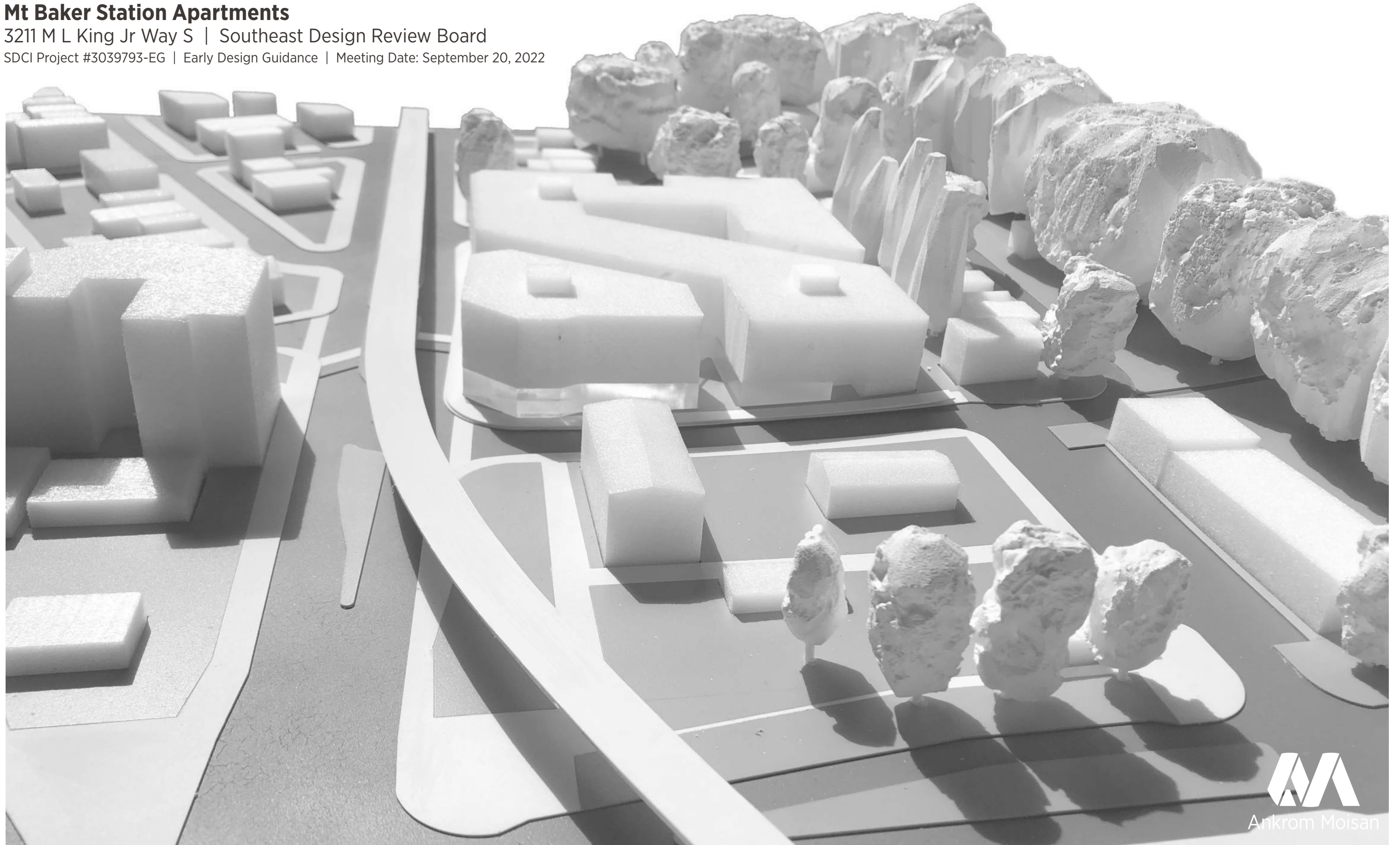


## Mt Baker Station Apartments

3211 M L King Jr Way S | Southeast Design Review Board

SDCI Project #3039793-EG | Early Design Guidance | Meeting Date: September 20, 2022



Ankrom Moisan





EXISTING SITE





# Table of Contents

<b>01 Project Information</b>	<b>4</b>	<b>Concept 2: Design Diagrams</b>	<b>36</b>
What We Heard from the Community	6	Concept 2: Shadow Studies	37
Project Goals	7	Concept 2: Composite Site Plan	38
<b>02 Site Information</b>	<b>8</b>	Concept 2: Floor Plans	39
Vicinity & Landmarks	9	Concept 2: Massing Views (city side)	40
Zoning Summary	10	Concept 2: Massing Views (forest side)	41
Transit	11	Concept 2: Massing Views (city side)	42
Neighborhood Planning Studies	12	Concept 2: Massing Views (forest side)	43
Existing Context & Site Survey	13	<b>Concept 3 (preferred): Design Diagrams</b>	<b>44</b>
Site Sections	14	Concept 3 (preferred): Design Diagrams	45
Site Photographs	15	Concept 3: Design Diagrams	46
Streetscape	16	Concept 3: Shadow Studies	47
Streetscape	17	Concept 3: Composite Site Plan	48
Streetscape	18	Concept 3: Floor Plans	49
Streetscape	19	Concept 3: Massing Views (city side)	50
Site Analysis	20	Concept 3: Massing Views (forest side)	51
Site Analysis	21	Concept 3: Massing Views (city side)	52
<b>03 Selected Design Guidelines</b>	<b>22</b>	Concept 3: Massing Views (forest side)	53
<b>04 Three massing Concepts</b>	<b>26</b>	Concept 3: Site Sections	54
Summary	27	Concept 3: Site Sections	55
<b>Concept 1: Design Diagrams</b>	<b>28</b>	Concept 3: Character Sketch (overall)	56
Concept 1: Shadow Studies	29	Concept 3: Character Sketch (pedestrian)	57
Concept 1: Composite Site Plan	30	Concept 3 : Landscape Plan	58
Concept 1: Floor Plans	31	Concept 3: Landscape Plan	59
Concept 1: Massing Views (city side)	32	Concept 3: Context Model (SE corner)	60
Concept 1: Massing Views (forest side)	33	Concept 3: Context Model (NW corner)	61
Concept 1: Massing Views (city side)	34	<b>05 Departures</b>	<b>62</b>
Concept 1: Massing Views (forest side)	35	Departure 1 of 1 - Bicycle Parking	63

# **01** PROJECT INFORMATION





Description

A new 6 story (55’ high) market-rate apartment building located on M L King Jr Way S.

Project Data

GROSS FLOOR AREA: 390,000 SF (approx), above grade

RETAIL/BUSINESS AREA: 15,000 SF (approx), ground level

DWELLING UNITS: 400 (approx)

PARKING: 200 stalls (approx), all below grade

Parcel Data

Address: 3211 Martin Luther King Jr. Way S  
Seattle, WA 98144

Parcel Numbers: 8116100005, 8116100015, 8116100035

Contacts

**Owner - Development:**  
Blunial Holdings LLC  
1000 Second Ave  
Seattle, WA 98104  
Contact: Colin Skone

**Architect:**  
Ankrom Moisan Architects  
1505 5th Ave, Suite 300  
Seattle, WA 98101  
Contact: Mack Selberg

**Landscape Architect:**  
Hewitt  
101 Stewart Street, Suite 200  
Seattle, WA 98101  
Contact: Matthew Porteous



# What We Heard from the Community

As part of the required community outreach program through the Department of Neighborhoods the project team, led by an outreach expert, initiated a community engagement. Listed below is a summary of comments process. questions received via website comment form, project email and project survey.

*Our Community Vision Statement: The rich culture of the Mt. Baker neighborhood will be woven into the fabric of this new apartment community. The contemporary design and captivating color scheme will welcome and delight residents and convey the spirit of the community to light rail riders as they pass over MLK, while blending with the natural landscape of Beacon Hill and the Cheasty Greenbelt. The inviting ground floor retail space will engage the passerby with community-focused shops and services, offering opportunity to emerging local small businesses.*

**Design-Related Comments**

Design. When asked what is most important about the design of a new building on this property:

- 80 percent of survey respondents said relationship to neighborhood character;
- 60 percent said environmentally-friendly features;
- 40 percent said interesting and unique design; and
- 20 percent said parking.
- Several respondents encouraged accessibility.
- Others encouraged creating an attractive, non-rectangular building that is well-designed for everyone, allows natural sunlight, and has open space for residents and the community.

Exterior. When asked what the most important consideration is for the exterior space on this property,

- 71 percent of survey respondents said landscaping;
- 43 percent said lighting and safety features;
- 43 percent said seating options and places to congregate;
- and 14 percent said bike parking.
- Respondents expressed support for a building that includes public art and encouraged retaining the existing trees on the west and south sides of the property as they provide habitat for quite a number of wildlife.
- One respondent inquired whether the freight/loading dock location has been determined so vehicles can make adequate turns.

Sustainability.

- Respondents encouraged using renewable or green infrastructure for the project, having electric vehicle charging stations and inquired how stormwater will be evaluated and captured.

Height & Scale.

- One respondent encouraged the building not to block the sun for nearby neighbors.

**Non-Design-Related Comments**

Retail. When asked what retail components community members were most interested in for this location,

- 83 percent of survey respondents said new places for coffee or breakfast;
- 83 percent said new restaurants or bars;
- 33 percents said new stores for shopping; and
- 33 percent said new daycare.

When visiting a building, office, restaurant or retailer,

- 86 percent of respondents said local or small businesses inspire them to return;
- 43 percent said thoughtful design that is open and welcoming;
- One respondent suggested having a convenience store.

Community Spaces. A few respondents noted there is a lack of indoor gathering spaces and community development initiatives in the area and encouraged providing spaces that build more community/connections between area residents such as shared working art studios, community event spaces, pop-up maker markets, life skill development, arts and crafts, homework/academic help and community activities/enrichment

Affordability. Numerous respondents encouraged affordability and noted that there are a lot of empty spaces, both residential and retail, throughout the neighborhood because prices are too high.

Parking, Traffic & Street. A few respondents inquired why there is so much car parking as the property is next to some of the best transit in the city. Others noted that the parking situation in the neighborhood is concerning and this building will make it more difficult. One respondent noted that the nearby crosswalk needs recalibration as there's not enough time for an average person to cross, let alone someone with mobility issues. Another inquired what street improvements/street lighting will be proposed.



## Project Goals

**Non-Design-Related Comments (cont.)**

Impacts.

- One respondent expressed concern as they live right behind the proposed development and are worried about it coming right to the property line;
- others encouraged the space to be quiet.
- One respondent expressed concern about accessibility to nearby buildings during and after construction and another encouraged a well-marked ADA route for potential sidewalk closures/pedestrian detours.
- One respondent encouraged a geotechnical exploration as diversions of water in the neighborhood have led to homes experiencing sinking conditions within their foundations.

**Safety.** One respondent noted that they value safety the most as new developments are built in the neighborhood; another noted there have been a lot of problems with drug use and a large transient population that leaves trash in the area, so they would love to see the development have a plan for keeping spaces clean and usable.

**Diversity.** One respondent noted that diversity is a top consideration for making this building successful.

**Units.** One respondent encouraged the project team not to make another building full of micro-apartments that don't serve anyone except technology industry transplants. Another inquired whether the building will have balconies and what types of units will be available.

**Project Name.** One respondent encouraged seeking thoughts on the project name from the community so they can feel a sense of input.

**Non-Design-Related Comments (cont.)**

**Utilities.** One respondent inquired whether the development will be required to pay into the King County Sewer Capacity Charge.

**Existing Tenants.** One respondent inquired whether there will be any compensation for the relocation of the current tenants on this property such as the Solar Company or the Ethiopian Restaurant Cafe Ibex.

- **Outreach.** One respondent encouraged having a location for public meetings with ADA accessibility once the project has gone to design review, and encouraged the project website and future websites to be ADA accessible to those with visual impairments. One respondents suggested expanding the project notice to more than 500 feet, and encouraged reaching out to the Mt. Baker Hub Alliance.
- **Project Team.** One respondent noted that the project would be a great opportunity to provide for a DBE (Disadvantaged Businesses Enterprise) team member for this project.



1. Create Buildings and Open Spaces that Engage with the Neighborhood



2. Create Buildings and Open Spaces that are Inspired by the Movement of Transit

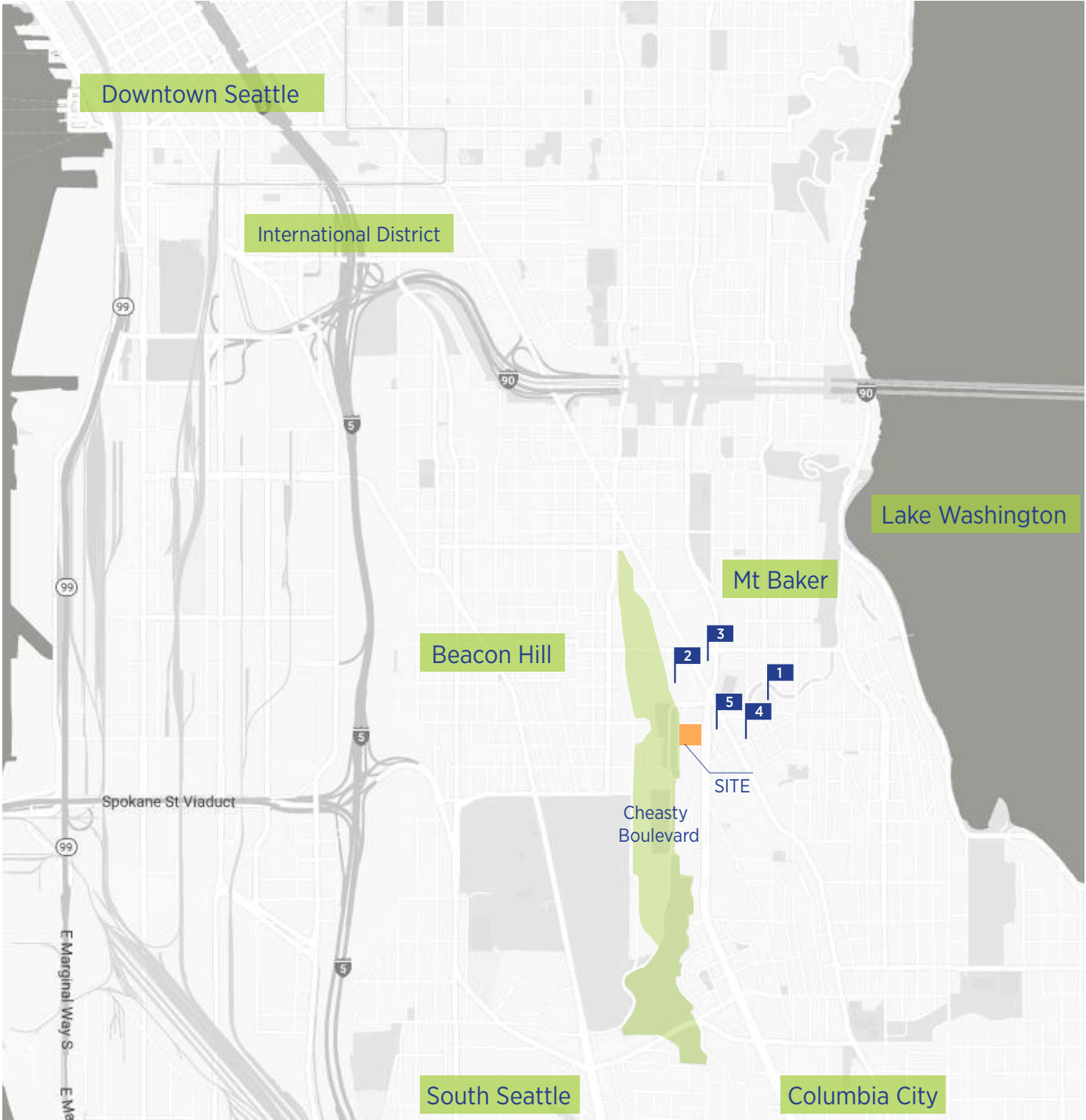


3. Add to the Pedestrian Experience (narrow court, similar to Hanford St entry)

# 02 SITE INFORMATION



Vicinity & Landmarks



1 Franklin High School  
Nearby landmark



4 Seattle Fire Department 30  
Example of contemporary cladding  
(metal, glass, deep colors)



Lake Washington  
Nearby destination



2 Mt. Baker Link Sta-  
Example of nearby larger scale com-  
mercial-grade materials (glazed walls)



5 Mercy Housing  
Example of development near elevated rail  
line with outdoor space. Acoustically-rated  
windows are important for occupants.



Beacon Hill  
Nearby destination



3 Mt. Baker Transit Cen-  
Nearby destination



Cheasty Greenspace  
Nearby destination



International District  
Nearby destination

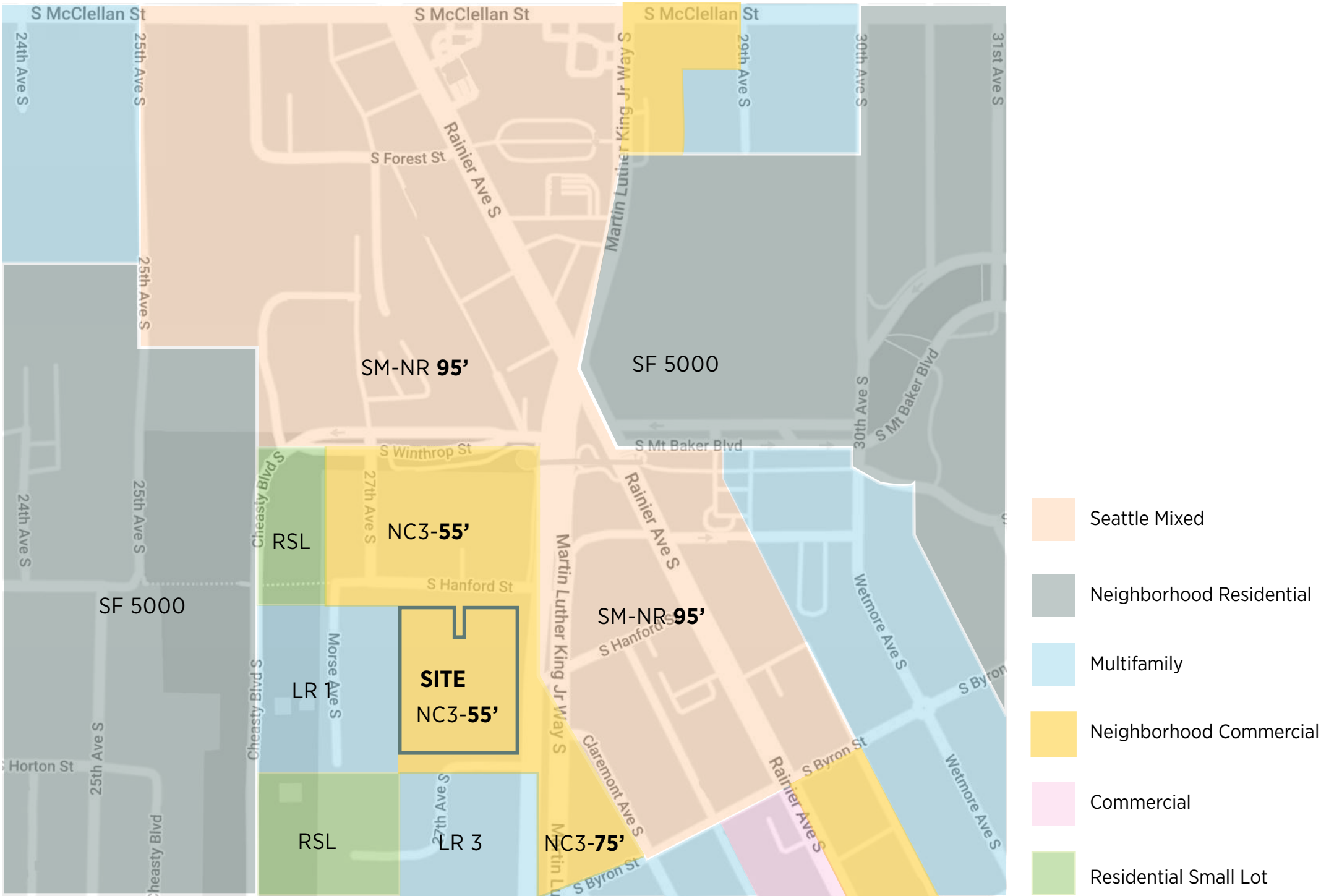


02 SITE INFORMATION

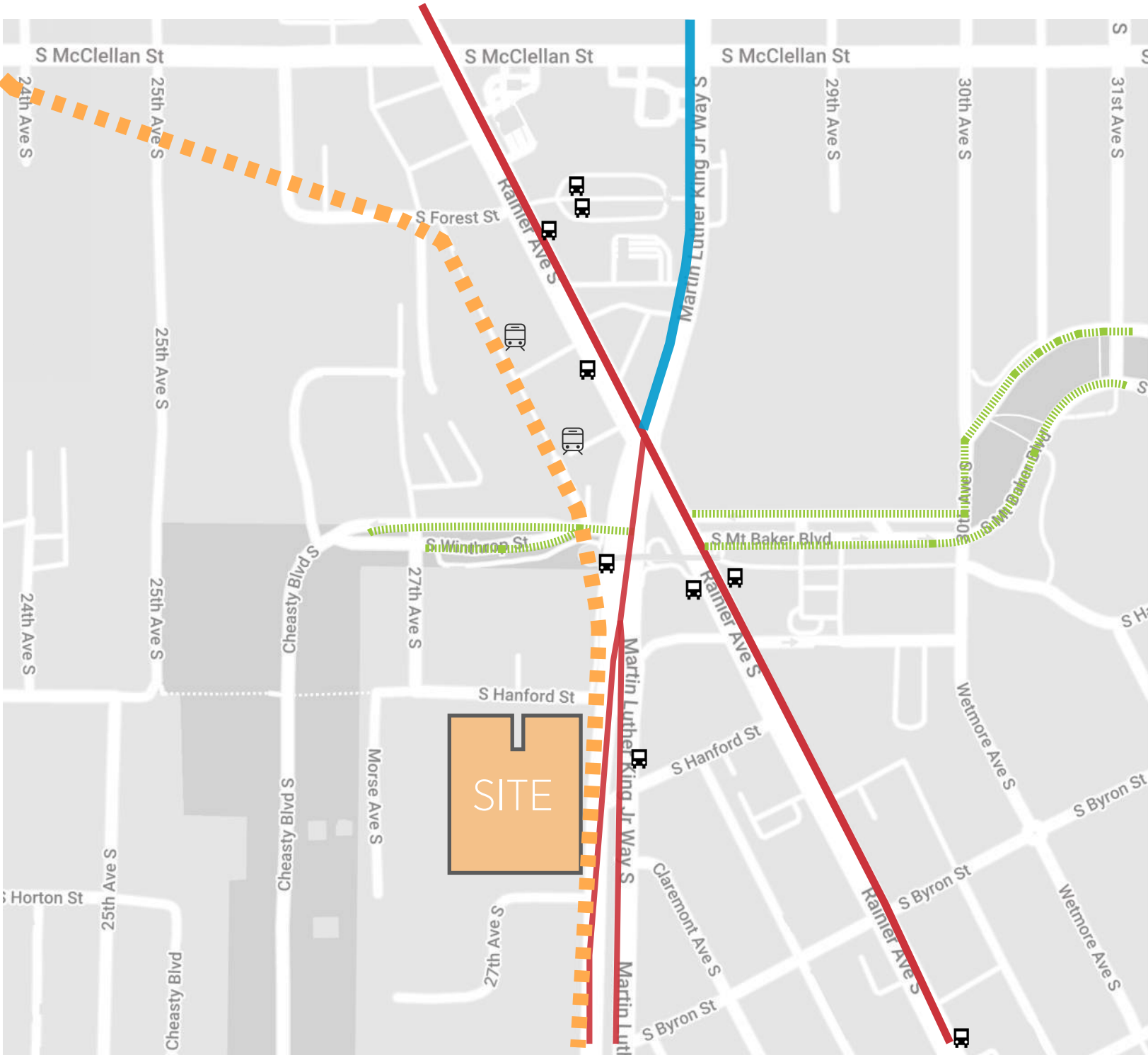
Zoning Summary

ZONING SUMMARY

- Zoning designation: NC3-55 (M)
- Pedestrian-Designated Zone / Streets: No
- Station Area Overlay
- Mt Baker Hub Urban Village
- Southeast Seattle Reinvestment Area
- Mandatory Housing Affordability (MHA) Zone
- ECA1 Steep Slope along far West edge of site
  
- Street-level uses: No limit on mix of residential and non-residential uses, since site is not in a Pedestrian zone.  
**Proposed Street Uses: Residential, Retail, Daycare**
  
- Height limits: Per Zoning Map, height limit is 55'  
**Proposed Height: 55'**
  
- FAR limit for in Station Overlay district = 4.25  
**Proposed FAR: 4.25**
  
- Setbacks: None required as lot does not abut any residential zones  
**Proposed Setbacks: None generally but varies (see plans for dimensions) - 10' min voluntary at west**
  
- Facade modulation. For structures with a width of more than 250 feet, at least one portion of the structure 30 feet or greater in width must be set back a minimum of 15 feet from the front (MLK) property line.  
**Proposed Modulation: Greater than req'd (see plans)**
  
- Parking: No parking is required in Urban Villages within a frequent transit area.  
**Proposed Parking: Approx 200 stalls below ground**





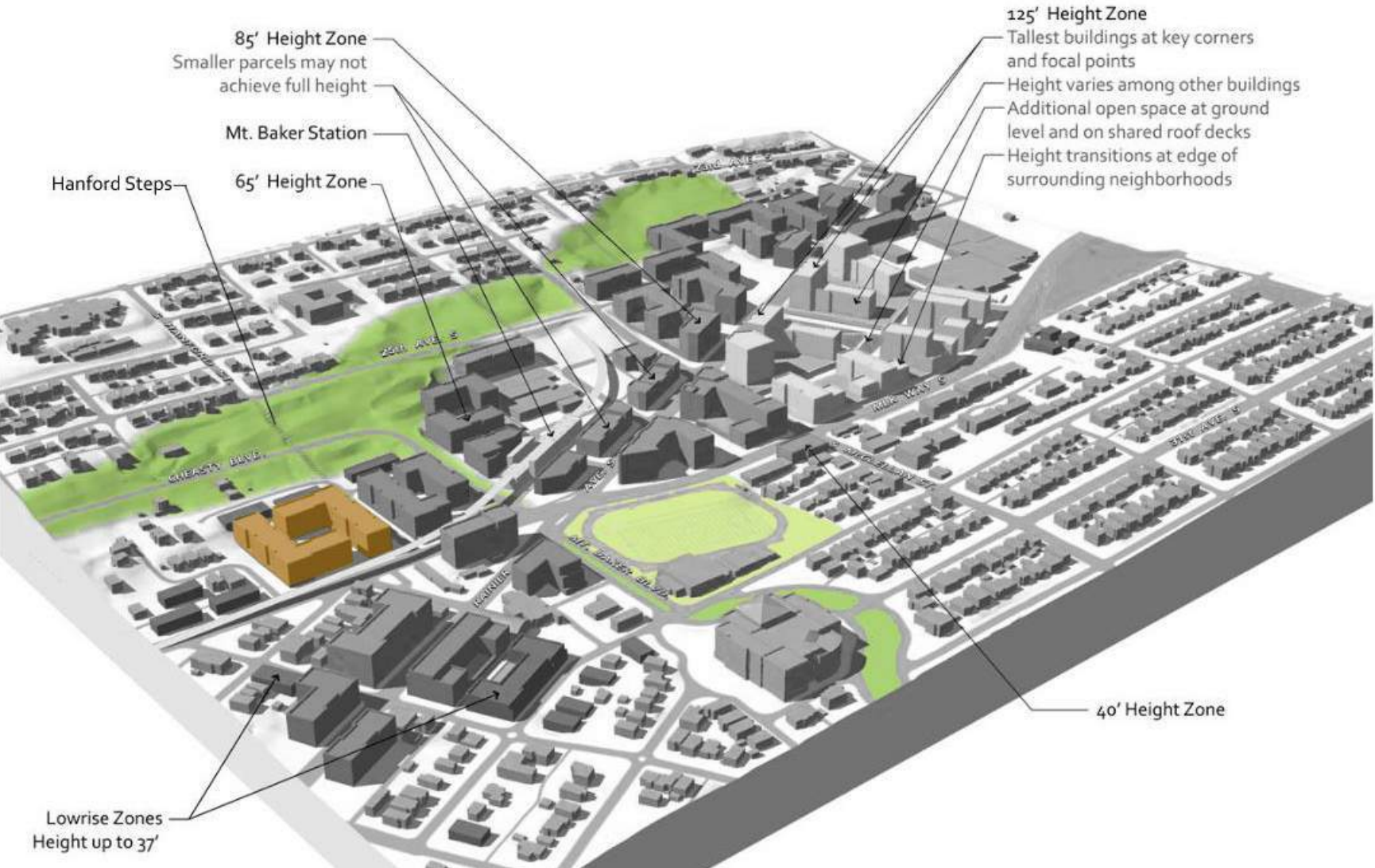


- Principal Arterial
- Minor Arterial
- Link Light Rail
- Bike Lane
- Link Station
- Bus Stop

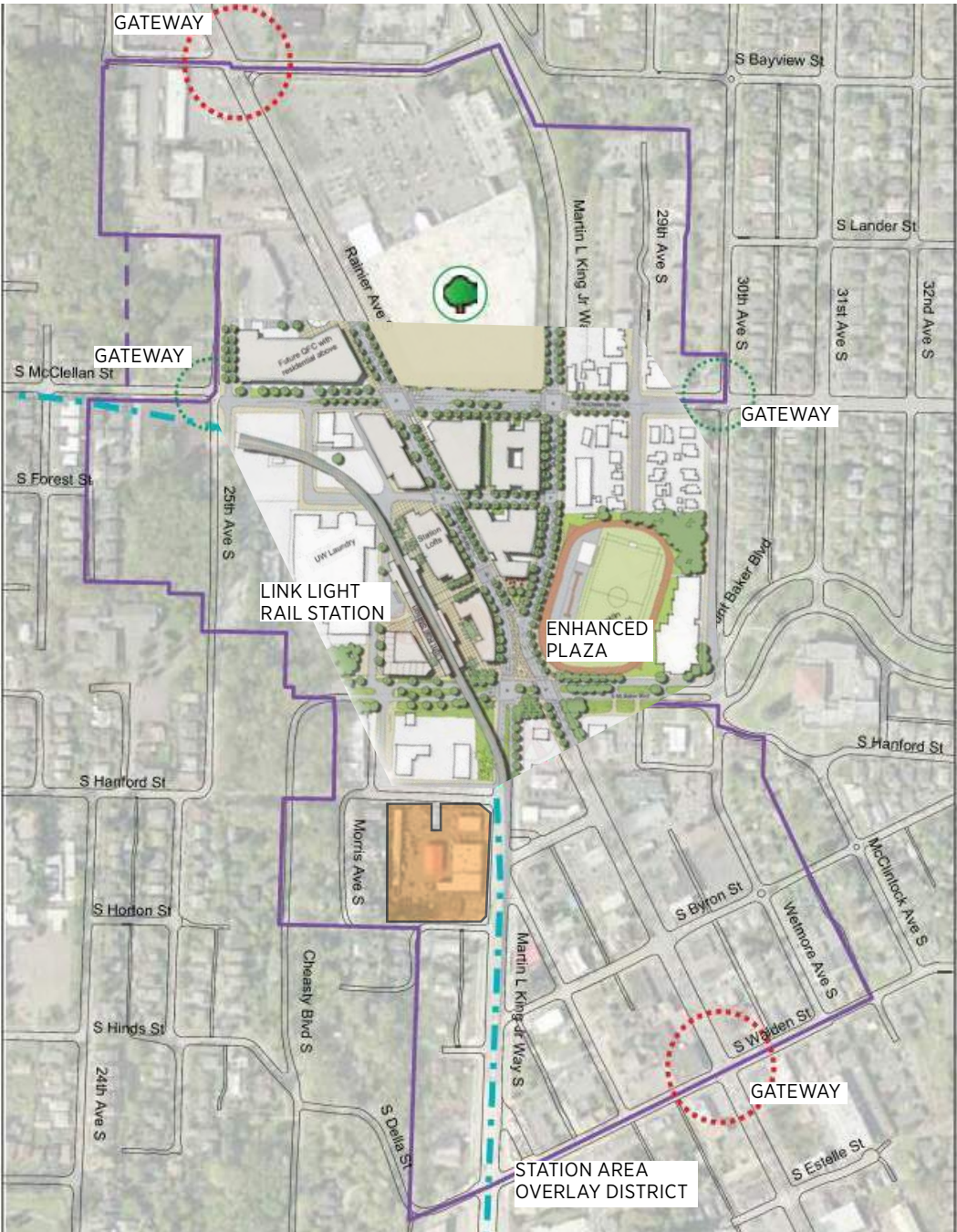


02 SITE INFORMATION

Neighborhood Planning Studies



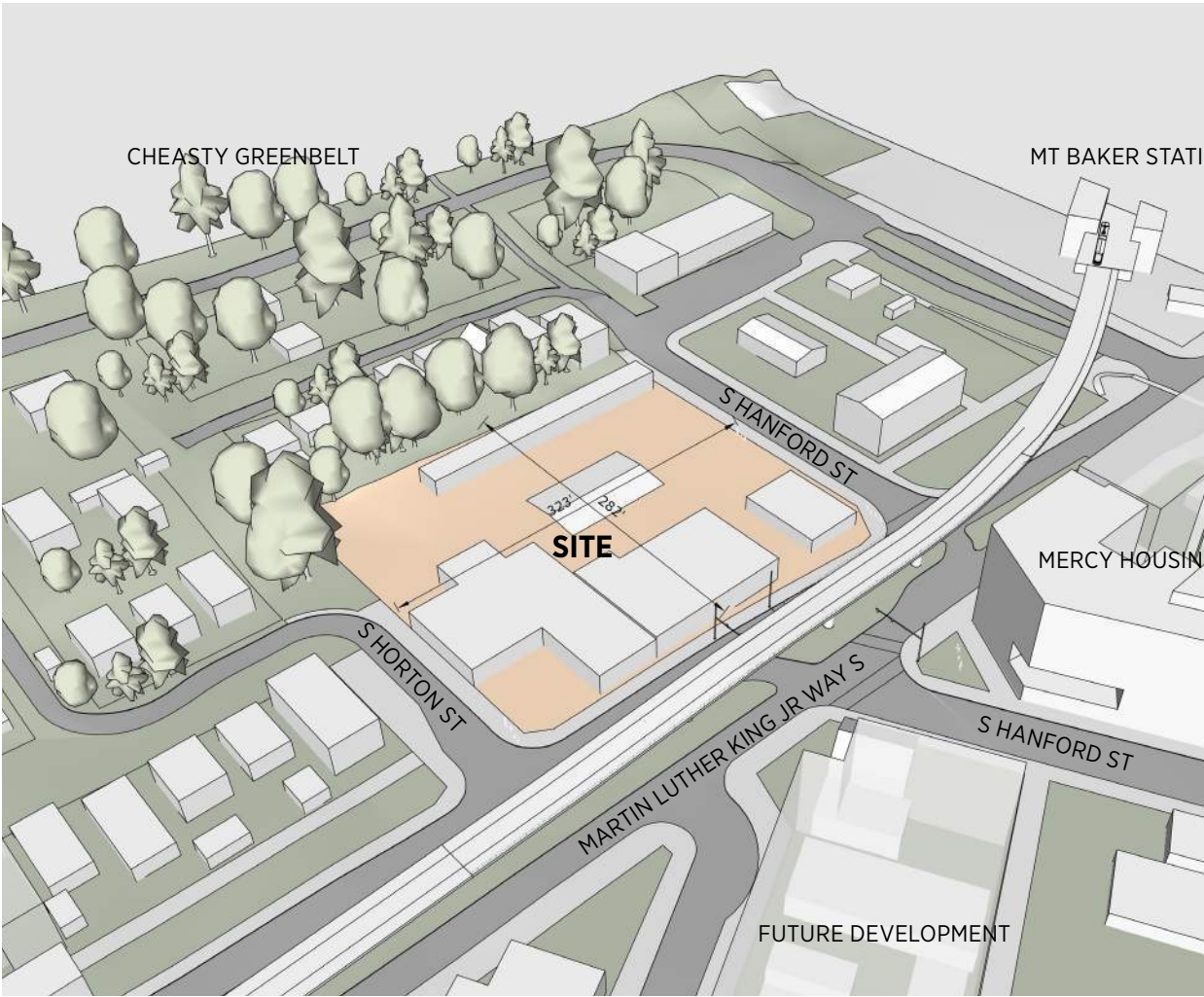
2017 MT BAKER TOWN CENTER NEIGHBORHOOD DESIGN GUIDELINES



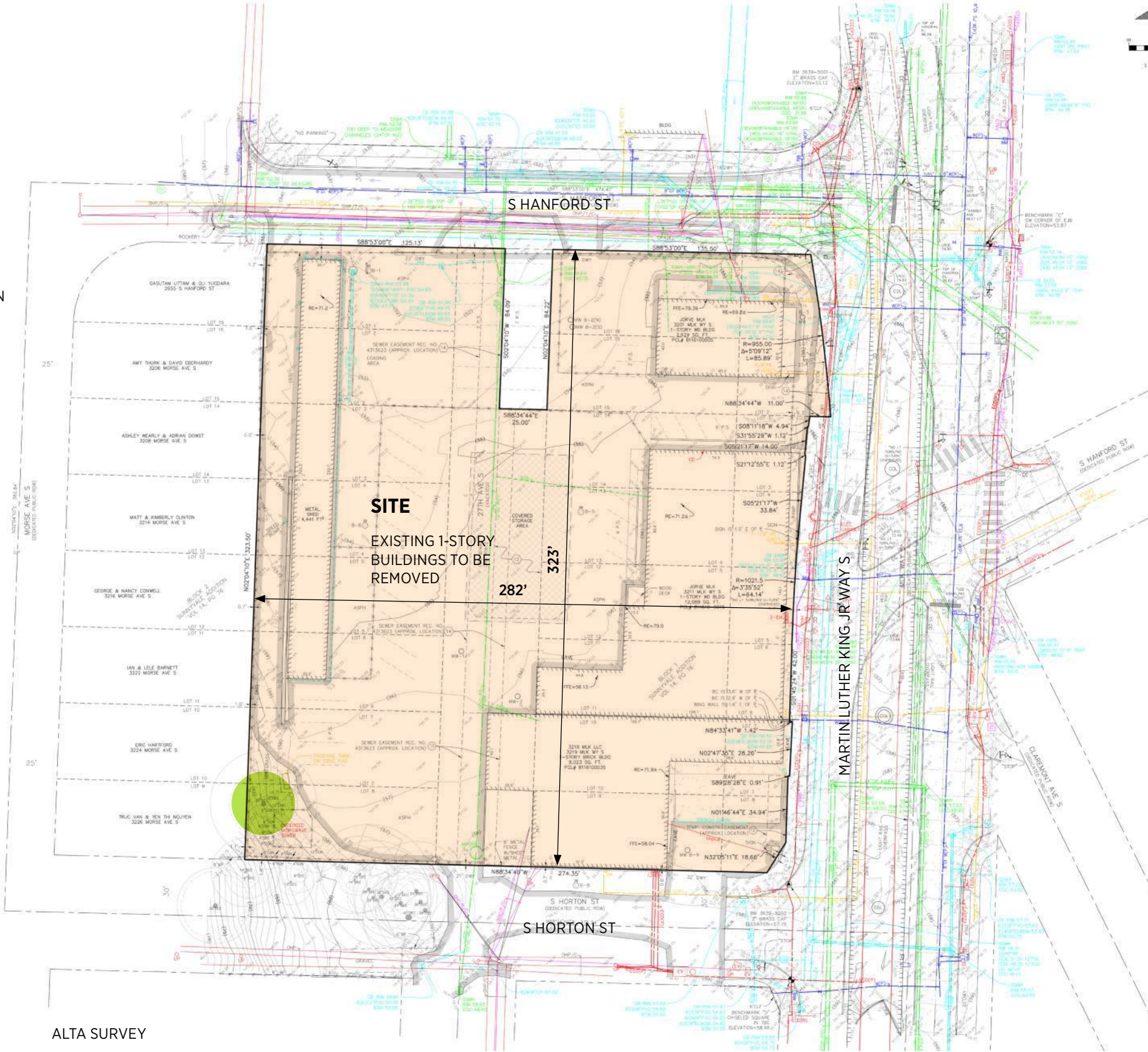
2011 MT BAKER TOWN CENTER URBAN DESIGN FRAMEWORK



Existing Context & Site Survey



3D view of existing site  
(showing future sidewalks along site frontage)

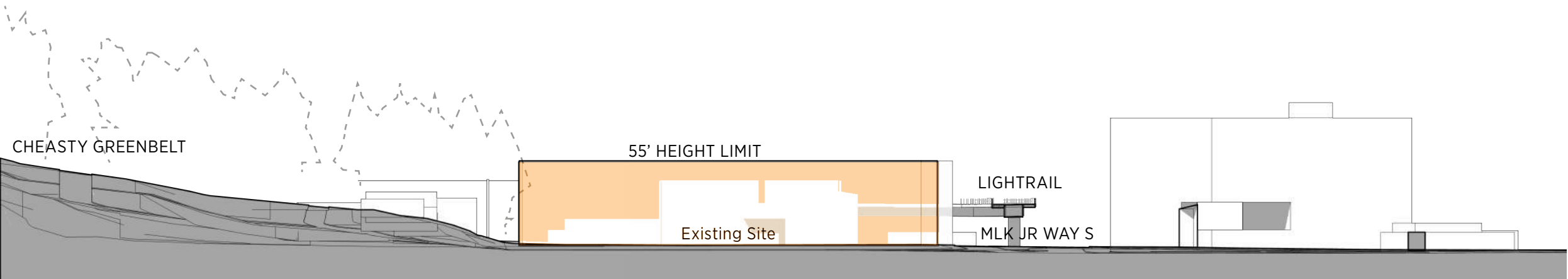
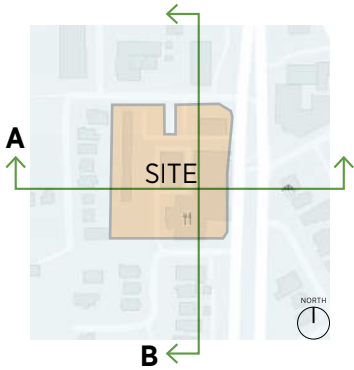


ALTA SURVEY



02 SITE INFORMATION

Site Sections



A

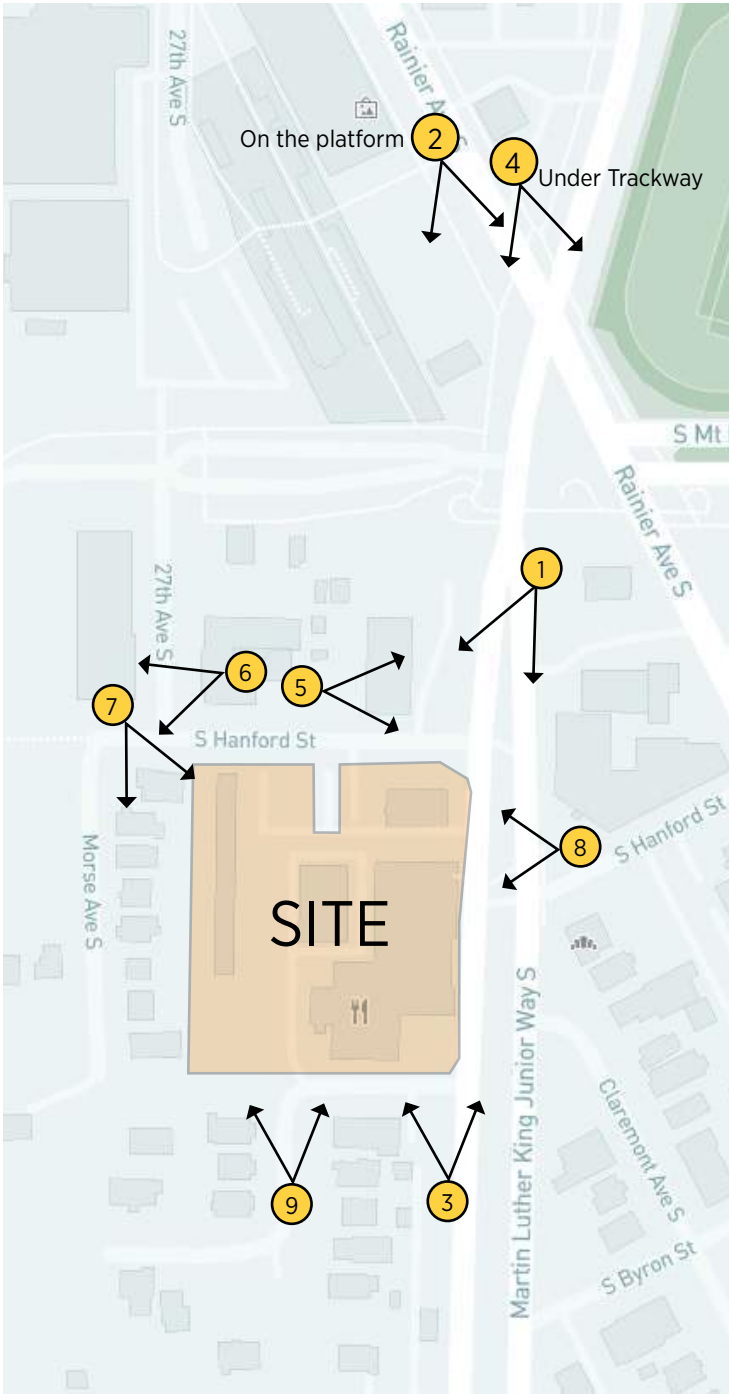


B



# 02 SITE INFORMATION

## Site Photographs



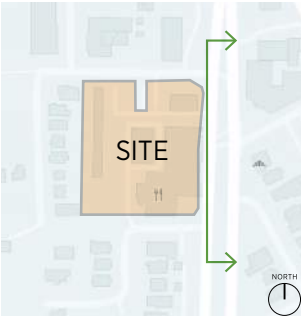


02 SITE INFORMATION

Streetscape

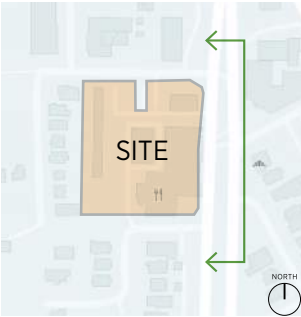






02 SITE INFORMATION

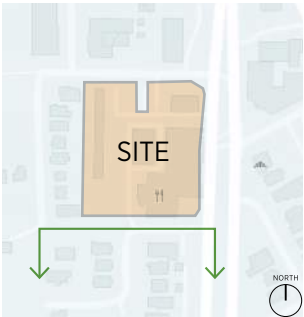
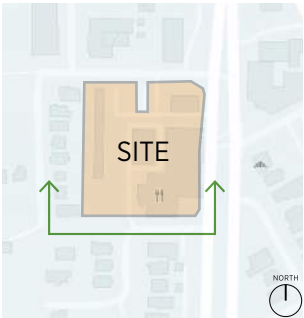
Streetscape





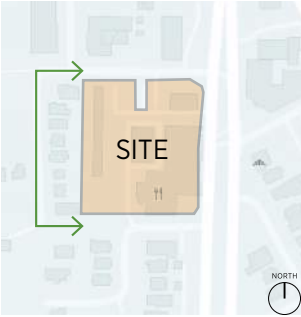
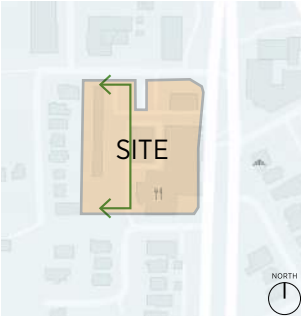
02 SITE INFORMATION

Streetscape





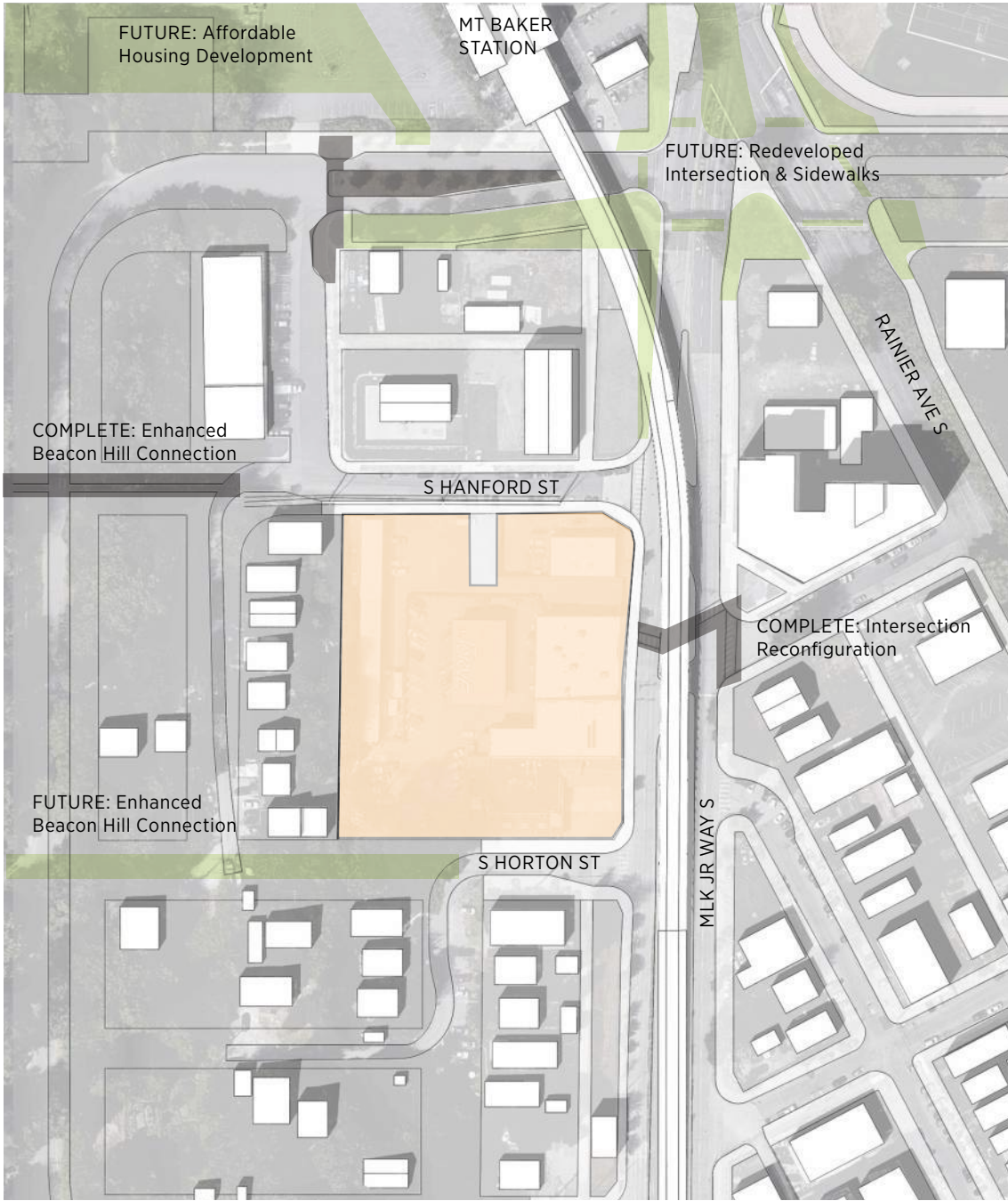
Streetscape



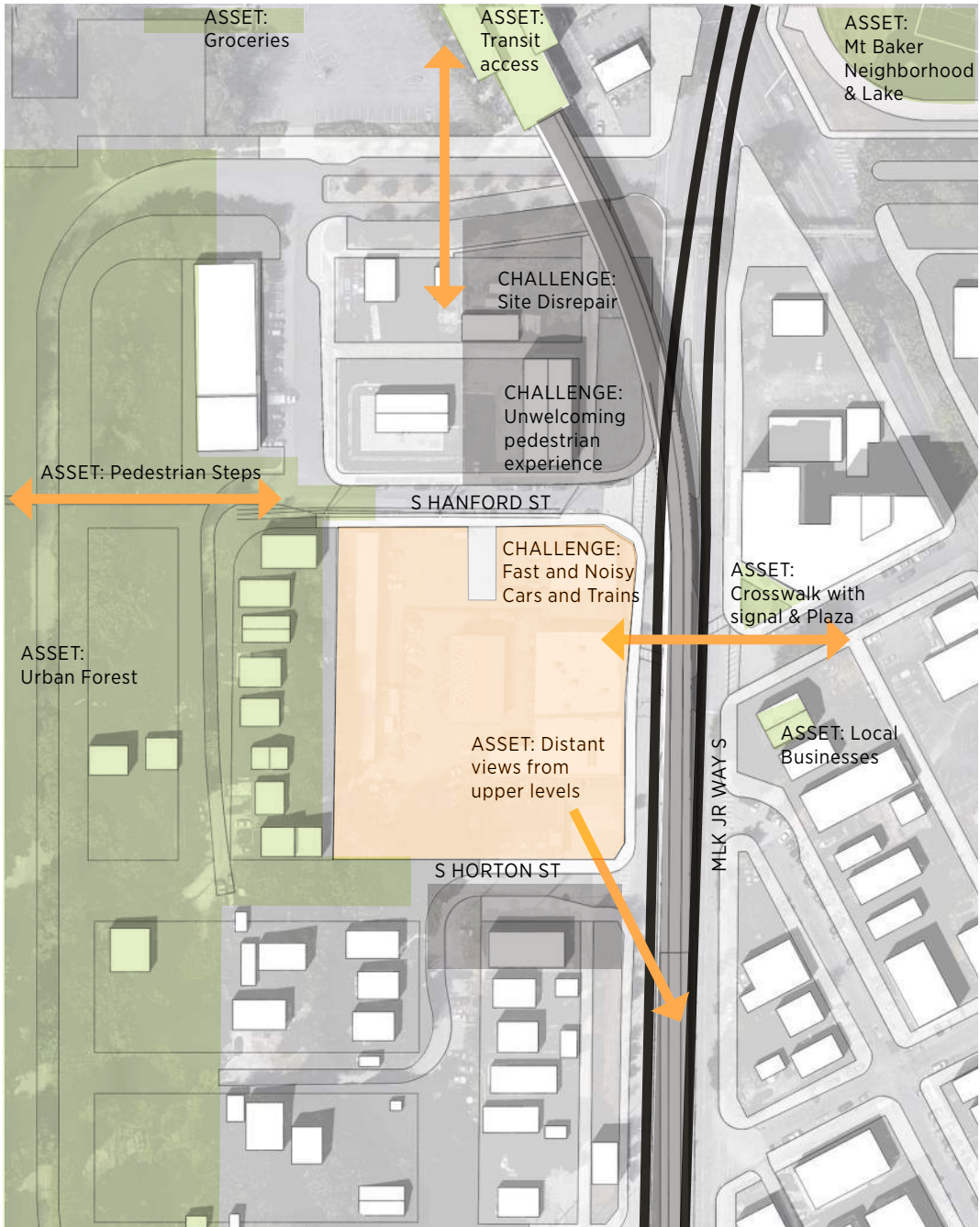


02 SITE INFORMATION

Site Analysis



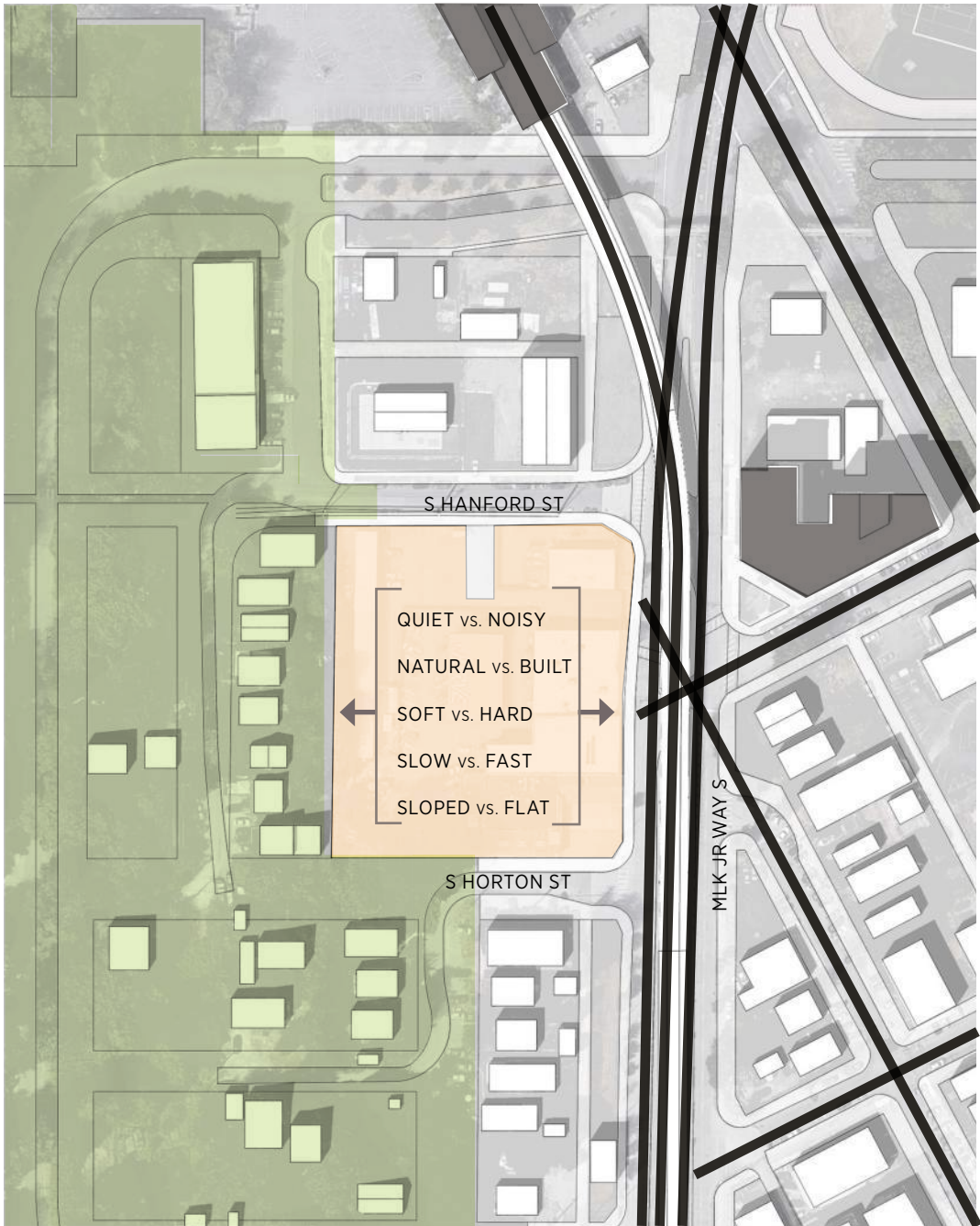
Future Planned Improvements (per 2015 SDOT Multimodal Plan)



Site Assets and Challenges



Site Analysis



Site is at a meeting of two ecosystems (east & west / forest & city)





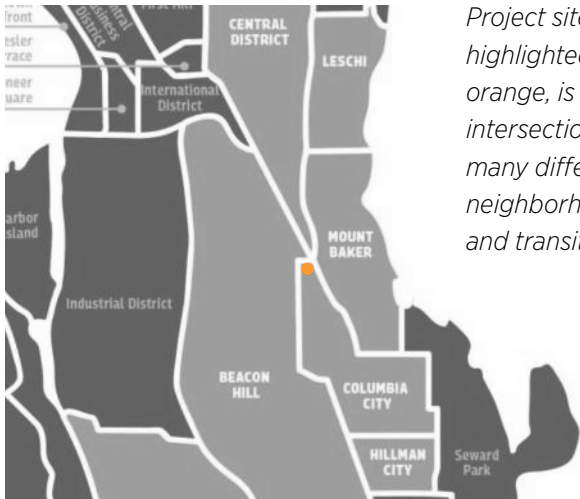
# **03** SELECTED DESIGN GUIDELINES



BACKGROUND: Mt Baker Town Center, Neighborhood Design Guidelines

The project site is located in Mount Baker Town Center, which is within the North Rainier Urban Village. The Village is less than four miles from downtown Seattle at the convergence of the Rainier Valley, Beacon Hill, and Central District neighborhood districts, and encompasses portions of the Mount Baker, Atlantic, Beacon Hill, and Columbia City neighborhoods. The area is bisected by two major arterials that provide vehicular access to southeast Seattle: Rainier Ave. S. and Martin Luther King Jr Way S.

Currently, the urban village is dominated by auto-oriented uses and lacks architectural definition or pedestrian-oriented spaces.



Project site highlighted in orange, is at the intersection of many different neighborhoods and transit lines



Proposed changes to the intersection of Rainier Ave. S and Martin Luther King Jr.



Knitted bike racks: The sense of fun and creativity seen in this guerilla art installation of knit tubes sewn onto these bike racks is encouraged. (Streetcolor)

CONTEXT AND PRIORITY ISSUES

The 2009 North Rainier Neighborhood Plan made the following recommendations:

A Town Center that:

- Concentrates housing, commercial uses, services and living- wage employment opportunities
- Is well-served by transit and non-motorized travel options
- Is well-designed and attractive to pedestrians
- Serves North Rainier residents and is a destination shopping area with stores that serve the greater Rainier Valley

Specific design direction included:

- Breaking down scale of blocks to create a balance of inwardly and outwardly focused development
- Improving pedestrian connections and providing comfortable sidewalk widths
- Open space that invites people together and to engage in physical activity
- Housing doesn't create a "wall" of undesirable facades that is counter to the feel of the neighborhood



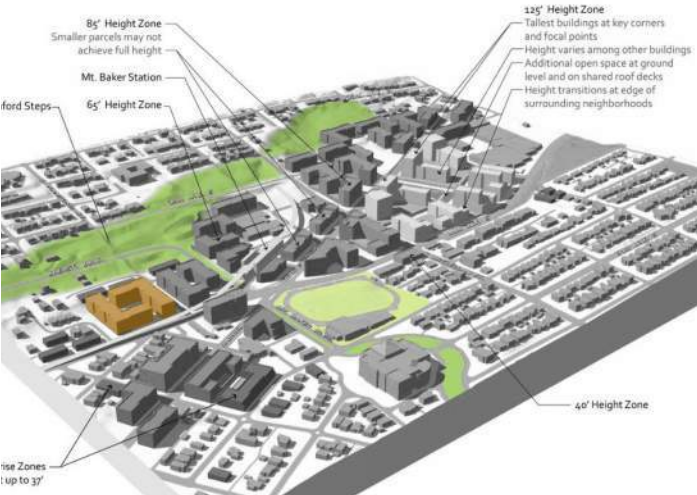
CS2 URBAN PATTERN AND FORM

Strengthen the most desirable forms, characteristics and patterns of the streets, block faces, and open spaces in the surrounding area. Hanford Steps are a significant local features and connection corridor that should be highlighted for special consideration and design sensitivity.

- III. RELATIONSHIP TO THE BLOCK
  - i. New development should set a good precedent for future redevelopment on the block by building to the sidewalk, providing active street level uses, and minimizing surface parking.
- IV. HEIGHT, BULK, AND SCALE
  - iii. The combination of the above conditions presents a unique opportunity for the development of large buildings without imposing on the surrounding neighborhood context.

PROJECT DESIGN RESPONSE

This project looks for new ways to infill close-in, in-between sites next to busy streets and train tracks. To meet the city’s density goals, the preferred concept has an open and dynamic character born from the uniqueness of the specific site, with the aim of contributing to the neighborhood.



2017 Mt Baker Town Center Design Guidelines

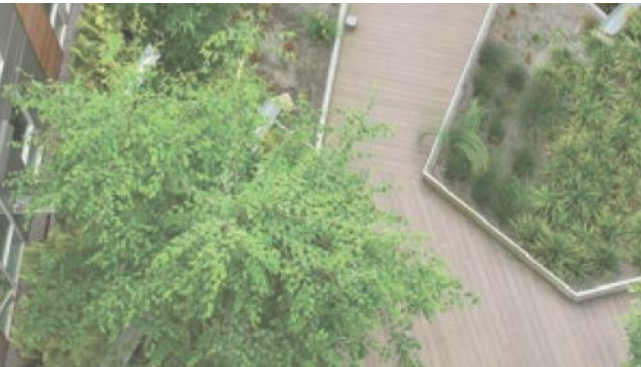


CS1 NATURAL SYSTEMS AND SITE FEATURES

Use natural systems and features of the site and its surroundings as a starting point for project design

PROJECT DESIGN RESPONSE

The existing site is primarily an industrial property with asphalt paving. Drawing inspiration from the adjacent Cheasty Greenspace, the preferred concept will add ample landscaping through a series of courtyards, sidewalk improvements and a rooftop greenhouse.



PL1 OPEN SPACE CONNECTIVITY

Open space should complement and contribute to the network of open spaces around the site and the connections among them

PROJECT DESIGN RESPONSE

The preferred concept has openings that embrace the Hanford Steps to the west, Mt Baker Station to the north, the neighborhood across MLK to the east and the residential area to the south.





PL2 WALKABILITY

Create a safe and comfortable walking environment that is easy to navigate and well-connected to existing pedestrian walkways and features.

II. SAFETY AND SECURITY

All streets, open spaces, walkways and connections should be designed to ensure clear sightlines, such as pedestrian lighting, low or see-through fencing, or landscaping.

PROJECT DESIGN RESPONSE

In addition to new residential and retail uses located at the ground level, the preferred concept is influenced by neighborhood pedestrian street crossings.



PL3 STREET-LEVEL INTERACTION

Encourage human interaction and activity at the street-level with clear connections to building entries and edges.

PROJECT DESIGN RESPONSE

The proposed development will have generous retail space available for neighborhood businesses, as well as residential entry uses at the ground level, activating the street edge and making it safer.



DC2 ARCHITECTURAL CONCEPT

Develop an architectural concept that will result in a functional and harmonious design.

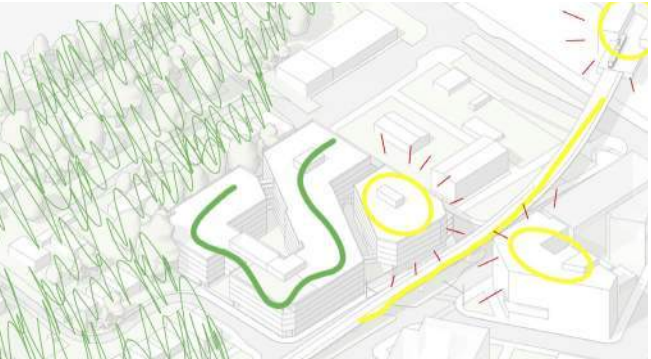
MASSING

Highly articulated building forms at all levels are desirable for a vibrant urban realm.

- i. Use massing to differentiate between portions of a building with different functions.
  - ii. Foster architectural variety on a block.
- Design massing to reduce shading impacts to public open spaces and shared amenity spaces, where feasible.

PROJECT DESIGN RESPONSE

The preferred concept creates massing articulation and variety by relating to the two different sides of the site (forest and city)



DC4 EXTERIOR ELEMENTS AND FINISHES

Use appropriate and high quality elements and finishes for the building and its open spaces.

PROJECT DESIGN RESPONSE

High quality materials will be used to express the building concept of the forest building and the city building.





# 04 THREE MASSING CONCEPTS



Note: All massing concepts have equal amount of dwelling unit area



### Concept 1 - Inner Focus

- + Creates two outdoor courtyards
- + Has circulation efficiency of one large building
- + Preserves the exceptional tree on the site
- Lack of facade breaks may appear less welcoming

### Concept 2 - Outer Focus

- + Creates multiple outward-facing mini-courtyards
- + Strong modulation on all sides helps break down scale
- + Symmetrical forms help simplify design
- Least daylight in dwelling units due to proliferation of interior corners and deeper units

### Concept 3 (preferred) - Weave

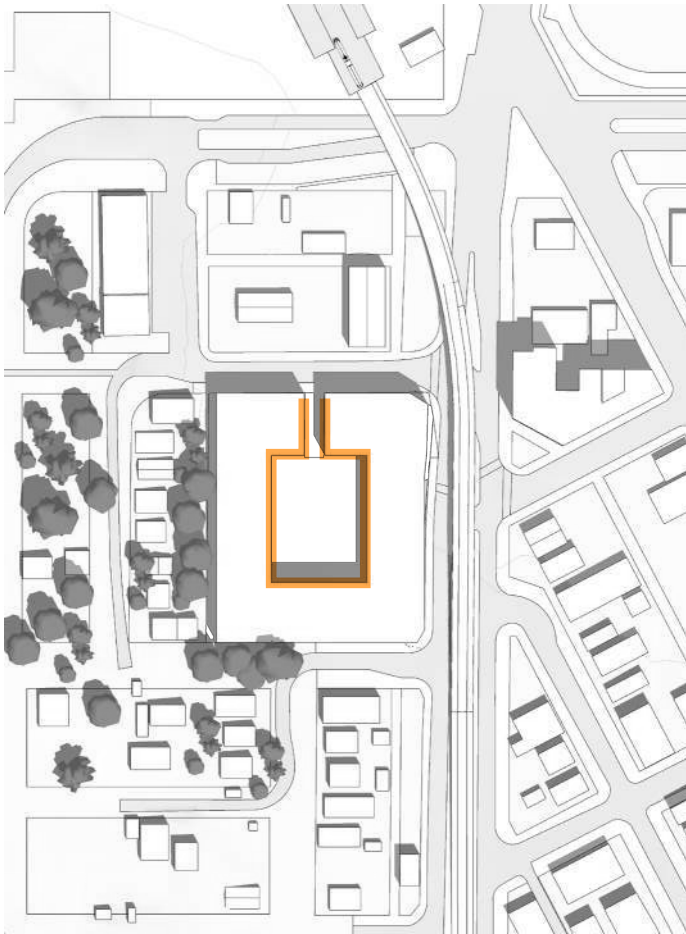
- + Weaves site together: East & West, Inside & Out
- + Creates visual connection to MLK pedestrian crossing
- + Strong modulation on all sides helps break down scale
- + Preserves the exceptional tree on the site
- Multiple buildings create additional vertical circulation costs



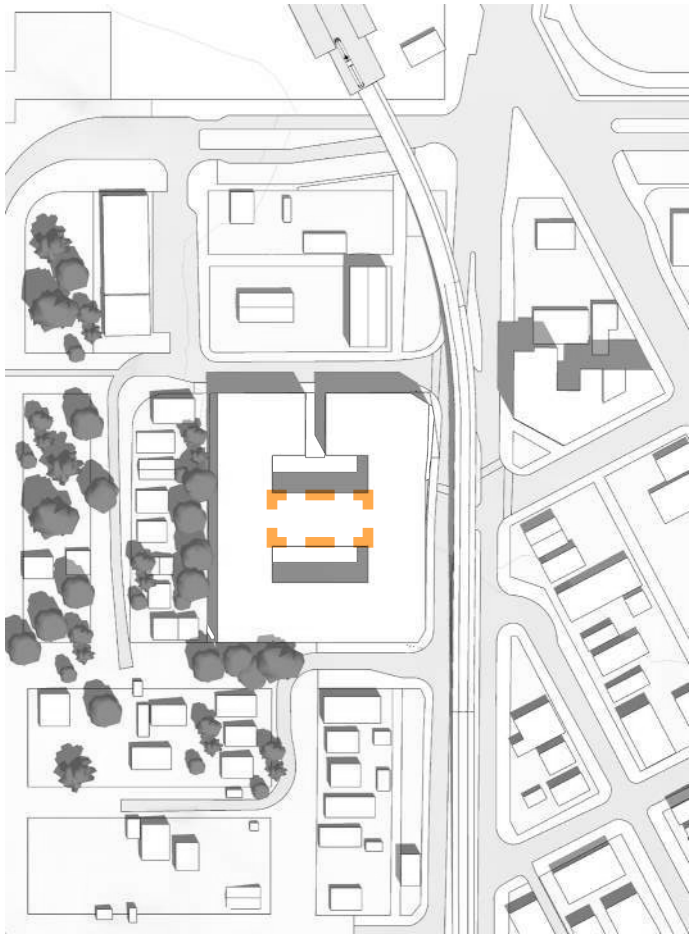
Concept 1: Design Diagrams



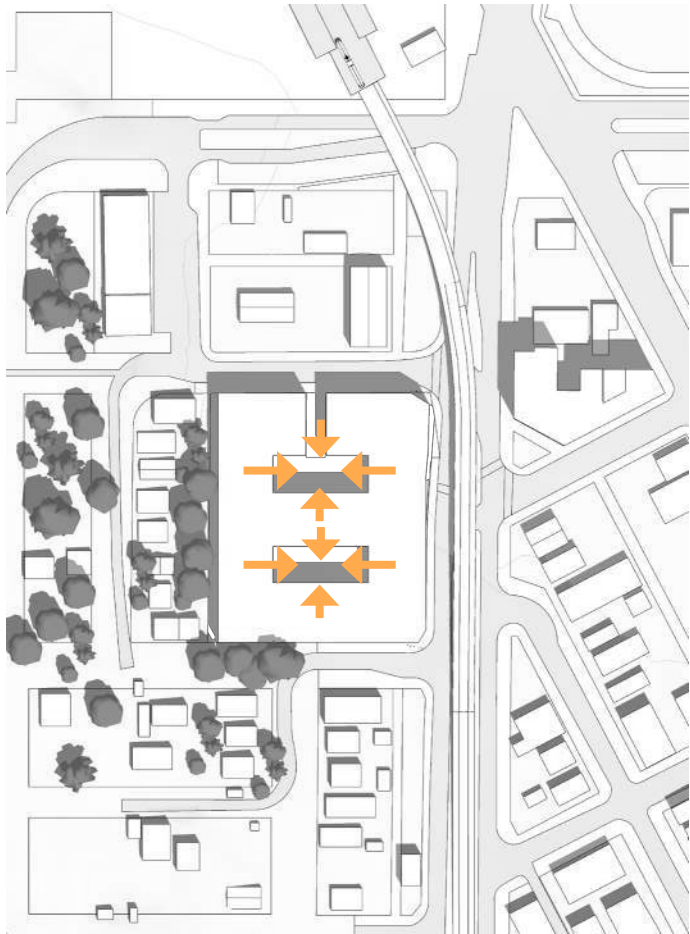
1. Existing Site Features



2. Create Courtyard for Light



3. Subdivide Courtyard



4. Inner-focus development



Massing Concept 1 - Inner Focus

- + Creates two outdoor courtyards
- + Has circulation efficiency of one large building
- + Preserves the exceptional tree on the site





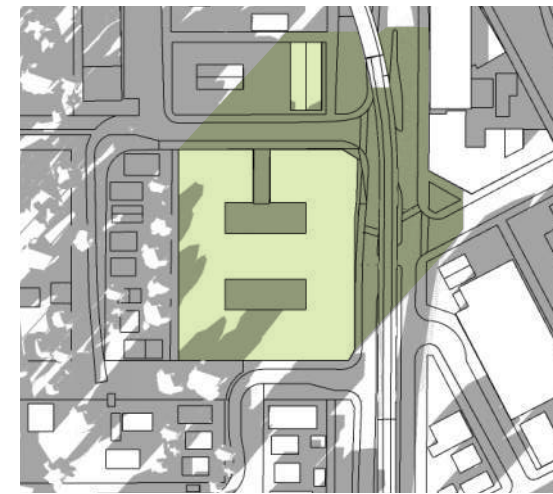
# Concept 1: Shadow Studies



Sept21 3PM



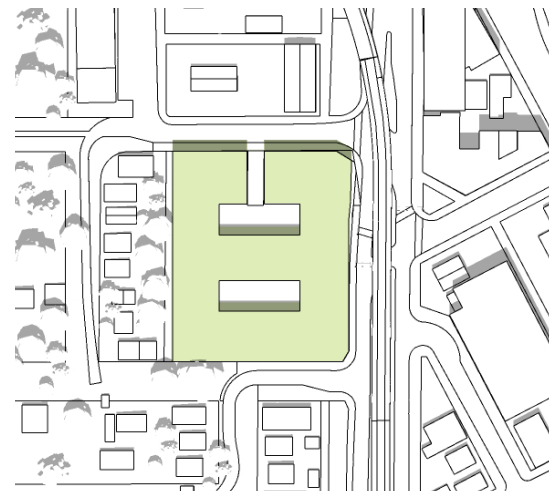
June21 3PM



Dec21 3PM



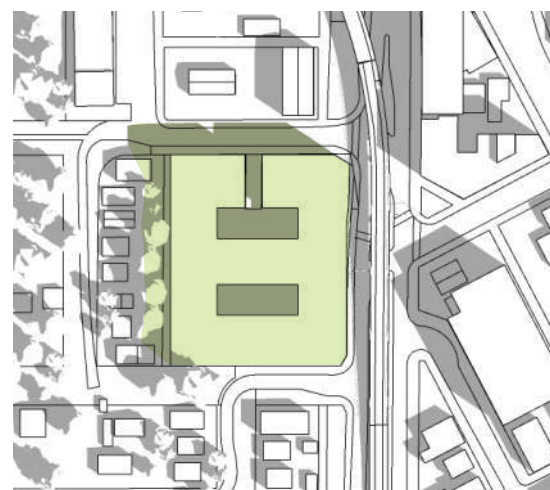
Sept21 12PM



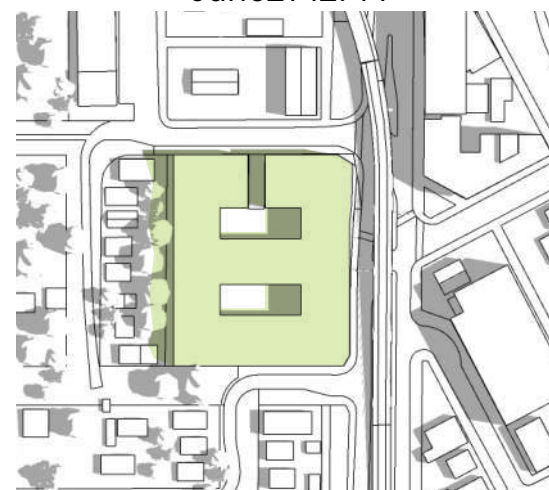
June21 12PM



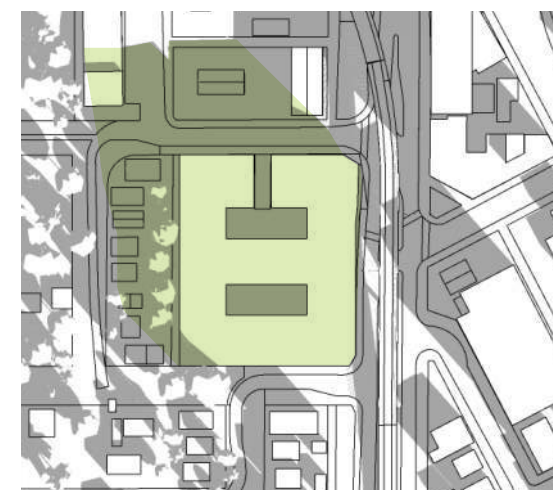
Dec21 12PM



Sept21 9AM



June21 9AM



Dec21 9AM



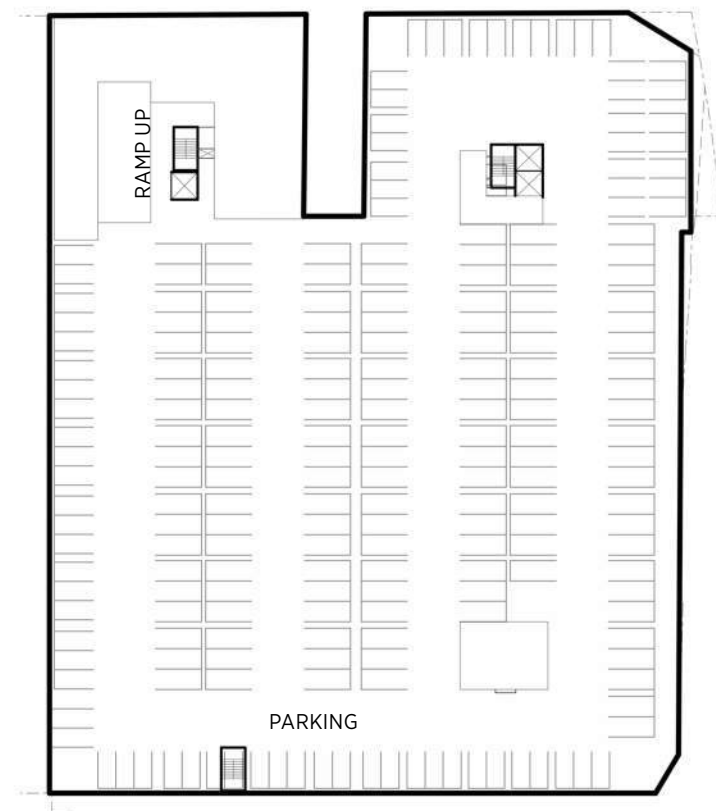
04 THREE MASSING CONCEPTS

Concept 1: Composite Site Plan

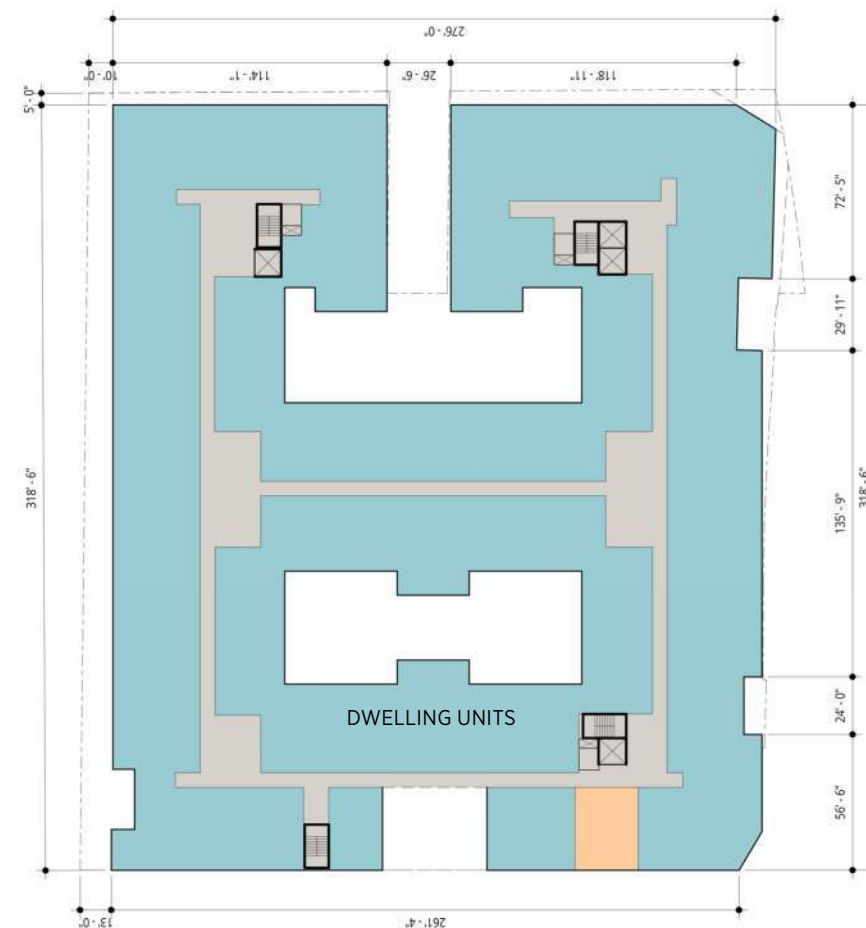




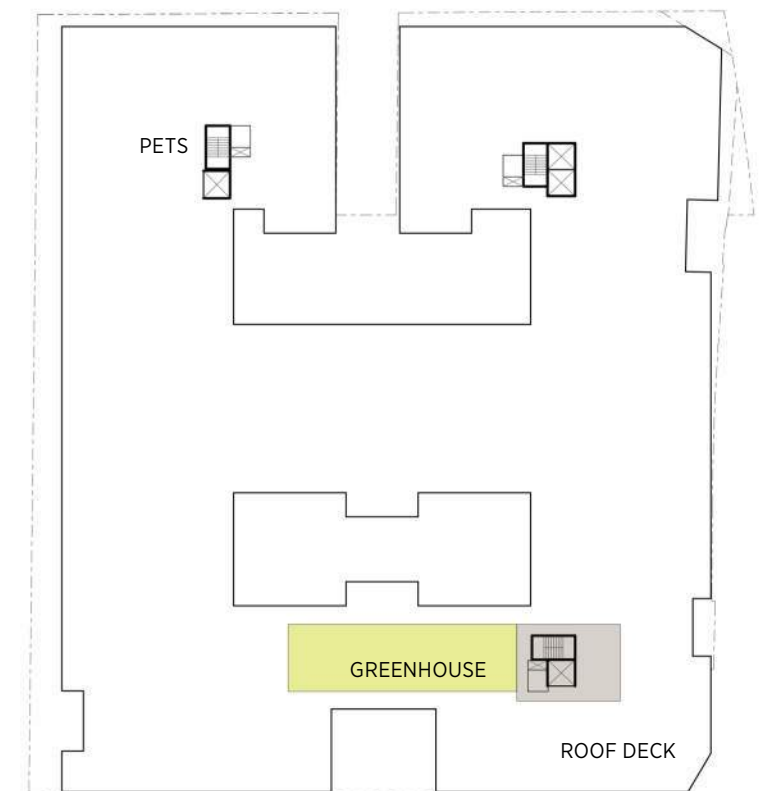
# Concept 1: Floor Plans



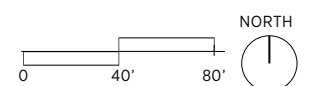
Below Grade Plan



Typical Upper Level Plan



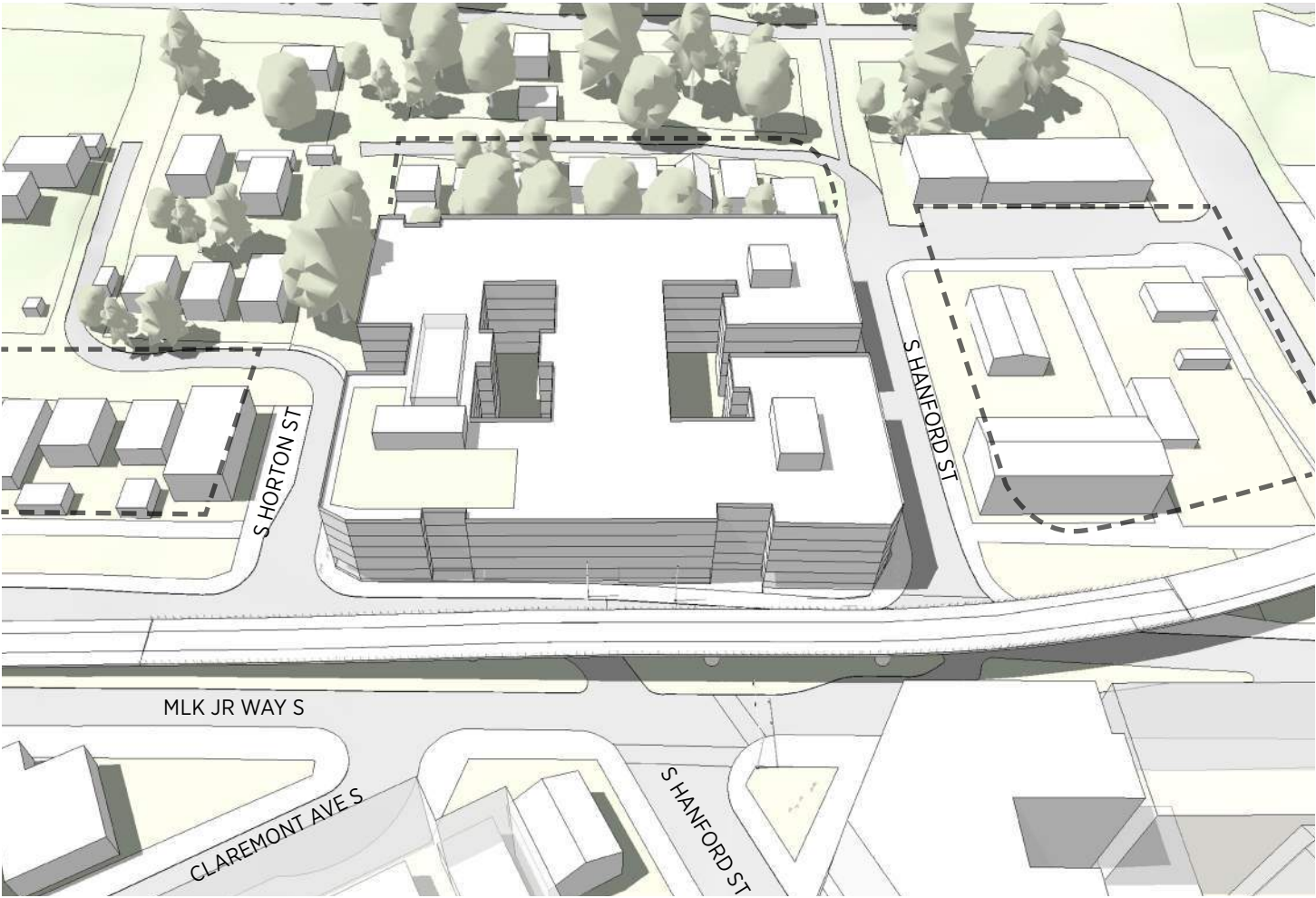
Roof Plan



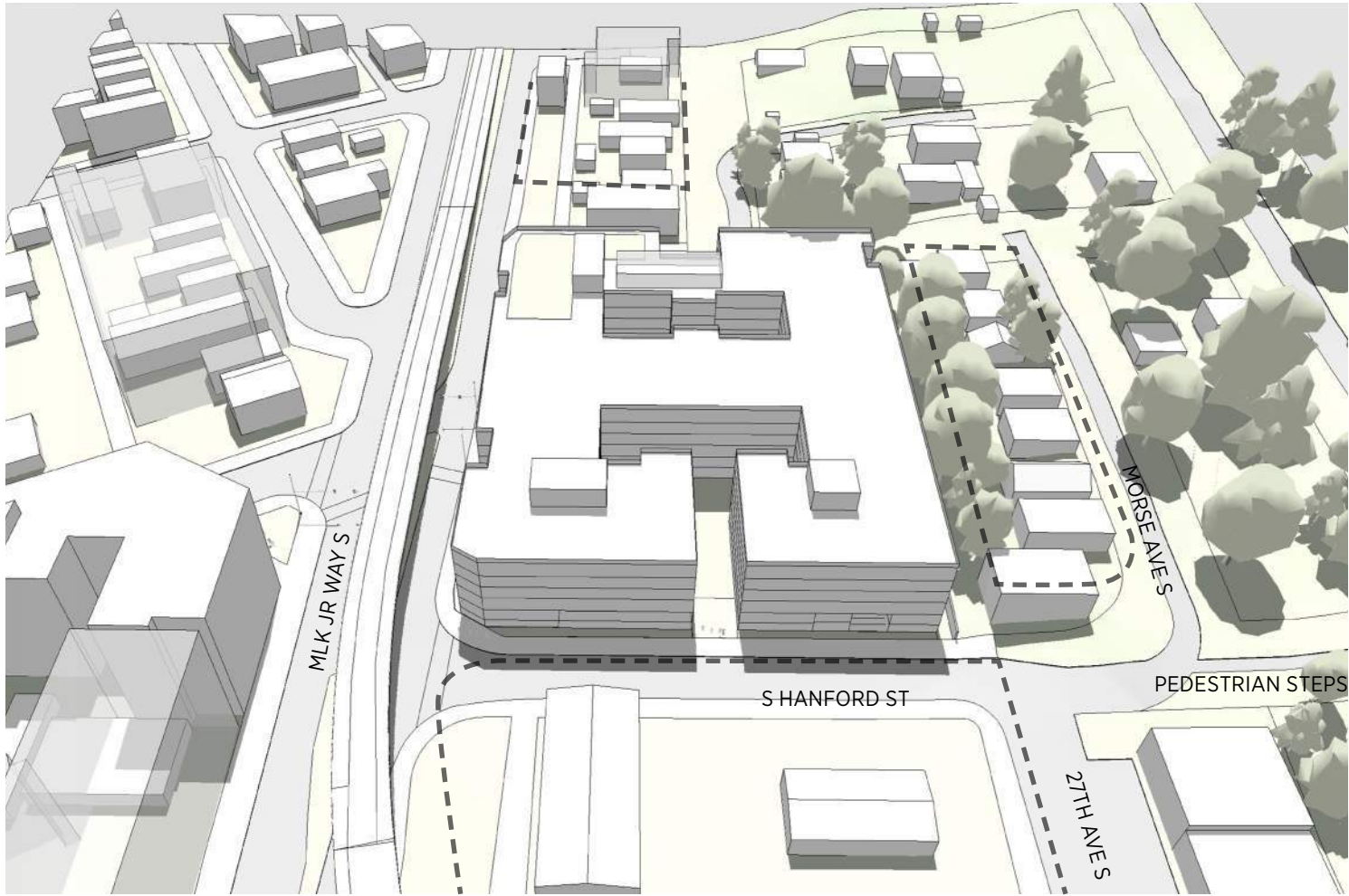


04 THREE MASSING CONCEPTS

Concept 1: Massing Views (city side)



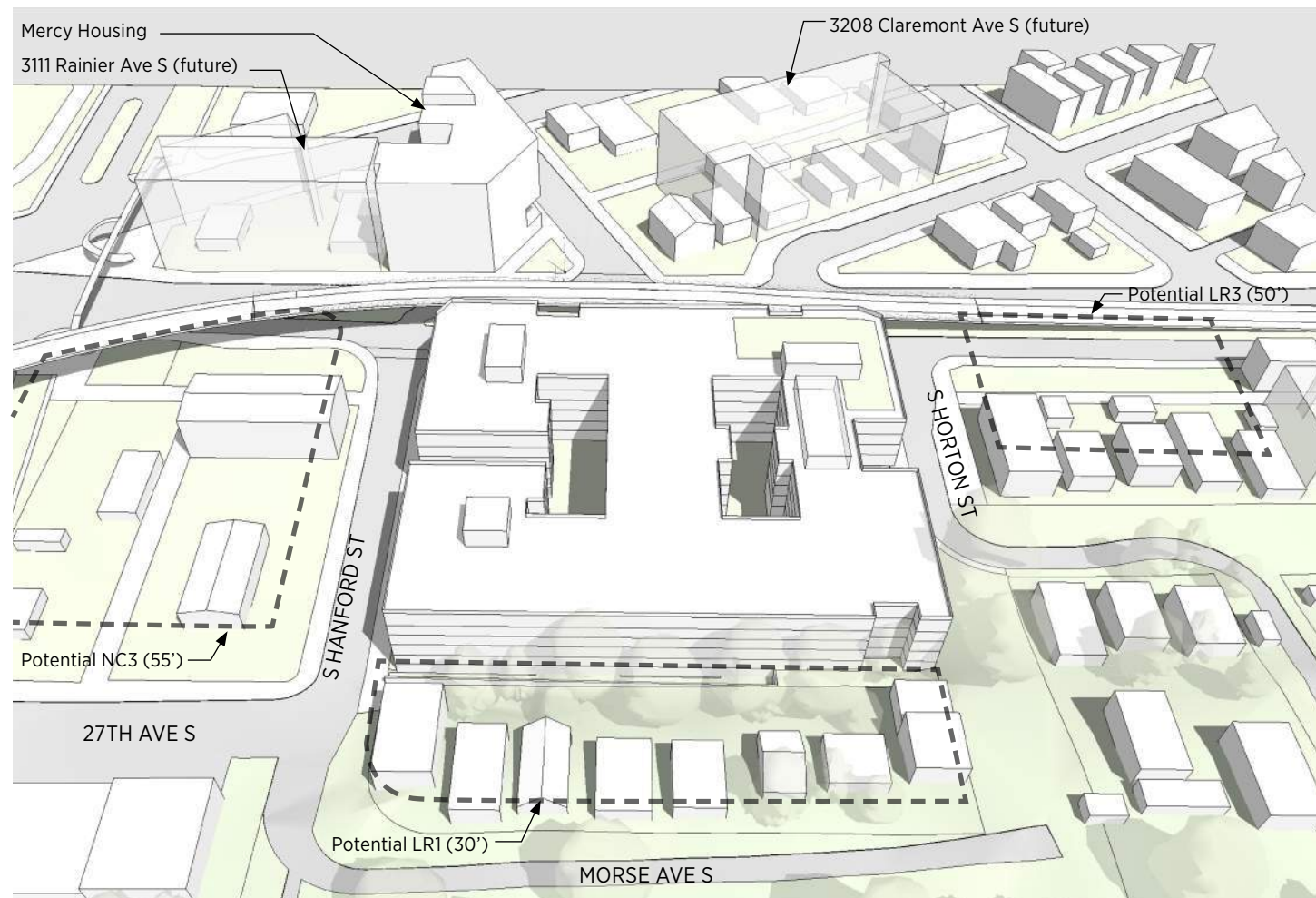
East side



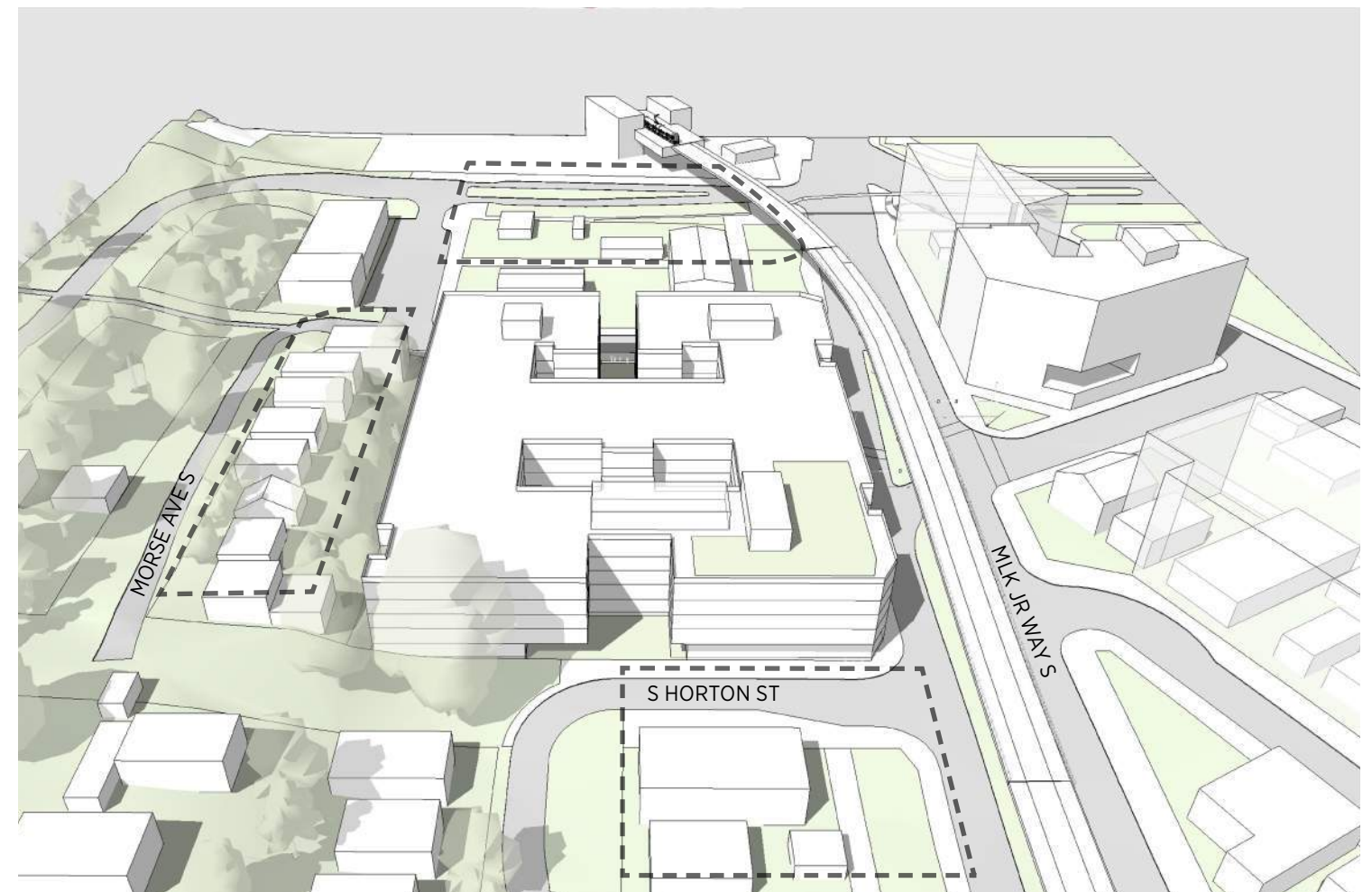
North side



# Concept 1: Massing Views (forest side)



West side



South side

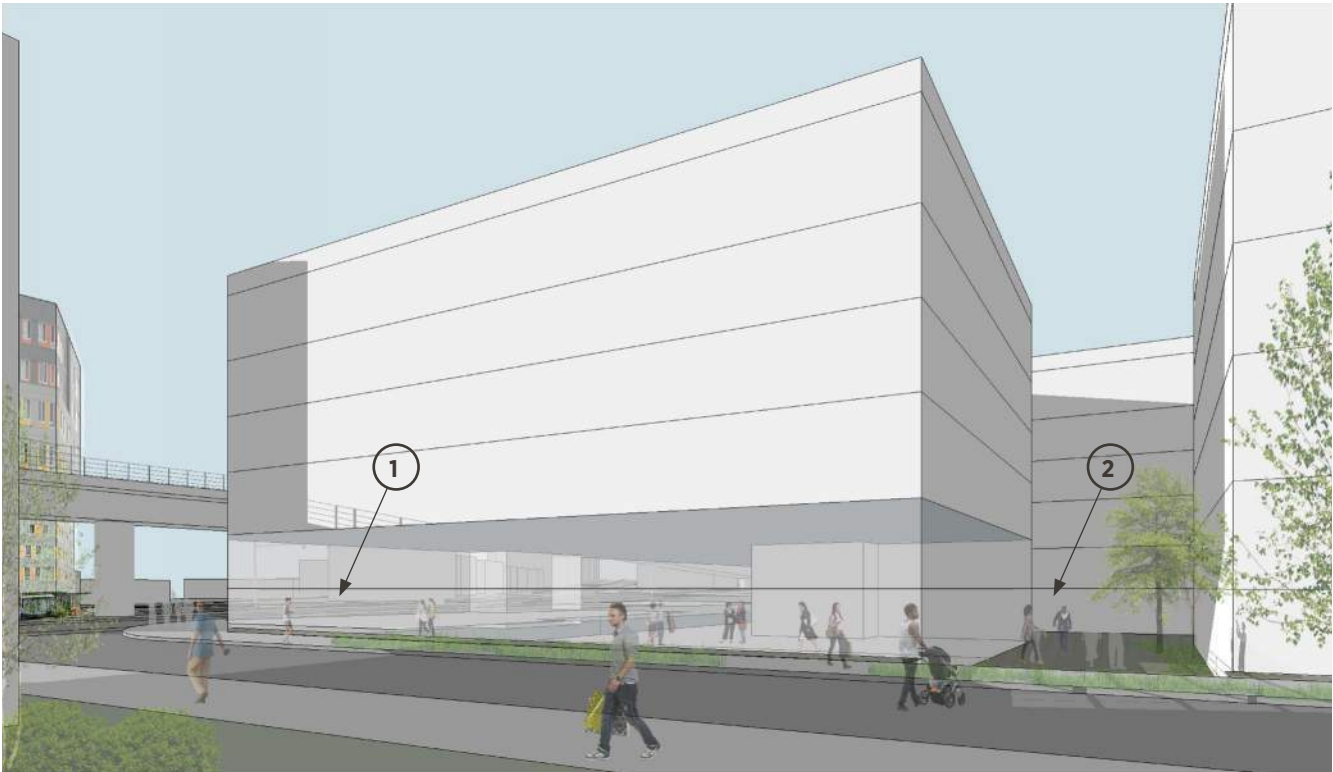


04 THREE MASSING CONCEPTS

Concept 1: Massing Views (city side)



1 East facade from across MLK



2 North facade from across Hanford



3 Southeast corner from MLK



- Notes
- 1 Active corner retail space with high ceiling
  - 2 Residential entry courtyard open to street
  - 3 Daycare courtyard breaks facade



# Concept 1: Massing Views (forest side)



4 West facade from Hanford pedestrian steps (note actual tree coverage is much denser than shown in illustration)

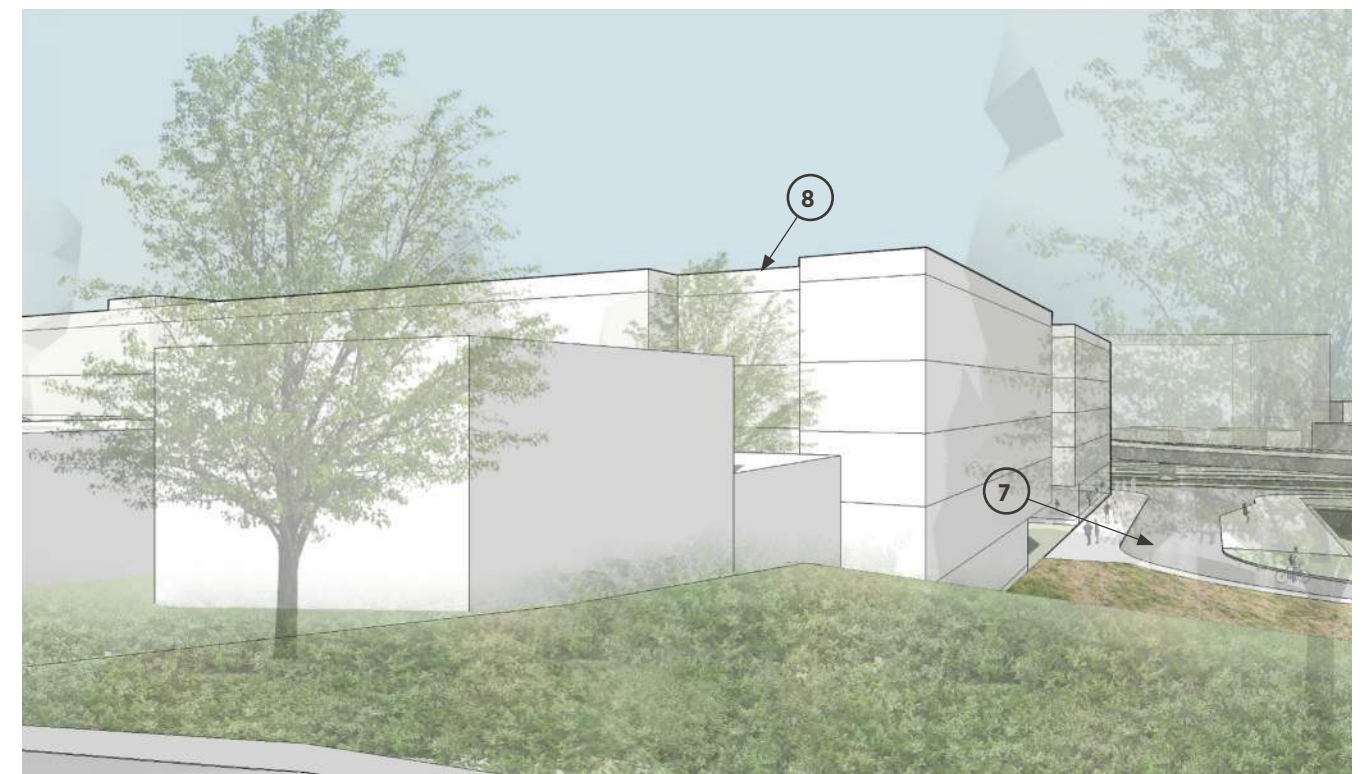


## Notes

- 4 Mercy Housing visible in distance
- 5 Special architectural wall treatment at Service zone
- 6 10'-12' min buffer zone to rear lot line
- 7 Horton street visible beyond
- 8 Notch in building for exceptional tree



5 Northwest corner from 27th



6 Southwest corner from Morse Avenue



Concept 2: Design Diagrams



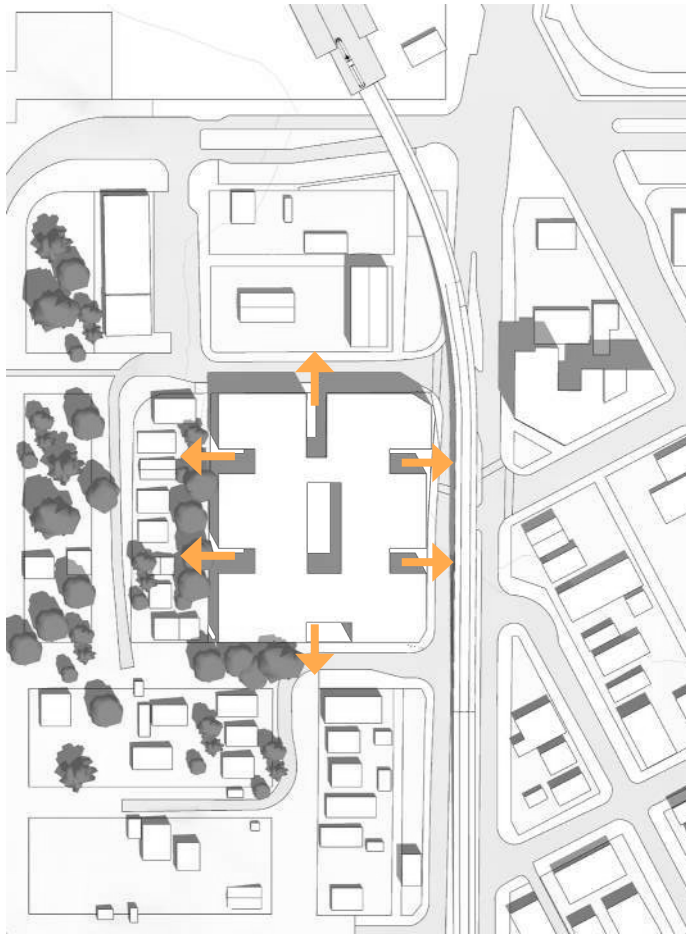
1. Existing Site Features



2. Repeat Inset around Perimeter



3. Create Courtyard for Light



4. Outer-focus development



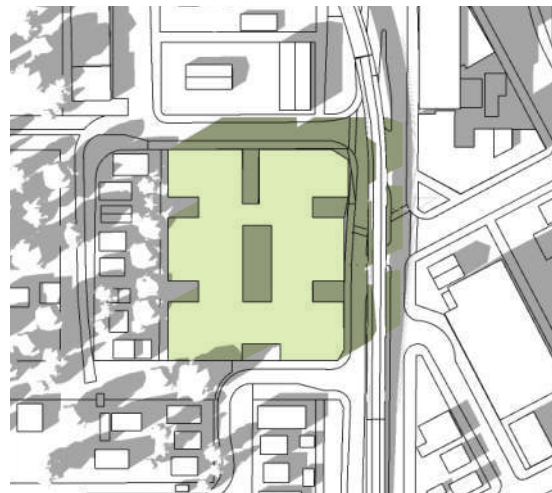
Concept 2 - Outer Focus

- + Creates multiple outward-facing mini-courtyards
- + Strong modulation on all sides helps break down scale
- + Repetitive forms help simplify design

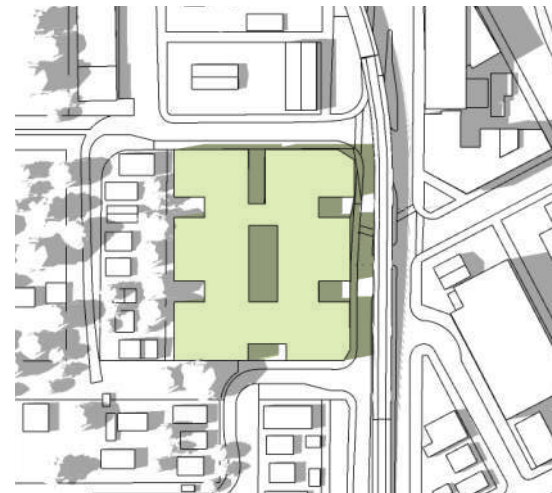




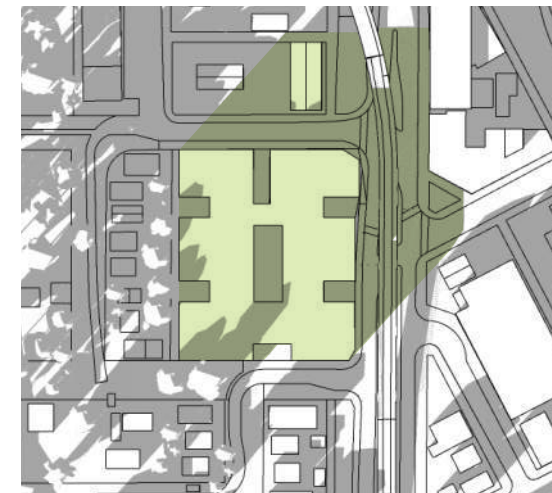
# Concept 2: Shadow Studies



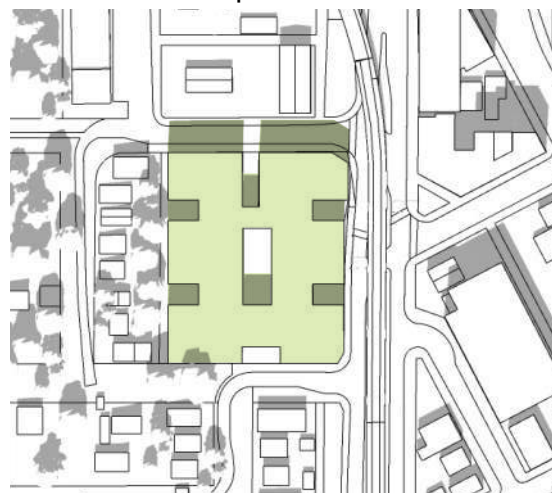
Sept21 3PM



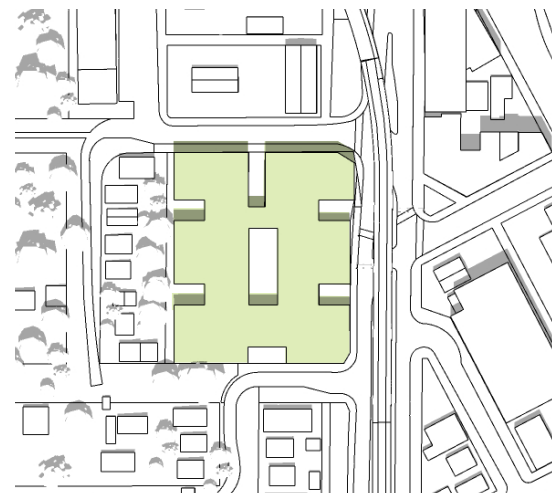
June21 3PM



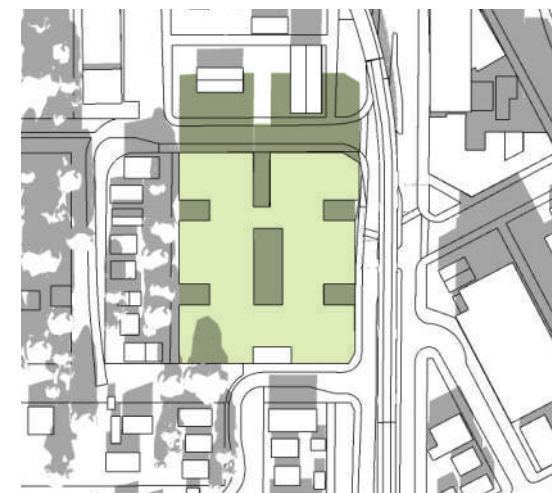
Dec21 3PM



Sept21 12PM



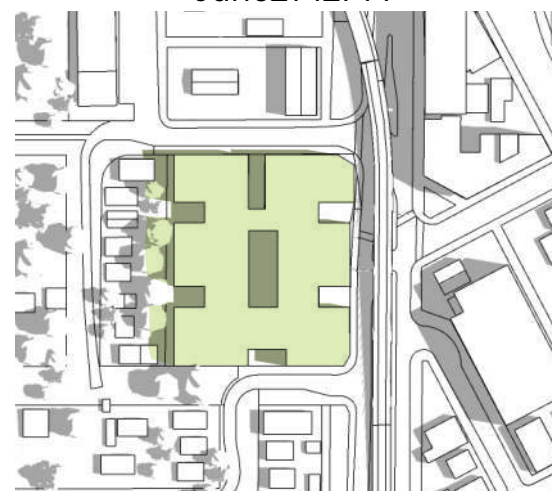
June21 12PM



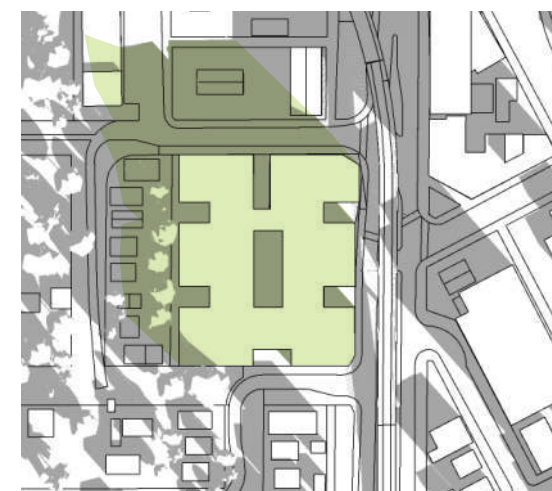
Dec21 12PM



Sept21 9AM



June21 9AM



Dec21 9AM



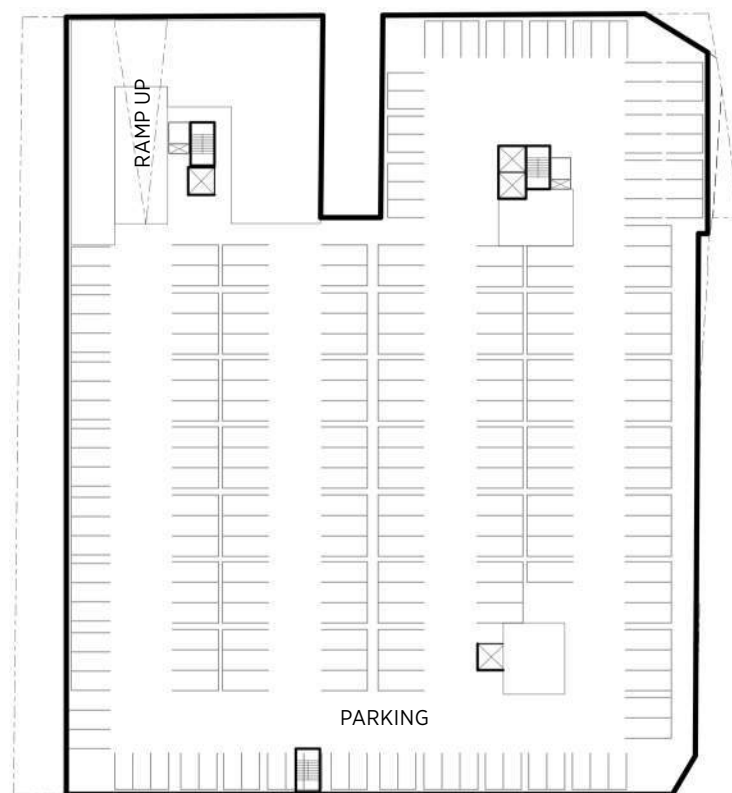
04 THREE MASSING CONCEPTS

Concept 2: Composite Site Plan

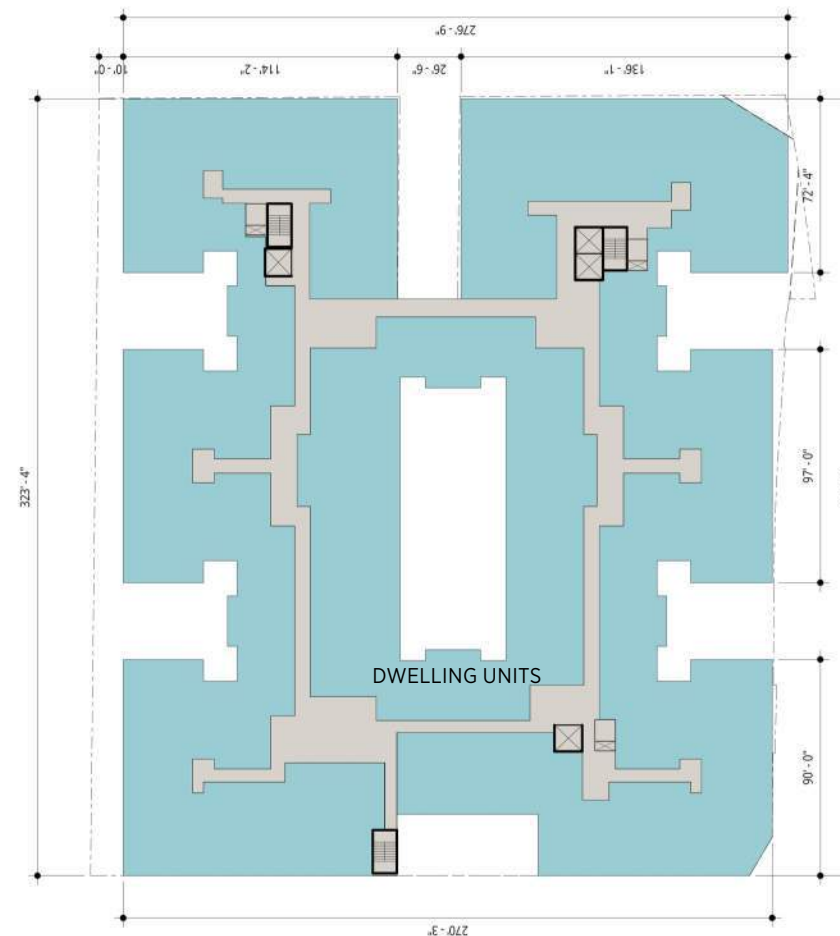




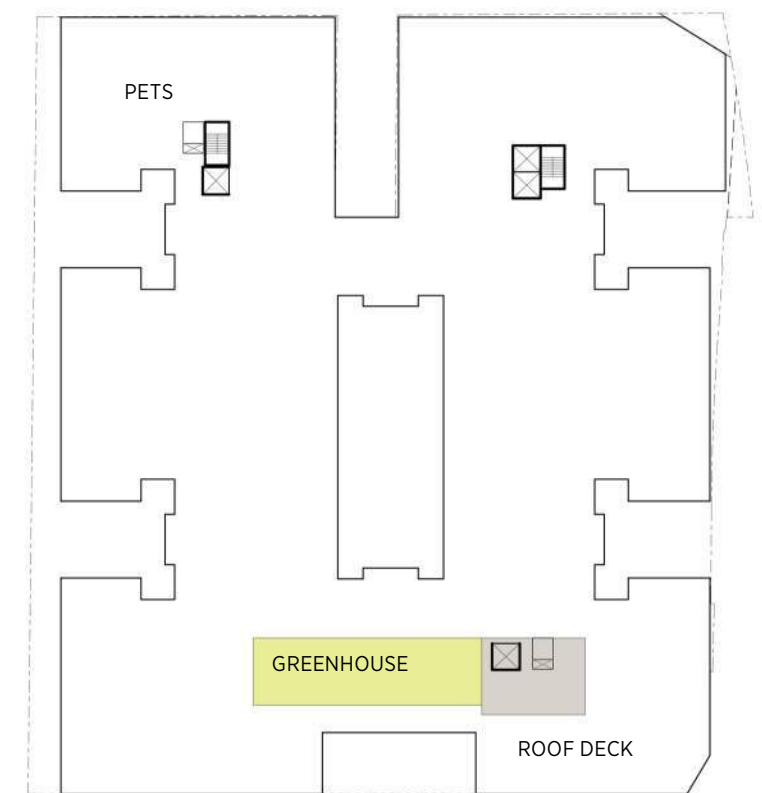
# Concept 2: Floor Plans



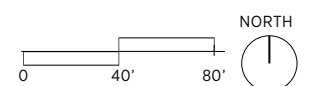
Below Grade Plan



Typical Upper Level Plan



Roof Plan



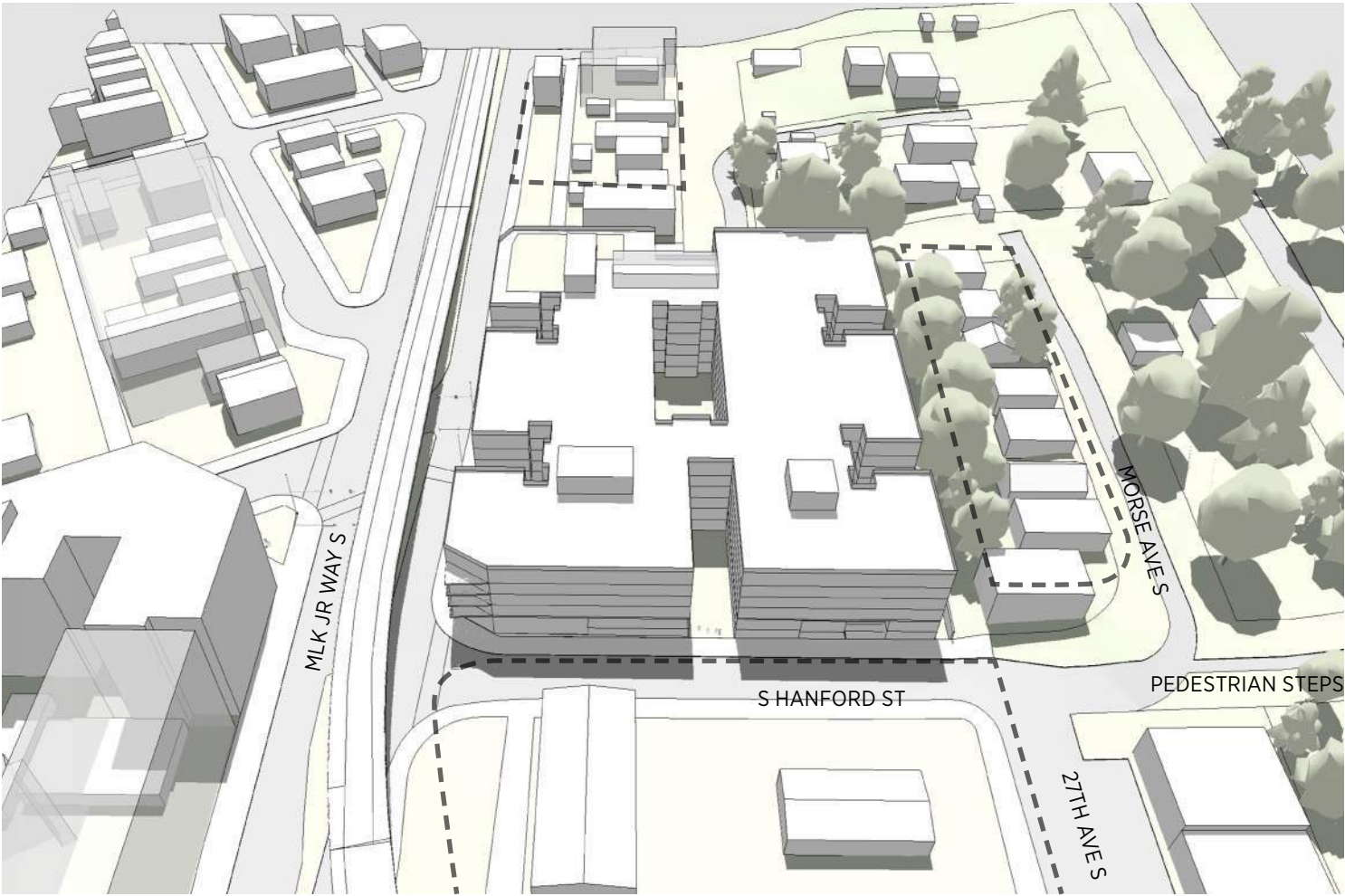


04 THREE MASSING CONCEPTS

Concept 2: Massing Views (city side)



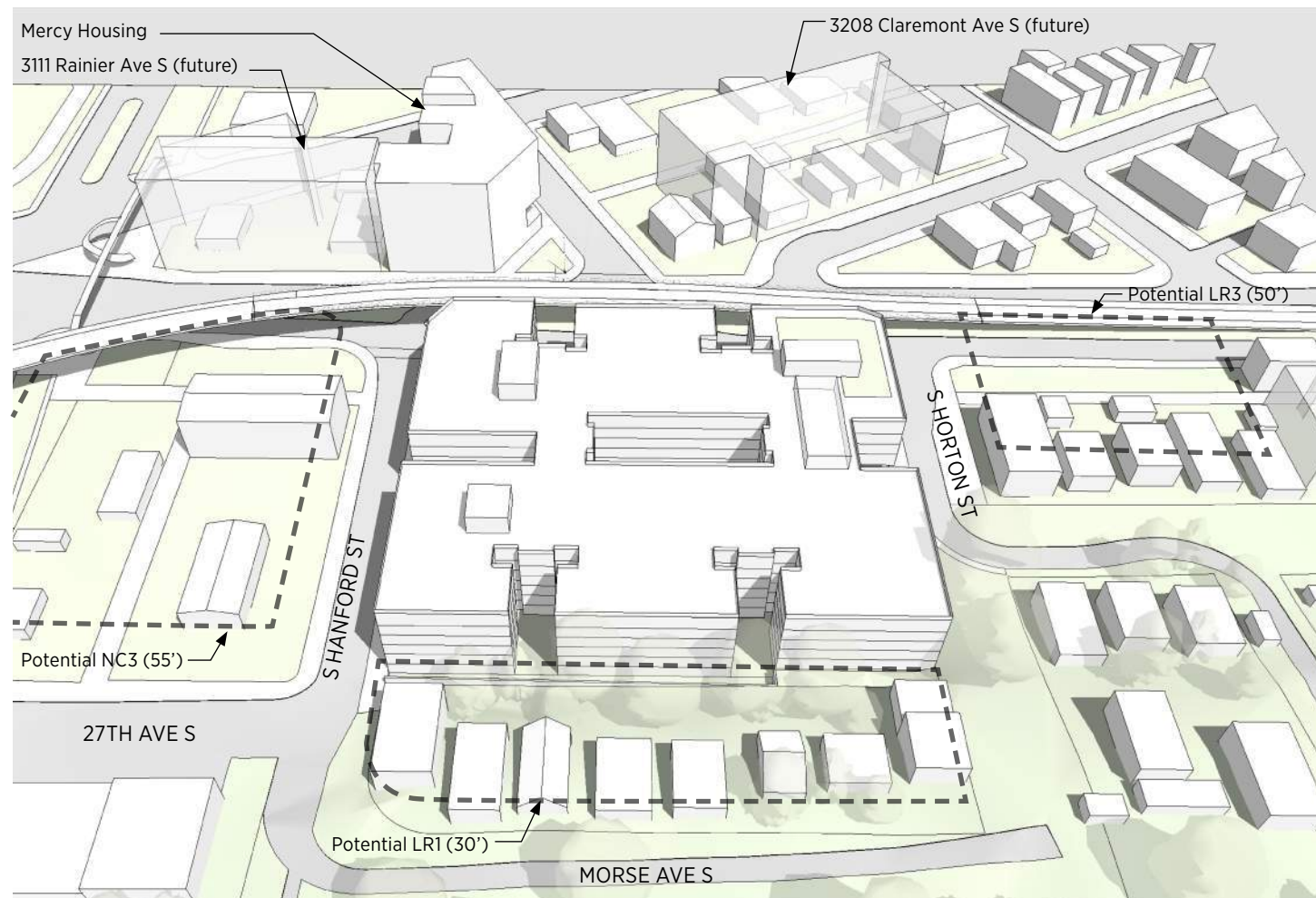
East side



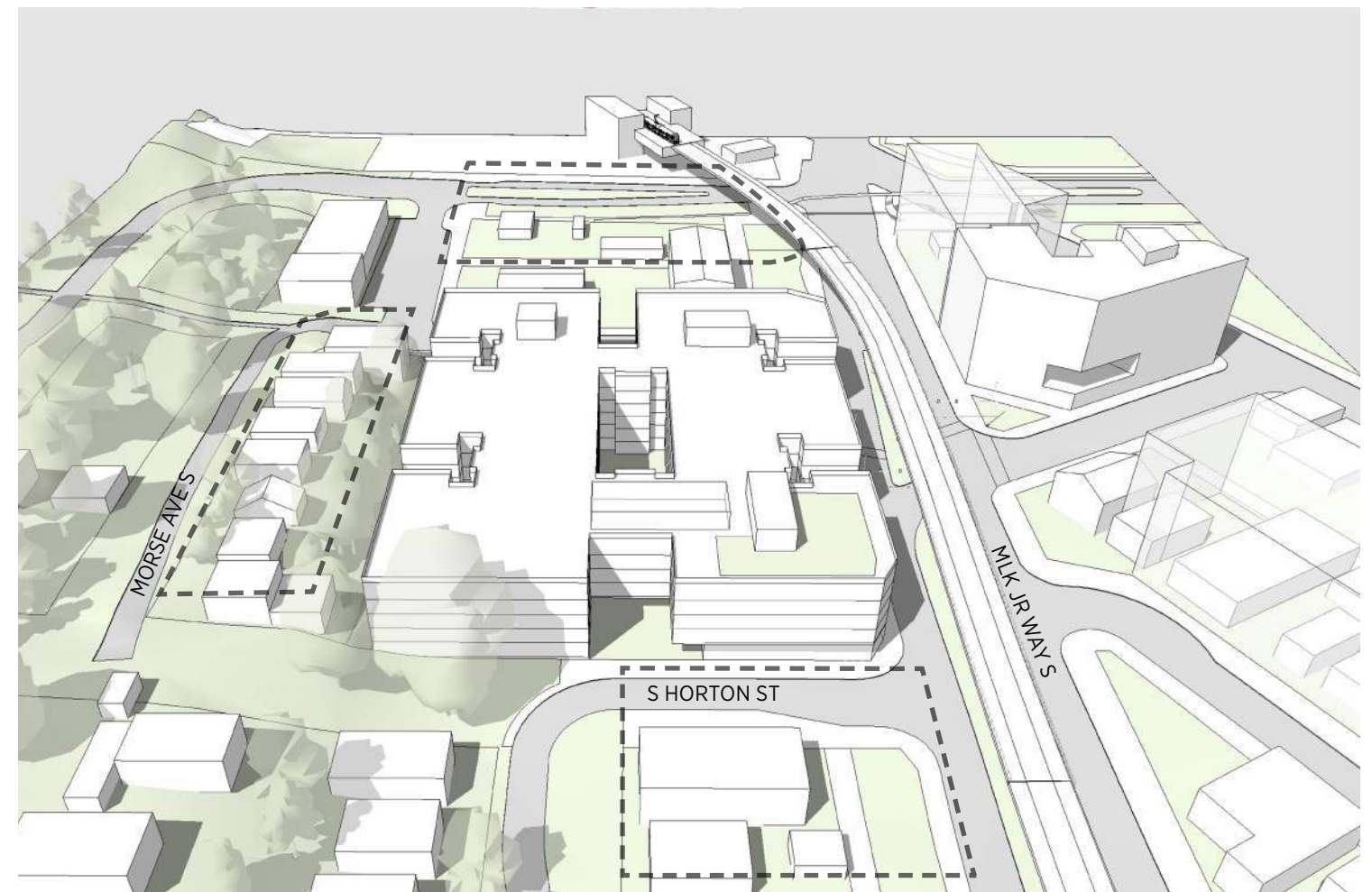
North side



# Concept 2: Massing Views (forest side)



West side



South side

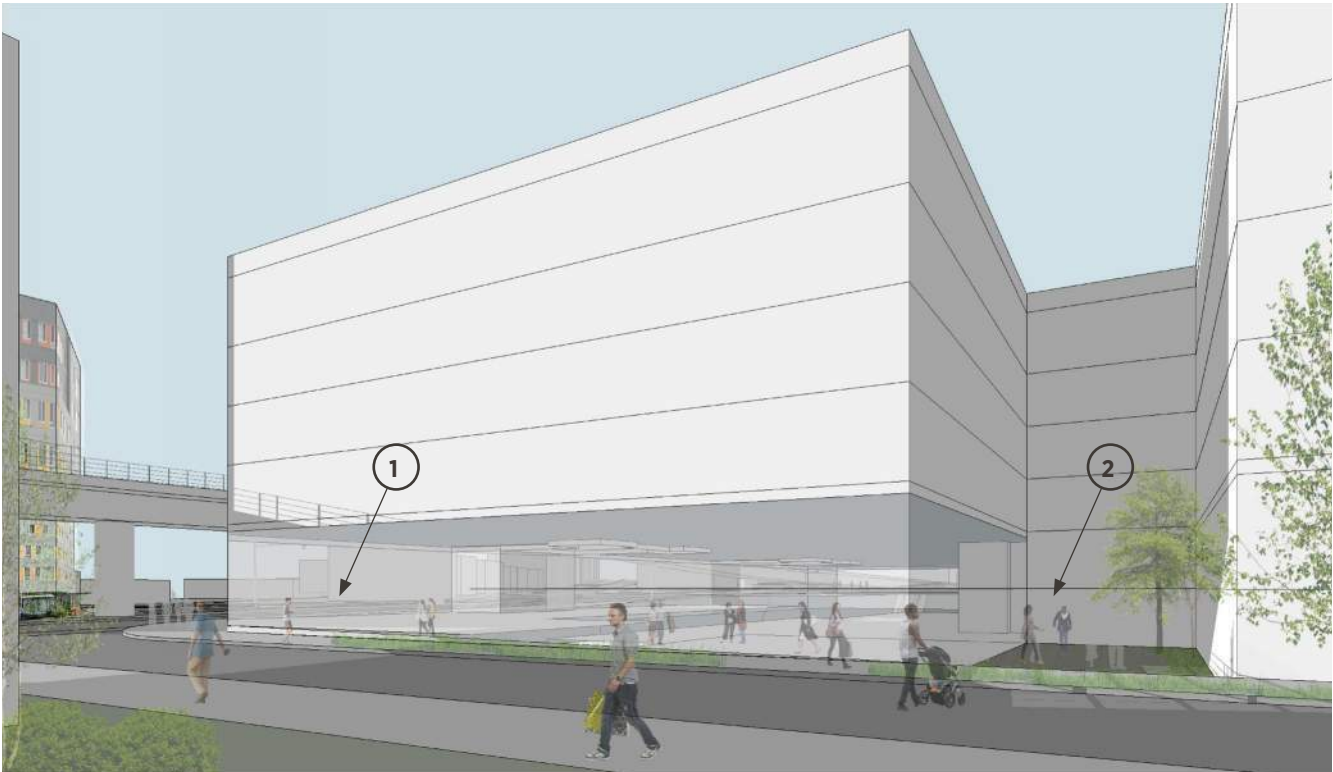


04 THREE MASSING CONCEPTS

Concept 2: Massing Views (city side)



1 East facade from across MLK



2 North facade from across Hanford



3 Southeast corner from MLK



- Notes
- 1 Active corner retail space with high ceiling
  - 2 Residential entry courtyard open to street
  - 3 Daycare courtyard breaks facade



# Concept 2: Massing Views (forest side)



4 West facade from Hanford pedestrian steps (note actual tree coverage is much denser than shown in illustration)

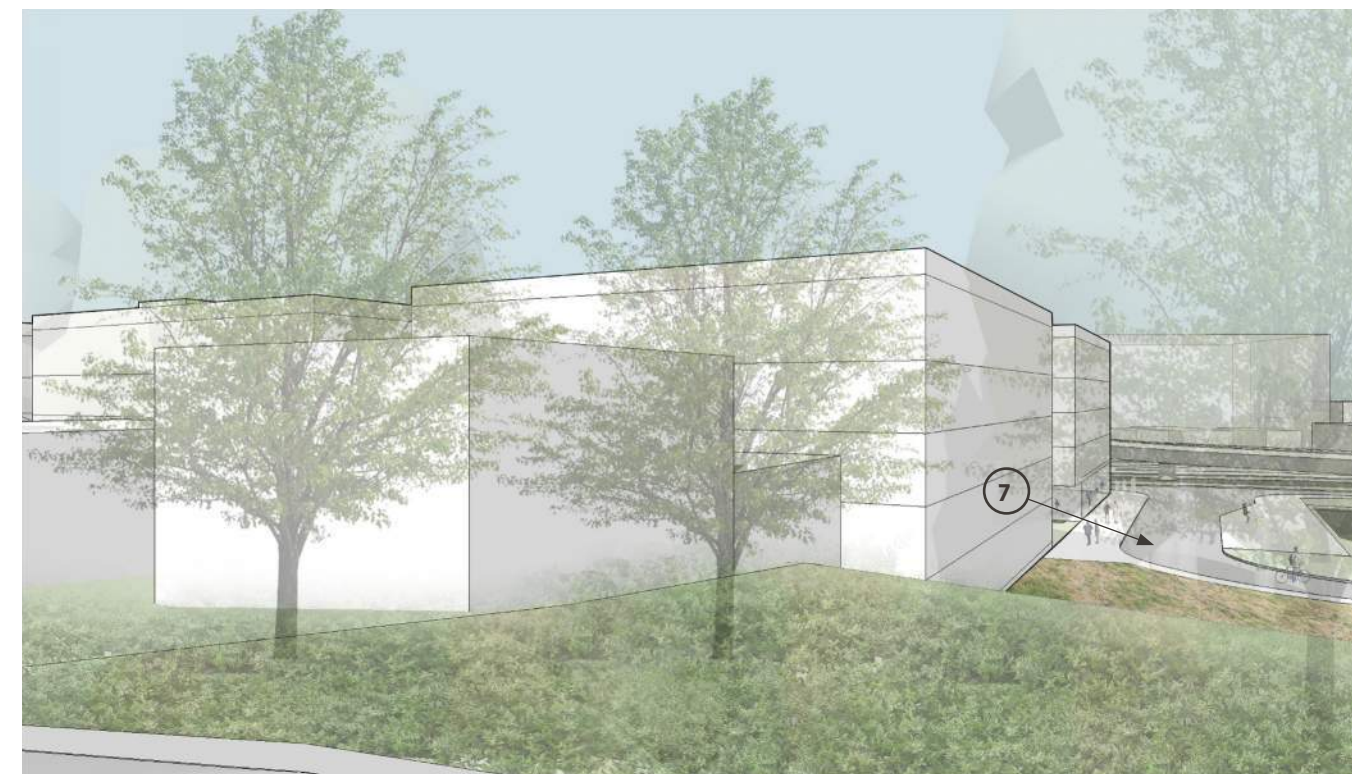


## Notes

- 4 Mercy Housing visible in distance
- 5 Special architectural wall treatment at Service zone
- 6 10'-12' min buffer zone to rear lot line
- 7 Horton street visible beyond



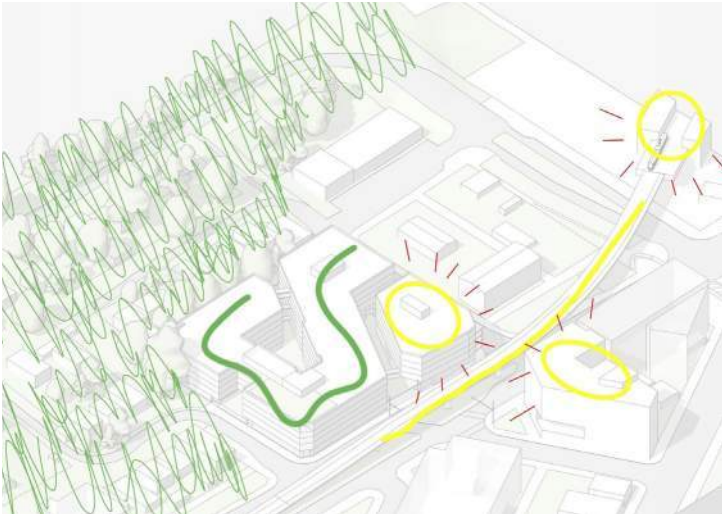
5 Northwest corner from 27th



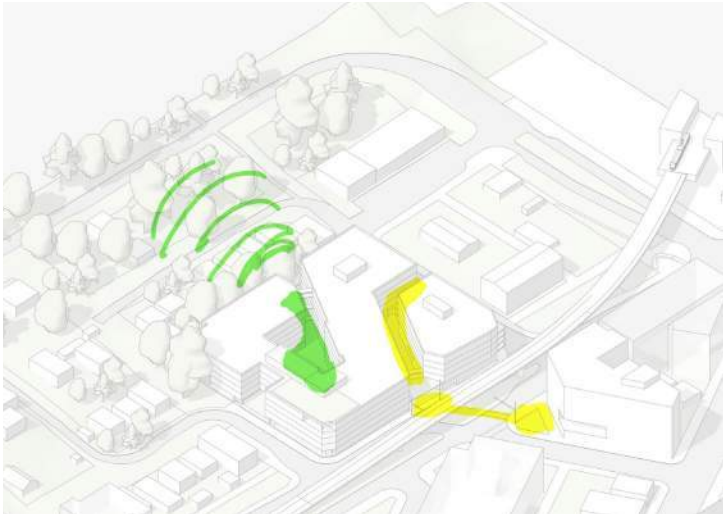
6 Southwest corner from Morse Avenue



Concept 3 (preferred): Design Diagrams



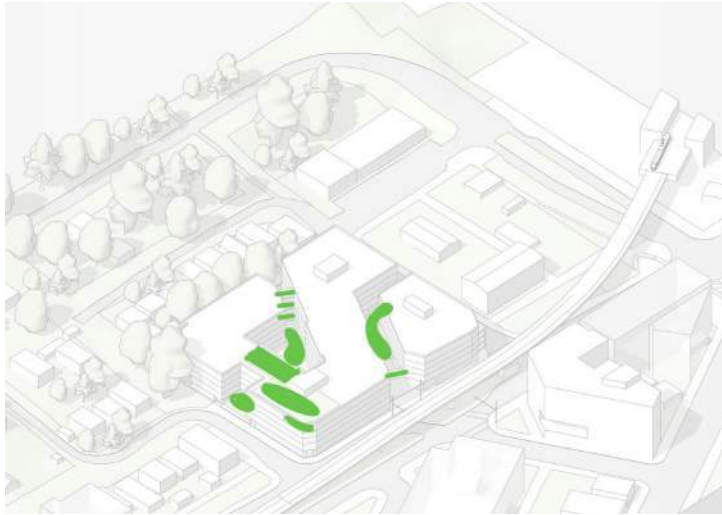
Two parts, in context



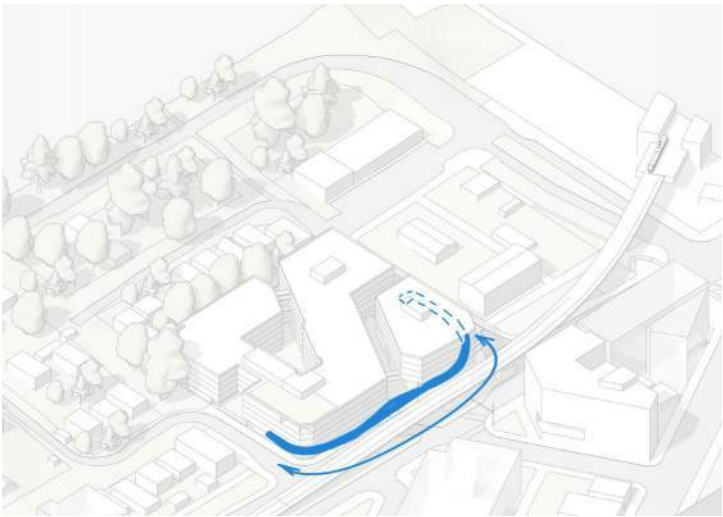
Interstitial spaces



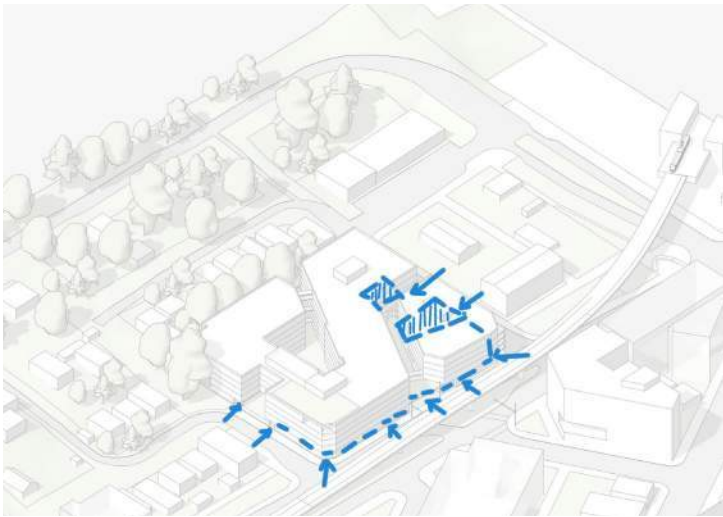
Western buffer



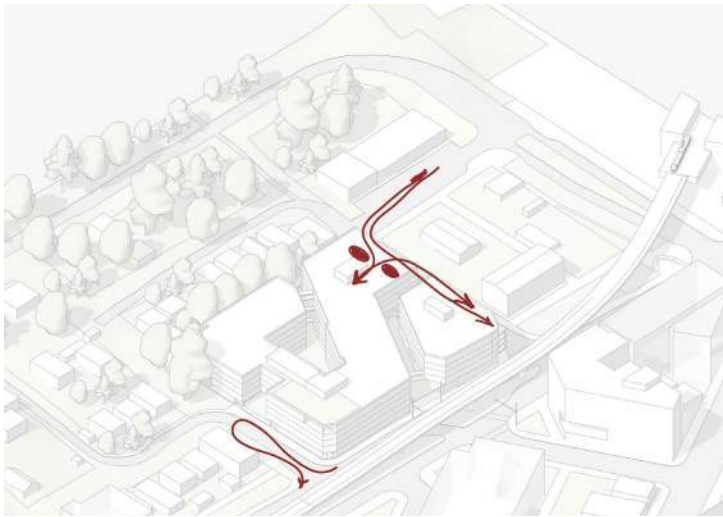
Amenities and outdoor connections



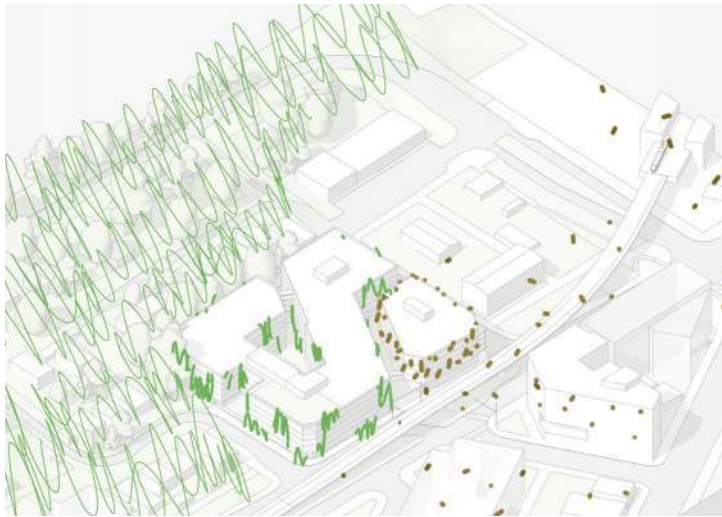
Sidewalk-facing transparency



Entries



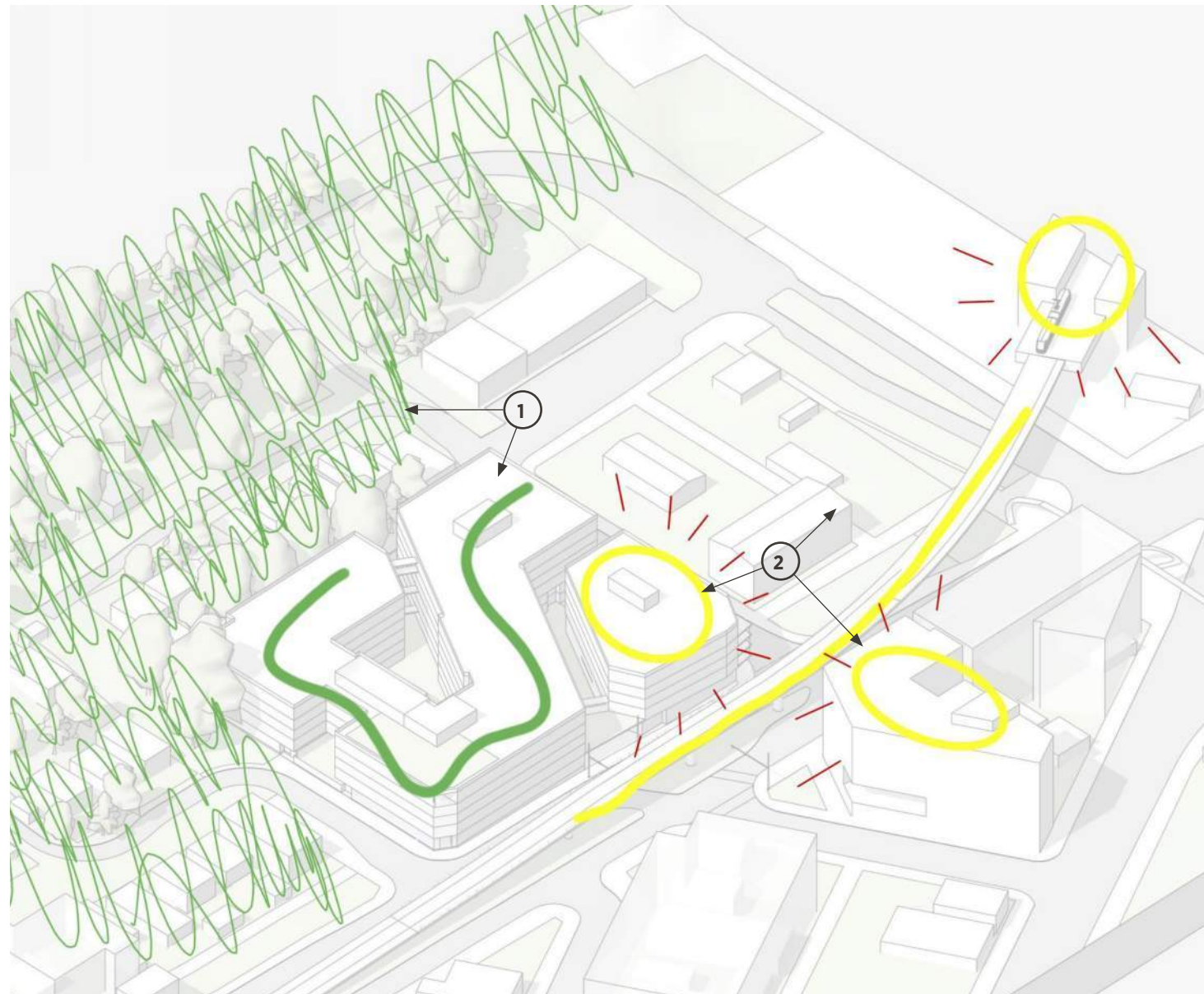
Vehicular service



Facade relationships



# Concept 3 (preferred): Design Diagrams



Two parts, in context:

- 1 Forest Building: A long and meandering building emerging from the hillside and weaving the different site ecosystems together; east and west, north and south.
- +
- 2 City Building: A smaller corner building to break down the scale of the block and to improve the corner (a beacon of light). The corner building relates to Mercy housing and Baker station, forming an urban gateway.

Cheasty Greenspace (forest side)



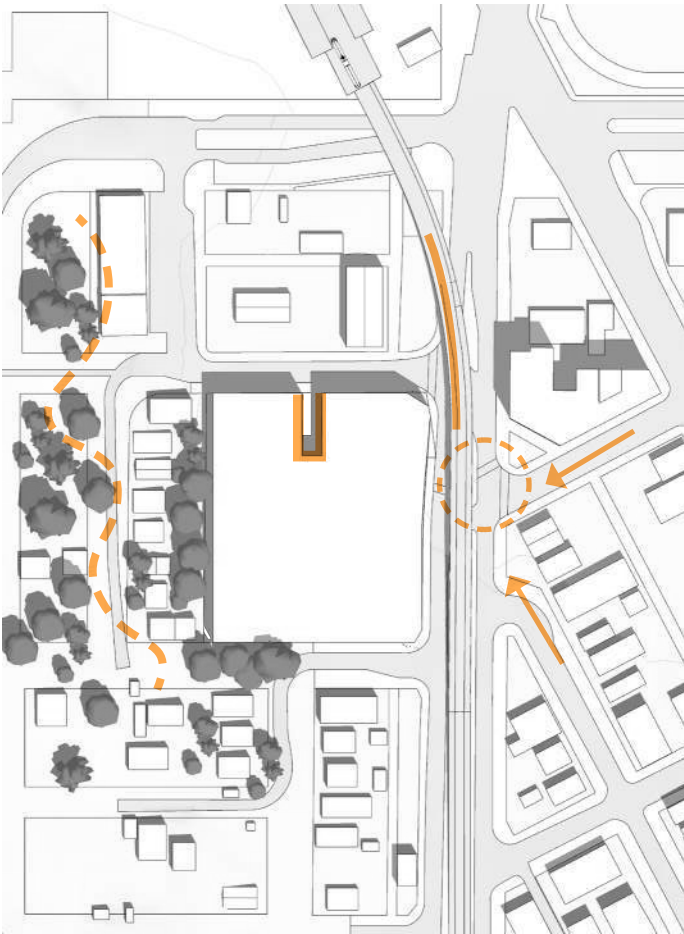
MLK/Mt Baker Station (city side)



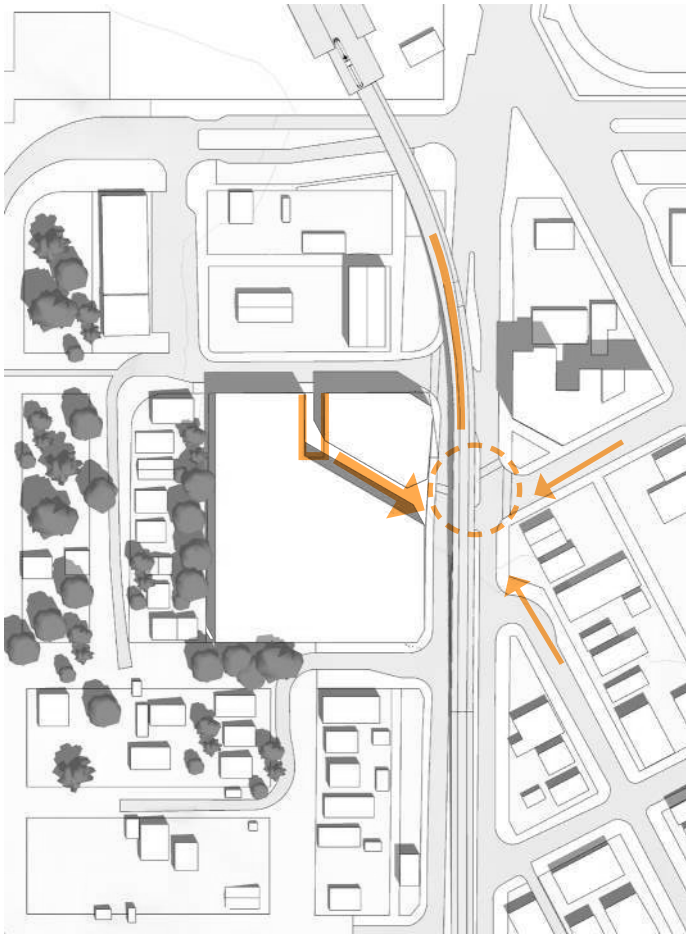


04 THREE MASSING CONCEPTS

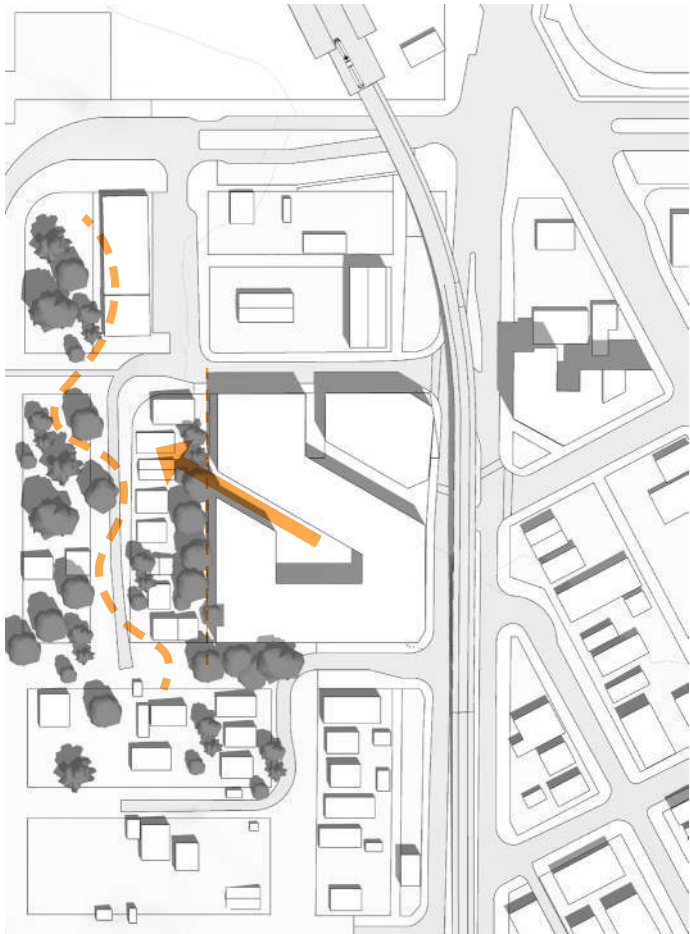
Concept 3: Design Diagrams



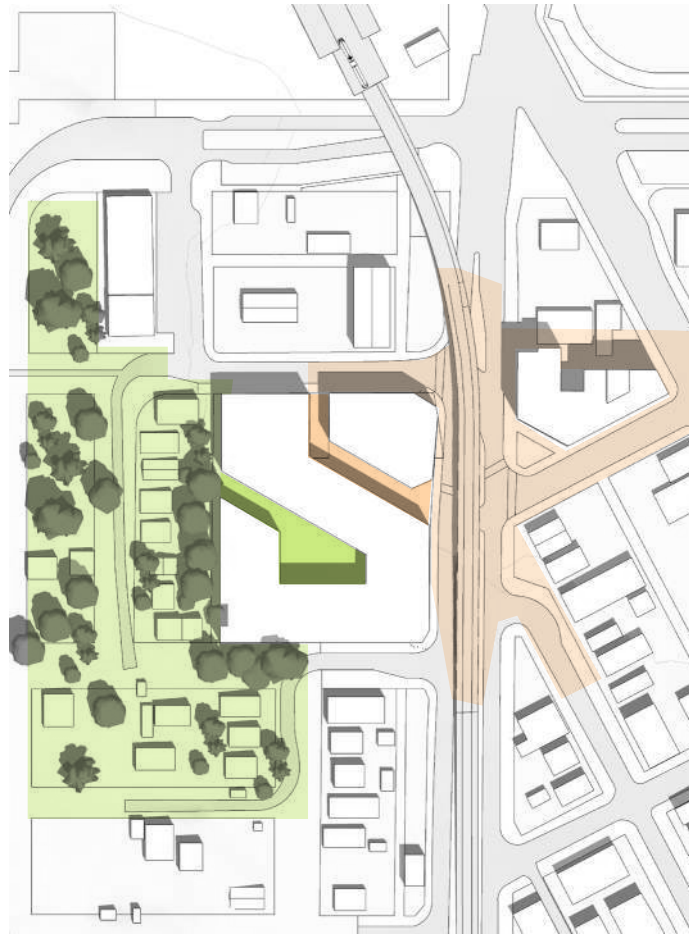
1. Existing Site Features



2. Connect East to Urban Node



3. Connect West to Embrace Nature



4. Site Weave



Concept 3 (preferred) - Weave

- + Weaves site together: East & West, Inside & Out
- + Creates visual connection to MLK pedestrian crossing
- + Strong modulation on all sides helps break down scale
- + Preserves the exceptional tree on the site

Encourage creating an **attractive, non-rectangular building** that is well-designed for everyone, allows natural sunlight, and has open space...(Neighborhood community outreach comment)

Encourage breaking down scale of blocks to create a **balance of inwardly and outwardly focused** development....(2009 North Rainier Neighborhood Plan recommendation)





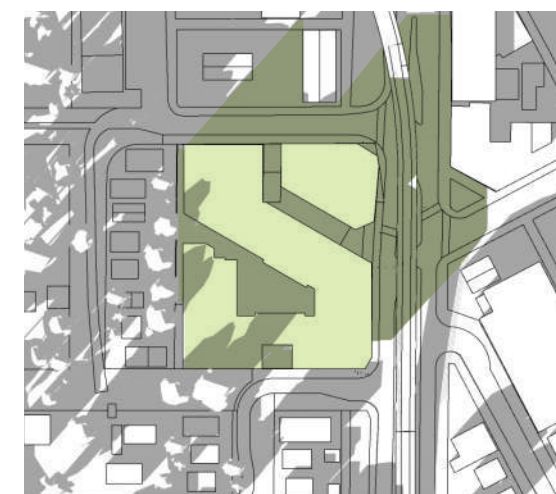
# Concept 3: Shadow Studies



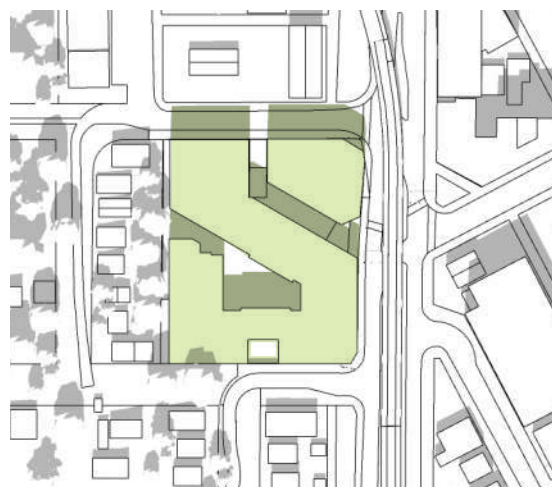
Sept21 3PM



June21 3PM



Dec21 3PM



Sept21 12PM



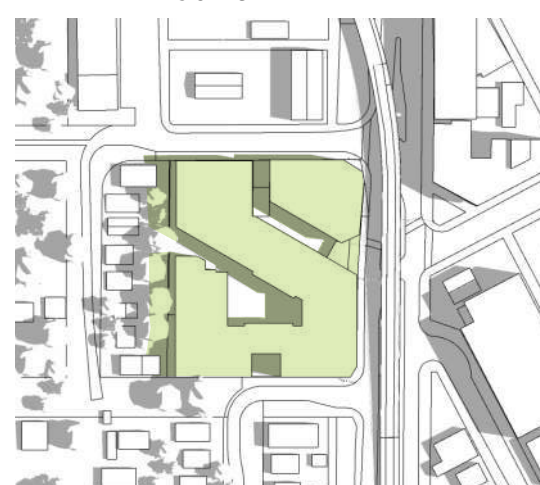
June21 12PM



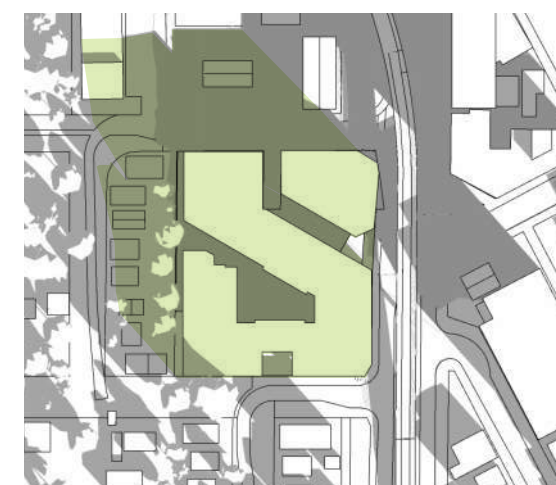
Dec21 12PM



Sept21 9AM



June21 9AM



Dec21 9AM



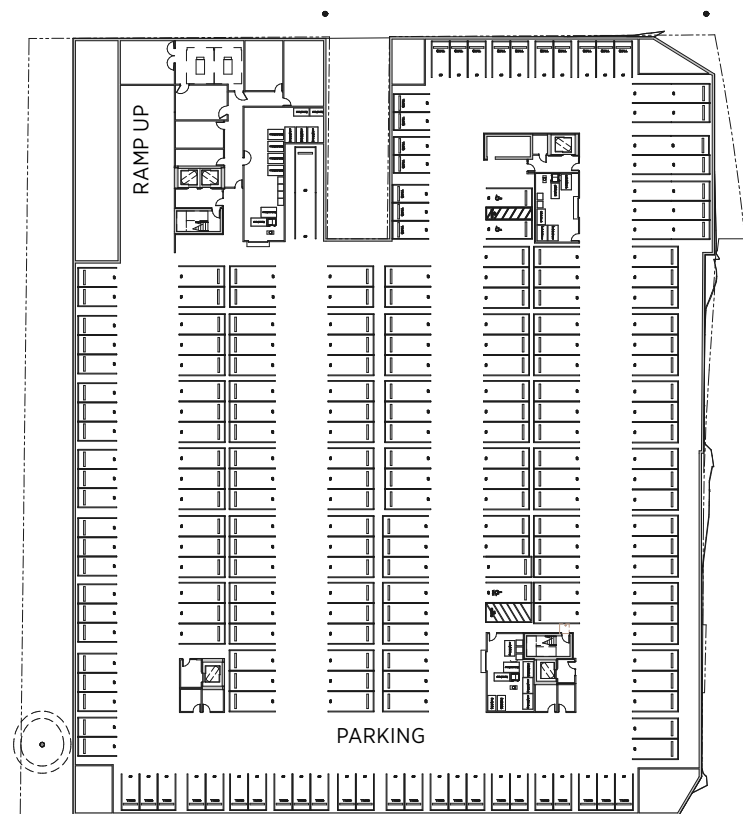
04 THREE MASSING CONCEPTS

Concept 3: Composite Site Plan

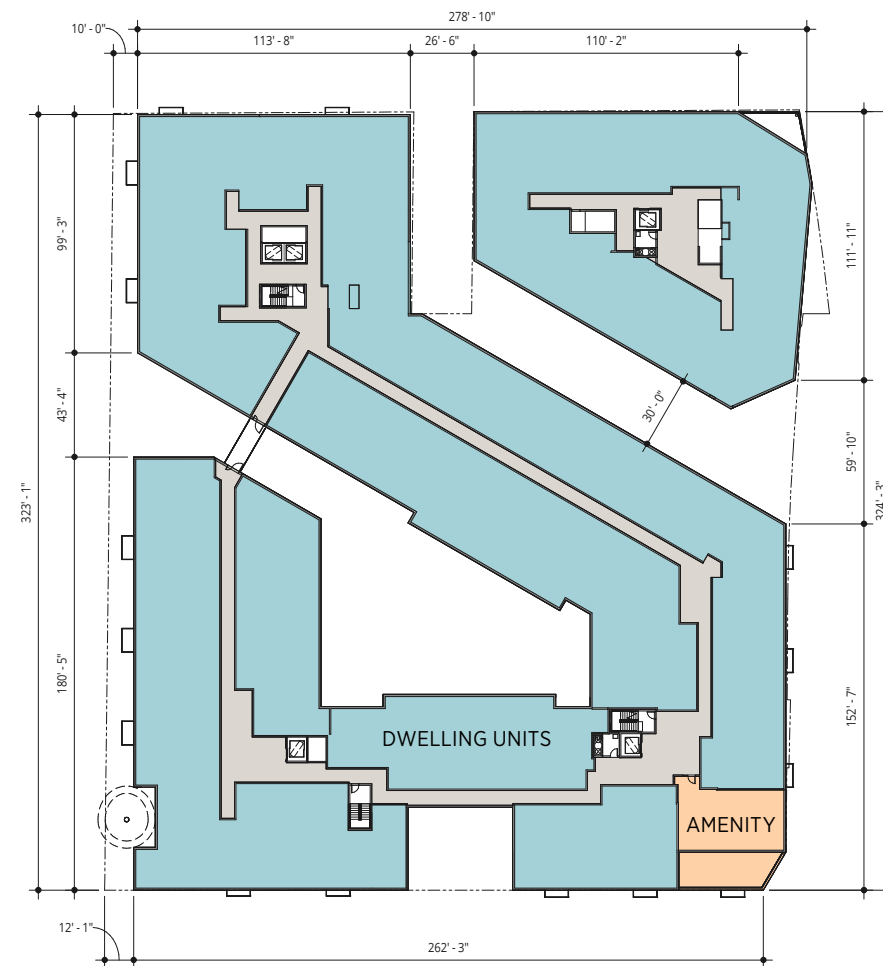




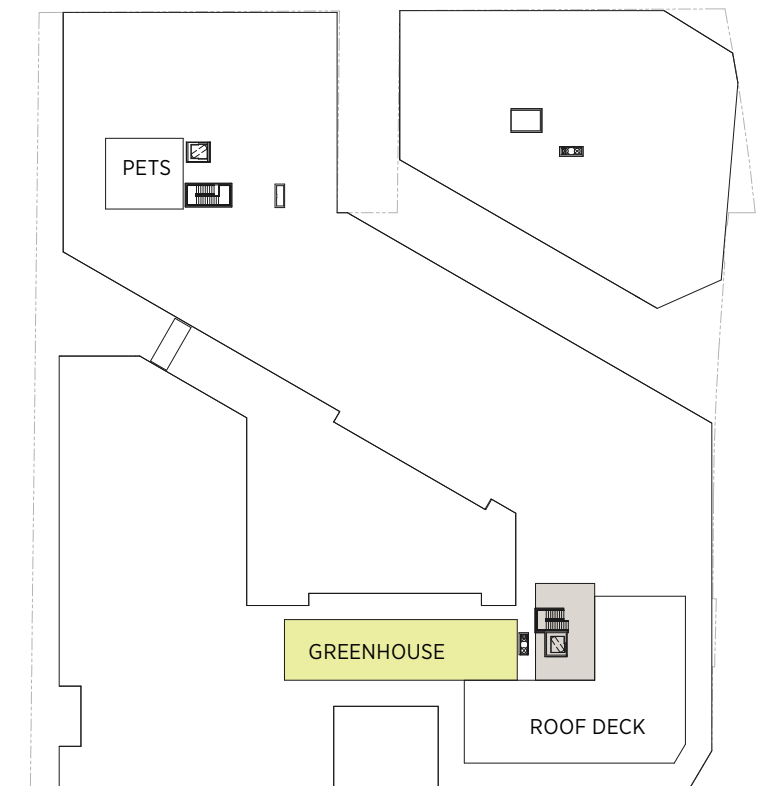
# Concept 3: Floor Plans



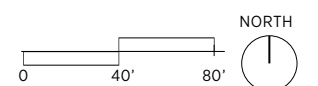
Below Grade Plan



Typical Upper Level Plan



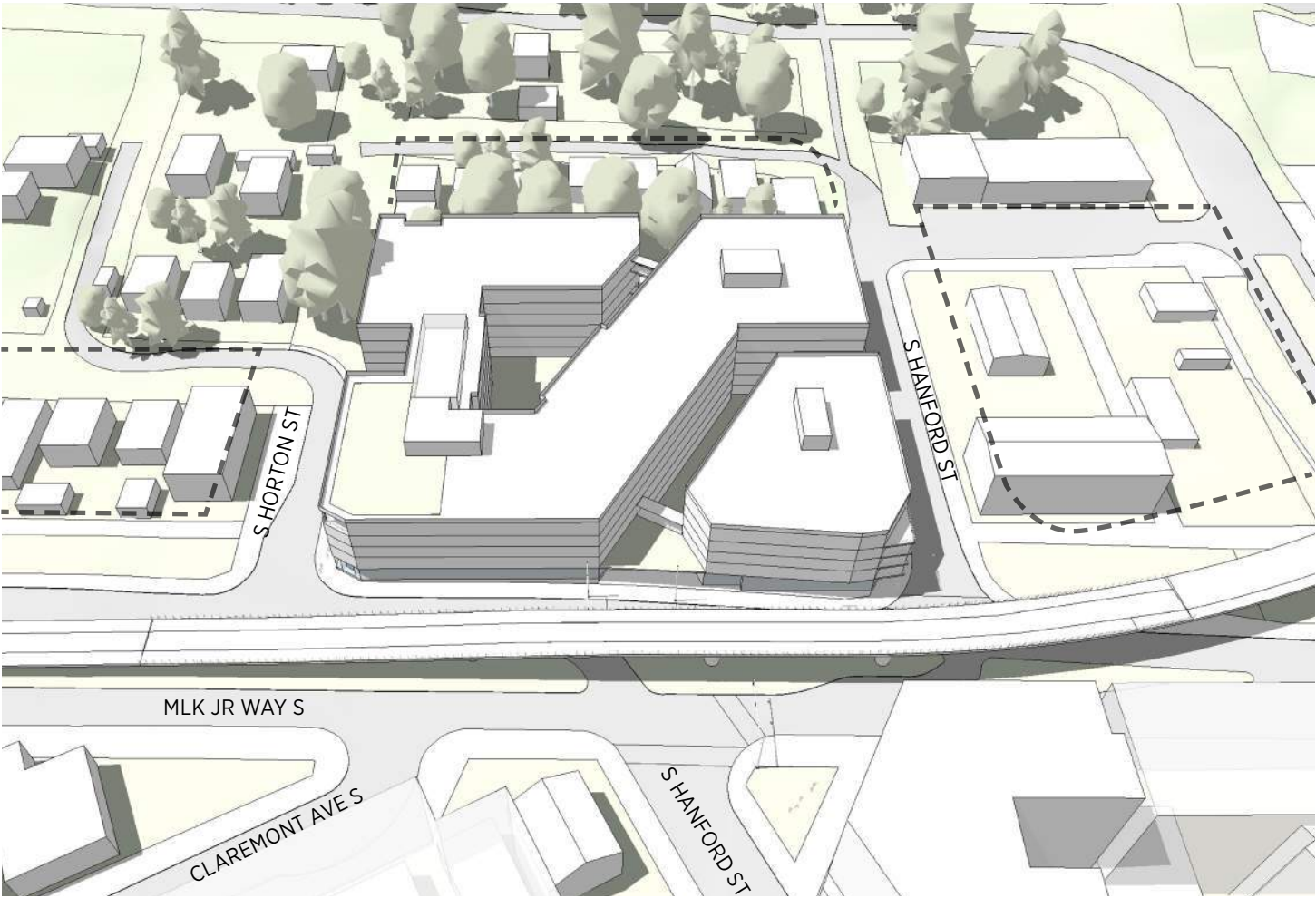
Roof Plan



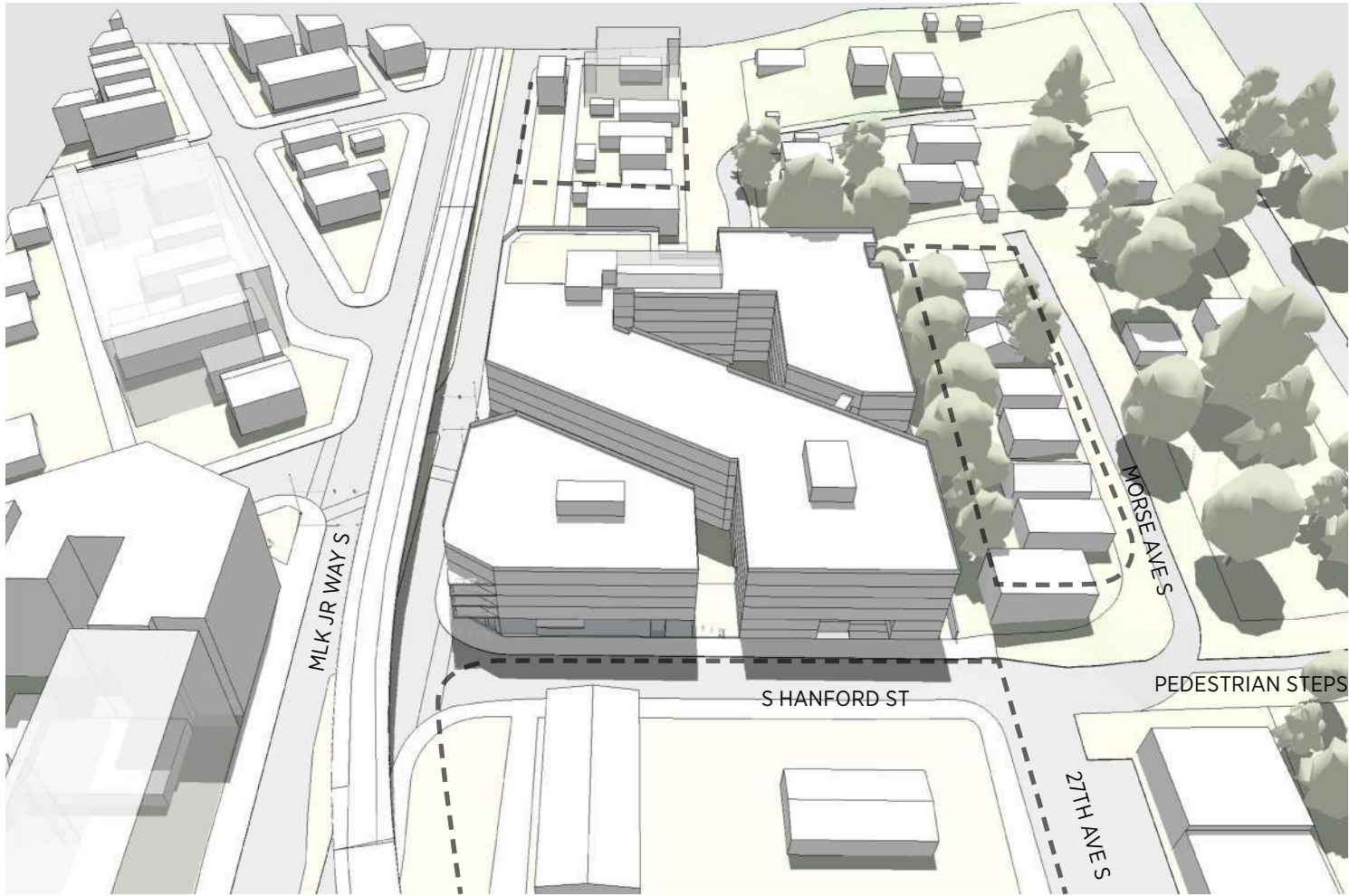


04 THREE MASSING CONCEPTS

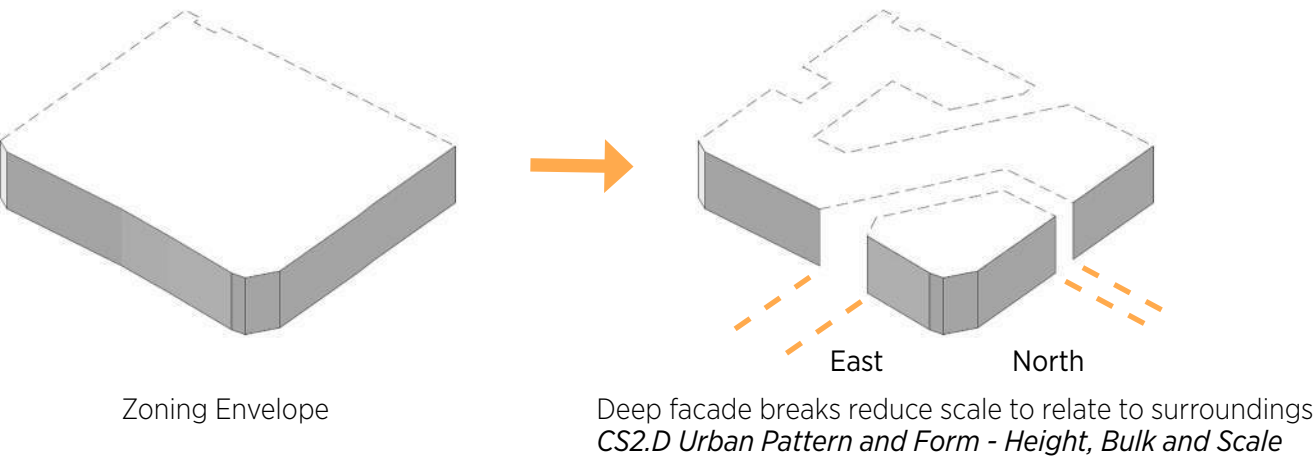
Concept 3: Massing Views (city side)



East side



North side

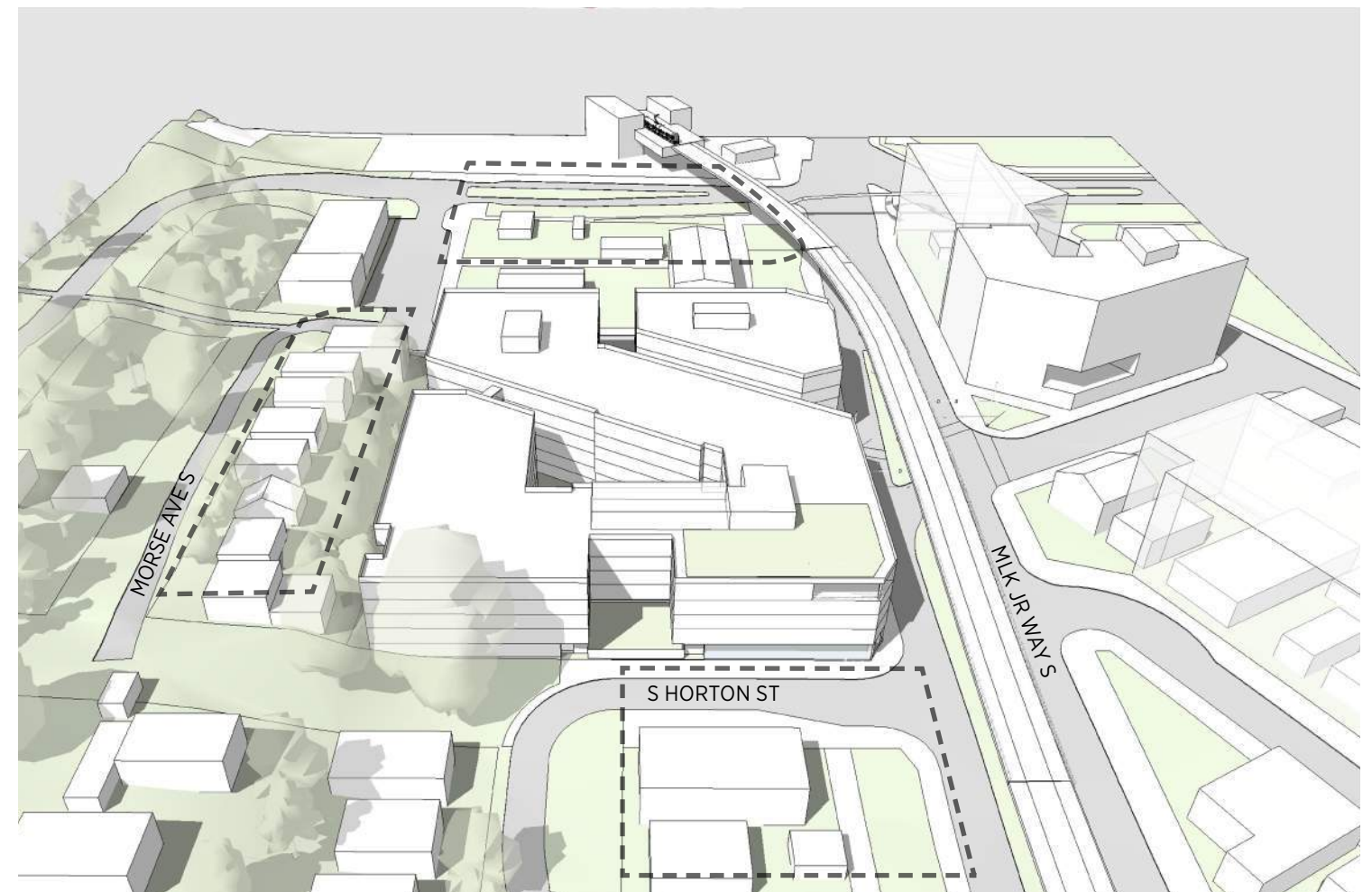




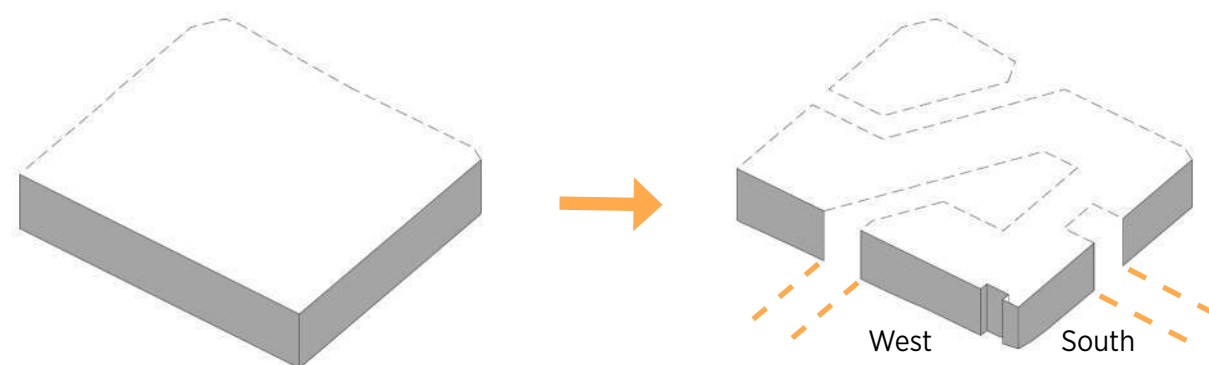
# Concept 3: Massing Views (forest side)



West side



South side



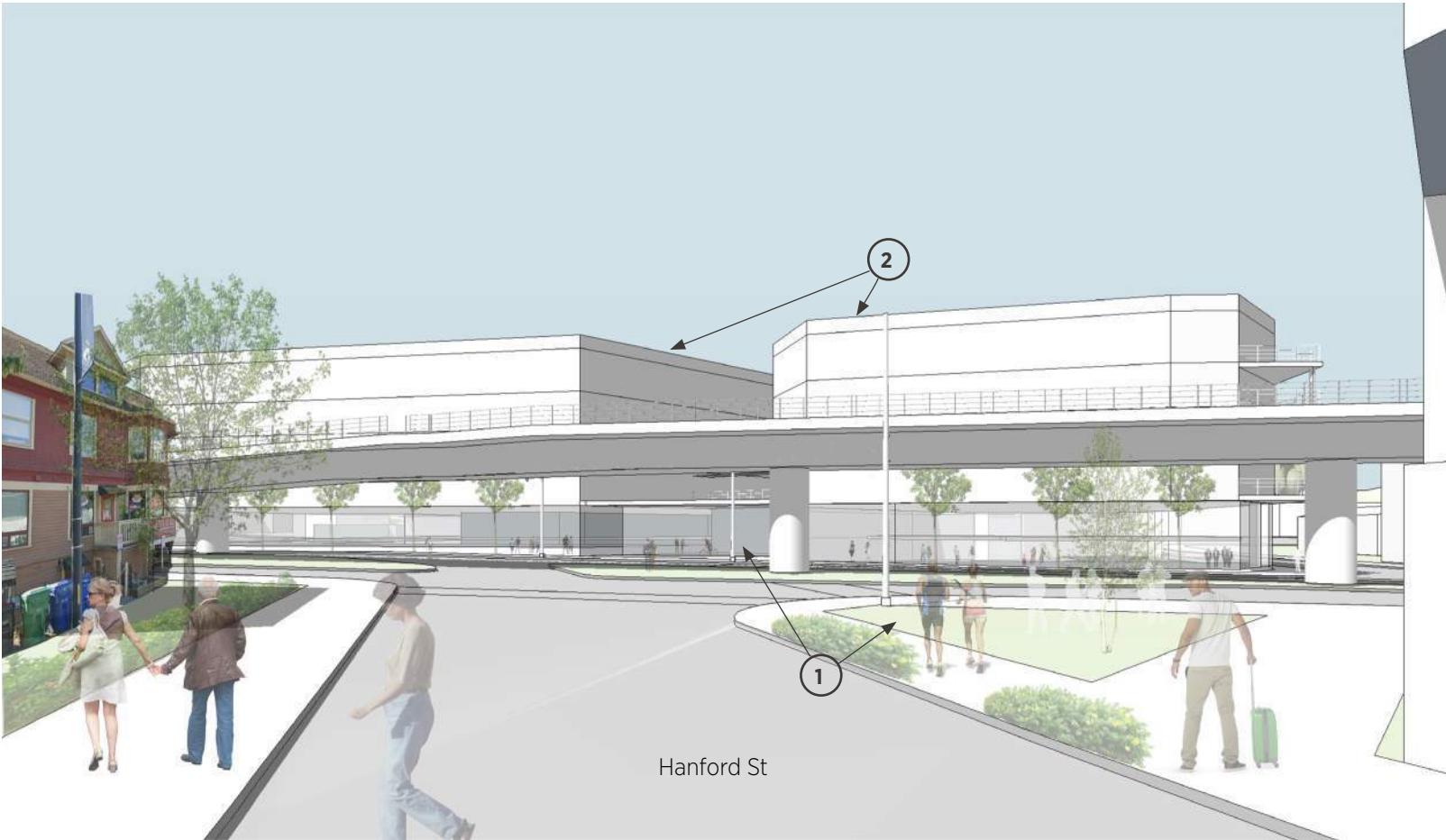
Zoning Envelope

Deep facade breaks reduce scale to relate to surroundings  
*CS2.D Urban Pattern and Form - Height, Bulk and Scale*

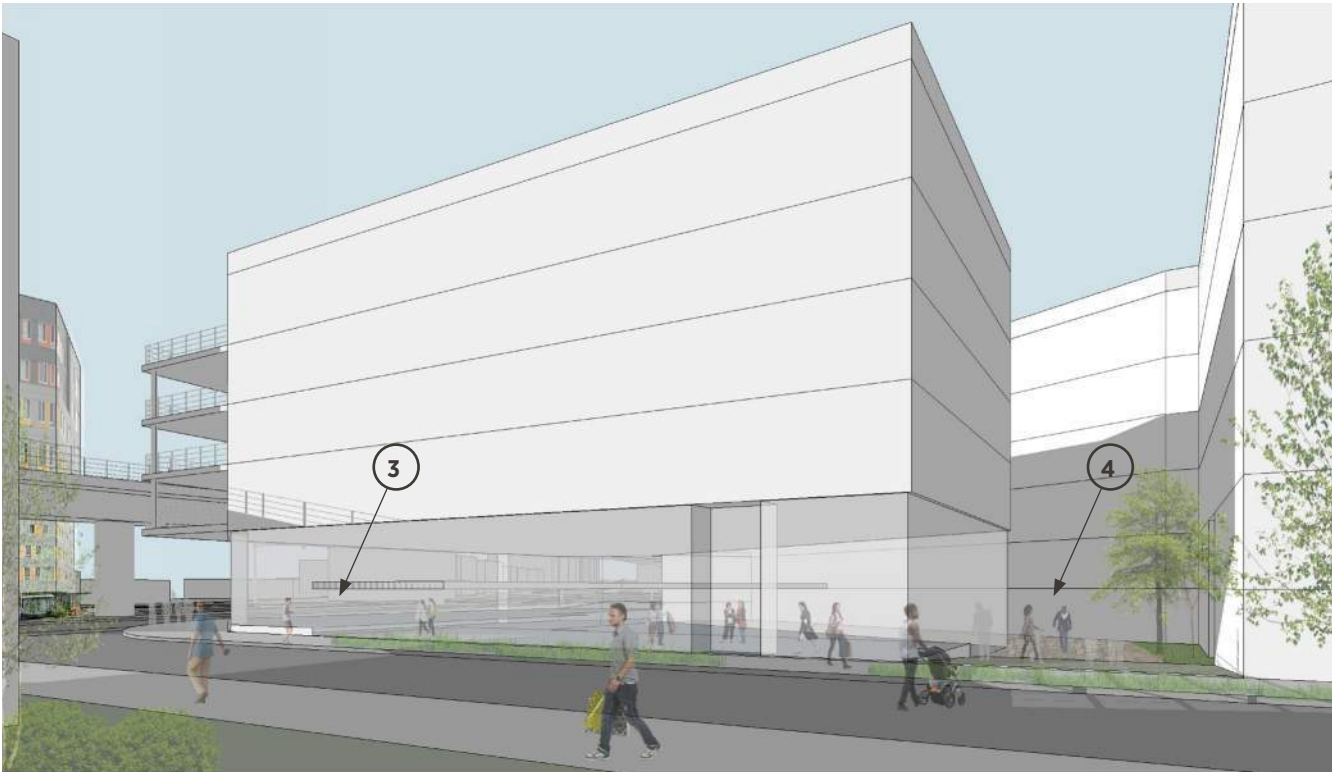


04 THREE MASSING CONCEPTS

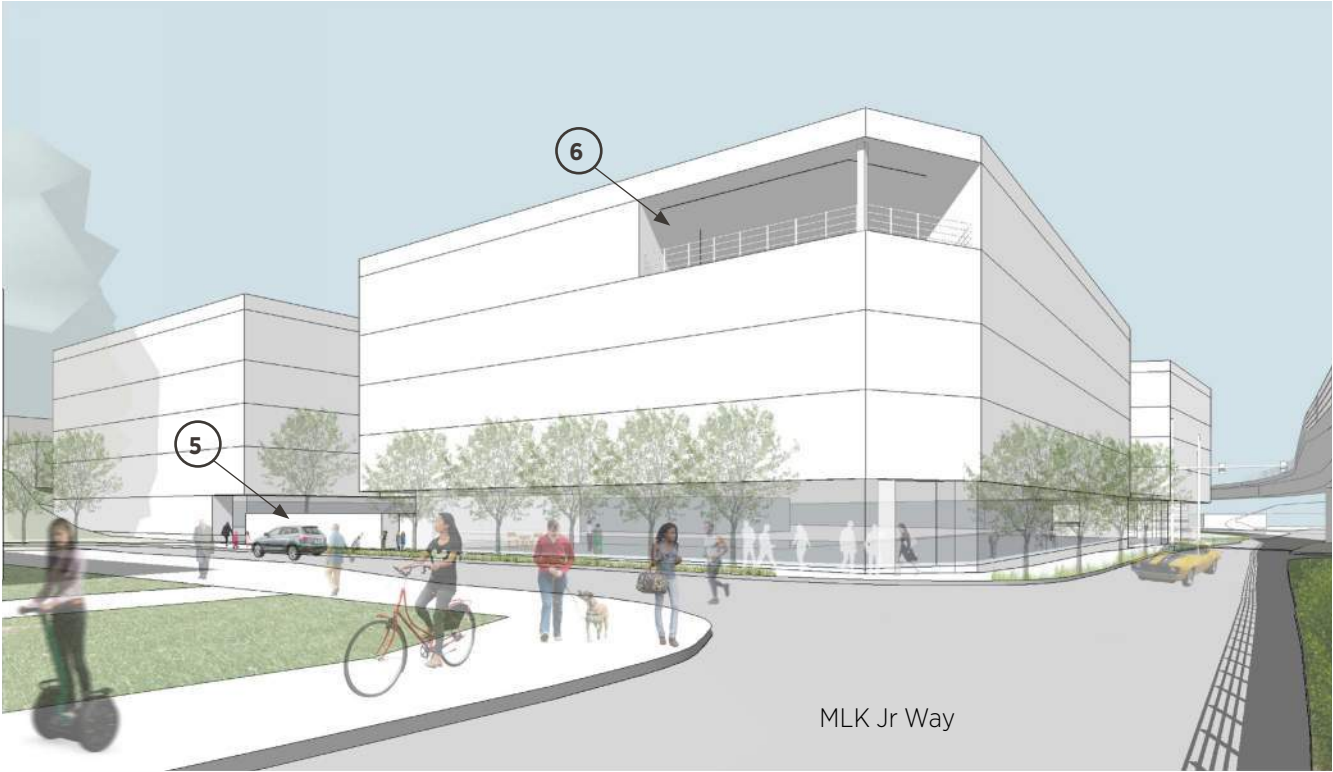
Concept 3: Massing Views (city side)



1 East facade from across MLK



2 North facade from across Hanford



3 Southeast corner from MLK



- Notes
- 1 Massing ties to existing pedestrian crossing & plaza
  - 2 Dynamic facade faces elevated trackway
  - 3 Active corner retail space with high ceiling
  - 4 Residential entry courtyard open to street
  - 5 Daycare courtyard breaks facade
  - 6 South amenity terrace faces views to Mt Rainier



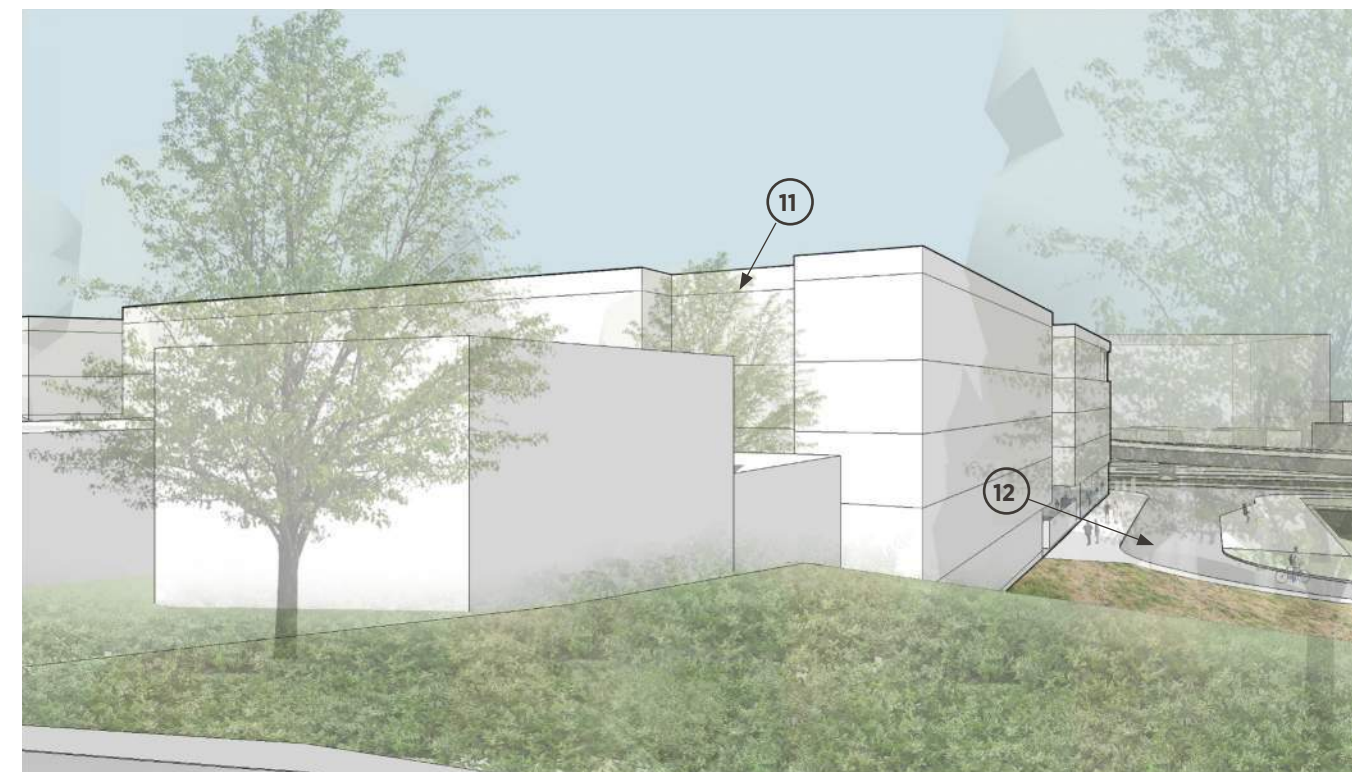
# Concept 3: Massing Views (forest side)



4 West facade from Hanford pedestrian steps (note actual tree coverage is much denser than shown in illustration)



5 Northwest corner from 27th



6 Southwest corner from Morse Avenue



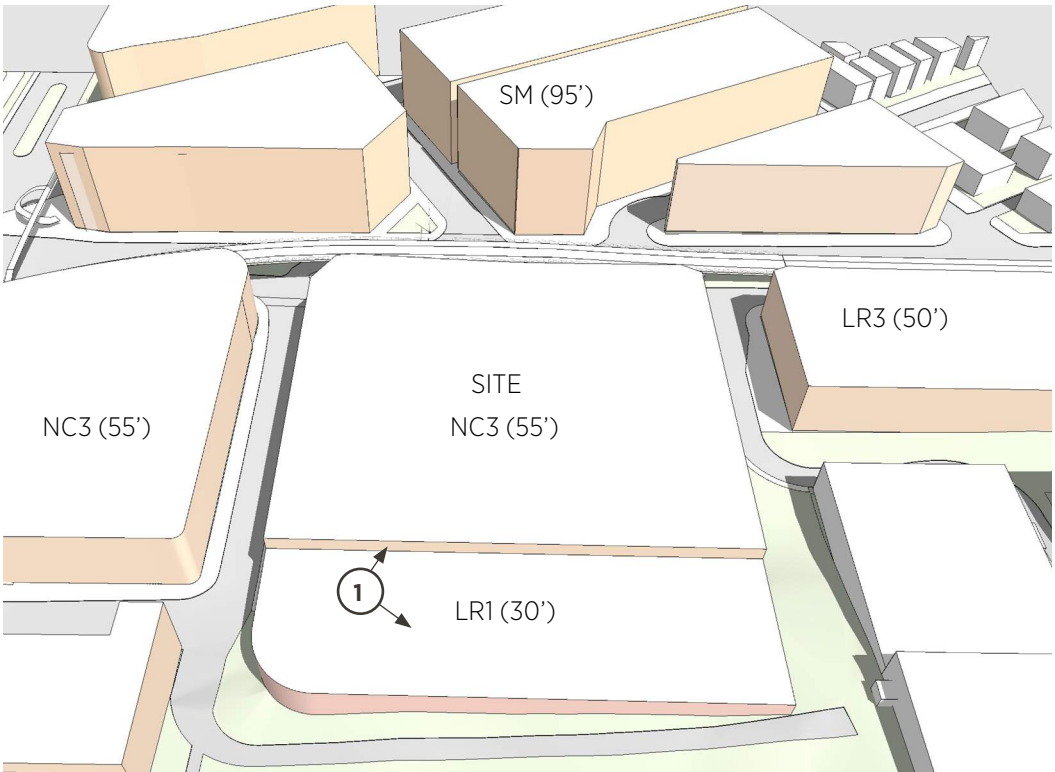
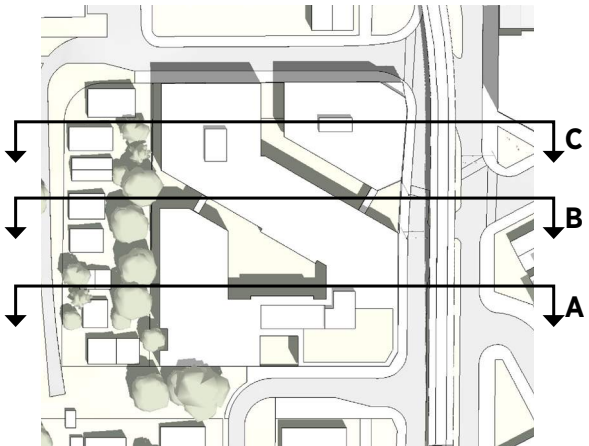
## Notes

- 7 Massing break reveals inner courtyard and open bridges
- 8 Mercy Housing visible in distance
- 9 Special architectural wall treatment at Service zone
- 10 10'-12' min buffer zone to rear lot line
- 11 Notch in building to preserve exceptional tree
- 12 Horton street visible beyond

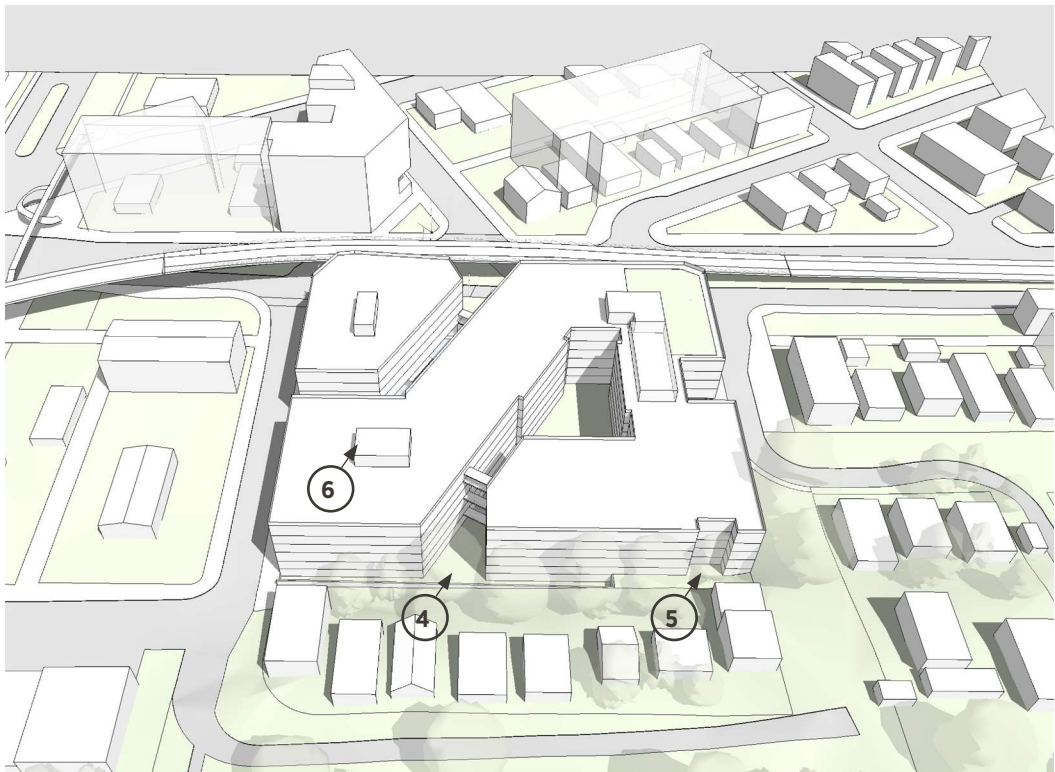


04 THREE MASSING CONCEPTS

Concept 3: Site Sections



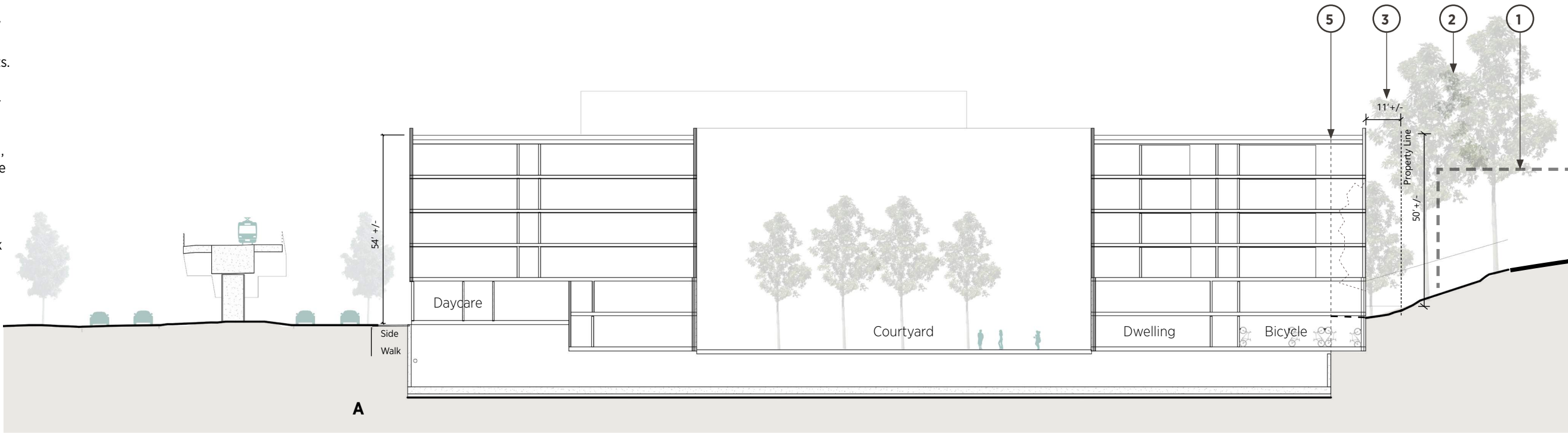
Allowable height limits for future development



West side of proposal in context

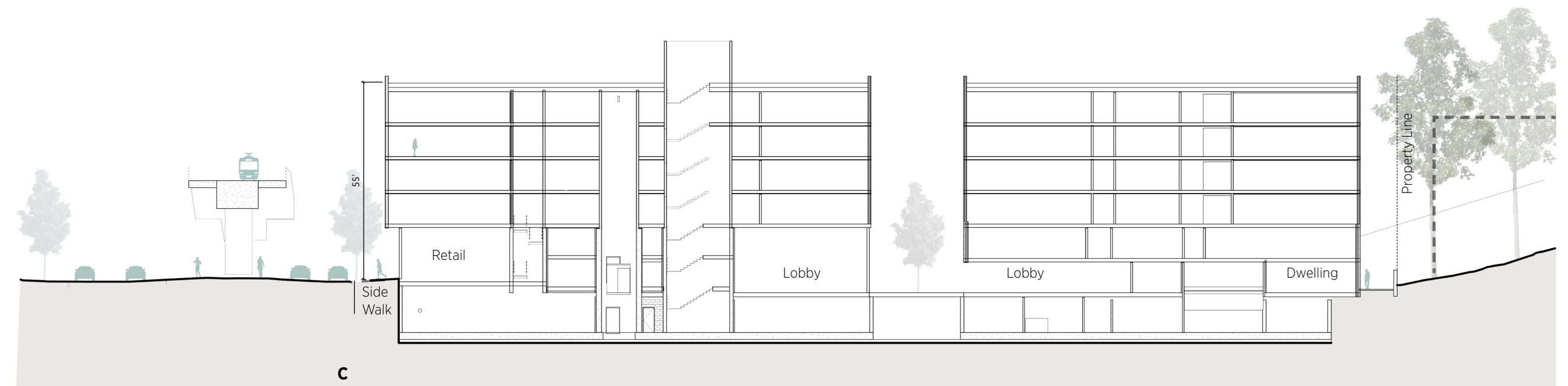
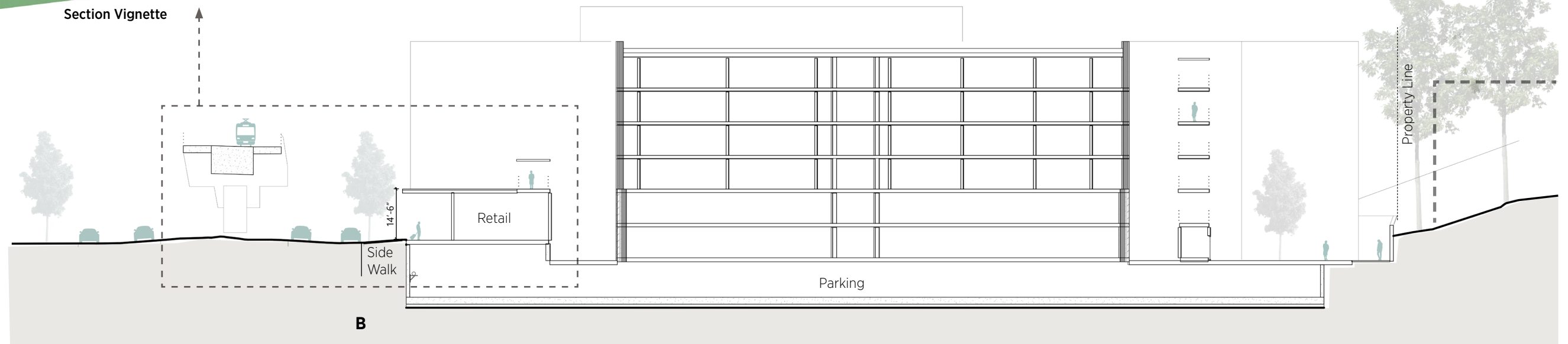
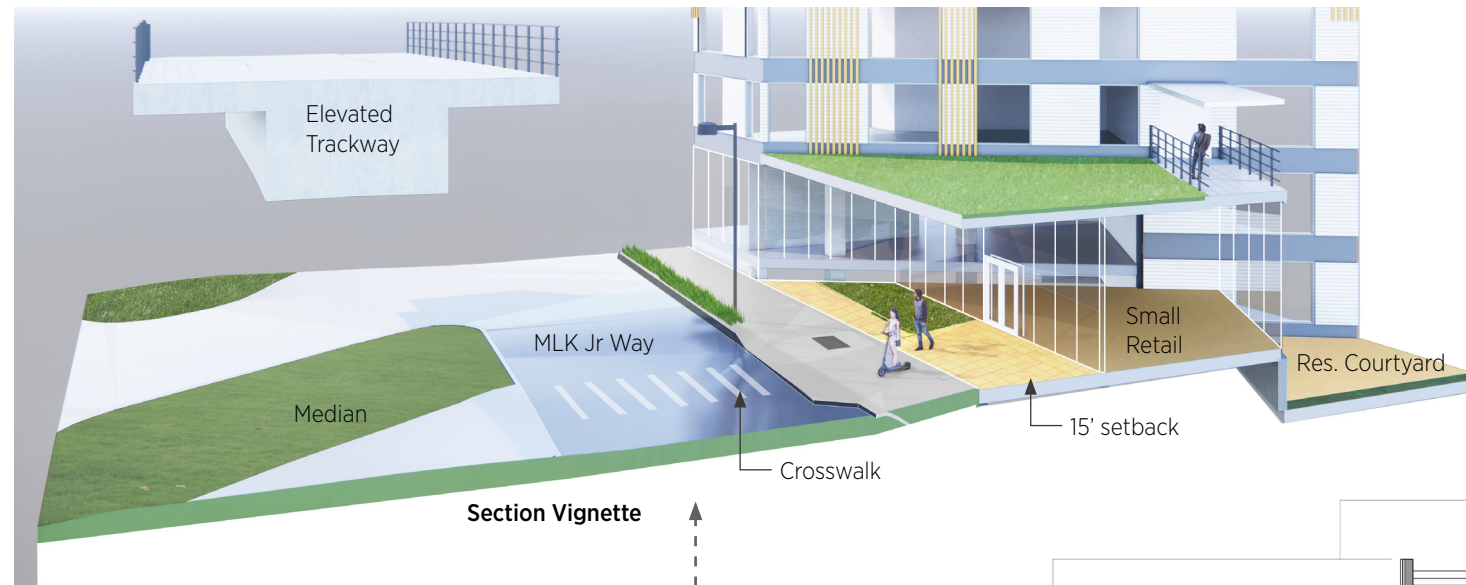
**Scale transition to West:**  
The western edge of the property faces a tree-lined interior lot line, not very visible from public streets. No setbacks or modulation are req'd along this edge but the Preferred concept proposes both.

- 1 Hillside elevates LR1 parcels, minimizing height difference
- 2 Existing tree canopy taller than new building
- 3 10' min. (non-req'd) setback from property line
- 4 40' wide opening in building to courtyard
- 5 25' wide notch in bldg to preserve exceptional tree
- 6 Rooftop features moved away from west edge





# Concept 3: Site Sections





04 THREE MASSING CONCEPTS

Concept 3: Character Sketch (overall)

Forest Side

- Deep and matte colors to blend with forest
- Organic pattern of facade elements representing forest's lyrical quality



Facade Relationships



East side, looking above elevated trackway

City Side

- Bright / reflective colors forming a corner beacon set against the forest backdrop
- Punched openings representing the scale of a person in the city



## Concept 3: Character Sketch (pedestrian)



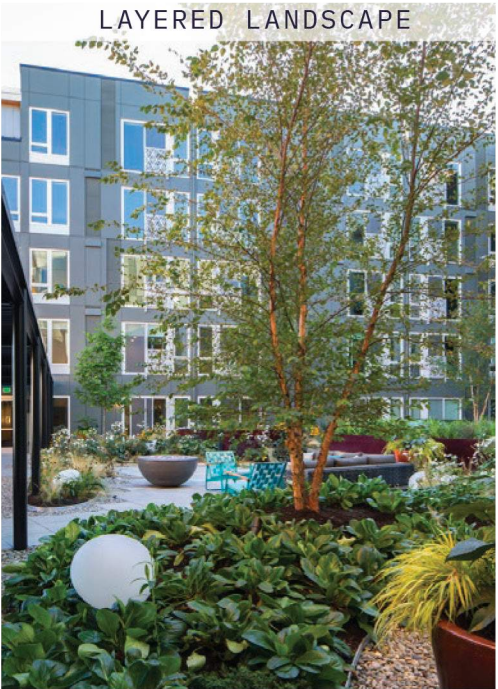
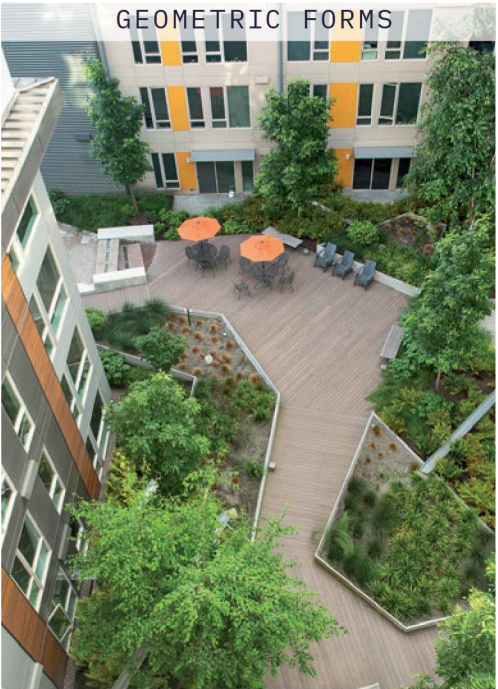
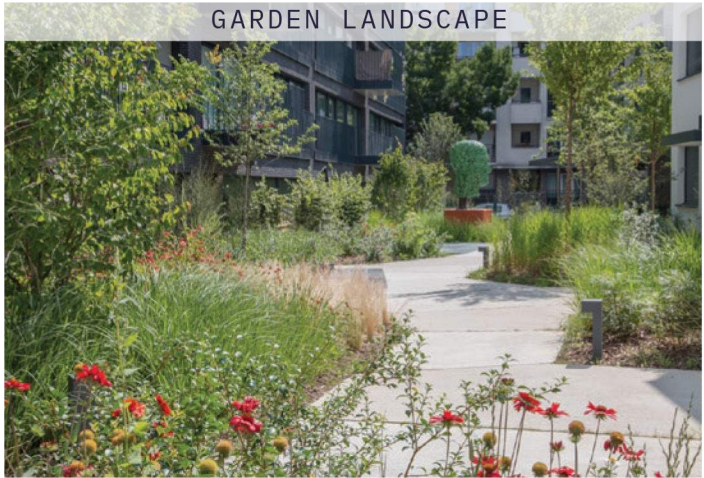
East side, looking below elevated trackway from mid-block pedestrian crossing



04 THREE MASSING CONCEPTS

Concept 3 : Landscape Plan

GARDEN COURTYARD

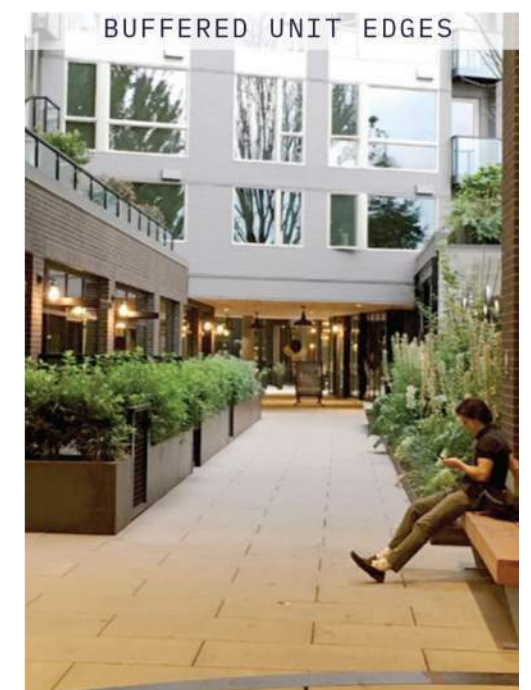
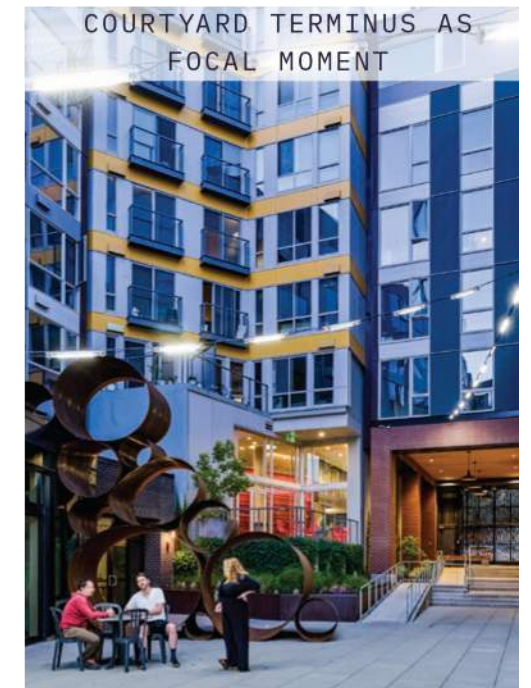




# Concept 3: Landscape Plan



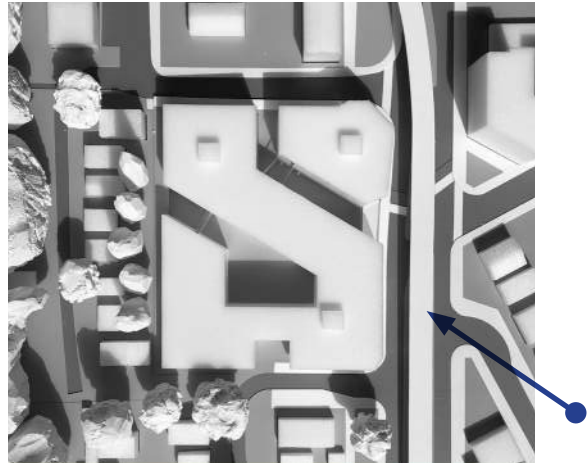
## URBAN COURTYARD





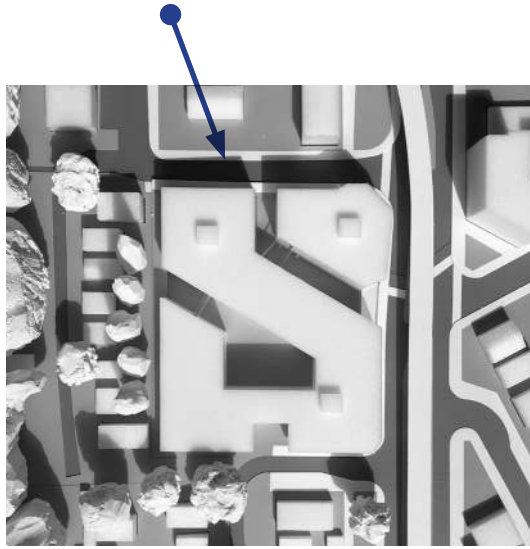
#### 04 THREE MASSING CONCEPTS

##### Concept 3: Context Model (SE corner)





Concept 3: Context Model (NW corner)





# 05 DEPARTURES



Departure 1 of 1 - Bicycle Parking

CODE:

SMC 23.54.015.K Bicycle Parking Requirements  
K.9. Bicycle parking spaces within dwelling units, other than a private garage, or on balconies do not count toward the bicycle parking requirement.

REQUESTED DEPARTURE:

Allow access to, and storage of, approximately 100 of the 317 required long term bicycle parking spaces within individual dwelling units, and to count toward the requirement.

RATIONALE:

The departure will allow us to better meet design guideline PL2, Safety and Security by discouraging areas prone to theft as the current code sometimes leads to the construction of **overly-large, under utilized, common bicycle storage rooms**, that are not well-supervised.

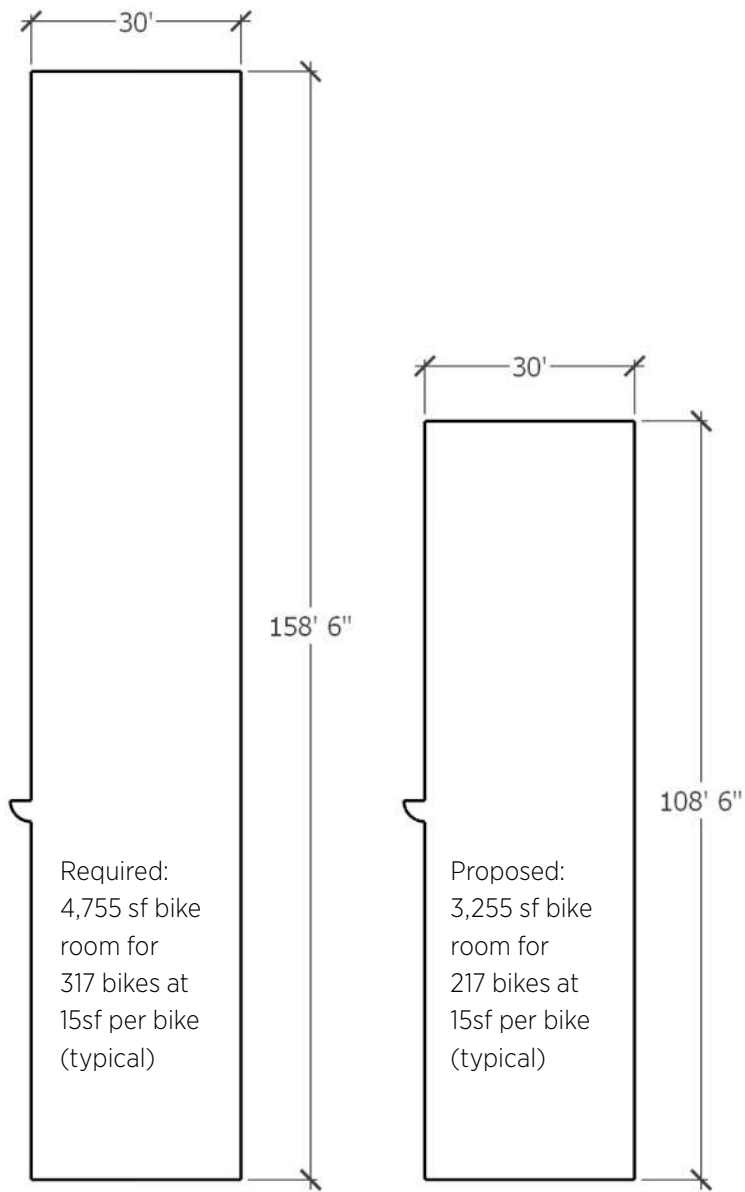
Providing space within the individual dwelling unit for bicycle parking allows the bicycle owners to be more confident in storing an expensive bicycle. Personal experience indicates that owners of expensive bicycles in particular, are reluctant to use storage facilities that other tenants have access to, due to concerns over theft of parts.

Note: short term, outdoor, bicycle parking is proposed per code. See Site Plan pg 48 for proposed convenient locations near building entries.

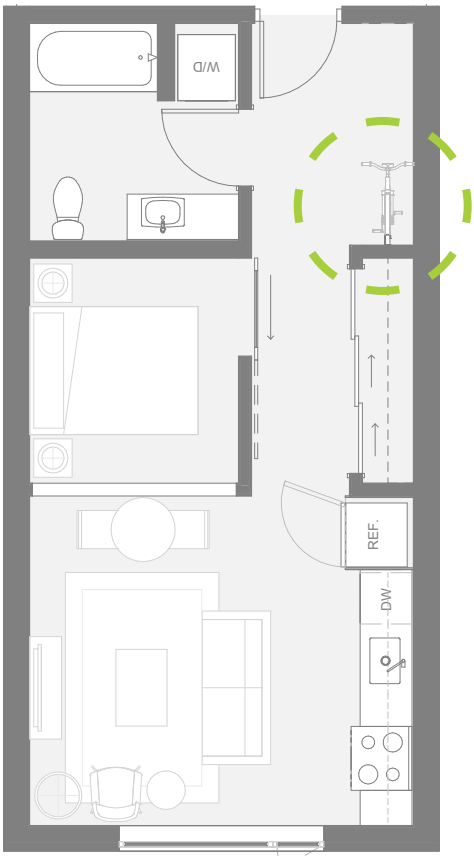
RELEVANT DESIGN GUIDELINES:

PL2 SAFETY AND SECURITY  
PL4 ACTIVE TRANSPORTATION

	Long term bicycle storage in common storage room	Long term bicycle storage in individual dwelling unit
Required	317 spaces	0 spaces
Requested	217 spaces	100 spaces



Relevant sizes of common bicycle storage rooms, proposed to be below grade (see Site Plan pg 48)



Example of proposed bicycle rack in individual dwelling unit (plan shown for illustration only)

