BDR SONATA EAST

3004 S ALASKA STREET

DESIGN REVIEW RECOMMENDATION

DPD# 3017382

JULY 28, 2015

nk
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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 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 MLK Way and S Alaska Street, and will protect the ball fields from the street traffic.

ADDRESS:	3004 S Alaska Street, Seattle, WA
DPD PROJECT #:	3017382
TAX PARCEL #:	605611-0020
OWNER:	BDR Capital Partners
ARCHITECT:	Nicholson Kovalchick Architects
DPD CONTACT:	Bruce Rips

PROJECT PROGRAM	APPROXIMATE NUMBERS
NUMBER OF RESIDENTIAL UNITS:	88
COMMERCIAL AREA:	3,200 SF
NUMBER OF LIVE/WORK UNITS:	4 Units
NUMBER OF PARKING STALLS:	70 Stalls
TOTAL SITE AREA:	26,830 SF
PROJECT FOOTPRINT:	15,000 SF
PROJECT SIZE:	87,500 SF

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NEIGHBORHOOD ZONING

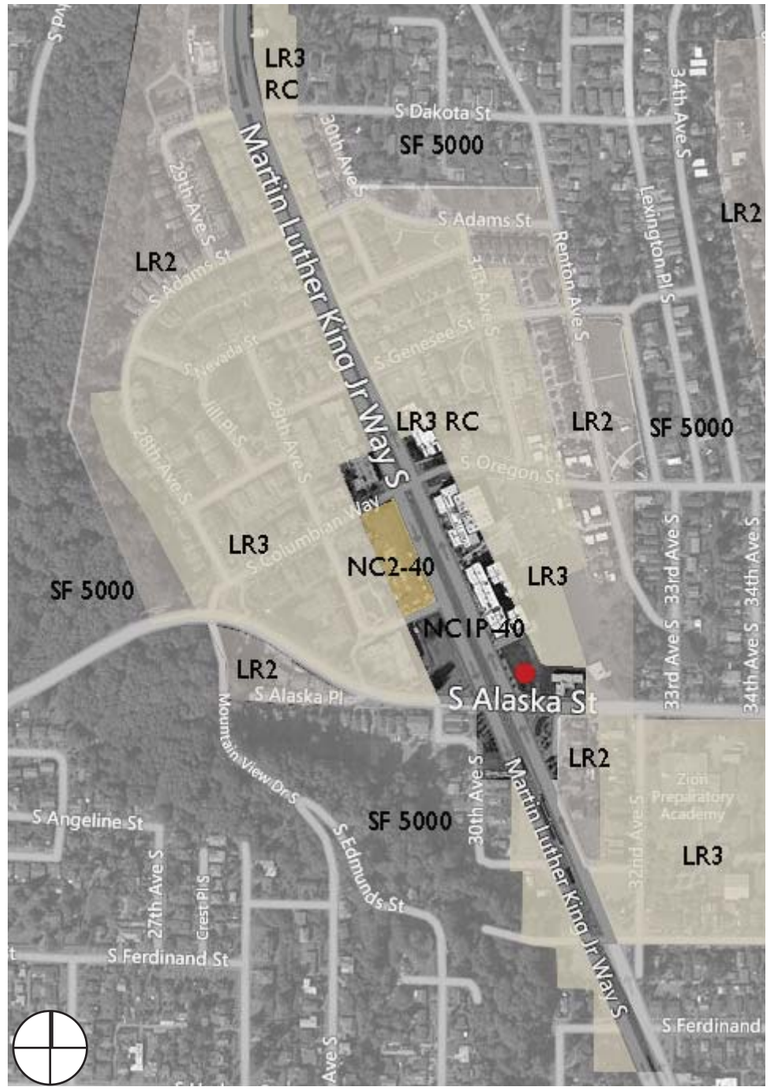
NEIGHBORHOOD DEVELOPMENT

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 one parcel, with access from a shared access way 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.

ZONING:	NC1P-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



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 gateway feature,*** through retail-oriented plaza space, which compliments the park-style plazas to the south of both the East and West sites.

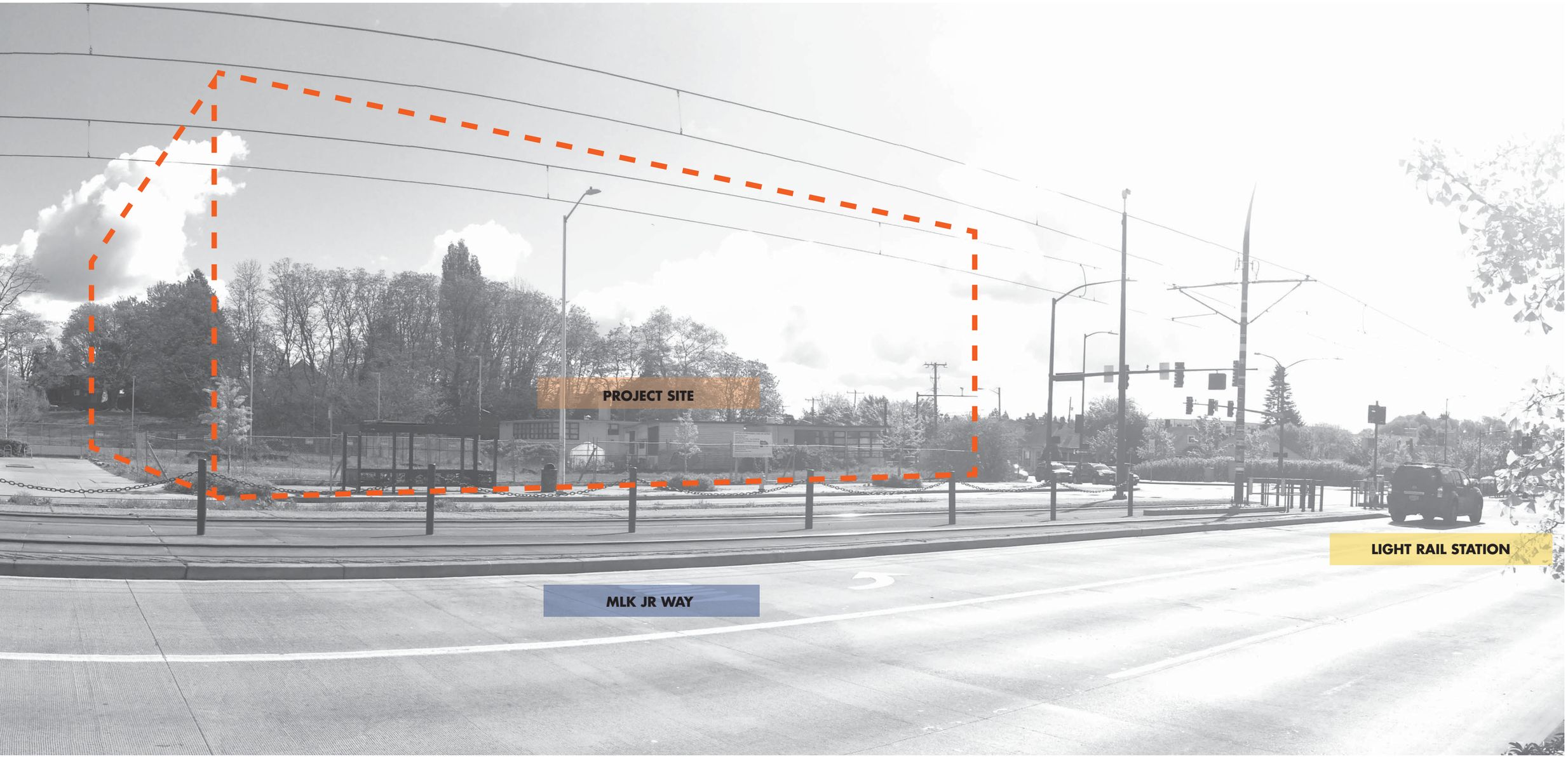
Commercial retail and live/work spaces border the wide streets of Martin Luther King Jr Way S and S Alaska Street. The corner of MLK and S Alaska is a prominent location. The design team proposes to distinguish the corner by facing the building towards the intersection, and by creating a plaza along 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).

To the east, the project site is bound by a neighboordhood connector pathway 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 driveway easement will allow us to align our parking, trash access and other services with similar uses on the neighboring site.

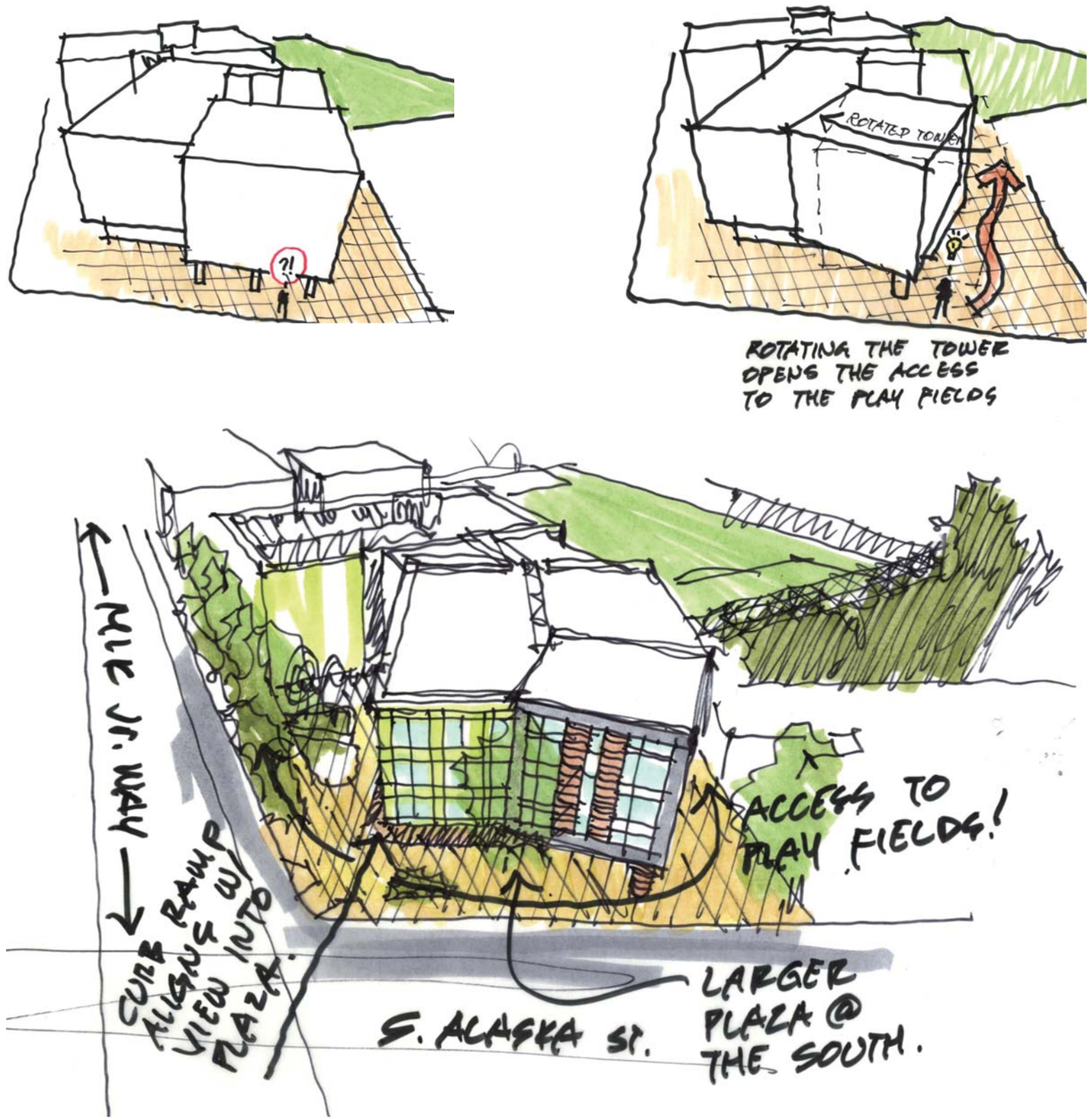
The relatively flat and clear site will allow for "at grade" connections along three sides of the building, while allowing for raised units along the back for privacy and security, overlooking the adjacent play field, with retail spaces and live/work units on the more active north, east and south faces. 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.

NEIGHBORING RETAIL

CONTEXT ANALYSIS
NEIGHBORING RETAIL



DESIGN PROPOSAL



DESIGN PROPOSAL

EDG CONCEPT: TOWER CONCEPT

EDG #1

The preferred option (#3) in the first EDG meeting pushed the massing away from MLK, creating a plaza that would open up to the street and included an additional angled massing at the southern end of the structure to provide visual connectivity to the playfiled and to direct the general massing towards the intersection.

The overall massing, including the northern end by the shared access easement was approved, however the board felt that the southern end lacked refinement and needed more design thought.

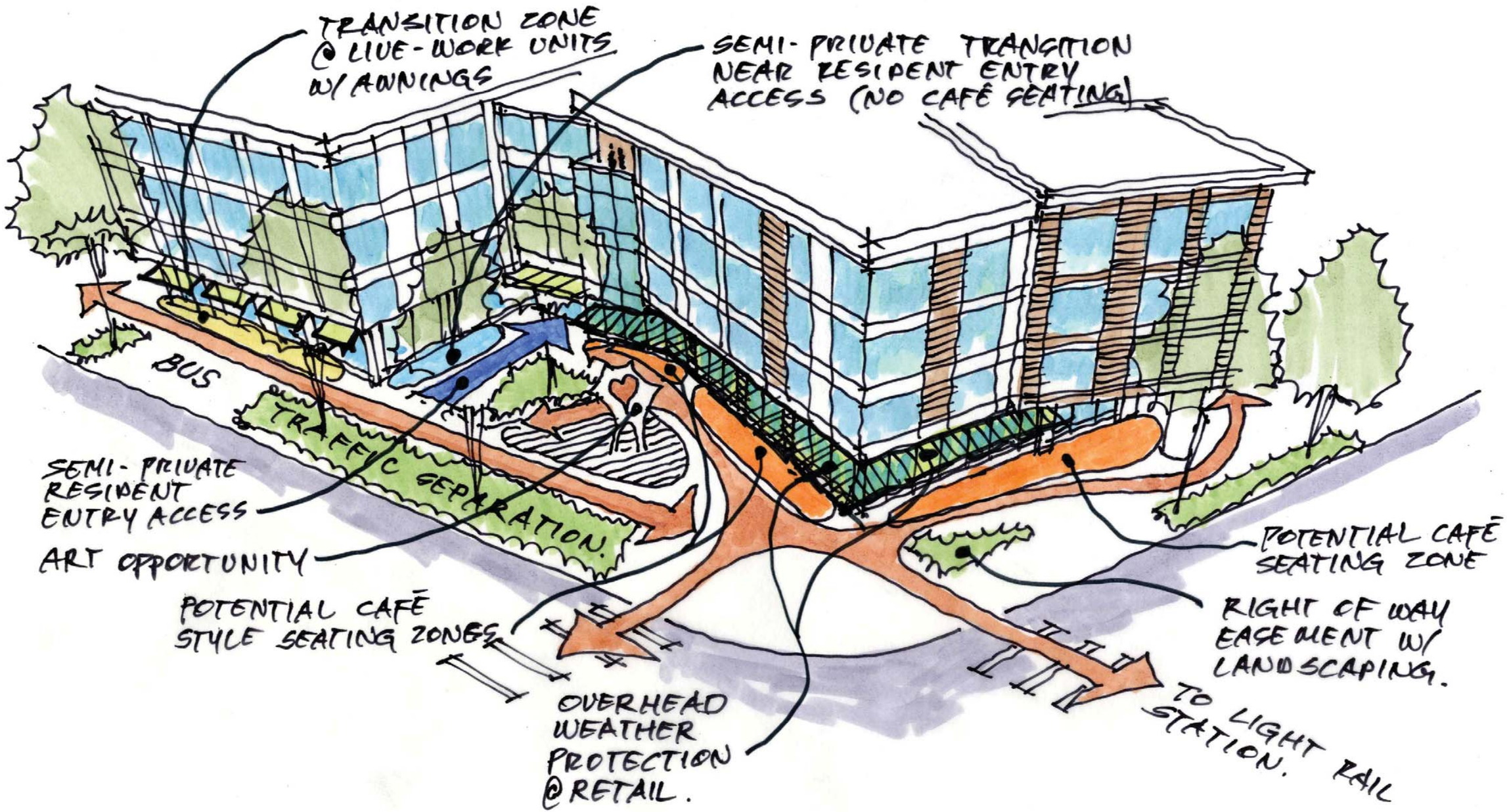
EDG #2

Part of the rotated southern end massing still addresses the intersection. A tower element is introduced to create a strong visual and physical pedestrian connection to the pedestrian walkway and the playfields. 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 a nice covered outdoor seating area for the related retail space, a comfortable plaza area at the southern end of the building, and additional pedestrian connection to the east.

A hierarchy is created with the massing which gives prominence to the south side and define a gateway. Rotating the tower not only adds visual interest but also opens the access to the playfields beyond.

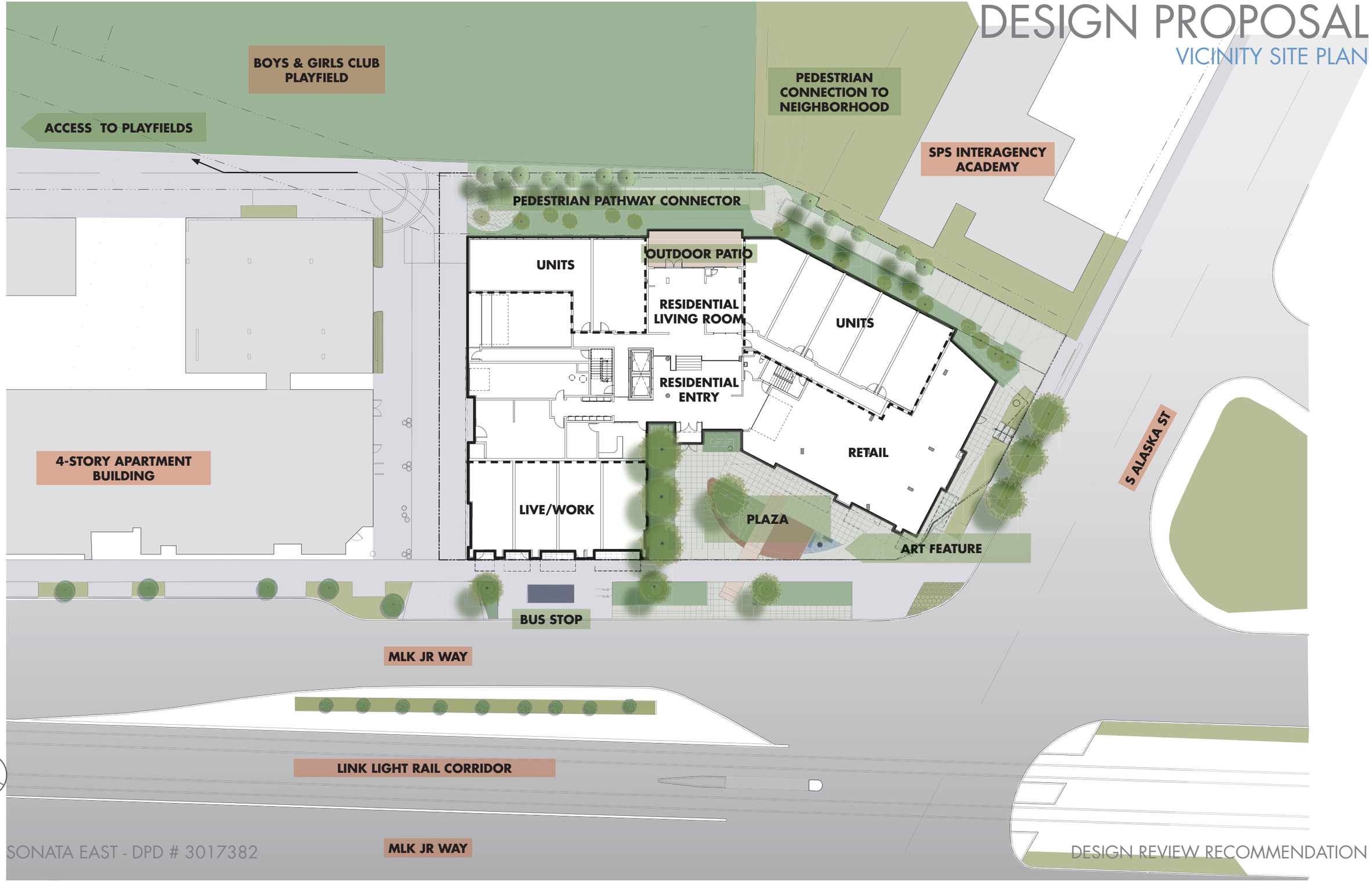
The plaza faces west and continues south to take advantage of good solar exposure in the morning and afternoon. It is located on a prominent corner adjacent to public transportation hubs and extensive levels of automobile traffic. Pedestrian and retails zones are created by pulling the building away from the traffic, utilizing landscape elements, and creating transition zones between the street edge and the building.

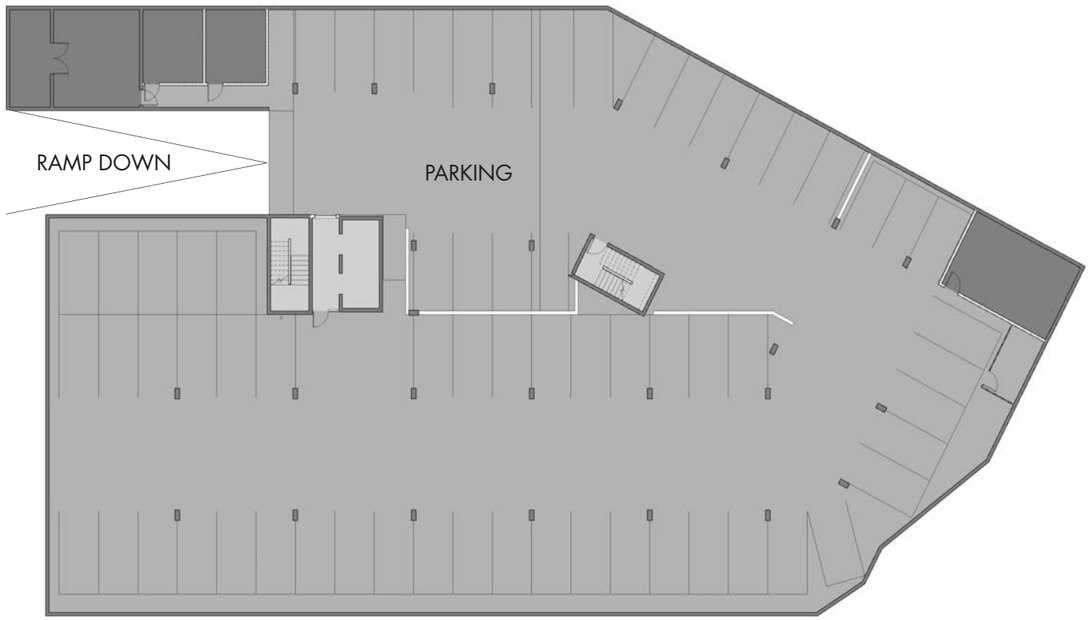
EDG CONCEPT: PLAZA CONCEPT



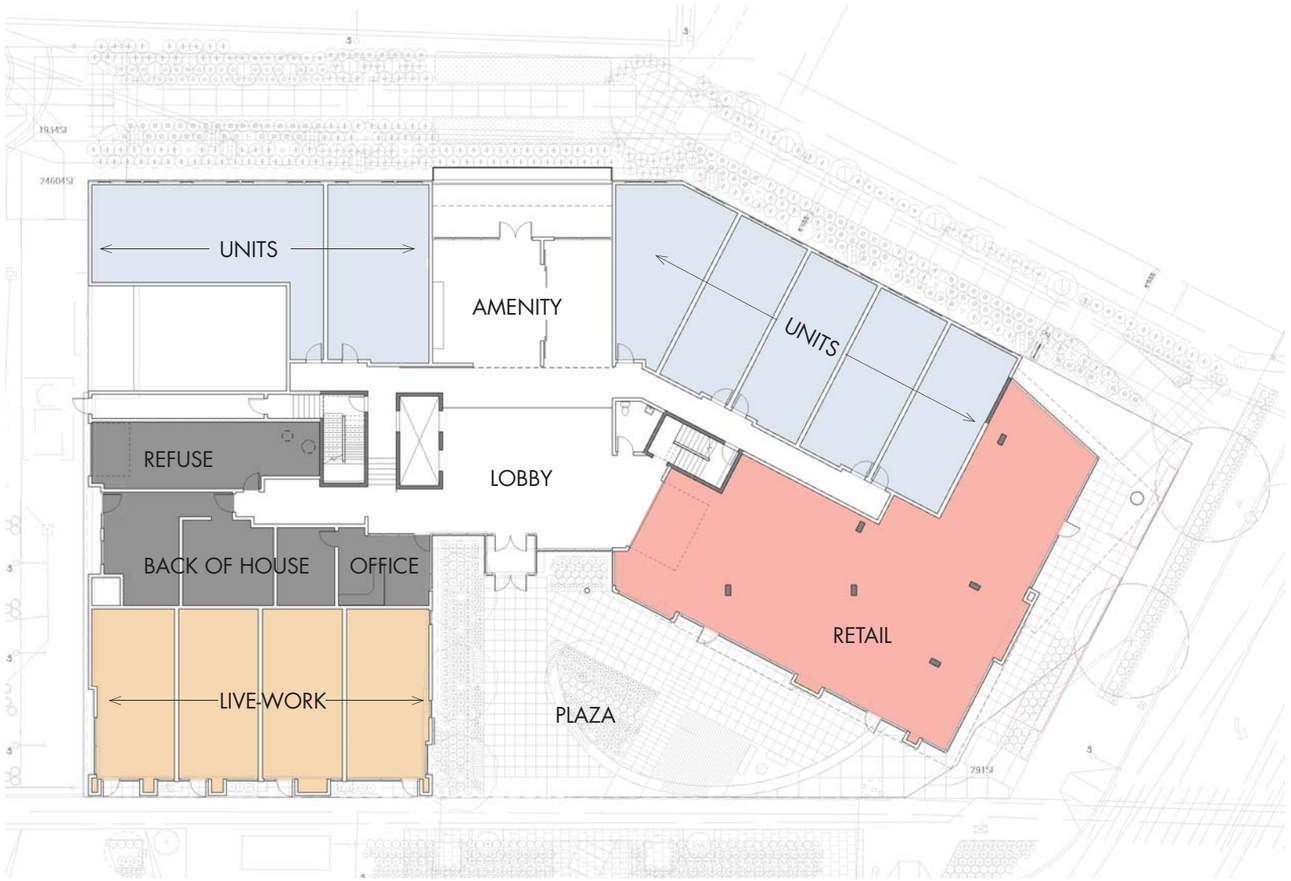
DESIGN PROPOSAL

VICINITY SITE PLAN



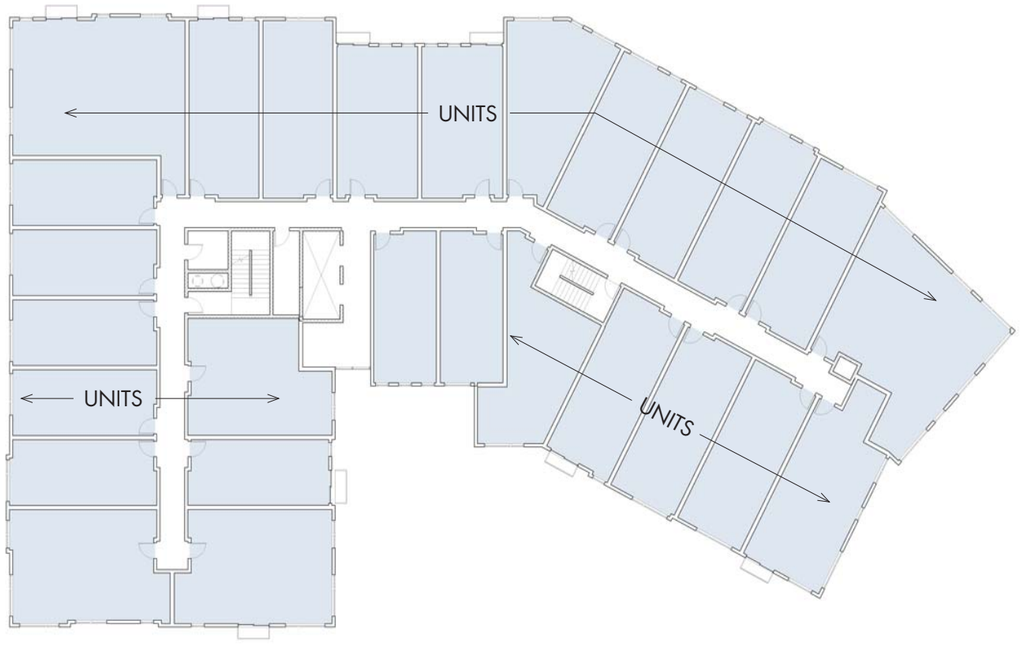


LEVEL P1

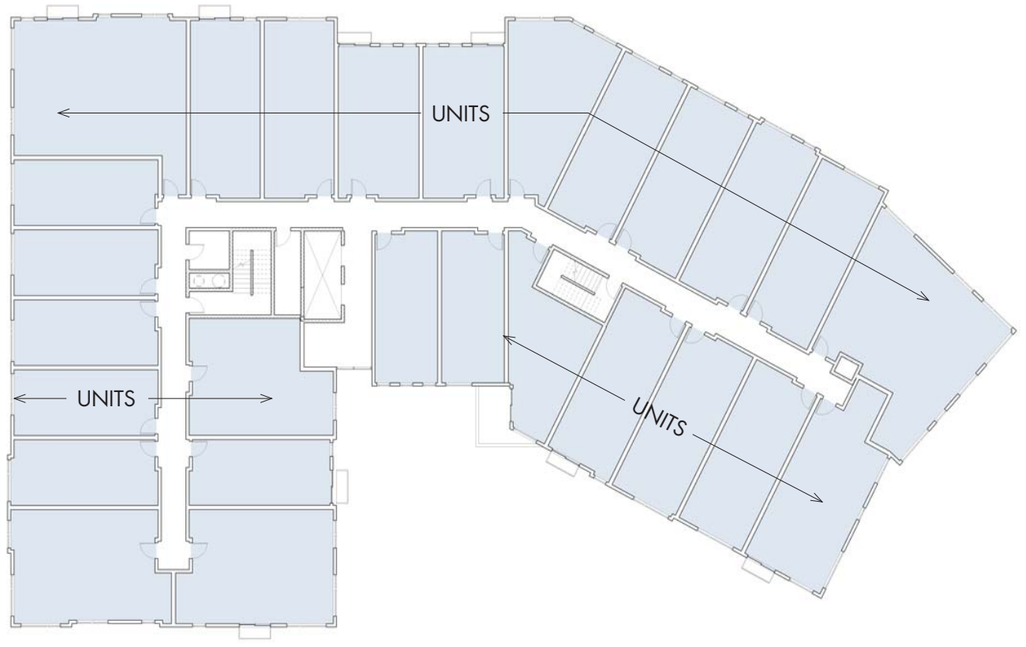


LEVEL 1

DESIGN PROPOSAL
FLOOR PLANS



LEVELS 2-3



LEVEL 4


SONATA

DESIGN PROPOSAL

ELEVATIONS & MATERIALITY

WEST

FIBER CEMENT
COLOR: SW 7035
AESTHETIC WHITE

FIBER CEMENT
COLOR: SW 6419
SAGUARO

PRODEMA SIDING
COLOR:DARK
BROWN

SLATE TILE

EXPOSED
ARCHITECTURAL
CONCRETE

ALUMINUM
STOREFRONT SYSTEM
COLOR: DARK BRONZE

VINYL WINDOW
COLOR: WHITE

PRODEMA SIDING
COLOR: CREAM

METAL SIDING
COLOR: COOL
METALLIC COPPER

GLASS CANOPY

SOUTH

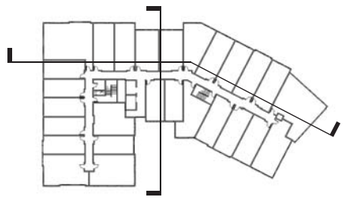
DESIGN PROPOSAL

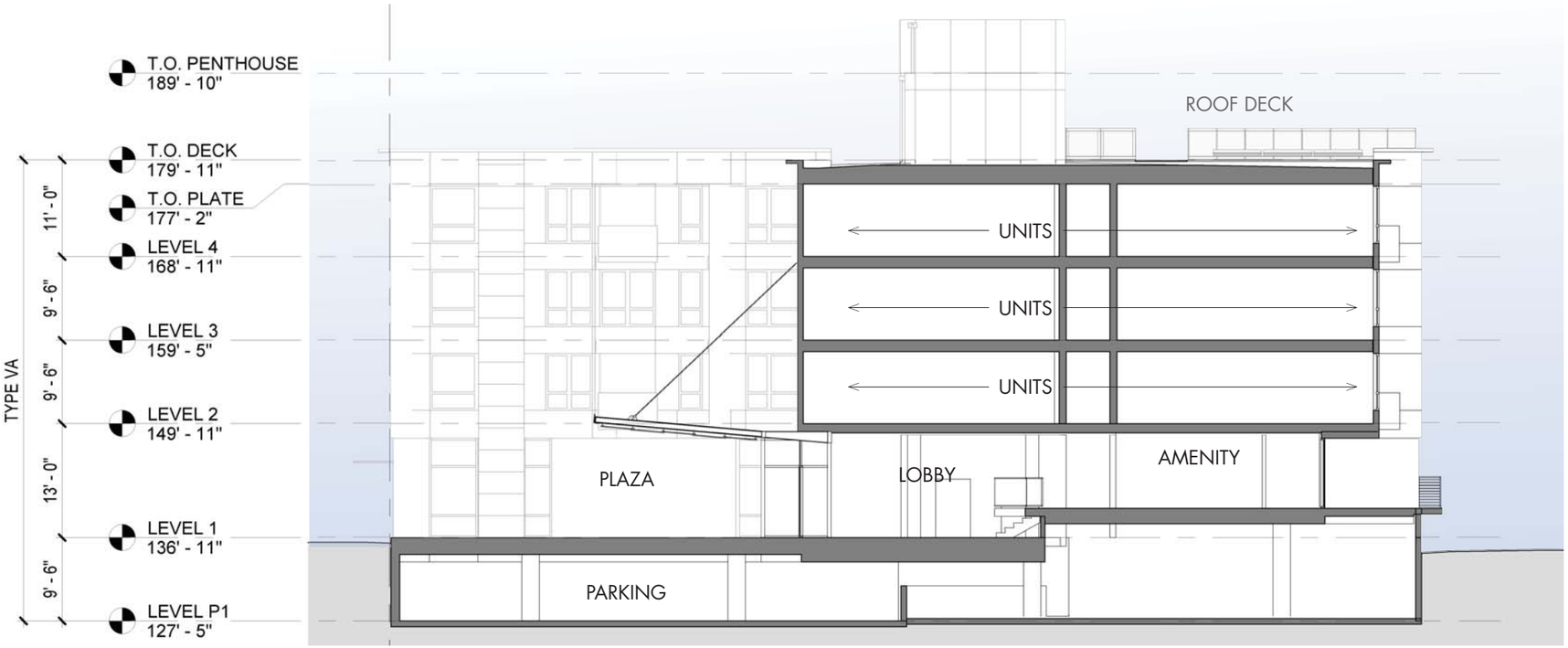
ELEVATIONS & MATERIALITY

EAST

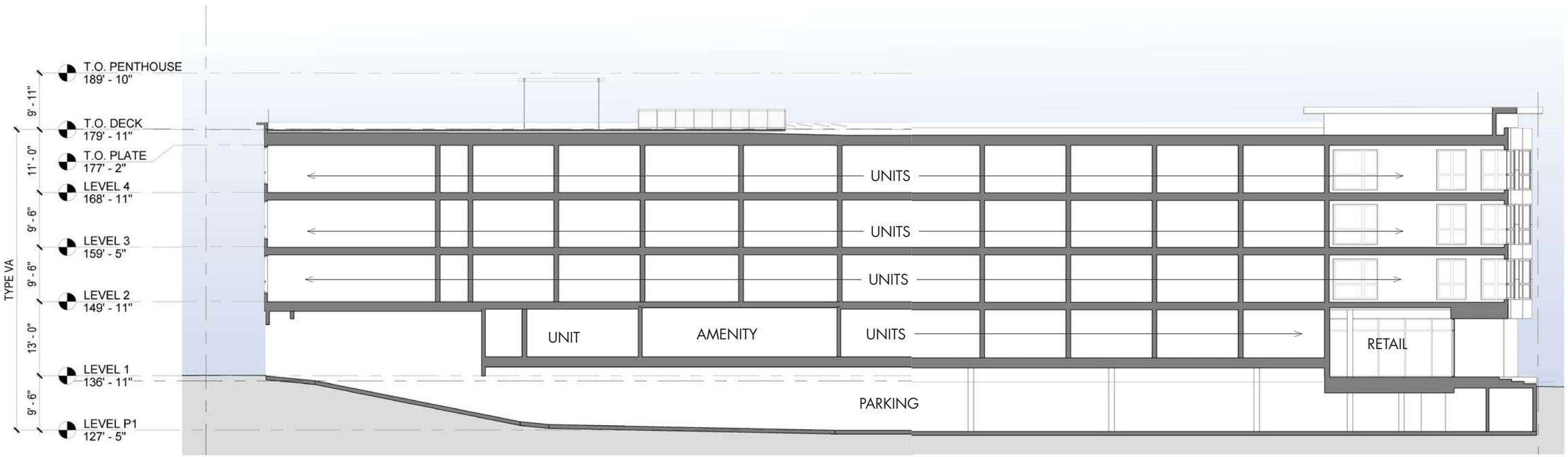
NORTH

BUILDING SECTIONS





DESIGN PROPOSAL
BUILDING SECTIONS



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.

EDG Meeting #2: The Board agreed that the analysis provided a thorough exploration of the site's geometry. The Board supported the massing configuration that pushed the residential lobby back while projecting the retail slightly forward and creating a chamfered corner that opens up to the adjacent park space.

RESPONSE: The plaza 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. The project closest neighbor is the adjacent Tamarack building to the north. The proposed building and the Tamarack building is not only separated by an approximately 34 feet wide shared access easement but it is also situated so that the only shading impact is limited to early hours in the morning.

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.

RESPONSE: The continuation of the plaza facing south will be designed with hardscape and lush flora and new street trees in the right of way. The south facing units will be designed with energy efficient low-e windows.

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.

EDG Meeting #2: The Board was pleased with the hybrid design presented in Option 3 that responds to the pedestrian desire lines, as well as visual connections between the sidewalk, plaza and park.

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 live work units facing MLK will be designed to have removable demising walls so that they can transition to larger retail spaces as the demand for retail develops. 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.

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 proposed building's role is to anchor the corner at MLK and S Alaska Street (Alaska) and terminate the decade-long development of Rainier Vista. The east and southwest facades will both have noticeable presence facing the intersection, as well as from the neighbors beyond the play-field. The massing and articulation of the facade is intended to give visual interest to the building when

viewed from different vantage points while the rotated tower element gives the south corner prominence and acts as the anchor point for the whole project.

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 of the ground level uses and the massing of the building above addresses this point. The live/work units that face MLK, continues the rhythm of the streetscape before it transitions into the plaza.

The retail uses at the southern end of the building are larger with good visibility. The retail uses have been extended north into the plaza space along with a smaller retail flex space that faces into the plaza. The depth of the plaza has been reduced where this Flex Space (small retail) occurs in order to increase conn ectivity and visibility of the space. The Flex Space is intended to be a use that would appear as retail but could also function as a resident amenity, commingling the commercial and residential activities. The residential lobby entry is at the apex of the plaza and is slightly recessed giving a more private residential relationship to the plaza and the pedestrian sidewalk realm.

The plaza is to 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 plaza making it a safe environment throughout the day.

The southeast corner of the building has been rotated to provide a strong 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 as visible from the transit station. This new 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.

Along the East side of the site, the building embraces and strengthens the relationship between the existing building to the north, the play-field, and the future Neighborhood Connector Pathway (to be extended with this project). Residential units will provide eyes on the street, and the primary residential amenity space will look out on to the public spaces with a private deck. While for security purposes the access to the amenity space will be from the inside of the building only, the facade creates a powerful termination to the currently uncontrolled space, and focuses that energy on the visual connectivity of activity between the three spaces: field, path and amenity.

To the North we take advantage of the alley-like connection between buildings to concentrate our automobile and utility access. This space is not limited to utility, however, with a strong Live/Work anchor at MLK, and a highly visible residential bike room entry. This north shared access has an existing path to provide one of five access points to the Neighborhood Connector Pathway along this block.

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.

EDG Meeting #2: The Board appreciated the angled building massing that opens up views to and from the park and encourages pedestrian connections.

RESPONSE: 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 and by the creation of a large, inviting opening to the Neighborhood Connector Pathway. 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.

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 Tamarack Building. 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 plaza pulls back the mass of the building, 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.

EDG Meeting #2: The Board was supportive of the south tower element providing a strong, highly glazed visual element that grounds this corner plaza space.

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 west 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 balconies and entry canopy, with a elegantly landscaped plaza that will soften the edge of the building and provide human scale to the project.

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, a Neighborhood Connector Pathway, and a few small scale parks such as Central Park and Genesee park a few blocks north of the site. The project provides another segment of the Pedestrian Connector Pathway linking it to S. Alaska Street.

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.

As stated in previous responses, the connection don't end at the plaza. Careful attention has been paid to strike the right balance for the pedestrian connections along the north, east and south edged of our project to the Neighborhood Connector Pathway and public features to the East of our building.

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

EDG Meeting #2: The Board noted that they would like to review an exterior lighting plan that focuses on the pedestrian pathways and open spaces on and around the site. The safety of these space is paramount, particularly the ground level units facing the park.

RESPONSE: The project creates a Neighborhood Connector 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. 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, 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 turning the corner onto S Alaska Street takes advantage of it long exposures to sunlight for the most part of the day and creates an ideal setting for outdoor seating that will serve the cafe and future retail.

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, sloping gently up and down about 12" around the site. Hard surfaces will provide a seamless connection between the sidewalk and plaza and connect this space with the pathway to the east with a series of gently sloping ramps.

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: Large windows and interesting views from residential units will add to the monitoring of activity around the building and onto neglected neighboring sites. 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.

Security concerns are especially paramount at the eastern Neighborhood Connector Pathway next to the playfield where security lighting attached to the building or on pole lights within the path will be available during the night — avoiding glare to the residents on the ground floor while providing adequate light to the path, consistent with the already well-lit pathway behind the Tamarack building. ***[Note that lighting along the path must also be approved by Seattle Public Utilities who controls the use of the easement, and Seattle Housing Authority who has developed the public amenity through the Rainier Vista masterplan process].***

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 of colored glass will provide weather protection along the retail storefront and live-work, and will create color accent and playfulness to the plaza during the day. 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: An entry procession has been designed to guide the public from the crosswalk in the intersection, into the plaza and towards the residential entry. The entry canopy is one of the main features visible from the plaza as a markee to the residential entry.

The tower element in the corner with its significant, artful column will also be another design feature that marks the beginning of the eastern Neighborhood Connector Pathway and becomes the focus of the project in this busy intersection.

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 approved massing on the building breaks the project into four distinct pieces: north, central connector, south and tower. This creates a hierarchy that gives prominence to the south side facing elements, while connecting the building to the rhythm of the existing developments to the north. The scale of project is further diminished by the introduction of pedestrian scale landscape elements that leads one to the residential entry sequence from the intersection to the door.

The central connector where the entry is located is recessed from the plaza in massing to give it privacy but it is made visually prominent with an appropriately scaled canopy and transparency to the interior lobby. Having a recessed central connector, gives prominence 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 offers an extra set of eyes on the lobby and pedestrian traffic.

Most of the ground-level residential dwelling units face east towards the play-field. Privacy is achieved in two ways: the units are raised 4 feet above the pedestrian connector route, and there is a low lying vegetation buffer between the path and the building face. Security on this side of the building happens both ways. The residents provide eyes on the path while the pedestrian traffic and path lighting provides security to the residents.

The Live/Work units have full-height storefront elevations which emphasizes their commercial nature and will be built to be highly adaptable to become retail space with removable demising walls.

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 common patio amenity off the amenity room which is partly covered and semi-private since it is raised in relation to the pedestrian connector but still open to views of the play-field.

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.

EDG Meeting #2: The Board was supportive of the relocation of the lobby and amenity area to face the park and provide a visual connection through the site. The Board questioned how the eight-foot deep space on the east side of the building, between the amenity space and the park, would be best utilized. They would like to see a clear vision and program developed for this important interstitial space. They also noted that efforts to increase the permeability of the east side with the playfield are encouraged. The Board also recommended design measures to more fully integrate the visual connection through the building at this location. The Board continued to be concerned with the proposed street level live/work uses at the NW corner. The presence of the bus stop and narrowed sidewalk along with what is often inactive space in front of live/work units has the potential to create a squeezed pedestrian area that may preclude interaction with the live/work use for security and/or privacy reasons. The Board recommended that these live/work units clearly delineate the work function from the living space to make the viability of keeping window coverings to a minimum.

RESPONSE:

EAST RECESS/ VISUAL CONNECTION:

A critical element of the design is in mixing the residential units with amenity space along the eastern Neighborhood Connector Pathway. 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, and observe the goings-on of the neighborhood beyond.*** This back porch is an extension of the interior living room, kitchen and commons spaces. We expect that common area functions will spill to the outdoor section as weather permits. The Living Room is in contrast to the front door and the "Front Porch" that we have created with the plaza.

The visual connection between the restricted access play-field, the Neighborhood Connector Pathway and the Residential Amenity space are a key element of the design. We want the tenants to see the activity of the play field, to enjoy the view, at a minimum, or, hopefully to get engaged with the Boys and Girls Club. As such, both exposed and sheltered outdoor spaces are provided in conjunction with indoor spaces separated by full-height glass with a high degree of transparency. ***[Note: shown in our renderings is an optional 30" extension to the deck that projects over the easement. We are currently in process with Seattle Public Utilities to gain approval for this projection].***

MID-BUILDING PERMEABILITY:

The Neighborhood Pathway is a connector between the residential neighborhood to the north and east, and the transit / commercial hub to the south and west. The path has access points integrated with our building to the south and the north-west, along with an eastern connection provided by Seattle Housing Authority, under a separate project. As designed, the path itself is highly permeable.

The outdoor patio is not a separate space, but rather is an extension of the indoor resident amenity space to be enjoyed holistically as a place to relax indoors, on the outdoor patio, or both as weather permits. We envision that small tables and chairs would be arranged in this outdoor space and could work well with the adjacent kitchen area.

The design team, with input from the both our property management group and those who manage the adjacent properties, are sincerely concerned with resident safety, site security, and the inability to meet CPTED principals if the common space had direct access to an area known for criminal activity. The grade level area adjacent to the outdoor patio is a Seattle utility easement and would require permission for stairs, gates, and other deterrents. Even if these permissions were granted, the high fences and locked gates would not evoke the sense of openness and connectedness that was discussed in the initial EDG meeting.

At the 2nd EDG meeting, several members of the Design Review Board acknowledged the safety and security concerns and also acknowledged that our design allows for a visual connection through the building which provides for a level of permeability that the Board thought was an appropriate response to the given situation. ***We will not be providing direct entry to the Residential Amenity space from the Neighborhood Connector Pathway.***

LIVE/WORK:

Live/Work units are essential to this building at this location and this moment in time. There is a high demand for very small commercial spaces where a proprietor can conserve resources by habitating in the same space. This is consistent with the scale of current storefronts and the current demand in the neighboring buildings.

The Live/Work units do face onto the existing bus stop zone. We studied both the existing use on site, and the capacity to replace the bus stop with an alternate pedestrian feature. First, this is a very low use bus stop, with fewer than 60 trips per day at this stop, minimizing the interference with our retail/commercial uses. In addition, the bus stop that currently exists is a custom design created by Sound Transit when they built the Light Rail system along MLK.

Metro indicated that replacing the bus stop with a more integrated feature is possible, but is very expensive and time consuming, with uncertain outcomes. We have begun the discussion regarding possible modest design changes, but our questions and ideas have not received comments at this time. To provide certainty to the Design Review Board, we have designed around maintaining the existing bus stop for this package. However, if future discussions with Metro provide fruitful and economically viable, we would address that improvement outside the review process for this project.

As of this writing, the City is developing revisions to the Pedestrian Overlay zones, which effects the language for Live/Work units. We are still requesting a departure for the areas that anchor the north end of the site, ***and will incorporate the intent of the revised code.*** This includes: orient entries towards the main street; the entry extends the width of the units street frontage; maintain 15' depth of clear commercial area from the storefront, free from residential uses such as kitchen, bathroom, sleeping or laundry facilities.

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 four 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 via shared access drive.

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.

EDG Meeting #2: The Board encourage the applicant to explore provision of deep overhead weather protection, particularly at the NW corner, that could serve the same function as bus shelter, thereby allowing removal of the bus shelter and freeing up space on the sidewalk.

RESPONSE: The project is in close proximity to the Columbia City Light Rail Station, one bus stop located next to the live-work units on MLK and another bus stop located across from the intersection on Alaska. The plaza will feature sitting, and a place of repose for transit riders while waiting for their ride. There is opportunity for commuter traffic to activate this corner reinforced by retail that will further enhance their commuter experience.

After further site evaluation, a bus stop in the current location will complement the proposed building. See our response to PL3-C-3 for additional detail.

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.

EDG Meeting #2: The Board was very pleased with the corner plaza conceptual design and encouraged further development of a design that clearly articulates how the plaza functions and will be activated. The Board would like to review examples of comparably sized projects that have successfully achieved activated open spaces.

RESPONSE: We have fined tuned the design of the building and the landscape to complement each other and the aspirational goals of the greater context. ***We are proposing a series of four elements to lead pedestrians towards the entry, and interest while people gather: a surface feature near the corner; an art element; a feature tree; and a large glass canopy.*** These elements will work in tandem to break up the space vertically, and compliment the changes in paving that occur within the plaza.

Retail spaces are supported by overhead canopies and overhangs along the two street frontages. An overhang at the entry for the Flex Space/small retail area projects out into the plaza to help the visual connection to space that could work for a coffee shop to 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.

EDG Meeting #2: The Board did not comment further on this issue.

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

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.

EDG Meeting #2: The Board was supportive of the massing proposed in the preferred Option 3.

RESPONSE:

The design incorporates a strong massing break to enhance the corner, bring a more intimate feel to residential units along the street and reconnect with the building to the north. Secondary elements such as balconies and canopies further articulate the facade. The massing reinforces the primary functions and uses so that they can be readily understood from the exterior, making the building easy to access and understand. Flexibility has been designed into the retail and Live/Work spaces so that it may remain useful as specific programmatic needs evolve.

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 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, breaks in the building along the back side address the existing open spaces, landscape and neighbors. Larger insets and pop-outs break the major facade into smaller pieces with both shadow and color. The composition is similar around all facades, while acknowledging the different characteristics of the surroundings.

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: Balconies, canopies and an enhanced coping add detail and character. Color is used as a means of providing scale and tying the building together across its length. Balconies ensure 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 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 sophisticated, with an active engagement with the surroundings. The north side of the building acts as an active "alley" with both utilities and a separate entry for residential bicyclists.

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.

EDG Meeting #2: The Board supported the cantilevered portion of the massing on the south side of the site that creates a dynamic focal point for both the corner location, as well as the nearly park and pedestrian connection. See also earlier comments.

RESPONSE: As previously described, both the Plaza and the rotated tower 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.

EDG Meeting #2: The Board discussed at length the importance of the ground level units facing on the east side of the building facing the park. The relationship of these units to the pedestrian pathway connecting the sidewalk to the park is critical. The safety and security of residents, pedestrians and park users should be considered as well as the privacy of the residents.

RESPONSE: A critical element of the design is in mixing the residential units with amenity space along the eastern Neighborhood Connector Pathway. This mixing of activities will provide the right balance between consistency of residential occupation with the variability of amenity space. For the residential units, a view out and over the pathway has been established by raising the floor level by over three feet. This separation provides the right balance between the need for privacy, and encouraging residents to bet part of the eyes on the 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 project's Neighborhood Connector Pathway is a continuation of the existing route between the east side of the Tamarack Building and the play field, and connects that trail segment to S. Alaska Street. 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.

EDG Meeting #2: The Board was very supportive of the highly glazed 'tower' element on the south side. The Board encouraged high glazing and a warm material and color palette presented (wood-like product, metal, transparent glazing). The Board looks forward to reviewing in more detail a color and material board, the residential lobby design, as well as the accents colors used for the other two building masses.

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.

EDG Meeting #2: The Board was very supportive of the highly glazed 'tower' element on the south side. The Board encouraged high glazing and a warm material and color palette presented (wood-like product, metal, transparent glazing). The Board looks forward to reviewing in more detail a color and material board, the residential lobby design, as well as the accents colors used for the other two building masses.

RESPONSE: The primary exterior material will be fiber cement panels painted in two contrasting colors, white and green. The main accent material for the tower elements

is a warm wood cladding material such as/similar to Prodema. The ground level exterior wall is slate tile with 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 colorful glow to the plaza. Lighting accenting the Plaza will define and secure the public spaces. Additional lighting to the Neighborhood Connector Pathway 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.

RESPONSE: The project seeks to replace the existing pavers on the sidewalk facing MLK with a generous planting strip 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. Along the base of the building's east and southeast facade next to the Neighborhood Connector Pathway, planting beds are intended to provide a soft edge buffer between building and pathway and privacy to the dwelling units.

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.

RESPONSE: The project seeks to replace the existing pavers on the sidewalk facing MLK with a generous planting strip 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. Along the base of the building's east and southeast facade next to the Neighborhood Connector Pathway, planting beds are intended to provide a soft edge buffer between building and pathway and privacy to the dwelling units.

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.

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).

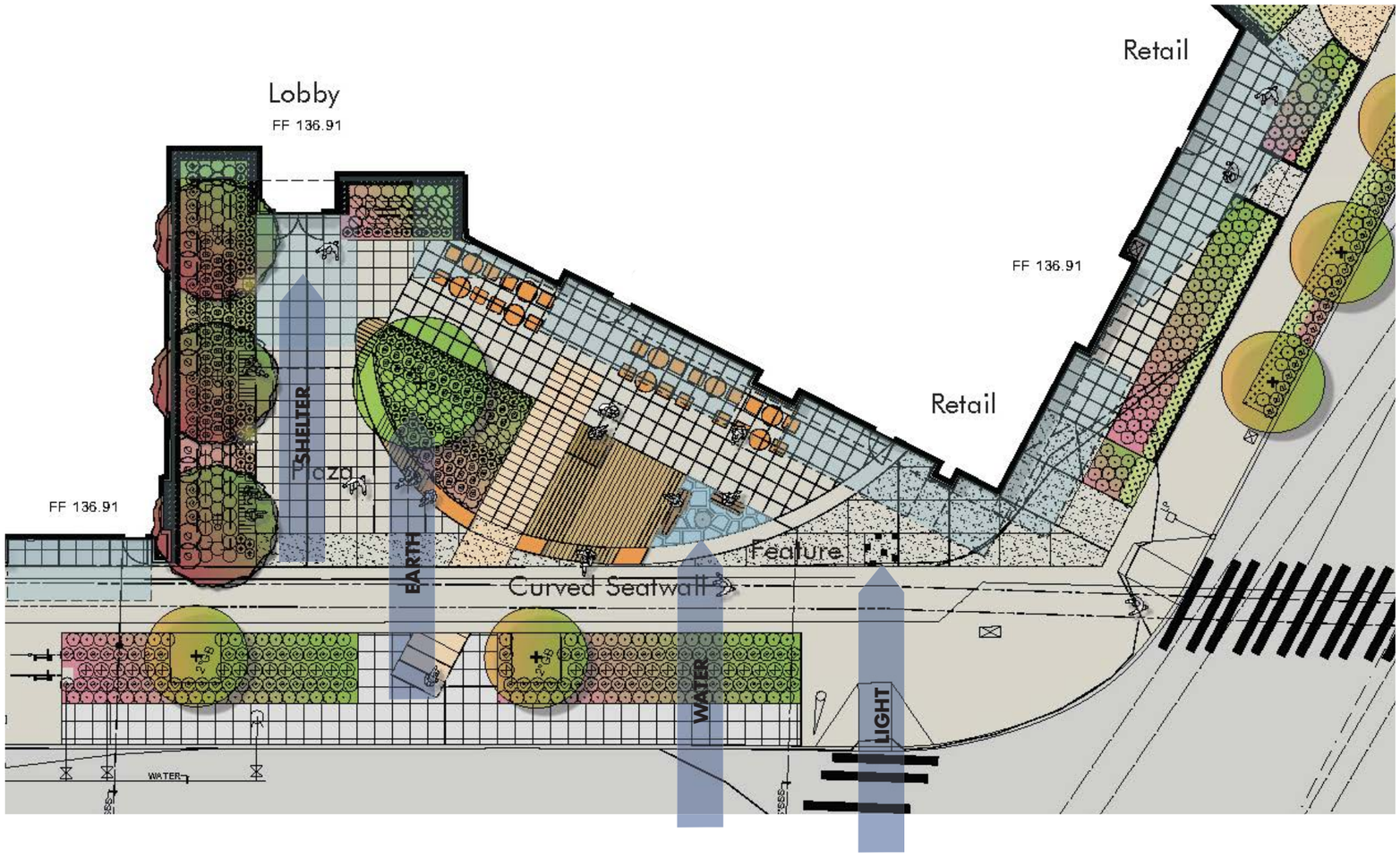
BOARD DIRECTION

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


SONATA

DESIGN PROPOSAL

STREET EXPERIENCE: ENTRY PROCESSION



The entry procession consists of four elements to connect the intersection to the the residential entry, and create moments of interest in between.

LIGHT

A light feature embedded in the plaza will mark the corner. Light will project vertically playing with morning fog and nighttime movement. Light marks the transition from city to plaza.

WATER

An art feature, likely to integrate water, will define the next plaza transition from a space of movement to one of repose. The art feature is expected to have a tactile nature to engage the senses of touch and sound.

EARTH

The earth element will have a focal tree set on a mound of landscaping, setting up the next transition from commercial/public spaces to the private residential space.

SHELTER

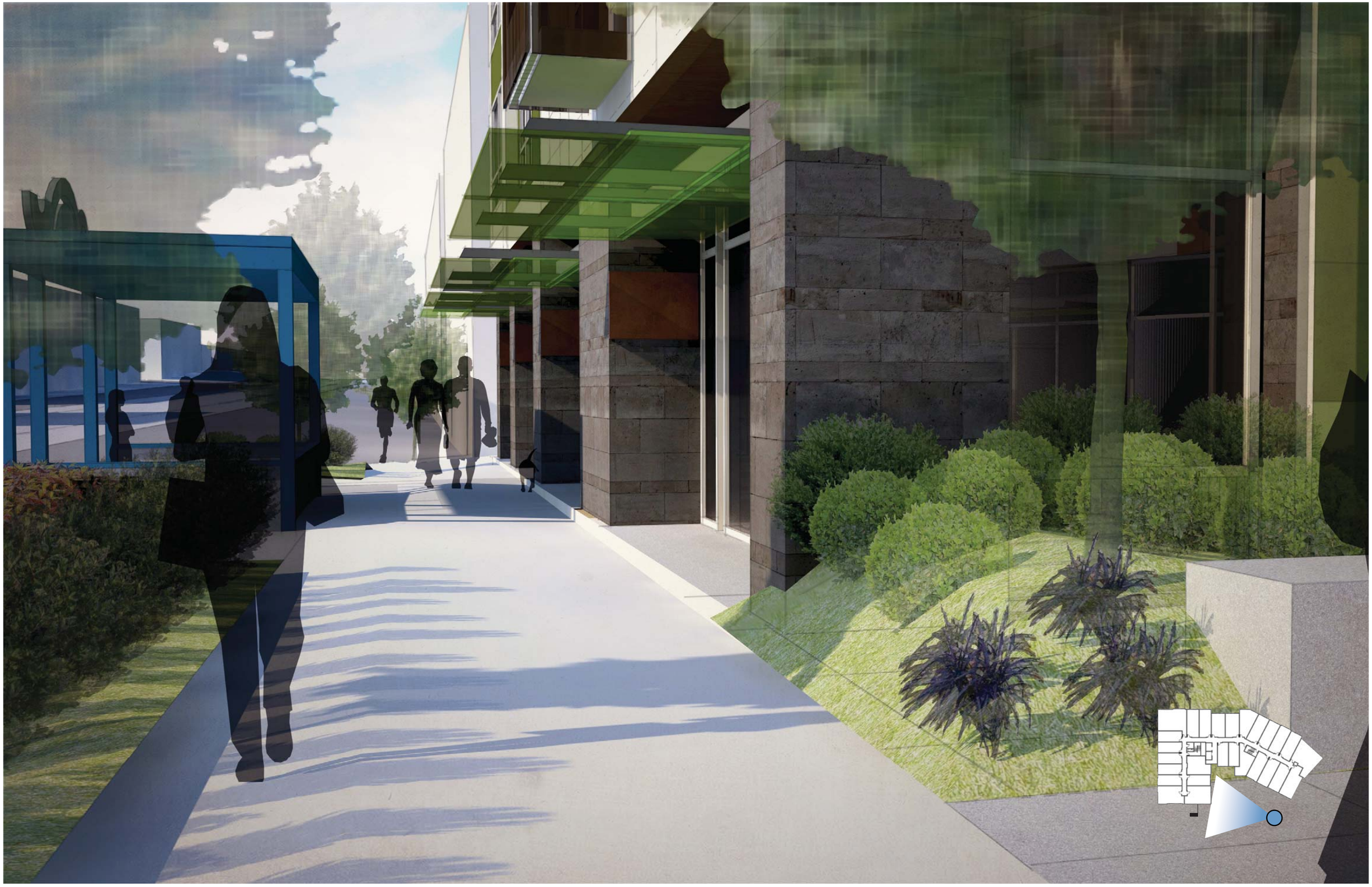
Completing the journey is a substantial glass canopy to signify the transition from exterior to interior. Colored glass and lighting will provide interest throughout the day.

The plaza is to 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 plaza making it a safe environment throughout the day.

DESIGN PROPOSAL

STREET EXPERIENCE : PLAZA AND RESIDENTIAL ENTRY

The residential lobby entry is at the apex of the plaza and is slightly recessed giving a more private residential relationship to the plaza and the pedestrian sidewalk realm.



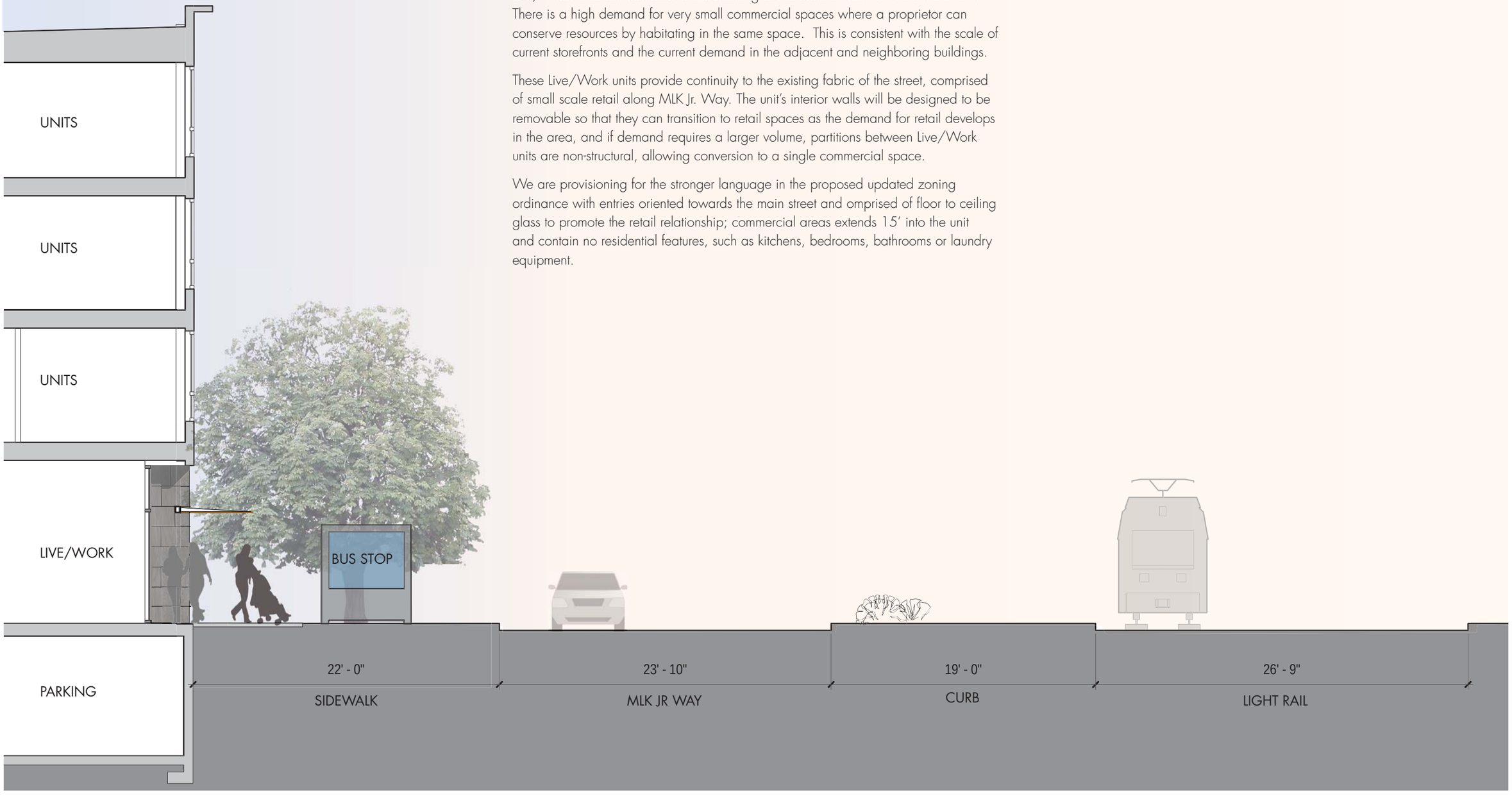
DESIGN PROPOSAL

STREET EXPERIENCE: LIVE / WORK ENTRANCE

Live/Work units are essential to this building at this location and this moment in time. There is a high demand for very small commercial spaces where a proprietor can conserve resources by habitating in the same space. This is consistent with the scale of current storefronts and the current demand in the adjacent and neighboring buildings.

These Live/Work units provide continuity to the existing fabric of the street, comprised of small scale retail along MLK Jr. Way. The unit's interior walls will be designed to be removable so that they can transition to retail spaces as the demand for retail develops in the area, and if demand requires a larger volume, partitions between Live/Work units are non-structural, allowing conversion to a single commercial space.

We are provisioning for the stronger language in the proposed updated zoning ordinance with entries oriented towards the main street and omprised of floor to ceiling glass to promote the retail relationship; commercial areas extends 15' into the unit and contain no residential features, such as kitchens, bedrooms, bathrooms or laundry equipment.



DESIGN PROPOSAL

STREET EXPERIENCE: SOUTH FACING PLAZA AND RETAIL

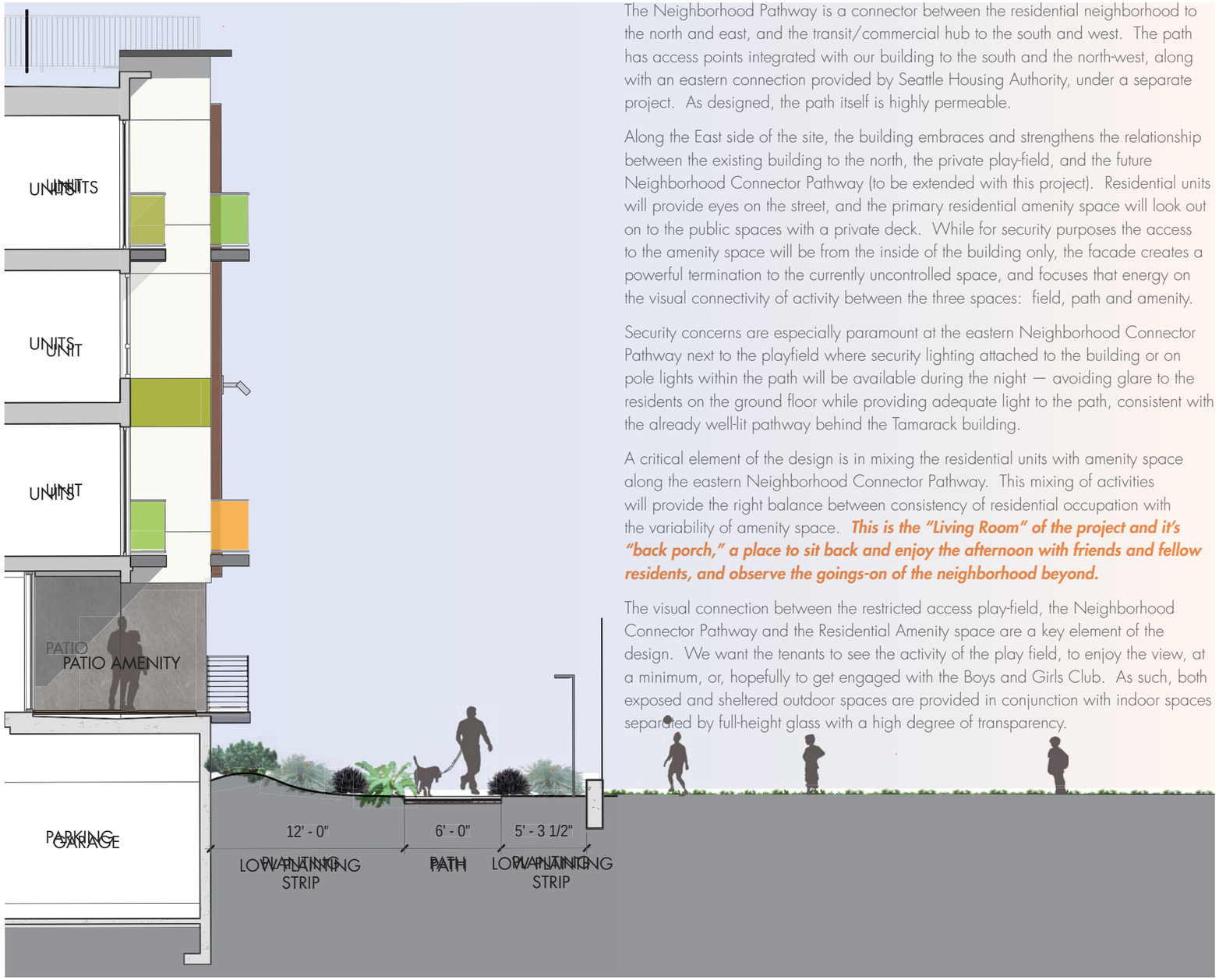
As a corner site and the focal point for the Rainier Vista development, we have strived to create both a visual interest in the facade, and an active public amenity at the street. The rotated tower element opens the building up at the ground level for pedestrian and visual connectivity to the play field. 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.


SONATA WEST
PRIVATE PLAYFIELD
BOYS & GIRLS CLUB

DESIGN PROPOSAL

STREET EXPERIENCE: PLAYFIELD PATHWAY



The Neighborhood Pathway is a connector between the residential neighborhood to the north and east, and the transit/commercial hub to the south and west. The path has access points integrated with our building to the south and the north-west, along with an eastern connection provided by Seattle Housing Authority, under a separate project. As designed, the path itself is highly permeable.

Along the East side of the site, the building embraces and strengthens the relationship between the existing building to the north, the private play-field, and the future Neighborhood Connector Pathway (to be extended with this project). Residential units will provide eyes on the street, and the primary residential amenity space will look out on to the public spaces with a private deck. While for security purposes the access to the amenity space will be from the inside of the building only, the facade creates a powerful termination to the currently uncontrolled space, and focuses that energy on the visual connectivity of activity between the three spaces: field, path and amenity.

Security concerns are especially paramount at the eastern Neighborhood Connector Pathway next to the playfield where security lighting attached to the building or on pole lights within the path will be available during the night — avoiding glare to the residents on the ground floor while providing adequate light to the path, consistent with the already well-lit pathway behind the Tamarack building.

A critical element of the design is in mixing the residential units with amenity space along the eastern Neighborhood Connector Pathway. This mixing of activities will provide the right balance between consistency of residential occupation with the variability of amenity space. ***This is the "Living Room" of the project and it's "back porch," a place to sit back and enjoy the afternoon with friends and fellow residents, and observe the goings-on of the neighborhood beyond.***

The visual connection between the restricted access play-field, the Neighborhood Connector Pathway and the Residential Amenity space are a key element of the design. We want the tenants to see the activity of the play field, to enjoy the view, at a minimum, or, hopefully to get engaged with the Boys and Girls Club. As such, both exposed and sheltered outdoor spaces are provided in conjunction with indoor spaces separated by full-height glass with a high degree of transparency.

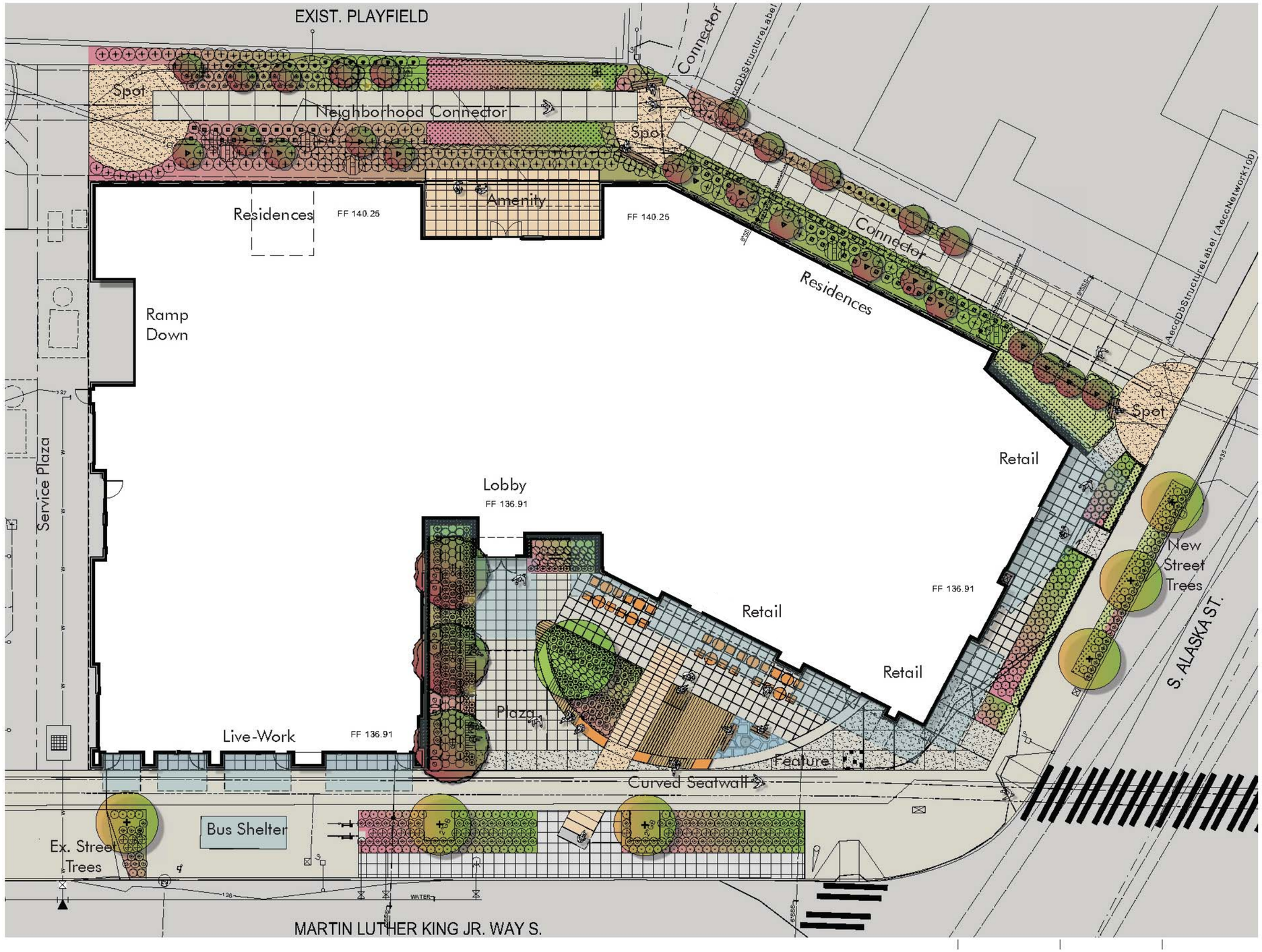
PLAN

SYMBOL	DESCRIPTION
	DECKING
	2' X 2' PRECAST CONC. PAVERS ON PEDESTALS, COLOR - NATURAL GRAY
	1' X 2' PRECAST CONC. PAVERS ON PEDESTALS, COLOR - CHARCOAL OR TAN
	CONC. TOPPING SLAB W/ SAWCUT JTS., SANDBLAST FIN.
	CONC. PVMT. ON GRADE W/ SAWCUT JTS., SANDBLAST FIN.
	WASHED EXPOSED AGGREGATE PVMT.
	BASALT PAVERS
	1-1/2" WASHED DRAIN ROCK
	CONC. SEAT WALL W/ WOOD TOP
	BASALT BENCH STONE
	INVERTED-U SDOT BIKE RACK

ROW CONCRETE PAVING

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

SAWCUT JTS.



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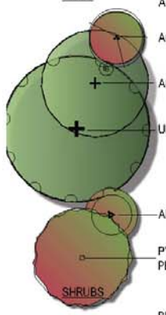
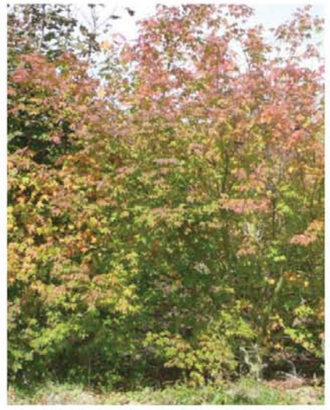
PLANTS



PLANT SCHEDULE - GROUND LEVEL

SYMBOL	BOTANICAL NAME / COMMON NAME	SIZE	CONDITION	SPACING	REMARKS
TREES	(STREET TREE SELECTION ON S. ALASKA ST. APPROVED BY SDOT LANDSCAPE ARCHITECT BILL AMES VIA EMAIL FEB. 20, 2015.)				
	ACER CIRCINATUM/VINE MAPLE	8-10' HT.	B & B	PER PLAN	MULTI-TRUNK
	ACER PALMATUM/JAPANESE MAPLE	12-14' HT. MIN.	B & B	PER PLAN	SPECIMEN, MULTI-TRUNK, GREEN LEAF
	ULLMUS PARVIFOLIA 'EMER II'/ALLEE ELM	2-1/2" CAL.	B & B	PER PLAN	
	AMELANCHIER ALNIFOLIA / SERVICEBERRY	15 GAL.	CONT.	PER PLAN	
	PYRUS CALLERYANA 'CHANTICLEER'/CALLERY PEAR	10-12' HT.	B & B	PER PLAN	WELL BRANCHED
SHRUBS					
	BUXUS MICROPHYLLA 'WINTER GEM'/JAPANESE BOXWOOD *	1 GAL.	CONT.	24" O.C.	TRIANG. SPAC
	CAMELLIA SANSANQUA 'YULETIDE' / 'YULETIDE' CAMELLIA *	5 GAL.	CONT.	36" O.C.	TRIANG. SPAC.
	MAHONIA AQUIFOLIUM 'COMPACTA'/COMPACT OREGON GRAPE	1 GAL.	CONT.	18" O.C.	TRIANG. SPAC.
	NANDINA DOMESTICA/'MOON BAY'/HEAVENLY BAMBOO *	1 GAL.	CONT.	30" O.C.	TRIANG. SPAC.
	RHODODENDRON 'HINO CRIMSON'	1 GAL.	CONT.	24" O.C.	TRIANG. SPAC.
	ILEX CRENATA 'CONVEXA' *	1 GAL.	CONT.	24" O.C.	TRIANG. SPAC.
	VIBURNUM DAVIDII / DAVID'S VIBURNUM *	5 GAL.	CONT.	36" O.C.	TRIANG. SPAC.
	VIBURNUM BODENTENSE 'DAWN'/BODENT VIBURNUM	5 GAL.	CONT.	36"O.C.	TRIANG. SPAC.
	LONICERA PILEATA / BOXLEAF HONEYSUCKLE	1 GAL.	CONT.	24" O.C.	TRIANG. SPAC.
	POLYSTICHUM MUNITUM/SWORD FERN	1 GAL.	CONT.	24" O.C.	TRIANG. SPAC.
	BERBERIS THUNBERGII 'ATROPURPUREA NANA'/DWARF JAPANESE BARBERRY	1 GAL.	CONT.	24" O.C.	TRIANG. SPAC.
	VACCINIUM OVATUM / EVERGREEN HUCKLEBERRY	5 GAL.	CONT.	24" O.C.	TRIANG. SPAC.
	IMPERATA CYLINDRICA 'RED BARON' / 'RED BARON' JAPANESE BLOODGRASS	1 GAL.	CONT.	24" O.C.	TRIANG. SPAC.
	OPHIOPOGON PLANISCAPUS 'NIGRESCENS'/ BLACK MONDO GRASS	1 GAL.	CONT.	18" O.C.	TRIANG. SPAC.
	RIBES SANQUINEUM/FLOWERING CURRANT	5 GAL.	CONT.	PER PLAN	
GROUNDCOVERS					
	LIRIOPE SPICATA / CREEPING LILYTURF *	1 GAL.	CONT.	24" O.C.	TRIANG. SPAC.



Vine Maple
Acer circinatum

Green Japanese Maple
Acer palmatum

Allee® Elm
Ulmus parvifolia 'Emer II'

'Chanticleer' Callery Pear
Pyrus calleryana 'Chanticleer'

Serviceberry
Amelanchier Alnifolia

Bodent Viburnum
Viburnum bodentense 'Dawn'

Compact Japanese Holly
Ilex crenata 'Compacta'

Moon Bay Nandina
Nandina domestica 'Moon Bay'

Yuletide Camellia
Camellia sansanqua 'Yuletide'

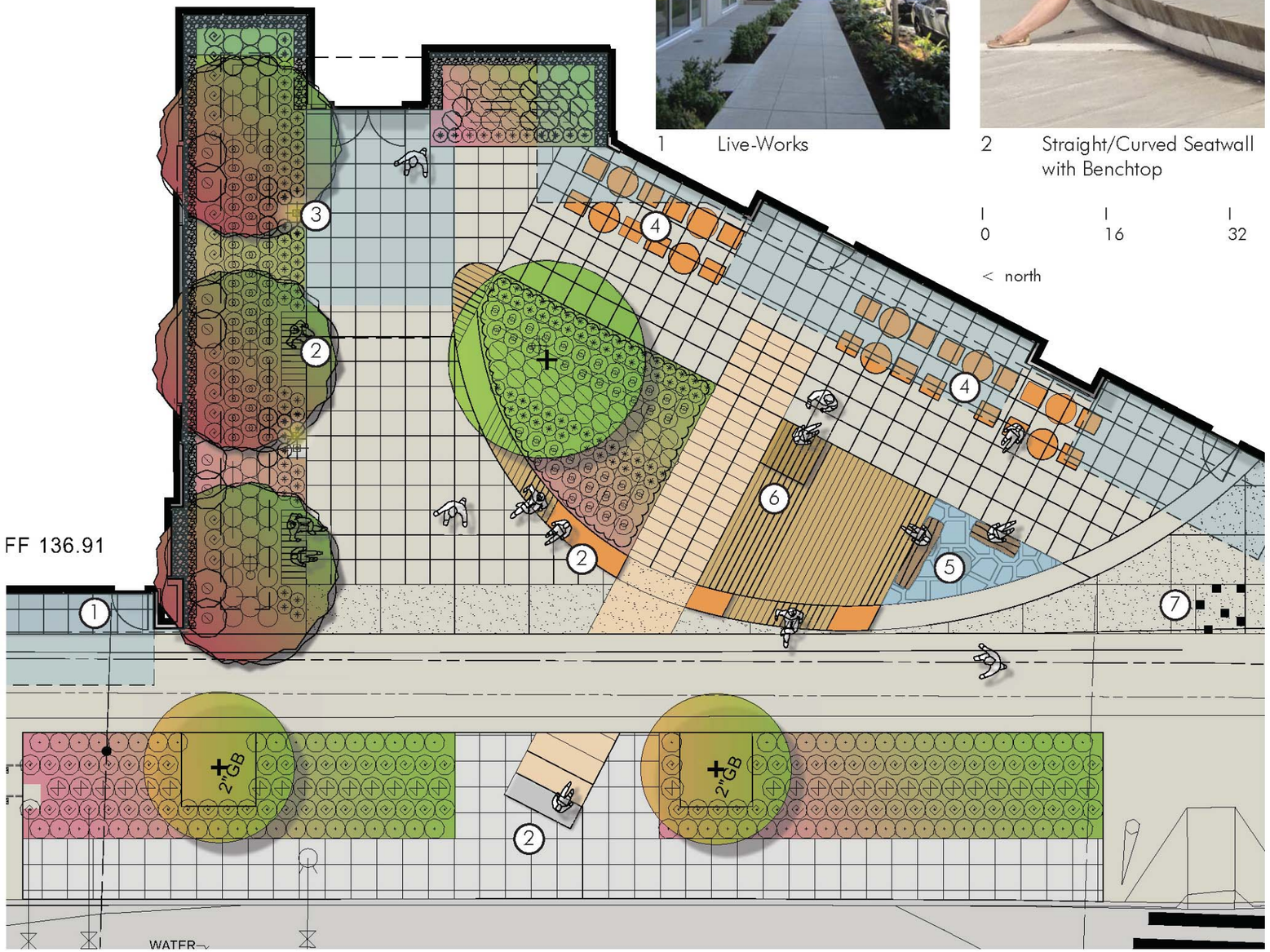
'Hino Crimson' Azalea
Rhododendron 'Hino Crimson'

Compact Oregon Grape
Mahonia aquifolium 'Compacta'

David's Viburnum
Viburnum davidii

STREET

1 Live Works
2 Seatwall
3 Pedestrian Lights
4 Cafe Seating
5 Basalt Water Feature and Seating
6 Platform Seating
7 Paving Lights

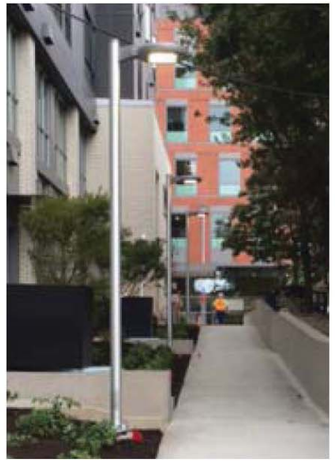


1 Live-Works

2 Straight/Curved Seatwall with Benchtop

0 16 32

< north

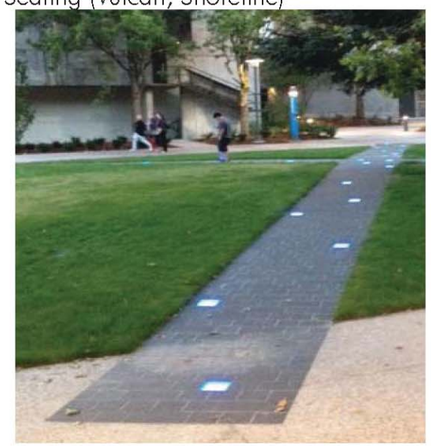


3 Pedestrian Lights

4 Cafe Seating

4 Basalt Water Feature and Seating (Vulcan, Shoreline)

6 Platform seating



7 Paving Lights

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" PLANTING SOIL 503-683-9123 (ALTERNATE - AVRS MULTILAYER SYSTEM W/ 5.25" OF SOIL 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

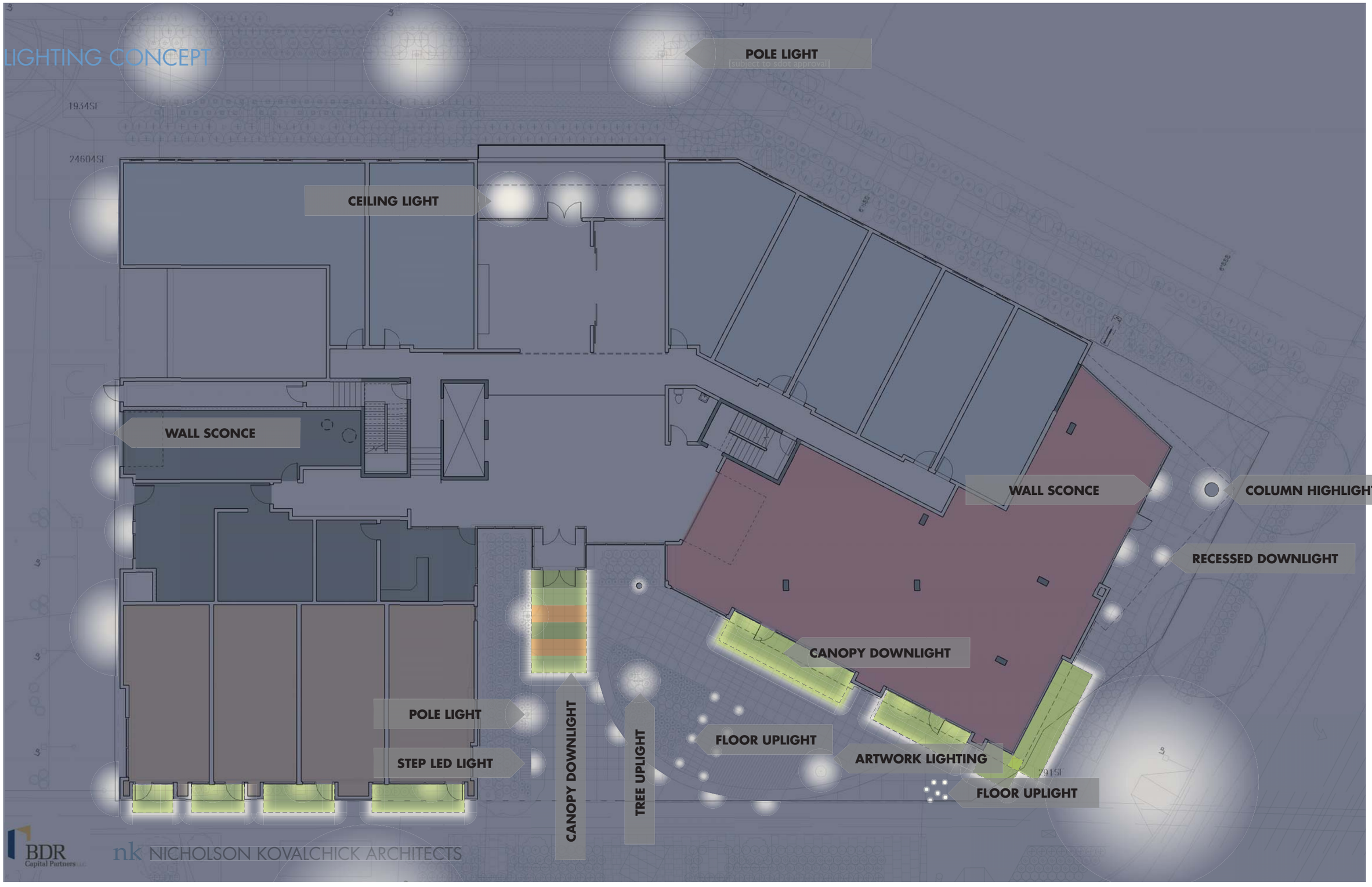
SYMBOL	BOTANICAL NAME/COMMON NAME
TREE	
	PARROTIA PERSICA / PERSIAN IRONWOOD
SHRUBS/GRASSES/GROUNDCOVERS	
EACH SYMBOL = 9 PLANTS	OPHIOPOGON PLANISCAPUS 'NIGRESCENS' BLACK MONDO GRASS
	SEDUM TILE: BY ETERA 'COLOR MAX'=
	SEDUM TILE: BY ETERA 'COLOR MAX' PREPLANTED W/ STIPA TENVISSIMA @12" O.C.=

0 16 32 < north


Sedum tiles, Stipa, Seating, and Sun


Parrotia Trees and Pots

LIGHTING CONCEPT



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DESIGN PROPOSAL

SIGNAGE CONCEPT

DEPARTURE #1: SMC 23.47A.004G LIVE/WORK UNITS

Requirement: In pedestrian-designated zones, live-work units shall not occupy more than 20 percent of the street-level street facing façade along designated principal pedestrian streets listed in subsection 23.47.005D.

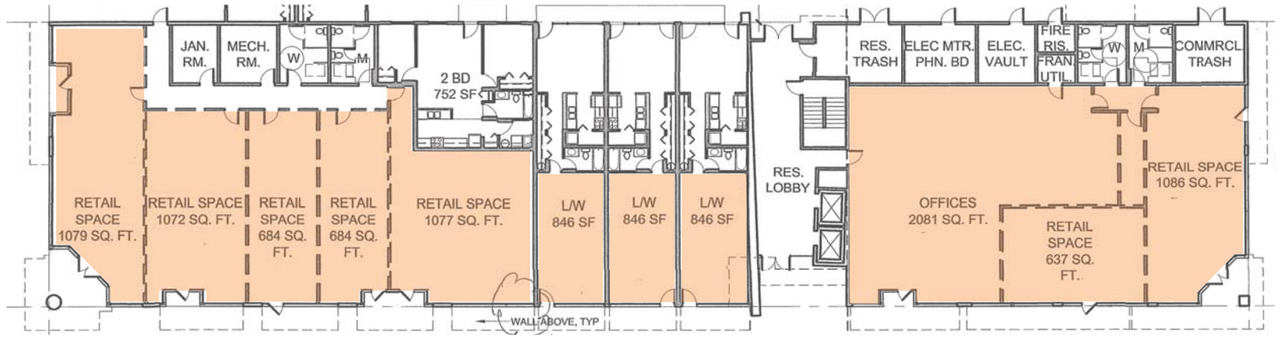
Proposed: 40% live/work use along mlk

Departure amount: +20%

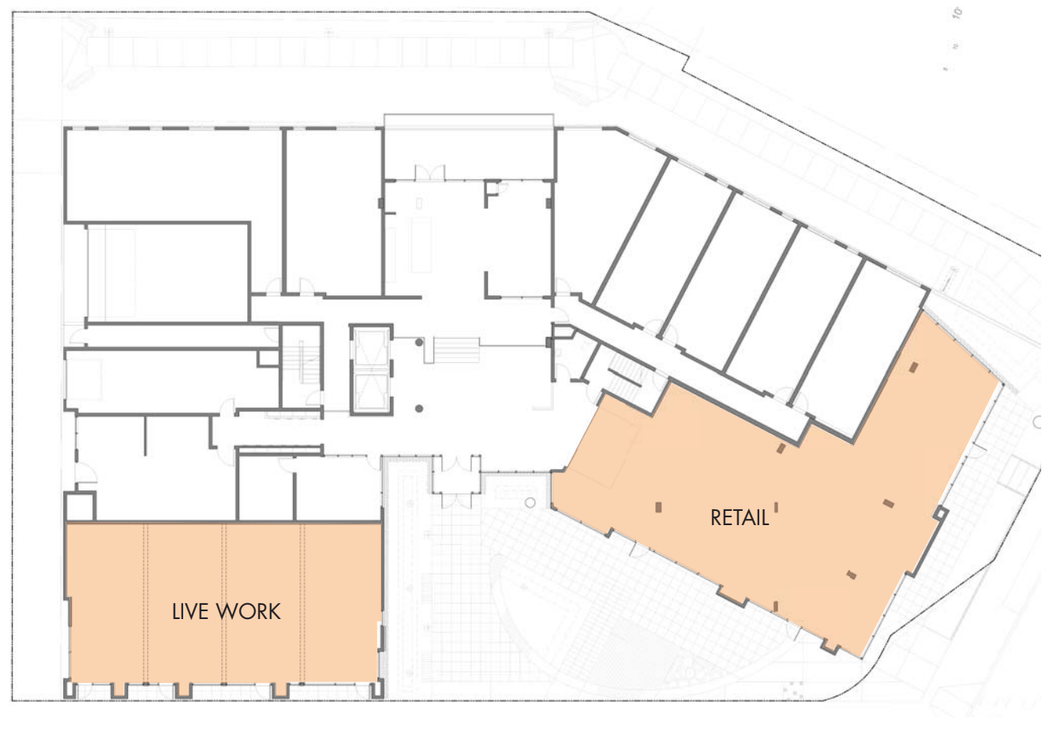
Departure rationale: We propose that live work occupy 40% of the frontage along MLK. This departure would allow for more flexibility to provide retail that aligns with current market reality. As live/work is more restrictive, this flexibility would allow the space to be leased as live/work, or more readily be turned into commercial space if the market changes.

The live work also provides a continuity of the existing urban fabric and rhythm of small scale retail on this side of MLK Jr. Way.

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



TAMARACK BUILDING



PROJECT SITE

DEPARTURE #2: SMC 23.54.030.G - SIGHT TRIANGLE

Requirement: on driveways less than 22', a sight triangle on both sides of the driveway or easement shall be provided.

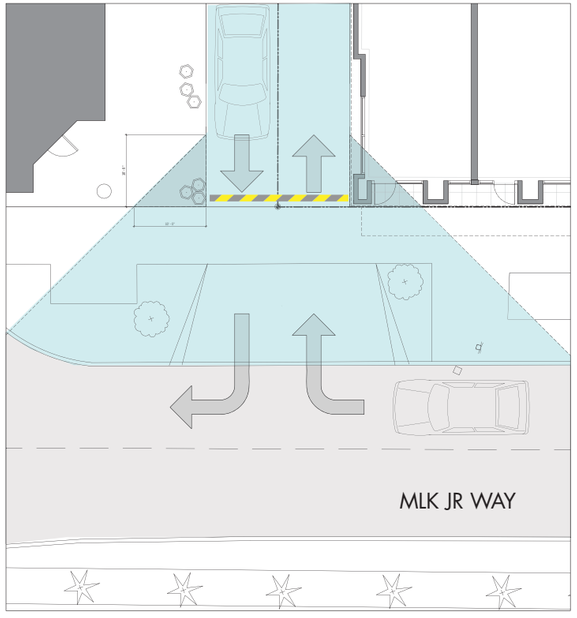
Proposed: maintain the exiting shared access driveway of 20'-0", 10'-0" on neighbor side and 10'-0" on project side, this is part of the recorded shared access easement granted by the seattle housing authority in 2009.

Departure amount: 2'-0" less of required width for a two way driveway without sight triangles

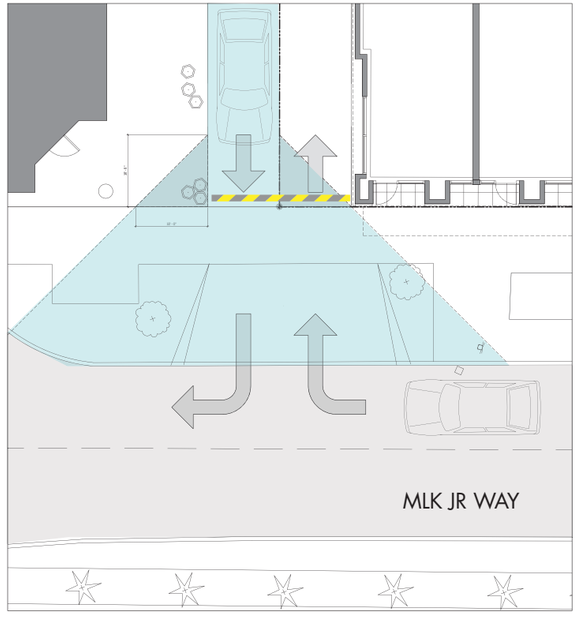
Departure rationale: existing shared access driveway is 20' wide. We propose using bright colored speed bumps to call attention to the driveway entrance for pedestrian safety and also slow traffic of incoming and ongoing vehicles to ensure the safety of both drivers and pedestrians.

Please see diagrams on the left. The sight triangles are more relevant for outgoing traffic than for incoming traffic and clear sights are maintained for the outgoing traffic .This departure allows a design that better meets the intent of the design guidelines by providing a continuation of the street rhythm to the north and allowing area to be allotted for a large public plaza amenity at the south corner. It also follows the size and scale of the existing curb cut designed and installed by the master planning of the Seattle Housing Authority.

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



REQUIRED SIGHT TRIANGLES



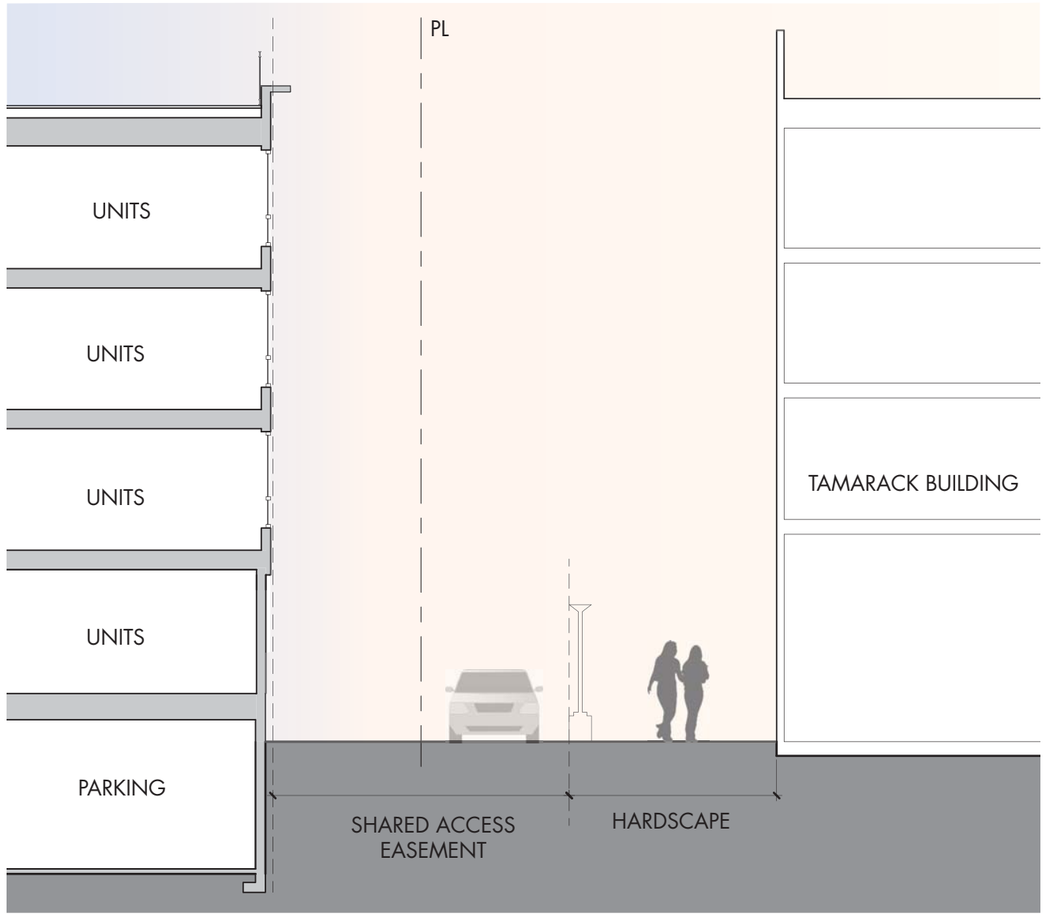
RELEVANT SIGHTS FOR OUTGOING TRAFFIC

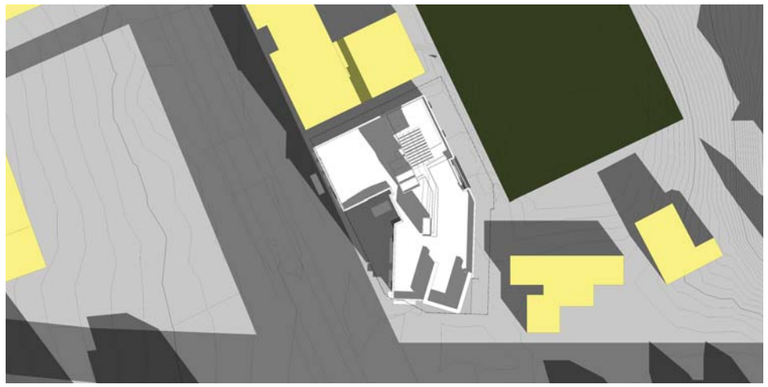
APPENDIX

SHARED ACCESS EASEMENT SHADOW STUDIES

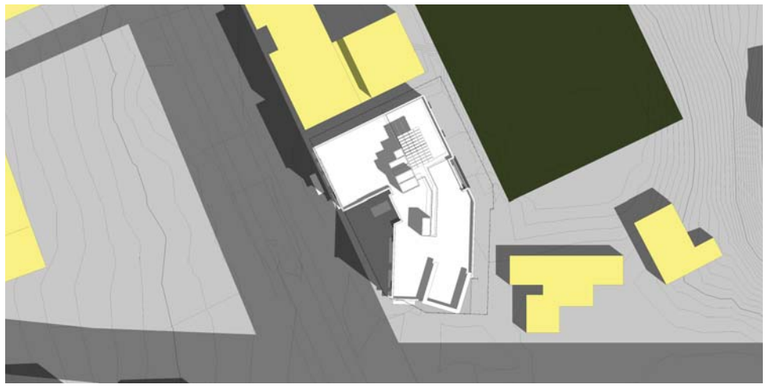
SHARED ACCESS EASEMENT

The easement for the shared access drive is part of King County recording #20090813001085 for the Plat of New Rainier Vista II. The easement was granted by the Seattle Housing Authority and is a utility, ingress, and egress easement granted to the City of Seattle. No building or obstruction may be built above it. Though the City has rights to use it for sewer and drainage access, the Grantor (SHA) retained the right to use it for any reason "not inconsistent with the rights herein dedicated and granted". The driveway currently exists and as successor to the Grantor of the easement, the project will abide with its use and function





DECEMBER 21, 9AM



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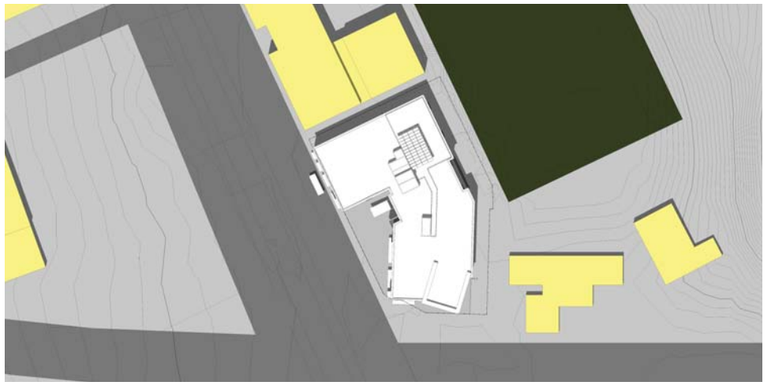
JUNE 21, 9AM

DECEMBER 21, NOON

MARCH 21, NOON



JUNE 21, NOON

DECEMBER 21, 3 PM

MARCH 21, 3 PM

JUNE 21, 3 PM

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