

Site Information

Block 43 at 4484 Martin Luther King Way South is a vacant parcel within the master-planned community, Rainier Vista II. The southern border of the site is South Oregon Street and the northern border is South Genesee Street. The site has a 5% percent slope downhill from MLK to a private alley on the east property line. There are three existing, mature, protected trees on and adjacent to the property.

Site Zoning

The southern portion of the site is zoned Neighborhood Commercial 1-40 (NC1-40) and the northern portion is zoned Lowrise 4 (L4). The Columbia City Station Overlay is slated to be extended to this site by the end of the year. The site is within the Columbia City Hub Urban Village, but there are no neighborhood-specific guidelines. (We are not within the Columbia City Landmark District.)

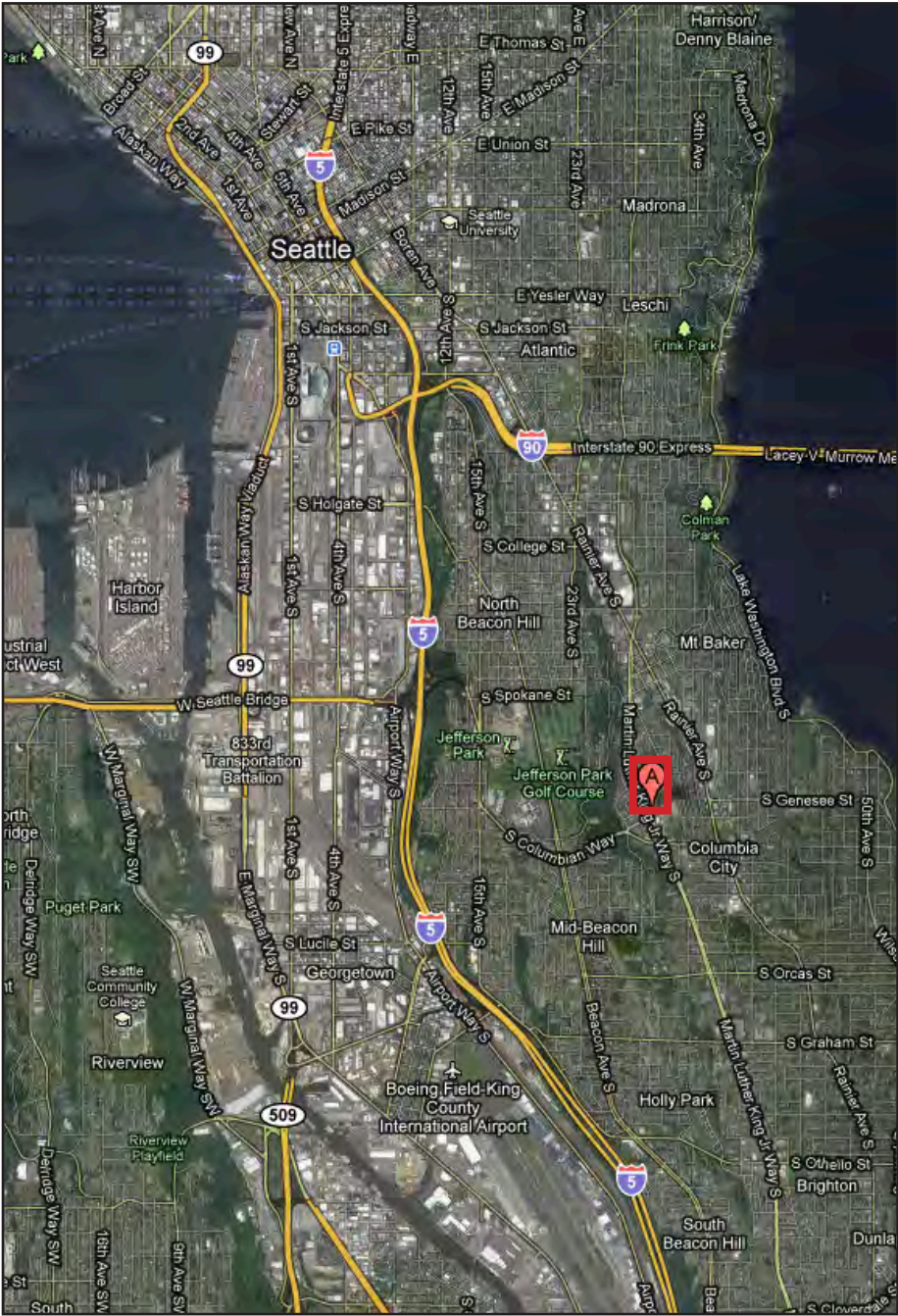
Neighboring Development

This neighborhood has undergone great change in the last ten years. Fully realized Rainier Vista Phase 1 is across MLK from the site and the site itself is part of Phase II. This mixed-income development of townhouses, apartment buildings and single-family houses replaced a low-density public housing project. The zoning in Rainier Vista is primarily Lowrise 4, with Neighborhood Commercial (with and without a pedestrian overlay) along MLK near the LINK light rail station. The neighborhood is relatively flat, rising to a protected greenway and Beacon Hill to the west. From some of the taller buildings, there are views of Mount Rainier. The most prominent landmark is the new Columbia City Light Rail Station at the corner of Alaska and MLK. The Boys and Girls Club and Teen Center and related athletic fields are across South Oregon Street from the site.

Development Objectives

This building will be completely residential, with 52 apartments for low-income working adults. The approximate height of the building will be between 33-37 feet on the northern portion and 40 feet on the southern portion, with stair towers and elevator penthouse extending to 50 feet. There will be approximately 26 car parking spaces and 13 bicycle parking spaces. We anticipate four potential departure requests: Modulation Depth in L4 zone; Transparency in NC zone; Residential Setback in NC zone; Building Setback in NC zone (Due to tree preservation, this departure will be handled administratively).

SEATTLE MAP



RAINIER VISTA MAP



RENTAL HOUSING	PROJECT SITE
FOR-SALE HOUSING	INSTITUTIONAL
MIXED USE	PARKING

BLOCK 43

4484 Martin Luther King Way South
Seattle, WA 98108
DPD Project Number: 3011443

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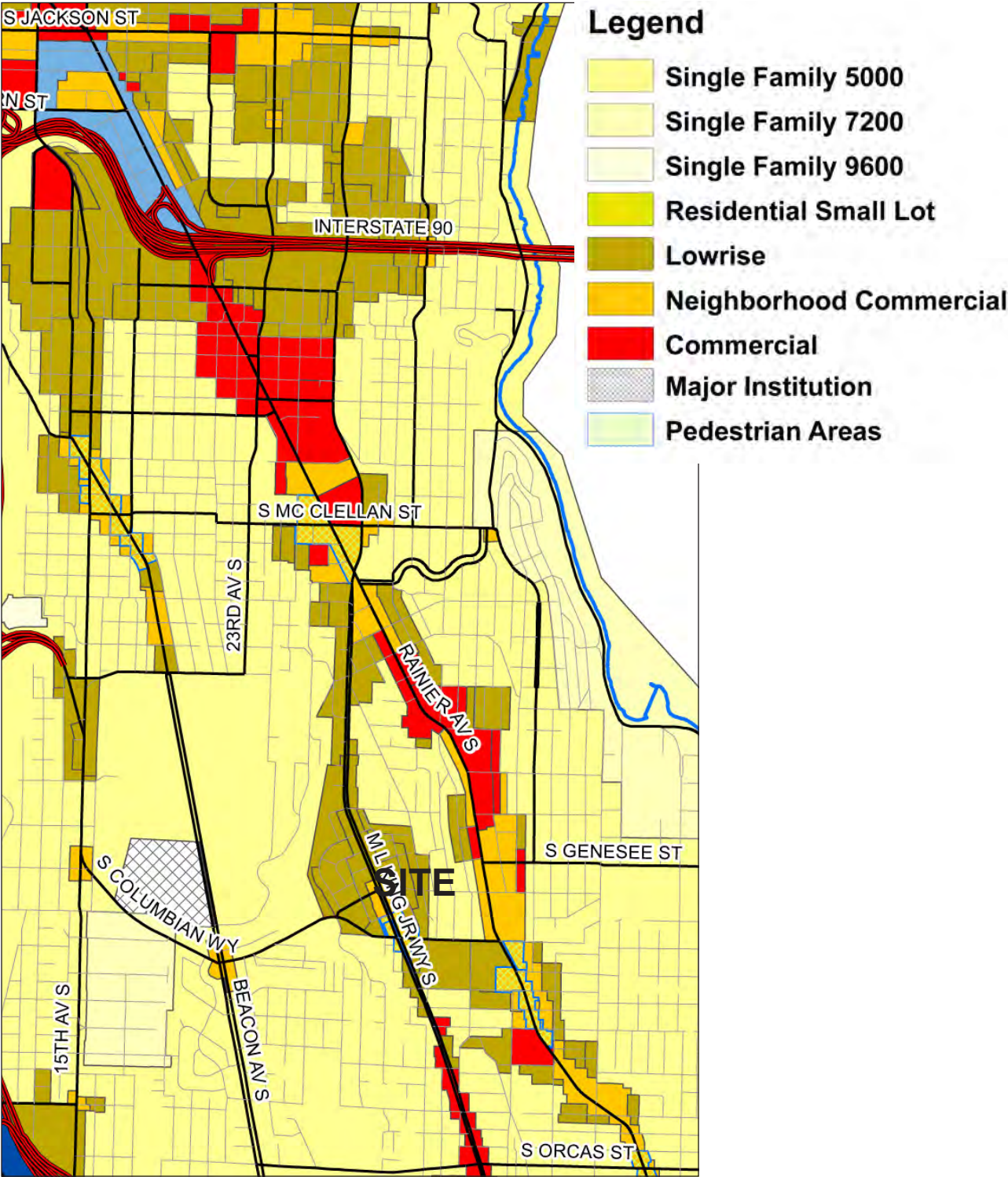
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SMR ARCHITECTS
911 Western Ave, #200
Seattle, WA 98104

Christina Bollo, Applicant
206.623.1104

BLOCK 43



PARKING REQUIREMENTS

SMC 23.54.015 Required Vehicle and Bicycle Parking
The site is partially within the Station Overlay Area per current maps. The revised map issued in June 2010 shows the site entirely within the Station Overlay Area. Therefore, by the time of MUP intake, no parking will be required. Required Bicycle Parking per Table E-D.2 = 1 bicycle space required per every 4 dwelling units.

LOW RISE (L4) ZONING REQUIREMENTS

SMC 23.45.008 Density
Because of 2001 Council Ordinance # 120561, 113810, the density for this parcel is required to conform to L2 density, not L4 density. Therefore, for each 1,200 SF of land, 1 unit is allowed.

SMC 23.45.009 Structure Height
Maximum structure height in L4 Zone = 37' The ridge of pitched roofs on principal structures may extend up to five (5) feet above the maximum height limit. All parts of the roof above thirty-seven feet in Lowrise 4 zones shall be pitched at a rate of not less than four to twelve (4:12).

SMC 23.45.010 Lot coverage
50% maximum lot coverage.

SMC 23.45.011 Structure Width and Depth
90' Maximum Building Width with modulation for Apartments, 65% maximum building depth.

SMC 23.45.012 Modulation requirements
Modulation shall be required if the front facade width exceeds thirty (30) feet with no principal entrance facing the street. Minimum Depth of Modulation for L4 apartments is 8', maximum width is 30' and minimum width is 5'. The 30' maximum may be increased by one (1) foot for every foot of facade setback beyond the required setback, up to a maximum 45'.

SMC 23.45.014A Front Setback
The required front setback shall be the average of the setbacks of the first principal structures on either side. For this site the minimum setback is 10'.

SMC 23.45.014B Rear Setback
15% of lot depth is 16'.

SMC 23.45.014C Side Setback
61' building depth, 37' tall; therefore 7' average setback, 5' minimum setback.

SMC 23.45.015 Screening and landscaping requirements
A minimum landscaped area that is equivalent in square footage to three (3) feet times the total length of all property lines shall be provided. Street trees shall be provided in the planting strip according to Seattle Department of Transportation Tree Planting Standards, unless it is not possible to meet the standards. Existing street trees may count toward meeting the street tree requirement. Trees shall be required, either planted or preserved.

SMC 23.45.016 Open Space
In L4 zone, 25% of the lot area shall be provided as usable open space at ground level.

SMC.45.017 Light and glare standards
A. Exterior lighting shall be shielded and directed away from adjacent property.
B. Interior lighting in parking garages shall be shielded to minimize nighttime glare on adjacent properties.

SMC 23.45.018 Parking and access
Alley Access Required. Parking shall be located on the same site as the principal use. Parking may be located in or under the structure provided that the parking is screened from direct street view by the street-facing facades of the structure.

NEIGHBORHOOD COMMERCIAL (NC-40) ZONING

SMC 23.47A.005 Street-level Uses
Residential uses may occupy 100% of the street-level street-facing facade in a structure if the structure is located on a lot zoned NC1 that was owned by the Seattle Housing Authority as of January 1, 2009.

SMC 23.47A.008.A3 Building Location Relative to Street Lot Line
Street-level street-facing facades must be located within 10' of street lot line. Proximity of existing, protected trees will determine location of building. This departure will be taken care of administratively because of the required tree preservation.

SMC 23.47A.008.B2 Transparency
60% of the street-facing facade between 2 feet and 8 feet above the sidewalk shall be transparent.

SMC 23.47A.008.D Residential Requirements
At least one of the street-level street-facing facades containing a residential use shall have a visually prominent pedestrian entry. The floor of a dwelling unit located along the street-level street-facing facade shall be at least 4 feet above or 4 feet below sidewalk grade or be set back at least 10 feet from the sidewalk.

SMC 23.47A.012 Structure Height
NC 40 Structure Height Maximum is 40' to top of plate. Parapets may exceed applicable height limit by 4'; mechanical equipment, stair & elevator penthouses may exceed applicable height limit by 15' provided total coverage does not exceed 25% of roof area.

SMC 23.47A.013.B.1 Table A Floor Area Ratio
FAR for single-purpose structure in NC-40 zone is 3.

SMC 23.47A.014 Setback requirements
Site is abutting and across an alley from Multifamily Zone (L4). The triangle rule (15' to a side) is followed at the front lot line. At the rear, a ten-foot setback is required; the setback can be measured to the centerline of the alley.

SMC 23.47A.016 Landscaping and screening standards
Green Factor of .30 is required. Street Trees are required.

SMC.47A.022 Light and glare standards
A. Exterior lighting shall be shielded and directed away from adjacent property.
B. Interior lighting in parking garages shall be shielded to minimize nighttime glare on adjacent properties.

SMC.47A.024 Residential Amenity Areas
Residential Amenity Areas must equal 5% of total gross floor area in residential use, must not be enclosed, shall have no horizontal dimension less than 10', and shall not be comprised of any area less than 250 square feet.

SMC 23.47A.029 Solid waste and recyclable materials storage space
200 SF required for buildings with more than 51 units.

SMC 23.47A.032 Parking and access
Alley Access Required.

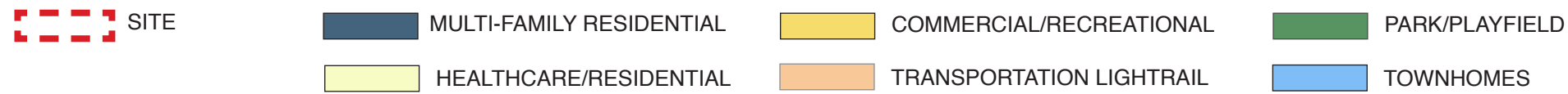


PROJECT SITE FROM SOUTH

BLOCK 43



CURRENT BUILDING USE



04 SURROUNDING DEVELOPMENT



1 COLUMBIA CITY LIGHT RAIL STATION



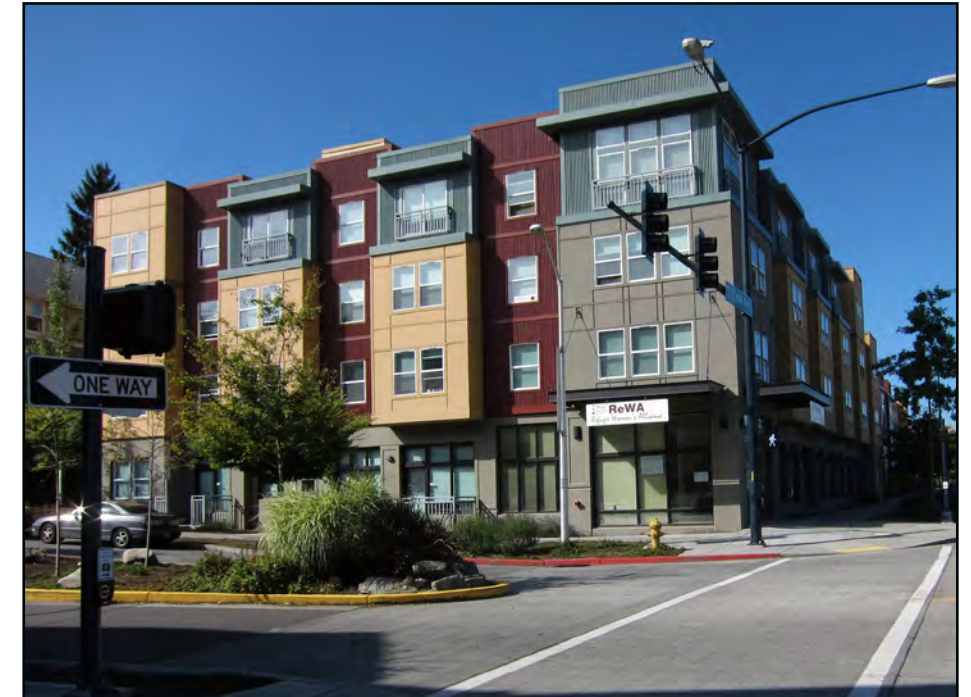
2 NEIGHBORHOOD HOUSE SERVICES CENTER



3 SNOQUALMIE PLACE



5 PROVIDENCE SENIOR HOUSING



7 THE GENESEE



4 TAMARACK PLACE



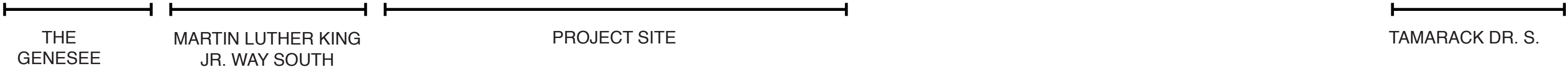
6 BOYS & GIRLS CLUB AND TEEN CENTER



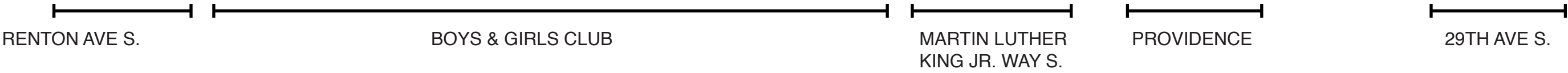
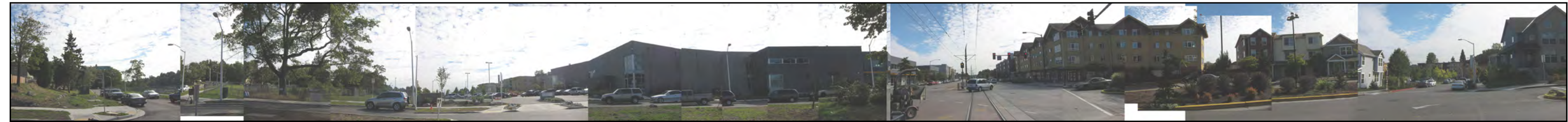
8 BOYS & GIRLS CLUB AND TEEN CENTER

BLOCK 43

STREET ELEVATION - SOUTH OREGON STREET LOOKING NORTH



STREET ELEVATION - SOUTH OREGON STREET LOOKING SOUTH



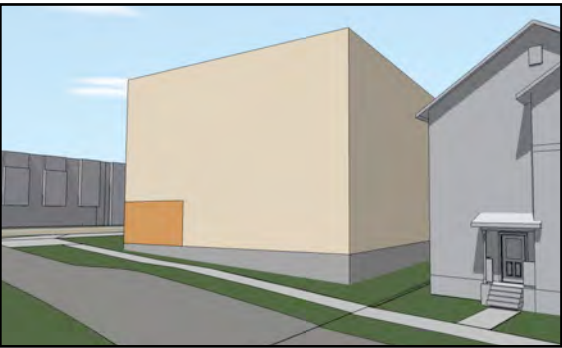
STREET ELEVATION - MARTIN LUTHER KING JR. WAY SOUTH LOOKING EAST



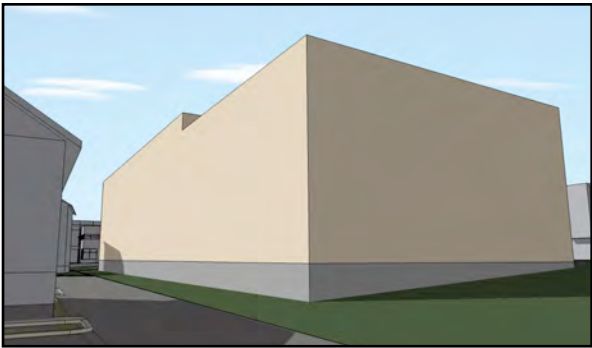
STREET ELEVATION - MARTIN LUTHER KING JR. WAY SOUTH LOOKING WEST



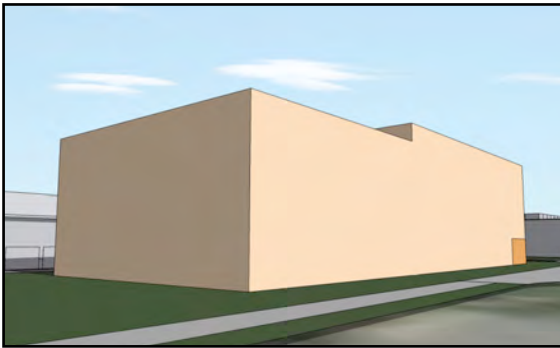
BLOCK 43



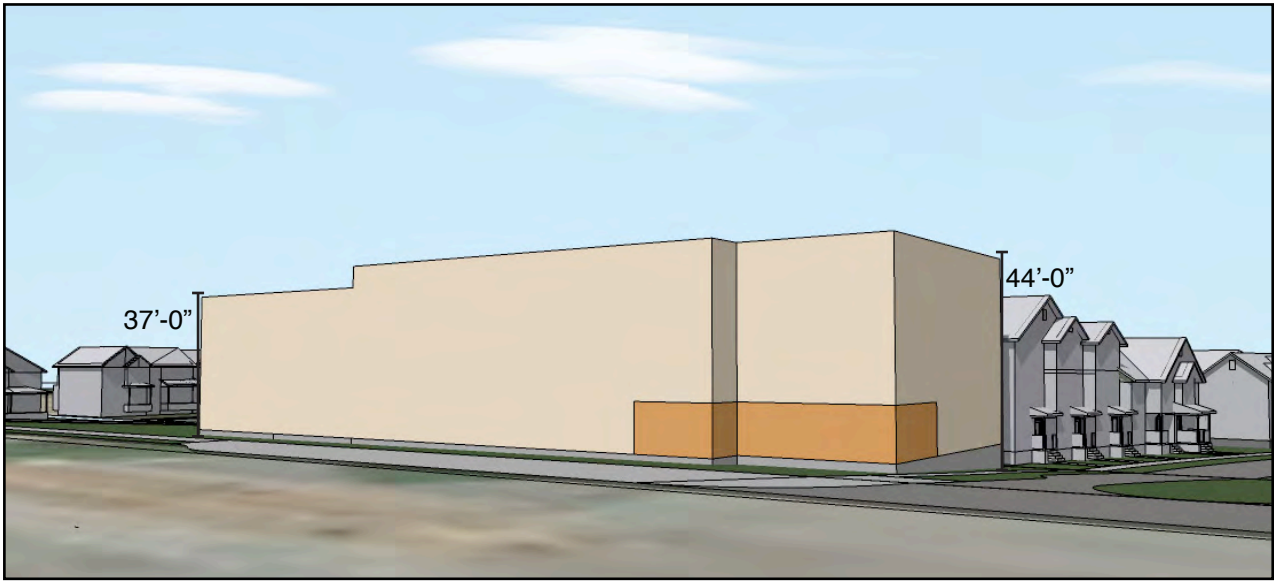
SOUTHEAST



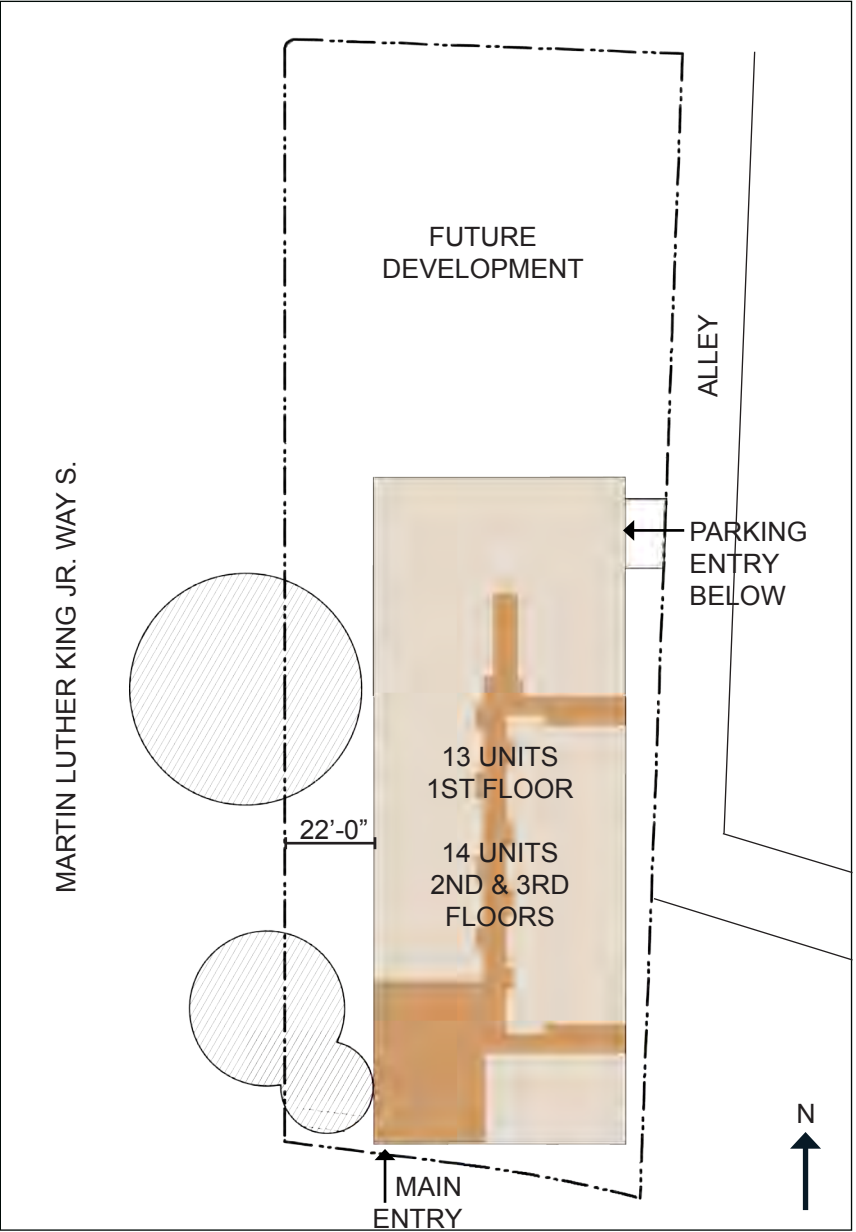
NORTHEAST



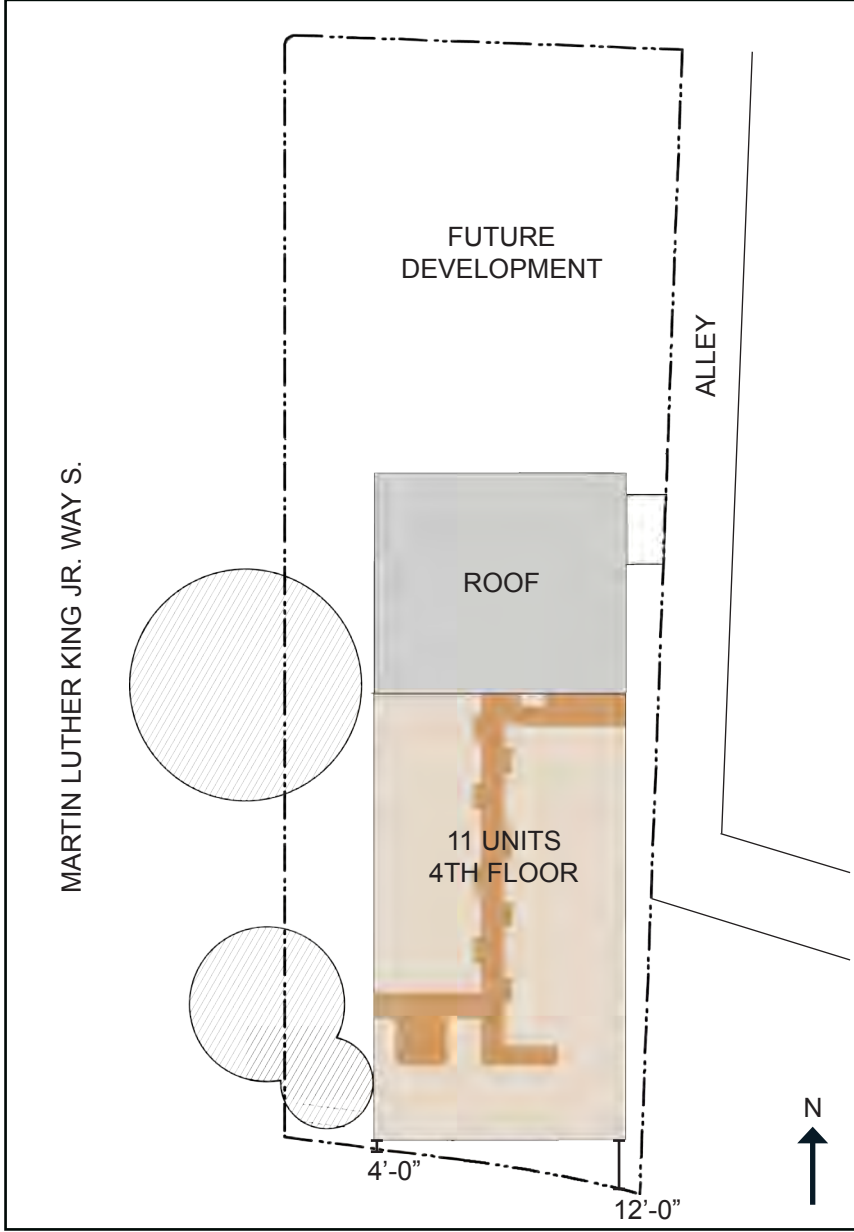
NORTHWEST



SOUTHWEST STREET VIEW



FLOOR 1 (2 & 3 SIM.)



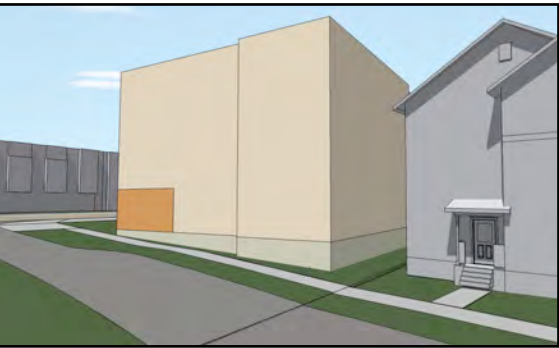
FLOOR 4



AXONOMETRIC MASSING IN CONTEXT

BUILDING PROGRAM

- RESIDENTIAL UNITS
- ENTRY AREA/COMMUNITY ROOM/CIRCULATION
- ROOF



SOUTHEAST



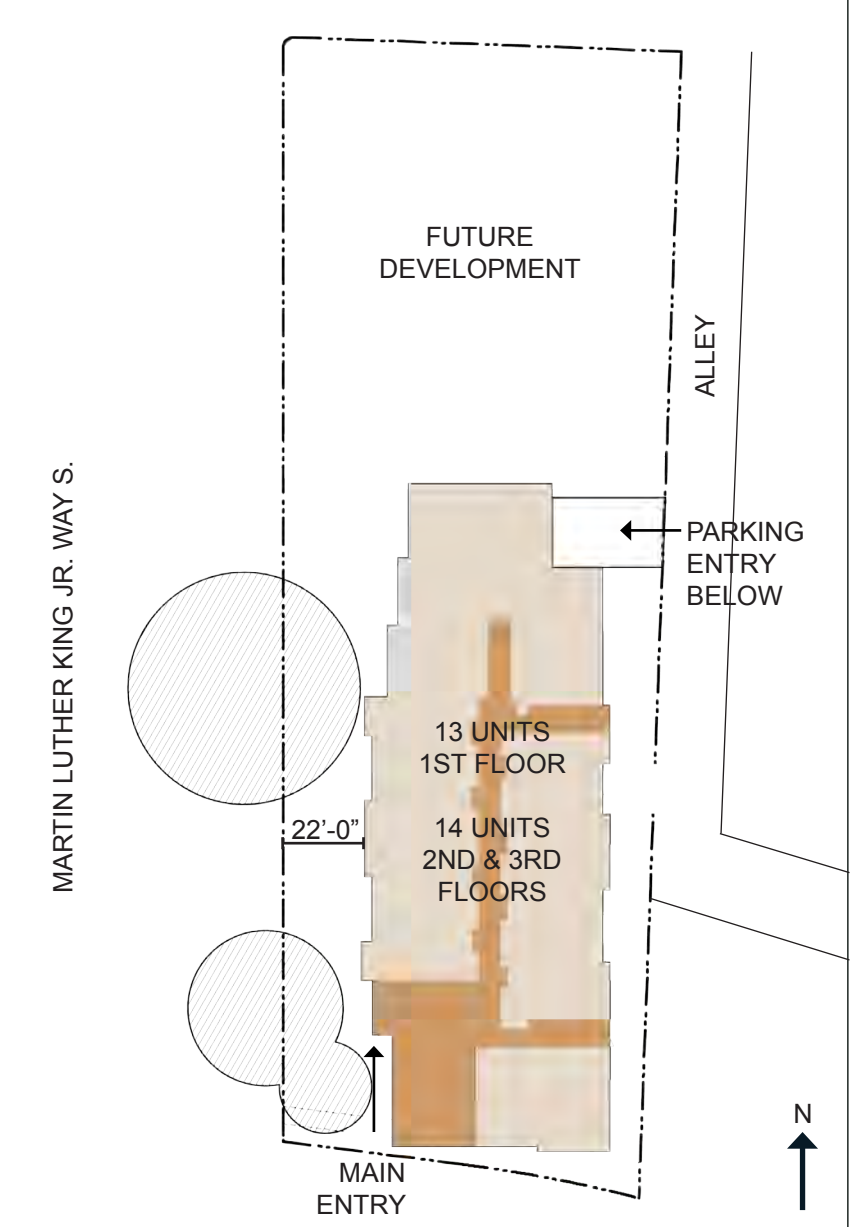
NORTHEAST



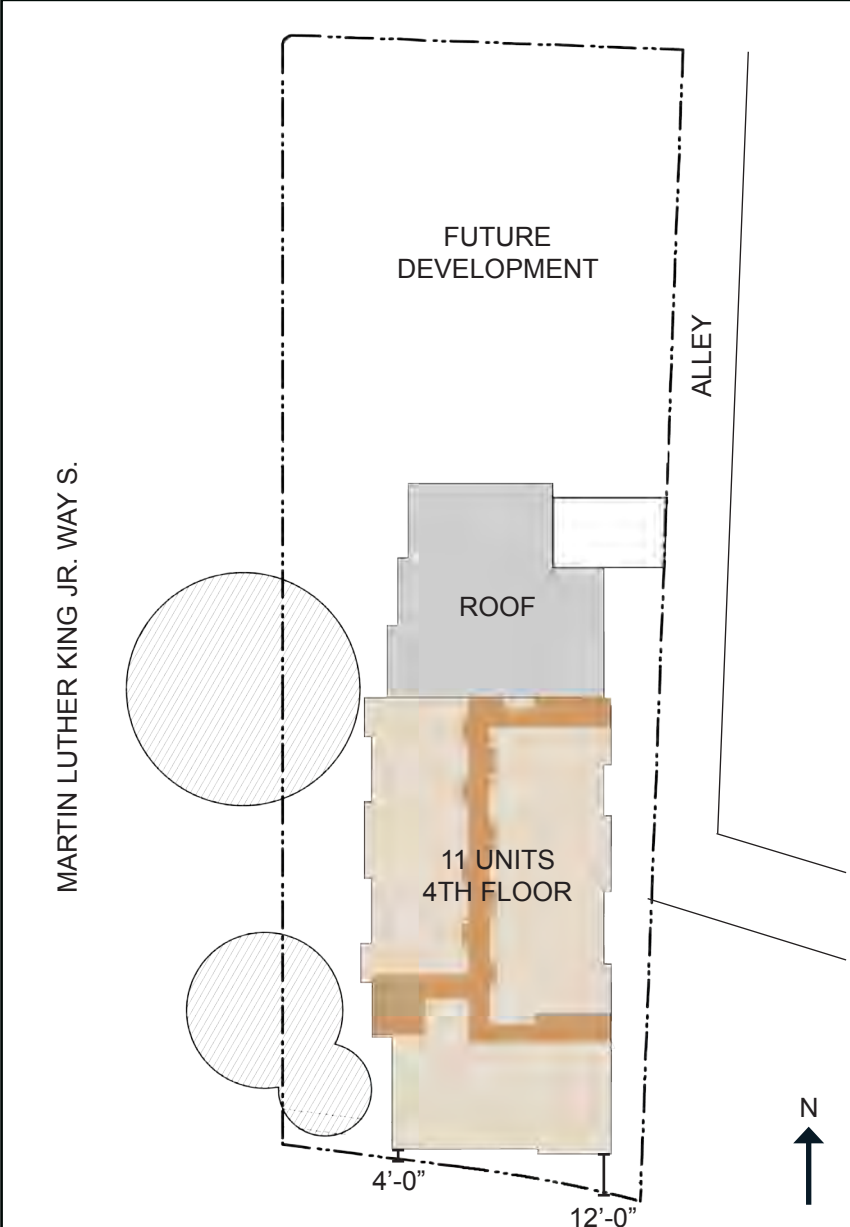
NORTHWEST



SOUTHWEST STREET VIEW



FLOOR 1 (2 & 3 SIM.)



FLOOR 4



AXONOMETRIC MASSING IN CONTEXT

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BLOCK 43



SOUTHEAST



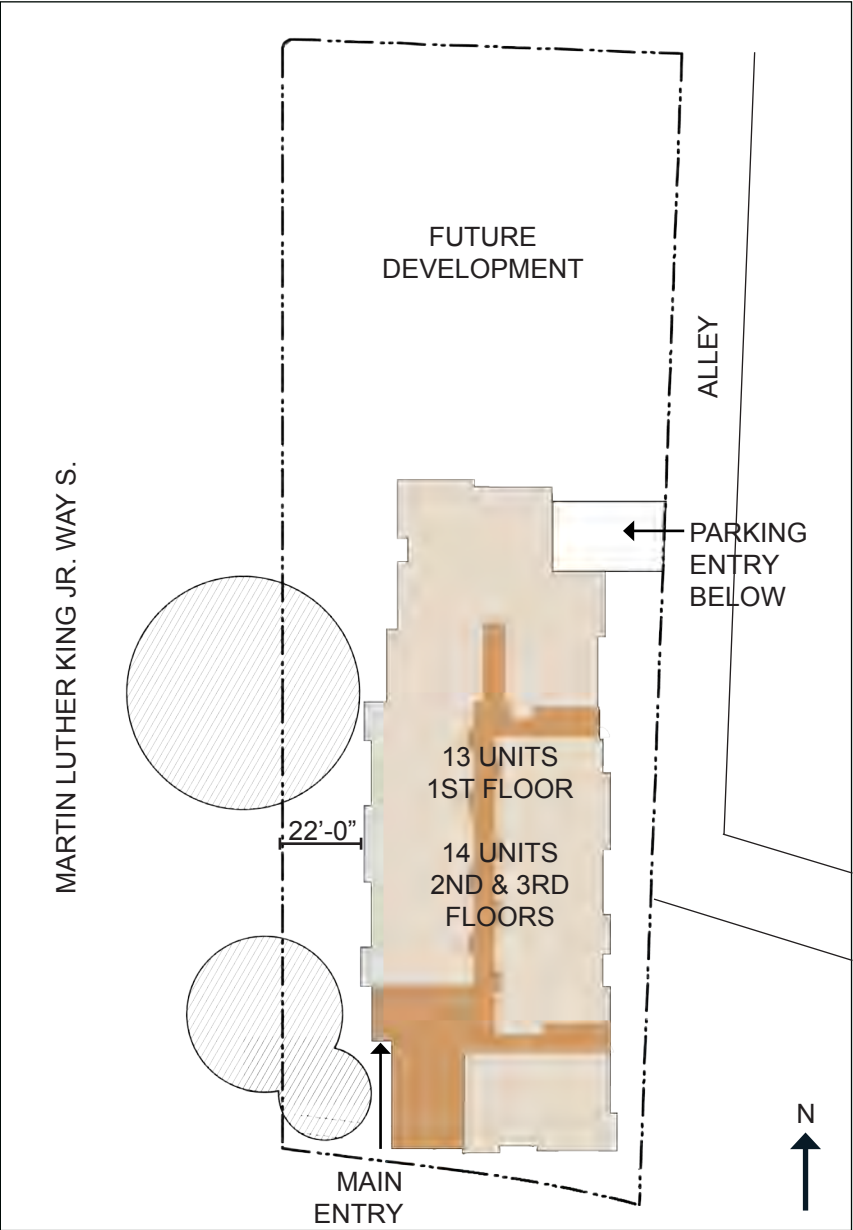
NORTHEAST



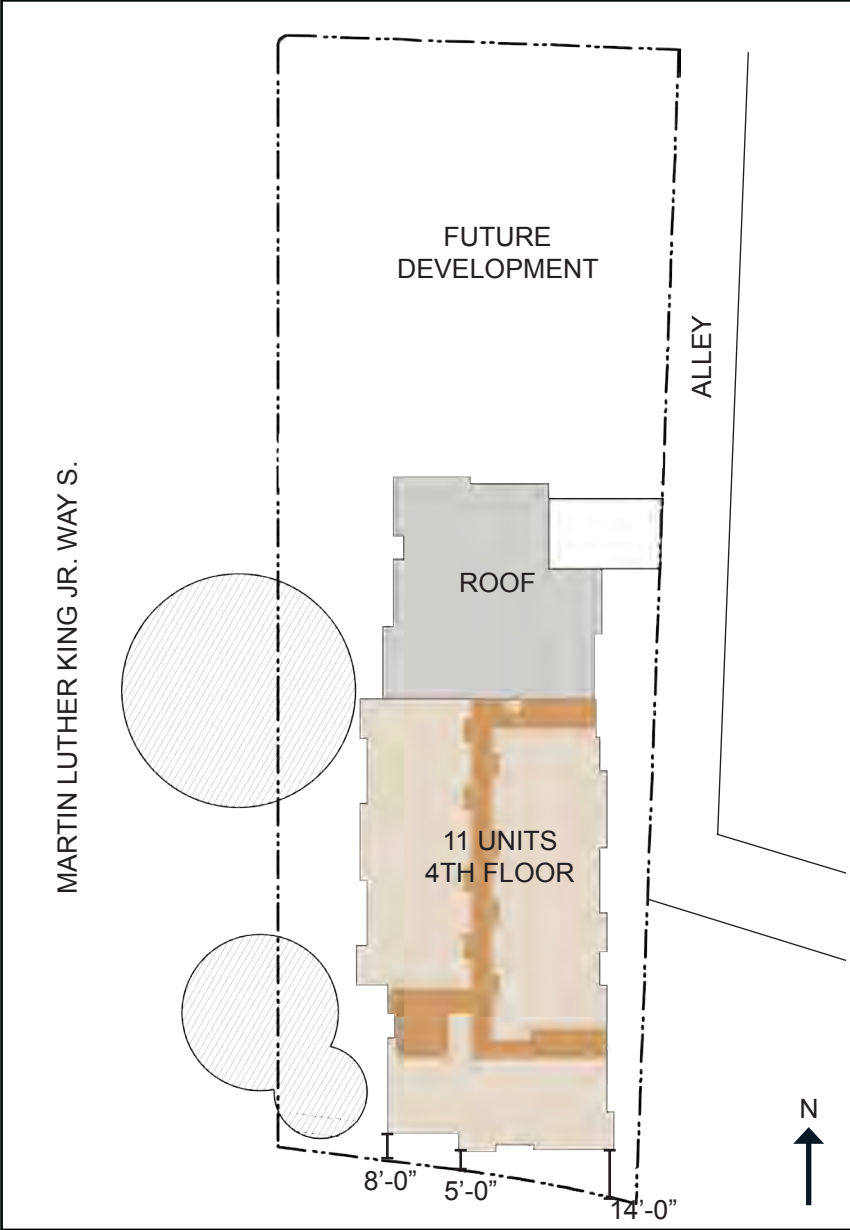
NORTHWEST



SOUTHWEST STREET VIEW



FLOOR 1 (2 & 3 SIM.)



FLOOR 4



AXONOMETRIC MASSING IN CONTEXT

BUILDING PROGRAM

- RESIDENTIAL UNITS
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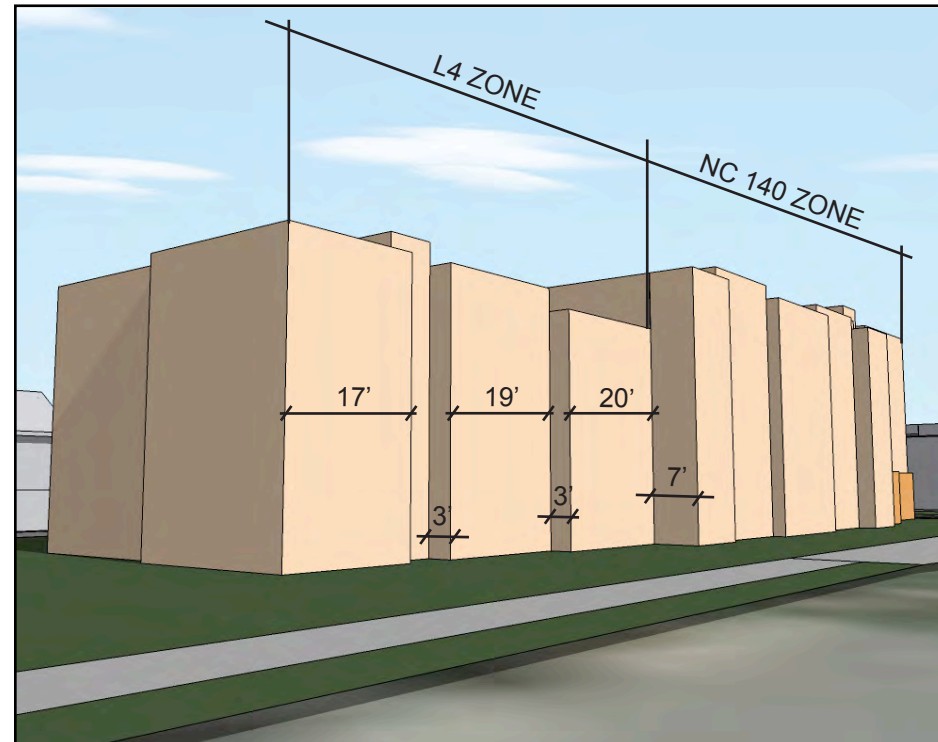
The preferred scheme (Scheme C) would require the following departures:

SMC 23.45.012

Modulation Depth in L4 zone

Required Modulation: 8' depth every 30' width

Preferred Scheme Modulation: 3' depth is proposed every 20'



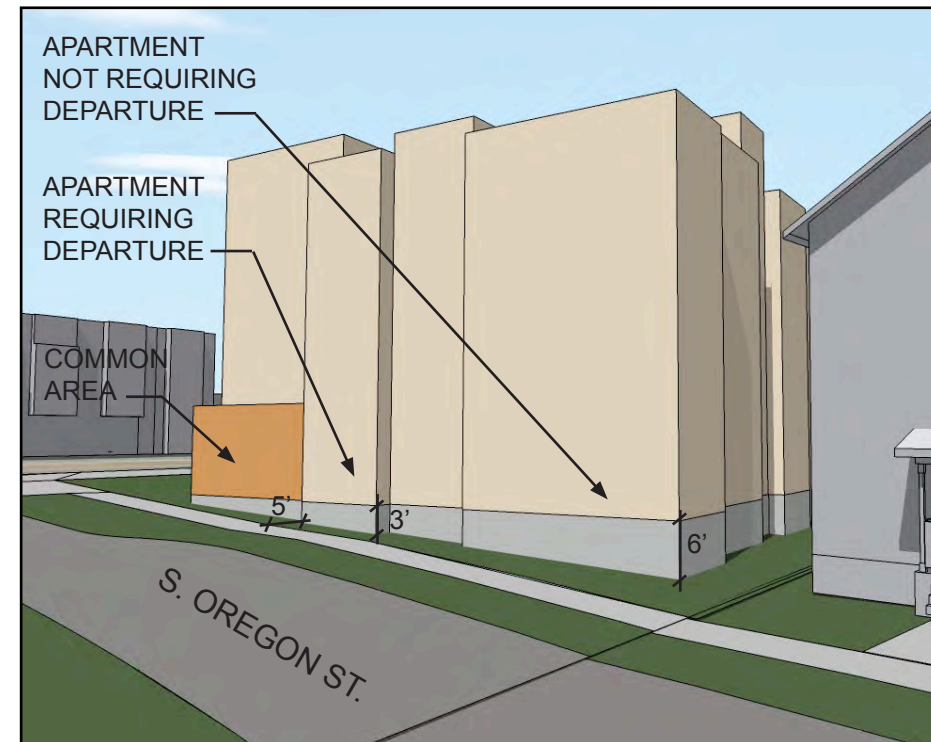
SMC 23.47A.008.D

Residential Setback in NC zone is required to be achieved in one of the following ways:

Required floor height above grade: 4' or;
Required setback from property line: 10'

Preferred scheme floor height above grade for one unit on Oregon Street: 3'

Preferred scheme setback for one unit on Oregon Street: 2'



SMC 23.47A.008.A3

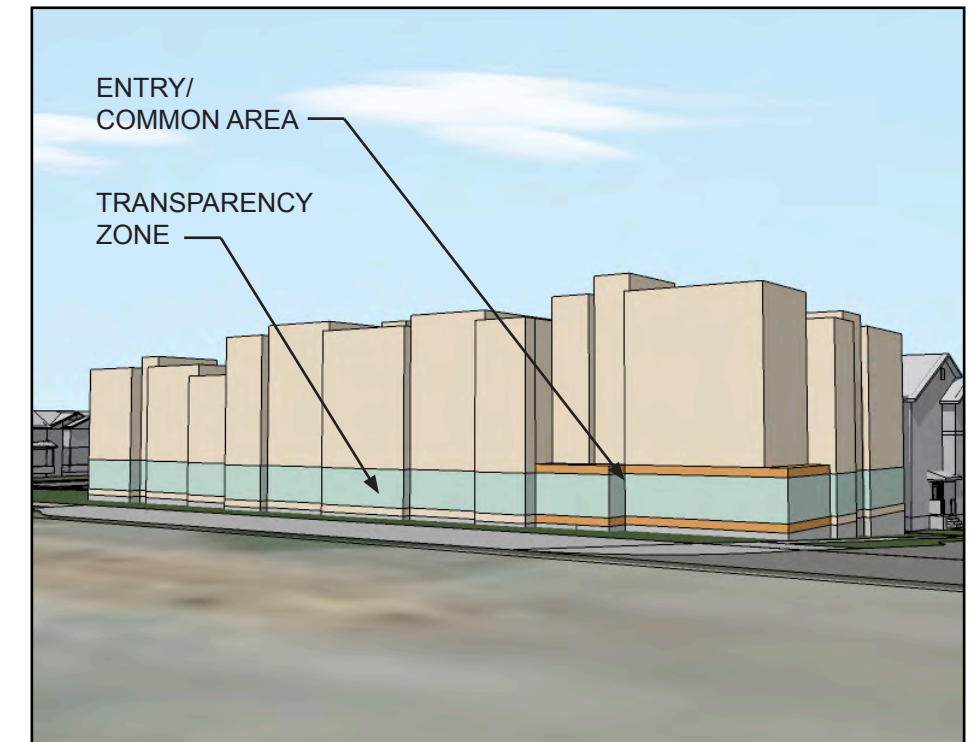
Building Setback

Due to tree preservation, this departure will be handled administratively

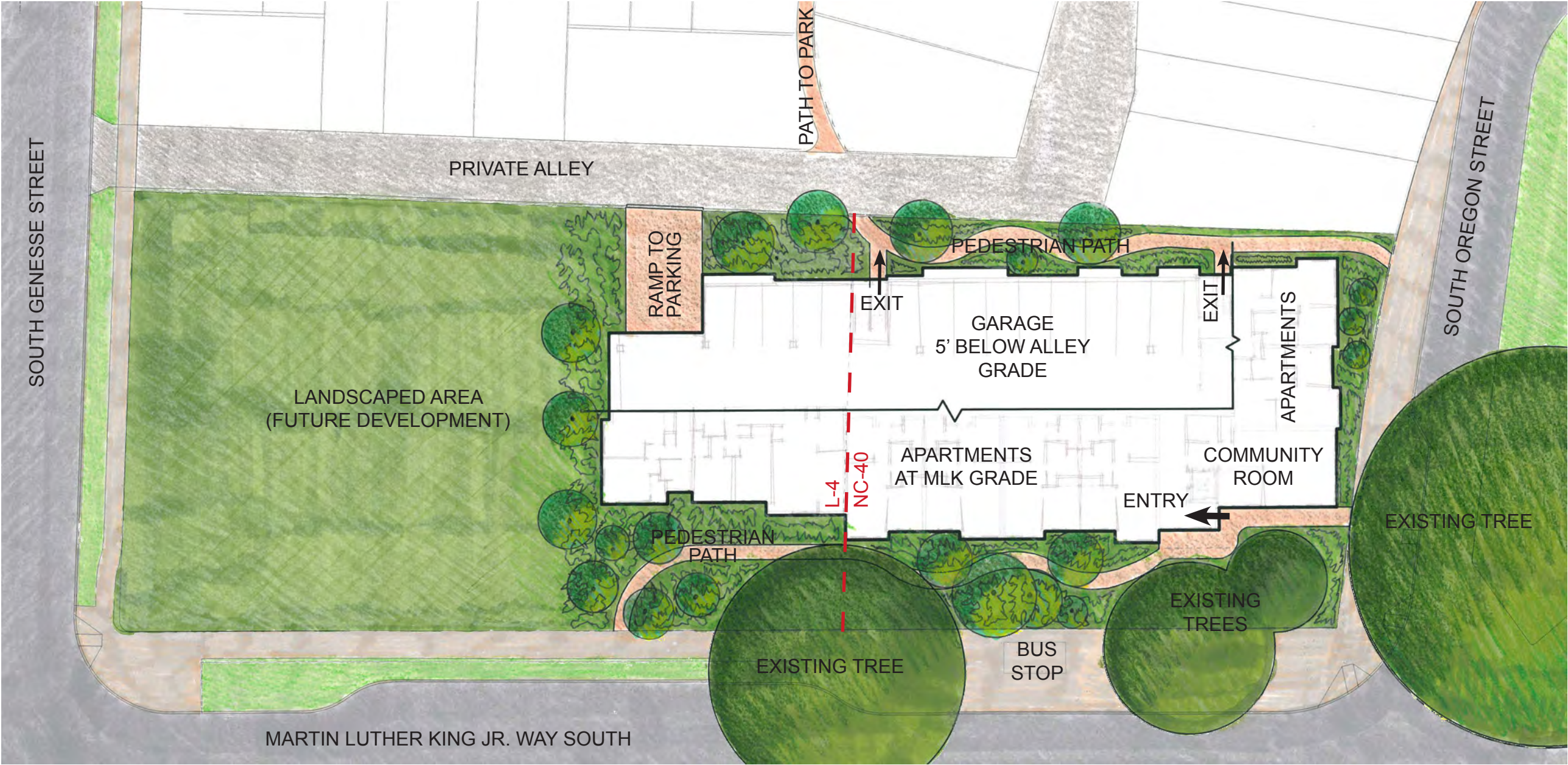
SMC.23.47A.008.B2

Transparency in NC zone

We are currently expecting to achieve 50% transparency at residential units, not 60% as required.



BLOCK 43



Design Guideline Analysis (Important Guidelines in Bold)

A-1 Responding to Site Characteristics

Three mature, protected trees adjacent to this site must be preserved. This gives us an extensive, existing canopy that provides shade and as well as a buffer between Martin Luther King Jr. Way and the apartments facing the busy street. Because of the critical root zone constraints, we are unable to forge a logical, accessible pedestrian path to MLK. Therefore, these large trees encourage us to orient the entry to South Oregon Street.

A-2 Streetscape Compatibility

The landscaped area between the building and MLK is, at times, 22 feet wide. We have created an integrated landscape plan that provides real, usable open space, as well as a semi-private path. On Oregon Street, the entry path is sited as close to the corner as possible, opposite the Boys and Girls Club.

A-3 Entrances Visible to the Street

The main building entry is facing and close to Oregon Street, the quieter, more residential street. Residents will walk a short, level path, flanked by landscaping to the front door. The form of the entry will be accentuated to be a clear signal to visitors approaching from both MLK and Oregon Street.

A-4 Human Activity

While the majority of the units are in an NC zone, we are not required to nor are we providing commercial storefronts. Along Oregon Street, we have sited a community room that will be available for use by the public. This will activate the entry path. Along MLK, we will propose a semi-private foot path and extensive open space for the residents' use.

A-5 Respect for Adjacent Sites

Through the Design Review process we will explore scale and materials that are contextually appropriate for both Rainier Vista II and its residential scale as well as the more immediate context of the buildings flanking the light rail line, such as Providence, Boys and Girls Club, the Genesee and Tamarack. This project is part of the Master Plan but not owned by Seattle Housing Authority. We will be going through the SHA Design Review process as well.

A-6 Transition Between Residence and Street

The transition between the residential units and the street will take place in three distinct contexts. Because of complicated grades, no residential units will be accessed from the public way. Instead, a path will lead from Oregon Street to the entry, which is setback from the corner because of the existing trees. It is imperative that this entry sequence be obvious, safe, pleasant and secure. The units facing Oregon Street are off grade and setback from the street between 5 and 10 feet. This intermediate area will be landscaped with low plants to provide a buffer. This design guideline is particularly important for the many units facing MLK. There will a distance of 22 to 35 feet between the apartments and the back of the sidewalk on MLK. We will propose a semi private path linking open spaces for the residents, which will create a gradient of semi-public to semi-private space in this zone.

A-7 Residential Open Space

The residents of this building will have access to a wide range of open space throughout the neighborhood, from a park across the alley to a playground and playfields across the street. Within the property itself, the open space will be programmed around gardening and landscaped pathways.

A-8 Parking and Vehicle access

We have the advantage of a private alley to serve the parking access in a partially underground garage.

A-9 Parking on Commercial Street Fronts

We have the advantage of a private alley to serve the parking access in a partially underground garage.

B-1 Height, Bulk, and Scale Compatibility

This guideline is made more complicated by the fact that the site itself is a split zone, between L-4 and NC-40. We intend that the building read as a cohesive whole and yet it must step down. The north section will be three stories and the south will be four. The goal is to intentionally, playfully, and logically vary the height and scale to create cohesion across the zone. In terms of bulk, we will step the mass across all facades, but in particular across the MLK side to break the length of the building. All these moves will be through shifts in the actual building mass, not through the application of bays.

C-1 Architectural Context

We will strive for compatible and complementary aesthetics to Rainier Vista, not identical. We will explore the bridge between the industrial modernist aesthetic of Boys and Girls club and the residential character of the smaller scale buildings of Rainier Vista.

C-2 Architectural Concept and Consistency

The governing image for the building will be of basalt columns in their natural context. We will use this metaphor as a way to step the scale and bulk of the building into proportionally organic pieces. This will allow us to achieve our most important goal: to create a cohesive building that crosses two distinct zones.

C-3 Human Scale

As we develop the design of the building, we will enhance the residential character of the building through details that support the human scale.

C-4 Exterior Finish Materials

Rainier Vista, as a whole, as employed a palette that mirrors the Seattle vernacular. Through the Design Review process we will explore nuanced applications of similar finishes. Our task is to choose materials and methods that enhance the residential character of the neighborhood, but are appropriate for a building of this scale and for the concept described in Guideline C-2.

C-5: Structured Parking Entrances

The parking will be entered via the private alley to the east.

D-1: Pedestrian Open Spaces and Entrance

Numerous design guidelines will be applied to the vast space between the building and MLK. We are conceiving this as a secondary pedestrian zone, geared to the residents of the building. The space between the entrance and Oregon Street will be accessible, well lighted and buffered by low-lying, lush landscape.

D-2: Blank Walls

There will not be any blank walls facing the streets.

D-3: Retaining Walls

This guideline applies when retaining walls are higher than eye level. We won't have that condition.

D-4: Design of Parking Lots Near Sidewalks

There is no parking lot near the sidewalk.

D-5: Visual Impacts of Parking Structure

The parking garage will be partially sunken and facing only the alley.

D-6: Screening of Dumpsters, Utilities, and Service

All utilities and trash will be in the garage and trash pick-up will occur off the alley.

D-7: Personal Safety and Security

There will be many pairs of eyes facing the street as all apartments will face either one of the streets or the private alley. Lighting needs will be reconciled between security concerns and glare into living units,

D-8: Treatment of Alleys

The site is adjacent to a private alley. We will use this alley to access the parking, trash and utilities. The building will be set back from the alley between 9' and 18', enabling us to create a semi-public pedestrian path between the planned pedestrian connection to the park and Oregon Street. Originally, the Rainier Vista Master Plan intended a pedestrian path to link the park to MLK, but through discussions with SHA, the project team has decided that terminating a path at Oregon is safer for children and will enable visual surveillance of the path by the residents of this building.

D-9: Commercial Signage

Not applicable

D-10: Commercial Lighting

We will seek to reconcile the residential lighting needs with the distance from the sidewalk and the security needs. We intend to do this with path lighting and building lighting controlled by the residents of each unit.

D-11 Commercial Transparency

Not applicable

D-12 Residential Entries and Transitions

The building will have one main residential entry. We will have a canopy at the entrance, as well as benches.

E-1 Landscaping to Reinforce Design Continuity with Adjacent Sites

By connecting to the pedestrian path to the park, we will continue the "red road" that winds through Rainier Vista II. SvR, our landscape architect, is also the landscape architect for the rest of the development, which will provide continuity by default.

E-2: Landscaping to Enhance the Building and/or Site

The landscaping will be our strongest tool to differentiate the vast open space surrounding the building. We will also use landscaping to buffer the residential units. While Green Factor is required on the NC portion of our site, and not on the L-4 portion, we will design the landscape consistently across the entire site, using the more stringent Green Factor standards.

E-3: Landscape Design to Address Special Site Conditions

The existing trees are the biggest gift as well as the biggest constraint to this site. We will work carefully with the arborist to employ as much landscaping as possible in the critical root zone.

BLOCK 43



RAINIER HOUSE
5270 Rainier Avenue
Seattle, WA
DESC



CANADAY HOUSE
424 Minor Avenue North
Seattle, WA
DESC



GENESEE
2916 South Columbian Way
Seattle, WA
HRG



NEW TACOMA
1709 South G Street
Tacoma, WA
Mercy Housing Northwest



KENYON HOUSE
3936 South Kenyon Street
Seattle, WA
HRG



AL HUMPHREY HOUSE
2630 First Avenue
Seattle, WA
Plymouth Housing Group