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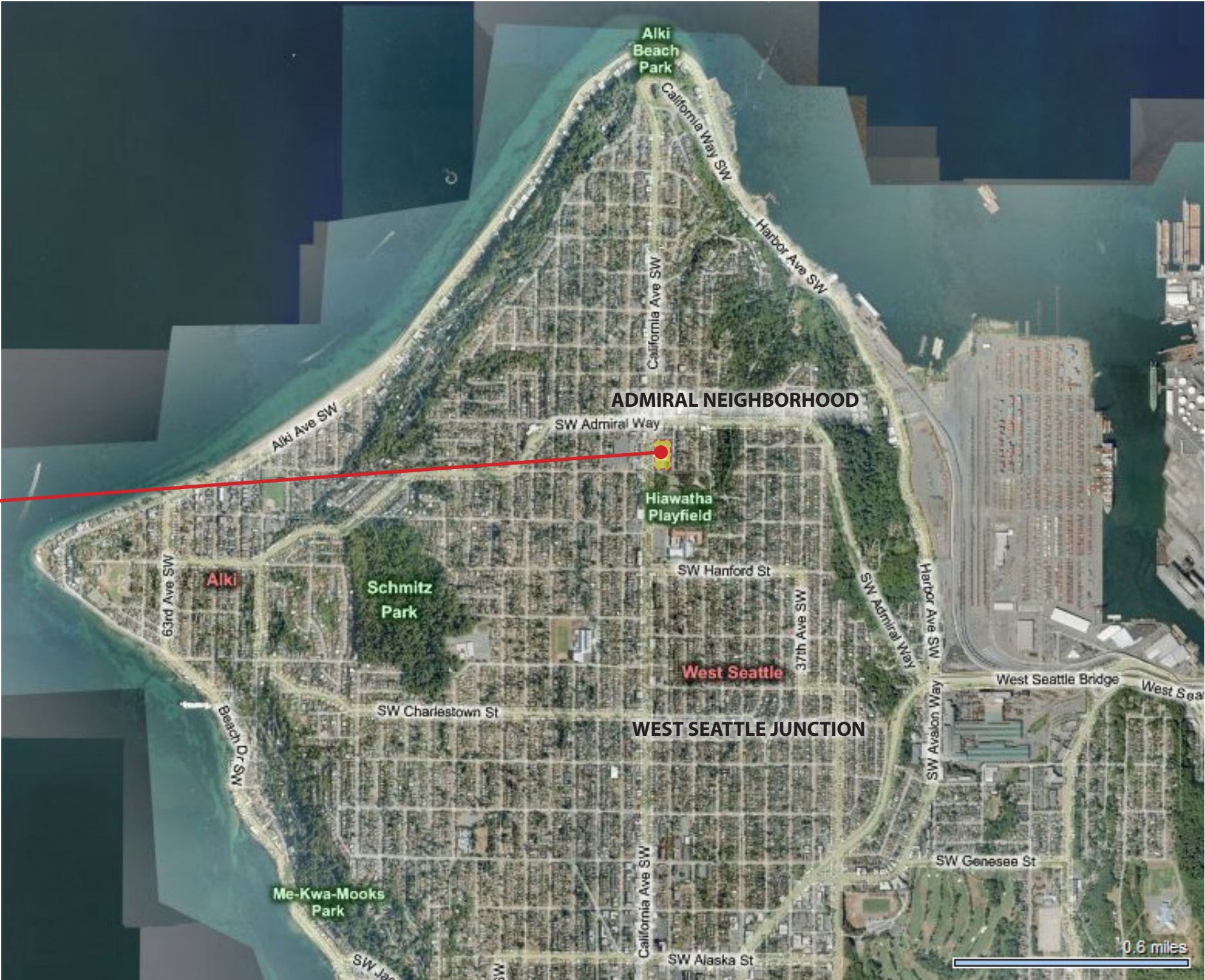
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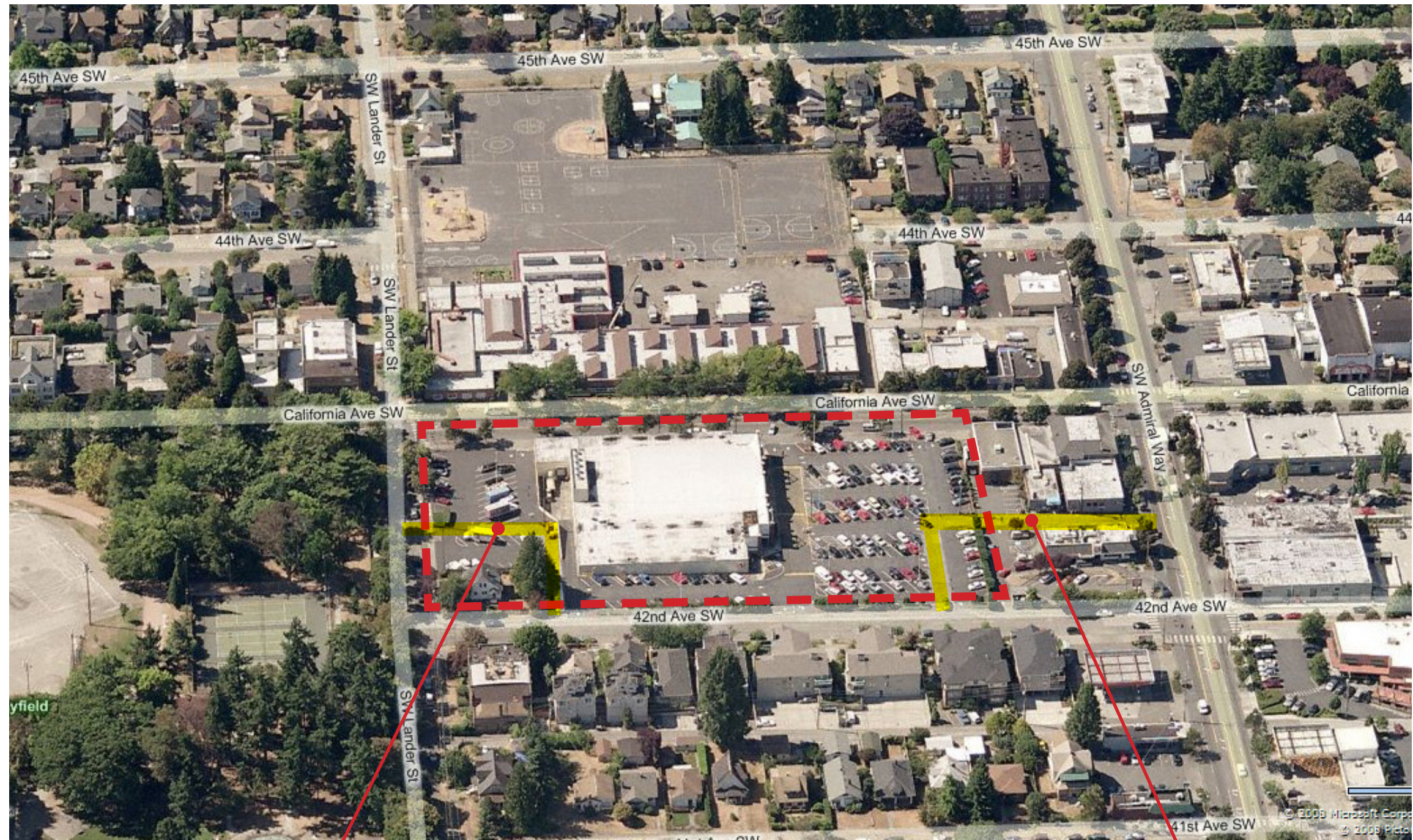
Project Site:
2622 California Ave SW
Seattle, WA



VICINITY MAP



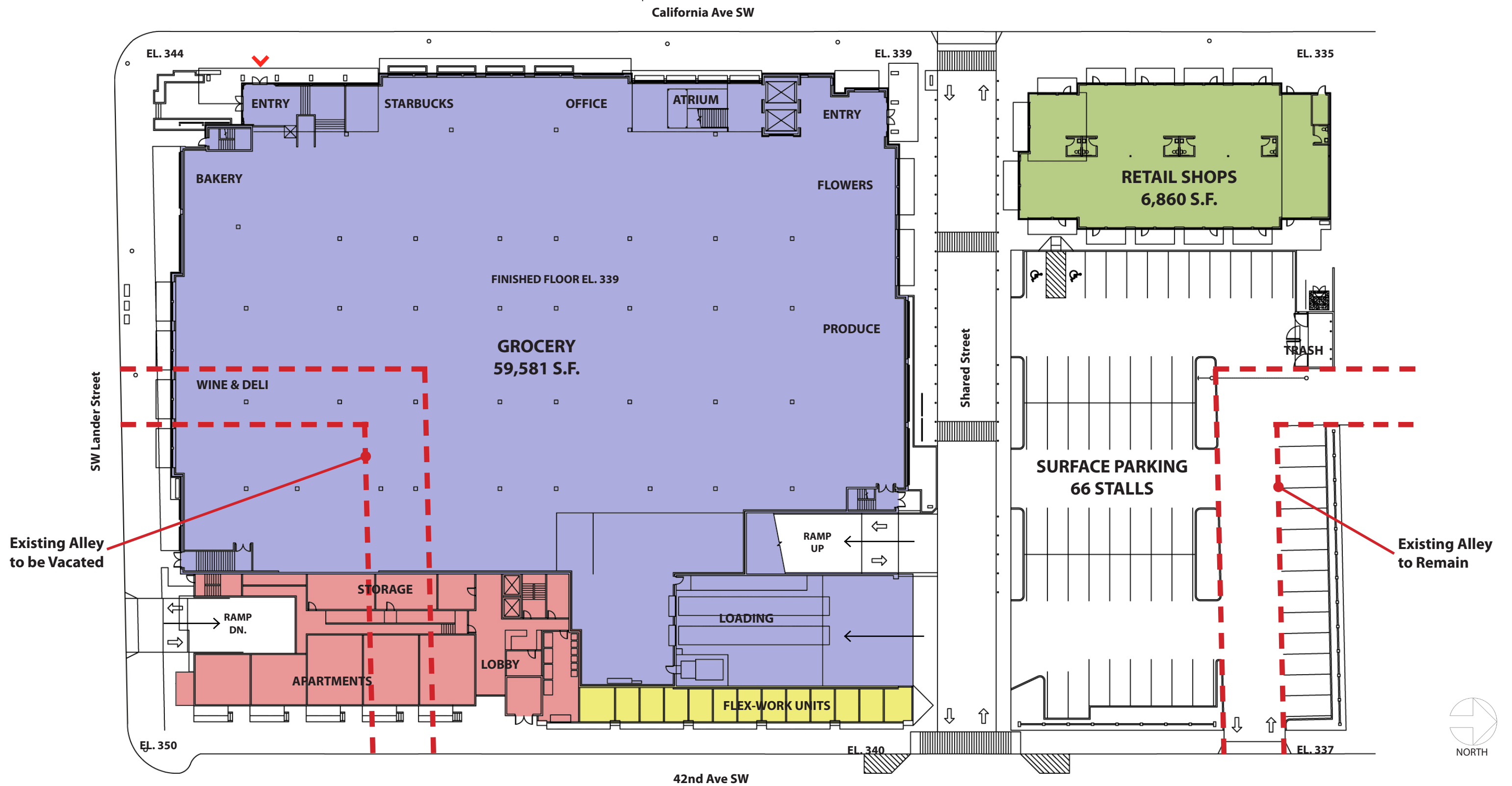
ADMIRAL NEIGHBORHOOD



Existing Alley to be Vacated

Existing Alley to Remain

EXISTING CONDITIONS AND SITE BOUNDARY

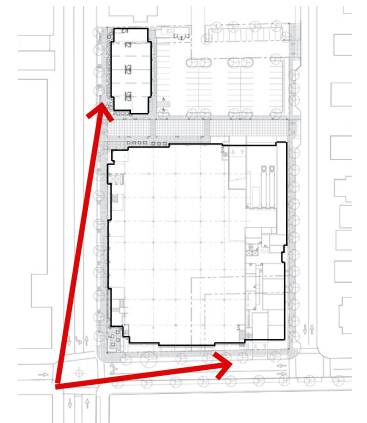


SITE PLAN



View from Northwest

PROJECT VIEWS

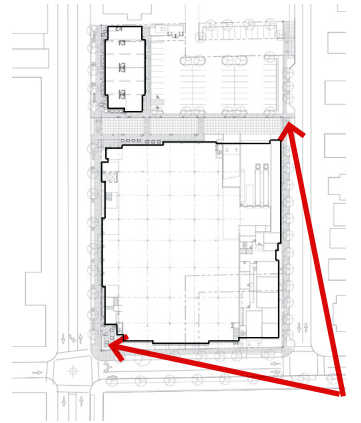


View from Southwest

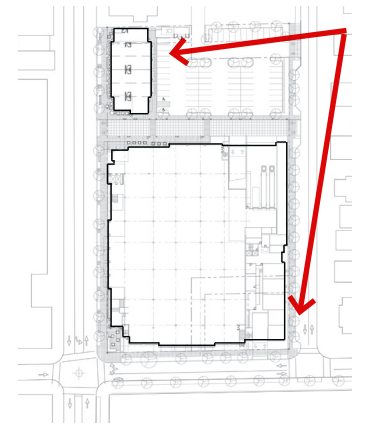
PROJECT VIEWS



View from Southeast



PROJECT VIEWS



View from Northeast

PROJECT VIEWS

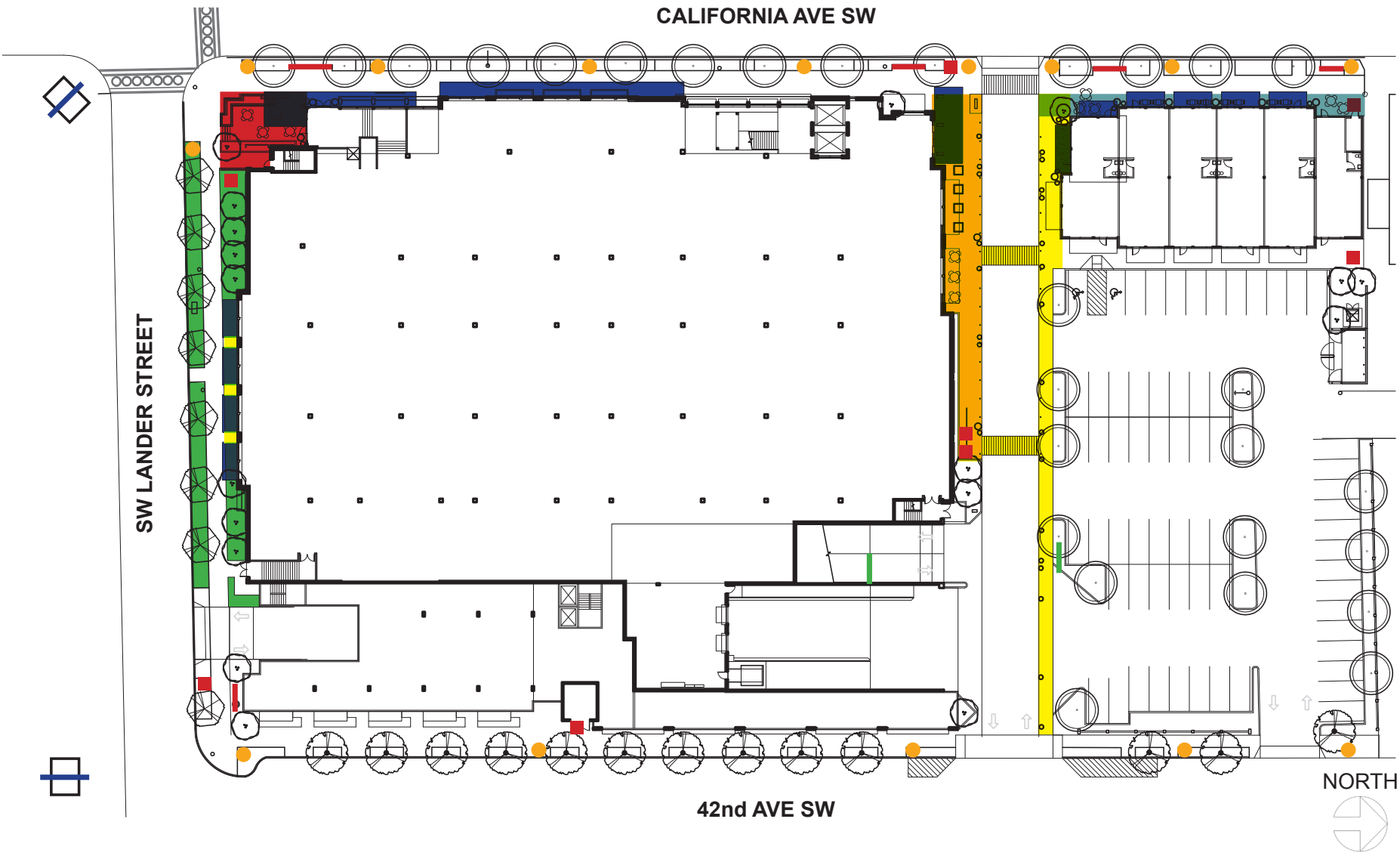
PUBLIC BENEFITS PACKAGE:

<div></div>	SOUTHWEST PLAZA AREA	1,002	SF
<div></div>	MID-BLOCK CROSSING PEDESTRIAN CONNECTION AREA	2,356	SF
<div></div>	SEASONAL DISPLAY AND SPECIAL EVENTS AREA	2,146	SF
<div></div>	SIDEWALK CANOPIES AREA	2,714	SF
<div></div>	LANDSCAPING BEYOND GREEN FACTOR REQUIREMENTS	2,322	SF
<div></div>	SIDEWALK WIDENING ALONG RETAIL SHOPS AREA	903	SF

TOTAL BENEFIT AREA: 11,443 SF

TOTAL AREA OF ALLEY TO BE VACATED: 5,299 SF

<div></div>	BENCHES AND SEATWALLS (102 lf)	51	seats
<div></div>	ADDITIONAL BIKE RACKS	28	bikes
<div></div>	EXIT RAMP RIGHT TURN ONLY SIGNS	2	signs
<div></div>	HANDRAILS IN HIAWATHA PARK AT NORTH ENTRANCES	2	handrails
<div></div>	HISTORIC LIGHT POLES	14	poles
<div></div>	OLMSTEAD PANELS	3	panels
<div></div>	HIAWATHA PARK PLAQUES CONTRIBUTION	\$10,000	contribution



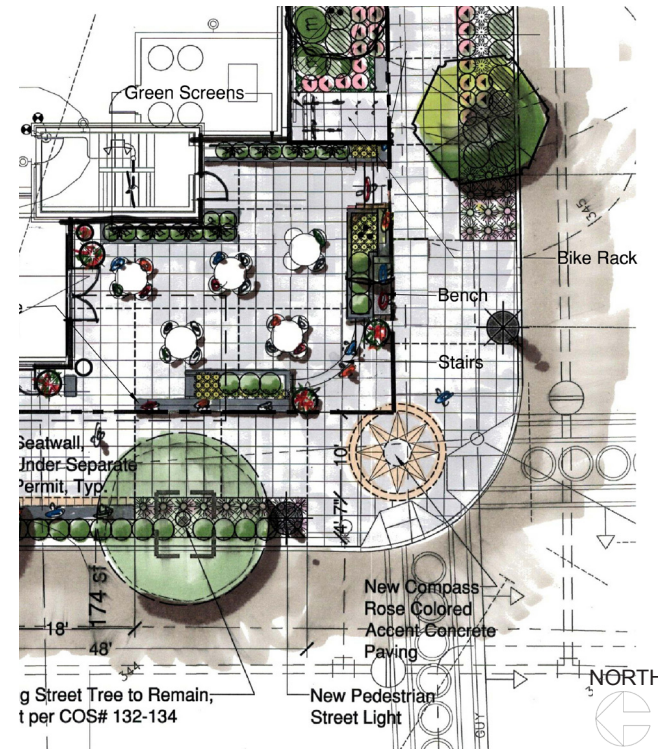
SUMMARY OF PUBLIC BENEFITS



Aerial View



View From Corner



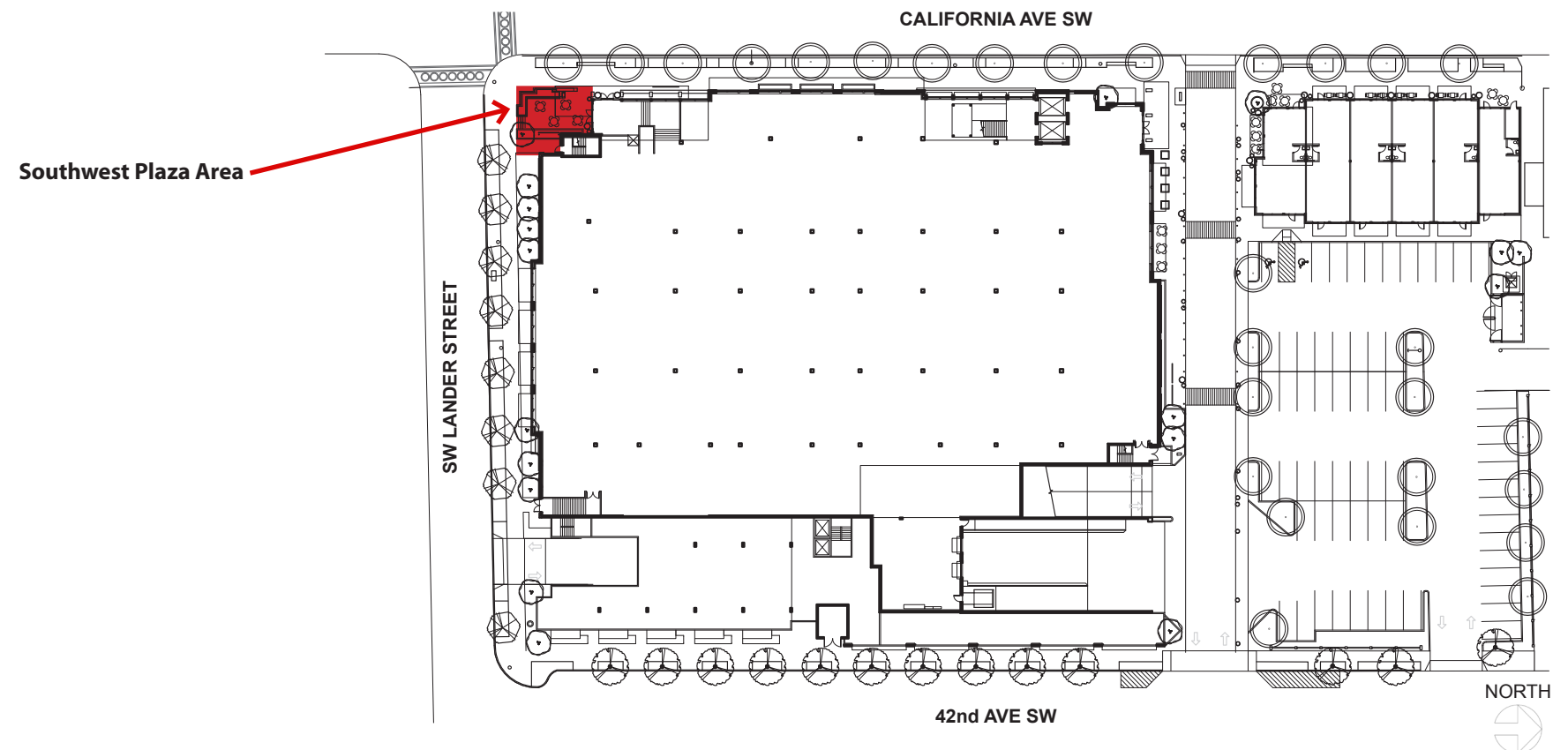
In order to enhance the pedestrian environment, the applicant is proposing a significant, publicly accessible plaza adjacent to the grocery store entrance at California and Lander and near the existing METRO bus stop.

In response to suggestions received at the December 3 Design Commission meeting, the applicant has increased the total area of the space, added additional amenities and created a more public persona to ensure that the plaza appear welcoming to passers by and not just paying customers.

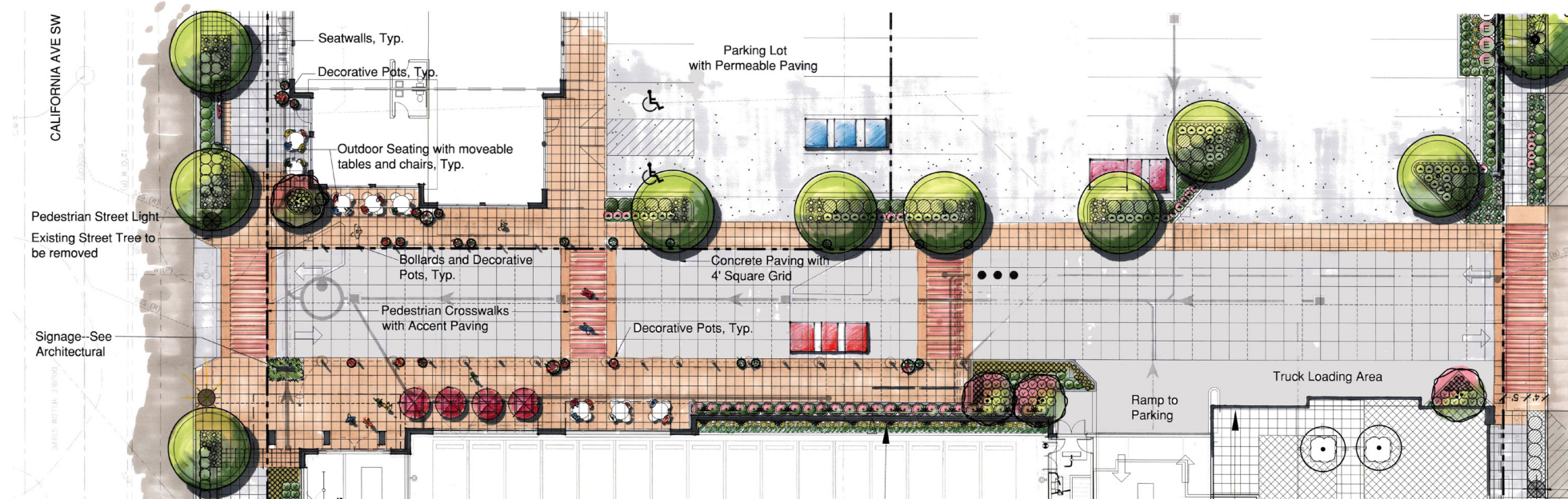
Modifications include additional plaza area, an increase in street-side seating opportunities and a reduction of landscaping mass at the planters, allowing for a more inviting presence at the sidewalk.

The plaza is 31 feet deep in the east-west direction and 37 feet deep in the north-south direction.

The total plaza area provided is 1,002 sf.



SOUTHWEST PLAZA



In order to enhance the pedestrian environment, the applicant is proposing a publicly accessible mid-block crossing, providing an important east-west link between California Avenue SW and 42nd Avenue SW.

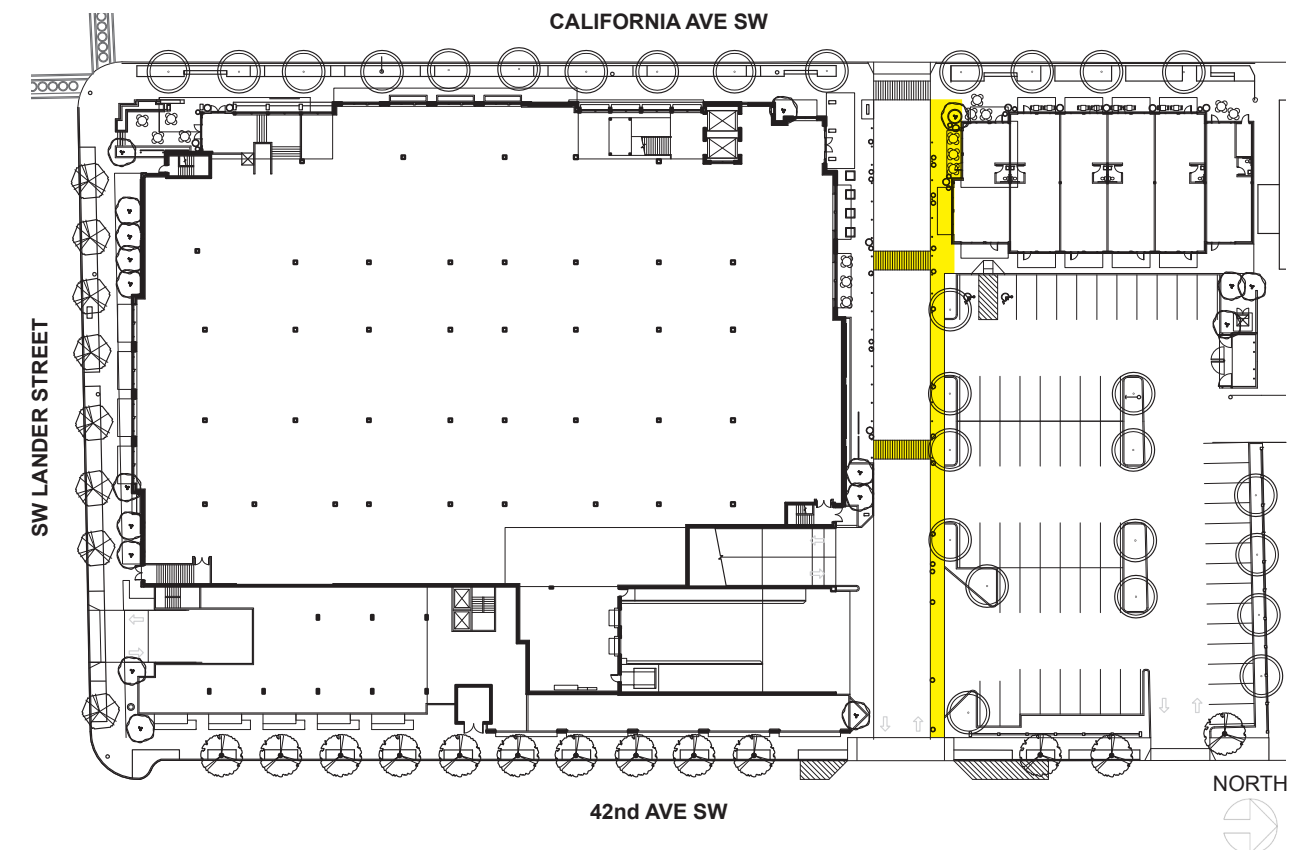
After ramping up 6 inches at each curb cut, this “at grade” connection will feature specially delineated paving, bollards, seating and decorative pots, promoting a safe and lively pedestrian experience.

The depth of this space varies from 20’ clear at the west end to 9-1/2’ clear at the east end.

The total area of this element is 2,356 sf.



Streetscape Example



MID-BLOCK CROSSING PEDESTRIAN CONNECTION



In response to suggestions received at the December 3 Design Commission meeting, the applicant is proposing to set aside an area for seasonal displays and special events.

Located just east of the grocery store entry at California Avenue, and adjacent to the pedestrian mid-block crossing, this area will allow for programmed events (hot dog barbecues, salmon days, etc), and seasonal displays of produce (pumpkins, melons, etc).

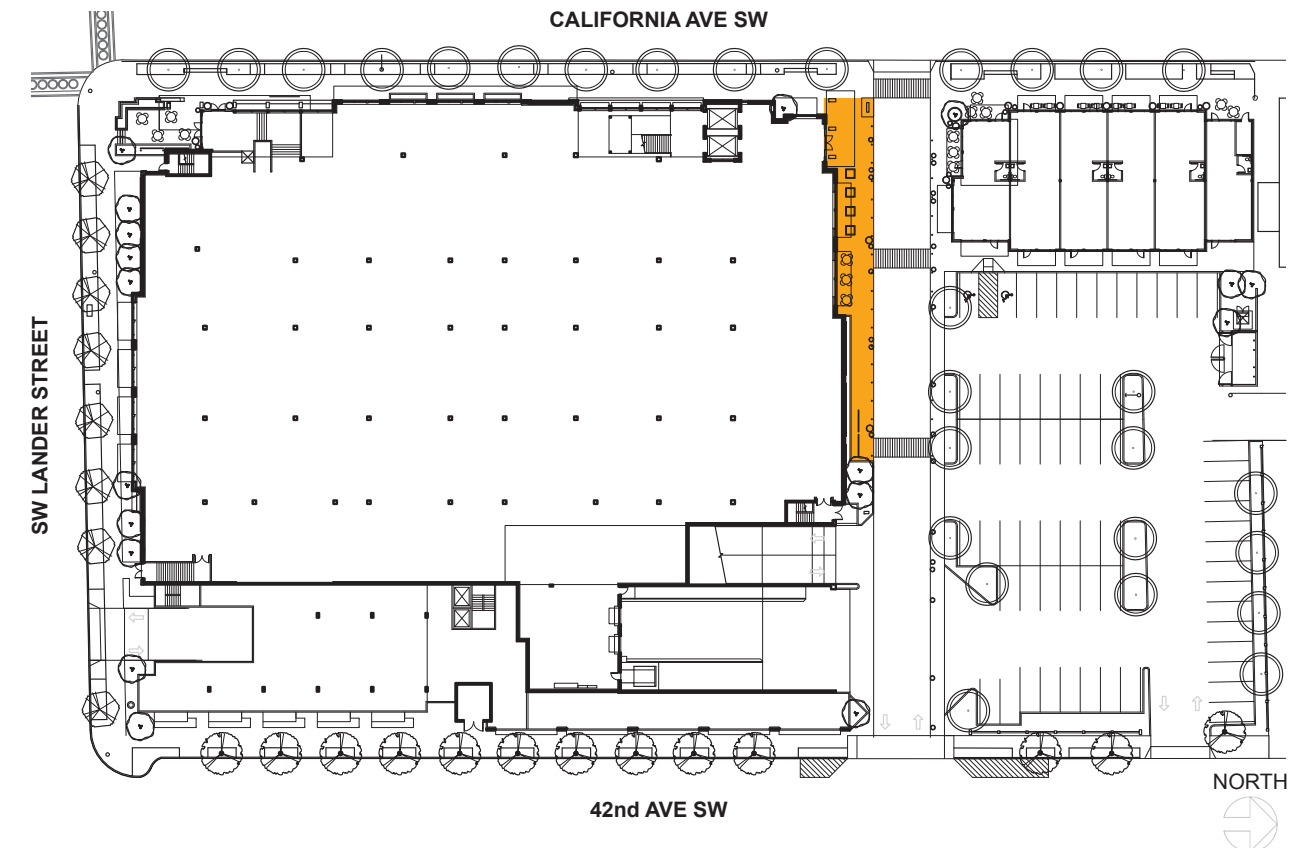
The area set aside for this element is 2,146 sf.



Outdoor Merchandise Example



Potted Plants Example



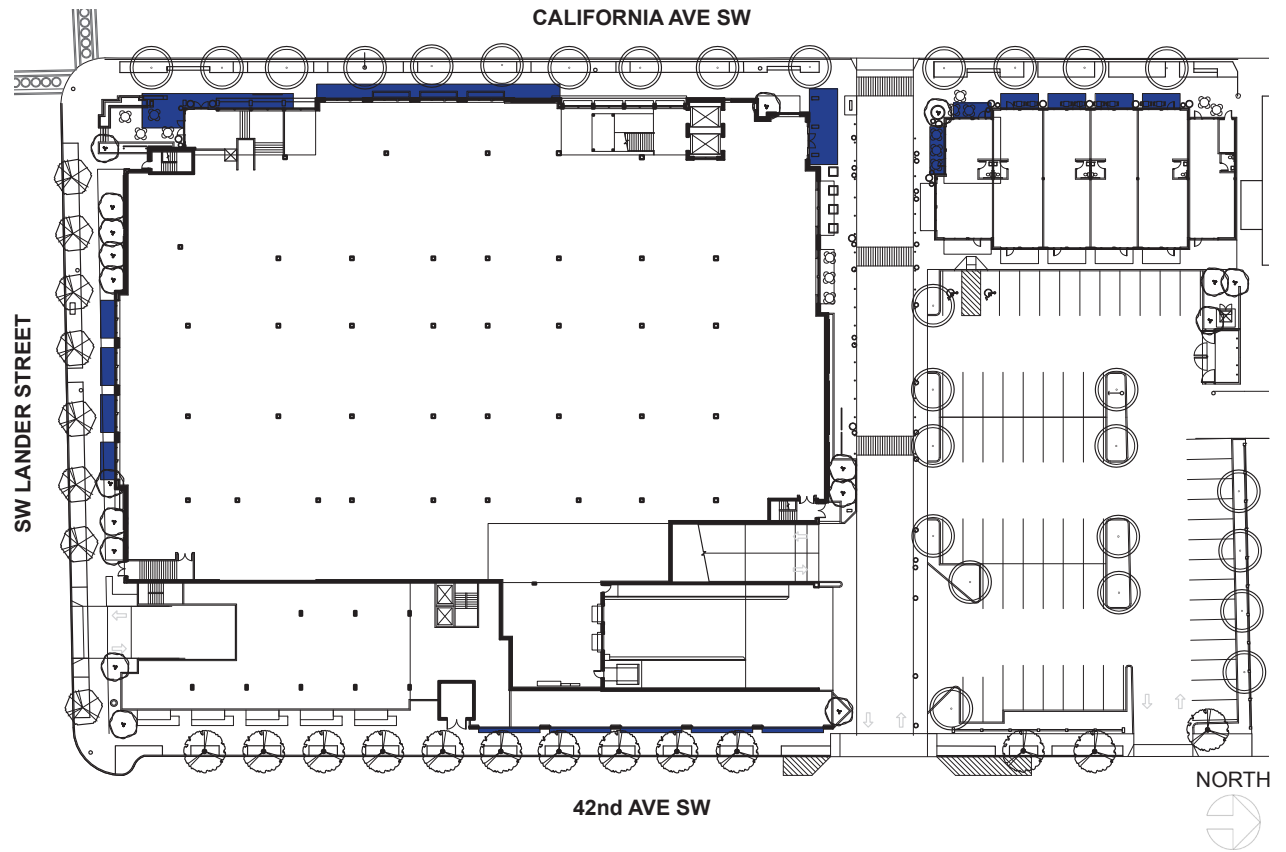
SEASONAL DISPLAY AND SPECIAL EVENTS



In order to enhance the pedestrian environment, the applicant is proposing to provide sidewalk canopies on all three streets surrounding the project.

As the illustrations indicate, the substantive canopies are designed to complement the grocery store, shops building, residential and flex-work frontages, while providing protection from the elements for passing pedestrians.

The applicant is providing 18 individual steel canopies, with a total area of 2,714 sf.



SIDEWALK CANOPIES



Aerial View Along California Avenue



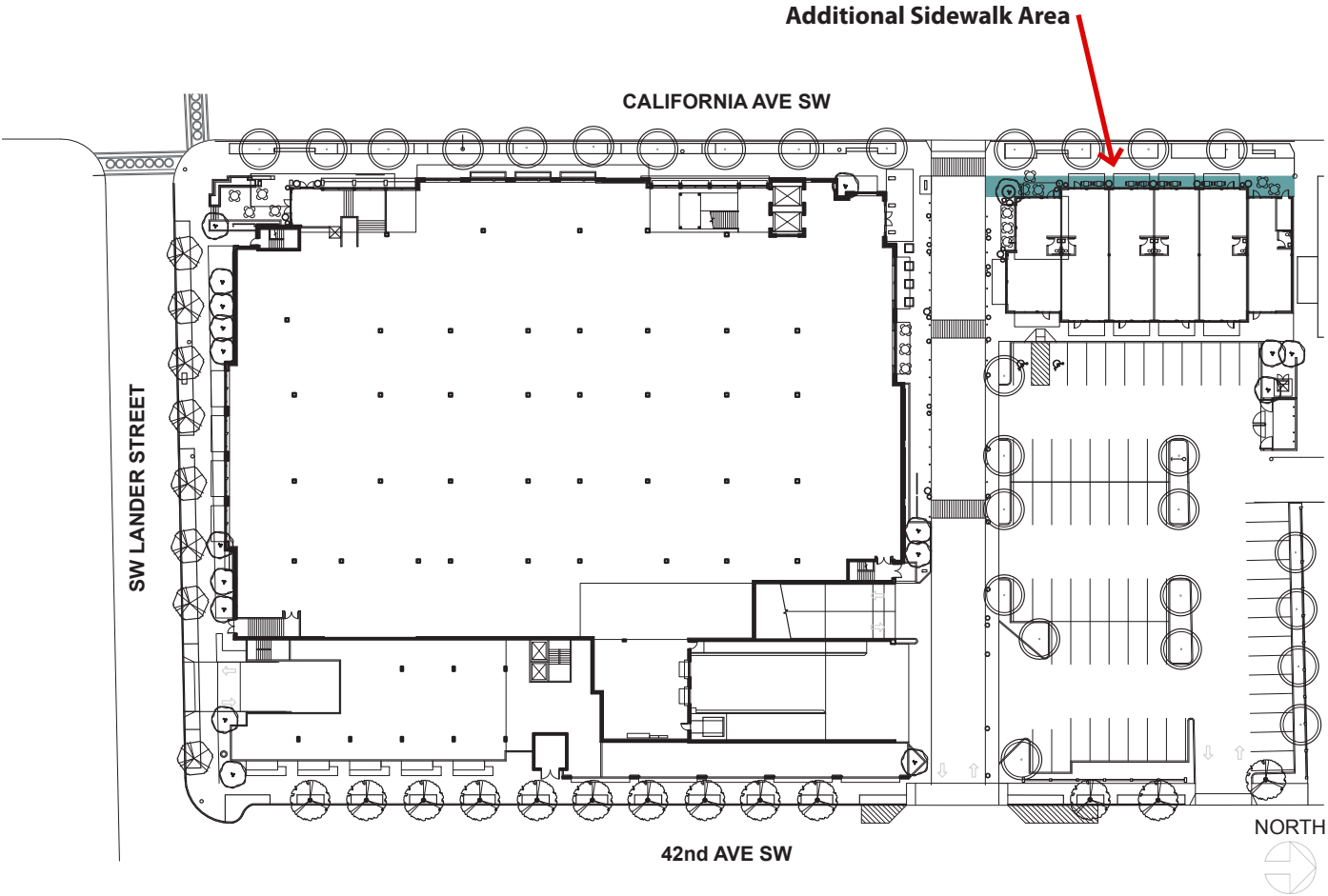
Sidewalk Along Retail Shops Building

In order to enhance the pedestrian environment, the applicant is proposing to provide additional sidewalk area in front of the freestanding retail shops building on California Avenue by setting the building back from the property line.

This additional sidewalk area will contribute to the vitality of the retail frontage on California by allowing tenants the opportunity to provide decorative pots, tables, chairs, umbrellas and even, on occasion, the outdoor display of merchandise.

The area of sidewalk, above and beyond the 16 feet within the right-of-way, varies from 5 feet to 9 feet of additional depth.

The total area provided for sidewalk widening is 903 sf.



SIDEWALK WIDENING ALONG RETAIL SHOPS



Benches at Southeast Corner



Seat Walls at Southwest Corner

In order to enliven the pedestrian environment, the applicant is proposing a series of publicly accessible benches and seatwalls along both California and Lander.

In response to comments received at the December 3 Design Commission meeting, the applicant has reoriented several of these items to insure that they appear welcoming to passers by and not just paying customers.

The bench specifications are identical to the existing historic style prevalent in the Admiral District.

The applicant is proposing 102 lineal feet of seating, which translates to seating for 51 individuals.



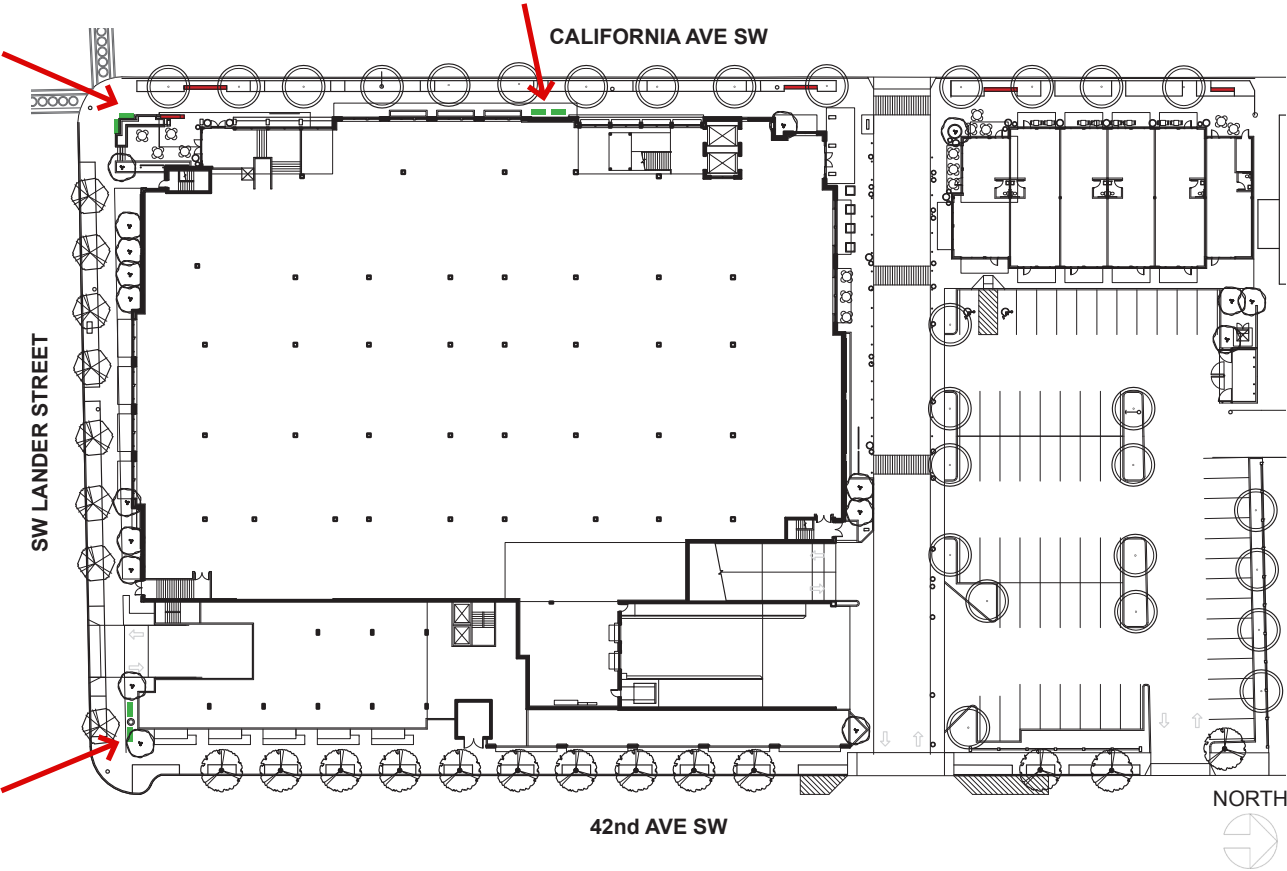
Planter and Seat Wall Example



Bench Seating Example



Benches Along California Avenue



BENCHES AND SEATWALLS



In order to enhance the environment for bicyclists, the applicant is proposing to provide additional bike racks above the significant amount that the code already requires.

Code Requirement: Racks to accommodate 40 bikes

Provided in Residential / Flex-Work Basement: Racks to accommodate 16 bikes

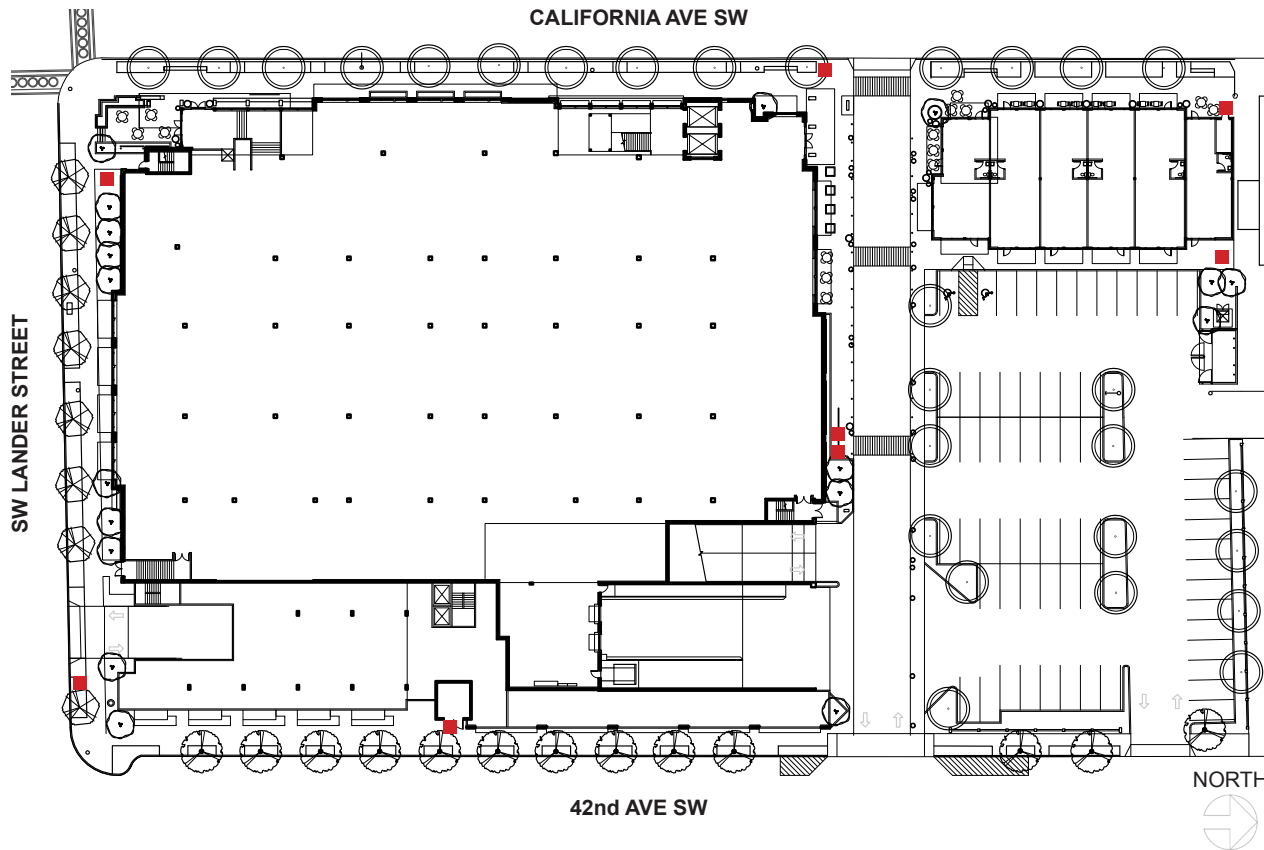
Provided Around Buildings: Racks to accommodate 52 bikes

Total Provided On-Site: Racks to accommodate 68 bikes

Public Benefit: Racks to accommodate 28 additional bikes



Bike Rack Example



ADDITIONAL BIKE RACKS



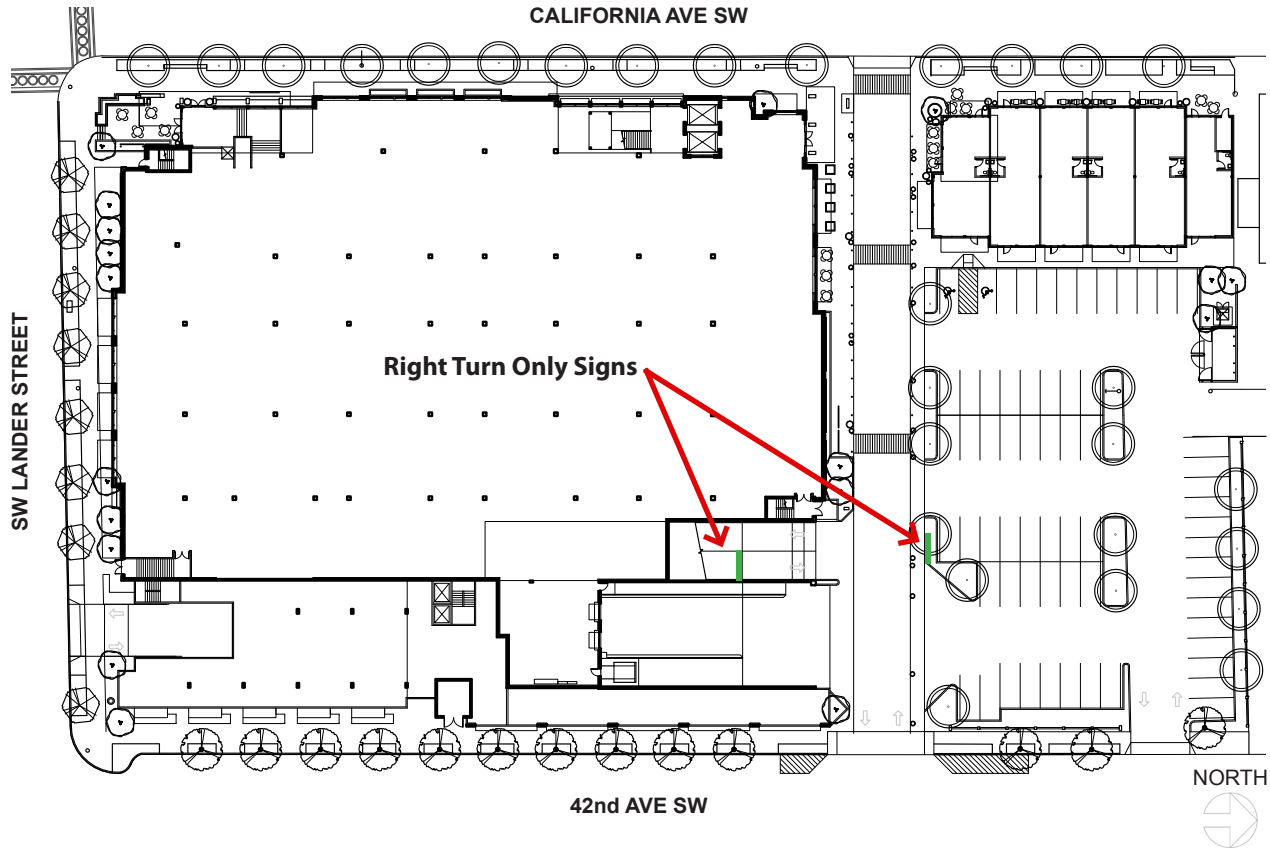
View Driving Down Auto Ramp



View of Sign in Landscape

In response to suggestions received at the December 3 Design Commission meeting, the applicant is proposing to restrict vehicles from exiting the rooftop parking area and turning left on to California Avenue.

A combination of wall-mounted and pole-mounted signage will be provided and installed by the applicant.



EXIT RAMP RIGHT TURN ONLY



At the specific request of the Friends of Seattle's Olmsted Parks, and working in concert with the Seattle Parks Department, the applicant is proposing to install central handrails at both pedestrian entrances to Hiawatha Park that abut the project– California & Lander, and 42nd & Lander.

The design of these Olmsted-era handrails will match the ones recently installed at Cal Anderson Park, as depicted in the attached photograph.

A total of two such handrails will be provided.



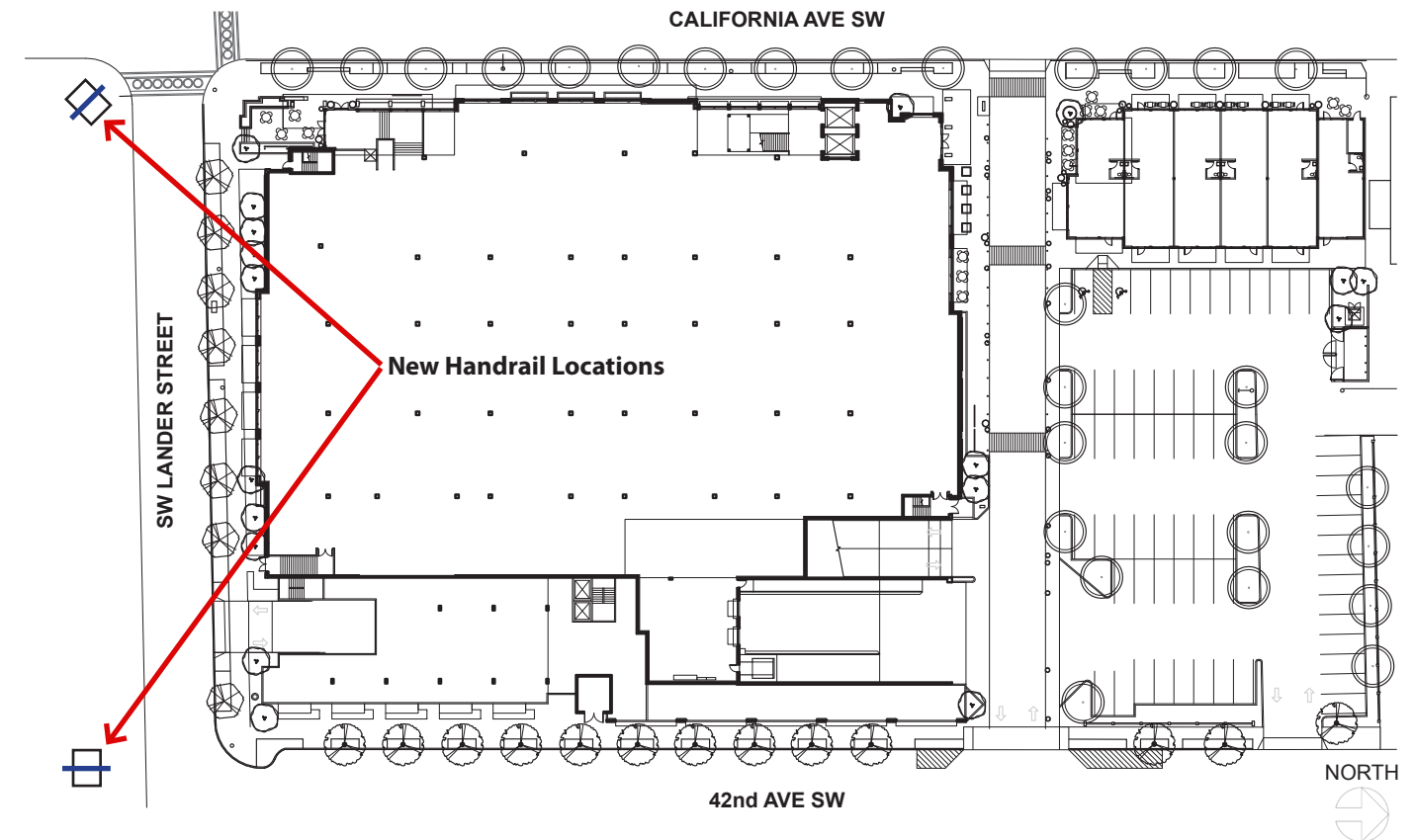
Olmstead Handrails



42nd Entrance



California Entrance



HANDRAILS IN HIAWATHA PARK



View Along California



Streetlight Example



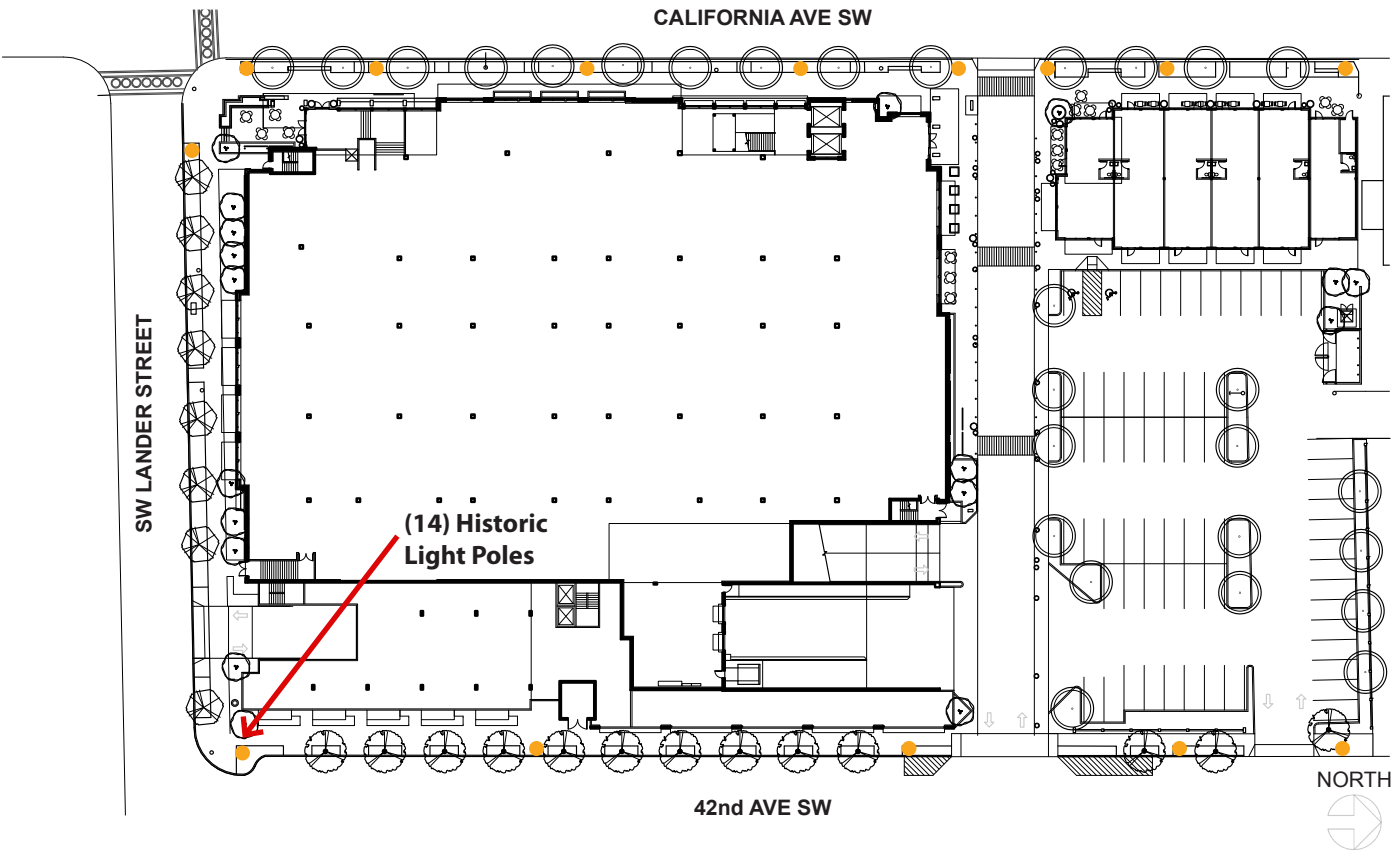
Streetfront to North with Existing Light Poles

In order to enhance the pedestrian environment, the applicant is proposing to install a series of historic light poles along all three street frontages surrounding the project.

The light pole specifications are identical to the existing historic style prevalent in the Admiral District, as depicted in the attached photograph.

The placement of these pedestrian scale light poles has been carefully coordinated with the locations of both existing and planned street trees.

A total of 14 historic light poles will be provided in the right-of-way.

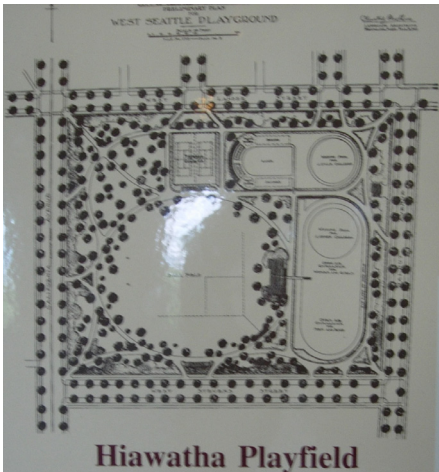


HISTORIC LIGHT POLES



Panel Locations

Olmstead Brothers Panels



Examples of Panel Content



In order to enhance the general public’s awareness of the significance of Hiawatha Park, and the historic context of contributions made by the Olmsted brothers, the applicant is proposing to install a series of porcelain enamel panels to be installed onsite, mounted to masonry pilasters on Lander Street, directly across from the park.

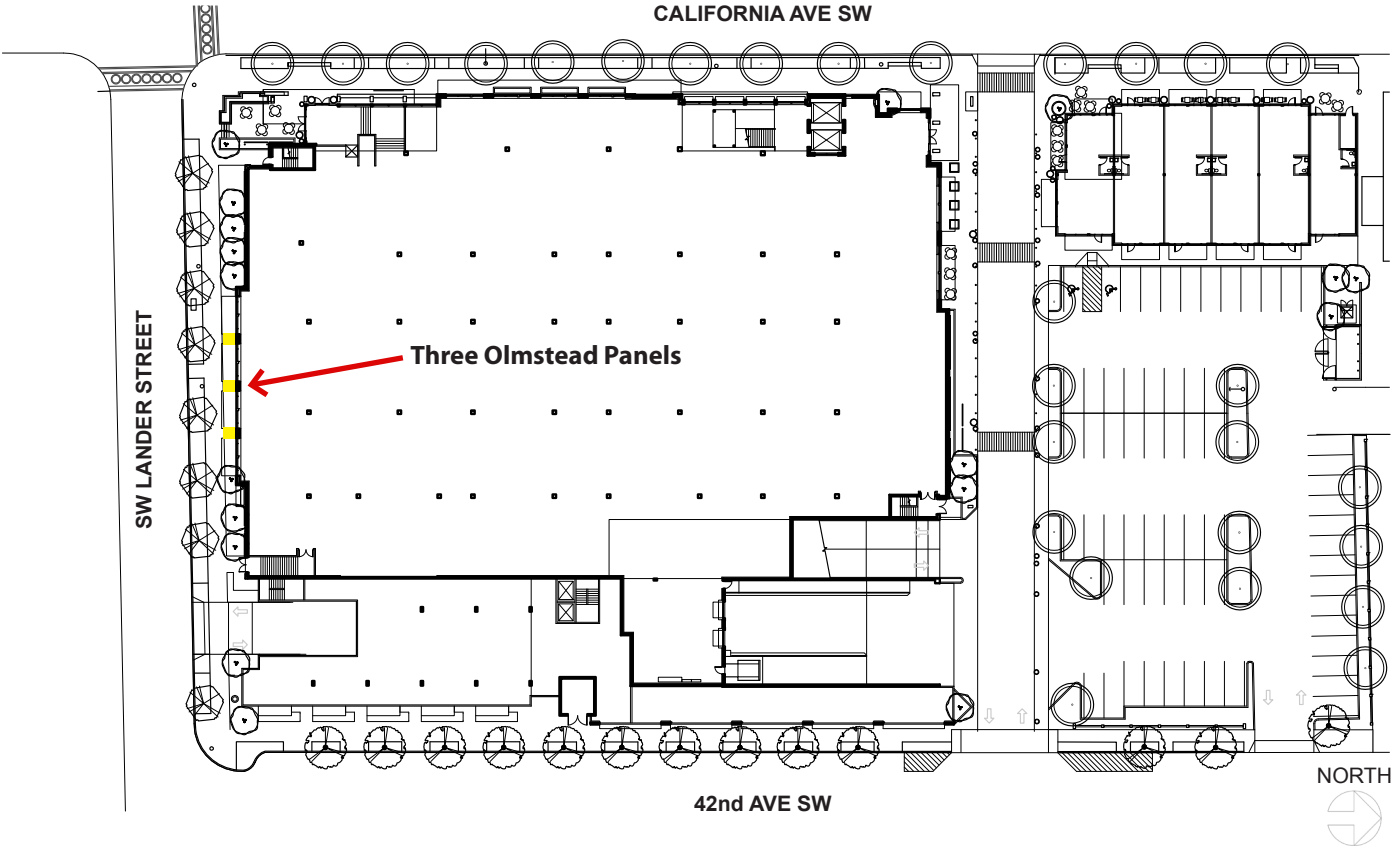
The artwork and fabrication of these panels will be coordinated with the Friends of Seattle’s Olmsted Parks.

The panels will be similar to the high-quality porcelain enamel panels that exist today in Volunteer Park, as depicted in the attached photograph.

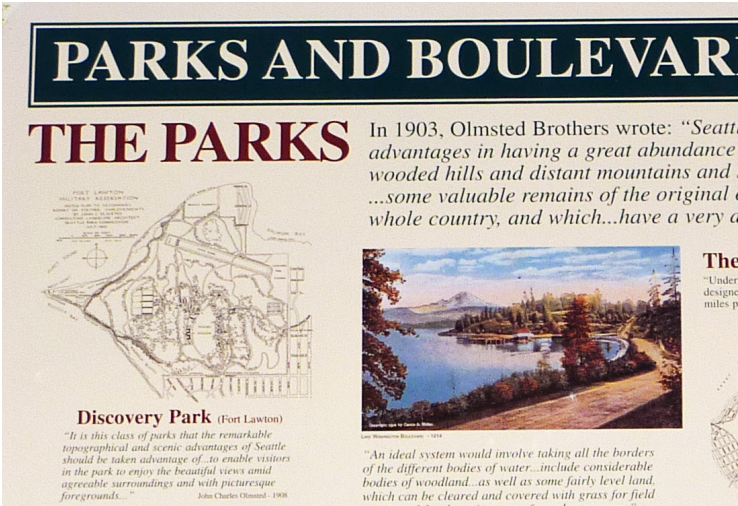
A total of 3 porcelain enamel panels will be provided, each 3 feet wide x 4 feet high.



View of Panels: 3’ x 4’ Each



OLMSTEAD PANELS



Olmsted Plaque Content Example

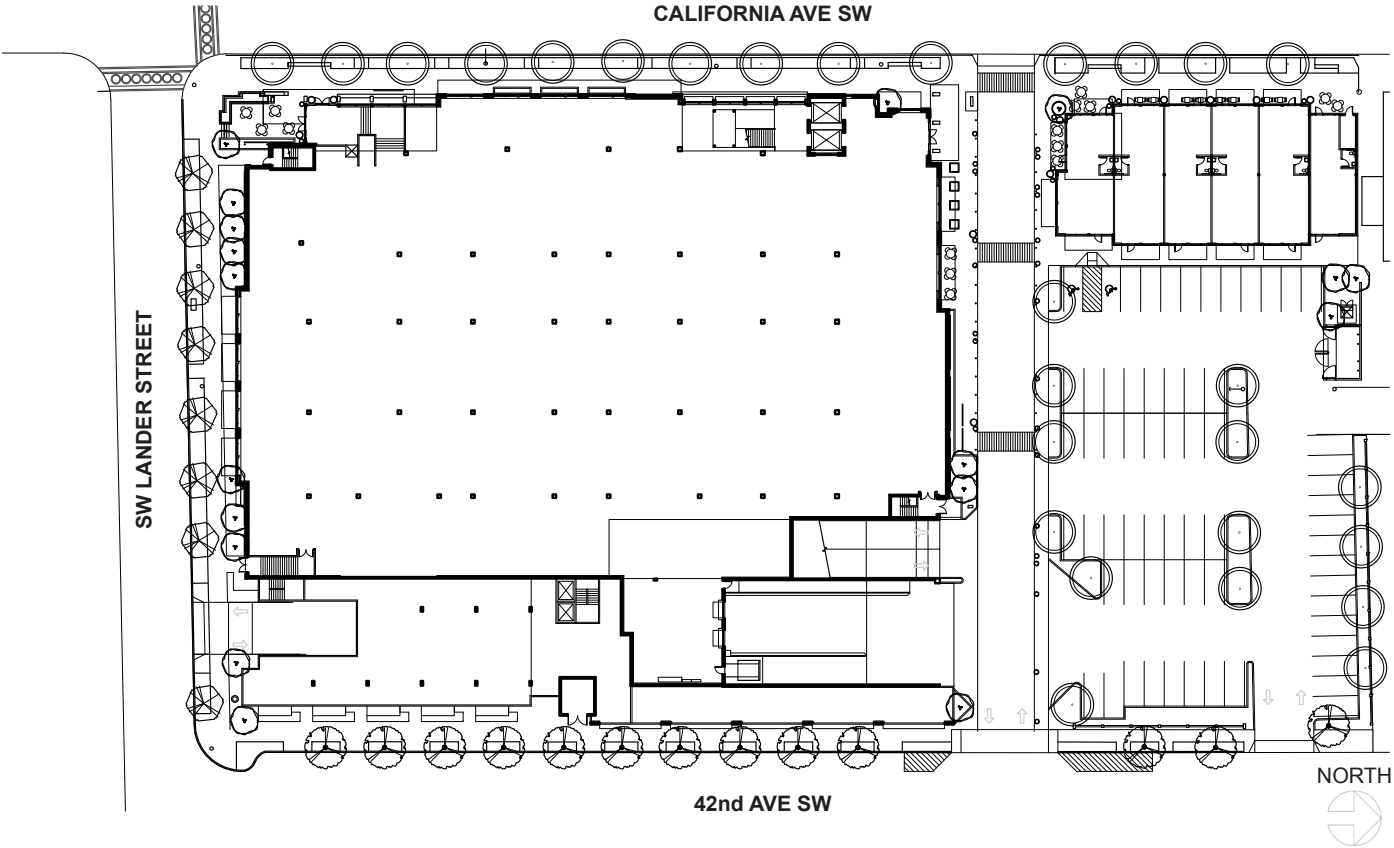


In order to enhance the general public’s awareness of the significance of Hiawatha Park, and the historic context of contributions made by the Olmsted brothers, the applicant is proposing to fund the installation of a series of porcelain enamel plaques to be installed offsite, in the park itself.

This installation will be coordinated with the Friends of Seattle’s Olmsted Parks and the Seattle Parks Department.

The panels will be similar to the high-quality porcelain enamel panels that exist today in Volunteer Park, as depicted in the attached photograph.

The amount of this cash contribution is \$10,000.



HIAWATHA PARK PLAQUES CONTRIBUTION