

# 5306 Martin Luther King Jr Way S

Design Review EDG Packet | Project #3029506 | February 1, 2018

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32nd Ave S

33rd Ave S

35th Ave S

MLK Jr Way S

S Dawson St

**S Bennett St**

S Brandon St





33rd Ave S

MLK Jr Way S

S Bennett St

S Brandon St



## OBJECTIVES

Construct a residential apartment structure with three stories above street level. The structure will have (10) units. Access to (10) parking stalls provided from the alley. Existing structure to be demolished.

Number of Units	10
Number of Parking Spaces	10
Number of Bike Parking Spaces	3

Sustainability  
Construct new structure to achieve a LEED Gold certification.

## TEAM

<b>ARCHITECTS</b>	b9 architects
<b>DEVELOPER</b>	Le Truong N & Thuy T Phan
<b>STRUCTURAL</b>	Malsam Tsang
<b>GEOTECHNICAL</b>	Pangeo Inc.
<b>LANDSCAPE</b>	True Scape Design

# EDG APPLICATION

## PART I: Contact Information

- |   |                                  |
|---|----------------------------------|
| 1. Property address                     | 5306 Martin Luther King Jr Way S |
| 2. Project number                       | #3029506                         |
| 3. Additional related project number(s) | #6626922                         |
| 4. Owner Name                           | Le Truong N & Thuy T Phan        |
| 5. Contact Person Name                  | Bradley Khouri                   |
| Firm                                    | b9 architects                    |
| Mailing Address                         | 610 2nd Avenue                   |
| City, State Zip                         | Seattle, WA 98104                |
| Phone                                   | 206.297.1284                     |
| Email Address                           | office@b9architects.com          |
| 6. Applicant's Name                     | Bradley Khouri                   |
| Relationship to Project                 | Architect                        |
| 7. Design Professional's Name           | Bradley Khouri                   |
| Email Address                           | bgk@b9architects.com             |
| Address                                 | 610 2nd Avenue                   |
| Phone                                   | 206.297.1284                     |

## PART II: Site and Development Information

1. Please describe the existing site, including location, existing uses and/or structures, topographical or other physical features, etc.

*The existing site is located at the corner of S Bennett Street and Martin Luther King Jr Way South, within the Columbia City neighborhood, immediately outside the boundary of the Columbia City Residential Urban Village. Occupying an L-shaped lot, the site's irregular shape fronts both S Bennett Street and Martin Luther King Jr Way South. The site's topography descends from the alley towards Martin Luther King Jr Way South, from east to west. The site includes a mix of existing uses, a two-story building currently used as a church and a one-story retail store, with surface parking accessed from S Bennett Street. To the east of the existing commercial structure, there is a one-story single family structure.*

2. Please indicate the site's zoning and any other overlay designations, including applicable Neighborhood Specific Guidelines.

*The lot is zoned C1-40, located within the SESRA boundaries (Southeast Seattle Reinvestment Area) and is subject to the citywide Seattle Design Guidelines.*

3. Please describe neighboring development and uses, including adjacent zoning, physical features, existing architectural and siting patterns, views, community landmarks, etc.

*The immediate neighborhood is a mix of residential, commercial and mixed-use buildings, with predominantly single family houses as the immediate context with some duplexes/fourplexes and apartment buildings. There are also warehouses, service buildings, and retail spaces located along MLK Jr Way South. Adjacent to the site, to the south, is the Fair Work Center, a 4-story structure completed in 2014.*

*The site borders a Single Family Zone along the north and east property lines. The Commercial Zone is continuous on the west side of the site, running north-south along along Martin Luther King Jr Way S and partially occupying all blocks east and west of it. The Columbia City commercial core is located a couple blocks north and east along Rainier Avenue S.*

4. Please describe the applicant's development objectives, indicating types of desired uses, structure height (approx), number of residential units (approx), amount of commercial square footage (approx), and number of parking stalls (approx). Please also include potential requests for departure from development standards.

*The objective of the development proposal is to create a new three-story residential apartment structure, consisting of 10 family-sized, two-bedroom units, with a shared amenity area at the ground level of the proposed structure. The development proposes to provide 10 surface residential parking stalls occupying the northeast portion of the site, accessible from the alley to the east. Approximate structure height is 40', per SMC 23.47A.012.*

*The three design alternatives represent a design exploration and evolution, resulting in a preferred scheme that is forward-looking and respectful of its immediate context, in its volume and massing.*

*A departure is requested in order to achieve the project goals, specifically, to create an interior amenity area at ground level which responds to adjacent uses, zoning and Martin Luther King Way Jr. S.*

## ZONING SUMMARY

### 23.47A.004 PERMITTED USES:

- Residential use permitted outright

### 23.47A.008 STREET LEVEL STANDARDS:

- Per SMC 23.47A.008.A.2, blank segments of the street-facing facade between 2 feet and 8 feet above the sidewalk may not exceed 20 feet in width.
- The total of all blank facade segments may not exceed 40 percent of the width of the facade of the structure along the street.
- Street-level, street-facing facades shall be located within 10 feet of the street lot line, unless wider sidewalks, plazas, or other approved landscaped or open spaces are provided.
- Per SMC 23.47A.008.D.1 at least one of the street-level, street-facing facades containing a residential use shall have a visually prominent pedestrian entry.
- Per SMC 23.47A.008.D.2 the floor of a dwelling unit located along the street-level street-facing facade shall be at least 4 feet above or 4 feet below sidewalk grade or be set back at least 10 feet from the sidewalk.

### 23.47A.013 FLOOR AREA RATIO:

- Per SMC 23.47A.013 maximum FAR is 3, minimum FAR is 1.5
- $3 \times 6,947 = 20,841$  square feet allowable for projects that meet the Standards of subsection SMC 23.47A.013.B Table A.
- $1.5 \times 6,947 = 10,420$  square feet minimum for projects that meet the Standards of subsection 23.47A.013.H Table C.
- Underground stories and portions of a story that extend no more than 4 feet above existing or finished grade, whichever is lower, are exempt from far limits.

### 23.47A.012 STRUCTURE HEIGHT:

- Base max height for C zones = 40'-0"
- Open railings, planters, skylights, clerestories, greenhouses, solariums, parapets and firewalls may extend up to 4 feet above the otherwise applicable height limit, whichever is higher.
- Mechanical equipment may extend up to 15 feet above the applicable height limit, as long as the combined total coverage of all features gaining additional height does not exceed 20 percent of the roof area, or 25 percent of the roof area if the total includes stair or elevator penthouses or screened mechanical equipment.
- Stair and elevator penthouses may extend above the applicable height limit up to 16 feet

### 23.47A.016 LANDSCAPE AND SCREENING STANDARDS:

- Screening shall consist of fences, walls, or landscaped areas, including bioretention facilities or landscaped berms.
- Per SMC 23.47A.016.D.1.d.1, three-foot-high screening is required along street lot line
- Landscaping shall achieves a green factor score of 0.30 or greater.
- Surface screening is required for parking abutting or across an alley from a lot in a residential zone. Such parking shall have 6-foot-high screening along the abutting lot line and a 5-foot-deep landscaped area inside the screening.

### 23.47A.014.B.3 SETBACKS AND SEPARATIONS:

- For a structure containing a residential use, a setback is required along any side or rear lot line that abuts a lot in a residential zone or that is across an alley from a lot in a residential zone, or that abuts a lot that is zoned both commercial and residential if the commercial zoned portion of the abutting lot is less than 50 percent of the width or depth of the lot, as follows:
  - a. Fifteen feet for portions of structures above 13 feet in height to a maximum of 40 feet; and
  - b. For each portion of a structure above 40 feet in height, additional setback at the rate of 2 feet of setback for every 10 feet by which the height of such portion exceeds 40 feet

### 23.47A.024 AMENITY AREA:

- The required amount of amenity area is equal to 5 percent of the total residential gross area.
- All residents shall have access to at least one common or private amenity area.
- Amenity areas shall not be enclosed.
- Parking areas, vehicular access easements, and driveways do not qualify as amenity areas, except that a woonerf may provide a maximum of 50 percent of the amenity area if the design of the woonerf is approved through a design review process pursuant to Chapter 23.41.
- Common amenity area shall be minimum 250 square feet and have a minimum horizontal dimension of 10 feet
- Private balconies and decks shall have a minimum area of 60 square feet, and no horizontal dimension shall be less than 6 feet.
- Rooftop areas excluded because they are near minor communication utilities and accessory communication devices, pursuant to subsection 23.57.012.C.1.d, do not qualify as amenity areas.

### 23.47A.022 LIGHT AND GLARE

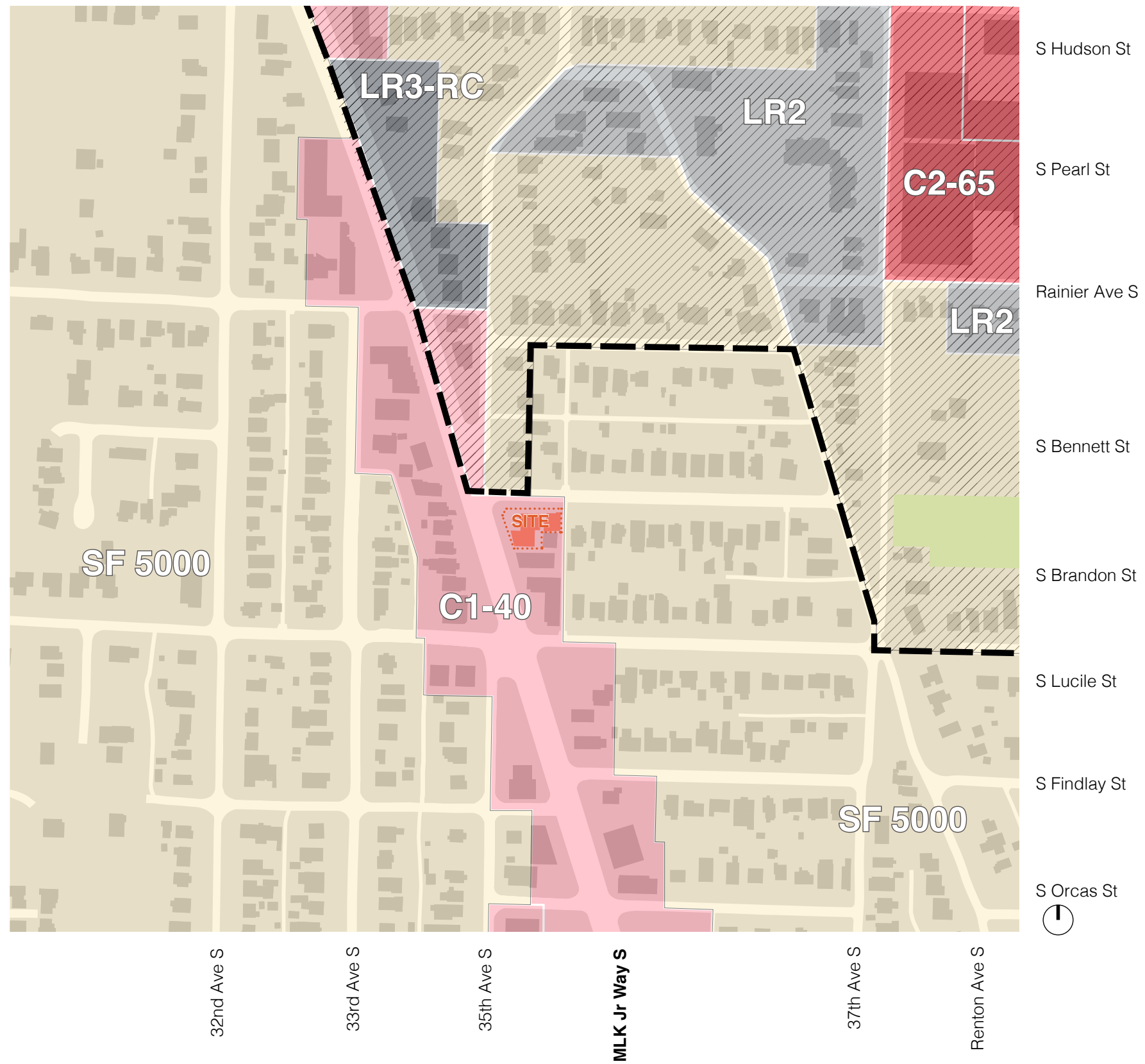
- Exterior lighting must be shielded and directed away from adjacent uses.

### 23.54.040 TRASH AND RECYCLING STORAGE:

- Residential units: 9-15 units = 150 square feet of storage area.
- For developments with 9 dwelling units or more, the minimum horizontal dimension of required storage space is 12 feet.

### 23.47A.032 PARKING LOCATION AND ACCESS:

- Parking to the side of a structure shall not exceed 60 feet of street frontage.



- SF 5000
- LR2
- LR3
- C1
- C2
- Urban Village Overaly

**ADDRESS**

5306 Martin Luther King Jr Way South

**PARCEL #**

68890-0150

**LEGAL DESCRIPTION**

Lot 2, except the east 54.5 feet thereof, and all of lot 1, block 3, Pratt's Addition to the City of Seattle, according to the plat thereof recorded in volume 19 of plats, page 4, in King County, Washington; except that portion thereof condemned for street purposes in King County Superior Court cause no. 98085, also except that portion thereof deeded to Central Puget Sound Regional Transit Authority by deed recorded under recording number 20031202000296.

**LOT SIZE**

6,947 SF

**ZONE**

C1-40

**URBAN VILLAGE OVERLAY**

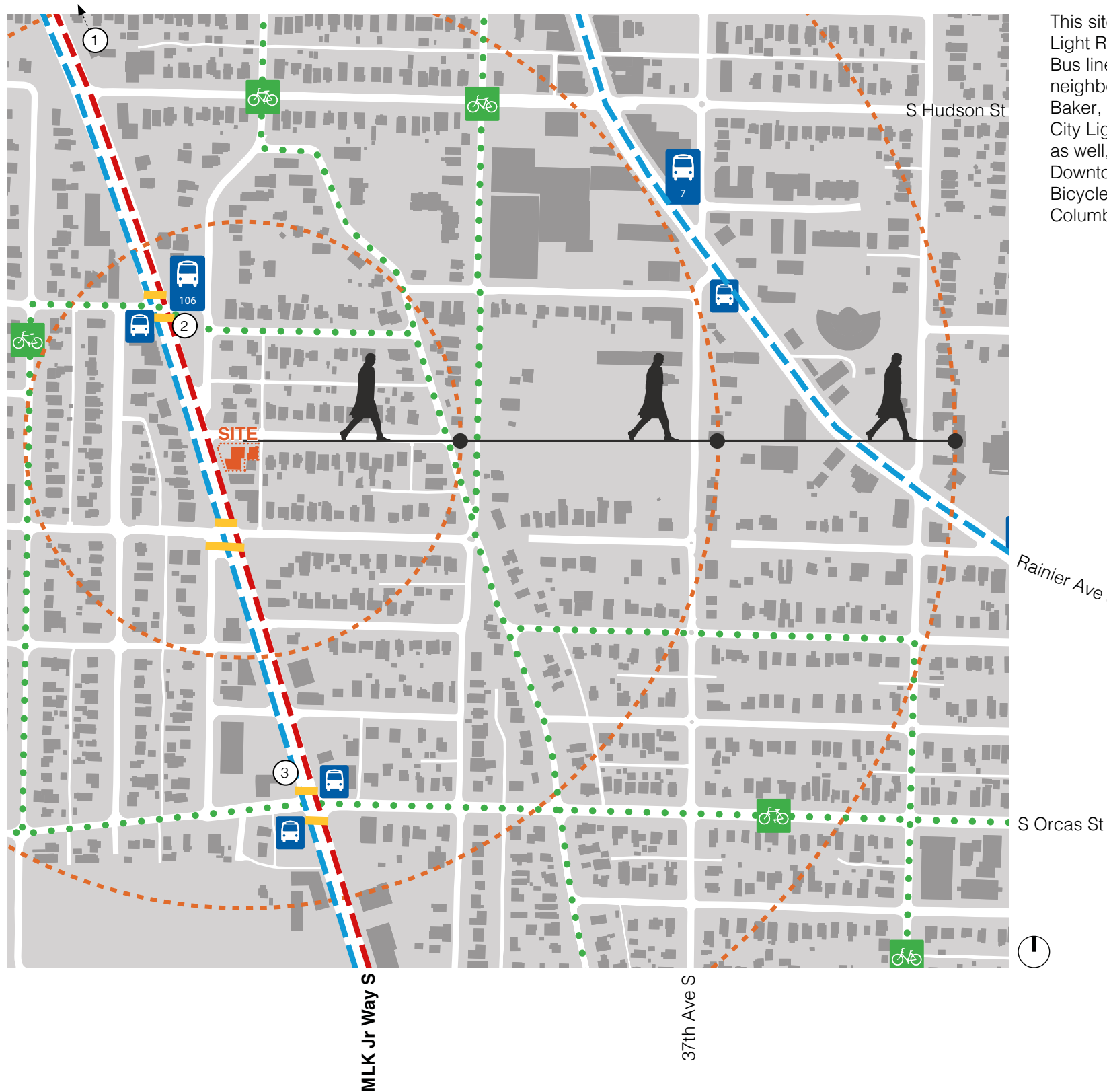
None

# NEIGHBORHOOD CONTEXT





# TRANSIT & ACCESS




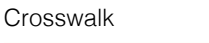


This site is well served by transit. The Link Light Rail runs immediately in front of the site. Bus line #106 facilitating travel to many Seattle neighborhoods, including Pioneer Square, Mount Baker, Renton, and Rainier Valley. The Columbia City Light Rail Station is within walking distance as well, providing travel to University District, Downtown, Beacon Hill, and SeaTac. Bicycle routes connect the site to Downtown, Columbia City, and Beacon Hill.

**2** MINUTES  
 Vina Dental Clinic  
 Nazareth Market  
 Fair Work Center  
 John's Autobody

**5** MINUTES  
 Hitt's Hill Park  
 Arco  
 7-Eleven  
 Seasoned in Seattle Cafe  
 Firestone

**10** MINUTES  
 Downtown Columbia City  
 PCC Community Markets  
 Interagency Academy  
 Pagliacci Pizza  
 Columbia City Bakery  
 Bank of America  
 Ark Lodge Cinemas

-  Bike Route
-  Bus Stop & Route
-  Lightrail Route
-  Crosswalk



① Columbia City Light Rail Station



② Bus Stop



③ Crosswalk at Martin Luther King Jr Way S



① Vina Dental and Dentures Clinic  
5317 MLK Jr Way S  
Built: 1922  
Commercial use with small setback



② Single Family Homes  
5218/5222 35th Ave S  
Built: 1929, 2006  
Elevated residential entries along Martin Luther King Jr Way S



③ Single Family Homes  
5239 39th Ave S  
Built: 2011, 5 homes  
Contemporary design, blank wall along street



④ Townhomes  
5036 MLK Way S  
Built: 2008, 5 units  
Street fronting setback with fence



⑤ ML King Family Housing  
3512 S Juneau St  
Built: 2005, 22 units  
Residential structure at street fronting property line



⑥ Grocery store  
5505 MLK Jr Way S  
Built: 1945  
Commercial use at street fronting property line



⑦ Mixed Use Apartments  
5308 MLK Way S  
Built: 2014, 5 units  
Street frontage, commercial use at ground level

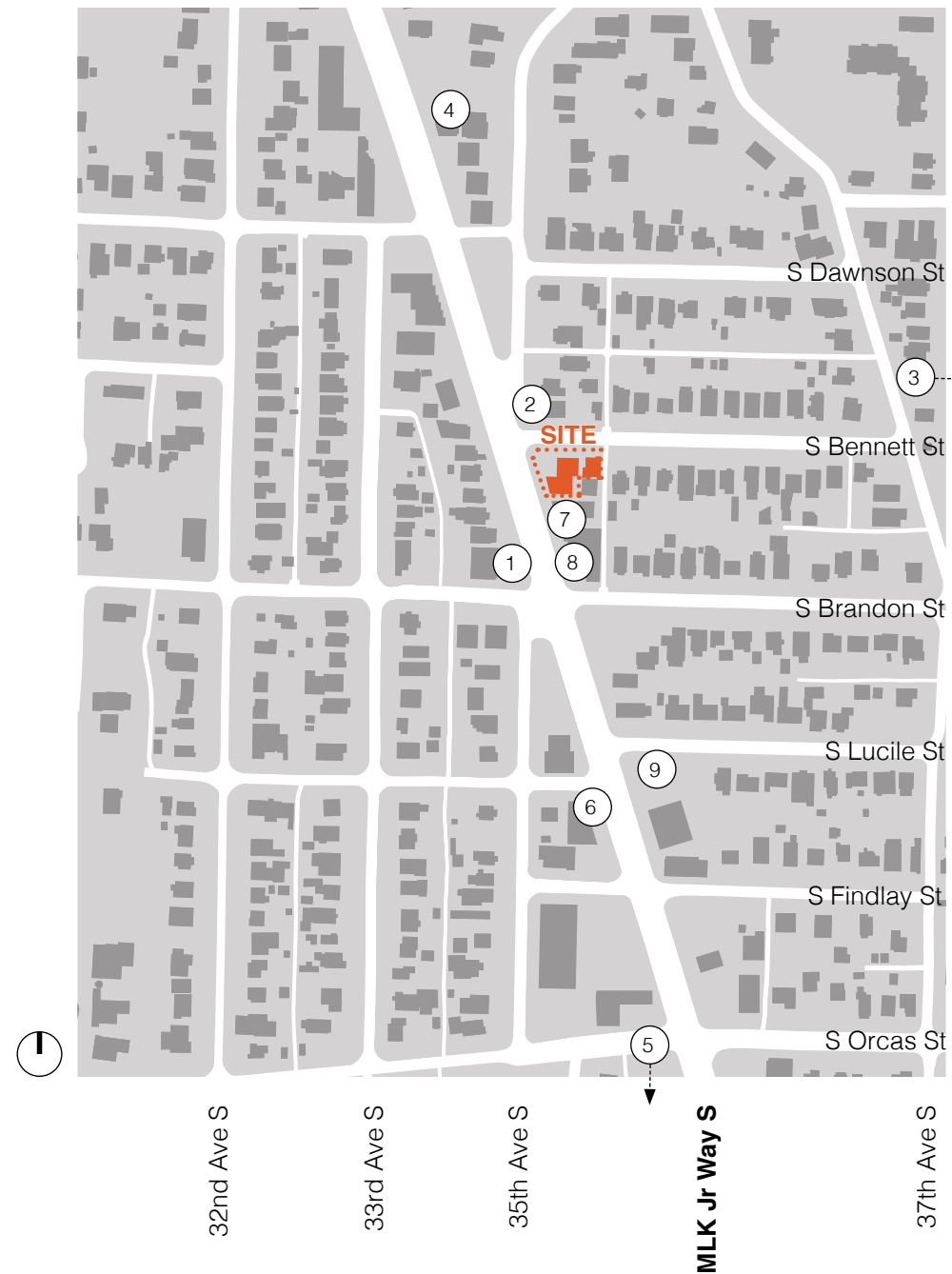
# ARCHITECTURAL CONTEXT



8 Apartments  
5314 MLK Way S  
Built: 1958, 16 units  
Setback Apartments providing parking along Martin Luther King Jr Way S



9 Service Building (Triple T Auto Repair)  
5500 MLK Jr Way S  
Built: 2000  
Blank wall along Martin Luther King Jr Way S



The architectural context in the surrounding neighborhood is a mix of residential, commercial and mixed-use buildings with predominantly single family homes as the immediate context and a couple apartment and multifamily buildings to the south and north.

Single Family use, warehouses and service buildings found along Martin Luther King Jr Way S., define the character of the neighborhood. There are also religious buildings in the area, such as the Church of South Seattle to the north.

A two-story, 16-unit apartment building, built in 1958, is the largest residential structure immediately nearby.

The single family homes are predominantly traditional craftsman, with a few modern townhomes closeby (see #3,4). A majority of such single family homes are defining the neighborhood and highlight the proximity of the site to the single family zone.

The proposed design solutions respond to the site's topography, adjacent structures, and recent neighborhood development, such as the Fair Work Center completed in 2014.



## ADJACENT USES



① Vina Dental and Dentures Clinic



② Fair Work Center



③ Auto Body Shop



④ Apartment building on MLK Jr Way S



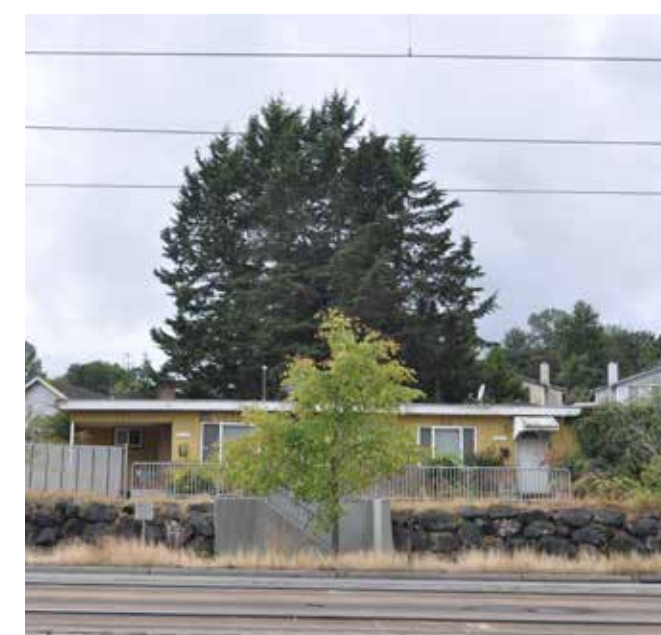
⑤ Condominium on MLK Jr Way S



⑥ Nazareth Market



⑦ Single Family Homes on MLK Way S



⑧ Duplex on MLK Jr Way S

# STREET PANORAMAS



① East Side of Martin Luther King Jr Way S



② West Side of Martin Luther King Jr Way S



←----- C1-40 ----->

Apartment Building      Service Building      Single Family      Restaurant      Single Family      Service Store      Office Building



←----- C1-40 ----->

Dental Office      Apartment      Single Family      Single Family      Single Family      Duplex      Service Building      Condominium

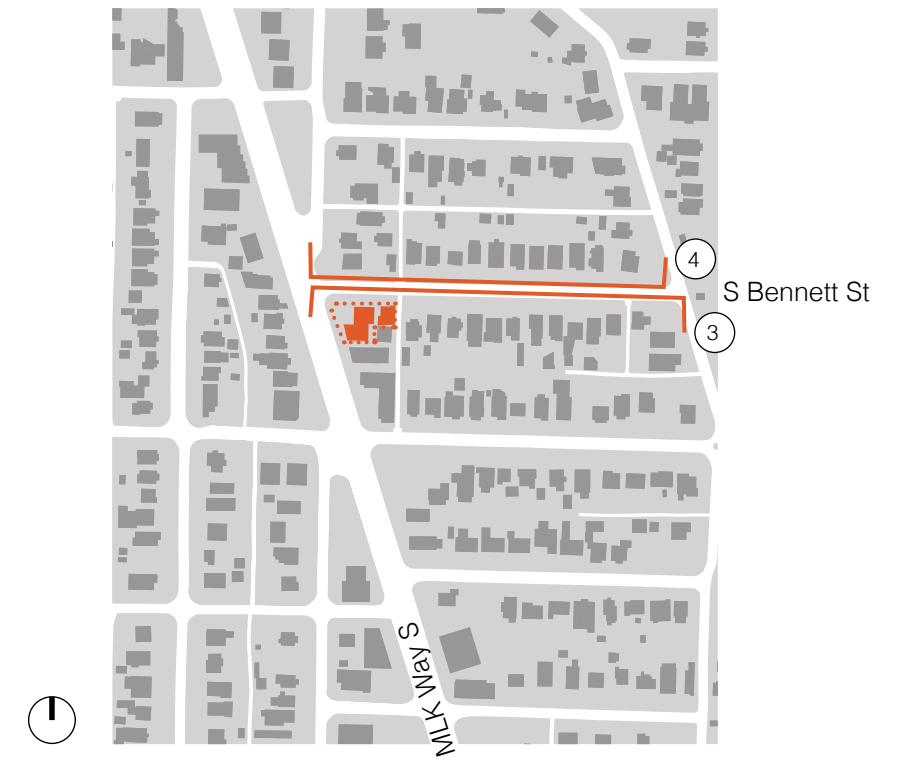


# STREET PANORAMAS



3 South Side of S Bennett St



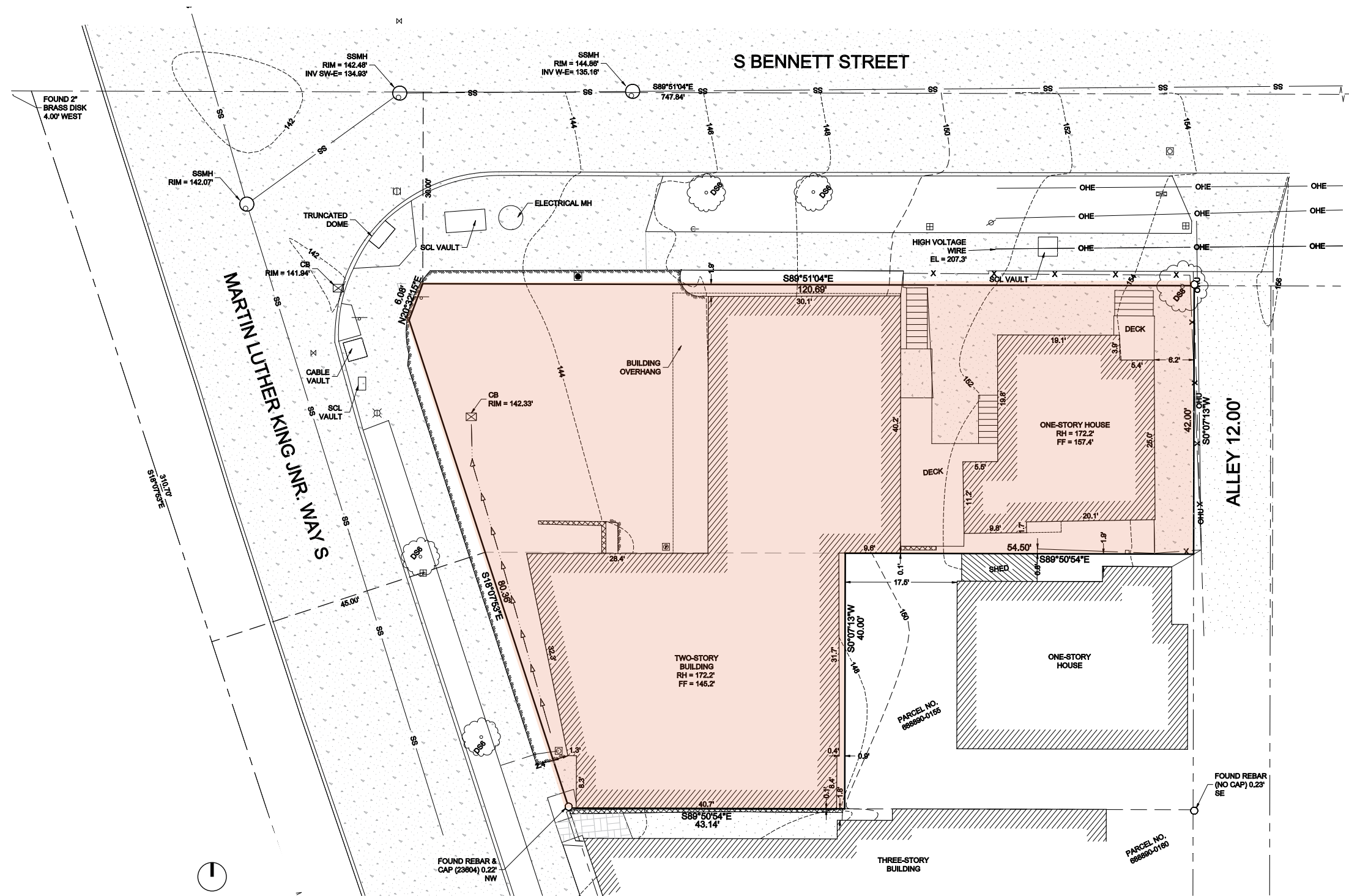


SF 5000  
Single Family






4 North Side of S Bennett St

# SITE SURVEY



# SITE CONDITIONS & CONSTRAINTS



-  MLK Jr Way S : Urban Center Connector Street
-  Bike Routes
-  Zone C1-40

## Constraints

- The site is located along Martin Luther King Jr Way South, an urban center connector street connecting the site to Beacon Hill and the Central Area to the north, and south to Rainier Valley.
- The site is located on a corner at the intersection of S Bennett St and Martin Luther King Jr Way South, within the Columbia City neighborhood, just outside the boundary of the Columbia City Residential Urban Village.
- The existing uses include several structures; a two-story building currently used as a church, a one-story retail store, and behind that, to the east, there is a one-story single family structure. Surface parking is provided on site at the corner, accessed from S Bennett Street.
- Pedestrian access is proposed to be from S Bennett St with vehicular access from the alley at the east end of the site.
- The site context contains low rise apartments and townhomes and existing single family structures.
- The site is bordered by a 4-story, office structure built in 2014 to the southwest and a one-story single family structure built in 1929 to the southeast. Currently, a series of single family homes are located across the street to the north and across the alley to east.
- The site is L-shaped with its longest sides along its street frontages. Those dimensions are 100 feet north-south along Martin Luther King Jr Way S and 127 feet east-west along S Bennett Street.
- The site is located in a zone designated C1-40. The allowable building height is 40'-0".
- A 15'-0" setback is required to the adjacent single family zone to the east across the alley.

## EXISTING CONDITIONS

The site is an L-shaped corner lot. The north side of the lot is approximately 120 feet long, and the west side of the lot is 80 feet long. The site currently contains a two-story building being used as a church attached to a one-story retail store on the west side of the lot, and a one-story single family house is occupying the rear side of the lot to the east. Surface parking located at the corner of the site is accessed from N Bennett Street. All existing structures are proposed to be demolished and removed.

A one-story single family structure, built in 1929 bounds the site to the southeast side. A 4-story office building, built in 2014, bounds the site to the southwest. A gravel

alley runs on the east side of the site and runs north-south, beginning at S Bennett St and ending up at S Brandon St. The site's topography descends approximately 12 feet from the east property line to the west property line. Primary pedestrian access will be provided from S Bennett St and vehicular access from the alley.

The site has access to transit with Columbia City Light Rail Station located half a mile to the north on Martin Luther King Jr Way S and bus service. Hitt's Hill Park is one block to the east and shops are concentrated on the Columbia City District, along Rainier Ave S.



① View of site looking Southeast on MLK Way S



② View of site looking Northeast on MLK Way S



③ View of south property line condition



4 View of site looking Northwest from the Alley



5 View of South property line condition



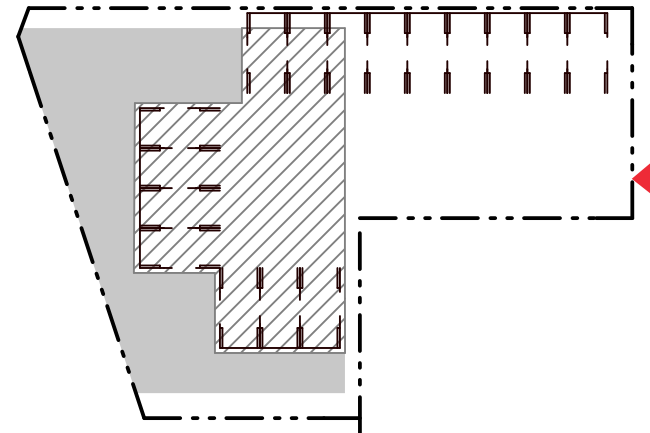
4 View of site looking Southwest on S Bennet St






6 View of single family home from alley

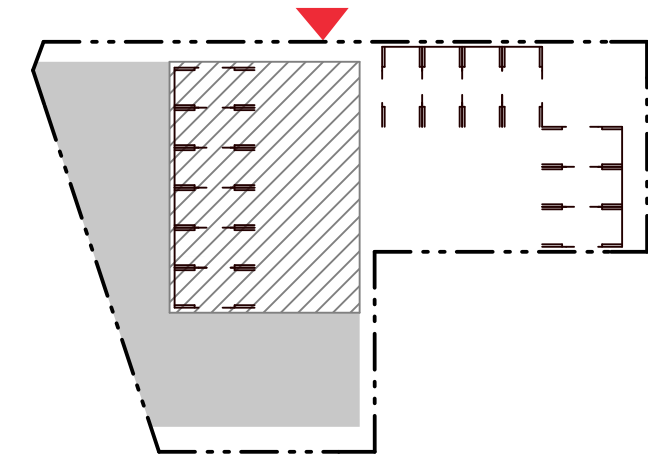
## FAMILY SIZED UNITS

One of the project goals is to provide family-sized units where possible. An analysis of unit type, density and parking guided the project to its ideal proposal. This proposal allows for larger family-sized units that can accommodate families without needing a large parking area. Rather than providing a large number of small dwelling units, generally seen in development patterns today in Seattle, and providing the required parking, the proposal seeks to create larger units. Access to the parking at grade is proposed from the alley, a more desirable condition, preventing the need for access from the street frontages of either S Bennett St or Martin Luther King Jr Way S.



-  x16
-  x16
-  x16

TOTAL SF @ 4 STORIES = 13,565 SF  
 13,565 SF X 70% = 9,495 SF TOTAL EFFICIENCY  
 9,495 SF / 16 UNITS = 593 SF PER UNIT

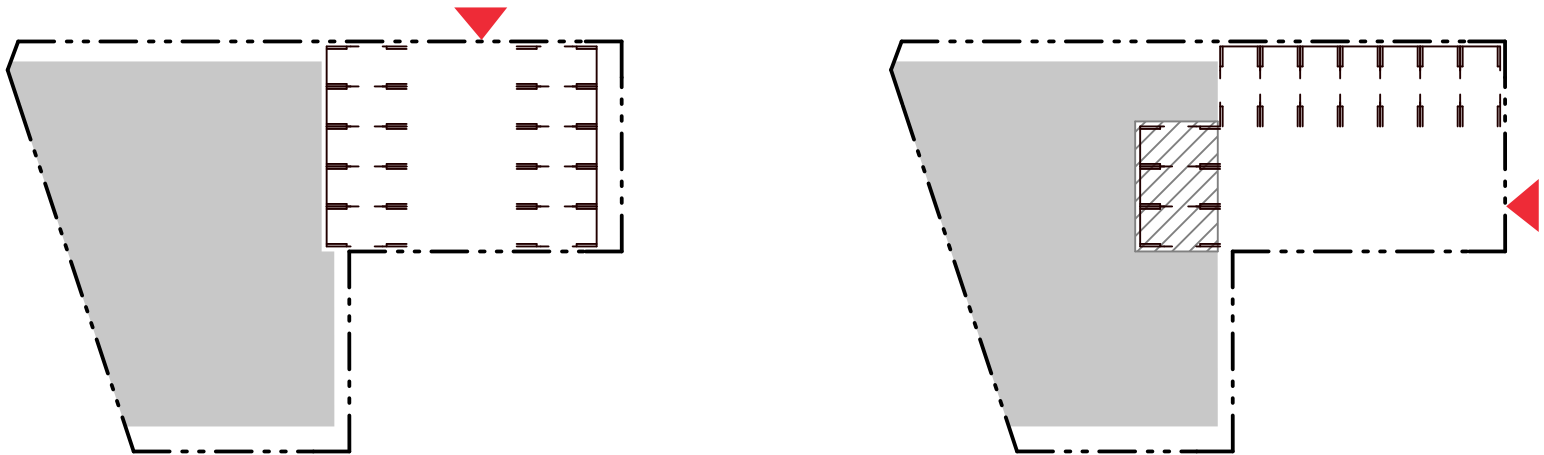


-  x13
-  x26
-  x13

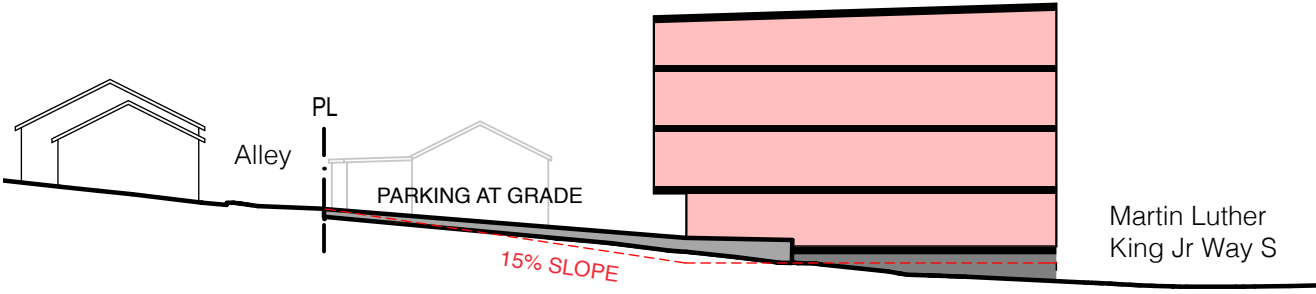
TOTAL SF @ 4 STORIES = 13,811 SF  
 13,811 SF X 70% = 9,667 SF TOTAL EFFICIENCY  
 9,667 SF / 13 UNITS = 743 SF PER UNIT

# PARKING

A project goal is to provide adequate parking that has a minimal impact to neighbors. An analysis for alley access parking shows that due to site topography, providing below grade parking is infeasible. An enclosed parking structure would generate large blank walls to adjacent neighbors. Providing surface parking at grade is the most appropriate parking solution, with the building serving as the screen.



-  x10
-  x30
-  x10



PROPOSED PARKING AT GRADE WITH ENTRY FROM ALLEY

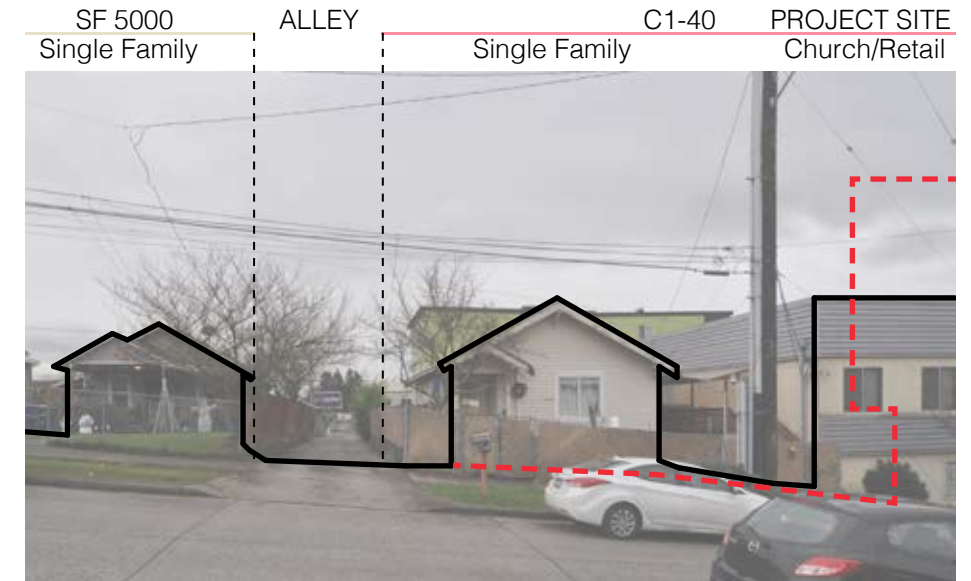
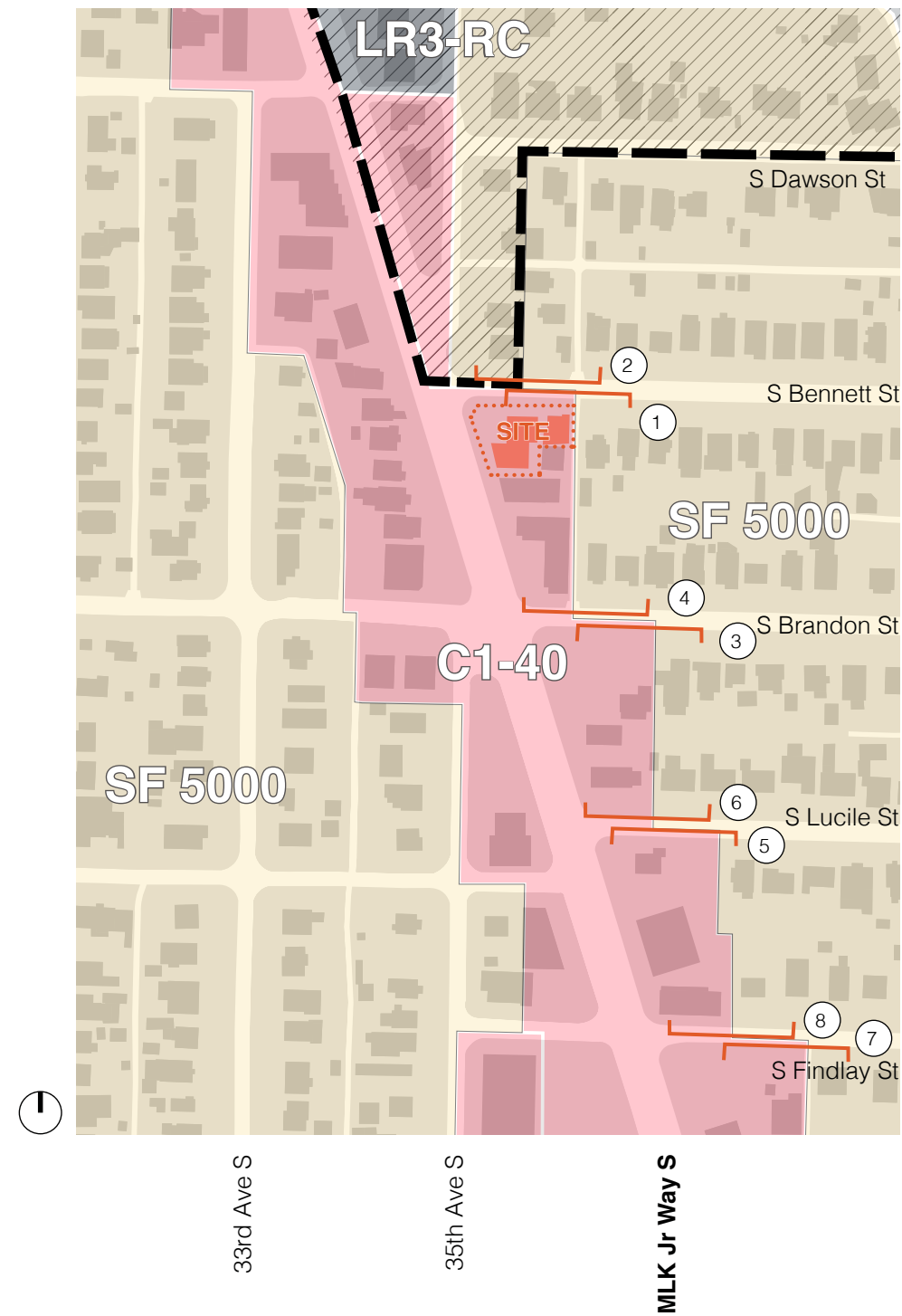
TOTAL SF @ 3 STORIES WITH MEZZANINE LEVEL = 12,810 SF  
 12,810 SF X 80% = 10,248 SF TOTAL EFFICIENCY  
 10,248 SF / 10 UNITS = 1025 SF PER UNIT

# ZONE TRANSITIONS

A zone transition is located at the rear of the site, from the commercial zone of the site to the adjacent single family zone across the alley. As explored in the site approaches, the preferred option provides a large setback at the rear of the site, where surface parking will be provided. This enables an adequate buffer at the zone transition, rather than proposing a larger structure which would limit access to light and air and adversely impactful to the abutting less intensive use on the single family zoned lots.

An analysis was done in the neighborhood evaluating the other nearby zone transitions. This study shows that at these transitions, the commercial sites either provide a buffer area or a small structure. The proposed alternative will be consistent with the zone transition conditions of the neighborhood.

- - - PROPOSED PROJECT PROFILE
- EXISTING DEVELOPMENT PROFILE



① South View of S Bennett St  
Similar massing and height  
View of Development Site

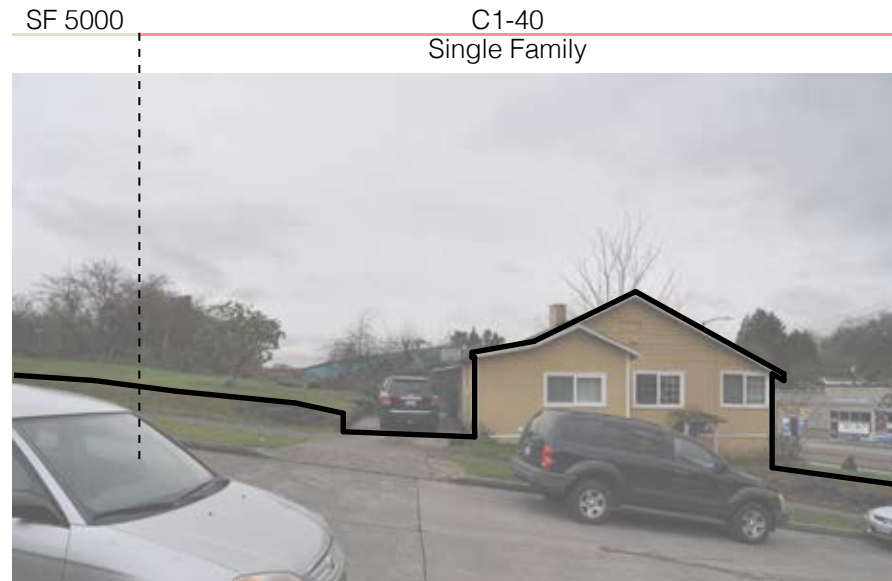


② South View of S Bennett St  
Open space buffer





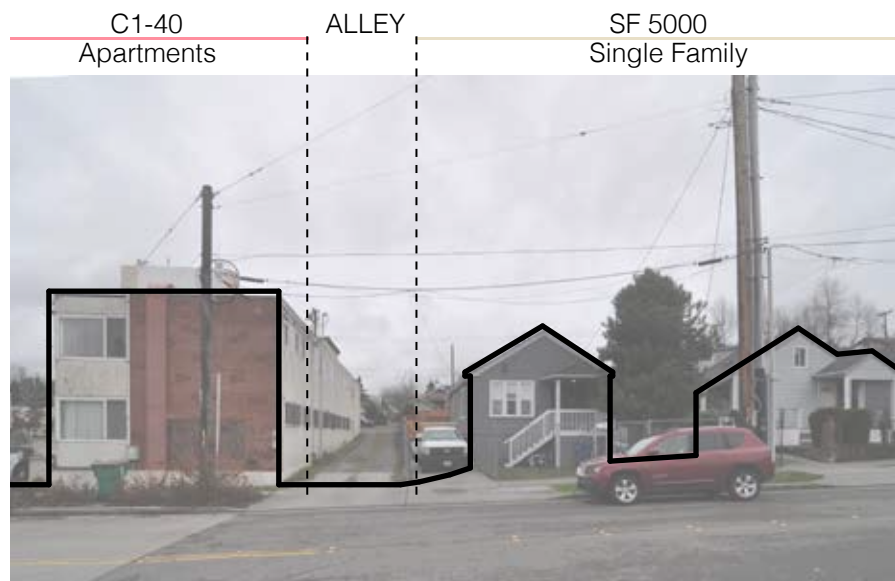
3 South View of S Brandon St  
Empty lot and parking at grade



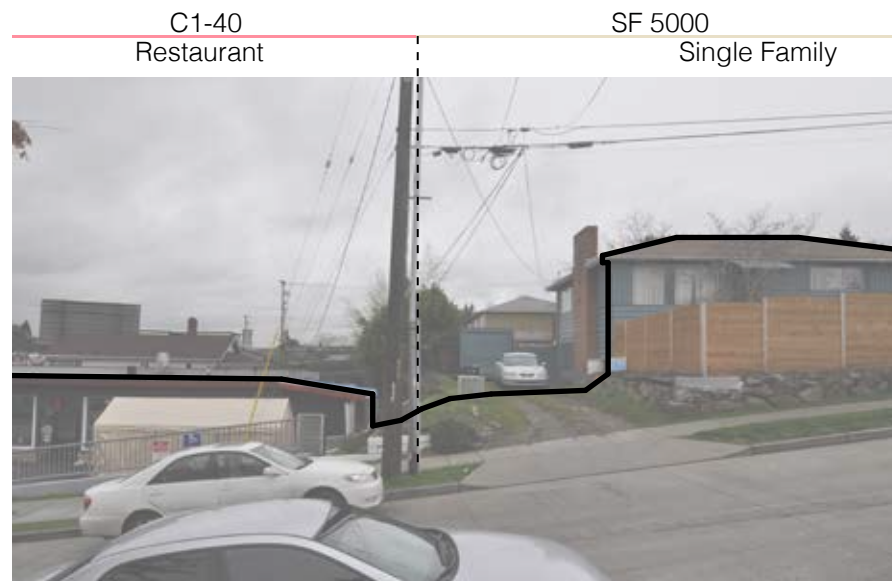
5 South View of S Lucille St  
Open space buffer



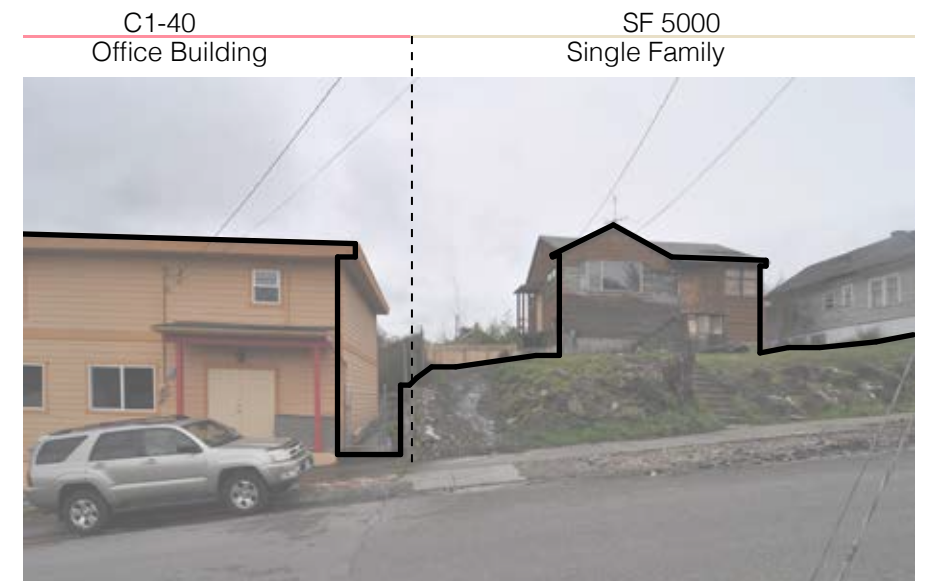
7 South View of S Findlay St  
Empty lot



4 North View of S Brandon St  
Alley as buffer



6 North View of S Lucille St  
Low structure height



8 North View of S Findlay St  
Low structure height due to slope

# OPEN SPACE AND PROPERTY LINE ANALYSIS



① 5400 Martin Luther King Jr Way S  
Fenced Car Lot



② 56200 Martin Luther King Jr Way S  
Empty Fenced Lot



③ 5902 Martin Luther King Jr Way S  
Fenced Parking Lot



④ 5040 Martin Luther King Jr Way S  
Fenced Empty Lot



**Property Line Analysis**

Through an analysis of adjacent parcels, the design team observed that nearby structures respond to property line conditions along Martin Luther King Jr Way S in a variety of ways. There are instances of large setbacks that contrast with structures built up to adjacent property lines. In the setbacks observed, uses primarily included surface parking and fenced open spaces.

**Open Space Analysis**

In our analysis, we determined that open spaces along Martin Luther King Jr Way S are undesirable and should be avoided when determining the massing. An analysis of the context showed that open spaces served as parking lots and empty fenced in lots, which do not support a desirable architectural character for the neighborhood. The site approach of the preferred design alternative responds to these observations by proposing a continuous street wall along Martin Luther King Jr Way S, maintaining the street frontage. Open space in the form of a well-screened surface parking area is instead used to create a positive buffer to the adjacent single family zoning along the zone transition.

-  SETBACK
-  OPEN SPACE



⑤ 5314 Martin Luther King Jr Way S  
Setback with parking



⑥ 5518 Martin Luther King Jr Way S  
Setback at entry



⑦ 5036 Martin Luther King Jr Way S  
Townhomes with fenced setback



⑧ 3512 S Juneau St  
Apartments fronting Martin Luther King Jr Way S at sidewalk lot line

# SITE APPROACH

The three design alternatives have resulted from further analysis of the site. Three site options (Zoning Envelope, Englogated Bar, and Martin Luther King Jr Way S Setback at Ground Level) explore the issues and constraints of different site approaches. After considering the issues with the three site approaches, the preferred site approach resolves the following issues while providing a large rear setback at the zone transition from single family zone to commercial zone.

Site Approach Issues:

1. Parking Access
2. Access to Light and Air
3. Zone Transition
4. Massing Continuation
5. Property Line Condition/Setbacks

Site Constraints due to Code Requirements:

SMC.23.47A.014.B.1:

- A triangular setback is required where a lot abuts the intersection of a side lot line and front lot line in a residential zone. The two sides of the triangle extend 15 ft on both sides from the intersection.





SMC.23.47A.014.B.3.A:

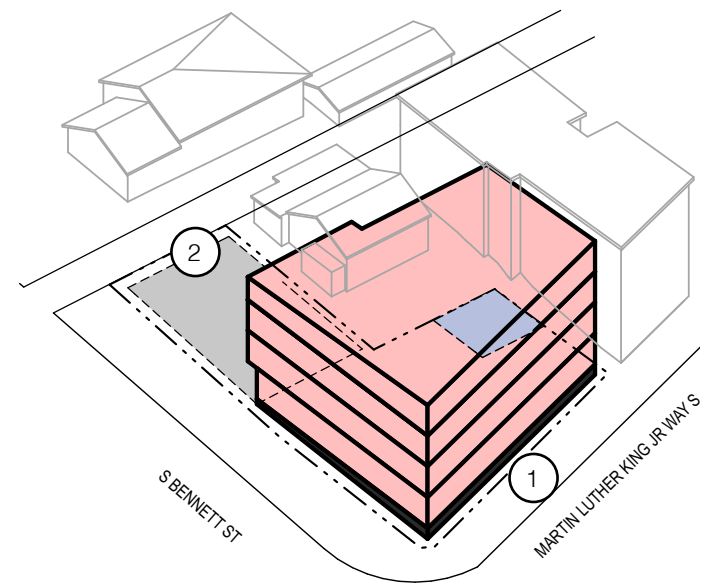
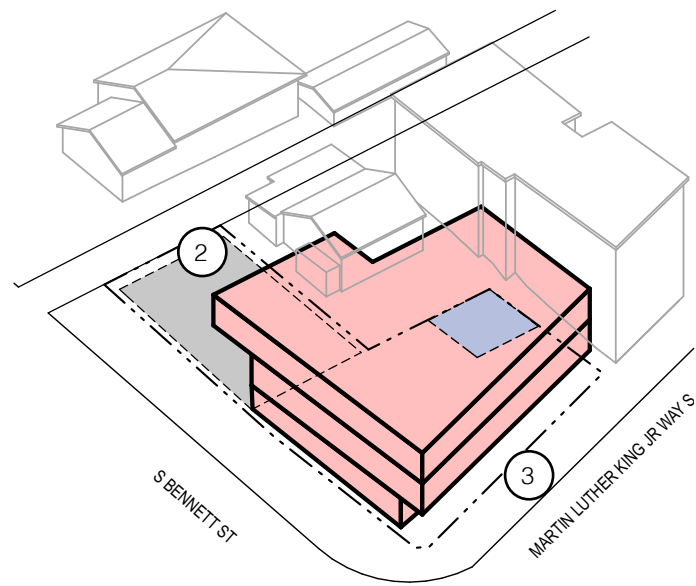
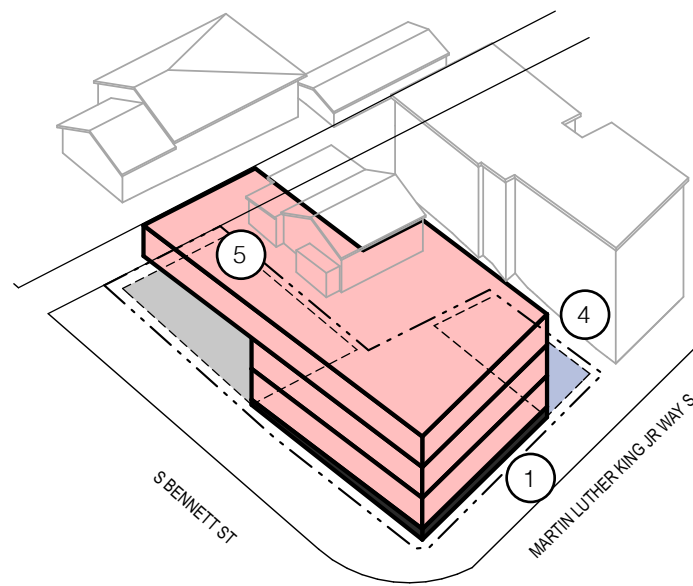
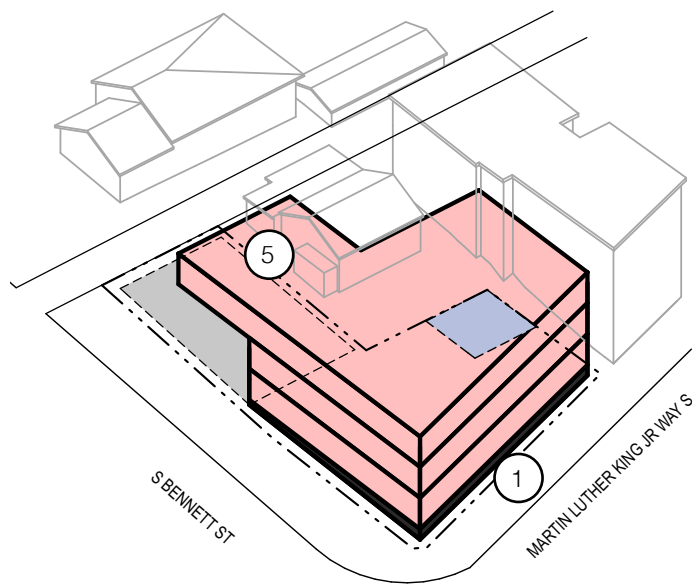
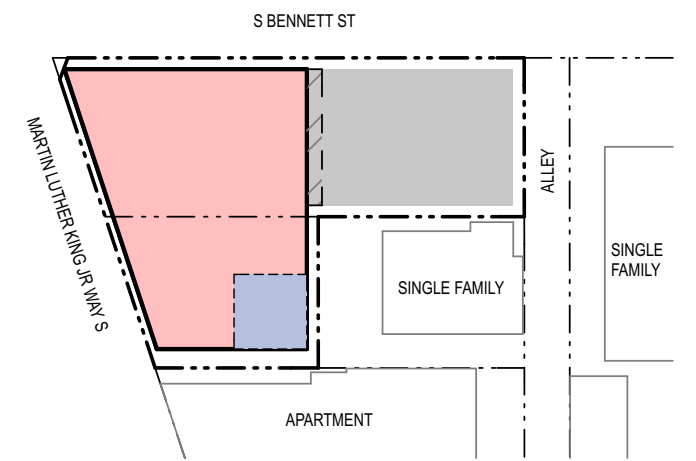
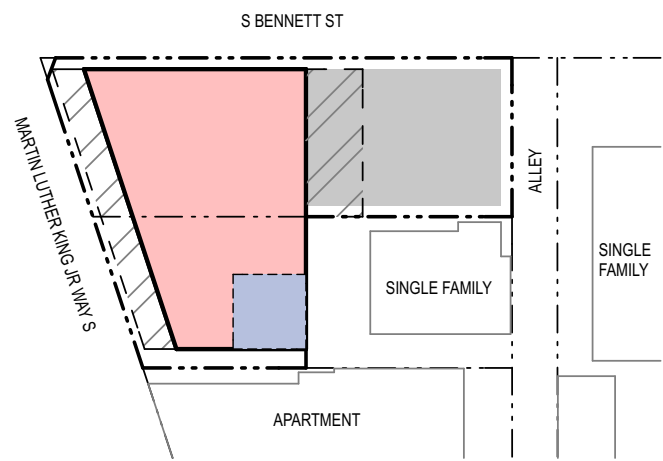
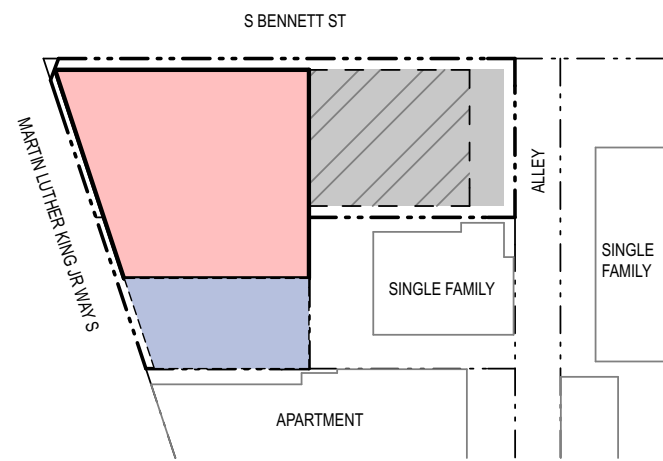
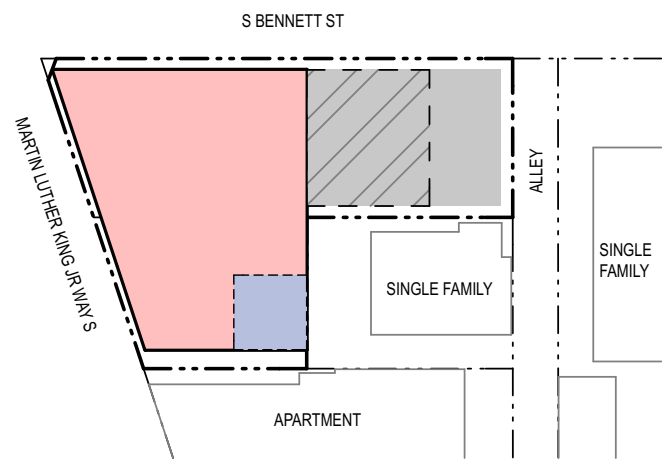
- A 15 ft setback is required for a residential structure above 13 ft in height and below 40 ft, abutting a lot in the residential zone.

SMC.23.47A.014.B.4:

- One half of the abutting alley width may be counted towards the required setback.

- ① DWELLING UNIT FLOOR RAISED 4 FEET AT STREET LEVEL STREET FACING FACADE PER SMC 23.47A.008.D
- ② SETBACK AT REAR OF SITE FOR ZONE TRANSITION ADJACENT SINGLE FAMILY ZONING
- ③ DWELLING UNIT FLOOR SET BACK 10 FEET FROM SIDEWALK AT STREET LEVEL STREET FACING FACADE PER SMC 23.47A.008.D
- ④ AMENITY AREA LOCATED ADJACENT TO PROPERTY LINE CREATES GAP ALONG MARTIN LUTHER KING JR WAY S
- ⑤ ALLOWABLE SIGNIFICANT HEIGHT AND BULK ABUTTING SINGLE FAMILY USE

-  PROPOSED STRUCTURE
-  STRUCTURE ABOVE GRADE
-  PARKING AT GRADE
-  AMENITY AREA



ZONING ENVELOPE

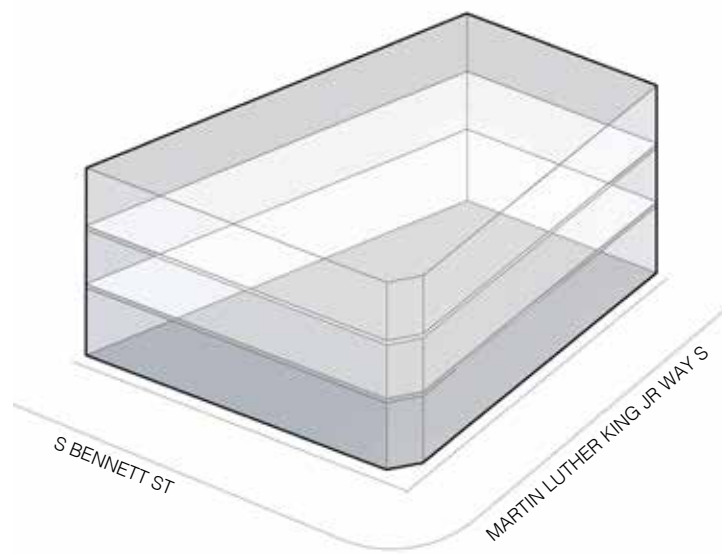
ELONGATED BAR

MARTIN LUTGER KING JR WAY S SETBACK AT GROUND LEVEL

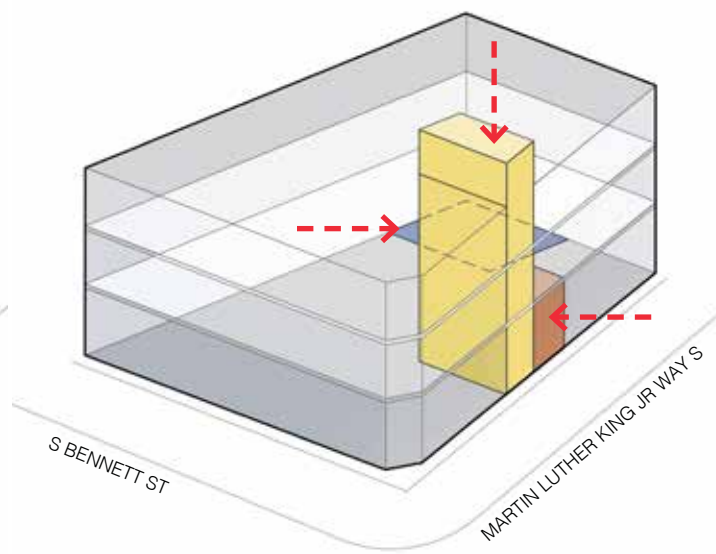
RESPONDS TO ADJACENT MASSING ALONG MARTIN LUTHER KING JR WAY S

# DESIGN EVOLUTION

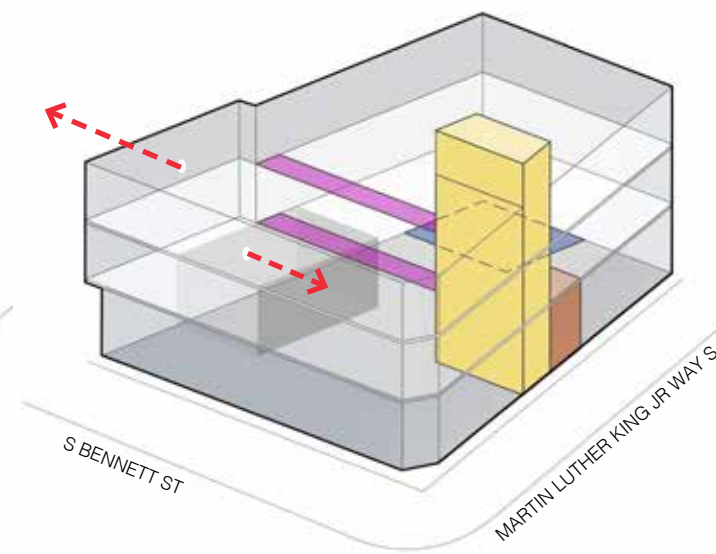
- STAIR
- CIRCULATION
- AMENITY AREA
- ENTRY



**Solid Massing**

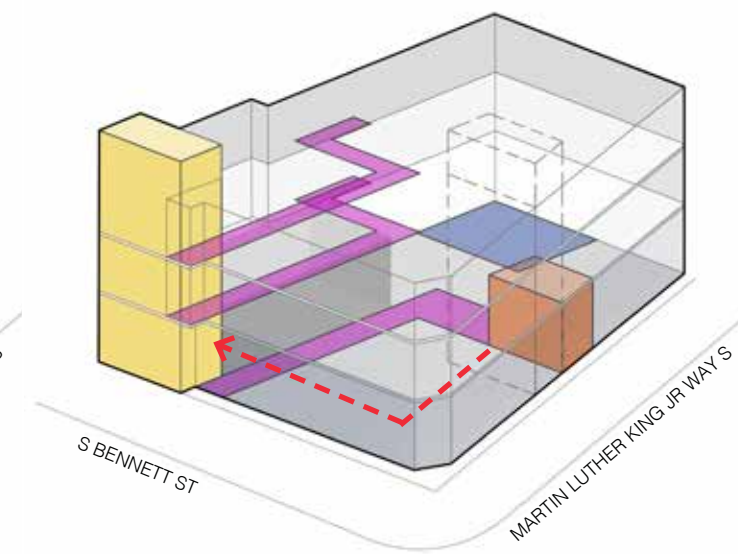


Insert Core and Common Area programmatic elements - Stair, Amenity Area, and Entry



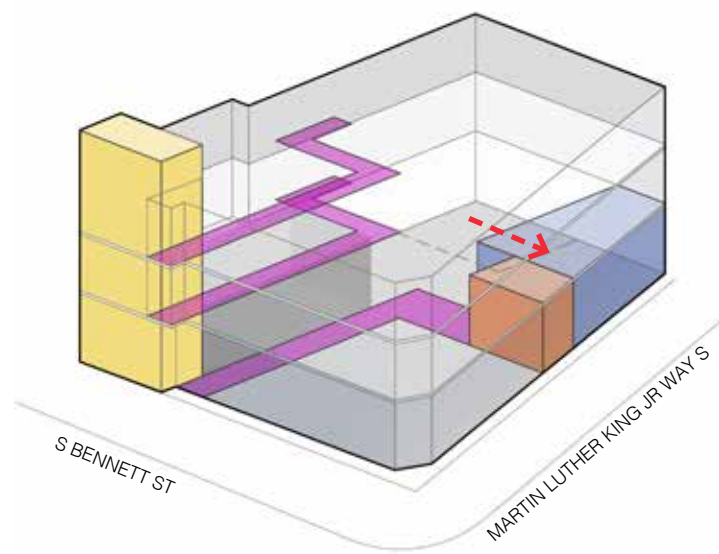
**Alternative 1**

The massing shifts in at the rear to accommodate for parking, and shifts out above to articulate modulation.

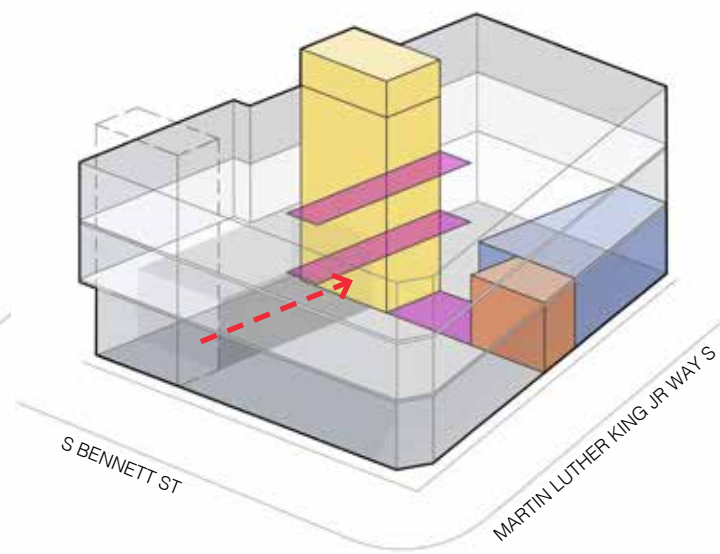


**Alternative 2**

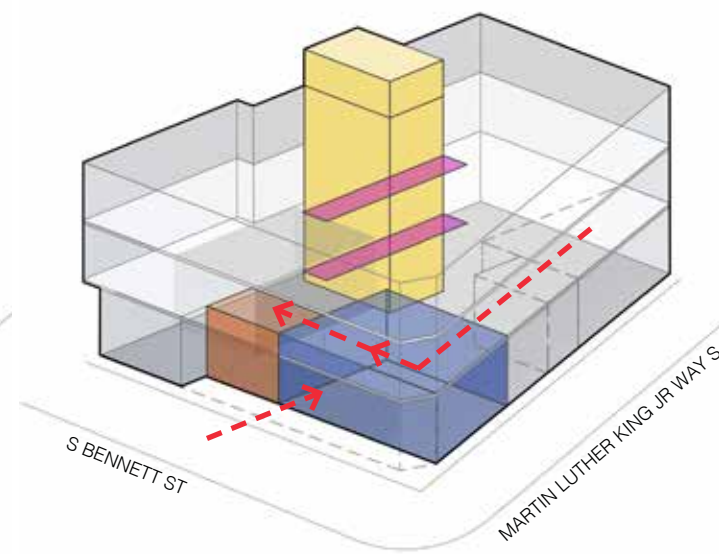
The stair is moved to the northeast corner to avoid a blank wall along the main elevation, locating the residential circulation at the rear of the site.



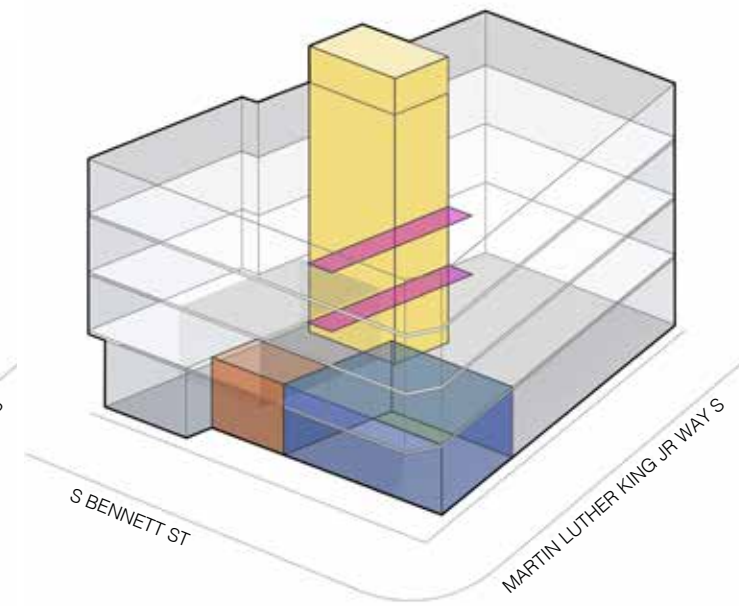
The amenity area is repositioned to face Martin Luther King Jr Way S along one of the more public facades, for it be adjacent to the commercial use immediately to the south of the site.



The stair is shifted south away from the street facing facade to avoid a blank wall along S Bennett St.



The entry and amenity area are shifted north along the Martin Luther King Jr Way S facade so that the entry face S Bennett Street and the amenity area is located at the northwest corner of the site.

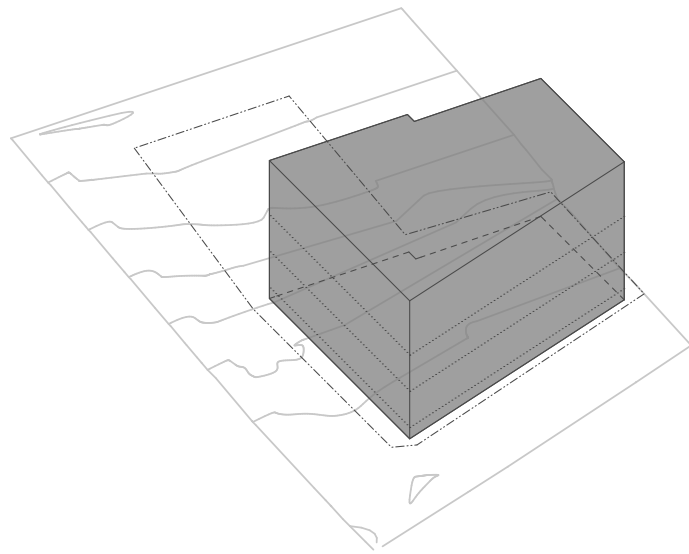


**Alternative 3**

Preferred alternative

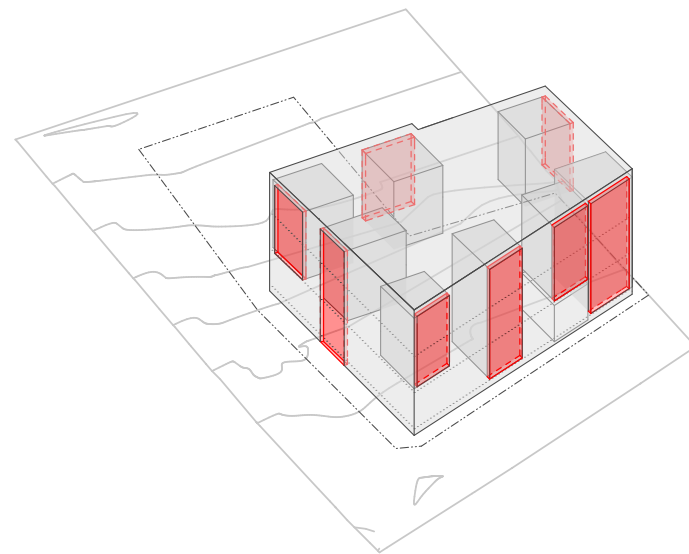
# DESIGN APPROACH

In order to create a design that fits well within the neighborhood and the corner site, the massing of the proposed alternatives express program, provide texture and scale.



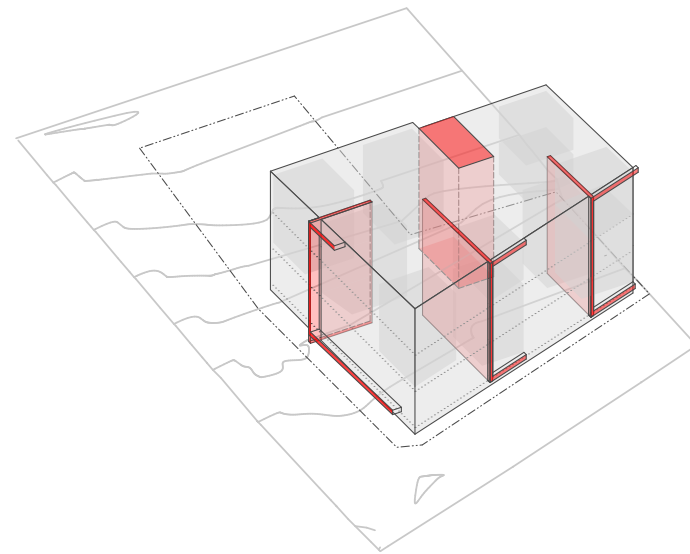
### Building Envelope

The massing/building envelope occupies the corner of the L-shaped site



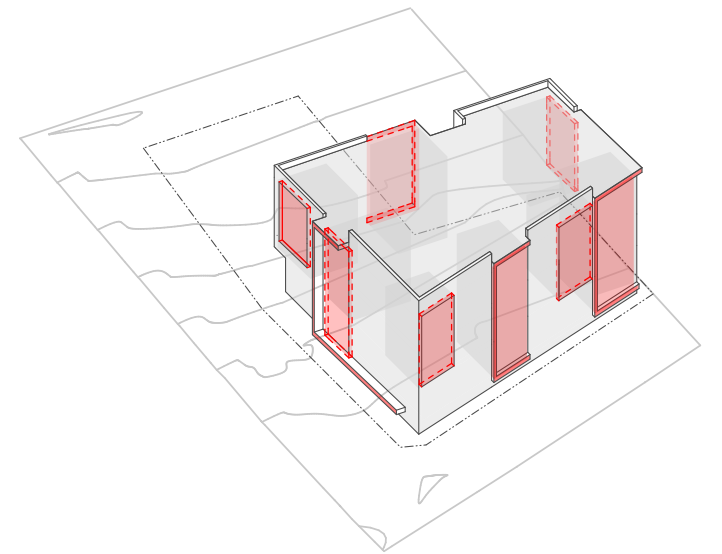
### Expression of Program:

Surface manipulation and modulation expresses specific elements of the program in order to create depth and visual interest in the proposed facade design.



### Expression of Frames:

Glazing, material expression and datum lines within the structure are used to express horizontal and vertical elements. These create pattern in the facade and reduce the overall scale of the proposed design.



### Expression of Texture:

Pattern is further articulated where elements of program and datum overlap. Repetition of similar shapes and material surface creates additional visual interest in the facade.  
  
These elements are used to highlight areas within the project, including the entry and the amenity area.

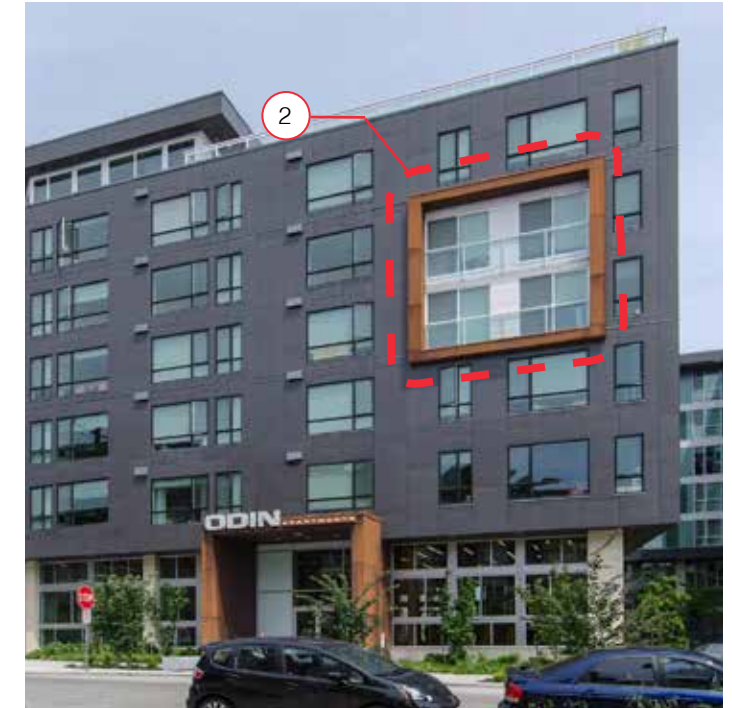


# DESIGN PRECEDENTS

- ① FACADE ANIMATION THROUGH SHIFTING PLANES
- ② FACADE ANIMATION THROUGH FRAMED UNITS
- ③ SIGNIFY BUILDING BASE BY CONTRASTING MATERIAL
- ④ FRAMING MOMENT THROUGH MODULATION
- ⑤ FRAMING MOMENT THROUGH METAL TRIM



**FACADE ANIMATION**  
Core Modern Homes, Canada | Batay-Csorba Architects



**FACADE ANIMATION**  
Odin Apartments, Seattle | Runberg Architecture Group



**MASSING**  
Belroy Apartments, Seattle | Weinstein A+U



**FACADE ANIMATION**  
Wallingford Townhomes, Seattle | b9 architects

## DESIGN PROPOSAL ALTERNATIVES

### ALTERNATIVE 1

Alternative 1 is a code compliant scheme with approximately nine (9) two-bedroom apartment units and one (1) one-bedroom apartment unit. This alternative proposes creating a new 3-story residential apartment structure with an exterior amenity area. The units stack on all floors with an internal corridor providing access to all units and a staircase core at the west end of the corridor, expressed on Martin Luther King Jr Way S facade. The proposal responds to the residential context of the neighborhood with a central entry at the residential scaled S Bennett Street.

#### Advantages:

- Code compliant scheme
- Contextual building volume with large rear setback to Single Family zone and uses
- Building expresses units to the street

#### Issues:

- 4-foot tall blank wall along Martin Luther King Jr Way S resulting from the code requirement for residential use at ground level.
- Blank vertical circulation core expressed on Martin Luther King Way Jr Way S facade.
- Exterior amenity area lacks access to light and air.



View from Northwest

## ALTERNATIVE 2

Alternative 2 is a code compliant scheme with approximately nine (9) two-bedroom apartment units and one (1) one- bedroom apartment unit. This alternative proposes creating a new 3-story residential apartment structure with an exterior amenity area and one below grade floor with service uses. The units stack on all floors with an internal corridor providing access to all units and a staircase core at the north end of the corridor, expressed on the north facade of the building at S Bennett Street. The proposal responds to the immediate context with a central entry at Martin Luther King Way Jr Way S.

### Advantages:

- Circulation core is removed from Martin Luther King Jr Way S.
- Accessible Residential Entry limits the amount of the 4-foot tall blank wall along Martin Luther King Jr Way S caused by the code requirements regarding residential use at ground level..

### Issues:

- Exterior amenity area lacks access to light and air
- Blank vertical circulation core expressed on S Bennett Street facade.
- Some units have little access to light, being wrapped around by circulation corridor

## ALTERNATIVE 3 (PREFERRED)

Alternative 3 is a scheme with approximately nine (9) two-bedroom apartment units and one (1) one- bedroom apartment unit. This alternative proposes creating a new 3-story residential apartment structure with an interior amenity area at the corner of Martin Luther King Way S and S Bennett Street adjacent to the building entry. The units stack on all floors with an internal corridor running providing access to all units. In this alternative, the stair core expression is minimized along the west facade. This evolution from the previous alternatives removes the blank stair element from the street facing facades. The proposal responds to the residential context of the neighborhood with a central entry at the residential residential scaled S Bennett Street.

### Advantages:

- Interior amenity area at the corner provides a "storefront" feel consistent with commercial uses
- Amenity area at street corner limits 4-foot tall blank wall along Martin Luther King Jr Way S caused by the code requirements for the residential use at ground level.
- Contextual building volume with large rear setback to Single Family zone and uses
- Building expresses units to the street with great opportunity for modulation

### Issues:

- 4-foot tall blank wall along Martin Luther King Jr Way S caused by the residential use at ground level.
- Departure requested for interior Amenity Area.



View from Northwest



View from Northwest

# ALTERNATIVE 1

Alternative 1 is a code compliant scheme with approximately nine (9) two-bedroom apartment units and one (1) one-bedroom apartment unit. This alternative proposes creating a new 3-story residential apartment structure with an exterior amenity area. The units stack on all floors with an internal corridor providing access to all units and a staircase core at the west end of the corridor, expressed on Martin Luther King Jr Way S facade. The proposal responds to the residential context of the neighborhood with a central entry at the residential scaled S Bennett Street.

**Advantages:**

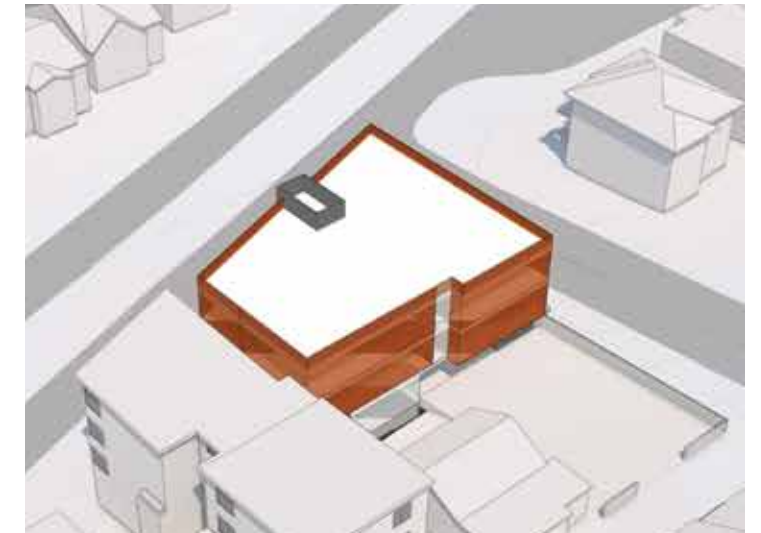
- Code compliant scheme
- Contextual building volume with large rear setback to Single Family zone and uses
- Building expresses units to the street

**Issues:**

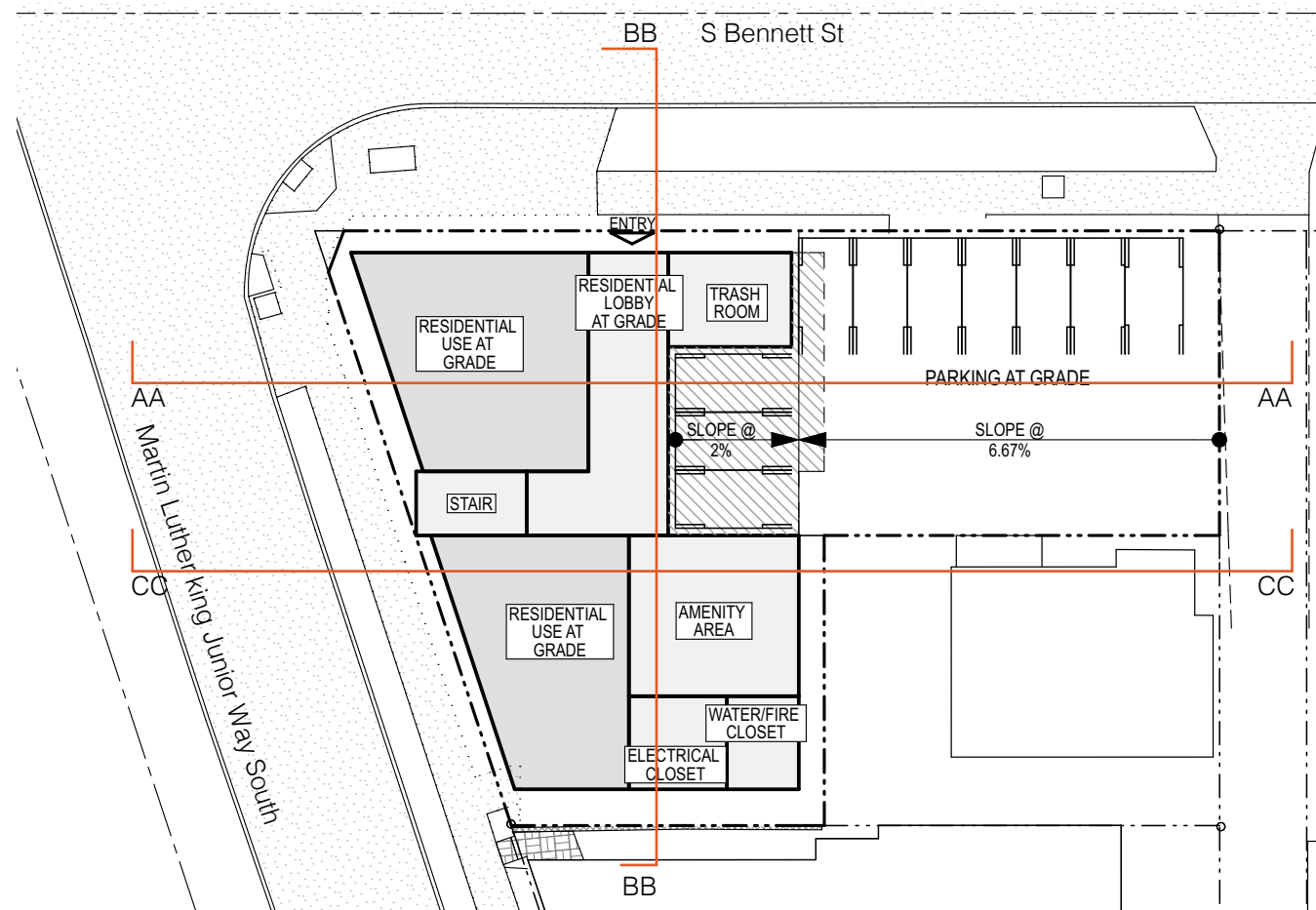
- 4-foot tall blank wall along Martin Luther King Jr Way S resulting from the code requirement for residential use at ground level.
- Blank vertical circulation core expressed on Martin Luther King Jr Way S facade.
- Exterior amenity area lacks access to light and air.



2 View looking Southeast



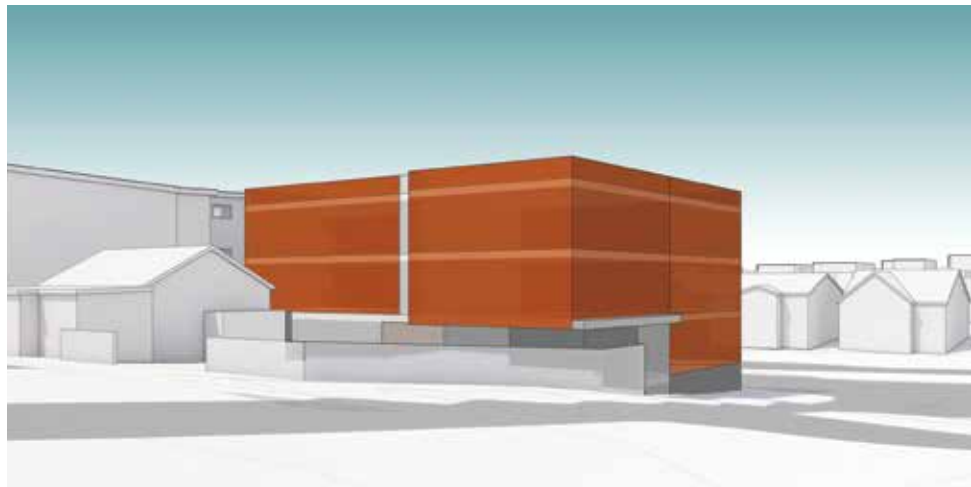
3 View looking Northwest



1 Site Plan



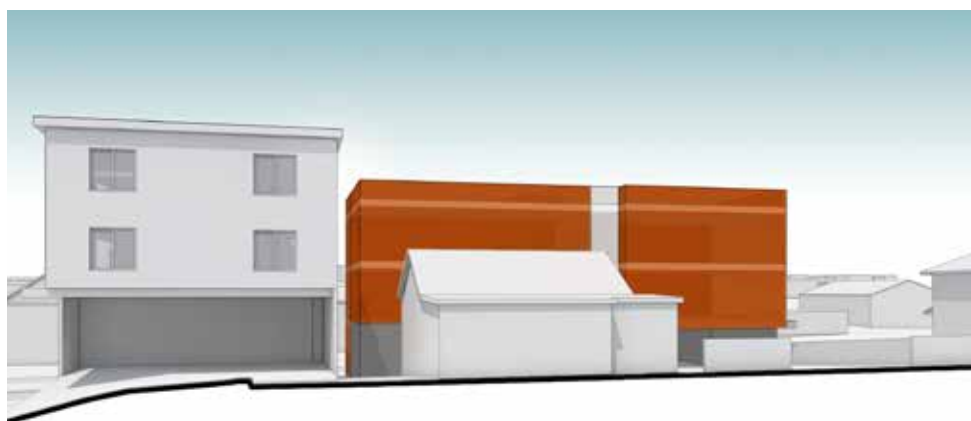
1 View looking Northwest from MLK Jr Way South



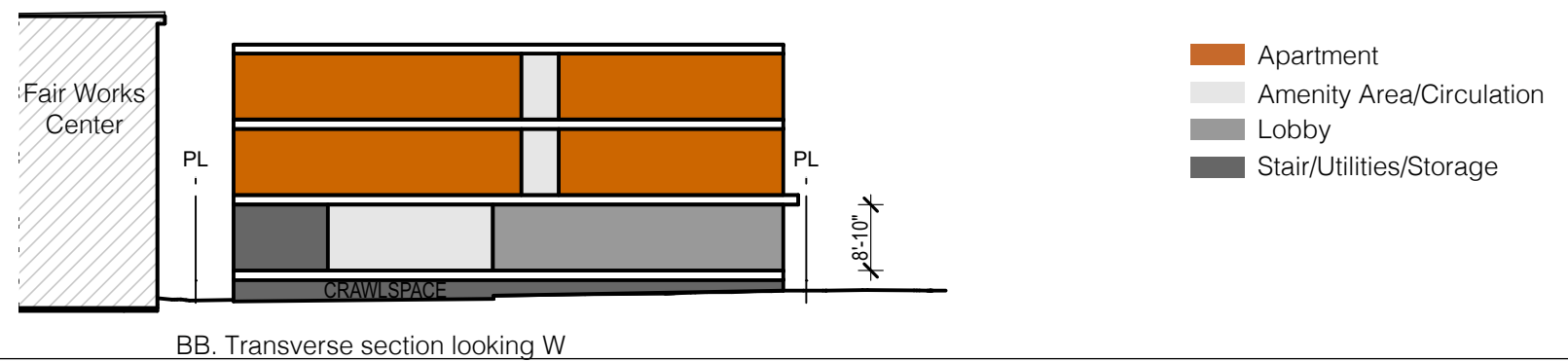
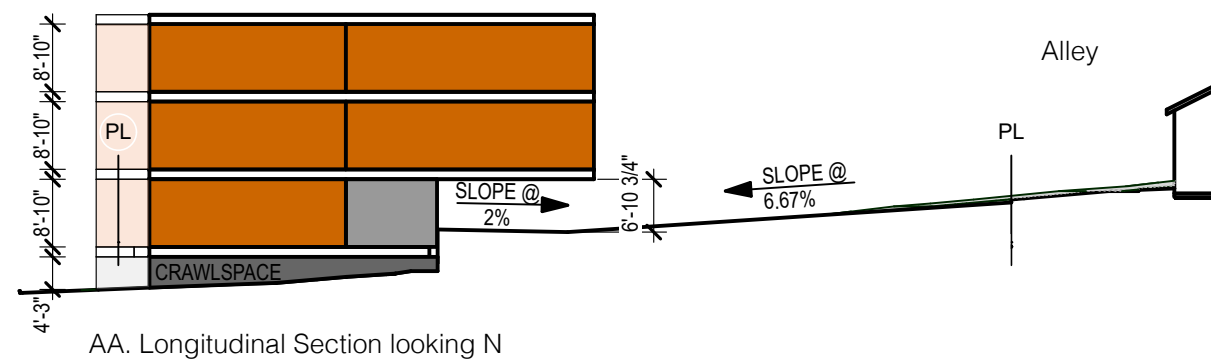
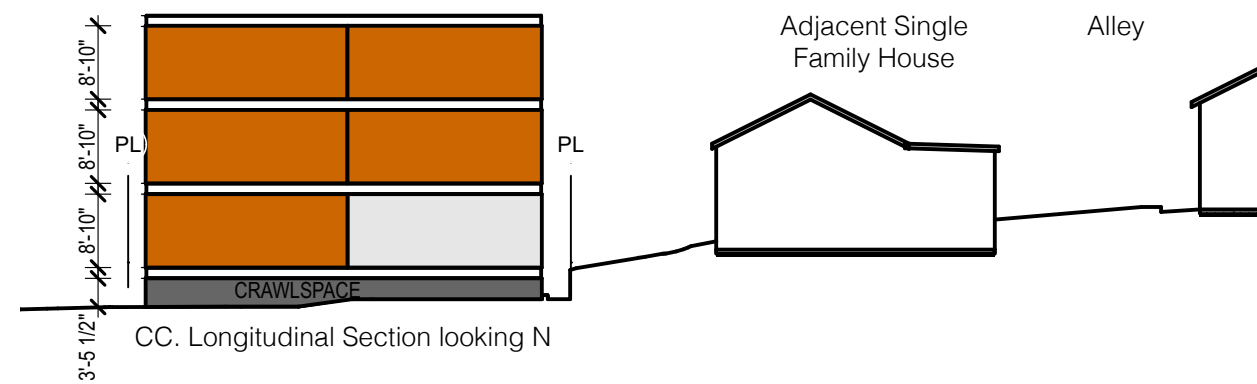
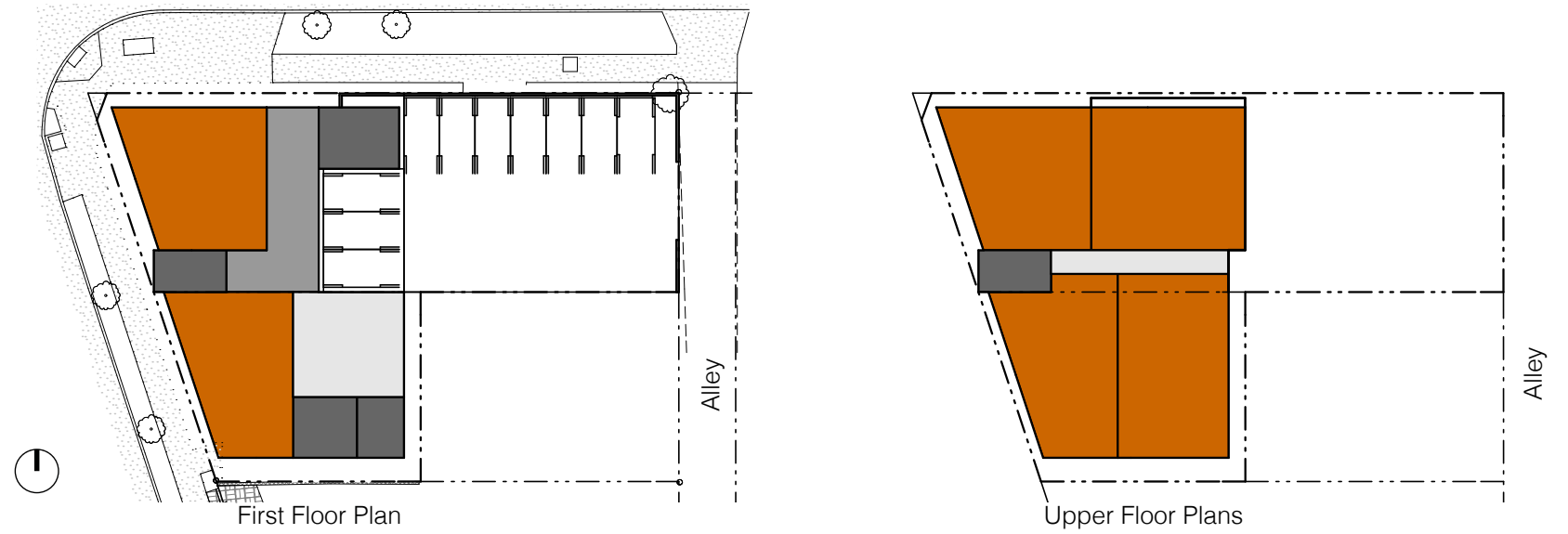
4 View looking Northeast from S Bennett St



5 View looking Southwest from MLK Jr Way S



6 View looking Southeast from alley



- Apartment
- Amenity Area/Circulation
- Lobby
- Stair/Utilities/Storage

# ALTERNATIVE 2

Alternative 2 is a code compliant scheme with approximately nine (9) two-bedroom apartment units and one (1) one-bedroom apartment unit. This alternative proposes creating a new 3-story residential apartment structure with one amenity area at an exterior space on the ground level and one underground level with service uses. The units stack on all floors with an external corridor running north-south, providing access to all units and a staircase core at the end of the corridor to the north, prominent on the north facade of the building at S Bennett St. The proposal responds to the immediate context with a central entry at Martin Luther King Way Jr Way S.

**Advantages:**

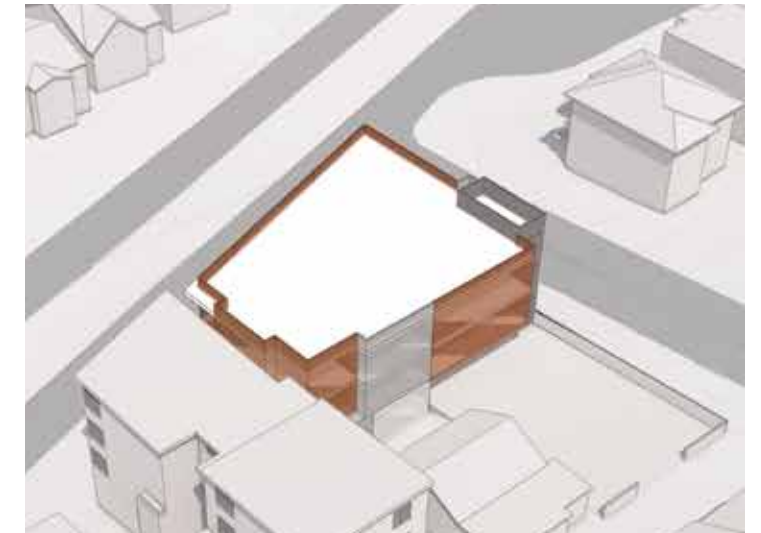
- Continuation of use from adjacent live-work apartment to residential use.
- Circulation core is removed from Martin Luther King Jr Way S.
- Residential Entry limits 4 feet tall blank wall along Martin Luther King Jr Way S caused by the residential use at ground level..

**Issues:**

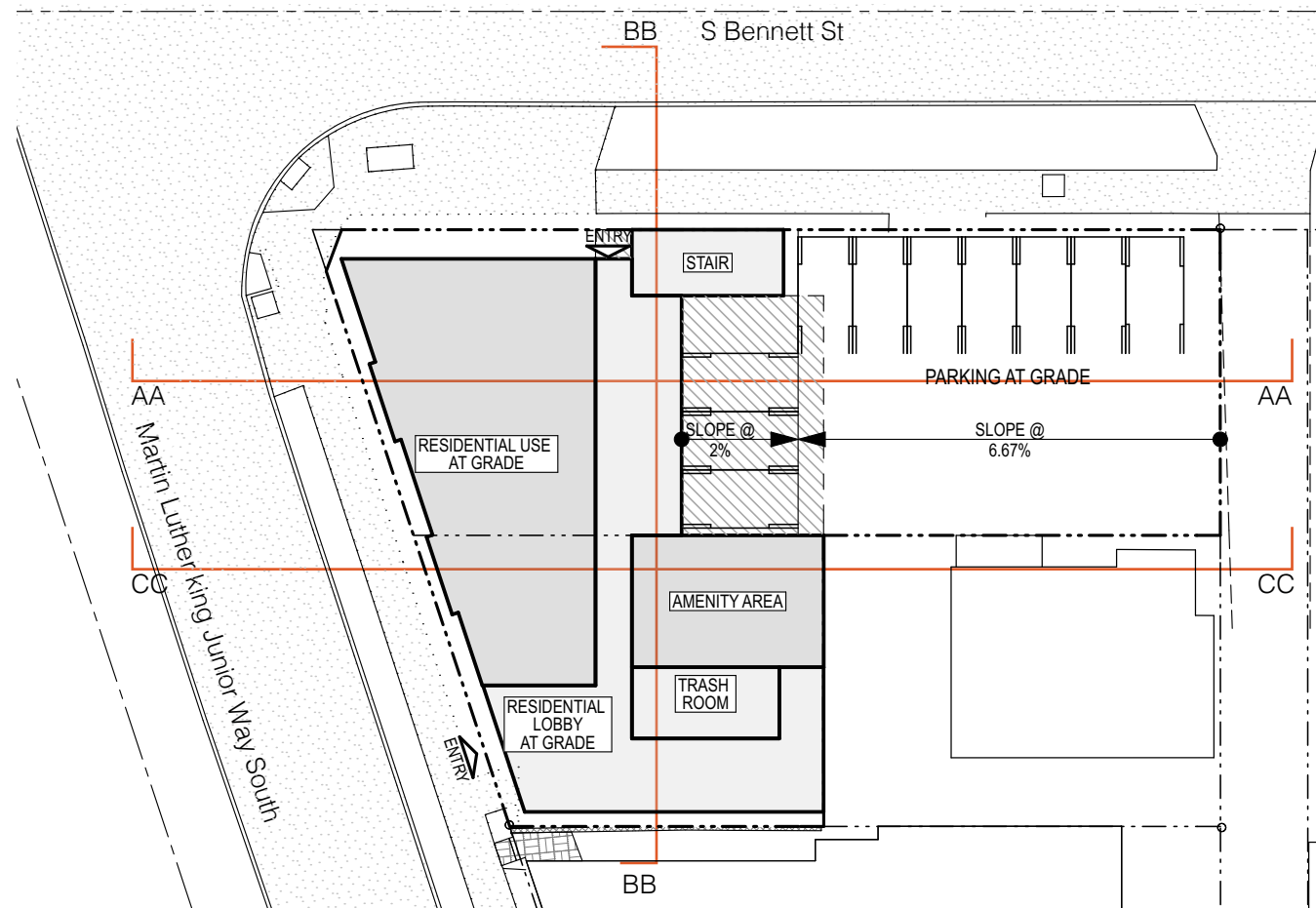
- Exterior amenity area lacks access to light and air
- Maximizes buildable envelope
- Some units have little access to light, being wrapped around by circulation corridor



2 View looking Southeast



3 View looking Northwest



1 Site Plan



1 View looking Northwest from MLK Jr Way South



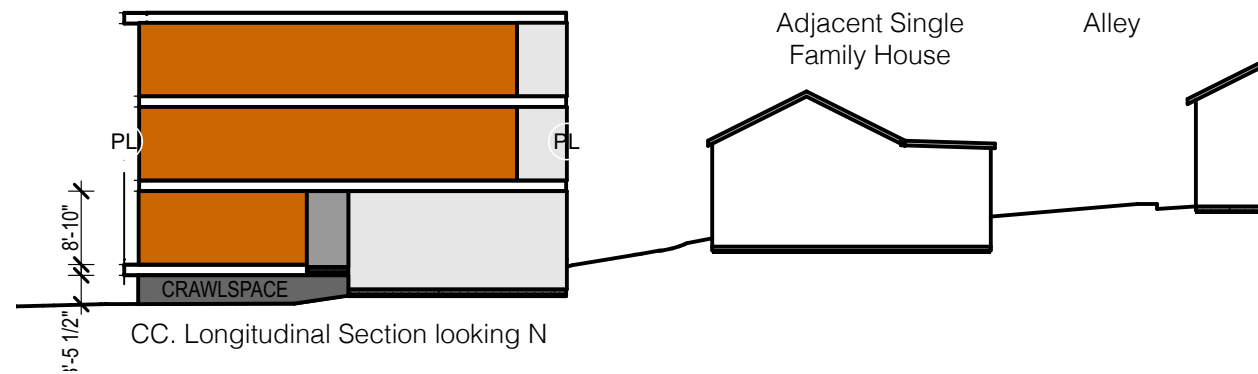
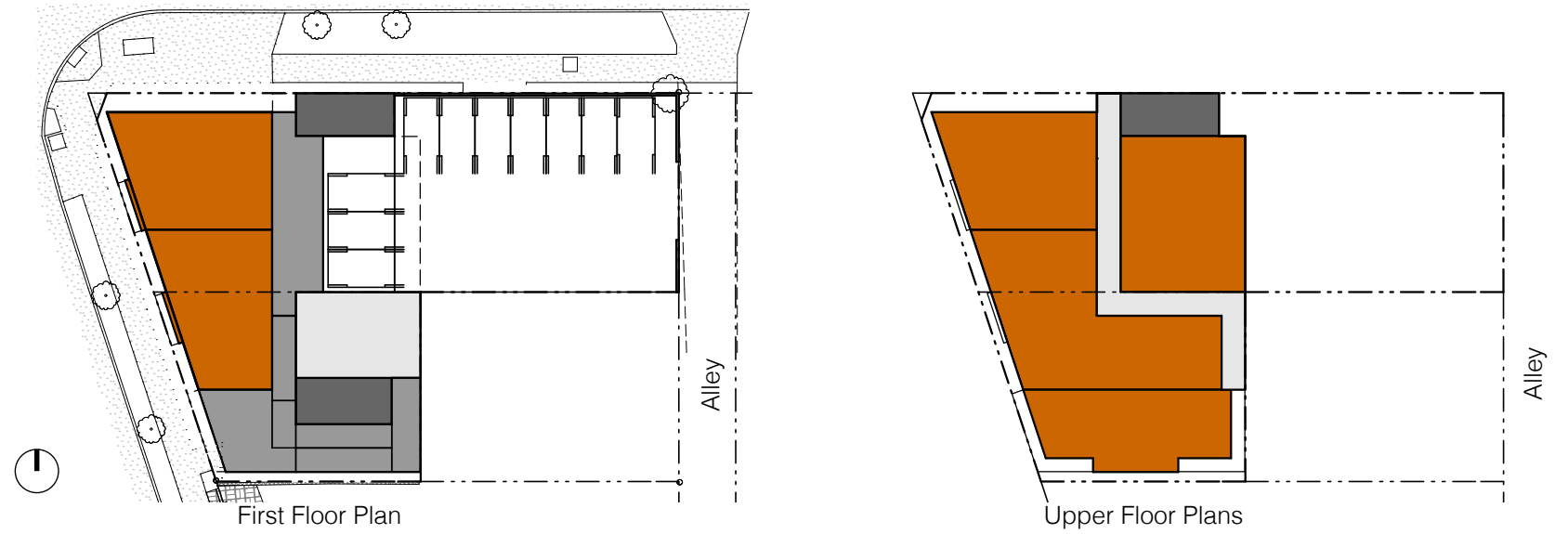
4 View looking Northeast from S Bennett St



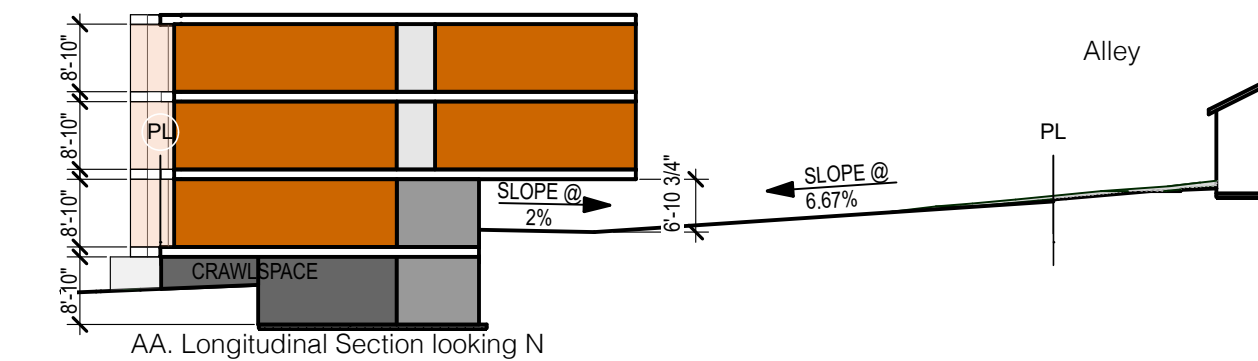
5 View looking Southwest from MLK Jr Way S



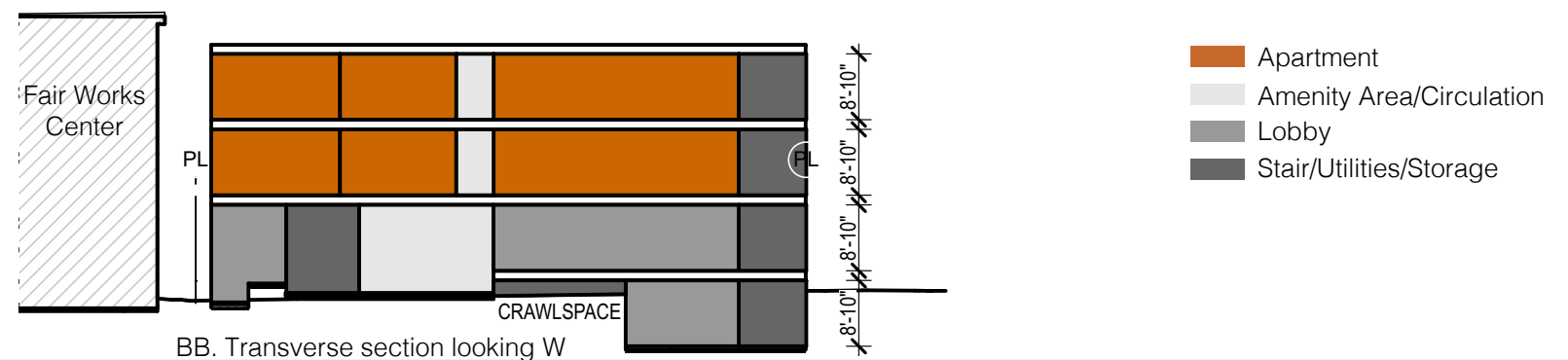
6 View looking Southeast from alley



CC. Longitudinal Section looking N



AA. Longitudinal Section looking N



BB. Transverse section looking W

# ALTERNATIVE 3 (PREFERRED)

Alternative 3 is a scheme with approximately nine (9) two-bedroom apartment units and one (1) one-bedroom apartment unit. This alternative proposes creating a new 3-story residential apartment structure with an interior amenity area at the corner of Martin Luther King Way S and S Bennett Street adjacent to the building entry. The units stack on all floors with an internal corridor running providing access to all units. In this alternative, the stair core expression is minimized along the west facade. This evolution from the previous alternatives removes the blank stair element from the street facing facades. The proposal responds to the residential context of the neighborhood with a central entry at the residential residential scaled S Bennett Street.

**Advantages:**

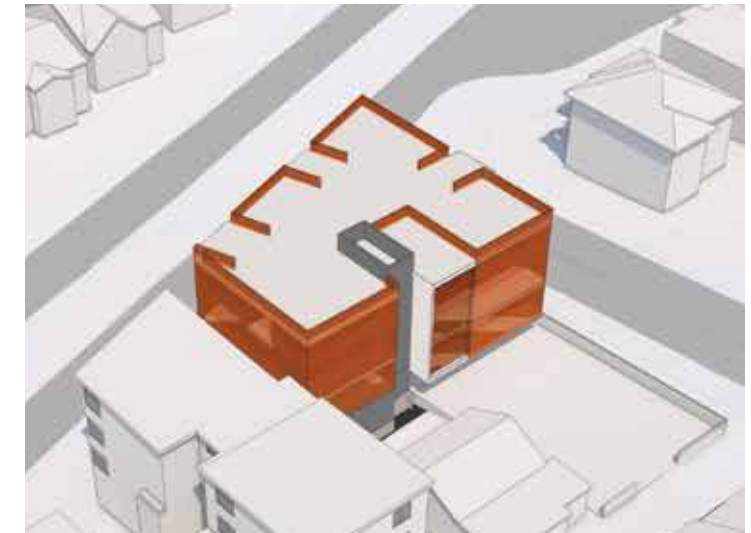
- Interior amenity area at the corner provides a “storefront” feel consistent with commercial uses
- Amenity area at street corner limits 4-foot tall blank wall along Martin Luther King Jr Way S caused by the code requirements for the residential use at ground level.
- Contextual building volume with large rear setback to Single Family zone and uses
- Building expresses units to the street with great opportunity for modulation

**Issues:**

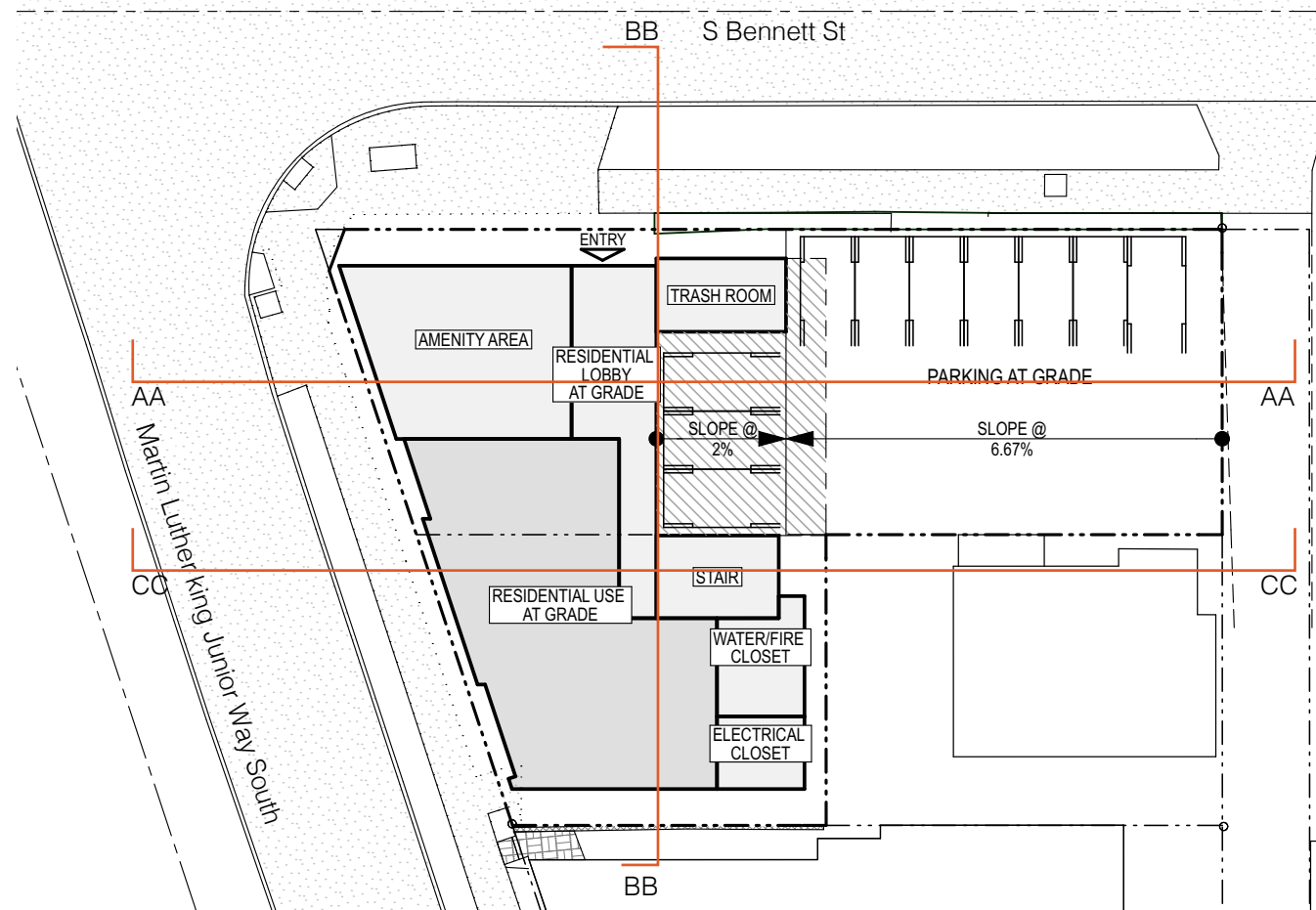
- 4-foot tall blank wall along Martin Luther King Jr Way S caused by the residential use at ground level.
- Departure requested for interior Amenity Area.



2 View looking Southeast



3 View looking Northwest

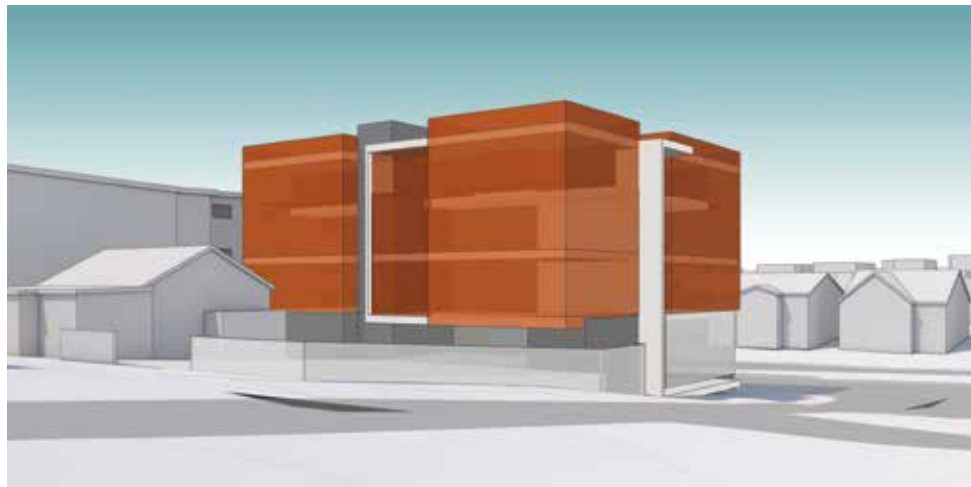


1 Site Plan



1 View looking Northwest from MLK Jr Way South

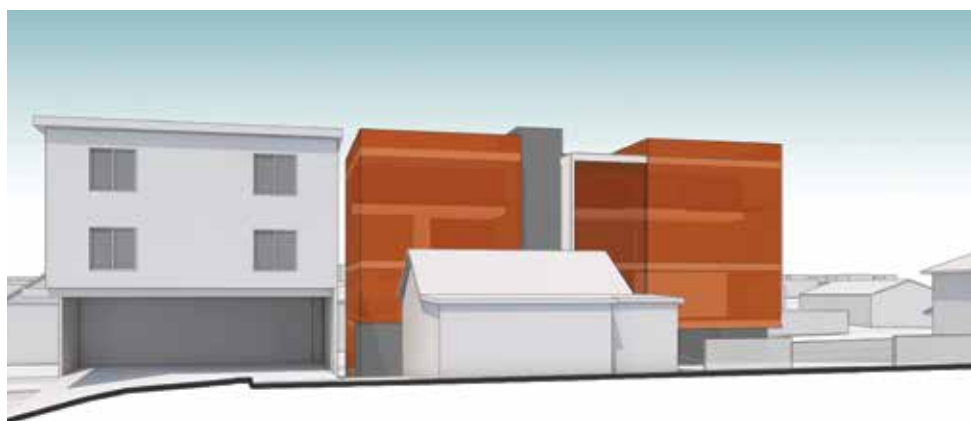




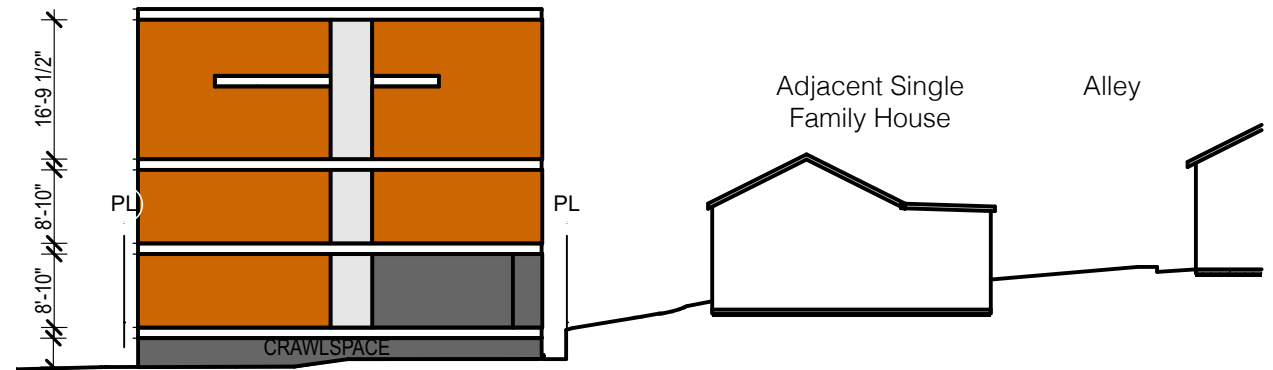
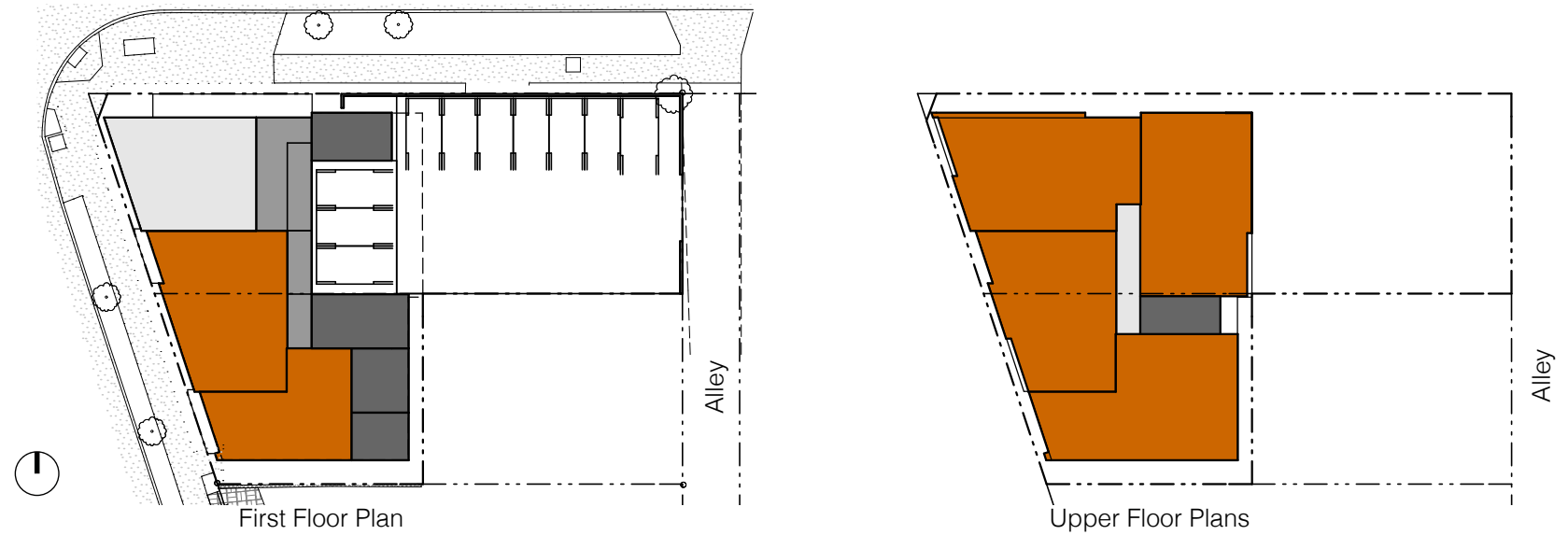
4 View looking Northeast from S Bennett St



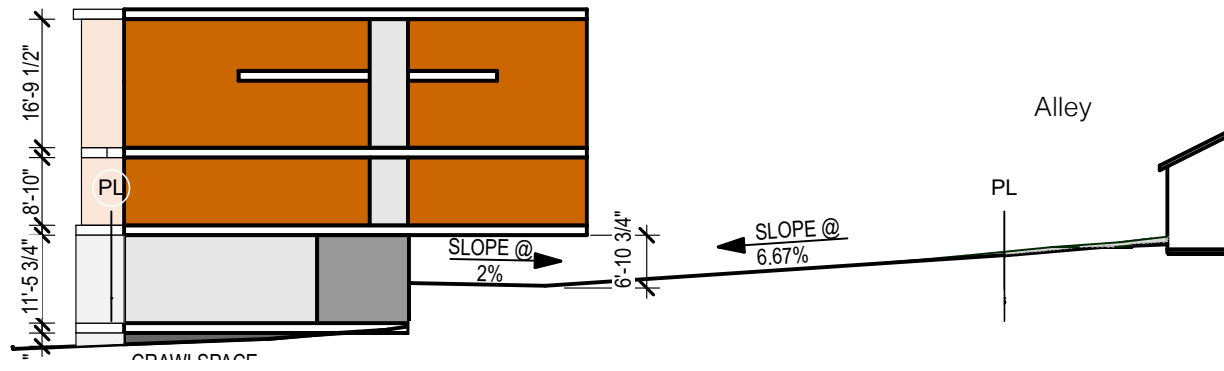
5 View looking Southwest from MLK Jr Way S



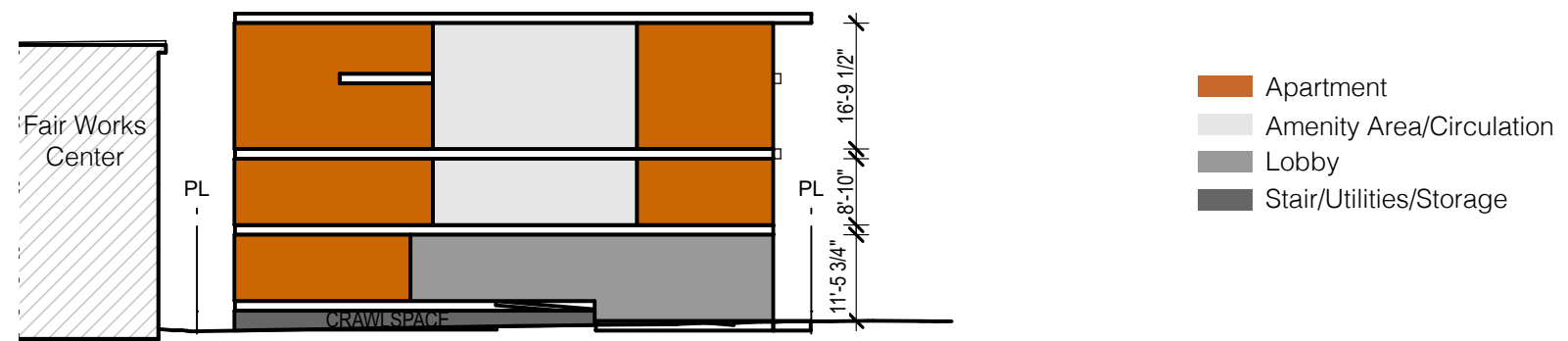
6 View looking Southeast from alley



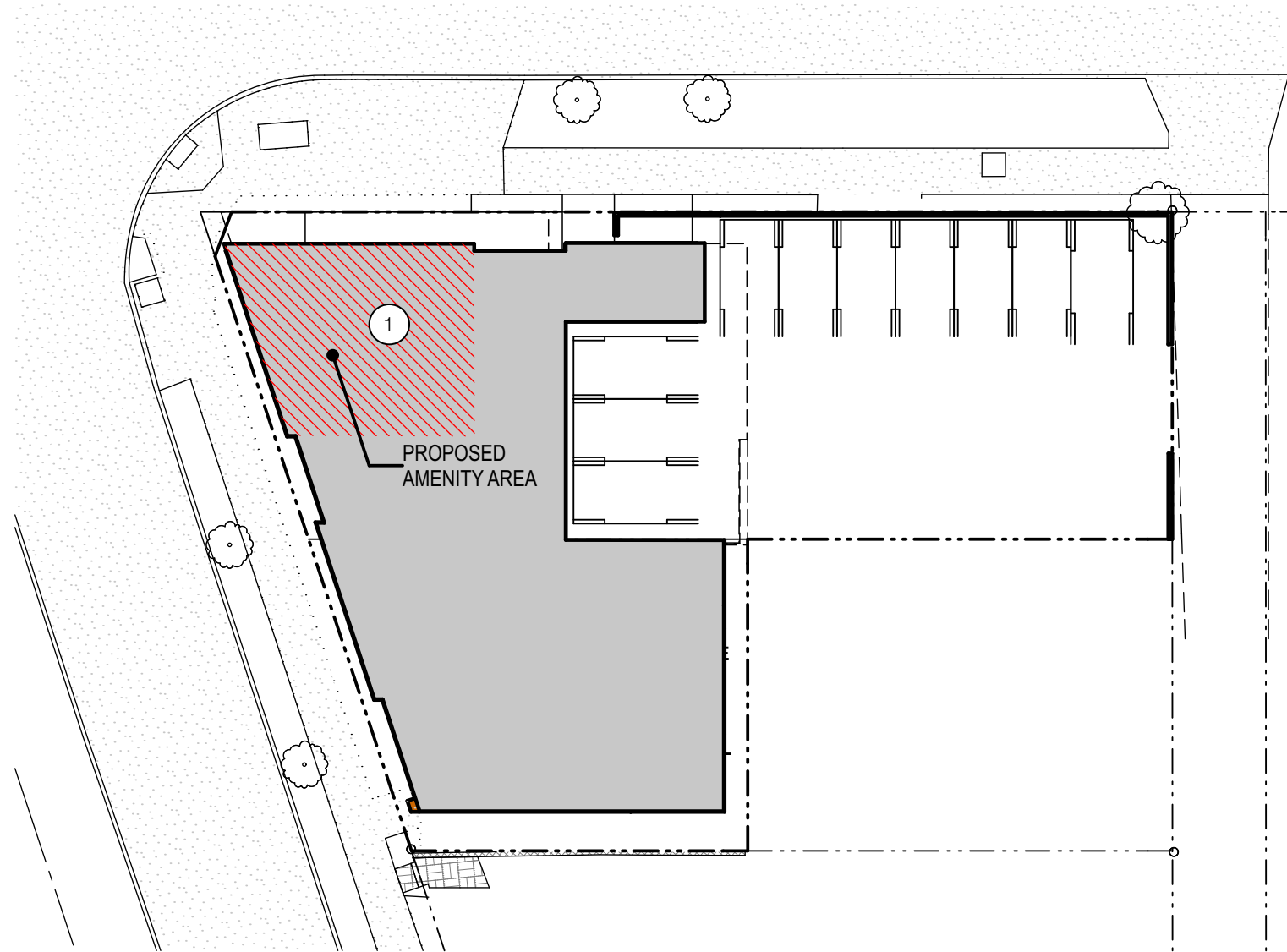
CC. Longitudinal Section looking N



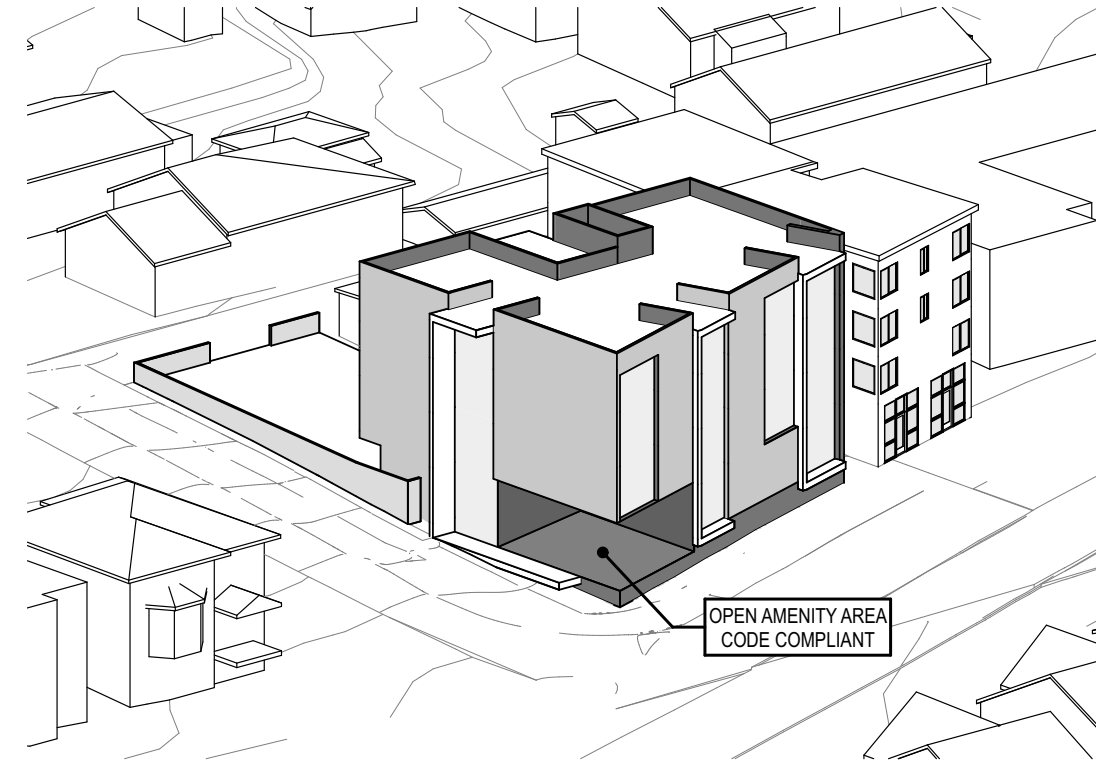
AA. Longitudinal Section looking N



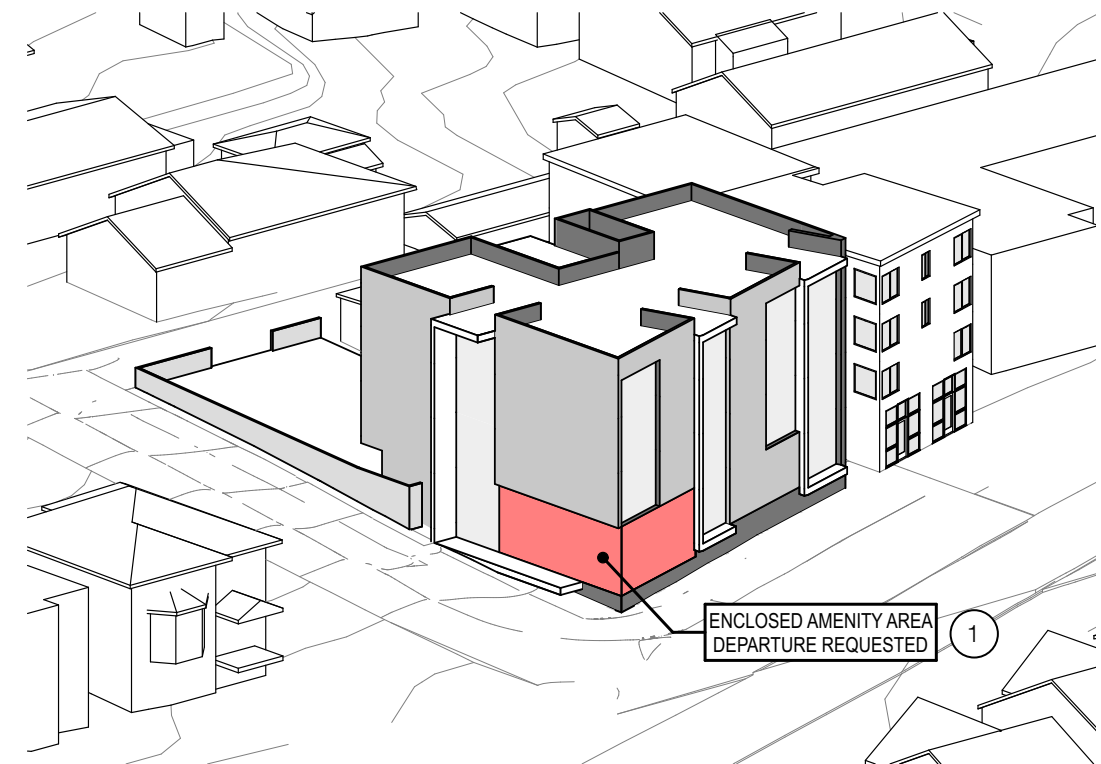
BB. Transverse section looking W



Preferred Site Plan



Code Compliant Axonometric View



Preferred Axonometric View

# DEPARTURE MATRIX

ITEM	CODE SECTION	REQUIRED	PROVIDED	AMOUNT OF DEPARTURE	JUSTIFICATION	SUPPPORT DESIGN GUIDANCE
1	<b>AMENITY AREA SMC 23.47.A.024</b>	AMENITY AREAS SHALL NOT BE ENCLOSED	ENCLOSED AMENITY AREA	ENCLOSED INSTEAD OF OPEN	<p>THE PREFERRED ALTERNATIVE PROPOSES TO LOCATE THE AMENITY AREA AT THE BUILDING CORNER, WHERE IT CAN BE VISIBLE, SIMILAR TO A COMMERCIAL USE AND CREATE A CONNECTION TO ADJACENT USES. SPECIFICALLY, IT CAN RELATE TO THE RECENTLY COMPLETED LIVE/WORK UNITS AT THE FAIR WORKS CENTER LOCATED IMMEDIATELY TO THE SOUTH AND ENGAGE WITH THE COMMERCIAL USES ALONG MARTIN LUTHER KING JR. WAY S., THE AMENITY AREA WILL BE A COMMUNITY ROOM THAT ALL RESIDENTS CAN USE WITH ITS ACTIVITY A FOCAL POINT OF THE BUILDING DESIGN CONCEPT AND BE VISIBLE ALONG MARTIN LUTHER KING JR. WAY S. IN ADDITION, IT IS DESIGNED TO BE TRANSPARENT, THEREBY REDUCING THE AMOUNT OF SOLID WALL/ BLANK FACADES, THAT CAN BE CREATED IN TYPICAL RESIDENTIAL USES AT STREET LEVEL. IT ALSO PROVIDES A BUFFER TO THE PROPOSED RESIDENTIAL USE AT THE GROUND FLOOR FROM THE CORNER. A COMIBNATION OF MATERIALS, SPECIFICALLY GLASS WALLS AND STEEL CANOPIES AND DECK PROJECTIONS WILL CONNECT THE AMENITY AREA TO THE EXISTING COMMERCIAL USES ALONG MARTIN LUTHER KING JR. WAY S.</p>	<p>CS2.C.1 – CORNER SITES            PL3.A.1 – DESIGN OBJECTIVES            PL3.B.1. – SECURITY AND PROVACY            DC2.B.1 – FACADE COMPOSITION            DC2.C.1. – VISUAL DEPTH AND INTEREST            DL2.D.3 – HUMAN SCALE</p>

# SHADOW STUDIES

ALTERNATIVE 1

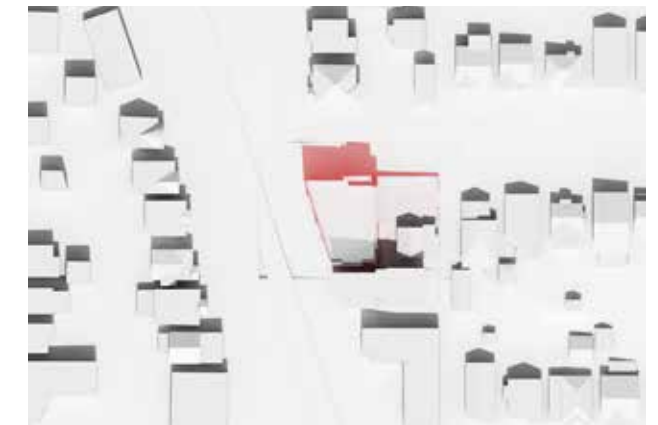
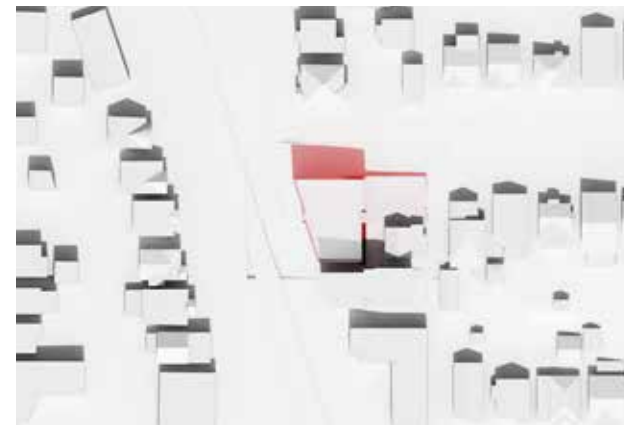
ALTERNATIVE 2

ALTERNATIVE 3

10 am



1 pm



4 pm



## MARCH COMPARISON

ALTERNATIVE 1

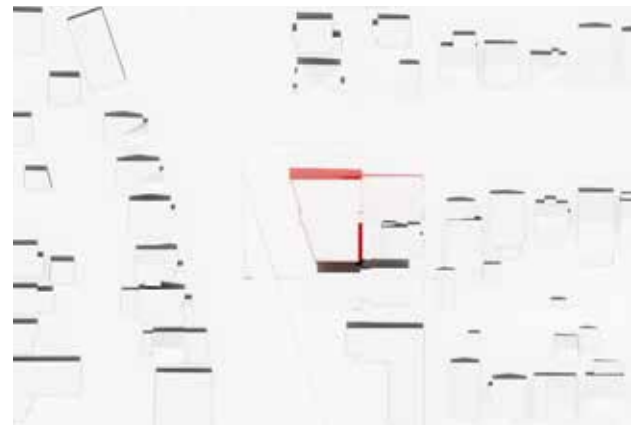
ALTERNATIVE 2

ALTERNATIVE 3

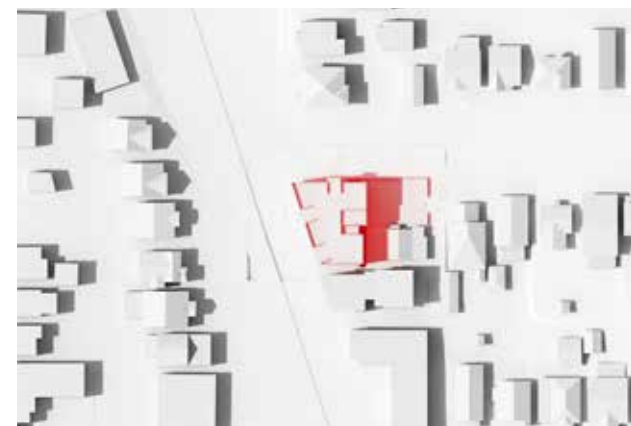
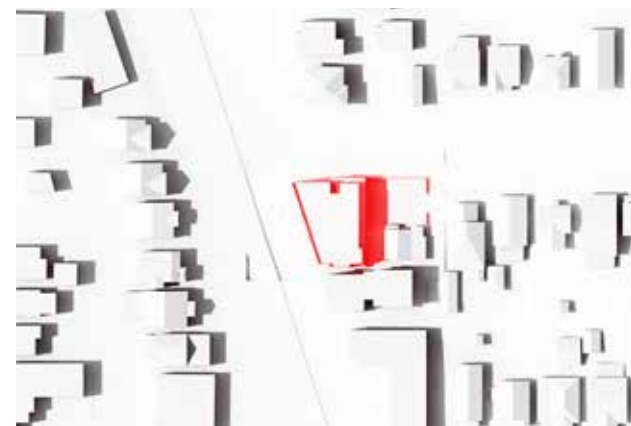
10 am



1 pm



4 pm



JUNE COMPARISON

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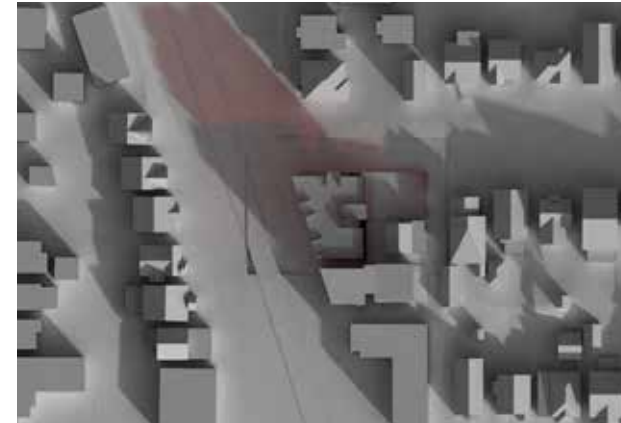
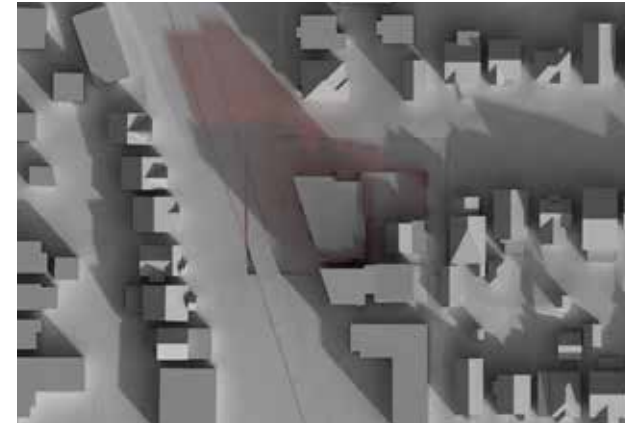
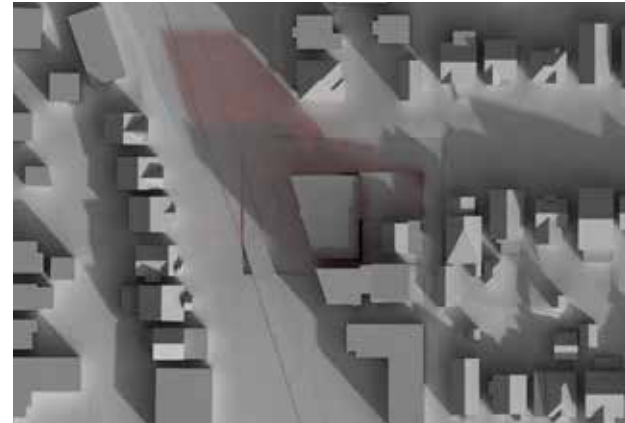
# SHADOW STUDIES

ALTERNATIVE 1

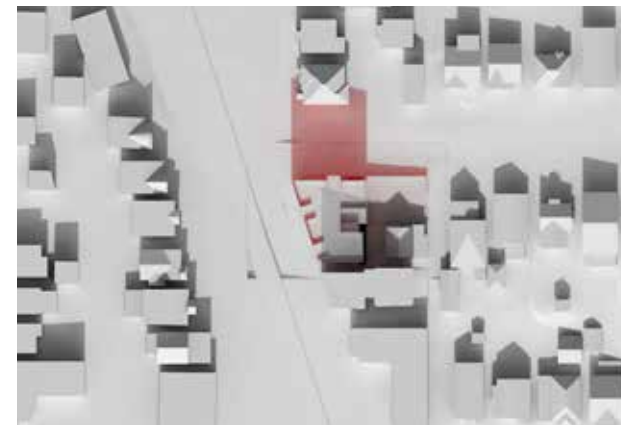
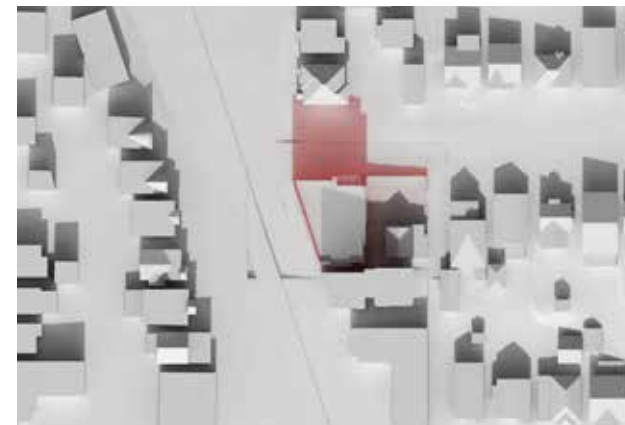
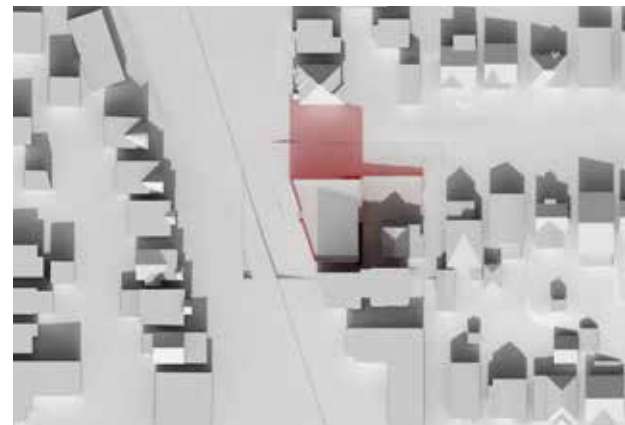
ALTERNATIVE 2

ALTERNATIVE 3

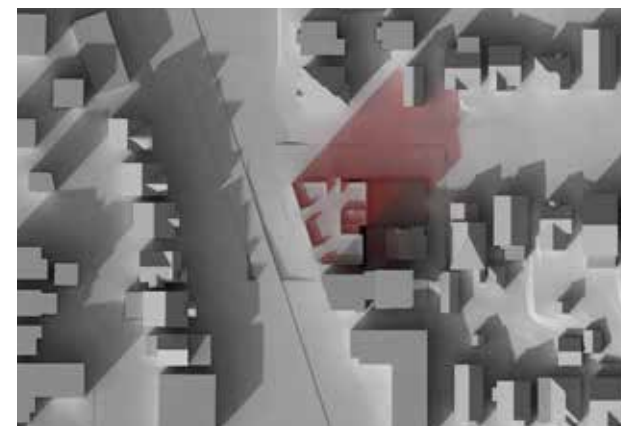
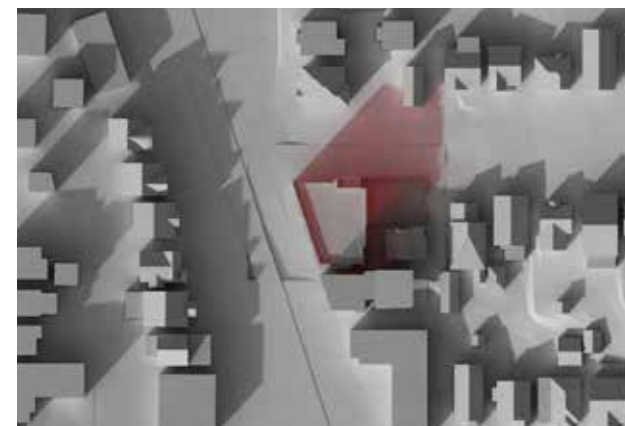
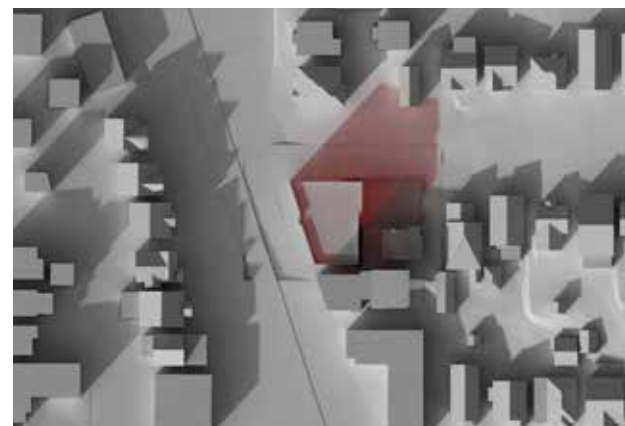
10 am



1 pm



4 pm



DECEMBER COMPARISON

# DESIGN GUIDELINES

## CONTEXT AND SITE

- CS2 Urban Pattern and Form
- B. Adjacent Sites, Streets and Open Spaces
- C. Relationship to the Block
- D. Height, Bulk, and Scale

### CS2.B.1 – ADJACENT SITES, STREETS, AND OPEN SPACES:

#### Site Characteristics:

The proposed project is located on a L-shaped corner lot with an acute angle at the northwest corner created by the alignment of Martin Luther King Jr. Way S. The topography of the site slopes downhill towards the Martin Luther King Jr. Way S to the west. All design alternatives engage the unique site geometry through the placement of the building at the corner and respond to the topography. The proposed building is sited to screen the proposed parking from adjacent uses as well as Martin Luther King Jr. Way S and South Bennett Street.

### CS2.C.1 – RELATIONSHIP TO THE BLOCK: Corner Sites:

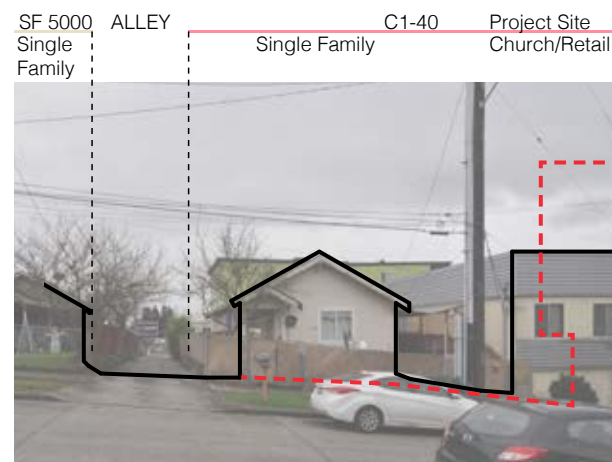
All design alternatives embrace the site's location on a corner, along an arterial in the Commercial zone. In order to provide a strong focal point to the project, the preferred Alternative proposes an enclosed amenity area at the corner of Martin Luther King Jr. Way S and South Bennett Street. Placing the amenity area at the site corner allows for increased transparency, seating, pedestrian lighting, a setback to South Bennett Street for a residential entry, and engagement of the adjacent streetscape.

### CS2.D.4 – HEIGHT, BULK AND SCALE: Zone Transitions:

The proposed development generally locates the structure at the corner of Martin Luther King Jr. Way S and S Bennett Street, away from the adjacent single family zone. A large 54'-0" rear setback is proposed along the S Bennett Street side of the site. This generous setback provides an appropriate zone transition between the commercial zoning of the site and the abutting single family zone to the east. Setbacks are not required to adjacent commercial zone lots.

### CS2.D.4 – HEIGHT, BULK AND SCALE: Massing Choices:

Along Martin Luther King Jr. Way S, the proposal seeks to articulate the design concept, utilizing distinct framing elements and program expression within the overall building volume to provide scale and texture. In addition, the preferred massing provides a 54'-0" to the rear, a 3'-0" e setback to the adjacent single family house, and a 5'-0" setback to the adjacent Fair Works Center to the south.



SITE APPROACH AND MASSING

## PUBLIC LIFE

### PL3. Street-Level Interaction

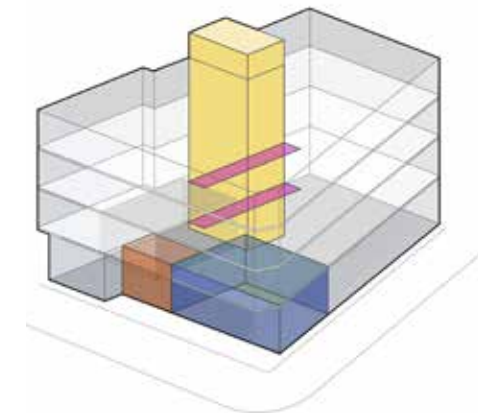
- A. Entries
- B. Residential Edges

### PL3.A.2 – ENTRIES: Ensemble of Elements:

The proposed project facade articulation (Expression of Program, Frame and Texture) creates a rhythm and pattern that adds elements of scale and visual interest. The residential entry is further highlighted through the incorporation of a canopy for weather protection, a recessed entry, the proposed Amenity Area in the preferred alternative and a landscaping area that transitions into a screening element for the parking.

### PL3.B.1 – RESIDENTIAL ENTRIES: Security and Privacy:

Residential units along Martin Luther King Jr. Way South are setback at least 1'-6" and raised 4'-0" above the sidewalk in order to provide a buffer between the development and the commercial zone. Furthermore, the enclosed amenity area in the preferred alternative provides an interior space that adds to the transition between many of the commercial uses along Martin Luther King Jr. Way S and the residential use of the proposed building.





## DESIGN CONCEPT

DC1. Project Uses and Activities  
 B. Vehicular Access and Circulation

DC2. Architectural Concept  
 B. Architectural and Façade Composition  
 C. Secondary Architectural Features  
 D. Scale and Texture

### DC1.B.1 – VEHICULAR ACCESS AND CIRCULATION: Access Location and Design:

Since the alley abutting the site is unimproved, parking access is not required from the alley. The project team seeks to minimize the presence of the automobile on the project and on adjacent sites. Therefore parking access is provided from the alley instead of through a curb cut from S Bennett street, the minor street abutting the site. This location also provides a separation between pedestrians and vehicles and buffers the abutting single family zone from the more intensive multifamily use proposed on site. In addition, a landscape buffer and screen is proposed between the abutting single-family zone and the parking. Service spaces, such as trash rooms are located away from the building corner to reduce their visual impact.

### DC2.B.1 – ARCHITECTURAL AND FAÇADE COMPOSITION: Façade Composition:

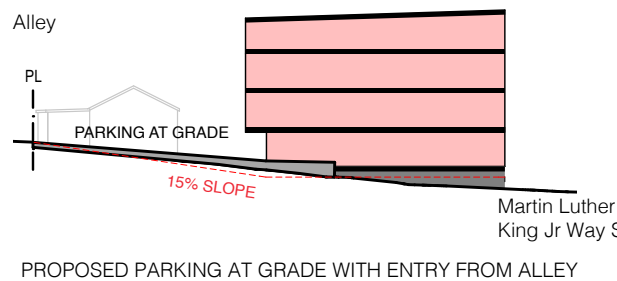
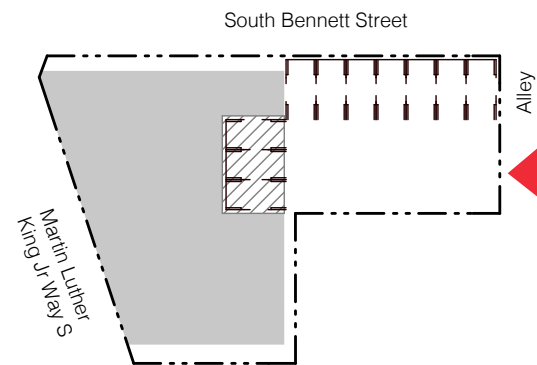
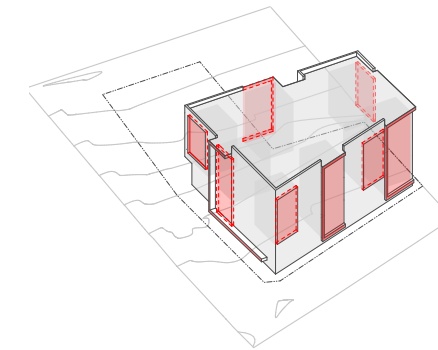
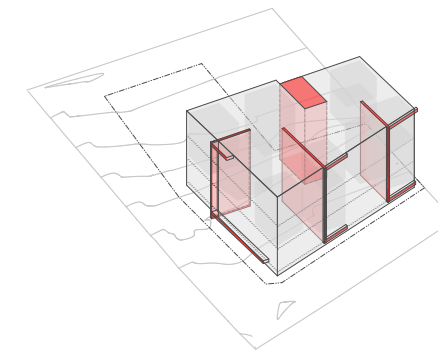
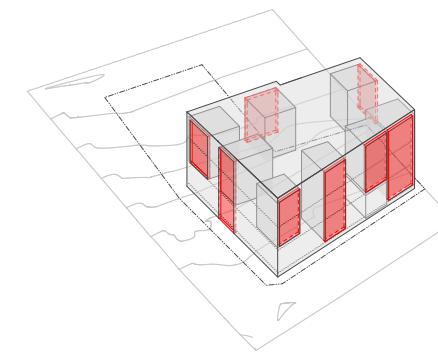
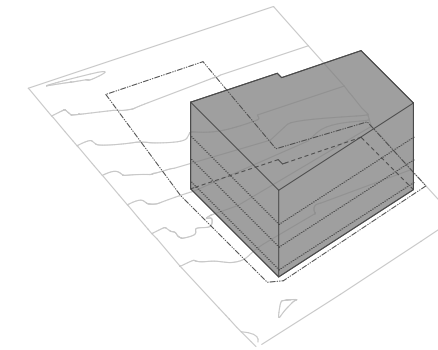
The proposed development incorporates design elements that enable it to fit well within the neighborhood, respond to adjacent uses and provide an adequate zone transition. Framing elements and unit expression add visual interest and elements of scale to all building facades. Façade articulation along Martin Luther King Jr. Way S, continues around to the alley facing facade, as demonstrated on page 32, Design articulation.

### DC2.C.1 – SECONDARY ARCHITECTURAL FEATURES: Visual depth and interest:

The preferred alternative's architectural concept creates visual depth and interest at all sides of the building, focusing its energy at the building's corner. In addition, the interior program layout, specifically the enclosed amenity area at the building corner in the preferred alternative activate the facades and provide opportunities for material expression.

### DC2.D – ARCHITECTURAL CONCEPT: Scale and Texture:

Elements of scale and texture are included in the proposed design alternatives. Along the street facing facades, the proposed massing expresses a strong architectural concept, illustrated through a variety of scales. From the orientation of the structure at the corner to more fine grain articulations, as shown on page 32, the proposal engages the site and immediate surroundings, providing an architectural solution that respects the scale of the pedestrian.



COMPLETED WORK b9 ARCHITECTS



Townhomes at 416 19th Avenue E



717 10th Ave E



1108 10th Ave E



1108 10th Ave E



122 18th Ave E



Townhomes at 414 12th Avenue E



Rowhouses at E Mercer St

# WORK IN PROGRESS b9 ARCHITECTS



Lot J apartments by b9 architects in Ballard



614 13th Ave E apartments by b9 architects in Capitol Hill



Lot J apartments by b9 architects in Ballard



614 13th Ave E apartments by b9 architects in Capitol Hill