



#3037730-LU
4734 31st Ave S
Recommendation Phase
August 2022

ADDRESS

4734 31st Ave S
SDCI# 3037731-EG

PROJECT TEAM

Owner	4734 31st Ave South, LLC
Architect	SHW Terrane
Surveyor	Layton Tree Consulting
Arborist	Natalie Quick Consulting
Community Outreach	

PROJECT INFO

Zoning	LR3 (M1)
Overlays	Columbia City Residential Urban Village Columbia City Light Rail Station Frequent Transit
Lot Area	5,836 SF
Proposed Units	42
Vehicle Parking	None
Bicycle Parking	46

PROJECT BRIEF

Demolish existing SFR. Construct new apartment building with 42 Small Efficiency Dwelling Units (SEDUs). No parking provided.

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URBAN DESIGN ANALYSIS

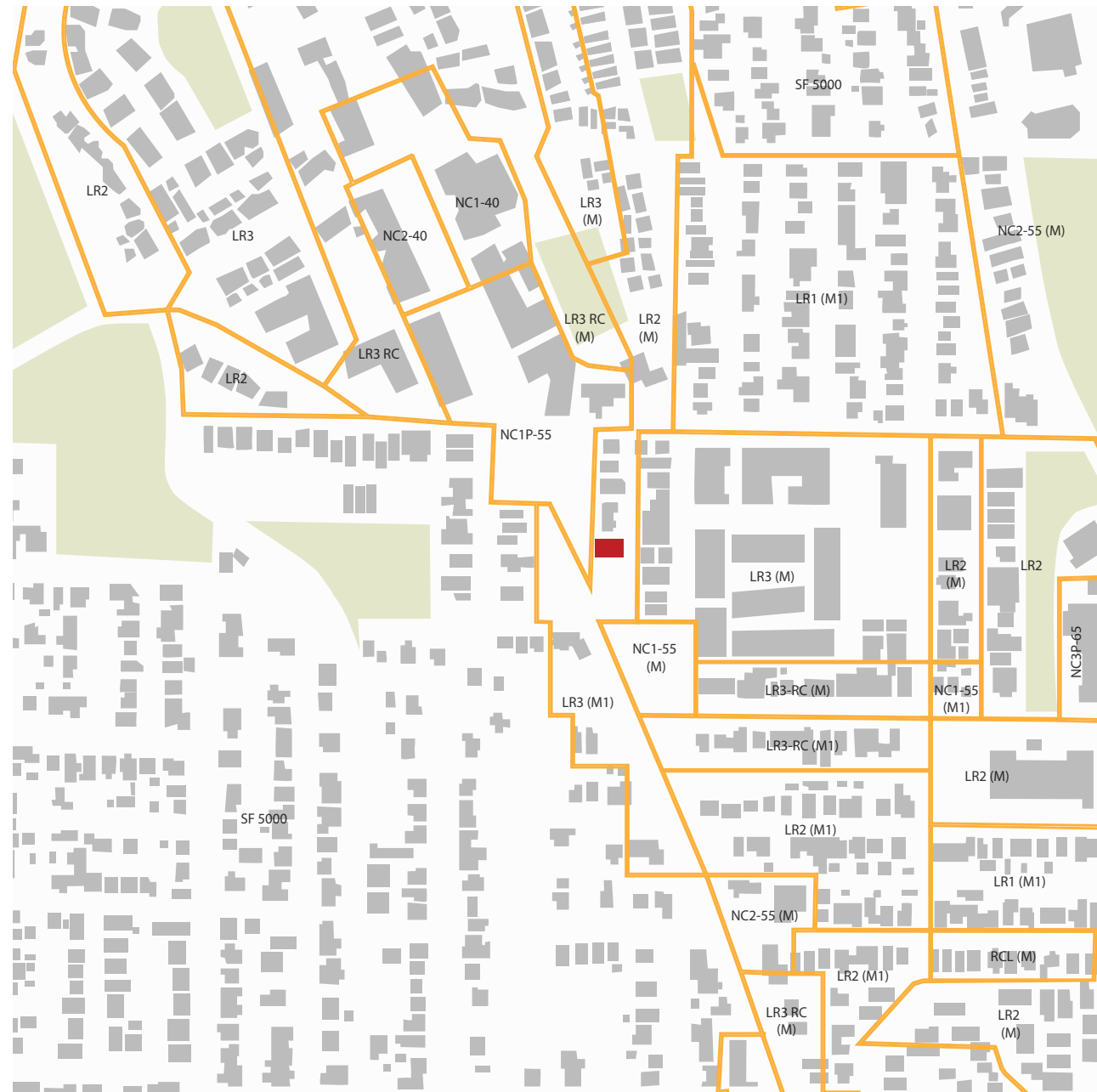
ZONING SUMMARY

LR3 (M1)		Columbia City Residential Urban Village Overlay, Columbia City Light Rail Station Overlay, Parking Flexibility
23.45.504	Permitted Uses	Residential permitted outright
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	Height Bonus - Below Grade	4' bonus for structures that include a story that is partially below grade
23.45.518.A, F, L	Setbacks	Front: 5' minimum
		Rear: 10' with alley
		Side: 7' average; 5' minimum for facades greater than 40' in length
23.45.522.A.	Amenity Area	Front Upper-Level Setback: 12' setback required at 54' above property line finished grade
		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	Urban village / Frequent Transit = no vehicular parking required.
	Residential Bicycle Parking	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: 25-50 dwelling units = 375 sf
		Minimum horizontal dimension of 12'.
		50' maximum distance from trash room to pickup location



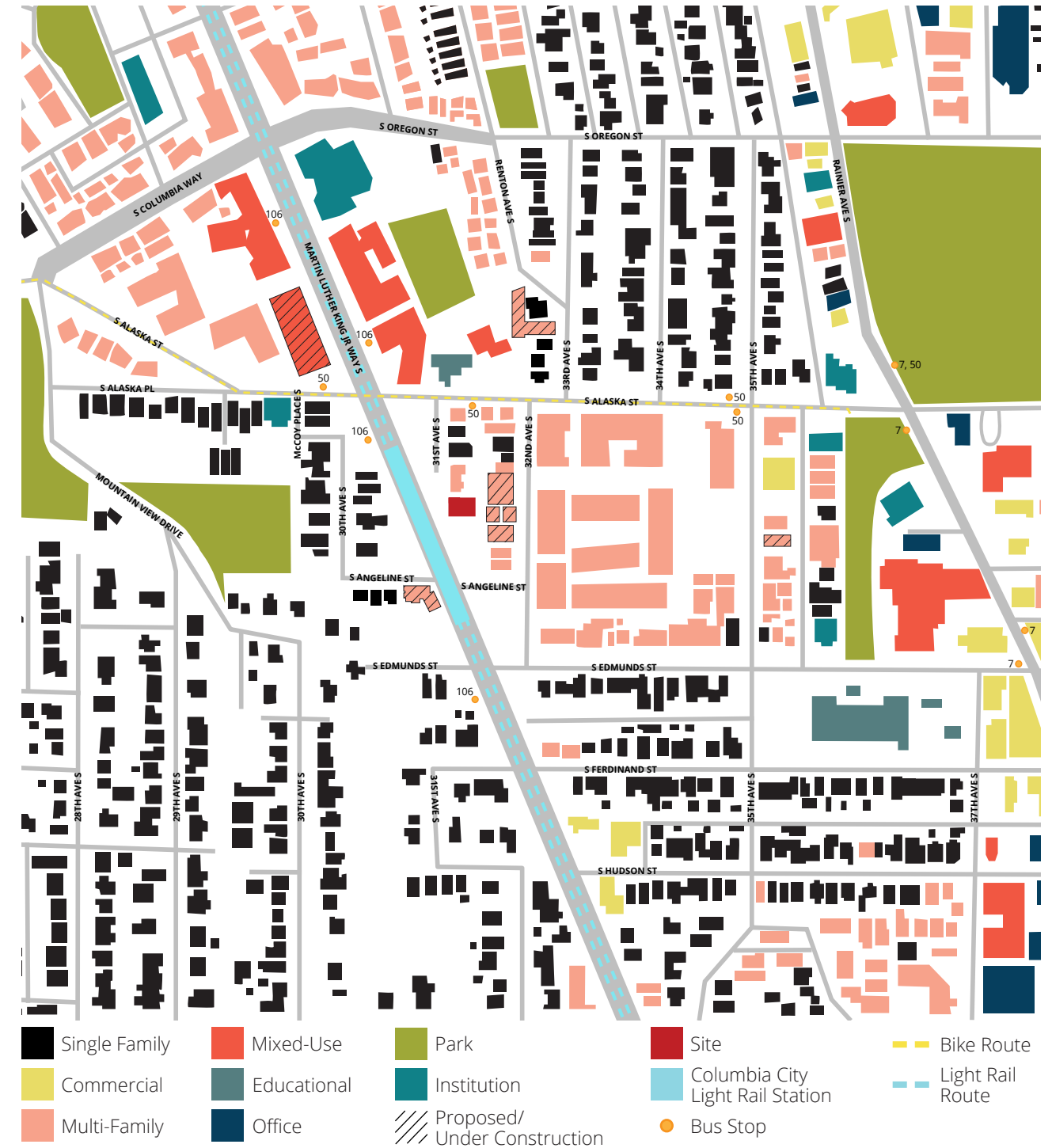
Figure - Ground





Zoning

The project site is zoned LR3 (M1) located in the Columbia City Residential Urban Village and Columbia City Light Rail Station Overlay, MHA applies. Low-rise zones abut the site to the north, east and south. There are Neighborhood Commercial Zones located just to the north west and south east of the site.

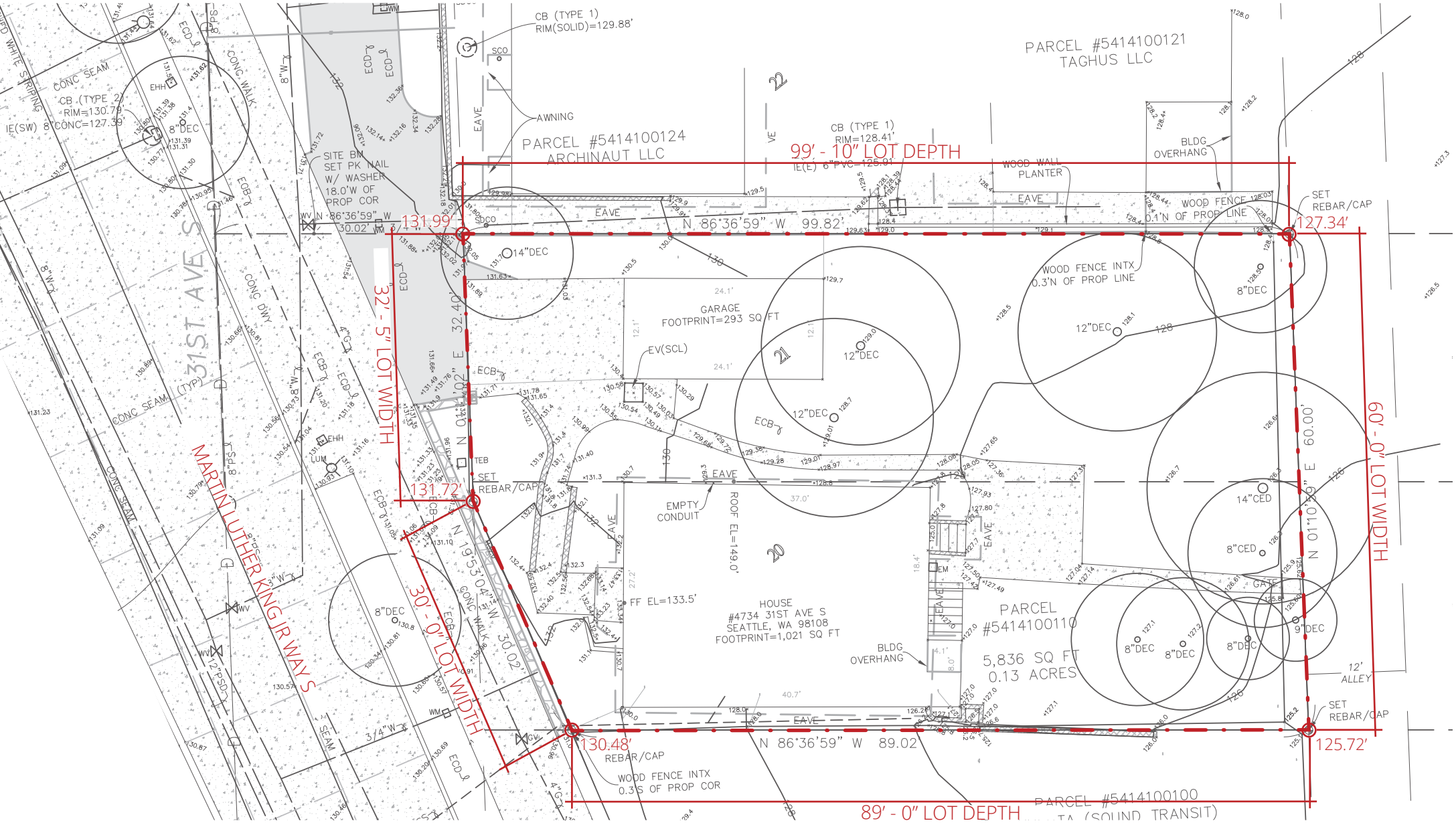


Adjacencies & Circulation

The site is located directly across Martin Luther King 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 Martin Luther King 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. 5414100110

LOTS 20 AND 21, BLOCK 1, MEADOW PARK ADDITION TO COLUMBIA CITY, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 10 OF PLATS, PAGE 93, RECORDS OF KING COUNTY, WASHINGTON.

EXCEPT THAT PORTION APPROPRIATED UNDER KING COUNTY CAUSE NO. 03-2-40514-1 AND RECORDED UNDER RECORDING NO. 20050919002721, BEING A RE-RECORD OF 20040225000418.

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

Parcel Area = 5,836 Sq. ft.

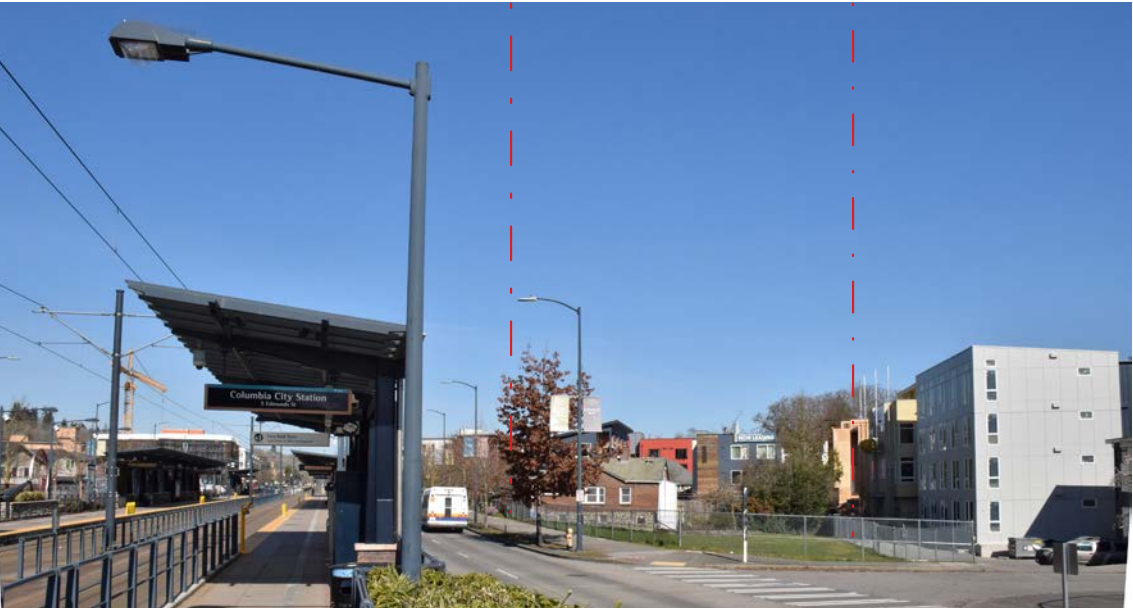
Surveyor: Terrane
Date: 12/09/20

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

--- Property Line

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EXISTING CONDITIONS - SITE PHOTOS



1. Looking north on light rail platform



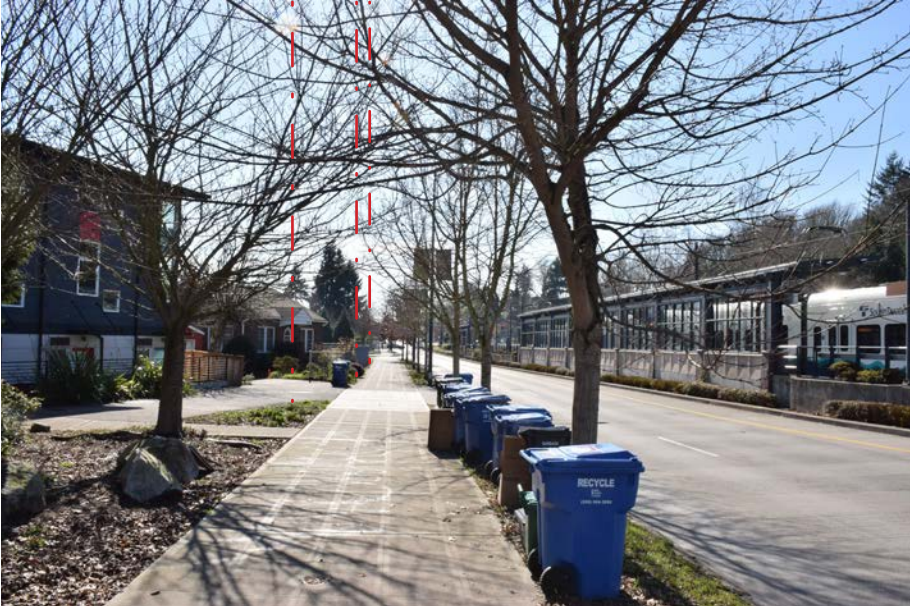
2. Looking north on Martin Luther King Jr Way S



3. Looking north from S Angeline St



4. Looking northwest from the alley



1. Looking south on Martin Luther King Jr Way S and 31st Ave S



2. Looking southeast from Martin Luther King Jr Way S

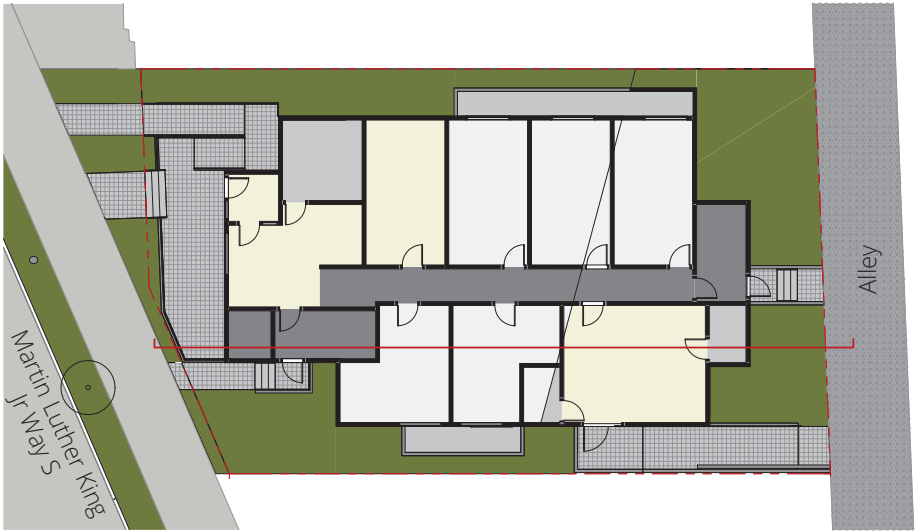


3. Looking northeast from Martin Luther King Jr Way S



4. Looking southeast from Martin Luther King Jr Way S (Link Light Rail Platform)

SCHEME SUMMARY



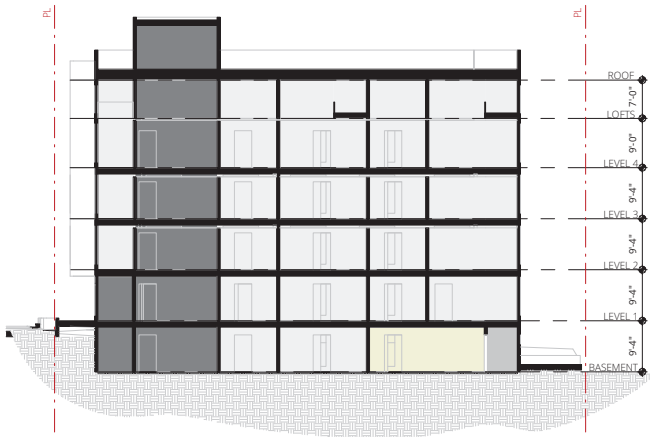
Plan: Scheme A - Code Compliant



Plan: Scheme B - Alternate



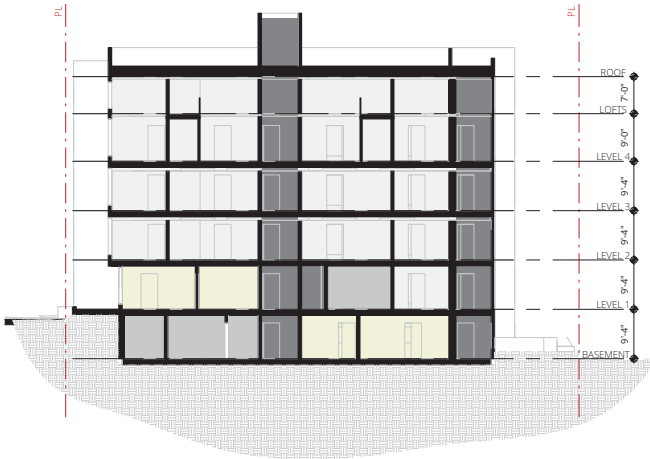
Plan: Scheme C - Preferred



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





1. View looking at southwest corner



2. View looking at northwest corner

Scheme C - Preferred

Units: 42

FAR: 2.21

GFA: 12,874 sf

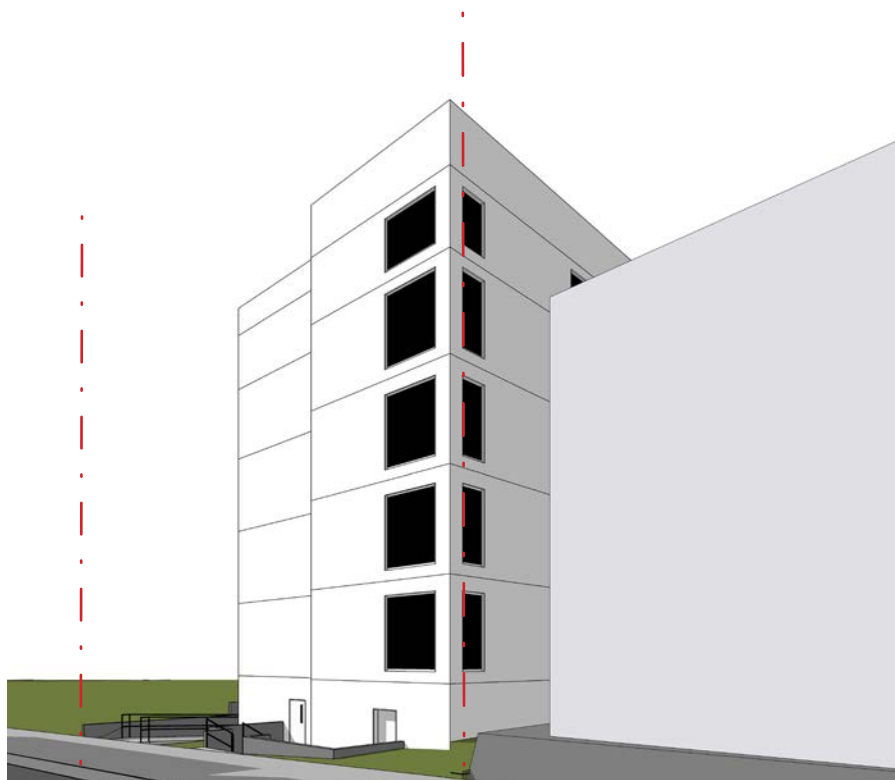
GSF: 13,460 sf

Pros:

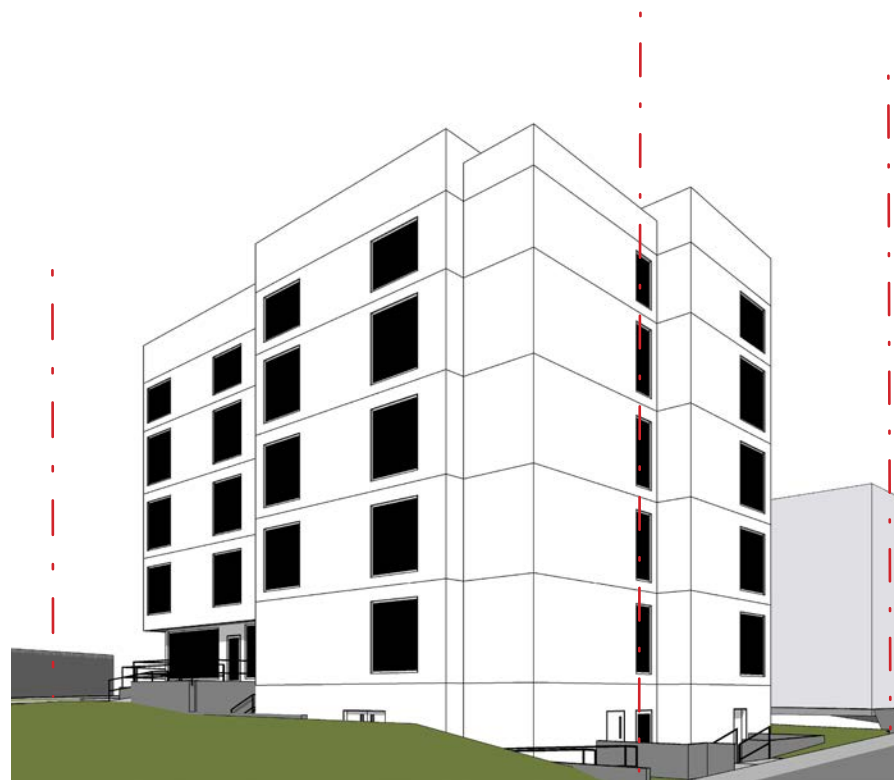
- Entry court and amenity patio activate prominent southwest corner.
- Modulation on highly visible south facade.
- Modulation on north facade.
- No window wells at street.

Cons:

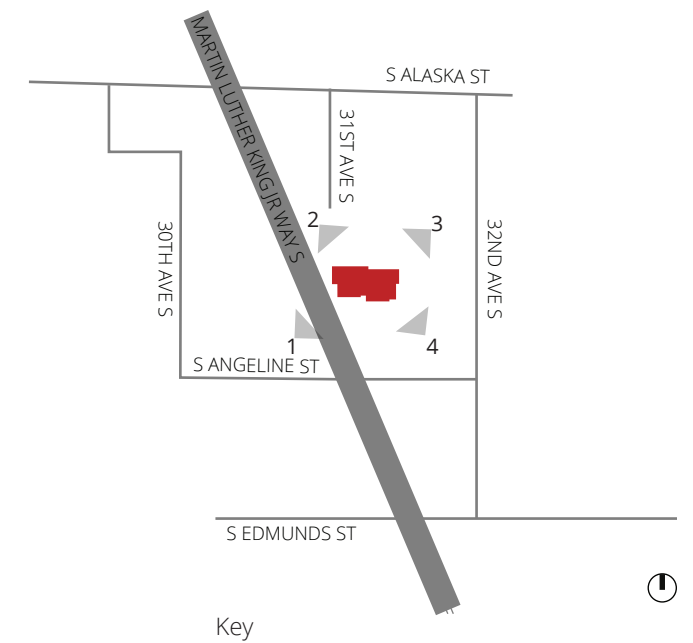
- Departures required.



3. View looking at northeast corner



4. View looking at southeast corner



PRIORITY GUIDELINES

CS2.B.2. CONNECTION TO THE STREET

Guideline Description: Identify opportunities for the project to make a strong connection to the street and carefully consider how the building will interact with the public realm. Consider the qualities and character of the streetscape— its physical features (sidewalk, parking, landscape strip, street trees, travel lanes, and other amenities) and its function (major retail street or quieter residential street)—in siting and designing the building.

Project Response: Ground-level massing carves in at the southwest corner along Martin Luther King Jr Way S to provide a definable entry and extra space for pedestrians. The primary entry sweeps in from Martin Luther King Jr Way S to create an entry sequence that is easily visible from the sidewalk.
See pages 12, 14, 26, 27 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: Massing pulled back from the northwest corner for a larger planting buffer. Landscaping along the site's north, east, and west edges provide a buffer for the neighbor.
See pages 14, 28 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: The neighborhood surrounding the Columbia City light rail station is evolving and this project establishes a precedent for future development through a strong street edge, contemporary design, welcoming entry, and respect for adjacent sites.
See page 12 for demonstration.

PL2.B.1 SAFETY AND SECURITY: EYES ON THE STREET

Guideline Description: Create a safe environment by providing lines of sight and encouraging natural surveillance through strategic placement of doors, windows, balconies and street-level uses.

Project Response: The building's common street-level uses are centered around the prominent southwest corner along Martin Luther King Jr Way S, adjacent to the light rail station. High levels of transparency and light increase lines of sight and natural surveillance on both the sidewalks and the light rail station. Units orientation and activated rear yard provide surveillance at the alley.
See pages 14, 26, 27 for demonstration.

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 Martin Luther King Jr Way S, easily visible from the sidewalks. The building cantilever of levels above provides overhead shelter. Composition of features such as paving, landscaping, lighting, signage, and high transparency are coordinated to create a welcoming entry.
See pages 14, 26 for demonstration.

PL1.C.1. OUTDOOR USES AND ACTIVITIES: SELECTING ACTIVITY AREAS

Guideline Description: Concentrate activity areas in places with sunny exposure, views across spaces, and in direct line with pedestrian routes.

Project Response: Both the entry plaza and south amenity patio are visible from the sidewalk, but provide two distinct conditions. The entry plaza serves as an extension of the lobby out toward Martin Luther King Jr Way S, activating the frontage and providing eyes on the street. The south amenity patio is set back and buffered from the traffic of Martin Luther King Jr Way S, providing a sunny space in the south yard for residents to inhabit and interact. The east patio in the rear yard provides a quiet, buffered space with seating and planting for residents.
See pages 24, 26, 27 for demonstration.

PL3.B.1. RESIDENTIAL EDGES: SECURITY AND PRIVACY

Guideline Description: Provide security and privacy for residential buildings through the use of a buffer or semi-private space between the development and the street or neighboring buildings. Consider design approaches such as elevating the main floor, providing a setback from the sidewalk, and/or landscaping to indicate the transition from one type of space to another.

Project Response: Level 1 is at street level. A landscape buffer provides a layer of privacy and security for the residential units.
See page 13, 14, 24, 26, 27 for demonstration.

PL3.B.4 RESIDENTIAL EDGES: INTERACTION

Guideline Description: Provide opportunities for interaction among residents and neighbors. Consider locating commonly used features or services such as mailboxes, outdoor seating, seasonal displays, children's play equipment, and space for informal events in the area between buildings as a mean for encouraging interaction.

Project Response: The entry plaza provides an opportunity for social interaction amongst residents and neighbors as they navigate through the entry. The south-facing amenity patio provides a place for residents to gather and interact within view but buffered from the circulation of the main entry and Martin Luther King Jr Way S. The east-facing amenity provides a quiet space completely removed from the noise and traffic along Martin Luther King Jr Way S for residents to sit
See pages 13, 14, 24, 26, 27 for demonstration.

DC1.C.4 PROJECT USES & ACTIVITIES: PARKING & SERVICE USES

Guideline Description: Locate and design service entries, loading docks, and trash receptacles to a less visible portion of the site to reduce possible impacts of these facilities on building aesthetics and pedestrian circulation. Where service facilities abut pedestrian areas or the perimeter of the property, maintain an attractive edge through screening, plantings, or other design treatments.

Project Response: The trash room and service route is located along the north property line with providing direct access to the alley staging. Trash service route and staging are screened by a 6' tall wood fence.
See page 12 for demonstration.

DC2.A.1. MASSING: SITE CHARACTERISTICS AND USES

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

Project Response: Massing addresses both angled front lot line conditions by orienting the building entry and lobby to establish itself along Martin Luther King Jr Way S while also maintaining the north neighbor's street edge.
See pages 12 for demonstration.

DC2.B.1. ARCHITECTURAL AND FACADE 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: The building composition has been further developed with materials, window and siding patterns, and building form. There are three distinct volumes with distinct material palettes. White fiber cement panels establish a regular pattern interrupted by a staggered texture mixed of lap siding. A black massing wraps around the white. Black fiber cement panels establish an irregular pattern with contrasting panels of white mixed in. The volumes created by circulation and the entry are comprised of a black corrugated metal siding with white infill panels between windows.
See pages 12, 13, 20-23, 24 for demonstration.

DC3.B.1. OPEN SPACE USES AND ACTIVITIES: 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: Three open spaces with distinct uses and characters are provided for residents. The entry plaza establishes a connection between the sidewalk and the lobby. An inviting entry sequence is enhanced by lighting, overhead weather protection, and planting. The south patio is buffered from the ROW by planting and a 3 ft fence. This patio has a variety of seating to encourage interaction between residents. The east patio is even further situated from the ROW, providing a quiet space with seating and planting for residents.
See pages 12, 14, 25, 26, 27 for demonstration.

① Massing and Concept

EDG Guidance:

a. Staff supports the massing of Scheme C within the EDG packet over the other options due to residential entry prominence, the conceptual façade expression of the south façade, and the organization of ground-level outdoor open space (DC2-B-1. Façade Composition, DC1-A-4. Views and Connections, DC3-B. Open Space Uses and Activities).

b. Staff supports the clear massing expression of Scheme C along the south property line with east and west massing elements separated by a circulation core and a conceptual intent for a complementary window pattern aiding in this expression. Due to the presence of an undeveloped parcel to the south, this south façade may be highly visible (DC2-A-2. Reducing Perceived Mass, DC2-B. Architectural and Façade Composition).

c. The overall complementary massing and window patterns appear to be less cohesive on the west façade, where massing and window patterns are designed to relate to the adjacent façades and lack a coherent design facing the street. Of the three schemes, Scheme B presents the most cohesive massing and conceptual window pattern design to the street frontage. Please analyze massing refinement, orientation of interior units, composition of window patterns, and the application of exterior materials to ensure a well-designed street-facing façade composition. Include a summary of this analysis at the Recommendation phase of review (DC2-B. Architectural and Façade Composition, DC2-C. Secondary Architectural Features).

Project Response:
EDG massing has been maintained and developed with materials and window pattern to create a cohesive composition.
See pages 12, 13, 24 for demonstration.

② Residential Entry

EDG Guidance:

a. Staff prefers the entry design of Scheme C over the other options due to its emphasis of the residential entry and lobby along the west and south façades using fenestration and a ground-level setback. Along with guidance above in 1c, staff recommends refinement of the massing and window pattern of the west façade design to emphasize residential entry (PL3-B-2. Ground-Level Residential, DC2-A-1. Reducing Perceived Mass, DC2-B-1. Façade Composition).

b. Examine design refinements to strengthen the entry sequence, incorporating lighting, signage, additional overhead weather protection and other design elements to create a distinctive and welcoming entry. (PL2-D-1. Design as Wayfinding, PL3-A-2 Ensemble of Elements, PL3-B-2. Ground-Level Residential).

Project Response:
Residential entry is emphasized with large windows, lighting, overhead weather protection, and signage. See pages 13, 14, 24 for demonstration.

③ Open Space

EDG Guidance:

Staff supports the conceptual patio space layout of Scheme C, which uses two distinct patio spaces near the southwest corner of the site. The western patio space serves as a point of interaction between the residential entry and the public sidewalk. The eastern patio space appears to be a quieter, yet visible, space from the sidewalk. Both spaces are likely to have access to sunlight due to their locations near the southwest corner of the site. Maintain these aspects of the proposed open space which serve distinct functions for building residents (PL2-B-1. Eyes on the Street, CS1-B-2. Daylight and Shading, DC3-B-1. Meeting User Needs).

MUP Items:

The wooden guardrail surrounding the secondary patio space diminishes the strength of the relationship between the patio spaces and reduces the visibility from and connection to the right-of-way. Revise the design to fully utilize the space to create a strong urban edge.

Regarding new departure request (reduction of amenity space): Ground-level amenity requirements are satisfied. Identify constraints to providing rooftop amenity area.

Project Response:
The entry plaza and south patio have been maintained and further developed as two distinct spaces, with the addition of a third amenity space in the east yard.
See 14, 24, 25, 26, 27, 28 for demonstration.

*Note: This is a non-elevator building so rooftop is not accessible. Amenity area cannot be provided at roof.

④ Landscaping

EDG Guidance:

a. Along with guidance above to strengthen the appearance of the residential entry, utilize landscaping along the street frontage to emphasize the residential entry location (PL3-B. Residential Edges, DC3-C-2 Amenities and Features, DC4-D. Trees, Landscape, and Hardscape Materials).

b. Requested façade length departures associated with Scheme C are intended to allow for increased residential street setbacks. At the Recommendation phase, demonstrate how landscaping will be designed to complement the deeper setback to ensure privacy for ground-level residential units and to provide a visually appealing street frontage (DC3-C-2 Amenities and Features, DC4-D. Trees, Landscape, and Hardscape Materials).

Project Response:
Landscaping along the street frontage emphasizes the primary entry and complements the deep front yard setback, providing privacy for ground-level units.
See pages 14, 18, 24 for demonstration.

⑤ Facade Design

EDG Guidance:

a. Ensure that proposed exterior materials presented at the Recommendation phase of review are durable, maintainable, and provide texture, pattern, or lend themselves to a high quality of detailing (DC4-A-1. Exterior Finish Materials).

b. The conceptual massing design of Scheme C appears to rely on vertical patterns of window alignment for façade expression. Utilize window depth within the façade and/or secondary architectural features to emphasize these vertical window alignments (DC2-B-1. Façade Composition, DC2-C. Secondary Architectural Features).

c. At the Recommendation phase of review, demonstrate how lighting will be utilized to complement the design concept and to enhance wayfinding and safety (PL2-B-2. Lighting for Safety, PL3-A-2 Ensemble of Elements).

d. Ensure that basement-level residential units have sufficient access to light through the design of light wells. At the Recommendation phase of review, provide detailed information showing the relationship of grade to the basement and ground-level uses, including dimensioned section drawings (CS1-C. Topography).

Project Response:
Exterior material palette and window composition establish a rigor that can be interrupted by a playful irregularity of pattern and texture. Site lighting enhances wayfinding and safety. Window wells have been further developed.
See pages 12, 13, 20-23 for demonstration.

PERSPECTIVES

Design Response: 1a 1b 1c 5a 5b

Ground-level massing pulls in at the entry corner to provide an entry plaza. Building massings are wrapped in a contrasting palette of white and black materials. A mix of rigor and irregularity creates a language of rhythm, texture, and interest. The white volumes establish order with stacked windows and vertically oriented panels. Panel size fields of lap siding are integrated to create a subtle and playful texture. The volumes formed by interior circulation are expressed with black corrugated metal siding and white infill panels.

- Guidelines:
- DC2.A.1 Massing: Site Characteristics and Uses
 - CS3.A.4 Evolving Neighborhoods
 - DC3.B Open Space Uses and Activities: Meeting User Needs
 - DC2.B Architectural and Façade Composition
 - CS3.A.4 Evolving Neighborhoods
 - CS2.B.2 Connection to the Street
 - DC2-B Architectural and Façade Composition



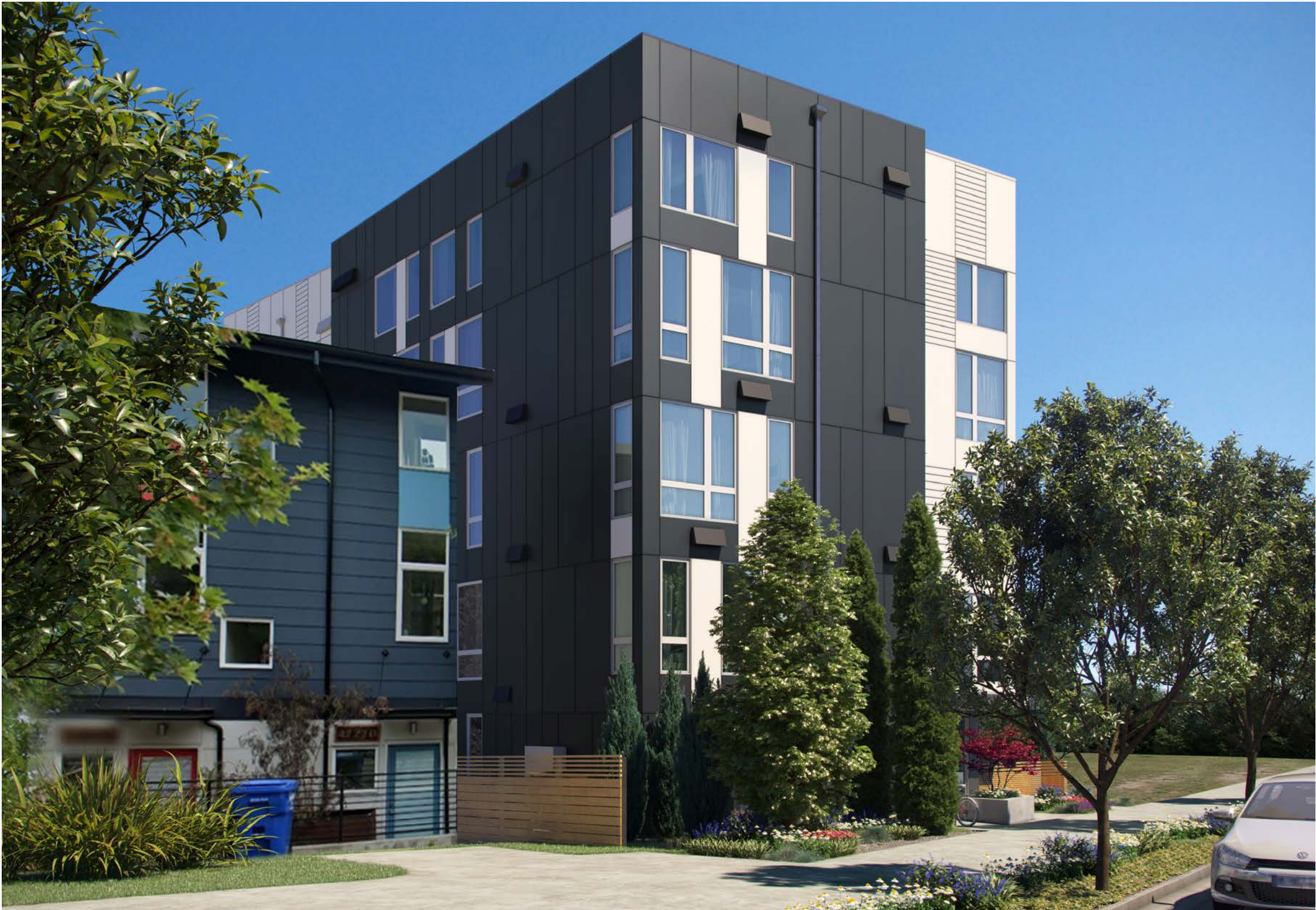
View from Southwest Corner

Design Response: ①c ②a ⑤a ⑤b ⑤c

The black volumes establish order with vertical groups of windows. However, that rigor is broken up with staggered windows and panel pattern. White infill panels emphasize the irregularity of the offset windows.

Landscaping in front yard provides privacy for ground-level unit and creates a lush, green amenity for residents and passersby to visually enjoy.

Guidelines:
DC2.B.1 Architectural and Façade Composition
PL3.B.1 Residential Edges: Security and Privacy
PL3.B.4 Residential Edges: Interaction



View from Northwest Corner

SITE PLAN

Design Response: (2b) (3) (4a) (4b)

The primary residential entry remains on the highly visible SW corner, with the entry plaza establishing a direct connection between entry and sidewalk. The south patio is buffered from the entry plaza and sidewalk, and provides a variety of gathering spaces for residents. A small patio in the east yard has seating and planting for residents. A deep planting triangle in the NW corner of the site emphasizes the increased front setback.

Guidelines:

- CS2.B.2 Connection to the Street
- PL3.A.2 Entries: Ensemble of Elements
- PL3.B.4 Residential Edges: Interaction
- PL2.B.1 Eyes on the Street
- DC3.B.1 Open Space and Activities: Meeting User Needs
- PL3-B. Residential Edges: Safety and Security
- PL3.A.2 Entries: Ensemble of Elements
- DC1.C.4 Project Uses & Activities: Parking & Service Uses

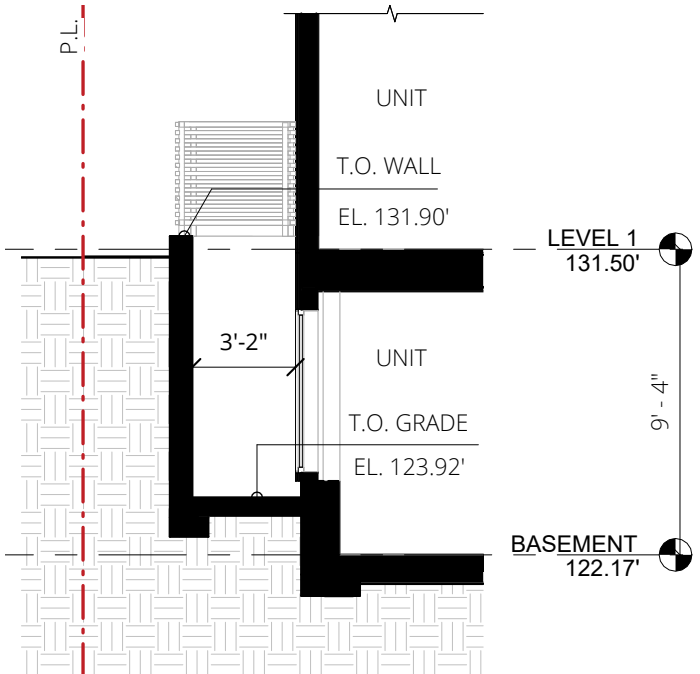


- ▶ Primary Entry
- • Property Line
- Departure Requested

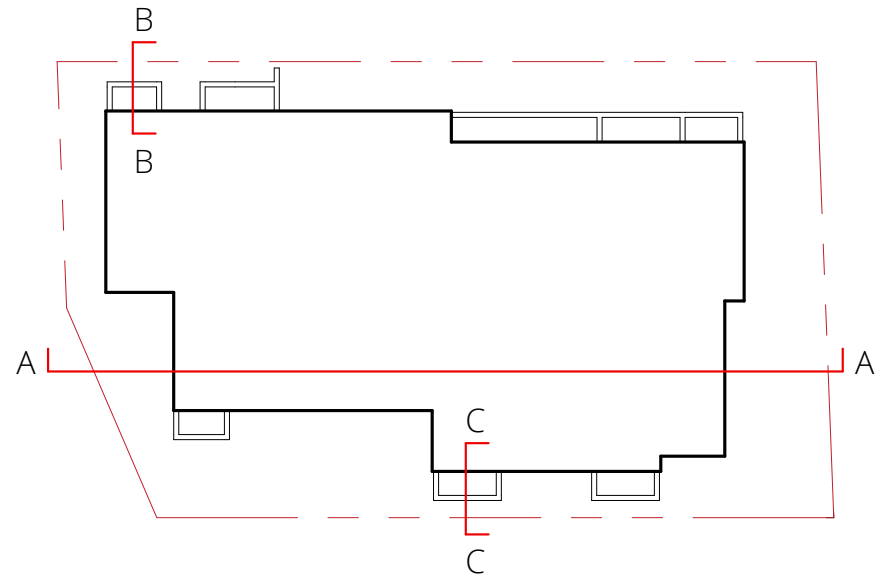




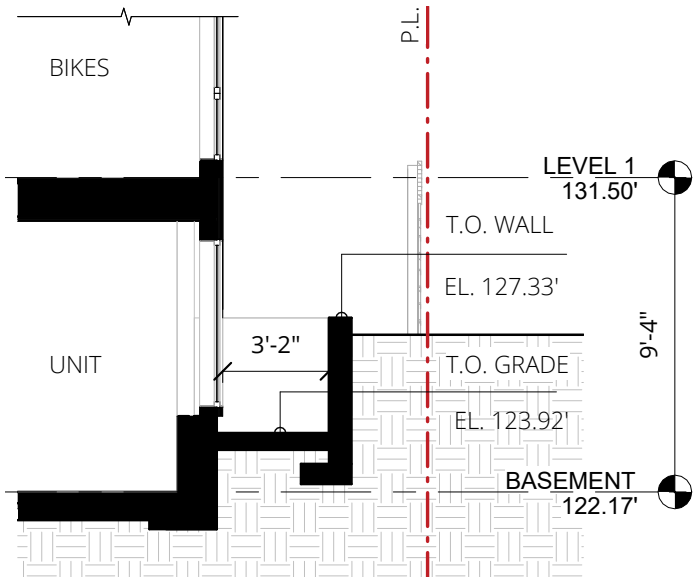
Building Section A - Scale: 1/16" = 1'-0"



Window Well Section B - Scale: NTS

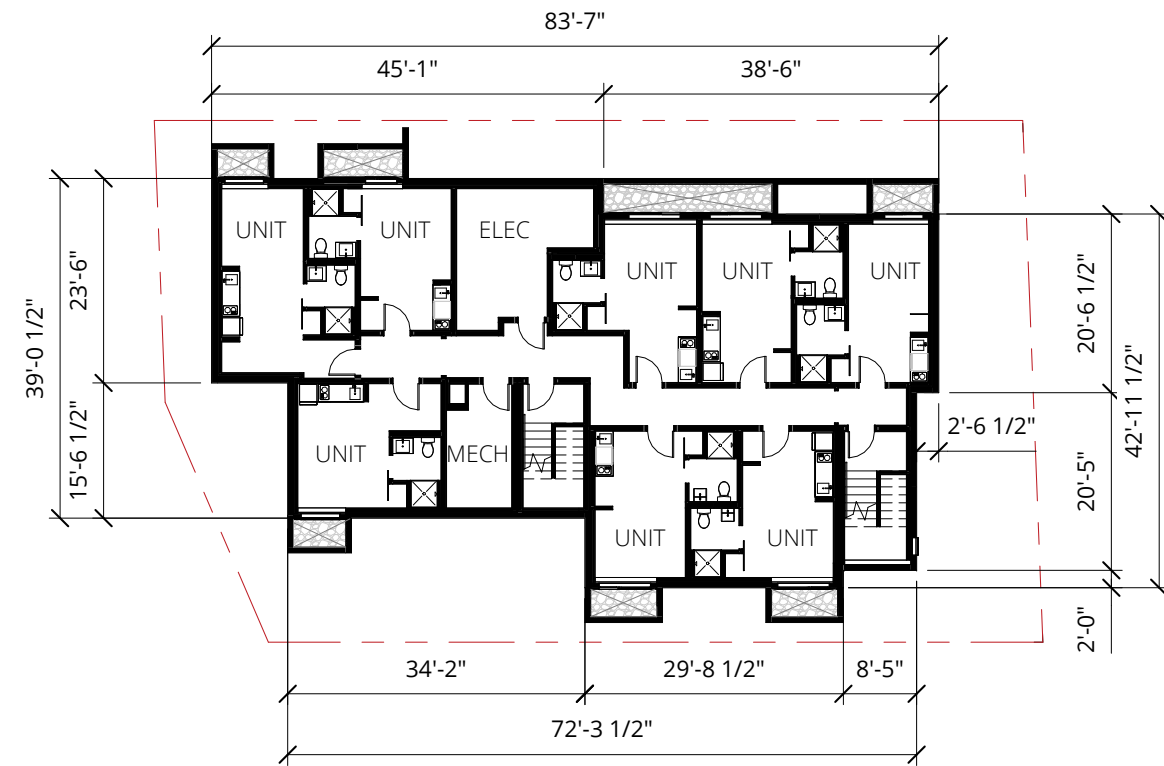


Key Plan - Scale: NTS

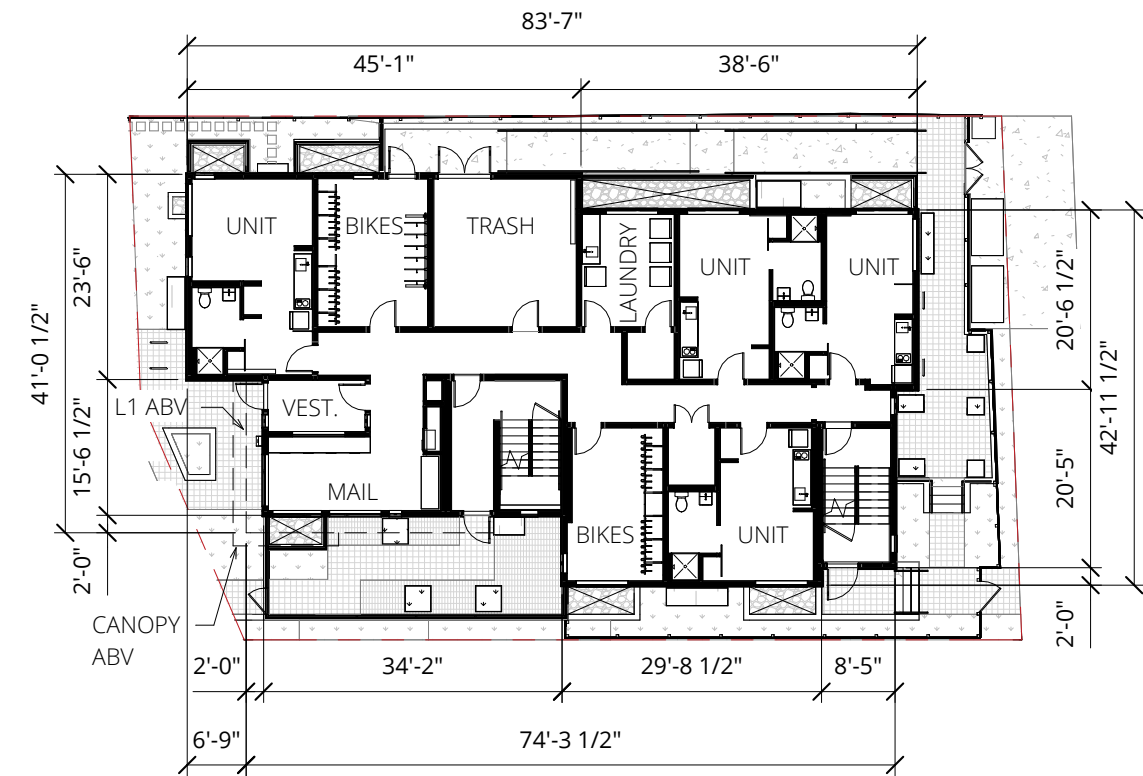


Window Well Section C - Scale: NTS

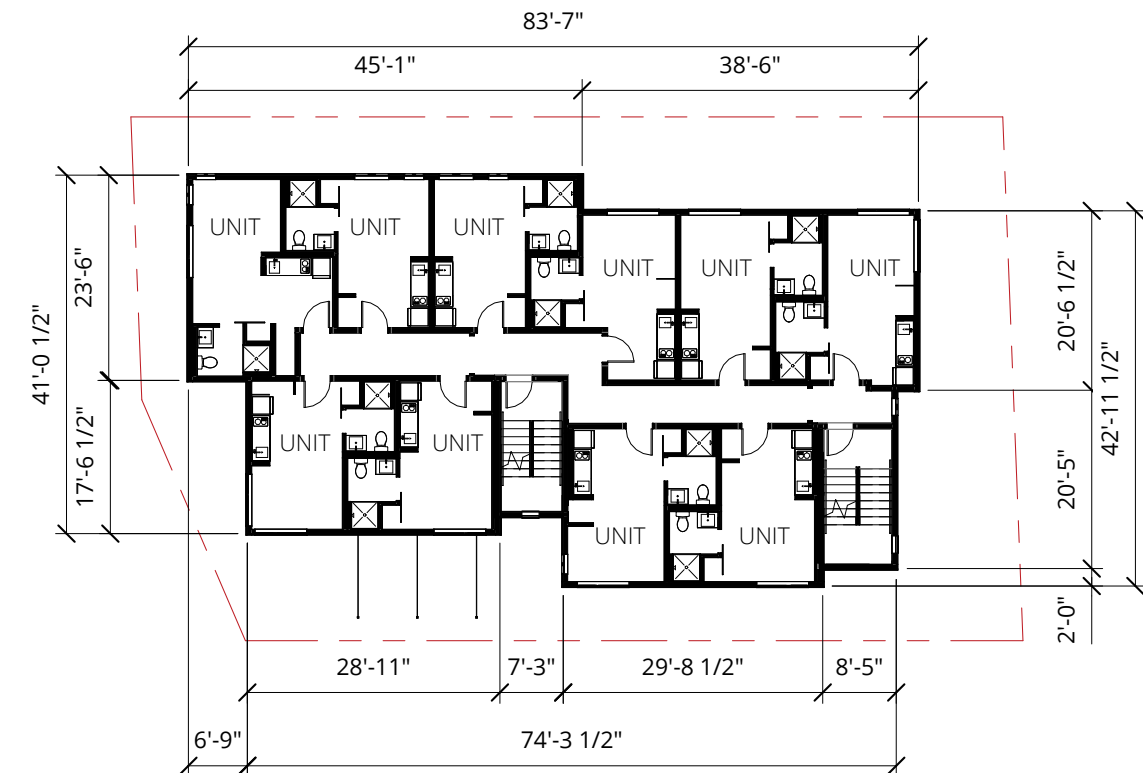
FLOOR PLANS



Basement

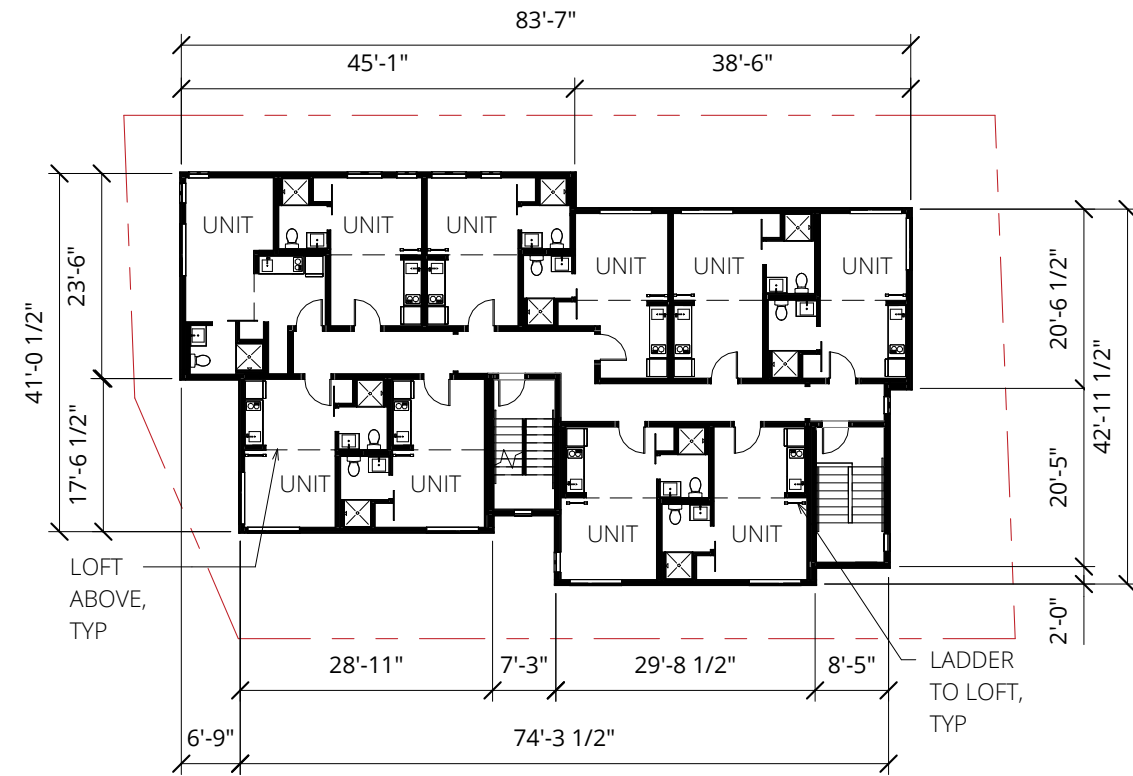


Level 1

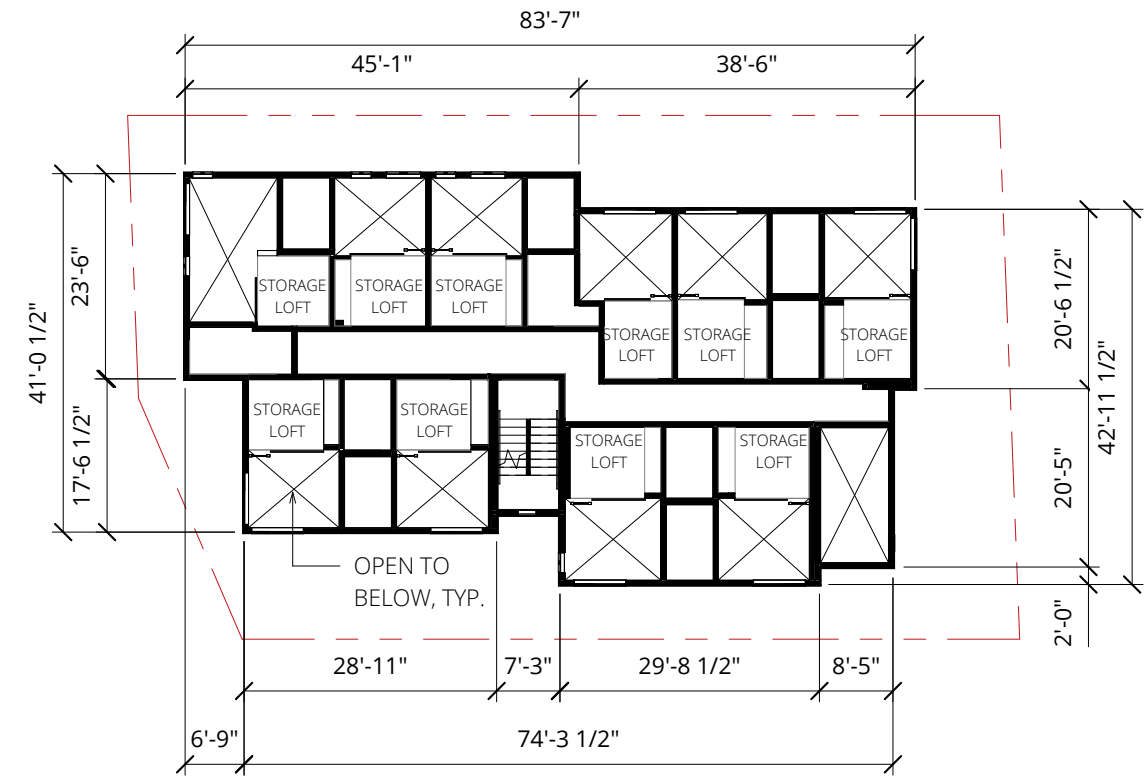


Level 2 (Level 3 sim.)

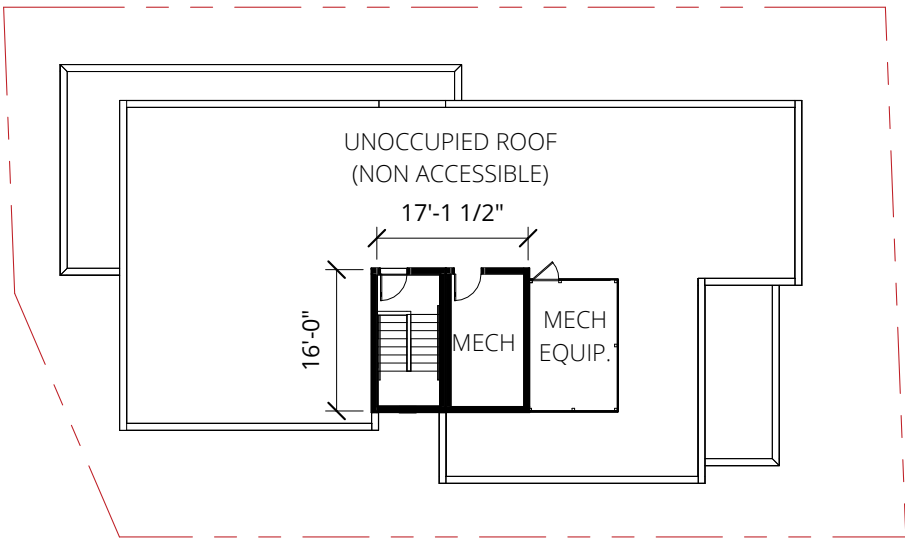




Level 4

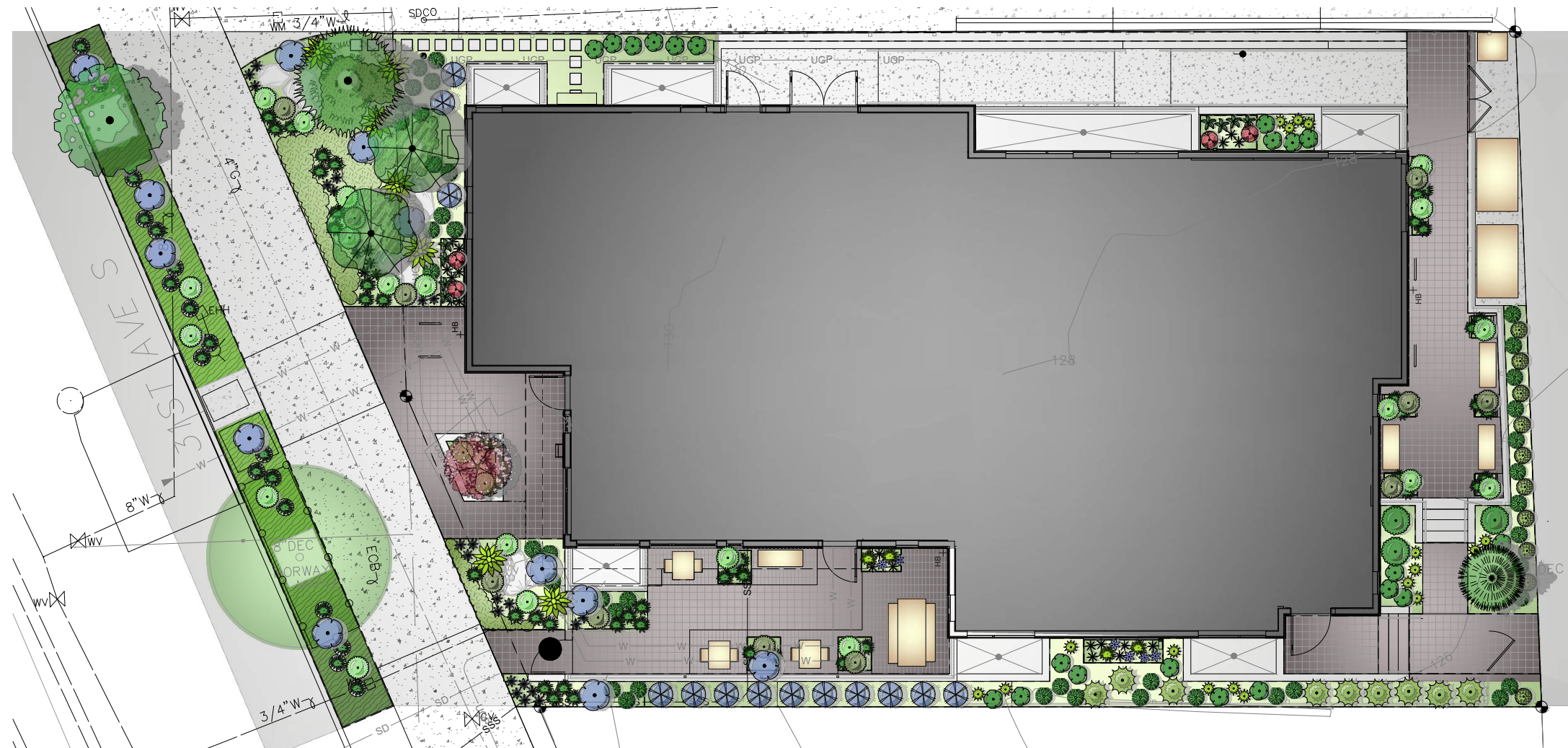


Level 4 Lofts



Roof

LANDSCAPE



PLANT SCHEDULE

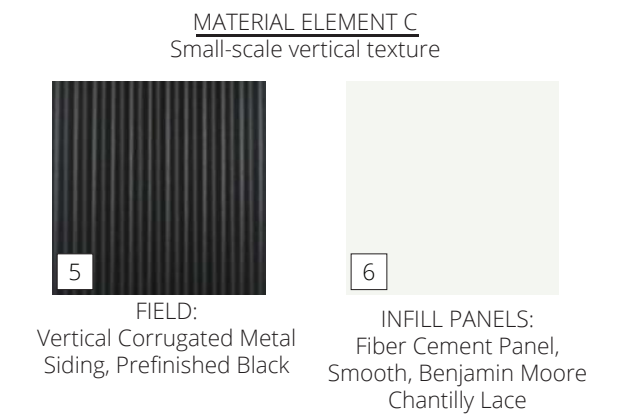
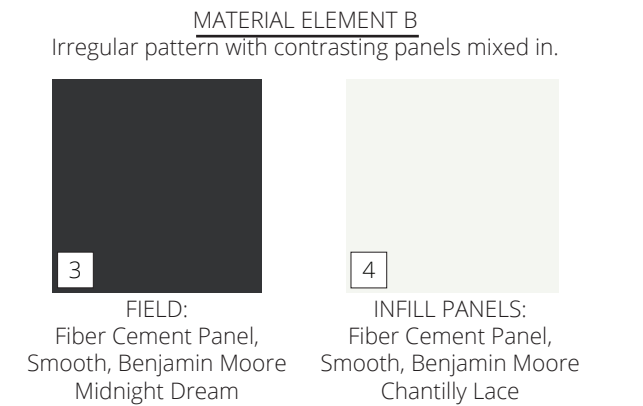
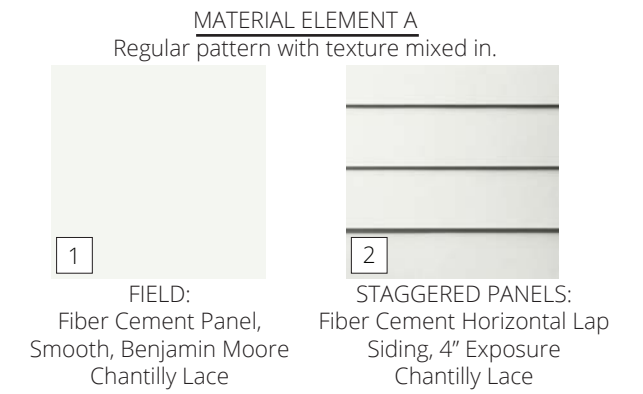
TREES	BOTANICAL / COMMON NAME
	<i>Acer palmatum</i> 'Bloodgood' / Bloodgood Japanese Maple
	<i>Calocedrus decurrens</i> / Incense Cedar Street Tree
	<i>Chamaecyparis obtusa</i> 'Gracilis' / Slender Hinoki Cypress
	<i>Liquidambar styraciflua</i> 'slender silhouette' / slender Silhouette Sweetgum
	<i>Ostrya virginiana</i> / American Hophornbeam Street Tree
SHRUBS	BOTANICAL / COMMON NAME
	<i>Calamagrostis x acutiflora</i> 'Karl Foerster' / Feather Reed Grass
	<i>Calluna vulgaris</i> 'Wickwar Flame' / Wickwar Flame Heather
	<i>Carex morrowii</i> 'Ice Dance' / Ice Dance Japanese Sedge
	<i>Carex oshimensis</i> 'Everillo' / Everillo Japanese Sedge
	<i>Chrysanthemum x superbum</i> / Shasta Daisy
	<i>Coreopsis x 'Desert Coral'</i> / Desert Coral Tickseed
	<i>Festuca glauca</i> / Blue Fescue
	<i>Juniperus virginiana</i> 'Skyrocket' / Skyrocket Juniper
	<i>Nandina domestica</i> 'Sienna Sunrise' / Heavenly Bamboo
	<i>Phormium tenax</i> 'Variegatum' / Variegated New Zealand Flax
	<i>Polystichum polyblepharum</i> / Japanese Tassel Fern
	<i>Salvia x superba</i> 'Merleau Blue' TM / Merleau Blue Perennial Sage
	<i>Sarcococca ruscifolia</i> / Fragrant Sarcococca
BIORETENTION	BOTANICAL / COMMON NAME
	<i>Acorus gramineus</i> 'Ogon' / Golden Variegated Sweetflag
	<i>Cornus sericea</i> 'Kelsay' / Kelsay Dogwood
	<i>Iris x 'Pacific Coast Iris'</i> / Pacific Coast Iris
	<i>Juncus patens</i> 'Elk Blue' / Spreading Rush
	<i>Polygonatum odoratum</i> / Solomon's Seal
GROUND COVERS	BOTANICAL / COMMON NAME
	<i>Rubus calycinoides</i> 'Emerald Carpet' / Creeping Raspberry
	<i>Thymus vulgaris</i> 'Silver Posie' / Silver Posie Common Thyme

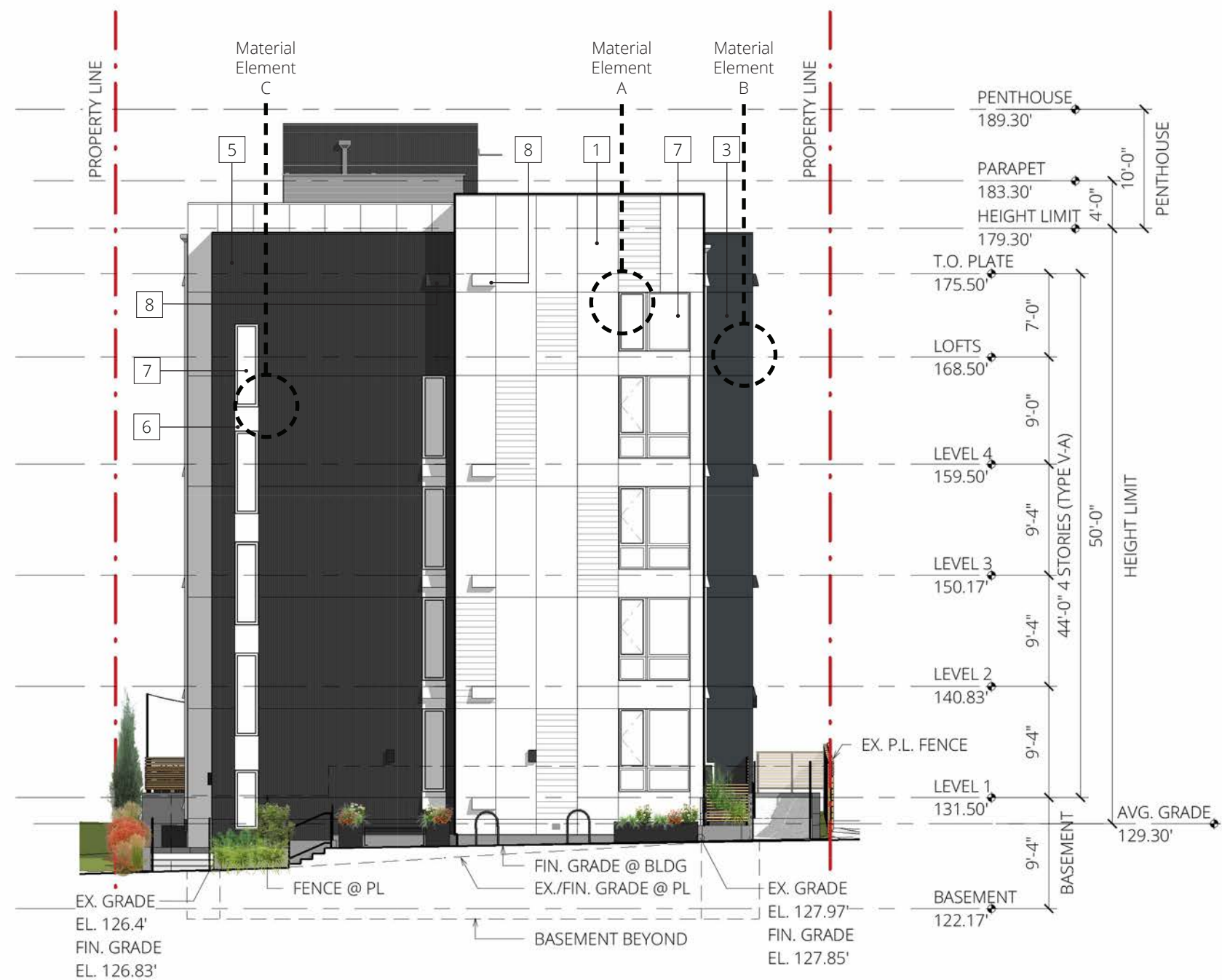
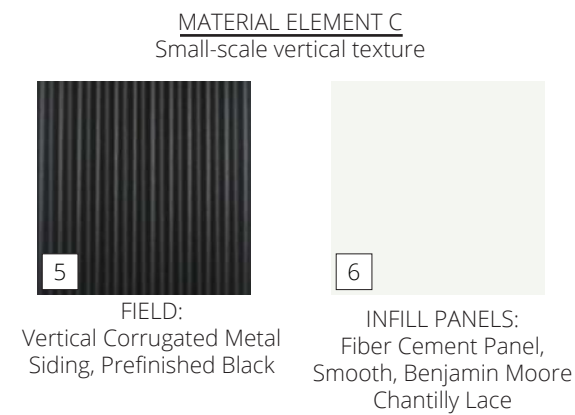
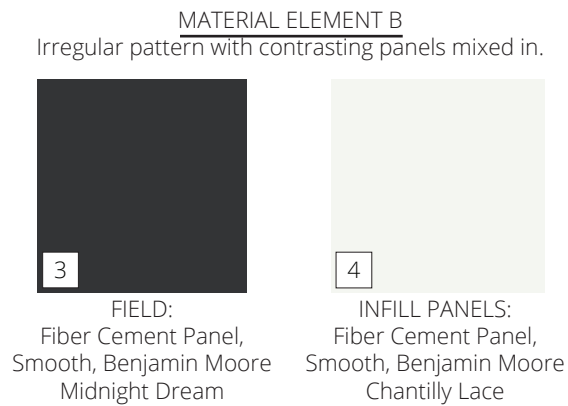
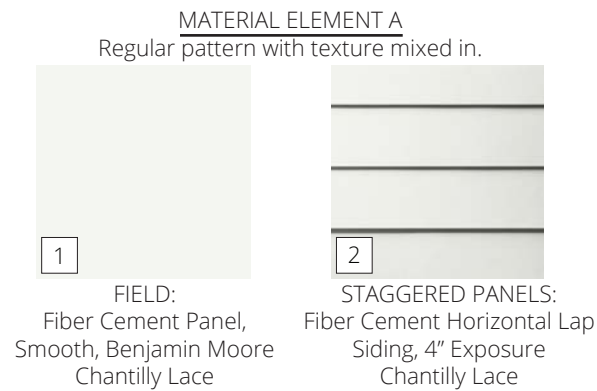


1a. Wall Sconce, White
1b. Wall Sconce, Black
2. Path Light
3. Step Light
4. Recessed Strip Light
5. Catenary Light



ELEVATIONS: NORTH





Architectural elevation drawing of a building facade on MLK Jr Way S. The drawing shows a multi-story building with a central section and two side wings. The central section has a white facade with large windows and a dark roof. The side wings have dark facades. The drawing includes various annotations such as 'Material Element B', 'Material Element A', 'Material Element C', and 'Material Element D'. It also shows a cross-section of the building with a central core and two side wings. The drawing includes a table of elevations and heights on the right side.

Level	Elevation (ft)	Height (ft)
PENTHOUSE	189.30'	
PARAPET	183.30'	10'-0"
HEIGHT LIMIT	179.30'	4'-0"
T.O. PLATE	175.50'	7'-0"
LOFTS	168.50'	9'-0"
LEVEL 4	159.50'	9'-4"
LEVEL 3	150.17'	9'-4"
LEVEL 2	140.83'	9'-4"
LEVEL 1	131.50'	9'-4"
BASEMENT	122.17'	9'-4"
AVG. GRADE	129.30'	

1

FIELD:
Fiber Cement Panel,
Smooth, Benjamin Moore
Chantilly Lace

2

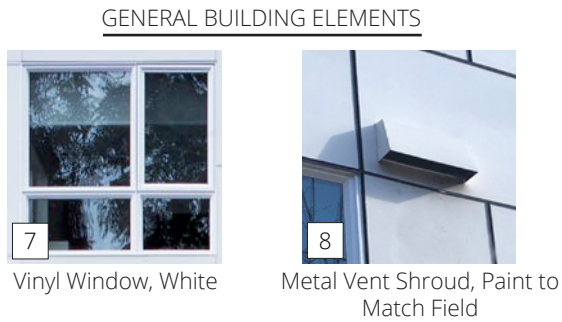
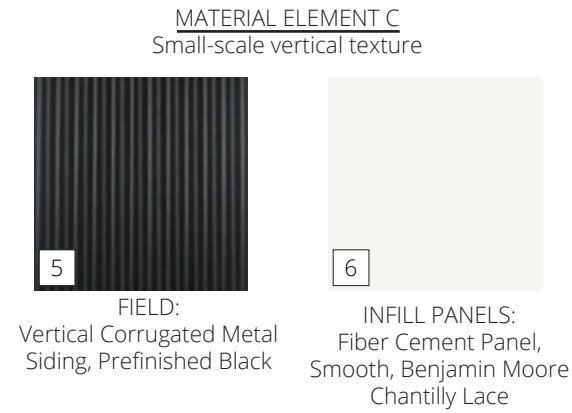
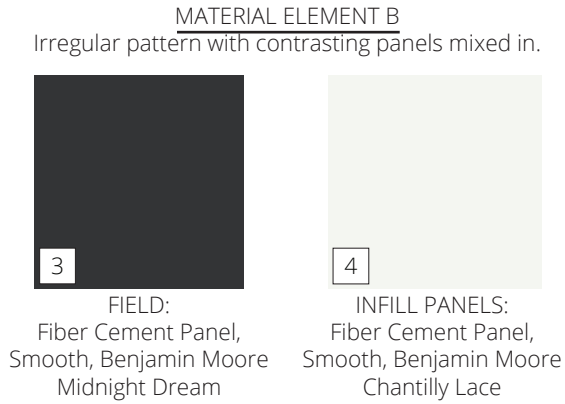
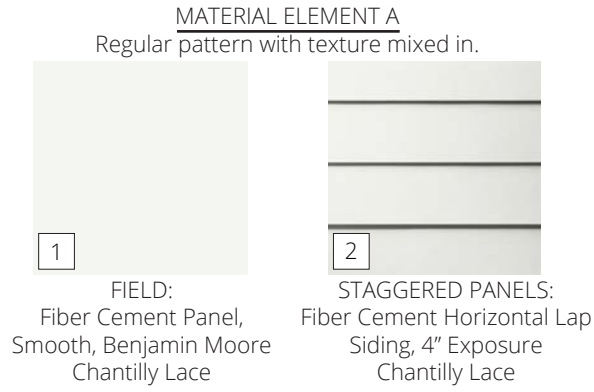
STAGGERED PANELS:
Fiber Cement Horizontal Lap
Siding, 4" Exposure
Chantilly Lace

5

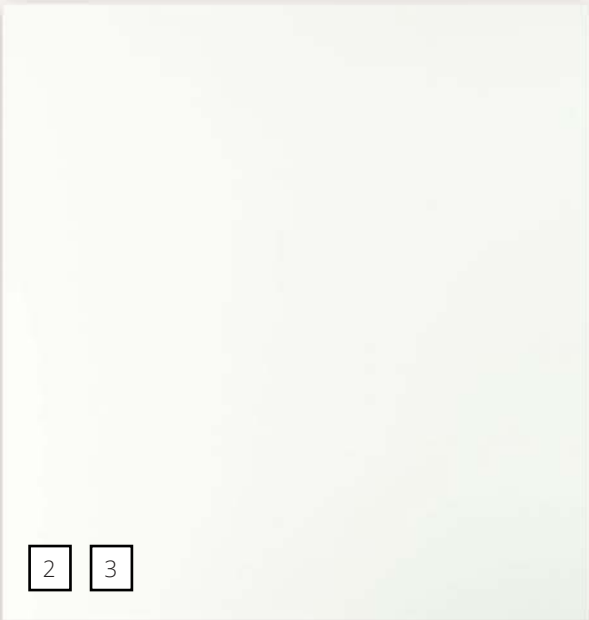
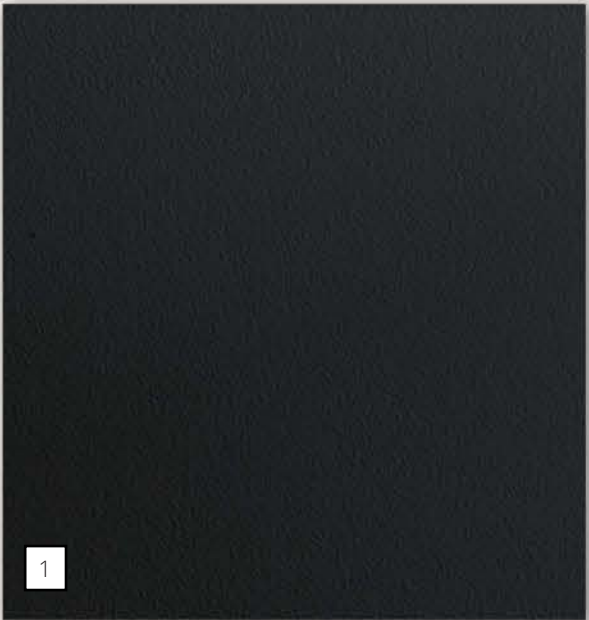
6

FIELD:
Vertical Corrugated Metal
Siding, Prefinished Black

INFILL PANELS:
Fiber Cement Panel,
Smooth, Benjamin Moore
Chantilly Lace



MATERIAL BOARD



- 4734 31st Ave S
337730-LU
- 1. Fiber Cement Panel, Smooth, Benjamin Moore, Midnight Dream 2129-10
 - 2. Fiber Cement Panel, Smooth, Benjamin Moore, Chantilly Lace OC-65
 - 3. Fiber Cement Lap Siding, 4" Exposure, Smooth, Benjamin Moore, Chantilly Lace OC-65
 - 4. The Bryer Co. Corrugated Metal Panel, Prefinished Matte Black
 - 5. White Vinyl Window

BLANK

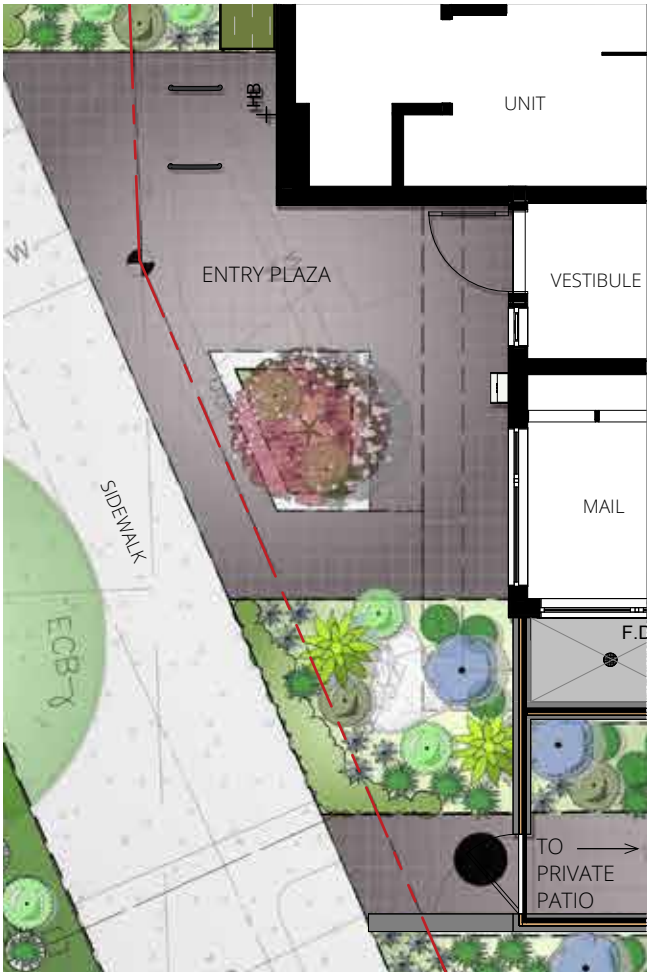
STREET-LEVEL EXPERIENCE: MLK JR WAY S / ENTRY PLAZA

Project Response: ① ② ③ ④
A glassy lobby defines the SW corner of the site, highlighting the lobby and entry. The entry plaza is a semi-public space, which creates a physical connection between entry/lobby and sidewalk. A canopy with a wood soffit, built-in seating, site lighting, and planting enhance the entry sequence. The south patio is a private space for tenant use but it maintains a visual connection to the street with a low wood fence. The fence creates safety and security, which enhances amenity usability, while allowing visual activation of the public realm. The street edge is formed from this hierarchy of open spaces and provides a variety of amenity area.

- Guidelines:
- CS2.B.2 - Connection to the Street
 - PL3.A.2 - Entries: Ensemble of Elements
 - PL2.B.1 - Safety and Security: Eyes on the Street
 - PL3.B.4 - Residential Edges: Interaction
 - PL1.C.1 - Outdoor Uses and Activities: Selecting Activity Areas
 - DC3.B.1 - Open Space Uses and Activities: Meeting User Needs
 - DC3.B.4 - Multifamily Open Space



Perspective - Building Entry



Plan - Building Entry

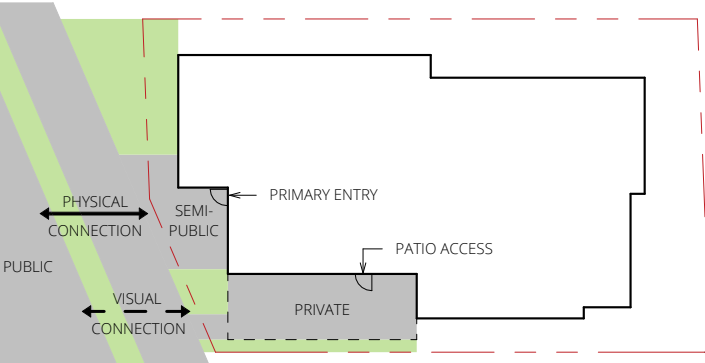


Diagram: Connections to Public Realm



Bike Racks



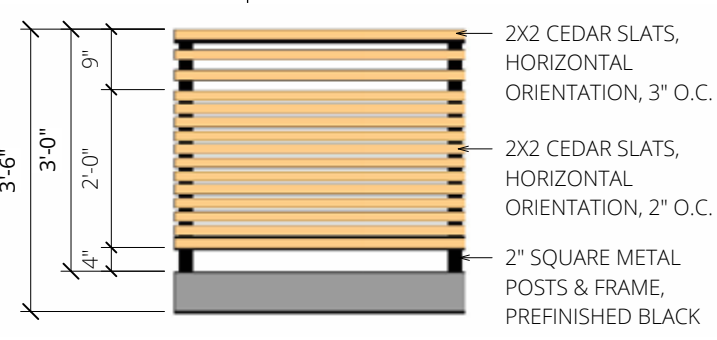
Planter, Cast-in-place Concrete
Concrete planter at seat height.



Recessed Linear Lighting in Wood Soffit
A canopy provides weather protection and lighting.



Canopy Signage
Signage at canopy edge emphasizes corner entry and lobby.



Elevation - Courtyard Fence
Establishes a clear edge between public (the right-of-way) and private (south patio) realms that maintains a visual connection between the two.



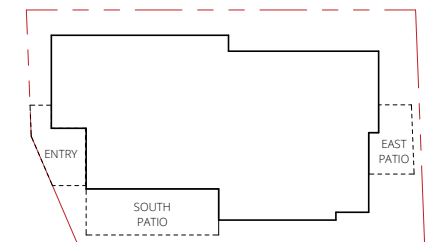
Aerial View - South Patio



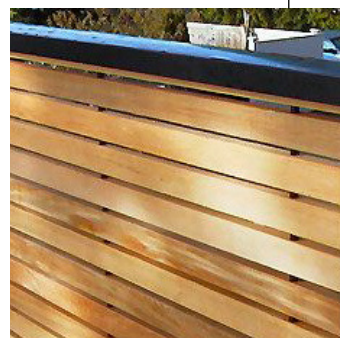
Aerial View - East Patio

Design Response: ③
The south patio extends from the lobby to create a space for residents to gather with a variety of seating and planting. The east patio is further removed from the ROW and entry, providing a quiet space for residents with benches and landscaping.

Guidelines:
PL2.B.1 - Eyes on the Street
PL1.C.1 - Outdoor Uses and Activities: Selecting Activity Areas
PL3.B.1 - Residential Edges: Security and Privacy
PL3.B.4 - Residential Edges: Interaction
DC3.B.1 - Open Space Uses and Activities: Meeting User Needs



Key Plan - Amenity Spaces



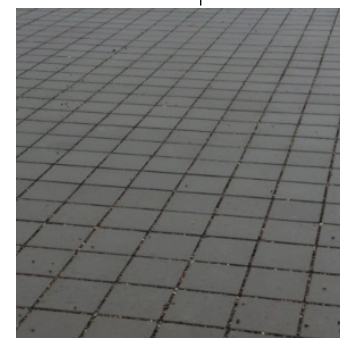
Wood Guardrail, 2x2 Cedar on Metal Frame Prefinished Black
3 ft tall fence maintains visual connection with entry plaza & buffers patio from ROW.



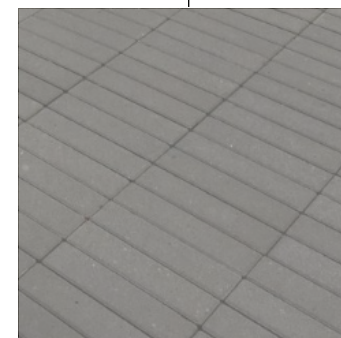
Catenary Light Fixture, Basis of Design Tumbler
Overhead lighting illuminates patio at nighttime



Metal Planter, Black
Planting separates individual seating areas



Eco Piora Pavers, Square, 8", Charcoal
Different paving patterns and color define circulation path and seating areas



Eco Piora Pavers, Rectangle, 4"x8", Gray

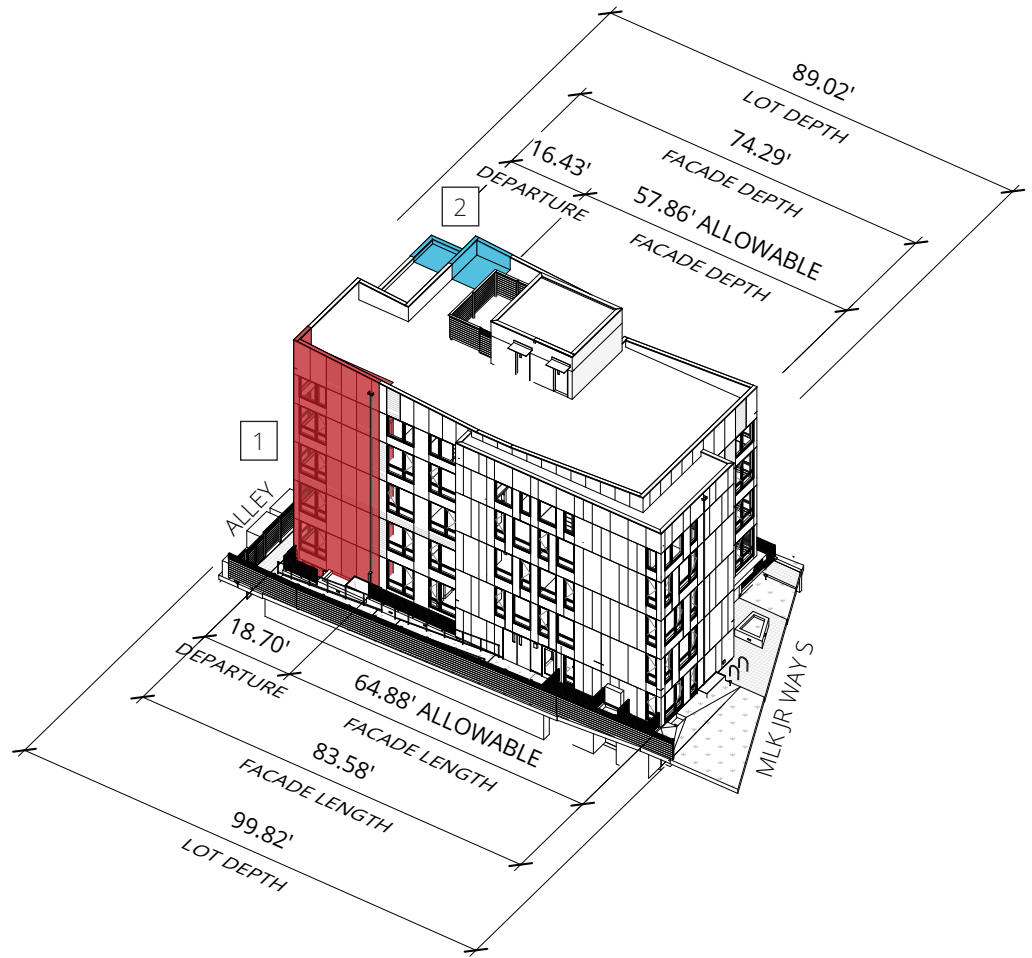


Hutch Park Bench, Black
A variety of seating options for large groups or single users.



Wood Fence, 2x6 Cedar on 4x4 Wood Posts
3 ft tall fence maintains visual connection with entry plaza & buffers patio from ROW.

DEPARTURES



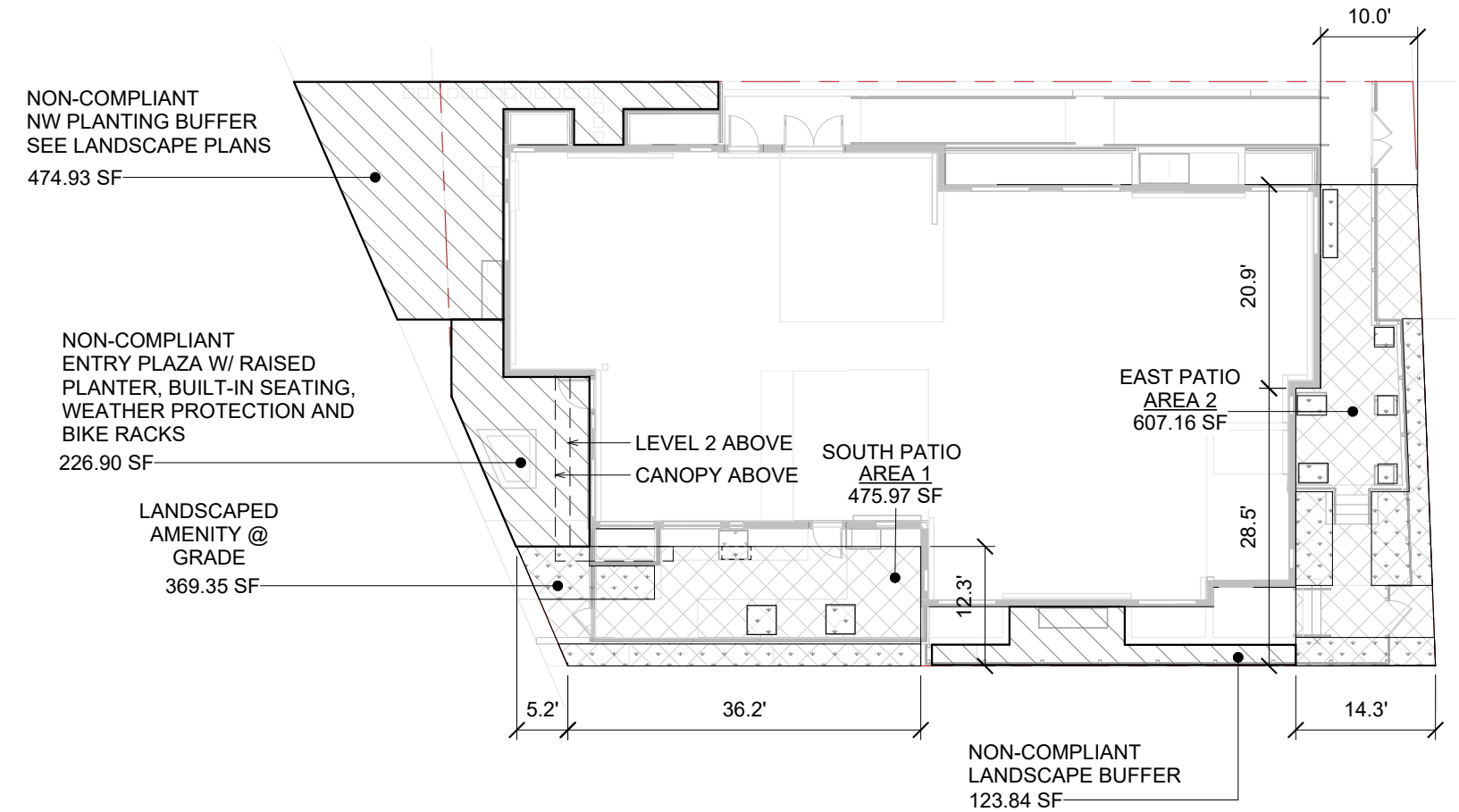
1 SMC 23.45.527.B.1: FACADE LENGTH (NORTH)

Required: Facades within 15' of side lot line not to exceed 65% of lot depth (99.82' * 0.65 = 64.88')
Proposed: 84% of lot depth or 83.58" facade length. 18.70' **Departure Requested**.
Guidelines/Justification: Departure redistributes to mass to provide a wider landscape buffer along the north edge. (CS2.D.5. Respect for Adjacent Sites)

2 SMC 23.45.527.B.1: FACADE LENGTH (SOUTH)

Required: Facades within 15' of side lot line not to exceed 65% of lot depth (89.02' * 0.65 = 57.86')
Proposed: 83% of lot depth or 74.29' facade length. 16.43' **Departure Requested**.
Guidelines/Justification: Departure allows for modulation of massing along prominent south facade and larger plaza entry at the prominent corner. (CS2.B.2. Connection to the Street, DC2.A.1. Massing: Site Characteristics and Uses).

* See site plan for departure area.



3 SMC 23.45.522: AMENITY AREA

Required:
Total Amenity = 25% of lot area = 0.25 x 5,836 sf = 1,459 sf
Amenity at Grade = 50% of total = 0.50 x 1,459 sf = 730 sf
Landscaped = 50% of common at grade = 0.50 X 730 sf = 365 sf

Proposed:
Total Amenity = 1,083.13 sf (20.3%) **Departure Requested**
Amenity at Grade = 1,083.13 sf (Compliant)
Landscaped = 369 SF (Compliant)

Guidelines/Justification:
Departure redistributes to mass to provide a wide landscape buffer along the west edge. Three amenity areas are provided at-grade: entry plaza, south patio, and east patio. (PL3.B.4 Residential Edges: Interaction, DC3.B.1 Open Space Uses and Activities: Meeting User Needs.)

*Note: This is a non-elevator building so rooftop is not accessible. Amenity area cannot be provided at roof.

- Common Amenity At Grade (Code Compliant) 1083.13 sf (Contributing to proposed total)
- Non-Compliant Functioning Amenity 825.67 sf (Not contributing to proposed total)
- Landscaped Area (Code Compliant) 369 sf

BLANK

RECENT WORK



5201 Rainier Ave S



6301 15th Ave NW



4735 32nd Ave S



5231 Rainier Ave S (Under Construction)



600 E Howell St



800 5th Avenue N



4710 20th Avenue NE



1806 23rd Avenue



1728 12th Avenue



1715 12th Avenue



1404 Boylston Avenue