



Existing Site Conditions



Proposed Apartment Building - Option A



Proposed Apartment Building - Option B



Proposed Apartment Building - Option C

TABLE OF CONTENTS

00 - Cover Sheet
01 - Table of Contents | Project Team Information
02 - Project Overview & Objectives
03 - Early Community Outreach Report
04 - Outreach Poster & Webpage
05 - Location & Vicinity Maps
06 - Existing Site Property Map & Description
07 - Existing Site Survey Plan
08 - Arborist Report Summary
09 - Site Aerial & Street Views
10 - Site Context Analysis
11 - Land Use Code Summary
12 - Seattle Design Guidelines Context & Site
13 - Seattle Design Guidelines Public Life
14 - Seattle Design Guidelines Design Concept
15 - Precedents in the neighborhood
16 - Options A, B & C Comparisons and Departures
A1 - Option A streetview of building front
A2 - Option A perspective views of building
A3 - Option A views of common amenity areas
A4 - Option A proposed Site Plan
A5 - Option A Basement Floor Plan
A6 - Option A Level L1 Floor Plan
A7 - Option A Level L2-L4 Typical Floor Plan
A8 - Option A Level L5 Roof Plan
A9 - Option A Site Section
A10 - Option A Building Section
A11 - Option A Building Section
A12 - Option A Solar Studies (Option B & Option C similar)
B1 - Option B streetview of building front
B2 - Option B perspective views of building
B3 - Option B views of common amenity areas
B4 - Option B proposed Site Plan
B5 - Option B Basement Floor Plan
B6 - Option B Level L1 Floor Plan
B7 - Option B Level L2-L3 Typical Floor Plan
B8 - Option B Level L4 Floor Plan
B9 - Option B Level L5 Roof Plan
B10 - Option B Site Section
B11 - Option B Building Section
B12 - Option B Building Section
C1 - Option C streetview of building front
C2 - Option C perspective views of building
C3 - Option C views of common amenity areas
C4 - Option C proposed Site Plan
C5 - Option C Basement Floor Plan
C6 - Option C Level L1 Floor Plan
B7 - Option B Level L2 Floor Plan
B8 - Option B Level L3-L4 Floor Plan
B9 - Option B Level L5 Roof Plan
B10 - Option B Site Section
B11 - Option B Building Section
B12 - Option B Building Section



Aerial view of project site

PROJECT TEAM

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Context Overview:

- The proposed project site, zoned LR2, is located on Alki Avenue SW across from the heavily used Alki Trail that leads to Alki Beach Park towards the southwest direction.
- The site topography is predominantly flat with a slight slope towards southeast for the first 100’ of the site starting from the frontage along Alki Avenue SW, then rises steeply to the back of the site where no development is proposed. There is about 50 feet of elevation gain from the front property line of the site going over the wooded steep slope area to the back property line.
- The surrounding zoning includes SF 7200, LR2, and LR3 and contains a mix of small and medium sized residential buildings ranging from single-family dwellings, lowrise townhouses to midrise multi-unit apartment buildings.
- All neighboring structures along Alki Avenue SW are directed toward scenic views of Puget Sound and the Olympic Mountains to the northwest.

Design Objectives:

Embrace the neighborhood character and architectural features with consideration to massing, proportions and materiality for creating a cohesive aesthetic and environmentally sustainable building design.

Create an aesthetically pleasing building with significant fenestrations and balconies facing Alki Ave SW to take advantage of scenic views overlooking the Puget Sound and the Olympic Mountains.

Provide landscape and site improvements to enhance the neighborhood fabric and benefit pedestrian friendly usage while preserving the wooded steep slopes as required for protection of the environmentally critical area.

Make a commitment that the proposed development will meet the green building standard and shall demonstrate compliance with that commitment.

Proposed Development:

Demolish existing site structures and in place, build a new multi-family apartment building with about 24,600 square feet of gross floor area containing:
12-14 dwelling units on 3 residential floors;
5-8 automobile parking stalls in the ground level backyard;
13 automobile parking stalls in the underground level basement;
12-14 bicycle parking spaces on the ground level floor;
Indoor and outdoor residential amenity spaces on the ground floor and roof top level.



Early Community Outreach

Our goal was to establish an inclusive dialogue with interested parties of the community early on during the development process in order to share project information, better understand the local context, learn about community interests and address neighborhood concerns. Our approach employed the following types of outreach methods:

High Impact Method - Direct Mailing of posters to residences and businesses within 500 foot radius of the proposed project site on December 8, 2022 by first-class mail .The poster promoted a guided site walk tour event.The poster included electronic links to the project webpage with an online survey, the Seattle Services Portal and Early Outreach for Design Review Projects Blog.

Multi-pronged Method - Basic project webpage (<https://kunlim.com/1790-1794/>) posted since December 6, 2022 to provide project information and brief description of proposed project. It advertized a guided tour event for the general public and linked an online survey questionnaire for feedback and responses.

Multi-pronged Method - Post on Early Outreach for Design Review Projects Blog i.e. <https://designreviewoutreach.seattle.gov/> with information for the proposed project submitted to the Seattle Department of Neighborhoods (DON) and posted on Dec 1, 2022 to inform the public and elicit responses.

High Impact Method - Guided community site tour conducted from 1:00 pm to 2:00 pm on December 17, 2022 with a question-and-answer session. Half a dozen neighbors from the community showed up at the site tour to learn more about the project, including project schedule, design, size, and goals. The discussions were engaging and there was a clear sense of neighborhood pride and overall support for the proposed project.

A dozen respondents of the online survey, mostly from the neighborhood, also gave their opinions and multiple-choice answers to the questionnaire.

Comments from the site walk participants and the survey respondents reflect their hope that the development will provide a nice looking, family-friendly building for improvement in the neighborhood fabric, street character, and increase pedestrian safety features. They place paramount importance on environmentally sustainable design with good quality building materials.They are eager for the proposed development to tackle safety issues associated with the abandoned buildings and unkept landscaping currently on the project property.

Some neighbors are concerned with the impacts of construction noise and other associated issues during the impending construction phase. They are assured that the necessary steps will be taken to mitigate noise and disruption around the construction site.



JOIN US

Saturday 12-17-2022

Venue: 1790 & 1794 Alki Ave SW, Seattle
Time: Event begins at 1pm and ends at 2pm



CONTACT INFORMATION

Email: KunLimStudio@gmail.com

EARLY COMMUNITY OUTREACH

Please join the project team for a guided community site walk tour. We will discuss the vision and approach for this newly proposed multi-family residential project in the Alki Beach neighborhood.

Everyone is welcome. No RSVP is needed.

Please share your thoughts and comments. Respond to the online survey on our website <https://kunlim.com/1790-1794/>.

Note: Information that you share could be made public, subject to City of Seattle Public Disclosure Laws. Please do not share any personal/sensitive information.

PROJECT PROPOSAL SUMMARY

Yellow River Real Estate, Inc. and Kun Lim Studio LLC are partnering on the proposed development of 1790 & 1794 Alki Ave SW, which will be a new multi-family residential building containing 19 units over 4 floors, with associated parking in the backyard and basement garage and amenity spaces on the rooftop. The existing structures on the two combined lots will be demolished. The scope of work will include site improvement.

For more project information, search for Record Number: 005992-22PA in the Seattle Services Portal <https://cosaccela.seattle.gov> Or search for the address in the blog: <https://designreviewoutreach.seattle.gov/>



EARLY COMMUNITY OUTREACH

PROPOSED MULTI FAMILY RESIDENTIAL BUILDING AT 1790 & 1794 ALKI AVE SW

Yellow River Real Estate, Inc. and Kun Lim Studio LLC are partnering on the proposed development of 1790 & 1794 Alki Ave SW, which will be a new multi-family residential building containing 19 units over 4 floors, with associated parking in the backyard and basement garage and amenity spaces on the rooftop. The existing structures on the two combined lots will be demolished. The scope of work will include site improvement. We are just getting started planning now. Construction could start in Fall 2023 and complete as early as Summer 2025.

We need your help. Please join us for a guided community site walk tour. Or respond to our survey questions online.

DROP-IN HOURS

Date : Saturday, December 17, 2022
Time: 1:00 pm - 2:00 pm
On Site: 1790 & 1794 Alki Ave SW, Seattle

ONLINE SURVEY

Date: December 17, 2022 to January 17, 2023

We welcome your input.

We want to hear from the public, especially community members from the neighborhood. Please share your ideas about the proposed building. Give your thoughts which would help us understand your concerns and priorities for this property and its neighborhood overall.

Note: Information that you share in this survey could be made public, subject to City of Seattle Public Disclosure Laws. Please do not share any personal/sensitive information.

[Click here for ONLINE SURVEY](#)

Thank you for sharing your feedback about our project. Your input is helpful for us to hear as we start to plan for the new building.

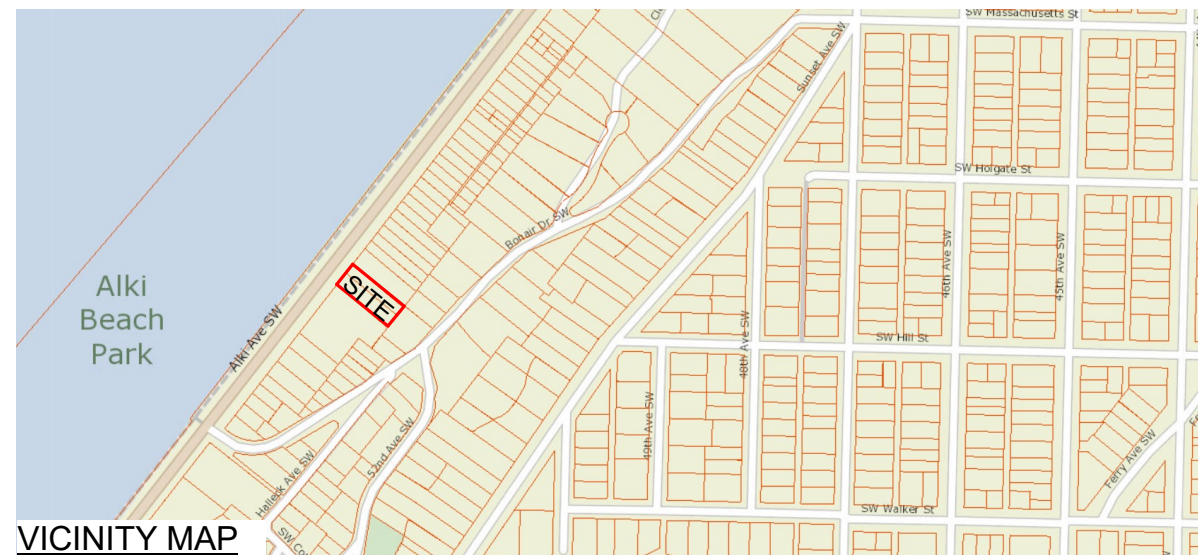


(Community Outreach Poster)

(Community Outreach Webpage)



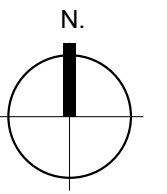
LOCATION MAP



VICINITY MAP



VICINITY AERIAL VIEW

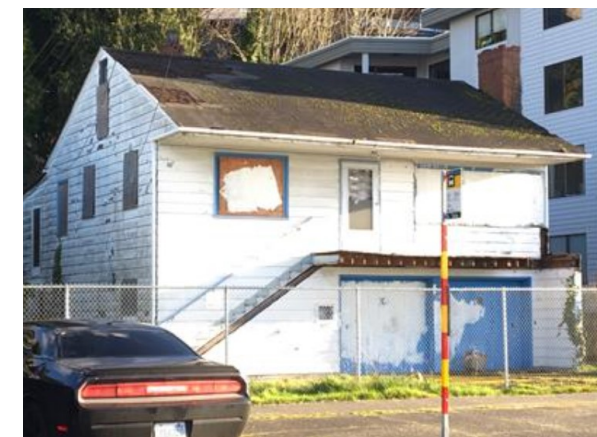




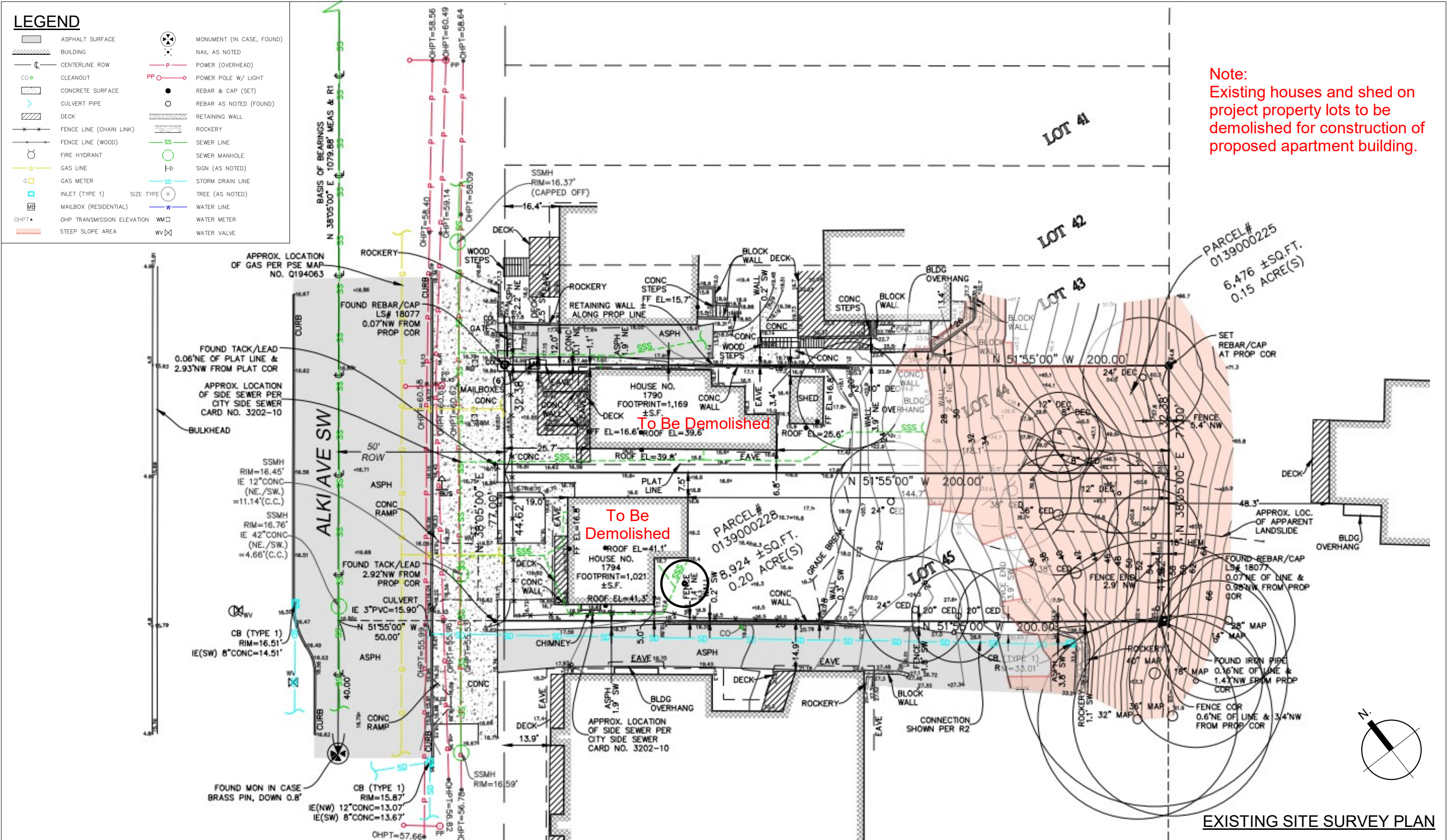
EXISTING SITE PROPERTY MAP



1790 ALKI AVE SW, SEATTLE 98116
 ASSESSOR PARCEL # 013900-0225
 LEGAL DESCRIPTION:
 ALKI BEACH UNREC TR 44 ALSO
 TR 45 LESS SWLY 44.62 FT
 LAND AREA: (32.28' x 200') = 6476 SF



1794 ALKI AVE SW, SEATTLE 98116
 ASSESSOR PARCEL # 013900-0228
 LEGAL DESCRIPTION:
 ALKI BEACH UNREC SWLY 44.62 FT
 LAND AREA: (44.62' x 200') = 8924 SF



Observations (PARTIAL ARBORIST REPORT)

Trees were identified growing on both parcels toward the eastern side of the property. The property had a west-facing slope estimated at 20 degrees, but increasing toward a 40% slope on the east side of the property. The steep slope area is designated as an Environmentally Critical Area and evidence of landslide was found impacting some of the subject trees from the uphill property (2037 Bonair Dr SW), east of the subject parcel.

On-site

- A total of eighteen (18) trees were inspected at the site. The majority of trees were in fair condition (11 trees).
- There were seven (7) trees qualifying as Exceptional on the property.
 - **Trees #9636 and #9637** are exceptional trees where the outer dripline area may be impacted by construction.
- Trees **#9633, #9634** and **#9635** will be removed.
- Fifteen (15) significant trees and all exceptional trees are planned to be retained.

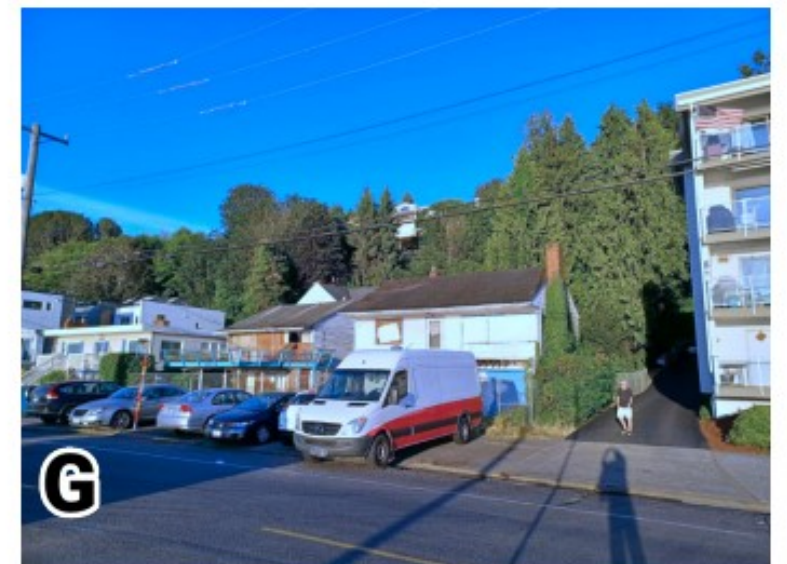
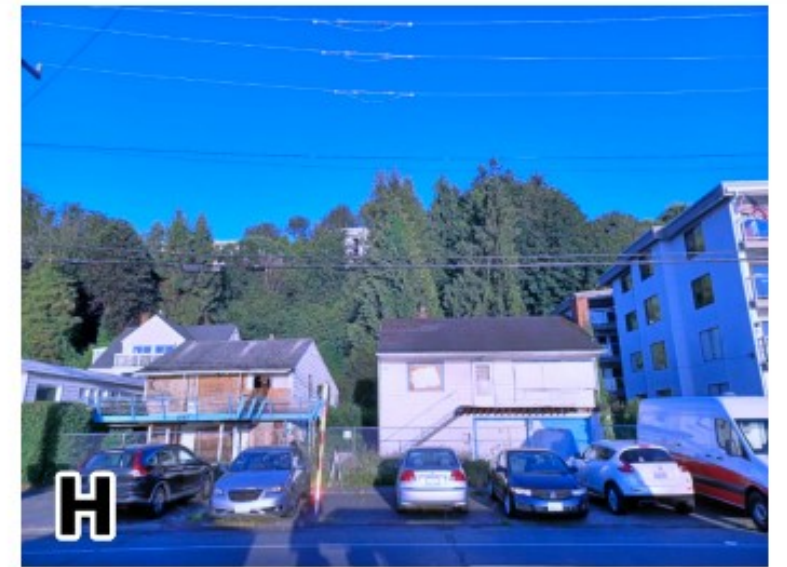
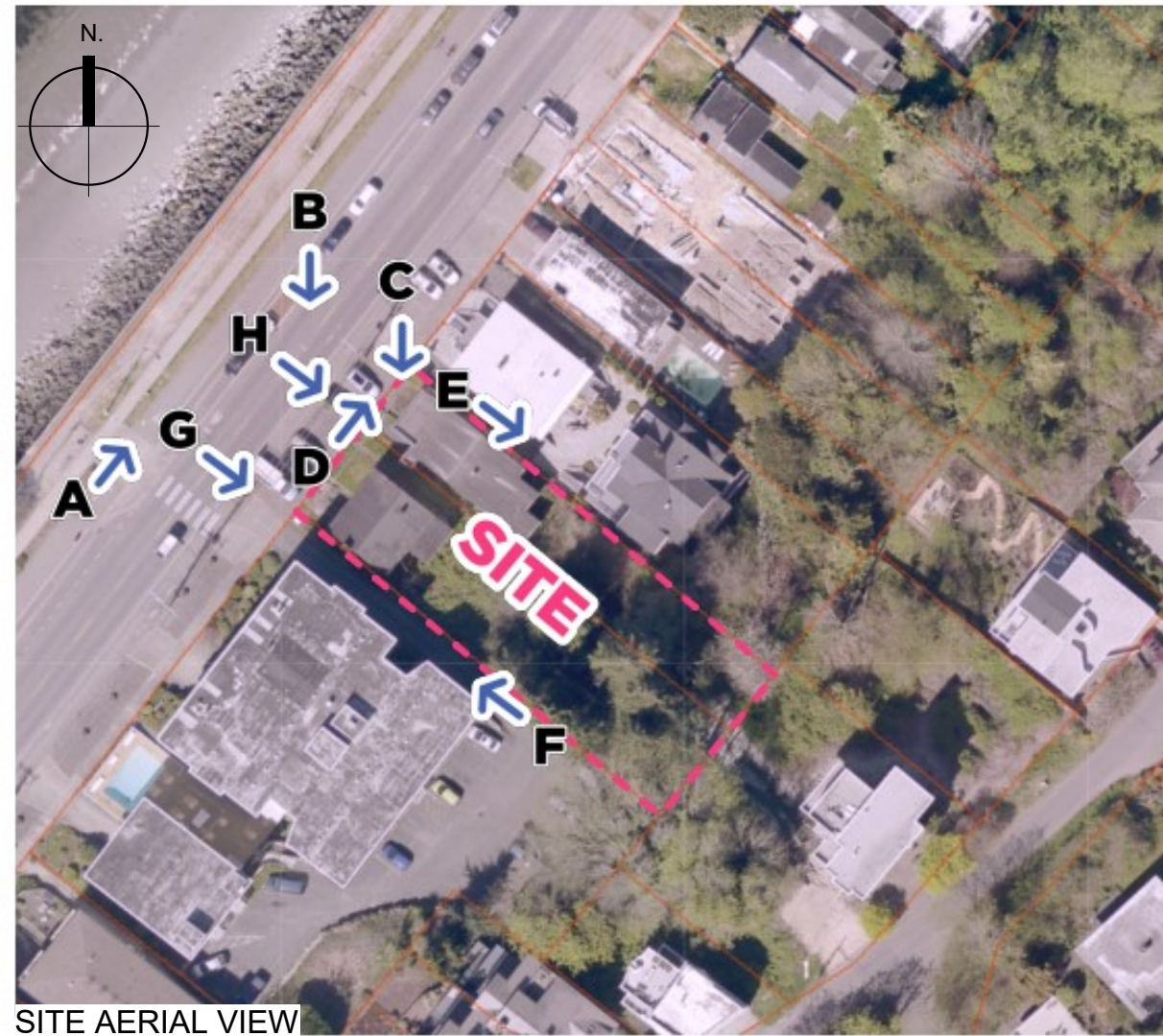
Table 1: Summary of Inventoried Trees

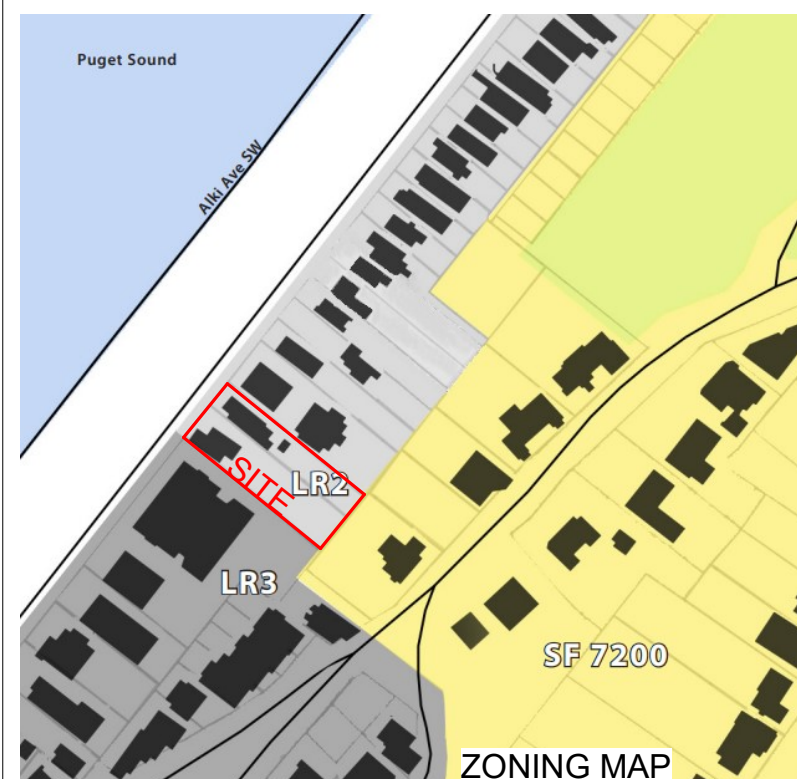
Tree ID #	Species	Height (ft)	DBH (in)	Avg. Canopy Radius (ft)	ICRZ Radius (ft)	Condition	Primary Observation	Tree Status (Seattle City Code)	Proposed Status
9633	Crabapple (<i>Malus sylvestris</i>)	28	16	10	5	Fair	Cavity/Decay, Multi-Stem	Significant	Remove
9634	Fig (<i>Ficus carica</i>)	15	9	5	3	Poor	Poor Structure, Poorly formed base	Significant	Remove
9635	Cherry Species (<i>Prunus spp.</i>)	35	10	9	4	Poor	Poor Structure, Ivy	Significant	Remove
9636	Cedar, Western-red (<i>Thuja plicata</i>)	80	30	20	10	Good	Ivy	Exceptional	Retain
9637	Cedar, Western-red (<i>Thuja plicata</i>)	80	42	21	11	Fair	Ivy	Exceptional	Retain
9638	Cedar, Western-red (<i>Thuja plicata</i>)	80	31	15	8	Fair	Ivy	Exceptional	Retain
9639	Cedar, Western-red (<i>Thuja plicata</i>)	80	32	15	8	Fair	None	Exceptional	Retain
9640	Cedar, Western-red (<i>Thuja plicata</i>)	80	32	20	10	Good	None	Exceptional	Retain

Appendix A: Inventory Site Maps

Map 1- Site map overview showing tree ID number. Aerial photos are only used for reference. Map projections may distort tree canopy size and locations.







SITE CONTEXT ANALYSIS

The project site, consisting of two adjoining lots, is located along Alki Ave SW, in West Seattle. The property front faces northwest directly across Alki Avenue SW, overlooking the Alki Trail and Puget Sound.

The two subject parcels are zoned LR2(M). The adjacent lots to the northeast are also zoned LR2. The adjacent lot to the southwest is zoned LR3. The parcels to the southeast, separated at the top of the slope by a grade change of over 50 ft, are zoned SF7200.

The project site is under Alki Area Parking Overlay, requiring 1.5 parking spaces to be provided per dwelling unit. The site is accessed via Alki Ave SW by an arterial that follows the northwest shoreline of West Seattle. Alki Ave SW connects with the West Seattle Bridge via Harbor Ave SW and directly leads towards the Alki Commercial Area.

The site is served by the #775 Metro bus line directly in front of the site with connection to the Water Taxi, Admiral District, and Alki Commercial Area. The Alki Pedestrian Trail, along side Alki Ave SW, provides pedestrian and bicycle access to Alki Beach and the neighborhood commercial area too.

The site is in the Urban Residential Shoreline Zone. Properties in the neighborhood are a mix of wood framed single family houses, multiplex dwellings and townhouses, in addition to lowrise and midrise multi-family buildings. The proposed apartment building, like similar structures in the neighborhood, will have balconies and rooftop deck to take advantage of the scenic views of Puget Sound and the Olympic Mountains.

The site is assessed as a Steep Slope, Potential Slide, Liquefaction and Known Slide Area. The preferred option of the project proposes to construct within the limits of the steep slope buffer given the limited development area, but avoid building into the 40% average steep slope area. For offsetting any potential negative side effects from development within the buffer, catchment walls will be used to stabilize the land and native mix of revegetation will be introduced to reduce invasive species within the steep slope area. Also, piles will be used to mitigate liquefaction potential of the site.



LAND USE CODE SUMMARY (fully complied unless noted otherwise)

23.45.504 - Permitted and Prohibited Uses

Table A 23.45.504 Residential uses permitted.

Proposed multi-family residential use complies.

23.45.510 - Floor Area

Table A for 23.45.510 **Proposed options with FAR less than 1.4**
Total FAR permitted for LR2 = 1.4

Except that the FAR is 1.6 for apartments that provide one or more outdoor amenity areas meeting the requirements of Section 23.45.522 and the following provisions are met:

1. The total amount of, outdoor amenity area is equal to at least 35 percent of the lot area;
2. No part of such amenity area has a width or depth of less than 20 feet; and
3. The outdoor amenity area is located at ground level or within 4 feet of finished grade.

Amenity area proposed is at least 25%

23.45.522 - Amenity area **of lot area = (77' x 200') / 4 = 3,850 SF**

A.1.The required amount of amenity area for apartments in LR zones is equal to 25 percent of the lot area.(*See requirement for FAR = 1.6)

A.2.A minimum of 50 percent of the required amenity area shall be provided at ground level, except that amenity area provided on the roof of a structure that meets the provisions of subsection 23.45.510.D.5 may be counted as amenity area provided at ground level.

A.4.For apartments, amenity area required at ground level shall be provided as common space.

D.General requirements. Required amenity areas shall meet the following conditions:

- 1.All units shall have access to a common or private amenity area.
- 2.Enclosed amenity areas - a.In LR zones, an amenity area shall not be enclosed within a structure. **Comply: See sheets for L1 Floor Plan and L5 Roof Plan for (3) options.**

23.45.518 - Setbacks and separations

Per Table A for 23.45.518, for apartments in zone LR2:

front setback required is 5' minimum

rear setback required if no alley is 15 feet minimum

side setbacks required for facades greater than 40 feet in length is 5 feet minimum, 7 feet average **Proposed setbacks comply.**

23.45.527 - Structure width and façade length limits in LR zones

A. The Structure width in a LR2 zone may not exceed 90 feet for apartment developments. **Structure width proposed within 67 feet**

B. The maximum combined length of all portions of façades within 15 feet of a lot line that is neither a rear lot line nor a street or alley lot line shall not exceed 65 percent of the length of that lot line.

Maximum building length proposed about 50% of lot line length.

**Complied per building sections:
Sheets A11, B12, C12**

23.45.514 - Structure Height

Per Table A, For apartments, structure height Limit is 40 feet.

F.For apartments in LR2 zones, the applicable height limit is increased 4 feet above the height shown on Table A for 23.45.514 for a structure that includes a story that is partially below-grade, provided that:

- 1.This height exception does not apply to portions of lots that are within 50 feet of a neighborhood residential zone boundary line, unless the lot in the LR zone is separated from a neighborhood residential zoned lot by a street;
- 2.The number of stories above the partially below-grade story is limited to four stories for residential uses with a 40-foot height limit and to five stories for residential uses with a 50-foot height limit;
- 3.On the street-facing facade(s) of the structure, the story above the partially below-grade story is at least 18 inches above the elevation of the street, except that this requirement may be waived to accommodate units accessible to the disabled or elderly, consistent with the Seattle Residential Code, Chapter 3, or the Seattle Building Code, Chapter 11; and
- 4.The average height of the exterior walls of the portion of the story that is partially below-grade does not exceed 4 feet, measured from existing or finished grade, whichever is less.

I.Rooftop features

Complied per L5 Roof Plans

4.In LR zones, the following rooftop features may extend up to 10 feet above the height limit set in subsections 23.45.514.A and 23.45.514.F, if the combined total coverage of all features listed in this subsection 23.45.514.I.4 does not exceed 25 percent of the roof area (or 30 percent of the roof area if the total includes screened or enclosed mechanical equipment):

- a.Stair penthouses, except as provided in subsection 23.45.514.I.6;
- b.Mechanical equipment;
- c.Play equipment and open-mesh fencing that encloses it, if the fencing is at least 5 feet from the roof edge;
- d.Chimneys;
- e.Wind-driven power generators;
- f.Sun and wind screens, and similar weather protection features such as eaves or canopies extending from rooftop features;
- g.Greenhouses and solariums;
- h.Covered or enclosed common recreation areas; and
- i.Minor communication utilities and accessory communication devices, except that height is regulated according to the provisions of Section 23.57.011.

H. Green roofs. For any structure with a green roof that meets standards promulgated by the Director and that covers at least 50 percent of the surface of the roof, up to 2 feet of additional height above the maximum height otherwise allowed for the roof is allowed to accommodate structural requirements, roofing membranes, and soil.

23.45.524 - Landscaping standards

Landscaping that achieves a Green Factor score of 0.6 or greater is required. **Will be complied per landscape plans**

23.45.536 - Parking location, access, and screening

B. If parking is required, it shall be located on the same lot as the use requiring the parking. **Complied**

3.Parking in a structure. Parking may be located in a structure or under a structure, provided that no portion of a garage that is higher than 4 feet above existing or finished grade, whichever is lower, shall be closer to a street lot line than any part of the street-level, street-facing facade of the structure in which it is located. **See basement garage plans: sheets A5, B5, C5**

C. Street access required. Access to parking shall be from the street if: a. The lot does not abut an alley. **See site plans:**

D. Screening of parking **sheets A4, B4, C4**

1.Parking shall be screened from direct street view by:

- a. The street-facing facade of a structure;
 - b. Garage doors;
 - c. A fence or wall; or
 - d. Landscaped areas, including bioretention facilities or landscaped berms
- 2.Screening provided by a fence, wall, or vegetation in a landscaped area shall not be located within any required sight triangle and shall meet the following conditions:a.The fence, wall, or vegetation in the landscaped area shall be at least 3 feet tall measured from the elevation of the curb, or from the elevation of the street if no curb is present. If the elevation of the ground at the base of the fence, wall, or landscaped area is higher than the finished elevation of the parking surface, the difference in elevation may be measured as a portion of the required height of the screen, so long as the fence, wall, or vegetation in the landscaped area is at least 3 feet in height. If located in a setback, the fence or wall shall meet the requirements of subsection 23.45.518.I.7.b.The fence, wall, or vegetation in the landscaped area shall be set back at least 3 feet from the lot line.
- 3.Screening by garage doors in LR zones. If parking is provided in a garage in or attached to a principal structure and garage door(s) face a street, the garage door(s) may be no more than 75 square feet in area.

23.54.015 - Required parking and maximum parking limits

Table B for 23.54.015 requires (1.5) parking spaces per dwelling unit within the Alki Area Parking Overlay.

For 12 units - provide 18 parking stalls

For 14 units - provide 21 parking stalls

Seattle Design Guidelines - Context and Site

CS1 Natural Systems and Site Features
C. Topography
D. Plants and Habitat

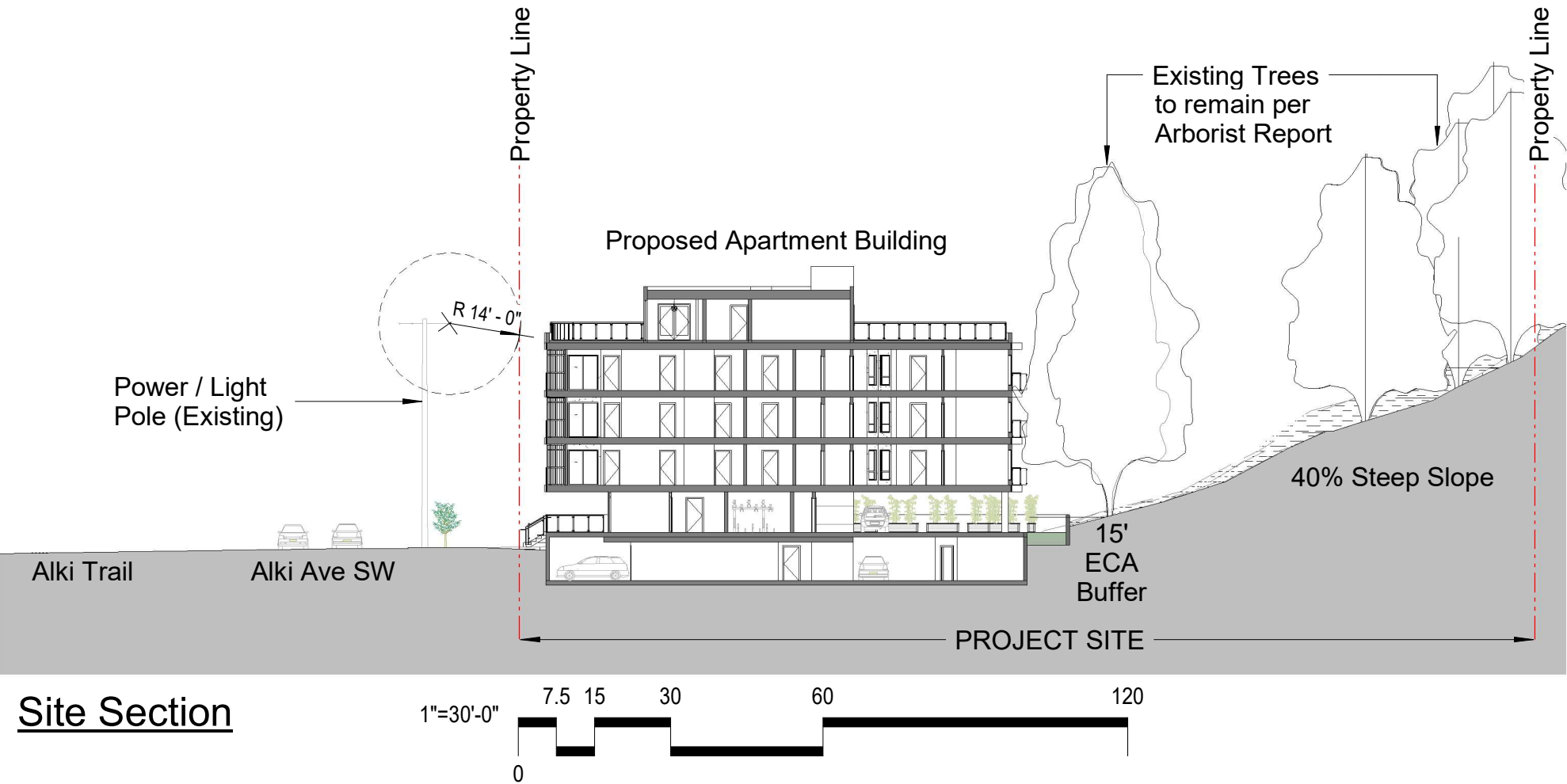
Design Response:
The building will be placed on the front half of the site where the topography is predominantly flat with a slight slope towards southeast for the first 110' of the site starting from the frontage along Alki Avenue SW. Outdoor planters and landscaping will be provided to define a nice edge for the pedestrian oriented sidewalk. Development will be limited to the 15' steep slope buffer. The 40% steep slope area at the back half of the property will be kept wooded and ground covered with native mix vegetation.

CS2 Urban Pattern and Form
A. Location in the City and Neighborhood
B. Adjacent Sites, Streets, and Open Spaces
C. Relationship to the Block
D. Height, Bulk, and Scale

Design Response:
The design of the street facing façade, highly visible from Alki Avenue SW and the pedestrian Alki Trail across the street, takes cues from existing building typology that contributes to the block. These features include extensive fenestration, exterior balconies and outdoor areas that direct views toward the Puget Sound and Olympic Mountains. The project responds to its location by proposing a rhythm and massing that reference existing and proposed structures along Alki Avenue SW.

CS3 Architectural Context and Character
A. Emphasizing Positive Neighborhood Attributes
A2. Contemporary design
A4. Evolving neighborhoods

Design Response:
The proposed development builds upon existing patterns of new developments along Alki Ave SW, incorporating a contemporary aesthetic with similar massing, articulation, fenestration patterns and outdoor spaces. Massing, articulation, fenestration patterns and exterior balconies together with quality building materials ensure individual unit identity and a unified design solution befitting the beachfront neighborhood.



Site Section



Streetview of existing adjacent apartment buildings



Streetview of proposed apartment building - Option C

Seattle Design Guidelines - Public Life

PL1 Connectivity

- A. Network of Open Spaces
- B. Walkways and Connections
- C. Outdoor Uses and Activities

PL2 Walkability

- A. Accessibility
- B. Safety and Security

PL3 Street-Level Interaction

- A. Entries
- B. Residential Edges

PL4 Active Transportation

- A. Entry Location and Relationships
- B. Planning ahead for Bicyclists
- C. Planning ahead for Transit

Design Response:

Outdoor planters, lighting and landscaping will be provided to create an attractive and pedestrian-friendly sidewalk.

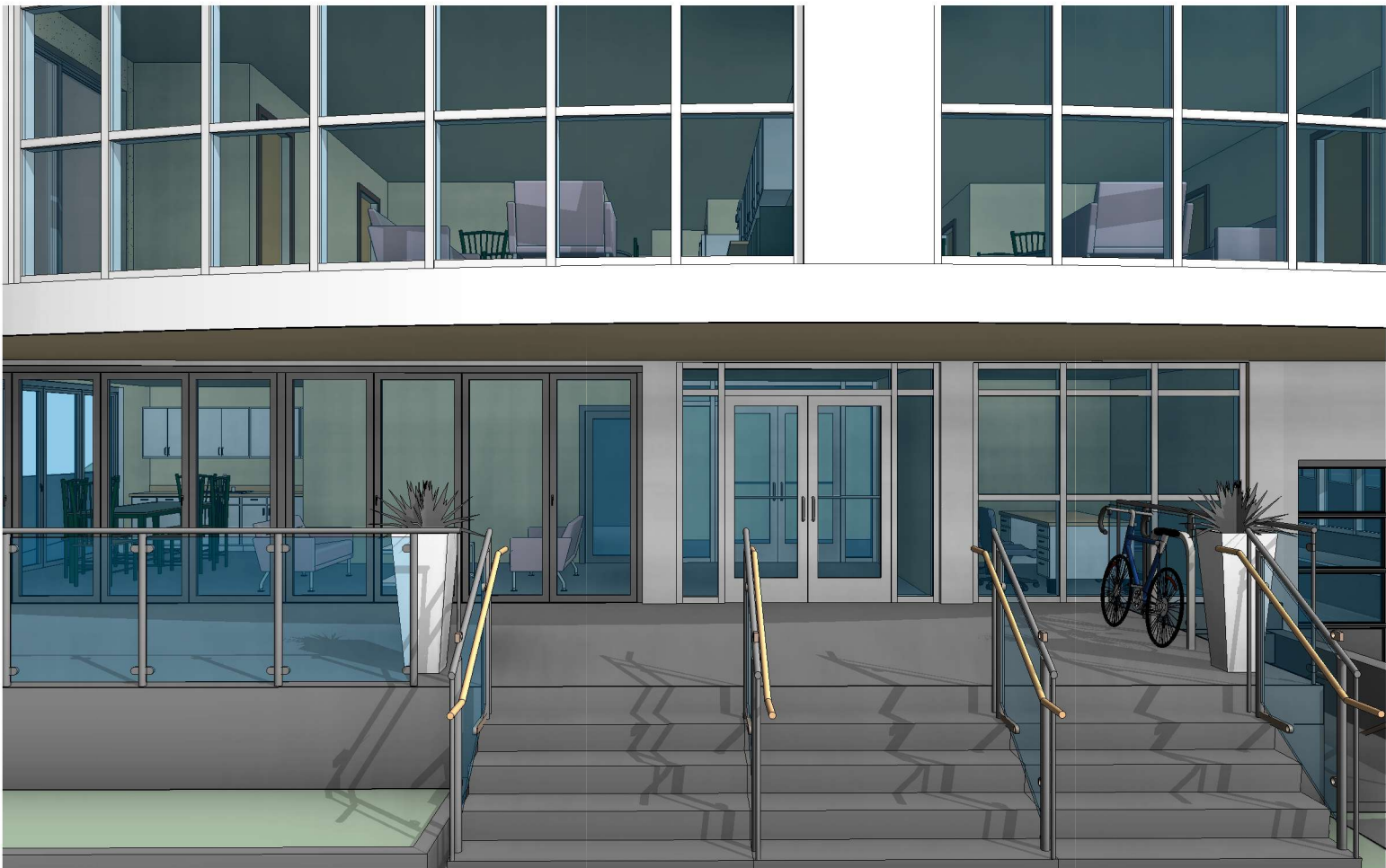
The primary residential entrance is located on Alki Ave SW for prominent visibility and slightly setback for a front porch. The residential lobby and front porch will provide waiting area for residents taking the bus at the existing bus stop located right in front of the site. Public transportation is easily accessible from this site.

Access and connections for bicycling is intergrated into the project planning. Bicycle racks will be provided on the front porch and in an indoor bicycle storage room on the first floor for easy access.

Elevating the residential units alleviates possible security or privacy issues and creates a strong residential edge. Significant fenestration and spacious balconies are proposed for a level of transparency and lively activity along the building edges without sacrificing the privacy or security of the residents.



Streetview of existing bus stop at the project site



Streetview of proposed apartment building front porch and main entrance with residential units above



Streetview of existing neighborhood site showing different modes of access.

Seattle Design Guidelines - Design Concept

DC1 Project Uses and Activities

- A.Arrangement of Interior Uses
- B.Vehicular Access and Circulation
- C.Parking and Service Uses

DC2 Architectural Concept

- A. Massing
- B. Architectural and Façade Composition
- C. Secondary Architectural Features
- D. Scale and Texture
- E. Form and Function

DC3 Open Space Concept

- A.Building - Open Space Relationship
- B.Open Space Uses and Activities
- C.Design

DC4 Materials

- A. Exterior Elements and Finishes
- C. Lighting
- D. Trees, Landscape and Hardscape Materials



Response to Design Guidelines

Arrangement of Interior Uses (DC1.A)

Interior uses are situated to take advantage of views of Alki Beach, Puget Sound and the Olympic Mountains. Extensive fenestration and balconies provide a physical connection to the views and create a level of interest and connectivity, via transparency, to the sidewalk and public right-of-way.

Parking and Service Uses (DC1.C)

Vehicular parking is located within the enclosed basement garage. The parking is accessed via a 10' driveway. The auto court is located in the back yard, screened from neighbors via side fences and retaining walls.

Massing (DC2.A)

Facades are well articulated and heavily fenestrated reducing perceived massing. In addition, vertical datum closely aligns with adjacent building providing a pleasing rhythm to the street facing façade.

Secondary Architectural Features (DC2.C)

Balconies and canopies are incorporated into the façade to add detail, depth and interest to the street façade. The proposed street facing features also correspond with neighboring existing and proposed structures through architectural style, datum, fenestration patterns and materials to achieve a cohesive design.

Scale and Texture (DC2.D)

Highly textured materials, clearly defined floor plates, along with significant fenestration are incorporated to create a pleasing human scale into the building façade.

Open Space Uses and Activities (DC3.B)

While there is a significant amount of "Open Space" present on site it is predominantly a heavily vegetated steep slope which provides significant landscaping but is not conducive to use by the apartment occupants.

Most of the useable open space is dedicated to roof decks to take advantage of views of Alki Beach, Sound and Olympics.

The site is visually connected to Alki Beach and the pedestrian/bicycle trail across Alki Ave SW. This connection is fostered via the extensive fenestration, balconies and roof decks and will likely be heavily utilized by the apartment occupants.

Exterior Elements and Finishes (DC4.A)

Proposed materials will be selected for their durability and aesthetic qualities to correlate to developments prevalent along Alki Ave SW.

PRECEDENTS IN THE NEIGHBORHOOD



1156 Alki Ave SW



1374 Alki Ave SW



1402 Alki Ave SW



1502 Alki Ave SW



2104 Alki Ave SW



2108 Alki Ave SW



Option A

Total Gross Floor Area = 20,678 SF
 Floor Area Ratio (FAR) = 1.34
 Total number of units = 12
 Total number of parking stalls = 18
 Total outdoor amenity area = 3,850 SF

PROS:

All dwelling units have waterfront views.
 No departure required.

CONS:

Unit count and parking count less than those of Options B & C.



Option B (Preferred)

Total Gross Floor Area = 20,849 SF
 Floor Area Ratio (FAR) = 1.35
 Total number of units = 14
 Total number of parking stalls = 21
 Total outdoor amenity area = 3,892 SF

PROS:

Unit count and parking count more than those of Option A.

CONS:

Distance from solid waste storage room access to staging area exceeds 50 feet.
 Back patio garden extends into 15' ECA buffer area.
 May require departure.



Option C

Total Gross Floor Area = 20,421 SF
 Floor Area Ratio (FAR) = 1.33
 Total number of units = 14
 Total number of parking stalls = 21
 Total outdoor amenity area = 3,973 SF

PROS:

Unit count and parking count more than those of Option A.
 All units have waterfront view potential.

CONS:

Back patio garden extends into 15' ECA buffer area.
 May require departure.

Design Factors

For each option, the building massing and siting location are influenced by the topography and environmentally critical area of the project site, in addition to the design objectives of maximizing view potential and dwelling unit count while providing 1.5 parking stalls per dwelling unit as required by the Alki Area Parking Overlay.

These design factors resulted in (3) options that are similar to each other except for their variations of front facades, ground floor parking layouts and the extent of back patio gardens. A retaining wall is proposed at edge of the garden at the buffer area to mitigate landslide hazard of the steep slope of the site, per SMC 25.09.090 Development standards for steep slope erosion hazard areas.

Departures for Option B & Option C

Per Seattle Land-Use Code SMC 23.45.522: the required amount outdoor amenity space is 25% of the lot area. A minimum of 50% of the required amenity area shall be provided at ground level, except that amenity area provided on the roof of a structure that meets the provisions of subsection 23.45.510.D.5 may be counted as amenity area provided at ground level. To satisfy this requirement, the sun room on the ground floor (similar to the one pictured here) has to be considered as a ground floor outdoor amenity space and the back patio garden has to be allowed to encroach a little bit into the 15 foot buffer area to the steep slope in order to achieve at least the minimum ground floor amenity space totalling 1,925 square feet. Request departures to meet open amenity area requirement.



Picture of the sun room as an open amenity area



Design Option A

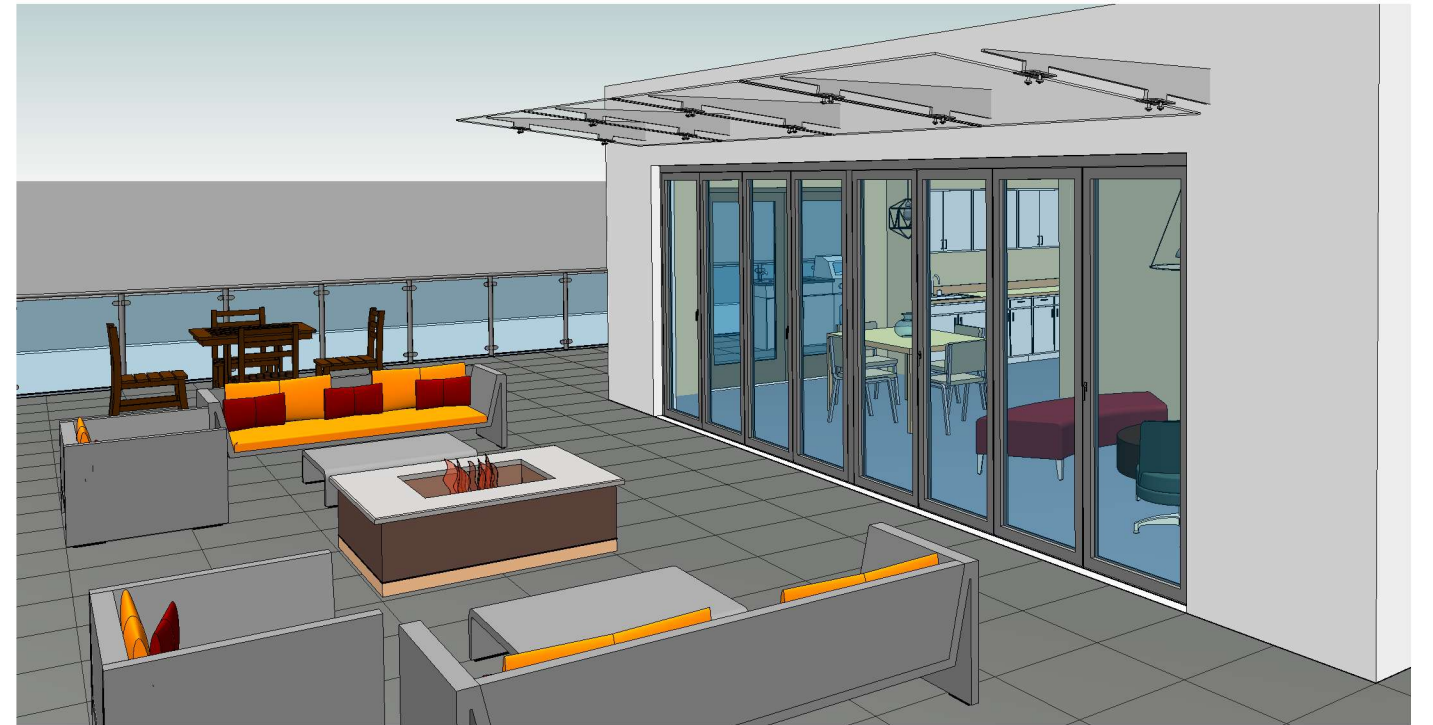
Total Gross Floor Area = 20,810 SF
Floor Area Ratio (FAR) = 1.35

Total number of units = 12
Total number of parking stalls = 18





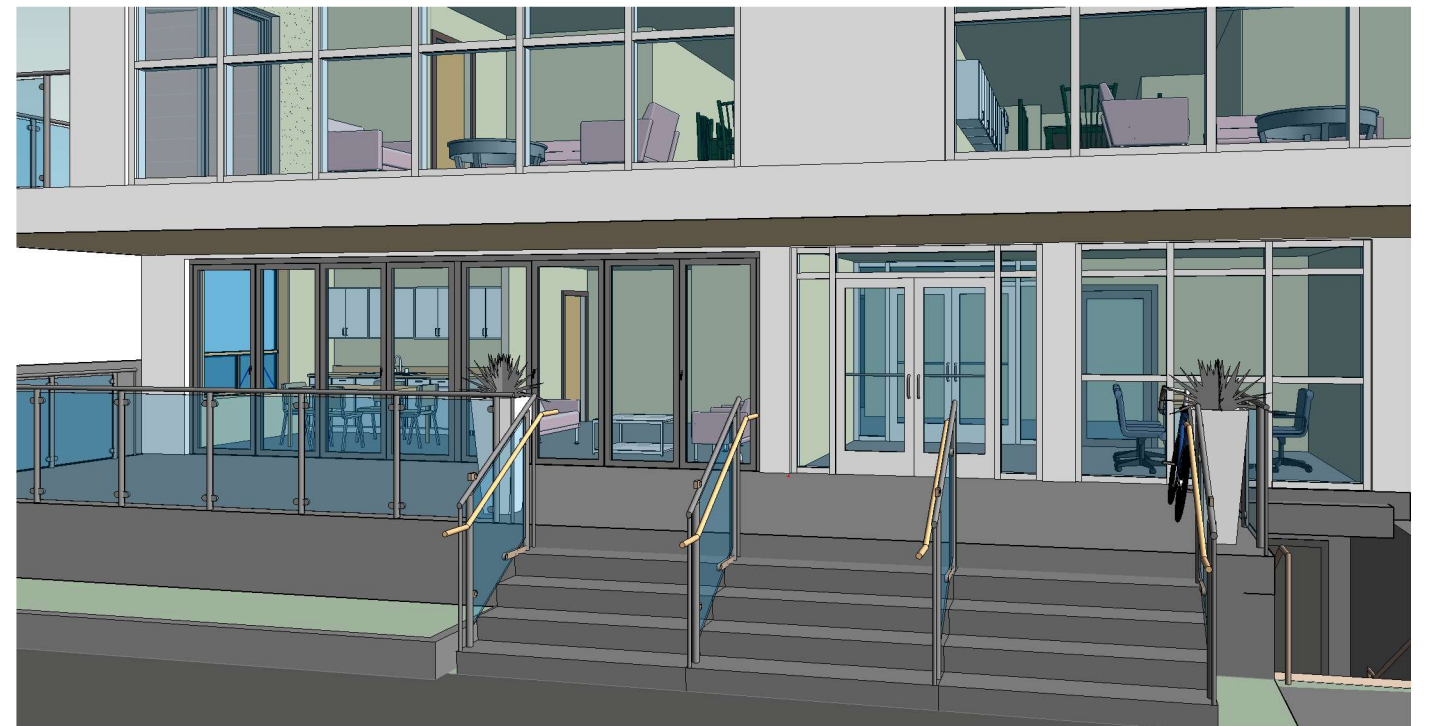
3D View - Rooftop Lounge Indoor Amenity



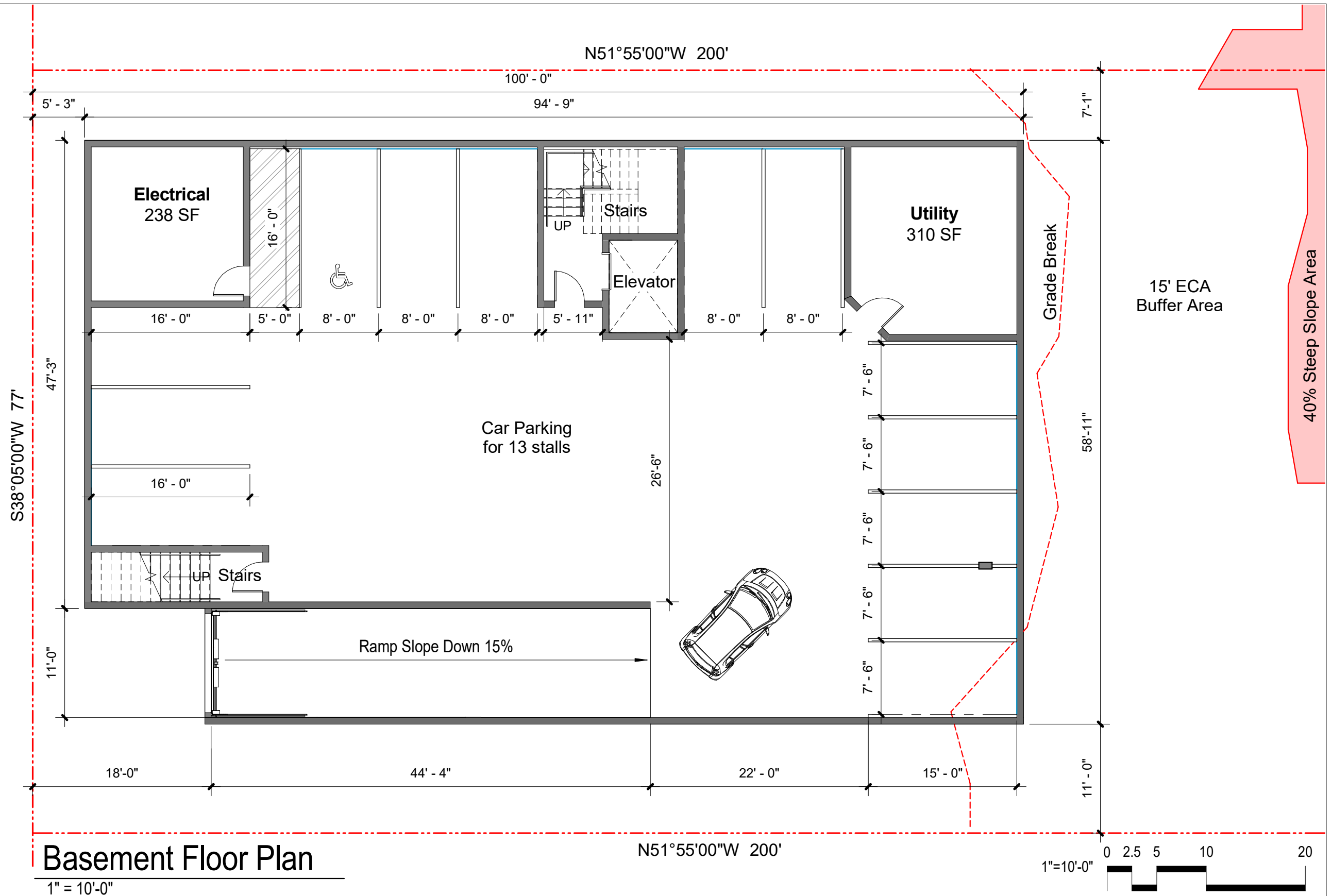
3D View - Rooftop Deck Outdoor Amenity

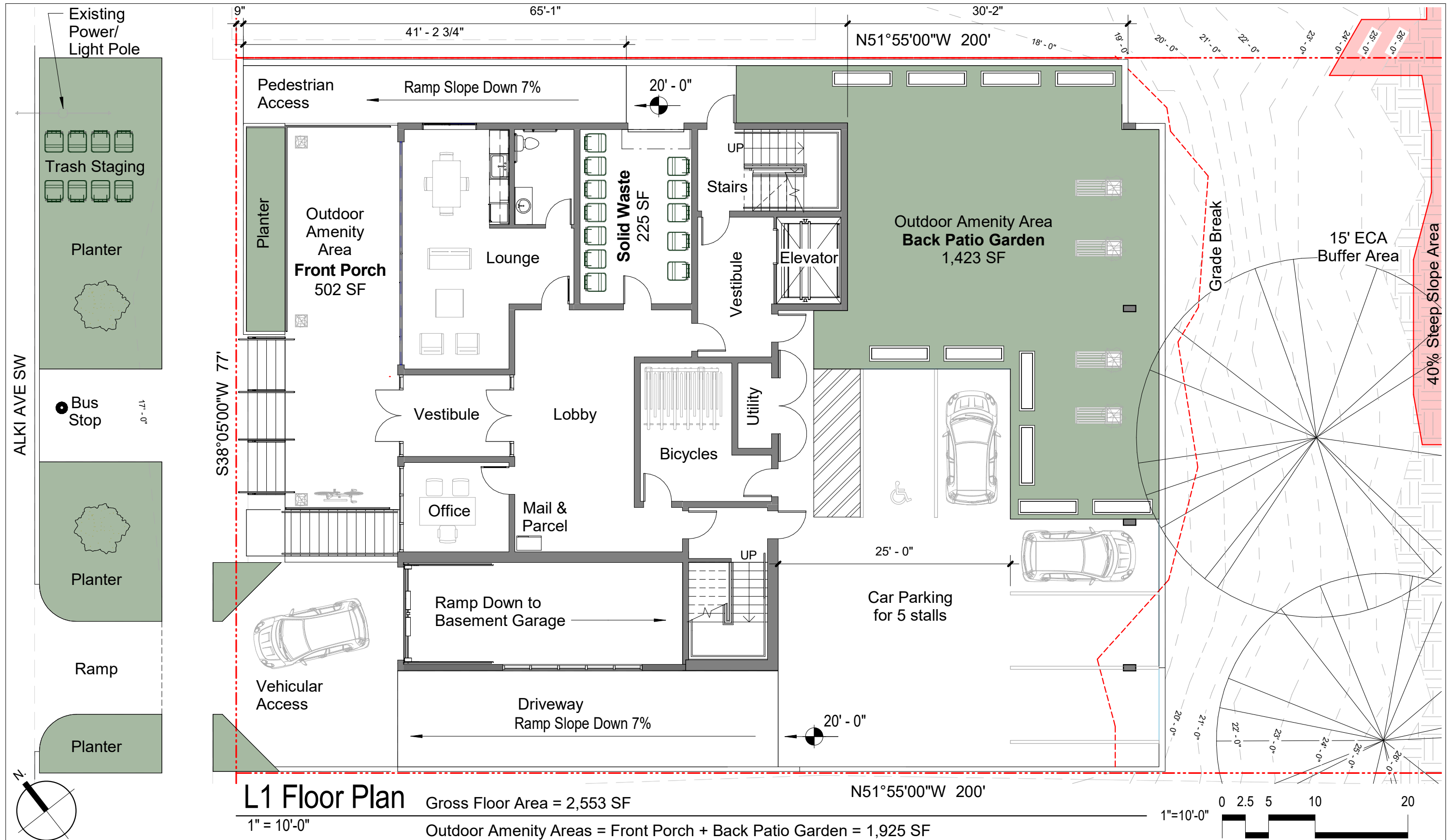


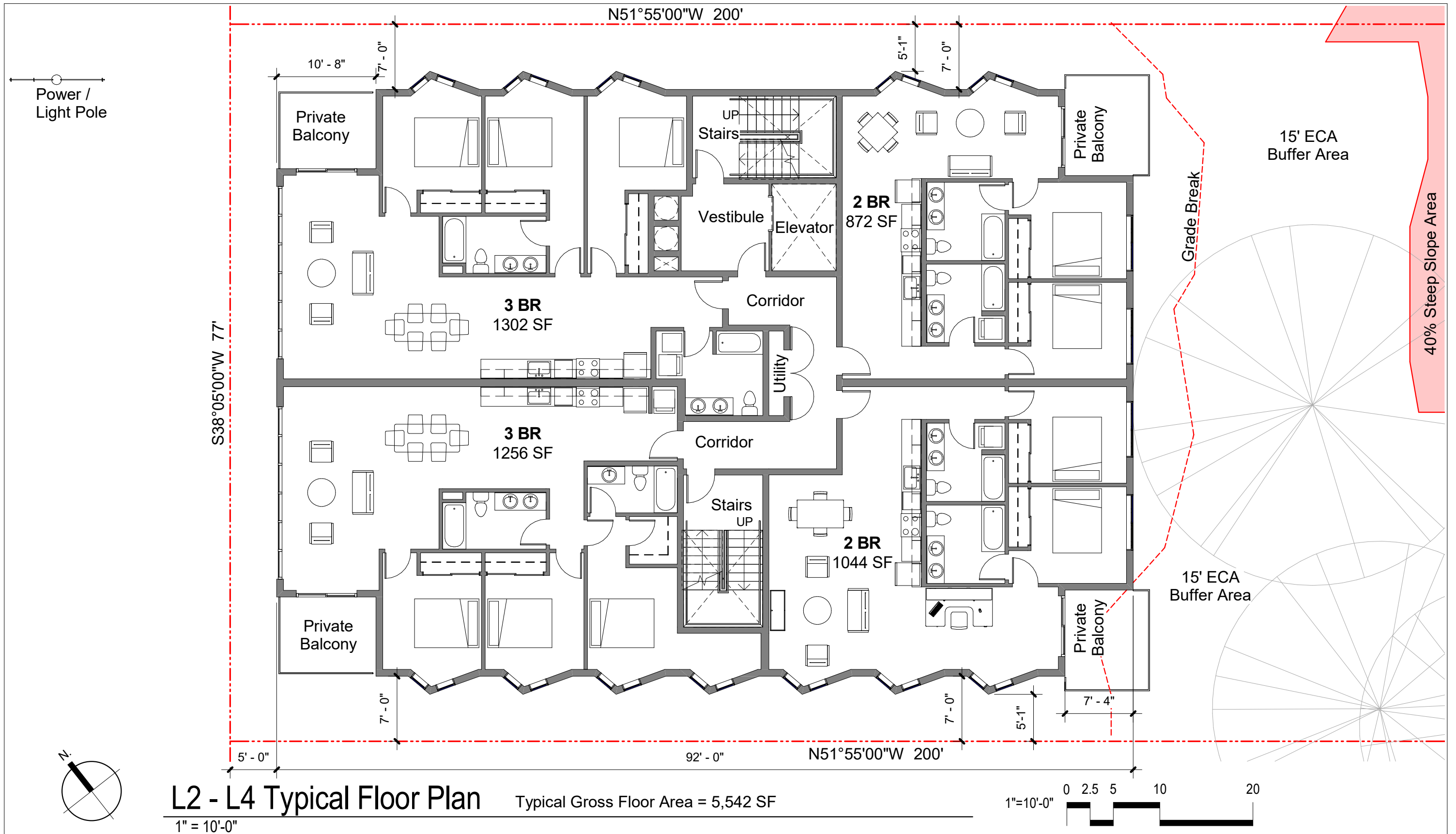
3D View - Back Patio Garden Outdoor Amenity

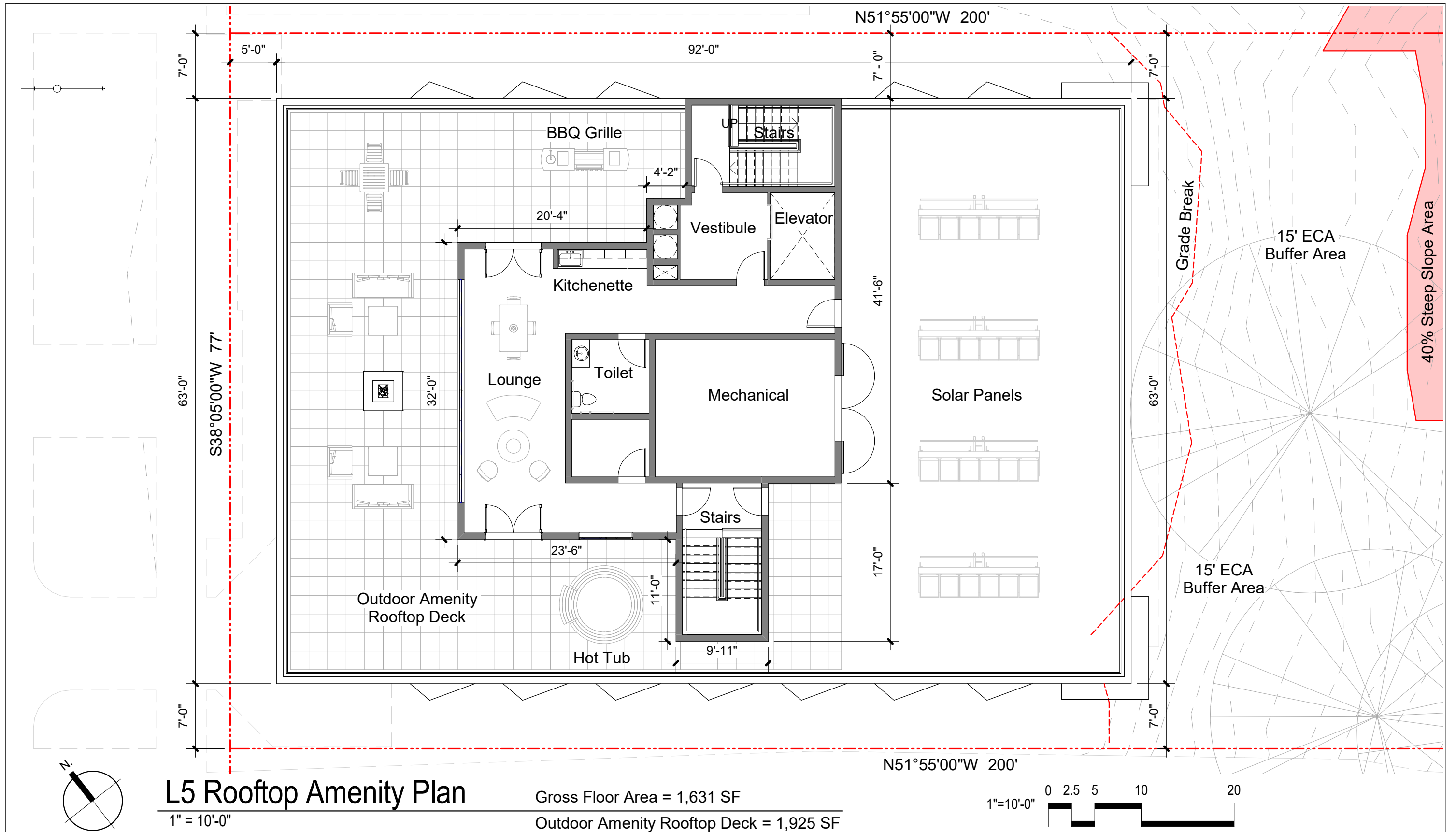


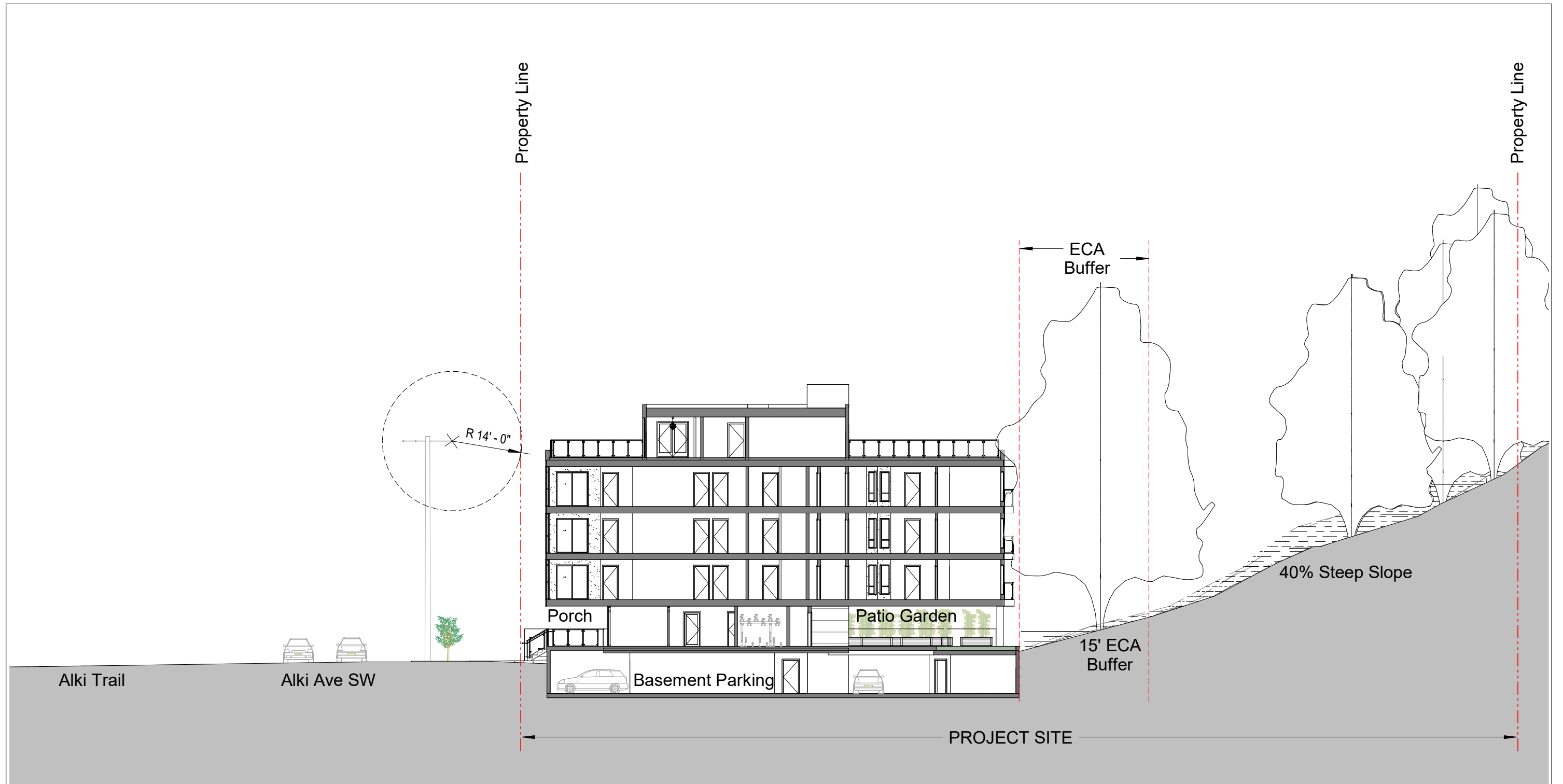
3D View - Front Porch Outdoor Amenity



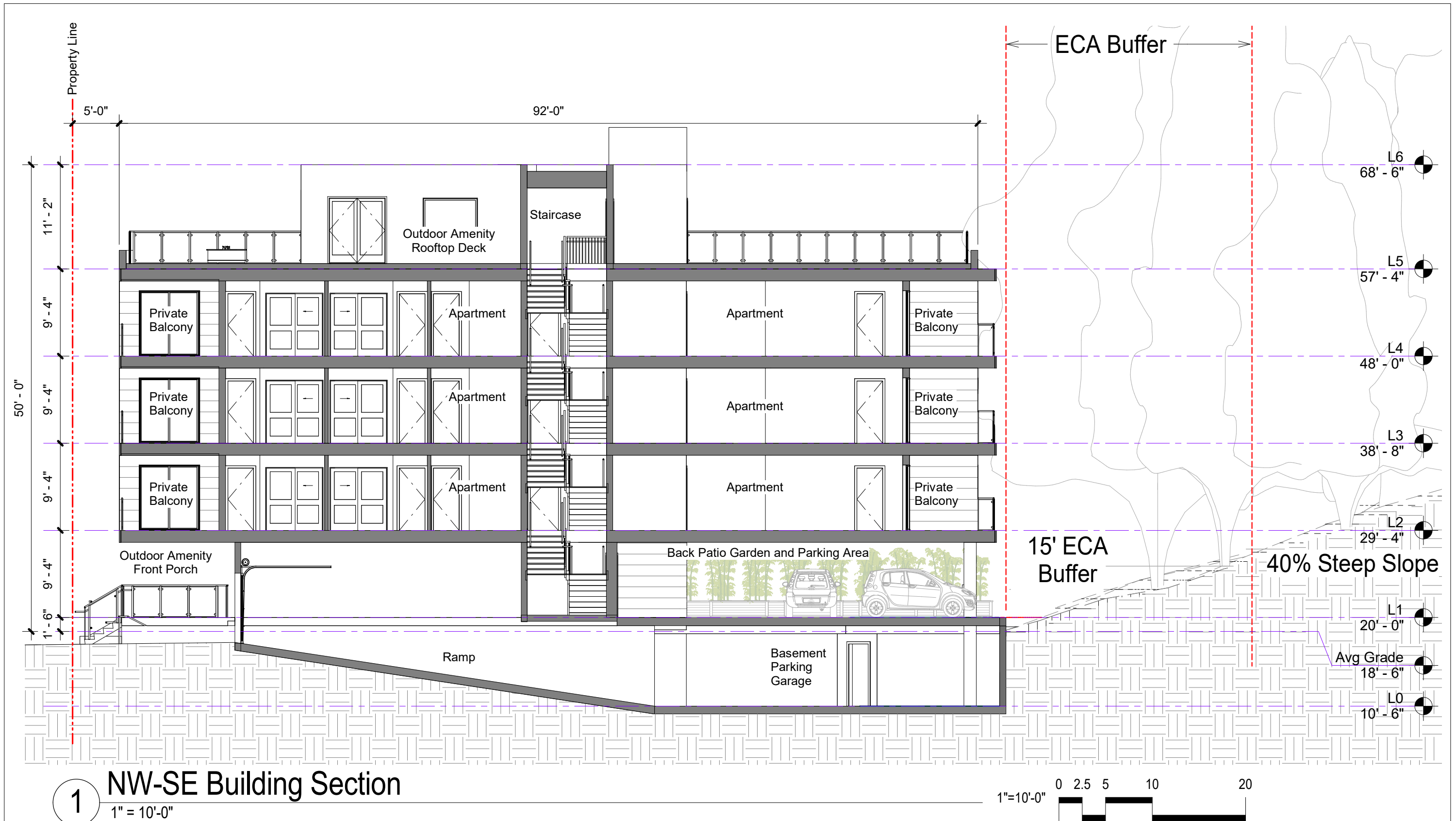








1 NW-SE Site Section
1" = 20'-0"



This architectural section drawing illustrates the vertical structure of a building, detailing floor levels, elevations, and structural components. The drawing is oriented with the building's facade on the left and the rear on the right.

Left Side Elevation and Level Callouts:

- 50' - 0"**: Total height of the building.
- (SMC 23.45.514.1.4) - 40' Applicable Height Limit + 10' Allowable Height of Rooftop Features**: Regulatory height information.
- 1' - 6"**: Height of the ground floor amenity level above the average grade.
- L6 68' - 6"**: Penthouse Roof Top Level.
- L5 57' - 4"**: Roof Top Amenity Level.
- L4 48' - 0"**: Residential Level.
- L3 38' - 8"**: Residential Level.
- L2 29' - 4"**: Residential Level.
- L1 20' - 0"**: Ground Floor Amenity Level.
- Avg Grade 18' - 6"**: Average ground level.

Right Side Elevation and Level Callouts:

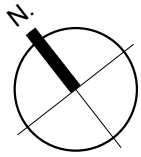
- L6 68' - 6"**: Penthouse Roof Top Level.
- L5 57' - 4"**: Roof Top Amenity Level.
- L4 48' - 0"**: Residential Level.
- L3 38' - 8"**: Residential Level.
- L2 29' - 4"**: Residential Level.
- L1 20' - 0"**: Ground Floor Amenity Level.
- Avg Grade 18' - 6"**: Average ground level.
- L0 10' - 6"**: Level below the average grade.

Structural and Interior Details:

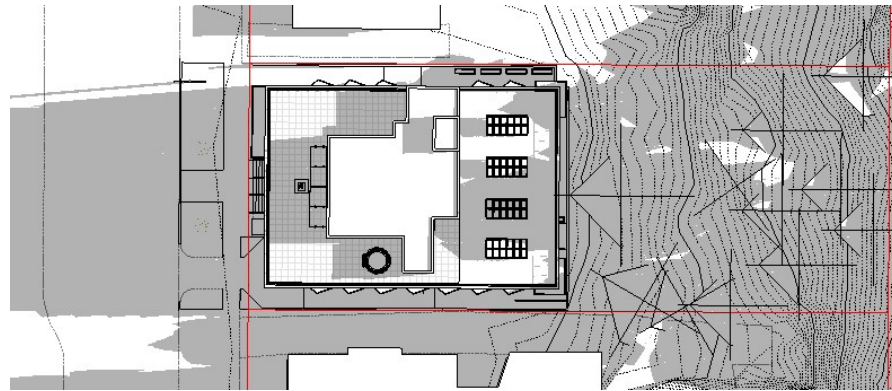
- Garage Parking**: Located at the base of the building, with a height of **8' - 2"** indicated.
- Stairs**: Multiple staircases are shown, including a central core and side stairs.
- Rooms**: Various rooms are depicted, including bedrooms, bathrooms, and a kitchen area.
- Roof**: The roof structure is shown, including the penthouse and amenity levels.
- Ground Floor Amenity Level**: A level just above the average grade, featuring a small garden area with a tree and a bench.

NE-SW Building Section

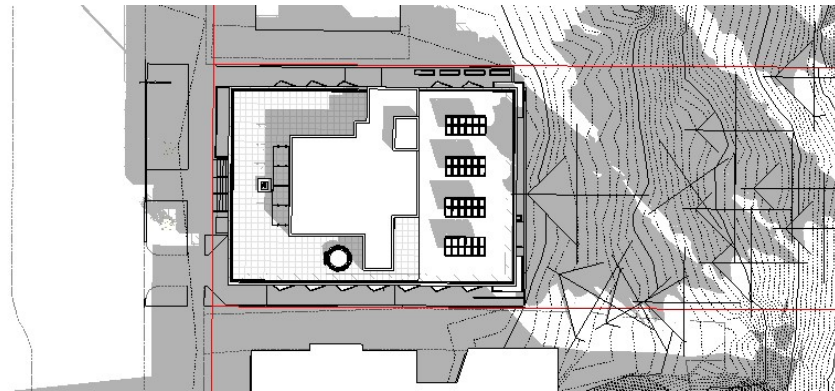
$$1'' = 10'-0''$$

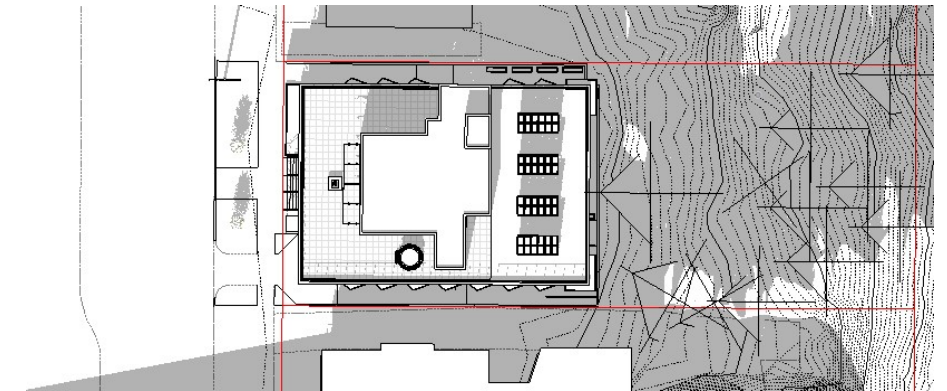
Solar Studies - Sun/ Shadow Graphical Analyses - Option A (Option B & Option C - Similar)



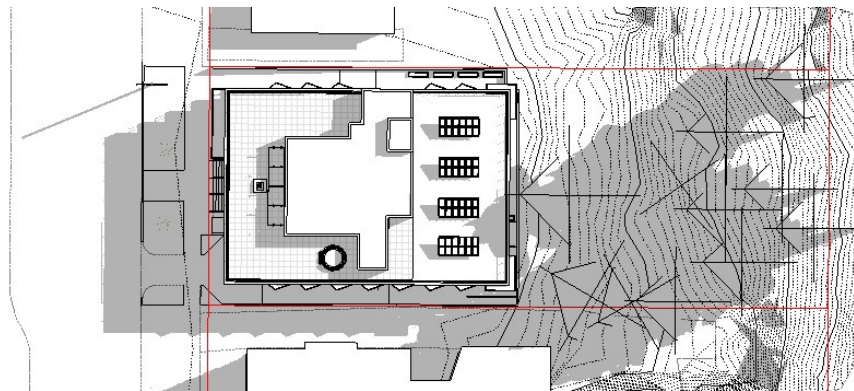
Solar Study - Spring/ Fall Equinox - 9am



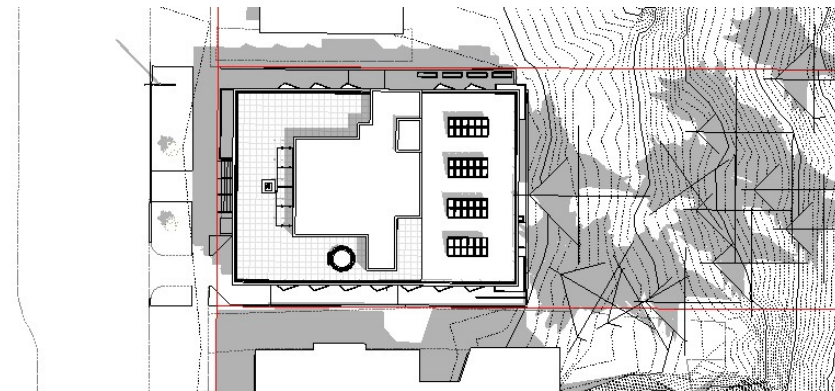
Solar Study - Spring/ Fall Equinox - 12pm



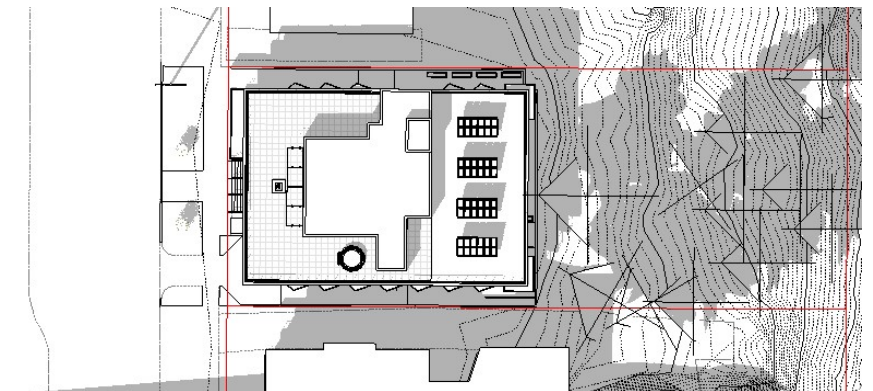
Solar Study - Spring/ Fall Equinox - 3pm



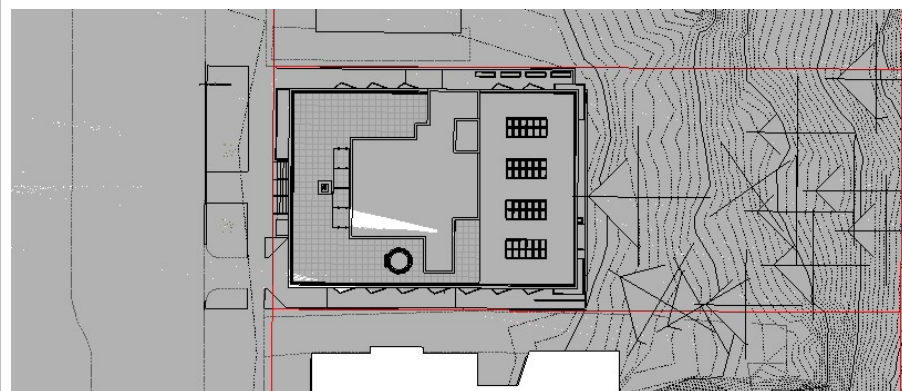
Solar Study - Summer Solstice - 9am



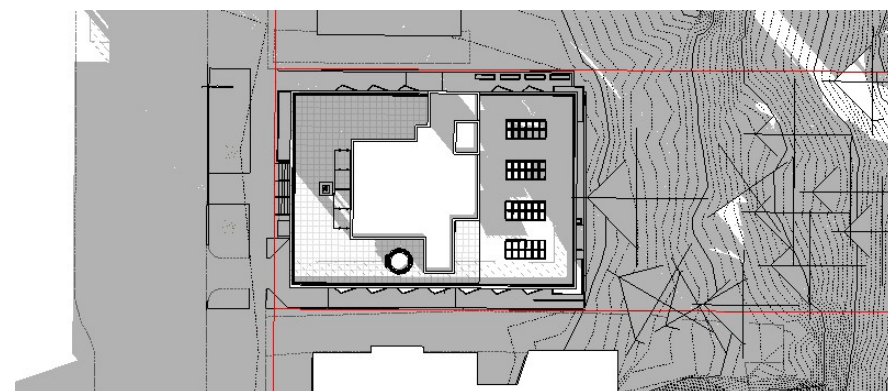
Solar Study - Summer Solstice - 12pm



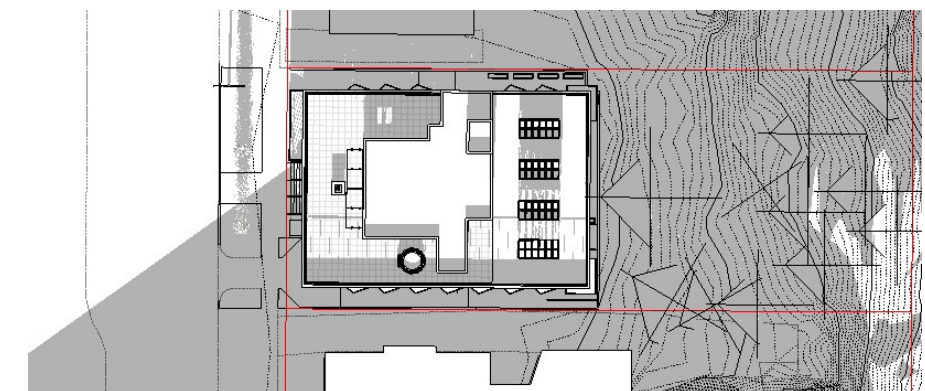
Solar Study - Summer Solstice - 3pm



Solar Study - Winter Solstice - 9am



Solar Study - Winter Solstice - 12pm



Solar Study - Winter Solstice - 3pm



Design Option B

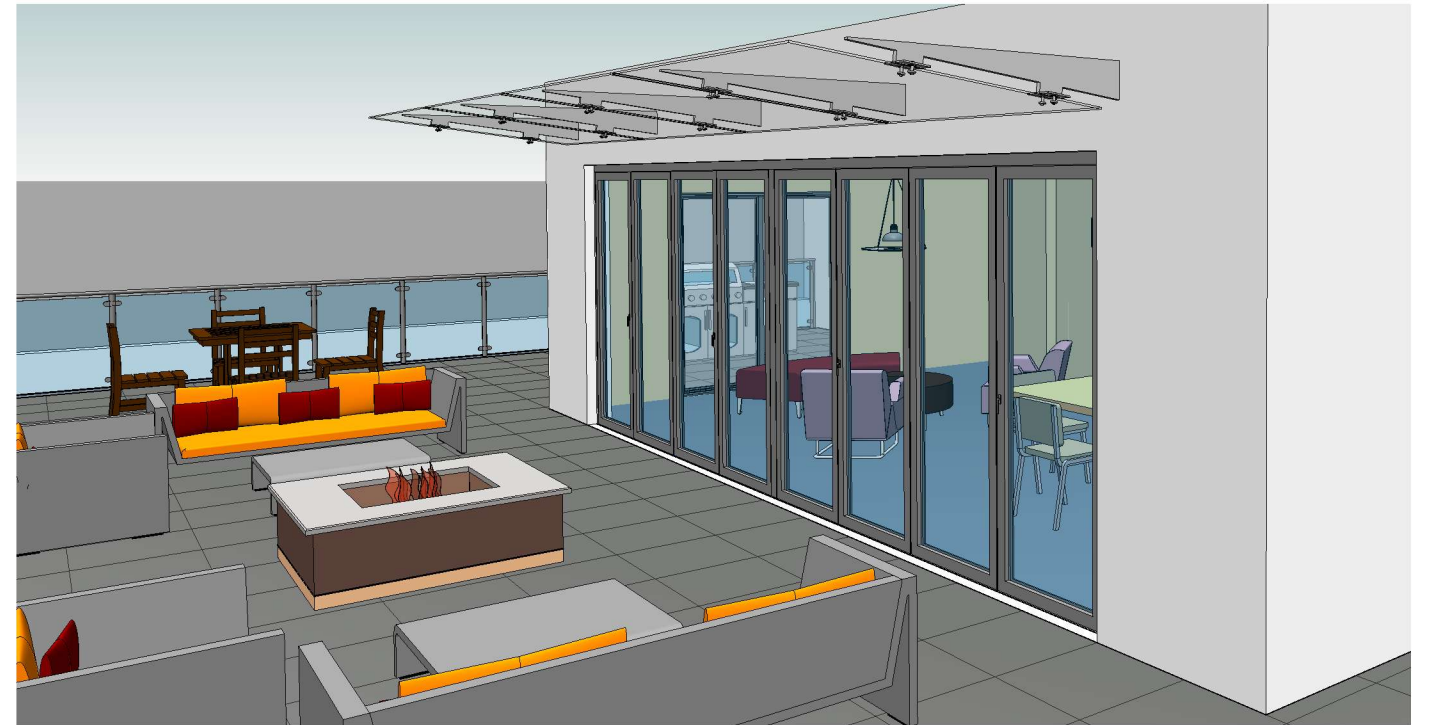
Total Gross Floor Area = 20,849 SF
Floor Area Ratio (FAR) = 1.35

Total number of units = 14
Total number of parking stalls = 21





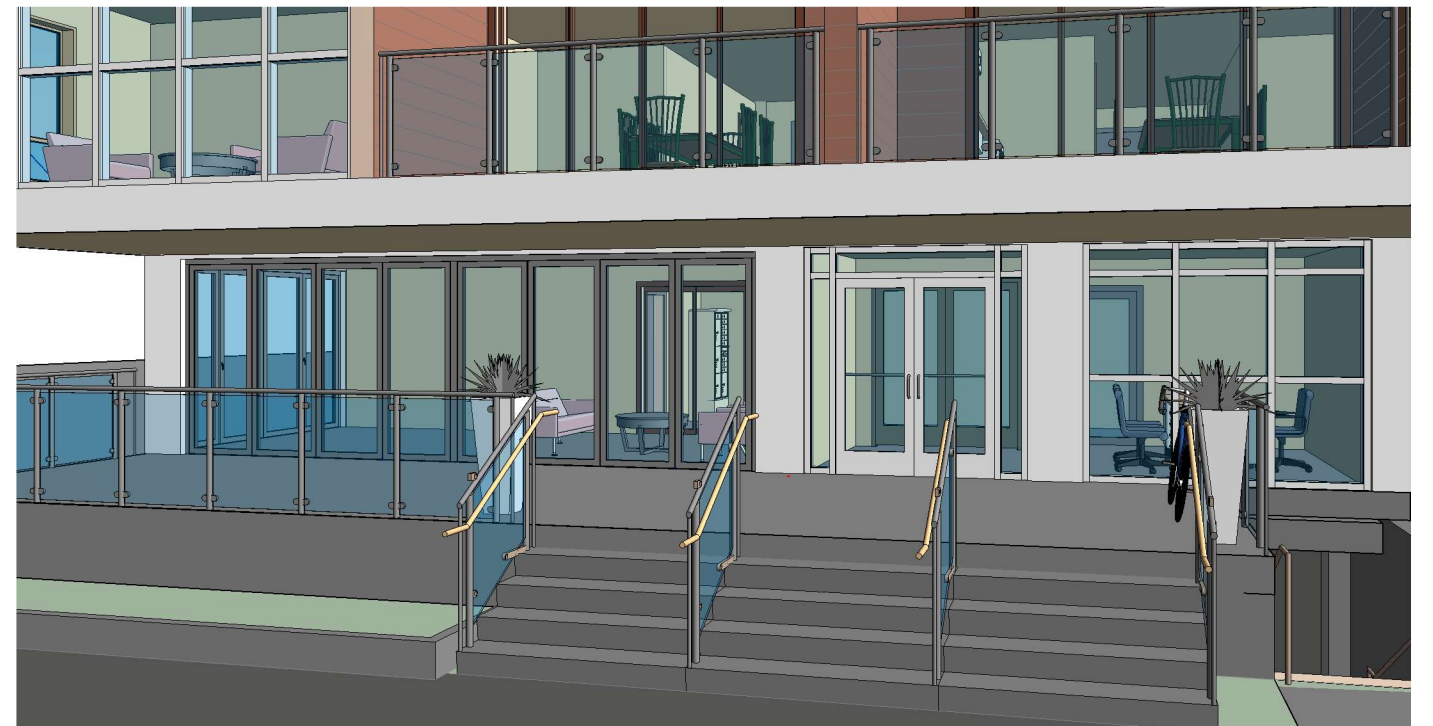
3D View - Rooftop Lounge Indoor Amenity



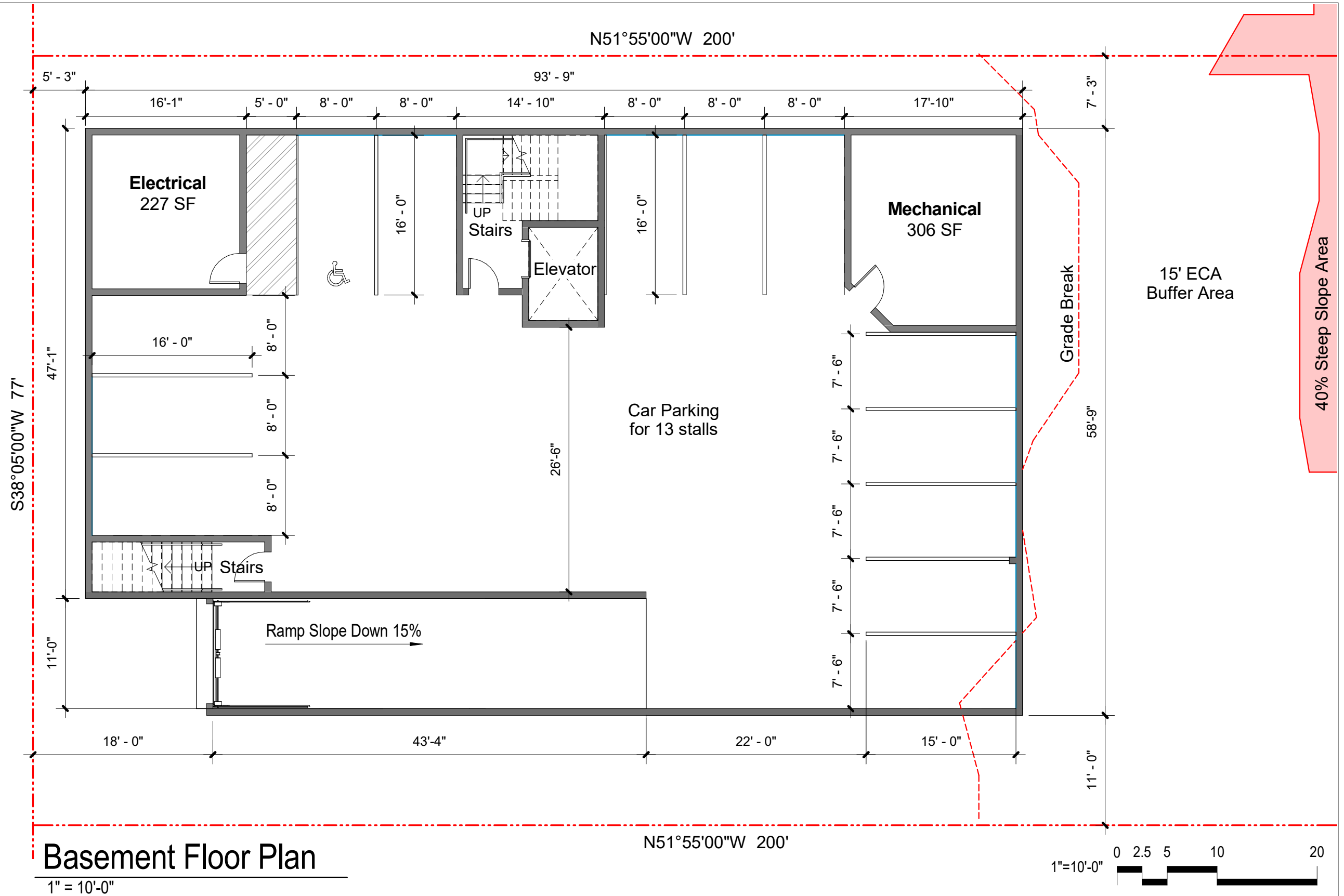
3D View - Rooftop Deck Outdoor Amenity

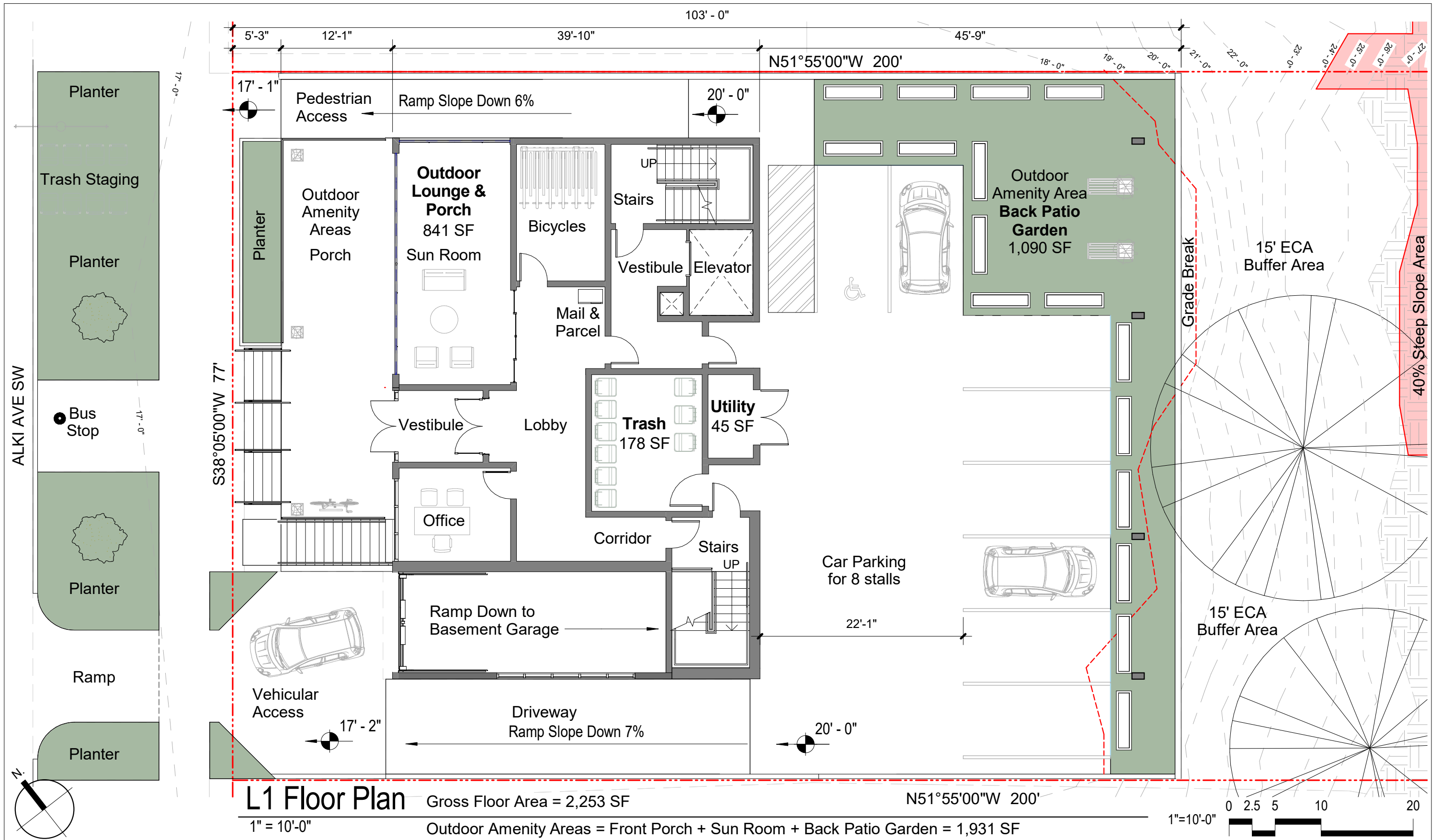


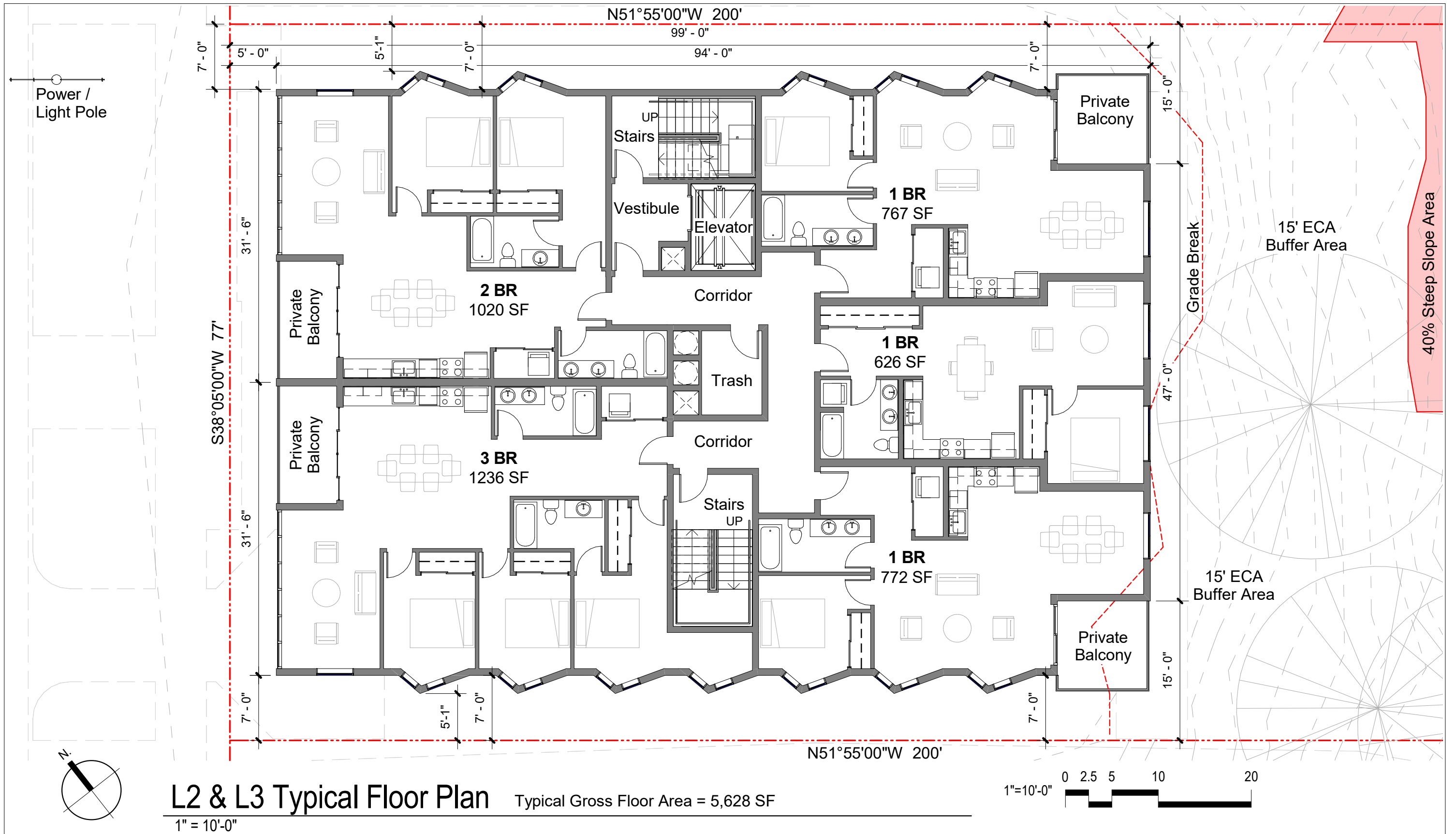
3D View - Back Patio Garden Outdoor Amenity

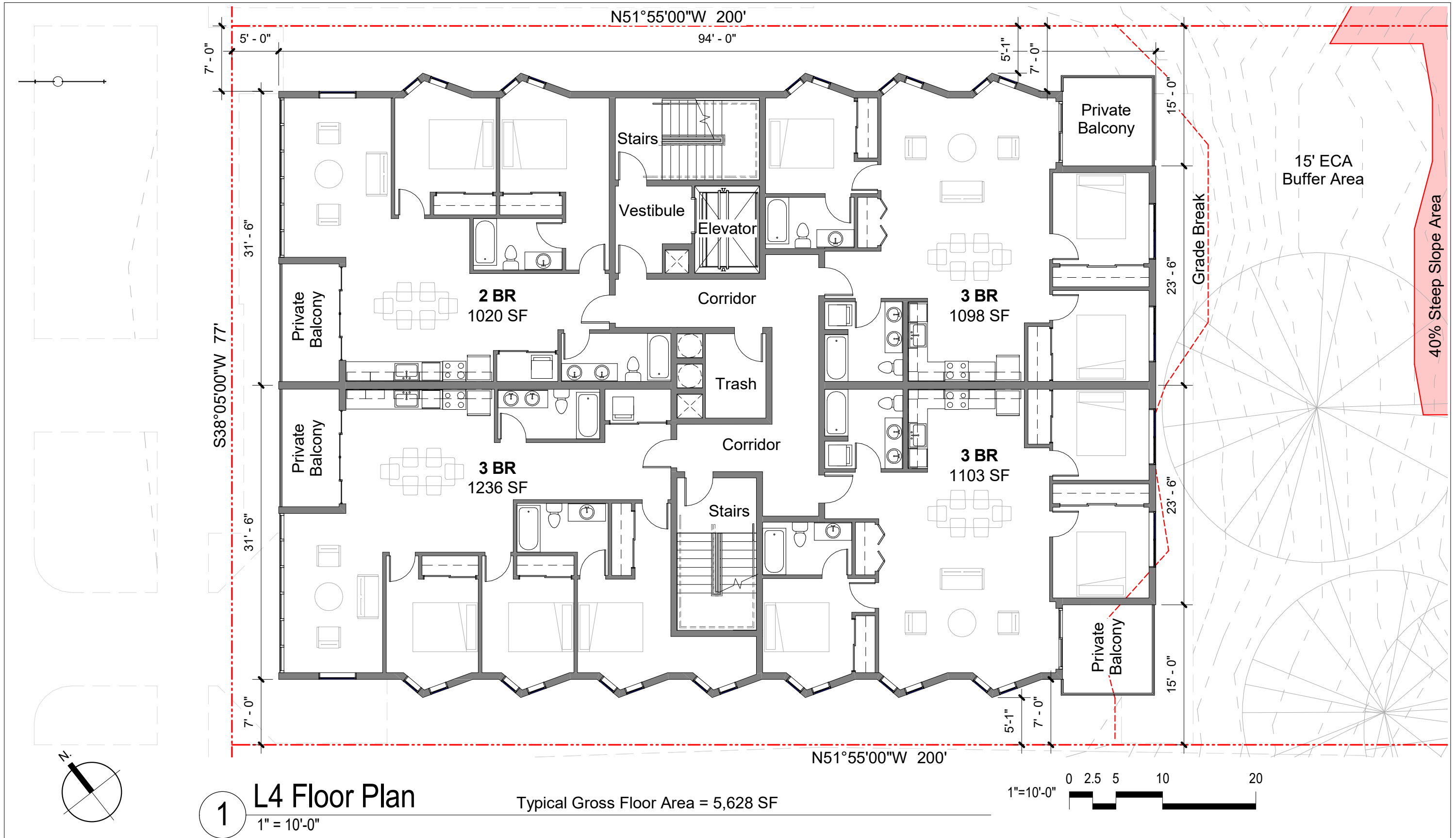


3D View - Front Porch Outdoor Amenity





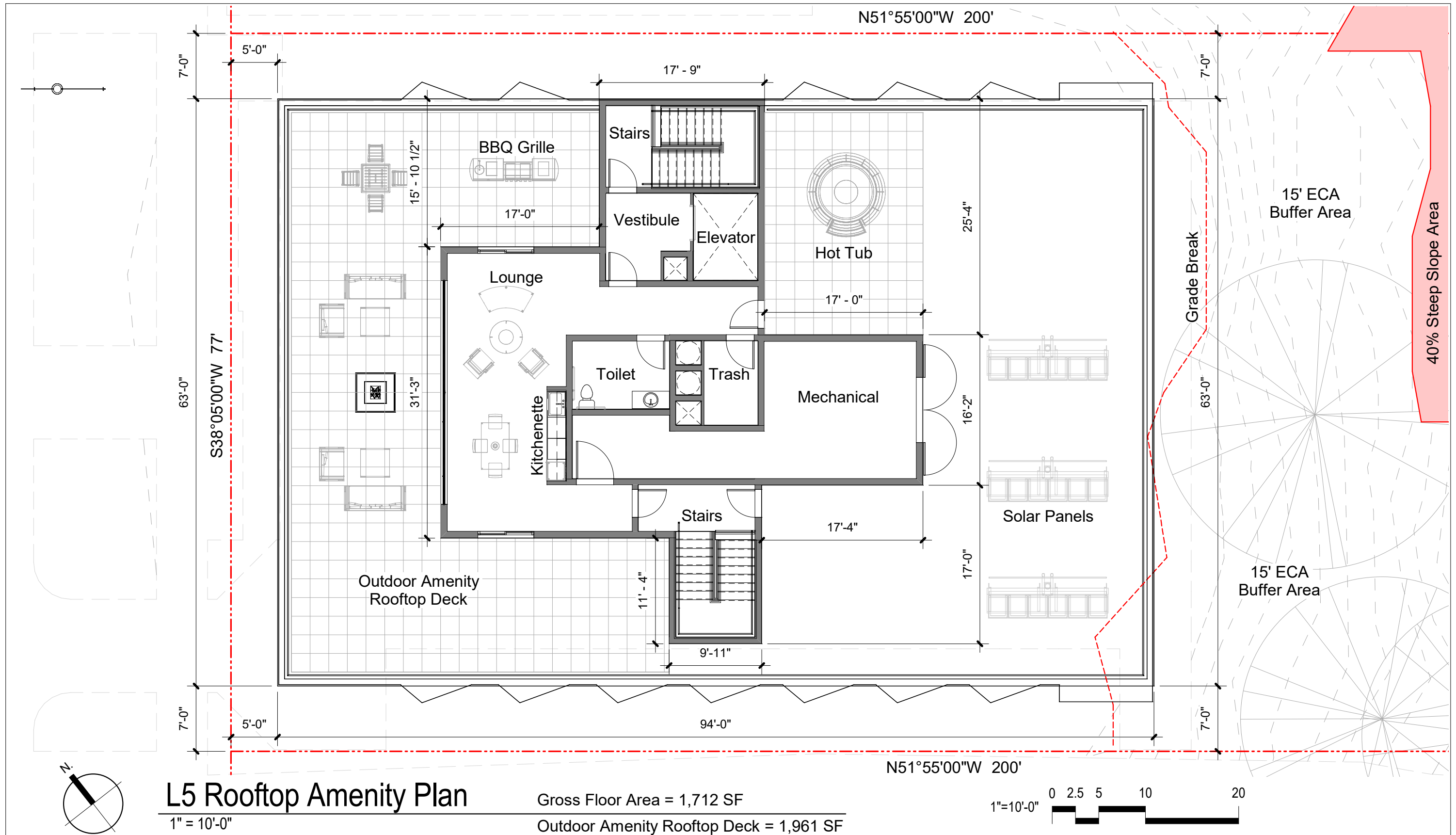


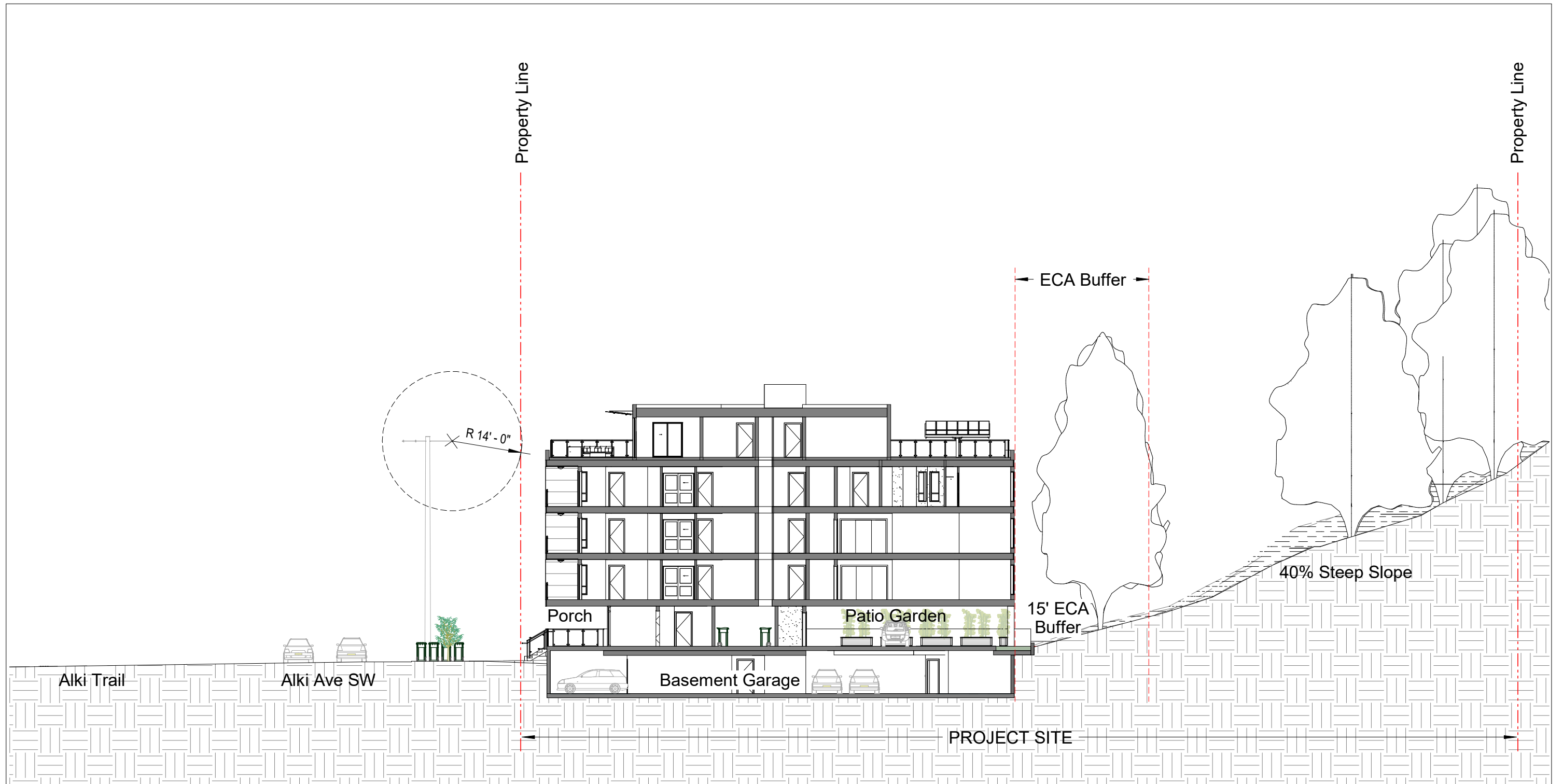


1 L4 Floor Plan
1" = 10'-0"

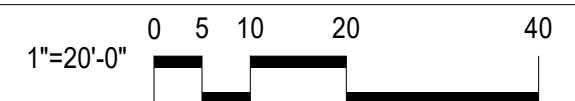
Typical Gross Floor Area = 5,628 SF

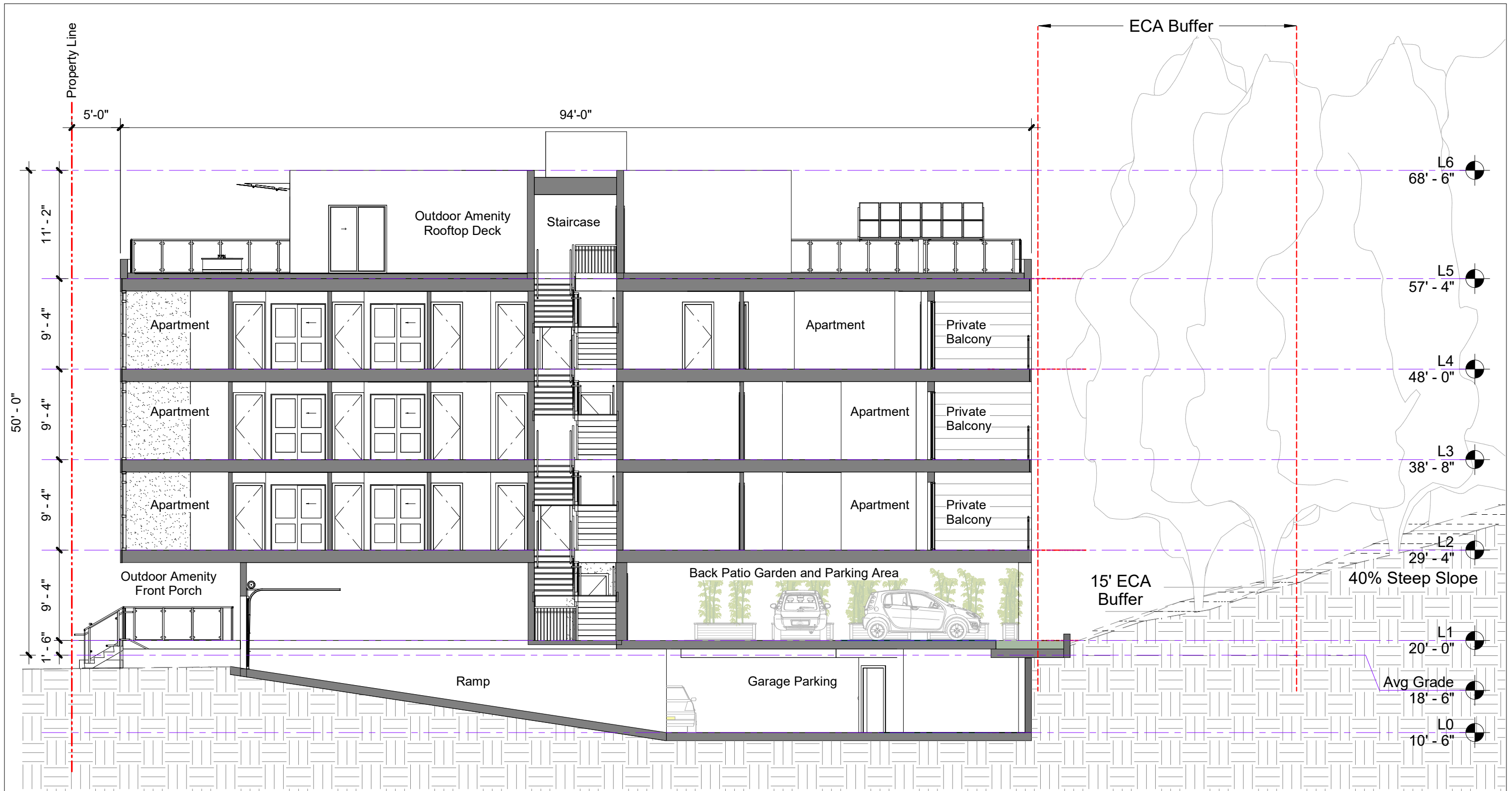




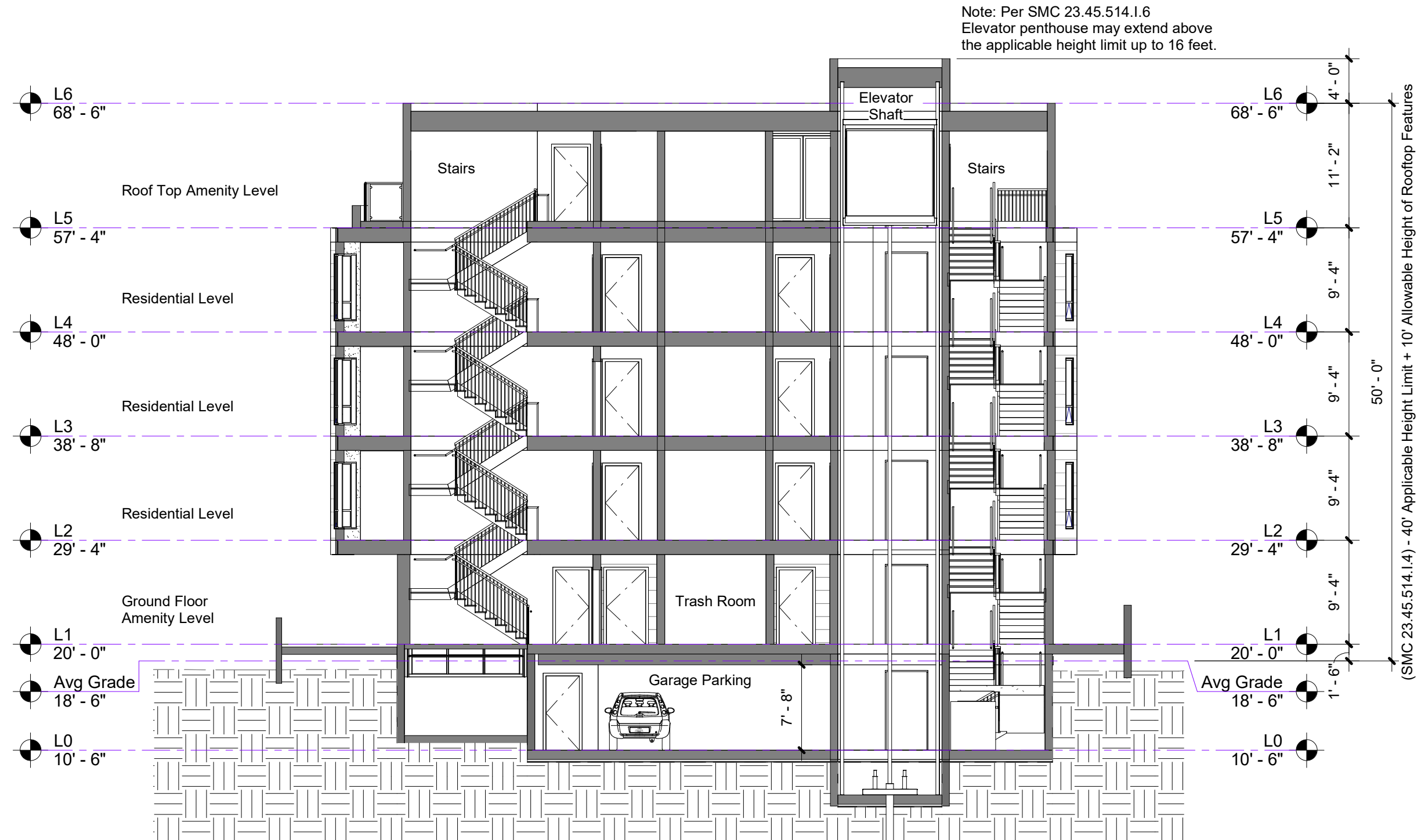


1 NW-SE Site Section
1" = 20'-0"





1 NW-SE Building Section
1" = 10'-0"



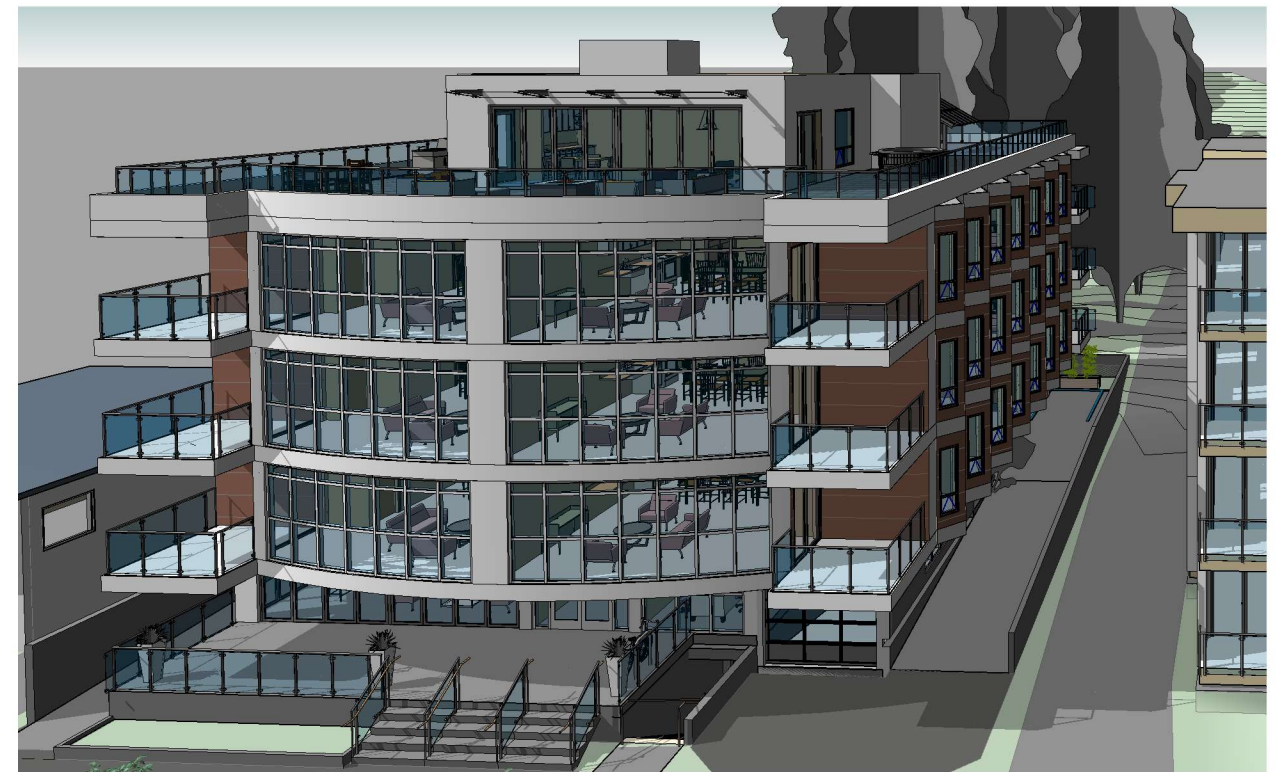
1 NE-SW Building Section
1" = 10'-0"





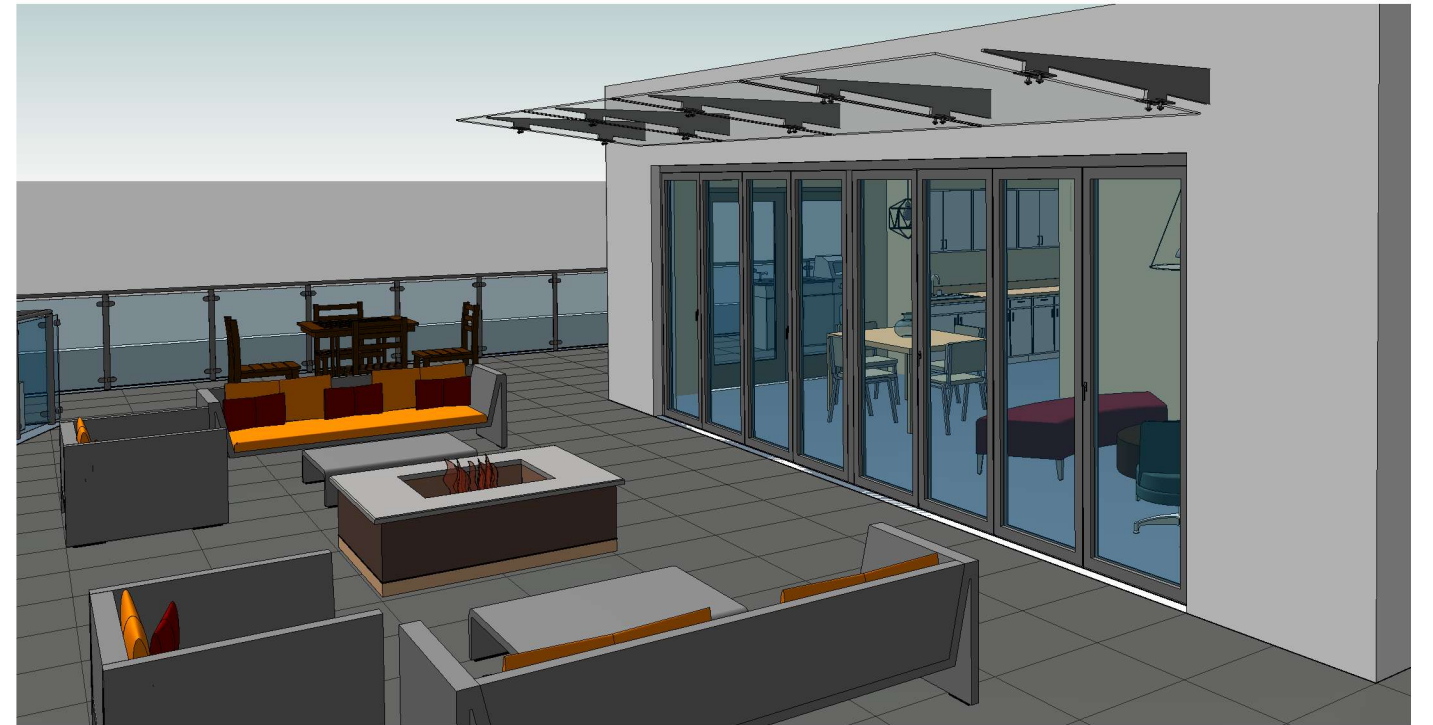
Design Option C

Total Gross Floor Area = 20,421 SF
Floor Area Ratio (FAR) = 1.33
Total number of units = 14
Total number of parking stalls = 21





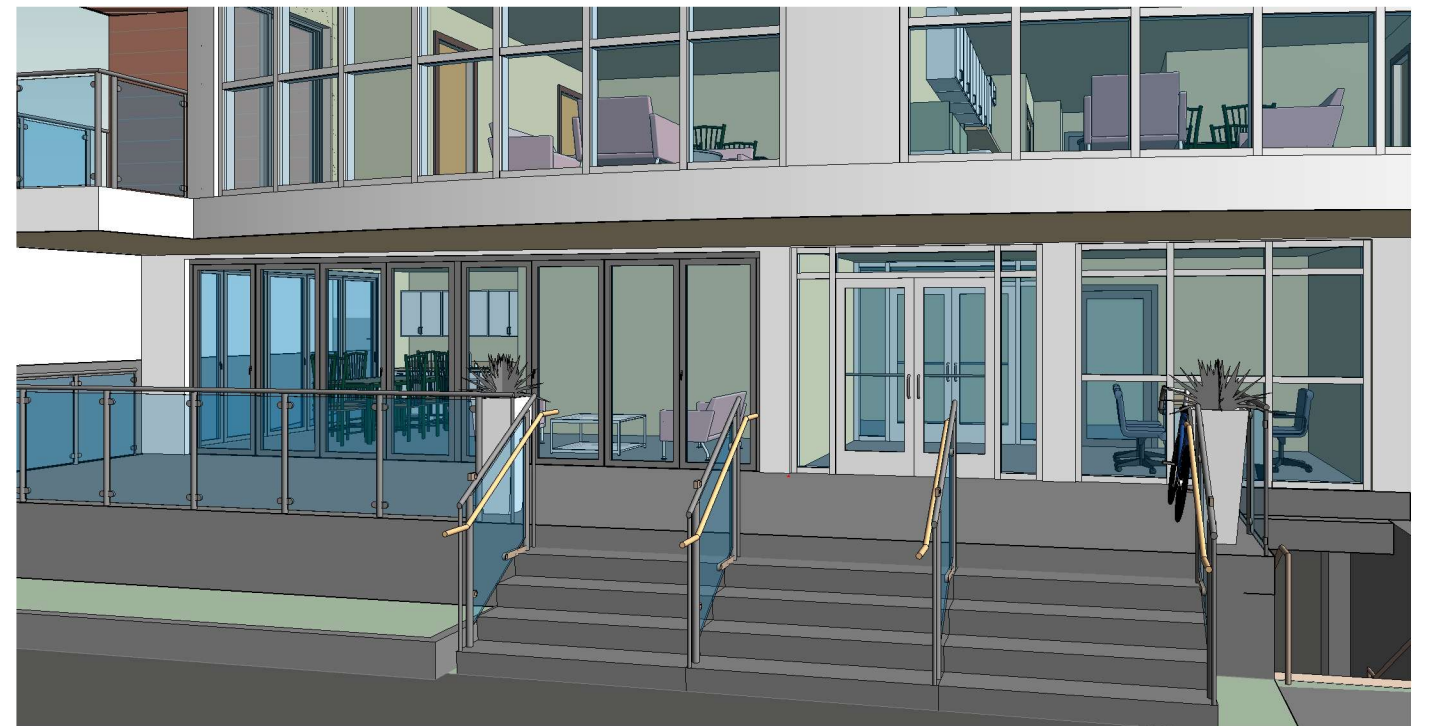
3D View - Rooftop Lounge Indoor Amenity



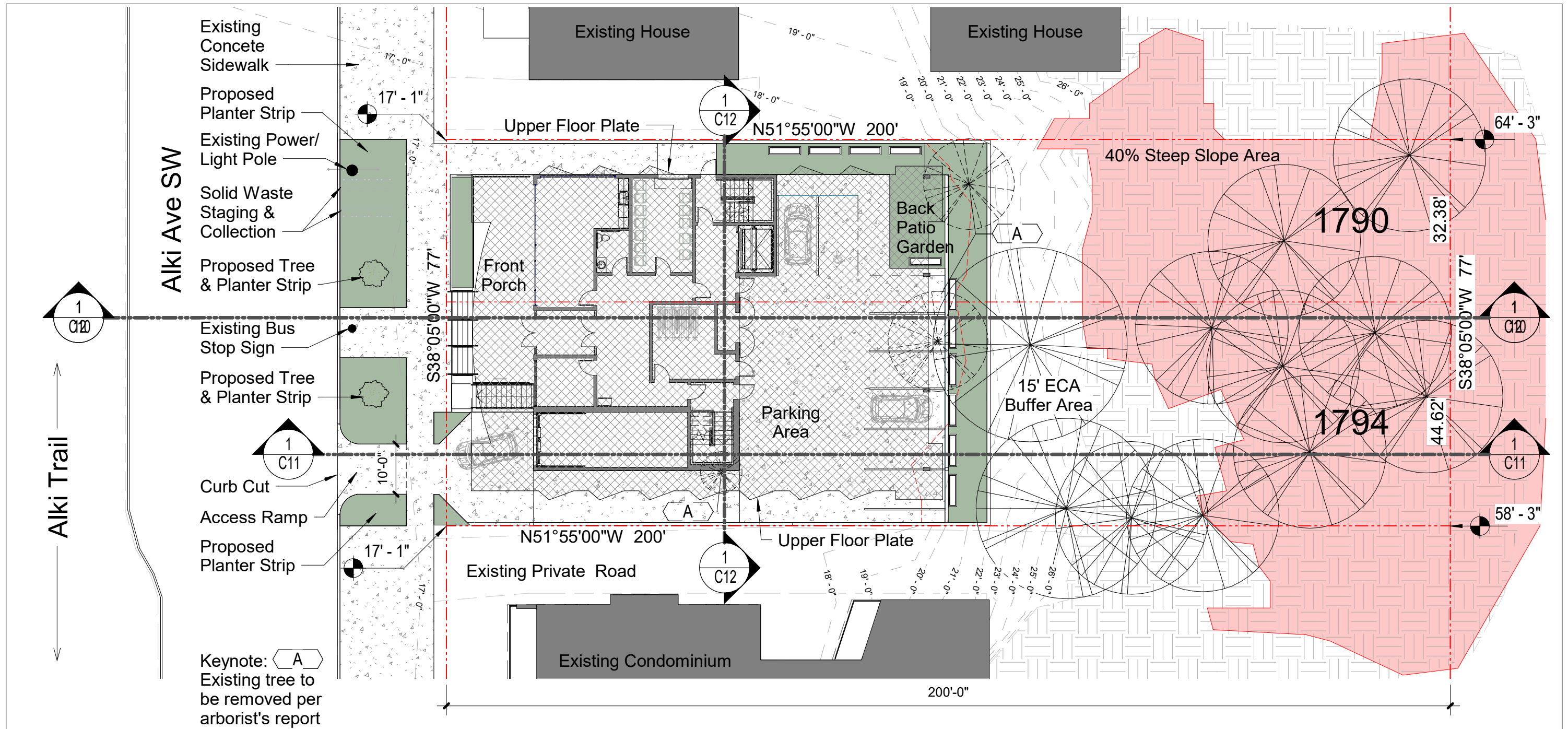
3D View - Rooftop Deck Outdoor Amenity



3D View - Back Patio Garden Outdoor Amenity

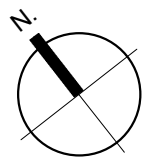


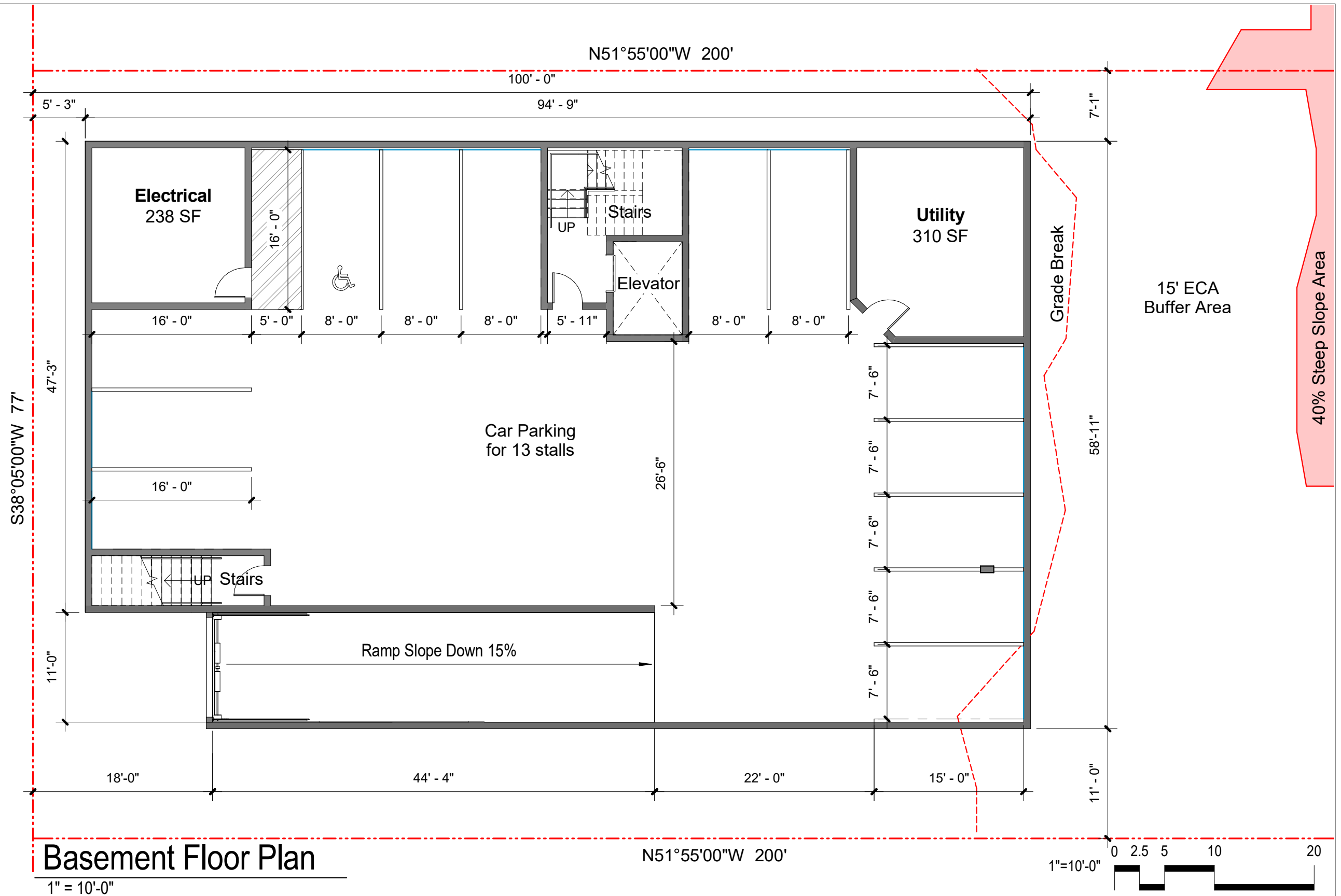
3D View - Front Porch Outdoor Amenity

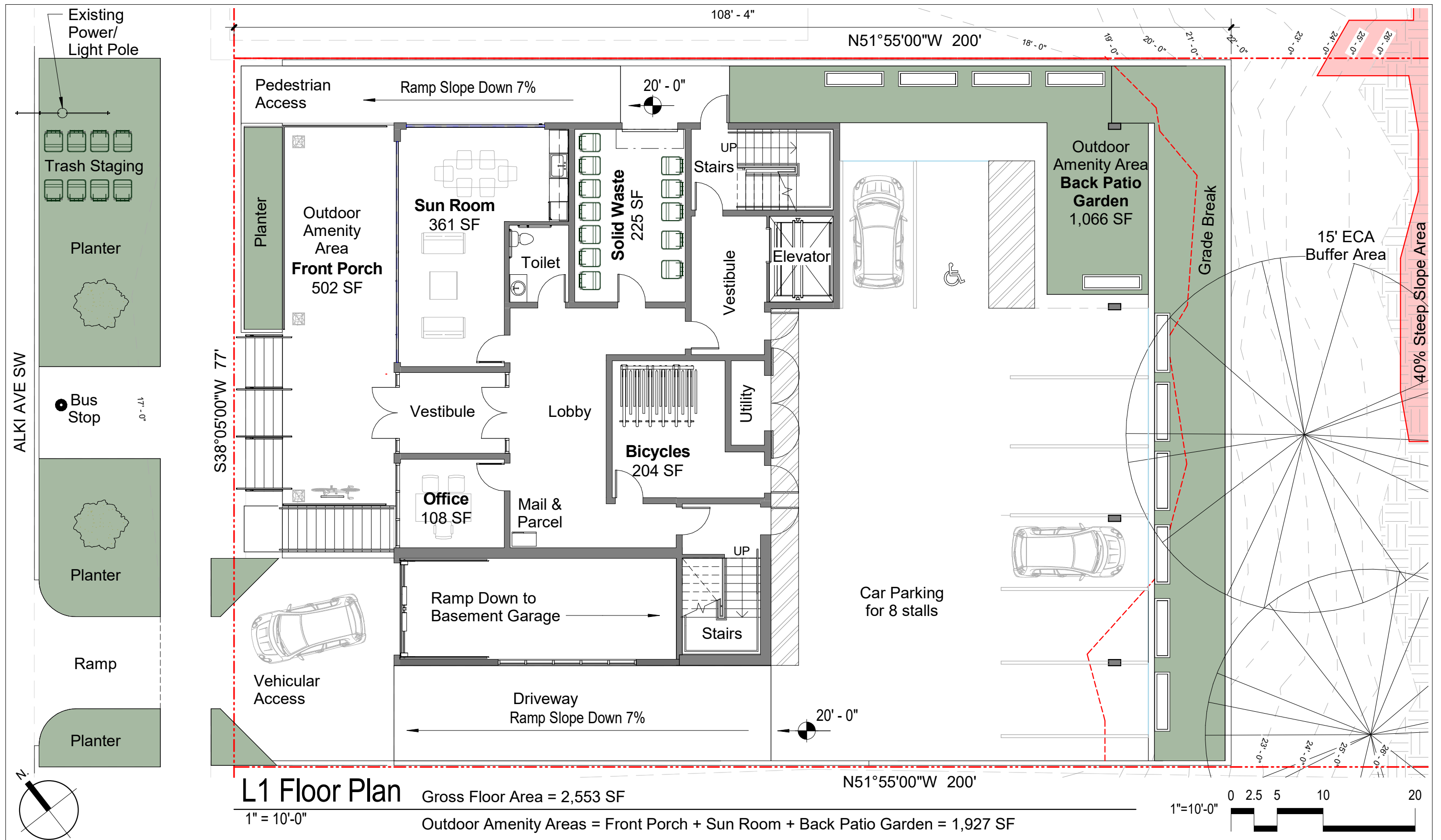


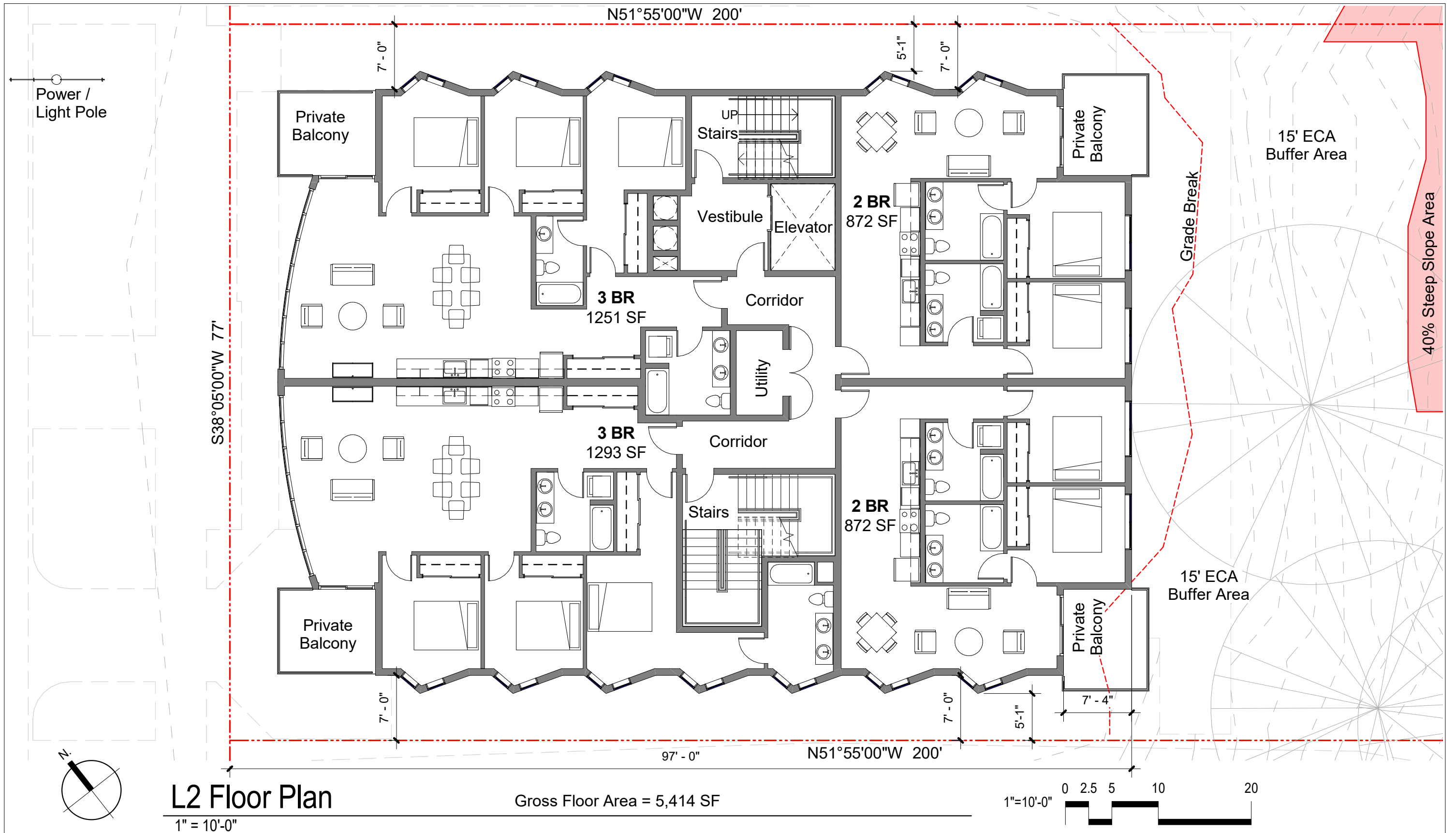
Proposed - Site Plan

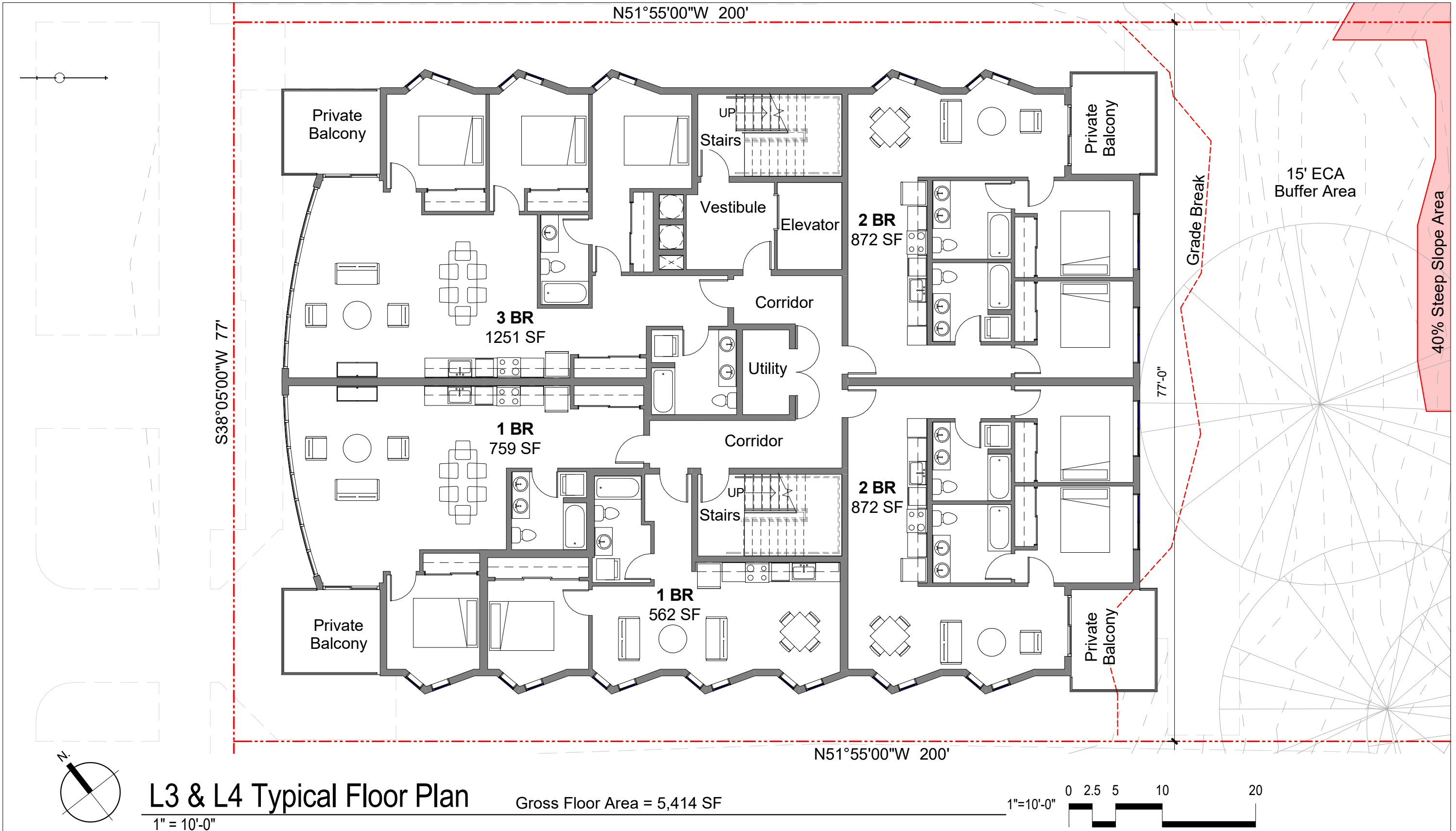
1" = 20'-0"

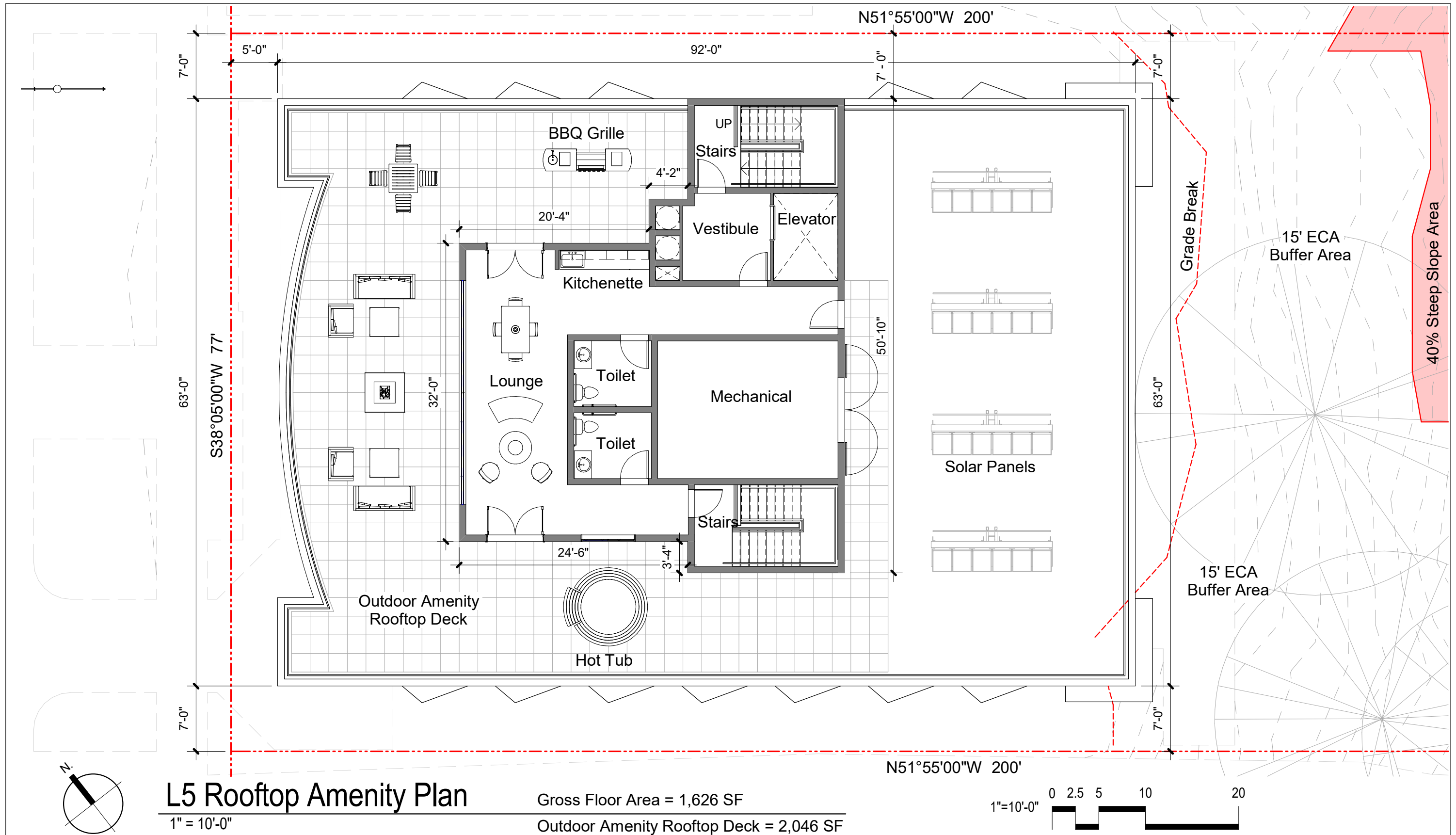












L5 Rooftop Amenity Plan

Gross Floor Area = 1,626 SF

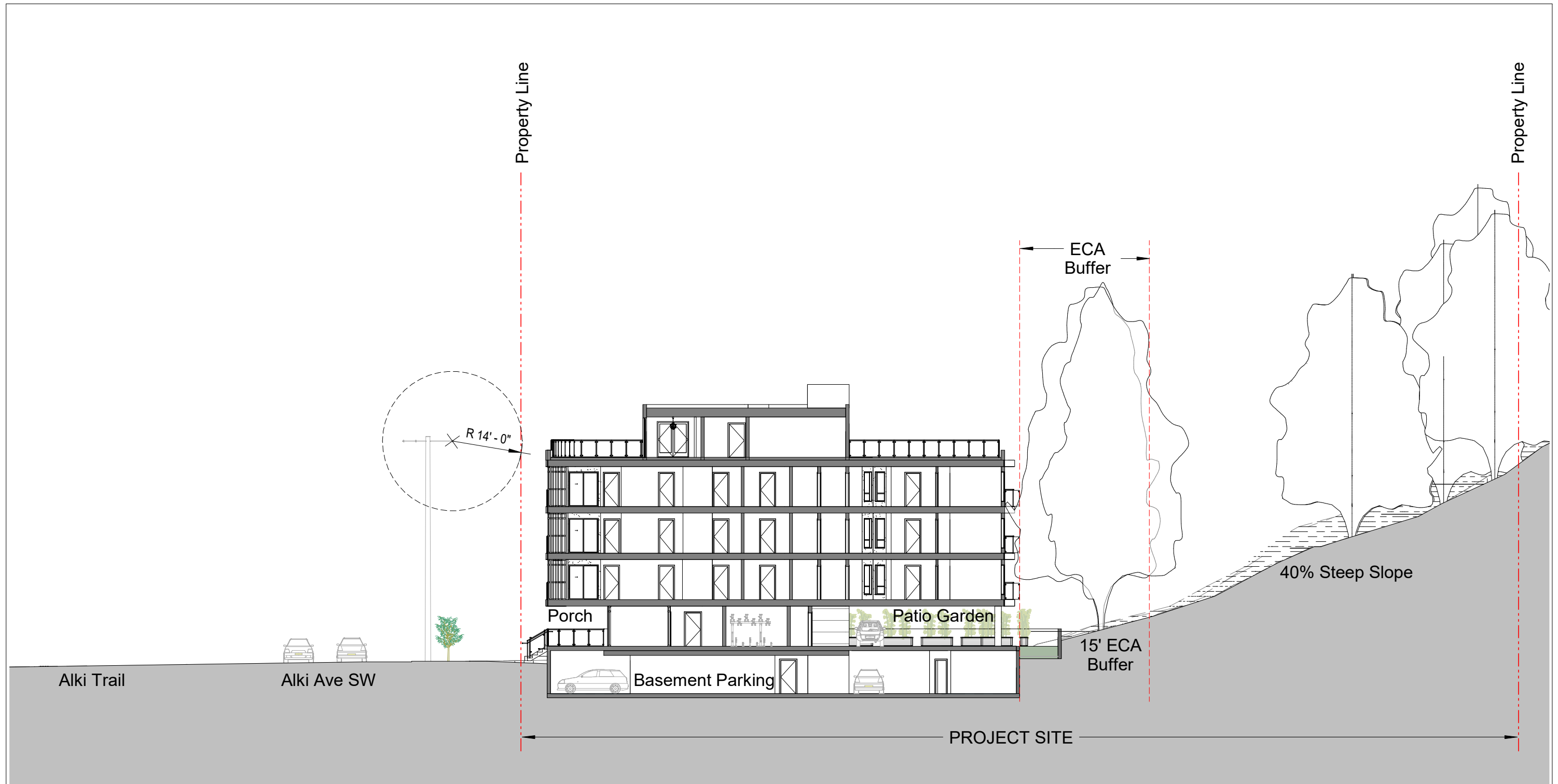
Outdoor Amenity Rooftop Deck = 2,046 SF

Kun Lim Studio, LLC
Yellow River Real Estate, Inc.

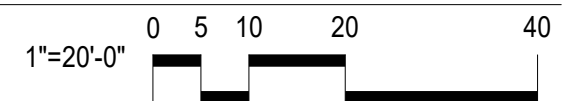
Project Proposal for New Apartment Building
1790 - 1794 Alki Avenue SW, Seattle WA 98116

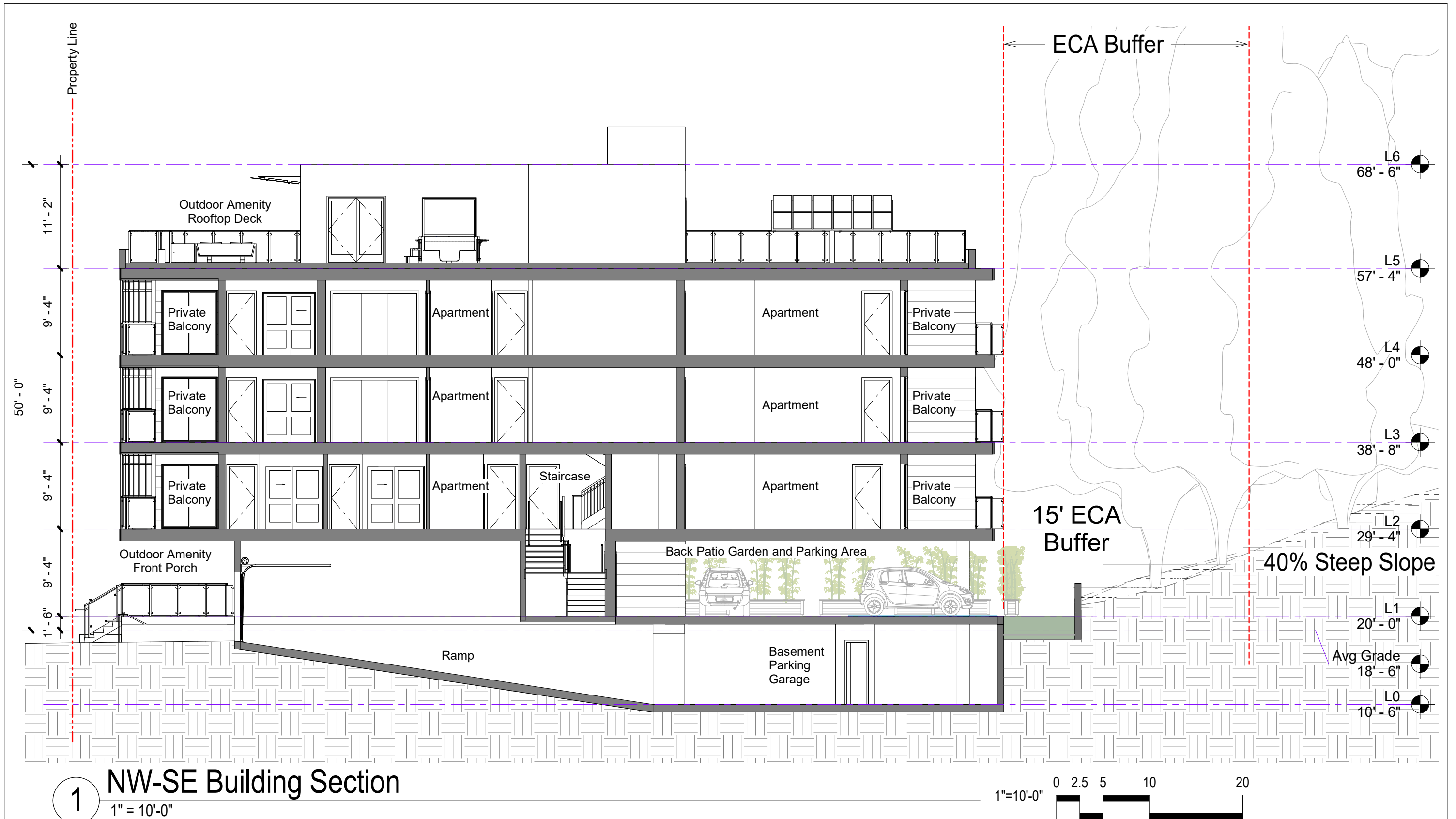
SDCI Record Number 3040522-EG
Administrative Design Review - July 17, 2023

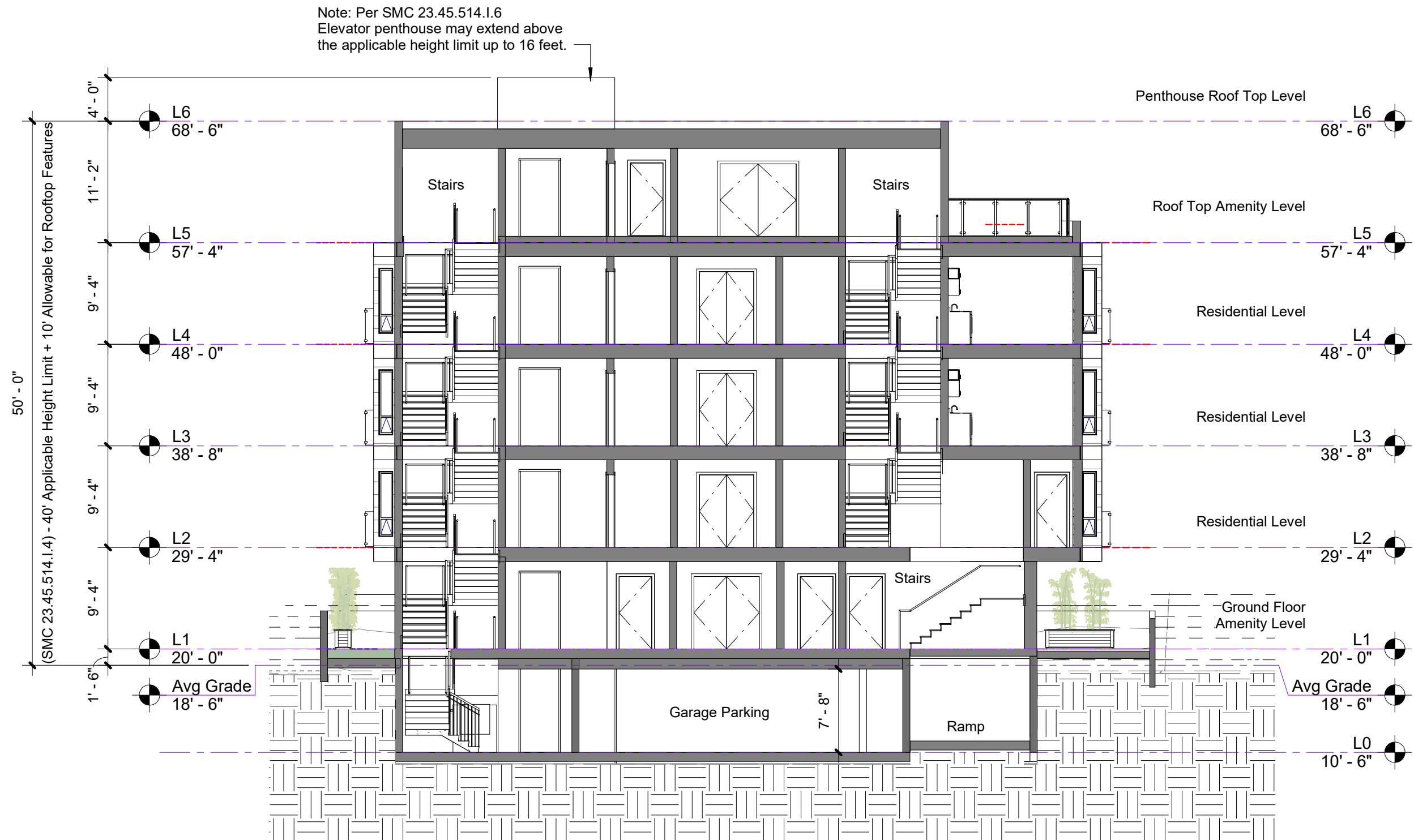
C9



1 NW-SE Site Section
1" = 20'-0"







1 NE-SW Building Section
1" = 10'-0"

