BDR SONATA WEST

4561 MARTIN LUTHER KING WAY S

DESIGN REVIEW RECOMMENDATION

DPD# 3017381

DECEMBER 15, 2015

NEIGHBORHOOD LANDMARKS

PROJECT VISION

Rainier Vista, a part of Columbia City residential neighborhood is one of the few parts of Seattle with genuine ethnic and income diversity, the successful result of the redevelopment plan spearheaded by the Seattle Housing Authority since 1999. This transit oriented urban village along with its diverse mix of housing scale and commercial, makes this neighborhood an attractive location for people of all ages and lifestyles. The proposed development hopes to accentuate and enhance the existing light rail node, provide a gateway to the Rainier Vista master planned community, reflect the neighborhood pedestrian patterns, and create interesting physical spaces at this lively city intersection.

The proposed project is a four-story mixed-use building predominantly composed of residential apartments and amenity spaces, with retail and live/work spaces connected at grade. Though no parking is required, the development proposes underground parking.

As the surrounding neighborhood continues to develop, this site will aid its progress by filling a long vacant void in the existing urban fabric. There is a clear opportunity to contribute to the pedestrian environment along MLK Way through an increase in residential and retail density. This will create a pleasant break in the linear transit corridor. This is a major, city-scaled intersection where automobile traffic connects to the Columbia City center.

Sonata West will provide a rich, sympathetic anchor to the corner of MLK Way and S Alaska Street, and will form an elegant termination to Rainier Vista.

ADDRESS:	4561 Martin Luther King Jr. Way S, Seattle, WA
DPD PROJECT #:	3017381
TAX PARCEL #:	162404-9147, 605610-0620
OWNER:	BDR Capital Partners
ARCHITECT:	Nicholson Kovalchick Architects
DPD CONTACT:	Bruce Rips

PROJECT PROGRAM	APPROXIMATE NUMBERS
NUMBER OF RESIDENTIAL UNITS:	94
COMMERCIAL AREA:	7,000 SF
NUMBER OF LIVE/WORK UNITS:	2 Units
NUMBER OF PARKING STALLS:	80 Stalls
TOTAL SITE AREA:	33,662 SF
PROJECT FOOTPRINT:	23,250 SF
PROJECT SIZE:	113,000 SF

TABLE OF CONTENTS

CONTEXT ANALYSIS

NEIGHBORHOOD ZONING
NEIGHBORHOOD ANALYSIS
NEIGHBORING RETAIL

NEIGHBORHOOD ZONING

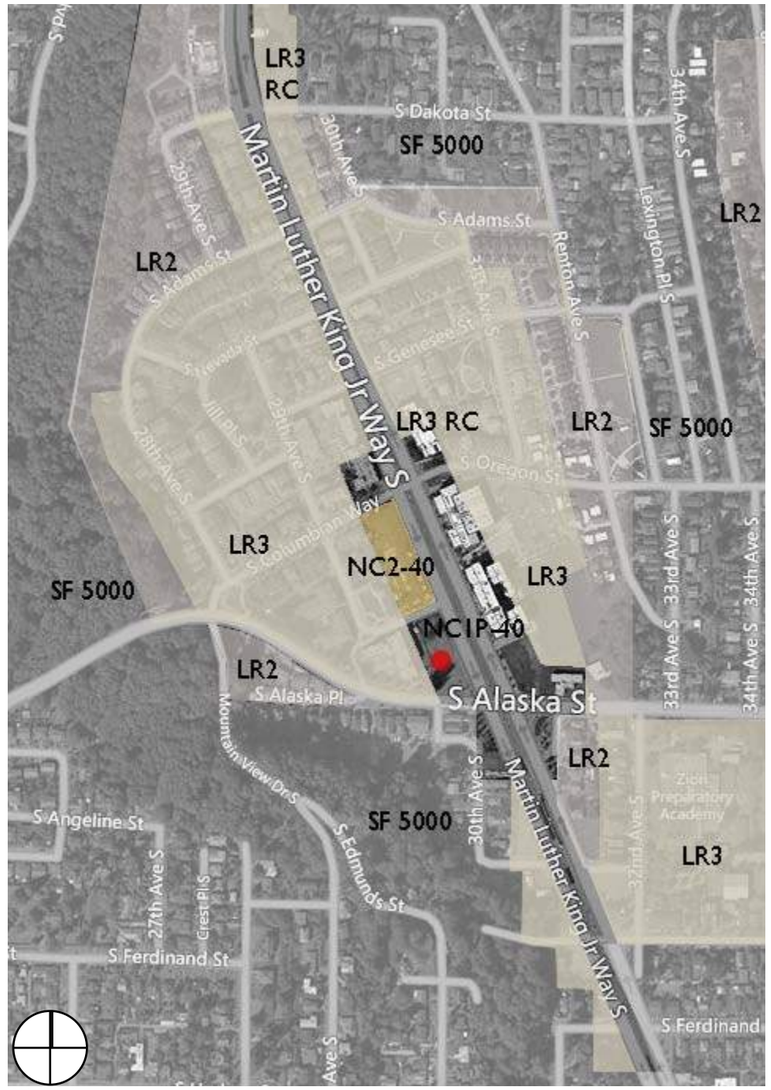
NEIGHBORHOOD DEVELOPMENT

Located within the Columbia City Residential Urban Village, this project is part of the greater Seattle Housing Authority redevelopment of Rainier Vista. Much of the MLK corridor to the north has been developed recently with mixed-use projects, similar in scale to the proposed development. This project, and the related proposal across MLK, will signal an end to construction north of S Alaska Street. Neighboring development beyond the MLK corridor is predominantly single family homes and town-house developments. The project site is within a reasonable walking distance to the Columbia City center, with a host of shops, restaurants, and other services.

EXISTING SITE

The project site consists of two parcels, with access from a shared access way on the northwest of the property, bounded by Martin Luther King Jr Way S to the east and S Alaska Street to the south. The existing site was previously cleared by the current owner and is ready to be developed. The existing grade is essentially flat with a gentle slope up four feet to the west. There is one existing tree in the center of the property that will be removed and replaced elsewhere on the site. The site is in close proximity to two existing trees on the neighbor's property to the west and their presence are being taken into account during the design of this project.

ZONING:	NC1P-40
OVERLAYS:	Columbia City Residential Urban Village
	Frequent Transit Corridor
	Station Area Overlay
	Pedestrian-designated zone
LOT AREA:	33,662 sf



DPD ZONING MAP

BDR Capital Partners LLC

nk NICHOLSON KOVALCHICK ARCHITECTS

CONTEXT ANALYSIS
NEIGHBORHOOD ANALYSIS

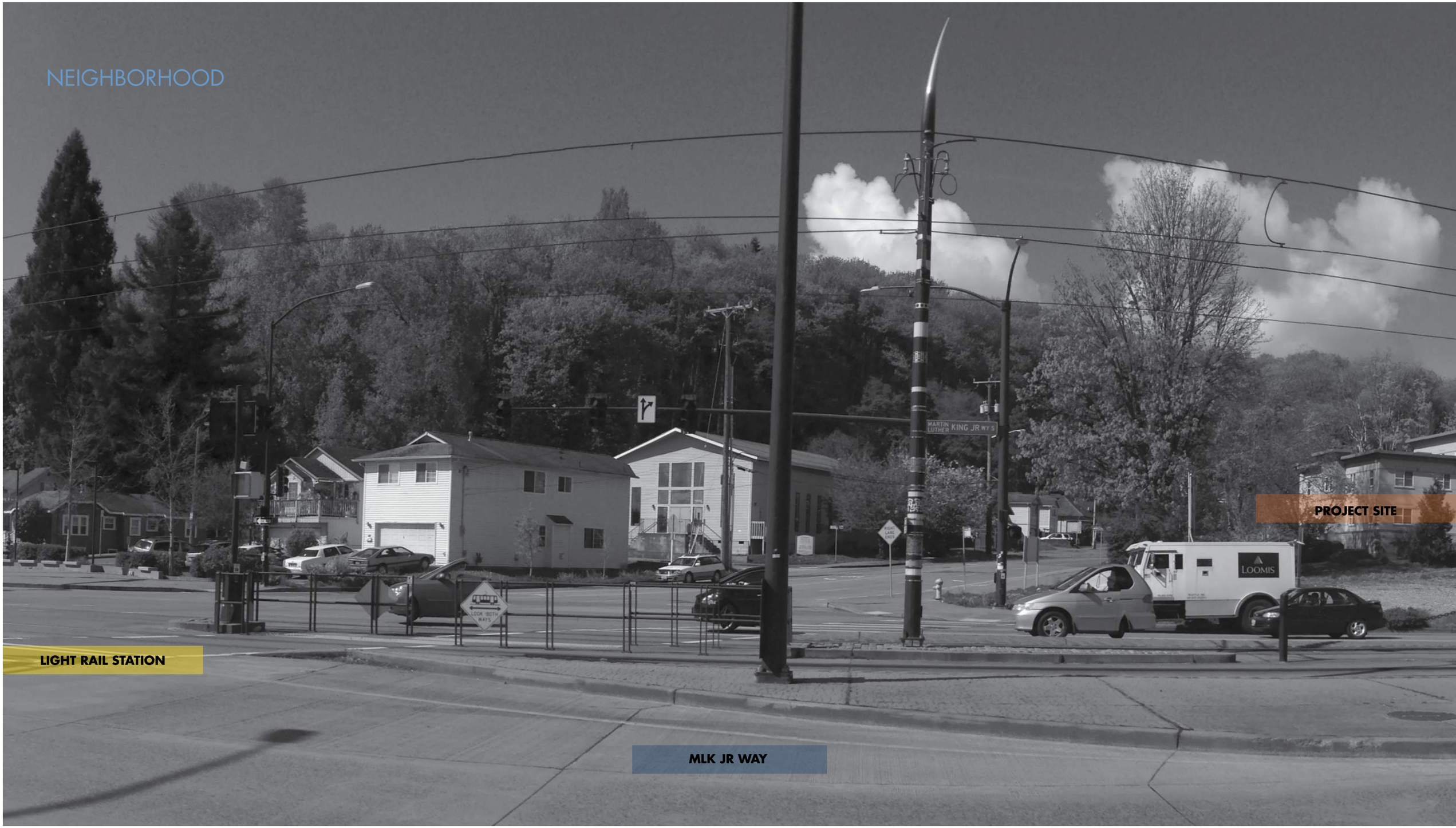
A long rhythm of mixed-use buildings front the street along Martin Luther King Jr Way S. This is an important design move that has successfully led to the urban transformation of the corridor. ***We are taking advantage of this rigor by creating a pause and a neighborhood feature,*** through a retail-oriented plaza space that compliments the park-style plazas to the south of both the East and West sites.

Commercial retail and live/work spaces border the wide streets of Martin Luther King Jr Way S and S Alaska Street. The corner of MLK and S Alaska is a prominent location, and the design team proposes to distinguish the corner by facing it towards the intersection in different ways. On the East project, the courtyard along MLK opens up and create relief along the street. On the West site, the building anchors the corner after providing the relief mid-block.

The West site is very different in character to the East site. It is a full block, bounded by three streets on three sides. It also shares a short driveway with its neighbor to the west. We address all four sides of the building and the unique conditions that the neighboring buildings embody and the pedestrian experience.

The relatively flat slopes gently westward by about 4 feet. We have taken the same concept as East and created a raised residential floor along the western face of the building, which will overlook an internal courtyard, with retail spaces and live/work units on the more active north, east and south faces.

NEIGHBORHOOD



GAMELIN HOUSE

GAMELIN HOUSE

MLK JR WAY

EDG PREFERRED OPTION - DISTINGUISHING FEATURES

The preferred option introduces the idea of a mid-block recess along the continuous commercial frontage that borders both sides of MLK Way. A large plaza with accompanying retail continues to occur at the southeast corner and a covered arcade provides visual connection from the intersection to the mid-block plaza.

The residential units at the southwest corner are more recessed to further soften the transition of uses up S. Alaska Street. The retail space at the north end of the mid-block plaza continues to hold the corner of MLK Way and S. Snoqualmie Street. Uses are limited to retail, live-work units, and non-utility residential uses which will address the context of this more residential environment. Vehicular and trash service access is off an existing access drive that is to be shared with the existing neighboring residential project to the west.

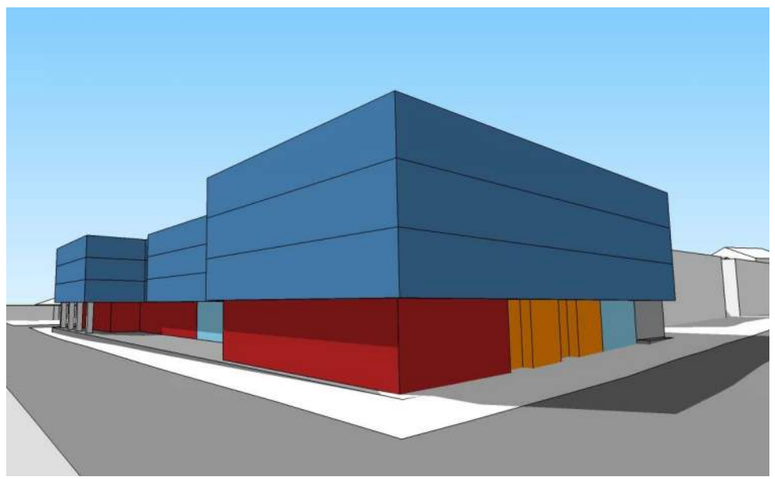
PROS

- Scheme creates opportunities for people places at grade
- The wall of development along MLK Way is relieved
- Large plaza at the southeast corner creates a gateway for the project
- Trees at the southwest corner are preserved
- Residential units at the southwest corner help transition the uses up S. Alaska Street
- The retail space adjacent to the residential lobby will activate the plaza
- The uses along S. Snoqualmie Street are more residential and will include a higher level of transparency
- Parking and trash access are both off the neighboring shared access drive

CONS

- Discontinues the development wall along MLK Way

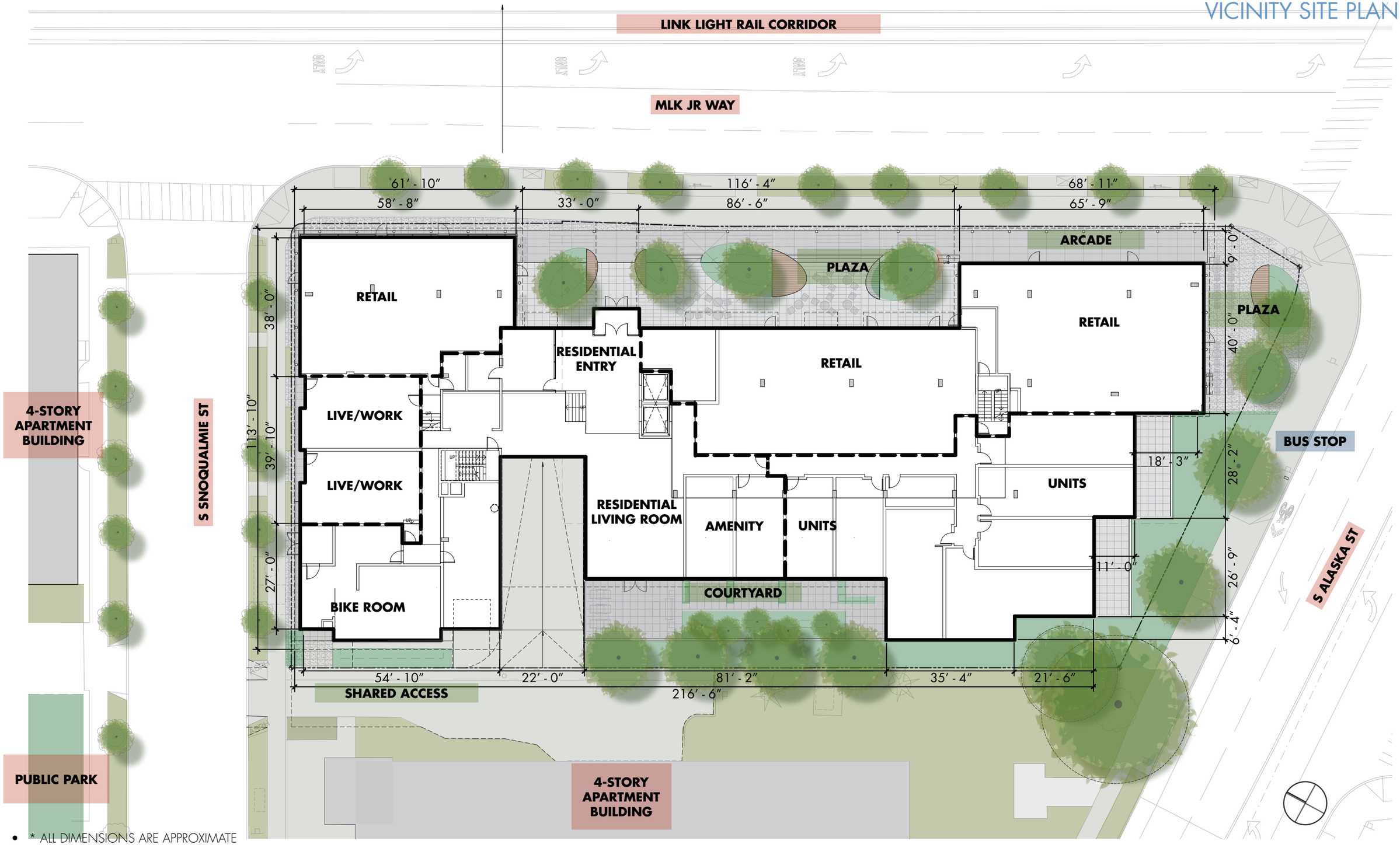
AERIAL VIEW: LOOKING NORTHWEST TOWARDS THE SITE



STREETVIEW: LOOKING AT THE NORTHEAST CORNER

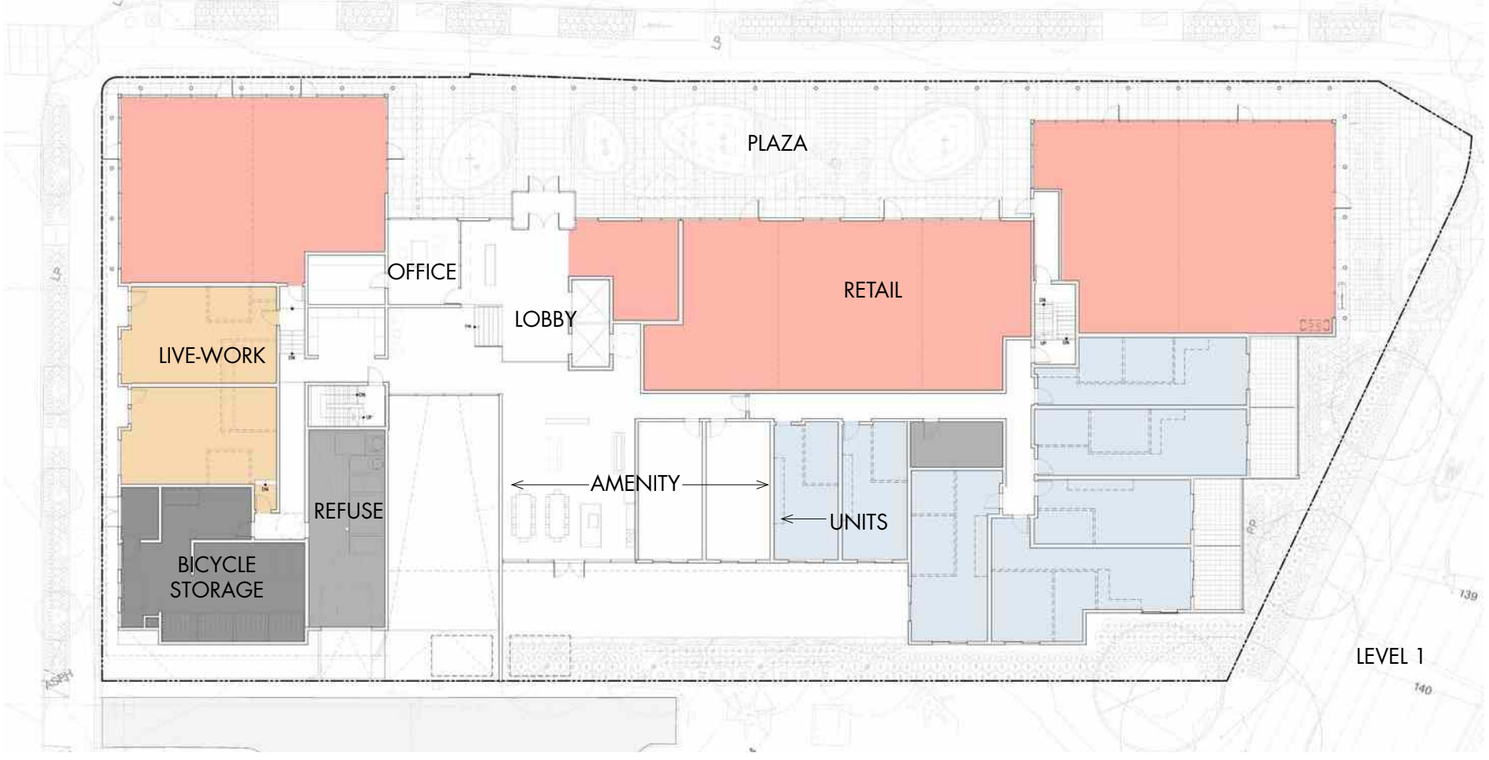
STREETVIEW: LOOKING AT THE SOUTHEAST CORNER ALONG MLK WAY JR S

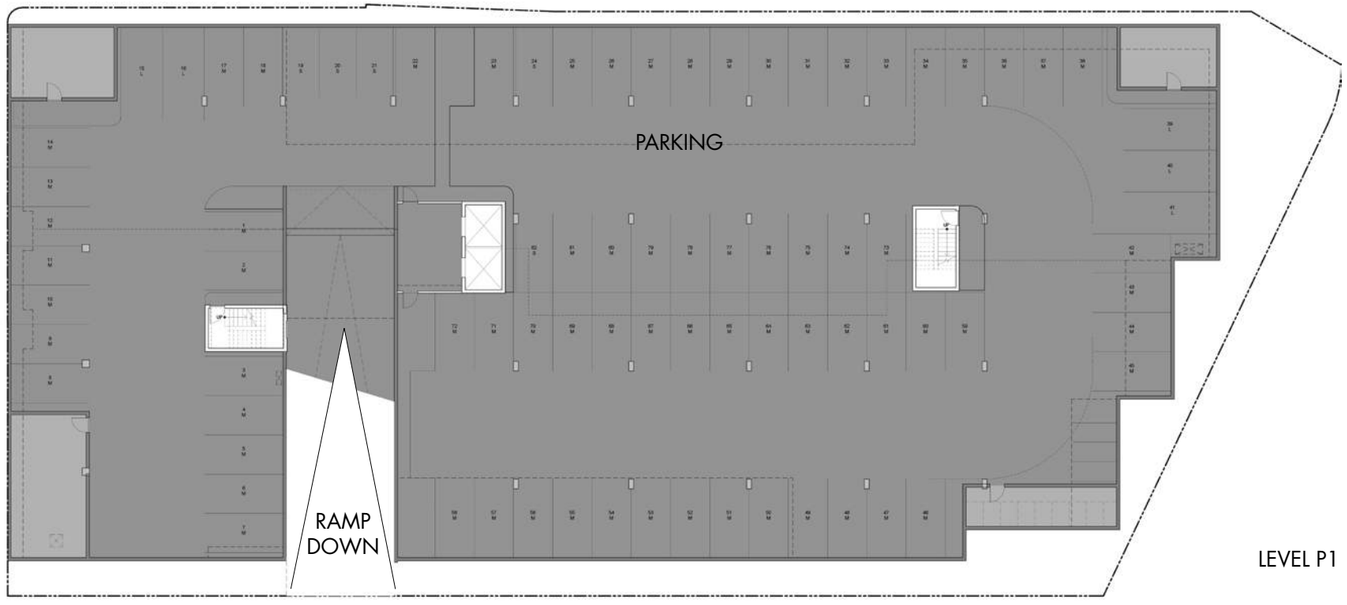
VICINITY SITE PLAN

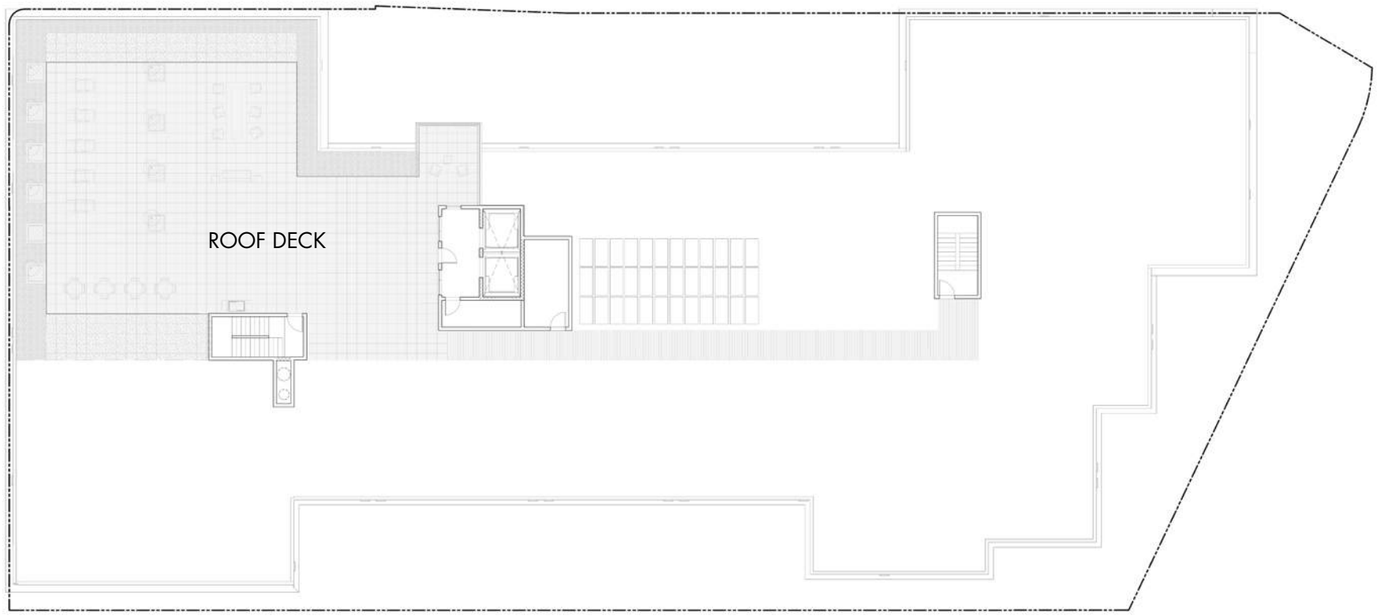


- * ALL DIMENSIONS ARE APPROXIMATE

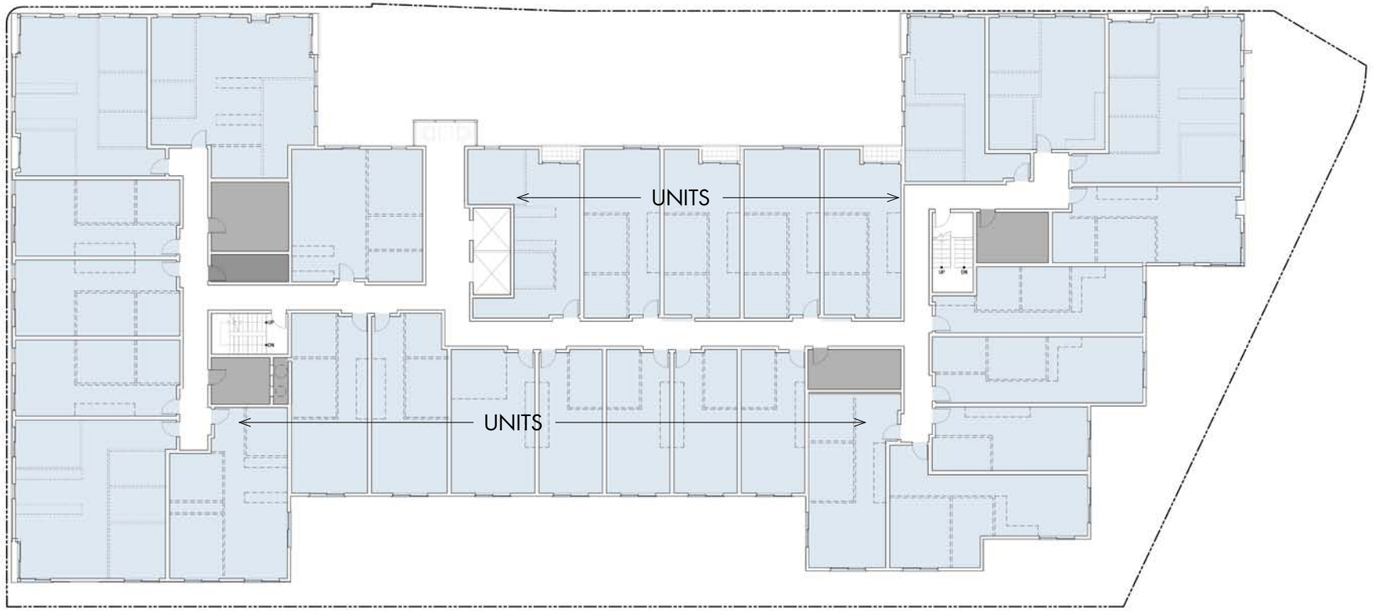
DESIGN PROPOSAL







ROOF



TYPICAL FLOOR

DESIGN PROPOSAL

ELEVATIONS & MATERIALITY

EAST

FIBER CEMENT
COLOR: SW 7035
AESTHETIC WHITE

FIBER CEMENT
COLOR: SW 6675
AFTERNOON

PRODEMA SIDING
COLOR:NUX

ACCENT METAL AND STOREFRONT
COLOR: CHAMPAGNE

VINYL WINDOWS AND SLIDERS
COLOR: BROWN

1 ARCHITECTURAL METALS/RAILING
COLOR: DARK BRONZE

2 VINYL WINDOWS AND SLIDERS
COLOR: WHITE

3 FIBER CEMENT
COLOR: DARK BROWN

4 GLASS RAILING

5 ARCHITECTURAL CONCRETE

6

7

8

9

10

SOUTH


SONATA

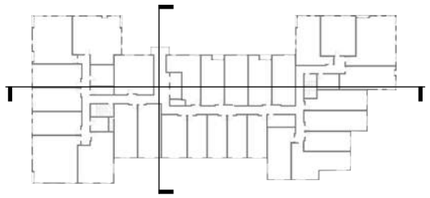
DESIGN PROPOSAL

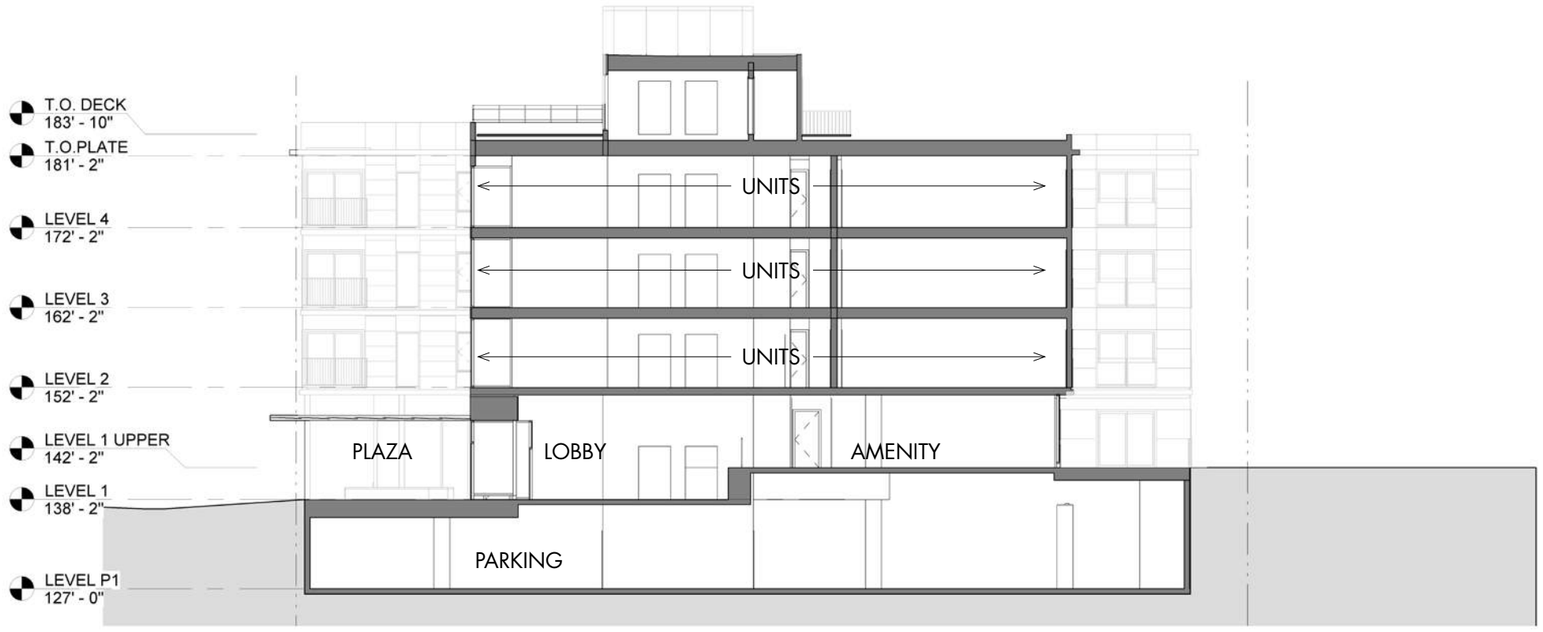
ELEVATIONS & MATERIALITY

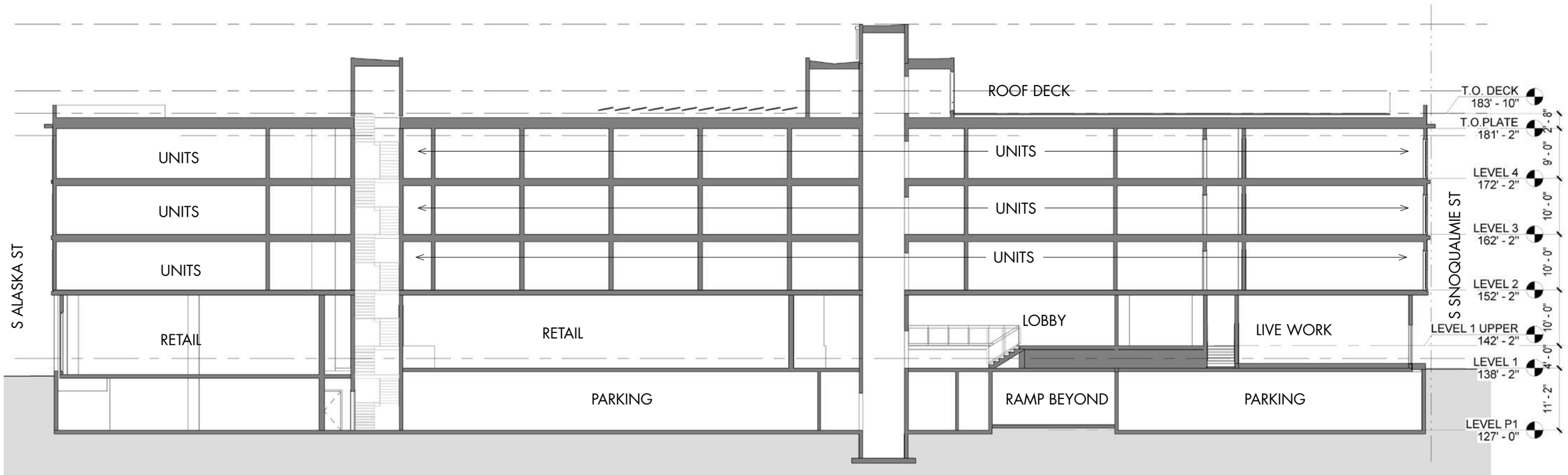
WEST

NORTH

BUILDING SECTIONS






S ALASKA ST
UNITS
UNITS
UNITS
RETAIL
RETAIL
PARKING
ROOF DECK
UNITS
UNITS
UNITS
LOBBY
RAMP BEYOND
LIVE WORK
PARKING
S SNOQUALMIE ST
T.O. DECK
183' - 10"
T.O.PLATE
181' - 2"
LEVEL 4
172' - 2"
LEVEL 3
162' - 2"
LEVEL 2
152' - 2"
LEVEL 1 UPPER
142' - 2"
LEVEL 1
138' - 2"
LEVEL P1
127' - 0"
2' - 8"
9' - 0"
10' - 0"
10' - 0"
10' - 0"
4' - 0"
11' - 2"

CS1 NATURAL SYSTEMS AND SITE FEATURES

CS1-B. SUNLIGHT AND NATURAL VENTILATION

B-1 Sun and Wind: Take advantage of solar exposure and natural ventilation. Use local wind patterns and solar gain to reduce the need for mechanical ventilation and heating where possible.

B-2. Daylight and Shading: Maximize daylight for interior and exterior spaces and minimize shading on adjacent sites through the placement and/or design of structures on site.

CS1-B-3. Managing Solar Gain: Manage direct sunlight falling on south and west facing facades through shading devices and existing or newly planted trees. Habitat, where possible, and increase interconnected corridors of urban forest and habitat where possible.

East and West Buildings. The impact of shadows and sunlight on the plazas should be analyzed to ensure that these significant open spaces on both the east and west buildings are comfortable and habitable.

RESPONSE: The plaza faces south and east which will take advantage of good solar exposure early in the morning and early afternoon. The building across the street to the east is roughly 150' away and will not cast shadows into the plaza. The project closest neighbor to the west is the Snoqualmie building, as well as the Gamelin House to the north. Both buildings will not be impacted by the project and vice versa due to their height and distances.

The project also has a private courtyard to the west and a continuation of the plaza facing south. They will both be designed with hardscape and landscape.

CS2 URBAN PATTERN AND FORM

CS2-A. LOCATION IN THE CITY AND NEIGHBORHOOD

A-1. Sense of Place: Emphasize attributes that give a distinctive sense of place. Design the building and open spaces to enhance areas where a strong identity already exists, and create a sense of place where the physical context is less established.

A-2. ARCHITECTURAL PRESENCE: Evaluate the degree of visibility or architectural presence that is appropriate or desired given the context, and design accordingly.

RESPONSE: The project seeks to continue the urban fabric along Martin Luther King Jr. Way S (MLK) comprised of small scale retail and community nodes at ground level such as pedestrian friendly pathways, playground and playfield. The plaza will provide urban relief and a place for repose to pedestrians, supporting the existing network of neighborhood play areas and community p-patches with a commercial hub.

The proposed building's role is to anchor the corner at MLK and S Alaska Street (Alaska) and complete the decade-long development of Rainier Vista. The east and southeast facades will both have noticeable presence facing the intersection. Unlike its counterpart on the East site, the West site has a more formal massing due to its site form, context and proximity to the residences to the west.

CS2-B. ADJACENT SITES, STREETS, AND OPEN SPACES

B-1. SITE CHARACTERISTICS: Allow characteristics of sites to inform the design, especially where the street grid and topography create unusually shaped lots that can add distinction to the building massing.

B-2. CONNECTION TO THE STREET: Identify opportunities for the project to make a strong connection to the street and public realm.

B-3. CHARACTER OF OPEN SPACE: Contribute to the character and proportion of surrounding open spaces

RESPONSE: The relationship the ground level uses and the massing of the building above, addresses this point. The retail that faces MLK, continues the rhythm of the streetscape with a pause created by the plaza before it ends in the intersection.

The retail extend towards the south and turns the corner, highly visible towards the intersection, and yet still setbacks to allow a sizeable patio as buffer between the building and the road.

Much like the East site, the flex space by the residential lobby is intended to be a use that would appear as retail but could also function as a resident amenity, commingling the commercial and residential uses. The residential lobby entry is highlighted by a glass tower that projects into the plaza.

The plaza will be activated with permanent outdoor seating areas, and anticipates future café seating associated with the retail tenants, and landscape features. Landscaping and lighting in the plaza will allow for good visibility throughout the space making it a safe environment throughout the day.

The southwest corner of the building massing steps back gradually, following/mirroring the orientation of the neighboring property to the west along S Alaska Street, as well as the building-street relationship with lush flora as buffer. The southwest corner acknowledges the urban transition between the NC-1 zone and LR3 zone. We have been mindful to bookend our project with the residential use and patterns of the building to the south.

Along the West side of the site, the building embraces and strengthens the relationship with its neighbor to the west by creating an internal courtyard that will provide security to the project's residential amenity as well as visual connection to the neighbors. While for security purposes the access to the amenity space will be from the inside of the building only, the massing will be able to create a dynamic and active space rather than just another flat building facade adjacent to its neighbor to the west.

To the North, the project takes another identity as it blends with the residential character of the neighborhood. Here we have focused our bike commuter entrance, corresponding with the slower street use and the nearby dog-park, along with two live-work units and a transition back to retail at MLK.

CS2-C. RELATIONSHIP TO THE BLOCK

C-1. Corner Sites: Corner sites can serve as gateways or focal points; both require careful detailing at the first three floors due to their high visibility from two or more streets and long distances.

C-2. Mid-Block Sites: Look to the uses and scales of adjacent buildings for clues about how to design a mid-block building. Continue a strong street-edge and respond to datum lines of adjacent buildings at the first three floors.

C-3. Full Block Sites: Break up long facades of full-block buildings to avoid a monolithic presence. Provide detail and human scale at street-level, and include repeating elements to add variety and rhythm to the façade and overall building design.

RESPONSE: As a corner site and a focal point for the Rainier Vista development, we have strived to create both a visual interest in the facade, and an active public amenity at the street.

Here, however, we are taking an approach of restrained strength elegance. The shape of the site sets our building back from the focus of the intersection, which along with being at the base of a significant hill and with a grand backdrop of large trees, suggests a building that is more secure in itself.

The lot configuration is different for the two corners: to the east, and obtuse angle creates a highly visible projecting corner; and for this parcel, the acute angle sets the building significantly back -- thus requiring a different contextual response. Both projects strive to create structures that celebrate the corner, with both massing and plaza. Additionally, landscape plays an important role in the design of these corners as much as the architecture. The east pulls back from MLK to open a central, forward-facing community plaza – the west corner pulls back to create a south facing patio. Though accomplished in different manners, by giving deference to the corner we allow the gateway corners to become elevated in stature.

CS2-D HEIGHT, BULK, AND SCALE

D-1. Existing Development and Zoning: Review the height, bulk, and scale of neighboring buildings as well as the scale of development anticipated by zoning for the area to determine an appropriate complement and/or transition.

D-2. Existing Site Features: Use changes in topography, site shape, and vegetation or structures to help make a successful fit with adjacent properties.

D-3. Zone Transitions: For projects located at the edge of different zones, provide an appropriate transition or complement to the adjacent zone(s). Projects should create a step in perceived height, bulk and scale between the anticipated development potential of the adjacent zone and the proposed development.

D-4. Massing Choices: Strive for a successful transition between zones where a project abuts a less intense zone.

D-5. Respect for Adjacent Sites: Respect adjacent properties with design and site planning to minimize disrupting the privacy of residents in adjacent buildings.

RESPONSE: The project is a continuation of the already existing urban fabric of four-story mixed-use building in the center of the Columbia City Residential Urban Village. It carries over the same density as its neighbor, the Gamelin House to the north and the Snolquamie Place to the West.

Programmatically, the project continues the NC zone commercial development on MLK while on its side streets, it responds accordingly to its residential neighbors (LR3 zone) with more residential type programs.

As one of the last sites at Rainier Vista, and strategically located in one of the busiest traffic intersections in SE Seattle, special attention was paid in the siting and massing and selection of materials. The southern patio pulls back the mass of the building from the intersection, creating a buffer from the high density zone toward the less dense area that carries over across from the intersection.

CS3 ARCHITECTURAL CONTEXT & CHARACTER

CS3-A EMPHASIZING POSITIVE NEIGHBORHOOD ATTRIBUTES

A-1. Fitting Old and New Together: Create compatibility between new projects, and existing architectural context, including historic and modern designs, through building Second Early articulation, scale and proportion, roof forms, detailing, fenestration, and/or the use of complementary materials.

A-2. Contemporary Design: Explore how contemporary designs can contribute to the development of attractive new forms and architectural styles; as expressed through use of new materials or other means.

A-3. Established Neighborhoods: In existing neighborhoods with a well-defined architectural character, site and design new structures to complement or be compatible with the architectural style and siting patterns of neighborhood buildings.

A-4. Evolving Neighborhoods: In neighborhoods where architectural character is evolving or otherwise in transition, explore ways for new development to establish a positive and desirable context for others to build upon in the future.

East and West Buildings: The image of the two structures should serve as gateways into the neighborhood. Emphasize this character in subtle ways.

RESPONSE: Much of the MLK corridor has been recently developed in the past decade and it comprises of a variety of architectural styles. This project along with its sister project on the east side of MLK will serve as focal point for the neighborhood and thus envisioned to relate to each other in subtle ways. The aesthetic will be of contemporary high quality materials with accents of color in the details of the elevation and entry, with an elegantly landscaped plaza that will soften the edge of the building and provide human scale to the project.

The lot configuration is different for the two corners. The shapes of the sites are very different and thus require a different response. Both projects pull back from the corner and strive to create structures that celebrate the corner. Landscape plays an important factor in the design of these corners as much as the architecture. The east pulls back to open a central courtyard – the west corner pulls back to create a southern patio. Though accomplished in different manners, by giving deference to the corner we allow the gateway corners to become elevated in stature.

PL1 CONNECTIVITY

PL1-A NETWORK OF OPEN SPACES

A-1. Enhancing Open Space: Design the building and open spaces to positively contribute to a broader network of open spaces throughout the neighborhood.

A-2. Adding to Public Life: Seek opportunities to foster human interaction through an increase in the size and quality of project-related open space available for public life.

RESPONSE: The immediate neighborhood features an array of open spaces and nodes of places that foster social interaction such as the playground and play-field of the Boys and Girls Club, p-patches and dog-parks serving the residential community in the low rise zone.

While the East site has a plaza and incorporates a segment of the Pedestrian Connector Pathway linking it to S. Alaska Street, the west project mirrors the east by providing a generous plaza as well and also connects the site with its neighbor to the west with an internal courtyard.

The project plaza aims to extend this neighborhood identity, providing a place for repose from the busy intersection and a place for human interaction on the ground level, with retail and cafes that will activate the ground level. This is a fine balance between the dual goals of shelter from busy transportation network and providing a public pedestrian presence — a place to see and be seen in the Agora.

PL1-B WALKWAYS AND CONNECTIONS

B-1. Pedestrian Infrastructure: Connect on-site pedestrian walkways with existing public and private pedestrian infrastructure, thereby supporting pedestrian connections within and outside the project.

B-2. Pedestrian Volumes: Provide ample space for pedestrian flow and circulation, particularly in areas where there is already heavy pedestrian traffic or where the project is expected to add or attract pedestrians to the area.

B-3. Pedestrian Amenities: Opportunities for creating lively, pedestrian oriented open spaces to enliven the area

RESPONSE: The project aims to create spaces for public interaction in the central plaza and southern patio which faces the intersection and mass transit stops. We have avoided alcoves, dark corners, and landscape elements where people can hide around the perimeter of the structure, while maintaining the visual interest of the facade. The perimeter will include exterior lighting that will adequately illuminate the pedestrian realm. Please see the lighting proposal as included in the Recommendation package.

PL1-C OUTDOOR USES AND ACTIVITIES

C-1. Selecting Activity Areas: Concentrate activity areas in places with sunny exposure, views across spaces, and in direct line with pedestrian routes.

C-2. Informal Community Uses: In addition to places for walking and sitting, consider including space for informal community use such as performances, farmer's markets, kiosks and community bulletin boards, cafes, or street vending.

C-3. Year-Round Activity: Where possible, include features in open spaces for activities beyond daylight hours and throughout the seasons of the year, especially in neighborhood centers where active open space will contribute vibrancy, economic health, and public safety.

RESPONSE: The Plaza facing MLK and connected to the southern patio facing the main intersection takes advantage of long exposures to sunlight for the morning through the mid-afternoon, and is set up for a rich urban nightlife oasis, an ideal setting for outdoor seating that will serve the café, future retail and restaurants.

PL2 WALKABILITY

PL2-A ACCESSIBILITY

A-1. Access for All: Provide access for people of all abilities in a manner that is fully integrated into the project design. Design entries and other primary access points such that all visitors can be greeted and welcomed through the front door.

A-2. Access Challenges: Add features to assist pedestrians in navigating sloped sites, long blocks, or other challenges.

RESPONSE: The project site is relatively flat along MLK and slopes gently up about 4 feet towards the west. Hard surfaces will provide a seamless connection between the sidewalk and plaza.

PL2-B SAFETY AND SECURITY

B-1. Eyes on the Street: Create a safe environment by providing lines of sight and encouraging natural surveillance.

B-2. Lighting for Safety: Provide lighting at sufficient lumen intensities and scales, including pathway illumination, pedestrian and entry lighting, and/or security lights.

B-3. Street-Level Transparency: Ensure transparency of street-level uses for uses such as nonresidential uses or residential lobbies, where appropriate, by keeping views open into spaces behind walls or plantings, at corners, or along narrow passageways.

RESPONSE: Lighting Strategies throughout the plaza and installed under the canopies will bring focus to the space as well as provide a sense of security for people who will frequent the retail and access the residential lobby.

The same strategy will be carried out around the building where security lighting will be attached to the building but avoiding glare to the residents on the ground floor while providing adequate light to the right of way, consistent with the surrounding residential lighting strategies of the neighborhood.

PL2-C WEATHER PROTECTION

C-1. Locations and Coverage: Overhead weather protection is encouraged and should be located at or near uses that generate pedestrian activity such as entries, retail uses, and transit stops.

C-2. Design Integration: Integrate weather protection, gutters and downspouts into the design of the structure as a whole, and ensure that it also relates well to neighboring buildings in design, coverage, or other features.

C-3. People-Friendly Spaces: Create an artful and people-friendly space beneath building.

RESPONSE: Canopies will provide weather protection along the retail storefront. A large entry canopy will become the focus and main welcoming element that will direct residents to the entry lobby. Canopies will meet the intent of the proposed revisions to the Pedestrian Zone overlay.

PL2-D WAYFINDING

D-1. Design as Wayfinding: Use design features as a means of wayfinding wherever possible.

RESPONSE: A public pathway has been designed to guide the public from the crosswalk in the intersection, into the southern patio, under the arcade and into the plaza. The residential entry is highly visible, part of the protruding massing which aligns with the residential elevator lobby above. The canopy emphasizes the residential entry further within the plaza as a marquee to the residential entry.

PL3 STREET-LEVEL INTERACTION

PL3-A ENTRIES

PL3-A-1. Design Objectives: Design primary entries to be obvious, identifiable, and distinctive with clear lines of sight and lobbies visually connected to the street.

PL3-A-2. Common Entries: Multi-story residential buildings need to provide privacy and security for residents but also be welcoming and identifiable to visitors.

PL3-A-3. Individual Entries: Ground-related housing should be scaled and detailed appropriately to provide for a more intimate type of entry.

PL3-A-4. Ensemble of Elements: Design the entry as a collection of coordinated elements including the door(s), overhead features, ground surface, landscaping, lighting, and other features.

RESPONSE: The massing of the building breaks the project into three distinct pieces: north, central connector, and south. This gives the opportunity to create a public plaza facing MLK and a private courtyard facing the residential neighbor to the west, while connecting the building to the rhythm of the existing developments to the north. The scale of the project is further reduced by the introduction of pedestrian scale landscape elements that leads one to the residential entry from the intersection to the door.

The central connector where the entry is located is protruding in to the plaza in massing to give it prominence in the space, and distinction to the retail entries open directly to the plaza.

PL3-B RESIDENTIAL EDGES

PL3-B-1. Security and Privacy: Provide security and privacy for residential buildings through the use of a buffer or semi-private space between the development and the street or neighboring buildings.

PL3-B-2. Ground-level Residential: Privacy and security issues are particularly important in buildings with ground-level housing, both at entries and where windows are located overlooking the street.

PL3-B-3. Buildings with Live/Work Uses: Maintain active and transparent facades in the design of live/work residences. Design the first floor so it can be adapted to other commercial use as needed in the future.

PL3-B-4. Interaction: Provide opportunities for interaction among residents and neighbors.

RESPONSE: The main entry to the residential building is through secured main doors highly visible and transparent from the street and well illuminated with the plaza. During the day, the leasing office will offer an extra set of eyes on the lobby and pedestrian traffic.

Most of the ground-level residential dwelling units face S Alaska Street and the neighboring S Snoqualmie building towards the west. Privacy is achieved in two ways: the units are raised above grade and setback a minimum 13'-9" and a maximum 28'-11"back from the right of way facing S Alaska Street and there is a low lying vegetation buffer between the path and the building face.

On the west side of the building, security is established by internalizing the courtyard with landscaping and low key fencing that will be visually pleasant to be neighbors and still provide the adequate security to residents. The Live/Work units facing S Snoqualmie Street have a more residential character, in line with providing a transition between the NC zone and LR zone down this side street.

The plaza is the main space in this project that will offer a place for interaction for residents as well as the public. A more private space is the courtyard amenity off the amenity room which will be separated with landscaping to provide a secondary level of privacy to the residential units that have their own decks at this level.

PL3-C RETAIL EDGES

PL3-C-1. Porous Edge: Engage passersby with opportunities to interact visually with the building interior using glazing and transparency. Create multiple entries where possible and make a physical and visual connection between people on the sidewalk and retail activities in the building.

PL3-C-2. Visibility: Maximize visibility into the building interior and merchandise displays. Consider fully operational glazed wall-sized doors that can be completely opened to the street, increased height in lobbies, and/or special lighting for displays.

PL3-C-3. Ancillary Activities: Allow space for activities such as sidewalk vending, seating, and restaurant dining to occur. Consider setting structures back from the street or incorporating space in the project design into which retail uses can extend.

Here too the residential lobby and the amenity area occupy too much space along the plaza fronting MLK. Increasing the amount of retail or other commercial space would likely generate more pedestrian activity. The arcade appears orphaned and doesn't succeed in creating a connection between the plaza at the corner and the linear plaza on MLK. It could wrap around to the south and north or alternatively be eliminated enhancing the amount of light into the ground floor commercial spaces.

RESPONSE:

VISUAL CONNECTION:

We are optimistic that these two buildings will act as a turning point for retail at this intersection of the city and become a node for positive retail and community activity. We also realize that it will take time and energy for it to be realized. As an essential part of our design and program, we are attempting to leverage the 150-200 people who will live on site along with the hundreds that engage the transit center in sparking this interest. Thus, a critical element of the design is in mixing the residential units with amenity space. This mixing of activities will provide the right balance between the consistency of residential occupation with the variability of an amenity space. This is the "Living Room" of the project and its "back porch," a place to sit back and enjoy the afternoon with friends and fellow residents.

While the East Site has a back porch providing a visual connection with the neighborhood beyond and the play field, the West Site's back porch will be more internally focused and become in turn the visual modulation of activity to its neighbor.

The design of the retail space and Flex Space hinges on their flexibility and capacity to spill over and activate the plaza.

The Living Room is in contrast to the front door and the "Front Porch" that we have created with the plaza.

ZONE TRANSITION - SOUTH

The building-street relationship along S Alaska Street consist of building mass generously setback from the right of way with lush vegetation.

We strived to keep the language consistent between the East and West projects while at the same time allowing each to uniquely address the corner of this busy intersection. Unlike the East site which has a tower element in the corner marking the beginning of the eastern Neighborhood Connector Pathway, the West Site is marked by its absence, elevating the tower element of its sister project

The retail spaces facing MLK turn the corner to face south. A southern patio facing the intersection is created to address the corner here. Midway up the block on S Alaska Street, the building massing steps back again, mirroring the massing orientation of its neighbor to the west, as well as the building-street relationship with lush flora as buffer.

Per zoning code, the street-level street facing facade of this site (which is in a pedestrian zone) is to be 80% occupied with commercial retail. We are however proposing that for this particular site with its adjacency to a quieter residential zone, that residential program will be more suitable in a larger portion than what

is specified by the zoning code to provide a comfortable transition, alleviating what would otherwise be an abrupt transition of commercial to residential.

ZONE TRANSITION - NORTH

As with the south elevation, we are also proposing the same treatment on the north where the retail turns the corner, transitions into two live-work units and then midway up the block the building is occupied with residential amenity, reflecting the quiet nature of the residential neighborhood to the west.

PL4 ACTIVE TRANSPORTATION:

PL4-A ENTRY LOCATIONS AND RELATIONSHIPS

PL4-A-1. Serving all Modes of Travel: Provide safe and convenient access points for all modes of travel.

PL4-A-2. Connections to All Modes: Site the primary entry in a location that logically relates to building uses and clearly connects all major points of access.

RESPONSE: The project takes advantage of its location at the corner of this busy intersection and proximity to the Columbia City Light Rail Station and bus stops serving MLK and Alaska.

Pedestrians are served on all three street oriented sides of the building with a networks of sidewalks and paved paths. The building is permeable on three sides for residents and commercial access, automobiles and bicycle traffic.

PL4-B PLANNING AHEAD FOR BICYCLISTS

PL4-B-1. Early Planning: Consider existing and future bicycle traffic to and through the site early in the process so that access and connections are integrated into the project along with other modes of travel.

PL4-B-2. Bike Facilities: Facilities such as bike racks and storage, bike share stations, shower facilities and lockers for bicyclists should be located to maximize convenience, security, and safety.

PL4-B-3. Bike Connections: Facilitate connections to bicycle trails and infrastructure around and beyond the project.

RESPONSE: The project houses a large, secure, indoor bicycle room meeting the required parking stalls for residents and providing a bike workshop area for repairs, directly accessible from the street.

Bicycle parking for the retail will also be provided in the right of way to serve guests of the retail and residential uses.

PL4-C PLANNING AHEAD FOR TRANSIT

PL4-C-1. Influence on Project Design: Identify how a transit stop (planned or built) adjacent to or near the site may influence project design, provide opportunities for placemaking.

PL4-C-2. On-site Transit Stops: If a transit stop is located onsite, design project-related pedestrian improvements and amenities so that they complement any amenities provided for transit riders.

PL4-C-3. Transit Connections: Where no transit stops are on or adjacent to the site, identify where the nearest transit stops and pedestrian routes are and include design features and connections within the project design as appropriate.

RESPONSE: The project is in close proximity to the Columbia City Light Rail Station, and one bus stop located next to the southern patio on Alaska. There is opportunity for commuter traffic to activate the southern patio, reinforced by retail that will further enhance their commuter experience.

DC1 PROJECT USES AND ACTIVITIES

DC1-A ARRANGEMENT OF INTERIOR USES

DC1-A-1. Visibility: Locate uses and services frequently used by the public in visible or prominent areas, such as at entries or along the street front.

DC1-A-2. Gathering Places: Maximize the use of any interior or exterior gathering spaces.

DC1-A-3. Flexibility: Build in flexibility so the building can adapt over time to evolving needs, such as the ability to change residential space to commercial space as needed.

DC1-A-4. Views and Connections: Locate interior uses and activities to take advantage of views and physical connections to exterior spaces and uses.

RESPONSE: Retail spaces are supported by overhead canopies and/or overhangs that encloses the arcade along the two street frontages. An overhang at the entry projects out into the plaza to help the visually announce the main entry to the building from the sidewalk. Space is set aside for retail tenants to activate a small space outside their shops — space enough to occupy, while not relying on retail to make the plaza function.

DC1-B VEHICULAR ACCESS AND CIRCULATION

DC1-B-1. Access Location and Design: Choose locations for vehicular access, service uses, and delivery areas that minimize conflict between vehicles and non-motorists wherever possible. Emphasize use of the sidewalk for pedestrians, and create safe and attractive conditions for pedestrians, bicyclists, and drivers.

DC1-B-2. Facilities for Alternative Transportation: Locate facilities for alternative transportation in prominent locations that are convenient and readily accessible to expected users.

West Building: Discussion focused on the choice of access for the garage and service area. The adjacent Snoqualmie Place has driveway along the east edge of the site. The applicant could potentially share the driveway and enter the garage from the west or create a new curb cut along S. Snoqualmie St and enter the building from the north. The Board thinks that access from the west had greater advantages. Ensure the safety of pedestrians who use the same driveway as a path.

RESPONSE: The design in this area has not change since the first EDG meeting and the shared access easement is still the proposed access point for automobiles and trash.

DC2 ARCHITECTURAL CONCEPT

DC2-A MASSING

DC2-A-1. Site Characteristics and Uses: Arrange the mass of the building taking into consideration the characteristics of the site and the proposed uses of the building and its open space.

DC2-A-2. Reducing Perceived Mass: Use secondary architectural elements to reduce the perceived mass of larger projects.

RESPONSE: The design incorporates a strong break in massing of this building which occupies an entire block. The building continues the framework of 4 story buildings along MLK by briefly reconnecting with the building to the north before introducing a break along the street (plaza). Secondary elements such as balconies and canopies further articulate the facade. The change in materiality reinforces the primary functions and uses so that they can be readily understood from the exterior, making the building easy to access and understand.

DC2-B ARCHITECTURAL AND FACADE COMPOSITION

DC2-B-1. Façade Composition: Design all building facades—including alleys and visible roofs— considering the composition and architectural expression of the building as a whole. Ensure that all facades are attractive and well-proportioned.

DC2-B-2. Blank Walls: Avoid large blank walls along visible façades wherever possible. Where expanses of blank walls, retaining walls, or garage facades are unavoidable, include uses or design treatments at the street level that have human scale and are designed for pedestrians.

RESPONSE: While the massing breaks help the overall buildings legibility from afar, up close, they create an active plaza space to strengthen the relationship between the inside and outside of the building along the street side. Similarly, a break in the building along the back (courtyard) address the neighbor's proximity to the site.

The facade all around the building has two major types of articulation used for space making and delineation.

The more articulated composition of the focal corner elements consists of horizontal bands that runs at each residential floor line, together with the change in material vertically, they break the monotony of the massing with both shadow and color. This elevation is in contrast to the walls surrounding the plaza which has a simpler color palette and definition but that still plays with shadows and colors by way of the recessed balconies on what would otherwise be a flat elevation.

This play between the more articulated elevations against a simpler one in the recess that creates the plaza, gives the building strength, legibility and human scale.

DC2-C SECONDARY ARCHITECTURAL FEATURES

DC2-C-1. Visual Depth and Interest: Add depth to facades where appropriate by incorporating balconies, canopies, awnings, decks, or other secondary elements into the façade design. Add detailing at the street level in order to create interest for the pedestrian and encourage active street life and window shopping (in retail areas).

DC2-C-2. Dual Purpose Elements: Consider architectural features that can be dual purpose— adding depth, texture, and scale as well as serving other project functions.

DC2-C-3. Fit With Neighboring Buildings: Use design elements to achieve a successful fit between a building and its neighbors.

RESPONSE: Horizontal banding, balconies, canopies and an enhanced coping add detail and character. Change in materials and color is used as a means of providing scale and tying the building together across its length. Balconies allow for activity at several levels of the building, and provide shadow and depth.

DC2-D SCALE AND TEXTURE

DC2-D-1. Human Scale: Incorporate architectural features, elements, and details that are of human scale into the building facades, entries, retaining walls, courtyards, and exterior spaces in a manner that is consistent with the overall architectural concept

DC2-D-2. Texture: Design the character of the building, as expressed in the form, scale, and materials, to strive for a fine-grained scale, or "texture," particularly at the street level and other areas where pedestrians predominate.

RESPONSE: Materials will have a higher quality of texture and detailing integrated into the pedestrian level. Upper levels will consist of clean, modern siding, along with attractive metal Juliet balconies and detailing where appropriate to enhance the texture of the building. Signage and graphics around the pedestrian level and as viewed from a distance are important to the team, and will be considered though design review. A consistent graphics system will identify the project, while space for individual tenants will allow for unique identities.

DC2-E FORM AND FUNCTION

DC2-E-1. Legibility and Flexibility: Strive for a balance between building use legibility and flexibility. Design buildings such that their primary functions and uses can be readily determined from the exterior, making the building easy to access and understand. At the same time, design flexibility into the building so that it may remain useful over time even as specific programmatic needs evolve.

RESPONSE: The view from afar acknowledges the responsibility of being the focal point of Rainier Vista and the rail station. Retail areas are easy to identify with canopies that signify their unique qualities with color and light. The primary entry is bold and distinct, the apex of energy drawn from the plaza, while the "back porch" of the building is quiet and simple, in regards to the neighbors.

DC3 OPEN SPACE CONCEPT

DC3-A BUILDING-OPEN SPACE RELATIONSHIP

DC3-A-1. Interior/Exterior Fit: Develop an open space concept in conjunction with the architectural concept to ensure that interior and exterior spaces relate well to each other and support the functions of the development.

RESPONSE: As previously described, both the Plaza and the courtyard were specifically designed to create the best relationship between the open spaces on-site and on adjacent sites.

DC3-B OPEN SPACE USES AND ACTIVITIES

DC3-B-1. Meeting User Needs: Plan the size, uses, activities, and features of each open space to meet the needs of expected users, ensuring each space has a purpose and function.

DC3-B-2. Matching Uses to Conditions: Respond to changing environmental conditions such as seasonal and daily light and weather shifts through open space design and/or programming of open space activities.

DC3-B-3. Connections to Other Open Space: Site and design project-related open spaces to connect with, or enhance, the uses and activities of other nearby public open space where appropriate.

DC3-B-4. Multifamily Open Space: Design common and private open spaces in multifamily projects for use by all residents to encourage physical activity and social interaction.

West building. The massing and shape comprising the south end of the structure creates pinch points that impede pedestrian traffic movement for pedestrian movement along S. Alaska St. connecting to circulation north and south bound to the east of SHA's Snoqualmie Place.

RESPONSE: The building allows for a small south facing plaza, with direct connections to the sidewalk and pathway system in place. This plaza is a respite from the bustle of the street, a place to wait for a bus, engage with retail and connect to the Rainer Vista system of pathways. Spaces are both compressed and opened wide and defined with appropriate landscaping to accentuate their public or private nature. Existing pedestrian circulation systems are retained.

A critical element of the design that responds well with the site is the mixing of residential units with amenity space along the western edge of the project. This mixing of activities will provide the right balance and consistency of residential occupation with the variability of amenity space. For the residential units, a view out to an internal courtyard has been established by raising the floor level by four feet. This separation also provides the right balance between the need for privacy, and encouraging residents to be part of the eyes on the street towards S Alaska Street

The landscape design also anticipates this relationship by proving low planting abutting the building and holding the sidewalk an average of 10' from the building.

Security for the residents is also critical to the development team, thus we have chosen to discourage access and enhance visibility from this side of the building.

DC3-C DESIGN

DC3-C-1. Reinforce Existing Open Space: Where a strong open space concept exists in the neighborhood, reinforce existing character and patterns of street tree planting, buffers or treatment of topographic changes. Where no strong patterns exist, initiate a strong open space concept that other projects can build upon in the future.

DC3-C-2. Amenities/Features: Create attractive outdoor spaces suited to the uses envisioned for the project.

DC3-C-3. Support Natural Areas: Create an open space design that retains and enhances onsite natural areas and connects to natural areas that may exist off-site and may provide habitat for wildlife.

RESPONSE: The internal courtyard on the west side of the project takes cues from the west neighbor's south facing plaza and creates a visual amenity to residents of both buildings. The plaza plays many roles in the project and it was mirrored after the existent open space in the area, much like the neighborhood play areas and community p-patches that serves the community.

DC4 EXTERIOR ELEMENTS AND FINISHES

DC4-A EXTERIOR ELEMENTS AND FINISHES

DC4-A-1. Exterior Finish Materials: Building exteriors should be constructed of durable and maintainable materials that are attractive even when viewed up close. Materials that have texture, pattern, or lend themselves to a high quality of detailing are encouraged.

DC4-A-2. Climate Appropriateness: Select durable and attractive materials that will age well in Seattle's climate, taking special care to detail corners, edges, and transitions.

RESPONSE: The primary exterior material will be fiber cement panels painted in two contrasting colors, gray and white, along with a consistent accent of yellow. The main accent material in the articulated elevations is a warm wood cladding material such as Prodema. The ground level exterior wall is mostly large storefront commercial windows.

DC4-B SIGNAGE

DC4-B-1. Scale and Character: Add interest to the streetscape with exterior signs and attachments that are appropriate in scale and character to the project and its environs.

DC4-B-2. Coordination with Project Design: Develop a signage plan within the context of architectural and open space concepts, and coordinate the details with façade design, lighting, and other project features to complement the project as a whole, in addition to the surrounding context.

RESPONSE: The main building signage is mounted on the elevation facing the plaza and highly visible from the intersection. The signage will be spot lit so as not to interfere or disturb tenant and neighboring building. The face of the residential entry canopy will also feature signage of the building. Retail signage will consist of blade sign spot lit above their respective entries.

DC4-C LIGHTING

DC4-C-1. Functions: Use lighting both to increase site safety in all locations used by pedestrians and to highlight architectural or landscape details and features such as entries, signs, canopies, plantings, and art.

DC4-C-2. Avoiding Glare: Design project lighting based upon the uses on and off site, taking care to provide illumination to serve building needs while avoiding off-site night glare and light pollution.

RESPONSE: Lighting is to be distributed throughout the residential as well as commercial canopies, bringing interest and glow to the plaza. Lighting accenting the Plaza will define and secure the public spaces. Additional lighting to the courtyard is also important to provided security but will also be designed so as not to disturb the dwelling units on this side of the building.

DC4-D Trees, Landscape, and Hardscape Materials

DC4-D-1. Choice of Plant Materials: Reinforce the overall architectural and open space design concepts through the selection of landscape materials.

DC4-D-2. Hardscape Materials: Use exterior courtyards, plazas, and other hard surfaced areas as an opportunity to add color, texture, and/or pattern and enliven public areas through the use of distinctive and durable paving materials. Use permeable materials wherever possible.

DC4-D-3. Long Range Planning: Select plants that upon maturity will be of appropriate size, scale, and shape to contribute to the site as intended.

DC4-D-4. Place Making: Create a landscape design that helps define spaces with significant elements such as trees.

West Building (Staff note). For an example of a comparable linear plaza such as the one proposed to extend along MLK, review the landscape plans for project # 3014877 in West Seattle. The design produces zones along the street that help reinforce the mix of adjacent uses.

RESPONSE: The project's landscape design is a playful contrast between the rectilinear and simple line of the architecture and a softer and rounder layout of the landscape features spread throughout the plaza. The already existing generous planting strip and trees on the right of way facing MLK are to remain to soften this edge and unify the plaza design with the right of way. New street trees will be planted on the Alaska right of way to provide shadow to the southern exposure on this side of the site.

The plaza will feature hardscape of different textures and colors, as well as densely planted beds to differentiate between circulation and potential retail seating area zones. This same language will be carried through the arcade and into the southern patio design overlooking the intersection.

DC4-E PROJECT ASSEMBLY AND LIFESPAN

DC4-E-1. Deconstruction: When possible, design the project so that it may be deconstructed at the end of its useful lifetime, with connections and assembly techniques that will allow reuse of materials.

RESPONSE: The project incorporates many major components of its structure and skin that are readily de-constructed and recycled. By participating in the Built-Green program, many non-toxic or low-VOC products will be required or selected.

RESPONSE TO EDG GUIDELINES

DESIGN GUIDELINES PRIORITY

DEVELOPMENT STANDARD DEPARTURES

At the time of the first EDG meeting, the applicant suggested that a departure might be requested for the requirement to produce 80% non-residential use at the street (SMC23.47A.005D.1.n) for each of the options. The lack of information inhibited the Board from adequately reviewing the request.

At the Second EDG meeting, this departure was not discussed further and DPD clarified that live/work uses cannot comprise more than 20% of the street frontage in a designated pedestrian zone (such as this).

BOARD DIRECTION

At the conclusion of the Second EDG meeting, the Board recommended that the building move forward to Master Use Permit application.

THE TOWER ELEMENT FOR SONATA EAST IS THE GATEWAY ELEMENT FOR THE NEIGHBORHOOD.

BOYS&GIRLS CLUB

SONATA EAST

Sonata East Tower

Sonata East is significantly proud of Sonata West

A hint of alignment

120'

STATION

SONATA WEST

Corner element

Strengthen the rhythm with the adjacent building and the Single Family across the street

CORNER AND SITE END CONDITION

Similar corner treatments at othello station (left) and Mount Baker Station Lofts (right)

Typical view approaching Columbia City from East-bound Alaska

SONATA EAST AND WEST RELATIONSHIP AS GATEWAY TO RAINIER VISTA

The corner of MLK and S Alaska is a prominent location, and the design team proposes to distinguish the corner by creating a strong end condition for the West site and ***allowing the East site to play the leading role.***

Although both projects face each other from across MLK Way, due to the angular intersection of the streets, both sites have very different characteristics and siting in relation to S Alaska and MLK. From the site plan, you can see how Sonata East sits proud and juts into the intersection while Sonata West recedes from the intersection.

Experientially, this is apparent as one travels both east and west bound along S Alaska. When travelling westward, Sonata West is hidden behind the corner massing of Sonata East. Sonata West's corner sits further back, opening up views to drivers travelling up the scenic route that gently curves to the right.

When travelling eastward, Sonata West mimics its massing with its neighbor and sits back behind the landscape/greenbelt and exceptional trees, allowing its site project to take front stage in the intersection.

SONATA WEST AS TERMINUS

The existing exceptional trees are located in an ideal area to create a small plaza, which will create a terminus of the Alaska Street "Urban trail" as it descends from the Greenbelt perched above to the west of Rainier Vista.


SONATA
SONATA

View from Alaska facing north-west

CORNER AND SITE END CONDITION

The SE corner is a strong individual element rich with detail, and framed by areas of clear, simple background elements.

To the NE corner, a similar rich mass terminates the building at S Snoqualmie.


SON
MLK Way
South Plaza
South Alaska Street

South Plaza

DESIGN PROPOSAL

STREET EXPERIENCE: SOUTH FACING PLAZA

As a corner site and the focal point for the Rainier Vista development, we have strived to create both a visual interest in the facade, and an active public amenity at the street. The rotated tower element opens the building up at the ground level for pedestrian and visual connectivity to the play field. Its presence is further emphasized by its distinct materiality from the rest of the building. This tower element provides strong visual statement at the intersection and at this prominent gateway site. The mass of the building above and at the plaza has been pulled back to allow better sunlight into the plaza and the retail in the plaza has been pulled back to align to provide excellent visual connection from the pedestrian curb ramp to the south.

This proposed tower element is elevated from the ground level providing a large, comfortable covered outdoor seating area for the related retail space, and an additional pedestrian connection to the east.

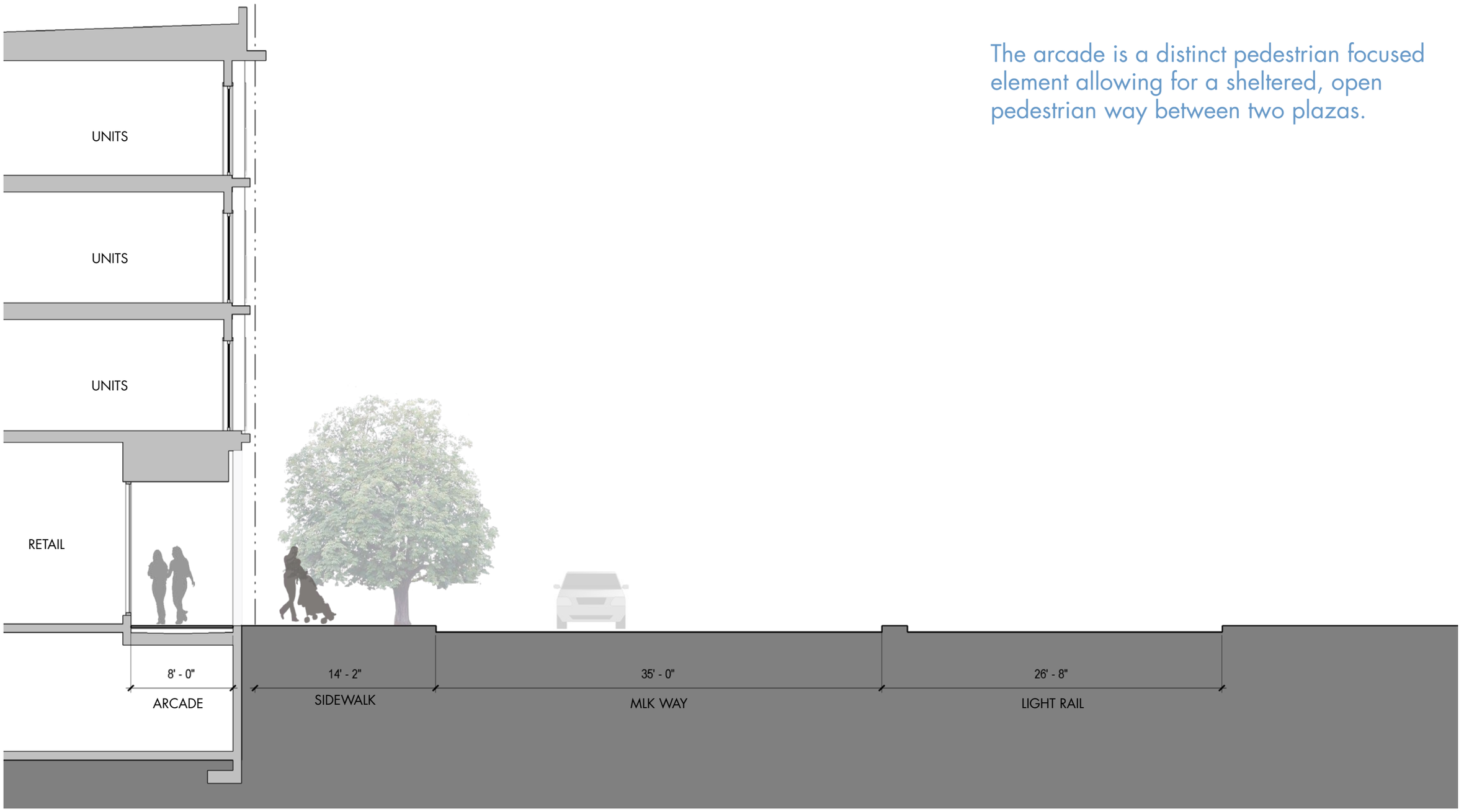
BDR Capital Partners LLC

nk NICHOLSON KOVALCHICK ARCHITECTS

DESIGN PROPOSAL

STREET EXPERIENCE: ARCADE CONNECTOR

The arcade is a distinct pedestrian focused element allowing for a sheltered, open pedestrian way between two plazas.

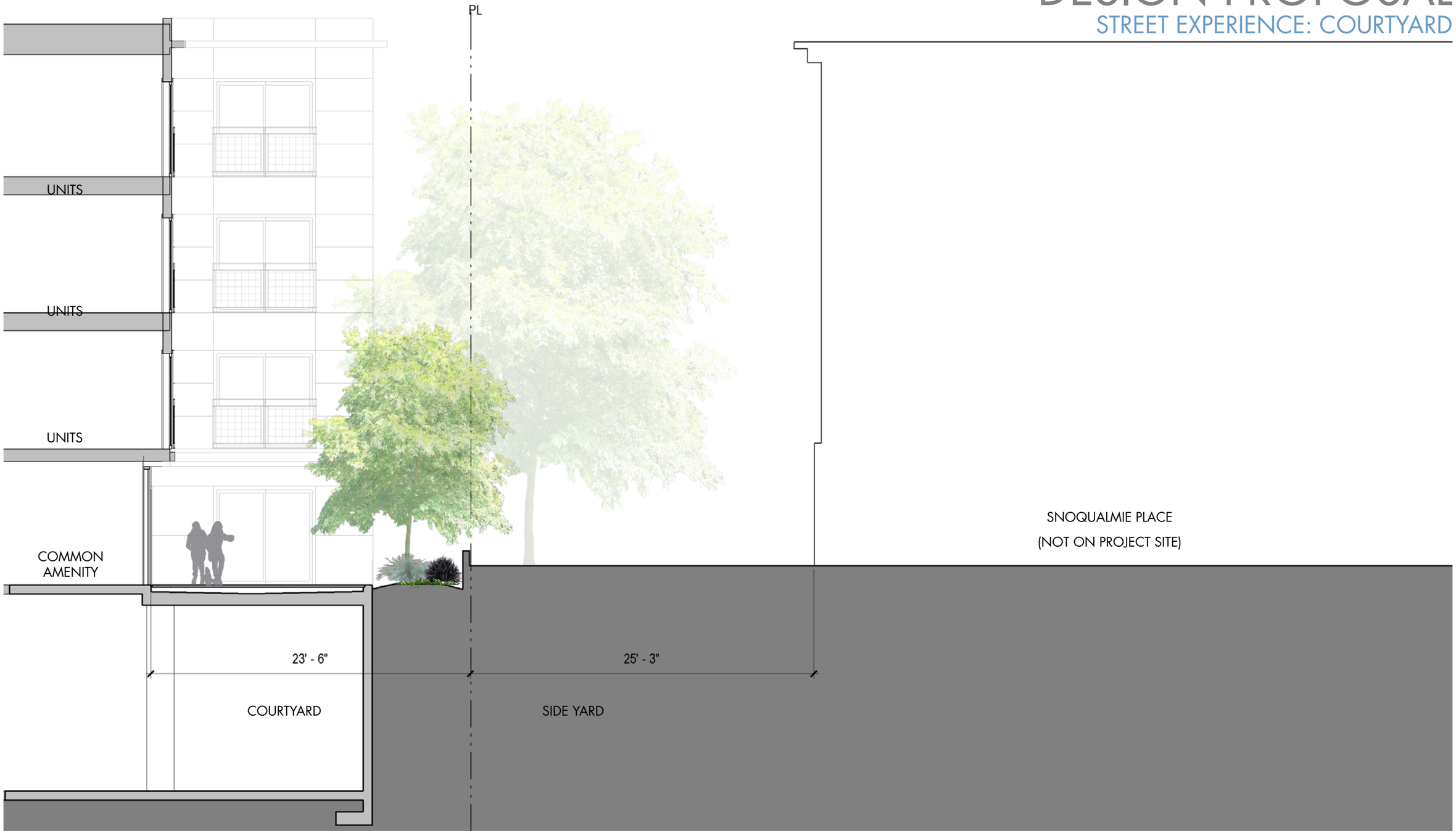



TKK
SAVINI


SAVINI
ELEVATOR LOBBY
ELEVATOR LOBBY
ELEVATOR LOBBY
RESIDENTIAL ENTRY
PLAZA
SIDEWALK
MLK WAY

DESIGN PROPOSAL

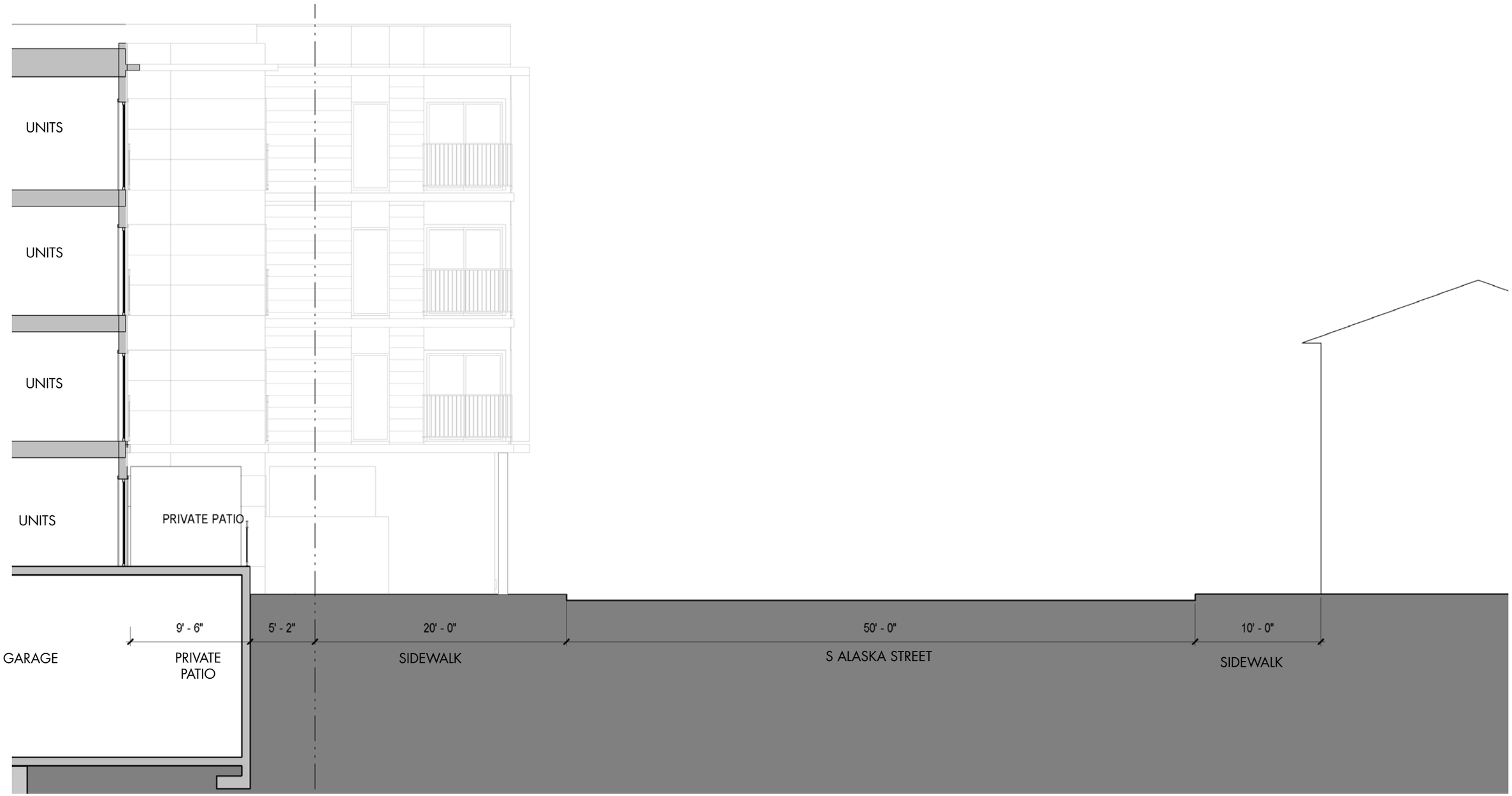
STREET EXPERIENCE: COURTYARD




SONATA

DESIGN PROPOSAL

STREET EXPERIENCE: RESIDENTIAL AT S ALASKA STREET




LIVE WORK
BIKE ROOM
ENTRY
ACCESS
DRIVEWAY

DESIGN PROPOSAL

STREET EXPERIENCE: S SNOQUALMIE STREET

The building frontage on Snoqualmie Street takes a different identity as it turns the corner away from the main street to become more residential in character, blending with its adjacent neighborhood. Here, the building strives to be considerate of all edges, creating an active and fun facade where the bike commuter entrance is located, correspondng with the slower street use and nearby dog park, along with two live-wrok units

PLAN

SYMBOL	DESCRIPTION
	FIBERGLASS PLANTER: 24" X 72" X 30" HT., WILSHIRE BY TOURNESOL SITEWORKS OR APPROVED EQUAL. COLOR-BLACK OR TBD, SET ON SHIMS OR PEDESTALS
	FIBERGLASS PLANTER: 24" X 84" X 30" HT., WILSHIRE BY TOURNESOL SITEWORKS OR APPROVED EQUAL. COLOR-BLACK OR TBD, SET ON SHIMS OR PEDESTALS

A 2' X 2' PRECAST CONC. PAVERS ON PEDESTALS

B 1' X 2' PRECAST CONC. PAVERS ON PEDESTALS

C CONC. TOPPING SLAB ON STRUCTURE W/ SAWCUT JTS.

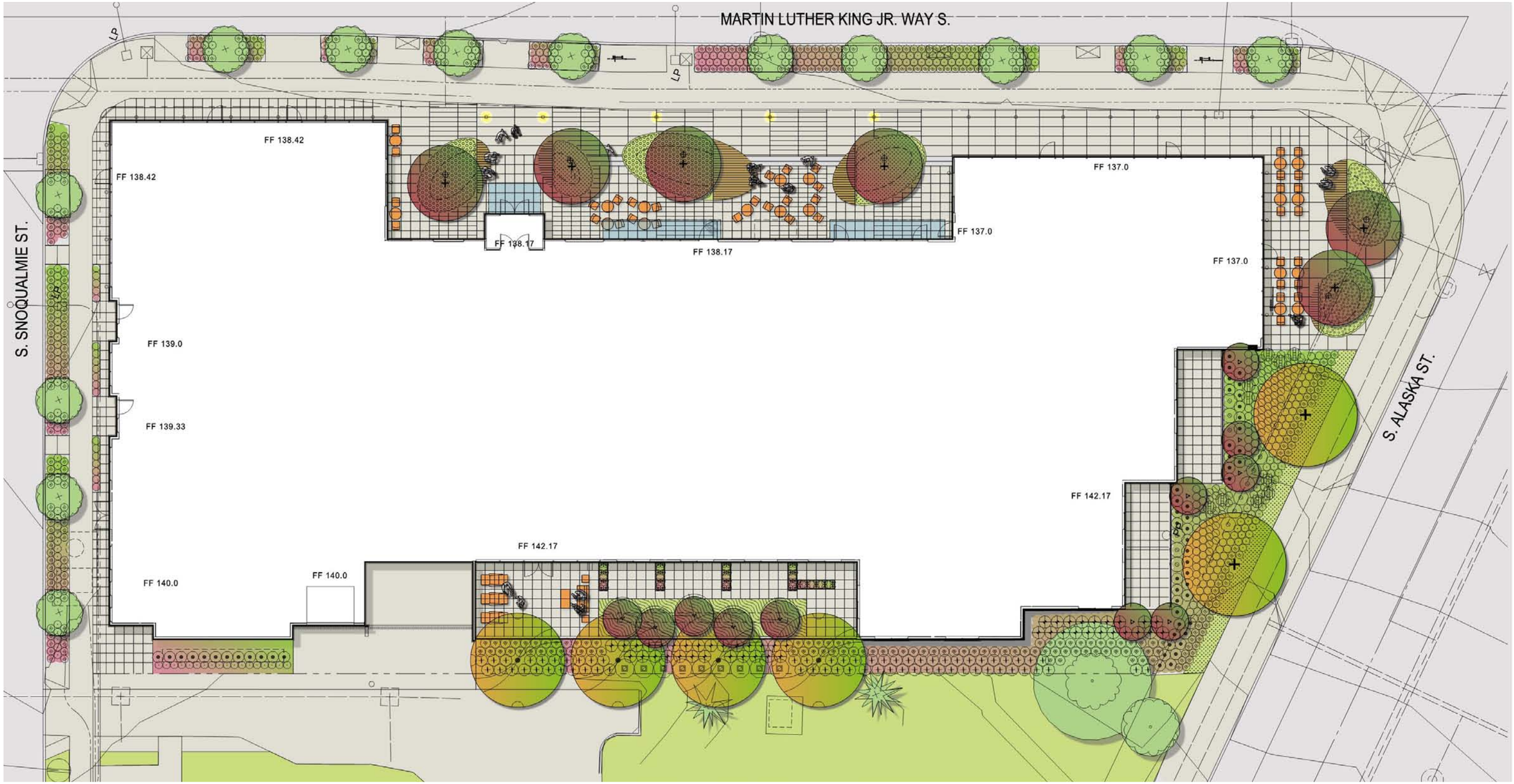
D CONC. PVMT. ON GRADE W/ SAWCUT JTS.

SITE FURNITURE
BY OWNER

0 20 40 < north

ROW CONCRETE PAVING

1. PER COS STD. PLAN 420 W/ THE FOLLOWING EXCEPTION; SAND COATED THROUGH JTS.



BDR Capital Partners LLC

nk NICHOLSON KOVALCHICK ARCHITECTS

PLANTS

SYMBOL	BOTANICAL NAME / COMMON NAME	SIZE	CONDITION	SPACING
TREES	(STREET TREE SELECTION ON S. ALASKA ST., ALLEE ELM, APPROVED BY SDOT ARBORIST BILL ALMES, FEB. 2, 2015, BY EMAIL)			
	ACER CIRCINATUM/VINE MAPLE *	8-10' HT.	B & B	PER PLAN
	ACER PALMATUM/JAPANESE MAPLE	12-14' HT.	B & B	PER PLAN
	ULLMUS PARVIFOLIA 'EMER II'/ALLEE ELM	2-1/2" CAL.	B & B	PER PLAN
	CERCIDIPHYLLUM JAPONICUM/KATSURA TREE	12-14' HT.	B & B	PER PLAN
	AMELANCHIER 'AUTUMN BRILLIANCE'	6-8'HT.	CONT.	PER PLAN
SHRUBS				
	BUXUS MICROPHYLLA 'WINTER GEM'/JAPANESE BOXWOOD *	1 GAL.	CONT.	24" O.C.
	CAMELLIA SANSANQUA 'YULETIDE' / 'YULETIDE' CAMELLIA *	5 GAL.	CONT.	36" O.C.
	MAHONIA REPENS/CREEPING MAHONIA	1 GAL.	CONT.	18" O.C.
	NANDINA DOMESTICA/'MOON BAY'/HEAVENLY BAMBOO *	1 GAL.	CONT.	30" O.C.
	RHODODENDRON 'HINO CRIMSON'	1 GAL.	CONT.	24" O.C.
	ILEX CRENATA 'CONVEXA' *	1 GAL.	CONT.	24" O.C.
	VIBURNUM DAVIDII / DAVID'S VIBURNUM *	5 GAL.	CONT.	36" O.C.
	VIBURNUM BODENTENSE 'DAWN'/BODENT VIBURNUM	5 GAL.	CONT.	36"O.C.
	LONICERA PILEATA / BOXLEAF HONEYSUCKLE	1 GAL.	CONT.	24" O.C.
	POLYSTICHUM MUNITUM/ SWORD FERN *	1 GAL.	CONT.	24" O.C.
	PYRACANTHA COCCINEA / SCARLET FIRETHORN	5 GAL.	CONT.	
	PHYLLOSTACHYS AUREA / GOLDEN BAMBOO	5 GAL.	CONT.	
	IMPERATA CYLINDRICA 'RED BARON' / 'RED BARON' JAPANESE BLOODGRASS	1 GAL.	CONT.	
	OPHIOPOGON PLANISCAPUS 'NIGRESCENS'/ BLACK MONDO GRASS	1 GAL.	CONT.	
	MAHONIA AQUIFOLIUM 'COMPACTA' / COMPACT OREGON GRAPE *	5 GAL.	CONT.	
	VACCINIUM OVATUM / EVERGREEN HUCKLEBERRY *	5 GAL.	CONT.	
GROUNDCOVERS				
	LIRIOPE SPICATA / CREEPING LILYTURF *	1 GAL.	CONT.	
	PACHYSANDRA TERMINALIS/JAPANESE SPURGE *	4" POT		
MOUND MIX #1				
	AZALEA 'HINO CRIMSON' / HINO CRIMSON	1 GAL.	CONT.	
	PACHYSANDRA TERMINALIS / PACHYSANDRA	4" POT		
MOUND MIX #2				
	ILEX CRENATA 'CONVEXA' / JAPANESE HOLLY	1 GAL.	CONT.	
	LIRIOPE SPICATA / CREEPING LILYTURF	1 GAL.	CONT.	
MOUND MIX #3				
	IMPERATA CYLANDRICA 'RED BARON' / RED BARON JAPANESE BLOODGRASS	1 GAL.	CONT.	

Green Japanese Maple
Acer palmatum

Allee® Elm
Ulmus parvifolia 'Emer II'

Katsura
Cercidiphyllum japonicum

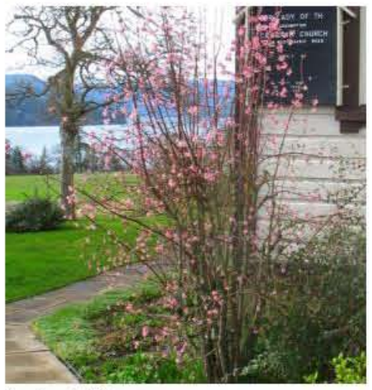
Serviceberry
Amelanchier 'Autumn Brilliance'

Yuletide Camellia
Camellia sansanqua 'Yuletide'

'Hino Crimson' Azalea
Rhododendron 'Hino Crimson'

Compact Japanese Holly
Ilex crenata 'Compacta'

David's Viburnum
Viburnum davidii



Bodent Viburnum
Viburnum bodentense 'Dawn'

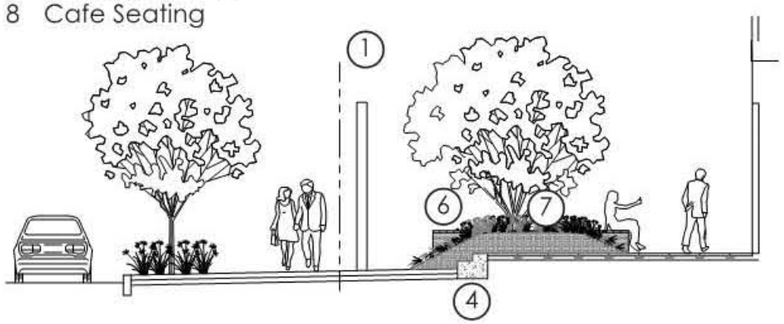
Boxleaf Honeysuckle
Lonicera pileata

Golden Bamboo
Phyllostachus aurea

Compact Oregon Grape
Mahonia aquifolium 'Compacta'

STREET

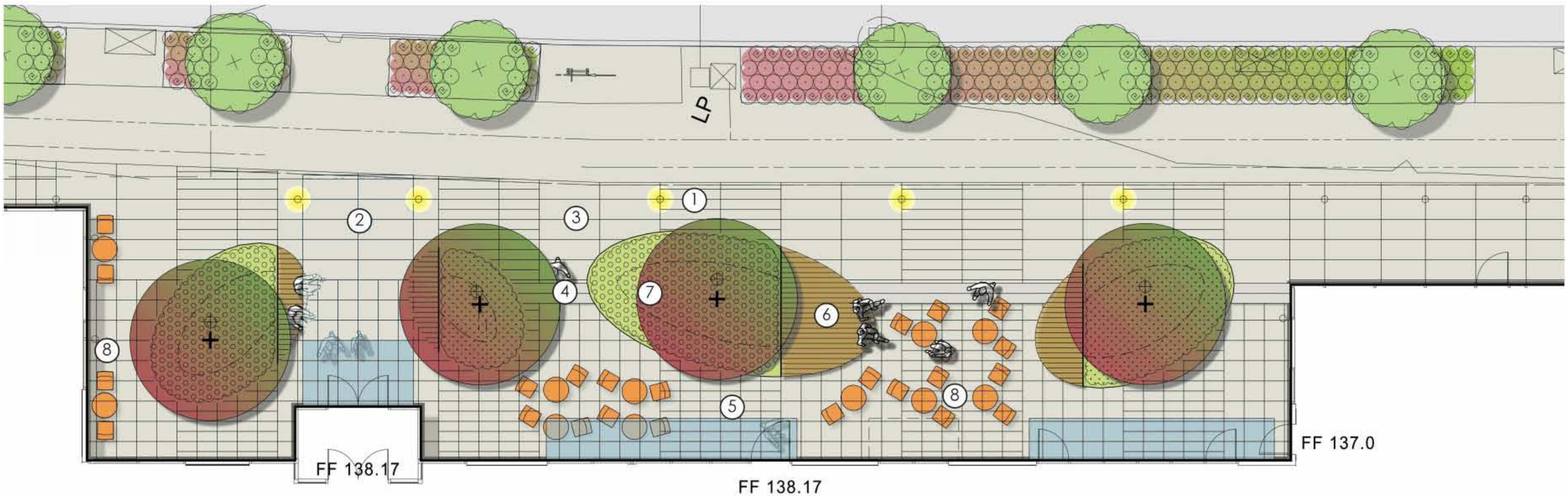
1 Light
2 Canopy
3 Topping Slab
4 Steps
5 Pedestal Pavers
6 Deck Seating
7 Planting Mounds
8 Cafe Seating



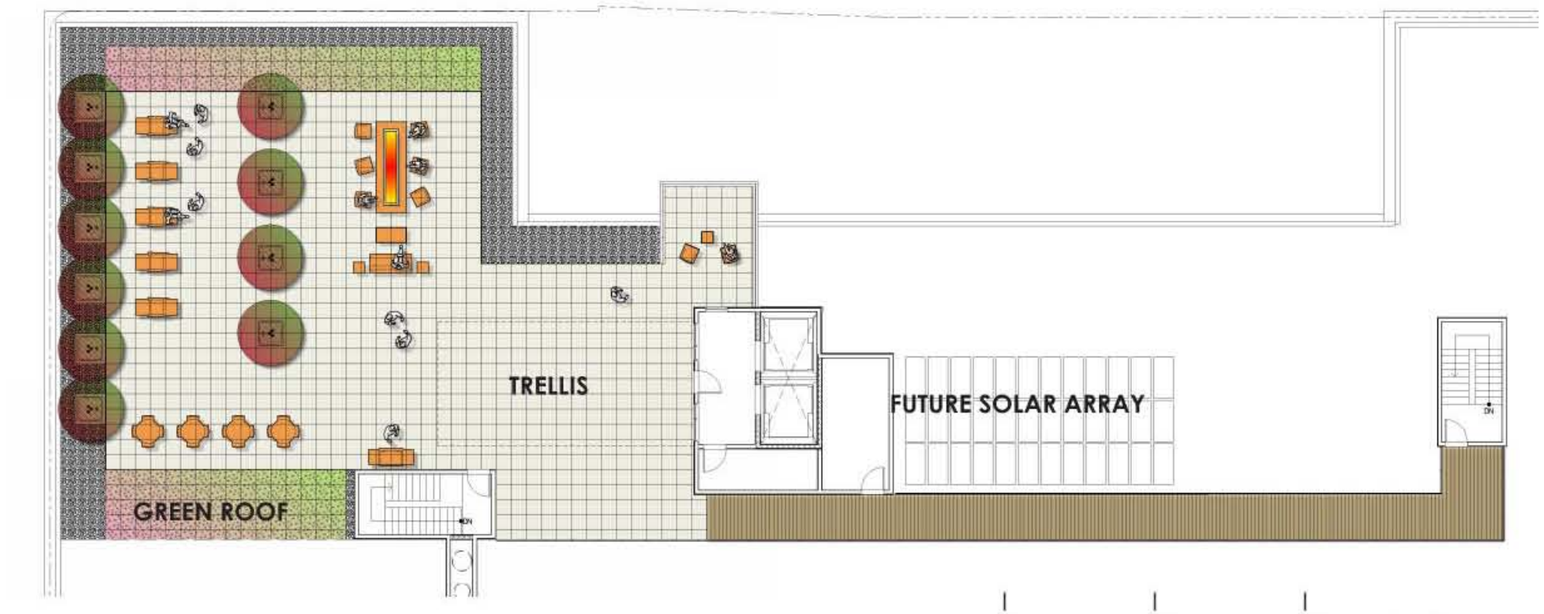
6 Deck Seating

7 Planting Mounds

8 Cafe Seating



ROOF



MATERIALS & FINISHES ROOF

SYMBOL	DESCRIPTION
	2' X 2' PRECAST PAVERS ON PEDESTALS ABBOTSFORD CONCRETE PRODUCTS 800.663.4091, PAVER COLOR/FINISH: TEXADA-NATURAL, PEDESTAL SYSTEM: APPIAN WAY BY ABBOTSFORD
	GREEN ROOF PLANTING: AVRS TRAYS FROM COLUMBIA GREEN TECHNOLOGIES W/ 5.25" MIN. PLANTING SOIL 503-683-9123 SEDUM TILE PRE-VEGETATED MATS AVAILABLE FROM ETERA, CONTACT DAVID GILMORE 360.661.2767
	FIBERGLASS PLANTER: 48" X 48" X 36" HT., WILSHIRE BY TOURNESOL SITEWORKS OR APPROVED EQUAL. COLOR-BLACK OR TBD SET ON SHIMS OR PEDESTALS
	1-1/2" WASHED DRAIN ROCK, FLUSH WITH TOP OF ADJACENT PAVING/GREEN ROOF TRAY

	BBQ TBD
	SITE FURNITURE BY OWNER
	GAS FIREPLACE TBD

PLANT SCHEDULE - ROOF

SYMBOL	BOTANICAL NAME/COMMON NAME	SIZE
TREE		
	PARROTIA PERSICA / PERSIAN IRONWOOD	1-1/2" CAL.
SHRUBS/GRASSES/GROUNDCOVERS		
	OPHIOPOGON PLANISCAPUS 'NIGRESCENS' BLACK MONDO GRASS	1 GAL.
	SEDUM TILE: BY ETERA 'COLOR MAX' PREPLANTED W/ STIPA TENVISSIMA @ 12" O.C. *	
*	DROUGHT TOLERANT PLANTS PER GREEN SEATTLE GREEN FACTOR PLANT LIST	

DESIGN PROPOSAL

LANDSCAPE DESIGN

Sedum tiles, Stipa, Seating, and Sun

COLUMN LIGHT
STREET LIGHTING
CANOPY DOWNLIGHT
CANOPY DOWNLIGHT
CANOPY DOWNLIGHT
TREE HIGHLIGHT
COLUMN SPOTLIGHT
FLOOR UPLIGHT
TREE HIGHLIGHT
WALL SCONCE
WALL SCONCE
RECESSED LIGHT
WALL SCONCE
POLE LIGHT





DESIGN PROPOSAL

SIGNAGE CONCEPT

DESIGN PROPOSAL

SIGNAGE CONCEPT

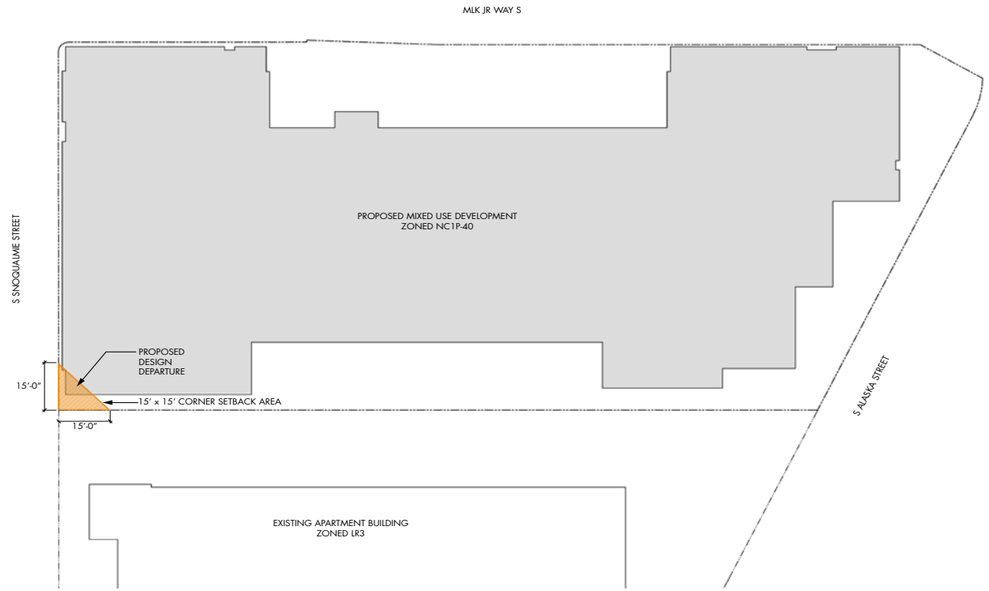
DEPARTURE #1: SMC 23.47A.014.B.1 CORNER SETBACK

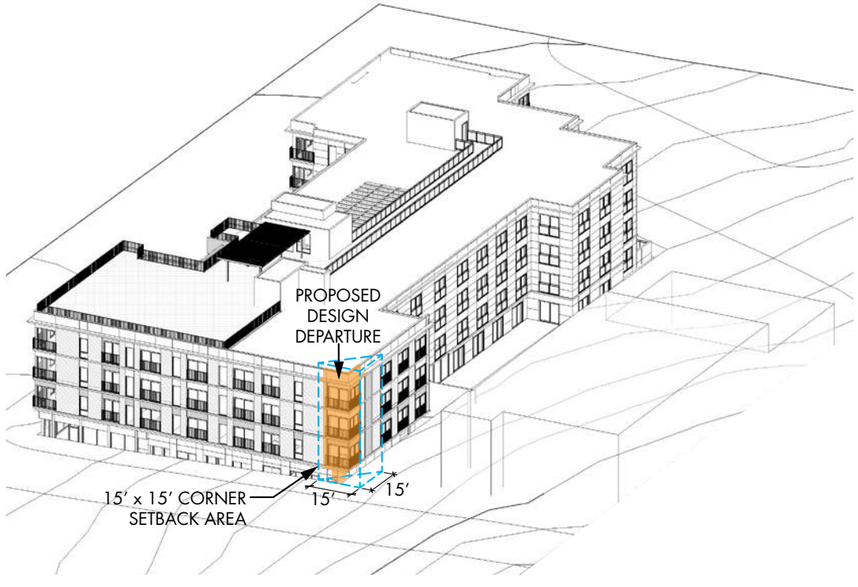
Requirement: A 15′ x 15′ corner setback required for a commercial lot abutting a side lot line in a residential zone. No development is allowed within setback

Proposed: The applicant is proposing a portion of the structure to be in the triangle setback, 7′-0″ by 7′-0″, no closer than 7′-0″ from the west lot line, for the upper stories. Glazing is provided at the corner for transparency to the full 15′ setback. Additionally the adjacent project is separated by a shared access driveway and is of similar scale to the project.

Departure rationale: This departure is requesting to build in a setback designed to act as a buffer between a large building and a small scale residential building. The setback buffer is redundant in this case due to a large shared driveway separating the two buildings. Furthermore, the adjacent project is of a similar scale to the proposed project and would not be impacted by the proposed building not cutting away at the corner.

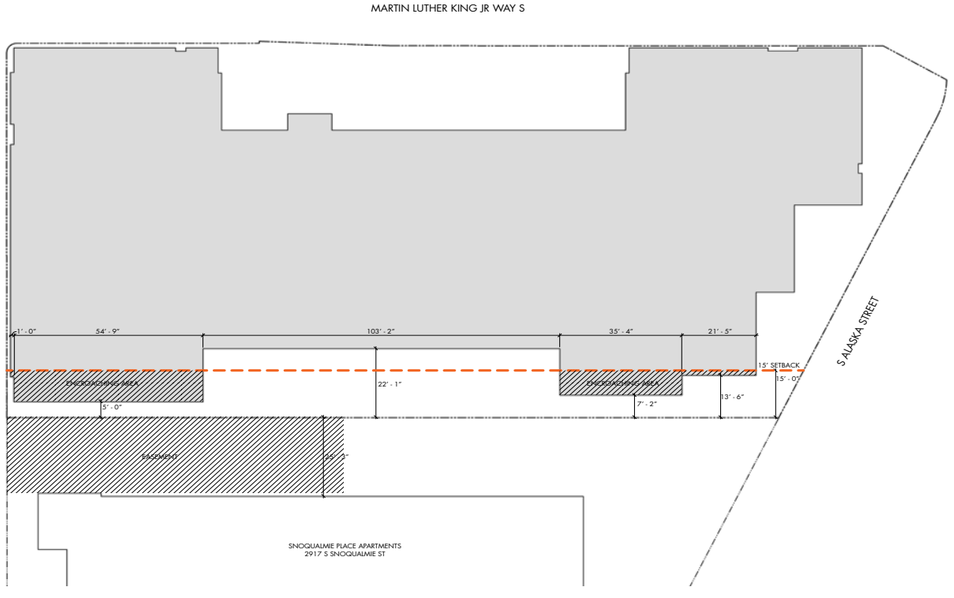
Associated guideline: PL-3 street level interaction, CS2 relationship to the block

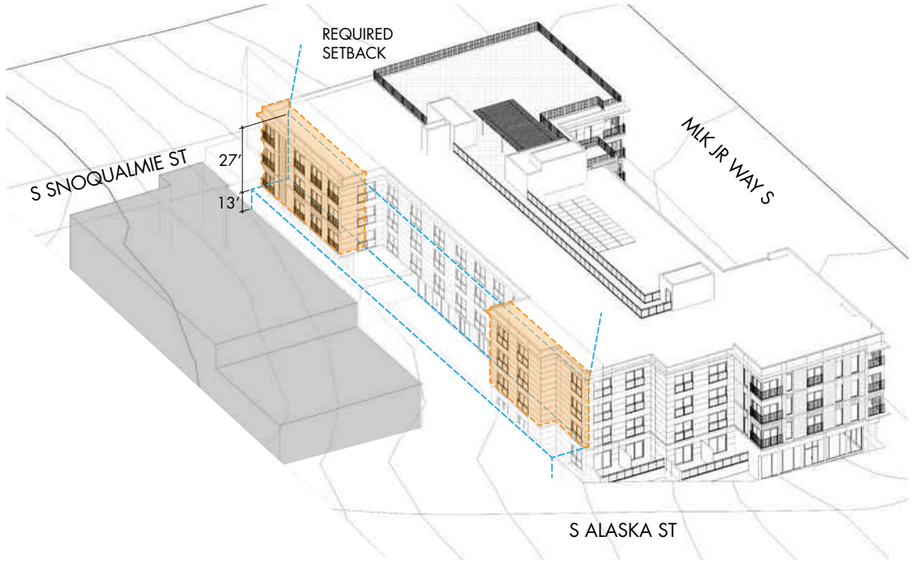




DEPARTURE #1 DIAGRAMS

PROJECT SITE





DEPARTURE #2 DIAGRAMS

DEPARTURE REQUESTS

DEPARTURE #2: SMC 23.47A.014.B.3 SIDE SETBACK

Requirement: A 15' setback required for that portion of the structure above 13' when a portion of the proposed structure contains a residential use. For each portion above 40' in height, additional setback at the rate of 2' for every 10' by which the height of such portion exceeds 40'

Proposed: The applicant is proposing the setback be averaged across the west elevation with a minimum of 5'-0" and and average of 18'-5"from ground to upper stories.

Departure rationale: This departure would provide an overall design that would better meet the intent of design review guideline c-2 by allowing for better modulation of the building on the west side to create a generous sized inner courtyard amenity for the future residents as well as landscaped views for the neighboring multifamily residents.

Associated guideline: PL-3 street level interaction, CS2 relationship to the block

DEPARTURE # 3: SMC 23.54.D.1.c - DRIVEWAY WIDTH

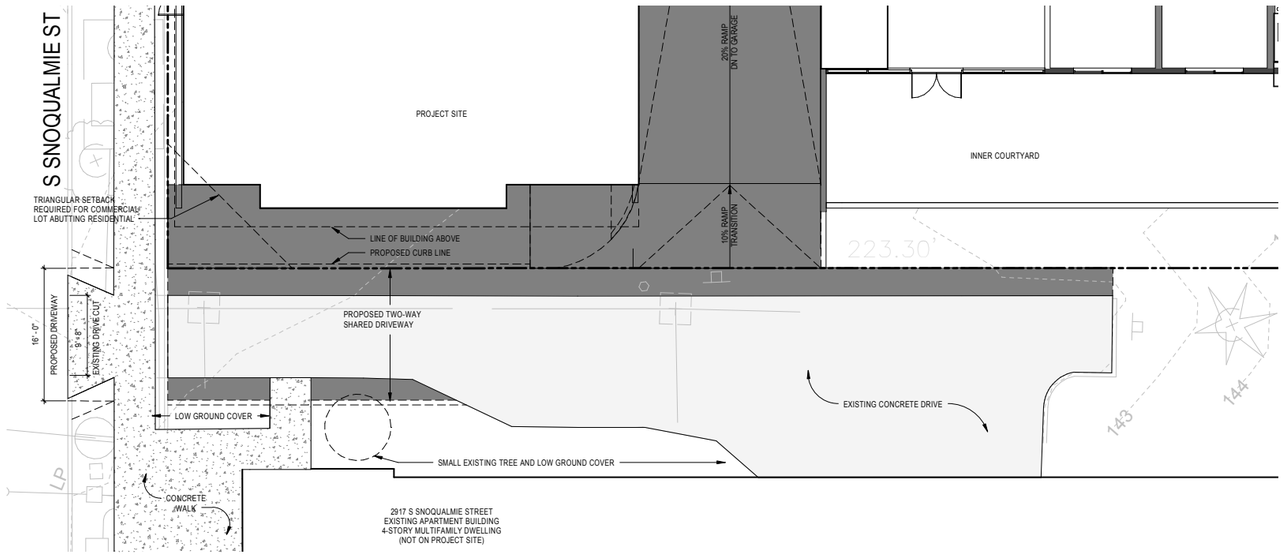
Requirement: A driveway that serves residential uses shall be at least 20’ for two-way traffic

Proposed: The applicant is requesting a 16’ wide access to the below grade parking garage from the west side of the project. This will be part of a shared access easement with the neighbor to the west.

Departure rationale: This departure would provide an overall design that would better meet the intent of design review guideline C-2, PL-3 , PL-4.

At the EDG meeting, the DR Board concurred with the shared driveway approach. However allowing for landscaping, the access from the west will be slightly narrower than code allows. The benefit is a single curb cut for two projects and increased pedestrian safety across an established pedestrian corridor.

Associated guideline: CS-2 urban pattern and form, LP-4 active transportation, DC-1 project uses and activities



DEPARTURE # 4: SMC 23.47.005 - RESIDENTIAL USES AT STREET LEVEL

Requirement: C.1. In all neighborhood commercial and C-1 zones, residential uses may occupy, in aggregate, no more than 20% of the street-level street facing facade in the following circumstances:

A. In pedestrian-designated zones, facing a designated principal pedestrian street

D. In pedestrian-designated zones, the location of uses are regulated as follows:

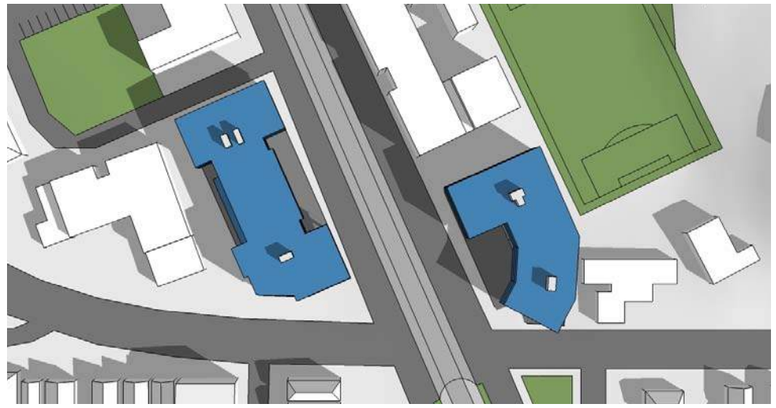
1.Along designated principal pedestrian streets, one or more of the following uses are required along 80% of the street-level street-facing facade (retail, theaters, museums, etc.)

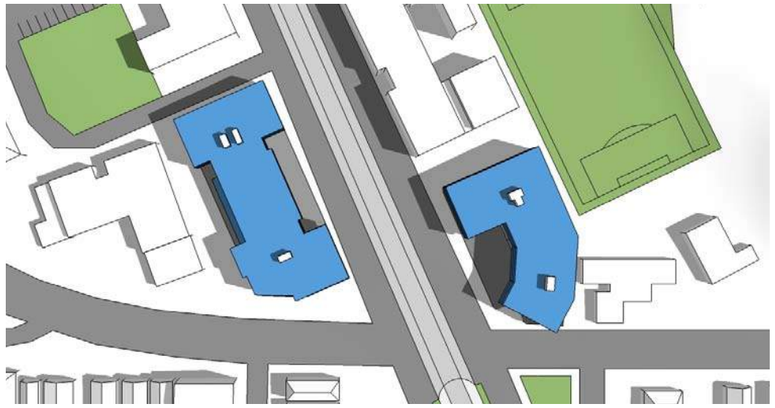
Proposed: The applicant is proposing residential uses to occupy, in aggregate, 24% of the total street-level street-facing facade of the three streets surrounding the project.

Departure rationale: This departure would provide an overall design that would better meet the intent of design review guideline C-2, PL-3 , PL-4 by providing a gradual transition of program from the commercial NC-1 zone to the neighboring LR-3 residential uses.

Associated guideline: CS-2 urban pattern and form, DC-1 project uses and activities


DECEMBER 21, 9AM


MARCH 21, 9AM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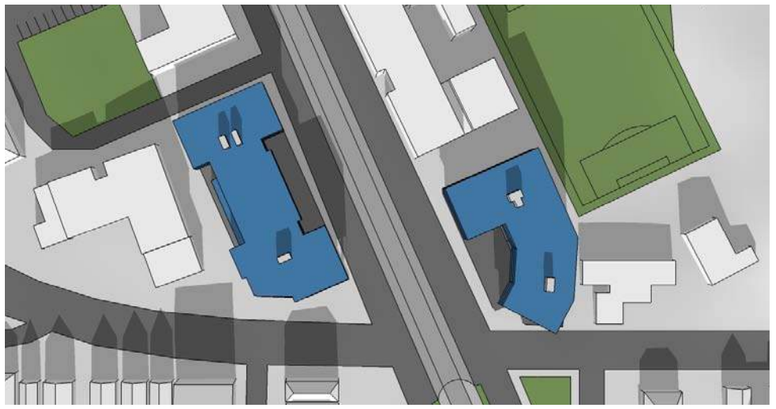
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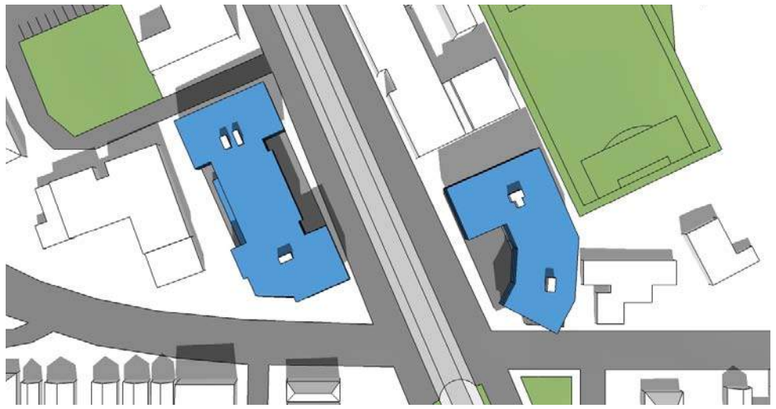
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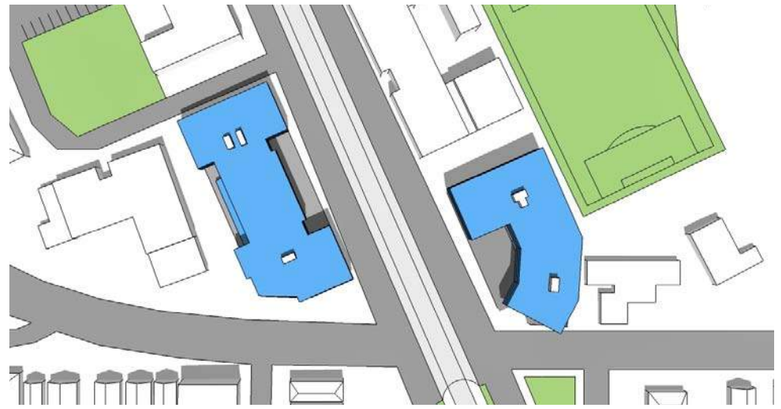
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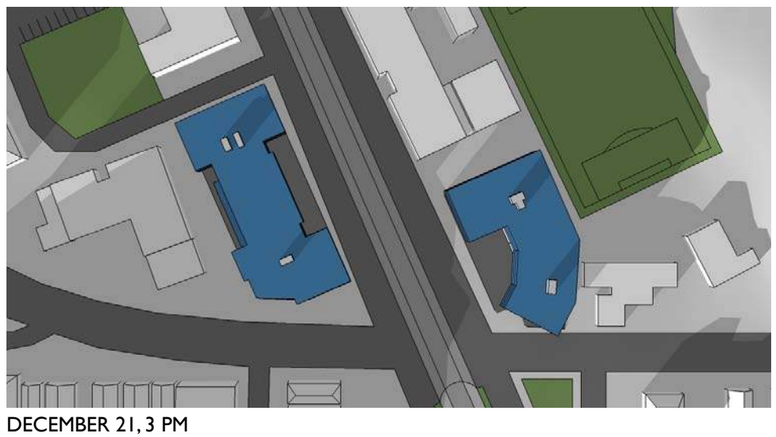
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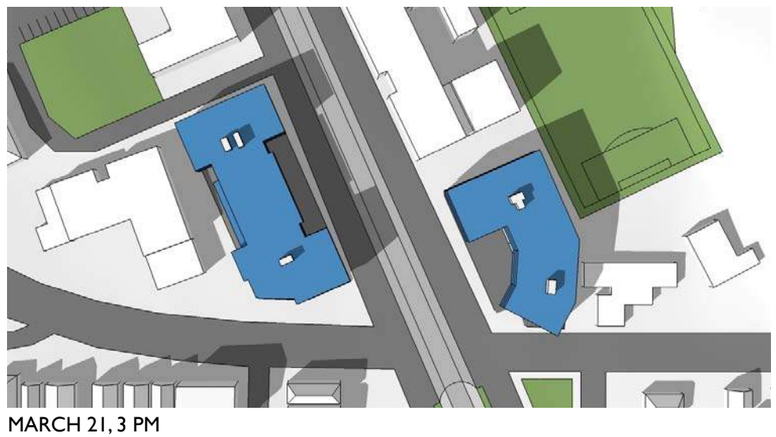
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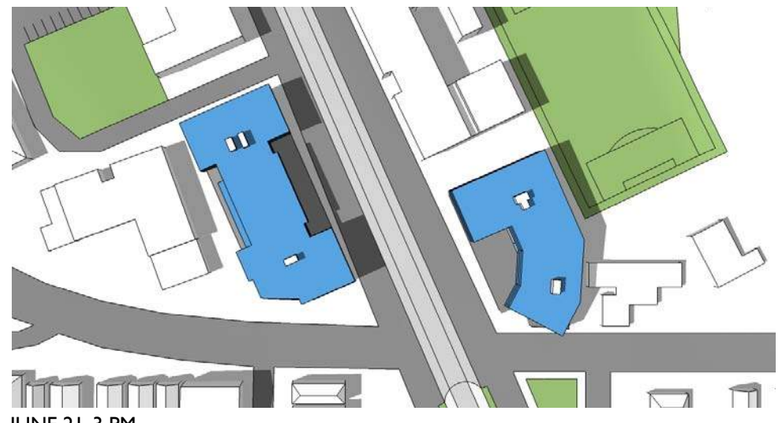
JUNE 21, 3 PM

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