



Land use Zoning:

OBJECTIVES:

(See attached land use code analysis)

Address:

1141 MLK Jr Way

Zone: NC2-40

FAR: 3.25

Site Area: 14309 SF

Max GSF= 46,504 SF

Statement of Development Objectives:

**Programatic Goal:**

4 Story mixed use apartment building with approx. 50 market rate dwelling units and street level commercial uses. Below grade parking garage for 25 cars.

**Urban Design Goal:**

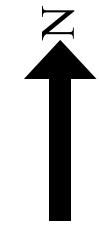
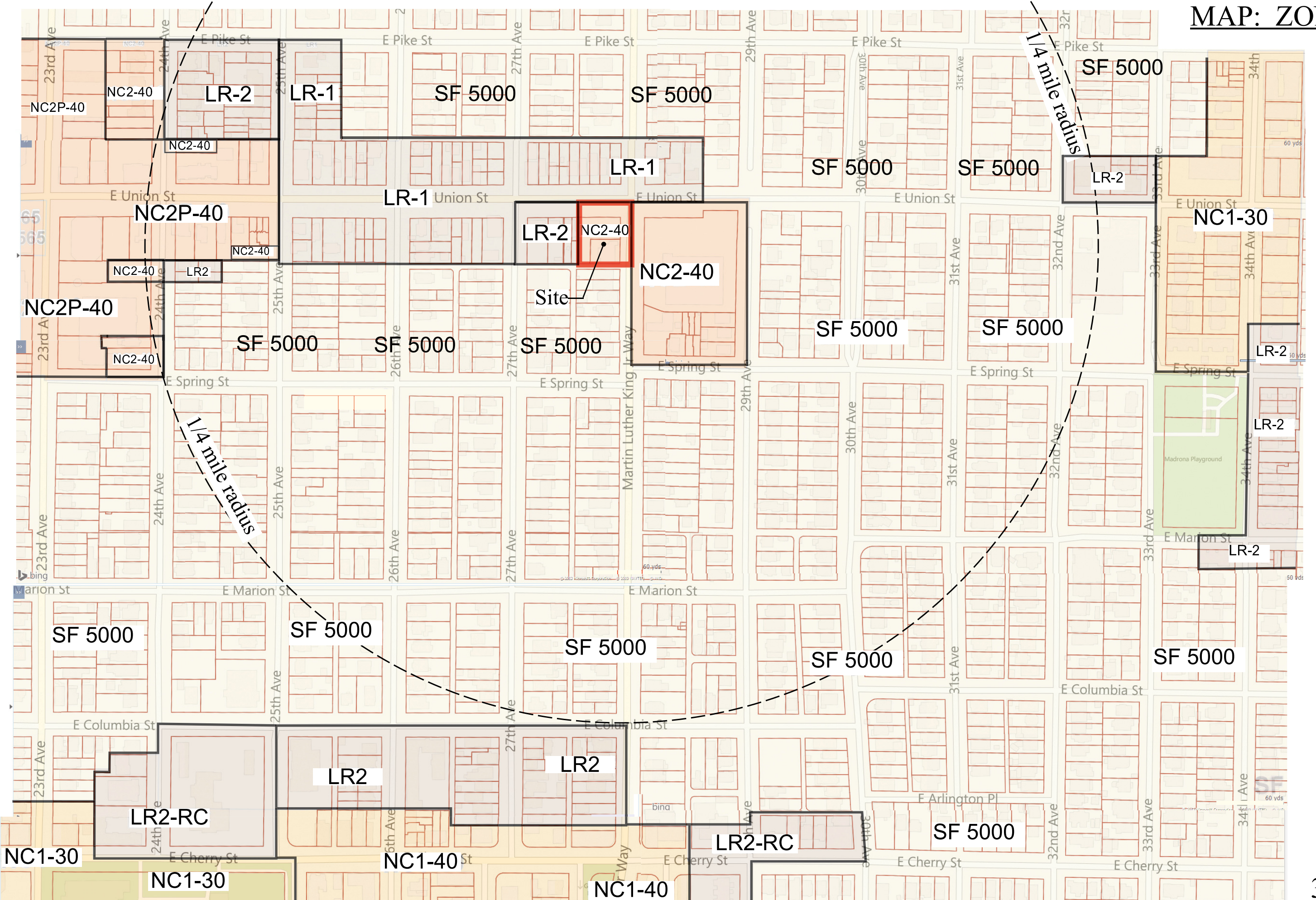
Provide an attractive apartment building with attractive street level retail that is compatible with the existing commercial and residential building context. Infill a prominent undeveloped corner lot and bring urban vitality to a neglected major intersection.

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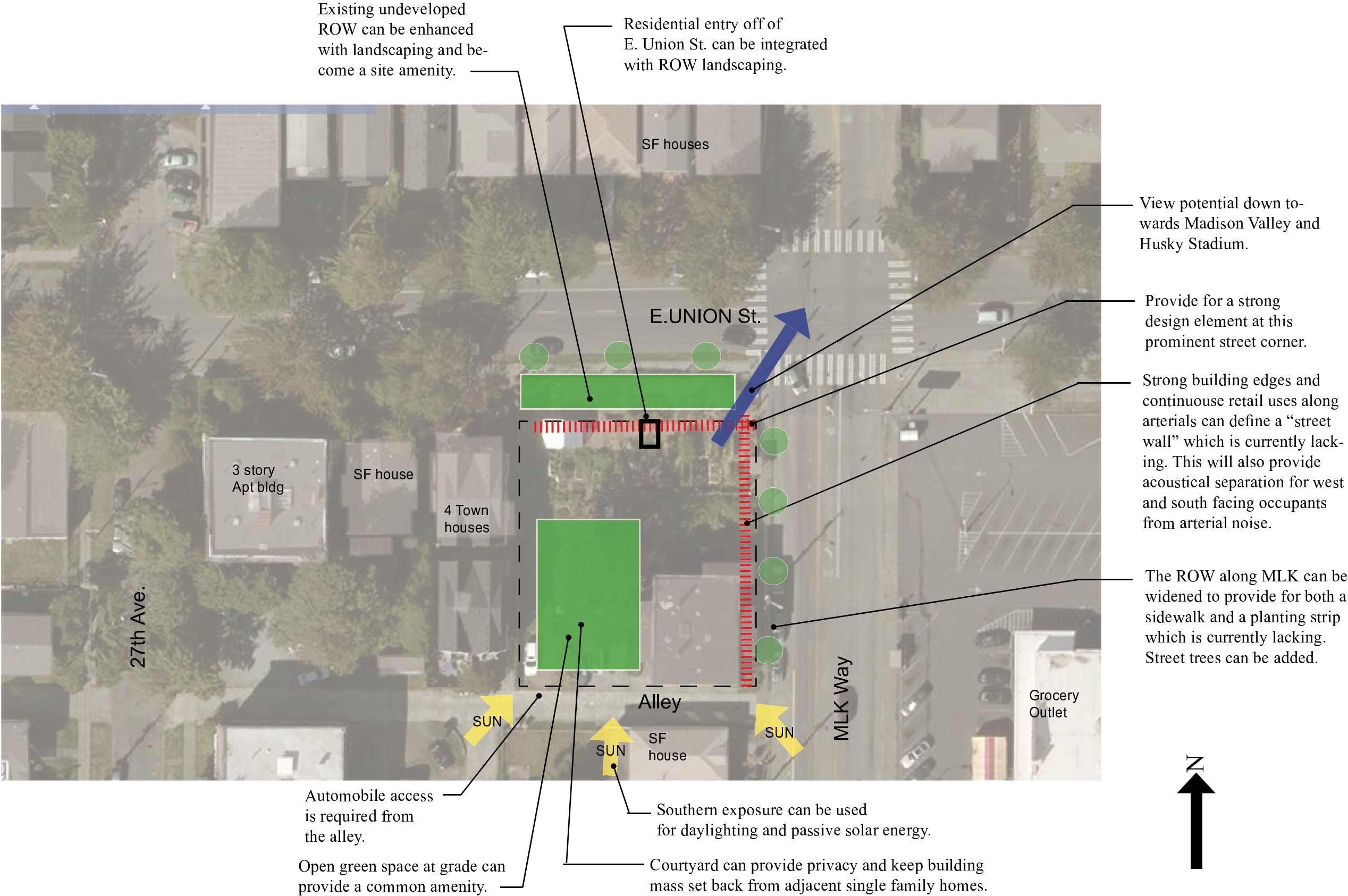
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# SITE DESIGN ANALYSIS





Street View: MLK Way looking East



Street View: MLK Way looking West



Street View: E. Union St. looking North

SITE



Street View: E. Union St. looking South

EXISTING ARCHITECTURE CONTEXT



Apartment Building on E. Union St.



Apartment Building on 27th Ave



# Design Concept A (Preferred): "L-Shape":

# DESIGN OPTIONS

Pros:

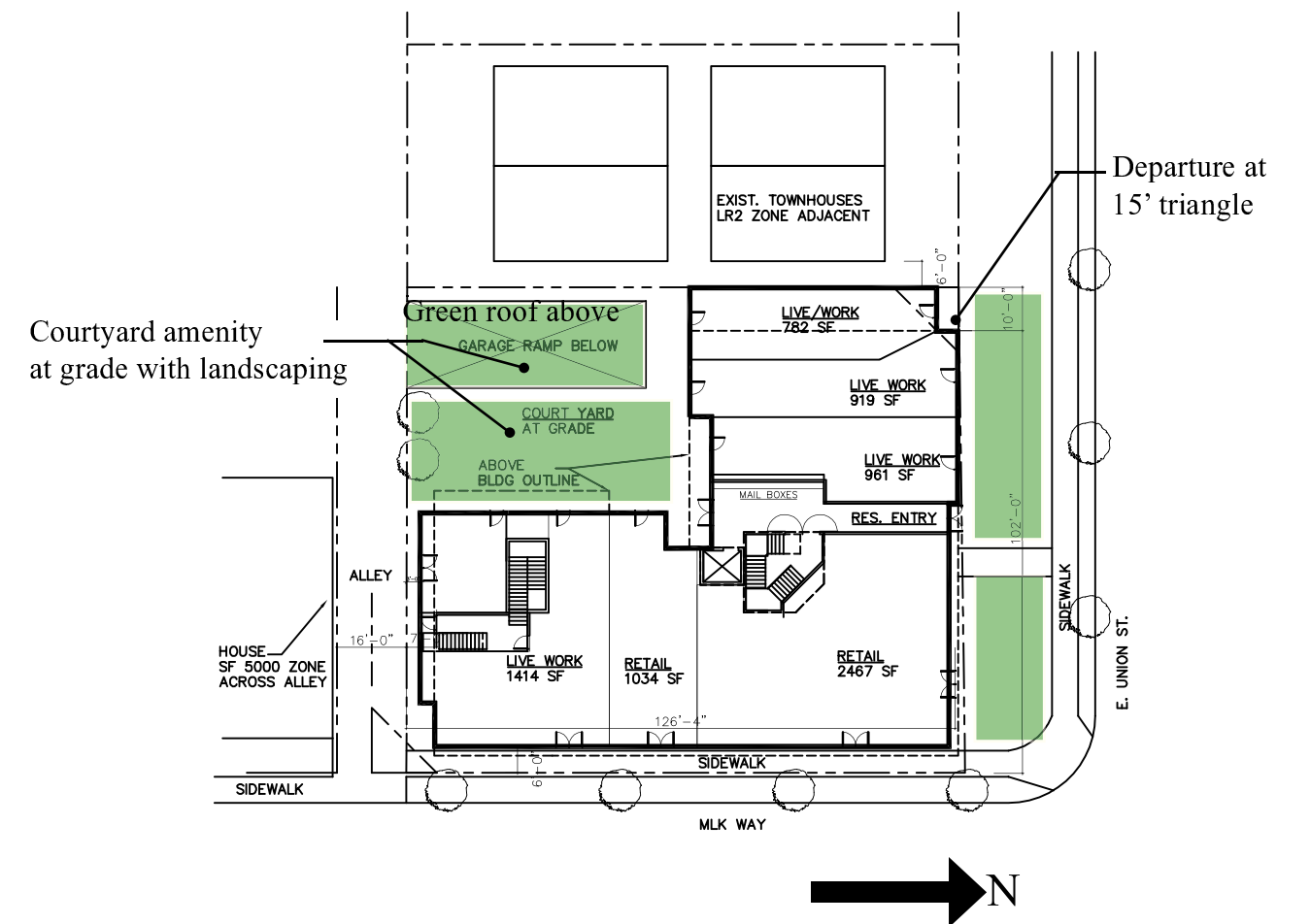
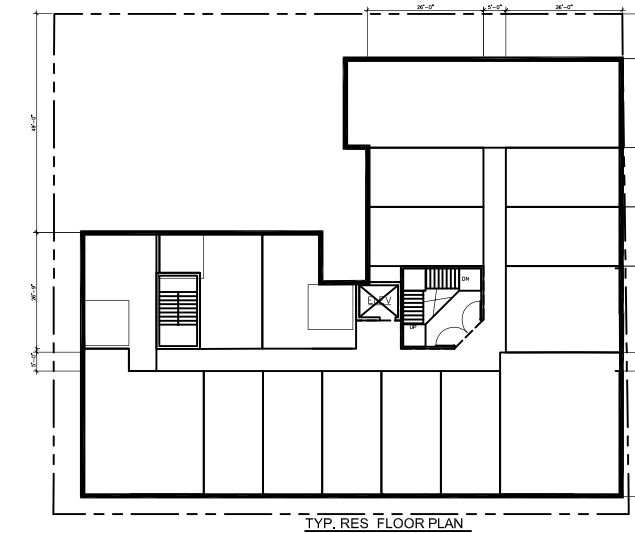
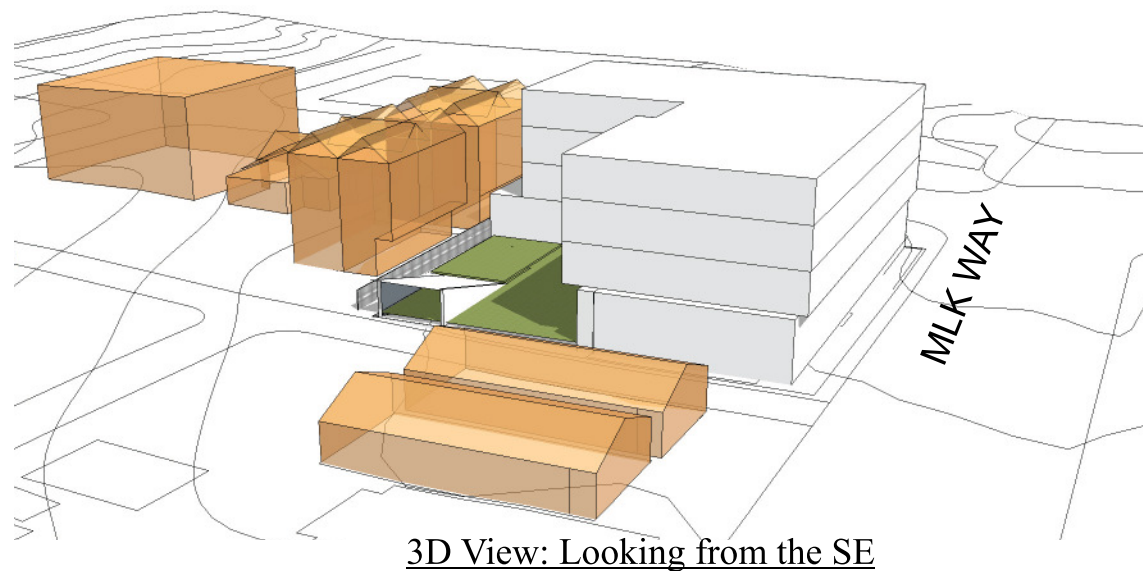
- Large Courtyard amenity at ground level, area open to the south sun exposure
- Minimal massing adjacent to properties at west and south.
- All units facing ROW or large courtyard.
- MLK facade is set back 4 ft from property line.

Cons:

- Smaller Gross Square feet (37826 SF)

Departures:

1. Side setback at west property line 23.47A.014.B.2 (10 ft proposed 15 ft required by LU Code)
2. 15' triangle encroachment. 23.47A.014.B.1
3. Structural building overhang- Bay. SMC 23.53.035
4. Structural building overhang - Horizontal projection.SMC 23.53.035



Site plan / Landscape plan

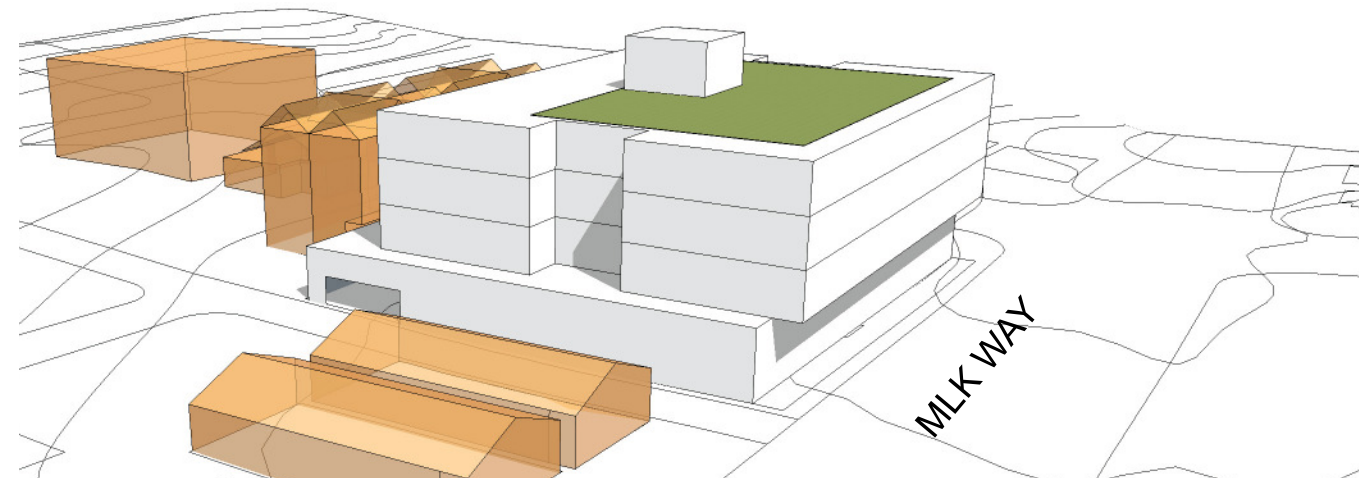
Design Concept B: "Big Box":

Pros:

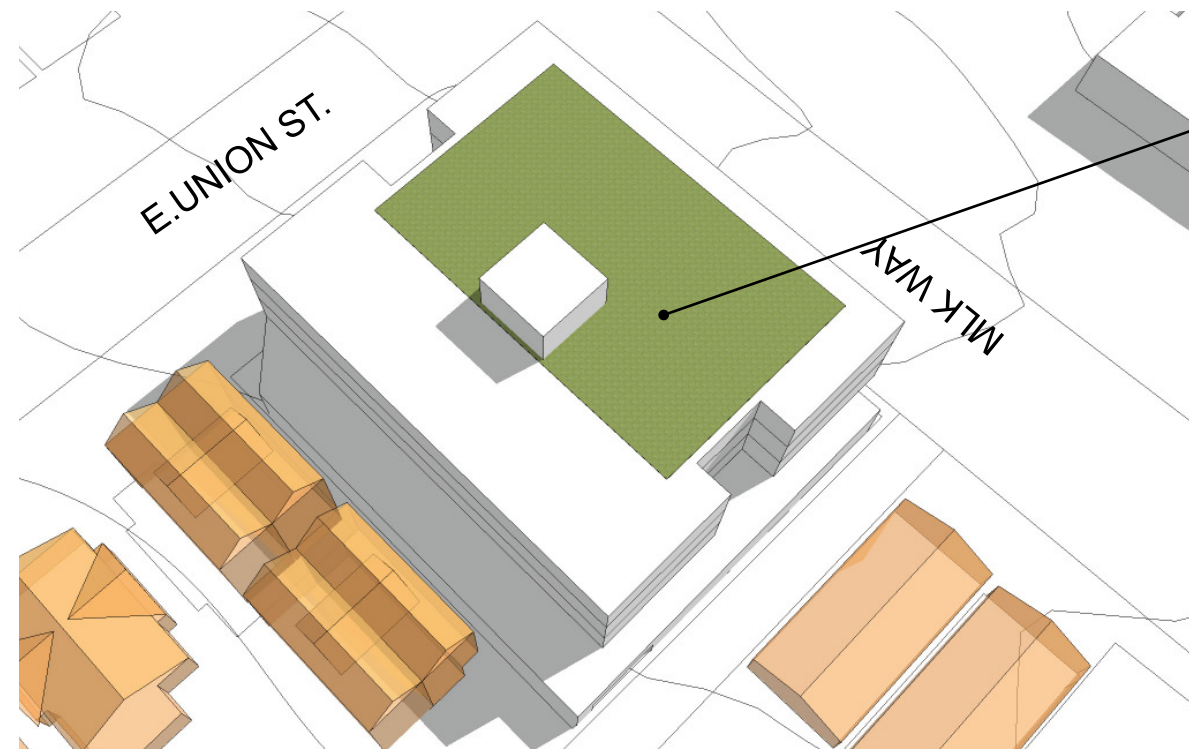
- Maximum allowed Gross Square feet (46504 sf)
- No departures needed

Cons:

- No courtyards
- Large mass adjacent to adjacent res. property to the west and south.
- Units facing oposite existing residential building windows
- MLK facade at property line (no setback) above ground level
- Expensive basement garage for more parking.

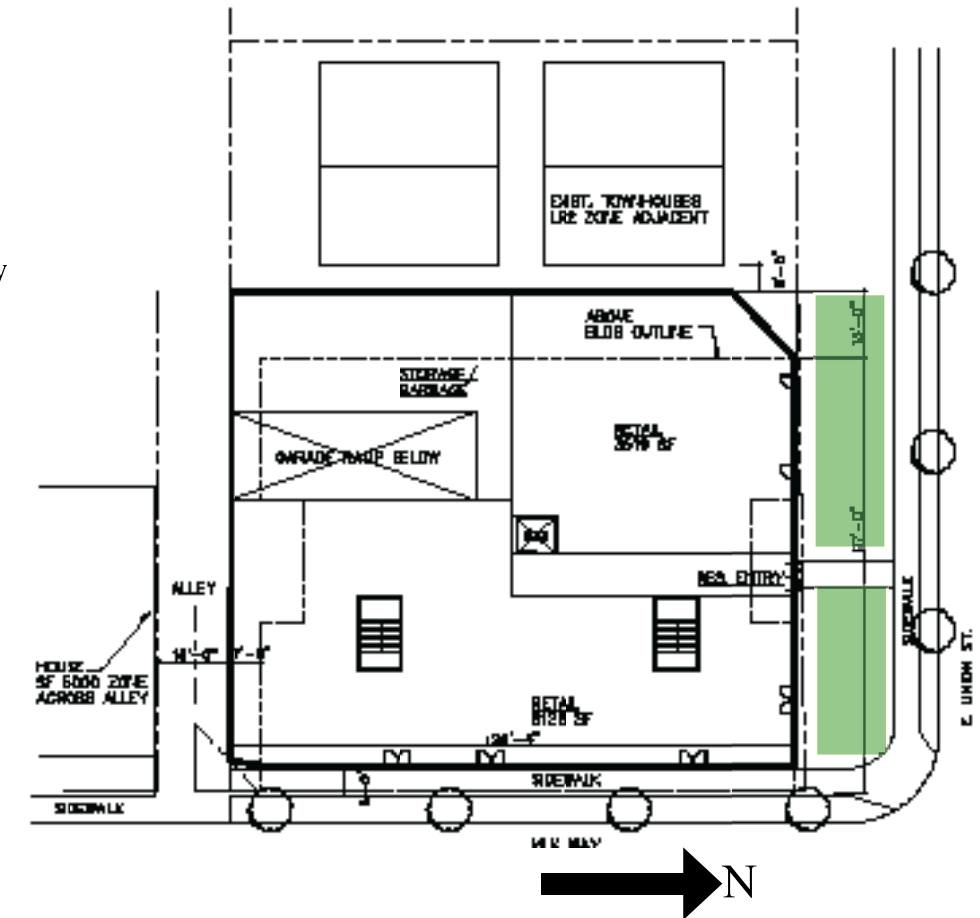
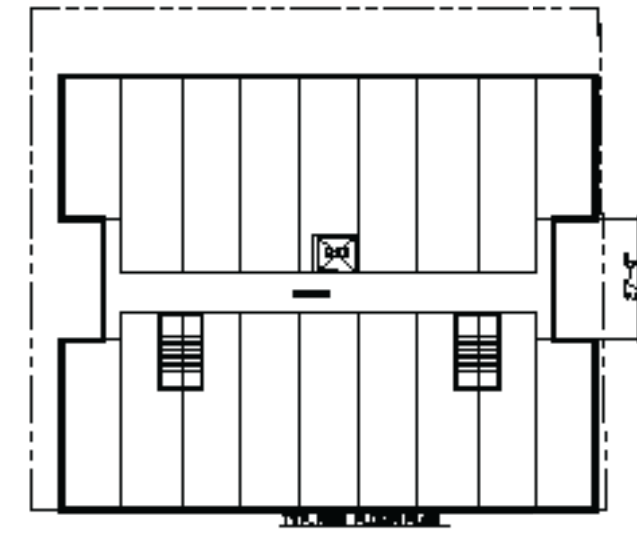


3D View: Looking from the SE



3D View bird's eye

Open Space amenity with landscaping at Roof deck.



Site plan / Landscape plan



# PROPOSED DESIGN

## SITE PLAN

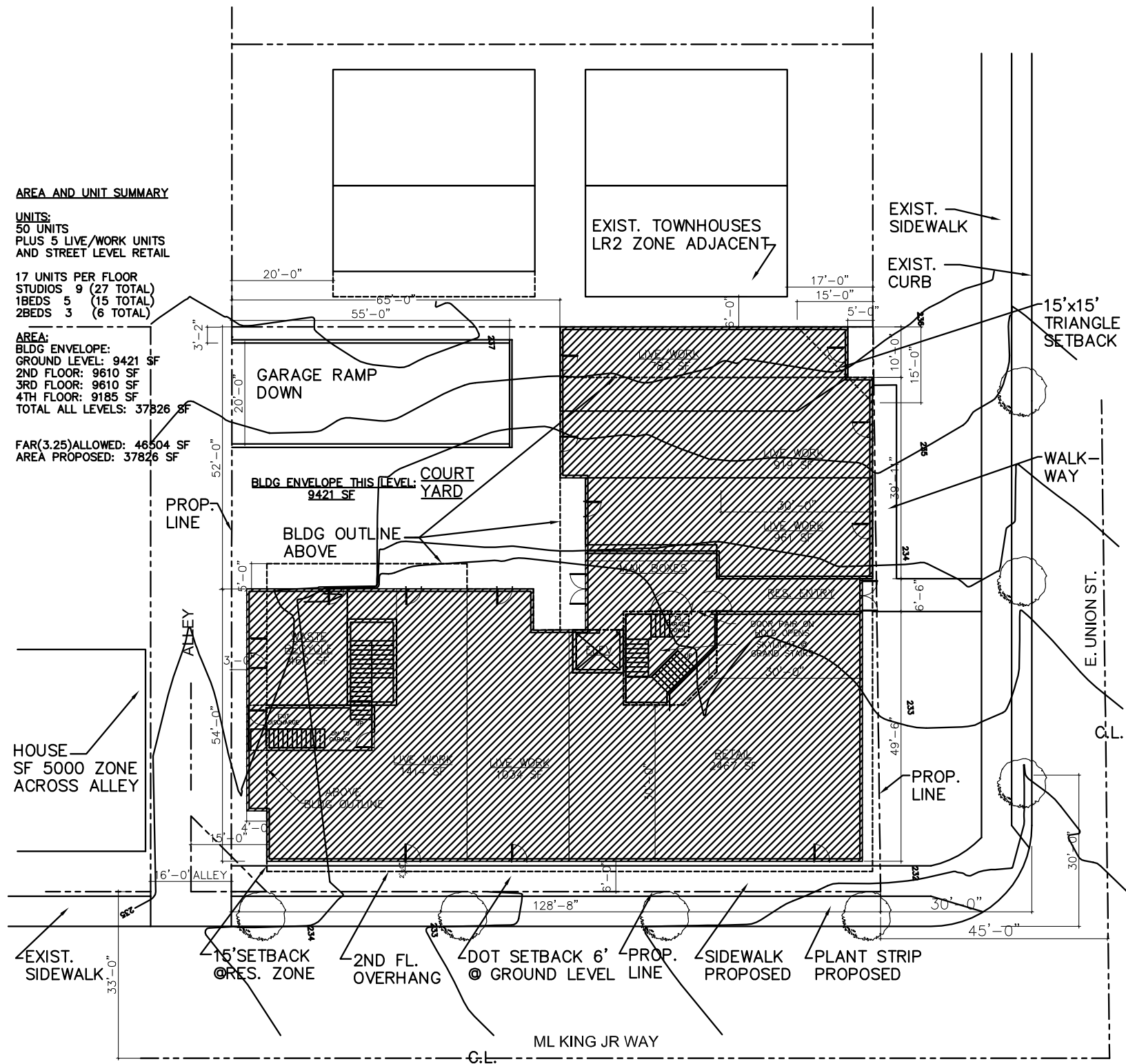
### AREA AND UNIT SUMMARY

UNITS:  
50 UNITS  
PLUS 5 LIVE/WORK UNITS  
AND STREET LEVEL RETAIL

17 UNITS PER FLOOR  
STUDIOS 9 (27 TOTAL)  
1BEDS 5 (15 TOTAL)  
2BEDS 3 (6 TOTAL)

AREA:  
BLDG ENVELOPE:  
GROUND LEVEL: 9421 SF  
2ND FLOOR: 9610 SF  
3RD FLOOR: 9610 SF  
4TH FLOOR: 9185 SF  
TOTAL ALL LEVELS: 37826 SF

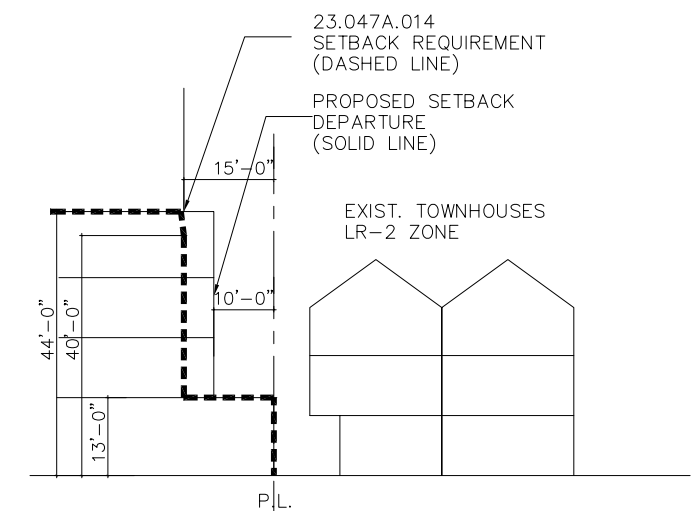
FAR(3.25)ALLOWED: 46504 SF  
AREA PROPOSED: 37826 SF



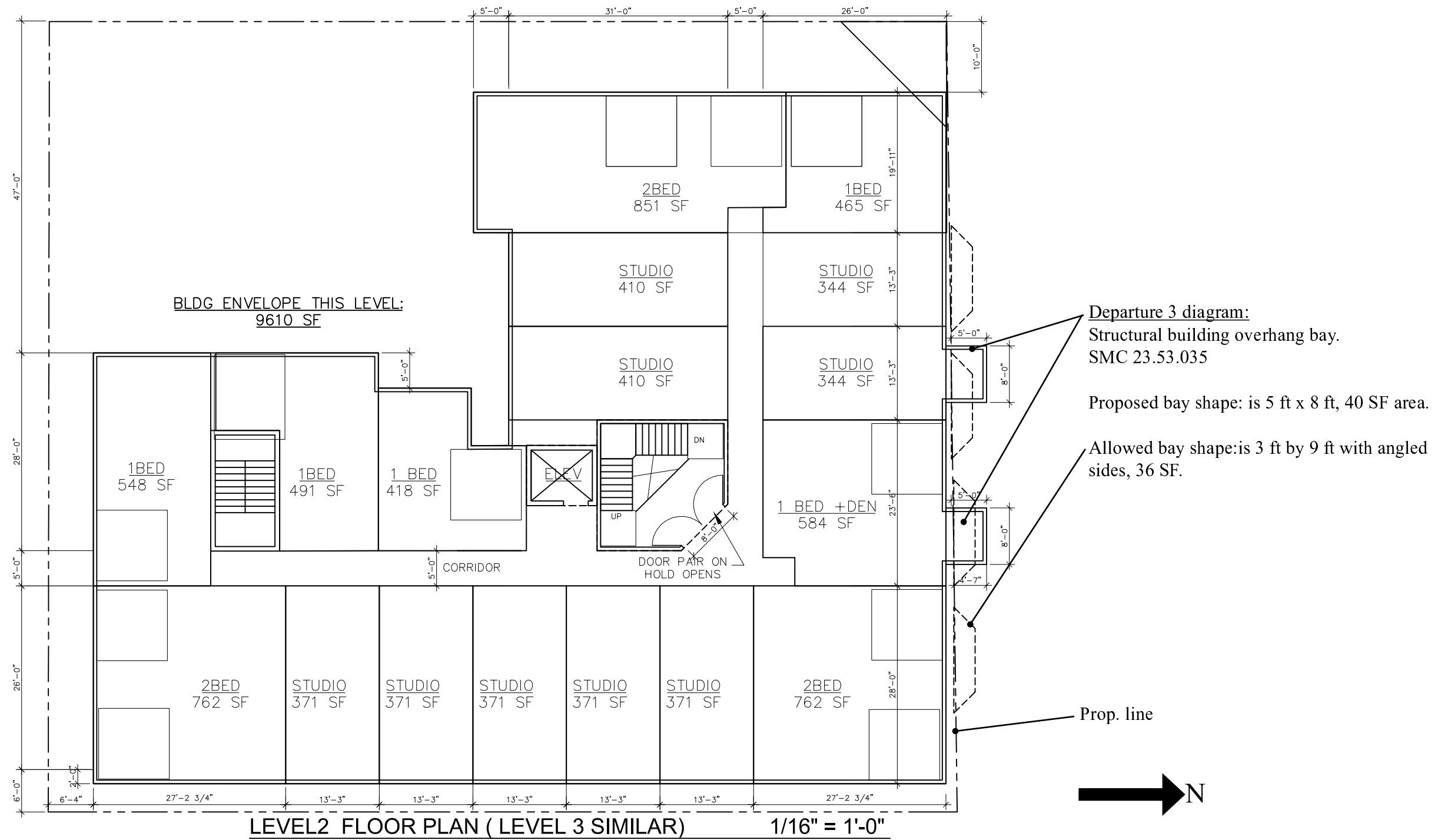
### Departures:

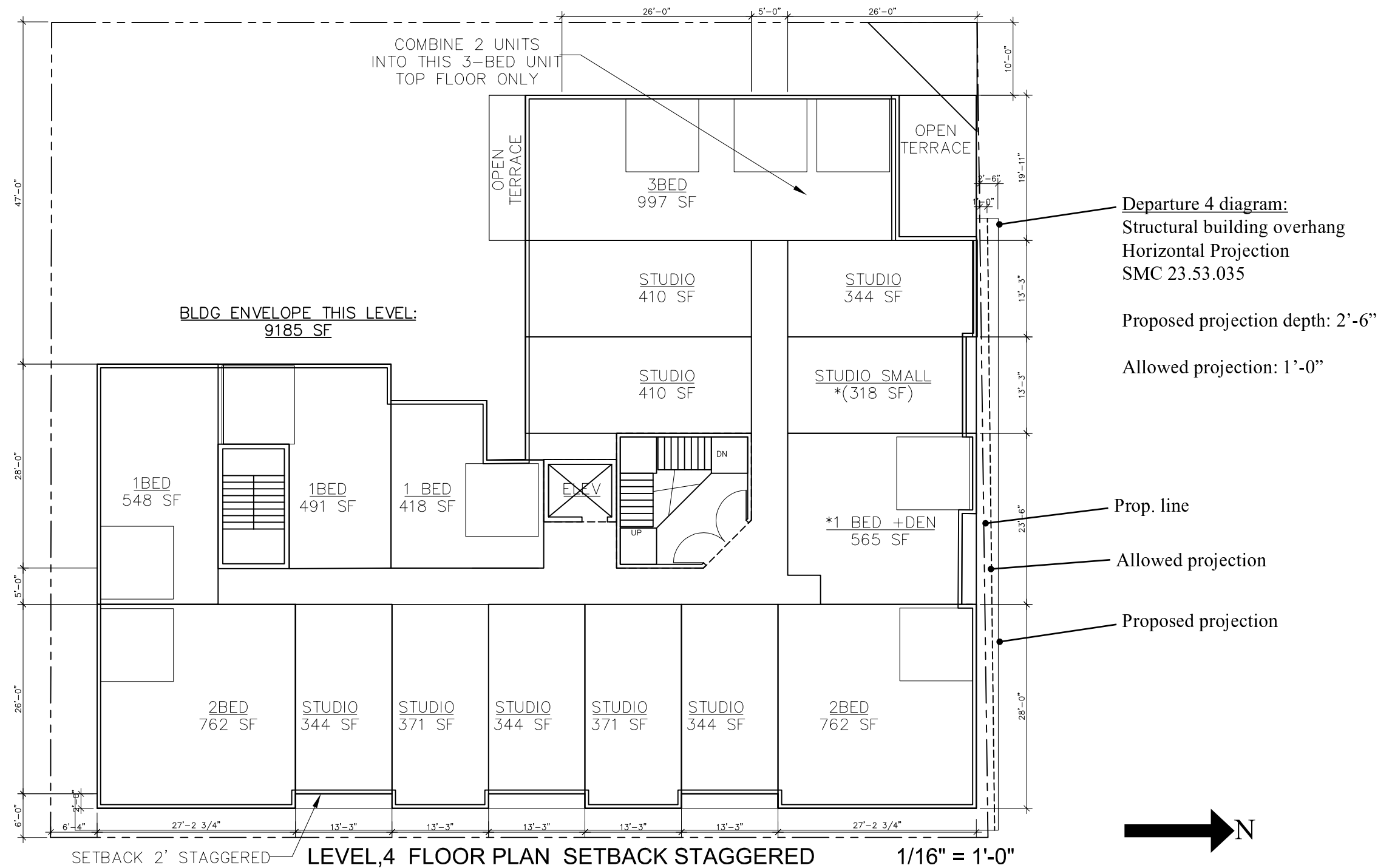
1. Side Yard abutting a residential zone. SMC 23.47A.014.B.2 (At west property line 10 ft proposed, 15 ft required by code) See diagram on page 12.
2. Side Yard abutting a residential zone. SMC 23.47A.014.B.1 (At west property line, encroachment into 15' x 15' ft triangle) See diagram on page 13.
3. Structural building overhang- bay. SMC 23.53.035 (At North property line, 2nd and 3rd floor bay windows shape and area exceed allowed). See diagram on page 14.
4. Structural building overhang- Horizontal projection. SMC 23.53.035 (At 4th floor cornice edge exceeds width allowed). See diagram on page 15.

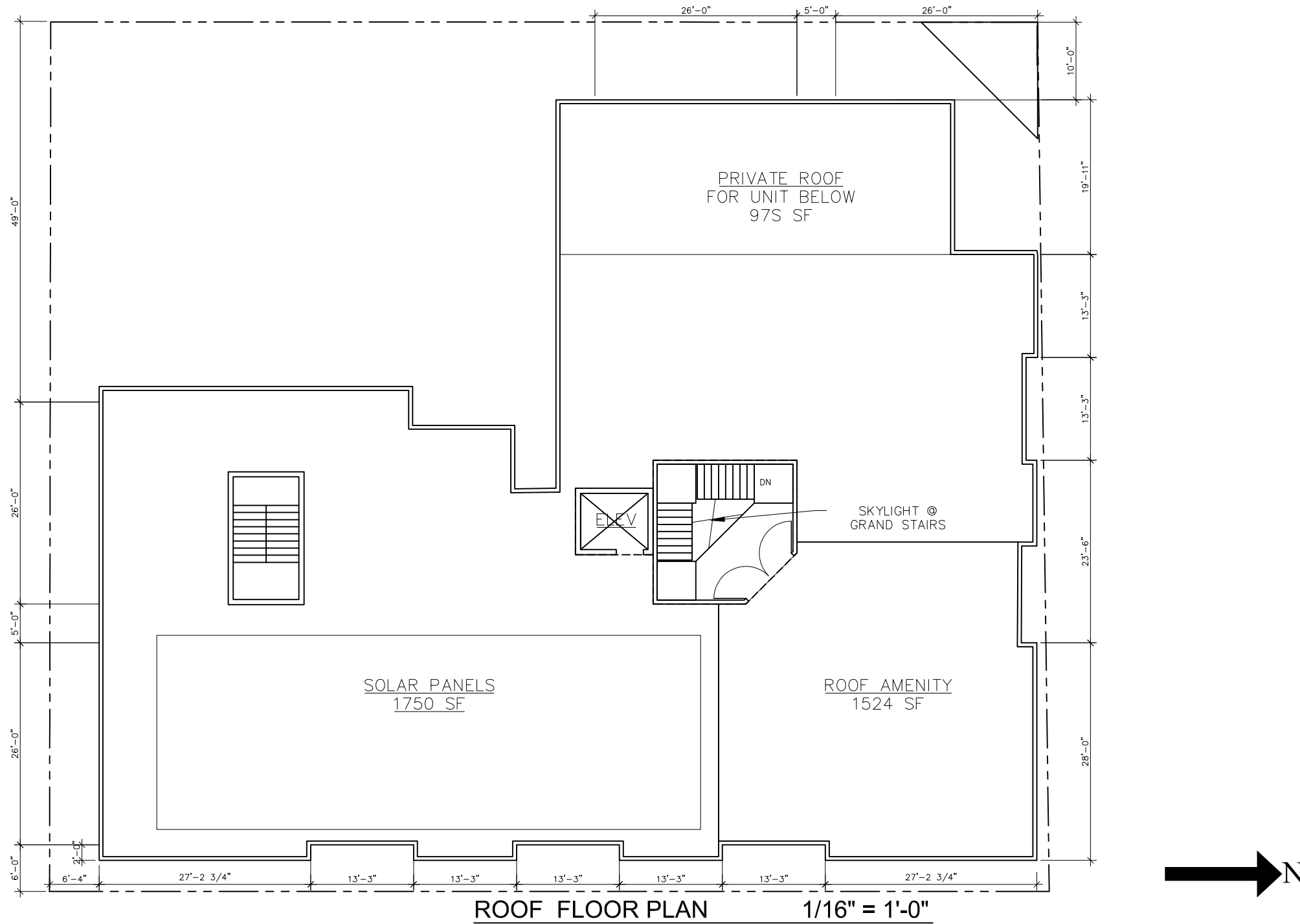
### Departure 1 diagram:



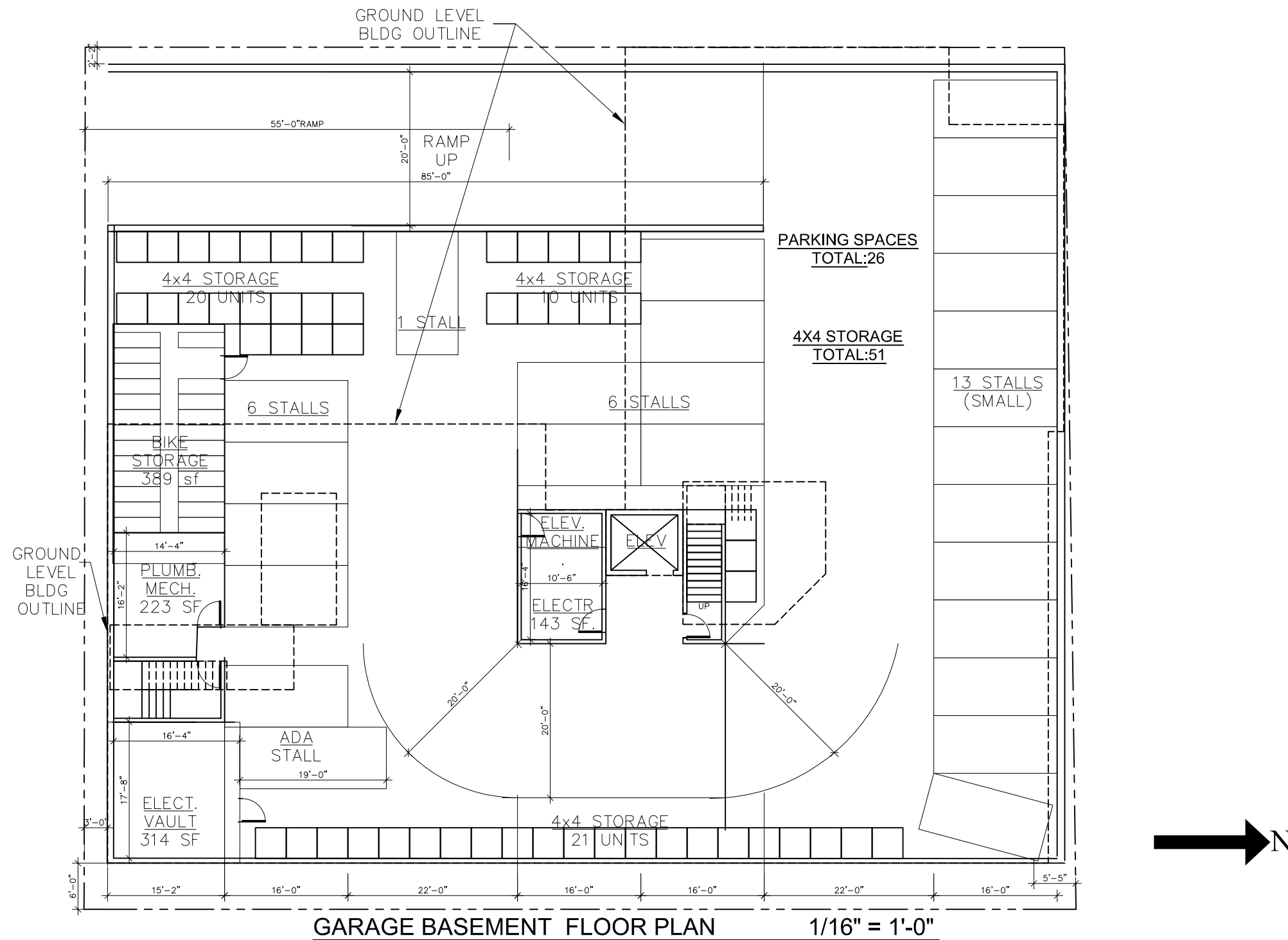














3D VIEW FROM STREET INTERSECTION



3D VIEW FROM E. MLK WAY



RESIDENTIAL ENTRY CONCEPT



3D VIEW BIRD'S EYE



3D VIEW FROM ALLEY

## DESIGN GUIDELINES MOST RELEVANT TO THIS PROJECT

### A-1 Responding to Site Characteristics

The siting of buildings should respond to specific site conditions and opportunities such as non-rectangular lots, location on prominent intersections, unusual topography, significant vegetation, and views or other natural features.

#### Response:

Our site is a corner lot, at the intersection of two prominent intersections, E. Union Street and Martin Luther King Way. Our design reinforces the corner of this intersection, and also takes advantage of the excellent solar orientation. We have located a large green open space on the south side of the project for the residential tenants, and also have oriented the project to the Southwest to take advantage of the prevailing winds for cooling in the summer. Our site plan also provides a large setback from the townhouses to the west so that the shading by our building on the neighbors will be minimal.

### A-4 Human Activity

New development should be sited and designed to encourage human activity on the street.

#### Response:

Our preferred design creates a vibrant street where there currently is none. The new building shall have 100% commercial uses at grade. This includes nearly 200 L.F. of new retail storefronts with a totally transparent façade at grade. We have also provided an additional 6' setback along MLK Way to be used for a new continuous planting strip, where currently there is none. Along the North side of our property, there is an existing 30 Ft. ROW. We shall incorporate this into our design with extensive landscaping, canopied entries, and our primary residential entry. Through these newly created landscaped areas fronting both streets, we will create a vibrant pedestrian experience.

### A-10 Corner Lots

Buildings on corner lots should be oriented to the corner and public street fronts.

#### Response:

We have chosen to build out to the corner of MLK and E. Union to provide a strong urban edge to the site. Since the site is at the intersection of several neighborhoods, a strong edge and corner will act as a "corner marker" for each of these neighborhoods.

### B-1 Height, Bulk, and Scale Compatibility

Projects should be compatible with the scale of development anticipated by the applicable Land Use Policies for the surrounding area and should be sited and designed to provide a sensitive transition to nearby, less intensive zones. Projects on zone edges should be developed in a manner that creates a step in perceived height, bulk, and scale between the anticipated development potential of the adjacent zones.

#### Response:

Our NC2-40 site abuts adjacent zoning of LR2 and SF 5000. For this project we must assume that the small adjacent 1-story single family homes along MLK will eventually be rebuilt to the 30 Ft. height potential of that zone, or, that the adjacent SF5000 zone will

be rezoned to better complement the existing zoning of our site and also of the NC2-40 zoned property directly across MLK Way. In order to moderate the scale of our new building, we have chosen to emphasize the horizontal massing of our 2<sup>nd</sup> and 3<sup>rd</sup> residential floors. We shall also focus on small design features, both at street level and in other building elements, to lessen the perceived bulk of our building. Additionally, we have provided setbacks from our property lines along the South and West sides of our property on the upper floors. These setbacks along with the existing alley setback to the South, and our large courtyard setback to the West provides for these zone transitions.

### C2- Architectural Concept and Consistency

Building design elements, details, and massing should create a well-proportioned and unified building form and exhibit an overall architectural concept. Buildings should exhibit form and features identifying the functions within the building. In general, the roofline or top of the structure should be clearly distinguished from its façade walls.

#### Response:

The overall architectural concept is to fully define both arterial street edges of MLK and E. Union, and at the same time provide 2 large shared open spaces- one for the residential users, and another for the public. We then break the building down along the street edges into 3 distinct horizontal bands- a recessed transparent retail base; a residential center made up of the 2<sup>nd</sup> and 3<sup>rd</sup> floors, and a recessed residential floor which appears as a crenulated building top. The building's internal functions are visible from the exterior- the transparent retail façade, and the punched windows for the residential floors. Finally, unique natural exterior cladding materials like rusting steel, zinc, cement and aluminum panels, as well as possibly scorched wood siding, will provide color, texture and durability to the architecture. These cladding materials shall be chosen according to their distinct abilities to deal with the different weathering effects of each of the 4 building exposures.

### D1- Pedestrian Open Space and Entrances

Convenient and attractive access to the building's entry should be provided. To ensure comfort and security, paths and entry areas should be sufficiently lighted and entry areas should be protected from the weather. Opportunities for creating lively, pedestrian-oriented open spaces should be considered.

#### Response:

The second and third floors of our building along MLK overhang the storefronts below at grade to protect pedestrians from the weather. The E. Union retail façade and residential entry shall have canopies to also provide pedestrians with weather protection. The building residential entry shall be heavily landscaped, and utilize an interesting paving material incorporating texture, color, and pattern. A lively pedestrian open space will be developed in the E. Union St. ROW to the North.

### D7- Personal Safety and Security

Project design should consider opportunities for enhancing personal safety and security in the environment under review.

**Response:**

We have provided for live/work commercial units at the South end of the MLK storefronts, and also at the West end of the E. Union storefronts. This placement will assure that there is pedestrian activity along both of these street-fronts, both night and day. Additionally, the placement of the residential building entry at the center of the building façade along E. Union St. will increase pedestrian flow along the north side of the building, and make the street safer. To provide more activity along the alley, we have placed the garage entry, garbage/recycling area, and a building egress stair. Since we anticipate some problems with graffiti along the alley façade, we have located many residential units above with a clear view of the alley, which will also be well lit. Additionally, we shall provide plantings on the alley façade at grade to additionally discourage graffiti.

**D-8- Treatment of Alleys**

The design of alley entrances should enhance the pedestrian street front.

**Response:**

We shall activate the alley entry at MLK by extending the street front fenestration into the alley, and provide extensive alley lighting.

**D12.2- Residential Entries and Transitions- Multi-Family and Mixed-Use**

Main entrances of multi-family mixed-use buildings should be located on the “primary pedestrian corridor” within commercial areas and should be clearly identifiable. Entries should be inviting to pedestrians while also providing adequate transitions between public and private space.

**Response:**

The 30 Ft. deep undeveloped ROW which abuts our residential building entry on E. Union St. provides us an extraordinary space for lush landscaping, extensive, well lit, safe and interesting paved areas, and the possible incorporation of public art work. An outdoor canopy over the residential entry shall further distinguish this entry location from storefronts along the same building façade.

**E2- Landscaping to Enhance the Building and/or the Site**

Landscaping, including living plant material, special pavements, trellises, screen walls, planters, site furniture and similar features should be appropriately incorporated into the design to enhance the project.

**Response:**

Through our site planning, we have created 3 new, different, and large landscaped spaces. The first is the MLK street front where we have set back the base of the building an additional 6 Ft. from the property line to create a new 6 Ft. deep planting strip the length of this façade. The second landscaped space is the 30 Ft. deep undeveloped E. Union St. ROW. This shall be developed as a major public open space. The third new open space is the Southwest courtyard which shall be visible to the public and adjacent neighbors, and used by the building residential tenants.

Example buildings completed by  
The Madrona Company



Bowling Green Apartments Madrona, Seattle  
3-story, 36 apartment units over street level retail.  
Below grade parking garage.

PORTFOLIO

Townhouse projects  
by The Madrona company



Secret Garden



Miller Mews



Yesler Mews



Tempus Fugit



Marion Mews