

# Early Design Guidance Analytic Design Proposal



## EDG Packet #2 New Multifamily Project

Meeting Date: October 13, 2015

Project Number : 3020140

4050 Martin Luther King Jr. Way S

## Packet Index

- i. Table of Contents
- ii. Project Description
- 1. Comparative Analysis: First EDG
- 2. First EDG Meeting Design Guidance
- 3. Site Plan - Preferred Option
- 4. Proposed Circulation Diagrams
- 5. First Level - Basement Floor Plan
- 6. Second Story Floor Plan
- 7. Third/ Fourth Story Floor Plan
- 8. Fifth Story Floor Plan
- 9. Preferred Option Images
- 10. Preferred Option Images
- 11. Preliminary Building Elevations
- 12. Preliminary Building Sections

### Design Element Details

- 13. Open Space Connections
- 14. Landscape Intent
- 15. Courtyard Concept
- 16. Detail of Service Area
- 17. Seattle Bicycle Master Plan
- 18. Planning Ahead for Bicycles

### Priority Design Guidelines

- 19/20. Context and Site
- 21/22. Public Life
- 23/24. Design Content
- 25. Design Intent/Massing and Materials

### APPENDIX

Supporting Analysis from 1st EDG Packet

- A. EDG 1 Packet Materials
  - a1. Site Conditions/Survey
  - a2. Zoning Criteria
  - a3/a4. Option A
  - a5/a6. Option B
  - a7/a8. Option C
  - a9. Urban Framework
  - a10. Neighborhood Context
  - a11. Zoning and Land Use
  - a12. Transportation Networks
  - a13. Public Services, Retail & Amenities
  - a14. Recreation and Open Space
  - a15. Transitioning Neighborhood
  - a16. Site Influences
  - a17. Streetscape Photo Montage
  - a16. Streetscape Photo Montage
  - a17. Aerial Context
  - a18. Architect's Work Examples

4050 Martin Luther King Jr. Way S



Preferred Option from SW

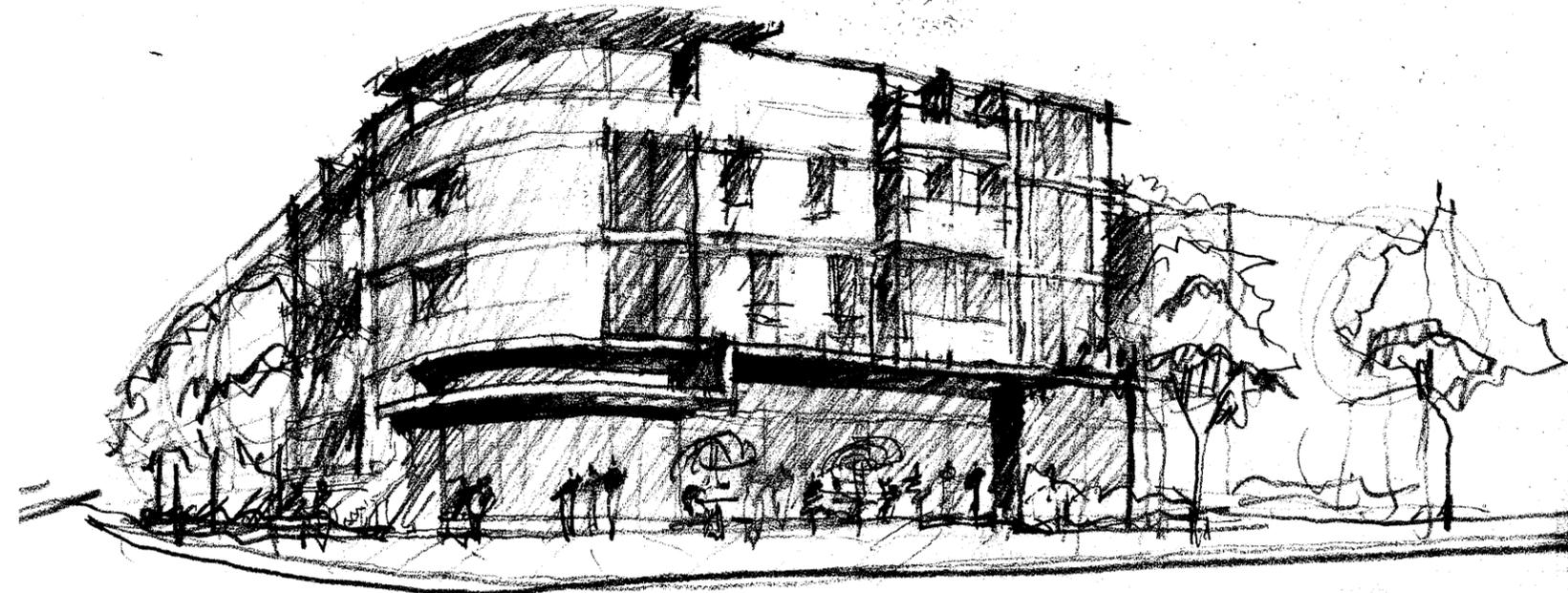


Image Sketch from SW

# PROJECT SITE and DEVELOPMENT GOALS

## PROJECT DESCRIPTION

The proposed project is located at the northern edge 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 23,123 square feet with LR3/RC zoning. Adjacent to the east is a vacant RS5000 zoned lot.

LR3/RC 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 proposed project will be designed to 4-Star Green Built Standards. Due to this commitment to sustainability, location within a Residential Urban Village and frequent transit service, this project is eligible for an FAR of 2.0 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 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.

## DEVELOPMENT SUMMARY

SITE AREA	23,123 SF
UNIT COUNT	84

## FAR CALCULATION

Basement	3,720 SF attributable
First Story	10,633 SF
Second Story	11,874 SF
Third Story	11,457 SF
Fourth Story	8,101 SF

Total FAR Floor Area	45,785 SF
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## AMENITY AREA

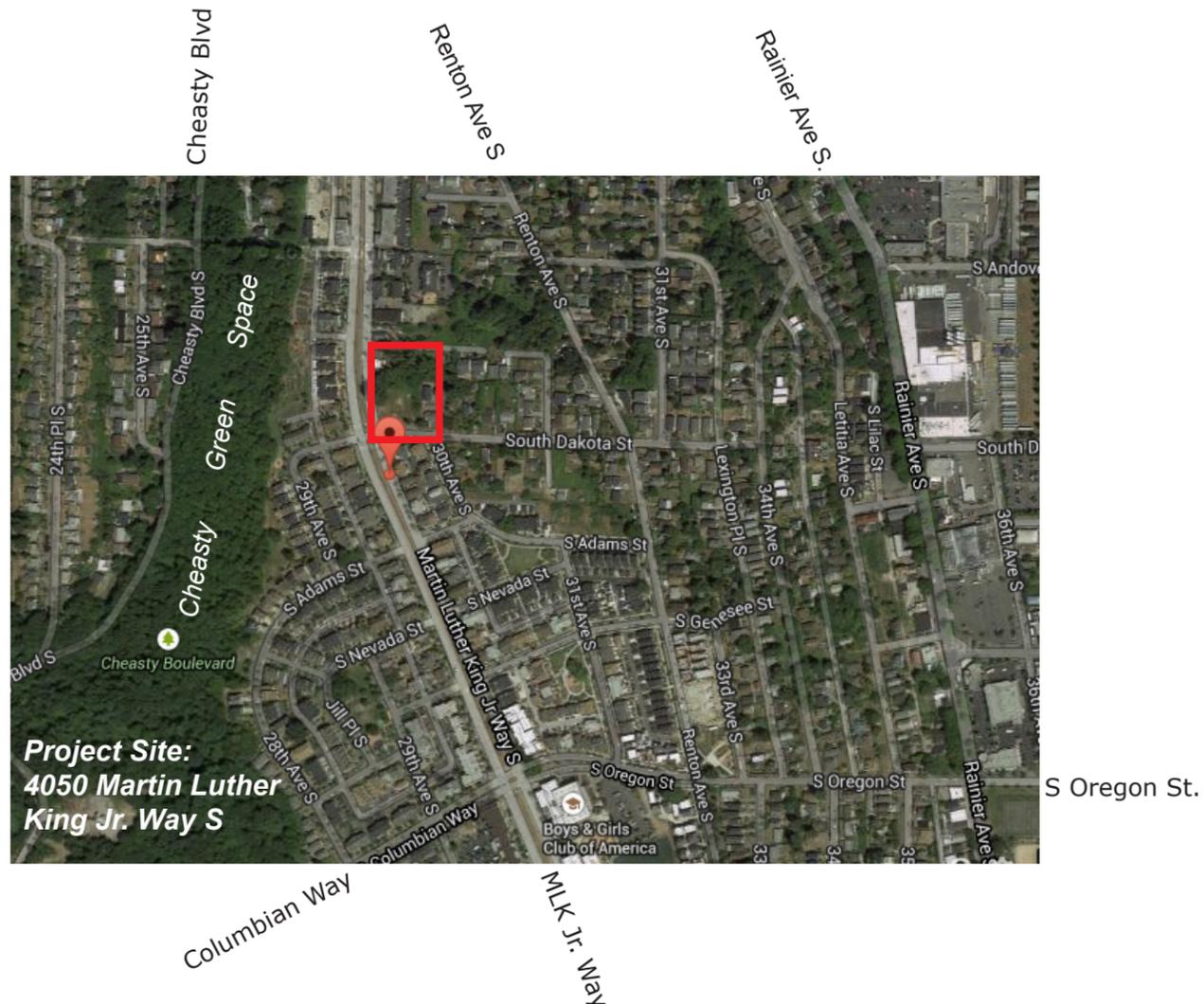
Courtyard at Grade	6,100 SF
Roof Decks	295 SF

## BICYCLE PARKING

Basement with service shop	450 SF
Interior Storage at 1st Story	850 SF

Key factors driving the design include:

- Create vital transit oriented housing
- Reinforce urban edge of MKL Jr. Way
- Provide a variety of urban housing types
- Maximize natural daylighting and ventilation
- Establish an active street edge
- Commitment to sustainable design
- Reflect recent multifamily design
- Include human scale elements to articulate building massing



## PROJECT VICINITY

4050 Martin Luther King Jr. Way S

## Pros

## Cons



Option A - Code Compliant

### Option A

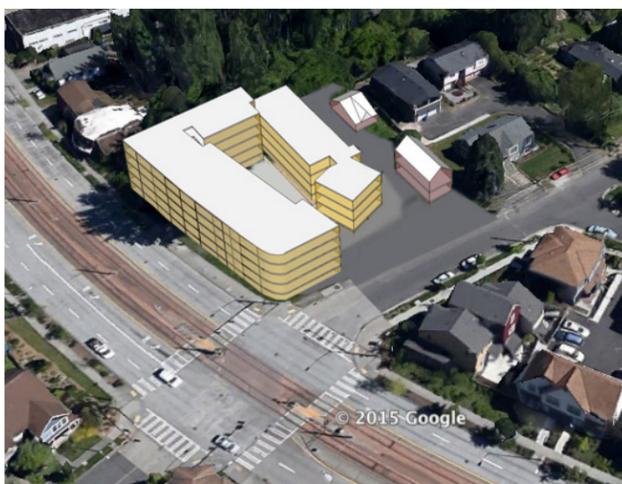
- Strong reinforcement of the transit corridor
- Very private common open space
- Controlled entry points
- Softer edge to RS 5000 zone
- Courtyard shaded in hot afternoons
- Excellent solar exposure for daylighting
- Opportunities for cross ventilation in homes



Option B - Code Compliant

### Option B

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



Option C - Code Compliant

### 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

### 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.

## 1st EDG Plans



4050 Martin Luther King Jr. Way S

# First Early Design Guidance June 9, 2015

## Priorities and Board Recommendations

**1. Grade/Street Level Relationship and Massing:** The Board expressed general support for Option A and C but also expressed concern with street level relationship on MLK Jr. Way, specifically that the below grade units and Management Office were not consistent with the adjacent development pattern and were concerned based on the intensity and nature of the street frontage. MLK Jr. Way S.

- a. The Board stated a preference for units to be located at or above grade. The Board directed the applicant to further develop the street level relationship taking into consideration the scale and intensity of MLK Jr. Way S. and incorporating clues from street level relationships of development in the immediate vicinity, such as raised entries and stoops. (PL3-A, PL3-B, DC2-A)
- b. The Board noted that it was difficult to understand how the proposal related to the street and directed the applicant to provide additional information on the grade and street level relationships including cross-sections, elevations, access and circulation plans, street level perspectives and conceptual landscaping plans. (PL3-A, PL3-B, DC2-A)

**2. Driveway and Service Access:** The Board expressed concern with the loading/unloading, service vehicle access and relationship between the driveway and adjacent uses, noting that they did not understand how the driveway and adjacent uses would function.

- a. The Board directed the applicant to further develop the driveway to minimize the impacts on the Right-of-Way and adjacent future single family structure, specifically noting the lack of on site maneuvering as a concern. Provide additional information on access, maneuvering and circulation for the proposed driveway and abutting uses. (PL4-B, DC1-C, PL3-B, DC2-A-1)
- b. The applicant should provide additional information on, and further develop, the relationship between the driveway and adjacent uses including residential units, service areas and bicycle storage. Provide elevations and circulation plan including ingress/egress point for the different uses. (PL4-B, DC1-C, PL3-B, DC2-A-1)

**3. Entries and Circulation:** The Board expressed concern with the lack of direct ADA access with respect to Options A and C, specifically noting access to the Management Offices and Lobby. The Board did not understand the pedestrian ingress/egress flow.

- a. The applicant should provide a circulation plan and identify primary and secondary access points to the building, individual units and courtyard, distinguishing between exterior and interior circulation. (PL3-A)
- b. The applicant should provide additional information on the entry sequence for pedestrians, service vehicles and bicycles. (PL3-A, PL4-B, DC1-C-4)

**4. Courtyard and Amenity Space:** The Board stated general support for the courtyard concept as illustrated in Options A and C.

- a. The applicant should provide additional information on the organization of uses around the courtyard space and provide further detail on how the adjacent uses and circulation relate to the outdoor courtyard space. Explore reorientation of the stairs to minimize their impact on the open space. (PL3-B, DC3-A)
- b. The applicant should identify and provide additional information on the amenity spaces, including the common and individual outdoor spaces (roof top, courtyard and patios) as well as the indoor common areas and lobby space. (DC3-A)

## Applicant Response Index

**DESIGN INTENT:** *Activate the street frontage*

*Individual unit entry points along MLK Jr. Way S. have been modified to minimize sub-grade unit entries.*

- Page 3: Site Plan illustrating entry locations
- Page 5: Detailed Plan and imagery for step-downs
- Page 6: Detailed Plan and imagery for private walk-ups
- Page 11: Proposed MKL Jr. Way Elevation showing private entries
- Pages 12 and 19: Section Images
- Page 21: Relevant Guidelines PL3-A, PL3-B and comparable precedents

**DESIGN INTENT:** *Minimize traffic conflicts with MLK Jr. Way S.; curb cuts, if any, should be on S. Dakota Street.*

*Service and bicycle access have been revised.*

- Page 4: Service and Loading Diagram
- Page 11: East Elevation
- Page 16: Detailed Plan and imagery for service area
- Page 23: Relevant Guidelines DC1-C, DC2-A-1

**DESIGN INTENT:** *Emphasize S. Dakota Street as primary identity orientation while acknowledging dependency on Metro transit stop on MLK Jr. Way S. in front of building.*

- Page 3: Site Plan illustrating entry points
- Page 4: Overall Circulation Diagrams for different modes
- Pages 5 thru 8: Floor Plans showing circulation paths
- Page 16: Detail of Primary Entry
- Pages 17/18: Seattle Bike Trail Master Plans
- Page 20/22: Details of Entry Imagery and Relevant Guidelines

**DESIGN INTENT:** *The courtyard, with 100% open air exterior circulation, is the social/spacial organizer.*

- Page 3: Site Plan illustrating Courtyard context to the building
- Pages 5 thru 7: Plans illustrating relation to open air circulation
- Page 8: Roof terrace concepts
- Page 13: Open space connections
- Page 14: Landscape design intent
- Page 15: Courtyard landscaping concept
- Page 24: Relevant Guidelines

4050 Martin Luther King Jr. Way S

# EDG 2 Preferred Option

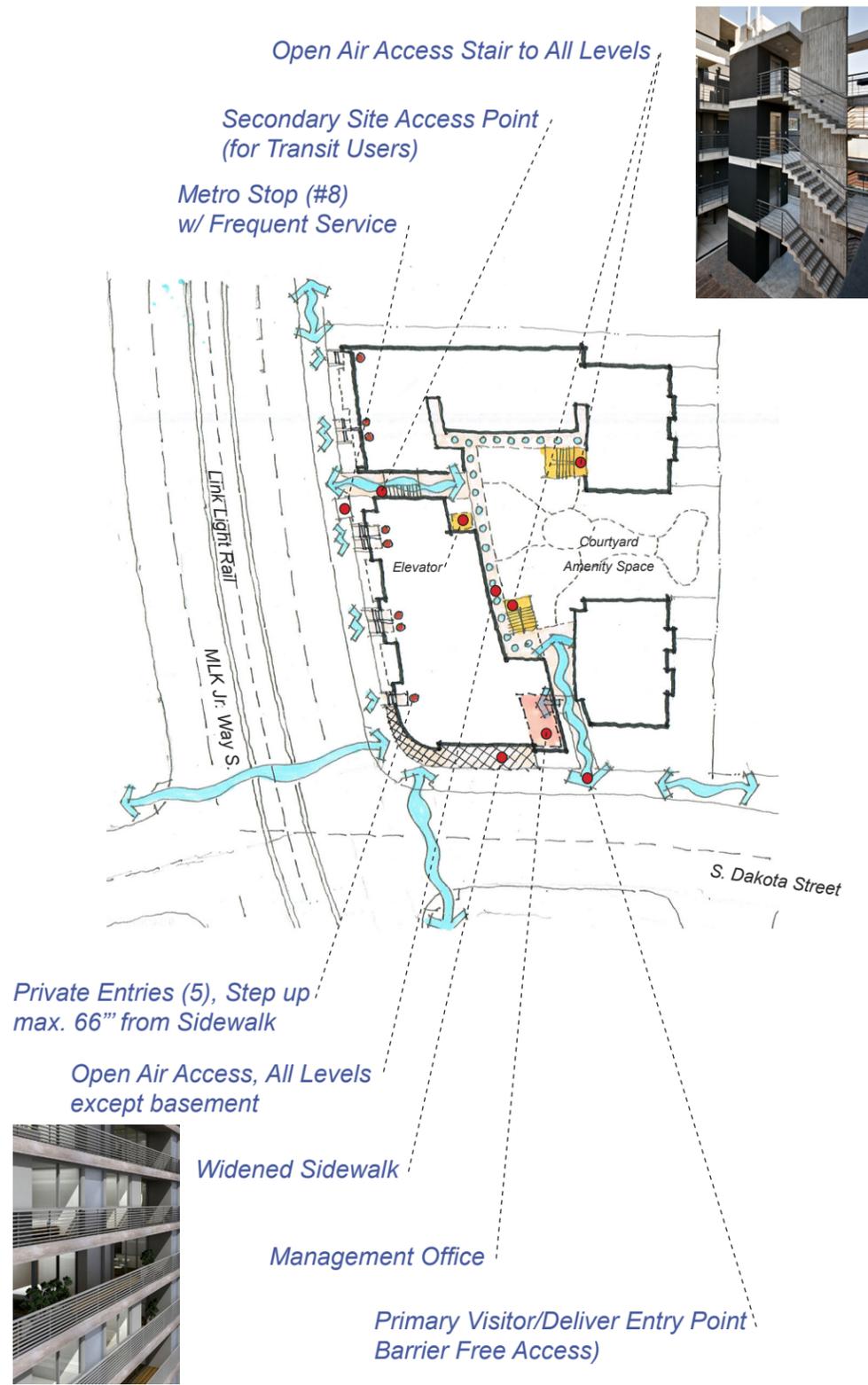
## SITE PLAN



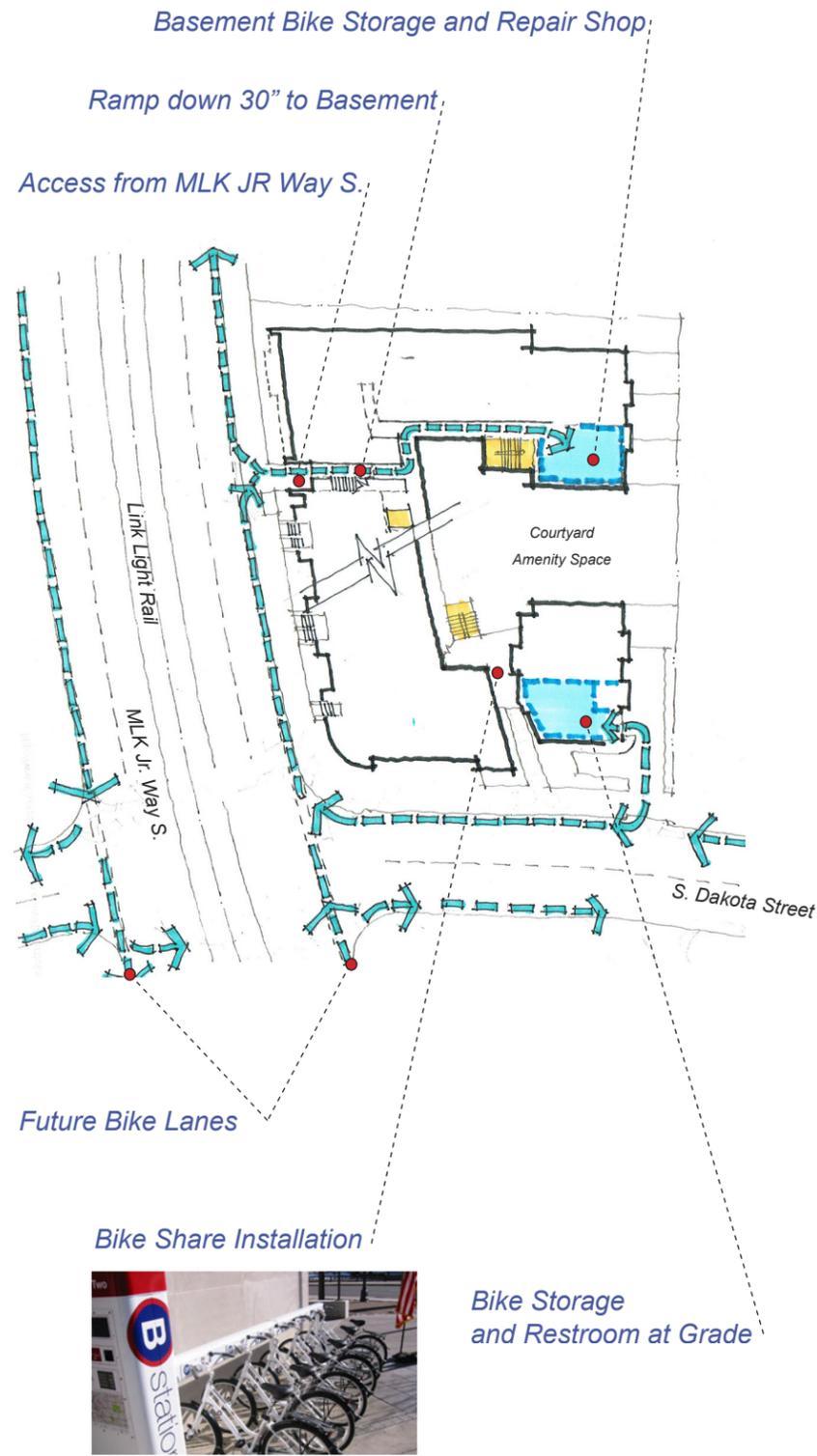
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# Proposed Circulation

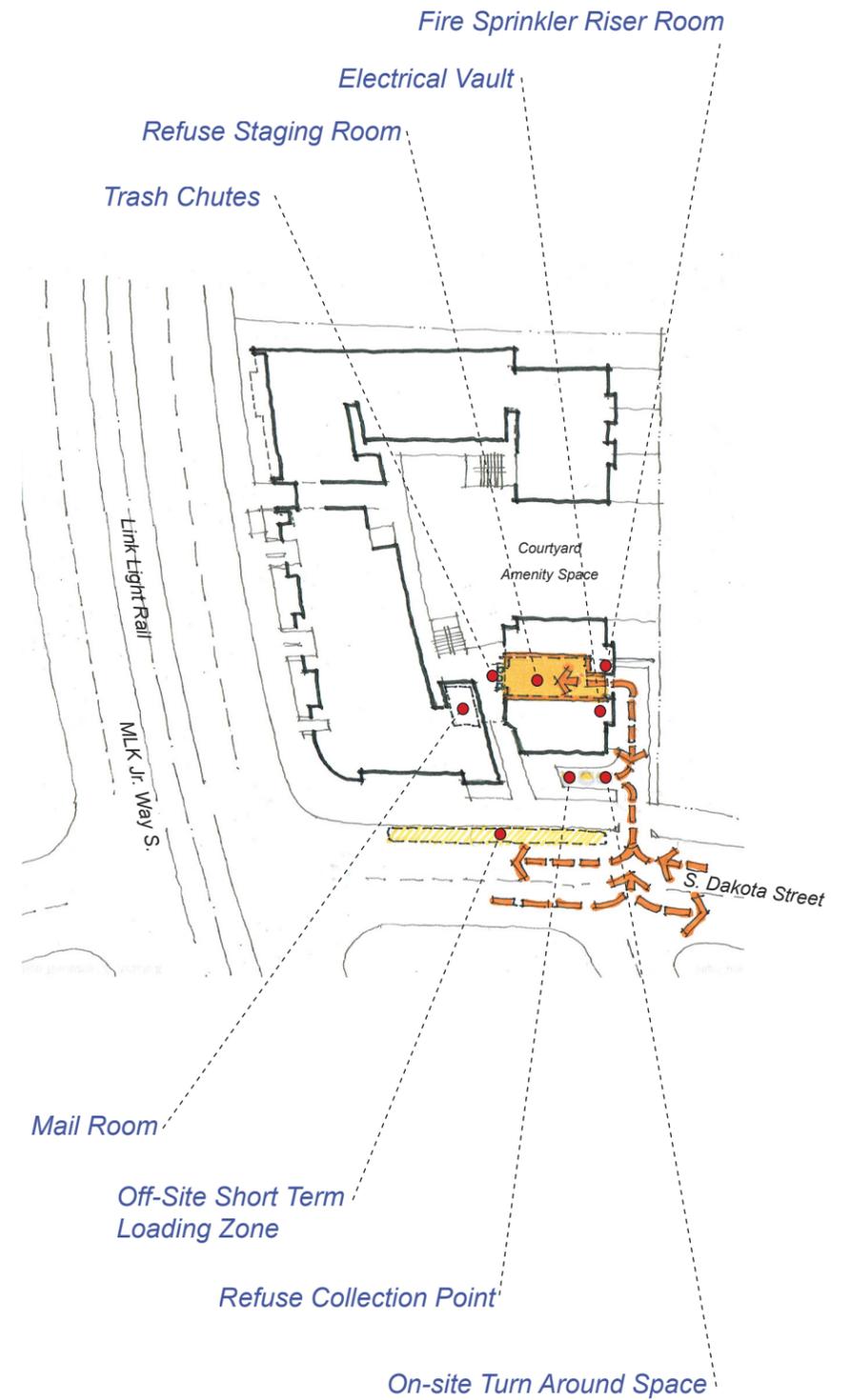
## Pedestrian



## Bicycles



## Service and Loading



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# EDG 2 Preferred Option

## FIRST STORY - Daylight "Basement" to MLK Jr. Way S.

### Priority Design Guidelines:

- PL3 Street Level interaction: encourage human interaction and activity at the street level with clear connections to building entries and edges
- PL3.A.3 Individual Entries: Ground related housing should be scaled and detailed appropriately to provide for a more intimate type of entry

### Private Entry to Street

- Entry Points lower than the sidewalk have been reduced to three in the NW corner that are 24"-30" below sidewalk level.

### Access for Bikes to Basement Storage

- Ramp down 36" connect storage to street

### Transit Stop

### Priority Design Guidelines:

- PL3.B Residential Edges
- PL3.B.1 Provide security and privacy for residential buildings through the use of a buffer or semi-private space between the development and the street
- PL3.B.2 Privacy and security issues are important with ground level housing, both at entries and windows

### Daylighting to Basement

- basement level unit with access from interior
  - windows for daylighting and ventilation
  - walk-up entries to units above

### Multipurpose Community Room

- area for meetings
- exercise equipment

### Private Storage Lockers

- personal storage space for tenants



NORTH

- Basement Level Apartment Unit
- Landscaping
- Interior Corridor
- Earth



View of Northeast Private Entries

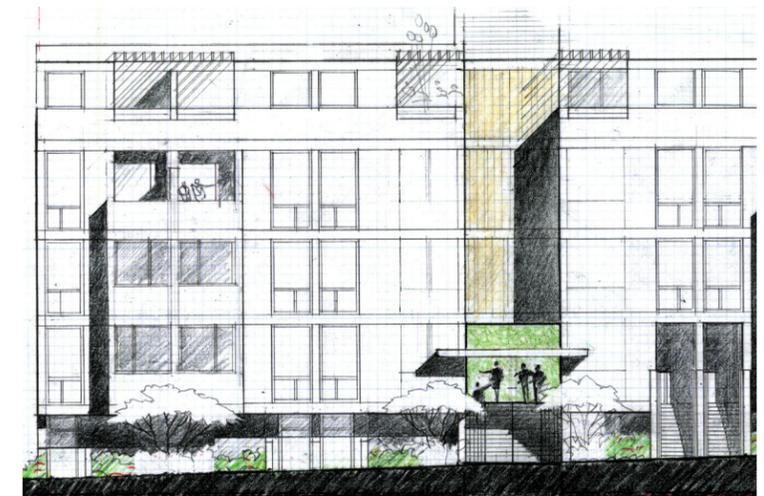


LINK - W. Seattle



NOVA - W. Seattle

Successful Precedents



Protected Private Entries

Direct Access to Transit Stop

MKL Frontage at NE Corner

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# EDG 2 Preferred Option

## Second Story - Grade Level Entry from S. Dakota Street

### Priority Design Guidelines:

- PL3 Street Level interaction: encourage human interaction and activity at the street level with clear connections to building entries and edges
- 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.4 Ensemble of Elements; Design the entry as a collection of coordinated elements including the doors, overhead features, ground surface, landscaping, lighting and other features

- Townhouses**
- two story Townhouses
  - with walk-up entries

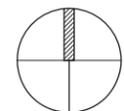
- Management Office**
- primary visitor/delivery entry point

- Retail corner space**
- high transparency
  - set back for widened sidewalk

- Bike Storage**
- at grade level
  - with shower facilities

- Barrier Free Access**

- Building Services**
- refuse staging
  - City Light service
  - on-site turn around



NORTH

- Basement Level Apartment Unit
- Landscaping
- ⊗ Exterior Walkway
- Grass Block Paving



Local Design Cues for Walk-up Entries



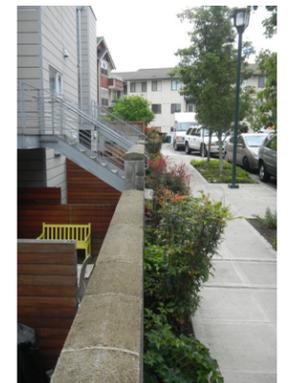
Ensemble of elements in facade

Recessed and screened lower level windows

Elevation Detail at Walk Up Entries Fronting MLK



Design cue for walk-up entries



Design cue for edges

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# EDG 2 Preferred Option

## Typical Upper Story - Third and Forth Levels - Open Air Circulation

### Priority Design Guidelines:

- DC2.A.2, Reducing Perceived Mass
- PL3.A.4, Ensemble of Elements

### Facade Modulation

- Create depth in facade plane
  - emphasize unit identity
  - accent entry points

### Major Massing Line Break

- Expression of secondary access point

### DRB Comment/Priority Guidelines:

- DC3.A.1, ensure that interior and exterior spaces relate well to each other and support the functions of the development

### Open Air Circulation

- horizontal movement wraps the open space
  - vertical circulation anchors view point
- central elevator forces motion around the courtyard

### Contained Unifying Open Space

- circulation supports social interaction
- end units will not have overlooking windows

### Form/Flow Relationship

- building shape supports spacial flow
  - building shape protects privacy



### Design Ques for Open Air Circulation



### Exterior Walkways with Courtyard Connection

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# EDG 2 - Preferred Option

## Fifth Story with Common Access to Two Separate Roof Deck Areas

### Priority Design Guidelines:

- DC2.A.2, Reduce Perceived Mass
- CS2.D Height, Bulk and Scale relative to adjacent development and Zoning

### Facade Modulation

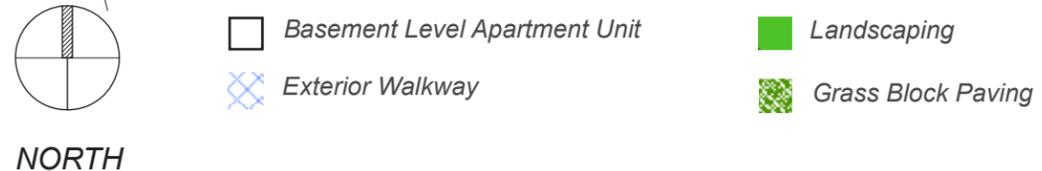
- private open decks break down massing and cornice line to accent entry points

### Reduced Bulk

- modulate structure with bay windows
  - cover roof area with green space
- place roof decks away from single family zone

- compact terraces over 3rd floor level
  - accessible to circulation balconies
    - furnished with outdoor seating
    - contained low level lighting
    - continuous low planter

- green roof system on low roof areas



ROOF TOP TERRACE ELEMENTS

PREFERRED OPTION IMAGES



Aerial View from Southwest



Dakota Street View with Street Trees



Courtyard Detail from Northwest



VIEW from Southwest at MKL/ S. Dakota Intersection



View from Northwest

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# PREFERRED OPTION IMAGES



*Aerial View from Southwest*



*Aerial View from Northeast*



*View from Southwest*



*Main Entry View from S. Dakota Street thru to Courtyard*



*Northeast Aerial View*

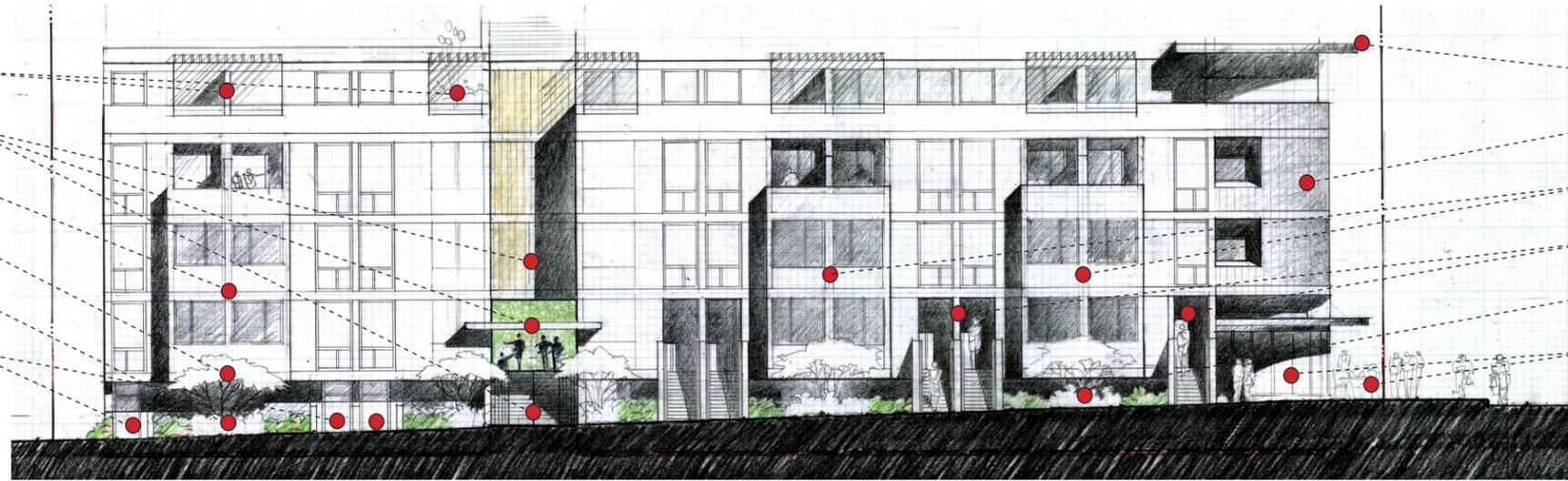
## Design Features

- *Modulated Facades*
- *Unifying courtyard amenity*
- *Roof top amenity space with excellent views*
- *Management offices oriented to S. Dakota Street with least traffic impact*
- *Convenient commuter access point at the Metro bus stop on MLK*
- *Single loaded open balcony circulation on courtyard edges*
- *Two high volume bicycle parking spaces offering options*
- *Low impact site development and integrated storm water management*

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**Secondary Architectural Elements:**

- decks articulate roof line
- major massing break at access point
- projecting bay modulates facade
- landscaping highlights modulation
- bermed landscaping softens street edge
- ground level entries help activate street



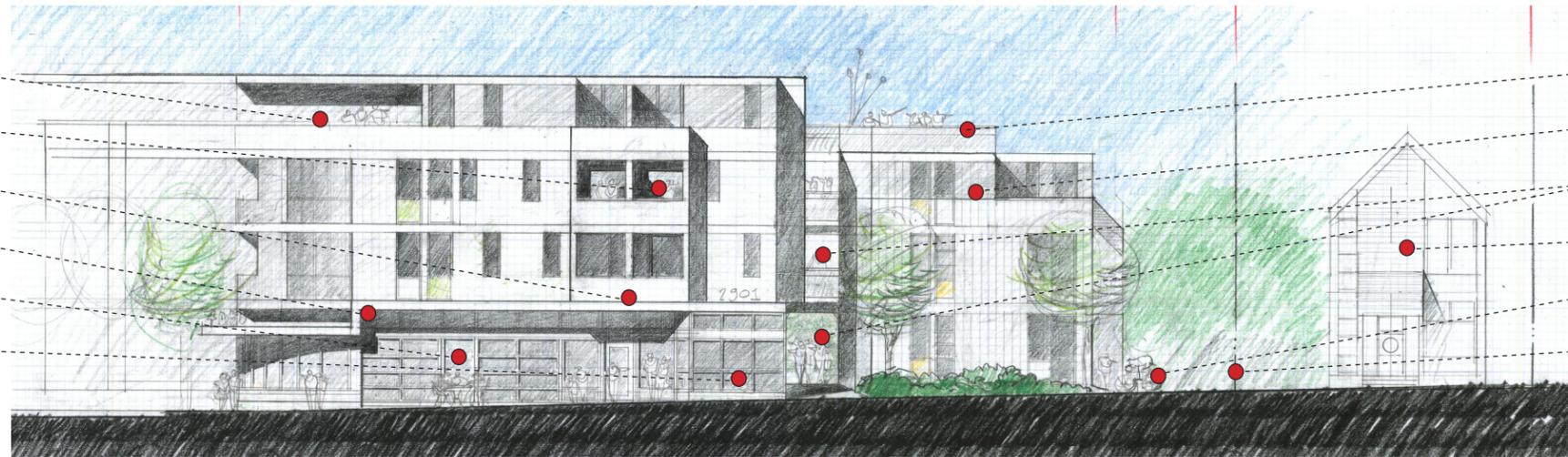
**WEST ELEVATION**

**Secondary Architectural Elements:**

- extended cornice at corner
- curved form echoes curb line
- projecting bay modulates facade
- walk-up entries activate street edge
- landscaping highlights modulation
- glazed active space + widened sidewalk

**Secondary Architectural Elements:**

- extended cornice wrapping the corner
- decks articulate facade skin
- projecting bay modulates facade
- canopy wraps corner/provides cover
- glazing at corner activates sidewalk
- management office prominence



**SOUTH ELEVATION**

**Secondary Architectural Elements:**

- roof deck amenity
- stepped massing relative to RS5000
- major massing break accents entry
- potential future RS5000 development
- compact building service at grade
- landscaping screen + iving fence @ P/L

**Secondary Architectural Elements:**

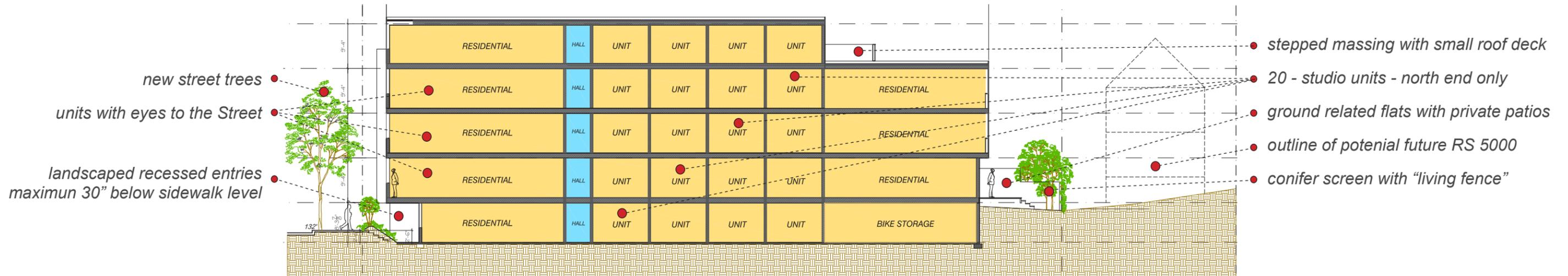
- massing scaled to adjacent RS5000
- elements/materials provide finer grain
- form elements respond to context
- landscape accents major massing break
- service/access doors court adapt to building forms
- deeper setback softens edges



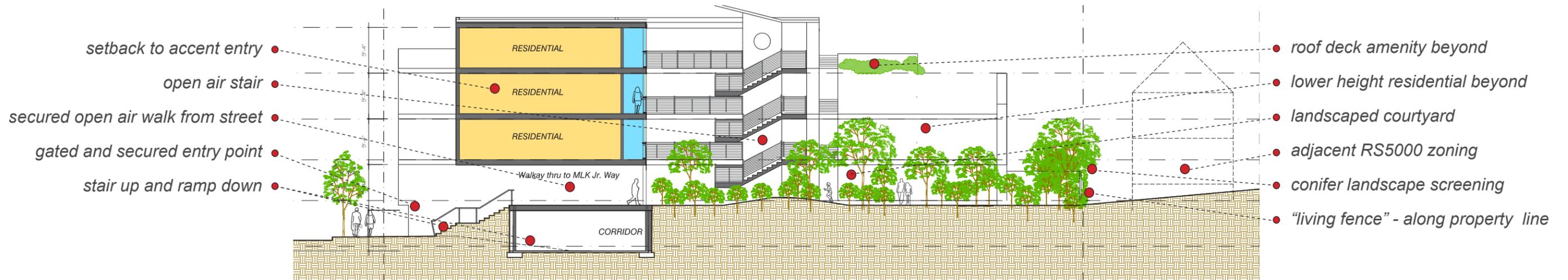
**EAST ELEVATION**

**Secondary Architectural Elements:**

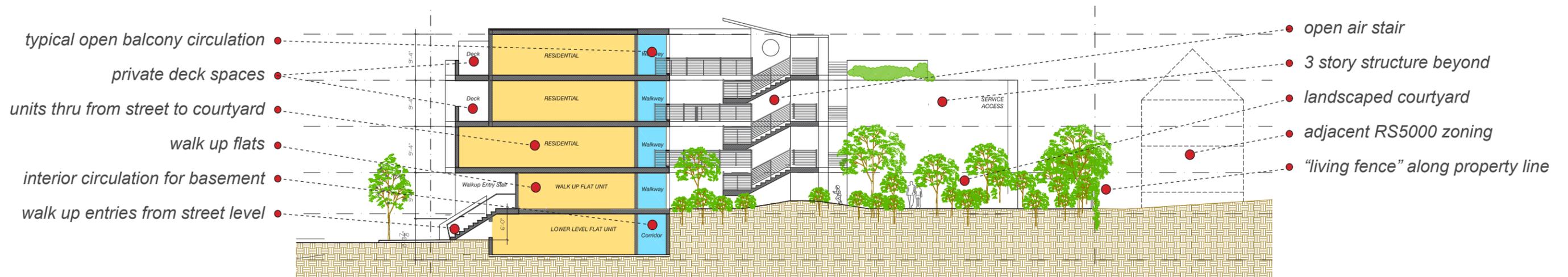
- stair tower anchors courtyard
- open balconies activate courtyard edges
- stepped massing
- projecting bay modulates facade
- patios soften edge to RS5000 zone



**E-W SECTION NORTH OF TRANSIT STOP**



**E-W SECTION AT TRANSIT STOP**



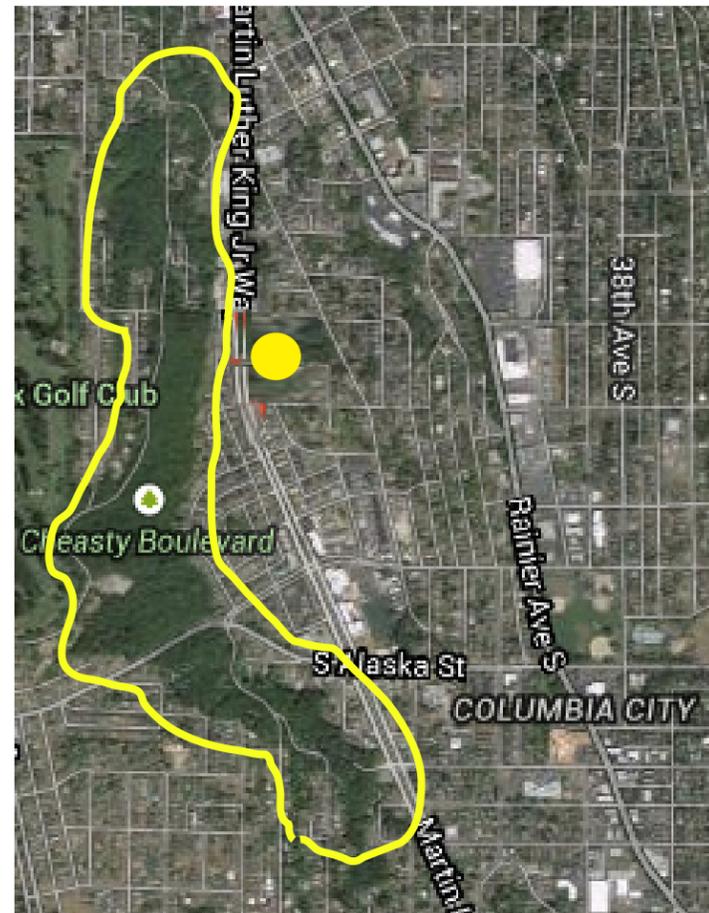
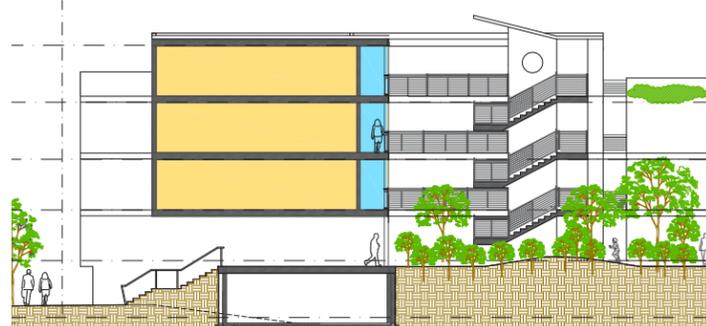
**E-W SECTION SOUTH OF TRANSIT STOP**

Context and Site

CS1. Natural Systems and Site Features

B.1. Sunlight and Natural Ventilation:

Take advantage of solar exposure and natural ventilation available on site when available. Use local wind patterns and solar gain as a means of reducing the need for mechanical ventilation and heating.



# OPEN SPACE CONNECTIONS



Context and Site

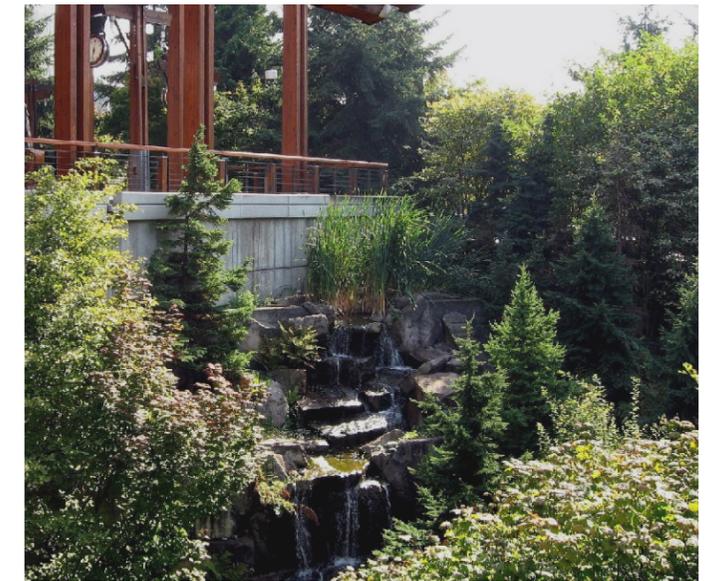
CS2. Urban Pattern and Form

A.2. Architectural Presence:

Encourage all building facades to incorporate design detail, articulation and quality materials

B.2. Connection to the Street:

Identify opportunities for the project to make a strong connection to the street and carefully consider how the building will interact with the public realm.



Context and Site

CS1. Natural Systems and Site Features

D.2. Off-Site Features:

Provide opportunities through design to connect to off-site habitats such as riparian corridors or existing urban forest corridors. Promote continuous habitat, where possible, and increase interconnected corridors of urban forest and habitat where possible.

## Context and Site

4050 Martin Luther King Jr. Way S

# 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



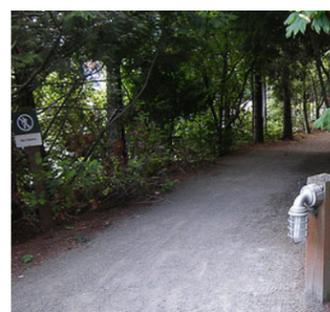
Flowering Dogwood



Snowberry



Salal



Soft Pathways



Sword Fern



Mountain Ash



Red Flowering Currant



Pacific Rhododendron



Vine Maple



Indian Plum



Oregon Grape



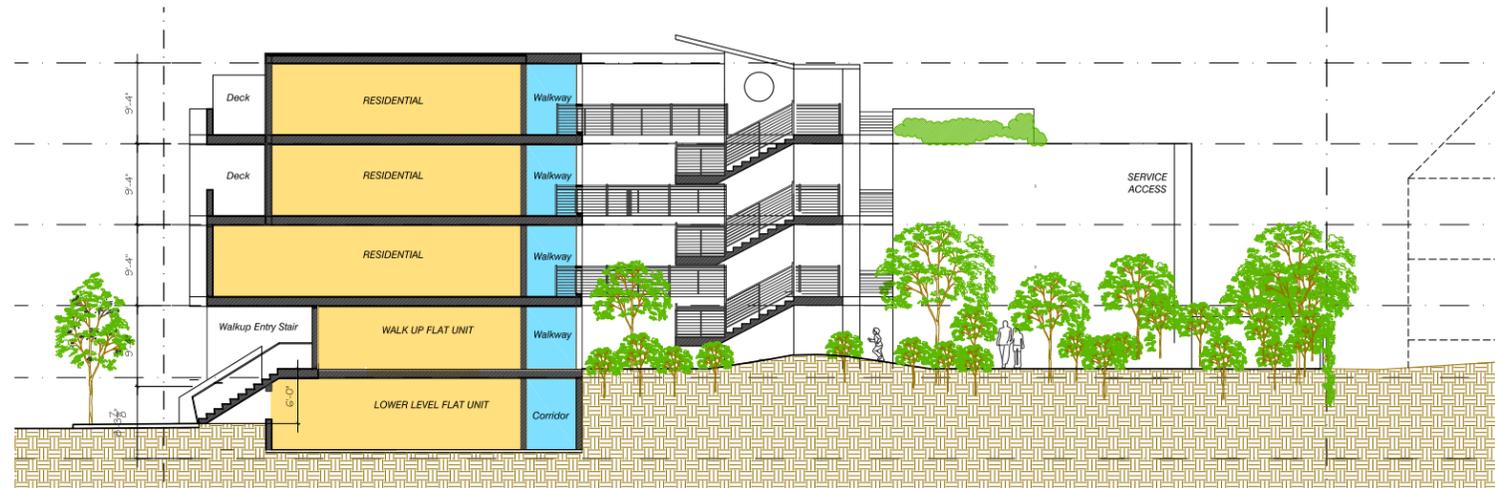
Huckleberry



Oceanspray



Soft Pathways



Courtyard Framed by Open Air Circulation of Structure and Filled with Native Plant Materials



### Courtyard Garden Circulation Edge

- Preserve line of sight from circulation
- Allow subtle screening of building
- Create soft ground plane
- Balance over story with sunlit zones
- Pets allowed
- Create grade subtle



### Garden Image Precedents

- Design influence: Downtown REI Store
- Native plant massing for mini-forest
- Seasonal color
- Berries and Flowers to attract birds
- Overstory of shade, understory for comfort
- Pedestrian movement and progression
- Visual interest and privacy balance

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# EDG 2 - Option A, Preferred

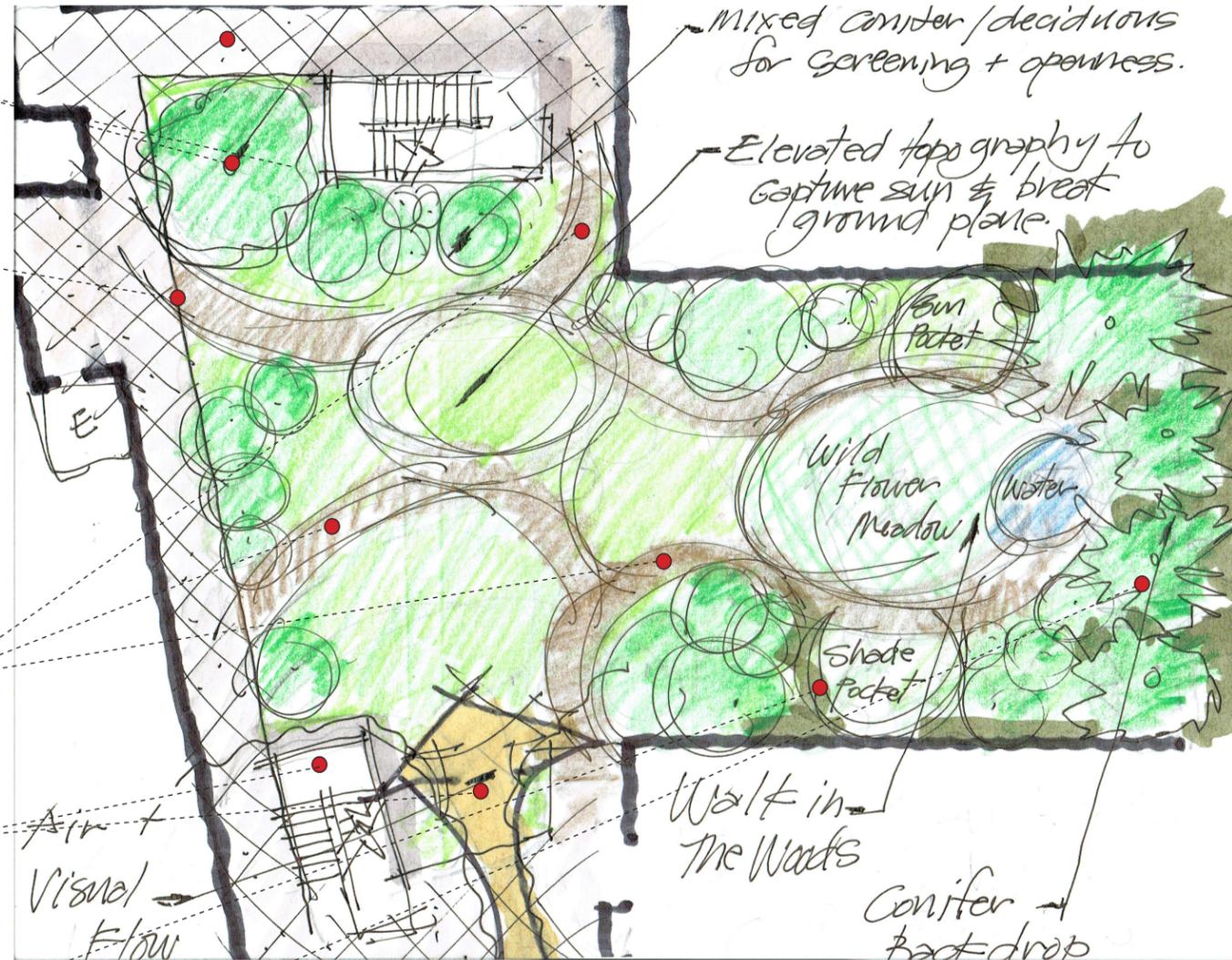
## EDG Feedback/Response

## Courtyard Landscaping Concept - Plan View

## Design Intent

### Priority Design Guidelines:

- DC3.A.1, Interior Exterior Fit



### Anchor Landscaping

- soften building edges
- blend screening vs. transparency
- use seasonal color for focus

### Hard Edge Definition

- demarcation between directness vs. informality

### DRB Comment:

- Clarify organization of uses and circulation around the courtyard
- Provide more information on courtyard design
- Explore reorientation of the stairs

### Tailored but soft walking surface

- movement through vs. to landscaping

### Stair Reorientation

- reinforces air and visual flow of visitor entry
- open rails allow visual connection to open space

### Form Smaller Scaled Pockets

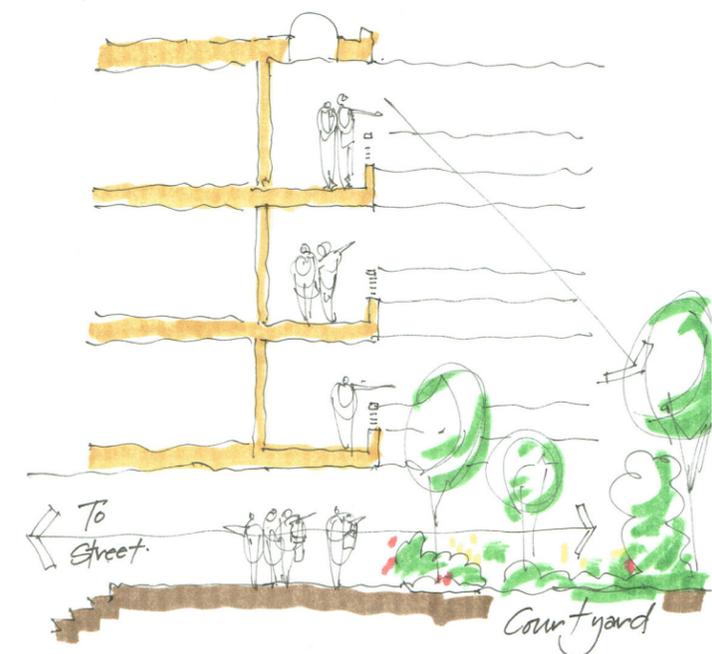
- shade space vs. sun space

### Dense Conifer Backdrop

- privacy at the property line
- sets stage for spacial closure



Precedent: REI Downtown Landscape



Visual and Physical Connections

# EDG 2 - Option A, Preferred

## Plan Detail of SE Service Area

### Priority Design Guidelines:

- DC1.C.4, Parking and Service Uses: Locate and design service entries, loading docks and trash receptacles away from pedestrian areas or to a less visible portion of the site to reduce possible impact on aesthetics and circulation

- **Fire Sprinkler Riser Room**
  - drive up access for Fire Department

- **Refuse Staging**
  - oversized doors
  - served by trash chutes
  - drive up service as needed

- **Mail and Parcel Delivery**
  - controlled by management office
  - independent access for residents

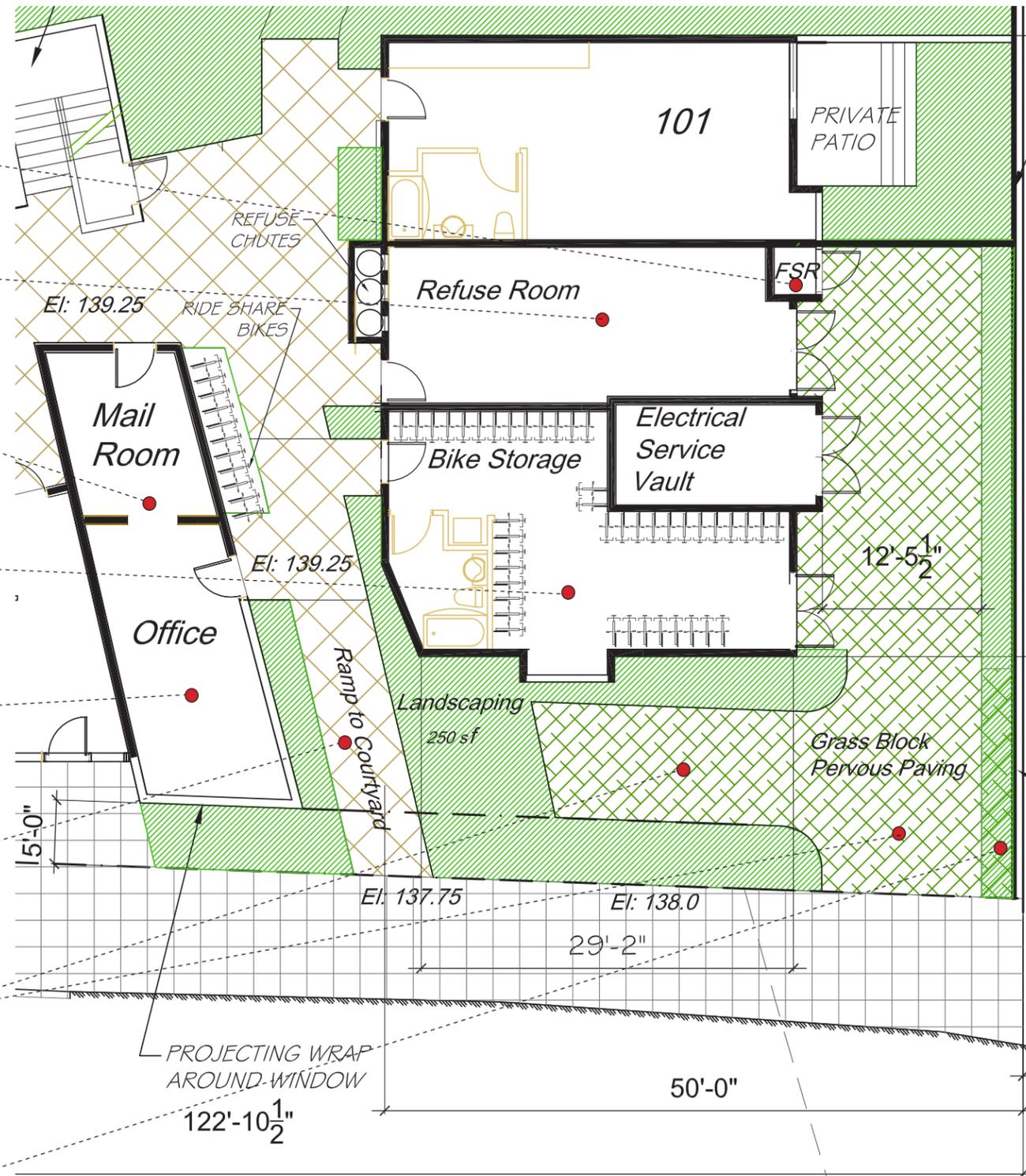
- **Bike Storage**
  - at grade level
  - with shower facilities

- **Management Office**
  - visitor entry point
  - prominent location

- **Barrier Free Access at Primary Site Entry Point** - seamless to elevator

- **Building Services**
  - refuse pick up area
  - "Grass-Grid" style paving
  - on-site turn around space

- **Landscape Screen**
  - Conifer trees with "living fence"



### Design Intent



Grass "Paving" Surface



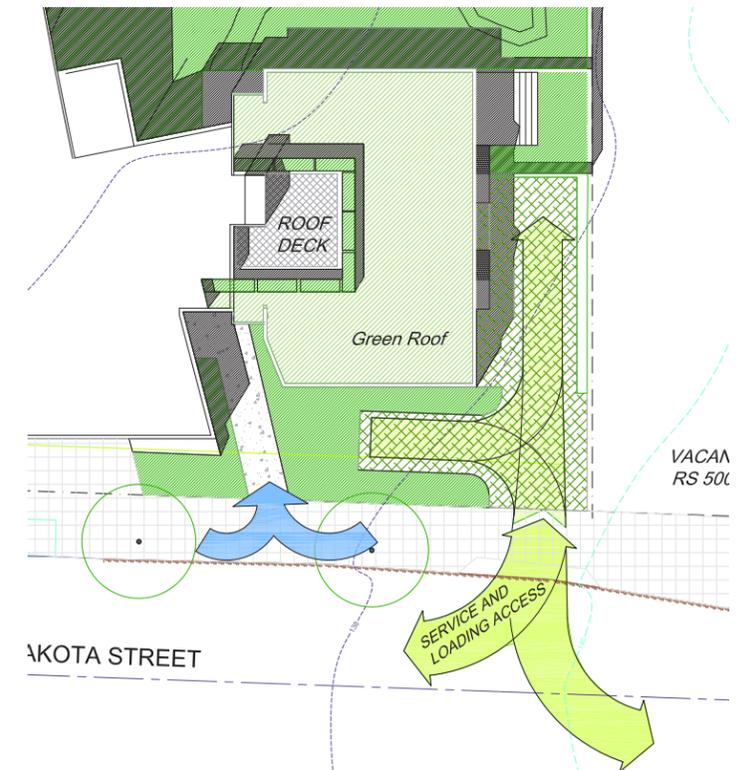
Grass "Paving" and Living Fence



Grass "Paving" Sidewalk Transition

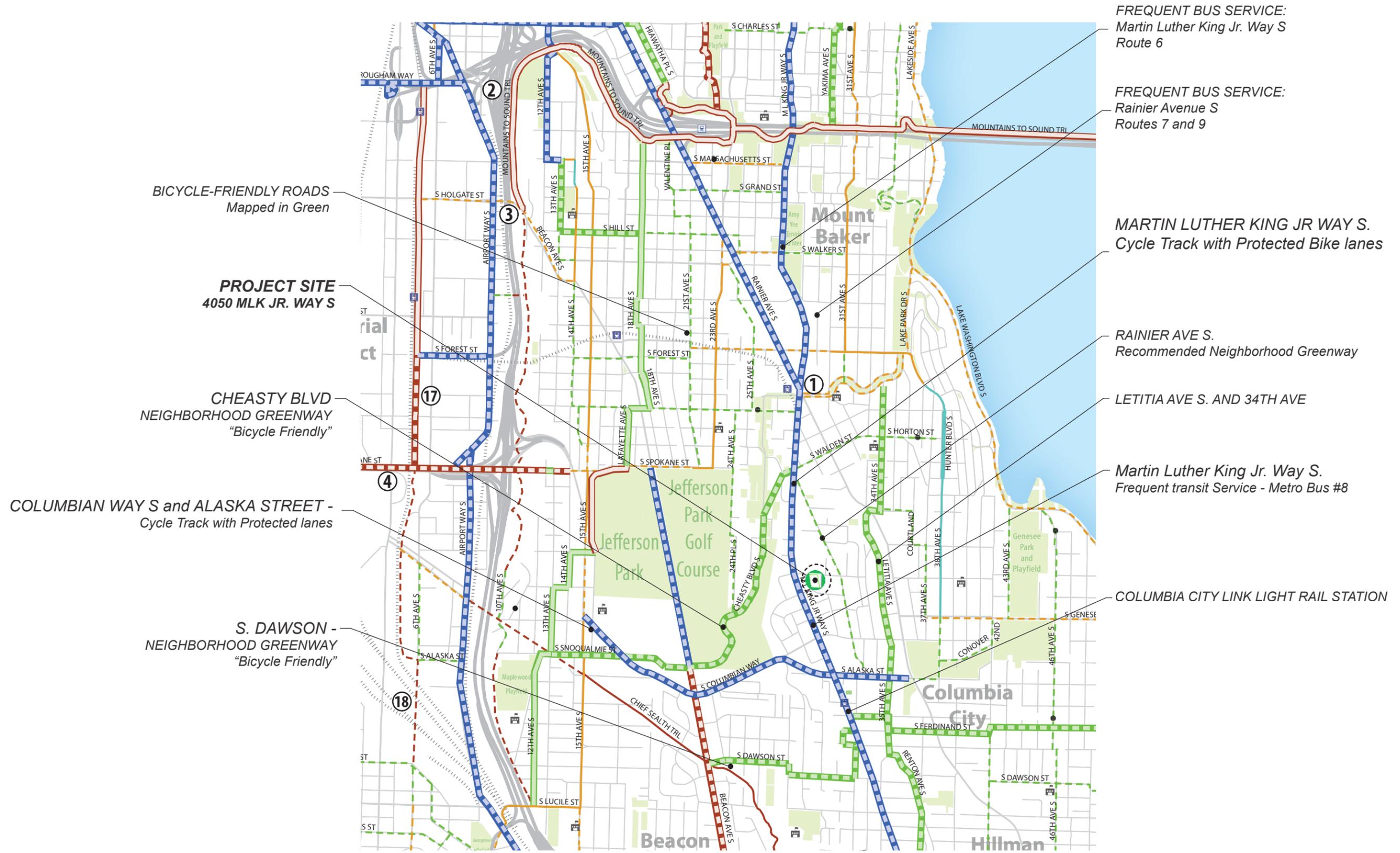


Living Fence

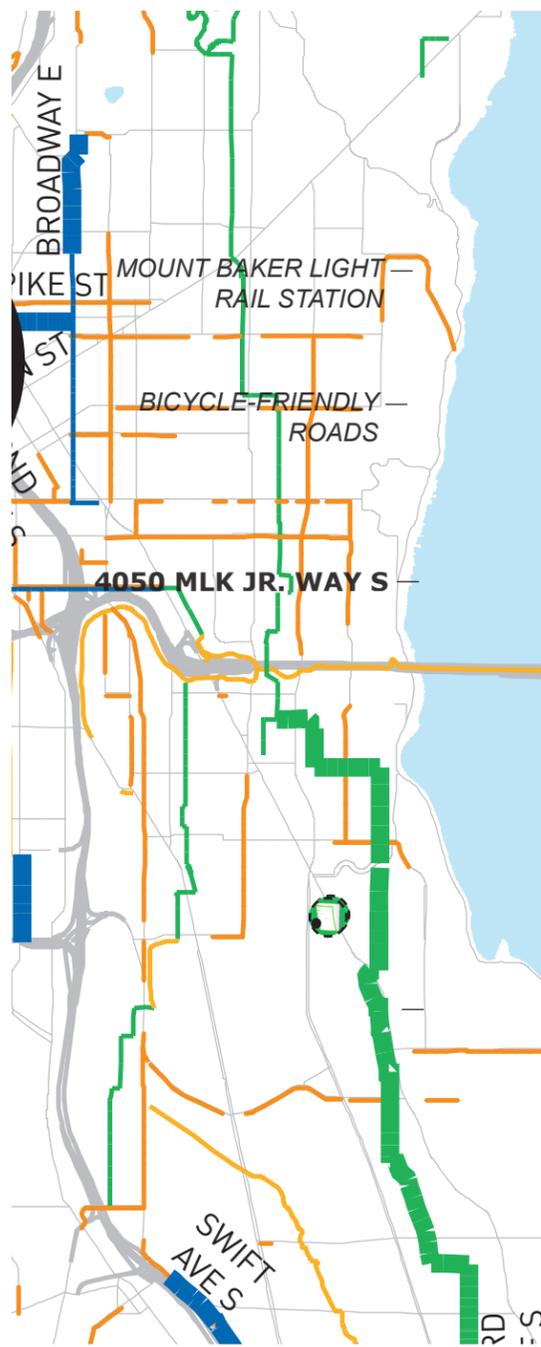


Off-Street Loading for service with Turn Around

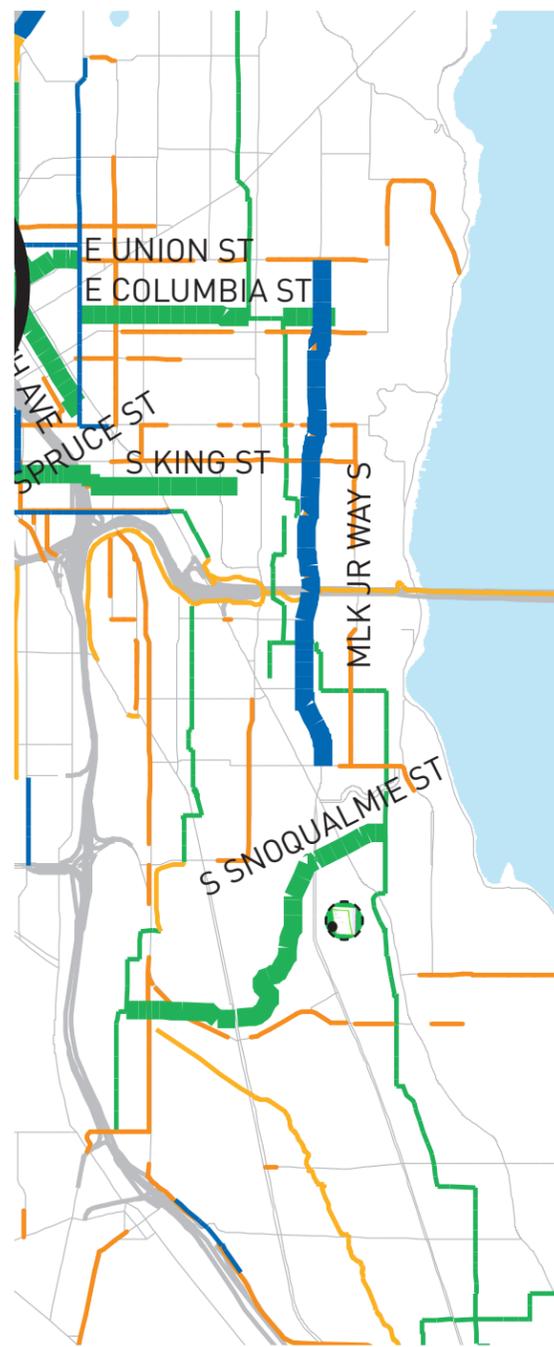
# SEATTLE BICYCLE MASTER PLAN SOUTH EAST SECTOR



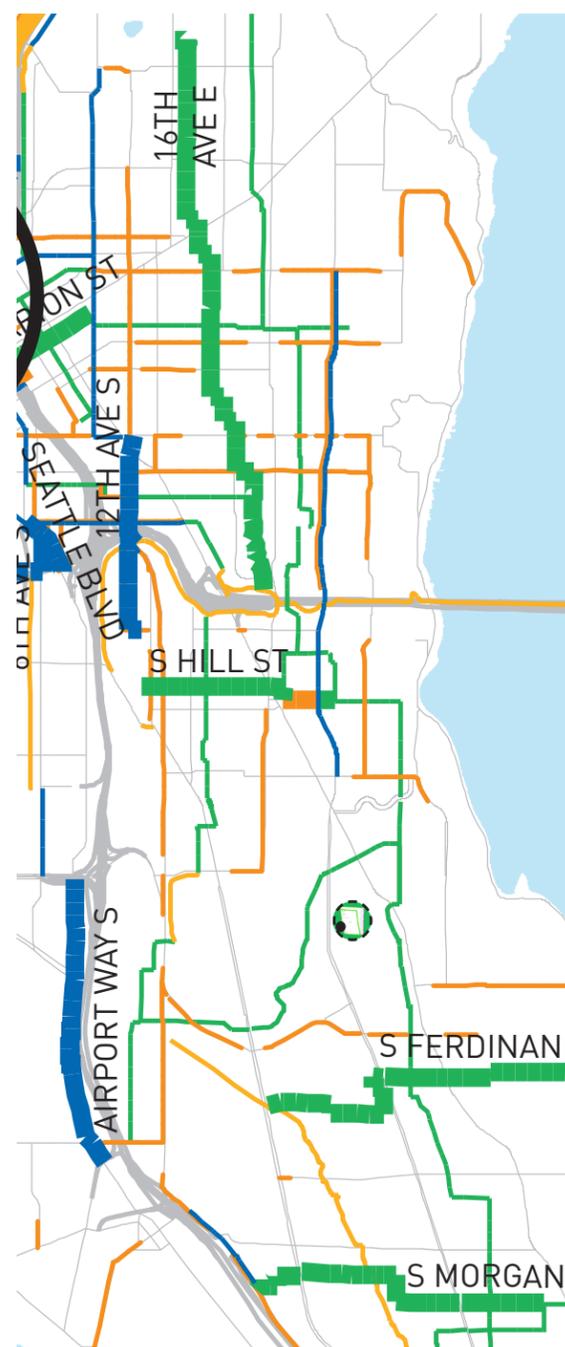
4050 Martin Luther King Jr. Way S



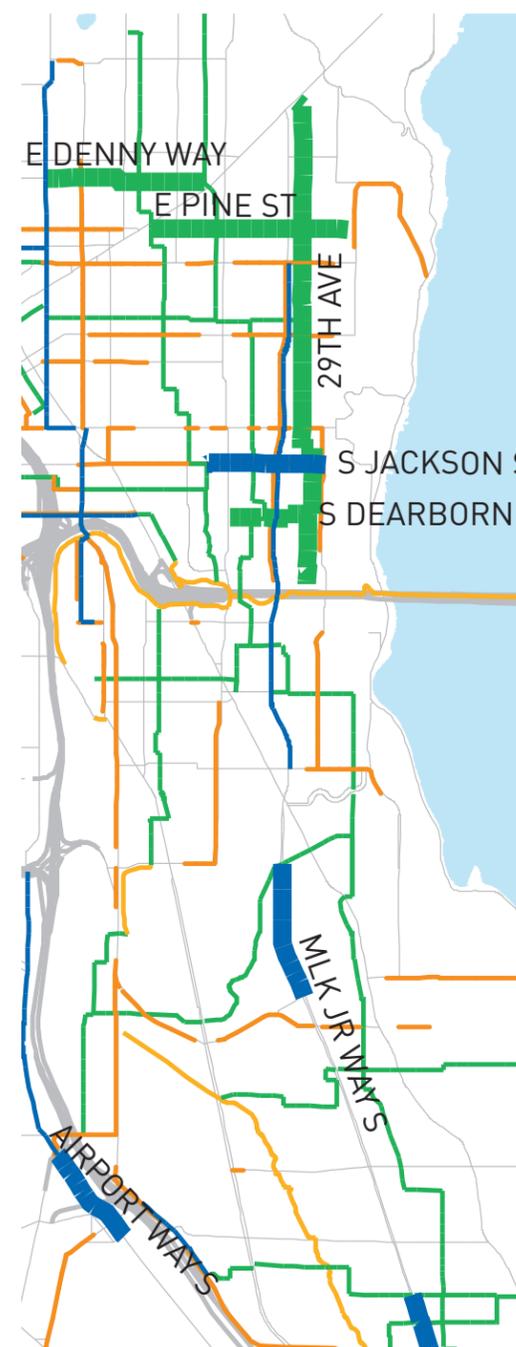
2016



2017



2018



2019

PL4. Active Transportation

B. Planning Ahead for Bicyclists

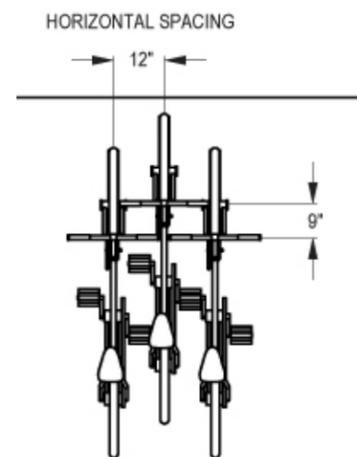
B.1 Early Planning: Consider existing and future bicycle traffic to and through the site early in the process so that access and connections are integrated into the project along with other modes of travel

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.

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



Install Bike Share Station Near Management Office

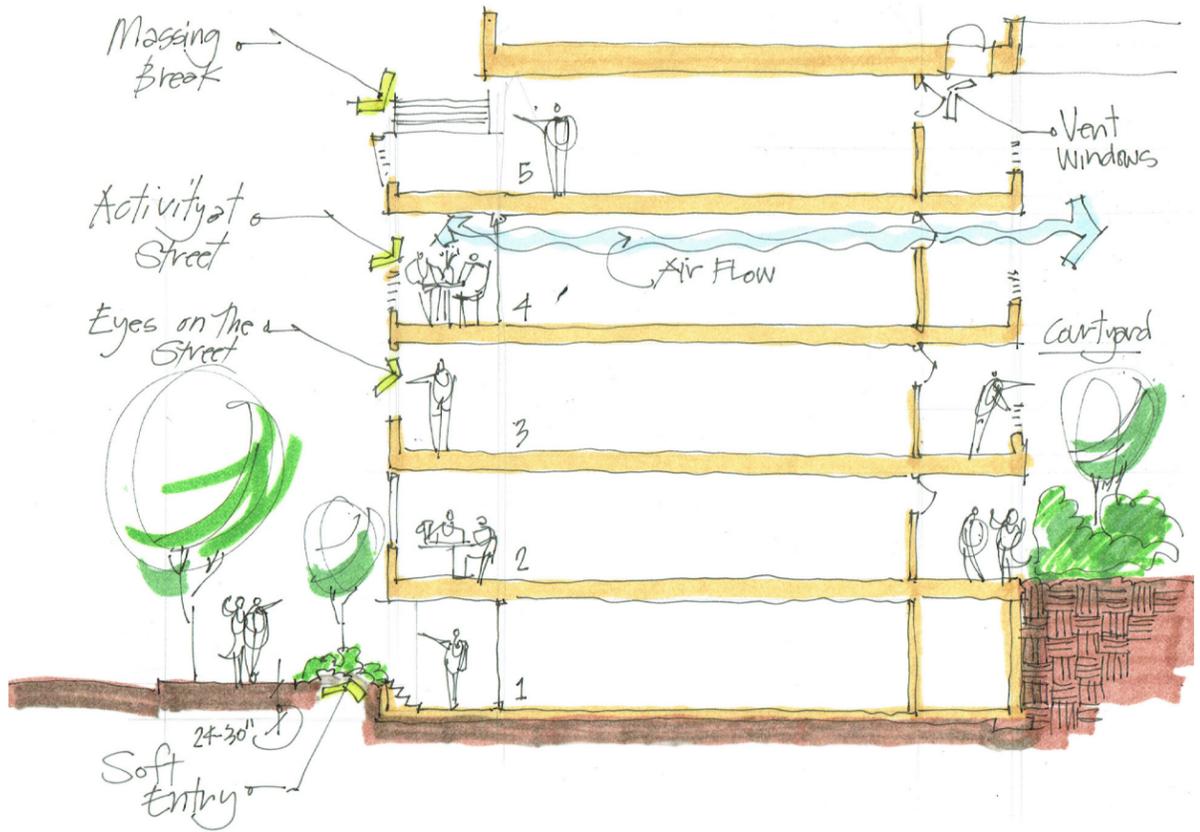


Install Staggered Wall Rack allowing for 24:" spacing initially but adaptable to 12" space as demand increases



Multiple Bike Parking Systems Near Public ROW

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.

**Context and Site**

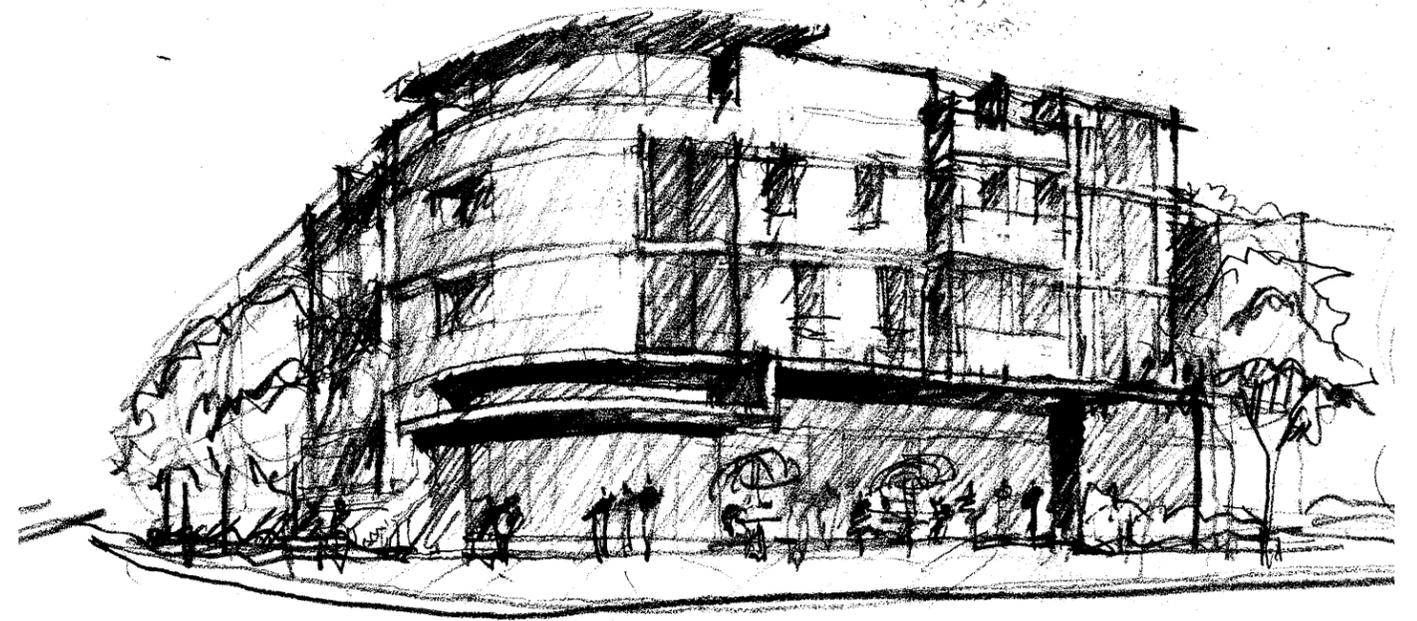
**CS1. Natural Systems and Site Features**

**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.

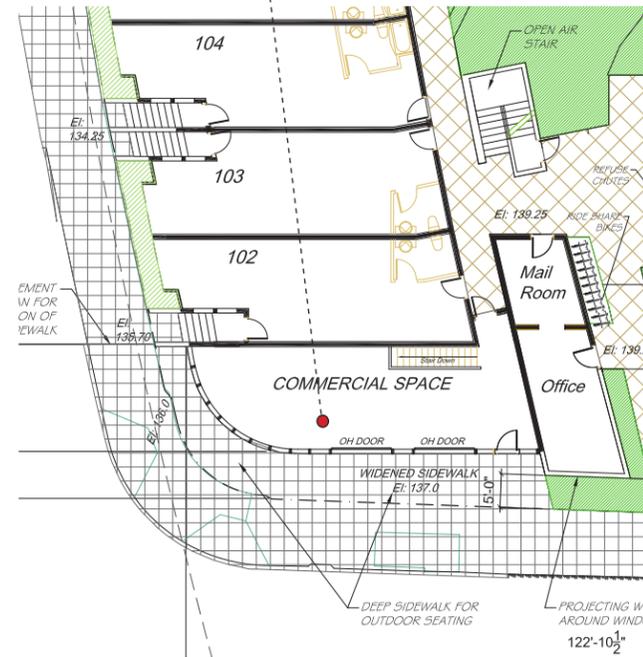


**Context and Site**

**CS2. Urban Pattern and Form**

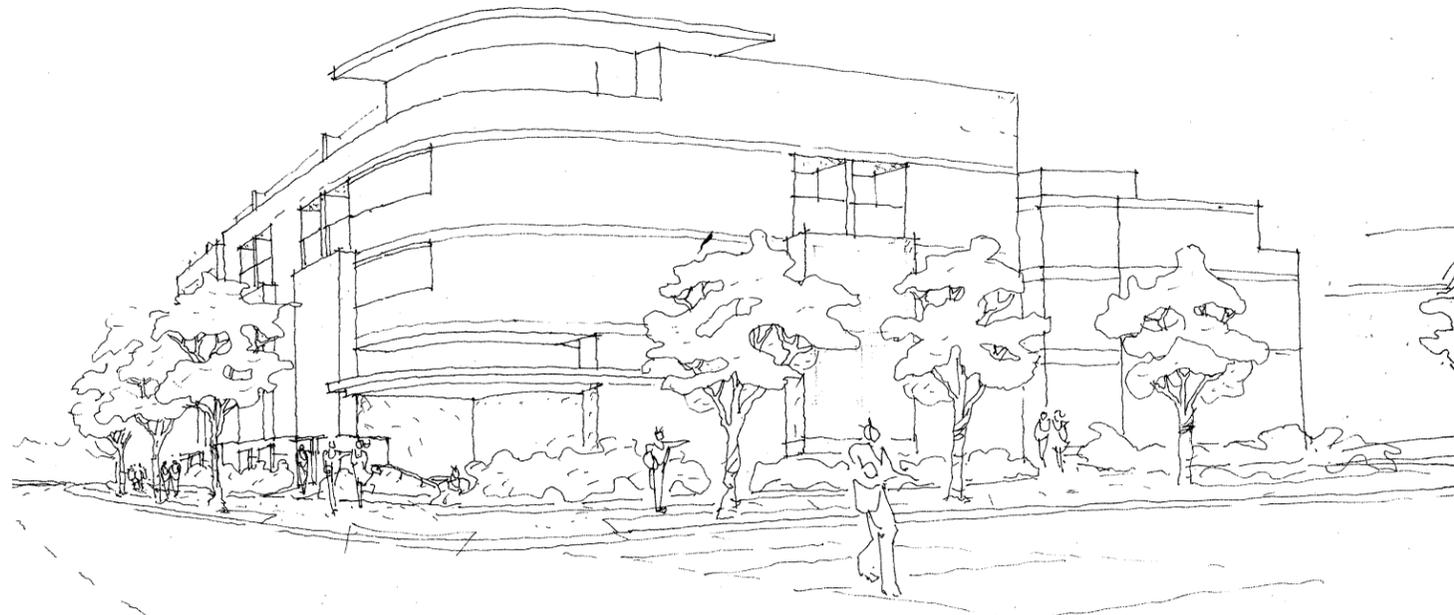
**C1. Corner Sites:**

Consider using a corner to provide extra space for pedestrians and a generous entry or build out to the corner to provide a strong urban edge.



**DESIGN GUIDELINES**  
**Context and Site**

4050 Martin Luther King Jr. Way S



**Context and Site**

**CS2. Urban Pattern and Form**

**D3, D4 and D5. Zone Transitions, Massing Choices and Respect for Adjacent Sites**

*Provide an appropriate transition or compliment to the adjacent RS500 zoned property. Create a step in perceived height, bulk and scale between the anticipated development potential of the adjacent zone and the proposed development.*

*Strive for successful transition between zones where a project abuts a less intensive zone.*

*Respect adjacent properties with design and site planning to minimize disrupting the privacy and outdoor activities of residents in adjacent buildings.*

**Context and Site**  
**CS3. Architectural Context and Character**

**A4: 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.*



**DESIGN GUIDELINES**  
**Context and Site**

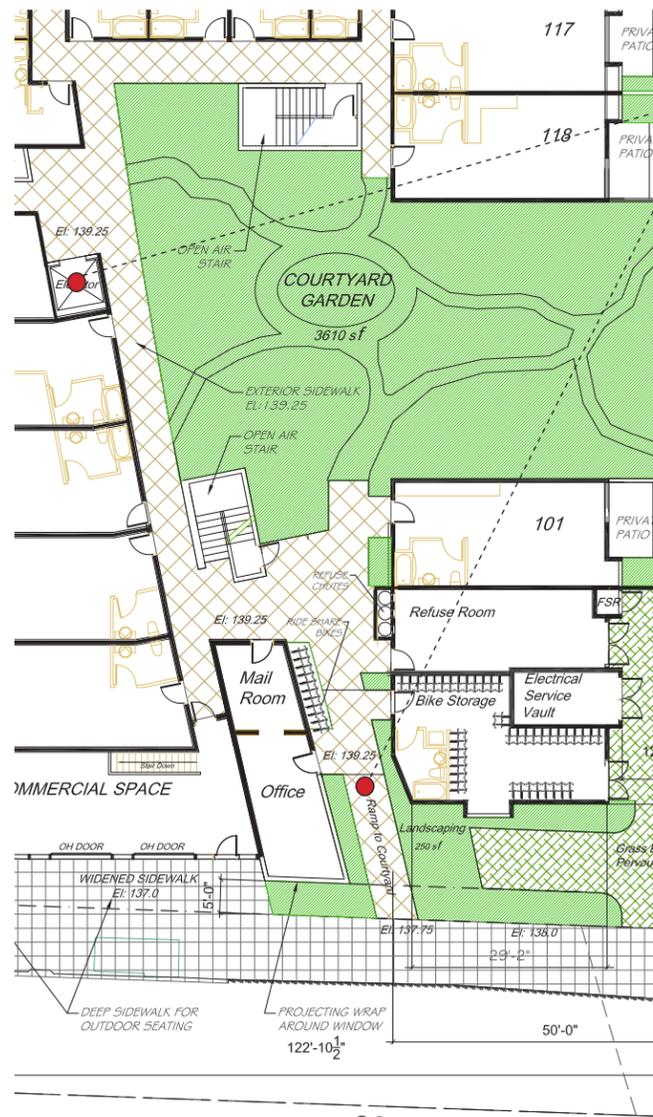
4050 Martin Luther King Jr. Way S

**Public Life**

**PL1. Connectivity**

**A. Network of Open Spaces**

**A.2. Seek opportunities to foster human interaction through an increase in the size and/or quantity of project related open space available for public life. Consider features such as widened sidewalks, recessed entries, curb bulbs courtyards, plazas or through block connections along with place-making elements such as trees landscape, art or other amenities.**



**Clear Barrier Free Routes**



**PL2. Walkability**

**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.



**PL2. Walkability**

**B. Safety and Security**

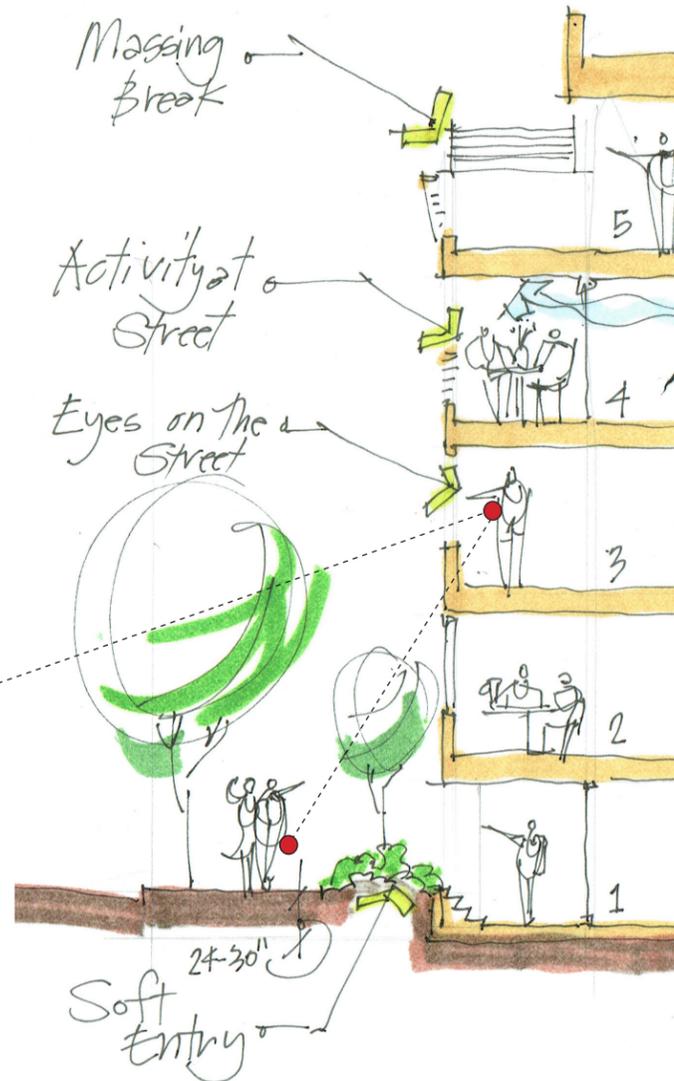
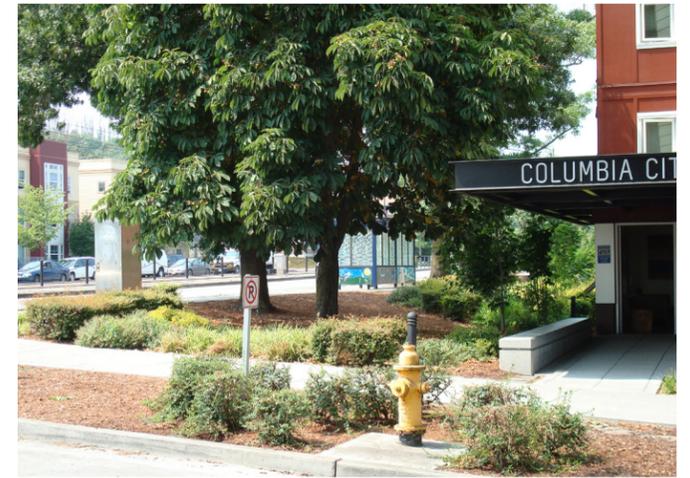
**B.1. Eyes on the Street:** Create a safe environment by providing lines of sight and encouraging natural surveillance through strategic placement of doors, windows, balconies and street level uses.

**PL3-B Residential Edges**

**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.

**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.

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



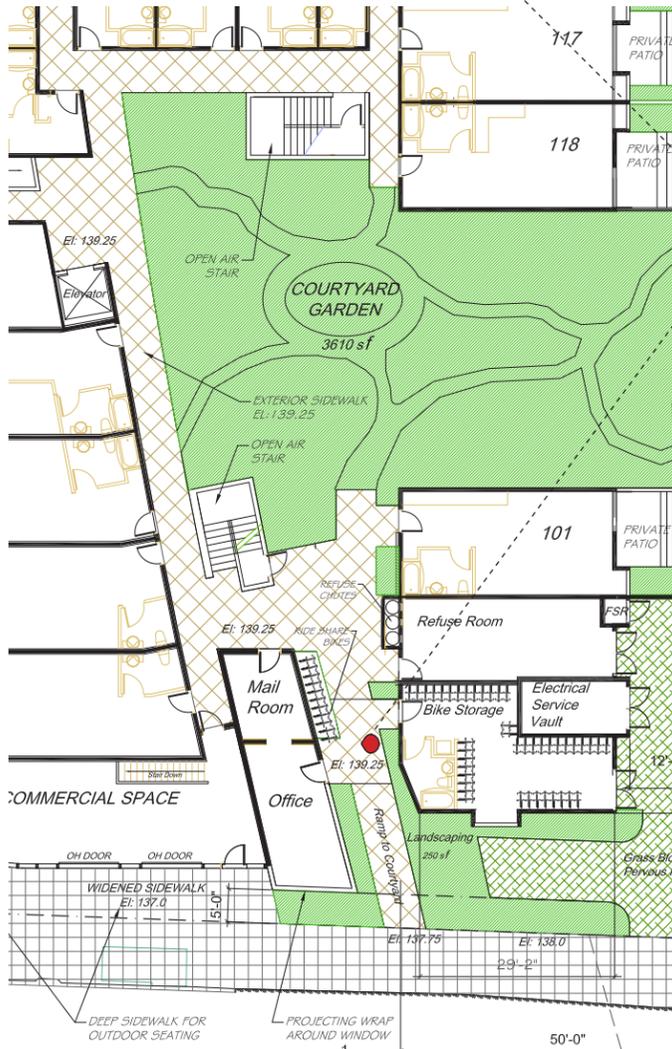
**Activate Frontage to Enhance Security**

**DESIGN GUIDELINES**  
**Public Life**

4050 Martin Luther King Jr. Way S



Visitor/Delivery Entry and Barrier  
Free Access Path



**Public Life**

**PL3. Street-Level Interaction**

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

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

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

**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.

**PL4. Active Transportation**

**A. Entry Locations and Relationships**

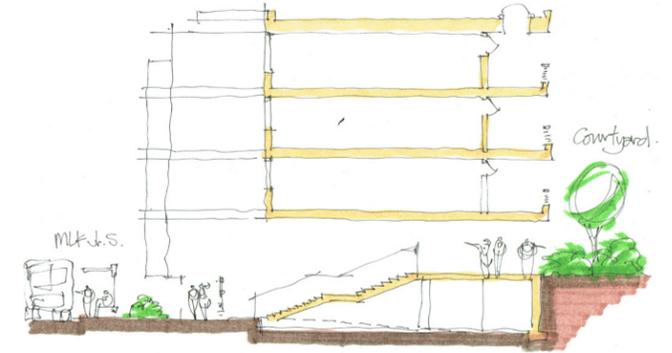
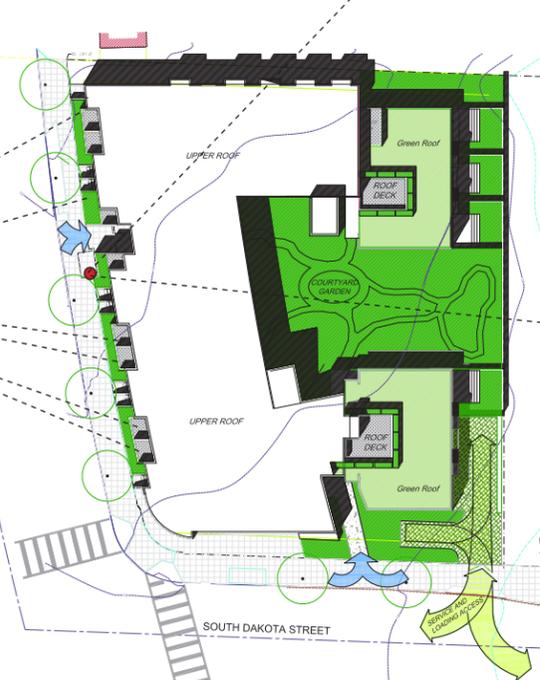
**A.1 and A.2: Serving all Modes of Travel and Connections to All Modes**

**B. Planning Ahead for Bicyclists**

**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

**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.

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



Walk thru to Bus Stop

**PL4. Active Transportation**

**C. Planning Ahead for Transit**

**C.1. Influence on Project Design**

Identify how a transit stop adjacent to the site may influence project design, provide opportunities for placemaking, and/or suggest logical locations for building entries.



Bus Shelter/Stop on MLK

**DESIGN GUIDELINES**  
**Public Life**

4050 Martin Luther King Jr. Way S

## Design Concept

### DC1. Project Uses and Activities

#### A. Arrangement of Interior Uses

**A.4. Views and Connections:** Locate interior uses and activities to take advantage of views and physical connections to exterior spaces and uses, particularly activities along sidewalks, parks or other public spaces.

#### C. Parking and Service Uses

**C.4. Service Uses:** Locate and design service entries, loading docks and trash receptacles away from pedestrian areas or to a less visible portion of the site to reduce possible impacts of these facilities on building aesthetics and pedestrian circulation. Where service facilities abut pedestrian areas or the perimeter of the property, maintain an attractive edge through screening, plantings or other design



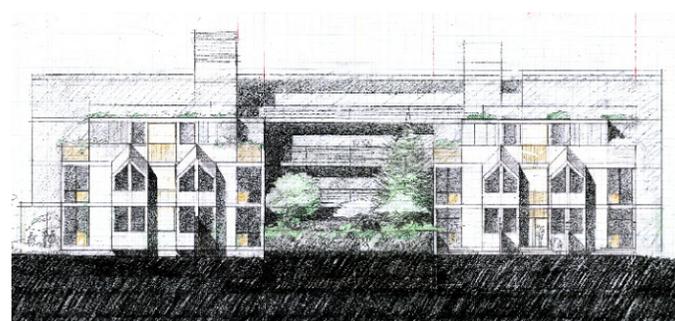
## Design Concept

### DC2. Architectural Concept

#### A. Massing

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

**A.2. Reduce Perceived Mass:** Use secondary architectural elements to reduce the perceived mass of larger projects. Consider creating recesses or indentations in the building envelope: adding balconies, bay windows, porches, canopies or other elements: and/or highlighting building entries.



## Design Concept

### DC2. Architectural Concept

#### C. Secondary Architectural Features

**C.1. Visual Depth and Interest:** Add depth to facades where appropriate by incorporating balconies, canopies, awnings, decks or other secondary elements into the facade design.

**C.3. Fit with Neighboring Buildings:** Use design element to achieve a successful fit between a building and its neighbors, such as:

- Using trees and landscaping to enhance the building design and fit with the surrounding context.

#### D. Scale and Texture

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



## DESIGN GUIDELINES Design Concept

4050 Martin Luther King Jr. Way S

### DC3. Open Space Concept

#### A. Building-Open Space Relationship

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.

#### B. Open Spaces Uses and Activities

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

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



Access to Cheasty Greenbelt



### DC3. Open Space Concept

#### C. Design

C.2. Amenities and Features: Create attractive outdoor spaces well-suited to the uses envisioned for the project. Use a combination of hardscape and plantings to shape these spaces and to screen less attractive areas as needed. Use a variety of features, such as planters, green roofs, deck, groves of trees and vertical green trellises along with more traditional foundation plantings, street trees and seasonal displays.

C.3. Support Natural Areas: Create an open space design that retains and enhances on-site natural areas and connects to natural areas that may exist off-site and may provide habitat for wildlife. If the site has no natural areas, consider an open space design that offers opportunities to create larger contiguous open spaces and corridors in the future with development of other public or private projects.



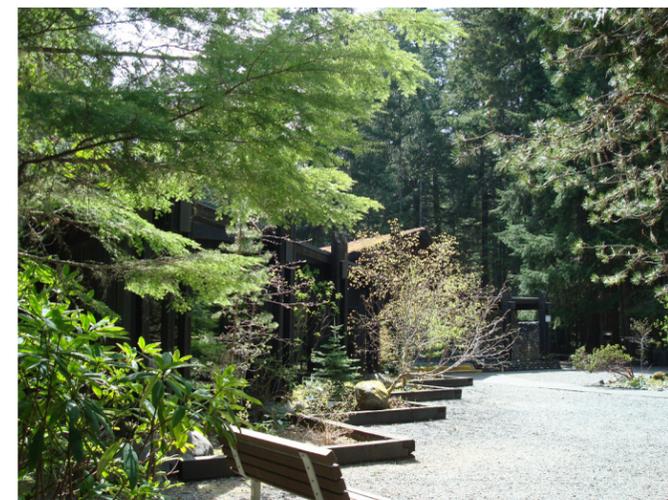
### DC4. Materials

#### 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.

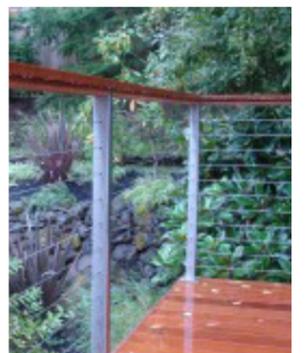


### DC4. Materials

#### D. Trees, Landscapes and Hardscapes

D.1. Choice of Plant Materials: Reinforce the overall architectural and open space design concepts through the selection of landscape materials. Choose plants that will emphasize or accent the design, create enduring green spaces and be appropriate to particular locations taking into account solar access, soil conditions and adjacent patterns of use. Select landscaping that will thrive under urban conditions.

D.4. Placemaking: Create a landscape design that helps define spaces with significant elements such as trees.



## DESIGN GUIDELINES Design Concept

4050 Martin Luther King Jr. Way S



## 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 with massing breaks facing MLK Jr. Way developed to reinforce street
- 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

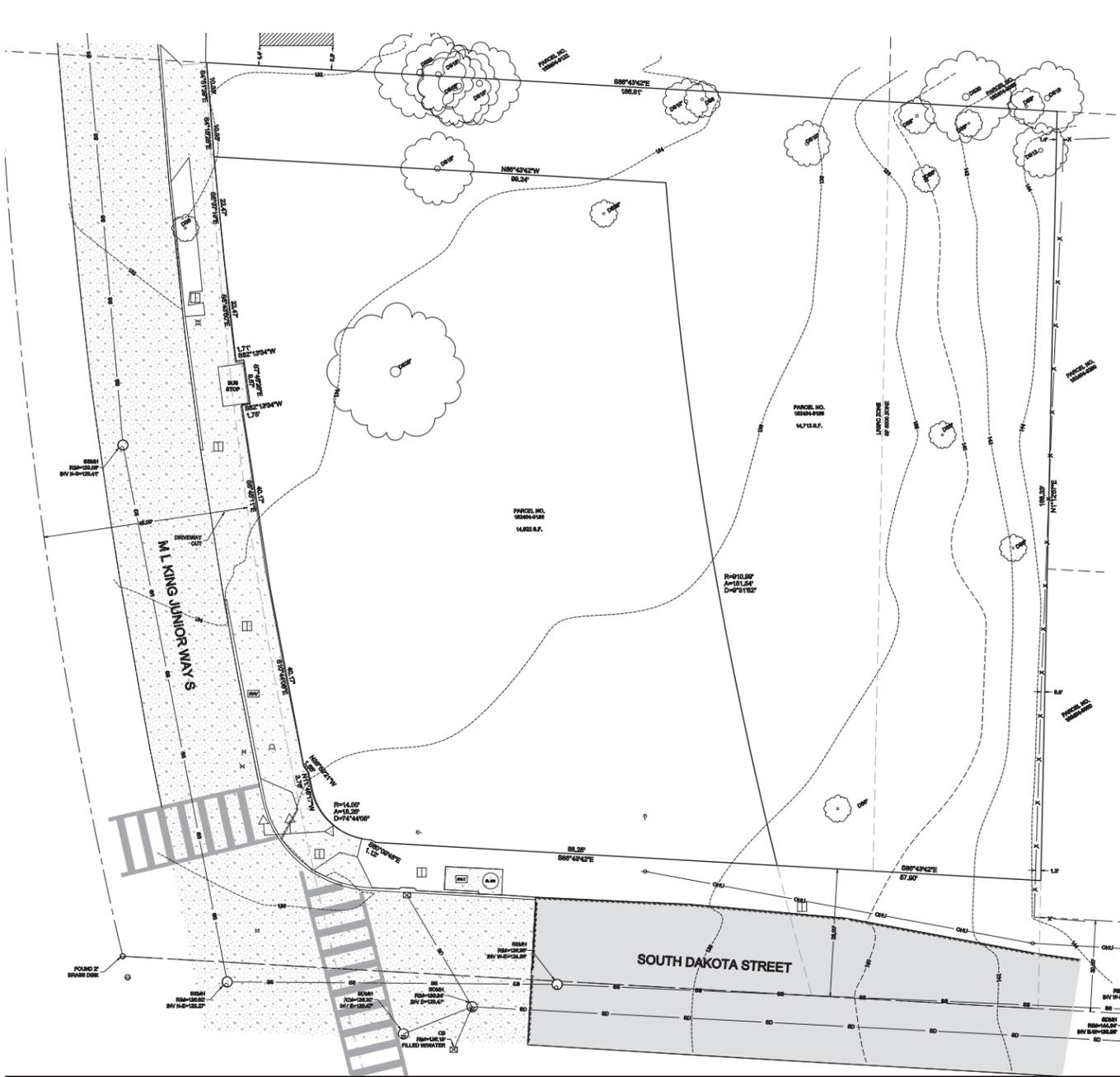
# DESIGN INTENT

## Massing and Materials

4050 Martin Luther King Jr. Way S

# *Appendix*

## *Supporting Analysis from First Early Design Guidance Packet*



## 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

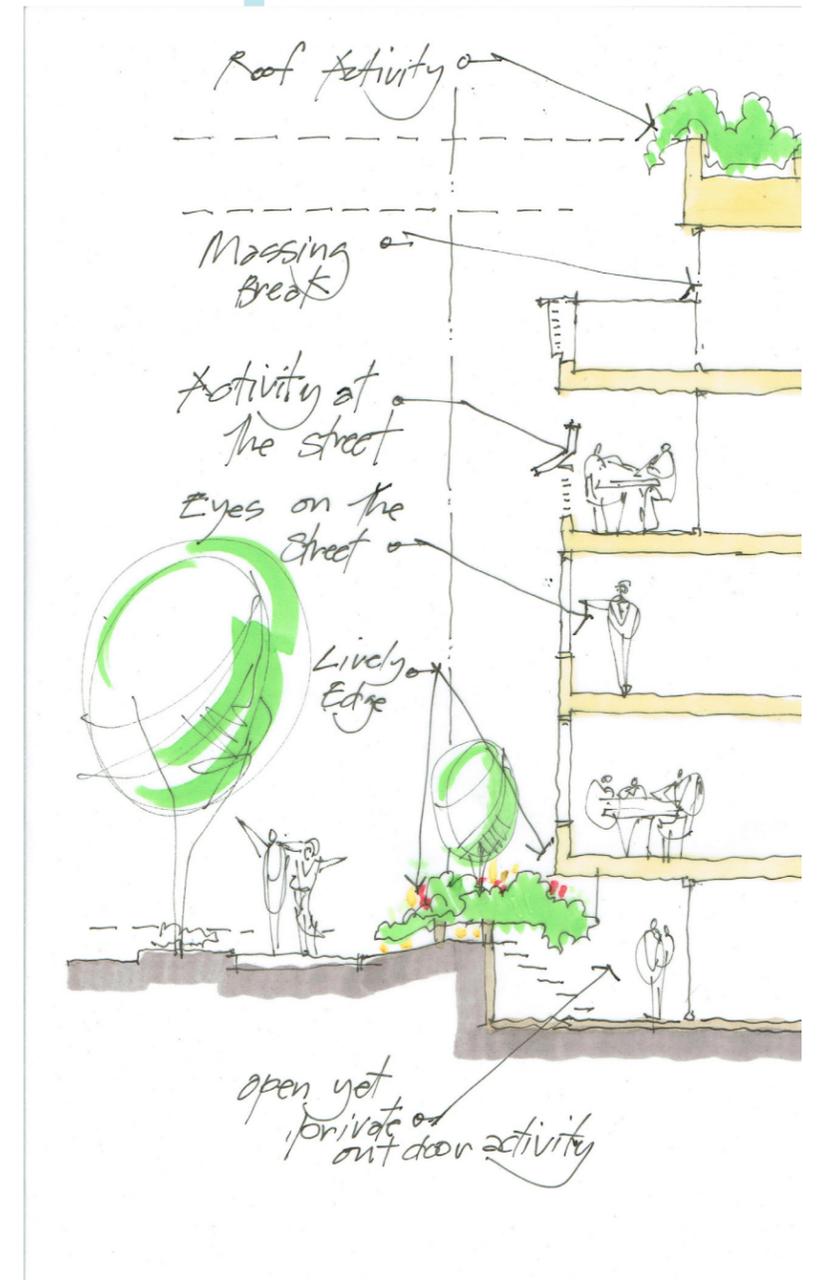
Per item A.2.a, the required green factor to be achieved with this project shall be 0.6. Street trees as prescribed by the City Arborist will be required.

## 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



Views from Southwest



SITE PLAN - Option A



VIEW FROM SW CORNER



View from Northwest

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

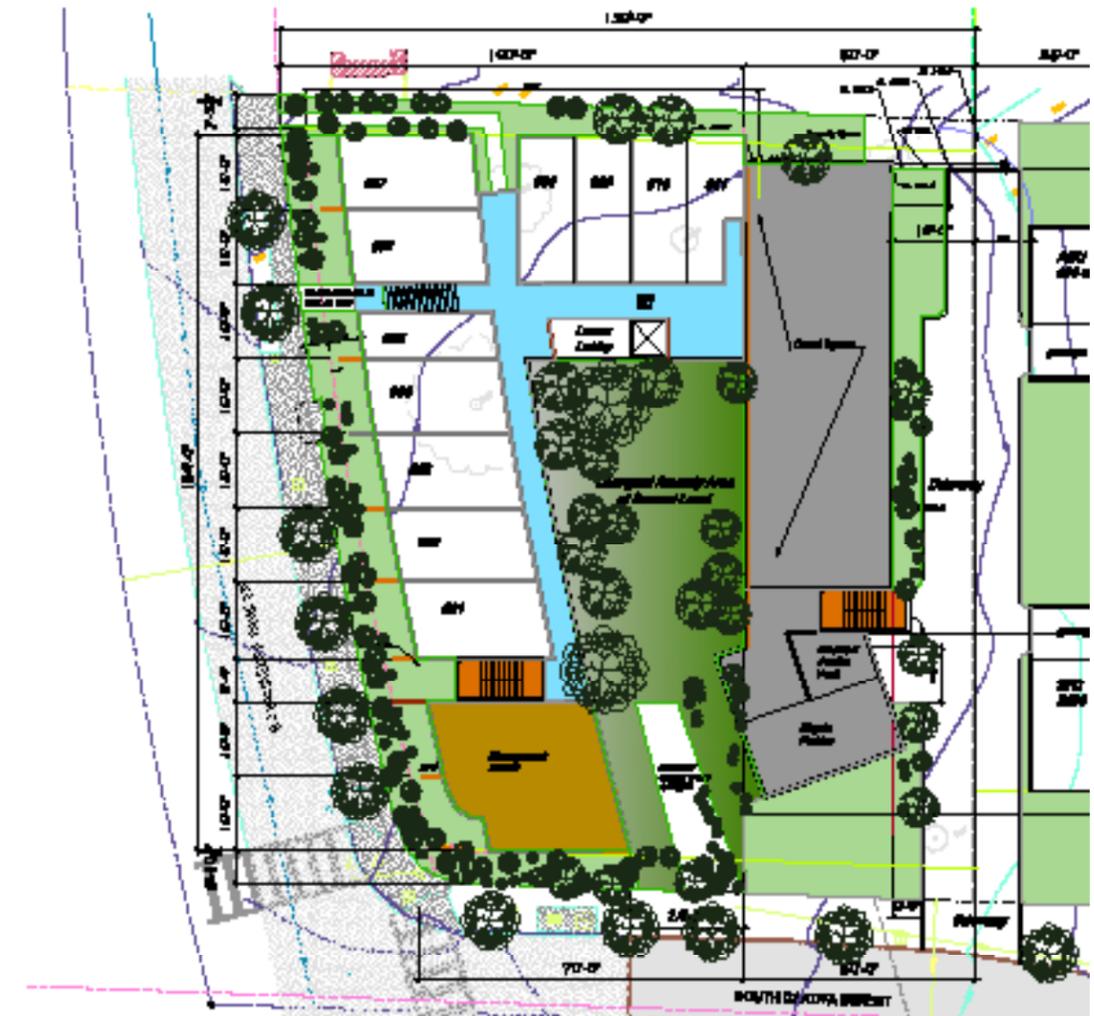
- Transit oriented development
- Amenity space as buffer to transit corridor
- Roof top amenity space with excellent views
- Management offices oriented to MLK Jr. Way
- Convenient access from the Metro bus stop
- Double loaded interior circulation
- Shared drive access with RS 5000 portion of site supports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

**Option B**  
Typical Upper Floors





Views from Southwest



SITE PLAN - Option C"

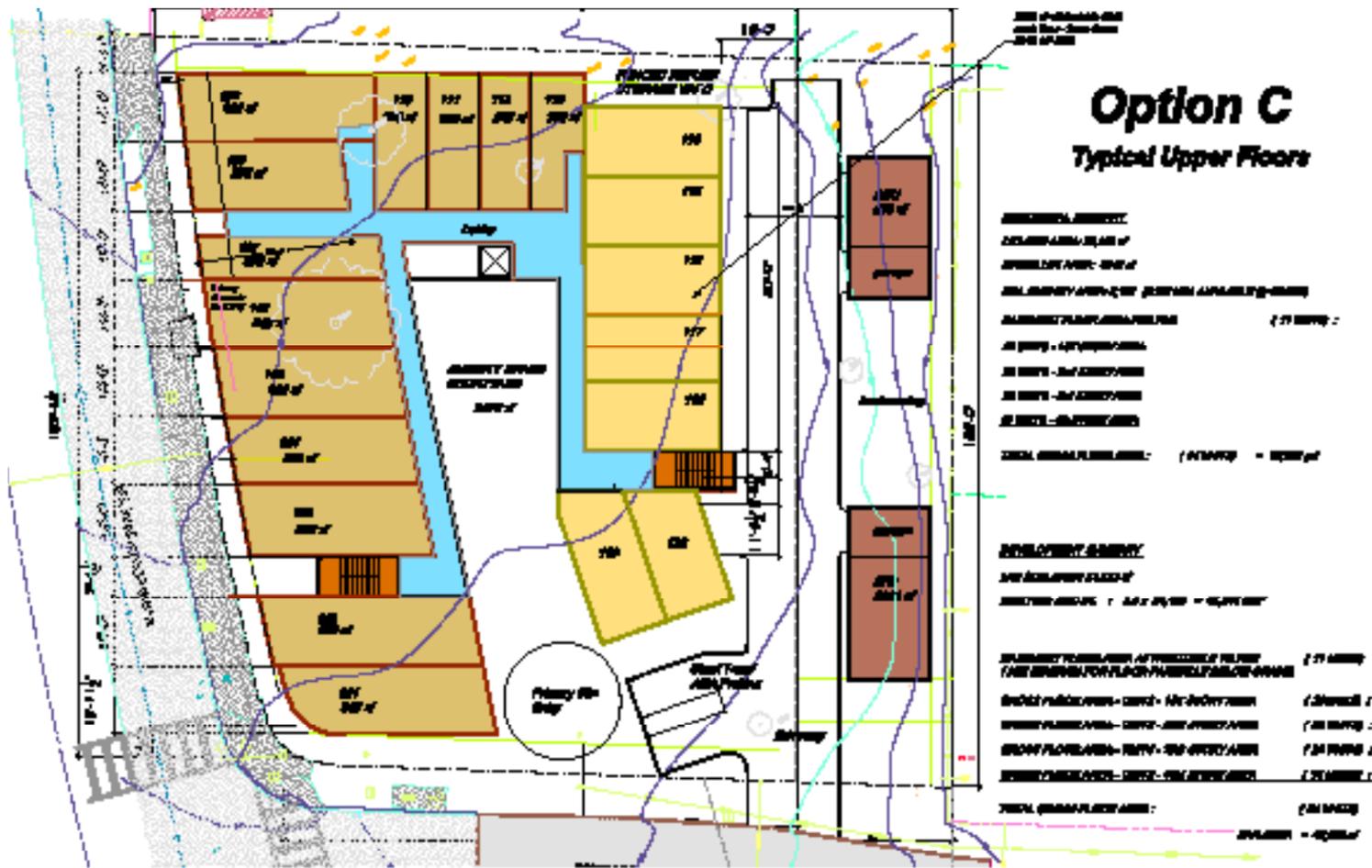


View from Northwest

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



TYPICAL UPPER FLOOR PLAN



View from Southwest



View North from S. Dakota Street

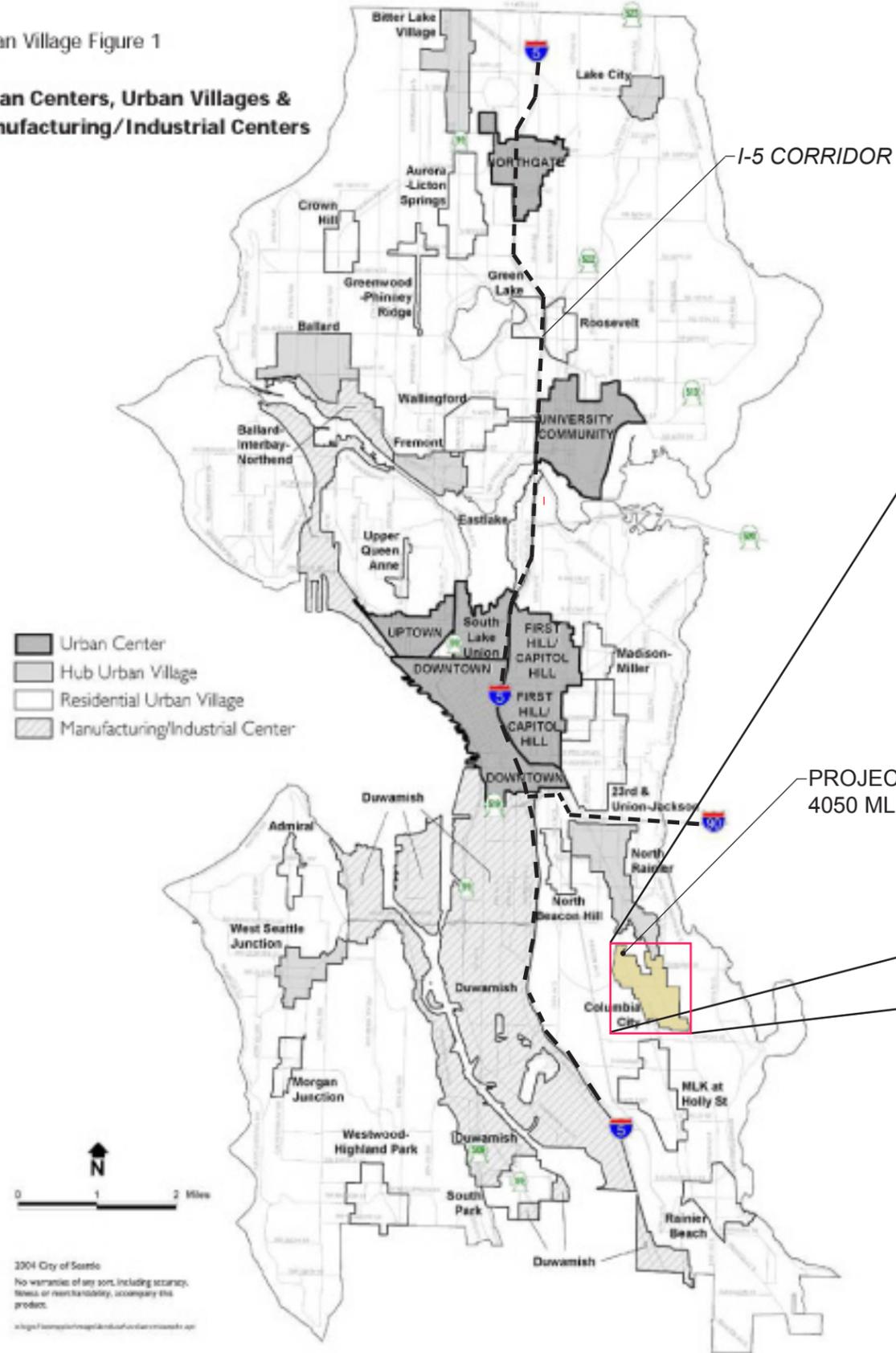


Northeast Aerial View

4050 Martin Luther King Jr. Way S

Urban Village Figure 1

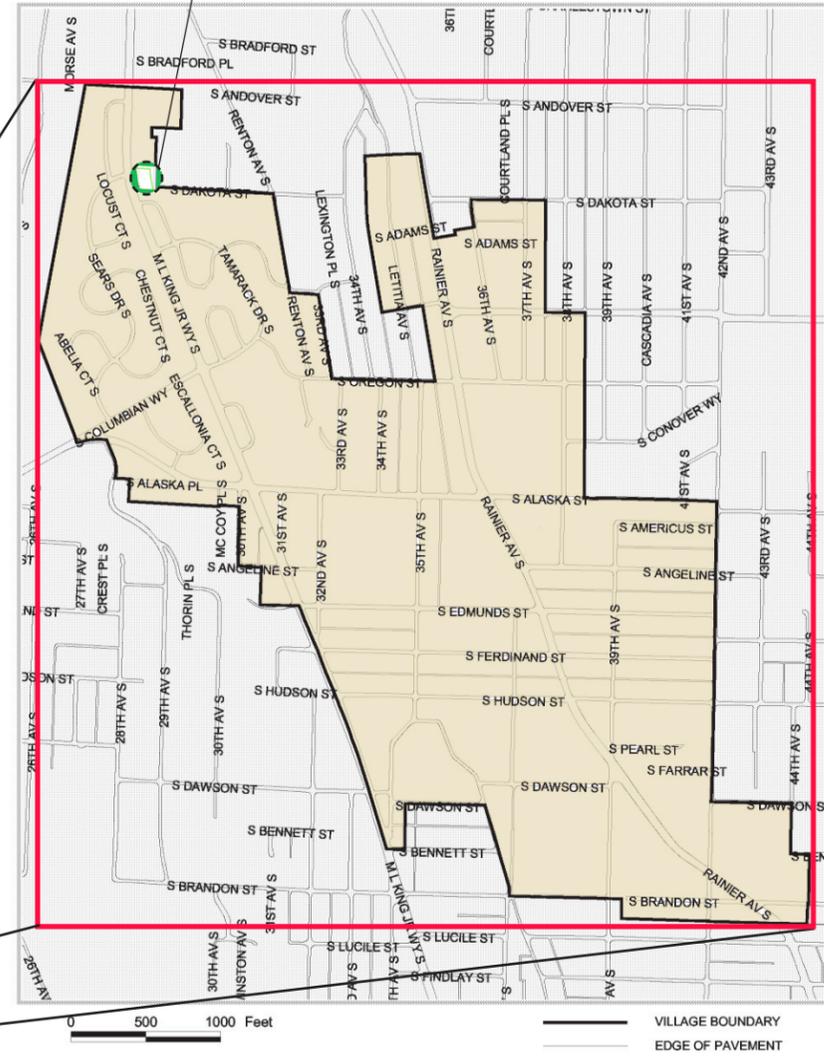
**Urban Centers, Urban Villages & Manufacturing/Industrial Centers**



**PROJECT SITE:  
4050 MLK Jr. Way S**

I-5 CORRIDOR

**PROJECT SITE:  
4050 MLK Jr. Way S**



Columbia City Residential Urban Village

**URBAN FRAMEWORK**

**CITYWIDE SCALE**

- Project site lies within the Columbia City Residential Urban Village boundary, fronts Martin Luther King Jr. Way S., with the side street, S. Dakota St.
- Neighborhood Design Guidelines apply in addition to Citywide Design Guidelines

**INFLUENCES**

- Transit oriented development site
  - Frequent multi-mode transit service
  - Link Light Rail Columbia City Station
- Nearby Landmarks:
  - Lake Washington shoreline
  - Seward Park
  - Jefferson Golf Course
  - Columbia City commercial districts

**NEIGHBORHOOD SCALE**

- Walkable access to commercial districts
- Green spaces and City Parks nearby
- Access to public services
- Transit corridor predominantly multifamily housing
- Near Lake Washington and bike trails

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

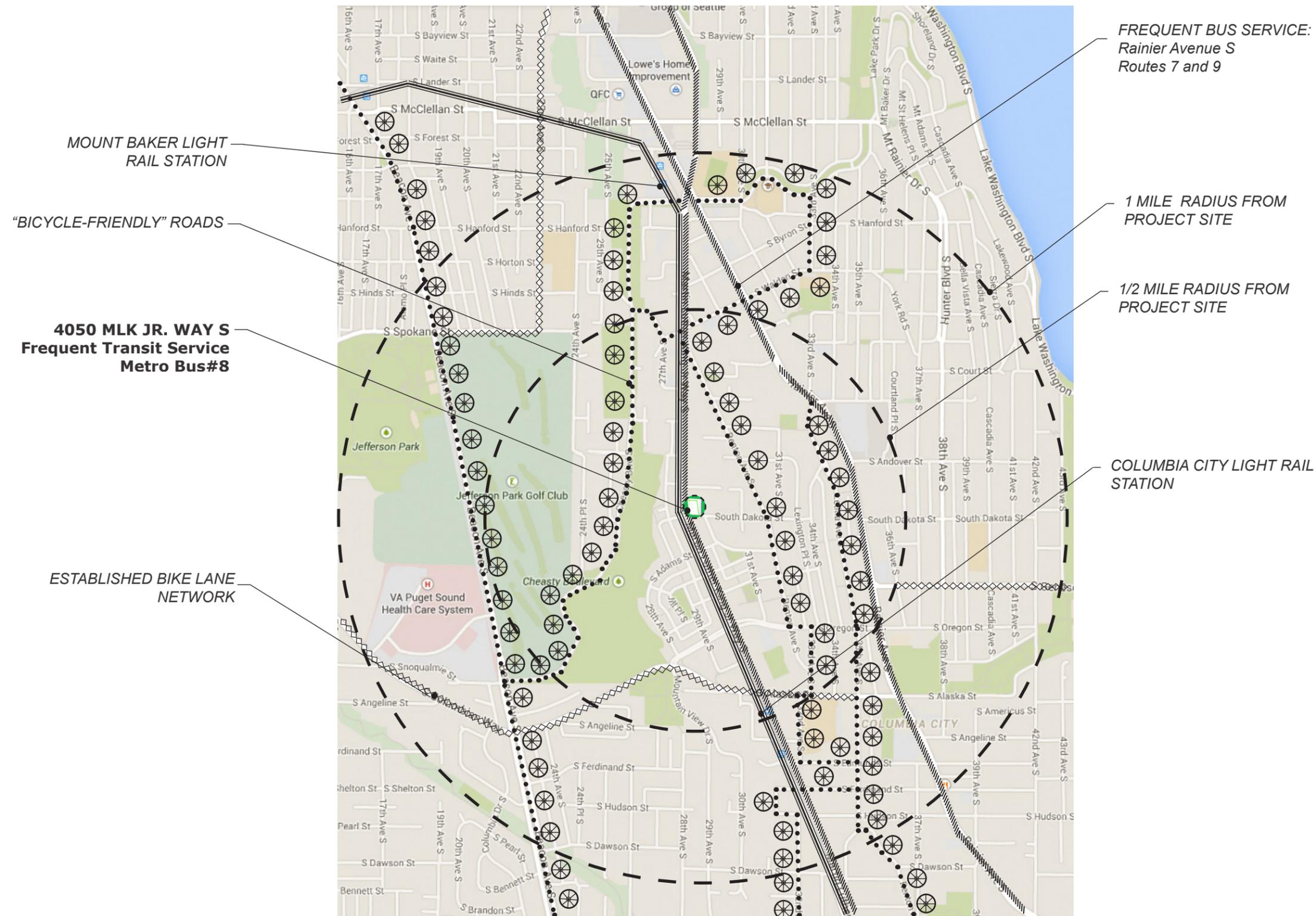


## TRANSPORTATION NETWORKS

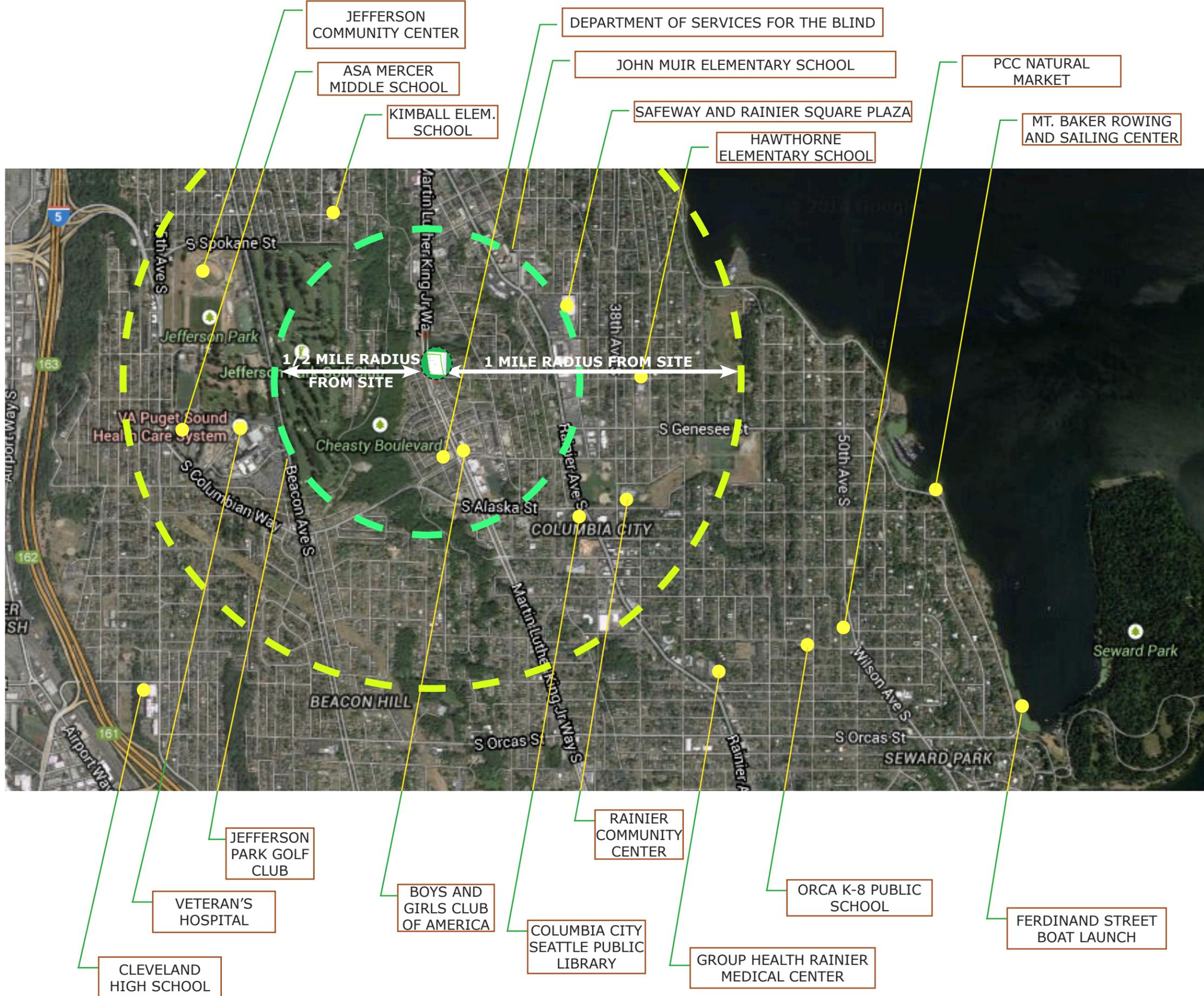
**MASS TRANSIT/ LIGHT RAIL:**  
The Columbia City Station is less than 1/2 mile from the project site

**METRO TRANSIT SERVICE**  
Frequent service, 15 minutes each way during peak hours with bus lines:  
#7, #8 and #9

**URBAN NETWORKS**  
On-street bicycle lanes  
Bicycle-friendly roads



4050 Martin Luther King Jr. Way S



## PUBLIC SERVICES RETAIL ACCESS and AMENITIES

### GOODS:

- Safeway and Rainier Square Plaza
- PCC Natural Markets

### PUBLIC SERVICES:

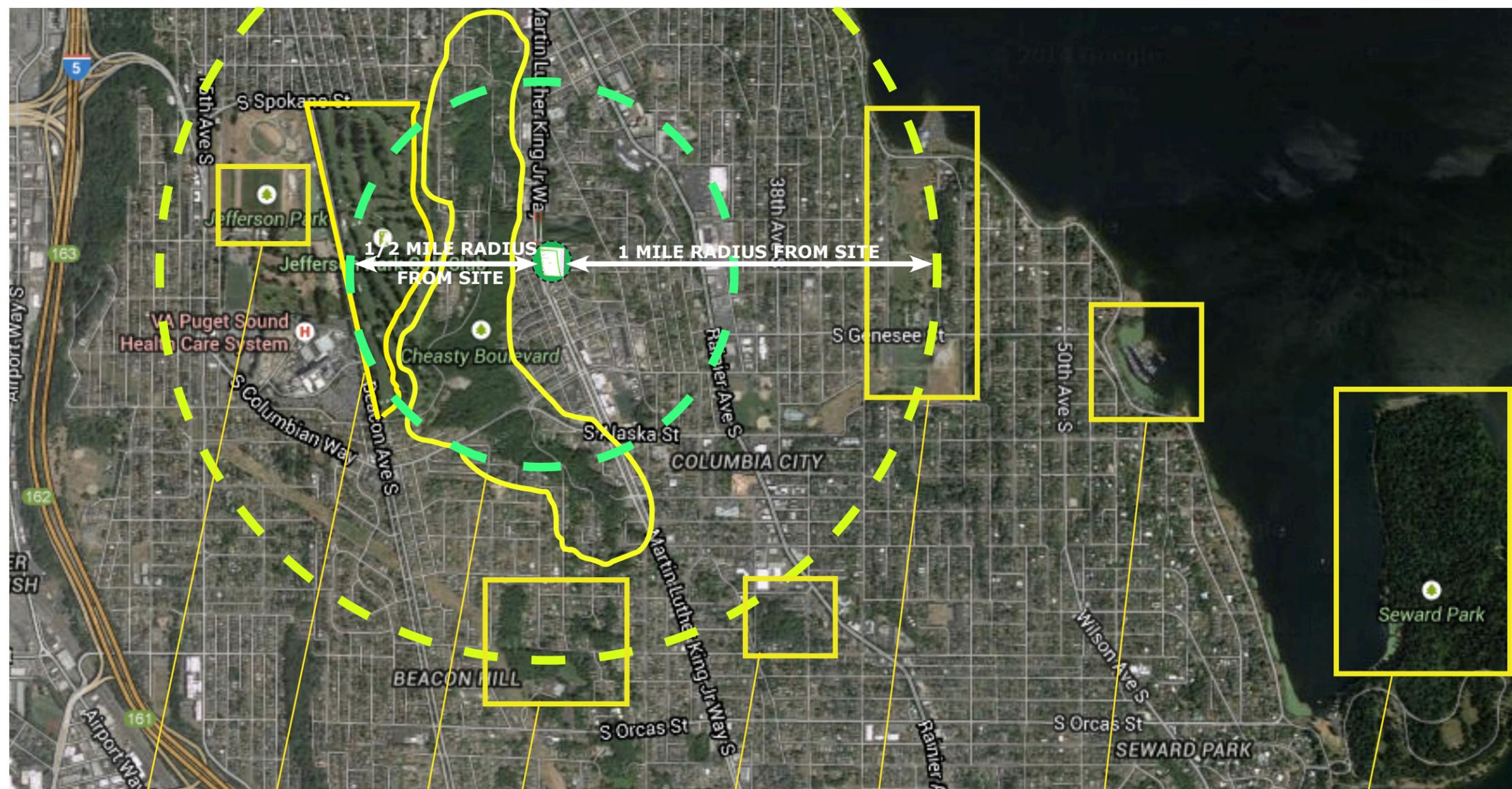
- Columbia City Public Library
- Columbia City Post Office
- Boys and Girls Club of America
- Department of Services for the Blind
- John Muir Elementary School
- Hawthorne Elementary School
- Asa Mercer Middle School
- Kimball Middle School
- Orca K-8 Public School
- Cleveland High School
- Veteran's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



## 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

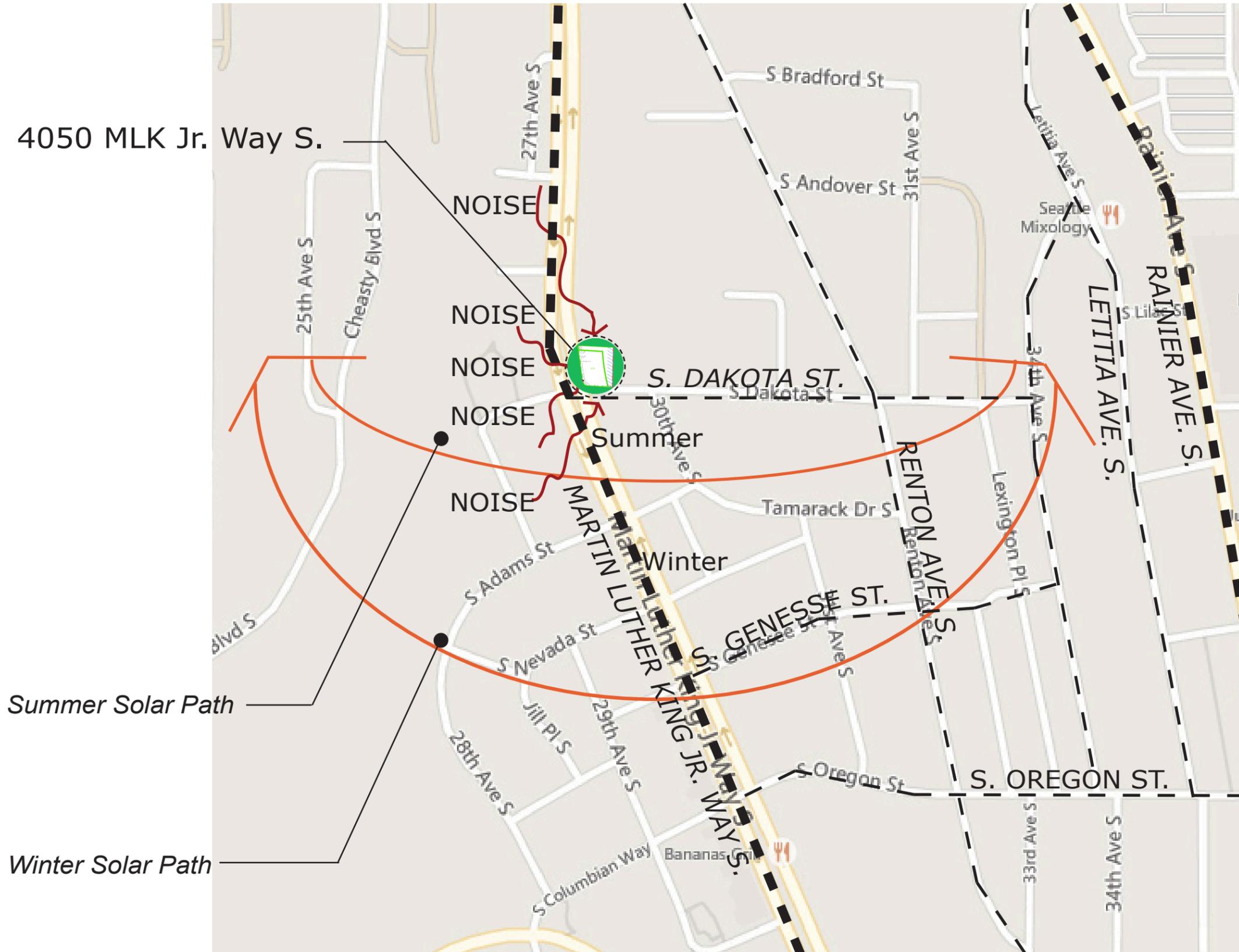
Close proximity to Martin Luther King Jr. Way South exposes the site to moderate levels of sound pollution, day and night.

### 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.





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.

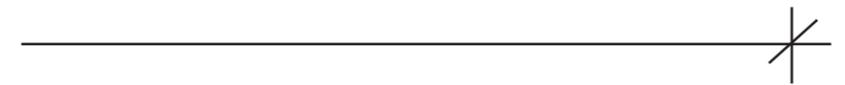


4040 MLK Jr. Way S.



**Project Site: 4050 MLK Jr. Way S.**

Way S. LOOKING EAST



4051 MLK Jr. Way S.



2806 S. Lilac St.

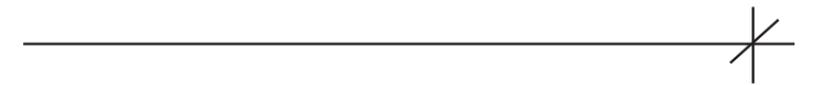


4015-4009 MLK Jr. Way S.



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

# 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.*

4050 Martin Luther King Jr. Way S