

— *the* — WHITTAKER



PROJECT TEAM

Developer: Lennar Multifamily Communities & Weingarten Realty

Architect: Weber Thompson

Landscape Architect: Weisman Design Group

SEATTLE CITY COUNCIL ALLEY VACATION PRESENTATION

March, 11 2014

ADDRESS: 4755 Fauntleroy Way SW

DPD PROJECT #: 3013803

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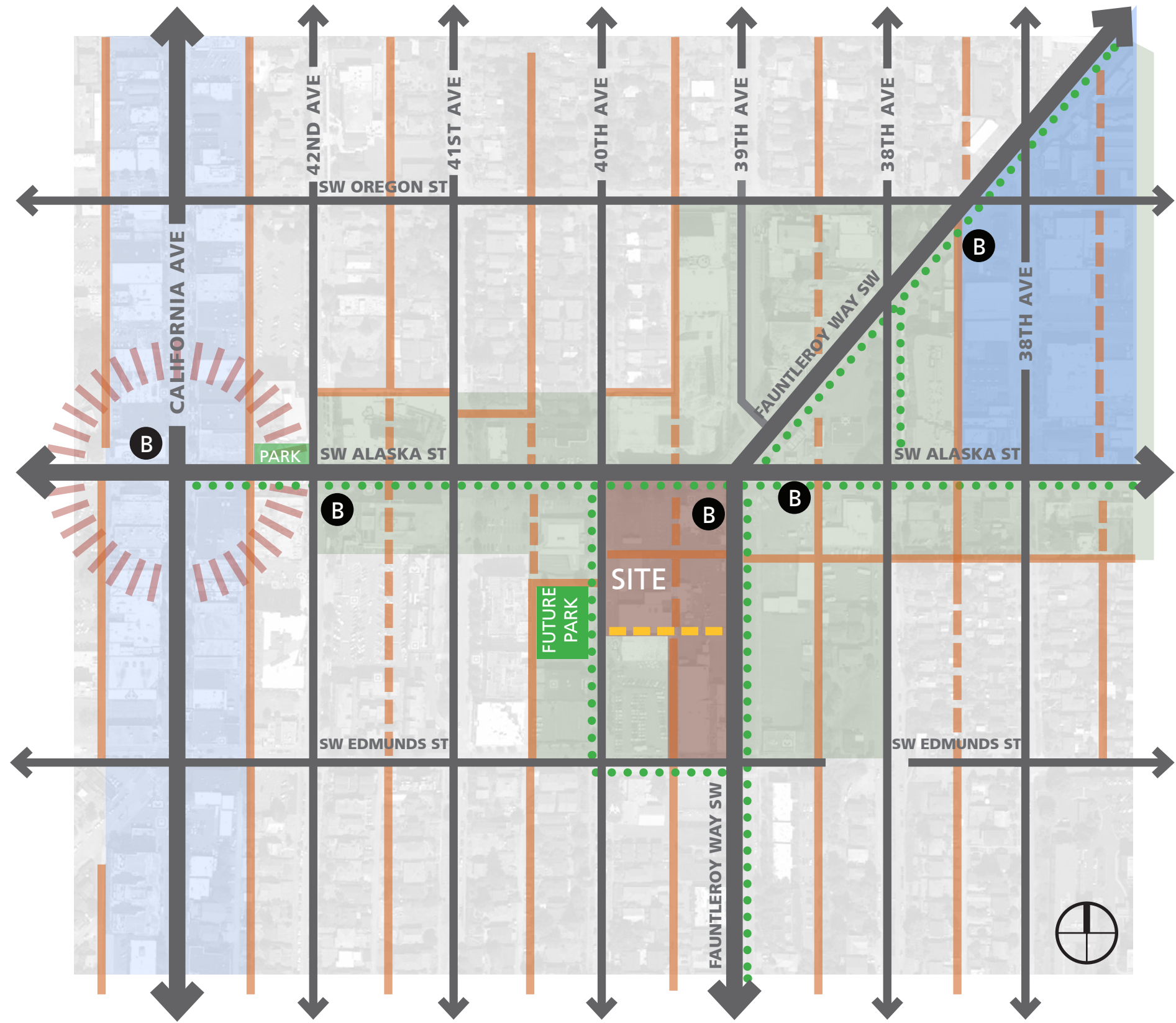
LOCATION



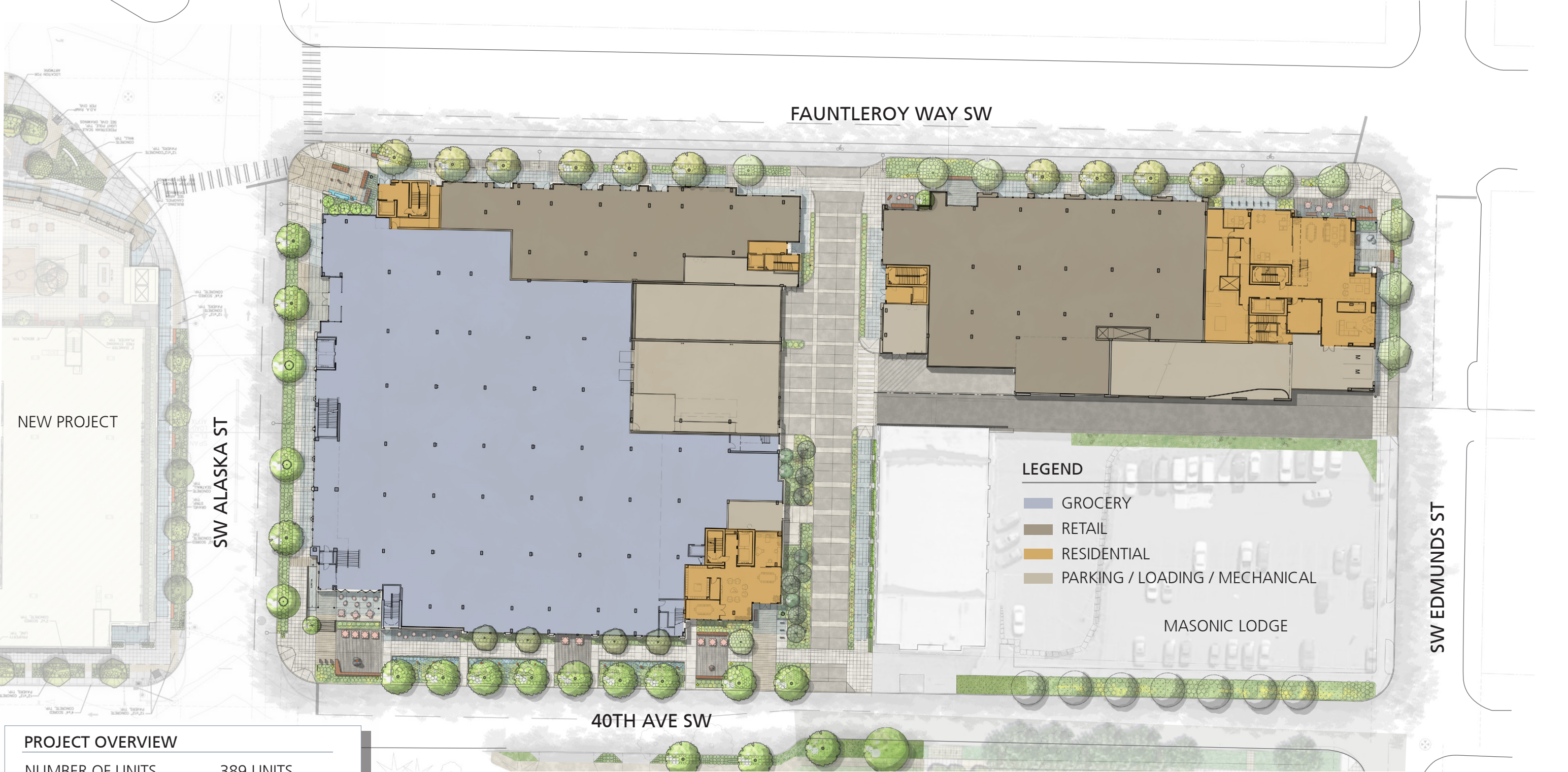
LEGEND

- EXISTING ALLEY
- PREVIOUSLY VACATED OR NOT CONNECTED ALLEYS
- PROPOSED CROSS CONNECTOR
- PEDESTRIAN ROUTES
- BUS STOP

- THE JUNCTION
- TRIANGLE PLAN AREA
- COMMERCIAL AREA
- PARKS
- PROPOSED DEVELOPMENT AREA



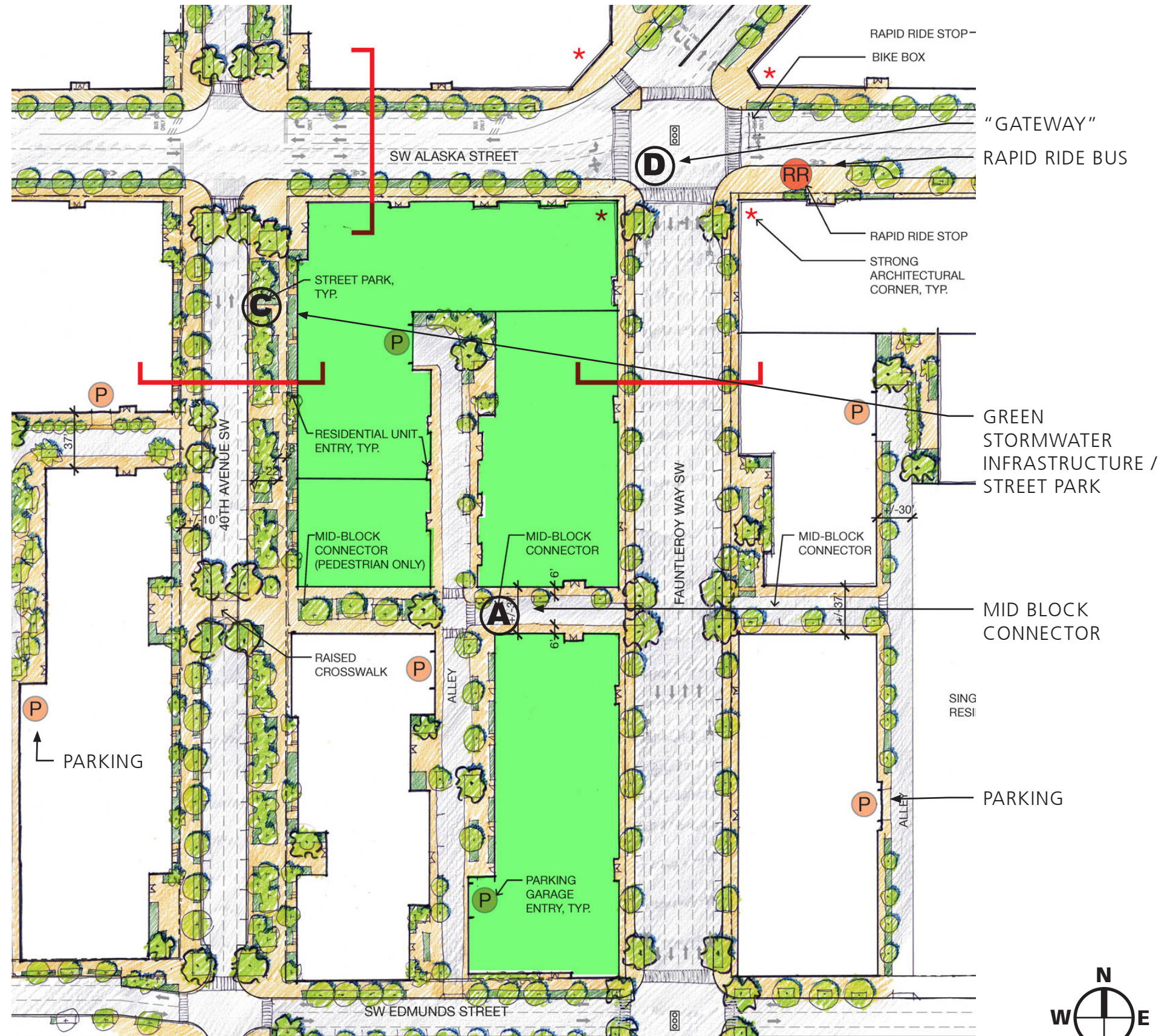
PROJECT OVERVIEW



PROJECT OVERVIEW	
NUMBER OF UNITS	389 UNITS
AFFORDABLE HOUSING	20%
RESIDENTIAL AREA	370,000 SQ FT
GROCERY STORE	45,000 SQ FT
ON-SITE PARKING	595 STALLS

WEST SEATTLE TRIANGLE URBAN DESIGN FRAMEWORK GOALS - NOVEMBER 2011

- Capitalize on the investment in transit and transportation: a **transit-friendly** neighborhood
- Embrace the area's location as a **gateway** to the West Seattle peninsula
- Support the continued success of **small business** and the Triangle business district
- Building designs meet the needs of occupants and property owners while supporting a vibrant **community life**
- **Accommodate all travelers:** cars, transit, pedestrians, trucks and bicycles
- Create **places for people:** new community spaces and connections to parks
- Integrate **natural systems**
- **Link to other neighborhood areas,** including the junction business district
- **Accommodate parking and loading,** and continue to plan for parking needs in the future



NOTE: IMAGE DIRECTLY FROM WEST SEATTLE TRIANGLE PLAN

DESIGN REVIEW MASSING STUDIES



NO ALLEY VACATION MASSING

- 85' building height
- 40,000 sf Retail
- 470,000 sf Residential Area
- 564 Units
- 450 Parking stalls in separate garages in two below grade levels



PROPOSED ALLEY VACATION MASSING

- 70' building height
- 68,000 sf Retail
- 375,000 sf Residential Area
- 389 Units
- 595 parking stalls in one connected garage in two below grade levels

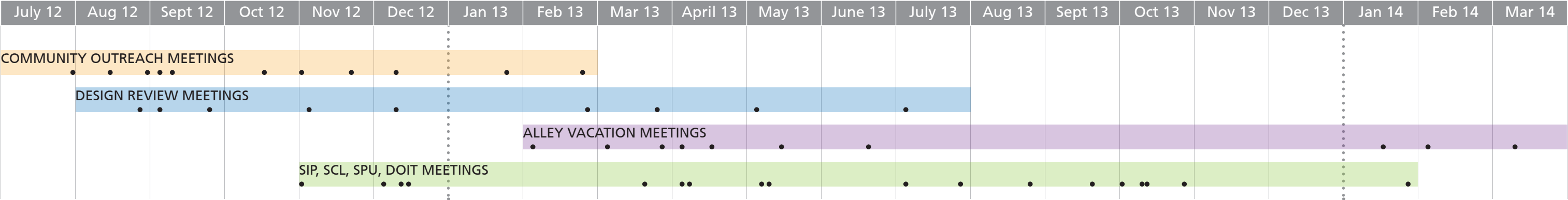
PUBLIC PROCESS

COMMUNITY OUTREACH MEETINGS

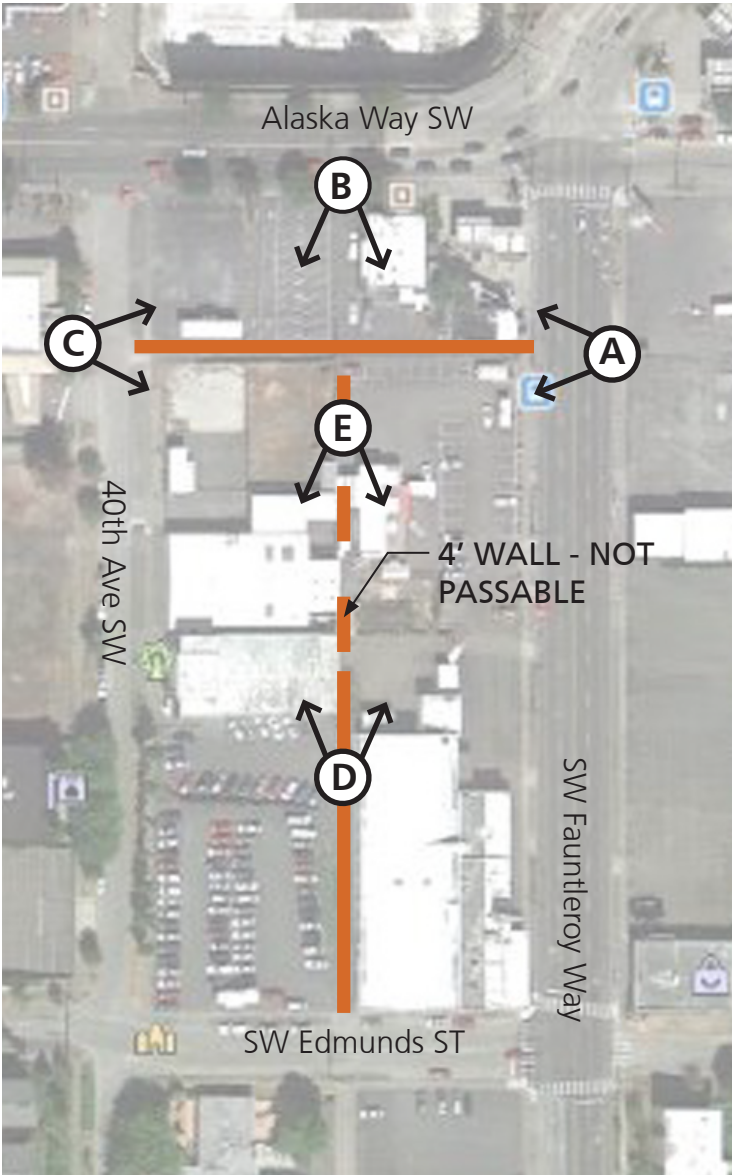
Chaco Canyon Café
1/27/2012
Fairmount Community Association
9/11/2012, 11/27/2012, 2/26/2013
Informal Community Stakeholder Design Group
11/27/2012, 1/24/2013, 2/26/2013
Masonic Temple Owners
9/11/2012, 11/02/2012
Morgan Junction Community Association
11/27/2012, 2/26/2013
West Side Baby
11/27/2012, 2/26/2013
West Seattle Chamber of Commerce
9/11/2012, 11/27/2012, 12/10/2012, 2/26/2013
West Seattle Junction Association
7/30/2012, 7/31/2012, 8/14/2012, 8/30/2012, 9/05/2012, 9/13/2012, 10/16/2012, 11/27/2012, 12/10/2012, 2/26/2013
West Seattle Junction Neighborhood Association
9/11/2012, 11/27/2012, 12/10/2012, 1/24/2012, 2/26/2013

CITY REVIEW PROCESS

Design Review Meetings		
EDG Meeting with Planner #1	8/21/2012	
EDG Meeting with Planner #2	9/4/2012	
EDG Meeting #1	9/27/2012	
EDG Meeting #2	11/8/2012	
MUP Submittal	12/12/2012	
Review Meeting with Planner	2/21/2013	
Recommendation Meeting #1	3/28/2013	
Review Meeting with Planner	5/20/2013	
Recommendation Meeting #2	7/11/2013	
Alley Vacation Meetings		
Vacation Petition	2/4/2013	
Design Commission Meeting #1	3/7/2013	
Workshop / Design Meeting with SDOT #1	3/22/2013	
Workshop / Design Meeting with SDOT #2	4/5/2013	
Design Commission Meeting #2	4/17/2013	
Design Commission Meeting #3	5/16/2013	
Design Commission Meeting #4	6/20/2013	
Meeting with SDOT #1	1/16/2014	
Meeting with SDOT #2	2/7/2014	
City Council Meeting	3/11/2014	
SIP, SCL, SPU and DOIT Meetings		
SCL Coordination Meeting		11/2/2012
SDOT 30% SIP Design Guidance Meeting		12/4/2012
SDOT SIP Coordination Meeting		12/12/2012
SCL Coordination Meeting		12/14/2012
SDOT SIP Design Charette #1		3/22/2013
SDOT SIP Design Charette #2		4/5/2013
SPU Alley Drainage Coordination		4/10/2013
SPU Alley Drainage Coordination		5/6/2013
SDOT 60% SIP Design Guidance Meeting		5/14/2013
SCL Coordination Meeting		7/2/2013
SPU Bioretention Coordination in 40th Avenue		7/24/2013
SCL Fauntleroy Feeder Dip & Shoofly Coord.		8/28/2013
DOIT Coordination Meeting		9/18/2013
SPU Alley Drainage Coordination		10/1/2013
SDOT SIP Interim Review for Building Permit		10/7/2013
SDOT Traffic Signal / Street Light Meeting		10/9/2013
SDOT 60% SIP Design Guidance Meeting #2		10/29/2013
SDOT Alley Wall Coordination		1/22/2014



CURRENT SITE WITH EXISTING ALLEY



VIEW A: LOOKING WEST FROM FAUNTLEROY



VIEW B: LOOKING SOUTH FROM ALASKA



VIEW C: LOOKING EAST FROM 40TH



VIEW D: MID ALLEY - 4' RETAINING WALL. NOT PASSABLE



VIEW E: SOUTH MID ALLEY - FENCE. NOT PASSABLE

ALLEY VACATION

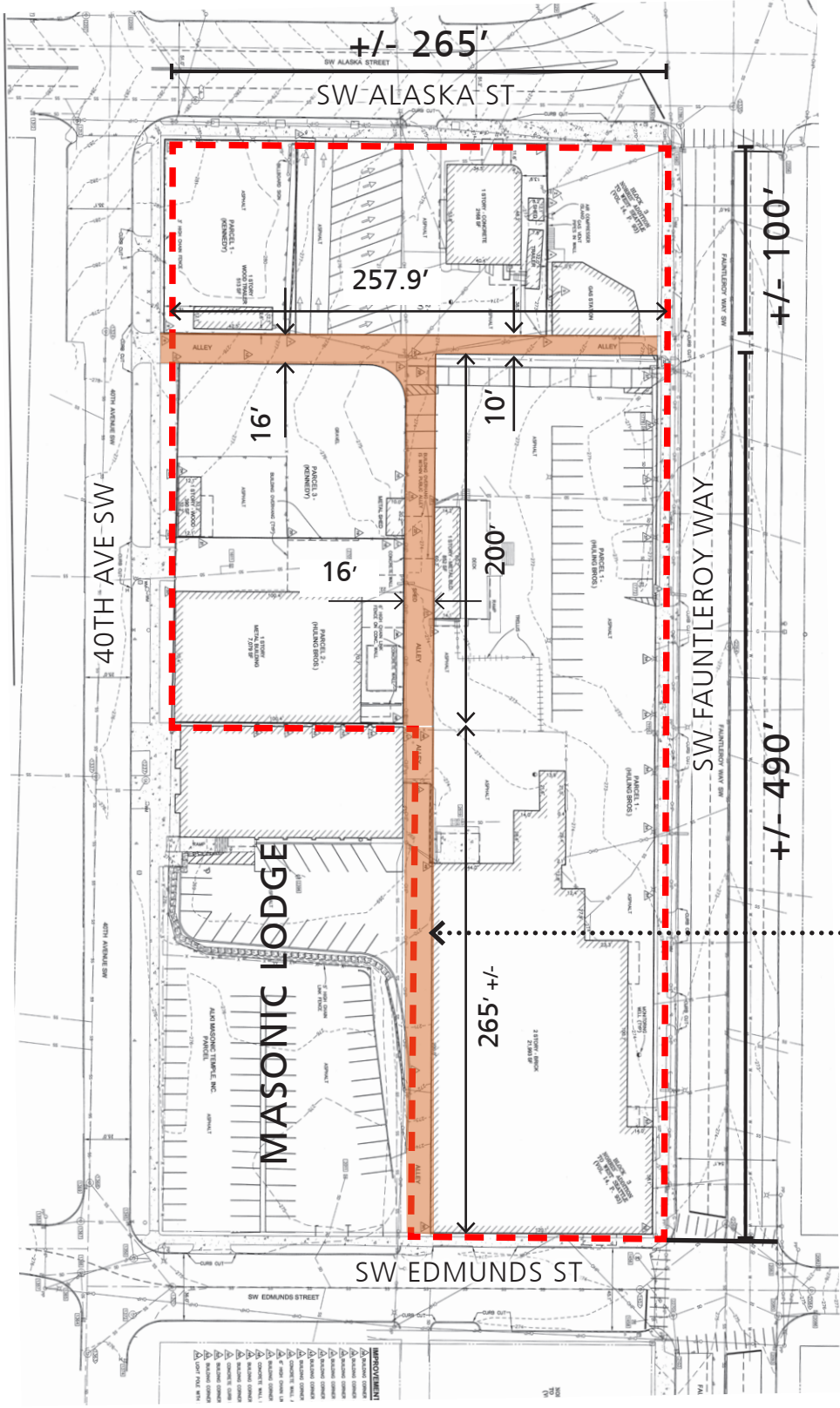
- Approximate Area of Alley to be Vacated: 6,600 SF
- Approximate Area of Publicly Accessible Mid-Block Connection: 11,100 SF

LEGEND

ALLEY AREA

NEW MID-BLOCK CONNECTOR

VACATED ALLEY



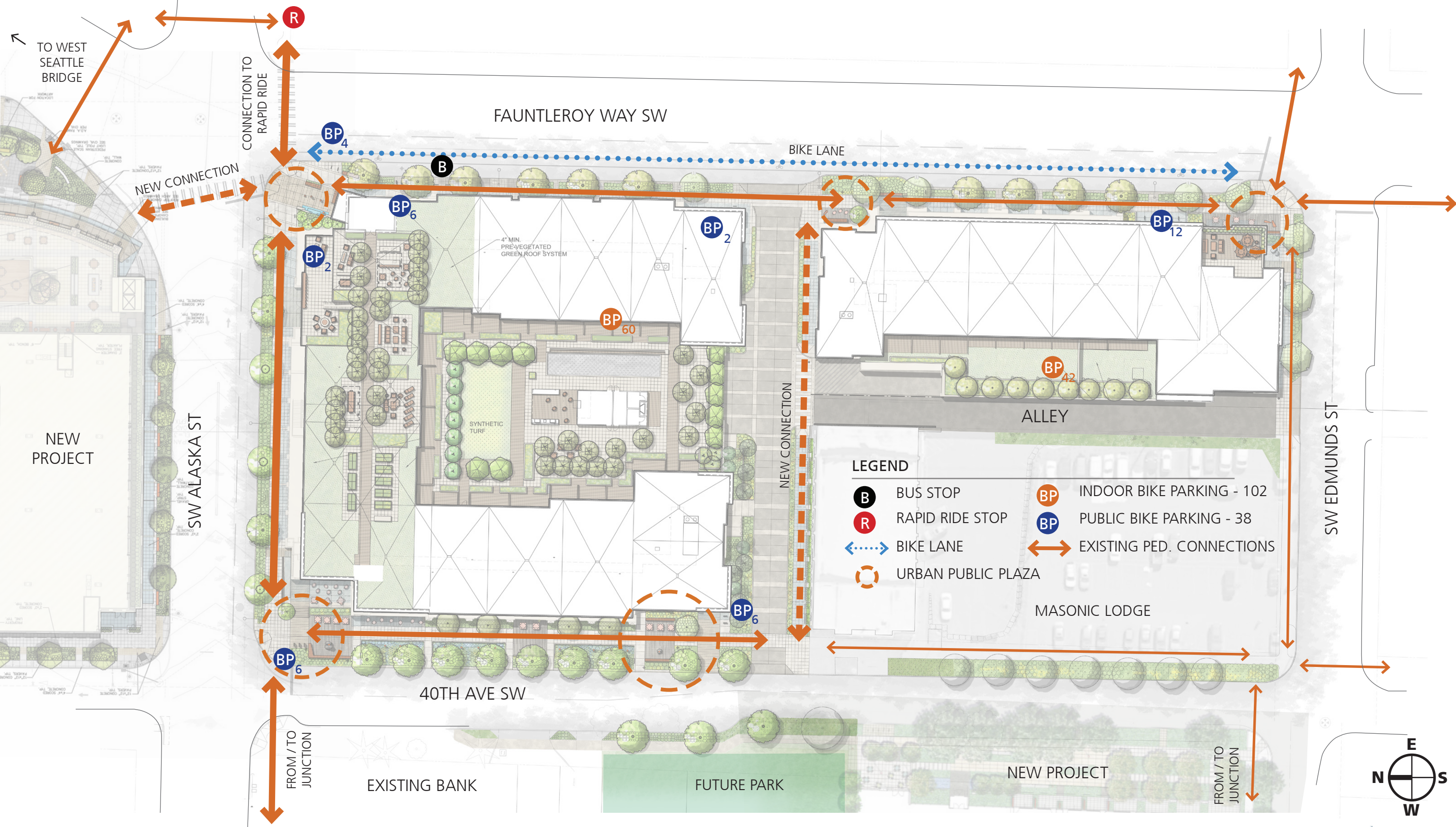
EXISTING



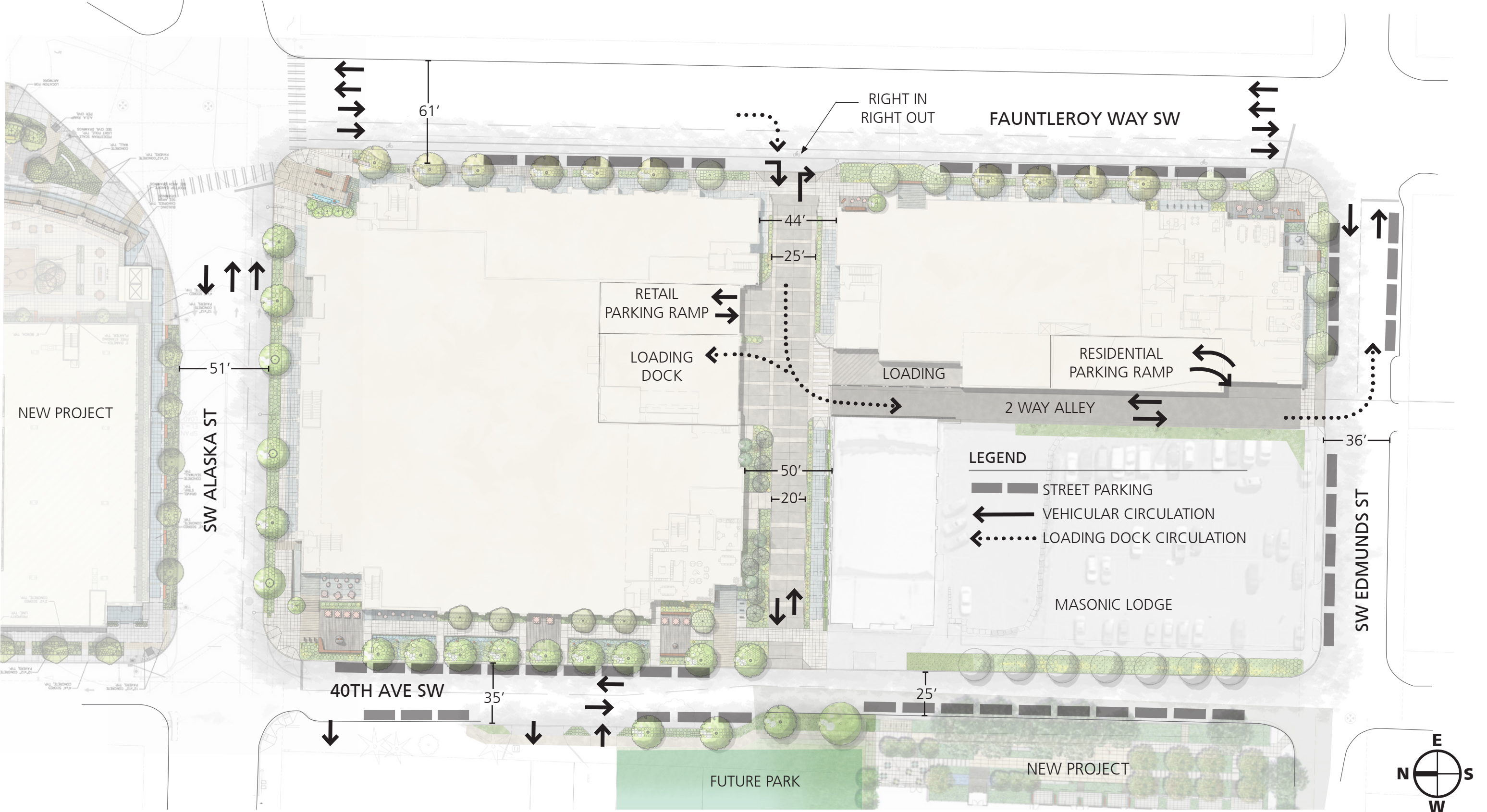
PROPOSED



PEDESTRIAN & BIKE CIRCULATION



VEHICLE ACCESS & CIRCULATION



CORNER VIEWS



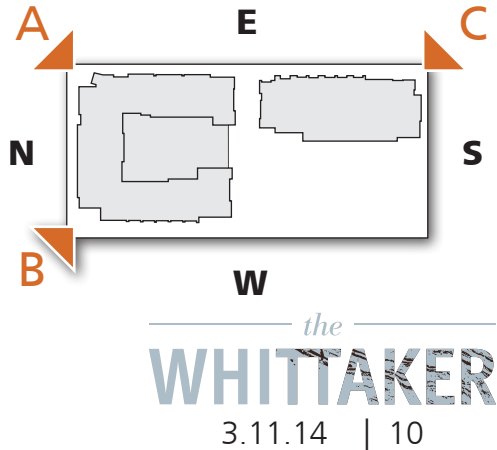
VIEW A: NE corner looking down Fauntleroy and Alaska



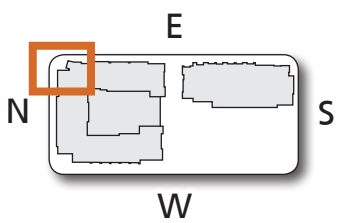
VIEW C: SE corner looking down Fauntleroy and Edmunds



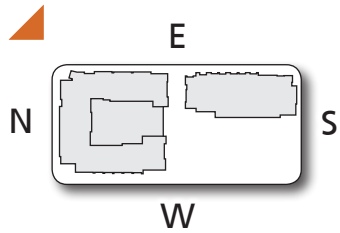
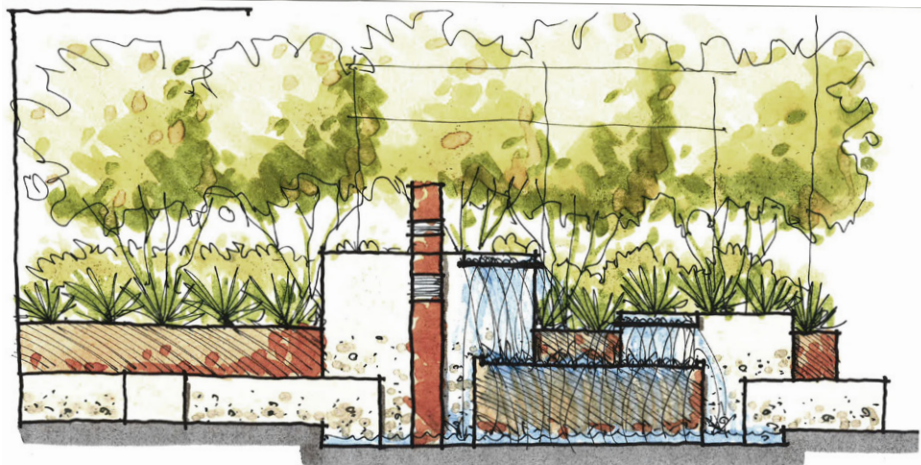
VIEW B: NW corner looking down Alaska and 40th



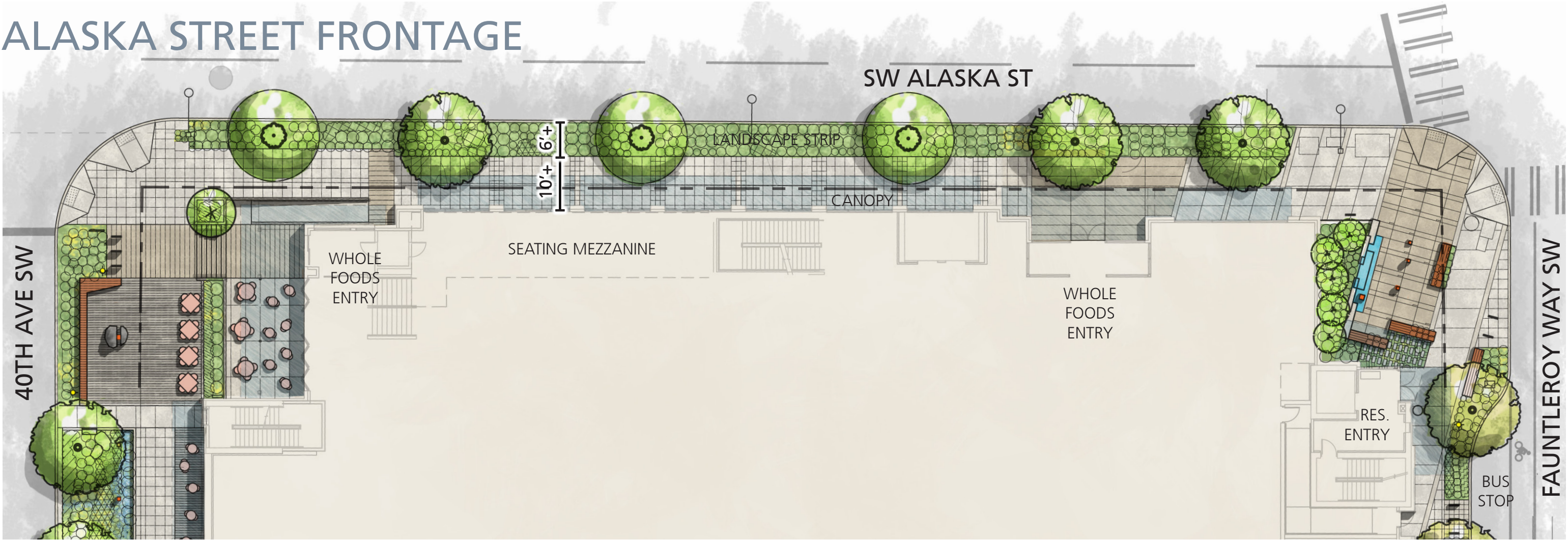
GATEWAY CORNER OF ALASKA & FAUNTLEROY



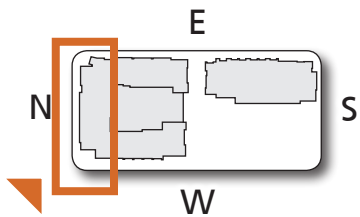
GATEWAY CORNER OF ALASKA & FAUNTLEROY



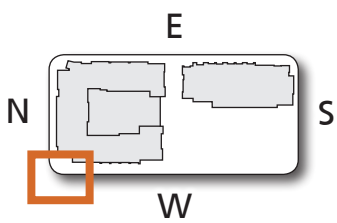
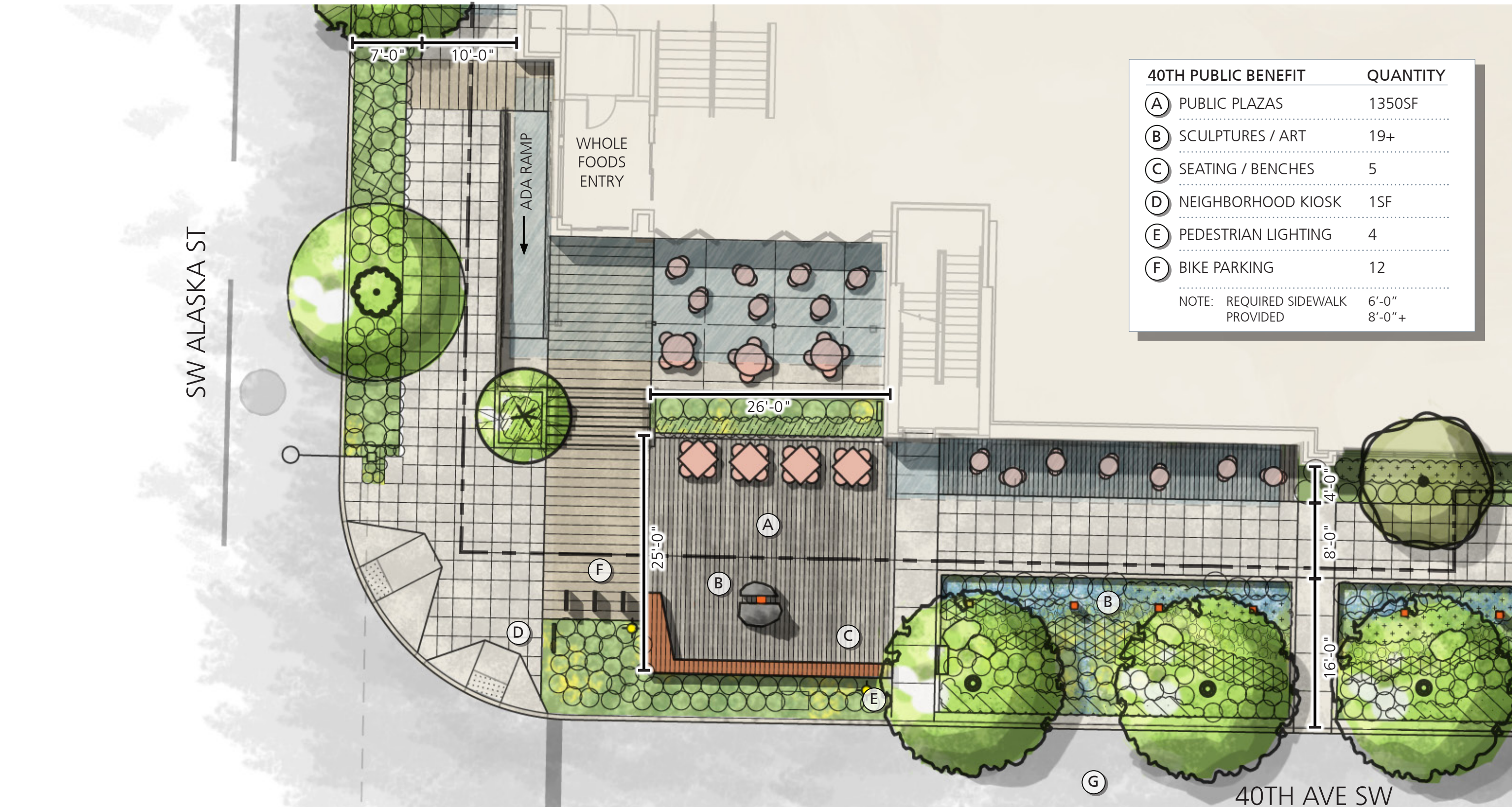
ALASKA STREET FRONTAGE



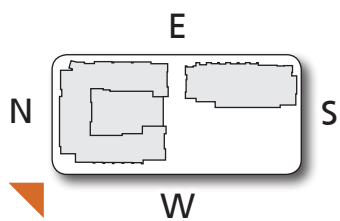
VIEW: Alaska street retail frontage looking South East



CORNER OF ALASKA & 40TH



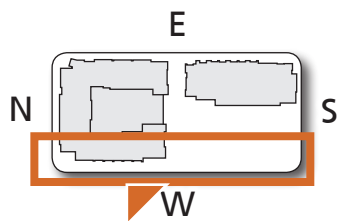
CORNER OF ALASKA & 40TH - PUBLIC PLAZA



40TH AVE / COMPLETION OF GREEN STREET



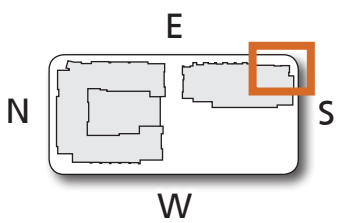
40TH PUBLIC BENEFIT	QUANTITY
(A) 40TH OFF SITE IMPROVEMENTS	2,550SF
(B) PARK CONTRIBUTION	\$25,000
NOTE: REQUIRED SIDEWALK PROVIDED	
	6'-0"
	8'-0"+



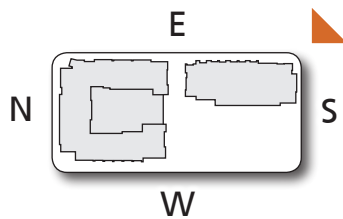
CORNER OF EDMUNDS & FAUNTLEROY - PUBLIC PLAZA



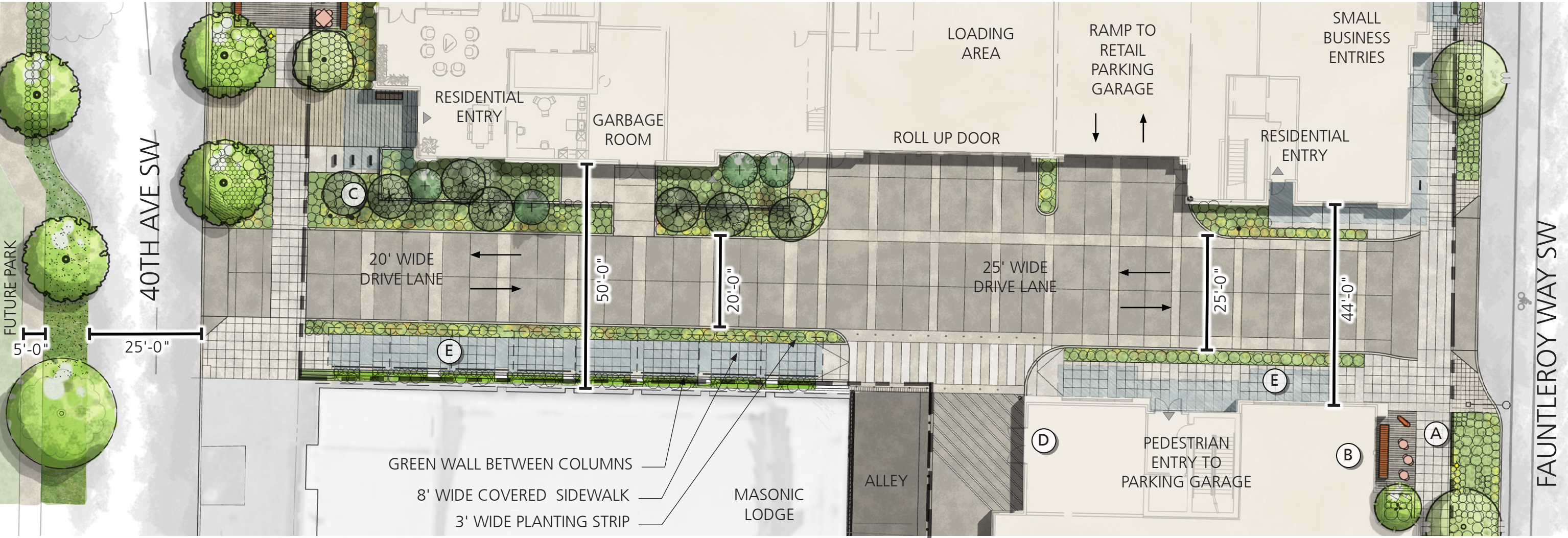
FAUNTLEROY PUBLIC BENEFIT QUANTITY		
(A)	PUBLIC PLAZAS	1,800SF
(B)	SCULPTURES / ART	2
(C)	SEATING / BENCHES	5
(D)	PEDESTRIAN LIGHTING	3
(E)	BIKE PARKING	12
(F)	BIKE LANE	570LF / 2,850 SF
NOTE: REQUIRED SIDEWALK 6'-0"		
PROVIDED 6'6"+		



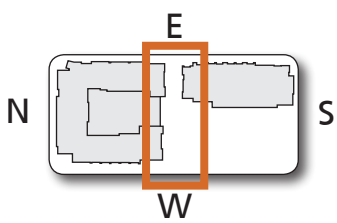
CORNER OF EDMUNDS & FAUNTLEROY - PUBLIC PLAZA



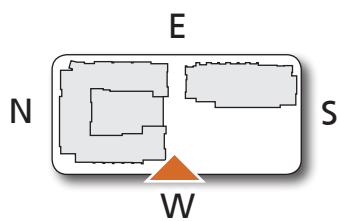
MID-BLOCK CONNECTOR



MID-BLOCK PUBLIC BENEFIT		QUANTITY
(A)	SCULPTURES / ART	1
(B)	SEATING / BENCHES	1
(C)	BIKE PARKING	8
(D)	RELOCATED MURAL	1
(E)	COVERED SIDEWALK	1,600 SF



MID-BLOCK CONNECTOR - LOOKING EAST



PUBLIC BENEFIT MATRIX

	DESCRIPTION	EXISTING	REQUIRED	QUANTITY	COST
1.	Voluntary Street Level Building Setback	no	no	5,134 sf	n/a
2.	Gateway Plaza at Fauntleroy & Alaska	no	no	542 sf	\$37,820
3.	Linear Plaza and 40th Ave Streetscape	no	no	1,356 sf	\$147,140
4.	Public “Outdoor Rooms” on Fauntleroy	no	no	1,088 sf	\$85,120
5.	40th Avenue off-site improvements	no	no	2,550 sf	\$93,260
6.	Pedestrian Crosswalk at Fauntleroy & Alaska	no	no	n/a	\$15,000
7.	Cash Contribution for Public Outreach and Schematic Design (to 30% complete) for new City Park	no	no	n/a	\$25,000
8.	Mid-Block Pedestrian Sidewalk	no	no	1,672 sf	\$10,030
9.	Art: Inclusion of Commissioned art pieces in Public Plazas and Relocation/Recreation of Existing Mural on-site	1	no	27 pieces	\$50,000
10.	Pedestrian Overhead Weather Protection & New Bike Lane	no	no	5,666 sf	\$853,680
11.	Expanded public amenities along Fauntleroy & Alaska including widened public sidewalks and landscaping on-street parking and new bus pull out, all made possible by removing existing power poles and undergrounding utilities	no	no	1,300 sf	\$1,100,00
12.	Summary of Individual Design elements	no	no	See plan sheets	
					TOTAL: \$2,417,050

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WHITTAKER

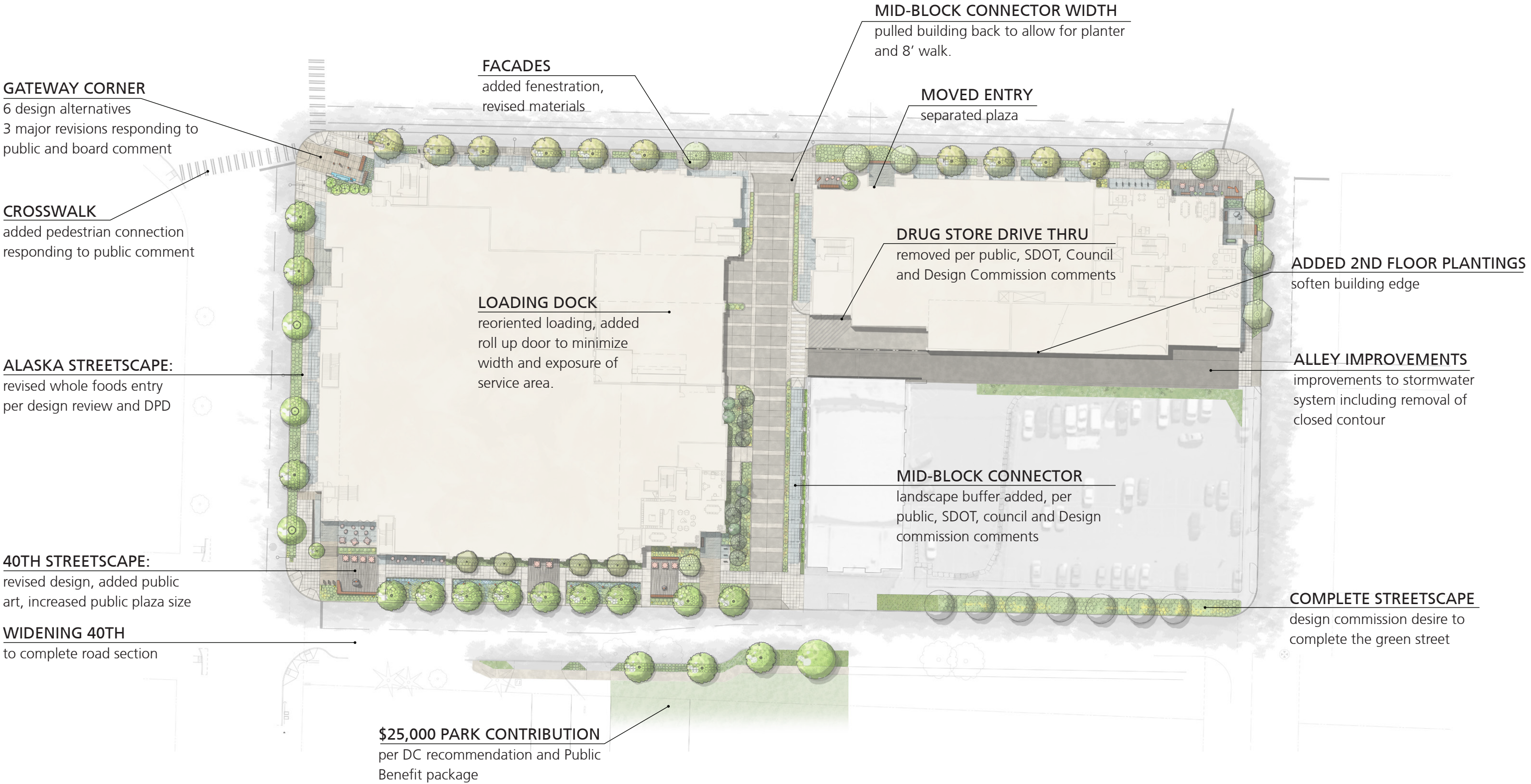


APPENDIX: URBAN DESIGN PROJECT GOALS

- 1 Introduce gateway element acknowledging axis of Fauntleroy
- 2 Break superblock into two pedestrian scaled blocks
- 3 Provide safe, inviting mid-block pedestrian connection that links to city park
- 4 Develop significant green street experience along quieter 40th Ave SW
- 5 Provide series of small, usable public spaces at significant project nodes.
- 6 Activate Alaska and Fauntleroy with retail spaces for small, medium, and large scale businesses.



APPENDIX: PROJECT DEVELOPMENT / RESULTS OF PUBLIC PROCESS



APPENDIX: GOALS OF GUIDANCE DOCUMENTS

West Seattle Triangle Project Goals:

(Selected applicable goals from the West Seattle Triangle Urban Design Framework Document)

- Goal: Capitalize on the investment in transit and transportation: a transit friendly neighborhood.

The Whittaker is a dense mixed use development located only a half block from new Rapid Ride Infrastructure. The North East Residential lobby was designed to be as close to transit as possible.
- Goal: Embrace the area’s location as a gateway to the West Seattle peninsula.

The North East Gateway corner was designed to announce arrival with a strong architectural statement and pedestrian plaza. Additionally, small public plaza spaces were designed at each of the corners to unify the projects streetscape.
- Goal: Building Designs meet the needs of occupants and property owners while supporting a vibrant community life.

The Whittaker is vibrant mixed use development with a range of retail sizes and types. Additionally, there was a focus on activating the public realm with well-designed storefronts, lobby entrances, public plazas, generous sidewalks, landscape buffers and artwork.
- Goal: Accommodate all travelers: cars, transit, pedestrians, trucks and bicycles.

Underground parking for both retail and residential use is provided in addition to expanding on street parking along the Fauntleroy and 40th frontages. Convenient access to multiple transit routes is located on site and within a short walk. Pedestrian oriented streetscapes wrap all frontages of the project. Truck loading is accommodated internally to minimize traffic disruption and maximize safety. A new bicycle lane is being provided along the entire length of the project’s Fauntleroy frontage.
- Goal: Create places for people: new community spaces and connections to parks.

The project is adding 5 urban plazas that are designed specifically for public gathering. In addition, we are aligning the pedestrian cross connector with the adjacent park parcel to allow for future connection to this community open space.
- Goal: Integrate natural systems:

Along 40th Street the design team has embraced the green street concept and located a large lushly planted rain garden. Native plant materials are also used across the site. In addition we are cleaning up the contaminated gas station site as part of the project.
- Goal: Link to other neighborhood areas, including the Junction business district.

The project is providing a new signalized pedestrian crossing across Alaska Street to complete the neighborhood pedestrian grid and link neighborhoods from the south to the north of our project. In addition the streetscape improvements will provide a safe walkable experience for pedestrians.

Seattle Comprehensive Plan Goals for the West Seattle Junction Hub Urban Village:

(Selected applicable goals from section B-32 of the Comprehensive Plan)

- Goal: A vibrant center of shopping, dining, and cultural opportunities that supports both daytime and nighttime activities.

This dense mixed use development with varied size and types of retail stores and residential lobbies along all street frontages will create opportunities for activation both day and night.
- Goal: Strive to balance the goal of a compact urban village with the need for adequate parking, traffic circulation and pedestrian safety on neighborhood streets.

Traffic circulation has been carefully designed with significant input from SDOT. The design team worked collaboratively to provide vehicular access while providing a safe separated pedestrian zones. Adequate retail and residential parking is provided below grade.
- Goal: Encourage a human scale design of buildings and public spaces to be accessible to pedestrians, safe, well lit, and clean.

The design of the building has been approved by the West Seattle Design review board. One of the main focuses during the design process was to develop a streetscape that is comfortable and welcoming for pedestrians by varying material, modulating the storefronts, providing ample landscape details including benches, bike racks raised planters, and pedestrian scale lighting.

- Goal: seek to integrate Fauntleroy way into the neighborhood physically, aesthetically, and operationally while, at the same time, maintaining its arterial functions.

Based on SDOT and triangle plan recommendations the project has eliminated numerous curb cuts on to Fauntleroy Way, and relocated the alley function away from the intersection to better support traffic functions on this busy arterial. The elimination of the gas station, mini mart signage, and power lines at this intersection will also enhance the aesthetics of is key gateway corner.
- Goal: Seek to enhance pedestrian safety and improve pedestrian circulation along Avalon Way, Fauntleroy Way, and SW Alaska Street from 35th Ave. SW to California Ave. SW.

The project is enhancing pedestrian circulation by revitalizing all street frontages and providing a new pedestrian crossing across Alaska Street greatly improving pedestrian circulation north south through the neighborhood.
- Goal: encourage opportunities to provide affordable market rate housing in the neighborhood for junction workers.

In addition to providing numerous new job opportunities the project is providing market rate housing within walking distance of the Junction’s core, of which 20% of the units will be affordable housing through the MFTE program.
- Goal: Encourage the provisions of open spaces in conjunction with pedestrian and bicycle linkages throughout the neighborhood.

On the Fauntleroy Way frontage the building is being set back 6’ along the entire length to make room for a new bike lane. Public open spaces are provided throughout the project creating resting and gathering points for the community. The new mid-block cross connector is aligned to emphasize the future adjacent community park. As part of the projects public benefit package funding is provided for the parks community outreach and preliminary design effort.
- Goal: support the provision of public art throughout the junction. Also, strive to integrate art into the business district and at new open space sites.

Artwork is being provided at each urban plaza with emphasis placed on the key gateway corner and public gathering spaces.

West Seattle Junction Hub Urban Village Neighborhood Plan Goals:

(While this planning document focuses on the existing Junction business district there are several applicable goals related to the triangle gateway as follows)

- Goal: Accommodate projected population increases in the Hub Urban Village without detriment to the existing single family areas within the Village boundary:

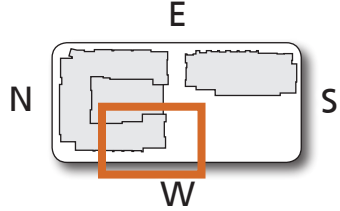
At the core of the Whittaker development are over 300 residential units on an infill site which does not displace any existing single family residential. This density and its location are as recommended in the neighborhood plan.
- Goal: Support public art in the Junction through 1% for the arts and other programs.

Public art is a critical component of the streetscape, plaza design and public benefit package. Local Artist Troy Pillow was selected to develop sculptures that are unique in nature but are similar in their materials as way to unify the site.
- Goal: Improve Junction area access and circulation. Also, create a community gateway with landscaping, improved crosswalks and a sign or landmark element at Fauntleroy Way SW and 35th Avenue SW.

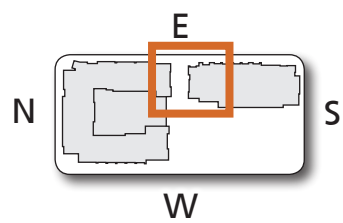
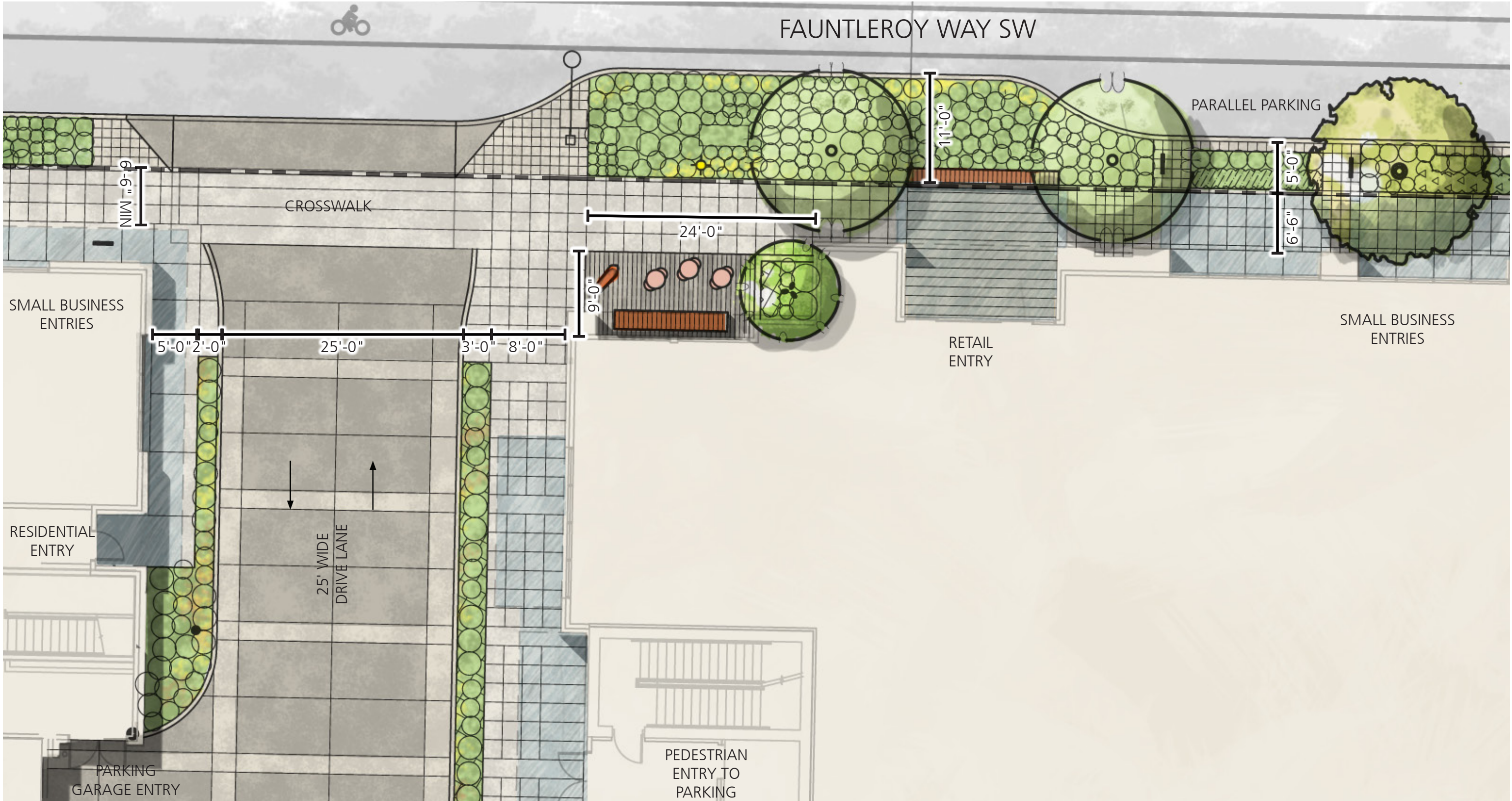
The project is proposing significant landscape and sidewalk improvements at the gateway intersection including a proposed new sidewalk crossing, public plaza including a water feature and artwork. Additionally the architecture of the NE corner was specifically developed to reinforce the gateway aspect of the projects most prominent corner.
- Goal: Develop an “Avalon-Fauntleroy-Alaska” pedestrian corridor from 35th Avenue SW to California Avenue SW. Facilitate safe and convenient pedestrian circulation through the corridor by improving sidewalks and by installing curb bulbs, mid-block refuges, medians, pedestrian signals, etc. Also, provide bicycle lane for westbound movement on Avalon Way onto Fauntleroy Way:

New curb bulbs, pedestrian crossings, wider sidewalks, and a new bicycle lane are included in the development plans.

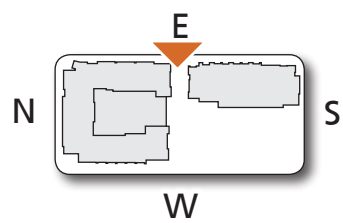
APPENDIX: 40TH AVE PUBLIC PLAZAS



APPENDIX: MID-BLOCK CONNECTOR AT FAUNTLEROY - PUBLIC PLAZA



APPENDIX: MID-BLOCK CONNECTOR - LOOKING EAST



APPENDIX: MID-BLOCK CONNECTOR - LOOKING WEST

