



BDR SONATA EAST

3004 S.ALASKA STREET

EARLY DESIGN GUIDANCE SECOND MEETING

DPD# 3017382
NOVEMBER 25, 2014

310 First Avenue S, Suite 4S
Seattle, WA 98104
206.933.1150
www.nkarch.com



CONTEXT ANALYSIS



NEIGHBORHOOD CONTEXT AERIAL LOOKING NORTH AT SITE

ADDRESS: 3004 S. Alaska Street, Seattle, WA
DPD PROJECT #: 3017382
TAX PARCEL #: 6056110020
OWNER: BDR Capital Partners
ARCHITECT: Nicholson Kovalchick Architects

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 one parcel, with access from a shared accessway on the north end of the property, bounded by Martin Luther King Jr Way S to the west 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 no existing trees; however, there is a ballfield, open space, and mature trees to the east. A utility easement defines the eastern boundary.

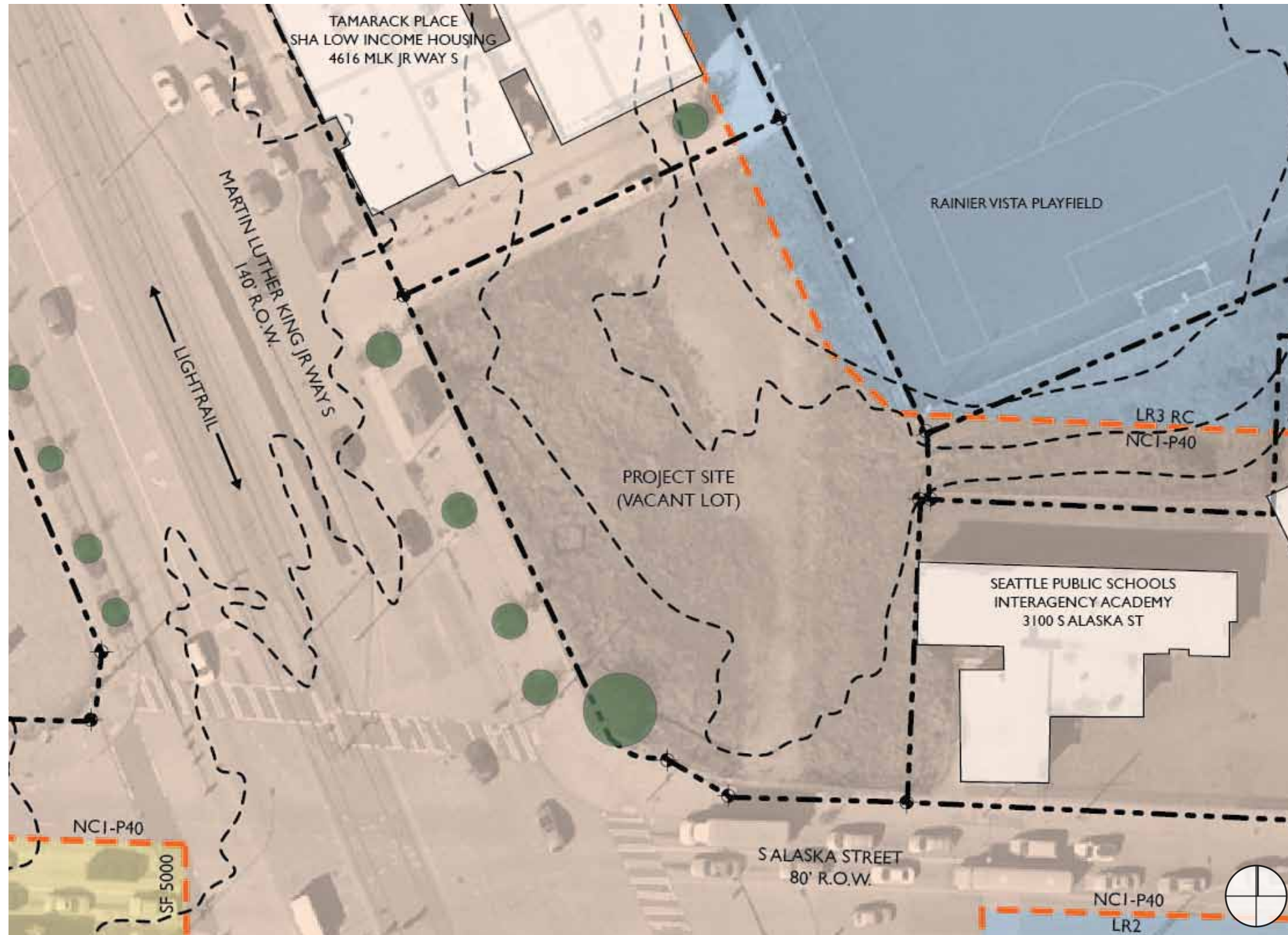
PROJECT PROGRAM

NUMBER OF RESIDENTIAL UNITS:	Approximately 88
COMMERCIAL AREA:	Approximately 3,600 SF
NUMBER OF LIVE/WORK UNITS:	Approximately 4 Units
NUMBER OF PARKING STALLS:	Approximately 70 Stalls
TOTAL SITE AREA:	Approximately 26,830 SF
PROJECT FOOTPRINT:	Approximately 15,000 SF
PROJECT SIZE:	Approximately 87,000 SF

DEVELOPMENT OBJECTIVES

The objectives of this transit-oriented development are 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 and enjoys very close proximity to major bus and light rail routes.



DEVELOPMENT GOALS

- Create places for people at grade.
- Create an opportunity for vibrant retail.
- Provide comfortable and secure housing.
- Address the view corridor, playfield, and future park connections to S. Alaska Street.
- Address the intersection as a gateway.

OPPORTUNITIES & CONSTRAINTS

Transportation and pedestrian connections are the primary identifier for the site. The project site is located within the Columbia City Residential Urban Village at the intersection of Martin Luther King Jr Way and S Alaska Street, directly connected to the Columbia City Light Rail Station. As the surrounding neighborhood continues to develop, this gateway 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 East will strongly anchor the corner of MKL Way and S Alaska Street, and will protect the ball fields from the street traffic.

Views are limited on lower levels of the building, but to the east, the site opens to The Rainier Vista Play Field and the future pedestrian corridor. This will create a friendly pedestrian environment. From the upper levels of the proposed project there is great potential for southern views of Mt. Rainier (until sites to the south are developed), as well as eastern views of Lake Washington and the Cascades.

EDG #1 OPTIONS

Design options presented during the first EDG meeting on September 9th included a building mass that was pushed up against MLK Jr. Way S with a plaza opened to the playfield. Alternative design options pushed the massing away from MLK Way S in order to create a plaza that would open up to MLK Jr. Way S. The preferred option (Option #3) included additional angled massing at the southern end of the structure to provide visual connectivity to the play fields and to direct the general massing of the structure to the intersection.

GENERAL BOARD RESPONSE TO THE OPTIONS

The Board felt that roughly 80% of the preferred design was acceptable. This included the massing at the northern end, services and automobile access relating to the shared access easement, and the middle of the building stepping back for the west facing plaza. The board felt that the southern end of the preferred massing was awkward and needing more design thought.

PREVIOUS OPTION 1



AERIAL VIEW: LOOKING NORTHEAST TOWARDS THE WEST SIDE OF THE SITE

PREVIOUS OPTION 2

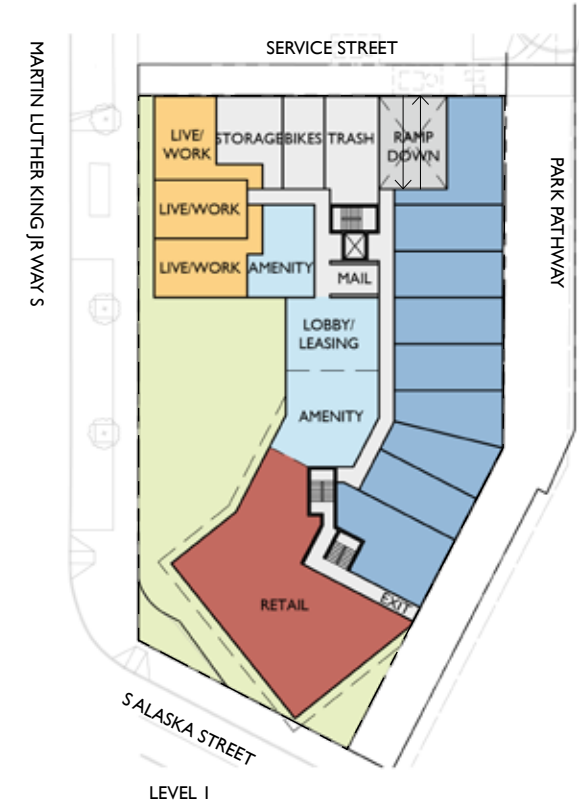
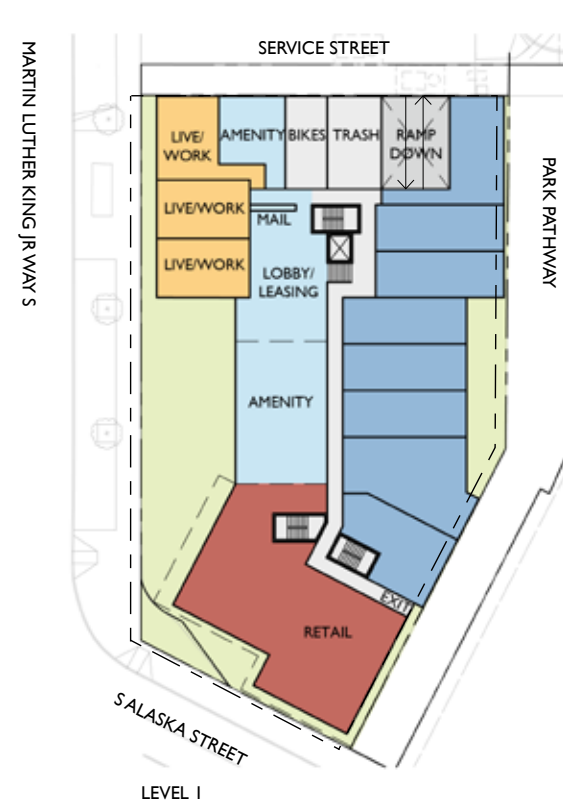


AERIAL VIEW: LOOKING NORTHEAST TOWARDS THE WEST SIDE OF THE SITE

PREVIOUS OPTION 3: PREFERRED



AERIAL VIEW: LOOKING NORTHEAST TOWARDS THE WEST SIDE OF THE SITE



OPTION 1



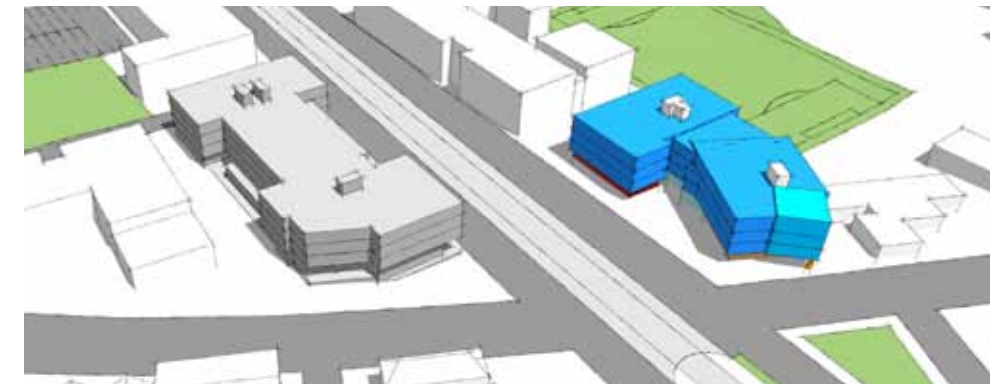
AERIAL VIEW: LOOKING NORTHEAST TOWARDS THE WEST SIDE OF THE SITE

OPTION 2

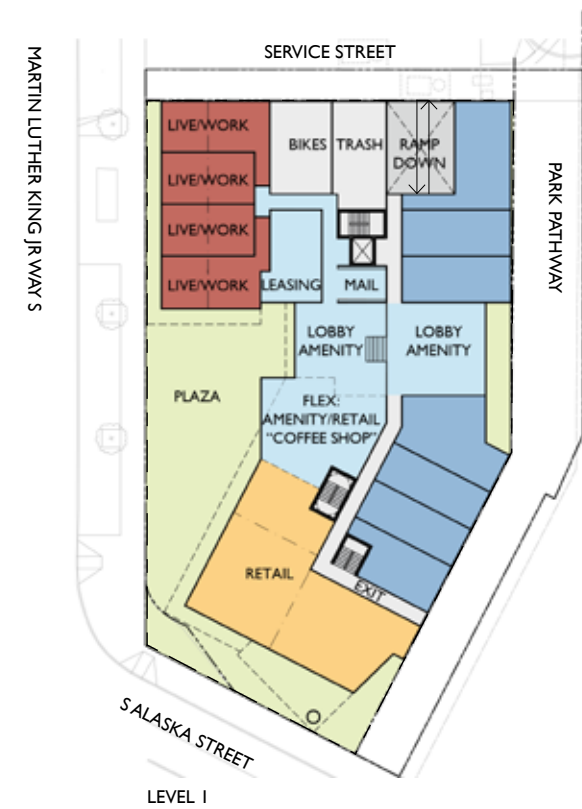


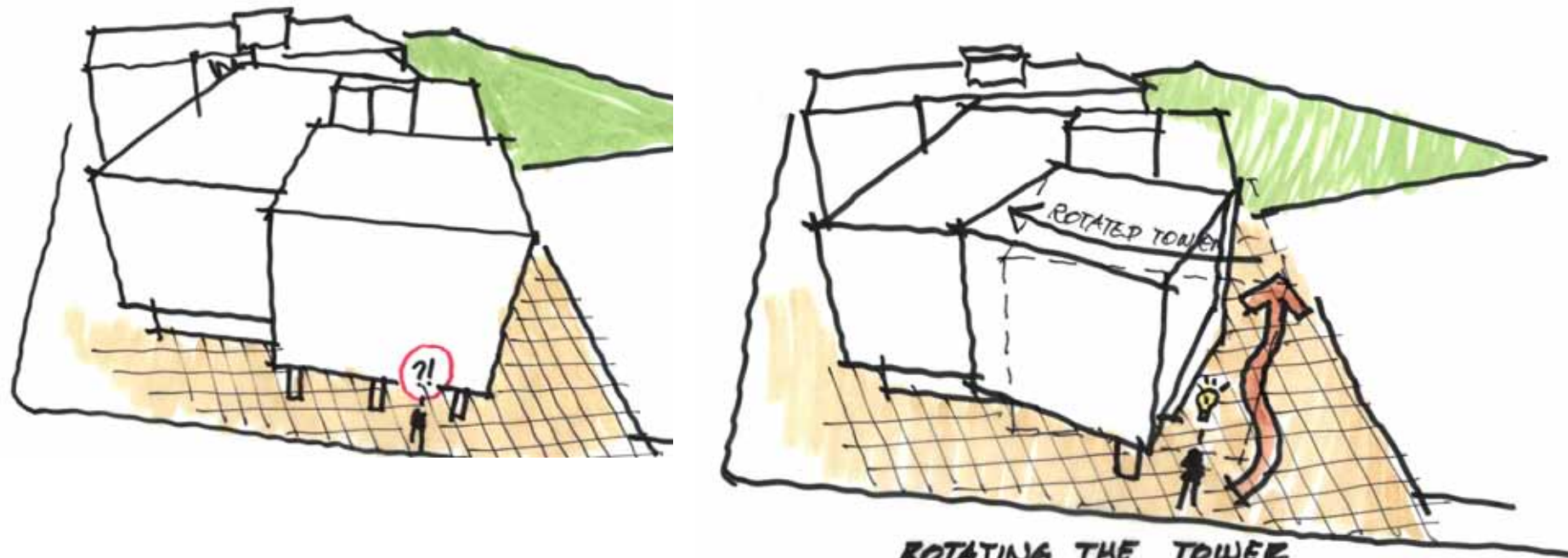
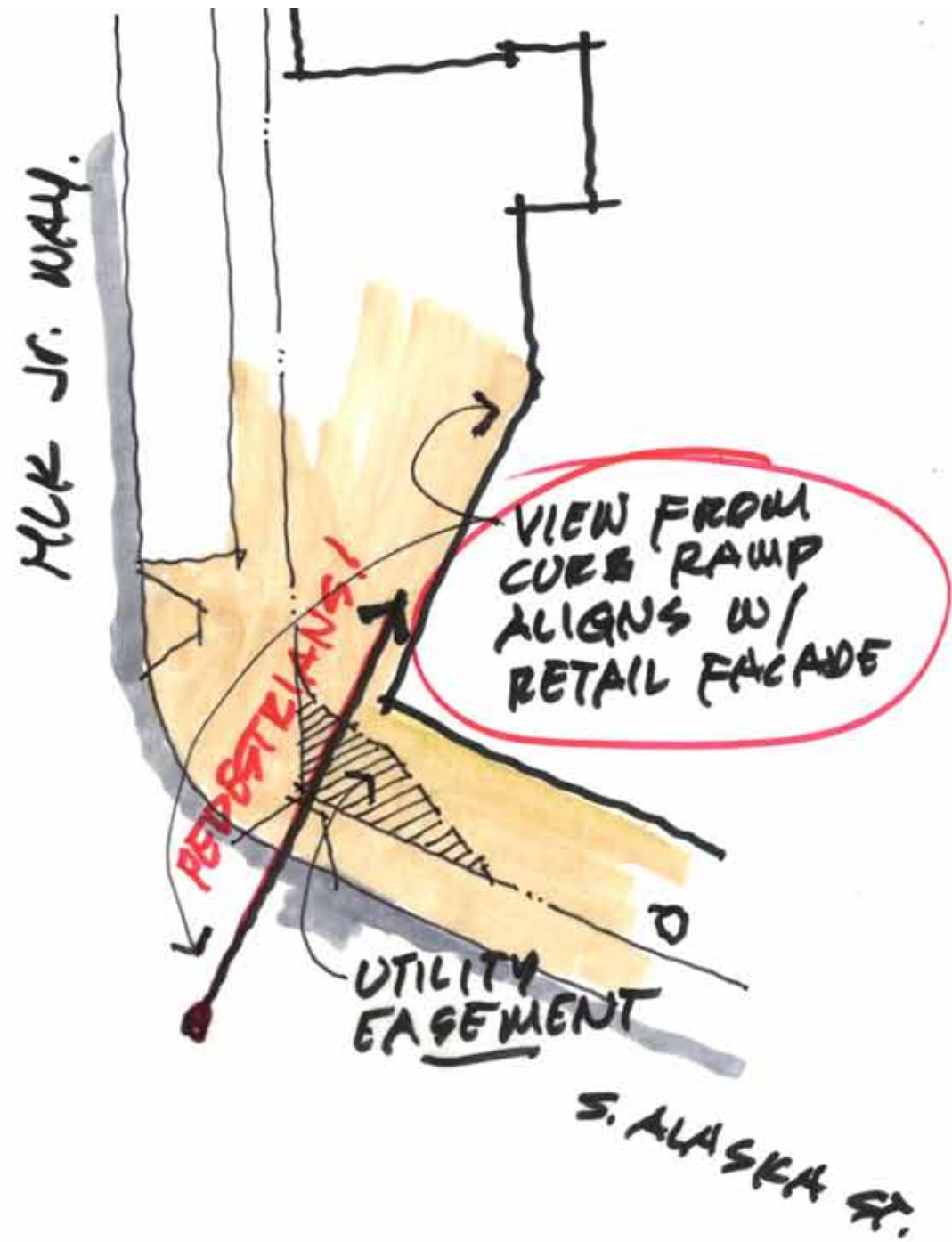
AERIAL VIEW: LOOKING NORTHEAST TOWARDS THE WEST SIDE OF THE SITE

OPTION 3: PREFERRED



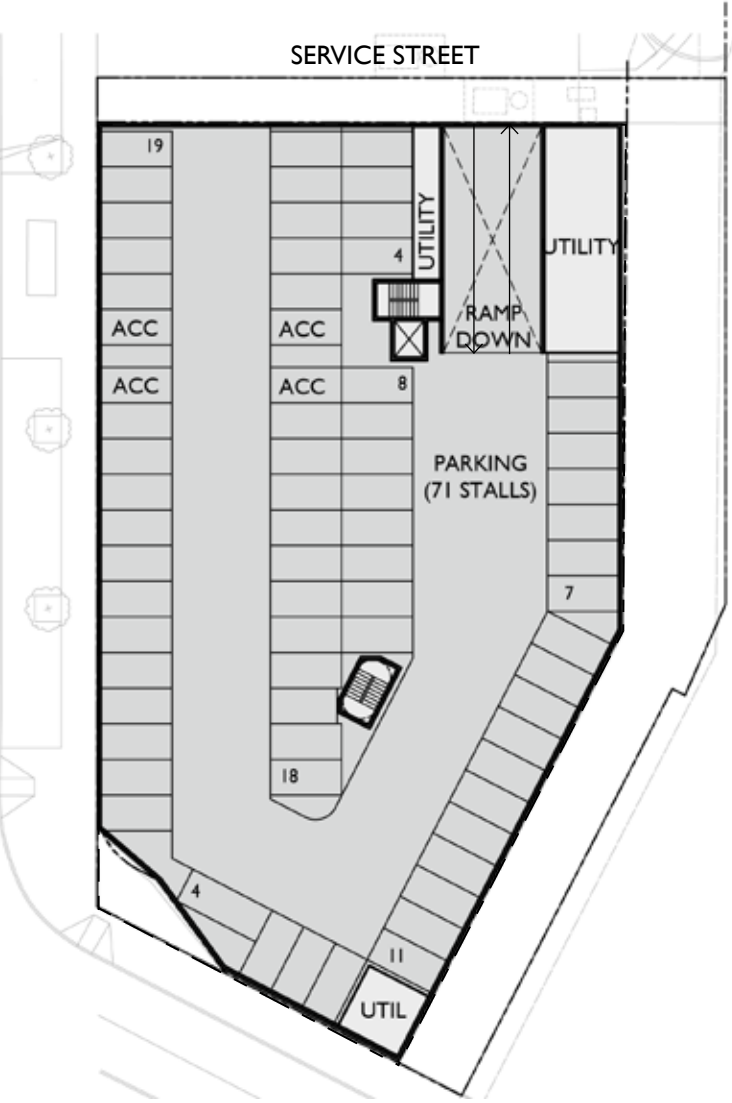
AERIAL VIEW: LOOKING NORTHEAST TOWARDS THE WEST SIDE OF THE SITE







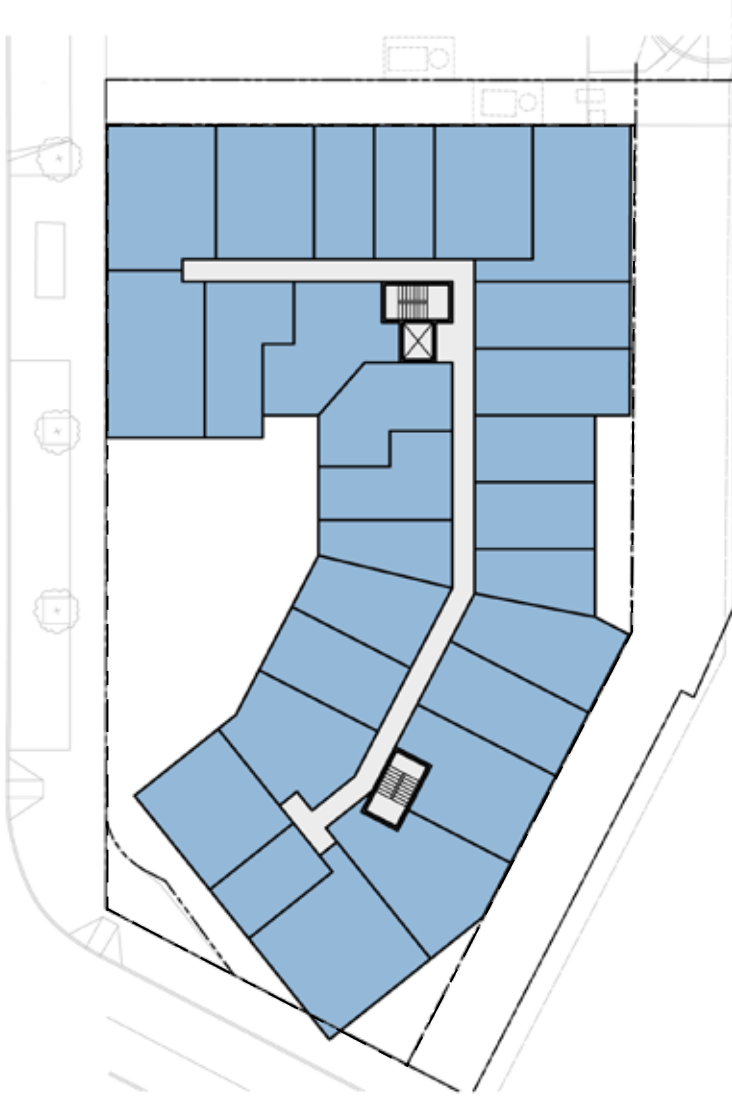
OPTION I



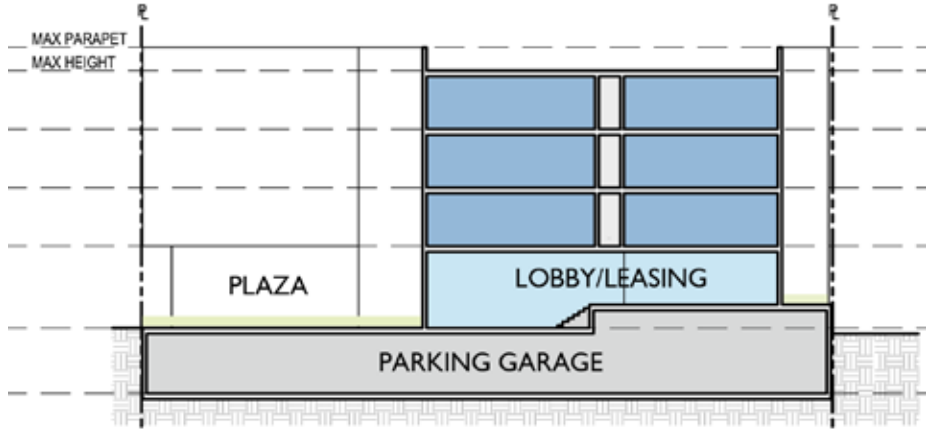
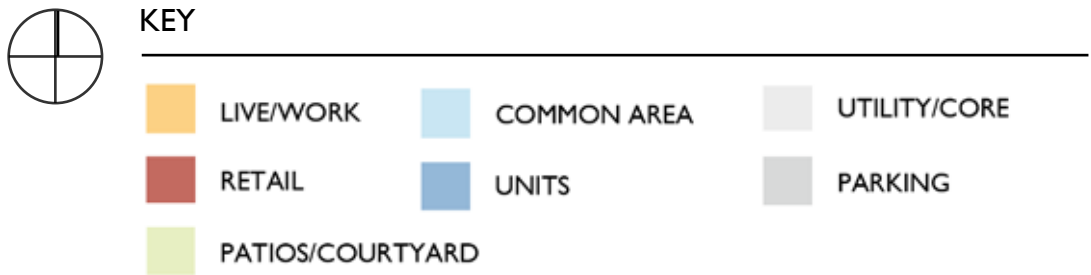
PARKING LEVEL



LEVEL I



LEVELS 2-4



SECTION A-A

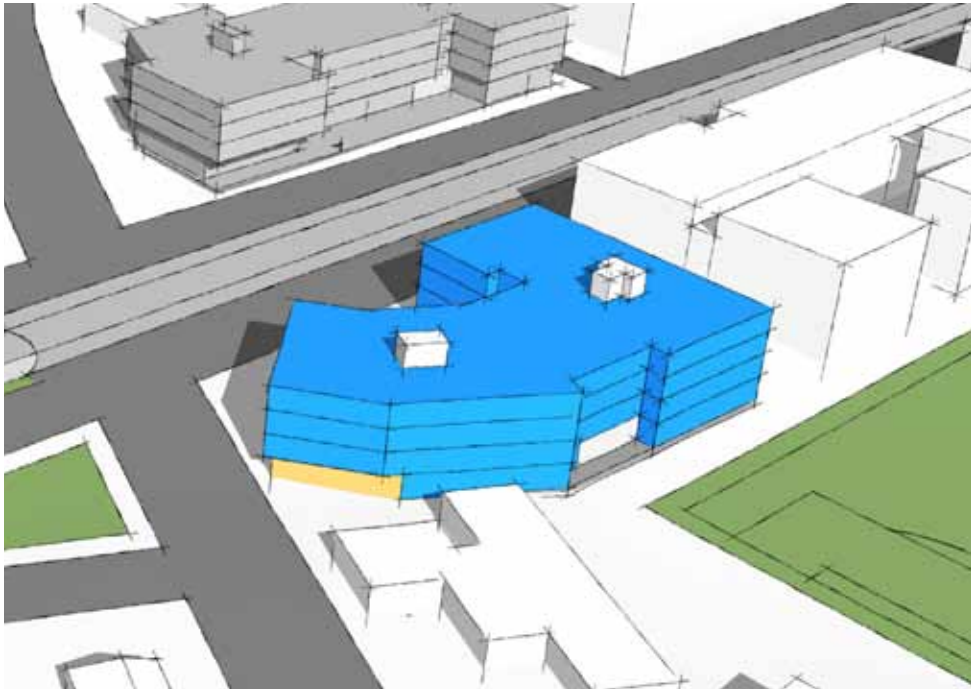
DISTINGUISHING FEATURES

PROS

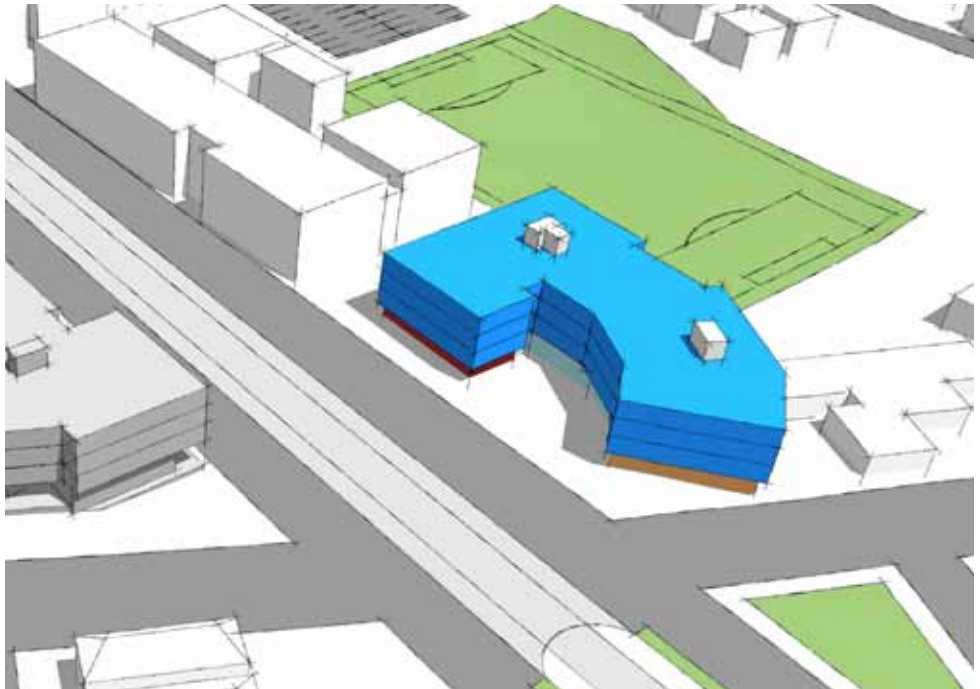
- The wall of development along MLK Way is relieved as well as the playfield side.
- Large plaza at the southwest corner creates a gateway for the project.
- The rotated façade at the southwest corner addresses the intersection
- Angled massing at the southeast corner provide visual and physical connection to the pedestrian pathway and the play fields.
- Units located directly along the pedestrian walkway will provide a heightened level of security for both the walkway and the play field.

CONS

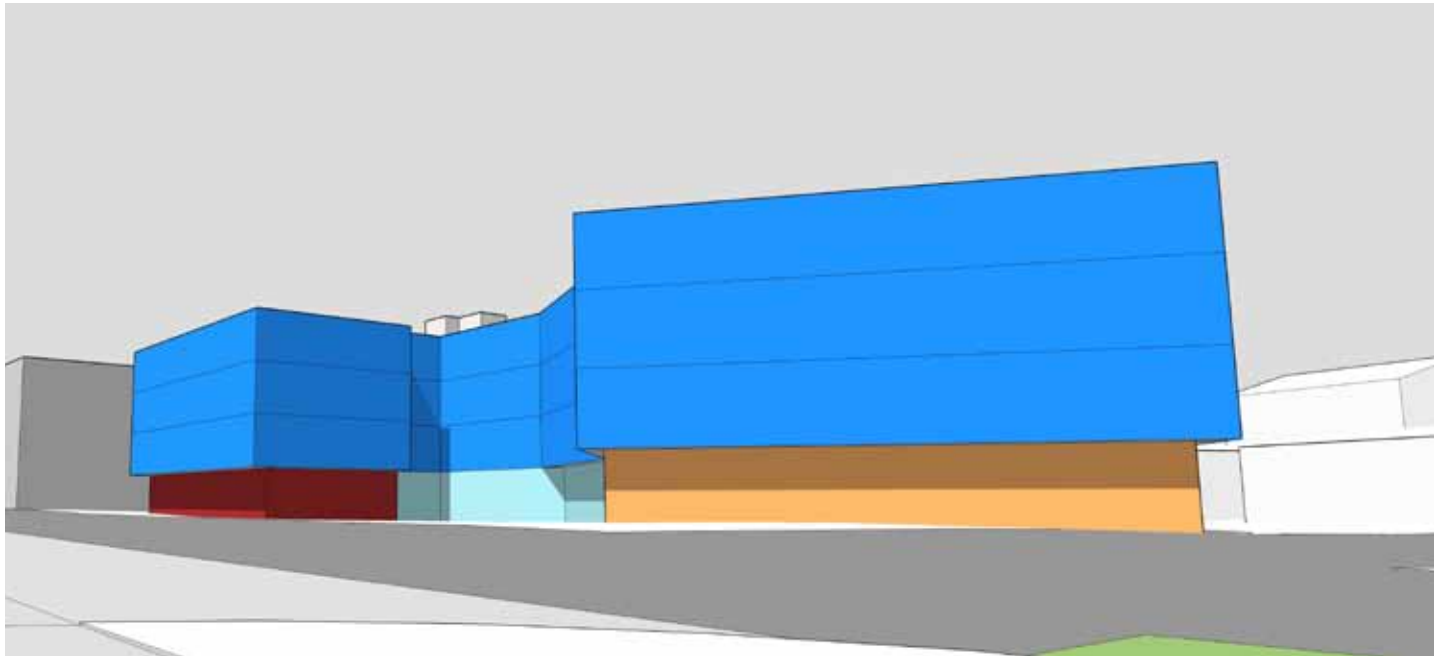
- The rotated façade at the southwest corner should better address the intersection in a unified and welcoming way
- The design speaks only as one massing without hierarchy or prominence.



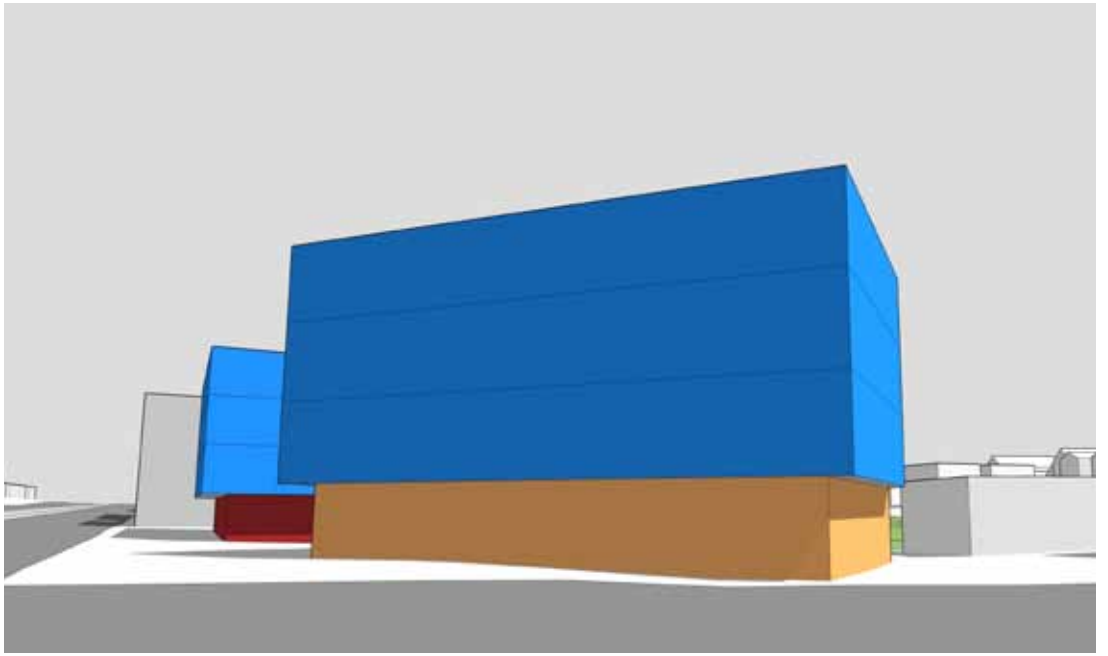
AERIAL VIEW: LOOKING NORTHWEST TOWARDS THE EAST SIDE OF THE SITE



AERIAL VIEW: LOOKING NORTHEAST TOWARDS THE WEST SIDE OF THE SITE

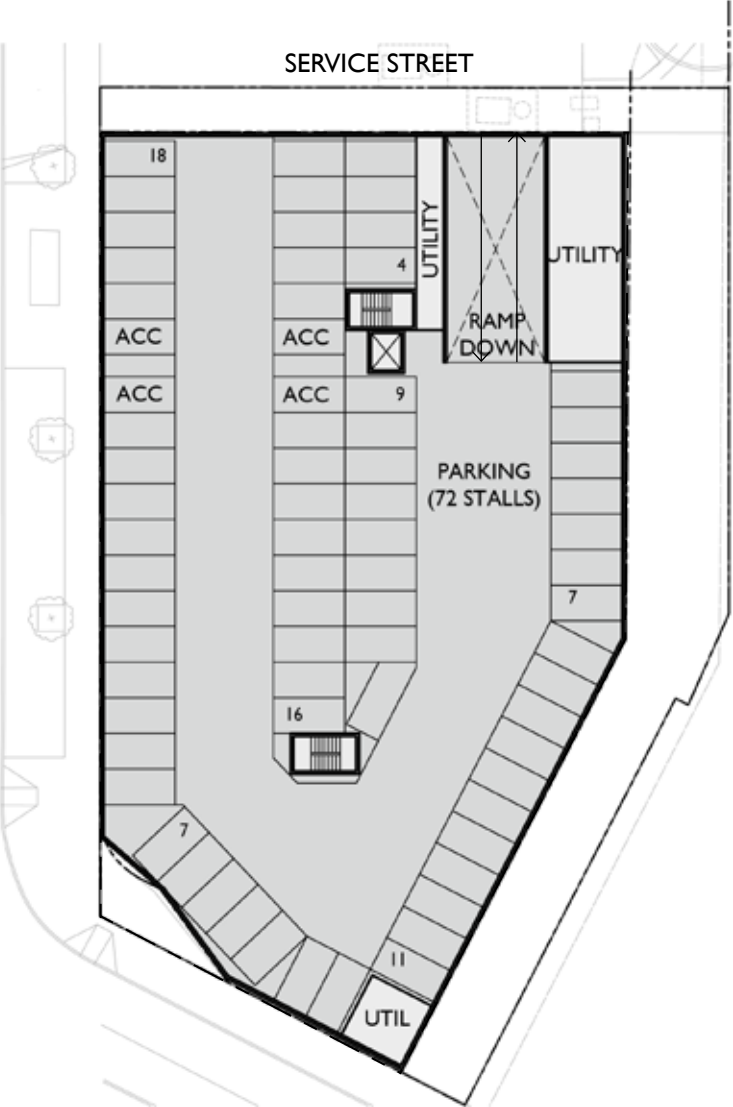


AERIAL VIEW: LOOKING TOWARDS THE WEST SIDE OF THE SITE



AERIAL VIEW: LOOKING TOWARDS THE SOUTH SIDE OF THE SITE

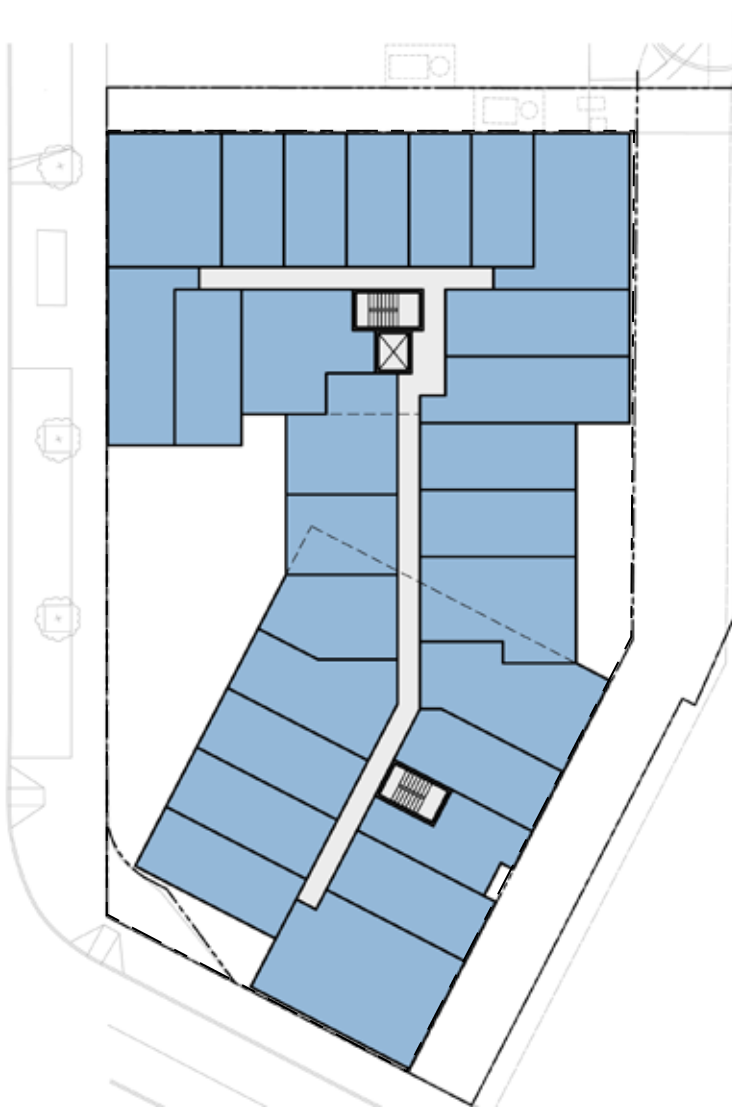
OPTION 2



PARKING LEVEL



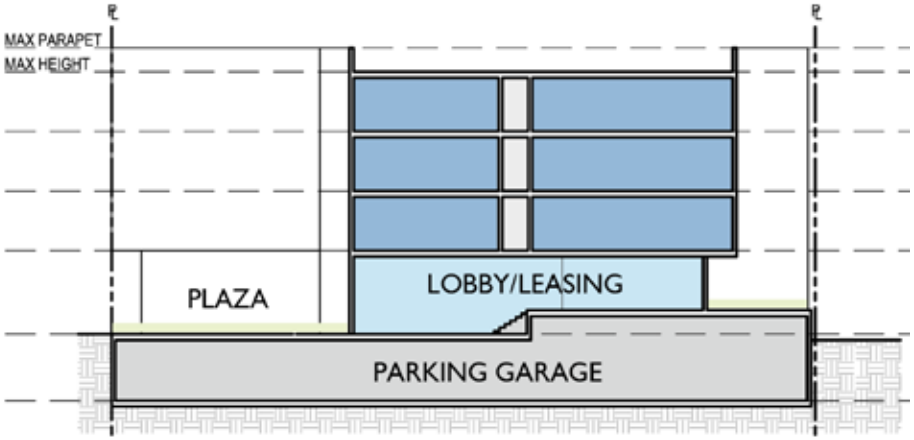
LEVEL I



LEVELS 2-4

KEY

	LIVE/WORK		COMMON AREA		UTILITY/CORE
	RETAIL		UNITS		PARKING
	PATIOS/COURTYARD				



SECTION A-A

DISTINGUISHING FEATURES

PROS

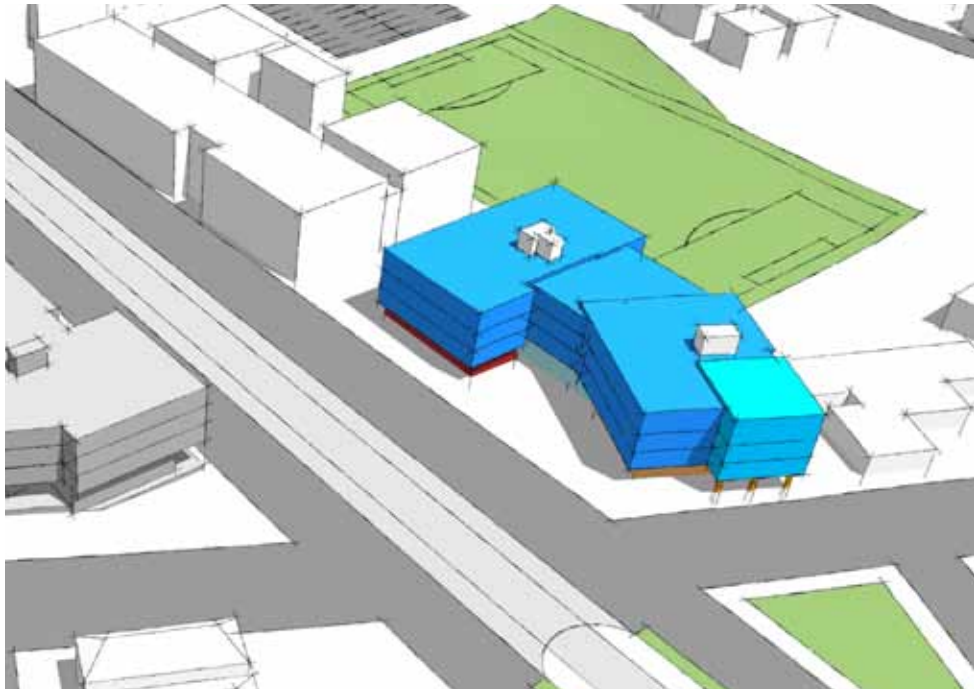
- Hierarchy is created with the massing which gives prominence to the south side facing the intersection.
- More public space is created at the south end of the site to promote community gathering places
- Units located directly along the pedestrian walkway will provide a heightened level of security for both the walkway and the play field.
- The tower element at the southeast corner will define the gateway.
- Simpler massing with opportunities for horizontal modulation.

CONS

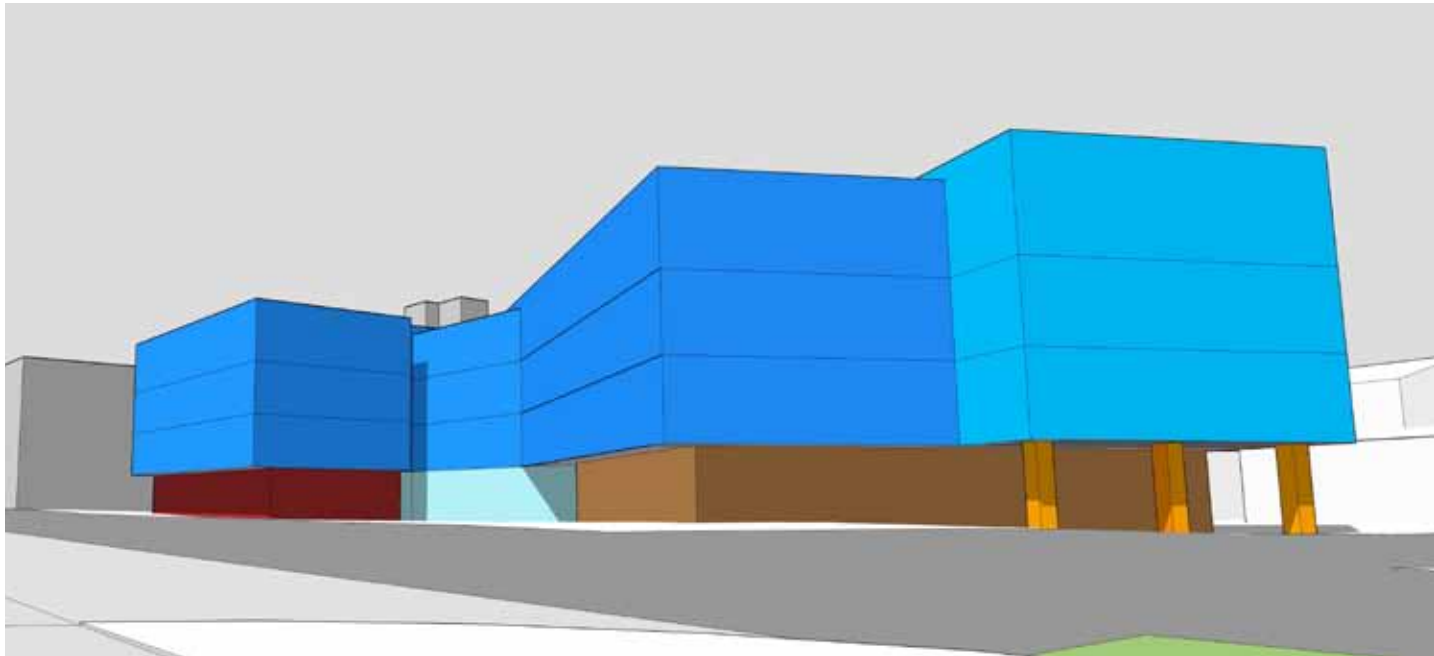
- The building has a weaker connection between the plaza space on the west side of the site and the playfield and walkway on the east side of the site
- The tower addresses S Alaska Street more than the actual intersection



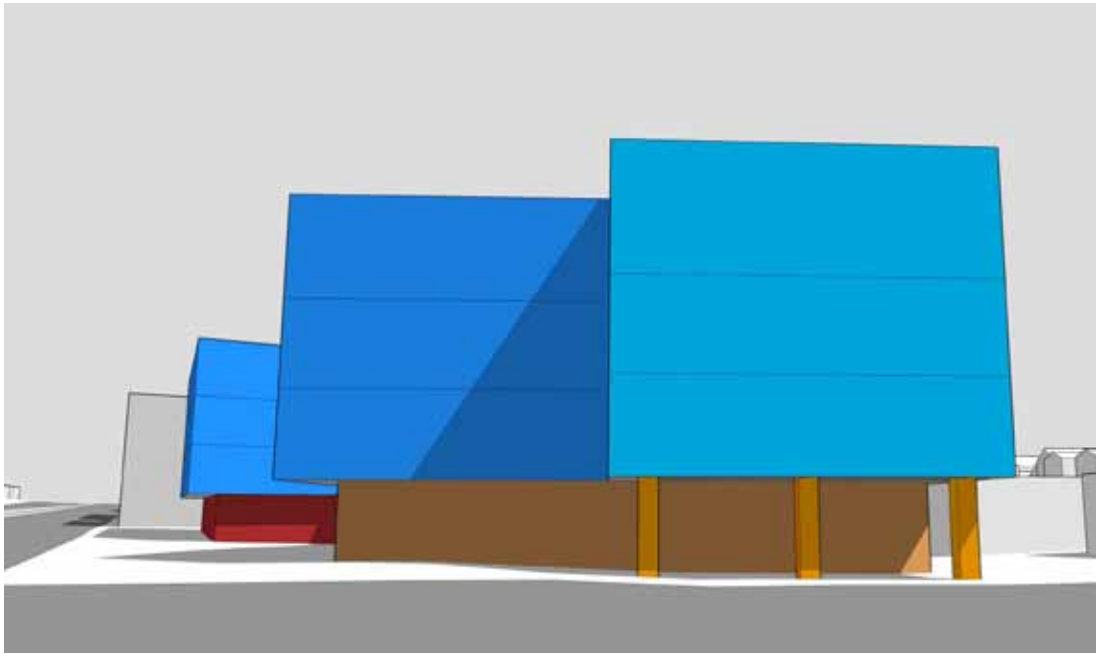
AERIAL VIEW: LOOKING NORTHWEST TOWARDS THE EAST SIDE OF THE SITE



AERIAL VIEW: LOOKING NORTHEAST TOWARDS THE WEST SIDE OF THE SITE

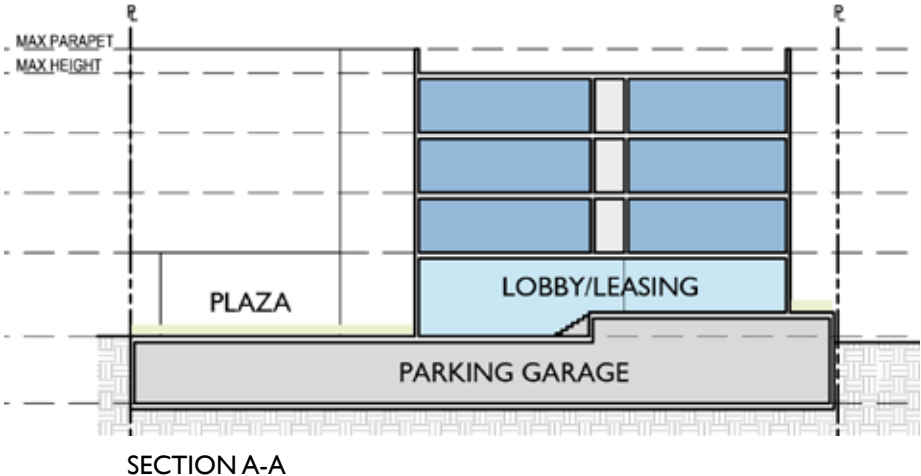
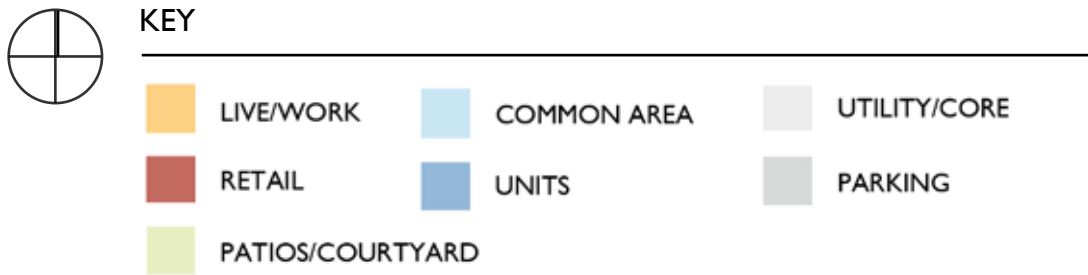
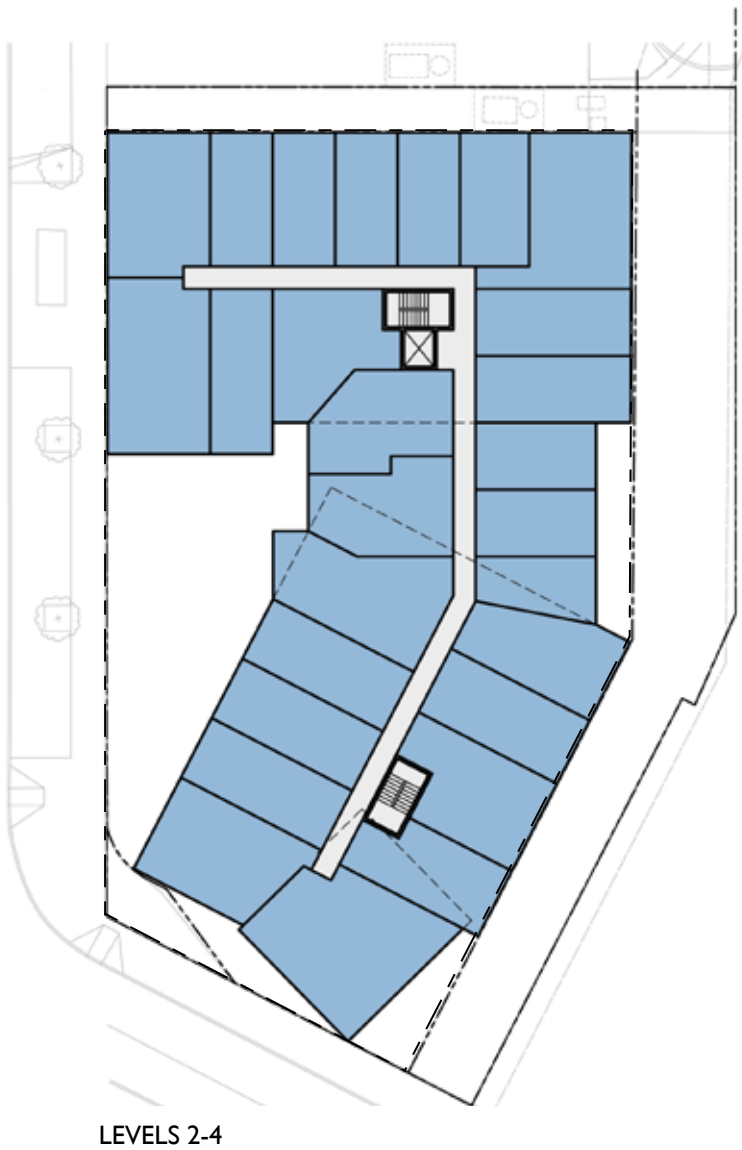
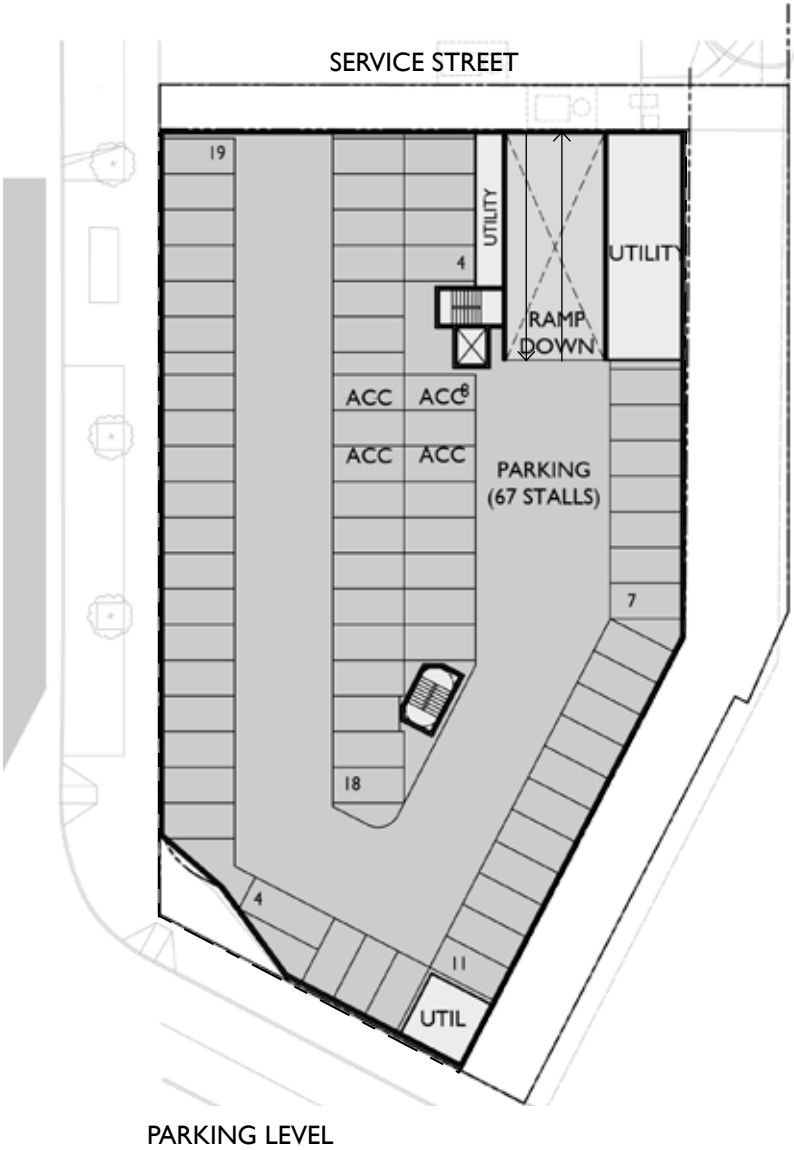


AERIAL VIEW: LOOKING TOWARDS THE WEST SIDE OF THE SITE



AERIAL VIEW: LOOKING TOWARDS THE SOUTH SIDE OF THE SITE

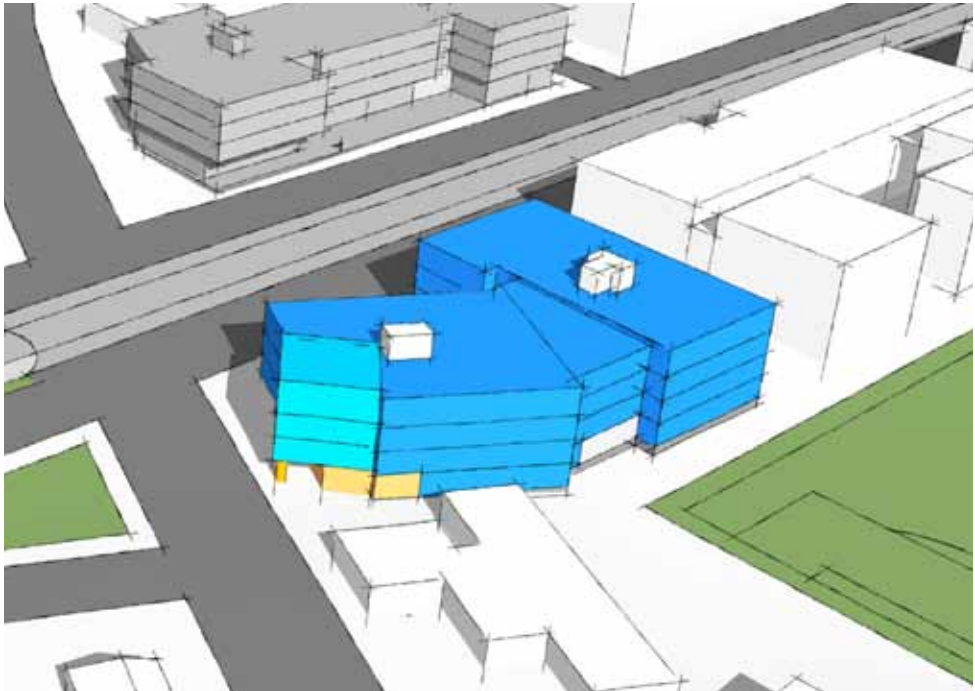
OPTION 3 (PREFERRED)



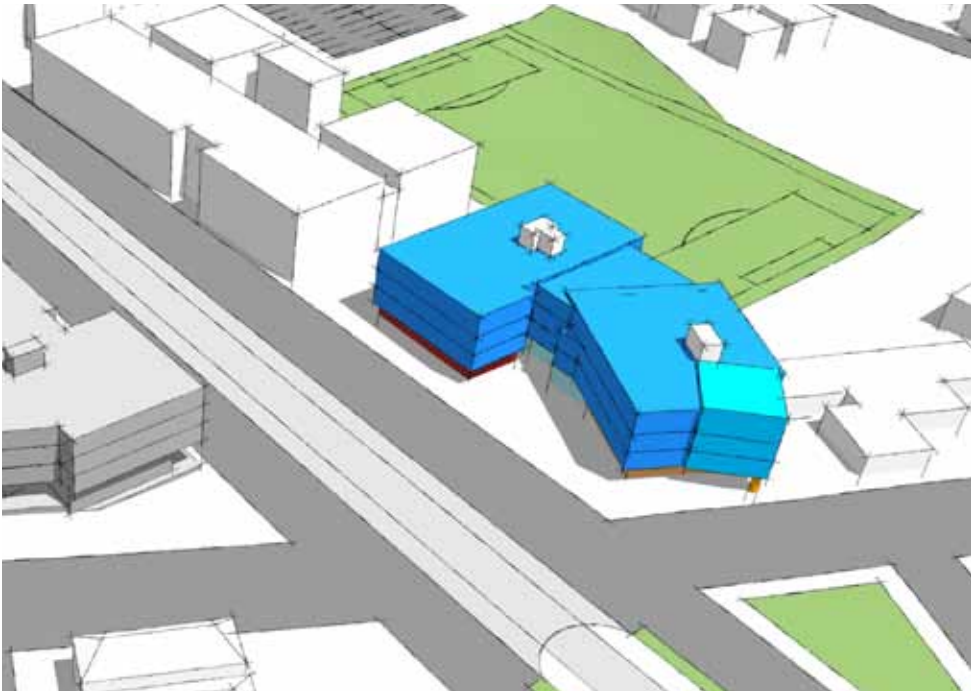
DISTINGUISHING FEATURES

PROS

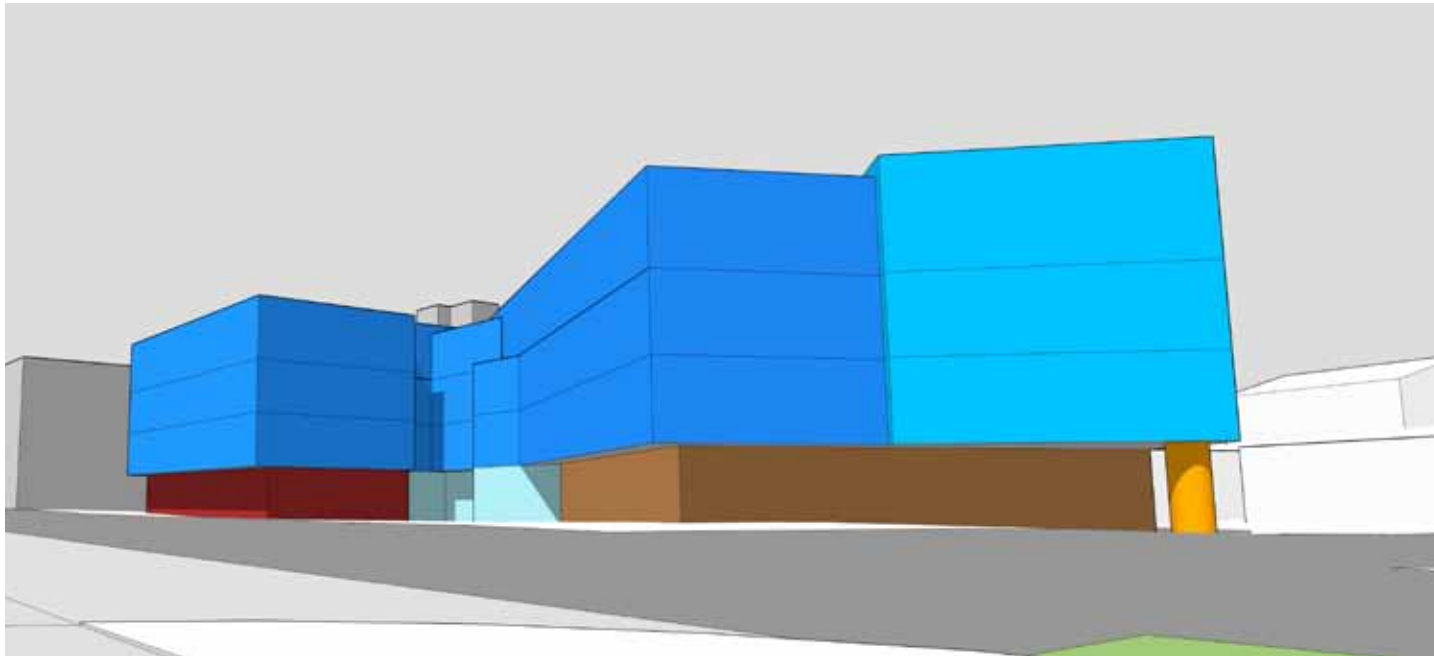
- The rotated façade at the southwest corner addresses the intersection
- The rotated tower element brings back to strong visual and physical pedestrian connection to the pedestrian walkway and the play fields.
- Hierarchy is created with the massing which gives prominence to the south side facing the intersection.
- The plaza faces south and west which will take advantage of good solar exposure late in the morning and especially in the afternoon
- The live/work unit that faces into the plaza has been lengthened in order to provide a large work area at the corner; all four live/work units will have removable unit demising walls so that they can transition to retail spaces as the demand for retail develops.
- The rotated massing also creates a visually prominent tower that will define the gateway.
- The depth of the plaza has been reduced where the Flex Space (“coffee shop”) occurs in order to increase connectivity and visibility of the space.
- A portion of the east facing façade has been recessed to provide visual interest from the play field, building modulation, and to provide a good location for material and color transitions.
- By rotating the lobby and associated amenity space, it has reduced the impact of the residential lobby on the plaza. Thus, it has increased the amount of retail in the plaza and has introduced the Flex Space that projects out into the plaza.



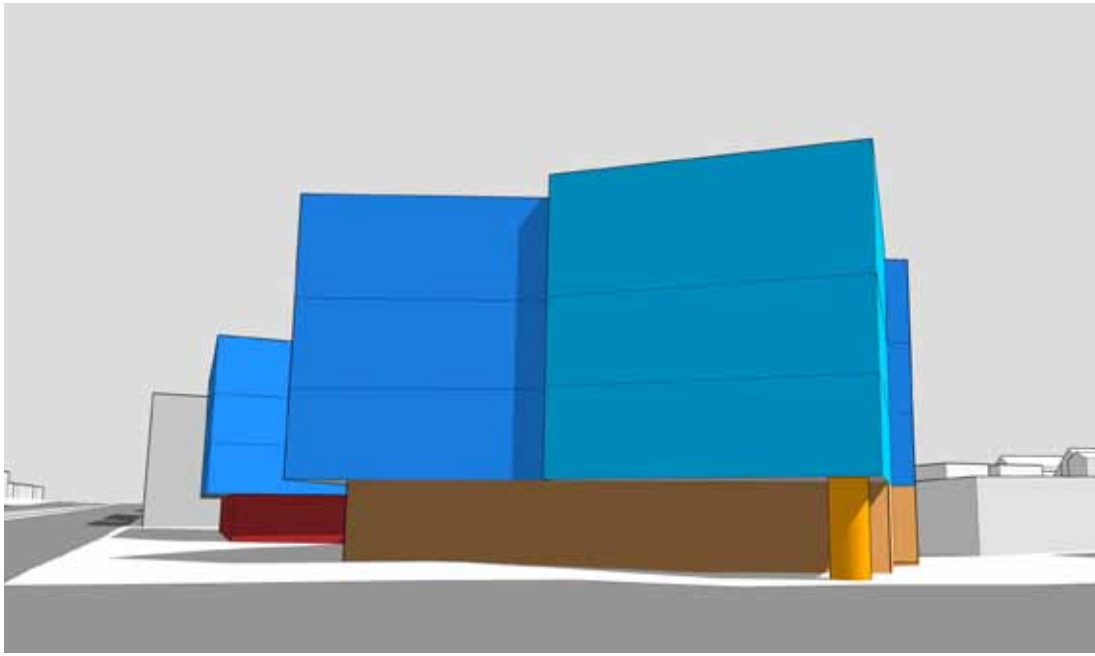
AERIAL VIEW: LOOKING NORTHWEST TOWARDS THE EAST SIDE OF THE SITE



AERIAL VIEW: LOOKING NORTHEAST TOWARDS THE WEST SIDE OF THE SITE



AERIAL VIEW: LOOKING TOWARDS THE WEST SIDE OF THE SITE



AERIAL VIEW: LOOKING TOWARDS THE SOUTH SIDE OF THE SITE

KAREN
KIESE
LANDSCAPE
ARCHITECTS



STREET LEVEL PLAN



ROOF LEVEL PLAN



CURVES



PLAZA SEATING



NOOKS



GREEN ROOF -- IN COLOR!



LIVE/WORKS



NEIGHBORHOOD SPOT + CONNECTIVITY



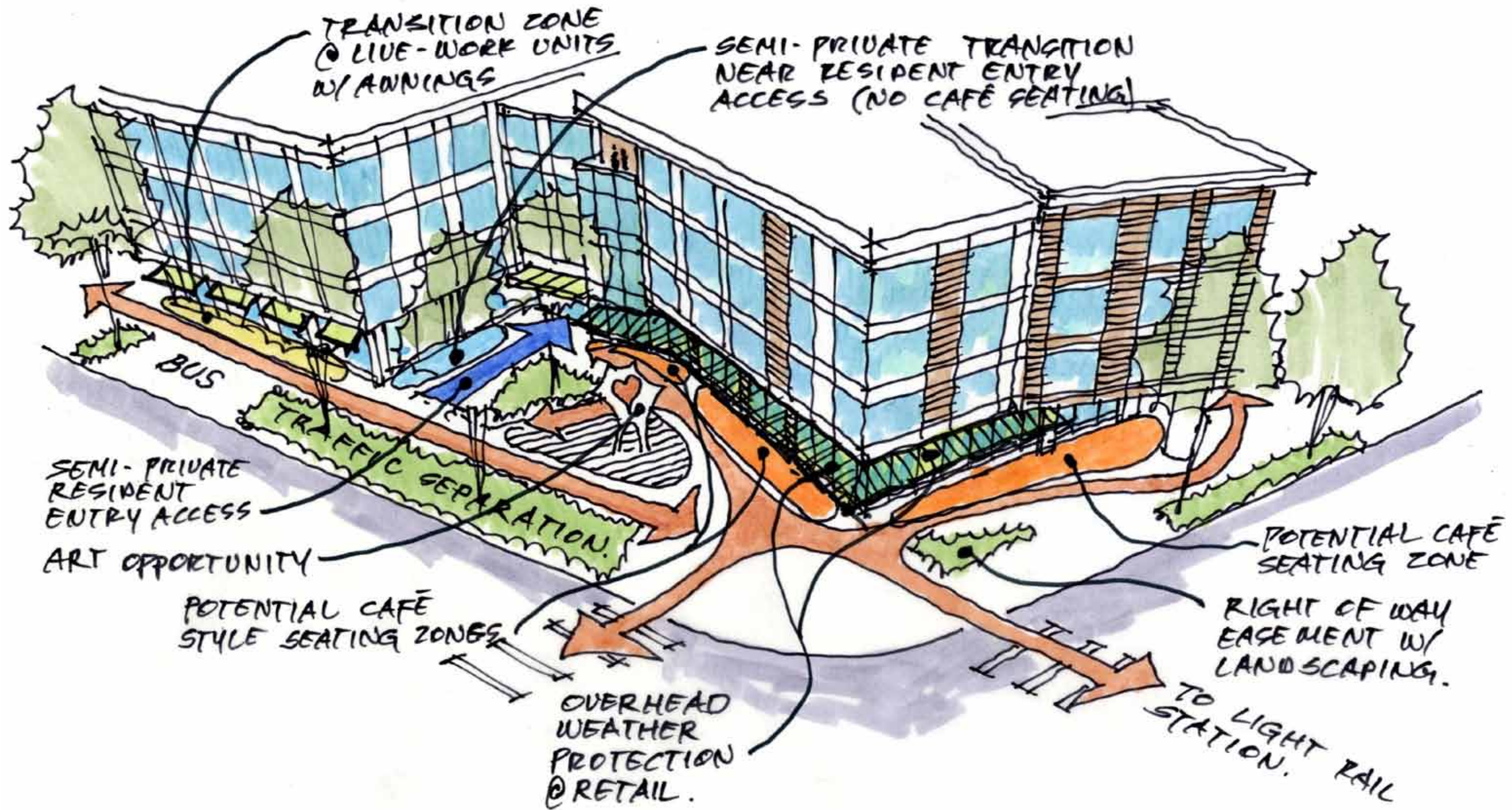
FIRE AND FRIENDS



GARDENING IN HORSE TROUGHS AND BBQ AREA

STREET LEVEL DESIGN

ROOF LEVEL DESIGN



AERIAL VIEW LOOKING INTO THE PLAZA SHOWING VARYING PEDESTRIAN ZONES AND OTHER PLAZA FEATURES.



EXPO APARTMENTS - SEATTLE



THE STATION AT MLK & OTHELLO - OTHELLO



GREENHOUSE APARTMENTS - COLUMBIA CITY



The plaza at the Station on Othello Park occurs in a very similar environment as the Sonata East site. The plaza is located on a prominent corner adjacent to a light rail station and an extensive level of automobile traffic. Pedestrian and retail zones near the building are created by pulling the building away from the traffic, utilizing landscape elements, and creating transition zones between the street edge and the building.



DESIGN SKETCH IN CONTEXT



KEY MAP



① VIEW NORTH OF OPTION 3 FROM THE RAIL STATION

RESPONSES TO DESIGN GUIDELINES

CONTEXT AND SITE

CSI — NATURAL SYSTEMS AND SITE FEATURES

B. Sunlight and Natural Ventilation

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 building are comfortable and habitable.

DESIGN RESPONSE:

The plaza fortunately faces south and west which will take advantage of good solar exposure late in the morning and especially in the afternoon. The building across the street to the west is roughly 150’ away and will not cast shadows into the plaza.

CS2 — URBAN PATTERN AND FORM

B. Adjacent Sites, Streets and Open Space

The building’s prevailing geometry is unconvincing. The depth of the plaza along MLK and its adjacent residential (including live/work units) uses would act to inhibit a lively pedestrian open space. The building’s geometry on the south side appears awkward in its relationship to the corner. The intersection has an important has an important function as a gateway. The proposal does not seem to acknowledge it.

DESIGN RESPONSE:

During the first EDG meeting, the board was concerned with the southern end of the building and its relationship to the street intersection and the plaza. The relationship of the ground level uses and the massing of the building above has been modified in response to this comment. The live/work unit that faces into the plaza has been lengthened in order to provide a large work area at the corner; all four live/work units will have removable unit demising walls so that they can transition to retail spaces as the demand for retail develops. The retail uses at the southern end of the building are large with good visibility. The retail uses have been extended north into the plaza space along with the coffee shop that faces into the plaza. The depth of the plaza has been reduced where the Flex Space (*coffee shop*) occurs in order to increase connectivity and visibility of the space. The Flex Space is intended to be a use that would appear as retail but also function as a resident amenity. The residential lobby entry is still in the northeast corner of the plaza and is slightly recessed giving the lobby entry a more private residential relationship to the plaza and the pedestrian sidewalk realm.

The plaza is to be activated with outdoor seating areas, café seating associated with the ‘*coffee shop*’ and other potential future retail tenants, and landscape features. Landscaping in the plaza and good lighting will allow for good visibility throughout the plaza making it a safe environment throughout the day.

Similar to the previous design option #3, the southeast corner of the building includes an angle to the plan that provides good visual connection to the

pedestrian walkway and the adjacent play field. In plan, this angle appears to be dissonant, but three-dimensionally we have used this angle to create a rotated tower element that unifies the overall design of the building at this prominent corner. This new proposed tower element does not continue down to the ground level providing either a nice covered outdoor seating area for the related retail space, a comfortable plaza area at the southern end of the building, or simply additional pedestrian connection to the east. In general, the massing of the building has been modified to include a variety of parapet heights that creates hierarchy between the southern tower element, the larger rectangular masses, and the lower knuckle of the building providing a more visual building massing. Also note that a portion of the east facing façade has been recessed to provide visual interest from the play field and to provide modulation and a good location for material and color transitions.

C. Relationship to the Block

The Board found the massing of the east building’s southern volume the most troublesome and requested two new alternatives that better address the gateway and the light rail station. The mass blocks light into the plaza facing MLK Way and constricts the pathway along the east edge of the site from merging well with the plazas on the south and west sides. For the new massing studies, the Board requests better view studies from the south.

DESIGN RESPONSE:

Two alternate massing solutions are included in the revised EDG book. Both include a tower element at the southern end of the project. The new preferred option includes a tower element that has been rotated in order to open the building up at the ground level for pedestrian and visual connectivity to the play field. This new 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 excellent visual connection from the pedestrian curb ramp to the south.

CS3 — ARCHITECTURAL CONTEXT AND CHARACTER

A. Emphasizing Positive Neighborhood Attributes

The image of the two structures should serve as gateways into the neighborhood. Emphasize this character in subtle ways.

DESIGN RESPONSE:

The massing of the project and the new tower element creates a strong visual anchor as seen from the light rail station as well as a visually interesting composition of massing and openness for cars waiting at the light heading north or west. The relationship of the pedestrian crosswalk landing at the corner has been acknowledged by aligning it with the retail facade which also allows good visibility into the plaza from north bound traffic on MLK.

PUBLIC LIFE

PL1 — OPEN SPACE CONNECTIVITY

B. Walkways and Connections

East Building: The shared easement on the north side is also a well-used pathway to the neighboring fields. Ensure pedestrian safety as the design evolves.

DESIGN RESPONSE:

The ‘pathway’ between this site and the adjacent, northern neighbor has become a pedestrian pathway created due to the lack of a southern alternative. The project creates a pedestrian pathway to the play field and future park area that does not currently exist, and connects the play field to the intersection. CPTED design strategies will be employed. Alcoves, dark corners, and landscape elements where evil doers can hide are to be avoided while the perimeter of the structure will include exterior lighting that will adequately illuminate the pedestrian realm.

PL3 — STREET-LEVEL INTERACTION

C. Retail Edges

East Building. The choices of uses and their size facing the plaza do not serve to activate the plaza on MLK Way. The residential lobby and amenity consume too much valuable real estate on the plaza’s perimeter. The live/work units, particularly the southern-most, ought to be retail space to attract more pedestrian activity. The shops that line Tamarack Place and other buildings north along MLK create a strong pedestrian corridor. Placing retail rather than live/work between Tamarack Pl and the plaza would augment and extend a pleasant storefront district.

Locating the amenity room to face the fields would create a visual link and passageway from plaza to lobby to amenity/lounge area through the site to the pathway and fields beyond providing a strong connection between two types of open space.

DESIGN RESPONSE:

The design of the residential lobby has evolved into more of a ‘Great Room’ that visually extends from the plaza entry through the building to the east façade with a raised area that overlooks the play field. By rotating the lobby and associated amenity space, we have greatly reduced the impact of the residential lobby on the plaza. This in turn, has increased the amount of retail in the plaza and has introduced a ‘*coffee shop*’ that projects out into the plaza on the preferred scheme. This increased retail space and especially the ‘*coffee shop*’ should help to activate the plaza. Note that the north end of the plaza is quieter and more residential in nature; this is caused by recessing the residential lobby and locating it in the northeast corner. In response to this more quiet residential part of the plaza, the live-work units are proposed

DEVELOPMENT STANDARD DEPARTURES

At the time of the EDG meeting, the applicant suggested that a departure might be requested for the requirement to produce 80% non-residential use at the street (SMC 23.47A.005D.1.n) for each of the options. The lack of information inhibited the Board from adequately reviewing the request. At the next meeting greater detail will need to be provided.

DESIGN RESPONSE:
No Design Departures are requested.

at the north end although the live-work units have been deepened to create a larger work area near the sidewalk. Also as the building and neighborhood evolve or as the demand for retail space increases, there is always the opportunity for these live-work space to transition to retail since the walls between the live-work spaces are planned to be removable.

DESIGN CONCEPT

DC1 — PROJECT USES AND ACTIVITIES

A. Arrangement of Interior Uses

East Building: See guidance for PL3-C-3

DESIGN RESPONSE:

The line of the retail façade in the plaza has been pulled east to create an aligned view from the pedestrian curb ramp at S Alaska St into the plaza. The preferred scheme pulls the coffee shop out into the plaza more to help the visual connection of the coffee shop to the sidewalk. Additional plaza and partially covered plaza area has been provided at the south end of the building to create more outdoor transition space and a good visual and physical connection to the play field. Note that a large portion of the retail facades, the live-work entries, and the residential entry is assumed to include overhead weather protection that will further emphasize the pedestrian nature of the plaza.

B. Vehicular Access and Circulation

East Building: A shared service driveway already exists between Tamarack Place and the yet undeveloped property. The Board supports use of this common driveway.

DESIGN 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, trash, and bicycle parking.

DC2 — ARCHITECTURAL CONCEPT

A. Massing

East Building: The Board noted the awkward geometries of the proposals. In part this may reflect the architect's difficulty in responding to the irregular shaped site. Redesign the massing to frame a shallower open space along MLK Way and to acknowledge the importance of the intersection. In general, Option #2 with several refinements is a more workable solution than the others.

DESIGN RESPONSE:

The southeast corner of the building includes an angle to the plan that provides good visual connection to the pedestrian walkway and the adjacent play field. In plan, this angle appears to be dissonant, but three-dimensionally we have used this angle to create a rotated tower element that unifies the overall design of the building at this prominent corner. This new proposed tower element does not continue down to the ground level providing either a nice covered outdoor seating area for the related retail space, a comfortable plaza area at the southern end of the building, or simply additional pedestrian connection to the east. This new tower element has been rotated in order to open the building up at the ground level for pedestrian and visual connectivity to the play field. This new tower element provides strong visual statement at the intersection and at this prominent gateway site. In general, the massing of the building has been modified to include a variety of parapet heights that creates hierarchy between the southern tower element, the larger rectangular masses, and the lower knuckle of the building providing a more visual building massing.

DC3 — OPEN SPACE CONCEPT

A. Building-Open Space Relationship

East Building. The Board preferred a shallower plaza on MLK as illustrated by Option #2. The east facing notch or façade modulation as shown in the same option received support.

DESIGN RESPONSE:

The west facing retail façade has been pulled back to allow visual alignment between the plaza and the pedestrian curb ramp at S Alaska St. In the new preferred scheme, the '*coffee shop*' has been pulled out into the plaza thus reducing the size of the plaza and increasing the visibility into the coffee shop. The residential lobby entry has been recessed at the back of the plaza to help create a more subdued semi-private entry to the building.

B. Open Space Uses and Activities

East building. See guidance for PL3-C-3 which encourages a connection between the east building plaza and the fields to the east.

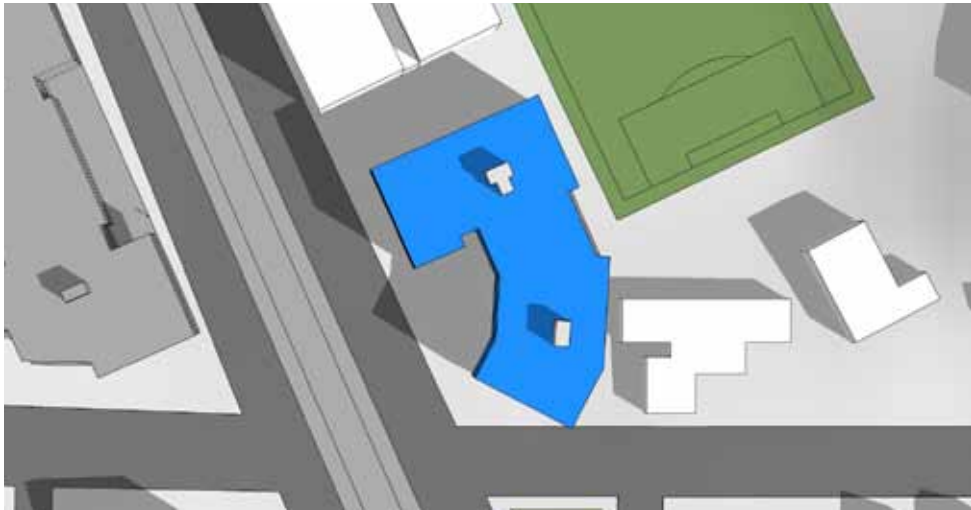
DESIGN RESPONSE:

Connection between the plaza and the play fields occurs at both a private residential level and a public pedestrian level. The residential lobby has evolved to a large great room that, for private residents of the building, extends from the plaza to a raised overlook of the play fields. Pedestrians in the plaza have increased connectivity to the play fields since the southern plaza area has been increased and the building angles at the southeast corner to allow better visual and physical connection to the play fields.

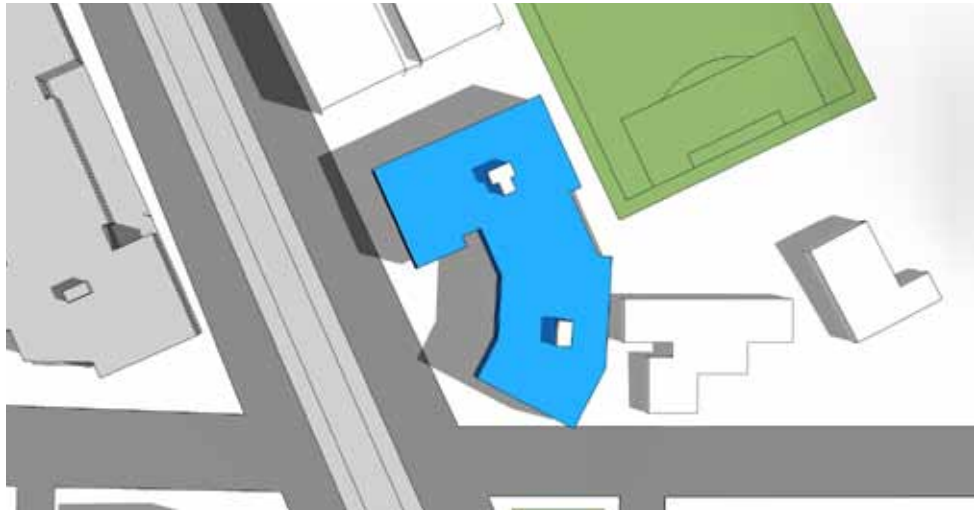
SHADOW STUDIES - OPTION I



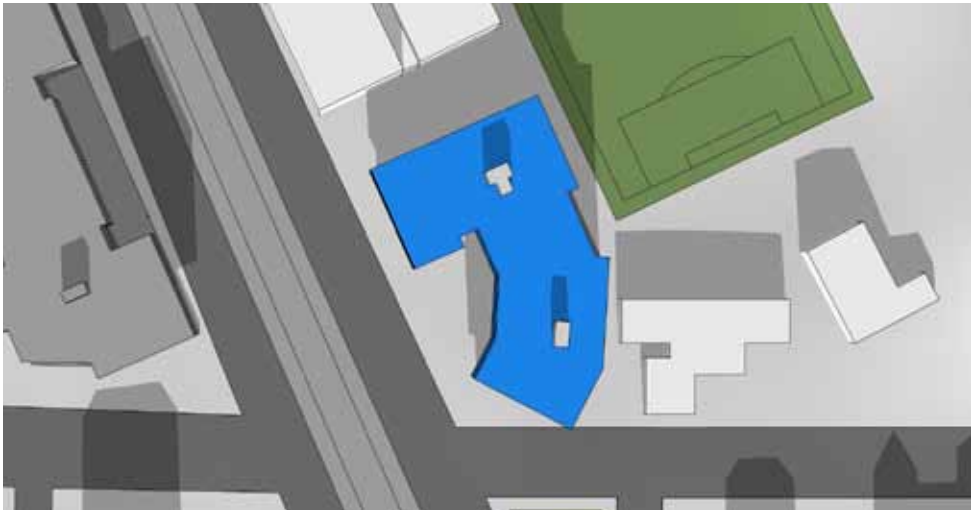
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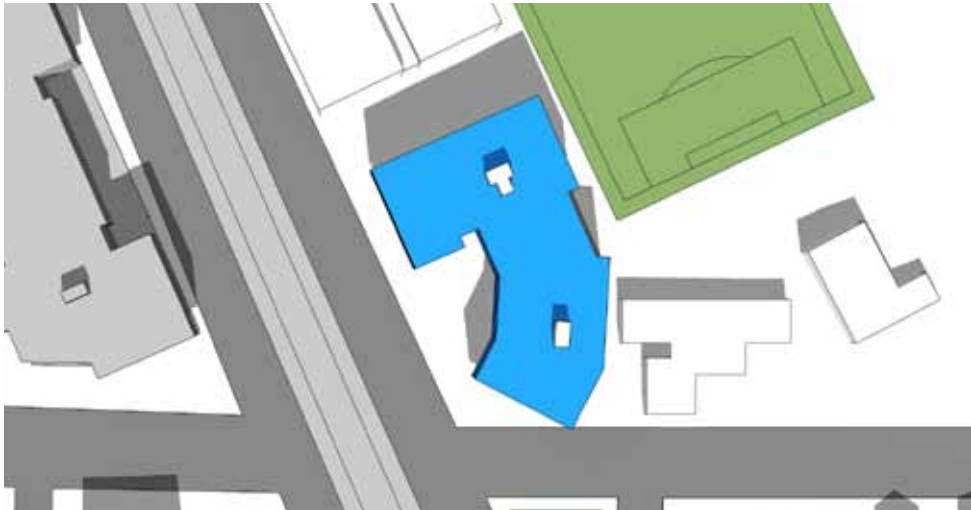
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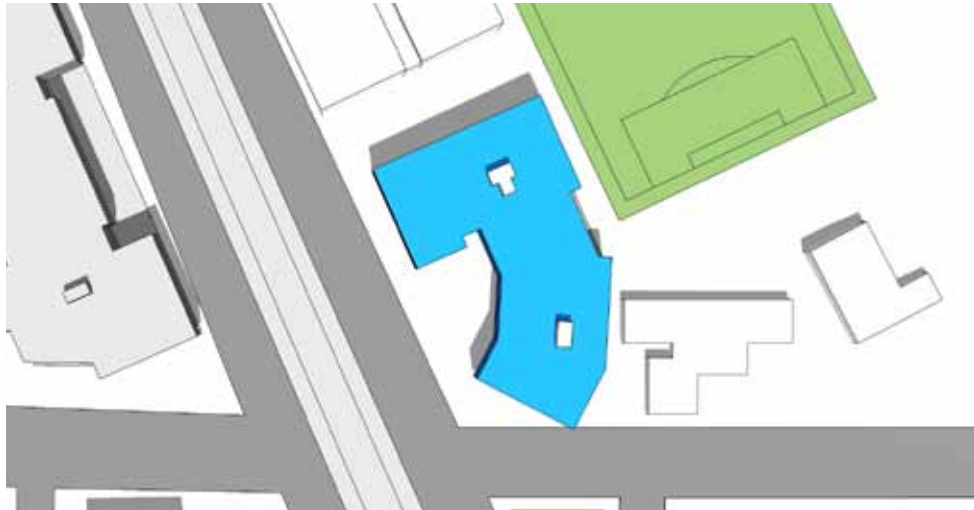
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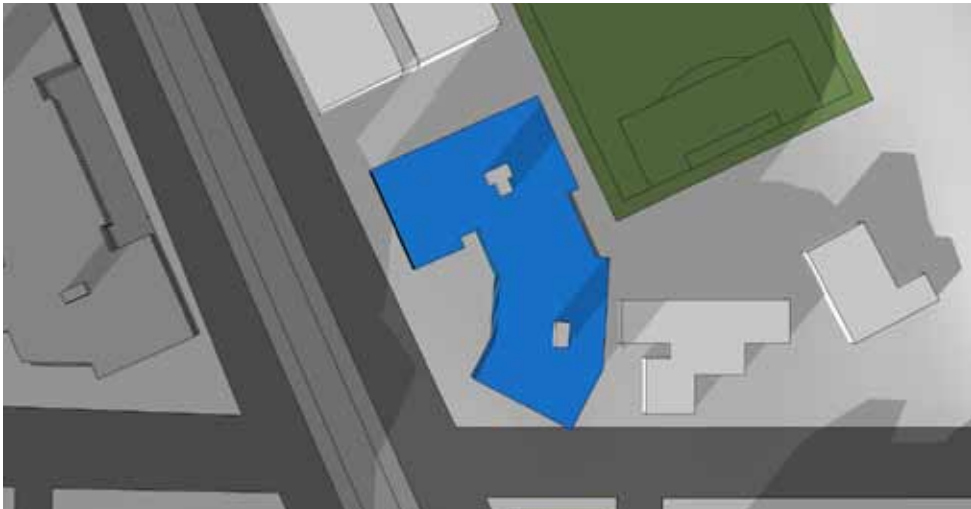
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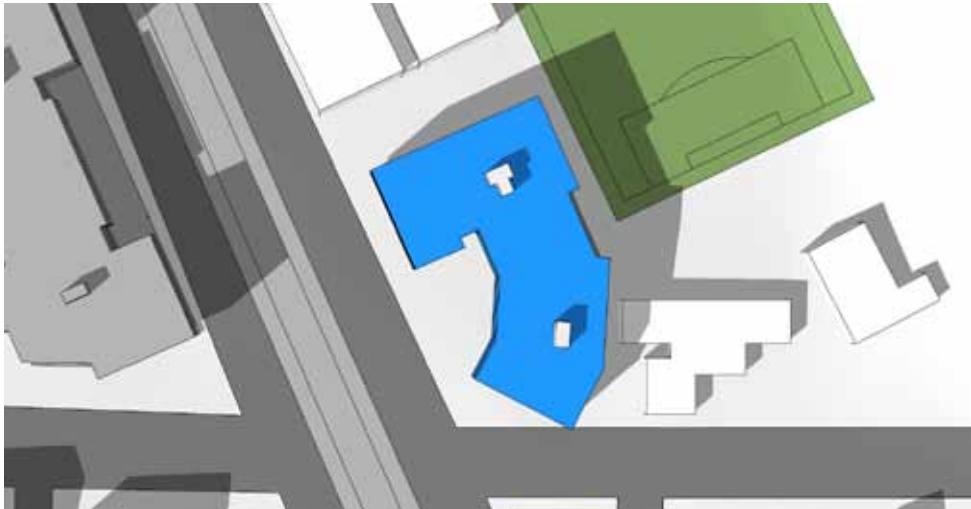
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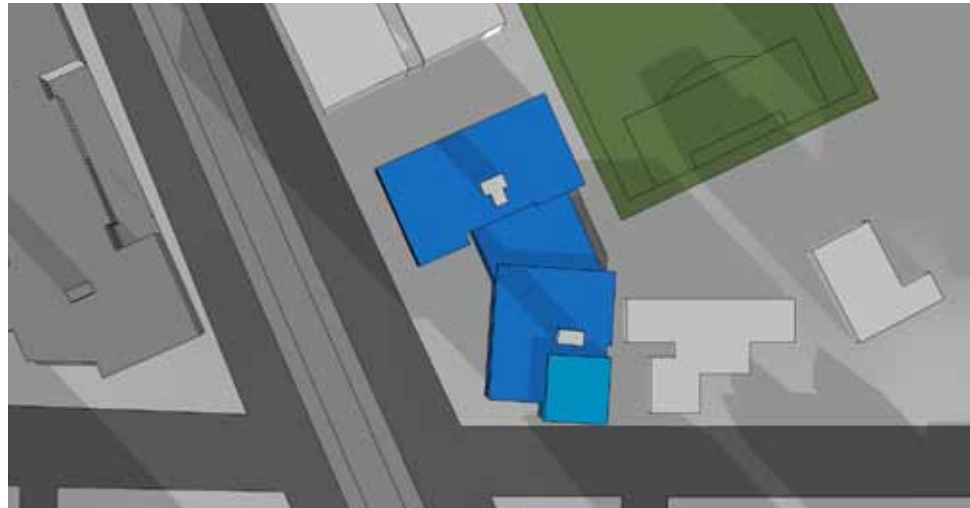
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MARCH 21, 3 PM



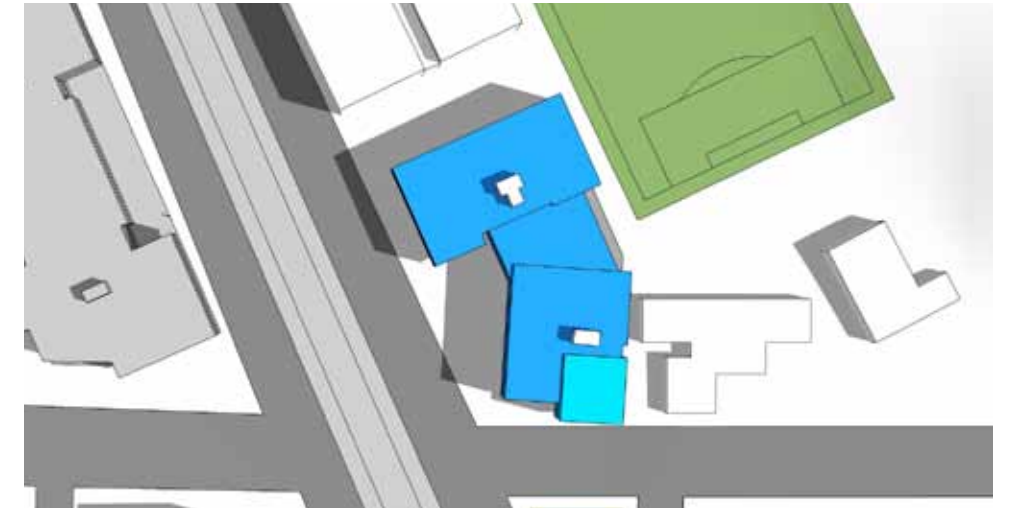
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DECEMBER 21, 9AM



MARCH 21, 9AM



JUNE 21, 9AM



DECEMBER 21, NOON



MARCH 21, NOON



JUNE 21, NOON



DECEMBER 21, 3 PM



MARCH 21, 3 PM



JUNE 21, 3 PM

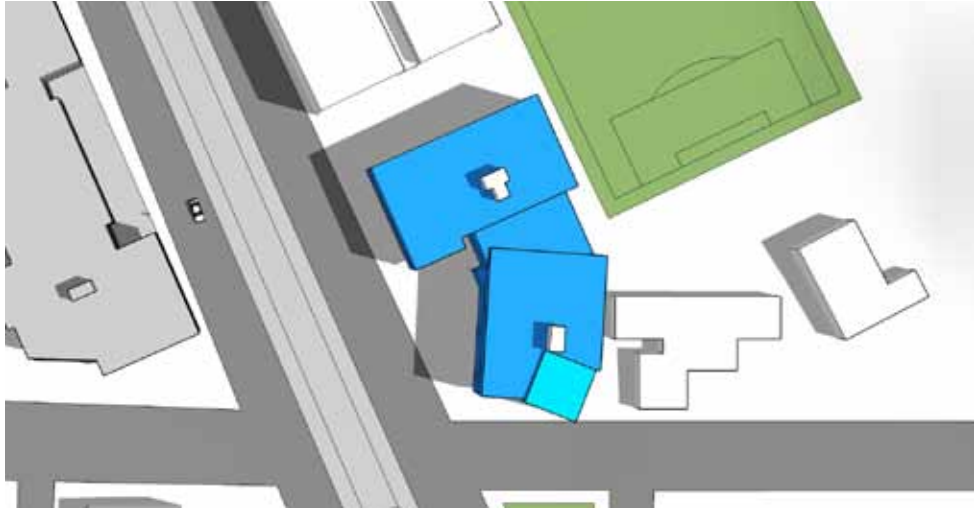
SHADOW STUDIES - OPTION 3 - PREFERRED



DECEMBER 21, 9AM



MARCH 21, 9AM



JUNE 21, 9AM



DECEMBER 21, NOON



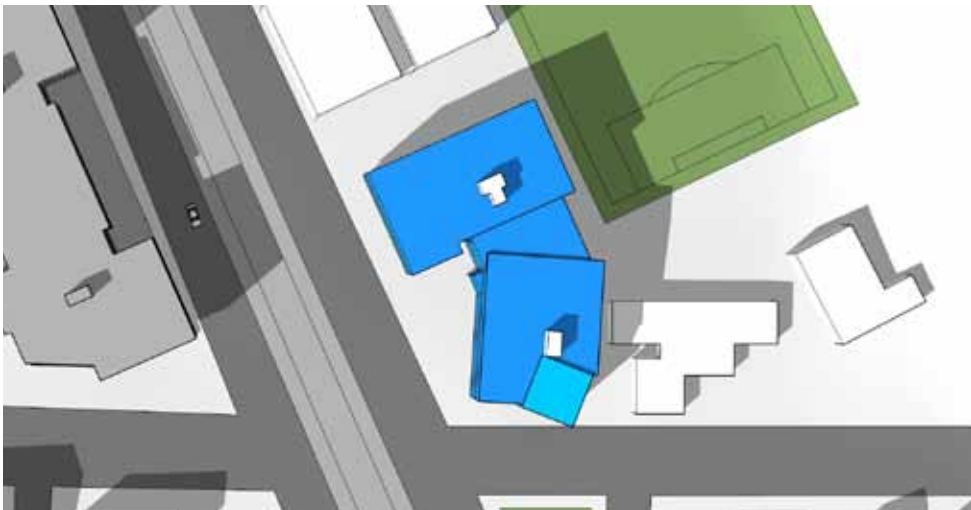
MARCH 21, NOON



JUNE 21, NOON



DECEMBER 21, 3 PM



MARCH 21, 3 PM



JUNE 21, 3 PM

DESIGN INSPIRATION

The Design Vision for this proposed project is to create a warm inviting residential project with high quality materials, large windows, and native landscaping to create a contemporary timeless character.



BALANCE



CORNER TREATMENT



COURTYARD



BROW



CORNER TREATMENT

RECENT NK PROJECTS



WESTLAKE VILLAGE



222 VIEW APARTMENTS



CHELAN RESORT SUITES



THE DAKOTA



ARTHOUSE



H2O APARTMENTS - LEED H MIDRISE PILOT GOLD



KOI APARTMENTS - LEED NC CERTIFIED



APERTURE ON FIFTH



STREAM UPTOWN APARTMENTS - LEED NC CERTIFIED

BDR SONATA EAST - DPD # 3017382

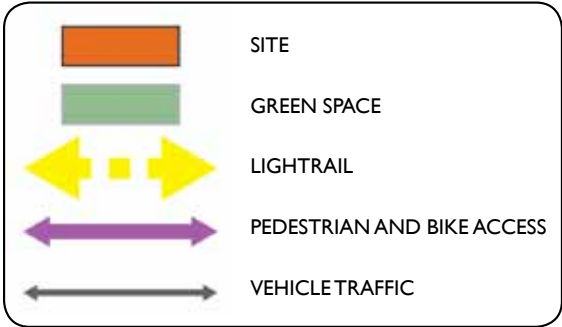
SECOND EARLY DESIGN GUIDANCE

**APPENDIX:
THE FOLLOWING PAGES INCLUDE INFORMATION
AND IMAGES FROM THE FIRST EARLY DESIGN
GUIDANCE MEETING.**



- ① 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 want to take advantage of this rigor by creating a pause and a gateway feature*, through retail-oriented plaza space, which compliments the park-style plazas to the south of both the East and West sites.
- ② 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, and by creating a courtyard along MLK to further emphasize the corner and create relief along the street. At the upper levels of the project, there are opportunities to connect to views toward Mt. Rainier (directly south) as well as Lake Washington and the Cascades (to the east).
- ③ To the east, the project site is bound by a pedestrian corridor over a utility easement — a connection allowing residents to access the developing retail, transit options, and neighborhood parks along MLK Way. To the north, an existing shared easement will allow us to align our parking, trash access and other services with similar uses on the neighboring site.

The relatively flat and clear site will allow for “at grade” connections from all sides of the building. Our intent is to create raised residential units along the eastern pedestrian corridor, overlooking the adjacent play field, with retail spaces and live/work units on the more active north, east and south faces. Since there are no existing trees or other notable vegetation on the project site, we have the opportunity to create connections between the southwestern transit-focused area and the eastern pedestrian walkways.





COLUMBIA CITY LANDMARK CONTEXT & PRECEDENTS



① RAINIER VISTA MICRO COMMUNITY



② THE GENESEE - MIXED-USE



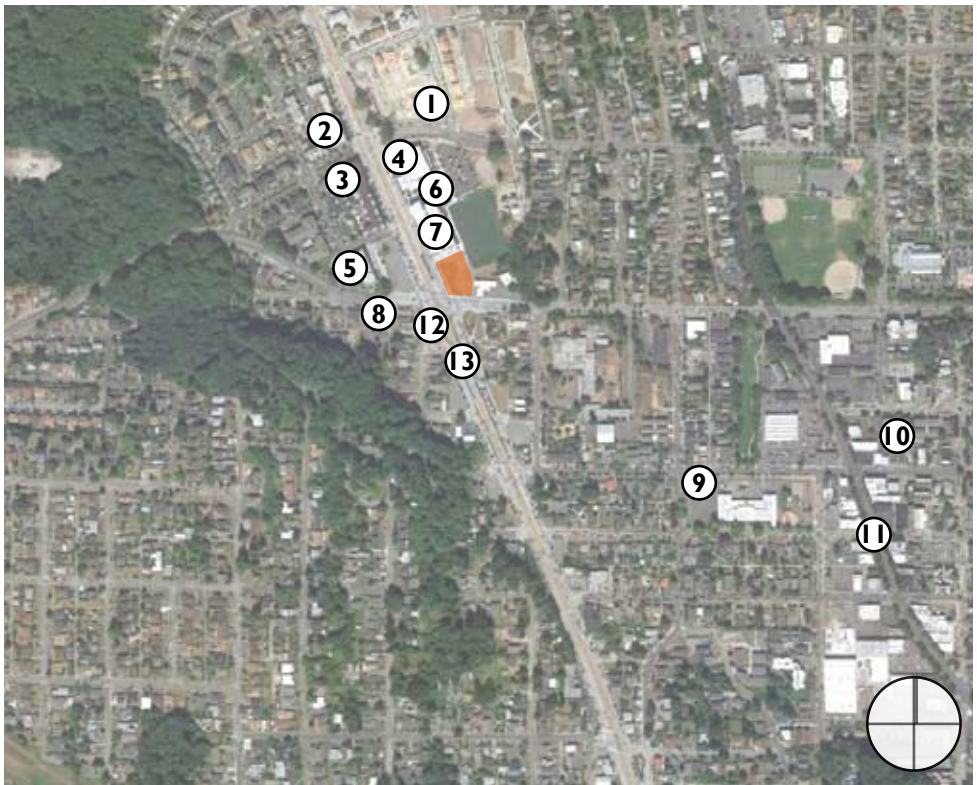
③ PROVIDENCE ELDER PLACE - MIXED-USE



④ BOYS + GIRLS CLUB/
JOEL E. SMILOW TEEN CENTER



⑤ SNOQUALMIE PLACE - APARTMENTS



CONTEXT MAP



⑥ COMMUNITY PARK BY RAINIER VISTA PLAYFIELD



⑧ CHRIST TEMPLE CHURCH



⑨ COLUMBIA CITY FARMER'S MARKET



⑦ TAMARACK PLACE - MIXED-USE



⑩ COLUMBIA CITY LIVEABOVES



⑪ DOWNTOWN COLUMBIA CITY

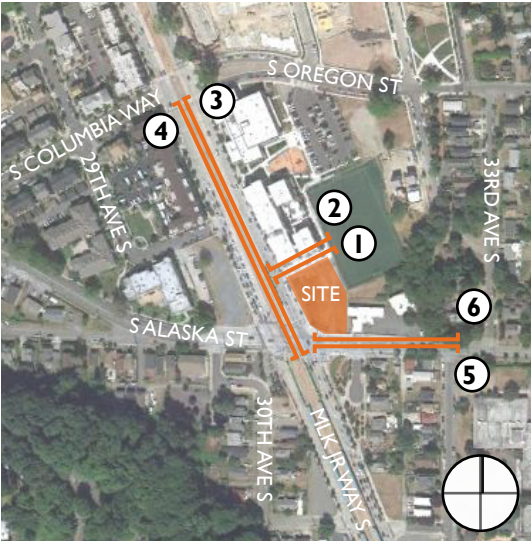


⑫ PUBLIC ART BY LIGHT RAIL STATION



⑬ LIGHT RAIL ALONG MLK JR WAY S

STREETSCAPES



MONTAGE KEY MAP

PROJECT SITE



① LOOKING SOUTH TOWARDS SITE

PROJECT SITE



③ LOOKING EAST ALONG MLK JR WAY S



⑤ LOOKING SOUTH ALONG S ALASKA ST



② LOOKING NORTH AT ADJACENT MIXED-USE



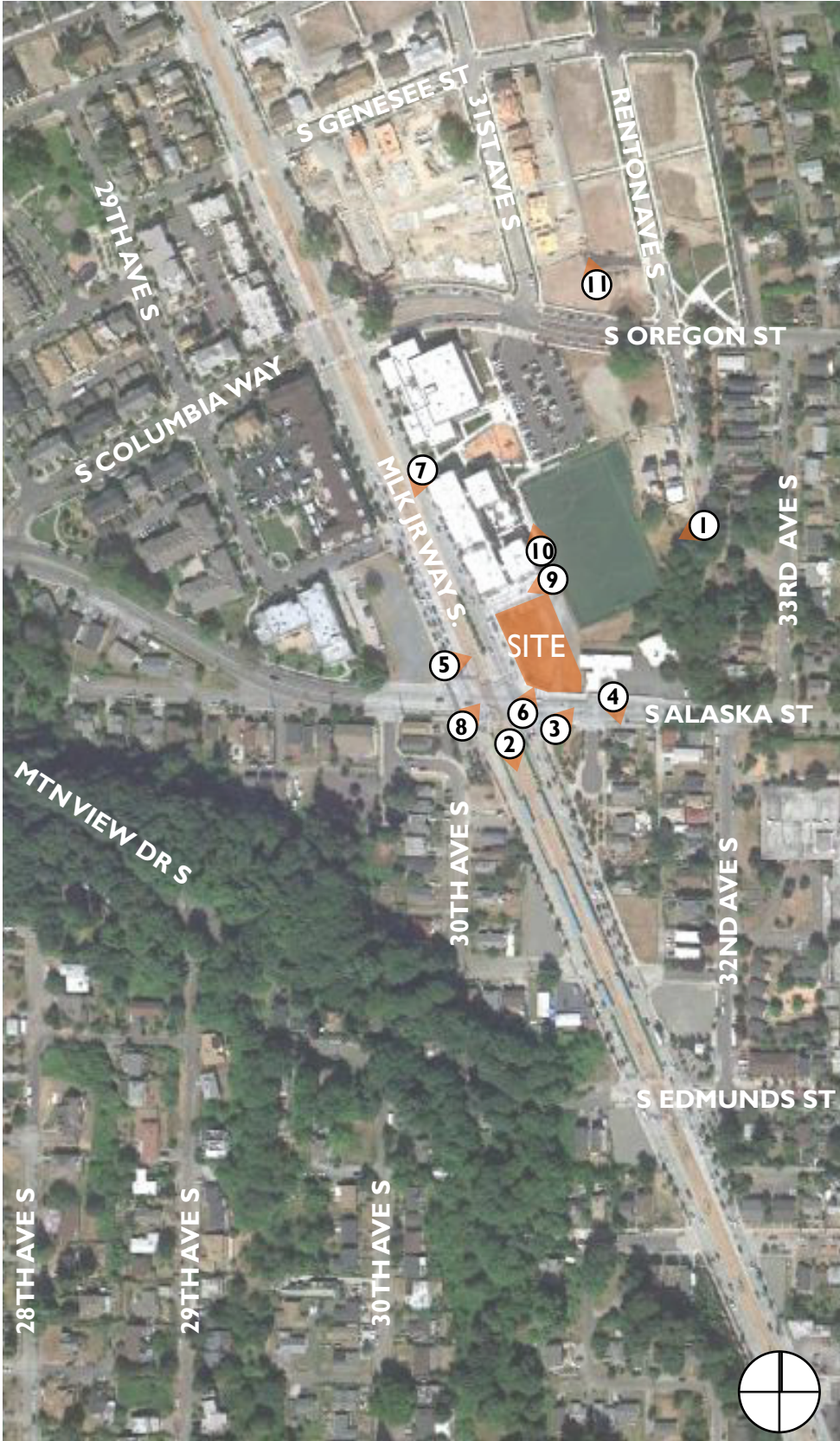
④ LOOKING WEST ALONG MLK WAY JR S

PROJECT SITE



⑥ LOOKING NORTH ALONG SALASKA ST

CONDITIONS



① VIEW WEST ACROSS THE RAINIER VISTA PLAYFIELD



③ VIEW NORTHEAST OF ADJACENT ONE STORY BUILDING



⑤ VIEW EAST OF SITE ACROSS MLK JR WAY S



② VIEW SOUTH OF RAILWAY STATION ALONG MLK JR WAY S



④ VIEW SOUTH OF BUS STOP AND SINGLE FAMILY HOUSE



⑥ VIEW OF SITE FROM INTERSECTION



⑦ LOOKING SOUTHEAST ACROSS MLK JR WAY S AND FROM SITE



⑧ LOOKING EAST ACROSS THE MLK JR WAY S AND S ALASKA ST INTERSECTION TOWARDS SITE



⑨ LOOKING WEST ALONG SERVICE ROAD ADJACENT TO THE SITE

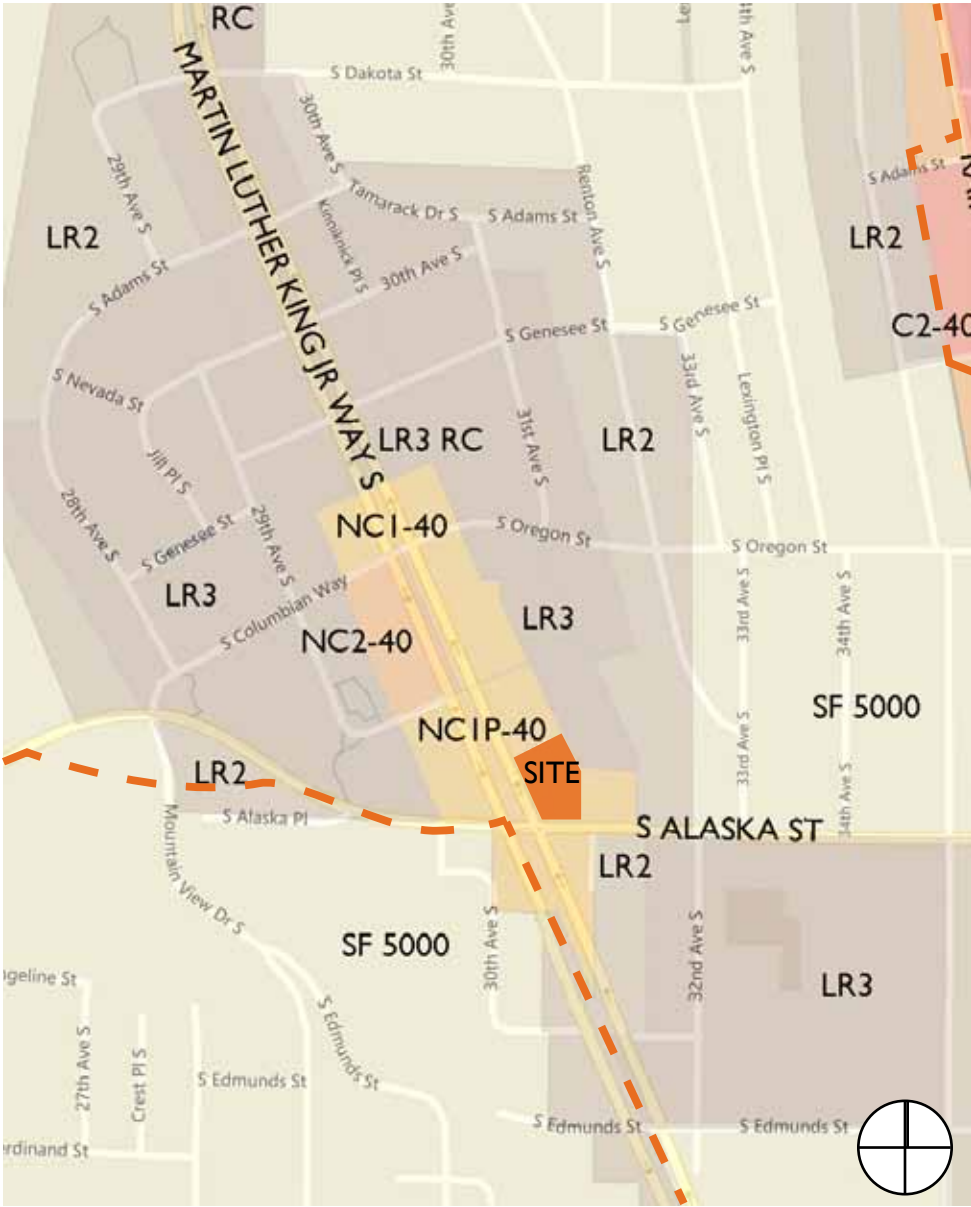


⑩ LOOKING NORTHWEST ALONG TRAIL ADJACENT TO SITE AND PLAYFIELD



⑪ LOOKING NORTH THROUGH COMMUNITY GARDEN

ZONING SUMMARY



DPD ZONING MAP

ADDRESS: 3004 S.Alaska Street, Seattle, WA
PARCELS: 605611-0020
ZONING: NCIP-40 / LR3 RC
(Project to be built within the NCIP-40 zone only).
OVERLAYS: Columbia City Residential Urban Village
Frequent Transit Corridor
Pedestrian Areas
LOT AREA: 26,830 sf

PERMITTED USES — 23.47A.004
Residential uses allowed; Commercial uses allowed

STREET LEVEL USES — 23.47A.005

- In all neighborhood commercial and C1 zones, residential uses may occupy, in the aggregate, no more than 20 percent of the street-level street-facing facade in a pedestrian-designated zone, facing a designated principal pedestrian street (23.47A.005-C.1.a)
- In pedestrian-designated zones along designated principal pedestrian streets, one or more approved uses are required along 80 percent of the street-level street-facing facade (23.47A.005-D.1)

STREET DEVELOPMENT STANDARDS — 23.47A.008

- Facades shall include the following: windows; entryways or doorways; stairs, stoops, or porticos; decks or balconies; or screening and landscaping on the facade itself.
- Blank segments of the street-facing facade between 2 feet and 8 feet above the sidewalk may not exceed 20 feet in width.
- The total of all blank facade segments may not exceed 40 percent of the width of the facade of the structure along the street.
- Street-level street-facing facades shall be located within 10 feet of the street lot line, unless wider sidewalks, plazas, or other approved landscaped or open spaces are provided. (23.47A.008-A)
- For structures with street level non-residential uses in NC zones, 60% of the street-facing facade between 2 feet and 8 feet above the sidewalk shall be transparent.
- Transparent areas of facades shall be designed and maintained to allow unobstructed views from the outside into the structure or, in the case of live-work units, into display windows that have a minimum 30-inch depth.
- Nonresidential uses shall extend an average depth of at least 30 feet and a minimum depth of 15 feet from the street-level street-facing facade.
- If the combination of the requirements of Sections 23.47A.005 or 23.47A.008 and this depth requirement would result in a requirement that an area greater than 50 percent of the structure’s footprint be dedicated to nonresidential use, the Director may modify the street-facing facade or depth requirements, or both, so that no more than 50 percent of the structure’s

footprint is required to be nonresidential. Nonresidential uses at street level shall have a floor-to-floor height of at least 13 feet. (23.47A.008-B)

- In addition, the following standards also apply in pedestrian designated zones: A minimum of 80 percent of the width of a structure’s street-level street-facing facade that faces a principal pedestrian street shall be occupied by approved uses, the remaining 20 percent of the street frontage may contain other permitted uses and/or pedestrian entrances. (Note: approved use includes open space).
- The width of a driveway at street level, not to exceed 22 feet, may be subtracted from the width of the street-facing facade if the access cannot be provided from an alley or from a street that is not a designated principal pedestrian street. (23.47A.008-C)
- When a live-work unit is located on a street-level street-facing facade, the provisions of subsections 23.47A.008.A and 23.47A.008.B apply, and the portion of each such live-work unit in which business is conducted must be located between the principal street and the residential portion of the live-work unit. (23.47A.008-E)

HEIGHT — 23.47A.012

- Base height limit of 40’
- Bonus for non-residential use with 13’ floor to floor at street level of 4’

LOT COVERAGE / FAR — 23.47A.013
FAR of 3.25 for mixed use buildings, with single use not exceeding 3.00 (Table A)

SETBACKS — 23.47A.014
None

LANDSCAPING — 23.47A.013
Must meet a Green Factor score of 0.30 or greater. (23.47A.016-A.2)
Follow street tree and screening requirements.

AMENITY AREA — 23.47A.024
Exterior amenity areas are required in an amount equal to 5% of the total gross floor area in residential use, excluding areas used for mechanical equipment and accessory parking.

REQUIRED PARKING — 23.47A.030

- No automobile parking required for Residential or Non-Residential uses in Urban Villages with frequent transit service. (Table B 23.54.015-L) (Table A 23.54.015-J).
- Bicycle parking based on Use. Assume 1 long and 3 short term parking stalls for commercial use. One stall for every four units, plan for 25 bike stalls. (Table E 23.54.015)
- Parking access is to be provided on a combined 20’ easement on the north side of the site by one two-way curb cut that is shared with the housing development to the north. (23.47A.032)