



HOPE VI SITE AND HOUSING DEVELOPMENT (BLOCK 43)



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Design Recommendation Meeting

02.23.2010

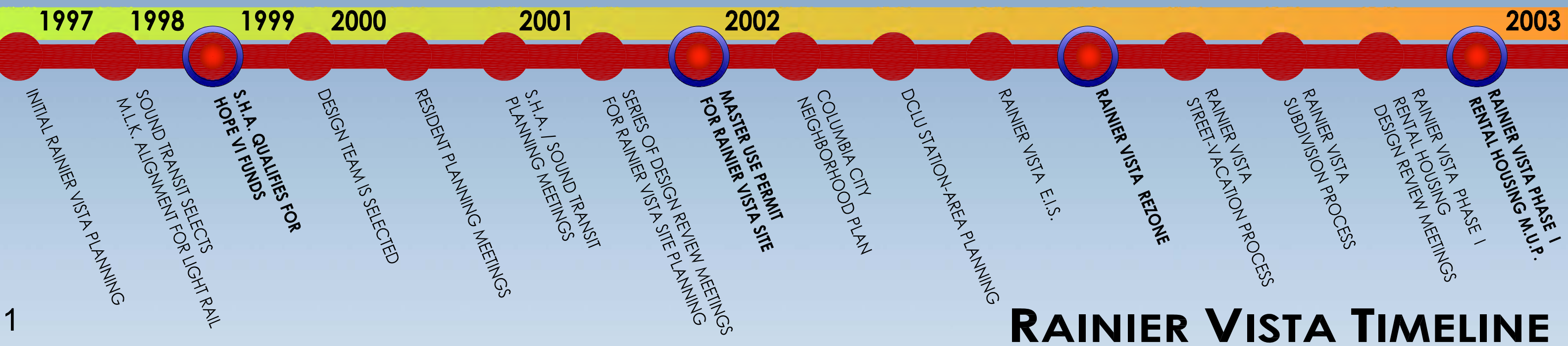
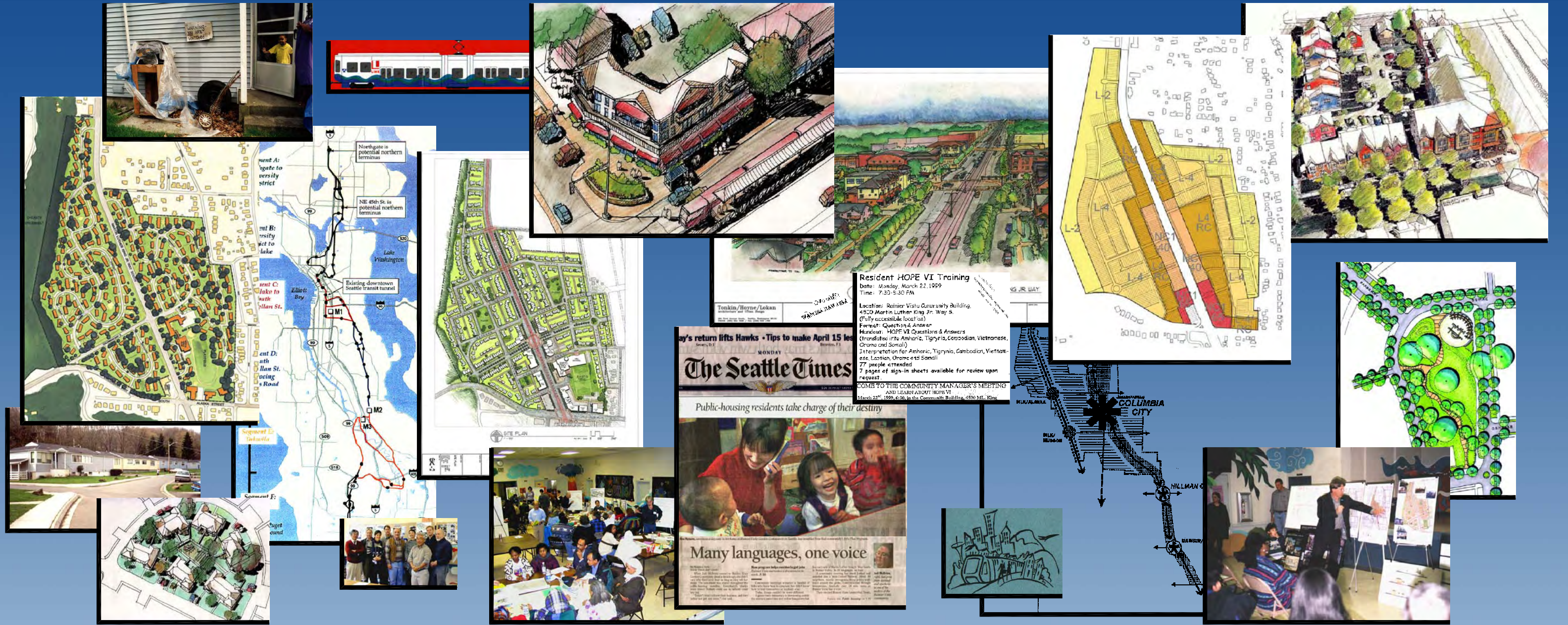


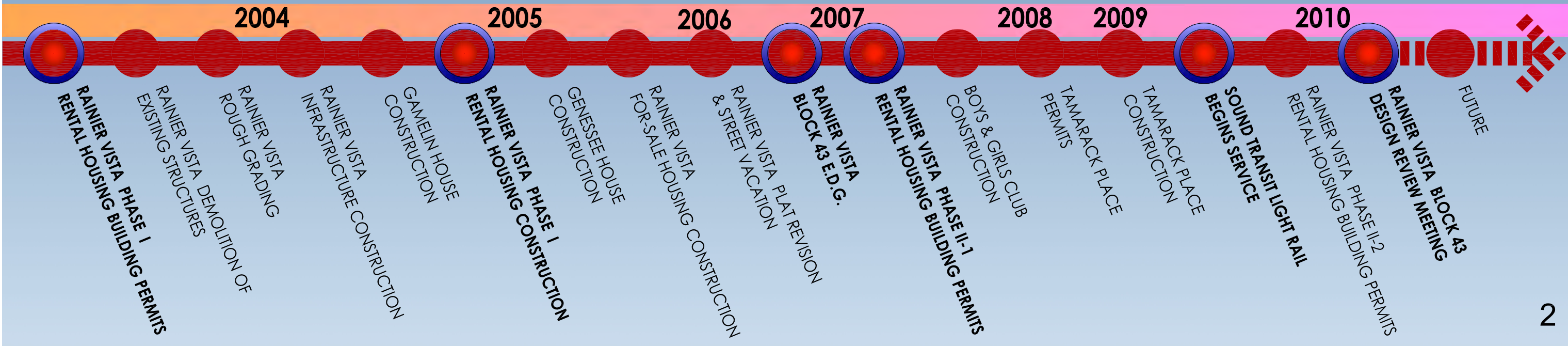
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People

Diversity
Security
Community

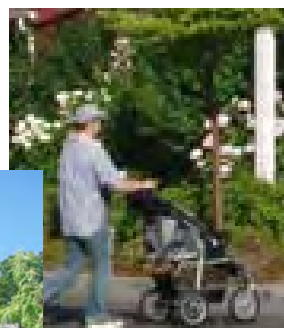
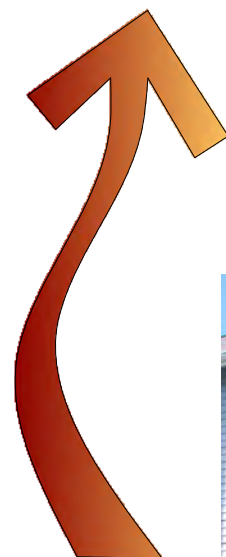
Rainier Vista

The goal for the Rainier Vista Community is to create a safe, transit-oriented, mixed income, mixed-use community integrated into the surrounding neighborhood and developed into smaller sub-areas with individual characteristics. Three "guiding principle" themes emerged as part of the planning of the Rainier Vista. They are: the people, existing natural features and pedestrian oriented development.



Existing Natural Features

Topography
Trees
Pedestrian Connections



Pedestrian Design
Density and Height
Commercial



Pedestrian-Oriented Development





TYPICAL TOWNHOUSE STREETScape



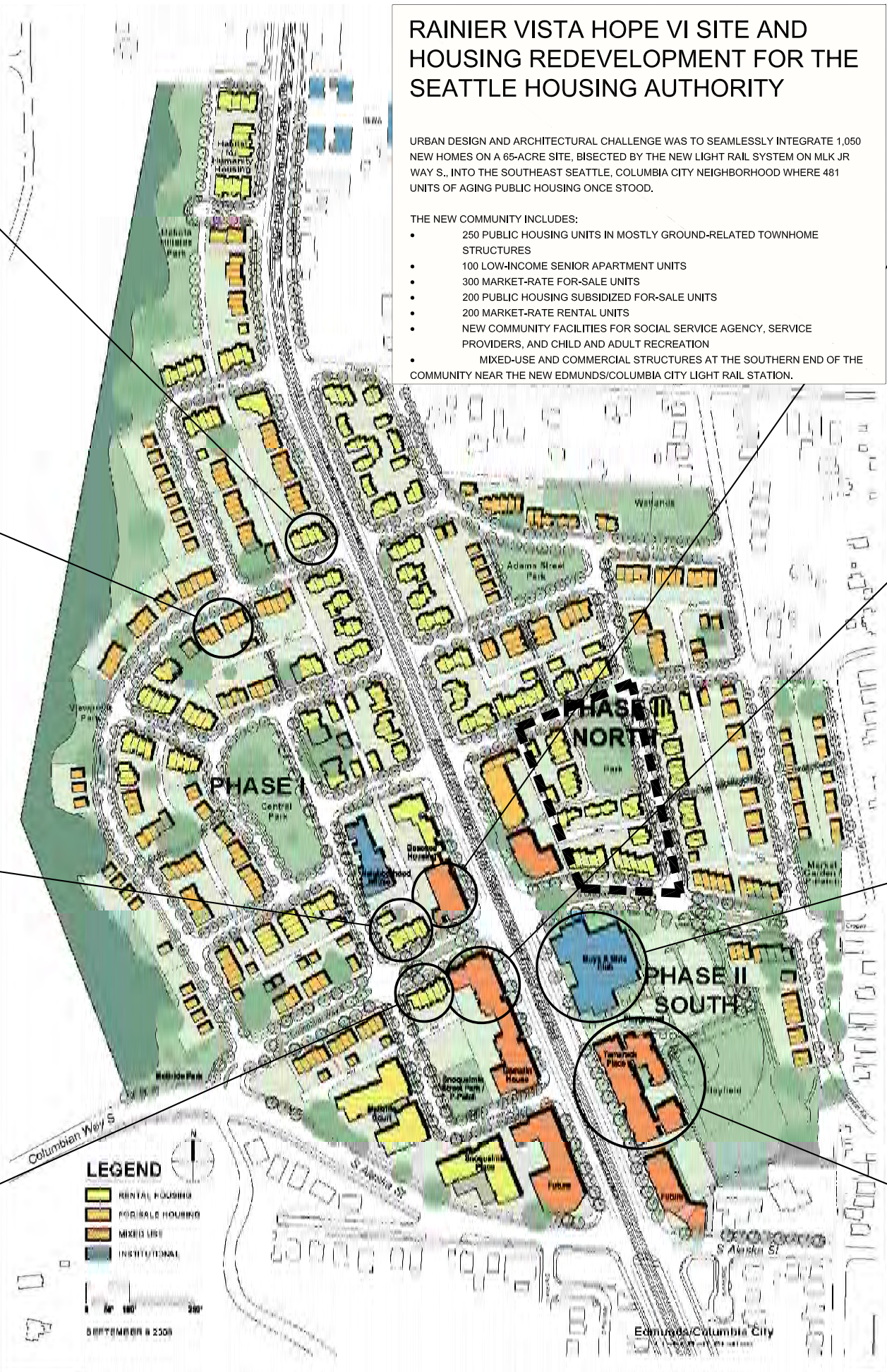
TYPICAL TOWNHOUSE STREETScape



TYPICAL TOWNHOUSE STREETScape AT CORNER



TYPICAL TOWNHOUSE STREETScape



RAINIER VISTA MASTER PLAN



GENESEE HOUSING



GAMELIN HOUSE



BOYS AND GIRLS CLUB



TAMARACK PLACE

DESIGN CONCEPTS

- BUILDINGS FRONT THE STREET SPACE AND REINFORCE THE SPATIAL CHARACTERISTICS GENERATED IN PHASE 1 CONSTRUCTION
- QUALITY PEDESTRIAN ENVIRONMENT THROUGH BUILDING, LANDSCAPE AND INFRASTRUCTURE
- BUILDINGS ARE SITED TO CREATE AND DEFINE BOTH PUBLIC AND PRIVATE OPEN SPACE
- AUTOMOBILES REMOVED FROM STREET VIEW
- INCORPORATES ELEMENTS OF "DEFENSIBLE SPACE" PLANNING



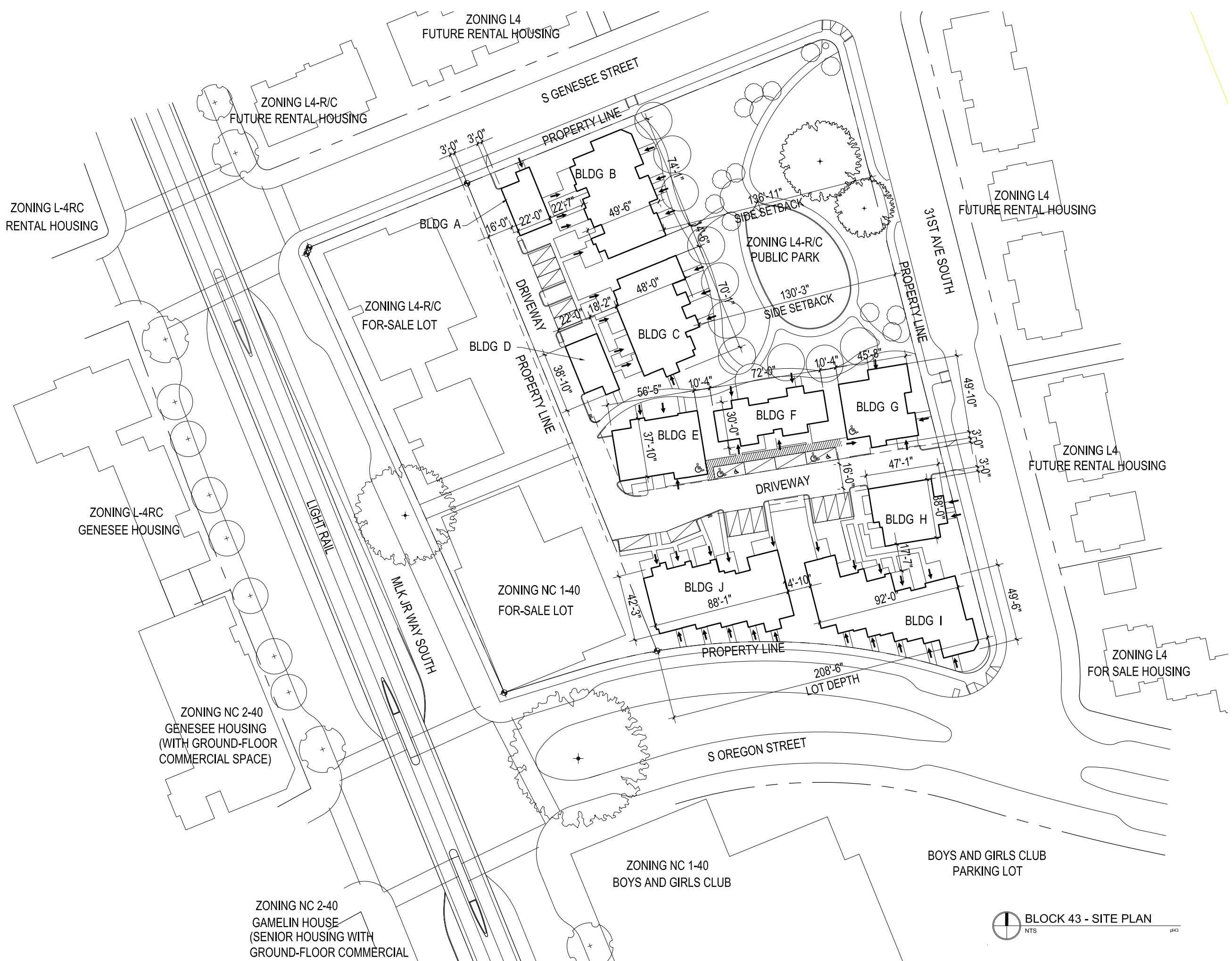
VIEW FACING SOUTHEAST



VIEW FACING NORTHEAST



VIEW FACING SOUTHWEST



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Site History and Overview

BLOCK 43
DESIGN
REVIEW

FEBRUARY 23, 2010

STAMP

SHEET NO.

DR -6

ZONING CODE SUMMARY L4 MULTI-FAMILY RESIDENTIAL

DEVELOPMENT STANDARD	CODE SECTION	REQUIREMENT - L4 ZONE	PROPOSED/ REQUESTED DEPARTURE	DEVELOPMENT STANDARD	CODE SECTION	REQUIREMENT - L4 ZONE	PROPOSED/ REQUESTED DEPARTURE
1. SOLID WASTE/RECYCLING	23.45.006.K	75 SF FOR 7-15 UNITS, 100 SF FOR 16-25 UNITS, OR 150 SF FOR 26-50 UNITS	241 SF	15 SIDE SETBACKS (ALONG GENESEE ST)	23.45.014.A	PER TABLE 23.45.014A BLDG A - 5' AVERAGE BLDG B - 6' AVERAGE MINIMUM SETBACK OF 5'-0"	BLDG 43-A = 8'-6" AVERAGE BLDG 43-B = 8'-6" AVERAGE SEE SIDE SETBACK CALCULATIONS
2. DENSITY	23.45.008	1/600 SF	SEE SF SUMMARY				
3. HEIGHT	23.45.009.A	37' TO ROOF BEARING (TOP PLATE)	37'-0" MAX. PROPOSED				
4. HEIGHT-PITCHED ROOFS	23.45.009.C.1	42' / 6:12 MIN. SLOPE	42'-0" MAX. RIDGE HEIGHT PROPOSED	16 SIDE SETBACKS (ALONG OREGON ST)	23.45.014.C	PER TABLE 23.45.014A BLDG I - 8' AVERAGE BLDG J - 9' AVERAGE MINIMUM SETBACK OF 6'-0"	BLDG 43-I = 10'-3" AVERAGE BLDG 43-J = 11'-2" (AVERAGE) DEPARTURE 4: BLDG 43-J = 5'-8" MIN SETBACK SEE SIDE SETBACK CALCULATIONS
5. HEIGHT-SLOPE BONUS	23.45.009.E	N/A	N/A				
6. LOT COVERAGE	23.45.010.A	50% MAXIMUM LOT COVERAGE FOR ALL STRUCTURES	OK - SEE DEPARTURE DIAGRAM	17 INTERIOR SETBACKS	23.45.014.D	10' MIN. 15' WHEN OVERLAPPING BUILDING FACADE IS GREATER THAN 40' IN LENGTH	OK - SEE SITE PLANS
7. BUILDING WIDTH	23.45.011.A	APARTMENTS AND GROUND RELATED HOUSING - 90 FT. AND TOWNHOUSES - 150 FT. IF FRONT MODULATION REQUIREMENTS ARE NOT MET- 30 FT OR 40 FT WITH PRINCIPAL ENTRANCE FACING A STREET	OK - SEE BUILDING PLANS	18 PROJECTIONS INTO SETBACKS	23.45.014.F.1&2	BAY WINDOWS, UNENCLOSED PORCH OR STEPS, AND ALL OTHER PROJECTIONS	N/A
8. BUILDING DEPTH	23.45.011.A	65% OF LOT DEPTH .65 x 231'-0" = 150'-2" ALLOWED	DEPARTURE 1(a): BLDGS J & I = 88'-2" + 96'-0" = 184'-2" ACTUAL DEPARTURE 1(b): BLDG E, F & G = 56'-5"+72'+45'-7" = 174'-0" ACTUAL	19 STRUCTURES IN REQUIRED SETBACKS	23.45.014.G	GARAGES WITH MAX. 12' HEIGHT ARE ALLOWED WITHIN REAR SETBACK	N/A
9. MODULATION REQUIREMENTS	23.45.012.A	FRONT: 30' MAX. W/O MODULATION 40' MAX. W/O MODULATION WITH PRINCIPAL ENTRANCE ON STREET	DEPARTURES 6-12: SEE BUILDING FLOOR PLANS FOR DETAILS	20 SCREENING AND LANDSCAPING	23.45.015.A&B&C	3' x TOTAL LENGTH OF ALL PROPERTY LINES	SEE LANDSCAPE DRAWINGS
	23.45.012.B	SIDE: 40' W/O MODULATION		21 OPEN SPACE - GROUND RELATED HOUSING	23.45.016.A.3.A.2	MIN. 15% OF LOT AREA PLUS 200 SQ. FT. OF PRIVATE OPEN SPACE/UNIT	SEE OPEN SPACE DIAGRAM
	23.45.012.C	INTERIOR: 40' WITHIN CLUSTER DEVELOPMENT		22 OPEN SPACE - SINGLE FAMILY STRUCTURE	23.45.016.1	600 SF OF LANDSCAPED AREA	SEE OPEN SPACE DIAGRAM
				22 OPEN SPACE - GROUND RELATED DEVELOPMENT STANDARDS	23.45.016.B.2.C	NO HORIZONTAL DIMENSION MAY BE LESS THAN 10'. PORCHES AND DECKS ARE NOT INCLUDED IN PRIVATE OPEN SPACE. MINIMUM SIZE OF OPEN SPACE IS 120 SF	SEE OPEN SPACE DIAGRAM
10. MODULATION DEPTH	23.45.012.D2A	TOWNHOUSES: 4' MIN APARTMENTS: 8' MIN	DEPARTURES: 7A: BUILDING 43-C 8: BUILDING 43-F 10: BUILDING 43-H 12A: BUILDING 43-J	23 LIGHT AND GLARE STANDARDS	23.45.017.C	MINIMUM 5' HIGH FENCE OR SOLID HEDGE	SEE SITE PLAN AND LANDSCAPE PLAN
11. MODULATION WIDTH	23.45.012.2.B	5'-0" MINIMUM, 30' MAXIMUM	DEPARTURES: 11B: BUILDING 43-I 12B: BUILDING 43-J	24 PARKING QUANTITY	23.54.015 CHART B	U. (LOW INCOME) .33 SPACES/UNIT W/ 2 BR'S OR LESS PLUS 1 SPACES/UNIT OF 3+ BR	0.33 x 8 UNITS = 2.64 1 x 20 UNITS = 20 20 + 2.64 = 22.64 = 23 SPACES REQUIRED OK, 30 SPACES PROVIDED
12. MODULATION HEIGHT	23.45.012.D.3	MAY START A MAXIMUM OF 10' ABOVE EXISTING GRADE AND CONTINUE UP TO ROOF	DEPARTURES: 9A-B: BUILDING 43-G 11A: BUILDING 43-I	PARKING ACCESS	23.45.018.B	PARKING ACCESS FROM ALLEY	SEE SITE PLAN
				PARKING LOCATION	23.45.018.C.3.B	PARKING MAY BE LOCATED BETWEEN ANY STRUCTURE AND REAR LOT LINE	SEE SITE PLAN
				PARKING SCREENING	23.45.018.D	SEE #19 SCREENING AND LANDSCAPING	SEE LANDSCAPE PLAN
13. FRONT SETBACKS (ALONG 31 ST AVE ST)	23.45.014.A	TOWNHOUSES - 10' AVERAGE 5' MINIMUM	DEPARTURE 5: 5(a): BLDG 43-G = 9'-6" (AVERAGE) 5(b): BLDG 43-H = 8'-10" (AVERAGE) 5(c): BLDG 43-I = 9'-0" (AVERAGE) SEE FRONT SETBACK CALCULATIONS	25 PARKING STANDARDS	23.54.030.D.1	MIN 16' WIDE DRIVEWAY TAPERED OVER 20' TO 10' AT THE PROPERTY LINE	DEPARTURE 13A: 16' DRIVEWAY AT PROPERTY LINE
					23.54.030.E.3	AISLE ACCESS MUST BE ON PROPERTY	DEPARTURE 13B: 3' EASEMENT ON ADJACENT LOT
14 REAR SETBACKS (ALONG "ALLEY")	23.45.014.B	25' OR 15% OF LOT DEPTH WHICHEVER IS LESS (228'-6" x .15) = 34'-3"	DEPARTURE 3: 3(a): BLDG 43-A = 19'-0" 3(b): BLDG 43-D = 19'-0" 3(c): BLDG 43-E = 17'-1" 3(d): BLDG 43-J = 4'-11"				

SIDE SETBACK CALCULATIONS

43-A
(AREA ALL - RECTANGLE) / WIDTH
WIDTH = 22'
AREA ALL =22' x 11' = 242
RECTANGEL= 6' x 9.16' = 57.96
242 - 54.96 = 187.04 / 22 = 8.5'

43-B
(AREA ALL - RECTANGLE + TRIANGLE) / WIDTH
WIDTH = 41'
AREA ALL= 41' x 11.25' = 461.25
RECTANGE= 6' x 21.16' = 126.96
TRIANGLE=½ x 5.25' x 5.25' = 13.78
(461.25 - 126.96 + 13.78) / 41 = 8.49'

43-I
14'-11"+5'-8"+11'-2"+10'-2"+8'-4"
10'-5"+8'-1"+10'-6"+7'-9"+10'-1"+16'-0"
=112'-11"/11=10'-3"

43-J
17'-4"+11'-5"+10'-4"+10'-0"+9'-5"+6'-0"+13'-8"
=78'-1" / 7 = 11'-2"

FRONT SETBACK CALCULATIONS:

[WIDTH[(L1+L2)/2] +/- (LxW)]/WIDTH = AVERAGE

43-G
WIDTH: 46.75'
L1 = 6.916'
L2=9.66'
+LxW=13.33' x 4.58' = +61.05
46.75'[(16.58')/2] + 61.05
387.46 + 61.05 = 448.51' / 46.75 = 9.59'

43-H
WIDTH=38.0'
L1 = 10'
L2=13.33'
-LxW=17.91' x 6' = -107.46
=[38(10+13.33)/2] - 107.46
=443.27-107.46 = 335.81 / 38 = 8.84'

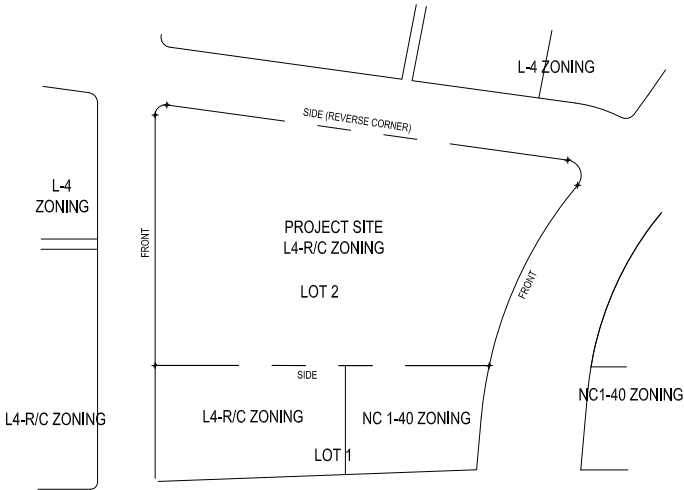
43-I
(AREA - RECTANGLE - TRIANGLE) / WIDTH
AREA= 49.5' x 10.5' = 519.75
RECTANGLE = 4' x 16.16' = 64.64
TRIANGLE=½ x 3.91 x 4 = 7.82
=519.75 - 64.64 - 7.82 = 447.29 / 49.5' = 9.04'

L-4 ZONE

LOT AREA:
LOT COVERAGE ALLOWED:
LOT COVERAGE PROPOSED:

21,890 SF
42,112 SF > 21,890 SF OK

84,224 SF
84,224 SF x .50 = 42,112 SF
779 + 3,022 + 2,696 + 779 +
1,924 + 1,672 + 1,911 + 1,596 +
3,949 + 3,502 + 9,985 =



ZONING DIAGRAM

NTS

PLAN NORTH



DEPARTURES:



1. BUILDING DEPTH: 150'-2" MAX ALLOWED
A. BUILDING J & I: 184'-2" (ACTUAL)
B. BUILDINGS E, F & G: 174'-0" (ACTUAL)
2. REMOVED
3. REAR SETBACKS: 34'-3" (REQUIRED)
A. BUILDING A: 19'-0"
B. BUILDING D: 19'-0"
C. BUILDING E: 17'-0"
D. BUILDING J: 4'-11"
4. SIDE SETBACK: BUILDING J: 5'-8" MIN (6'-0" REQUIRED)

5. FRONT SETBACK: 10'-0" AVERAGE (REQUIRED)

- A. BUILDING G: 9'-6"
- B. BUILDING H: 8'-10"
- C. BUILDING I: 9'-0"
6. REMOVED
7. BUILDING C: (EAST) MODULATION DEPTH (3'-0")
8. BUILDING F: (NORTH) MODULATION DEPTH (2'-0")
9. BUILDING G:
A. (EAST) MODULATION HEIGHT (ONE STORY PORCH)
B. (NORTH) MODULATION HEIGHT (ONE STORY PORCH)
10. BUILDING H: (NORTH) MODULATION DEPTH (2'-0")

11. BUILDING I:

- A. (EAST) MODULATION HEIGHT (ONE STORY PORCH)
- B. (WEST) MODULATION WIDTH (43'-6")
12. BUILDING J:
A. (SOUTH) MODULATION DEPTH (3'-0")
B. (EAST) MODULATION WIDTH (40'-1/2")
13. PARKING STANDARDS
A. 16' DRIVEWAY AT PROPERTY LINE
B. 3'-0" PARKING ACCESS EASEMENT AT DRIVEWAY ON ADJACENT LOT



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Departure Summary

BLOCK 43
DESIGN
REVIEW

FEBRUARY 23, 2010

STAMP

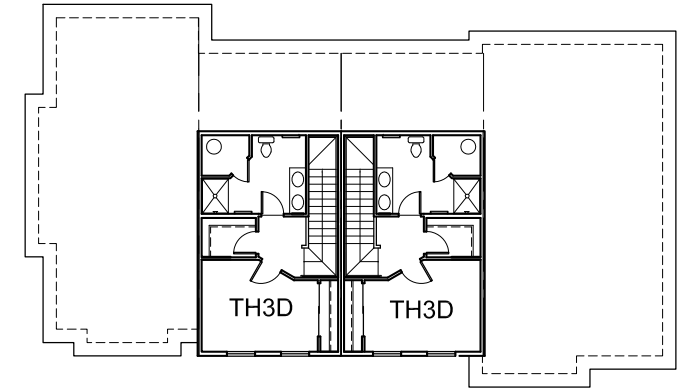
SHEET NO.
DR -8



East Elevation



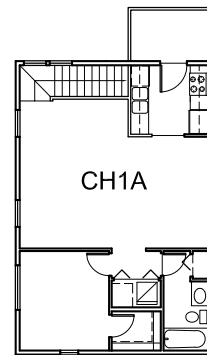
South Elevation



43-B 3rd FLOOR PLAN
NTS BD-43-B . DWG



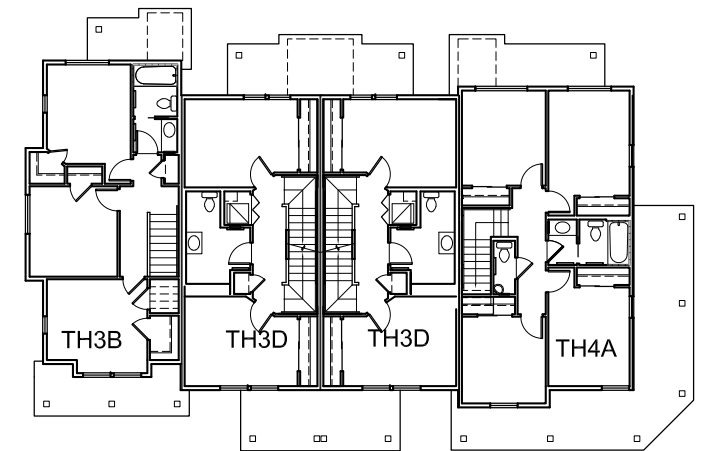
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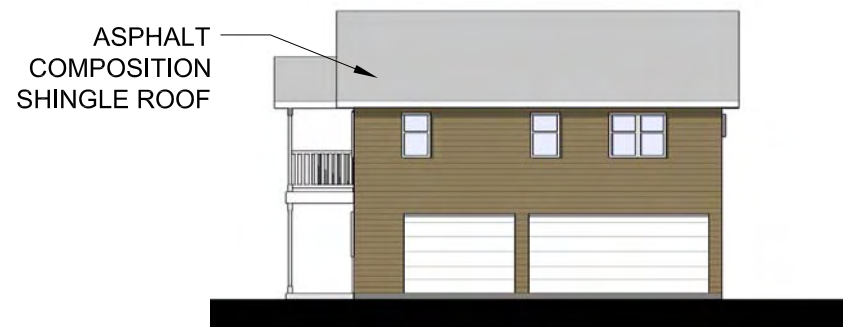
43-A 2nd FLOOR PLAN
NTS BD-43-A . DWG



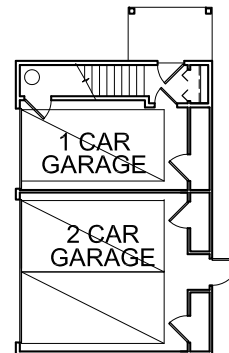
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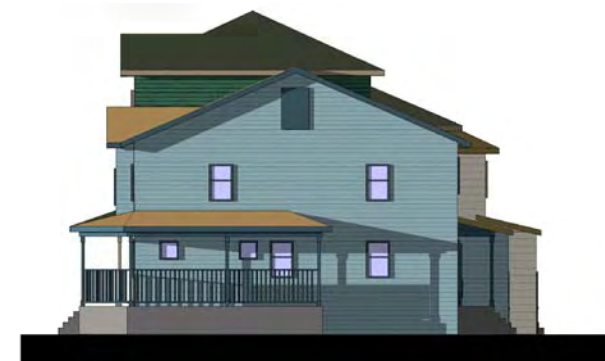
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NTS BD-43-B . DWG



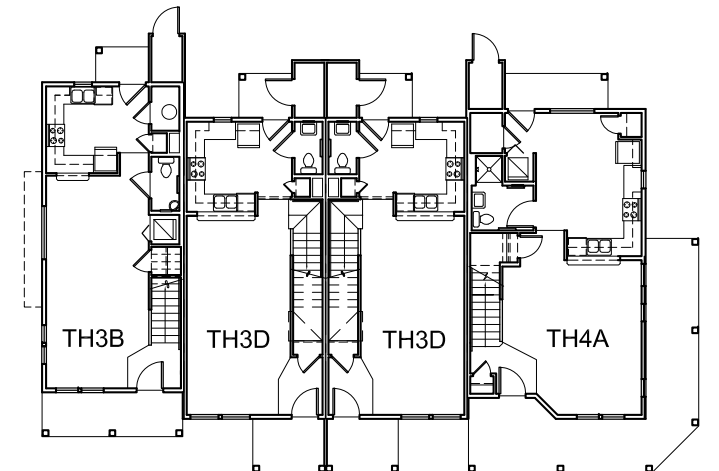
West Elevation



43-A 1st FLOOR PLAN
NTS BD-43-A . DWG



North Elevation



43-B 1st FLOOR PLAN
NTS BD-43-B . DWG



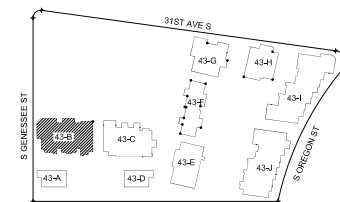
North Elevation



East Elevation



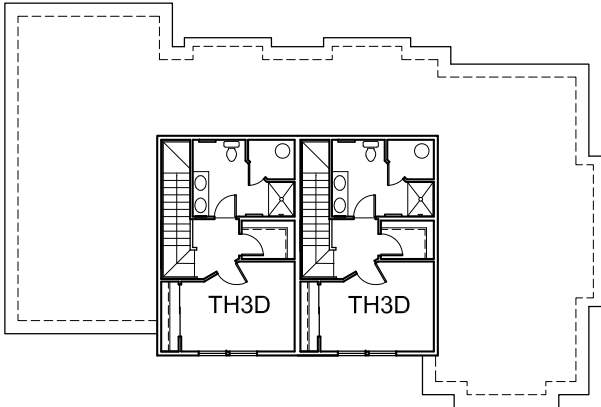
KEY PLAN



KEY PLAN



SOUTH ELEVATION



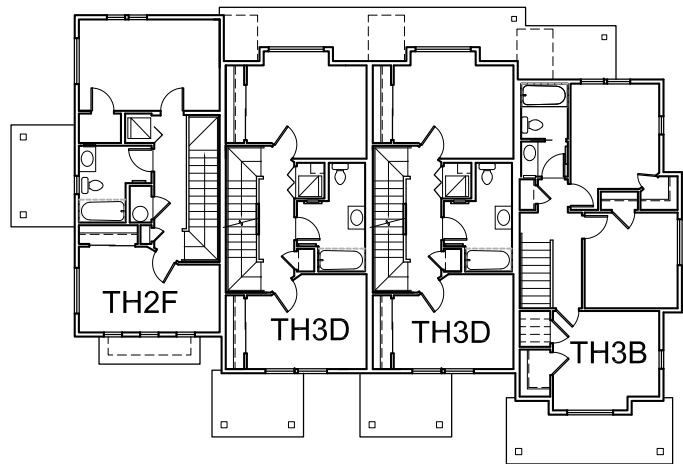
43-C 3rd FLOOR PLAN
NTS
BD-43-C . DWG



WEST ELEVATION



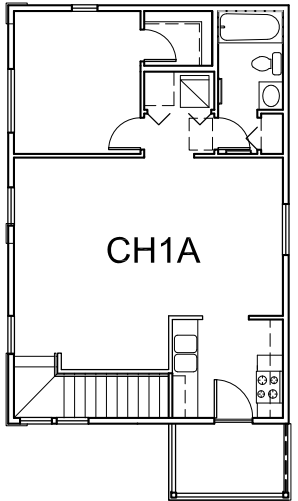
WEST ELEVATION



43-C 2nd FLOOR PLAN
NTS
BD-43-C . DWG



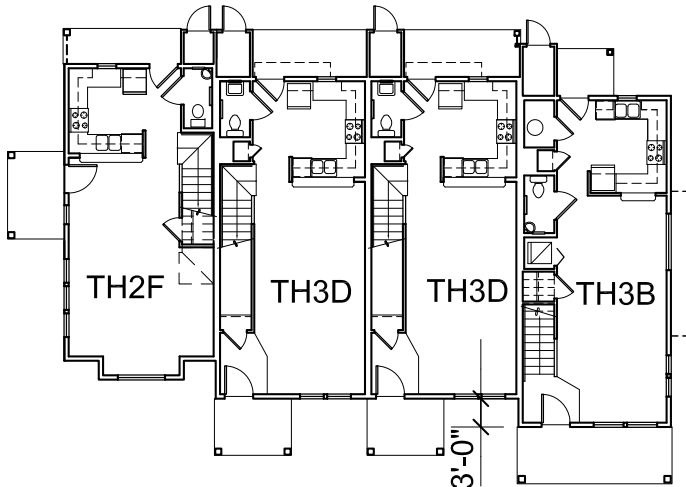
NORTH ELEVATION



43-D 2nd FLOOR PLAN
NTS
BD-43-D . DWG

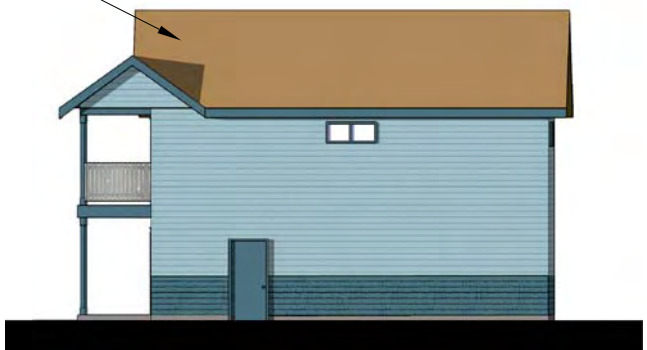


NORTH ELEVATION

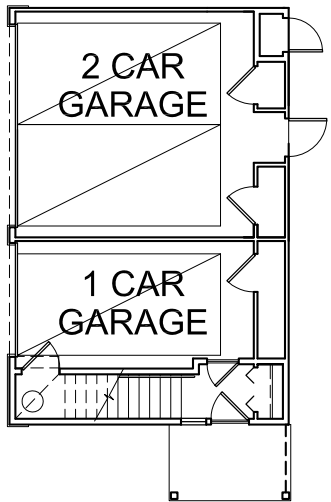


43-C 1st FLOOR PLAN
NTS
BD-43-C . DWG

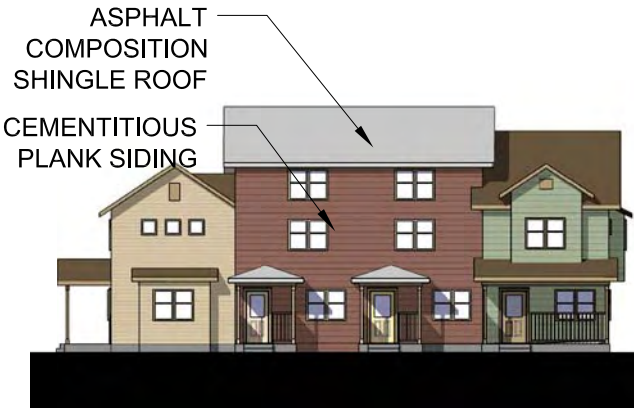
ASPHALT
COMPOSITION
SHINGLE ROOF



EAST ELEVATION



43-D 1st FLOOR PLAN
NTS
BD-43-D . DWG

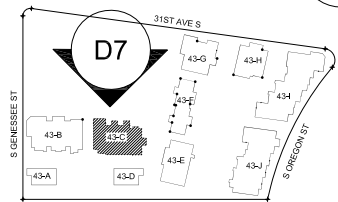


EAST ELEVATION - DEPARTURE 7:

FRONT WIDTH: 63'-8"

DEPTH: 3'-0" (Departure 4'-0" min.)

HEIGHT: <10' TO ROOF



KEY PLAN

CEMENTITIOUS
PLANK SIDING
SHINGLE SIDING



SOUTH ELEVATION



KEY PLAN

Plans - Buildings A - D

BLOCK 43
DESIGN
REVIEW

FEBRUARY 23, 2010

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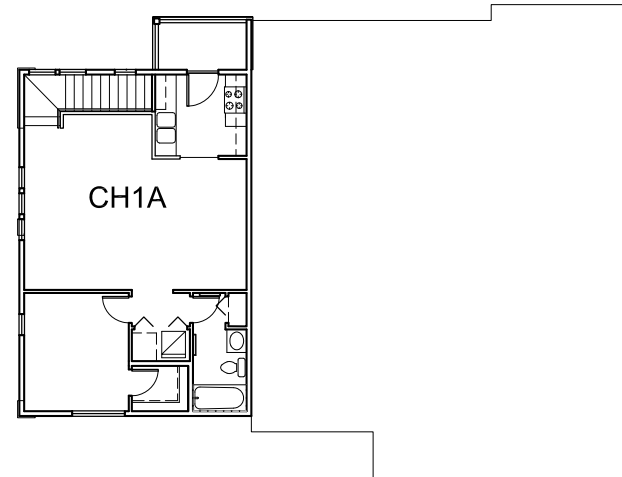
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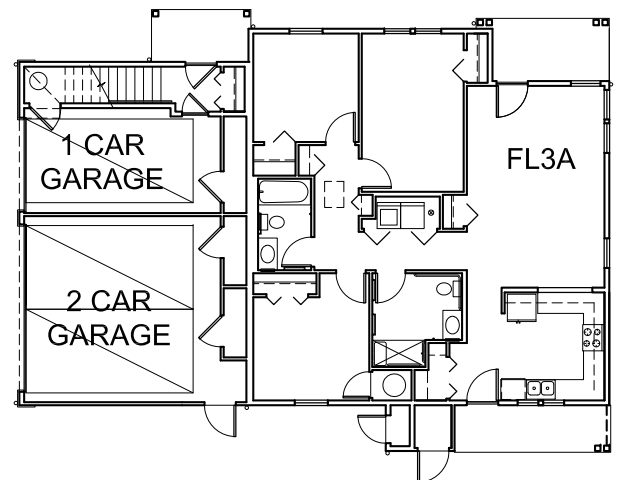
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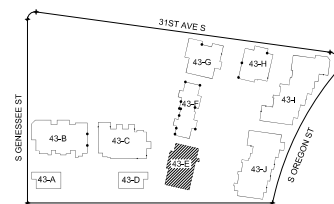
SOUTH ELEVATION



43-E 2nd FLOOR PLAN
NTS BD-43-E . DWG



43-E 1st FLOOR PLAN
NTS BD-43-E . DWG



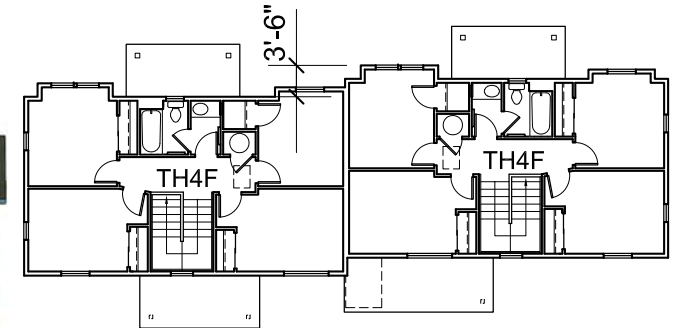
KEY PLAN



WEST ELEVATION



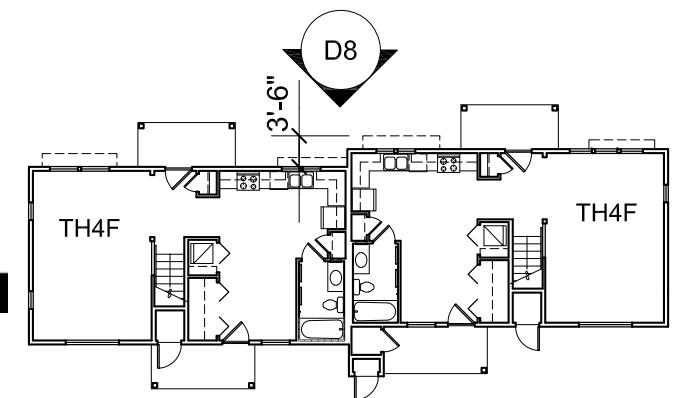
SOUTH ELEVATION



43-F 2nd FLOOR PLAN
NTS BD-43-F . DWG



EAST ELEVATION



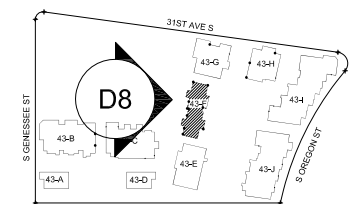
43-F 1st FLOOR PLAN
NTS BD-43-F . DWG

ASPHALT
COMPOSITION
SHINGLE ROOF

CEMENTITIOUS
PLANK SIDING



NORTH ELEVATION - DEPARTURE 8:
WIDTH: 36'-1-1/2"
DEPTH: 3'-6" (Departure: 4'-0" min.)
HEIGHT: GROUND PLANE TO ROOF



KEY PLAN

SHINGLE SIDING

ASPHALT
COMPOSITION
SHINGLE ROOF

CEMENTITIOUS
PLANK SIDING

NORTH ELEVATION

Plans - Buildings E - H

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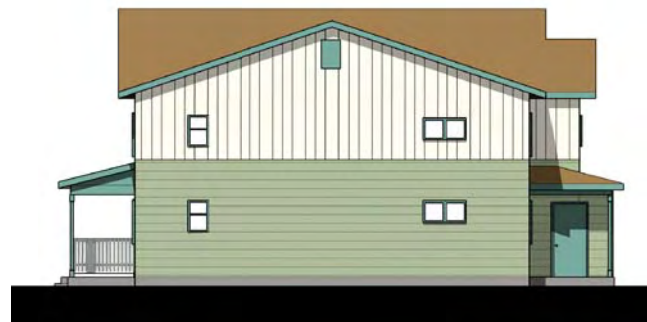
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SOUTH ELEVATION



WEST ELEVATION



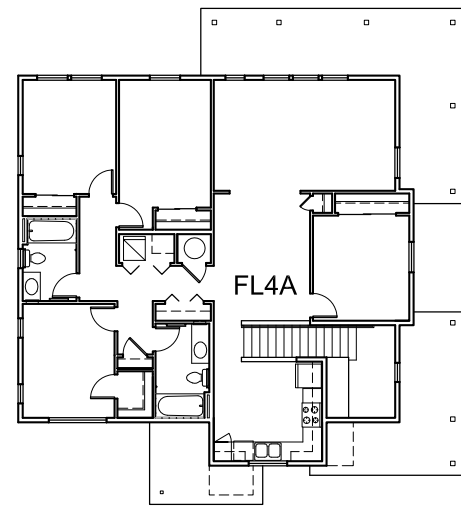
NORTH ELEVATION - DEPARTURE 9B

WIDTH: 45'-7-1/2"
DEPTH: 6'-1-1/2"
HEIGHT: ONE STORY PORCH
(Departure: ground plane to roof)

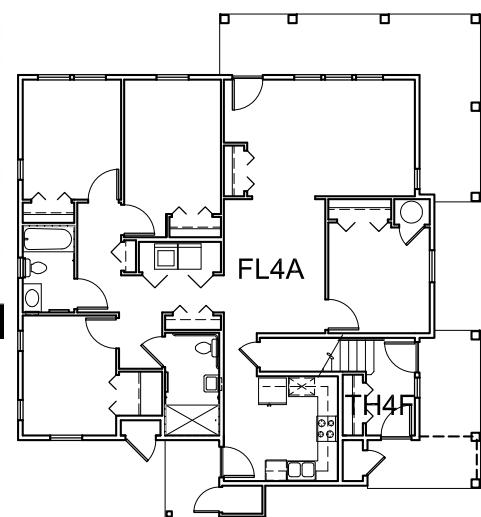


EAST ELEVATION - DEPARTURE 9A

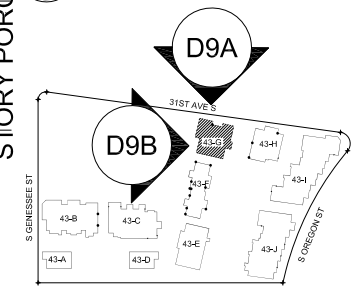
WIDTH: 40'-6"
DEPTH: 4'-7"
HEIGHT: ONE STORY PORCH
(Departure: ground plane to roof)



43-G 2nd FLOOR PLAN
NTS BD-43-G.DWG



43-G 1st FLOOR PLAN
NTS BD-43-G.DWG



KEY PLAN



SOUTH ELEVATION

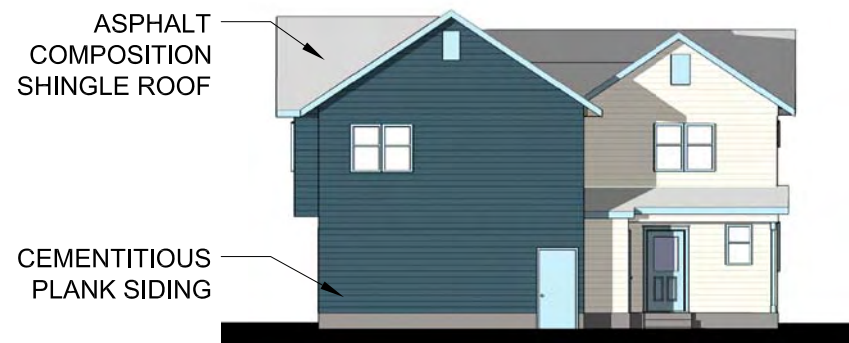


EAST ELEVATION

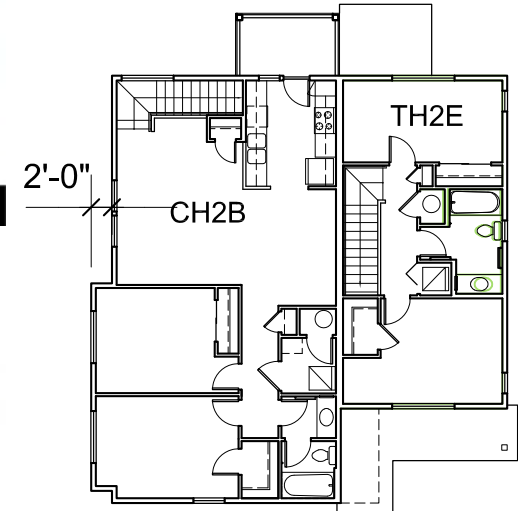


NORTH ELEVATION - DEPARTURE 10

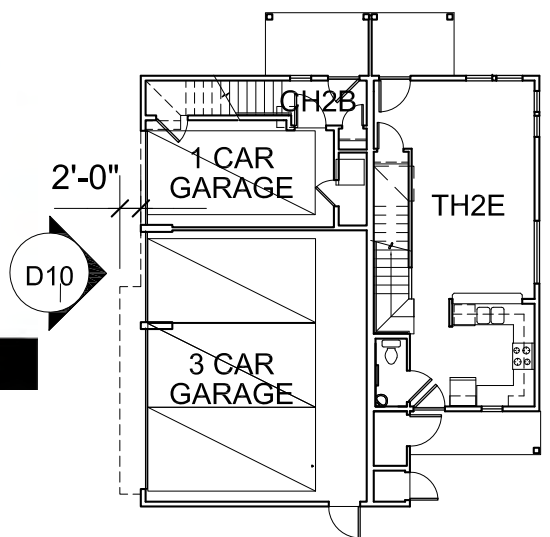
WIDTH: 47'-1"
DEPTH: 2'-0" (Departure: 4'-0" min.)
HEIGHT: <10' TO ROOF



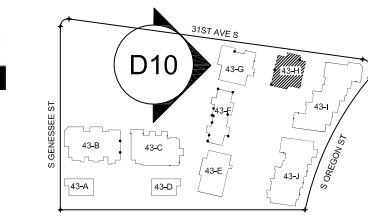
WEST ELEVATION



43-H 2nd FLOOR PLAN
NTS BD-43-H.DWG



43-H 1st FLOOR PLAN
NTS BD-43-H.DWG



KEY PLAN



SOUTH ELEVATION



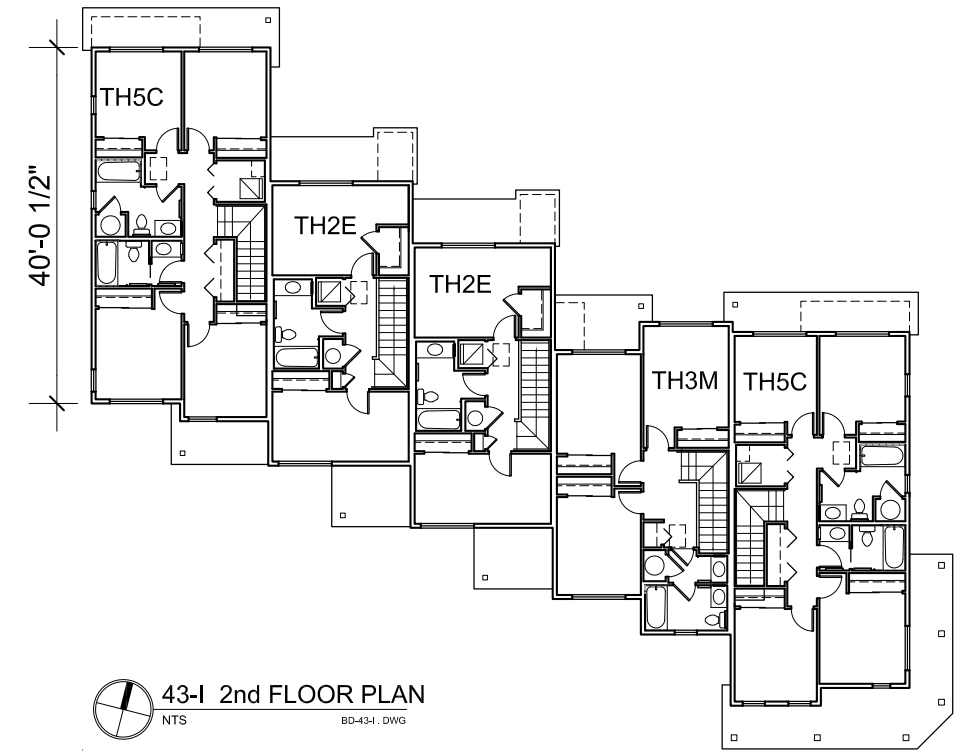
WEST ELEVATION - DEPARTURE 11B:
WIDTH: 40'-0-1/2" (Departure: 40' max)
DEPTH: NONE
HEIGHT: NONE



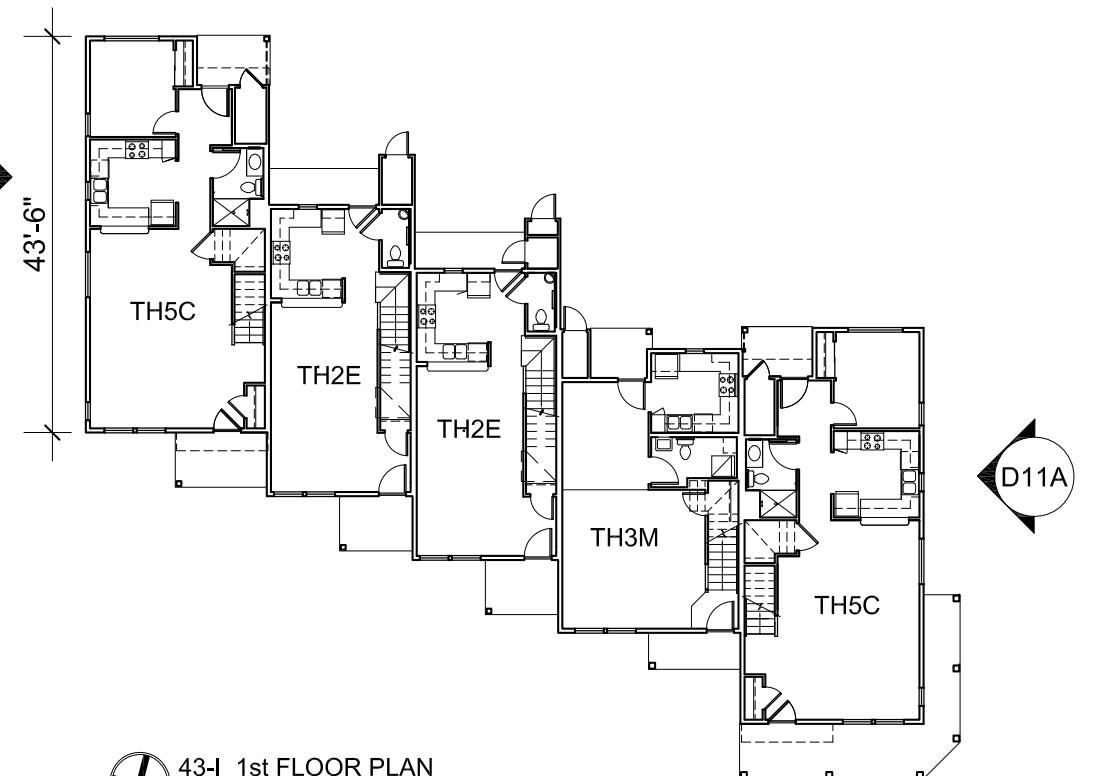
NORTH ELEVATION



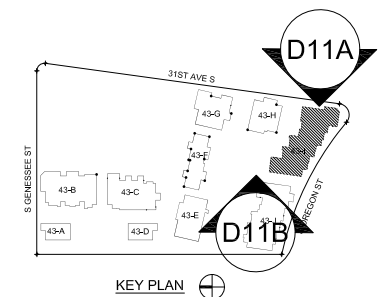
EAST ELEVATION - DEPARTURE 11A:
WIDTH: 49'-6"
DEPTH: 6'-0"
HEIGHT: ONE STORY PORCH
(Departure: ground plane to roof)



43-I 2nd FLOOR PLAN
NTS BD-43-I, DWG



43-I 1st FLOOR PLAN
NTS BD-43-I, DWG

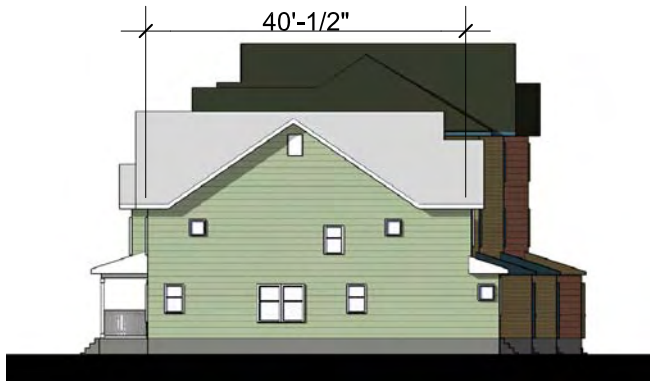




WEST ELEVATION



NORTH ELEVATION



EAST ELEVATION - DEPARTURE 12B:

WIDTH: 40'-1/2" (Departure: 40'-0" max.)
 DEPTH: NO MODULATION
 HEIGHT: NO MODULATION

ASPHALT
COMPOSITION
SHINGLE ROOF

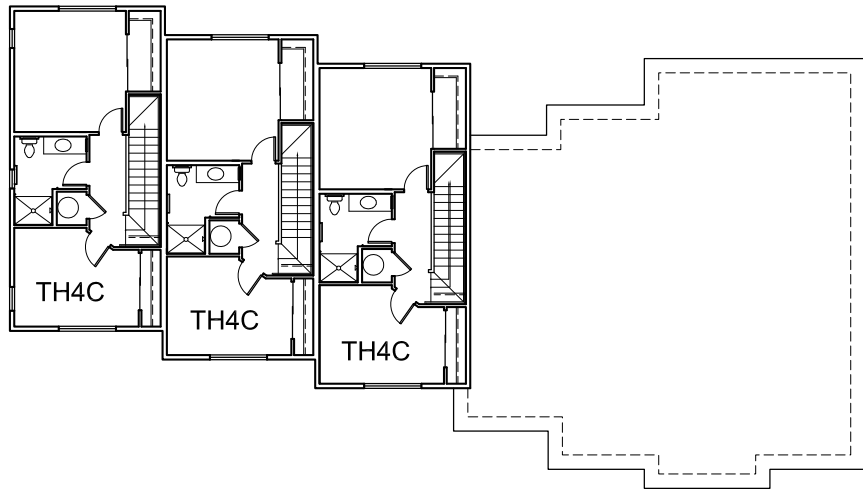
CEMENTITIOUS
PANEL SIDING

CEMENTITIOUS
PLANK SIDING

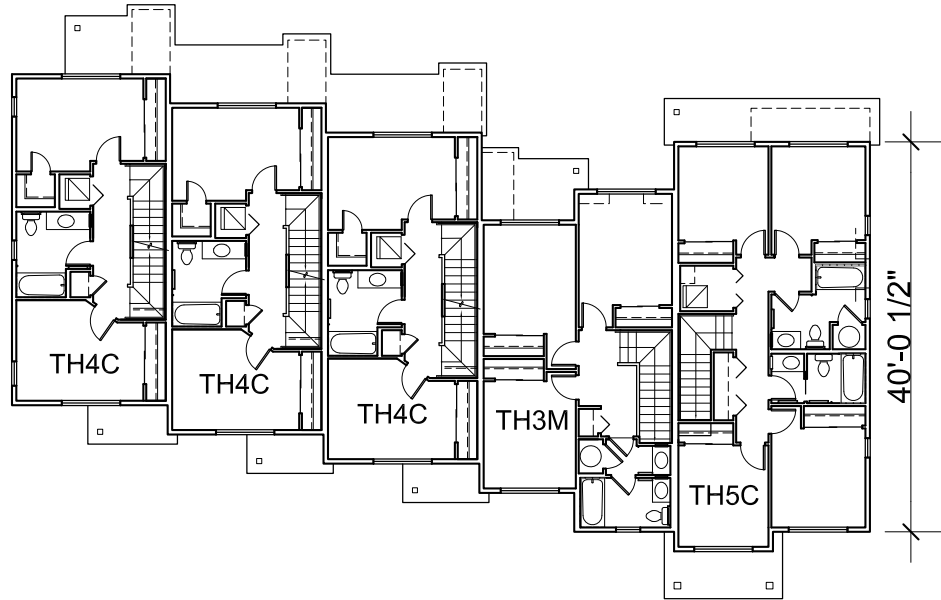


SOUTH ELEVATION - DEPARTURE 12A:

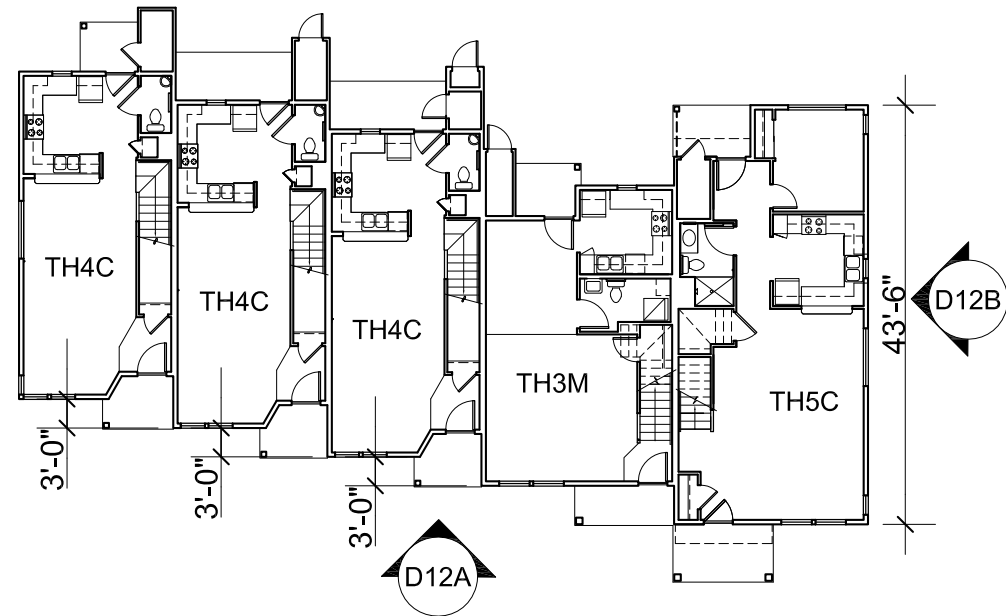
WIDTH: 16'-0" MIN
 DEPTH: 3'-0" MIN. (Departure: 4'-0" min.)
 HEIGHT: GROUND PLANE TO ROOF



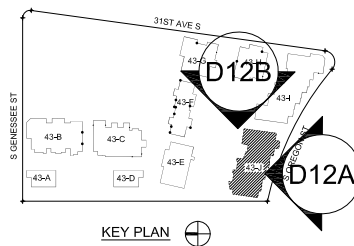
43-J 3rd FLOOR PLAN
 NTS BD-43-J. DWG



43-J 2nd FLOOR PLAN
 NTS BD-43-J. DWG



43-J 1st FLOOR PLAN
 NTS BD-43-J. DWG

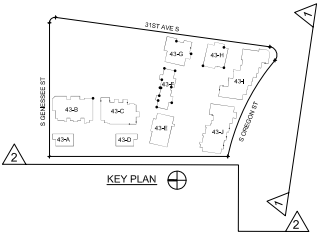




2) DRIVEWAY FACING EAST



1) S. OREGON STREET

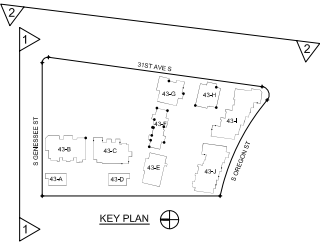




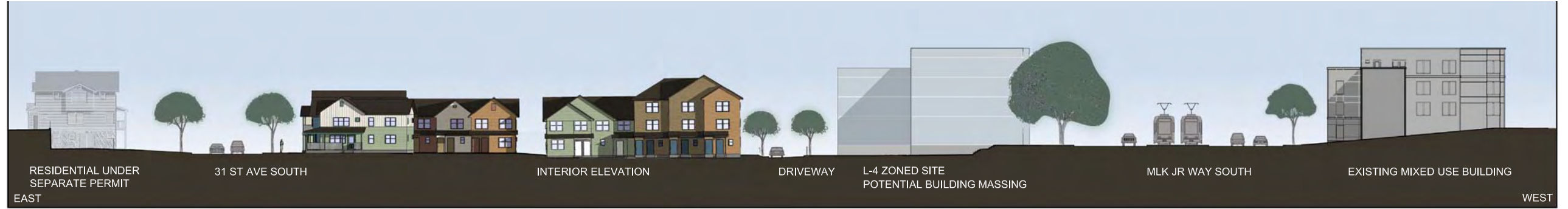
2) 31ST AVE SOUTH



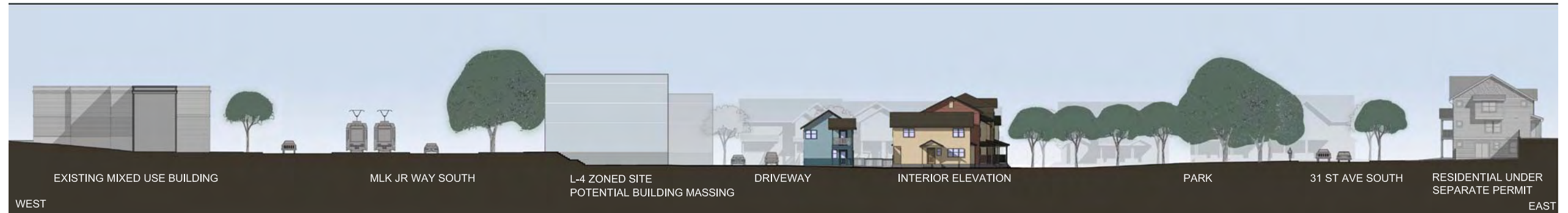
1)S. GENESSEE STREET



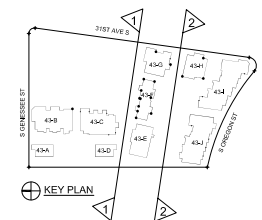
TONKIN/HOYNELOKAN ARCHITECTS 2001 1ST AVE S SEATTLE, WA 98104 (206) 462-1800	
KAREN REES LANDSCAPE ARCHITECTS 1111 W 4TH STREET, SUITE 100 SEATTLE, WA 98104 (206) 462-1800	
Colored Site Elevations	
	BLOCK 43 DESIGN REVIEW
	MARCH 13, 2009
	STAMP
SHEET NO. DR-16	



2) DRIVEWAY FACING SOUTH



1) DRIVEWAY FACING NORTH





• PORCHES THAT WRAP THE CORNER



• PORCHES THAT WRAP THE CORNER



• PRIVATE OPEN SPACE



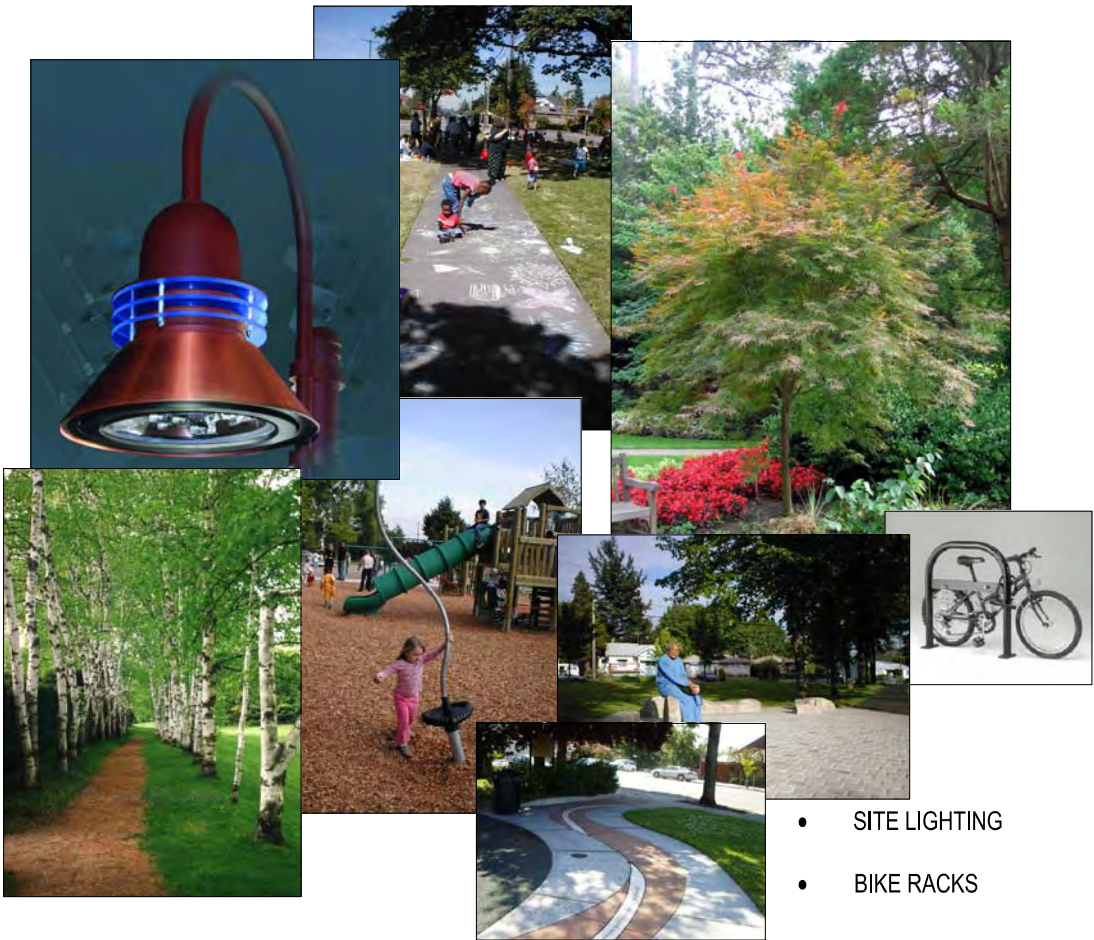
• INTEGRATION OF A VARIETY OF MATERIALS AND COLORS



• PEDESTRIAN ORIENTED DESIGN CONCEPTS



• VERTICAL HIERARCHY



- SITE LIGHTING
- BIKE RACKS
- NATIVE, DROUGHT TOLERANT PLANTS

DESIGN CONCEPTS

- DEFENSIBLE-SPACE PLANNING STRATEGIES
- ALL ENTRIES CLEARLY MARKED BY PORCHES
- SINGULAR IDENTITY TO EACH DWELLING UNIT
- CONNECTION WITH NEIGHBORING BUILDINGS WITH SIMILAR SITE SETBACKS AND ALIGNMENT
- LANDSCAPE ELEMENTS USED TO ACCENT AND ENHANCE PRIVATE AND PUBLIC OPEN SPACE WHILE CONTRIBUTING TO THE OVERALL SENSE OF COMMUNITY.

APPENDIX

The Concepts



Water is an integral part of the landscape in southeast Seattle. Residents were very interested in water features, water as an art component and as inspiration for art work.



Tree rings tie together nature and history. They represent a passage of time. They are ever changing and symbolize life, growth and the future. Residents are curious and intrigued by the site's natural history. The site history as a forest is reflected in this imagery.



The labyrinth is a cross-cultural form found on all the inhabited continents of the world. Where you find humans, you find labyrinths. They are thousands of years old. The labyrinth embodies both cross cultural imagery and history. They are developed from the form of a meander that naturally occur in paths of water.

The Circle of Life

The recurring themes of history, cultural diversity, nature and youth emerged in historical research and in conversations with current residents. These ideas of interest manifest in three forms, which drive the ideology of the Circle of Life. These forms relate visually and contextually and are treated as an integrated theme.



The journey begins...



The art on this site will start as a continuation of the Red string. The red string begins in the southern courtyard of the Boy's and Girl's Club and will meander north along the street and through the sidewalks of block 43 before continuing along it's way...

Visitors follow the string up onto a small knoll where they can relax while sitting upon a basalt bench and letting their minds wander as they get lost within the finger labyrinths engraved into those very benches...



Before continuing northward and off the site, one can stop at the kiosk and read up on the history of the art installation and update themselves on local events if such items are posted...

One of the many whirligigs that are incorporated into the entire Rainier Vista installation is placed within the round about at the intersection of S Genessee and 31st Avenue.



And the installation will continue on...



1 LANDSCAPE OVERALL PLAN - BLOCK 43
1/16" = 1'-0"

0 8 16 32 48
SCALE: 1/16" = 1'-0"

PHASE 2

4500 MARTIN LUTHER KING JR. WAY S.
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Seattle Housing Authority

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MECHANICAL ENGINEER
PRESSLER DESIGN GROUP, LLC
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SUITE 213
BOTHELL, WA 98011
(425) 458-0002

STAMP

STATE OF WASHINGTON
REGISTERED
LANDSCAPE ARCHITECT
KAREN S. WEST
CERTIFICATE NO. 850

BLOCK 43
DESIGN REVIEW

KEY PLAN

CAD FILE:
PROJ. MGR: KK
DRAFTER: JC
ISSUE DATE: 01/25/07
REVISION: 03/13/09
REVISION: 01/27/10
REVISION:
REVISION:

DRAWING NAME(S)
PARENT LOT #43
LANDSCAPE
OVERALL PLAN

SCALE:
AS NOTED

SHEET NO.
DR 21
NOT FOR
CONSTRUCTION

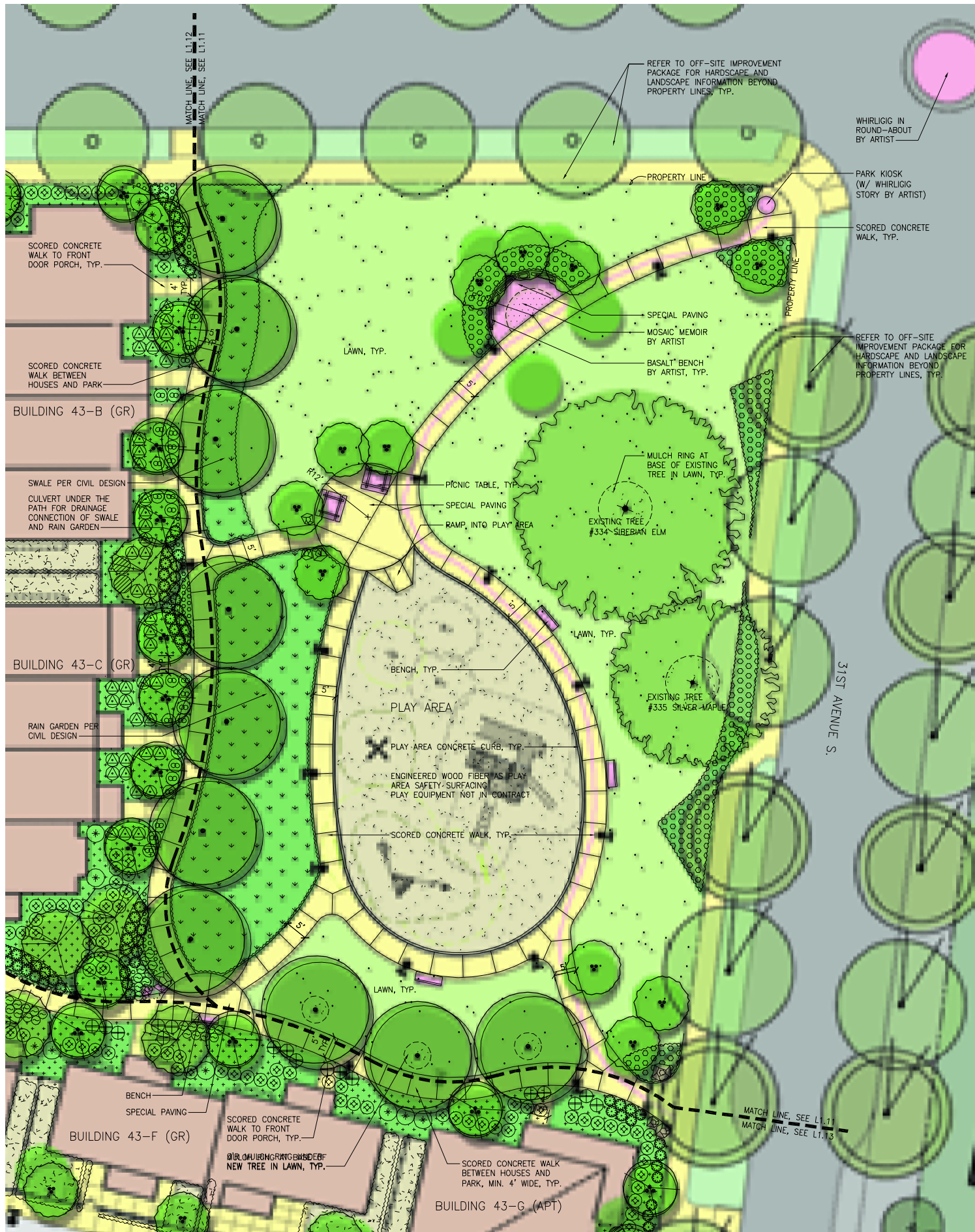
PLANT LIST		* INDICATES DROUGHT TOLERANT SPECIES			
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION	SPACING
	EVERGREEN TREE				
	CALOCEDRUS DECURRENS*	INCENSE CEDAR	8'-10' HT.	B&B	PER PLAN
	PINUS CONTORTA CONTORTA*	SHORE PINE	8'-10' HT.	B&B	PER PLAN
	PSEUDOTSUGA MENZIESII*	DOUGLAS-FIR	8'-10' HT.	B&B	PER PLAN
	THUJA PLICATA 'EXCELSA'*	'EXCELSA' WESTERN RED-CEDAR	8'-10' HT.	B&B	PER PLAN
	MEDIUM TREES				
	BETULA JACQUEMONTII	BIRCH	2" CAL. MIN.	B&B	PER PLAN
	CARPINUS CAROLINIANA	AMERICAN HORNBEAM	2" CAL. MIN.	B&B	PER PLAN
	CERCIDIPHYLLUM JAPONICUM	KATSURA	2" CAL. MIN.	B&B	PER PLAN
	MAGNOLIA X SOULANGIANA	SAUCEUR MAGNOLIA	2" CAL. MIN.	B&B	PER PLAN
	PRUNUS X YEDOENSIS 'AKEBONO'	'AKEBONO' CHERRY	2" CAL. MIN.	B&B	PER PLAN
	PYRUS CALLERYANA 'CAPITAL'	'CAPITAL' FLOWERING PEAR	2" CAL. MIN.	B&B	PER PLAN
	SMALL TREES				
	ACER CIRCINATUM*	VINE MAPLE	8' HT. MIN.	B&B	PER PLAN
	ACER PALMATUM (GREEN)	JAPANESE MAPLE (GREEN)	8' HT. MIN.	B&B	PER PLAN
	ACER TATARICUM GINNALA 'FLAME'*	FLAME MAPLE	8' HT. MIN.	B&B	PER PLAN
	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'*	'AUTUMN BRILLIANCE' SERVICEBERRY	2" CAL. MIN.	B&B	PER PLAN
	CORNUS KOUSA	KOUSA DOGWOOD	2" CAL. MIN.	B&B	PER PLAN
	CRATAEGUS X LAVALLEI*	LAVALLE HAWTHORN	2" CAL. MIN.	B&B	PER PLAN
	MAGNOLIA STELLATA	STAR MAGNOLIA	8' HT. MIN.	B&B	PER PLAN
	MALUS 'PRAIRIFIRE'*	'PRAIRIFIRE' CRABAPPLE	2" CAL. MIN.	B&B	PER PLAN
	STYRAX JAPONICUS	JAPANESE SNOWBELL	8' HT. MIN.	B&B	PER PLAN
	LARGE SHRUBS - DECIDUOUS, SEASONAL COLORS				
	CORNUS STOLONIFERA 'ISANTI'*	'ISANTI' REDTWIG DOGWOOD	5 GAL., 36" HT. MIN.	CONT.	48" O.C.
	COTINUS COGGYGRIA*	SMOKE TREE	5 GAL., 36" HT. MIN.	CONT.	48" O.C.
	EUONYMUS ALATA 'COMPACTA'	'COMPACTA' BURNING BUSH	5 GAL., 36" HT. MIN.	CONT.	48" O.C.
	FORSYTHIA X INTERMEDIA	FORSYTHIA	5 GAL., 36" HT. MIN.	CONT.	48" O.C.
	HAMAMELIS X INTERMEDIA 'ARNOLD PROMISE'	'ARNOLD PROMISE' WITCH HAZEL	5 GAL., 36" HT. MIN.	CONT.	48" O.C.
	HYDRANGEA MACROPHYLLA	BIGLEAF HYDRANGEA	5 GAL., 36" HT. MIN.	CONT.	48" O.C.
	LAVATERA THURINGIACA	TREE MALLOW	5 GAL., 36" HT. MIN.	CONT.	48" O.C.
	SYRINGA VULGARIS	COMMON LILAC	5 GAL., 36" HT. MIN.	CONT.	48" O.C.
	VIBURNUM X BODNANTENSE 'DAWN'*	'DAWN' VIBURNUM	5 GAL., 36" HT. MIN.	CONT.	48" O.C.
	VIBURNUM PICATUM TOMENTOSUM	DOUBLEFILE VIBURNUM	5 GAL., 36" HT. MIN.	CONT.	48" O.C.
	MEDIUM SHRUBS - EVERGREEN, FOUNDATION PLANTS				
	ABELIA GRANDIFLORA 'EDWARD GOUCHER'*	'EDWARD GOUCHER' GLOSSY ABELIA	2 GAL., 30" HT. MIN.	CONT.	36" O.C.
	ARBITUS UNEDO 'COMPACTA'*	'COMPACTA' STRAWBERRY TREE	2 GAL., 30" HT. MIN.	CONT.	36" O.C.
	CAMELLIA SASANQUA 'YULETIDE'	'YULETIDE' CAMELLIA	2 GAL., 30" HT. MIN.	CONT.	36" O.C.
	CHOISYA TERNATA*	MEXICAN MOCK ORANGE	2 GAL., 30" HT. MIN.	CONT.	36" O.C.
	CISTUS X HYBRIDUS*	WHITE ROCKROSE	2 GAL., 30" HT. MIN.	CONT.	36" O.C.
	ESCALLONIA 'FRADESII'*	FRADES ESCALLONIA	2 GAL., 30" HT. MIN.	CONT.	36" O.C.
	MYRTICA CALIFORNICA*	CALIFORNIA WAX MYRTLE	2 GAL., 30" HT. MIN.	CONT.	36" O.C.
	PIERIS JAPONICA 'PURITY'	'PURITY' ADROMEDA	2 GAL., 30" HT. MIN.	CONT.	36" O.C.
	PUNICA GRANATUM 'CHICO'*	'CHICO' DWARF POMEGRANATE	2 GAL., 30" HT. MIN.	CONT.	36" O.C.
	RHAPHIOLEPIS UMBELLATA 'BLUEBERRY MUFFIN'*	'BLUEBERRY MUFFIN' RHAPHIOLEPIS	2 GAL., 30" HT. MIN.	CONT.	36" O.C.
	RHODODENDRON 'UNIQUE'	'UNIQUE' RHODODENDRON	2 GAL., 30" HT. MIN.	CONT.	36" O.C.
	ROSAMARINUS OFFICINALIS 'TUSCAN BLUE'*	'TUSCAN BLUE' ROSEMARY	2 GAL., 30" HT. MIN.	CONT.	36" O.C.
	SARCOCOGCA RUSCIFOLIA*	SWEET BOX	2 GAL., 30" HT. MIN.	CONT.	36" O.C.
	VIBURNUM DAVIDII*	DAVID'S VIBURNUM	2 GAL., 18" HT. MIN.	CONT.	36" O.C.
	VIBURNUM TINUS 'SPRING BOUQUET'*	'SPRING BOUQUET' LAURUSTINUS	2 GAL., 18" HT. MIN.	CONT.	36" O.C.
	SMALL SHRUBS - EVERGREEN/DECIDUOUS ACCENT PLANTS				
	BERBERIS THUNBERGII 'ATROPURPUREA'*	'ATROPURPUREA' JAPANESE BARBERRY	1 GAL., 18" HT. MIN.	CONT.	30" O.C.
	BUXUS MICROPHYLLA JAPONICA 'WINTER GEM'	'WINTER GEM' JAPANESE BOXWOOD	1 GAL., 18" HT. MIN.	CONT.	24" O.C.
	CORNUS SERICEA 'KELSEY'*	'KELSEY' REDTWIG DOGWOOD	1 GAL., 18" HT. MIN.	CONT.	24" O.C.
	ESCALLONIA 'NEWPORT DWARF'*	'NEWPORT DWARF' ESCALLONIA	1 GAL., 18" HT. MIN.	CONT.	30" O.C.
	ILEX CRENATA 'NORTHERN BEAUTY'	'NORTHERN BEAUTY' JAPANESE HOLLY	1 GAL., 18" HT. MIN.	CONT.	30" O.C.
	LAVERDULA X INTERMEDIA*	LAVERDULA	1 GAL., 18" HT. MIN.	CONT.	24" O.C.
	NANDINA DOMESTICA 'GULF STREAM'*	'GULF STREAM' HEAVENLY BAMBOO	1 GAL., 18" HT. MIN.	CONT.	30" O.C.
	ROSA SP.	ROSE	1 GAL., 18" HT. MIN.	CONT.	30" O.C.
	SALIX PURPUREA 'NANA'	DWARF PURPLE OSIER WILLOW	1 GAL., 18" HT. MIN.	CONT.	30" O.C.
	SENECIO GREYI*	SENECIO	1 GAL., 18" HT. MIN.	CONT.	30" O.C.
	GROUND COVER MIXES				
	COTONEASTER DAMMERI 'LOWFAST'*	'LOWFAST' COTONEASTER	1 GAL.	CONT.	36" O.C.
	EUONYMUS FORTUNEI 'COLORATA'	PURPLE-LEAF WINTER CREEPER	1 GAL.	CONT.	36" O.C.
	HYPERICUM CALYCIUM*	CREEPING ST. JOHNSWORT	1 GAL.	CONT.	36" O.C.
	ROSA 'FLOWER CARPET'	'FLOWER CARPET' ROSE	1 GAL.	CONT.	36" O.C.
	SPIRAEA JAPONICA 'ALPINA'*	ALPINE SPIRAEA	1 GAL.	CONT.	36" O.C.
	TEUCRIUM X LUCIDRYS*	GERMANDER	1 GAL.	CONT.	36" O.C.
	75% VINCA MINOR*/ FRAGARIA CHILDOENSIS*/ RUBUS CALYCIINOIDES 'EMERALD CARPET'*	75% PERIWINKLE/ BEACH STRAWBERRY/ 'EMERALD CARPET' BRAMBLE	1 GAL.	CONT.	36" O.C.
	25% POLYSTICHUM MUNITUM*	25% SWORD FERN	1 GAL.	CONT.	36" O.C.
	ACCENTS				
	ANEMONE 'HONORINE JOBERT'	'HONORINE JOBERT' ANEMONE	1 GAL.	CONT.	30" O.C.
	ASTILBE X ARENDsii 'DEUTSCHLAND'	'DEUTSCHLAND' ASTILBE	1 GAL.	CONT.	30" O.C.
	CAREX BUCHANANII	LEATHER LEAF SEDGE	1 GAL.	CONT.	30" O.C.
	CROCOSMIA X 'LUCIFER'	'LUCIFER' CROCOSMIA	1 GAL.	CONT.	30" O.C.
	HELLEBORUS ORIENTALIS	LENTEN ROSE	1 GAL.	CONT.	30" O.C.
	HEMEROCALLIS HYBRIDS*	DAYLILY	1 GAL.	CONT.	30" O.C.
	IRIS DOUGLASIANA*	IRIS	1 GAL.	CONT.	30" O.C.
	MULCH-ONLY AREA				

LOT 43 MUP LANDSCAPE REQUIREMENT SUMMARY

DEVELOPMENT STANDARD	CODE SECTION	REQUIREMENT - L4 ZONE	REQUIRED	PROVIDED
SCREENING AND LANDSCAPING # SF	SMC 23.45.015.A&B&C	3' X TOTAL LENGTH OF ALL PROPERTY LINES	3X1160 = 3480 SF	564+192+164+30+1039+137+191+152+145+646+83+131+144+149+239 = 4006 SF
TREE QUANTITY	SMC 23.45.015C1b	FOR LOTS OVER 3,000 SF, MIN. 2" CAL. OF TREE PER 1,000 SF OF LOT AREA MUST BE PLANTED	84,224/1,000 = (84) 2" CAL. TREES OR TOTAL OF 168" CAL.	(84) 2" CAL. TREES
SHRUB QUANTITY	DIRECTOR'S RULE 13-92 A4b	MIN. TWICE AS MANY SHRUBS AS THE REQUIRED NUMBER OF TREES	84X2 = 168 SHRUBS	168 SHRUBS

LANDSCAPE NOTES

- MATURE TREE HEIGHT SHALL BE MIN. 15'. TREE SIZES AT TIME OF INSTALLATION ARE REQUIRED AS FOLLOWED:
a. FOR DECIDUOUS TREES, MIN. 1 1/2" CAL. MEASURED 6" ABOVE THE GROUND. b. FOR MULTI-STEMMED TREES, MIN. 3 STEMS AND 6' IN HEIGHT. c. FOR EVERGREEN TREES, MIN. 4' IN HEIGHT ABOVE THE GROUND.
- SHRUB SIZES AT TIME OF INSTALLATION ARE REQUIRED AS FOLLOWED:
a. SHRUBS FOR SCREENING PURPOSES MIN. 30" HIGH. b. ALL OTHER SHRUBS MIN. 18" HIGH
- GROUND COVER SHALL BE INSTALLED TO PROVIDE COMPLETE COVERAGE OF BARE SOIL WITHIN 3 YEARS.
- MIN. 25% OF PLANT MATERIALS SELECTED SHALL BE DROUGHT TOLERANT PLANTS.
- ALL PLANTING AREAS SHALL RECEIVE 2" DEPTH OF MULCH.
- REFER TO L1.10 FOR OVERALL LANDSCAPE PLAN AND LANDSCAPE AREA PROVISION CALCULATION.



1 LANDSCAPE PARTIAL PLAN - BLOCK 43
1" = 10'

PHASE 2

4500 MARTIN LUTHER KING, JR. WAY S.
SEATTLE, WA 98148

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Seattle Housing Authority

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STRUCTURAL ENGINEER
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STRUCTURAL CONSULTANTS
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MECHANICAL ENGINEER
PRESSLER ENGINEERING, LLC
1610 10TH AVE NE
SUITE 215
SEATTLE, WA 98109
(206) 462-0032

STAMP

STATE OF WASHINGTON
LANDSCAPE ARCHITECT
KAREN S. WEST
CERTIFICATE NO. 880

BLOCK 43
DESIGN REVIEW

KEY PLAN

CAD FILE:
PROJ. MGR: KK
DRAFTER: JC
ISSUE DATE: 1/25/07
REVISION: 03/13/09
REVISION: 01/27/10
REVISION:
REVISION:

DRAWING NAME(S)
PARENT LOT #43
LANDSCAPE
PARTIAL PLAN,
PLANT LIST &
NOTES

SCALE:
AS NOTED

SHEET NO.
DR 22
NOT FOR CONSTRUCTION



1 LANDSCAPE PARTIAL PLAN - BLOCK 43
1" = 10'

- NOTES
1. REFER TO L1.10 FOR OVERALL LANDSCAPE PLAN AND LANDSCAPE AREA PROVISION CALCULATION.
 2. REFER TO L1.11 FOR LANDSCAPE NOTES, PLANT LIST AND MUP LANDSCAPE REQUIREMENT SUMMARY.

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STAMP

STATE OF WASHINGTON
REGISTERED
LANDSCAPE ARCHITECT
KAREN S. WEST
CERTIFICATE NO. 850

BLOCK 43
DESIGN REVIEW

KEY PLAN

CAD FILE:
PROJ. MGR: KK
DRAFTER: JC
ISSUE DATE: 01/25/07
REVISION: 03/13/09
REVISION: 01/27/10
REVISION:
REVISION:

DRAWING NAME(S)
PARENT LOT #43
LANDSCAPE
PARTIAL PLAN

SCALE:
AS NOTED

SHEET NO.
DR 23
NOT FOR CONSTRUCTION



PHASE 2

4500 MARTIN LUTHER KING, JR. WAY S.
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OWNER
Seattle Housing Authority

DESIGN TEAM

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CERTIFICATE NO. 850

BLOCK 43
DESIGN REVIEW

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DRAWING NAME(S)
PARENT LOT #43
LANDSCAPE
PARTIAL PLAN

SCALE:
AS NOTED

SHEET NO.
DR 24
NOT FOR CONSTRUCTION

NOTES

1. REFER TO L1.10 FOR OVERALL LANDSCAPE PLAN AND LANDSCAPE AREA PROVISION CALCULATION.

2. REFER TO L1.11 FOR LANDSCAPE NOTES, PLANT LIST AND MUP LANDSCAPE REQUIREMENT SUMMARY.

1 LANDSCAPE PARTIAL PLAN - BLOCK 43

1" = 10'

0 5 10 20 30
SCALE: 1" = 10'



Winter Solstice 9 am  NORTH




Winter Solstice 12 pm  NORTH




Winter Solstice 3 pm  NORTH




Summer Solstice 9 am  NORTH




Summer Solstice 12 pm  NORTH




Summer Solstice 3 pm  NORTH




Vernal / Autumnal Equinox 9 am  NORTH



Vernal / Autumnal Equinox 12 pm  NORTH



Vernal / Autumnal Equinox 3 pm  NORTH



Recycling of Construction Materials
Recycling for future Residents



Public Transportation



Native Plants



Evergreen Sustainable Development Standards

SUSTAINABILITY STRATEGIES

- * Native plants and drip irrigation
- * Sustainable building materials
- * Walkable neighborhood
- * Public transportation (near the light rail and bus stops)
- * Recycling construction materials
- * Energy efficient appliances and fixtures
- * Low/no VOC paints and primers
- * Owner/Occupant Manuals provided
- * Water conserving appliances
- * Windows: target U-value = 0.36 min.
- * Energy Star appliances
- * Sidewalks and pathways provided around and through the site
- * Drought tolerant species

RESPONSE TO DESIGN GUIDELINES				
SITE PLANNING				
A1	STREETSCAPE COMPATIBILITY	THE SITING OF THE BUILDINGS SHOULD ACKNOWLEDGE AND REINFORCE THE EXISTING DESIRABLE SPATIAL CHARACTERISTICS OF THE RIGHT-OF-WAY.	BUILDINGS FRONT AND FRAME THE STREET SPACE AND REINFORCE THE SPATIAL CHARACTERISTICS PREVIOUSLY ESTABLISHED BY THE APPROVED OVERALL SITE PLAN AND BY THE CONSTRUCTION OF PHASE 1. RESIDENTIAL STREETS HAVE SETBACKS FOR DEFENSIBLE SPACE AND PRIVACY OF RESIDENTS. THE SITE IS BOUNDED BY THREE DIFFERENT STREETS. BUILDINGS HAVE BEEN ARRANGED ON THE SITE TO FRONT EITHER ONE OF THESE STREETS, OR THE NEW PUBLIC PARK ON THE SITE. AS WAS DONE IN PHASE 1, BUILDING FACADES ARE DESIGNED WITH A FINE-GRAIN OF HUMAN-SCALED ELEMENTS SUCH AS PORCHES, STOOPS, BAY WINDOWS, AND GABLE-END ROOF FORMS THAT ARE ACCENTED BY THE USE OF VARYING COLORS AND MATERIALS. THAT CONTINUITY OF CHARACTER SPANS ACROSS ALL PARTS OF BOTH PHASES OF RAINIER VISTA.	
A3	ENTRANCES VISIBLE FROM THE STREET	ENTRIES SHOULD BE CLEARLY IDENTIFIABLE AND VISIBLE FROM THE STREET	ALL ENTRANCES ARE CLEARLY MARKED BY FRONT PORCHES, MARQUEES OR RECESSES IN THE BUILDING FAÇADE. ALL ARE DIRECTLY ACCESSIBLE FROM STREET OR PUBLIC PATHWAYS. LANDSCAPING, SITE LIGHTING ALONG WITH PORCH LIGHTS ENHANCE THIS DEFINITION.	
A4	HUMAN ACTIVITY	NEW DEVELOPMENT SHOULD BE SITED AND DESIGNED TO ENCOURAGE HUMAN ACTIVITY ON THE STREET.	ALL BUILDINGS HAVE MULTIPLE ENTRANCES WITH FRONT PORCHES AND IN SOME CASES, FRONT STOOPS, AS WELL AS WINDOWS FACING THE STREET TO ESTABLISH A STRONG RELATIONSHIP BETWEEN BUILDINGS AND STREETS THAT WILL ENCOURAGE HUMAN ACTIVITY AND INTERACTION BETWEEN RESIDENTS, NEIGHBORS AND PASSERSBY.	
A5	RESPECT FOR ADJACENT SITES	BUILDINGS SHOULD RESPECT ADJACENT PROPERTIES BY BEING LOCATED ON THEIR STIES TO MINIMIZE DISRUPTION OF THE PRIVACY AND OUTDOOR ACTIVITIES OF RESIDENTS IN ADJACENT BUILDINGS.	THE LAYOUT OF THE SITE, LOCATION OF FENCES, DESIGN OF BUILDINGS AND LOCATIONS OF WINDOWS ALL TAKE INTO CONSIDERATION THE AVOIDANCE OF OVERLOOKING INTO PRIVATE SPACES OF ADJACENT UNITS.	
A7	RESIDENTIAL OPEN SPACE	RESIDENTIAL PROJECTS SHOULD BE SITED TO MAXIMIZE OPPORTUNITIES FOR CREATING USABLE, ATTRACTIVE, WELL-INTEGRATED OPEN SPACE.	RESIDENTIAL BUILDINGS ARE SITED TO CREATE BOTH PUBLIC AND PRIVATE OPEN SPACE, INCLUDING A MAJOR PARK SPACE TO BE MADE AVAILABLE TO THE WHOLE RAINIER VISTA COMMUNITY. PEDESTRIAN WALKWAYS CONNECT THE BLOCK AND ITS PARK TO AREAS NORTH AND EAST THAT ARE PART OF THE APPROVED SITE PLAN AND PLAT.	
A10	CORNER LOTS	BUILDINGS ON CORNER LOTS SHOULD BE ORIENTED TO THE CORNER AND PUBLIC STREET FRONTS. PARKING AND AUTOMOBILE ACCESS SHOULD BE LOCATED AWAY FROM CORNERS.	EVERY CORNER BUILDING ON THE SITE HAS SOME EXPRESSION OF THE SPECIAL CONDITION OF FRONTING ON TWO STREETS. THE INDIVIDUAL CORNER TREATMENT IS AN EXPRESSION OF OVERALL PURPOSE AND SITE HIERARCHY FOR CORNERS IN RELATION TO THE COMMUNITY AS A WHOLE. IN OTHER WORDS, SOME CORNERS ARE EXPRESSED MORE STRONGLY THAN OTHERS. BUILDING CORNERS AT THE NW AND SE CORNERS OF THE PARK ARE WRAP-AROUND PORCHES TO INVITE PEDESTRIANS AROUND THE CORNER AND INTO THE PARK. CORNERS ARE RESERVED FOR BUILDINGS OR OPEN SPACE AND NEVER AUTOMOBILE PARKING. BUILDING FACADES AND FENCES AROUND THE PUBLIC-FACING PERIMETER OF THE BLOCK HIDE THE ALLEY-LIKE DRIVEWAY AND PARKING FROM PUBLIC VIEW.	
B1	HEIGHT, BULK AND SCALE COMPATIBILITY	<p>PROJECTS SHOULD BE COMPATIBLE WITH THE SCALE OF DEVELOPMENT ANTICIPATED BY THE APPLICABLE LAND USE POLICIES FOR THE SURROUND AREA AND SHOULD BE SITED AND DESIGNED TO PROVIDE A SENSITIVE TRANSITION TO NEAR-BY, LESS-INTENSIVE ZONES. PROJECTS ON ZONE EDGES SHOULD BE DEVELOPED IN A MANNER THAT CREATES A STEP IN PERCEIVED HEIGHT, BULK AND SCALE BETWEEN THE ANTICIPATED DEVELOPMENT POTENTIAL OF THE ADJACENT ZONES.</p> <p>THE BOARD PREFERRED SCHEME 3 BECAUSE THE TOWNHOUSE UNITS DESIGNED ON THE NORTH END OF THE APARTMENT BUILDING CREATES A GOOD TRANSITION TO THE LOWER INTENSITY ZONING. THE BOARD WANTS TO SEE A TRANSITION BETWEEN THE NEIGHBORHOOD COMMERCIAL ZONE AND THE LOWRISE 4 ZONE ALONG THE MLK FRONTAGE.</p>	<p>USING THE PRINCIPLES OF TRANSIT-ORIENTED DEVELOPMENT SET UP BY THE COLUMBIA CITY NEIGHBORHOOD PLAN AND THE CITY'S STATION-AREA PLANNING THAT INCLUDED REZONING FOR THE SITE. THE REZONE WAS CHARACTERIZED BY CONCENTRIC RINGS OF INCREASING DENSITY AND HEIGHT TRANSITIONING WITHIN A QUARTER-MILE RADIUS FROM THE SINGLE-FAMILY OUTER EDGE TO THE MIXED-USE CORE AROUND THE STATION. WITHIN THAT FRAMEWORK RAINIER VISTA WAS PLANNED AND DESIGNED SUCH THAT THE BUILDINGS FORM AN URBAN FABRIC THAT STEPS UP IN DENSITY AND HEIGHT WHERE IT MEETS THE MIXED-USE CORE ALONG THE MLK CORRIDOR, AND THEN STEPS DOWN AT THE OUTER EDGES WHERE IT MEETS THE SINGLE-FAMILY SURROUNDINGS.</p> <p>FOR BLOCK 43 SCHEME 3, PRESENTED AT THE EDG MEETING, WAS ADOPTED AS THE PREFERRED SITE PLAN TO WORK BETTER WITH CONNECTIONS TO NEIGHBORING BLOCKS AND TO ALLOW BETTER BUILDING TRANSITIONS AS EXPRESSIONS OF LAND USE TRANSITIONS IN CHARACTER, INTENSITY AND DENSITY. THE TRANSITION FROM THE NC ZONE AT THE CORE TO THE WEST IS MADE ALONG THE OREGON BLVD FRONTAGE. THE BLOCK WAS CAREFULLY PLANNED TO TAKE THE LARGER, MORE SQUARE, BLOCK FOOTPRINT ORIGINALLY INTENDED FOR THE BOYS AND GIRLS CLUB AND OPEN SPACE, AND TRANSFORM IT INTO THE SMALLER BLOCK CHARACTER OF OTHER RESIDENTIAL BLOCKS IN RAINIER VISTA. THIS WAS ACHIEVED BY DESIGNING THE PARK OPEN SPACE WITH HOUSING FRONTING THE PARK PATHS, AND BY USING LOT SIZES, ALLEY-LIKE PRIVATE DRIVEWAYS AND HOUSING TYPES TYPICAL OF THE REST OF THE COMMUNITY.</p>	
C1	ARCHITECTURAL CONTEXT	NEW BUILDINGS PROPOSED FOR EXISTING NEIGHBORHOODS WITH A WELL-DEFINED AND DESIRABLE CHARACTER SHOULD BE COMPATIBLE WITH OR COMPLEMENT THE ARCHITECTURAL CHARACTER AND SITING PATTERN OF THE NEIGHBORING BUILDINGS.	THE SITE AND BUILDINGS WERE DESIGNED FOLLOWING THE DICTATES OF THE PREVIOUSLY-APPROVED SITE PLAN AND WITHIN THE CONTEXT OF PORTIONS OF RAINIER VISTA ALREADY CONSTRUCTED CREATING A CONSISTENCY OF PLANNING/DESIGN CONCEPTS APPLIED TO THE ENTIRE RAINIER VISTA SITE. THE OVERALL INTENT IS TO CREATE A COMMON IDENTITY THAT LINKS BOTH SIDES OF MLK AND PRODUCES A UNIQUE SENSE OF PLACE AT AN IMPORTANT STATION NODE ALONG THE LIGHT-RAIL CORRIDOR.	
C2	ARCHITECTURAL CONCEPT AND CONSISTENCY	<p>BUILDING DESIGN ELEMENTS, DETAILS AND MASSING SHOULD CREATE A WELL-PROPORTIONED AND UNIFIED BUILDING FORM AND EXHIBIT AN OVERALL ARCHITECTURAL CONCEPT.</p> <p>BUILDINGS SHOULD EXHIBIT FORM AND FEATURES IDENTIFYING THE FUNCTION WITHIN THE BUILDING.</p> <p>CONTINUED.</p>	<p>THE BUILDINGS AND SITE WERE DESIGNED TO CREATE A TRADITIONAL FINE-GRAINED RESIDENTIAL ENVIRONMENT, EMPHASIZING PEDESTRIAN SCALE AND REMOVING AUTOMOBILES TO THE PERIPHERY AS IS APPROPRIATE IN AN URBAN PEDESTRIAN AND TRANSIT-ORIENTED COMMUNITY. THE BUILDINGS WERE DESIGNED AS A UNIFIED FORM WITH CAREFULLY-WORKED OUT GEOMETRIES. YET THEY ALSO PROVIDE SINGULAR IDENTITY TO EACH DWELLING-UNIT COMPONENT ON A SMALL SCALE, AND CONNECT WITH NEIGHBORING BUILDINGS AND THE REST OF THE SITE BY SIMILAR SETBACKS AND ALIGNMENT, AND BY COMMON DESIGN SENSIBILITIES ON THE LARGER SCALE. SEE ALSO C-1 ABOVE.</p> <p>BUILDING ELEVATIONS USE TRADITIONAL METHODS OF IDENTIFYING FUNCTION. WINDOWS ARE THE KEY ELEMENT: STOREFRONTS FOR VERY PUBLIC SIDEWALK-FRONTING RETAIL USES; LARGE LIVING AND DINING ROOM WINDOWS FOR THE MORE PUBLICLY-ORIENTED SPACES OF EACH HOUSE AND SMALLER WINDOWS FOR THE MORE PRIVATE AREAS; AND REALLY SMALL WINDOWS FOR THE MOST PRIVATE SPACES OF EACH HOUSE.</p>	

RESPONSE TO DESIGN GUIDELINES			
SITE PLANNING			
C2	ARCHITECTURAL CONCEPT AND CONSISTENCY (CONTINUED)	IN GENERAL, THE ROOF LINE OR TOP OF THE STRUCTURE SHOULD BE CLEARLY DISTINGUISHED FROM ITS FACADE WALLS. THE BOARD WANTS TO SEE HOW THE PROPOSED UNITS ON THE PERIMETER RELATE TO THE UNITS ACROSS THE STREETS, PARTICULARLY ON THE NORTH END OF THE SITE. THE GRAPHIC SHOWN INDICTING THE BUILDING ELEVATIONS FACING BLOCK 43 SHOULD BE AT A LARGER SCALE. THE BOARD AND STAFF ARE INTERESTED IN HOW THE DEVELOPMENT MIGHT INCORPORATE SUSTAINABLE ELEMENTS CONSIDERING THIS CONCEPT IS PROMINENT IN OTHER SHA DEVELOPMENTS, PARTICULARLY AT THE HIGHPOINT COMMUNITY.	CONSISTENTLY-APPLIED OVERHANGS ARE USED TO PROVIDE A CAP TO BUILDING EXTERIOR FAÇADE WALLS. MANY OF THE SUSTAINABLE CHARACTERISTICS AND FEATURES USED AT HIGH POINT WERE CONSIDERED FOR RAINIER VISTA VERY EARLY IN THE DESIGN PROCESS BUT WERE ULTIMATELY REJECTED BY SDOT. THE APPROVED PLAT AND ROADWAY PLAN DID NOT INCLUDE ANY SET ASIDE OF ROW FOR SUSTAINABLE DRAINAGE STRUCTURES AS WERE USED AT HIGH POINT. THE OVERALL SITE PLAN FOR RAINIER VISTA INCLUDING THE SUBJECT BLOCK 43, HOWEVER, DOES INCLUDE MANY FEATURES THAT COULD BE IDENTIFIED AS “SUSTAINABLE COMMUNITY DESIGN” SUCH AS A QUALITY PEDESTRIAN ENVIRONMENT CREATED THROUGH BUILDING, LANDSCAPE AND INFRASTRUCTURE DESIGN, SITE PLANNING FOR DE-EMPHASIZING AUTOMOBILES BY REMOVING CAR PARKING FROM STREET VIEW, LOCATION OF RESIDENTIAL SUPPORT USES SUCH AS SOCIAL SERVICES AND ACTIVE AND PASSIVE RECREATION SPACE WITHIN THE COMMUNITY, INCREASED RESIDENTIAL DENSITY AND MIX OF USES LOCATED IN CONJUNCTION WITH PUBLIC TRANSIT FACILITIES.
C4	EXTERIOR FINISH MATERIALS	BUILDING EXTERIORS SHOULD BE CONSTRUCTED OF DURABLE AND MAINTAINABLE MATERIALS THAT ARE ATTRACTIVE EVEN WHEN VIEWED UP CLOSE. MATERIALS THAT HAVE TEXTURE, PATTERN, OR LEND THEMSELVES TO A HIGH QUALITY DETAILING ARE ENCOURAGED. THE BOARD PREFERS A MIX OF MATERIALS, COLORS AND TEXTURES. THE BOARD THOUGHT THIS WAS SUCCESSFULLY ACHIEVED WITH PHASE I DEVELOPMENT.	BUILDINGS PROPOSED FOR BLOCK 43 WILL MIX THE SAME PALLET OF MATERIALS AND THE SAME LEVEL OF VARIETY IN COLORS AS WERE USED IN RAINIER VISTA PHASE I. THESE INCLUDE COLORFUL HORIZONTAL SIDING, BOARD-AND-BATTEN SIDING, AND SHINGLE SIDING; VINYL WINDOWS WITH FULL WOOD TRIM PAINTED IN COMPLEMENTING COLORS, AND ASPHALT ROOF SHINGLES OF DIFFERENT COLORS (MINIMUM OF THREE) ON DIFFERENT BUILDINGS.
D1	PEDESTRIAN ENVIRONMENT	CONVENIENT AND ATTRACTIVE ACCESS TO THE BUILDING'S ENTRY SHOULD BE PROVIDED. TO ENSURE COMFORT AND SECURITY, PATHS AND ENTRY AREAS SHOULD BE SUFFICIENTLY LIGHTED AND ENTRY ARES SHOULD BE PROTECTED FROM THE WEATHER. OPPORTUNITIES FOR CREATING LIVELY, PEDESTIRAN-ORIENTED OPEN SPACE SHOULD BE CONSIDERED. THE BOARD WANTS TO SEE A LIGHTING PLAN SHOWING THE CHARACTER OF LIGHTING AND HOW THE PEDESTRIAN PATHWAYS WILL BE LIT	ENTRIES TO EACH DWELLING UNIT ARE IDENTIFIED BY COVERED FRONT PORCHES, DIRECT PATHWAYS FROM THE PUBLIC WALKWAY OR SIDEWALK, AND LANDSCAPE TREATMENT. STREET LIGHTING, FRONT-PORCH LIGHTING AND PEDESTRIAN-SCALE LIGHTING OF OPEN SPACES, PATHWAYS AND DRIVEWAYS WILL BE INCORPORATED IN A MANNER SIMILAR TO TRADITIONAL SEATTLE NEIGHBORHOODS, AS WAS DONE IN PHASE 1 OF RAINIER VISTA
D7	PERSONAL SAFETY AND SECURITY	PROJECT DESIGN SHOULD CONSIDER OPPORTUNITIES FOR ENHANCING PERSONAL SAFETY AND SECURITY IN THE ENVIRONMENT UNDER REVIEW. CONSIDER PERSONAL SAFETY AND SECURITY PARTICULARLY WITH RESPECT TO THE PEDESTRIAN PATHWAYS AND THE PARK. THE PEDESTRIAN CONNECTIONS NEED TO BE INVITING AND WELCOMING. THE APPLICANT SHOULD ADDRESS THIS ISSUE AT THE NEXT DRB MEETING.	THE SITE PLANNING AND BUILDING DESIGN HAVE CAREFULLY INCORPORATED ELEMENTS OF “DEFENSIBLE SPACE” PLANNING. BUILDINGS AND OPEN SPACE ARE ORGANIZED TO DEFINE BOTH PUBLIC AND PRIVATE OPEN SPACE AS WELL AS GRADATIONS IN BETWEEN THAT FORM A FILTER IN THE SEQUENCE OF ENTRY TO EACH BUILDING. PUBLIC OPEN SPACE IS DEFENSIBLE IN THAT IT IS OVERLOOKED BY WINDOWS AND DOORS OF ADJACENT BUILDINGS. SEMI-PUBLIC SPACES SUCH AS FRONT YARDS AND FRONT PORCHES FORM LAYERS OF FILTERING THAT ESTABLISH A SENSE OF OWNERSHIP AND CONTROL BY RESIDENTS SO THAT VISITORS AND STRANGERS KNOW THAT THEY ARE INTRUDING WHEN THEY ENTER. PRIVATE, OPEN SPACE IS PROTECTED BY ENCLOSURE WITH FENCES AND BUILDINGS FORMING A SECURE PERIMETER. WINDOWS AND DOORS PROVIDE AN ADDITIONAL LEVEL OF SECURITY BY PROVIDING RESIDENTS WITH SURVEILLANCE ABILITY OVER THEIR OWN PRIVATE SPACES, AS WELL AS ADJACENT PUBLIC SPACES. LIGHTING AND LANDSCAPE ARE USED TO ENHANCE THESE CHARACTERISTICS OF THE SITE DESIGN. WELL-LIT PATHWAYS INTO THE PARK WILL COMBINE WITH THE FRIENDLY ARCHITECTURAL FRAME AROUND THE EDGE OF THE PARK, HIGHLIGHTED BY THE INVITING FORMS OF THE CORNER WRAP-AROUND PORCHES DESCRIBED IN A-10 ABOVE, TO WELCOME PARK VISITORS
E1	LANDSCAPING TO REINFORCE DESIGN CONTINUITY WITH ADJACENT SITES	WHERE POSSIBLE, AND WHERE THERE IS NOT ANOTHER OVERRIDING CONCERN, LANDSCAPING SHOULD REINFORCE THE CHARACTER OF NEIGHBORING PROPERTIES AND ABUTTING STREETScape.	THE LANDSCAPE DESIGN FOLLOWS THE PATTERNS SET IN PHASE 1 OF RAINIER VISTA. EXISTING TREES ARE TO BE SAVED IN SEVERAL KEY LOCATIONS AND SITE PLANNING INCORPORATES THEM AS KEY FEATURES AS WAS DONE IN PHASE 1. NEW PLANTING AND PAVING ADJACENT TO THE HOUSING IS USED TO ACCENT AND ENHANCE SITE PLANNING EFFORTS TOWARD THE CONCEPT OF DEFENSIBLE SPACE, MENTIONED ABOVE, IN THE PROVISION OF PUBLIC AND PRIVATE OPEN SPACE. PLANTINGS AT BUILDING FRONTS COMBINED WITH STREET TREES IN THE RIGHT-OF-WAY EXPRESSES A CONTINUITY OF THE PUBLIC RIGHT-OF-WAY AS NEIGHBORHOOD-ORIENTED SPACE AND CONTRIBUTES TO RAINIER VISTA'S SENSE OF PLACE. THE PARK AND ITS CRISSCROSSING PUBLIC PATHS AND FURNISHED ACTIVITY NODES SERVES AS A COMMUNITY CROSSROADS AND MEETING PLACE, AS WELL AS A FORECOURT TO THE HOUSES IN THE BUILDINGS THAT FORM THE FRAMING WALLS VISUALLY DEFINING THE OPEN SPACE.
E2	LANDSCAPING TO ENHANCE THE BUILDINGS AND/OR SITE	LANDSCAPING INCLUDING LIVING PLANT MATERIAL, SPECIAL PAVEMENTS, TRELLISES, SCREEN WALLS, PLANTERS, SITE FURNITURE AND SIMILAR FEATURES SHOULD BE APPROPRIATELY INCORPORATED INTO THE DESIGN TO ENHANCE THE PROJECT. THE BOARD ASKED THAT SIGNIFICANT TREES BE PERSEVERED AS MUCH AS PRACTICABLE. THE BOARD IS INTERESTED IN THE CHARACTER OF THE PARK AS WELL AS THE SURROUNDING PARKS, PARTICULARLY THE BOYS AND GIRLS CLUB PARK. HOW WILL THE PROPOSED PARK FIT INTO THE OVERALL PARK CONCEPT OF THE DEVELOPMENT? PROVIDE THIS INFORMATION AT THE NEXT MEETING	THE LANDSCAPING HAS BEEN DESIGNED TO ADDRESS THE VARIOUS SCALES OF THE PROJECT. OVERALL THE SITE WILL READ AS ONE UNIFIED PIECE OF PROPERTY, WITH AN INVITING PARK CENTERED AT THE CORNER. ON THE HUMAN SCALE, THE SIDEWALKS AND PAVING AREAS HAVE SMALLER JOINT PATTERNS TO BREAK THEM UP. BENCHES, ROCKERIES AND BASALT SEATS HAVE BEEN PLACED AT VARIOUS LOCATIONS THROUGHOUT THE SITE TO ACT AS NODES TO THE DIFFERENT FUNCTIONS. THE PLAY AREA HAS BEEN CENTERED IN THE PARK, AND THE PATH SKIRTS AROUND ITS PERIMETER WHILE AT THE SAME TIME BEING HIGHLY VISIBLE FROM THE INDIVIDUAL UNITS FOR INCREASED SAFETY. THERE ARE ALSO A FEW EXISTING SIGNIFICANT TREES IN THE PARK THAT ARE TO REMAIN.



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Design Guidelines Response

BLOCK 43
DESIGN
REVIEW

FEBRUARY 23, 2010

STAMP

SHEET NO.

DR-28

Departures : Introduction

In general, this package of Design Departures allows us to build on the concepts used in the design and planning of phase 1 of Rainier Vista. The Seattle zoning code standards were clearly written with smaller sites containing individual multi-family apartment buildings in mind. This project, with its multiple buildings fronting multiple streets does not fit well into that mold, thus departures are necessary to make it happen.



With these departures we can provide here another piece of a true urban village, as originally envisioned and approved with the site MUP, with colorful, diverse, articulated residential buildings located to spatially define a rich, pedestrian-oriented public realm clearly differentiated from each resident's private space. This public realm, modeled on the traditional neighborhoods of Seattle, includes streets, sidewalks, pathways and parks that encourage residents traveling on foot to connect with their neighbors; as well as other people, businesses and institutions in the greater community around; and the new light rail transit corridor.

For this block we provide many benefits as mitigation for the departures requested such as highly modulated building (both horizontally and vertically), building heights significantly below the height limit, wrap-around porches at building corners, a large community park and playground, and the hiding of parking and service access from street view.

The departures we request here, except for 13a below, are all identical to departures we requested and were granted in the Design Review process for all other SHA buildings on all other blocks of Rainier Vista in phases 1 and 2.

DESIGN DEPARTURE JUSTIFICATIONS/DESCRIPTIONS			
	DEVELOPMENT STANDARD	REQUIREMENT	DEPARTURE JUSTIFICATION
D1	BUILDING DEPTH 23.45.011.A	MAXIMUM OF 65% OF LOT DEPTH 65% OF 231' = 150'-2" MAX ALLOWED BUILDING DEPTH	THE PREVIOUSLY APPROVED RAINIER VISTA SITE PLANNING CONCEPT WAS FOR ALL PUBLIC-SPACE-FACING SIDES OF EACH NEW BLOCK TO HAVE A PEDESTRIAN-ORIENTED STREETScape FEATURING BUILDING FRONTAGE FORMING A “STREET WALL” WITH MANY POINTS OF RESIDENTIAL ENTRIES ALONG THAT FRONTAGE. THE SITE PLAN FOR BLOCK 43 PROVIDES BUILDING FRONTAGE ALONG THE PERIMETER STREETS, BUT ALSO PROVIDES AN EDGE TO THE PUBLIC PARK. THIS DEPARTURE IS NEEDED TO PROVIDE THE FRONTAGE ALONG THE IMPORTANT TRANSITION STREET OF S OREGON ST. THAT CONNECTS THE HIGHER DENSITY NC-ZONE ALONG MLK TO THE LESS DENSE L-2 ZONE ALONG THE EASTERN EDGE OF THE OVERALL SITE.
D2	REMOVED		
D3a	REAR SETBACK 23.45.014.B	25' OR 15% OF LOT DEPTH, WHICHEVER IS LESS 228'-6" LOT DEPTH x 0.15 = 34'-3" THEREFORE 25'-0" REQUIRED BUILDING A: 19'-0"	THE PREVIOUSLY APPROVED RAINIER VISTA SITE PLAN INCLUDED PUBLIC ALLEYS SERVING PARKING AND SERVICES WITH CARRIAGE HOUSE OR OTHER TYPES OF GROUND-RELATED UNITS AT THE ALLEY INTERSECTION WITH A PUBLIC WAY OR OTHER EDGES OF THE SITE. THESE UNITS PROVIDE THE CONTINUOUS BUILDING FRONTAGE, DESCRIBED ABOVE IN DEPARTURE 1, AS WELL AS PROVIDE ADDITIONAL EYES-ON-THE-STREET (OR ALLEY) FOR SECURITY PURPOSES. IN THIS CASE THE “ALLEY” IS A PRIVATE DRIVEWAY BUT THE CONCEPT IS THE SAME. THESE DEPARTURES PROVIDE FOR THESE UNITS TO FRONT S GENESEE ST. (DEPARTURE 3A FOR BLDG 43-A) THE PUBLIC PATHWAY (DEPARTURES 3B & 3C FOR BUILDINGS 43-D & 43-E) CONNECTING THE PARK TO THE NC BLOCK TO THE EAST. DEPARTURE 3D ALLOWS THE SITING OF BUILDING 43-J ALONG S OREGON ST TO BE CLOSE TO THE WESTERN EDGE OF THIS SITE WHERE THE NC-ZONE MEETS THE L-4 ZONE CREATING THE NECESSARY BUILDING FRONTAGE THAT DEFINES THE SPACE OF THAT STREET.
D3b	REAR SETBACK 23.45.014.B	SEE D3a BUILDING D: 19'-0"	
D3c	REAR SETBACK 23.45.014.B	SEE D3a BUILDING E: 17'-1"	
D3d	REAR SETBACK 23.45.014.B	SEE D3a BUILDING J: 4'-11"	
D4	SIDE SETBACK (ALONG S. GENESEE ST) PER TABLE 23.45.014A	BUILDING B: 6'-0" MIN REQUIRED	THIS DEPARTURE ALLOWS THE S GENESEE ST. FRONTAGE TO BE TREATED AS A FRONT WITH A SETBACK SIMILAR TO THOSE PREVIOUSLY APPROVED ON OTHER STREET FRONTAGES THROUGHOUT THE OVERALL SITE. IN THIS CASE THE DEPARTURE IS TO ALLOW A SMALL PORTION OF THE WRAP-AROUND FRONT PORCH TO PROJECT INTO THE SETBACK.
D5a	FRONT SETBACK (ALONG 31ST AVE ST) 23.45.014.A	TOWNHOUSES: 10'-0" AVERAGE (5'-0" MIN) BUILDING G: 9'-10" AVERAGE	THIS DEPARTURE ALLOWS THE 31ST AVE. S FRONTAGE TO BE A FRONT WITH A SETBACK SIMILAR TO THOSE PREVIOUSLY APPROVED ON OTHER STREET FRONTAGES THROUGHOUT THE OVERALL SITE. IN THIS CASE THE DEPARTURE IS TO ALLOW PORTIONS OF EACH OF THE THREE UNITS' FRONT PORCHES TO PROJECT INTO THE SETBACK.
D5b	FRONT SETBACK (ALONG 31ST AVE ST) 23.45.014.A	TOWNHOUSES: 10'-0" AVERAGE (5'-0" MIN) BUILDING H: 9'-5" AVERAGE	
D5c	FRONT SETBACK (ALONG 31ST AVE ST) 23.45.014.A	TOWNHOUSES: 10'-0" AVERAGE (5'-0" MIN) BUILDING I: 8'-6" AVERAGE	
D6	REMOVED		

DESIGN DEPARTURE JUSTIFICATIONS/DESCRIPTIONS			
	DEVELOPMENT STANDARD	REQUIREMENT	DEPARTURE JUSTIFICATION
D7	MODULATION DEPTH 23.45.012.D2A	TOWNHOUSES: 4'-0" MIN APARTMENTS: 8'-0" MIN BUILDING C (EAST ELEVATION): 3'-0"	<i>THIS BUILDING (43-C) IS HIGHLY MODULATED IN A WAY THAT MEETS THE SPIRIT BUT NOT THE LETTER OF THE CODE REQUIREMENT. AS MITIGATION FOR NOT MEETING THE STANDARD, WE PROVIDE ALTERNATIVE BUILDING ARTICULATION USING FRONT PORCHES AND BUILDING JOGS IN PLAN FROM ONE UNIT TO THE NEXT FOR HORIZONTAL MODULATION, AND STEPS IN HEIGHT FROM 2 TO 3 STORIES FROM ONE UNIT TO THE NEXT AS A VERTICAL MODULATION. SMALLER-SCALE BUILDING AND ROOF FORM ARTICULATION WITH PROJECTING BAY WINDOWS AND OVER-FAMED GABLE-END ROOFS ADDS TO THE EFFECT.</i>
D8	MODULATION DEPTH 23.45.012.D2A	TOWNHOUSES: 4'-0" MIN APARTMENTS: 8'-0" MIN BUILDING F (NORTH ELEVATION): 2'-0"	
D9a	MODULATION HEIGHT 23.45.012.D.3	MAY START A MAXIMUM OF 10' ABOVE EXISTING GRADE AND CONTINUE UP TO ROOF BUILDING G (EAST ELEVATION): ONE STORY PORCH	<i>THIS BUILDING (43-G) IS HIGHLY MODULATED IN A WAY THAT MEETS THE SPIRIT BUT NOT THE LETTER OF THE CODE REQUIREMENT. AS MITIGATION FOR NOT MEETING THE STANDARD, WE PROVIDE ALTERNATIVE BUILDING ARTICULATION USING FRONT PORCHES, BUILDING JOGS AND ROOF FORMS FOR MODULATION. ANOTHER MITIGATING CIRCUMSTANCE IS THAT THE BUILDING TAKES THE SMALLER, SIMPLE FORM OF A SINGLE-FAMILY HOUSE (COMPARED TO THE TOWNHOUSES OF THE OTHER BUILDING ON THE SITE).</i>
D9b	MODULATION HEIGHT 23.45.012.D.3	MAY START A MAXIMUM OF 10' ABOVE EXISTING GRADE AND CONTINUE UP TO ROOF BUILDING G (NORTH ELEVATION): ONE STORY PORCH	
D10	MODULATION DEPTH 23.45.012.D2A	TOWNHOUSES: 4'-0" MIN APARTMENTS: 8'-0" MIN BUILDING H (NORTH ELEVATION): 2'-0"	<i>THIS BUILDING (43-H) IS HIGHLY MODULATED IN A WAY THAT MEETS THE SPIRIT BUT NOT THE LETTER OF THE CODE REQUIREMENT. AS MITIGATION FOR NOT MEETING THE STANDARD, WE PROVIDE ALTERNATIVE BUILDING ARTICULATION USING FRONT PORCHES, BUILDING JOGS AND ROOF FORMS FOR MODULATION. ANOTHER MITIGATING CIRCUMSTANCE IS THAT THE BUILDING TAKES THE SMALLER, SIMPLE FORM OF A SINGLE-FAMILY HOUSE (COMPARED TO THE TOWNHOUSES OF THE OTHER BUILDING ON THE SITE).</i>
D11a	MODULATION HEIGHT 23.45.012.D.3	MAY START A MAXIMUM OF 10' ABOVE EXISTING GRADE AND CONTINUE UP TO ROOF BUILDING I (EAST ELEVATION): ONE STORY PORCH	
D11b	MODULATION WIDTH 23.45.012.D.2A	5'-0" MIN, 30'-0" MAX BUILDING I (WEST ELEVATION): 43'-0-1/2"	
D12a	MODULATION DEPTH 23.45.012.D2A	TOWNHOUSES: 4'-0" MIN APARTMENTS: 8'-0" MIN BUILDING J (SOUTH ELEVATION): 3'-0"	<i>THIS BUILDING (43-J) IS HIGHLY MODULATED IN A WAY THAT MEETS THE SPIRIT BUT NOT THE LETTER OF THE CODE REQUIREMENT. AS MITIGATION FOR NOT MEETING THE STANDARD, WE PROVIDE ALTERNATIVE BUILDING ARTICULATION USING FRONT PORCHES AND BUILDING JOGS IN PLAN FROM ONE UNIT TO THE NEXT FOR HORIZONTAL MODULATION, AND STEPS IN HEIGHT FROM 2 TO 3 STORIES FROM ONE UNIT TO THE NEXT AS A VERTICAL MODULATION. SMALLER-SCALE BUILDING AND ROOF FORM ARTICULATION WITH PROJECTING BAY WINDOWS AND OVER-FAMED GABLE-END ROOFS ADDS TO THE EFFECT.</i>
D12b	MODULATION WIDTH 23.45.012.D.2A	5'-0" MIN, 30'-0" MAX BUILDING J (EAST ELEVATION): 40'-0-1/2"	
D13a	PARKING STANDARDS 23.54.030.D.1	MIN 16' WIDE DRIVEWAY TAPERED OVER 20' TO 10' AT THE PROPERTY LINE	<i>THE PREVIOUSLY APPROVED RAINIER VISTA SITE PLAN INCLUDED PUBLIC ALLEYS SERVING PARKING AND SERVICES. THE PRIVATE DRIVEWAY HERE IS DESIGNED TO THE SAME DIMENSIONAL STANDARDS OF A PUBLIC ALLEY TO MATCH THE APPEARANCE AND FUNCTION OF THE ALLEYS THAT WERE PROVIDED IN PHASE 1. WE BELIEVE THAT IF THE CODE STANDARDS FOR PUBLIC ALLEYS ARE SUITABLE FOR CARS TO PASS EACH OTHER, AS WELL AS FOR FIRE-DEPARTMENT VEHICLES TO NEGOTIATE, THEN THE DRIVEWAY BUILT TO THOSE STANDARDS SHOULD PROVIDE ALL NECESSARY VEHICULAR CLEARANCES THAT THE ZONING CODE STANDARD WAS INTENDED TO PROVIDE FOR. MITIGATION IS PROVIDED BY THE PROVISION OF 3-FOOT WIDE ACCESS EASEMENTS ALONG BOTH SIDES OF THE DRIVEWAY THAT EFFECTIVELY INCREASE THE PAVEMENT WIDTH TO 22 FEET, PROVIDING FURTHER CLEARANCE FOR PASSING. WE PROVIDE A 16-FOOT WIDE DRIVEWAY AND CURBCUT AT THE PROPERTY LINES AT S GENESEE ST. AND 31ST AVE. S, ALSO TO MATCH THE APPEARANCE AND FUNCTION PROVIDED BY THAT SAME WIDTH AT ALL THE SIMILAR-LOOKING PUBLIC ALLEY CURBCUTS PROVIDED THROUGHOUT THE REST OF THE OVERALL RAINIER VISTA SITE.</i>
D13b	PARKING STANDARDS 23.54.030.E.3	ACCESS AISLE MUST BE ON THE PROPERTY	<i>THE PREVIOUSLY APPROVED RAINIER VISTA SITE PLAN INCLUDED PUBLIC ALLEYS SERVING PARKING AND SERVICES. THE PRIVATE DRIVEWAY HERE IS DESIGNED TO THE SAME DIMENSIONAL STANDARDS OF A PUBLIC ALLEY TO MATCH THE APPEARANCE AND FUNCTION OF THE ALLEYS THAT WERE PROVIDED IN PHASE 1. PARKING AND THE REQUIRED CLEARANCE FOR ACCESS IS PROVIDED IN PHASE 1 AND HERE USING THE SAME EASEMENT TECHNIQUE: A 3-FOOT ACCESS EASEMENT ON BOTH SIDES OF A 16-FOOT ALLEY PROVIDES THE REQUIRED 22 FEET OF CAR BACK-UP SPACE. IN THIS CASE, BECAUSE THE DRIVEWAY IS ALONG THE PROPERTY LINE, WE HAVE RECORDED AN EASEMENT WITH THE ALSO SHA-OWNED, NC ZONED PROPERTY FRONTING ON MLK TO THE WEST OF THIS SITE.</i>



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