



West Seattle Junction

CITY COUNCIL PRESENTATION
Seattle, Washington

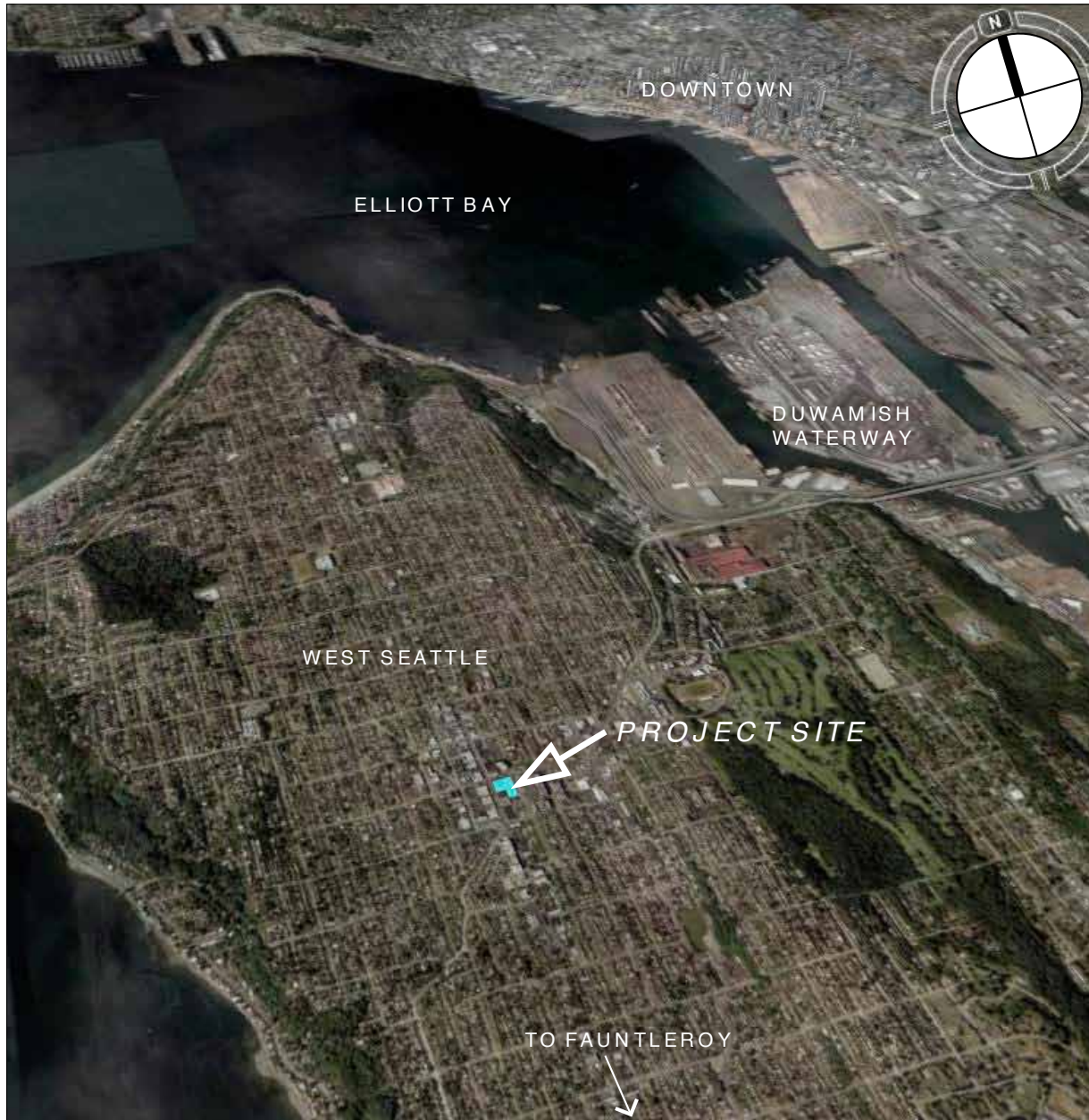
March 8, 2011



Contents

Project Description	2
Site Analysis / Project Timeline	3
Context Photos	4
Extent Of Subterranean Vacation.....	5
Public Benefit Zones.....	6
Public Benefit Summary.....	7
Site Plan / First Floor Plan.....	8
Floor Plans.....	9
East Mid-Block Pedestrian Walkway	10-11
West Building Elevations.....	12
East Building Elevations	13
Landscape Plan	14
Additional Public Sidewalk Area.....	15
Sidewalk Dimensions.....	16
Street Furnishing Diagram	17
Overhead Coverage Diagram.....	18
Art Program.....	19
Response To Petition.....	20-21
Neighborhood Meeting.....	22-23





Project Description

Building height:

- East Building: 84'-6" plus 10'-8" stair/elevator overrun and mechanical penthouses
- West Building: 84'-6" plus 10'-8" stair/elevator overrun and mechanical penthouses

Number of stories:

- East Building: 7 stories
- West Building: 7 stories

Number of units:

- East Building: 128 units
- West Building: 70 units
- Total: 198 units

Amount of retail:

East = 15,330 GSF,
West = 10,355 GSF
Total Project = 25,688 GSF

Parking and service area access:

- East and West building passenger vehicle parking access via 42nd Ave
- East and West building service and loading areas via alley

Number of parking stalls:

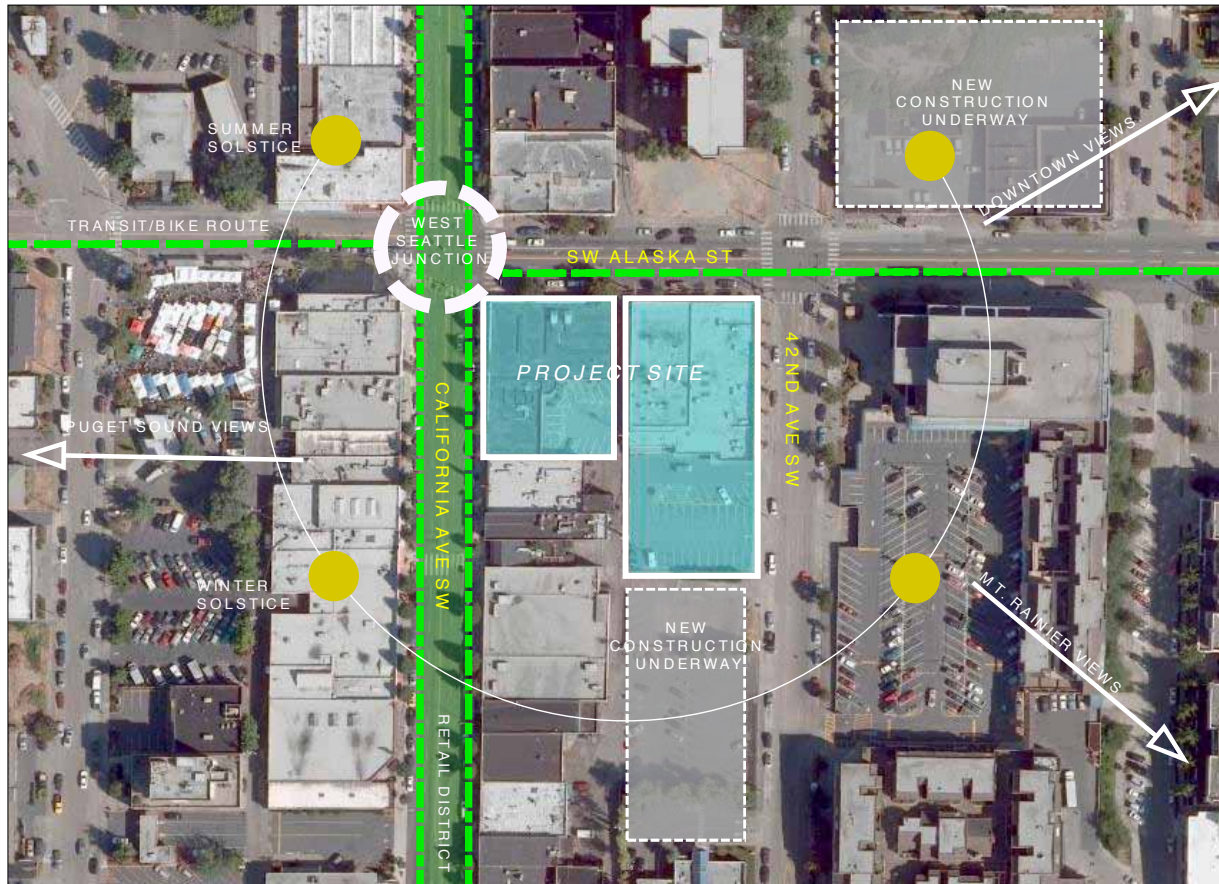
- Total vehicle stall Required = 209
- Total vehicle stall Provided = 271
- Total Bike Stalls required/provided = 64

Solid Waste Storage:

- 125 square feet required within each building,
- East Building: 426 square feet provided
- West Building: 486 square feet provided



Process Timeline



Project Kick-off Meeting	07.03.07
Design Review Board: EDG # 1	04.10.08
Design Review Board: EDG # 2	05.29.08
Alley Vacation Petition	06.25.08
Alley Vacation Supplement	07.08.08
MUP Submittal	09.09.08
Design Commission Presentation	11.20.08
Design Commission Presentation II	01.25.09
Design Commission Presentation III/ Project Approval	03.05.09
Design Review Board: Recommendation Meeting # 1	03.12.09
Design Review Board: Recommendation Meeting # 2	04.02.09
Design Review Board: Recommendation Meeting # 3/ Unanimous Approval	04.23.09
Neighborhood Meeting # 1	08.10.09
Neighborhood Meeting # 2	09.17.09
Neighborhood Meeting # 3	10.29.09
Neighborhood Meeting # 4	11.06.09
Neighborhood Meeting # 5	07.01.10
Re-submit Corrected MUP Drawings	08.11.10
Revise MUP Documents per Neighborhood Group's comments	11.03.10
Neighborhood Group executes agreement w/ 2700 California Ave., LLC	11.20.10
Present Alley Vacation to City Council	03.03.11





CONTEXT PHOTOS

03.08.11

4

www.weberthompson.com

COPYRIGHT 2011 WEBER THOMPSON | 07-069

WEBER THOMPSON





Extent of Subterranean Vacation

The applicant is requesting a subterranean alley vacation to allow for a continuous below grade parking garage for both buildings with a single garage entry from 42nd Avenue SW. The subterranean vacation does not provide additional development potential for the two building sites.

The subterranean vacation is proposed to begin four feet below the existing alley surface to allow existing and future utilities to continue to extend below grade through the alley. Final depth will be based on coordination with SDOT.

- The area of the subterranean vacation is approximately 2,900 sf.



EXTENT OF SUBTERRANEAN VACATION

03.08.11

5

www.weberthompson.com

COPYRIGHT 2011 WEBER THOMPSON | 07-069

WEBER THOMPSON



SW ALASKA STREET

CALIFORNIA AVENUE SW

ALLEY

42ND AVENUE SW

Public Benefit Zone 1
- Enhancement to
pedestrian environment

Public Benefit Zone II
- Pedestrian through block
connections



PUBLIC BENEFIT ZONES

03.08.11

6

www.weberthompson.com

COPYRIGHT 2011 WEBER THOMPSON | 07-069

WEBER THOMPSON



ZONE I

Additional Public Sidewalk Area	West	East	Total
Added Area at Street	346.75 S.F.	854.25 S.F.	1201 S.F.
Retail Entry Area	919.75 S.F.	912.25 S.F.	1832 S.F.
Residential Entry Area	247.75 S.F.	120 S.F.	367.75 S.F.
Total Area			3,400.75 S.F.

Street Furnishings Public Benefit	Total
4' Benches	13
Bollards	4
Bike Racks	12
Trash/Recycle Bins	10
Decorative Street Lights	10
Total Street Furnishings	46

Covered Area Public Benefit	West	East	Total
Overhead Coverage (17' clear min)	833.25 S.F.	587.1 S.F.	1420.35 S.F.
Canopies at Sidewalk	979 S.F.	1952 S.F.	2931 S.F.
Total Covered Area			4351.35 S.F.

Art Program	Total
West Building (21 art pieces)	46 S.F.
East Building (8 art pieces)	24 S.F.
Total Public Art	70 S.F.

Public Retail Parking Benefit	TOTAL
Retail Parking Required	11 Stalls
Added Public Retail Parking	62 Stalls
TOTAL PUBLIC RETAIL PARKING	73 Stalls

ZONE II

Additional Public Sidewalk Area	West	East	Total
Added Area at Alley	165 S.F.	1250.25 S.F.	1415.25 S.F.
Mid-Block Pedestrian Walkway	1889 S.F.	1825.5 S.F.	3714.5 S.F.
Residential Entry	0 S.F.	400 S.F.	400 S.F.
Total Area			5529.75 S.F.

Street Furnishings Public Benefit	Total
4' Benches	5
Bollards	21
Bike Racks	4
Trash/Recycle Bins	7
Tables	22
Decorative Street Lights	7
Total Street Furnishings	66

Covered Area Public Benefit	West	East	Total
Overhead Coverage (17' clear min)	72 S.F.	146.5 S.F.	866.5 S.F.
Additional Canopies	383 S.F.	132.5 S.F.	515.5 S.F.
Total Covered Area			1381.5 S.F.

Art Program	Total
West Building (6 art pieces)	5 S.F.
East Building	0 S.F.
Total Public Art	5 S.F.



PUBLIC BENEFIT SUMMARY

03.08.11 7

www.weberthompson.com

COPYRIGHT 2011 WEBER THOMPSON | 07-069

WEBER THOMPSON



SW Alaska Street

California Ave. SW

42nd. Ave. SW

- Retail
- Residential
- Amenity
- B.O.H.
- Vertical Transportation
- Alley/Parking



SITE PLAN / FIRST FLOOR PLAN (FOR REFERENCE)

03.08.11

8

www.weberthompson.com

COPYRIGHT 2011 WEBER THOMPSON | 07-069

WEBER THOMPSON

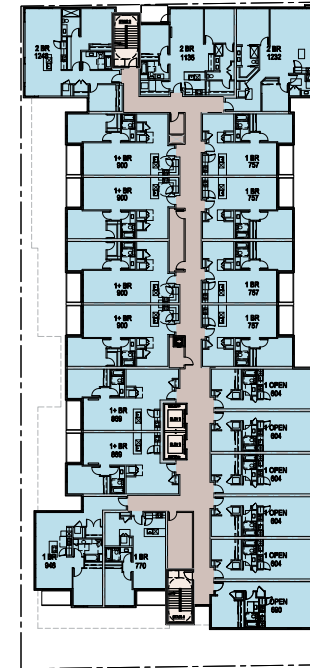




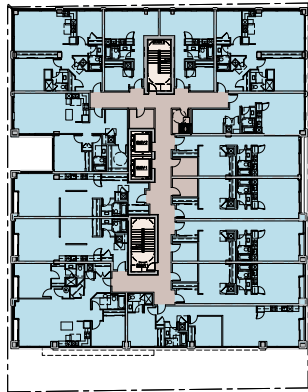
LEVEL P-1



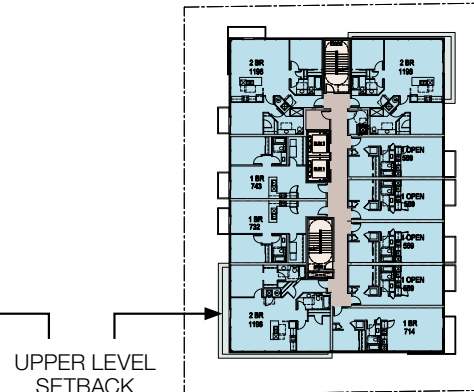
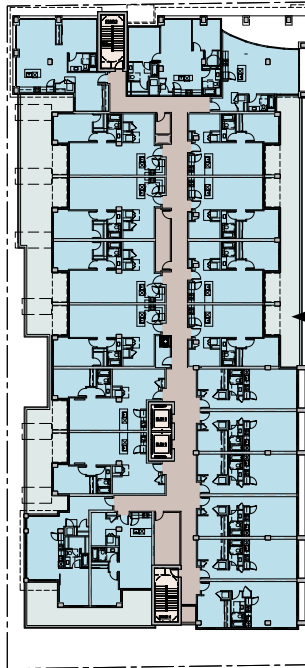
LEVEL 3-6 TYPICAL



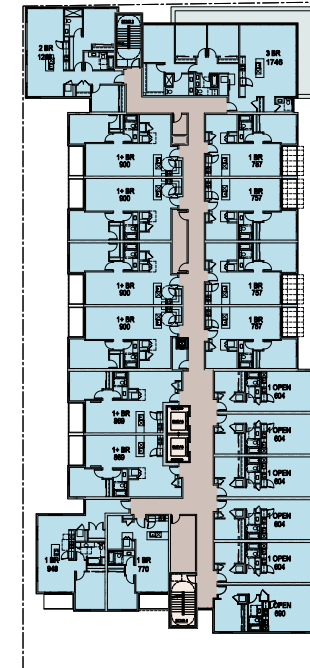
- Residential
- Amenity
- B.O.H.
- Vertical Transportation
- Alley/Parking
- Upper Level Setbacks



LEVEL 2



LEVEL 7



FLOOR PLANS (FOR REFERENCE)

03.08.11

9

www.weberthompson.com

COPYRIGHT 2011 WEBER THOMPSON | 07-069

WEBER THOMPSON





Alley looking at mid-block walkway



Residential amenity
space entry

Feature landscape element centered on
mid-block pedestrian walkway

Plaza space available for public use

Landscape planting

Pedestrian walkway paving

Steel frames with special lighting to mark precinct

Masonry framed entry to maintain rhythm of retail bays
and mark entry to mid-block pedestrian walkway



EAST MID-BLOCK PEDESTRIAN WALKWAY (FOR REFERENCE)

03.08.11

10

www.weberthompson.com

COPYRIGHT 2011 WEBER THOMPSON | 07-069

WEBER THOMPSON





Reduced landscape planting between ramps and walkway

Plaza at retail floor level

Plaza at sidewalk elevation

Harbor Properties plaza and landscaping

Increased planter size at live/work units



EAST MID-BLOCK PEDESTRIAN WALKWAY (FOR REFERENCE)

03.08.11

11

www.weberthompson.com

COPYRIGHT 2011 WEBER THOMPSON | 07-069

WEBER THOMPSON





WEST ELEVATION (CALIFORNIA AVE. SW)



SOUTH ELEVATION (THROUGH BLOCK CONNECTION)



EAST ELEVATION (ALLEY)



NORTH ELEVATION (SW ALASKA STREET)





WEST ELEVATION (ALLEY)



SOUTH ELEVATION (THROUGH BLOCK CONNECTION)



EAST ELEVATION (42ND AVE. SW)



NORTH ELEVATION (SW ALASKA STREET)



EAST BUILDING ELEVATIONS (FOR REFERENCE)

03.08.11

13

www.weberthompson.com

COPYRIGHT 2011 WEBER THOMPSON | 07-069

WEBER THOMPSON





LANDSCAPE PLAN (FOR REFERENCE)

03.08.11

14

www.weberthompson.com

COPYRIGHT 2011 WEBER THOMPSON | 07-069

WEBER THOMPSON



(PAGE LEFT INENTIONALLY BLANK)



ZONE I

Additional Public Sidewalk Area

	West	East	Total
Added Area at Street	346.75 S.F.	854.25 S.F.	1201 S.F.
ADDED BENEFIT SUB-TOTAL			1201 S.F.
Retail Entry Area	919.75 S.F.	912.25 S.F.	1832 S.F.
Residential Entry Area	247.75 S.F.	120 S.F.	367.75 S.F.
ENTRY AREA SUB-TOTAL			2199.75 S.F.
Existing Sidewalks	3250 S.F.	5500 S.F.	2750 S.F.
Dedicated Alley			5200 S.F.

Existing Public Right of Way Sub Total 13,950 S.F.

OVERALL TOTAL 17,350.75 S.F.

20% Increase in Public Area over existing condition

ZONE II

Additional Public Sidewalk Area

	West	East	Total
Added Area at Alley	165 S.F.	1250.25 S.F.	1415.25 S.F.
Mid-Block Pedestrian Walkway	1889 S.F.	1825.5 S.F.	3714.5 S.F.
ADDED BENEFIT SUB-TOTAL			5129.75 S.F.
Residential Entry Area	0 S.F.	400 S.F.	400 S.F.
ENTRY AREA SUB TOTAL			400 S.F.
Existing Sidewalks	3250 S.F.	5500 S.F.	2750 S.F.
Dedicated Alley			5200 S.F.

Total Area 13950 S.F.

OVERALL TOTAL 19,979.75 S.F.

28% Increase in Public Area over existing condition



West mid-block pedestrian walkway



Mid-block pedestrian walkway at 42nd Avenue



ADDITIONAL PUBLIC SIDEWALK AREA

03.08.11

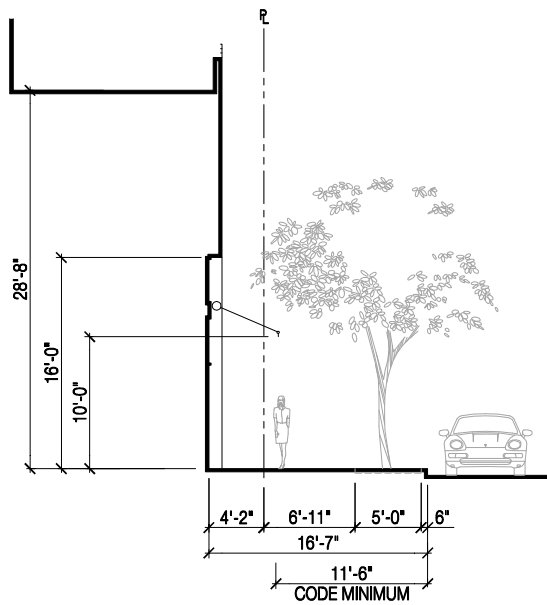
16

www.weberthompson.com

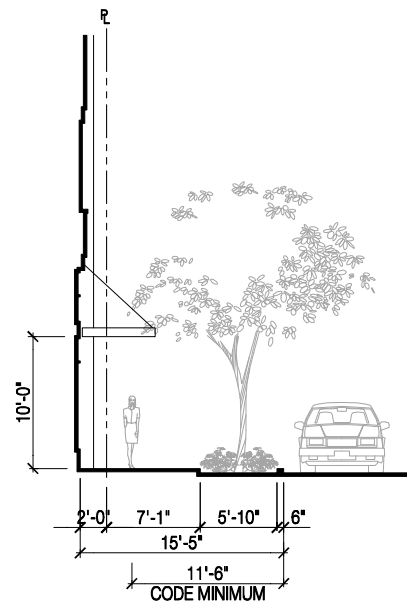
COPYRIGHT 2011 WEBER THOMPSON | 07-069

WEBER THOMPSON

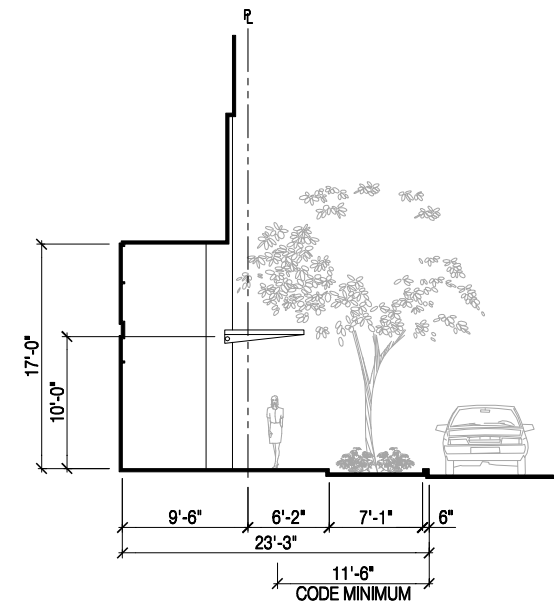




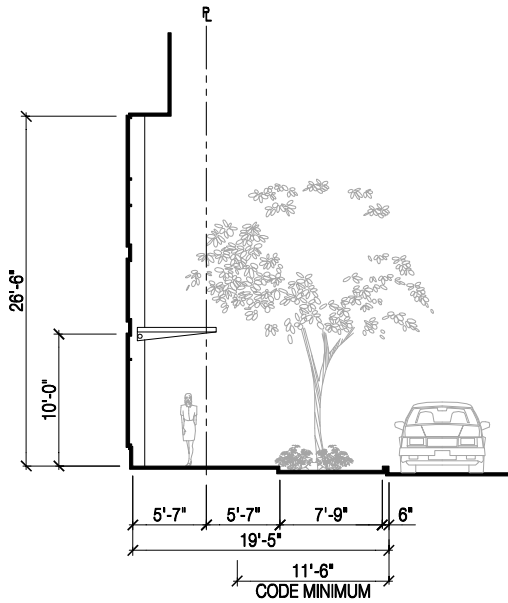
A. CALIFORNIA AVE. SW



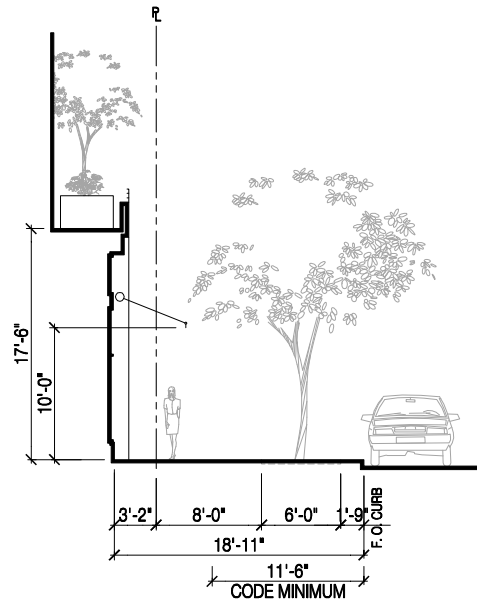
B. SW ALASKA STREET



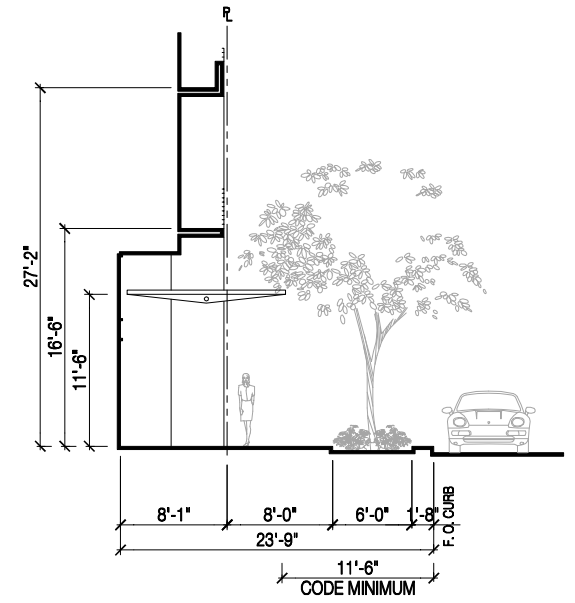
C. SW ALASKA ST.



D. SW ALASKA STREET



B. 42ND AVENUE SW



F. 42ND AVENUE SW



SIDEWALK DIMENSIONS

03.08.11 17

www.weberthompson.com

COPYRIGHT 2011 WEBER THOMPSON | 07-069

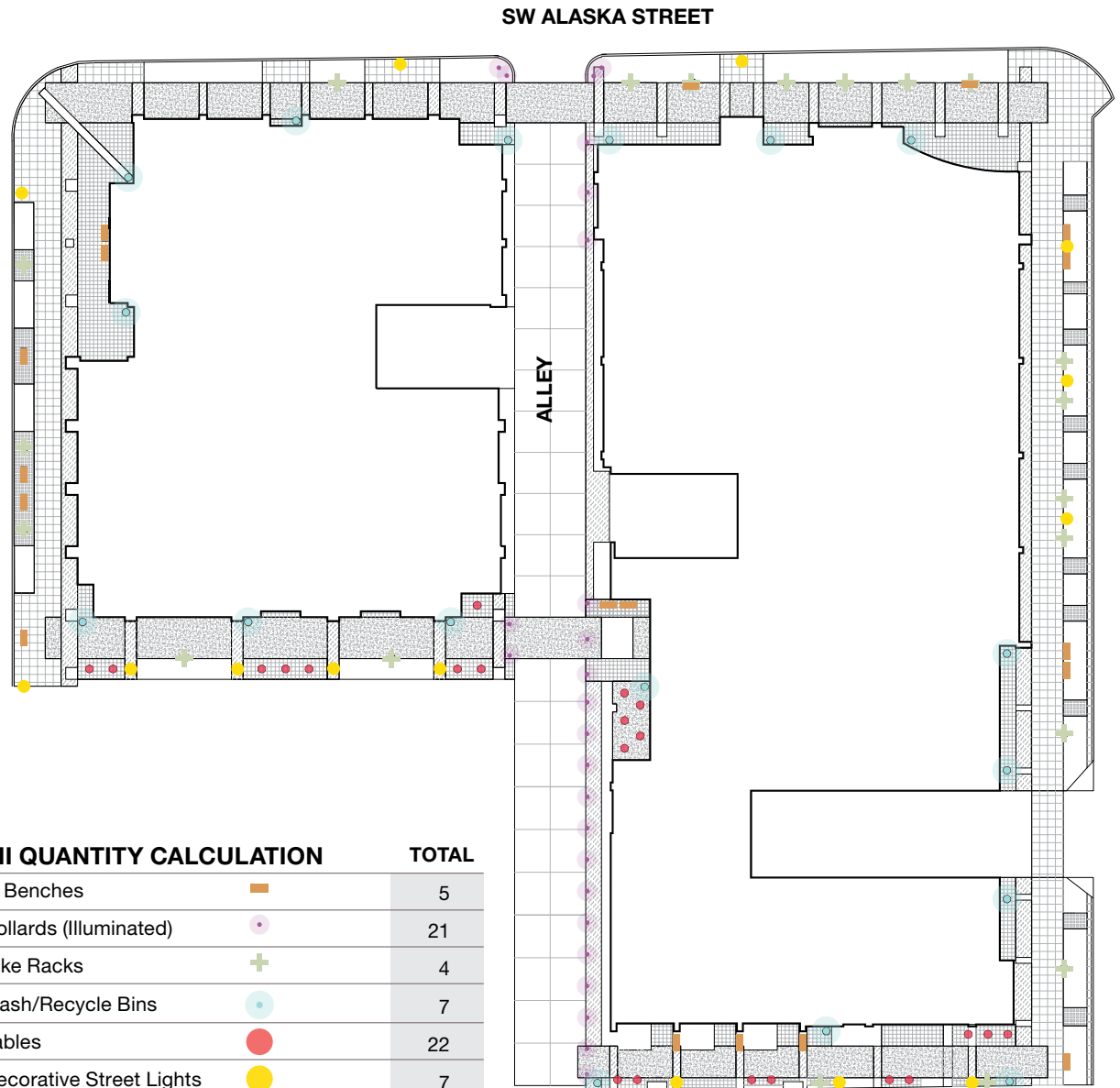
WEBER THOMPSON





ZONE I QUANTITY CALCULATION			TOTAL
4' Benches		13	
Bollards (Illuminated)		4	
Bike Racks		12	
Trash/Recycle Bins		10	
Decorative Street Lights		7	
TOTAL FURNISHINGS			46

CALIFORNIA AVENUE SW



ZONE II QUANTITY CALCULATION			TOTAL
4' Benches		5	
Bollards (Illuminated)		21	
Bike Racks		4	
Trash/Recycle Bins		7	
Tables		22	
Decorative Street Lights		7	
TOTAL FURNISHINGS			66



STREET FURNISHING DIAGRAM

03.08.11 18

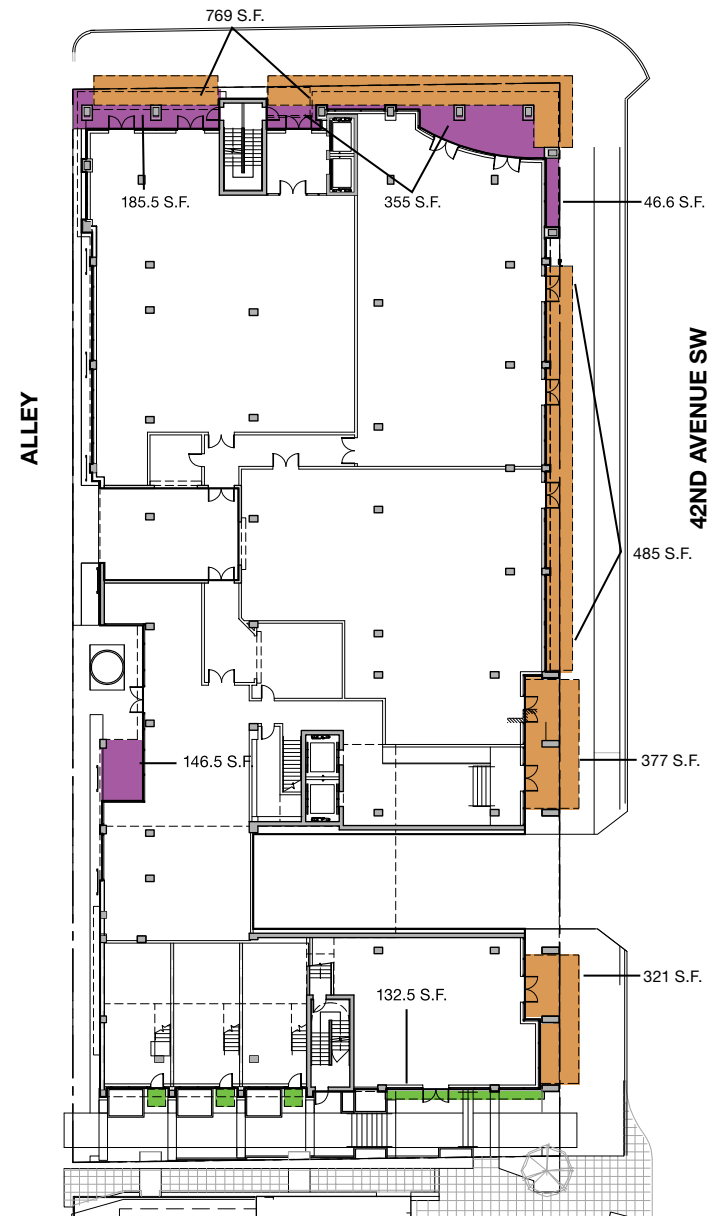
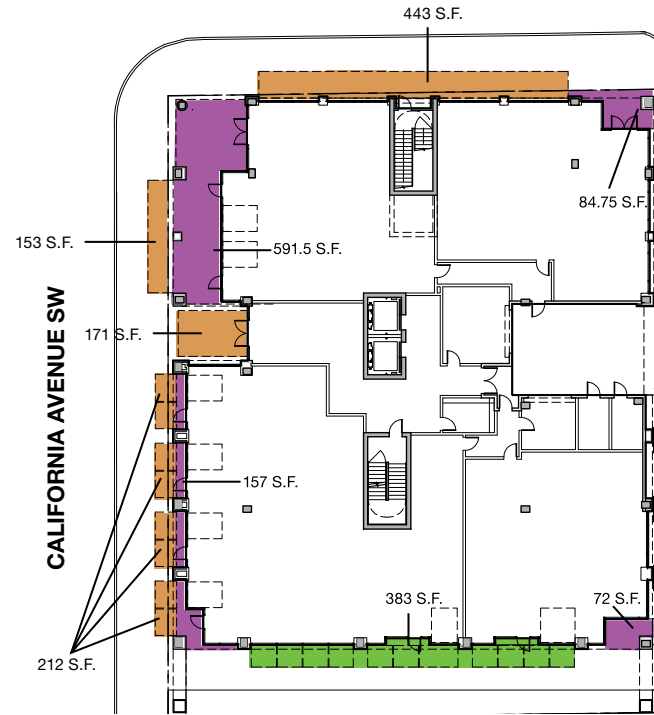
www.weberthompson.com

COPYRIGHT 2011 WEBER THOMPSON | 07-069

WEBER THOMPSON



SW ALASKA STREET



ZONE I

Covered Area Public Benefit	West	East	Total
Overhead Coverage (17' clear min)	833.25 S.F.	587.1 S.F.	1420.35 S.F.
Canopies at Sidewalk	979 S.F.	1952 S.F.	2931 S.F.
Total Covered Area	4351.35 S.F.		

ZONE II

Covered Area Public Benefit	West	East	Total
Overhead Coverage (17' clear min)	72 S.F.	146.5 S.F.	866.5 S.F.
Additional Canopies (10' clear min)	383 S.F.	132.5 S.F.	515.5 S.F.
Total Covered Area	1381.5 S.F.		



OVERHEAD COVERAGE DIAGRAM

03.08.11

19

www.weberthompson.com

COPYRIGHT 2011 WEBER THOMPSON | 07-069

WEBER THOMPSON



ZONE I EAST BUILDING

1	Sculpture	3 S.F.
3	Sculpture	3 S.F.
4	Sculpture	3 S.F.
5	Sculpture	3 S.F.
6	Sculpture	3 S.F.
7	Sculpture	3 S.F.
8	Sculpture	3 S.F.
TOTAL (8 Pieces)		24 S.F.

WEST BUILDING

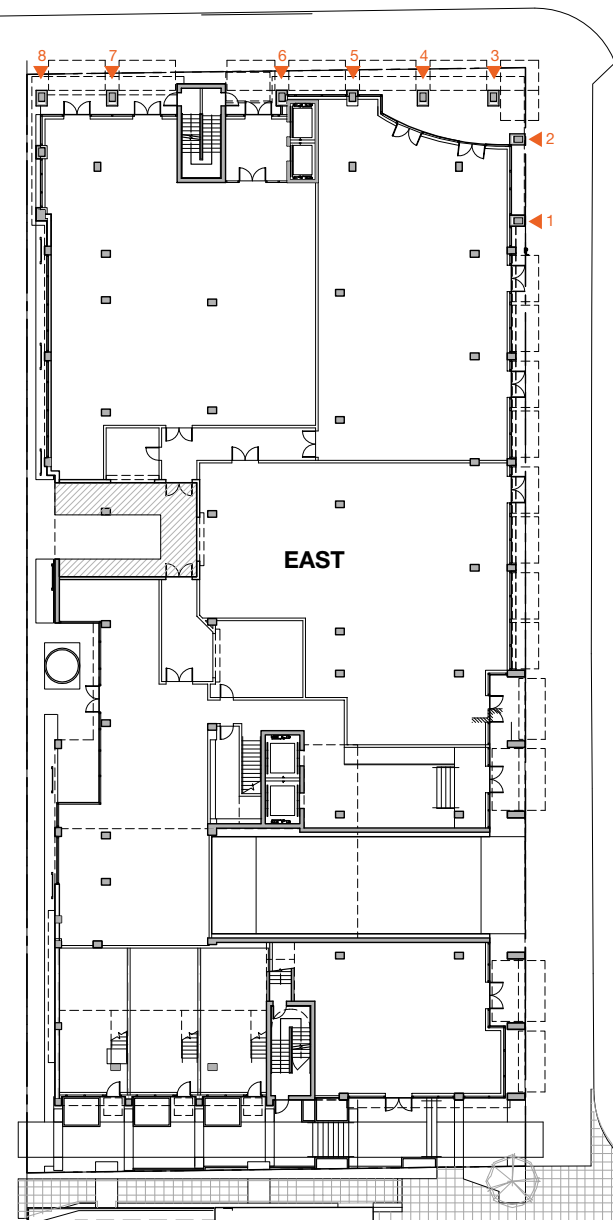
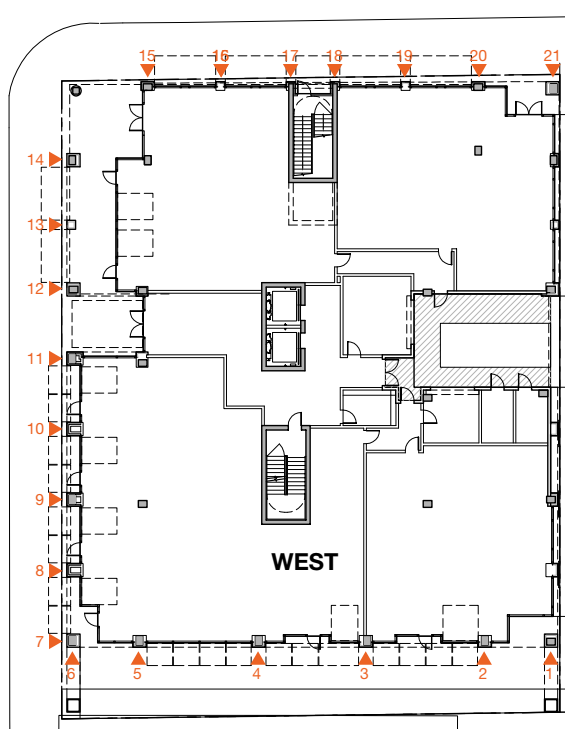
7	Glass Art	1 S.F.
8	Glass Art	1 S.F.
9	Glass Art	1 S.F.
10	Glass Art	1 S.F.
11	Glass Art	1 S.F.
12	Sculpture	4 S.F.
13	Sculpture	4 S.F.
14	Sculpture	4 S.F.
15	Sculpture	4 S.F.
16	Sculpture	4 S.F.
17	Sculpture	4 S.F.
18	Sculpture	4 S.F.
19	Sculpture	4 S.F.
20	Sculpture	4 S.F.
21	Sculpture	4 S.F.
TOTAL (21 Pieces)		46 S.F.

As the design process proceeds, 4700 California Ave., LLC will collaborate with the West Seattle Neighborhood Group to Develop and Public Art Program for the Building. The current design has incorporated 11 locations for small glass art installations and eighteen locations for larger sculptural panel installations (three to four square feet each). It is envisioned that the sculptural panels, designed by local artist, will in some way portray historic elements of the West Seattle neighborhood.

ZONE II WEST BUILDING

1	Glass Art	1 S.F.
3	Glass Art	1 S.F.
4	Glass Art	1 S.F.
5	Glass Art	1 S.F.
6	Glass Art	1 S.F.
TOTAL (6 Pieces)		5 S.F.

CALIFORNIA AVENUE SW



42ND AVENUE SW



In September of 2008 DPD/SDOT received a petition from a consortium of neighborhood groups and local merchants expressing concern that the alley between 42nd Avenue SW and California would be closed for the duration of construction. The petition was as follows:

Beverly Barnett
Seattle Department of Transportation
Key Tower, 700 5th Avenue, Suite 3900
PO Box 34996
Seattle, Washington 98124-4996

Dear Ms. Barnett,

I/we the properly owners, merchants, and people that live and work in West Seattle want to express our opposition for the subterranean alley vacation proposed by Conner Homes in the Junction.

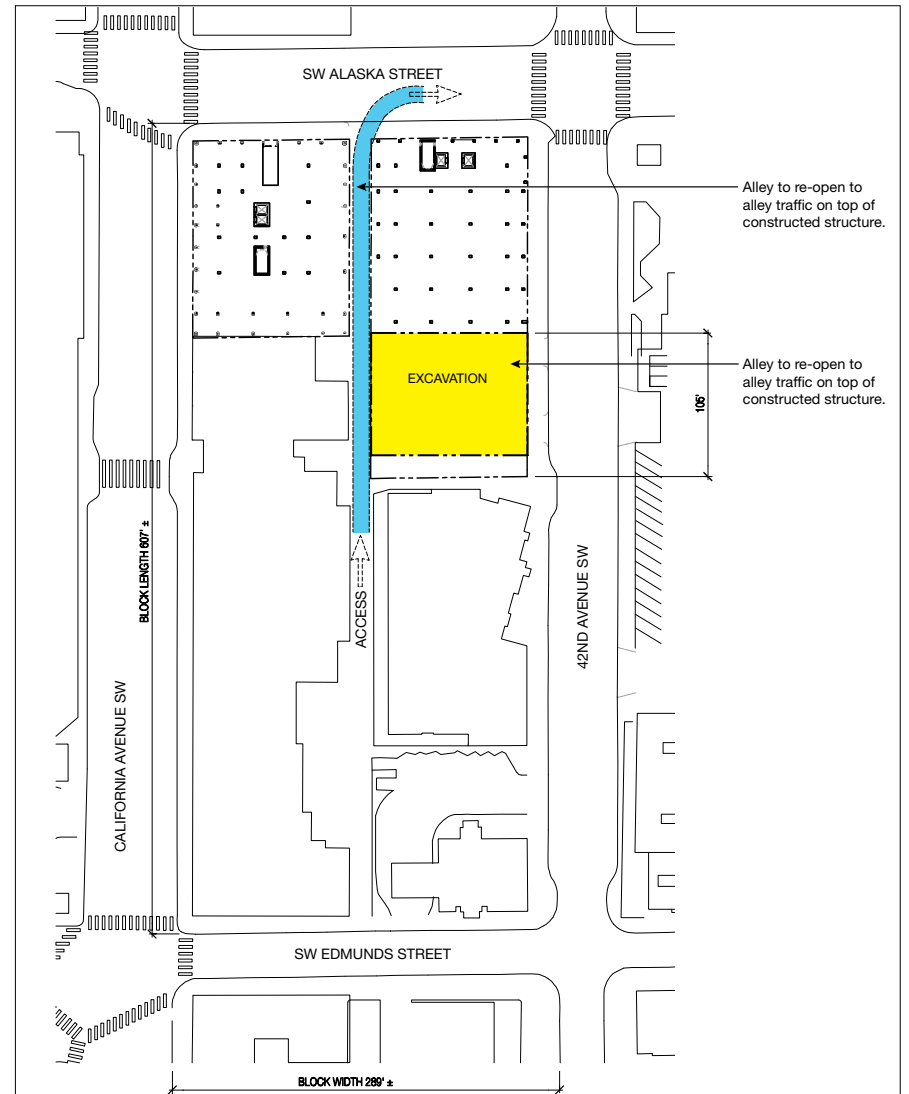
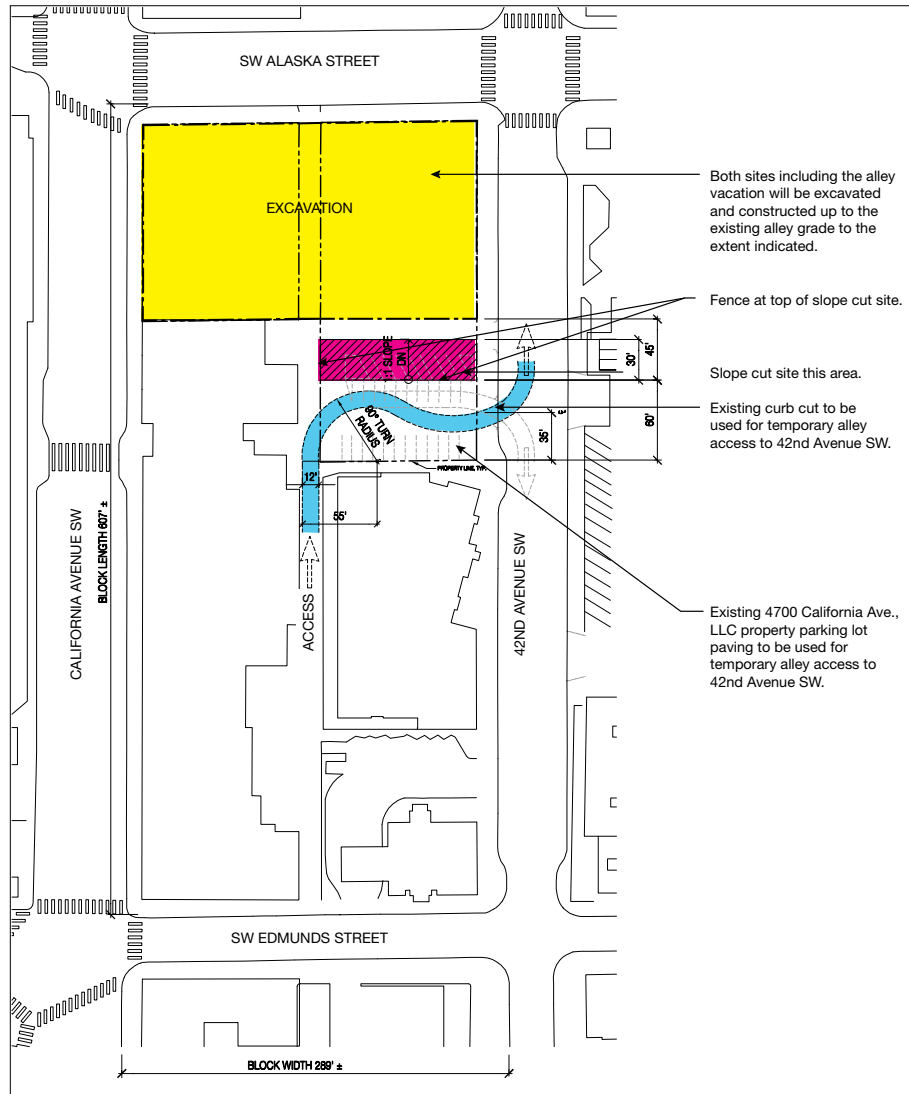
Subsurface portion, beginning four feet below the surface, of the northernmost 145 feet of the Alley in Block 1, Scenic Park Addition, which is the alley in the block bounded by SW Edmunds Street, California Avenue SW, Alaska Street, and 42nd Avenue SW, in the West Seattle Junction.

I/we here by acknowledge our opposition of the petition to vacate subsurface portion of said alley. The project will impact our ability to do business and will have severe negative economic effects on the businesses in the Junction area. This impact will be compounded by inhibiting the use of the alley during the proposed construction. During this time we will not be able to access parking freely at the rear of the business along the alley way. There will be the impact of not having the ability for customers to load and unload in the alley way and access the businesses. This also will make it very difficult for deliveries to take place during the construction. These daily deliveries are vital to sustaining the business along the alley way.

The above petition had several hundred signatures attached. In response to the Merchant's concerns, 4700 California Ave., LLC developed a strategy to keep the alley open during construction by providing a detour to 42nd Street during the below grade portion of the construction (See page 22).

4700 California Ave., LLC met with each of the Merchants who's store border the alley. Unanimously, every Merchant confirmed that the attached plan fully resolved the concerns voiced in the petition and withdrew their objections.





After the project was reviewed and unanimously approved by the Southwest Design Review Board, representatives from the West Seattle neighborhood contacted the City of Seattle and 4700 California Ave., LLC to request that 4700 California Ave., LLC enter into a facilitated, collaborative process to resolve a series of issues they felt had not been address during the Design Review process. 4700 California Ave., LLC agreed to the request and participated in a series of meetings with the group covering a wide variety of issues. The process was facilitated by Gary Johnson, DPD. The following are the members of the neighborhood group:

Susan Melrose	West Seattle Junction Association
Erica Karlovits	Resident
Rene Commons	Resident
Abdy Farid	Resident
Heather Leaman	West Seattle Board of Directors
Michael Godfried	Resident
Rhonda Laumann	Resident

After meeting with the group on five occasions and providing solutions to the groups concerns, the group agreed that significant progress had been made and executed the following agreement. All changes were approved the project's planner, Michael Dorcy and the Master Use Permit Documents were revised and re-submitted.



Letter of Agreement
Re: DPD projects #3007764 and #3007765

Charles Conner and 4700 California Ave LLC ("Applicant") is proposing to construct two buildings on the south side of SW Alaska Street between California Avenue SW and 42nd Avenue SW. The west building is filed under DPD project #3007764. The east building is filed under project #3007765. The buildings will lie on either side of an alley. The proposal includes a request for a partial subterranean vacation of the alley to allow subsurface parking garages in each building to connect, resulting in a single access point for both garages on 42nd SW. This project required a request for a partial subterranean alley vacation request, which necessitated a review of the project by the Design Commission.

The project was subject to the City's Design Review process and was reviewed by the Southwest Design Review Board. The DRB approved the project subject to the proponent addressing six outstanding issues to the satisfaction of DPD's land use planner for the project, Michael Dorcy.

Several community members disputed the thoroughness and fairness of the DRB consideration of this significant project. As a way to explore potential changes to the project proposal that would address community concerns, both parties agreed to enter into a facilitated discussion process with representatives of some members, but not all, in the "West Seattle Junction" area. There are additional community members who had similar concerns, who were not included in this process, at the request of the facilitator.

The City of Seattle Mayor's office selected Gary Johnson from the City of Seattle Department of Planning and Development to serve as the facilitator. 4700 California Ave LLC was represented by venture partners Charlie Conner, President Conner Homes and Gary Young, Sr. Vice President, Polygon Northwest.

Community members who attended the meetings and had input in the process were the following: Susan Melrose- West Seattle Junction Association; Heather Leaman - West Seattle Junction Association Board of Directors; Michael Godfried, Erica Karlovits, Rene Commons, Abdy Farid, and Rhonda Laumann- area residents. Project architect ,Jim Westcott from Weber Thompson participated throughout the process.

The current MUP application reflects the changes agreed to by the parties. In addition the Applicant commits to the following:

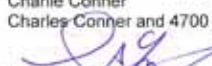
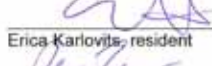
1. To re-engage the community and solicit neighborhood participation in the design of cornices, sills, canopies, soldier courses, art, lighting and other details at the construction document phase.
2. Include an art panel program with historical representations in the north ground plane facade of both buildings.
3. Incorporate dark bronzed window framing at retail level.
4. Endeavor to reduce the planting strip on California 5' to 4' increasing sidewalk width to 8'6", subject to SDOT approval.
5. Install special pavement detail providing texture and way finding elements throughout the mid-block passage.
6. Carry brick elements from West building to the north facade off the Eastbuilding. Preferably a light gray color rather than the red brick color of the West building.
7. Work with Harbor Properties to explore opportunities to integrate east building plaza with the mural project plaza including signage, pavers and other design elements. Install a way finding sign at plaza entrance that denotes the connection to California Avenue. Complete Plaza design details as part of construction documents.
8. The set of streetscape amenities including benches and pedestrian lighting proposed for the West building will be carried to the East Building. Landscaping on SW Alaska Street will be designed to integrate with the Junction Plaza Park across the street.

9. Applicant will contribute \$5,000 towards development of Junction Plaza Park upon construction permit issuance.

In signing this agreement, Applicant agrees to implement each element contained in the completed MUP and referenced drawings. Applicant also agrees that, if all or part of the project is sold, the commitments agreed to herein shall become conditions of sale and the requirements transfer to the new owner. The agreements must transfer as conditions of sale to any and all future owners. The only community members bound by this agreement are those members whose names and signatures appear below.

The below listed signatories agree that they will not appeal the DPD Director's Decision, so long as all conditions and this agreement are incorporated as requirements in the Director's Decision, as expressed in the Master Use Permit (MUP) decision. The signatories below will not oppose the project's partial subterranean alley vacation petition, contingent upon implementation of the construction plan, which leaves the alley operational throughout every phase of construction, when the alley vacation is considered by the City Council.

This agreement will become part of the DPD MUP decision and incorporated into the MUP submission as a permanent document on record for projects no. 3007764 and 3007765, and subject to approval by the Seattle City Council, the Alley Vacation Conditions. If any changes are made to the MUP, such changes may invalidate this agreement. The community members listed below shall be advised of any changes to the MUP made by any party. Email notification is sufficient notification.

 Charlie Conner Charles Conner and 4700 California Ave LLC	11-30-10 Date
 Gary Young, Sr. Vice President, Polygon Northwest Company	11/30/10 Date
 Susan Melrose, West Seattle Junction Association	11/30/10 Date
 Erica Karlovits, resident	11/30/10 Date
 Rene Commons, resident	11/30/10 Date
 Abdy Farid, resident	11/30/10 Date
 Heather Leaman, West Seattle Junction Association Board of Directors	12-6-10 Date
 Michael Godfried, resident	11/30/10 Date
 Rhonda Laumann, resident	11/30/10 Date



NEIGHBORHOOD MEETING

www.weberthompson.com

COPYRIGHT 2011 WEBER THOMPSON | 07-069

WEBER THOMPSON

