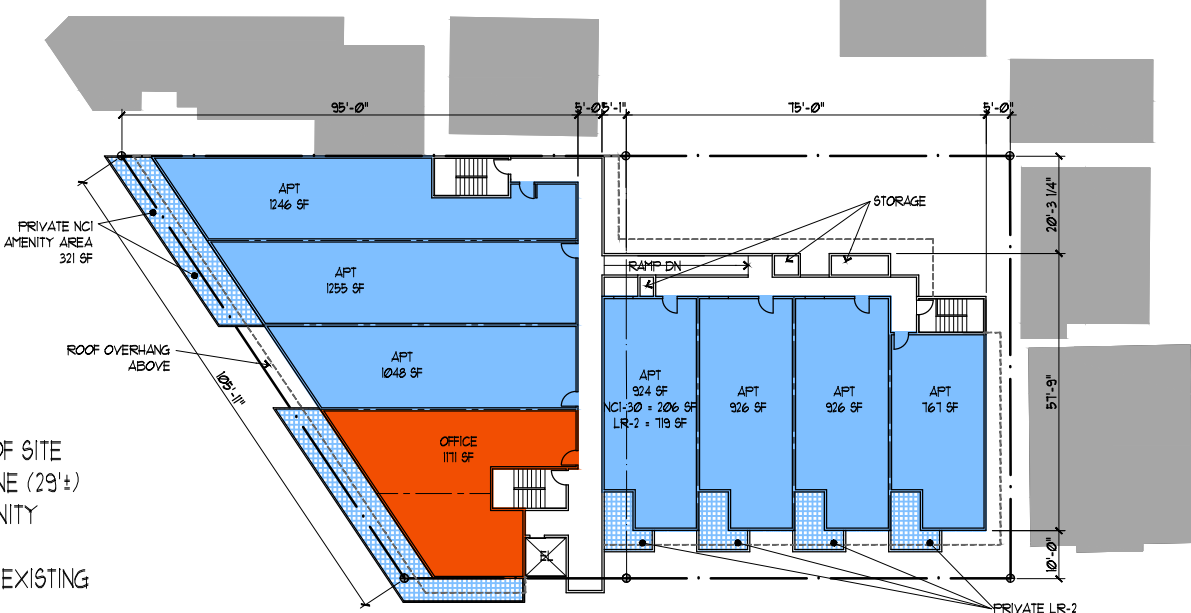
- ADVANTAGES
- SINGLE BUILDING ALLOWS SINGLE ELEVATOR
  - REDUCES EXTERIOR WALL EXPOSURE = MORE ENERGY SAVINGS
  - MAXIMIZED RETAIL ON 59TH AVE SW
  - RESIDENTIAL UNITS AT GROUND LEVEL ON 59TH
  - PEDESTRIAN SAFETY ENHANCED BY LOCATING ACCESS AWAY FROM INTERSECTION
  - TERRACING PROMOTES INTERACTION BETWEEN BUILDING TENANTS AND PEDESTRIANS
  - TERRACING ELIMINATES POWER LINE CONFLICT
  - SINGLE ENTRY LOBBY: ENHANCES SECURITY, LESS VISITOR CONFUSION
  - INCREASED OPPORTUNITY FOR GREEN ROOF
  - INTEGRATES GREEN ROOF WITH ARCHITECTURAL CONCEPT
  - NO DUPLICATION OF SERVICES "ELEC., ELEV/EQUIP & FIRE SPRINKLER RESULTING IN HIGHER MORE EXPENSIVE HOUSING
  - ARTICULATED FACADE REDUCES APPARENT BULK
  - LESS STAIR / ELEVATOR STRUCTURE ABOVE ALLOWED ROOF HEIGHT (LESS BULK)
- REFUSE AREA CLOSE TO PICKUP POINT
  - LARGER AREA FOR OUTDOOR SEATING
  - WIDER DWELLING UNITS ON LR ZONED PORTION OF SITE
  - INCREASED SETBACK FROM EAST PROPERTY LINE (29'±)
  - EASIER ACCESS FOR LR2 APARTMENTS TO AMENITY SPACE ON NC ROOF
  - ROOFTOP AMENITY LOCATION IS FARTHER FROM EXISTING APARTMENTS TO THE SOUTH



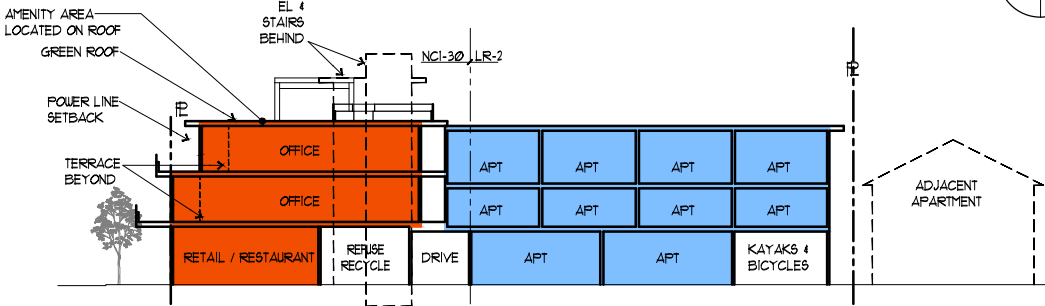
Site Plan



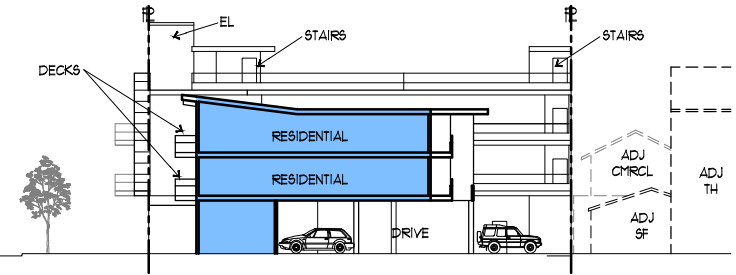
2nd Floor Plan



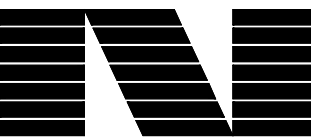
3rd Floor Plan



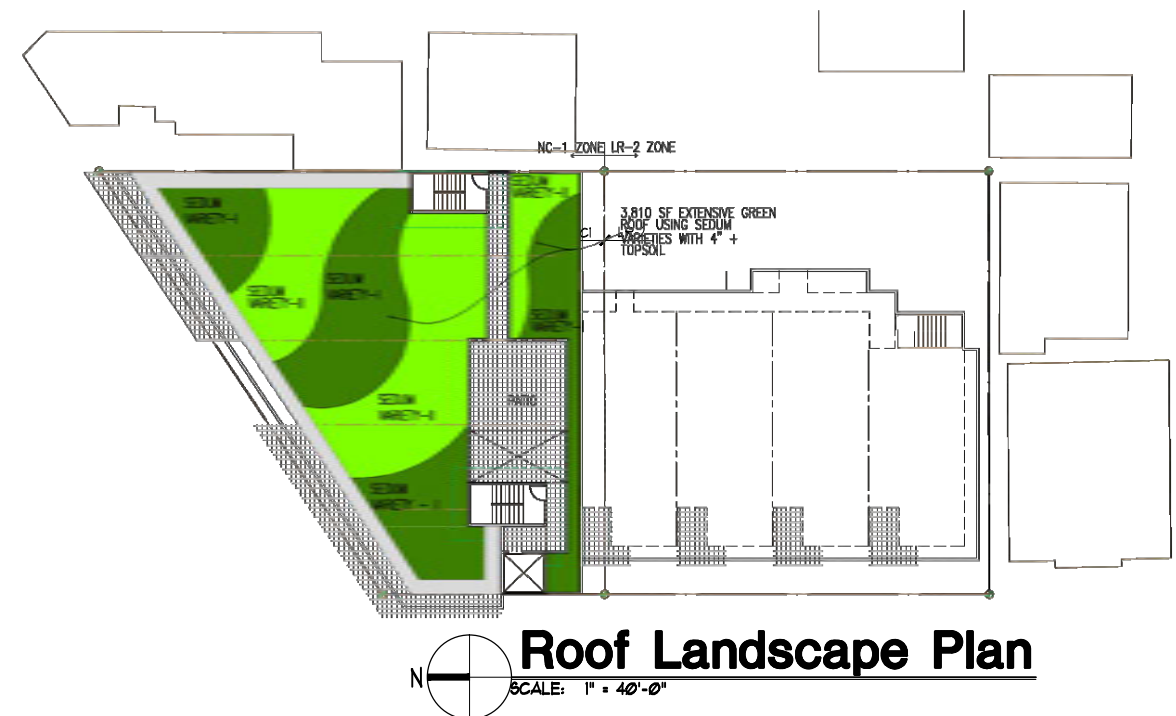
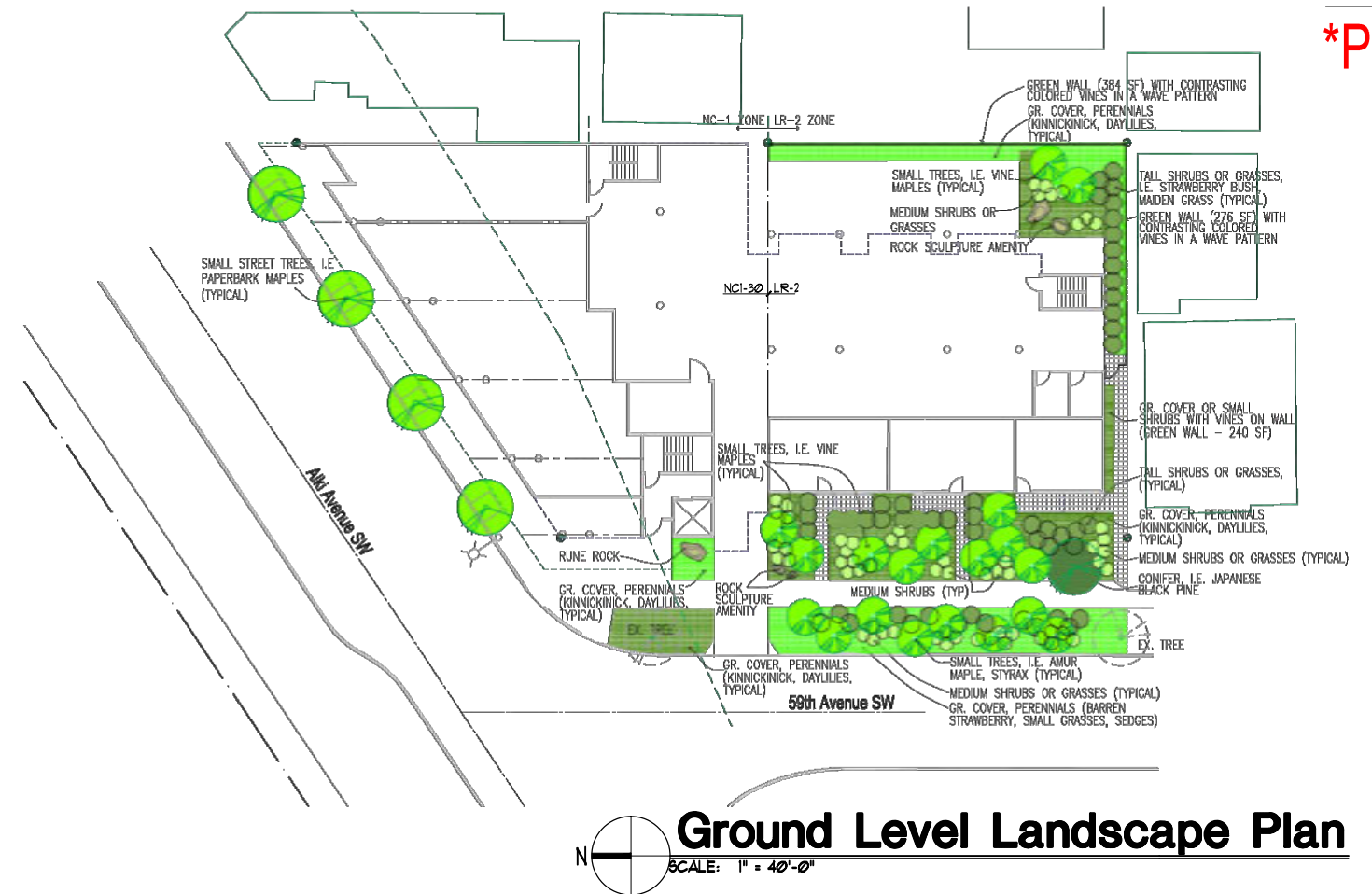
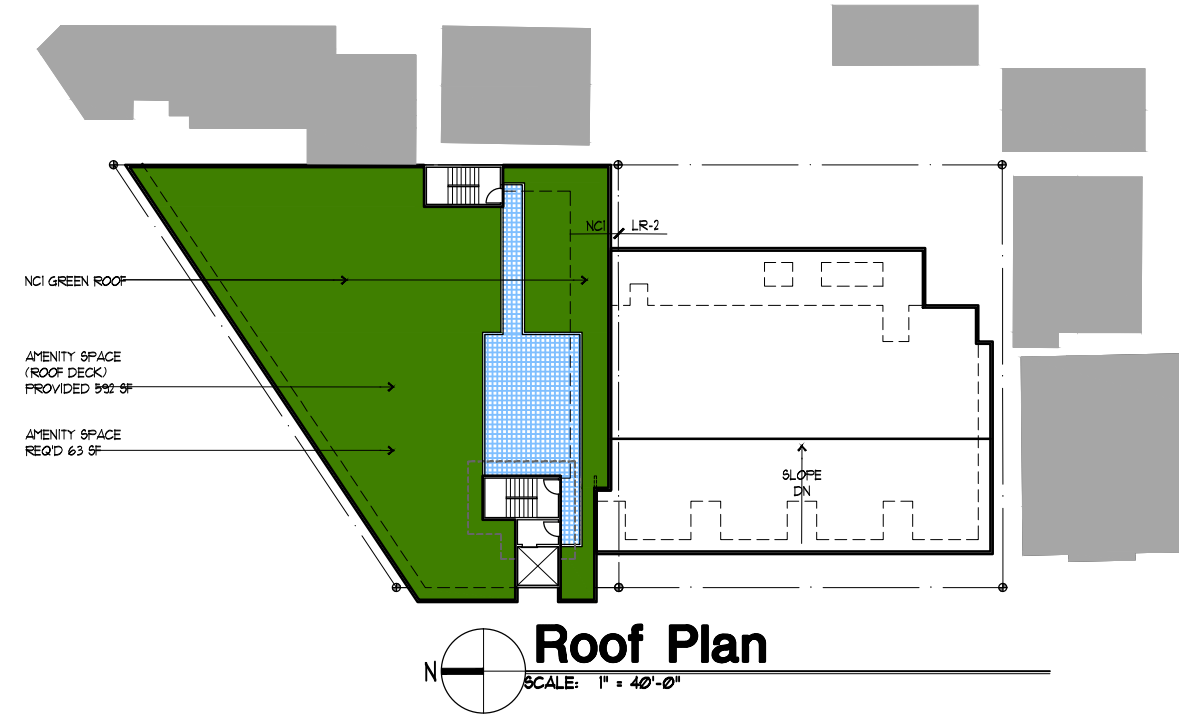
SECTION A-A



SECTION B-B







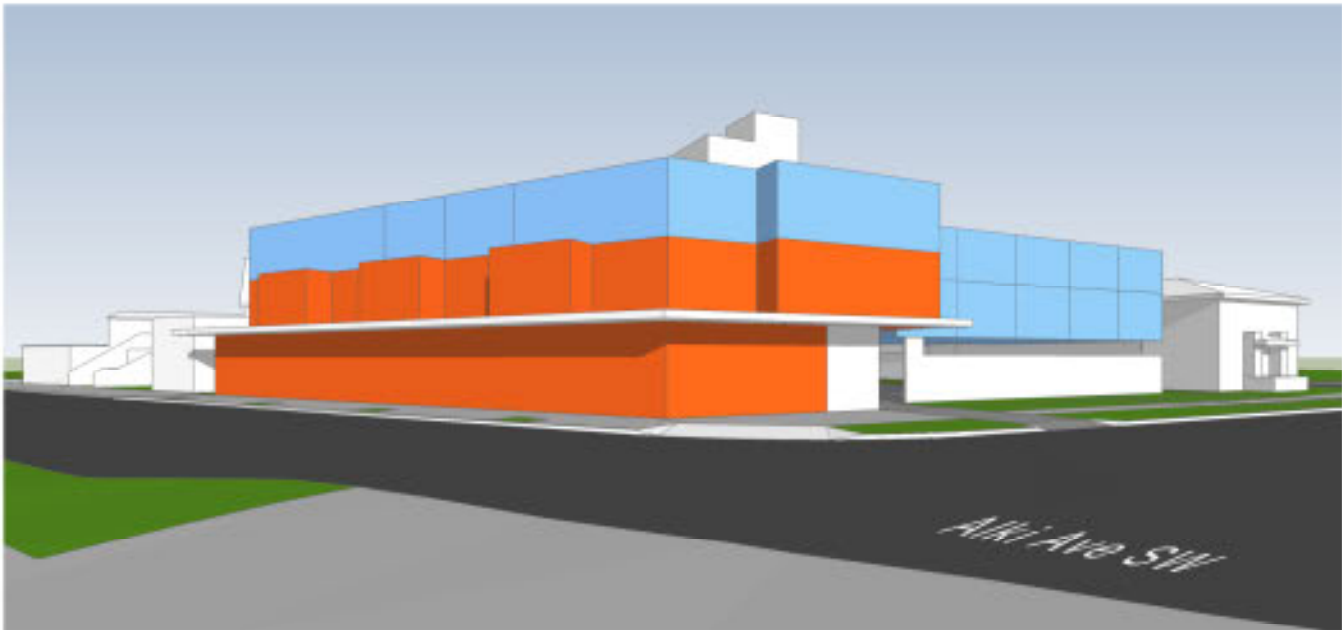




Northwest Perspective



Southwest Aerial Perspective



Northwest Perspective (EDG 1)



Southeast Aerial Perspective







March/Sept. 21st, 10:00am



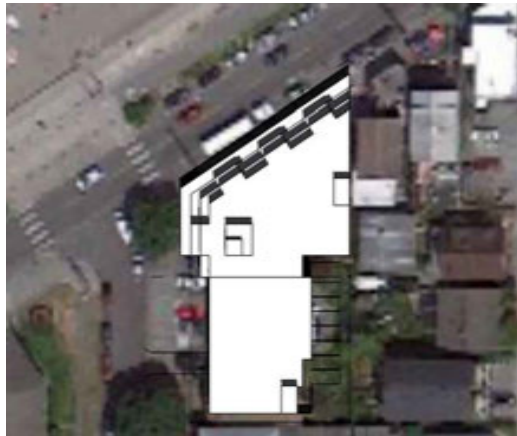
March/Sept. 21st, 12:00pm



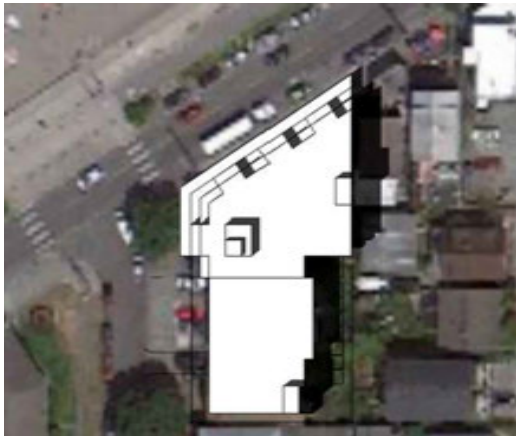
March/Sept. 21st, 2:00pm



June 21st, 10:00am



June 21st, 12:00pm



June 21st, 2:00pm



December 21st, 10:00am

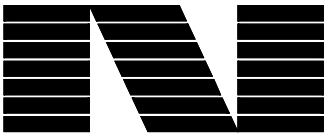


December 21st, 12:00pm



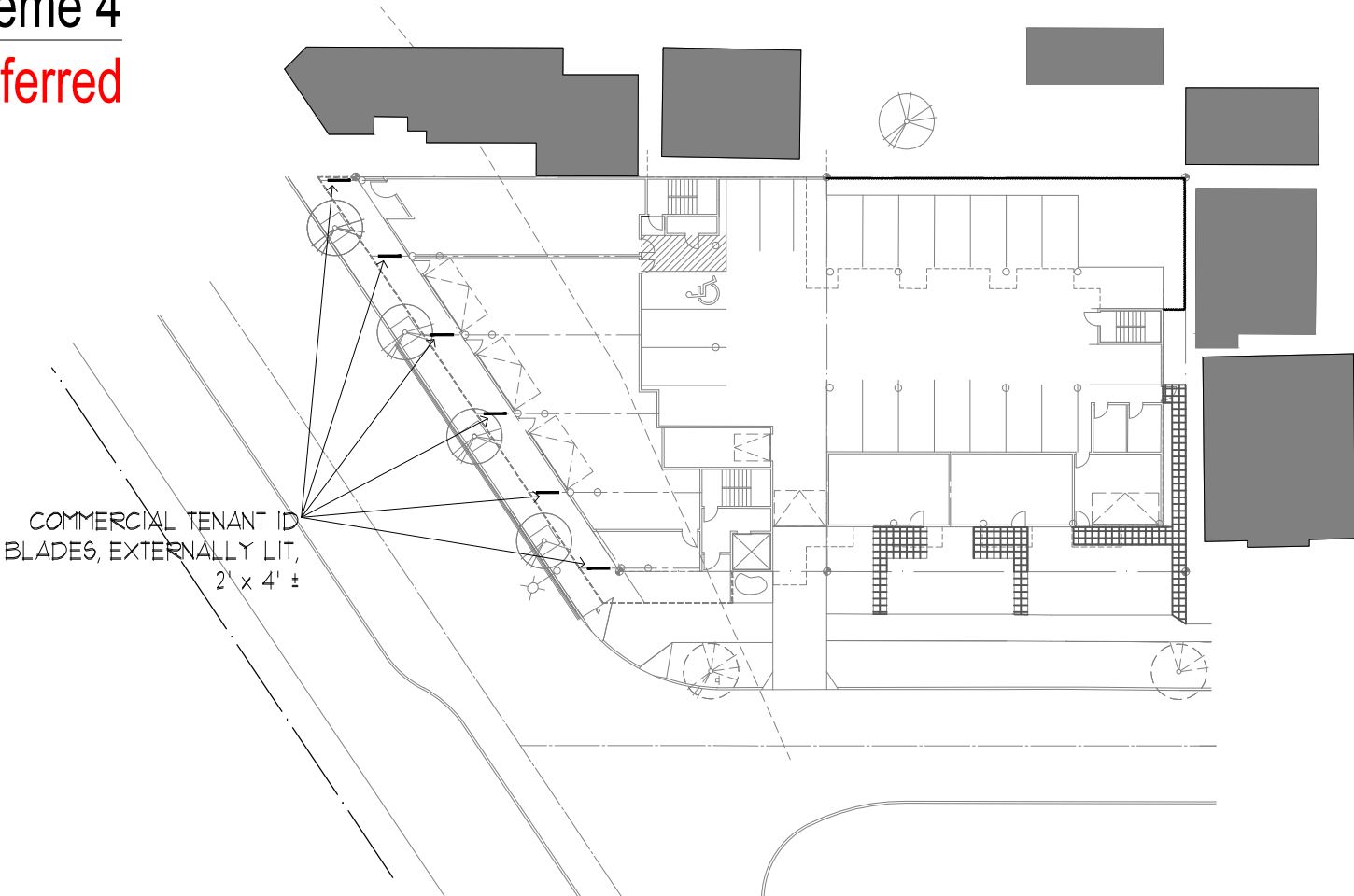
December 21st, 2:00pm

Shadow Studies

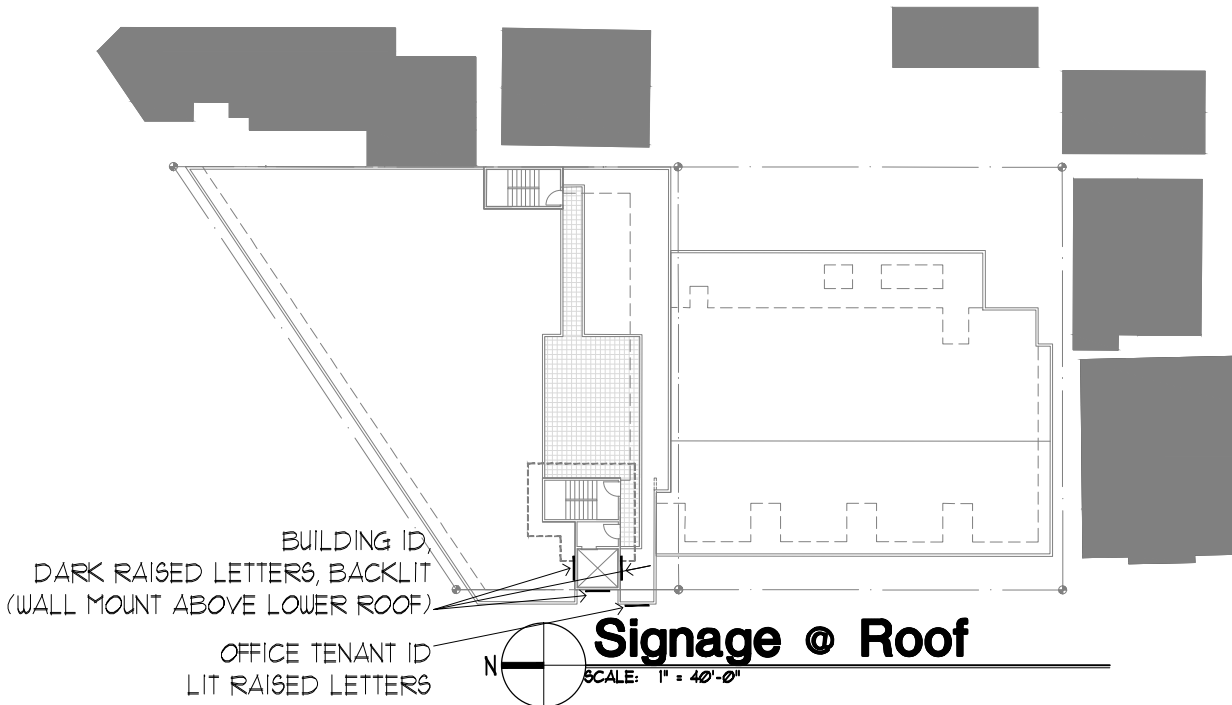




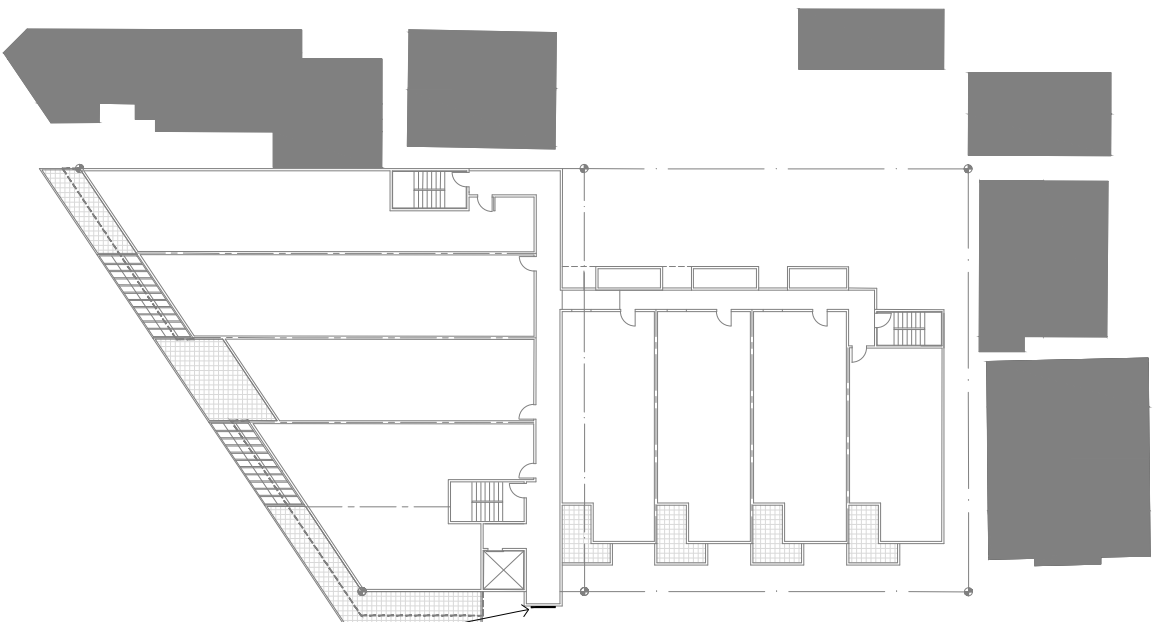
Scheme 4  
\*Preferred



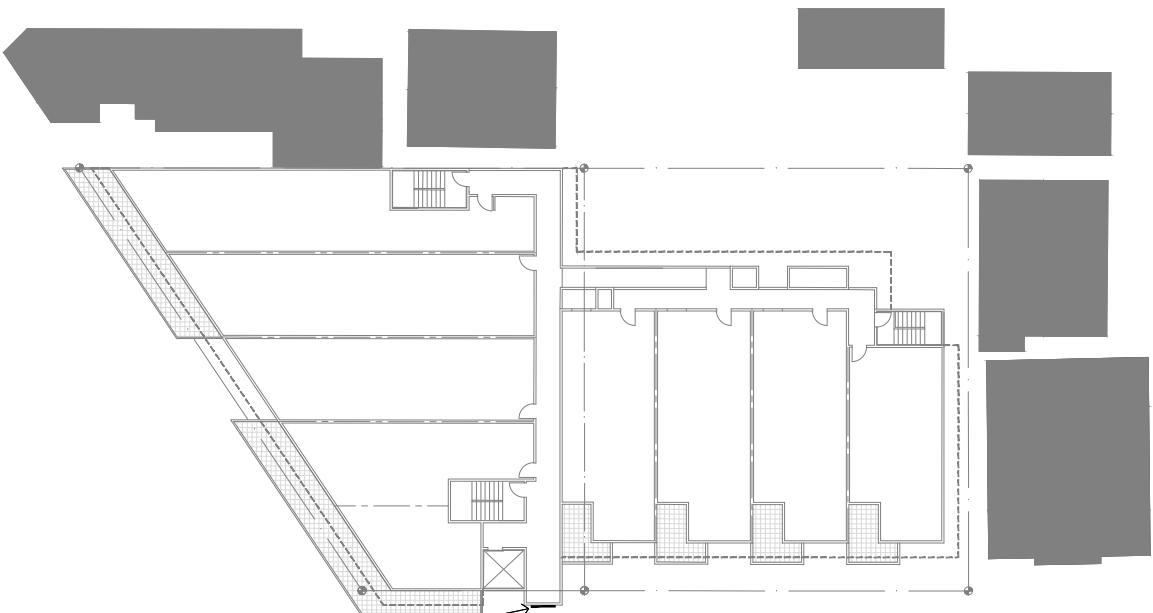
**Signage @ 1st Floor**  
SCALE: 1" = 40'-0"



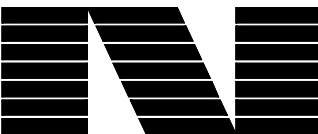
**Signage @ Roof**  
SCALE: 1" = 40'-0"



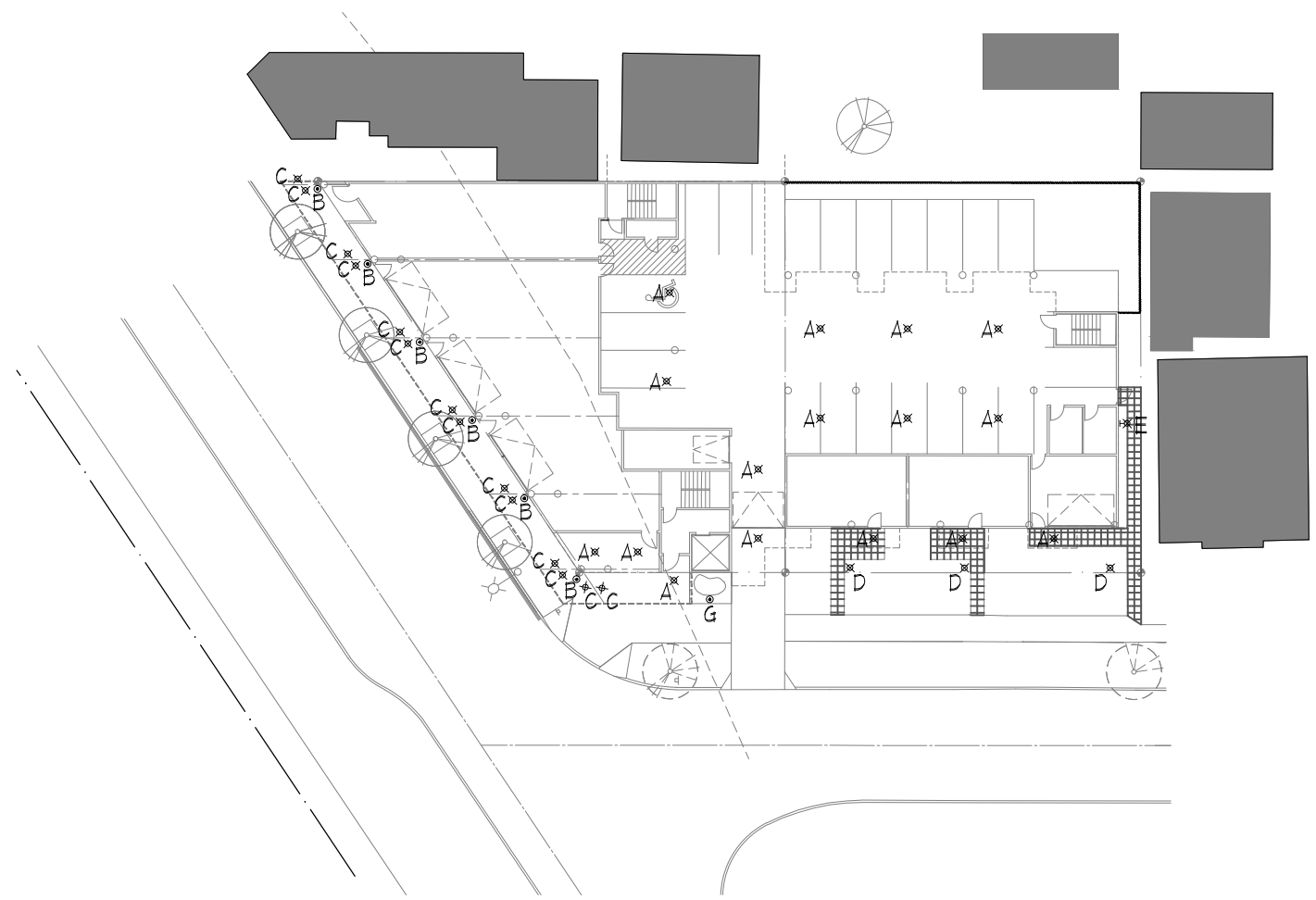
**Signage @ 2nd Floor**  
SCALE: 1" = 40'-0"



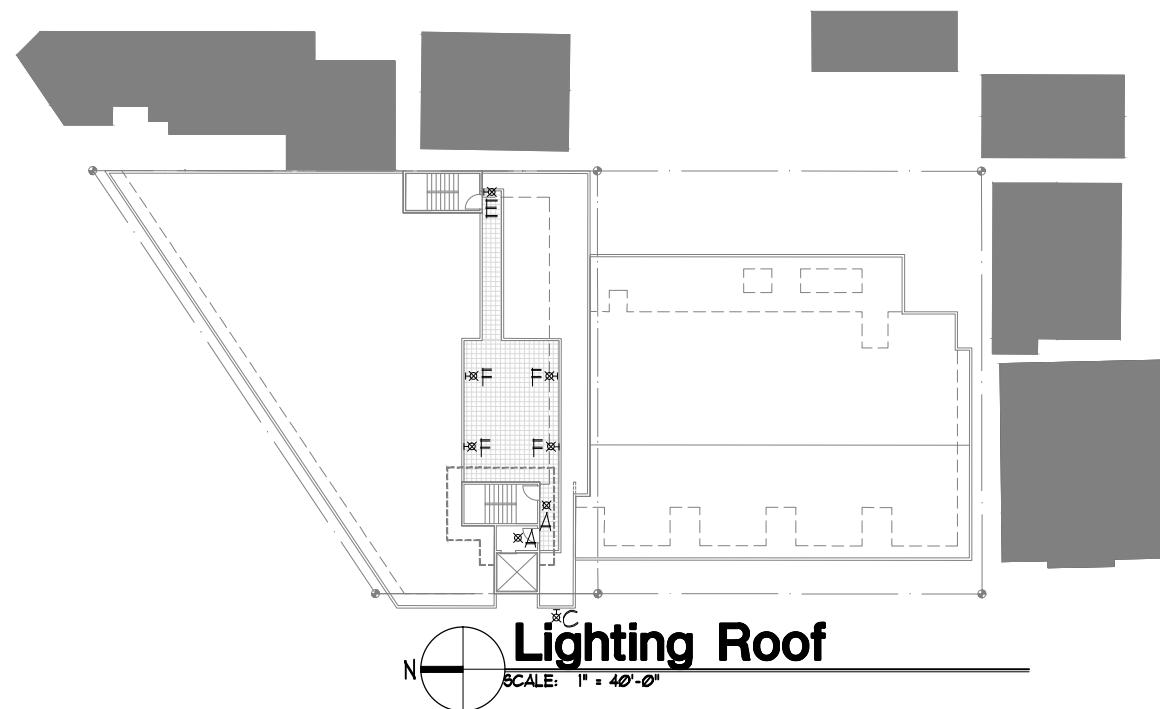
**Signage @ 3rd Floor**  
SCALE: 1" = 40'-0"



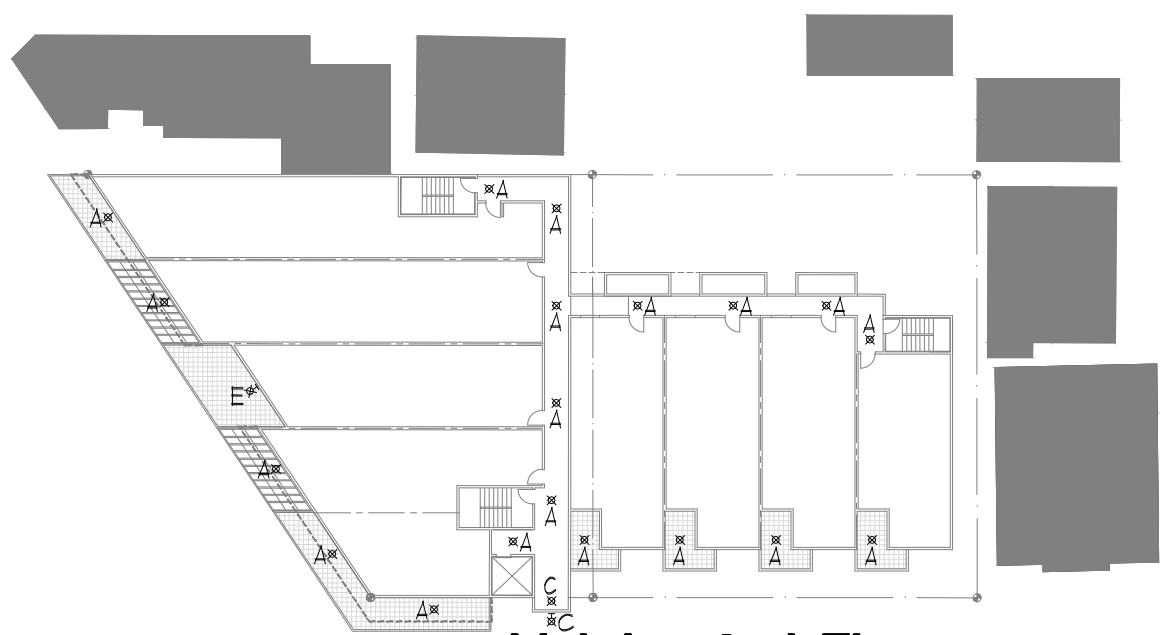




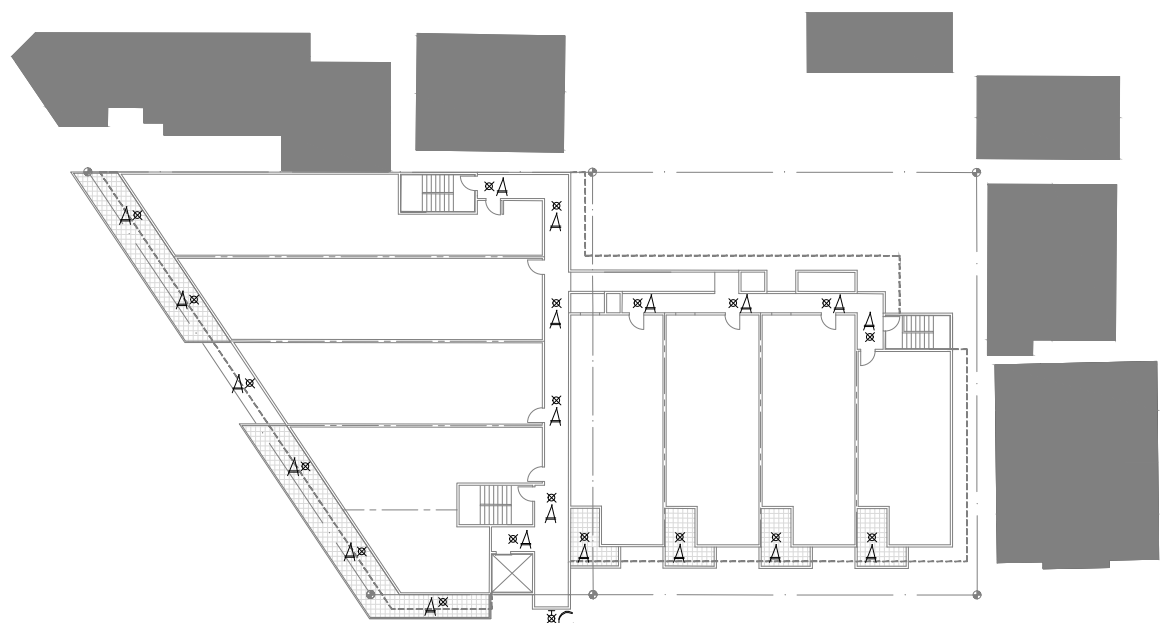
**Lighting 1st Floor**  
SCALE: 1" = 40'-0"



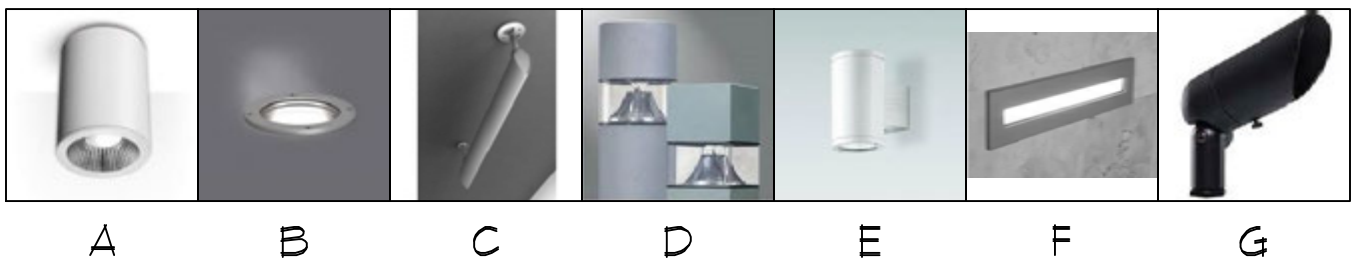
**Lighting Roof**  
SCALE: 1" = 40'-0"



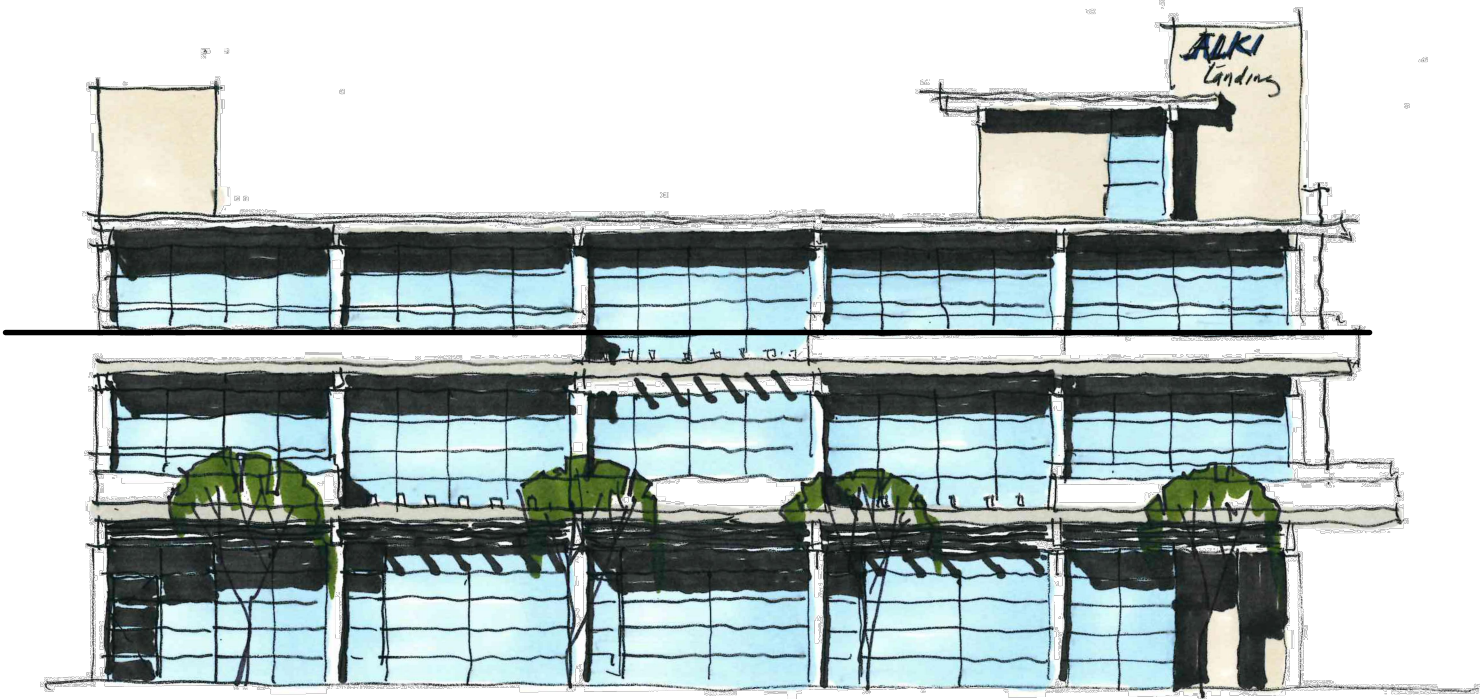
**Lighting 2nd Floor**  
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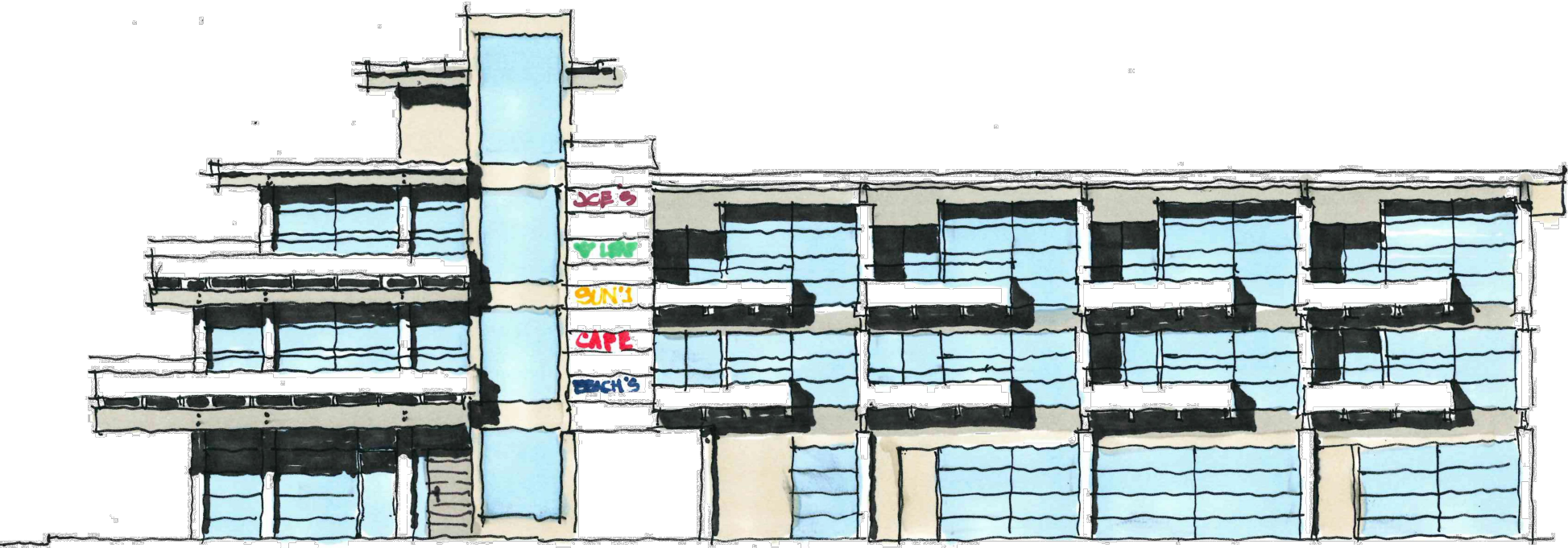
**Lighting 3rd Floor**  
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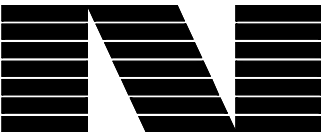




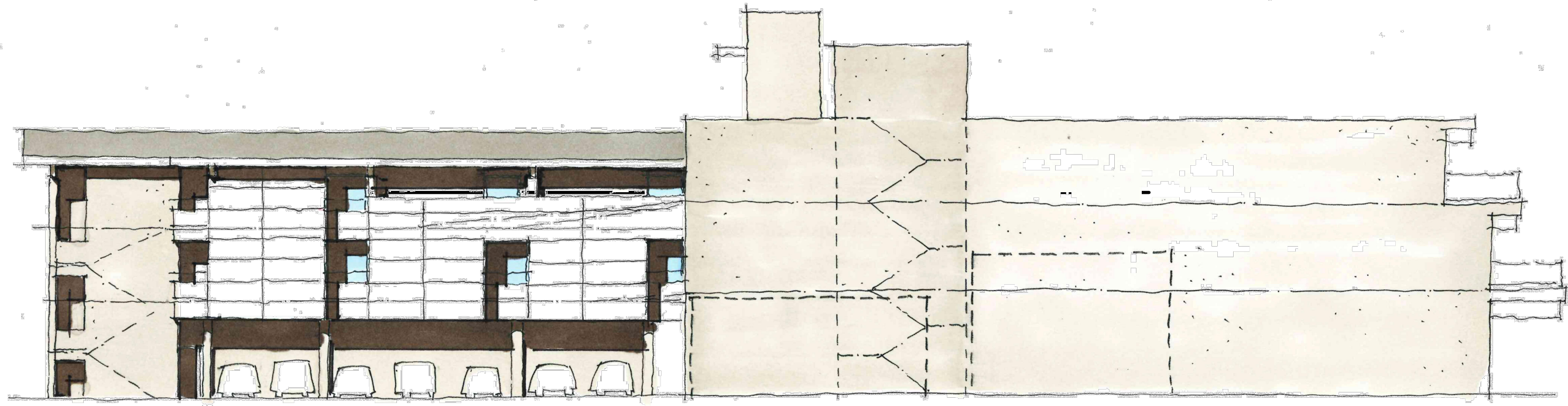
**North Elevation**  
SCALE: NTS



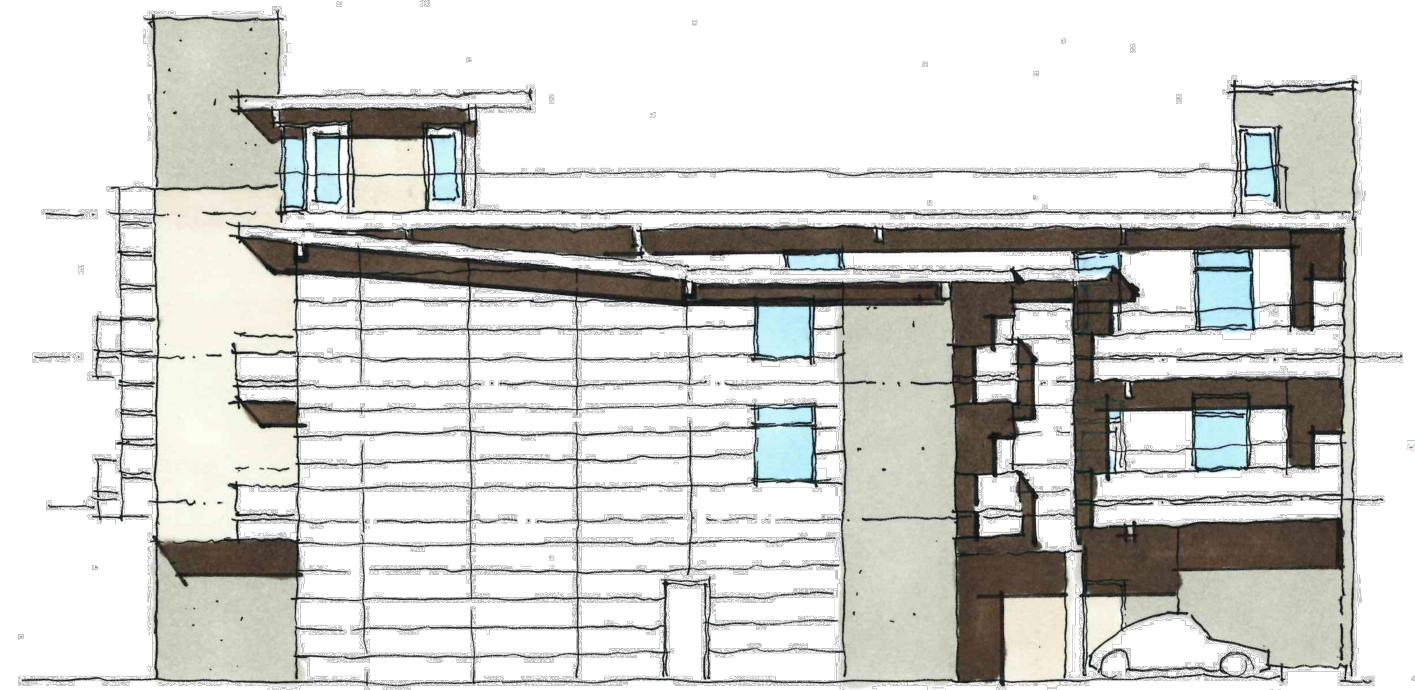
**West Elevation**  
SCALE: NTS







**East Elevation**  
SCALE: NT6



**South Elevation**  
SCALE: NT6





Commercial Space along Alki





View from 59th toward intersection with 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 building(s). 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 metals) 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 13' wide 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-4. Massing Choices,

**CS2-D-5. 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 structured metal connections will 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.

## PUBLIC LIFE

### PL1-A Network of Open Spaces

**PL1-A-1. Enhancing Open Space:** A 10' 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-2. Pedestrian Volumes & Amenities,

**PL1-B-3. Pedestrian Amenities:** To encourage public connection, the ground floor spaces on the commercial portion of the project include roll-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 gate/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-C3. 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 Avenue SW.

**PL3-B-4 Interaction:** Ground level units (2) 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

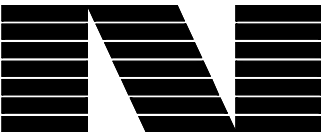
#### PL3-C-1. Porous Edge,

#### 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 compliment this interaction. Tenancy on the second and third floor offer additional interaction with street level pedestrians.

### PL4-C Planning Ahead for Transit

**PL4-C-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 (collector rolls out dumpsters for access and returns dumpster to collection area).

DC2-A 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 PL3-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 Alki 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 porions 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 Alki 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 Runestone rock

DC2-C-2. Dual Purpose Elements: Balconies serve as an awning over the sidewalk along Alki 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. Zink finish fittings and plates.

DC2-D Scale and Texture

DC2-D-1. Human Scale:

DC2-D-2. Texture: Contrasting texture of concrete walks, 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 man 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 cornerr off the site. A roof top deck, with Sound views, accessible to all is provided.

DC4-A Exterior Elements and Finishes

DC4-A-1. Exterior Finish Materials:

DC4-A-2. Climate Appropriateness: facade exterior includes natural color concrete, weathered gray stained beams and decking, cementatious panel siding, zinc galvanized structural connections, glass railing panels and white trims.

DC4-B Signage

DC4-B-1. Scale and Character:

DC4-B-2. Coordination with Project Design: Blade commercial space ID signs at street level relate to the beams they hang from, are readily visible to both pedestrians and vehicles and may be rearranged as needed should the space be reconfigured. Second floor office ID signs are placed adjacent to those spaces and above the building entrance to access them. The building ID signs are near the top of a prominent building element, the glazed elevator tower, easily visible from several directions.

Signage plan provided, see sheet 21.

DC4-C Lighting

DC4-C-1. Functions:

DC4-C-2. Avoiding Glare: Down light fixtures used at commercial open space, upper level walkways, decks and at parking shield light source and contain spread. Fixtures at parking kept well away from property lines. Bollards and low level pathway lighting at residential walks and patios. Ground related step type fixtures light rooftop deck. Shielded spots light blade signs and sidewalk. Columns, Runestone highlighted.

A lighting plan is provided. See sheet 20.

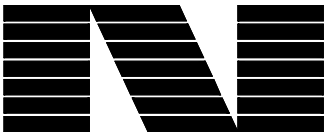
DC4-D Landscape

DC4-D-1. Choice of Plant Materials:

DC4-D-2. Hardscape Materials:

DC4-D-3. Long Range Planning:

A landscape plan(s) is provided. See sheet 17.





Scheme 4

\*Prefered

Departures

| LAND USE CODE SECTION              | REQUIREMENT  | DEPARTURE             | JUSTIFICATION  |
|------------------------------------|--|-----------------------|--|
| 1a. 23.54.030.D.2.a.2<br>Driveways | Non-residential uses require a 22' wide (min) width for 2-way traffic. | 12' width is provided | 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). |
| 1b. 23.54.030.F.2.b.2<br>Curb Cuts | Non-residential uses require a 22' wide (min) width for 2-way traffic. | 12' width is provided | See justification for 1a above.  |

