

3036493-EG

Momentum Living

4515 44th Ave SW

Seattle, WA

98116

ADMINISTRATIVE DESIGN REVIEW

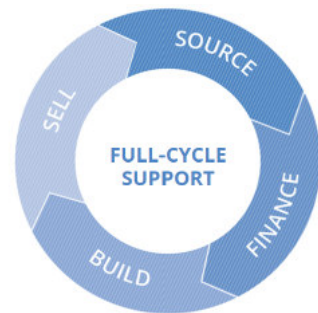
PRESUBMITTAL MEETING

08.19.20

Blueprint Capital

Who We Are

Here at Blueprint Capital, we offer a unique approach to building communities in our great city of Seattle. Blueprint was originally founded in 2009 to help local builders finance and create small-scale residential housing. The first part of our thesis was clear; to create a better lending model to serve the Seattle market. The second part of our thesis was that by helping local builders with more than just financing it would produce better results for them and for the community we serve. By offering a full-cycle of support of sourcing, financing, permitting, and building unique to our economic market we are able to streamline the process and help contribute to housing demands due to population and job growth in Seattle.



-  DENSITY
-  SUSTAINABILITY
-  AFFORDABILITY
-  DIVERSITY
-  TRANSPORTATION

Blueprint is committed to building strong communities. We're your neighbors, and we want the same things you do: quality, environmentally-efficient homes that reflect our Northwest lifestyle and values. Seattle's strong job and housing market has experienced rapid growth, and although change is sometimes tough, growth is good. It means we're a place where people want to live and raise their families, contribute to the economy, and add to our unique culture. We respect our neighborhoods and want to ensure new families join our community in homes that maintain our commitment towards community, diversity, affordability, and sustainability.



Dave Biddle
Senior Manager,
Architectural
Design



Steve Svetlik
Lead Architect



Lucas Deherrera
Land Use & Permitting
Manager



Jade Aramaki
Senior Design
Associate



Andrew Withnell
Managing Director of
Construction

Meet the Team that Makes it Happen

Blueprint Projects



SPUDS | 6860 E Green Lake Way North | In Construction



YALE | 2037 Yale Ave E | Completed 2018



LUNA | 6921 Roosevelt Way NE | Completed 2018



ALLOY | 800 5th Ave N | Completed 2020



TRACK 66 | 836 NE 66th St | Completed 2019



CLAY | 600 E Howell St | In Construction



VEGA | 4528 44th Ave SW | Completed 2017



VAL ANNE | 800 Queen Anne Ave N | Renovated 2019

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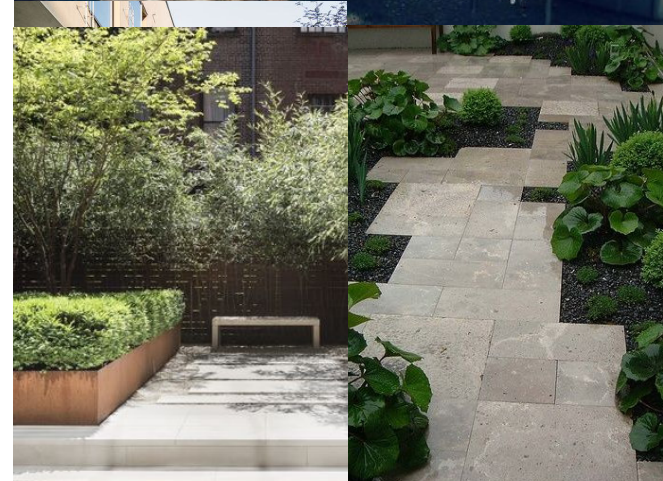
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Momentum Living

West Seattle has been a constant of growth, change, and redefining its identity throughout its history, much of which is heavily dependent on local commerce, industry and transportation. Creating the community's first streetcar had activated real estate and home building in the area. Communities banded together to sculpt West Seattle into what it is now; a vibrant, bustling, local community with a small-town feel. The energy and momentum of what shaped West Seattle is inspiring; both in its rich history and encouragement for where it's future is headed.

*historical data referenced from the Seattle Municipal Archives



Development Objectives

- Create a diverse mix of unit types to encourage a variety of lifestyles
- Provide unique and useful amenities for both tenants and the community
- Build a structure with materiality and form that compliments the surrounding context, now and for the future.

Neighborhood Objectives

- Enhance spaces so that they are "West Seattle" centric
- Integrating the artistic culture of the neighborhood
- Activate the streetscape through detailed design
- Create spaces that are multi functional

Design Objectives

- Facilitate the use of public and bicycle transportation
- Design appropriately scaled and comfortable spaces to be in
- Inject vibrancy and energy that compliments that of West Seattle
- Connect people to nature through a creative use of plants

West Seattle Neighborhood Informing Design



Rich History
water & transit playing a vital role in West Seattle's development



Recreation
easy access to parks, beaches, & P-patches



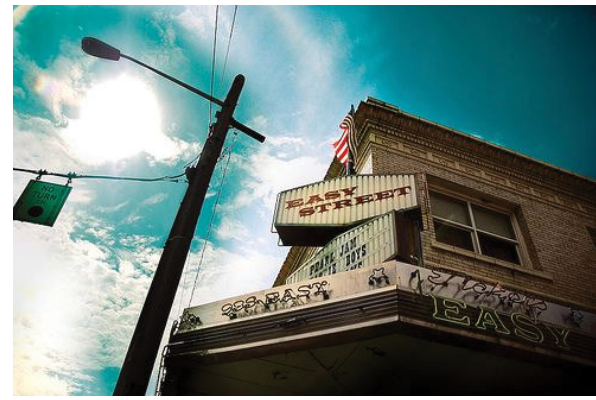
Pedestrian
spill-out retail, active streets



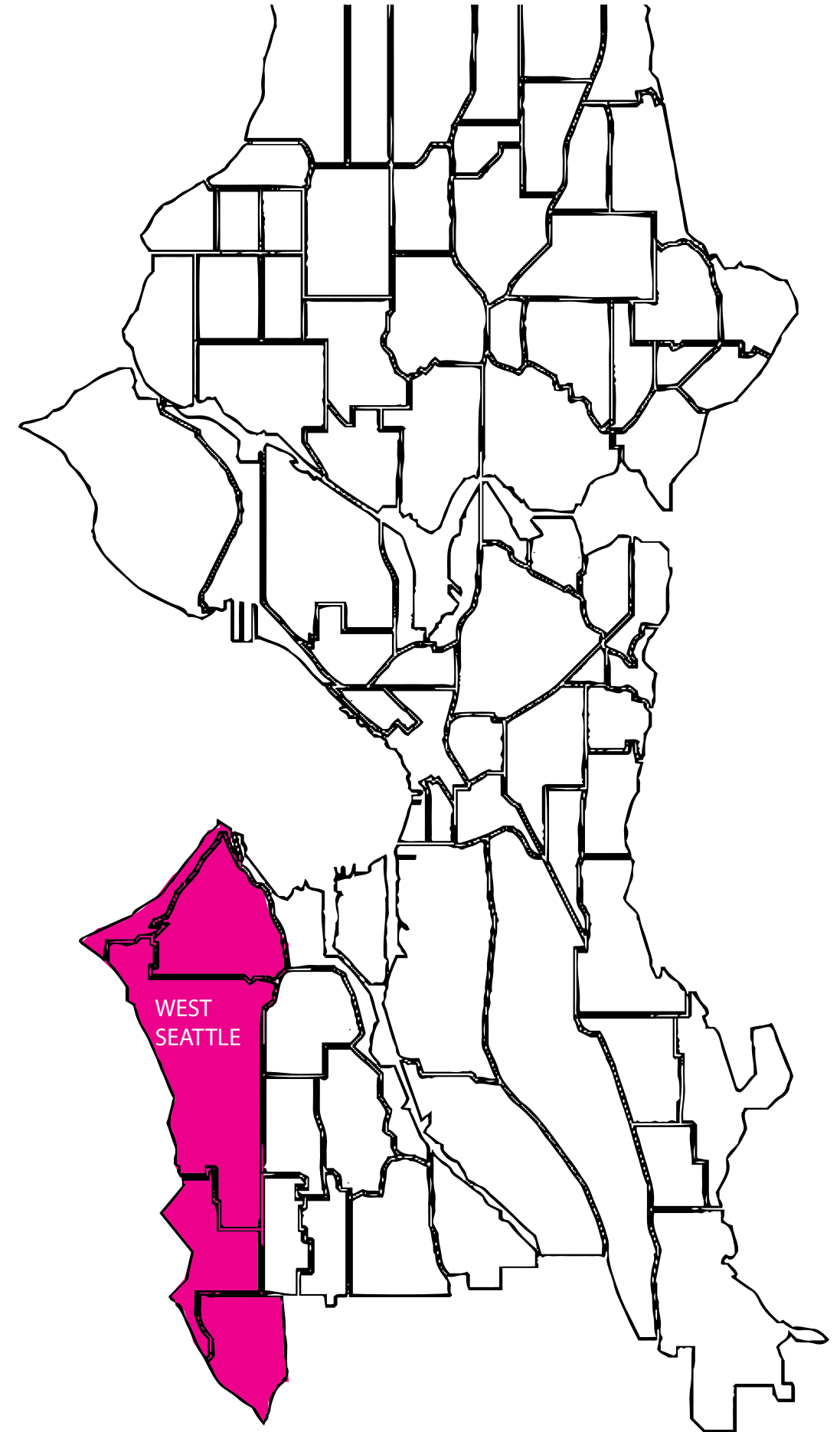
Arts & Festivals
vibrant festival scene and support for local art



Landmarks & Amenities
creating & promoting a neighborhood that is environmentally conscious

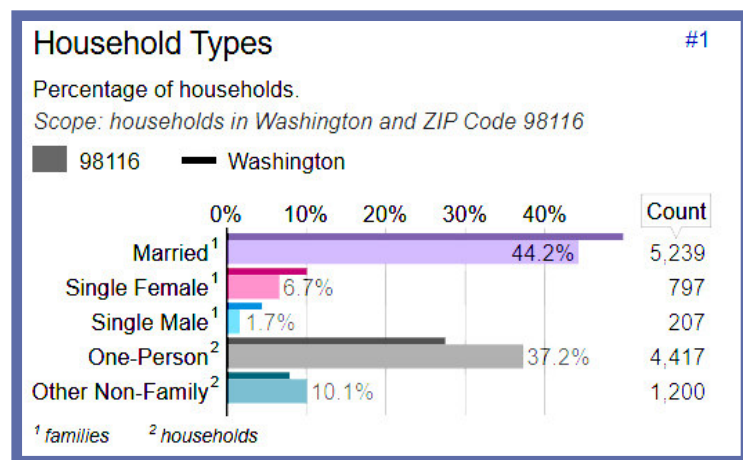


Distinct Local Character
supporting local businesses, retail, & the "small town" feeling



Density in Seattle | Why It Matters

West Seattle has a population of 25,234 people with 11,862 households.



over 45% of the West Seattle demographic lives in a one-person or single household with a median income of 87.3k

<https://statisticalatlas.com/zip/98116/Overview>

in West Seattle > 45% of households are one person or single

the majority of Seattle's growth is projected to happen in urban centers.

Forward Focus | Urban Villages

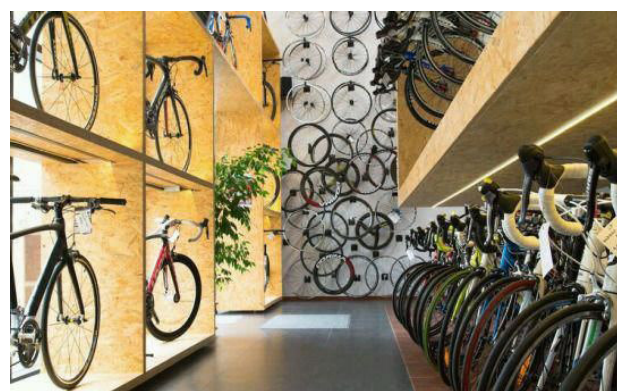
Per the Comprehensive Plan of 2035 conducted by the OPCD, forecasts suggest that over the next 20 years, Seattle will need to accommodate 70,000 additional housing units, 120,000 more residents, and 115,000 additional jobs. The city expects that between now and 2035, most housing and employment growth will occur in those urban centers and villages.

https://www.seattle.gov/Documents/Departments/OPCD/OngoingInitiatives/SeattlesComprehensivePlan/CouncilAdopted2019_CitywidePlanning.pdf

Rising to the Challenge

Affordable Apartments Comfortable Density

By proposing both market rate and affordable, multi family housing we are responding to the growth projected for the Ballard neighborhood. Designing flexible, multi-use spaces enhance the spatial environment, foster connections, and encourages occupants to see the neighborhood as their extended living room.



Enhancing bike infrastructure



Coworking & playing opportunities



Engaging with the community



Connecting with the outdoors

your neighborhood like your extended living room



Supporting density & affordability

Seattle's Commitment towards Affordable Housing (MHA)

Analysis examined demographic, economic, and physical factors to understand displacement risk and access to opportunity in Seattle's urban villages. West Seattle was found to have a high risk of access to opportunity. MHA addresses that risk and ensures that new development contributes to affordable housing. The predominant themes MHA focuses on is to create more affordable housing that is rent restricted for low-income people, minimize displacement, and develop opportunities for people to live near parks, schools, and transit.

The high cost of housing in Seattle makes it difficult for many residents to live here. In response, Seattle's land use code now requires developers to provide affordable housing or pay into a fund that supports housing affordability.

https://www.seattle.gov/Documents/Departments/HALA/Policy/MHA_Overview.pdf

Blueprint's Commitment towards Affordable Housing

Blueprint is committed to providing equal opportunity housing apartment in a neighborhood where we live, work, and have access to public transit and amenities. We're from Seattle and understand the importance of building a community that is meant to last. Therefore it is vital to provide, not pay out of, affordable housing. In the properties we manage we maintain the housing we develop, contribute to the local economy, and give a local voice to our community in West Seattle.

West Seattle Junction has been studied as a high risk of access to opportunity

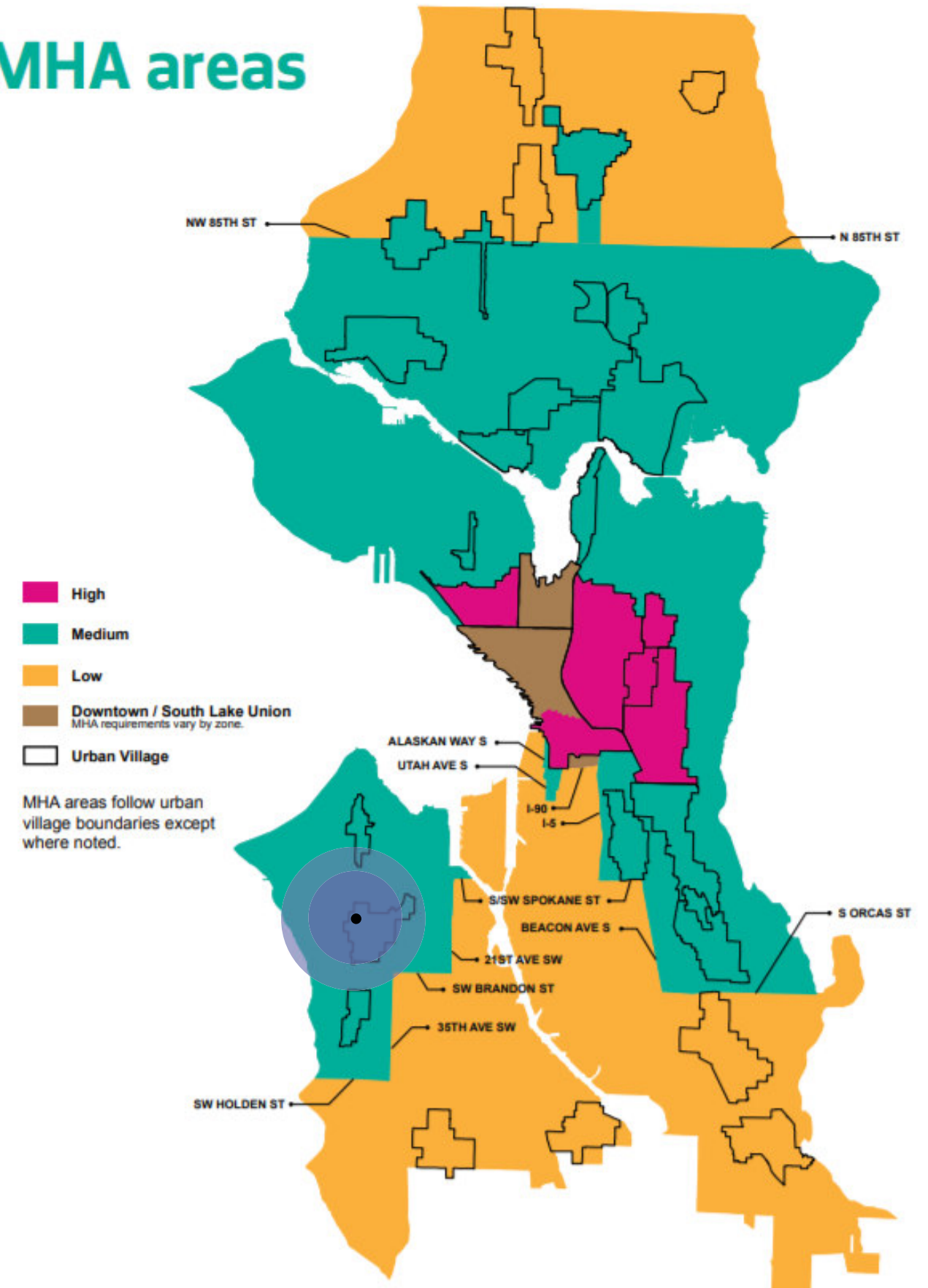
resulting in a Medium category for MHA performance or payment options

providing, not paying out of, the affordable housing we manage

maintaining local ownership in a community we love, live, and work in

35% below market rate units provided

MHA areas



Project Overview

Address
4515 44th Ave SW

Project Info

Neighborhood	West Seattle
Zoning	NC2-55 (M)
Overlay	West Seattle Junction (Hub Urban Village)
ECA	No
SEPA	No
Parking Flexibility	Yes
Lot Size	5,850 sf
FAR	3.75
Allowable FAR	21,937 sf
Project FAR	17,600 sf
Height	55 feet

Project Counts

Gross SF	18,000 sf
Amenity Area	900 sf req'd
Residential Units	37 Units
Vehicle Parking	0
Bicycle Parking	37 Long Term

Project Description

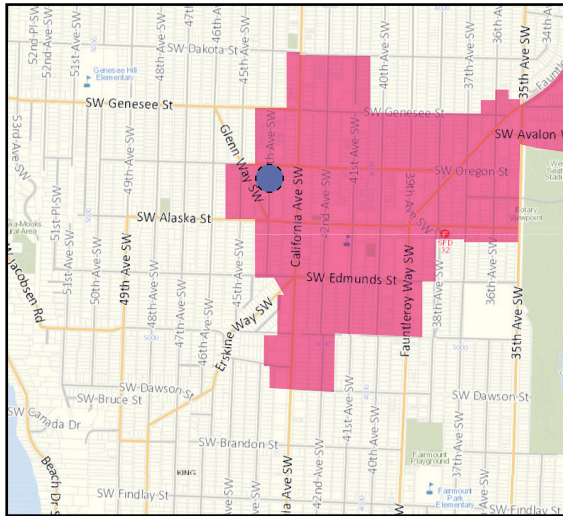
Demo existing business. Construct new 4 story apartment building.

Project Location

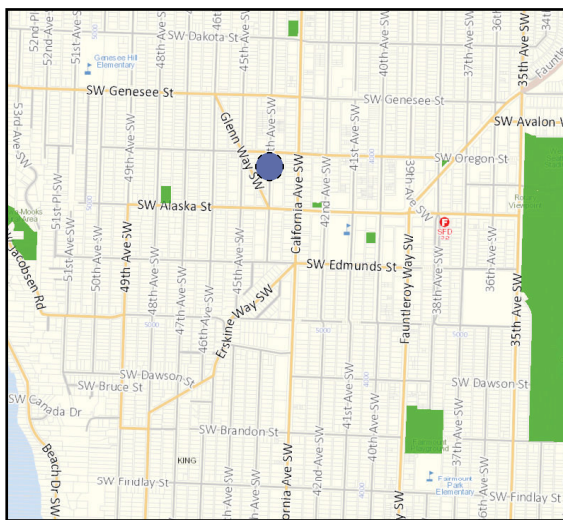
West Seattle is a neighborhood that has experienced rapid growth in the recent history. It offers the community an outstanding variety of restaurants, shopping, living, music and working hubs that make it an attractive destination for residents and visitors alike.

The proposed project is located in the Junction at the heart of activity in West Seattle. The site is situated East of 44th Ave SW less than a block away from public transit to the North. With a retail and mixed use corridor a block to the East, this location provides convenient amenities in close proximity.

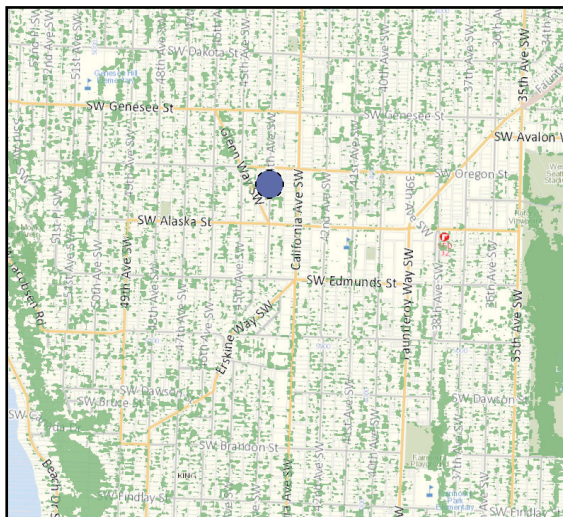




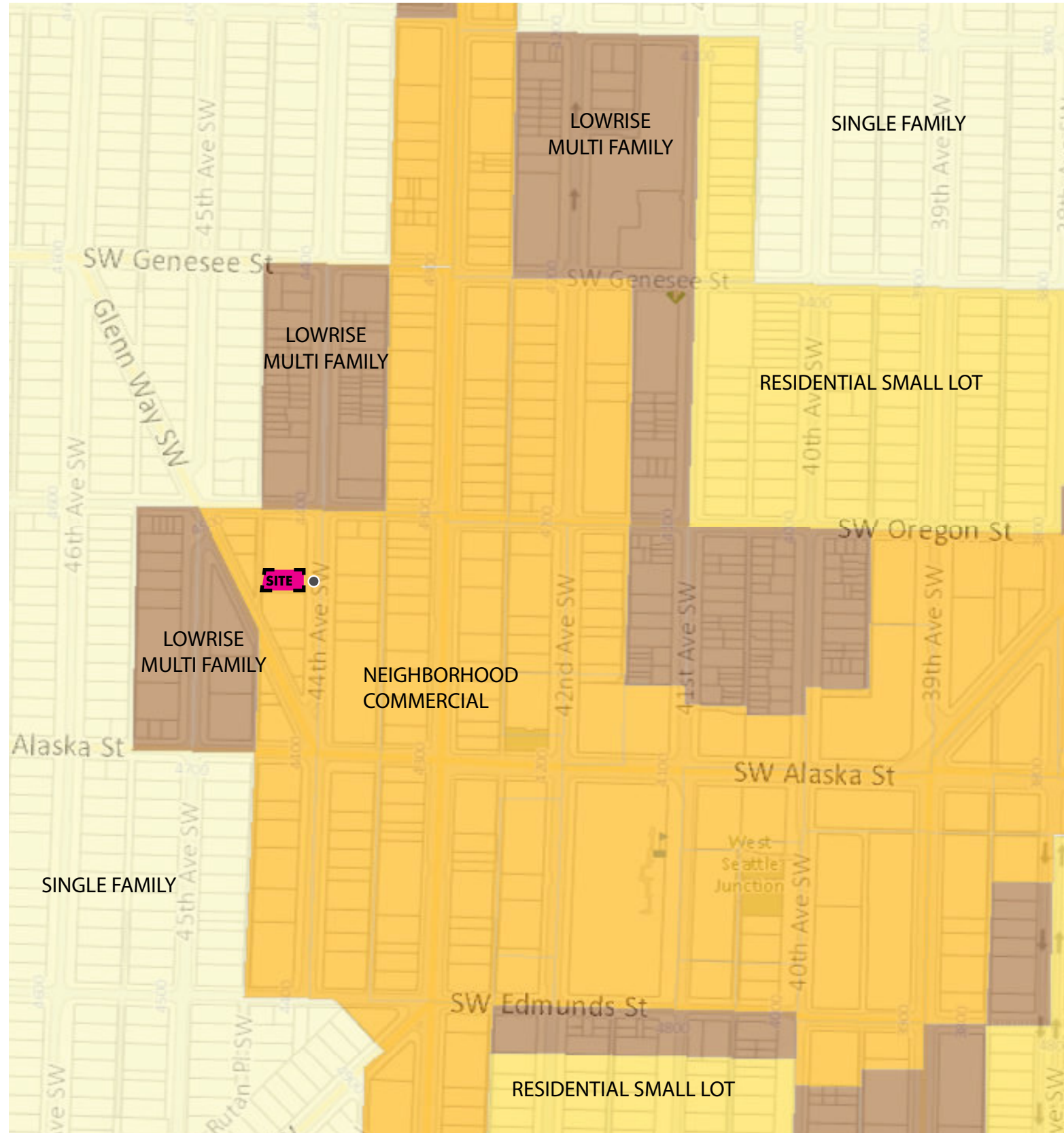
WEST SEATTLE JUNCTION



ADJACENT PARKS



TREE CANOPY



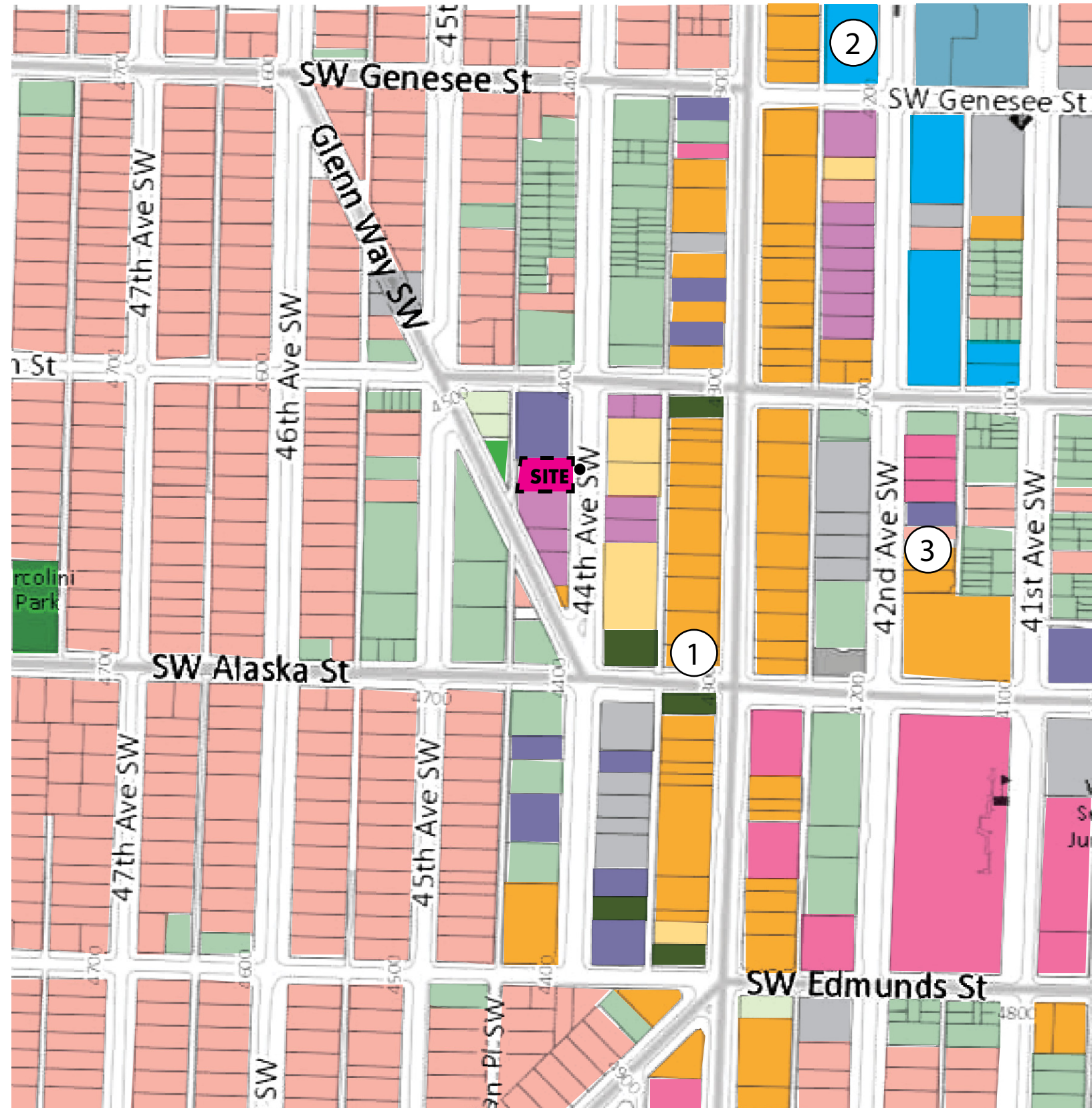
ZONING MAP

Surrounding Uses

The site is located in an ideal location with access to several local amenities within walking distances such as retail, restaurants, bars, banks, grocery stores, and churches. Larger scaled buildings flank the location to the East, smaller residential scaled building flank the side to the West. The project will acknowledge this and respond accordingly to the contextual cues of its surroundings.

LEGEND

- PARKING
- OFFICE / RESIDENTIAL
- OFFICE
- APARTMENT
- COMMERCIAL MIXED USE
- CONDOMINIUM
- SINGLE FAMILY
- MULTIFAMILY
- TOWNHOUSE
- RESTAURANT / RETAIL
- GAS STATION
- SCHOOL
- COMMUNITY CENTER
- CHURCH
- PARK
- BANK



📍 SURROUNDING USES



1| Easy Street Records



2 | Holy Rosary Catholic Church



3| Adell Apartments



Protected crosswalks on California Ave SW



Ample bike racks and transit hub on California Ave SW



All way pedestrian crossings at transit hub



🕒 TRANSIT MAP

Transit & Access

This site is located in a convenient location in the heart of The Junction, where there are several transit opportunities on the same street as the proposed project.

- LEGEND**
- RAPID RIDE - LINE C
 - BUS LINE 128
 - BUS LINE 50, 55
 - - - - BUS LINE 22
 - ~ ~ ~ ~ BUS LINE 37
 - BUS LINE 57
 - / / / / BUS LINE 22
 - - - - BUS LINE 773
 - BUS STOP

Pedestrian & Bicycle Routes

The site is located next to a bustling street of activity along California Ave SW where there is a sharrow of protected pedestrian crosswalks, spacious sidewalks, and visibility of bicyclists. A protected bike lane cuts across SW Alaska that connects to the North / South bike lanes on Fauntleroy Way SW

- LEGEND**
- SHARROW
 - PROTECTED BIKE LANE (ON 8TH AVENUE NW)

Greater Context & Landmarks



Neighborhood Context



ADELL APARTMENTS
Facade articulation, warm materials



4730 CALIFORNIA APARTMENTS
Quality materials, covered entryways



4321 SW GENESEE APARTMENTS
Articulated windows, strong facade organization



Traditional storefront with covered entryways



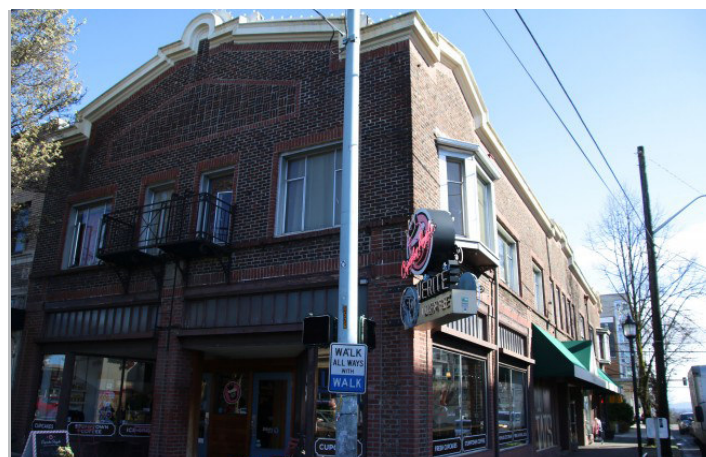
4747 CALIFORNIA AVE SW | HOME OF THE FUTURE HUSKY DELI (permit in progress)
Exterior balconies, broken down massing



4400 ALASKA APARTMENTS
Scaled massing, stepping down site, covered amenities



Brick scaled materials, natural elements



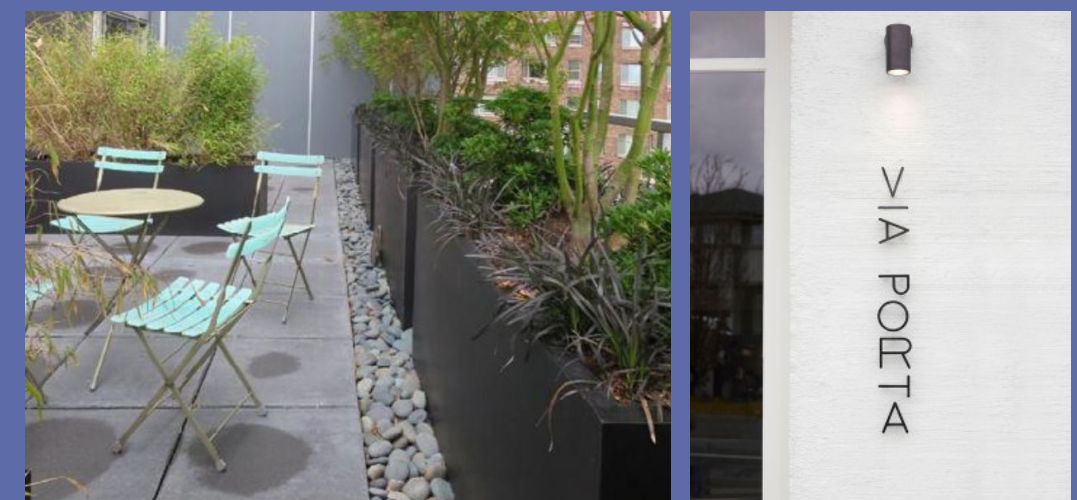
CAMPBELL BUILDING
Quality materials, large industrial storefronts



CRESCENT HAMM BUILDING
Industrial storefronts, colorful accents, articulated datum



LOG HOUSE MUSEUM
Recessed entry, natural materials



Pleasant amenity spaces, integrated signage & lighting

Inspiration

Streetscapes



NEIGHBORHOOD PLAN



GLENN WAY SW & SW ALASKA ST INTERSECTION

LOFTS AT THE JUNCTION

MAISON ROYALE APARTMENTS

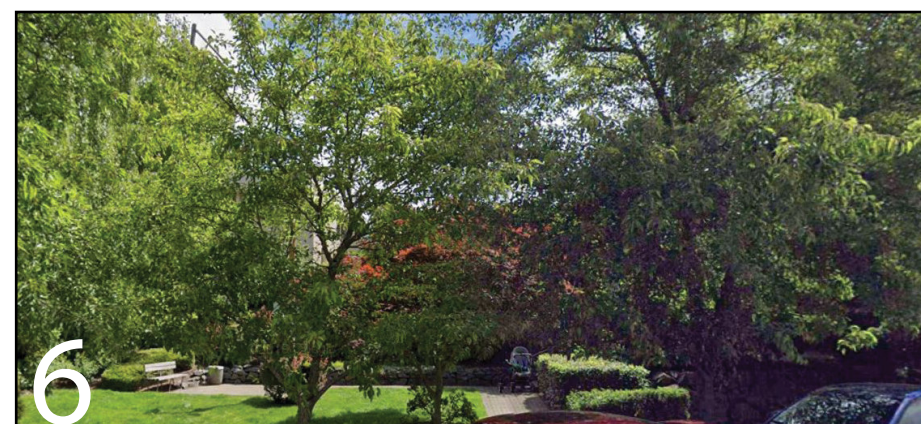
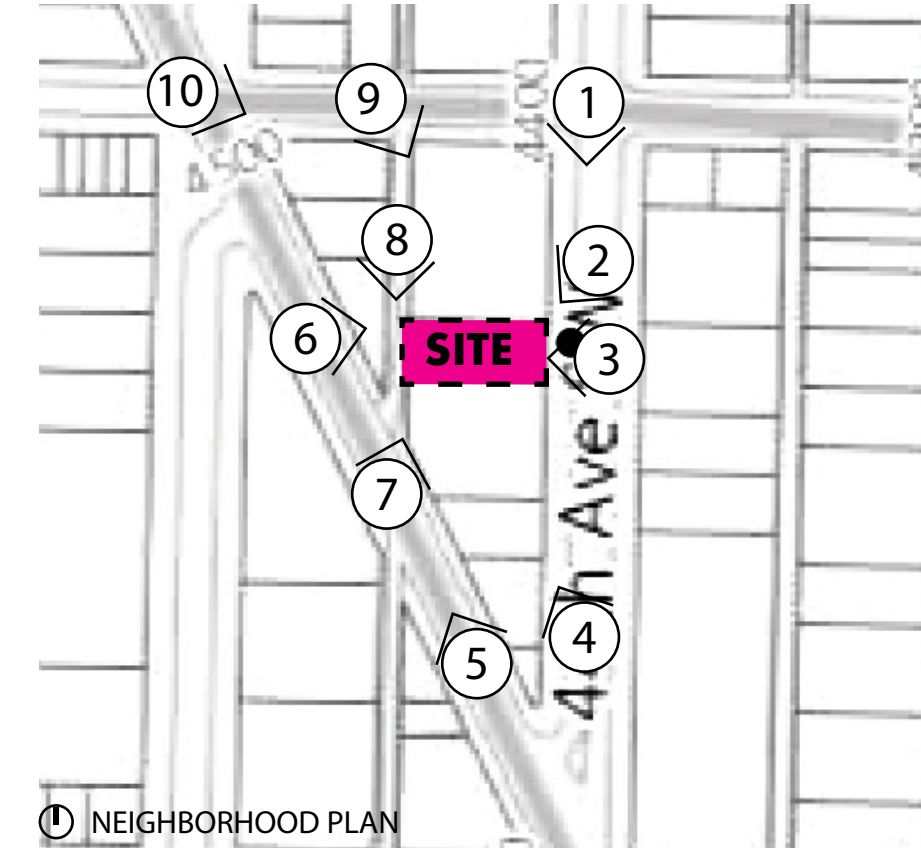
SITE

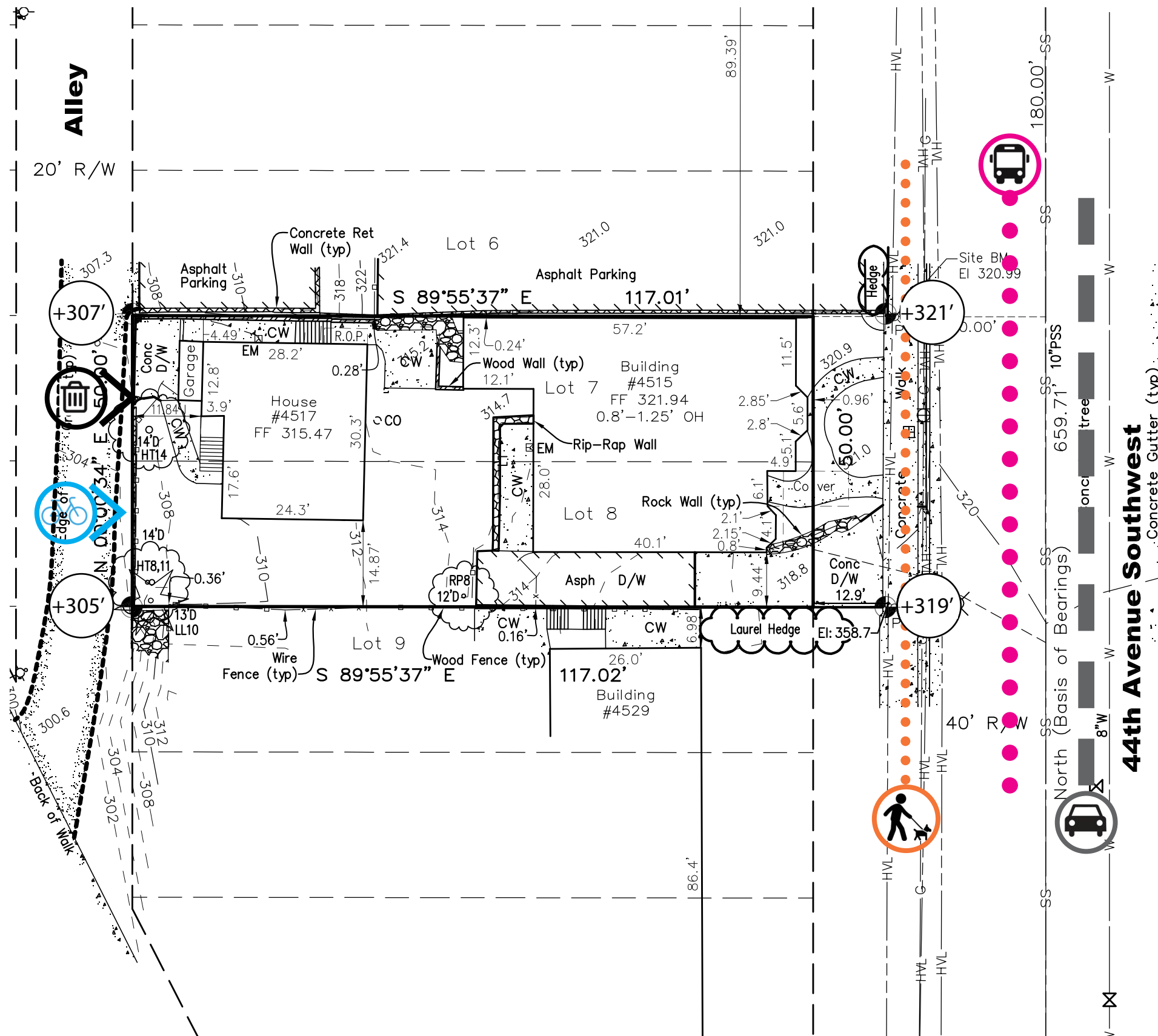
SW OREGON ST

Streetscapes



Site Context





① SURVEY PLAN

Site Analysis

Address

4515 44th Ave SW

Parcel Number

#3389900290

Legal Description

HOLBROOK & CLARKS ADD TO W S

Site Area

5,850 SF

Zoning

NC2-55 (M)

Urban Village Overlay

West Seattle Junction (Hub Urban Village)

Streets

44th Ave SW

Alley

20' Alley

Topography

Highest point is located on the Northeast corner, staying relatively level, sloping down 2' along the street. The lowest point is on the Southwest corner, staying relatively level along the alley, sloping up 2' along the alley. The delta of difference between the lowest and highest point is 16'

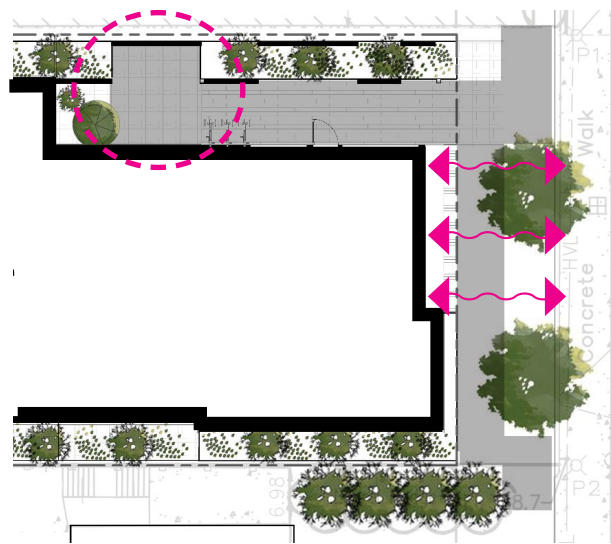
Design Development Standards | West Seattle Junction Guidance

CS2.1 : Urban Pattern & Form | Streetscape Compatibility

Strengthen the most desirable forms, characteristics, and patterns of the streets, block faces, and open spaces in the surrounding area.

Response

The project will focus design efforts that extend the public realm from the sidewalk into the semi public realm of the entry - eroding the edges with articulated landscape, recessed entries, and covered walkways. Additional amenity spaces outside the main entrances encourage additional outdoor activity. Canopies help create a focal point and break down the perceived scale.

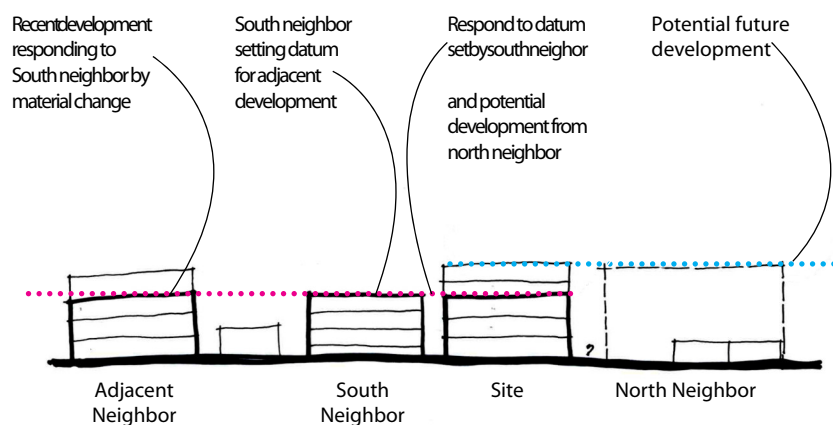


CS3.1 : Architectural Context & Character | Architectural Context

Contribute to the architectural character of the neighborhood.

Response

As the location of the project exists in an edge between medium scaled mixed use development and small scale residential, there will be responses in massing to both; stepping down and creating acknowledgement of the residential to the South, acknowledging the likely development to the North, and responding to the pocket park views to the West. The ground plane will consist of features that respond to those common in storefronts along California Ave SW; large windows for visibility, articulated detailing with materials, and recessed covered entry ways. Modulation in scale of windows and accent colors will break down the façade in a way that creates a visual cue to the entry.

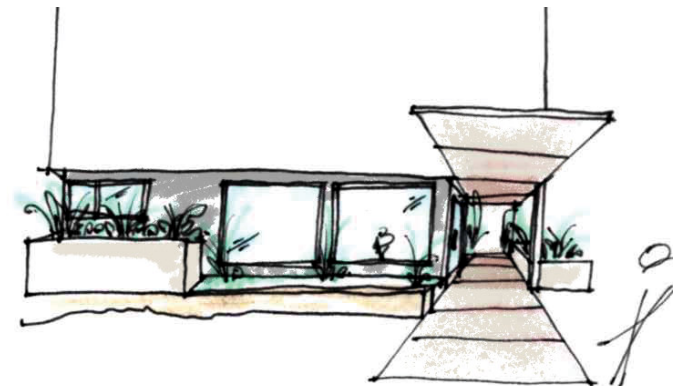


PL1.1: Connectivity | Human Activity

Complement and contribute to the network of open spaces around the site and the connections among them.

Response

A major goal for the ground plane is to create an aesthetically pleasing, visually scaled space that is open to activity and provides an inviting transition from the public sidewalk to the semi public entryway. To achieve this, the entry will be placed in a location that is easily accessible, highly visible, and responds with detailing and landscaping that reflects that of the conceptual story. Placing the entryway to the North gives an opportunity for future development to respond with open space accordingly. Amenity and lounge program will be placed around the entry to further activate the space.



PL2.1 : Walkability | Human Scale

Create a safe and comfortable walking environment that is easy to navigate and well-connected to existing pedestrian walkways and features.

Response

With the project's proximity to transit and walkability to nearby amenities, responding to pedestrian activity is important. Canopies that provide overhead coverage along with a recessed entry will give additional weather protection and help emphasize the entry as a focal point. Lighting and reasonably scaled signage will be integrated into the entry sequence. An open space off the entryway enhances the space with landscape, seating, and additional lighting.



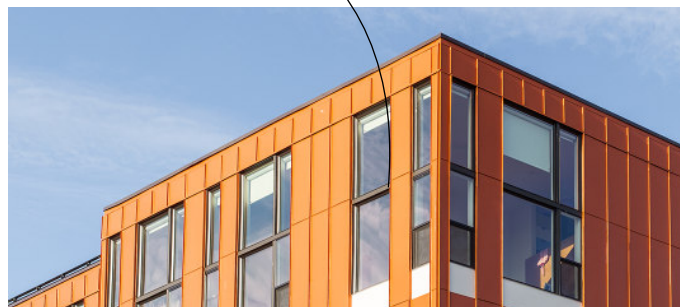
DC2.1: Architectural Concept | Arch. Concept & Consistency

Develop an architectural concept that will result in a unified and functional design that fits well on the site and

Response

The building mass will be broken up and scaled down in ways that are informed by the adjacent context. Façade articulation will be informed by the patterns and scales that can be referenced in the historical architecture of the area. From this a rhythm will be established and lighting and signage will work within these parameters to add detail, enhance, and bring life to the building's design.

Mezzanine levels on the upper floor help create a datum from lower floors



Planters that define space and step down with the grade gradually

Zoning Analysis

FLOOR AREA RATIO SMC 23.47A.013

CODE REFERENCE

A. FAR LIMITS APPLY IN C ZONES AND NC ZONES AS SHOWN IN TABLE A FOR 23.47A.013. APPLICABLE FAR LIMIT APPLIES TO TOTAL CHARGEABLE FLOOR AREA FOR ALL STRUCTURES ON THE LOT. HEIGHT 55' = FAR 3.75

B. THE FOLLOWING GFA IS NOT COUNTED TOWARD FAR:

1. ALL STORIES OR PORTIONS OF STORIES THAT ARE UNDERGROUND
2. ALL PORTIONS OF A STORY THAT XTEND NO MORE THAN 4 FT ABOVE EXISTING OF FINISHED GRADE, WHICHEVER IS LOWER, EXCLUDING ACCESS.
3. ROOFTOP GREENHOUSE AREAS MEETING THE STANDARDS OF SUBSECTIONS 23.47A.012.C.5 ND 23.47A.012.C.6
7. FLOOR AREA OF REQUIRED BICYCLE PARKING FOR SEDU'S, IF BIKE PRKING IS LOCATED WITHIN THE STRUCTURE CONTAINING THE SEDU'S. FLOOR AREA OF BIKE PARKING THAT IS BEYOND REQUIREMENT IS NOT EXEMPT FROM FAR LIMITS.

PROJECT COMPLIANCE

- A. LOT SIZE: 5,850 SF
FAR: 3.75
PROJECT FAR: 21,937.5 SF
- PROPOSED FAR = 17,608 SF

FLOOR AREA RATIO CALCULATION

AMENITY AREA SMC 23.47A.024

CODE REFERENCE

A. AMENITY AREAS ARE REQ IN AN AMOUNT EQUAL TO 5% OF TOTAL GFA OF RES USE. EXCLUDES MECH AND ACCESSORY PARKING AREA

B. AMENITY AREA SHALL MEET FOLLOWING STANDARDS

1. ALL RESIDENTS SHALL HAVE ACCESS TO AT LEAST ONE COMMON OR PRIVATE AMENITY AREA
2. AMENITY AREAS SHALL NOT BE ENCLOSED
3. PARKING, ACCESS EASEMENTS, AND DRIVEWAYS DO NOT COUNT AS AMENITY
4. COMMON AMENITY SHALL HAVE MIN HORIZONTAL DIST. OF 10 FEET AND NO COMMON AMENITY AREA LESS THAN 250 SF
5. PRIVATE BALCONIES AND DECKS MIN. 60 SF WITH NO HORIZONTAL DIMENSION LESS THAN 6 FEET.
6. ROOFTOP AREAS EXCLUDED BECAUSE THEY ARE NEAR MINOR COMMUNICATION UTILITIES AND ACC. COMM. DEVICES NO DO QUALIFY AS AMENITY AREAS.

PROJECT COMPLIANCE

- A. PROPOSED: 18,002 SF GFA RES USE X 0.05 = 900.1 SF AA REQ.

AMENITY CALCULATION

SETBACK REQUIREMENTS SMC 23.47A.014

CODE REFERENCE

FRONT - NO SETBACK REQ
SIDE - NO SETBACK REQ
REAR - NO SETBACK REQ

PROJECT COMPLIANCE

- A. PROPOSED:

STRUCTURE HEIGHT SMC 23.47A.012

CODE REFERENCE

- A. NC2-55 = 55 FOOT HEIGHT LIMIT

4. EXCEPT AS PROVIDED BELOW, THE FOLLOWING ROOFTOP FEATURES MAY EXTEND UP TO 15 FEET ABOVE THE APPLICABLE HEIGHT LIMIT, AS LONG AS THE COMBINED TOTAL COVERAGE OF ALL FEATURES GAINING ADDITIONAL HEIGHT LISTED IN THIS SUBSECTION 23.47A.012.C.4, INCLUDING WEATHER PROTECTION SUCH AS EAVES OR CANOPIES EXTENDING FROM ROOFTOP FEATURES, DOES NOT EXCEED 20 PERCENT OF THE ROOF AREA, OR 25 PERCENT OF THE ROOF AREA IF THE TOTAL INCLUDES STAIR OR ELEVATOR PENTHOUSES OR SCREENED MECHANICAL EQUIPMENT:

- A. SOLAR COLLECTORS;
- B. MECHANICAL EQUIPMENT;
- F. STAIR AND ELEVATOR PENTHOUSES MAY EXTEND ABOVE THE APPLICABLE HEIGHT LIMIT UP TO 16 FEET.
- 6. ROOFTOP FEATURES (SOLAR COLLECTORS, PLANTERS, CLERESTORIES, GREENHOUSES, ETC.) - MUST BE 10 FEET AWAY FROM THE NORTH EDGE UNLESS A SHADOW DIAGRAM IS PROVIDED TO DEMONSTRATE THAT LOCATING SUCH FEATURES WITHIN 10 FEET OF THE NORTH LOT LINE WOULD NOT SHADE PROPERTY TO THE NORTH ON JANUARY 21 AT NOON MORE THAN WOULD A STRUCTURE BUILT TO MAXIMUM PERMITTED HEIGHT AND FAR.

PROJECT COMPLIANCE

- A. PROPOSED: 55 FEET
4. ROOFTOP FEATURES COMPLY WITH HEIGHT REQUIREMENTS

STREET LEVEL DEV STANDARDS SMC 23.47A.008

CODE REFERENCE

- A. BASIC STREET LEVEL REQUIREMENTS
1. APPLY TO STRUCTURES THAT CONTAIN RES. USE IN C ZONE
 2. BLANK FACADES
 - a. BLANK DOES NOT INCLUDE WINDOWS / DOOR / STAIR / DECK / BAL / SCREENING AND LANDSCAPING OF FACADE
 - b. BLANK SEGMENT BETWEEN 2-8 FEET NOT EXCEED 20 FEET IN WIDTH
 - c. TOTAL OF ALL BLANK FACADE SEGMENTS NO EXCEED 40% OF WIDTH OF FACADE
 3. FACADE LOCATED WITHIN 10 FEET OF STREET LOT LINE UNLESS WIDER SIDEWALKS, PALAZAS, OR OTHER APPROVED LANDSCAPED OR OPEN SPACES ARE FROVIDED

C. DOES NOT APPLY - PROJECT IS NOT WITHIN A PED. ZONE

- D. WHERE RES. USE IS LOCATED ALONG STREET FACING FACADE
1. AT LEAST ONE OF STREET LEVEL - STREET FACING FACADES CONTAINING RES USE SHALL HAVE A VISUALLY PROMINENT PEDESTRIAN ENTRY
 2. FLOOR OF DWELLING UNIT SHALL BE SHALL BE AT LEAST 4 FEET ABOVE OR 4 FEET BELOW SIDEWALK GRADE OR BE SET BACK AT LEAST 10 FEET FROM THE SIDEWALK.

PROJECT COMPLIANCE

- A. ...

Summary of Outreach Plan:

1. High Impact - Printed Outreach:

Requirement: Direct mailings to residences and businesses within approximately 500 ft radius of the proposed site
What we did: Mailed 5x7 postcards to addresses within a 500' radius of the project using the platform postcards.com (see appendix for receipt and mailing list). The postcards had a project map of the location, gave a brief project description, and referenced an online survey. Information on how to track the project was also included. Postcards were received on June 22nd, 2020.

2. High Impact Method – Online Survey:

Requirement: Online survey to be publicly available for a minimum of 21 days.
What We Did: Blueprint Capital designed an online survey through Survey Monkey 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. See appendix for survey questions, summary and individual's comments.

Survey link: <https://www.surveymonkey.com/r/ZQLGP2Z>

Public informed by: printed postcards

Survey Launched: June 6th, 2020

Survey Closed: August 4th, 2020 with the following note, "This survey is currently closed.

If you would like to track the project process you can search the project address or project number 3036493-EG in the Design Review Calendar or the Seattle Services Portal. If you'd like to provide additional comment you can do so by emailing prc@seattle.gov or contacting the project manager at jade@blueprintcap.com."

Summary of Community Responses:

1. High Impact Method – Printed Outreach: Blueprint Capital received no responses from the printed postcards.

2. High Impact Method – Online Survey: Blueprint Capital received 63 responses from the online survey. Below is a summary of the responses received:

Over 76% of the participants live very close to or in the general area of the project. 14% of participants visit the area often for work or leisure.

When asked about what aspects would be the most important to the community, they responded that the project prioritize affordability, with family friendliness and that it is aesthetically pleasing as second priorities. Out of the 45 written responses most comments addressed concern for no proposed parking. Others commented they'd like to see the proposal to be smaller, no signage, incorporate the character of the Junction. They'd also like to see more "classic" architecture and that it be affordable for local and minorities. Longevity among tenants is also a factor of importance among residences.

When asked about the community's concerns, over 88% responded with driving impacts and parking. Out of the 22 written responses there was a concern whether there is a market for SEDUs and no parking and that the proposal is not family or senior friendly. Affordability for single people, SEDU program, and blocking views were also a concern.

When asked about additional information the community would like us to know they expressed no proposed parking as the major concern, specifically when it would affect local businesses. Other design they'd like to see implemented are a roof deck / garden, integrated and not oversized signage. Other outdoor areas with pet zones and having units large enough for families were encouraged. Lack of transit with the bridge out of commission was also a concern.

Muli Prong Method – Email distribution & post on local blogs: Blueprint Capital had sent the following message out to the distribution list and blogs for Ballard (imagery of postcards were also included for blogs):

Hello West Seattle Community,
 My name is Jade Aramaki and I am the lead designer at Blueprint Capital, a local developer and architecture firm. We are working on a proposed development located at 4515 44th Ave SW in the Junction. The new development will include a new five story apartment building containing small efficiency dwelling units and 1 bedrooms, no parking proposed.
 I'm reaching out because I want to hear from you, the community, about this project. You can engage with this process a couple of ways. First, you can fill out the [survey located here \(https://www.surveymonkey.com/r/ZQLGP2Z\)](https://www.surveymonkey.com/r/ZQLGP2Z). The comment period will be open until July 20th. Second, you can email me directly with any questions you may have; I'd be happy to have a dialogue with you. Third, if you live in close proximity you will receive a postcard with ways to engage. I have attached a digital copy of this information, feel free to post this on blogs, print out on bulletins, etc. Note that any information you share could be made public, so please refrain from sharing personal or sensitive information.
 Due to the nature of our current environment with the stay-home order in place there will be no in-person outreach or public meeting. Therefore your input is even more important and appreciated.
 I'm looking forward to collaborating with you on this project, stay safe and healthy,
 Jade

Out of that outreach, nobody had responded.

Community Outreach

"Priority for affordability, family friendly, & aesthetically pleasing"

3036493-EG
 4515 44th Ave SW
 Seattle, WA 98116

Early Outreach for Design Review
 5 Story Apartment Building

About the Project
 Blueprint Capital is working on the development of 4515 44th Ave SW in the West Seattle Junction. The project will include a new five story apartment building. Parking will not be provided. Planning has just begun and construction could start in late Spring 2022.

Share Your Thoughts
 We want to hear from the community about this project. Please share your concerns and priorities for this new building by taking our online survey or contacting us directly. Information you share could be made public. Please do not share any personal or sensitive material.
<https://www.surveymonkey.com/r/ZQLGP2Z>

4515 44th Ave SW
Project Site

BLUEPRINT

4147 California Avenue SW
Seattle, WA 98116

P: 206.933.7514
W: blueprintcap.com

3. Muli Prong Method – Email distribution & post on local blogs:

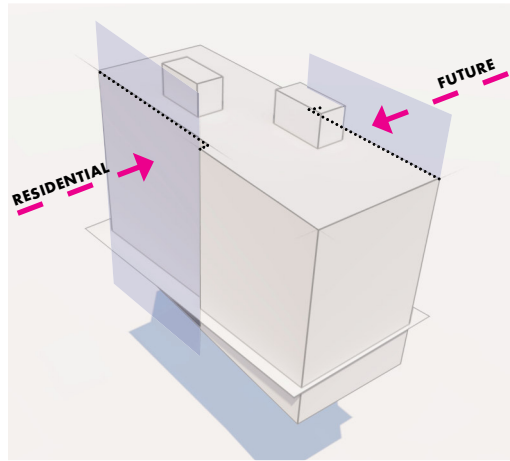
Requirement: Email to distribution list that includes community organizations identified by DON and post on local blog or in digital newsletter that includes information on how to submit comments directly to the project applicant.

What We Did: Blueprint Capital received the West Seattle Junction distribution list and blog information from the DON. We sent an email to all the contacts in the distribution list on June 30th, 2020. For blog purposes, we included a pdf of the postcard for graphic purposes as well as the link to the online survey. We had received no email responses.

"Your documentation is approved, and your Early Outreach requirements are complete"

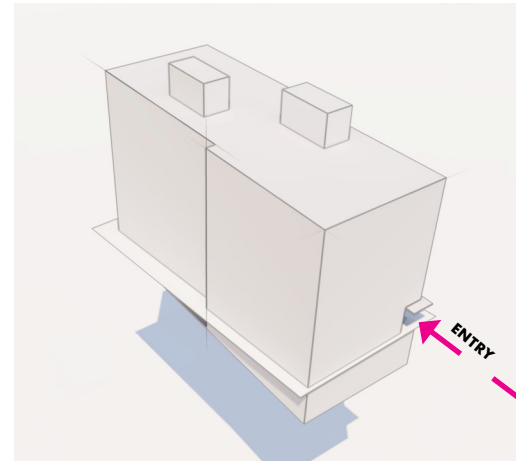
-Cliff Duggan, Seattle Department of Neighborhoods

Design Priorities



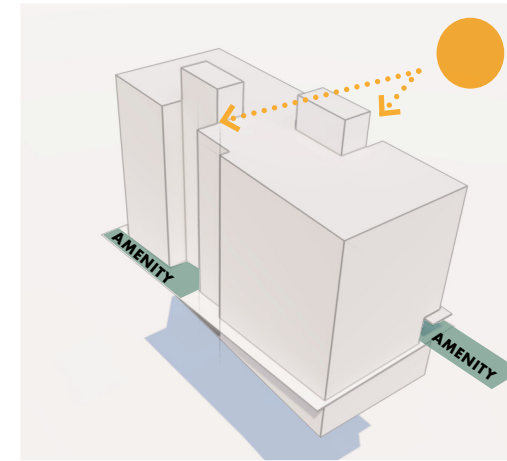
1) NEIGHBORS

Responding to neighbors are important; they create massing cues from what the project can respond to. Stepping away from the existing residential neighbor to the South will achieve optimal privacy, daylight, and air. The Northern neighbor is currently a parking lot but has a strong potential for development. Responding to and pulling back from that neighbor and its future height at the street is also important for breaking down perceived scale.



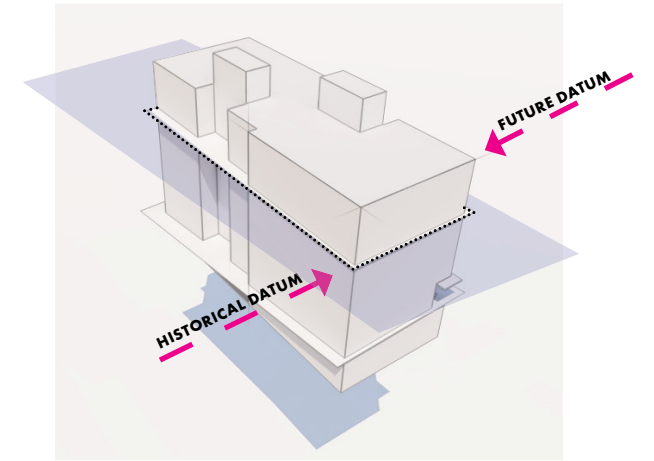
2) PEDESTRIAN

Given the direct proximity to transit and amenities, it is important that the entry have a strong but residential presence, have access to covered outdoor space and seating, and be connected to nature through landscaping. The front porch plays an important role in residential architecture; it creates a focal point, a sense of arrival, and overhead coverage. By designing a recessed entry sequence with the front porch in mind, the pedestrian realm has a strong sense of arrival, overhead coverage, and landscaped seating areas in pockets of amenity spaces.



3) DAYLIGHT & AIR

Entry sequences and ground amenity spaces have been defined and are further enhanced by setting back the building additionally at key locations to create access to daylight and air. Setting the building back not only creates a focal point of pleasant spaces to inhabit at the ground level, but also provides residents and adjacent neighbors more access to daylight and air in the upper levels.



4) HISTORICAL CONTEXT

The Southern neighbor has another cue that adjacent development has responded to, the residential scale and height of the building. Although taller, adjacent development has responded to this datum through material changes. While this may not be the project's strategy of defining datums, it is important to recognize the historical references in the adjacent architecture. Defining the Southern neighbor's datum while also responding to the height of potential future development to the North will be a key transitional point in the project.

Momentum Living

West Seattle has been a constant of growth, change, and redefining its identity throughout its history, much of which is heavily dependent on local commerce, industry and transportation. Creating the community's first streetcar had activated real estate and home building in the area. Communities banded together to sculpt West Seattle into what it is now; a vibrant, bustling, local community with a small-town feel. The energy and momentum of what shaped West Seattle is inspiring; both in its rich history and encouragement for where its future is headed.

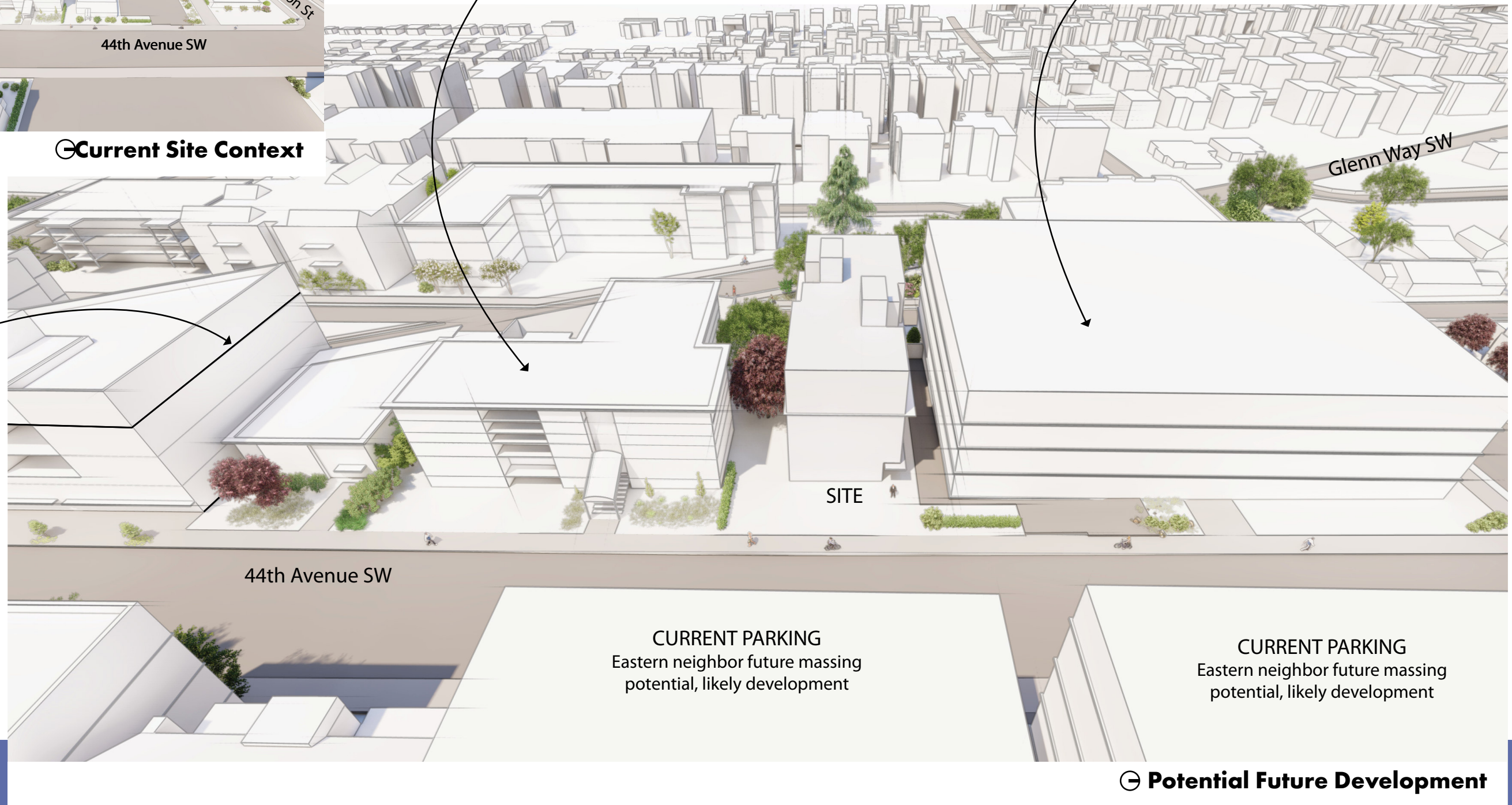
*historical data referenced from the Seattle Municipal Archives



⊖ Current Site Context

MAISON ROYALE APARTMENTS
4529 44th Ave SW
Southern residential neighbor, likely to stay as-is

BUSINESSES & PARKING
4511 44th Ave SW
Northern neighbor future massing potential, likely development



LOFTS AT THE JUNCTION
4535 44th Ave SW
Recent development. Strong datum created at the top floor, responding to the Maison Royale Apartments

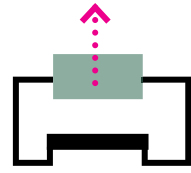
CURRENT PARKING
Eastern neighbor future massing potential, likely development

CURRENT PARKING
Eastern neighbor future massing potential, likely development

⊖ Potential Future Development

Massing Concepts

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Option A | Northern Focus



47 Residential Units
302 sf Average (gross)

Max FAR	21,937 sf
Proposed FAR	20,571 sf
Vehicular Parking	0 Stalls
Bike Parking	47 long term stalls req'd & provided
Amenity Area	1,053 sf req'd, 1,472 sf provided

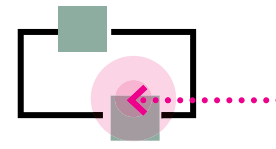
Pros

- Entrance off of the northern high point of the site. This could encourage future development to respond accordingly.
- Northern units have exposure to daylight.
- The mass is pulled in on the northern and southern units and further pulled in at the corridors to give the building texture and depth.

Cons

- Orienting the stairs along the south property line creates blank facades for the adjacent neighbors.
- Outdoor amenity at the south will have limited access to daylight and will feel cavernous adjacent to the stairs and the neighboring building.
- Should future North neighbor develop, daylight and open space would be negatively impacted.

Departures - None



Option B | South Node



47 Residential Units
299 sf Average (gross)

Max FAR	21,937 sf
Proposed FAR	20,094 sf
Vehicular Parking	0 Stalls
Bike Parking	47 long term stalls req'd & provided
Amenity Area	1,005 sf req'd, 1,191 sf provided

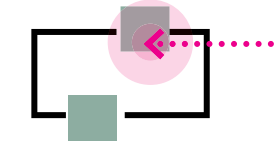
Pros

- Amenity is located off the entrance which allows for landscaping, seating, and a generous covered entryway.
- The stairs are located on opposite facades and are centrally located in the site, providing maximum daylight to the neighbors. This move also carves away at the overall massing to provide more light into units and amenity spaces at the ground plane.
- Balconies at the alley will have views towards a pocket park.
- Amenity space is located off the alley, close to the street for easy bike access and social space.

Cons

- Amenity and entrance at level 1 faces south towards the South which will have limited light exposure.
- Location of entry works against the grade which results in a sunken and less prominent entryway.

Departures - None



Option C | North Node (Preferred Scheme)



37 Residential Units
349 sf Average (gross)

Max FAR	21,937 sf
Proposed FAR	17,608 sf
Vehicular Parking	0 Stalls
Bike Parking	37 long term stalls req'd & provided
Amenity Area	901 sf req'd, 1,384 sf

Pros

- Amenity is located off the entrance which allows for landscaping, seating, and a generous covered entryway.
- The entrance is located North at the high point of the site, enhancing it as a focal point. This could also encourage future development to respond accordingly.
- Amenity space is located off the alley, close to the street for easy bike access and social space.
- Balconies at the alley will have views towards a pocket park.
- The stairs are located on opposite facades and are centrally located in the site, providing maximum daylight to the neighbors. This move also carves away at the overall massing to provide more light into units and amenity spaces at the ground plane.
- There are 4 stories with a mezzanine on the upper floor, promoting diversity in units and reinforcing the datum set by the Southern neighbor.

Cons

- The entrance off the high point of the site will create a tall basement level off the alley

Departures - None

Option A | Northern Focus

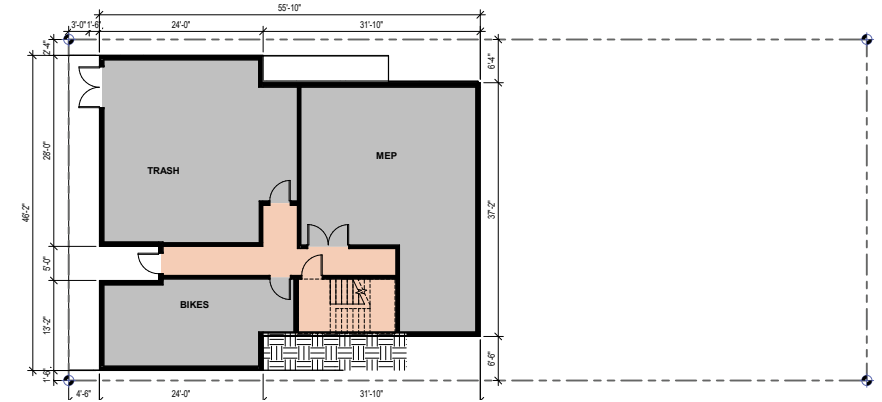
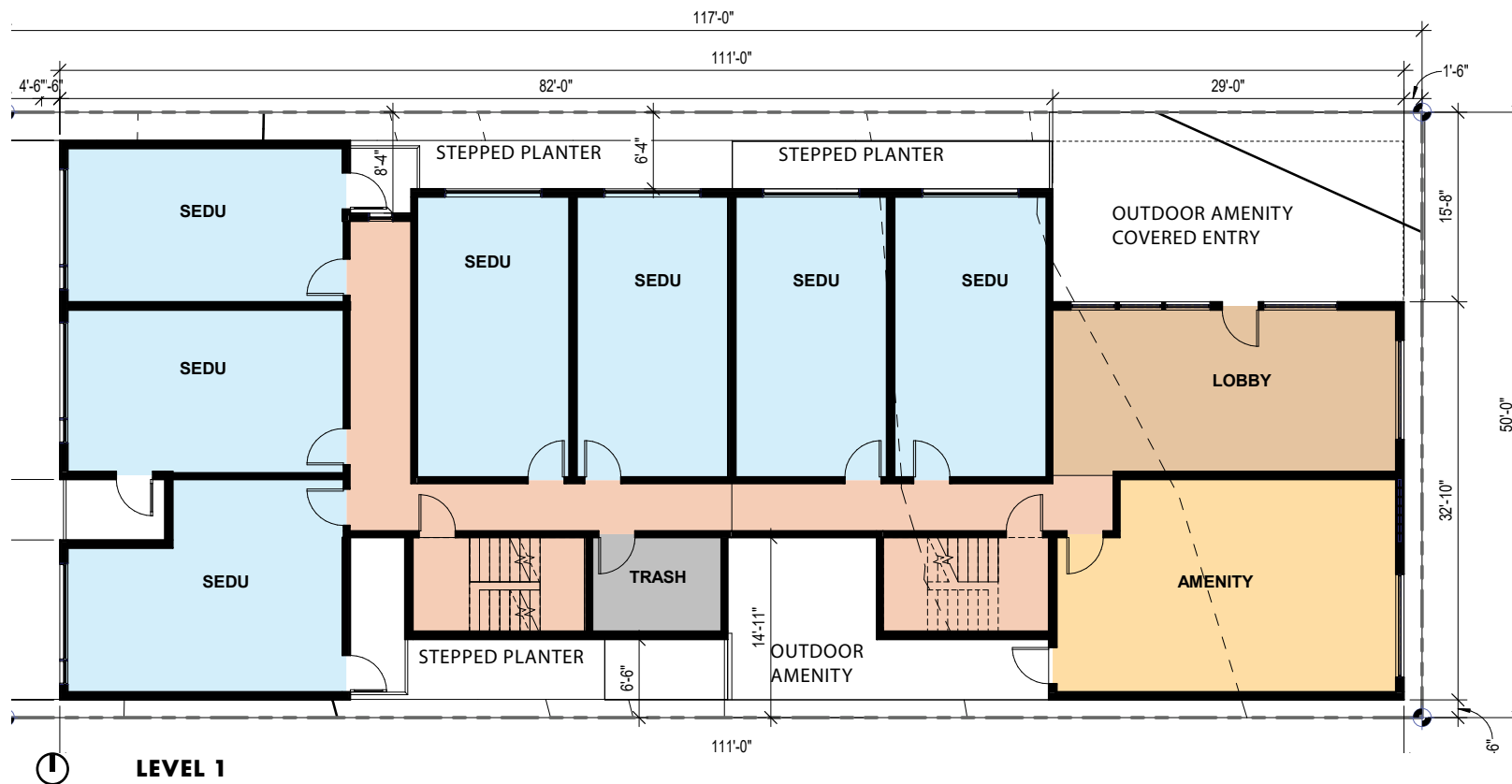
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Pros

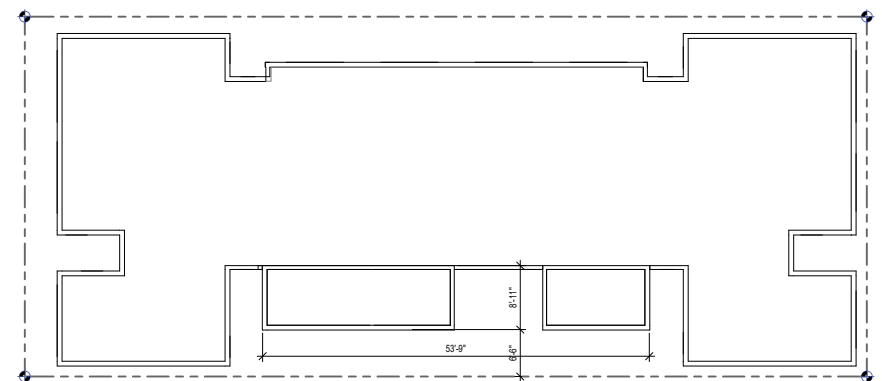
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Cons

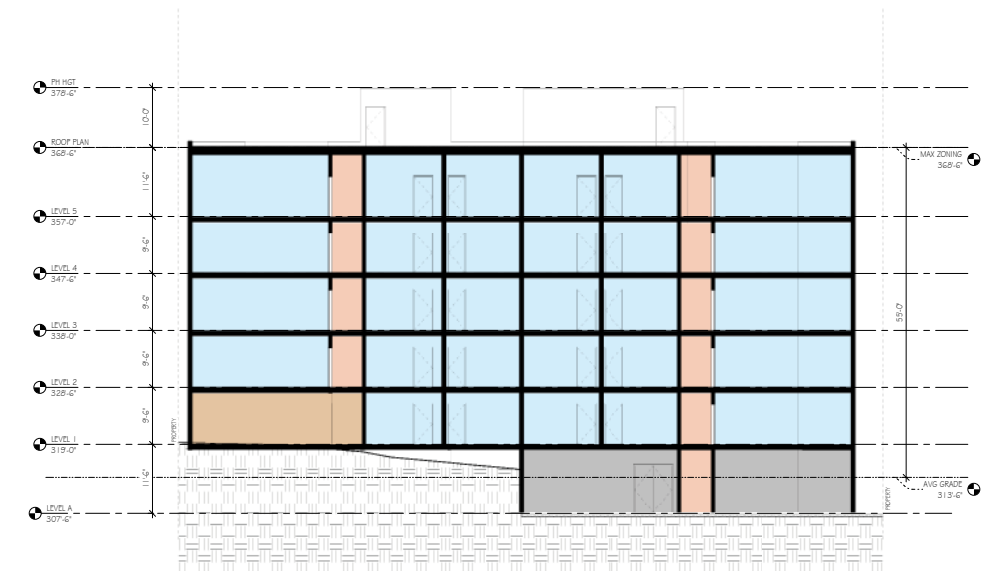
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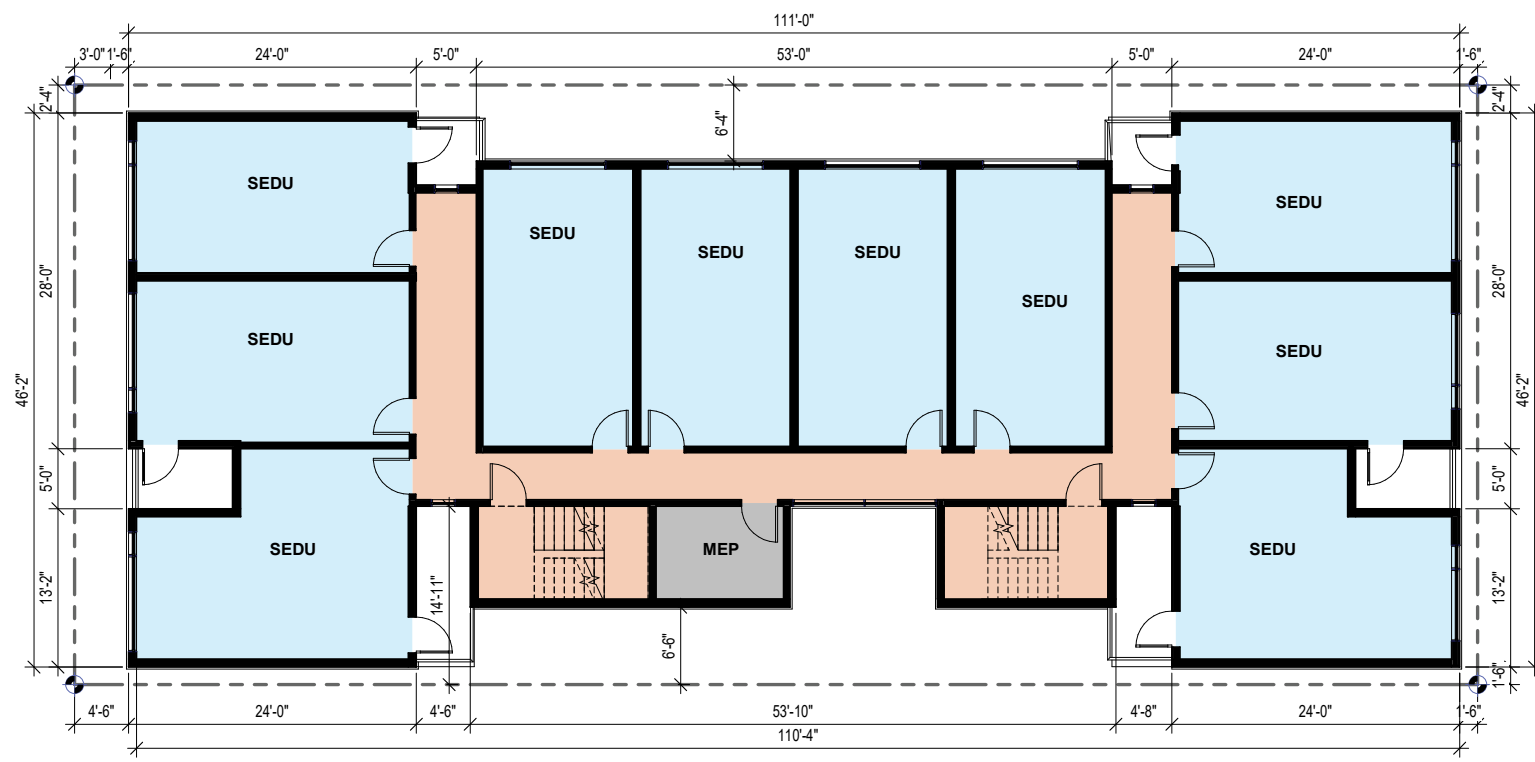
LEVEL A



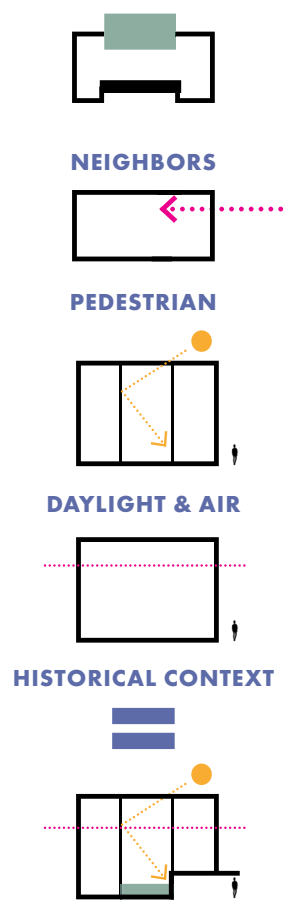
ROOF | NO ROOF DECK PROPOSED



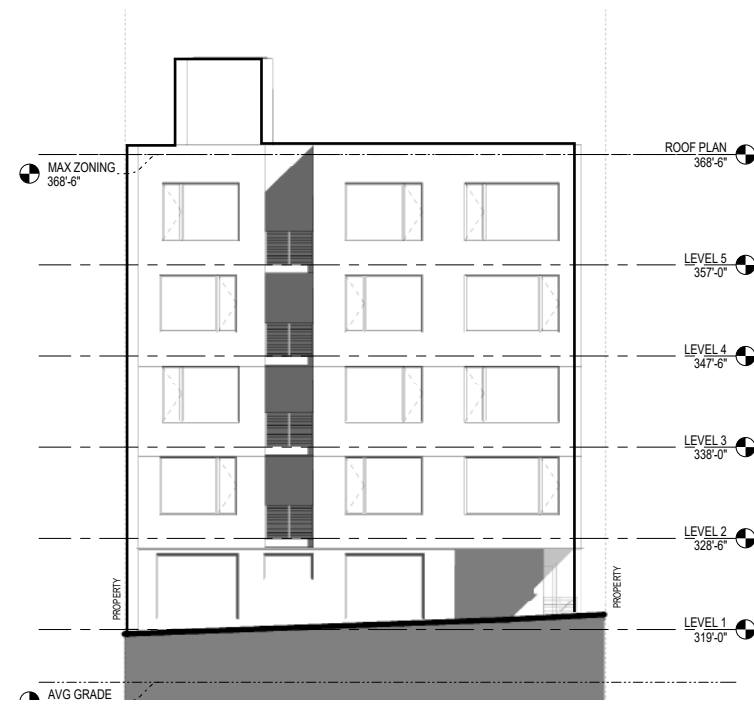
NORTH / SOUTH



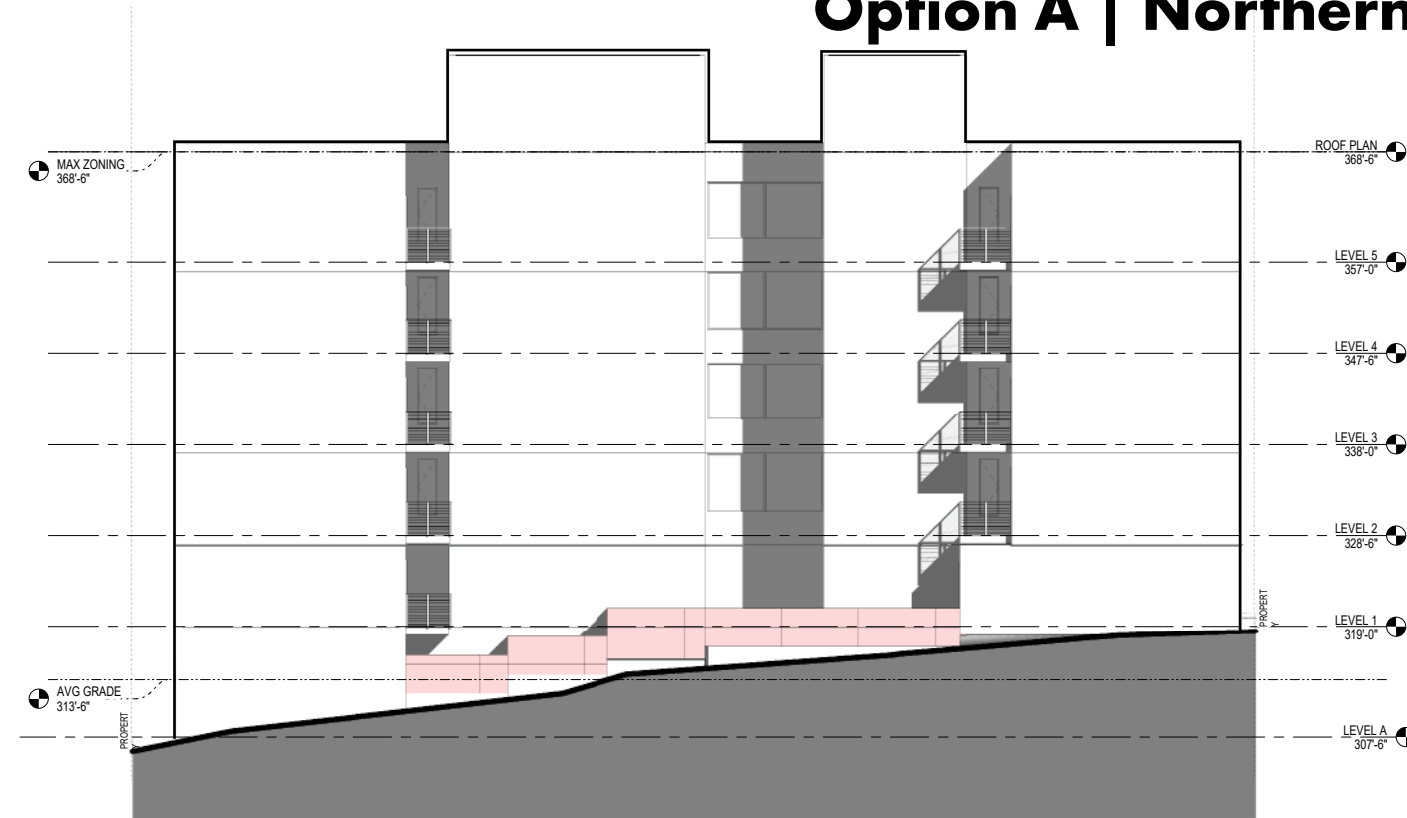
LEVEL 2 -5



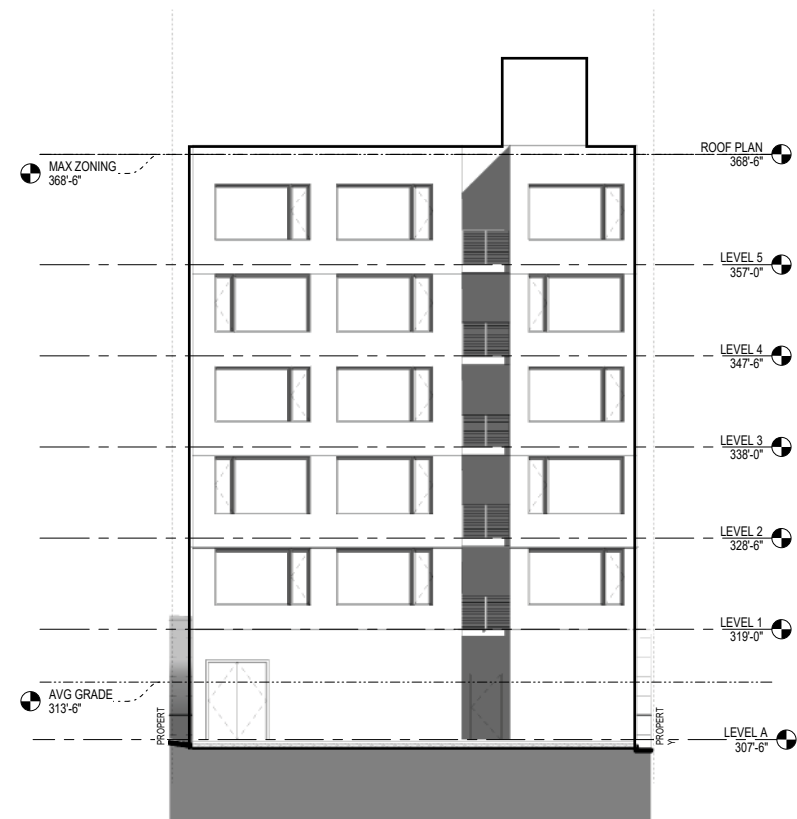
Option A | Northern Focus



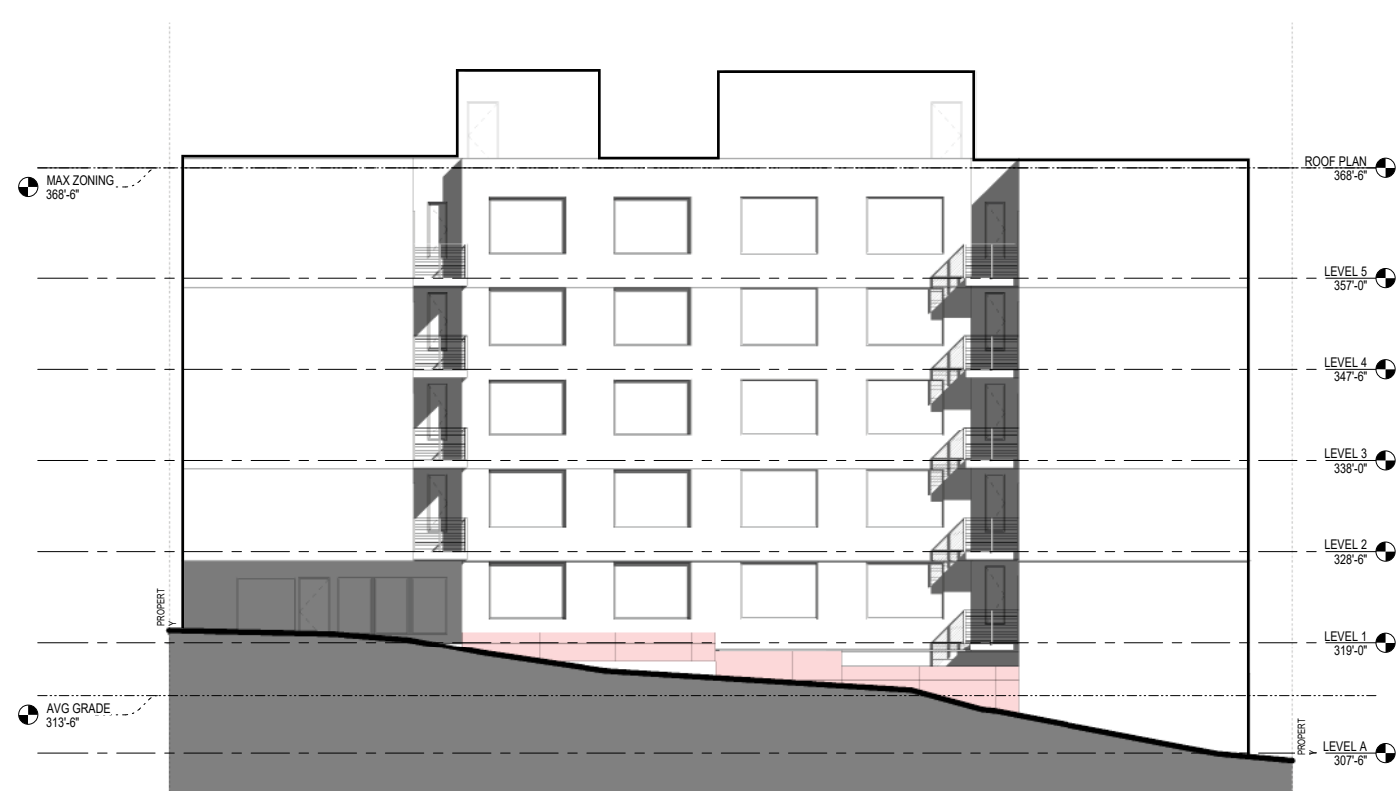
EAST ELEVATION (44TH AVE SW)



SOUTH ELEVATION (MAISON ROYALE APARTMENTS)



WEST ELEVATION (ALLEY)



NORTH ELEVATION (BUSINESSES)

Option A | Northern Focus



44th Avenue SW - Looking West



Aerial Perspective - Looking Southeast



Alley - Looking Southeast



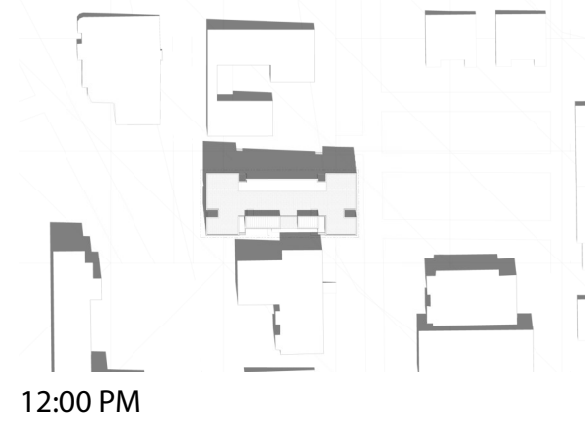
44th Avenue SW - Looking South



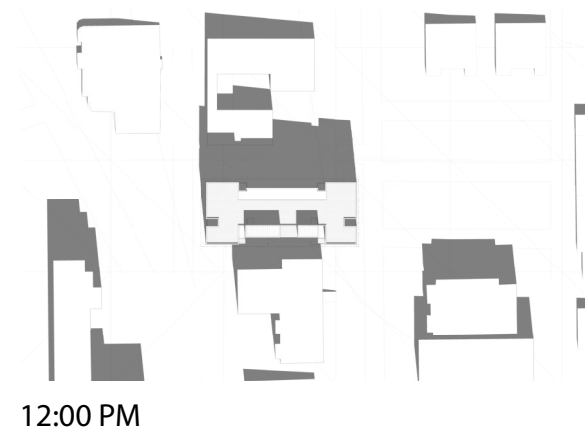
Aerial Perspective - Looking Northeast

Option A | Northern Focus

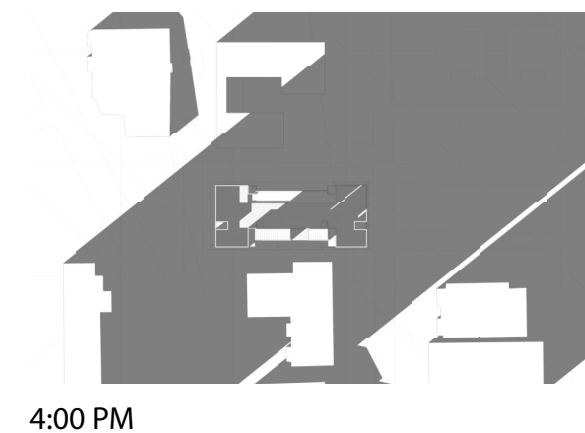
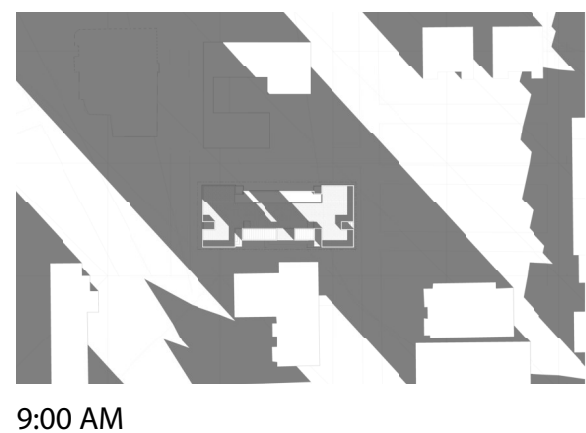
Shadow Analysis



SUMMER SOLSTICE



EQUINOX



WINTER SOLSTICE

Option B | South Node

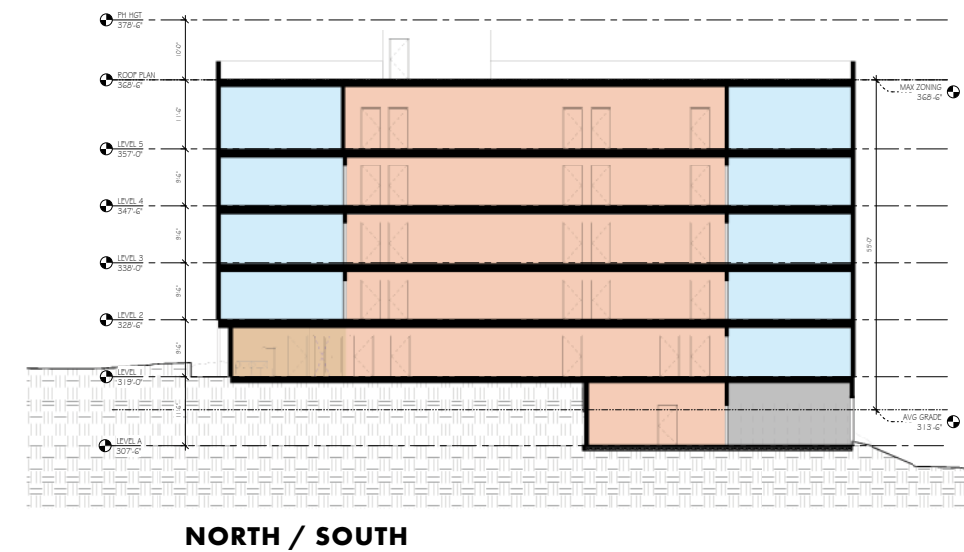
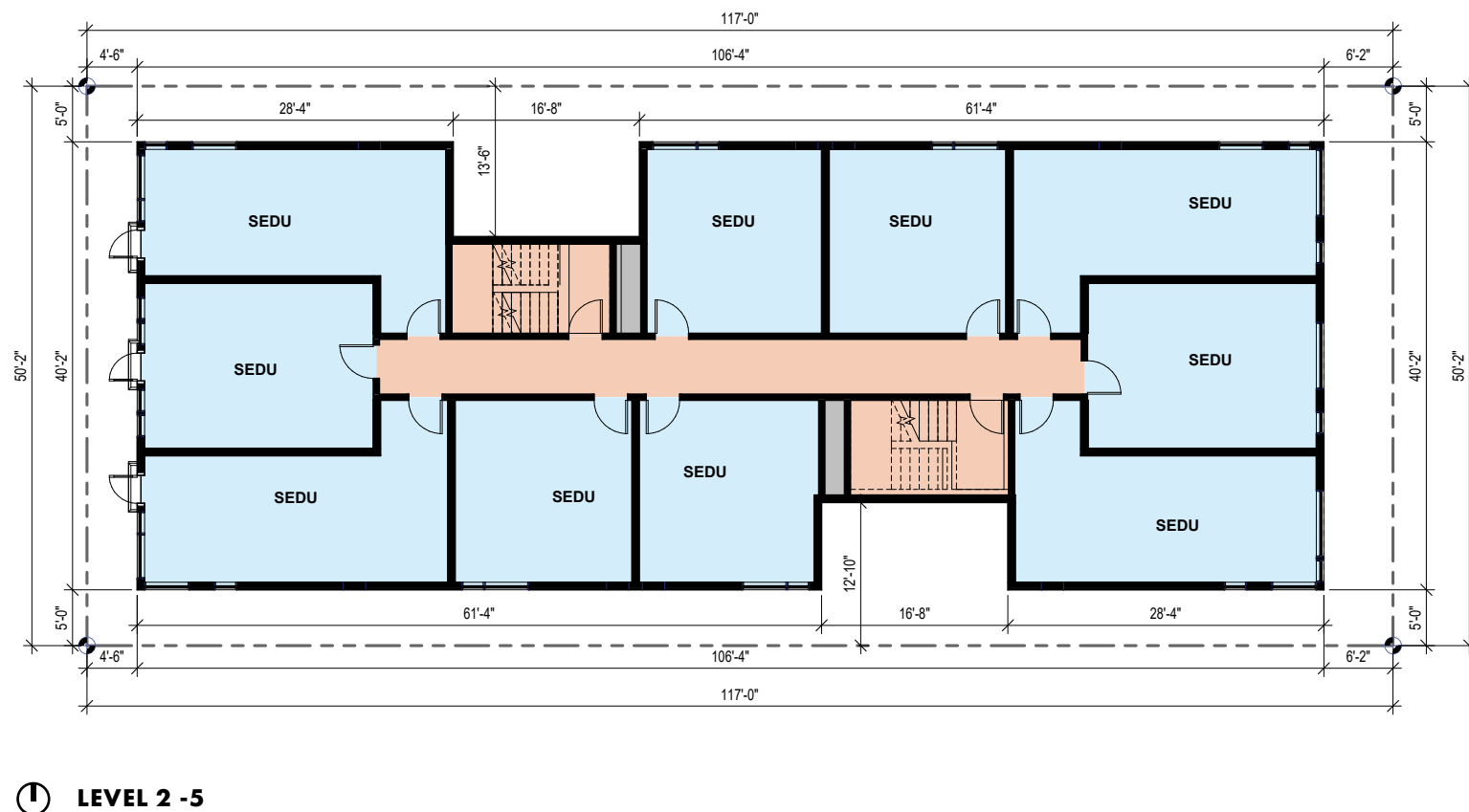
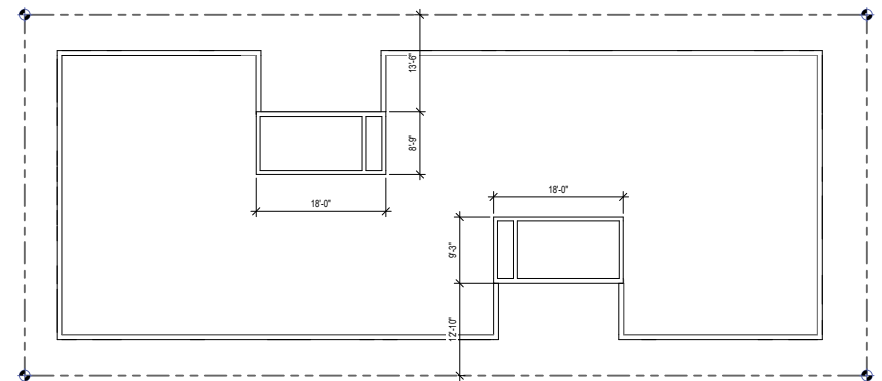
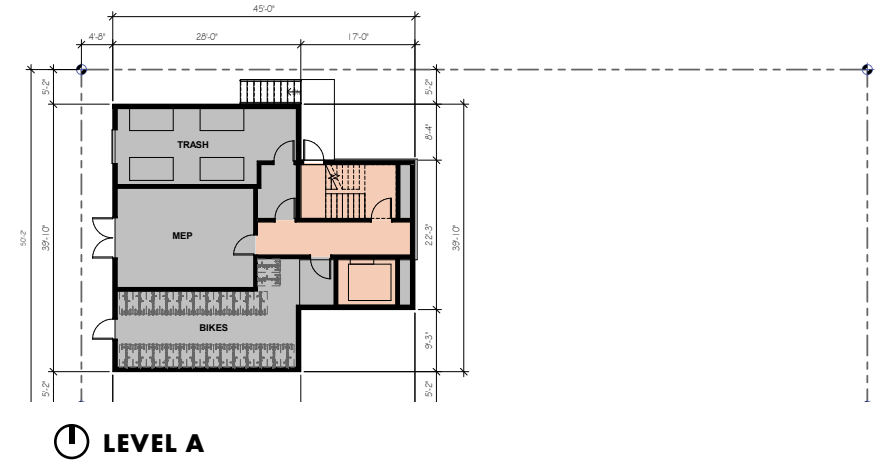
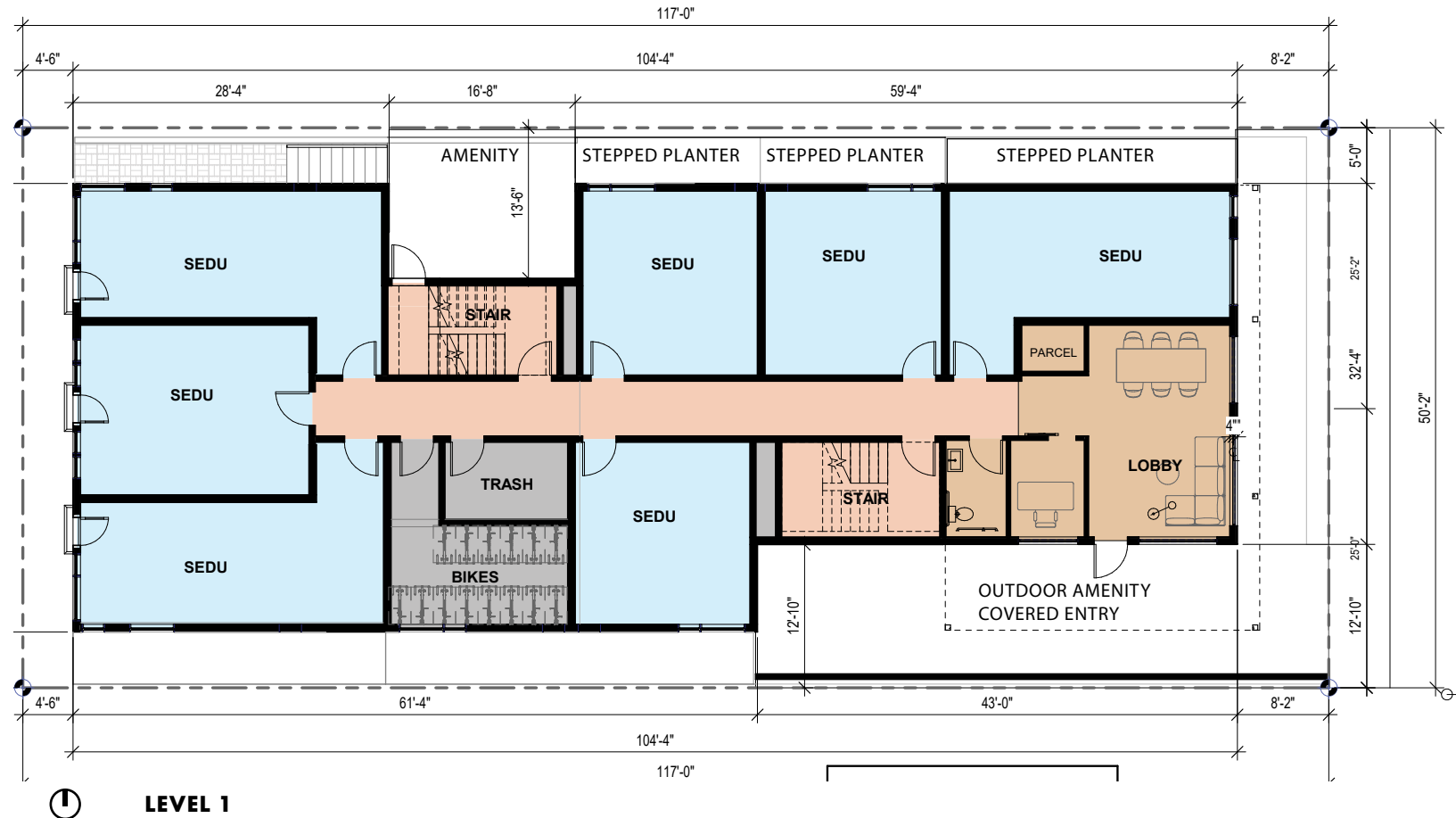
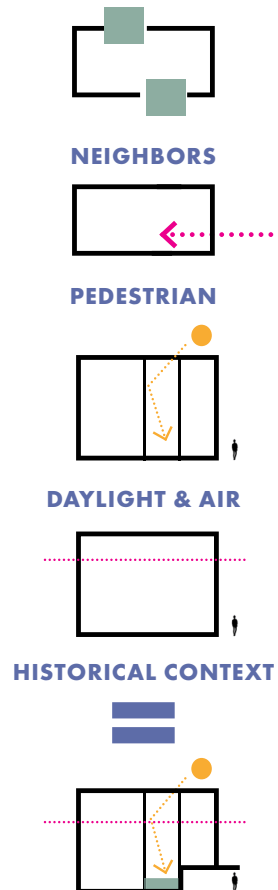
47 Residential Units
299 sf Average (gross)
Proposed FAR 20,094 sf

Pros

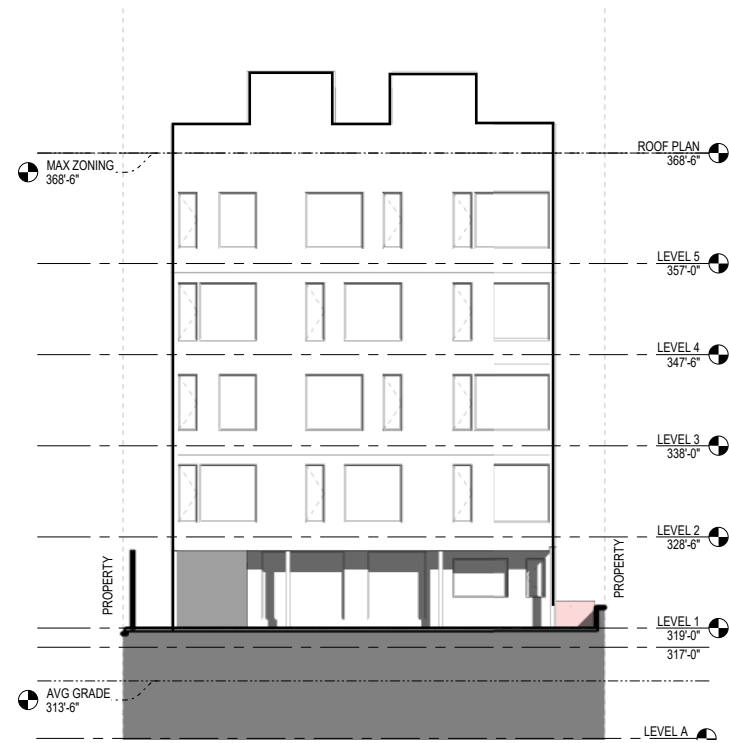
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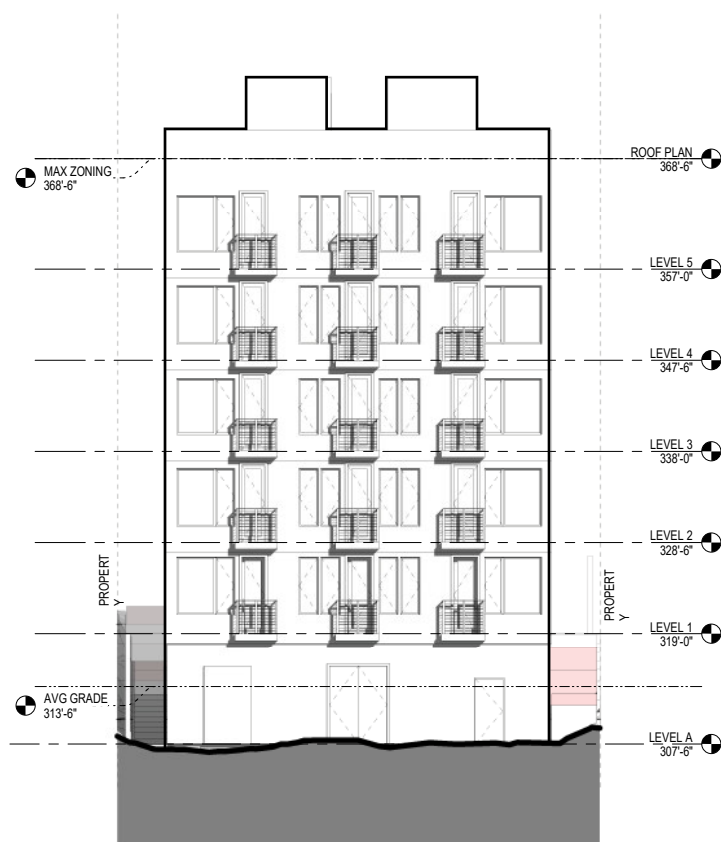
Option B | South Node



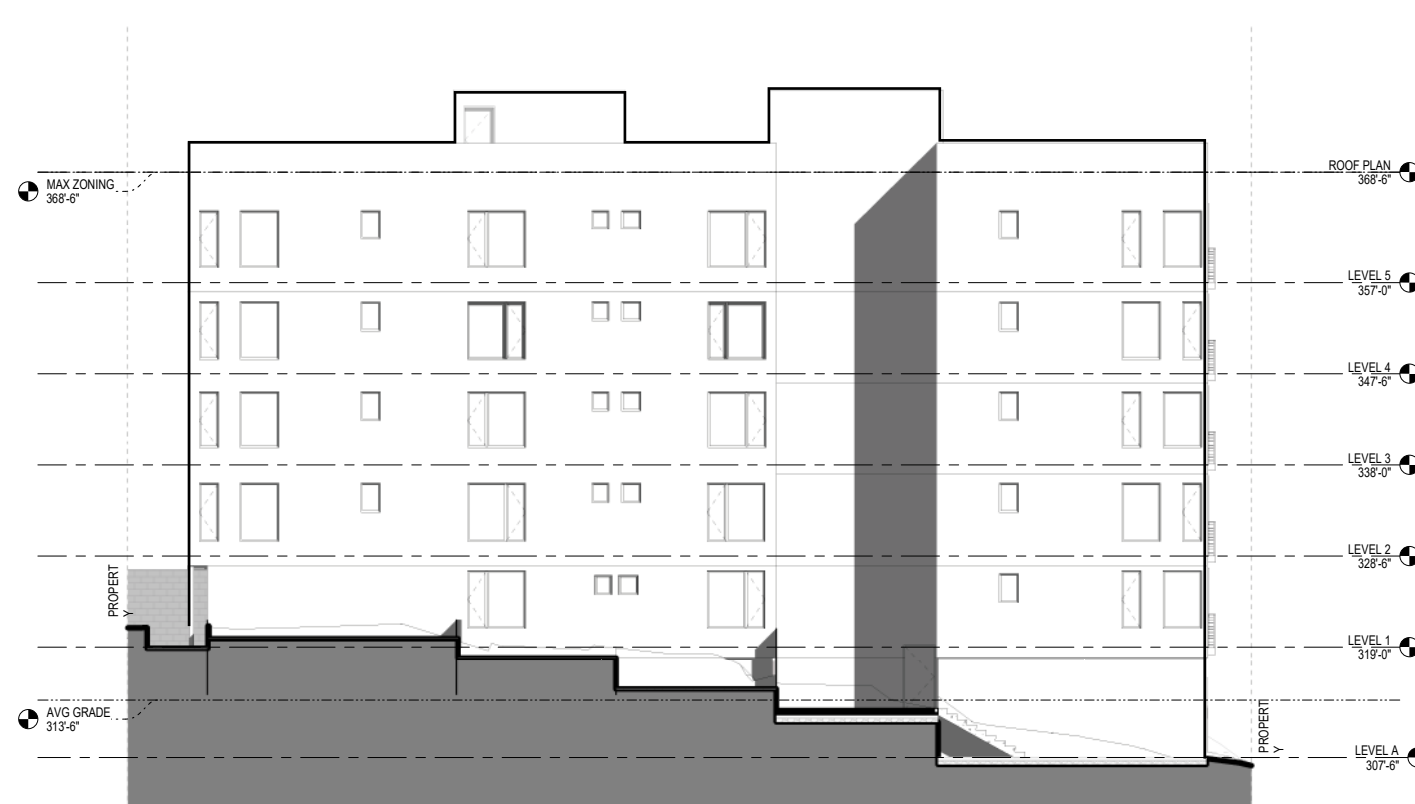
EAST ELEVATION (44TH AVE SW)



SOUTH ELEVATION (MAISON ROYALE APARTMENTS)



WEST ELEVATION (ALLEY)



NORTH ELEVATION (BUSINESSES)

Option B | South Node



44th Avenue SW - Looking West



Aerial Perspective - Looking Southeast



Alley - Looking Southeast



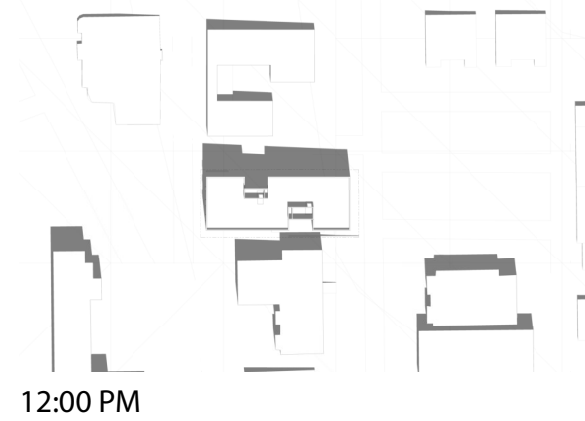
44th Avenue SW - Looking South



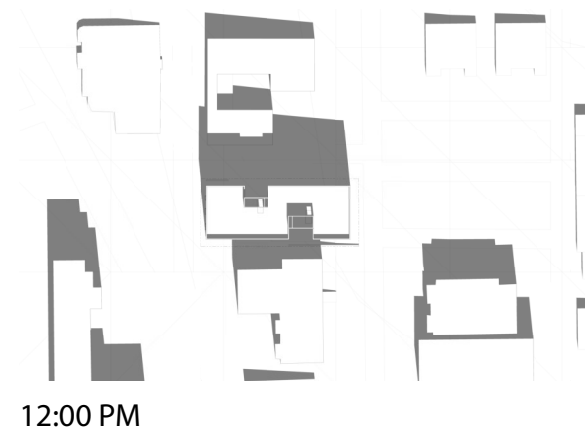
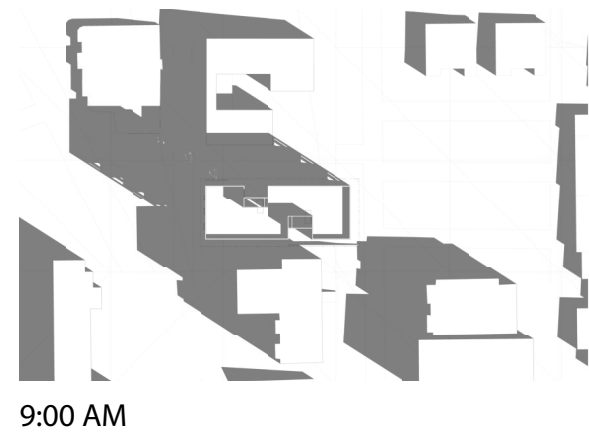
Aerial Perspective - Looking Northeast

Option B | South Node

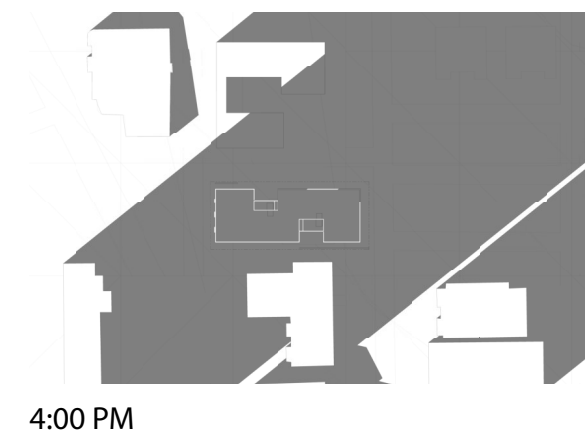
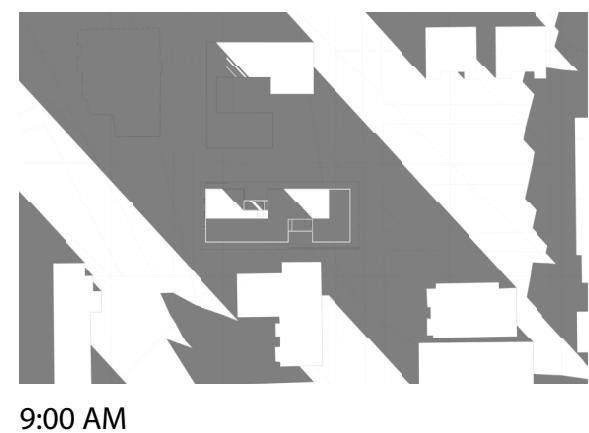
Shadow Analysis



SUMMER SOLSTICE



EQUINOX



WINTER SOLSTICE

Option C | North Node (Preferred Scheme)

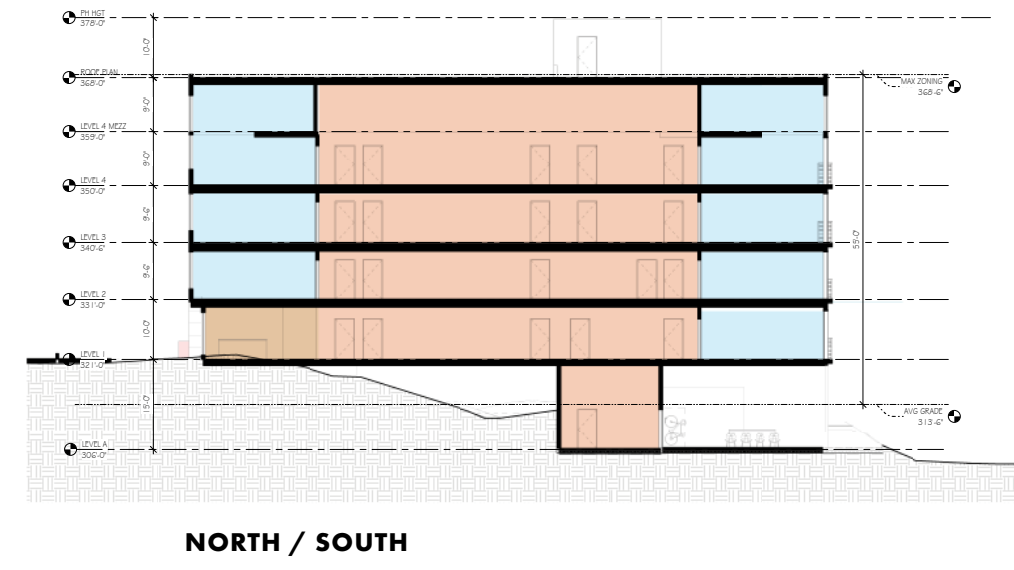
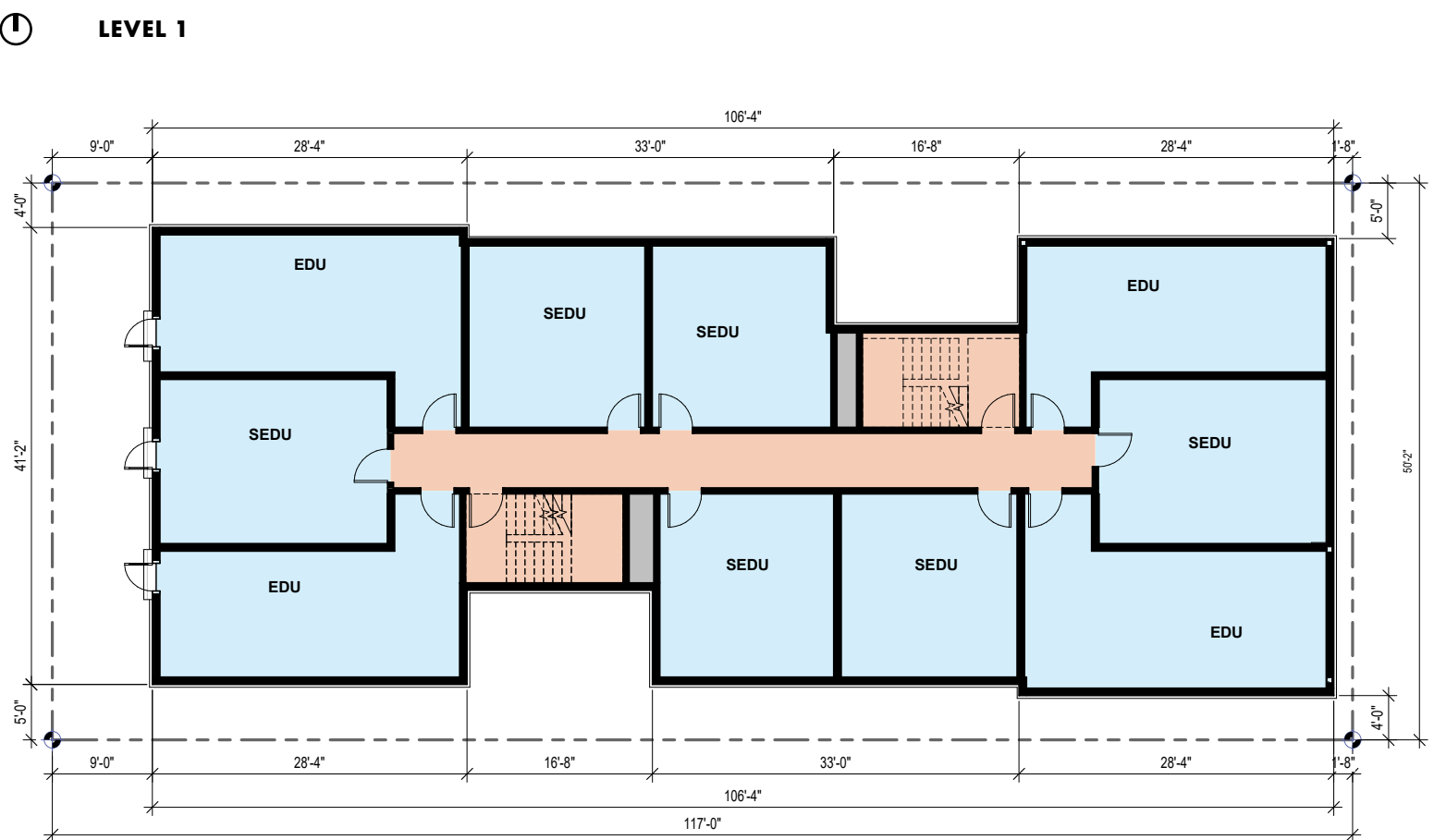
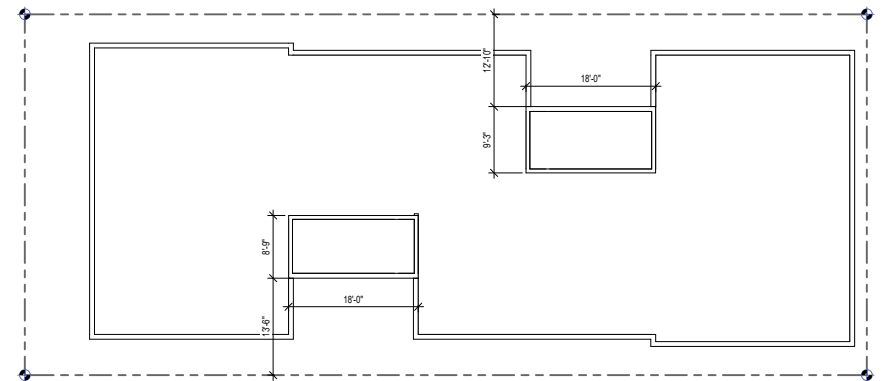
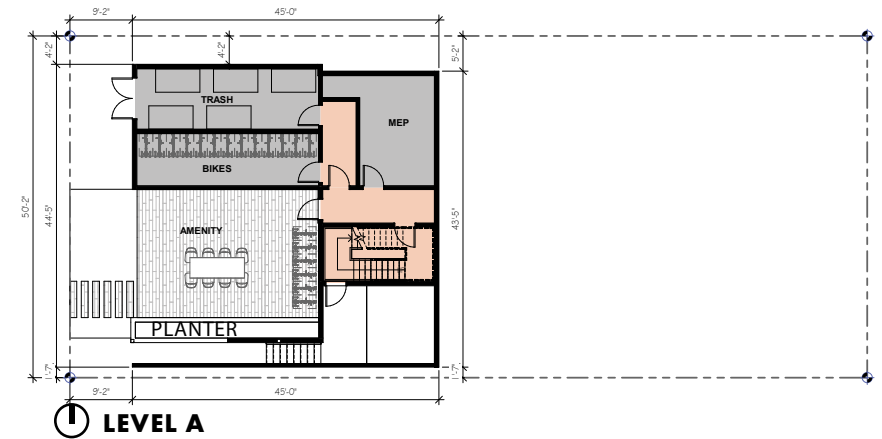
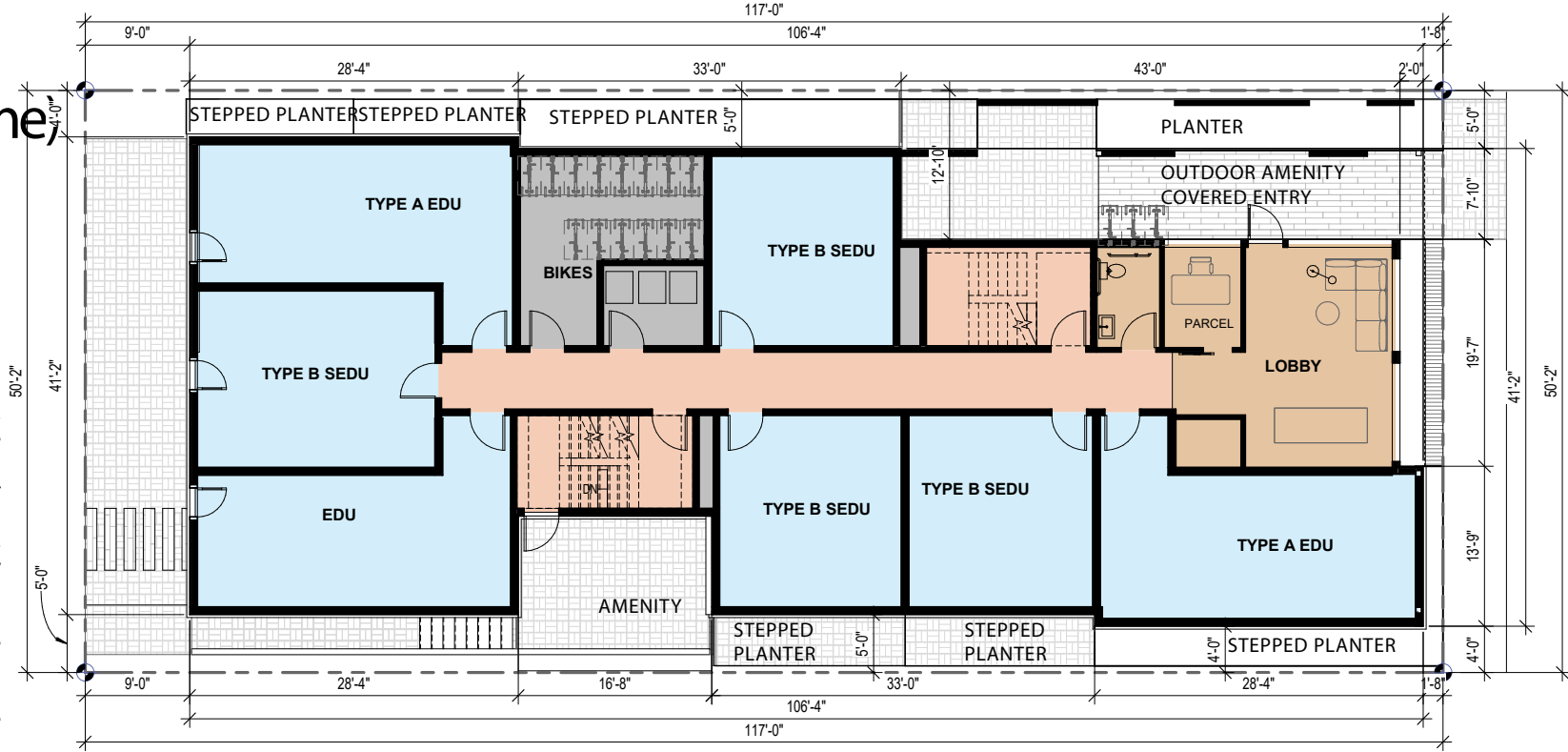
37 Residential Units
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Pros

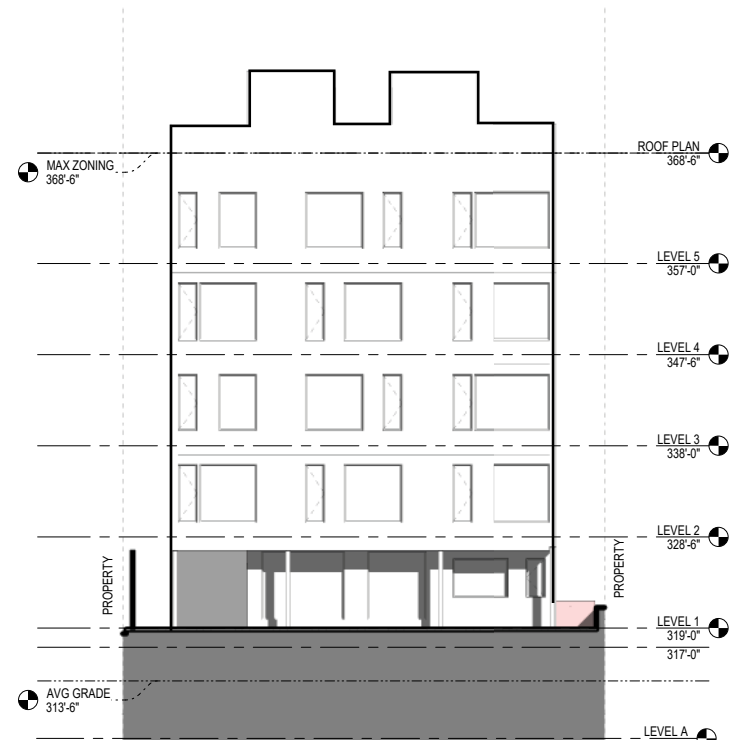
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Cons

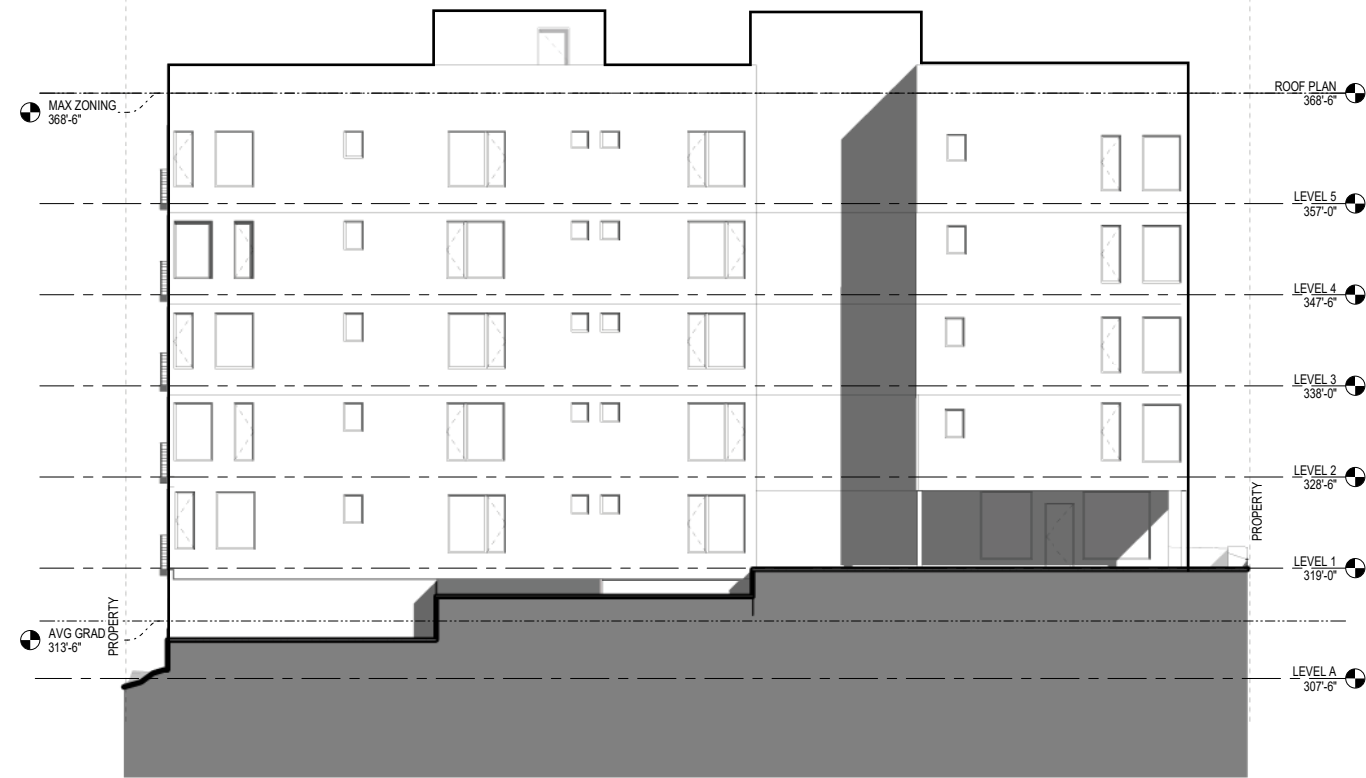
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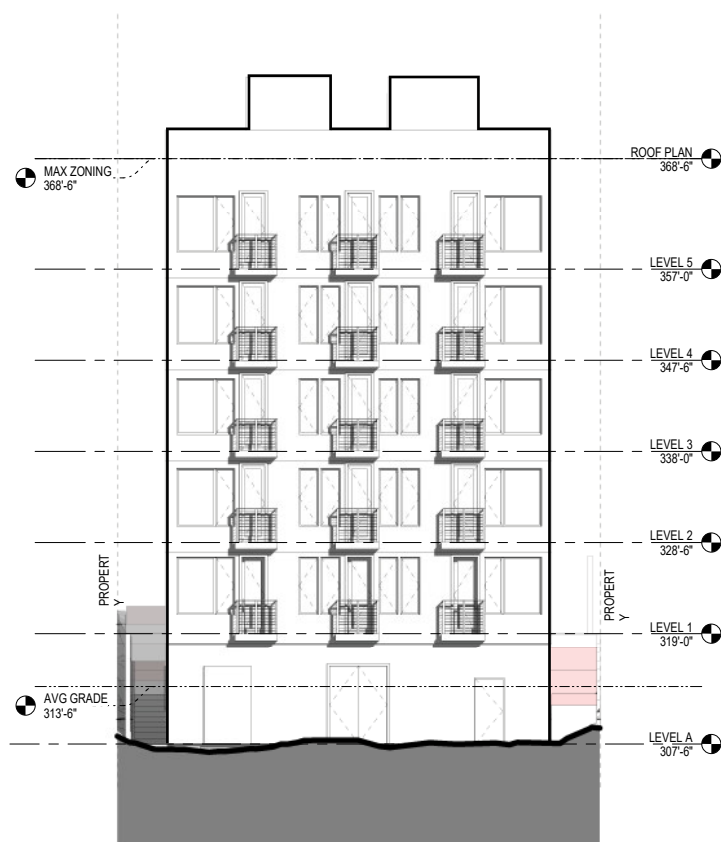
Option C | North Node (Preferred Scheme)



EAST ELEVATION (44TH AVE SW)



SOUTH ELEVATION (MAISON ROYALE APARTMENTS)



WEST ELEVATION (ALLEY)



NORTH ELEVATION (BUSINESSES)

Option C | North Node (Preferred Scheme)



44th Avenue SW - Looking West



Aerial Perspective - Looking Southeast



Alley - Looking Southeast



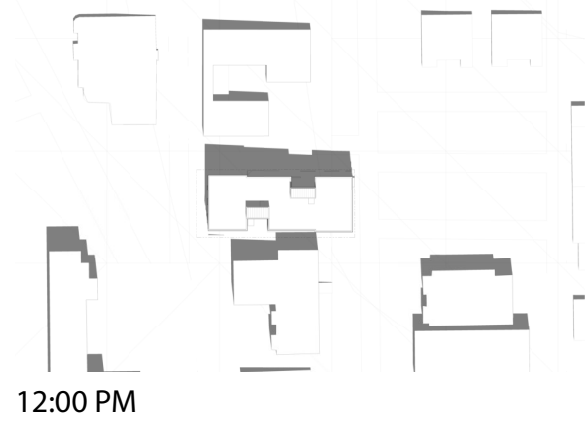
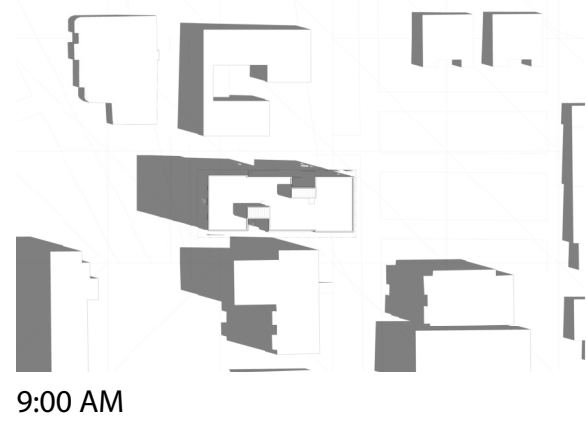
44th Avenue SW - Looking South



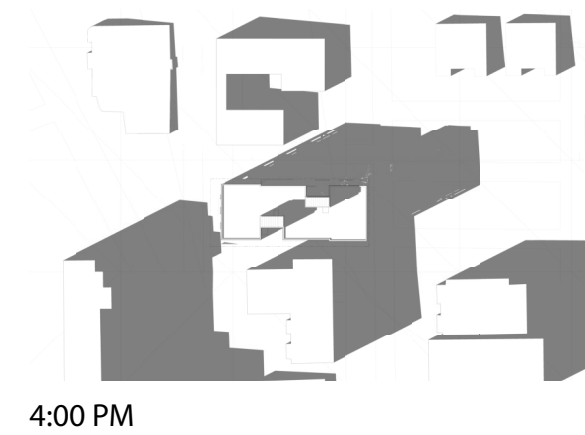
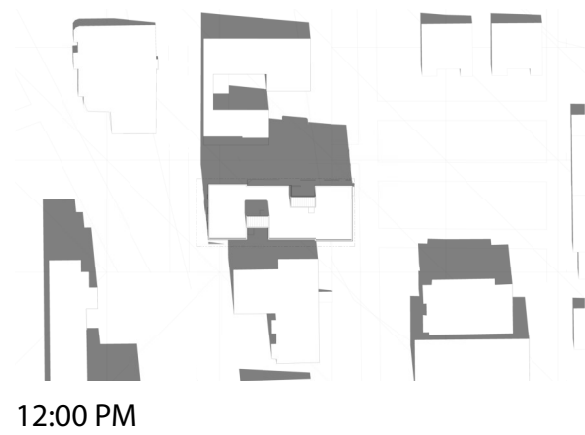
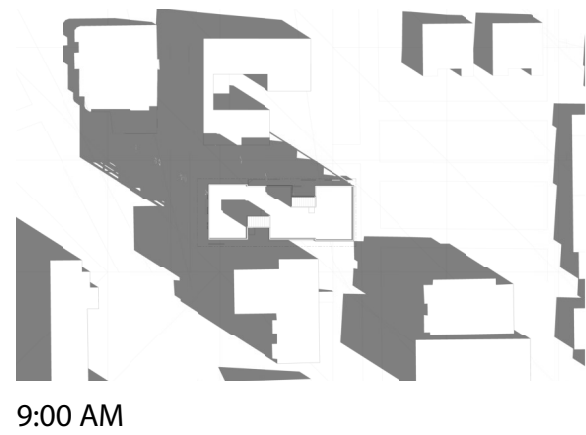
Aerial Perspective - Looking Northeast

Option C | North Node (Preferred Scheme)

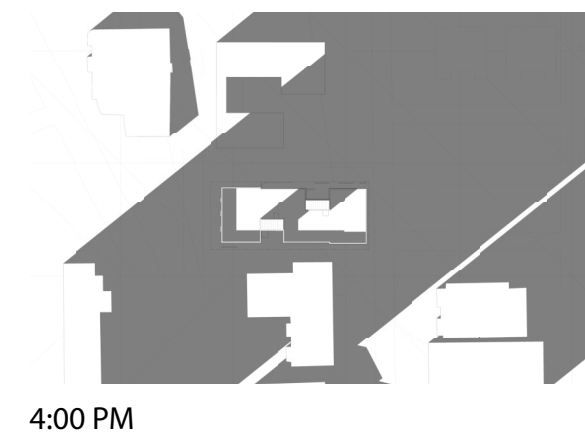
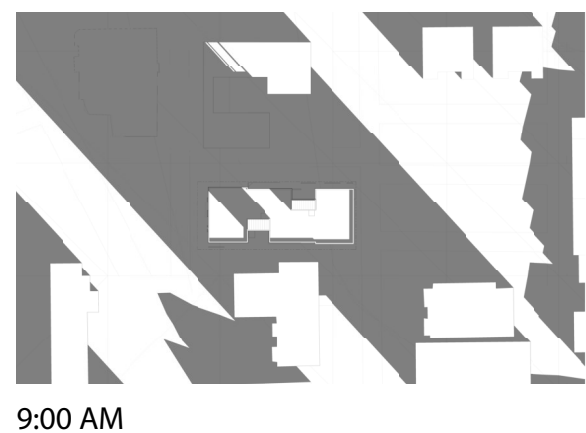
Shadow Analysis



SUMMER SOLSTICE



EQUINOX



WINTER SOLSTICE

Project Goals Refined

Applicable Design Strategies for All Schemes

1)

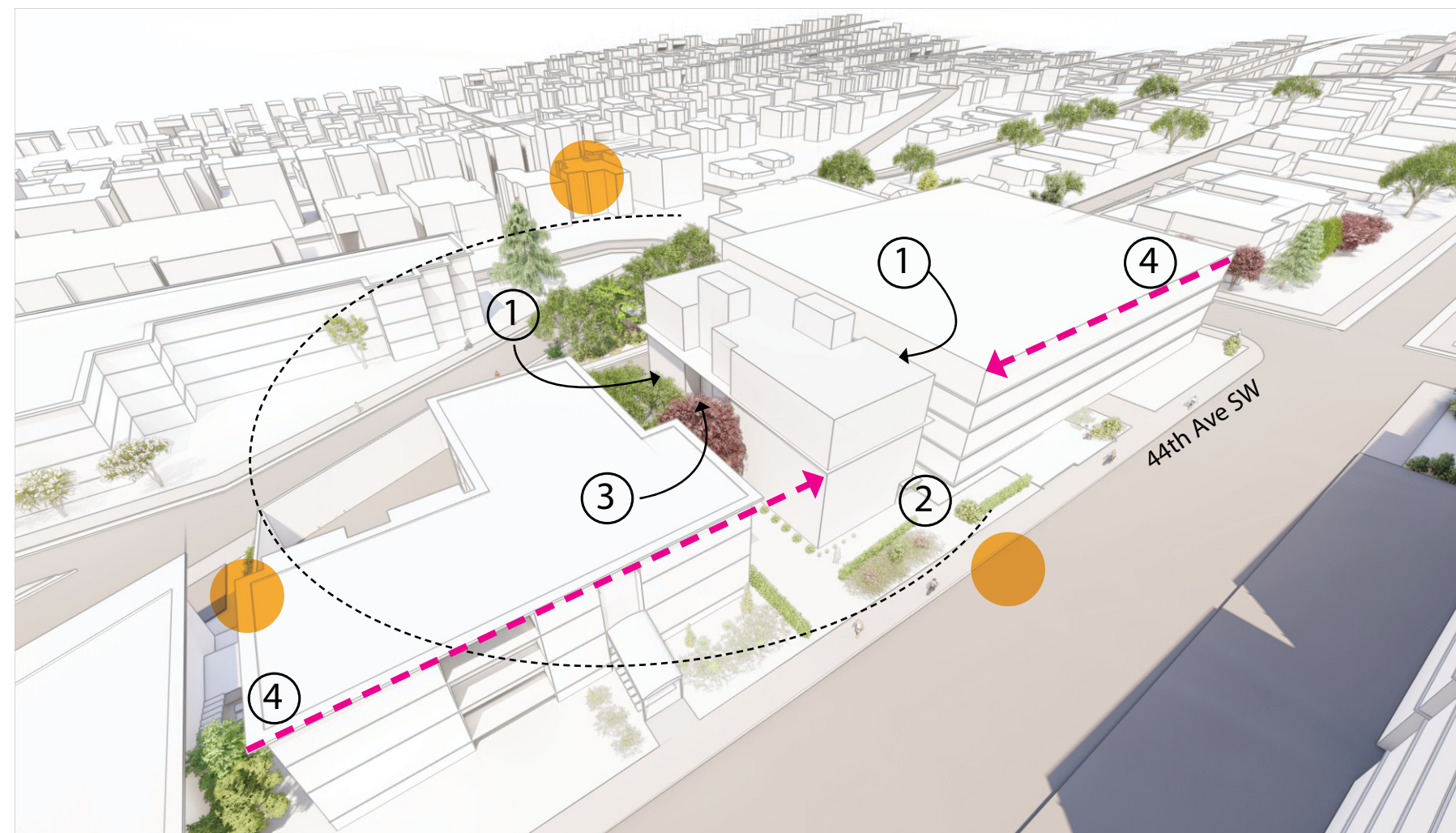
NEIGHBORS

Responding to neighbors are important; they create massing cues from what the project can respond to. Stepping away from the existing residential neighbor to the South will achieve optimal privacy, daylight, and air. The Northern neighbor is currently a parking lot but has a strong potential for development. Responding to and pulling back from that neighbor and its future height at the street is also important for breaking down perceived scale.



(A)

Pushing the mass back to break down perceived scale

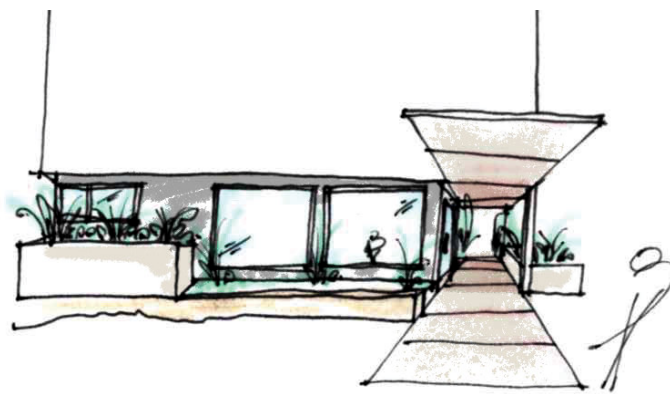


PARTI DIAGRAM PERSPECTIVE LOOKING NORTHWEST

2)

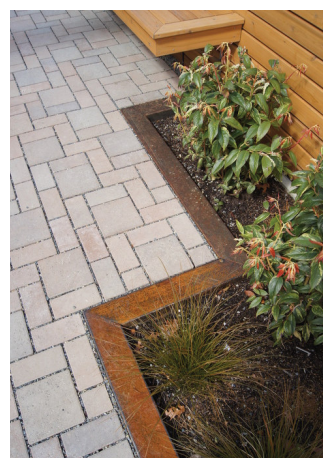
PEDESTRIAN

Given the direct proximity to transit and amenities, it is important that the entry have a strong but residential presence, have access to covered outdoor space and seating, and be connected to nature through landscaping. The front porch plays an important role in residential architecture; it creates a focal point, a sense of arrival, and overhead coverage. By designing a recessed entry sequence with the front porch in mind, the pedestrian realm has a strong sense of arrival, overhead coverage, and landscaped seating areas in pockets of amenity spaces.



(A)

Canopy creating a sense of entry & overhead coverage



(B)

Landscaped details



(C)

Integrated planters, landscape walls, and signage

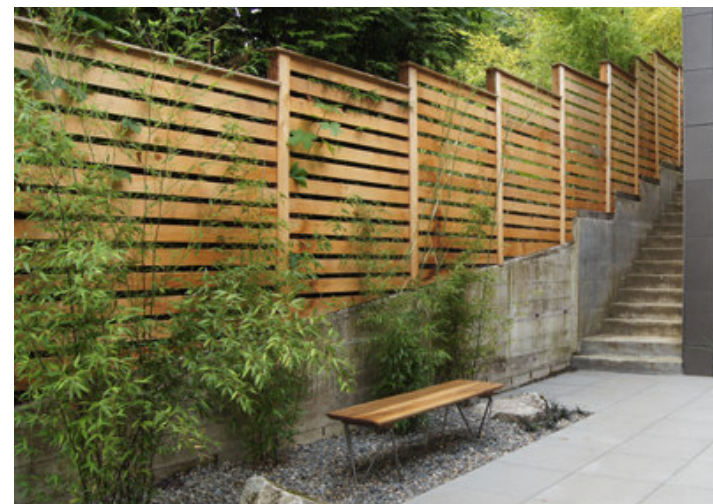


(D)

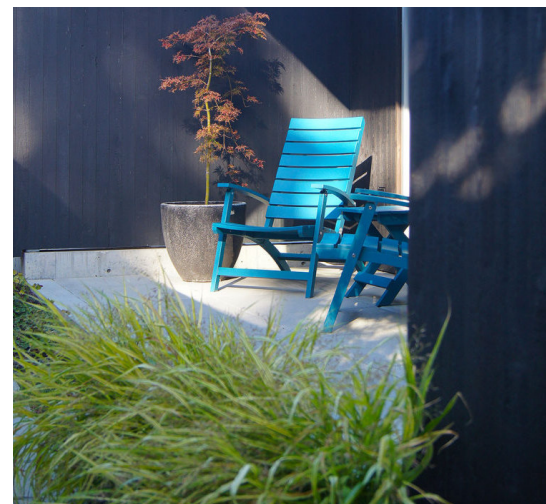
Stepping down the site with planters of mixed materials



(A) Natural light in entry procession and amenity spaces during the day, integrated lighting at night



(B) Landscaped spaces into the alley



(C) Daylit and landscaped seating areas

3) DAYLIGHT & AIR

Entry sequences and ground amenity spaces have been defined and are further enhanced by setting back the building additionally at key locations to create access to daylight and air. Setting the building back not only creates a focal point of pleasant spaces to inhabit at the ground level, but also provides residents and adjacent neighbors more access to daylight and air in the upper levels.

4) HISTORICAL CONTEXT

The Southern neighbor has another cue that adjacent development has responded to, the residential scale and height of the building. Although taller, adjacent development has responded to this datum through material changes. While this may not be the project's strategy of defining datums, it is important to recognize the historical references in the adjacent architecture. Defining the Southern neighbor's datum while also responding to the height of potential future development to the North will be a key transitional point in the project.



- (A) Create a strong horizontal datum that breaks down the perceived scale
- (B) Use asymmetry within the rhythm set by the building's structure to create visual interest in the facade

(C) Create a strong upper datum that references the height of the Southern neighbor with mezzanine floors



(D) Reference the historic storefronts in the neighborhood by using a similar design approach for amenity spaces off the street

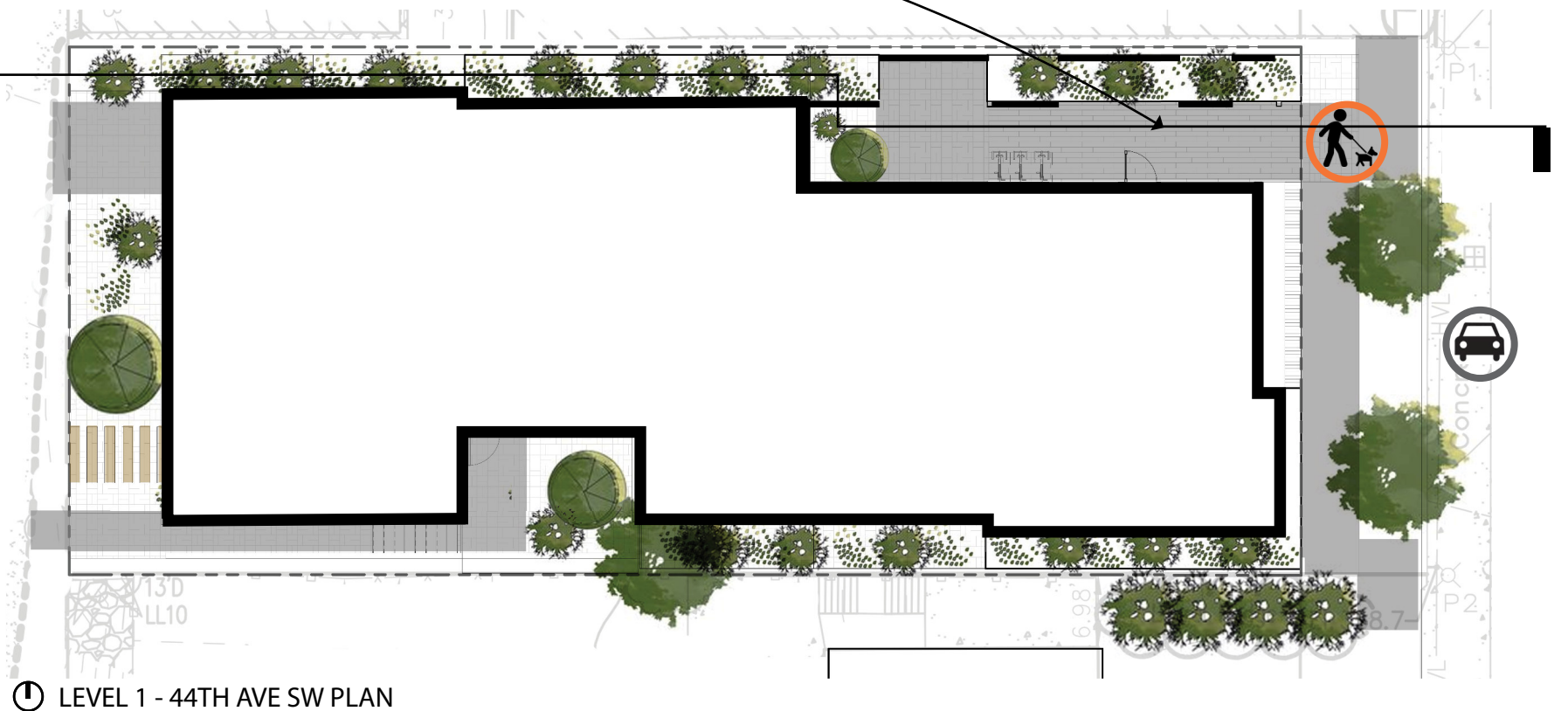
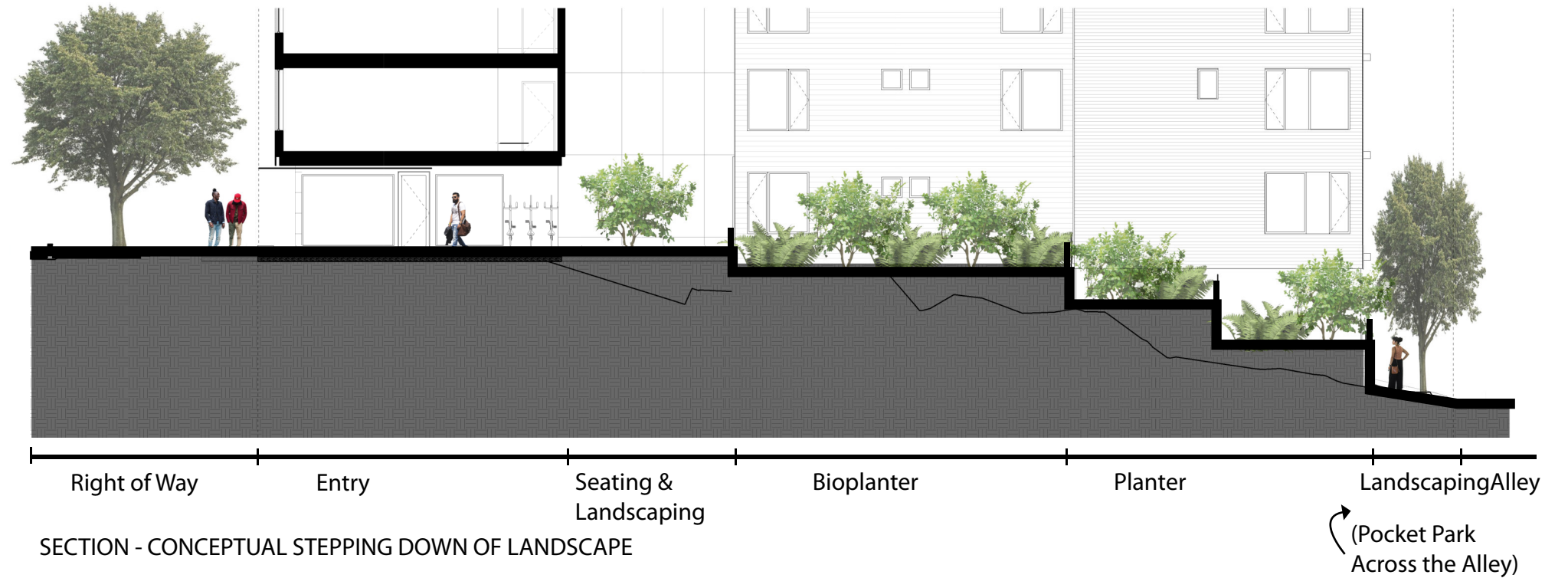


Access & Landscaping

Applicable Design Strategies for All Schemes

Main pedestrian entrance will be off 44th Ave SW where there is high visibility and directly adjacent to all transit modes (walking, biking, busing, and driving). A large-scale canopy will be utilized to create a focal point, provide coverage, and define a sense of entry for the building.

Bicycles will have access from the alley, adjacent to Glenn Way SW street. Amenity outdoor space will be placed adjacent to the bicycle room to activate the space, along with landscaping to provide greenery and privacy. Trash will be taken off the alley. Due to the placement of the trash room no staging will be required.





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