DRAWING INDEX

PROJECT INFORMATION 2

SITE ANALYSIS 3-9

EXISTING SITE CONDITIONS..... 10-14

DESIGN PROPOSAL..... 15-35

LANDSCAPE 36-37



OTHELLO

6901 MLK JR. WAY SOUTH
SEATTLE, WA 98118

EARLY DESIGN GUIDANCE
SEPTEMBER 29TH, 2015

DPD #3019452

OWNER

DYNASTY GROUP
14205 SE 36TH STREET
SUITE 100
BELLEVUE WA 98006

ARCHITECT

STUDIO19 ARCHITECTS
207 1/2 1ST AVE S, SUITE 300
SEATTLE, WA 98104
PHONE: 206-466-1225

studio19 architects

PROJECT DESCRIPTION|

OWNER

DYNASTY GROUP
14205 SE 36TH STREET
SUITE 100
BELLEVUE WA 98006

ARCHITECT

Studio19 Architects
207 1/2 1st Ave S, Suite #300
Seattle, WA 98104
206.466.1225

CONTACT
Hui Tian
htian@studio19architects.com
206.466.1225

APPLICANT

Studio19 Architects
207 1/2 1st Ave S, Suite #300
Seattle, WA 98104
206.466.1225

CONTACT
Hui Tian
htian@studio19architects.com
206.466.1225



PROJECT DESCRIPTION

This project proposes a mixed use building consisting of approximately 149 apartment units, retail, and 2 levels of underground vehicle parking. The retail spaces will open to MLK JR Way on the first level. The residential units are intended to provide housing in the evolving Othello neighborhood. The project site provides good proximity to the Othello Light Rail station being 1 1/2 blocks away.

SITE ANALYSIS| ZONING & PROJECT INFORMATION

PROPERTY ADDRESS
6901 MLK Fr. Way South, Seattle WA

PARCEL NUMBER
333300-2960

ZONE
NC3P-85

PEDESTRIAN ZONE
Othello Station Overlay District - SE Seattle

MAPPED ECA
Yes

LOT AREA
18,431 SF

APPLICABLE DESIGN GUIDELINES
City of Seattle Design Guidelines
Othello Neighborhood Design Guidelines

GREEN FACTOR
.30

AMENITY AREA REQUIREMENTS
5% of Residential Floor Area

PARKING REQUIREMENTS
None: Lot is within 1/4 mile of frequent transit service

NUMBER OF RESIDENTIAL UNITS
+/- 149

NUMBER OF PARKING STALLS
+/- 110

FAR
5.75 max / 4.84 proposed

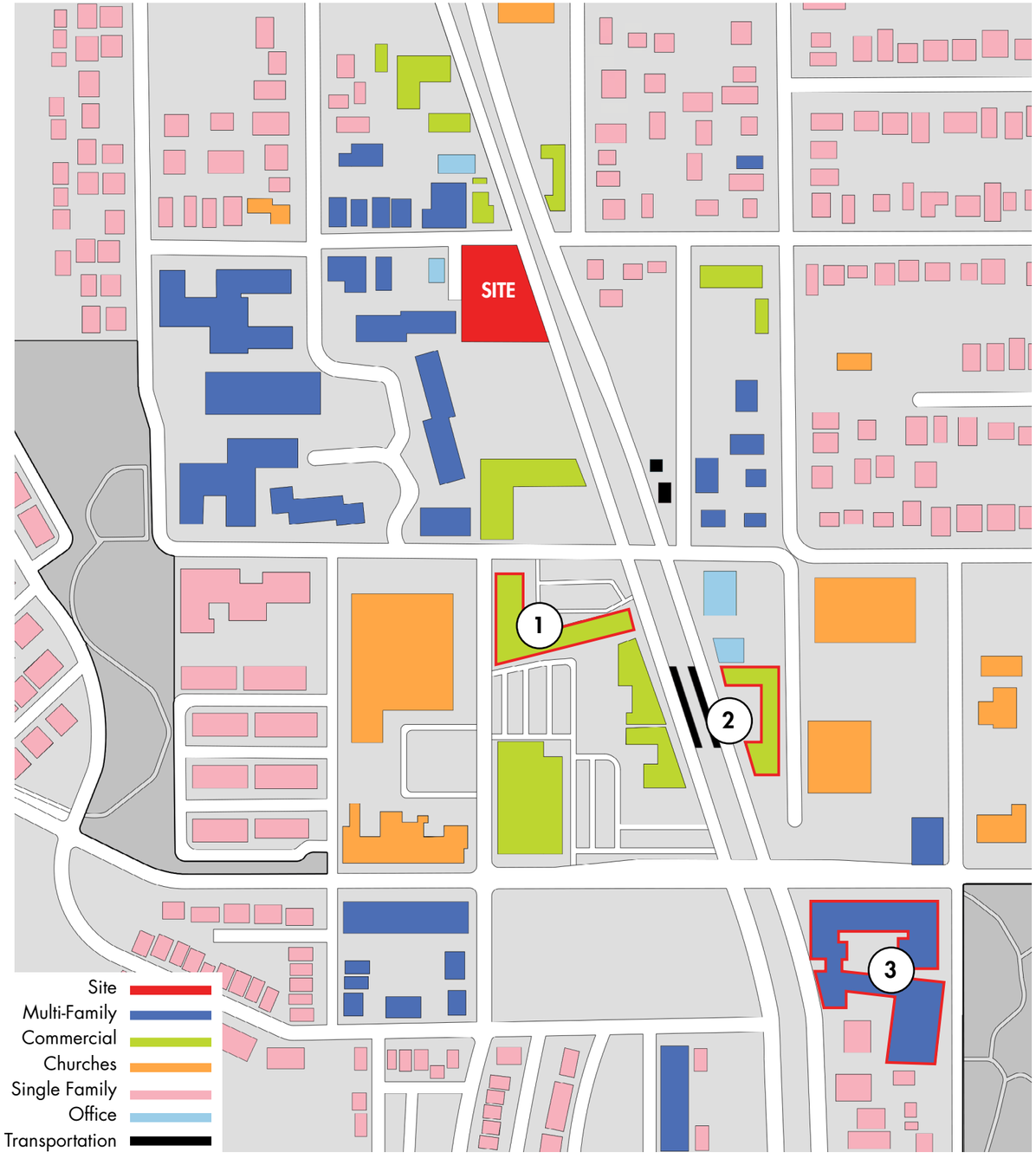
TOTAL BUILDING AREA
+/- 120,000

BUILDING HEIGHT
85 ft. max / 70 ft. proposed

DEPARTURES
None



SITE ANALYSIS| CONTEXT





1| RETAIL PLAZA

BUILDING SET BACK

- Majority of Retail Set back off of main entrance/sidewalk.
- Cars became a divide between the retail shops and the residential entrances, visually and physically.
- Programming and building shape resulted in an unappealing pedestrian experience



2| STATION AT OTHELLO PARK APARTMENTS

PARKING AT CORNER

- The space between the retail shops became the parking lot.
- Pedestrian circulation is more difficult due to the car circulation and is a bad use for a corner site.

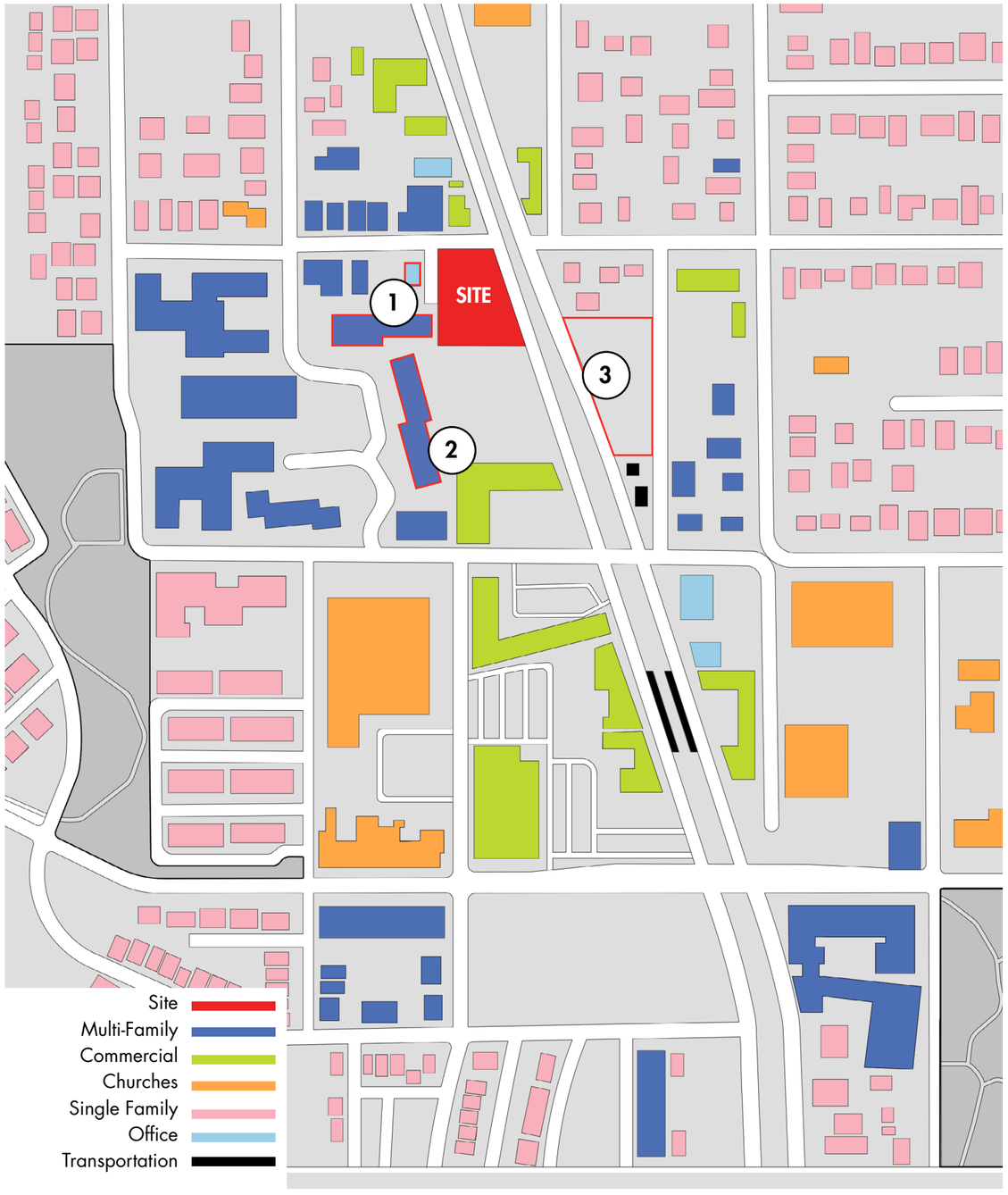


2| STATION AT OTHELLO PARK APARTMENTS

BUILDING AT STREET

- Facade is flush with the street/sidewalks allowing for space in the back for a residential courtyard.
- By setting the front facade against the sidewalk the retail and residential entries are more definied resulting in a positive use of the site planning.

SITE ANALYSIS| SURROUNDING USES





1-WEST OF PROJECT SITE|DESCRIPTION

- West of the site is a radio station.
- This building has been previously rented by multiple buisnesses and companies.



2-WEST OF PROJECT SITE|DESCRIPTION

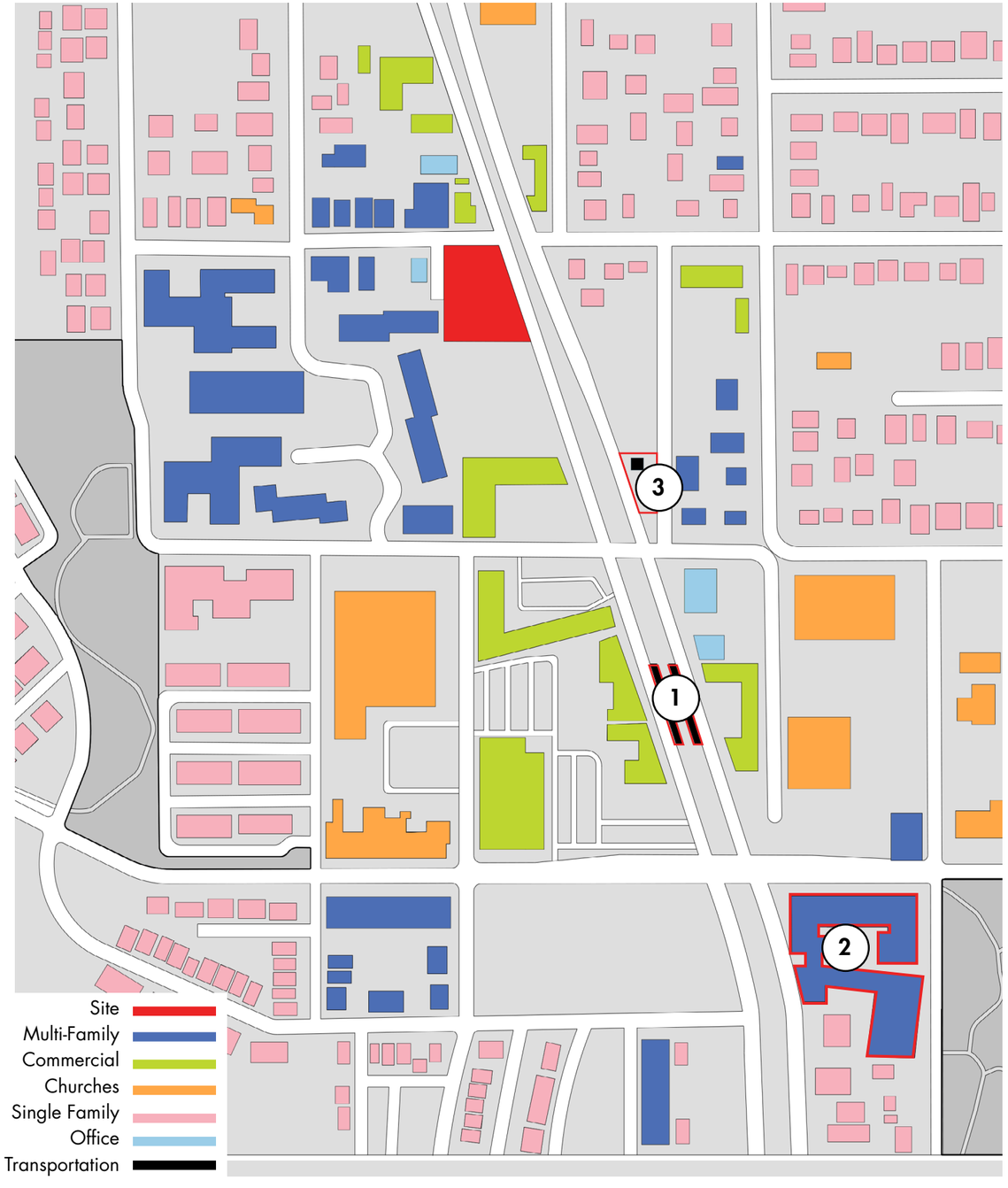
- Apartment Complex
- Project site and apartment complex are divided by a tree barrier.



3- EAST OF PROJECT SITE|DESCRIPTION

- Across the street from the project site is a parking lot.
- To the south of the parking lot is the Othello Lightrail station, a local bike stop, and a public plaza.

SITE ANALYSIS| SURROUNDING USES







1| OTHELLO LIGHTRAIL STATION

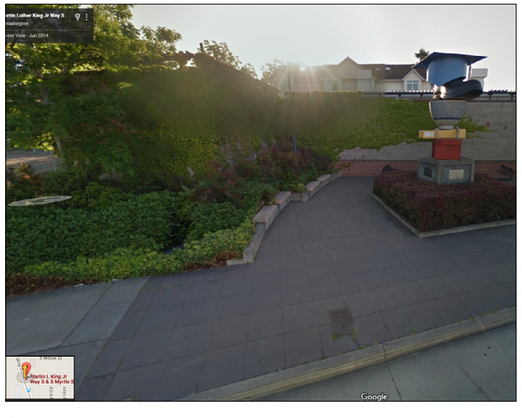
- Frequently used lightrail station that connects othello to downtown Seattle.
- Recently built.





2| STATION AT OTHELLO PARK APARTMENTS

- Has large residential plaza
- Example of building that in on the edge of the street/sidewalk
- Recently built.



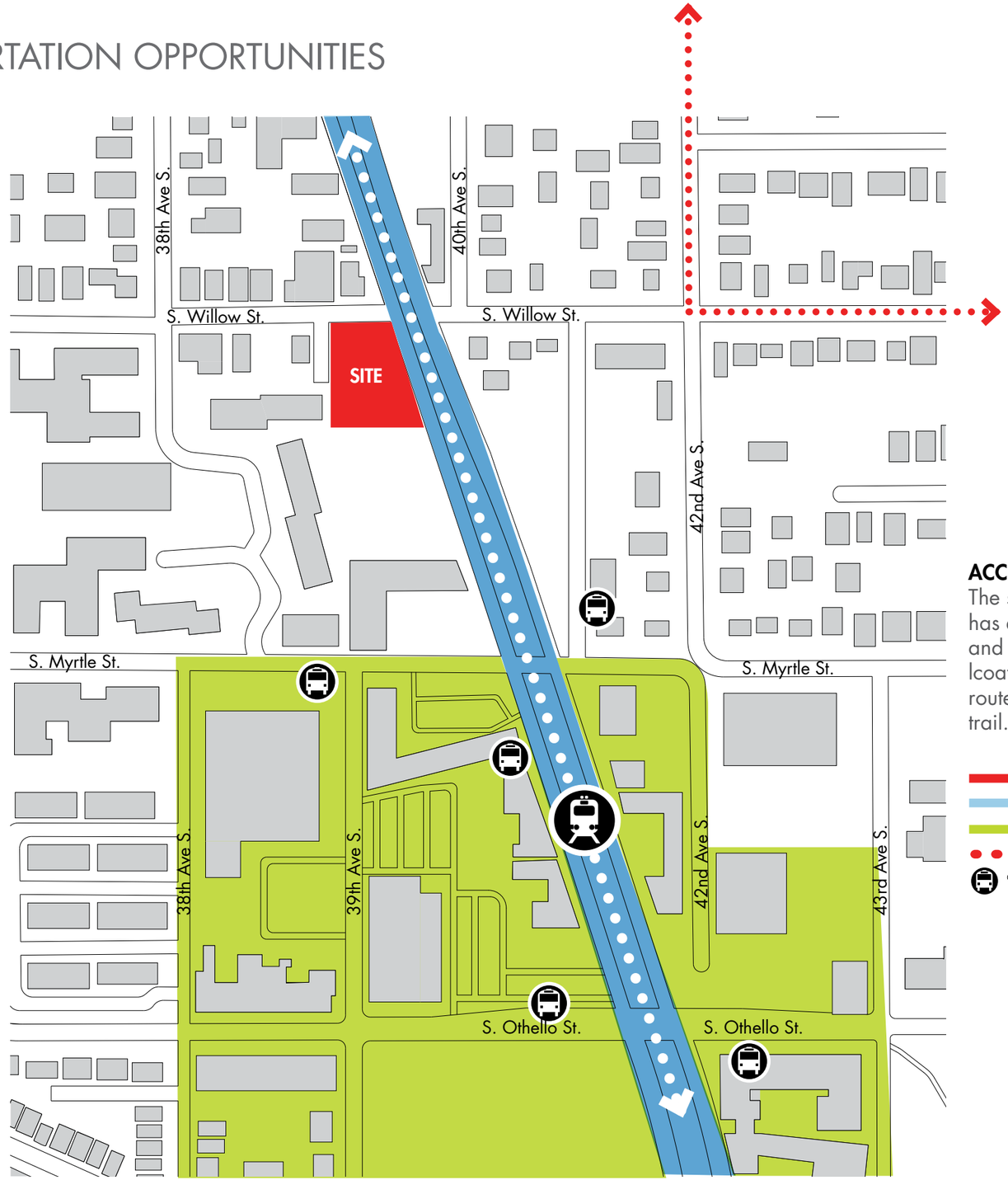




3| OTHELLO STATION NORTH APARTMENTS

- Local artwork known as the Rainier Valley Kaiku
- Concrete mass was used as a planting wall
- Benches used in the public plaza for seating
- Bus shelter within the plaza
- Bike stop within the plaza
- Recently developed

SITE ANALYSIS | TRANSPORTATION OPPORTUNITIES



ACCESS OPPORTUNITIES|
The site is lcoated along MLK JR. Way and has excellent access from both bus routes and the southeast light rail line. It also is lcoated within several blocks from city bike routes and within 5 blocks from Chief Sealth trail.

- Site
- Major Arterial
- Pedestrian Oriented Zone
- Bike Lane
- Lightrail Station/Lightrail Route

SITE ANALYSIS | VIEWS DIAGRAM



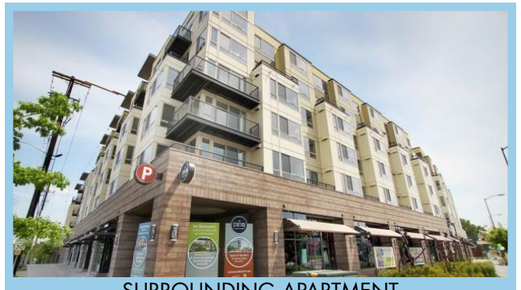
OTHELLO STATION



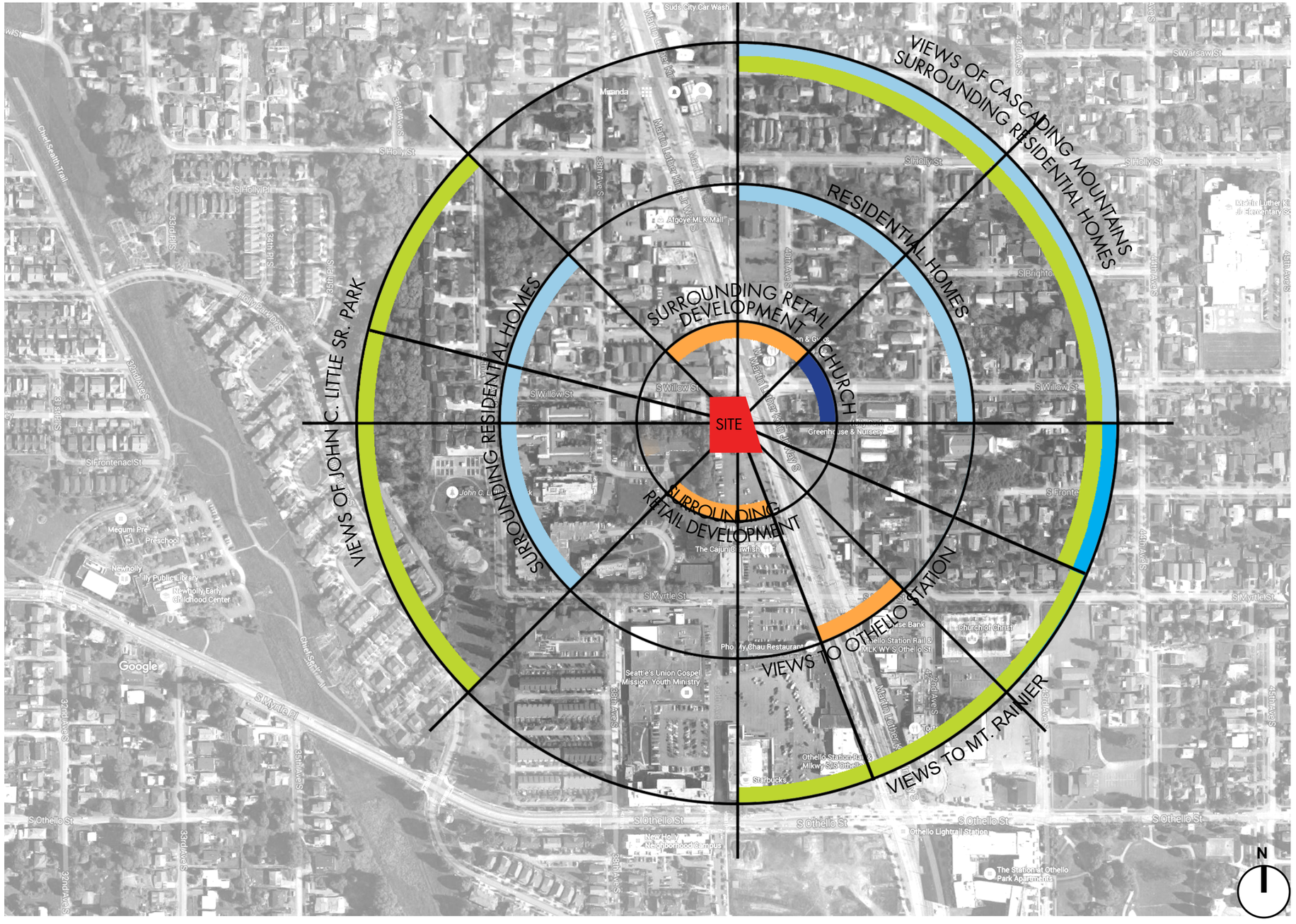
JOHN C. LITTLE SR. PARK



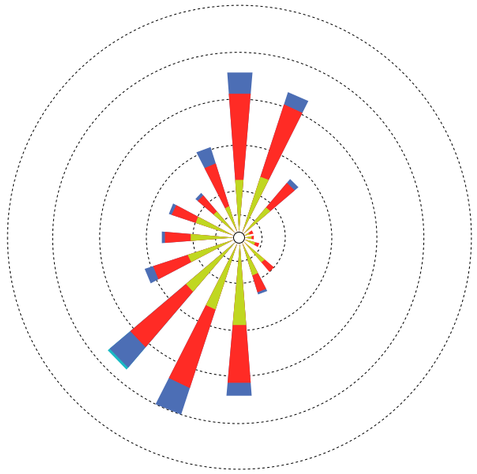
CHURCH ACROSS FROM SITE



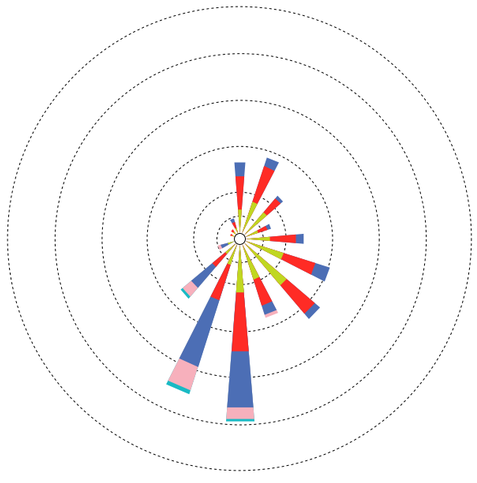
SURROUNDING APARTMENT



SITE ANALYSIS| SUN DIAGRAM



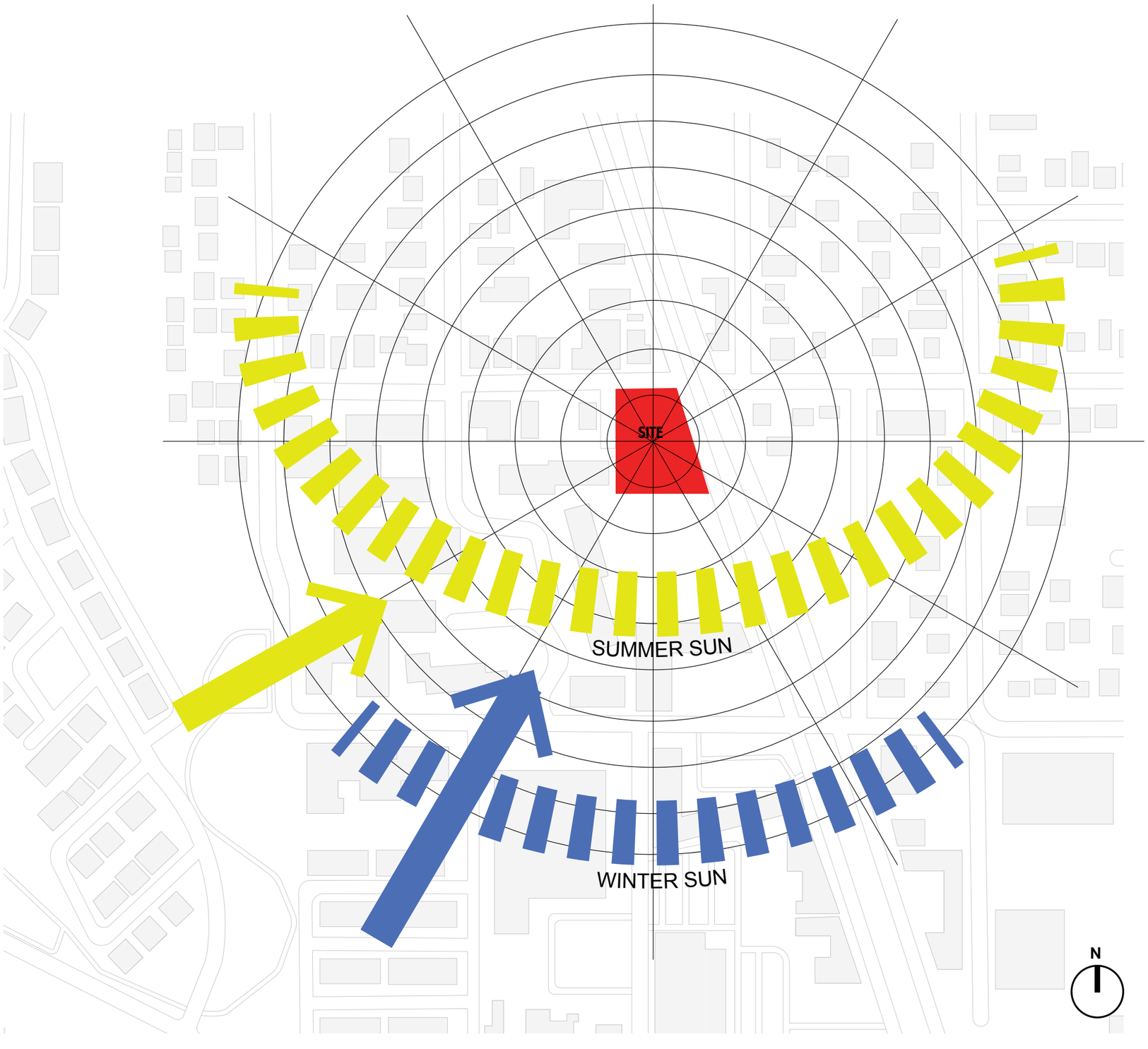
AUGUST WIND ROSE



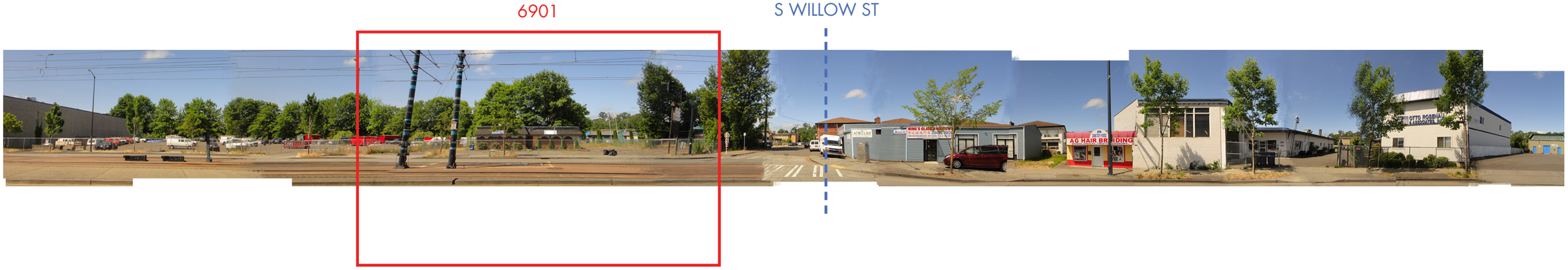
JANUARY WIND ROSE

Summer Solstice

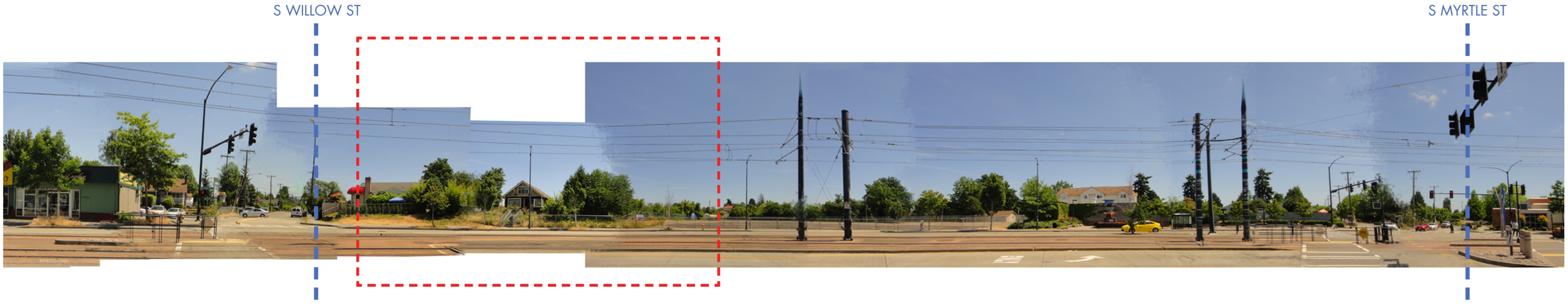
Winter Solstice



EXISTING SITE CONDITIONS | STREETSCAPE

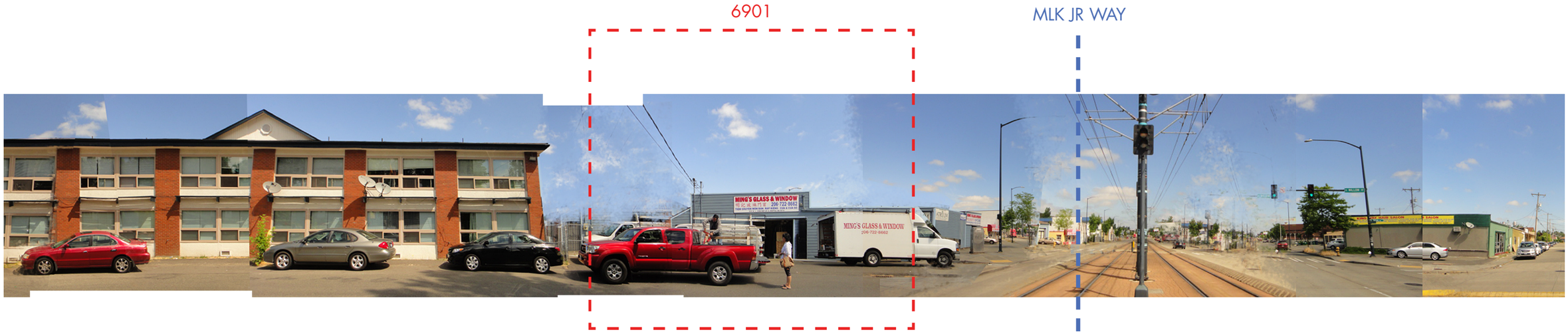


VIEW ALONG MARTIN LUTHER KING JR WAY| FACING WEST



VIEW ALONG MARTIN LUTHER KING JR WAY| FACING EAST

EXISTING SITE CONDITIONS | STREETSCAPE

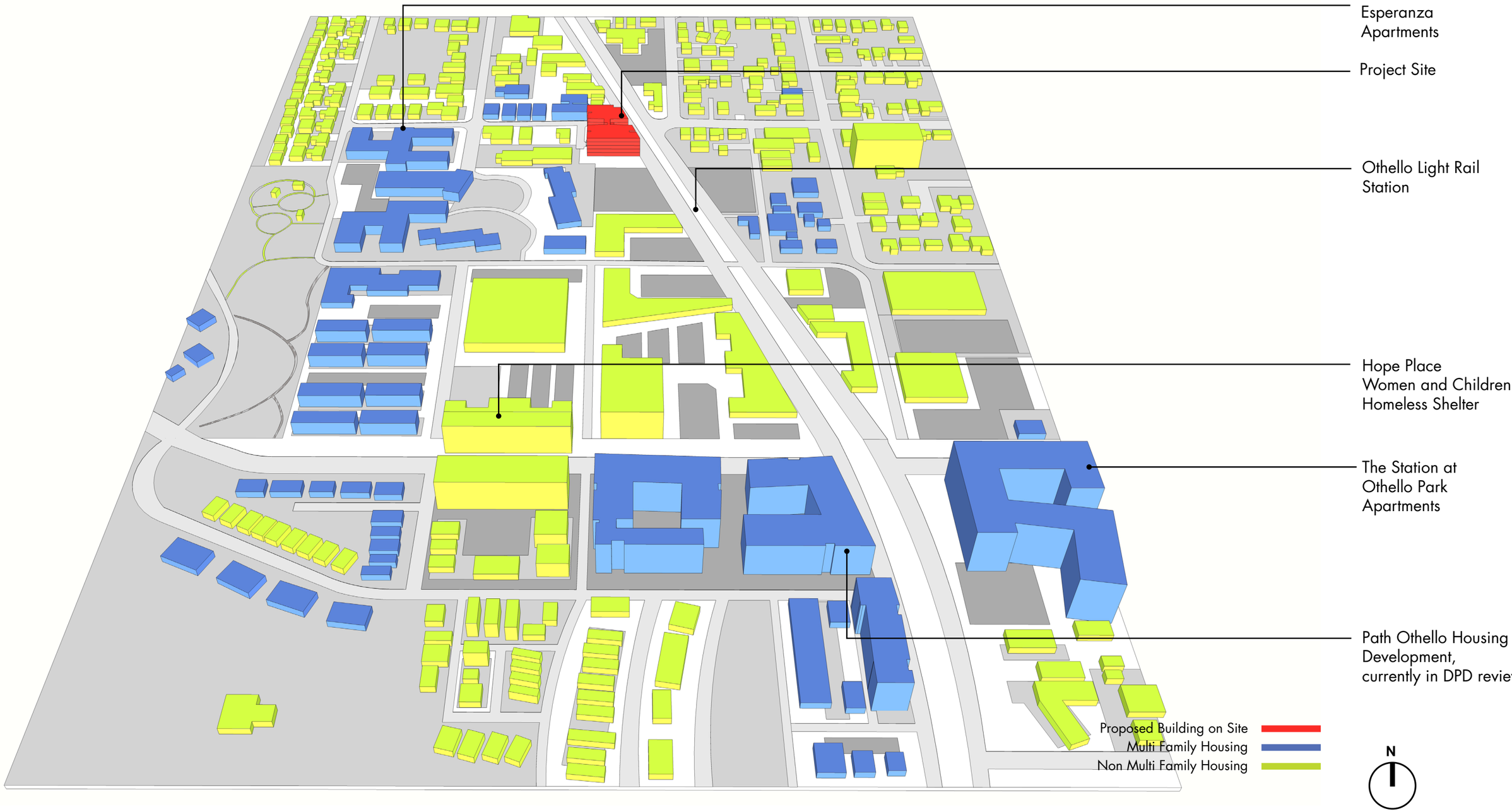


VIEW ALONG S. WILLOW STREET | FACING NORTH



VIEW ALONG S. WILLOW STREET| FACING SOUTH

EXISTING SITE CONDITIONS | 3D MODEL OF CONTEXT

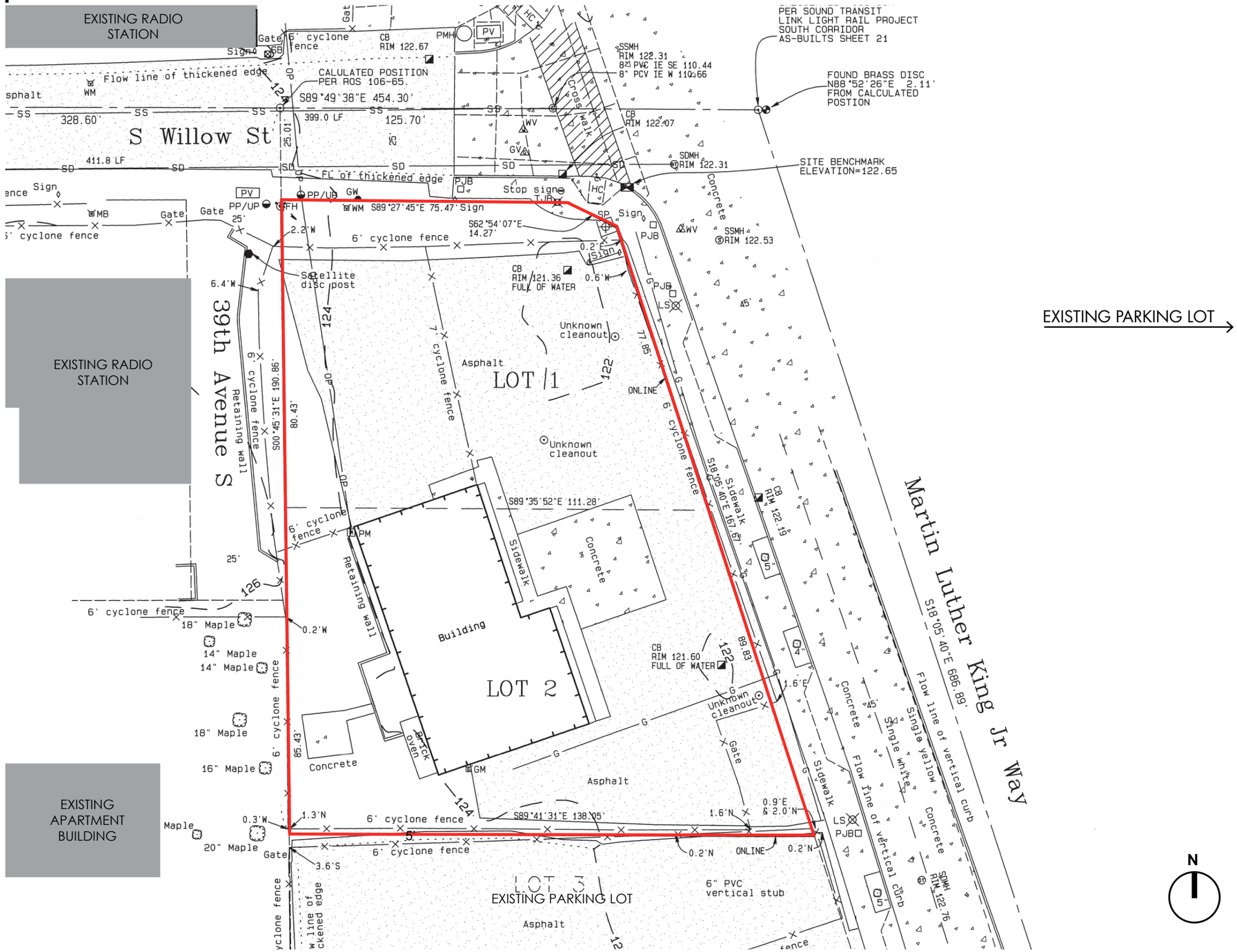


EXISTING SITE CONDITIONS | SITE SURVEY

TOPOGRAPHY | The topography of the site has little to no height change. From the north to the south of the site there is a 2' difference in the topography.

TREES | There are currently no trees located on the site.

EXISTING BUILDINGS | Within the site there is a one story, abandoned building. The building was used for multiple businesses over the past 60 years. Rose Petals was the last business located on the site.



EXISTING SITE CONDITIONS | ZONING ANALYSIS

SEATTLE MUNICIPAL CODE			
SECTION	**NO.**	**REQUIRED**	**PROPOSED**
ZONING	23.30.010		
		NC3P-85	NC3P-85
ADJACENT PROPERTY ZONES		NORTH	C1-40
		EAST	LR2
		SOUTH	NC3-P-85
		WEST	NC3-65
DEPARTURES		NONE	
LOT AREA		18,431 SF	
OVERLAYS		OTHELLO STATION OVERLAY DISTRICT	
ECA		NONE	
STREETS AND SIDEWALK		EAST	MLK WAY
		NORTH	WILLOW S
		WEST	39TH AVE S
PERMITTED AND PROHIBITED USES	23.47A.004		
		DRINKING ESTABLISHMENT, CONDITIONAL USE, 25,000 SF MAX; RESTAURANT, 25,000 SF MAX; RETAIL, 25,000 SF MAX; LIVE-WORK; RESIDENTIAL	STREET LEVEL RETAIL WITH RESIDENTIAL APARTMENTS ABOVE
STREET LEVEL USES	23.47A.005		
	C.1.E	RESIDENTIAL USES MAY OCCUPY NO MORE THAN 20% OF THE STREET-LEVEL FAÇADE WITHIN AN NC1 ZONE	NO RESIDENTIAL UNITS OCCUPY MLK WAY FAÇADE
STREET LEVEL DEVELOPMENT	23.47A.008		
		BLANK SEGMENTS OF THE STREET-FACING FACADE BETWEEN 2 FEET AND 8 FEET ABOVE THE SIDEWALK MAY NOT EXCEED 20 FEET IN WIDTH	BUILDING FORM IS DESIGNED TO PROVIDE VARIATION IN BUILDING FAÇADE
		STREET-LEVEL STREET-FACING FACADES SHALL BE LOCATED WITHIN 10 FEET OF THE STREET LOT LINE, UNLESS WIDER SIDE-WALKS, PLAZAS, OR OTHER APPROVED LANDSCAPED OR OPEN SPACES ARE PROVIDED	ALL STREET FACING FACADES AE WITH IN 10' OF SIDEWALK, WITH THE EXCEPTION OF RETAIL PLAZA ON FRONT OF BUILDING.
		NONRESIDENTIAL USES AT STREET LEVEL SHALL HAVE A FLOOR-TO-FLOOR HEIGHT OF AT LEAST 13 FEET.	13'-0" FLOOR-TO-FLOOR HEIGHT ON FIRST FLOOR SPACES
RESIDENTIAL USES AT STREET LEVEL	D.1 & 2	AT LEAST ONE VISUALLY PROMINENT ENTRY. FLOOR OF A DWELLING UNIT SHALL BE 4' MIN. ABOVE OR BELOW SIDEWALK GRADE OR SETBACK 10' FROM THE SIDEWALK	RESIDENTIAL UNITS ALONG WILLOW ARE 10' FROM THE SIDEWALK
STRUCTURE HEIGHT	23.47A.012		
		85'	70'
		STAIR AND ELEVATOR PENTHOUSES MAY EXTEND ABOVE THE APPLICABLE HEIGHT LIMIT UP TO 16 FEET ABOVE THE APPLI-CABLE HEIGHT LIMIT, AS LONG AS THE COMBINED TOTAL COVERAGE OF ALL FEATURES GAINING ADDITIONAL HEIGHT LISTED IN SUBSECTION 23.47A.012.C.4 DOES NOT EXCEED 20 PERCENT OF THE ROOF AREA, OR 25 PERCENT OF THE ROOF AREA IF THE TOTAL INCLUDES STAIR OR ELEVATOR PENTHOUSES OR SCREENED MECHANICAL EQUIPMENT.	TOTAL ROOF AREA = 13,255 SF TOTAL ROOF COVERAGE INCLUDING STAIR AND ELEVATOR PENTHOUSES = 440 SF OR 3%
FLOOR AREA RATIO	23.47A.013		
		5.75 FOR MIXED USE (18,431 SF X 5.75 = 105,978.3 SF MIN.)	GROSS FLOOR AREA = 120,000 SF (FAR = 4.73)
AREA CALCULATIONS		PARKING LEVEL 1 & 2	16,324 SF
		LEVEL 1	12,874SF
		LEVEL 2-6	12,929SF
		ROOF	13,255 SF
SETBACKS	23.47A.014		
GREEN FACTOR/LANDSCAPE	23.47A.016		
		GREEN FACTOR SCORE OF 0.30 MIN.	SEE LANDSCAPE DRAWINGS
AMENITY AREA	23.47A.024		
		5% MIN OF TOTAL RESIDENTIAL FLOOR AREA OPEN TO OUTDOORS	TOTAL RESIDENTIAL GFA = 76,493 SF X 5% = 3,825 SF REQ'D
PARKING LOCATION AND ACCESS	23.47A.032.A.1.A		
		ACCESS TO PARKING SHALL BE FROM THE ALLEY IF THE LOT ABUTS AN ALLEY IMPROVED TO THE STANDARDS OF SECTION 23.53.030.C, OR IF THE DIRECTOR DETERMINES THAT ALLEY ACCESS IS FEASIBLE AND DESIRABLE TO MITIGATE PARKING AC-CESS IMPACTS.	39TH AVE S IS CURRENTLY IN SIP PROCESS FOR REDEDICATION TO AN ALLEY PER SECTION 23.53.030.C. PARK-ING ACCESS WILL BE FROM THIS NEWLY DEDICATED ALLEY.
SOLID WASTE AND RECYCLABLE MATERIALS STORAGE AND ACCESS	23.54.040		
	TABLE A	RESIDENTIAL MORE THAN 100 UNITS = 575 SF + 4 SF FOR EACH ADDITIONAL UNIT ABOVE 100 MIN AREA FOR SHARED STOR-AGE SPACE	575 + (4 * 40) = 735 SF
		NON-RESIDENTIAL 0-5,000 SF = 82 SF MIN AREA FOR SHARED STORAGE SPACE.	
		MIXED USE DEVELOPMENT THAT CONTAINS BOTH RESIDENTIAL AND NONRESIDENTIAL USES SHALL MEET THE STORAGE SPACE REQUIREMENTS SHOWN IN TABLE A FOR 23.54.040 FOR RESIDENTIAL DEVELOPMENT, PLUS 50 PERCENT OF THE RE-QUIREMENT FOR NONRESIDENTIAL DEVELOPMENT. IN MIXED USE DEVELOPMENTS, STORAGE SPACE FOR GARBAGE MAY BE SHARED BETWEEN RESIDENTIAL AND NONRESIDENTIAL USES, BUT SEPARATE SPACES FOR RECYCLING SHALL BE PROVIDED.	140 RESIDENTIAL UNITS AND 3,895 SF NON-RESIDENTIAL: 735 SF + 82(.5) = 776 SF
		IF LOCATED OUTDOORS, THE STORAGE SPACE SHALL BE SCREENED FROM PUBLIC VIEW AND DESIGNED TO MINIMIZE LIGHT AND GLARE IMPACTS.	STORAGE AREA IS SCREEND BY 6' HIGH WALL AND LANDSCAPING
LOCATION OF ALL STORAGE SPACES		LOCATED ON THE LOT OF THE STRUCTURE IT SERVES AND, IF LOCATED OUTDOORS, SHALL NOT BE LOCATED BETWEEN A STREET-FACING FACADE OF THE STRUCTURE AND THE STREET	WASTE STORAGE AREA IS LOCATED OFF NEWLY DEDICATED ALLEY (FORMALLY 39TH AVE S)
ACCESS FOR SERVICE PROVIDERS		CONTAINERS +>2 CUBIC YARDS TO HAVE DIRECT ACCESS FROM ALLEY	WASTE STORAGE HAS DIRECT ACCESS TO NEWLY DEDICATED ALLEY (FORMALLY 39TH AVE S)



PL-1 CONNECTIVITY
A1|NETWORK OF OPEN SPACES

RESPONSE:

The project opens up to the neighborhood open spaces in multiple ways throughout the building. The retail plaza along MLK responds to the community by opening up in the middle and drawing pedestrians in to the retail environment and allowing them to interact with the building at the pedestrian level. The residential courtyard on the west side of the building allows users to interact with views of the surrounding neighborhood and adjacent residential developments. The rooftop terrace and possible balconies will allow users to incorporate themselves with the street level and other uses in the neighborhood.



PL-1 CONNECTIVITY
A2|NETWORK OF OPEN SPACES

RESPONSE:

Public life and public interaction can be seen and viewed in both the retail plaza and residential plaza. The retail plaza opens up to the community along MLK and serves to bring pedestrians into the site and allow them to utilize the public space for a variety of possibilities. Within this plaza will be seating, green space, vegetation and possible water features. The idea is to allow the community to interact with an urban retail development and allow them to utilize the courtyard for gathering and entertaining. The residential courtyard in the back of the building will be semi-private, but will allow users to interact with the public in a more private setting by use of seating and open space.



PL-1 CONNECTIVITY
B1|WALKWAYS AND CONNECTIONS

RESPONSE:

Pedestrians will enter the retail plaza and uses from MLK. Along Willow the building allows users to enter the apartment building as well as some individual residential street level units that will be buffered by the use of patios and landscaping. Pedestrians can enter the residential plaza along 39th Avenue as well. Three sides of the building open up to the pedestrian neighborhood pathway system.



PL-1 CONNECTIVITY
B2|WALKWAYS AND CONNECTIONS

RESPONSE:

We have created a major pedestrian plaza in the center of the building that will allow the community and shoppers alike to enjoy the pedestrian amenities and services available in this space. The intent is to provide a mix of seating, landscaping, green walls and water features all surrounded by shopping and eating and drinking establishments that will provide entertainment to the community and allow them to have another location to interact with one
another.



PL-1 CONNECTIVITY
C1 | OUTDOOR USES AND ACTIVITIES

RESPONSE:

The activity areas in this project are located in the retail and residential plazas as well as the rooftop terrace. All of these areas will be flooded with natural light and good views of the surrounding context and neighborhood throughout the day. The retail plaza is located adjacent to MLK and will be inviting to the pedestrians. The residential plaza is semi-private and the rooftop terrace is private, but both have good visual connection to the adjacent streets and views of the neighborhood.



PL-1 CONNECTIVITY
C2 | OUTDOOR USES AND ACTIVITIES

RESPONSE:

The site includes major exposure to MLK JR Way and within two blocks from the Othello Light Rail station. At ground level, there is excellent opportunities for retail spaces to open to the sidewalks. The building's form allows for two courtyards, one that opens to the residential side of the building to the west and one that opens to MLK JR Way to the east. The courtyard to the east that fronts MLK JR Way is provided to allow informal community uses and the courtyard to the west is available for the residents to use. Both spaces are large enough to allow for a variety in types of gatherings.



PL-2 WALKABILITY
B1 | SAFETY AND SECURITY

RESPONSE:

All openings to the building will be developed in a manner that promotes a safe environment for the inhabitant. Doors and windows will face the street and landscaping will be developed to promote a safe environment around the site. Gates and fences will be incorporated where necessary to screen off the residential uses and keep them more private in nature.



PL-2 WALKABILITY
B3 | SAFETY AND SECURITY

RESPONSE:

All street level uses will have a high percentage of glazing along the right of way areas. This will include both the residential and retail uses. This will allow for views to be more open to the building and make for a more dynamic street front as well as provide a safe environment for the users.



OTHELLO SUPPLEMENTAL GUIDANCE
PERSONAL SAFETY AND SECURITY

RESPONSE:

The project is located at an intersection between several different zones that suggest a mixture of types of spaces. Along MLK JR Way, retail spaces will be mainly glazed to provide good light to the retail spaces, but good vision between the interior retail spaces and the exterior street
and sidewalks. The building form allows for varying sizes of sidewalk spaces and exterior patios that are intended for retail use. The sidewalk provides for a public zone, the courtyard retail plazas provide semi-public spaces and the residential courtyards provide for semi-private spaces. Private spaces are provided for the residents themselves and include residential building entries, onsite parking and some interior amenity
spaces.



PL-3 STREET LEVEL INTERACTION
B1 | RESIDENTIAL EDGES

RESPONSE:

The residential uses on the ground floor will be set back from the sidewalk 10 feet to allow for the use of both landscaping and a private patio for the user. Residential uses on upper floors will also be setback from the property line and will incorporate balconies in various locations in order to create a more private space for the tenants. Landscape buffers will be provided around the perimeter of the building as well in order to soften the edge of the development. The two building plazas will also provide semi-private space and buffers for the building.



PL-3 STREET LEVEL INTERACTION
B2 | RESIDENTIAL EDGES

RESPONSE:

The residential units located on the ground floor will have different levels of security and buffering elements, depending on their location. There will be more emphasis on security and buffering near the streets around the perimeter of the building. The units located along Willow will have recessed entries, a porch and landscaping between the unit and the street to provide security as well as an amenity space for the user. The residences located along the south property line will most likely be gated in and have landscaping along the entire property line for buffering. The units located along 39th Avenue will not have access facing that street, but will have windows that will provide a visual connection. The units located on the ground level residential plaza on the west side of the building will all have secured access and will have landscaping and plazas for buffering elements. The entire building will have vertical modulation and multiple finishes in all locations. Pedestrian scaled signage will also be provided throughout the ground level of the building.



PL-3 STREET LEVEL INTERACTION
C1 | RETAIL EDGES

RESPONSE:

The community will be able to engage with the building in multiple locations. Both the retail and residential courtyards open up to the public and allow them to interact with the building and inhabitants alike. The street level facades all incorporate glazing and will allow pedestrians to experience the retail and residential development as they walk by. The residential amenity areas are also located adjacent to the sidewalk to allow for interaction between users
and the pedestrians.



PL-3 STREET LEVEL INTERACTION
C2|RETAIL EDGES

RESPONSE:
The retail development and the residential semi-public spaces will all have openings that allow the distinction between inside and outside blur around the edges of the property. The intent is to have these spaces open up to the courtyards and allow users to utilize the courtyards for community spaces as well as additional seating and displays for the retail development.



PL-3 STREET LEVEL INTERACTION
C3|RETAIL EDGES

RESPONSE:
Sidewalk vending, seating and dining is encouraged within the retail courtyard area. This courtyard is setback from the street and will allow pedestrian and apartment users to interact with the retail development in many ways.



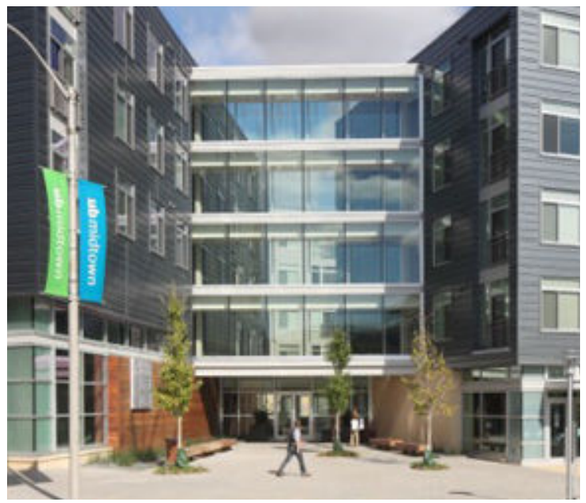
OTHELLO SUPPLEMENTAL GUIDANCE
HUMAN ACTIVITY

RESPONSE:
All design schemes propose accented retail and building entrances by means of recesses, paving differences, and overhead weather protection. Areas adjacent to the retail spaces will provide landscaping and site furniture for outdoor seating/ activities.



DC-1 PROJECT USES AND ACTIVITIES
C2|PARK AND SERVICES USES

RESPONSE:
This project will include approximately 110 parking stalls located in an underground parking garage. The driveway access to the garage, as well as the trash pick-up and service access, are located on the rear side of the site on 39th Ave S.



DC-2 ARCHITECTURAL CONCEPT
A2|MASSING

RESPONSE:
Modulations, recesses, indentations are employed to create perception of reduced massing and highlight building entries. Preferred scheme C takes a step further, using a plaza/courtyard to break down the massing further more. Balconies, canopies and the mix of exterior materials adds more modulation and texture to the building façade design.



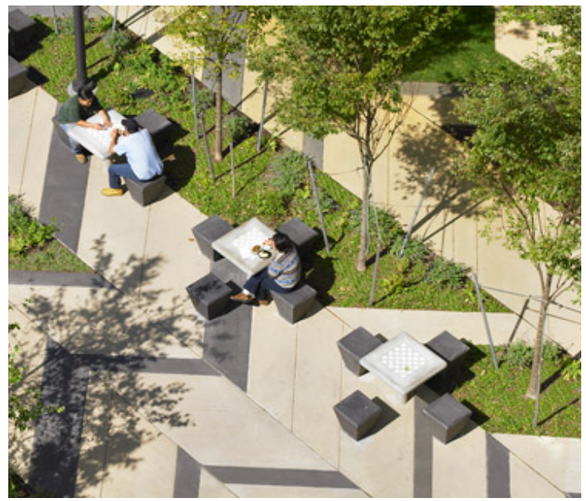
DC-3 OPEN SPACES CONCEPT
B4|OPEN SPACE USES AND ACTIVITIES

RESPONSE:
Multiple common amenity areas including courtyard/plaza, as well as private balconies and decks, residential lobby and activity room, roof garden and barbeques, offer all residents with both indoor and outdoor venues for physical and social activities.



DC-4 EXTERIOR ELEMENTS AND FINISHES
A1|BUILDING MATERIALS

RESPONSE:
The building exterior will incorporate high quality materials that include brick masonry at the street level, pre-finished metal panels, commercial grade fiber cement panels, storefront system, metal railings and canopies and attractive exterior light fixtures.



DC-4 EXTERIOR ELEMENTS AND FINISHES
D2|TREES, LANDSCAPE, AND HARDSCAPE MATERIALS

RESPONSE:
The preferred scheme is proposing two exterior courtyards/plazas to promote public activity and enhance retail experience. Pavers incorporated with grass
scape, green walls and site furniture are considered to add texture and color and enliven the plaza space.



OTHELLO SUPPLEMENTAL GUIDANCE
EXTERIOR FINISH MATERIALS

RESPONSE:
Brick masonry or similar material and storefront system will be used at the lower retail level as a way of expressing the nature of the use and encourages the transparency at the street level. A mixed material palette of masonry, metal, wood and glass is employed to create a coherent and vibrant overall building design.



OTHELLO SUPPLEMENTAL GUIDANCE
EXTERIOR FINISH MATERIALS

RESPONSE:
Various window systems and designs, such as storefront systems used at the retail areas, big size windows at the building corners and operable residential scale windows used at the rest of residential units, are employed to provide façade modulation and design opportunities to enhance the building design.

DESIGN PROPOSAL| ARCHITECTURAL DESIGN CUES

PLAZA|



RESIDENTIAL PLAZA



RETAIL PLAZA



PLAZA LANDSCAPING

CORNER ELEMENT|



BUILDING FORM

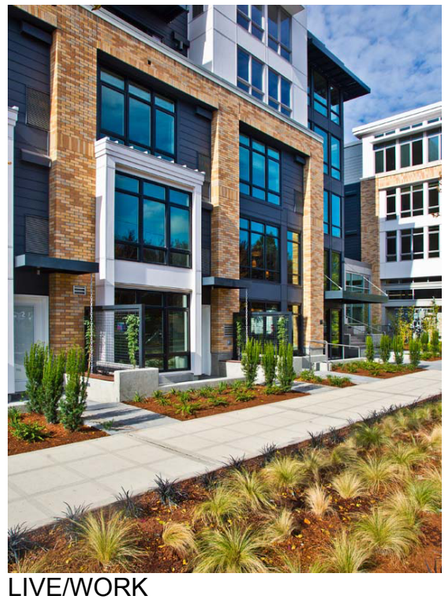


GREEN WALL ON BUILDING FORM

MODULATION|



CORNER MODULATION



LIVE/WORK

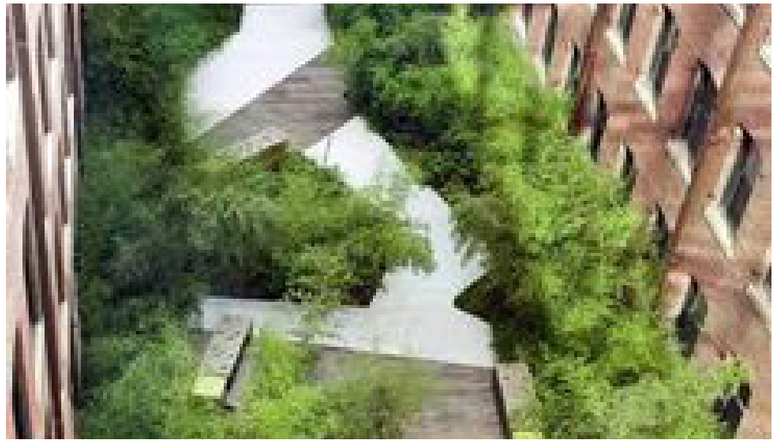
DESIGN PROPOSAL| THE "O"



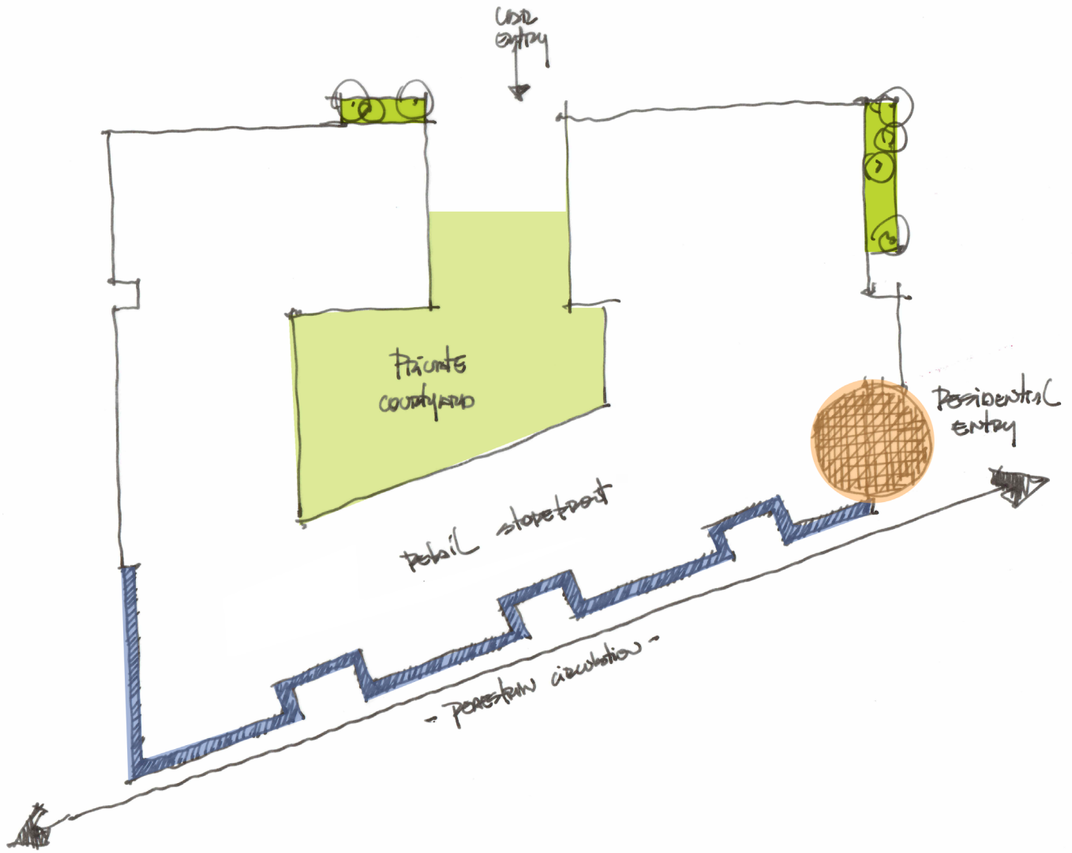
CONTINUOUS RETAIL STOREFRONT



EXTERIOR WALKWAYS



COURTYARD LANDSCAPING



DESIGN PROPOSAL| THE "O"

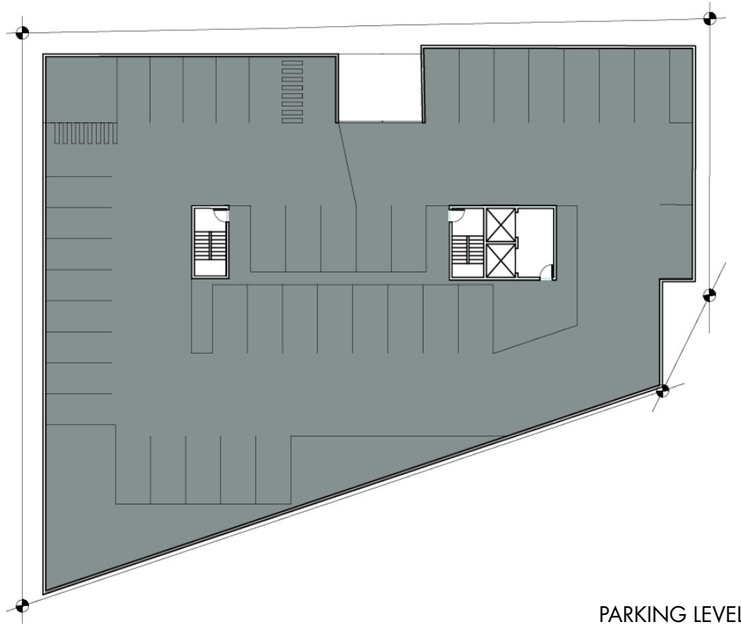


PROS

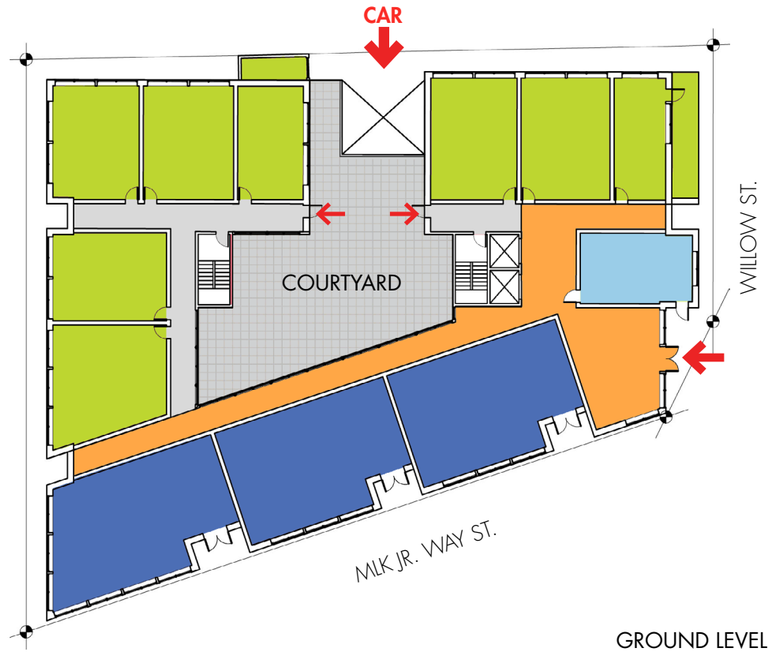
- Interior courtyard provides privacy for residents
- This scheme maximizes retail along the street front for pedestrians walking by the project site.

CONS

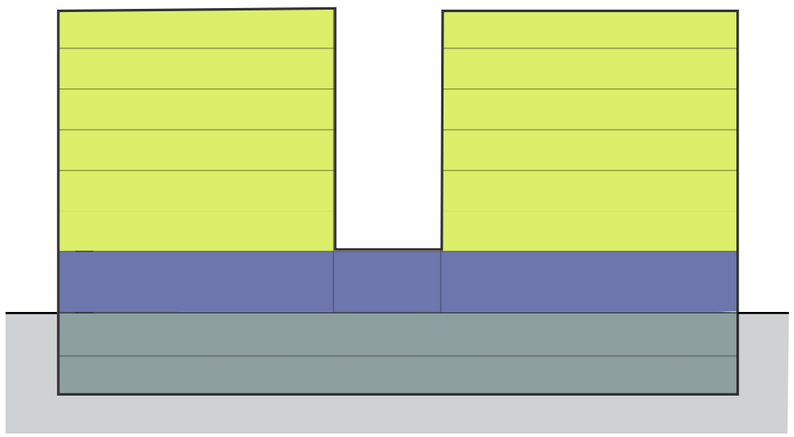
- Monolithic facades along MLK adds bulk to the building massing.
- Courtyard is deep and narrow due to site constraints
- Courtyard does not open to exterior facade
- Not a lively pedestrian experience
- Minimal opportunity for landscaping due to building massing

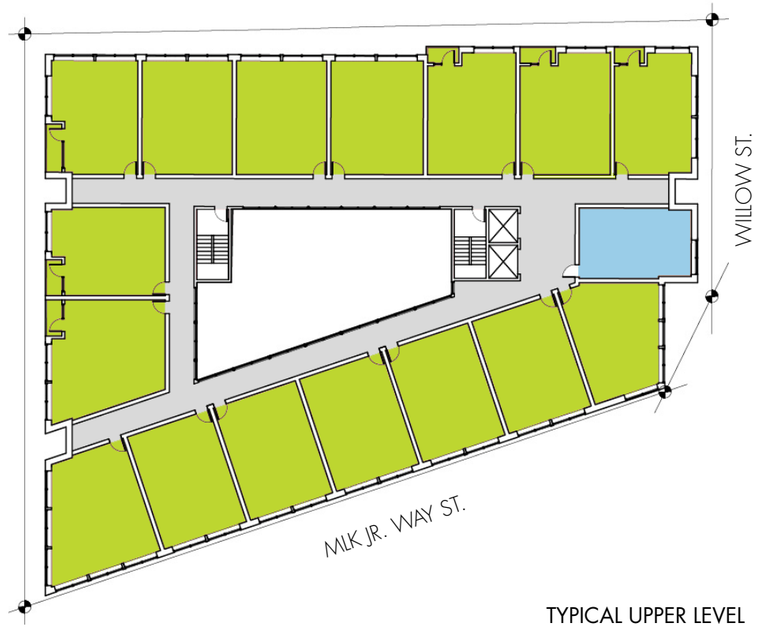


PARKING LEVEL

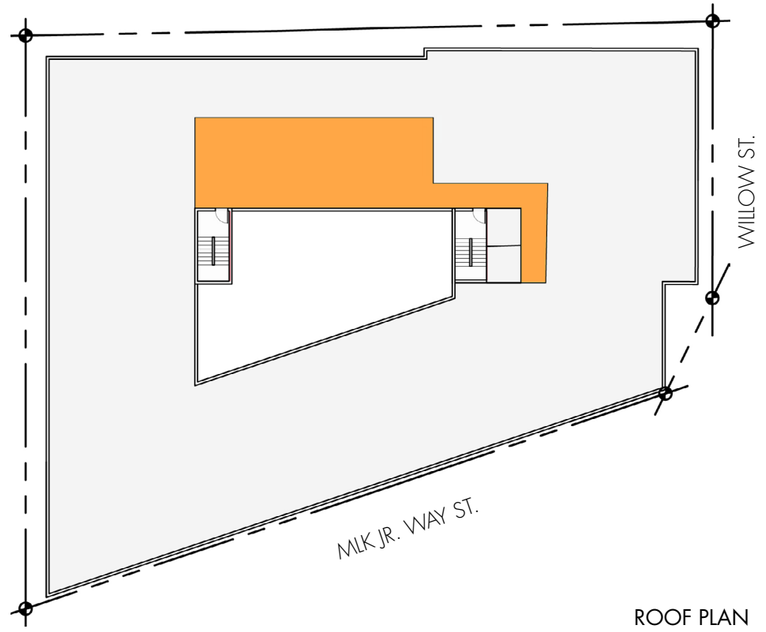


GROUND LEVEL





TYPICAL UPPER LEVEL



ROOF PLAN

DESIGN PROPOSAL| THE "O"



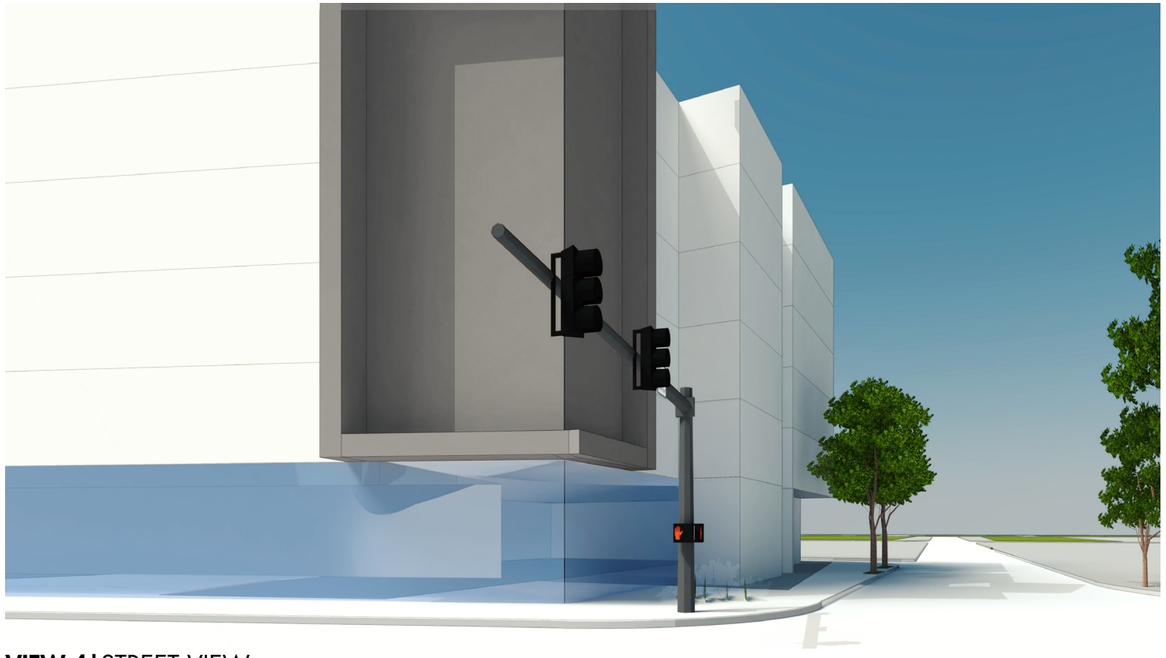
VIEW 1| AXONOMETRIC



VIEW 2|NE CORNER



VIEW 3|SE CORNER



VIEW 4|STREET VIEW

DESIGN PROPOSAL| THE "U"



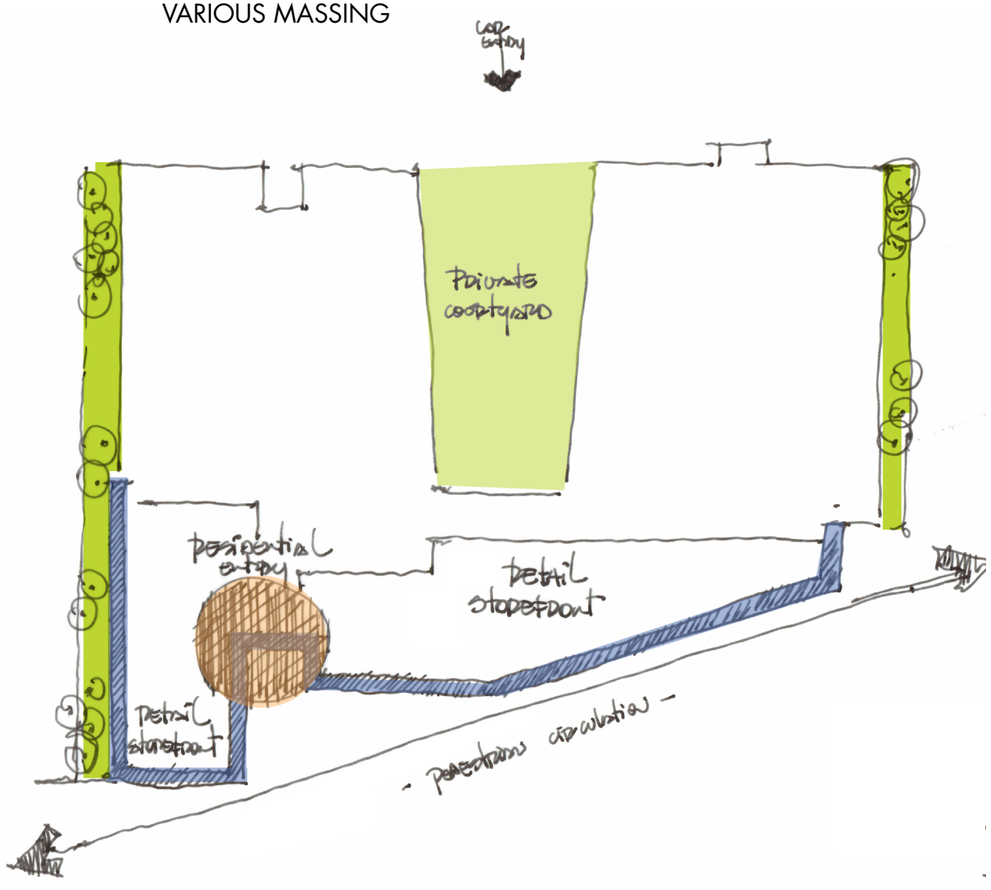
RETAIL STOREFRONT



INTERIOR COURTYARD



VARIOUS MASSING



DESIGN PROPOSAL| THE "U"

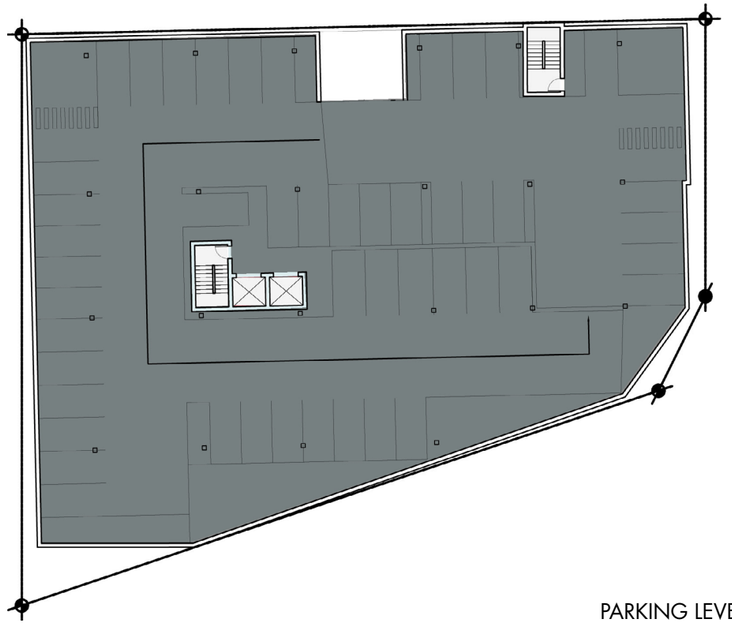


PROS

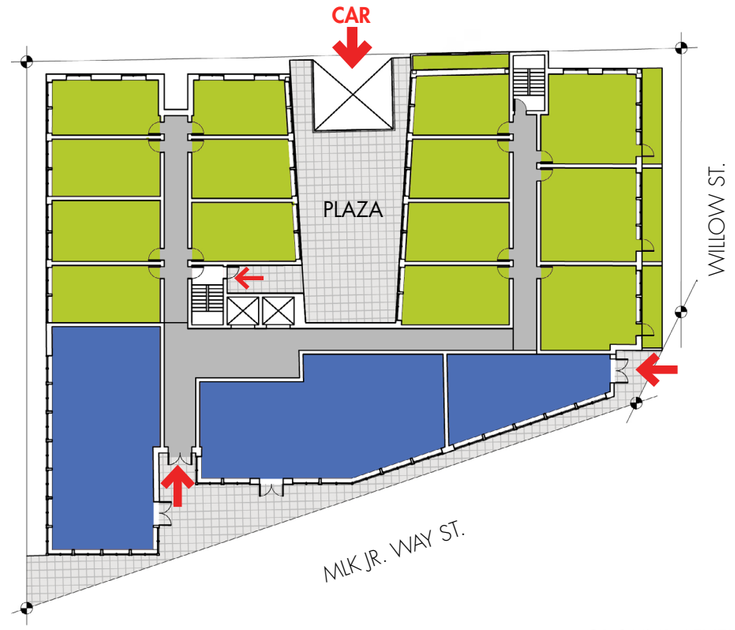
- Provides modulation in facade along MLK
- West facing courtyard
- One big open residential plaza
- Maximize retail along MLK

CONS

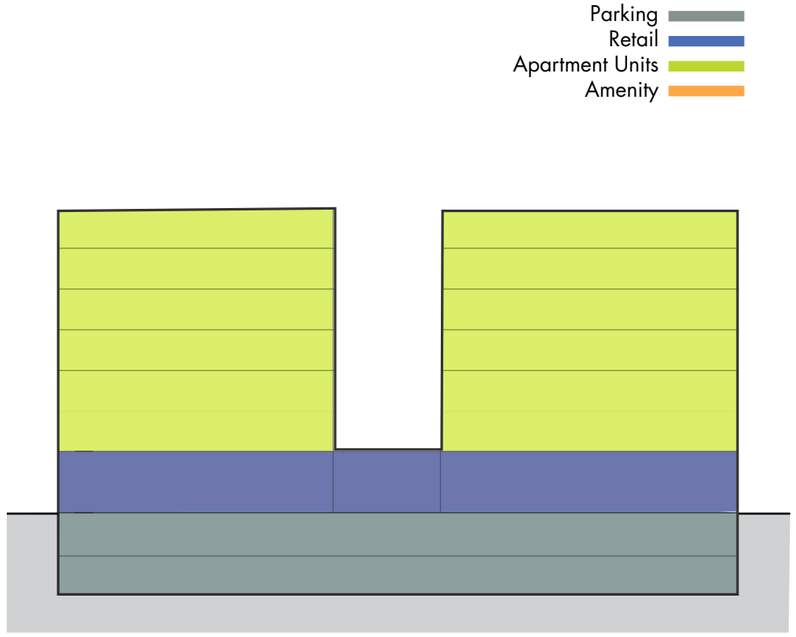
- Courtyard not open to MLK
- Less than desired pedestrian experience
- Limited landscaping opportunities

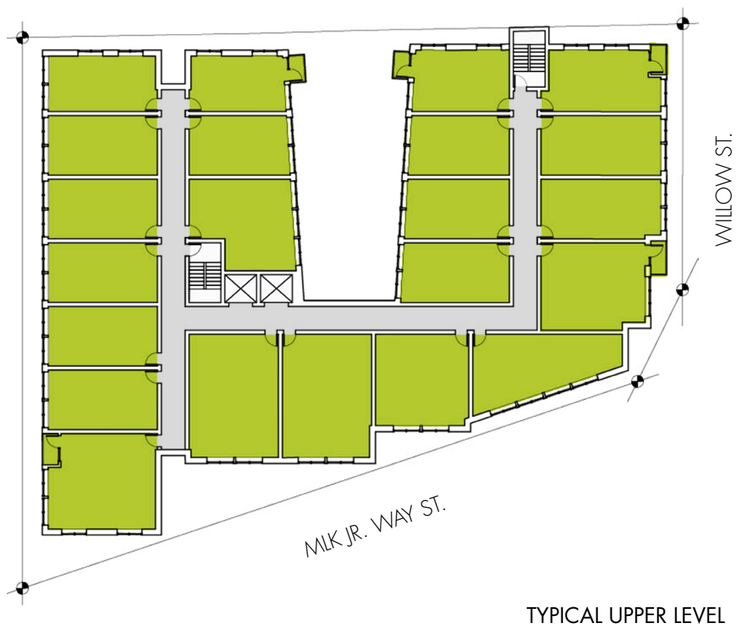


PARKING LEVEL

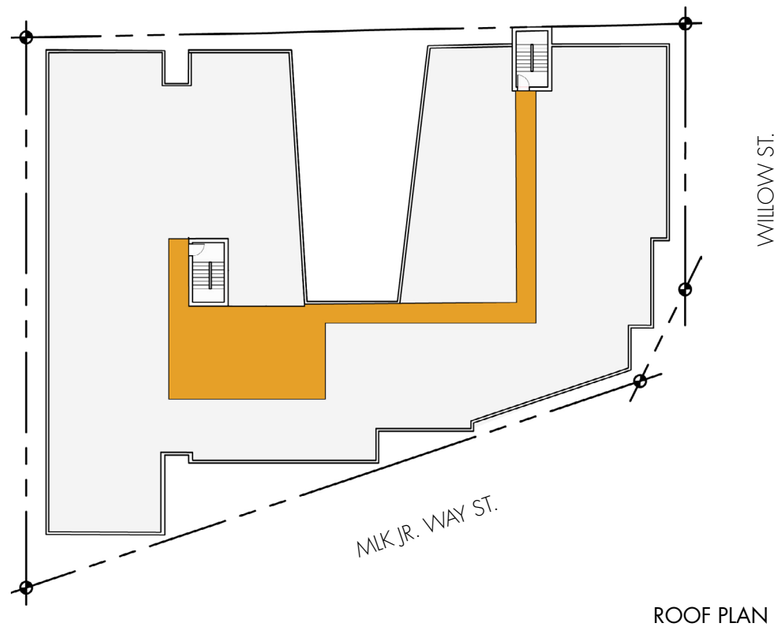


GROUND LEVEL



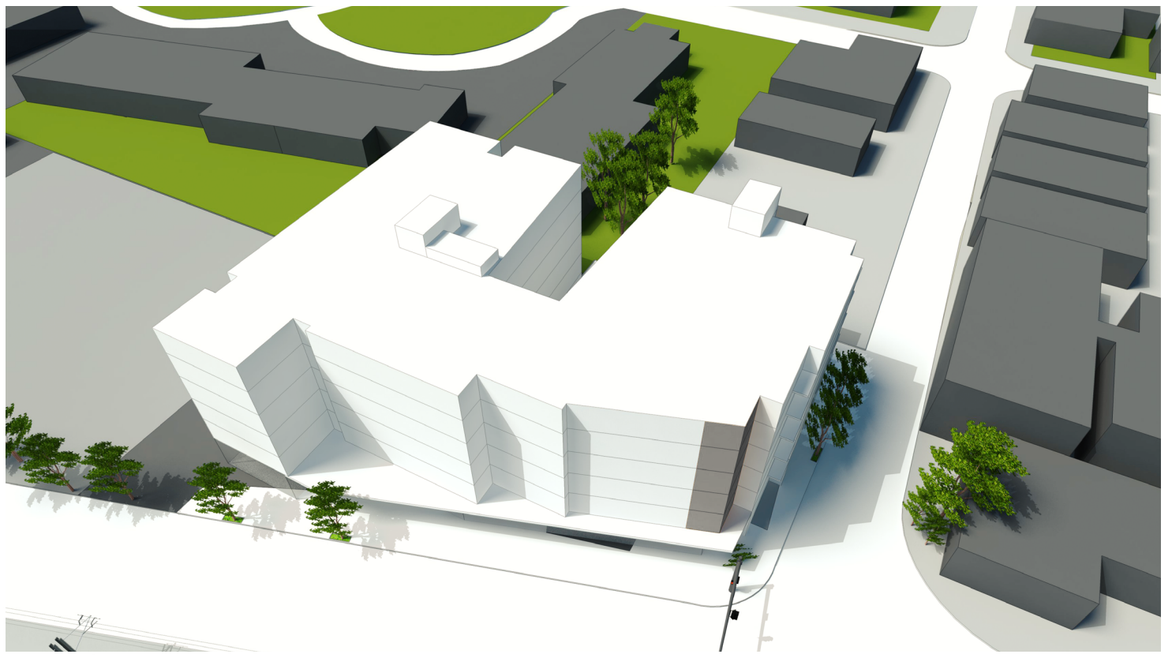


TYPICAL UPPER LEVEL



ROOF PLAN

DESIGN PROPOSAL| THE "U"



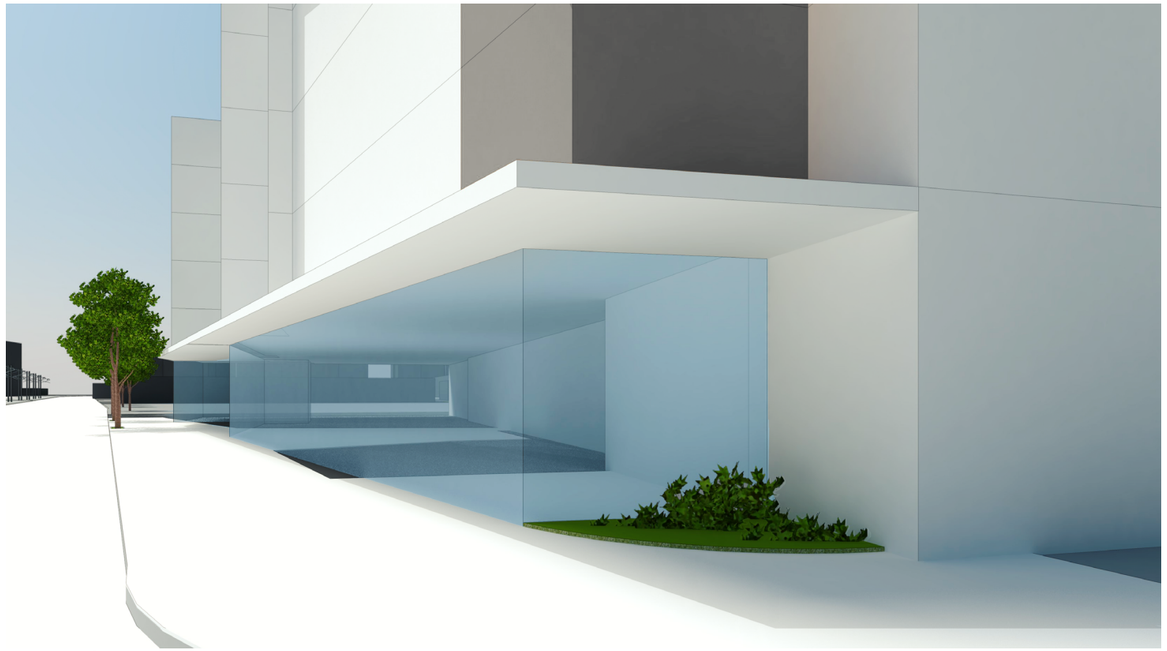
VIEW 1| AXONOMETRIC



VIEW 3|NE CORNER

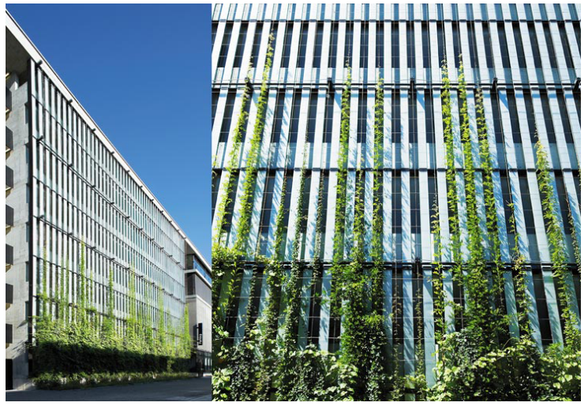


VIEW 4|SE CORNER



VIEW 5|FACING SOUTHEAST

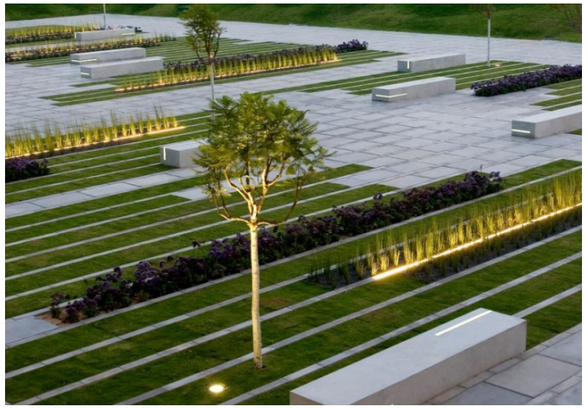
DESIGN PROPOSAL| THE “H” (PREFERRED OPTION)



GREEN WALL



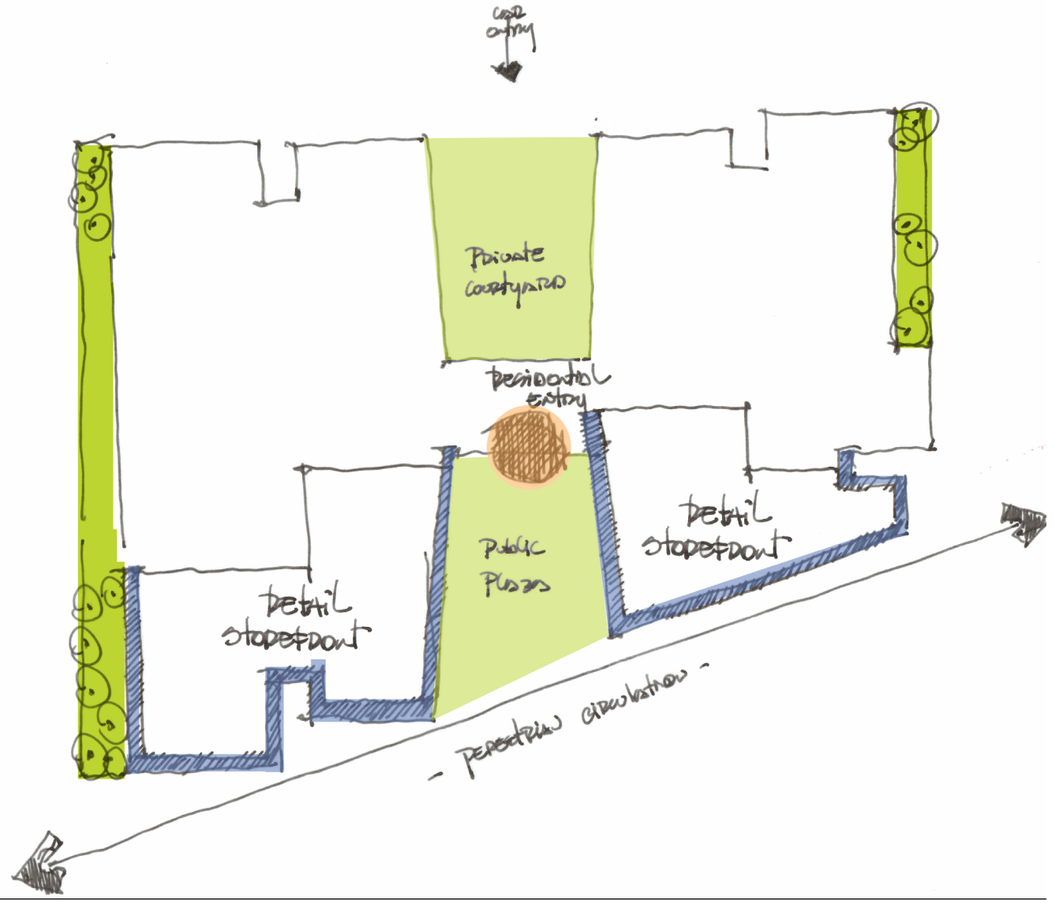
PRIVATE INTERIOR COURTYARD



COURTYARD LANDSCAPING



PUBLIC RETAIL PLAZA



DESIGN PROPOSAL| THE "H" (PREFERRED OPTION)

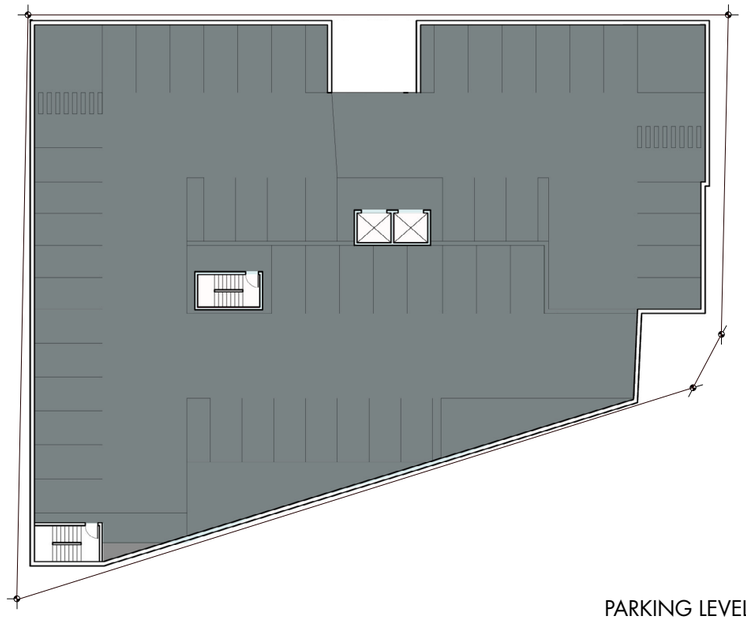
PROS

- The building facade is articulated to reduce the mass of the building's footprint
- Public plaza on the east side of the site
- Residential plaza on the west side of the site
- Provies interior/exterior retail experience
- Maximizes landscaping opportunities
- Provides space for community

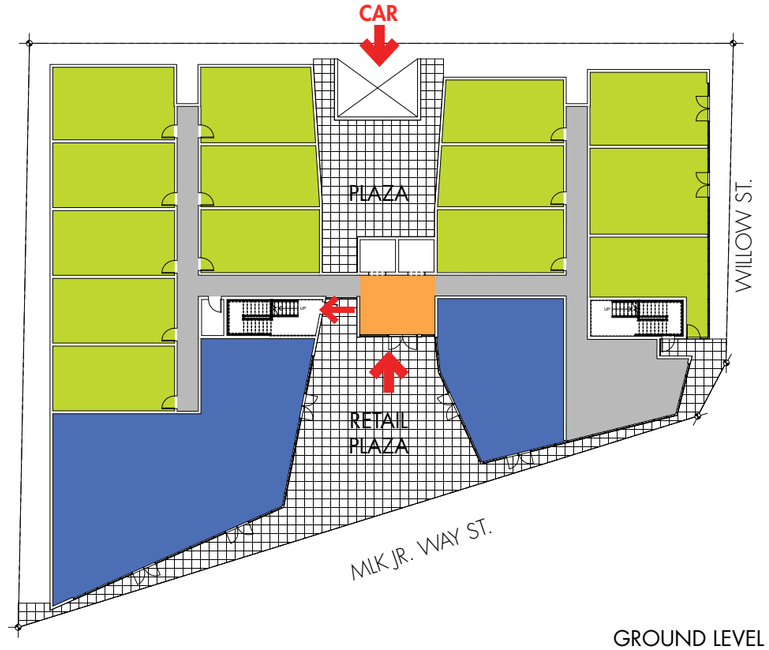
CONS

- Does not maximize street front retail (interior space)

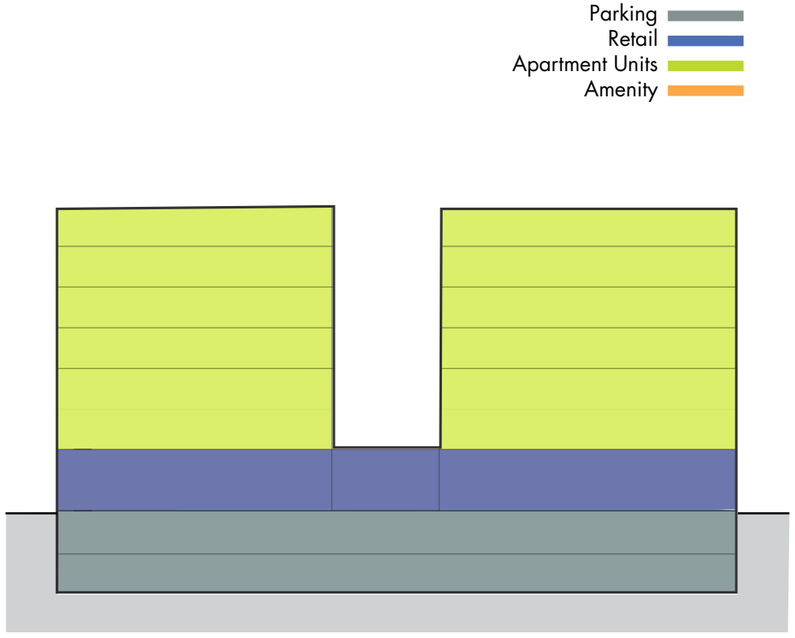


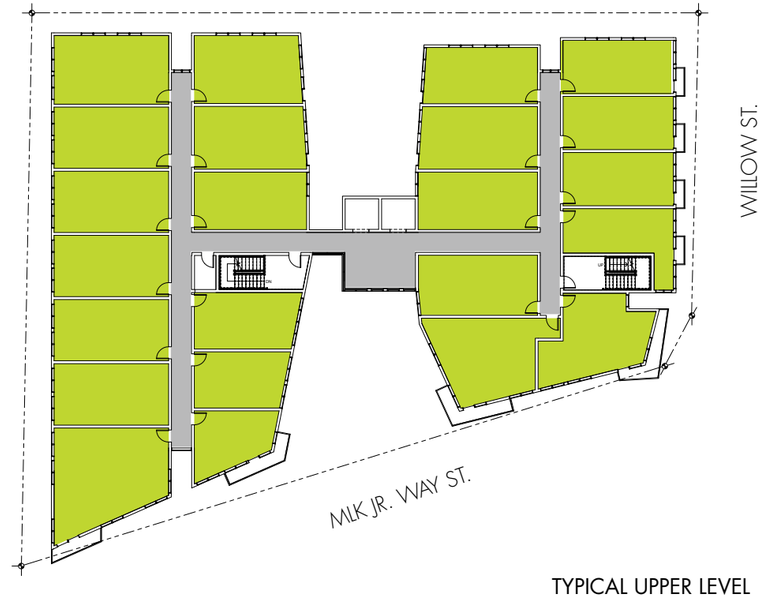


PARKING LEVEL

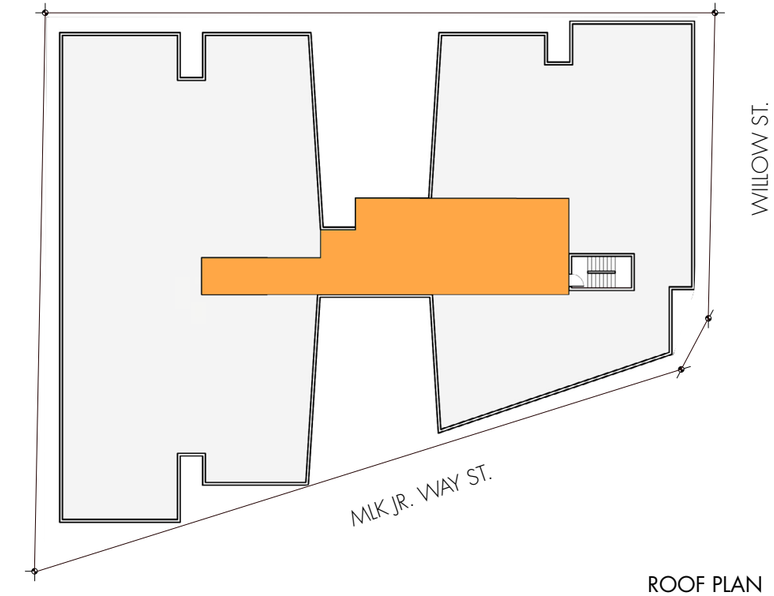


GROUND LEVEL





TYPICAL UPPER LEVEL



ROOF PLAN

DESIGN PROPOSAL| THE "H"



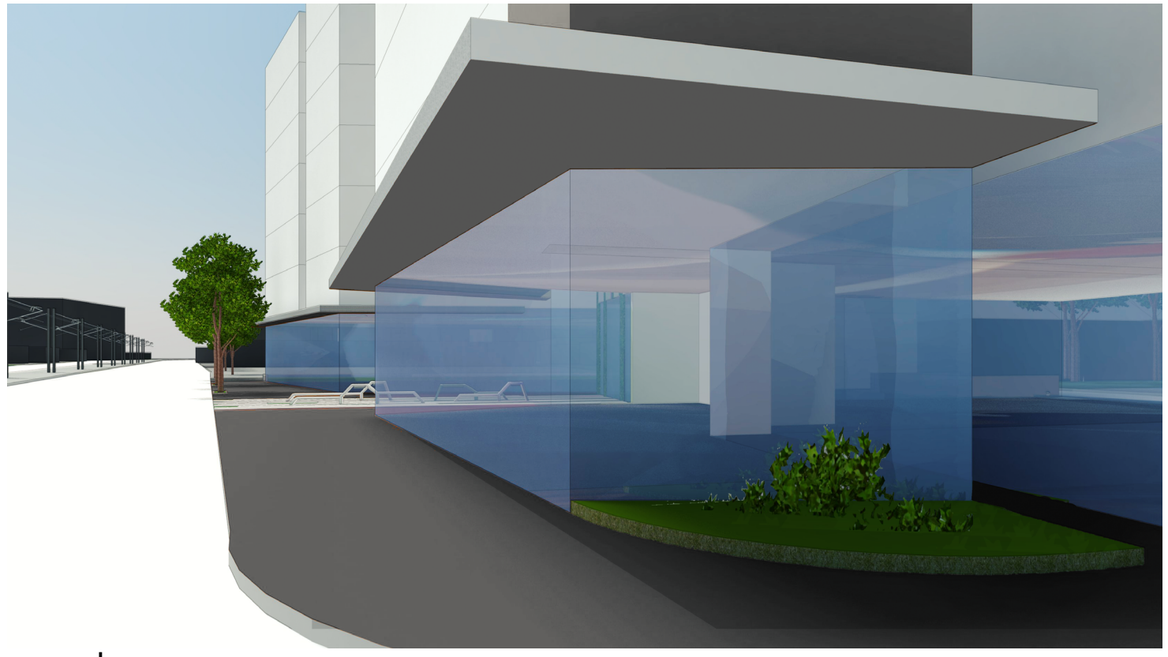
VIEW 1| AXONOMETRIC VIEW



VIEW 2| NE CORNER

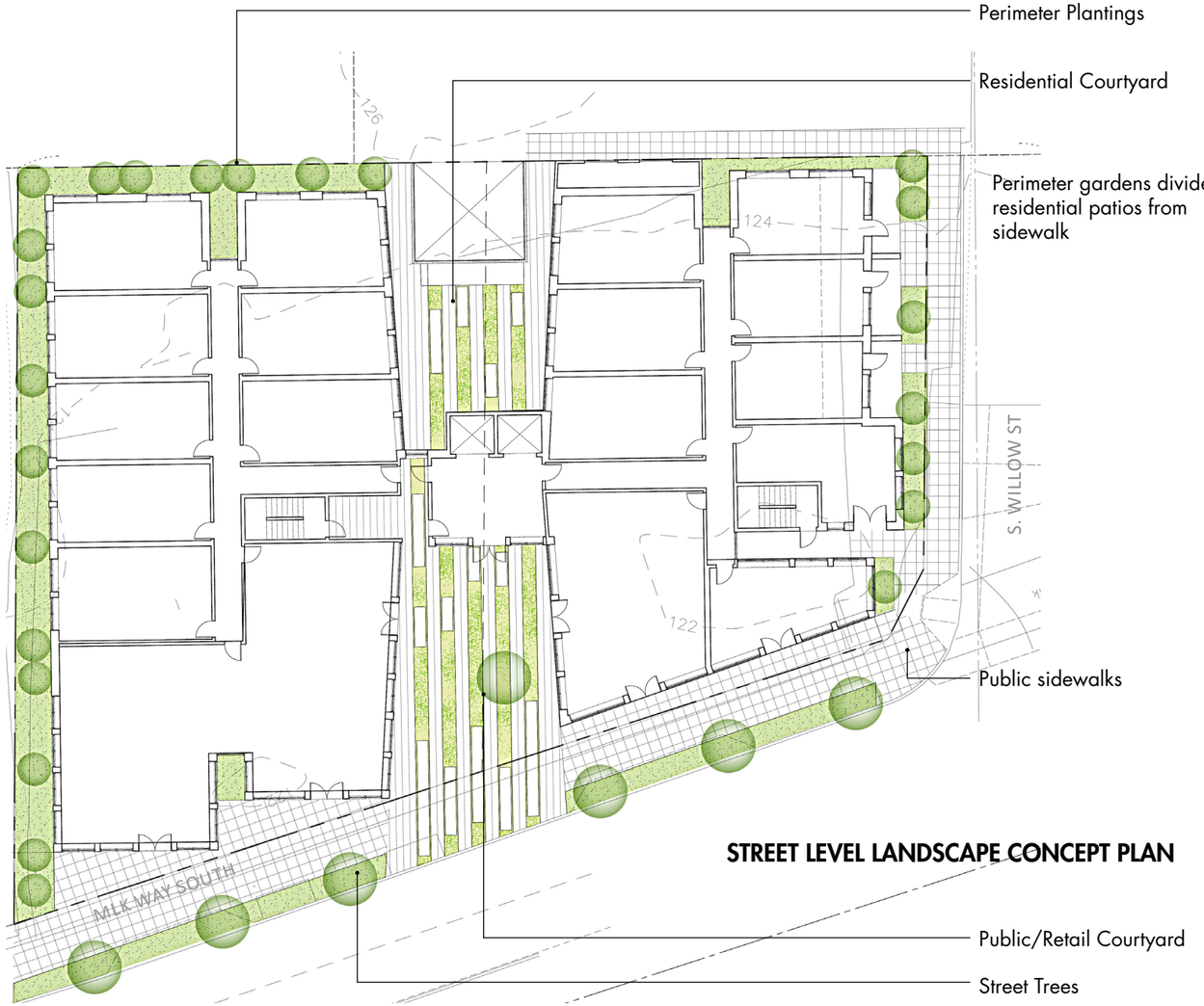


VIEW 3|SE CORNER

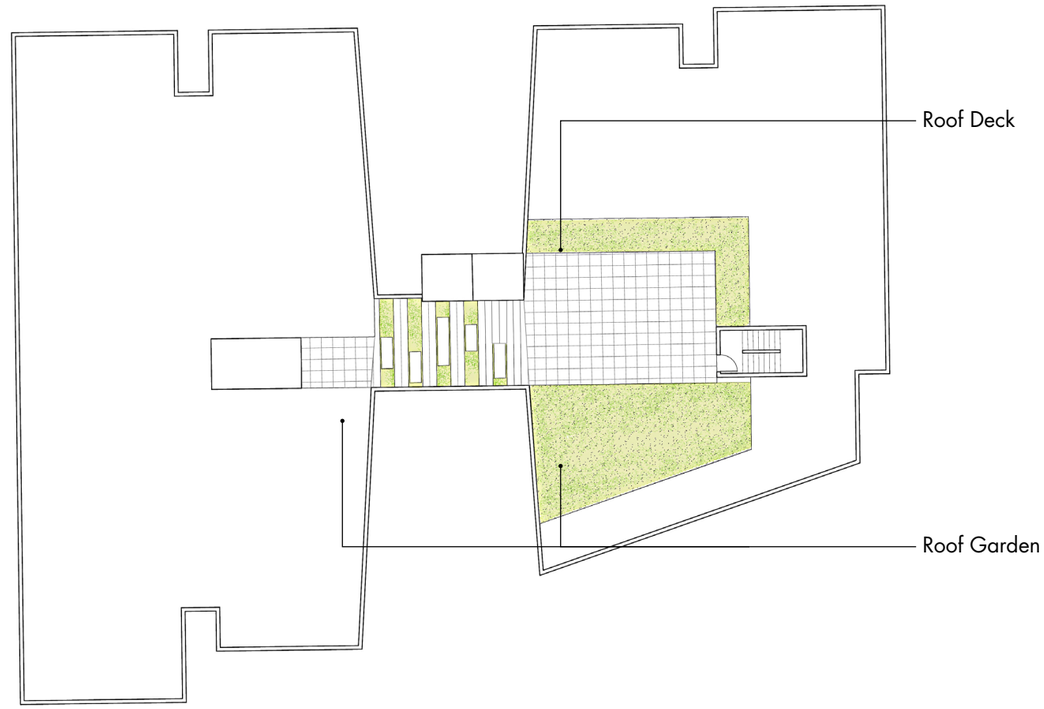


VIEW 4 | STREET VIEW

DESIGN PROPOSAL| THE "H" LANDSCAPING

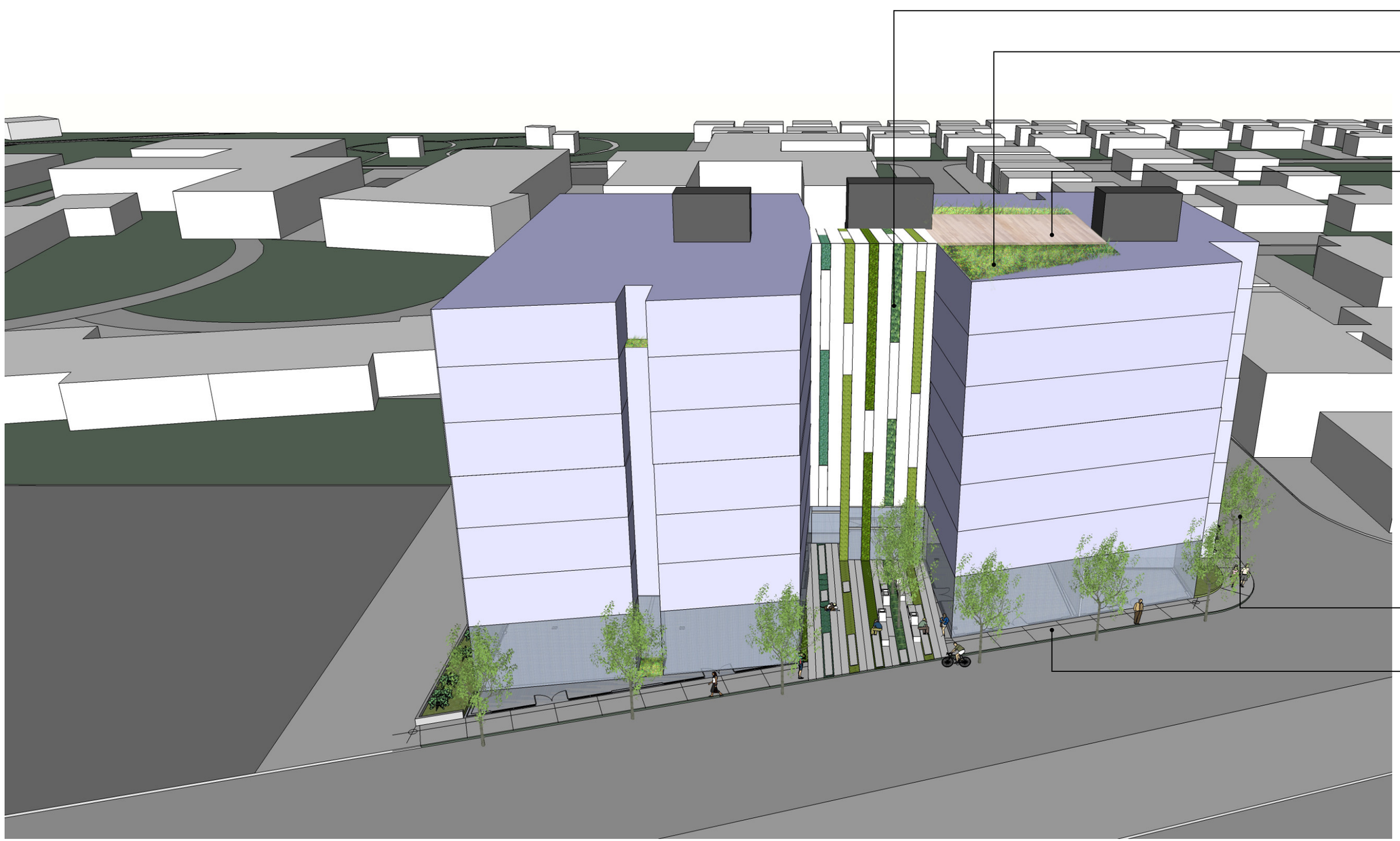


STREET LEVEL LANDSCAPE CONCEPT PLAN



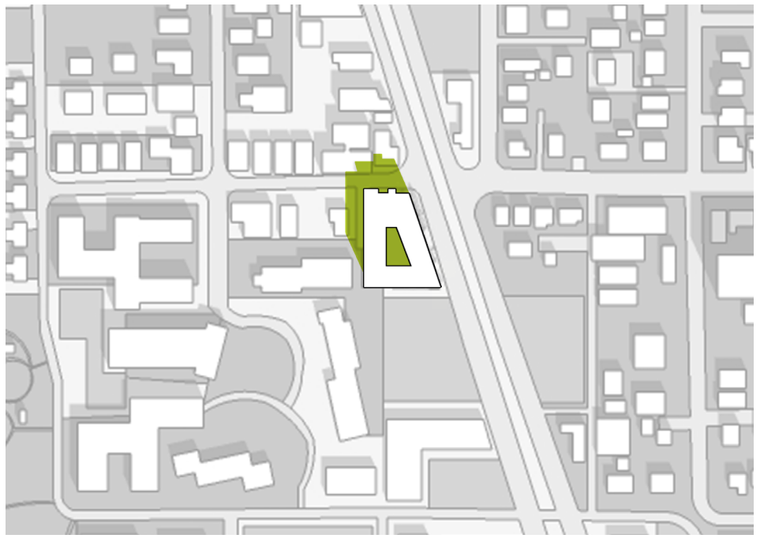
ROOF LEVEL LANDSCAPE CONCEPT PLAN

DESIGN PROPOSAL | THE "H" LANDSCAPING



LANDSCAPE CONCEPT

DESIGN PROPOSAL | SEASONAL SHADOW ANALYSIS



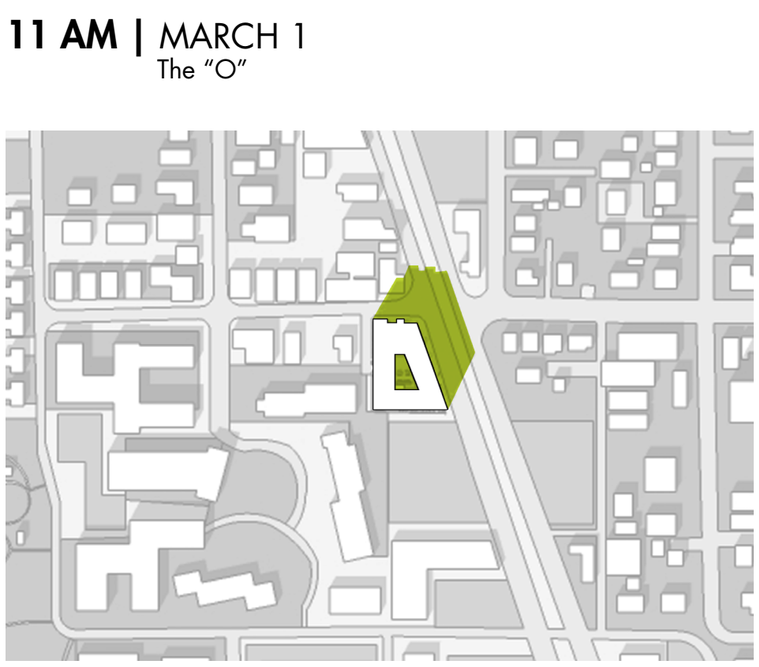
11 AM | MARCH 1
The "O"



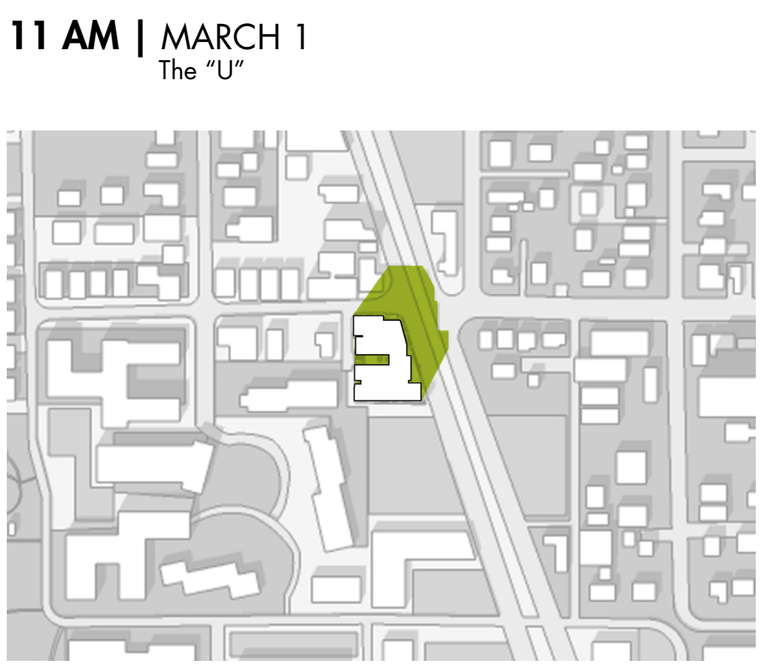
11 AM | MARCH 1
The "U"



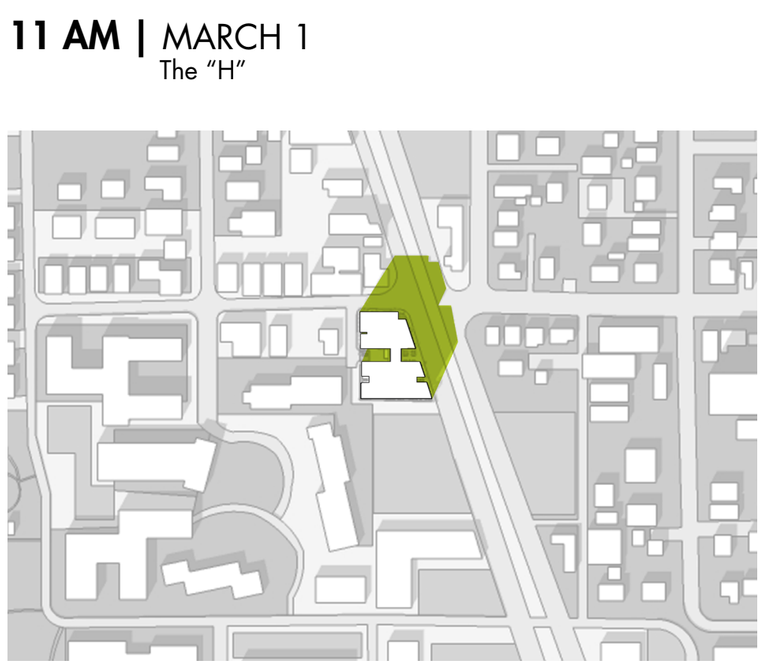
11 AM | MARCH 1
The "H"



2 pm | MARCH 1
The "O"

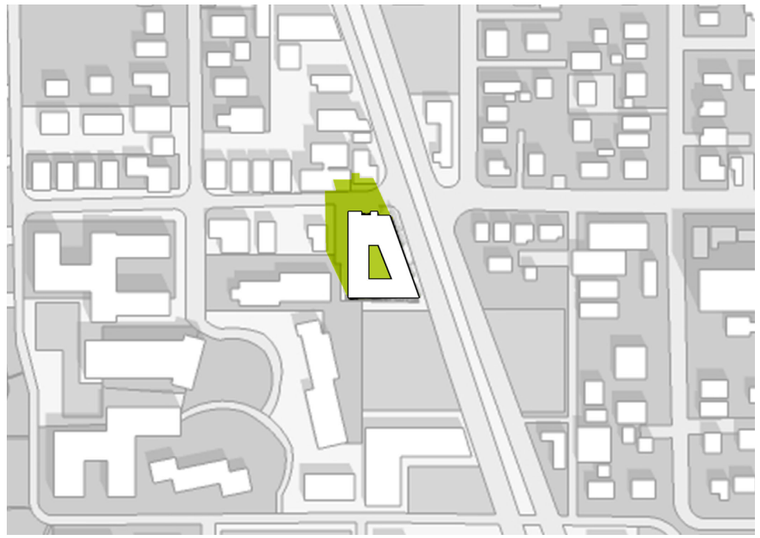


2 PM | MARCH 1
The "U"



2 PM | MARCH 1
The "H"

DESIGN PROPOSAL | SEASONAL SHADOW ANALYSIS



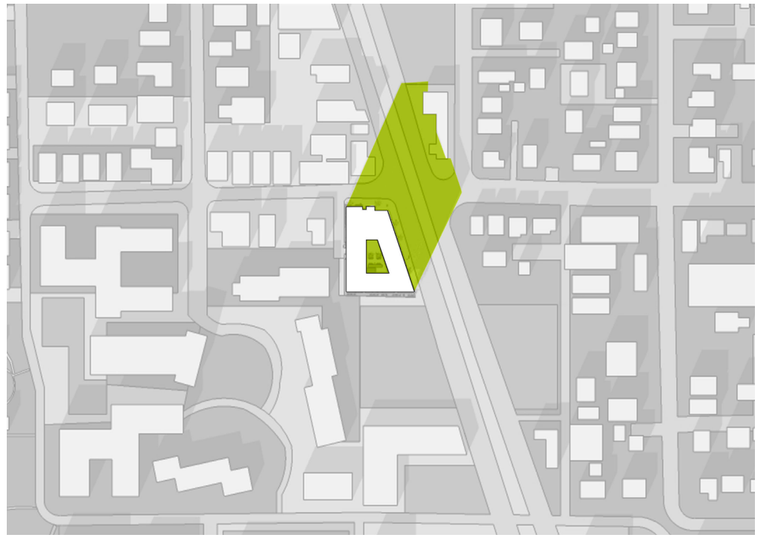
11 AM | JANURARY 1
The "O"



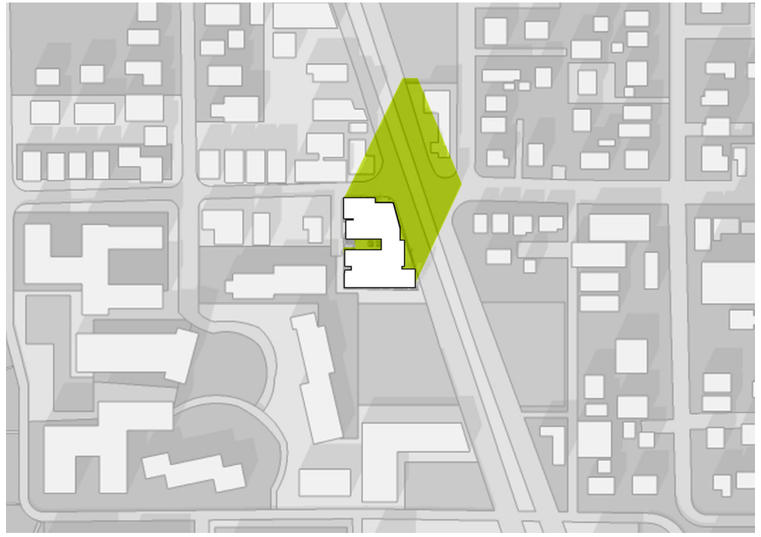
11 AM | JANURARY
The "U"



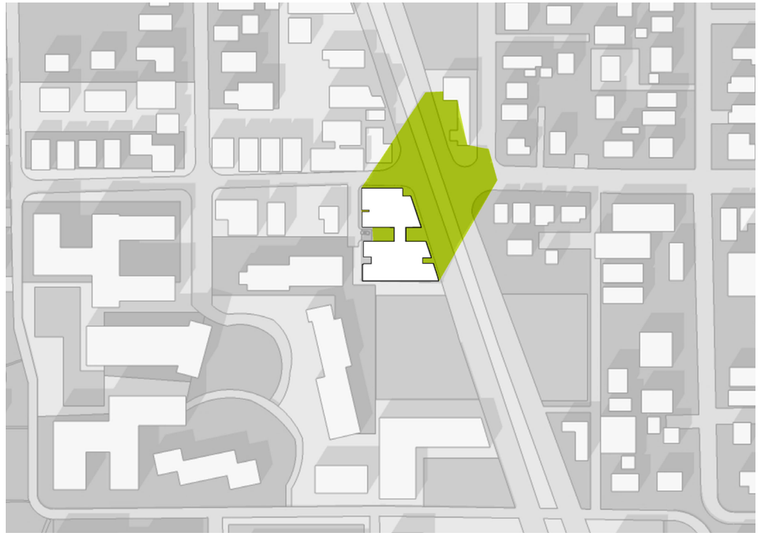
11 AM | JANURARY 1
The "H"



2 pm | JANURARY 1
The "O"



2 PM | JANURARY 1
The "U"



2 PM | JANURARY 1
The "H"

DESIGN PROPOSAL | MASSING OPTIONS SUMMARY



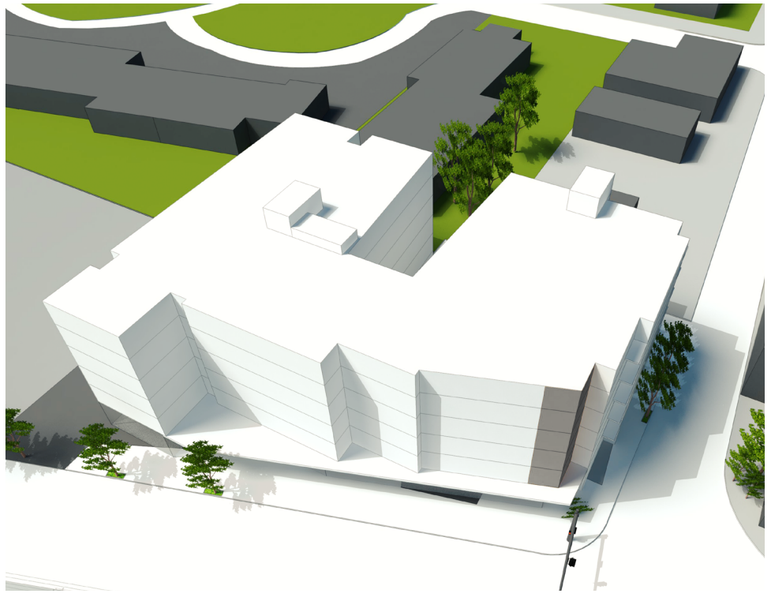
THE “O”

PROS

- Interior courtyard provides privacy for residents
- This scheme maximizes retail along the street front for pedestrians walking by the project site.

CONS

- Monolithic facades along MLK adds bulk to the building massing.
- Courtyard is deep and narrow due to site constraints
- Courtyard does not open to exterior facade
- Not a lively pedestrian experience
- Minimal opportunity for landscaping due to building massing



THE “U”

PROS

- Provides modulation in facade along MLK
- West facing courtyard
- One big open residential plaza
- Maximize retail along MLK

CONS

- Courtyard not open to MLK
- Less than desired pedestrian experience
- Limited landscaping opportunities



THE “H”

PROS

- The building facade is articulated to reduce the mass of the building’s footprint
- Public plaza on the east side of the site
- Residential plaza on the west side of the site
- Provies interior/exterior retail experience
- Maximizes landscaping opportunities
- Provides space for community

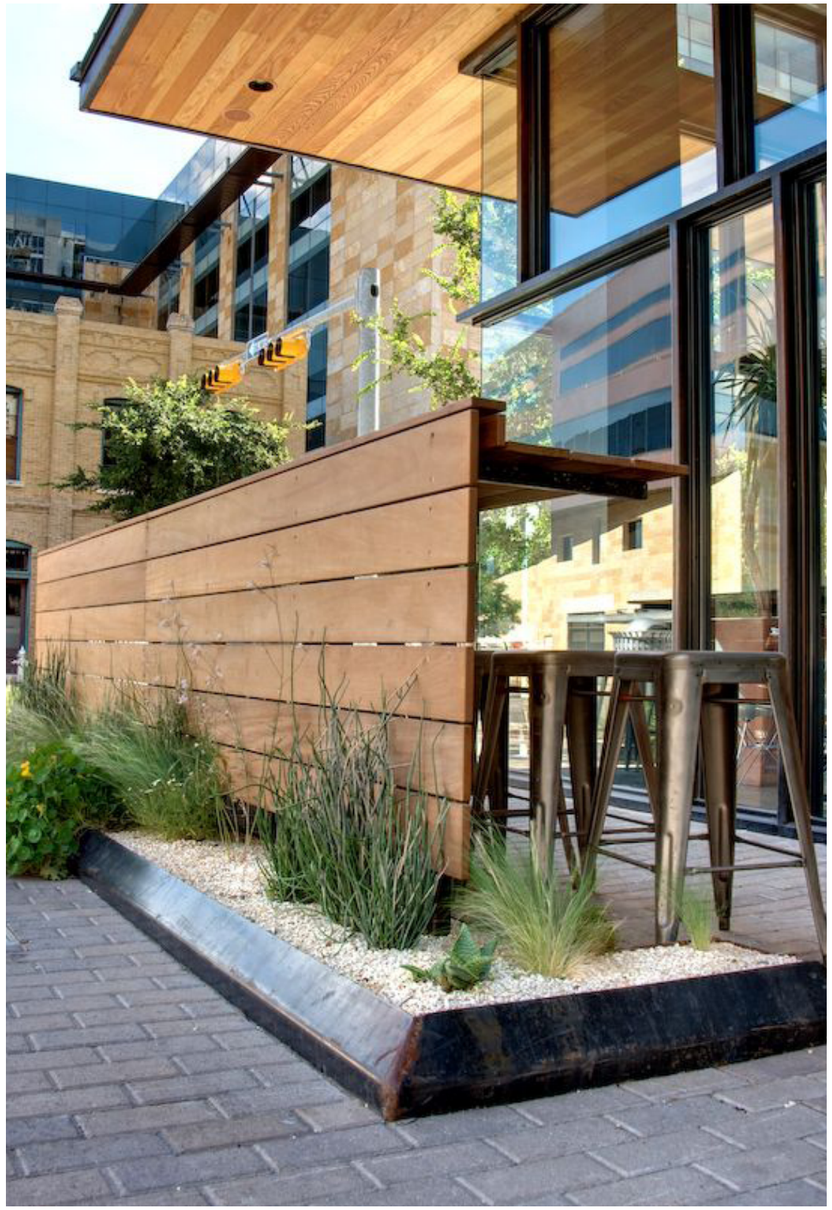
CONS

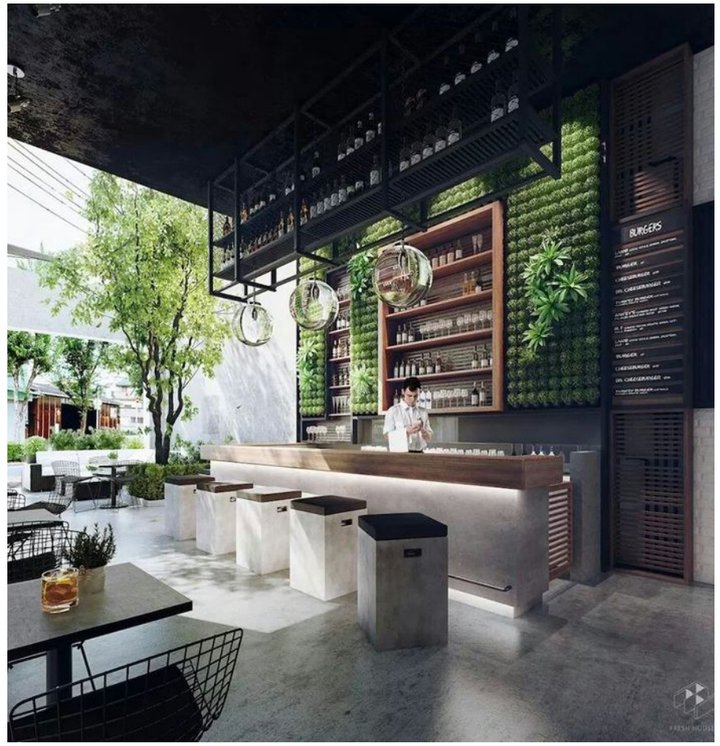
- Does not maximize street front retail (interior space)

LANDSCAPE | COURTYARD LANDSCAPING









LANDSCAPE| GREEN WALL & STREET FURNITURE

The strong linear concept design of the landscape seeks to act as a structure to encourage street level interaction (PL3) and connect the public courtyard and amenity spaces to the building. The design team is considering the use of multiple landscape elements to achieve this connection from ground plane to vertical building surface and across the roof top. Sunnier horizontal surfaces/exposures could utilize low drought tolerant ornamental grasses, and sedum green roof plantings. Transitioning to vertical surfaces could be achieved by narrow planters with cable trellis systems and hardy climbing vines, or green wall panels affixed to the building exterior. Careful selection of plant material will be considered to take in to account the extent of solar exposure.

