

# DESIGN REVIEW BOARD

Rainier Beach Medical  
and Dental Clinic

9245 Rainier Ave S  
Seattle, WA 98118

02/24/09





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and Dental Clinic

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**Existing Site**

**Site Location**

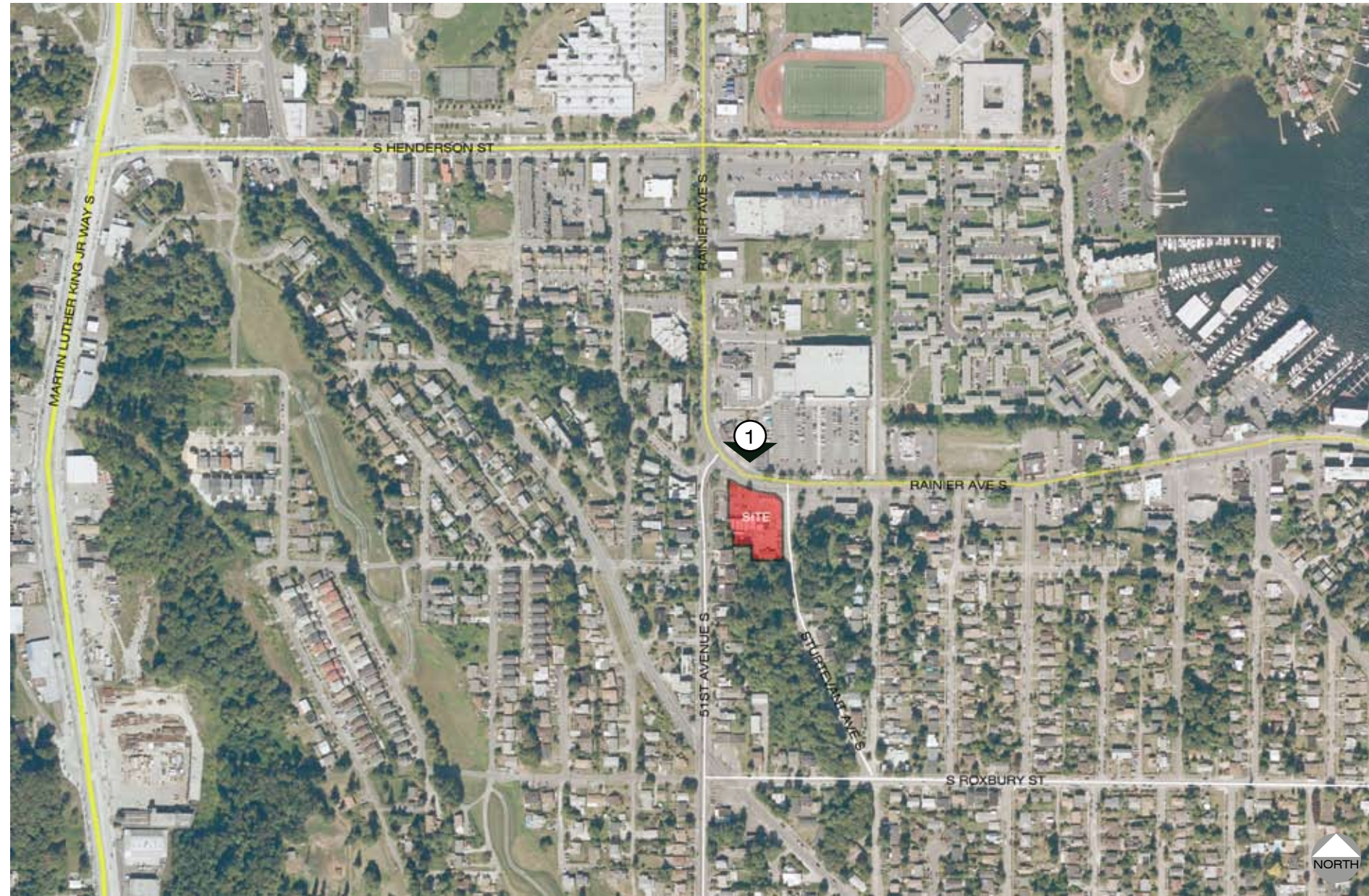
The site is located on Rainier Avenue South between 51st Avenue South and Sturtevant Avenue South. It currently is the site of the Vinson Brothers Corporation. Currently, on a portion of the site, there is a wood frame structure built in the 1970s. A second wood frame building is located on the southeast property line of the site.

**Topography**

The site has a gentle slope, rising 15 feet from the Northeast corner to the Southwest corner. On the Sturtevant Ave frontage, the grade gradually slopes up the ravine to the south. The duplexes located on the parcels southwest of the site, on 51st Avenue, are 15-20 feet above the site with moderately sloping rear yards.

**Access**

Streets border the site on two sides. Rainier Avenue South is the principle arterial and is a major route north to Seattle. It usually has a steady flow of fast-moving traffic throughout the day and provides the site with high visibility. Sturtevant is a quiet street that provides access to Sturtevant Ravine and residential neighborhoods further south. To the west, is a paved commercial property and multi-family residential buildings. Sturtevant Ravine borders the property to the south.



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**Adjacent Zoning and Land Use**

Rainier Beach has a mixture of uses and building types. They include single family residences, multi-family apartments, low-rise mixed use, commercial, and public structures. Along Rainier Avenue there are primarily commercial and public uses in the form of single-level stand-alone development with parking in the setbacks (i.e. island buildings surrounded by parking – Key Bank, Safeway, King Donut). Community landmarks are also in the vicinity and include Rainier Beach Branch Library, Rainier Beach High School, and Rainier Beach Community Center. To the South of Rainier Avenue, single family and small scale multi-family residences are found.



- 1. Rainier Beach Branch Library
- 2. Barton Place Apartments
- 3. Safeway Shopping Plaza
- 4. Key Bank
- 5. Safeway Gas Station and Pho Van Restaurant
- 6. Rainier Beach High School
- 7. Rainier Beach Community Center
- 8. McDonald's
- 9. Mixed Use Shopping Plaza
- 10. King Donut and Veterinary Hospital
- 11. Sturtevant Ravine
- 12. Rainier Beach Marina





<b>Constructed</b>	1970 Former Bank (3822 SF)
<b>Lot Area:</b>	50,999.50 SqFt (1.20 acres) per KC
<b>Zoning:</b>	NC3-40: Neighborhood Commercial 3
<b>Adjacent Zoning:</b>	L-1: Residential, Multifamily, Lowrise 1 (south) L-2: Residential, Multifamily, Lowrise 2 (east & west) NC3-40: Neighborhood Commercial 3 (east & west) City Park- Sturtevant Ravine (L-1) (south)
<b>Overlays</b>	Urban Village Overlay - Rainier Beach (Residential Urban Village) CF299584 Seattle Comprehensive Plan Airport Height Overlay- Turning Area: 150 feet maximum height above the airport elevation of 17 feet, or 167 feet.
<b>ECA:</b>	Potential Slide Area Riparian Corridor Wetlands adjacent to site (south)
<b>Existing Use:</b>	Office (Outreach Christian Center) Storage (Vinson Brothers Corporation)
<b>Permitted Use:</b> (23.47A.004 chart A)	Medical Services Offices Retail sales and services, general
<b>Street Level Uses:</b> (23.47A.005.C)	In NC zones in new structures, street-level parking must be separated from the street-level, street-facing facade by another permitted use.
<b>Height Limit:</b> (23.47A.012) (23.47A.012.A.1.a)	40'-0" 44'-0" provided a floor-to-floor height of 13'-0" or more is provided for a non-residential use at street level.
<b>Floor area ratio:</b> (23.47A.013.4.B chart A)	<b>FAR = 3</b> Maximum allowed floor area ratio for residential and nonresidential structures.
<b>Setbacks:</b> (23.47A.014.B.1)	A setback is required on any lot that abuts the intersection of a side lot line and front lot line of a lot in a residential zone. The required setback forms a triangular area. Two (2) sides of the triangle must each extend along the street lot line and side lot line fifteen (15) feet from the intersection of the street lot line and the side lot line abutting the residentially zoned lot. The third side connects these two (2) sides with a diagonal line across the lot
<b>Landscaping and screening standards:</b> (23.47A.016.A.2) (23.47A.016.A.2.b)	Green Area Factor Requirement. Landscaping that achieves a green factor score of .30 or greater is required for:  any new structure containing more than four thousand (4,000) square feet of nonresidential uses; and
(23.47A.016.A.2.c)	any new parking lot containing more than twenty (20) parking spaces for automobiles.
(23.47A.016.D)	1. Surface parking areas. a. Landscaping in surface parking areas is required as follows: Number of Parking Spaces      Required Landscaped Area 51 to 99                              25 square feet/ parking space
	c. Screening of surface parking areas. (1) Three (3) foot high screening is required along street lot lines. (2) Surface parking abutting or across an alley from a lot in a residential zone must have six (6) foot high screening along the abutting lot line(s) and a five (5) foot deep landscaped area inside the screening (see Exhibit 23.47A.016 A).
<b>Parking Location and Access:</b> (23.47A.032.A.1.c)	If the lot does not abut an improved alley but abuts two or more streets, access to parking must be from the street with the fewest lineal feet of commercially zoned frontage, except as provided in subsection A2b of this Section.
(23.47A.032.B.1.c)	Parking to the side of a structure shall not exceed sixty (60) feet of lineal street frontage (Exhibit 23.47A.032 B)



<b>Parking Requirements:</b> (23.54.015 chart A)	Medical Services: 1 space for each 500 sq. ft. Offices: 1 space for each 1000 sq. ft.
(23.54.015 chart E)	Bicycle Parking Long term: 1 per 12,000 sq. ft Short term: 1 per 4,000 sq. ft.
(23.54.015.C.2)	Maximum parking limits: In all commercial zones, except C2 zones outside of urban villages, no more than one hundred forty-five (145) spaces per lot may be provided as surface parking.
(23.54.020.F.2.a)	Reductions to Minimum Parking Requirements for Nonresidential Uses.
(23.54.020.G.2.c)	2. Transit Reduction. a. In NC zones and C zones, except pedestrian-designated zones, and in the Seattle Mixed (SM) zone, except on Class 1 Pedestrian Streets, the minimum parking requirement for a nonresidential use, except institutions, may be reduced by twenty (20) percent when the use is located within eight hundred (800) feet of a street with midday transit service headways of fifteen (15) minutes or less in each direction. This distance will be the walking distance measured from the nearest bus stop to the property line of the lot containing the use.

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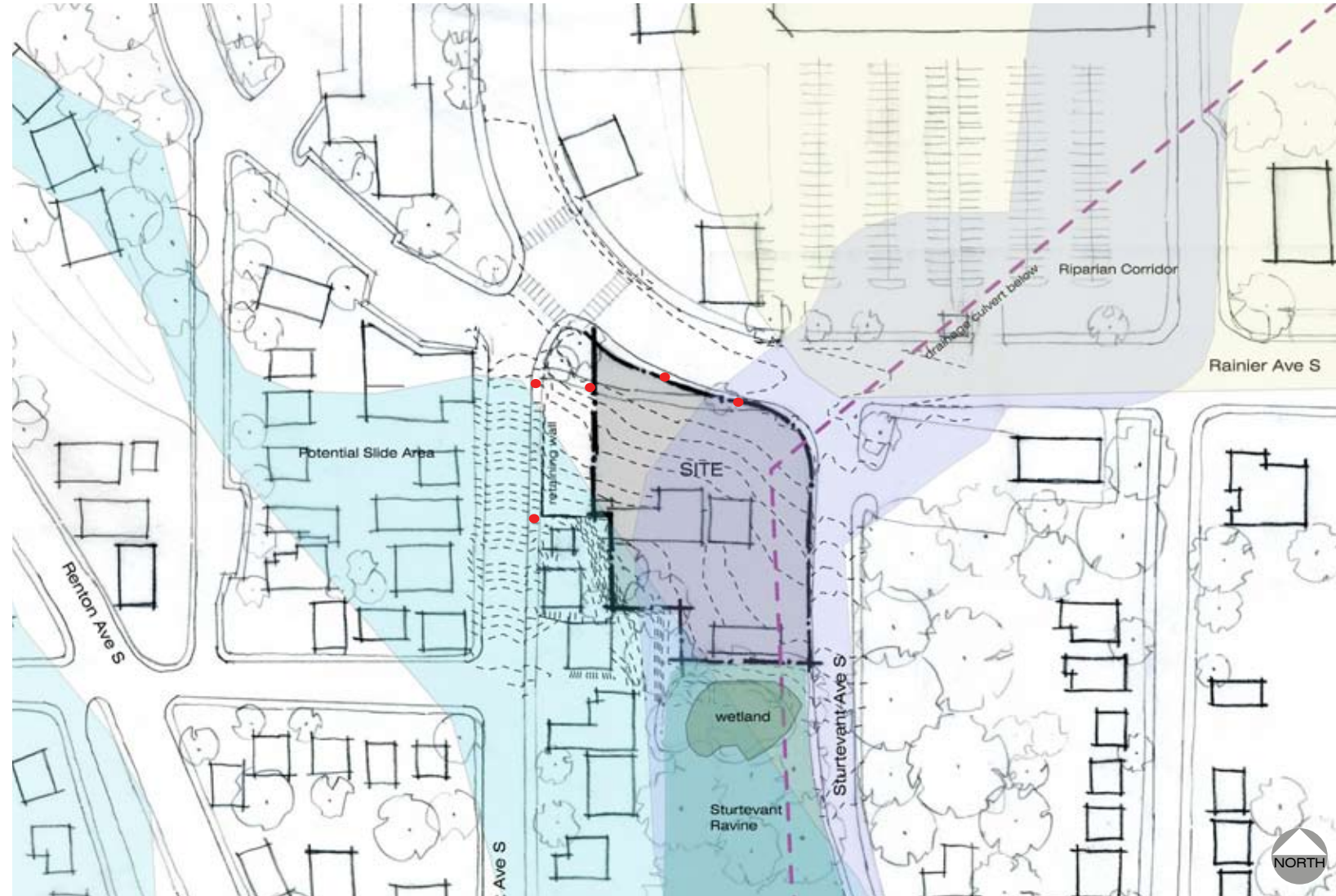
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**Potential Issues for the Site**

1. Mapped Category III Wetland on neighboring property to the south requires buffer of 60 feet.
2. Mapped by the City of Seattle as a Riparian Corridor across eastern two-thirds of the site. Mapes Creek was placed in a 30" concrete culvert that runs under the site, across the Safeway parking lot and to Lake Washington. The pipe is 25-30 feet west of the eastern property line.
3. Mapped potential slide area located southwest of the site.
4. Adjacent property zoned Lowrise 1 (L1) and Lowrise 2 (L2) impact development potential of the site with increased side yard requirements and building setbacks.
5. Power lines run east to west through north part of site (● - denotes electrical pole).



wetland to south of site



power lines on north portion of site



vacant area to north of site



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**Rainier Ave S** This frontage will have excellent visibility from a major arterial and will be important in establishing the building's presence along the street. We will take advantage of this important junction to make the building an important activity center for pedestrians in the Rainier Beach Urban Village.

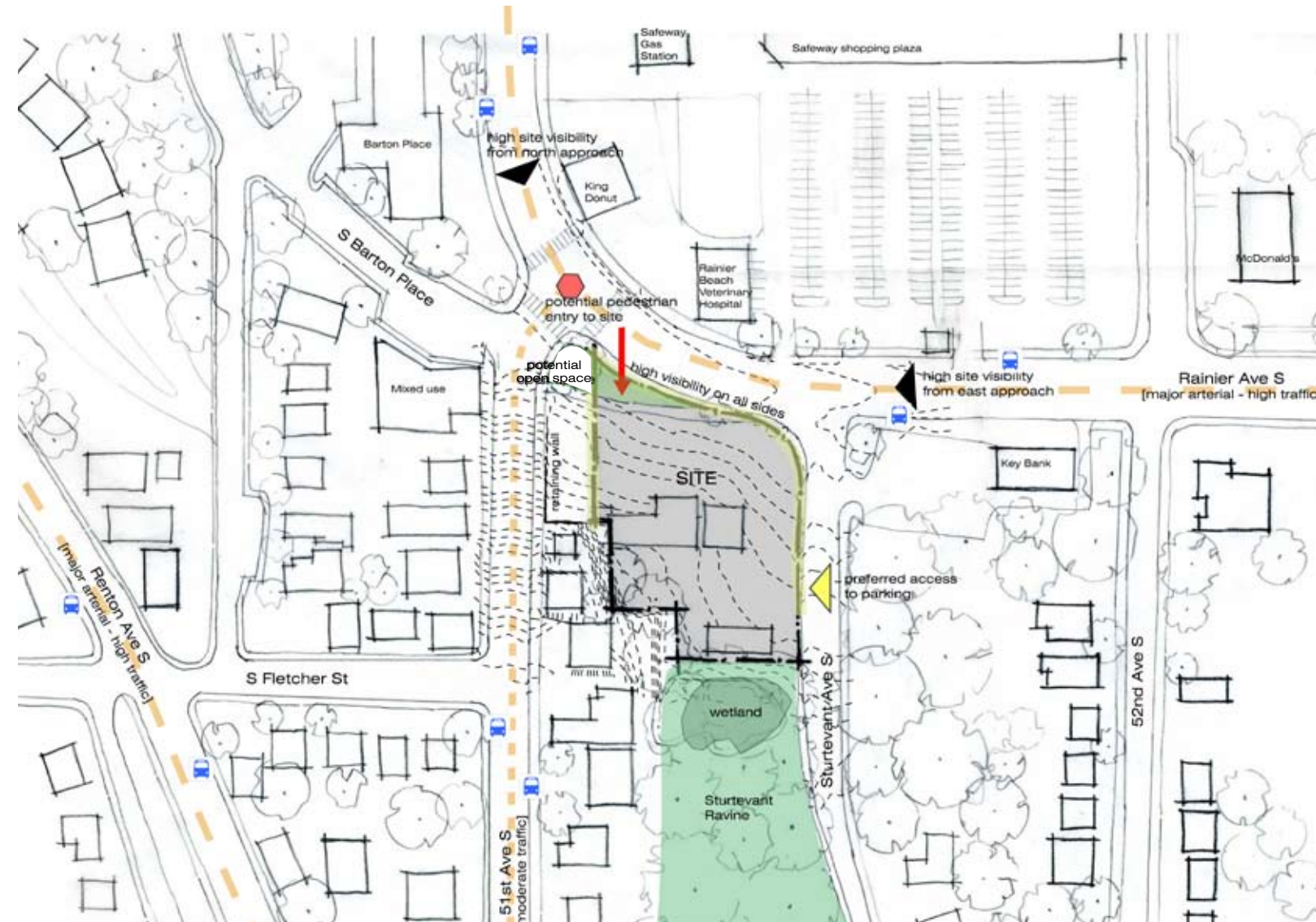
**Sturtevant Ave S** This gently sloping road is the preferred access point to parking on site since it is less congested than Rainier Avenue.

**Sturtevant Ravine** The mapped wetland is immediately south of site. A 60 foot buffer is required for a Category III wetland. The majority of the buffer area is covered in asphalt.

**Solar orientation** The main building facade along Rainier Avenue is north-facing, which enables this public elevation to be transparent and inviting with much of the site shaded by trees to the east and south.

**Views** There are no major water or mountain views from the existing site.

**Public transit** Bus stops are located within one block of the site along Rainier Avenue S. The new Henderson Street Rail Station is approximately 3/4 mile west from the site.





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The project is a 26,000 square foot medical clinic, dental clinic, and associated administration support spaces on 2 levels. The building faces Rainier Avenue South and will have a surface parking lot with 67 parking spaces behind the building accessed from Sturtevant Avenue South. There will be two main public entries to the building, one on the Rainier Avenue face of the building and the other from the parking lot.

To the south of the site property line is a Category III wetland. A 60'-0" buffer area is required around the wetland. The Sturtevant Ravine is located directly south of the site and based on an agreement with the City of Seattle Parks Department we will be reducing the buffer on our site to 40'-0" around the wetland by providing a clean-up of a portion of the ravine. The area on our site that is within a 40'-0" buffer area of the wetland will be restored with plantings that will restore the health of the wetland.



Building view from corner of Rainier Avenue S and Sturtevant Avenue S

### Design Objectives

The objective is to build an efficient health clinic that will:

- Provide a new community health center to serve Seattle's healthcare needs
- Add a strong presence along Rainier Avenue South
- Add to the architectural character of the Rainier Beach Urban Village
- Encourage pedestrian activity in front of the building along Rainier Avenue South
- Provide adequate daylight and comfortable spaces for work areas and public areas
- Integrate medical and dental clinic facility activities and functions



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**Open Space**

To provide open space along Rainier Avenue South near the entry to the building to create an inviting environment. This space will visually connect the neighborhood with the interior lobby/waiting area and other building program spaces, providing a strong presence along Rainier Avenue South.

**Dental Clinic**

The facility includes one level for a dental clinic program, providing dental services for children and adults in the community. Components will include a laboratory, administrative offices, and other support spaces that serve dental operatories which will be located along the building perimeter. A design goal is to maximize daylight in all interior spaces.

**Medical Clinic**

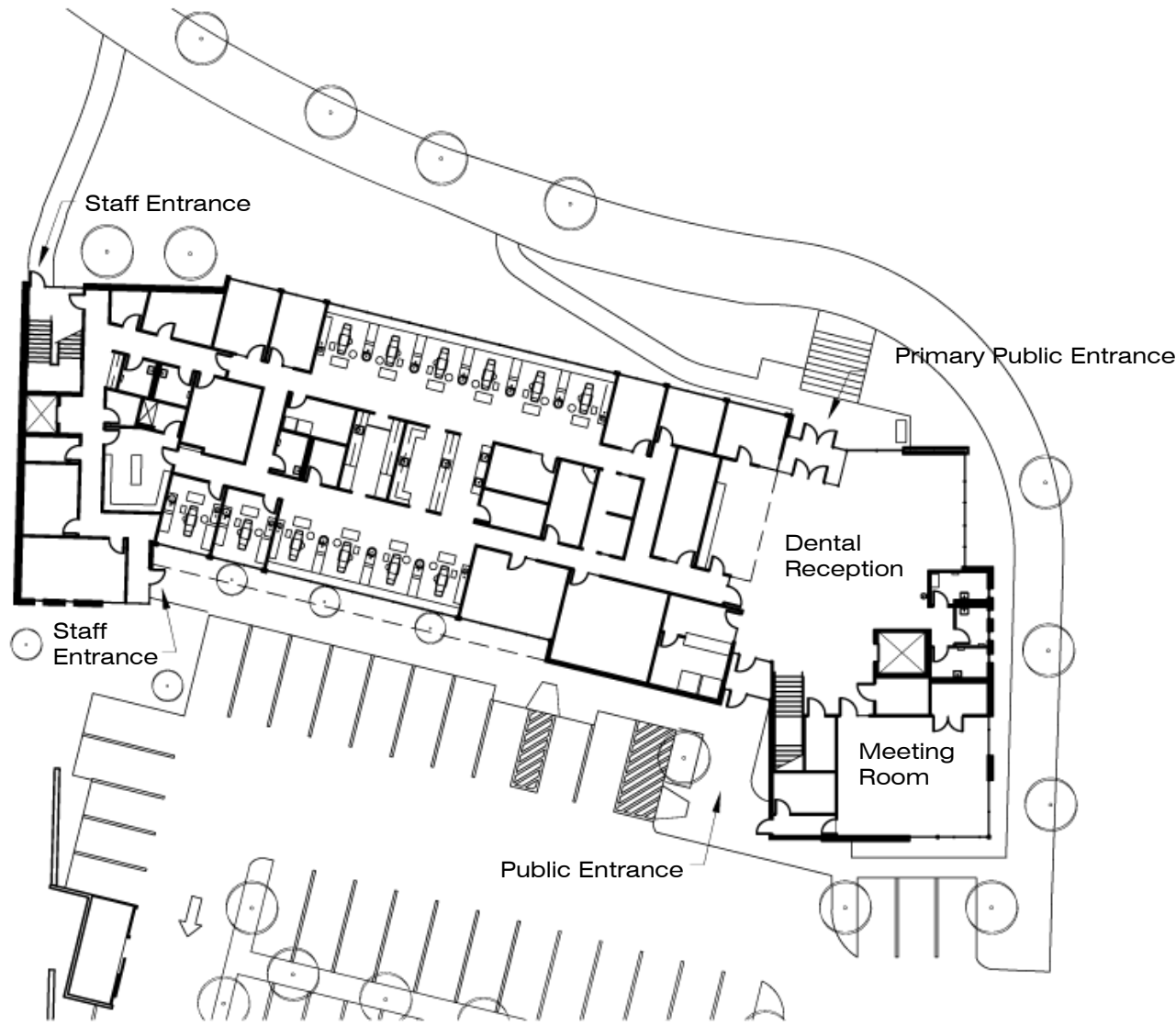
The medical clinic will occupy a single level of the new building and will use daylight as much as possible. Programmed areas include offices, exam rooms, and a range of medical support spaces. Both the Medical and Dental facilities will have common waiting areas with a single entry lobby.

**Support**

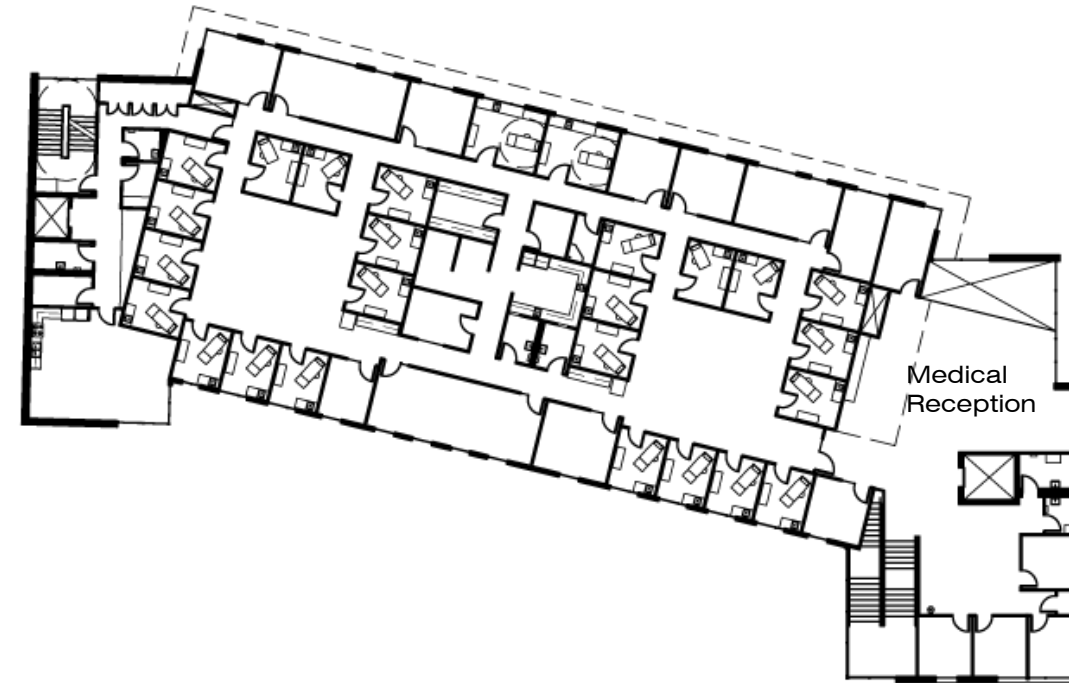
Public areas are congregated on the west portion of the site with waiting rooms, reception to the clinics, and a large meeting room. Program components such as conference rooms and the staff lunch room will be shared by both the medical and dental clinic in the east portion of the building.

**Parking**

Access to parking is required to be from Sturtevant Avenue South minimizing the impact on the pedestrian activity along Rainier Avenue South. By code, the program requires approximately 50 parking spaces. The owner would like to achieve 67 parking spaces on the site to minimize the parking impact on the neighborhood, and to allow for future housing to be developed on the southern portion of the site.



1 Ground Floor Plan



2 Second Floor Plan

Exterior Finish Examples from Previous Miller Hayashi Projects





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A-1 and A-10  
The building site is located on the corner of Rainier Avenue South, a major arterial, and Sturtevant Avenue South, a smaller neighborhood road. The main building entry with a plaza and landscaping is located at the street corner. The landscape design of the northwest corner that is currently the location of the "Welcome to Rainier Beach" sign has been developed to maintain its importance visually for the neighborhood. To better incorporate it into the landscape design for the site, the sign has been relocated and new plantings are planned to enhance the sign's prominence.

The building is located over 10'-0" from the property line along Rainier Avenue S due to a utility easement that runs across the site. The area between the building and the sidewalk will be landscaped and a new walkway to the main building entry is located in this space. The main entry also will include a plaza area to create an event on the street corner.

The parking access to the site is located off of Sturtevant Avenue South. The building fronts Rainier Avenue South and part of Sturtevant Avenue S. The west façade of the building is located on an interior property line with the adjacent site and its proximity does not allow for openings, but a green wall has been proposed that will be viewed from 51st Avenue South. A small wetland viewing area has been incorporated into the landscape design.

A-8 and A-9  
The vehicle entry will be off of Sturtevant Avenue S between the building and the wetland buffer. The departure request diagrams at the end of the booklet detail the lineal street frontage and landscape screening that is provided for Sturtevant Avenue S.





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C-2 and C-4  
Exterior Finish Materials

The view of the building from all sides of the site has been considered in the elevation designs. The use of brick, concrete, a large amount of glazing, and composite panel will create a building with a strong visual interest for the neighborhood.



Rainier Avenue Elevation



Sturtevant Avenue Elevation

Examples of Materials:

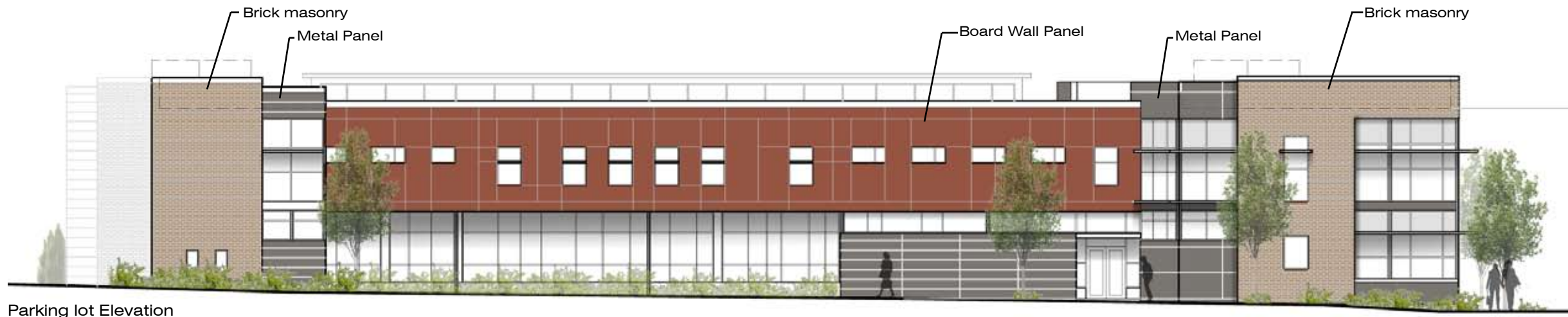




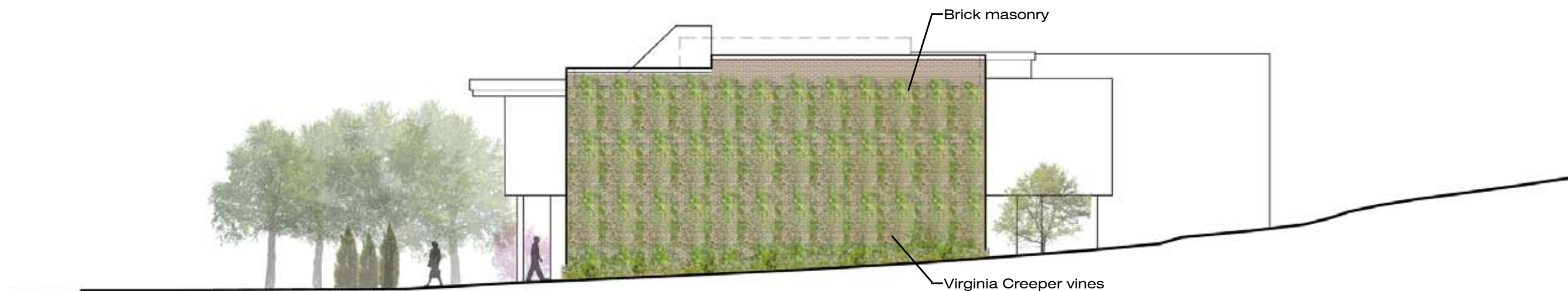
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Parking lot Elevation



Property Line Elevation

Exterior Finish Examples from Previous Miller Hayashi Projects...





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D-2, D-3, and D-7

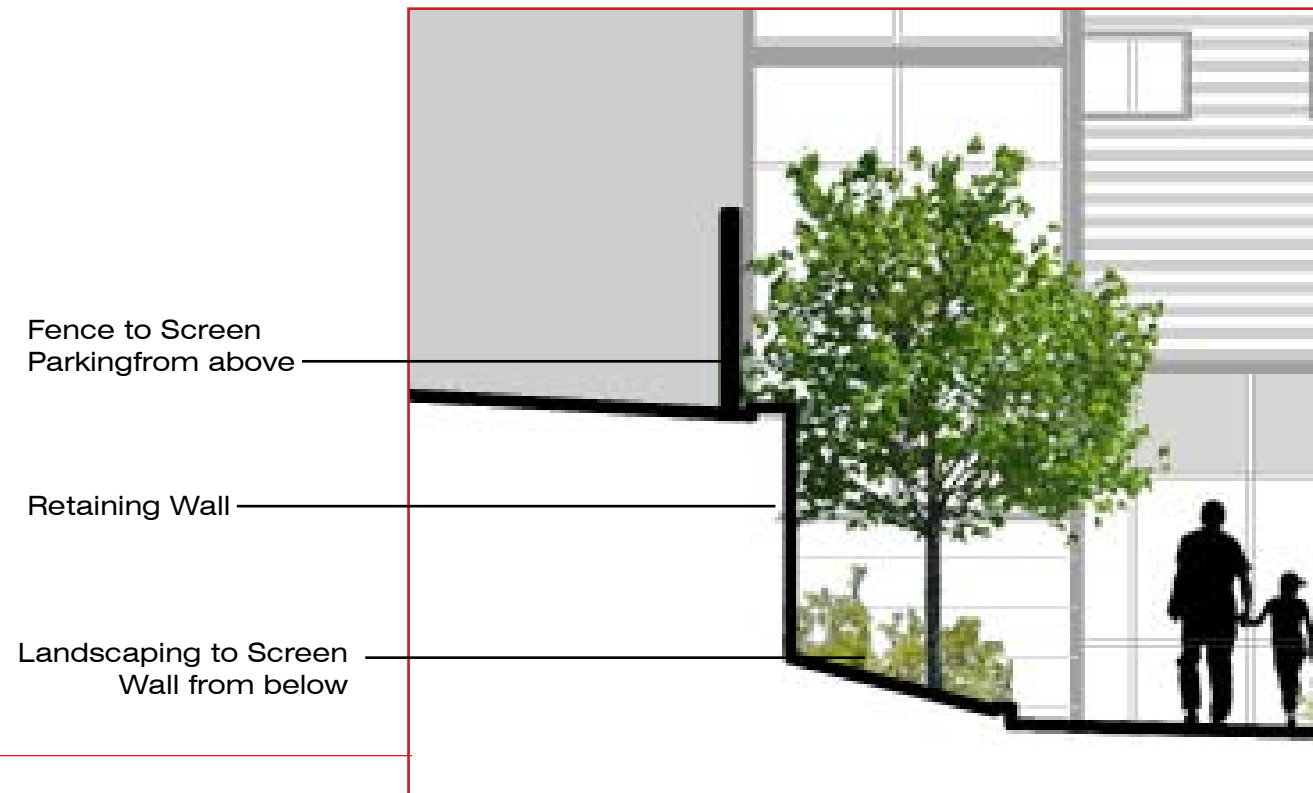
The building elevations have been designed with glazing around entries to provide visibility out and in for the safety of the building occupants and pedestrians along the street.

Blank walls are designed as elements to counter the large amounts of glazing and transparency in the facade. The pedestrian's experience of the blank wall areas will be mitigated by landscaping and by the distance from the sidewalk for the wall on Rainier Avenue S.

The retaining wall on the southeast portion of the site is designed to minimize the visual impact on the pedestrian experience. The wall is screened with landscaping and a fence is located on top for screening from the residential homes directly uphill.

D-10  
Commercial Lighting

The lighting plan is not currently developed, but will be designed to prevent light trespass onto the neighboring residential and park areas.



Section thru Parking Lot



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D-11  
Commercial Transparency

Due to a utility easement and the geometry of the site the building is located between 60'-0" and 10'-0" from the sidewalk along Rainier Avenue S. The area between the building and the sidewalk is landscaped and slopes gently up to the finish floor of the building. The transparency of the first floor along the Rainier Avenue S façade is 65% of the elevation between 2'-0" and 8'-0" of the finish floor. On Sturtevant Avenue S, the building provides 47% transparency between 2'-0" and 8'-0" of the finish floor of the building.

See the departure request at the end of this booklet for the specific calculations for the transparency reduction.



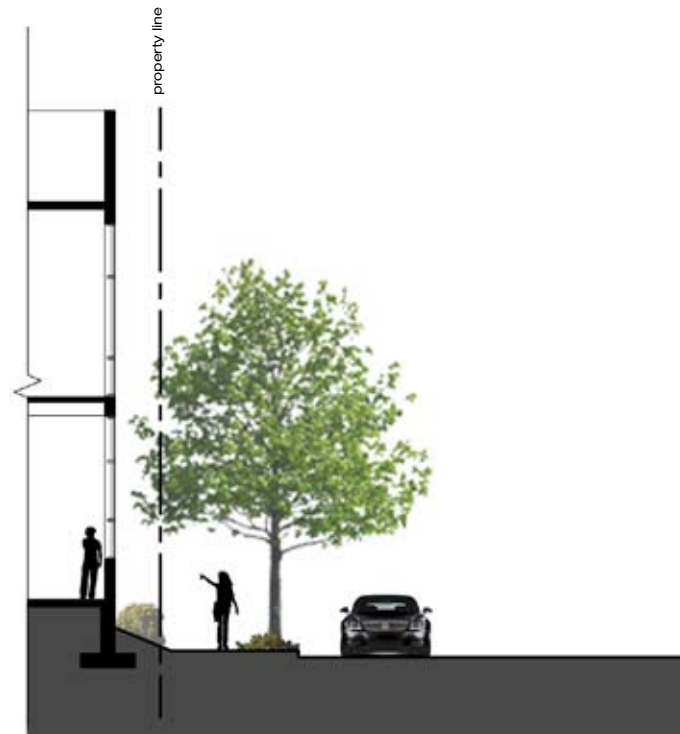
View along Rainier Avenue South Public Sidewalk



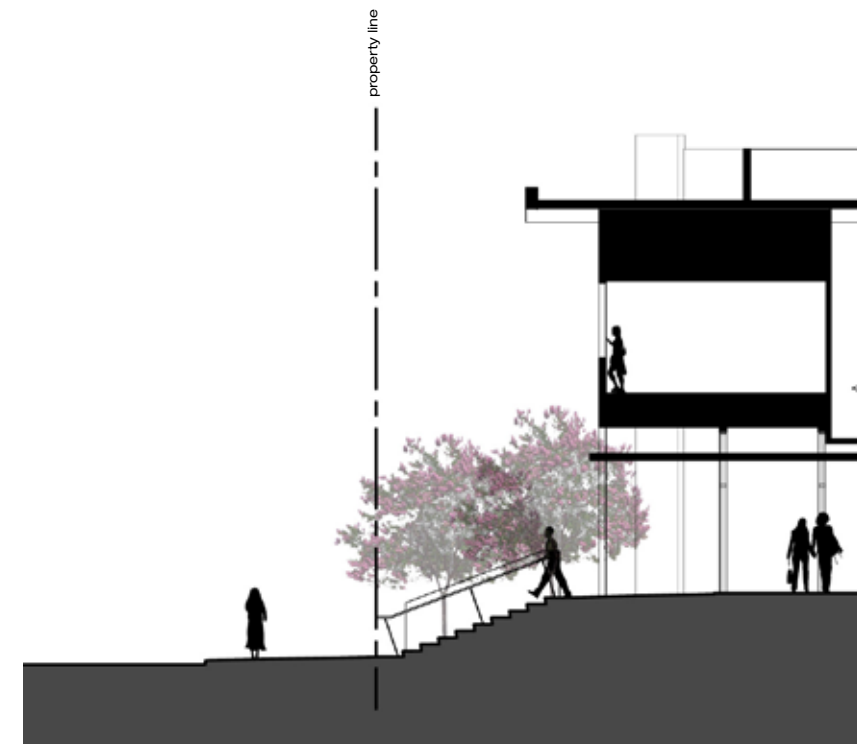
A Section at Rainier Avenue S at Dental Operatives



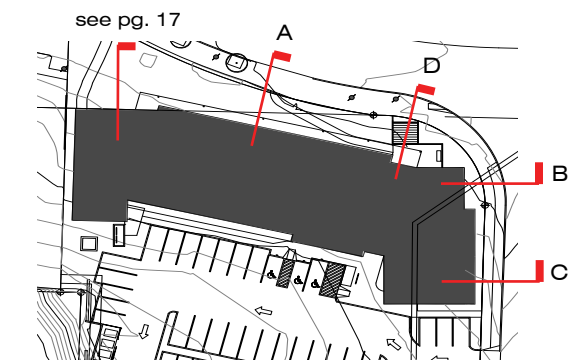
B Section at Sturtevant Avenue S at Waiting Area



C Section at Sturtevant Avenue S at Meeting Room



D Section at Rainier Avenue S at Main Entry



Section Key Plan



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E-1, E-2, and E-3

**Landscape and Site Improvements**  
A strong, simple landscape design is proposed for this visually prominent site of 1.17 acres fronting Rainier Avenue South. Key design considerations for this site include: a) a clean modern design of sweeping curves which enhances the architecture of the clinic, b) use of plantings to provide some screening for patient privacy and visual interest along the building walls, c) plant selection for low maintenance requirements and low water use, d) visual openness for personal safety, e) provision of landscape screening around the surface parking lot and the south and west site edges where this site abuts lower density residential zones. The existing English Oak street tree on Rainier will be preserved, as requested by the SDOT arborist. New street trees will be provided along Rainier Avenue to match, and on Sturtevant Street new Serviceberry street trees will be installed. This plan is also designed to respond to the Seattle Design Review Board comments and must meet the Seattle Green Factor for site and landscape design.

The Critical Areas Report by Hart Crowser, dated June 2, 2008, identified a small portion of a Class III Wetland on the southern edge of the site, related to Mapes Creek and Sturtevant Ravine Park. This wetland area on site will remain untouched, and this landscape plan includes removal of existing paving and other improvements in the 40' wide, 5,550 square feet buffer to allow for a full revegetation of the buffer using native plant species, in accordance with the DPD wetland buffer enhancement guidelines. The enhancement plantings may be required to be monitored by a wetland specialist for the next two to three years to ensure their survival.

The Southwest Design Review Board provided several comments related to landscape and site design in the Early Design Guidance (EDG) meeting held September 9 2008. This plan complies with their comments by providing 1) a vibrant landscape along Rainier Avenue, and vegetated walls along the west and east facades 2) strong landscape screening (solid fencing, trees and tall shrubs) to limit views from the adjacent residential areas to the surface parking lot, 3) providing a small, informal sitting area adjacent to the wetland and buffer to take advantage of the natural area and 4) using climbing vines and plantings to screen the proposed tall retaining walls around the south and west sides of the parking area. We are also recommending relocating the existing 'Welcome to Rainier Beach' sign about 6' further west to provide better viewing potential between the new required street trees and the proposed landscape improvements.

To minimize long term maintenance costs, there are no lawn areas nor any formal hedges or annual flower areas. However there are two areas with low care perennial flowers, near each main entry.



PLANT SCHEDULE

KEY	QTY PLANTS	MIN. SIZE AND COND.
TREES		
9	ACER RUBRUM 'AUTUMN BLAZE' OR 'KARPICK' Red Maple cultivars*	1-3/4" CAL., MATCHED, WELL BRANCHED
7	AMELANCHIER X GRANDIFLORA 'PRINCESS DIANA' OR 'AUTUMN BRILLIANCE' Serviceberry- Cultivars*	6-8' HT., MULTI TRUNK, MATCHED SPEC.
9	CERCIS CANADENSIS* Eastern Redbud	1-3/4" CAL. WELL BRANCHED
12	X CUPRESSOCYPARIS LEYLANDII Leyland Cypress	6' HT., FULL
11	PYRUS 'ARISTOCRAT' Aristocrat Flowering Pear	2" CAL., MATCHED SPEC., HEADED BET. 5 - 7' HT.
3	QUERCUS ROBUR English Oak*	2" CAL., MATCHED SPEC., HEADED BET. 5 - 7'
6	THUJA PLICATA 'FASTIGIATA' Hogan's Cedar	6' HT., FULL TO BASE

96	MAHONIA AQUIFOLIUM 'Compacta' Compact Oregon Grape*	18 - 21" HT., 2 GAL. FULL
19	CALLICARPA BODINIERI 'PROPUSION' PROPUSION BEAUTYBERRY*	5 GAL., 30" HT., FULL
26	FOTHERGILLA GARDENII Dwarf Fothergilla	2 GAL., 12" HT. AND SPD., FULL
135	ESCALLONIA 'COMPACTA' or ABELIA 'SHERWOODII' Compact Escallonia or Abelia *(only 1 species)	5 GAL., 21 - 24" SPD., FULL (use only 1 species)
21	HEBE 'AMY' OR 'PATTYS PURPLE' Low, purple Hebe Varieties*	18" HT., 2 GAL. FULL
25	LONICERA NITIDA 'BAGGERSON'S GOLD' Gold Box Moneysuckle*	21 - 24" HT., 3 GAL. FULL
42	NANDINA DOMESTICA 'PLUM PASSION' Plum Passion Heavenly Bamboo*	21" HT., 3 GAL. FULL
64	CISTUS HYBRIDUS White Rockrose*	2 GAL., 15 - 18" HT. + SPD., FULL
33	OSMANTHUS HETEROPHYLLUS Osmanthus*	5 GAL., 30" HT., FULL USE 36" HT. PLANTS AT STURTEVANT AVE.
8	SENECIO GREYI ( BRACHYGLOTTIS) Senecio*	1 GAL., 10" SPD., FULL

GROUNDCOVERS/ VINES/ ACCENTS		EACH FULL, 1 GAL. CONTAINERS: PLANT 36" O.C. SPACING IN DRIFTS OF 3 - 7' LIKE SPECIES, AS DIRECTED
225	MIXED NATIVE GROUNDCOVERS 40% Arctostaphylos uva-ursi/Kunckelkinnick 40% Mahonia repens/ Low Mahonia 20% Polystichum munitum/ Sword Fern	
950	RUBUS PENTALOBUS 'GREEN CARPET' Green Carpet Bramble	1 GAL., FULL, 30" O.C.
55	PERENNIAL ACCENTS, TO BE SPECIFIED: HEMEROCALLIS 'HAPPY RETURNS'/ Daylilies, + EPIMEDIUM 'PERATCHIUM' /FROHNLEITEN	1 GAL. CONTAINERS, 24" O.C. SPACING, AS DIRECTED
16	PENNISETUM ALOPECUROIDES 'HAEMEL' Hamelin Dwarf Fountain Grass	2 GAL. CONT., FULL
36	MISCANTHUS SINENSIS 'GRACILLIMIS' Maiden Grass	2 GAL. CONT., FULL
55	EUONYMUS FORTUNEI 'RADICANS' Common Wintercreeper	2 GAL. CONT. 12" SPD
15	PARTHENOCISSUS TRICUSPIDATA 'HENRI' OR P.T. 'VETCHIII' BOSTON IVY CULTIVARS*	2 GAL. #1 GRADE, STAKE TO TRAIN UP WALL
6	HYDRANGEA PETIOLARIS Climbing Hydrangea	2 GAL. #1 GRADE, STAKE TO TRAIN UP WALL



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**North Entry and Rainier Avenue South**  
Curving bands of low evergreen shrubs and ground covers plantings accented with ornamental grasses and perennials flank the Rainier Avenue South sidewalk at the north face of Rainier Beach Medical Dental Clinic. Varied colors and textures of foliage provide year round interest supplemented by seasonal flowering displays. Small, open-branched Redbud trees punctuate these north planting beds. An existing Red Oak street tree at Rainier Avenue South will be preserved and three additional Oaks will expand that street planting.

**Sturtevant Ave S**  
New sidewalks and street plantings enhance the pedestrian experience along Sturtevant at the east perimeter of the project site. Flowering Pear trees and low shrubs flank the sidewalk and tall evergreen shrubs screen adjacent parking stalls. Vines will accent areas of masonry walls facing Sturtevant.

**West Boundary**  
Screening of the parking lot from adjacent properties is achieved with a combination of evergreen and deciduous trees planted at the parking lot level along with a 6 foot solid fence and shrubs planted along the top of the retaining wall that parallels the property line. Vegetated walls of vines soften the west building facade.



Lonicera nitida 'Baggerson's Gold'



Cistus corbariensis (C. hybridus)



Miscanthus sinensis 'Gracillimus'



Abelia 'Sherwoodii'



Epimedium x perralchicum 'Frohneiten'



Rubus pentalobus 'Green Carpet'



Epimedium perralchicum 'Frohneiten'



Quercus robur



Cercis canadensis



Pyrus 'Aristocrat'



Parthenocissus tricuspidata 'Lowii' or P. t. 'Vetchii'



Hydrangea petiolaris





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**Fencing and Site Improvements**

Two types of fencing are shown on the landscape plan. Approximately 185 linear feet of wood three-rail or similar low open style fence is typically required to separate the wetland buffer area from the rest of site, and discourage public access into the critical area wetlands. Approximately 155' of 5 or 6' high, solid wood fence is proposed to be installed along the top of the new concrete retaining walls along the south and west sides of the site. This fence would provide required fall protection for the adjacent residents as well as provide a solid visual screen of the new surface parking lot. As currently designed, there is no space for screening plantings at the top of the retaining wall, and plantings at the base of the wall do not provide any immediate effective screening for the neighbors.

Proposed site furnishings include three benches, one at each building entry and another at the viewing area near the wetland. A picnic table is also proposed near the wetland area for use by staff. Bike racks area shown along the south elevation for staff and clinic clients. Selection of site furniture should consider comfort, budget and vandal resistance. Selection has not been made at this time, and is anticipated to be part of the architectural scope of work.

**South Entry and Parking Lot**

Red Maples and Flowering Pear Trees will shade the parking area. Low water use, low maintenance shrubs and ground covers are selected for visual interest and will remain low enough to insure openness for personal security. Small flowering Serviceberry trees along with colorful shrubs and perennials screen interior spaces from the parking lot.

**Wetland Buffer**

Fifty five hundred square feet of wetland buffer at the south boundary of the site will be re-vegetated with a mix of native shrubs, ground cover plantings and trees. A small picnic area adjacent to the buffer will offer an opportunity to enjoy the newly enhanced natural setting.



Hebe 'Army'



Mahonia aquifolium 'Compacta'



Callicarpa bodinieri 'Profusion'



Senecio greyi (Brachyglottis)



Osmanthus heterophyllus



Arctostaphylos uva ursi



Mahonia repens



Polystichum munitum



Fothergilla gardenii



Acer rubrum 'Autumn Blaze'

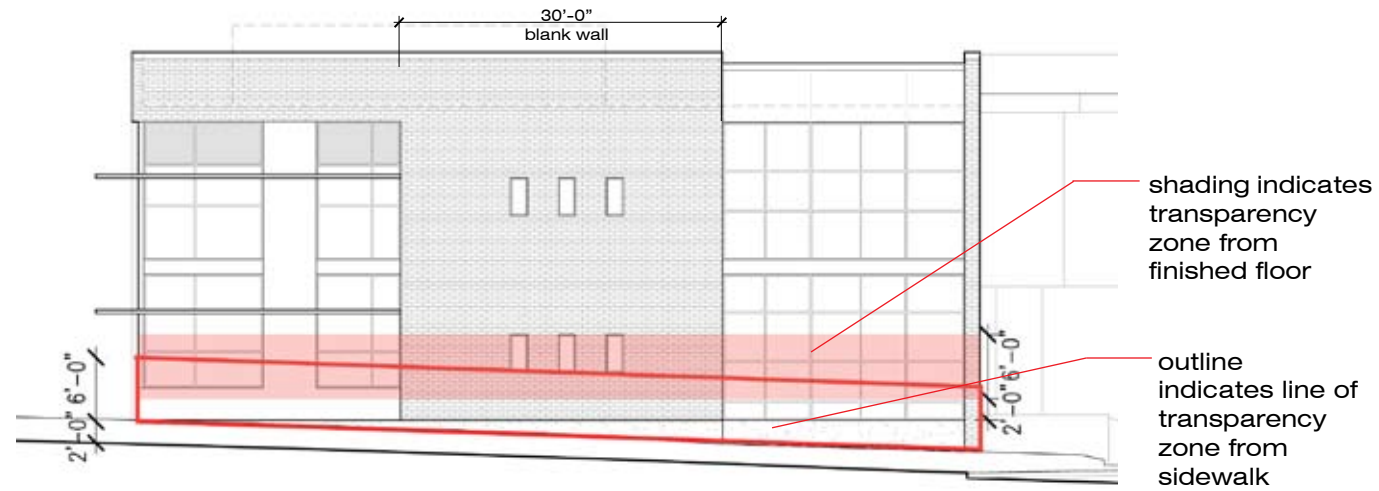


Amelanchier x grandiflora 'Autumn Brilliance' or 'Princess Diana'  
X Cupressocyparis leylandii





Transparency Calculations



Sturtevant Avenue South Elevation  
 Calculations with Departures  
 Total Area of streetfront elevations between 2'-0" and 8'-0" of sidewalk = 474 sq ft  
 474 sqft x 60% = 285 sq. ft. minimum  
 Provided  
 149 sq ft of glazing = 31% transparency  
 From Finish Floor:  
 222 sq ft of glazing = 47% of wall area



section at blank wall on Rainier Avenue

Rainier Beach Medical and Dental Clinic

9245 Rainier Ave S  
 Seattle, WA 98118

02/24/09

23.47A.008 - Street Level Development Standards  
 A.2 Requirement: Blank facades between 2'-0" and 8'-0" above the sidewalk may not exceed 20'-0" in width.

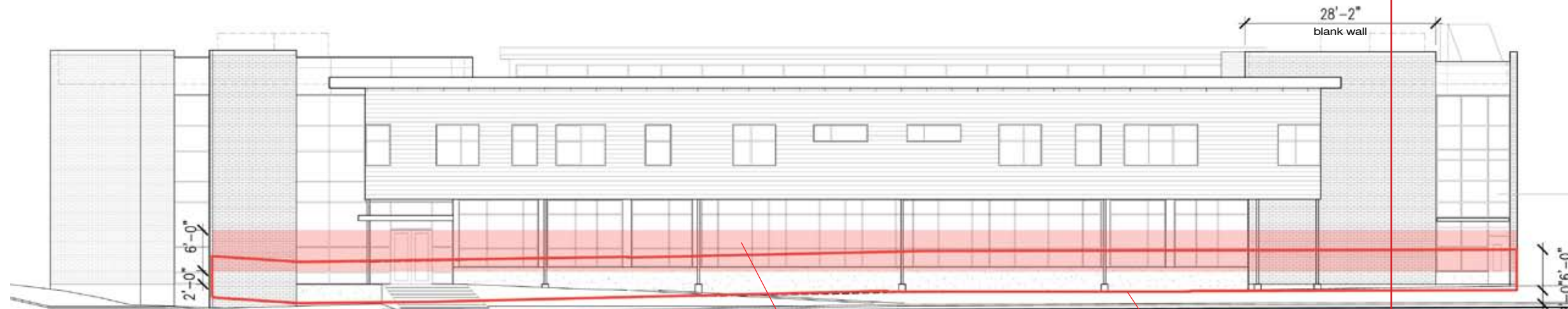
The brick wall on the west portion of the site along Rainier Avenue S is 28'-6" long. This portion of the building is between 50'-0" and 35'-0" from the public sidewalk and will be landscaped with 2'-0" tall bushes as well as redbud trees and groundcover. The solid wall provides an architectural balance for the long expanse of horizontal glazing on the front of the building.

The brick wall along Sturtevant Avenue S is 30'-0" long between two larger glass areas. The wall provides a visual break between the two areas of glazing.

B.2 Requirement: 60% of the street-facing façade between 2'-0" and 8'-0" above the sidewalk shall be transparent.

A window located between 2'-0" and 8'-0" from the sidewalk grade would only provide minimal horizontal glazing along the finish floor of the building. Along Rainier Avenue South if the calculation is computed based on the finish floor elevation the 60% transparency requirement is achieved. The sloping sidewalk along Rainier Avenue South and the setback required by the utility easement provide a space between the sidewalk and the building that is predominately landscaped and will provide a pleasant pedestrian environment from the sidewalk.

Along Sturtevant Avenue South the sidewalk is also sloping along the site and a window located between 2'-0" and 8'-0" from sidewalk would be a 4'-0" tall window from the finish floor of the building. By using a calculation from the finish floor of the building we can achieve a 47% transparency along the street front. The area between the building and the sidewalk will be landscaped with 2'-0" tall native plantings.



Rainier Avenue South Elevation  
 Calculations with Departures  
 Total Area of streetfront elevations between 2'-0" and 8'-0" of sidewalk = 1,157 sq ft  
 1,157 sqft x 60% = 694 sq. ft. minimum  
 Provided  
 283 sq ft of glazing = 40% transparency  
 From Finish Floor:  
 765 sq ft of glazing = 65% of wall area

shading indicates transparency zone from finished floor

outline indicates line of transparency zone from sidewalk



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23.47A.032 – Parking Location and Access  
B.1c Requirement: Parking to the side of the structure shall not exceed 60'-0" of lineal street frontage.

To minimize the impact of parking on the neighborhood the project will maximize the available site for parking. The parking frontage closest to the current location of the public sidewalk is 60'-0" long. The 4'-6" to 5'-0" space between the parking spaces and the sidewalk will be landscaped with evergreen bushes that will be 3'-0" tall when planted. Adjacent to the building is 7'-0" of sidewalk and planting to provide access to the site for pedestrians from Sturtevant. The remaining parking frontage along Sturtevant (an additional 37'-6") is a minimum 17'-0" from the current public sidewalk and will be landscaped with bushes, ground cover, and trees. South of the driveway we are also planning a planting strip along the property line which will also aid in minimizing the affect of the parking on the pedestrian environment, see Section A and Section B for the pedestrian relationship to the parking spaces.

