

Early Design Guidance Analytic Design Proposal



EDG Meeting Packet New Multifamily Project

June 9, 2015, 8:00 pm
Project Number : 3020140

4050 Martin Luther King Jr. Way S

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4050 Martin Luther King Jr. Way S

PROJECT SITE and DEVELOPMENT GOALS

PROJECT DESCRIPTION

Primary project elements include:

- Approximately 85 transit oriented apartments units
- Well defined usable amenity spaces
- Private ground level patios
- Roof top gathering space
- Private and secured entries
- Secured and abundant bicycle parking
- A variety of dwelling options

The location of the proposed project is at the northern edge of boundary of the Columbia City Residential Urban Village with over 150 feet of frontage along the east side of Martin Luther King Jr. Way S. The site is split zoned with 23,123 square feet zoned as LR/RC on the west side and 6048 square feet zoned as RS 5000.

For the LR3/RC portion of the site, Seattle zoning regulations provide for a five story structure of approximately 46,246 square of residential floor area that must incorporate a minimum of 2890 square feet of amenity oriented open space at grade.

The portion of the site zoned RS 5000 lies east of the LR3 zoned property and is not included in the scope of this proposal. It has the potential for development one single family detached dwelling unit plus an 800 square foot accessory dwelling unit.

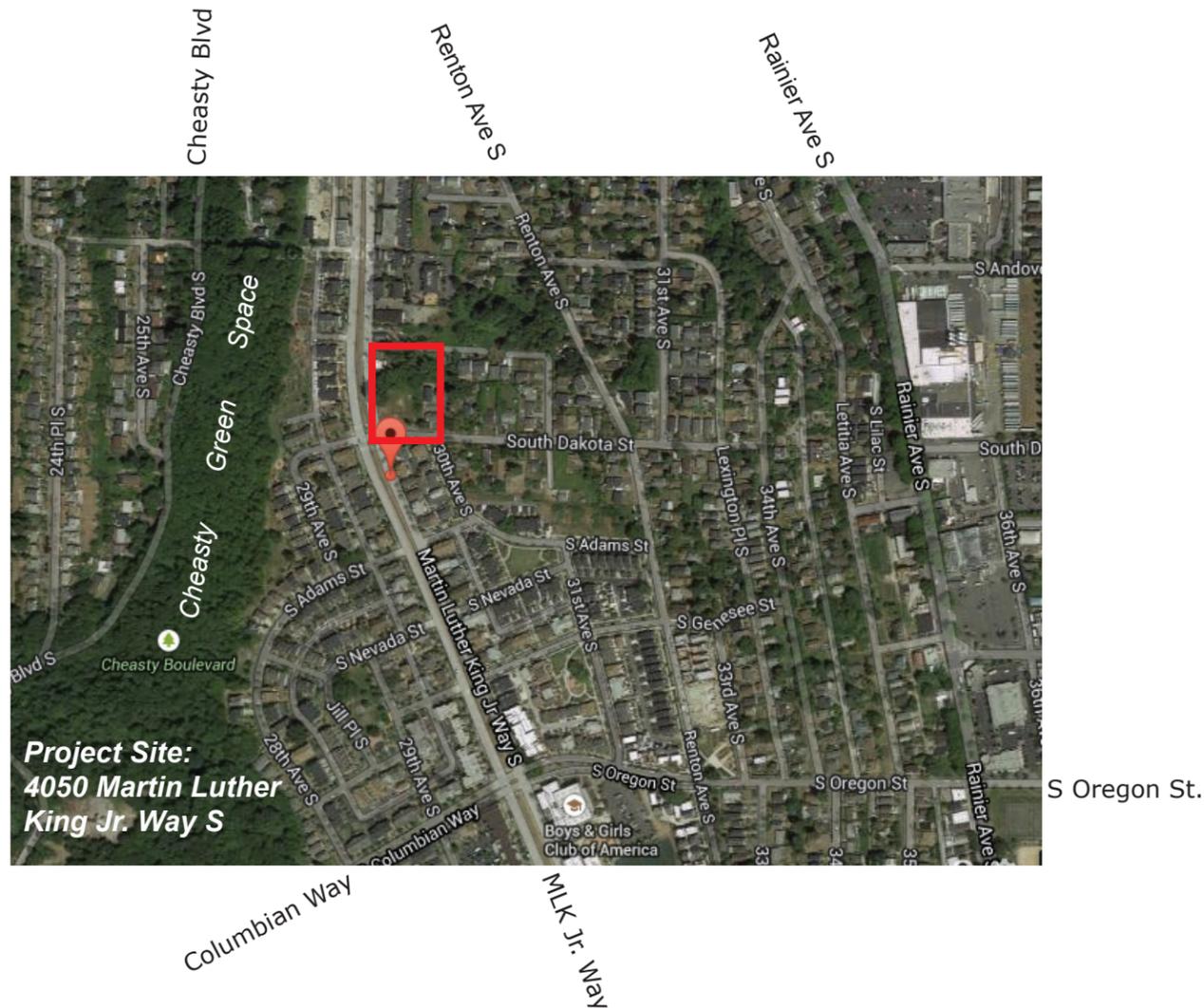
This project will incorporate a commitment to sustainability by qualifying for a 4-Star Green Built certification. Due to the commitment to sustainability, location within a Residential Urban Village and frequent transit service, this project is eligible for bonus FAR as well as no minimum requirement for on site parking.

A primary goal of this project is to provide market rate housing that will support the City of Seattle's commitment to establishing transit oriented housing within established Urban Villages.

The site is near the Columbia City Light Rail station, and is embedded in a neighborhood transitioning from single family residences to a diverse array of multi-family, townhome and attached single family dwellings. The site has the potential to have a gateway image for this neighborhood when approached from the north on Martin Luther King Jr. Way S.

Key factors driving the design include:

- Create vital transit oriented housing
- Reinforce the structure of MKL Jr. Way
- Provide urban housing variety
- Maximize daylighting and privacy
- Establish a well defined street edge
- Commitment to sustainable design
- Reflect recent nearby housing styles
- Incorporate elements of personal scale to articulate building massing



PROJECT VICINITY

4050 Martin Luther King Jr. Way S



4484 MLK Jr. Way S.



4425 MLK Jr. Way S.



4515 MLK Jr. Way S.



PROJECT SITE: 4050 MLK Jr. Way S.



4616 MLK Jr. Way S.



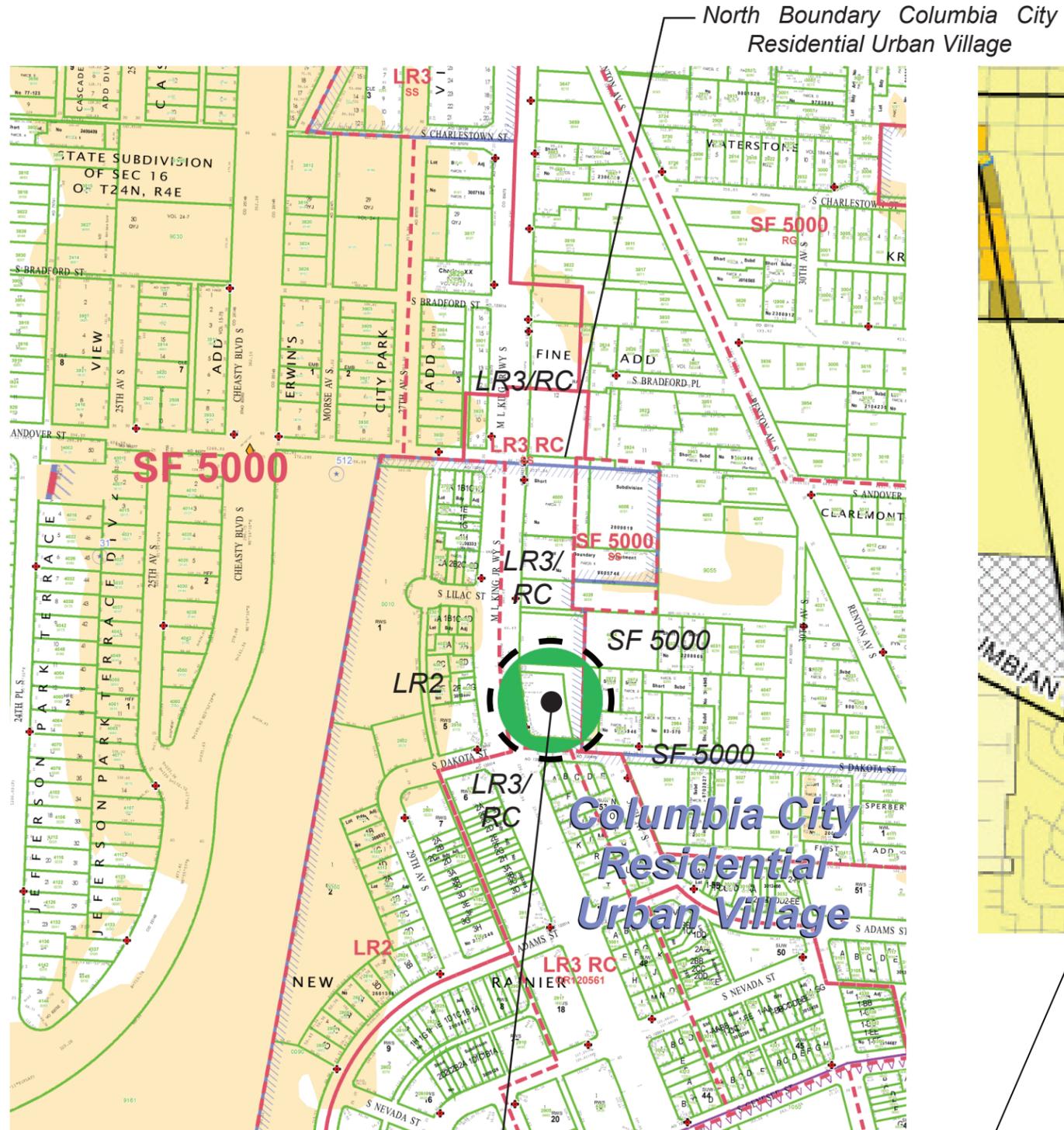
4730 32nd Ave. S.

NEIGHBORHOOD CONTEXT

COMPARABLE DEVELOPMENTS IN THE VICINITY OF THE PROPOSED PROJECT SITE

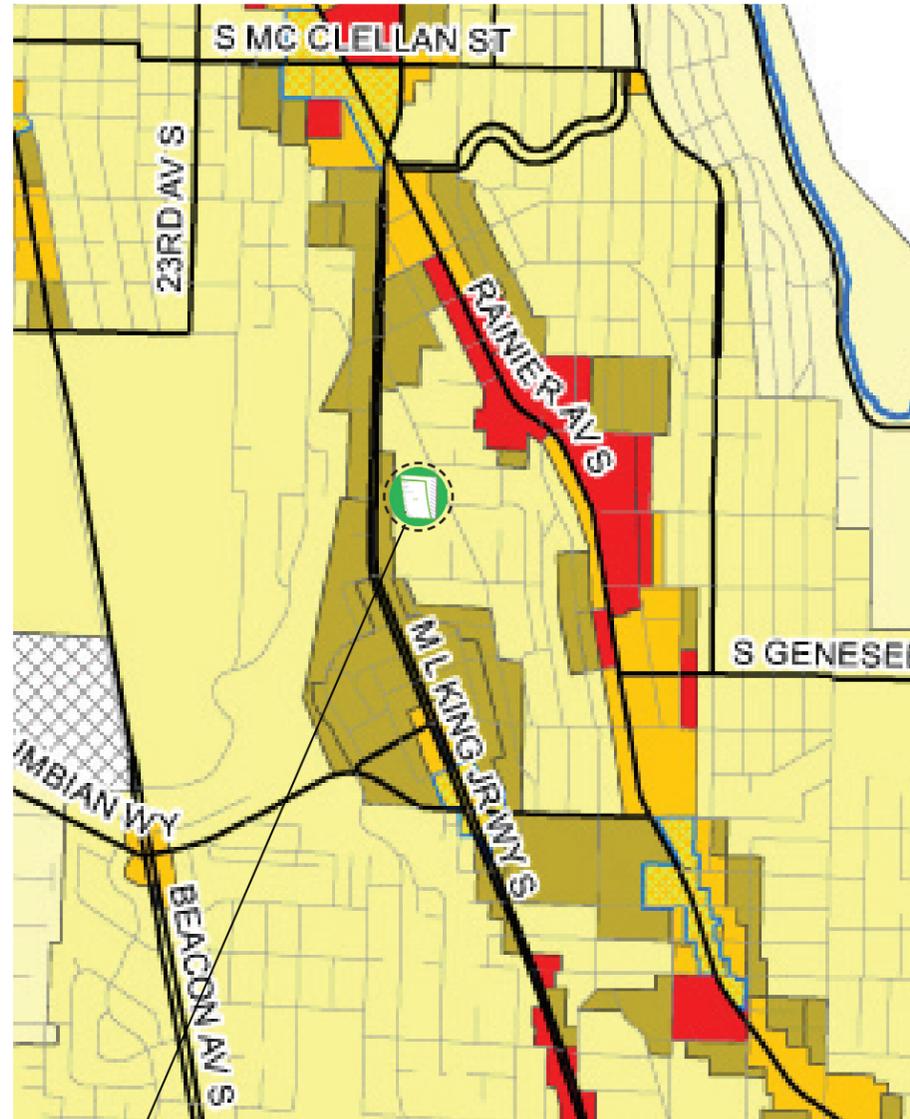
4050 Martin Luther King Jr. Way S

Adjacent Zoning



4050 Martin Luther King Jr. Way S

Land Use Pattern



Legend

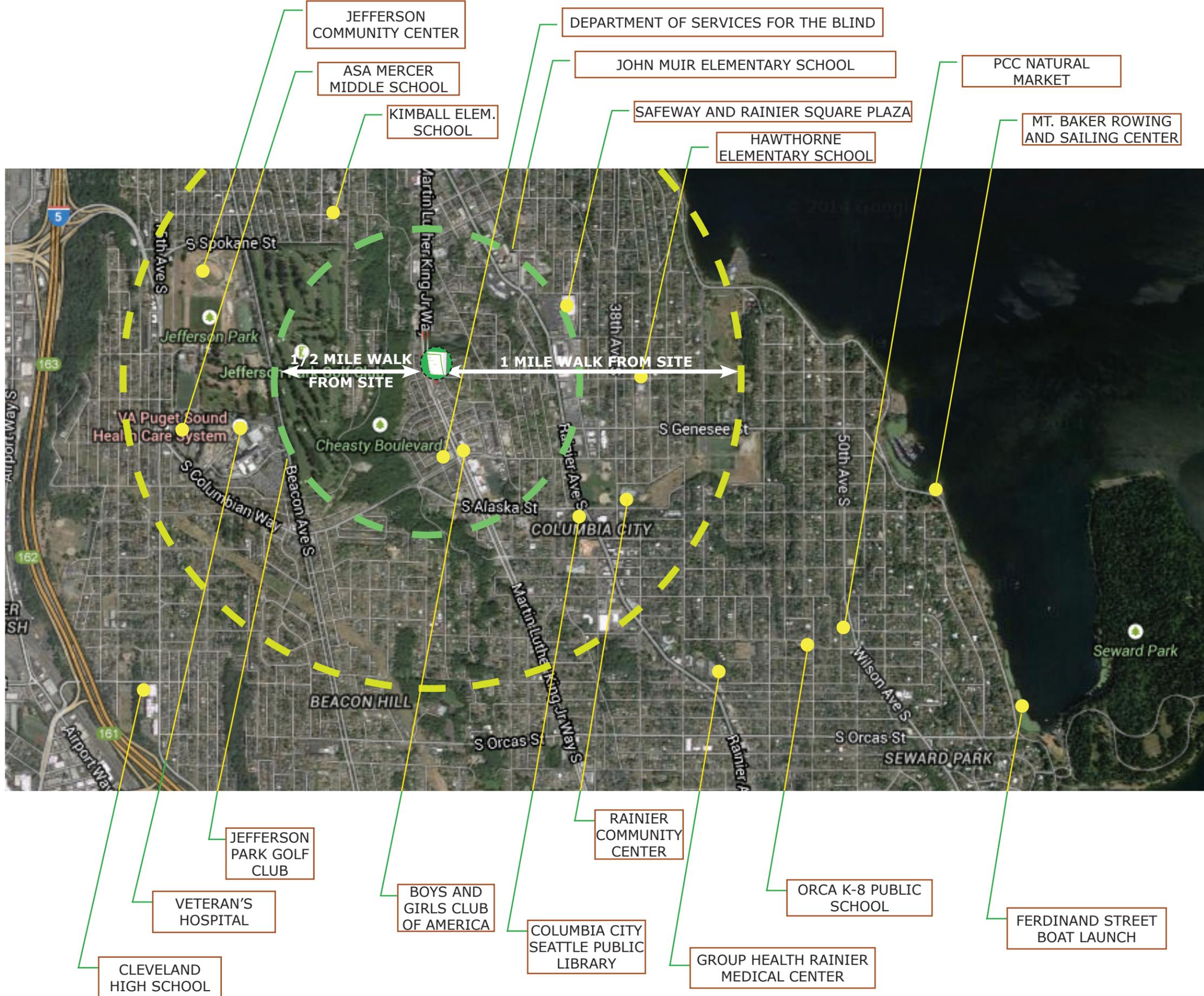
- | | |
|---|---|
|  Incentive Zones |  Midrise |
|  Single Family 5000 |  Highrise |
|  Single Family 7200 |  Seattle Mixed |
|  Single Family 9600 |  Neighborhood Commercial |
|  Residential Small Lot |  Commercial |
|  Lowrise | |

ZONING AND LAND USE

The project site is zoned LR3 RC without any designated overlays and falls northeast of the Residential Urban Village boundary.

All immediate neighbors to the site are zoned LR3 RC, LR2 and SF 5000.

4050 Martin Luther King Jr. Way S



PUBLIC SERVICES RETAIL ACCESS and AMENITIES

GOODS:

- Safeway and Rainier Square Plaza
- PCC Natural Markets

PUBLIC SERVICES:

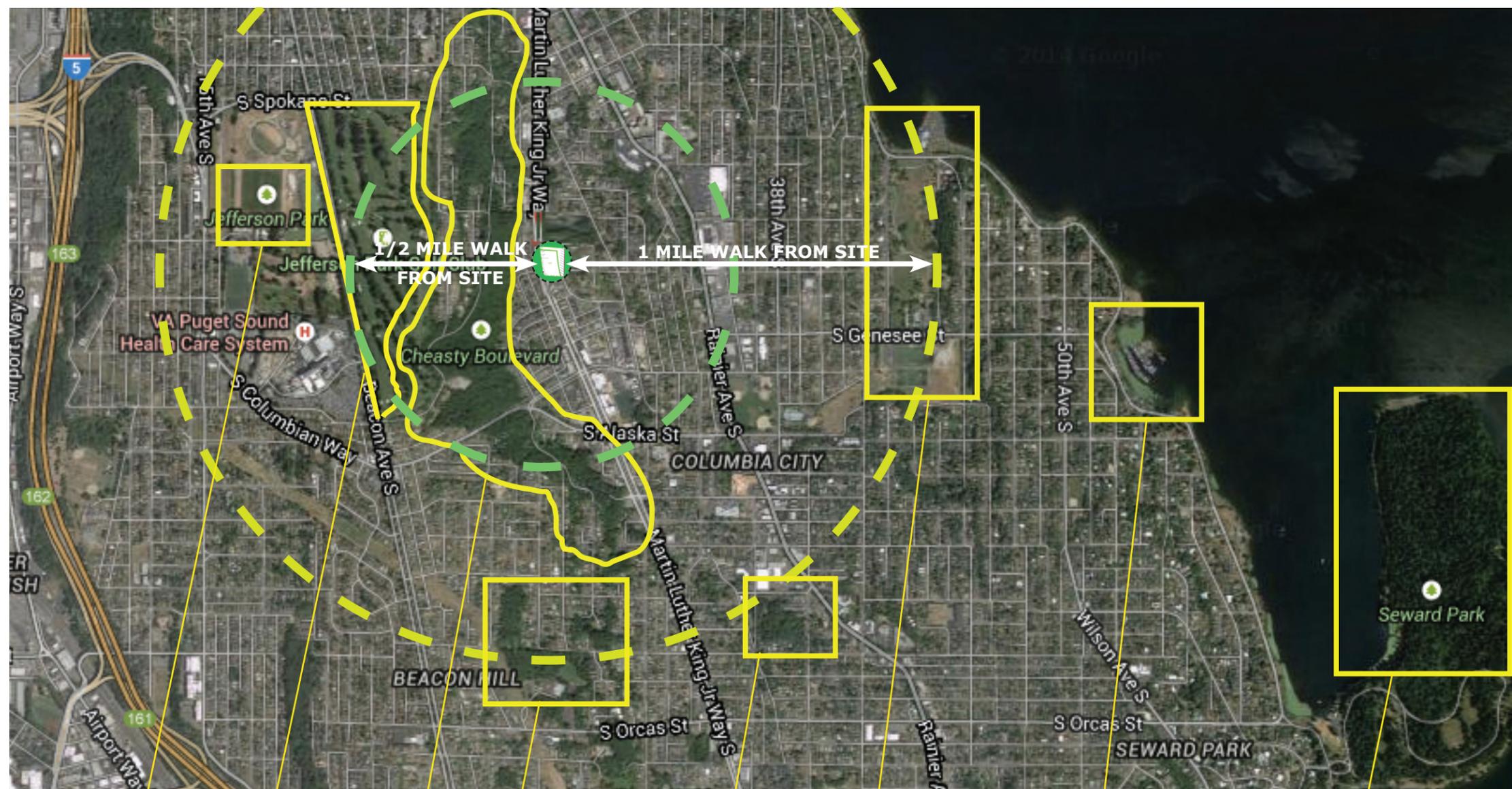
- Columbia City Public Library
- Columbia City Post Office
- Boys and Girls Club of America
- Department of Services for the Blind
- John Muir Elementary School
- Hawthorne Elementary School
- Asa Mercer Middle School
- Kimball Middle School
- Orca K-8 Public School
- Cleveland High School
- Veteran's Hospital
- Group Health Rainier Medical Center

AMENITIES:

- Mt. Baker Rowing & Sailing Center
- Ferdinand Street Boat Launch
- Rainier Community Center
- Jefferson Community Center
- Jefferson Park Golf Club

4050 Martin Luther King Jr. Way S

RECREATION AND OPEN SPACE



REGIONAL PARKS

Major destinations within easy access via auto, foot or bicycle include Seward Park, Lake Washington Boulevard Park, Genesee Park, Jefferson Park and Cheasty Greenspace..

LOCAL OPEN SPACE

In addition to the large open spaces at Seward Park and Genesee Park, several readily accessible pocket park open spaces near the project site offer pet walking and recreational opportunities.

- JEFFERSON PARK
- JEFFERSON PARK GOLF CLUB
- CHEASTY GREENBELT
- DEARBORN PARK
- HITT'S HILL PARK
- GENESEEE PARK
- LAKE WASHINGTON PARK
- SEWARD PARK

4050 Martin Luther King Jr. Way S



4000 MLK Jr. Way S.



4008 MLK Jr. Way S.



4018 MLK Jr. Way S.

M a r t i n L u t h e r K i n g J r .



2916 S. Dakota St.



4065-4057 MLK Jr. Way S.



4055 MLK Jr. Way S.

M a r t i n L u t h e r K i n g J r .

EXISTING CONTEXT BETWEEN S. ANDOVER ST. AND S. DAKOTA ST.

4050 Martin Luther King Jr. Way S



4028 MLK Jr. Way S.

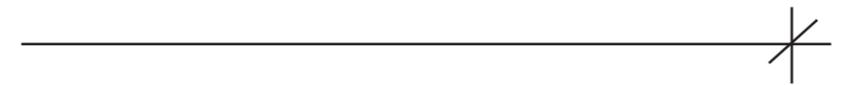


4040 MLK Jr. Way S.



Project Site: 4050 MLK Jr. Way S.

Way S. LOOKING EAST



4051 MLK Jr. Way S.



2806 S. Lilac St.

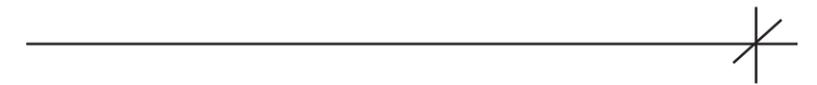


4015-4009 MLK Jr. Way S.



2713 S. Andover St.

Way S. LOOKING WEST



EXISTING CONTEXT BETWEEN S. ANDOVER ST. AND S. DAKOTA ST.

4050 Martin Luther King Jr. Way S.

AERIAL VIEWS



AERIAL VIEW LOOKING NORTH



AERIAL VIEW LOOKING EAST



AERIAL VIEW LOOKING SOUTH



AERIAL VIEW LOOKING WEST

AERIAL CONTEXT

4050 Martin Luther King Jr. Way S

Context and Site

CS1. Natural Systems and Site Features

A. Energy Use

A.1: Energy Choices:

The orientation of the site provides excellent access to solar heat gain which will minimize energy consumption.

- The project design should incorporate fenestration to capture daylighting together with shading control devices such as window shading and deciduous landscaping.

B. Sunlight and Natural Ventilation

B.1. Sun and Wind

B.2. Daylighting and Shading

B.3. Managing Solar Gain

As a corner lot facing south and west, the site receives strong daylighting as well as orientation towards the prevailing southwesterly breezes of this area.

- The project design should incorporate operable windows that accept sunlight deep into the units and capture breezes. Ventilation will be enhanced by incorporating through ventilation as may be accomplished with single loaded exterior access walkways.



Context and Site

CS2. Urban Pattern and Form

A. Location in the City and Neighborhood

A.1. Sense of Place

A.2. Architectural Presence

The project site, located at the northern edge of the Columbia City Residential Urban Village has a unique opportunity to contribute to the image of the north portal to the neighborhood.

- The project design should make a strong statement relative the heavily traveled Martin Luther King Jr. Way South to reinforce its importance and the vital urban edge it establishes.

B. Adjacent Sites, Streets, and Open Spaces

B.2. Connection to the Street

The project site fronts on the high activity zone of MLK Way South with auto, bus and light rail service.

- The project design should recognize this connection and provide solutions that enhance privacy, sound control and edge softening with landscaping.

C. Relationship to the Block

C.1. Corner Sites

The project site is a corner lot with the opportunity to address both a high volume urban collector street and a low volume residential access on South Dakota Street.

- The project design should look at the transition in terms of form, massing, open space and scale of the architectural detail expression.

D. Height, Bulk, and Scale

D.3.: Zone Transitions, D.5 Respect Adjacent Sites

The project LR3/RC site borders RS5000 zoned property.

- The project should address the transition with reduced bulk, scale and a finer articulation of architectural detail.

Context and Site

CS3. Architectural Context and Character

A. Emphasize positive neighborhood character

A.4.: Evolving Neighborhoods

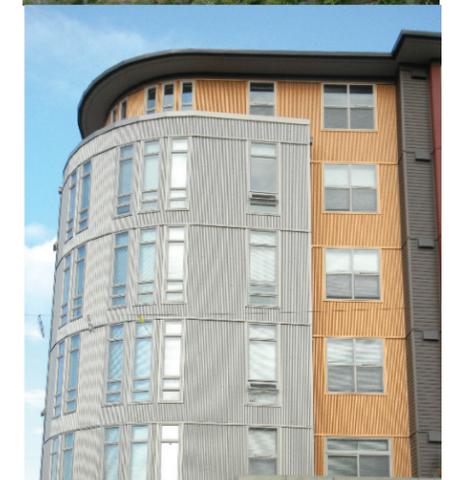
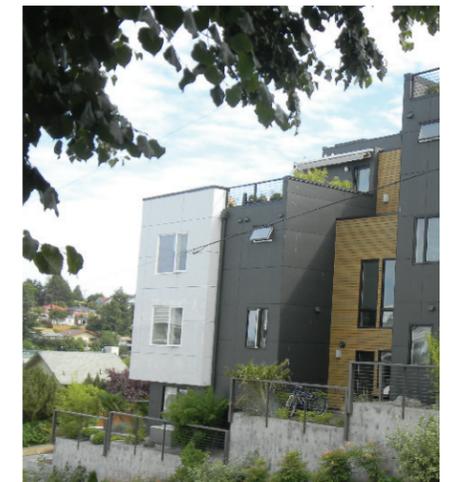
The Project Site, within a Residential Urban Village, well served by Public Transit and Light Rail and is poised to contribute to the future realization of a vital urban settlement bonded to it's transit based community.

- The full realization of this plan may be decades away, yet portions of the neighborhood are already looking forward, others, still awaiting their full development potential.
- The project design should recognize it's catalyzing potential for realizing the goals of the City for it's Urban Villages.



DESIGN GUIDELINE ANALYSIS

Context and Site



4050 Martin Luther King Jr. Way S

Public Life

PL1. Connectivity

A. Network of Open Spaces

A.2. Adding to Public Life

Martin Luther King Way S. provides and vibrant and energetic open space.

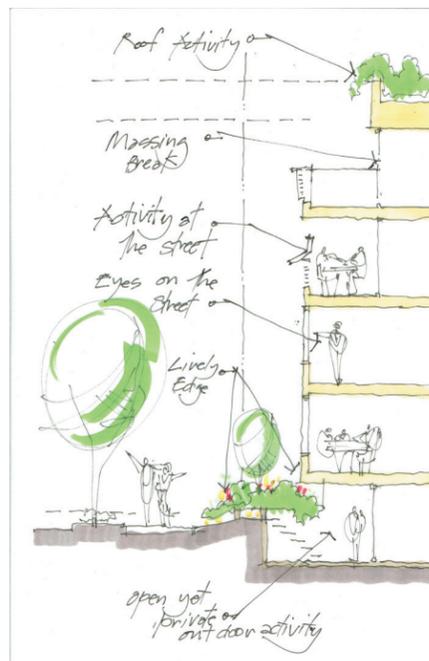
- The project design should recognize the need to respond to this by providing relevant connections while allowing deflecting the associate noise, traffic and night lighting.

B. Walkways and Connections

B.3 Pedestrian Amenities

As a component of a Residential Urban Village, pedestrian traffic is encouraged

- The project design should incorporate pedestrian amenities and connections that enhance the neighborhood and it's relationship to this project.



Public Life

PL2. Walkability

A. Accessibility

A.1. Access for All

The project site is embedded in a transit oriented community where the public demands for accessibility may be highest.

- The project design should incorporate equal opportunity access to the street, open spaces, services and transit

B. Safety and Security

B.1. Eyes on the Street

The importance of visual connectivity in transitioning urban neighborhoods is essential to a safe environment and sense of ownership on security

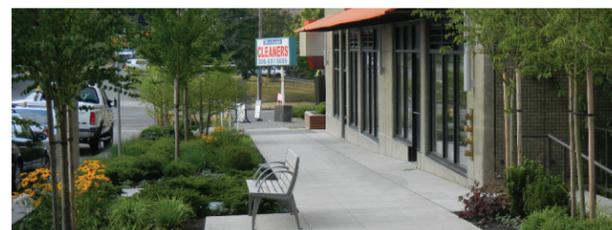
- The project should orient towards the street for visibility but recognize that security is enhanced by controlled entry points to private open space and building entries.

C. Weather Protection

C.1. Locations and Coverage

A metro bus stop is located in front of the site on Martin Luther King Way Jr. where pedestrians will congregate including residents of this project.

- The project design should consider incorporating a covered space near the bus stop



Public Life

PL3. Street-Level Interaction

A. Entries

A.1.c. Common entries to multi-story residential
The project will be multi-story with the need for clear and controlled

- The project design should consider the orientation of the entry away from MLK Jr. Way and toward the more relaxed activity of South Dakota Street

A.1.d. Individual entries to ground related housing
The project anticipates some ground related housing to make a connection with and enliven the street edges

- The project design should consider individual security while providing a personalized image to the public street.

B. Residential Edges

B.1. Security and Privacy

The activity of MLK Jr. Way requires a balance of openness and security.

- The project design should incorporate a transitions semi-private open space that encourages access but is visible to the residents of the building.

B.2. Ground-level Residential

The will be ground level dwelling within this project that will front busy street frontages

- The project design should allow for a grade separation enhanced with landscaping and individualized entries

DESIGN GUIDELINE ANALYSIS

Public Life

PL4. Active Transportation

A. Entry Locations and Relationships

The project site fronts a busy collector arterial street that will carry multiple modes of traffic.

- The project should orient towards the the intersection of Martin Luther King Jr. Way and S. Dakota Street, the nearby light rail stop as well as the existing metro bus stop on MLK Way

B. Planning Ahead for Bicyclists

B.2. Bike Facilities

The project will encourage bicycle transportation.

- The project design should incorporate sufficient bicycle parking with easy access to bike paths

C. Planning Ahead for Transit

C.1. Influence on Project Design

An existing Metro transit stop fronts the site on MLK Jr. Way and the Columbia City Light Rail Station is within the 1/2 mile walk radius to the South

- The project design should respond to these proximities and create design features that will enhance use.



4050 Martin Luther King Jr. Way S

Design Concept

DC1. Project Uses and Activities

A. Arrangement of Interior Uses

A.4. Views and Connections

Visual orientation of the site permits high visibility of the vitality of Martin Luther King Jr. Way.

- Views from within the dwelling on site should have strong orientation to the street and the visual interest provided

B. Vehicular Access and Circulation

B.1. Access Location and Design

The corner lot orients towards one very busy street and one less traveled.

- The project should allow for service access from the less intense South Dakota Street.

C. Parking and Service Uses



Design Concept

DC2. Architectural Concept

A. Massing

A.2. Reduce Perceived Mass

The project site is adjacent to less intense zoning.

- Attention should be placed on articulating the massing of the structure to provide a transition compatible with the zoning edges.

B. 2. Architectural and Facade Composition

The scale of the structure will be larger than most adjacent buildings.

- The design should incorporate modulation features that bring scale to transition zones

C. Secondary Architectural Features

C.3. Fit with Neighboring Buildings

Adjacent structures are diverse in form.

- A relevant design solution will establish a fundamental building identity with a visual singularity fronting MLK Jr. Way while allowing for progressively more articulation towards the adjacent RS5000 zoned properties.

D. Scale and Texture

Given the two different types of street frontages there will be different scaling opportunities.

- The project design should recognize the difference between the high volume/heavily traffic MLK Jr. Way and S. Dakota. The west facade may have a bolder scale as a Neighborhood gateway site while the side street can be more articulate.

Design Concept

DC3. Open Space Concept

A. Building-Open Space Relationship

A.1. Interior/Exterior Fit

As a relatively large development site for this neighborhood a transition from public space to private may be required

- A courtyard concept seems a natural choice for reinforcing this connection. Consider open access walkways to promote visual connections within.

B. Open Spaces Uses and Activities

B.4. Multifamily Open Space

At an anticipated size of 80 dwelling units there will be opportunities for social interaction and reinforcing the sense of community.

- Emphasis should be placed on creating a useful and well scaled common courtyard open space serving to connect residents.

C. Design

C.2. Amenities and Features

To support item B.4. above

- Comfortable spaces will incorporate design features that personalize and encourage connections.



DESIGN GUIDELINE ANALYSIS

Design Concept

DC4. Materials

A. Exterior Elements and Finishes

A.1. Exterior Finish Materials

The scale of this project suggests use of a base material that creates a unified visual image.

- To enhance the unified image diverse accent materials should be applied to the background surfaces to provide visual depth and variety.

C. Lighting

C1.1. Functions

As an urban setting, lighting is a key element of overall security.

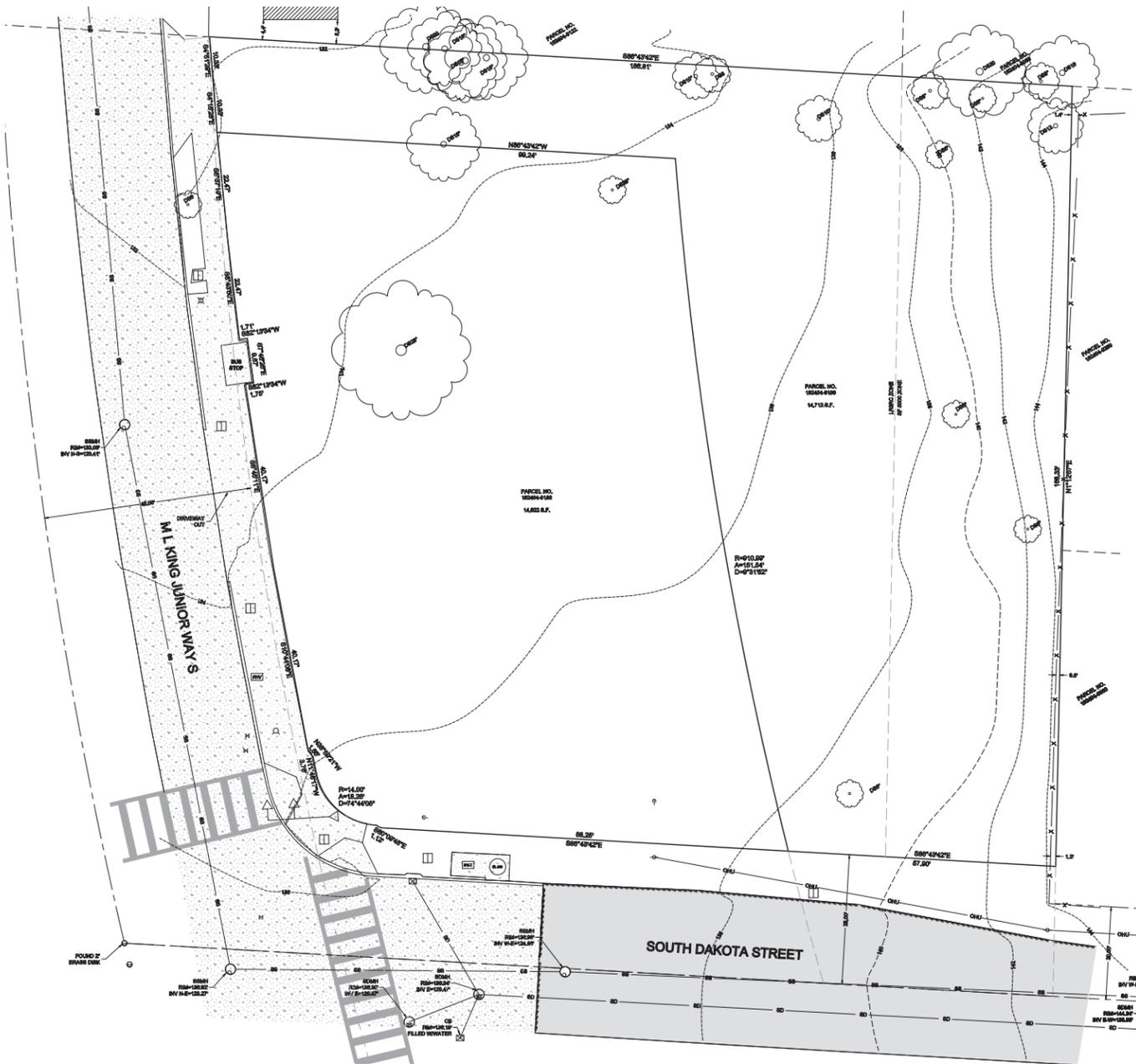
- Lighting should be sufficient for good visibility yet low level so it will not project off site.

D. Trees, Landscapes and Hardscapes

D.4. Placemaking

Fundamental to this urban site is the notion of making a Place that reinforces the Place of the Columbia City Residential Urban Village.

- Appropriate street trees will reinforce and buffer the high use street of Martin Luther King Jr. Way
- Visual continuity of the public realm and the private spaces should be connected with hard surface design and reinforcing landscape placement.



SITE SURVEY



SITE CONDITIONS

SURVEY FEATURES

Vegetation

- Several large trees on site but none classified as exceptional
- Smaller trees are spread along the north property line
- Three existing unintentional street trees
- Majority of site is covered grasses

Topography

- Gentle slope down from southeast to northwest
- Full drop is approximately 12 feet

Street Frontage

- West: Martin Luther King Jr. Way S., a major collector arterial, with a Link Light Rail line centered on the street
- South: South Dakota Street, local service to residential neighborhood
- No Alley
- Developed with curbs and sidewalks on MKL Jr. and most of S. Dakota St.
- No parking lanes on MLK Jr. Way
- Existing curb cut to site

Transit Service

- Metro stop fronts site on MKL Jr.
- Link Light Rail stop near site

Land Use

- No structures on site
- Sewer easement crosses site
- Split zoned lot: LR/RC and SR5000

4050 Martin Luther King Jr. Way S



SMC 23.45.510 Floor Area Ratio

For this project, with LR3/RC zoning and located within the boundaries of the Columbia City Residential Urban Village, the applicable base floor area ratio is per 23.45.51 Table A, the base floor area ratio is 1.5. The proposed design will incorporate green building performance standards that will qualify this project for the upgraded FAR of 2.0 per 23.45.501.C.1

SMC 23.45.512 Density Limits

Per section A. footnote (3), 23.45.510.C there is no density limit for this project meeting green building performance standards.

SMC 23.45.514 Building Height

Per Table A, the base building height is 40 for the portion of the site more than 50 feet from the adjacent RS 5000 zoned property. Within 50 feet, per footnote 1, the maximum height shall be 30.

SMC 23.45.518 Setbacks and Separations

Per Table A, for apartment structures, the front setback shall be a minimum of 5 feet. For side yards, it will be 7 feet averaged with a minimum of 5 feet. For rear yards the minimum is 15 feet for this site without an adjacent alley.

SMC 23.45.522 Amenity Area

Per item A, the required amount of amenity space will be 25% of the lot area. In this case the portion of the project site in LR3/RC zoning is 23,123 SF so the overall requirement will be for 5781 square feet with a minimum of 2891 square feet at grade.

SMC 23.45.524 Landscaping Standards

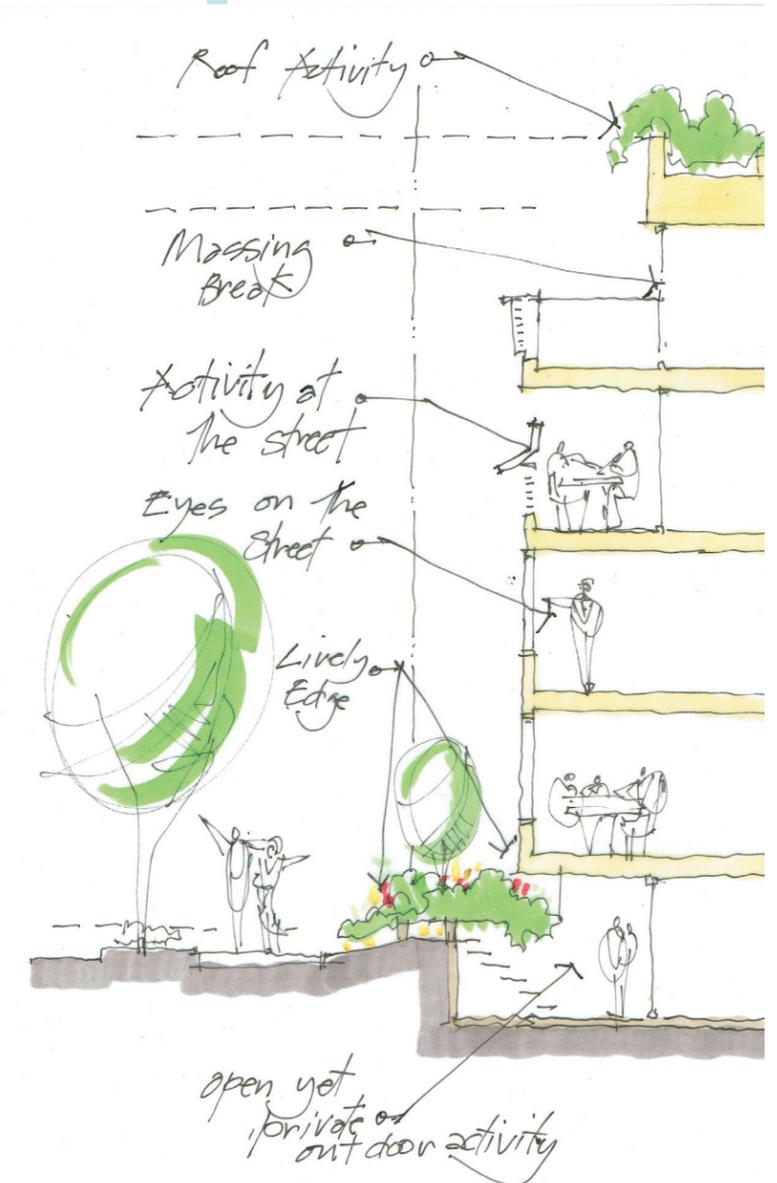
Per item A.2.a, the required green factor to be achieved with this project shall be 0.6. Street trees as prescribed by the City Arborist will be required.

SMC 23.45.526 Sustainable Design Standards

Per item A, since this project will be using the greater Floor Area Ratio, there will be a commitment that the project will meet green building performance standards.

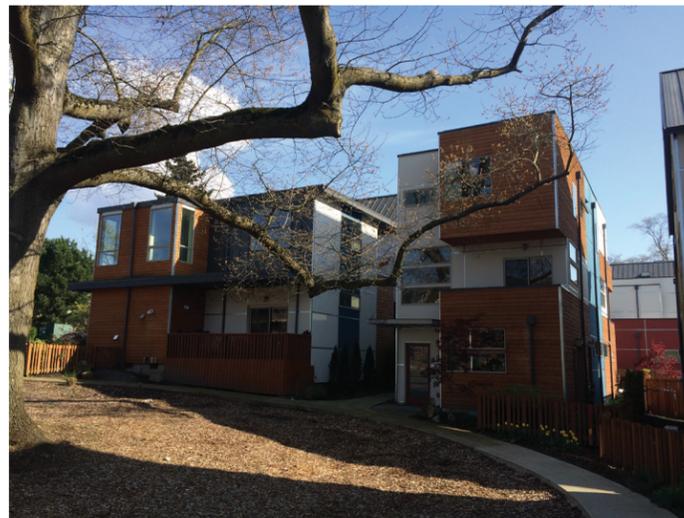
SMC 23.45.527 Structure width and Facade length limits in LR zones

Per Table A, for LR3 zones inside Urban Villages, the maximum facade width is 150 feet. Per Item B.1, The maximum combined length of facades within 15 feet of a lot line that is neither a rear lot line or a street or alley lot line shall not exceed 65% of the length of that lot.



Building Height Study

4050 Martin Luther King Jr. Way S



TRANSITIONING NEIGHBORHOOD

The proposed site is surrounded by smaller parcels consisting of older residential structures, including single family homes and duplexes. Many of the small neighboring parcels have been recently redeveloped as multifamily housing, including townhomes and apartments. Additionally, several new, large multifamily projects have been constructed nearby, including low income housing, senior housing, and market rate housing.

New housing is both City of Seattle sponsored and led by private developers.

4050 Martin Luther King Jr. Way S

SITE INFLUENCES

TOPOGRAPHY

The site is located within a zone that generally slopes down evenly to the west.

SOLAR

The long side of the site rectangle is exposed to the solar path, this is well suited for solar collection, heat gain and direct sun.

NOISE

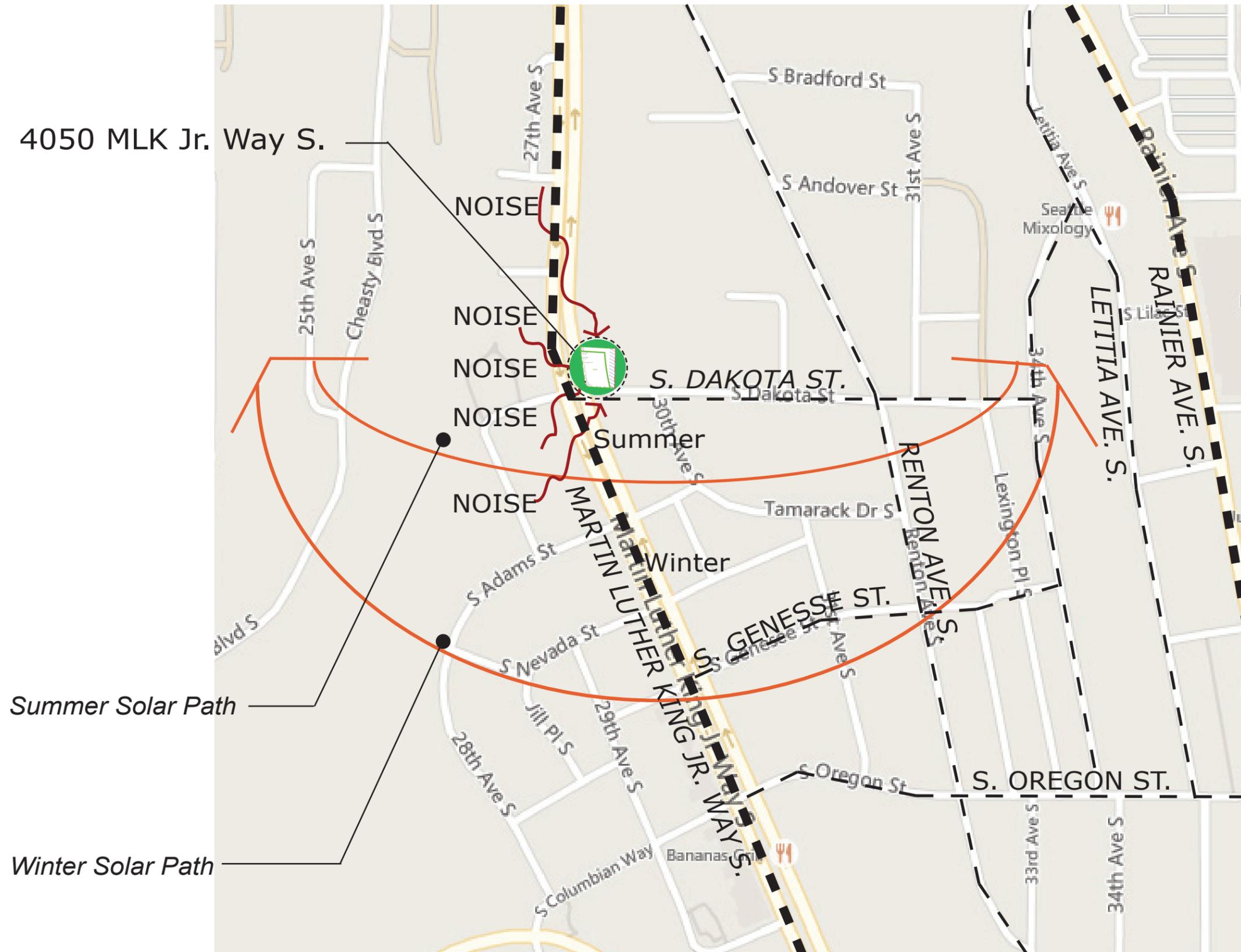
Close proximity to Martin Luther King Jr. Way South exposes the site to moderate levels of sound pollution, day and night.

PREVAILING WINDS

The site, exposed to the prevailing southwesterly breezes means that South facing operable windows can be maximized for ventilation. Inclement winds from the west and north suggest minimizing that exposure to protect the building envelope.

NATURAL VEGETATION

Vegetation on the site is urban and non-native. The surrounding trees are constrained in an urban setting but provide shade and privacy.





Views from Southwest



SITE PLAN - Option A



VIEW FROM SW CORNER



View from Northwest

4050 Martin Luther King Jr. Way S

Option A - Design Features

- Transit oriented development
- Semiprivate open space amenity accessible from South Dakota Street and MKL Jr. Way
- Roof top amenity space with excellent views
- Management offices oriented to the street intersection
- Convenient access from the Metro bus stop
- Single loaded open balcony circulation on courtyard edges
- Shared drive access with RS 5000 portion of site supports service access
- Large volume bicycle parking space
- Low impact site development and integrated storm water management



View from Southwest



Option A

TYPICAL UPPER FLOORS

RESIDENTIAL SUMMARY

LR3 SITE AREA: 23,123 sf
 SF5000 LOT AREA: 6048 sf
 MIN. AMENITY AREA: 5,167 (6100 MIN. AVAILABLE @ GRADE)
 BASEMENT FLOOR AREA FOR FAR (14 UNITS):
 19 UNITS - 1ST STORY AREA
 19 UNITS - 2nd STORY AREA
 19 UNITS - 3rd STORY AREA
 13 UNITS - 4th STORY AREA
 TOTAL GROSS FLOOR AREA: (84 UNITS) = 52,090 gsf

DEVELOPMENT SUMMARY

LR3 SITE AREA: 23,123 sf
 MAX FAR: SMC 23 : 2.0 x 23,123 = 46,246 GSF
 BASEMENT FLOOR AREA ATTRIBUTABLE TO FAR (SEE DIAGRAM FOR FLOOR PARTIALLY BELOW GRADE) (14 UNITS) = 4,683 sf
 GROSS FLOOR AREA - UNITS - 1ST STORY AREA (19 UNITS) = 10,620 sf
 GROSS FLOOR AREA - UNITS - 2ND STORY AREA (19 UNITS) = 11,176 sf
 GROSS FLOOR AREA - UNITS - 3RD STORY AREA (19 UNITS) = 11,176 sf
 GROSS FLOOR AREA - UNITS - 4TH STORY AREA (13 UNITS) = 8,106 sf
 TOTAL GROSS FLOOR AREA: 84 UNITS = 45,761 sf

TYPICAL UPPER FLOOR PLAN



View North from S. Dakota Street



Northeast Aerial View

4050 Martin Luther King Jr. Way S



Views from Southwest



SITE PLAN - Option B



View from Northwest

4050 Martin Luther King Jr. Way S

Option B - Design Features

- Transit oriented development
- Amenity space as buffer to transit corridor
- Roof top amenity space with excellent views
- Management offices oriented to MLK Jr. Way
- Convenient access from the Metro bus stop
- Double loaded interior circulation
- Shared drive access with RS 5000 portion of site supports service access
- Large volume bicycle parking space
- Low impact site development and integrated storm water management



Option B
Typical Upper Floors

RESIDENTIAL SUMMARY
 LR3 SITE AREA: 23,123 sf
 SF5000 LOT AREA: 6048 sf
 MIN. AMENITY AREA: 5,167 (6100 MIN. AVAILABLE @ GRADE)
 10 UNITS - BASEMENT FLOOR
 23 UNITS - 1ST STORY AREA
 23 UNITS - 2ND STORY AREA
 23 UNITS - 3RD STORY AREA
 13 UNITS - 4TH STORY AREA

TOTAL GROSS FLOOR AREA : (92 UNITS) = 52,090 gsf

DEVELOPMENT SUMMARY
 LR3 SITE AREA: 23,123 sf
 MAX FAR: SMC 23. : 2.0 x 23,123 = 46,246 GSF

BASEMENT FLOOR AREA ATTRIBUTABLE TO FAR (10 UNITS)
 (SEE DIAGRAM FOR FLOOR PARTIALLY BELOW GRADE)
 GROSS FLOOR AREA - UNITS - 1ST STORY AREA (23 UNITS) :
 GROSS FLOOR AREA - UNITS - 2ND STORY AREA (23 UNITS) :
 GROSS FLOOR AREA - UNITS - 3RD STORY AREA (23 UNITS) :
 GROSS FLOOR AREA - UNITS - 4TH STORY AREA (13 UNITS) :
 TOTAL GROSS FLOOR AREA : (92 UNITS)
 FAR Space = 46,160 sf



View from Southwest

TYPICAL UPPER FLOOR PLAN



View North from S. Dakota Street



Northeast Aerial View

4050 Martin Luther King Jr. Way S



Views from Southwest



SITE PLAN - Option C

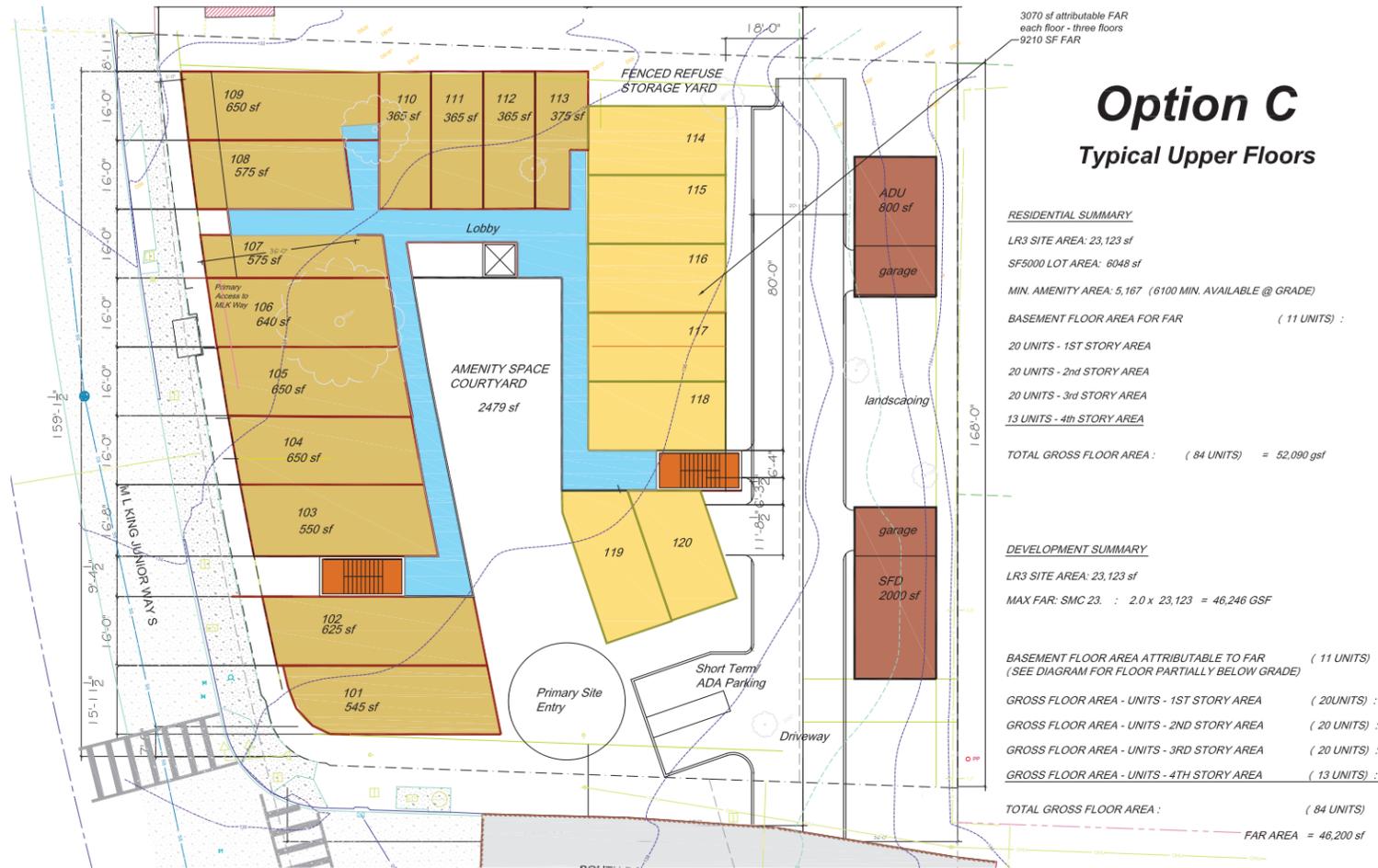


View from Northwest

4050 Martin Luther King Jr. Way S

Option C - Design Features

- Transit oriented development
- Open space amenity opens up to South Dakota Street for orientation to a quieter street
- Roof top amenity space with excellent views
- Management offices oriented to the street intersection
- Convenient access from the Metro bus stop
- Single loaded open balcony circulation on courtyard edges
- Shared drive access with RS 5000 portion of site supports service access
- Large volume bicycle parking space
- Low impact site development and integrated storm water management



View from Southwest

TYPICAL UPPER FLOOR PLAN



View North from S. Dakota Street



Northeast Aerial View

4050 Martin Luther King Jr. Way S

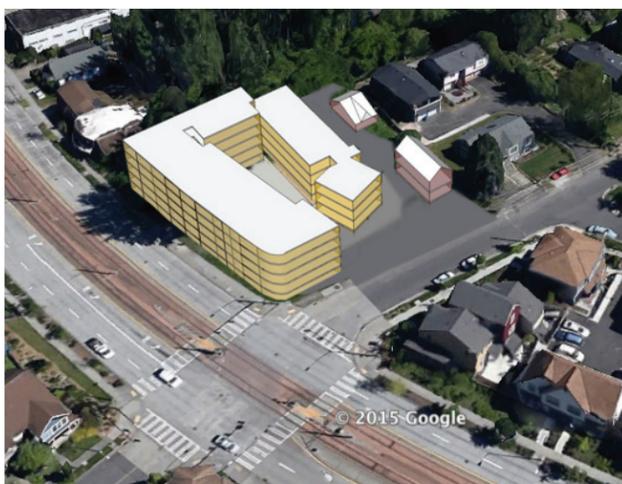
Pros



Option A - Code Compliant



Option B - Code Compliant



Option C - Code Compliant

Option A

- Strong reinforcement of the transit corridor
- Very private common open space
- Controlled entry points
- Softer edge to RS 5000 zone
- Courtyard shaded in hot afternoons
- Excellent solar exposure for daylighting
- Opportunities for cross ventilation in homes

Option B

- Green buffer to high traffic transportation corridor
- Interior corridors for climate controlled access
- More compact footprint on site

Option C

- Strong reinforcement of the transit corridor
- Controlled entry points
- Shared semi-private open space at grade
- Open space with decent solar exposure
- Open space shaded in hot afternoons
- Good solar exposure for daylighting
- Opportunities for cross ventilation in homes

Cons

Option A

- Long facade facing MLK Jr. Way needs finer scale to blend with scale of adjacent building design scale
- Courtyard shaded in winter
- Noise control will be necessary

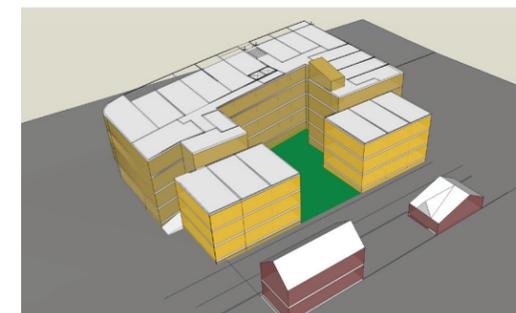
Option B

- Bulky mass facing RS5000
- Limited cross ventilation for homes
- No privacy to common space at grade
- Ambiguity regarding building access

Option C

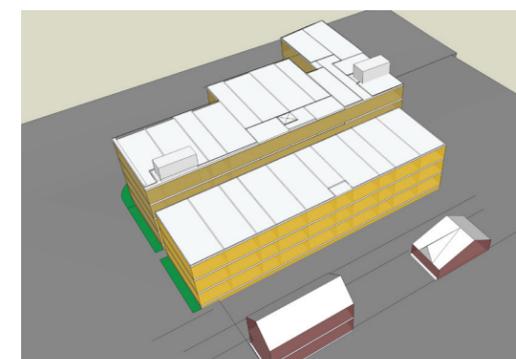
- Greater bulk facing RS 5000 zone
- Courtyard shaded in winter
- Noise control for homes facing MLK Way Jr.

COMPARATIVE ANALYSIS



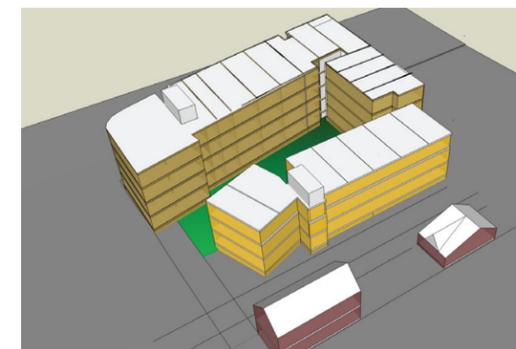
Option A

- 84 Units
- 45,761 SF (Approx. 2.0 FAR)
- 6100 SF Amenity Space
- Internal Courtyard open to East



Option B

- 92 Units
- 46,200 SF (Approx. 2.0 FAR)
- 5500 SF Amenity Space
- Set Back from MKL Jr. Way



Option C

- 84 Units
- 46,200 SF (Approx. 2.0 FAR)
- 6500 SF Amenity Space
- Set Back from MKL Jr. Way

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DESIGN INTENT

Massing

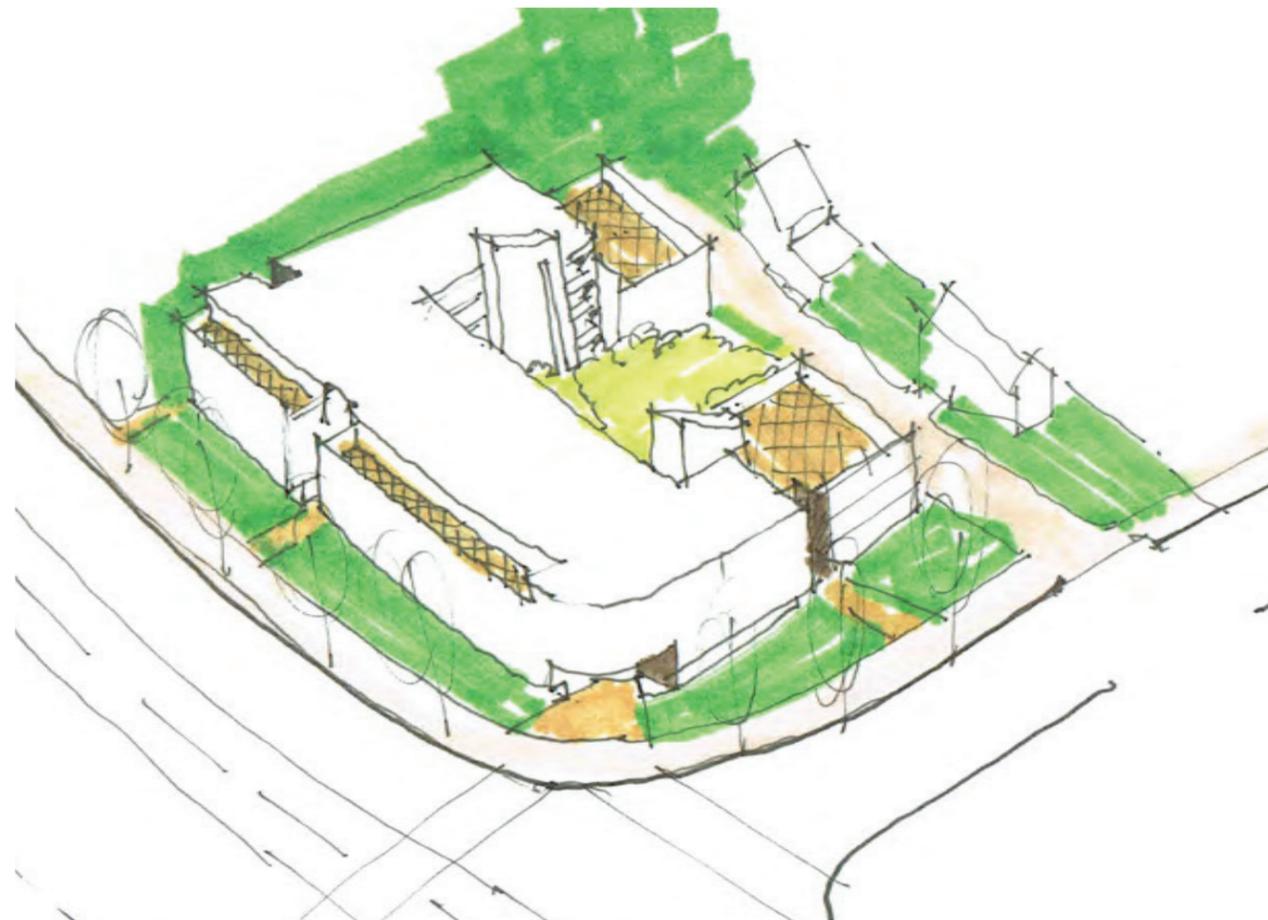
- Long facade facing MLK Jr. Way reinforces street edge and “portal” position of site at north boundary to Columbia City Residential Urban Village
- Bulk of the structure becomes finer grained as it orients to adjacent single family neighborhood

Organization

- Semi private courtyard promoting social connections, cross ventilation and refined landscaping
- Exterior circulation to promote visibility and character for open spaces
- Access hierarchy appropriate to corner site and street intensity

Materials and Color

- Take cues from successful projects in the neighborhood
- Economy of means to promote affordability used in combination to create interest
- Use color and material breaks to promote fine grained expression



ARTICULATION

- Long facade facing MLK Jr. Way developed to reinforce street with massing breaks
- Shorter facade fronting Dakota Street to receive finer grained design scale and massing
- Corner Site with project Identity
- Development of refined courtyard concept
- Roof deck features oriented away from busy street and toward view
- Massing bulk minimized towards RS 5000 Zoning
- Noise control will be necessary

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LANDSCAPE INTENT

Plant Palette

- The general orientation will be towards Northwest native plants and drought tolerant ornamental species
- Native trees will include: Dogwood, Cedar, Vine Maple, Hemlock, Serviceberry, Mountain Ash and Indian Plum.
- Native shrubs will be deciduous and evergreen including: Huckleberry, Dogwood, Wild Rose, Oceanspray, Oregon Grape, Red Flowering Currant, Pacific Rhododendron and Snowberry.
- Ground covers will include Knick-Knick, Salal, Shore Juniper, Sedges, Ferns, Lilies and Ornamental Grasses.

Hardscapes and Site Furnishings

- Walking and driving surfaces will be of permeable materials including porous concrete and pervious unit masonry pavers
- Site furnishing will include wood accents on benches and general seating
- Bicycle racks for short term parking will be provided in addition to the required long term covered bicycle parking
- Low retaining walls employed for creation of private sunken courtyards will be of stacking unit masonry



Western Red Cedar



Flowering Dogwood



Snowberry



Salal



Red Flowering Currant



Sword Fern



Mountain Ash



Serviceberry



Pacific Rhododendron



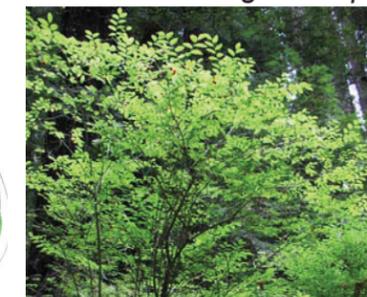
Vine Maple



Indian Plum



Oregon Grape



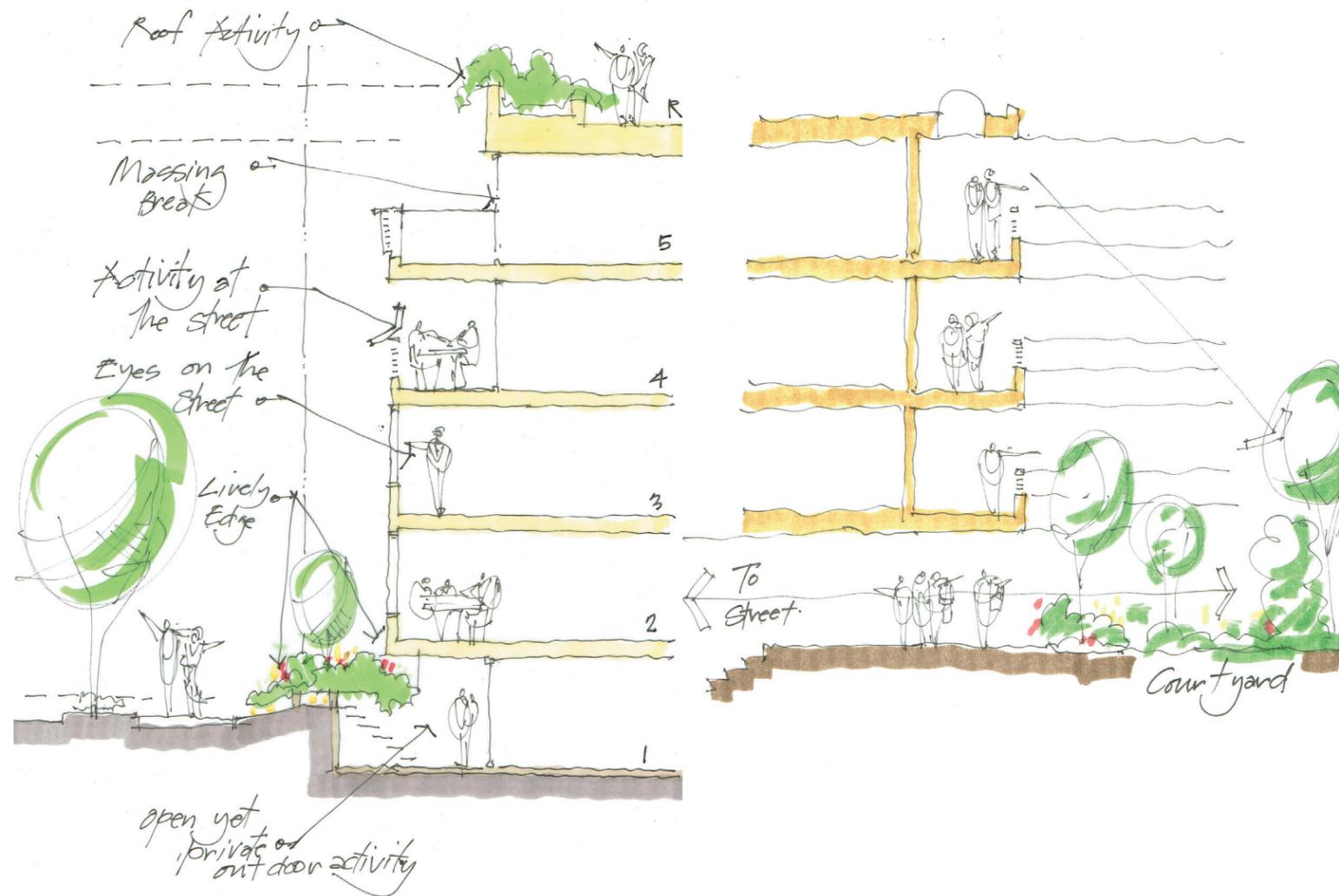
Huckleberry



Oceanspray



Soft Pathways



Public Edges

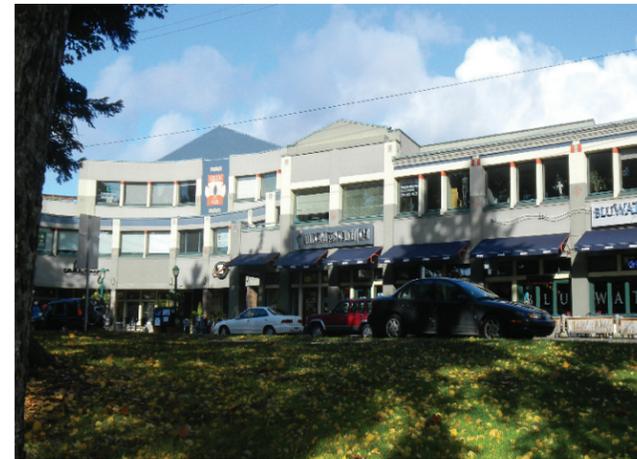
- Appropriate Street Street
- Sunken Private Patios
- Green Roof Treatments
- Planted berms
- Plnats for privacy and seasonal color

Private Places

- Native plant massing for mini-forest
- Seasonal color
- Beries and Flowers to attract birds
- Overstory of shade, understory for comfort
- Pedstrian movement an dprogression
- Visual interest and privacy balance

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Architect's Projects



Lakeside Plaza

At the north end of the idyllic Greenlake Park in Seattle, Lakeside Plaza provides a unique setting capitalizing on the excellent orientation to Greenlake. This project has been cited in Seattle's Design Guidelines as an excellent example of an appropriate neighborhood facility with its generous and well scaled open space opening up to Greenlake.



Greenlake Villas

This condominium project was ground breaking in setting a standard for well scaled multifamily residential developments overlooking Greenlake. This project combines spacious dwellings tightly fitted into it's site fronting on Greenlake Drive with intimate and well landscaped private spaces for the owners.



Cottagewood

Set in a redeveloping area of South Snohomish County, this cottage housing development takes advantage of nearby transit service and well developed retail/services available at Alderwood Mall. The role of the automobile is suppressed in favor of providing handsomely landscaped pedestrian oriented open spaces. Prototypical units were developed with a common architectural style carefully combined to maximize variety, spontaneity and colorful interest.

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