



918 M.L.K. Jr Way South SDR Design Guidance Application

OWNER: .
MARK HUBER
7069 NE 161ST ST
KENMORE, WA 98028

PROJECT:
918 M.L.K. JR WAY S
SEATTLE, WA 98144

ARCHITECT: NOVION GROUP INC.
7806 Lake City Way NE
Seattle, WA 98115
rod@noviongroup.com (206.361.6133)

Application for Streamlined Design Guidance
Attachment A

PART I: CONTACT INFO

1. Property Address: 918 M.L.K. JR WAY SOUTH
2. Project number: 3012977
4. Owner/Lessee: MARK HUBER
7069 NE 161st ST
Seattle, WA 98028
5. Contact Person Name: Novion Group Inc.
Andrew Novion

206.361.6133
Andrew@noviongroup.com
6. Applicant's Name: Rod Novion
Relationship to Project: Architect
7. Design Professional's Name:
Rod Novion architect
Novion Group Inc
7806 Lake City Way NE
Seattle, WA 98115
206.361.6133
rod@noviongroup.com
8. Applicant's Signature _____
Date

PART II: DESIGN GUIDANCE PROPOSAL PACKET

1. PROPOSAL:

The proposed project at 918 M.L.K. Jr Way South is to construct one new residential structures, one fiveplex, for a total of 5 new townhouse units with four new parking stalls. Each structure will be less than 40' tall and will be built on the property, currently vacant except for the vandalized, overgrown and deteriorating partial remains of a fire damaged multifamily structures concrete foundation.

DPD Project # 3012977
King County Assessors Parcel # 327480-0220

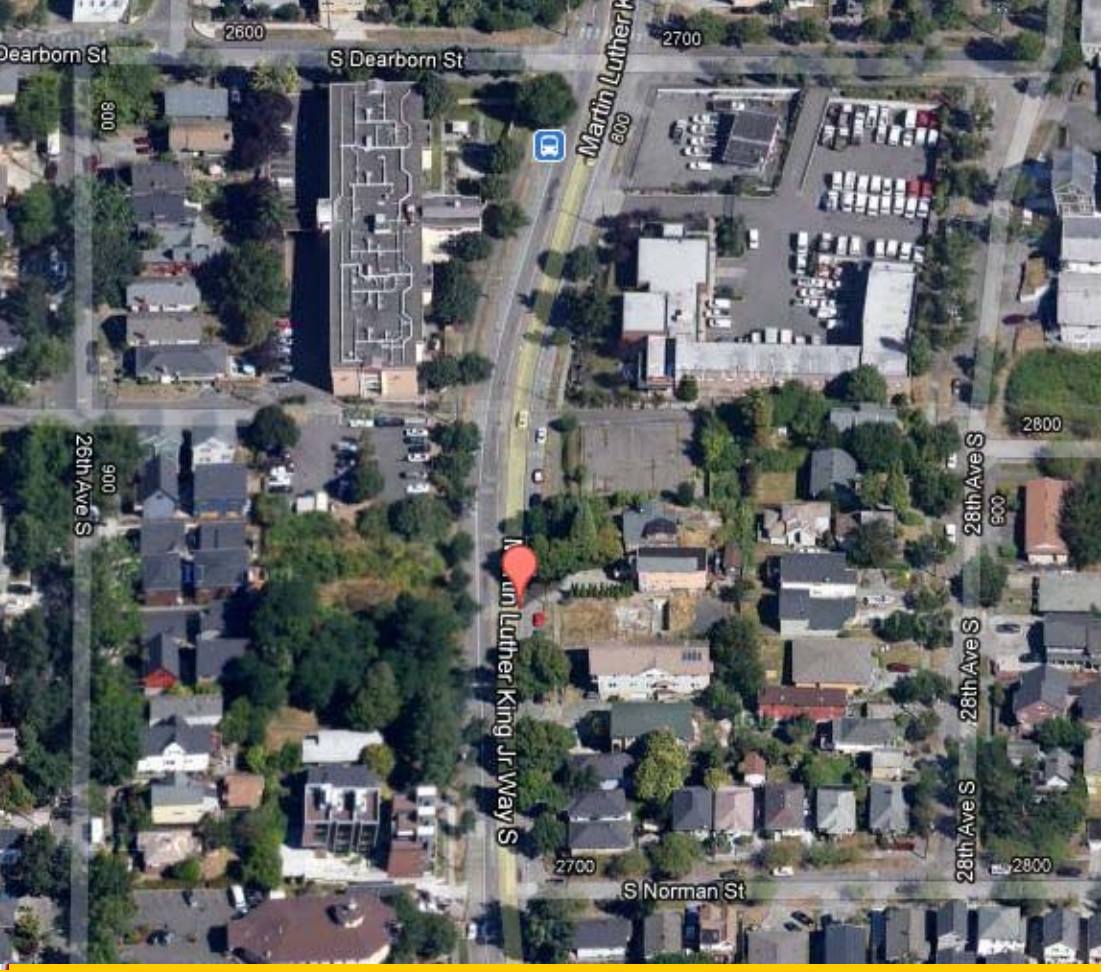
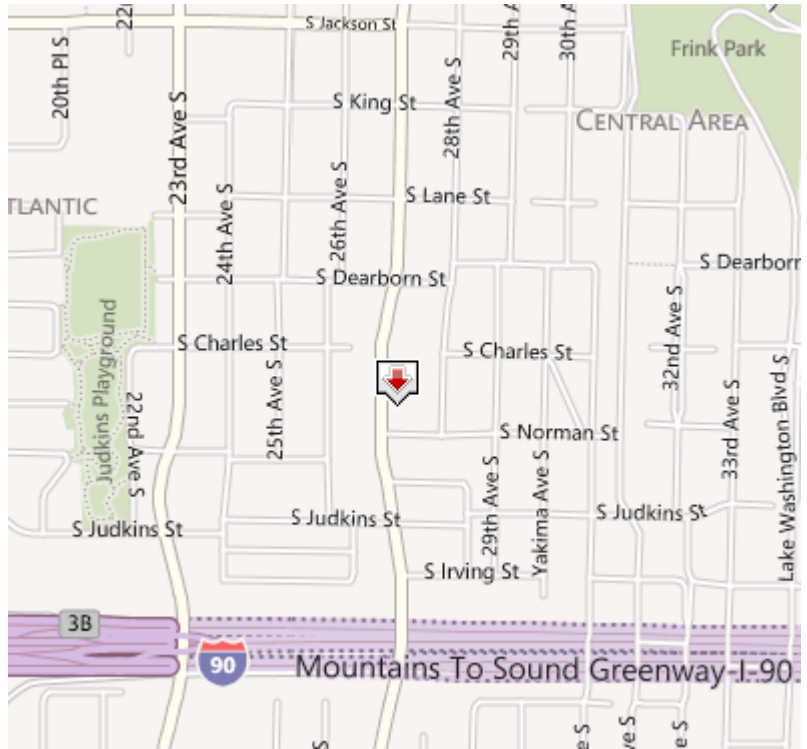
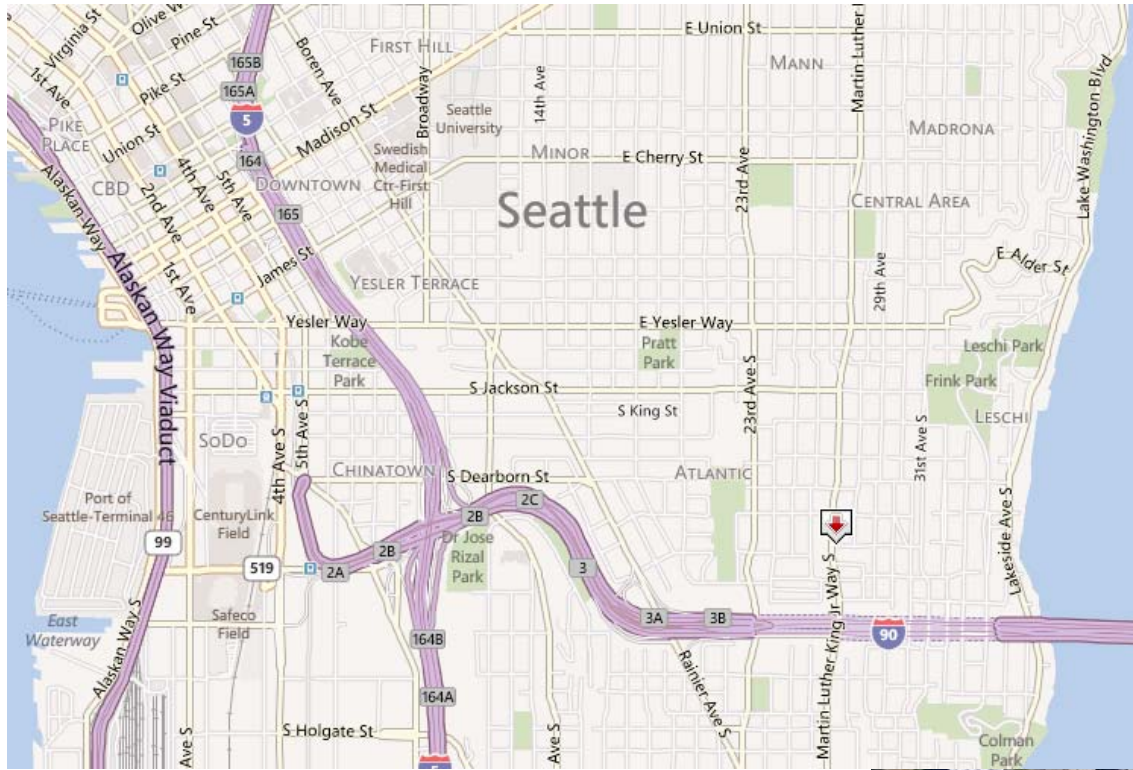
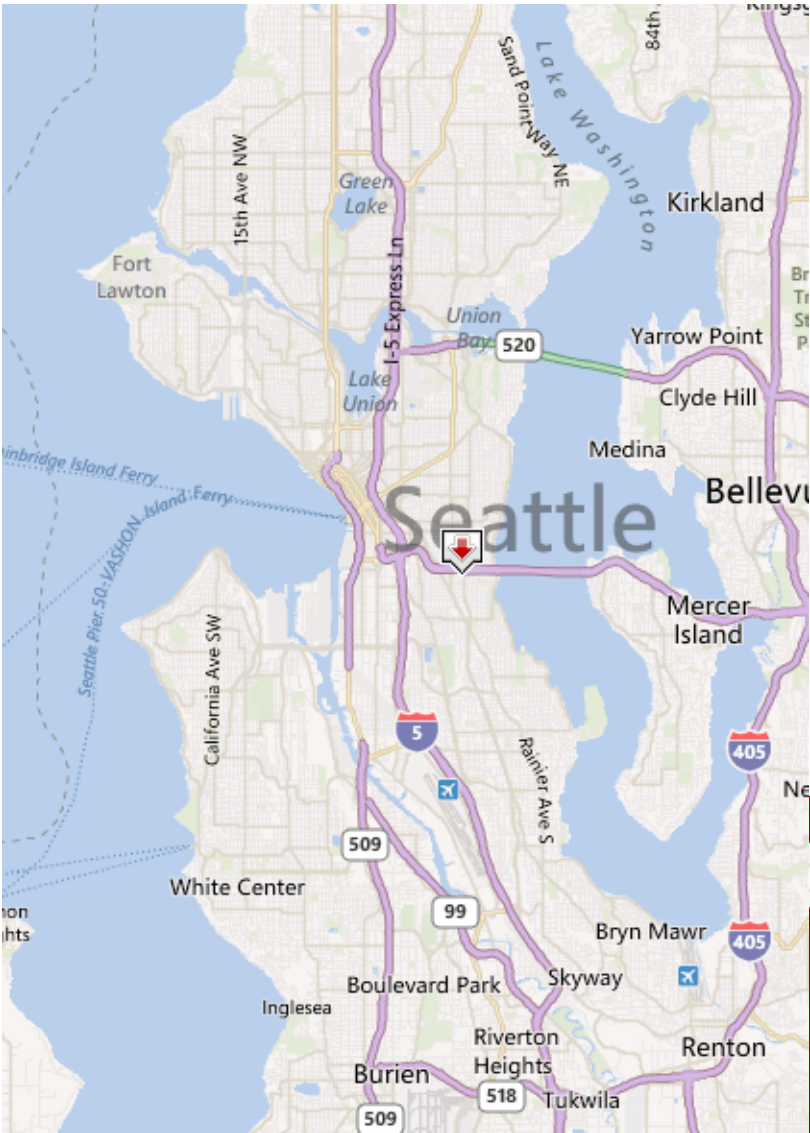
2. CONTEXT:

The project site is located in the Leschi neighborhood of Seattle's central area, is a 6,300 SF parcel zoned for low-rise residential development (LR2).

The parcel is bounded by Martin Luther King Jr Way S to the west, a three unit apartment building to the north, a 5 unit multifamily structure to the south and a duplex residential structure to the east. Martin Luther King Jr Way S is classified as a minor arterial street with regular transit service and on-street parking. The topography of the site is sloped, with an 18' drop in height from the east property line to the west on MLK Jr Way S.

The neighborhood is made up of a mix of old and new single family residences , apartment buildings, condominium buildings, townhouse structures, churches commercial office building and a nursing home w/ mini day care. There are three lots directly across from the subject property that are currently constructing 6 townhouse structures (duplexes and triplexes) for a total of 14 new units. A building permit for a new single family residence was just issued on 3/14/2012 for the lot to the north of the three being developed as townhouses.

Please see the following pages for graphic contextual analysis.



OWNER-MARK HUBER

PROJECT

architect-Novion Group Inc

918 M.L.K. JR WAY S

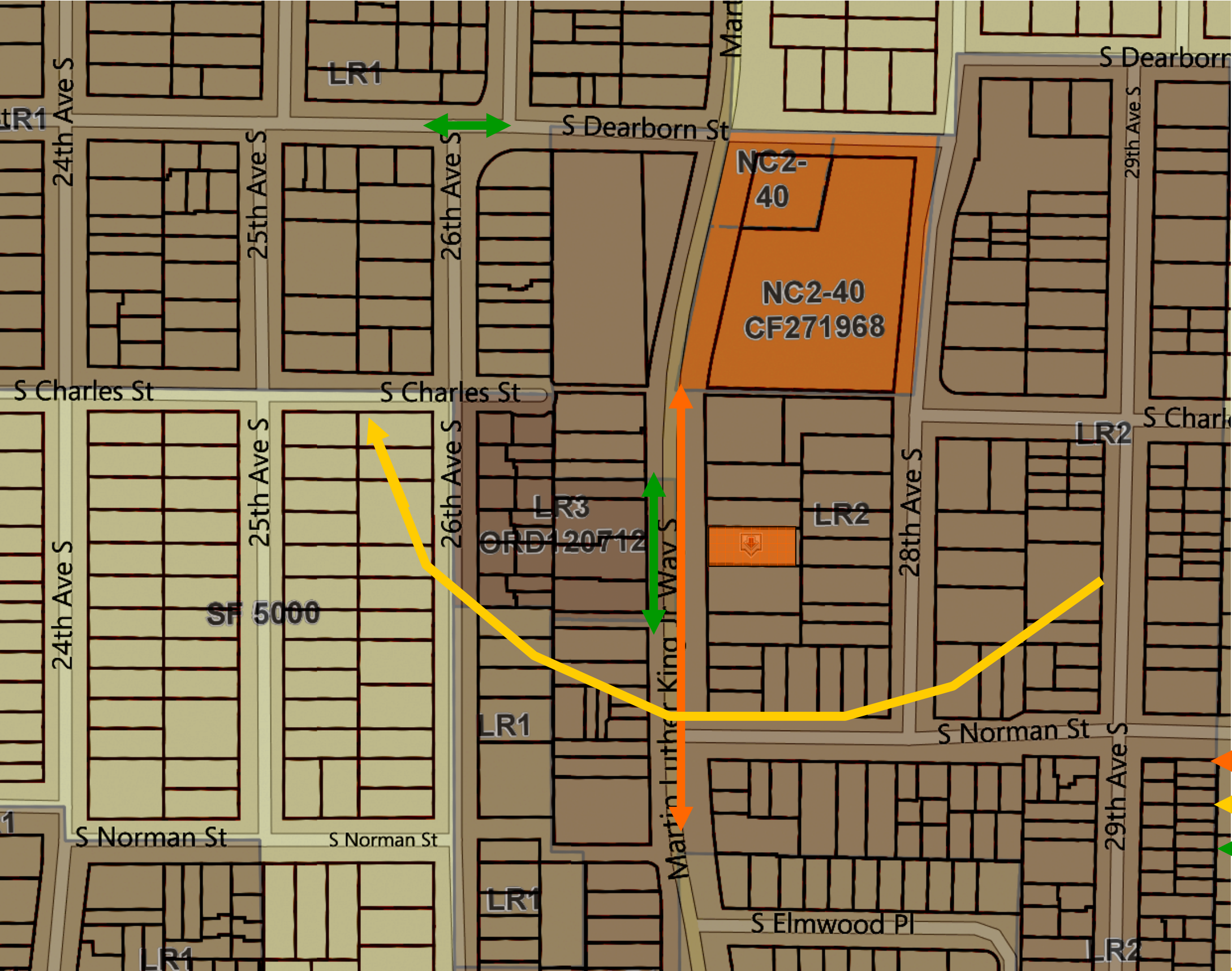


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918 M.L.K. JR WAY S



Vicinity
Amenities

- BUS SERVICE
- SOLAR ACCESS
- BICYCLE LANE

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918 M.L.K. JR WAY S

VICINITY

A

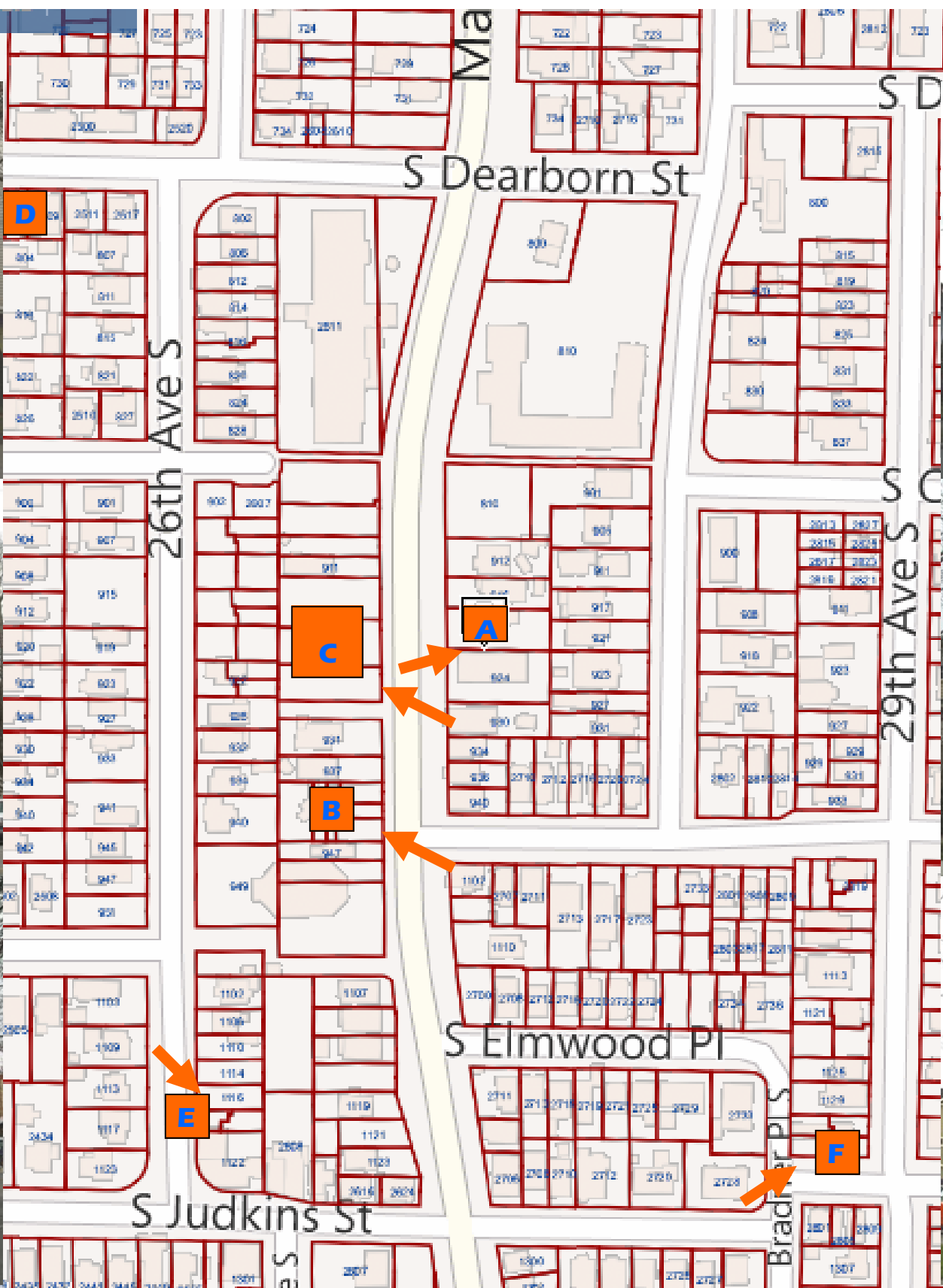
SUBJECT PROPERTY



B



C



D



E



F



OWNER-MARK HUBER

PROJECT

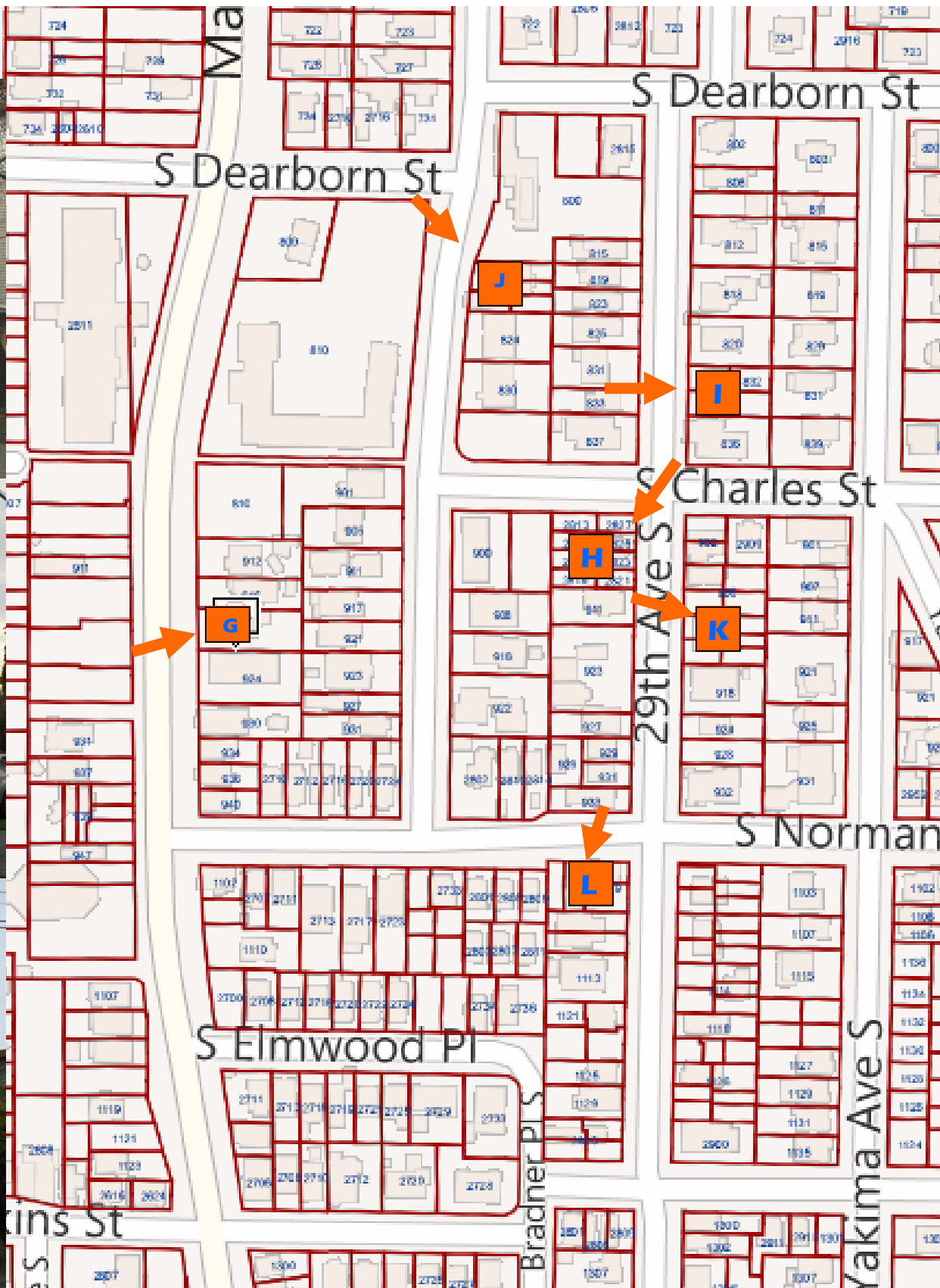
architect-Novion Group Inc

918 M.L.K. JR WAY S

VICINITY



SUBJECT PROPERTY



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PROJECT

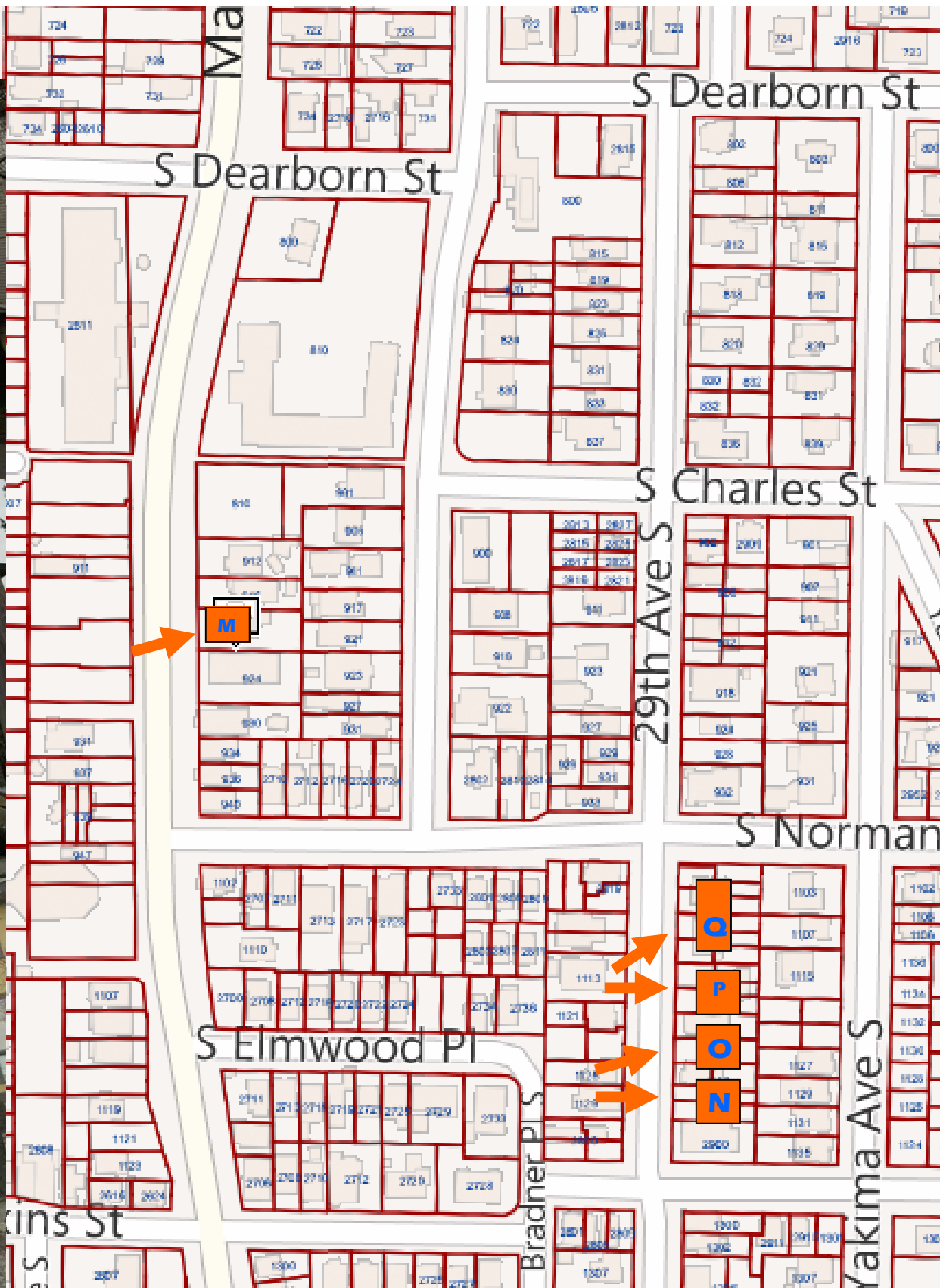
architect-Novion Group Inc

918 M.L.K. JR WAY S

VICINITY



SUBJECT PROPERTY



OWNER-MARK HUBER

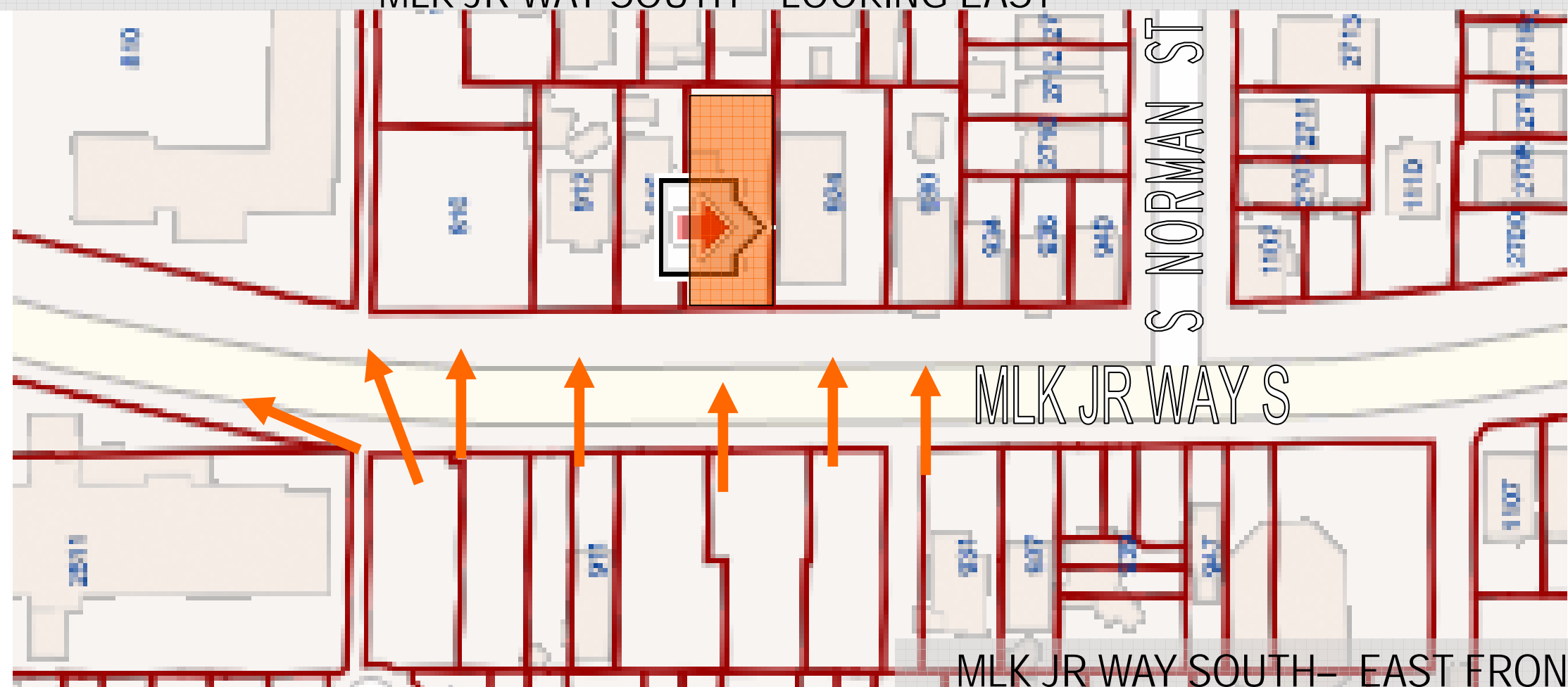
PROJECT

architect-Novion Group Inc



SUBJECT PROPERTY

MLK JR WAY SOUTH – LOOKING EAST



MLK JR WAY SOUTH – EAST FRONTAGE

OWNER-MARK HUBER

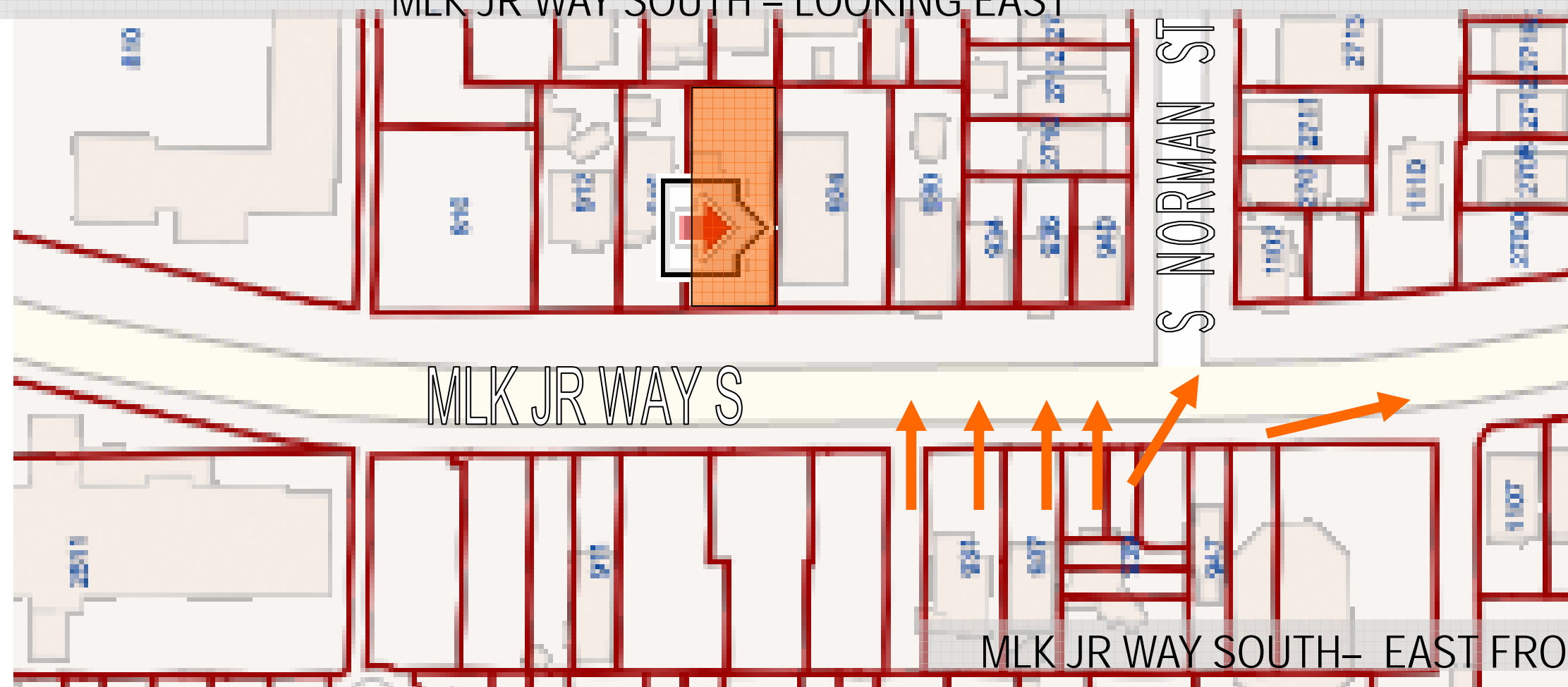
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918 M.L.K. JR WAY S



MLK JR WAY SOUTH – LOOKING EAST



MLK JR WAY SOUTH– EAST FRONTAGE

OWNER-MARK HUBER

PROJECT

architect-Novion Group Inc



MLK JR WAY SOUTH – LOOKING WEST



MLK JR WAY SOUTH– WEST FRONTAGE

OWNER-MARK HUBER

PROJECT

architect-Novion Group Inc

918 M.L.K. JR WAY S



ACROSS FROM SUBJECT PROPERTY

MLK JR WAY SOUTH – LOOKING WEST



MLK JR WAY SOUTH- WEST FRONTAGE

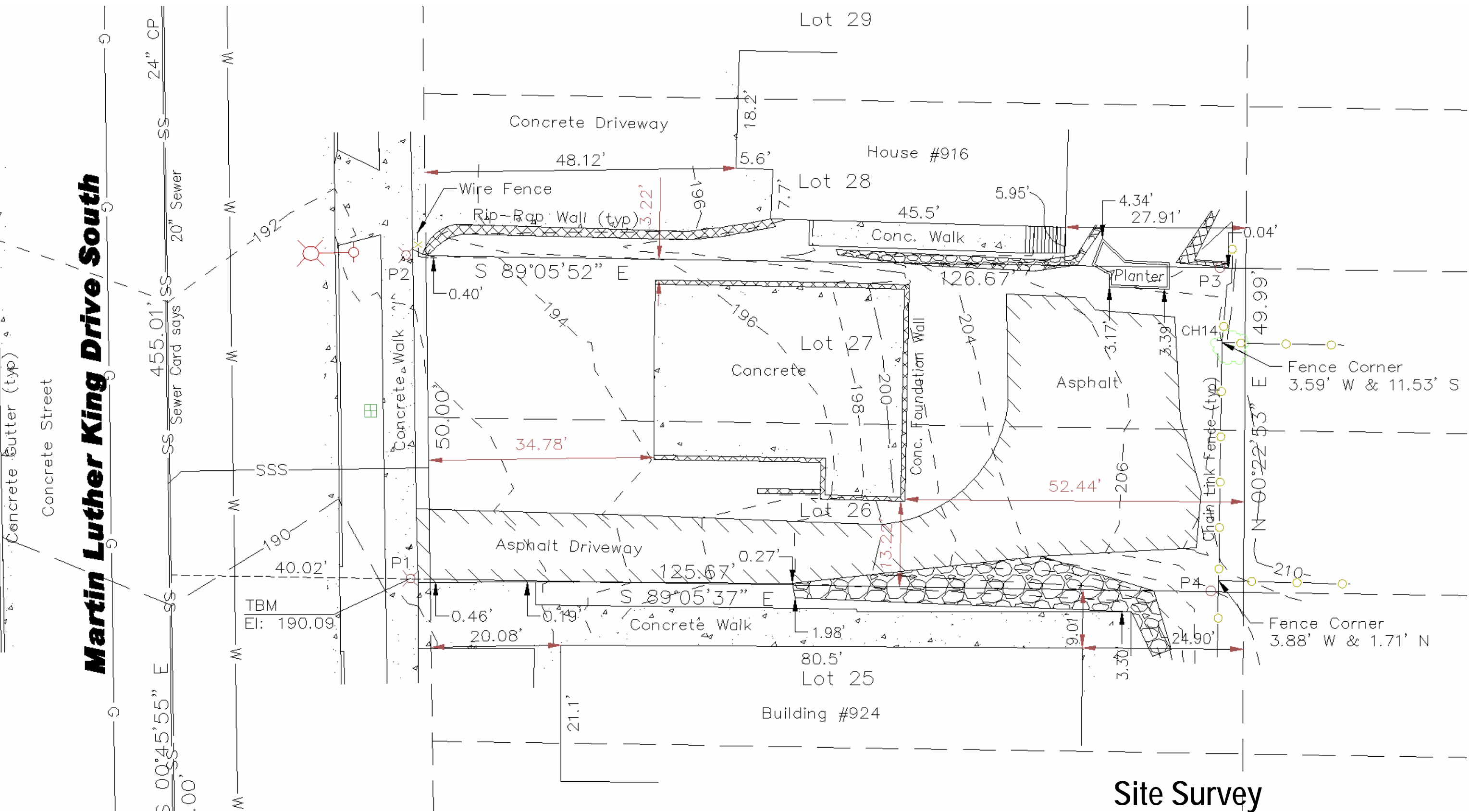
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PROJECT

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918 M.L.K. JR WAY S

Martin Luther King Drive South



Site Survey

DESIGN REVIEW GUIDELINES PRIORITIES

- A..

Site Planning
- A-2

Streetscape compatibility.
- A-3

Entrances Visible from the street.

Entries to street facing units are visible. Back units will have a entry walk/stairs along the south side with an arbor feature at street to define it.
- A-5

Respect for adjacent Sites

The adjacent structure has entries facing our site, but are lower in elevation. A landscaped fence is proposed along the property line. Entries of the back units are facing South but are mostly set back from the south line and buffered by landscaping, amenity areas, elevation change.
- A-7

Residential Open Space

The proposal has two units facing the street. The open space is provided in an elevated terrace from the sidewalk. The rear units also provide terraces elevated above the common walkway. All the units provide above ground decks for additional amenity area. An effort was done to provide south exposure to the open spaces.

DESIGN REVIEW GUIDELINES

- B.

Height Bulk and Scale
- B-1

Height Bulk and Scale Compatibility

The proposal is for three story units. The top floor is reduced to provide roof decks and soften the verticality of the structure. Siding material change, pattern and color as well as modulation help reduce the bulk.
- C.

Architectural Elements and Materials
- C-1

Architectural Context

Even though there doesn't appear to be an existing desirable character to the area , newer projects emerging are modern in design with desirable character. The proposal is for a modern structure(s) that will use similar materials and forms.
- C-2

Architectural Concept and Consistency

The units are modulated to help define each unit . The exterior materials including window patterns, railings, color create a well proportioned building that is unified. Newer projects emerging in the area are modern in design.

- D.

Pedestrian Elements
- D-12

Residential Entries and Transitions

Street facing units have their entries facing the street. The entry porch is elevated above the street and is accessed with concrete stairs and architectural concrete planters. The enty path to the back units is through a concrete/pavers walk/stairs framed by concrete planters/ landscaping. The walkway at the street is defined by an arbor.
- E.

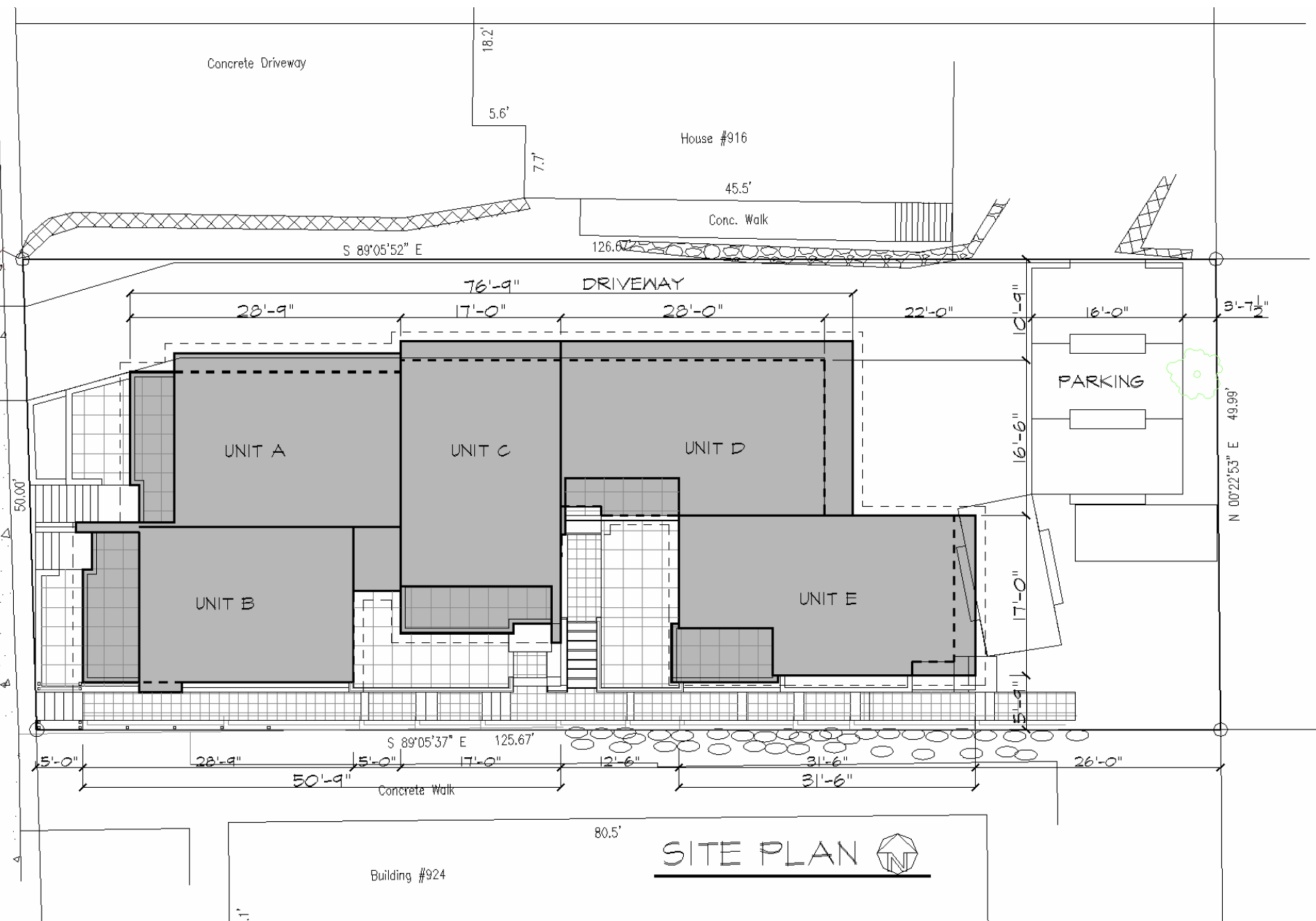
Landscaping
- E-3

Landscape Design to Address Special Site Conditions

South property impacts will be reduced by the use of proper fencing and landscaping. The upper units have the entries facing South but most are setback from the property line And separated with the amenity area/landscaping.

ZONING	LR2
LOT AREA	6,300SF
HOUSING TYPE	TOWNHOUSE
SMC23.41.004:	THRESHOLDS FOR DESIGN REVIEW
SMC23.41.018:	8. SDR REVIEW REQUIRED FOR TOWNHOUSES
	SDR PROCESS
SMC23.45.504:	PERMITTED & PROHIBITED USES- TOWNHOUSE ALLOWED
SMC23.45.510:	FLOOR AREA RATIO COMPLY WITH SMC23.45.510C
	ALLOWED: 1.2X6300=7560 SF.
	PROPOSED: 7355SF
SMC23.45.510C:	HIGHER FAR REQUIREMENTS- BUILT GREEN LEVEL 4
	PARKING AT REAR OF LOT.
SMC23.45.512:	DENSITY LIMITS WITH SMC 23.45.510C- UNLIMITED
SMC23.45.514:	STRUCTURE HEIGHT LIMIT: 30' FROM AVG. GRADE.
	5' ADDITIONAL FOR ROOF WITH CONDITIONS.
SMC23.45.518:	SETBACKS & SEPARATIONS
	REQUIRED: FRONT: 7' AVG, 5' MIN.
	SIDES: 5' MIN.
	REAR: 7' AVG, 5' MIN.
SMC23.45.522:	AMENITY AREA
	REQUIRED: 25% OF LOT AREA= 1,575 SF
	PROPOSED: 1,785 SF
SMC23.45.524:	LANDSCAPE STANDARDS.
SMC23.45.526:	LEED, BUILT GREEN DEVELOPMENT STANDARDS
SMC23.45.527:	STRUCTURE WIDTH & DEPTH STANDARDS.
	ALLOW: MAX WIDTH 90'
	DEPTH 65% OF LOT DEPTH= 82'-0"
	PROPOSED: DEPTH 82'
SMC23.45.529:	DESIGN STANDARDS.
SMC23.45.534:	LIGHT & GLARE.
SMC23.54.015:	PARKING REQUIRED: 1 STALL PER UNIT-REDUCED
	20% PER FREQUENT TRANSIT=4 STALLS REQUIRED
	PROPOSED: 4 STALLS
SMC23.54.040:	SOLID WASTE AND RECYCLABLE MATERIAL
	REQUIRED: 84SF SHARED
	PROPOSED: 100SF

Moffitt Luffkin Drive South



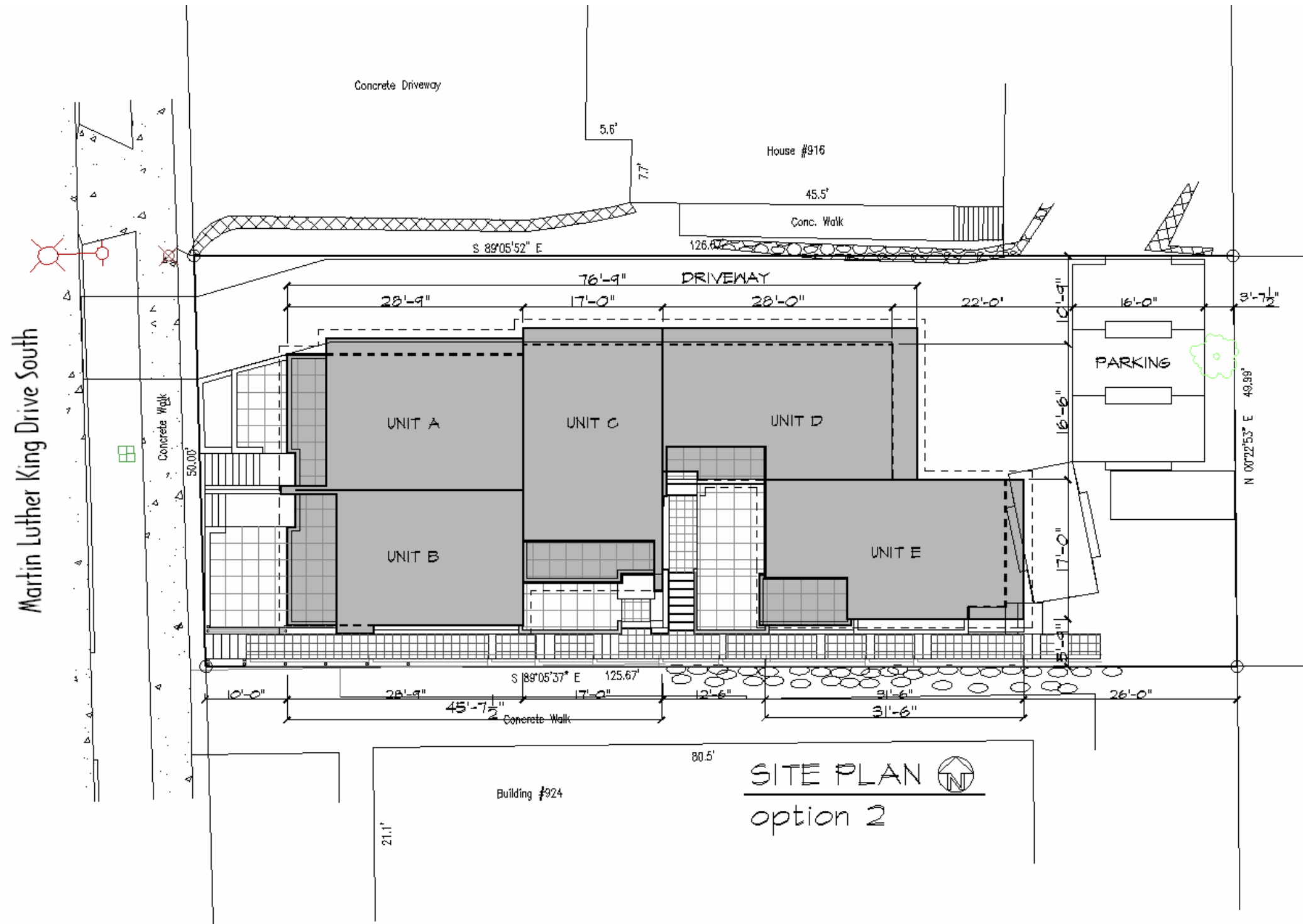
Concept: A- - PREFERRED OPTION

Pros: All units are individually defined by modulation and elevation. Each unit has private ground floor amenity area and above ground . Ground floor amenity areas are elevated above side walks for a sense of privacy and security. Good solar exposure to most units.

Cons:

Departures:

Design Option A -



Concept: . B-

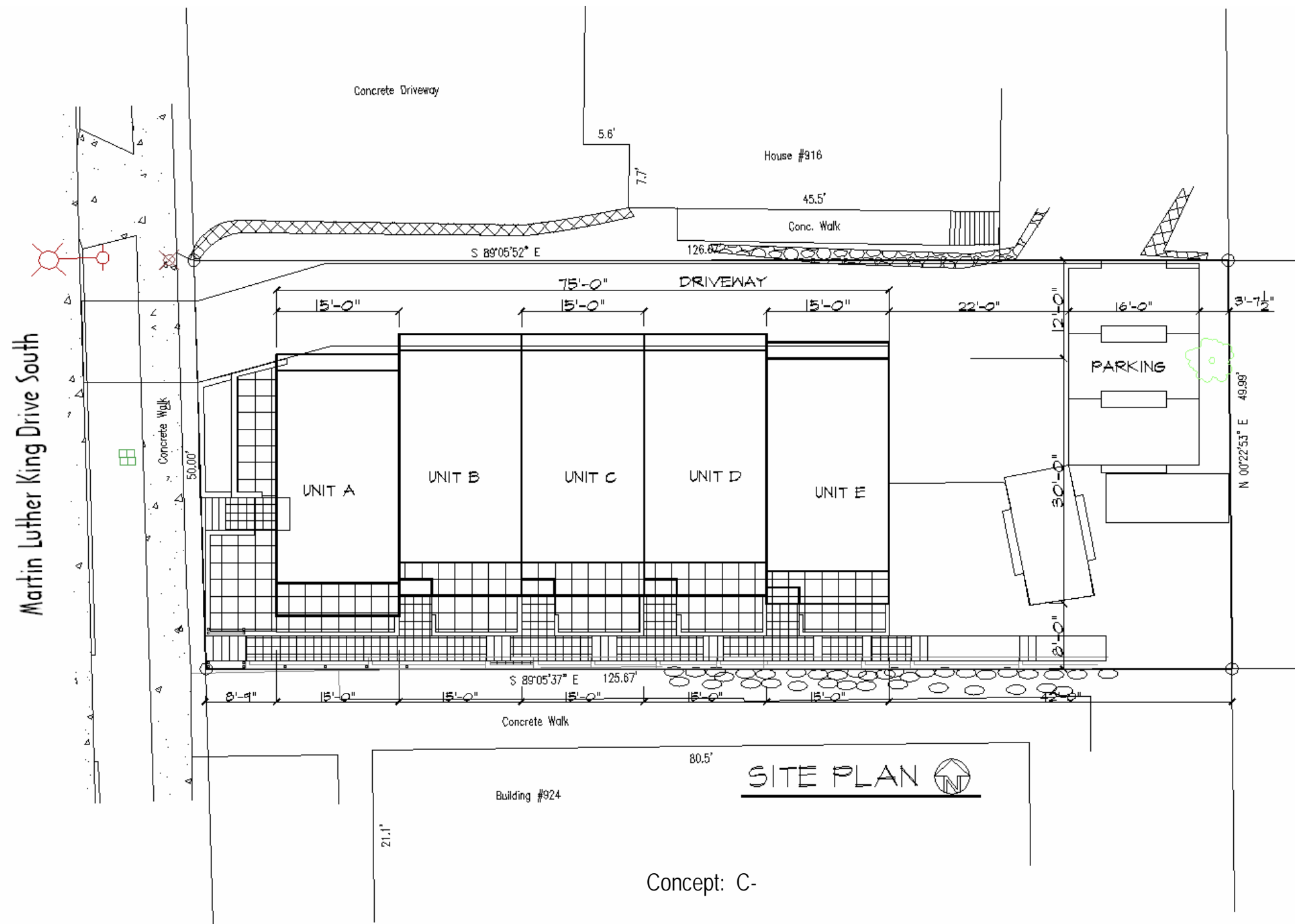
Pros: Similar to concept A with Unit B placed farther from right of way.
 Cons: Reduction of modulation. Reduction of "openness" for center units.
 Departures:

Design Option B

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PROJECT

architect-Novion Group Inc



SITE PLAN

Concept: C-

Pros:

Cons:

Modulation is reduced. Sense of openness is reduced. Central units lose exterior opening walls. Unit widths are reduced.

Departures:

Design Option C -

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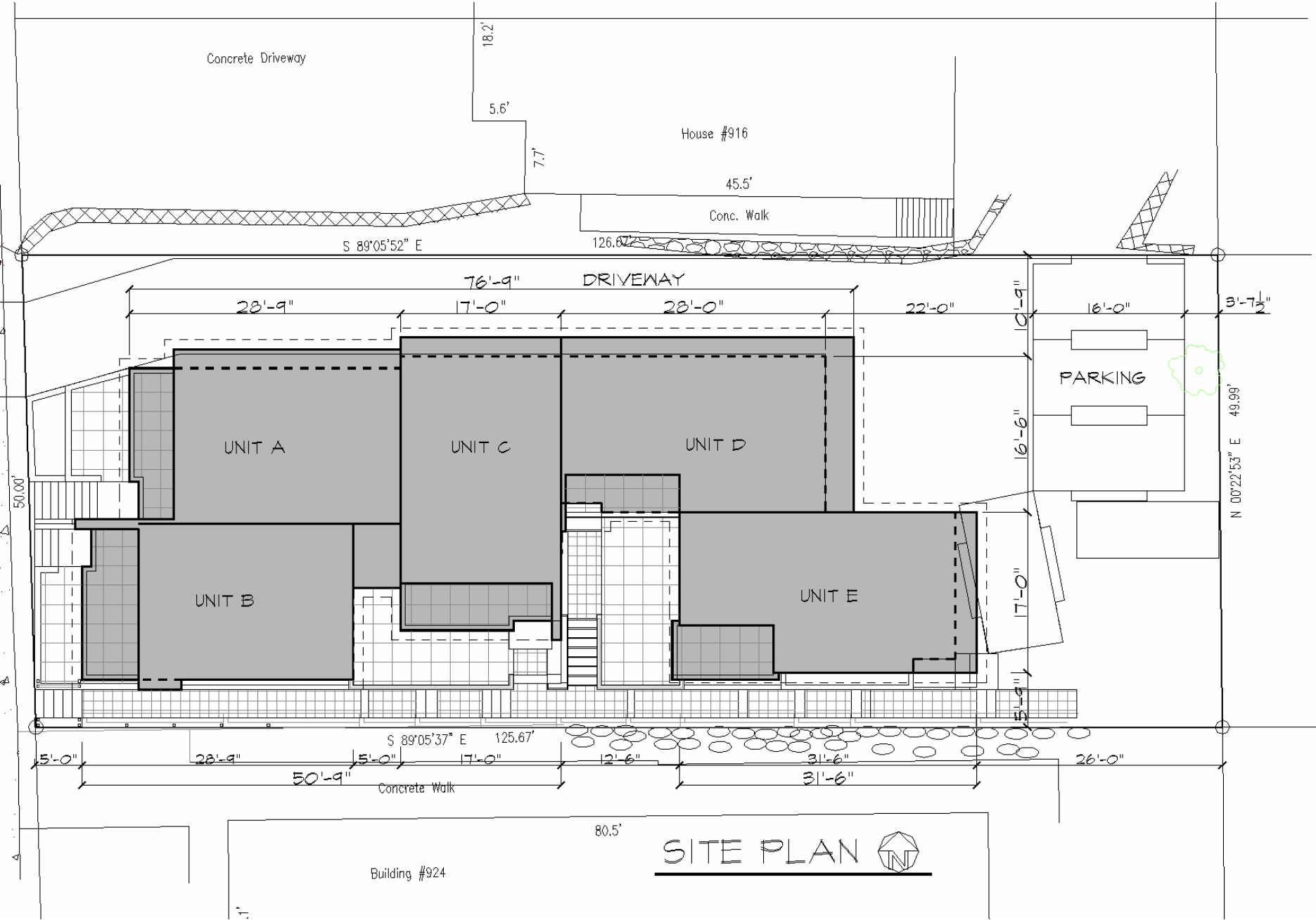
918 M.L.K. JR WAY S

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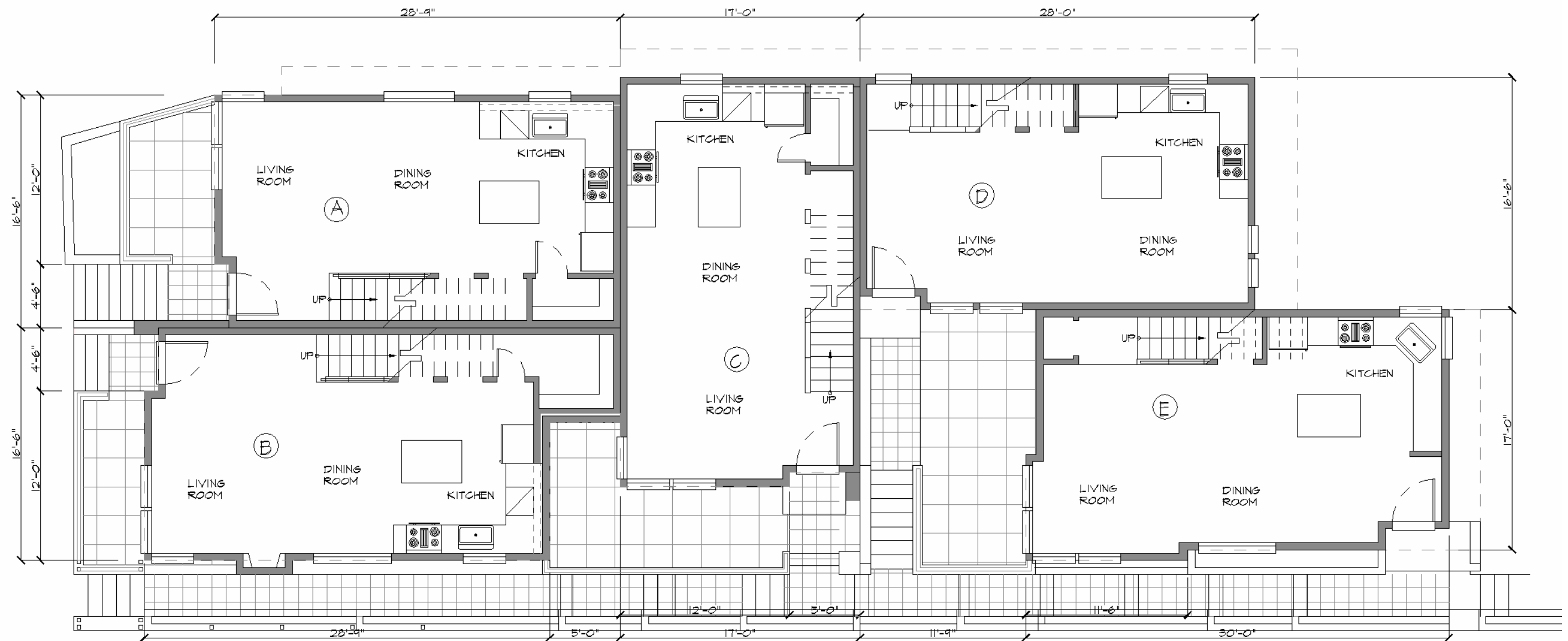
Zoning Code Summary

ZONING	LR2
LOT AREA	6,300SF
HOUSING TYPE	TOWNHOUSE
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SMC23.41.018:	8. SDR REVIEW REQUIRED FOR TONHOUSES SDR PROCESS
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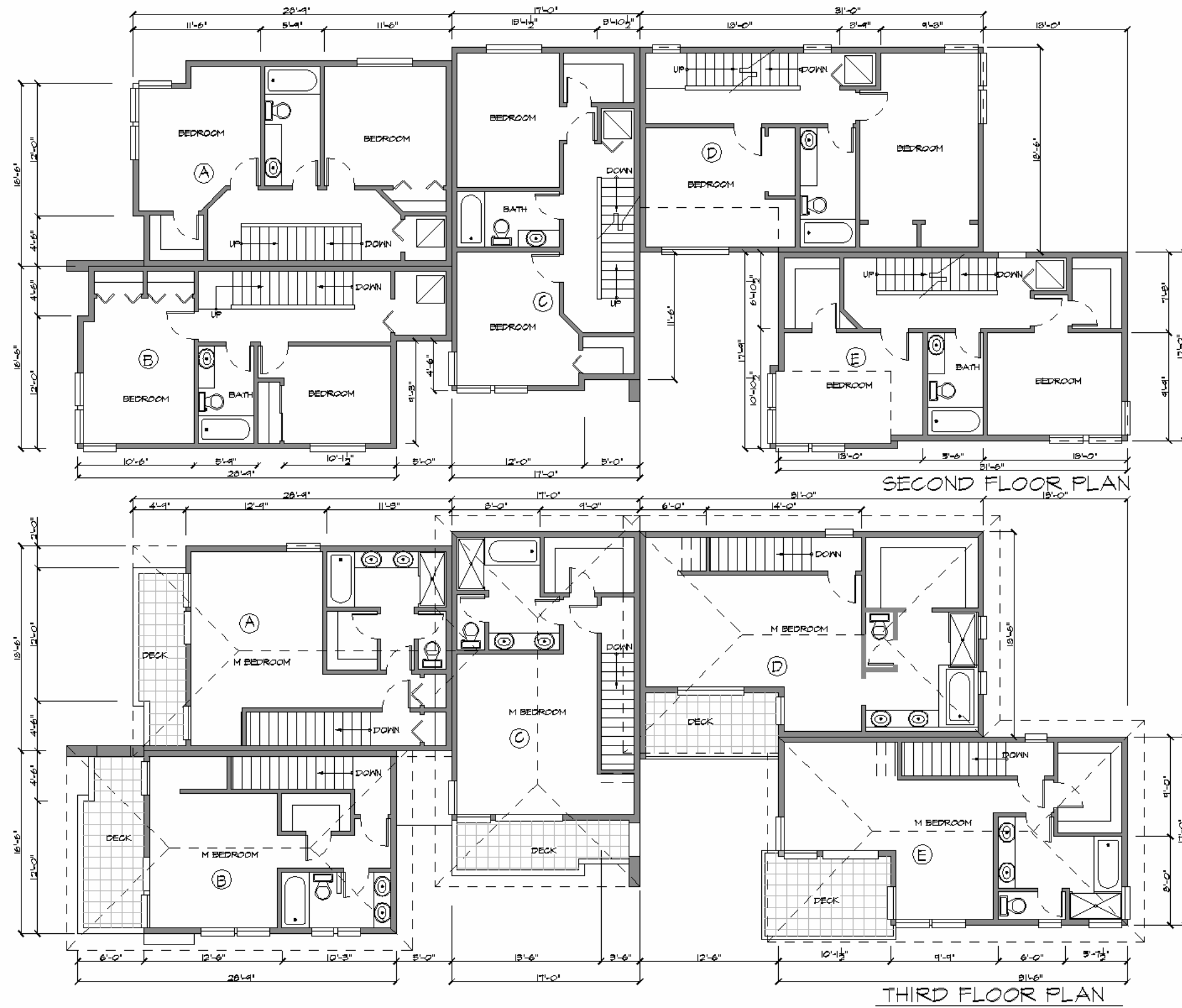
Martin Luther King Drive South

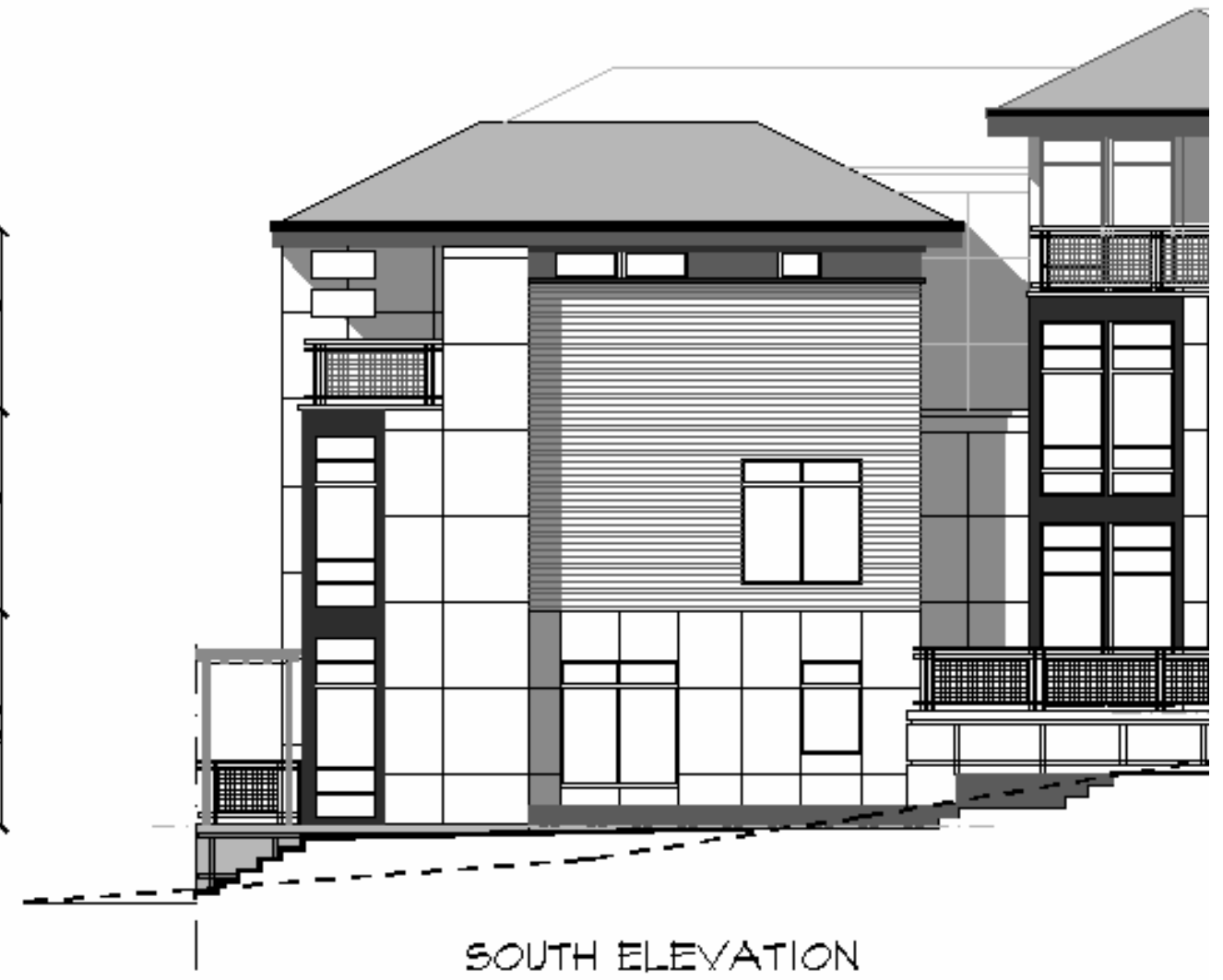


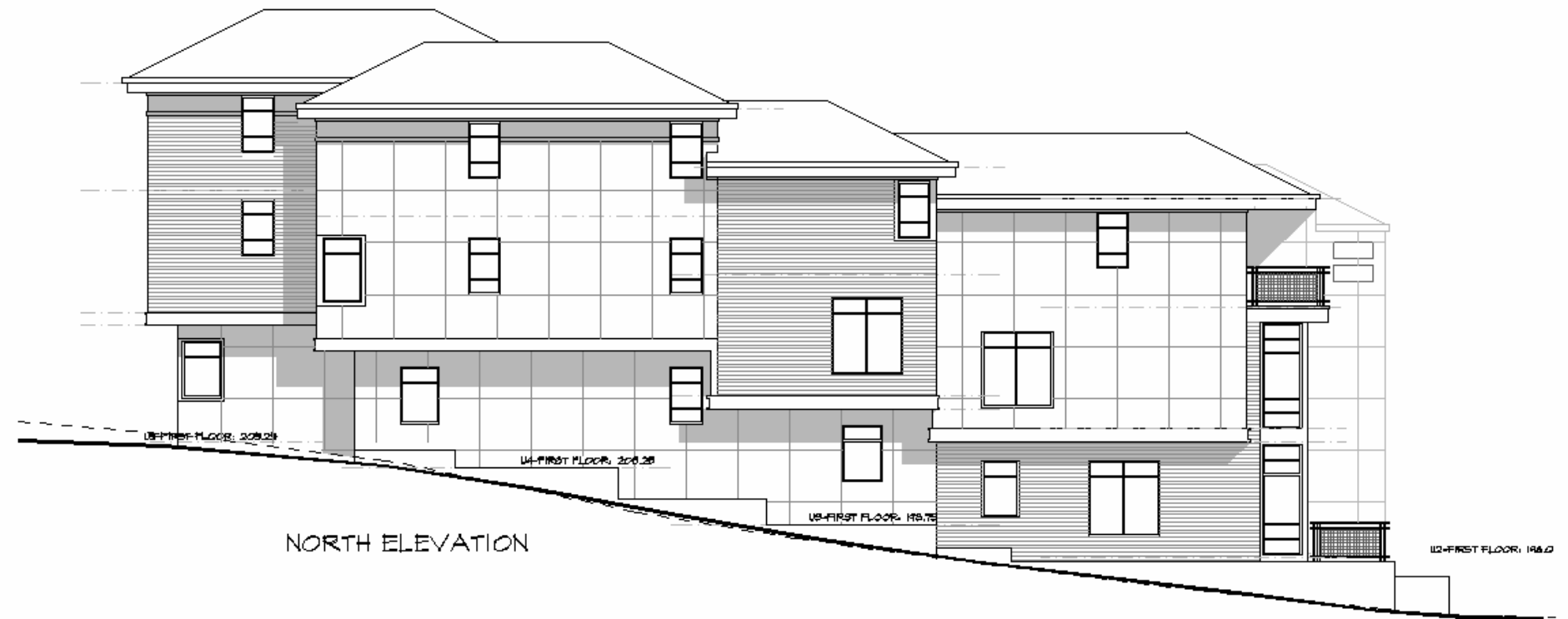
Proposed Site Plan-preferred option

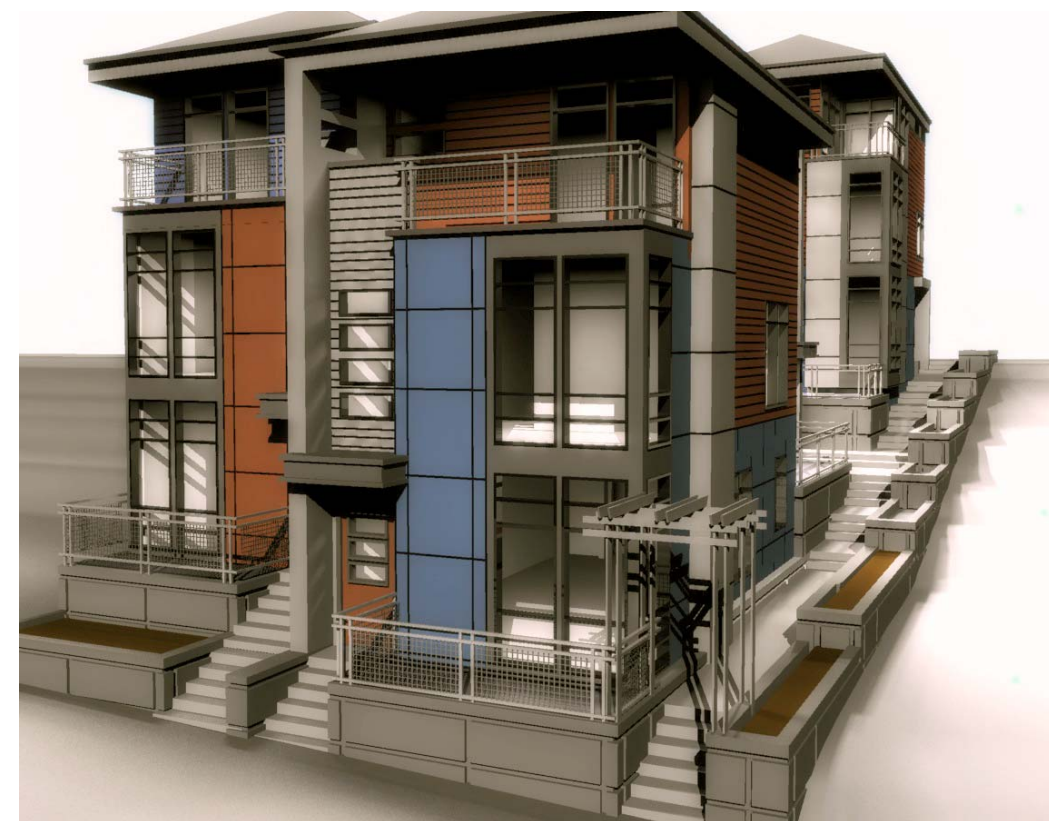
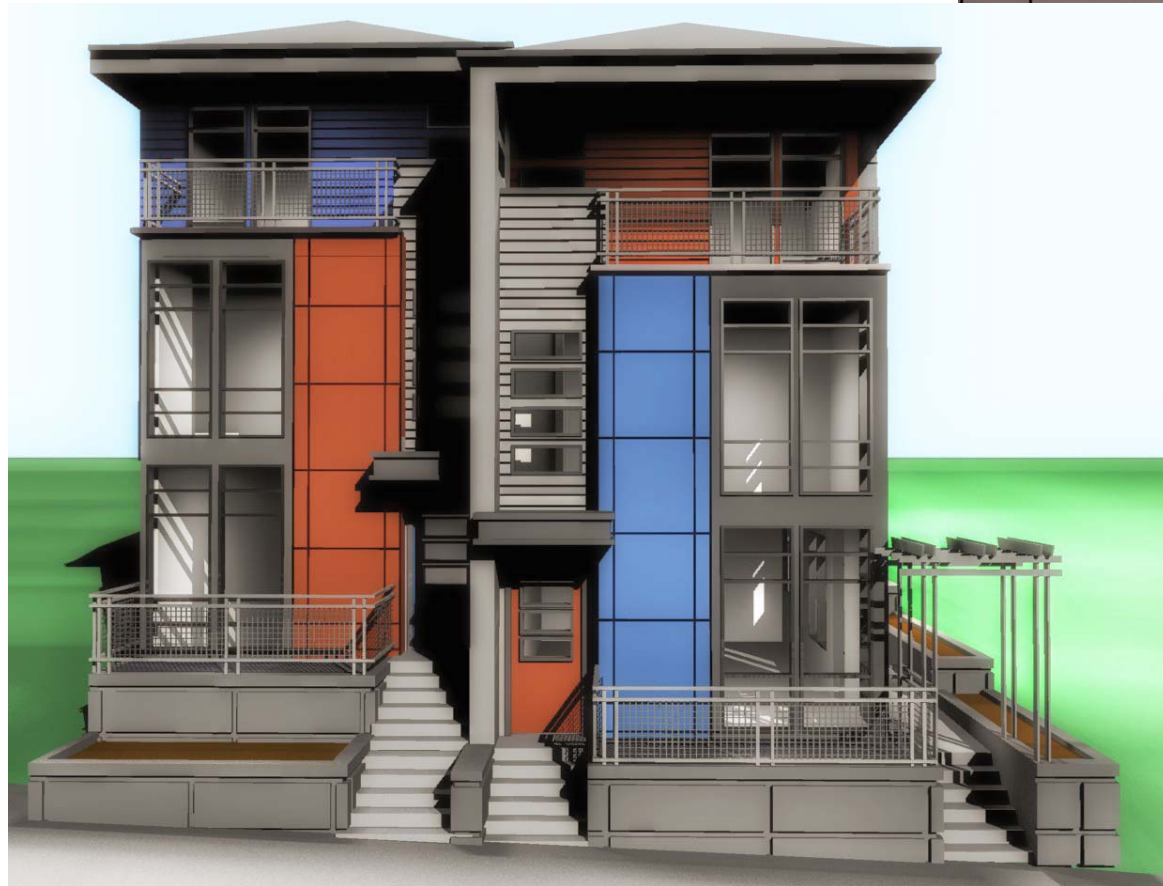
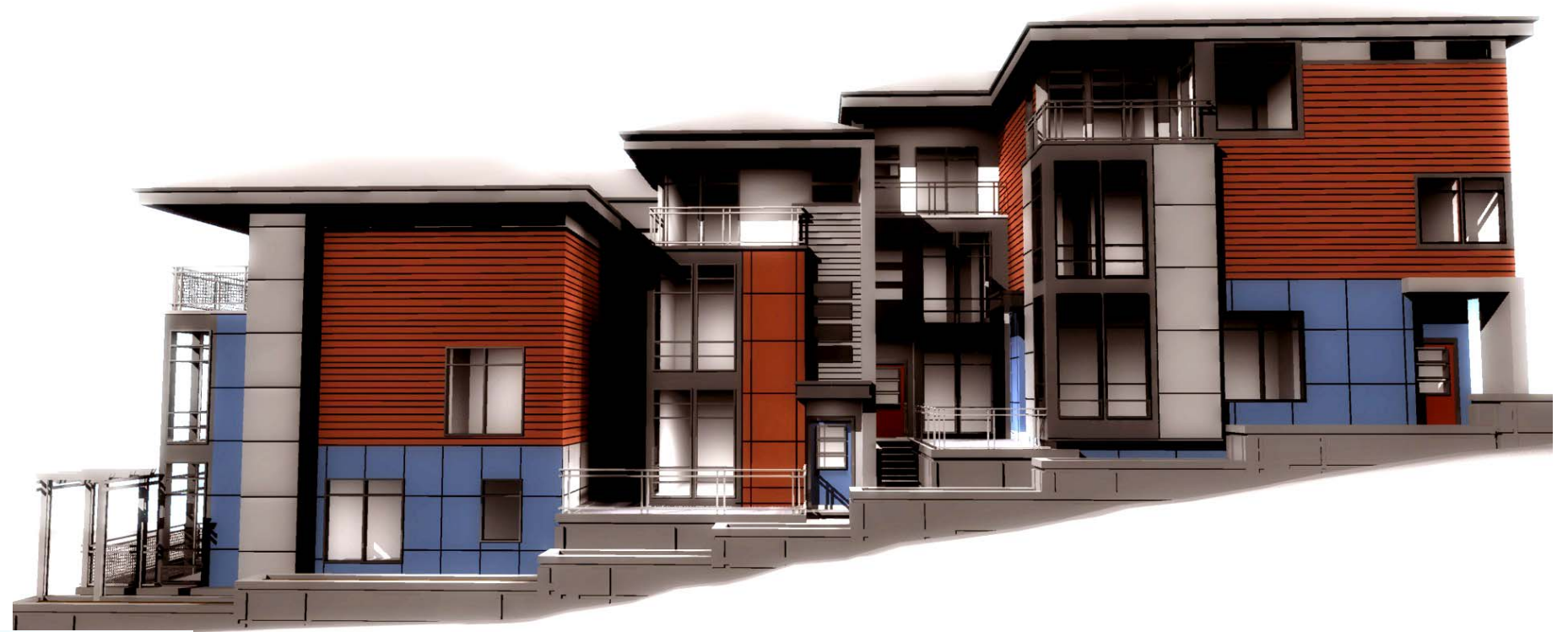


FIRST FLOOR PLAN









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PROJECT

architect-Novion Group Inc



OWNER-MARK HUBER

PROJECT

architect-Novion Group Inc

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