

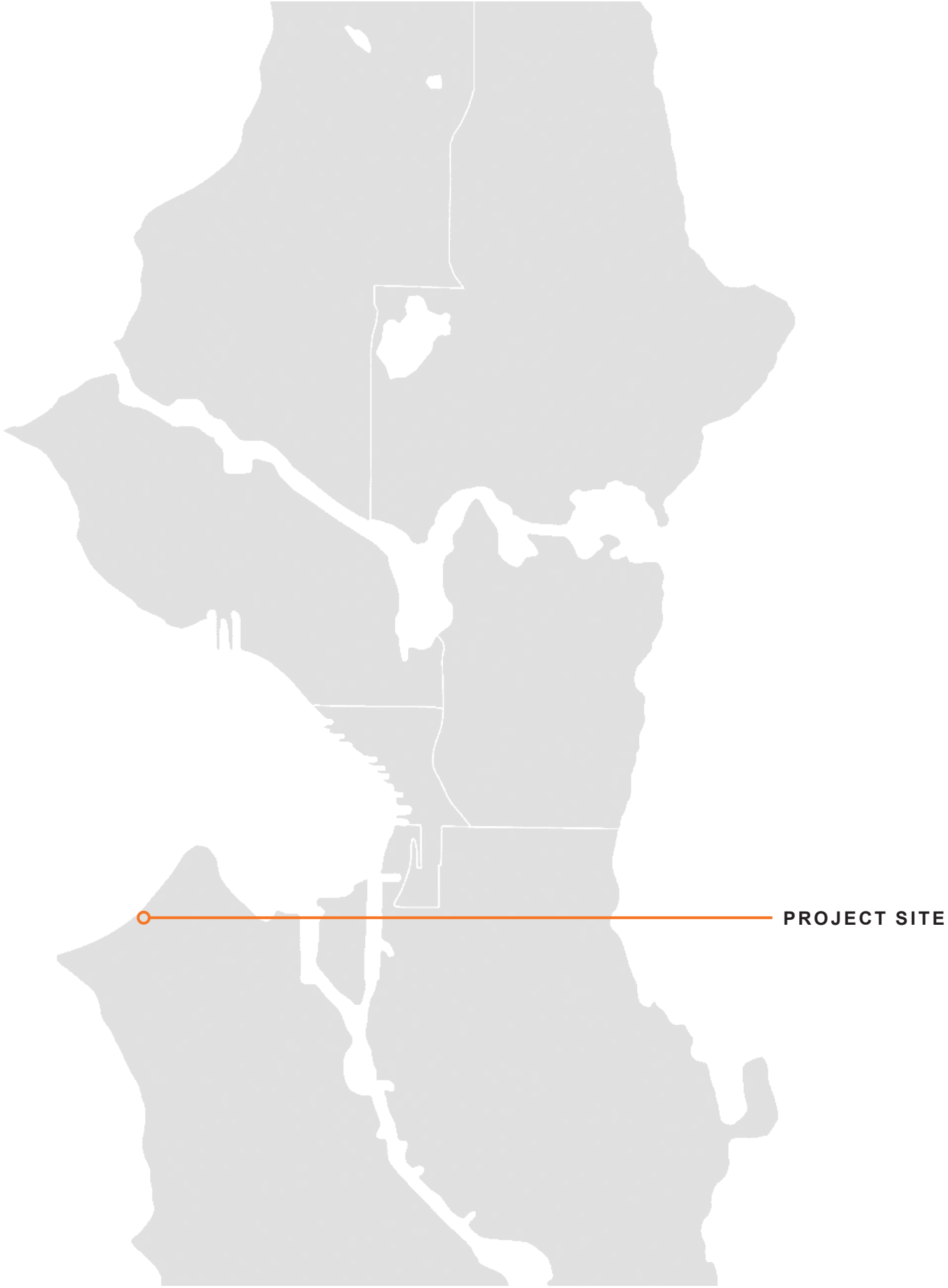
# | STREAMLINED DESIGN REVIEW |

SDCI # 3041911-EG  
2236 ALKI AVE SW  
SEATTLE, WA 98116

APPLICANT:  
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SDCI LAND USE PLANNER:  
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VICINITY MAP



EXISTING SITE

The project site is parcel #0914000040 located off Alki Ave SW with rear access off 53rd Ave SW to Bonair Pl SW. The lot measures roughly 124’ deep by 70’ wide and is approximately 8,771 sf. There is gradual grade change towards Bonair Pl SW of around 2 feet and less than 1’ of grade change from east to west. The “Saltaire” Triplex currently resides on the site and will be removed for the proposed project. A public pedestrian sidewalk is along Alki Ave with a private right-of-way along Bonair Pl SW.

ZONING AND OVERLAY DESIGNATION

The subject parcel is zoned LR3 (M) and all adjacent parcels are zoned LR1-LR3. NR2/3 zoning starts approximately 3 blocks SE of the site and covers most of the surrounding area. There is a mix of single-family, multifamily, and commercial buildings along Alki Ave SW with a few newly developed multi-family structures mixed into the existing context. The parcel is located within the Alki Parking Overlay District requiring 1.5 stalls per unit. The parcel is in the Shoreline Environment (Urban Residential).

DEVELOPMENT OBJECTIVES

- Maximize the density permitted on the parcel while prioritizing ocean views
- Provide parking for all units in an efficient centralized manner leaving ample space for ground level amenity and landscaping
- Complement established neighborhood scale and character by reducing massing of building fronting Alki Ave SW and incorporating elements used in existing residential structures.

DEVELOPMENT DESCRIPTION

The project proposes a total of six new townhomes evenly distributed over two buildings. The three units fronting Alki Ave SW are three stories tall and contain a two-car garage, three bedrooms, and roof decks. Pedestrian access is directly from the sidewalk along Alki Ave SW. The three units fronting Bonair Pl SW are four stories, each with a single car garage, three bedrooms and roof decks with views to the water. Pedestrian access for the rear building is off Bonair Pl or from Alki Ave SW via a pedestrian pathway along the west property line. Vehicular access is off Bonair Pl SW which leads to a common autocourt for all units.

NEIGHBORHOOD CUES

This parcel faces Alki Beach with direct views to the water. The site has pedestrian access to surrounding businesses including restaurants, breweries, small businesses, and retail. Surrounding parcels are zoned LR3 (M) with adjacent NR2 and NR3 zoning. Buildings along Alki Ave SW are a mix of single story single family residences up to 5 story multi-family structures with a variety of roof forms including shed and flat roofs. Brick, shingles, flat panel fiber cement & lap siding are materials used throughout the neighborhood. The proposed design leans on existing context for building mass, roof form, and material application.



**SITE LOCATION**  
2236 Alki Ave SW  
Seattle, WA 98116

**ZONING SUMMARY**  
Zone: LR3 (M)  
Overlay: Alki Parking Overlay District  
ECA: None

**PROJECT PROGRAM**  
Site Area: 8,771 SF  
Number of Residential Units: 6  
Number of Parking Stalls: 9  
Approx. FAR = 11,808 SF  
Approx. FAR Per Unit = 1,906 SF - 2,029 SF



DEVELOPMENT STANDARDS SUMMARY

23.45.504 PERMITTED USES

Permitted outright: Residential  
Proposed: Residential - Townhomes

23.45.514/23.60A.572 STRUCTURE HEIGHT

Zoning: LR-3 (M)  
Allowed Maximum Base Height: 40'-0"  
4'-0" additional for rooftop features (parapets, clerestories, etc.) 44'-0"  
6'-0" additional allowed for stair penthouses (to be located at least 5'-0" from the roof edge) 50'-0"

Proposed Height:  
TH1 - TH3: 29'-3"  
TH4 - TH6: 38'-5" base / 47'-5" penthouse

23.86.006 STRUCTURE HEIGHT MEASUREMENT

The height of a structure is the difference between the elevation of the highest point of the structure not excepted from applicable height limits and the average grade level. ("Average grade level" means the average of the elevation of existing lot grades at the midpoint, measured horizontally, of each exterior wall of the structure, or at the midpoint of each side of the smallest rectangle that can be drawn to enclose the structure.)

23.45.510 FLOOR AREA RATIO

Maximum FAR: 1.8 (15,787.8 SF)

Proposed FAR: 11,808 SF

23.45.518 SETBACKS REQUIREMENTS

Front Setback:	7'-0" average/5'-0" minimum	Proposed 15'-1"
Rear Setback:	7'-0" average/5'-0" minimum	11'-6" (from easement)
Side Setback for facades < 40' in length:	5'-0" minimum	5'-0"

23.45.522 AMENITY AREA

Required: 25% of lot area (50% provided on ground level)  
25% x SF = 2188 SF (1094 SF at ground level)

Proposed:  
Ground: 1,583 SF  
Total: 3,512 SF

23.45.524 LANDSCAPING AND SCREENING STANDARDS

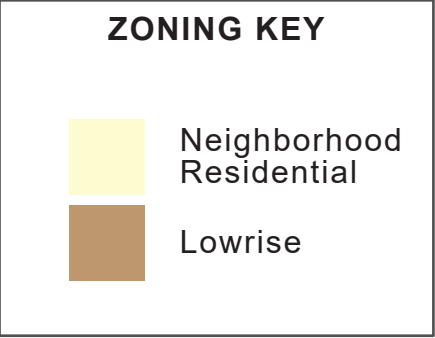
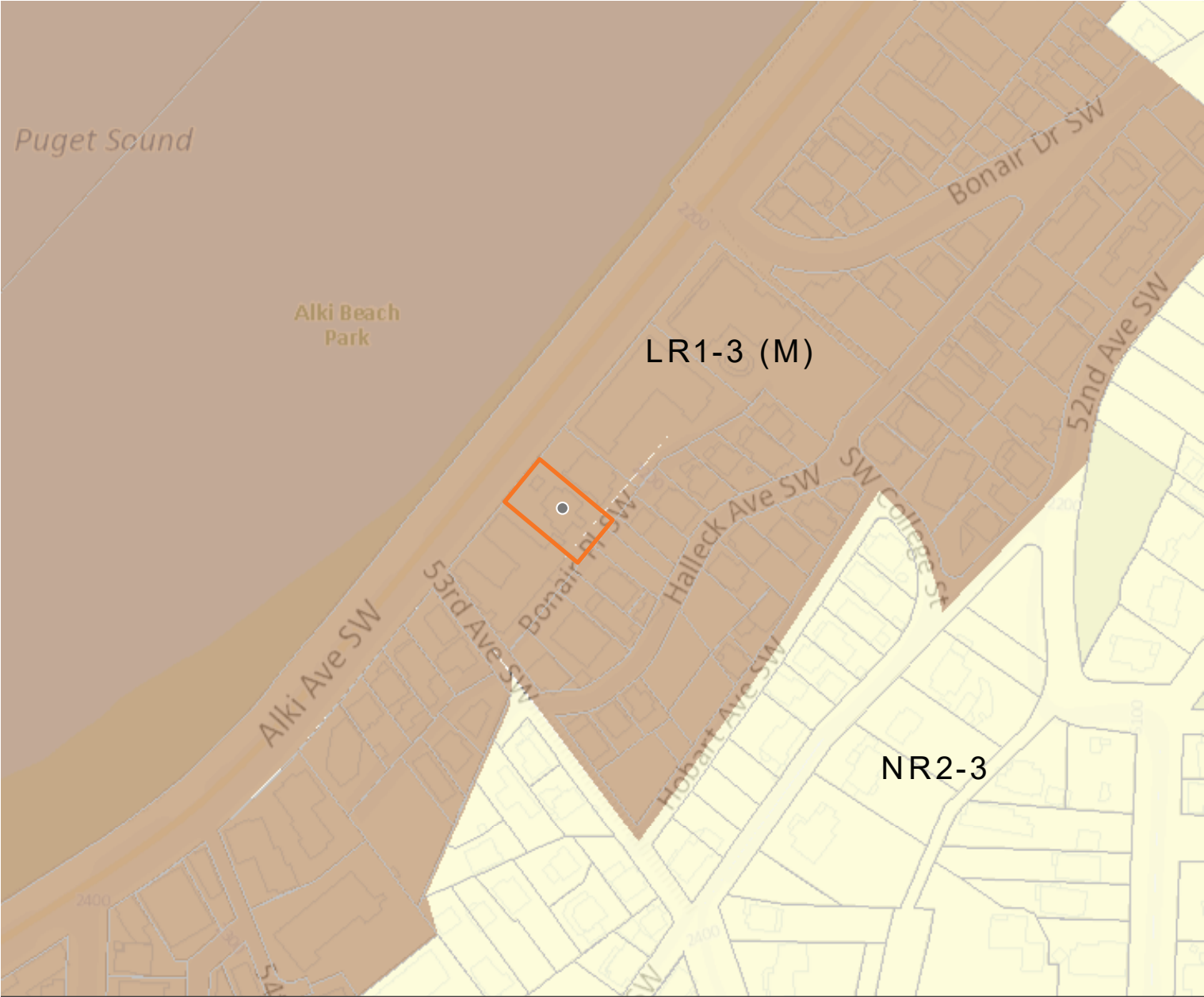
- Green Factor score of .6 or greater, per Section 23.86.019, is required for any lot within an LR zone if construction of one or more new dwelling units is proposed.
- Street trees are required when any development is proposed, except as provided in subsection 23.45.524.B.2-3 and Section 23.53.015.
- Existing street trees shall be retained unless the Director of Transportation approves their removal.
- The Director, in consultation with the Director of Transportation, will determine the number, type and placement of street trees to be provided.

23.54.015 REQUIRED PARKING

- 1.5 space per dwelling unit required
  - 6 units = 9 Parking Stalls required (9 parking stall provided)
- Bicycle Parking:
- 1 Long Term stall per unit = 6 stalls (6 bicycle parking locations provided, 1 in each garage)
  - No Short Term stalls required

23.54.040 SOLID WASTE & RECYCLABLE MATERIALS STORAGE AND ACCESS

One storage area per dwelling unit with a maximum dimension of 2'x6'.



SEATTLE SHORELINE DEVELOPMENT STANDARDS

23.60A.574 LOT COVERAGE IN THE UR ENVIRONMENT

Not required in LR zone

23.60A.575 SHORELINE SETBACKS IN THE UR ENVIRONMENT

Required: 35 feet from the OHW mark

23.60A.576 VIEW CORRIDORS IN THE UR ENVIRONMENT

Not required since Bonair PI SW is a private street and parcel is not considered an upland through lot

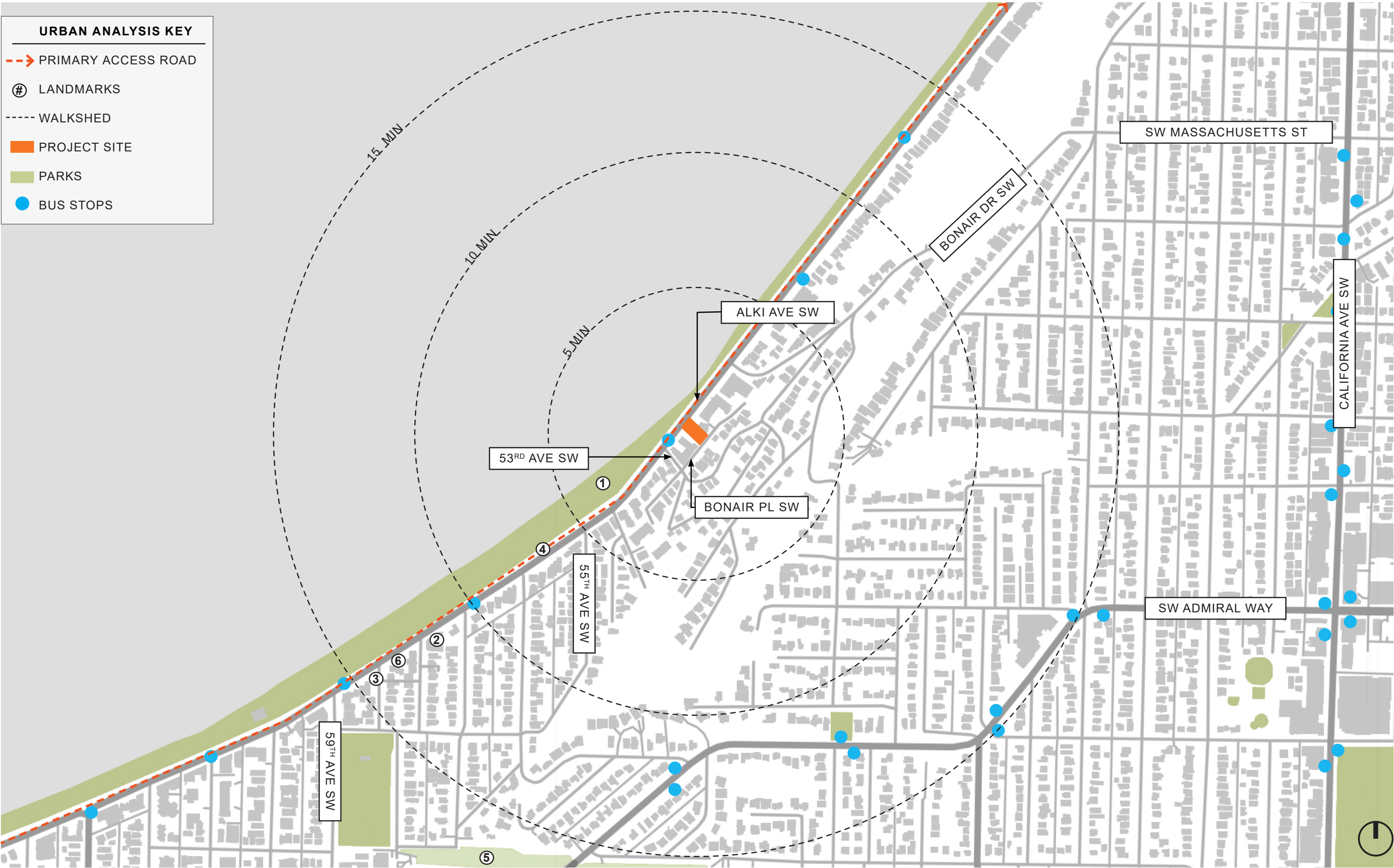
23.60A.576 REGULATED PUBLIC ACCESS IN THE UR ENVIRONMENT

Not applicable since parcel is not a waterfront lot



**URBAN ANALYSIS KEY**

- PRIMARY ACCESS ROAD
- LANDMARKS
- WALKSHED
- PROJECT SITE
- PARKS
- BUS STOPS





ALKI BEACH PARK ①



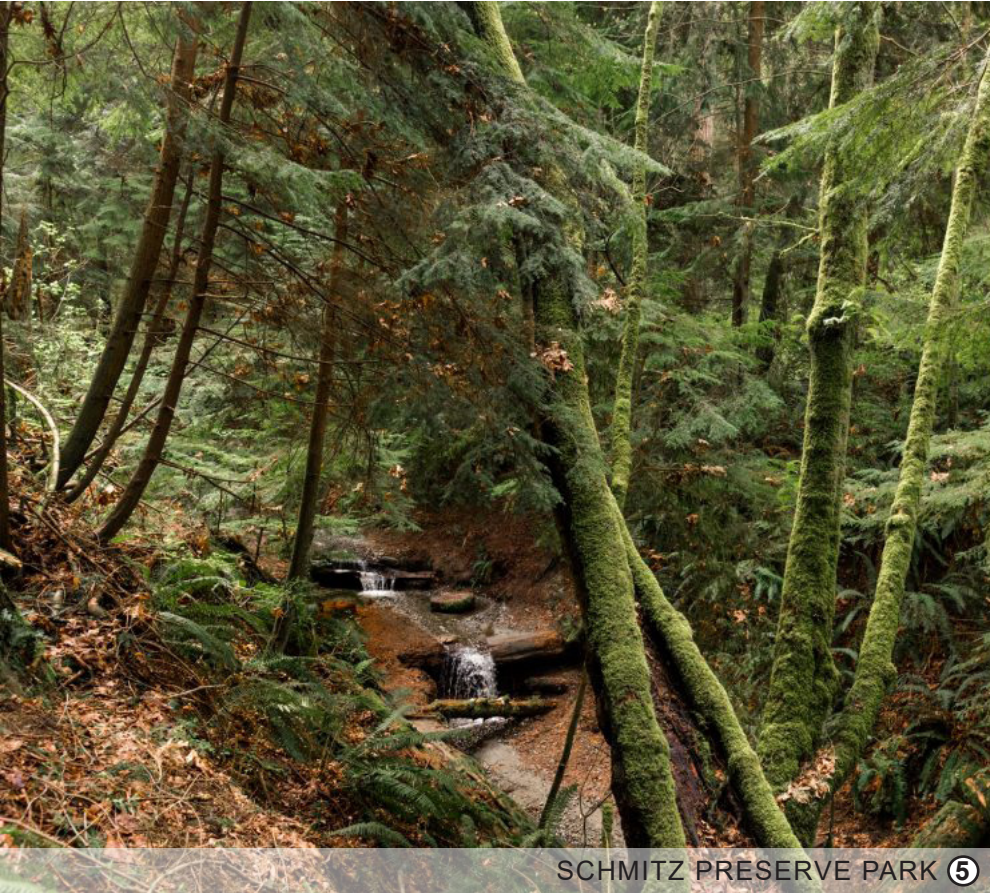
DUKE'S SEAFOOD RESTAURANT ②



LOCAL RETAIL ③



ALKI TRAIL ④



SCHMITZ PRESERVE PARK ⑤



FUTURE PRIMITIVE BREWERY ⑥



ALKI AVE SW (A)

ACROSS FROM SITE



BONAIR PL SW LOOKING SOUTH (B)



2232 Alki Ave SW - TRIPLEX TO THE NE



2236 Alki Ave SW - EXISTING BUILDING ON SITE



2236 Alki Ave SW - EXISTING BUILDING ON SITE (FROM BONAIR PL SW)



2258 Alki Ave SW - APARTMENT TO THE SW

# SURROUNDING CONTEXT ANALYSIS

The Alki neighborhood provides an eclectic range of multi-family projects to use as precedent for materials, roof forms, secondary elements and landscaping strategy. The provided images highlight commonalities of the neighborhood such as shed roof forms, roof decks with open glass railings rail, vertically aligned glazing, and covered, recessed entries. Contextual materials include lap siding, corrugated metal and cementitious panel with many projects using a warm wood material at the entry. The proposed design seeks to fit into the existing context of the neighborhood by pulling from the established residential character in a modern way.



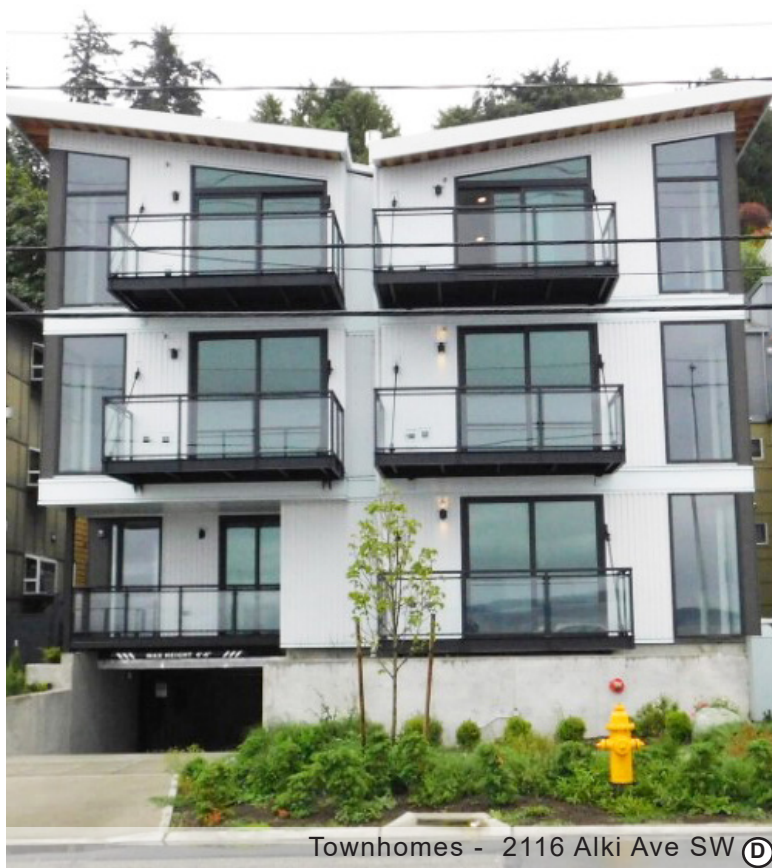
Townhomes - 1706 Alki Ave SW (A)



Townhomes - 1730 Alki Ave SW (B)



Townhomes - 1722 Alki Ave SW (C)

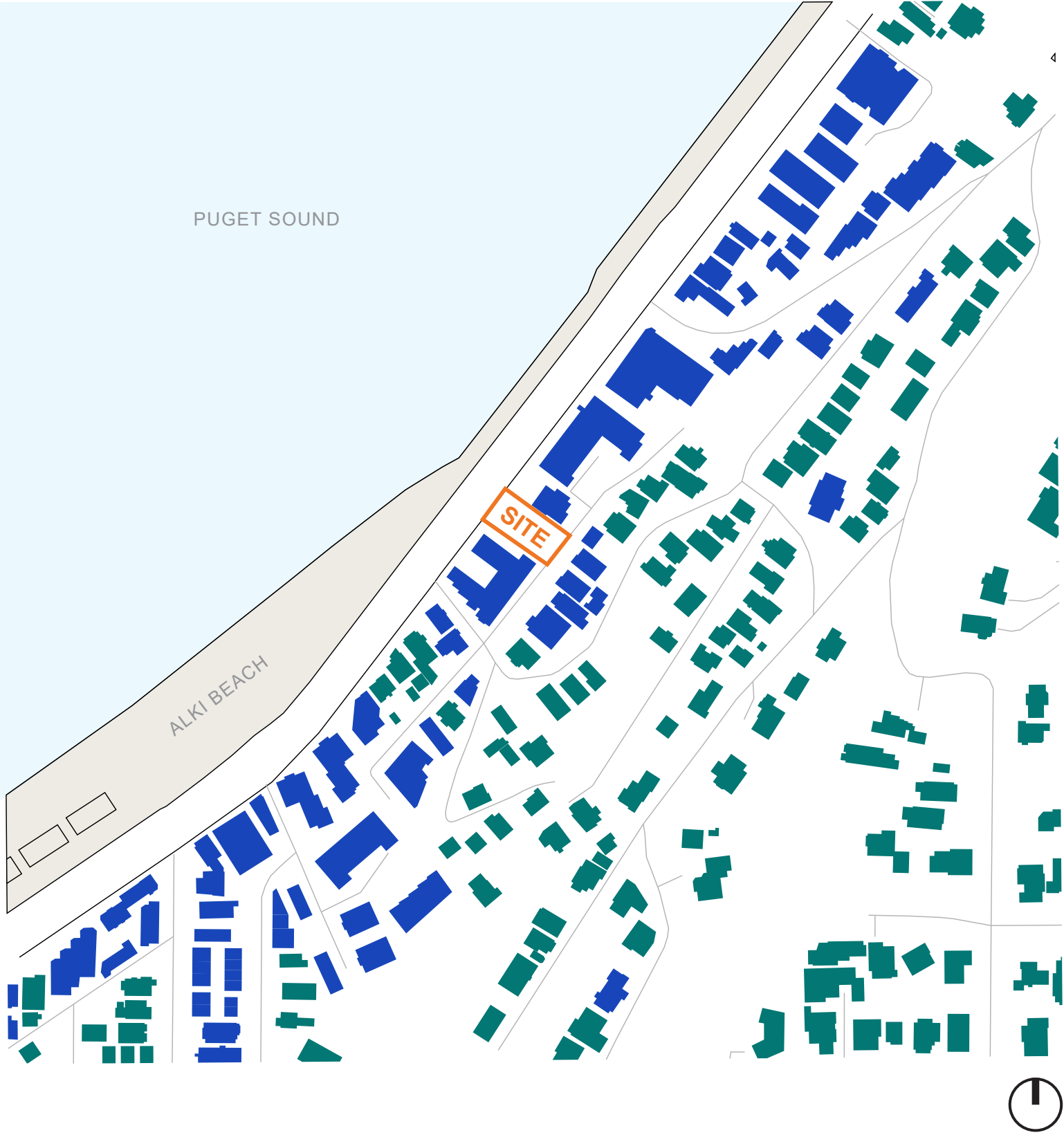


Townhomes - 2116 Alki Ave SW (D)



Townhomes - 2232 Bonair PL (E)





NEIGHBORING USES

The neighboring uses surrounding the site are all residential with a mix of single family and multi-family housing. Neighboring multifamily developments include condominiums, apartments, and townhomes. The single family houses range in scale from single story structures to three story plus a roof decks. This variety of housing provides precedent for the proposed design in site arrangement, massing strategy, materials and secondary elements.

- MULTI-FAMILY
- SINGLE FAMILY RESIDENTIAL

COMMUNITY OUTREACH SUMMARY

Cone Architecture heard from a total of four (4) community members through the community outreach process. Please see below for details of feedback received with each form of outreach.

1. Printed Outreach (High Impact)

Printed Outreach: Cone Architecture administered direct mailings to residences and businesses within an approximate 500 ft radius of the proposed site and community organizations as requested per initial Department of Neighborhood correspondence. Project address: 2236 Alki Ave SW, Seattle, WA 98116. The flyer that was mailed provided the project address, SDCI record number, applicant name, brief description, reason for outreach, how to share thoughts and feedback with a survey link, a project website link, where additional information about the project can be found, and a site location map.

Date: Flyers were mailed 05/21/2024  
Materials attached: Image of Outreach Flyer

2. Electronic/Digital Outreach: Interactive Project Website

Cone Architecture designed an interactive website that provided a brief summary, address of the project, SDCI record number, email address to provide feedback, where additional information can be found, a collection of information statement, site plan, and five questions.

Website address: [www.cone-outreach.com/alkitownhomes](http://www.cone-outreach.com/alkitownhomes)  
Date: Website launched 05/21/2024

Cone Architecture received two (2) responses from the interactive website. These individuals inquired about the development of the design and the maximum height the project intended to be.

3. In-Person Outreach: Site Walk (High Impact)

Cone Architecture conducted a site walk at the proposed development. The site walk was announced in the printed flyer (see #1 above), the website (see #2 above) as well as the DON’s Early Outreach for Early Design Review Calendar. During the site walk, the design team was on hand to discuss the proposed development and answer any questions. A flyer was available at the site walk which included the project address, SDCI record number, general project description, zoning information and a site plan. A sign-in sheet was also available.

Date: 4:00PM - 6:00PM, 06/06/2024  
Location: 2236 Alki Ave SW, Seattle WA 98116

Cone Architecture received feedback from three (3) community members at the in-person site walk. All neighbors of the site, the individuals expressed concern about the state of Bonair PI SW and the affects construction would have on the private street. All individuals hoped the development would pay close attention to privacy through strategic glazing and inquired about the height of the development.

CONE  
ARCHITECTURE



Dear Resident, this flyer is to include you in a **PROJECT UNDER DESIGN REVIEW** in your area.

Project Name  
**Alki Townhomes**

Project address  
**2236 Alki Ave SW, Seattle WA 98116**

SDCI record number  
**3041911-EG**

Project Contact  
**Iwan Brody at CONE Architecture,  
AlkiTownhomes@cone-arch.com,  
206-693-3133**

**About the project**  
Intracorp Homes and CONE Architecture are partnering on a development at 2236 Alki Ave SW, Seattle WA. The new development will be 6 townhomes, each with an attached garage. Planning has just begun, and construction could start as early as Summer 2025.

**Share your thoughts**  
We want to hear from the community about this project. Please visit our interactive project website to learn more about the proposal. All are welcome to explore, ask questions, and provide feedback. Information you share could be made public. Please do not share any personal/sensitive information

**PROJECT WEBSITE**  
**<https://www.cone-outreach.com/alkitownhomes>**  
Available from: **May 21 - June 11, 2024**

**Site Walk**  
Please join us for a site walk to learn more about the project. The design team will be on hand to present preliminary site plans and discuss overall parameters of the upcoming project. All are welcomed!  
**DATE:** Thursday, June 6th 2024  
**TIME:** 4:00 - 6:00 PM  
**LOCATION:** 2236 Alki Ave SW, Seattle WA 98116

**Additional Information**  
To find out more about this project and track our progress through the design review and permitting process, search the project address “2236 Alki Ave SW” or project number “3041911-EG” in the Design Review Calendar and the Seattle Services Portal: <https://web6.seattle.gov/dpd/edms/>

PRINTED AND MAILED FLYER

## PROPOSED PROJECT SITE

- Total Site Area = 8,771 SF
- Measures roughly 124' deep by 70' wide
- Site currently contains one (1) triplex

## ADJACENT BUILDINGS AND USES

- Northeast: Existing 2-story triplex
- Southwest: Existing 2-story single apartment

## TOPOGRAPHY

- There is a grade change of approximately less than 1' from north to south on the parcel
- Grade change of approximately 2' east to west, depending on location

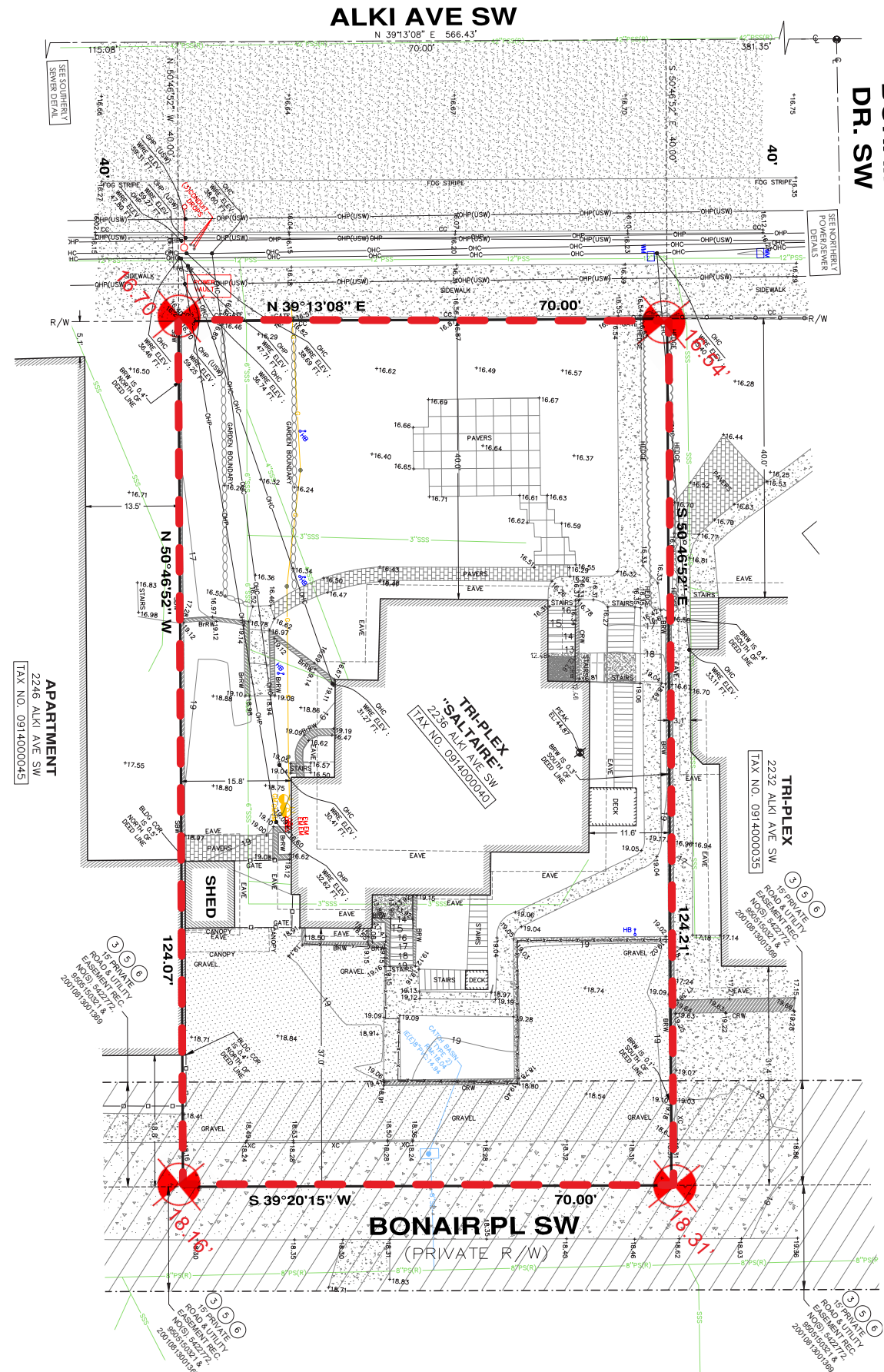
## TREES

- No trees on site

## EXISTING LEGAL DESCRIPTION

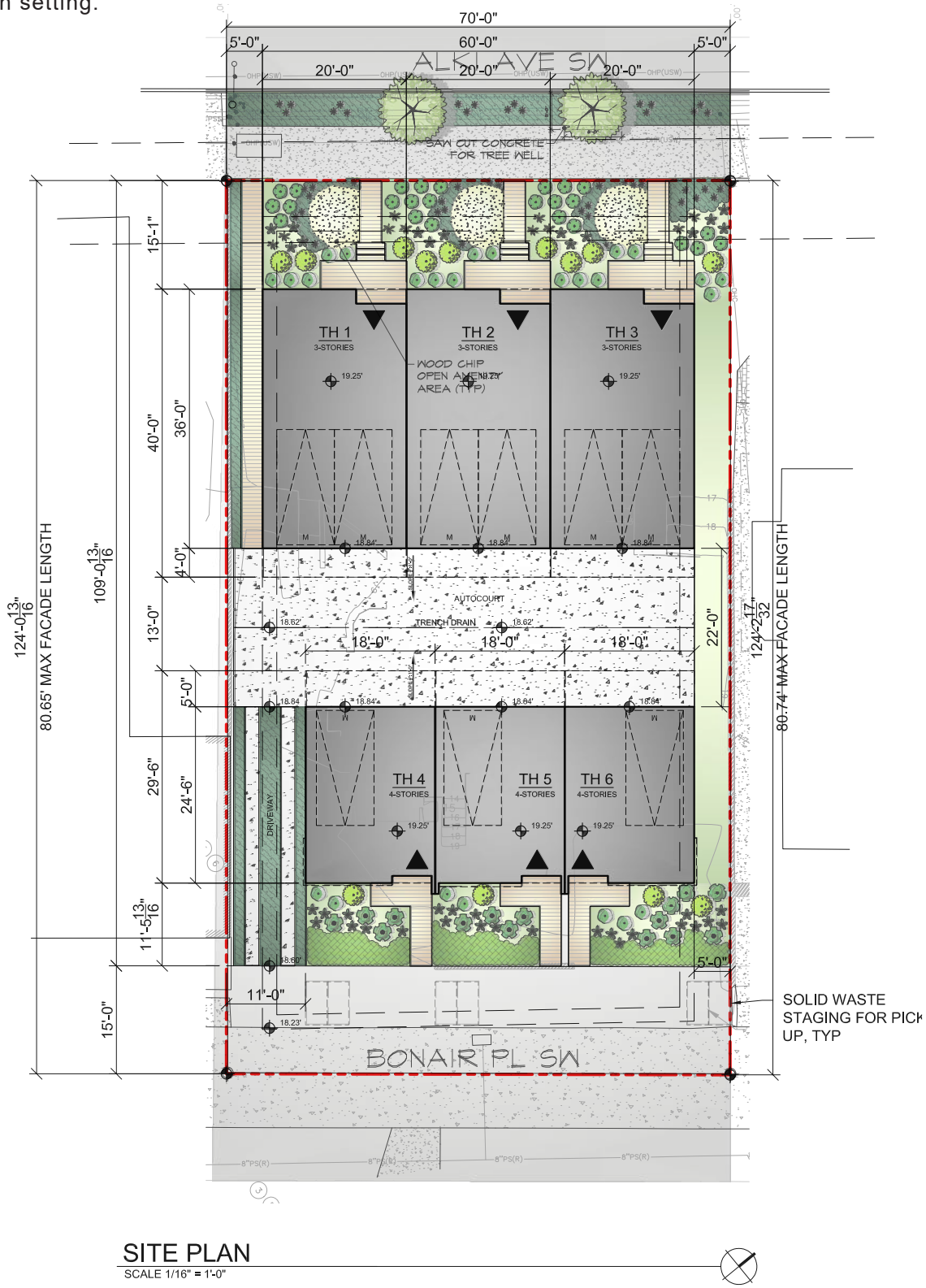
THAT PORTION OF VACATED BLOCK 3, BONAIR  
ADDITION TO THE CITY OF SEATTLE,  
ACCORDING TO PLAT RECORDED IN VOLUME 21 OF  
PLATS, PAGE 39, RECORDS OF  
KING COUNTY, WASHINGTON AND THAT PORTION  
OF VACATED BONAIR PLACE  
PURSUANT TO THE CITY OF SEATTLE ORDINANCE  
NO. 34047, DESCRIBED AS  
FOLLOWS:

BEGINNING AT THE MOST WESTERLY CORNER OF SAID VACATED BLOCK 3;  
THENCE NORTH 37°57'54" EAST, ALONG THE NORTHWESTERLY LINE OF SAID BLOCK 3, 110 FEET TO THE TRUE POINT OF BEGINNING;  
THENCE CONTINUING NORTH 37°57'54" EAST, ALONG SAID NORTHWESTERLY LINE, 70 FEET;  
THENCE SOUTH AT RIGHT ANGLES, SOUTH 52°02'06" EAST, 110 FEET;  
THENCE SOUTH 37°57'54" WEST, PARALLEL WITH THE NORTHWESTERLY LINE OF SAID BLOCK 3, 70 FEET;  
THENCE NORTH 52°02'06" WEST, 110 FEET TO THE TRUE POINT OF BEGINNING.  
SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.



SITE PLANNING + LANDSCAPE APPROACH

There are six total units proposed and split into two buildings with three townhomes facing Alki Ave SW and three units facing Bonair PI SW. There is a pedestrian pathway along the west property line to provides access to Alki Ave SW for the rear units. Attached garages for all units are connected by a central autocourt and driveway access from Bonair PI SW. All townhomes are situated to appropriately sit within the site and setbacks are optimized for porches and outdoor space creating connection to the street and outdoor access for residents. All pathways on site are boardwalks, tying into the beach nature of the neighborhood. Each units has a wide entry deck to allow for personalization through seating, potted plants, artwork, etc. for unit individuation at a pedestrian scale and the opportunity for street level interaction. The units facing Alki have a small yard space carved out of the landscaping to allow for an additional seating area facing the water and the units facing Bonair have plants and low fences to appropriately delineate the unit entry and transition pedestrians from the street. All plants on the site will be native and appropriate for the beach setting.



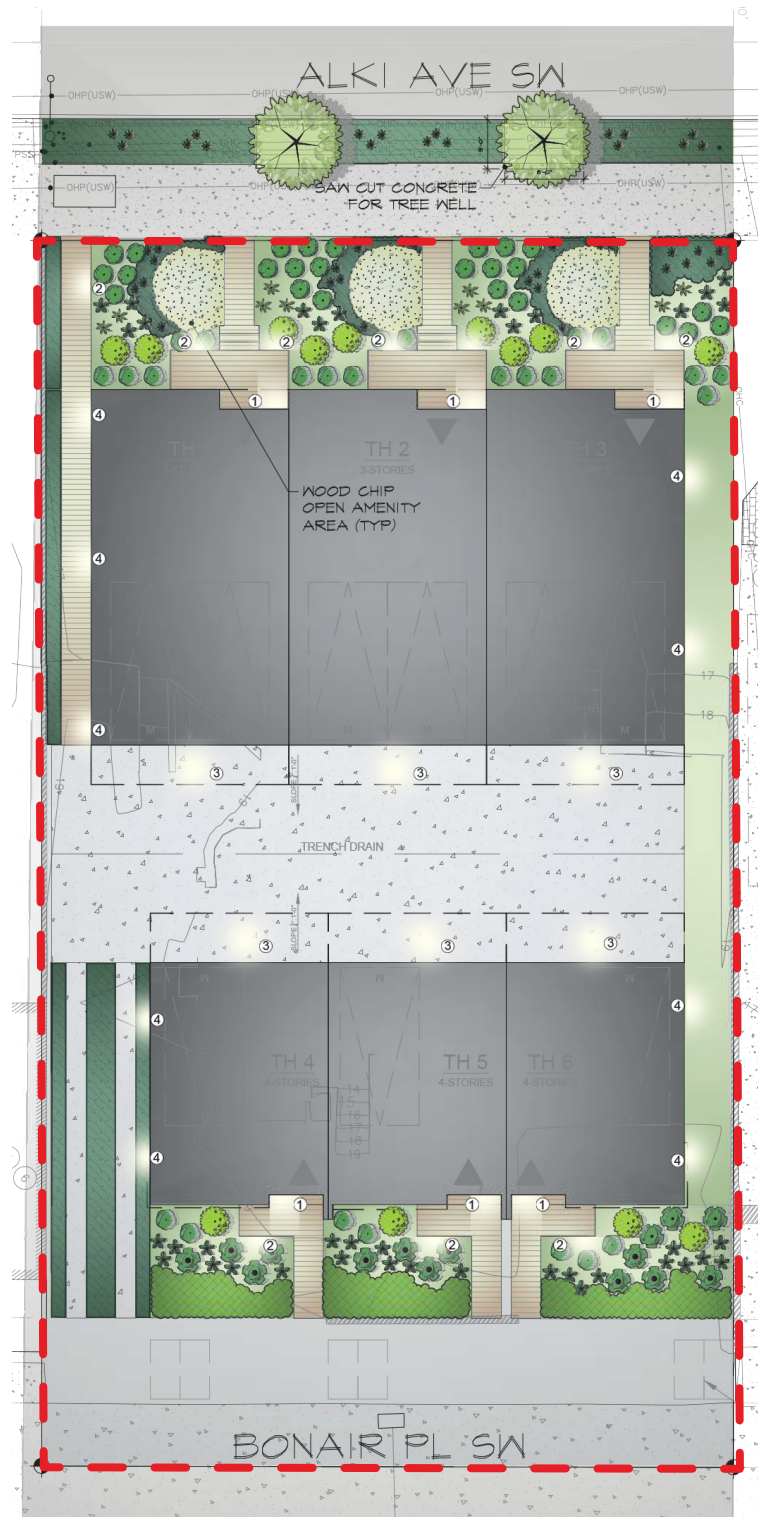
PLANT SCHEDULE

SYMBOL	BOTANICAL / COMMON NAME
<b>TREES</b>	
	Lagerstroemia 'tuscarora' / Tuscarora Hybrid Crape Myrtle Street Tree - Single leader
<b>NATIVE SHRUBS</b>	
	Athyrium filix-femina / Lady Fern
	Blechnum spicant / Deer Fern
	Gaultheria shallon / Salal
	Mahonia aquifolium / Oregon Grape
	Mahonia nervosa / Oregon Grape
	Polystichum munitum / Western Sword Fern
	Ribes sanguineum / Red Flowering Currant
	Vaccinium ovatum / Evergreen Huckleberry
<b>GROUND COVERS</b>	
	Arctostaphylos uva-ursi / Kinnikinnick
	Fragaria chiloensis / Beach Strawberry
<b>SITE</b>	
	Arborist Chips 3" Depth



PROPOSED LIGHTING PLAN

The lighting concept is intended to provide safety for pedestrians, facilitate easy wayfinding for both residents and visitors, and enhance the form and features of the buildings. Primary lighting will be provided at all unit entries, along common pathways, and under cantilevers in the autocourt. Fixtures will be path and entry related, and will be shielded from interfering with neighboring buildings.



PROPOSED LIGHTING PLAN 1

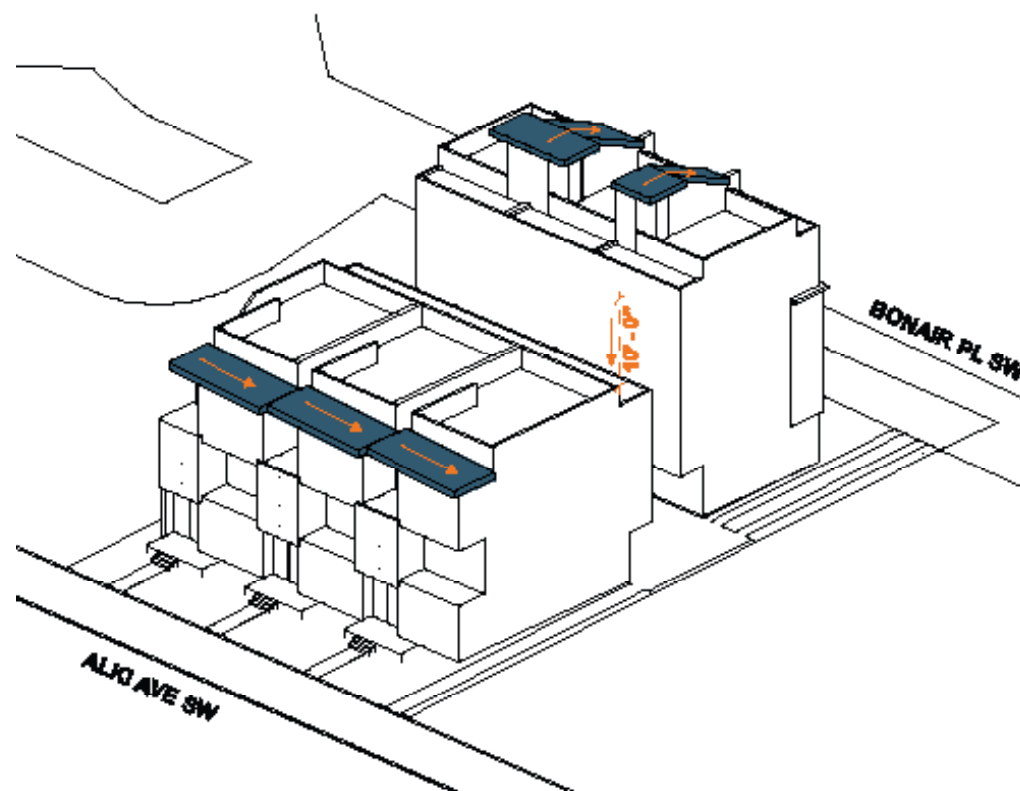
GUIDELINE	DESCRIPTION	SUB-GUIDELINE	NOTES	EARLY RESPONSE
CS2. Urban Pattern and Form	Strengthen the most desirable forms, characteristics, and patterns of the streets, block faces, and open spaces in the surrounding area.	C. Relationship to the block	CS2-C-2: <b>Mid-Block Sites:</b> Look to the uses and scales of adjacent buildings for clues about how to design a mid-block building. Continue a strong street-edge where it is already present, and respond to datum lines created by adjacent buildings at the first three floors. Where adjacent properties are undeveloped or underdeveloped, design the party walls to provide visual interest through materials, color, texture, or other means.	The street edge is loosely defined at this portion of Alki Ave: older buildings typically have larger front setbacks and newer buildings are located closer to the street, but there are inconsistencies throughout the neighborhood. This project prioritizes a larger setback facing Alki Ave SW to accommodate amenity space and landscaping, providing visual interest at the street edge. The units facing Alki Ave SW are designed with raised entries and front porches that will provide an opportunity for engagement with the public realm. Pedestrian pathways lead directly from the sidewalk transitioning from the street edge to the unit entries.
CS2. Urban Pattern and Form	Strengthen the most desirable forms, characteristics, and patterns of the streets, block faces, and open spaces in the surrounding area.	D. Height, Bulk & Scale	CS2-D-1: <b>Existing Development and Zoning:</b> Review the height, bulk, and scale of neighboring buildings as well as the scale of development anticipated by zoning for the area to determine an appropriate complement and/or transition. Note that existing buildings may or may not reflect the density allowed by zoning or anticipated by applicable policies	In response to the neighboring buildings along Alki Ave SW, the front units have been designed at a reduced height of 30'-0" (excluding parapets) from an allowed 40'-0" height limit. Exterior stairs at the front units and sloped penthouse roofs for the rear units further reduce the perceived bulk and scale of the buildings. Additionally, the units facing Alki have recessed entries at the first floor, recessed decks at the second floor and a recessed exterior stair at the third floor. This modulation breaks down the bulk and scale of the building along the street edge.
PL3. Street-Level Interaction	Encourage human interaction and activity at the street-level with clear connections to building entries and edges.	B. Residential Edges	PL3-B-2: <b>Ground-level Residential:</b> Privacy and security issues are particularly important in buildings with ground-level housing, both at entries and where windows are located overlooking the street and sidewalk. Consider providing a greater number of transition elements and spaces, and choose materials carefully to clearly identify the transition from public sidewalk to private residence. In addition to the ideas in PL3. B1, design strategies include: <ul style="list-style-type: none"><li>a. vertical modulation and a range of exterior finishes on the facade to articulate the location of residential entries;</li><li>b. pedestrian-scaled building addressing and signage, and entry elements such as mail slots/boxes, doorbells, entry lights, planter boxes or pots; and</li><li>c. a combination of window treatments at street level, to provide solutions to varying needs for light, ventilation, noise control, and privacy.</li></ul>	Unit entries along Alki Ave SW are set back 15'-0" from the property line which create spacious front yards and small porches for recreational use and unit personalization. These design elements also provide a separation between public (sidewalk) and private (unit). The entries are recessed into the building and feature warm cedar siding which articulates the location of the entries. Similarly, units entries along Bonair PI SW are recessed with generous front yards. The combination of textural material (cedar), secondary features (lighting and signage), landscape, and seating, potted plants and other items used to personalize the entries create a appropriate pedestrian scaled entry sequence. All unit entries lead directly to the street via pathways with a pedestrian path along the west property line for beach access for the rear units. The clear sight connection between the entries and the street and the efficient site circulation provide both security and convenience to unit owners.
DC2. Architectural Concept	Develop and unified, functional architectural concept that fits well on the site and its surroundings.	A. Massing	DC2-A-2: <b>Reducing Perceived Mass:</b> Use secondary architectural elements to reduce the perceived mass of larger projects. Consider creating recesses or indentations in the building envelope; adding balconies, bay windows, porches, canopies or other elements; and/or highlighting building entries.	Recessed entries, extruded volumes with different materials, shed roof forms, glass railings and oversized glazing are used to reduce the perceived massing along Alki Ave SW. Modulation, fin walls, material changes and recessed parapet walls at the units facing Bonair PI SW to break down the perceived building massing.

GUIDELINE	DESCRIPTION	SUB-GUIDELINE	NOTES	EARLY RESPONSE
DC2. Architectural Concept	Develop and unified, functional architectural concept that fits well on the site and its surroundings.	B. Architectural and facade composition	DC2-B-1: <b>Façade Composition:</b> Design all building facades—including alleys and visible roofs—considering the composition and architectural expression of the building as a whole. Ensure that all facades are attractive and wellproportioned through the placement and detailing of all elements, including bays, fenestration, and materials, and any patterns created by their arrangement. On sites that abut an alley, design the alley façade and its connection to the street carefully. At a minimum, consider wrapping the treatment of the street-facing façade around the alley corner of the building.	The facade along Alki Ave SW is designed to be a balance between extruded and recessed volumes of different materials, punctured by large glazing - all under a series of shed roofs. This creates a rhythm and establishes a strong design concept. Recessed entries, material changes and fin walls create a rhythm and order to the facade facing Bonair PI SW. The building is taller than both existing neighbors and has been designed to continue material and glazing concepts on all elevations, while strategically locating the windows to afford privacy from future development.
DC2. Architectural Concept	Develop and unified, functional architectural concept that fits well on the site and its surroundings.	C. Secondary Architectural Features	DC2-C-1: <b>Visual Depth and Interest:</b> Add depth to facades where appropriate by incorporating balconies, canopies, awnings, decks, or other secondary elements into the façade design. Add detailing at the street level in order to create interest for the pedestrian and encourage active street life and window shopping (in retail areas). Detailing may include features such as distinctive door and window hardware, projecting window sills, ornamental tile or metal, and other high-quality surface materials and finishes.	The facade facing Alki Ave SW incorporates modulation, glass railings and open stairs to create visual depth and interest for pedestrians. The modulation is further highlighted by different material and color treatments. The rear facade continues the design from the front by using the same materials and colors. This facade also features recessed entries with fin walls. The north and south facades are articulated by grouping windows with a material change and accent color. Detailing at the ground level includes recessed entries with cedar applied at this location for high visibility and tactile effects. Additional warmth through boardwalk pathways and front porches continues along the first floor
DC2. Architectural Concept	Develop and unified, functional architectural concept that fits well on the site and its surroundings.	D. Scale and Texture	DC2-D-1: <b>Human Scale:</b> Incorporate architectural features, elements, and details that are of human scale into the building facades, entries, retaining walls, courtyards, and exterior spaces in a manner that is consistent with the overall architectural concept. Pay special attention to the first three floors of the building in order to maximize opportunities to engage the pedestrian and enable an active and vibrant street front.	The massing has been carefully selected to provide human scale at entries and to fit within the surrounding context. Along Alki Ave SW, each floor has been broken up with alternating extruded and recessed volumes. Materials also vary in human scale from large to small: 8” horizontal lap siding, 4” cedar siding at the entries and fiber cement shingles.
DC2. Architectural Concept	Develop and unified, functional architectural concept that fits well on the site and its surroundings.	D. Scale and Texture	DC2-D-2: . <b>Texture:</b> Design the character of the building, as expressed in the form, scale, and materials, to strive for a fine-grained scale, or “texture,” particularly at the street level and other areas where pedestrians predominate.	The proposed project provides texture and character through the use different materials with different scales, including 8” lap siding and fiber cement shingles. Warm cedar siding at unit entries with wall sconces and address signage provide further detail at the pedestrian level.
DC4. Exterior Elements and Finishes	Use appropriate and high-quality elements and finishes for the building and open spaces.	A. Building Materials	DC4-A-1: <b>Exterior Finish Materials:</b> Building exteriors should be constructed of durable and maintainable materials that are attractive even when viewed up close. Materials that have texture, pattern, or lend themselves to a high quality of detailing are encouraged.	High quality and durable material are used throughout the project, including fiber cement shingles and cedar siding at unit entries and soffits.

## 1. HEIGHT, BULK, AND SCALE

Extruded volumes with different material, shed roof forms, glass railings and oversized glazing are used to reduce the perceived massing along Alki Ave SW. Building height is also reduced from the maximum allowed height. Exterior stairs at the front units and sloped penthouse roofs for the rear units further reduce the perceived bulk and scale of the buildings.

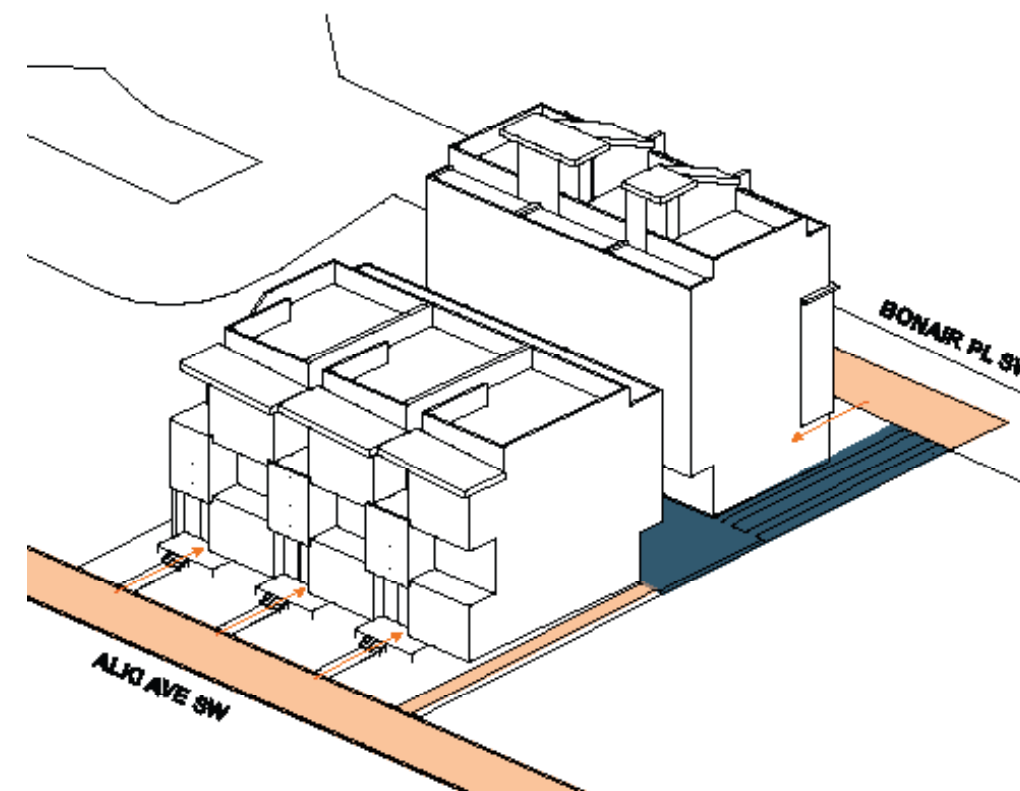
CS2.D.1 | DC2.A.2



## 2. CIRCULATION STRATEGY

All unit entries lead directly to the street via pedestrian pathways. This provides an opportunity for engagement with the public realm and reinforces the established street edge. A pedestrian path is located along the west property line for beach access for the rear units.

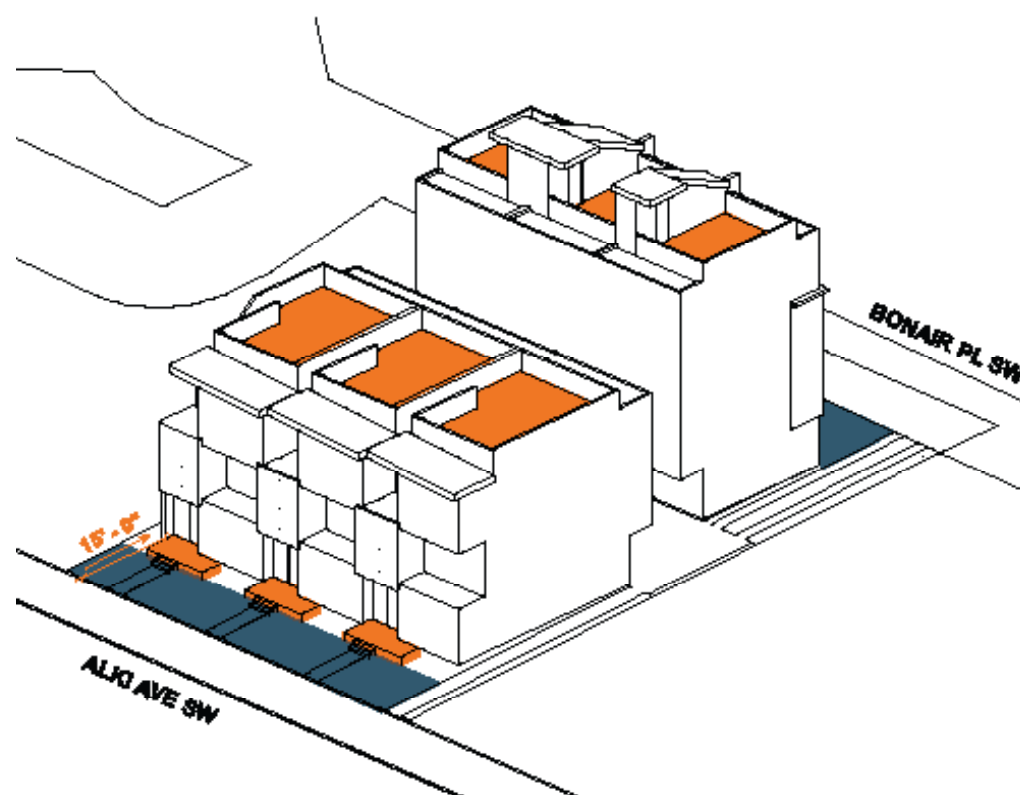
PL3.B.2 | CS2.C.2



## 3. SETBACK AND AMENITY

Unit entries along Alki Ave SW are set back 15'-0" from the property line which create spacious front yards and small porches for recreational use. Similarly, units along Bonair Pl SW have generous front yards. All units feature rooftop decks.

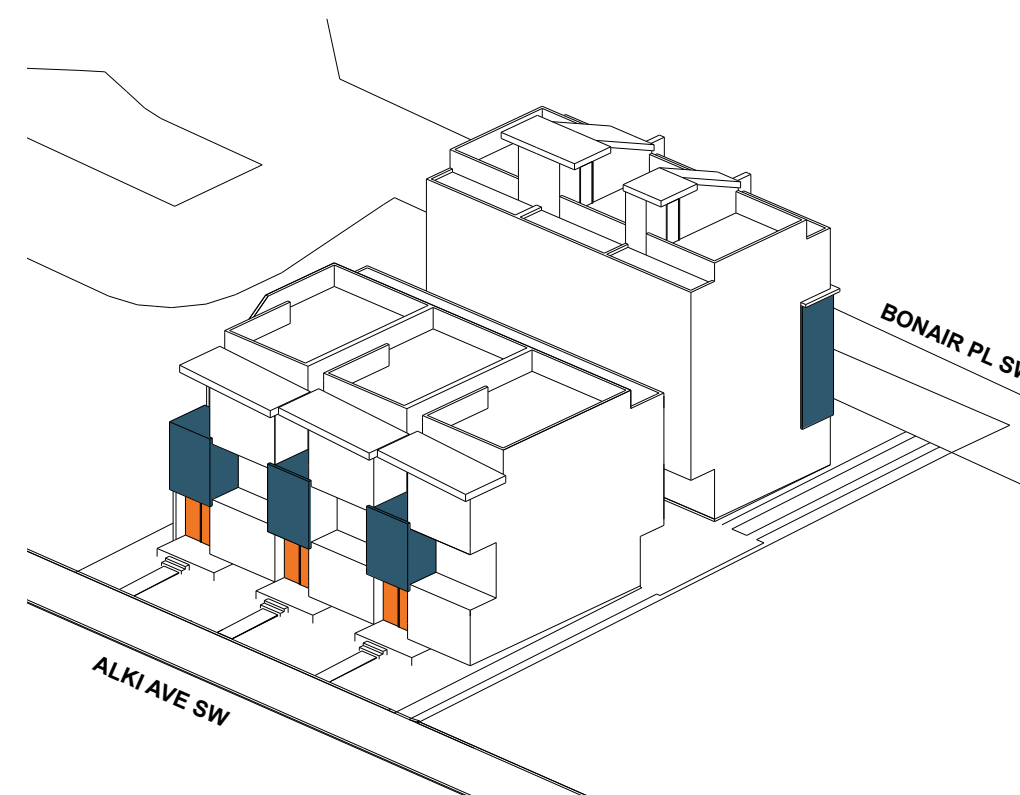
PL3.B.2



## 4. MASSING AND MATERIALS

The massing has been carefully selected to provide human scale at entries and to fit within the surrounding context. Along Alki Ave SW, each floor has been broken up with alternating extruded and recessed volumes. Materials also vary in scale from large to small: 8" horizontal lap siding, 4" cedar siding at the entries and fiber cement shingles.

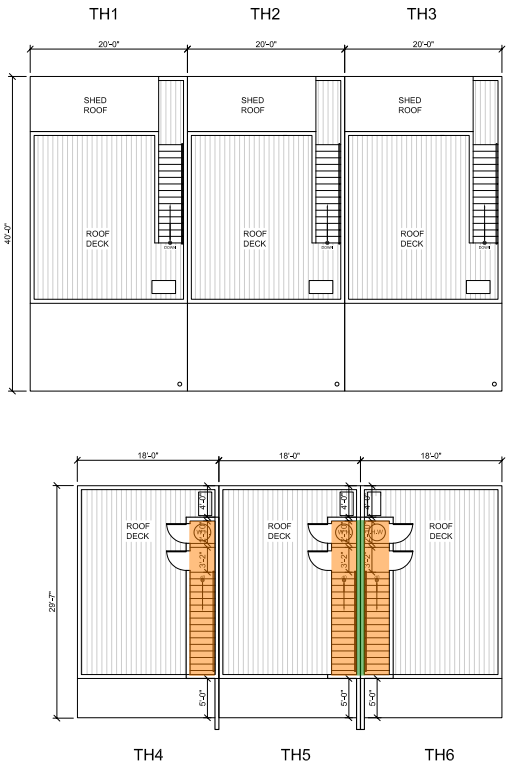
DC2.D.1 | DC2.D.2 | DC4.A.1



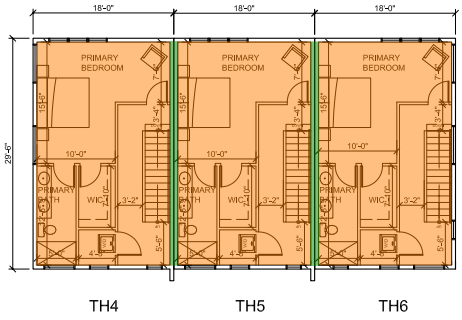
FAR & GFA DIAGRAMS

ALL FAR MEASUREMENTS SHALL BE MEASURED TO THE INTERIOR FACE OF EXTERIOR WALLS WHICH INCLUDES DRYWALL PER DR.4-2019

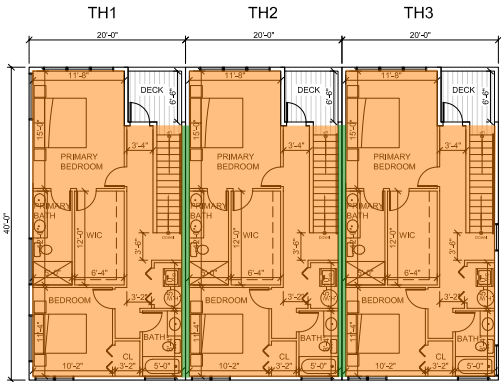
- FLOOR AREA INCLUDED IN BOTH FAR CALCULATIONS AND GFA CALCULATIONS FOR MHA FEES
- FLOOR AREA INCLUDED ONLY IN GFA CALCULATIONS FOR MHA FEES



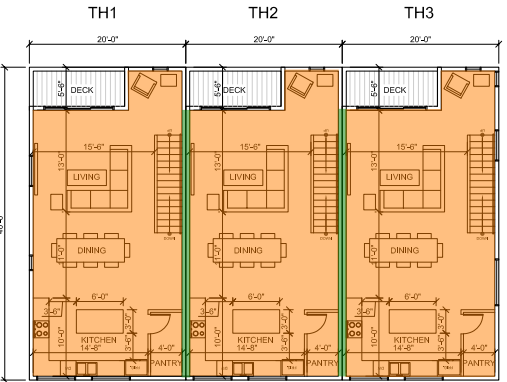
ROOF DECK PLAN



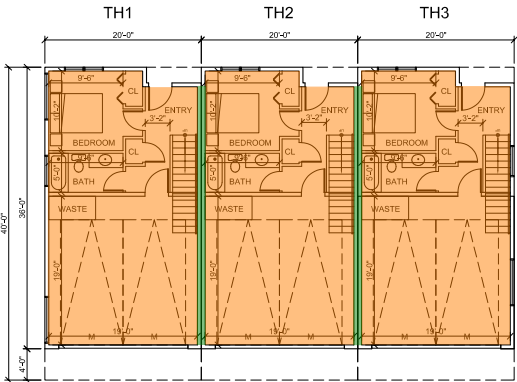
FOURTH FLOOR PLAN



THIRD FLOOR PLAN



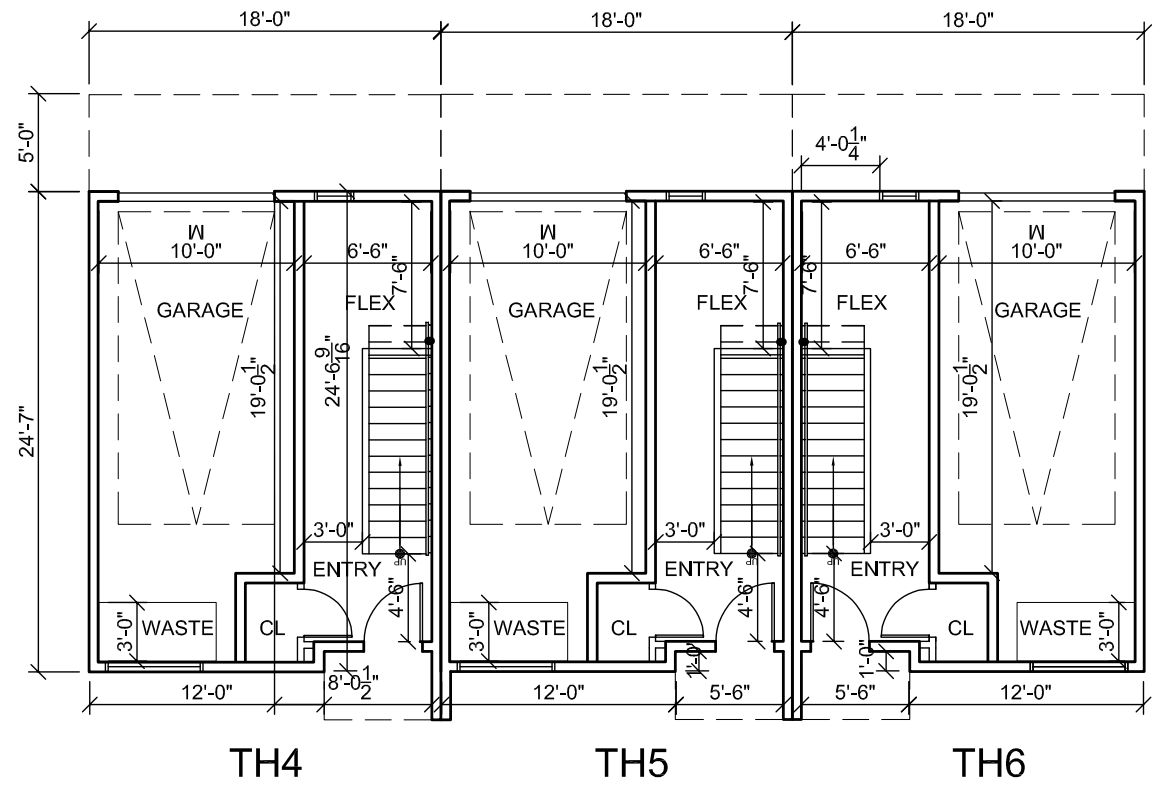
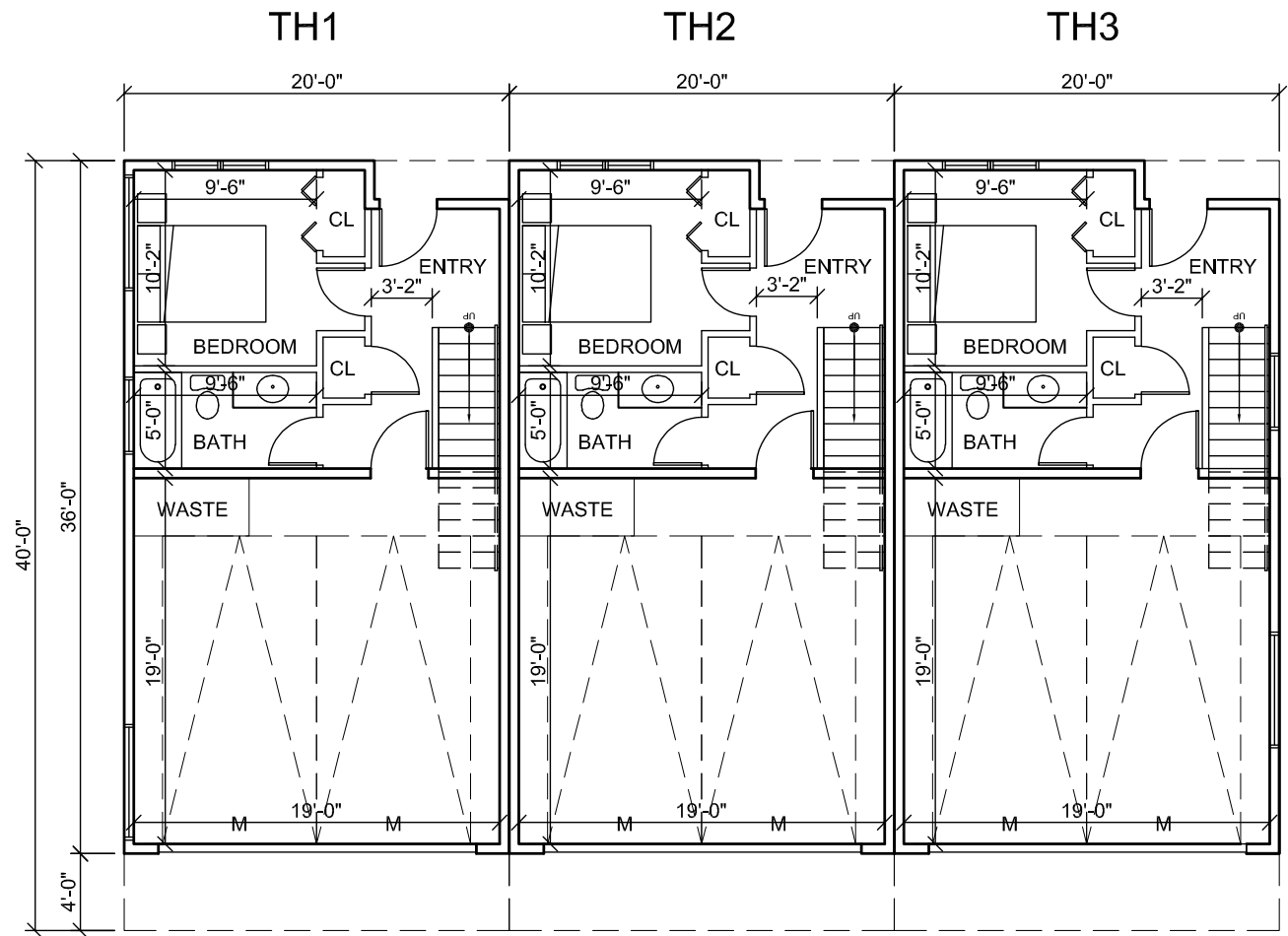
SECOND FLOOR PLAN



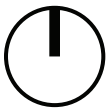
FIRST FLOOR PLAN

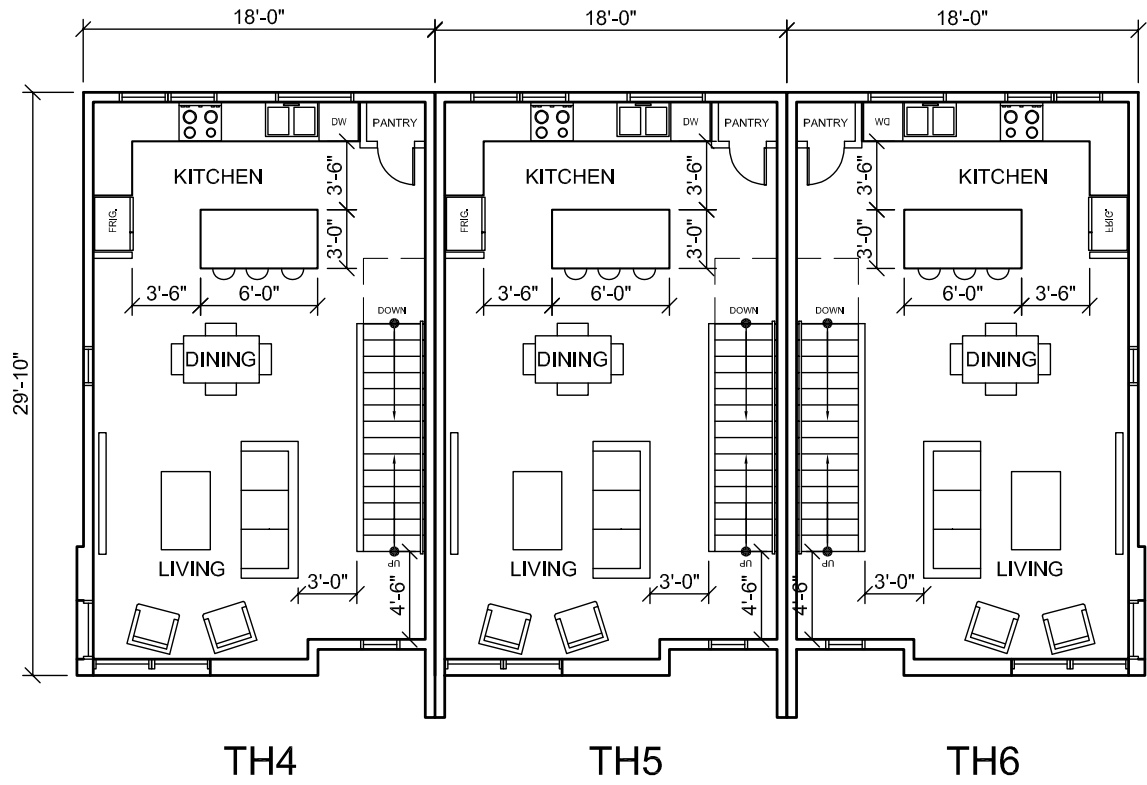
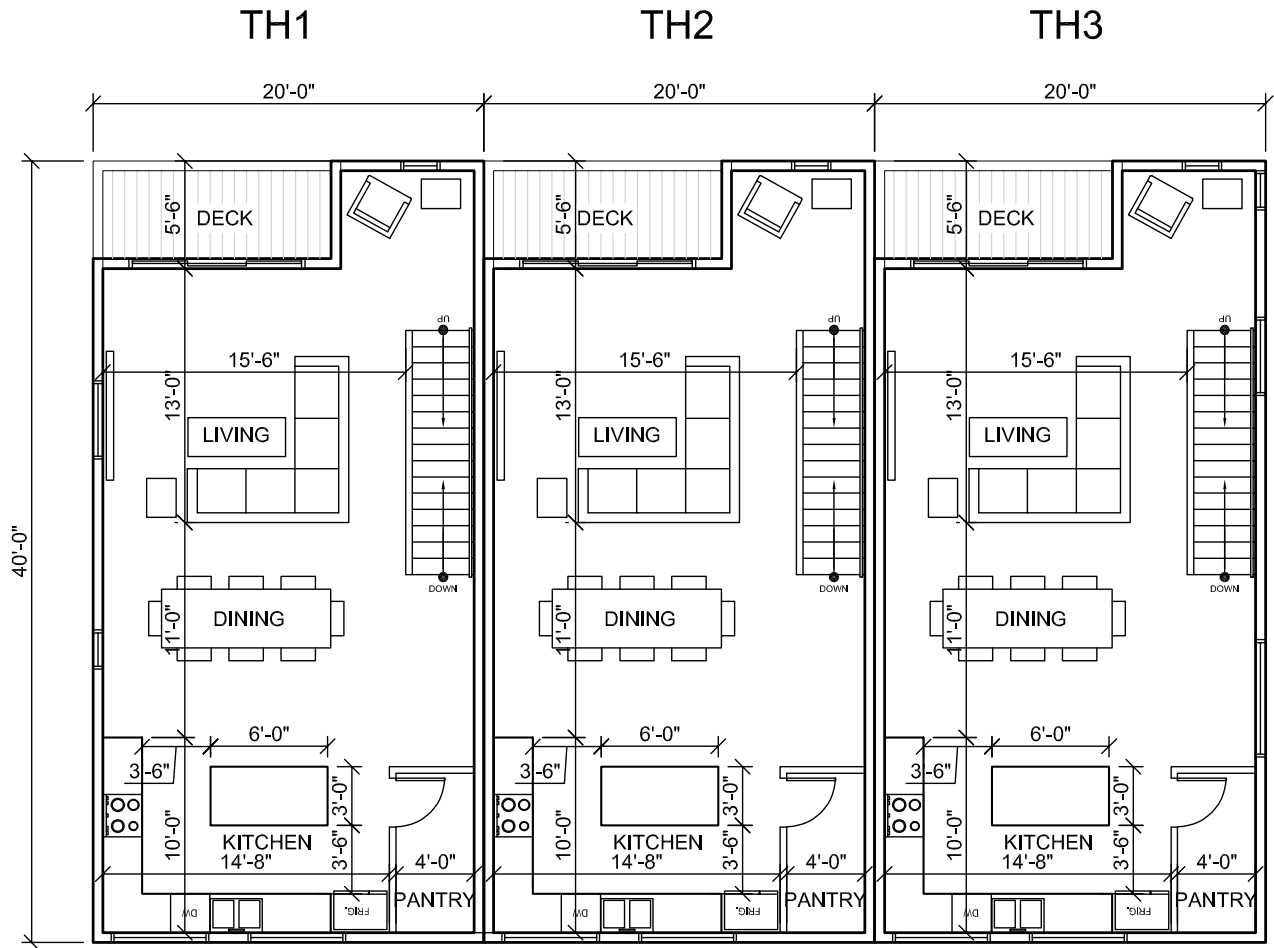
GFA CALCULATION

TOWNHOME 1	
FIRST FLOOR	667.75 SF
SECOND FLOOR	760.50 SF
THIRD FLOOR	710.19 SF
TOTAL	2,138.44 SF
TOWNHOME 2	
FIRST FLOOR	684.25 SF
SECOND FLOOR	780.00 SF
THIRD FLOOR	726.20 SF
TOTAL	2,190.45 SF
TOWNHOME 3	
FIRST FLOOR	667.75 SF
SECOND FLOOR	760.50 SF
THIRD FLOOR	710.19 SF
TOTAL	2,138.44 SF
TOWNHOME 4	
FIRST FLOOR	406.95 SF
SECOND FLOOR	492.25 SF
THIRD FLOOR	492.25 SF
FOURTH FLOOR	498.75 SF
PENTHOUSE	63.65 SF
TOTAL	1,953.85 SF
TOWNHOME 5	
FIRST FLOOR	417.76 SF
SECOND FLOOR	506.50 SF
THIRD FLOOR	506.50 SF
FOURTH FLOOR	513.00 SF
PENTHOUSE	70.69 SF
TOTAL	2,014.45 SF
TOWNHOME 6	
FIRST FLOOR	406.95 SF
SECOND FLOOR	492.25 SF
THIRD FLOOR	492.25 SF
FOURTH FLOOR	498.75 SF
PENTHOUSE	70.69 SF
TOTAL	1,960.89 SF
GRAND TOTAL	12,396.52 SF

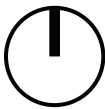


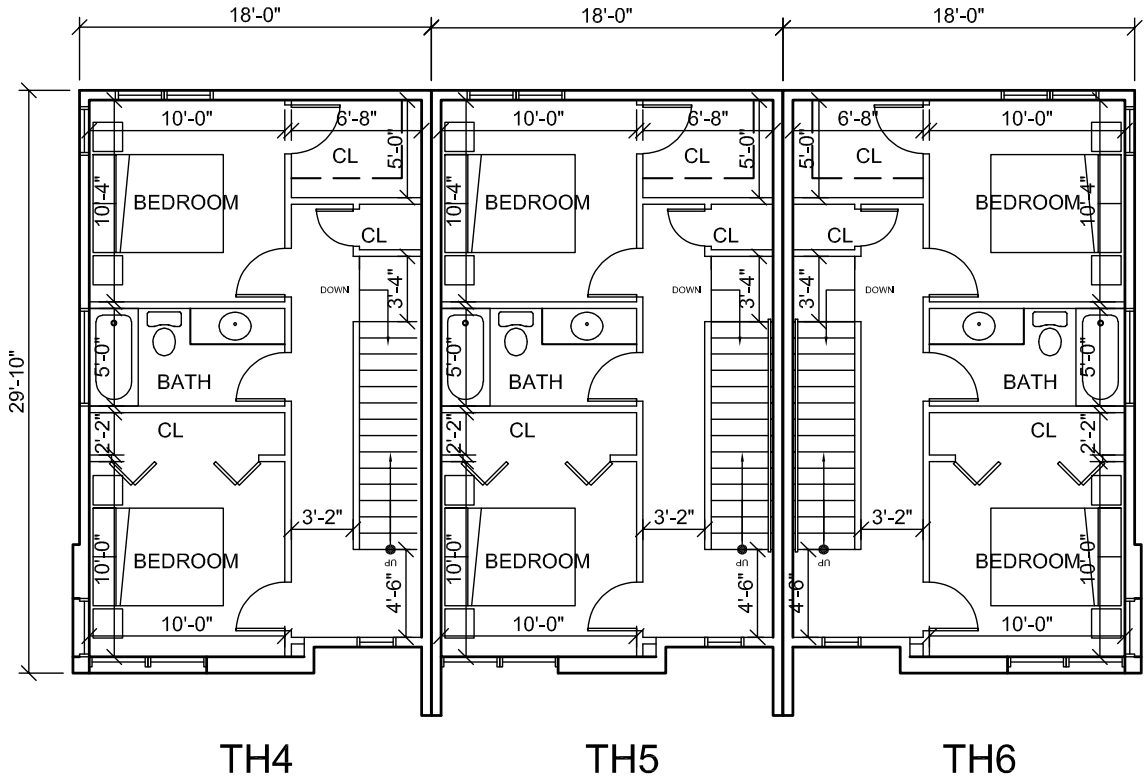
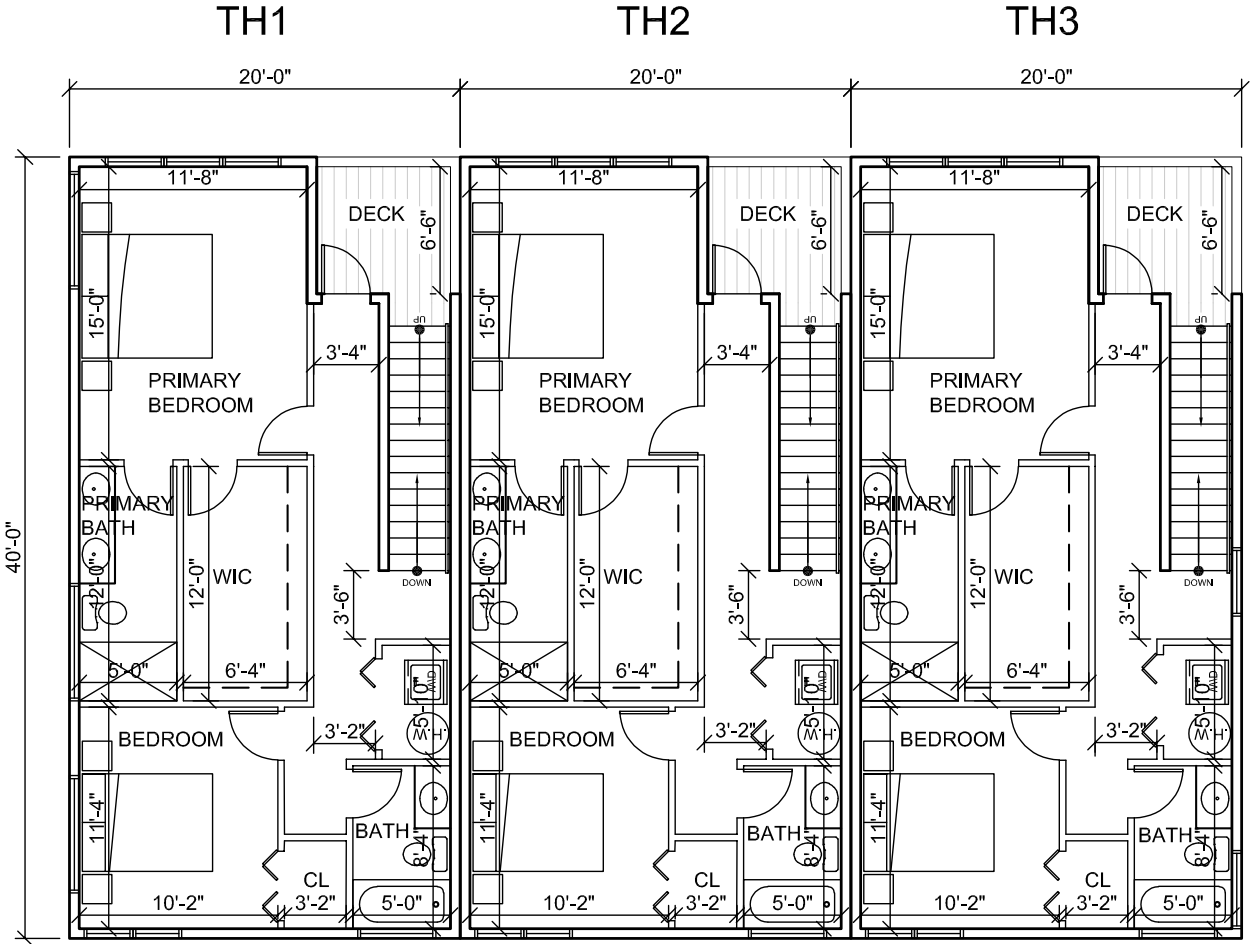
FIRST FLOOR PLAN



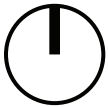


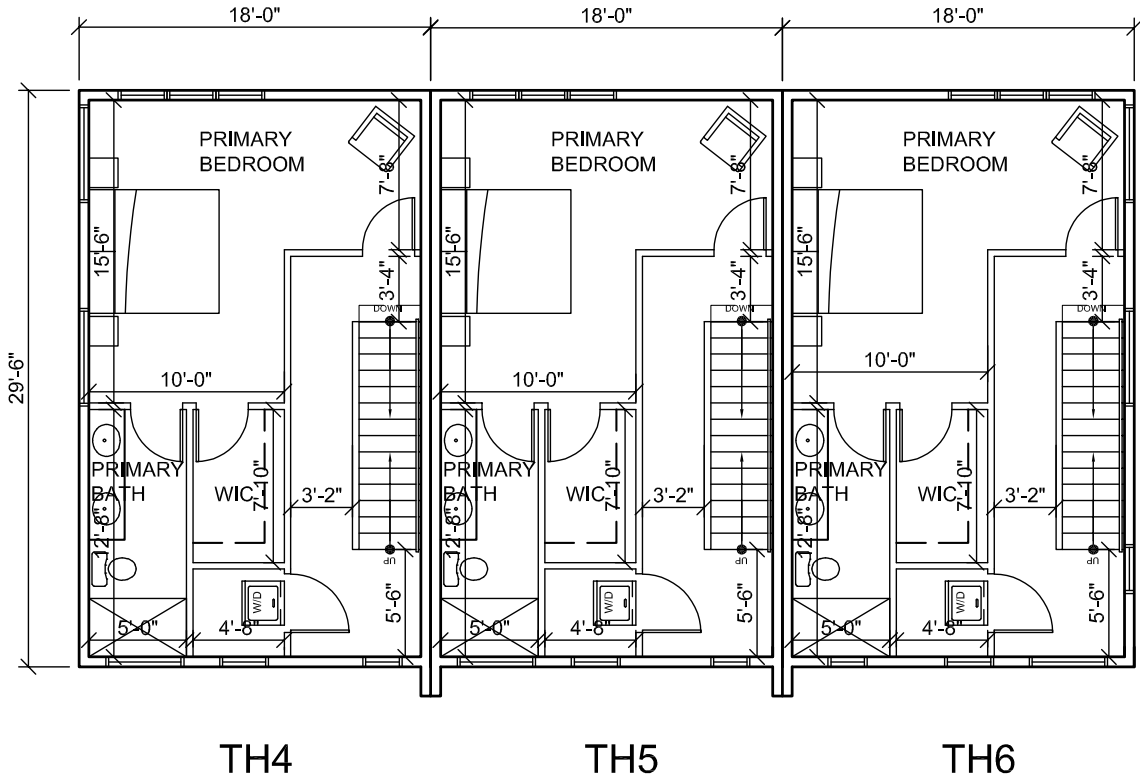
SECOND FLOOR PLAN



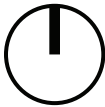


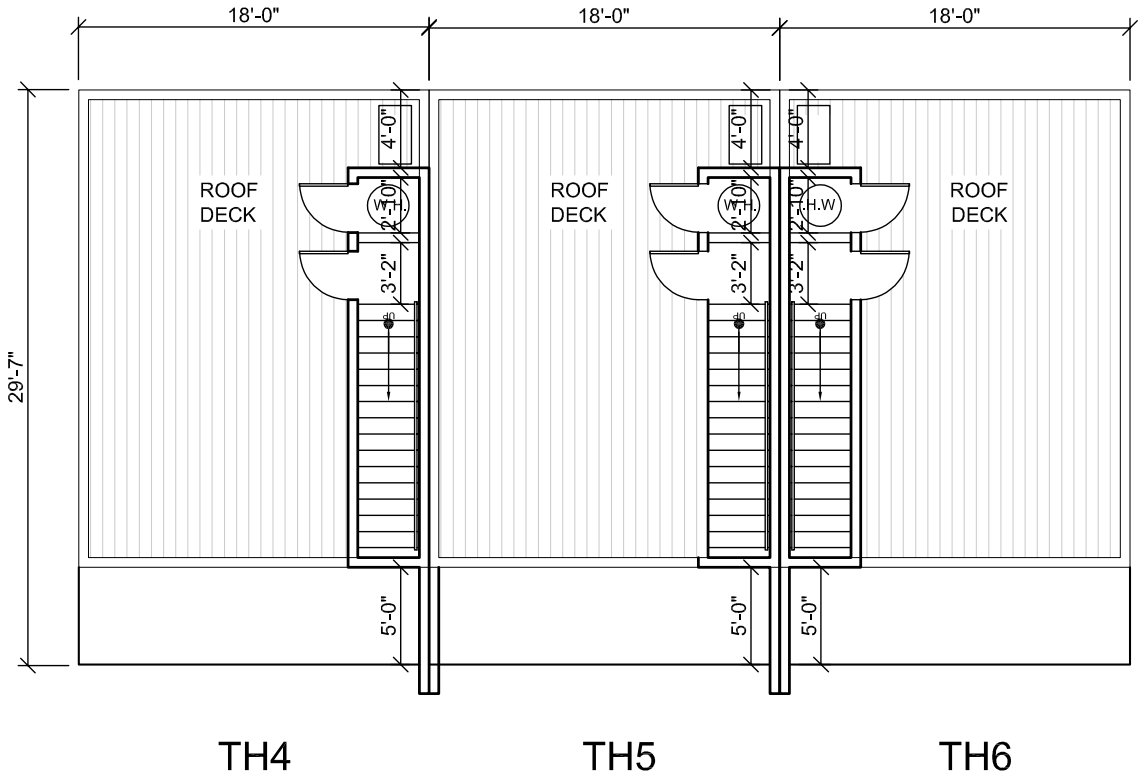
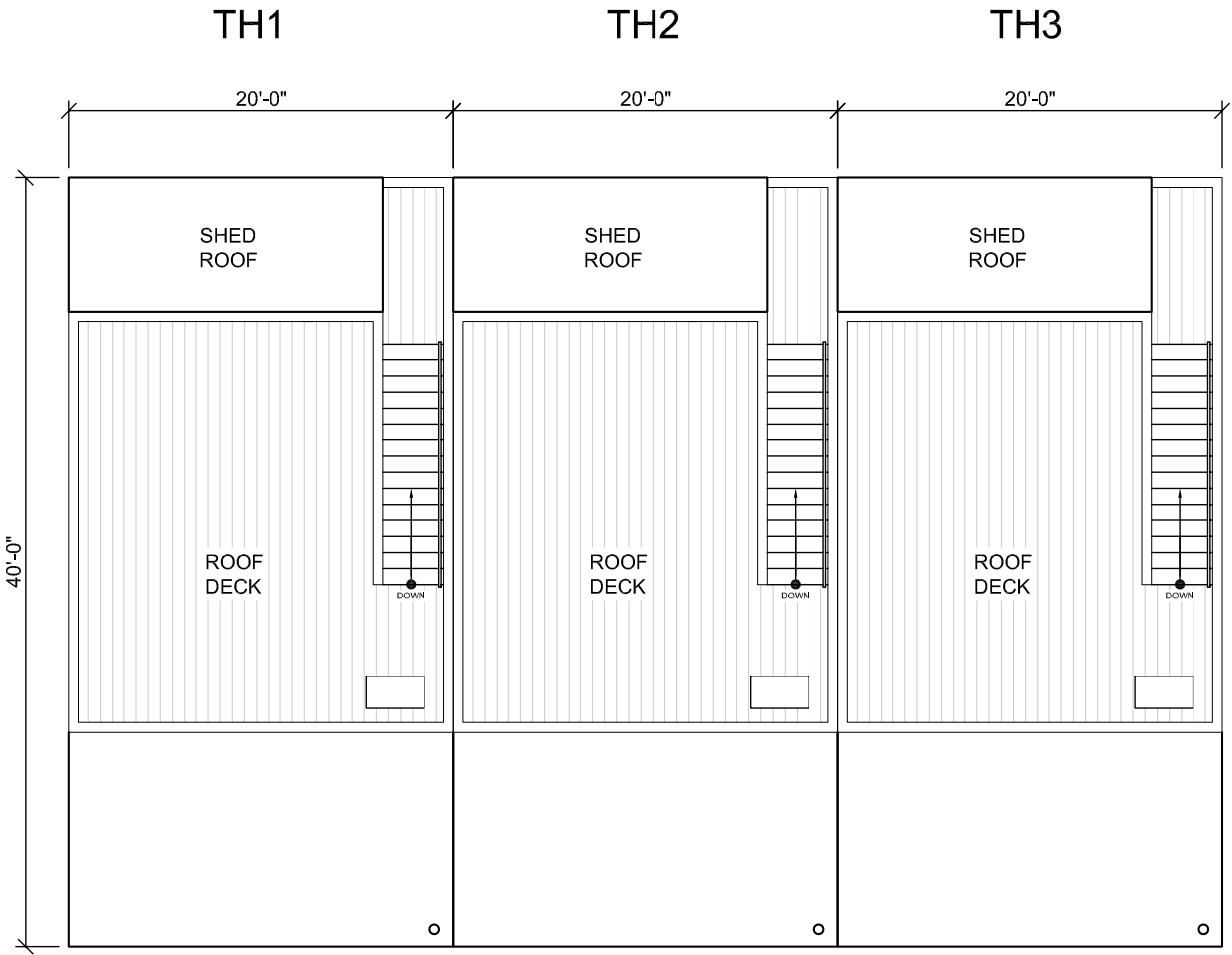
THIRD FLOOR PLAN



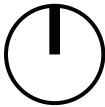


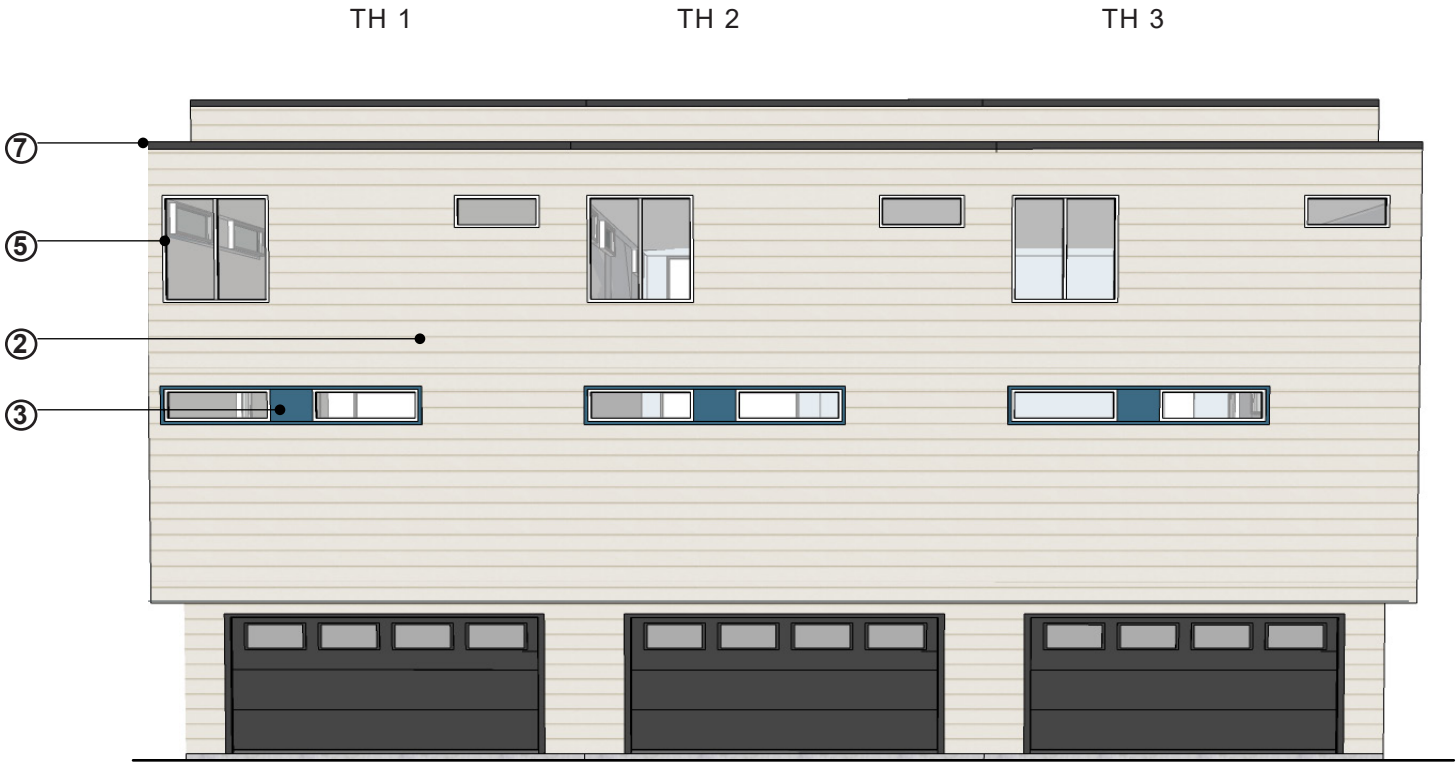
FOURTH FLOOR PLAN





ROOF DECK PLAN

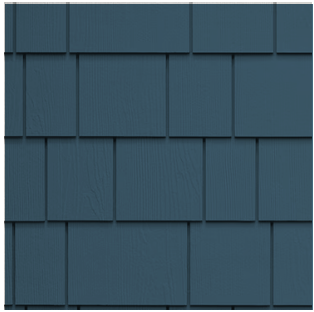




SOUTH ELEVATION - BLDG 1



NORTH ELEVATION - BLDG 1



① CEMENTITIOUS SHINGLE  
SW 9150 ENDLESS SEA



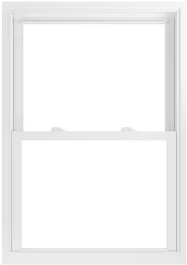
② 8" HORIZONTAL LAP  
SW 9583 SANCTUARY



③ FIBER CEMENT PANEL + INFILL  
SW 9150 ENDLESS SEA



④ FIBER CEMENT PANEL + FASCIA  
SW 6991 BLACK MAGIC

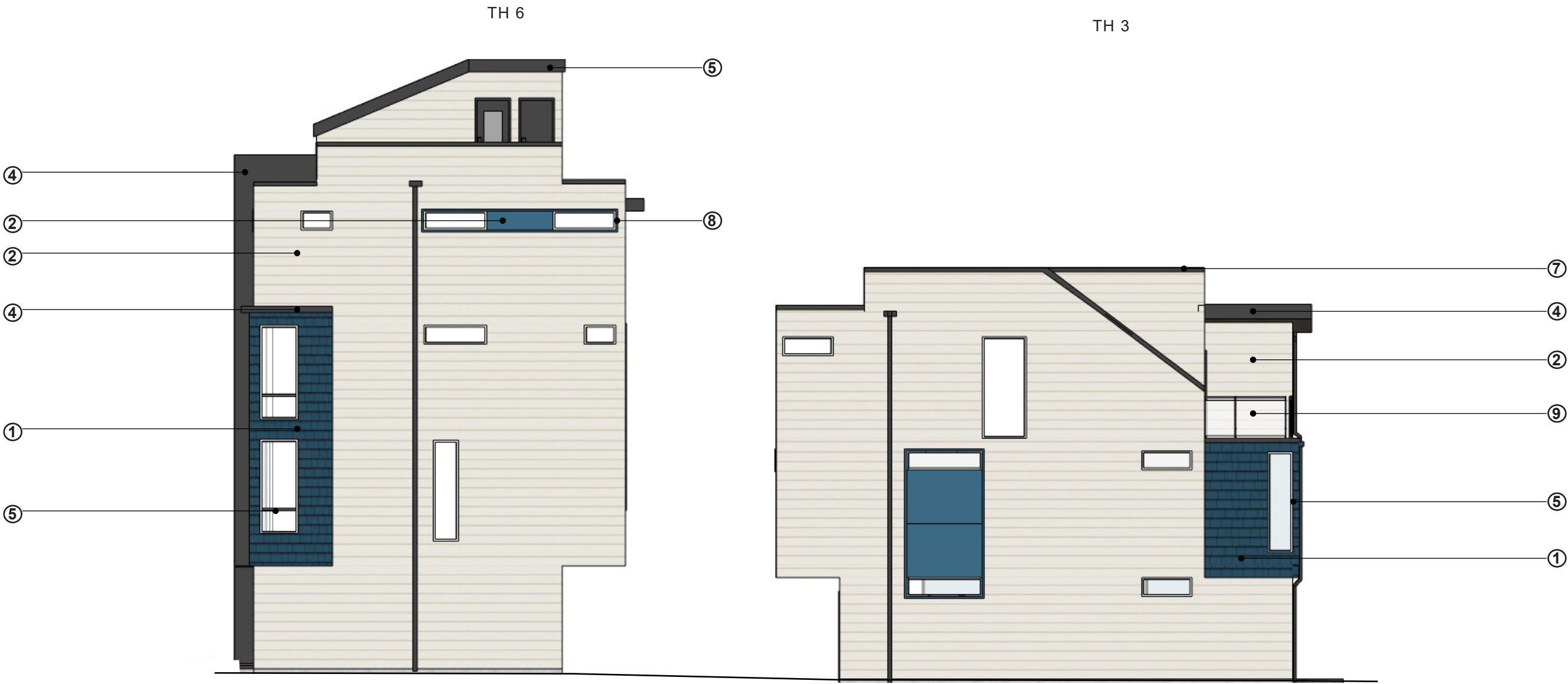


⑤ WHITE VINYL WINDOWS

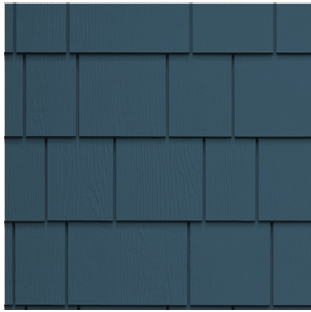


⑥ CEDAR SIDING  
STAINED SW 3531 BLUE SHADOW

- ⑦ BLACK CAP FLASHING
- ⑧ WINDOW TRIM  
SW 9150 ENDLESS SEA
- ⑨ GLASS RAILING



EAST ELEVATION



① CEMENTITIOUS SHINGLE  
SW 9150 ENDLESS SEA



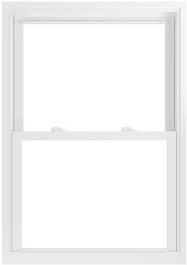
② 8" HORIZONTAL LAP  
SW 9583 SANCTUARY



③ FIBER CEMENT PANEL + INFILL  
SW 9150 ENDLESS SEA



④ FIBER CEMENT PANEL + FASCIA  
SW 6991 BLACK MAGIC

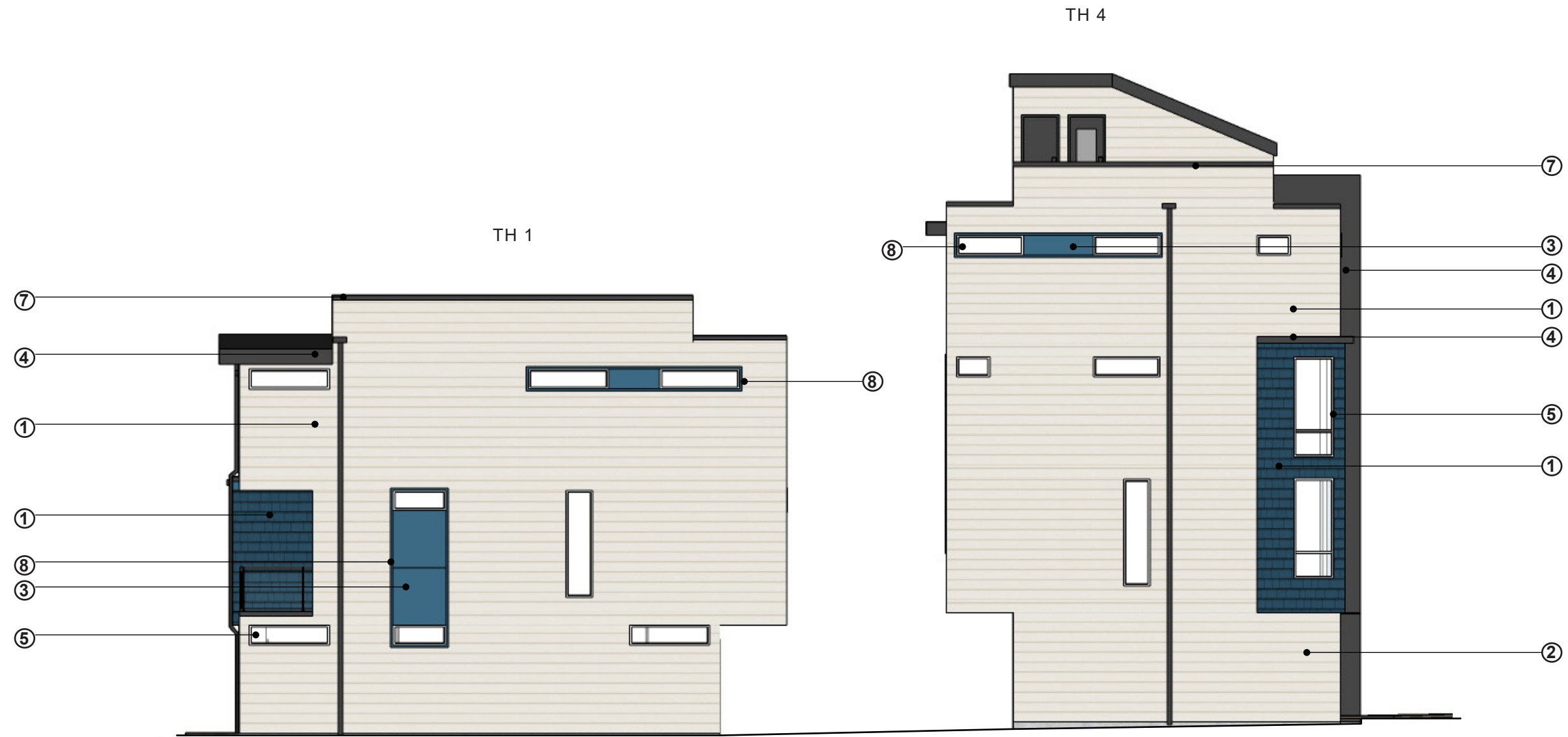


⑤ WHITE VINYL WINDOWS

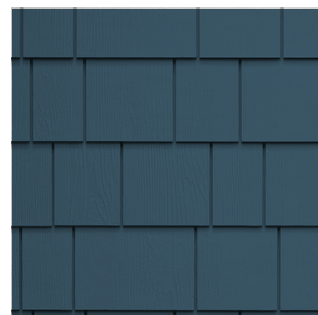


⑥ CEDAR SIDING  
STAINED SW 3531 BLUE SHADOW

- ⑦ BLACK CAP FLASHING
- ⑧ WINDOW TRIM  
SW 9150 ENDLESS SEA
- ⑨ GLASS RAILING



WEST ELEVATION



① CEMENTITIOUS SHINGLE  
SW 9150 ENDLESS SEA



② 8" HORIZONTAL LAP  
SW 9583 SANCTUARY



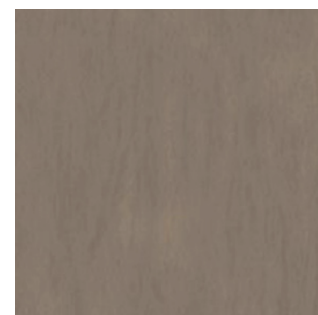
③ FIBER CEMENT PANEL + INFILL  
SW 9150 ENDLESS SEA



④ FIBER CEMENT PANEL + FASCIA  
SW 6991 BLACK MAGIC



⑤ WHITE VINYL WINDOWS



⑥ CEDAR SIDING  
STAINED SW 3531 BLUE SHADOW

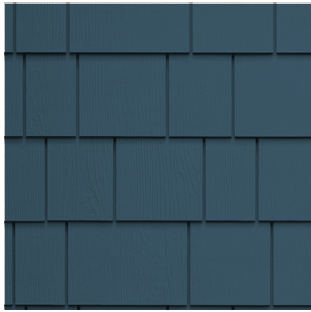
- ⑦ BLACK CAP FLASHING
- ⑧ WINDOW TRIM  
SW 9150 ENDLESS SEA
- ⑨ GLASS RAILING



NORTH ELEVATION - BLDG 2



SOUTH ELEVATION - BLDG 2



① CEMENTITIOUS SHINGLE  
SW 9150 ENDLESS SEA



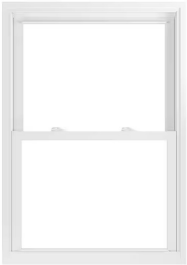
② 8" HORIZONTAL LAP  
SW 9583 SANCTUARY



③ FIBER CEMENT PANEL + INFILL  
SW 9150 ENDLESS SEA



④ FIBER CEMENT PANEL + FASCIA  
SW 6991 BLACK MAGIC



⑤ WHITE VINYL WINDOWS



⑥ CEDAR SIDING STAINED SW 3531 BLUE SHADOW

- ⑦ BLACK CAP FLASHING
- ⑧ WINDOW TRIM  
SW 9150 ENDLESS SEA
- ⑨ GLASS RAILING



VIEW FROM ALKI AVE SW

## FRONT FACADE

Extruded volumes with different material, shed roof forms, glass railings and oversized glazing are used to reduce the perceived massing along Alki Ave SW. Building height is also reduced from the maximum allowed height. Exterior stairs at the front units and sloped penthouse roofs for the rear units further reduce the perceived bulk and scale of the buildings.

**CS2.D.1 | DC2.A.2**

ENTRIES

The units facing Alki Ave SW are designed with raised entries which are recessed into the building and front porches that will provide an opportunity for engagement with the public realm. Generous front yards create space for recreational use.

PL3.B.2



TOWNHOME 1 ENTRY



TOWNHOMES 4, 5 AND 6 ENTRIES

SITE SECTION, LOOKING NORTH

**BONAIR PL SW FACADE**

The materials and color palette from the units facing Alki Ave SW are continued in the rear building. The units facing Bonair Pl SW have also been designed as a street facing facade with the same level of detail and interest as the front facade.

**DC2.B.1**

VIEW FROM BONAIR PL SW

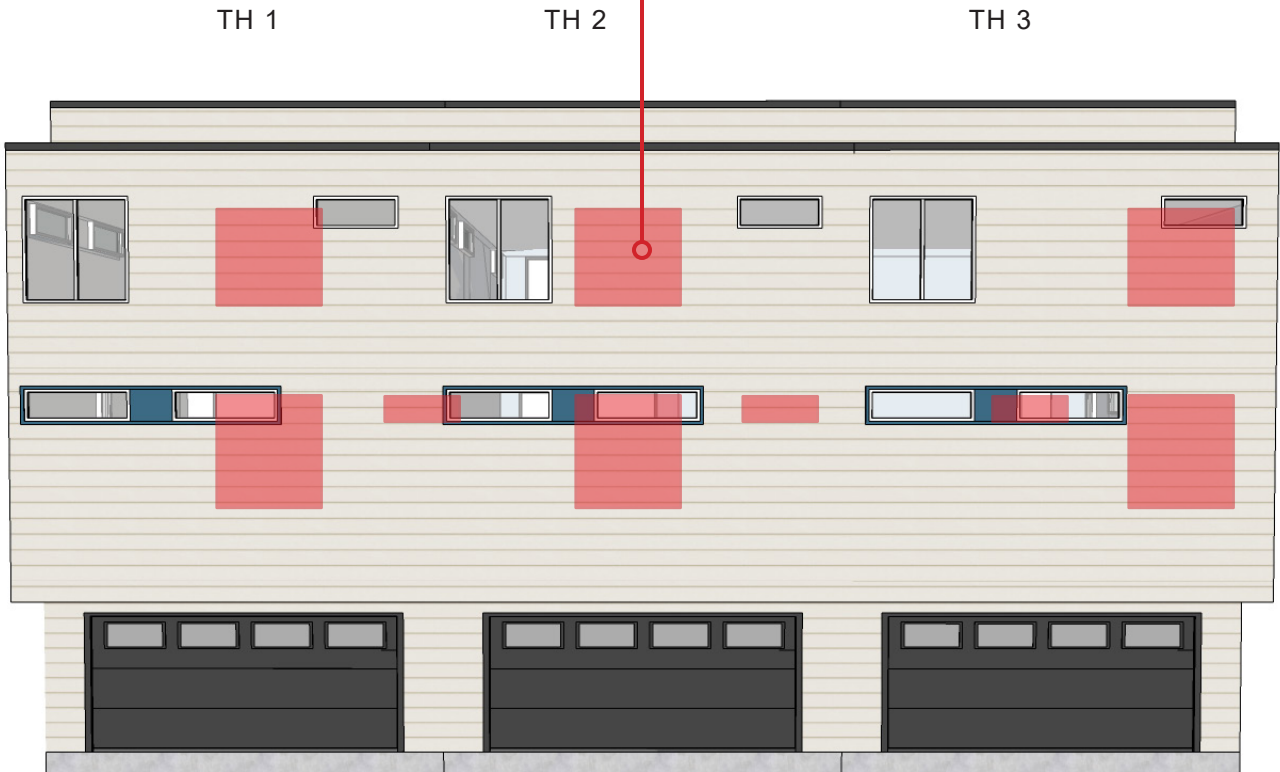


AERIAL VIEW FROM ALKI AVE SW

**SITE STRATEGY**

There are six total units proposed and split into two buildings with three townhomes facing Alki Ave SW and three units facing Bonair PI SW. There is a pedestrian pathway along the west property line to provides access to the Alki Ave SW for the rear units. Attached garages for all units are connected by a central autocourt and driveway access from Bonair PI SW. All townhomes are situated to appropriately sit within the site and setbacks are optimized for porches and outdoor space creating connection to the street and outdoor access for residents. All units have rooftop decks to maximize views to the Puget Sound.

**RESPECT FOR NEIGHBORS**  
Glazing is strategically placed to minimize overlap of the two structures facing the autocourt in order to provide maximum privacy for all units. Where window overlaps occur, one the the windows has a sill height of 6'-0", minimizing direct privacy conflicts.



WEST ELEVATION - BLDG 1



EAST ELEVATION - BLDG 2

**FACADE COMPOSITION**  
All facades are designed to maximize natural lights for each unit while responding to the program of each space.



**RESPECT FOR NEIGHBORS**  
Glazing has been strategically placed for minimal overlap between the southern facade and the neighboring multi family building.

SOUTH ELEVATION - BLDG 2

**BUILDING SEPARATION ADJUSTMENT**

**SMC 23.45.518.F.2**

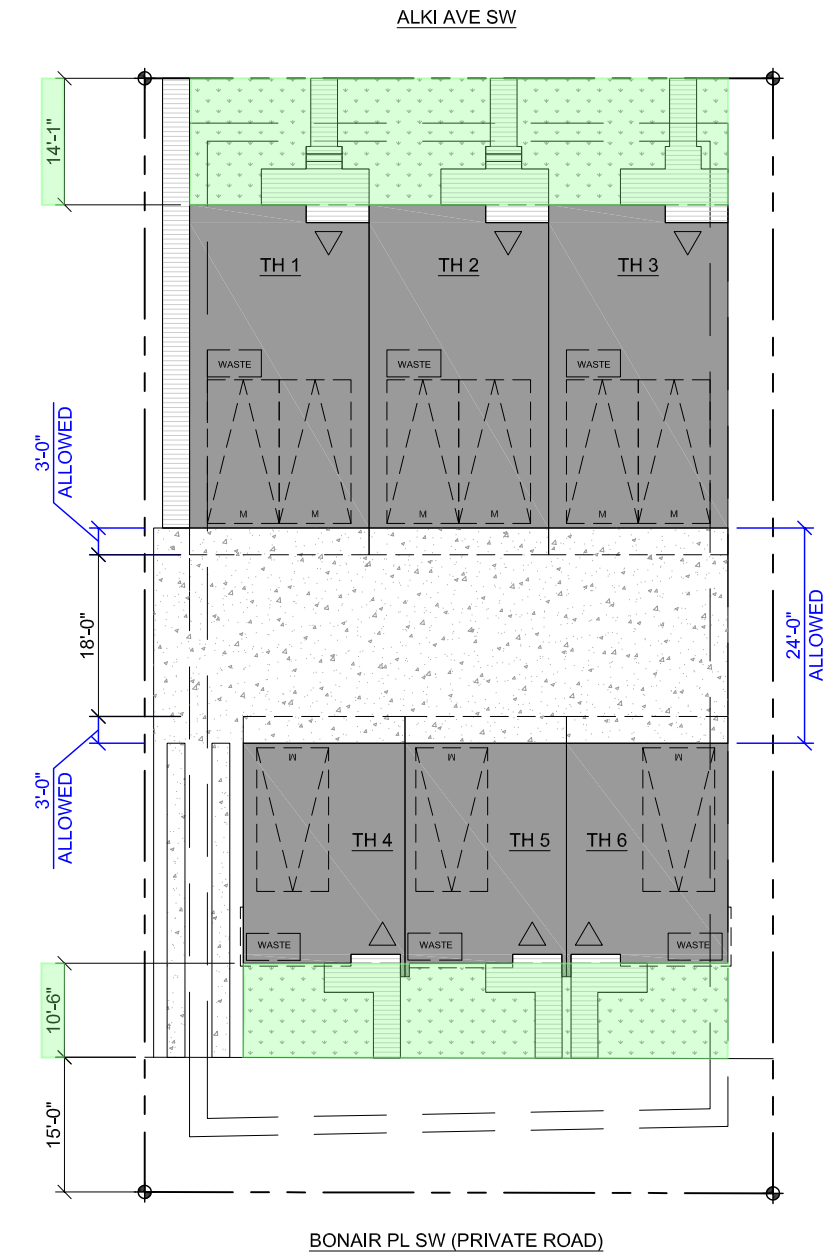
In LR and MR zones, if principal structures are separated by a driveway or parking aisle, the minimum required separation between the principal structures is 2 feet greater than the required width of the driveway or parking aisle, provided that the separation is not required to be any greater than 24 feet. If principal structures are separated by a driveway or parking aisle, projections that enclose floor area may extend a maximum of 3 feet into the required separation if they are at least 8 feet above finished grade.

**Request per SMC 23.41.018.D.3.a:**

1. Reduce the required building separation at the auto court ground level from 24' to 22' (9.2% decrease)
2. Reduce the required building separation at the auto court above 8' from 18' to 13' (27% decrease)

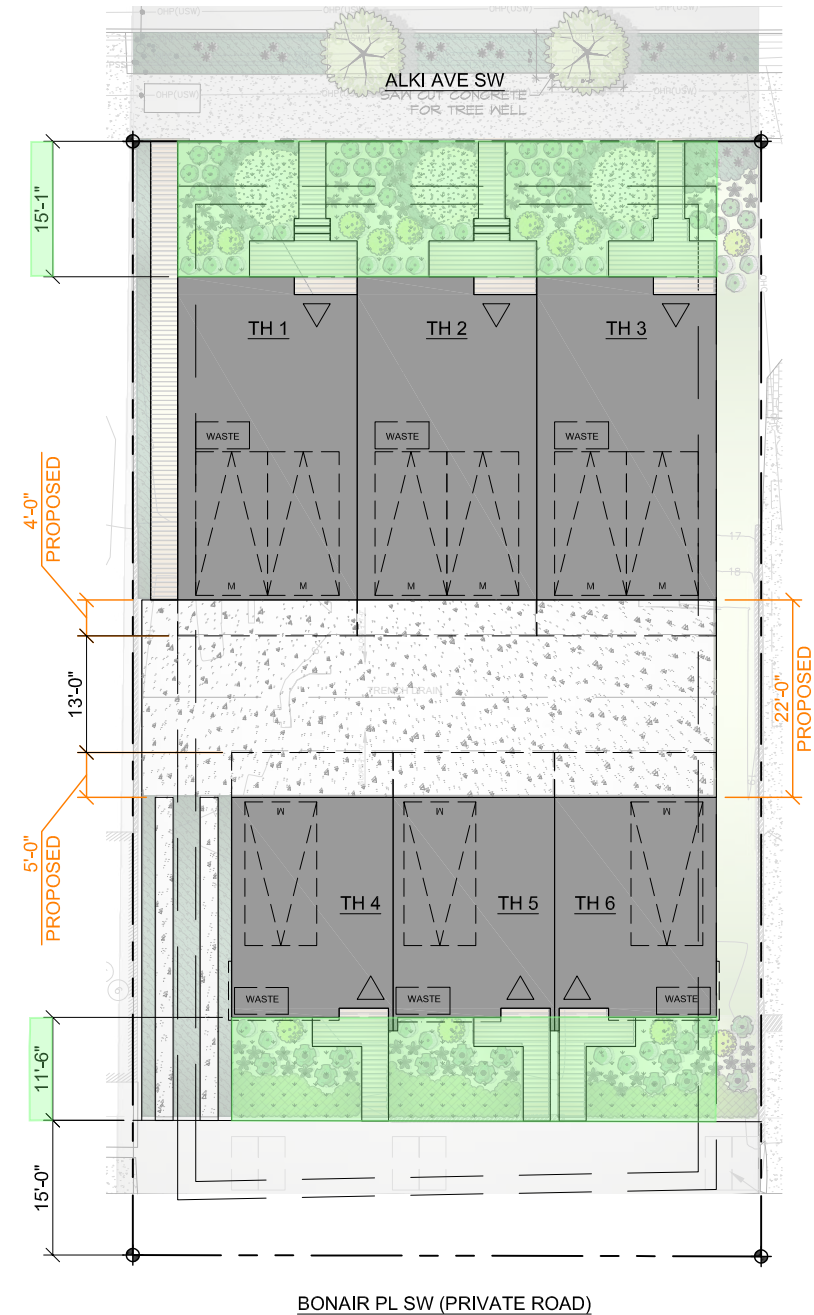
**1 CODE COMPLIANT**

TOTAL AMENITY: 1,420 SF



**2 PROPOSED (REQUIRES ADJUSTMENT)**

TOTAL AMENITY: 1,532 SF



**RATIONALE**

- Decreasing the separations at the auto court increases the front and rear setbacks locating the ground level amenity space in a more advantageous location. The increased ground level amenity space creates a better transition from public to private space at both Alki and Bonair. This makes the amenity space adjacent to Alki, a busy thoroughfare, more usable with the inclusion of an area for recreational use and a small porch which in turn creates more human interaction and eyes on the street. It also creates a better transition between Bonair and the rear unit entries. Bonair is a private road but with lack of a consistent curb and no sidewalk present, the additional amenity space provides a safer entry and more usable yard.

**PL1.C.1 Outdoor Uses and Activities:** “Concentrate activity areas in places with sunny exposure, views across spaces, and in direct line with pedestrian routes.”

- Decreasing the building separation between buildings minimizes the conflict between pedestrians and vehicles, prioritizes green space over hardscape while reducing the visual impact of the parking court. There are no pedestrian entries within the auto court to avoid conflicts with vehicles.

**DC1.B.1 Vehicular Location and Design:** “Choose locations for vehicular access, service uses, and delivery areas that minimize conflict between vehicles and non-motorists wherever possible.”

**DC1.C.2 Parking and Service Uses:** “Reduce the visual impacts of parking lots, parking structures, entrances, and related signs and equipment as much as possible.”

- Decreasing the building separation 8' above finished grade allows for the entire program to take place over three floors instead of four. The zoning allows a maximum height of 40', however, the project proposes the front units have a maximum height of 30' (excluding parapet walls) to reduce the height, bulk and scale of the building and better match the surrounding context.

**CS2.D.1&5 Height, Bulk & Scale:** “Review the height, bulk, and scale of neighboring buildings as well as the scale of development anticipated by zoning for the area to determine an appropriate complement and/or transition.”  
“Respect adjacent properties with design and site planning to minimize disrupting the privacy and outdoor activities of residents in adjacent buildings.”

- The building separation without an auto court is only required to be 10'. The project proposes a separation of 22' at the ground level and 13' above a height of 8', which exceeds the typical separation by 3'. Only garage entries are located in the auto court. Minimal pedestrians will be in this area as all units have an interior connection from garage to unit. Decreasing the building separation at the auto court will have minimal, if any, negative impacts to the resident experience. Privacy has been considered in the placement of windows at the upper levels. Privacy would be a design challenge regardless of the reduction in building separation and as noted, the building separation above the ground level is larger than a typical building separation when an auto court is not present.