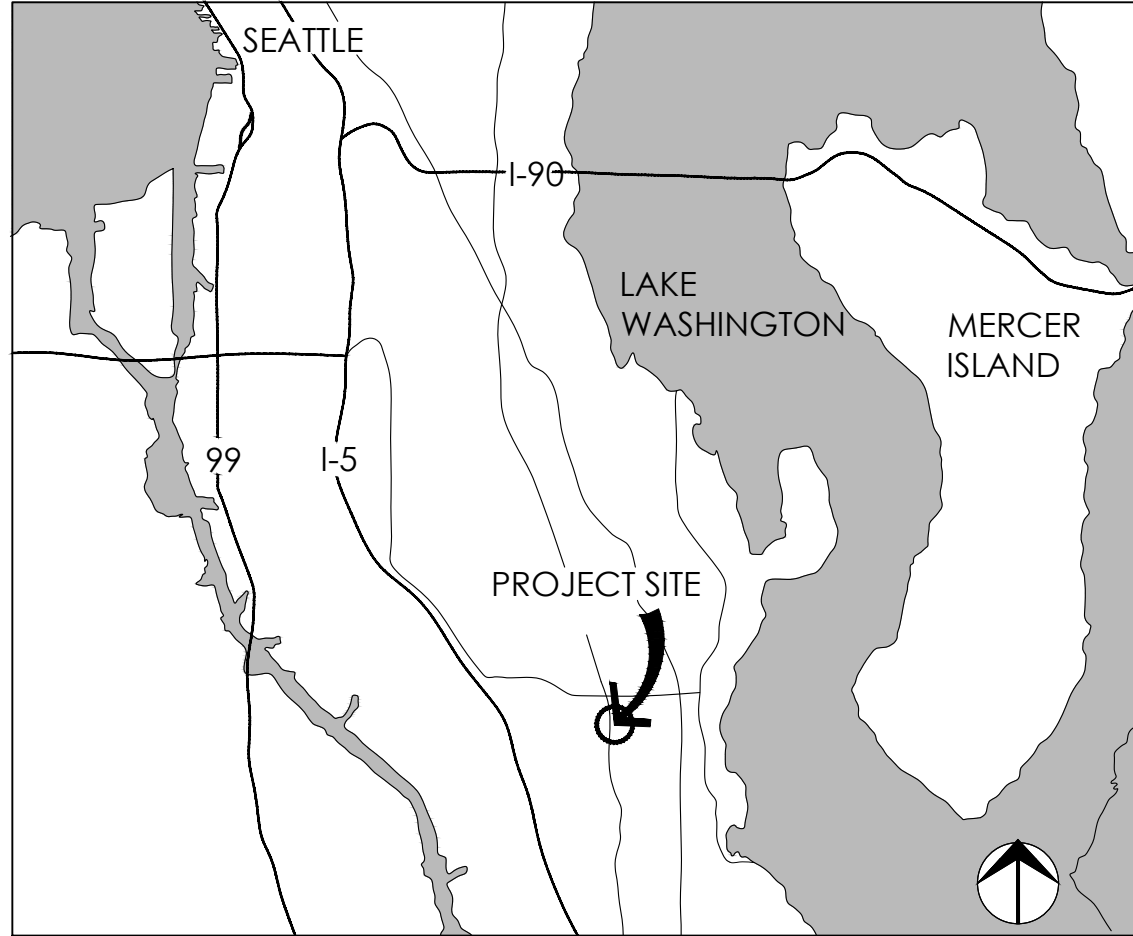


CURTMAWIL ON MLK JR. SOUTH



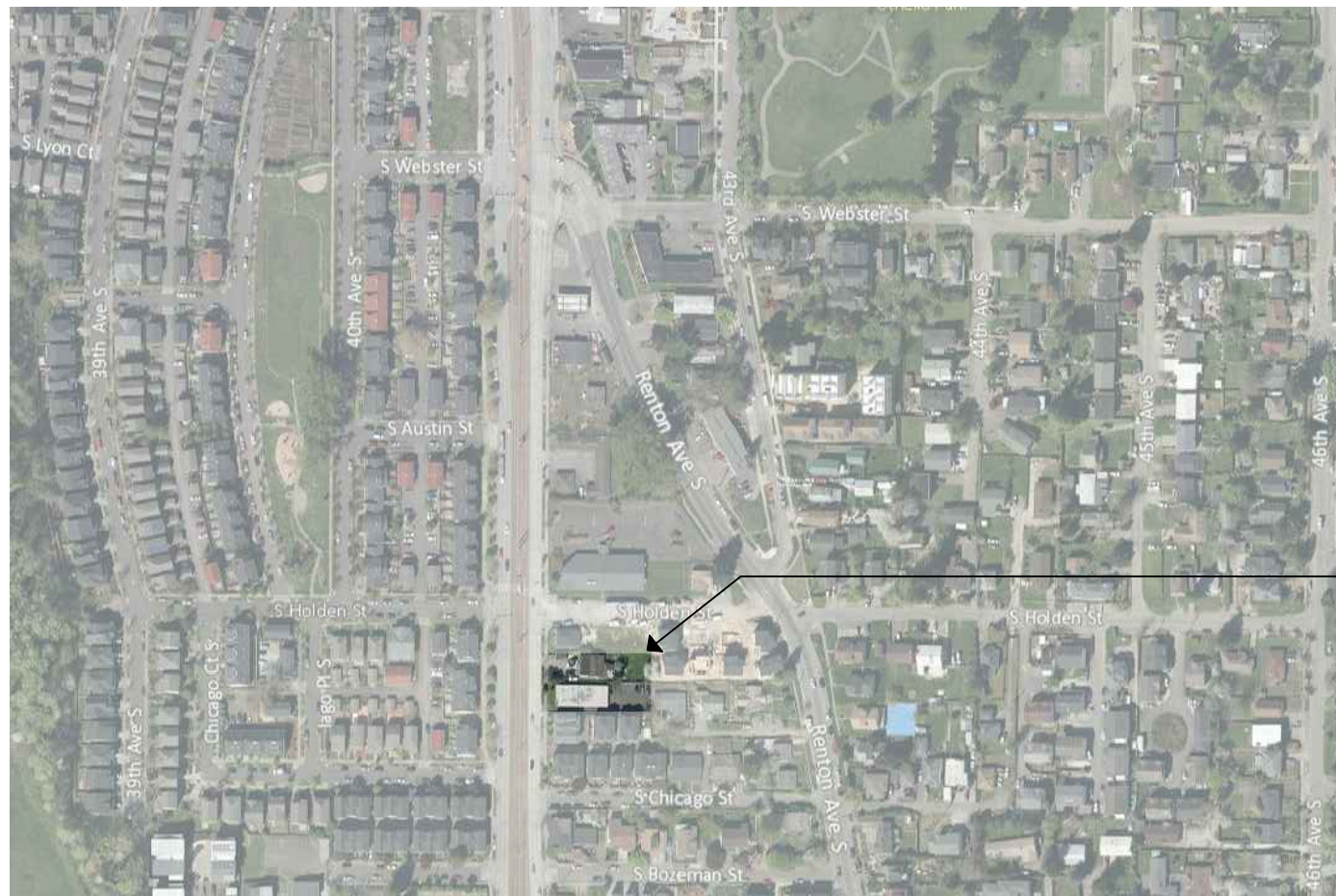
SDCI # 001411-19PA
011400-18PA
7712 & 7714 MLK Jr. Way S.
Seattle, WA 98118



Owner:
Curtmawil, LLC
7722 S. 117th St.
Seattle, WA 98178

Applicant:
Soundesign Group, PLLC
1326 5th Ave., Ste. 427
Seattle, WA 98101

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OBJECTIVE:

The owner proposes the construction of six new multi family residential buildings containing fourteen total townhouse units. The existing tri-plex building, with parking behind it, will be demolished. The proposed buildings will help to create the affordable, yet appealing places for small families or young professionals to live. Since this site is right on a major arterial, Martin Luther King Jr. Way South, and is adjacent to the light rail line, it is an ideal location for the increased density.

SURROUNDING NEIGHBORHOOD:

The buildings to the south of the site are multifamily townhomes, totalling 7 units. There is an office building to the north of the site, that is currently for sale, and being marketed as a potential development site. The Othello Light Rail Station, as well as a number of banks, restaurants and a grocery store, are all located .5 mile to the north of this site.

SITE LOCATION

7712 & 7714 MLK Jr. Way S.
Seattle, WA 98118

Program:

Site Areas: 8,979 sf & 9,053 sf

Number of Residential Units: 14

Parking provided: 14

Proposed Gross Floor Area: 24,388 s.f.

Anticipated FAR: 1.35

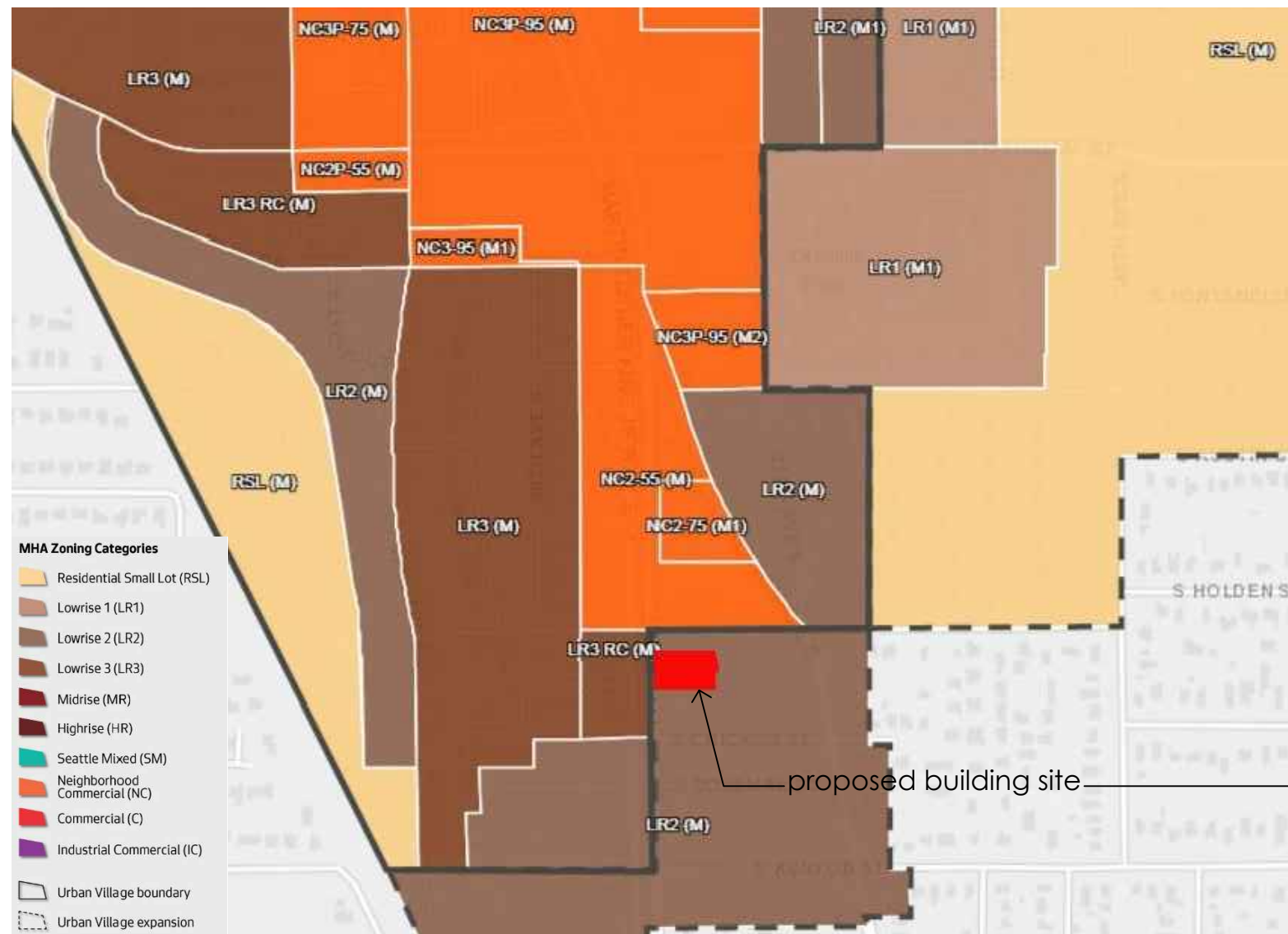
EXISTING SITES:

Parcels # 390410-0325 & #390410-0320 are located on Martin Luther King Jr. Way South, between S. Holden Street to the North and S. Chicago Street to the south. The north parcel measures 48 feet by approximately 182 feet and the south parcel measures 52 feet wide and approximately 174 feet in length. Entrance to the site is from the west side, with no alley behind or adjacent to the properties. There is approximately 2 feet of elevation change in the site, with the west end being slightly higher than the east.

ZONING:

The parcels are zoned LR2 on the southeast edge of the Othello urban village boundary. Low density housing continues along Martin Luther King Jr. Way South, in the northward direction, for approximately .25 mile, then it transitions to neighborhood commercial. Low density housing continues south of the property for another .1 mile, until it transitions to single family housing. The Low density housing designation continues this same distance (.1 mi) both east and west of the site. While the site is relatively close to mass transit, parking will be provided as an amenity for the occupants.





Zoning Map



Surrounding Uses

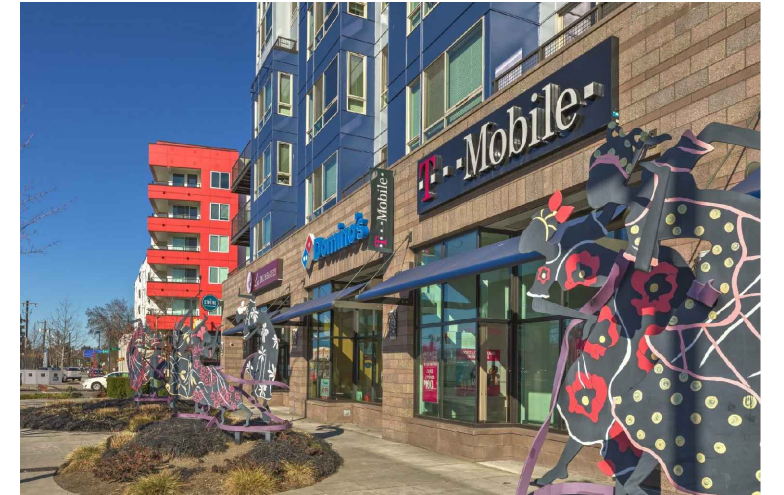
- Multi - Family
- Single Family
- Institutional/ commercial



Van Asselt Community Center



Wing Luke School



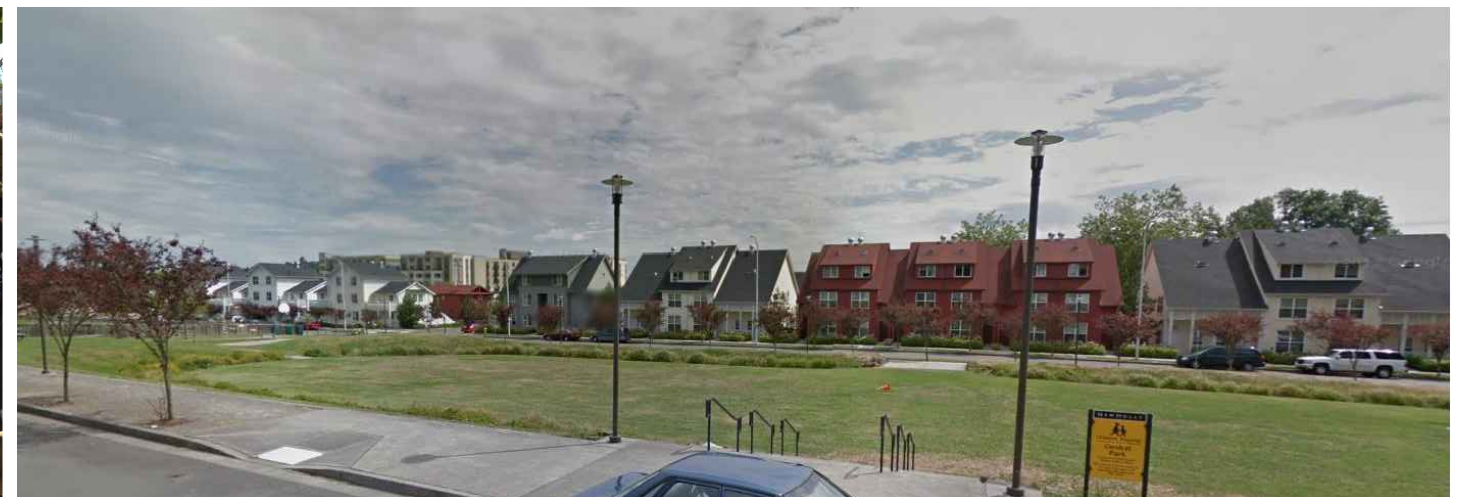
Neighborhood Commercial



Othello Playground



New Holly Market Garden



Central Park with Multi-family beyond



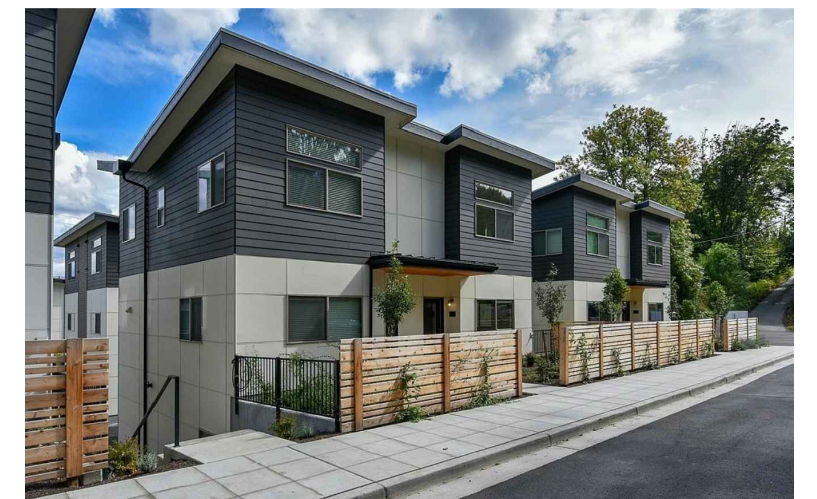
Othello Lightrail Station



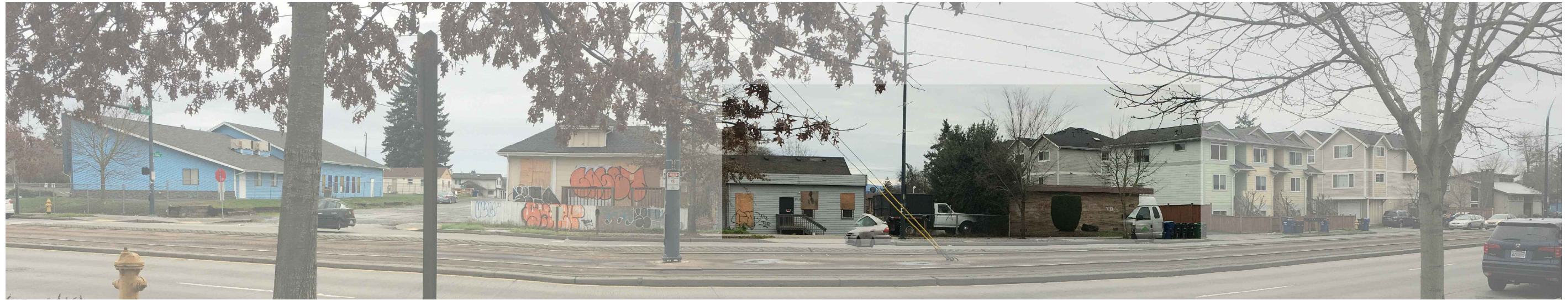
Wat Lao Dhammacetiaram Buddhist Temple



Townhomes along MLK



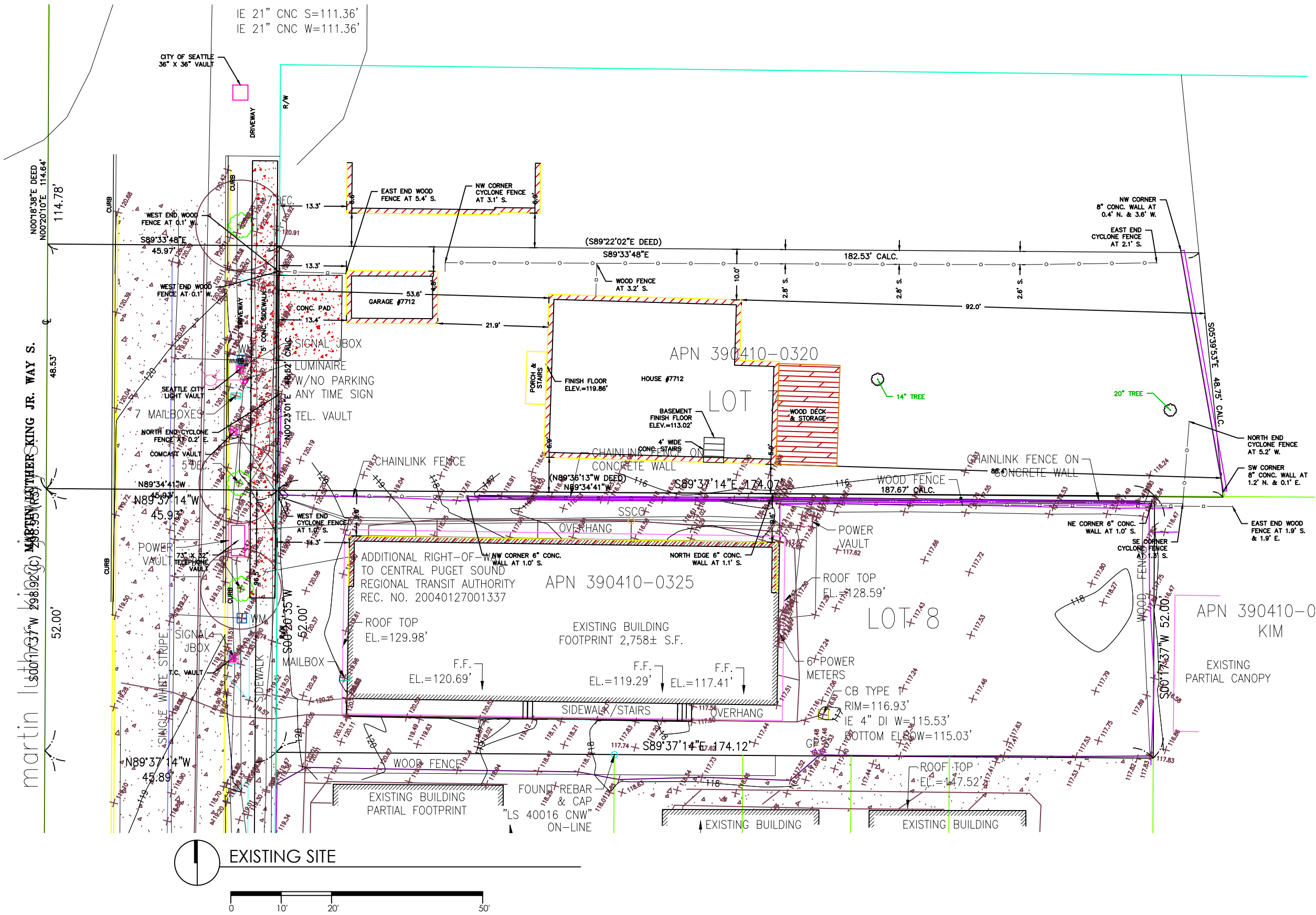
Nearby Townhomes



site of proposed development

MLK Way South - looking EastMLK Way South - looking West





Existing Site:
The proposed development consists of two lots, noted as lot 7 and lot 8. The North lot (Lot 7) has an existing single family home. The South lot (lot 8) has an existing tri-plex. Both buildings will be demolished as part of this proposal. Both lots are accessed from MLK Way S on their Eastern border. There is no alley access.

Existing Trees:
On the West side of Lot 7 is an existing 20" tree that will be preserved. At the center of the lot is a 14" tree that will be removed.

No trees will be removed on Lot 8.

Zoning Classification	LR-2		
Overlays	MLK Holly Street Residential Urban Village Othello Light Rail	Proposed Design	
Maximum FAR	1.4	FAR	1.35
Allowable Density	No Limit	Density	1/1288
Maximum Building Width	90'	Maximum Building Width	90'
Maximum Building Height	40' + 5' for roof pitch	Maximum Building Height	40' + 5' for roof pitch
Setbacks		Setbacks	
Front	5 feet min. / 7 feet average	Front	7 feet
Side	5 feet minimum / 7 feet average	Side	7 feet average
Rear	10 feet min. w/ alley / 15 feet min. w/ no alley	Rear	10 feet
Modulation	Required for front and side facades	Modulation	facade modulation provided on all facades
Upper Level Setback	12 feet for front facades taller than 40 feet	Upper Level Setback	no front facades greater than 40 feet are proposed
Minimum Parking	No minimum in urban villages if within a quarter mile of transit service	Parking Provided	1 per unit

Guideline	Description	Design Response
<u>CS1 Natural Systems and Site Features</u>	B. Sunlight and Ventilation D. Plants and Habitat	The site is an urban lot with minimal vegetation and topography. The proposal seeks to provide new landscaped areas for recreation and community enjoyment. Buildings are arranged in modest duplex and triplex configurations providing fenestration on multiple sides enhancing natural lighting, ventilation, and views.
<u>CS2 Urban Pattern and Form</u>	I. Streetscape Compatibility (Othello Supplemental Guidance) II. Respect for Adjacent Sites (Othello Supplemental Guidance) IV. Height, Bulk, and Scale Compatibility (Othello Supplemental Guidance)	Townhouse units along MLK will have front entry stoops, slightly raised above sidewalk level to promote privacy while engaging with the street. Buildings are arranged in duplex and triplex configurations of two to four stories in height to maintain a scale similar to adjacent residential properties.
<u>PL1 Connectivity</u>	A. Network of Open Spaces B. Walkways and Connections C. Outdoor Uses and Activities	The proposed design is conceived as a woonerf inspired development. Connecting with MLK, the central drive open space co-mingles pedestrian, recreation, and car uses with areas for seating, community garden, and gathering spaces. When not occupied by cars, parking spaces can double as an impromptu ball court or hockey ring.
<u>PL2 Walkability</u>	i. Defensible Space establishing clear zones for Public, Semi-Public, and Private use. (Othello Supplemental Guidance) ii. Lighting to discourage criminal activity, enhance natural surveillance, and reduce fear. (Othello Supplemental Guidance) iii. Landscaping as a symbolic barrier for crime prevention, aesthetics, and transitions between zones. (Othello Supplemental Guidance). B. Safety and Security - Eyes on the Street - Lighting for Safety C. Weather Protection D. Wayfinding	Exterior areas transition from the public sidewalk along MLK to the semi-public woonerf with a combination of hardscape and softscape elements. Changes in hardscape highlight entrances, walking paths, and vehicular zones. Front yards along MLK are differentiated with raised planting beds. Private back yard areas are clearly marked with decorative fencing. Front doors, porches and windows are placed along street facing and woonerf facades providing direct sightlines and natural surveillance. Exterior lighting will be used at individual entries, along walking paths and woonerf areas to provide good visibility and safety for residents and guests. Warm wood materials on the ground floor, brightly colored front doors, and well lit soffits clearly mark entries and serve as wayfinding clues.

Guideline	Description	Design Response
<u>PL3 Street Level Interaction</u>	Create a safe and comfortable walking environment that is easy to navigate and well - connected to existing pedestrian walkways and features paying attention to the following: I. Pedestrian Open Spaces and Entrances II. Transition Between Residence and Street	Entries are clear and discernable with porches and overhangs transitioning from the public street or woonerf to the private dwelling. Recessed individual entries and overhangs provide inherent weather protection and provide opportunity for personalization and privacy. Entryways along woonerf units feature built-in benches serving as both secure package storage and seating along the public space.
<u>PL4 Active Transportation</u>	incorporate design features that facilitate active forms of transportation such as walking, bicycling, and use of transit.	Units provide direct access to the public street for all modes of transportation. The project is within close walking distance of Othello Station providing convenient access to light rail public transportation. Individual garages are provided for most units giving owners the option for how best to utilize the space, whether it be for additional storage, bikes, or a car.
<u>DC2 Architectural Concept</u>	A. Massing B. Architectural and Facade Composition	Buildings are arranged in small blocks, duplex and triplex configurations to relate to the scale of neighboring development. Architectural elements such as pitched roofs, bay windows, and facade modulations regulate masses, while engaging and activating the streetscape.
<u>DC3 Open Space Concept</u>	B. Open Space Uses and Activities C. Design	Open space is served both publically and privately. A majority of units have both private roof decks and ground floor spaces. Community woonerf and garden spaces are accessible to all units.
<u>DC4 Exterior Elements and Finishes</u>	I. Encourage High-Quality Construction. (Othello Supplemental Guideline) II. Residential Development (Othello Supplemental Guideline)	Exterior materials will be a limited palette of stucco, stained natural wood, and painted metal elements to present a simple, modern, and urban aesthetic. The materials are typical of residential construction and emphasize natural texture and durability.

SITE PLANNING:

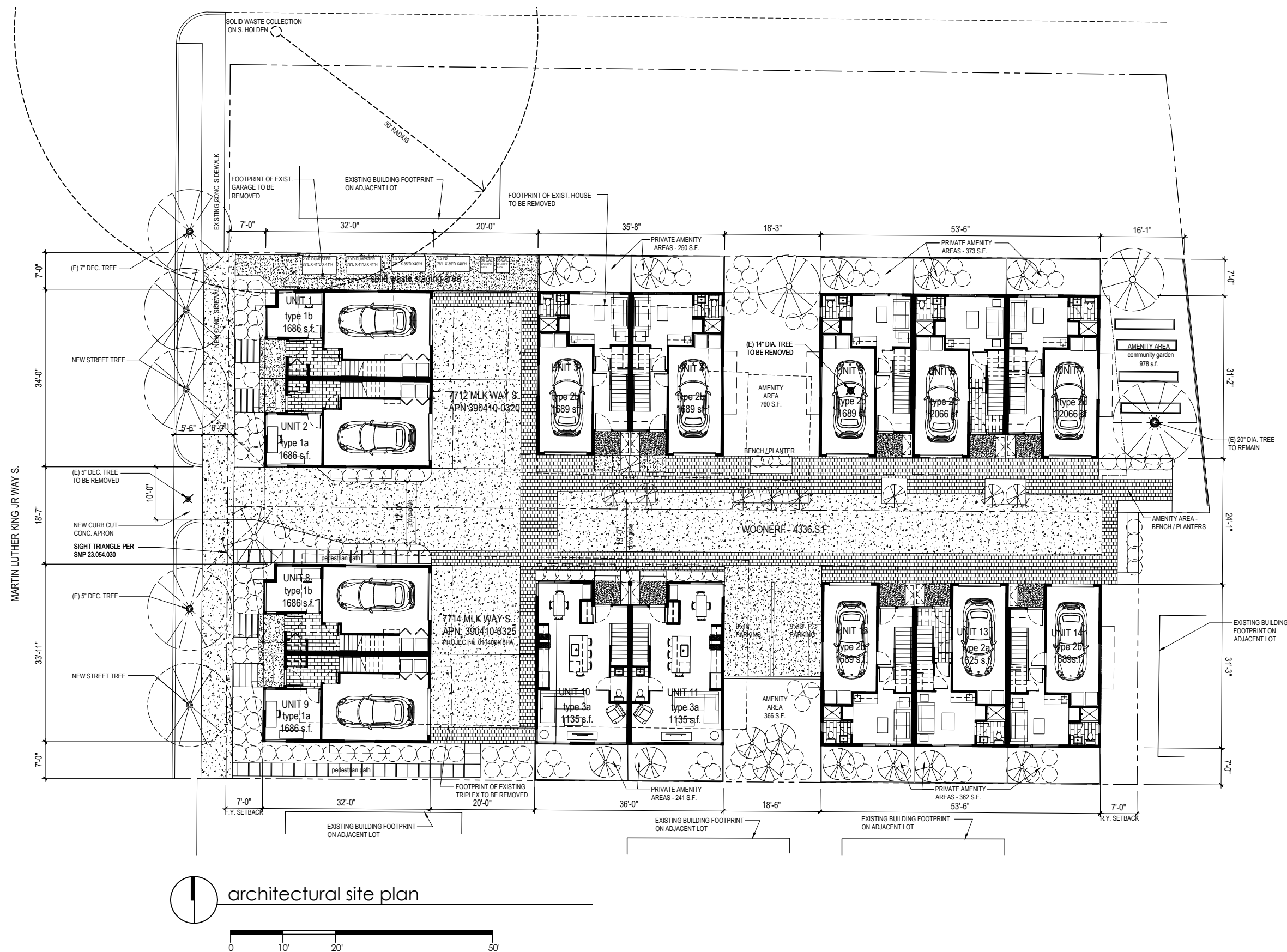
The 14 proposed units will be arranged around a central "woonerf", a living street, pedestrian walkways, vehicular access, and recreation combine to activate the space.

Dwelling units along MLK will address the street with covered front stoops and landscaped front yards.

Units of the block's interior will enter from the woonerf and address the public space with covered stoops.

Parking for 12 units will be provided in garages within building footprints. Parking for the remaining 2 units is provided as surface parking on-site.

Preserving sightlines and streetscape, parking entrances will be located behind street facing units. Existing street trees will be preserved where possible and new trees will be added along MLK.

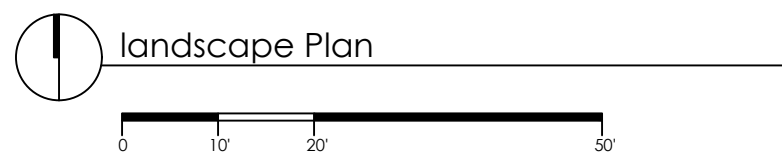




LANDSCAPING:

Landscaping will serve both functional and decorative purposes. A combination of hardscape elements and plantings transition the user from the public sidewalk along MLK to the semi - public woonerf. Front yards along MLK are differentiated with raised planting beds. Private rear yard areas provide screening with hedges and privacy fencing.

Changes in hardscape highlight building entrances, walking paths, and vehicular zones. Seating and planters at the east end, provide a decorative terminus to the woonerf axis.





snowberry



japanese sedge grass



low oregon grape



sword fern



hardy geranium



Pacific Wax Myrtle



vine maple



katsura



concrete paving w/ gravel strips



metal edging / retaining



concrete seating, walls, edging



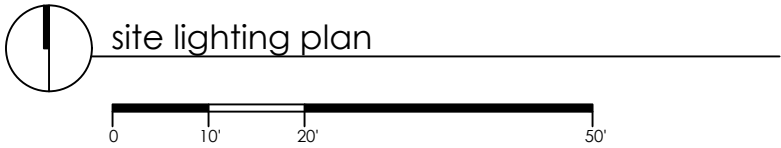
① surface mount wall or ceiling lights at entries and overhangs

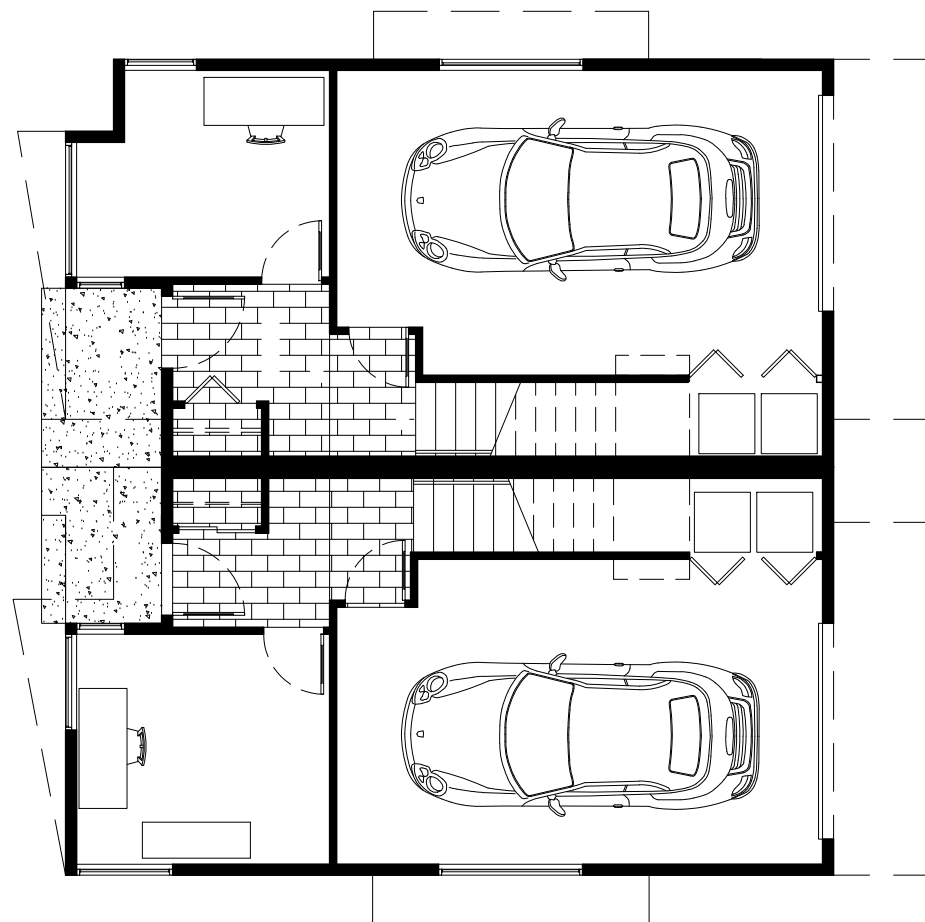
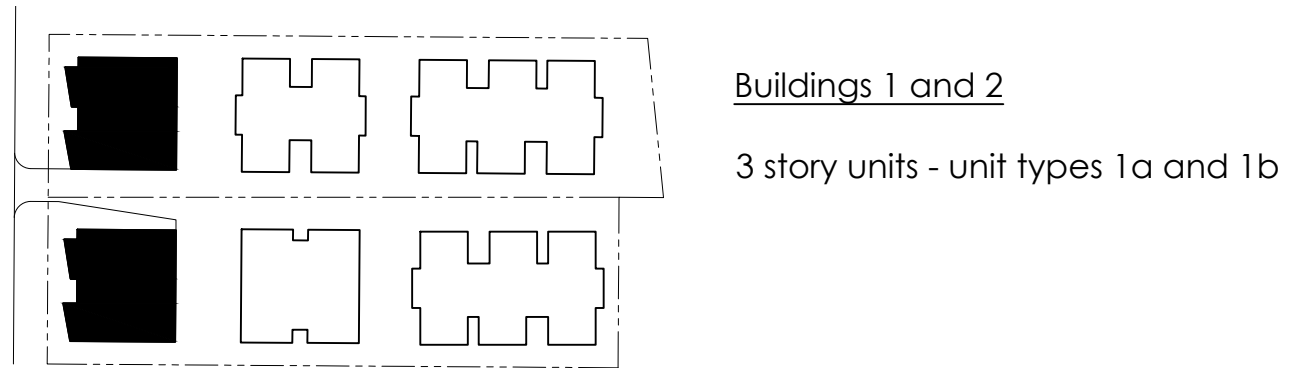


② path lighting along walking paths, parking, and driveway areas



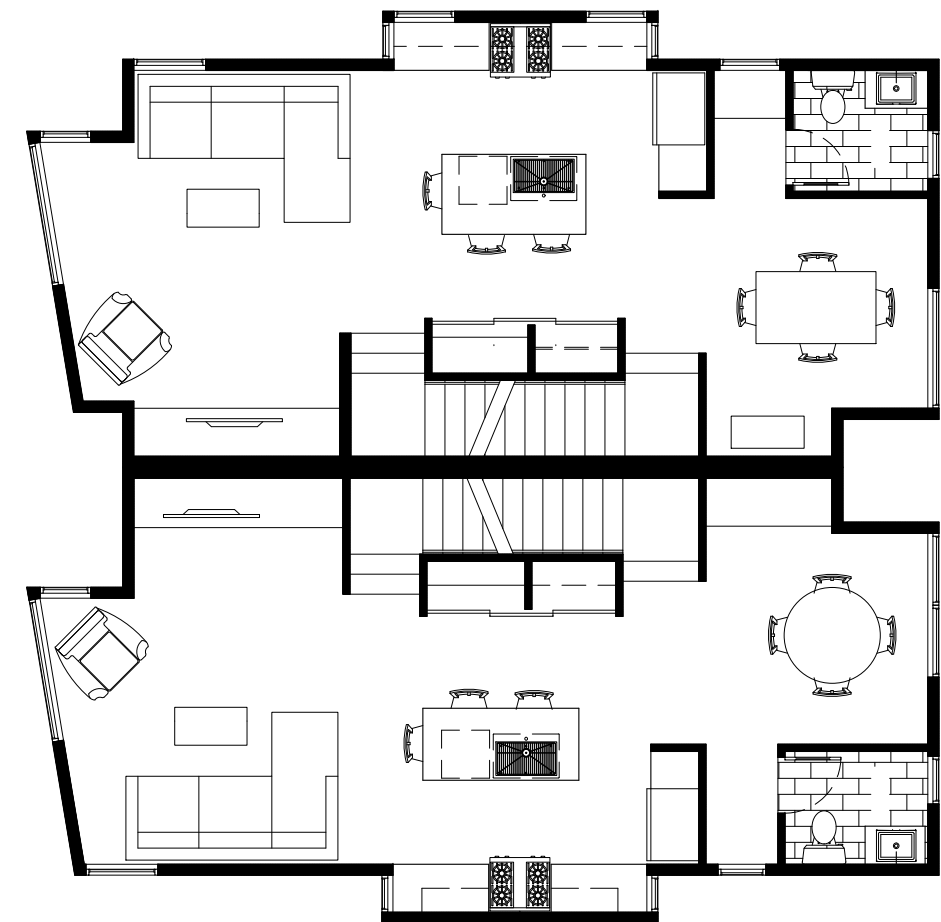
③ step lighting along benches / planters in common areas





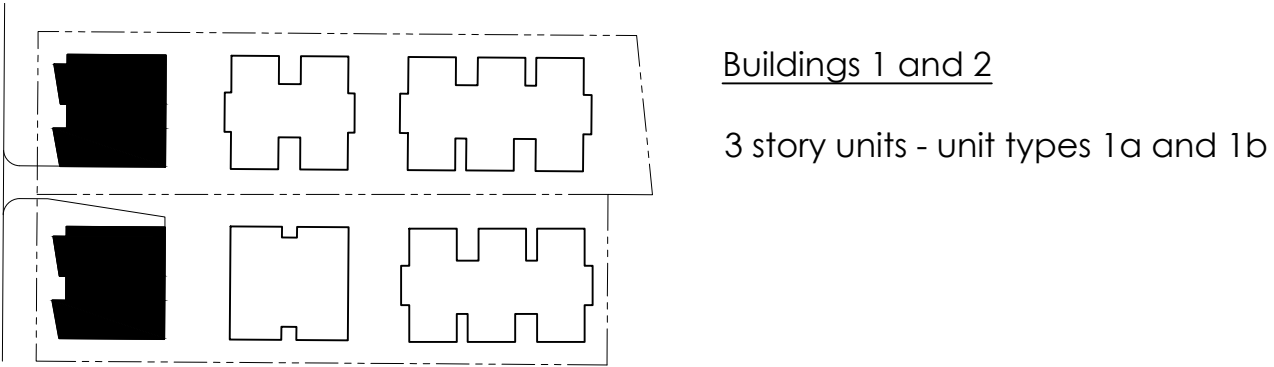
1st floor plan

0 3' 5' 20'



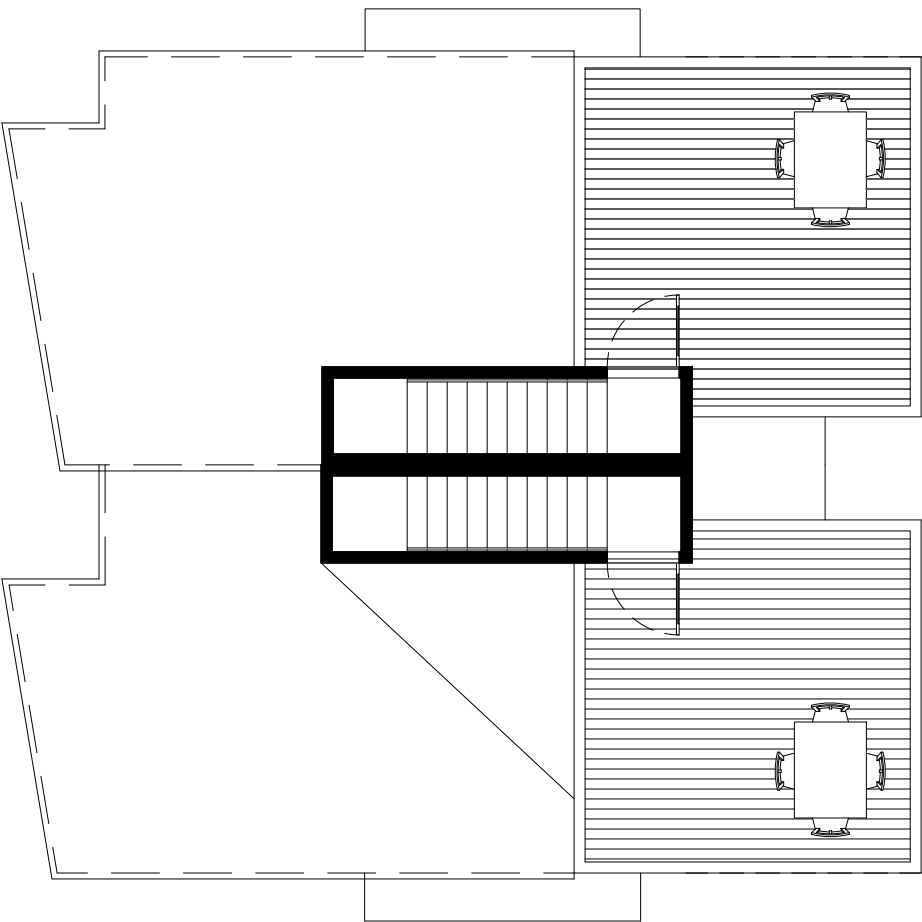
2nd floor plan

0 3' 5' 20'



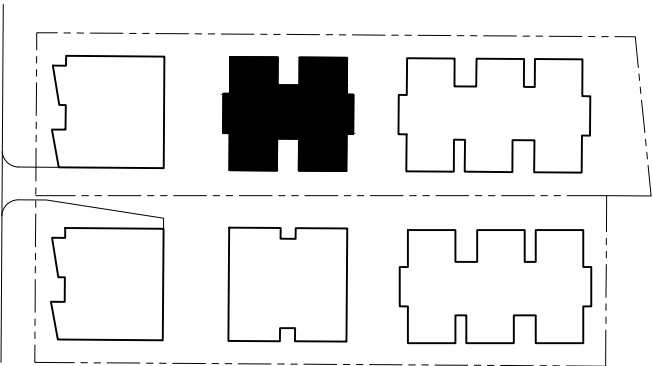
 3rd floor plan



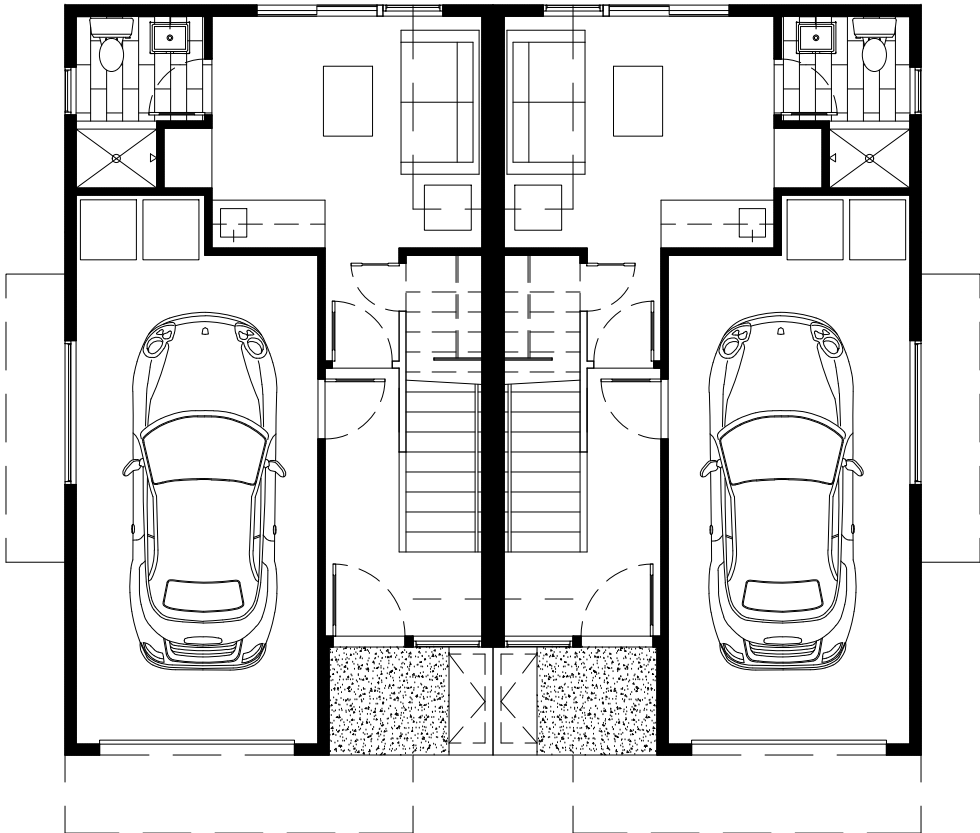


 roof plan

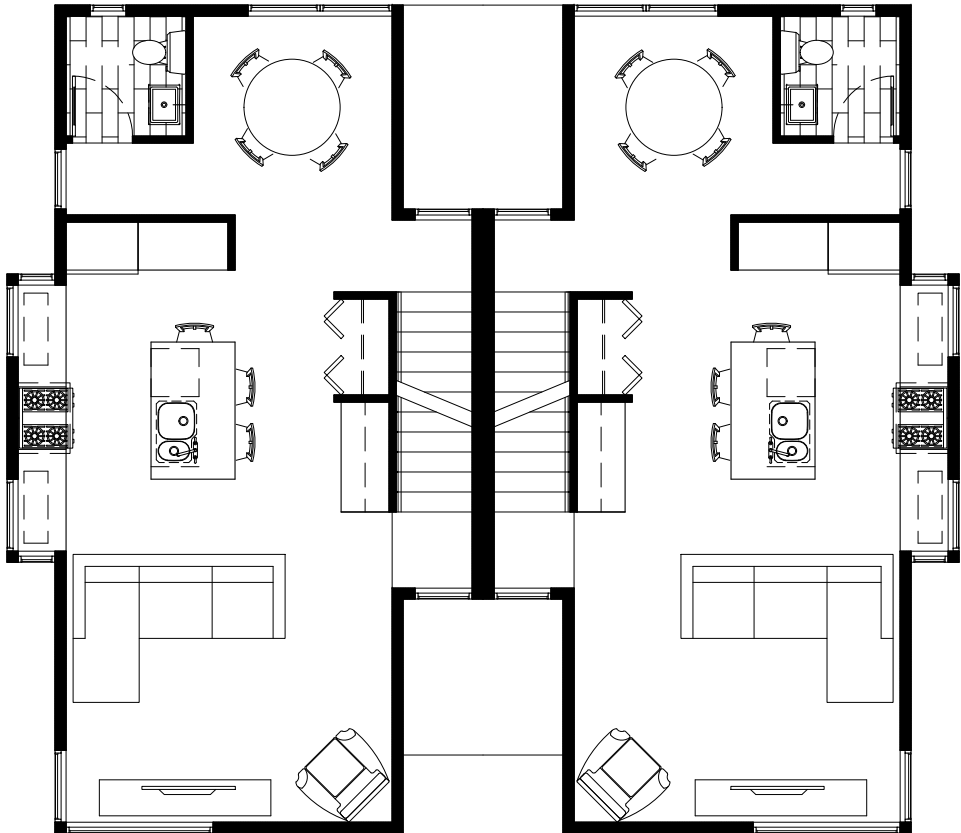




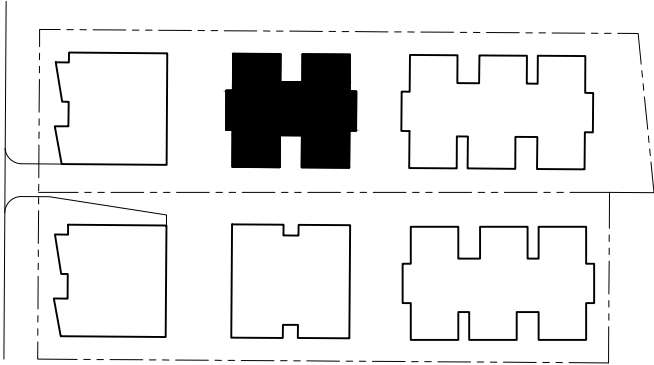
Building 3
3 story units - unit type 2b



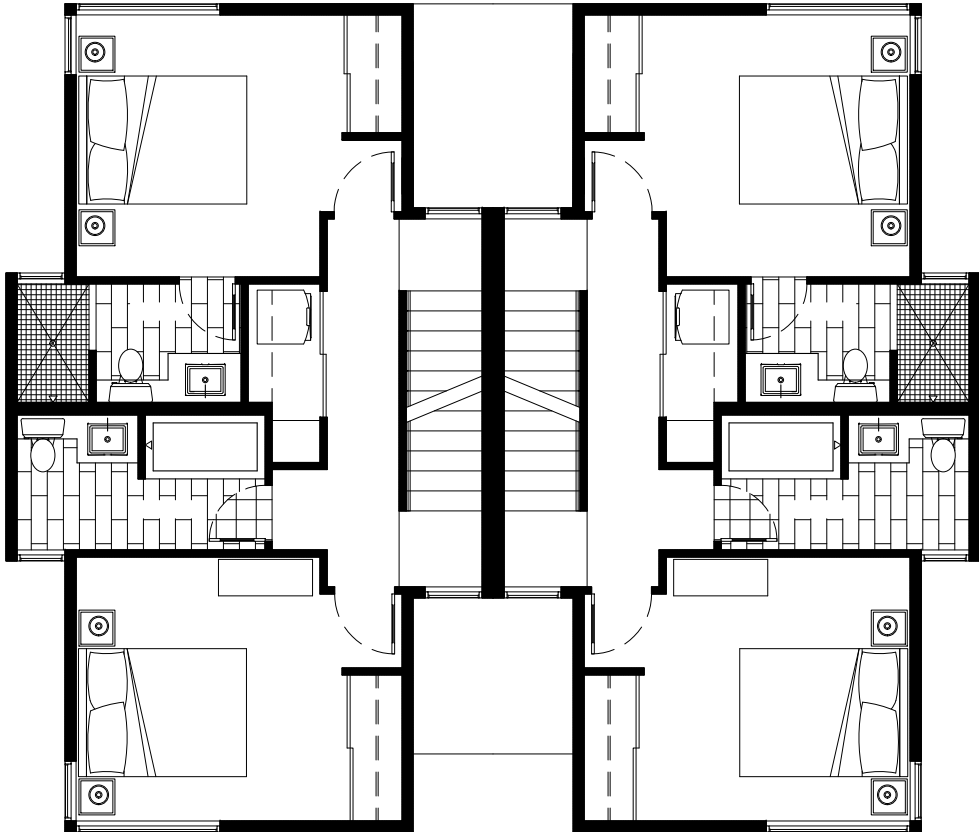
1st floor plan
0 3' 5' 20'



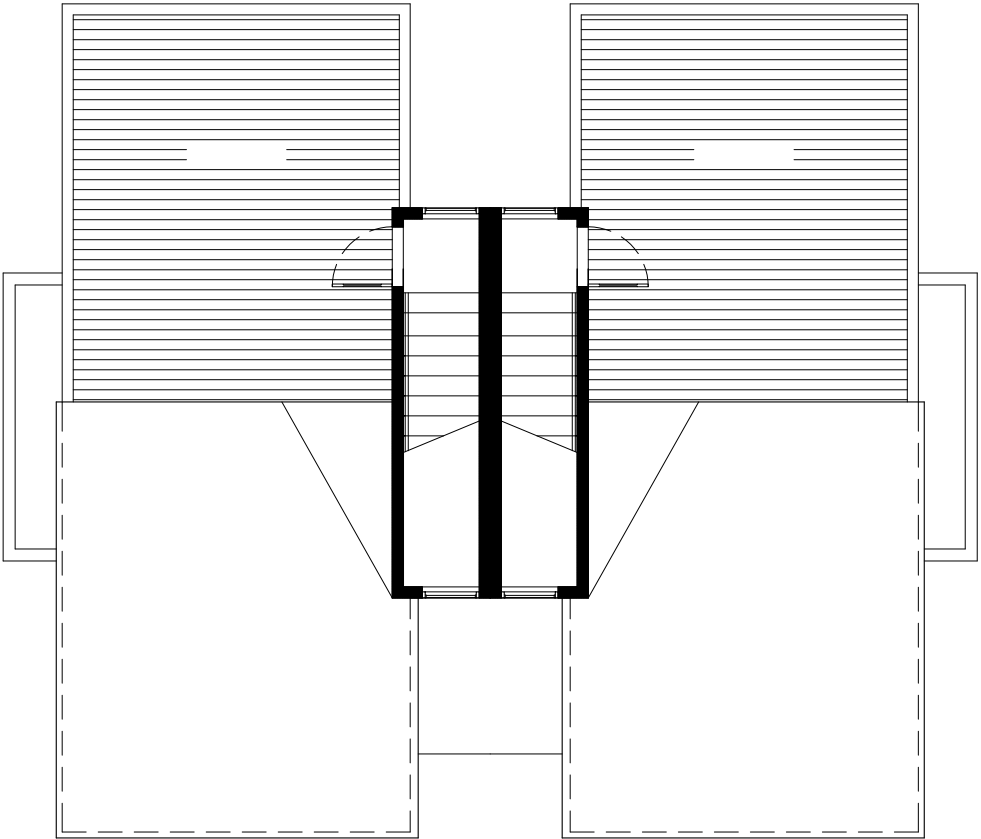
2nd floor plan
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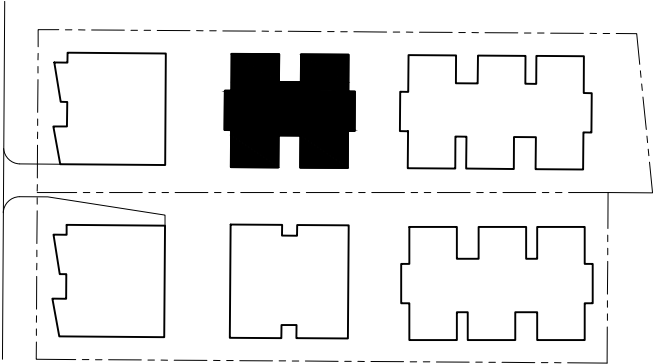
Building 3
3 story units - unit type 2b



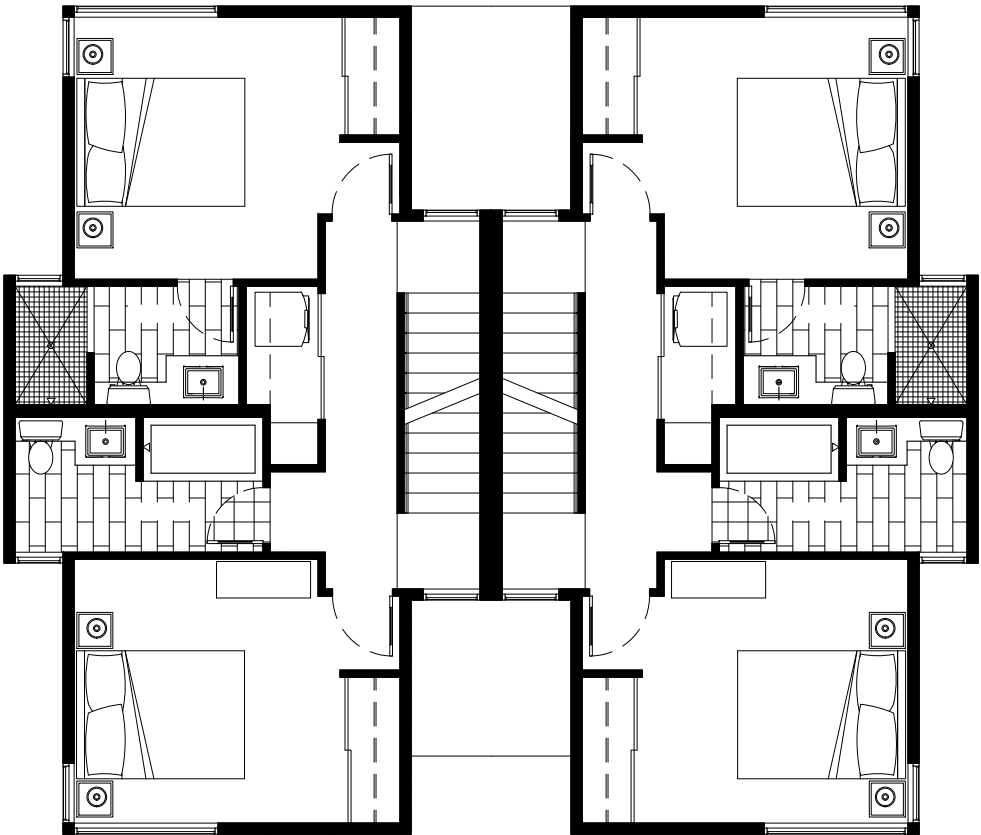
3rd floor plan
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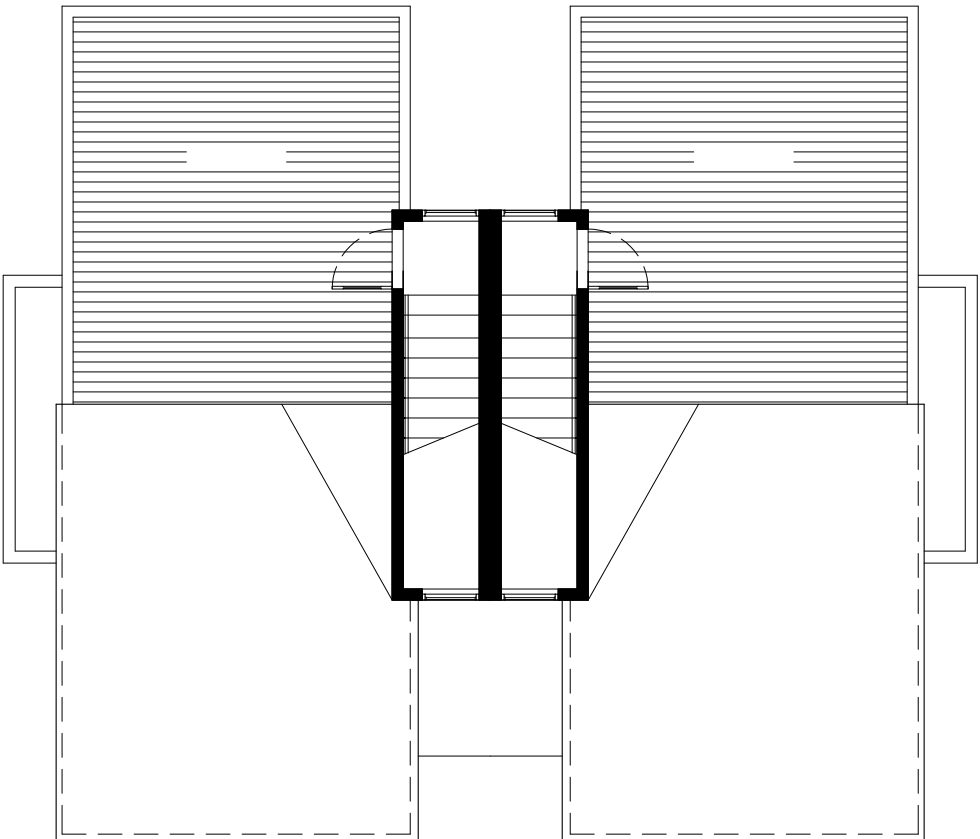
roof plan
0 3' 5' 20'



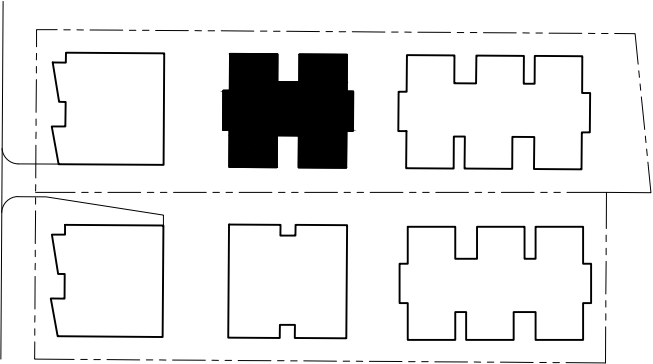
Building 3
3 story units - types 2b



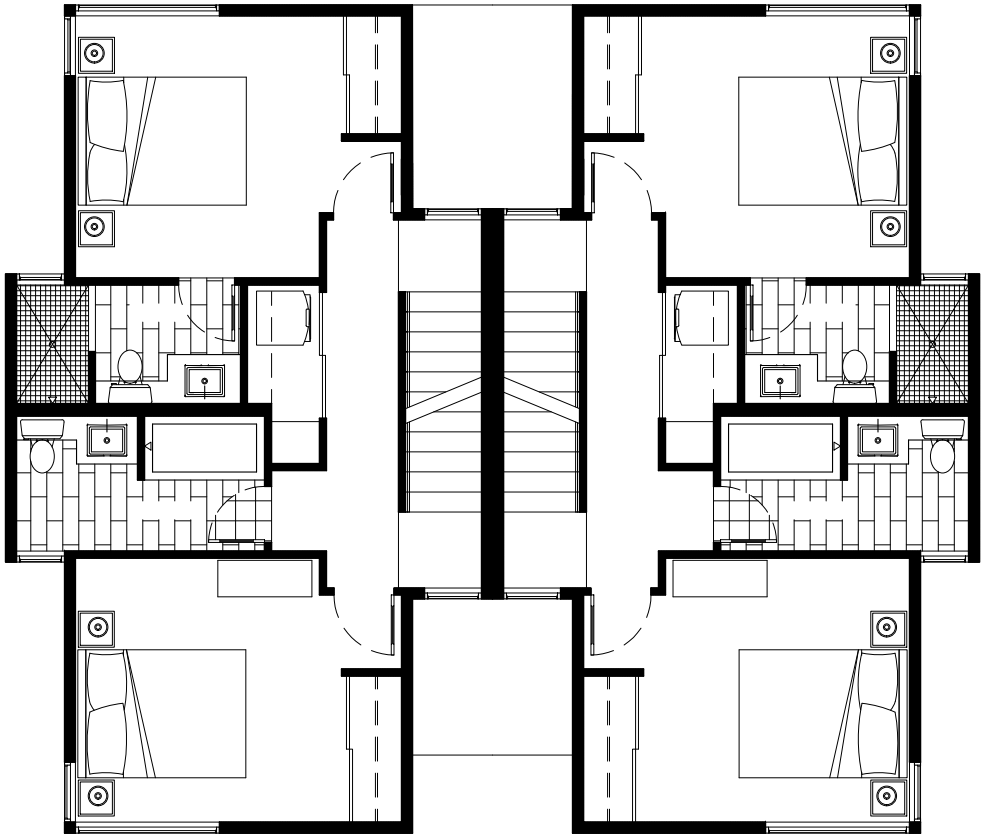
3rd floor plan
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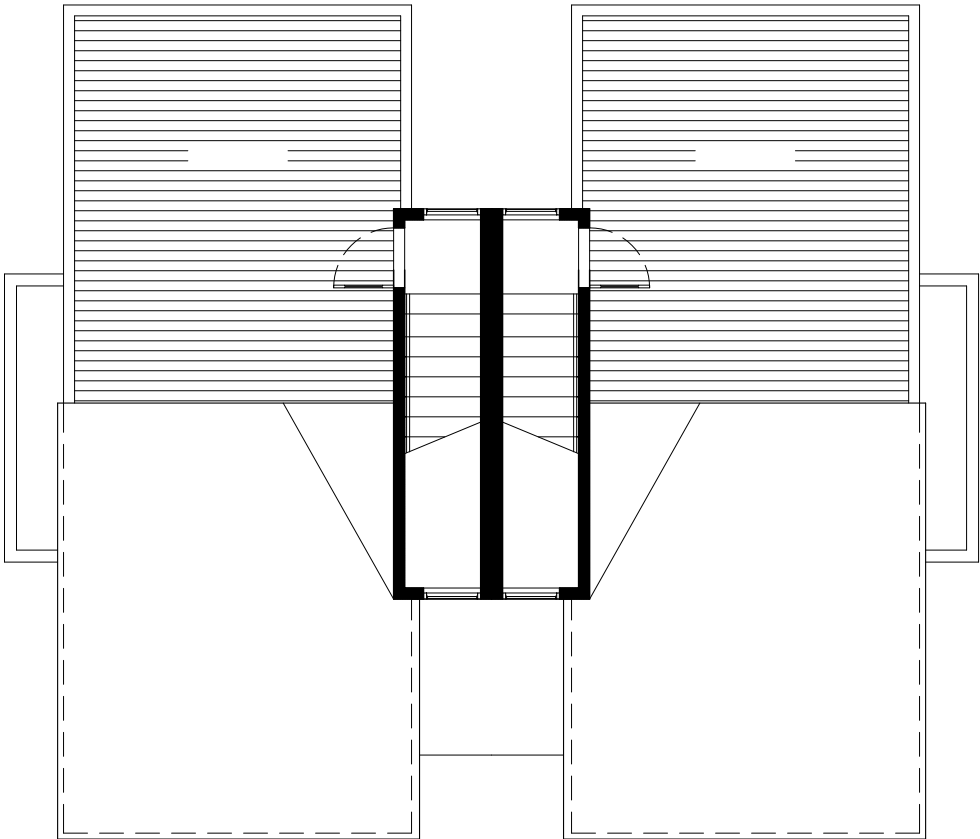
roof plan
0 3' 5' 20'



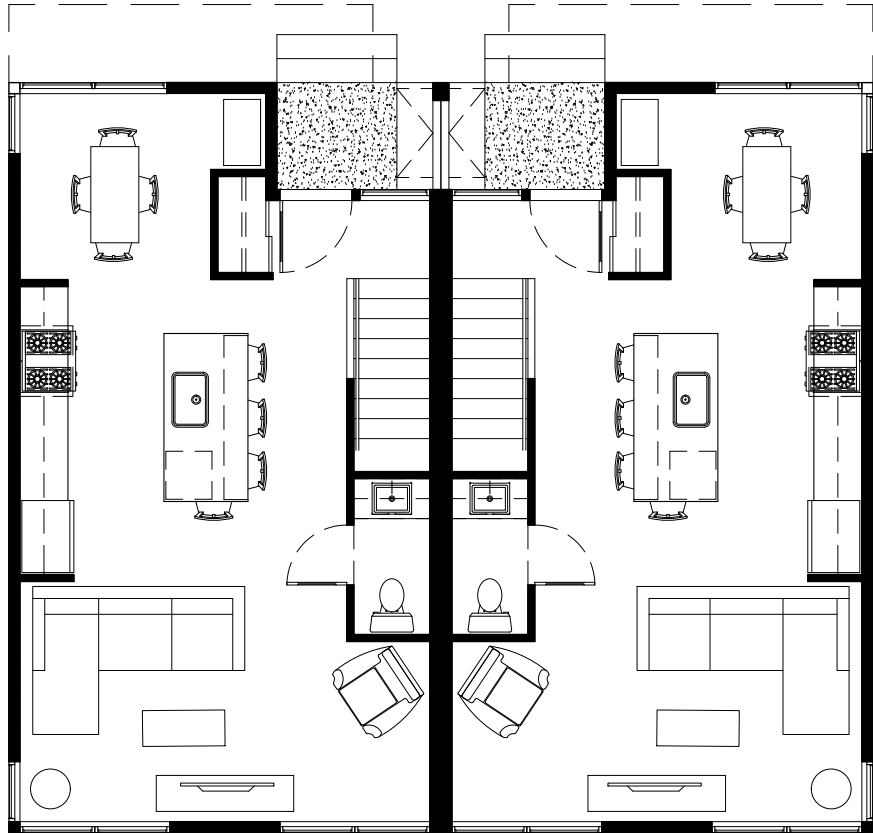
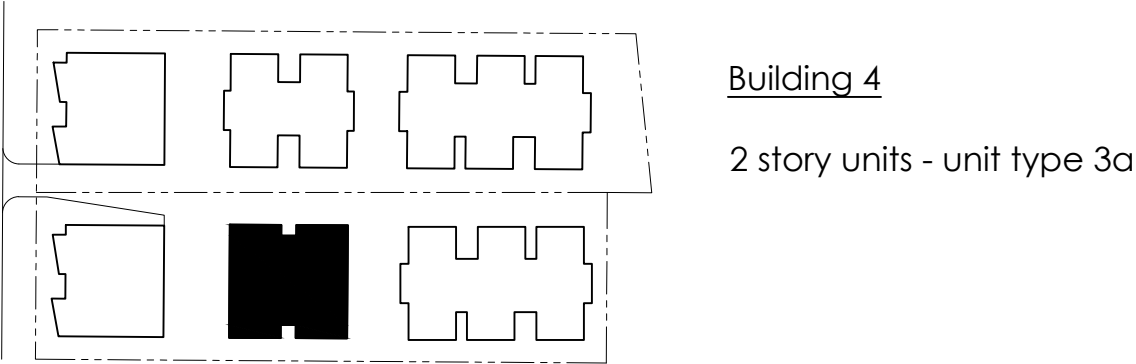
Building 3
3 story units - unit types 2b



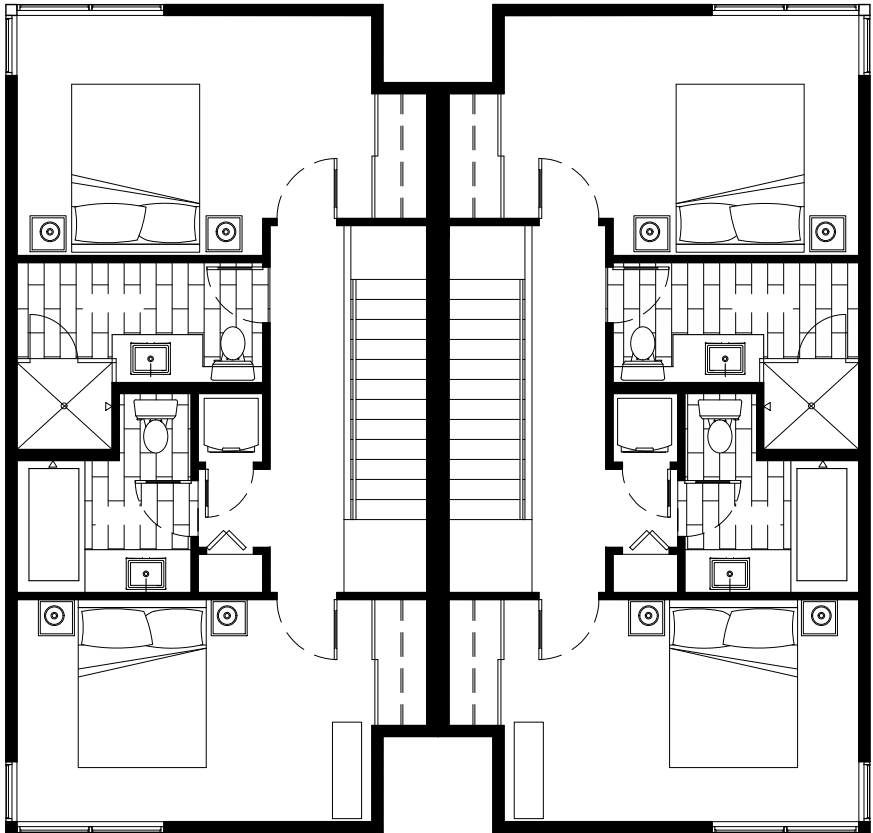
3rd floor plan
0 3' 5' 20'



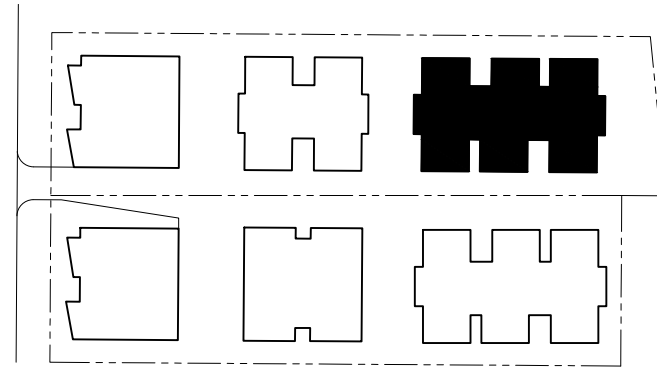
roof plan
0 3' 5' 20'



1st floor plan

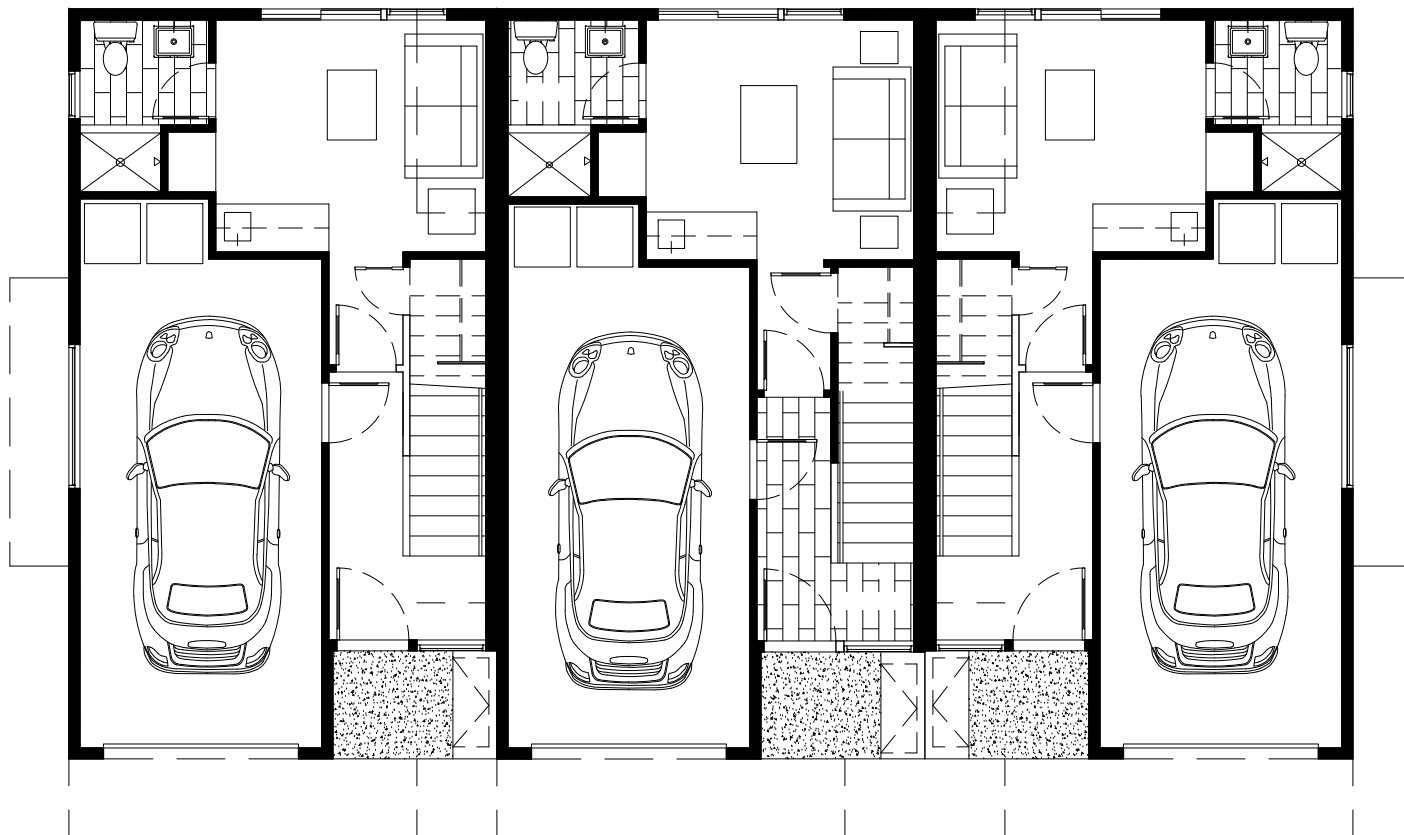


2nd floor plan



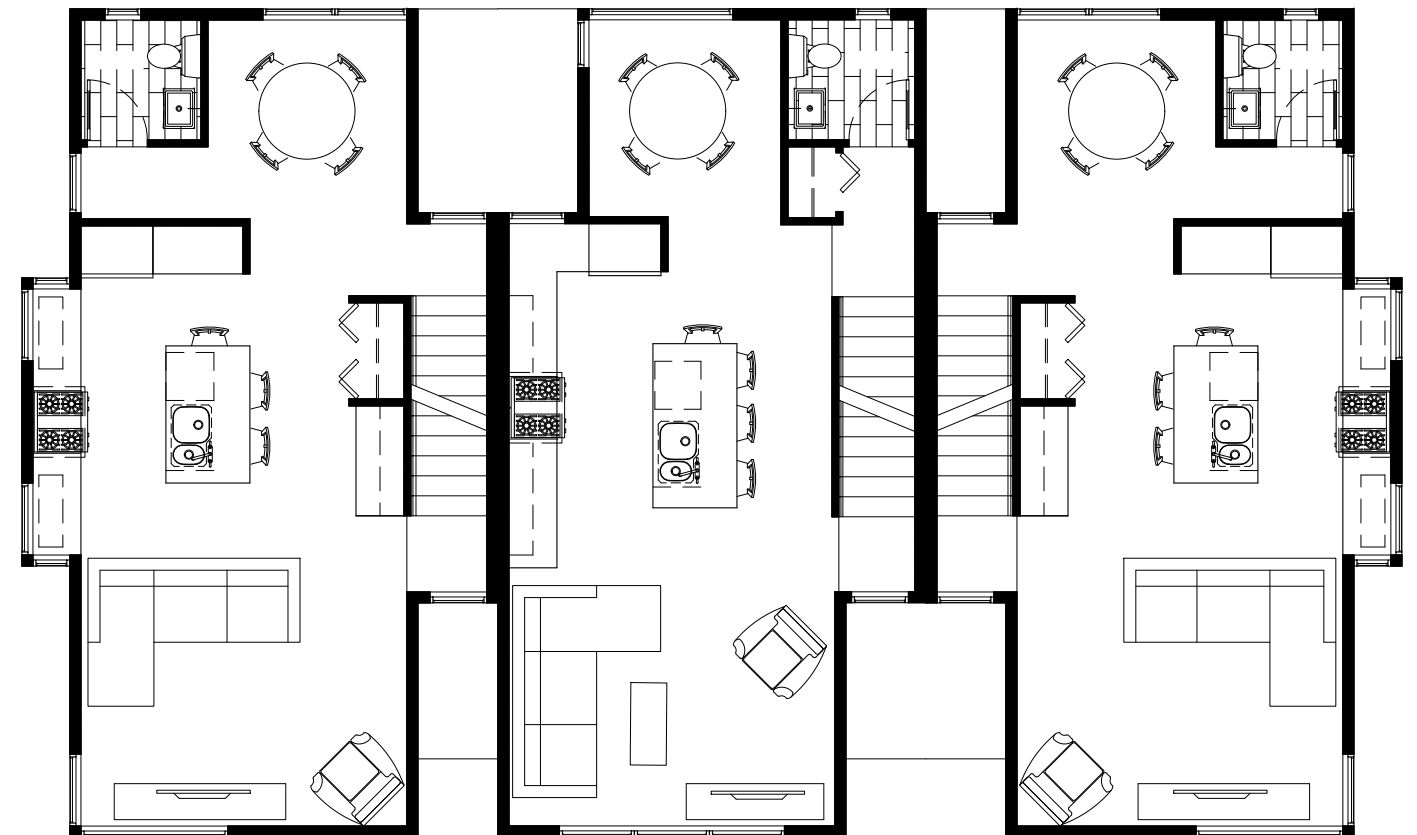
Building 5

3 and 4 story units - unit type 2b, 2c, and 2d



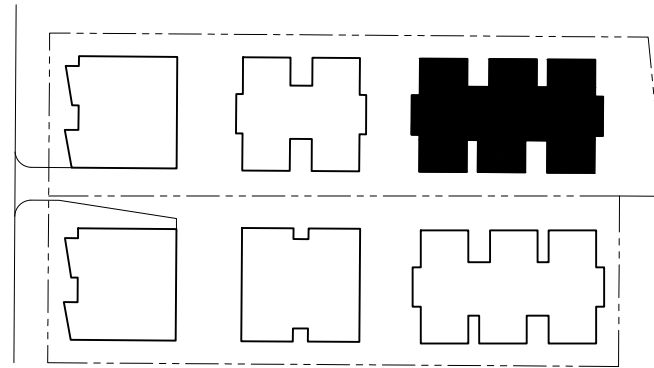
1st floor plan

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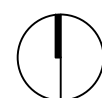
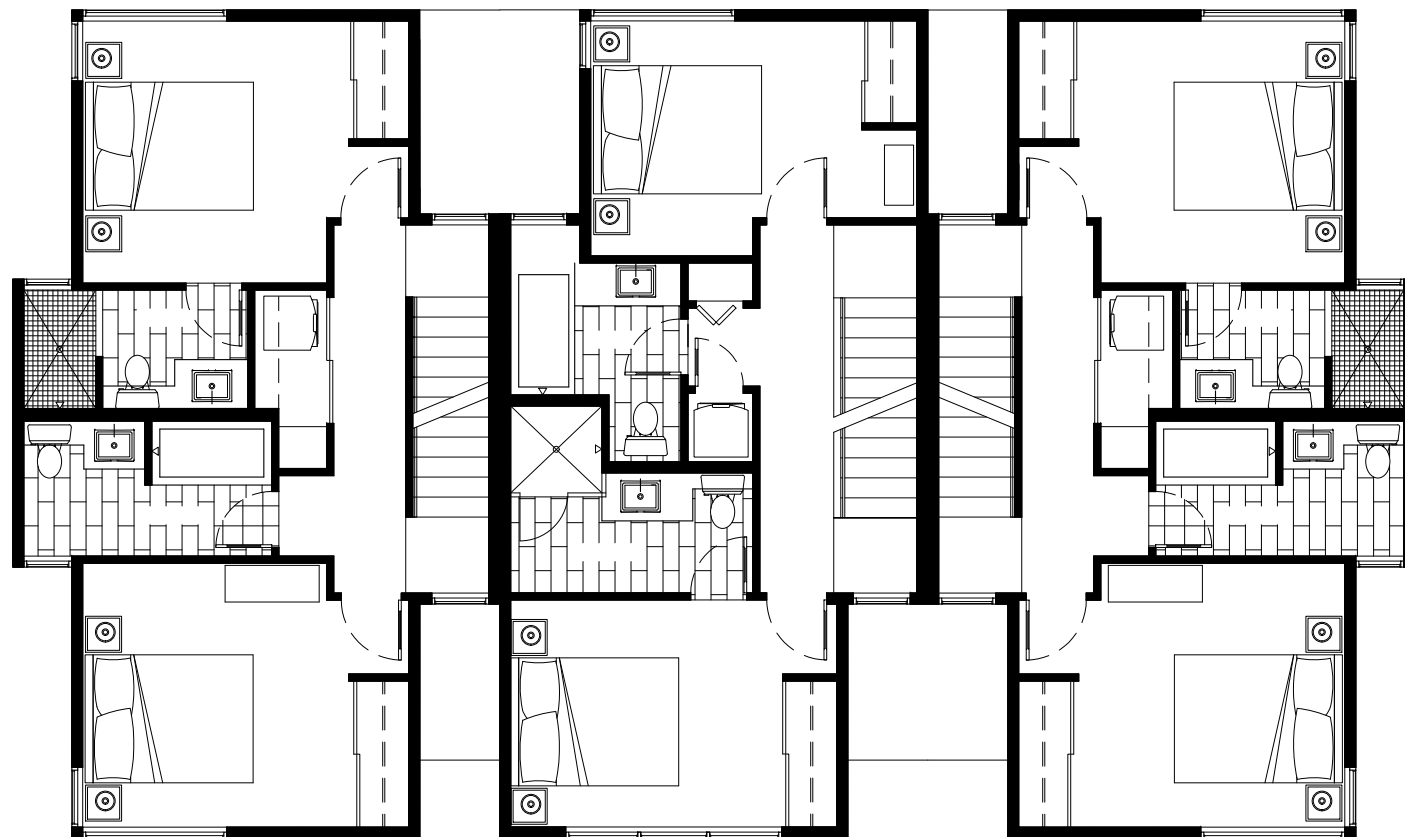
2nd floor plan

0 3' 5' 20'



Building 5

3 and 4 story units - unit types 2b, 2c, and 2d

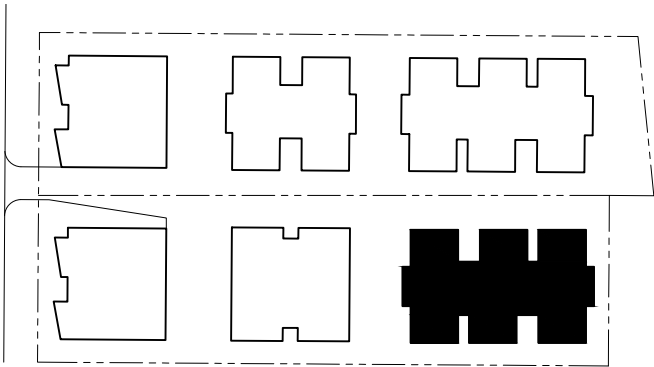


3rd floor plan

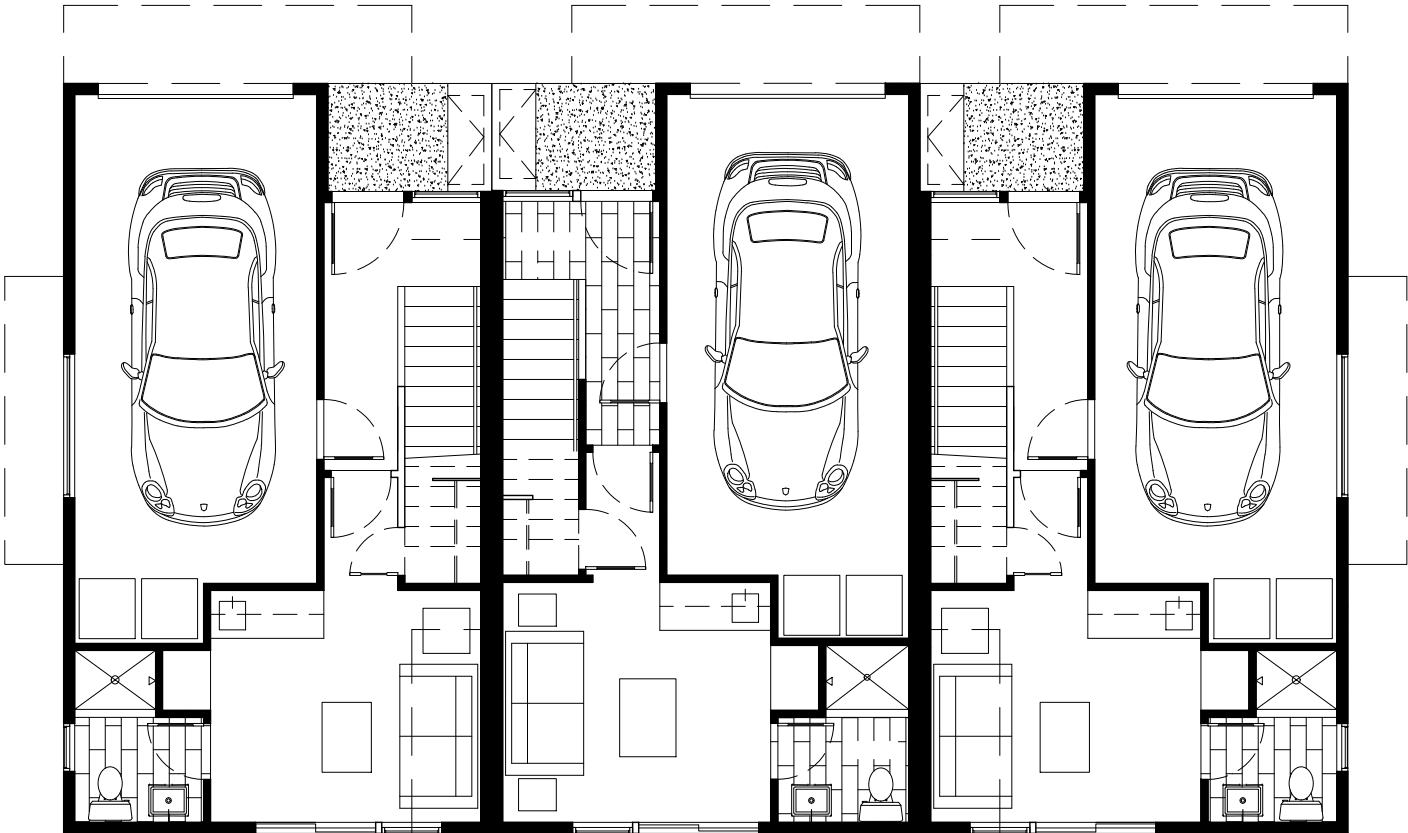


4th floor plan

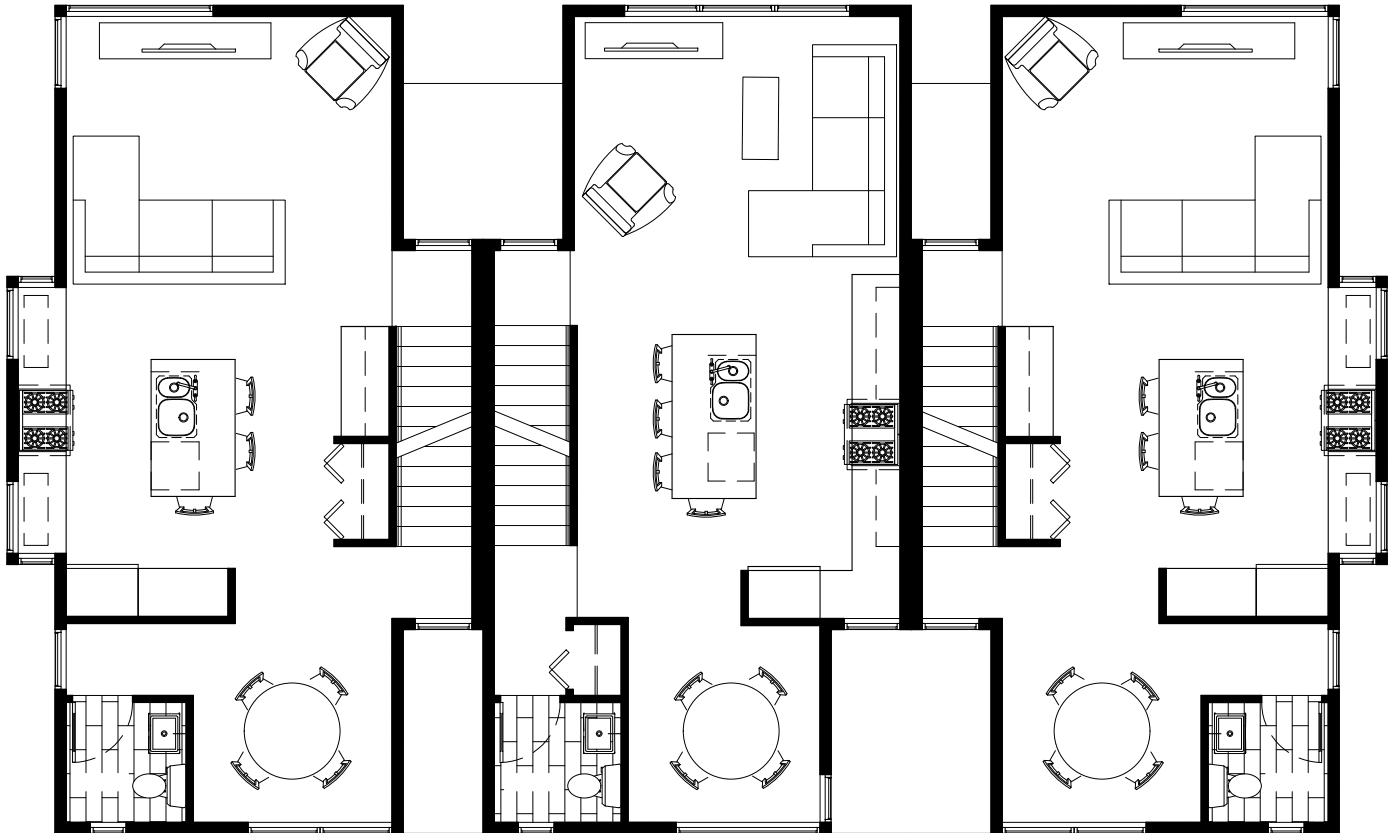




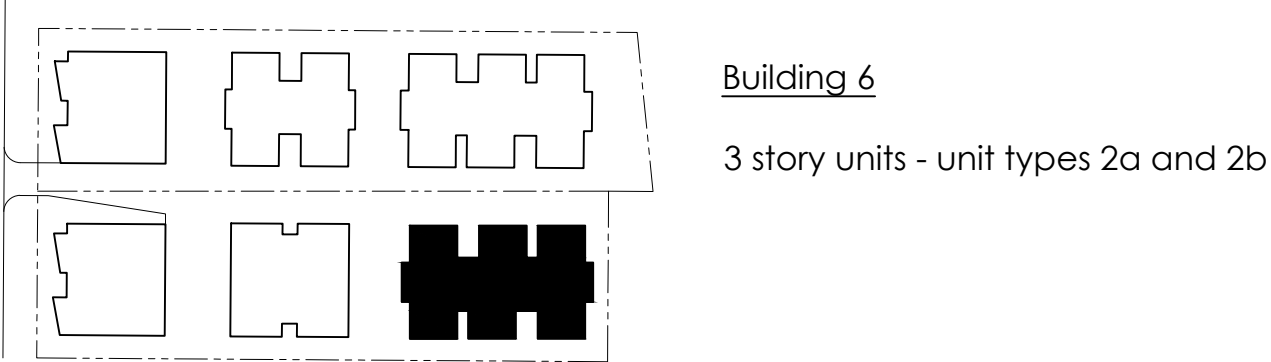
Building 6
3 story units - unit types 2a and 2b



1st floor plan



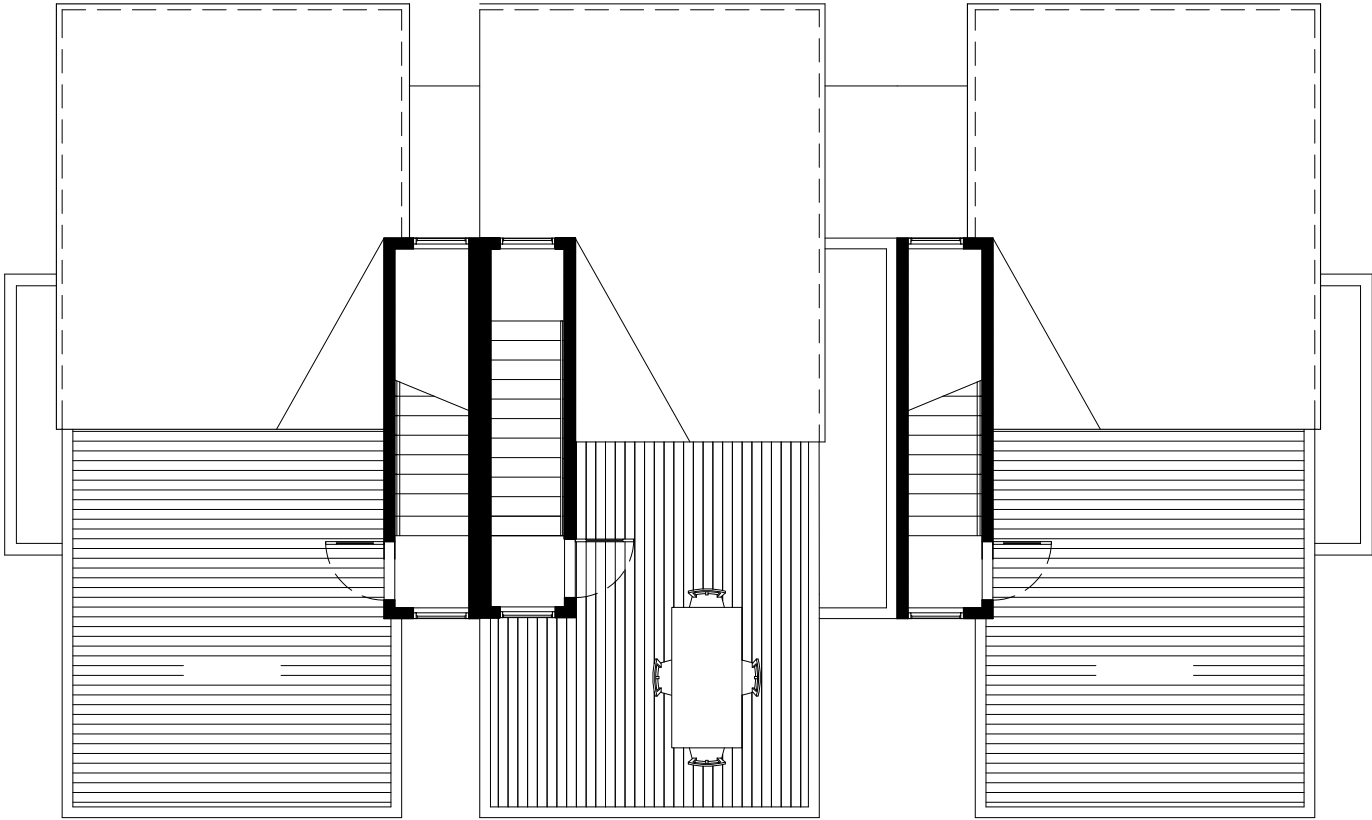
2nd floor plan





3rd floor plan





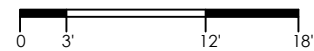


roof plan

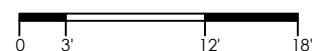




west elevation (along MLK)



north elevation

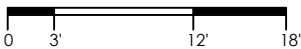




east elevation



south elevation





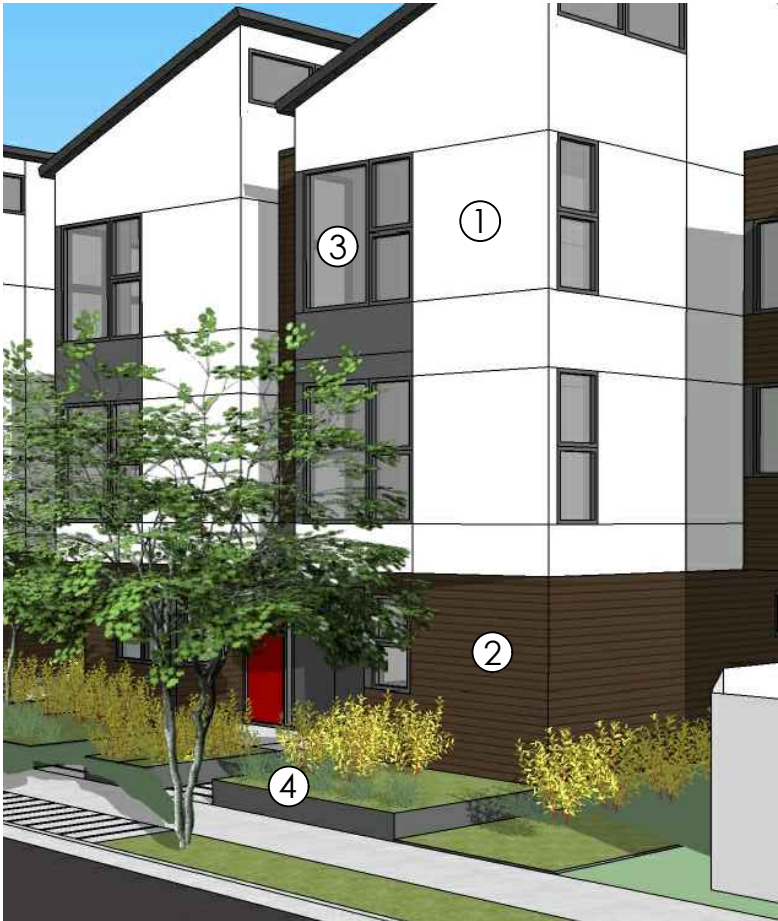
elevation along woonerf - north

0 3' 12' 18'



elevation along woonerf - south

0 3' 12' 18'



① natural stucco

stained wood siding ②



③ metal landscape edging / retainage

dark framed windows ④



⑥ horizontal stained wood fencing

flat bar steel railings ⑤





shared entries along interior street



shared entries along MLK Way



view along MLK Way

Entries along streets and common spaces promote interaction and safety within the community.

Townhomes along MLK Way address the public street with small covered entries and front yard landscaping. Entries along the interior street, *Woonerf*, are shared with built-in benches and package storage.



view from east - woonerf amenity area

A mix of public and private amenity spaces.

The interior street, "Woonerf", is a place for recreation and interaction with neighbors combined with entry and vehicular access to townhomes.

Townhomes along the north and south have small private back yard patios. Privacy is maintained with landscaping and privacy fences between yards.



private back yard patios along the north and south townhomes

