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A LOW INCOME DEVELOPMENT MIXED USE BUILDING

4626 MARTIN LUTHER KING JR. WAY SOUTH

SEATTLE HOUSING AUTHORITY

126 6th AVENUE N., SEATTLE, WA 98109

Design Recommendation Meeting

5/13/08

Tonkin / Hoyne
Architecture & Urban Design

204 First Avenue South, Seattle, Washington 98104
Phone: (206) 624 7880 / Fax: (206) 622 1766



⑤ Genesee Housing



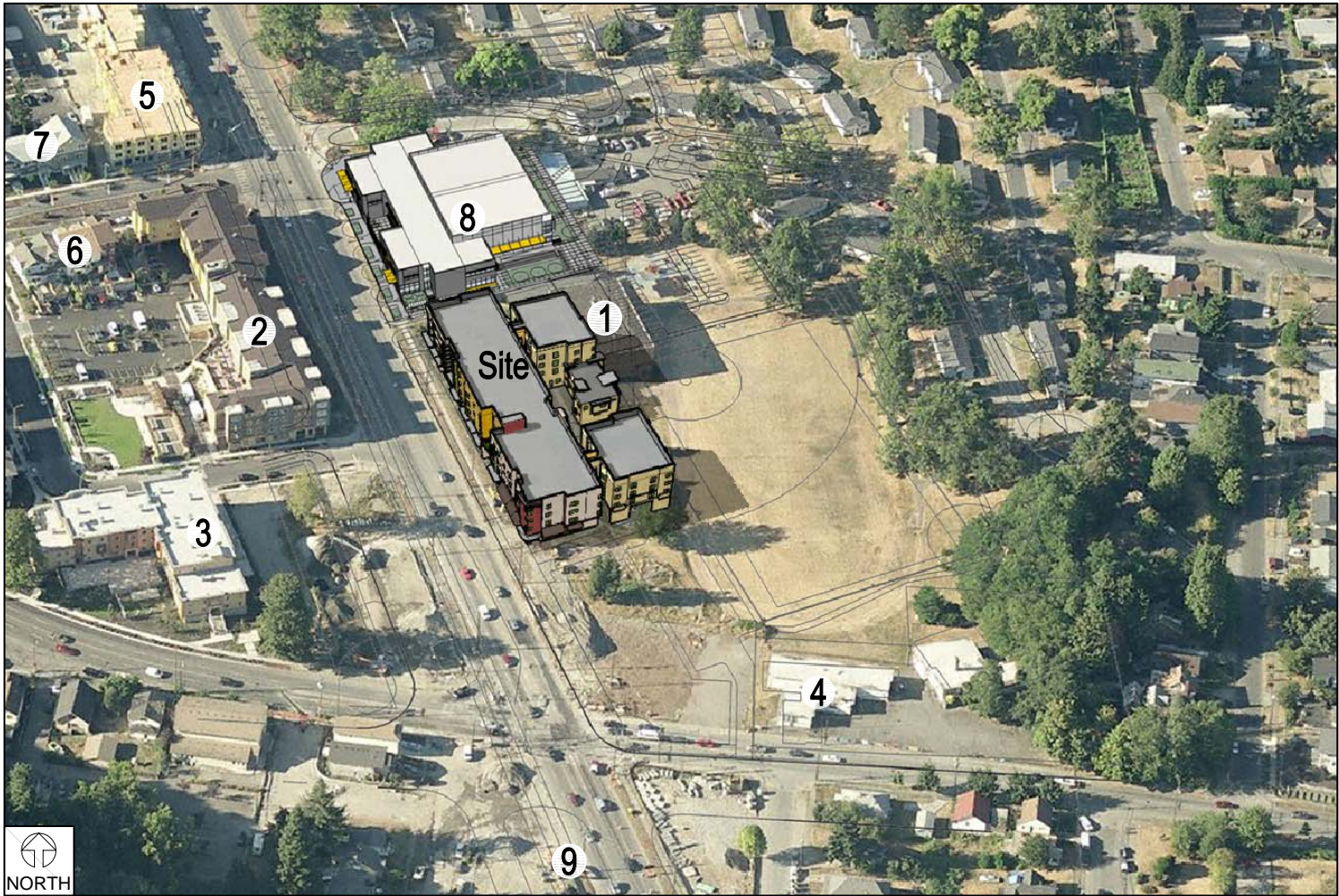
② Gamelin House (along MLK)



⑥ RV Phase I Townhouses

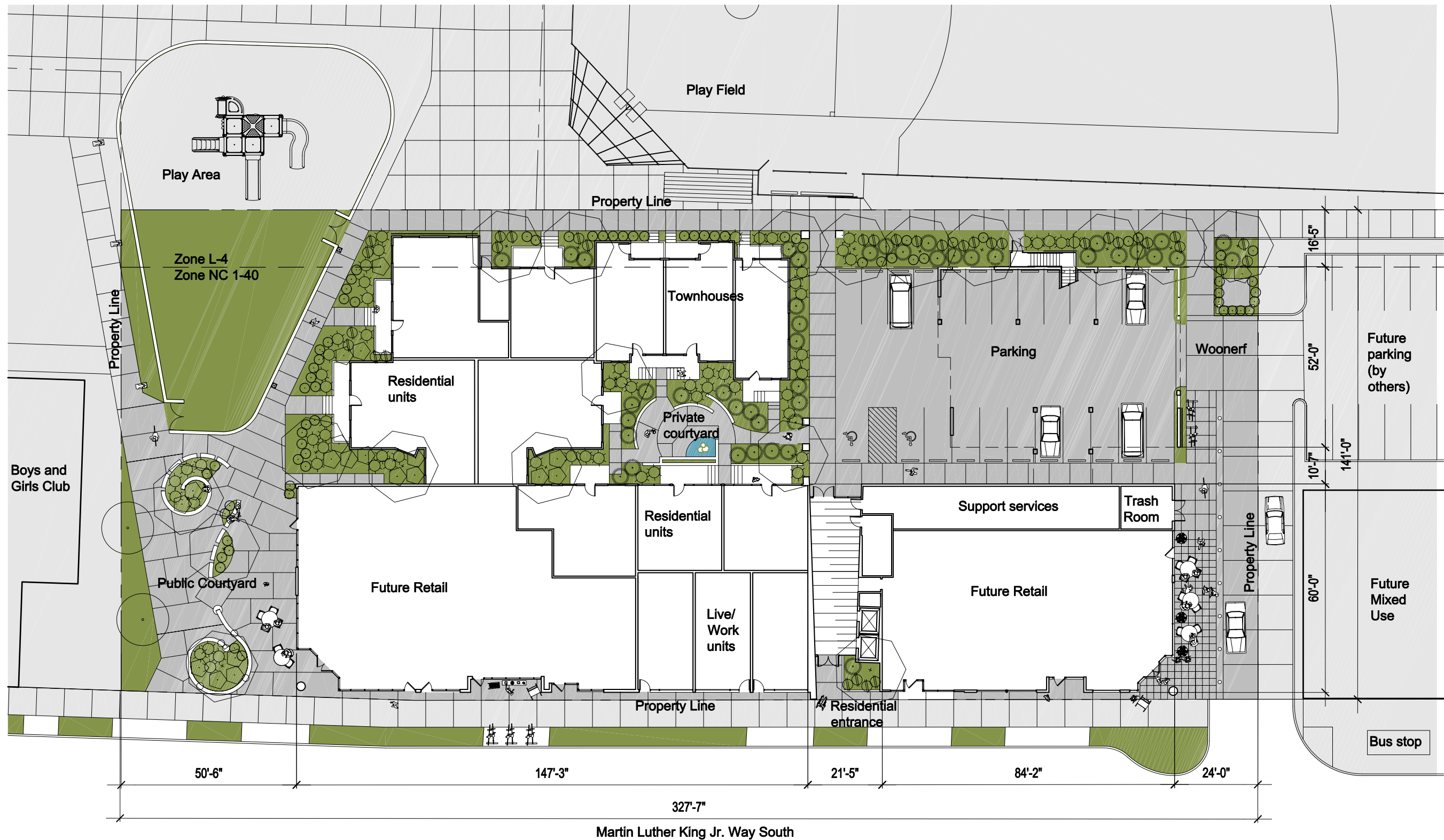


⑧ Boys & Girls Club (by Weinstein A|U)

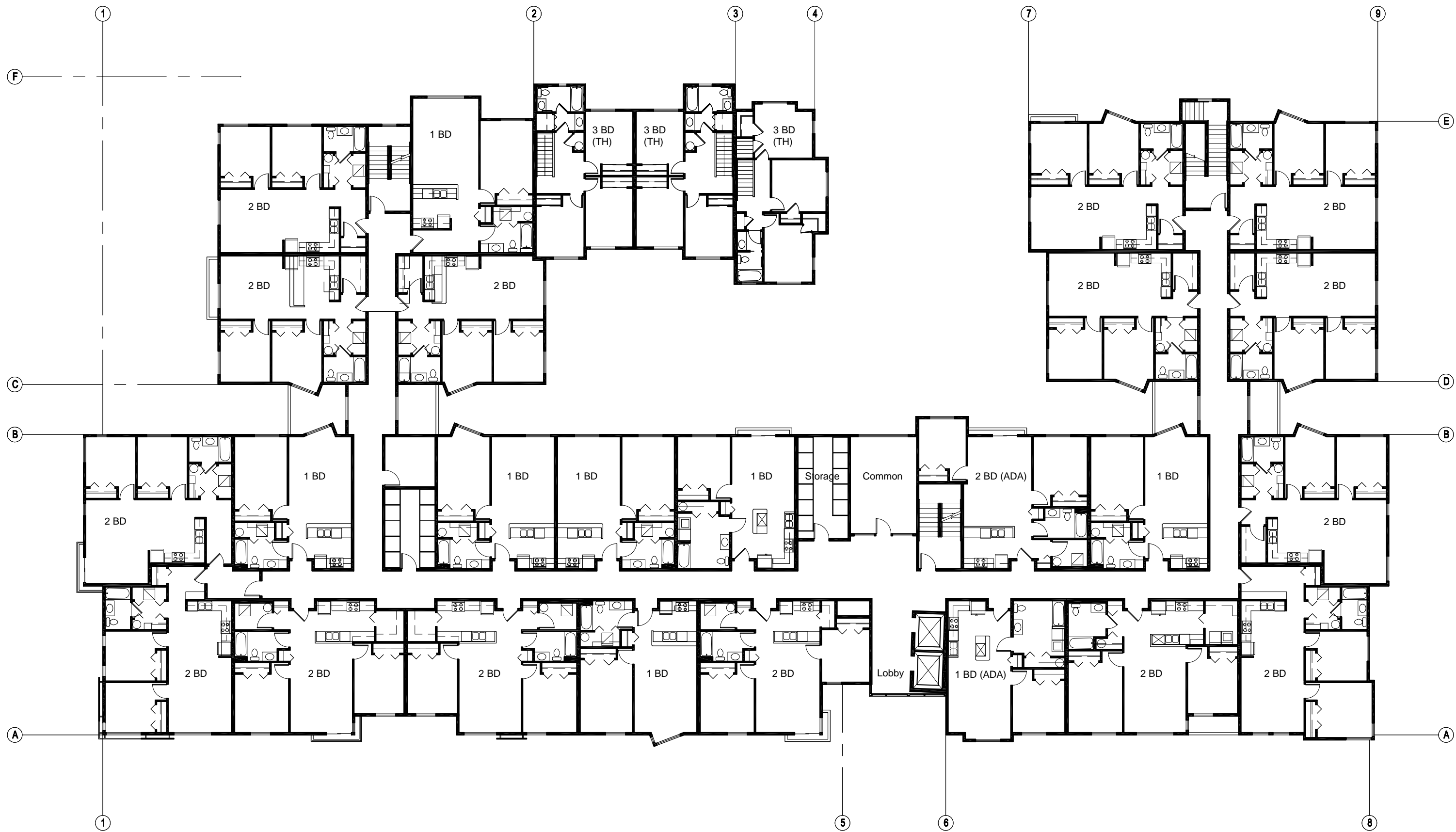


- | | | |
|--|-------------------------------------|-------------------------------------|
| 1. Existing Boys & Girls Club (to be demolished) | 4. Seattle School District Property | 7. Rainier Vista Phase I Townhouses |
| 2. Gamelin House | 5. Genesee Housing | 8. Future Boys & Girls Club |
| 3. Snoqualmie Place Apartments | 6. Rainier Vista Phase I Townhouses | 9. Future Transit Station |

The Rainier Vista Mixed Use Building is designed for low income families and will provide 51 extremely low income units and 32 work force units, to the public. The 86 unit, four story building fits easily into the context of the greater Columbia City Residential Urban Village adding, below the dwelling units, 10,900 SF of retail and 3 live/work spaces. The project is designed in a 'C' shape that integrates a variety of unit types with ground floor retail and a delightful mix of public, semi-public and semi-private community gathering spaces along Martin Luther King Jr. Way South. The rear of the site borders a recreational ball field, in a park like setting, with walking paths that circumnavigate the field and connect to adjacent neighborhoods. The minimal 24 parking stalls, provided to support the retail and family units, are placed away from the street behind the building to encourage use of the local light rail system. The project will enhance and contribute to the growth and vitality of the Rainier Vista community.



PLAN
NORTH
Site Plan
Scale : NTS



Second Floor Plan (Typical to 3rd and 4th)
Scale : NTS





1) West Elevation
Scale : NTS



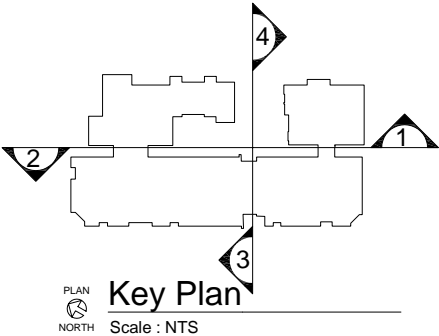
2) East Elevation
Scale : NTS



3) South Elevation
Scale : NTS



4) North Elevation
Scale : NTS





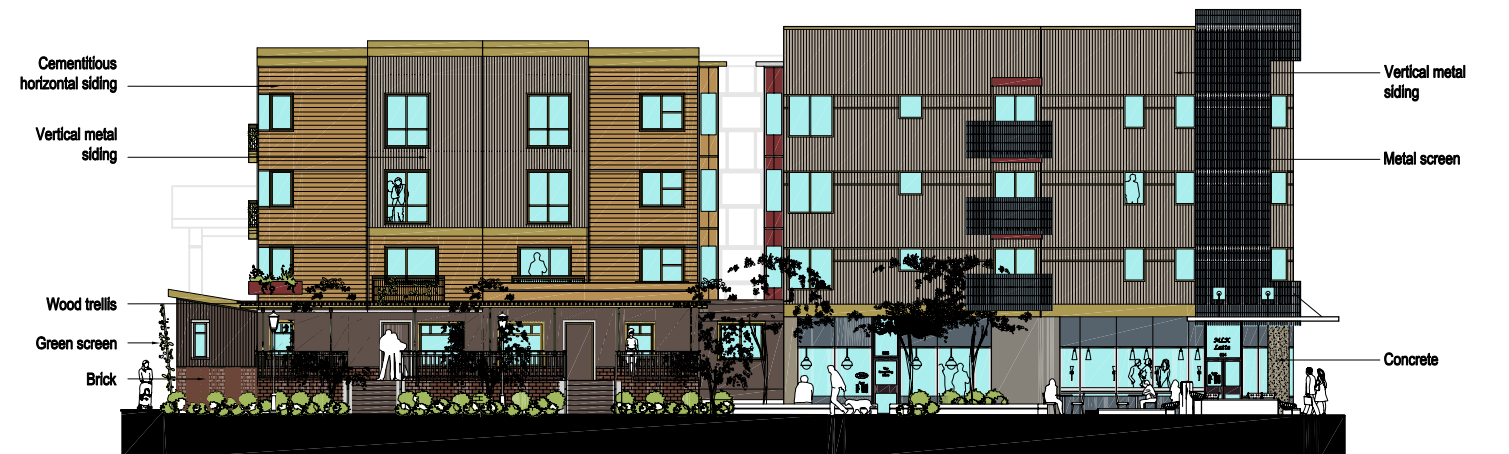
1) West Elevation
Scale : NTS



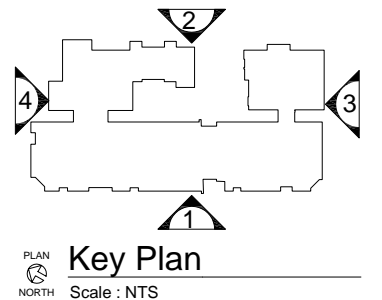
2) East Elevation
Scale : NTS



3) South Elevation
Scale : NTS



4) North Elevation
Scale : NTS





Partial West Elevation

Scale NTS



Future Tenant Space

Scale 1/8"=1'



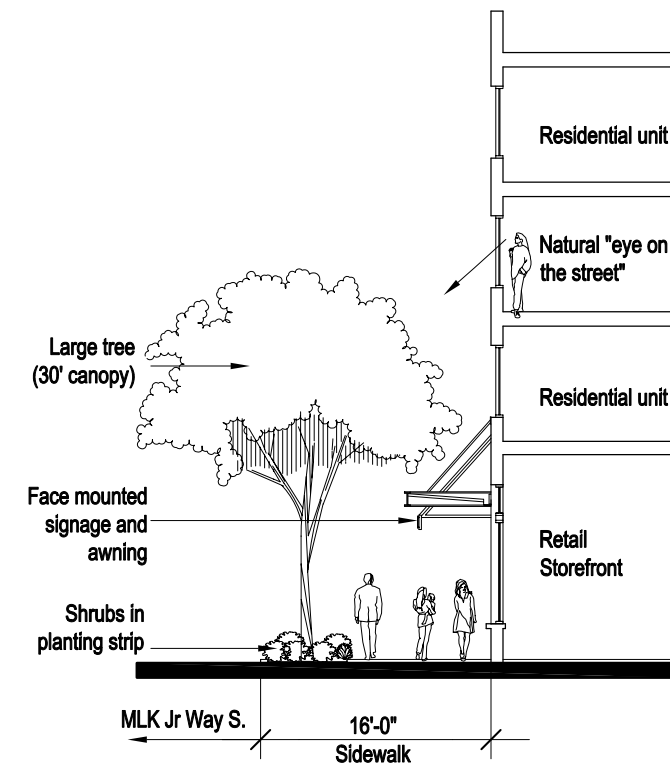
Future Tenant Space

Scale 1/8"=1'



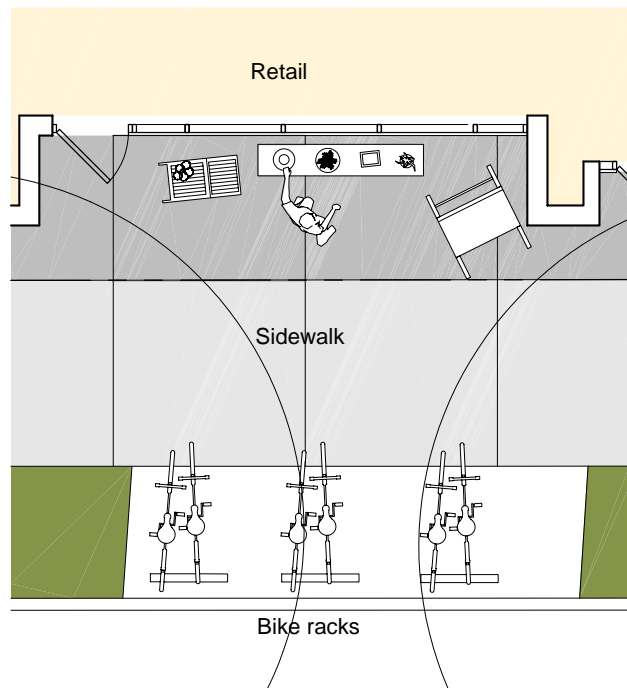
Live Work Spaces

Scale 1/8"=1'



Retail Section

Scale : nts



Partial Retail Plan

Scale : 1/8"=1'



Partial Retail Elevation

Scale : 1/4"=1'

Retail Design Response

A-1 Site Characteristics

The site is naturally inclined to human activity based on its adjacency to a bus stop and the future light rail transit stop and the Boys and Girls Club.

Retail along MLK Jr. Way South that wraps around to public ways at the north and south.

A-2 Streetscape Compatibility

Large storefront windows denote the retail at the building edge.

Varied Awnings and building materials and lighting give human scale.

At the human scale, the materials and entrances are varied and applied at intervals to enhance the experience along the sidewalk.

A-3 Entrances Visible From The Street

All entries open to a wide sidewalk.

A-4 Human Activity

A wide sidewalk and building modulations are provided to encourage pedestrian/retail interaction along MLK Way South.

Potentially 11 retail entries, 3 were required by street vacation conditions.

C-1 Architectural Context

The design reflects the varied use of materials, massing and articulation of the grater Rainier Vista community.

C-2 Architectural Concept and Consistency

Facade broken up into four buildings.

Storefront windows, awnings, signage and lighting define the "different" facades giving interest to the retail spaces.

C-4 Exterior Finish Materials

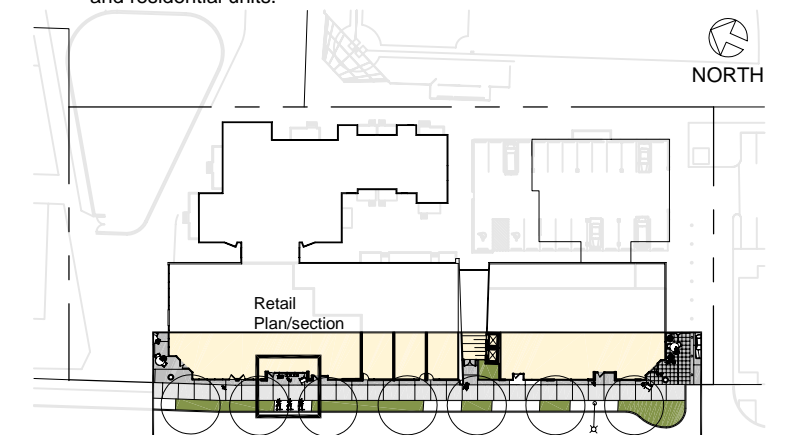
Materials will consist of concrete, brick and glazing on the ground floor and both metal and cementitious siding on the upper stories.

D-9 Commercial Signage

Various awnings and retail articulation provides for multiple signage types and location options.

D-10 Commercial Lighting

Lighting will be designed to appropriately accommodate the retail areas and residential units.



Key Plan

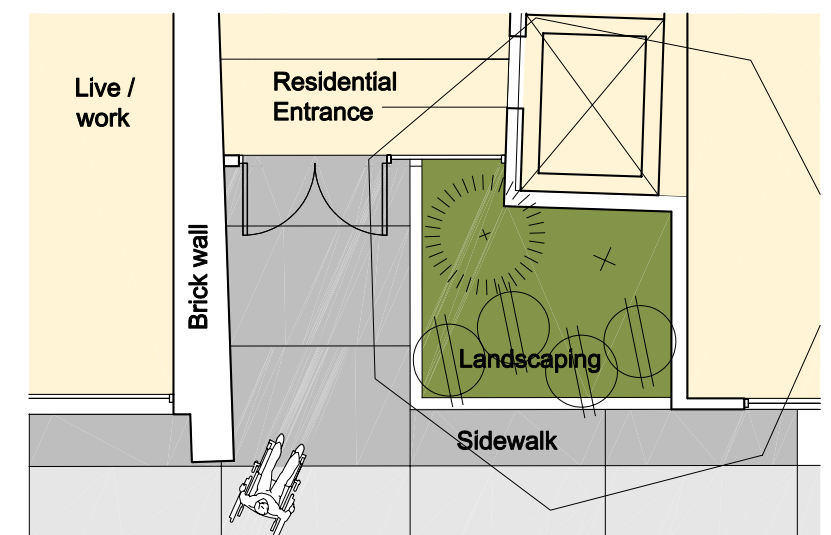
Scale : nts



Night time Entrance Sketch



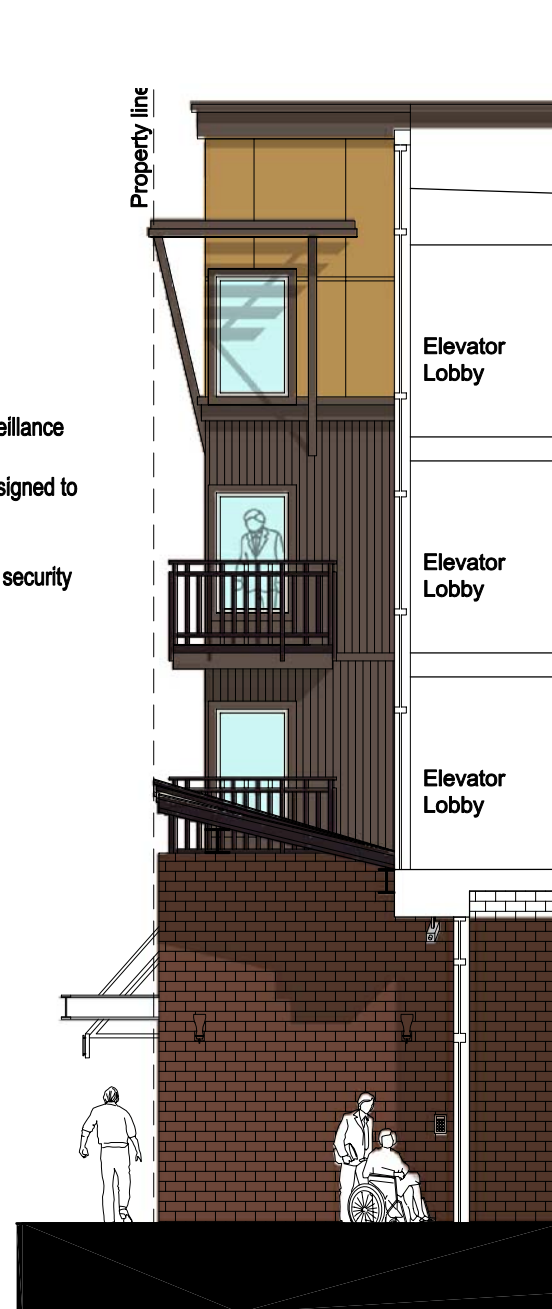
Landscaping at Entrance



Residential Entrance Plan

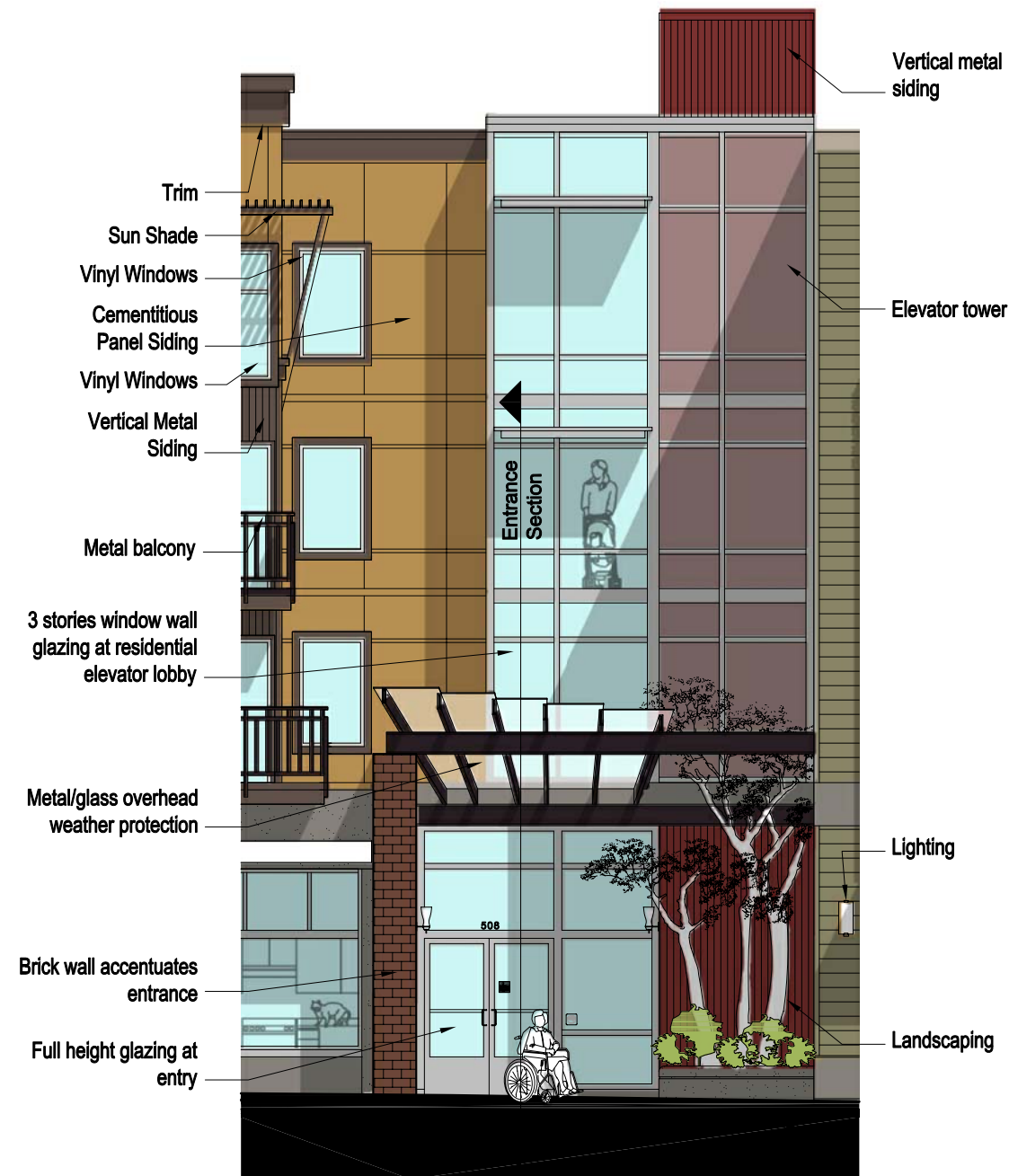
Scale 1/8"=1'

- Natural surveillance
- Entrance designed to human scale
- Lighting and security provided



Entrance Section

Scale : 1/8"=1'



Entrance Elevation

Scale : 1/8"=1'

Residential Primary Entrance

A-3 Entrances Visible From the Street

Although the entry is set back, a 15'-6" brick wall projects out into the sidewalk an additional 2' from the main building to delineate the residential entrance from the retail spaces.

A wide sidewalk access is provide to the residential entry.

A clear line of site is maintained along the entire length of the lobby to the rear of the building.

A-6 Transition Between Residence and Street

Paving and the wall material material transitions from inside to outside.

The covered entrance is set back from the sidewalk 12'.

Landscaping and seating are provided to emphasize the residential function.

In both the horizontal and vertical planes the entrance has been scaled for increased comfort and security.

C-4 Exterior Finish Materials

Glazing and brick are used to encompass the main entrance and the line of sight through the building.

The brick wall is carried through to the rear entrance to create a visual connection between the street and the community beyond.

These materials are durable and easy to maintain.

D-7 Personal Safety and Security

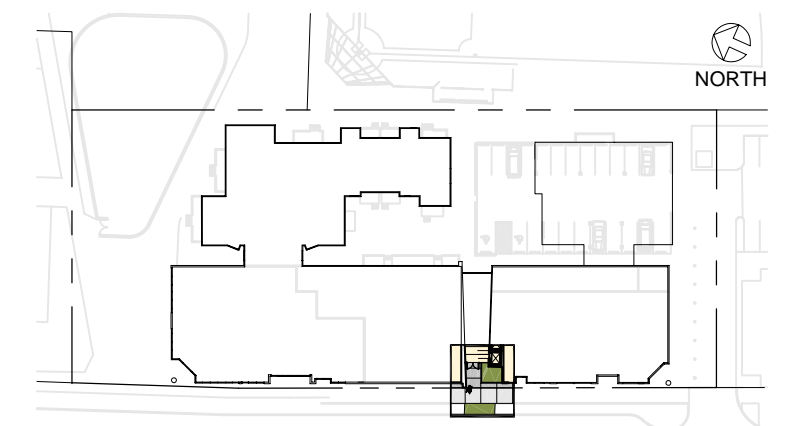
Auto locking doors, clear lines of sight, an on site manager and the natural surveillance of the entrance all factor into security for the residents.

Public transportation is available within a block of the entrance.

D-12 Residential Entries and Transitions

The entrance is visually enhanced with the extension of large windows that continue the full building height to create a lantern effect by night and transparency by day.

A constant "eye on the street" is provided by the adjacent living units that have windows overlooking the entrance.



Key Plan

Scale : nts

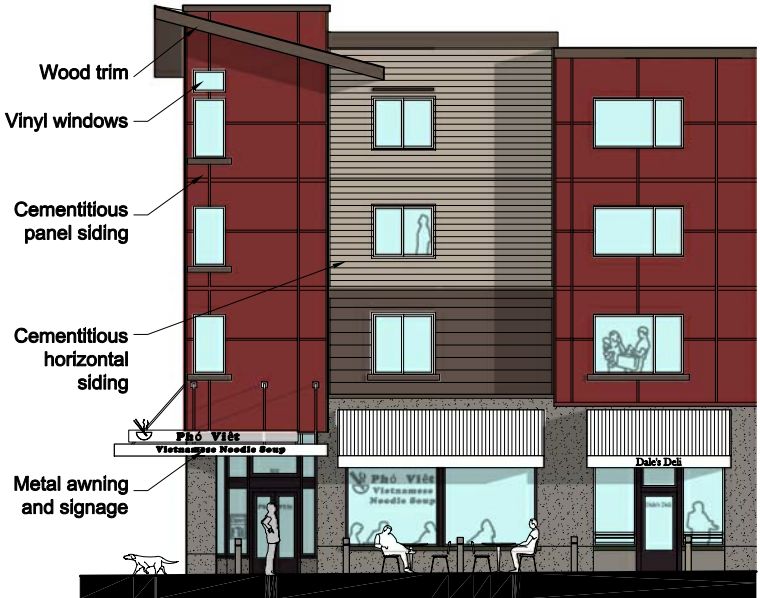


Woonerf Sketch at Retail



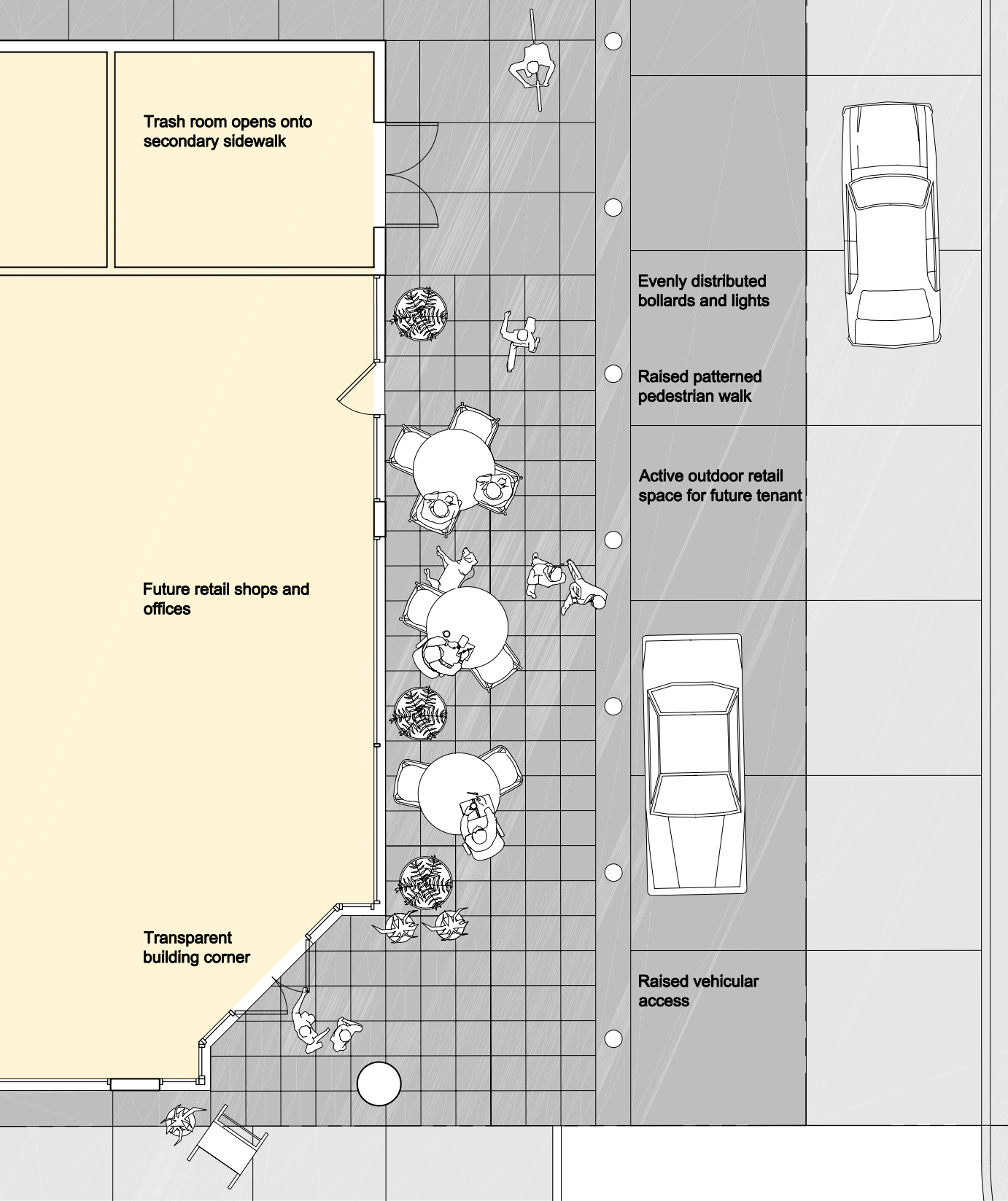
West Corner Elevation at Woonerf

Scale 1/16" =1'-0"



South Corner Elevation at Retail

Scale 1/16" =1'-0"



Woonerf Plan at Retail

Scale : 1/8"=1'-0"



Woonerf at Retail Guideline Response

A-4 Human Activity

Woonerf hardscape provides potential outdoor seating location for future retail tenant.

A-7 Residential Open Space

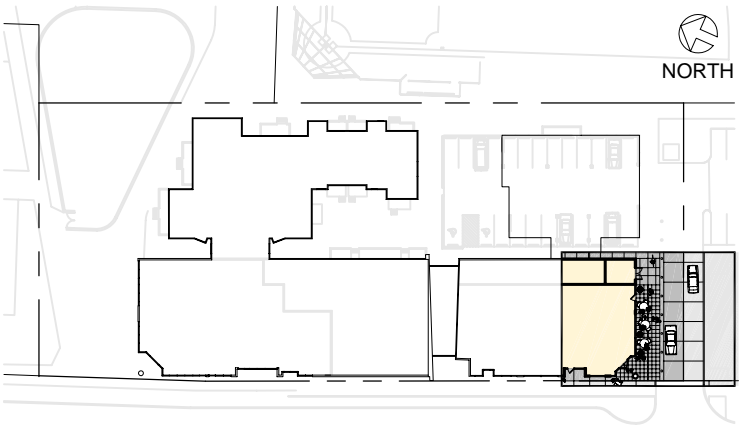
Future tenants are encouraged to use the 12' portion of the woonerf dedicated to pedestrian use.

Accent paving will be incorporated into the space to further define its function.

The woonerf provides a physical and visual connection between the active street front and the play field in the block interior.

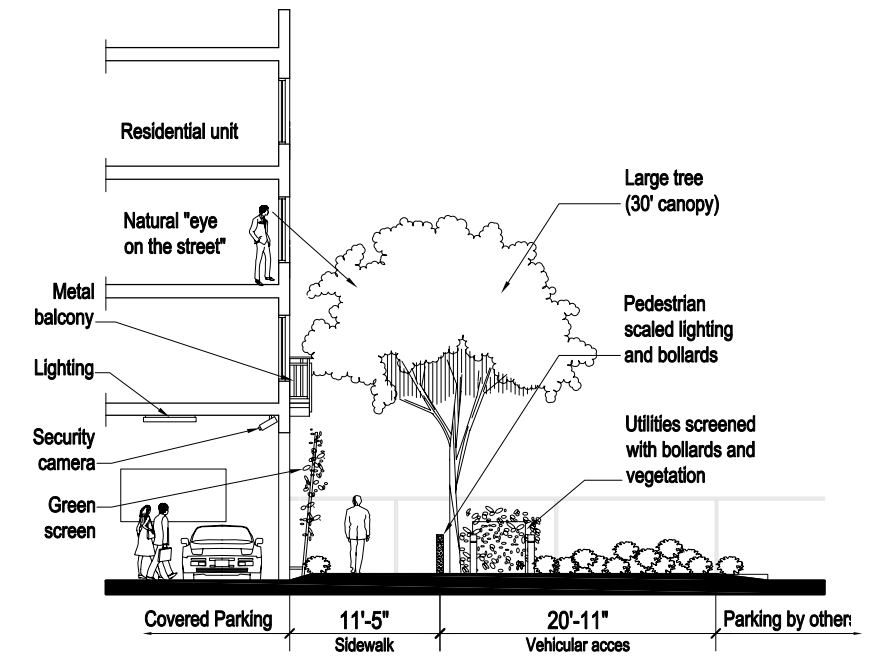
A-10 Corner Lots

The building is chamfered at the corner integrating the woonerf with the main sidewalk.



Key Plan

Scale : nts



Green screen

Woonerf at Parking Guideline Response

A-8 Parking and Vehicle Access

Parking is combined into one location and access point to minimize site impact.

The woonerf is designed to be a shared access to the interior of the lot for cars and pedestrians.

C-4 Exterior Finish Materials

The blank walls of the parking structure are visually reduced with the use of green screens and a planting strip at the wall base.

The parking area is an continuation of the retail and residential portion of the building to maintain it's architectural compatibility.

D-4 Design of Parking Lots Near Sidewalks.

"Wheel stops" are used to prevent vehicular encroachment on sidewalks.

Bollards and integrated lights create a pedestrian scaled lighting scheme.

Evenly distributed strip lights on the underside of the PT slab in the parking area maintain a glare free lighting scheme for personal safety and security.

There is natural surveillance of the parking area provided by the balconies, windows and active retail environment.

D-6 Screening of Dumpsters, Utilities and Service Areas

The dumpsters are located along the back side of the main building and open onto a secondary pedestrian route.

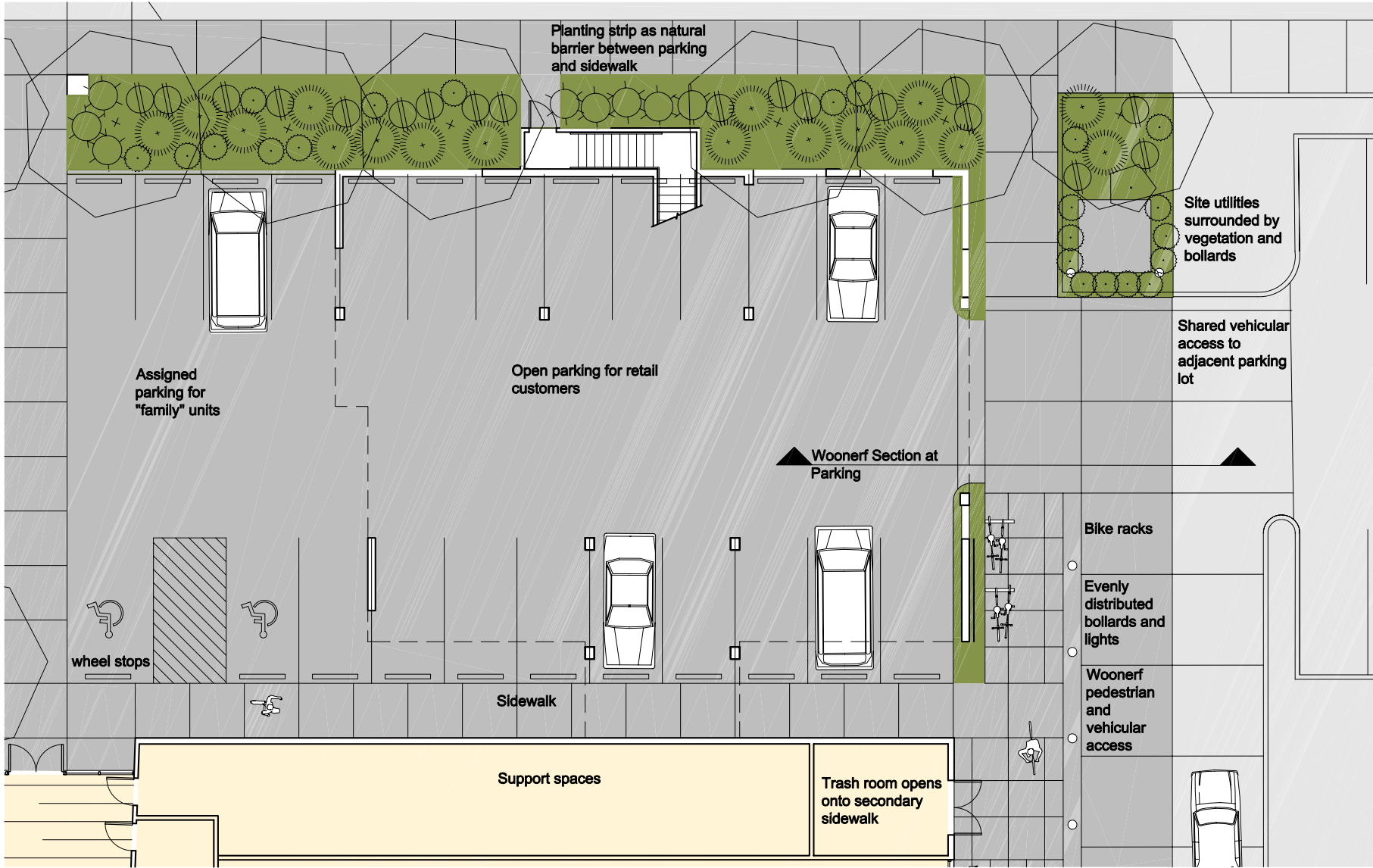
Exterior utilities are screened by landscaping and located at the rear of the site.

D-7 Personal Safety and Security

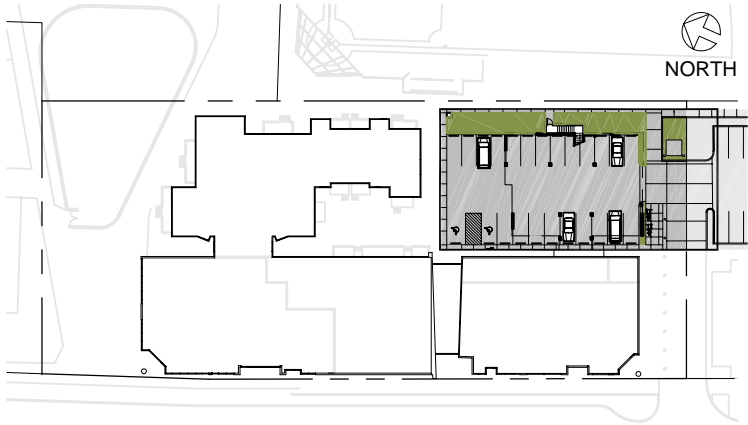
Multiple light sources, cameras, perimeter pedestrian paths, and windows from adjacent living units around the parking area will maintain ones personal safety.

D-12 Residential Entries and Transitions

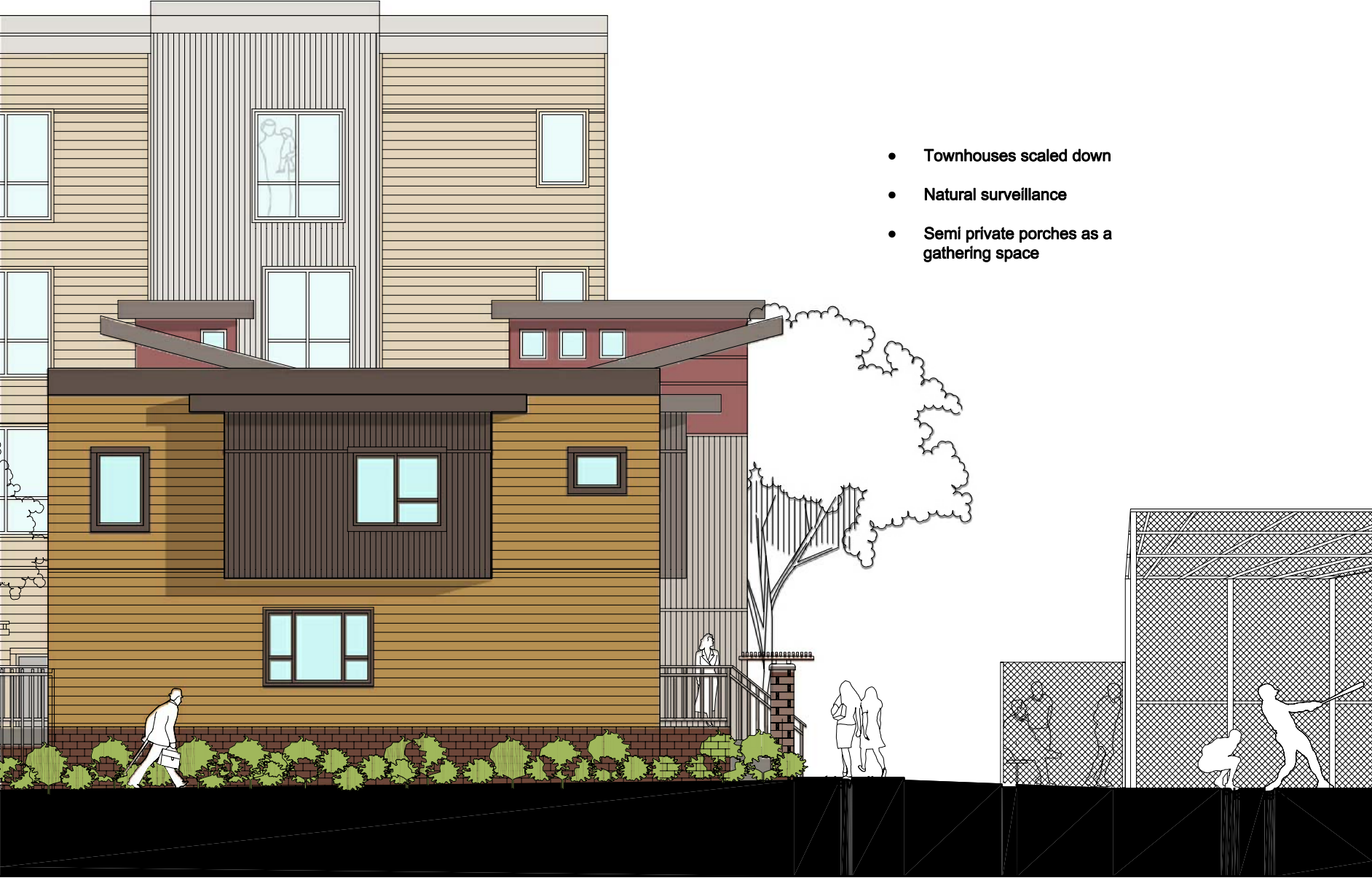
The majority of the parking is screened from the street due to its location behind the main building.



Woonerf Plan at Parking
Scale : 1/16"=1'-0"



Key Plan
Scale : nts



- Townhouses scaled down
- Natural surveillance
- Semi private porches as a gathering space

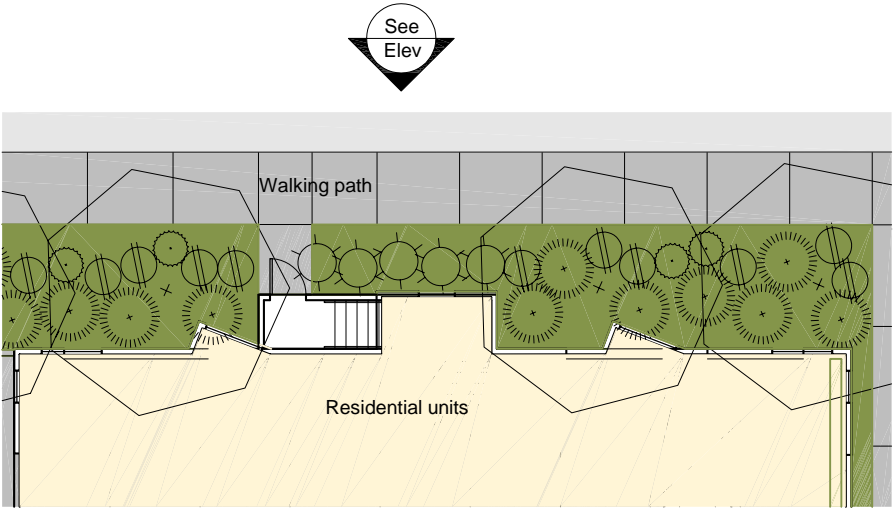
Play Field Section

Scale : 1/8"=1'



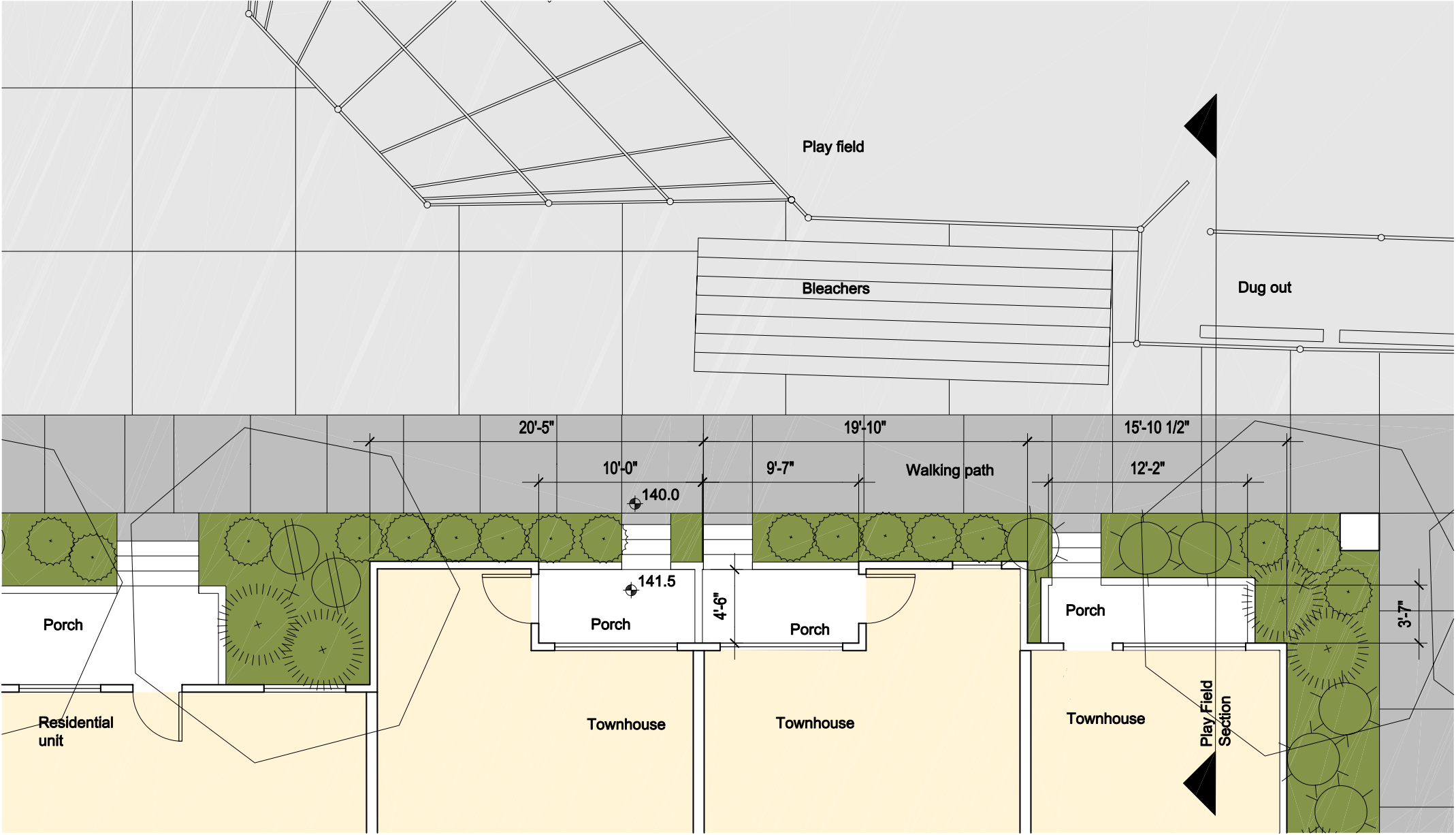
South East Building Elevation

Scale : 1/16"=1'



South End Building Plan

Scale : 1/16"=1'



Residential Plan at Field
Scale : 1/8"=1'

Residential Ball Field Connection

A-1 Responding To Site Characteristics

- 2 story townhouses reflect the less intensive zone of the adjacent play field.
- Modulation in the plan and elevation emphsize the human scale of the residential units and encourage pedestrian activity in the outdoor gathering spaces.
- Windows are angled away from potential stray fly balls from the play field.
- Windows take advantage of the views to the east over the play field to the mountains.

A-7 Residential Open Space

- The porches and walking path invite the residents to take ownership of the play field and public areas as an extension of their back yard.

C-1 Architectural Context

- Family oriented and ground related housing provided by townhouses and flats similar in concept to R.V. Phase 1.
- Multiple access points and walking paths provide connection and movement throughout larger site.

C-2 Architectural Concept and Consistency

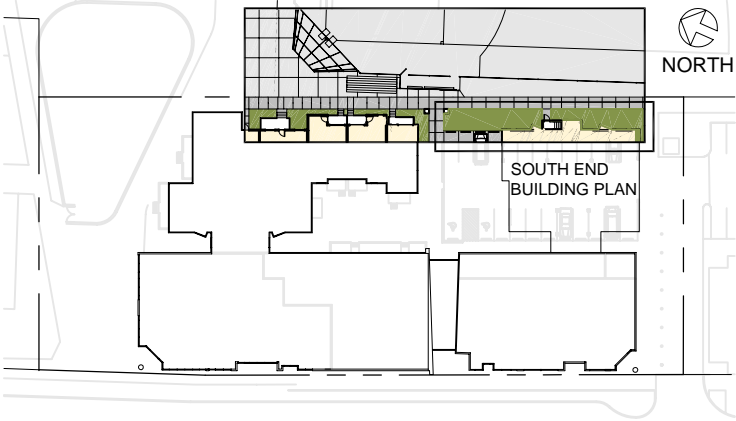
- The northeast building corner steps back to reduce the mass facing the play area and field.
- Landscape and porches are provided to the units along the east and north facade to provide semi-private to semi-public transition/gathering areas.

D-1 Pedestrian Open Spaces and Entrances

- Porches emphasize the individual unit entrances and will be lit with porch lamps during the evening for added security.
- The porches add a semi private outdoor space for the units that encourages interaction between neighbors.

D-7 Personal Safety and Security

- Porch lights and additional lighting will be provided along residential routes to maintain a sense of security.
- There is a natural "eye on the street" provided throughout the site and the adjoining ball field with the multiple residential windows and the low rise vegetation which allow constant lines of sight.

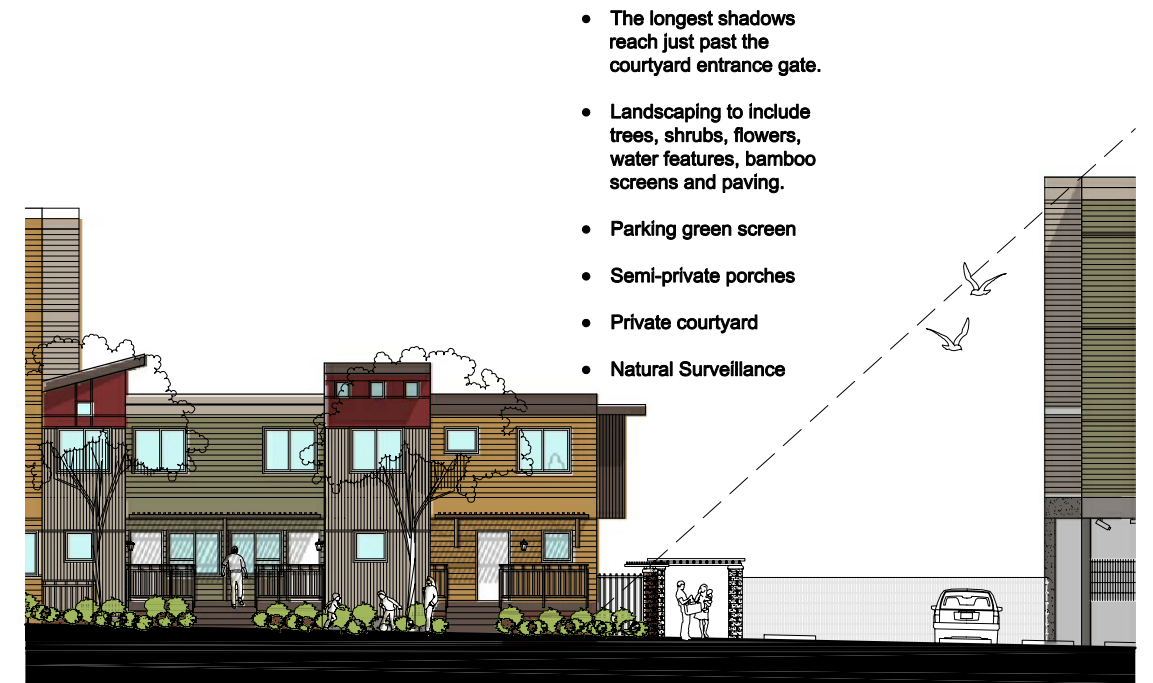


Key Plan
Scale : nts



South Courtyard Section

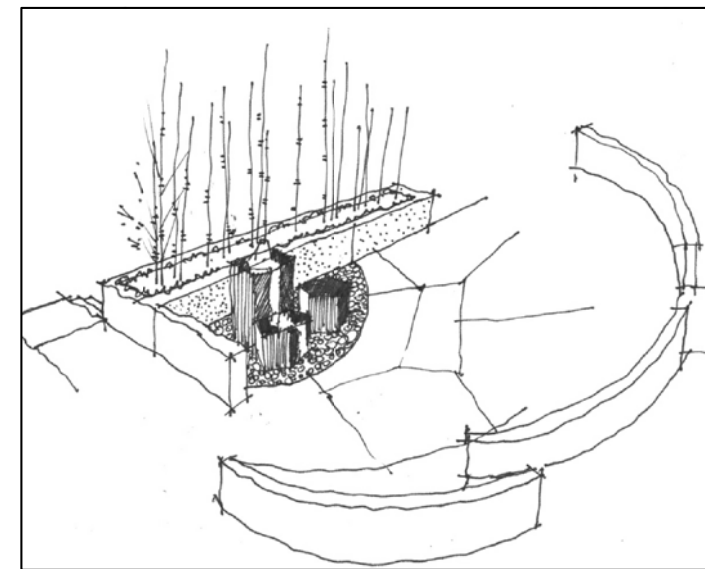
Scale : 1/8"=1'



East Courtyard Elevation

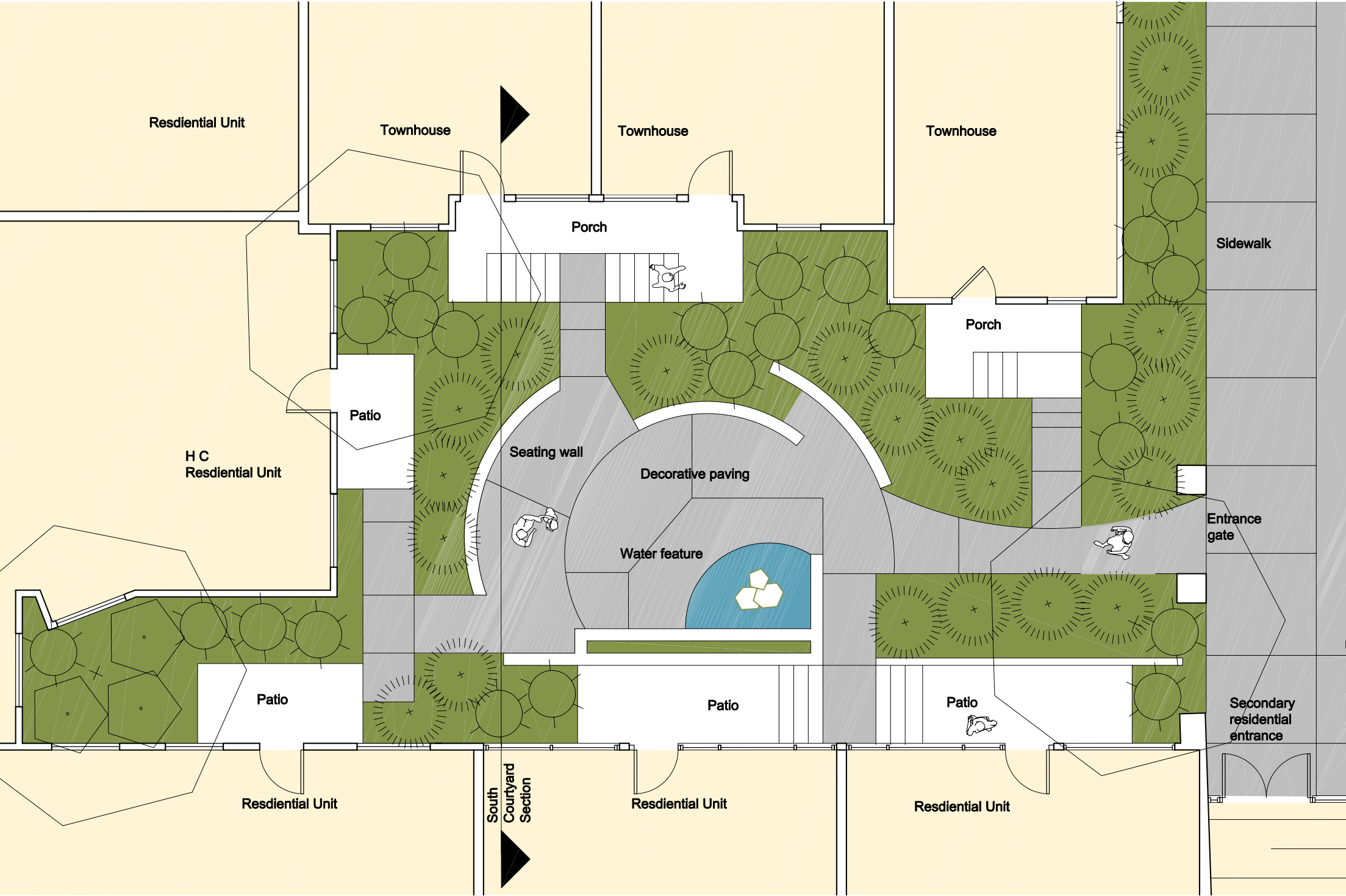
Scale : NTS

- The longest shadows reach just past the courtyard entrance gate.
- Landscaping to include trees, shrubs, flowers, water features, bamboo screens and paving.
- Parking green screen
- Semi-private porches
- Private courtyard
- Natural Surveillance



Rain Activated Water Feature





Courtyard Plan

Scale : 1/8"=1'

Courtyard Guideline Response

A-6 Transition Between Residence and Street

Townhouses are reduced in scale at courtyard

The residential function is clearly defined with windows, courtyard, and landscape designed to the encourage interaction between neighbors.

A-7 Residential Open Space

A private courtyard is encircled by various sized family units.

Porches skirt the courtyard as semi private places for residents to mingle.

The south wing has been pushed to the south as far as possible to maximize open space and sunlight into the interior courtyard.

C-4 Exterior Finish Materials

The courtyard is landscaped to include trees, shrubs, water, and accent paving.

The adjacent open parking is surrounded by a green screen.

The material palette in the residential areas is consistent throughout and includes hardi plank, hardi board, metal siding and glazing to vary texture and scale.

D-1 Pedestrian Open Spaces and Entrances

The entrances are marked by a porch.

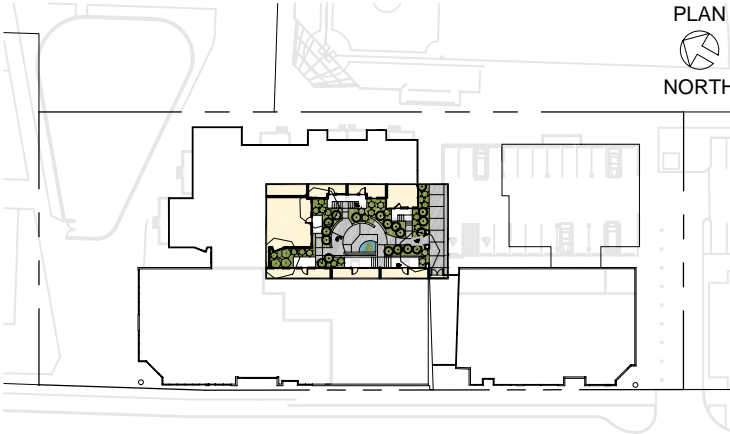
Courtyard embraced by fountain seating and landscape to encourage use.

D-7 Personal Safety and Security

Low lying shrubs line the edge of the sidewalk to maintain a constant line of site from all access points.

Various light sources will combine to maintain a well lit pedestrian route which include porch lights, and pathway lights.

The residential entry gate will be auto locking and individual entries will be naturally monitored by the individual units that have a clear sight line to the door.



Key Plan

Scale : NTS

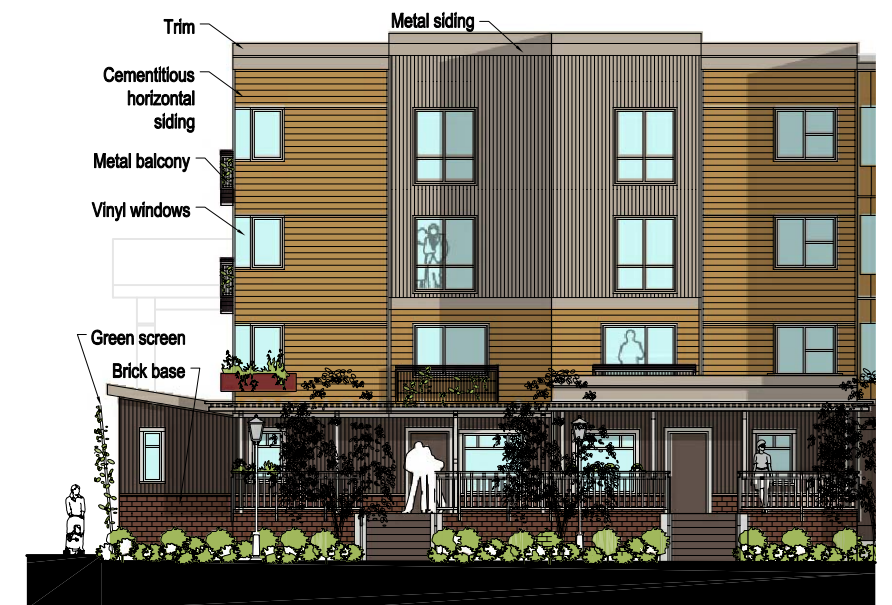




North East Corner Elevation at Play Area

Scale : 1/8"=1'

- Natural surveillance
- Building steps downs towards play field
- Porches as semi-private gathering places
- Consistant site line through play area

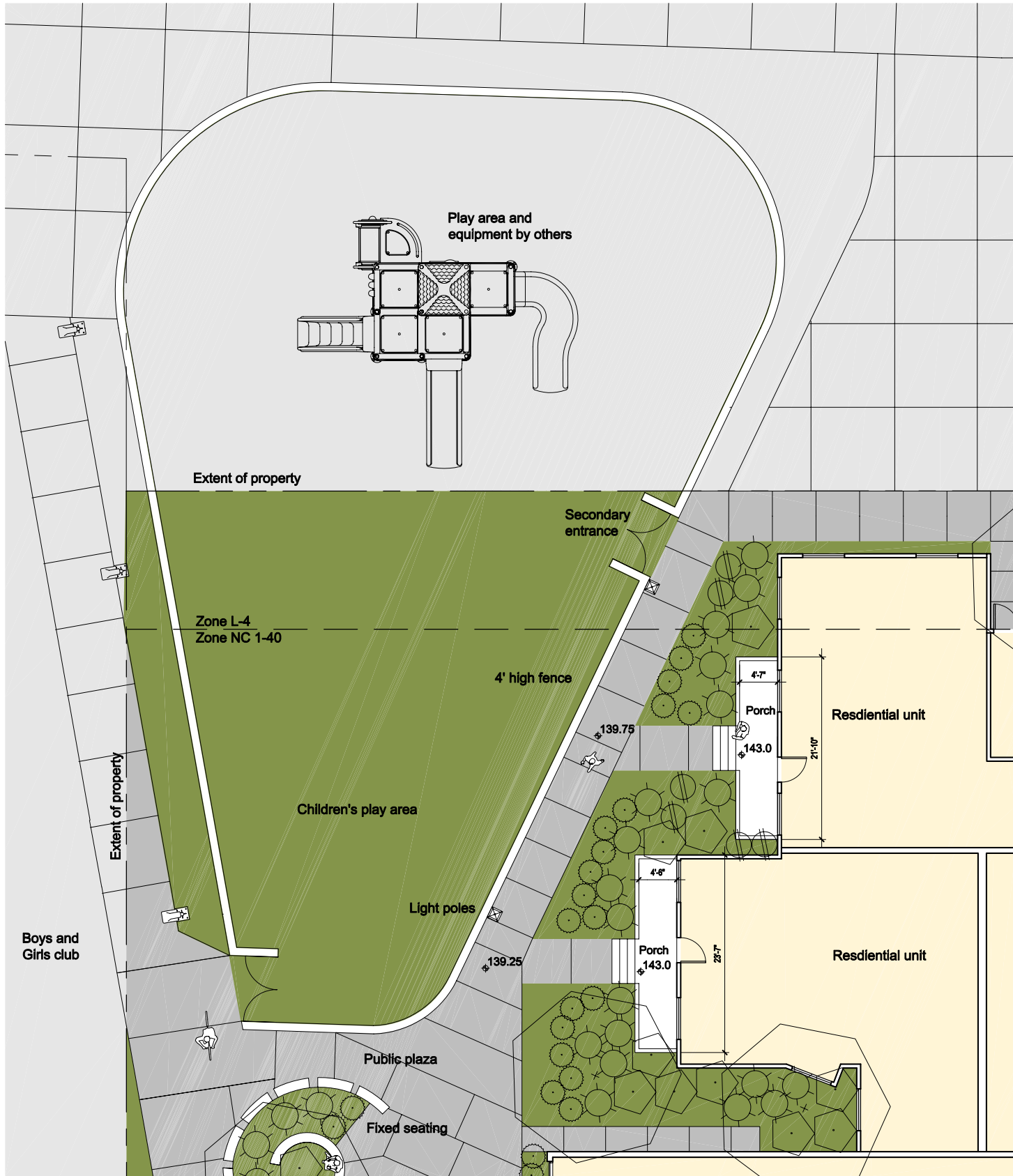


North Corner Elevation at Play Area

Scale : 1/16"=1'



Landscaping at Townhouses



Plaza Plan at Residential

Scale : 1/16"=1'

Public Plaza Guideline Response

A-4 Human Activity

The child's play area provides a safe and convenient location for families to interact.

A-7 Residential Open Space

Porches are provided as semi-private meeting spaces that look out onto the play area.

D-1 Pedestrian Open Spaces and Entrances

The interaction of the retail, the Boy's and Girls Club and the residences will maintain a high level of use and human activity in and around the play area.

D-7 Personal Safety and Security

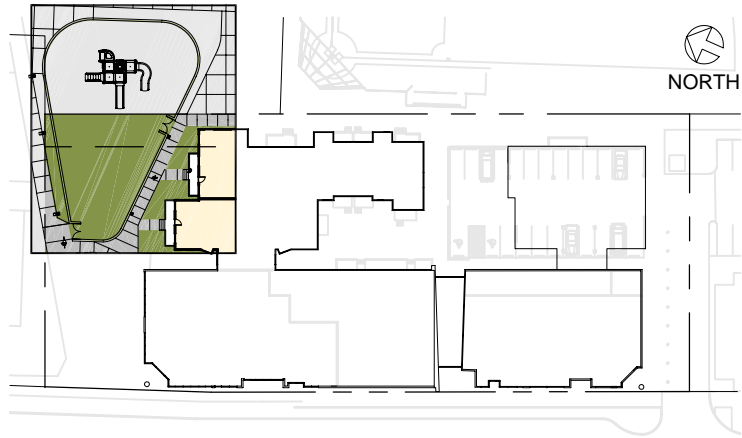
Porch lights and path lighting will combine to maintain a consistent light level throughout the plaza and the play area.

Residential units face the play area providing natural surveillance.

Short shrubs and trees with canopies above eye level maintain a constant and clear line of sight throughout the open space.

D-10 Commercial Lighting

Site specific lighting will be provided to adequately address the needs of the specific building functions.



Key Plan

Scale : nts



Plaza Sketch at Retail

- Natural "eye on the street"
- Overhead weather protection
- Consistant line of site
- Street furniture



West Corner Elevation at Plaza

Scale 1/16" = 1'-0"



Active Outdoor Space



Plaza Plan at Retail

Scale : 3/32"=1'

Public Plaza Guideline Response

A-4 Human Activity

The plaza acts as a pedestrian corridor between MLK Way South and the community beyond provides community gathering spaces.

A-7 Residential Open Space

The large hardscape diminishes to walking paths adjacent to the residential units to reflect their less intensive use.

D-1 Pedestrian Open Spaces and Entrances

Retail uses wrap around the building's north end to encourage activity to spill out into the plaza to enhance its liveliness.

A water feature, seating, paving modulation and landscape combine to enhance the comfort of the space in an attractive and useful manner.

D-7 Personal Safety and Security

The retail lighting will overflow onto the plaza.

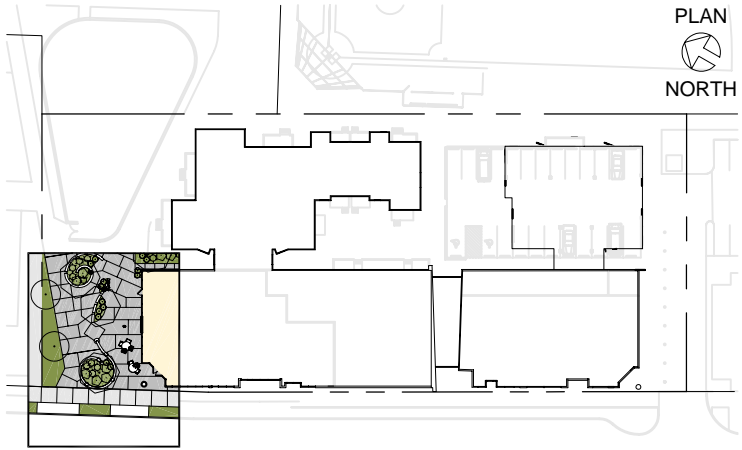
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Key Plan

Scale : nts



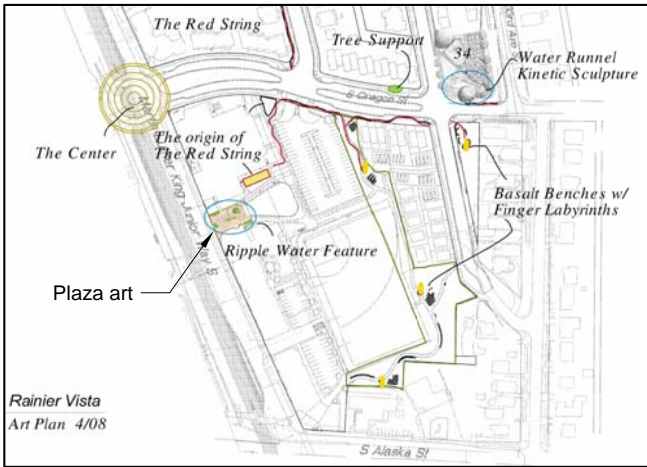
Tree Grove



Grasses



Plaza Wall



Site Art Context



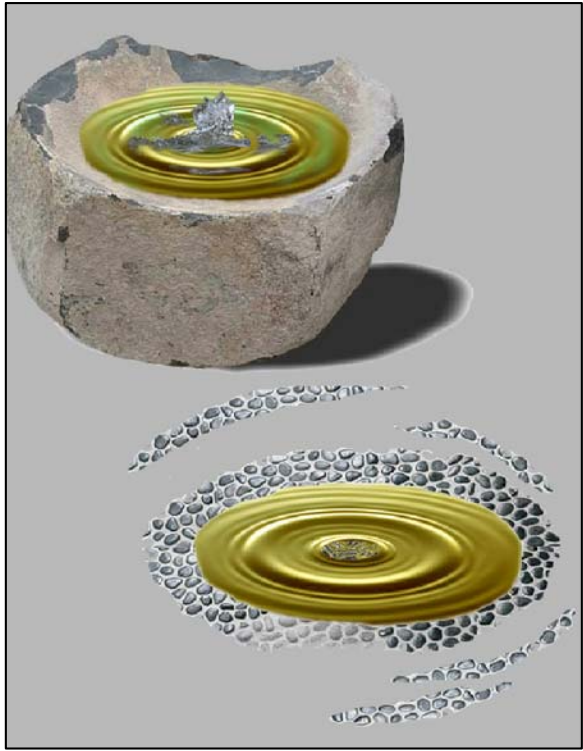
Pavement Pattern



Curved Seating

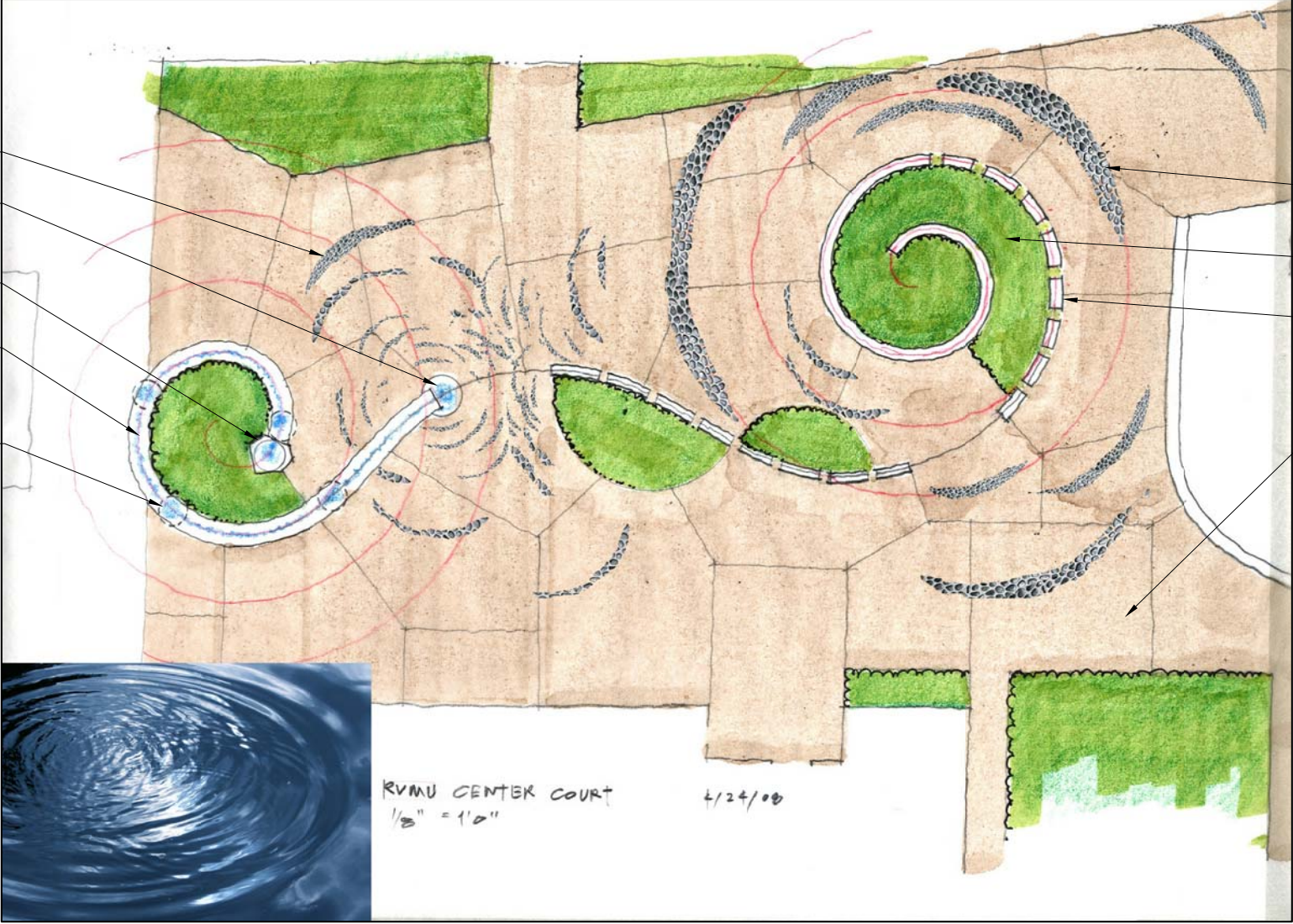


Concept Sketch - Ripple Seating Wall
Scale: NTS



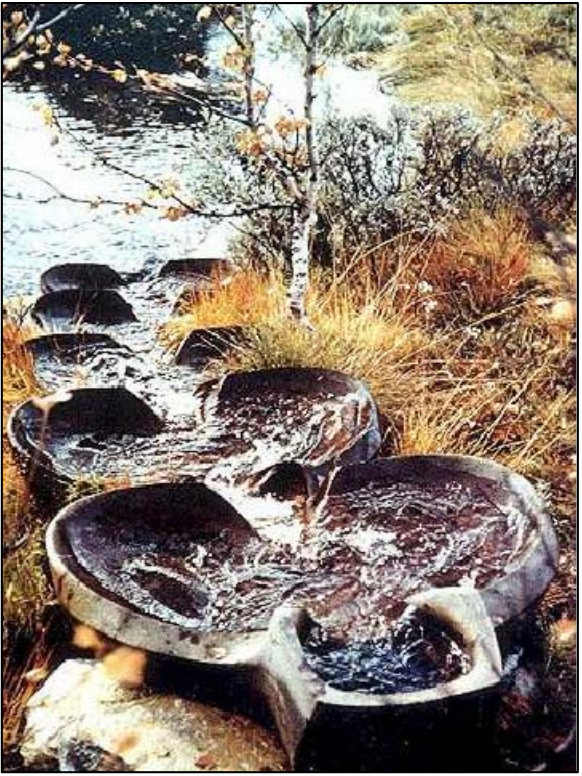
Bronze Ripples

- Ripple paving pattern
- Bronze ripple drain
- Basalt column with bronze ripple
- Stepped concrete water runnel
- Bronze bowl



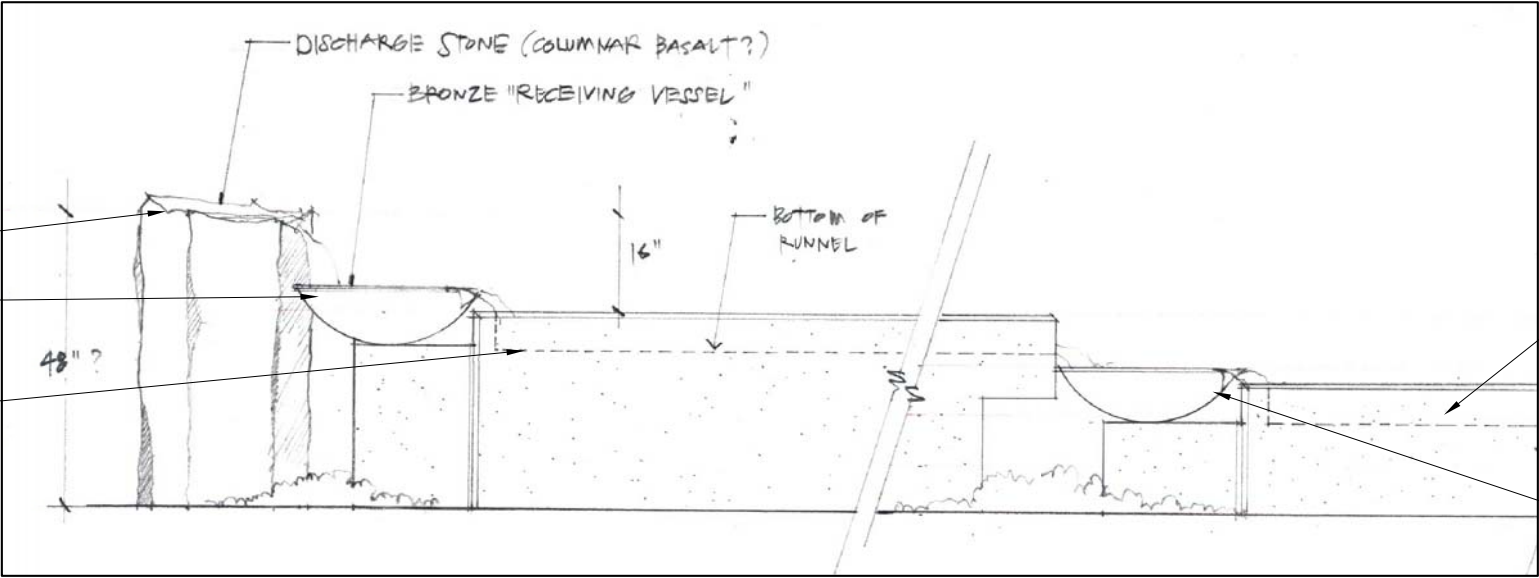
Plaza Art Scheme
Scale: NTS

- Paving ripple pattern
- Integrated landscape
- Ripple seating wall
- Colored pavement



Water Flow Pattern

- Basalt column with bronze ripple
- Bronze bowl
- Stepped concrete water runnel



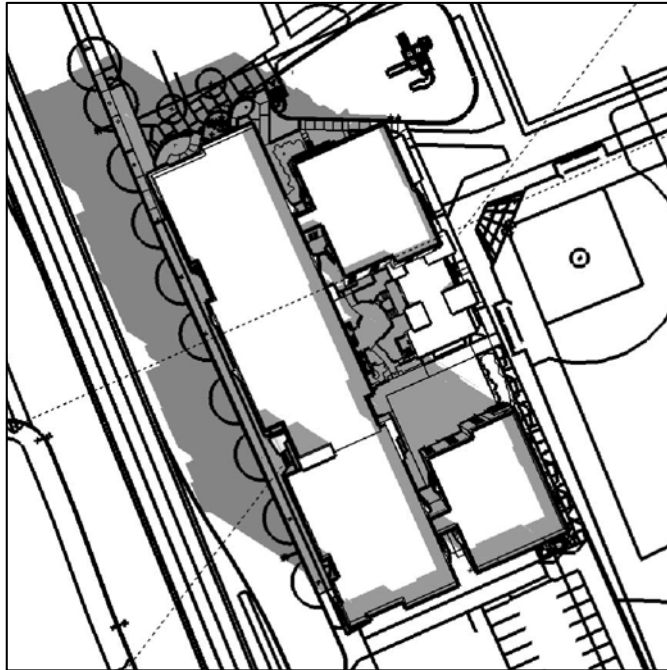
Partial Elevation - Water Feature
Scale: NTS

- Stepped concrete water runnel
- Bronze bowl

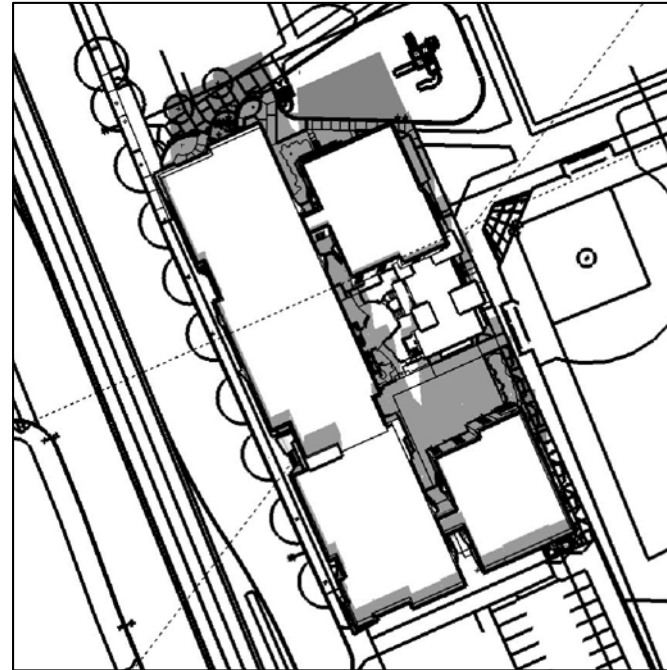


Appendix

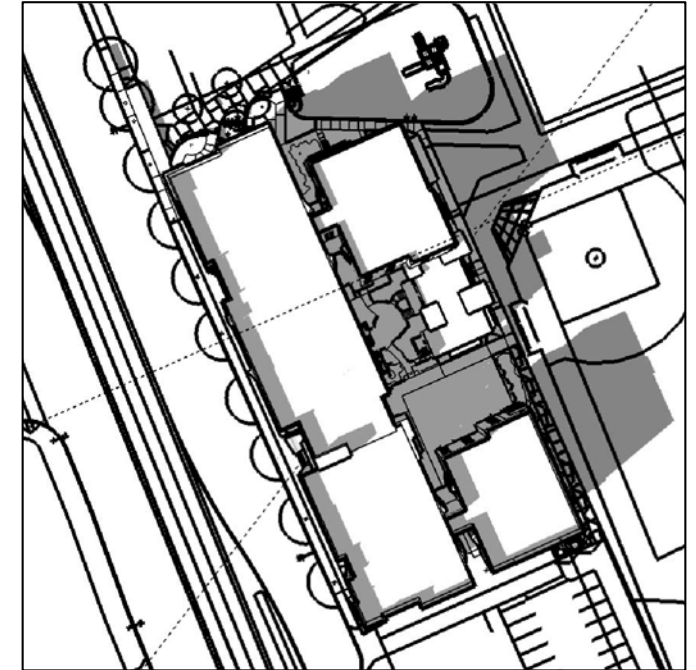
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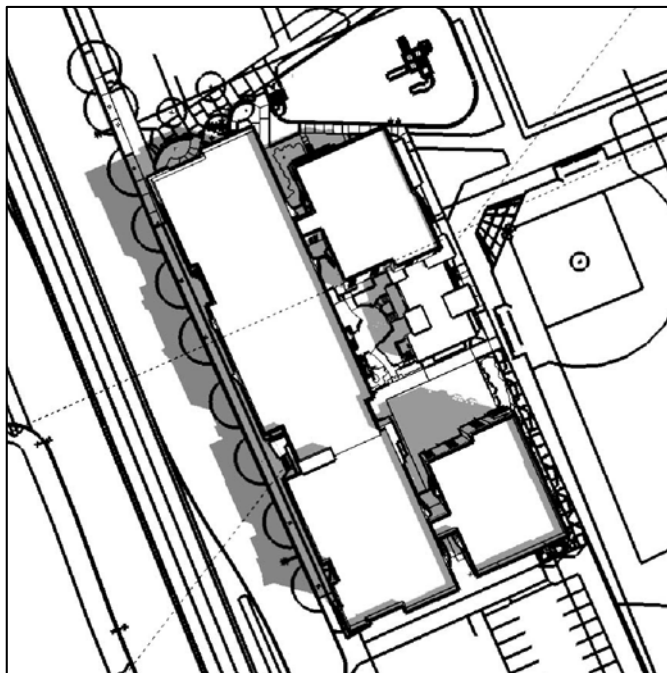
Vernal/Autumnal Equinox 9 am



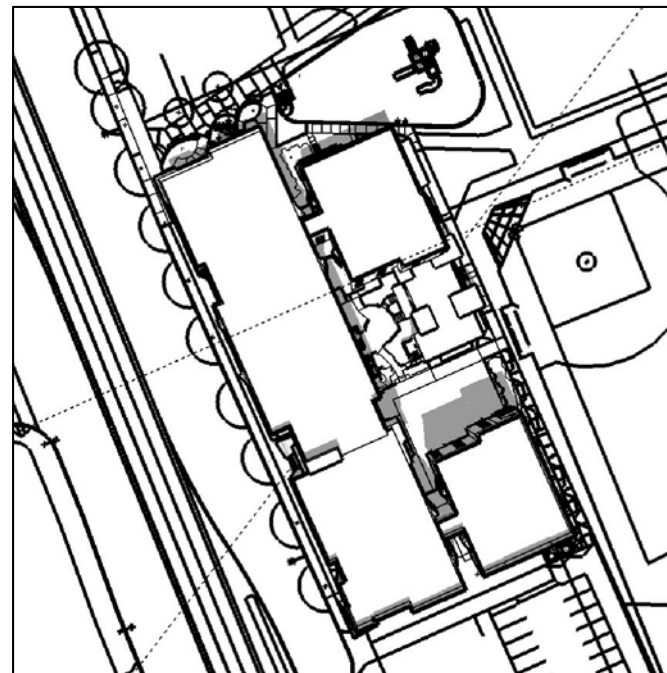
Vernal/Autumnal Equinox 12 pm



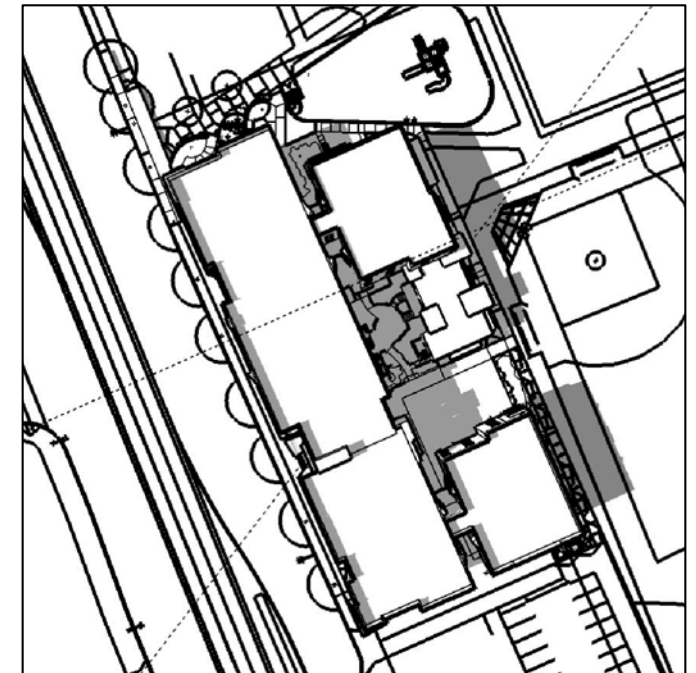
Vernal/Autumnal Equinox 3 pm



Summer Solstice 9 am

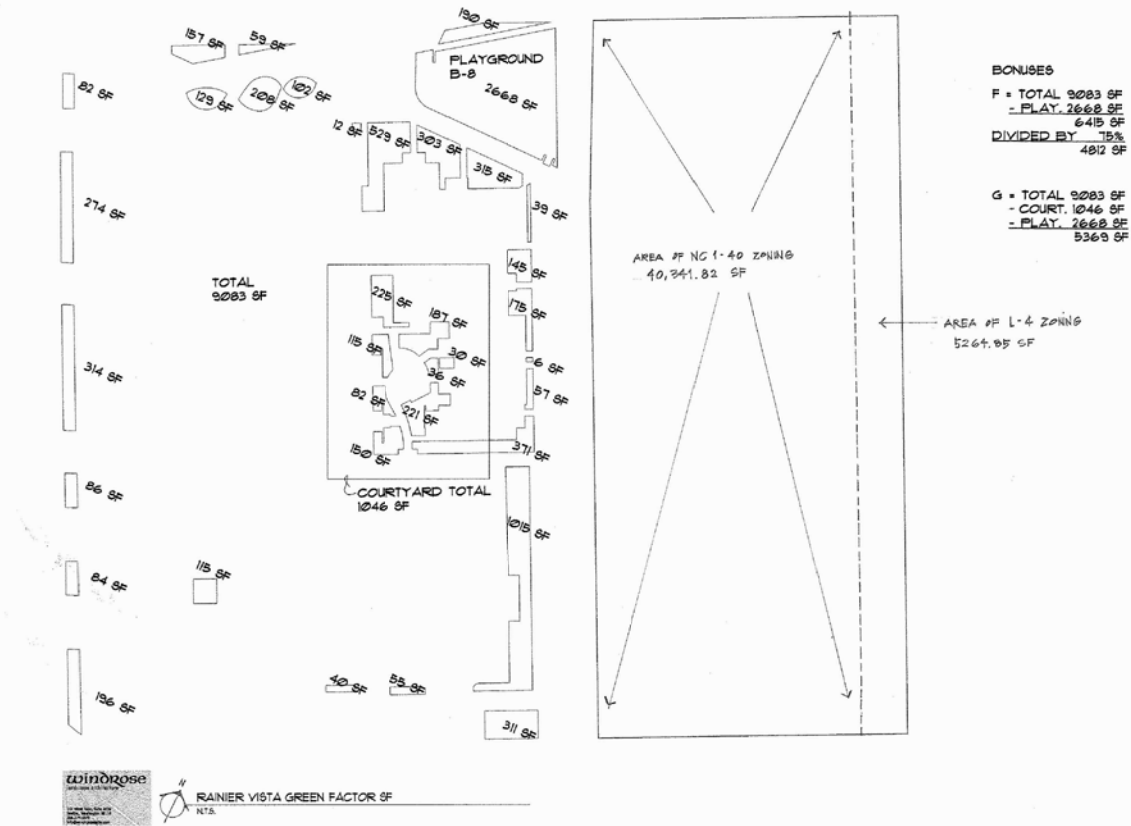
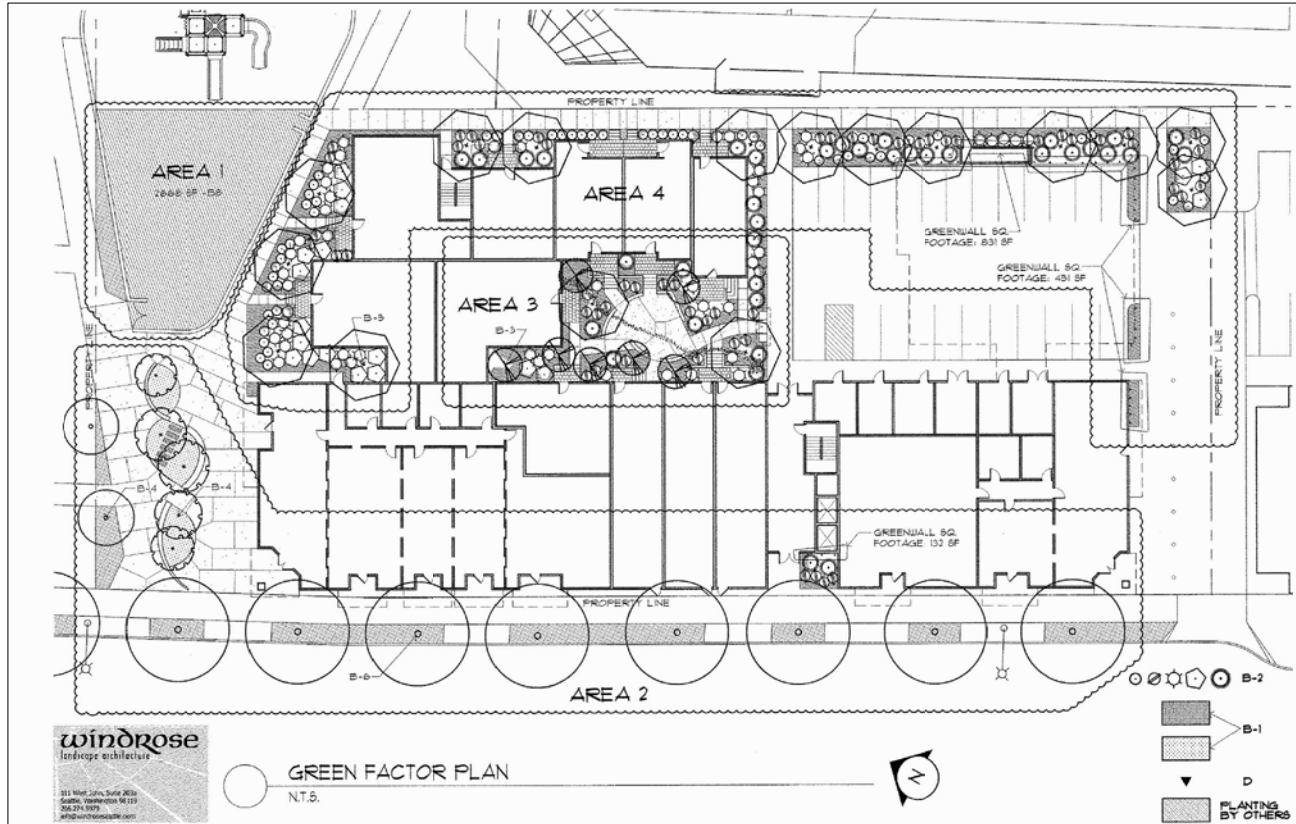



Summer Solstice 12 pm



Summer Solstice 3 pm

DEPARTURE MATRIX				
DEVELOPMENT STANDARD		DEPARTURE REQUEST		DEPARTURE REASONING
ZONE L-4 REAR YARD SETBACK: 25' OR 15% OF LOT DEPTH, BUT NOT LESS THAN 15'		<u>7'-6" REAR SETBACK</u>		<ul style="list-style-type: none">THE REAR 14'-16' STRIP OF BLOCK 27 IS ZONED L-4. PORTIONS OF 4 DU'S PROJECT INTO THIS STRIP.THE REAR YARD SETBACK IS REQUIRED TO BE 25' OR 15% OF THE LOT DEPTH, MINIMUM 15'. SINCE THE STRIP IS ABOUT 15' DEEP WE CAN NOT MEET THIS REQUIREMENT AND MAKE USE OF THE LAND.WE HAVE MAINTAINED A MINIMUM OF A 7'-6" SETBACK ALONG THE REAR OF THE SITE. THE L-4 LOT TO THE EAST OF THE SITE WILL BE DEVELOPED AS A BALL FIELD. TOWNHOUSES ON THIS PORTION OF THE SITE REDUCE THE HEIGHT AND SCALE OF THE BUILDING ADJACENT TO THE BALL FIELD.
OTHER L-4 DEVELOPMENT STANDARDS				
ALLOWED/REQUIREDREQUESTED/PROVIDED				
LOT AREA : 5,264.85 - 11% OF TOTAL LOT SF		NO DEPARTURE REQUESTED		
DENSITY: 1 DU OER 600 SF				
5,264.85 / 600 =	8.77 UNITS	PORTIONS OF 4 UNITS	NO DEPARTURE REQUESTED	
HEIGHT: 37' + 5' SLOPED ROOF	37' - 42'	22' - 30'	NO DEPARTURE REQUESTED	
LOT COVERAGE: 50% FOR TOWNHOUSES 50% ALL OTHER STRUCT.	2,632 SF	859 SF	NO DEPARTURE REQUESTED	
BUILDING WIDTH: W/O MODULATION 30'-40' W/ ENT. FACING ST W/ MODULATION 90'- TH 150'	30' 150' TH	30' ENT. FACING PUBLIC WALK 56'	NO DEPARTURE REQUESTED	
BUILDING DEPTH: 65% OF LOT, LOT = 14'-16'	9.75'	9.75'	NO DEPARTURE REQUESTED	
SETBACKS: FRONT: MIN.5', MAX 20' SIDE: 5' - 8' MIN. BTWN STRUCT.	5' 5' 10'	7.5' N/A 10'	NO DEPARTURE REQUESTED	
OPEN SPACE: 15% OF LOT AREA = 789SF + 200 SF PER UNIT PRIVATE AREA = 800 SF	1,589 SF	4,405 SF	NO DEPARTURE REQUESTED	
DEVELOPMENT STANDARD		DEPARTURE REQUEST		DEPARTURE REASONING
NC1-40 - GREEN FACTOR OF 0.3 REQUIRED		<u>ORIGINAL REQUEST WAS FOR A DEPARTURE OF .283, NOW NO DEPARTURE IS REQUESTED</u>		<ul style="list-style-type: none">A PORTION OF THE LOT IS L-4, AFTER REMOVING THAT SF FROM THE CALCULATIONS, A .32 GREEN FACTOR IS ACHIEVED.
L-4 - NO GREEN FACTOR REQUIRED				

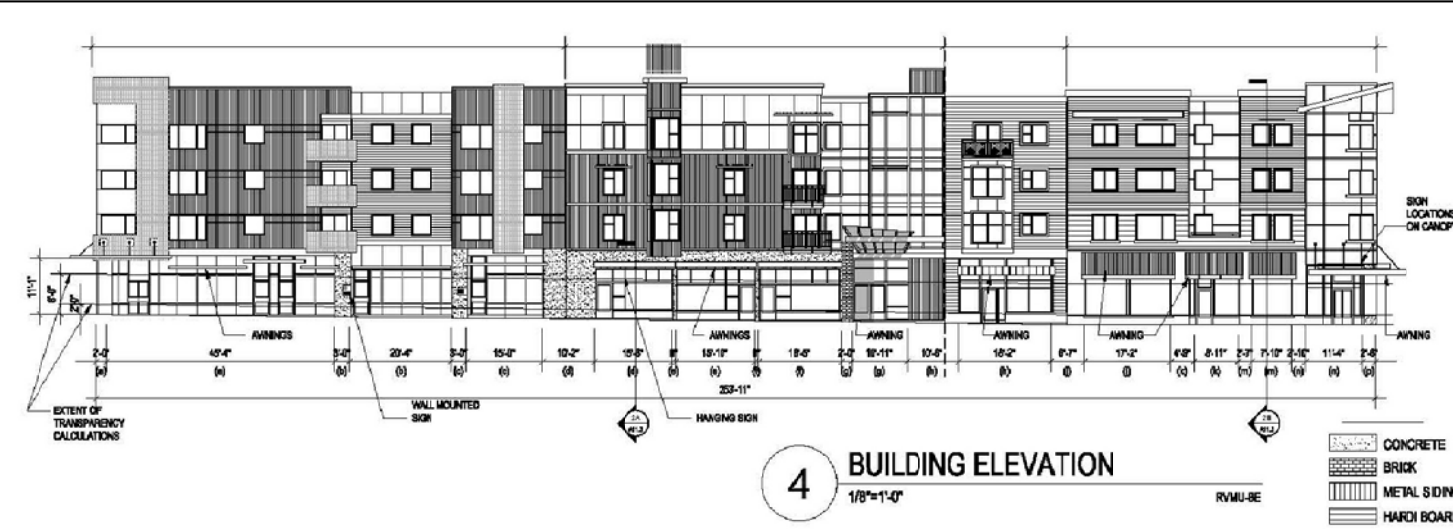


SEATTLE-green factor				
FINAL VERSION 3-8-07				
Parcel size (ENTER THIS VALUE FIRST)*		enter sq ft of parcel	You need at least 0.300	
40,342			SCORE	0.320
Types of Area**	Square Feet	Factor	Total	
A Vegetation planted with a soil depth of less than 24"				
1. Lawns or grass pavers or ground covers	enter sq ft 0	0.2	-	
2. Plants and shrubs 3' and higher at maturity	enter number of plants 0	0.3	-	
B Vegetation planted with a soil depth of more than 24"				
1. Lawns, grass pavers or other plants less than 3' tall at maturity	enter sq ft 9083	0.7	6,358	
2. Shrubs taller than 3' at maturity - calculated at 16 sq ft per plant (typically planted no closer than 18" on center)	enter number of plants 217	0.3	1,042	
3. Tree canopy for "small trees" in SDO's Street Tree Planting Schedule or equivalent canopy spread of 15' - calculated at 50 sq ft per tree	enter number of plants 7	0.3	105	
4. Tree canopy for "small/medium trees" in Street Tree Planting Schedule or equivalent canopy spread of 20' - calculated at 100 sq ft per tree	enter number of plants 5	0.3	150.0	
5. Tree canopy for "medium/large trees" in Street Tree Planting Schedule or equivalent canopy spread of 25' - calculated at 150 sq ft per tree	enter number of plants 17	0.4	1,020.0	
6. Tree canopy for "large trees" in Street Tree Planting Schedule or equivalent canopy spread of 30' - calculated at 200 sq ft per tree	enter number of plants 8	0.4	640.0	
7. Tree canopy for preservation of "exceptional trees" or trees with trunk diameter exceeding 24" at four and one half feet above the ground, calculated at 250 sq ft per tree	enter number of plants 0	0.5	-	
8. Permeable paving that drains only itself. It must be at grade. - calculated per square foot	enter sq ft 2668	0.6	1,600.8	
C Green roofs - 4" minimum soil depth at time of planting				
	enter sq ft 0	0.7	-	
D Vegetated walls				
	enter sq ft 1414	0.7	989.8	
E Water features (fountains) or rain gardens (where allowed by SPU)				
	enter sq ft 0	0.7	-	
sub-total of sq ft =		21,837		
Bonuses				
F. Landscaping using drought tolerant plants or where at least 50% of annual irrigation needs are met from non-potable sources	enter sq ft 4,812	0.1	481	
G. Landscaping visible to passers-by from adjacent public right of way or public open spaces	enter sq ft 5,369	0.1	537	
green factor numerator =		12,923		
* Do not count public rights of way in parcel size calculation.				
** To calculate your green factor score, you may count the landscape elements that are in public rights of way if they are contiguous with the parcel.				
RAINIER VISTA GREEN FACTOR				

SEATTLE-green factor					
Planting Area Spreadsheet					
Landscape Elements (See worksheet for descriptions)	1	2	3	(add columns as needed)	TOTAL
A1 square feet					0
A2 # of plants					0
B1 square feet	2858	1804	1046	3375	9083
B2 # of plants		6	42	169	217
B3 # of trees			7		7
B4 # of trees		5			5
B5 # of trees		1	2	14	17
B6 # of trees		8			8
B7 # of trees					0
B8 square feet	2668				2668
C square feet					0
D square feet		132		1292	1414
E square feet					0
F square feet	143	1353	785	2531	4812
G square feet	190	1804		3375	5369

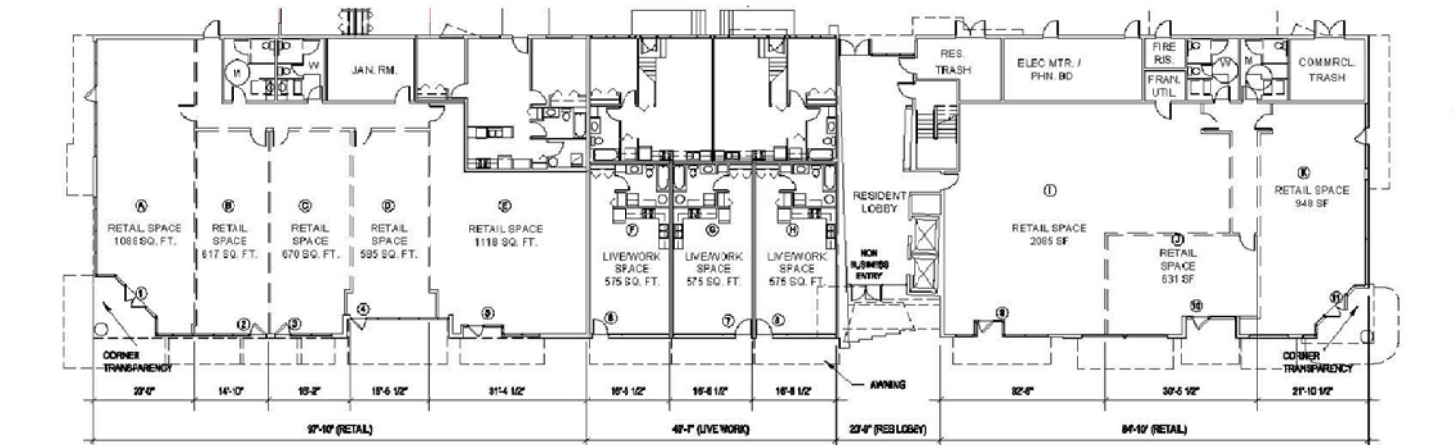
RESPONSE TO DESIGN GUIDELINES			
SITE PLANNING			
A1	SITE CHARACTERISTICS	SITE BUILDINGS TO RESPOND TO SPECIFIC SITE CONDITIONS	<ul style="list-style-type: none">THE RETAIL WRAPS THREE SIDES OF THE BUILDING - RESPONDS TO STREET AND TWO PROVIDED PUBLIC SPACESDESIGN PROVIDES GROUND RELATED D.U.'S ADJACENT TO PLAY AREA AND ADJACENT BALL FIELD
A2	STREETSCAPE COMPATIBILITY	SITE BUILDINGS TO ACKNOWLEDGE SPATIAL CHARACTERISTICS OF THE RIGHT-OF-WAY.	<ul style="list-style-type: none">BUILDING DESIGN IS TO STREET R.O.W.PROVIDES RETAIL AT STREET FRONTAGE TO REINFORCE POPULATION ON THE STREET
A3	VISIBLE ENTRANCES	ENTRIES TO BE CLEARLY IDENTIFIABLE AND VISIBLE FROM THE STREET.	<ul style="list-style-type: none">RETAIL ENTRY DOORS ARE SET INTO THE FAÇADE FOR TRANSITION ONTO THE SIDEWALKRESIDENTIAL ENTRY IS SET BACK FROM STREET PER CODE
A4	HUMAN ACTIVITY	DEVELOPMENT SHOULD ENCOURAGE HUMAN ACTIVITY ON THE STREET.	<ul style="list-style-type: none">11 RETAIL ENTRIES ARE PROVIDED AT BUILDING FRONTAGE, MIN.. 5 RETAIL ENTRIES REQUIRED2 ADDITION RETAIL ENTRIES AREA LOCATED AROUND THE ENDS OF THE BUILDING
A6	TRANSITION RESIDENCES / STREET	BUILDING / SIDEWALK SPACE SHOULD PROVIDE SECURITY, PRIVACY AND ENCOURAGE SOCIAL INTERACTION	<ul style="list-style-type: none">WIDE RESIDENTIAL ENTRY IS SET BACK FROM THE STREET R.O.W. TO DISTINGUISH IT FROM THE RETAIL ENTRIESLANDSCAPED WITH FULL HEIGHT STORE FRONT WINDOWS PROVIDE LIGHT, TRANSPARENCY AND VIEWS IN AND OUT FROM EVERY FLOOR
A7	RESIDENTIAL OPEN SPACE	SITE TO MAXIMIZE OPPORTUNITIES FOR USABLE, INTEGRATED OPEN SPACE	<ul style="list-style-type: none">VARIETY OF OPEN SPACES DEVELOPED FOR THE VARIETY OF UNIT TYPESUPPER FLOORS UNITS HAVE GREATER ACCESS TO VIEWSMIDDLE FLOORS HAVE CENTRAL COMMUNITY SPACEA COMMUNITY ROOM, CHILDREN'S PLAY AREA AND INTERIOR LOT BALL FIELD ARE ACCESSIBLE TO ALL RESIDENTSGROUND FLOOR UNITS HAVE PORCHES, STOOPS AND ACCESS TO A SEMI-PRIVATE COURTYARD
A8	PARKING / VEHICLE ACCESS	MINIMIZE THE IMPACT OF PARKING / DRIVEWAYS ON PEDESTRIAN ENVIRONMENT AND ADJACENT PROPERTIES	<ul style="list-style-type: none">PARKING SITED AT REAR OF THE BUILDINGDRIVEWAY RAISED FROM STREET FOR CALMINGADJACENT TO BUT SEPARATED FROM A WIDE PEDESTRIAN WALK BY A SERIES OF BOLLARDS
	BOARD COMMENTS	THE BOARD PREFERRED SCHEME 3	<ul style="list-style-type: none">RETAIL FRONTAGE WRAPPED BUILDING ENDSHIGH PERCENTAGE OF TRANSPARENCY IN THE FAÇADE MATERIAL.IMPERVIOUS SURFACE PROVIDED FOR OUTDOOR RETAIL USETHE FAMILY SIZED D.U'S FACE NORTH PLAY AREA AND EAST BALL FIELDALL HAVE GENEROUS PORCHES, WIDE STAIRS FOR TENANT INTERACTION
		THE BOARD FELT THE COURTYARD SPACE WAS NOT WELL CONNECTED TO THE OUTSIDE AND INTERNALLY FOCUSED	<ul style="list-style-type: none">COURTYARD DESIGNED AS AMENITY FOR UNITS WHICH OPEN ONTO ITSEMI-PRIVATE SPACE WITH SECURITY FROM THE PUBLICDESIGNED AS SOUTH FACINGSOUTHEAST BLDG. WING WAS MOVED AS FAR SOUTH AS SITE ALLOWEDTOWNHOUSES WERE REDUCED IN DEPTH, MOVED EAST TO INCREASE WIDTH OF COURTYARD
		THE BOARD WANTS THE DESIGN TO ADDRESS IT'S PROXIMITY TO THE BALL FIELD AND STRAY BASEBALLS	<ul style="list-style-type: none">PORTIONS OF THE BUILDING ADJACENT TO THE BALL FIELD HAVE WINDOWS ANGLED AWAY FROM FIELDBALCONY RAILINGS ARE PROVIDED TO HELP DEFLECT INCOMING BASEBALLSGREEN SCREEN SURROUNDS THE PARKING UNDER SOUTH TOWER
ARCHITECTURAL ELEMENTS AND MATERIALS			
C1	ARCHITECTURAL CONTEXT	NEW BLDG. TO COMPLEMENT THE ARCHITECTURAL CHARACTER AND SITING PATTERN OF NEIGHBORING BUILDINGS	<ul style="list-style-type: none">BUILDING DESIGN DRAWS FROM SUCCESSFUL ARCH. CUES OF GREATER RAINIER VISTA COMMUNITYSIMILAR TO MIXED USE / APARTMENT BUILDINGS SURROUNDING SITE IN STREET FRONTAGE BULK AND SCALE
C2	ARCH. CONCEPT / CONSISTENCY	BUILDING ELEMENTS, DETAILS, MASSING TO PROVIDE PROPORTIONED / UNIFIED DESIGN CONCEPT	<ul style="list-style-type: none">BLDG / STREET FRONTAGE HAS FOUR PRINCIPLE FACADES TO ENHANCE COMMUNITYSCALED W/ PEDESTRIAN ELEMENTS, MODULATION AND VARIED CORNICE HEIGHTS FOR CONTINUITY AND INTEREST
		BUILDINGS SHOULD EXHIBIT FORM AND FEATURES IDENTIFYING THE FUNCTIONS WITHIN THE BUILDING	<ul style="list-style-type: none">RETAIL FAÇADE IS TRANSPARENT USING TALL STORE FRONT WINDOWSRESIDENTIAL FAÇADE USES MODULATION / WINDOWS SCALED TO THE UNIT SIZES AND USE
		TOP OF STRUCTURE TO BE DISTINGUISHED FROM FAÇADE WALLS	<ul style="list-style-type: none">ROOF LINE IS VARIED TO REINFORCE FACADESBUILDING CORNICE SCALED AND MODULATED BY DIFFERING HEIGHT, MATERIAL AND COLOR
C4	EXTERIOR FINISH MATERIALS	BLDG. EXTERIORS TO HAVE DURABLE, MAINTAINABLE MATERIALS WITH TEXTURE, PATTERN, AND DETAILING	<ul style="list-style-type: none">RETAIL BUILDING MATERIALS ARE CONCRETE, BRICK, GLAZING AND SIDINGRESIDENTIAL MATERIALS ARE BRICK, METAL AND CEMENTICIOUS SIDINGDETAILS, MATERIALS AND COLOR PALLET REINFORCE INDIVIDUAL FACADES AND USES

	BOARD COMMENTS	BOARD CONCERNED SO. BUILDING MASS OVER PART OF SURFACE PARKING WAS AWKWARD. SOME UNITS LOOK DOWN INTO PARKING LOT, OTHER UNITS HAVE NO VIEW OF PARKING. SIGHT LINES TO PARKING LOT INTERRUPTED BY BLDG. MASS. BLDG. SHADOWS MIGHT BE CAST ON COURTYARD / SOUTHERN FACING WINDOWS. BOARD WANTS BUILDING MASS INTEGRATED W/ DESIGN.	<ul style="list-style-type: none">• BLDG WING MOVED SOUTH TO REDUCE SHADOW ON COURTYARD AND WINDOWS• CONNECTING CORRIDOR OPENED TO LIGHT AND VIEWS OF PARKING / PLANTINGS• WING TIED TO GROUND WITH CONCRETE STRUCTURE• RUNNING GREEN SCREEN WILL SURROUND PARKING FOR PROTECTION AND SOFTEN PUBLIC VIEWS
		THE BOARD WANTS STREET FAÇADE ALONG MLK ARTICULATED / SCALE REDUCED SIMILAR TO ADJACENT PROJECTS	<ul style="list-style-type: none">• FOUR STREET FAÇADES MODULATE STRUCTURE LENGTH• REDUCE BUILDING TO PEDESTRIAN / COMMUNITY SCALE
		THE BOARD WANTS NE CORNER BLDG MASS LESS INTENSE TO PROVIDE RELIEF FOR PLAY AREA	<ul style="list-style-type: none">• NE CORNER UNITS STEP BACK IN RELATIONSHIP TO PLAY AREA• FRONT PORCHES / STOOPS PROVIDE FOR COMMUNITY INTERACTION
		BOARD WANTS RESIDENTIAL ENTRY WIDENED FOR VIEW THROUGH BLDG. TO BALL FIELD	<ul style="list-style-type: none">• RESIDENTIAL ENTRY, FRONT AND REAR, DESIGNED WITH GLAZING TO PROVIDE VIEWS TO THE GREEN SPACE AT BLOCK INTERIOR• SIDE WALLS ARE ANGLED, FLOOR SURFACE IS CONTINUOUS TO LEAD EYES THROUGH THE BUILDING
PEDESTRIAN ENVIRONMENT			
D1	PED. OPEN SPACES / ENTRANCES	PROVIDE SECURE, ACCESSIBLE ENTRIES WITH LIGHT AND OVERHEAD COVERING. CREATE LIVELY, PEDESTRIAN-ORIENTED OPEN SPACE.	<ul style="list-style-type: none">• COMMUNITY INTERACTION ENCOURAGED IN NORTH PLAZA, SOUTH WOONERF, RESIDENTIAL ENTRY, PORCHES AND STOOPS• LIGHTING AND HAVE OVERHEAD PROTECTION PROVIDE SECURITY AND COMFORT
D4	PARKING LOT DESIGN AT SIDEWALKS	PROVIDE PARKING LOTS NEAR SIDEWALKS WITH SECURITY AND LIGHTING. AVOID ENCROACHMENT OF VEHICLES ONTO THE SIDEWALK. MINIMIZE VISUAL CLUTTER OF PARKING LOT SIGN S AND EQUIPMENT.	<ul style="list-style-type: none">• PARKING REMOVED FROM SIDEWALK BEHIND BUILDING• SEPARATED FROM SURROUNDING WALKS BY LOWERED PARK SURFACE AND RAISED DRIVE SURFACE• PROTECTED W/ MATERIAL TRANSITION, BOLLARDS AND LANDSCAPING
D6	SCREEN DUMPSTERS, UTIL.S, SERVICES	MINIMIZE VISIBILITY OF PARKING, DUMPSTER, UTILITIES AND SERVICE. PARKING STRUCTURE ARCHITECTURALLY COMPATIBLE WITH STRUCTURE AND STREETScape. OPEN PARKING SPACES SCREENED FROM STREET AND ADJACENT PROPERTIES.	<ul style="list-style-type: none">• PARKING LOWER 6" FROM SURROUNDING WALKS• SCREENED BY LANDSCAPE AND GREEN SCREEN MATERIAL• GARBAGE, SERVICES AND MOST UTILITIES INSIDE REAR OF BUILDING• ELEC.. TRANSFORMER PROTECTED BY BOLLARDS, SCREENED W/ LANDSCAPING
D7	PERSONAL SAFETY AND SECURITY	PROVIDE SAFETY AND SECURITY ON SITE AND IN GREATER ENVIRONMENT.	<ul style="list-style-type: none">• RESIDENTIAL ENTRIES SEPARATED FROM RETAIL W/ SECURE LOBBY, RAISED ABOVE GRADE, SEPARATED BY LIT FRONT PORCHES• RETAIL ENTRIES PROVIDED W/ LIGHTING, TRANSPARENCY
D9	COMMERCIAL SINGE	SCALE SIGNS TO CHARACTER / INTEREST ON STREET.	<ul style="list-style-type: none">• SIGN AGE DESIGNED IN CONCERT W/ OVERHEAD WEATHER PROTECTION• A MIX OF SIGN TYPES WILL ADD INTEREST TO STREET FRONTAGE
D10	COMMERCIAL LIGHTING	PROVIDE SENSE OF SECURITY / INTEREST W/ LIGHTING IN COMMERCIAL DISTRICTS.	<ul style="list-style-type: none">• OVERHEAD SITE LIGHTING IS PROVIDED FOR SECURE WALKS AND PLAZAS• BUILDING LIGHTING APPROPRIATE TO USE AND SCALE IS PROVIDED FOR RETAIL STOREFRONTS
D12	RESIDENTIAL ENTRY / ACCESS	ENTRY ACCESS TO PROVIDE SECURITY AND PRIVACY FOR RESIDENTS. ACCESS TO BE VISUALLY INTERESTING FOR PEDESTRIANS.	<ul style="list-style-type: none">• RESIDENTIAL LOBBY HAS A SECURED ENTRANCE• LIGHTING AND LANDSCAPING ENHANCE ITS APPEARANCE• GROUND RELATED UNIT ENTRIES HAVE RAISED PORCHES, LANDSCAPING AND ARE WELL LIT
	BOARD COMMENTS	THE BOARD WANTS BLDG. CONNECTION ELEMENTS REDESIGNED TO PROVIDE SAFETY AND SECURITY.	<ul style="list-style-type: none">• CONNECTING CORRIDORS ARE OPEN FOR VIEWS OF ADJACENT WALKS
		BOARD EMPHASIZED "EYES ON THE STREET" BECAUSE OF PUBLIC SPACES ON ALL FOUR SIDES OF THE PROJECT. BOARD THOUGHT THE BLDG. MASS OVER THE PARKING AREA REDUCED OPPORTUNITY FOR "EYES ON THE STREET" .	<ul style="list-style-type: none">• GENEROUS UNIT WINDOWS AND PORCHES PROVIDE VIEWS ONTO PUBLIC AND PRIVATE OPEN SPACES• AREA AND SITE SPECIFIC LIGHTING IS LOCATED TO HEIGHTEN SECURITY IN OPEN SPACES• SEMI-TRANSPARENT GREEN SCREEN AND LANDSCAPING ALLOW VIEWS TO AND THROUGH PARKING AREA
		THE BOARD WANTS TO SEE CONCEPTS FOR COMMERCIAL SIGN AGE AND LIGHTING AT THE NEXT MEETING.	<ul style="list-style-type: none">• RETAIL ELEVATIONS HAVE A VARIETY OF OVERHEAD WEATHER PROTECTION INTEGRATED WITH SIGN AGE AND LIGHTING• SIGN AGE AND LIGHTING LOCATIONS PROVIDE CONTINUITY AND SCALE FOR EACH BLDG FACADE
		BOARD WANTS GARBAGE / RECYCLING TO BE MOVED INTO THE PARKING AREA AND OR OUTSIDE OF VIEW.	<ul style="list-style-type: none">• GARBAGE / RECYCLING IS LOCATED INSIDE THE REAR OF THE BUILDING
LANDSCAPING			
E1	LANDSCAPING TO REINFORCE CONTINUITY W/ ADJ.. SITES	WHERE POSSIBLE, LANDSCAPING SHOULD REINFORCE THE CHARACTER OF NEIGHBORING PROPERTIES / STREETScape.	<ul style="list-style-type: none">• STREET TREES / PLANTINGS PROVIDE RELIEF / SCREENING FROM HARD STREETScape• PLANTING, SEATING, WATER FEATURE SOFTENS PLAZA, ENCOURAGES GATHERING• GIVES DIRECTION AND SEPARATION TO PEDESTRIANS
E2	LANDSCAPE TO ENHANCE BUILDING / SITE	LANDSCAPING, (PLANT MATERIAL, PAVEMENTS, TRELLISES, SCREEN WALLS, PLANTERS, SITE FURNITURE, ECT.) TO BE INCORPORATED INTO THE DESIGN FOR ENHANCEMENT.	<ul style="list-style-type: none">• LANDSCAPING AND GREEN SCREEN AT BLDG. PERIMETER SOFTENS BLDG. BULK AND SCALE, ENHANCES PUBLIC WALKS• SEATING, WATER FEATURE, TREES PROVIDE GATHERING SPACES• TRELLISES PROVIDE DIRECTION AND FOCUS
E3	LANDSCAPE TO ADDRESS SITE CONDITIONS	LANDSCAPE DESIGN TO USE ON-SITE AND OFF-SITE CONDITIONS	<ul style="list-style-type: none">• OPEN SPACES BALANCE BLDG. DENSITY AND STREET SCAPES• PARKS, PLAY AREAS AND BALL FIELD ARE GREEN CONNECTIONS AND FRAME VIEWS
	BOARD COMMENTS	BOARD WANTS DESIGN DEVELOPMENT OF PLAY AREA BETWEEN THE BOYS AND GIRLS CLUB AND SHA BLDG. BOARD WANTS PLAY AREA TO CONNECT PROJECTS W/ A SECOND SOUTHERN ENTRANCE. PLAZA AND THE PLAY AREA TO BE INTEGRATED WITH SHA PROJECT AND SERVE BOYS AND GIRLS CLUB.	<ul style="list-style-type: none">• PLAY AREA HAS A SECOND ENTRANCE ADDED ON THE SOUTH• PLAZA LANDSCAPE INTEGRATES ADJACENT SITES
		BOARD WANTS COPY OF SHA / BOYS AND GIRLS CLUB AGREEMENT FOR OPERATION / MAINTENANCE OF PLAY AREA, WALKWAY ADJACENT TO THE BALL FIELD AND THE "WOONERF".	<ul style="list-style-type: none">• MAINTENANCE AGREEMENT HAS BEEN PROVIDED TO DPD
		THE BOARD FEELS LANDSCAPING AND GREEN SPACE NOT FULLY EXPLORED.	<ul style="list-style-type: none">• THE GREEN FACTORS HAS BEEN MEET W/ A .32

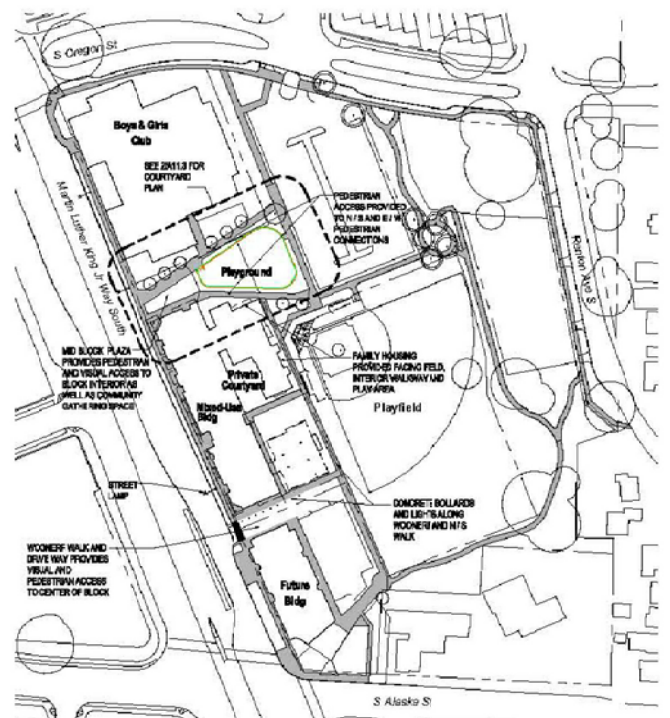


4 BUILDING ELEVATION
1/8"=1'-0"

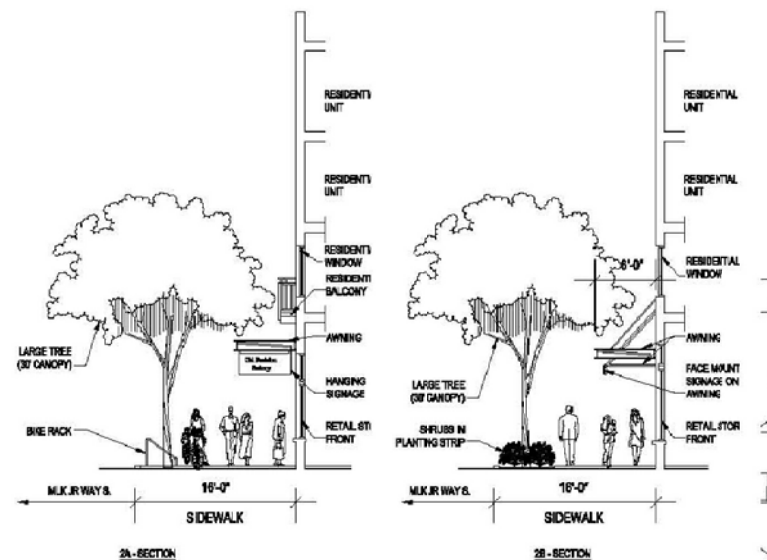
TABLE 'A'			TABLE 'B'		
RETAIL SPACE	TENTATIVE SQUARE FOOTAGE (SF)	BUSINESS FRONTAGE (FT)	LENGTH	SOLID	TRANSPARENT
A	1068	29'-0"	a	2'-0"	45'-17'-0"
B	817	14'-10 1/2"	b	3'-0"	20'-4"
C	870	18'-2"	c	3'-0"	16'-4"
D	585	15'-5 1/2"	d	10'-2"	16'-4"
E	1098	31'-4 1/2"	e	0'-8"	15'-10"
F	575	16'-8 1/2"	f	0'-8"	16'-5"
G	575	16'-8 1/2"	g	2'-0"	10'-11"
H	575	16'-8 1/2"	h	10'-5"	16'-2"
I	1060	32'-6"	i	6'-7"	17'-2"
J	537	30'-5 1/2"	j	4'-9"	8'-11"
K	933	21'-10 1/2"	m	2'-7"	7'-10"
			n	2'-10"	11'-4"
			p	2'-8"	-
			TOTAL LENGTH	51'-1"	202'-9"



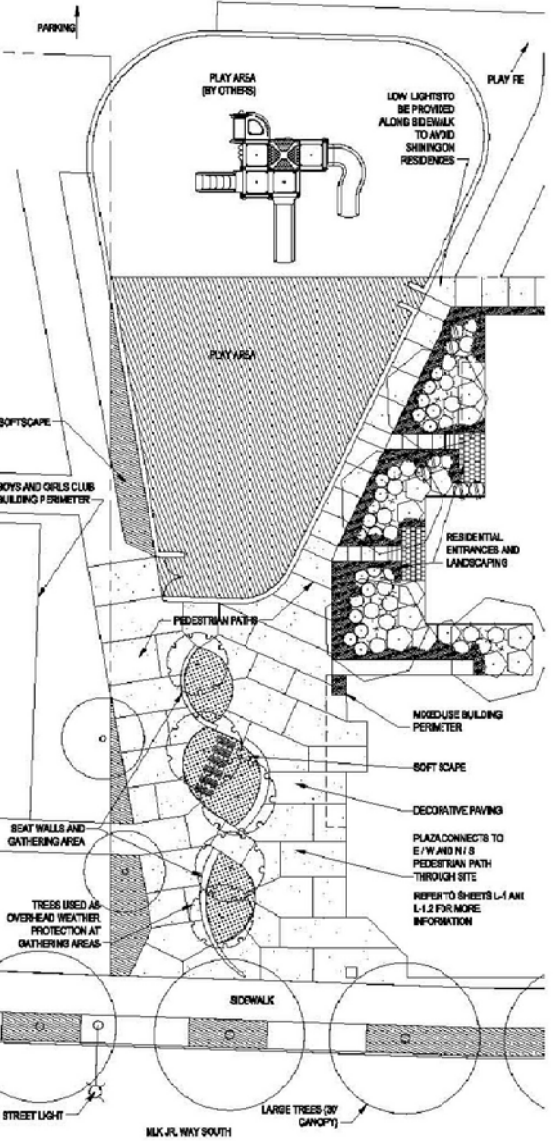
3 BUILDING PLAN
1/8"=1'-0"



5 SITE PLAN
NTS



2 OVERHEAD WEATHER PROTECTION
1/8"=1'-0"



1 LANDSCAPING PLAN
1/16"=1'-0"

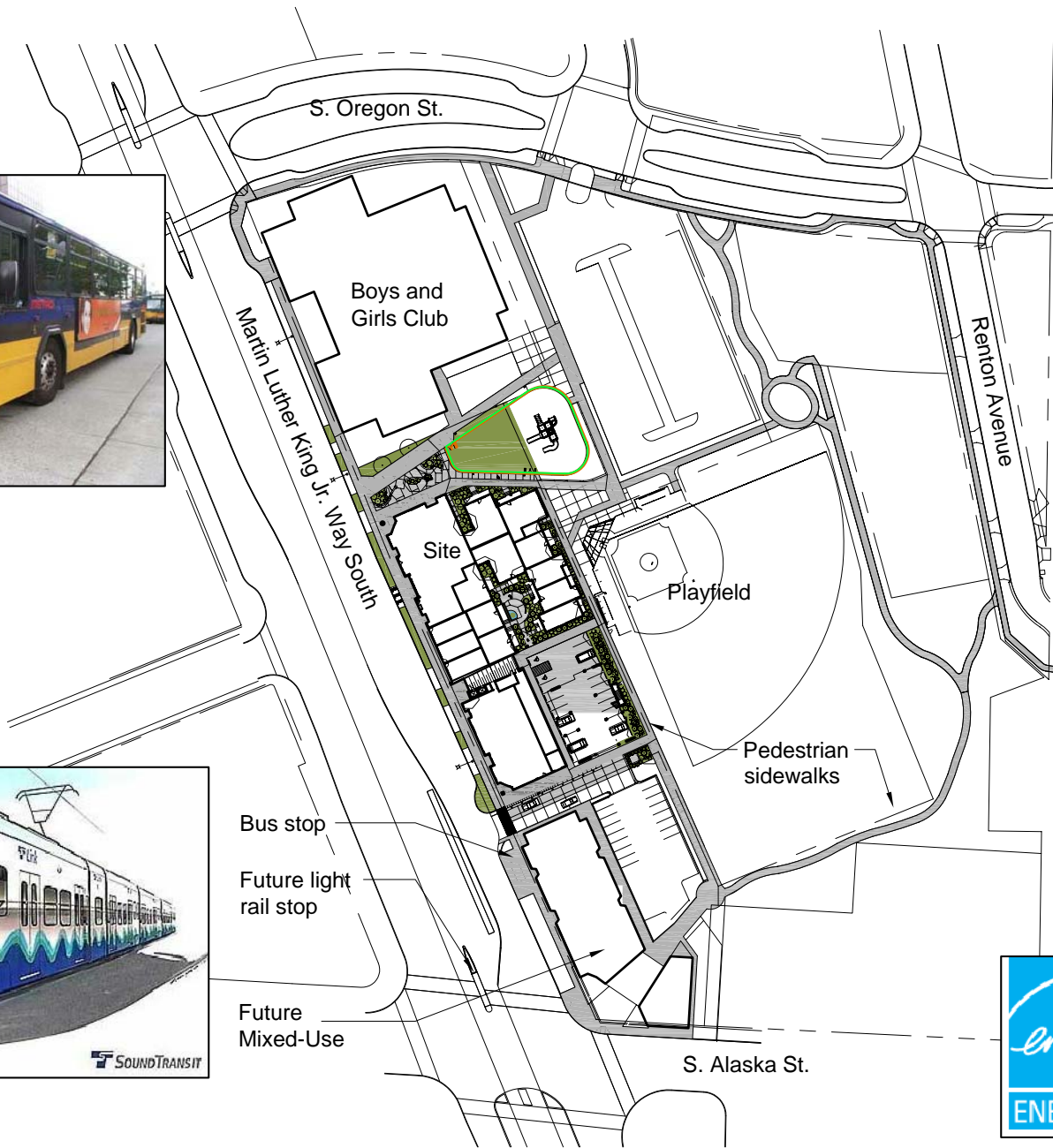
STREET VACATION COMPLIANCE NOTES

PER CITY OF SEATTLE LAND USE REVIEW COMMENTS

LAND USE REQUIREMENT	PROPOSED RESPONSE/CALCULATIONS
1. 90% OF THE STREET-FACING FACADE ON MLK JR. WAY S. SHALL BE THOSE LISTED IN SECTION 23.47A.055 OF THE SEATTLE LAND USE CODE FOR PRINCIPAL PEDESTRIAN STREETS.	RETAIL SPACE: (971'-0" x 49'-7" x 8'-10") 232'-3" RESIDENTIAL SPACE: 257'-0" TOTAL FACADE LENGTH: 489'-3" PERCENTAGE RETAIL SPACE: 232'-3" / 489'-3" = 91.8%
2. (A) THE MAXIMUM SIZE OF A RETAIL ESTABLISHMENT SHALL BE 5,000 SF.	(A) ACTUAL MAXIMUM RETAIL SPACE IS APPROXIMATELY 1280 SF (PER TABLE 'A')
(B) THE MAXIMUM LENGTH OF A SINGLE BUSINESS FRONTAGE ALONG ONE STREET SHALL BE 90 FEET.	(B) ACTUAL MAXIMUM BUSINESS FRONTAGE LENGTH IS 32'-6" (PER TABLE 'A')
(C) A MINIMUM OF 8 BUSINESS ENTRIES SHALL BE LOCATED ALONG MLK JR. WAY S.	(C) 1 BUSINESS ENTRIES SHOWN ALONG MLK JR. WAY S. (NUMBERED ON BUILDING PLAN) NOTE: ST. VAC. REQUIRED 5 ENTRIES ON BLOCK 27 BLDG AND 3 ENTRIES ON BLOCK 28 BLDG. WE WILL PROVIDE MIN. 5 ENTRIES ON THE BLOCK 28 BLDG.
3. 75% OF THE STREET-FACING FACADE BETWEEN 7 FEET AND 8 FEET ABOVE THE SIDEWALK SHALL BE TRANSPARENT.	SOLID SURFACES: 51'-1" (PER TABLE 'B') TRANSPARENT SURFACES: 202'-9" (PER TABLE 'B') TOTAL FACADE LENGTH: 253'-10" ACTUAL TRANSPARENCY (%): 202'-9" / 253'-10" = 80%
4. (A) MID-BLOCK PEDESTRIAN AND VISUAL ACCESS SHALL BE PROVIDED BETWEEN THE SIDEWALK AND THE PEDESTRIAN PATH, THE BALLFIELD AND PARK AT THE INTERIOR OF THE BLOCK. PROVIDE EAST-WEST AND NORTH-SOUTH PUBLIC PEDESTRIAN ACCESS FROM MARTIN LUTHER KING JR. WAY S. AND S. OREGON STREET AND PENN AVENUE SOUTH.	(A) NUMEROUS SIDEWALKS ARE PROVIDED THROUGHOUT THE SITE TO ENCOURAGE PEDESTRIAN USE (SEE SITE PLAN FOR LOCATIONS OF PEDESTRIAN ACCESS AND WALKWAYS.)
(B) DEMARCAT PEDESTRIAN CONNECTIONS THROUGH THE BLOCK WITH BOLDING, MARKING, OVERHEAD PROTECTION, SIGNAGE, ART, LIGHTING AND GATHERING SPACES.	(B) OVERHEAD WEATHER PROTECTION IS PROVIDED ALONG THE ENTIRE LENGTH OF MLK JR. WAY S. BY MEANS OF AWNINGS AND TREES. REFER TO THE BUILDING ELEVATION FOR MARKING, AWWING TYPES AND STYLES, AS WELL AS TRANSPARENT CORNER TREATMENT.
5. (A) PEDESTRIAN AREAS SHALL OFFER AMENITIES SUCH AS TERRITORIAL VIEWS, LANDSCAPING, SEATING, ART, LIGHTING AND GATHERING SPACES.	(A) A MODULATED SEATING WALL, SOFT SCOPE, TREES AND CLIMBING ROCKS ARE STRATEGICALLY PLACED LANDSCAPING ELEMENTS THAT OCCUPY THE PLAZA SOUTH OF THE BOYS AND GIRLS CLUB. A KIDS PLAY ORGANO IS SURROUNDED BY WIDE BOARDS WHICH LEAD TO THE PLAY FIELD AND THROUGH THE BLOCK TO THE SURROUNDING NEIGHBORHOOD. THE PLAN PROVIDES SEATING AND NATURAL SHELTER ADJACENT TO THE RETAIL SPACE TO ENCOURAGE COMMUNITY GATHERINGS. SEE LANDSCAPE PLAN (SHEET A11.3) FOR TYPICAL LANDSCAPING DESIGN. REFER TO SHEETS L1.0, L1.1 AND L1.2 FOR MORE DETAILS.
(B) PEDESTRIAN PATHS THROUGH PARKING AREAS SHALL BE WELL DEFINED AND LIGHTED. PROVIDE TRAFFIC CALMING TECHNIQUES SUCH AS NARROW DRIVEABLES, BOLLARDS, RAISED PAVING AND LANDSCAPE ISLANDS.	(B) PEDESTRIAN WALKS SHALL BE LIT WITH THE LOW BOLLARDS, PORCH LIGHTS, AND STREET LAMPS. THE COVERED PARKING WILL BE LIT FROM THE UNDERSIDE OF THE SECOND FLOOR DECK. THE LIGHTING PLAN IS IN THE DEVELOPMENT STAGE.
6. PROVIDE WEATHER PROTECTION ALONG MARTIN LUTHER KING JR. WAY SOUTH, S. ALASKA STREET AND AT PEDESTRIAN ACCESS TO INTERIOR OF THE BLOCK.	(A) AT THE SOUTH END OF THE BUILDING A WOONERF ROADWAY IS PROVIDED, IN WHICH PEDESTRIAN AND MOTOR VEHICLES SHARE A SINGLE ROADWAY THAT IS DEFINED WITH CONCRETE BOLLARDS AND RAISED FROM THE STREET LEVEL. THE INTEGRATION OF PEDESTRIANS AND VEHICULAR TRAFFIC WILL ENCOURAGE SLOWER SPEEDS. THE ENTRANCE TO THE COVERED PARKING IS ALSO TRIMMED ON EACH SIDE WITH GREEN WALLS. REFER TO (5B) FOR SPECIFIC LIGHTING TECHNIQUES.
7. DEVELOP THE LENGTH OF THIS BLOCK INTO MORE THAN TWO BUILDINGS, INSTEAD OF A MONOLITHIC BUILDING MASS ALONG THE STREET.	(A) MULTIPLE AWWING TYPES ARE PROVIDED ALONG THE LENGTH OF THE RETAIL SPACE ON MLK JR. WAY AS SEEN ON THE BUILDING ELEVATION AND OVERHEAD WEATHER PROTECTION ELEVATION. IN ADDITION TO THE AWWINGS, NATURAL PROTECTION IS PROVIDED WITH LARGE TREES (30' CANOPY) CONSISTENTLY SPACED ALONG MLK JR. WAY S. THE SECOND FLOOR PROVIDES A 4'-0" OVERHANG ALONG THE BLOCK (WEST TO EAST) AND WILL PROVIDE SOME AWWINGS AS WELL.
8. (A) EMPLOY HIGHLY VISIBLE AND ACCESSIBLE GROUND LEVEL ENTRANCES TO THE BUILDING'S AND COMMERCIAL SPACES ALONG THIS STREET FRONTAGE AND ALSO THE PEDESTRIAN ACCESS PATHS THAT CUT THROUGH THE BLOCK.	(A) NOTE: THE MIXED USE BUILDING ON BLOCK 28 HAS YET TO BE DEVELOPED.
(B) PROVIDE A VARIETY OF RETAIL SIGNAGE LOCATIONS AT GROUND FLOOR LEVEL FOR BUSINESSES.	(A) THREE SEPARATE BUILDINGS (BOYS AND GIRLS CLUB ON BLOCK 31, OUR MIXED-USE BUILDING ON BLOCK 27 AND A FUTURE BUILDING ON BLOCK 28) HAVE BEEN PLANNED FOR THE GREATER SITE. THE PEDESTRIAN WALKS, AS SEEN ON THE SITE PLAN, HAVE BEEN DEVELOPED TO PROVIDE PHYSICAL AND VISUAL ACCESS BETWEEN THESE BUILDINGS TO THE INTERIOR OF THE SITE.
9. MODULATE THE FACADES TO CREATE HUMAN SCALE SUB-VOLUMES. USE OF MORE THAN TWO EXTERIOR SIDING MATERIALS AT EACH BUILDING IS REQUIRED.	(A) THE BLOCK 27 MIX-USE BUILDING IS DESIGNED TO READ AS FOUR SEPARATE BUILDINGS TO FURTHER BREAK DOWN THE BUILDING LENGTH AND SCALE. THIS VISUAL DIVISION IS ACCOMPLISHED THROUGH THE USE OF MULTIPLE MATERIALS, MODULATING FACADE AND HEIGHT AND INTEGRATION OF DESIGN STRATEGIES FROM THE GROUND FLOOR UP (SEE BUILDING ELEVATION FOR DETAILED POINTS).
	(A) RETAIL ENTRANCES ARE DEFINED WITH FACADE MODULATIONS, SIGNAGE AND GLAZING. THE RESIDENTIAL ENTRANCE IS DEMARCATED WITH A BRICK WALL THAT PROJECTS OUT TO THE SIDEWALK AND A GLASS CANOPY.
	(A) OPTIONAL SIGN PLACEMENT INCLUDE WALL MOUNTED, HANGING AND CANOPY SIGNS (AS NOTED ON THE ELEVATION).
	(A) SEE FLOOR PLAN AND BUILDING ELEVATION FOR FACADE MODULATION AND MATERIAL USE.
	(A) AT THE GROUND LEVEL CONCRETE, BRICK, GLASS AND METAL SIDING ARE USED.



 **Vicinity Map**
NORTH Scale : NTS



Evergreen Sustainable Development Strategies

- The project is new construction on an existing development site.
- Site is not located on a fragile or scarce environmental resource.
- Public parks, 2 sources of public transportation, a community center and a pharmacy are located with 1/4 mile of the site.
- 86 residential units are proposed and the site is 1.0 acres greatly exceeding the density requirement.
- Sidewalks and pathways are provided around the entire site perimeter.
- Residential through ways provide multiple connections between the residential and commercial zones.
- Native species are to be used in the landscaping design.
- Water conserving appliances will be used in the units.
- Drip irrigation systems will be installed to maintain the vegetation.
- Energy star appliances and lights fixtures are to be used.
- The design will incorporate methods to insure that the building is photo voltaic ready.