Existing Site Conditions

Proposed Apartment Building - Option A

Proposed Apartment Building - Option B

Proposed Apartment Building - Option C

Kun Lim Studio, LLC **Yellow River Real Estate, Inc.**	**Project Proposal for New Apartment Building** **1790 - 1794 Alki Avenue SW, Seattle WA 98116**	**SDCI Record Number 3040522-EG** **Administrative Design Review - Sep 18, 2023**	0

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3-dimensional aerial view of project site vicinity

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Context Overview:

• The proposed project site, zoned LR2, is located on Alki Avenue SW across from the heavily used Alki Trail that leads to Alki Beach Park towards the southwest direction.

• The site topography is predominantly flat with a slight slope towards southeast for the first 100' of the site starting from the frontage along Alki Avenue SW, then rises steeply to the back of the site where no development is proposed. There is about 50 feet of elevation gain from the front property line of the site going over the wooded steep slope area to the back property line.

• The surrounding zoning includes SF 7200, LR2, and LR3 and contains a mix of small and medium sized residential buildings ranging from single-family dwellings, lowrise townhouses to midrise multi-unit apartment buildings.

• All neighboring structures along Alki Avenue SW are directed toward scenic views of Puget Sound and the Olympic Mountains to the northwest.

Design Objectives:

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

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

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

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

Proposed Development:

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

Early Community Outreach

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

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

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

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

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

A dozen respondents of the online survey, mostly from the neighborhood including the site tour attendees, gave their opinions and answers to the survey questionnaire.

Summary of the survey responses:

- Most respondents want the development to be an environmentally sustainable design and also be a nice looking, family-friendly building with good quality building material.
- Most respondents want sidewalk improvement, increase pedestrian safety features like site lighting, landscaping with plants and seat benches.
- Some neighbors are concerned with the impacts of construction noise during the impending construction phase and increased traffic problem and parking difficulties caused by the proposed development.
- They are eager for the proposed development to tackle safety issues associated with the abandoned buildings and unkept landscaping currently on the project property. They wish the existing site buildings be demolished soon.

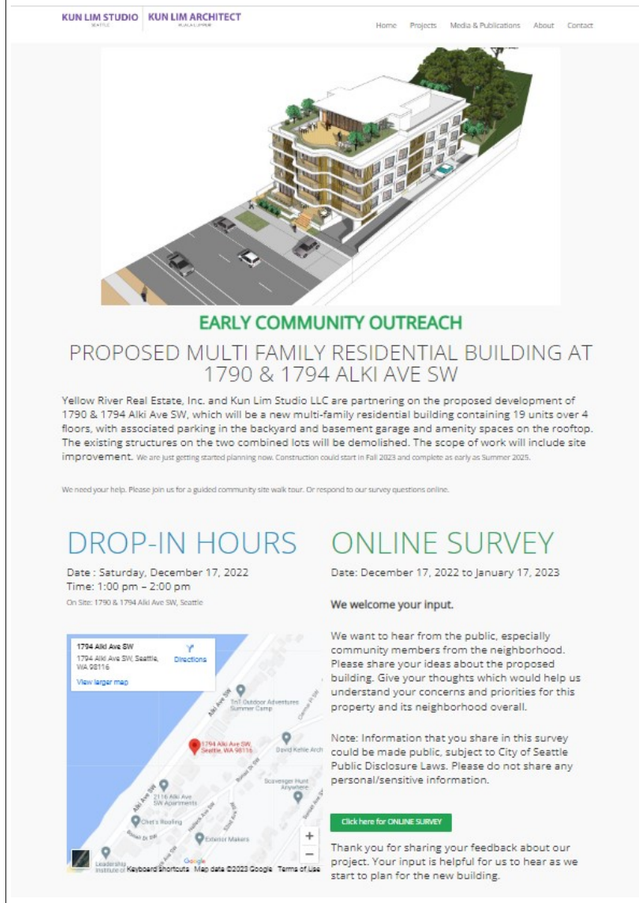










(Community Outreach Webpage)

Survey Questionnaire and Responses

1. What is your connection to this development project? (select all that apply)
o I live very close to the project **(5 responses)**
o I live in the general area **(2 responses)**
o I own a business nearby **(Zero response)**
o I visit the area often for work or leisure **(3 responses)**
o I don't have a direct connection, but I care about growth and development in Seale **(1 response)**
o Other [fill in blank, 100 character maximum] **(1 response - "I live at the condo next door")**

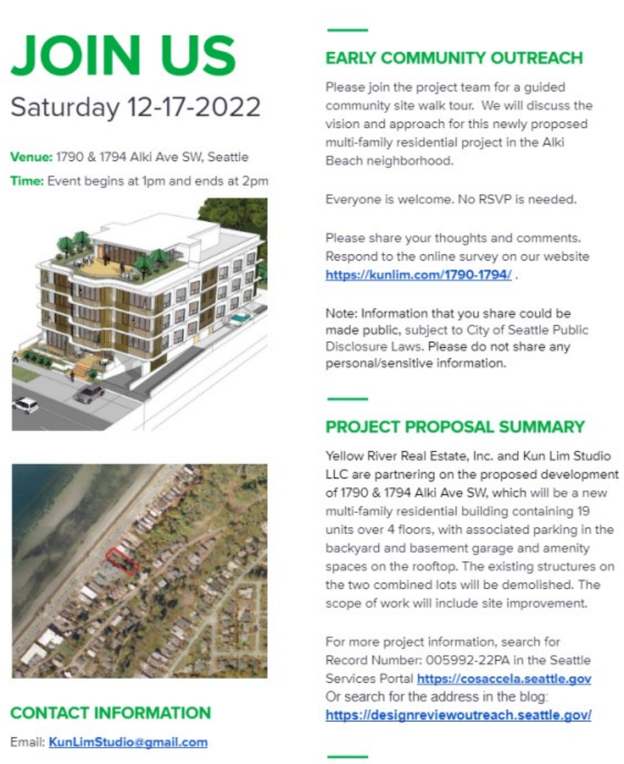
2. What is most important to you about a new building on this property? (select up to two)
o That it is nice looking **(6 responses)**
o That it looks unique and interesting **(2 responses)**
o That it brings new services or amenities to the area (businesses, open space, etc.) **(1 response)**
o That is affordable for residents and/or businesses **(1 response)**
o That it is designed to be family-friendly **(4 responses)**
o That it is designed with environmental sustainability in mind **(8 responses)**
o Other [fill in blank, 100 character maximum] **(Zero response)**

3. We will be improving the sidewalks and landscaping at the street-level.
Which are the most important for designing the public areas? (select up to two)
o Good for pedestrians (enough space to walk, etc.) **(8 responses)**
o Lots of plants/greenery **(3 responses)**
o Lighting, "eyes on the street", and other designs for safety **(5 responses)**
o Attractive building materials at street-level (siding, windows, doors, signs, etc.) **(2 responses)**
o Seating/places to congregate (sidewalk cafes, benches, etc) **(3 responses)**
o Other [fill in blank, 100 character maximum] **(Zero response)**

4. What concerns do you have about the project? (select any/all that apply)
o Construction noise/impacts **(3 responses)**
o The current business/use/building is going away **(Zero response)**
o That I will not like the way it looks **(Zero response)**
o That it will not be affordable **(Zero response)**
o That it may feel out of scale with other buildings nearby **(Zero response)**
o That it will make driving and parking in the neighborhood more difficult **(3 responses)**
o I don't really have any specific concerns **(6 responses)**
o Other [fill in blank, 100 character maximum] **(Zero response)**

5. Is there anything specific about this property or neighborhood that would be important for us to know? **(7 quoted responses below)**
- "We are very concerned about the abandoned houses and overgrown vegetation at the site."
- "Hope the abandoned houses on site currently can be demolished and the new apartment can be built as soon as possible."
- "There is a bus stop in front of the property. Hope the terrace shown in the rendering is accessible for the neighbors waiting for the bus during the cold and wet winter months."
- "The two existing houses at the site have been vacant for more than 10 years, and they are unsightly. I hope this apartment complex can be built as soon as possible."
- "Many of us living in the neighborhood are very concerned about the dilapidated houses at the site, and hope that they will be demolished soon, and a new apartment building will be built."
- "My wife and I have been living in this neighborhood for more than 20 years. The two houses at the development site have been abandoned for about 20 years. We do not have a good feeling when walking past the site. When the apartment building is built as soon as possible."
- "I come to Alki Beach for running frequently, and enjoy the scenery along Alki Ave SW very much, except the two abandoned and dilapidated houses at the site and the overgrown vegetation in the compound. Hope they will be demolished soon."

6. What else would help make the new building successful for decades to come? **(5 quoted responses below)**
- "A cheerful building with lights to brighten up the street at night."
- "Recommend to use high quality sustainable materials that are easy to maintain."
- "I noticed that there is a terrace at the main entrance. It will be nice if neighbors are allowed to be there while waiting for the buses when it is cold and wet. There is a bus stop in front of the site."
- "The new apartment building should be built with good quality materials that are both attractive and environmentally sustainable."
- "Environmentally friendly design with good quality materials."



(Community Outreach Poster)

LOCATION MAP

VICINITY MAP

VICINITY AERIAL VIEW

N.

Kun Lim Studio, LLC **Yellow River Real Estate, Inc.**	**Project Proposal for New Apartment Building** **1790 - 1794 Alki Avenue SW, Seattle WA 98116**	**SDCI Record Number 3040522-EG** **Administrative Design Review - Sep 18, 2023**

EXISTING SITE PROPERTY MAP

1790 ALKI AVE SW, SEATTLE 98116

ASSESSOR PARCEL # 013900-0225

LEGAL DESCRIPTION:
ALKI BEACH UNREC TR 44 ALSO
TR 45 LESS SWLY 44.62 FT

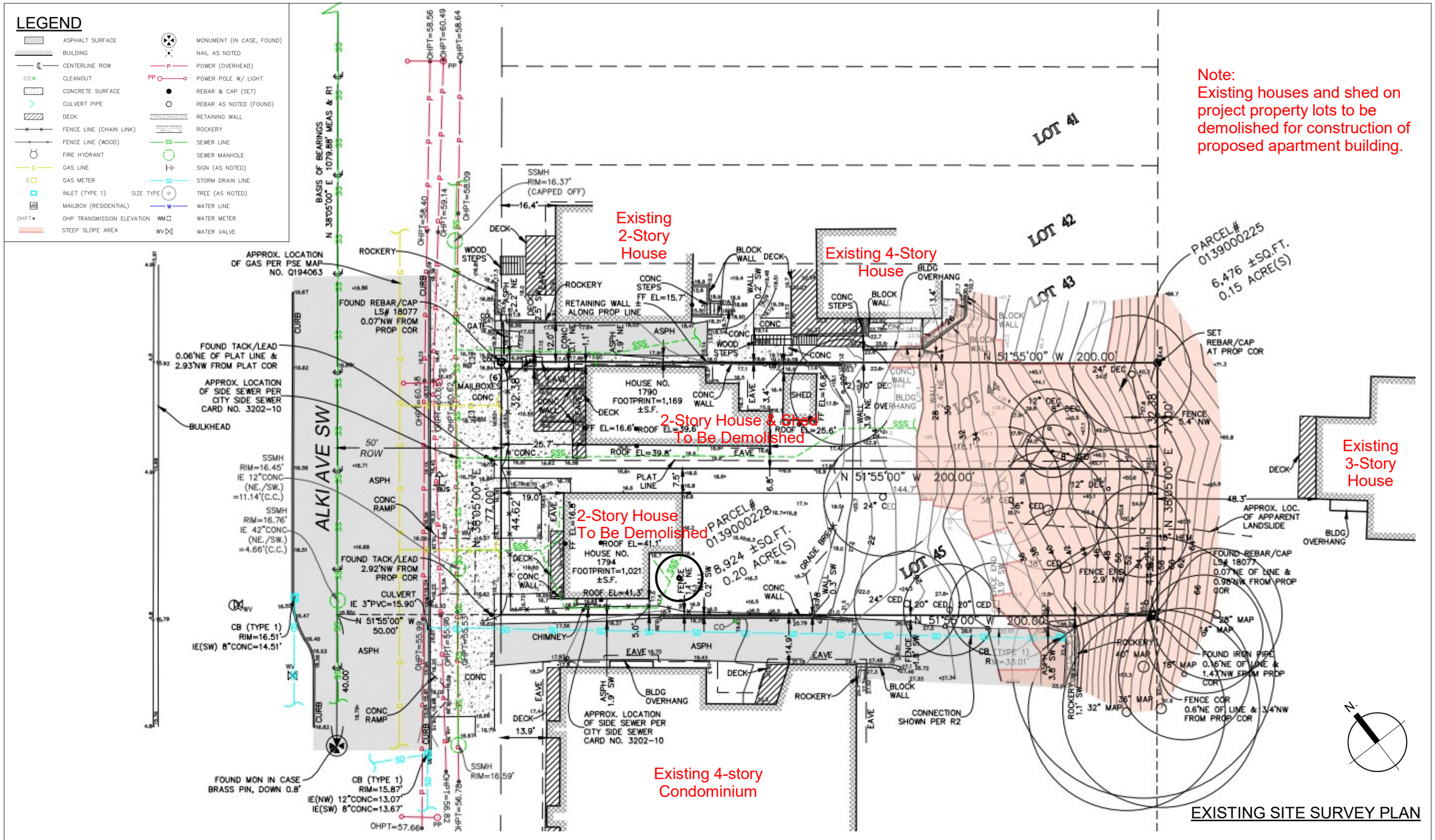
LAND AREA: (32.28' x 200') = 6476 SF

1794 ALKI AVE SW, SEATTLE 98116

ASSESSOR PARCEL # 013900-0228

LEGAL DESCRIPTION:
ALKI BEACH UNREC SWLY 44.62 FT

LAND AREA: (44.62' x 200') = 8924 SF



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Observations (PARTIAL ARBORIST REPORT)

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

On-site

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

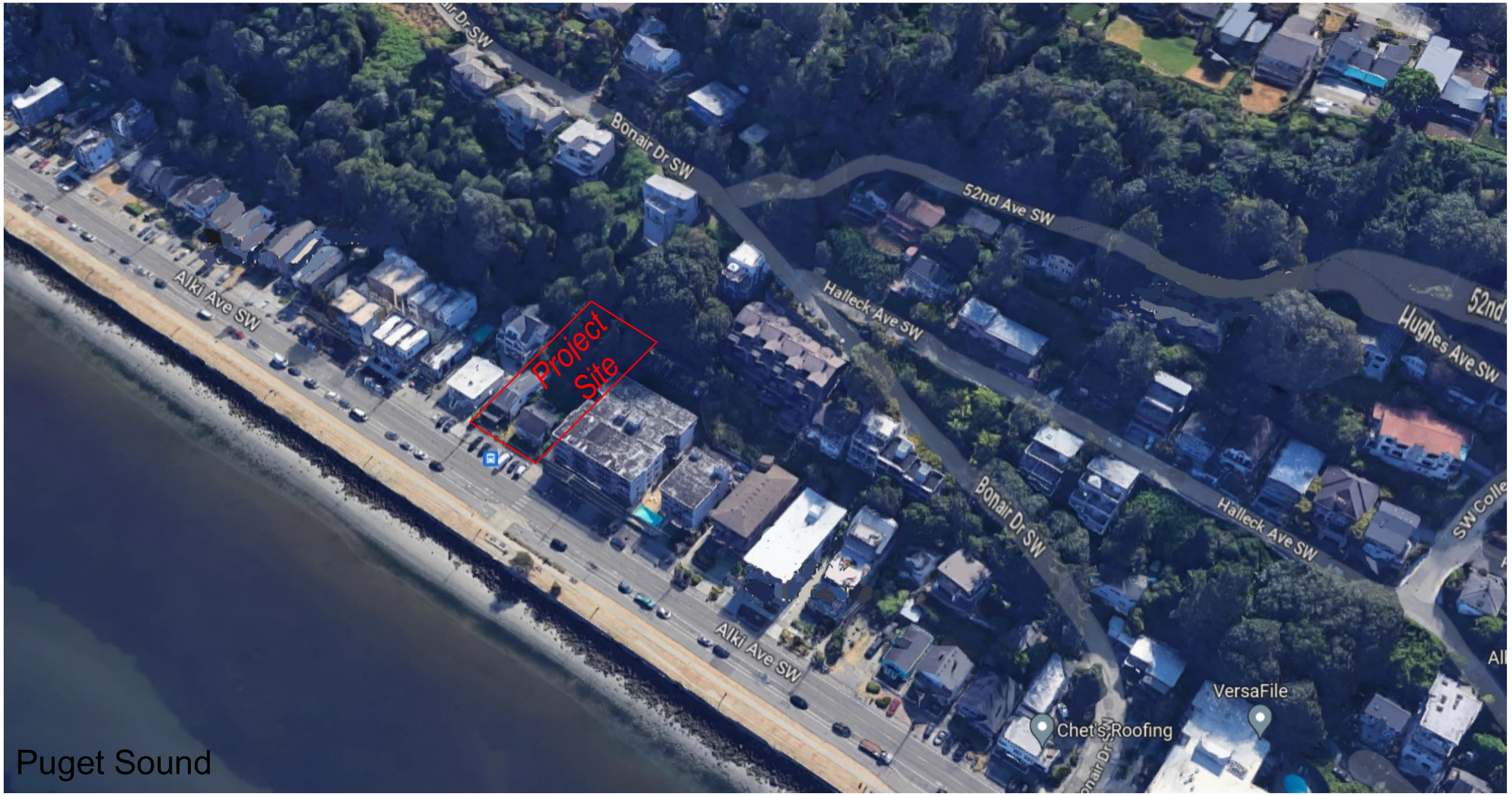
Table 1: Summary of Inventoried Trees

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

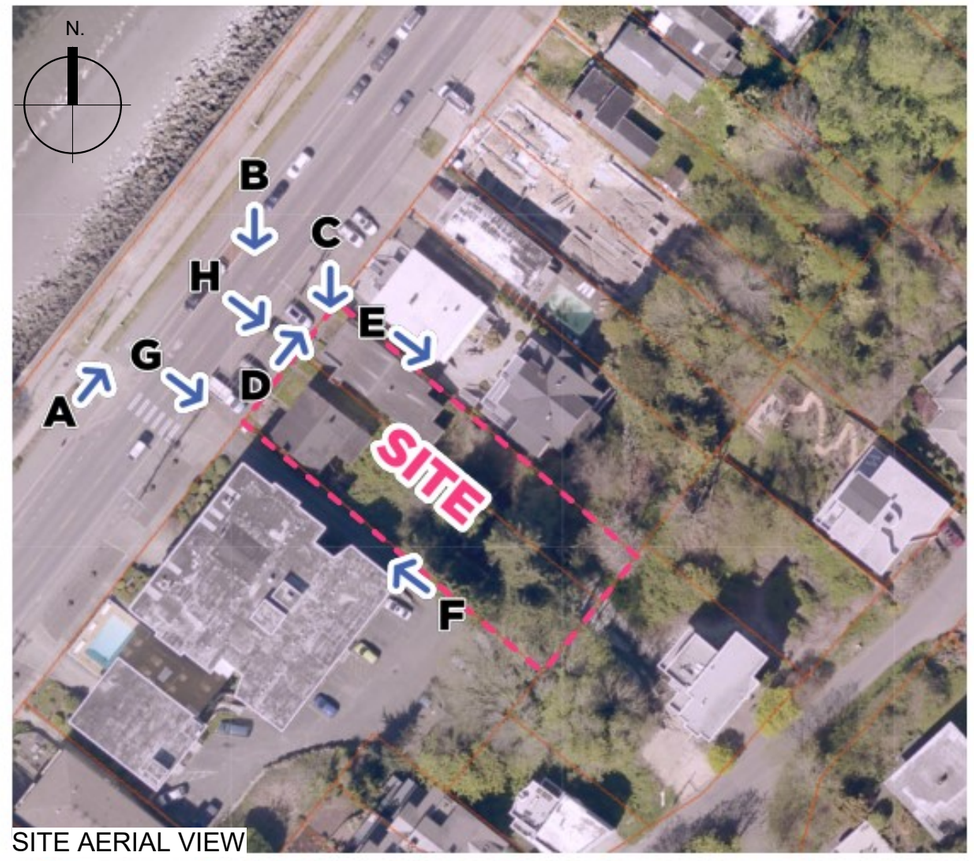
Appendix A: Inventory Site Maps

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

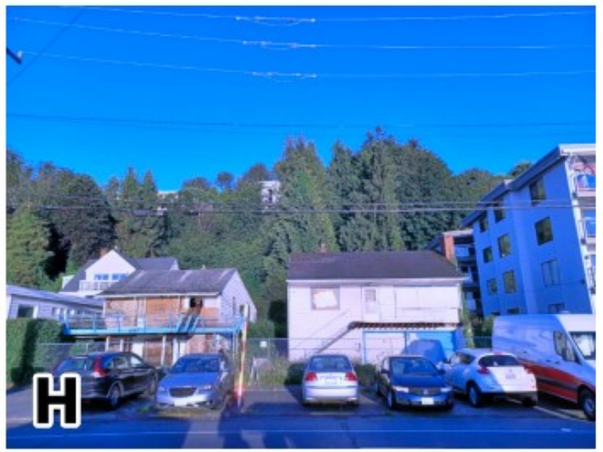
3-Dimensional Aerial View of Project Site Vicinity

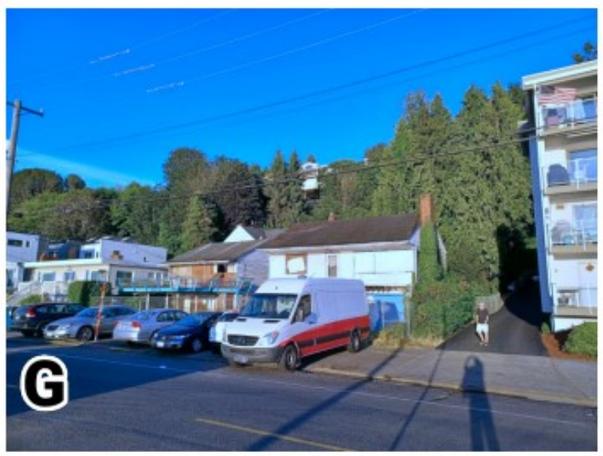


3-Dimensional Aerial View of Project Site Vicinity

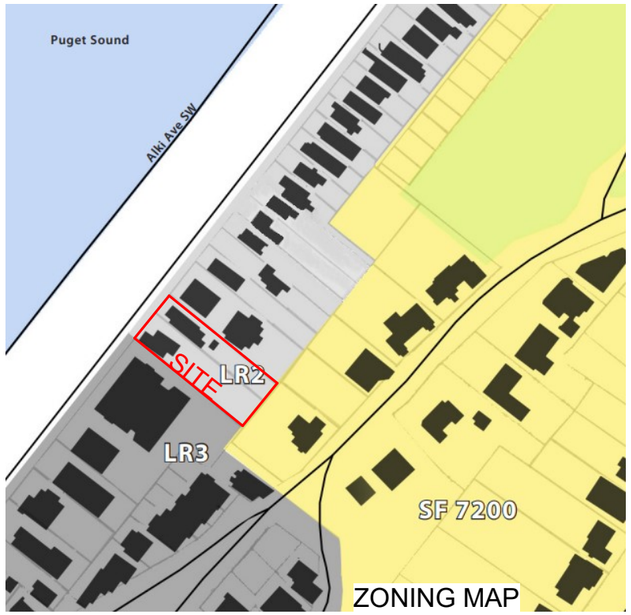


SITE AERIAL VIEW





SITE CONTEXT ANALYSIS



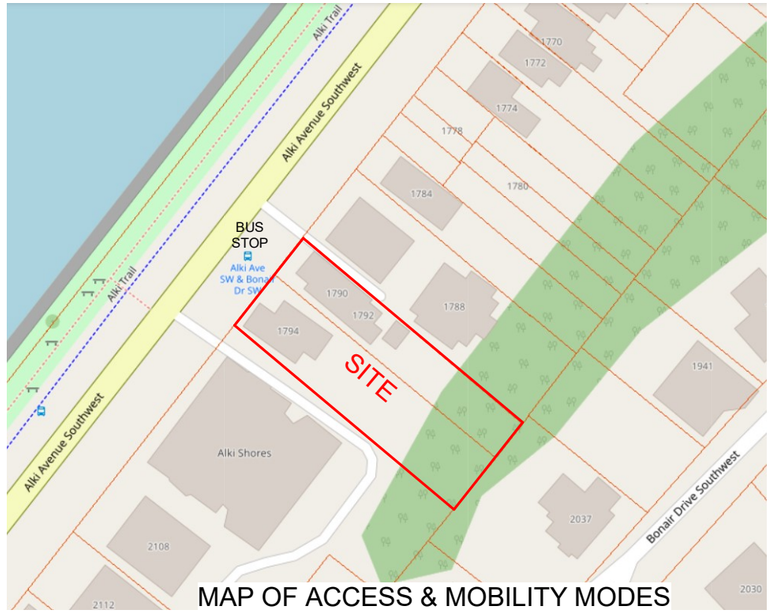
ZONING MAP

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

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

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

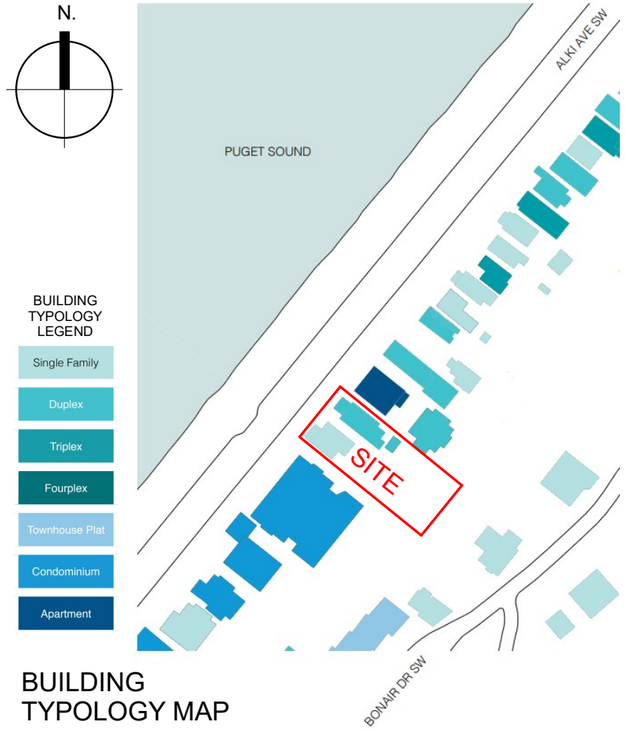
The site is served by the #775 Metro bus line directly in front of the site with connection to the Water Taxi, Admiral District, and Alki Commercial Area. The Alki Pedestrian Trail, along side Alki Ave SW, provides pedestrian and bicycle access to Alki Beach and the neighborhood commercial area too.



MAP OF ACCESS & MOBILITY MODES

The site is in the Urban Residential Shoreline Zone. Properties in the neighborhood are a mix of wood framed single family houses, multiplex dwellings and townhouses, in addition to lowrise and midrise multi-family apartment buildings.

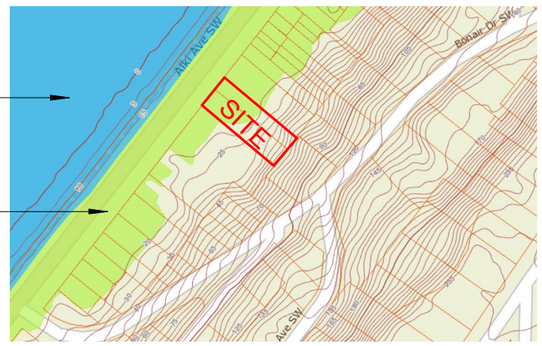
The site is assessed as a Steep Slope, Potential Slide, Liquefaction and Known Slide Area.The preferred option of the project proposes to construct within the limits of the steep slope buffer given the limited development area, but avoid building into the 40% average steep slope area. For offsetting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



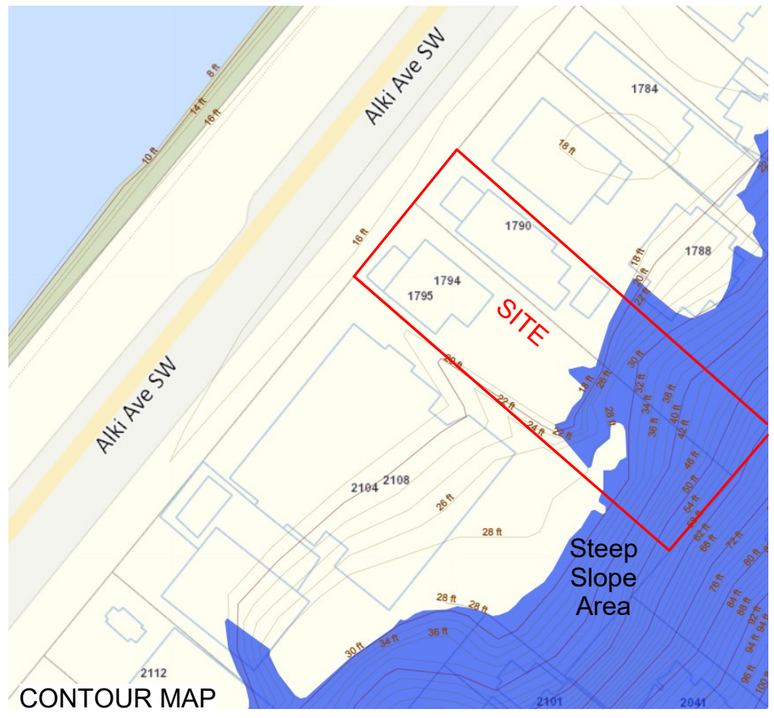
BUILDING TYPOLOGY MAP

FEMA 100 year floorplain

FEMA 500 year floorplain



Federal Emergency Management Agency FEMA Floorplain Map



CONTOUR MAP

STREET VIEWS ALONG ALKI AVENUE SW

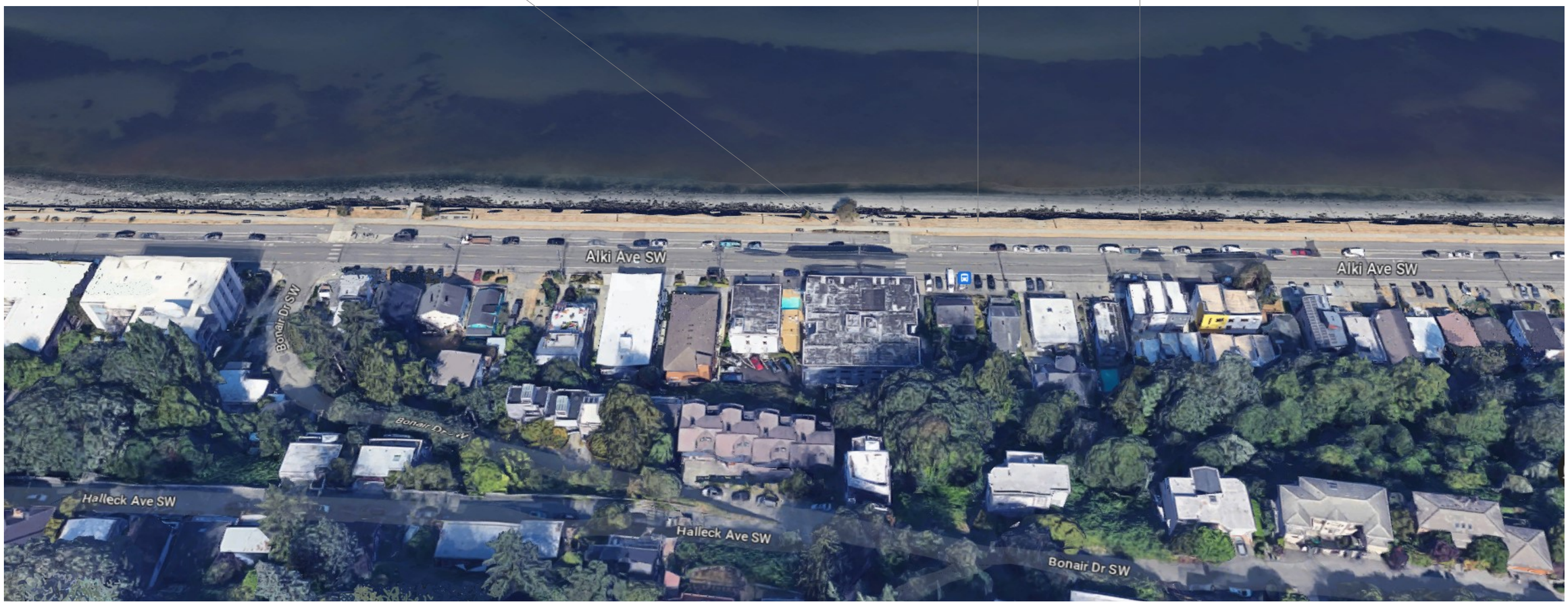
The existing buildings on the project site, i.e. 1790-1794 Alki Avenue NW, will be demolished and replaced by a multi-family apartment building as tall as the multi-family apartment buildings located southwest of the project site enfronting Alki Avenue SW (like 2104, 2108 & 2112). Northeast of the project site enfronting Alki Avenue SW are existing single-family homes (like 1788, 1784 & 1770) and townhomes (like 1778, 1772-1774, 1766, 1764 & 1760). Most of the townhouses have flat roofs with amenity areas. The fronts of the buildings here facing Alki Avenue SW have fenestrations, balconies and porches to take advantage of the overlooking waterfront views.

Along Alki Avenue SW are waterfront views overlooking the Alki Trail and Puget Sound

Across from 2104 Alki Avenue SW

Across from 1790-1794 Alki Avenue SW

Across from 1778-1780 Alki Avenue SW



Aerial view overlooking buildings in the project vicinity, Alki Avenue SW, Alki Trail and Puget Sound

LAND USE CODE SUMMARY (fully complied unless noted otherwise)

23.45.504 - Pemitted and Prohibited Uses
Table A 23.45.504 Residential uses permitted.
Proposed multi-family residential use complies.

23.45.510 - Floor Area
Table A for 23.45.510 Proposed options with FAR less than 1.4
Total FAR permitted for LR2 = 1.4
Except that the FAR is 1.6 for apartments that provide one or more outdoor amenity areas meeting the requirements of Section 23.45.522 and the following provisions are met:
1. The total amount of, outdoor amenity area is equal to at least 35 percent of the lot area;
2. No part of such amenity area has a width or depth of less than 20 feet; and
3. The outdoor amenity area is located at ground level or within 4 feet of finished grade.

23.45.522 - Amenity area Amenity area proposed is at least 25% of lot area = (77' x 200') / 4 = 3,850 SF
A.1.The required amount of amenity area for apartments in LR zones is equal to 25 percent of the lot area.(*See requirement for FAR = 1.6)
A.2.A minimum of 50 percent of the required amenity area shall be provided at ground level, except that amenity area provided on the roof of a structure that meets the provisions of subsection 23.45.510.D.5 may be counted as amenity area provided at ground level.
A.4.For apartments, amenity area required at ground level shall be provided as common space.
D.General requirements. Required amenity areas shall meet the following conditions:
1.All units shall have access to a common or private amenity area.
2.Enclosed amenity areas - a.In LR zones, an amenity area shall not be enclosed within a structure. Comply: See sheets for L1 Floor Plan and L5 Roof Plan for (3) options.

23.45.518 - Setbacks and separations
Per Table A for 23.45.518, for apartments in zone LR2:
front setback required is 5' minimum
rear setback required if no alley is 15 feet minimum
side setbacks required for facades greater than 40 feet in length is 5 feet minimum, 7 feet average Proposed setbacks comply.

23.45.527 - Structure width and façade length limits in LR zones
A. The Structure width in a LR2 zone may not exceed 90 feet for apartment developments. Structure width proposed within 67 feet
B. The maximum combined length of all portions of façades within 15 feet of a lot line that is neither a rear lot line nor a street or alley lot line shall not exceed 65 percent of the length of that lot line.
Maximum building length proposed about 50% of lot line length.

23.45.514 - Structure Height Complied per building sections: Sheets A11, B12, C12
Per Table A, For apartments, structure height Limit is 40 feet.
F.For apartments in LR2 zones, the applicable height limit is increased 4 feet above the height shown on Table A for 23.45.514 for a structure that includes a story that is partially below-grade, provided that:
1.This height exception does not apply to portions of lots that are within 50 feet of a neighborhood residential zone boundary line, unless the lot in the LR zone is separated from a neighborhood residential zoned lot by a street;
2.The number of stories above the partially below-grade story is limited to four stories for residential uses with a 40-foot height limit and to five stories for residential uses with a 50-foot height limit;
3.On the street-facing facade(s) of the structure, the story above the partially below-grade story is at least 18 inches above the elevation of the street, except that this requirement may be waived to accommodate units accessible to the disabled or elderly, consistent with the Seattle Residential Code, Chapter 3, or the Seattle Building Code, Chapter 11; and
4.The average height of the exterior walls of the portion of the story that is partially below-grade does not exceed 4 feet, measured from existing or finished grade, whichever is less.
I.Rooftop features Complied per L5 Roof Plans
4.In LR zones, the following rooftop features may extend up to 10 feet above the height limit set in subsections 23.45.514.A and 23.45.514.F, if the combined total coverage of all features listed in this subsection 23.45.514.I.4 does not exceed 25 percent of the roof area (or 30 percent of the roof area if the total includes screened or enclosed mechanical equipment):
a.Stair penthouses, except as provided in subsection 23.45.514.I.6;
b.Mechanical equipment;
c.Play equipment and open-mesh fencing that encloses it, if the fencing is at least 5 feet from the roof edge;
d.Chimneys;
e.Wind-driven power generators;
f.Sun and wind screens, and similar weather protection features such as eaves or canopies extending from rooftop features;
g.Greenhouses and solariums;
h.Covered or enclosed common recreation areas; and
i.Minor communication utilities and accessory communication devices, except that height is regulated according to the provisions of Section 23.57.011.
H. Green roofs. For any structure with a green roof that meets standards promulgated by the Director and that covers at least 50 percent of the surface of the roof, up to 2 feet of additional height above the maximum height otherwise allowed for the roof is allowed to accommodate structural requirements, roofing membranes, and soil.

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

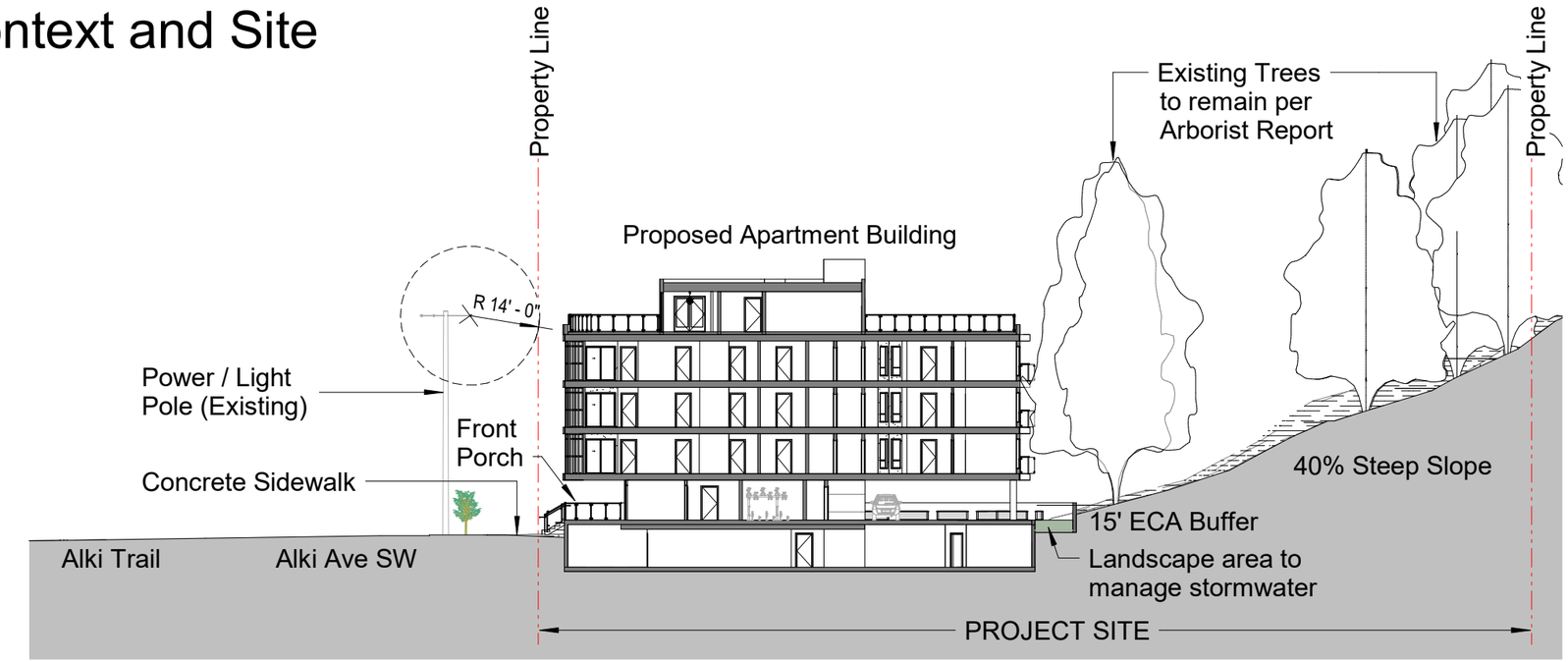
23.45.536 - Parking location, access, and screening
B. If parking is required, it shall be located on the same lot as the use requiring the parking. Complied
3.Parking in a structure. Parking may be located in a structure or under a structure, provided that no portion of a garage that is higher than 4 feet above existing or finished grade, whichever is lower, shall be closer to a street lot line than any part of the street-level, street-facing facade of the structure in which it is located. See basement garage plans: sheets A5, B5, C5
C. Street access required. Access to parking shall be from the street if: a. The lot does not abut an alley. See site plans: sheets A4, B4, C4
D. Screening of parking
1.Parking shall be screened from direct street view by:
a. The street-facing facade of a structure;
b. Garage doors;
c. A fence or wall; or
d. Landscaped areas, including bioretention facilities or landscaped berms
2.Screening provided by a fence, wall, or vegetation in a landscaped area shall not be located within any required sight triangle and shall meet the following conditions:a.The fence, wall, or vegetation in the landscaped area shall be at least 3 feet tall measured from the elevation of the curb, or from the elevation of the street if no curb is present. If the elevation of the ground at the base of the fence, wall, or landscaped area is higher than the finished elevation of the parking surface, the difference in elevation may be measured as a portion of the required height of the screen, so long as the fence, wall, or vegetation in the landscaped area is at least 3 feet in height. If located in a setback, the fence or wall shall meet the requirements of subsection 23.45.518.I.7.b.The fence, wall, or vegetation in the landscaped area shall be set back at least 3 feet from the lot line.
3.Screening by garage doors in LR zones. If parking is provided in a garage in or attached to a principal structure and garage door(s) face a street, the garage door(s) may be no more than 75 square feet in area.

23.54.015 - Required parking and maximum parking limits
Table B for 23.54.015 requires (1.5) parking spaces per dwelling unit within the Alki Area Parking Overlay.
For 12 units - provide 18 parking stalls
For 14 units - provide 21 parking stalls

Seattle Design Guidelines - Context and Site

CS1 Natural Systems and Site Features
C. Topography
1. Landform: Use the natural topography and/or other desirable land forms or features to inform the project design.
D. Plants and Habitat
1. On-site Features: Incorporate on-site natural habitats and landscape elements such as: existing trees, native plant species or other vegetation into project design and connect those features to existing networks of open spaces and natural habitats wherever possible.

Design Responses:
The building will placed on the front half of the site where the topography is predominantly flat with a slight slope towards southeast for the first 110' of the site starting from the frontage along Alki Avenue SW. Development will be limited to clear the 15' steep slope buffer and the 40% steep slope area at the back half of the property where the existing plant habitat will be preserved.
Existing trees are preserved per arborist report and maintained as a significant feature of the backyard open space, a densely landscaped area of native plants that helps to manage on-site stormwater.

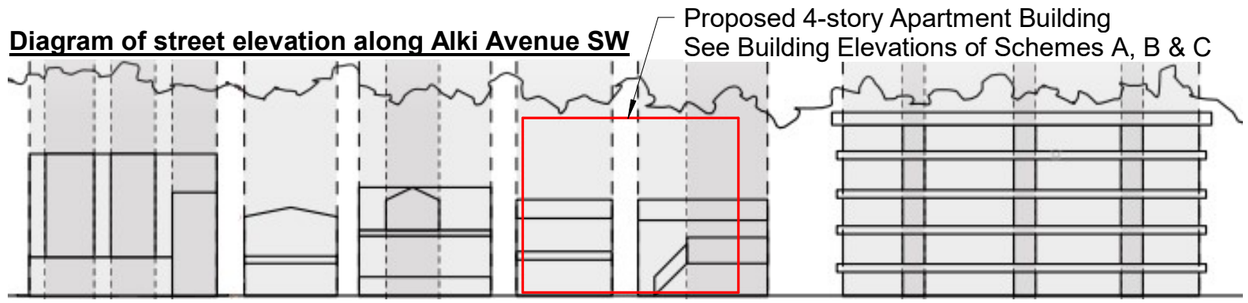


Site Section - Option C (similar Options A & B)

CS2 Urban Pattern and Form
D. Height, Bulk, and Scale
1. Existing Development and Zoning: 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.

Design Response:
The proposed 4-story apartment building, replacing the two 2-story houses on its site, will be similar in height and bulk as its southwestern neighboring buildings. The two 2-story duplexes on the northeast side will likely be replaced by 3-story townhouses like the new townhomes next to them. Recent developments in the area like the townhomes have replaced 2-story houses, increasing the density of the neighborhood allowed in the zoning.

Diagram of street elevation along Alki Avenue SW



CS3 Architectural Context and Character
A. Emphasizing positive neighborhood attributes
4. Evolving neighborhoods: In neighborhoods where architectural character is evolving or otherwise in transition, explore ways for new development to establish a positive and desirable context for others to build upon in the near future.

Design Response:
The proposed development builds upon evolving patterns of apartment buildings and townhouses along Alki Ave SW, incorporating a contemporary aesthetic with similar massing, articulation, fenestration patterns, exterior balconies and outdoor spaces together with quality building materials to ensure a unified design solution that enhances the beachfront neighborhood. Recent development of townhomes and apartment buildings replacing old 2-story houses along Alki Avenue SW is a continuing trend in the current zoning.

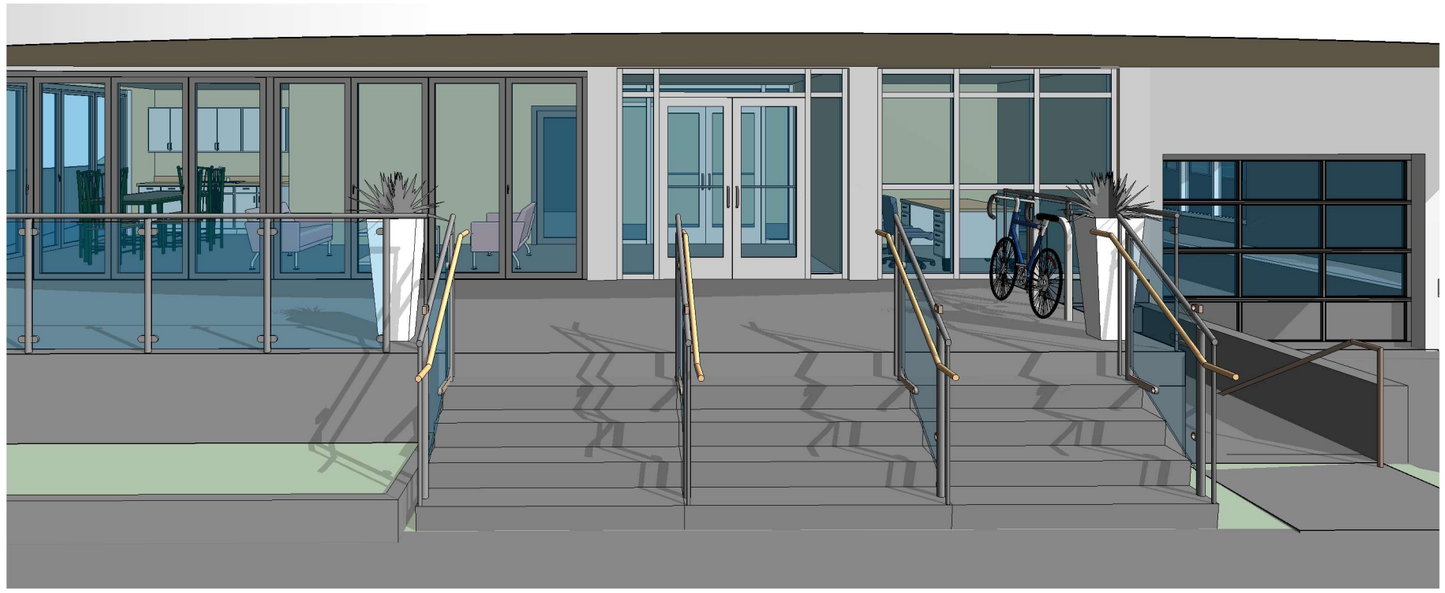

Streetview of neighboring apartment buildings

Seattle Design Guidelines - Public Life

PL1 Connectivity
B. Walkways and Connections
1. Pedestrian Infrastructure: Connect on-site pedestrian walkways with existing public and private pedestrian infrastructure, thereby supporting pedestrian connections within and outside the project.
Design Response: Pedestrian sidewalk onsite is improved and maintained to provide a continuous safe path for pedestrians in the neighborhood.

PL3 Street-Level Interaction
B. Residential Edges
1. Security and Privacy: Provide security and privacy for residential buildings through the use of a buffer or semi-private space between the development and the street or neighboring buildings. Consider design approaches such as elevating the main floor, providing a setback from the sidewalk, and/or landscaping to indicate the transition from one type of space to another.
Design Response: Elevated front porch and front entrance setback provide a semi-private transition buffer area between the public road and private front lobby.

PL4 Active Transportation
B. Planning ahead for Bicyclists
2. Bike Facilities: Facilities such as bike racks and storage etc. for bicyclists should be located to maximize convenience, security and safety.
C. Planning ahead for Transit
2. On-site transit stops: If a transit stop is located onsite, design project related pedestrian improvements and amenities so that they complement any amenities provided for transit riders.
Design Responses:
Access and connections for bicycling is intergrated into the project planning. Bicycle racks will be provided on the front porch and in an indoor bicycle storage room on the first floor for easy access.
The residential lobby and front porch will provide waiting area for residents taking the bus at the existing bus stop located right in front of the site.



Streetview of proposed apartment building with elevated front porch and main entrance below private residential floor.

Streetview of project site and its existing neighborhood, showing different modes of access for pedestrians, bicyclists, motorists and public transportation users.

Seattle Design Guidelines - Design Concept

DC1 Project Uses and Activities

A.Arrangement of Interior Uses
4. Views and Connections: Locate interior uses and activities to take advantage of views and physical connections to exterior spaces and uses, particularly activities along sidewalks, parks or other public spaces.
Design response: Front lobby and residential living rooms are situated to take advantage of views of Alki Trail, Puget Sound and the Olympic Mountains. Extensive fenestrations provide connection to the views and create a level of interest and connectivity via transparency, to the sidewalk and public right-of-way
C.Parking and Service Uses
1. Below-grade Parking: Locate parking whenever possible. Where a surface parking lot is the only alternative, locate the parking in rear or side yards, or on lower or less visible portions on the site.
Design Response: Vehicular parking is located within the enclosed basement garage, accessed from a ramp through the front garage door. The surface parking area is a covered carport located in the backyard, screened from neighbors via side fences and retaining walls. The carport is accessed via a 10' driveway at the side of the site.

DC2 Architectural Concept

A. Massing
2. Reducing Perceived Mass: 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.
Design Response: Front facade heavily fenestrated, balconies and bay windows are used to reduce perceived massing.
C. Secondary Architectural Features
1. Visual Depth and Interest: Add depth to facades where appropriate by incorporating balconies, awning, decks or other secondary elements into the facade design.
Design Response: Balconies and bay windows are used at the building envelope together with the front porch deck to create visual depth and interest.

DC3 Open Space Concept

B.Open Space Uses and Activities
4. Multifamily Open Space: Design common and private open spaces in multifamily projects for use by all residents to encourage physical activity and social interaction.
Design Response: Most of the common open spaces are dedicated to the front porch and rooftop deck to take advantage of views overlooking Alki Beach, Puget Sound and the Olympic mountains. Private open spaces for individual residential units are fostered via the private balconies with extensive fenestrations.

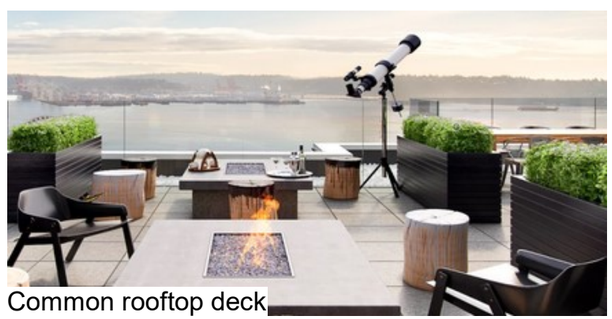

Streetview of Alki Trail and Puget Sound overlooking from the proposed project site

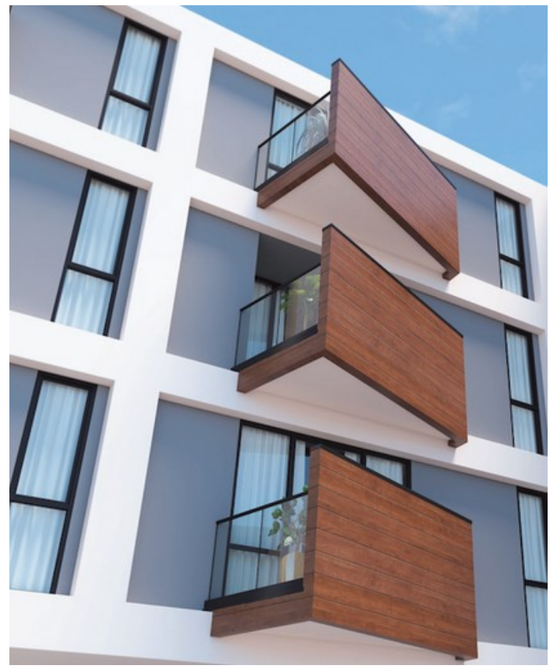

View of Alki Trail and Puget Sound from the balcony of a typical front residential unit


Underground parking garage


Covered carport


Private balcony with extensive fenestrations


Common rooftop deck


Private balconies

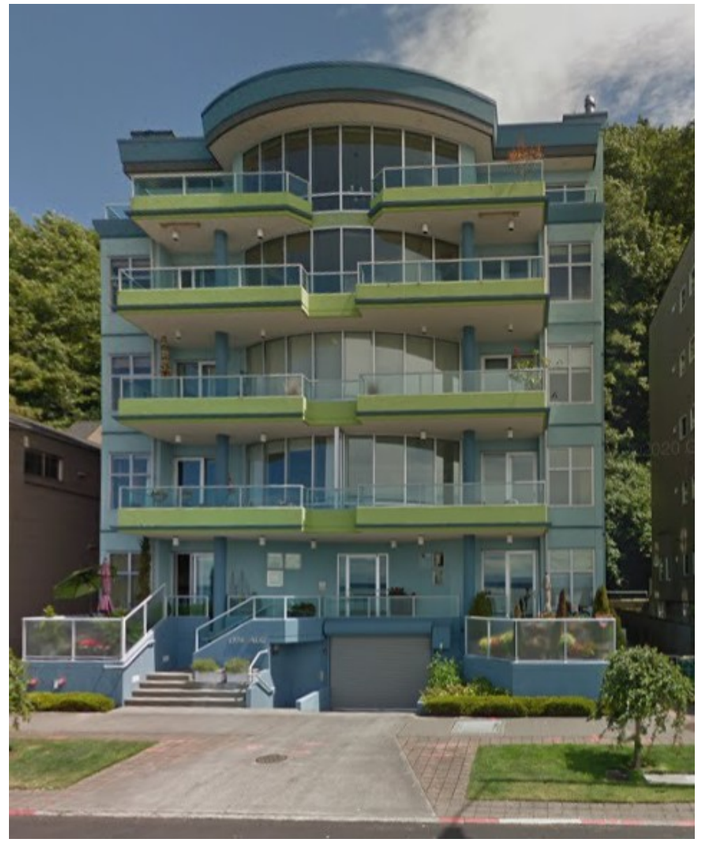
Precedents of waterfront apartment buildings in the neighborhood along Alki Avenue SW

1402 Alki Ave SW

- Private balconies at the building corners, like in Option A
- Symmetrical front facade with extensive fenestrations
- Off-center garage door leading to underground parking
- Bay windows on the sides for oblique views of waterfront

1226 Alki Ave SW

- Private balconies in the middle of front facade, like in Option B
- Symmetrical front facade with extensive fenestrations
- Off-center garage door leading to underground parking
- Rooftop deck and amenity area



1374 Alki Ave SW

- Curved facade with private balconies, like in Option C
- Symmetrical front facade with extensive fenestrations
- Off-center garage door leading to underground parking
- Rooftop deck and amenity area

Overview of 3 similar schemes

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

These design factors resulted in (3) options that are similar to each other except for their variations of front facades, ground floor parking layouts and the extent of back patio gardens.

Option A

Total Gross Floor Area = 20,678 SF
Floor Area Ratio (FAR) = 1.34
Total number of units = 12
Total number of parking stalls = 18
Total outdoor amenity area = 3,850 SF
PROS:
All dwelling units have waterfront views.
No departure required.
CONS:
Unit count and parking count less than those of Options B & C.

Option B (Preferred)

Total Gross Floor Area = 20,849 SF
Floor Area Ratio (FAR) = 1.35
Total number of units = 14
Total number of parking stalls = 21
Total outdoor amenity area = 3,892 SF
PROS:
Unit count and parking count more than those of Option A.
CONS:
Distace from solid waste storage room access to staging area exceeds 50 feet.
Back patio garden extends into 15' ECA buffer area.
May require departure.

Option C

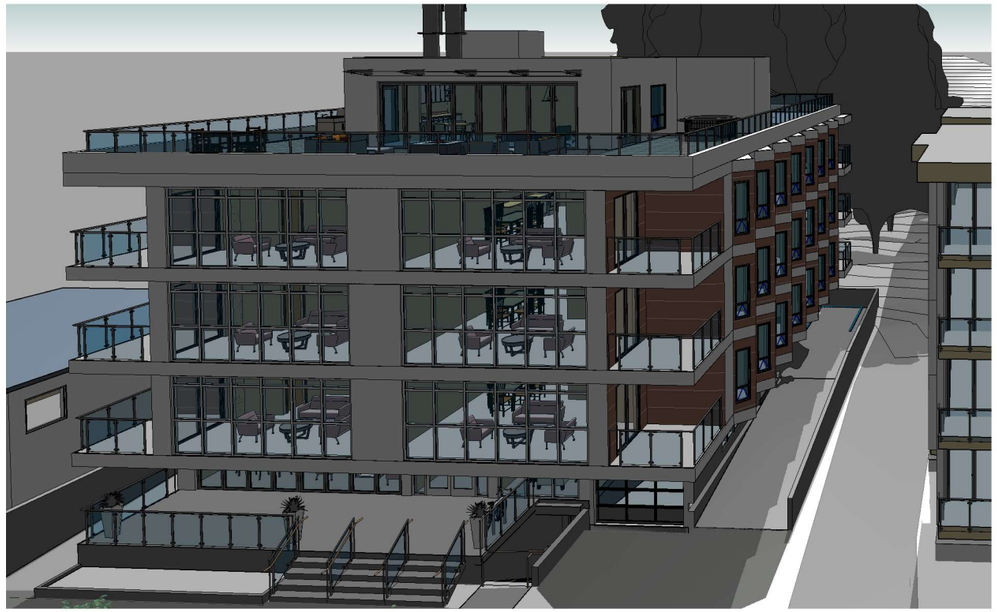
Total Gross Floor Area = 20,421 SF
Floor Area Ratio (FAR) = 1.33
Total number of units = 14
Total number of parking stalls = 21
Total outdoor amenity area = 3,973 SF
PROS:
Unit count and parking count more than those of Option A.
All units have waterfront view potential.
CONS:
Back patio garden extends into 15' ECA buffer area.
May require departure.

Design Option A

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

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

Kun Lim Studio, LLC **Yellow River Real Estate, Inc.**	**Project Proposal for New Apartment Building** **1790 - 1794 Alki Avenue SW, Seattle WA 98116**	**SDCI Record Number 3040522-EG** **Administrative Design Review - Sep 18, 2023**	A1



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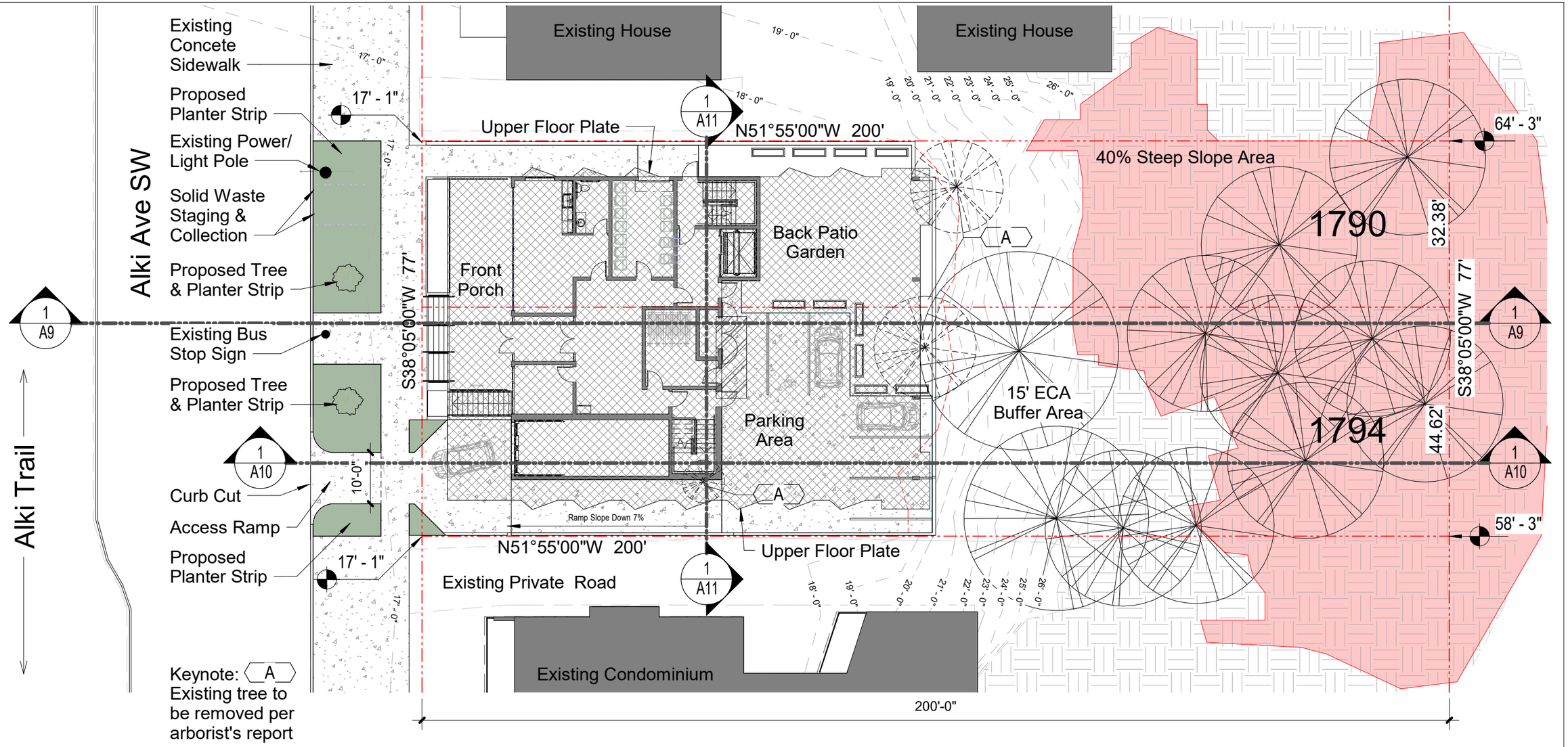
3D View - Rooftop Lounge Indoor Amenity

3D View - Rooftop Deck Outdoor Amenity

3D View - Back Patio Garden Outdoor Amenity

3D View - Front Porch Outdoor Amenity

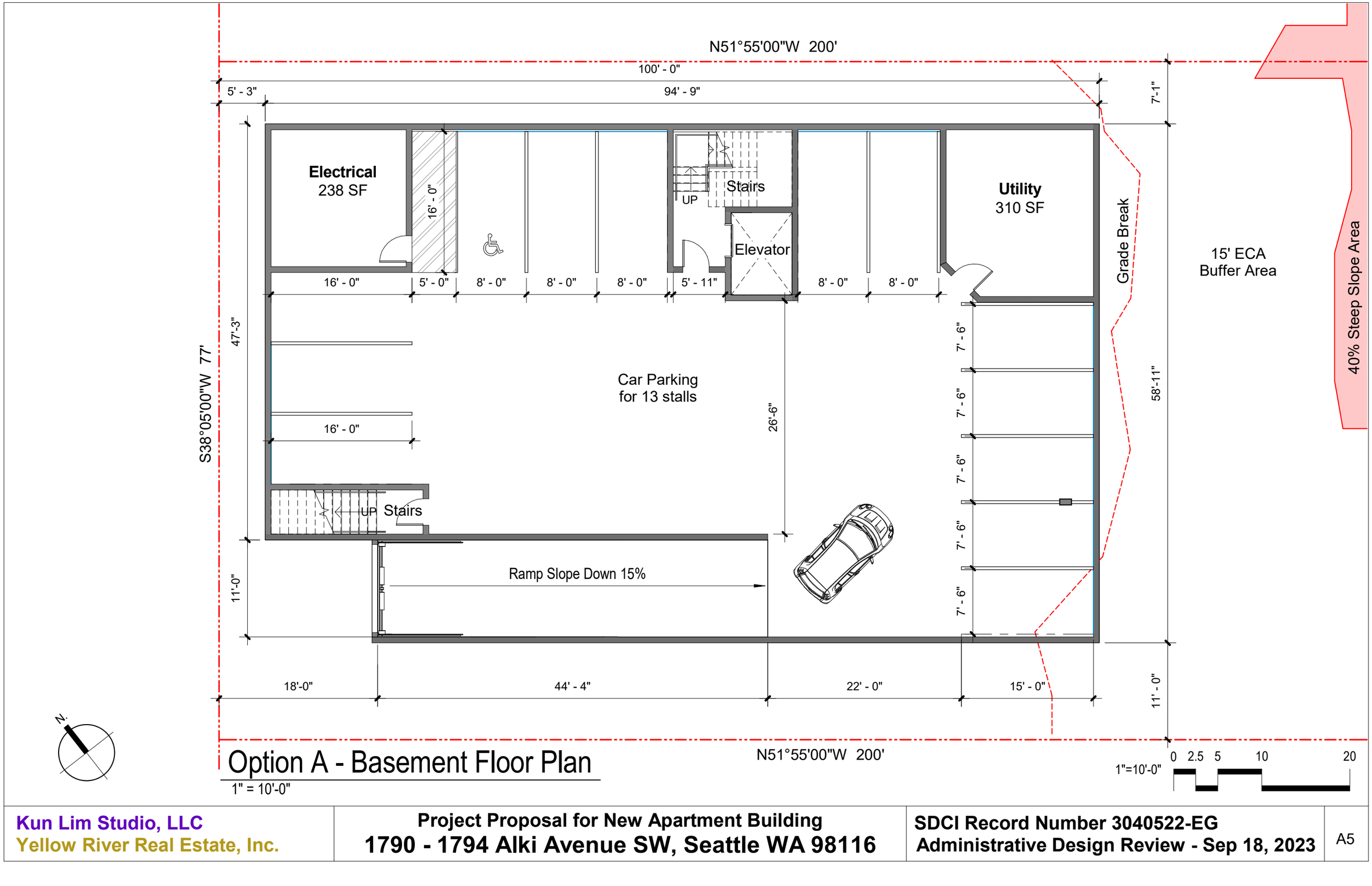


Oprtion A - Proposed Site Plan

1" = 20'-0"

1"=20'-0" 0 5 10 20 40

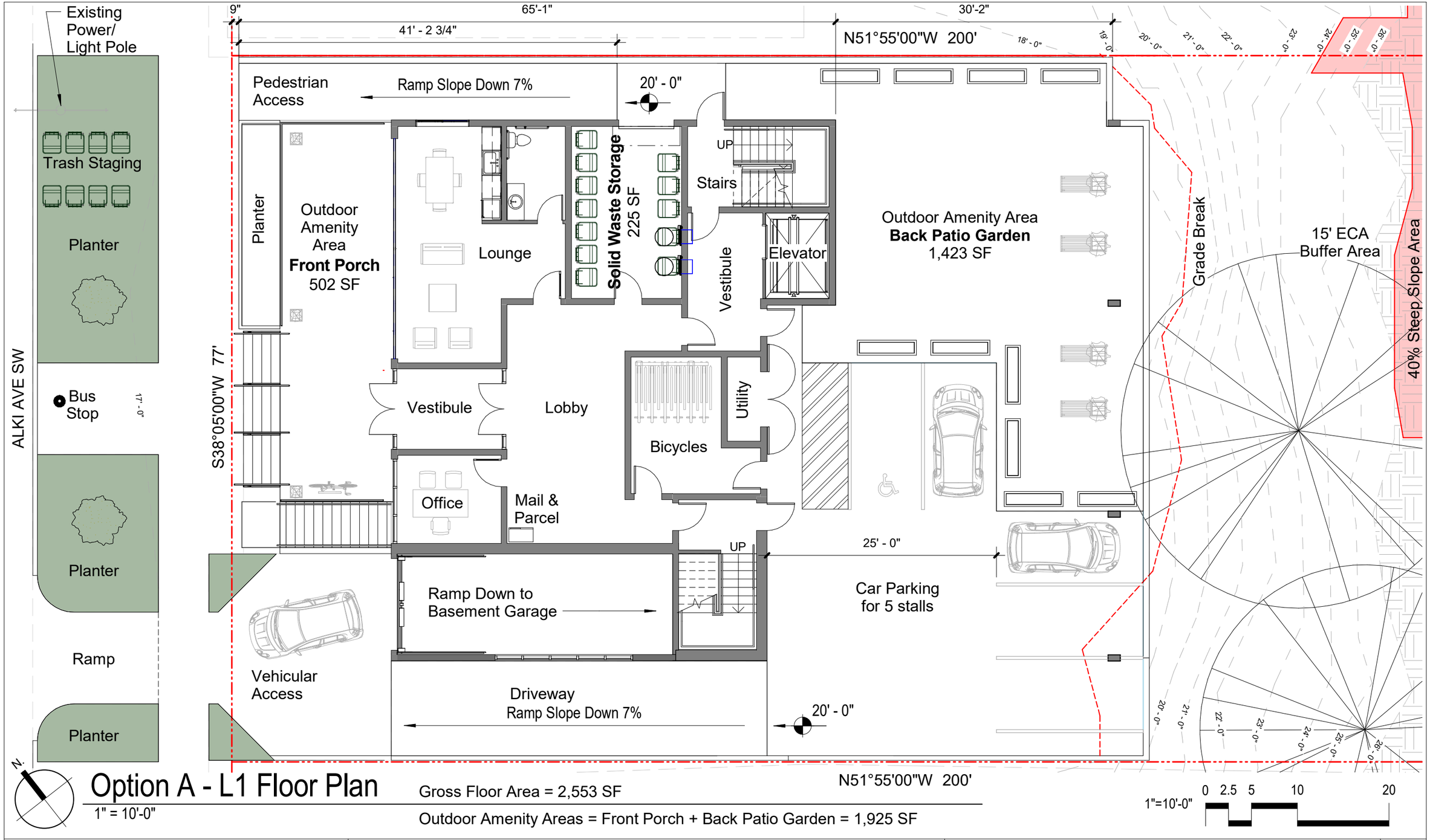
Kun Lim Studio, LLC **Yellow River Real Estate, Inc.**	**Project Proposal for New Apartment Building** **1790 - 1794 Alki Avenue SW, Seattle WA 98116**	**SDCI Record Number 3040522-EG** **Administrative Design Review - Sep 18, 2023**



Option A - Basement Floor Plan

1" = 10'-0"

Kun Lim Studio, LLC **Yellow River Real Estate, Inc.**	**Project Proposal for New Apartment Building** **1790 - 1794 Alki Avenue SW, Seattle WA 98116**	**SDCI Record Number 3040522-EG** **Administrative Design Review - Sep 18, 2023**	A5



Option A - L1 Floor Plan

1" = 10'-0"

Gross Floor Area = 2,553 SF

Outdoor Amenity Areas = Front Porch + Back Patio Garden = 1,925 SF

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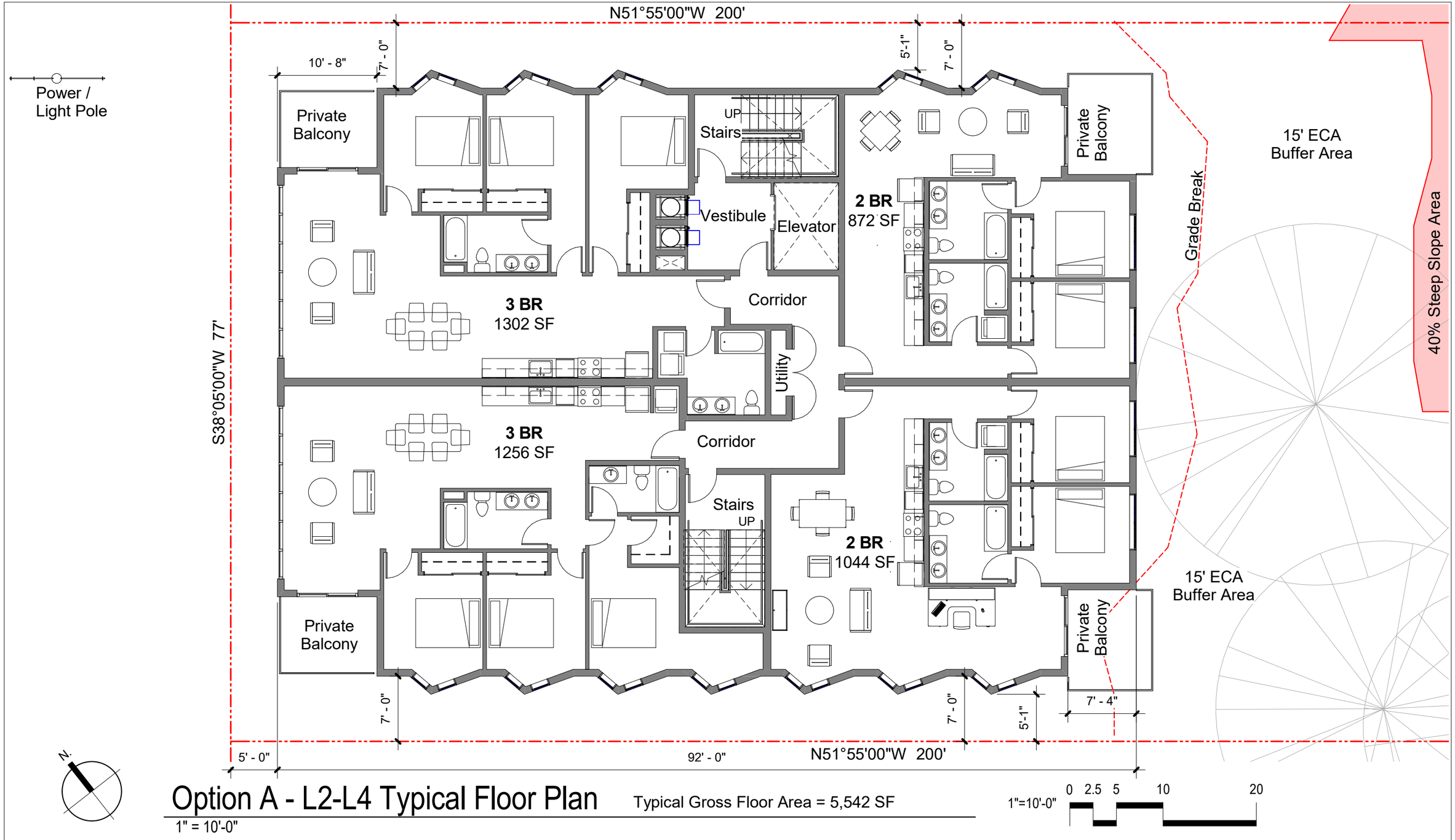

Option A - L2-L4 Typical Floor Plan

Typical Gross Floor Area = 5,542 SF

1" = 10'-0"

1"=10'-0" 0 2.5 5 10 20

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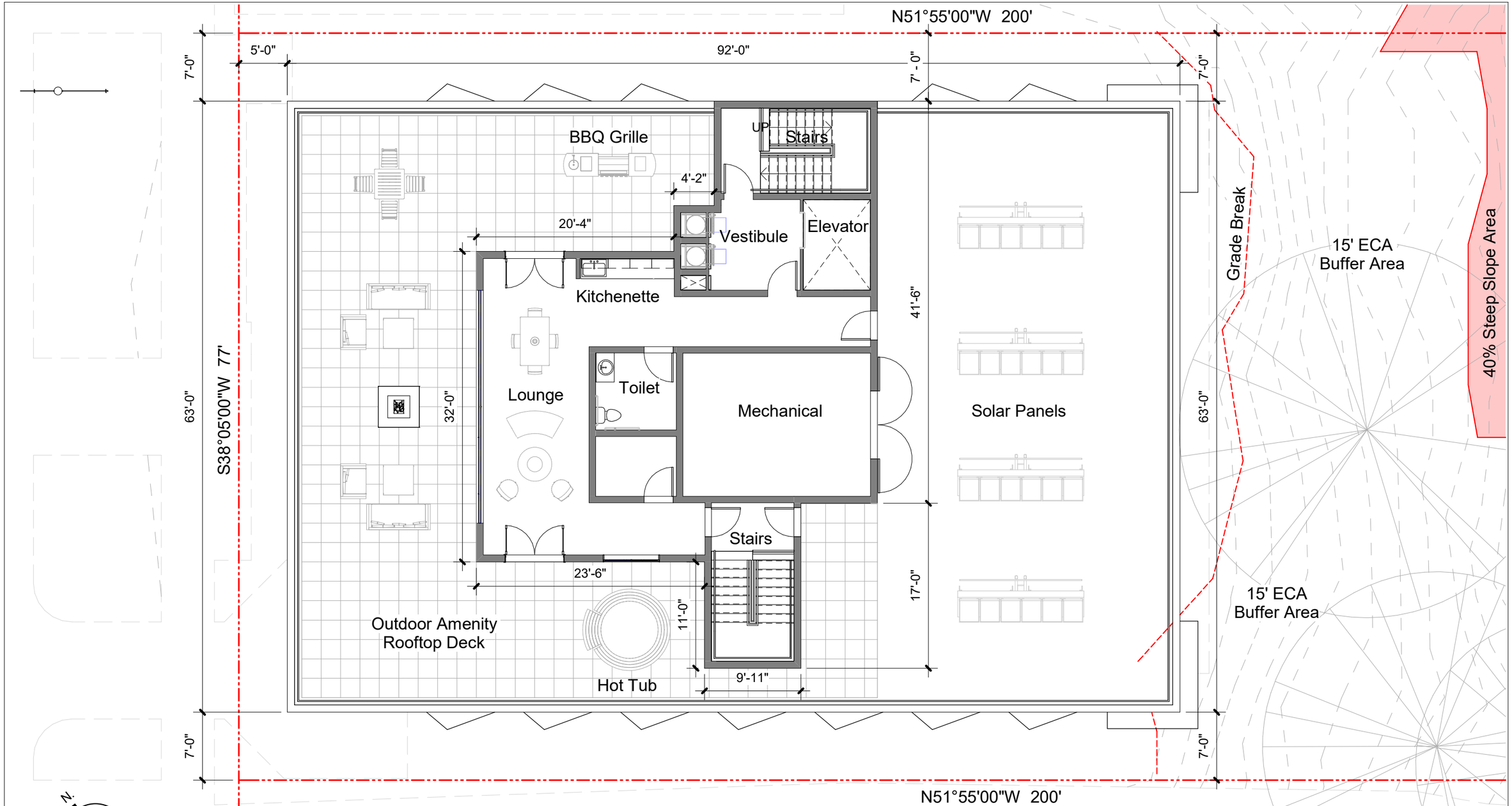

Option A - L5 Rooftop Amenity Plan

1" = 10'-0"

Gross Floor Area = 1,631 SF

Outdoor Amenity Rooftop Deck = 1,925 SF

1"=10'-0" 0 2.5 5 10 20

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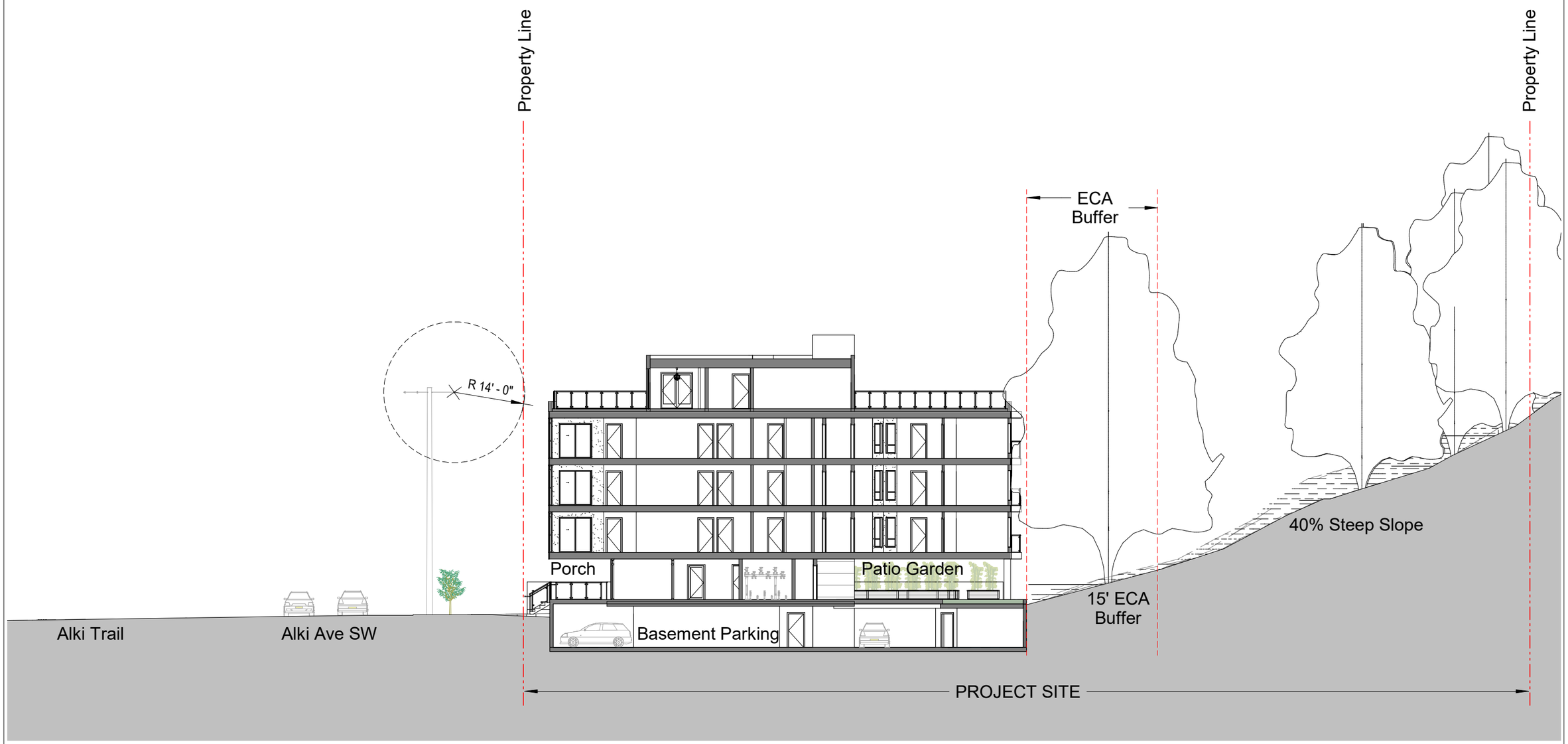
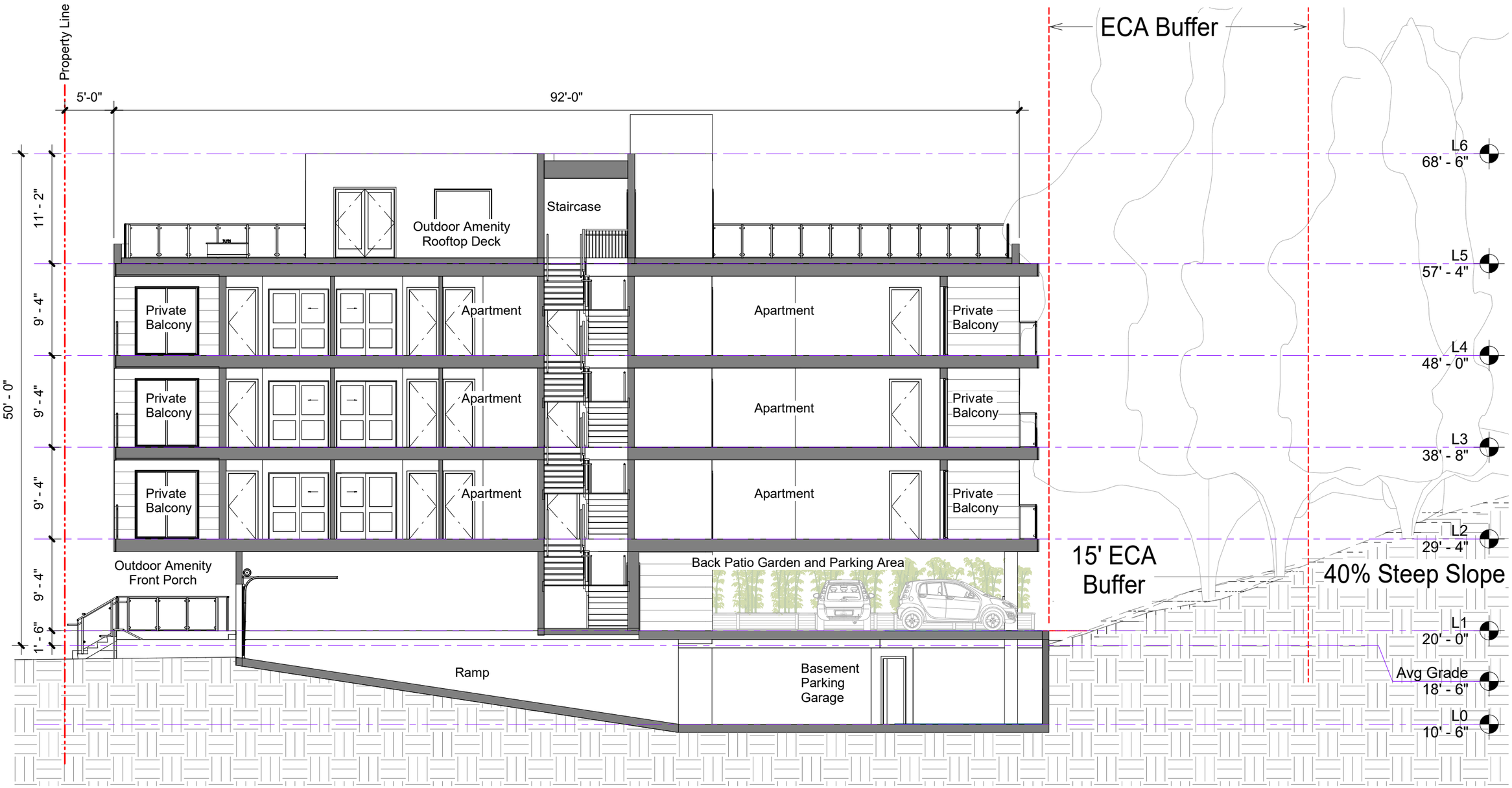


1 Option A - NW-SE Site Section

1" = 20'-0"



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

1"=10'-0" 0 2.5 5 10 20

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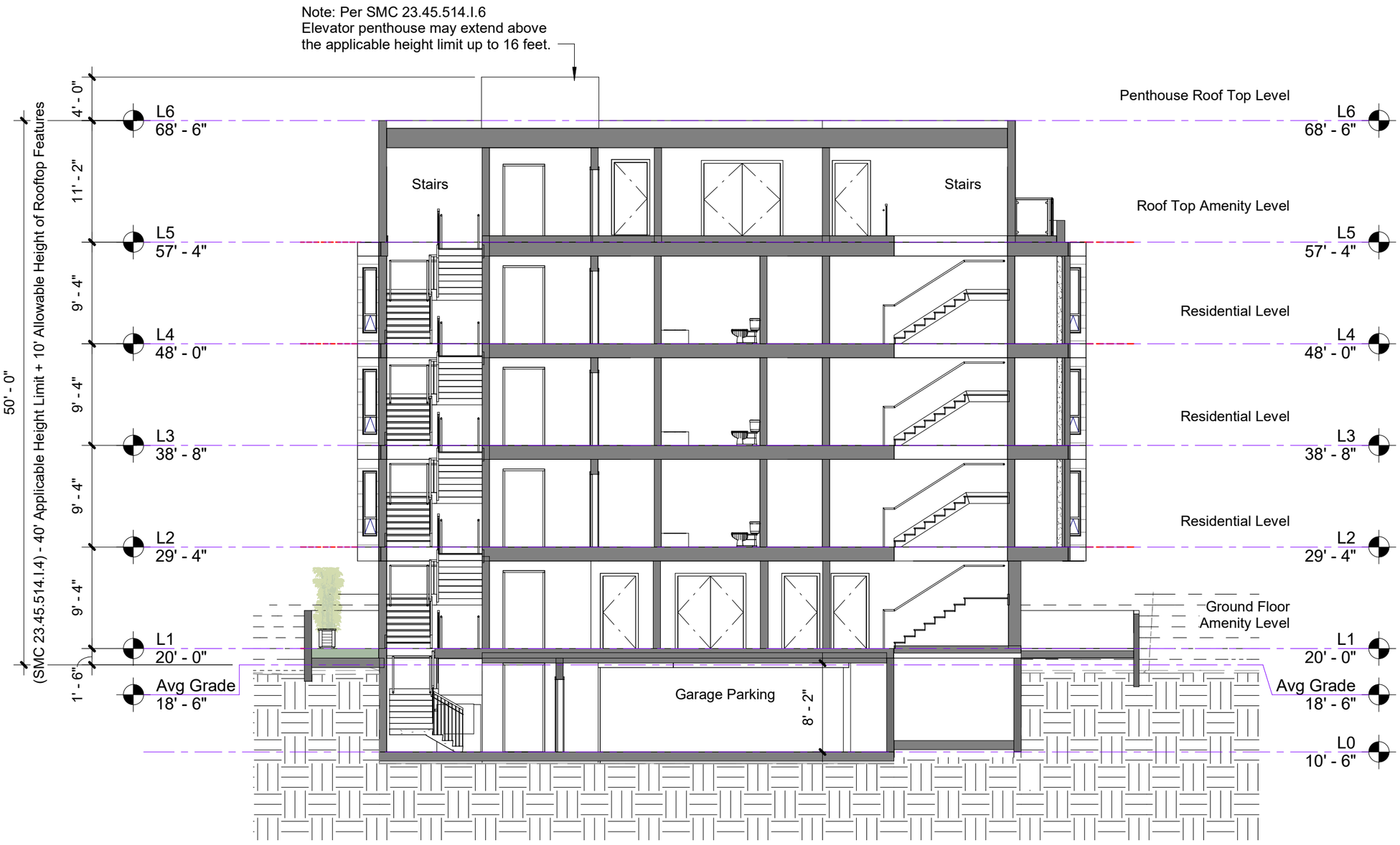

1 Option A - NE-SW Building Section

1" = 10'-0"

1"=10'-0" 0 2.5 5 10 20

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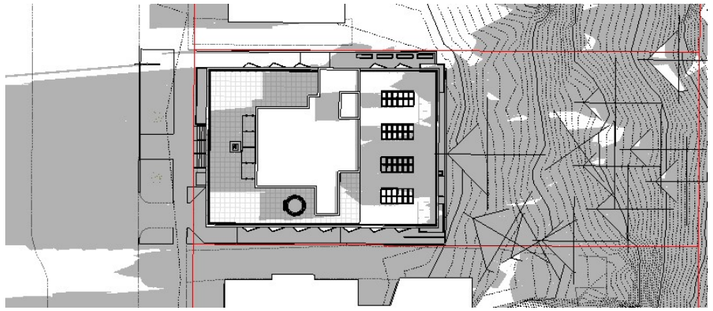
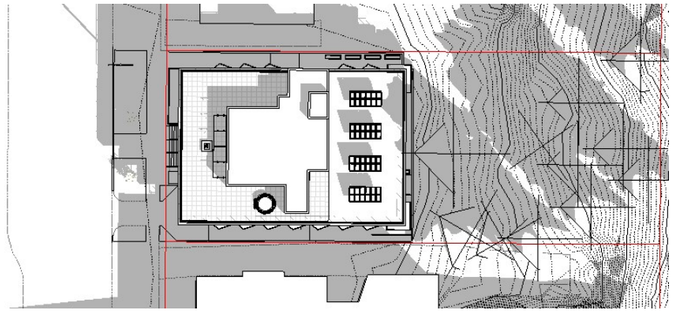
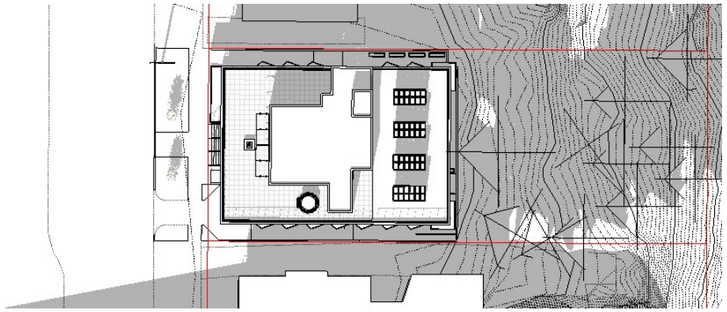
Solar Studies - Sun/ Shadow Graphical Analyses - Option A (Option B & Option C - Similar)



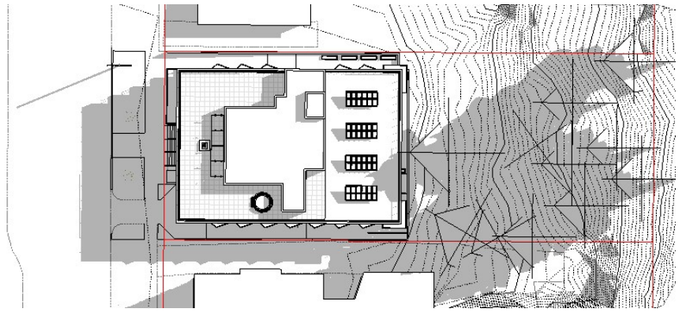
Solar Study - Spring/ Fall Equinox - 9am



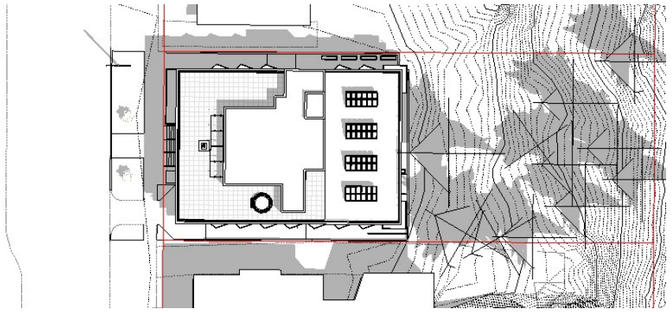
Solar Study - Spring/ Fall Equinox - 12pm



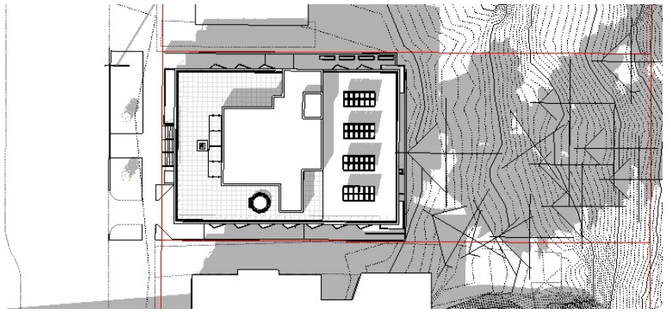
Solar Study - Spring/ Fall Equinox - 3pm



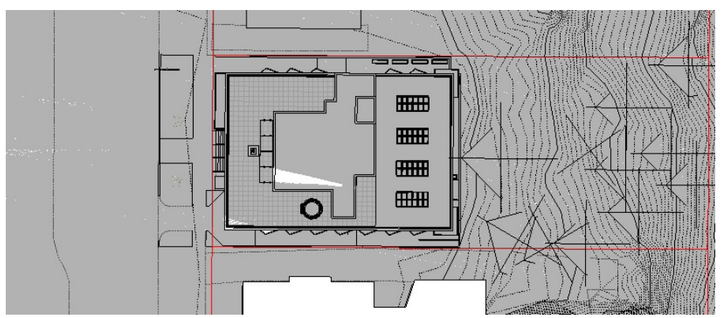
Solar Study - Summer Solstice - 9am



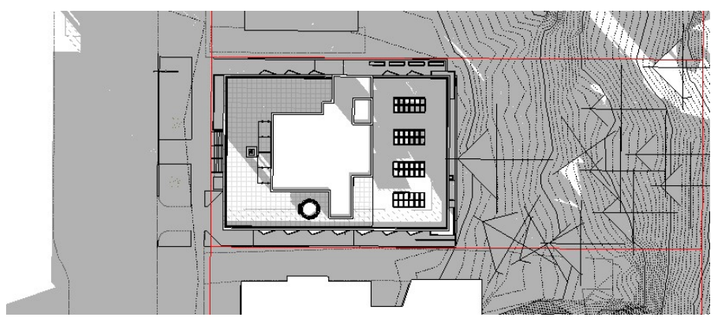
Solar Study - Summer Solstice - 12pm



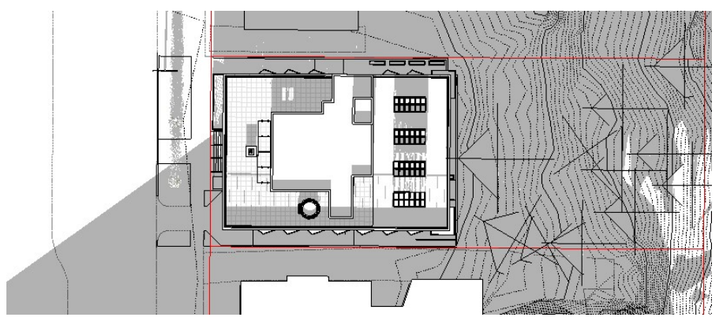
Solar Study - Summer Solstice - 3pm



Solar Study - Winter Solstice - 9am



Solar Study - Winter Solstice - 12pm



Solar Study - Winter Solstice - 3pm

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Design Option B

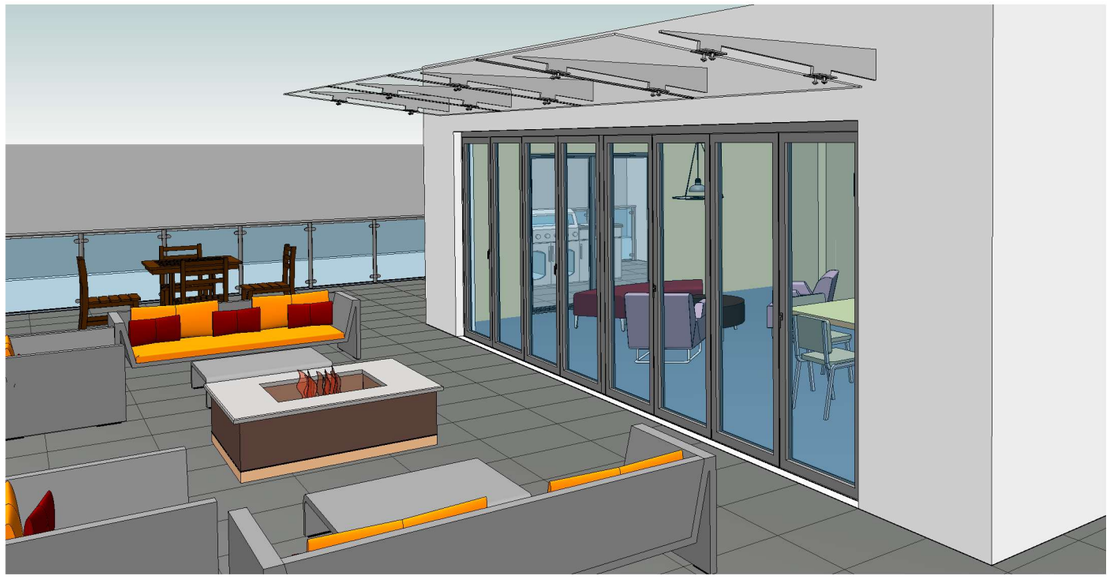
Total Gross Floor Area = 20,849 SF
Floor Area Ratio (FAR) = 1.35

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

Kun Lim Studio, LLC **Yellow River Real Estate, Inc.**	**Project Proposal for New Apartment Building** **1790 - 1794 Alki Avenue SW, Seattle WA 98116**	**SDCI Record Number 3040522-EG** **Administrative Design Review - July 17, 2023**	B1

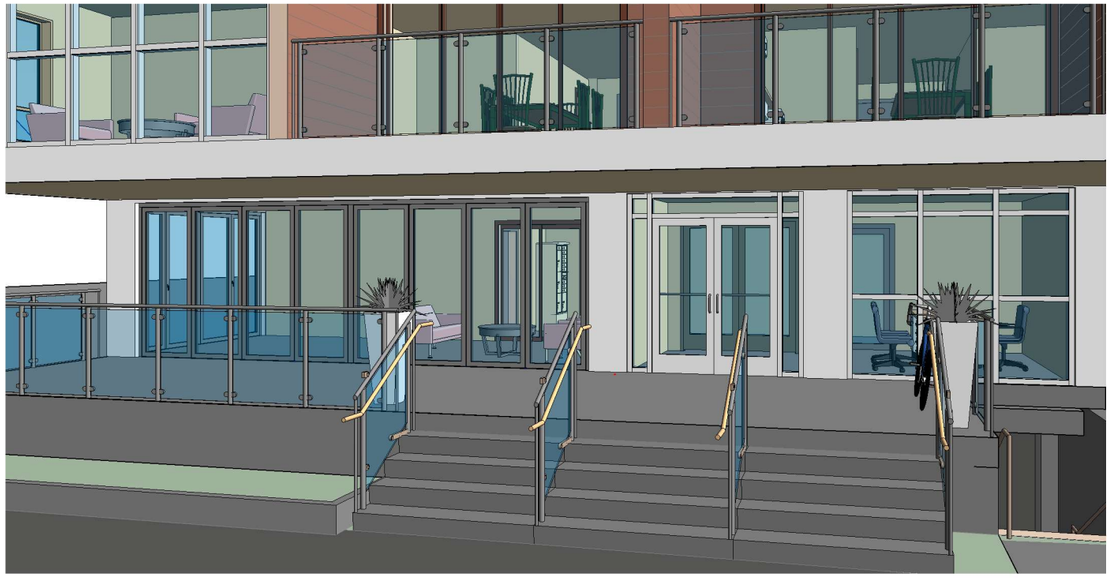
Kun Lim Studio, LLC **Yellow River Real Estate, Inc.**	**Project Proposal for New Apartment Building** **1790 - 1794 Alki Avenue SW, Seattle WA 98116**	**SDCI Record Number 3040522-EG** **Administrative Design Review - Sep 18, 2023**	B2

3D View - Rooftop Lounge Indoor Amenity

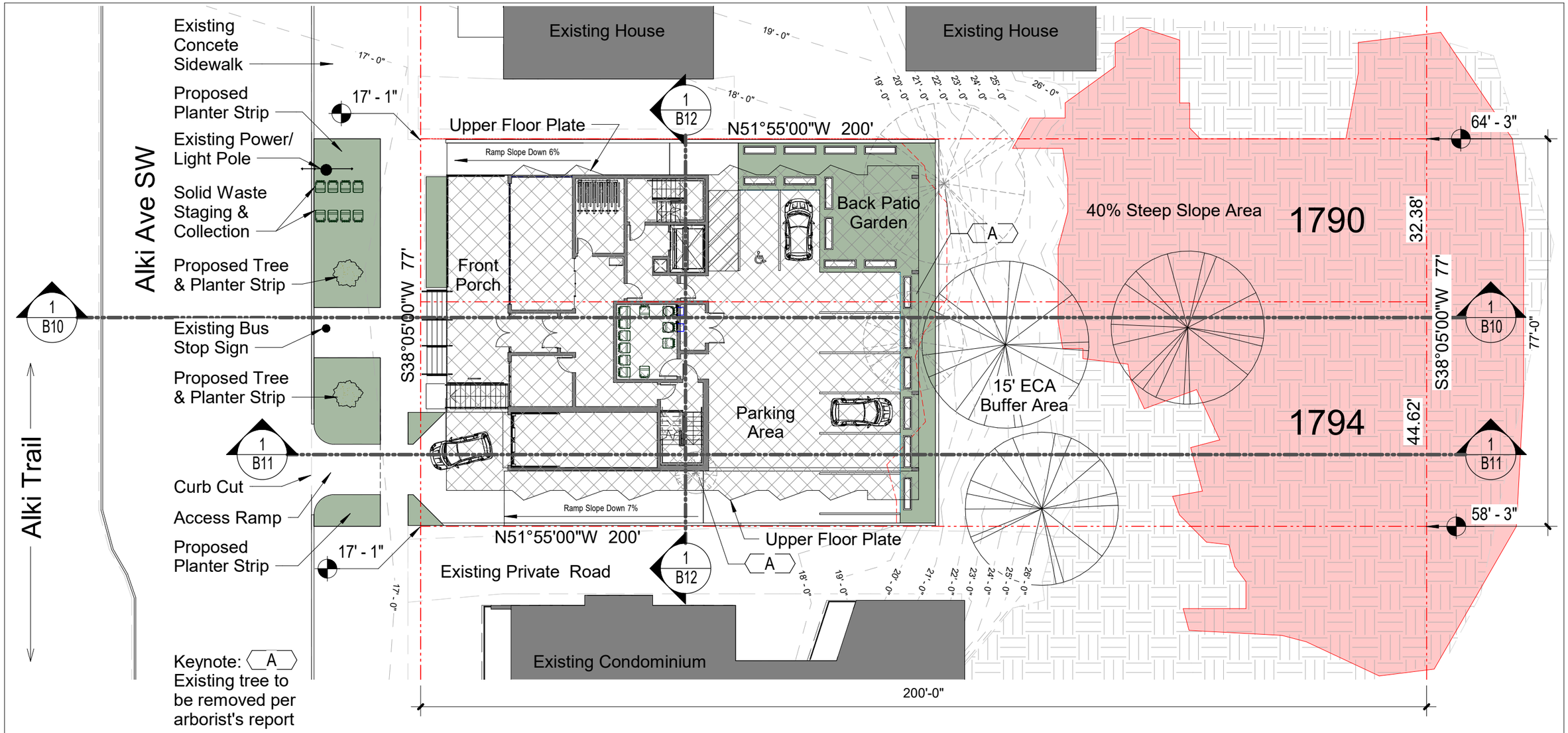


3D View - Rooftop Deck Outdoor Amenity

3D View - Back Patio Garden Outdoor Amenity



3D View - Front Porch Outdoor Amenity



Option B - Proposed Site Plan

1" = 20'-0"

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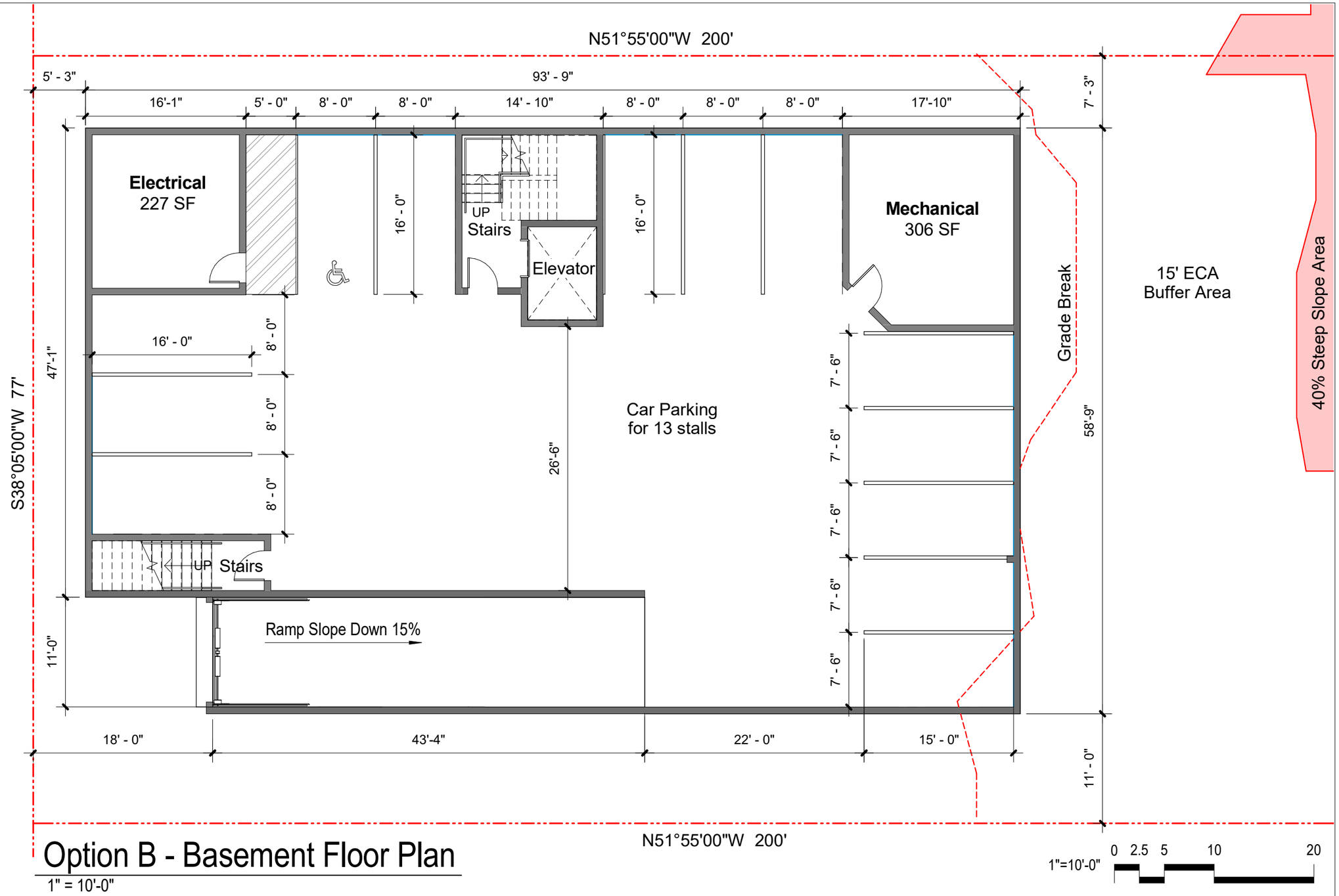
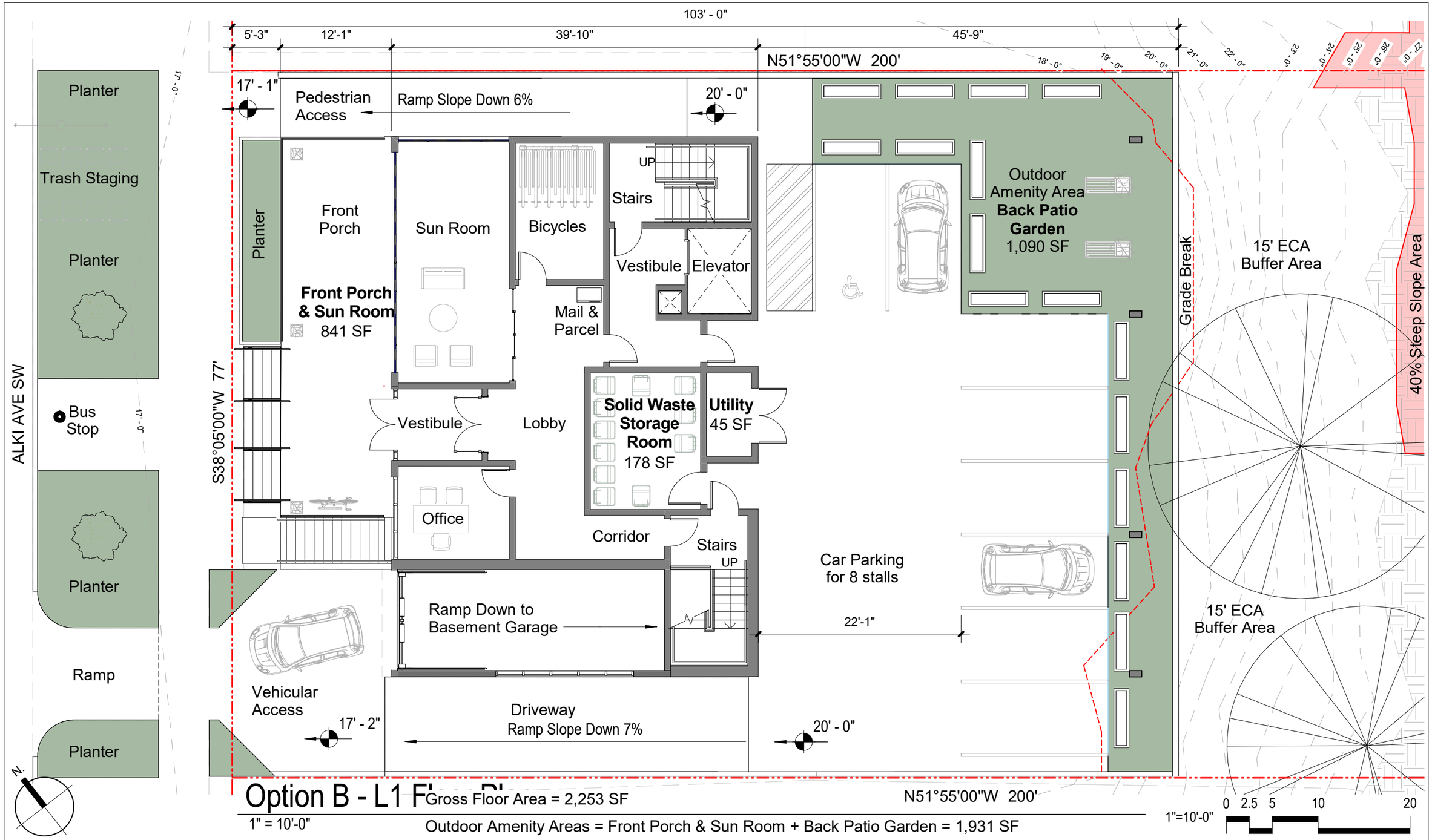


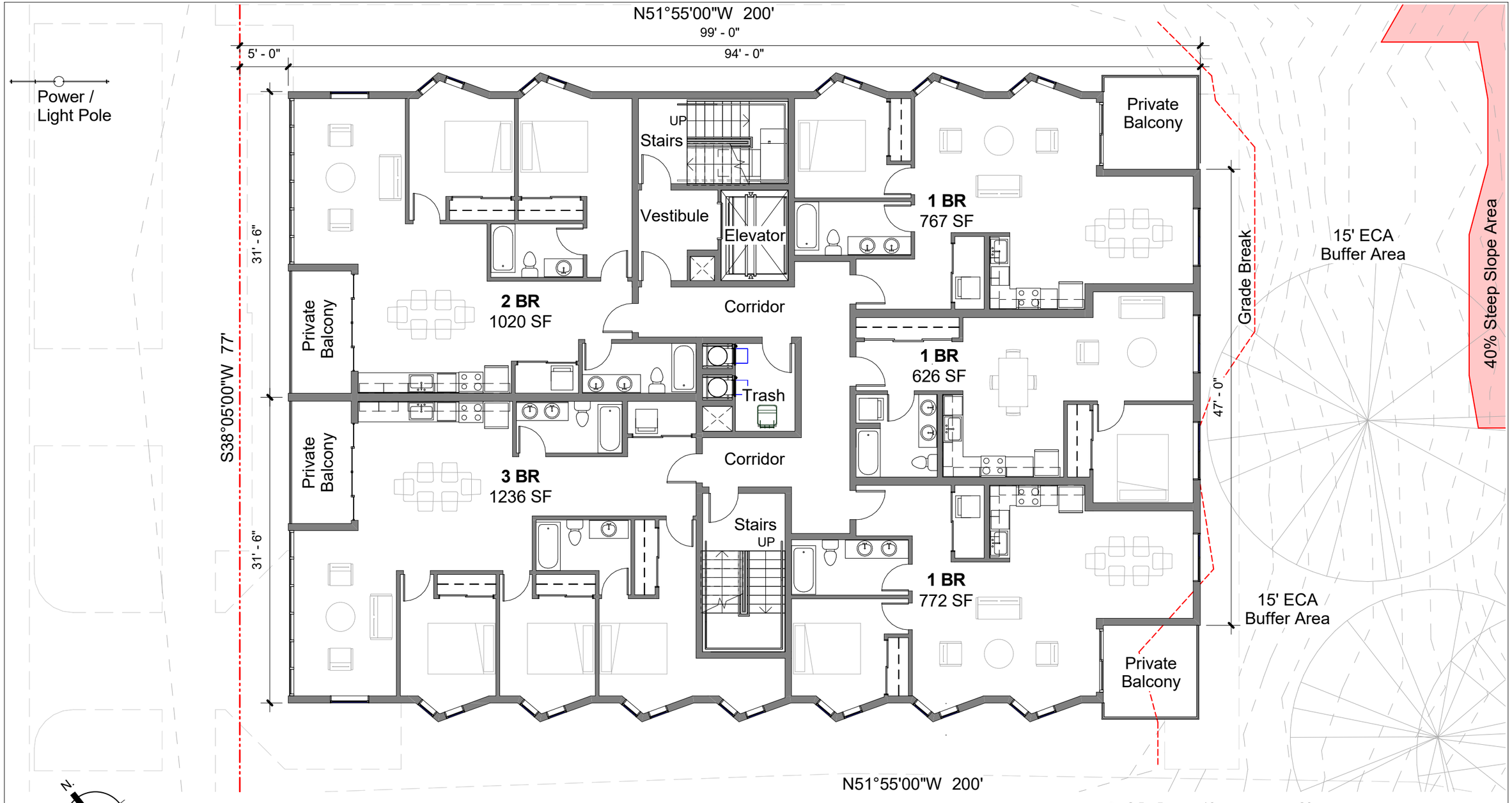
Option B - Basement Floor Plan

1" = 10'-0"

Kun Lim Studio, LLC **Yellow River Real Estate, Inc.**	**Project Proposal for New Apartment Building** **1790 - 1794 Alki Avenue SW, Seattle WA 98116**	**SDCI Record Number 3040522-EG** **Administrative Design Review - Sep 18, 2023**	B5



Kun Lim Studio, LLC **Yellow River Real Estate, Inc.**	**Project Proposal for New Apartment Building** **1790 - 1794 Alki Avenue SW, Seattle WA 98116**	**SDCI Record Number 3040522-EG** **Administrative Design Review - Sep 18, 2023**	B6



Option B - L2 & L3 Typical Floor Plan

Typical Gross Floor Area = 5,628 SF

1" = 10'-0"

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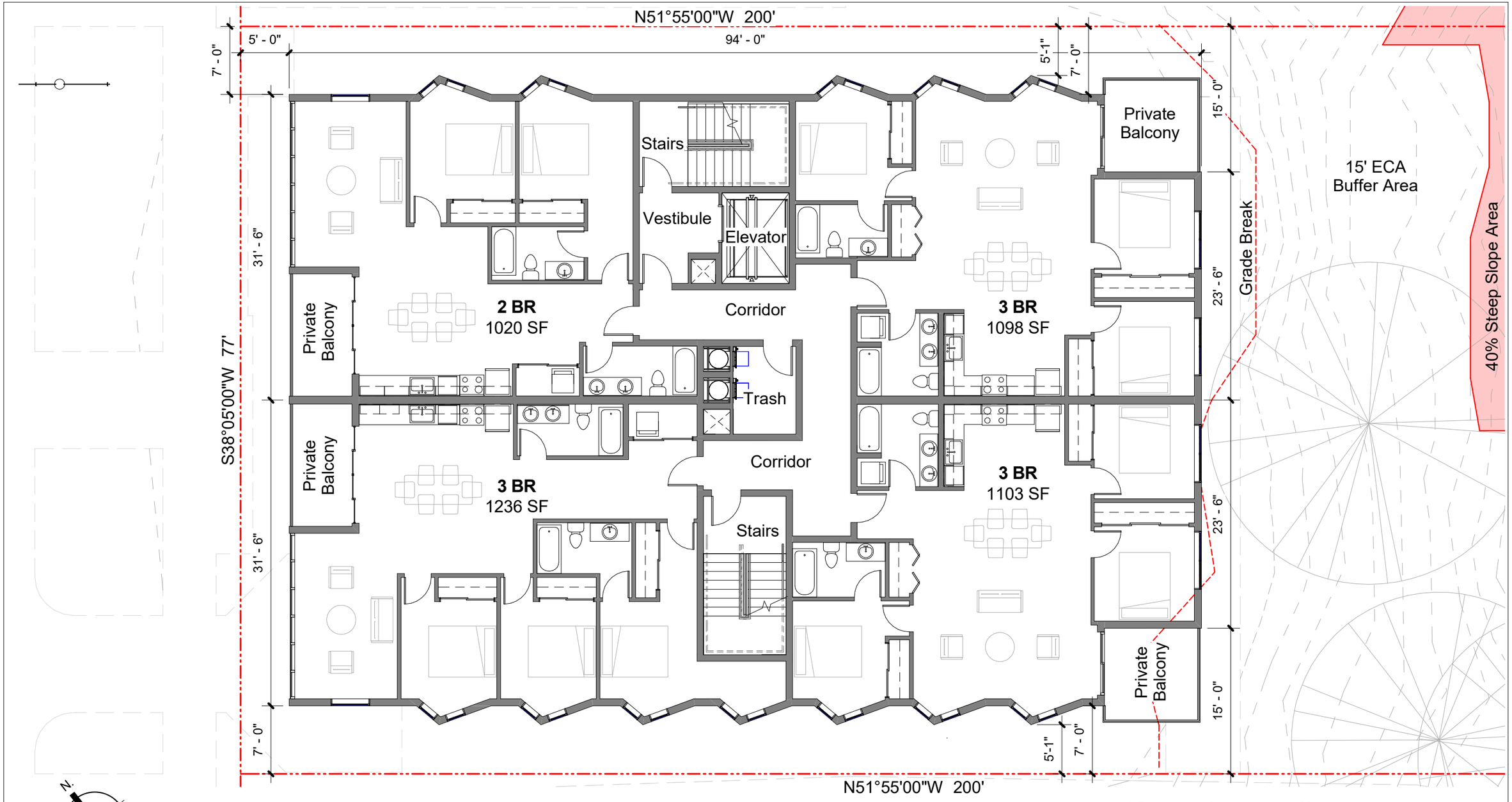

1 Option B - L4 Floor Plan
Typical Gross Floor Area = 5,628 SF
1" = 10'-0"

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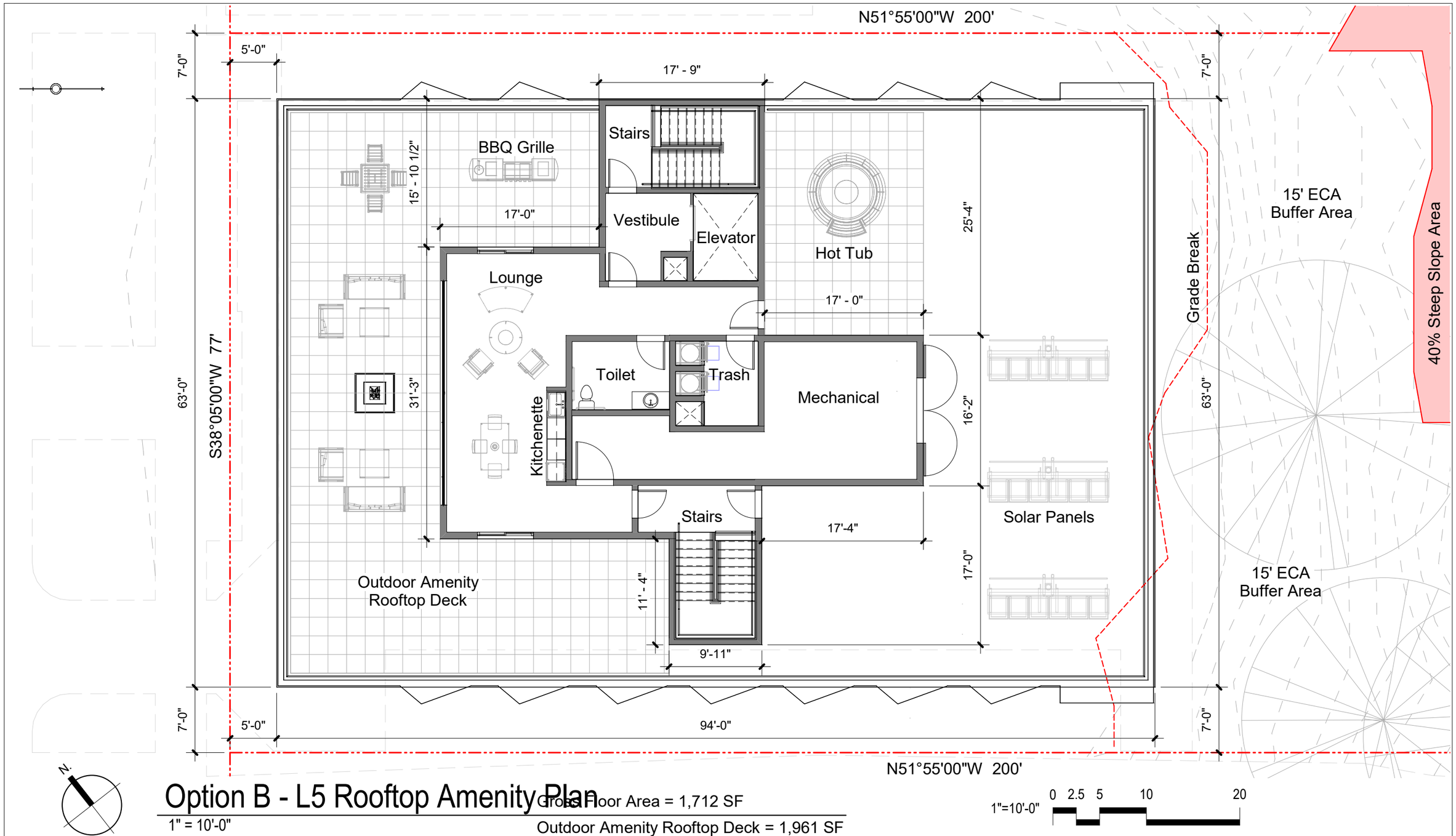


Option B - L5 Rooftop Amenity Plan

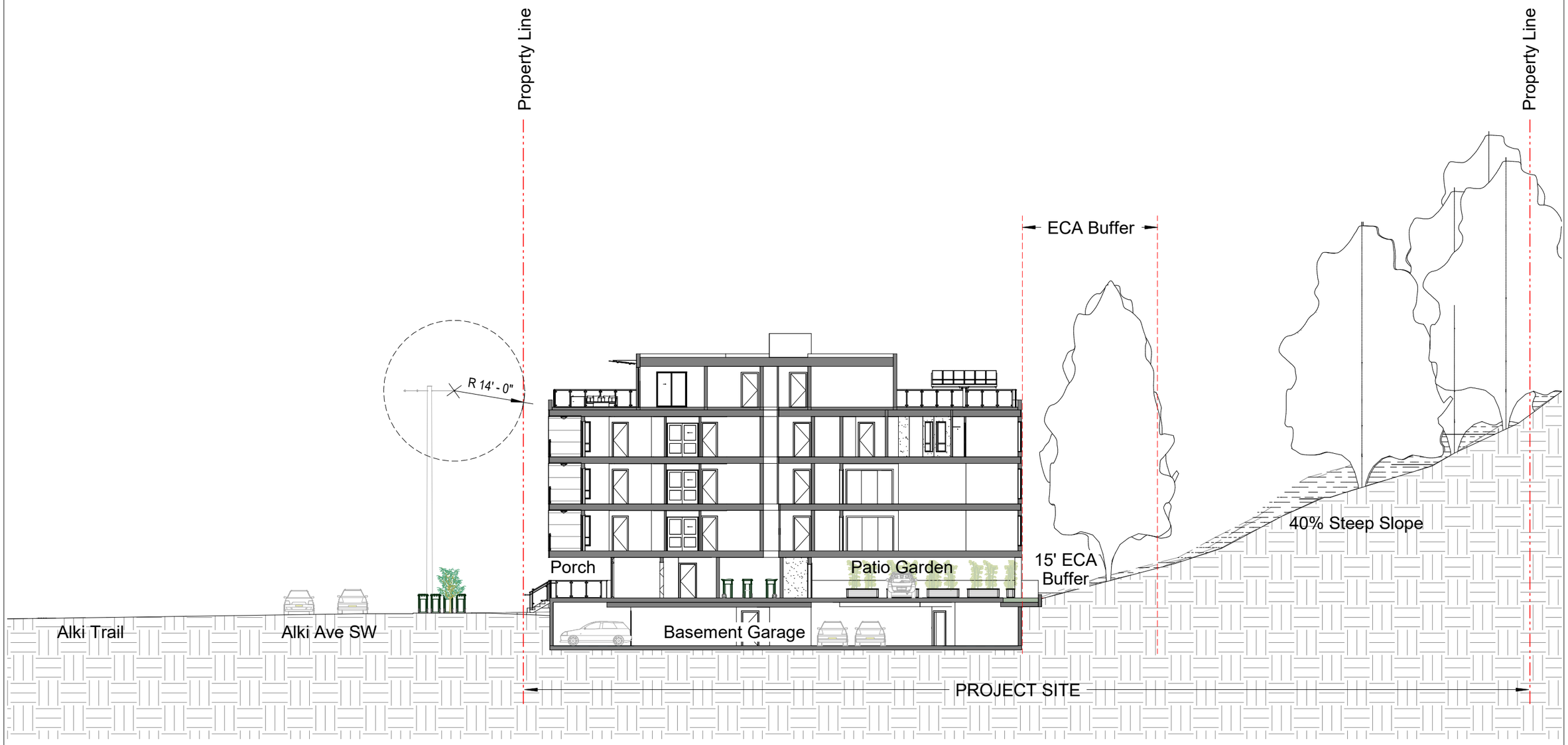
1" = 10'-0"

Gross Floor Area = 1,712 SF

Outdoor Amenity Rooftop Deck = 1,961 SF

1"=10'-0" 0 2.5 5 10 20

Kun Lim Studio, LLC **Yellow River Real Estate, Inc.**	**Project Proposal for New Apartment Building** **1790 - 1794 Alki Avenue SW, Seattle WA 98116**	**SDCI Record Number 3040522-EG** **Administrative Design Review - Sep 18, 2023**

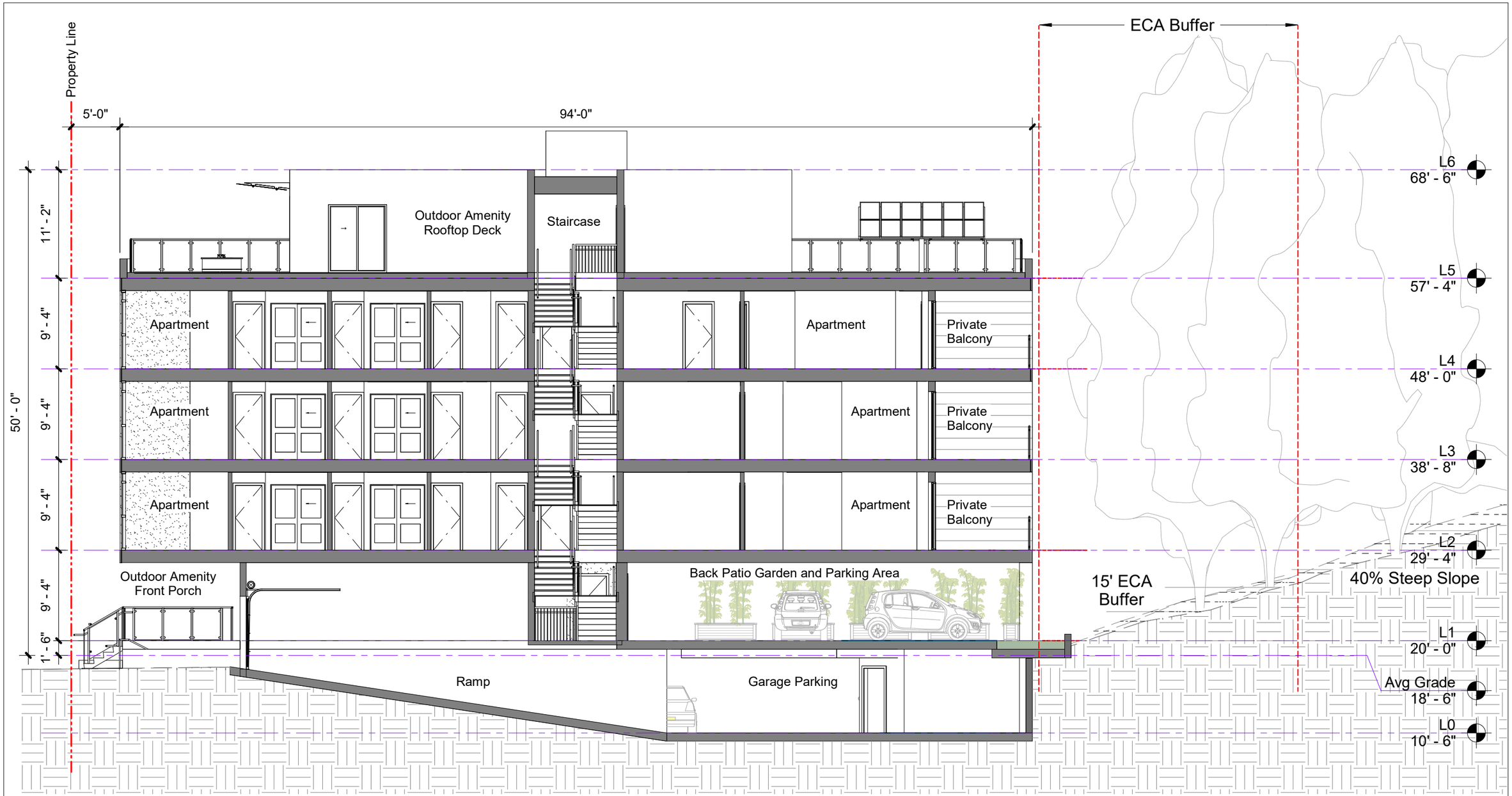


1 Option B - NW-SE Site Section

1" = 20'-0"

1"=20'-0" 0 5 10 20 40

Kun Lim Studio, LLC **Yellow River Real Estate, Inc.**	**Project Proposal for New Apartment Building** **1790 - 1794 Alki Avenue SW, Seattle WA 98116**	**SDCI Record Number 3040522-EG** **Administrative Design Review - Sep 18, 2023**	B10

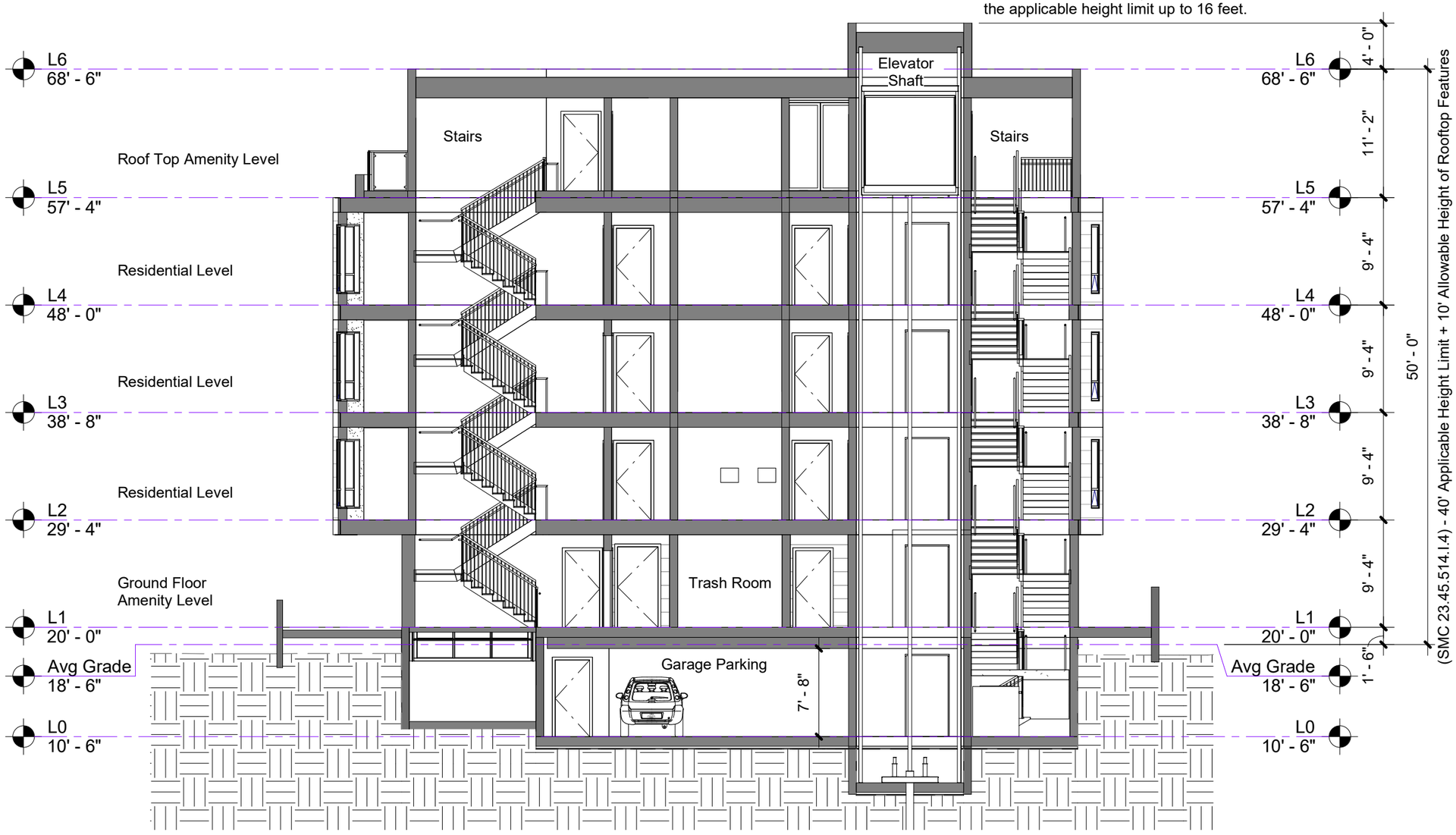


1 Option B - NW-SE Building Section

1" = 10'-0"

1"=10'-0" 0 2.5 5 10 20

Kun Lim Studio, LLC **Yellow River Real Estate, Inc.**	**Project Proposal for New Apartment Building** **1790 - 1794 Alki Avenue SW, Seattle WA 98116**	**SDCI Record Number 3040522-EG** **Administrative Design Review - Sep 18, 2023**	B11



1 (Option B) NE-SW Building Section
1" = 10'-0"

1"=10'-0" 0 2.5 5 10 20

Kun Lim Studio, LLC **Yellow River Real Estate, Inc.**	**Project Proposal for New Apartment Building** **1790 - 1794 Alki Avenue SW, Seattle WA 98116**	**SDCI Record Number 3040522-EG** **Administrative Design Review - Sep 18, 2023**

Design Option C

Total Gross Floor Area = 20,421 SF
Floor Area Ratio (FAR) = 1.33

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

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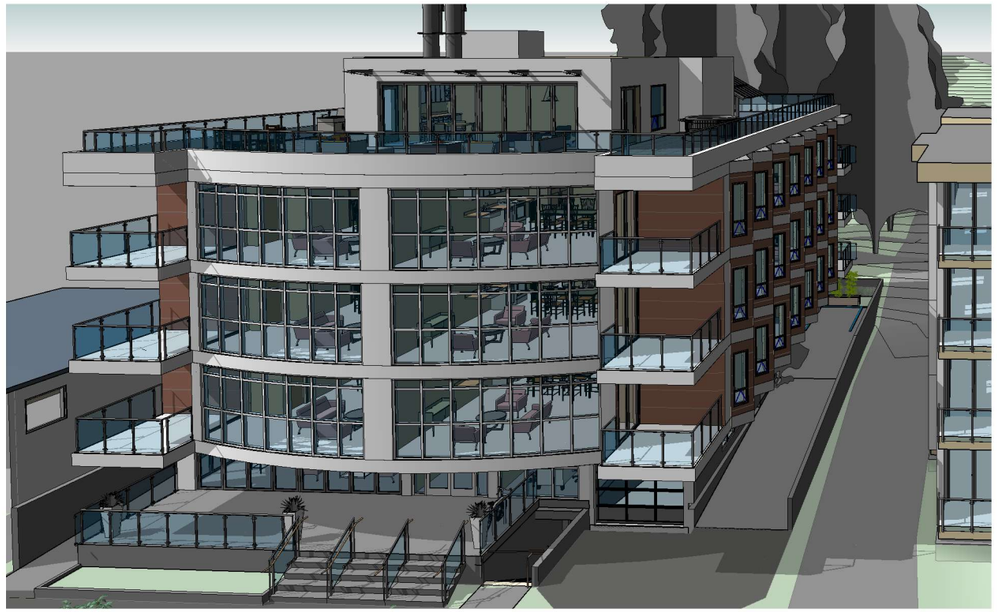
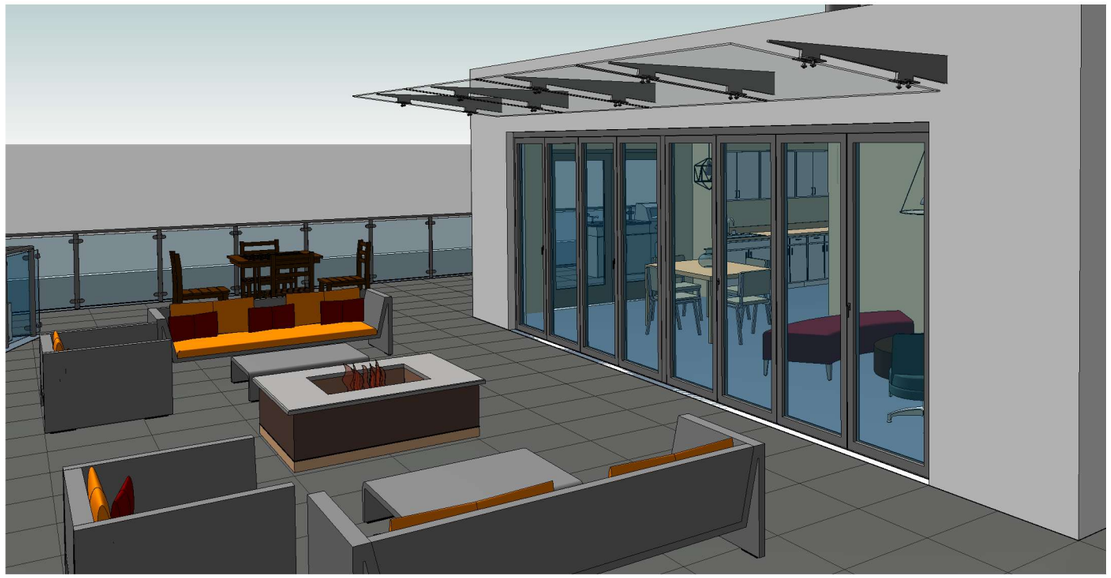


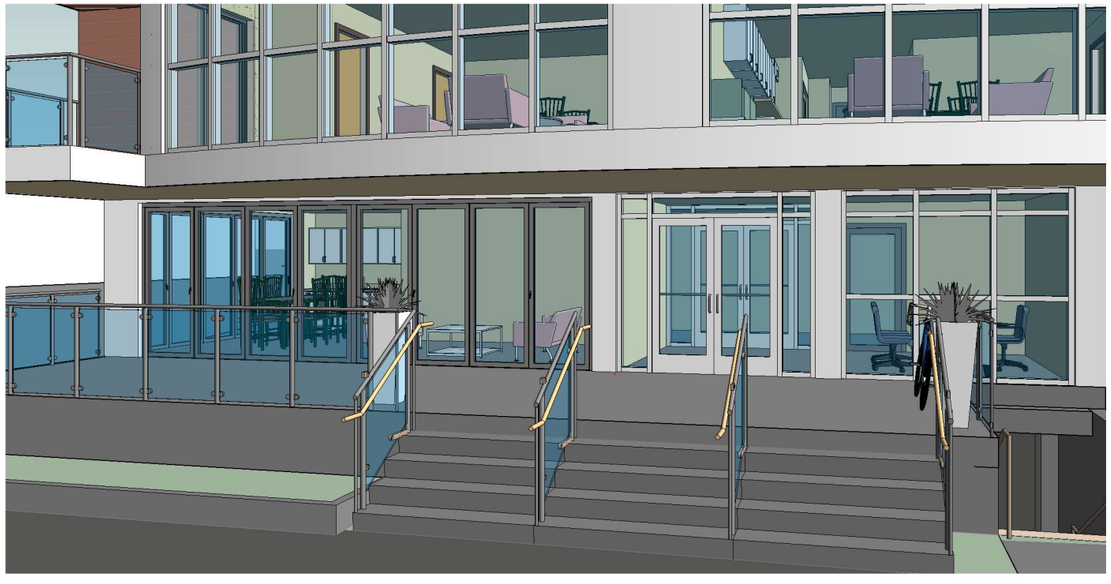
Kun Lim Studio, LLC **Yellow River Real Estate, Inc.**	**Project Proposal for New Apartment Building** **1790 - 1794 Alki Avenue SW, Seattle WA 98116**	**SDCI Record Number 3040522-EG** **Administrative Design Review - Sep 18, 2023**

3D View - Rooftop Lounge Indoor Amenity

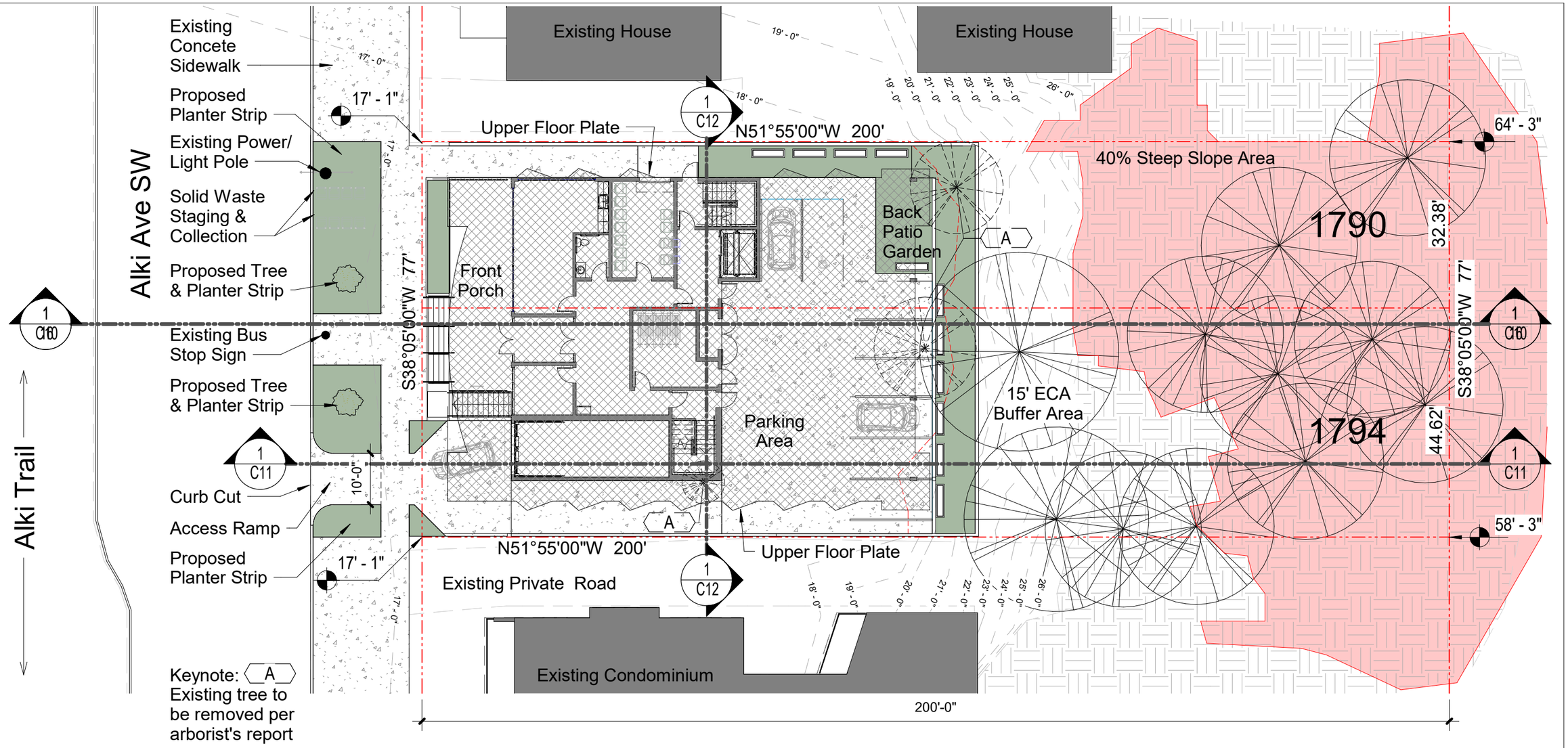


3D View - Rooftop Deck Outdoor Amenity

3D View - Back Patio Garden Outdoor Amenity



3D View - Front Porch Outdoor Amenity

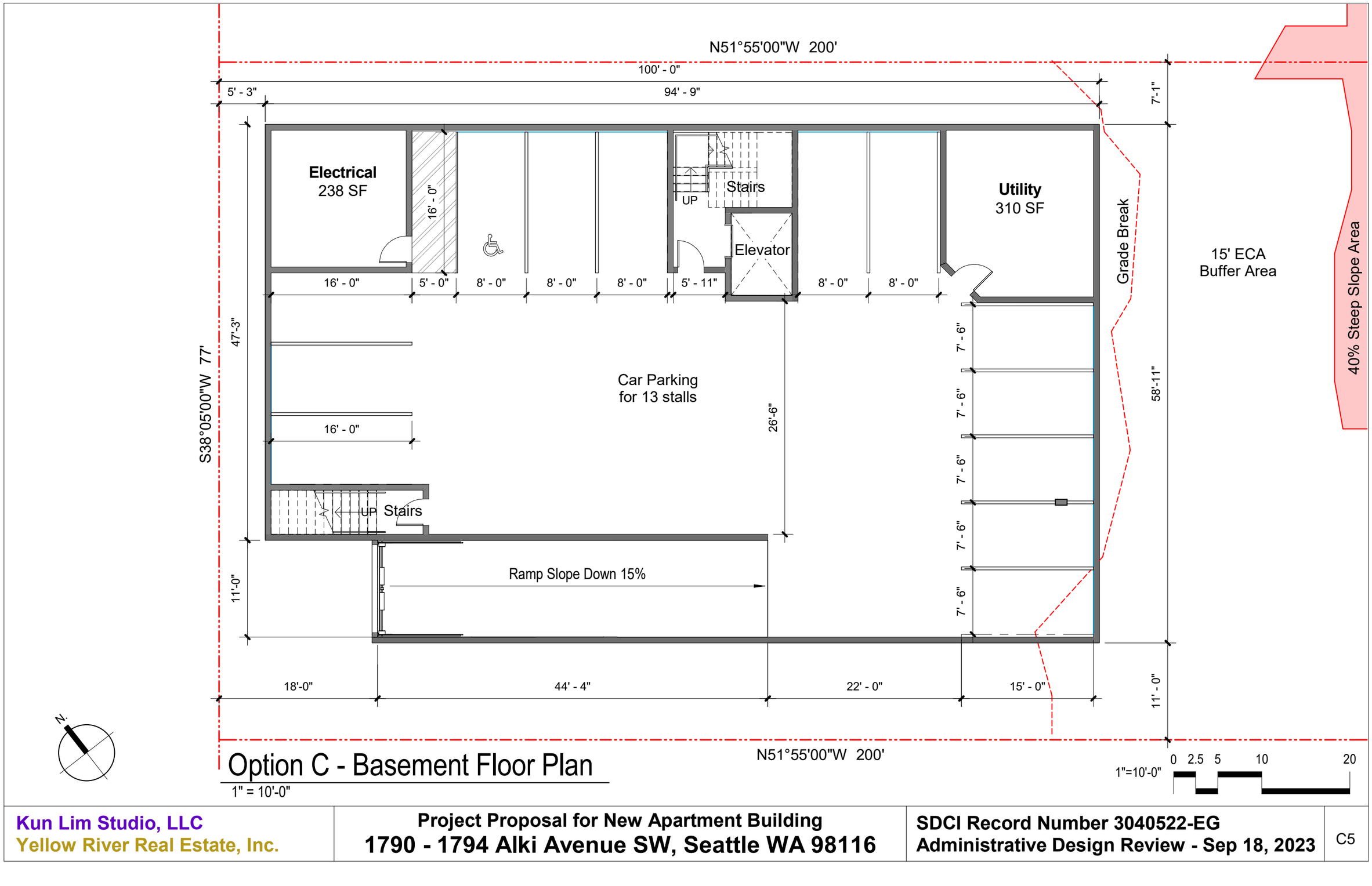


Option C - Proposed Site Plan

1" = 20'-0"

1"=20'-0" 0 5 10 20 40

Kun Lim Studio, LLC **Yellow River Real Estate, Inc.**	**Project Proposal for New Apartment Building** **1790 - 1794 Alki Avenue SW, Seattle WA 98116**	**SDCI Record Number 3040522-EG** **Administrative Design Review - Sep 18, 2023**	C4



Option C - Basement Floor Plan

1" = 10'-0"

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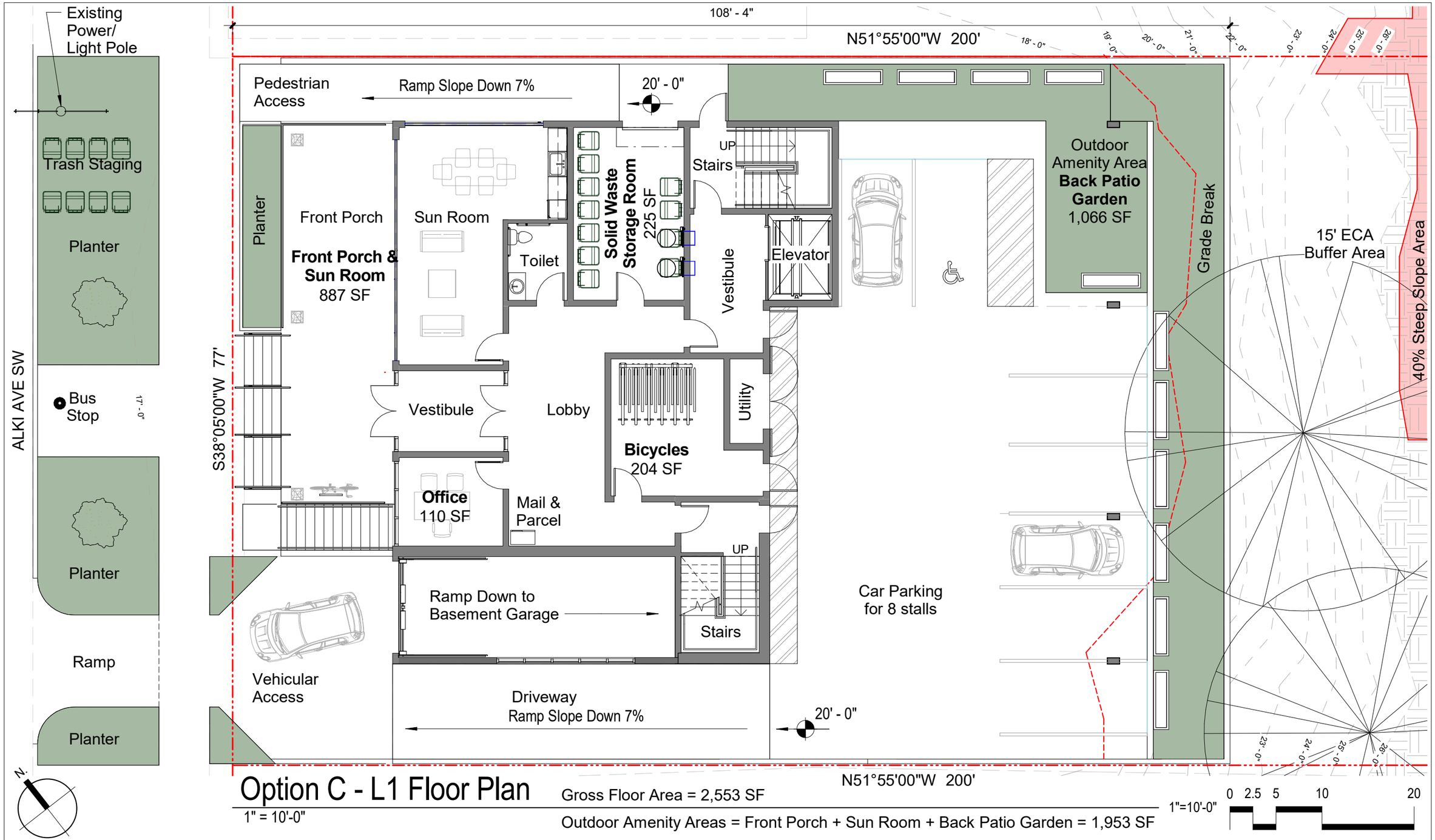

Option C - L1 Floor Plan

1" = 10'-0"

Gross Floor Area = 2,553 SF

Outdoor Amenity Areas = Front Porch + Sun Room + Back Patio Garden = 1,953 SF

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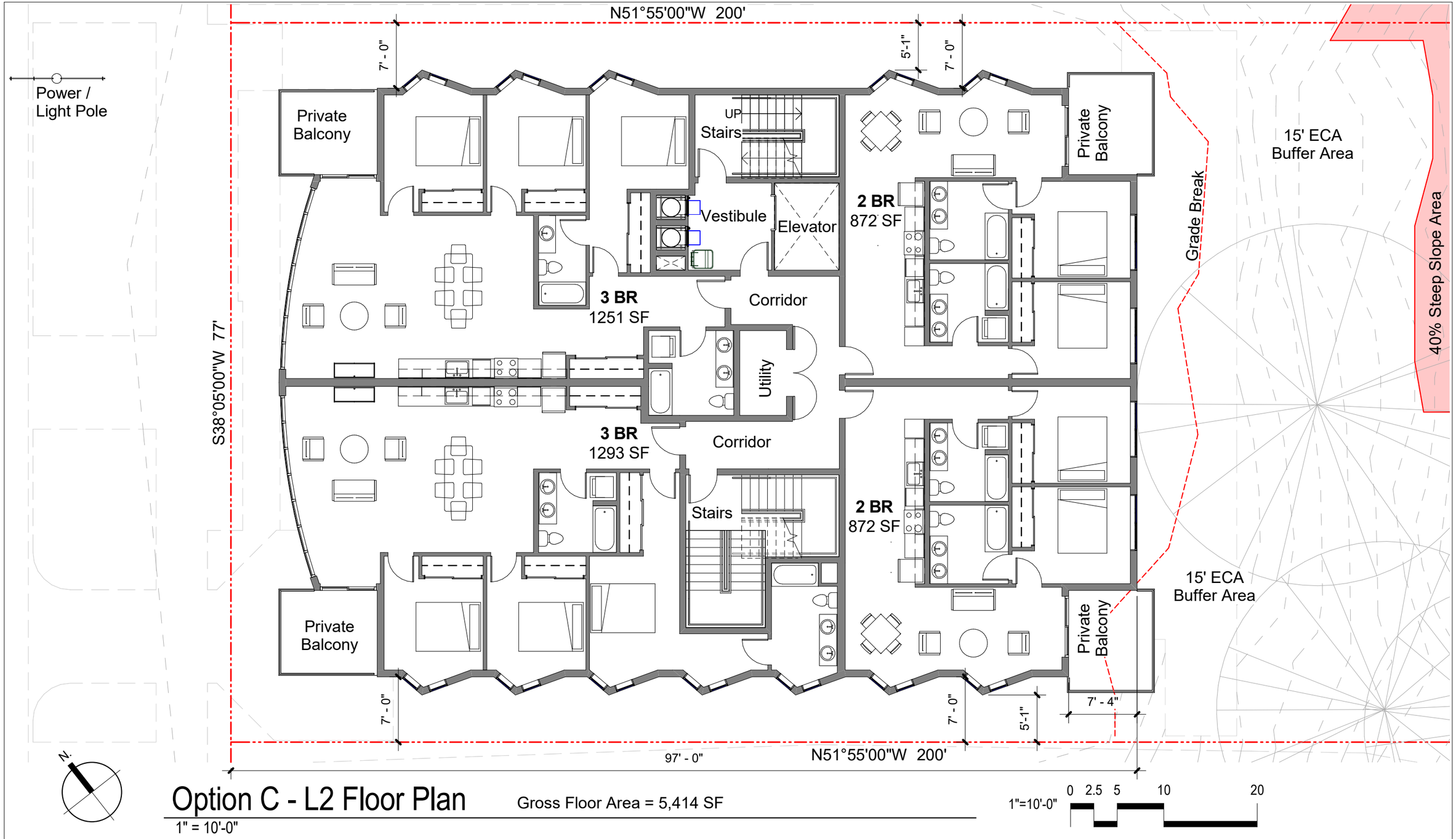
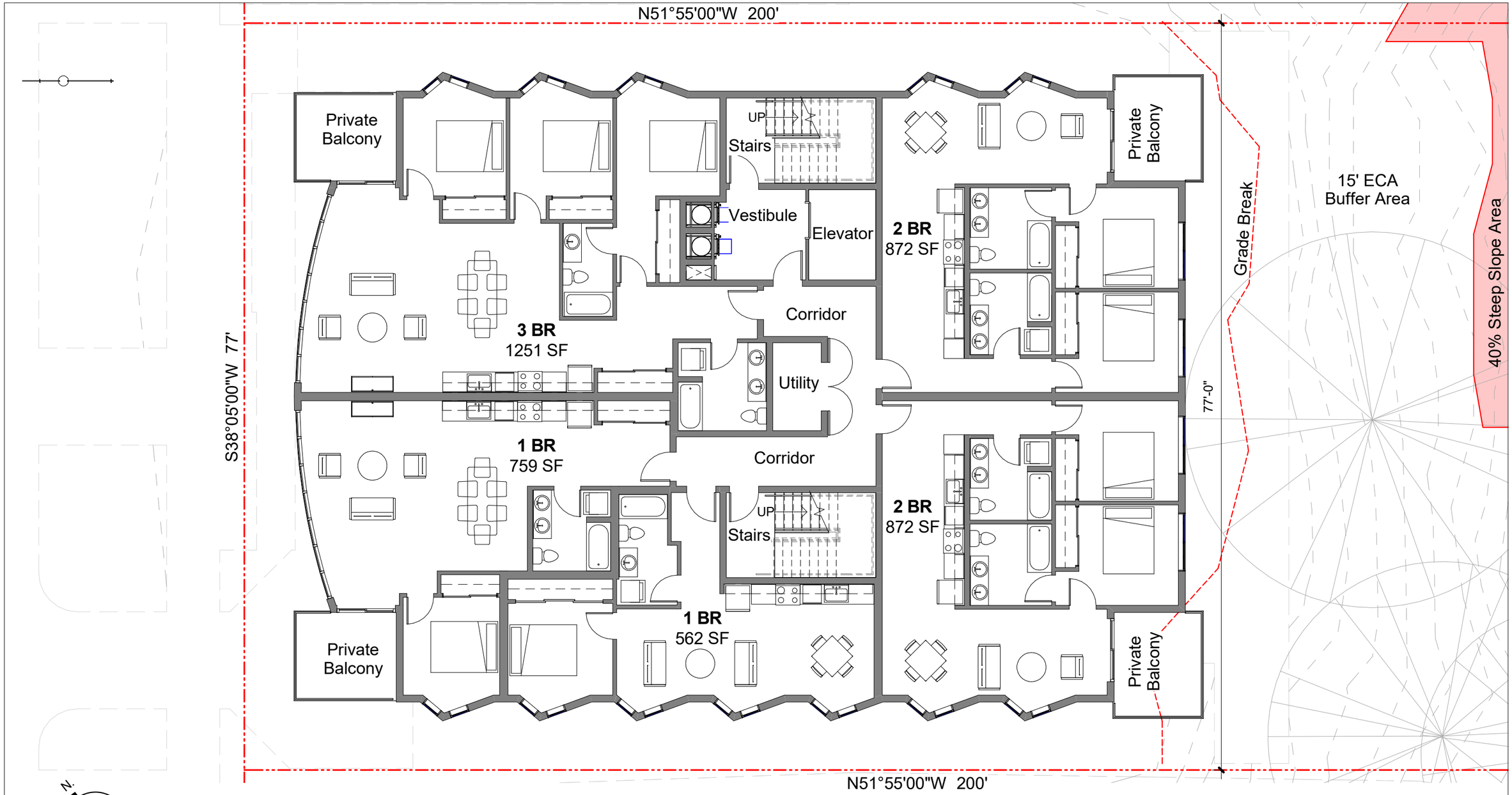


Option C - L2 Floor Plan

Gross Floor Area = 5,414 SF

1" = 10'-0"

Kun Lim Studio, LLC **Yellow River Real Estate, Inc.**	**Project Proposal for New Apartment Building** **1790 - 1794 Alki Avenue SW, Seattle WA 98116**	**SDCI Record Number 3040522-EG** **Administrative Design Review - Sep 18, 2023**	C7



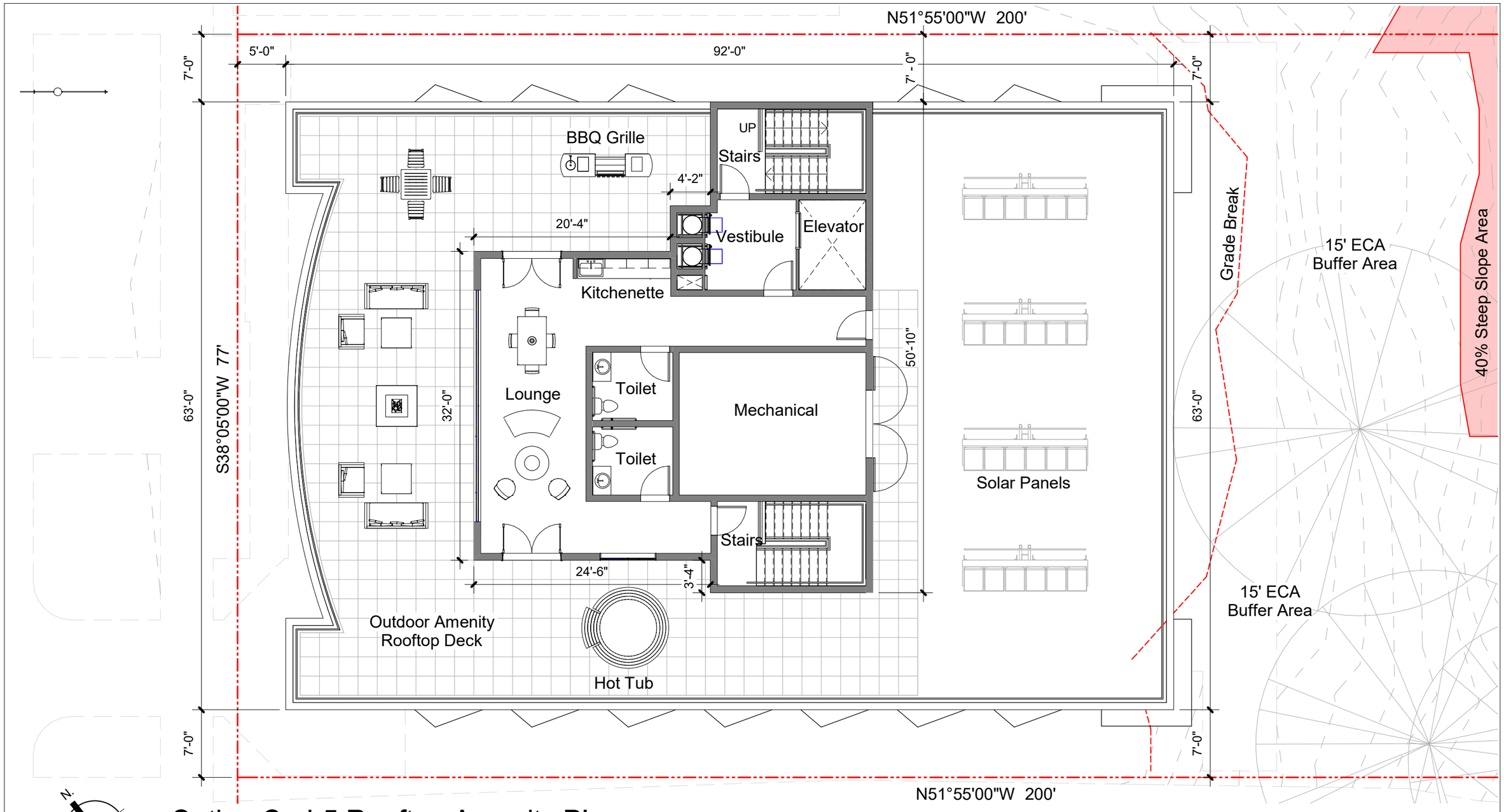
Option C - L3 & L4 Typical Floor Plan

1" = 10'-0"

Gross Floor Area = 5,414 SF

1"=10'-0" 0 2.5 5 10 20

Kun Lim Studio, LLC **Yellow River Real Estate, Inc.**	**Project Proposal for New Apartment Building** **1790 - 1794 Alki Avenue SW, Seattle WA 98116**	**SDCI Record Number 3040522-EG** **Administrative Design Review - Sep 18, 2023**	C8



Option C - L5 Rooftop Amenity Plan

1" = 10'-0"

Gross Floor Area = 1,626 SF

Outdoor Amenity Rooftop Deck = 2,046 SF

1"=10'-0" 0 2.5 5 10 20

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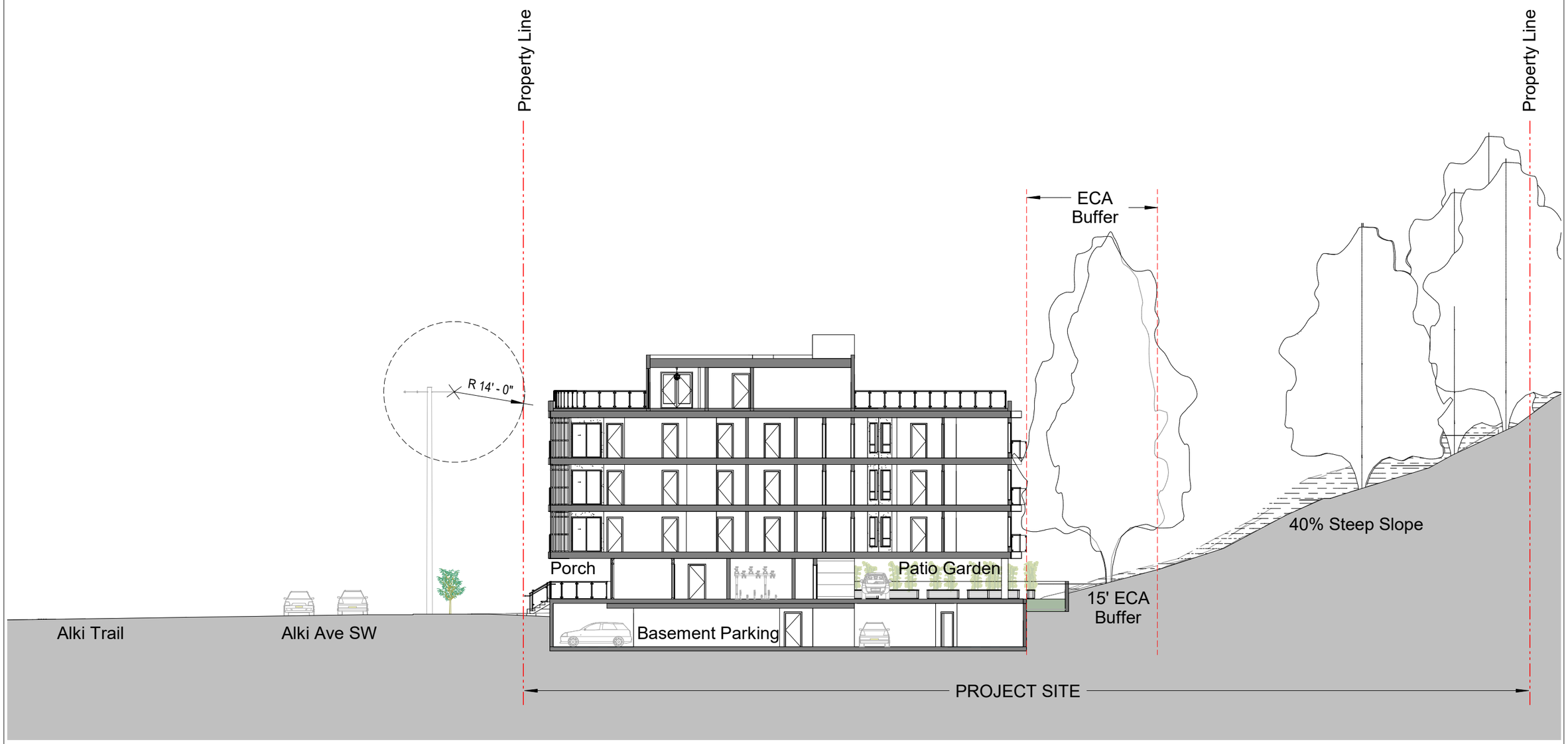
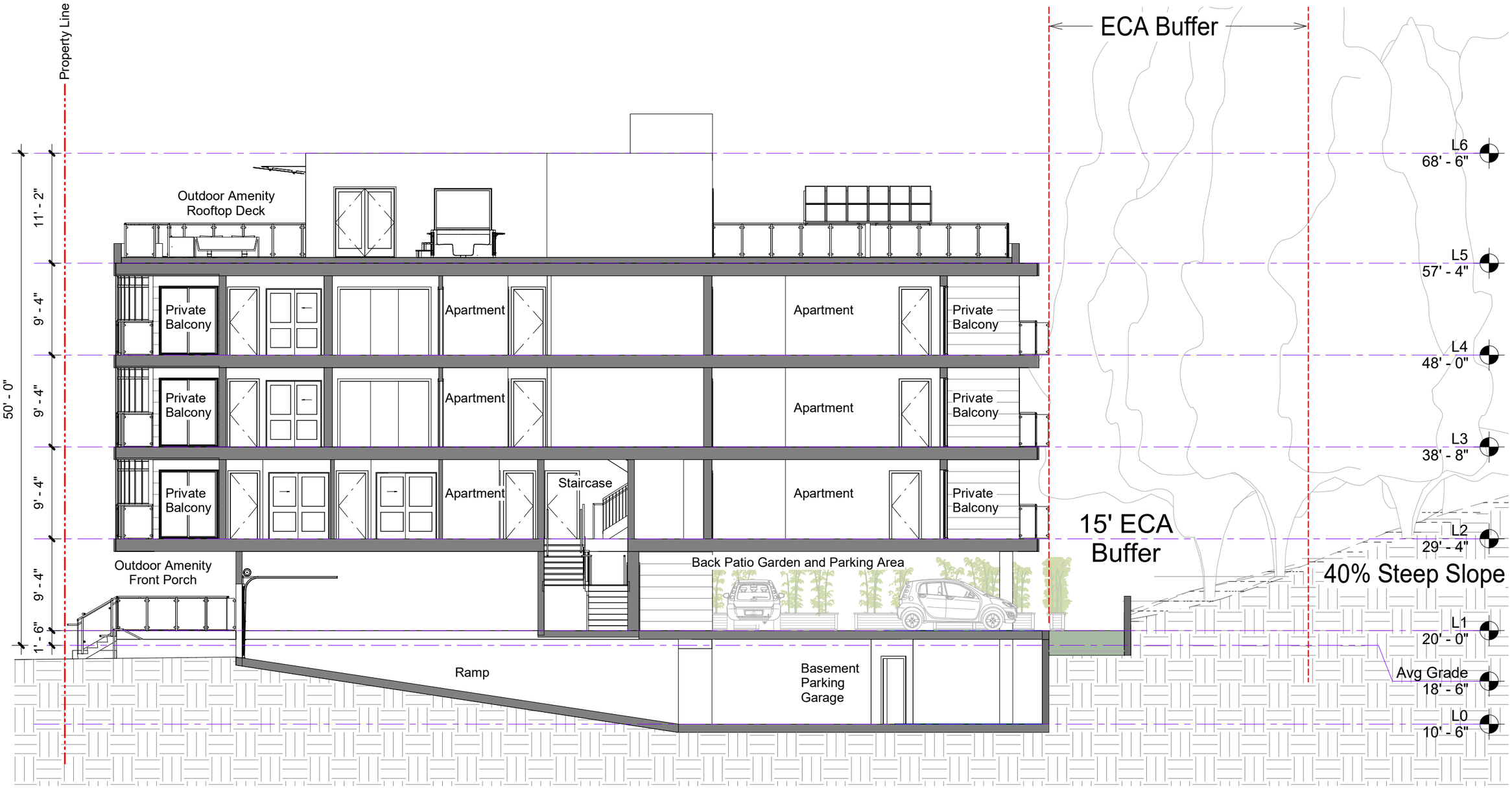


1 Option C - NW-SE Site Section

1" = 20'-0"

1"=20'-0" 0 5 10 20 40

Kun Lim Studio, LLC **Yellow River Real Estate, Inc.**	**Project Proposal for New Apartment Building** **1790 - 1794 Alki Avenue SW, Seattle WA 98116**	**SDCI Record Number 3040522-EG** **Administrative Design Review - Sep 18, 2023**	C10

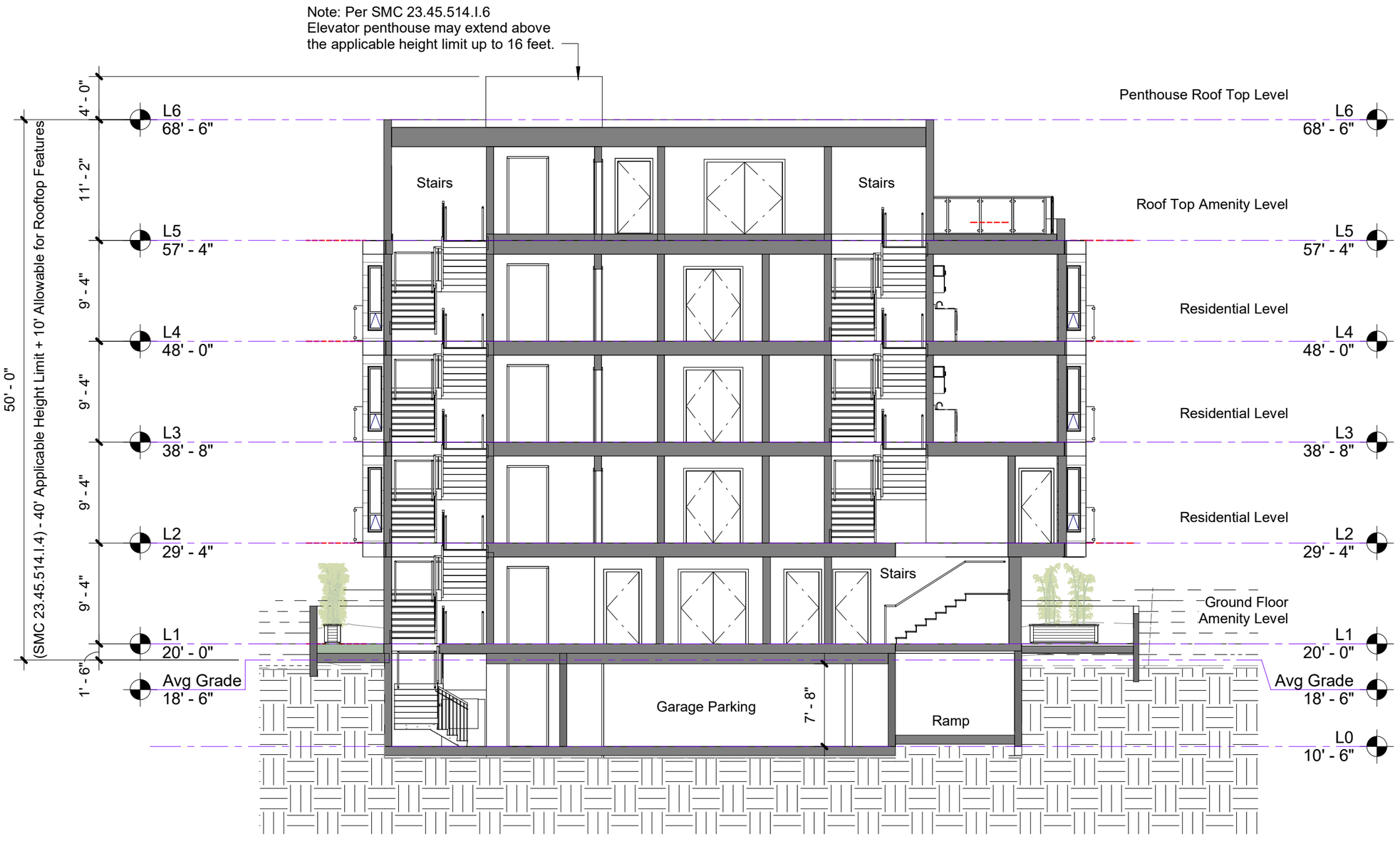


1 Option C - NW-SE Building Section

1" = 10'-0"

1"=10'-0" 0 2.5 5 10 20

Kun Lim Studio, LLC **Yellow River Real Estate, Inc.**	**Project Proposal for New Apartment Building** **1790 - 1794 Alki Avenue SW, Seattle WA 98116**	**SDCI Record Number 3040522-EG** **Administrative Design Review - Sep 18, 2023**	C11



1 Option C - NE-SW Building Section

1" = 10'-0"

1"=10'-0" 0 2.5 5 10 20

Departures for Option B & Option C

Per Seattle Land-Use Code SMC 23.45.522, the code requires that the required amount outdoor amenity space is 25% of the lot area. A minimum of 50% of the required amenity area shall be provided at ground level, except that amenity area provided on the roof of a structure that meets the provisions of SMC subsection 23.45.510.D.5 may be counted as amenity area provided at ground level.

The applicant proposes that to satisfy this requirement, the sun room on the ground floor (similar to the one pictured here) will be considered as a ground level outdoor amenity space, and so is the back patio garden, which will encroach a little bit into the 15 foot buffer area. Together with the front porch, they will achieve the minimum required area of ground floor amenity spaces totalling 1,925 square feet. (See calculation below.)

The backyard landscaped area will be terraced with treated wood forming garden beds filled with native plants. Terraces catch runoff water, let the water soak into the ground, and deliver the excess to a safe outlet. Terracing a long slope into shorter slopes prevents water from building into a highly erosive force. Terracing will help with on-site stormwater management and soil erosion control.

This will help the project better meet the intent of Design Guidelines.
Request departures to meet open amenity area requirement.

<u>Calculation of amenity area requirements</u>
Lot area = 77' x 200' = 15,400 SF.
Required outdoor amenity area = 25% of lot area = 15,400 SF / 4 = 3,850 SF.
Required outdoor amenity area at ground level = 50% (3,850 SF) = 1,925 SF.

<u>Option B</u>
Ground level amenity areas =
Front Porch & Sun Room + Back Patio Garden =
841 SF + 1,090 SF = 1,931 SF > 1,925 SF

<u>Option C</u>
Ground level amenity areas =
Front Porch & Sun Room + Back Patio Garden =
887 SF + 1,066 SF = 1,953 SF > 1,925 SF

The sun room will function as an open amenity area.


The back patio terrace garden beds will function as an open amenity area.