



#3036801-EG
3019 S Angeline St
Early Design Guidance
28 January 2021

ADDRESS

3019 S Angeline St
SDCI# 3036801-EG

PROJECT TEAM

Owner	3019 S Angeline St, LLC
Architect	SHW
Surveyor	Terrane
Arborist	Layton Tree Consulting
Community Outreach	Natalie Quick Consulting

PROJECT INFO

Zoning	LR3(M1) / SF 5000
Overlays	Columbia City Residential Urban Village Columbia City Light Rail Station Frequent Transit
Lot Area	11,436 SF (LR3(M1)) 1,045 SF (SF 5000) 12,481 SF Total
Proposed Units	88
Vehicle Parking	None
Bicycle Parking	79 long term / 6 short term

PROJECT BRIEF

The proposed project includes the removal of two existing portables and the construction of an apartment building containing approximately 88 Small Efficiency Dwelling Units (SEDUs). No parking provided.

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PRIORITY GUIDELINES

CS1.D.1 ON-SITE FEATURES

Guideline Description: Incorporate on-site natural habitats and landscape elements such as: existing trees, native plant species or other vegetation into project design and connect those features to existing networks of open spaces and natural habitats wherever possible. Consider relocating significant trees and vegetation if retention is not feasible.

Project Response: A large, landscaped yard at the south of the site connects to and provides a restorative landscaped buffer for the existing wetland. The vegetation will be designed to further enhance the natural eco-system. See pages 26, 29-30, & 32-33 for demonstration.

CS2.C.1 RELATIONSHIP TO THE BLOCK: CORNER SITES

Guideline Description: Corner sites can serve as gateways or focal points; both require careful detailing at the first three floors due to their high visibility from two or more streets and long distances. 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 to the block.

Project Response: The building form is split, creating a visually interesting corner and providing relief from the high-volume vehicle and light rail traffic on Martin Luther King Jr Way S. Ground-level massing pulls in at the corner at S Angeline St and Martin Luther King Jr Way S to provide extra space for pedestrians and a generous entry. Together, these two moves establish an identifiable gateway from the Columbia City light rail station. See pages 26 & 32-35 for demonstration.

CS2.D.4 MASSING CHOICES

Guideline Description: Strive for a successful transition between zones where a project abuts a less intense zone. In some areas, the best approach may be to lower the building height, break up the mass of the building, and/or match the scale of adjacent properties in building detailing. It may be appropriate in other areas to differ from the scale of adjacent buildings but preserve natural systems or existing features, enable better solar exposure or site orientation, and/or make for interesting urban form.

Project Response: Building height and width is reduced as it approaches the west SF 5000 zoned lot. Building massing is pushed north to eliminate any impact on the single-family residences' access to natural light. The lots to the south are undeveloped and will likely remain so due to the wetlands. See pages 26, 29-30, 32-34 for demonstration.

CS2.D.5. RESPECT FOR ADJACENT SITES

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

Project Response: Building footprint is pushed north to match the rear yard datum of the adjacent SF 5000 zoned lots. The rear yard is unoccupied and landscaped to reduce impact on both the single-family residences to the west and the existing wetland to the south. See pages 26, 29-30, & 32-34 for demonstration.

CS3.A.4 EVOLVING NEIGHBORHOODS

Guideline Description: 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.

Project Response: Although the neighborhood surrounding the Columbia City light rail station is evolving, the neighboring lots on Martin Luther King Jr Way S are either empty or contain 1-and 2-story structures. This project establishes a precedent for future development on the west side of Martin Luther King Jr Way S through a strong street edge, contemporary design, welcoming entry, and respect for adjacent sites. See pages 26 & 33-34 for demonstration.

PL2.B.1 SAFETY AND SECURITY: EYES ON THE STREET

Guideline Description: Create a safe environment by providing lines of sight and encouraging natural surveillance through strategic placement of doors, windows, balconies and street-level uses.

Project Response: The building's common street-level uses are centered around the corner of S Angeline St and Martin Luther King Jr Way S, adjacent to the light rail station on Martin Luther King Jr Way S. High levels of transparency and light will increase lines of sight and natural surveillance on both the sidewalks and the light rail station. Unit orientation also provides 'eyes on the street'. See pages 26 & 33 for demonstration.

PL3.A.2 ENTRIES: ENSEMBLE OF ELEMENTS

Guideline Description: Design the entry as a collection of coordinated elements including the door(s), overhead features, ground surface, landscaping, lighting, and other features. Consider a range of elements such as:

- a. overhead shelter: canopies, porches, building extensions;
- b. transitional spaces: stoops, courtyards, stairways, portals, arcades, pocket gardens, decks;
- c. ground surface: seating walls; special paving, landscaping, trees, lighting; and
- d. building surface/interface: privacy screens, upward-operating shades on windows, signage, lighting.

Project Response: The primary entry sweeps in from the corner of S Angeline St and Martin Luther King Jr Way S, providing an entry sequence that is easily visible from both sidewalks. The building extension of levels above provides overhead shelter. Composition of features such as special paving, landscaping, lighting, signage, and high transparency are coordinated to create a welcoming entry. See pages 26, 33-34 for demonstration.

DC2.B.1 FAÇADE COMPOSITION

Guideline Description: Design all building facades—including alleys and visible roofs—considering the composition and architectural expression of the building as a whole. Ensure that all facades are attractive and well-proportioned through the placement and detailing of all elements, including bays, fenestration, and materials, and any patterns created by their arrangement. On sites that abut an alley, design the alley façade and its connection to the street carefully. At a minimum, consider wrapping the treatment of the street-facing façade around the alley corner of the building.

Project Response: Facades facing Martin Luther King Jr Way S and S Angeline St establish a strong street edge datum and will be composed to appropriately address the experiences of passing light rail, vehicle, bike, and pedestrian traffic. The massing facing the SF 5000 zone, while integrated into the whole composition, will also incorporate smaller scale elements appropriate for the neighboring single-family residences. See pages 26, 33-34 for demonstration.

DC3.C.3 SUPPORT NATURAL AREAS

Guideline Description: 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 contains no natural areas, consider an open space design that offers opportunities to create larger contiguous open spaces and corridors in the future with development in of other public or private projects.

Project Response: Most of the open space on the site is located at the south to respect the existing conditions of the SF 5000 zoning and the wetland. This unoccupied rear yard will be landscaped with restorative planting to support and enhance the existing wetland. The enlarged corner entry relates to the adjacent light rail station and high-volume traffic of Martin Luther King Jr Way S, flowing off the sidewalk to provide a welcoming entry and refuge for pedestrians. These two open-space gestures provide a precedent for future developments to respect existing conditions and build upon the datum of Martin Luther King Jr Way S. See pages 26, 29-30, 33, & 35 for demonstration.

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URBAN DESIGN ANALYSIS

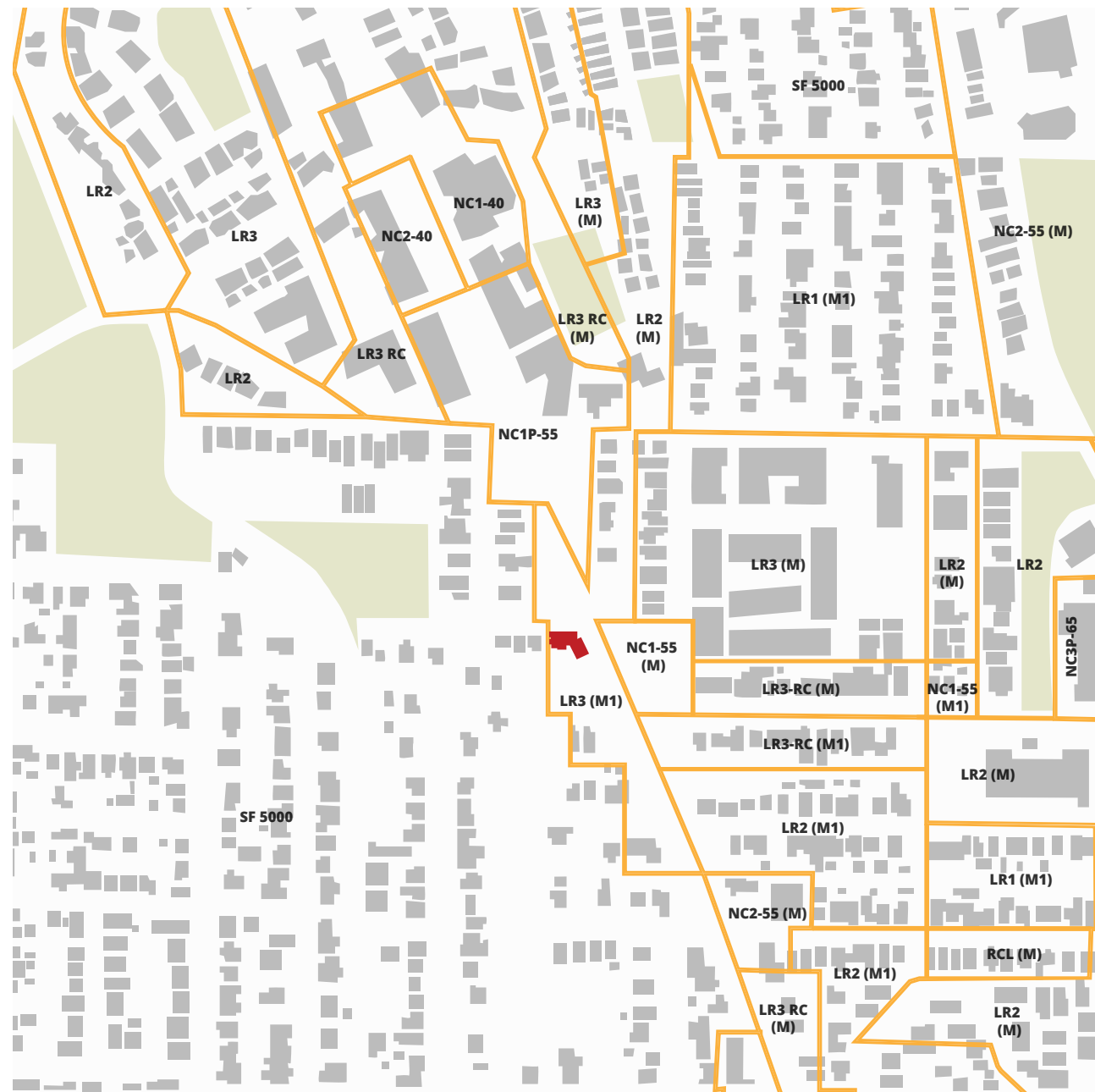
ZONING SUMMARY

LR3 (M1)		Columbia City Residential Urban Village Overlay, Columbia City Light Rail Station Overlay, Parking Flexibility Residential permitted outright
23.45.504	Permitted Uses	
23.45.510.B	Floor Area Ratio	2.3 FAR (with Green Building Standard, 1.8 FAR base)
23.45.512.A	Density Limit	No limit
23.45.514	Height	Base height limit of 50' above average grade Parapets, railing etc. may extend 4' above the allowed height limit Elevator penthouses: 16' above the allowed height limit Stair penthouses: 10' above the allowed height limit
23.45.514.F.1	Height Bonus - Below Grade	Does not apply since lot is within 50' a single-family zoned lot and is not separated from that single-family zoned lot by a street.
23.45.518.A, F, L	Setbacks	Front: 5' minimum Rear: 15' minimum Side: 7' average; 5' minimum for facades greater than 40' in length Front Upper-Level Setback: 12' setback required at 54' above property line finished grade Side Upper-Level Setback: 12' setback required above 34' for side or rear lot lines abutting single-family zone
23.45.522.A.	Amenity Area	25% of total lot area shall be provided as amenity area 50% of total amenity area shall be provided at ground level as common amenity 50% of at grade amenity to be landscaped Common amenity: minimum 250 sf, 10' min dimension, accessible to all units
23.45.524	Landscaping	Green Factor of 0.60 minimum
23.45.527.A, B	Structure Width / Facade Length	Width of principal structures shall not exceed 150' Maximum combined length of all portions of facades within 15' of a lot line that is neither a rear lot line nor a street or alley lot line shall not exceed 65 percent of the length of that lot line
23.45.534	Lighting and Glare	Exterior Lighting shall be shielded and directed away from adjacent properties
23.54.015.	Required Parking Residential Bicycle Parking	Urban village / Frequent Transit = no vehicular parking required. Dwelling Unit/SEDU: Long Term: 1 per unit for first 50, 0.75 per unit higher than 50; Short-term: 1 per 20 unit.
23.54.040	Waste & Recycling Storage	Residential: 51-100 dwelling units = 375 sf plus 4 sf for each additional unit above 50. Minimum horizontal dimension of 12'. 50' maximum distance from trash room to pickup location 5% maximum ramp slope



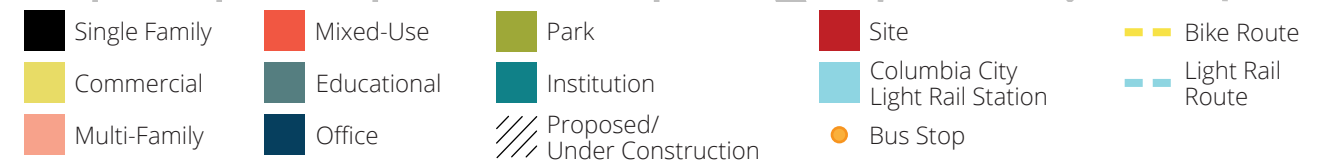
Figure - Ground





Zoning

The project site is zoned LR3 (M1) & SF 5000 located in the Columbia City Residential Urban Village and Columbia City Light Rail Station Overlay, MHA applies. Low Rise Zones about the site to the north, east and south. An SF 5000 zone starts approximately 10' into western portion of the site. Neighborhood Commercial Zones are located directly across Martin Luther King Jr Way S and just to the north of the site.



Adjacencies & Circulation

The site is located directly across Martin Luther King Jr Way S from the Columbia City Light Rail Station and is within the Columbia City Residential Urban Village Overlay. Neighborhood Commercial Zones in the immediate vicinity along Martin Luther King Jr Way S provide opportunities for pedestrian oriented retail and dining. The core of Columbia City Commercial activity is within a 10 minute walking distance.

SCALE: NTS

AERIAL VIEW



View looking southeast (Aerial Image: 04/05/2020)

Columbia City Establishments

Public Transit



1 Link Light Rail - Columbia City Platform

Restaurants/Bars

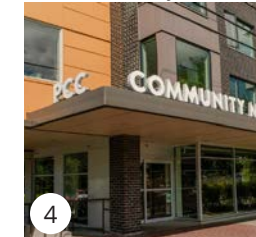


2 Geraldine's Counter

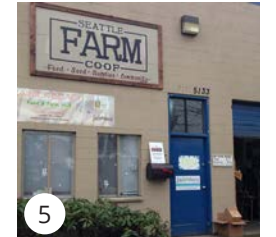


3 Columbia City Bakery

Retail/Grocery



4 PCC Community Market



5 Seattle Farm Co-op

Arts/Community Programming



6 Columbia City Farmer's Market



7 Umoja Peace Center

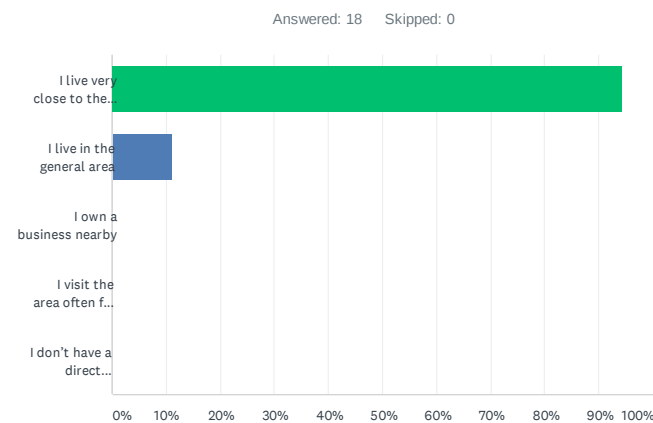


SUMMARY OF DESIGN RELATED COMMENTS RECEIVED VIA WEBSITE COMMENT FORM, PROJECT EMAIL, AND PROJECT SURVEY:

- **Design.** 67 percent of survey respondents said environmentally-friendly features were most important about the design of a new building on this property; 50 percent said relationship to neighborhood character; 39 percent said parking; 28 percent said attractive materials; and 22 percent said interesting and unique design. Many respondents encouraged paying attention to aesthetics and designing an attractive, well-made building with quality exterior materials, character that fits into the Craftsman-style neighborhood, and beautiful construction that can be absorbed into the area's culture that doesn't look like beige boxes. One respondent encouraged design that coexists well with the future Youth Achievement Center project across the street; another encouraged unique design so people on the train can easily recognize the Columbia City stop. One respondent encouraged a kid-friendly building; another encouraged design integrating well into the surrounding ecosystems.
- **Exterior.** 69 percent of survey respondents said landscaping was the most important consideration for the exterior space of this property; 44 percent said lighting and safety features; 31 percent said seating options and places to congregate; and 12 percent said bike parking. Many respondents encouraged including green and public space in/around the project that's not directly next to MLK, integrating into the local landscape, using native plants/trees, and being careful not to disturb the green space behind the project. One respondent encouraged landscaping that allows for filtration of runoff since the project is adding more concrete. Another noted they value sidewalk space and encouraged the project team to make enough room for bicyclists who ride the sidewalk because it's safer than the Avenue. One respondent encouraged outdoor space for residents that don't filter into the adjoining property's driveway; another encouraged landscaping that provides ecosystem services.
- **Eco-Friendly.** Several respondents encouraged constructing a sustainable, environmentally-friendly building with energy forward design, green building standards and less impact on the environment; another encouraged creating a building that's sustainable for the future and will still be standing and in use in 50 years.
- **Height.** Several respondents encouraged the project team to decrease the building's height to three stories since all other structures in the area are two stories, and five stories seems gigantic, excessive and does not fit with current neighbors.
- **Context.** One respondent encouraged the project team to think about the neighborhood they're entering so they are adding rather than taking away from it; another encouraged the project team to take into context where the proposed project is in terms of height, parking, street lighting, and density.



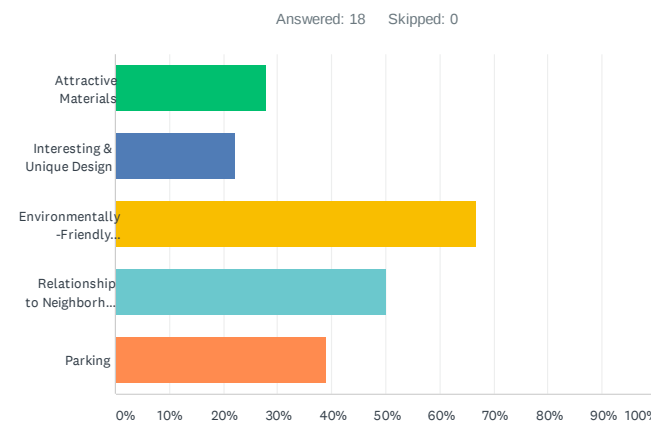
Q1 What is your connection to this development project?



ANSWER CHOICES	RESPONSES
I live very close to the project	94.44% 17
I live in the general area	11.11% 2
I own a business nearby	0.00% 0
I visit the area often for work or leisure	0.00% 0
I don't have a direct connection, but I care about growth and development in Seattle	0.00% 0
Total Respondents: 18	

#	OTHER (PLEASE SPECIFY)	DATE
	There are no responses.	

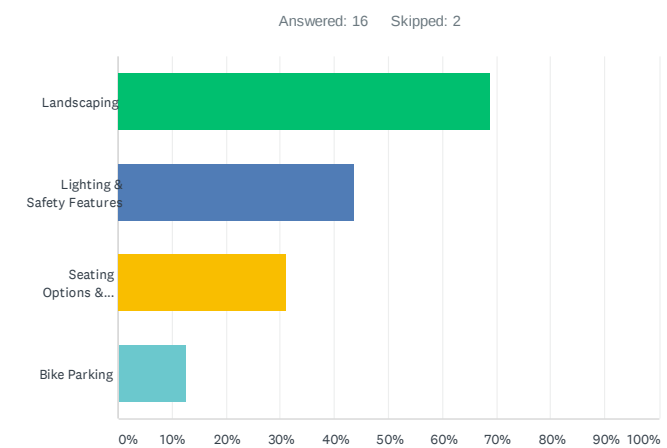
Q2 What is most important to you about the design of a new building on this property?



ANSWER CHOICES	RESPONSES
Attractive Materials	27.78% 5
Interesting & Unique Design	22.22% 4
Environmentally-Friendly Features	66.67% 12
Relationship to Neighborhood Character	50.00% 9
Parking	38.89% 7
Total Respondents: 18	

#	OTHER (PLEASE SPECIFY)	DATE
1	Not made of cheap materials that will degrade quickly over time	11/30/2020 8:16 PM
2	Affordability factor for individuals and families looking for affordable rents	11/21/2020 6:59 PM

Q3 What is the most important consideration for the exterior space on this property?



ANSWER CHOICES	RESPONSES
Landscaping	68.75% 11
Lighting & Safety Features	43.75% 7
Seating Options & Places to Congregate	31.25% 5
Bike Parking	12.50% 2
Total Respondents: 16	

#	OTHER (PLEASE SPECIFY)	DATE
1	Open Space that is not directly next to MLK	11/30/2020 8:16 PM
2	Native plants and trees	11/22/2020 5:45 PM
3	Building height	11/22/2020 2:03 PM
4	landscaping that actually allows for filtration of runoff since we are adding more concrete.	11/16/2020 1:21 PM

CONTEXT ANALYSIS

PROPOSED DEVELOPMENT - MULTI-FAMILY

PRECEDENT ANALYSIS

- Massing and materiality establish a simple and consistent language.
- Façade composition is defined by orderly fenestration patterns.
- Higher levels of transparency identify entries and common uses at the ground level.
- Entries are further distinguished by building overhangs and canopies.



4527 Rainier Ave S

(JT Architecture)



5201 Rainier Ave S

(SHW)



3717 S Alaska St

(Johnston Architects)



5217 42nd Ave S

(Johnston Architects)



5231 Rainier Ave S

(SHW)



4735 32nd Ave S (Under Construction)

(SHW)



4561 Martin Luther King Jr Way S (Under Construction)

(NK ARCHITECTS)

EXISTING DEVELOPMENT - MULTI-FAMILY

PRECEDENT ANALYSIS

- Neighborhood has a variety of townhouses, apartments, and mixed-use buildings.
- Existing development does not have a uniform architectural character.
- Windows are generally grouped rigorously with infill paneling.
- Strong street edge datum is relieved with massing modulation and recessed entries.



4700 31st Ave S



4730 32nd Ave S



4561 Martin Luther King Jr Way S

STREETSCAPE

1. S ANGELINE ST LOOKING SOUTH



3019
(Site)

LR3 (M1)

SF 5000

2. S ANGELINE ST LOOKING NORTH



3019
(Across from Site)

LR3 (M1)

3. MARTIN LUTHER KING JR WAY S LOOKING WEST



3019
(Site)

LR2(M)

LR3 (M1)



1. Looking north on light rail platform



2. Looking southeast on S Angeline St



3. Looking northwest from Martin Luther King Jr Way S

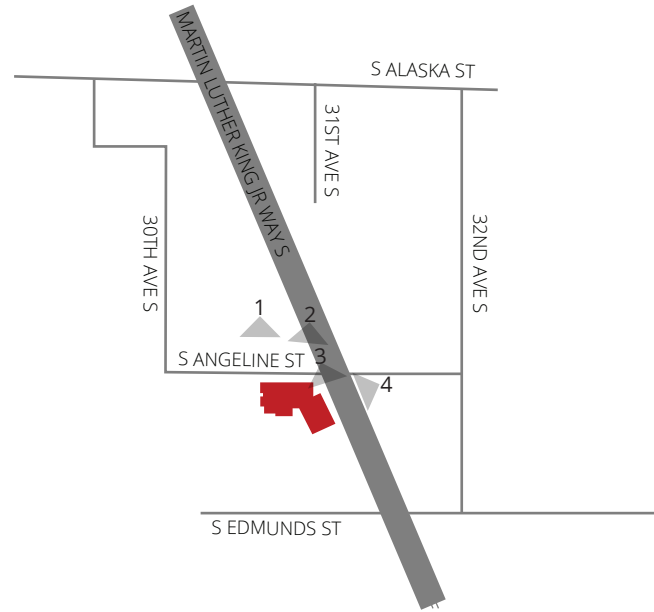


4. Looking south on Martin Luther King Jr Way S



Key

EXISTING CONDITIONS - SITE PHOTOS



Key



1. Looking south from S Angeline St



2. Looking southwest from Martin Luther King Jr Way S and S Angeline St



3. Looking south from Martin Luther King Jr Way S



4. Looking northwest from Martin Luther King Jr Way S (Link Light Rail Platform)





1. Looking northwest from Martin Luther King Jr Way S



2. Looking north from Martin Luther King Jr Way S



Key

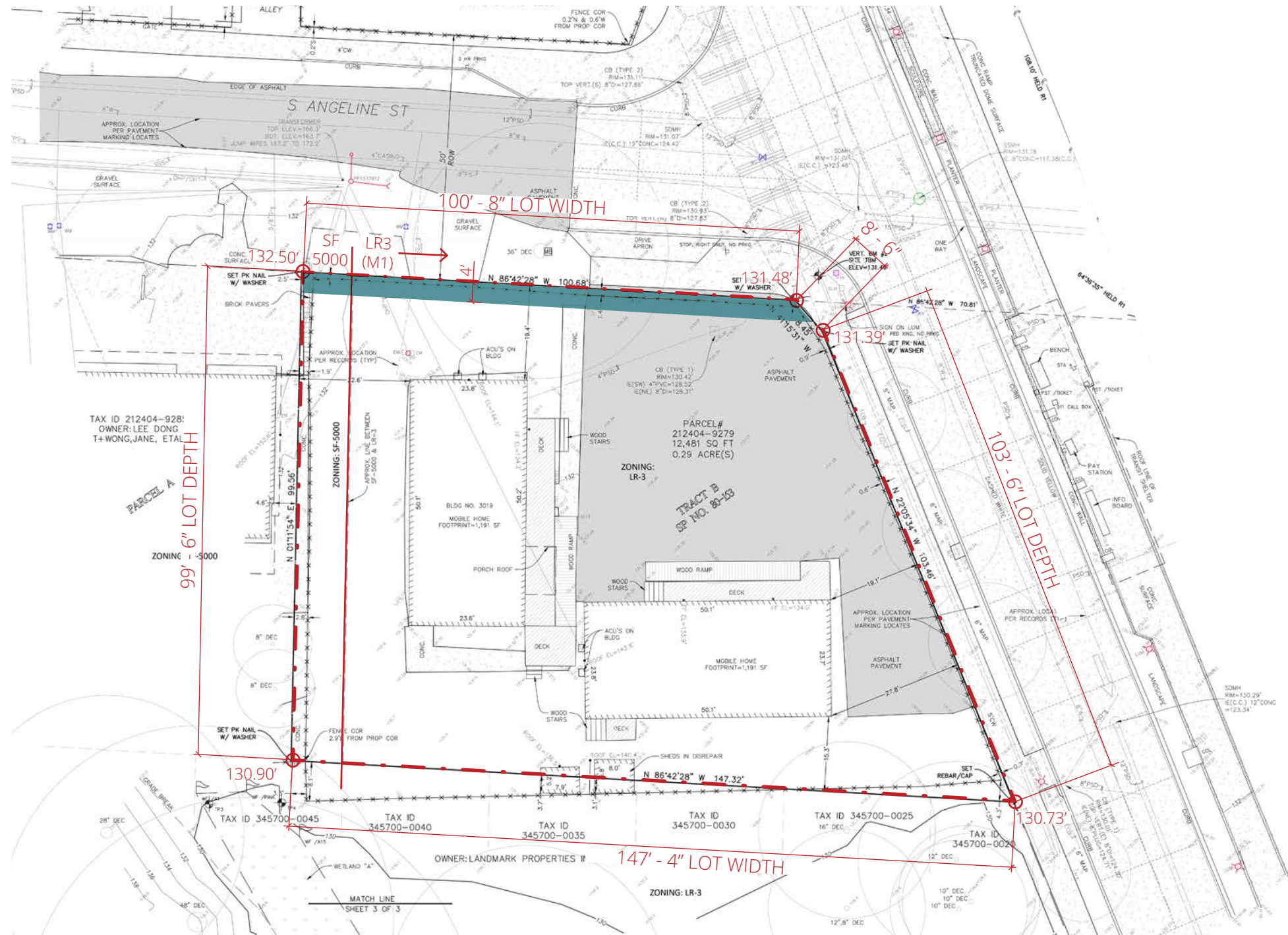


3. Looking north from Martin Luther King Jr Way S



4. Looking northwest from Martin Luther King Jr Way S (Link Light Rail Platform)

EXISTING CONDITIONS - SURVEY



Tax Parcel No. 212404-9279

TRACT B OF KING COUNTY SHORT PLAT NO. 80-153, ACCORDING TO SHORT PLAT RECORDED FEBRUARY 26, 1981 UNDER RECORDING NO. 8102260516, IN KING COUNTY, WASHINGTON;

EXCEPT THAT PORTION CONVEYED TO CENTRAL PUGET SOUND REGIONAL TRANSIT AUTHORITY BY DEED RECORDED UNDER RECORDING NO. 20040129001419.

Parcel Area = 12,481 Sq. ft.
LR3 (M1) Area = 11,436 Sq. ft.
SF 5000 Area = 1,045 Sq. ft.

Surveyor: Terrane
Date: 05/15/20

No exceptional trees found on site. Arborist report prepared by Layton Tree Consulting to be provided at MUP submittal.

- - - Property Line
- SDOT Setback



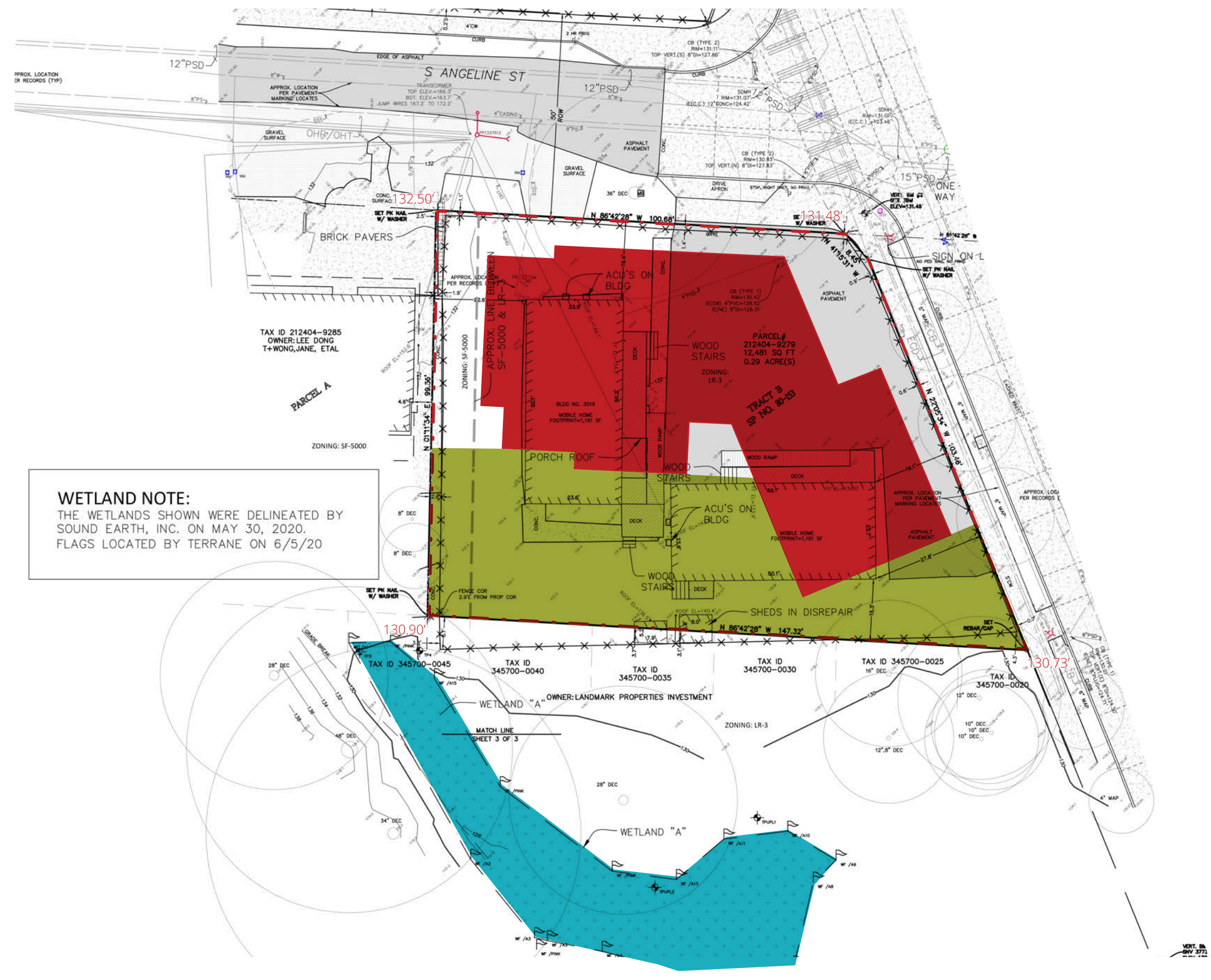
Tax Parcel No. 212404-9279

SDCI has determined that the existing wetland does not require a buffer. However, the proposal has taken into account the existence and functions of the wetland.

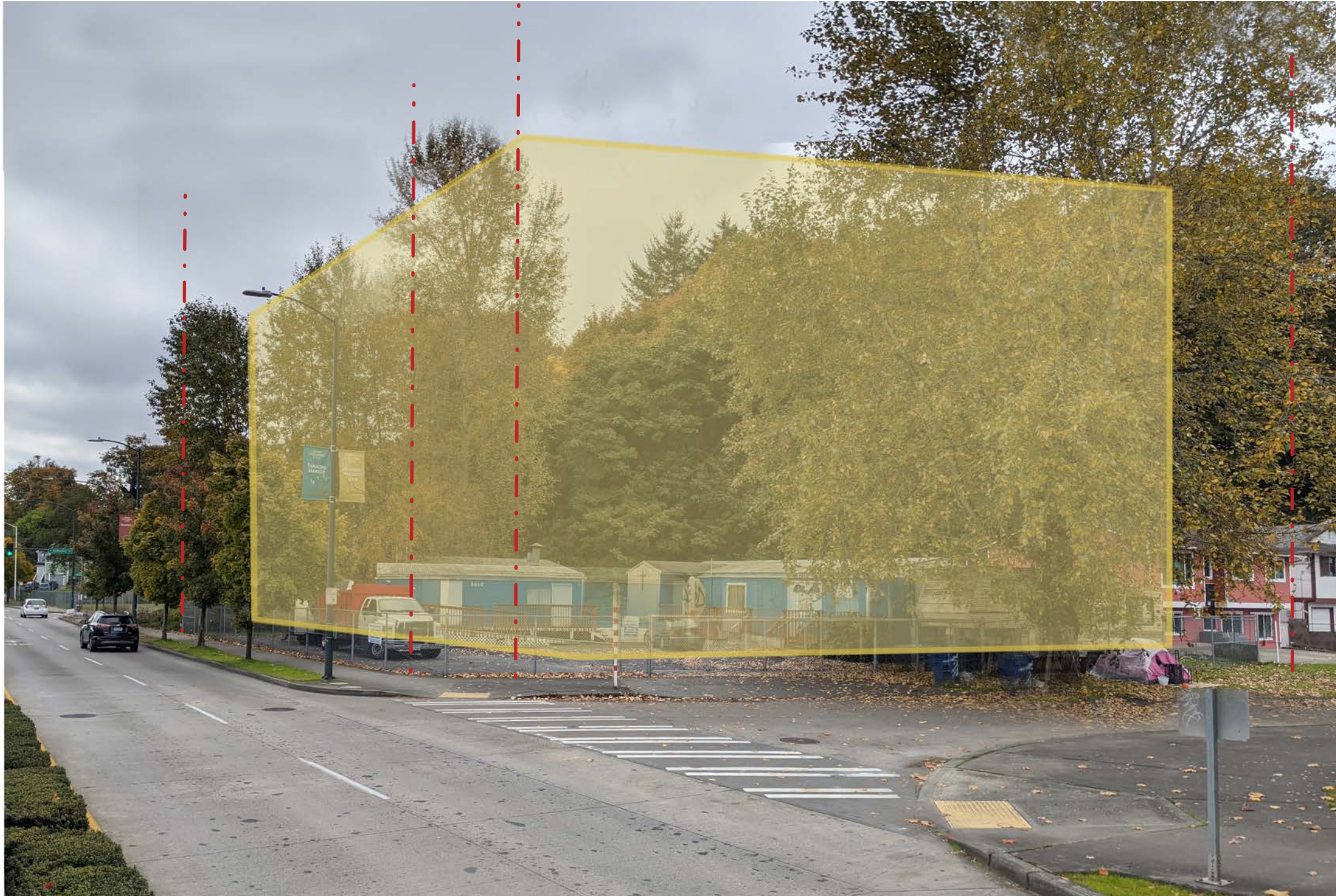
WETLAND NOTE:
THE WETLANDS SHOWN WERE DELINEATED BY SOUND EARTH, INC. ON MAY 30, 2020. FLAGS LOCATED BY TERRANE ON 6/5/20

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THE WETLANDS SHOWN WERE DELINEATED BY SOUND EARTH, INC. ON MAY 30, 2020. FLAGS LOCATED BY TERRANE ON 6/5/20

- Existing Wetlands (2,900 SF)
- Proposed Building Footprint
- Proposed Restorative Landscaping
- Property Line



BUILDABLE ENVELOPE

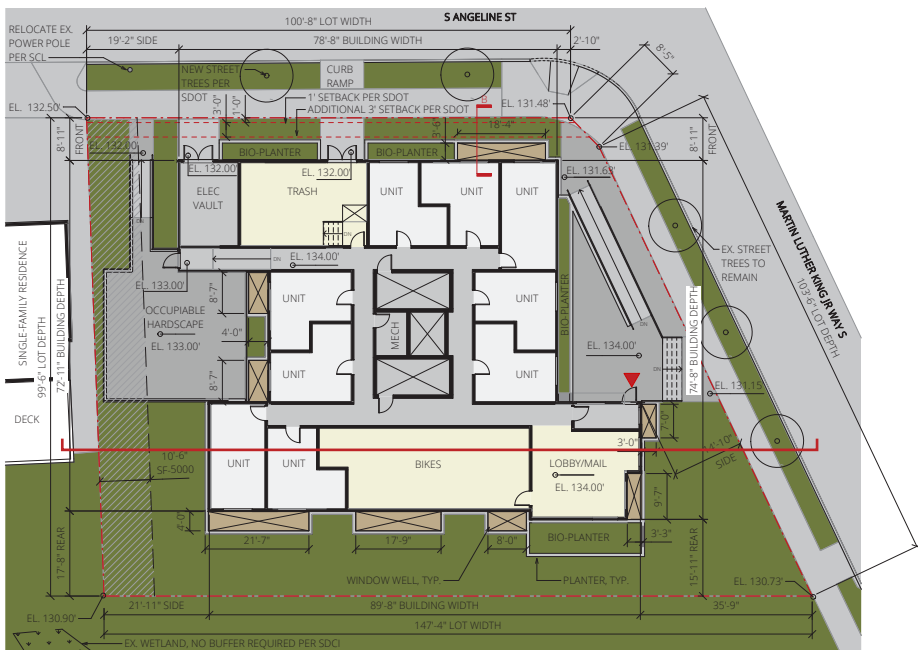


1. Looking southwest from Martin Luther King Jr Way S

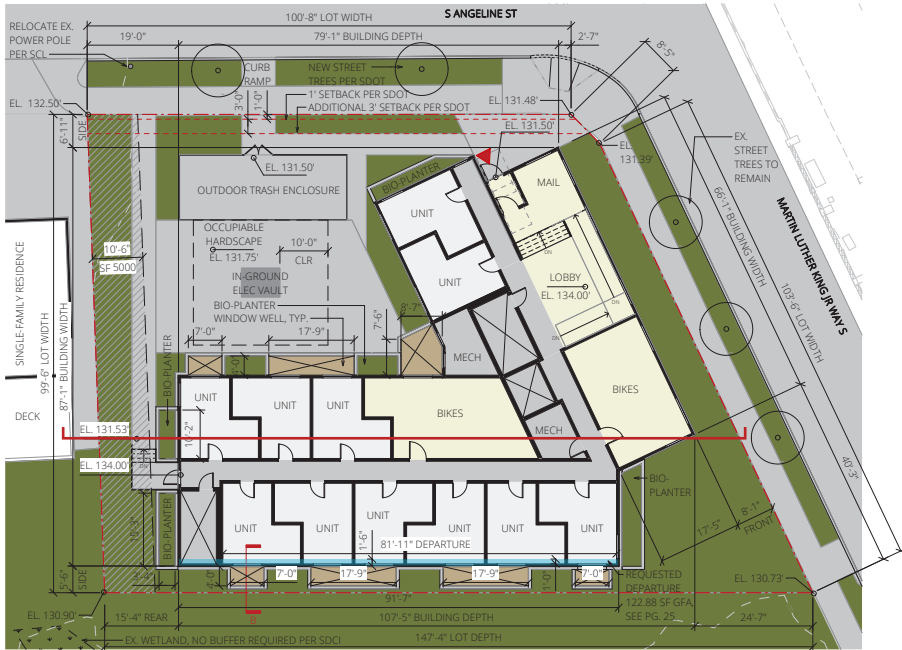
 Buildable Envelope

 Property Line

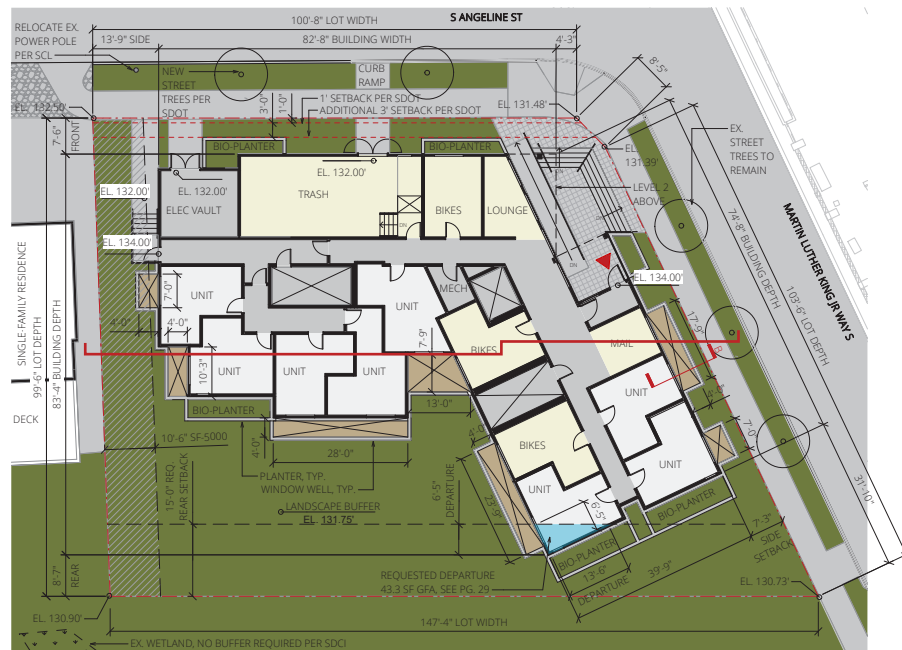




Plan: Scheme A - Code Compliant



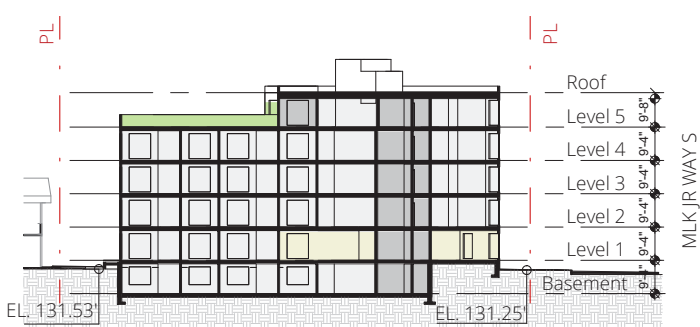
Plan: Scheme B - Alternate



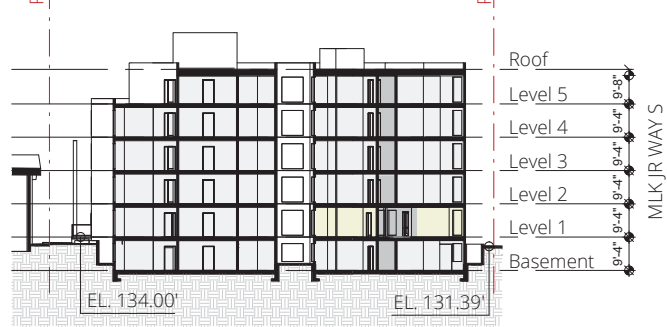
Plan: Scheme C - Preferred



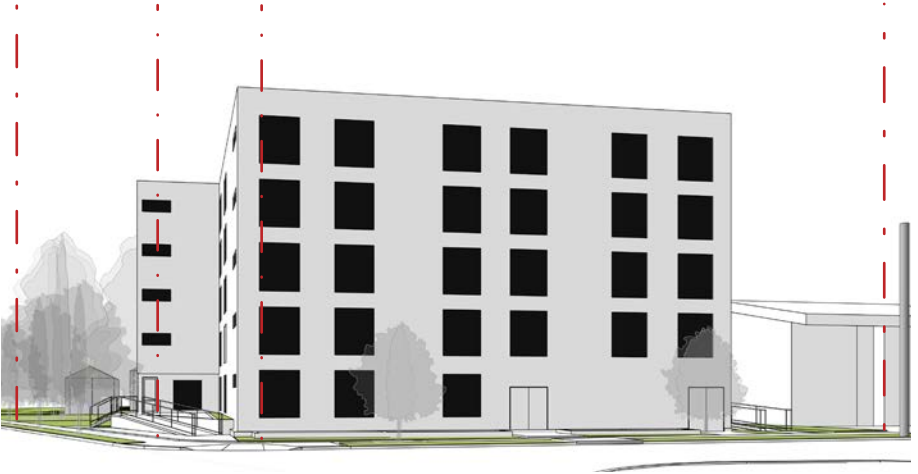
Section: Scheme A - Code Compliant



Section: Scheme B - Alternate



Section: Scheme C - Preferred



Perspective: Scheme A - Code Compliant



Perspective: Scheme B - Alternate



Perspective: Scheme C - Preferred



PERSPECTIVES: SCHEME A - CODE COMPLIANT



1. Looking southwest on Martin Luther King Jr Way S



2. Looking southeast on S Angeline St



3. Looking northwest on Martin Luther King Jr Way S



4. Aerial looking northeast

Scheme A - Code Compliant

Units: 88 SEDUs
 FAR: 2.29 (26,235 SF)
 GFA: 31,577 SF
 GSF: 33,014 SF

Front setback = S Angeline St
 Side setback = Martin Luther King Jr Way S

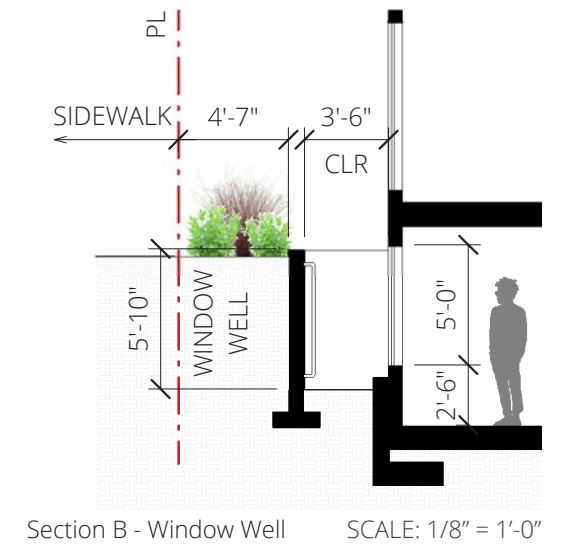
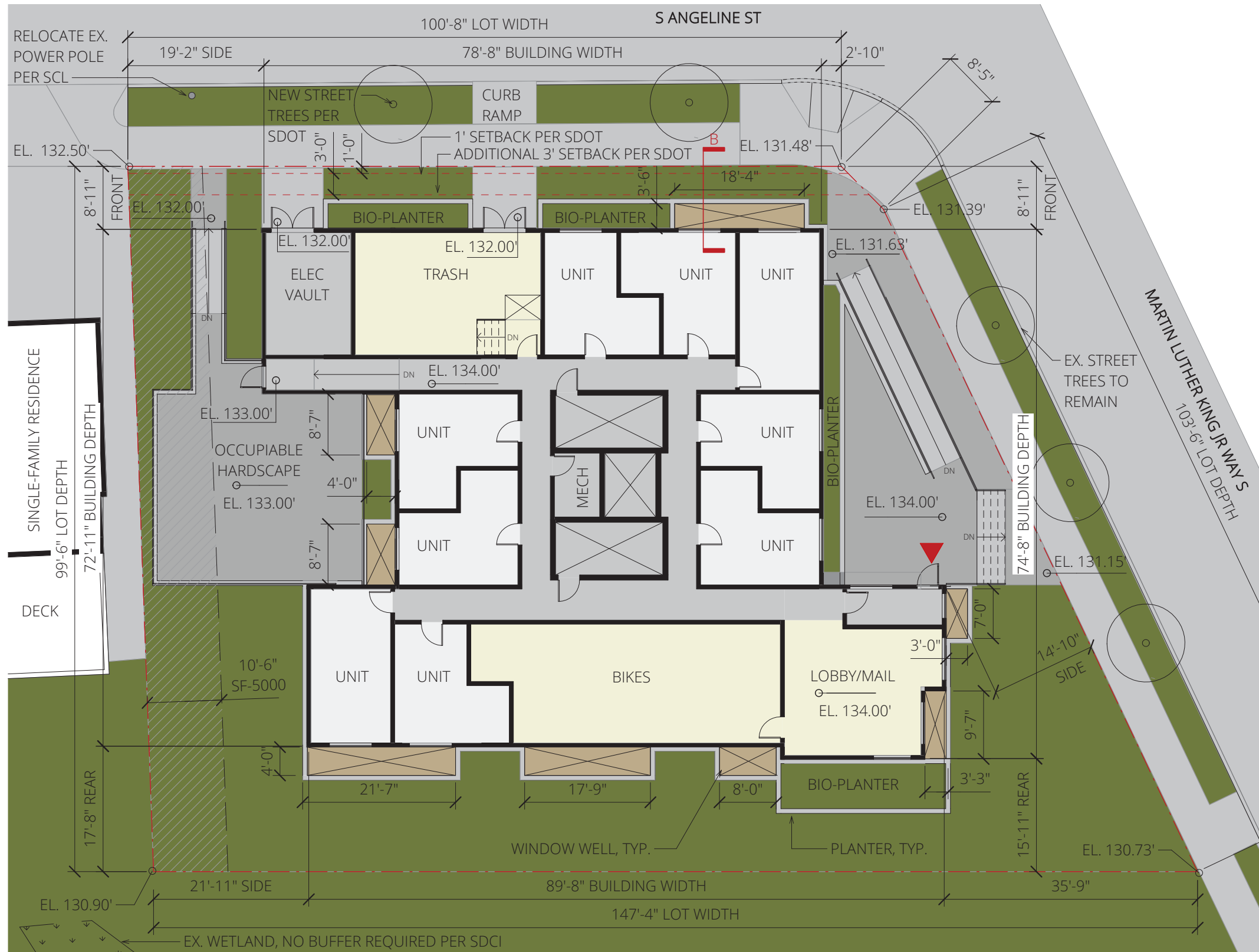
Pros:

- Enlarged entry off Martin Luther King Jr Way S.
- No window wells facing Martin Luther King Way S.
- Street edge is established at S Angeline St.

Cons:

- No street edge is established at Martin Luther King Jr Way S.
- Mid-site entry deviates from corner-site precedence.
- Occupiable at-grade amenity area is located immediately adjacent to single-family neighbor.
- No upper-level massing reduction to break down height toward single-family zoning.
- Lack of privacy at window wells located along S Angeline St next to ramping to main entry.

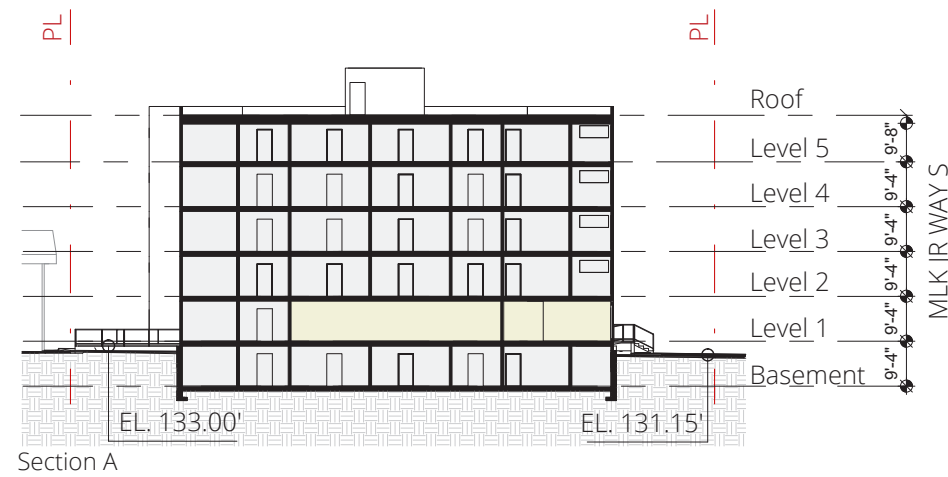
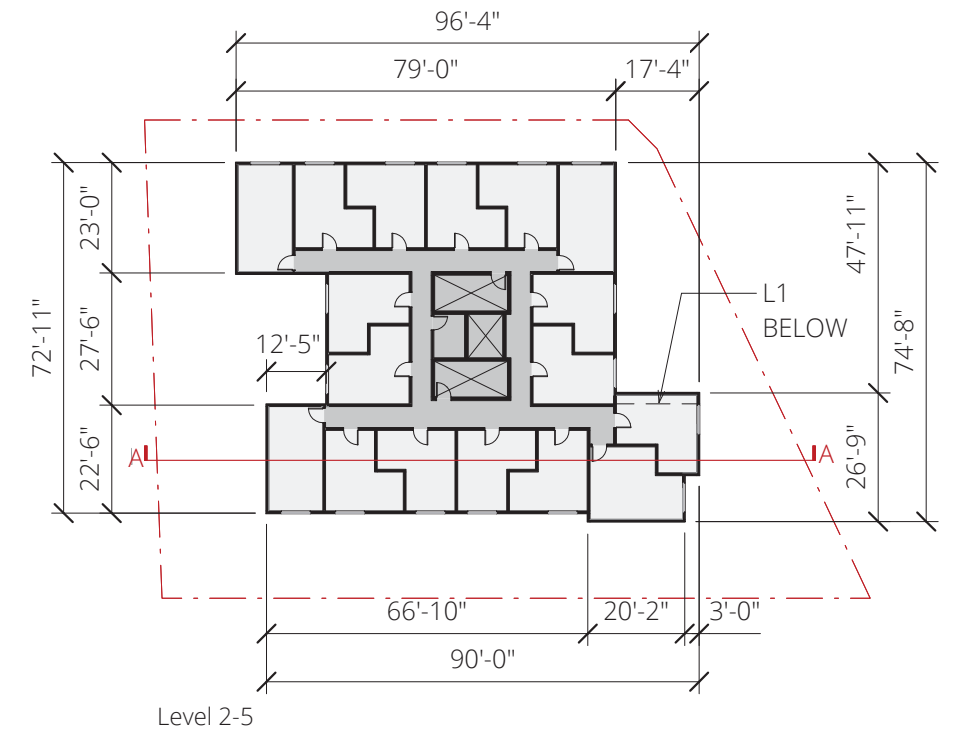
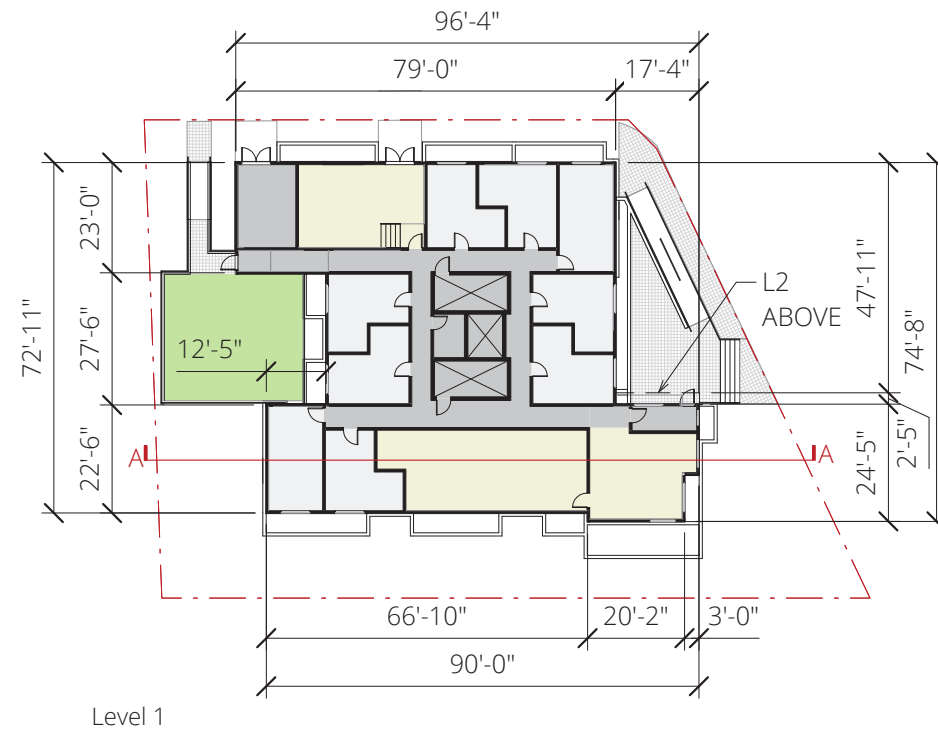
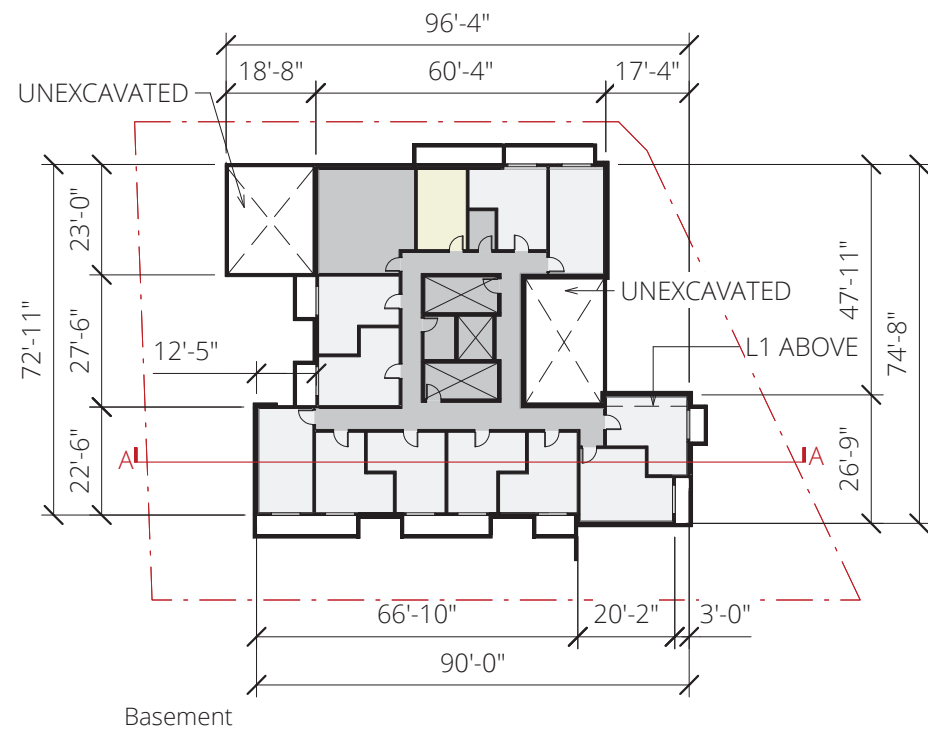




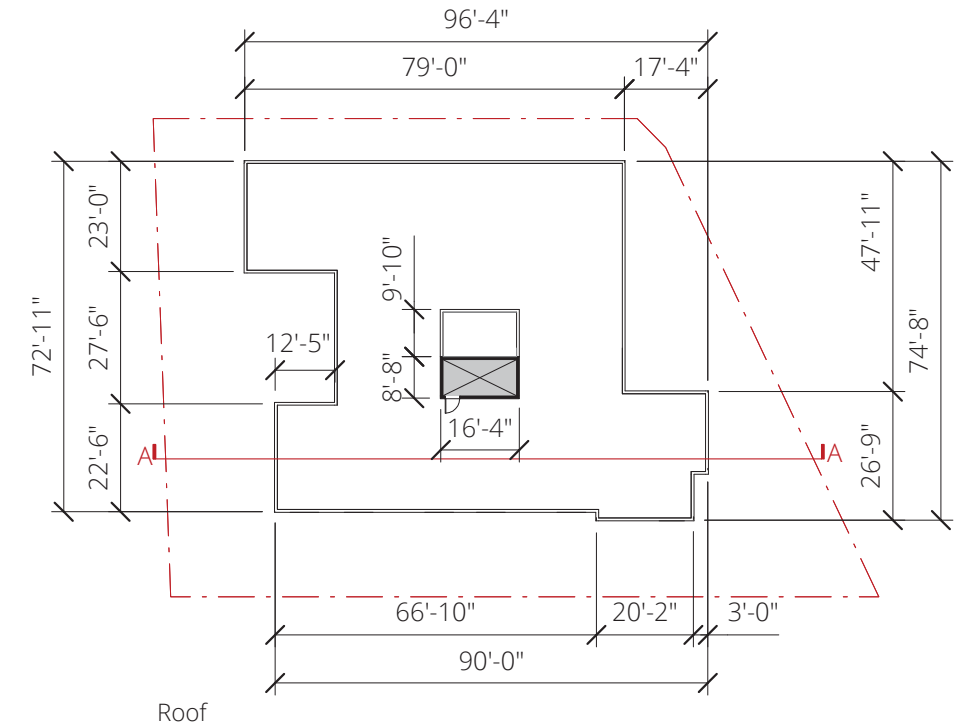
- ▶ Entry
- Residential
- Common Building Services
- Circulation / Mechanical
- SF 5000 Zoning
- Required Setback / Dedication

SCALE: 1/16" = 1'-0"

PLANS & SECTIONS : SCHEME A - CODE COMPLIANT

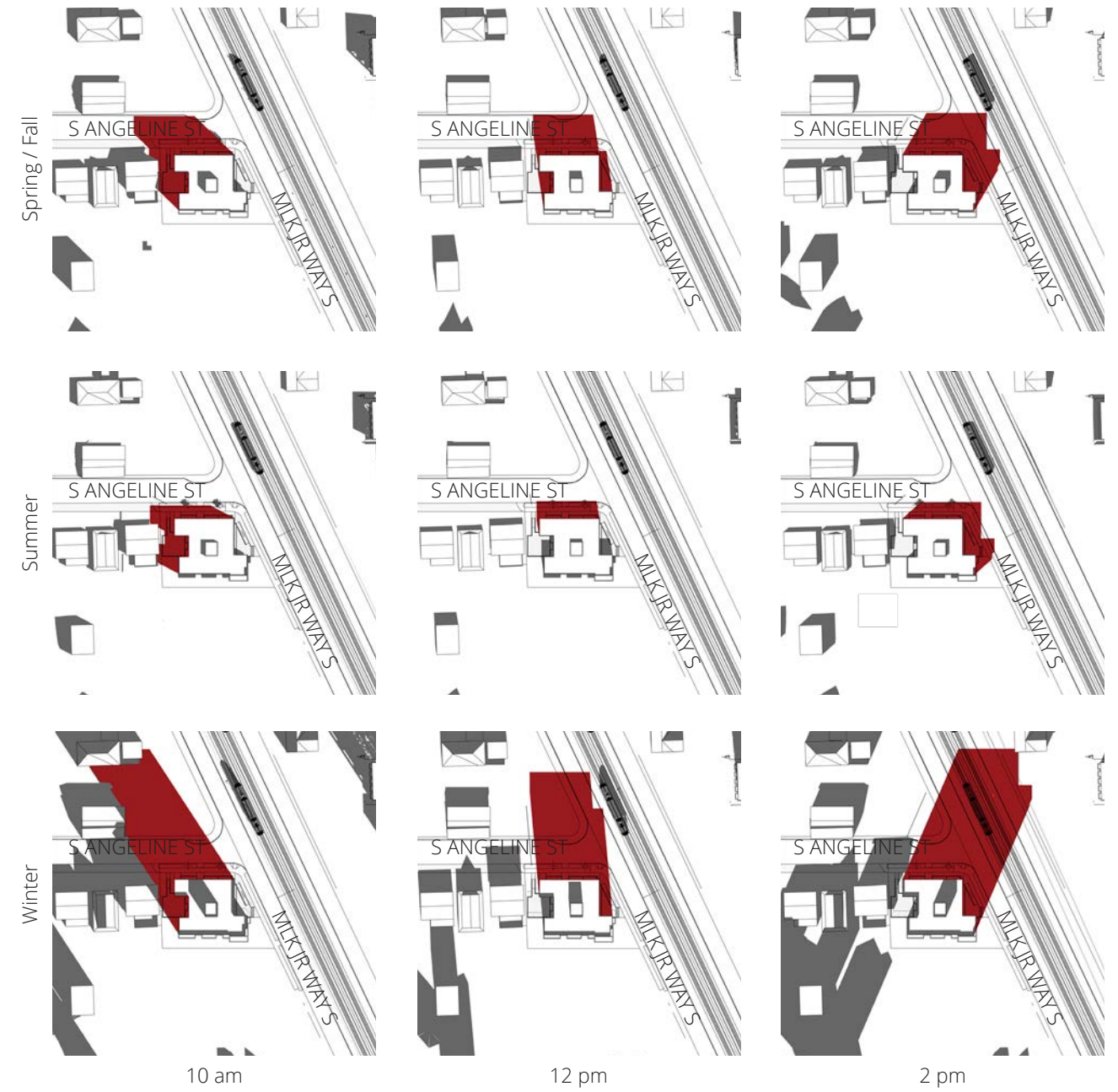


- Residential
- Circulation / Mechanical
- Common Building Services
- Occupiable Amenity Area



SCALE: 1" = 40'-0"

No Departures Requested



SCALE: NTS 

PERSPECTIVES: SCHEME B - ALTERNATE



1. Looking southwest on Martin Luther King Jr Way S



2. Looking southeast on S Angeline St



3. Looking northwest on Martin Luther King Jr Way S



4. Aerial looking northeast

Scheme B - Alternate

Units: 89 SEDUs
 FAR: 2.29 (26,240 SF)
 GFA: 31,582 SF
 GSF: 33,019 SF

Front setback = Martin Luther King Jr Way S
 Side setback = S Angeline St

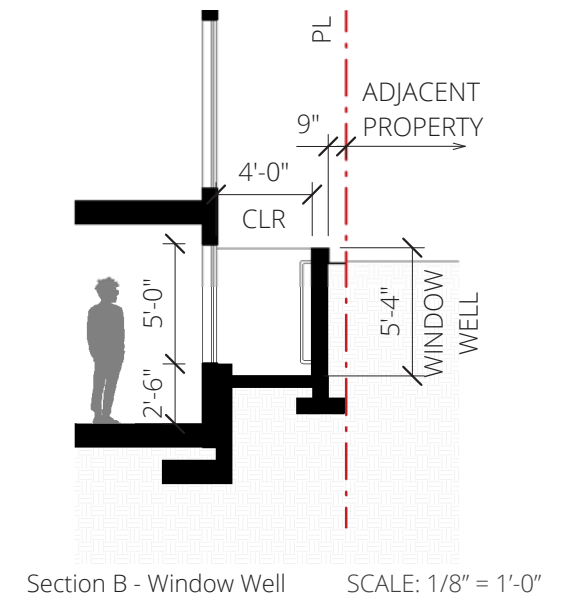
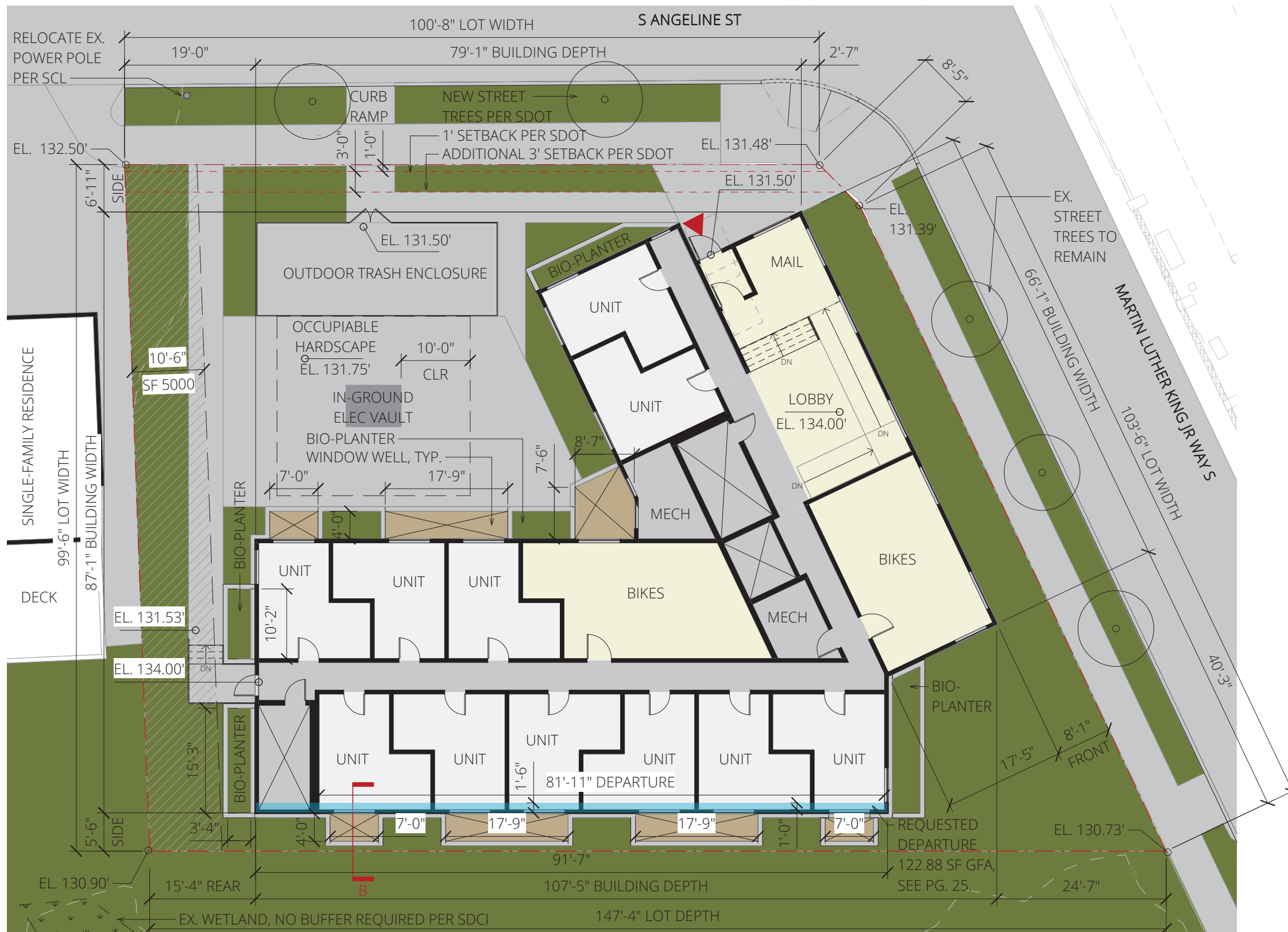
Pros:

- Fewer units facing single-family residence.
- No window wells facing Martin Luther King Jr Way S.
- Street edge datum is established at Martin Luther King Jr Way S.

Cons:

- No street edge is established at S Angeline St.
- Massing is built out at corner at S Angeline St and Martin Luther King Jr Way S, but does not establish a street edge datum nor an enlarged entry.
- Building entry is not highly visible from Martin Luther King Jr Way S nor S Angeline St.
- The long, interrupted facade along south property line pushes close to the existing wetland, resulting in more impact on the existing natural environment.
- Occupiable roof deck is adjacent to the single-family neighbor.
- Outdoor trash enclosure is clearly visible from street and neighboring single-family residences.
- Side setback departure requested.

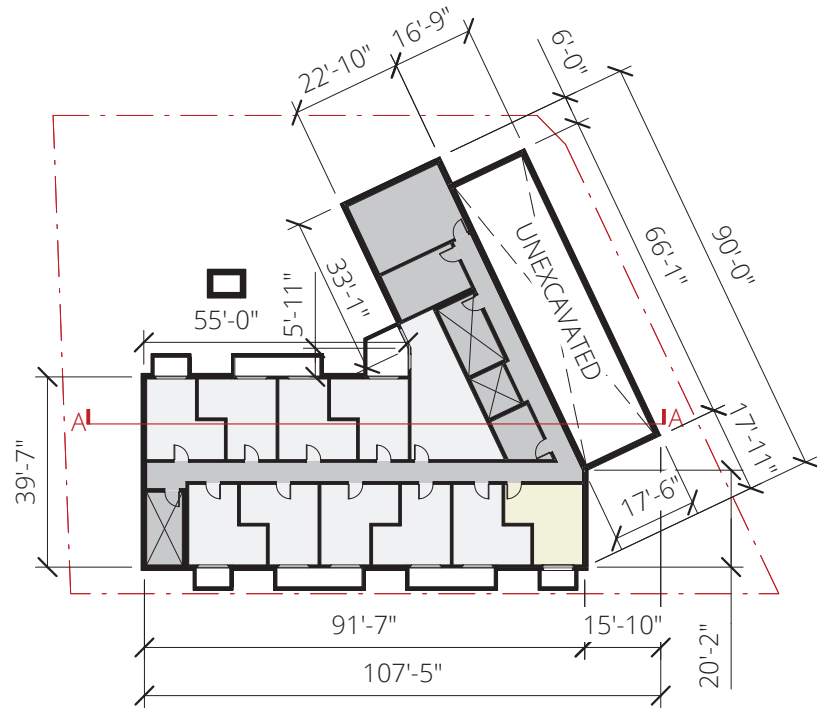




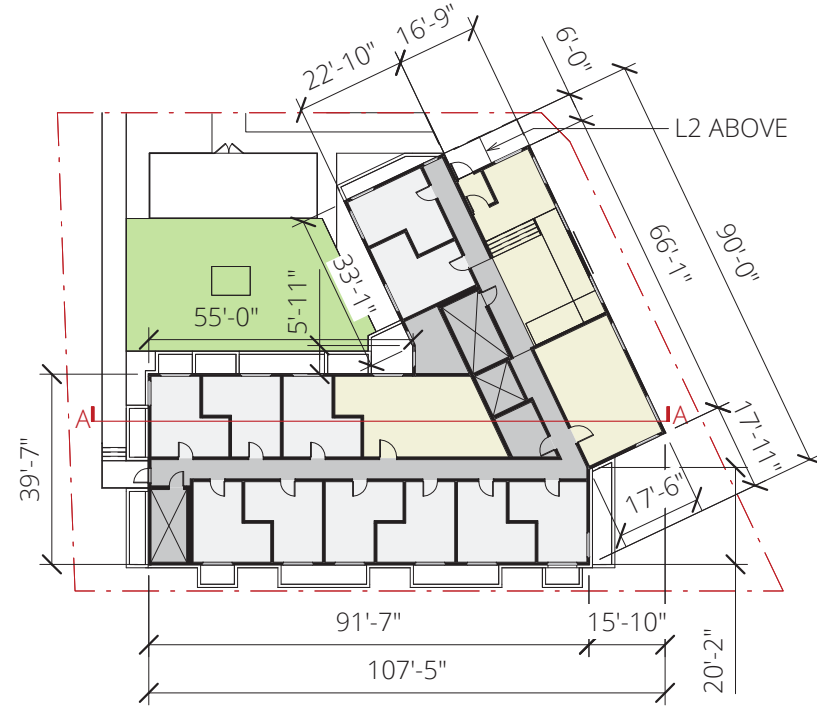
- ▶ Entry
- Residential
- Common Building Services
- Circulation / Mechanical
- Requested Departure
- SF 5000 Zoning
- Required Setback / Dedication

SCALE: 1/16" = 1'-0"

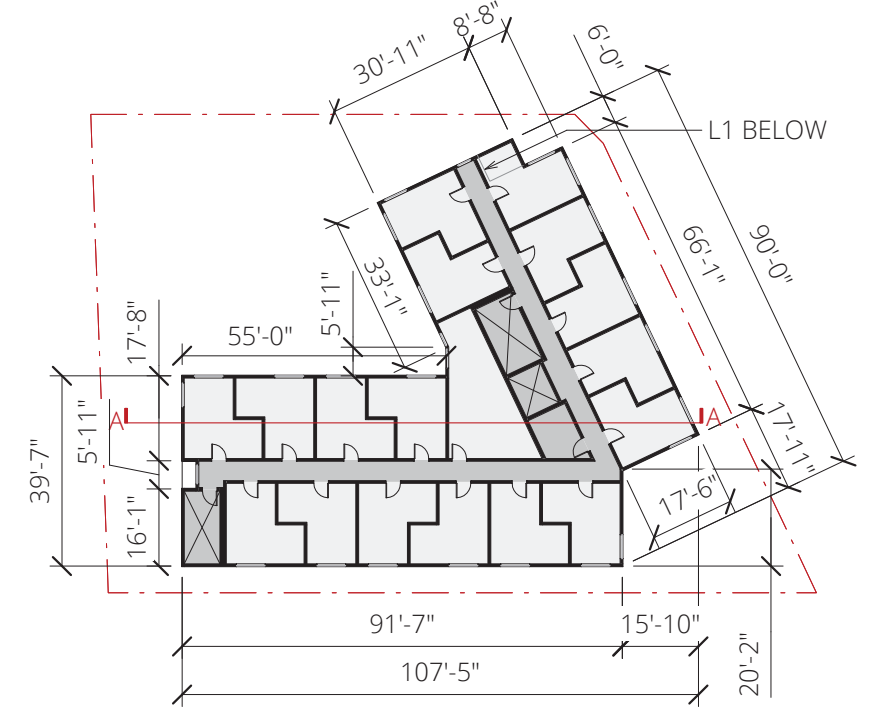
PLANS & SECTIONS : SCHEME B - ALTERNATE



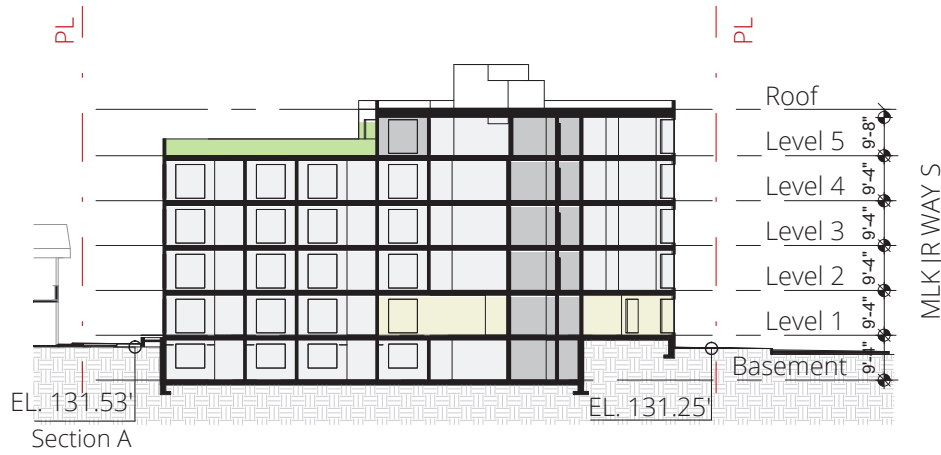
Basement



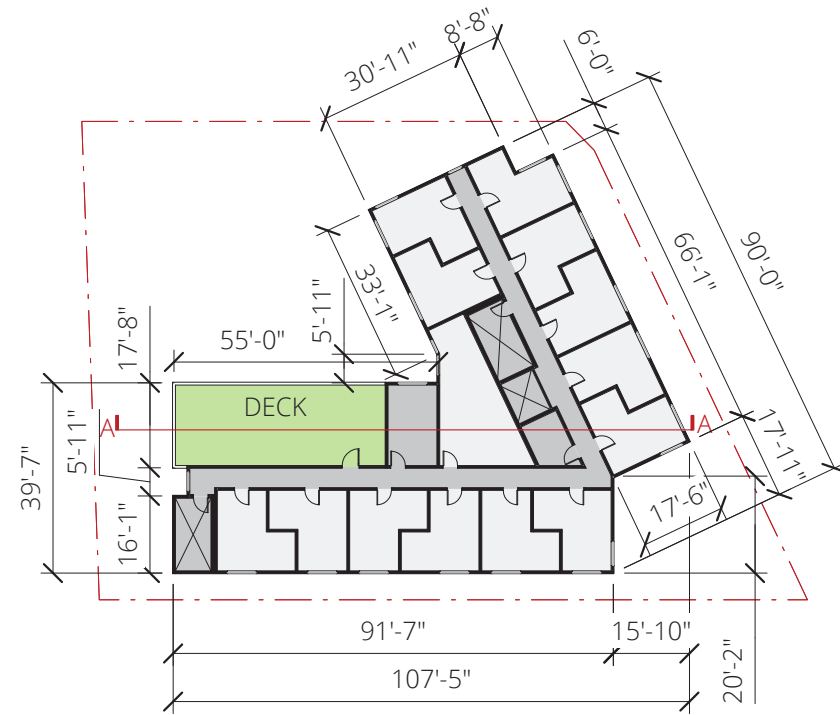
Level 1



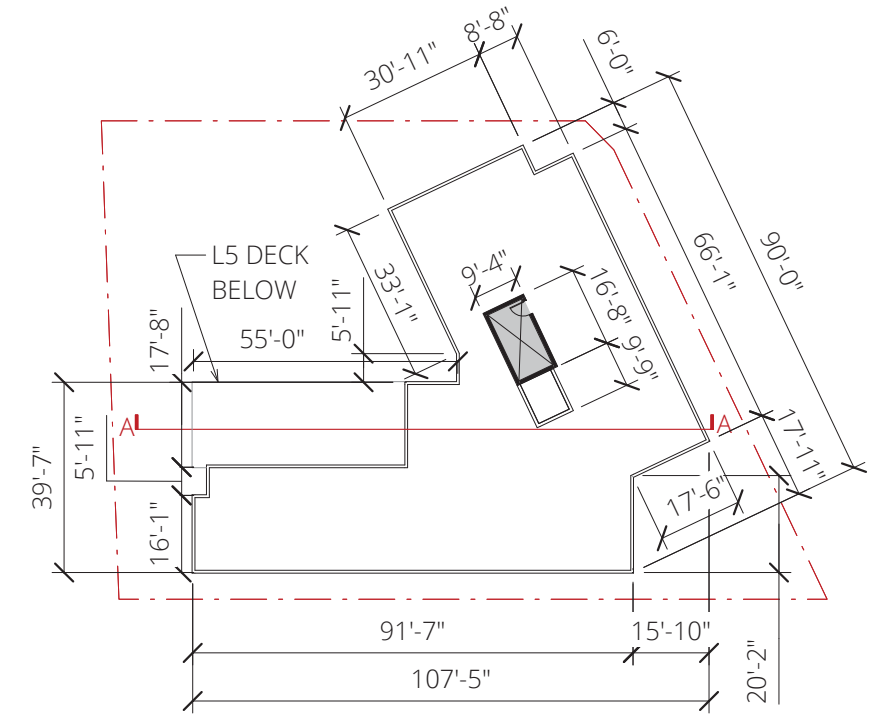
Level 2-4



- Residential
- Circulation / Mechanical
- Common Building Services
- Occupiable Amenity Area



Level 5

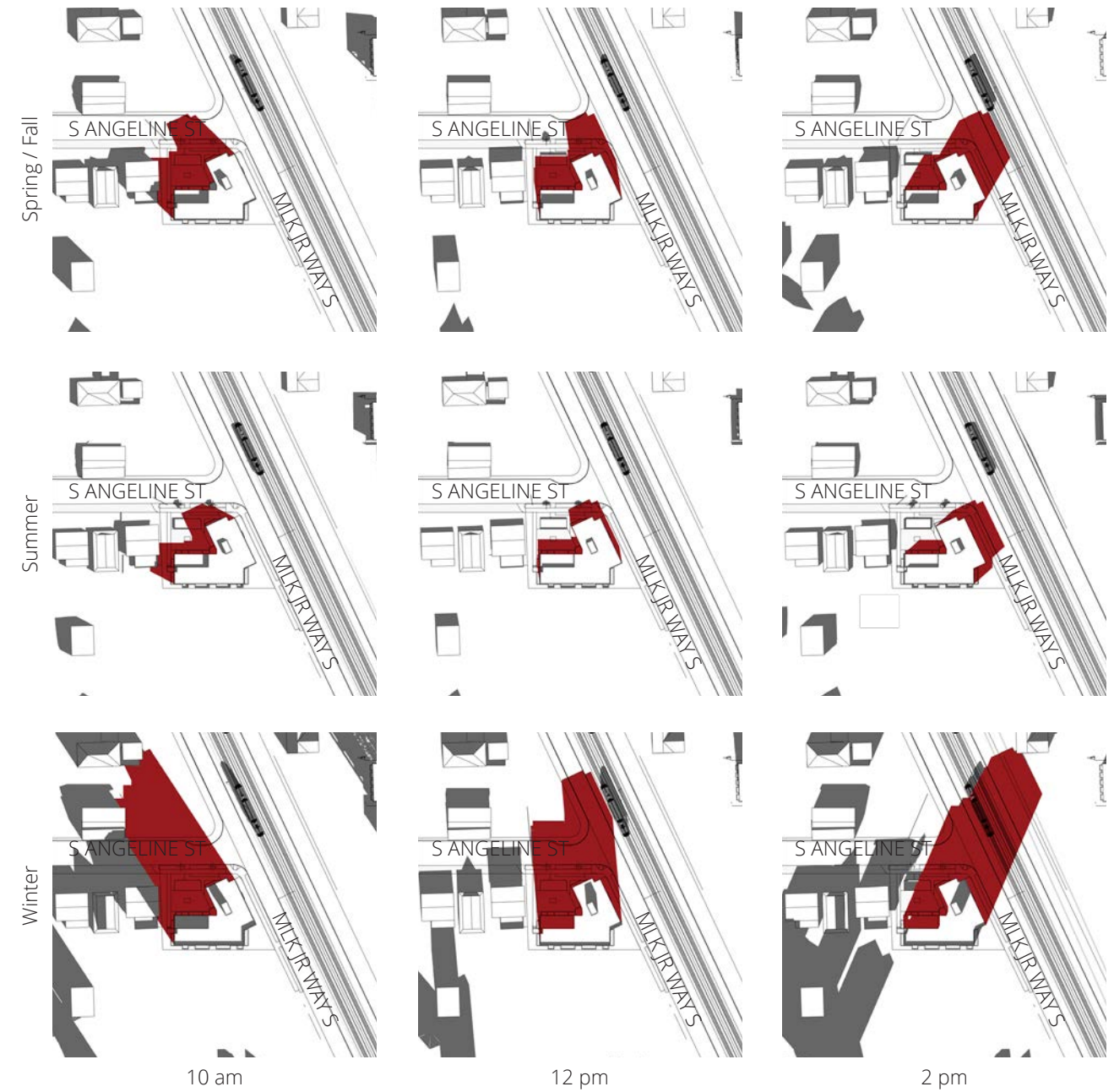


Roof

SCALE: 1" = 40'-0"

1 SMC 23.45.518.A: REQUIRED SETBACKS IN LR ZONES

Required: Side: 7' average, 5' minimum for facades greater than 40' in length
 Proposed: 5'-6" average, 5'-6" minimum.
 Guidelines/Justification: CS2.D.4 Massing Choices & CS2.D.5 Respect For Adjacent Sites
 • Departure redistributes mass away from the adjacent single-family residence.



SCALE: NTS

PERSPECTIVES: SCHEME C - PREFERRED



1. Looking southwest on Martin Luther King Jr Way S



2. Looking southeast on S Angeline St



3. Looking northwest on Martin Luther King Jr Way S



4. Aerial looking northeast

Scheme C - Preferred

Units: 88 SEDUs
 FAR: 2.29 (26,243 SF)
 GFA: 31,585 SF
 GSF: 33,022 SF

Front setback = S Angeline St
 Side setback = Martin Luther King Jr Way S

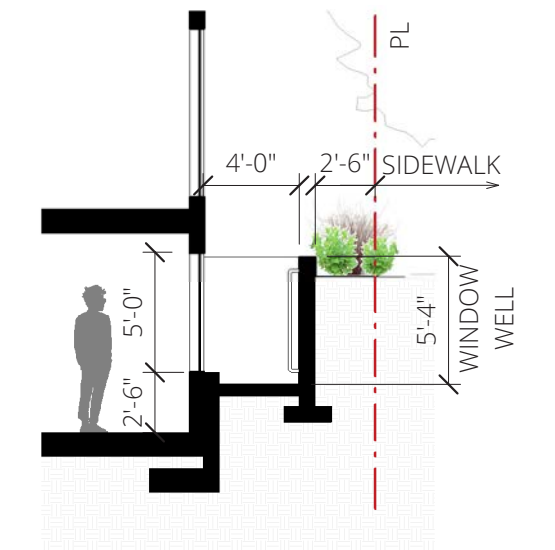
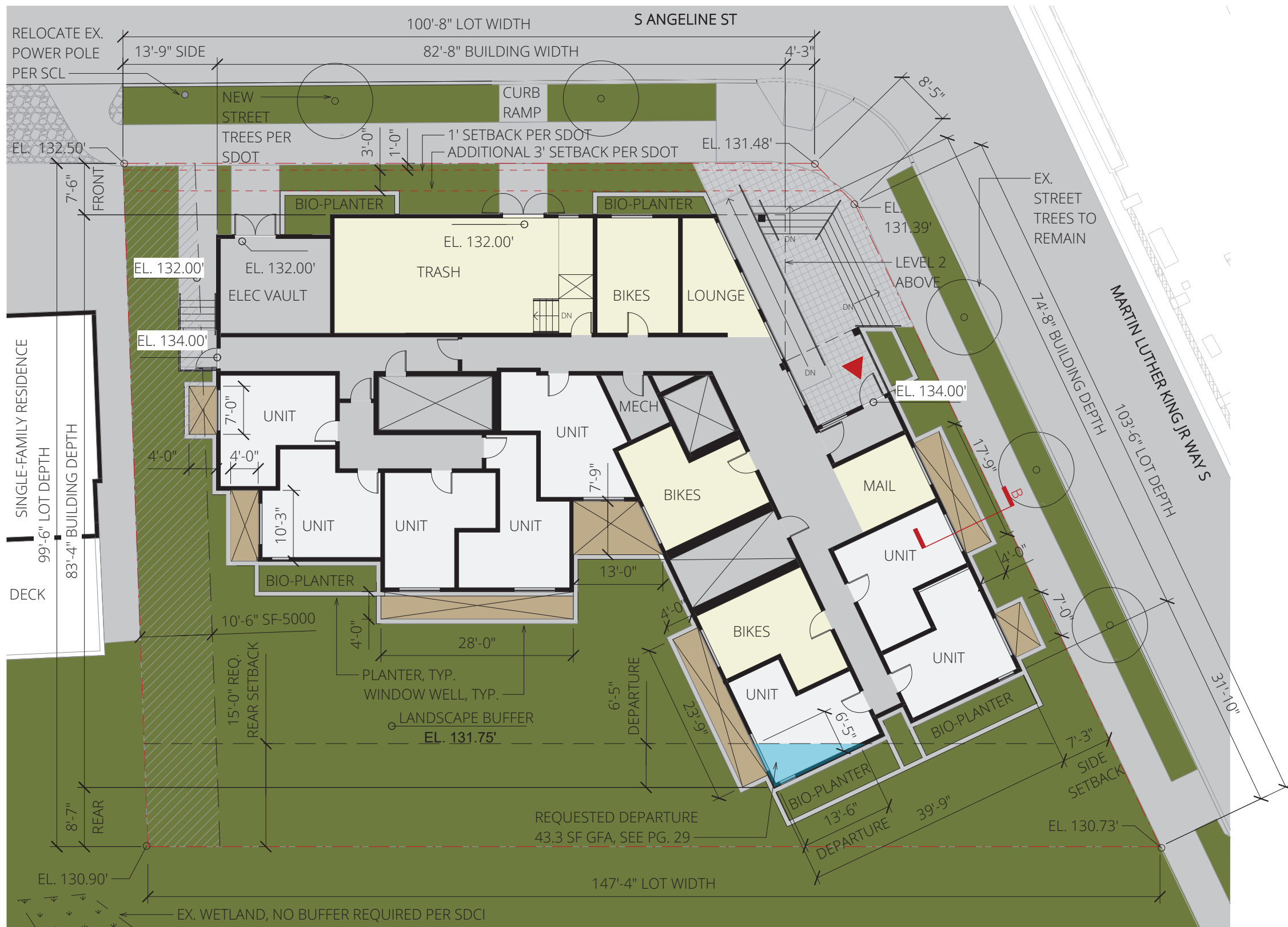
Pros:

- Entry activates corner of Martin Luther King Jr Way S and S Angeline St (CS2.C.1 Relationship To The Block; Corner Sites; PL2.B.1 Safety And Security: Eyes On The Street; PL3.A.2 Entries: Ensemble Of Elements).
- Massing steps down toward SF-5000 zoning (CS2.D.4 Massing Choices; CS2.D.5 Respect For Adjacent Sites).
- Strong street edge is established on both Martin Luther King Jr Way S and S Angeline St (DC2.B.1 Façade Composition; CS3.A.4 Evolving Neighborhoods).
- Massing pushes north, maintaining the rear yard datum of single-family neighbors (CS2.D.5. Respect For Adjacent Sites; CS2.D.4 Massing Choices).
- Massing pulls away from wetland to the south and provides an opportunity for restorative landscaping to support and enhance the wetland. (CS2.D.5. Respect For Adjacent Sites; CS1.D.1 On-Site Features; DC3.C.3 Support Natural Areas).

Cons:

- Rear setback departure requested.



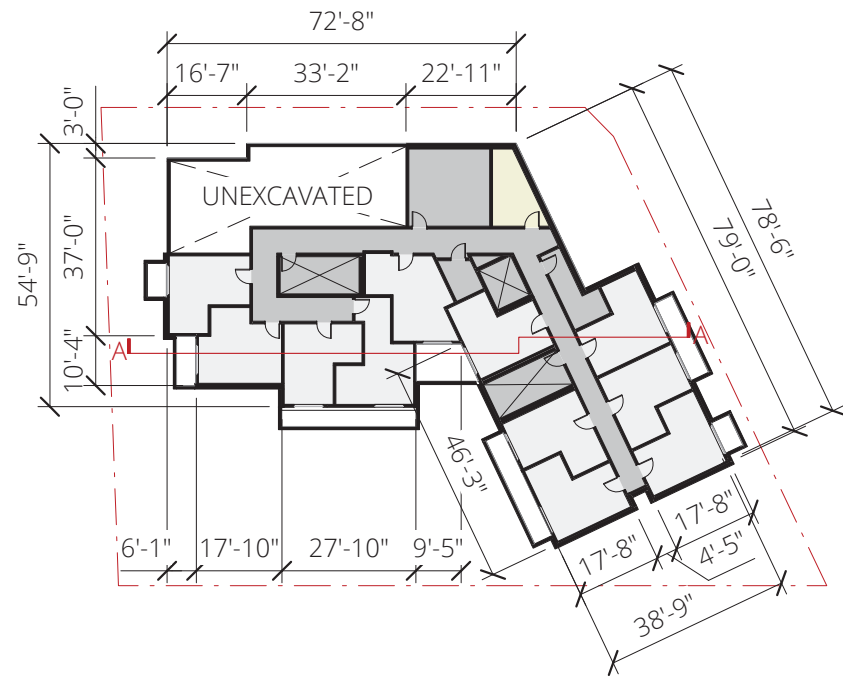


Section B - Window Well SCALE: 1/8" = 1'-0"

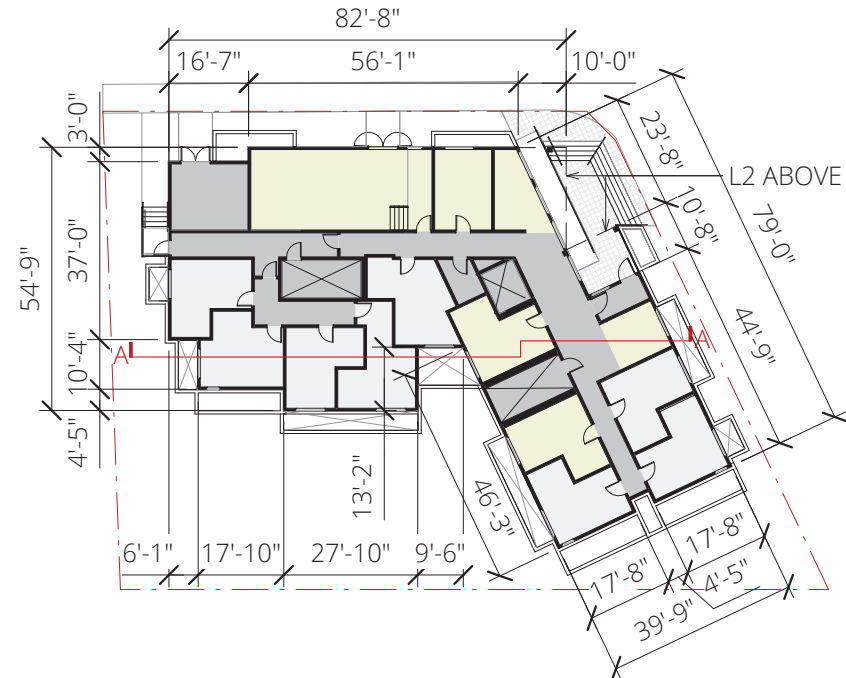
- ▶ Entry
- Residential
- Common Building Services
- Circulation / Mechanical
- Requested Departure
- SF 5000 Zoning
- - - Required Setback / Dedication

SCALE: 1/16" = 1'-0"

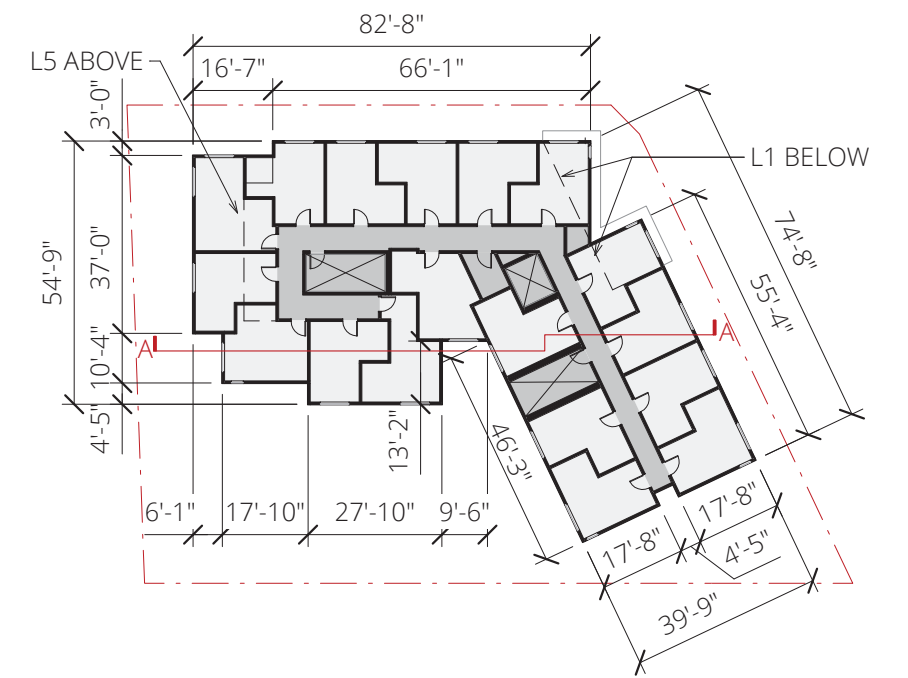
PLANS & SECTIONS : SCHEME C - PREFERRED



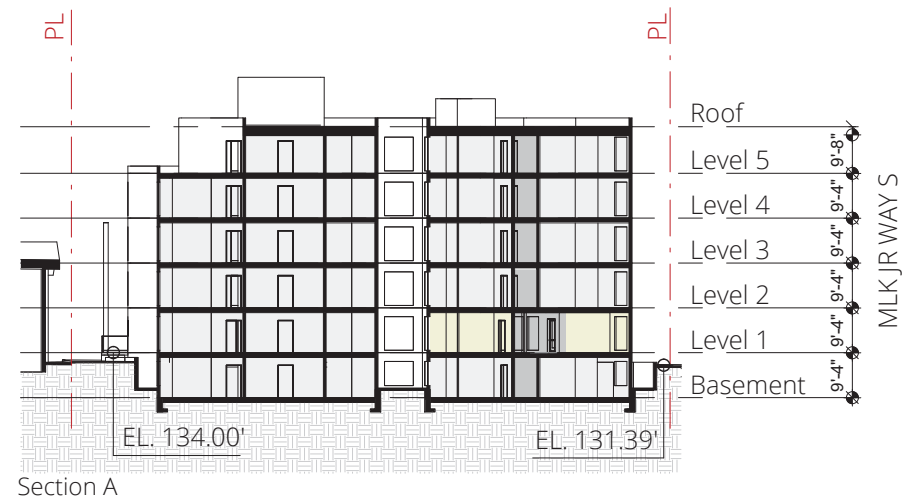
Basement



Level 1

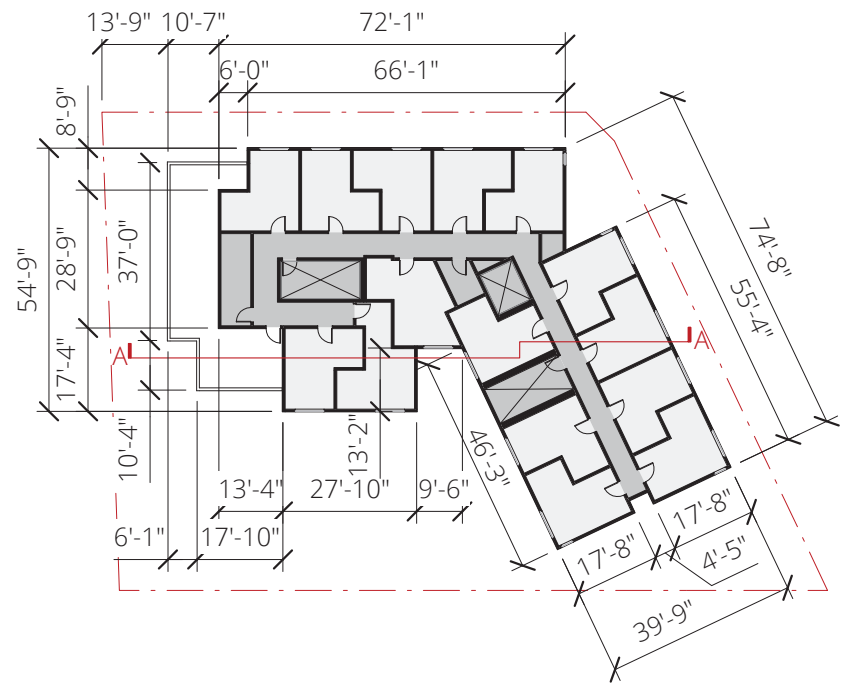


Level 2-4

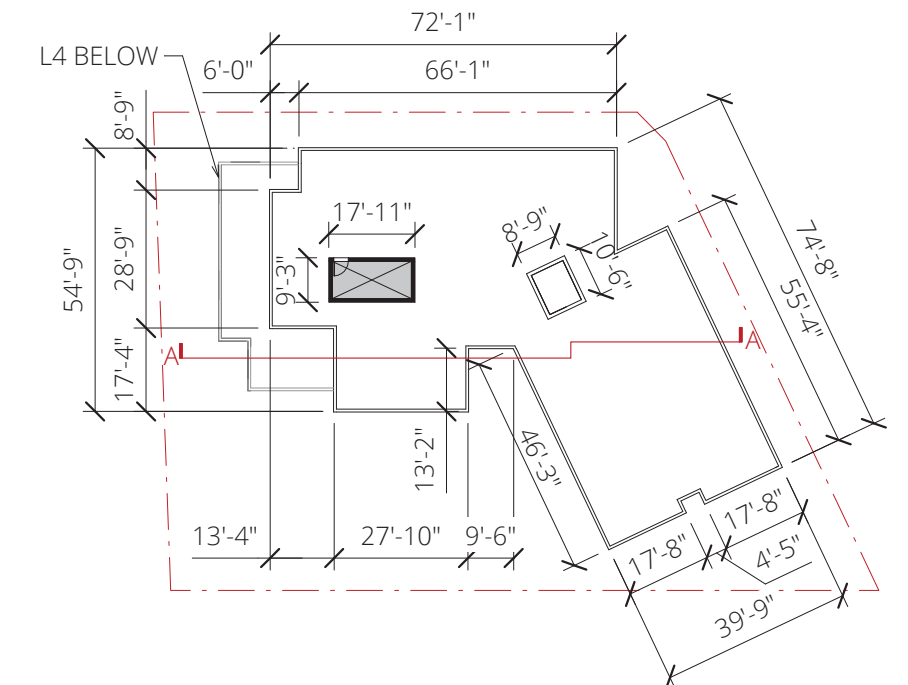


Section A

- Residential
- Circulation / Mechanical
- Common Building Services
- Occupiable Amenity Area



Level 5



Roof

SCALE: 1" = 40'-0"

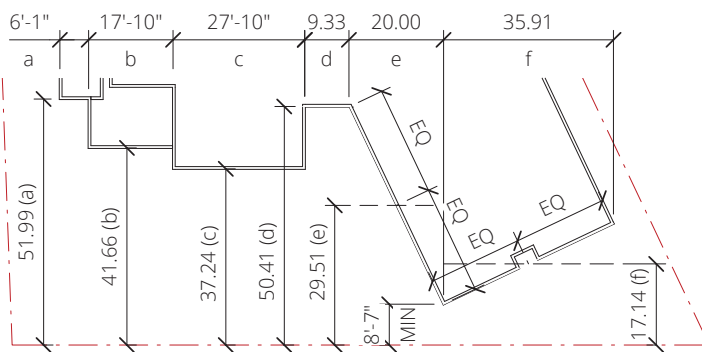
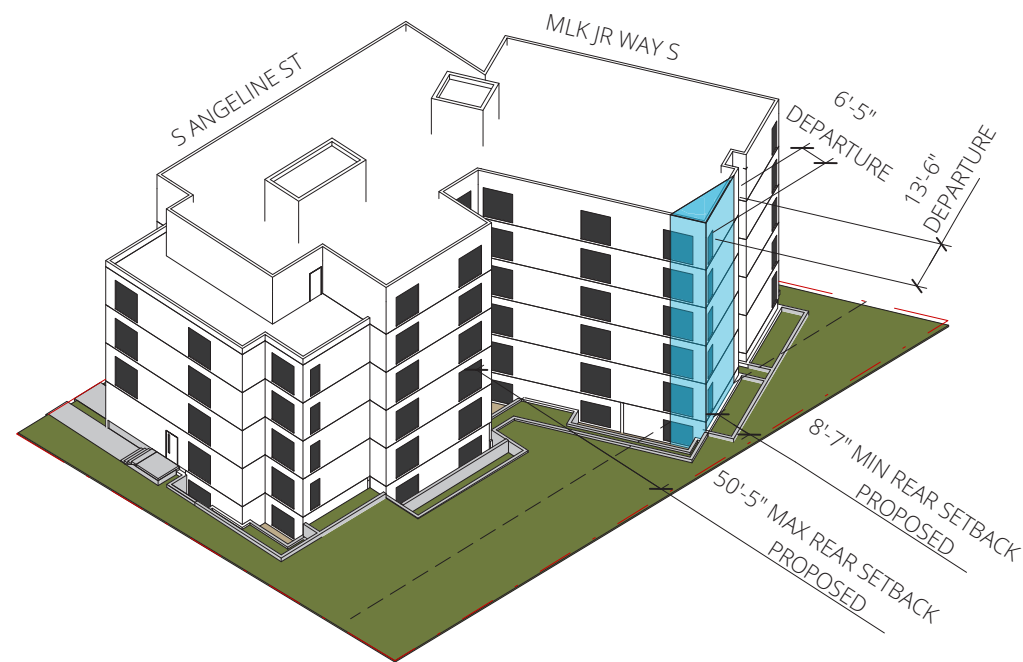
1 SMC 23.45.518.A: REQUIRED SETBACKS IN LR ZONES

Required: Rear: 15' minimum if no alley

Proposed: 8'-7" minimum

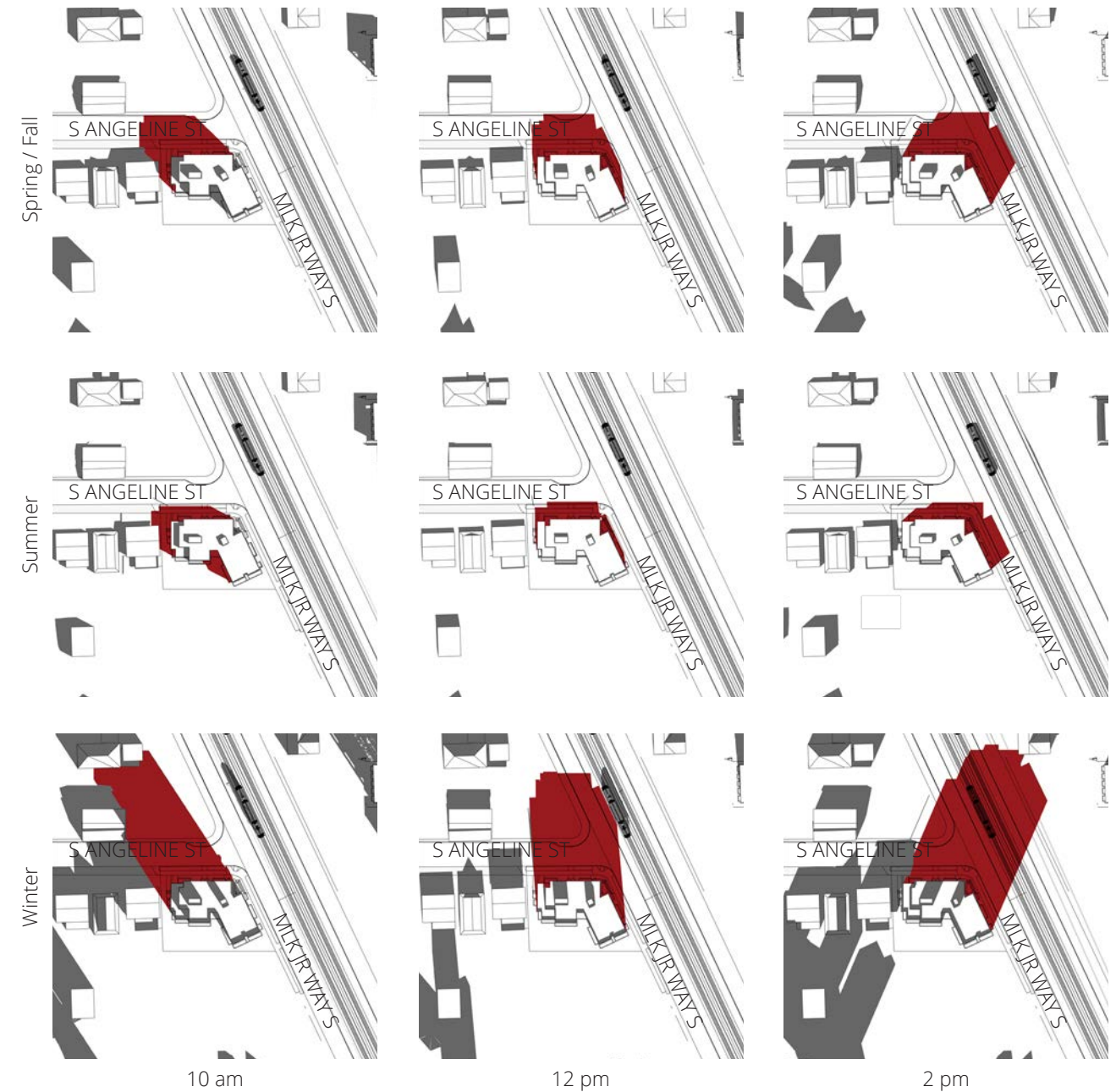
Guidelines/Justification: CS1.D.1 On-Site Features, CS2.D.4 Massing Choices, CS2.D.5 Respect For Adjacent Sites, & DC3.C.3 Support Natural Areas

- Departure redistributes mass away from adjacent single-family residences, allowing it building facing the SF 5000 zone be reduced in height and width.
- Building massing is pushed north so that the actual average rear setback is 31'-1 1/2".
- The lots to the south are undeveloped and will likely remain so due to the wetland.
- Departure provides a large rear yard and opportunity for restorative landscaping to support and enhance the existing wetland.



AVERAGE REAR SETBACK @ SOUTH

				AVG.SETBACK(ft): 32.13	
SECTION	SETBACK	LENGTH (ft)	TOTAL		
a	51.99	x 6.17	= 320.78		
b	41.66	x 17.83	= 742.80		
c	37.24	x 27.83	= 1,036.39		
d	50.41	x 9.33	= 470.33		
e	29.51	x 20.00	= 590.20		
f	17.14	x 36.91	= 632.64		
TOTAL: 118.07			TOTAL: 3,793.13		
3,793.13			/	118.07	= 32.13



SCALE: NTS

DEPARTURE SUMMARY

Scheme B - Alternate

1 SMC 23.45.518.A: REQUIRED SETBACKS IN LR ZONES

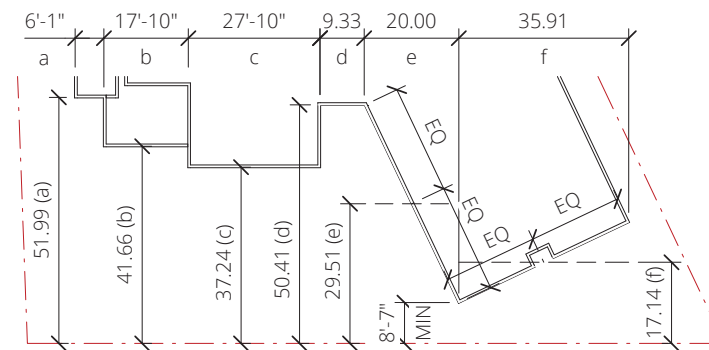
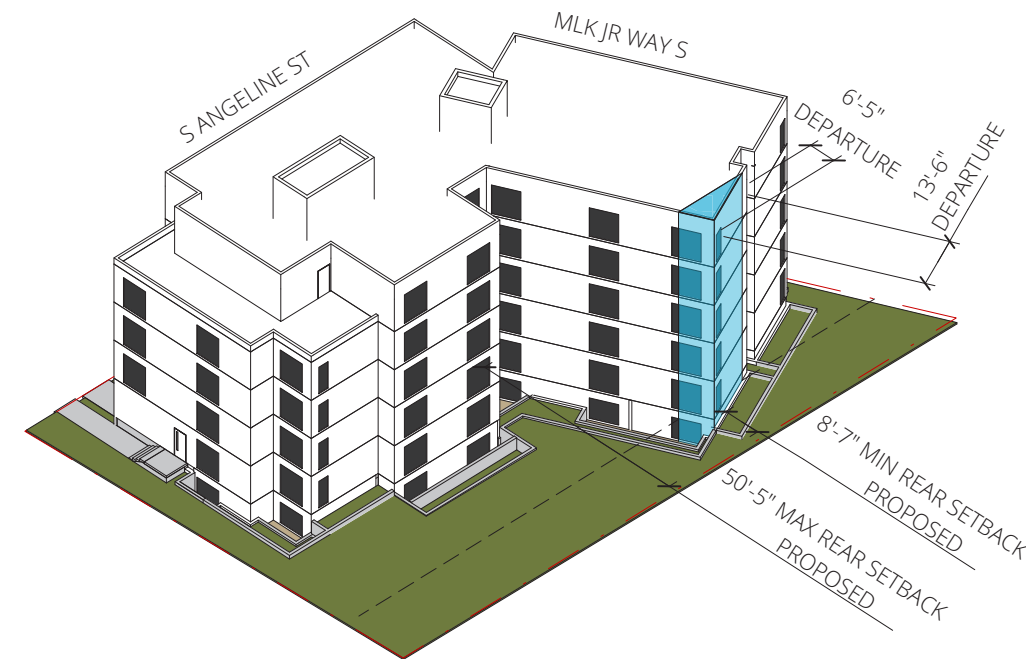
Required: Side: 7' average, 5' minimum for facades greater than 40' in length
 Proposed: 5'-6" average, 5'-6" minimum.
 Guidelines/Justification: CS2.D.4 Massing Choices & CS2.D.5 Respect For Adjacent Sites
 • Departure redistributes mass away from the adjacent single-family residence.



Scheme C - Preferred

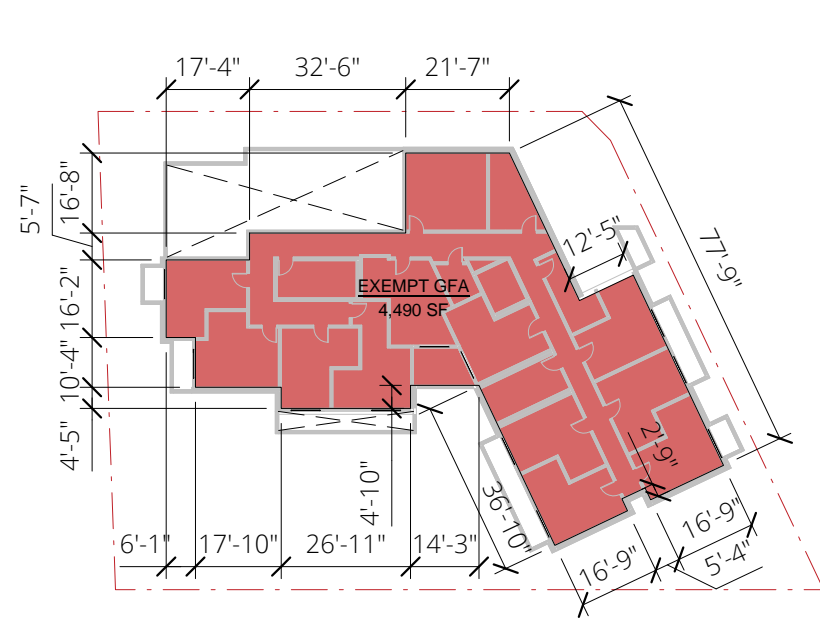
1 SMC 23.45.518.A: REQUIRED SETBACKS IN LR ZONES

Required: Rear: 15' minimum if no alley
 Proposed: 8'-7" minimum
 Guidelines/Justification: CS1.D.1 On-Site Features, CS2.D.4 Massing Choices, CS2.D.5 Respect For Adjacent Sites, & DC3.C.3 Support Natural Areas
 • Departure redistributes mass away from adjacent single-family residences, allowing it building facing the SF 5000 zone be reduced in height and width.
 • Building massing is pushed north so that the actual average rear setback is 31'-1 1/2".
 • The lots to the south are undeveloped and will likely remain so due to the wetland.
 • Departure provides a large rear yard and opportunity for restorative landscaping to support and enhance the existing wetland.

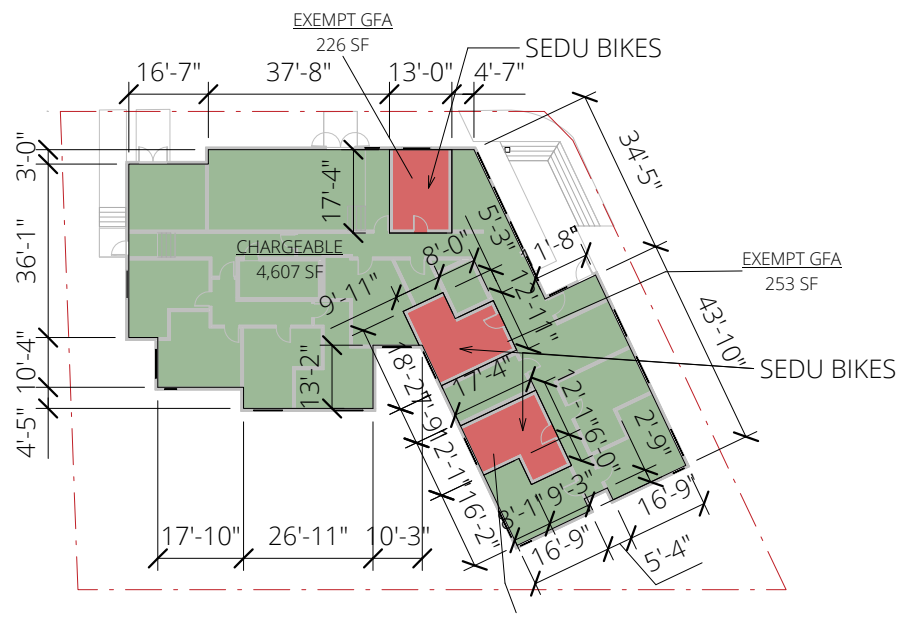


AVERAGE REAR SETBACK @ SOUTH

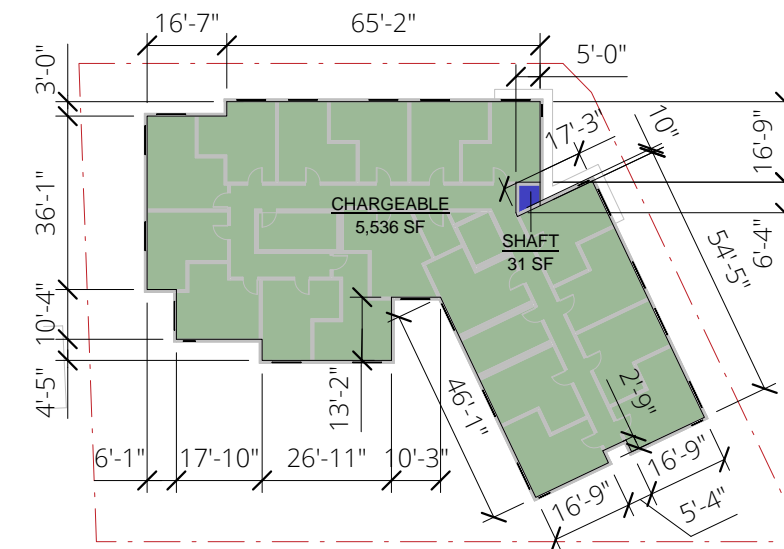
		AVG.SETBACK(ft):		32.13
SECTION	SETBACK	LENGTH (ft)	TOTAL	
a	51.99	x 6.17	=	320.78
b	41.66	x 17.83	=	742.80
c	37.24	x 27.83	=	1,036.39
d	50.41	x 9.33	=	470.33
e	29.51	x 20.00	=	590.20
f	17.14	x 36.91	=	632.64
		TOTAL: 118.07	TOTAL:	3,793.13
		3,793.13	/	118.07 = 32.13



BASEMENT (BELOW GRADE)



LEVEL 1



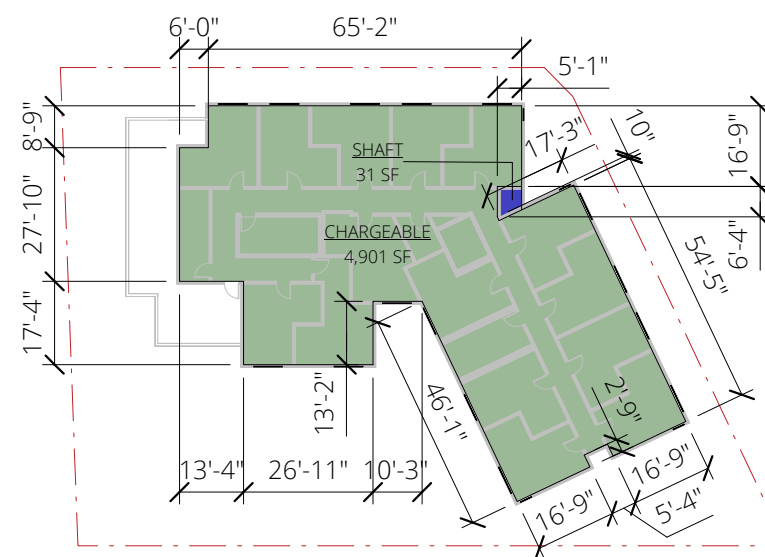
LEVEL 2-4

Level	Area	FAR
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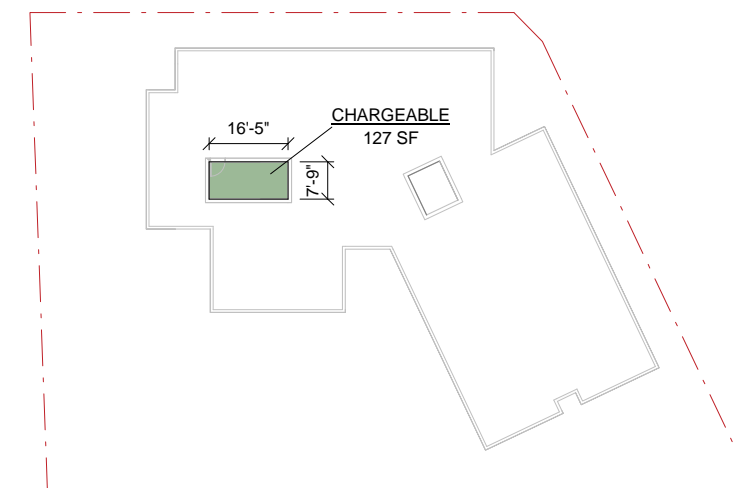
LEVEL 1		
CHARGEABLE	4,607 SF	0.40
LEVEL 2		
CHARGEABLE	5,536 SF	0.48
LEVEL 3		
CHARGEABLE	5,536 SF	0.48
LEVEL 4		
CHARGEABLE	5,536 SF	0.48
LEVEL 5		
CHARGEABLE	4,901 SF	0.43
ROOF		
CHARGEABLE	127 SF	0.01
TOTAL FAR	26,243 SF	2.29

ALLOWABLE FAR 26,303 SF

- Chargeable
- Shaft (Nonchargeable)
- Exempt GFA



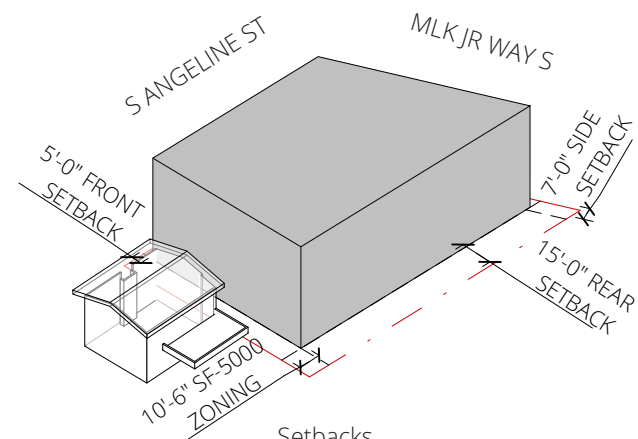
LEVEL 5



ROOF

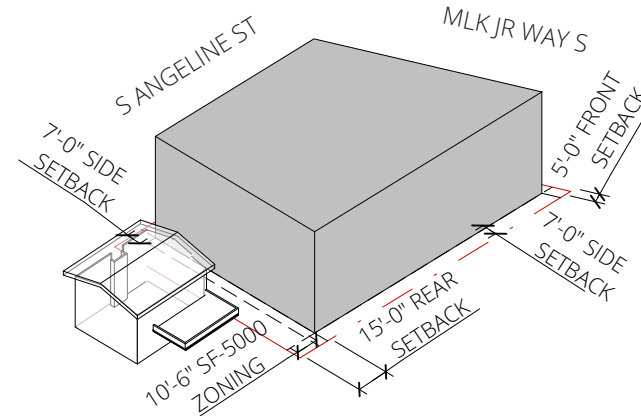
CONCEPT DEVELOPMENT: MASSING & ZONING TRANSITION

Scheme A - Code Compliant



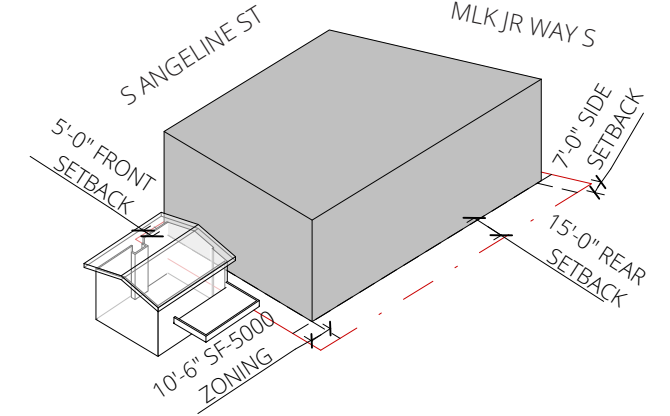
Setbacks
SDOT required setbacks & dedications along S Angeline St.

Scheme B - Alternate

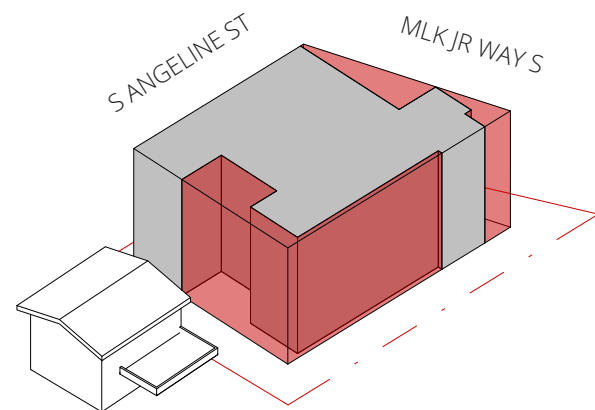


Setbacks
SDOT required setbacks & dedications along S Angeline St.

Scheme C - Preferred

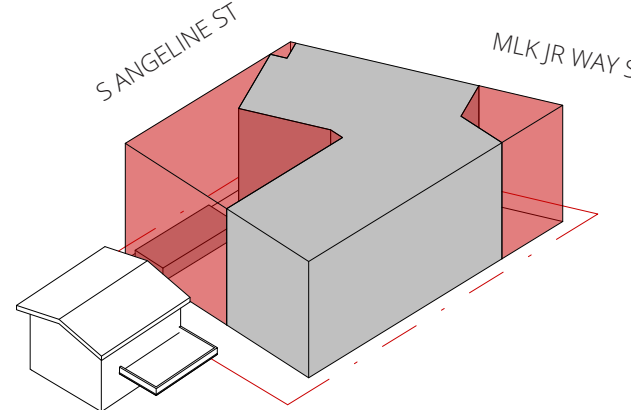


Setbacks
SDOT required setbacks & dedications along S Angeline St.



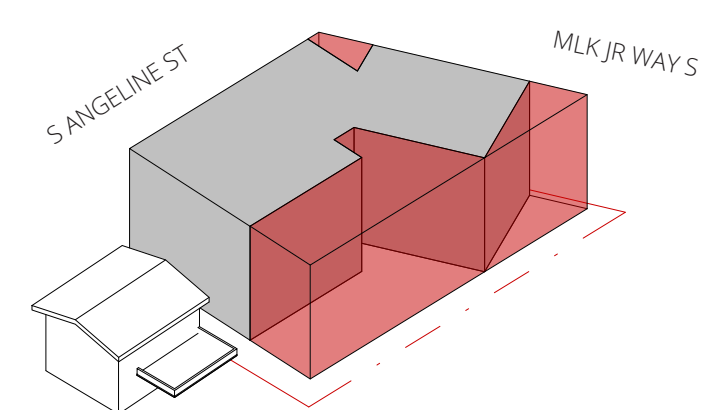
Yards & Street Edge

Push and pull of massing creates an occupiable open space at the west, facing the neighboring single-family residence, and at the east, facing Martin Luther King Jr Way S.



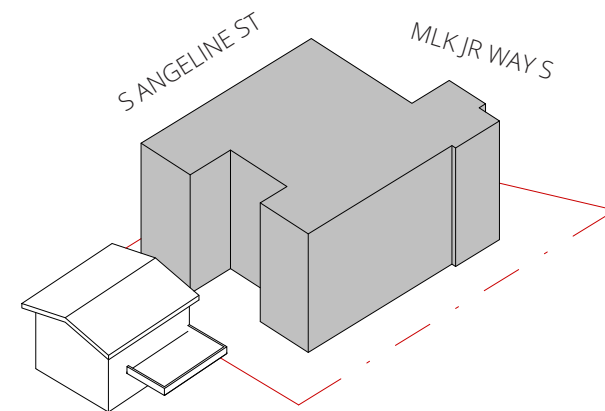
Yards & Street Edge

Push and pull of massing creates an occupiable open space on grade at the northwest corner, facing both S Angeline St and the neighboring single-family residence, and at the southeast corner of the site, facing Martin Luther King Jr Way S.



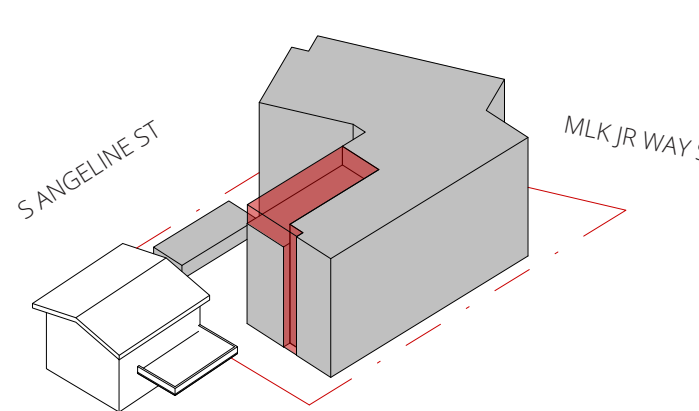
Yards & Street Edge

Push and pull of massing creates an open landscape buffer at the south portion of the site, facing the existing wetland and the neighboring single-family rear yard, as well as a split at the corner of S Angeline St and Martin Luther King Jr Way S, providing relief from the high-volume traffic of this corner (CS1.D.1 On-Site Features, CS2.C.1 Relationship To The Block: Corner Sites, CS2.D.4 Massing Choices, CS2.D.5 Respect For Adjacent Sites, DC3.C.3 Support Natural Areas).



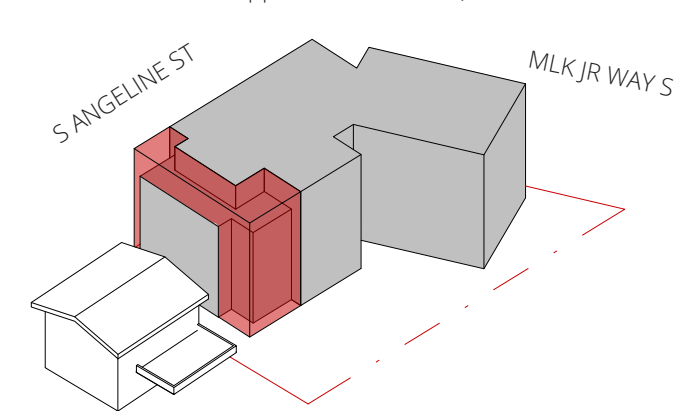
Adjacent Single-Family Zoning

No additional carving away to reduce west massing creates the tallest massing adjacent to the single-family residences.



Adjacent Single Family Zoning

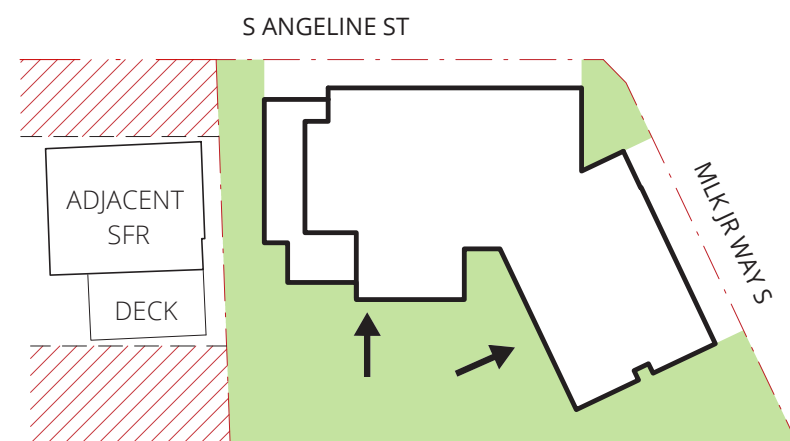
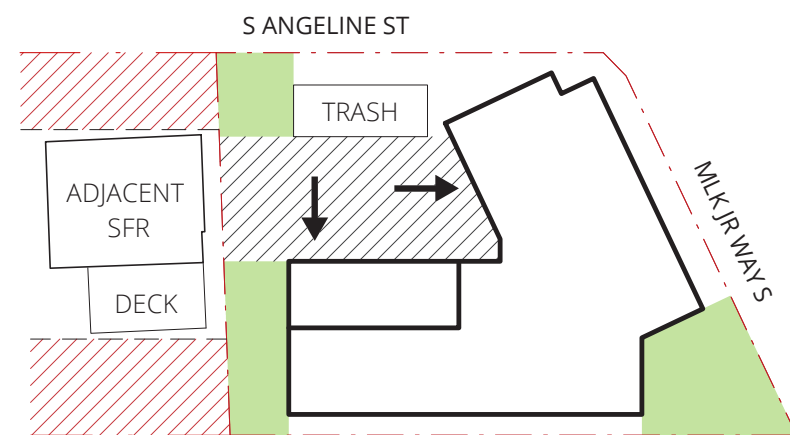
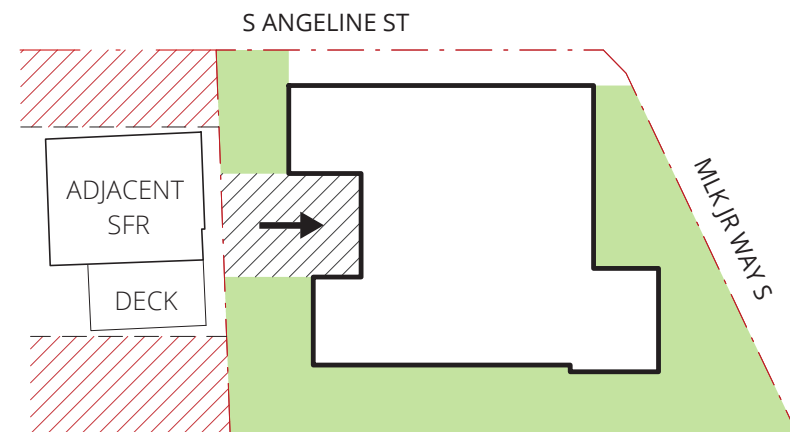
Carving away to reduce west massing creates an occupiable roof deck adjacent to the single-family neighbor.



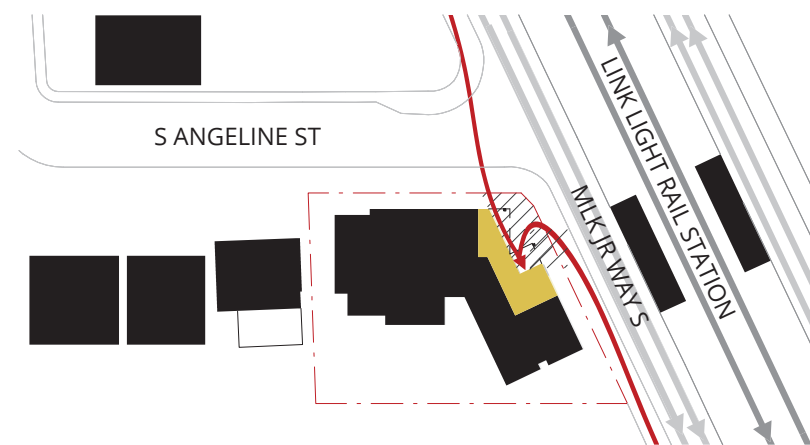
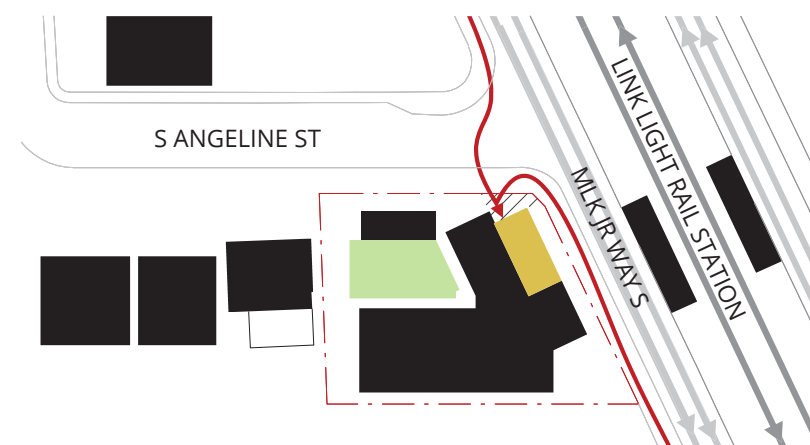
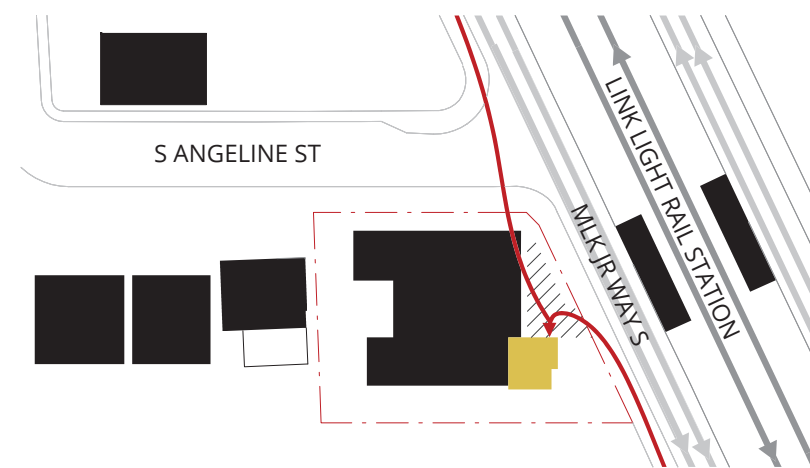
Adjacent Single Family Zoning

Carving away at the west massing reduces building height and width adjacent to the single family neighbors (CS2.D.4 Massing Choices, CS2.D.5 Respect For Adjacent Sites).

Yard Concept



Site Circulation



Scheme A comments:

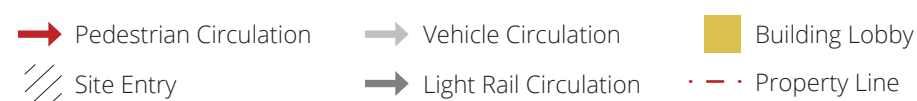
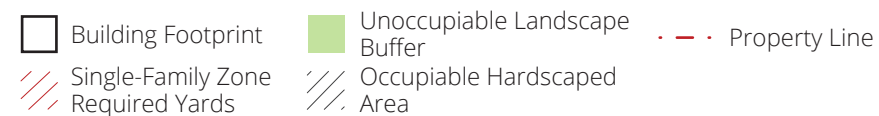
- Large, occupiable yard faces neighboring single-family residence and reduces their privacy.
- Building mass extends farther south than the required rear yard of the adjacent SF 5000 zone, diminishing privacy, light exposure, and openness of the neighboring single-family backyard.
- Main entry is located mid-block and pulled off S Angeline St and Martin Luther King Jr Way S, decreasing its visibility from both sidewalks.
- Plaza entry eliminates any street edge continuity on Martin Luther King Jr Way S.

Scheme B comments:

- Large, occupiable yard faces neighboring single-family residence and S Angeline St. Yard location reduces the neighbor's privacy and eliminates street edge continuity.
- Building mass extends farther south than the required rear yard of the adjacent SF 5000 zone, diminishing privacy, light exposure, and openness of the neighboring single-family backyard.
- Main entry is tucked into north massing, decreasing its visibility from the sidewalk and reducing exterior transition area.
- Trash enclosure is highly visible from adjacent single-family residence and S Angeline St.
- Massing has the most potential impact on the existing wetland to the south.

Scheme C comments:

- Building mass pushes north to hold street edge established by single-family structures along S Angeline Street (CS2.D.4 Massing Choices, CS2.D.5 Respect For Adjacent Sites, & CS3.A.4 Evolving Neighborhoods).
- Building mass establishes a strong street edge along Martin Luther King Jr Way S (CS2.C.1 Relationship To The Block: Corner Sites, CS3.A.4 Evolving Neighborhoods).
- Building footprint and stepping down of massing maximizes light exposure to adjacent SFR (CS2.D.4 Massing Choices & CS2.D.5 Respect For Adjacent Sites).
- Unoccupiable landscape buffer to the south aligns with required rear yard of adjacent SF 5000 Zone, providing a continuous open space extending west and increased privacy for neighboring back yard (CS1.D.1 On-Site Features, CS2.D.5 Respect For Adjacent Sites & DC3.C.3 Support Natural Areas).
- Least potential impact on existing wetland. Large year yard provides an opportunity for restorative landscaping to support the existing wetland (DC3.C.3 Support Natural Areas).
- Ground-level massing pulls in at the corner at S Angeline St and Martin Luther King Jr Way S to provide extra space for pedestrians and a generous entry (PL2.B.1 Safety And Security: Eyes On The Street & CS2.C.1 Relationship To The Block: Corner Sites).



SCALE: NTS



Looking southwest from Martin Luther King Jr Way S

- The building form is split providing a visually interesting corner. Ground-level massing pulls in at the corner at S Angeline St and Martin Luther King Jr Way S to provide extra space for pedestrians and a generous entry (CS2.C.1 Relationship To The Block: Corner Sites).
- Facades facing Martin Luther King Jr Way S and S Angeline St establish a strong street edge and will be composed to appropriately address the experiences of passing light rail, vehicle, bike, and pedestrian traffic (DC2.B.1 Facade Composition).
- Building height and depth is reduced as it approaches the west SF 5000 zoned lot (CS2.D.4 Massing Choices & CS2.D.5 Respect for Adjacent Sites).
- The massing facing the SF 5000 zone, while integrated into the whole composition, will also incorporate smaller scale elements appropriate for the neighboring single-family residences. (DC2.B.1 Facade Composition).
- Although the neighborhood surrounding the Columbia City light rail station is evolving, the neighboring lots on Martin Luther King Jr Way S are either empty or contain 1-and 2-story structures. This project establishes a precedent for future development on the west side of Martin Luther King Jr Way S through a strong street edge, contemporary design, welcoming entry, and respect for adjacent sites (CS3.A.4 Evolving Neighborhoods).



White Vinyl Windows



Large Scale Pattern



Cast-in-place planter



Small scale pattern



Landscape buffer



Street tree



Recessed Entry & Lighting



Textured Material



Signage



Entry Perspective

- Ground-level massing pulls in at the corner at S Angeline St and Martin Luther King Jr Way S to provide extra space for pedestrians and a generous entry (CS2.C.1 Relationship to the Block: Corner Sites).
- The primary entry sweeps in from the corner of S Angeline St and Martin Luther King Jr Way S, providing an entry sequence that is easily visible from both sidewalks. The building extension of levels above provides overhead shelter. Composition of features such as special paving, landscaping, lighting, signage, and high transparency are coordinated to create a welcoming entry (PL3.A.2 Entries: Ensemble Of Elements).
- The enlarged corner entry relates to the adjacent light rail station and high-volume traffic of Martin Luther King Jr Way S, flowing off the sidewalk to provide a welcoming entry and refuge for pedestrians. This gesture provides a precedent for future developments to respect existing conditions and build upon the datum of Martin Luther King Jr Way S (DC3.C.3 Support Natural Areas).

RECENT WORK



6301 15th Ave NW



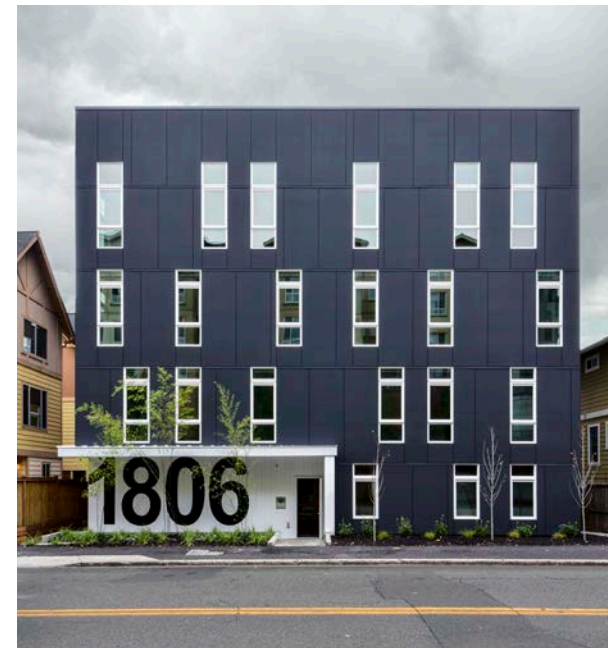
2418 NW 58th St



116 13th Ave E



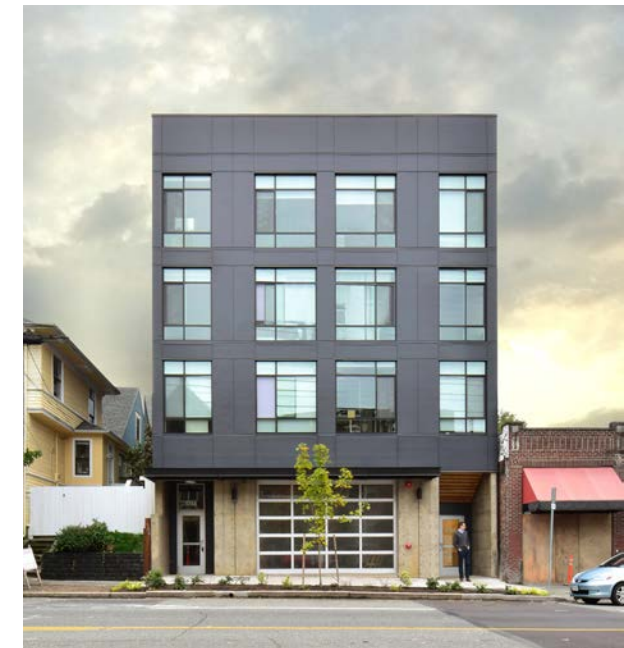
120 10th Ave E



1806 23rd Ave



2651 NW 56th St



1728 12th Ave