



Tubman Center for Health and Freedom

4215 S TRENTON ST, SEATTLE WA, 98118

EARLY DESIGN GUIDANCE #1
DATE: OCTOBER 22, 2024, 5 P.M.
SDCI PROJECT #: 3041116-EG

OWNER:
TUBMAN CENTER FOR HEALTH & FREEDOM
5907 MARTIN LUTHER KING JR. WAY SOUTH
SEATTLE, WA. 98118

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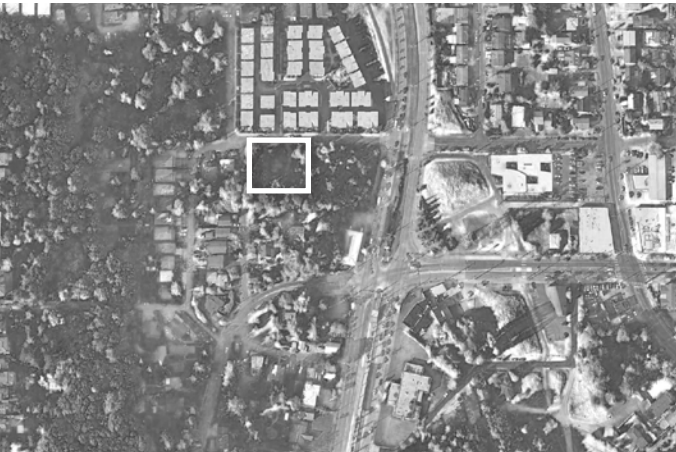
APPENDIX

PRIOR WORK



PROJECT INFORMATION

ADDRESS:	4215 S TRENTON ST, SEATTLE WA, 98118
PROJECT #:	3041116-EG
ZONING:	SM-RB 55 (M1)
OVERLAYS:	RAINIER BEACH RESIDENTIAL URBAN VILLAGE
LOT SIZE:	26,606 SQ. FT
GFA:	42,048 SF
FAR:	2.5 X 26,606 = 66,515 SF MAX
PROPOSED:	39,000 SF medical office and clinic (not including parking)
PARKING:	NONE REQUIRED 92-77 underground stall parking garage proposed
ECA's:	Steep Slope Classification for portions of the site that contain slopes of 40% or greater.
PARCEL NO:	2123700305
LEGAL DESC:	PARCEL Y, LBA #3041203-LU



PROJECT VISION

“The Tubman Center for Health & Freedom addresses health and wellness from both systemic and clinical approaches. By practicing medicine from the intersection of health and freedom, we address both the health of our patients as well as the factors that determine their health. Tubman Health provides primary and preventative care, community resources, social services, political education and advocacy.”

DEVELOPMENT OBJECTIVES

Tubman Center for Health & Freedom will be a 39,000 SF health care center with 92-77 in building parking stalls, comprising a total 85,300 GSF building.

The Tubman Center for Health & Freedom is creating a new system of healthcare, by and for the community.

The Tubman Center for Health & Freedom was founded by six Black and Indigenous community members in May 2020 to address medical racism and the systems that make us unwell. To meet the needs of our communities and set new standards for care, the Tubman Center for Health & Freedom is creating a patient-owned, community-designed health center opening in Rainier Beach in 2027. Our care team will love on 8,000 primary care patients of all ages and 16,000 relatives through health promotion programs. We will create 100+healthcare jobs with career progression for our neighbors and support the development of practitioners from community through residency,apprenticeship programs, and other culturally-appropriate healthcare career pathways.

COMMUNITY DESIGN PROCESS

Tubman Health is carrying out a community-led process to build our health care from the ground up, drawing on our sources of medicine, ancestral knowledge,experiences, and networks of care and support. In December 2022, we completed Phase I of community design for the Tubman Center for Health &Freedom. We had 24,000 conversations with community, held 12 visioning sessions, canvassed at community events, carried out two community-based surveys, and offered service samplings and other free healthcare services in community. In Phase II, we are developing architectural plans and our innovative model of care based on Phase I findings. The design principles guiding this process,created by PurplBluJ, emphasize healing, justice, and liberation; social impact;integrity of the history of our communities; creativity and collaboration; and more. Hearing from community and guided by these principles, we are building a health system where patients and practitioners alike come from community and build relationships of care for whole families across the lifespan; where patients feel empowered in our choices, have bodily autonomy, and receive support to navigate the health care system and address upstream factors; and where our arrival as patients is celebrated and we find space for community connection. Built environment elements will reflect the themes surfaced in our community design process so that the Tubman Center for Health & Freedom will be conducive to healing, wellness, and connection.

DEVELOPMENT OBJECTIVES

SUMMARY OF COMMUNITY OUTREACH

EDG COMMUNITY OUTREACH SUMMARY:

Tubman Health community engagement methodology is rooted in community organizing principles and practices. Tubman Health has used community-directed research to capture community data. Both qualitative and quantitative methodologies were used.

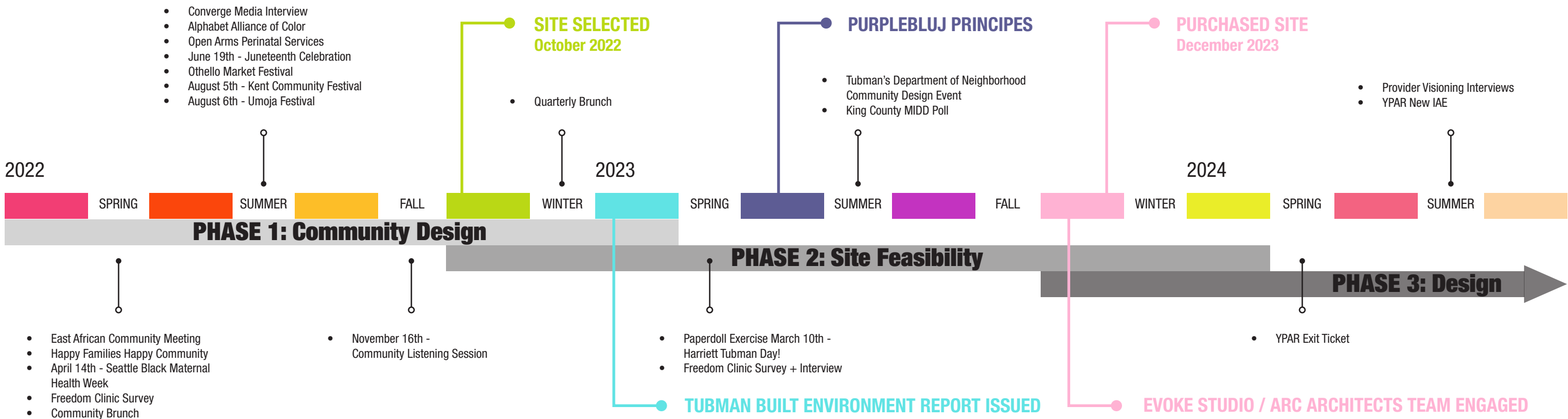


PARTICIPATING ORGANIZATIONS:

- Byrd Bar Place
- Alphabet Alliance of Color
- Open Arms Perinatal Services
- API Chaya
- Chief Seattle Club
- Nile's Edge
- Somali Health Board
- Pacific Islander Health Board
- Decolonization Naturopathic Medicine Collective
- Bastyr University
- Happy Family Happy Community
- Rainier Valley Leadership Academy

(This is a noncomprehensive list)

MEETING TIMELINES:

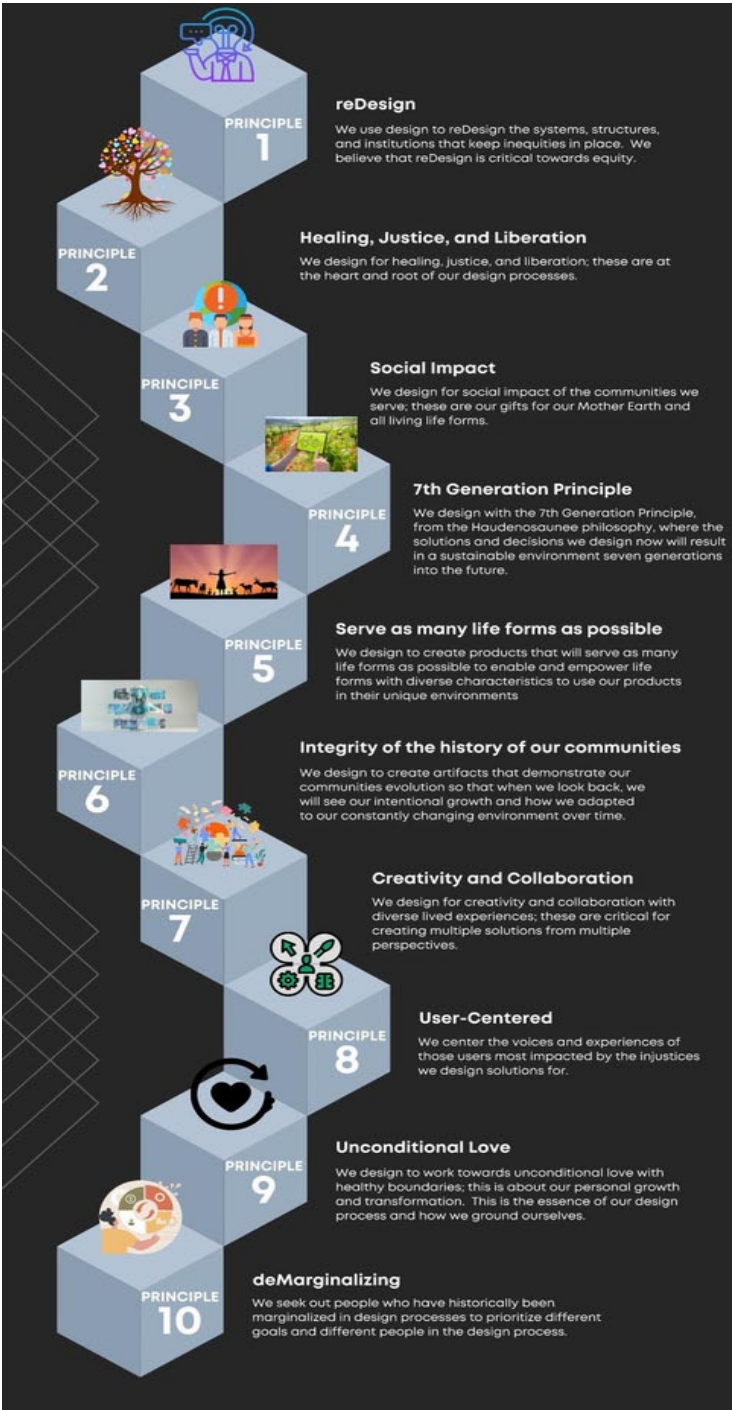


DEVELOPMENT OBJECTIVES

SUMMARY COMMUNITY OUTREACH

The community design work resulted in a set of principles and a set of design themes to be carried through the work.

TUBMAN - PURPLBLUJ PRINCIPLES:



TUBMAN BUILT ENVIRONMENT DESIGN THEMES:

ATMOSPHERE

- Privacy / Openness
- Engage Multiple Senses

FAMILIARITY

- Community Based Art
- Personalization & Tailored Décor

INCLUSITIVITY / ACCESSIBILITY

- Intergenerational Needs
- Different Spaces for Different Needs

NATURAL ELEMENTS

- Draping Greenery
- Community Garden
- Hydration
- Natural & Filtered Lighting

SACRED SPACE

- Dedicated Space for Prayer & Ancestors
- Educational Spaces

SPATIAL FLOW

- Upward Movement
- Range of Comfortable Spaces
- Natural Funneling
- Places to be Held and Loved



EXISTING CONDITIONS

EXISTING CONDITIONS
SITE PLAN

OBSERVATIONS

The site slopes from the south down towards the north with an environmental critical area (ECA) steep slope along the south edge of the property.

A Relief from Prohibition of Steep Slope Request 6964193-EX has been granted whereby relief from prohibition on development in the steep slope area is approved.

The approval of building permit application is conditioned upon a design that demonstrates that the proposed development will be completely stabilized in accordance with the geotechnical engineer’s recommendations and provisions of the ECA Code and Grading Code.

DECLARATION OF CONDOMINIUM

The Declaration of Condominium for : Trenton Health & Housing, a Condominium was recorded in King County on December 7. 2023, Recording No. 20231207000179, and Condominium Map was simultaneously recorded, Recording No. 20231207000178. The boundaries of Unit 1 of said Map, the subject of this EDG Application, are the same as the boundaries outlined on the survey submitted for the Lot Boundary Application (SDCI #3041203-LU) which was approved February 28, 2024 by SDCI, but which will not be recorded as it would override the Condominium structure that provides Tubman the ownership of the Unit.

CONDOMINIUM LEGAL DESCRIPTION

King County Parcel Identification Number 2123700305:

PARCEL A OF CITY OF SEATTLE SHORT SUBDIVISION NO. 3026975 RECORDED JANUARY 31, 2018 UNDER RECORDING NUMBER 20180131900006, RECORDS OF KING COUNTY, WASHINGTON;

EXCEPT THE NORTH 8.50 FEET OF PARCEL A, CONVEYED TO THE CITY OF SEATTLE BY DEED FOR STREET PURPOSES RECORDED UNDER KING COUNTY RECORDING NUMBER 20181205000982.

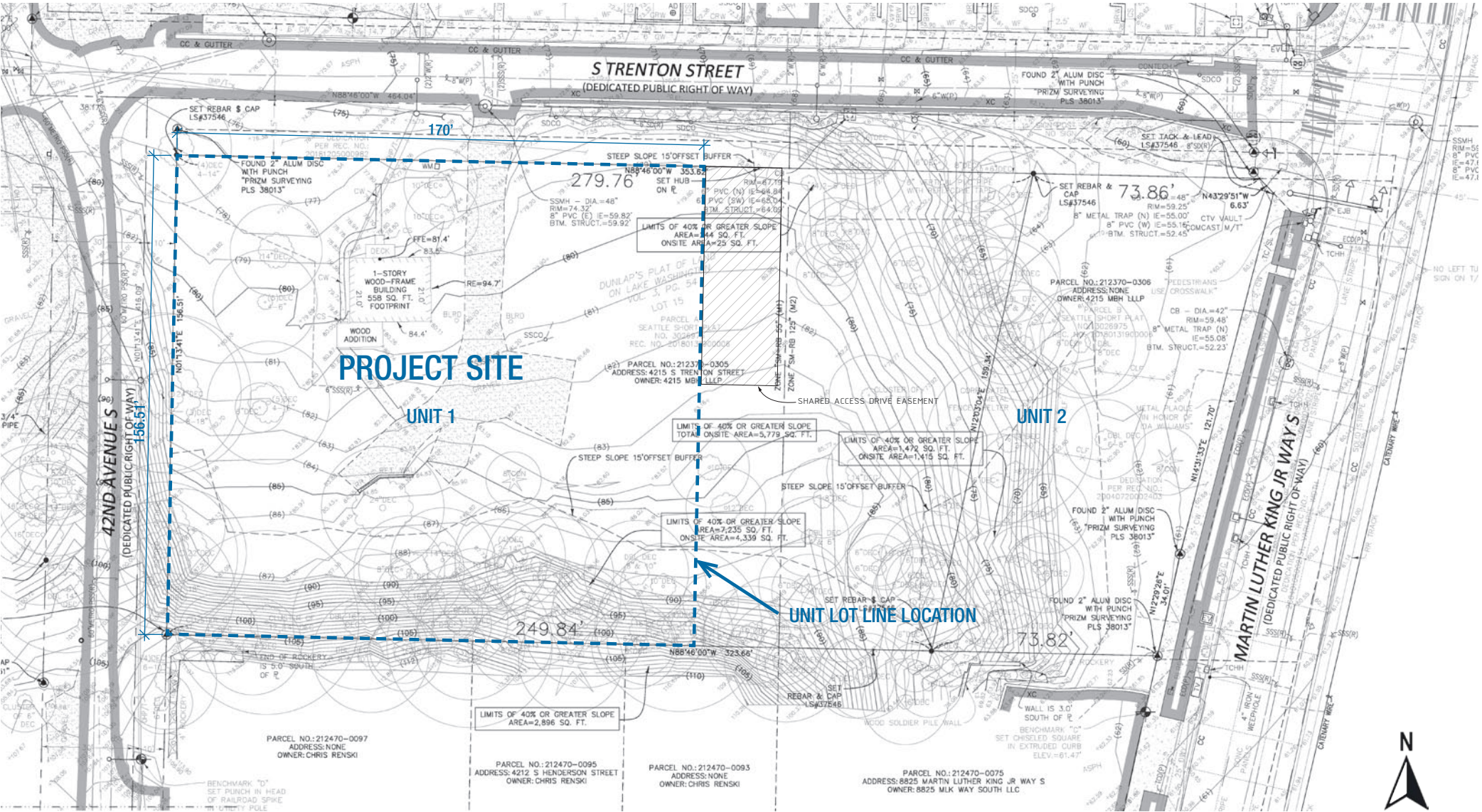
SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

King County Parcel Identification Number 2123700306:

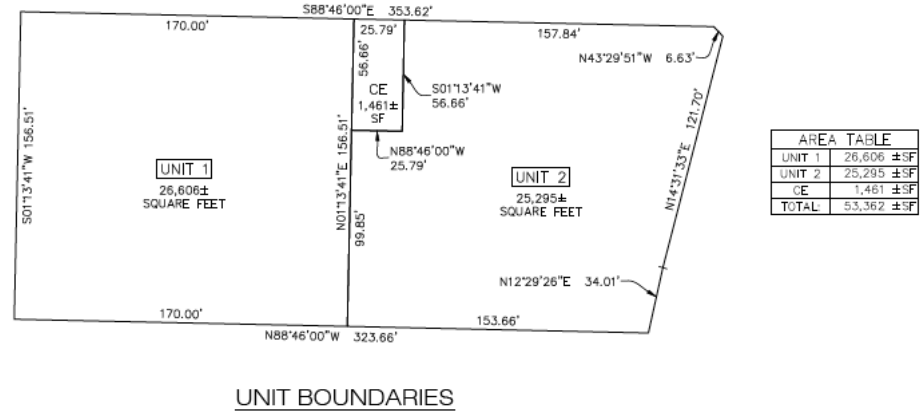
PARCEL B OF CITY OF SEATTLE SHORT SUBDIVISION NO. 3026975 RECORDED JANUARY 31, 2018 UNDER RECORDING NUMBER 20180131900006, RECORDS OF KING COUNTY, WASHINGTON;

EXCEPT THE NORTH 8.50 FEET OF PARCEL B, CONVEYED TO THE CITY OF SEATTLE BY DEED FOR STREET PURPOSES RECORDED UNDER KING COUNTY RECORDING NUMBER 20181205001014.

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.



CONDOMINIUM UNIT MAP



PROJECT SITE LEGAL DESCRIPTION

THAT PORTION OF PARCEL A OF CITY OF SEATTLE SHORT SUBDIVISION NO. 3026975 RECORDED JANUARY 31, 2018 UNDER RECORDING NUMBER 20180131900006, RECORDS OF KING COUNTY, WASHINGTON DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID PARCEL A;

THENCE SOUTH 01°13'41" WEST, ALONG THE WEST LINE OF SAID PARCEL A, A DISTANCE OF 8.50 FEET TO THE SOUTH RIGHT-OF-WAY MARGIN LINE OF SOUTH TRENTON STREET, PER RECORDING NUMBER 20180131900006, RECORDS OF KING COUNTY, WASHINGTON, AND THE TRUE POINT OF BEGINNING.

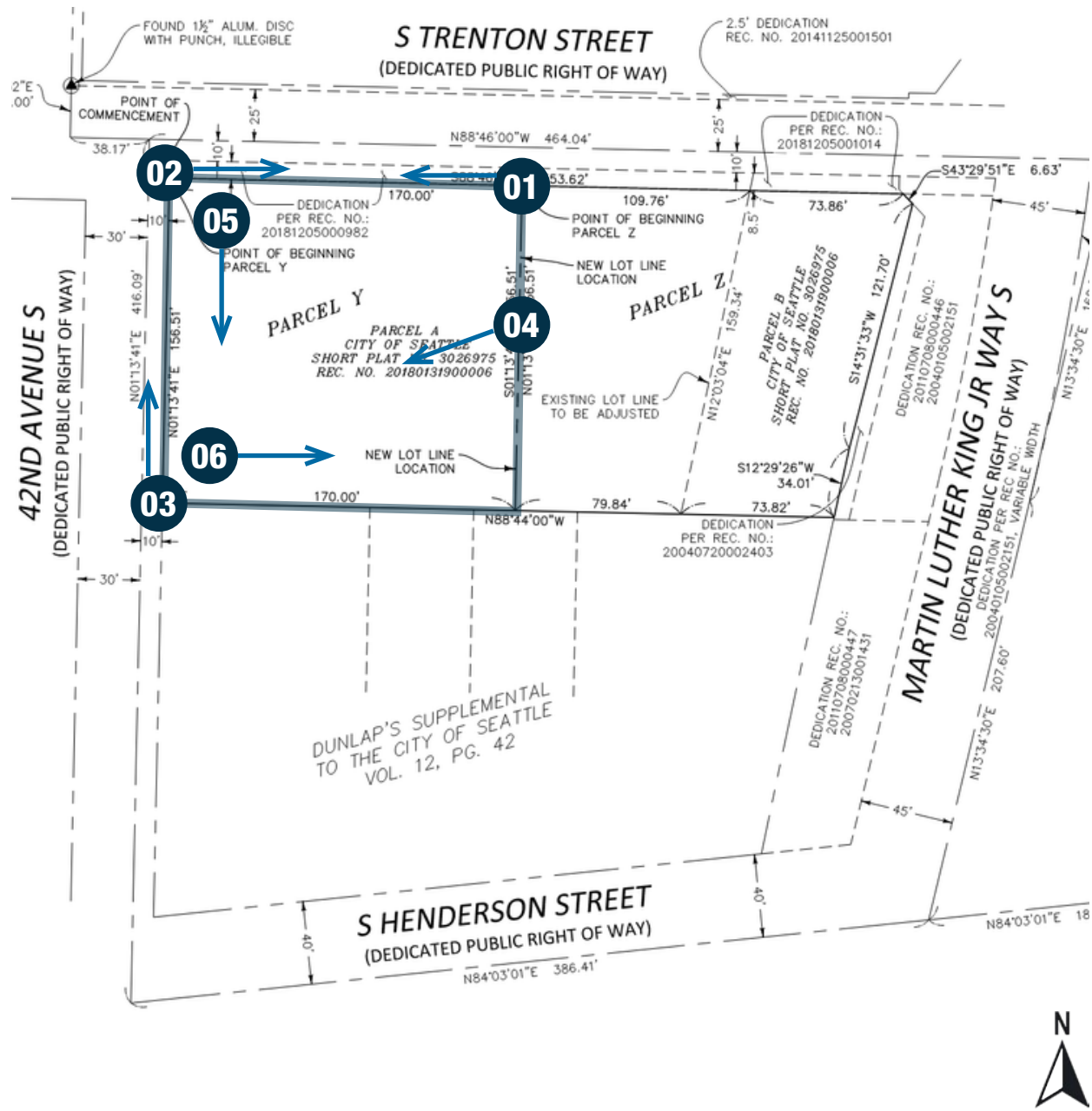
THENCE SOUTH 88°46'00" EAST, ALONG SAID SOUTH RIGHT-OF-WAY MARGIN, A DISTANCE OF 170.00 FEET;

THENCE DEPARTING SAID SOUTH RIGHT-OF-WAY MARGIN SOUTH 01°13'41" WEST, A DISTANCE OF 156.51 FEET TO THE SOUTH LINE OF SAID PARCEL A;

THENCE NORTH 88°46'00" WEST, ALONG THE SOUTH LINE OF SAID PARCEL A, A DISTANCE OF 170.00 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL A;

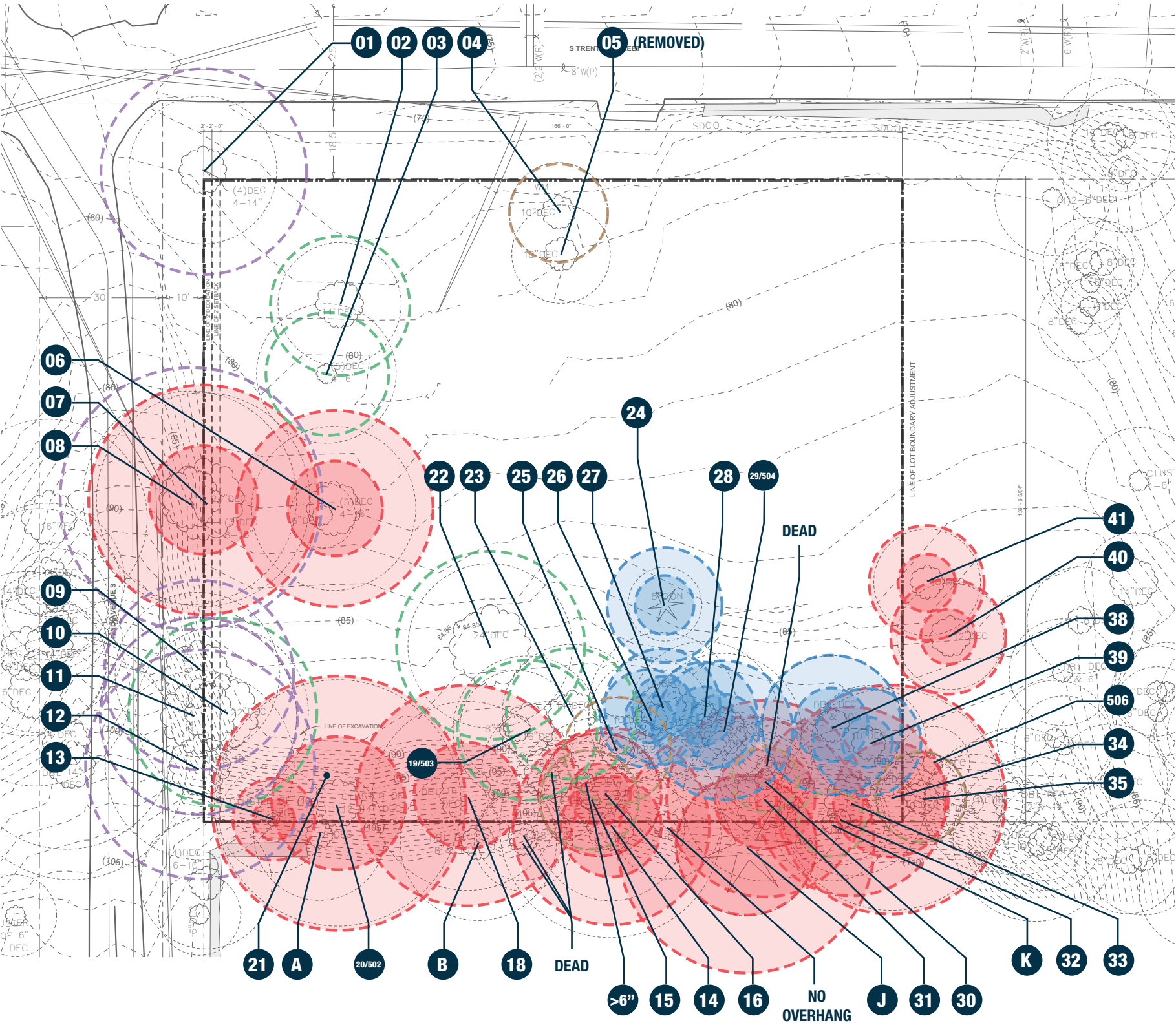
THENCE NORTH 01°13'41" EAST, ALONG THE WEST LINE OF SAID PARCEL A, A DISTANCE OF 156.51 FEET TO THE POINT OF BEGINNING.

EXISTING CONDITIONS
SITE PHOTOS



EXISTING CONDITIONS
TREE SURVEY

TREE INFO



Tree ID	Scientific Name	Common Name	DSH (Inches)	Tier Level
2	<i>Prunus serotina</i>	Flowering cherry	16.5	3
3	<i>Acer macrophyllum</i>	Bigleaf maple	14.6	3
4	<i>Prunus domestica</i>	Common plum	11.7	4
6	<i>Acer macrophyllum</i>	Bigleaf maple	24.3	2
7	<i>Acer macrophyllum</i>	Bigleaf maple	27.8	2
10	<i>Acer macrophyllum</i>	Bigleaf maple	23.0	3
13	<i>Acer circinatum</i>	Vine maple	10.3	2
15	<i>Acer macrophyllum</i>	Bigleaf maple	6.9	4
16	<i>Acer macrophyllum</i>	Bigleaf maple	15.0	2
18	<i>Acer macrophyllum</i>	Bigleaf maple	26.6	2
19/503	<i>Acer macrophyllum</i>	Bigleaf maple	16.7	3
20/502	<i>Acer macrophyllum</i>	Bigleaf maple	31.0	2
21	<i>Acer macrophyllum</i>	Bigleaf maple	8.0	4
22	<i>Acer macrophyllum</i>	Bigleaf maple	23.3	3
23	<i>Acer macrophyllum</i>	Bigleaf maple	16.3	3
24	<i>Thuja plicata</i>	Western redcedar	13.8	2
25	<i>Acer macrophyllum</i>	Bigleaf maple	11.0	4
26	<i>Acer macrophyllum</i>	Bigleaf maple	12.1	2
27	<i>Acer macrophyllum</i>	Bigleaf maple	14.1	2
28	<i>Acer macrophyllum</i>	Bigleaf maple	13.2	2
29/504	<i>Acer macrophyllum</i>	Bigleaf maple	17.0	2

Tree ID	Scientific Name	Common Name	DSH (Inches)	Tier Level
31	<i>Acer macrophyllum</i>	Bigleaf maple	24.0	2
30	<i>Acer macrophyllum</i>	Bigleaf maple	8.3	4
31	<i>Acer macrophyllum</i>	Bigleaf maple	24.0	2
32	<i>Acer macrophyllum</i>	Bigleaf maple	7.5	4
33	<i>Acer macrophyllum</i>	Bigleaf maple	23.0	2
34	<i>Acer macrophyllum</i>	Bigleaf maple	27.5	2
38	<i>Acer macrophyllum</i>	Bigleaf maple	17.0	2
39	<i>Acer macrophyllum</i>	Bigleaf maple	12.5	2
1	<i>Fraxinus latifolia</i>	Oregon ash	24.9	-
8	<i>Acer macrophyllum</i>	Bigleaf maple	31.7	-
9	<i>Acer macrophyllum</i>	Bigleaf maple	23.1	-
11	<i>Acer macrophyllum</i>	Bigleaf maple	24.1	-
12	<i>Acer macrophyllum</i>	Bigleaf maple	28.0	-
14	<i>Acer macrophyllum</i>	Bigleaf maple	24.2	2
35	<i>Acer macrophyllum</i>	Bigleaf maple	11.0	4
40	<i>Acer macrophyllum</i>	Bigleaf maple	14.0	2
41	<i>Alnus rubra</i>	Red alder	14.1	2
A	<i>Acer macrophyllum</i>	Bigleaf maple	10.6	4
B	<i>Acer macrophyllum</i>	Bigleaf maple	18.9	3
J	<i>Thuja plicata</i>	Western redcedar	30.0	2
K	<i>Acer macrophyllum</i>	Bigleaf maple	8.0	4

EXISTING CONDITIONS

TREE SURVEY

From Arborist Report July 15, 2024, there are 28 trees within the project boundaries.

None of the assessed trees qualify for Tier-1 status as defined in Seattle Municipal Code (SMC) 25.11.050.

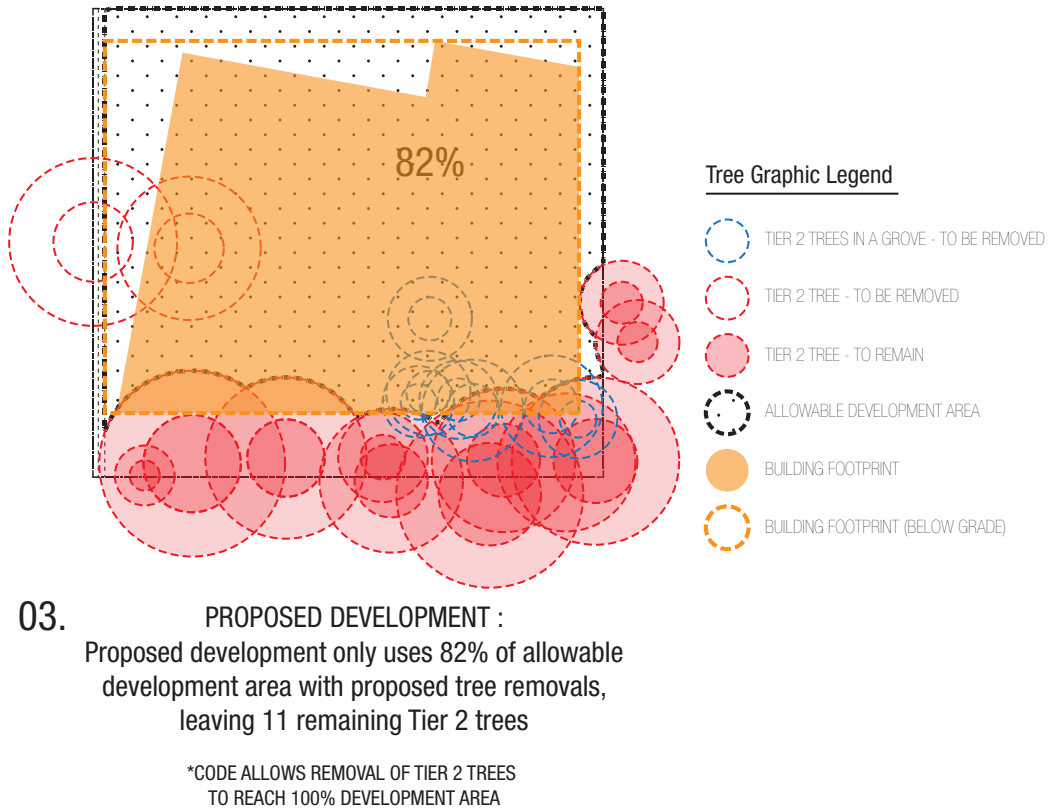
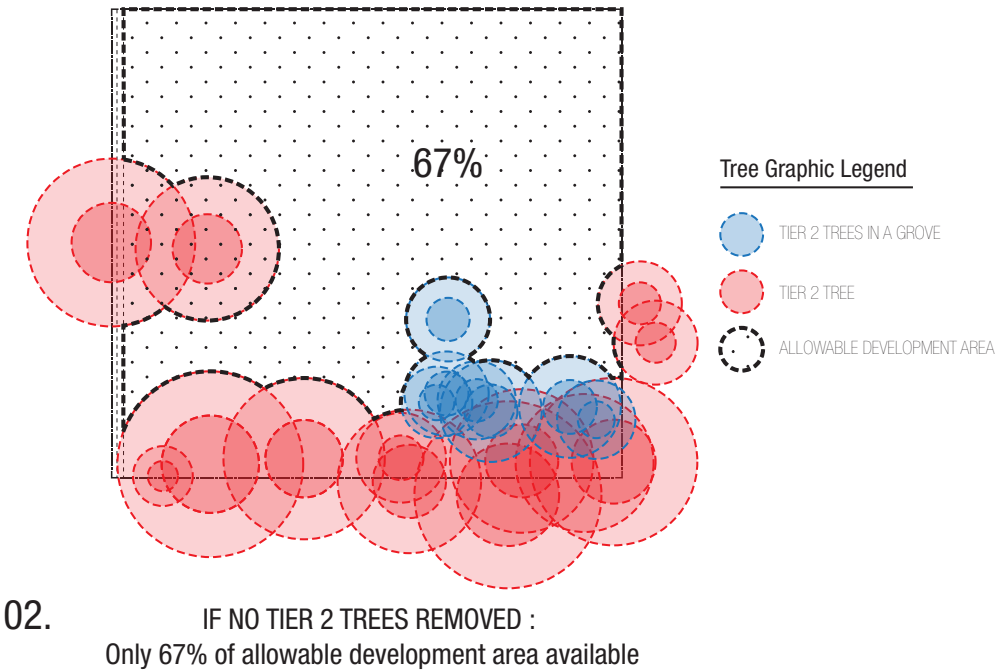
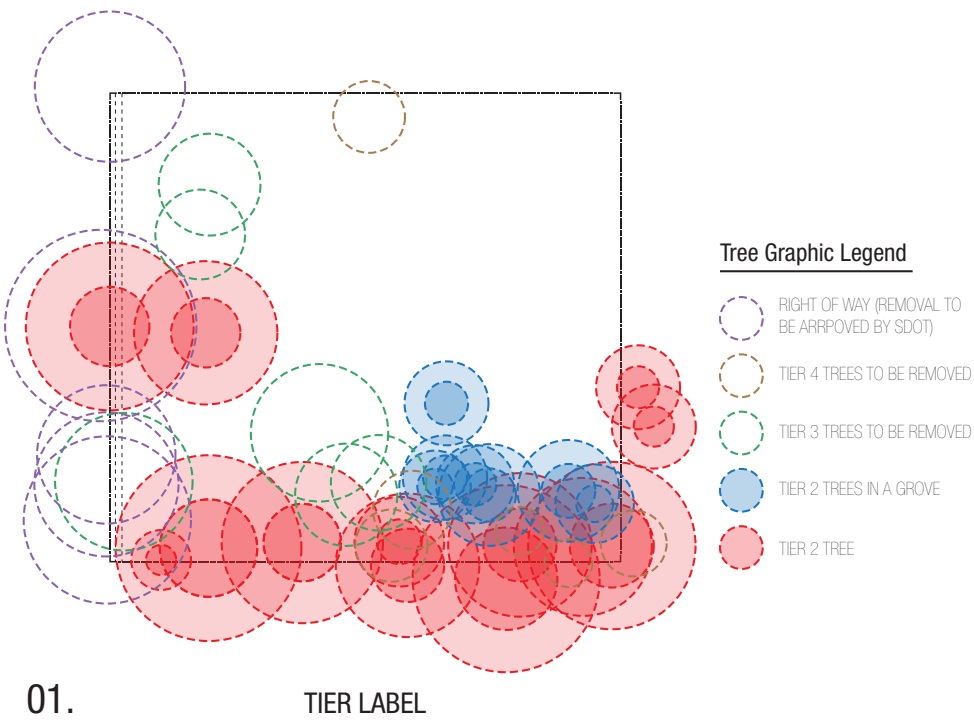
Of the trees on-site, 16 of the assessed trees met the criteria of a Tier-2 tree based on the size thresholds outlined in the Seattle Director’s Rule 07-2023. This includes trees that qualify as Tier-2 status because they are located in a grove. The City of Seattle defines a grove as eight or more trees each with a diameter measuring 12 inches DSH or greater with continuously overlapping canopies.

Six trees qualify as Tier-3 trees because they are greater than 12inches DSH but are below Tier-2 size thresholds and are not located in a grove.

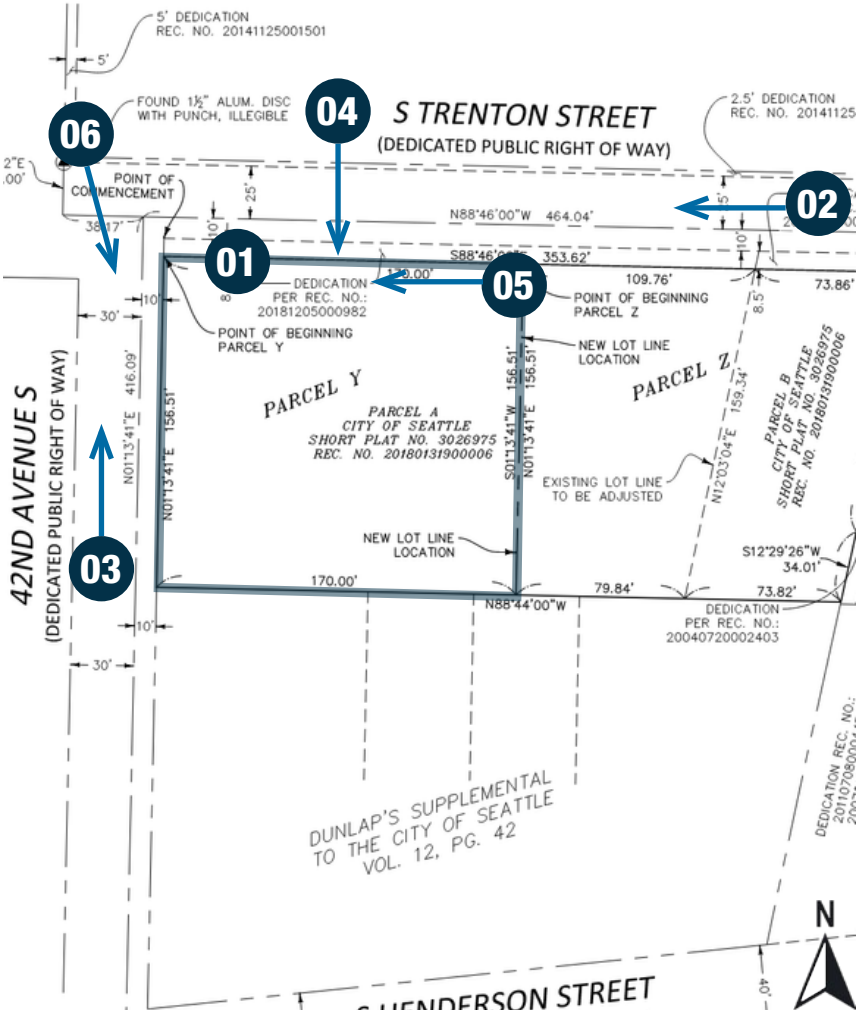
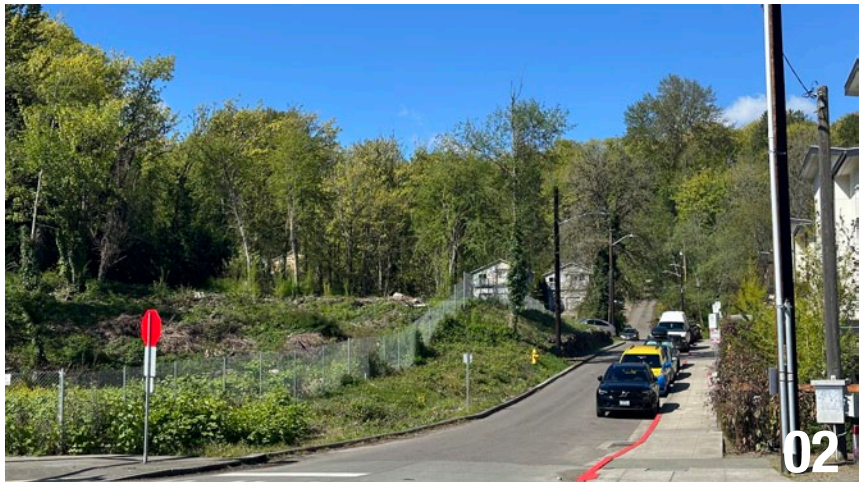
The remaining 6 assessed trees are Tier-4 trees because they are below 12 inches DSH.

SEATTLE MUNICIPAL CODE NOTES:

- 1. Tier 2 trees can be removed in seattle mixed zones, if an otherwise allowable development area of 100 percent cannot be achieved without extending into the basic tree protection area. (SMC 25.11.070.B.1.b)
- 2. Tree protection area: any new encroachment into the tree protection area may not be closer than one half of the tree protection radius. The tree protection area shall not be reduced more than 35 percent. (SMC 25.11.060.A)
- 3. Removal of trees in the right-of-way be determined by SDOT.



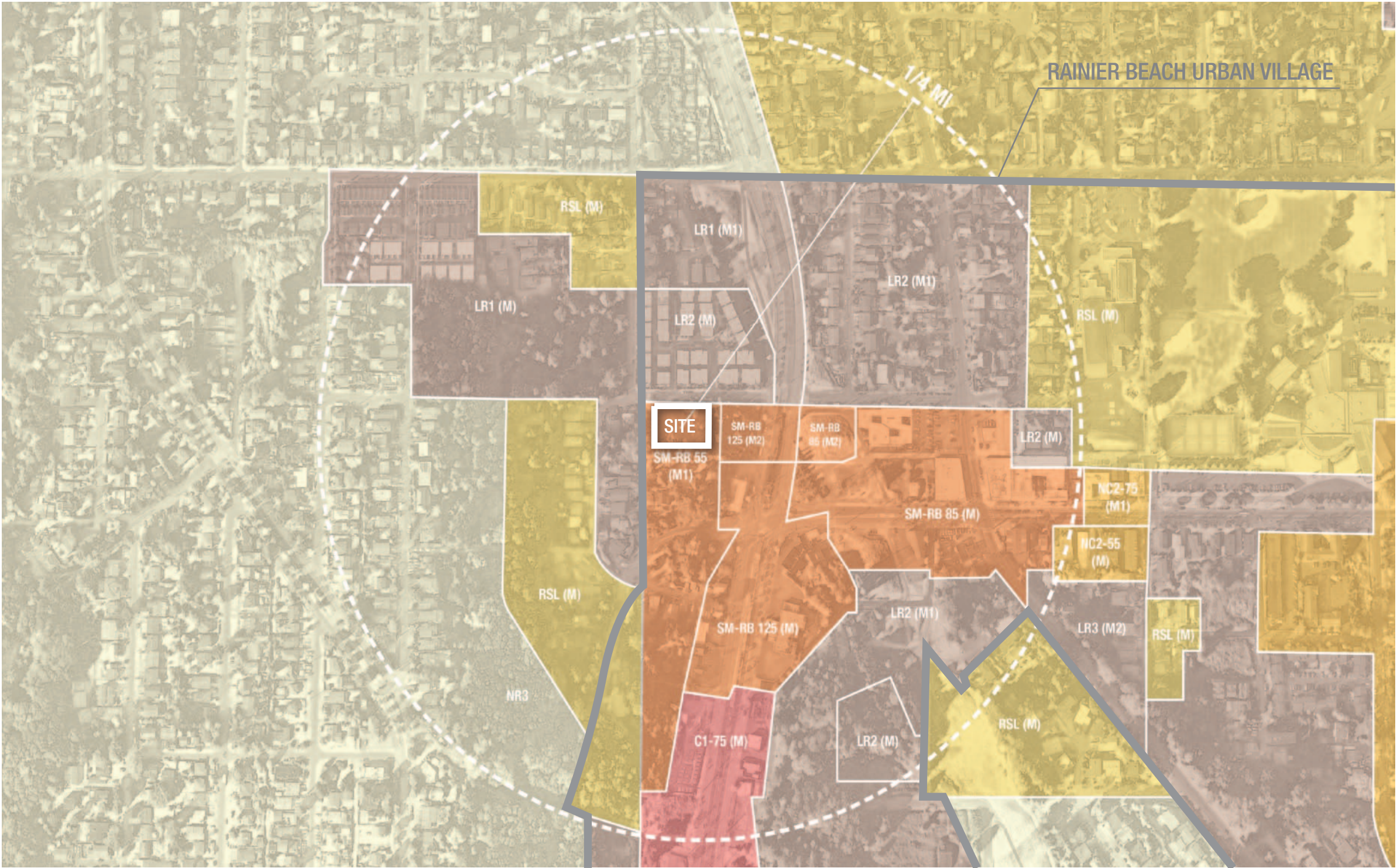
EXISTING CONDITIONS
TREE PHOTOS



URBAN DESIGN ANALYSIS

OBSERVATIONS

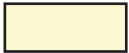
The site is zoned Seattle Mixed - Rainier Beach 55 (SM-RB 55) and is a transitional site between the Lowrise 1(LR1) and Lowrise 2 (LR2) zones that are to the west and north and the Seattle Mixed - Rainier Beach 125 (SM-RB 125) zone directly to the east along MLK Jr. Blvd.



COMMERCIAL



NEIGHBORHOOD RESIDENTIAL



RESIDENTIAL SMALL LOT



NEIGHBORHOOD COMMERCIAL



SEATTLE MIXED



LOWRISE MULTI-FAMILY



OBSERVATIONS

Located between growing business district and single family homes, the neighborhood has a fair amount of development including a number of townhouse and apartment developments nearby. The local schools, library, grocery stores, restaurants, and community center make this a walkable neighborhood.

Single family homes are located directly to the west of the project site. To the north there is a large townhouse development.

Development of a 12-story affordable housing project is currently in the design process.



- COMMERCIAL / MIXED-USE
- MULTI-FAMILY
- SINGLE FAMILY
- PUBLIC FACILITIES
- INDUSTRIAL

CIRCULATION AND TRANSIT

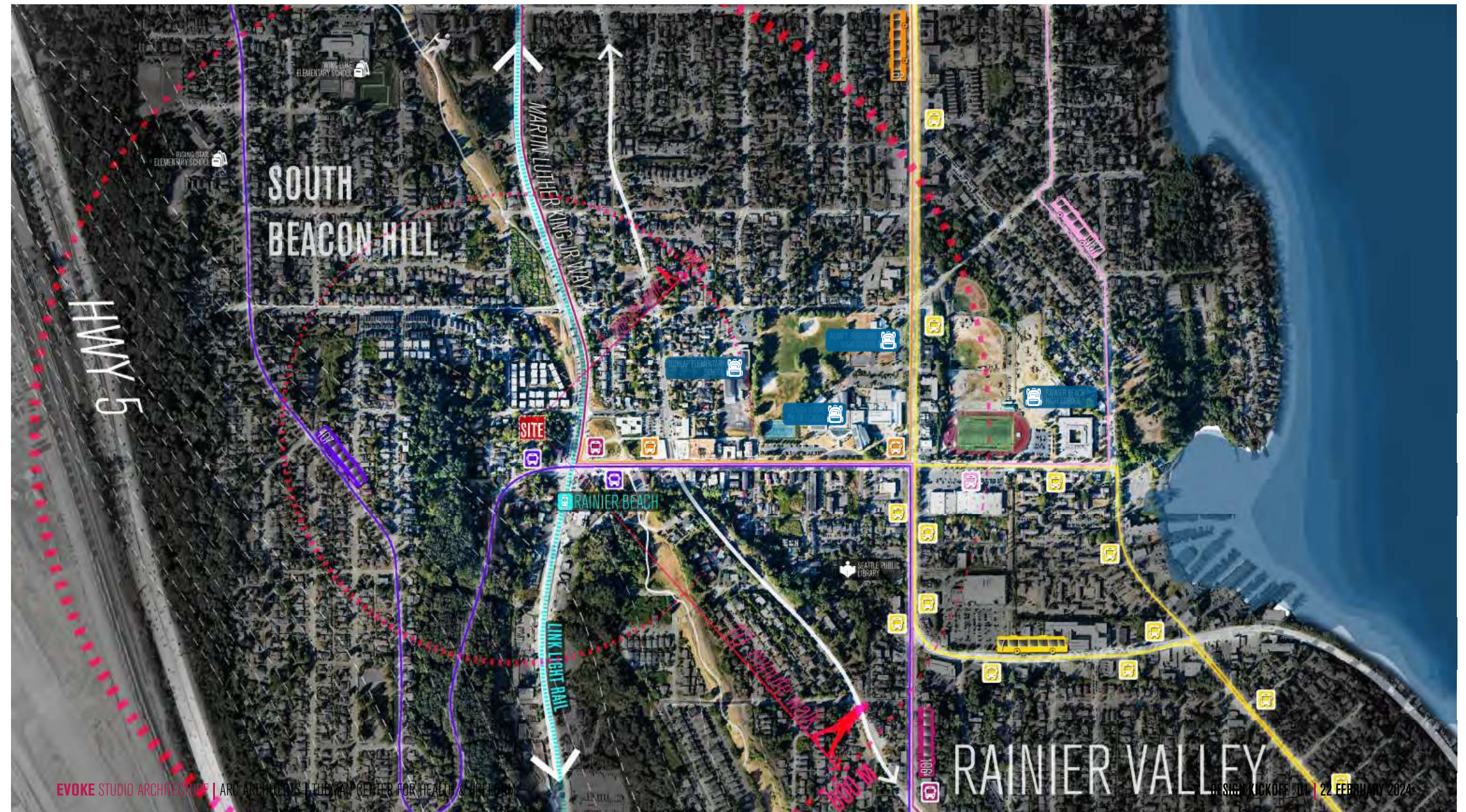
Bus Routes include: 7, 9, 106, 107, 987

The close proximity of many services, schools, and public spaces allows residents to find opportunities within walking distance.



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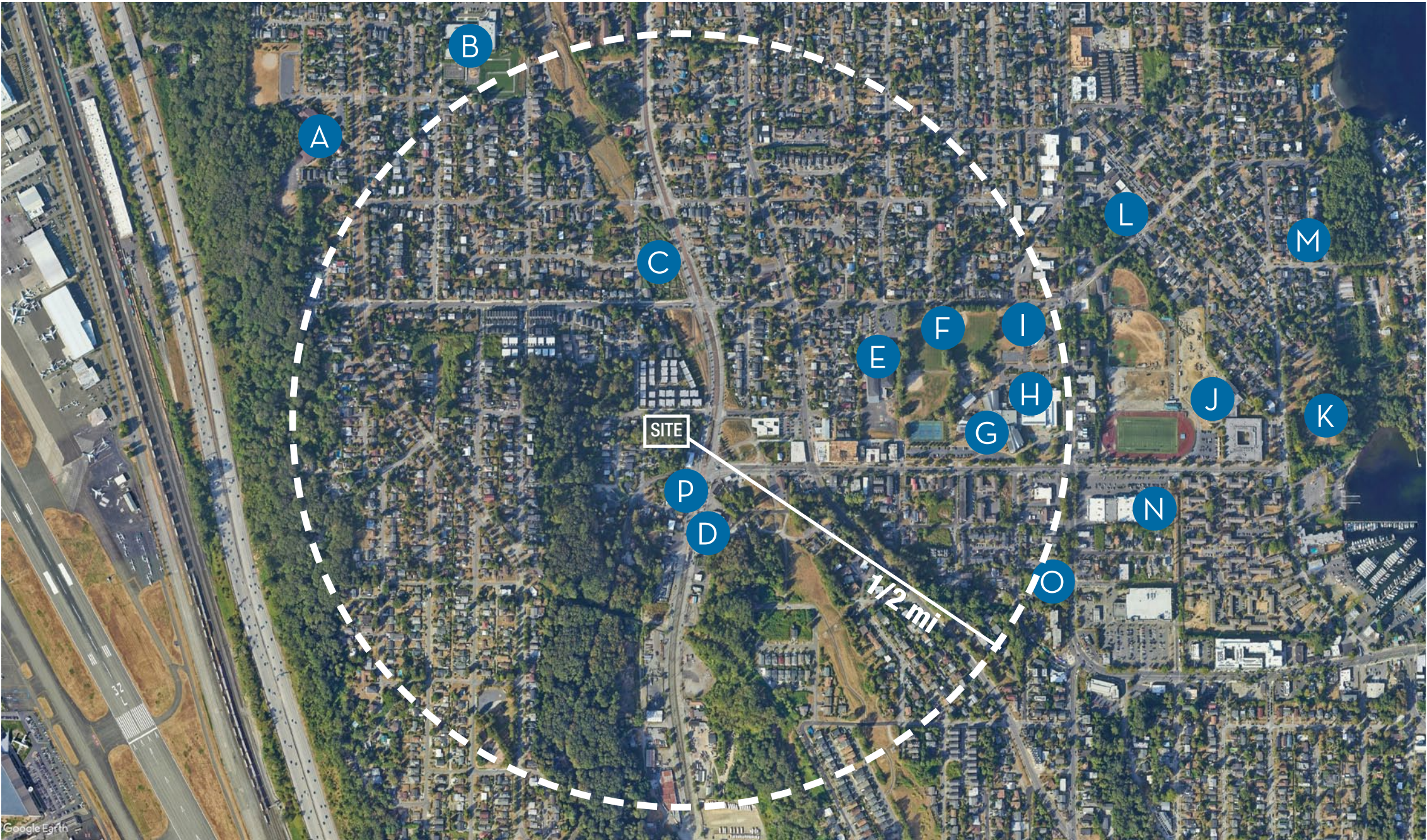
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OCTOBER 22, 2024

An aerial photograph of a neighborhood with a red dashed line outlining a specific area. A red arrow points to a red box labeled 'TUBMAN CENTER'. A yellow arrow points to a white L-shaped area. The map is overlaid with various decorative elements: a green dotted pattern in the top left, a red dotted pattern in the top right, a yellow dotted pattern in the bottom left, and a blue dotted pattern in the bottom right. A yellow line runs horizontally across the middle, and a yellow line runs vertically on the right. A yellow arrow points upwards on the left, and a yellow arrow points upwards on the right. A green arrow points downwards on the right. A red arrow points downwards on the left.

URBAN DESIGN ANALYSIS
NEIGHBORHOOD FEATURES

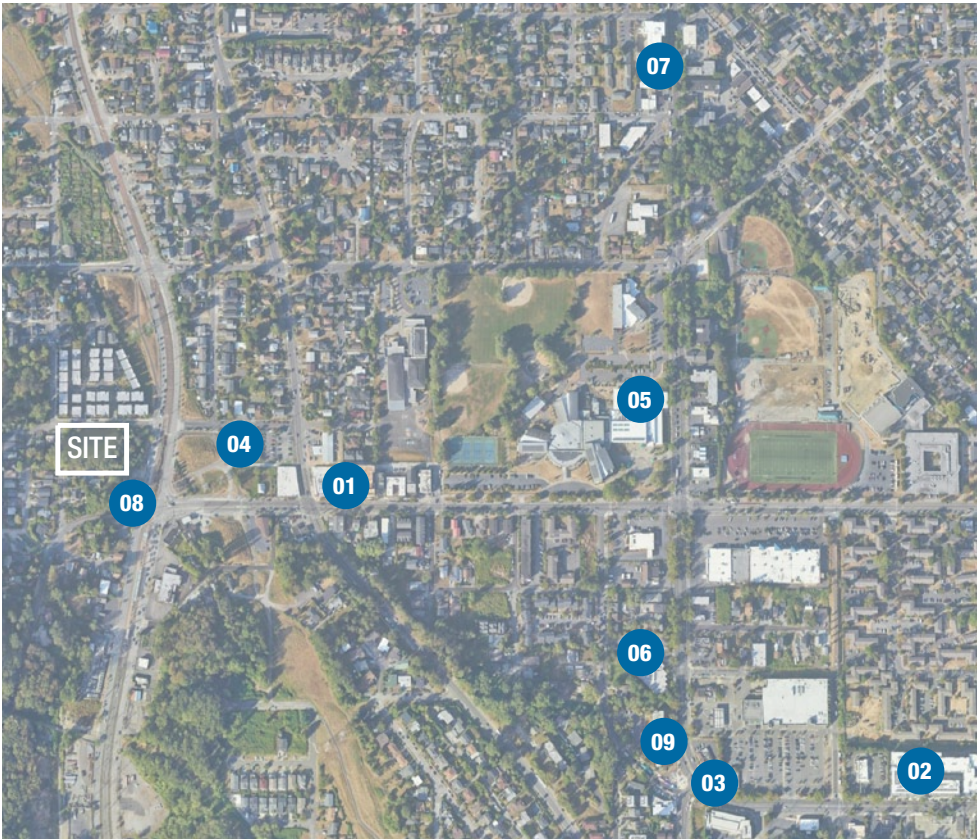


- A Rising Star Elementary School
- B Wing Luke Elementary School
- C Thistle P-Patch Community Garden
- D Rainier Beach Light Rail Station
- E Dunlap Elementary School
- F Ranier Beach Playfield
- G South Shore K-8
- H Rainier Beach Community Center & Pool
- I Alan T. Sugiyama High School at South Lake
- J Rainier Beach High School
- K Be'er Sheva Park
- L Rainier Beach Family Center
- M Orca Swim School
- N Planet Fitness
- O Rainier Beach Library
- P Vegetable Bin

URBAN DESIGN ANALYSIS

BUILT ENVIRONMENT SURVEY

The Tubman Center for Health and Wellness will likely set a new precedent in design for the urban environment. The surrounding neighborhood has built elements that are being incorporated. Example 01 shows a “podium base” of which the new center will similarly be built upon. Example 02 has colorful exterior artwork that (to a capacity yet to be determined) will be incorporated. While local health care facilities are limited in the area, Example 03 has vertical scale and an overhanging “bay” that represents a type of vernacular to be referenced. As an architectural award-winning project, Example 04 has appurtenances that most resemble components for incorporation into the Tubman Center. Metal screening devices and a visually accessible courtyard are elements important to the Center’s design aesthetic. Modern architectural materials with solar and UV protection values such as the glazing in Example 05 will be used. As a neighborhood amenity, outdoor spaces (in limited fashion) like Example 09 will be provided. The importance of creating a serene and natural environment is a significant design driver. The courtyard that currently houses the Tubman Center administration services in Example 10 where nature is amplified and projects a serene, contemplative space as inspiration.



NEW AND RECENT MULTI-FAMILY HOUSING



LOCAL HEALTHCARE BUILDINGS

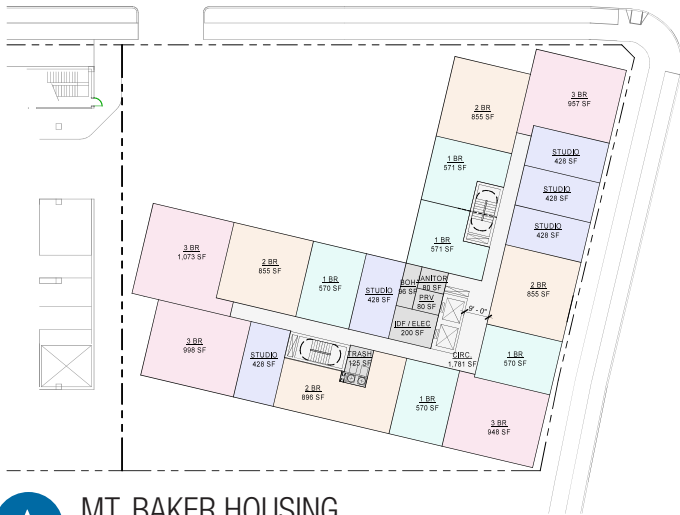


URBAN DESIGN ANALYSIS
BUILT ENVIRONMENT SURVEY

LOCAL ATTRACTIONS - COMMUNITY CENTER - POOL - LIBRARY



An aerial photograph of a residential neighborhood. A central intersection is marked with a white box containing the word "SITE". Five blue circular markers with white letters are placed around the intersection: "A" is to the right, "B" is to the left, "C" is to the right, "D" is to the right, and "E" is to the left. The area is densely packed with houses and trees, with a few commercial buildings and parking lots visible near the intersection.

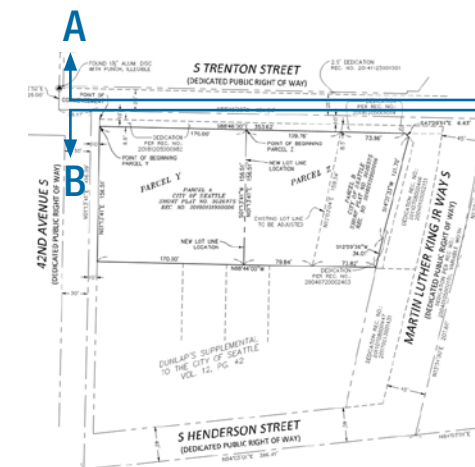
[illegible]

Site plan of the proposed 100-unit apartment building at 57 Henderson St. The plan shows various rooms including parking, storage, kitchen, living, dining, bedrooms, bathrooms, and common areas. Dimensions are provided for many rooms. The building is situated on a lot bounded by Henderson St to the south and other streets to the north and east. A north arrow is present in the top right corner.

EARLY DESIGN GUIDANCE MEETING #1 | 4215 South Trenton Street | PROJECT #: 3041116-EG



SITE - STREET VIEWS



42ND AVE S

ELEVATION +78.85'

S TRENTON ST.

ELEVATION +59.20'

MARTIN LUTHER KING JR WAY S

Map details: S HENDERSON STREET (DEDICATED PUBLIC RIGHT OF WAY), VOL. 12, 124-125-126, 127-128, 129-130, 131-132, 133-134, 135-136, 137-138, 139-140, 141-142, 143-144, 145-146, 147-148, 149-150, 151-152, 153-154, 155-156, 157-158, 159-160, 161-162, 163-164, 165-166, 167-168, 169-170, 171-172, 173-174, 175-176, 177-178, 179-180, 181-182, 183-184, 185-186, 187-188, 189-190, 191-192, 193-194, 195-196, 197-198, 199-200, 201-202, 203-204, 205-206, 207-208, 209-210, 211-212, 213-214, 215-216, 217-218, 219-220, 221-222, 223-224, 225-226, 227-228, 229-230, 231-232, 233-234, 235-236, 237-238, 239-240, 241-242, 243-244, 245-246, 247-248, 249-250, 251-252, 253-254, 255-256, 257-258, 259-260, 261-262, 263-264, 265-266, 267-268, 269-270, 271-272, 273-274, 275-276, 277-278, 279-280, 281-282, 283-284, 285-286, 287-288, 289-290, 291-292, 293-294, 295-296, 297-298, 299-300, 301-302, 303-304, 305-306, 307-308, 309-310, 311-312, 313-314, 315-316, 317-318, 319-320, 321-322, 323-324, 325-326, 327-328, 329-330, 331-332, 333-334, 335-336, 337-338, 339-340, 341-342, 343-344, 345-346, 347-348, 349-350, 351-352, 353-354, 355-356, 357-358, 359-360, 361-362, 363-364, 365-366, 367-368, 369-370, 371-372, 373-374, 375-376, 377-378, 379-380, 381-382, 383-384, 385-386, 387-388, 389-390, 391-392, 393-394, 395-396, 397-398, 399-400, 401-402, 403-404, 405-406, 407-408, 409-410, 411-412, 413-414, 415-416, 417-418, 419-420, 421-422, 423-424, 425-426, 427-428, 429-430, 431-432, 433-434, 435-436, 437-438, 439-440, 441-442, 443-444, 445-446, 447-448, 449-450, 451-452, 453-454, 455-456, 457-458, 459-460, 461-462, 463-464, 465-466, 467-468, 469-470, 471-472, 473-474, 475-476, 477-478, 479-480, 481-482, 483-484, 485-486, 487-488, 489-490, 491-492, 493-494, 495-496, 497-498, 499-500, 501-502, 503-504, 505-506, 507-508, 509-510, 511-512, 513-514, 515-516, 517-518, 519-520, 521-522, 523-524, 525-526, 527-528, 529-530, 531-532, 533-534, 535-536, 537-538, 539-540, 541-542, 543-544, 545-546, 547-548, 549-550, 551-552, 553-554, 555-556, 557-558, 559-560, 561-562, 563-564, 565-566, 567-568, 569-570, 571-572, 573-574, 575-576, 577-578, 579-580, 581-582, 583-584, 585-586, 587-588, 589-590, 591-592, 593-594, 595-596, 597-598, 599-600, 601-602, 603-604, 605-606, 607-608, 609-610, 611-612, 613-614, 615-616, 617-618, 619-620, 621-622, 623-624, 625-626, 627-628, 629-630, 631-632, 633-634, 635-636, 637-638, 639-640, 641-642, 643-644, 645-646, 647-648, 649-650, 651-652, 653-654, 655-656, 657-658, 659-660, 661-662, 663-664, 665-666, 667-668, 669-670, 671-672, 673-674, 675-676, 677-678, 679-680, 681-682, 683-684, 685-686, 687-688, 689-690, 691-692, 693-694, 695-696, 697-698, 699-700, 701-702, 703-704, 705-706, 707-708, 709-710, 711-712, 713-714, 715-716, 717-718, 719-720, 721-722, 723-724, 725-726, 727-728, 729-730, 731-732, 733-734, 735-736, 737-738, 739-740, 741-742, 743-744, 745-746, 747-748, 749-750, 751-752, 753-754, 755-756, 757-758, 759-760, 761-762, 763-764, 765-766, 767-768, 769-770, 771-772, 773-774, 775-776, 777-778, 779-780, 781-782, 783-784, 785-786, 787-788, 789-790, 791-792, 793-794, 795-796, 797-798, 799-800, 801-802, 803-804, 805-806, 807-808, 809-810, 811-812, 813-814, 815-816, 817-818, 819-820, 821-822, 823-824, 825-826, 827-828, 829-830, 831-832, 833-834, 835-836, 837-838, 839-840, 841-842, 843-844, 845-846, 847-848, 849-850, 851-852, 853-854, 855-856, 857-858, 859-860, 861-862, 863-864, 865-866, 867-868, 869-870, 871-872, 873-874, 875-876, 877-878, 879-880, 881-882, 883-884, 885-886, 887-888, 889-890, 891-892, 893-894, 895-896, 897-898, 899-900, 901-902, 903-904, 905-906, 907-908, 909-910, 911-912, 913-914, 915-916, 917-918, 919-920, 921-922, 923-924, 925-926, 927-928, 929-930, 931-932, 933-934, 935-936, 937-938, 939-940, 941-942, 943-944, 945-946, 947-948, 949-950, 951-952, 953-954, 955-956, 957-958, 959-960, 961-962, 963-964, 965-966, 967-968, 969-970, 971-972, 973-974, 975-976, 977-978, 979-980, 981-982, 983-984, 985-986, 987-988, 989-990, 991-992, 993-994, 995-996, 997-998, 999-1000, 1001-1002, 1003-1004, 1005-1006, 1007-1

B) VIEW LOOKING SOUTH

This aerial photograph shows the site from Martin Luther King Jr Way S to 42nd Ave S. The proposed development is a large, irregularly shaped area in the center, outlined in red. It is bordered by a green line to the north and a blue line to the south. The area is currently undeveloped, with some trees and grass. The surrounding streets are labeled: Martin Luther King Jr Way S to the west, S Trenton St. to the south, and 42nd Ave S to the east. The elevation of the site is indicated as +70.20'.

MARTIN LUTHER KING JR WAY S

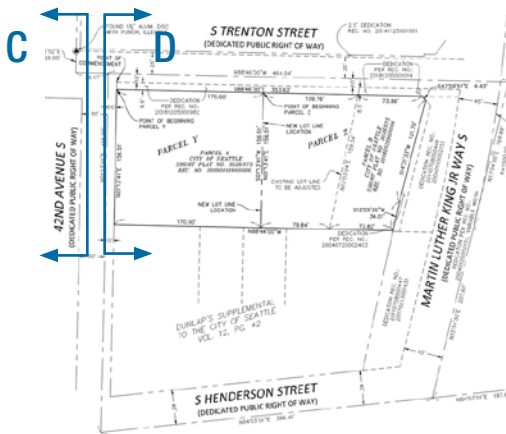
S TRENTON ST.

42ND AVE S

ELEVATION +70.20'

URBAN DESIGN ANALYSIS
SITE - STREET VIEWS

C) VIEW LOOKING EAST



D) VIEW LOOKING WEST



E) VIEW LOOKING EAST



S TRENTON ST

MARTIN LUTHER KING JR WAY S

S HENDERSON ST

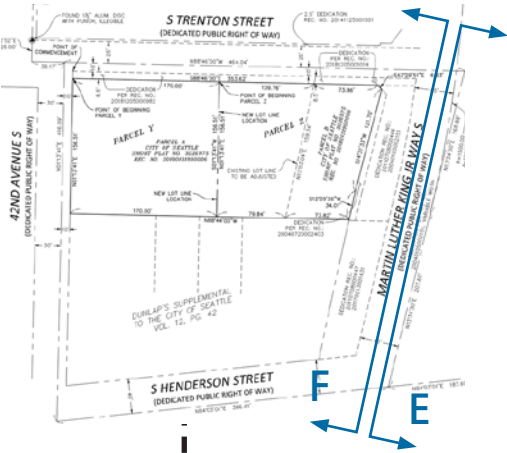
F) VIEW LOOKING WEST



S HENDERSON ST

MARTIN LUTHER KING JR WAY S

S TRENTON ST



ZONING DATA

ZONING
ZONING DATA

ADDRESS	4215 S TRENTON STREET	23.54.015	CAR PARKING	URBAN VILLAGE & FREQUENT TRANSIT = NO PARKING REQUIRED 92-77 PARKING SPACES PROVIDED
PARCEL NO	2123700305 PARCEL Y			
SITE AREA	26,606 SF			
ZONING	SM-RB 55 (M1) - SEATTLE MIXED - RAINIER BEACH			
OVERLAY	RAINIER BEACH (RESIDENTIAL URBAN VILLAGE)			(NON-RESIDENTIAL USES IN URBAN VILLAGES THAT ARE NOT WITHIN AN URBAN CENTER OR THE STATION AREA OVERLAY DISTRICT, IF THE NON-RESIDENTIAL USE IS LOCATED WITHIN A FREQUENT TRANSIT SERVICE AREA = NO MIN REQUIREMENT)
ECA	SEVERAL AREAS OF 40% STEEP SLOPE, RELIEF FROM PROHIBITION APPROVED			
23.48.005	PERMITTED USES	ALL USES PERMITTED OUTRIGHT	BICYCLE PARKING	LONG TERM: 1 PER 4,000 SF, SHORT TERM: 1 PER 2,000 SF 40,000 SF / 4,000 SF = 10 LONG TERM REQUIRED < 10 LONG TERM PROVIDED 40,000 SF / 2,000 SF = 20 SHORT TERM REQUIRED < 20 SHORT TERM PROVIDED
23.48.020	FLOOR AREA	NO MINIMUM		
23.48.920		MAXIMUM FAR: 2.5		
		PORTIONS OF A STORY THAT EXTEND NO MORE THAN 4 FEET ABOVE EXISTING OR FINISHED GRADE ARE EXEMPT.	23.54.035	LOADING BERTH
		2.5 X 26,606 SF = 66,515 SF ALLOWED > PROPOSED: 42,048 SF		TABLE 23.54.035 A – MEDICAL SERVICES. ARE LOW 40,000 SF TO 60,000 SF REQUIRES 1 LOADING BERTH. IT SHALL NOT BE LESS THAN 10' WIDE AND SHALL PROVIDE NOT LESS THAN 14' VERTICAL CLEARANCES WITH A MINIMUM OF 25'-35' IN LENGTH.
Z23.48.025	HEIGHT LIMIT	MAXIMUM STRUCTURE HEIGHT AS ZONED: 55'		1 LOADING BERTH PROVIDED
		4' ADDITIONAL ALLOWED FOR OPEN RAILINGS, PARAPETS		
		15' ADDITIONAL ALLOWED FOR PENTHOUSE, MECHANICAL EQUIPMENT		
		PROPOSED: 42' (AVERAGE EXISTING GRADE 183', HEIGHT LIMIT 138')	23.54.040	SOLID WASTE AND RECYCLING
23.48.040	STREET-FACING FACADE	MINIMUM HEIGHT FOR STREET-FACING FACADE: 15'		15,001 SF – 50,000 SF REQUIRES 175 SF OF STORAGE. PROVIDE A PICK UP LOCATION WITHIN 50' OF A CURB CUT OR COLLECTION LOCATION. PROVIDED
		PROPOSED: 50' OF STREET FACING FACADE ABOVE SIDEWALK	25.11.050	TREE REMOVAL
23.48.040	TRANSPARENCY	MINIMUM 30% OF STREET-FACING FACADES MUST BE TRANSPARENT		WHEN DEVELOPMENT IS PROPOSED, IN SEATTLE MIXED ZONES: A.) TIER 1 TREES MAY NOT BE REMOVED B.) TIER 2 TREES MAY NOT BE REMOVED EXCEPT AS PERMITTED UNDER SECTIONS 25.11.070 AND 25.11.080; C.) TIER 3 AND TIER 4 TREES MAY BE REMOVED AS PART OF A DEVELOPMENT
		PROPOSED: MINIMUM 30% TRANSPARENCY AT STREET FACING FACADE		
23.48.040	BLANK FACADE	MAXIMUM LENGTH OF BLANK FACADE SEGMENTS 30'. SHALL NOT EXCEED 70% OF STREET-FACING FACADES.	25.11.060	REQUIREMENTS FOR TREES
		STREET-FACING FACDES < 70%. ALL SEGMENTS < 30'.		TREE PROTECTION AREA IS REQUIRED FOR ALL EXISTING TIER 1, TIER 2, AND TIER 3 TREES THAT ARE NOT REMOVED DURING DEVELOPMENT. ANY NEW ENCROACHMENT INTO THE TREE PROTECTION AREA MAY NOT BE CLOSER THAN ONE HALF OF THE TREE PROTECTION RADIUS. THE TREE PROTECTION AREA SHALL NOT BE REDUCED MORE THAN 35 PERCENT.
23.48.055	LANDSCAPING AND SCREENING	NEW STRUCTURE CONTAINING MORE THAN 4,000 SF OF NON-RESIDENTIAL USES REQUIRES A GREEN FACTOR SCORE OF .30 OR GREATER.		
		GREEN FACTOR SCORE WILL BE GREATER THAN .30.	25.11.070	TREE PROTECTION
23.48.055	LANDSCAPING	THE PERIMETER OF EACH FLOOR OF PARKING ABOVE STREET LEVEL SHALL HAVE SCREENING, OPAQUE SCREEN AT LEAST 3.5' HEIGHT		IN MIDRISE, COMMERCIAL, AND SEATTLE MIXED ZONES TIER 2 TREES MAY BE REMOVED, IF AN OTHERWISE ALLOWABLE DEVELOPMENT AREA OF 100 PERCENT CANNOT BE ACHIEVED WITHOUT EXTENDING INTO THE BASIC TREE PROTECTION AREA MORE THAN ALLOWED PURSUANT TO SUBSECTION 25.11.060.A.
		PARKING LOCATED BELOW GRADE, OR BEHIND STREET LEVEL PROGRAM		SEE TREE DIAGRAM ON PAGE 9
23.48.085	PARKING ACCESS	IF A LOT ABUTS MORE THAN ONE RIGHT-OF-WAY, THE LOCATION OF ACCESS FOR PARKING AND LOADING SHALL BE DETERMINED BY THE DIRECTOR.		
PARKING ACCESS		PERMITTED ACCESS SHALL BE LIMITED TO ONE TWO-WAY CURB CUT.		
DEPARTURE REQUESTED				

FAR CALCULATIONS

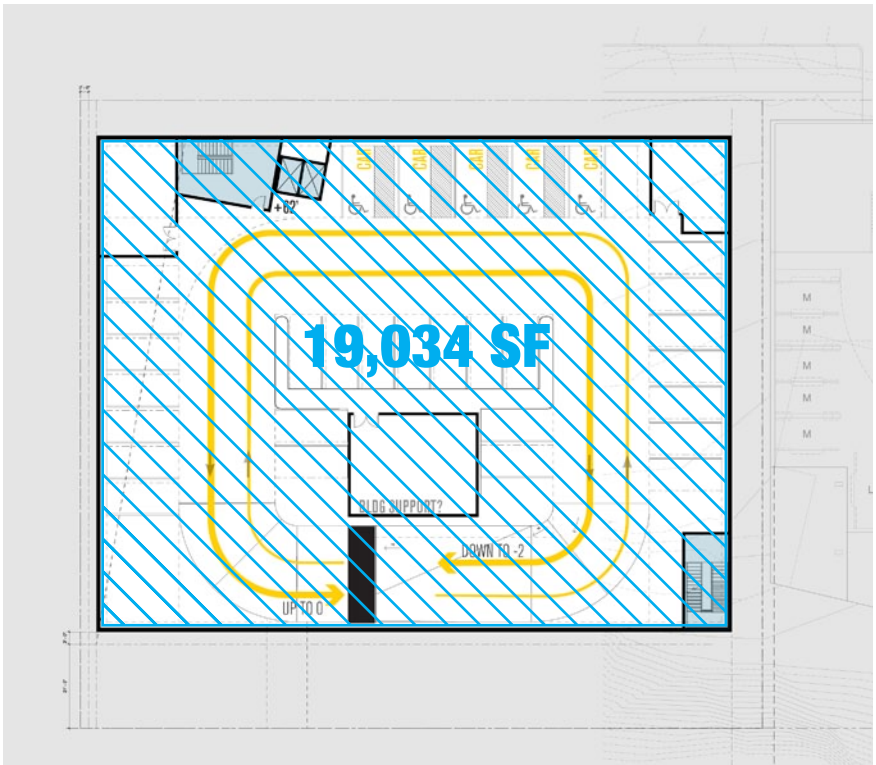
OPTION 3 - PREFERRED

23.48.920 - FLOOR AREA RATIO (FAR)
TABLE A: MAXIMUM FAR FOR SM-RB 55 IS 2.5.
PORTIONS OF A STORY THAT EXTEND NO MORE THAN 4 FEET ABOVE EXISTING OR FINISHED GRADE ARE EXEMPT.

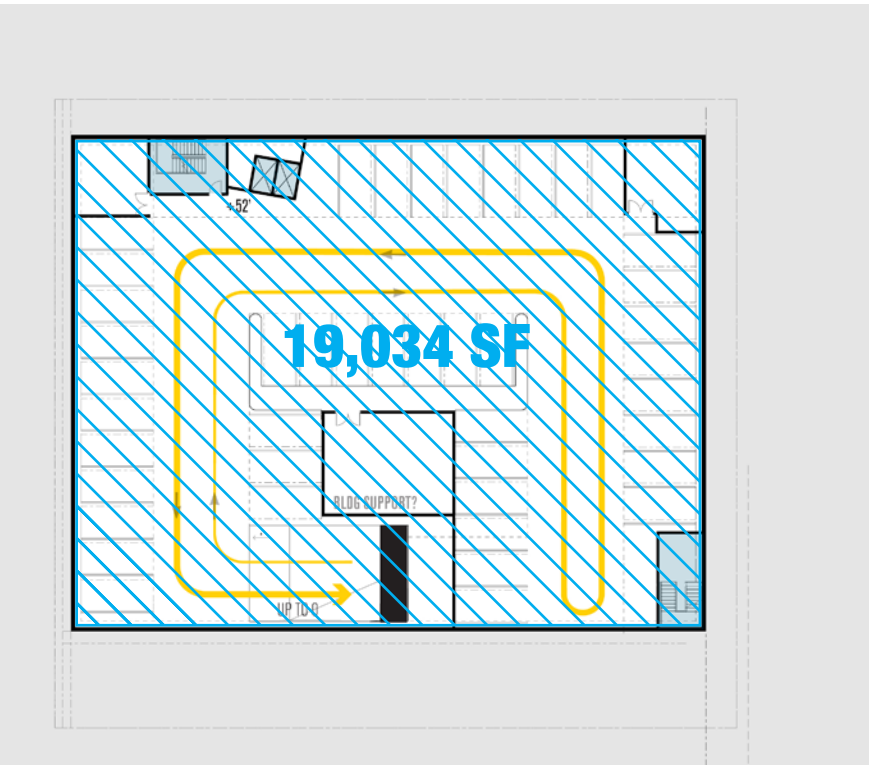
FAR CALCULATIONS:
2.5 X 26,606 SF = 66,515 SF ALLOWED > **PROPOSED: 42,048 SF**

GROSS SQUARE FOOTAGE CALCULATIONS:		
	CALCULATED	EXEMPT
LEVEL -02:		19,034 SF
LEVEL -01:		19,034 SF
LEVEL 0:	12,488 SF	3,358 SF
LEVEL 1:	14,523 SF	
LEVEL 2:	17,394 SF	

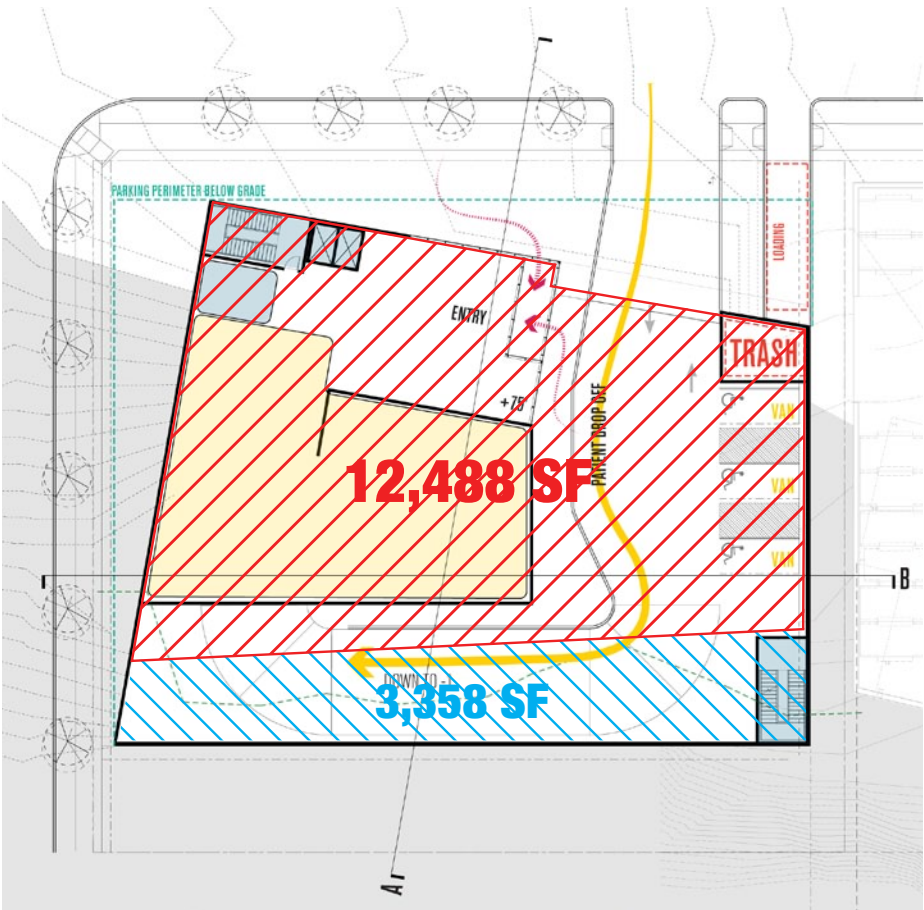
TOTAL: 42,048 SF



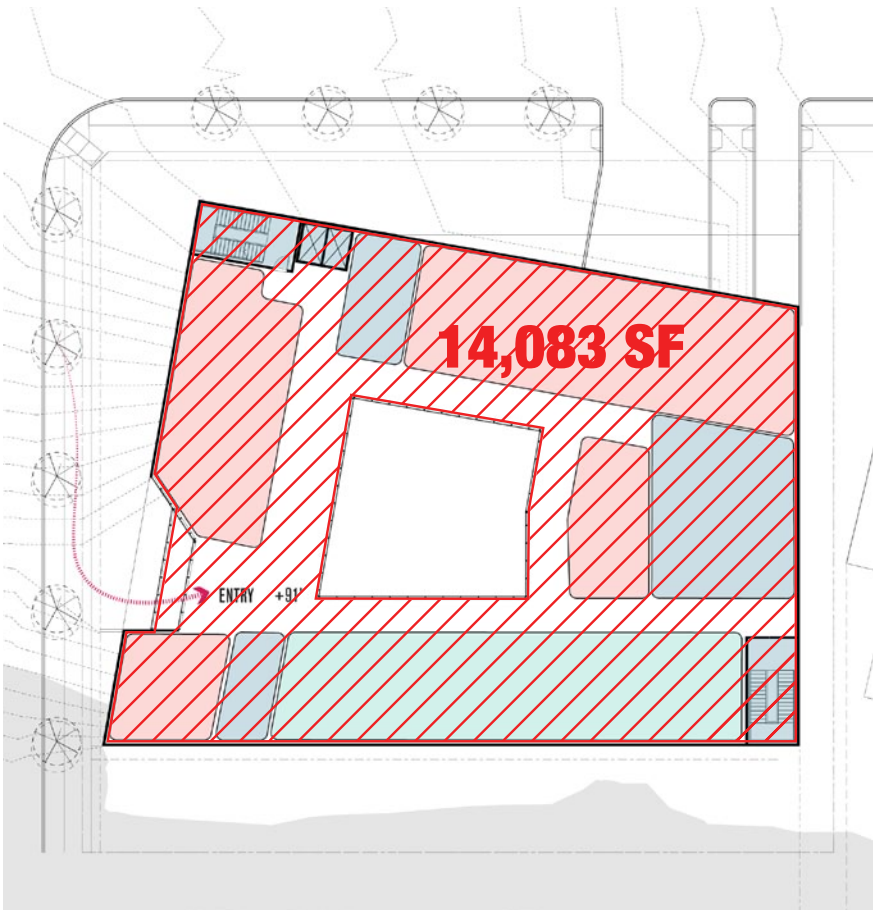
LEVEL -01



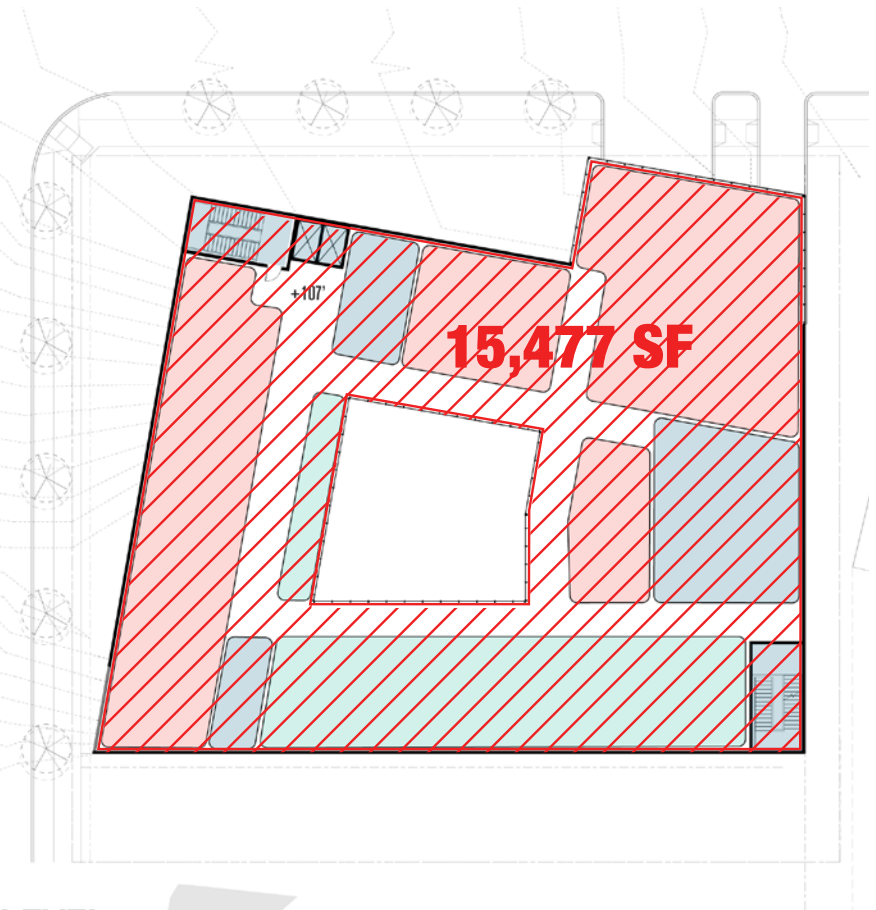
LEVEL -02



LEVEL 00



LEVEL 01



LEVEL 02

DESIGN GUIDELINES



CS1. NATURAL SYSTEMS AND SITE FEATURES

C. TOPOGRAPHY

1. **Land Form:** Use the natural topography and/or other desirable land forms or features to inform the project design.

2. **Elevation Changes:** Use the existing site topography when locating structures and open spaces on the site. Consider “stepping up or down” hillsides to accommodate significant changes in elevation.

RESPONSE: The project effectively utilizes the site's elevation changes to create a dynamic and accessible space. By embedding the building's “plinth” into the natural hillside, the design accommodates significant changes in elevation, creating multiple levels that blend seamlessly with the existing topography. This approach allows for the creation of a central open space and provides opportunities for outdoor gathering, reflection, and healing. Additionally, the design reduces the need for extensive grading, preserving the site's natural features and minimizing disruption to the local ecosystem. The result is a thoughtfully integrated structure that feels like it belongs on the land, enhancing the overall experience for all who visit.

TUBMAN THEMES: Natural elements: Natural and Filtered Light, Draping Greenery; Atmosphere: Engage Multiple Senses



CS2. URBAN PATTERN AND FORM

D. HEIGHT, BULK, AND SCALE

2. **Existing Site Features:** Use changes in topography, site shape, and vegetation or structures to help make a successful fit with adjacent properties; for example siting the greatest mass of the building on the lower part of the site or using an existing stand of trees to buffer building height from a smaller neighboring building.

RESPONSE: The project leverages the existing site features to create a harmonious relationship with the surrounding properties. The design strategically utilizes the natural slope of the site to create a building mass that does not look out of scale with its surroundings. This approach not only minimizes the visual impact on neighboring structures but also enhances the building's integration with the landscape. The design thoughtfully preserves and incorporates existing trees and vegetation located on the steep incline to serve as a natural buffer. This green buffer helps to soften the building's height and mass, particularly in this mostly residential neighborhood, ensuring that the center fits seamlessly within the context of the surrounding community. The use of existing site features not only strengthens the connection between the building and its environment but also enhances privacy, tranquility, and the overall aesthetic.

TUBMAN THEMES: Atmosphere: Privacy / Openness



PL2. WALKABILITY

A. ACCESSIBILITY

1. **Access for All:** Provide access for people of all abilities in a manner that is fully integrated into the project design. Design entries and other primary access points such that all visitors can be greeted and welcomed through the front door. Refrain from creating separate “back door” entrances for persons with mobility limitations.

RESPONSE: The project prioritizes inclusivity by ensuring that all visitors, regardless of mobility challenges or mode of arrival, have equal and dignified access to the facility. The center's primary entryways and access points are thoughtfully designed to be fully integrated with the overall architecture, allowing all individuals to enter through the same welcoming entryways.

D. WAYFINDING

1. **Design as Wayfinding:** Use design features as a means of wayfinding wherever possible, and provide clear directional signage where needed.

RESPONSE: Key design features, such as the distinct architectural massing, variations in material opacity, and strategic use of natural light, are employed to guide visitors through the space. The distinct massing of the preferred scheme features a cantilevered glass space which acts as a beacon for visitors upon their approach. For instance, the main circulation is focused around a courtyard, guiding visitors throughout the building.

TUBMAN THEMES: Familiarity, Inclusivity / Accessibility



PL3. STREET-LEVEL INTERACTION

A. ENTRIES

1. **Design Objectives:** Design primary entries to be obvious, identifiable, and distinctive with clear lines of sight and lobbies visually connected to the street. Scale and detail them to function well for their anticipated use and also to fit with the building of which they are a part, differentiating residential and commercial entries with design features and amenities specific to each.

2. **Ensemble of Elements:** Design the entry as a collection of coordinated elements including the door(s), overhead features, ground surface, landscaping, lighting, and other features.

RESPONSE: The project ensures that primary entries are both obvious and inviting, making them easily identifiable for all visitors. The main entries are prominently located at the S. Trenton Street entry which leads to the parking deck and ground floor uses, and the 42nd Ave S Entry, with clear lines of sight from the street to the main lobby of the medical services center. This visibility is enhanced by carefully placed glass facades that allow the lobbies to be visually connected to the street, creating an open and welcoming atmosphere. The entry is scaled and detailed to suit its purpose, balancing functionality with aesthetic appeal. The introduction of sidewalks and street trees which do not currently exist along S. Trenton and 42nd Ave S., will further enhance the entry experiences.

TUBMAN THEMES: Familiarity, Inclusivity / Accessibility



DC1. PROJECT USES AND ACTIVITIES

A. ARRANGEMENT OF INTERIOR USES

1. **Visibility:** Locate uses and services frequently used by the public in visible or prominent areas, such as at entries or along the street front.

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

RESPONSE: The Center’s design features welcoming, coordinated entryways with transparent glazing, lush landscaping, and textured surfaces. The S. Trenton entry provides easy access to the Liberate Hydrotherapy spa which is open to the general public, while the 42nd Ave S entrance highlights health services. Interior spaces maximize daylight and connections to public spaces, strengthening community ties. The courtyard provides the opportunity for connections to nature without compromising the privacy of clinic spaces.

B. VEHICULAR ACCESS AND CIRCULATION

1. **Access Location and Design:** Choose locations for vehicular access, service uses, and delivery areas that minimize conflict between vehicles and non-motorists wherever possible. Emphasize use of the sidewalk for pedestrians, and create safe and attractive conditions for pedestrians, bicyclists, and drivers.

RESPONSE: Parking has been located below grade and includes a safe drop off area given that the narrow street does not accommodate parking along the building edge of street. Vehicular access, including entry to the underground parking deck and at grade service areas, is strategically consolidated in a single location to minimize conflicts between vehicles and pedestrians. The design emphasizes the sidewalk as a key pedestrian space, enhancing it with wide, well-lit walkways and a vegetated zone that connect up and around the site, making it accessible to pedestrians traveling from both MLK Way South and from Henderson Street.

TUBMAN THEMES: Spatial Flow: Natural Funneling



DC2. ARCHITECTURAL CONCEPT

A. MASSING

1. **Site Characteristics and Uses:** Arrange the mass of the building taking into consideration the characteristics of the site and the proposed uses of the building and its open space. In addition, special situations such as very large sites, unusually shaped sites, or sites with varied topography may require particular attention to where and how building massing is arranged as they can accentuate mass and height.

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

RESPONSE: The center’s design thoughtfully responds to its residential surroundings by carefully arranging the building’s mass to integrate into the site’s steep topography. The three-story structure, with an additional 1.5 levels of parking (including one underground level), is positioned to minimize the impact on the adjacent neighborhood. The building’s massing is steps back from S. Trenton Street to reduce its perceived scale, creating a more human-centric facade. These architectural elements, combined with strategic landscaping, soften the building’s presence.

E. FORM AND FUNCTION

1. **Legibility and Flexibility:** Strive for a balance between building legibility and flexibility. Design buildings such that their primary functions and uses can be readily determined from the exterior, making the building easy to access and understand. At the same time, design flexibility into the building so that it may remain useful over time even as specific programmatic needs evolve.

RESPONSE: The design differentiates itself as a community focused institution through the use of its massing, scale, materials, and landscaping.

TUBMAN THEMES: Familiarity; Sacred Space; Spatial Flow

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ARCHITECTURAL MASSING CONCEPTS

ARCHITECTURAL MASSING CONCEPT

CONCEPT IMAGES

The massing options for the Tubman Center of Health and Freedom reflect the Tubman way in an intentionally expressive manner, exhibiting elements of permanence to create a place of joy where generational health is promoted, and where all patients are welcomed for care. Elements of transparency are strategically employed to aid in wayfinding and create welcoming environments while balancing crucial privacy concerns. Each massing option emphasizes a strong connection to the outdoors to varying degrees, rooting the entire Tubman experience in the site's natural surroundings.



ARCHITECTURAL MASSING CONCEPTS

DESIGN OPTIONS COMPARISON



OPTION 1 - CODE COMPLIANT

Code Compliant - No departures

Stories: 3 GFA: 40,686 sf FAR: 1.53
Exempt FA: 41,424 sf
Total FA: 82,110 sf
Parking: 4 at grade and 86 underground (LVL -01 TO LVL -03)

- Strong urban street edge.
- Building sits on north side of site, maintaining natural slope and greenery on south side of site.
- Compact form, providing increased open space.
- Pedestrian access from both S. Trenton and 42nd Ave S.
- Glazing serves to identify pedestrian entries, with line of sight to interior.
- Outdoor plaza at rear of building off 42nd Ave S.

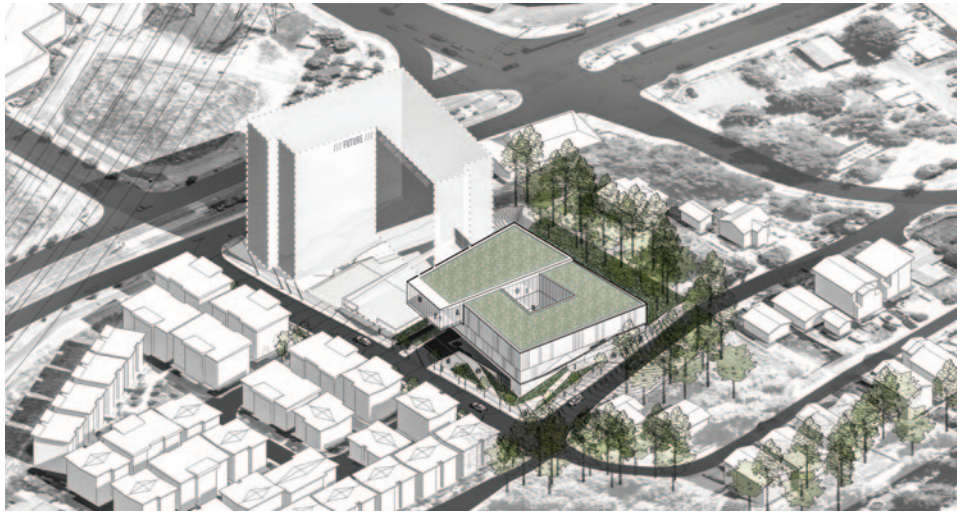


OPTION 2

Departures Required - Second Curb Cut

Stories: 3 GFA: 39,823 sf FAR: 1.50
Exempt FA: 41,419 sf
Total FA: 81,242 sf
Parking: 5 at grade and 87 underground (LVL -01 TO LVL -02)

- Front facade sets back from the street edge for buffer.
- Tucked into hillside to minimize mass and respond to residential across 42nd Ave S.
- Passenger drop-off zone interior to site, opposite direction of traffic.
- Pedestrian access from both S. Trenton and 42nd Ave S.
- Public outdoor plaza and overlook along 42nd Ave S.
- Extended 2nd story, overhanging the property for visibility from MLK Jr. Way S.
- Loading and service access at west side of site near the corner.
- Central courtyard for access to daylight and natural elements.



OPTION 3 - PREFERRED

Departures Required - Second Curb Cut

Stories: 3 GFA: 42,048 sf FAR: 1.58
Exempt FA: 41,426 sf
Total FA: 83,474 sf
Parking: 3 at grade and 74 underground (LVL -01 TO LVL -02)

- Trapezoidal structure angled back from the street edge for significant landscape buffer at corner.
- Tucked into hillside to minimize mass and respond to residential across 42nd Ave S.
- Safe passenger drop-off zone interior to site, along path of traffic.
- Entry to lobby and public facing Liberate Hydrotherapy Spa at S. Trenton.
- Direct on grade entrance to key medical services along 42nd Ave S.
- Beacon structure protruding at 2nd story, providing strong wayfinding from MLK Jr. Way S.
- Loading and service access are placed at east side of site, to keep trucks away from the corner and residential neighborhood.

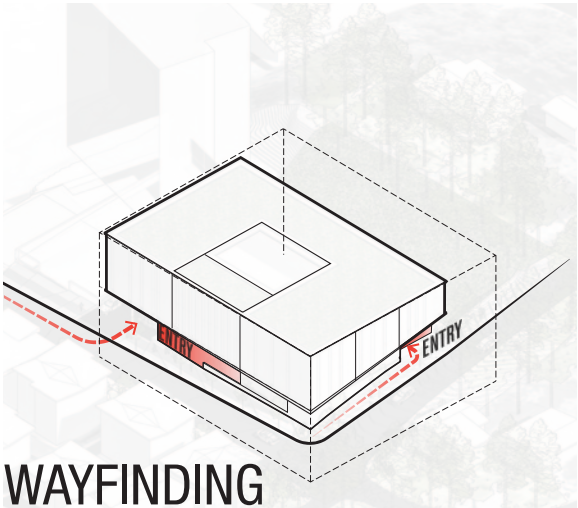
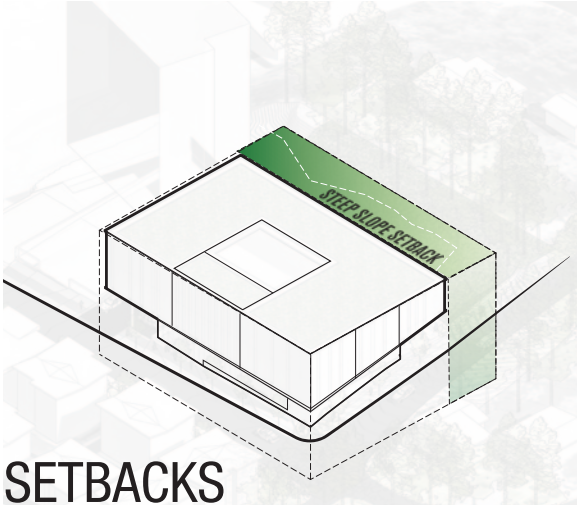
EDG -OPTION 1 - CODE COMPLIANT

MASSING AND SUMMARY INFO

Code Compliant - No departures

Stories: 3 GFA: 40,686 sf FAR: 1.53
Exempt FA: 41,424 sf
Total FA: 82,110 sf
Parking: 4 at grade and 86 underground (LVL -01 TO LVL -03)

- Strong urban street edge.
- Building sits on north side of site, maintaining natural slope and greenery on south side of site.
- Compact form, providing increased open space.
- Pedestrian access from both S. Trenton and 42nd Ave S.
- Glazing serves to identify pedestrian entries, with line of sight to interior.
- Outdoor plaza at rear of building off 42nd Ave S.

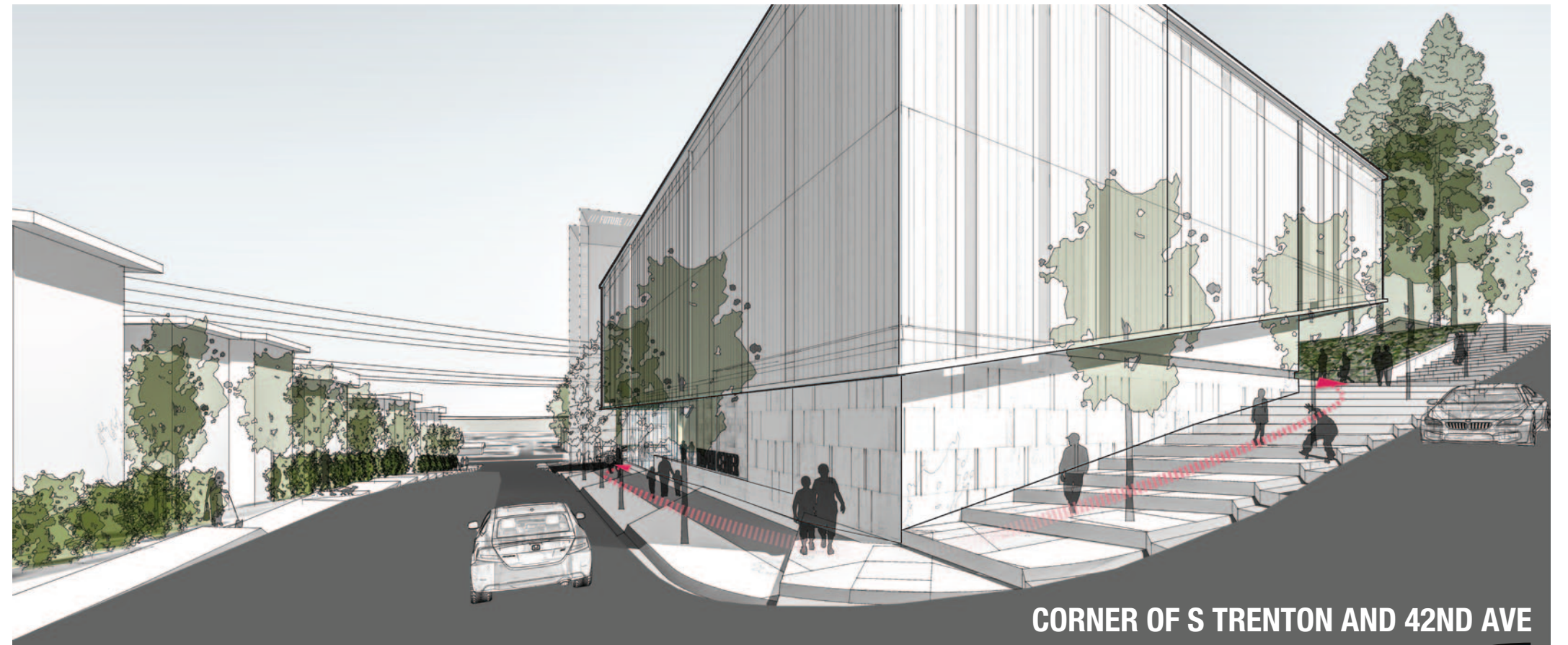
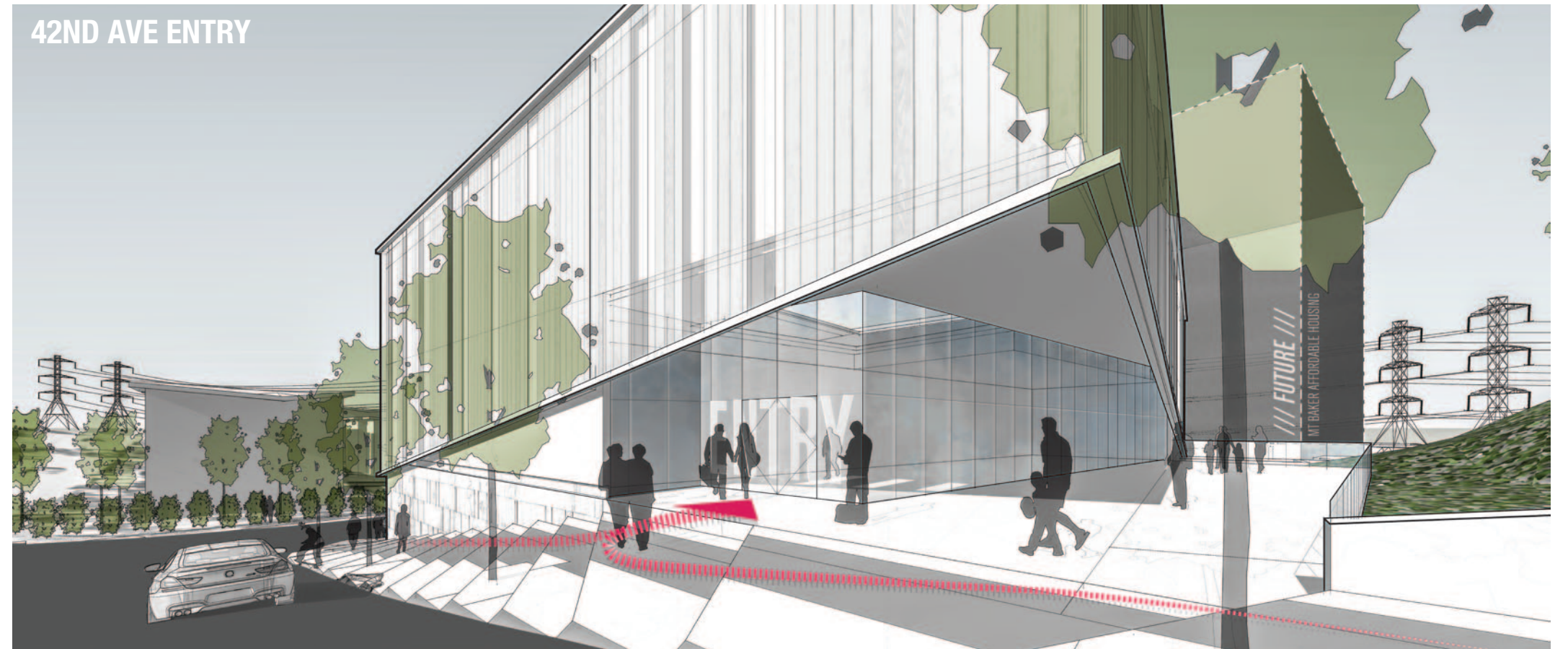


EDG -OPTION 1 - CODE COMPLIANT
MASSING + STREET LEVEL PERSPECTIVES



EARLY DESIGN GUIDANCE MEETING #1 | 4215 South Trenton Street | PROJECT #: 3041116-EG

42ND AVE ENTRY



CORNER OF S TRENTON AND 42ND AVE

EARLY DESIGN GUIDANCE MEETING #1 | 4215 South Trenton Street | PROJECT #: 3041116-EG

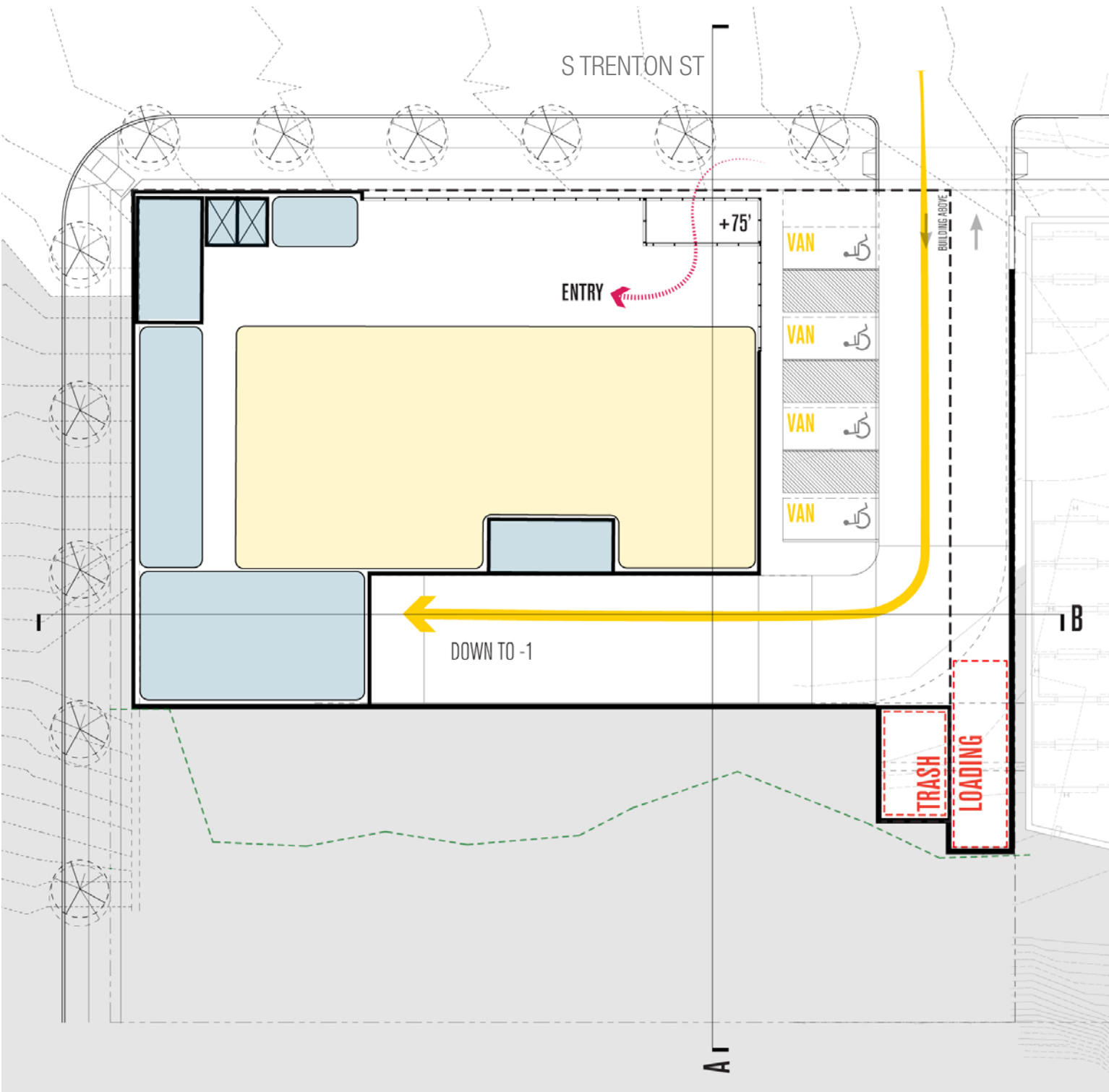
EDG OPTOIN 1- CODE COMPLIANT
STREET LEVEL PERSPECTIVE + FLOOR PLANS



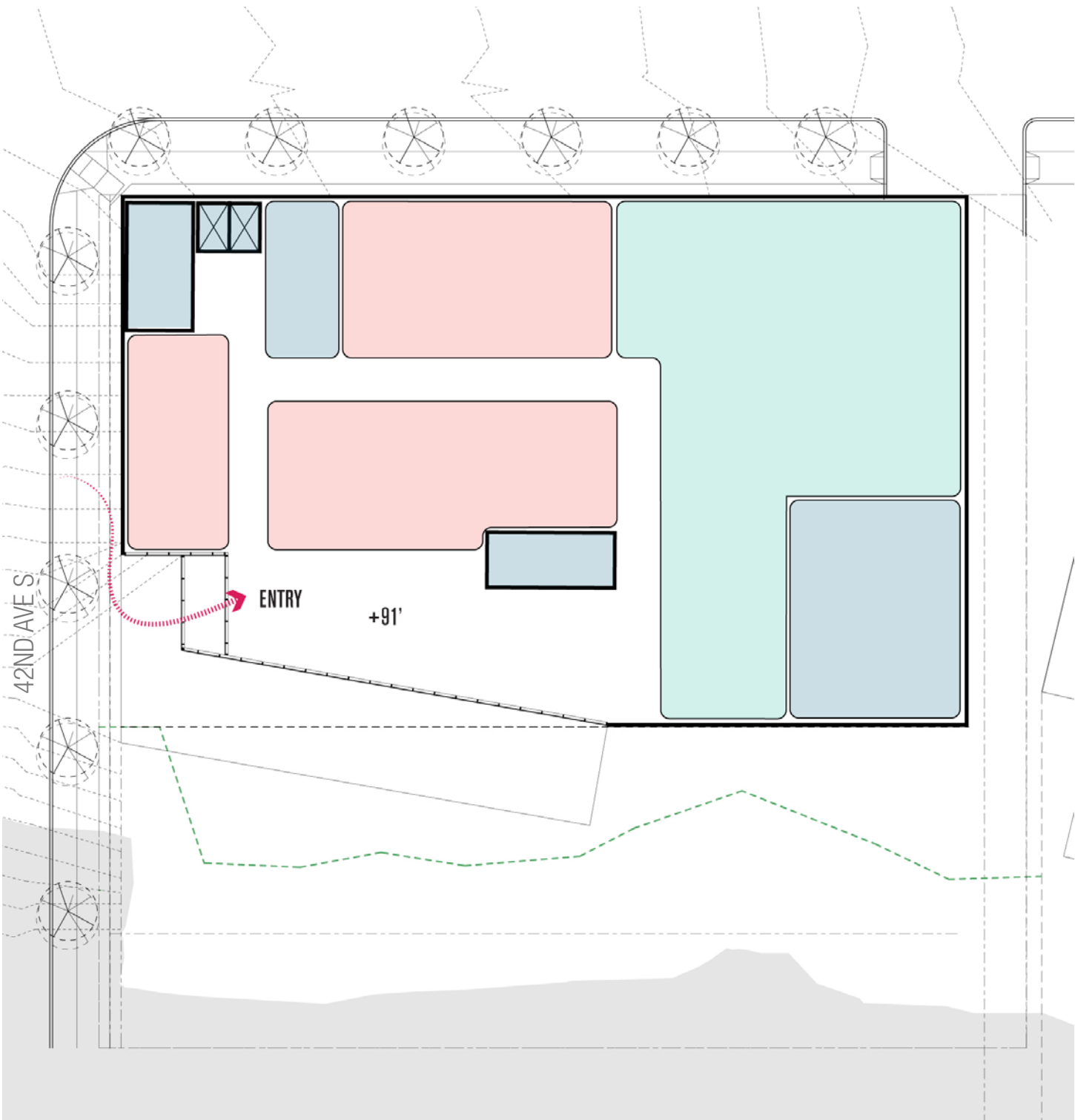
PROGRAM LEGEND

- CLINICAL / PATIENT SPACES
- LIBERATE HYDROTHERAPY SPA
- STAFF SPACES
- SUPPORT

LEVEL 00

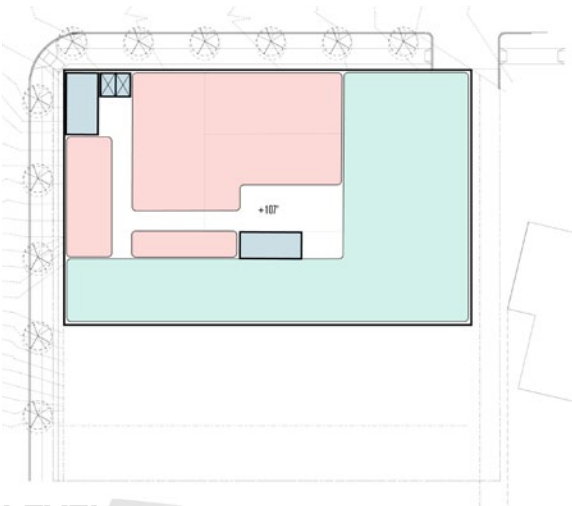


LEVEL 01



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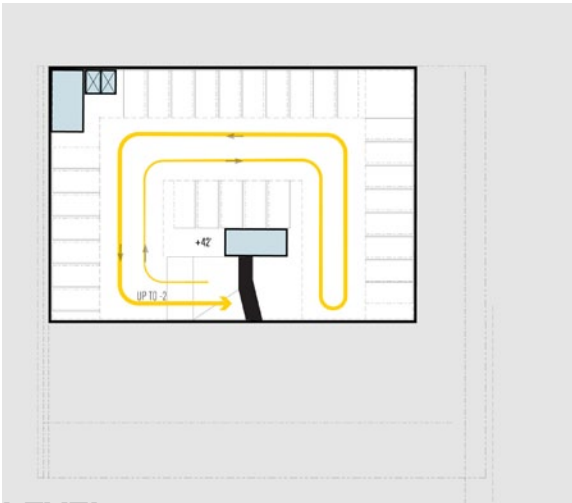
FLOOR PLANS + SECTIONS



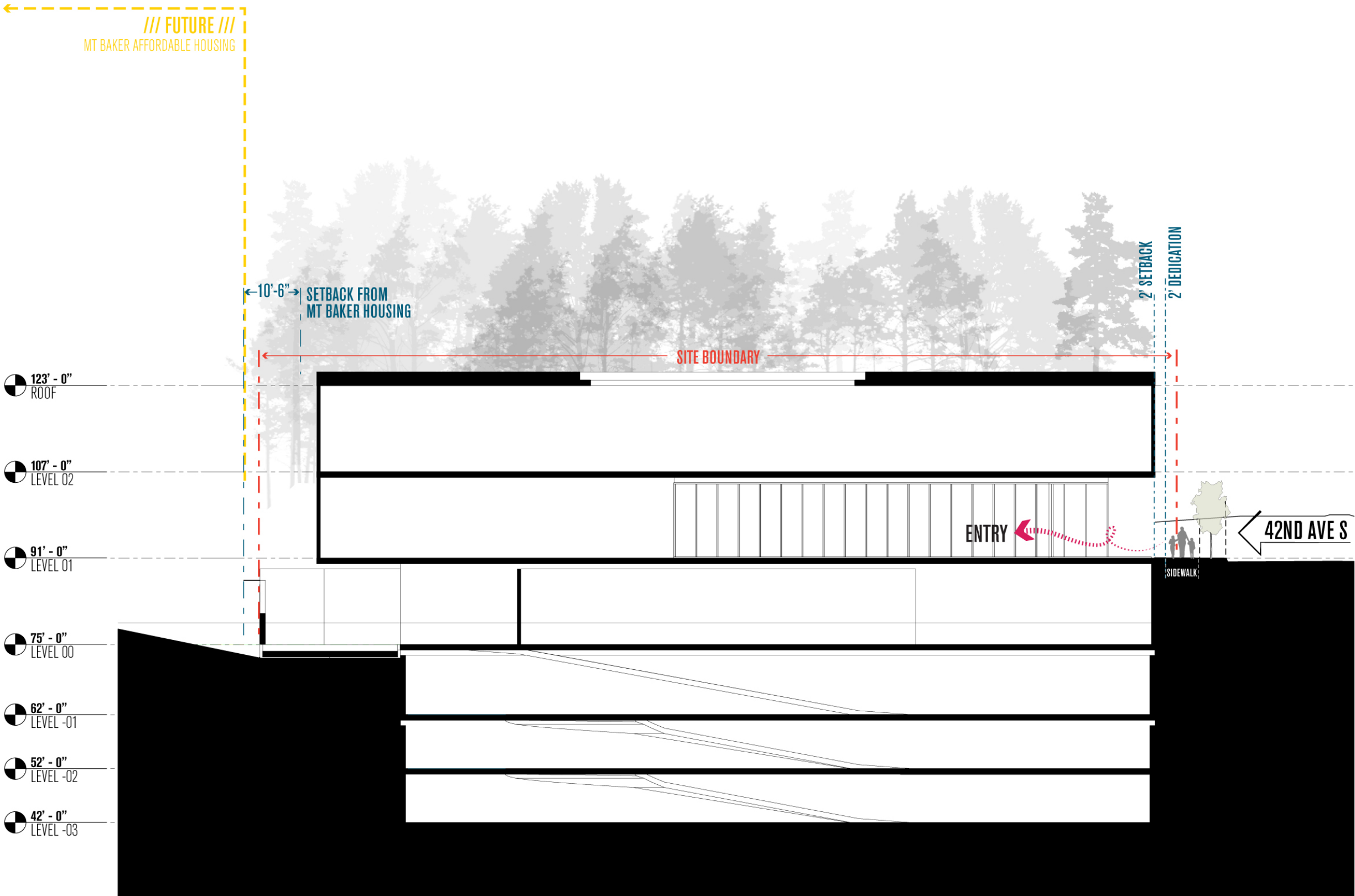
LEVEL 02



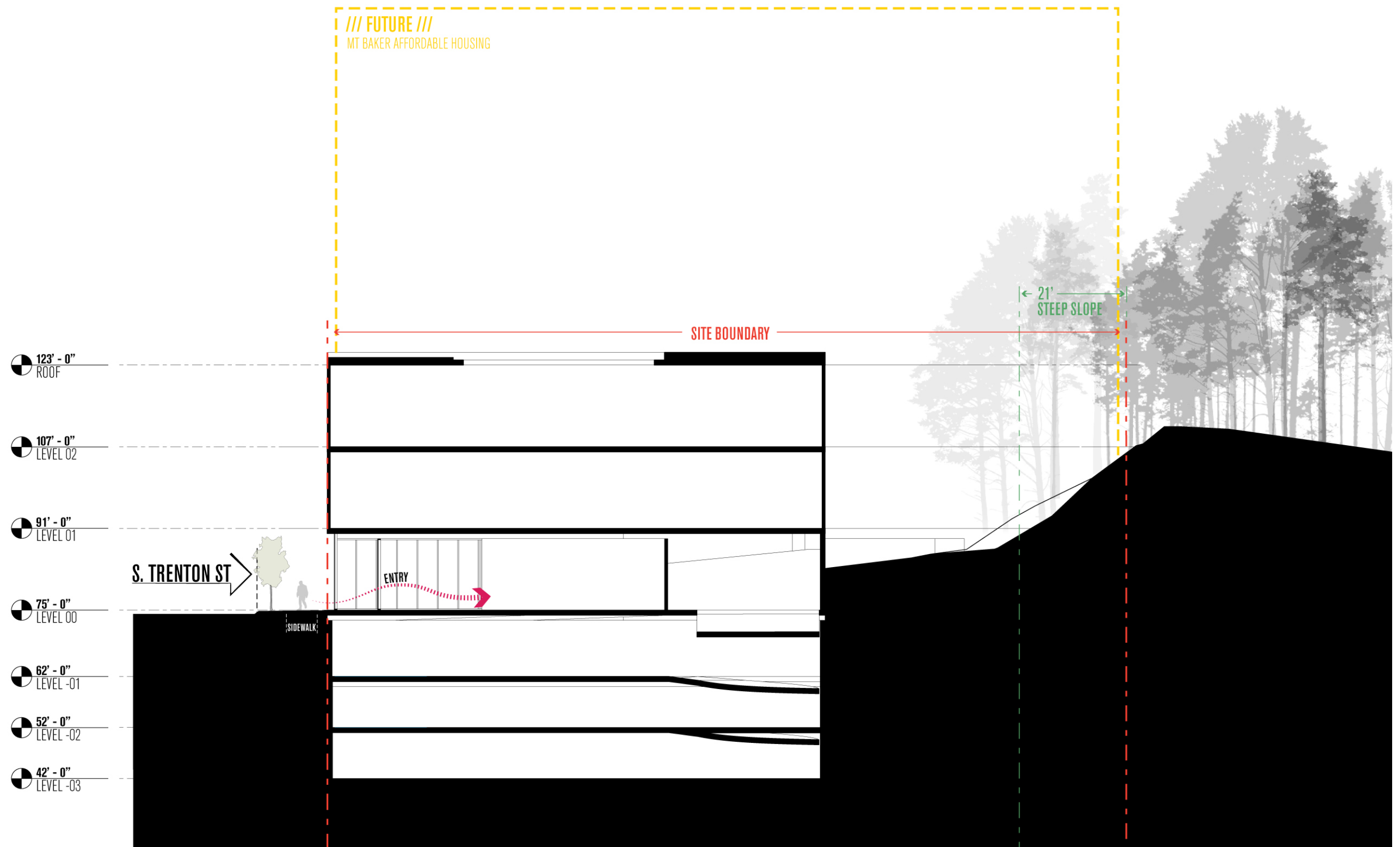
LEVEL -01, -02



LEVEL -03



SECTION B

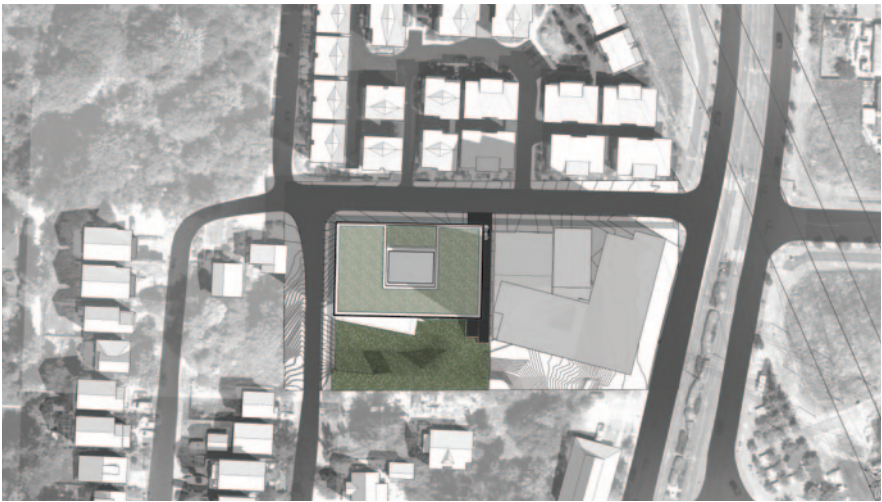
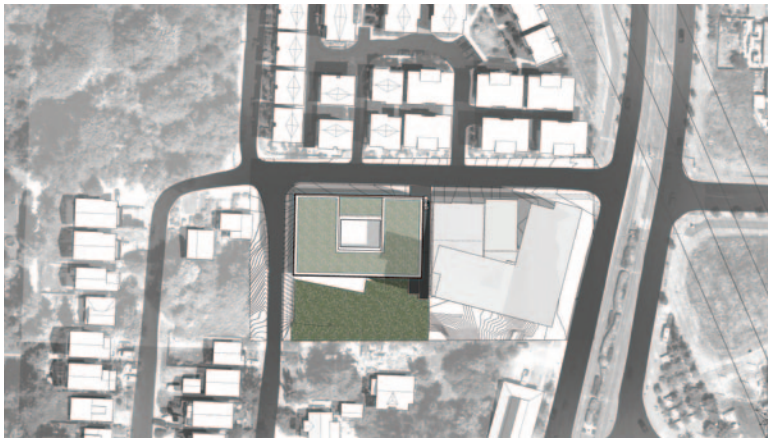


SECTION A

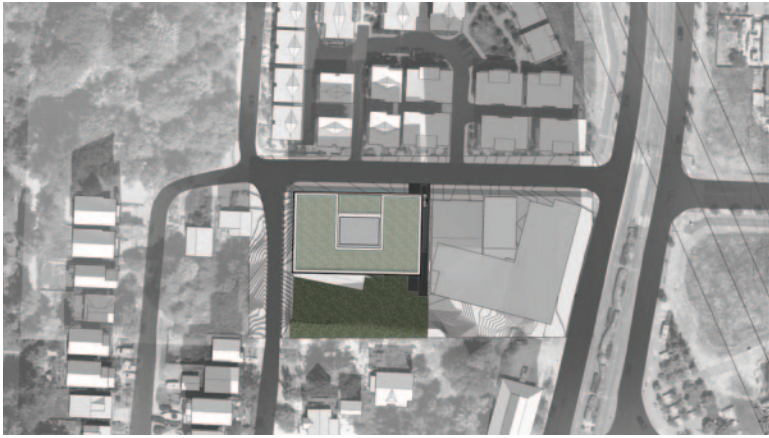
EARLY DESIGN GUIDANCE MEETING #1 | 4215 South Trenton Street | PROJECT #: 3041116-EG

EDG - OPTION 1 - CODE COMPLIANT
SOLAR STUDIES

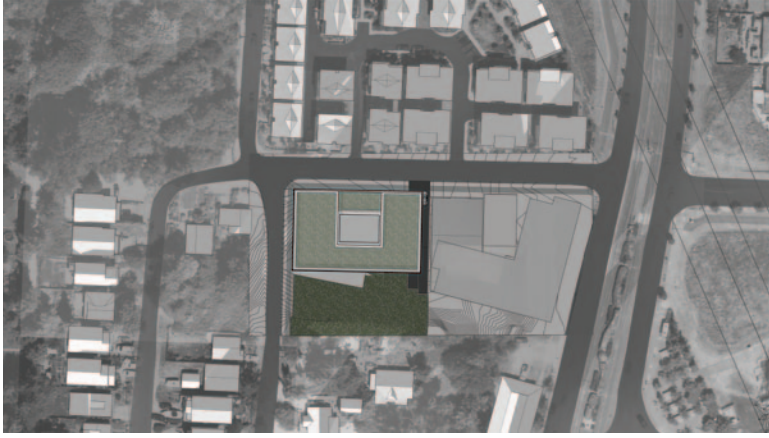
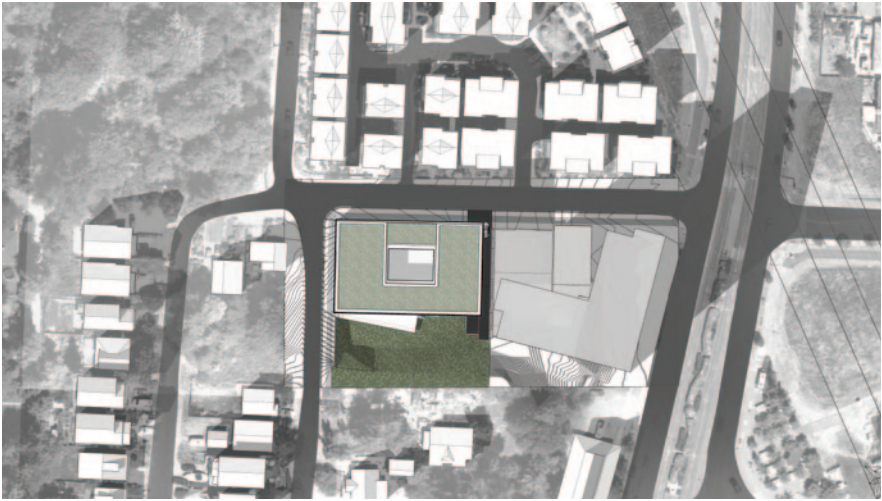
9 AM



12 PM



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SUMMER SOLSTICE

SPRING EQUINOX

WINTER SOLSTICE

EDG - OPTION 2

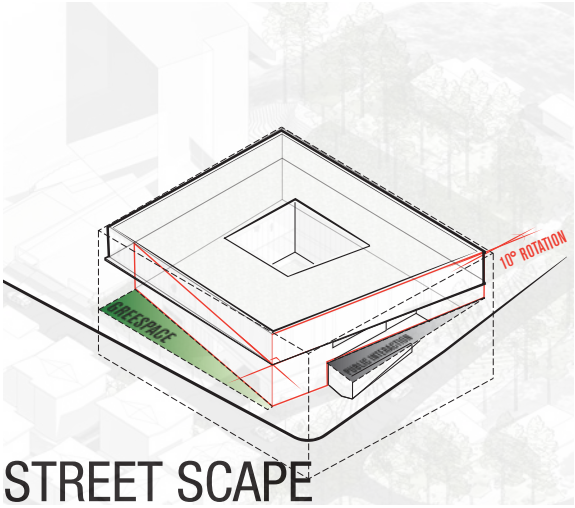
MASSING AND SUMMARY INFO

Departures Requested - Second Curb Cut SMC 23.48.085.E.1

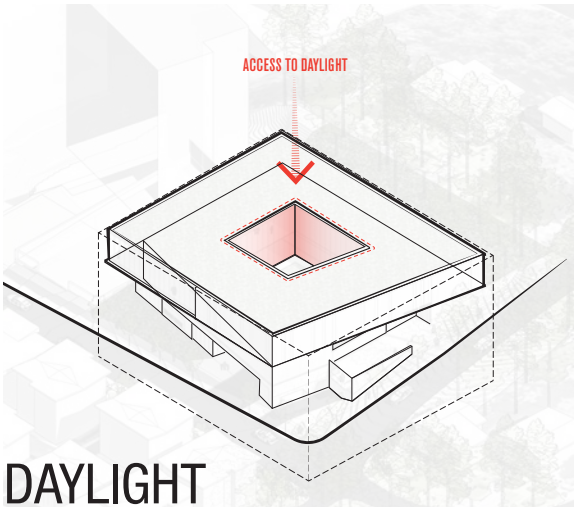
Stories: 3 GFA: 39,823 sf FAR: 1.50
Exempt FA: 41,419 sf
Total FA: 81,242 sf

Parking: 5 at grade and 87 underground (LVL -01 TO LVL -02)

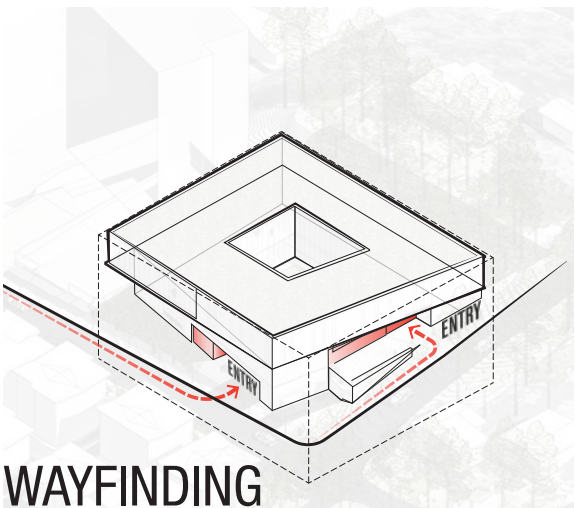
- Front facade sets back from the street edge for buffer.
- Tucked into hillside to minimize mass and respond to residential across 42nd Ave S.
- Passenger drop-off zone interior to site, opposite direction of traffic.
- Pedestrian access from both S. Trenton and 42nd Ave S.
- Public outdoor plaza and overlook along 42nd Ave S.
- Extended 2nd story, overhanging the property for visibility from MLK Jr. Way S.
- Loading and service access at west side of site near the corner.
- Central courtyard for access to daylight and natural elements.



STREET SCAPE



DAYLIGHT



WAYFINDING



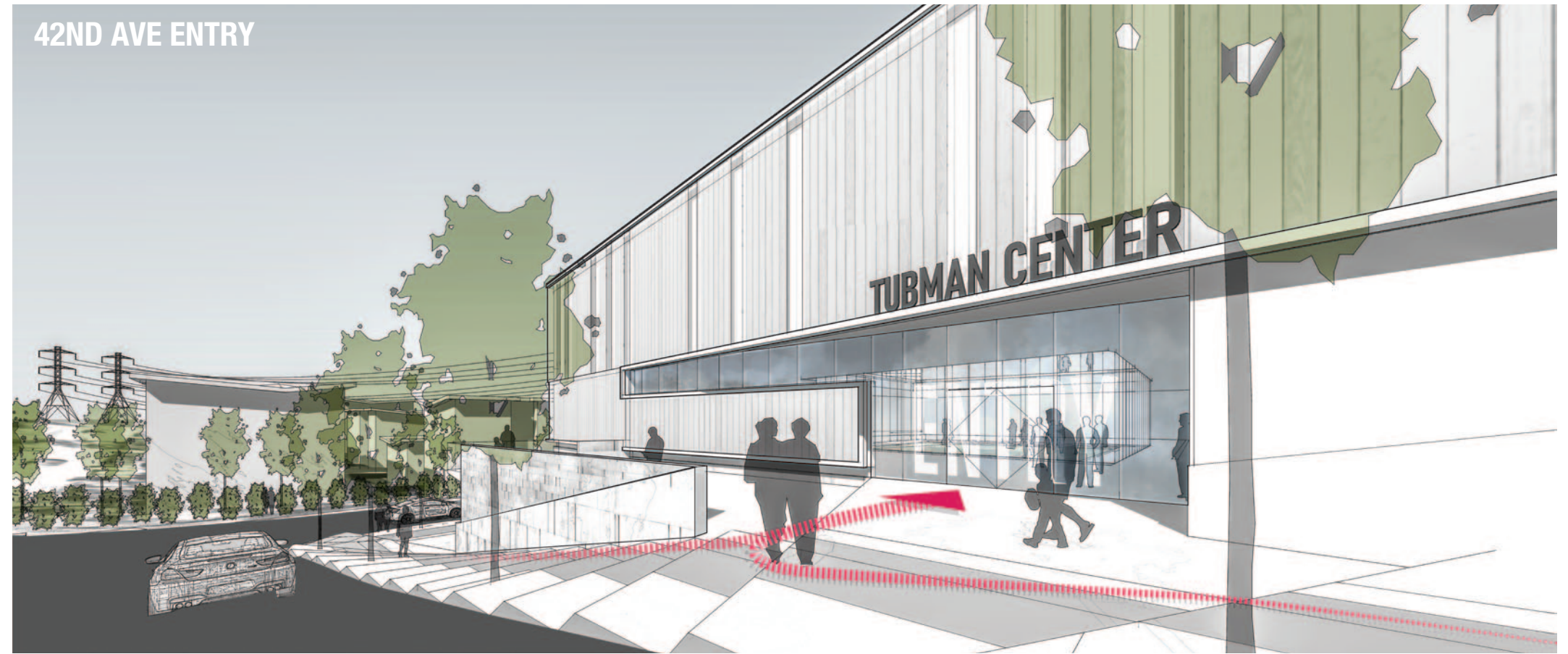
EARLY DESIGN GUIDANCE MEETING #1 | 4215 South Trenton Street | PROJECT #: 3041116-EG

EDG - OPTION 2
MASSING + STREET LEVEL PERSPECTIVES



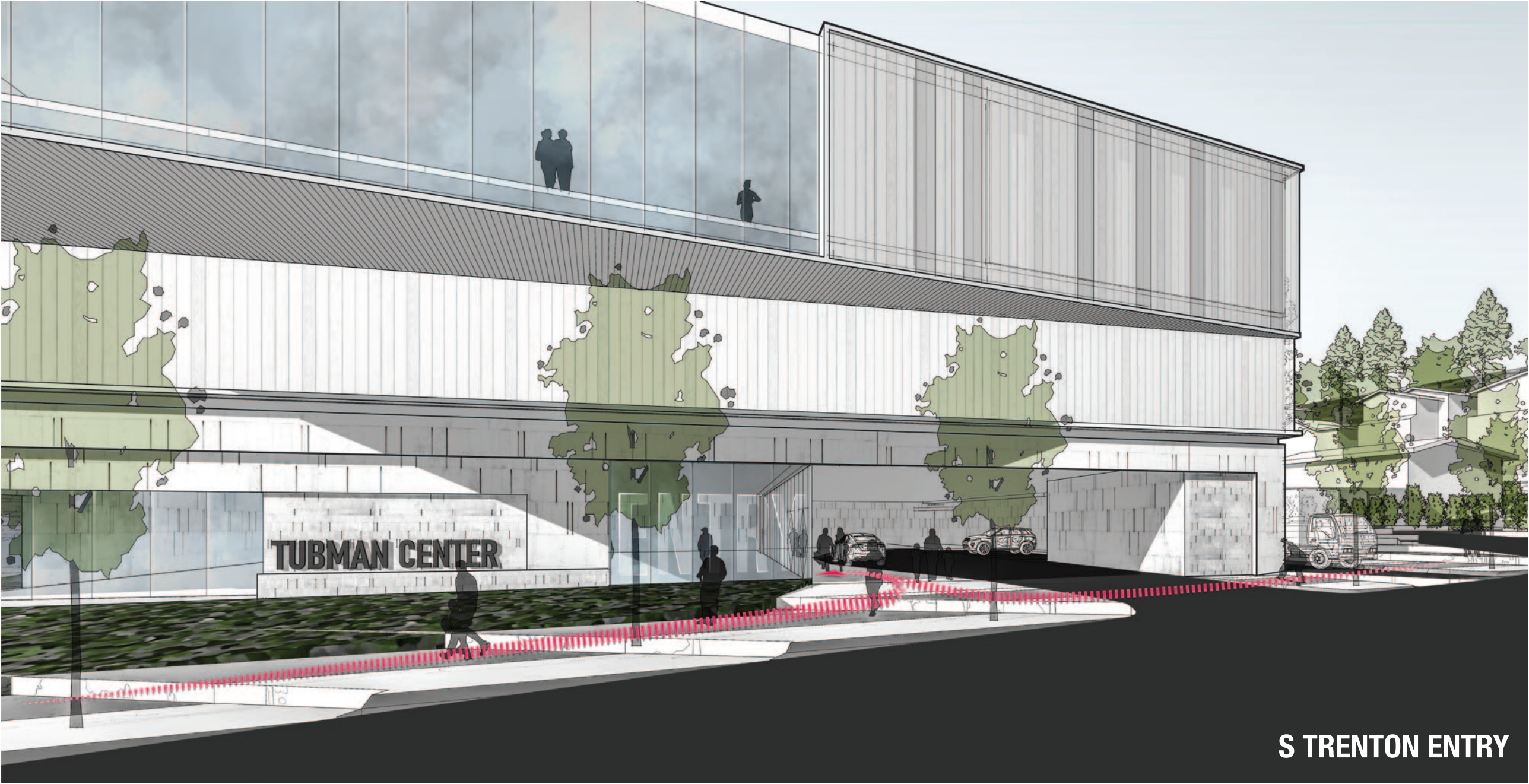
EARLY DESIGN GUIDANCE MEETING #1 | 4215 South Trenton Street | PROJECT #: 3041116-EG

42ND AVE ENTRY



CORNER OF S TRENTON AND 42ND AVE

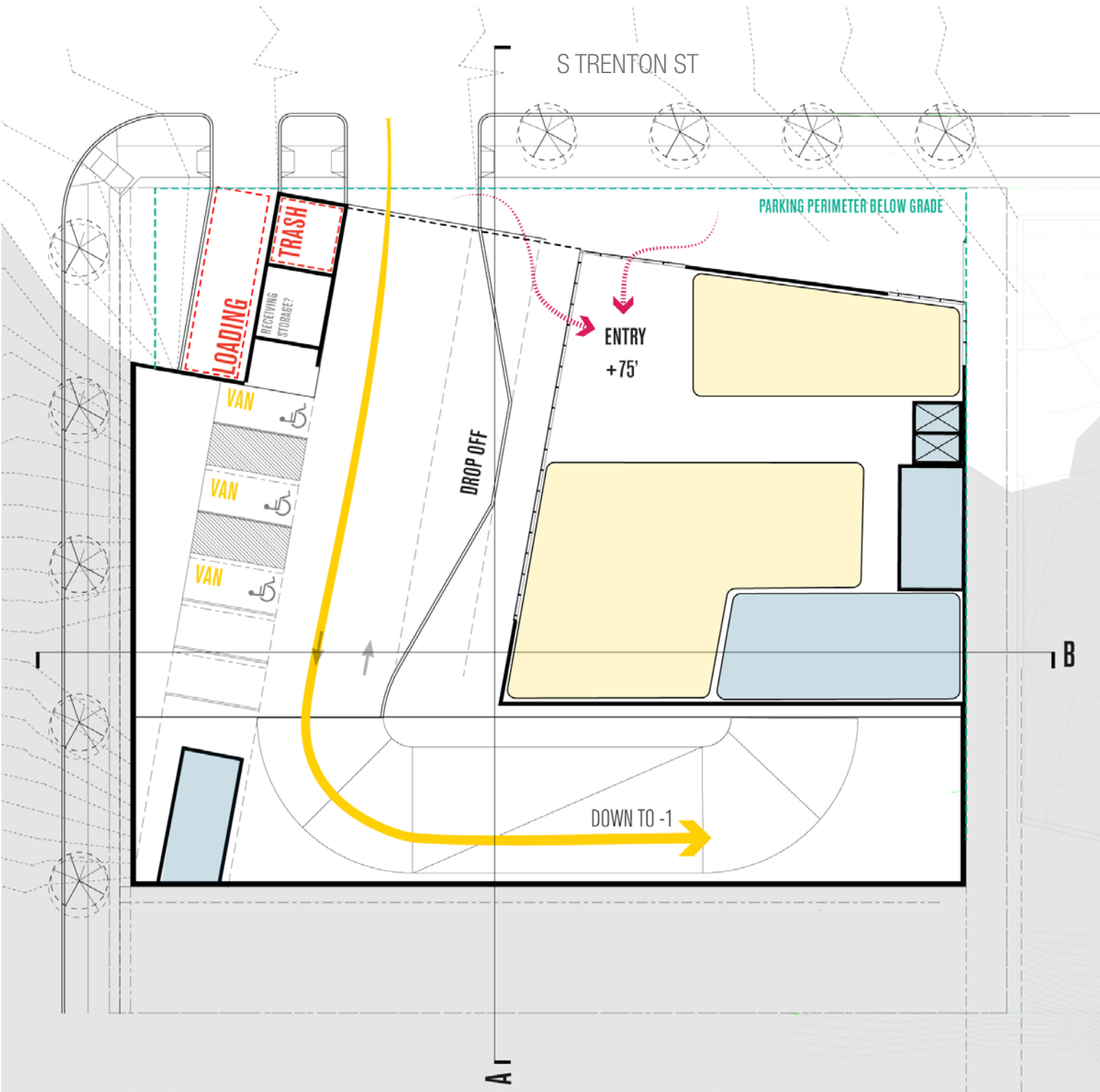
EARLY DESIGN GUIDANCE MEETING #1 | 4215 South Trenton Street | PROJECT #: 3041116-EG



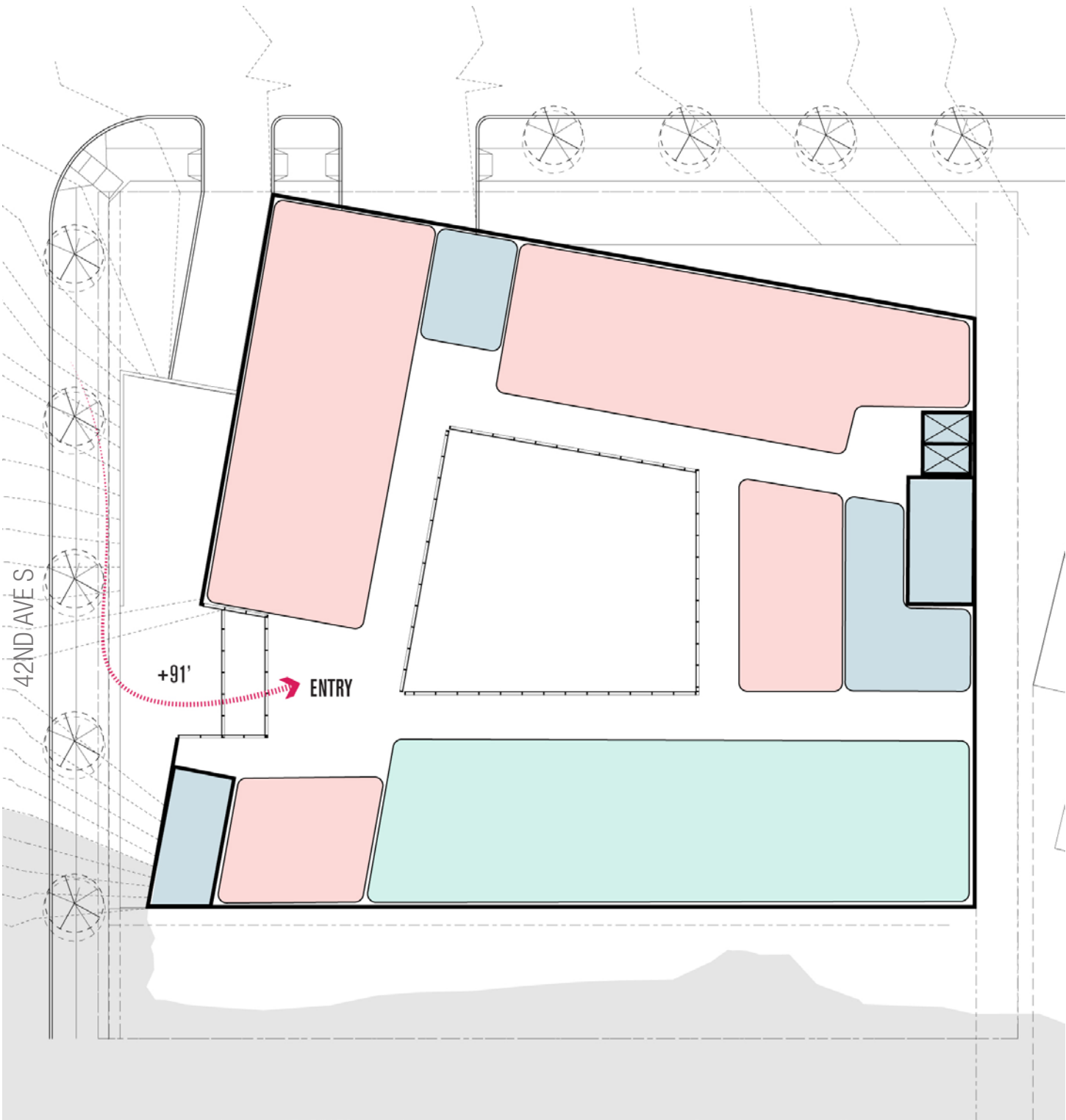
PROGRAM LEGEND

- CLINICAL / PATIENT SPACES
- LIBERATE HYDROTHERAPY SPA
- STAFF SPACES
- SUPPORT

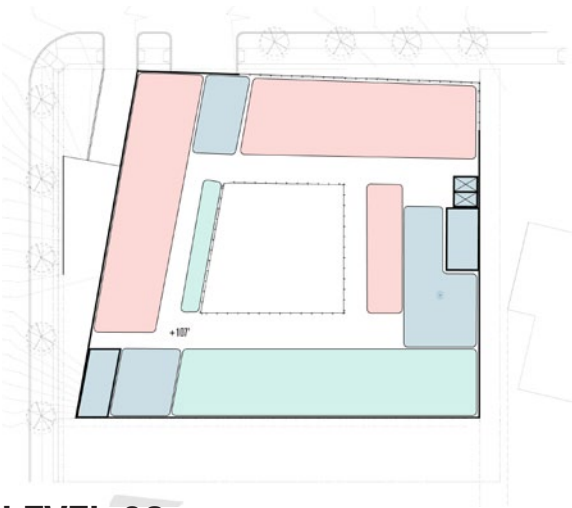
LEVEL 00



LEVEL 01



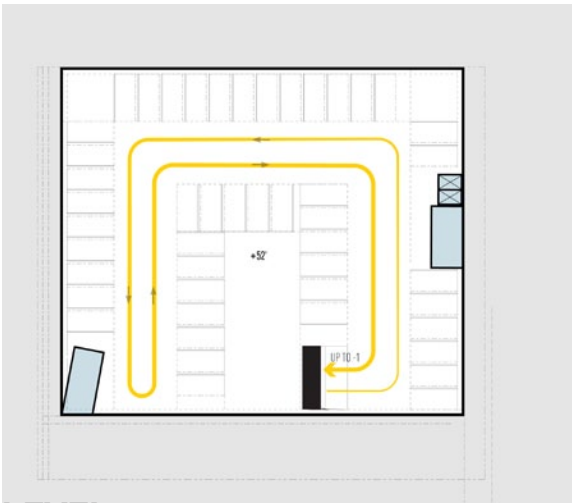
EDG - OPTION 2
SECTIONS



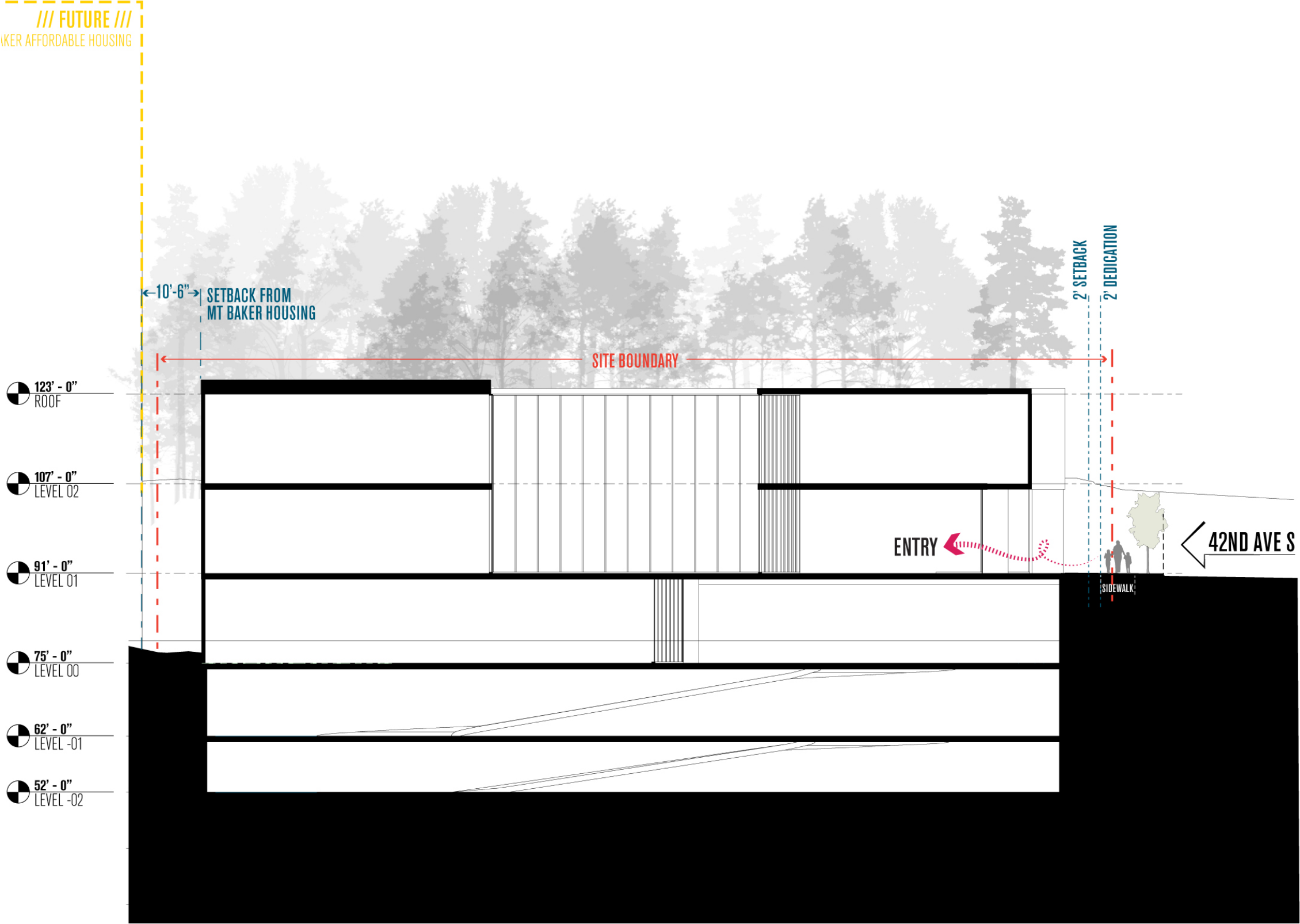
LEVEL 02



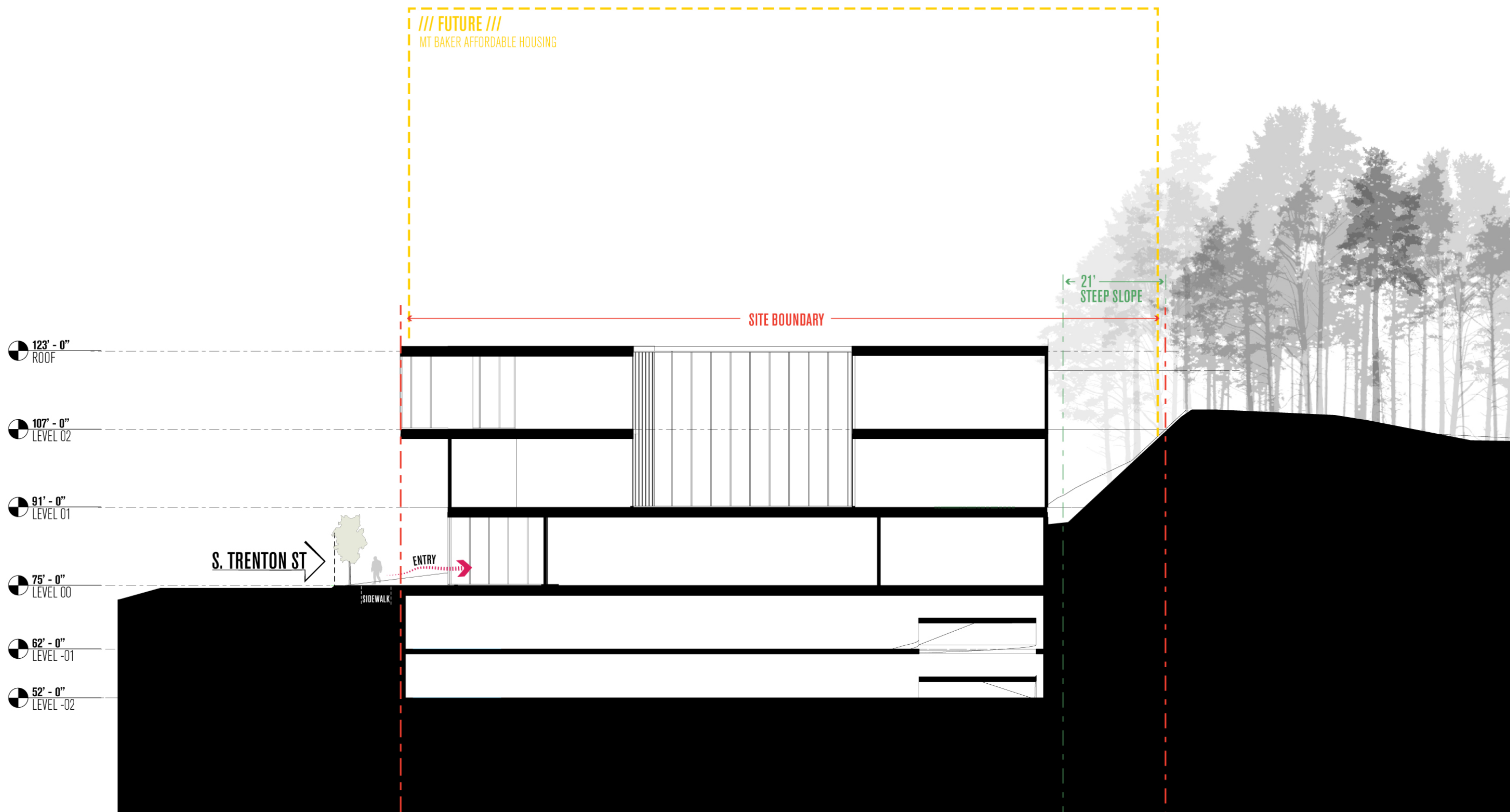
LEVEL -01



LEVEL -02



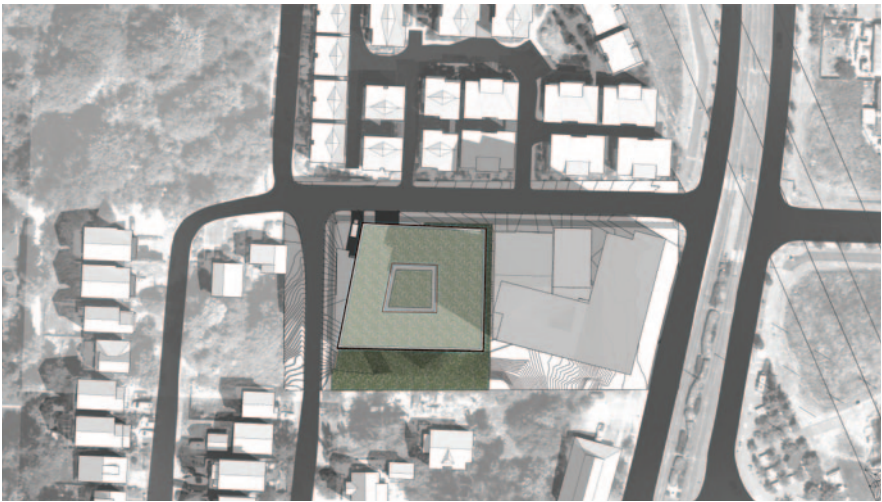
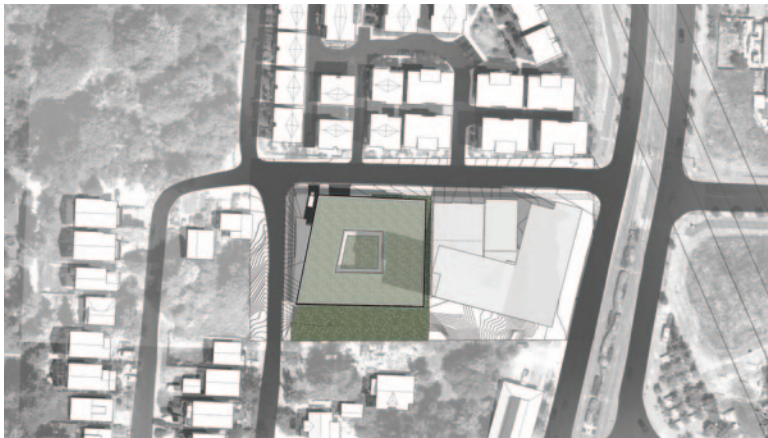
SECTION B



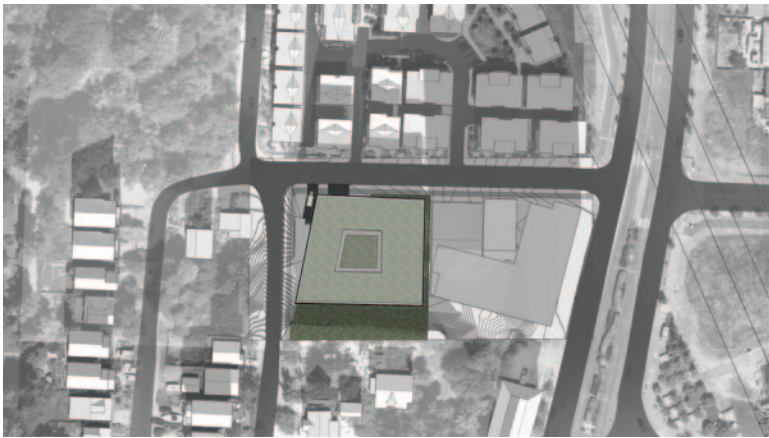
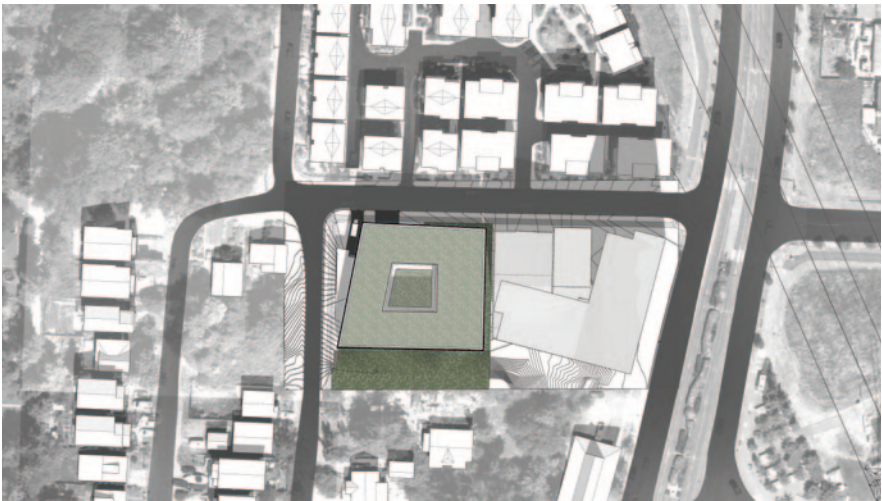
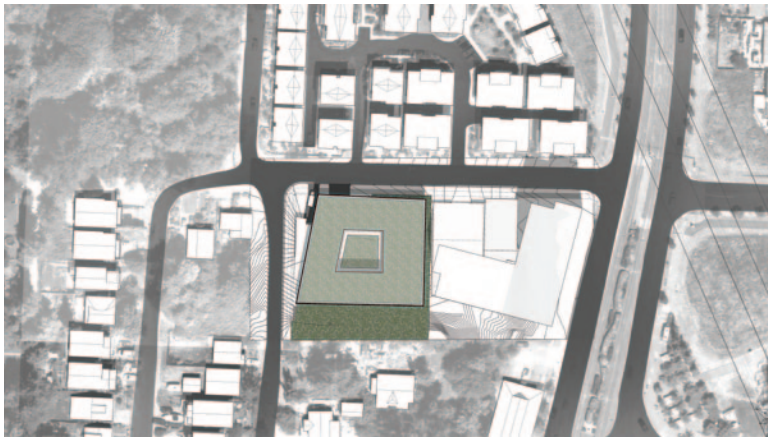
SECTION A

EDG - OPTION 2
SOLAR STUDIES

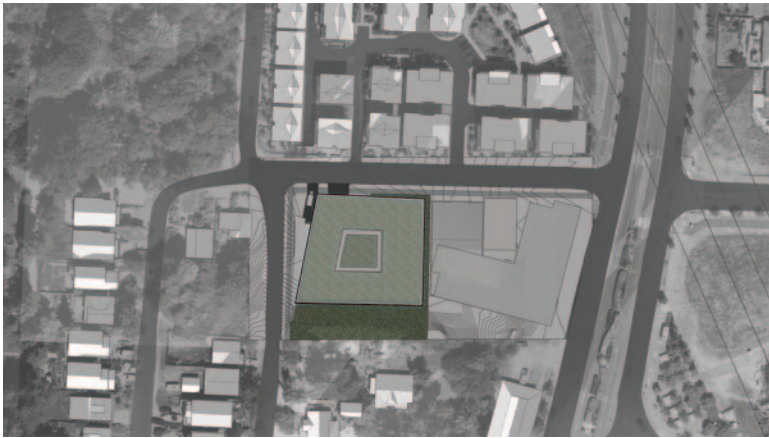
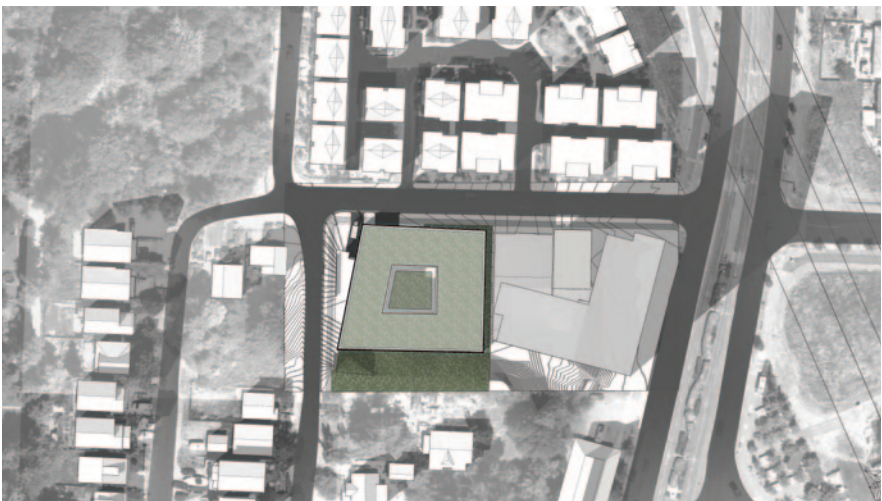
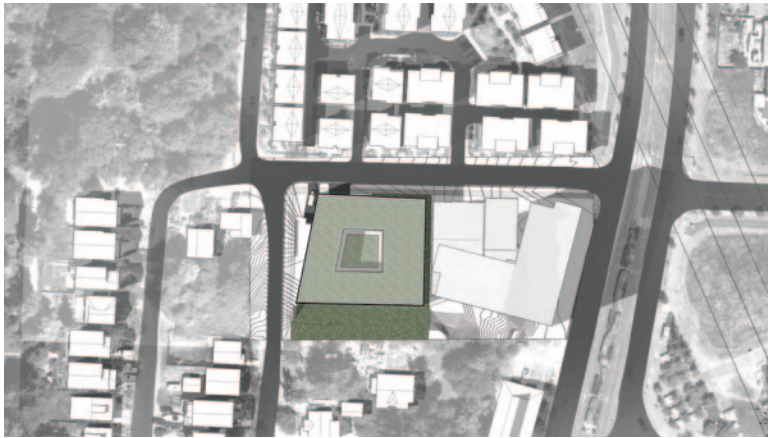
9 AM



12 PM



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SUMMER SOLSTICE

SPRING EQUINOX

WINTER SOLSTICE

EDG - OPTION 3 - PREFERRED

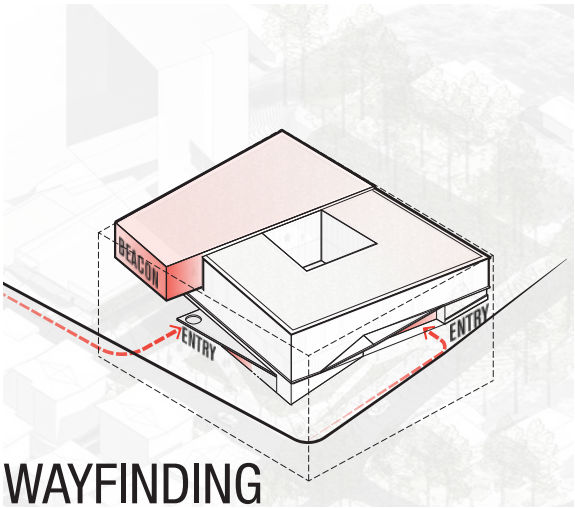
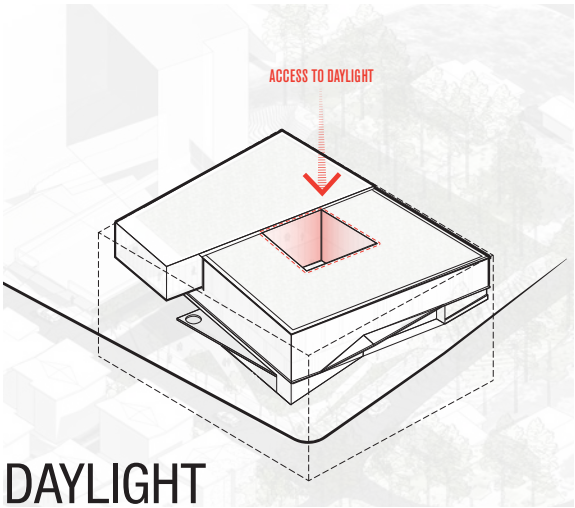
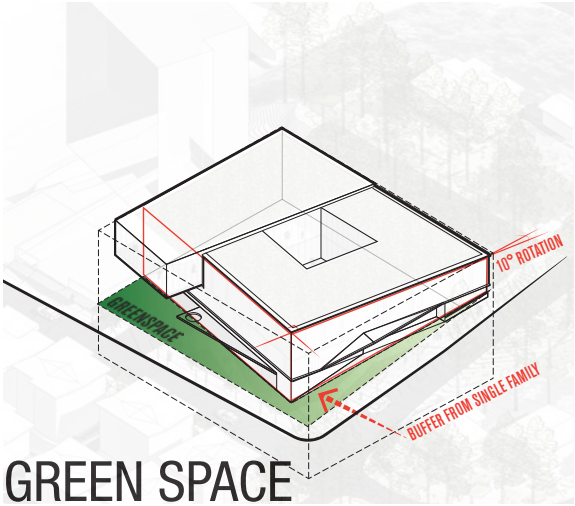
SITE PLAN AND SUMMARY INFO

Departures Requested - Second Curb Cut SMC 23.48.085.E.1

Stories: 3 GFA: 42,048 sf FAR: 1.58
Exempt FA: 41,426 sf
Total FA: 83,474 sf

Parking: 3 at grade and 74 underground (LVL -01 TO LVL -02)

- Trapezoidal structure angled back from the street edge for significant landscape buffer at corner.
- Tucked into hillside to minimize mass and respond to residential across 42nd Ave S.
- Safe passenger drop-off zone interior to site, along path of traffic.
- Entry to lobby and public facing Liberate Hydrotherapy Spa at S. Trenton.
- Direct on grade entrance to key medical services along 42nd Ave S.
- Beacon structure protruding at 2nd story, providing strong wayfinding from MLK Jr. Way S.
- Loading and service access are placed at east side of site, to keep trucks away from the corner and residential neighborhood.

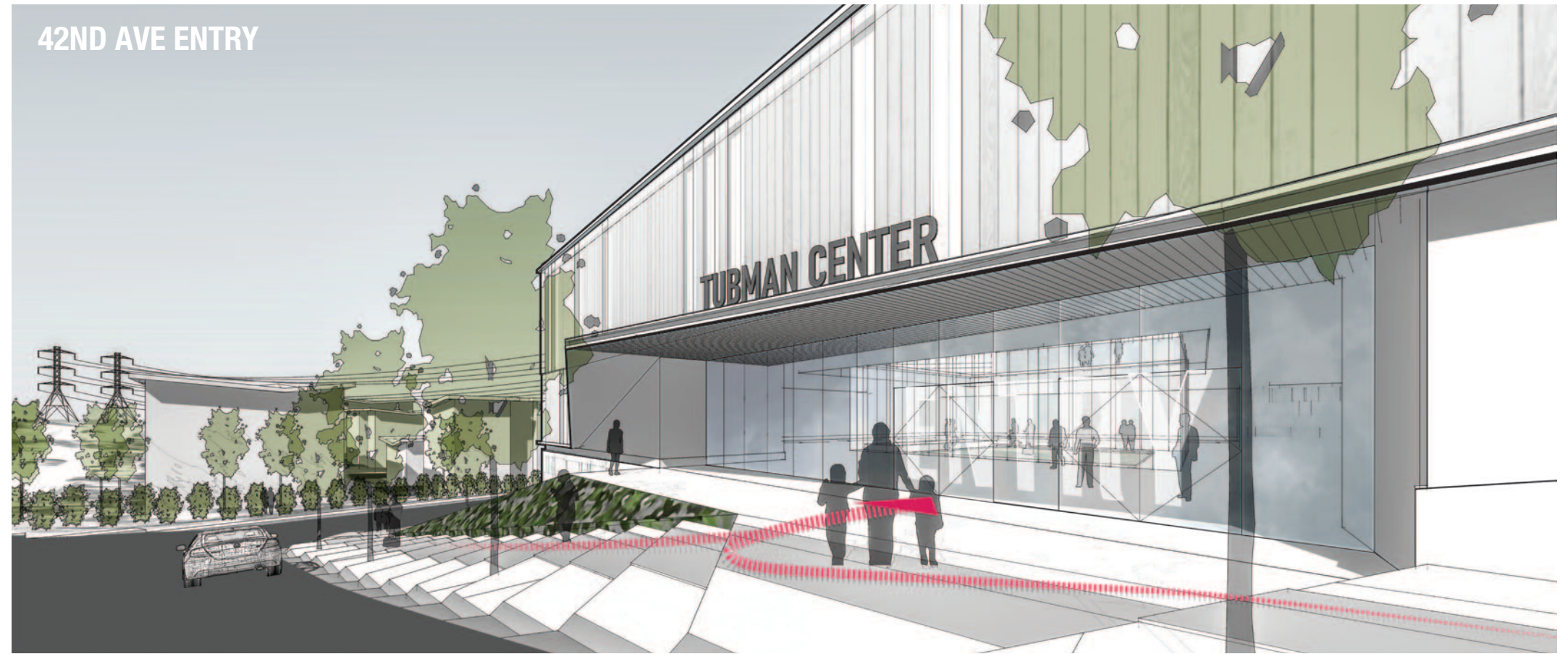


EARLY DESIGN GUIDANCE MEETING #1 | 4215 South Trenton Street | PROJECT #: 3041116-EG

EDG - OPTION 3 - PREFERRED
MASSING + STREET LEVEL PERSPECTIVES

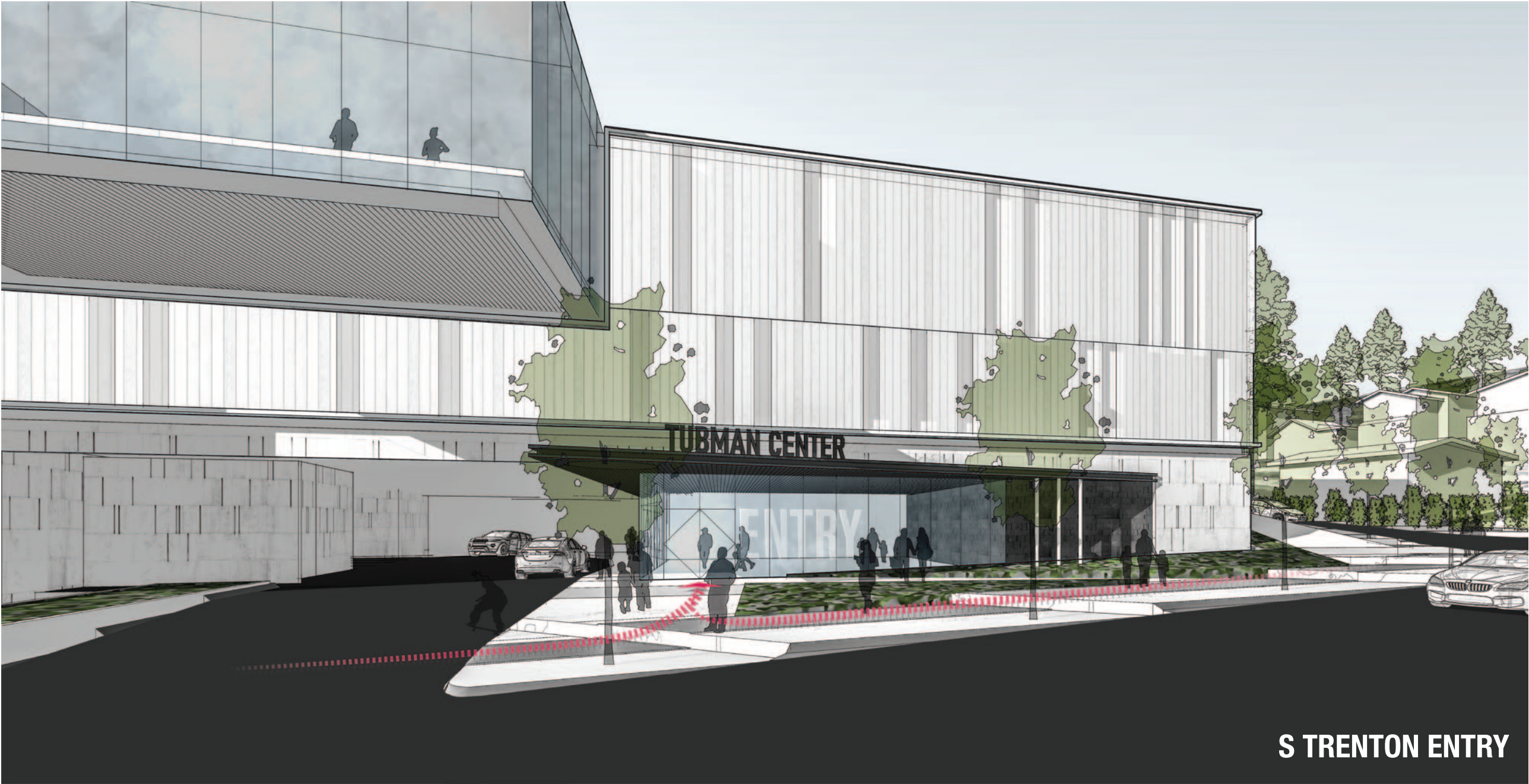


EARLY DESIGN GUIDANCE MEETING #1 | 4215 South Trenton Street | PROJECT #: 3041116-EG



EARLY DESIGN GUIDANCE MEETING #1 | 4215 South Trenton Street | PROJECT #: 3041116-EG

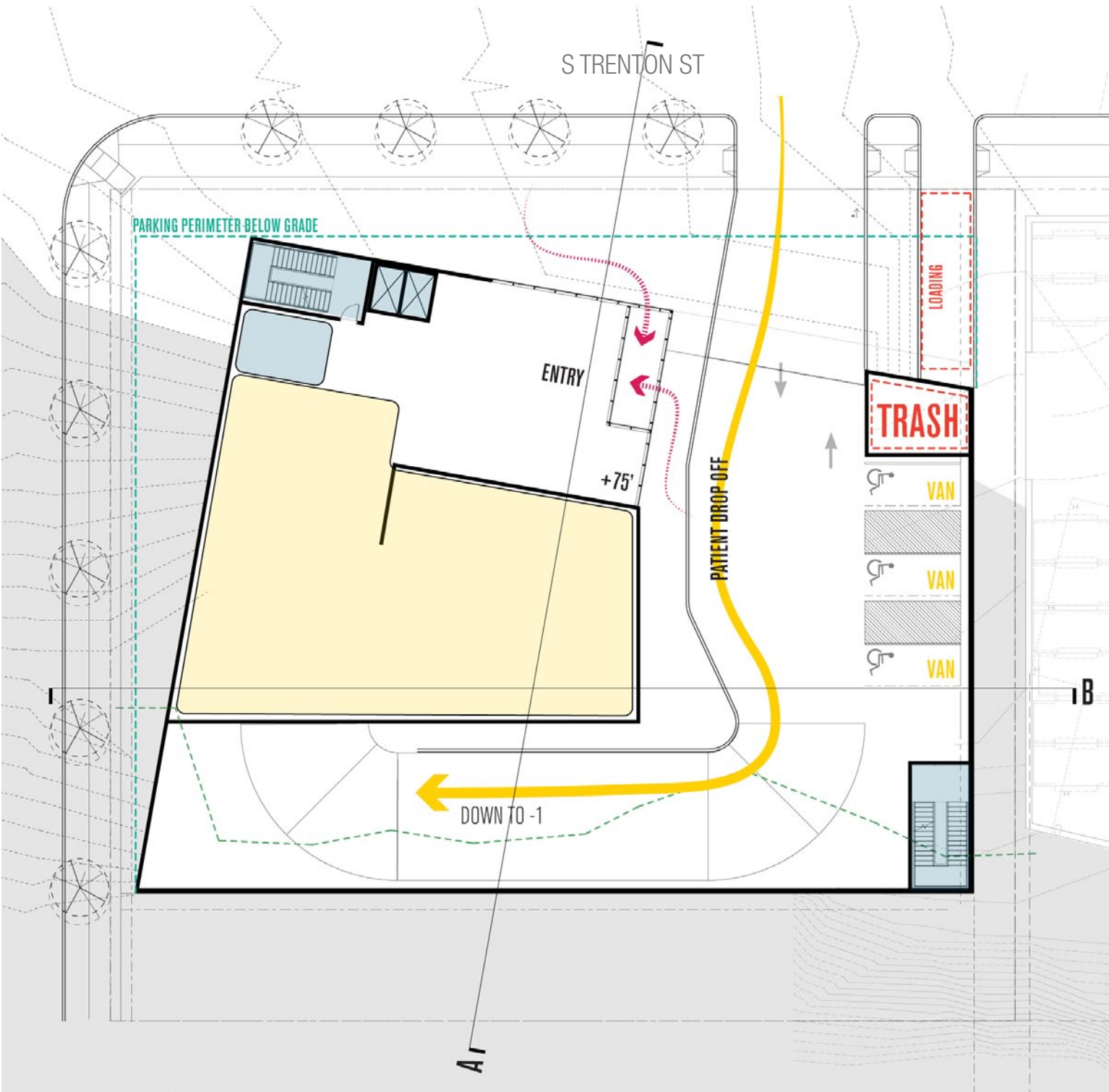
EDG - OPTION 3 - PREFERRED
STREET LEVEL PERSPECTIVE + FLOOR PLANS



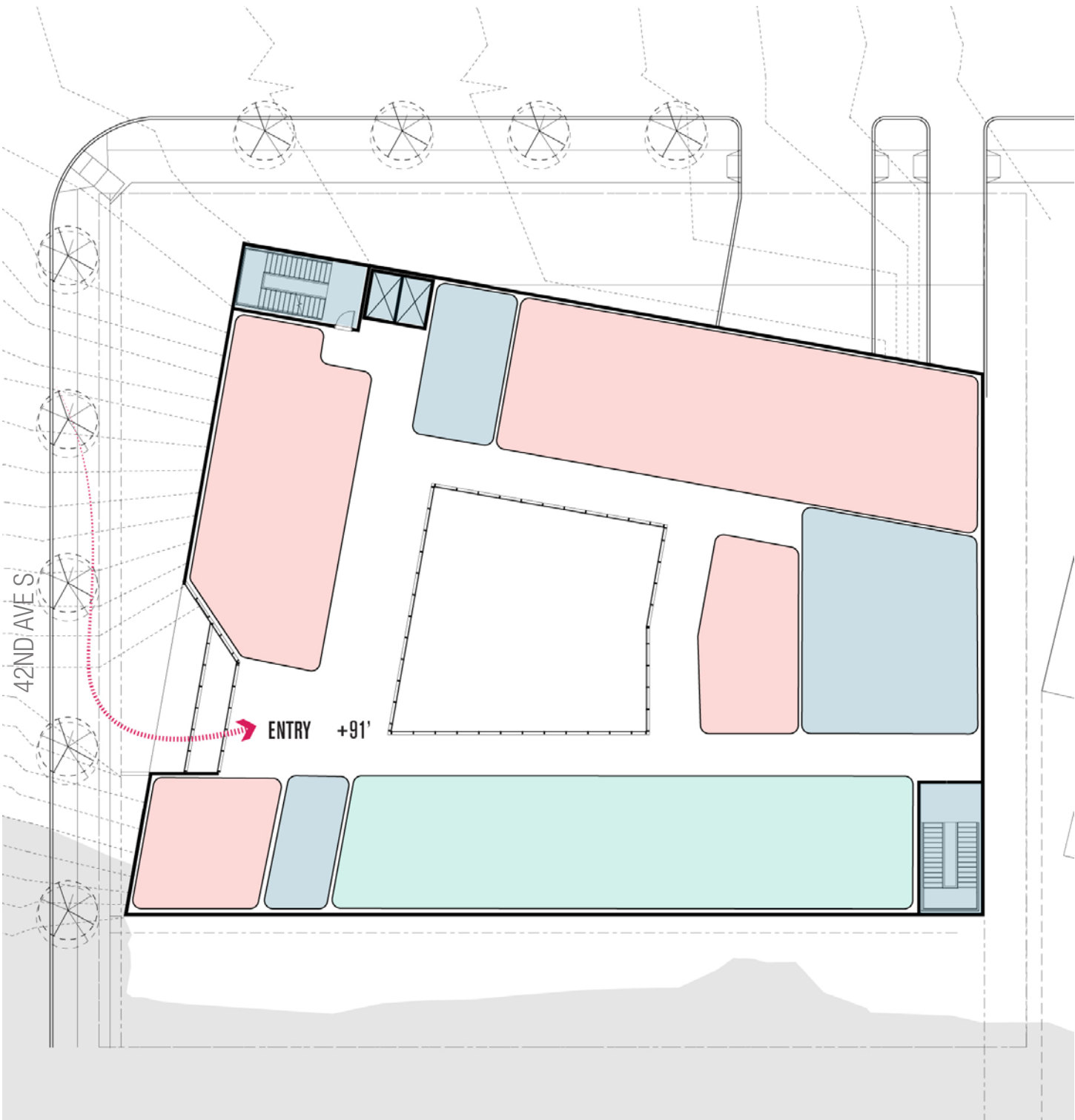
PROGRAM LEGEND

- CLINICAL / PATIENT SPACES
- LIBERATE HYDROTHERAPY SPA
- STAFF SPACES
- SUPPORT

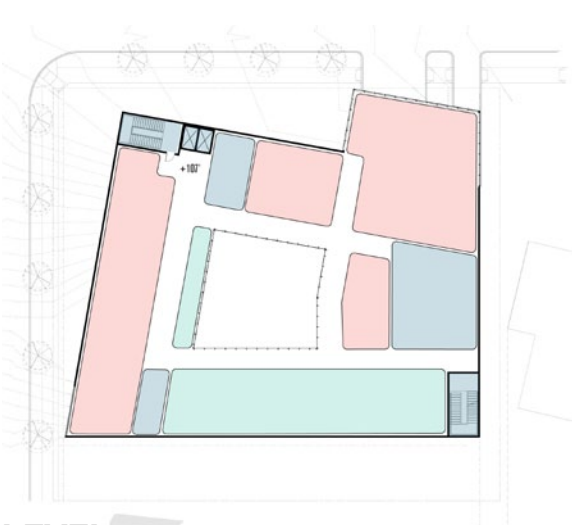
LEVEL 00



LEVEL 01



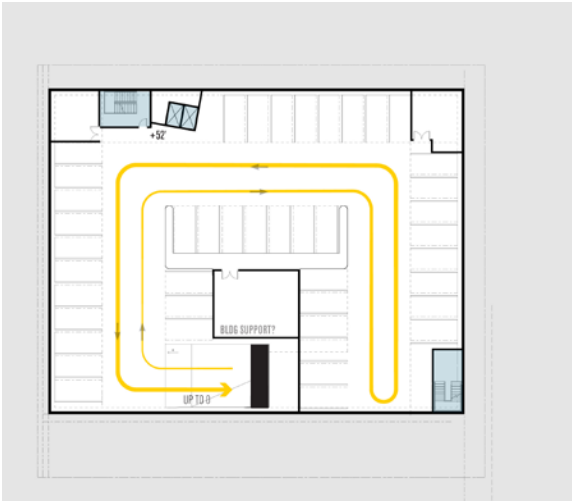
EDG - OPTION 3 - PREFERRED
SECTIONS



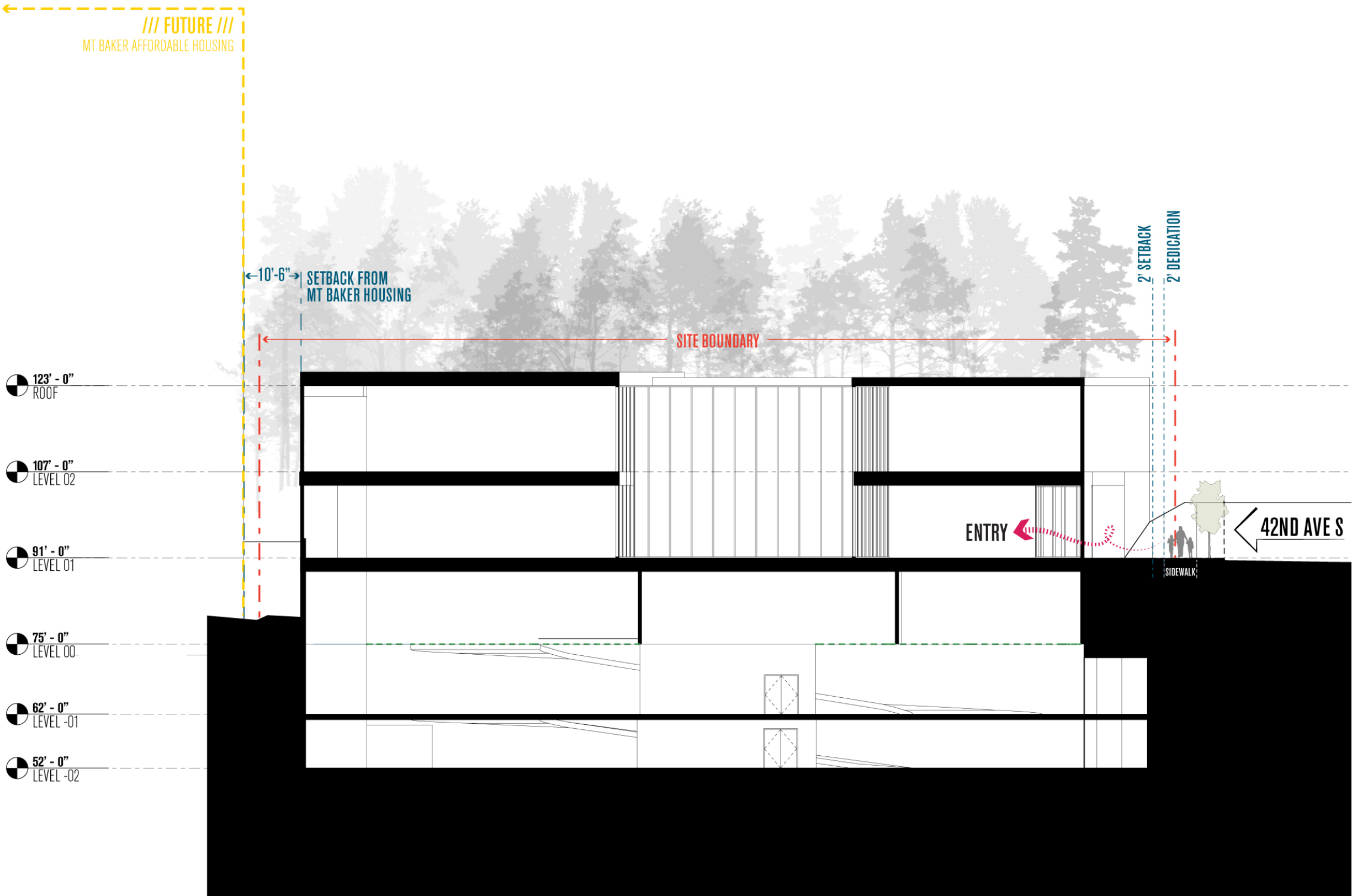
LEVEL 02



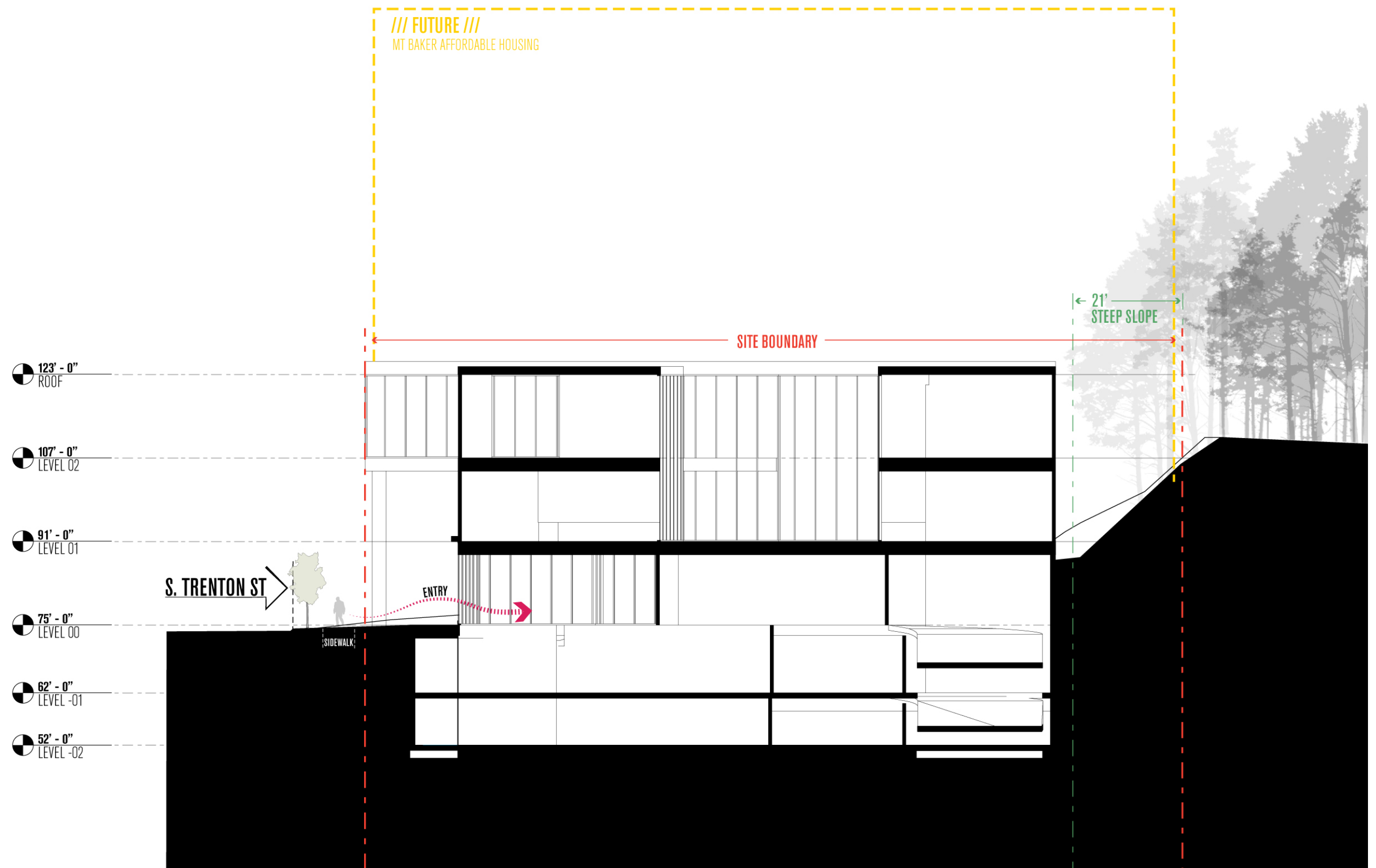
LEVEL -01



LEVEL -02



SECTION B

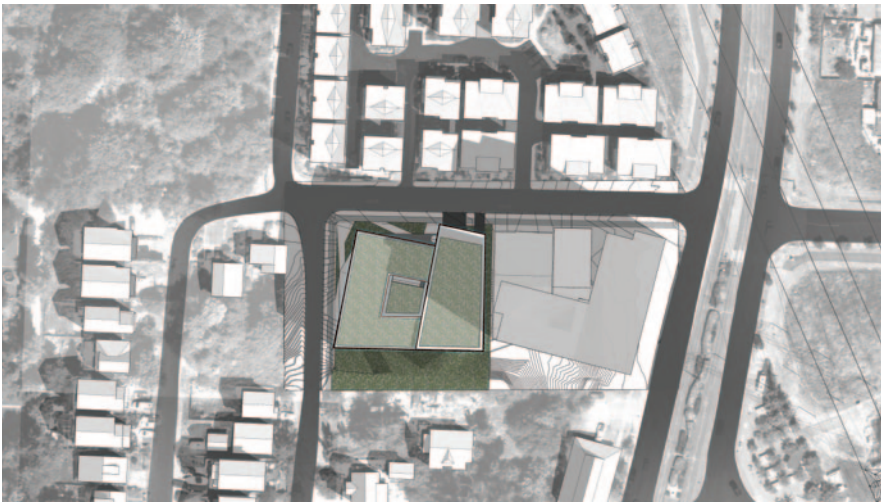


SECTION A

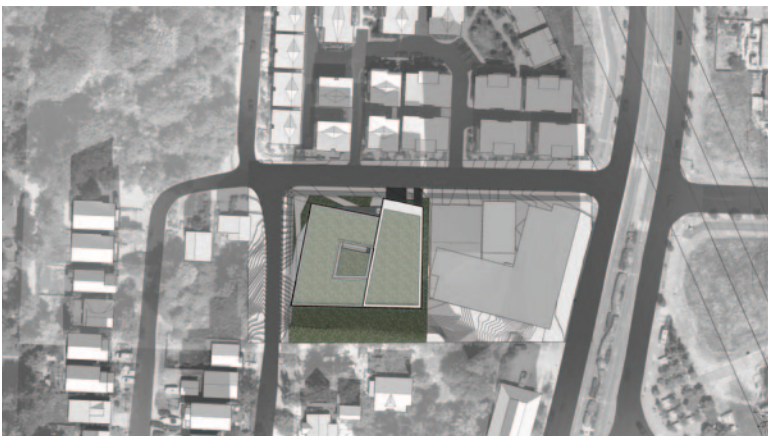
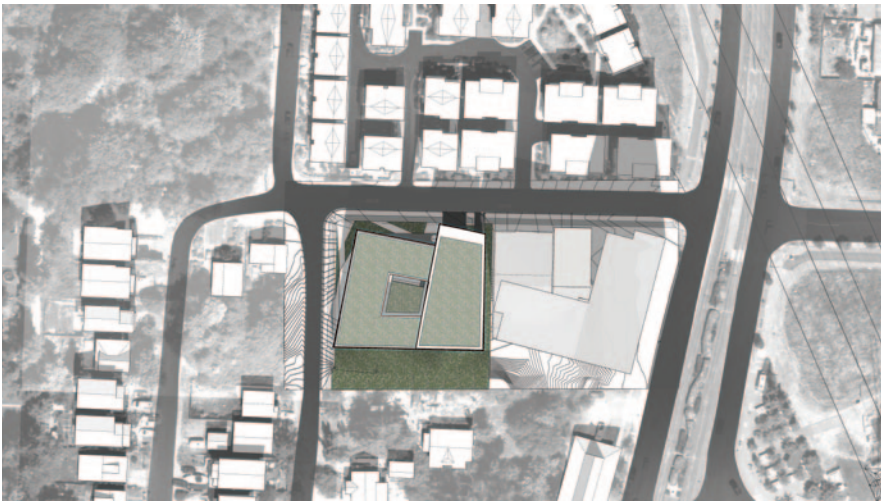
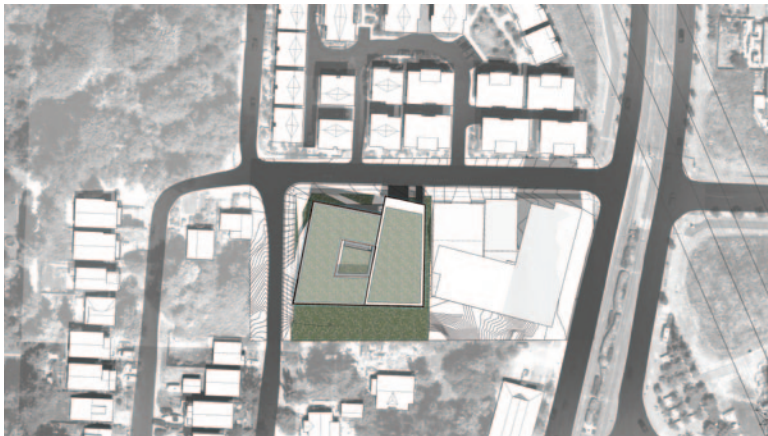
EARLY DESIGN GUIDANCE MEETING #1 | 4215 South Trenton Street | PROJECT #: 3041116-EG

EDG - OPTION 3 - PREFERRED
SOLAR STUDIES

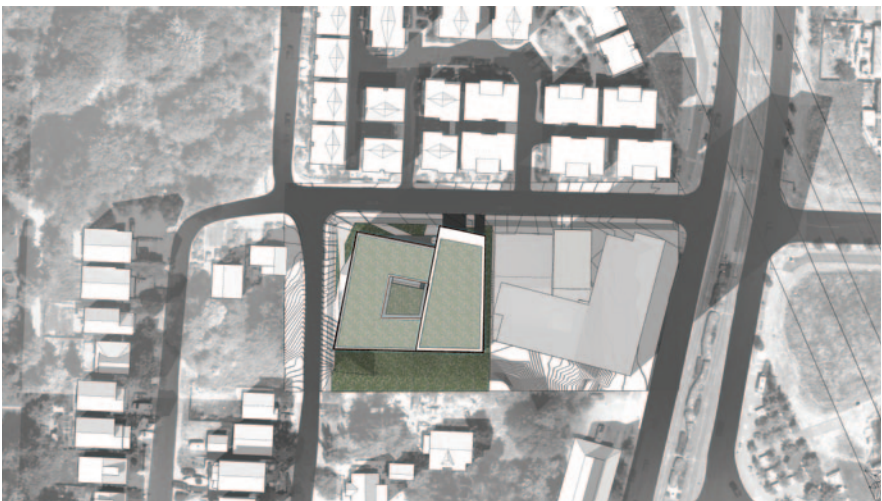
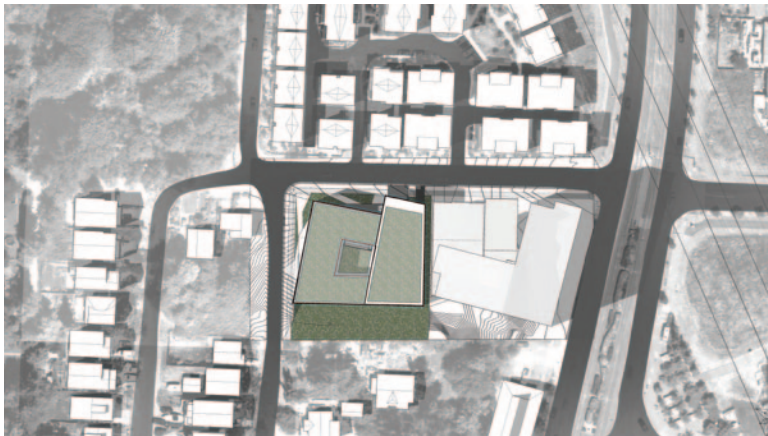
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SUMMER SOLSTICE

SPRING EQUINOX

WINTER SOLSTICE

ARCHITECTURAL MASSING CONCEPTS

DESIGN OPTIONS COMPARISON



OPTION 1 - CODE COMPLIANT

Code Compliant - No departures

Stories: 3 GFA: 40,686 sf FAR: 1.53
Exempt FA: 41,424 sf
Total FA: 82,110 sf
Parking: 4 at grade and 86 underground (LVL -01 TO LVL -03)

Description: Massing Concept 01 for the Tubman Center for Health and Freedom emphasizes a strong urban street presence, maintaining the street edge along Trenton Street. The design features a glazed frontage, enhancing visibility and connection to the street. The south end of the building opens up to the hillside, and includes a partially covered outdoor plaza, connecting the interior uses with the natural greenery in the rear of the property.

- Advantages:
- More open space in the rear of the site to connect to natural elements.

- Challenges:
- Massing is tight to the property line on S. Trenton and 42nd Ave S to achieve facility area needs.
 - Extremely limited area for greenspace along the sidewalk to provide any buffer to the neighboring buildings.
 - Vehicle access and pedestrian access are in the same plane along the front facade, making entry identification more challenging.
 - Parking, trash and loading are all sharing the same vehicle access, increasing opportunities for conflict with patient drop off.
 - Parking spaces occur closer to the street and may obscure Trenton St entrance.
 - Lack of space for patient drop-off onsite. Patient drop off must occur curbside, impacting pedestrian and patient safety.



OPTION 2

Departures Requested - SMC 23.48.085.E.1

Stories: 3 GFA: 39,823 sf FAR: 1.50
Exempt FA: 41,419 sf
Total FA: 81,242 sf
Parking: 5 at grade and 87 underground (LVL -01 TO LVL -02)

Description: Massing Concept 02 for the Tubman Center for Health and Freedom provides a trapezoidal structure that sits back from the street edge, and includes a glass extension on the 2nd story, overhanging the property. The entry area along 42nd Ave S. includes a public outdoor plaza and overlook along 42nd Ave S. The building's loading and service access are placed at the intersection of S. Trenton Street and 42nd Ave S, separating them from the S. Trenton entry closer to MLK. The building includes a central courtyard for access to daylight and natural elements.

- Advantages:
- Building tucked into hillside to minimize mass.
 - Strong entries reflecting interior uses.
 - 42nd Ave S plaza creates a welcoming community space and entry sequence.
 - Central courtyard provides access to nature and daylight.
 - Safe Patient drop-off included interior to the building adjacent to level 0 entry.

- Challenges:
- Limited landscaping opportunities to provide buffer between building and sidewalk.
 - Parking entry is closer to the corner of S. Trenton and 42nd Ave S., which could create more conflicts between pedestrians and vehicles.
 - Ground level massing projection along S. Trenton competes with cantilevered bar overhead.
 - Loading berth located at interior of building requires heightened ground level, creating more of an imposing vertical face across from single family homes.
 - Less greenscape opportunity due to loading and trash locations.



OPTION 3 - PREFERRED

Departures Requested - SMC 23.48.085.E.1

Stories: 3 GFA: 42,048 sf FAR: 1.58
Exempt FA: 41,426 sf
Total FA: 83,474 sf
Parking: 3 at grade and 74 underground (LVL -01 TO LVL -02)

Description: Massing Concept 03 for the Tubman Center for Health and Freedom discreetly tucks loading, parking, and services away from the street, buffered by lush landscaping along S. Trenton Street facilitated by a trapezoidal mass that angles back from the street edge. The 42nd Ave S. entrance serves as a welcoming beacon for visitors, while a cantilevered portion of the top floor overlooking Trenton Street adds an iconic presence in the community.

- Advantages:
- Angled massing along S. Trenton and 42nd Ave. S increases space available for greenspace.
 - Shape of building responds to massing of the housing development to the east and mediates scale with the surrounding residential area.
 - Clear prominent pedestrian entries that align with interior uses.
 - Safe Patient drop-off provided off street interior to building, adjacent to level 0 entry, in line with traffic flow.
 - Entry for parking and drop off is further from the S. Trenton + 42nd Ave S corner, promoting a calmer entry sequence off of 42nd Ave S. This also provides more privacy for the clinic entry off of 42nd Ave S.
 - Angled S. Trenton facade responds to massing of the housing development to the east.
 - Cantilevered bar along S. Trenton provides nice counterpoint to the angled facade and coincides with an easily identifiable street level entry, providing a "beacon" that assists wayfinding as it is visible from MLK Jr Way S.
 - Central courtyard provides access to nature and daylight.

- Challenges:
- Requires departure.

DEPARTURES

DEPARTURE 1 (Option 2 & 3)

STANDARD

CURB CUTS
SMC 23.48.085.E.1: Permitted access shall be limited to one two-way curb cut.

PROPOSED DEPARTURE

Increase number of curb cuts from one to two (options 2 & 3).

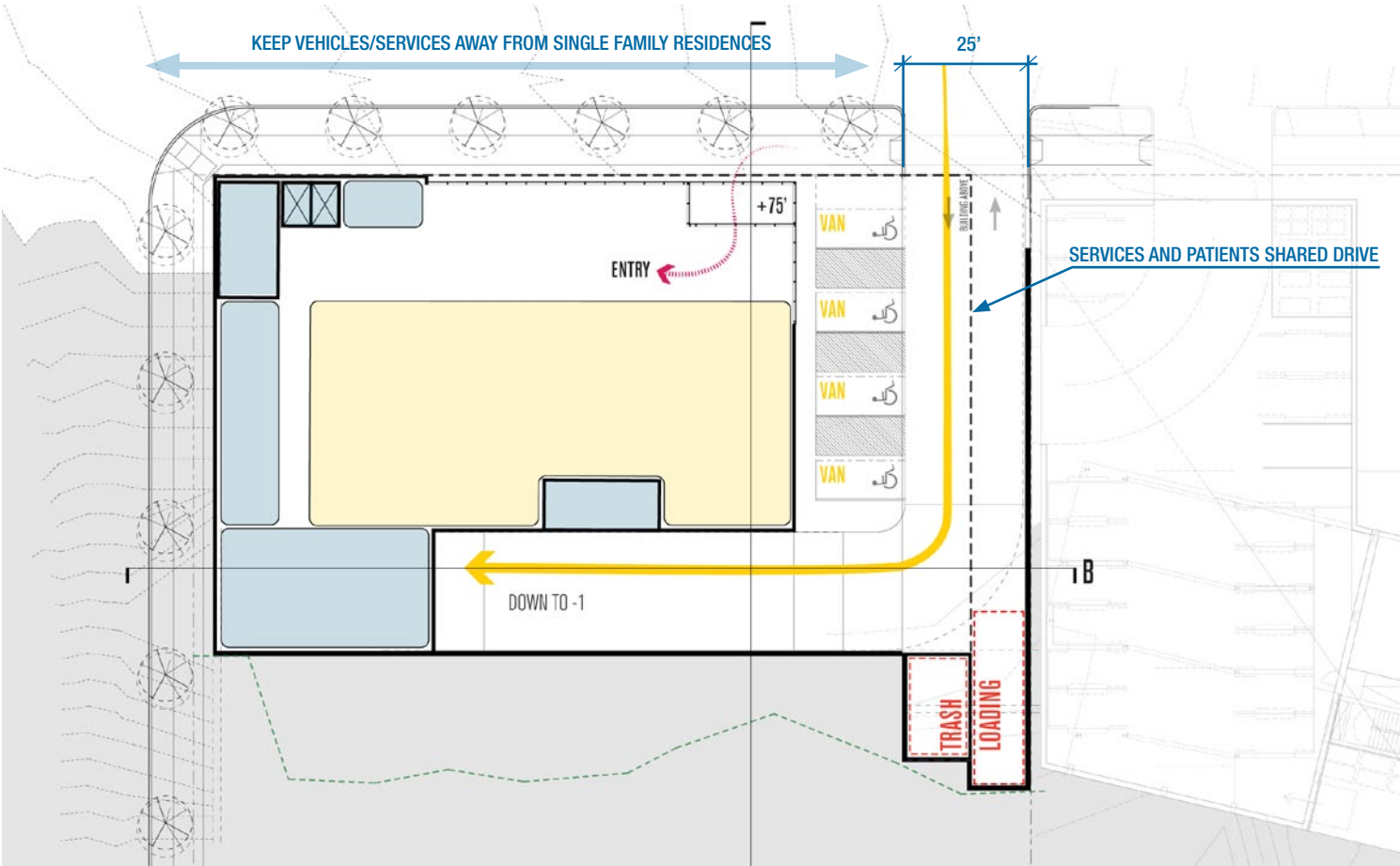
RATIONALE

Given the steep grading of this site, with elevation increasing west up Trenton and then further increasing south up 42nd, much thought has been given to vehicular access and safety of both pedestrians and vehicles moving in and out of the Center. The grades significantly impact the placement of both vehicular and pedestrian access points to the building.

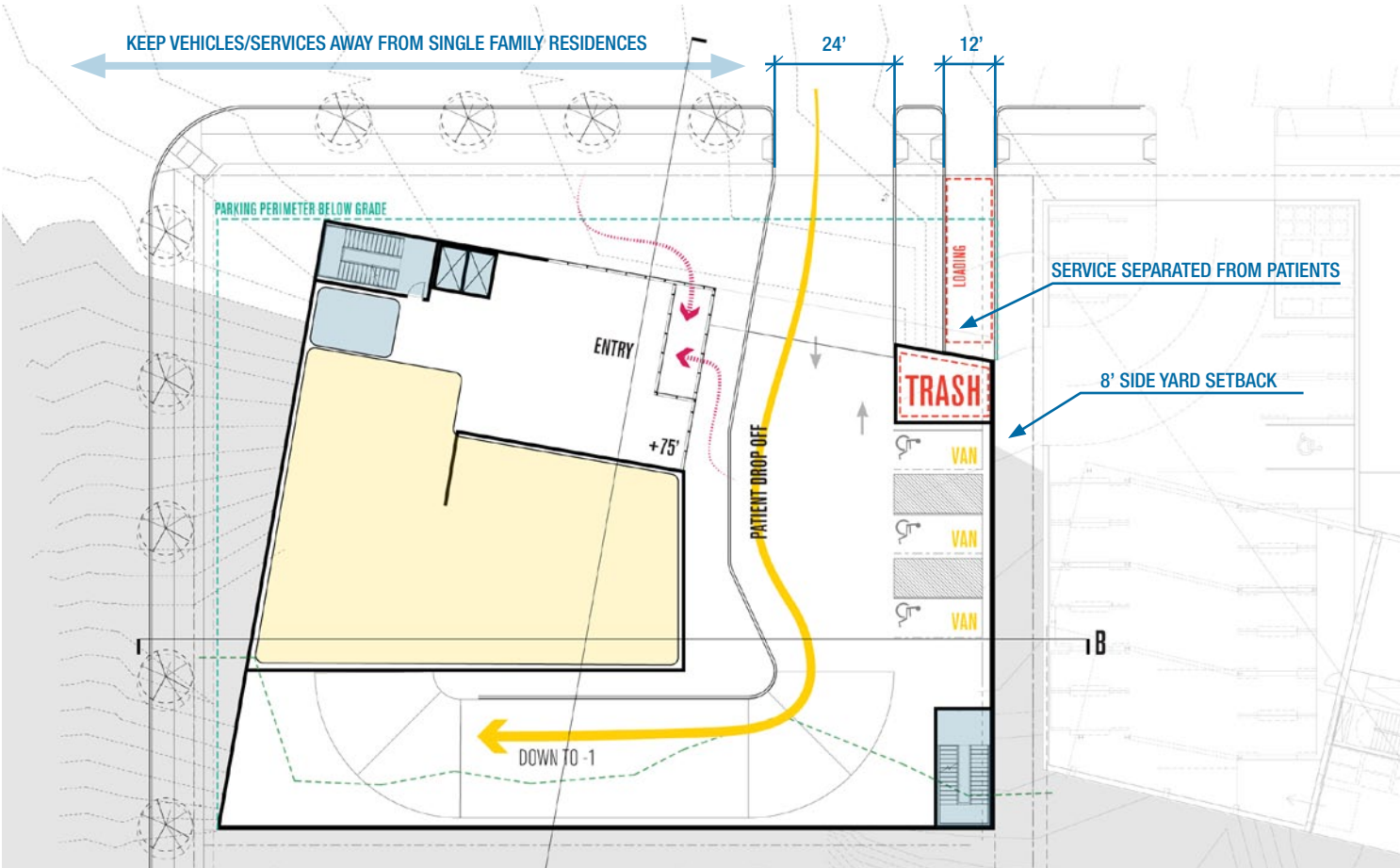
It is important that patients and families visiting the Center can load and unload vehicles in a calm and unhurried manner, to allow for mobility supports to be retrieved and unloaded as necessary. With no parking lane on the property side of the curb, the space for safe drop off had to move interior to the building, within the parking structure.

As a healthcare facility, there are regular and frequent deliveries of supplies, and it is important to accommodate these deliveries in a manner that does not disrupt the safe flow for patient vehicles. A delivery truck, bearing down on passengers attempting to unload, or crossing lanes to drive around, compromises the safety of these individuals. Increasing the number of curb cuts from one to two allows for visitors and patients' primary vehicular access, including drop off zone and accessible parking, to be separated from the loading berth and solid waste storage (DC1.B.1 Access Location and Design and DC1.C.1 Service Uses), preserving a safer flow.

Maintaining both these curb cuts to the eastern edge of the property minimizes the vehicular traffic in and out near the corner of Trenton and 42nd, adjacent to the single family residential buildings (CS2.D.5 Respect for Adjacent Sites), which allows a pedestrian focus for all the area between the Trenton Street entrance to the building and the 42nd Ave entrance (PL1.B Walkways and Connections). This also focuses the vehicular traffic mid-block, where the adjacent housing project is also anticipated to locate its vehicular drive, and across from the vehicular entry to the townhouse development on the north side of Trenton. By maintaining the loading function at grade, rather than at the bottom of a steep descent to accommodate it underneath the building, there can be visual cues for pedestrians coming to the entrance to be aware of this vehicular movement on and off the site.



SINGLE CURB CUT, MAXIMUM WIDTH (OPTION 1)



ADDITIONAL CURB CUT, VARIED WIDTHS (OPTION 3)

APPENDIX

APPENDIX
PRIOR WORK

EVOKE STUDIO ARCHITECTURE

EVOKE: To purposely draw out something latent, hidden, or reserved.

EVOKE Studio | Architecture is a Durham, North Carolina—based design practice specializing in architecture, design visioning, and master planning. Our neighborhoods and cities are comprised of the infinite stories and histories of humankind collaged on the spectrum from calm to chaos. Architecture—the tactile manifestation of narratives—serves as a powerful amplifier of social priorities, beliefs, and aspirations by preserving the past, reiterating the present, and signifying the future. We present a bold, transformative, elegant yet meaningful architecture that elevates the broader community with indelible impressions and awakened nostalgia.

We aspire to EVOKE.



WINDSOR CHAVIS COMMUNITY CENTER AT NOCHO PARK



MURRAY MASSENBURG ELEMENTARY SCHOOL



DUKE MARY LOU WILLIAMS CENTER



NC CENTRAL UNIVERSITY - TV STUDIO



COLUMBUS METROPOLITAN LIBRARY BARNETT BRANCH

APPENDIX
PRIOR WORK

ARC ARCHITECTS

ARC Architects was founded as Architecture Resource Collaborative in 1976, with our first project for Northwest Center. Our mission is to serve communities and non-profits by designing delightful, sustainable places that enhance communities and serve our clients’ mission and culture.

Our projects serve a wide variety of civic and public needs including community centers and pools, parks, city halls, event centers, healthcare, educational facilities, and affordable housing.

We understand the importance of listening, consensus building, and growing the design based on common goals. The result is new structures that are reinvigorating communities and organizations across the Pacific Northwest.



SHORE AQUATIC CENTER



LYNNWOOD NEIGHBORHOOD CENTER



EASTLAKE BIOTECHNOLOGY RESEARCH CENTER



RAINIER BEACH COMMUNITY CENTER AND POOL



CHEHALIS ELDER CENTER