



#3037491-LU
3019 S Angeline St
Recommendation Phase
23 December 2021

ADDRESS		PROJECT INFO		PROJECT BRIEF	INDEX
3019 S Angeline St SDCI# 3037491-LU		Zoning Overlays	LR3(M1) / SF 5000 Columbia City Residential Urban Village Columbia City Light Rail Station Frequent Transit	The proposed project includes the removal of two existing portables and the construction of an apartment building containing approximately 89 Small Efficiency Dwelling Units (SEDUs). No parking provided.	Project Info / Project Brief 1
PROJECT TEAM					Urban Design Analysis 2-3
Owner	3019 S Angeline St, LLC	Lot Area	11,436 SF (LR3(M1)) 1,045 SF (SF 5000)		Existing Conditions:
Architect	SHW		12,481 SF Total		Survey 4
Surveyor	Terrane	Proposed Units	88		Site Photos 6-7
Arborist	Layton Tree Consulting	Vehicle Parking	None		Perspectives: Scheme C - Preferred 8
Community Outreach	Natalie Quick Consulting	Bicycle Parking	79 long term / 6 short term		Scheme Summary 9
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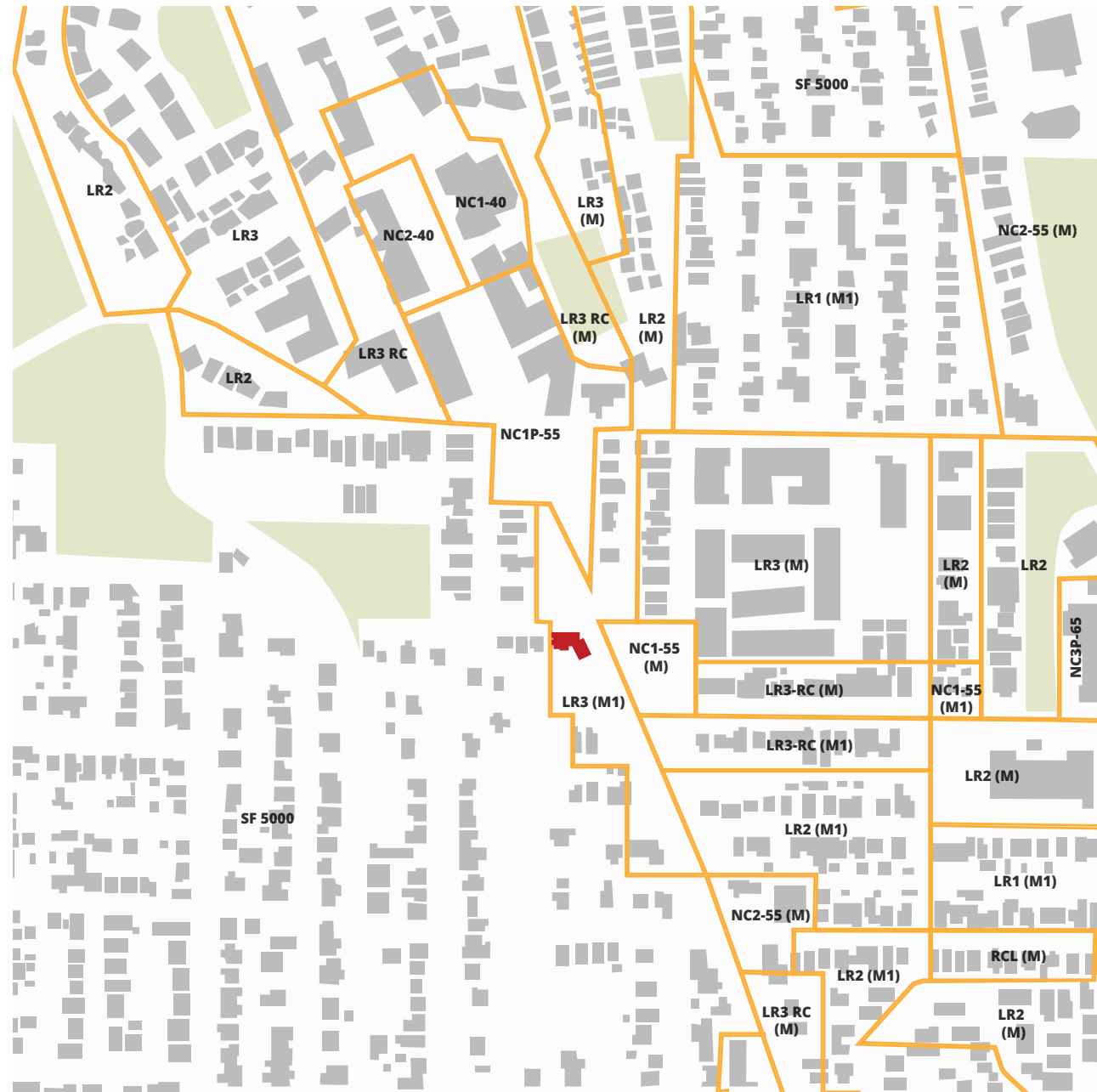
URBAN DESIGN ANALYSIS

ZONING SUMMARY

LR3 (M1)		Columbia City Residential Urban Village Overlay, Columbia City Light Rail Station Overlay, Parking Flexibility Residential permitted outright
23.45.504	Permitted Uses	
23.45.510.B	Floor Area Ratio	2.3 FAR (with Green Building Standard, 1.8 FAR base)
23.45.512.A	Density Limit	No limit
23.45.514	Height	Base height limit of 50' above average grade Parapets, railing etc. may extend 4' above the allowed height limit Elevator penthouses: 16' above the allowed height limit Stair penthouses: 10' above the allowed height limit
23.45.514.F.1	Height Bonus - Below Grade	Does not apply since lot is within 50' a single-family zoned lot and is not separated from that single-family zoned lot by a street.
23.45.518.A, F, L	Setbacks	Front: 5' minimum Rear: 15' minimum Side: 7' average; 5' minimum for facades greater than 40' in length Front Upper-Level Setback: 12' setback required at 54' above property line finished grade Side Upper-Level Setback: 12' setback required above 34' for side or rear lot lines abutting single-family zone
23.45.522.A.	Amenity Area	25% of total lot area shall be provided as amenity area 50% of total amenity area shall be provided at ground level as common amenity 50% of at grade amenity to be landscaped Common amenity: minimum 250 sf, 10' min dimension, accessible to all units
23.45.524	Landscaping	Green Factor of 0.60 minimum
23.45.527.A, B	Structure Width / Facade Length	Width of principal structures shall not exceed 150' Maximum combined length of all portions of facades within 15' of a lot line that is neither a rear lot line nor a street or alley lot line shall not exceed 65 percent of the length of that lot line
23.45.534	Lighting and Glare	Exterior Lighting shall be shielded and directed away from adjacent properties
23.54.015.	Required Parking Residential Bicycle Parking	Urban village / Frequent Transit = no vehicular parking required. Dwelling Unit/SEDU: Long Term: 1 per unit for first 50, 0.75 per unit higher than 50; Short-term: 1 per 20 unit.
23.54.040	Waste & Recycling Storage	Residential: 51-100 dwelling units = 375 sf plus 4 sf for each additional unit above 50. Minimum horizontal dimension of 12'. 50' maximum distance from trash room to pickup location 5% maximum ramp slope



Figure - Ground



Zoning

The project site is zoned LR3 (M1) & SF 5000 located in the Columbia City Residential Urban Village and Columbia City Light Rail Station Overlay, MHA applies. Low Rise Zones about the site to the north, east and south. An SF 5000 zone starts approximately 10' into western portion of the site. Neighborhood Commercial Zones are located directly across MLK JR Way S and just to the north of the site.



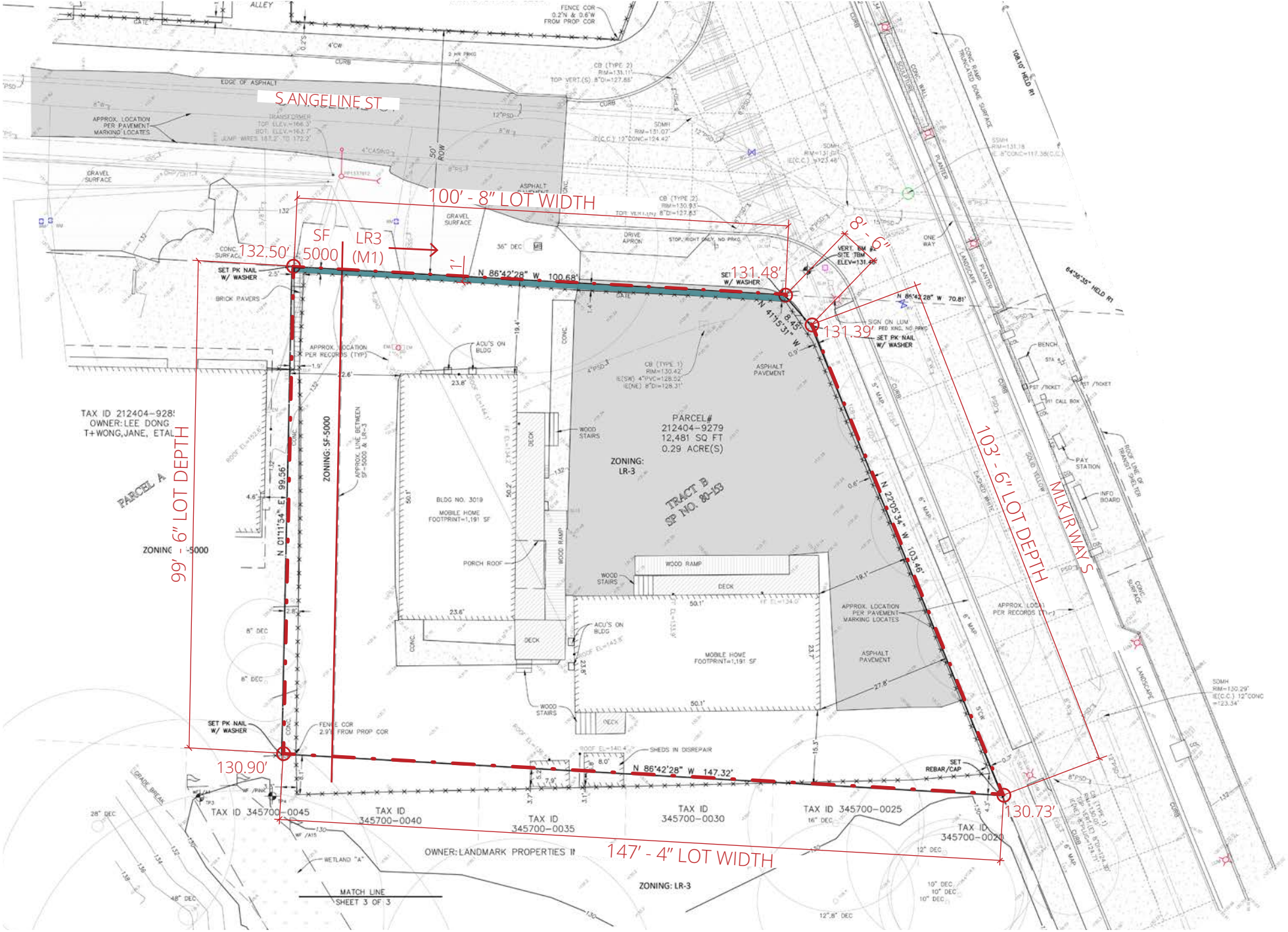
- | | | | | |
|---------------|-------------|-----------------------------|----------------------------------|------------------|
| Single Family | Mixed-Use | Park | Site | Bike Route |
| Commercial | Educational | Institution | Columbia City Light Rail Station | Light Rail Route |
| Multi-Family | Office | Proposed/Under Construction | Bus Stop | |

Adjacencies & Circulation

The site is located directly across MLK JR Way S from the Columbia City Light Rail Station and is within the Columbia City Residential Urban Village Overlay. Neighborhood Commercial Zones in the immediate vicinity along MLK JR Way S provide opportunities for pedestrian oriented retail and dining. The core of Columbia City Commercial activity is within a 10 minute walking distance.

SCALE: NTS

EXISTING CONDITIONS: SURVEY



Tax Parcel No. 212404-9279

TRACT B OF KING COUNTY SHORT PLAT NO.
80-153, ACCORDING TO SHORT PLAT RECORDED
FEBRUARY 26, 1981
UNDER RECORDING NO. 8102260516, IN KING
COUNTY, WASHINGTON;

EXCEPT THAT PORTION CONVEYED TO CENTRAL
PUGET SOUND REGIONAL TRANSIT AUTHORITY
BY DEED RECORDED
UNDER RECORDING NO. 20040129001419.

Parcel Area = 12,481 Sq. ft.
LR3 (M1) Area = 11,436 Sq. ft.
SF 5000 Area = 1,045 Sq. ft.

Surveyor: Terrane
Date: 05/15/20

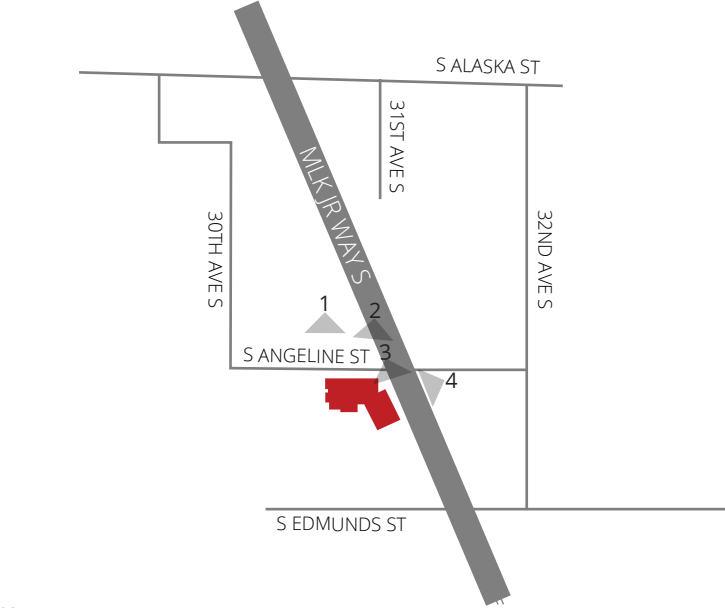
No exceptional trees found on site. Arborist
report prepared by Layton Tree Consulting to be
provided at MUP submittal.

- • Property Line
- SDOT Dedication



BLANK

EXISTING CONDITIONS: SITE PHOTOS



Key



1.Looking south from S Angeline St



2. Looking southwest from MLK JR Way S and S Angeline St



3. Looking south from MLK JR Way S



4. Looking northwest from MLK JR Way S (Link Light Rail Platform)



1. Looking north on light rail platform



3. Looking northwest from MLK JR Way S



2. Looking southeast on S Angeline St



4. Looking south on MLK JR Way S



Key

PERSPECTIVES: SCHEME C - PREFERRED



1. Looking southwest on Martin Luther King Jr Way S



2. Looking southeast on S Angeline St



3. Looking northwest on Martin Luther King Jr Way S



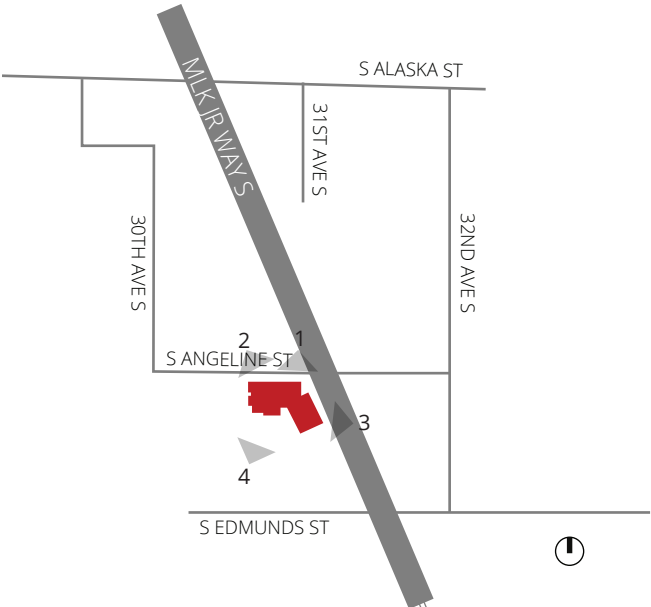
4. Aerial looking northeast

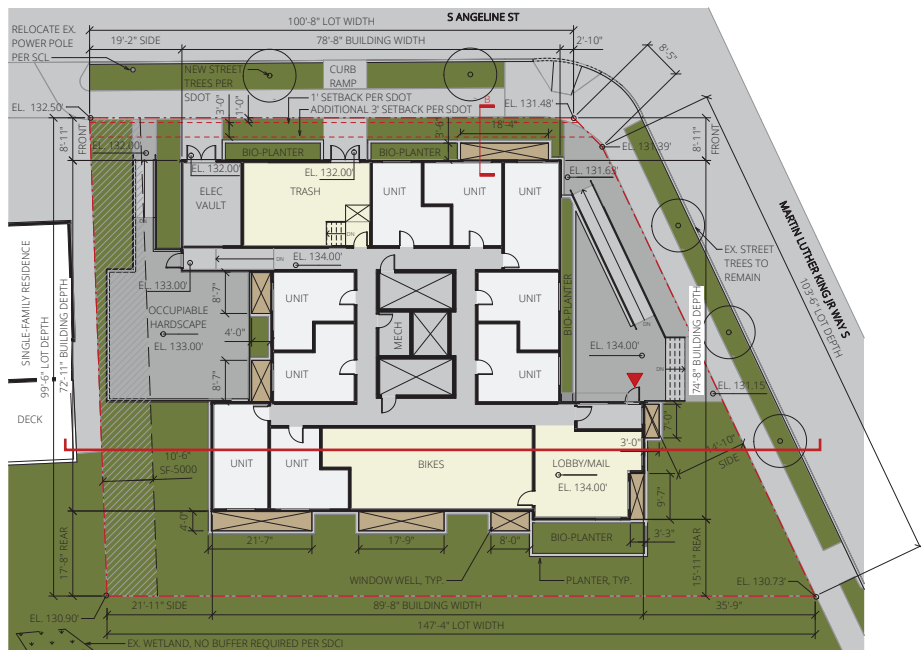
Scheme C - Preferred

Units: 89 SEDUs
FAR: 2.29 (26,243 SF)
GFA: 31,585 SF
GSF: 33,022 SF

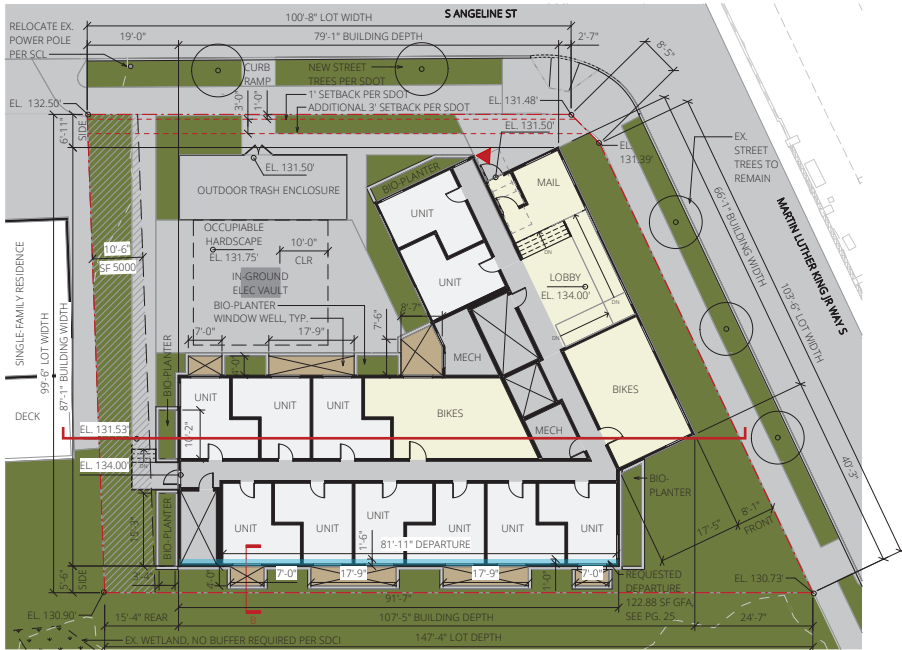
Front setback = S Angeline St
Side setback = MLK JR Way S

- Pros:
- Entry activates corner of MLK JR Way S and S Angeline St (CS2.C.1 Relationship To The Block: Corner Sites; PL2.B.1 Safety And Security: Eyes On The Street; PL3.A.2 Entries: Ensemble Of Elements).
 - Massing steps down toward SF-5000 zoning (CS2.D.4 Massing Choices; CS2.D.5 Respect For Adjacent Sites).
 - Strong street edge is established on both MLK JR Way S and S Angeline St (DC2.B.1 Façade Composition; CS3.A.4 Evolving Neighborhoods).
 - Massing pushes north, maintaining the rear yard datum of single-family neighbors (CS2.D.5. Respect For Adjacent Sites; CS2.D.4 Massing Choices).
 - Massing pulls away from wetland to the south and provides an opportunity for restorative landscaping to support and enhance the wetland. (CS2.D.5. Respect For Adjacent Sites; CS1.D.1 On-Site Features; DC3.C.3 Support Natural Areas).
- Cons:
- Rear setback departure requested.

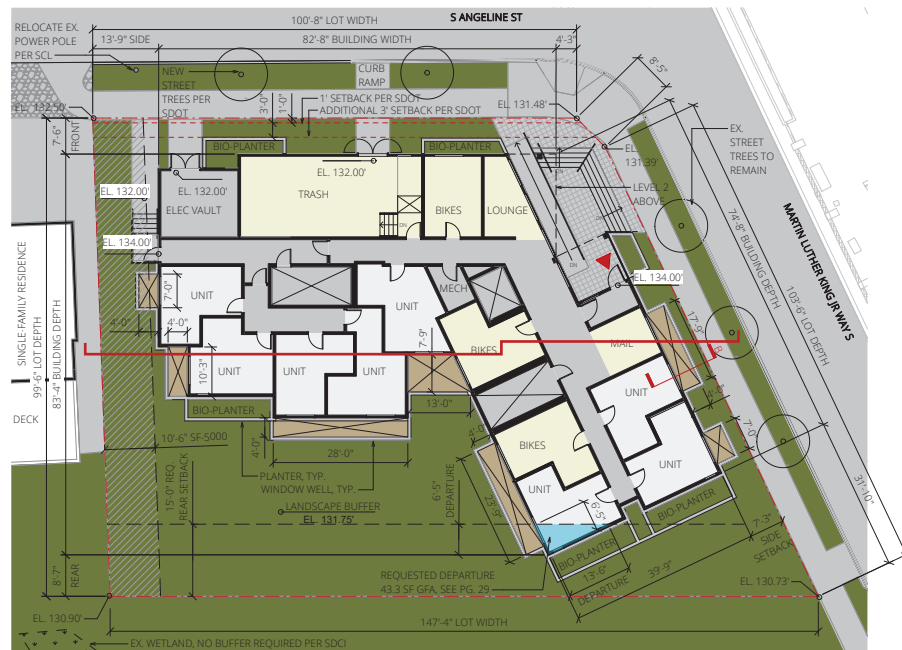




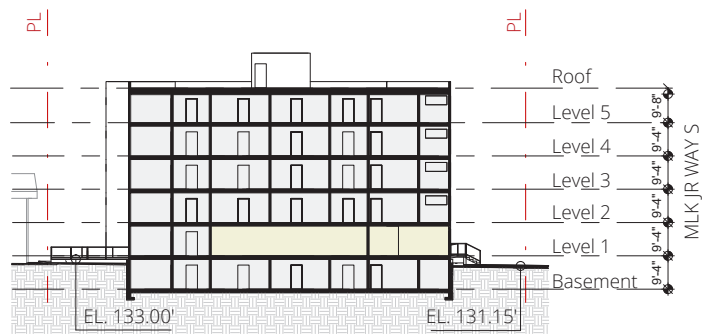
Plan: Scheme A - Code Compliant



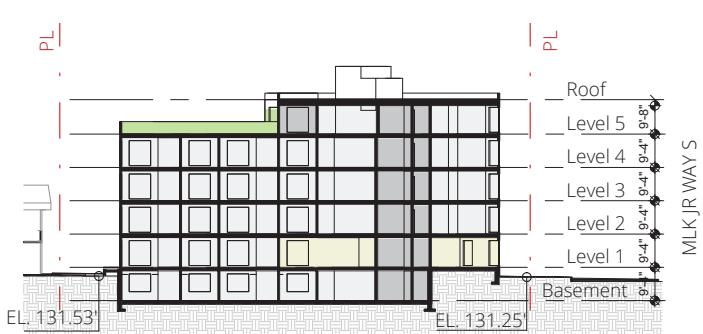
Plan: Scheme B - Alternate



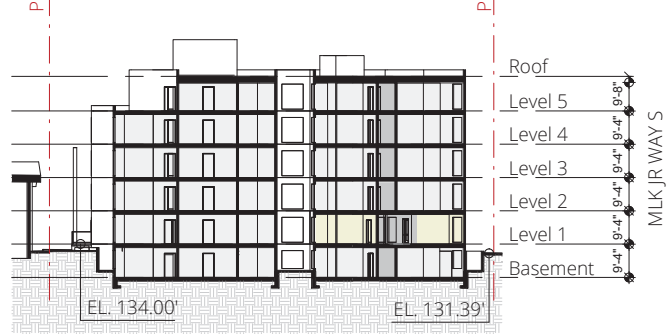
Plan: Scheme C - Preferred



Section: Scheme A - Code Compliant



Section: Scheme B - Alternate



Section: Scheme C - Preferred



Perspective: Scheme A - Code Compliant



Perspective: Scheme B - Alternate



Perspective: Scheme C - Preferred

PRIORITY GUIDELINES

CS2.C.1 RELATIONSHIP TO THE BLOCK: CORNER SITES

Guideline Description: Corner sites can serve as gateways or focal points; both require careful detailing at the first three floors due to their high visibility from two or more streets and long distances. Consider using a corner to provide extra space for pedestrians and a generous entry, or build out to the corner to provide a strong urban edge to the block.

Project Response: The building form is split, creating a visually interesting corner and providing relief from the high volume vehicle and light rail traffic on MLK JR Way S. Ground level massing pulls in at the corner at S Angeline St and MLK JR Way S to provide extra space for pedestrians and a generous entry. Together, these two moves establish an identifiable gateway from the Columbia City light rail station. See page 20 for demonstration.

CS2.D.4 MASSING CHOICES

Guideline Description: Strive for a successful transition between zones where a project abuts a less intense zone. In some areas, the best approach may be to lower the building height, break up the mass of the building, and/or match the scale of adjacent properties in building detailing. It may be appropriate in other areas to differ from the scale of adjacent buildings but preserve natural systems or existing features, enable better solar exposure or site orientation, and/or make for interesting urban form.

Project Response: Building height and width is reduced as it approaches the west SF 5000 zoned lot. Building massing is pushed north to eliminate any impact on the single-family residences’ access to natural light. The lots to the south are undeveloped and will likely remain so due to the wetlands. See pages 15 & 20 for demonstration.

CS2.D.5. RESPECT FOR ADJACENT SITES

Guideline Description: Respect adjacent properties with design and site planning to minimize disrupting the privacy and outdoor activities of residents in adjacent buildings.

Project Response: Building footprint is pushed north to match the rear yard datum of the adjacent SF 5000 zoned lots. The rear yard is heavily landscaped and the larger outdoor gathering area is situated to the east, further from the adjacent SFR. See pages 15 for demonstration.

CS3.A.4 EVOLVING NEIGHBORHOODS

Guideline Description: In neighborhoods where architectural character is evolving or otherwise in transition, explore ways for new development to establish a positive and desirable context for others to build upon in the future.

Project Response: Although the neighborhood surrounding the Columbia City light rail station is evolving, the neighboring lots on MLK JR Way S are either empty or contain 1-and 2-story structures. This project establishes a precedent for future development on the west side of MLK JR Way S through a strong street edge, contemporary design, welcoming entry, and respect for adjacent sites. See page 37

DC2.B.2 - BLANK WALLS

Guideline Description: Avoid large blank walls along visible façades wherever possible. Where expanses of blank walls are unavoidable, include uses or design treatments at the street level that have human scale and are designed for pedestrians.

Project Response: The Angeline street frontage was rearranged to minimize blank wall at level 1. The service uses were minimized and residential units were moved to face the street. See pages 14-15 & 36

PL3.A.2 ENTRIES: ENSEMBLE OF ELEMENTS

Guideline Description: Design the entry as a collection of coordinated elements including the door(s), overhead features, ground surface, landscaping, lighting, and other features. Consider a range of elements such as:

- a. overhead shelter: canopies, porches, building extensions;
- b. transitional spaces: stoops, courtyards, stairways, portals, arcades, pocket gardens, decks;
- c. ground surface: seating walls; special paving, landscaping, trees, lighting; and
- d. building surface/interface: privacy screens, upward-operating shades on windows, signage, lighting.

Project Response: The primary entry sweeps in from the corner of S Angeline St and MLK JR Way S, providing an entry sequence that is easily visible from both sidewalks. The building extension of levels above provides overhead shelter. Composition of features such as special paving, landscaping, lighting, signage, and high transparency are coordinated to create a welcoming entry. See pages 34 & 35 for demonstration.

DC2.B.1 FAÇADE COMPOSITION

Guideline Description: Design all building facades—including alleys and visible roofs—considering the composition and architectural expression of the building as a whole. Ensure that all facades are attractive and well-proportioned through the placement and detailing of all elements, including bays, fenestration, and materials, and any patterns created by their arrangement. On sites that abut an alley, design the alley façade and its connection to the street carefully. At a minimum, consider wrapping the treatment of the street-facing façade around the alley corner of the building.

Project Response: Facades facing MLK JR Way S and S Angeline St establish a strong street edge datum and will be composed to appropriately address the experiences of passing light rail, vehicle, bike, and pedestrian traffic. The massing facing the SF 5000 zone, while integrated into the whole composition, will also incorporate smaller scale elements appropriate for the neighboring single-family residences. See pages 15, 36 & 37 for demonstration.

DC3.B.1 - MEETING USER NEEDS

Guideline Description: Plan the size, uses, activities, and features of each open space to meet the needs of expected users, ensuring each space has a purpose and function

Project Response: While reflecting the lush landscape of the wetland to the south, the rear yard also provides multiple outdoor gathering areas for residents, which have been enhances with lighting and furniture. See pages 16, 25 & 38

DC1.C.4 - SERVICE USES

Guideline Description: Locate and design service entries, loading docks, and trash receptacles away from pedestrian areas or to a less visible portion of the site to reduce possible impacts of these facilities on building aesthetics and pedestrian circulation.

Project Response: With no alley access, the trash room is located away from the primary pedestrian walkways, with the service door located away from the street frontage. See pages 14 & 36

DC3.B.4 - MULTIFAMILY OPEN SPACE

Guideline Description: Design common and private open spaces in multifamily projects for use by all residents to encourage physical activity and social interaction.

Project Response: The project has multiple common amenity areas for resident use. Various forms of seating and gathering space are provided at the street-facing entry patio, the interior lounge and the heavily landscaped rear yard. See pages 34-35 & 38

PL3.B.4 - INTERACTION

Guideline Description: Provide opportunities for interaction among residents and neighbors. Consider locating commonly used features or services in the area between buildings as a means of encouraging interaction.

Project Response: The entry patio visually connects to the interior lounge and the street corner, while providing casual outdoor seating and short term bike parking for residents. See pages 34-35

① Architecture - Massing

EDG Guidance:

a) Staff supports further development of massing Scheme C. By creating massing bars along both street frontages, allowing a void where the masses met at the corner, and creating open space in the southwest corner of the site, the proposed design is an efficient and logical use of space.

b) Further develop the area where the two massing bars meet at the corner in order to provide a connection (or a transition) between the two masses as well as to highlight the main entry at that location. Refine the architecture such that it either connects the two massings or becomes its own distinct design element to provide clear wayfinding from the street. Ensure the entry is equally identifiable as viewed from the north as well as the approach from the south.

c) In a residential zone, reducing the perceived scale of the massing should be occurring on two levels. First, vertical modulation of the main forms, stepping back the architecture at upper levels, and/or stepping down the top levels towards the edges, are some strategies that should be applied. Second, detailing that adds depth to the facades should be further refined as the design moves forward.

d) The step down and back of the main massing of the north bar toward the single family zoning massing is supported. Consider where the jogs occur and how that massing move supports the overall design concept.

Project Response:
Pages 18 & 19 - Perspectives
Pages 34 & 35 - Street-Level Experience: Corner Entry
Page 15 - Guidance Response Studies: SFR Zone Adjacency

② Architecture - Layout

EDG Guidance:

a) The S Angeline St frontage options are not interactive or transparent on any of the presented options to create a connection to the public realm. This frontage is also where the project should begin to relate to the single family zone use to the west. Activate the frontage by creating exterior entrances to the units on the ground floor, moving the trash room to the rear or basement and minimizing the electrical vault frontage, etc.

b) Refine interior common areas around the entry to provide larger usable spaces for the residents. Consider aligning the entry lobby with usable outdoor spaces, both at the street-side entry and to the open space to the rear of the building, to enhance the sense of a gracious entry space and connection of building uses to the street and to outdoor amenity spaces.

c) Relocate bike rooms to the west of the building accessed by the west walkway or insert a street level use along the S Angeline St and demonstrate how that will activate that frontage. Show short term bike parking.

d) Clarify what common amenity areas are planned to be provided at interior, rooftop, patio or exterior for residents of the SEDU units.

MUP ITEM 1
The S Angeline St ground level frontage layout is not interactive or transparent, preventing activation along the sidewalk. This frontage should also begin to relate the building façade to the scale of the single family zone use to the west.

Project Response:
Pages 18 & 19 - Perspectives
Pages 26 & 27 - Elevations: North & East
Pages 20 & 22 - Site Plan & Floor Plans
Pages 36 & 37 - Street Level Experience: Angeline & MLK JR Way S
Page 14 - Guidance Response Studies: Angeline Activation

③ Architecture - Materials

EDG Guidance:

a) In general, materials near high-use pedestrian activity zones, like the ground level on the street facades and in the main entry area, should be of high quality in fine-grained applications to lend texture and human scale to the environment. Any ‘Large Scale Pattern’ materials should be limited to background planes.

b) Detailing at windows, like mullion patterns and trim, should be refined to create textural interest to the building forms and create a residential scale. Secondary detailing, like lighting, signage, etc. should be included for review in future submittals.

MUP ITEM 2
The use of lap siding is supported at the MLK Way S and S Angeline St frontage. Look at ways to integrate higher quality materials at the small entry area eliminate large panel material this area. Look at way to coordinate and integrate all elements at entry to highlight and clarify the entry use on the façade. Provide detail of how venting is integrated into panel areas. Ensure relief in the planes due to venting is logical and integrated into overall design.

Project Response:
Pages 26 - 30 - Elevations
Pages 18 & 19 - Perspectives
Page 33 - Materiality

④ Site

EDG Guidance:

a) The general direction presented in all three schemes to locate the main entry near the corner is supported. The circulation and spaces, however, should be studied to better define the exterior entry sequence. In Scheme C, the location of the ramp separates the exterior entry area from the building edge and the wraparound stairs ensure the open area is entirely taken up by circulation. Rotate the ramp to the southeast of the entry door, refine stair locations, and consolidate usable space at exterior entry patio in order to create usable space at the elevated level. Orient entry door, lobby and other interior uses with exterior layout to create integrated entry spaces.

b) The open area along the south property line should be developed to create usable outdoor space for the residents. A pedestrian connection to the outdoor space should be made from the main entry hall for easy access by the residents and to create visual connections between interior/exterior spaces.

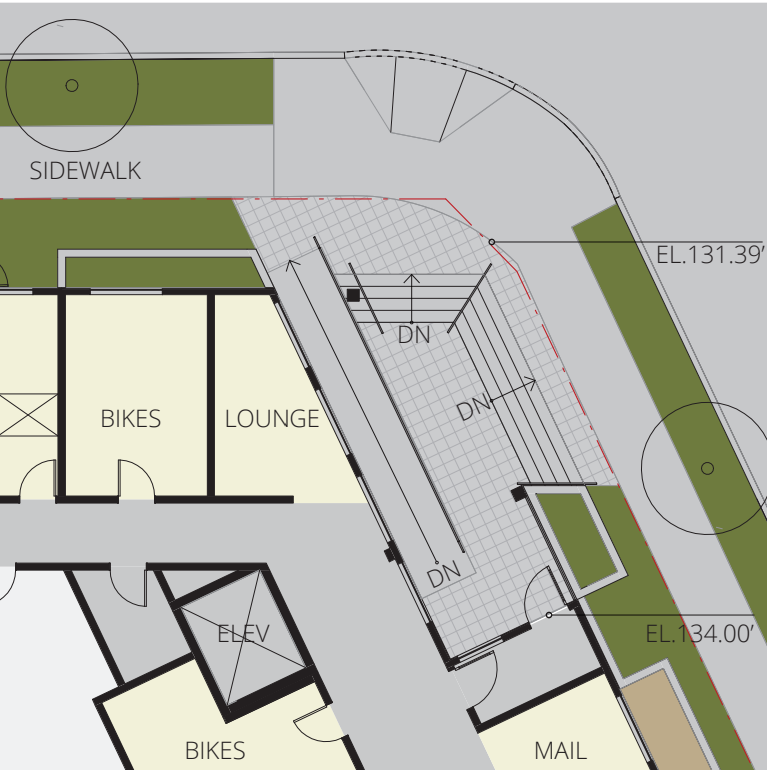
c) It is unclear what ‘unoccupiable landscape buffer’ and ‘restorative landscaping’ is meant to imply. Clarify terms used to describe site elements so the intent can be understood and assessed.

MUP ITEM 3
The circulation and spaces at the main entry should be studied to better define the exterior entry sequence. Study alternate options.

MUP ITEM 4
The open space along the south property line should be developed to create usable outdoor space for the residents. A pedestrian connection to the outdoor space should be made from the main entry hall/lobby area to the deck to the outdoor space for easy access by the residents. Create visual transparency between interior and exterior use spaces for safety and activation.

Project Response:
Pages 12 & 13 - Guidance Response Studies: Entry Sequence-
Page 16 - Guidance Response Studies: Amenity Activation
Pages 34 & 35 - Street-Level Experience: Corner Entry
Page 38 - Amenity: Rear Yard
Page 20 - Site Plan

GUIDANCE RESPONSE STUDIES: ENTRY SEQUENCE



EDG: Front Entry Street Corner



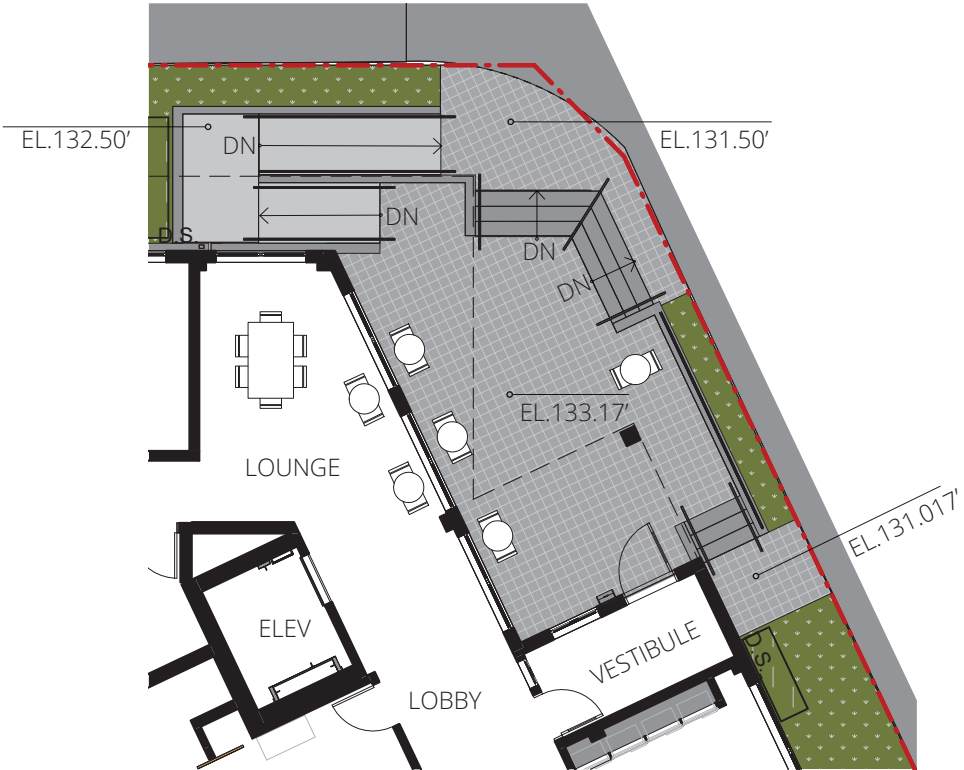
EDG: Entry View from MLK JR WAY S & S Angeline St

Entry stair wraps street corner

Split massing creates entry void

EDG Proposal & Guidance: ①b ④a

At EDG, staff supported the split massing with a void at the street corner that creates the primary entry but recommended further development of circulation & architectural elements to enhance wayfinding and usable space at patio.



Recommendation: Front Entry Alternative - Switchback

Stairs added for access from south on MLK



Alternate: Entry View from MLK JR WAY S & S Angeline St

Ramp relocated, creating more usable space at patio and a defined edge along Angeline

ALTERNATE: Angeline Switchback Ramp
(reviewed at 1st Land Use Planner meeting): MUP ITEM 3

This entry sequence was presented at the first planner meeting, in response to MUP correction #3, which requested further study of the entry circulation to increase the usable space at raised patio.

The ramp was reconfigured to increase the usable space at the raised patio and create a connection to the interior lounge. This layout also provides covered seating. A stair was added for easy access for pedestrians entering from south on MLK Jr Way S.

This entry sequence was not approved by land use reviewer, noting that the switchback ramp on Angeline created a barrier along Angeline. More study was requested.

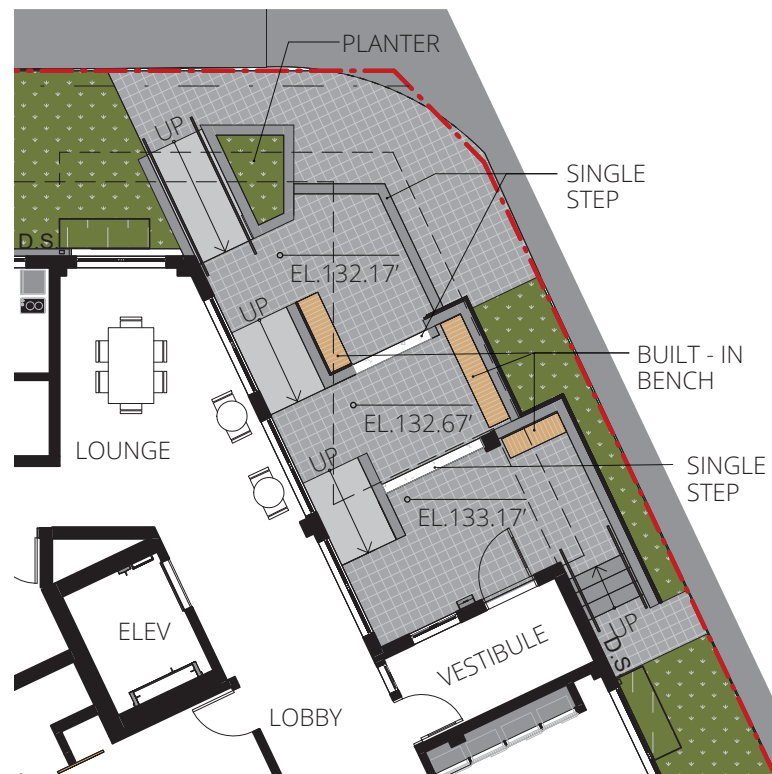
GUIDANCE RESPONSE STUDIES: ENTRY SEQUENCE STUDIES

ALTERNATE: Tiered Circulation
(reviewed at 2nd Land Use Planner meeting)

This entry sequence was presented at the second planner meeting, in response to previous meeting.

The stairs and ramp were broken into tiers, creating greater connection and less division between patio and R.O.W. Built-in seating was worked into the tiers. Open railing was proposed to create visual connection.

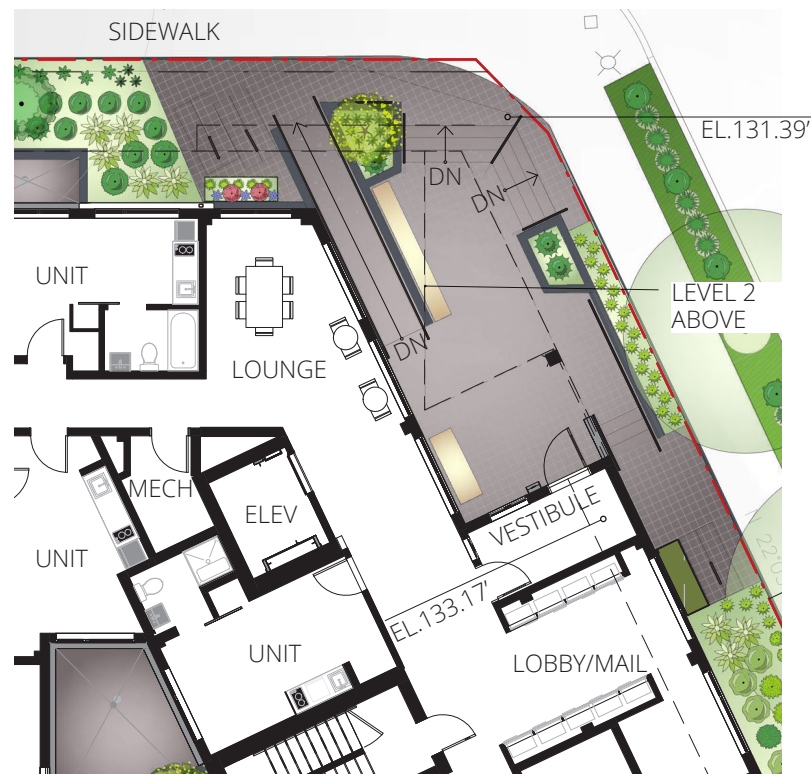
This entry sequence was not accepted by Land Use planner, noting it was too busy and lacked hierarchy.



Recommendation: Front Entry Alternative - Tiered



Alternate: Entry View from MLK JR WAY S & S Angeline St



Recommendation: Front Entry Street Corner



Recommendation: Entry View from MLK JR WAY S & S Angeline St

Planters frame primary entry stair

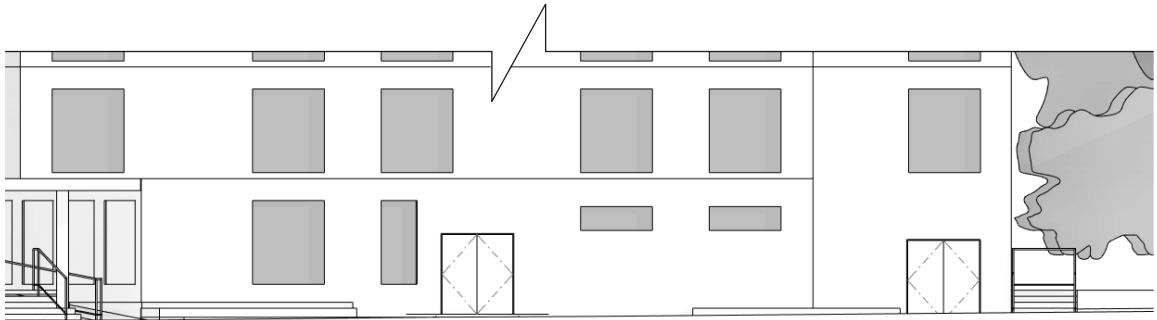
Recommendation Design Response

After thorough study of entry circulation, the REC proposal provides a clear hierarchy between patio and R.O.W., while maintaining visual transparency and connection.

Since EDG, Level 1 was lowered so there is less ramping and fewer stairs required to reach the patio elevation. This reduces the overall visual barrier between R.O.W. and patio. With a shorter ramp there is more usable/circulation space at the patio level. A more open railing system is allowed with less than 30" grade difference.

There are three points of access to the patio, creating equality from both street frontages. Built-in planters frame the corner stair, identifying it as the primary point of entry. See pages 34-35 for Corner Entry Development.

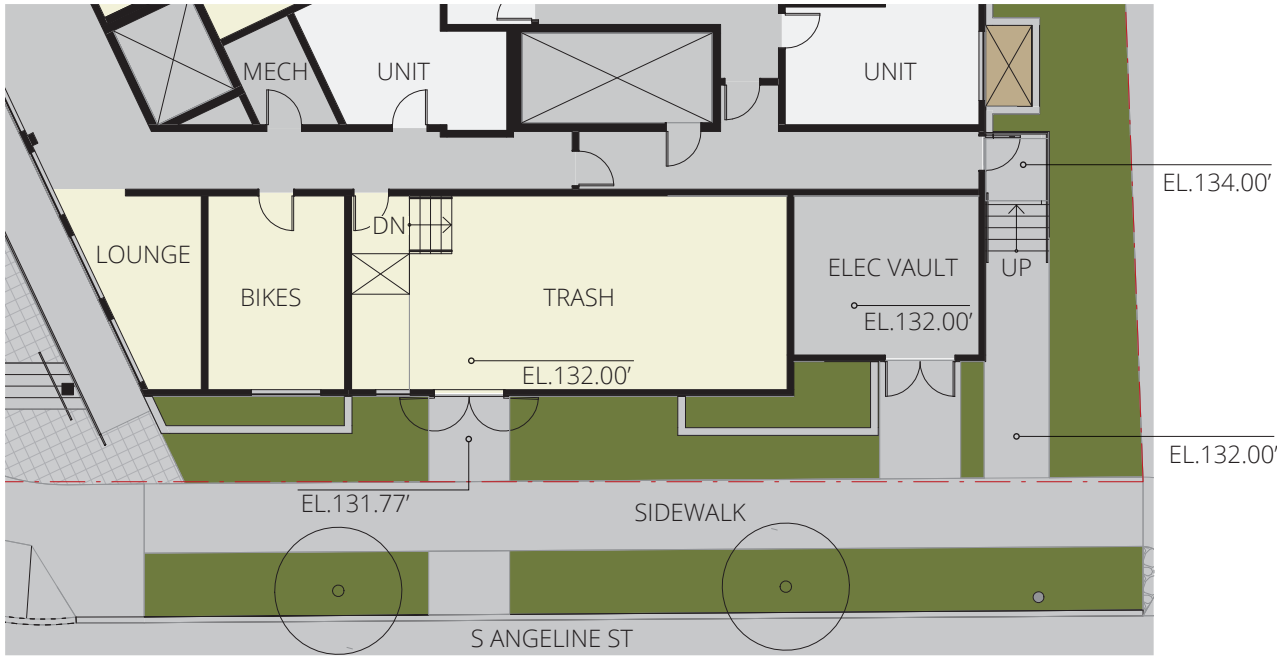
Guidelines:
CS2.C.1 - Corner Sites
PL3.B.4 - Interaction



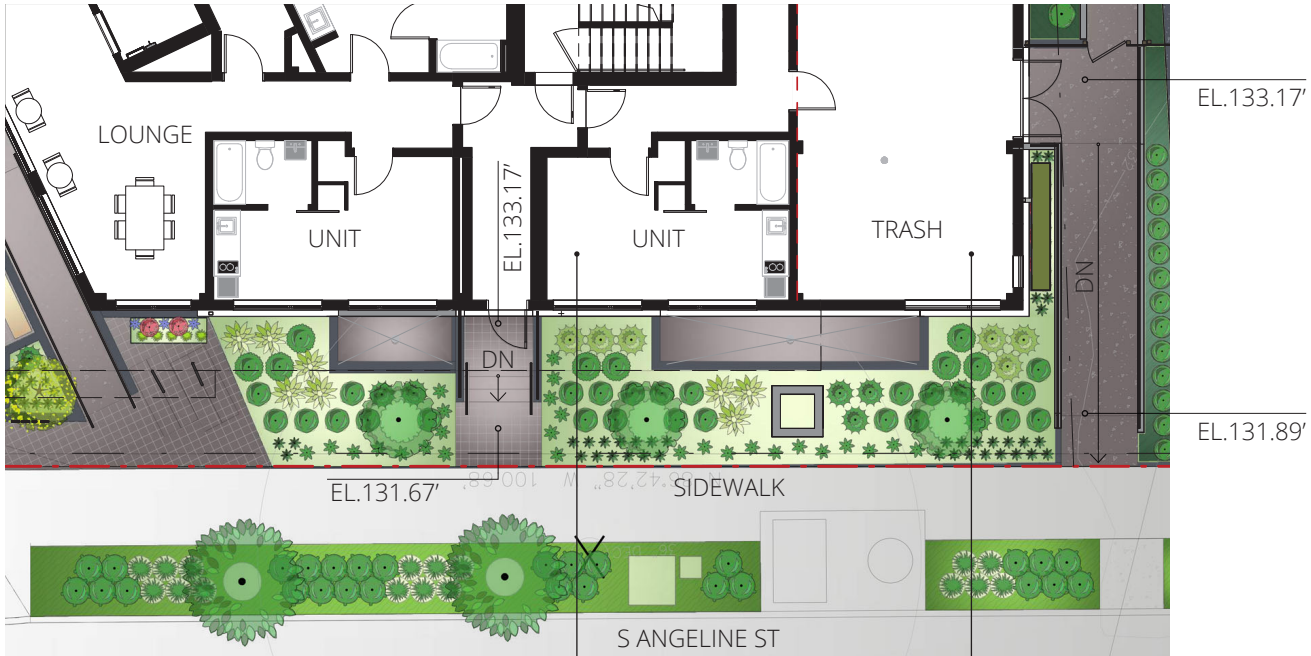
EDG: Partial North Elevation



Recommendation: Partial North Elevation



EDG: Plan View Along S Angeline St



Recommendation: Plan View Along S Angeline St

EDG Proposal & Guidance: 2a MUP ITEM 1

EDG and MUP guidance stated that the S Angeline St ground level frontage layout is not interactive or transparent, preventing activation along the sidewalk. This frontage should also begin to relate the building façade to the scale of the single family zone use to the west

Recommendation Design Response:

To activate the Angeline street frontage, residential units were relocated to face S. Angeline St and the trash room and service door were relocated to the west. The additional openings were aligned with the exit door head to create a continuous datum and a balanced facade and reduce the blank wall. Landscape buffers the units, and the exit stairs and railing provide residential scale. See page 36 for Angeline St Level Development

Guidelines:
DC2.B.2 - Blank walls
DC1.C.4 - Service Uses



EDG: Looking Southeast on S Angeline St

EDG Proposal & Guidance: ①a ①c ①d

Staff supports the stepped down massing along west edge, providing transition to the Single Family zone. Recommends study of the stepped modulation and how it relates to the other building massing and the Angeline facade.



Recommendation: Looking Southeast on S Angeline St

Level 1 recessed to create continuity with stepped massing

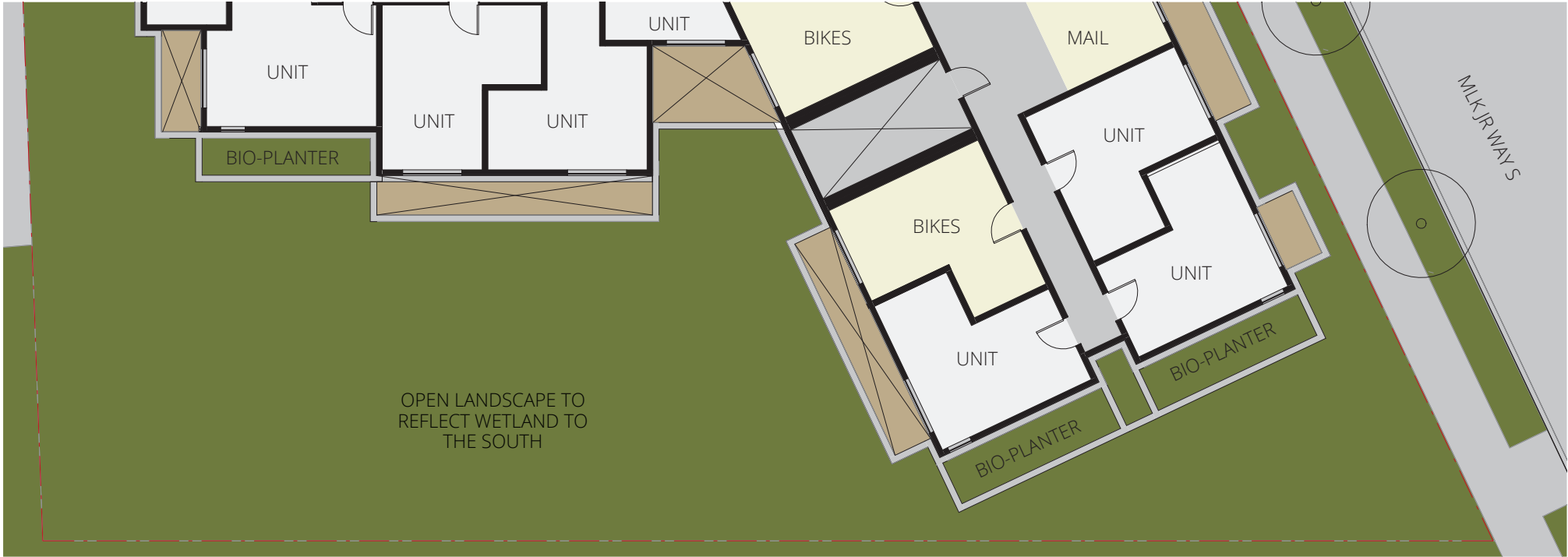
Recommendation Design Response:

The stepped massing facing the SFR zone was maintained and further refined. The lowered mass wraps the corner with level one pulled in to create continuity and an overhang.

Guidelines:
CS2.D.5 Respect for Adjacent sites
CS2.D.4 Massing Choices & Zone Transitions

EDG Proposal & Guidance: ④b ④c MUP ITEM 4

Guidance recommended that the open space along the south property line should be developed to create usable outdoor space for the residents. A pedestrian connection to the outdoor space should be made from the main entry hall/lobby area to the deck to the outdoor space for easy access by the residents. Create visual transparency between interior and exterior use spaces for safety and activation.

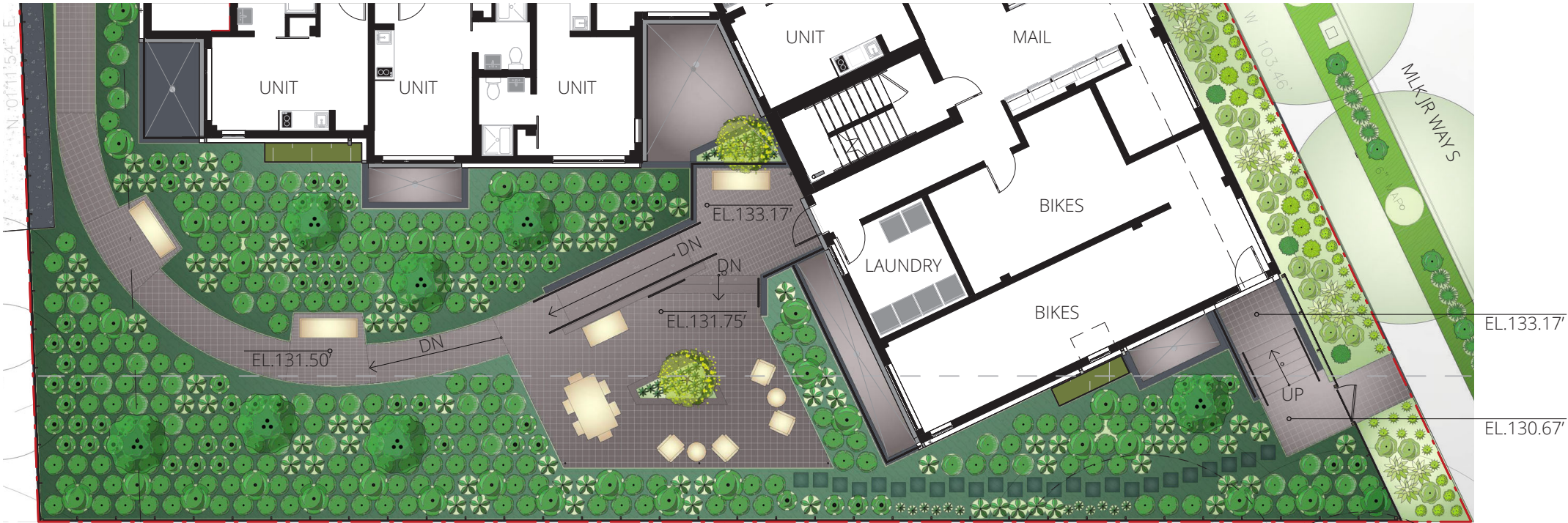


EDG: Plan - Rear Yard

Recommendation Design Response:

While still maintaining much of the open yard space, a deck, at-grade patio and pathway seating was added as usable amenity to the rear yard. There is a direct accessible route from the lobby to the amenity space, with additional access paths from each street. The yard has been further enhanced with landscape, furniture and lighting (see p. 38 for Rear Yard Development).

- Guidelines:
- DC3.B.4 - Multifamily Open Space
 - DC3.B.1 - Meeting User Needs



Recommendation: Plan - Rear Yard

BLANK

PERSPECTIVES

DESIGN RESPONSE: ①b ①c

The two street-facing masses intersect at the corner, creating a void that defines the primary entry. The lowered mass, which faces the SFR zone, wraps and recesses the the Angeline street level, creating continuity.

Guidelines:
CS2.C.1 Corner Sites
CS2.D.4 Massing Choices



View from MLK JR Way S & S Angeline St

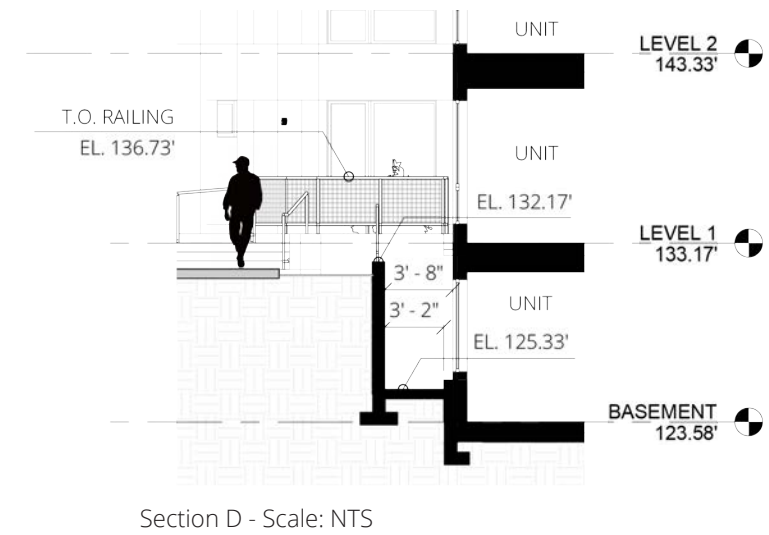
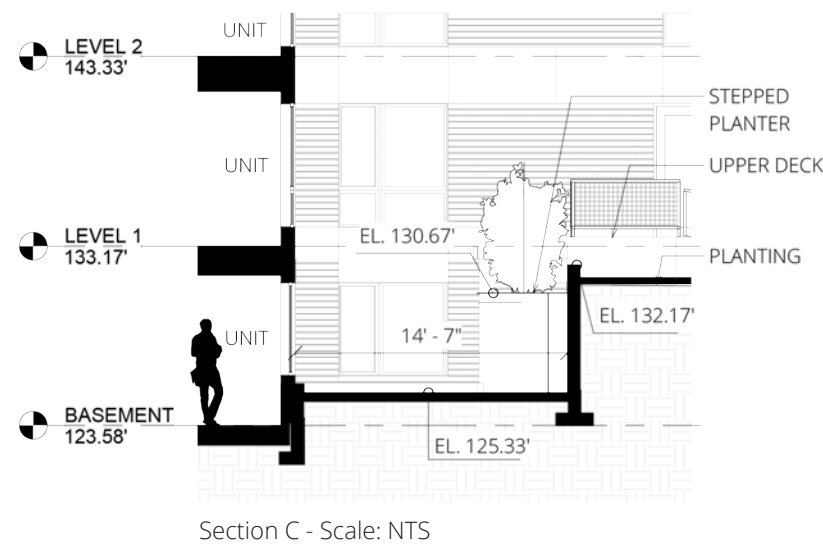
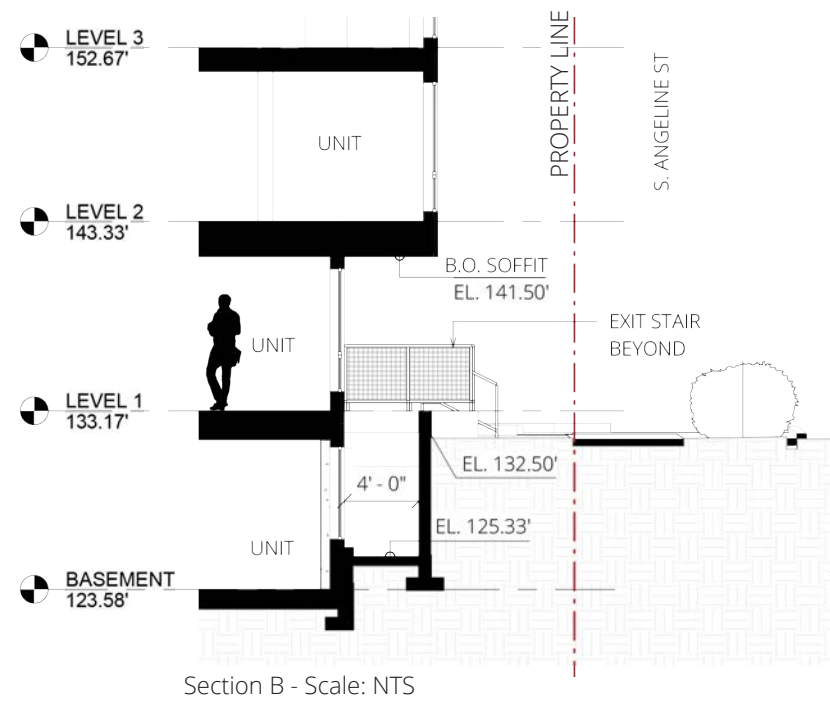
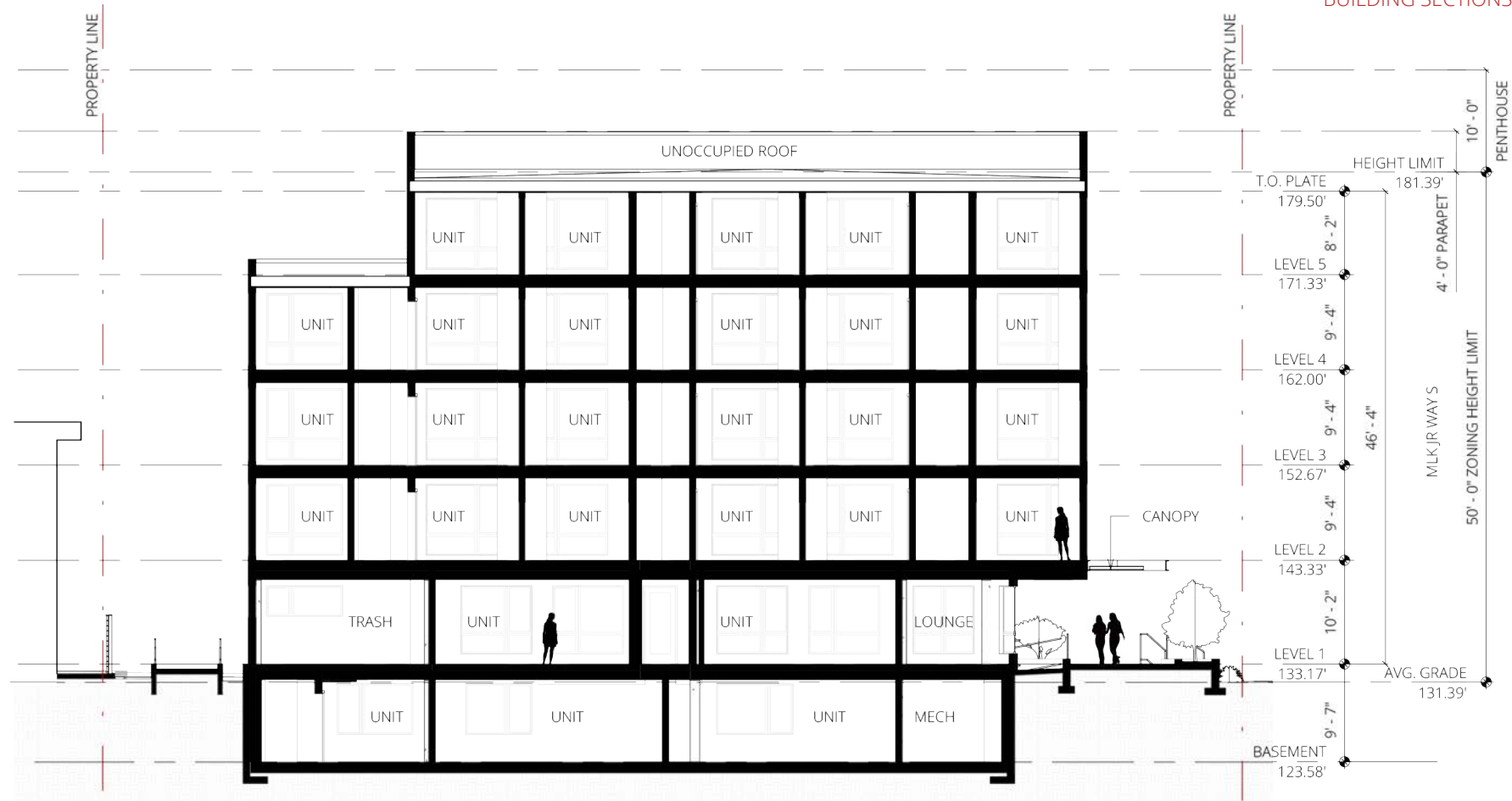
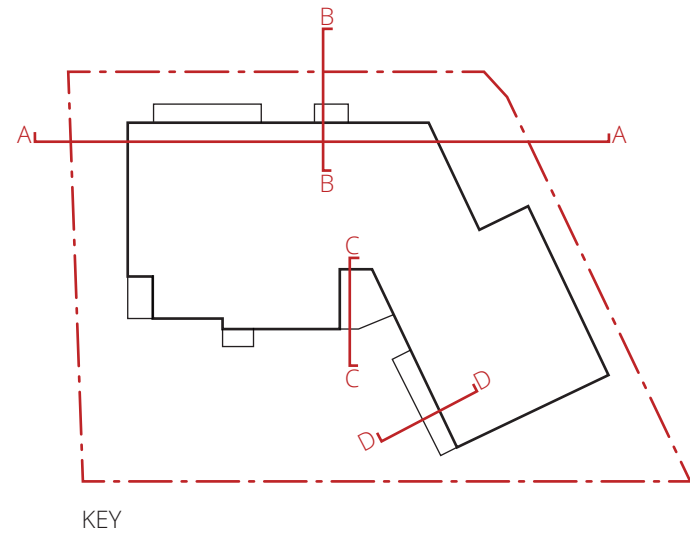


View From MLK JR Way S Looking Northwest

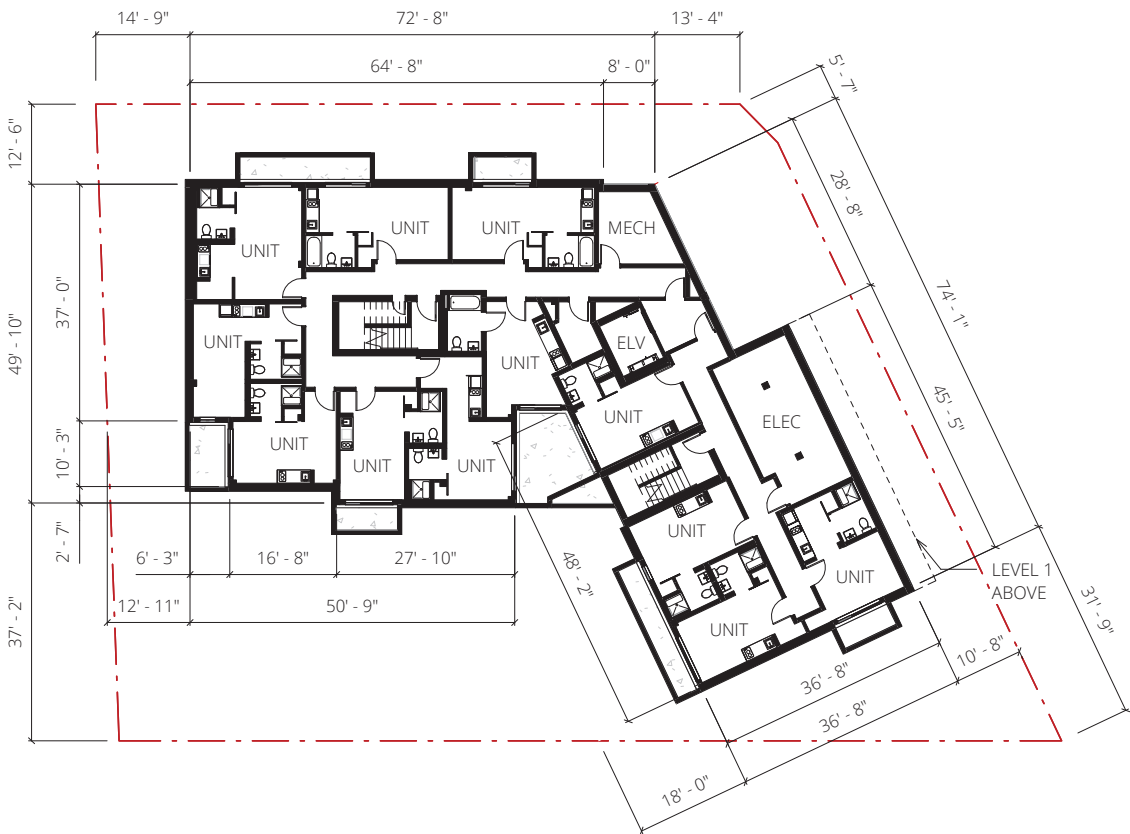
DESIGN RESPONSE: ③

From south on MLK JR Way S, the split massing and corner entry are hinted at but the rigorous facade treatment defines the elevation. The stacked openings are linked horizontally with white infill panel and are separated vertically by lap siding, which breaks down the scale. Bands of panel run horizontally, further breaking down the height. The vent shrouds are configured to further emphasize and fit the cadence of the horizontal bands. See page 33 for Materiality Development.

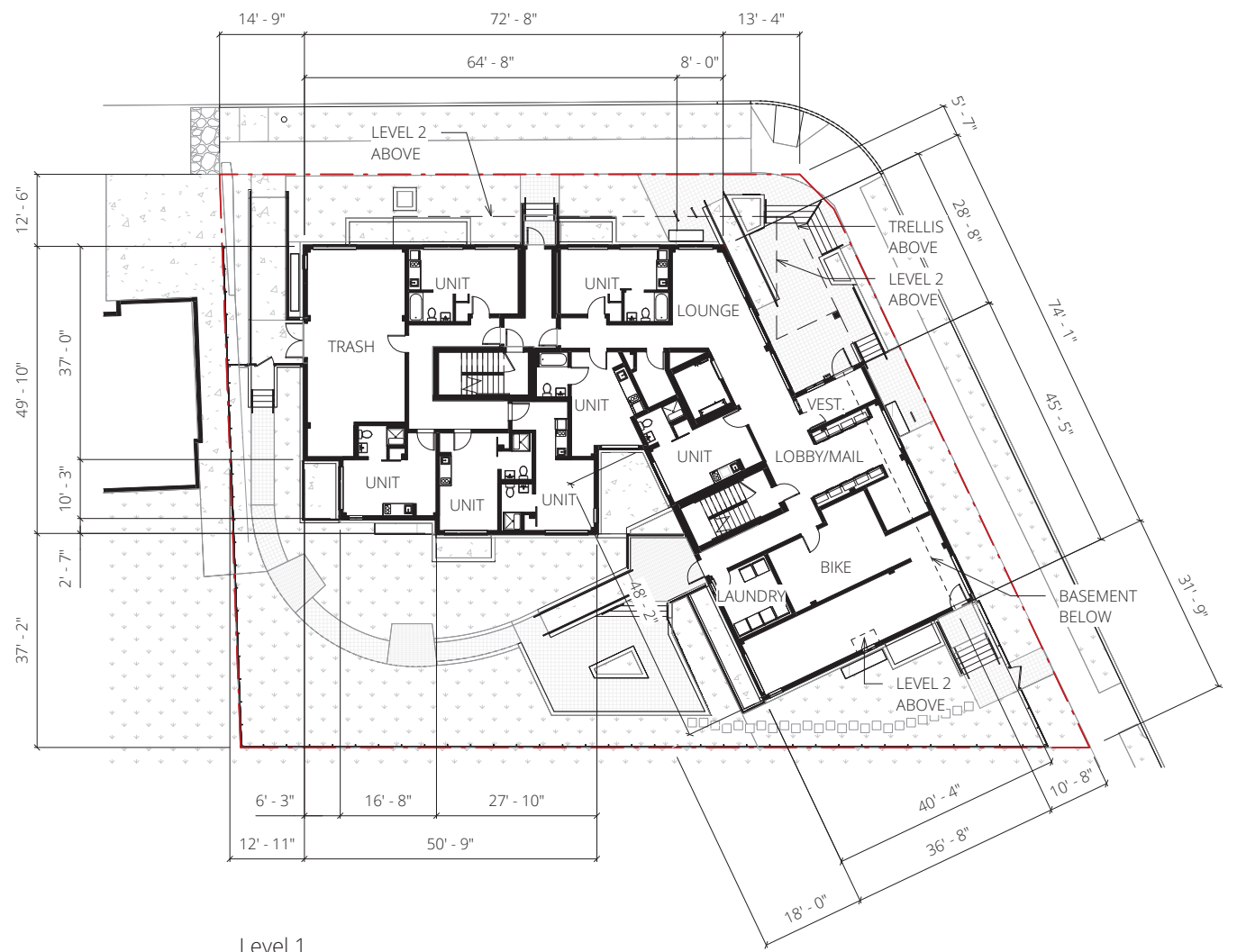
Guidelines:
DC2.B.1 Facade Composition



FLOOR PLANS

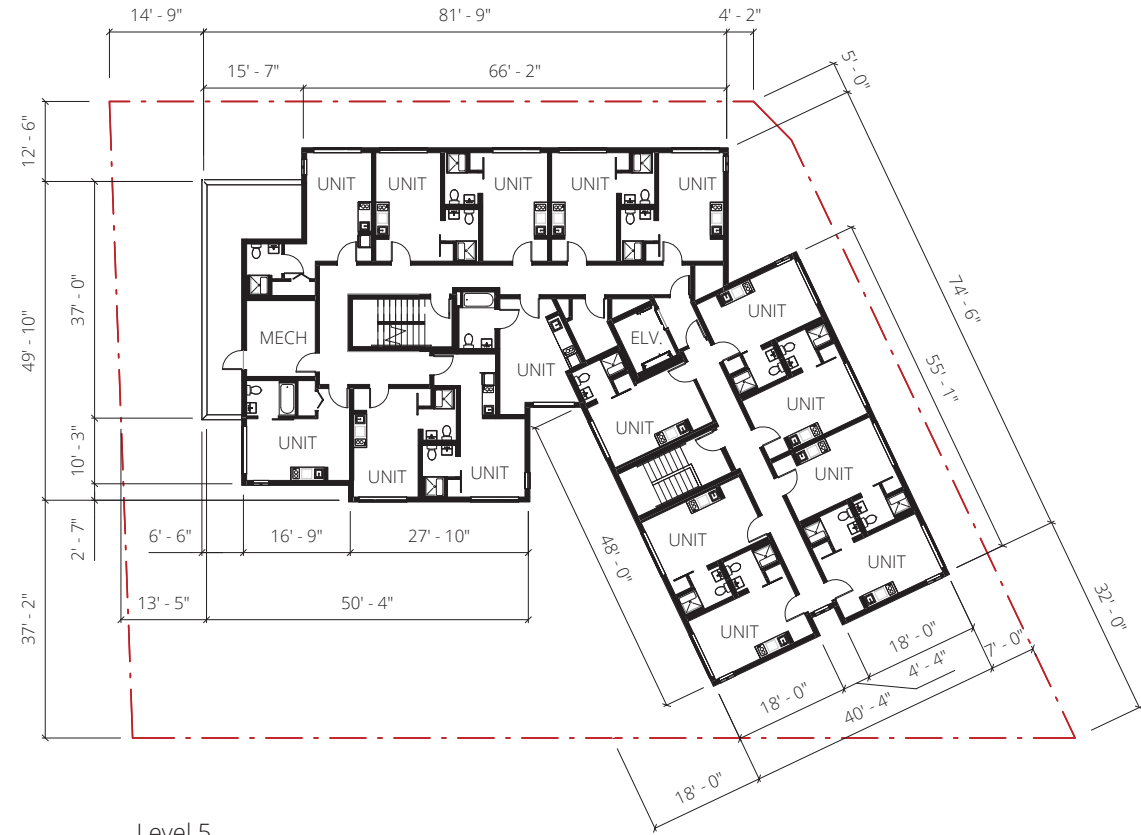


Basement

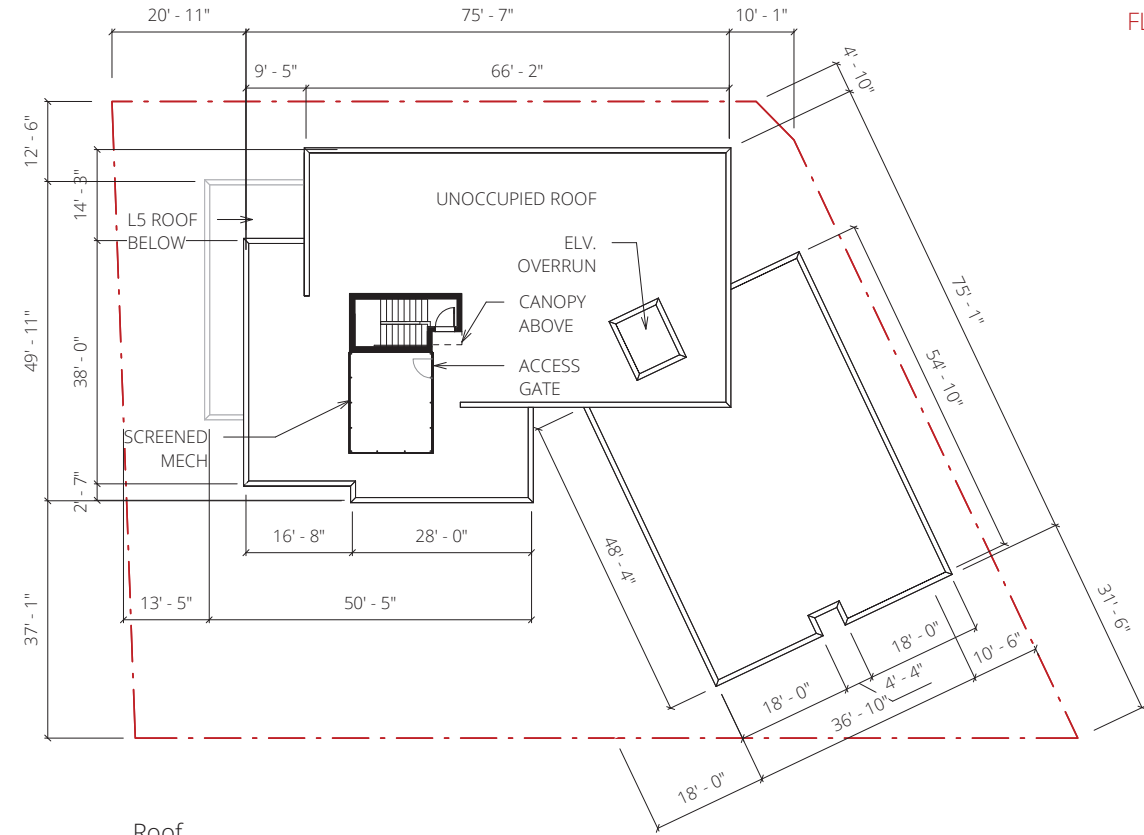


Level 1

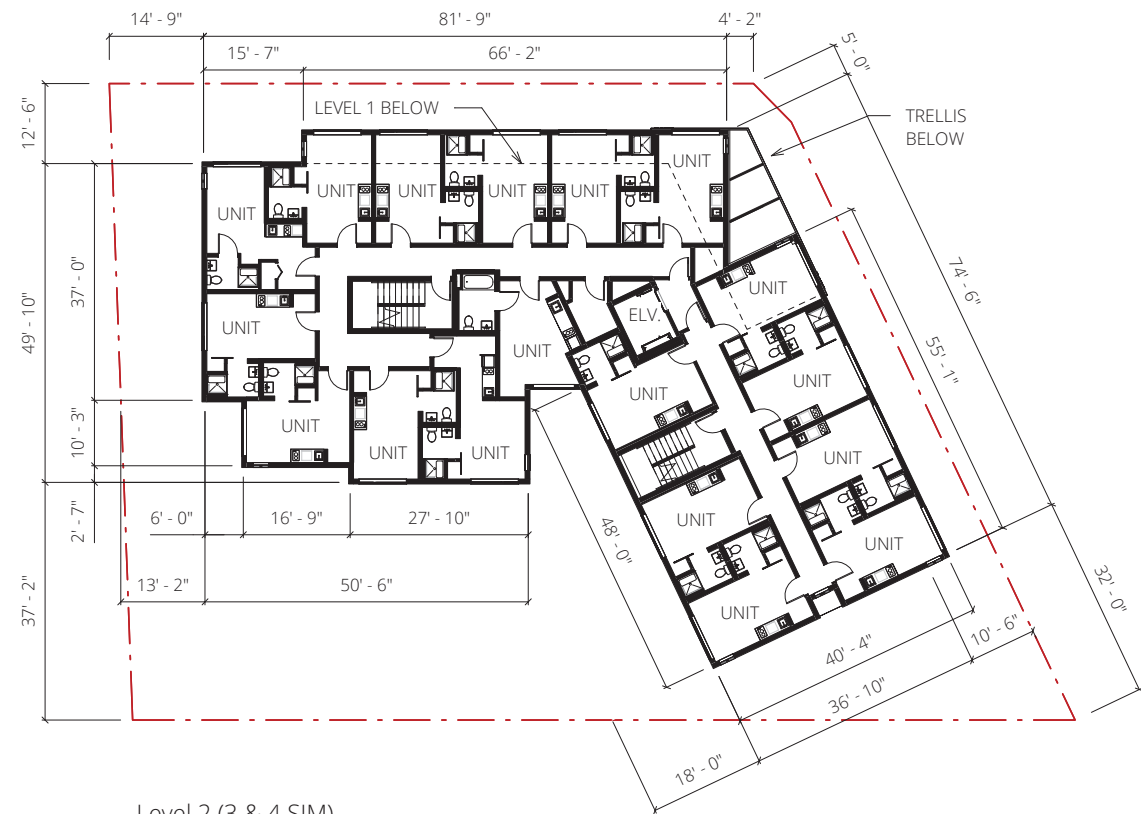




Level 5

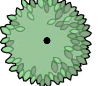


Roof



Level 2 (3 & 4 SIM)



PLANT SCHEDULE *	
TREES	BOTANICAL / COMMON NAME
	Acer circinatum / Vine Maple
	Acer japonicum 'Autumn Moon' / Autumn Moon Maple
	Carpinus betulus 'Fastigiata' / Pyramidal European Hornbeam
	Zelkova serrata 'Village Green' / Village Green Zelkova
SHRUBS	BOTANICAL / COMMON NAME
	Berberis thunbergii 'Golden Rocket' / Golden Pillar Barberry
	Bergenia cordifolia 'Winterglut' / Winterglow Bergenia
	Blechnum spicant / Deer Fern
	Carex oshimensis 'Everillo' / Everillo Japanese Sedge
	Erica carnea 'Golden Starlet' / Golden Heath
	Evonymus japonicus 'Greenspire' / Greenspire Upright Evonymus
	Gaultheria shallon / Salal
	Liriope muscari 'Big Blue' / Big Blue Lilyturf
	Lonicera pileata 'Moss Green' / Moss Green Honeysuckle
	Mahonia aquifolium / Oregon Grape
	Mahonia repens / Creeping Oregon Grape
	Nandina domestica 'Sulf Stream' TM / Heavenly Bamboo
	Nandina domestica 'Sienna Sunrise' / Heavenly Bamboo
	Osmanthus heterophyllus 'Goshiki' / Goshiki Holly
	Pennisetum alopecuroides 'Hameln' / Hameln Dwarf Fountain Grass
	Polystichum munitum / Western Sword Fern
	Prunus laurocerasus 'Mount Vernon' / Mount Vernon Laurel
	Sarcococca hookeriana humilis / Dwarf Sweet Box
	Sarcococca ruscifolia / Fragrant Sarcococca
	Vaccinium ovatum / Evergreen Huckleberry
BIORETENTION	BOTANICAL / COMMON NAME
	Acorus gramineus 'Ogon' / Golden Variegated Sweetflag
	Cornus sericea 'Kelsey' / Kelsey Dogwood
	Iris x Pacific Coast Iris' / Pacific Coast Iris
GROUND COVERS	BOTANICAL / COMMON NAME
	Fragaria chiloensis / Beach Strawberry
	Rubus calycinoides 'Emerald Carpet' / Creeping Raspberry

1.



2.



3.



4.



5.



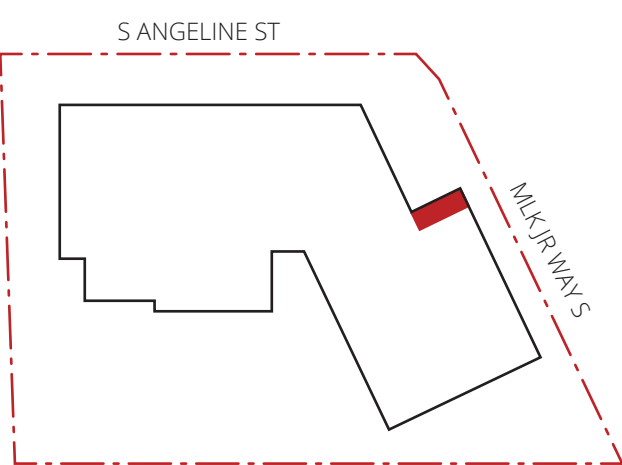
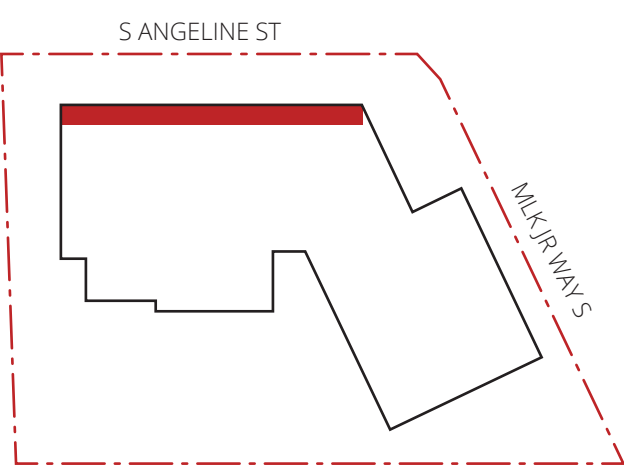
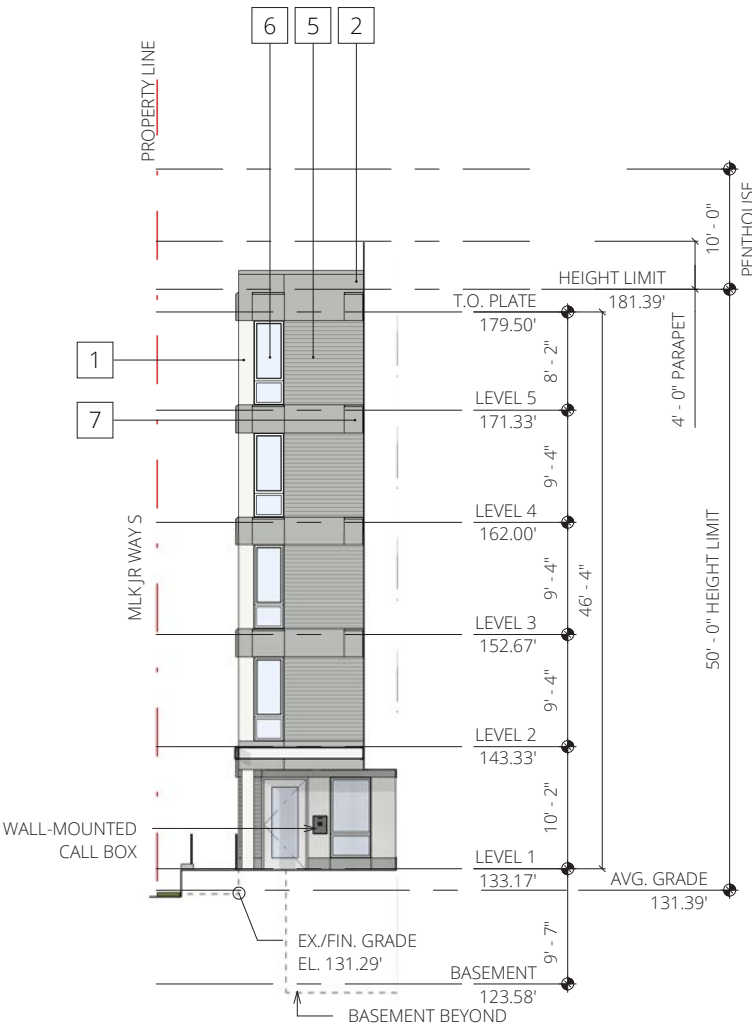
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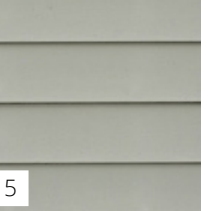
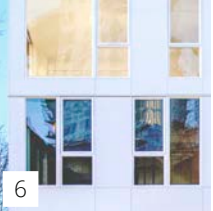


- 1. Wall Sconce, Gray
- 2. Path Light
- 3. Step Light
- 4. Recessed Strip Light
- 5. String Lights
- 6. Backlit Address Signage



ELEVATIONS: NORTH & NORTHWEST

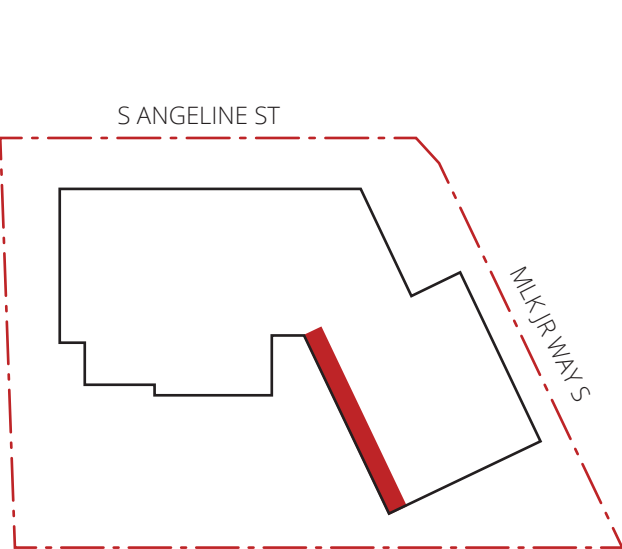
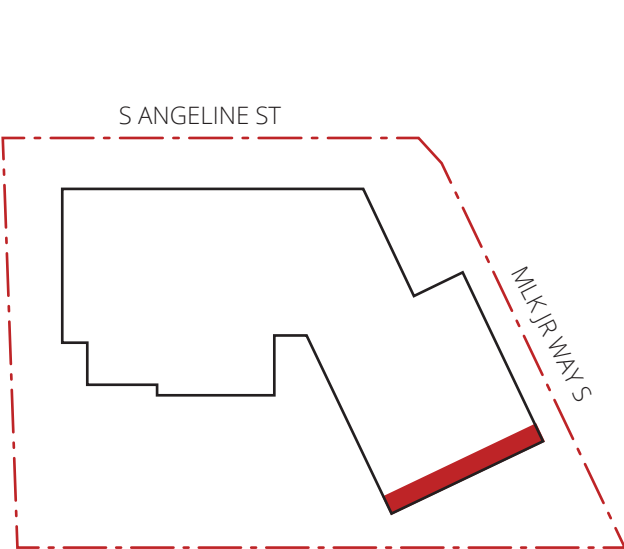


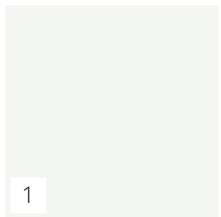
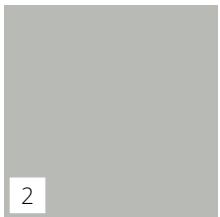
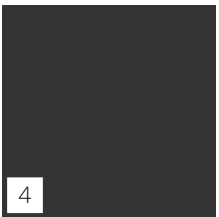
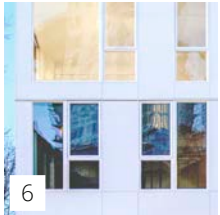
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|---|--|---|---|
| 
1
Fiber Cement Panel, Smooth,
Benjamin Moore
Chantilly Lace | 
2
Fiber Cement Panel,
Benjamin Moore
Coventry Gray | 
3
Fiber Cement Panel,
Benjamin Moore
Gray 21-10 | 
4
Fiber Cement Panel,
Benjamin Moore
Jet Black |
| 
5
Fiber Cement Horizontal
Lap Siding, 4" Exposure
Coventry Gray | 
6
Vinyl Window, White | 
7
Metal Vent Shroud, Paint To
Match Field | 
8
Wood Privacy Fence &
Gate, Semi-transparent Stain,
Cabot Dark Slate |

SCALE: 1/16" = 1'-0"



ELEVATIONS: SOUTHEAST & SOUTHWEST

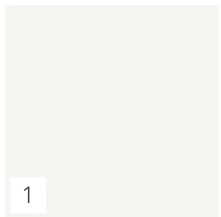
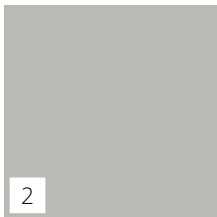
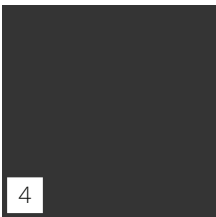
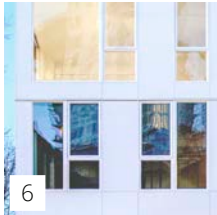


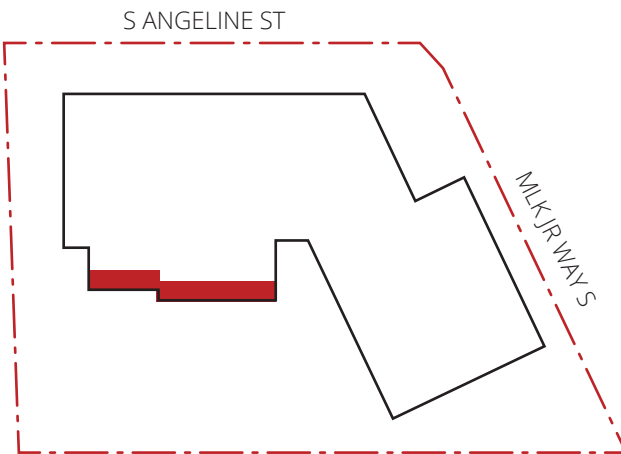
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1
Fiber Cement Panel, Smooth,
Benjamin Moore
Chantilly Lace | 
2
Fiber Cement Panel,
Benjamin Moore
Coventry Gray | 
3
Fiber Cement Panel,
Benjamin Moore
Gray 21-10 | 
4
Fiber Cement Panel,
Benjamin Moore
Jet Black |
| 
5
Fiber Cement Horizontal
Lap Siding, 4" Exposure
Coventry Gray | 
6
Vinyl Window, White | 
7
Metal Vent Shroud, Paint To
Match Field | 
8
Wood Privacy Fence &
Gate, Semi-transparent Stain,
Cabot Dark Slate |

SCALE: 1/16" = 1'-0"



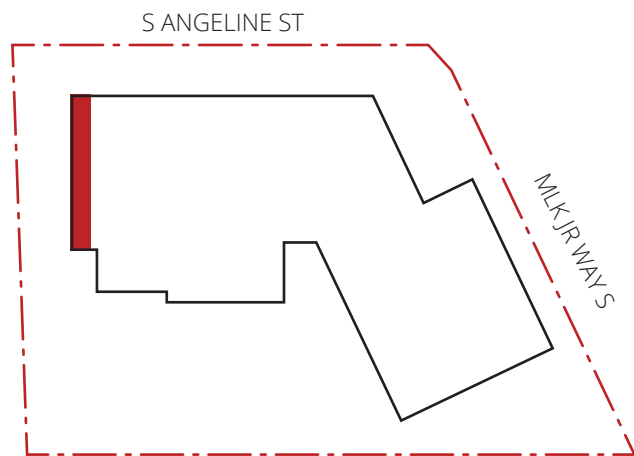
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Benjamin Moore
Chantilly Lace</p> |  <p>2</p> <p>Fiber Cement Panel,
Benjamin Moore
Coventry Gray</p> |  <p>3</p> <p>Fiber Cement Panel,
Benjamin Moore
Gray 21-10</p> |  <p>4</p> <p>Fiber Cement Panel,
Benjamin Moore
Jet Black</p> |
|  <p>5</p> <p>Fiber Cement Horizontal
Lap Siding, 4" Exposure
Coventry Gray</p> |  <p>6</p> <p>Vinyl Window, White</p> |  <p>7</p> <p>Metal Vent Shroud, Paint To
Match Field</p> |  <p>8</p> <p>Wood Privacy Fence &
Gate, Semi-transparent Stain,
Cabot Dark Slate</p> |

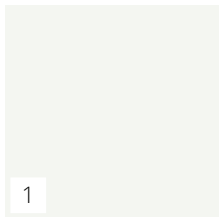
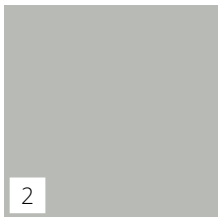
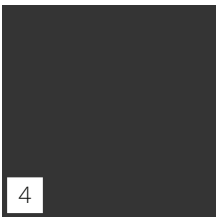
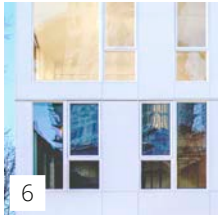


SCALE: 1/16" = 1'-0"

ELEVATIONS: WEST



SCALE: 1/16" = 1'-0"

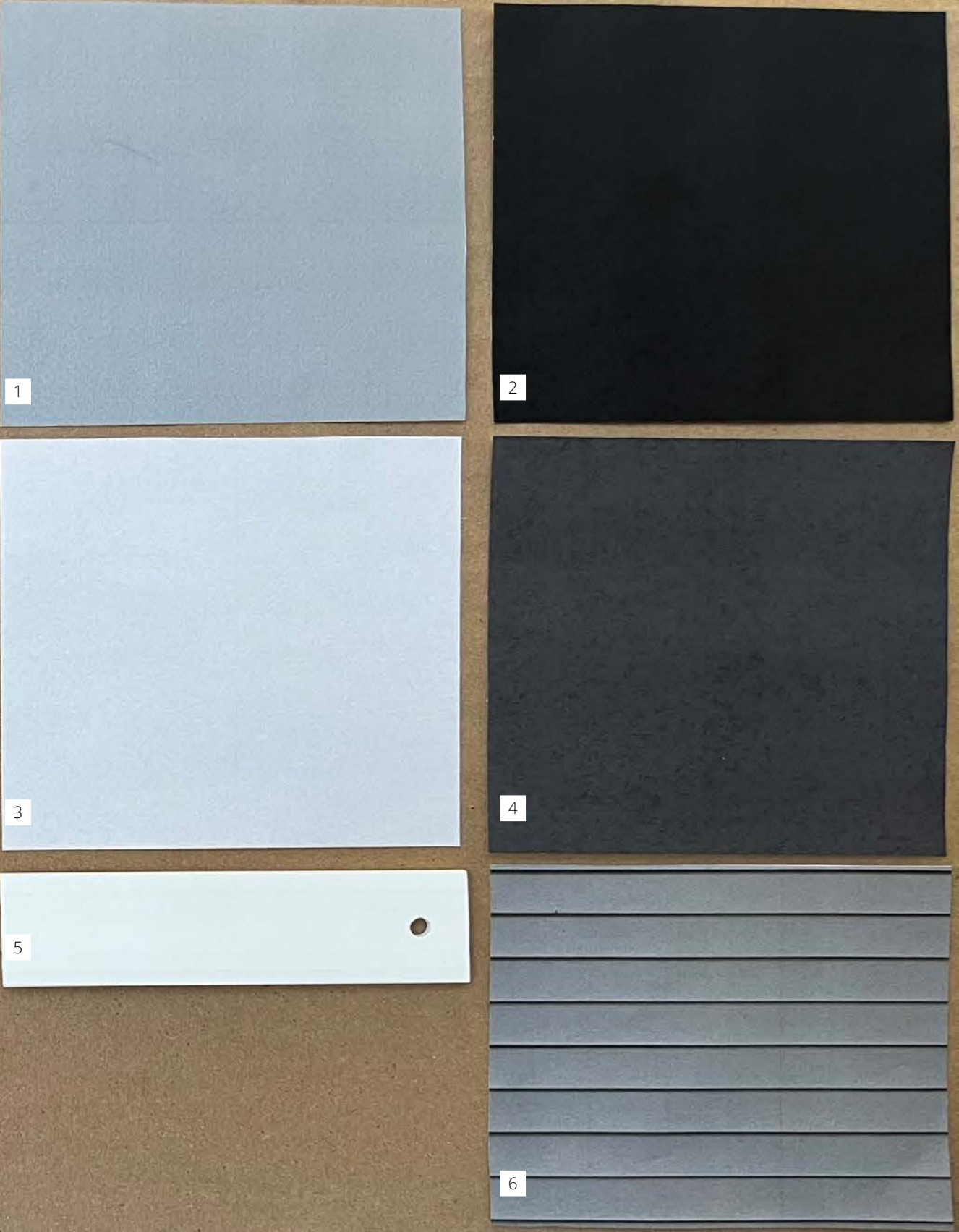
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| 
1
Fiber Cement Panel, Smooth,
Benjamin Moore
Chantilly Lace | 
2
Fiber Cement Panel,
Benjamin Moore
Coventry Gray | 
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Fiber Cement Panel,
Benjamin Moore
Gray 21-10 | 
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Fiber Cement Panel,
Benjamin Moore
Jet Black |
| 
5
Fiber Cement Horizontal
Lap Siding, 4" Exposure
Coventry Gray | 
6
Vinyl Window, White | 
7
Metal Vent Shroud, Paint To
Match Field | 
8
Wood Privacy Fence &
Gate, Semi-transparent Stain,
Cabot Dark Slate |

BLANK



3019 S Angeline St
SDCI# 3037491-LU

1. FIBER CEMENT PANEL SIDING, SMOOTH, PAINTED BENJAMIN MOORE COVENTRY GRAY
2. FIBER CEMENT PANEL SIDING, SMOOTH, PAINTED BENJAMIN MOORE JET BLACK
3. FIBER CEMENT PANEL SIDING, SMOOTH, PAINTED BENJAMIN MOORE CHANTILLY LACE
4. FIBER CEMENT PANEL SIDING, SMOOTH, PAINTED BENJAMIN MOORE GRAY 2121-10
5. VINYL WINDOW, WHITE
6. FIBER CEMENT HORIZONTAL LAP SIDING, 4" EXPOSURE, SMOOTH, PAINTED BENJAMIN MOORE COVENTRY GRAY

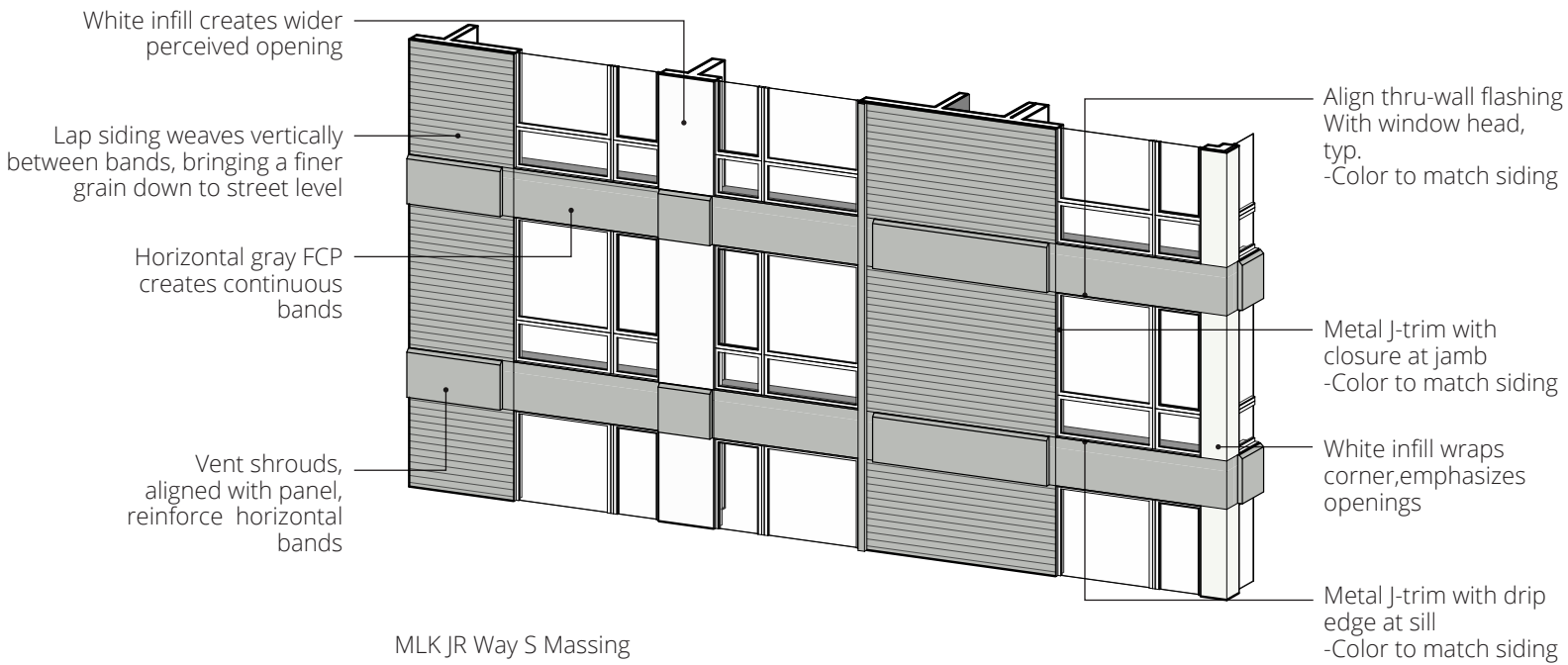




Perspective: MLK JR Way S Massing



Perspective: S Angeline St Massing



The MLK JR Way S facade uses materiality to break down the scale. Lap siding runs in vertical stacks between the openings. The lap stacks are interrupted by horizontal bands of Fiber Cement Panels. Vent shrouds reinforce the bands and are designed to fit within the banding. White infill wraps the corners and connects adjacent windows, creating wider perceived openings. The stacks and bands weave together breaking up the rigorous facade.



By contrast, the Angeline materiality is simpler, using panel orientation to create hierarchy. The horizontal bands of FCP and vent shrouds are subtler in the all black field. White infill is not used around the openings, which again creates contrast to the treatment of the Angeline mass.

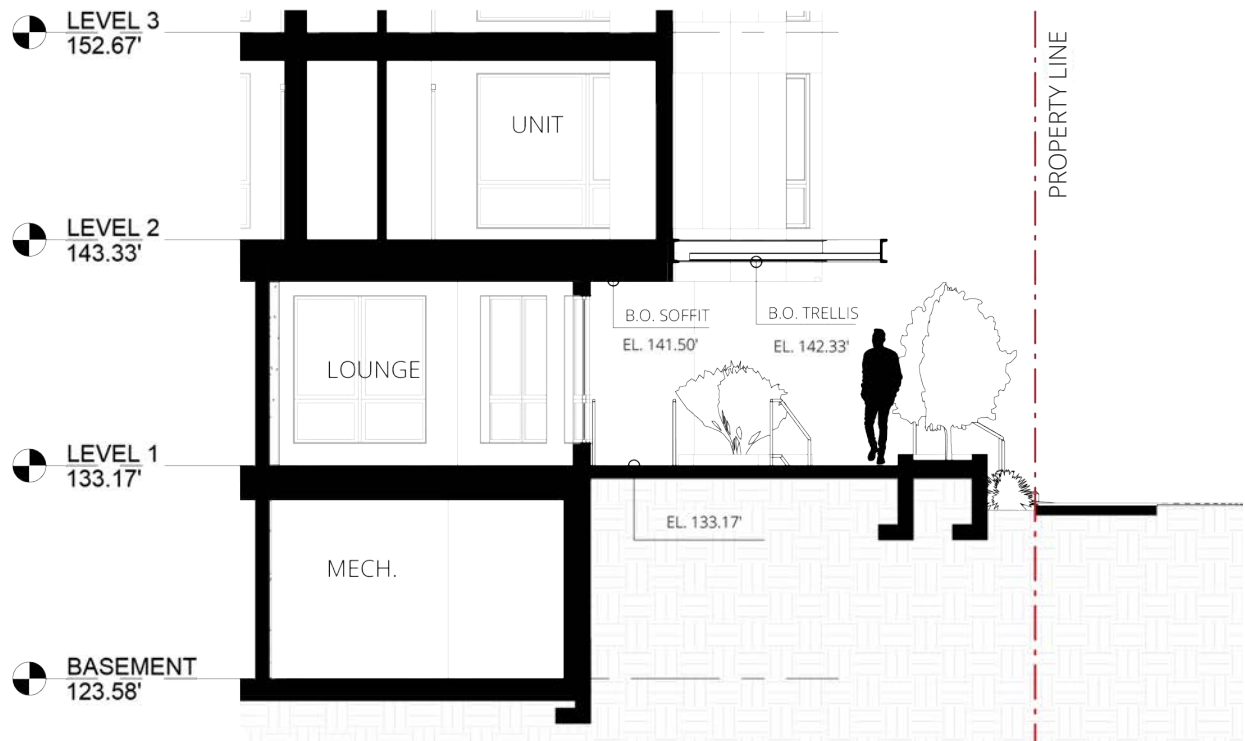
STREET-LEVEL EXPERIENCE: CORNER ENTRY

Design Response: ④a

The entry patio has access points from each street frontage but cast-in place concrete planters with small trees frame the primary entry stair, creating a focal point. At only 24" above grade, the patio walls remain low and the open railing creates transparency and visual connection between the patio seating and sidewalk.

Guidelines:
CS2.C.1: Corner Sites
PL3.B.4: Interaction





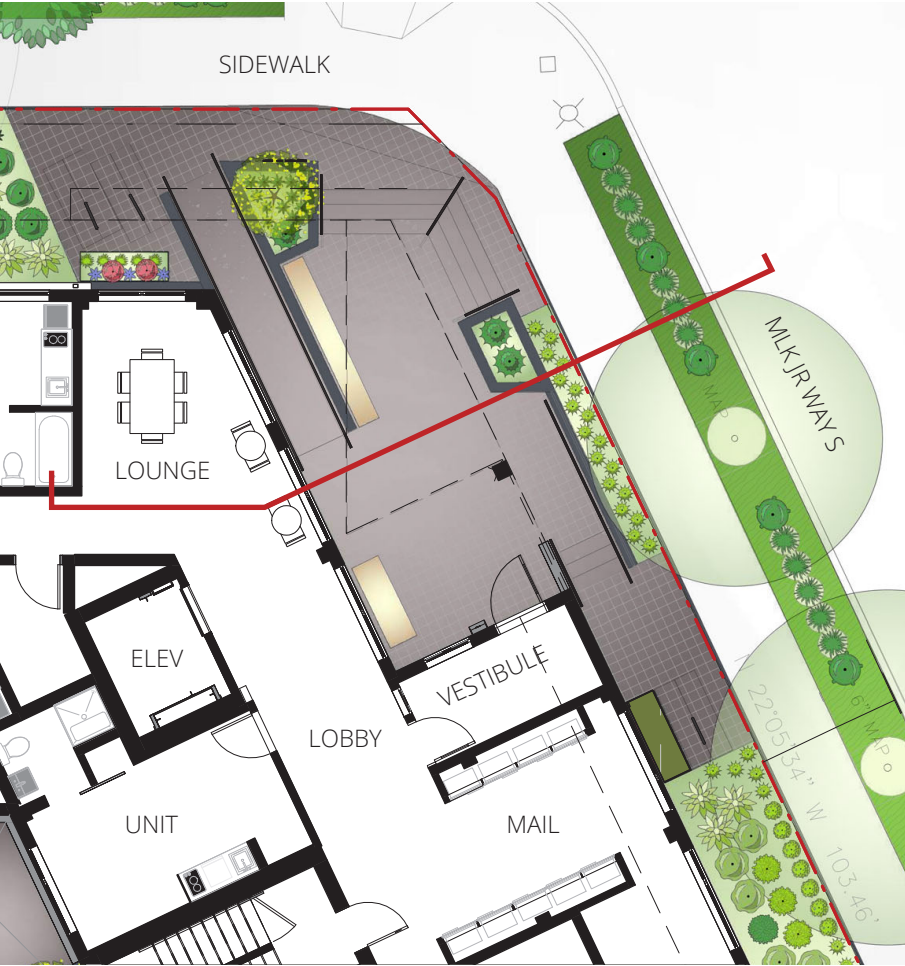
Section: Entry on the corner of MLK JR Way S & S Angeline St



Entry on the corner of MLK JR Way S & S Angeline St



1. Canopy Signage
2. Entry Trellis
3. Planter, Cast In Place
4. Hutch Park Bench, Black



Plan: Entry on the corner of MLK JR Way S & S Angeline St

DESIGN RESPONSE: ④a

The split masses overhang the patio creating weather protection over the entry door, ramp, and benches. An open trellis, formed by white metal c-channels, stitches the two masses together. The trellis acts as an entry marquee, creating space for signage and lighting. The open trellis is in keeping with the porous nature of the framing landscape and minimal railing at the patio edges.

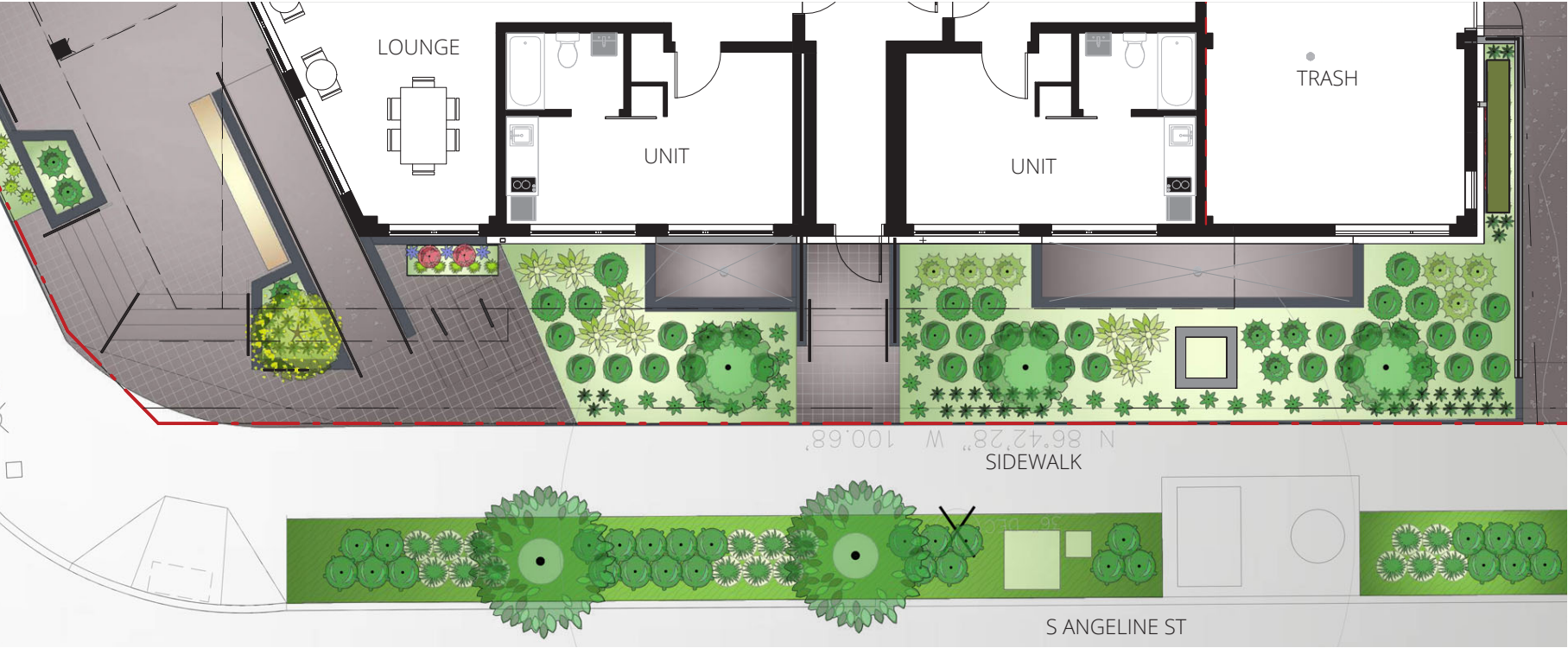
Guidelines:
PL3.A.2 Ensemble of Entry Elements

STREET-LEVEL EXPERIENCE: ANGELINE



Looking south from S Angeline St

*Street trees not shown clarity



Plan: Looking south from S Angeline St



- 1. Bike Hoops
- 2. Eco Piora Permeable Pavers, Gray
- 3. Metal Planter, Black

DESIGN RESPONSE: ②a

The street level is activated with the street-facing Lounge and Units, short term bike parking, and an exit path. The openings in the facade create a strong datum and band of transparency to the use beyond. The larger setback and heavily landscaped frontage reflects the transition into a SF zone. The street level facade is broken down to a residential scale by the level two overhang that frames the single story and, the lap siding that wraps the corner.

- Guidelines:
- DC2.B.2 - Blank walls
 - DC2.B.1 - Facade composition



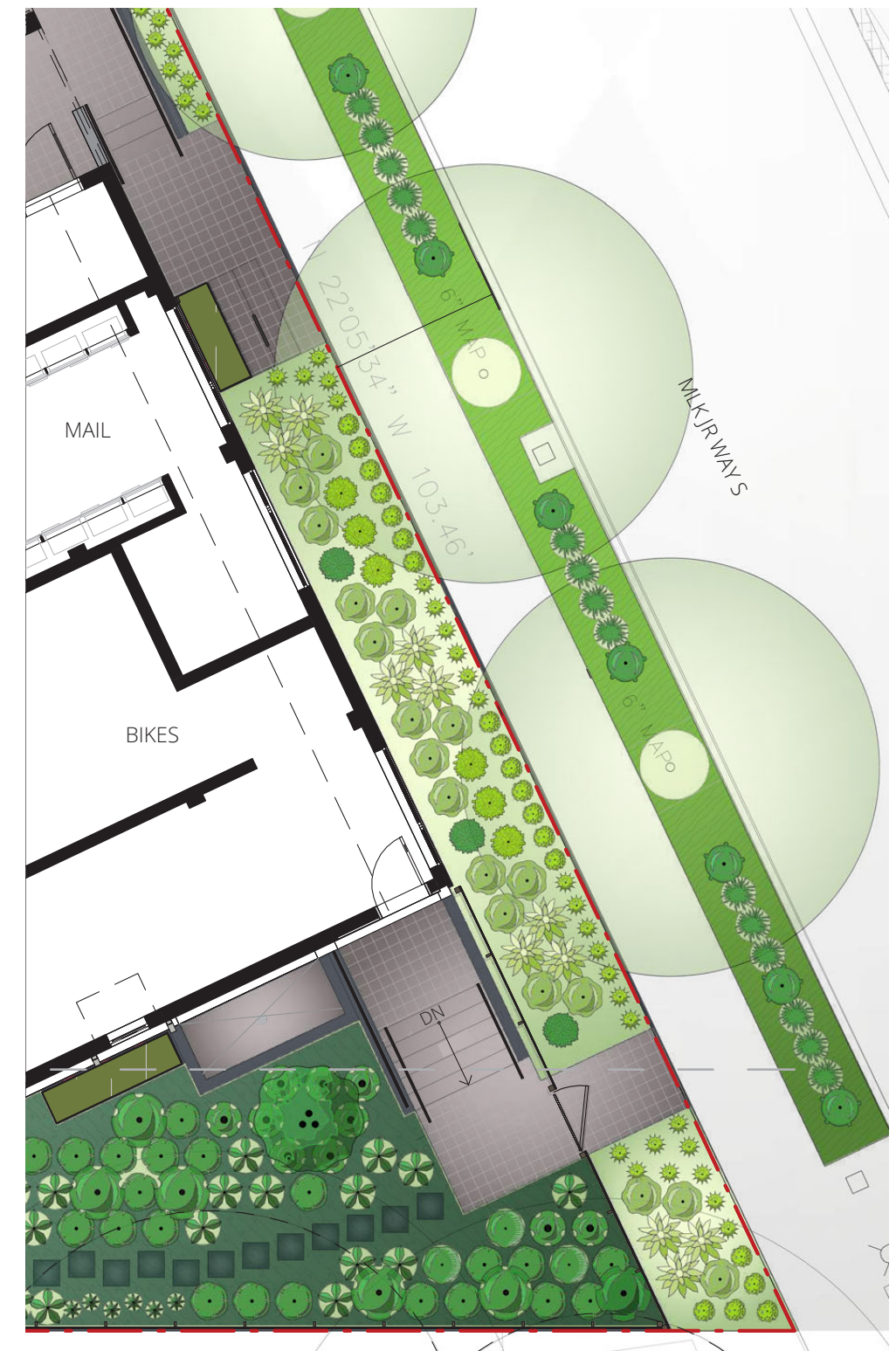
DESIGN RESPONSE: 2C

The MLK JR Way S frontage is activated by the entry vestibule, mail room, bike room and short term bike stalls. The secondary entry at the southeast corner provides direct access to the bike room and to the rear yard amenity area. The fence provides security for these access points but is open at eye level to provide a view into the space beyond.

Guidelines:
PL2.B.1 - Safety And Security: Eyes On The Street
DC3.B.1 - Meeting User Needs



Looking at northwest from MLK JR Way S

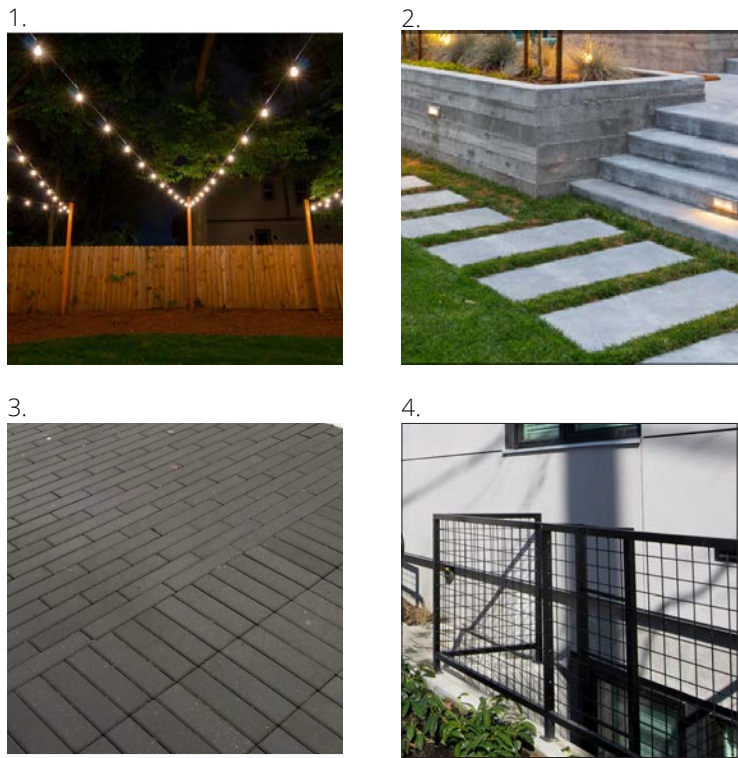


Plan: Southeast corner along MLK JR Way S

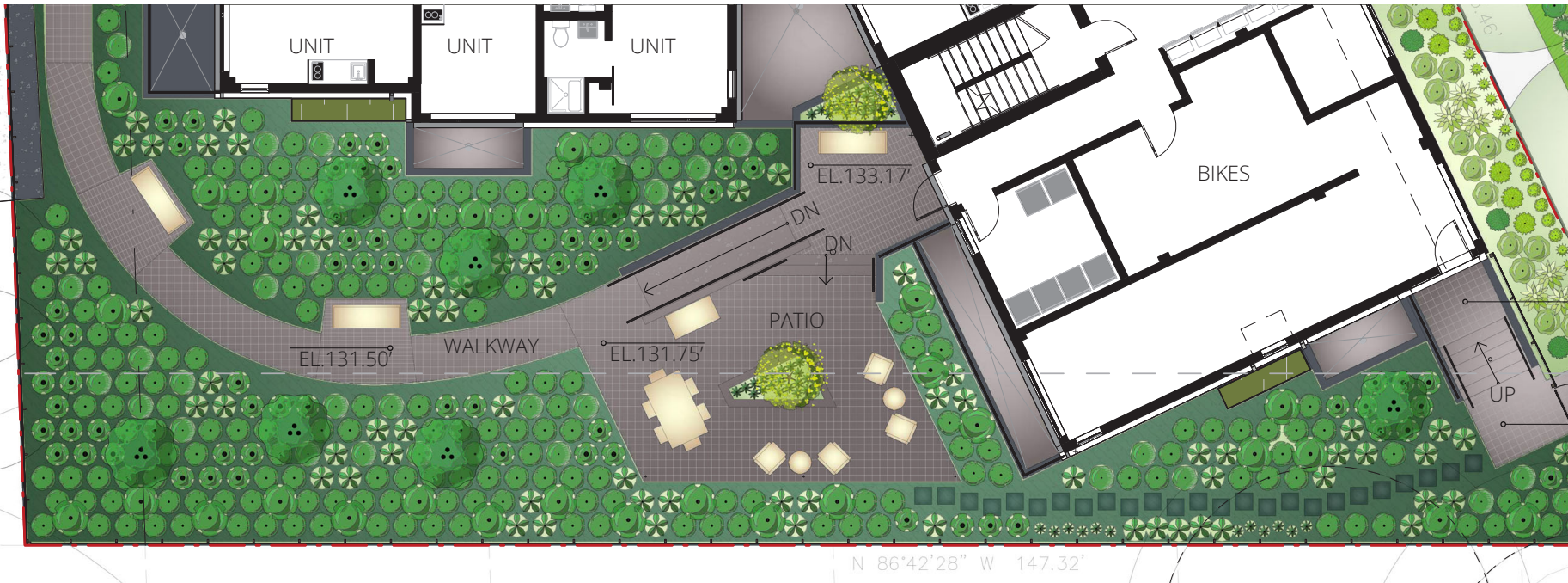
AMENITY: REAR YARD



View of rear yard



- 1. Bistro Lights
- 2. Cast In Place Stairs & Pavers
- 3. Varied Pavers
- 4. Guardrail w Metal Mesh Infill



Plan: Rear yard

DESIGN RESPONSE 20 4b

The large rear yard was preserved as a buffer to the wetland located to the south. While landscaping dominates the backyard, usable patio and spaces are provided for resident use. The gathering areas are enhanced with multiple seating options, lighting and varied paving. The black railing is minimal and carries the language from the street frontage. Infill mesh fits within the frame where guardrail is required.

Guidelines:
DC3.B.4 - Multifamily Open Space
DC3.B.1 - Meeting User Needs

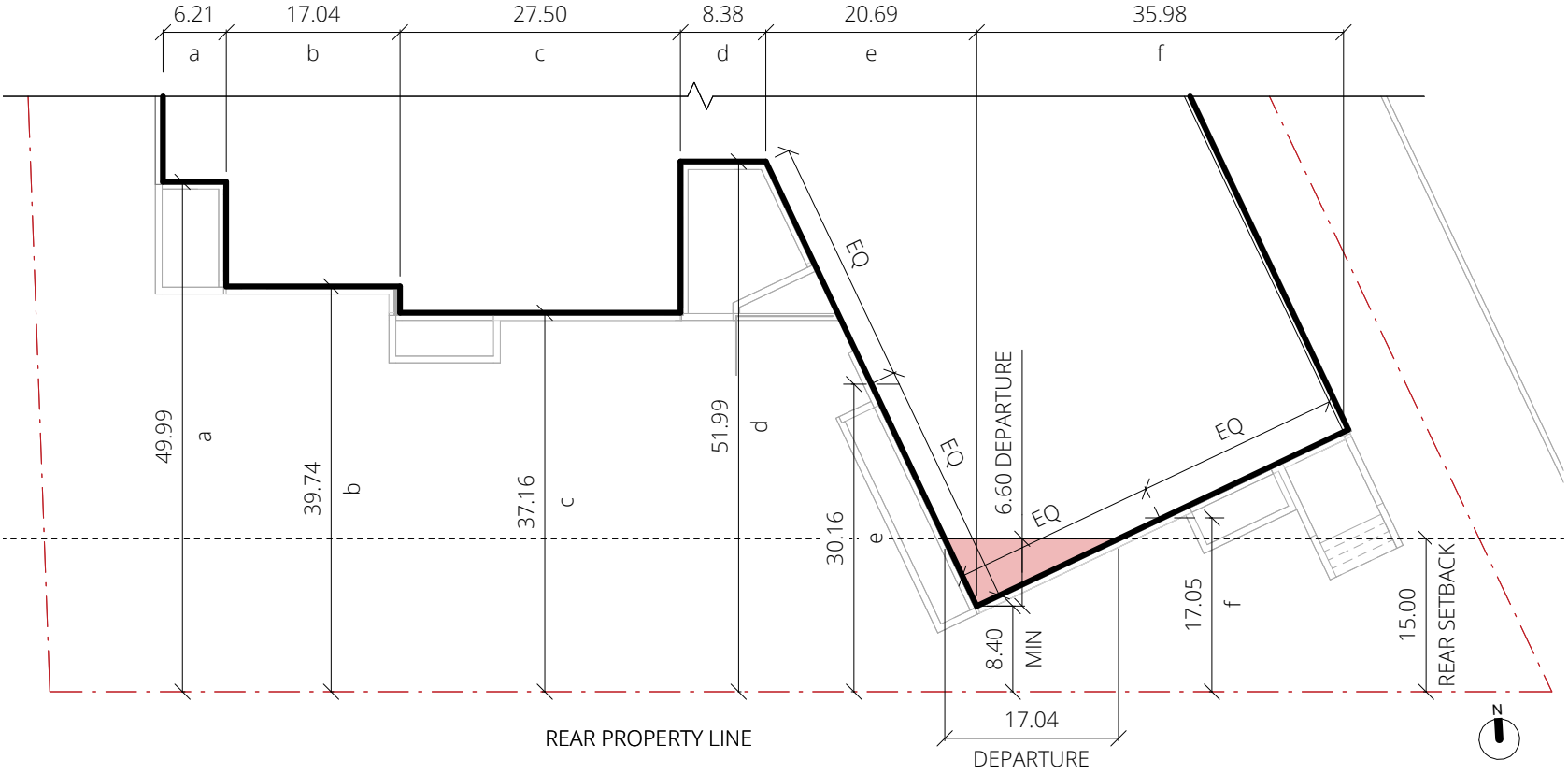
1 SMC 23.45.518.A: REQUIRED SETBACKS IN LR ZONES

Required: Rear: 15' minimum if no alley

Proposed: 8.40' minimum / 31.79' average

Guidelines/Justification: CS2.D.4 Massing Choices, CS2.D.5 Respect For Adjacent Sites, & DC3.B.4 Multifamily Open Space

- Departure redistributes mass away from adjacent single-family residences, allowing the facade facing the SF 5000 zone be reduced in height and width.
- Building massing is pushed north so that the actual average rear setback is 31.77'.
- Departure provides a large rear yard and opportunity for ample landscape. Since EDG, the rear yard has been developed further, providing multiple outdoor gathering spaces for the residents with access from the building and both streets. See pg. 38.



AVERAGE REAR SETBACK @ SOUTH

		AVG.SETBACK(ft): 31.79	
SECTION	SETBACK	LENGTH (ft)	TOTAL
a	49.99	x 6.21	= 310.44
b	39.74	x 17.04	= 677.17
c	37.16	x 28.50	= 1059.06
d	51.99	x 8.38	= 435.68
e	30.16	x 20.69	= 624.01
f	17.05	x 36.44	= 621.30
		TOTAL: 117.26	TOTAL: 3727.66
3,727.66		/ 117.26	= 31.79
		PROPOSED AVG. SETBACK	

RECENT WORK



6301 15th Ave NW



4735 32nd Ave S



1806 23rd Avenue



5231 Rainier Ave S (Under Construction)



120 10th Ave E



800 5th Avenue N



4710 20th Avenue NE



1728 12th Avenue



1715 12th Avenue



1404 Boylston Avenue