

LEGAL DESCRIPTION(S)

LOTS 1-8, BLOCK 9, STANDER ADDITION
TO THE CITY OF SEATTLE, ACCORDING TO
THE PLAT THEREOF FILED IN VOLUME 10 OF
PLATS, PAGE 7, RECORDS OF KING COUNTY,
WASHINGTON.

Tax Assessor's Parcel #	
Lot 7&8	7960100495
Lot 5&6	7960100485
Lot 4	7960100480
Lot 2&3	7960100475
Lot 1	7960100465

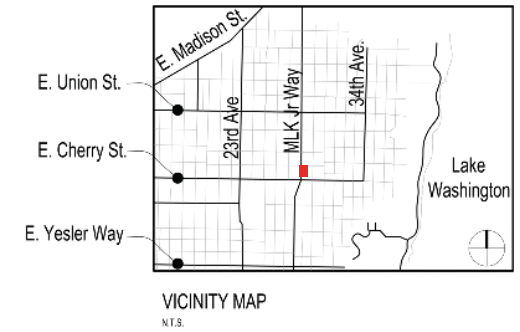


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MARTIN LUTHER KING JR WAY DEVELOPMENT

Project #3008542

708-728 Martin Luther King Jr Way
Seattle, WA 98122



1. EXISTING SITE CONDITIONS

LOCATION

The site is located on the east side Martin Luther King Jr Way between E. Cherry and E. Columbia Streets. The site is made up of five parcels (eight lots as platted) and totals 28,800 sf.

USE

There is one family residence on the north lot, a church on the center parcel and a YWCA building on the south parcel. In between these structures, 14,400 sf of land is currently vacant.

ACCESS

There are no curb cuts to the property along MLK Jr Way or E. Columbia Street. Current parking and access to both the church and the YWCA are from the alley. Bus service exists along MLK Jr Way and E. Cherry Street with stops located on each within one block of the site.

TOPOGRAPHY

The site has a downward slope to the North from E. Cherry Street and also back towards the alley where an additional storm drain is located at the north end.

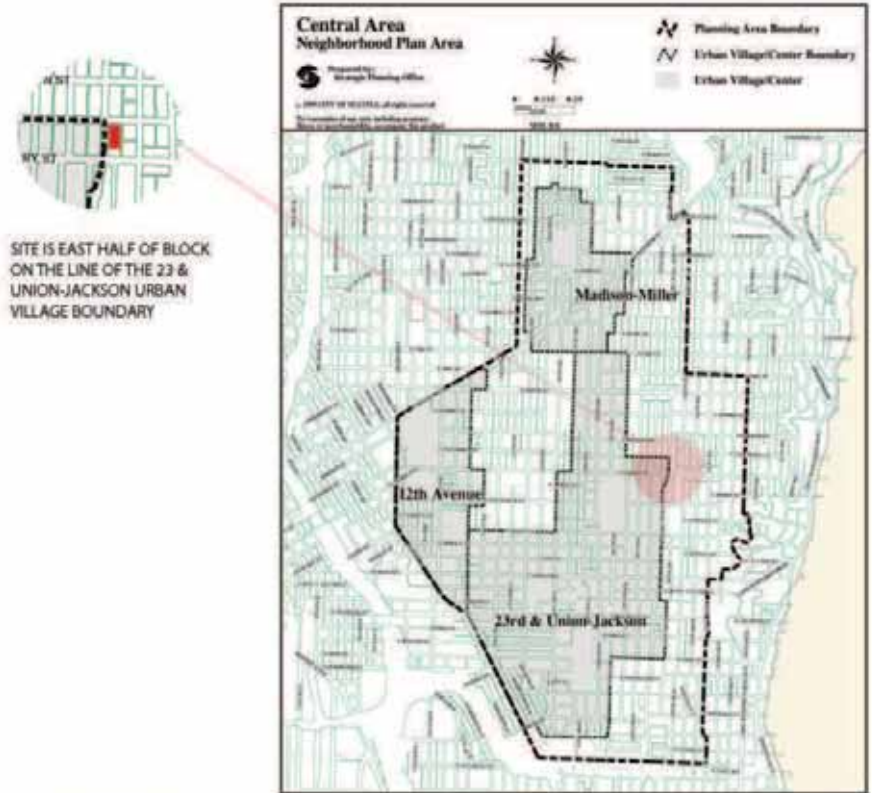
LIGHTS

There are no street lights or poles in the alley currently. There is a street light on MLK Jr Way mid block on the east side of the block and one street light at the north end of the alley.

AMENITIES

The site is two blocks north of Powell Barnett playground and park and within one block of several restaurants, retail stores and services. The YWCA is located on E. Cherry Street and has a building on the site that faces MLK Jr Way. The smaller parks - Nora's Woods and Gerber Park - are each located within one block of the site.

The site is located blocks from the shores of Lake Washington and less than two miles from downtown Seattle.



VIEW OF SITE FROM MARTIN LUTHER KING JR WAY

2. CONTEXT

Location: 708-728 MLK Jr Way
Site Zoning: SF 5000, arterial

SITE CONTEXT

The site is bordered by the commercial businesses King's Deli & Laibella Restaurants at the south property line and E. Columbia Street to the north. Across the alley, the site is bordered by vacant property. The west half of the block facing MLK Jr Way is currently zoned L-1 and NC1-40. On this side of the street there are five single family residences, a vacant lot, a parking lot and a commercial center that houses the Catfish Corner, Seattle Central Grind and Assimba Restaurant.

The property fronts an arterial with heavy commercial traffic. At the intersection of E. Cherry Street and MLK Jr Way, the Leschi, Madrona and Central District neighborhoods meet. All corners are zoned NC1-40 and an L2-RC zoning extends east on E. Cherry Street past MLK Jr Way allowing for small businesses and multi family structures to transition to the residential neighbors farther up the street.

The properties on the west side of MLK Jr. Way, the other half of the block as defined by SMC 23.84.004 A1, are contained within the 23rd and Union-Jackson Urban Village Boundary. The boundary line is located in the center of MLK Jr Way.

The neighborhood consists of single family homes, small businesses, and multi-family structures. There are approximately 10 multi-family housing units located within the two blocks east of the site. Many properties around the site are also rental properties.



SITE LOCATION AND ZONING MAP



AERIAL PHOTOGRAPH



VIEW NORTH FROM E. CHERRY



VIEW SOUTH AT ALLEY

3. DEVELOPMENT OBJECTIVES

OBJECTIVE

To provide the most appropriate zoning designation on the site that will allow for development to maximize the sites potential within the context.

The site is 50% vacant at this time. This proposal does not entail demolishing either the existing YWCA or the existing single family home at either end of the site, but rather suggests that the 18,000 sf of land in between these sites, and the back half of the reverse corner lot at E. Columbia can be infilled with building types and uses that would benefit the local community.

The three property owners recognize that the site will benefit from being developed in the near future and that the size and location of the overall site present a number of possibilities for thoughtful development. Oversized, single family residences do not fit into the context of this already diverse block and on this busy intersection.

In this packet, the following two options were explored and are explained in greater detail on the following pages. Both seek to improve upon the appearance of MLK Jr Way by providing enough setback for street trees and to increase the possibility of what can be built.

Option 1

Rezone to L1 allowing for increased density on a busy arterial, adjacent to a commercially zoned corner. Up to 11 multi-family homes could be built providing a variety of housing styles and sizes that would allow for smaller scale and more affordable housing.

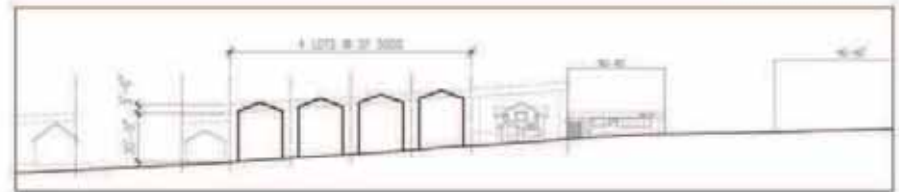
Option 2

Rezone to L2 with a Residential Commercial overlay as is present on E. Cherry east of the block allowing for the development of small businesses and the possible expansion of community resources. Option 2 developed from a desire to remove living spaces off of a busy roadway and locate small business and open space to invite the pedestrian and neighborhood to use this site.

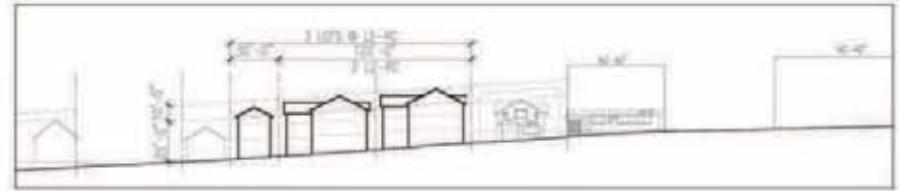


CURRENT - SF 5000 - LOT COVERAGE & SETBACKS

IF THE UNUSED LAND IS DEVELOPED AS CURRENTLY ZONED, FOUR SINGLE FAMILY HOMES COULD BE BUILT COVERING 7,000 SF OF THE 18,000 SF.



SF 5000 ZONING - HEIGHT LIMIT



L1 & L2 - HEIGHT LIMIT



PROPOSED - L1 & L2 ZONING - LOT COVERAGE & SETBACKS

IF THE UNUSED LAND IS DEVELOPED AS PROPOSED AS L1 OR L2, THE BUILT STRUCTURES COULD COVER 40% OF THE LOTS OR 7,200 SF. THE HEIGHT LIMIT DOES NOT INCREASE.



EXISTING L2-RC PROPERTIES ON E. CHERRY STREET AND 30TH

4. DEVELOPMENT OPPORTUNITIES

OPTION 1 - L1 REZONE

OBJECTIVES

- Provide a variety of unique single family homes with an emphasis on exterior green space for each unit.
- Diversify unit types to allow for attractive development that fits into the context of the greater neighborhood of commercial properties, multi-family structures and single family residences.
- Reduce size of single family homes by increasing density to allow for affordable housing.

USES

1 unit per 1,600 sf allowed
 Mix of rental and owner occupied residential housing.

STRUCTURE SIZE

Lot 1 - 18,000 sf (40% lot coverage allowed)
 11 units
 1500 sf + garage or flex space
 Yard for each unit

ACCESS AND PARKING

Units 1-5 have garages on the lower level
 On site parking is provided for Units 6-11.
 All access to the site is from the alley.

BENEFITS

- Thoughtful development of vacant properties.
- Diverse housing types with small footprints.
- Realization of MLK Jr Way as boulevard.
- Increased pedestrian traffic.
- Increased density within proximity to public transit and downtown
- Transition provided between NC1-40 zoning at corner and SF 5000 at next block.
- Reduced criminal activity.
- Increased light and healthy activity in alley
- Parking accommodated on site and accessed from alley.
- Addition of parking strip to MLK Jr Way in front of properties to provide street trees.

CHALLENGES

GOOD DESIGN - Making sure that development does not look like every other townhouse!
 Orienting yards and residences away from busy and noisy traffic on MLK Jr. Way so that residences on arterial are desirable.



5. DEVELOPMENT OPPORTUNITIES

OPTION 2: L2-RC REZONE

OBJECTIVES

- Increase community resources and amenities by infilling vacant lots.
- Design a variety of spaces that can be used for commercial, community and residential purposes.
- Provide community oriented spaces along MLK Jr Way to allow for small businesses and community resources to move in.
- Provide smart development with a diversity in scale to allow for attractive development with a large amount of usable open space.
- Gradually transition from NC1-40 zoning to SF-5000 on next block.

USES

1 unit per 1,200 sf allowed

Mix of rental and owner occupied residential housing, including apartments and single family homes.

Flexible spaces on ground floor for small businesses and/or community resources.

STRUCTURE SIZE

Lot 1 14,400 sf (40% Lot Coverage Allowed)

Building A)	Below grade garage
3,560 sf footprint	Up to 4 RC spaces at ground level
	8 apartments on upper two levels
Building B)	Up to 3 RC spaces at ground level
2,200 sf footprint	6 apartments on upper two levels

Lot 2 3,600 sf

Buildings C & D)	2 single family residences
650 sf footprint each	

ACCESS AND PARKING

18 parking spaces are easily accommodated below building A with minimal excavation due to existing site topography. Direct access to and from the garage is provided from the alley. An additional 7 parking spaces are located on site off of the alley.

BENEFITS (In addition to the benefits listed with Option 1)

- Diverse building types with varying footprints and heights that will provide a transition from commercial corner and arterial to SF zones.
- Removes bedrooms and living space off of street level along MLK Jr Way.
- Invites and encourages pedestrian traffic and use of site.
- More parking that needed is able to be provided on site.
- Provides space for community resources, such as YWCA expansion.
- Greater opportunity for small businesses in the neighborhood resulting in increased economic development.
- Supports and enhances commercial corner at E. Cherry and MLK Jr Way.
- Activates alley and MLK Jr Way by reintroducing the pedestrian.

CHALLENGES

GOOD DESIGN - Providing flexible spaces that can accommodate all kinds of uses and allow for continued use in the future!

