

CITY OF SEATTLE

Application Form for Administrative Conditional Use in Residential Commercial and Commercial Zones

GENERAL DESCRIPTION

1. What type of conditional use are you requesting? Lodging Use in an NC2-75(M) zone.

(Applicant - Please use one of the category headings from Attachment A. Examples: Residential Use in a C2 Zone, Drinking Establishment in a NC2 Zone, etc)

2. Is the proposal a new use? yes or an expansion of an existing use? no If this is a new use, what is the existing use of the site or structure?

The existing site holds two retail businesses that are housed within an existing single story structure. The site is already under review for re-development into a new commercial building that will feature three new commercial tenants on the main level along with additional stories of residential apartment dwelling units above. The proposed development is being modified to reduce the apartment use and supplement with lodging use in addition. There will be three floors of lodging and three floors of dwelling units proposed under the current proposal.

3. Describe the proposed project. Include specific details that explain the nature and use of the proposed development that are not included in your plans or in your responses to specific standards in attachment A.

The proposed project aims to provide an increased user experience for visitors to West Seattle. There are currently very few options for lodging in West Seattle outside of private Air BnBs. In fact there is only one other hotel, a small refurbished travelodge that features 46 lodging rooms. The proposed building, ideally located in the hub of the California Junction, is well situated to provide the ultimate user experience for visitors and residents alike. The Junction is home to many restaurants, retail, and other key services and amenities. The Junction also hosts monthly art walks, the weekly year-round farmer's market, the highly popular West Seattle Summer Fest, and other seasonal events like Hometown Holidays, the Fall Festival, Outdoor Movies, and more. Bringing more full-time residents as well as transient lodging visitors to the area is a win-win for the community.

SPECIFIC REQUIREMENTS

On a separate sheet of paper, describe how your proposal meets the criteria or requirements shown on Attachment A for the specific type of conditional use you are requesting. Reference the criteria number for each response.

Attachment A is only a summary of Land Use Code requirements. Before completing this application, you should read the entire portion of the Code which is applicable to your proposal because you are responsible for ensuring that your application meets all Land Use Code requirements.

If you are requesting any waiver or modification to the development standards or criteria, please provide your reasons or justification for the waiver request.

If a presubmittal conference was conducted with a land use planner, please attach a copy of the conference notes to this application.

Lodging Uses in NC2 Zones up to 25,000 sq. ft.

Land Use Code Section 23.47A.006B6

Please respond to each of the points listed below.

Hotels and motels in NC2 zones require an Administrative Conditional Use Permit; bed and breakfasts are allowed in existing structures in NC2 zones and do not require an Administrative Conditional Use Permit.

1. Size of lodging use

1a. What is the gross square footage of the lodging use? [24,962sf](#)

1b. How many units will there be? [45 lodging units](#)

2. Compatibility with the surrounding commercial area

Describe how the design of the structure, including signage and illumination makes the business compatible with the commercial area. [Very compatible with the fabric of the Alaska Junction. See attached supplemental document for more.](#)

3. Access to the lodging

Is auto access to the site possible along arterial streets that are either exclusively through nonresidential zones or are through a mix of residential and nonresidential zones?

[Easy to access using arterials and many different types of transit. See attached supplemental document for more.](#)

4448 CALIFORNIA APARTMENTS

MASTER USE PERMIT – ACU ATTACHMENT A - SUPPLEMENTAL

21 July 2023

Project: 3037698-LU / 3037829-EG
Location: 4448 California Ave SW, Seattle

Regarding: **Master Use Permit Requirements for ACU**

Lodging Uses in NC2 Zones up to 25,000sf:

The proposed lodging use in the proposed project is just below 25,000sf (24,962sf +/-) and features 45 lodging units (<50 units). This proposed new use will take up about 46% of the overall usage of the building.

Compatibility with the surrounding area:

California Ave SW is a busy arterial running north/south through West Seattle. It is punctuated by three main business districts, the main and most prominent one being the West Seattle Junction (located roughly in the middle and bisected by Alaska Street). It is a bustling area with a long stretch of businesses of all scales and types. The proposed project provides a visually interesting massing which responds to the building's role as an important piece of the California Ave fabric, while respecting the character of the existing and historic buildings along California Ave and in the Junction. The massing is modulated at different scales to acknowledge the varying scales of buildings that exist now and will exist in the future as this stretch continues to see growth and development. There are multiple other developments planned or under construction in the Junction on California Avenue, the proposed height and scale strike a nice balance between the older storefronts and the newer developments. At the pedestrian level, the building design encourages interaction between the streetscape and commercial spaces within, responding to the lively nature of California Ave SW.

Access to the lodging:

Automobile access to the site is very convenient and easy using exclusively arterial streets. Located on the main north/south arterial in West Seattle, California Ave SW, it is also easy to reach from the West Seattle Bridge via Alaska Street. The location is also served by frequent public transit and conveniently located for rideshare, bicycle, and pedestrian access. The West Seattle WaterTaxi also brings people directly to the heart of the West Seattle Junction, making the proposed location ideally situated for many different types of visitor access.



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24 July 2023
page 1 of 1