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PROJECT TEAM

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LANDSCAPE ARCHITECT

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W39 APARTMENTS

6901 MLK JR. WAY SOUTH, SEATTLE, WA

DPD Project #3019452

Recommendation Meeting
Southeast Design Review Board
November 14th, 2017

SITE INFORMATION

Project Location:
6901 MLK Jr. Way South, Seattle WA

Parcel #:
333300-2960

Lot Size:
18,431 SF

FAR Allowed:
5.75 (105,978.3 SF) for mixed use

Base Zone:
NC3P-85

Overlay Zones:
Othello Station Overlay District

Design Guidelines:
City of Seattle Design Guidelines
Othello Neighborhood Design Guidelines

PROPOSAL SUMMARY

Total Gross Floor Area: **128,730 SF**
Residential Floor Area: **90,550 SF**
Commercial Floor Area: **4,000 SF**
Building Height: **70 FT**

Number of Residential Units: **141**
Number of Live Work Units: **0**
Number and Location of Parking Stalls: **81 - 2 Levels Below Grade**
Number of Bike Stalls: **41**

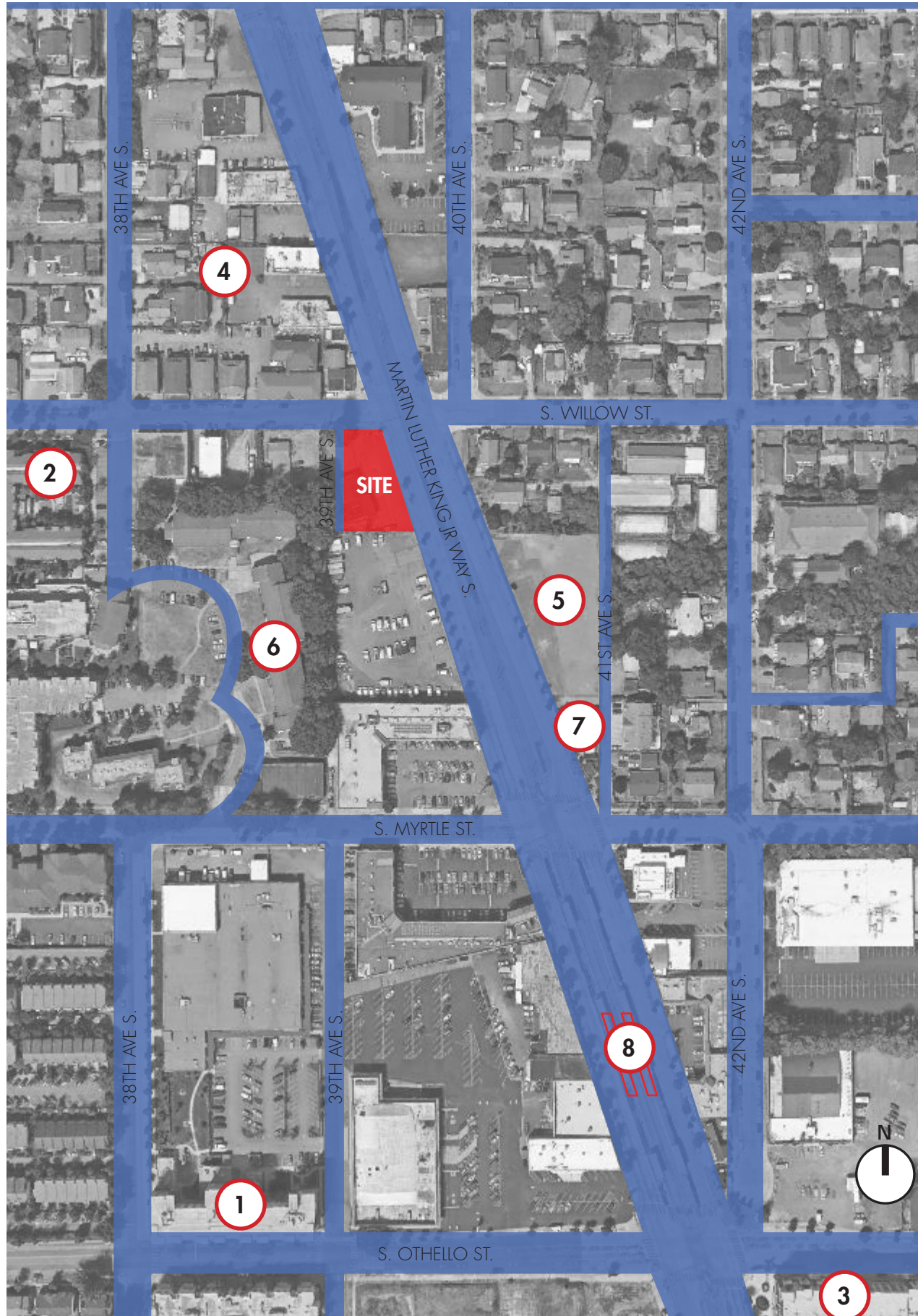
Departures:
SMC 23.447A.008.B.2
Transparency - sixty percent of the street facing facade between 2 feet and 8 feet above the sidewalk must be transparent.
SMC 23.447A.008.A.2
Blank facades - the total of all blank facade segments may not exceed 40 percent of the width of the facade of the structure along the street.

PROJECT DESCRIPTION

This project proposes a mixed use building consisting of approximately 141 apartments, retail, and 2 levels of underground vehicle parking. The retail spaces will open to MLK JR Way on the first level. The residential units are intended to provide housing in the evolving Othello neighborhood. The project site provides good proximity to the Othello Light Rail station being 1.5 blocks away.



CONTEXT ANALYSIS SURROUNDING STRUCTURES



1- HOPE PLACE
3802 SOUTH OTHELLO STREET | HOMELESS SHELTER
Hope Place is a shelter for homeless women and their children. It is a 5 story residency that can house long term and temporary tenants. There is also retail space in ground floor which allow for pedestrian traffic to increase along this area.



2- ESPERANZA APARTMENTS
6940 37TH AVE S | RETIREMENT HOME
An 84 unit retirement home that house residents who are over the age of 55 and receive less than 60% of the area gross median income. This serves as a another location that have the potential to contribute to the pedestrian traffic that will travel through/around the site.



3- STATION AT OTHELLO PARK APTS.
4219 S OTHELLO ST | APARTMENT
Facade is flush with the street/sidewalks allowing for space in the back for a residential courtyard. By setting the front facade against the sidewalk the retail and residential entries are more defined resulting in a positive use of the site.



4- SAIGON RADIO
3819 S WILLOW ST | RADIO STATION
West of the site is a radio station. Previously rented by multiple buisnesses and companies.



5- MERCY OTHELLO PLAZA
6940 MARTIN LUTHER KING JR WAY S | APARTMENTS
Across the street from the project site is a 6 story apartment complex that is currently under construction. It will include 1750 sqft of retail space on the ground floor.



6- HOLLY COURT
3824 S MYRTLE ST | APARTMENTS
Holly Court is a low income housing complex by the Seattle Housing Authority. Project site and apartment complex are divided by a tree barrier.



7- PUBLIC PLAZA
6960 MARTIN LUTHER KING JR WAY S | PLAZA
Plaza contains local artwork known as the Rainier Valley Kaiku. Concrete mass is used as a planting wall. Benches used in the public plaza for seating. Bus shelter within the plaza. There is also a bike stop within the plaza.



8- OTHELLO STATION
7100 MARTIN LUTHER KING JR WAY S | STATION
Frequently used lightrail station that connects Othello to downtown Seattle. Located inbetween the street.

CONTEXT ANALYSIS SURROUNDING USES



ZONING DATA

The proposal meets all the zoning requirements except as listed in the Departure Requests section of this packet.

Permitted and Prohibited Uses 23.47A.004

Drinking establishment, conditional use, 25000 sf max; Restaurant, 25000 sf max; retail, 25000 sf max; live-work; Residential

Street-Level Uses 23.47A.005

C.1.a. Residential uses at street level; In all NC and C zones, residential uses may occupy, in the aggregate, no more than 20 percent of the street-level street-facing facade in the following circumstances or locations: In a pedestrian-designated zone, facing a designated principal pedestrian street.

D.1.c & l. In pedestrian-designated zones the locations of uses are regulated as follows: Along designated principal pedestrian streets, one or more of the following uses are required along 80 percent of the street-level, street-facing facade in accordance with the standards provided in subsection 23.47A.008.C.: eating and drinking establishments and Retail sales and services.

Street-Level Development Standards 23.47A.008

A.2.c The total of all blank façade segments may not exceed forty 40% of the width of the façade of the structure along the street.

A.3. Street-level street-facing façade segments shall be located within ten (10) feet of the street lot line, unless wider sidewalks, plazas, or other approved landscaped or open spaces are provided.

B.2.a Transparency: Sixty percent of street-facing façade between two 2 feet and 8 feet above the sidewalk shall be transparent.

B.2.b Transparent areas of facades shall be designed and maintained to provide views into and out of the structure.

B.3. Depth provisions for new structures or new additions to existing structures. Non-residential 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.

B.4. Non-residential uses at street level shall have a floor-to-floor height of at least 13 feet.

C.1. 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 uses listed in subsection 23.47A.005.D.1. The remaining 20 percent of the street frontage may contain other permitted uses and/or pedestrian entrances.

Structure Height 23.47A.012

A. Height Limit: 85'-0"

C.2 Open railings, planters and parapets may extend up to 4 ft above the otherwise applicable height limit.

C.4.f. Stair and elevator penthouses may extend above the applicable height limit up to 16 feet. As long as the combined total coverage of all features gaining additional height listed in subsection 23.47A.012.C.4 does not exceed 20 Percent of the roof area, or 25 percent of the roof area if the total includes stair or elevator penthouses or screened mechanical equipment.

Floor Area Ratio 23.47A.013

A. Far permitted within mixed-use structure 6 (18,431 sf x 5.75 = 105,978 Sf max)

Setback Requirements 23.47A.014

B.3.a & b. For a structure containing a residential use, a setback is required along any side or rear lot line that abuts a lot in a residential zone or that is across an alley from a lot in a residential zone; Fifteen feet for portions of structures above 13 feet in height to a maximum of 40 feet; and For each portion of a structure above 40 feet in height, additional setback at the rate of 2 feet of setback for every 10 feet by which the height of such portion exceeds 40 feet

B.4. One-half of the width of an abutting alley may be counted as part of the required setback.

B.5. No entrance, window, or other opening is permitted closer than 5 feet to an abutting residentially-zoned lot.

E.5.a. Fences, freestanding walls, and other similar structures 6 feet or less in height above existing or finished grade, whichever is lower, are permitted in required setbacks. The 6 foot height may be averaged along sloping grade for each 6 foot long segment of the fence, but in no case may any portion of the fence exceed 8 feet.

E.8. Dumpsters and other trash receptacles, except for trash compactors, located outside of structures are not permitted within 10 feet of any lot line that abuts a residential zone and must be screened per the provisions of Section 23.47A.016.

Landscaping and Screening Standards 23.47A.016

A.2 Green Factor Requirement: .30 or greater per the procedures in Section 23.86.019.

Residential Amenity Areas 23.47A.024

A. 5% Min of total gfa of residential use. Excludes mechanical equipment and parking.

B.4. Common amenity areas shall have a minimum horizontal dimension of 10 feet, and no common amenity area shall be less than 250 square feet in size.

B.5. Private balconies and decks shall have a minimum area of 60 square feet, and no horizontal dimension shall be less than 6 feet.

Required Parking 23.54.015

No parking required

Required Parking Stalls 23.47A.030

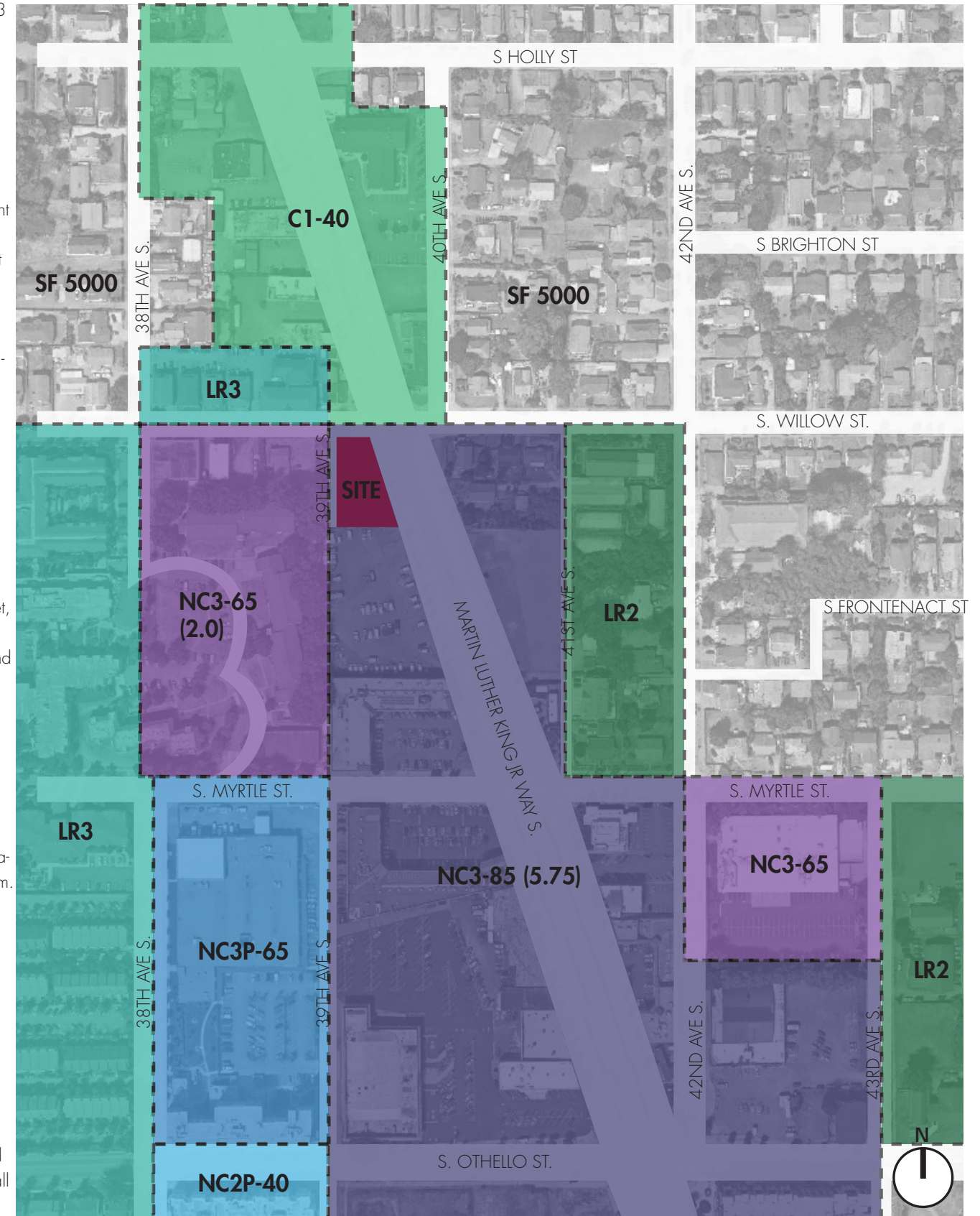
K. Parking for bicycles (table e): Sales and services, general (commercial): 1/12000 sf for Long term; 1/4000 sq ft or 1/2000 sf in urban centers or the station area overlay district for short term Multi-family structures: 1/4 units for long term.

Solid Waste and Recyclable Materials Storage and Access 23.54.040

A.3. Shared storage for solid waste containers (table a): Residential greater than 100 units = 575 sf min area for Shared storage space; + 4 sf for each additional units Above 100; non-residential 0-5,000 sf = 82 sf min area for shared Storage space.

B. Mixed use development that contains both residential and non-residential uses shall meet the storage space requirements shown in Table A for 23.54.040 for residential development, plus 50 percent of the requirement for non-residential development. In mixed use developments, storage space for garbage may be shared between residential and non-residential uses, but separate spaces for recycling shall be provided. If located outdoors, the storage space shall be screened from public view and designed to minimize light and glare impacts.

C. For development with more than 100 dwelling units, the required minimum area for storage space may be reduced by 15 percent, if the area provided as storage space has a minimum horizontal dimension of 20 feet.



EDG SUMMARY MASSING OPTIONS

OPTION 1



SUMMARY:

- Unit count: 121
- Parking: 83 stalls
- Retail Space: 4,000 SF

PROS

- Interior courtyard provides privacy for residents
- This scheme maximizes retail along the street front for pedestrians walking by the project site.

CONS

- Monolithic facades along MLK adds bulk to the building massing.
- Courtyard is deep and narrow due to site constraints
- Courtyard does not open to exterior facade
- Not a lively pedestrian experience
- Minimal opportunity for landscaping due to building massing

OPTION 2



SUMMARY:

- Unit count: 109
- Parking: 83 stalls
- Retail Space: 4,000 SF

PROS

- Provides modulation in facade along MLK
- West facing courtyard
- One big open residential plaza
- Maximize retail along MLK

CONS

- Courtyard not open to MLK
- Less than desired pedestrian experience
- Limited landscaping opportunities

OPTION 3 (PREFERRED OPTION)



SUMMARY:

- Unit count: 114
- Parking: 83 stalls
- Retail Space: 5,000 SF

PROS

- The building facade is articulated to reduce the mass of the building's footprint
- Public plaza on the east side of the site
- Residential plaza on the west side of the site
- Provides interior/exterior retail experience
- Maximizes landscaping opportunities
- Provides space for community

CONS

- Does not maximize street front retail

EDG RESPONSE

Board Recommendations & Responses:

1. MASSING AND CONTEXT RESPONSE

The Board deliberated the massing options and discussed the overall scale and response to the context. The Board unanimously supported the third massing option “the H” since the framework of the massing expression, with refinements, has the best potential to provide architectural presence and daylight for the interior spaces. The majority of the Board directed the applicant to proceed with the preferred massing, provided that articulation along the north, west and south facades of the building are further developed. (Guidelines CS2-B, CS2-III, DC2)

a. The Board recognized that the site is perceived as a gateway by the community and directed the applicant to provide more articulation of the corner. To address the visually prominent corner, the Board recommended distinguishing the corner with differentiated massing, material treatment and a two story base expression that wraps the north facade. (Guidelines CS2-III, DC2-A, DC2-B, DC4-A)

RESPONSE: The corner treatment has been enhanced to provide an art screen that will act as a gateway to the neighborhood. Along with the art screen, residential balconies have been added to the façade the will allow residents to engage with the public at the corner of the building.



NORTH EAST CORNER

EDG RESPONSE

2. ARCHITECTURAL CONCEPT & FRONTAGES

Recognizing that the project is charged with setting the tone for the neighborhood, the Board gave direction on the frontages and architectural concept.

a. The Board was concerned about the lack of modulation shown along the north and west façade and directed the applicant to thoughtfully consider the bulk and scale to create pedestrian oriented streetscapes along all street frontages. (Guidelines CS2-B, DC2-A, DC2-B, DC2-C, DC2-D)

RESPONSE: The north façade has been modulated to emphasize the corner treatment as well as the pedestrian experience along the street front. The main upper mass has been pulled toward the corner element gateway feature emphasizing the residential decks and art screen. The mass is also modulated at the windows to create depth along the façade. The secondary mass is pulled back in the NW corner to emphasize the main building corner as well. The pedestrian level consists of mainly storefront windows highlighting the retail and lobby areas of the building and provides covered walkways along the façade.

The west façade is modulated with two main elements that each have a recessed balcony element in the middle that further modulates the façade. This treatment is also a differentiated color that will help break down the scale and mass of the building. The center of the façade is highlighted by a second level residential patio space that can be used by all of the residents. It is elevated above the street for added security.

b. The Board was also concerned about the south façade, the 5' south setback and the lack of modulation shown. The Board recommended expanding the south setback to allow for more windows and eroding the massing for visual interest. (Guidelines CS2-B, DC2-A, DC2-B, DC2-C, DC2-D)

RESPONSE: The south façade is modulated to allow the corner mass to wrap around the building and become the primary façade along this face of the building. The secondary façade has been setback further and will allow for ample windows for the units along the façade.



VIEW FROM 39TH AVE SOUTH (WEST FACADE)



NORTH FACADE



SOUTH FACADE

EDG RESPONSE

3. COURTYARD & LANDSCAPE

The Board supported the courtyard location and recommended that the street level landscaping enhance the pedestrian environment. (Guidelines DC3-A, DC3-B)

a. The Board supported the retail plaza location fronting off M L King Jr Way S since the location allows for the opportunity to activate the street edge. The Board expressed concern about the proportions of the residential plaza to support the functions of the development. The design of the residential courtyard space should maximize usable space for residents. The Board recommended further studying and developing the proportions of the plazas. Guidelines DC3-A, DC3-B)

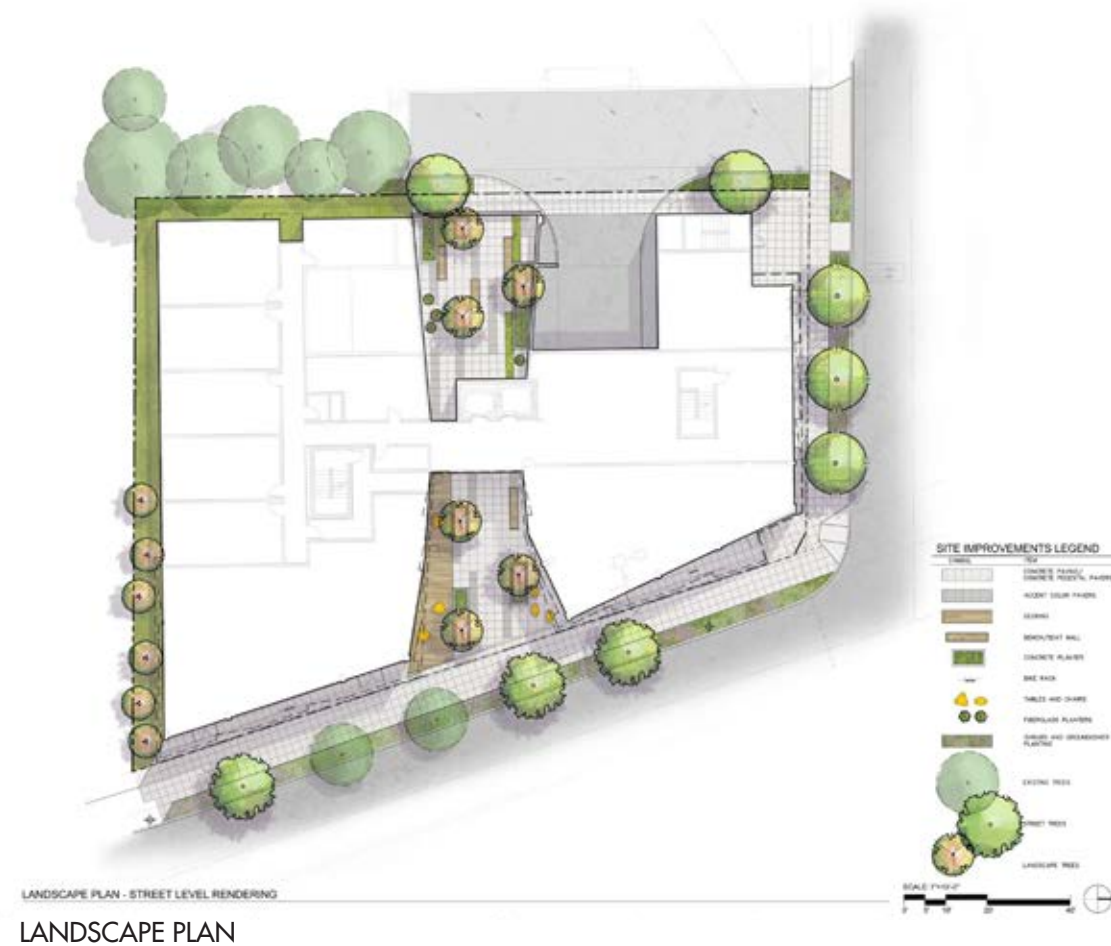
RESPONSE: The public plaza is located adjacent to MLK Jr Way S in order to promote an activated plaza for the community as well as spill out space for both the residential and retail tenants. This space will have landscaping elements, seating and gathering space. The residential plazas will be located on level 2 along the west side of the building as well as on the roof top. The level 2 patio is raised above the street level to allow for a more secure space. This area will be designed with landscaping, seating and gathering space as well as a BBQ area for the residents. The roof top plaza will have seating and gathering spaces along with enhanced landscaping and green roof features. This area will also have BBQs for the residents.

b. Acknowledging that the shadow study demonstrates the courtyard spaces will be in shade for the majority of the time, the Board questioned the viability of the planting. For the next meeting, provide a more detailed landscape plan which addresses the viability of vertical planting in shade. (Guidelines CS1-B, DC3-A)

RESPONSE: A more detailed landscape plan has been provided per the Board's recommendation.



VIEW OF THE RESIDENTIAL AND RETAIL ENTRANCES AT MARTIN LUTHER KING JR. WAY SOUTH



LANDSCAPE PLAN

EDG RESPONSE

4. STREETLEVEL USES &TRANSITIONS

The Board recommended the design respond to the different characters of each street frontage and gave direction on the proposal's edges and transitions. (Guidelines CS2-B, PL1)

a. For the retail frontage along M L King Jr Way S, the Board noted that the landscape plan showing modulation is more successful than the preferred floor plan. The Board urged the applicant to further develop and create articulation and setbacks for the retail spaces. (Guidelines PL3-C, PL3-II, PL3-III)

RESPONSE: Additional articulation and setbacks for the retail spaces have been provided per the Board's recommendation.

b. Recognizing the importance of the southwest corner treatment, the Board recommended a two story expression along the corner and Willow St, to create pedestrian oriented streetscapes, whether or not the ground floor uses continue to be live/work units or if a townhouse use is explored. (Guidelines CS2-III, PL3-C, PL3-II, PL3-III))

RESPONSE: The NW corner of the project is designed to emphasize the corner treatment as well as the ground floor pedestrian experience. We believe that providing a 1 story recessed street front with covered walkways will promote an inviting streetscape for the community and allow the tenant spaces to be continuous glazing in order to promote interaction at the street level.

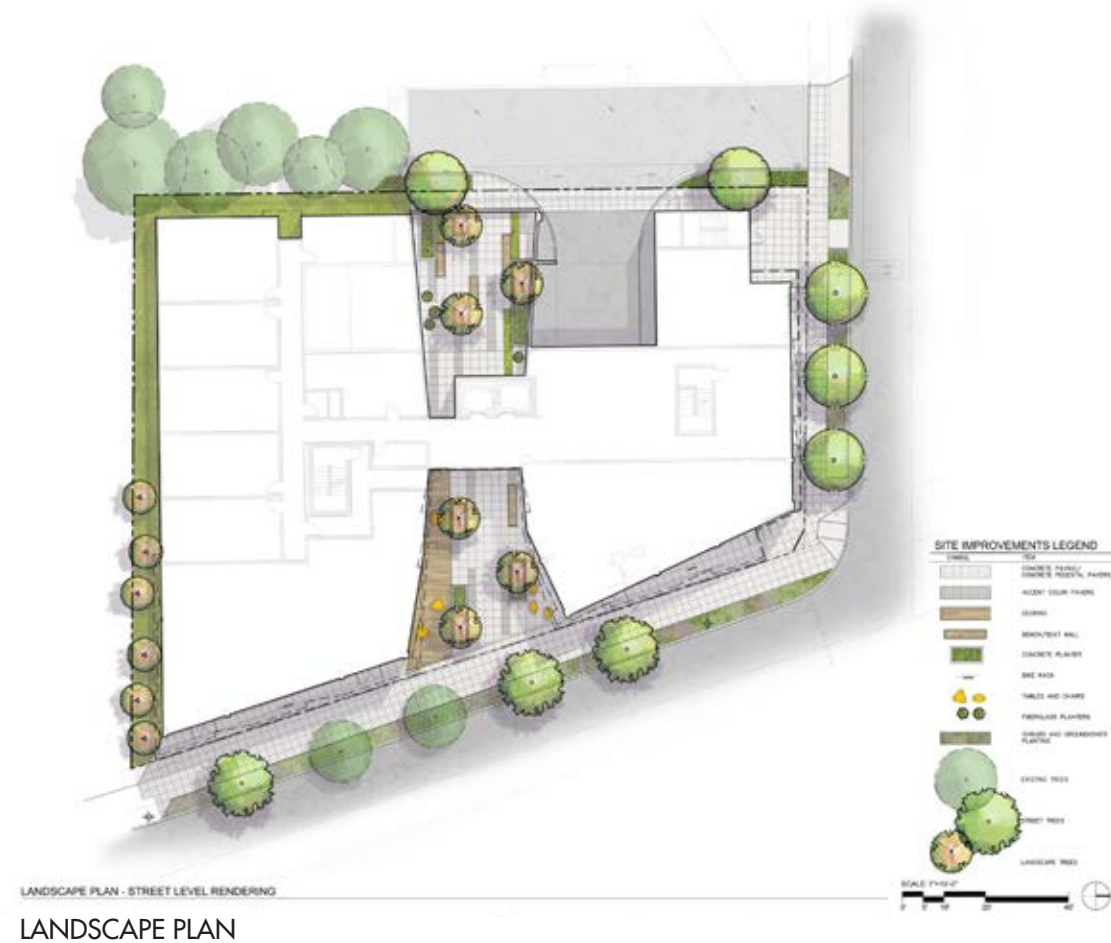
c. The Board was concerned with the narrow outdoor space at the south setback location and directed the applicant to develop a thoughtful treatment and consider including patio spaces to create defensible open areas along this perimeter. (Guidelines PL3-III, DC3-A, DC3-B)

RESPONSE: The south property line will be fenced for the development in order to create defensible open spaces along the perimeter.

5. MATERIALS

The Board supported the brick materials proposed at the street levels and urged the applicant to consider durability and detailing of the materials. Recognizing the vertical landscape as a compelling feature, the Board would like to see the concept and execution translated into the architectural expression of the building as a whole. (Guidelines DC2-B, DC4-A, DC4-I)

RESPONSE: The design has departed from the brick façade and changed to express the retail street frontage as a recessed element that will have full glazing along the street to make the interaction between the pedestrian and tenant spaces more dynamic and open. This will allow for more visibility within the courtyard space and allow the retail spaces to spill out to the plaza in more ways.

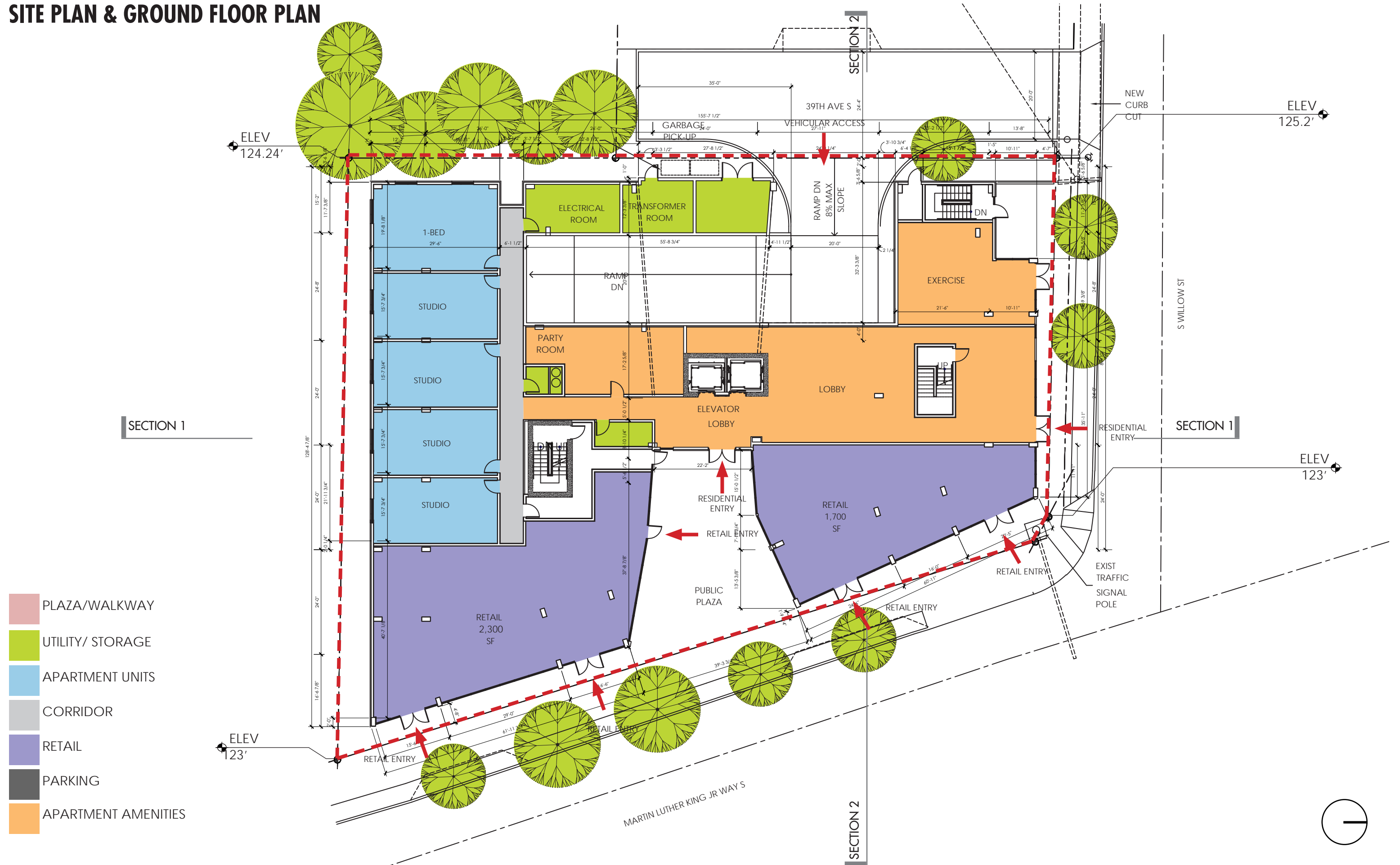


LANDSCAPE PLAN

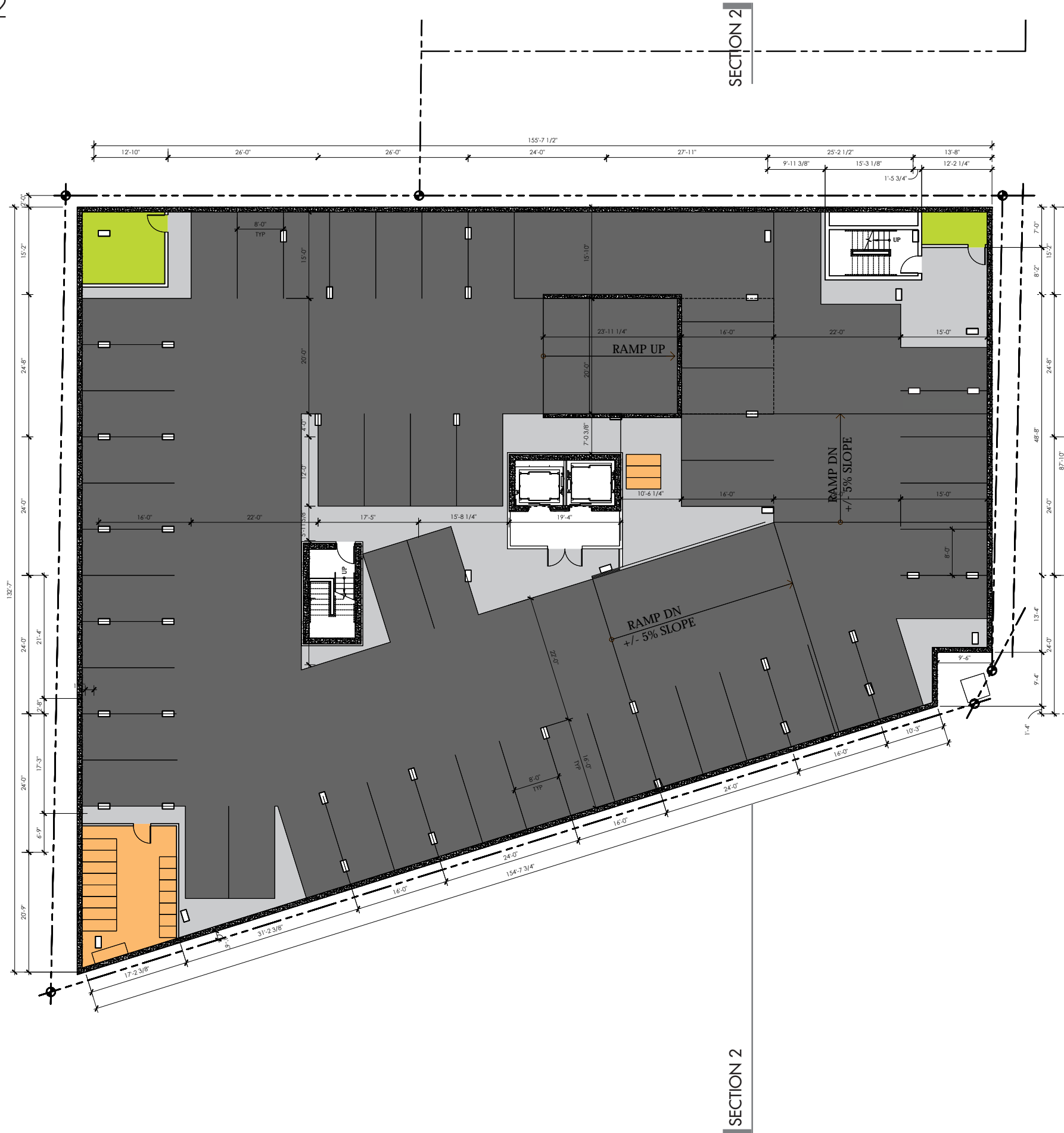


SOUTH EAST CORNER VIEW FROM MARTIN LUTHER KING JR. WAY SOUTH

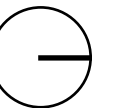
SITE PLAN & GROUND FLOOR PLAN



FLOOR PLAN PARKING LEVEL 2



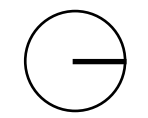
- UTILITY/ STORAGE
- APARTMENT UNITS
- CORRIDOR
- RETAIL
- PARKING
- APARTMENT AMENITIES



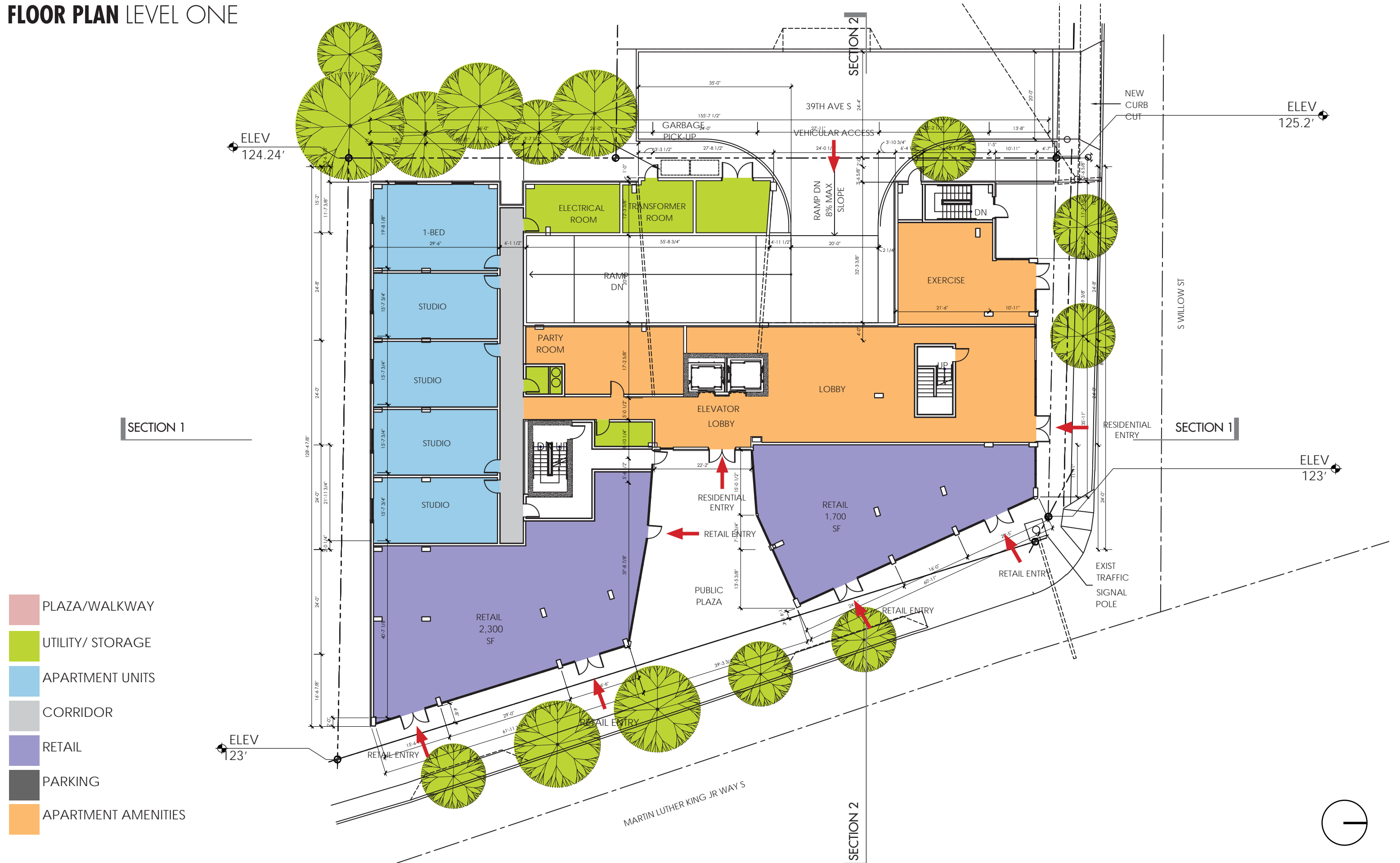
FLOOR PLAN PARKING LEVEL 1



- UTILITY/ STORAGE
- APARTMENT UNITS
- CORRIDOR
- RETAIL
- PARKING
- APARTMENT AMENITIES



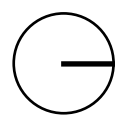
FLOOR PLAN LEVEL ONE



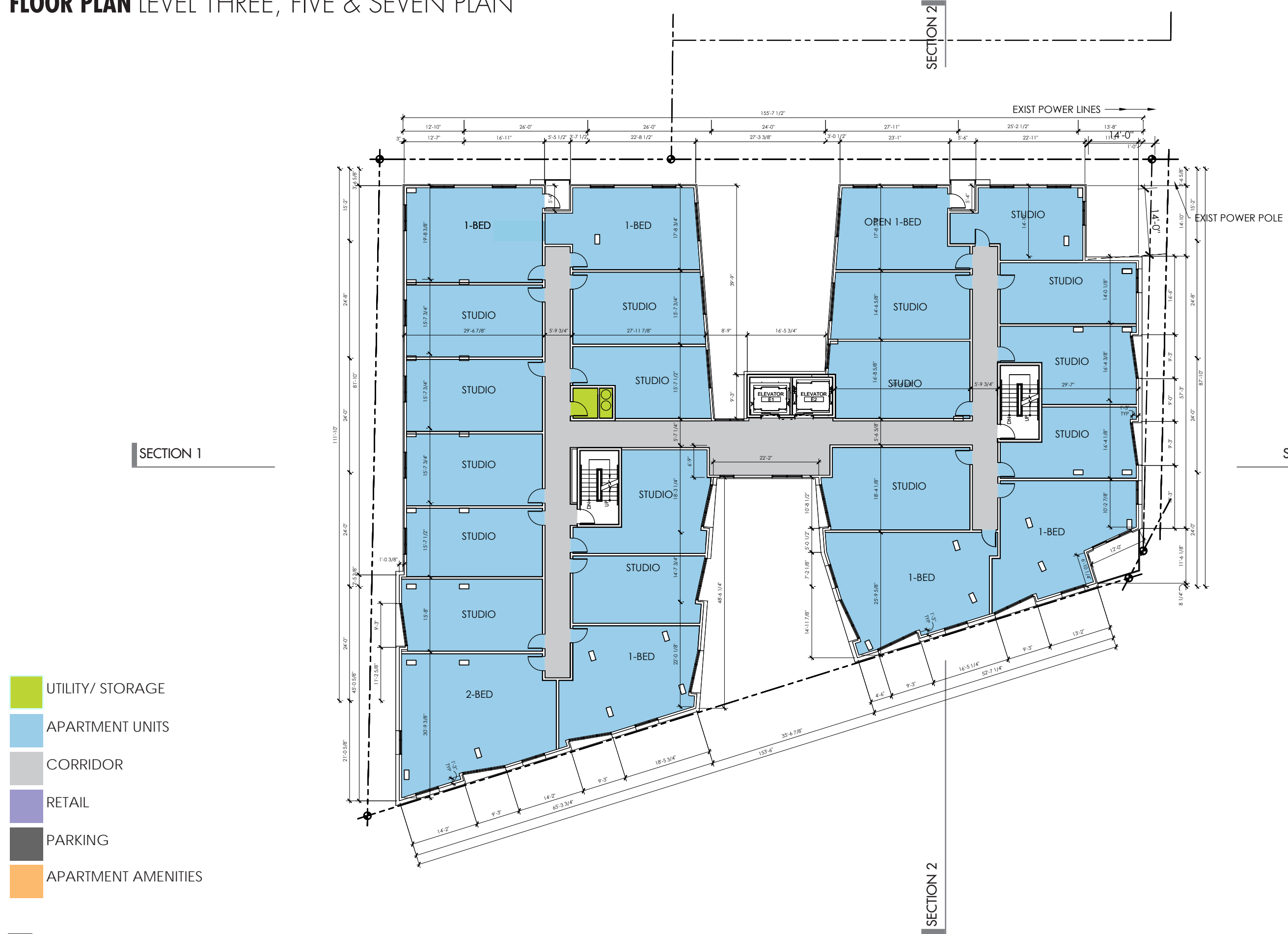
- PLAZA/WALKWAY
- UTILITY/ STORAGE
- APARTMENT UNITS
- CORRIDOR
- RETAIL
- PARKING
- APARTMENT AMENITIES

FLOOR PLAN LEVEL TWO PLAN

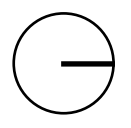
- UTILITY/ STORAGE
- APARTMENT UNITS
- CORRIDOR
- RETAIL
- PARKING
- APARTMENT AMENITIES



FLOOR PLAN LEVEL THREE, FIVE & SEVEN PLAN



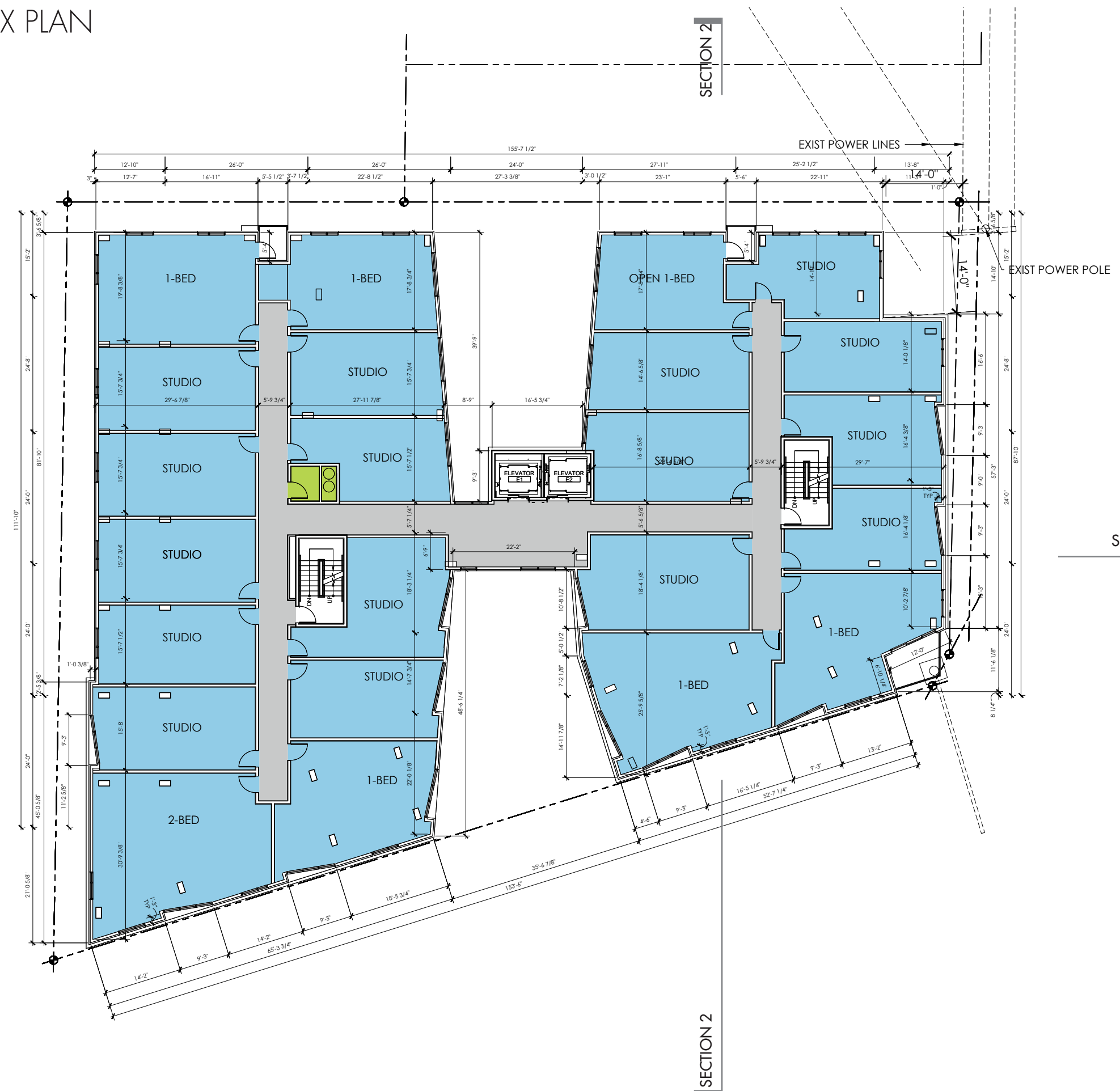
- UTILITY/ STORAGE
- APARTMENT UNITS
- CORRIDOR
- RETAIL
- PARKING
- APARTMENT AMENITIES



FLOOR PLAN LEVEL FOUR & SIX PLAN

- UTILITY/ STORAGE
- APARTMENT UNITS
- CORRIDOR
- RETAIL
- PARKING
- APARTMENT AMENITIES

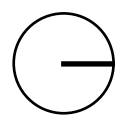
SECTION 1



SECTION 1

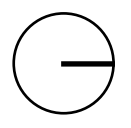
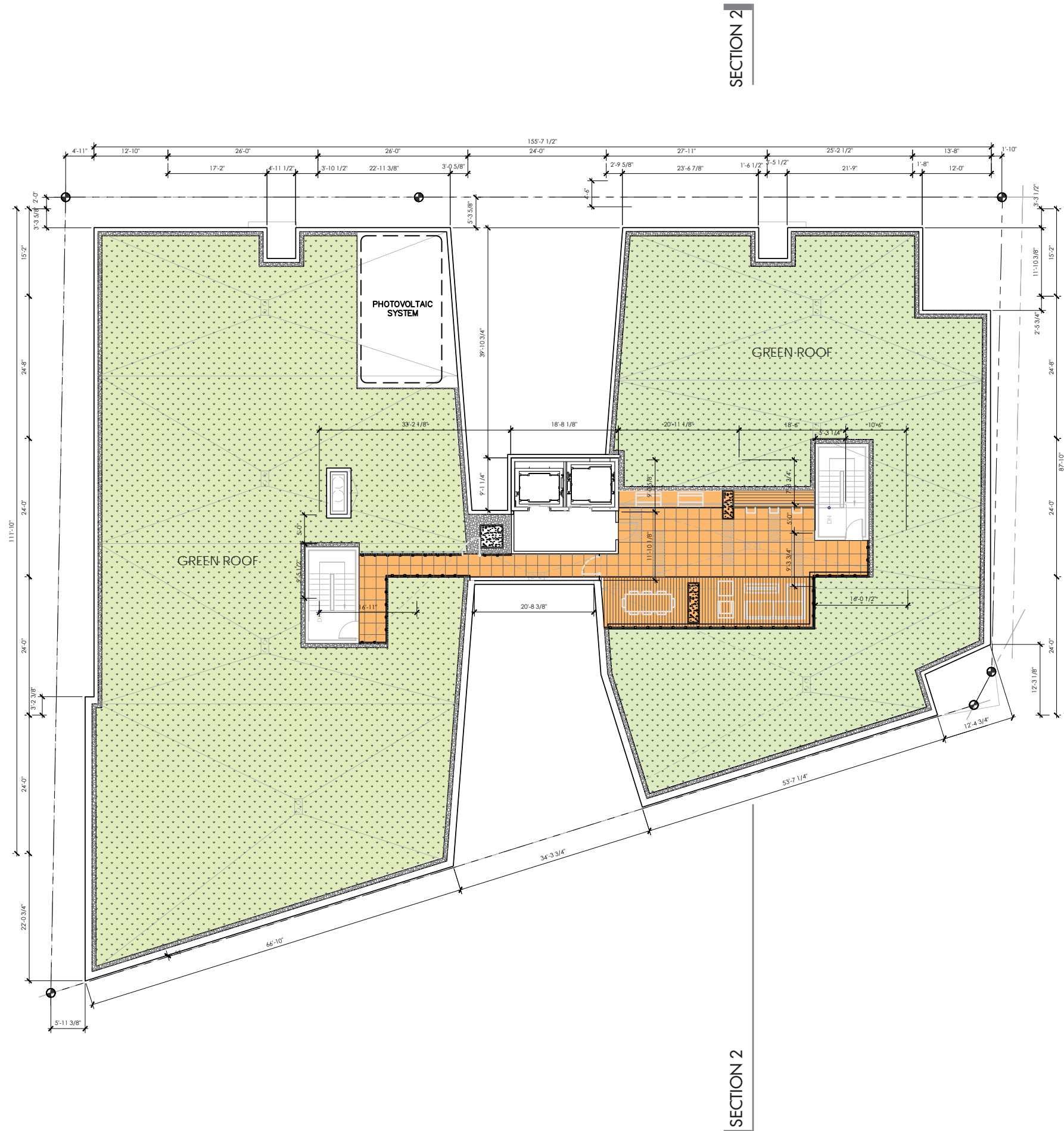
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SECTION 2

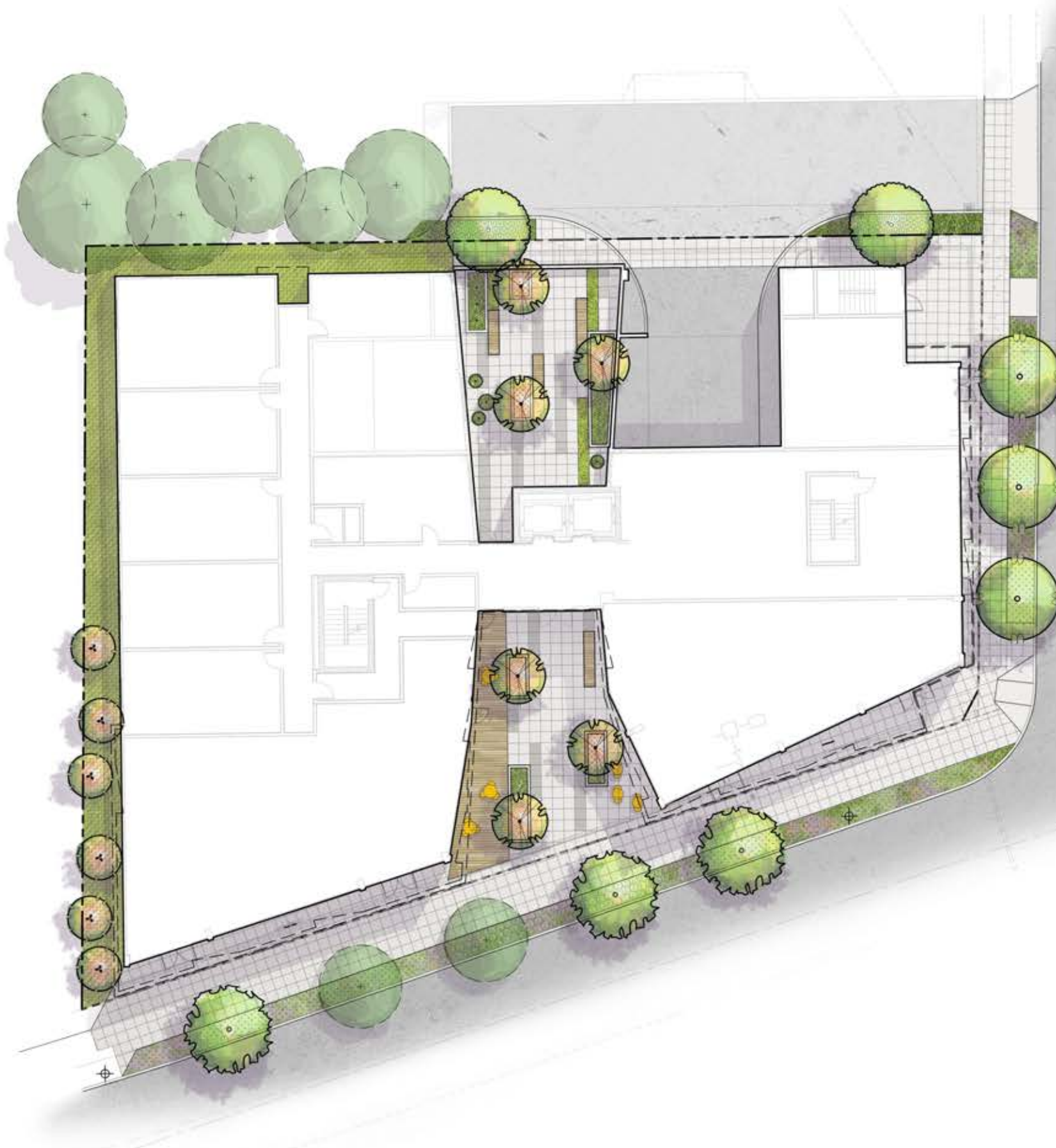


FLOOR PLAN ROOF

- UTILITY/ STORAGE
- APARTMENT UNITS
- CORRIDOR
- RETAIL
- PARKING
- APARTMENT AMENITIES



LANDSCAPE SITE PLAN



SITE IMPROVEMENTS LEGEND

SYMBOL	ITEM
	CONCRETE PAVING/ CONCRETE PEDESTAL PAVERS
	ACCENT COLOR PAVERS
	DECKING
	BENCH/SEAT WALL
	CONCRETE PLANTER
	BIKE RACK
	TABLES AND CHAIRS
	FIBERGLASS PLANTERS
	SHRUBS AND GROUNDCOVER PLANTING
	EXISTING TREES
	STREET TREES
	LANDSCAPE TREES

LANDSCAPE PLAN - STREET LEVEL RENDERING

SCALE: 1"=10'-0"
0' 5' 10' 20' 40'

LANDSCAPE ROOF



SITE IMPROVEMENTS LEGEND

SYMBOL	ITEM
	CONCRETE PEDESTAL PAVERS
	ACCENT COLOR PAVERS
	DECKING
	GREEN ROOF
	GRAVEL STRIP
	FIBERGLASS PLANTERS
	PATIO FURNITURE



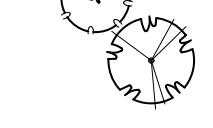

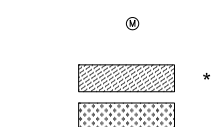













LANDSCAPE PLAN - ROOF RENDERING

SCALE: 1"=10'-0"



LANDSCAPE SCHEDULE

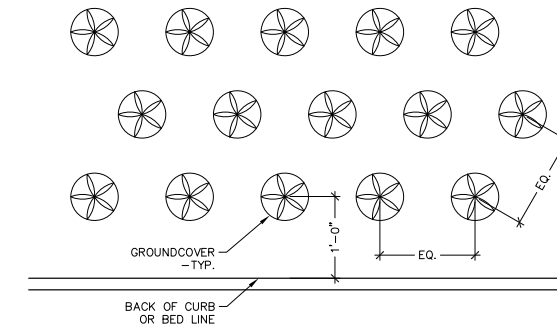
* INDICATES DROUGHT-TOLERANT OR NATIVE SPECIES PER CITY OF SEATTLE GREEN FACTOR LIST

SYMBOL	BOTANICAL/COMMON NAME	SIZE/CONDITION/REMARKS
DECIDUOUS TREES		
	ACER GRISEUM PAPERBARK MAPLE	MIN. 2" CAL. 10'-12' HT. MIN., WELL-BRANCHED, MATCHED, B&B. MIO.
	CORYLUS COLURNA TURKISH FILBERT	MIN. 2" CAL. 10'-12' HT. MIN., WELL-BRANCHED, MATCHED, B&B.
	CORNUS KOUSA X NUTTALLI 'KN4' STARLIGHT DOGWOOD	MIN. 2" CAL. 10'-12' HT. MIN., WELL-BRANCHED, MATCHED, B&B. MIO.
	* ACER CIRCINATUM VINE MAPLE	MULTI-STEMMED, MIN. (3) 1" CALIPER TRUNKS, 8'-10' HT. MIN., WELL-BRANCHED, MATCHED, B&B.
	ACER PALMATUM JAPANESE MAPLE	MULTI-STEMMED, MIN. (3) 1" CALIPER TRUNKS, 8'-10' HT. MIN., WELL-BRANCHED, MATCHED, B&B.
SHRUBS / PERENNIALS / ORNAMENTAL GRASSES		
	PHYLLOSTACHYS NIGRA BLACK BAMBOO	5 GAL. POTS, FULL & BUSHY, SPACING AS SHOWN ON PLAN
	LIRIOPE SPICATA LILY TURF	1 GAL. POTS, FULL & BUSHY, SPACING AS SHOWN ON PLAN
	MISCANTHUS SINENSIS 'LITTLE KITTEN' LITTLE KITTEN MAIDEN GRASS	1 GAL. POTS, FULL & BUSHY, SPACING AS SHOWN ON PLAN
	* POLYSTICHUM MUNITUM SWORD FERN	MIN. 12-15" HEIGHT, (8) HEALTHY FRONDS, FULL AND BUSHY, PLANTED 18" O.C.
	EPIMEDIUM X RUBRUM BARRENWORT	1 GAL. POTS, FULL & BUSHY, SPACING AS SHOWN ON PLAN
	SAGINA SUBULATA 'AUREA' SCOTCH MOSS	4" POTS @ 6" O.C. TRIANGULAR SPACING.
	* 50% MAHONIA REPENS CREEPING MAHONIA	2 GAL. POTS @ 24" O.C. TRIANGULAR SPACING, START FIRST ROW 12" FROM EDGE OF PLANTING AREA.
	* 25% POLYSTICHUM MUNITUM SWORD FERN	
	* 25% GAULTHERIA SHALLON SALAL	
	* 50% CORNUS SERICEA 'KELSEY' KELSEY DOGWOOD	2 GAL. POTS @ 18" O.C. TRIANGULAR SPACING, START FIRST ROW 12" FROM EDGE OF PLANTING AREA.
	* 25% POLYSTICHUM MUNITUM SWORD FERN	
	* 25% GAULTHERIA SHALLON SALAL	
	* GREEN ROOF (SEDUM MIX)	SEE SPECS

GENERAL NOTES:

- SPECIES AND LOCATION OF STREET TREES MUST BE APPROVED BY SDOT URBAN FORESTRY, 684-TREE
- ALL NEW LANDSCAPE AREAS WILL BE IRRIGATED WITH AN AUTOMATIC WATER CONSERVING IRRIGATION SYSTEM.
- WHERE GROUNDCOVER IS INDICATED, IT SHALL BE PLANTED AT THE SPECIFIED SPACING THROUGHOUT THE BED, INCLUDING AREAS UNDERNEATH TREES AND SHRUBS. START FIRST ROW 10" FROM EDGE OF BED.
- NO PLANTING SHALL OCCUR WITHIN 24" OF NEW TREES, OR WITHIN 48" OF EXISTING TREES. FIELD-ADJUST SHRUBS AND GROUNDCOVERS AS REQUIRED.
- INSTALL 3" DEPTH SPECIFIED MULCH IN ALL NEW LANDSCAPE AREAS.
- INSTALL 8" DEPTH IMPORT SANDY LOAM TOPSOIL IN ALL NEW PLANTING AREAS AT GRADE.
- INSTALL SPECIFIED LIGHTWEIGHT SOIL IN ALL PLANTERS
- REFER TO CIVIL DEMOLITION DRAWINGS AND SPECIFICATIONS FOR REMOVAL REQUIREMENTS OF EXISTING VEGETATION.
- REFER TO CIVIL PLANS FOR PROTECTION FENCING AROUND EXISTING TREES.
- REFER TO CIVIL PLANS FOR NEW UTILITY WORK.
- REFER TO PLANTING AND SEEDING SPECIFICATION FOR ADDITIONAL REQUIREMENTS.
- REFER TO CITY OF SEATTLE STANDARDS DETAIL 100A PLANTING IN RIGHT OF WAY.

NOTES:
1. ALL GROUNDCOVER TO PLANTED AT = SPACING (TRIANGULAR) PER O.C. SPACING ON PLANS



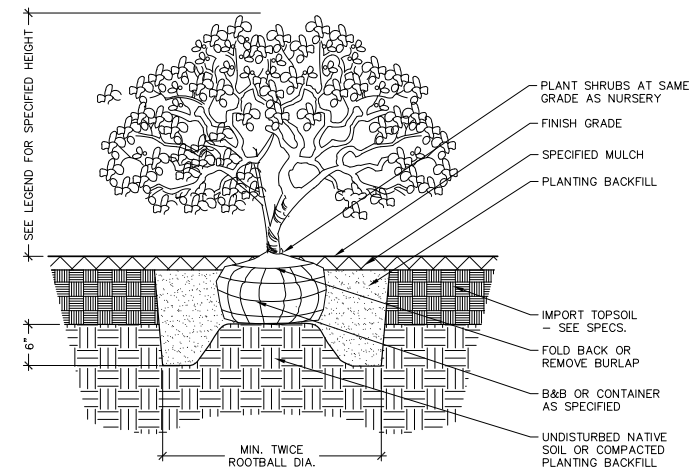
1 GROUNDCOVER PLANTING

NTS

SEE CITY OF SEATTLE STANDARD DETAIL #100A FOR TREE PLANTING IN ROW

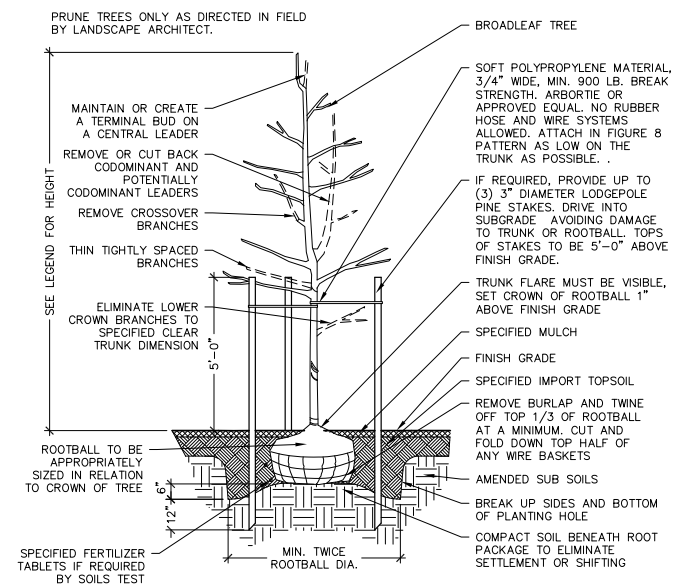
2 ROW TREE PLANTING

NTS



3 SHRUB PLANTING

NTS



4 DECIDUOUS TREE PLANTING

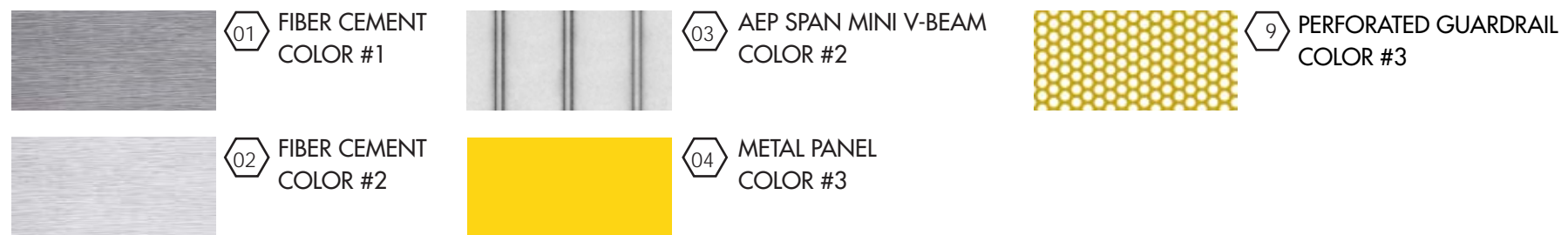
NTS

ELEVATIONS EAST



	01 FIBER CEMENT COLOR #1		03 AEP SPAN MINI V-BEAM COLOR #2		05 AEP SPAN MINI V-BEAM COLOR #1		07 EQUITONE TECTIVA		09 PERFORATED GUARDRAIL COLOR #3
	02 FIBER CEMENT COLOR #2		04 METAL PANEL COLOR #3		06 GREEN WALL		08 PERFORATED METAL		10 ARCHITECTURAL CONCRETE
									11 METAL PANEL COLOR #1

ELEVATIONS SOUTH



ELEVATIONS WEST

85'-0" ZONING HEIGHT LIMIT
209.24'

ROOF DECK
71'-0" (194.0')

T.O. ROOF
70'-0" (193.0')

F.F. LEVEL 7
60'-8" (183.66')

F.F. LEVEL 6
51'-4" (174.33')

F.F. LEVEL 5
42'-0" (165.0')

F.F. LEVEL 4
32'-8" (155.66')

F.F. LEVEL 3
23'-4" (146.33')

F.F. LEVEL 2
14'-0" (137')

SPOT ELEV
125.52'

AVERAGE GRADE
124.24'

F.F. LEVEL 1 (RETAIL)
0'-0" (123.0')



01 FIBER CEMENT
COLOR #1

02 FIBER CEMENT
COLOR #2

04 METAL PANEL
COLOR #3

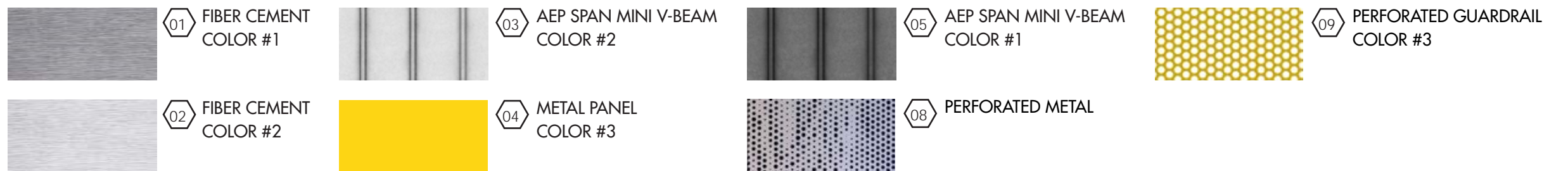
05 AEP SPAN MINI V-BEAM
COLOR #1

09 PERFORATED GUARDRAIL
COLOR #3

10 ARCHITECTURAL CONCRETE

11 METAL PANEL
COLOR #1

ELEVATIONS NORTH



CORNER OPTIONS

Option 1



Option 2



CORNER FACADE ARTWORK

Textile patterns from different cultures present in Othello woven together



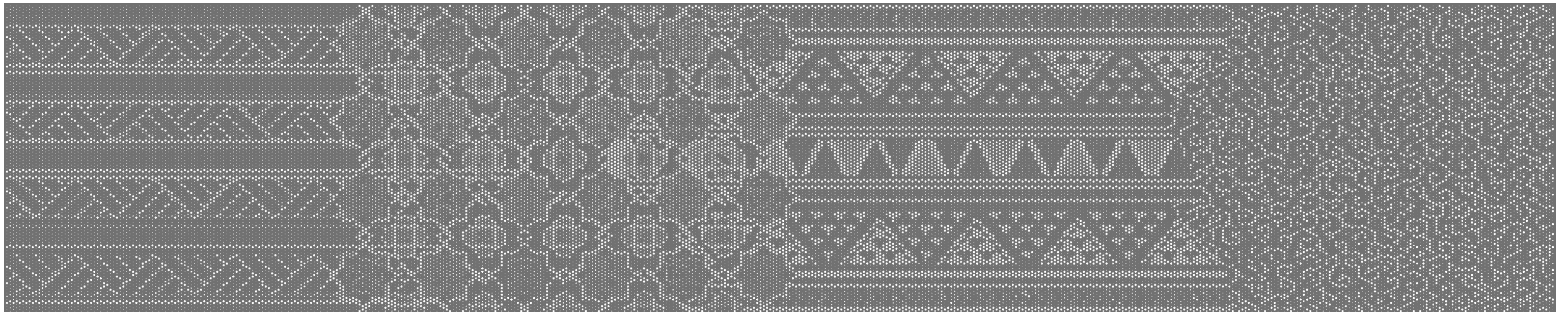
Vietnamese

Italian

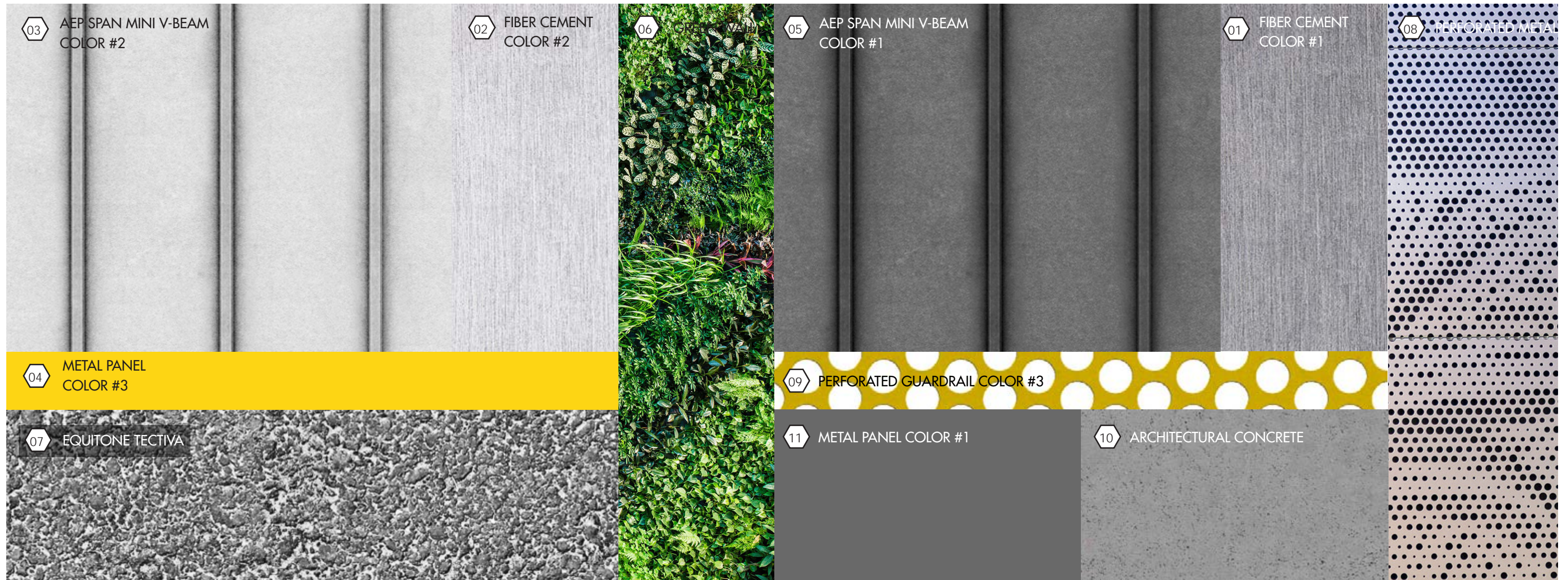
Nigerian

Japanese

Image perforated onto a metal sheet



MATERIAL AND COLOR PALETTE



ADJACENT CONTEXT ROOSEVELT WAY NE



RENDERINGS



VIEW OF THE RESIDENTIAL ENTRANCE AND RETAIL AT MARTIN LUTHER KING JR. WAY SOUTH

RENDERINGS



VIEW FROM MARTIN LUTHER KING JR. WAY SOUTH FACING WEST

RENDERINGS



VIEW FROM MARTIN LUTHER KING JR. WAY SOUTH FACING NORTHWEST

RENDERINGS



VIEW FROM MARTIN LUTHER KING JR. WAY SOUTH FACING SOUTH WEST

RENDERINGS



VIEW FROM 39TH AVE SOUTH FACING EAST

LIGHTING GROUND PLAN



A. WALL MOUNTED LIGHT FIXTURE



B. RECESSED FLOOR MOUNTED LIGHT



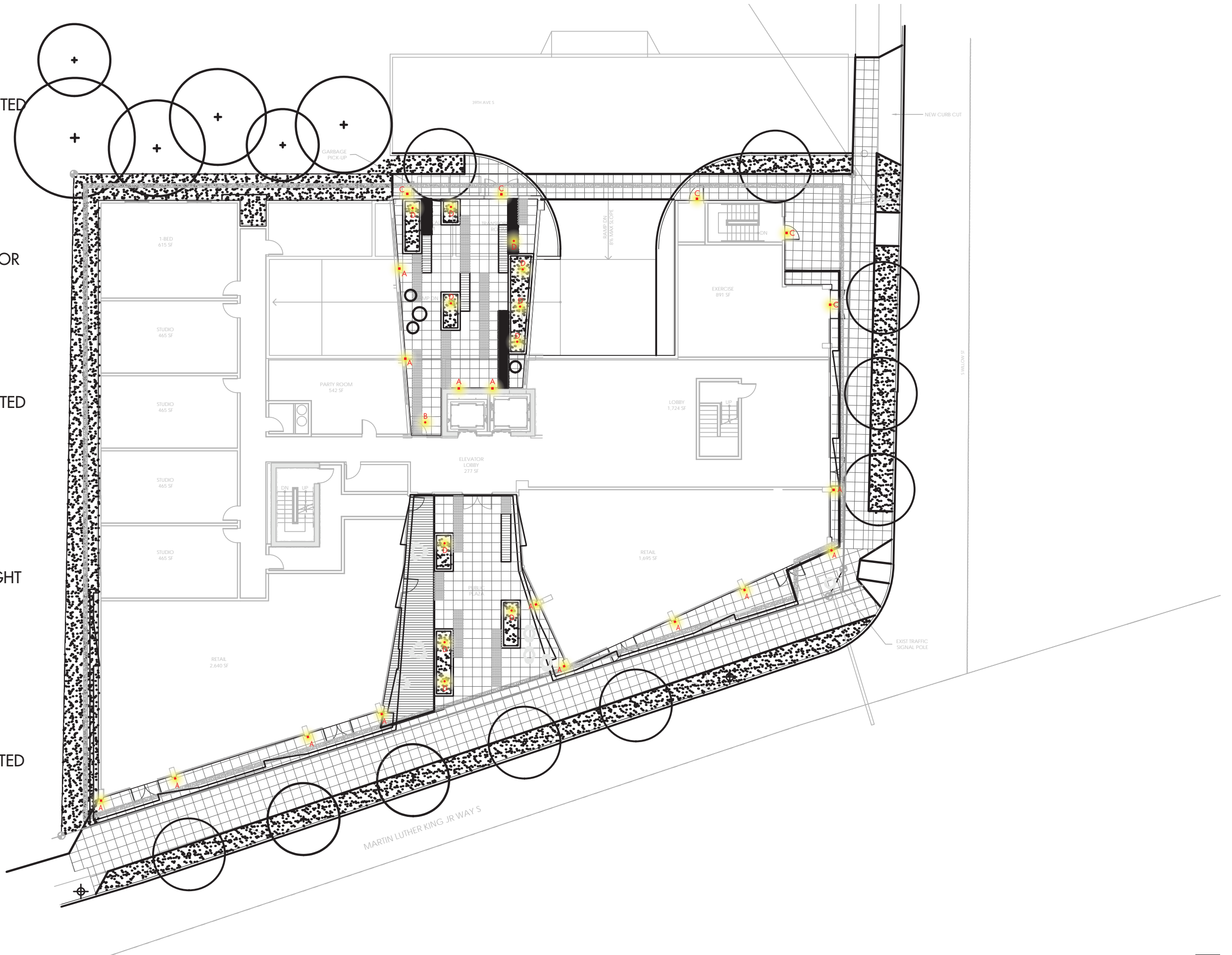
C. WALL MOUNTED LIGHT FIXTURE



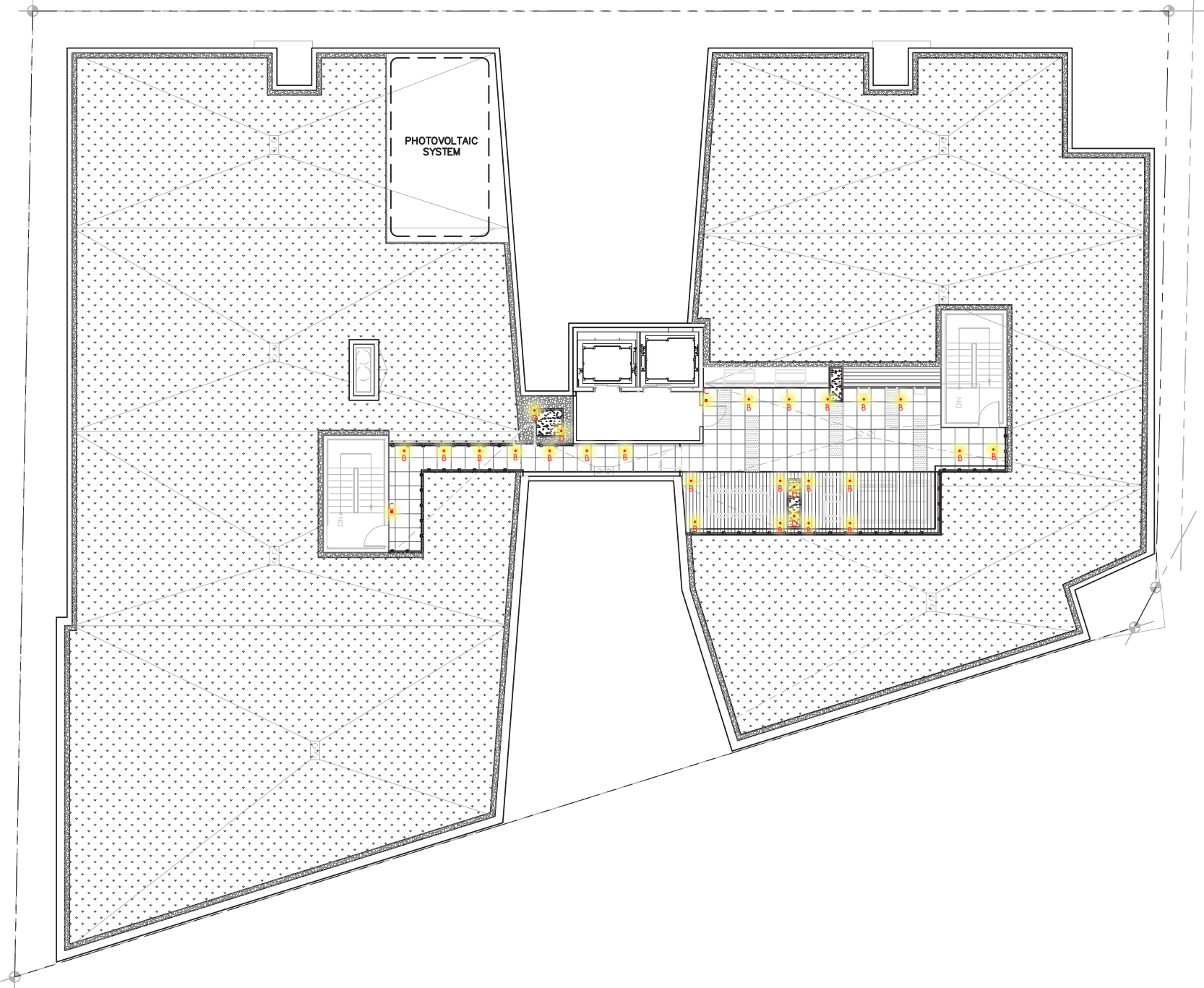
D. LANDSCAPE IN-GROUND LIGHT FIXTURE



E. WALL MOUNTED STEP LIGHT



LIGHTING ROOF PLAN





WEST ELEVATION



EAST ELEVATION



NORTH ELEVATION

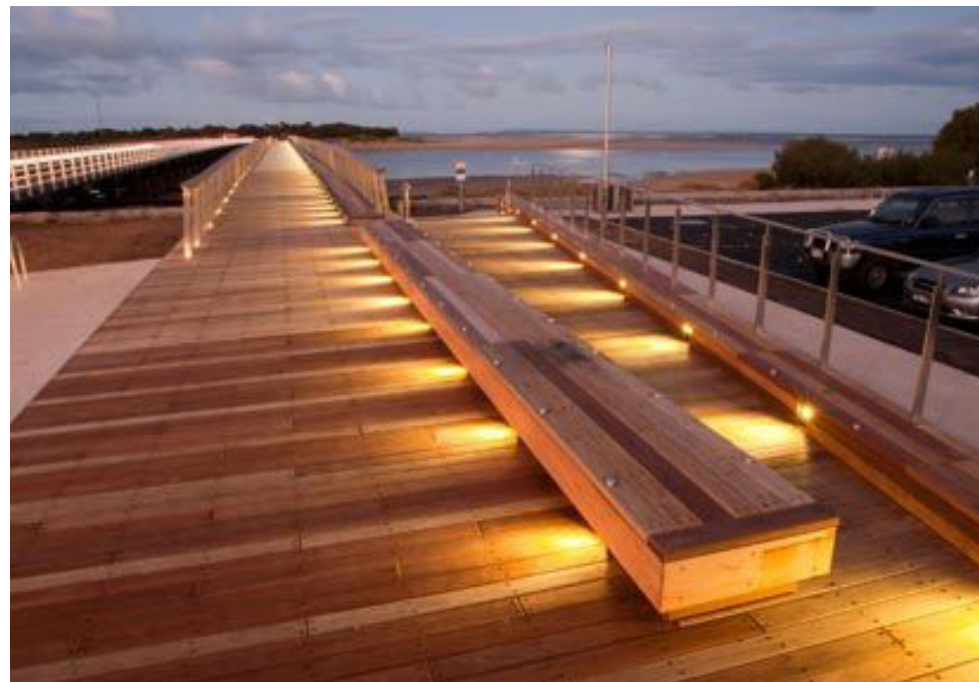


SOUTH ELEVATION

LIGHTING VISUALS



PRODUCT RENDERING
DOUBLE-SIDED VERTICAL WALL
MOUNTED SCONCE (C)



INSPIRATION IMAGE
PLANTER MOUNTED STEP LIGHT GRAZING THE WALKWAY



INSPIRATION IMAGE
DECK MOUNTED LIGHTING



INSPIRATION IMAGE
IN-PLANTER LIGHTING



PRODUCT RENDERING
WALL MOUNTED SCONCE (A)

SIGNAGE CONCEPT



GLASS FILM SIGN

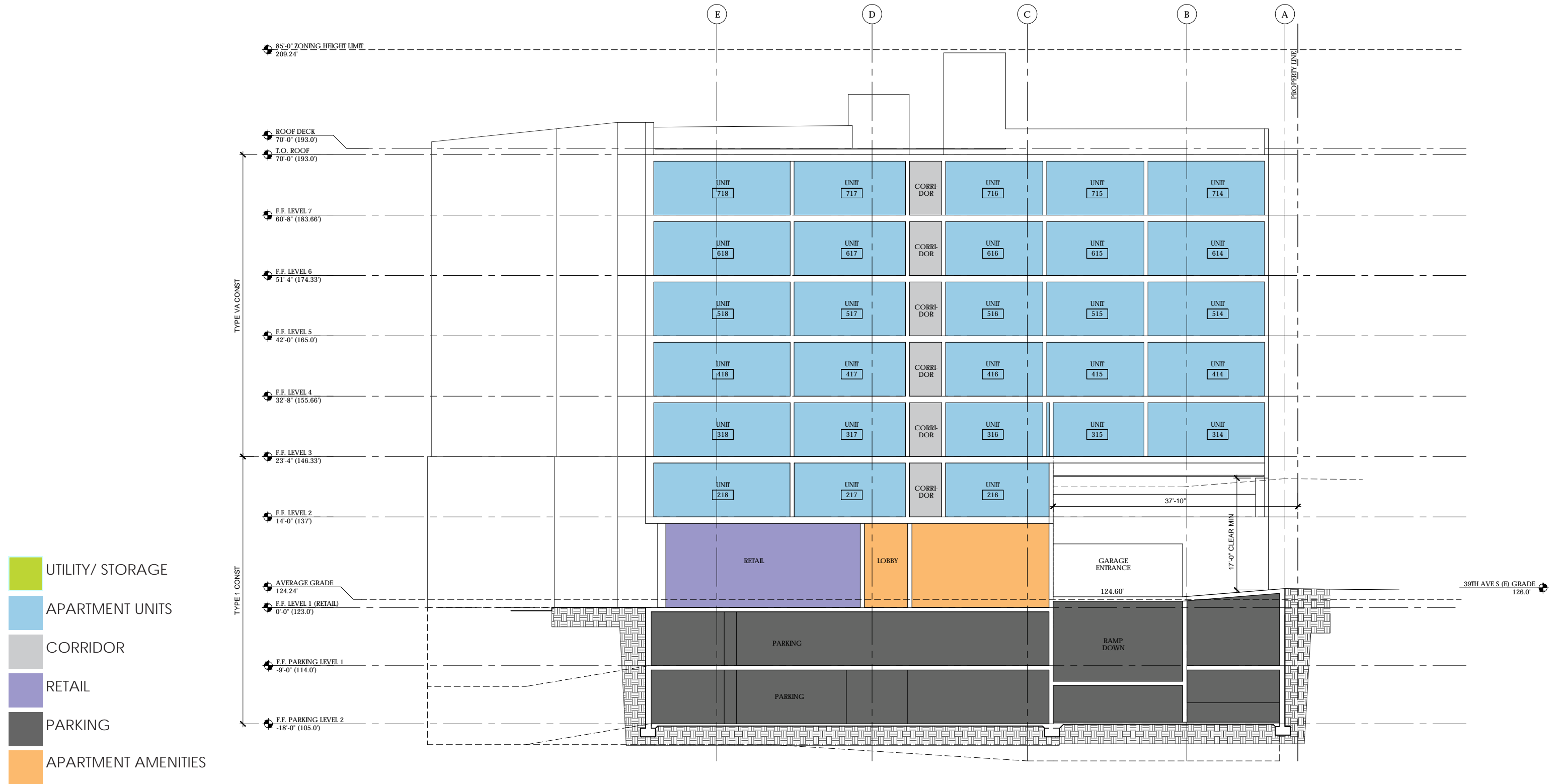


CANTILEVERED BLADE RETAIL SIGN

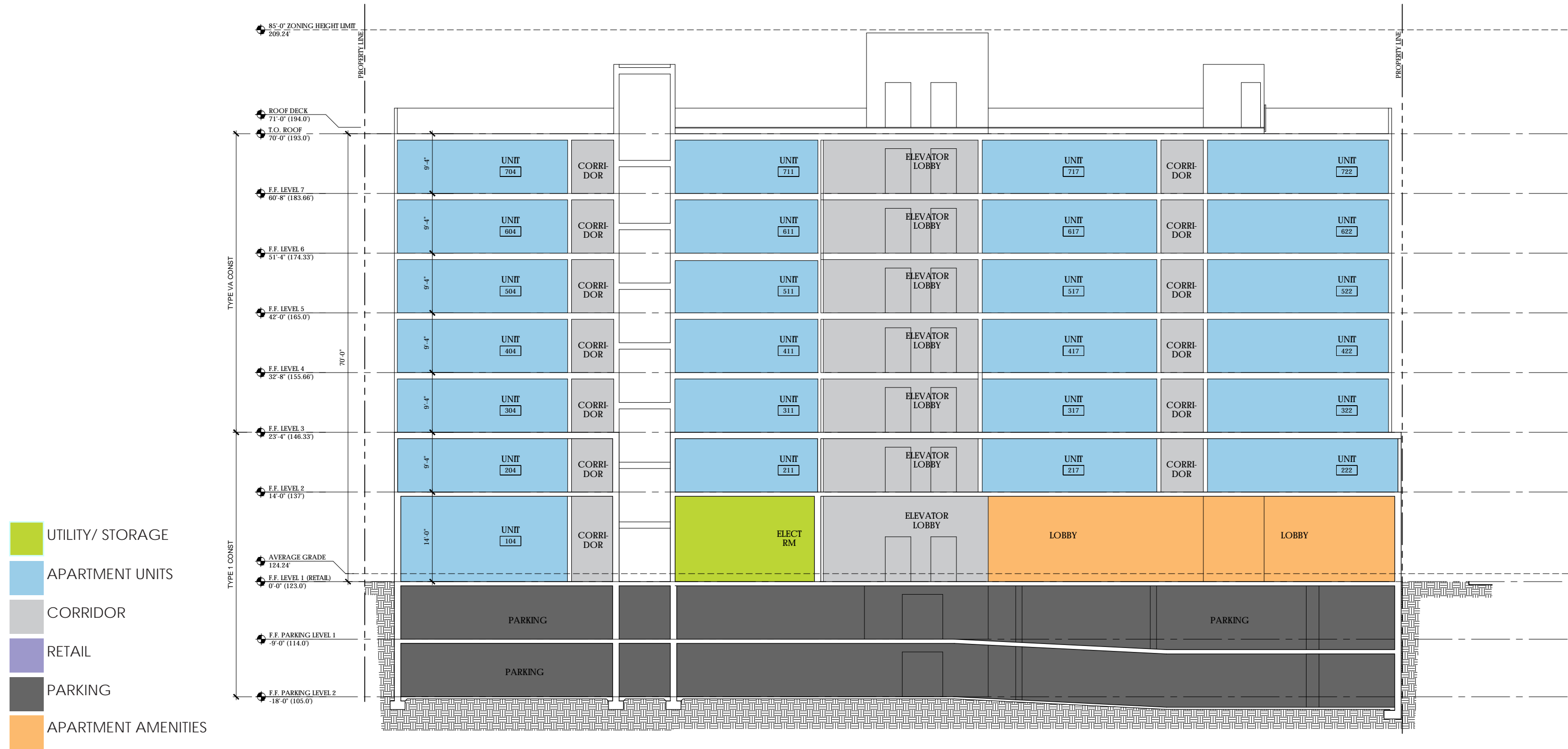


CANOPY MOUNTED RESIDENTIAL SIGN

SECTION 2 EAST-WEST



SECTION 3 EAST-WEST



DEPARTURE REQUESTS

DEPARTURE NUMBER	REQUIRED	REQUEST	JUSTIFICATION
1	SMC 23.447A.008.B.2 Transparency - sixty percent of the street facing facade between 2 feet and 8 feet above the sidewalk must be transparent.	Requesting a reduction of required Transparency from 60% down to 12% at the street facing facade along 39th ave s.	Non-conformance to the transparency, blank facade requirements and non residential uses at street level is due to the following: 1. The existing grade at the intersection of 39th and willow presented a challenge providing a consistent and continuous street facade. 2. Due to the dead-end condition of 39th ave s and the limited number of lots it serves, SDOT has allowed the street to be improved to alley standards. 3. The small length of new sidewalk will be utilized by a limited amount of pedestrians as the main access to the project is from Willow st and mlk jr way.
2	SMC 23.447A.008.A.2 Blank facades - the total of all blank facade segments may not exceed 40percent of the width of the facade of the structure along the street.	Requesting an increase of required total blank facade segments from 40% up to 87% at the street facing facade along 39th ave s.	Same as above



ELEVATION FROM 39TH AVE SOUTH FACING EAST

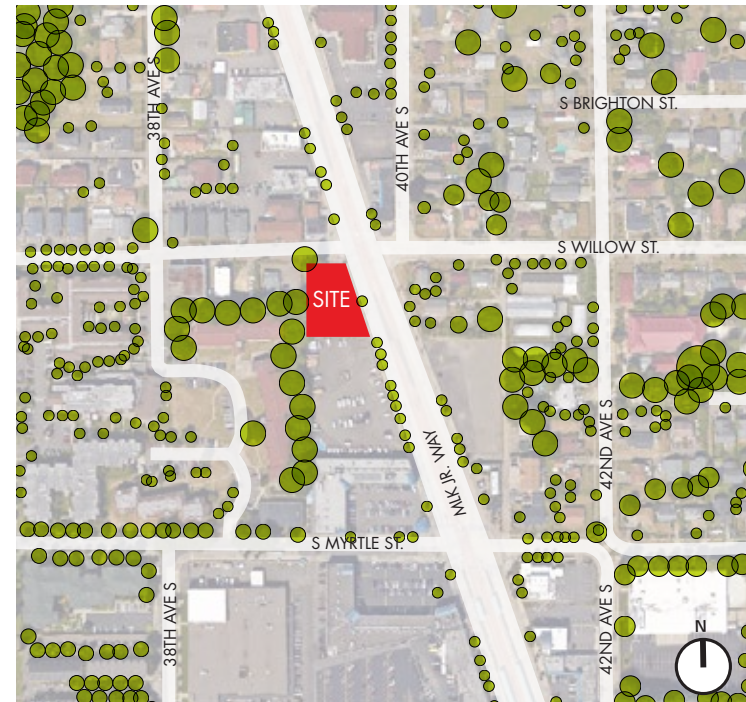


PERSPECTIVE RENDERING FROM 39TH AVE SOUTH FACING EAST

SUPPLEMENTAL INFORMATION SITE ANALYSIS

TREES + SURROUNDING PARKS

The project site has an abundance of trees directly to the southwest which will provide shade to the lower levels of the project on that corner. There is only one significant tree on the site and that is on the north east corner edge of the site. There are also some small street trees located along MLK Jr Way South that will not affect our project in any way.

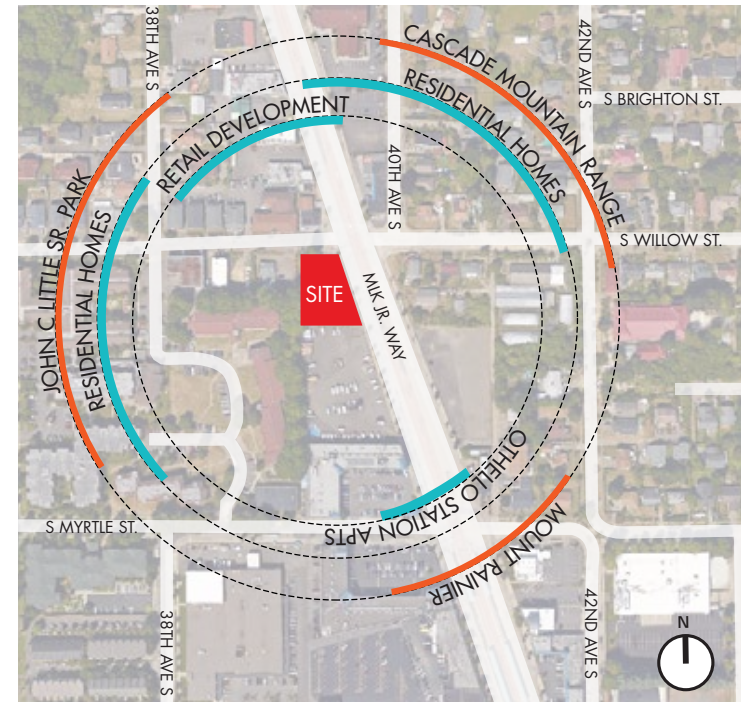


TREES LEGEND

- Site
- Trees
- Park

SIGNIFICANT VIEWS

There are immediate ground level views of the surrounding buildings and the light rail along MLK Jr Way. The upper floors and the building's rooftop will have views of the surrounding neighborhood and views of Mount Rainier to the South and the Cascade Mountain Range West of the project site.

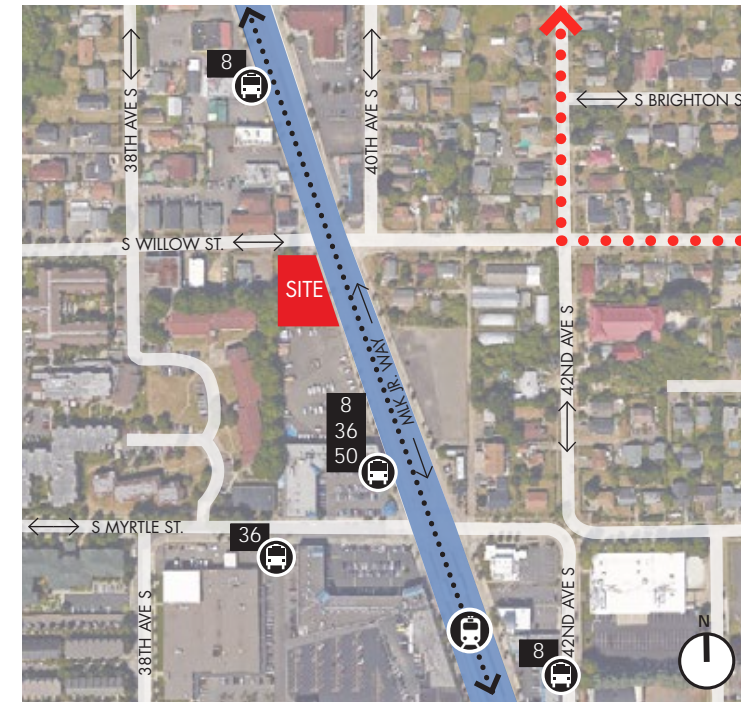


VIEWS LEGEND

- Site
- Neighboring Buildings
- Natural Surroundings

ACCESS OPPORTUNITIES + CONSTRAINTS

The site is located along a principal arterial. Vehicles will access the project site from 39th Ave S. While the residential entry offers a convenient path for pedestrians to access from MLK Jr Way S St. and South Willow St. There are a few bus stops of several routes and the Light Rail Othello Station located along MLK. Six of these stops are less than a 5 minute walk from the project site.

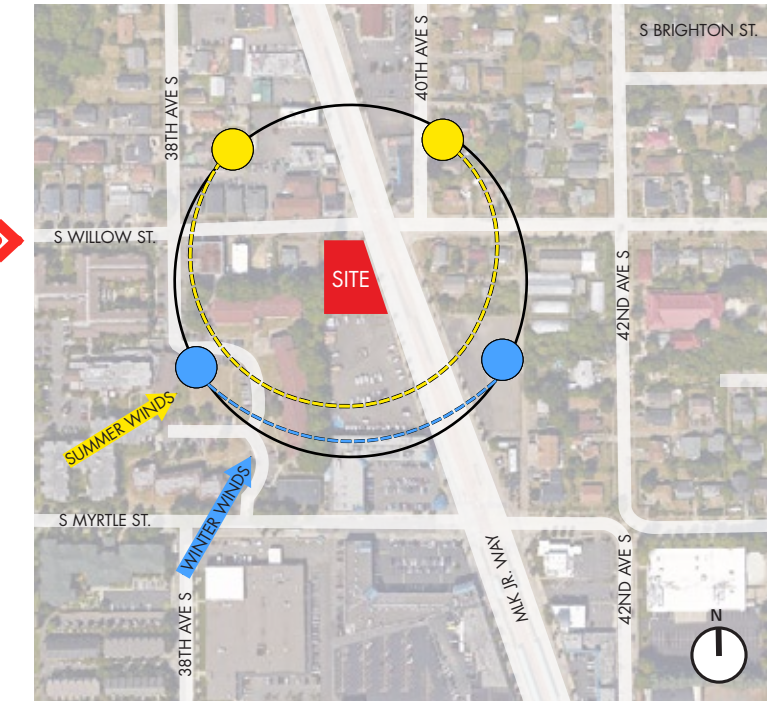


ACCESS/CIRCULATION LEGEND

- Site
- Direction of Traffic
- Arterial Streets
- Bike Routes
- Bus Stops
- Light Rail
- Light Rail Station

SOLAR EXPOSURE + PREVAILING WINDS

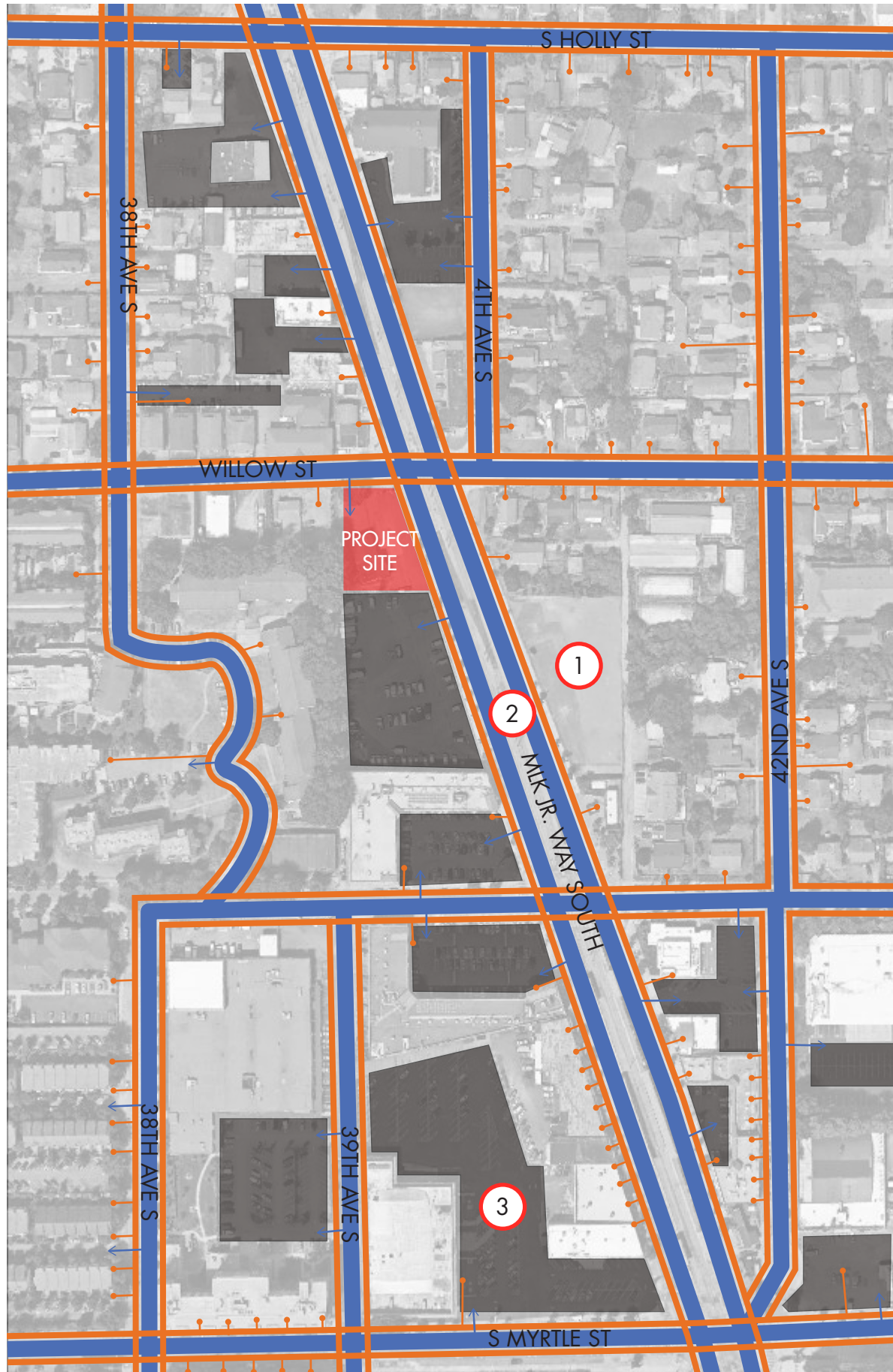
This site is located on a corner lot with only small one story buildings surrounding the parcel on all sides except an empty parking lot to the south. The building will receive a lot of sun exposure in the winter and the summer. No major buildings around will block a significant amount of sunlight. Othello Plaza a new development happening across MLK will be the same height and will block some sunlight in the early mornings in winter. Summer suns should have no obstructions to our project and will strike each facade.



SOLAR/WINDS LEGEND

- Site
- Summer Sun and Winds
- Winter Sun and Winds

SUPPLEMENTAL INFORMATION SURROUNDING CIRCULATION/ENTRIES



VEHICULAR/PEDESTRIAN ENTRY POINTS

The primary means of circulation on Martin Luther King Jr. Way is both by foot and by vehicle. Because of the light rail station being close by, there is a large focus on circulating the pedestrian population efficiently. By studying the entry points of the vehicular and pedestrian circulation, we discovered that there are several pedestrian entry ways that are created by businesses. Vehicular entries are placed in parking lots close to those businesses. Below are three examples of pedestrian/vehicle entries in our vicinity which helped to inform our design concepts.

SURROUNDING PEDESTRIAN ENTRANCES



1- MERCY OTHELLO HOUSING
6940 MARTIN LUTHER KING JR. WAY | APARTMENT

The Mercy Othello Housing is another multi-use apartment building that is currently being constructed. It will be another hub for pedestrian circulation because of the potential retail it has, which will consequently provide the project site with more foot traffic.



2 - OTHELLO STATION
7100 MARTIN LUTHER KING JR WAY S | STATION

The Othello Station is a popular means of mass transit for the pedestrian population here. Creating a pleasant street plaza within the ground floor of the building will add onto the already retail oriented streetscape. Easy access to this station will also increase the pedestrian traffic within the building.



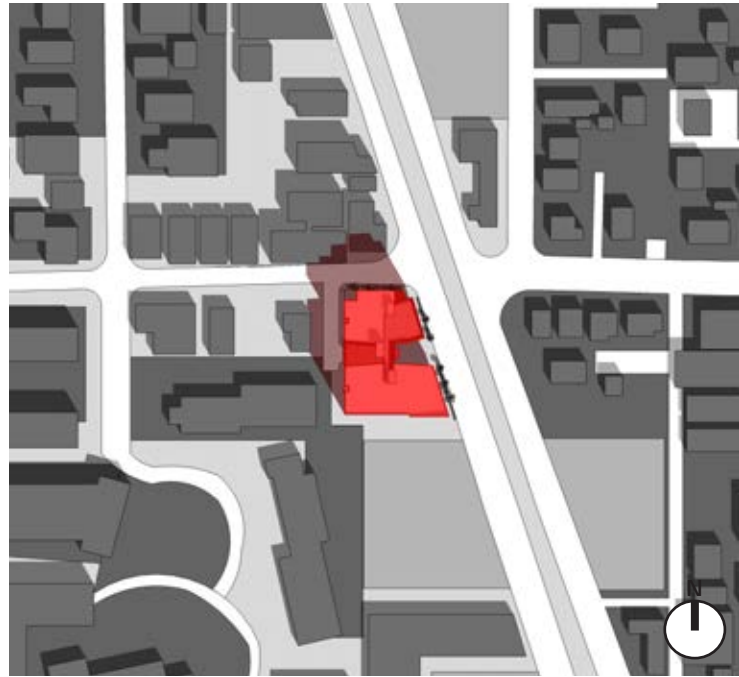
3- RETAIL PLAZA
3900 S OTHELLO ST, SEATTLE, WA | RETAIL PLAZA

Many retail plazas exist along Martin Luther King Jr. Way. The existence of these plazas cause the vehicular circulation to thrive and operate at a high level.

PEDESTRIAN/VEHICULAR CIRCULATION ENTRIES LEGEND

- Site
- Vehicular Routes/Entries
- Pedestrian Routes/Entries
- Parking Lots

SUPPLEMENTAL INFORMATION SHADOW ANALYSIS



10 AM - SPRING EQUINOX
March 20, 2017



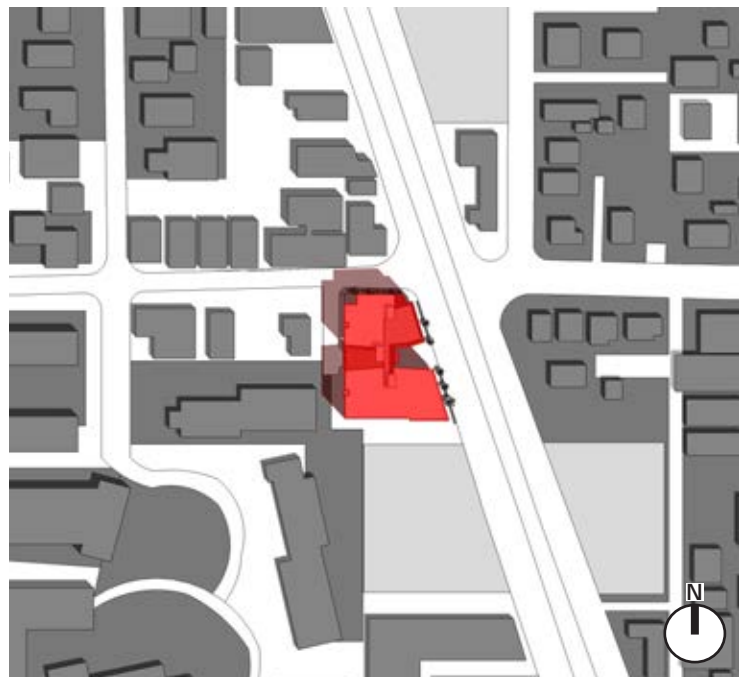
12 PM - SPRING EQUINOX
March 20, 2017



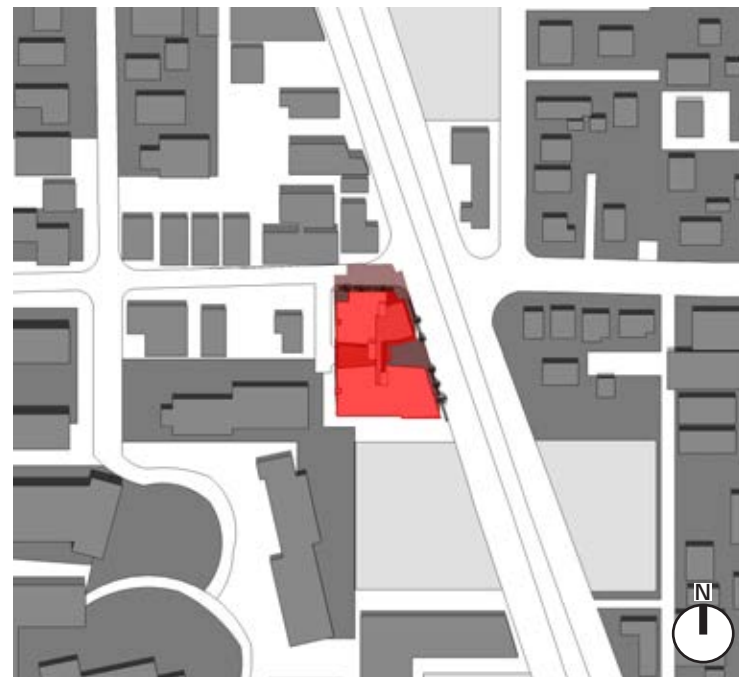
2 PM - SPRING EQUINOX
March 20, 2017



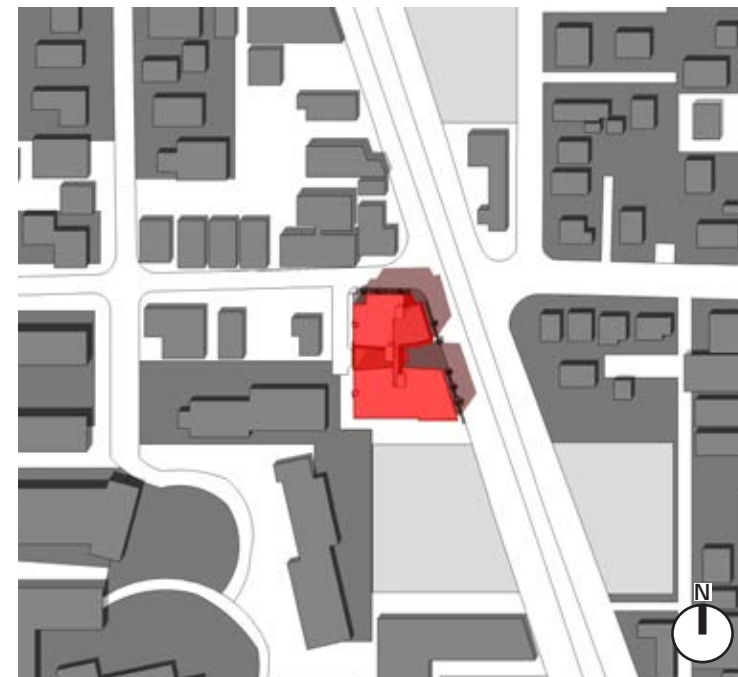
4 PM - SPRING EQUINOX
March 20, 2017



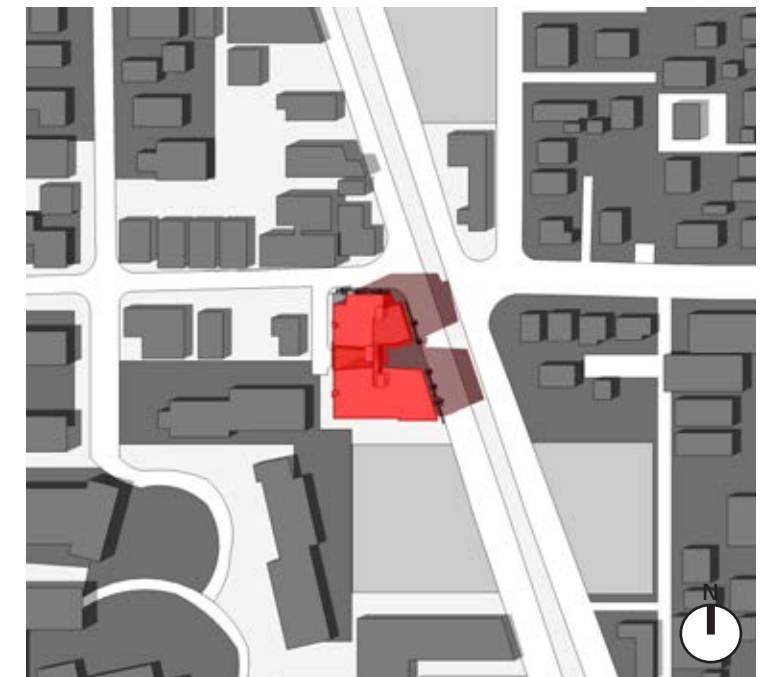
10 AM - SUMMER SOLSTICE
June 21st, 2017



12 PM - SUMMER SOLSTICE
June 21st, 2017

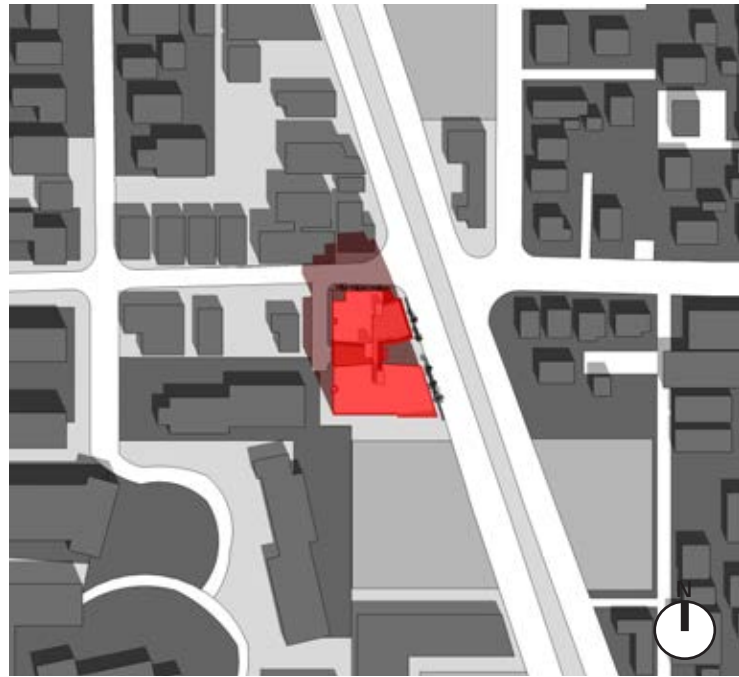


2 PM - SUMMER SOLSTICE
June 21st, 2017



4 PM - SUMMER SOLSTICE
June 21st, 2017

SUPPLEMENTAL INFORMATION SHADOW ANALYSIS



10 AM | AUTUMN EQUINOX
September 23, 2017



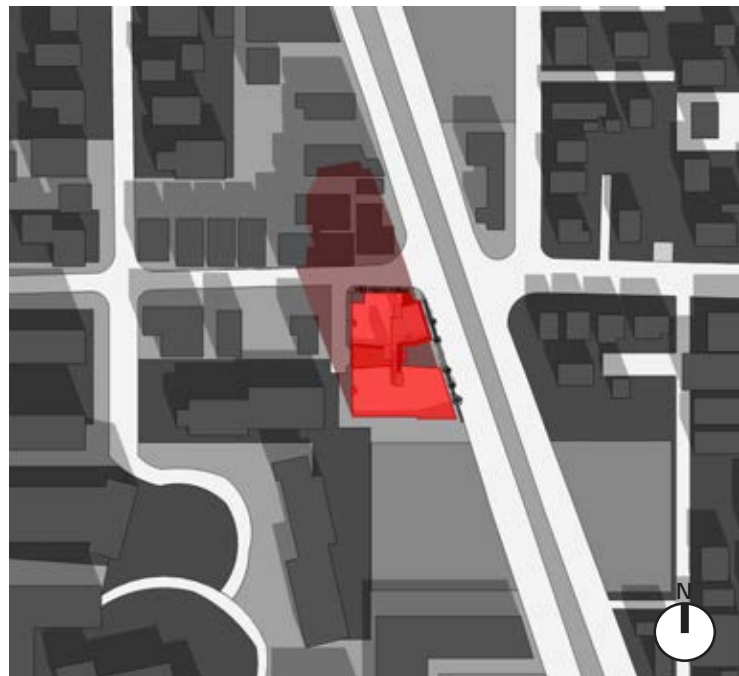
12 PM | AUTUMN EQUINOX
September 23, 2017



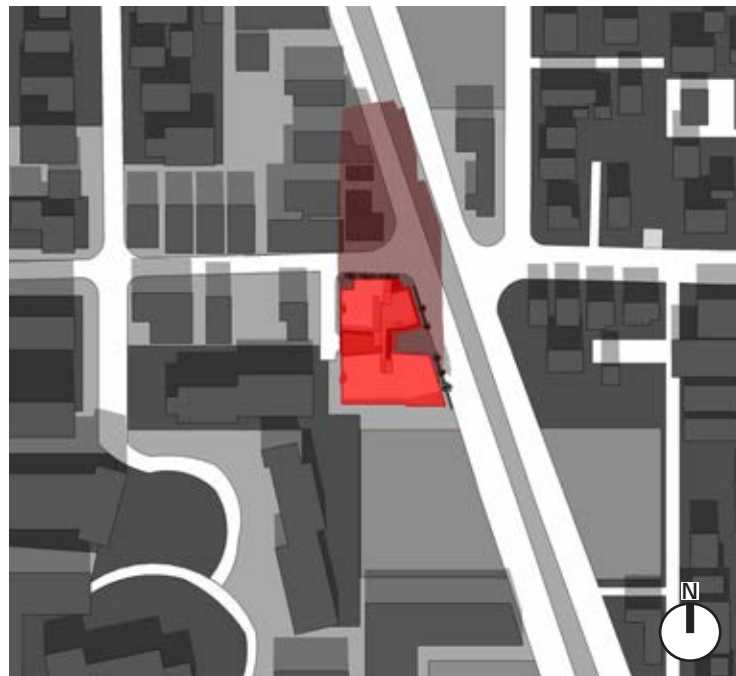
2 PM | AUTUMN EQUINOX
September 23, 2017



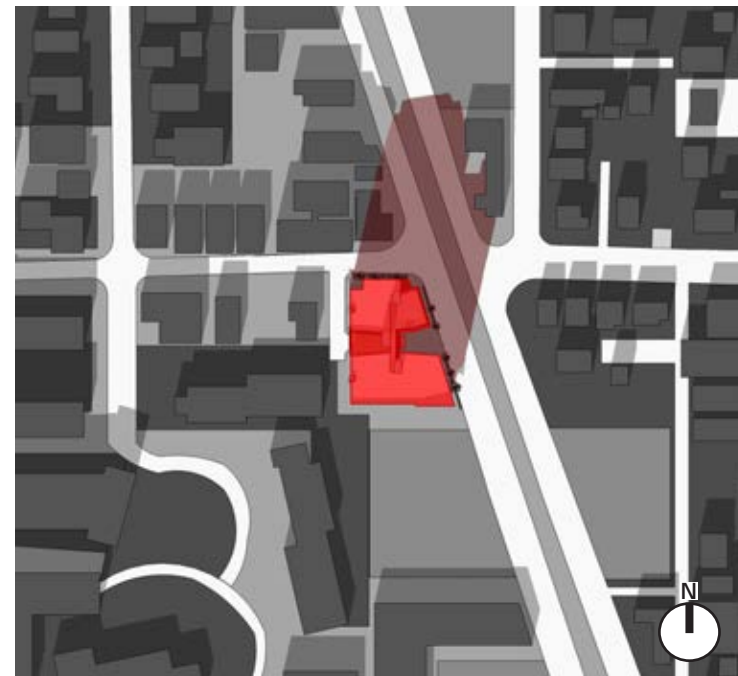
4 PM | AUTUMN EQUINOX
September 23, 2017



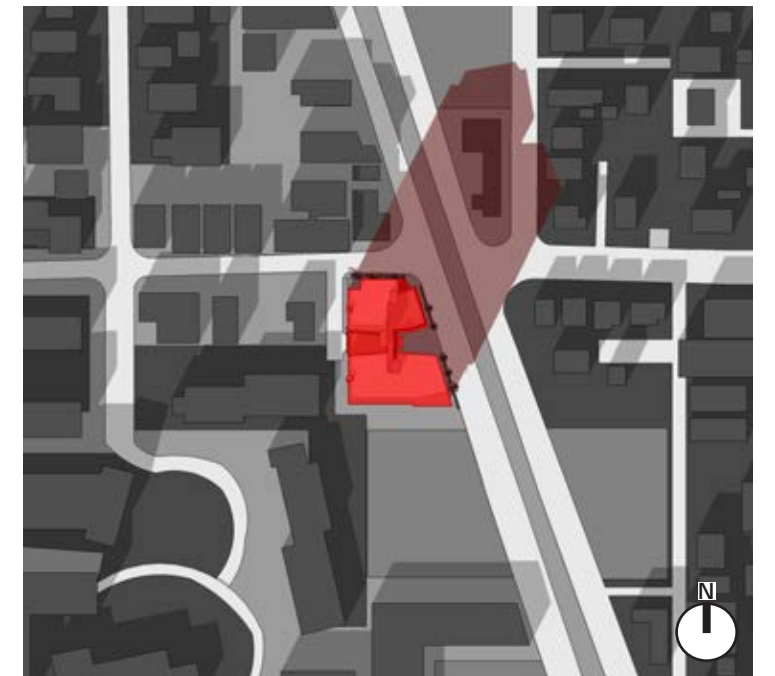
10 AM | WINTER SOLSTICE
December 21st, 2017



12 PM | WINTER SOLSTICE
December 21st, 2017



2 PM | WINTER SOLSTICE
December 21st, 2017



4 PM | WINTER SOLSTICE
December 21st, 2017

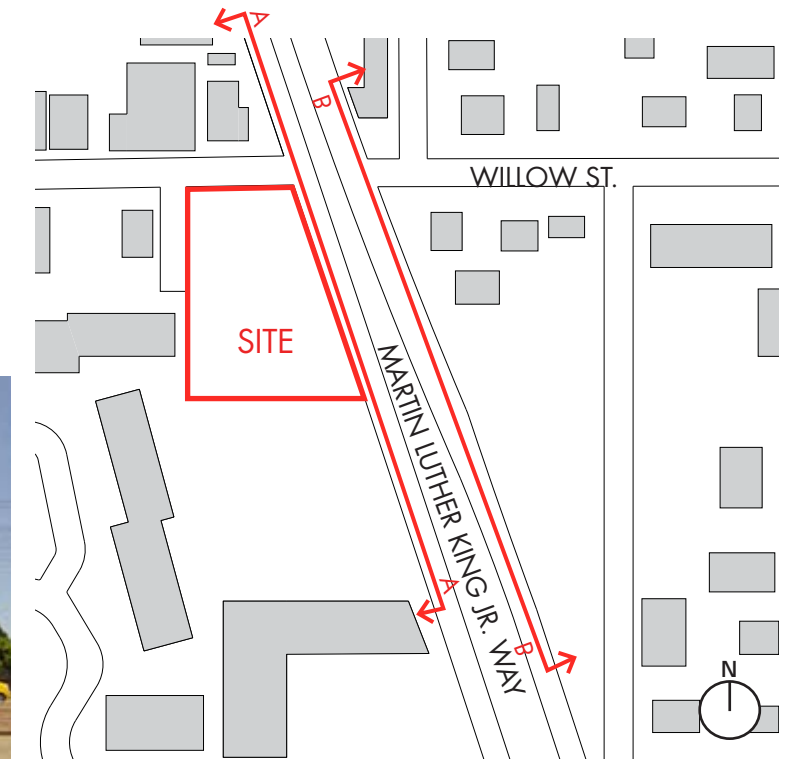
SUPPLEMENTAL INFORMATION STREETScape



A- VIEW ALONG MARTIN LUTHER KING JR WAY FACING WEST



B- VIEW ALONG MARTIN LUTHER KING JR WAY FACING EAST



SUPPLEMENTAL INFORMATION STREETScape



C- VIEW ALONG S. WILLOW STREET FACING NORTH



D- VIEW ALONG S. WILLOW STREET FACING SOUTH

