

DEVELOPMENT OBJECTIVES:

The applicant proposes a new four story mixed use building. The building will contain 67 rental apartment units affordable to people making sixty percent of median income for King County. The building will contain one and two bedroom apartments. Common space for the residents and a manager's office will be included on the ground floor of the building.

The building will contain approximately 3,800 square feet of commercial space on the first floor. This commercial space will face Rainier Avenue South, as required by the Seattle Land Use code.

The building will provide parking for approximately 69 vehicles in a below grade parking garage. The garage will be accessed from the adjacent alley, as required by the Seattle Land Use code.

The owner of the property also seeks to vacate the unimproved portion Wolcott Avenue South adjacent to the project site.

ZONING ANALYSIS (NC2-40 ZONE)

23.47A.004 Permitted and prohibited uses.
Retail, office and residential uses are permitted outright.

23.47A.005 Street-level uses.
Rainier Avenue is an arterial - residential uses may only occupy 20% of the street front on Rainier.

23.47A.008 Street-level development standards.
The total blank facade may not exceed 40 percent of the street frontage.

In NC zones Street-level street-facing facades must be located within ten (10) feet of the street lot line.

Nonresidential uses must extend an average of at least thirty (30) feet and a minimum of fifteen (15) feet in depth from the street-level street-facing facade and have a minimum floor-to-floor height of at least 13 feet.

At least one of the street-level street-facing facades containing a residential use must have a visually prominent pedestrian entry.

For residential uses the first floor of the structure at or above grade shall be at least four (4) feet above sidewalk grade or the street-level facade shall be set back at least ten (10) feet from the sidewalk.

23.47A.012. Structure height.
Maximum height is 40 feet.

23.47A.013. Floor area ratio.
FAR for a mixed use project in an NC2-40 zone is 3.25.
26,356 s.f. lot area x 3.25 = 85,657 sf

23.47A.014. Setback requirements.
Because the site is adjacent to a residential zone a rear setback of fifteen (15) feet is required for portions of structures above thirteen (13) feet in height. One-half (1/2) of the alley width may be counted as part of the required setback.

23.47A.016. Landscaping and screening standards.
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 (4) dwelling units.

23.47A.024. Residential Amenity Areas.
Residential amenity areas are required in an amount equal to five (5) percent of the total gross floor area in residential use.

23.47A.030. Required parking and loading.
6 Commercial spaces required, depending on scheme.
67 Residential spaces required.
17 bicycle spaces required.

23.47A.032. Parking location and access.
Access to parking must be from the alley.

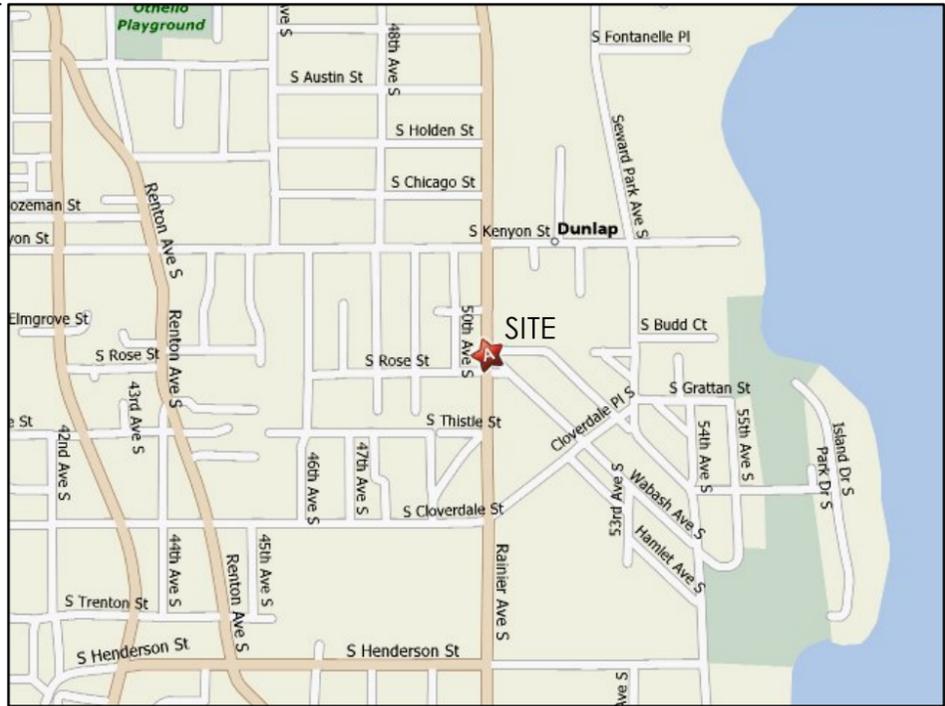
MOST PERTINENT DESIGN GUIDELINES

- A-3 Entrances Visible to the Street
- A-4 Human Activity
- A-6 Transition Between Residence and Street
- A-7 Residential Open Space

C-3 Human Scale

- D-1 Pedestrian Open Spaces and Entrances
- D-8 Treatment of Alleys
- D-12 Residential Entries and Transitions

E-2 Landscaping to Enhance the Building and/or Site





ZONING AND SITE
OPPORTUNITIES

ROSE STREET APARTMENTS
8124 RAINIER AVENUE SOUTH

EDG MEETING
Project # 3008728

SMR Architects
911 Western Avenue
Suite 200
Seattle, WA 98104





Panorama taken from the south edge of the site. The northern edge of the site is located at the Billboard and the stand of trees. The west edge of the site is Rainier Avenue and the east edge is at the silt fence at the boundary of the alley.



Panorama taken from the north edge of the site. The southern edge is South Rose Street.



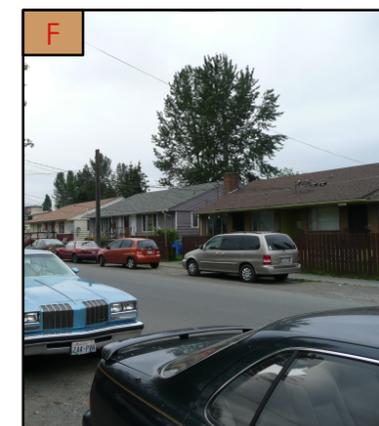
Commercial building south of the site on Rainier Avenue.



Commercial buildings south of the site on Rainier Avenue.



Apartment building north of the site on Rainier Avenue.



Single family houses near the site.



Buddhist Center north of the site on Rainier.



View of the site from across Rainier Avenue South.



Street elevation on the opposite side of Rainier Avenue from the site.



Street elevation on the opposite side of Rose Street from the site.



- CURRENT BUILDING USE**
- COMMERCIAL USE
 - SINGLE FAMILY USE
 - MULTI - FAMILY USE
 - RELIGIOUS INSTITUTION





STREET LEVEL VIEW



AXONOMETRIC MASSING WITH SITE

SCHEME #1:

Scheme Advantages:

1. Entrance directly off Rose Street.
2. Surface parking for commercial space visible from Rainier.
3. More units have potential view of Lake Washington.

Scheme Disadvantages:

1. Appears visually larger from Rose Street.
2. Courtyard open space is shaded by building.

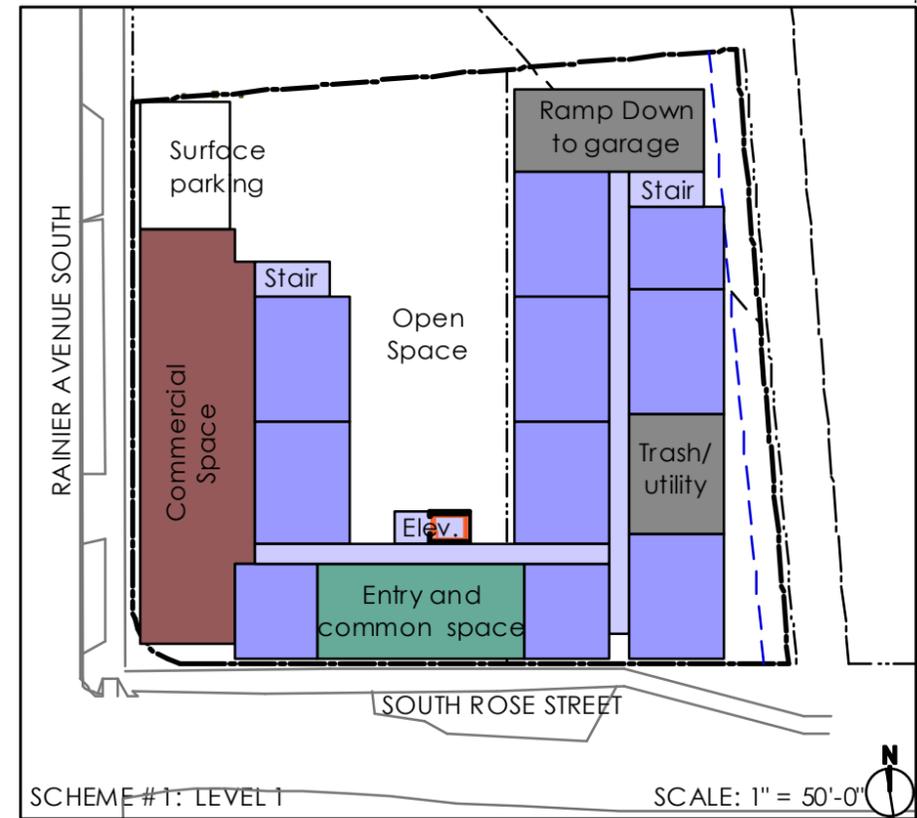
BUILDING PROGRAM

 COMMERCIAL SPACE
 COMMUNITY SPACE
 RESIDENTIAL UNITS
 MEANS OF EGRESS
 MECHANICAL



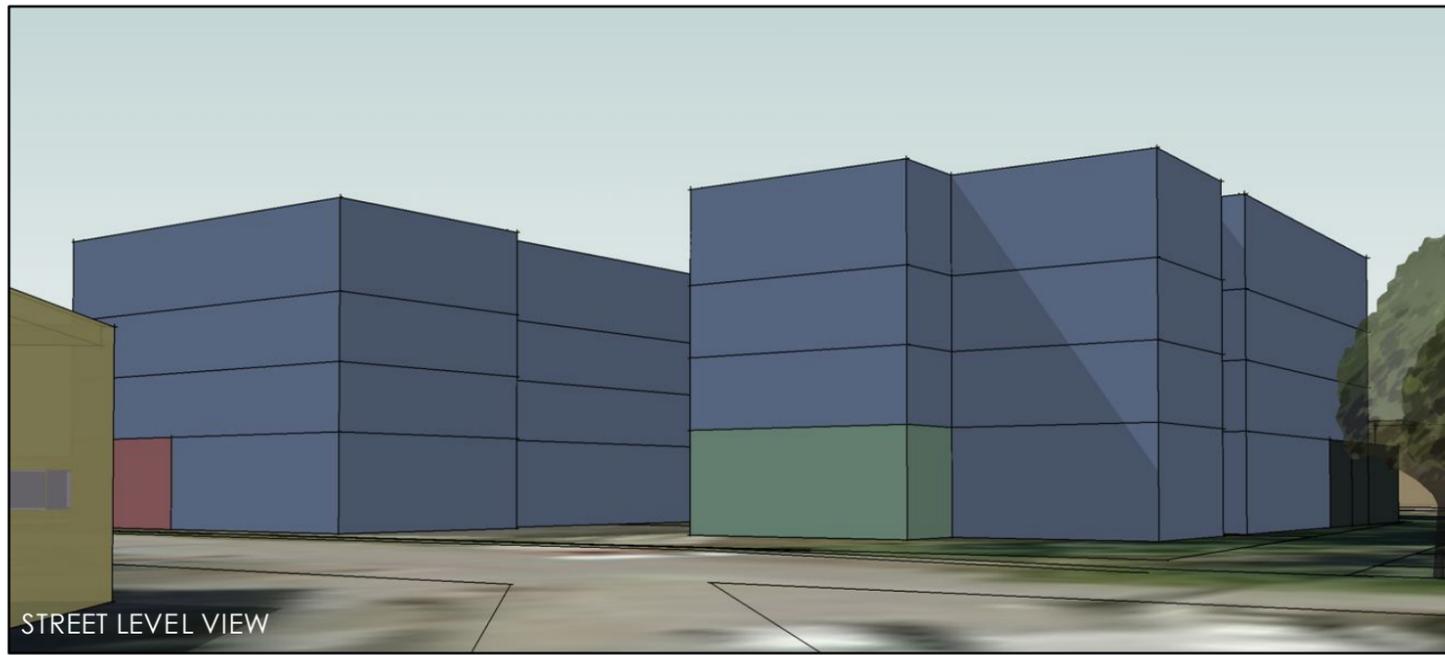
SCHEME #1: LEVEL 2-4

SCALE: 1" = 50'-0"

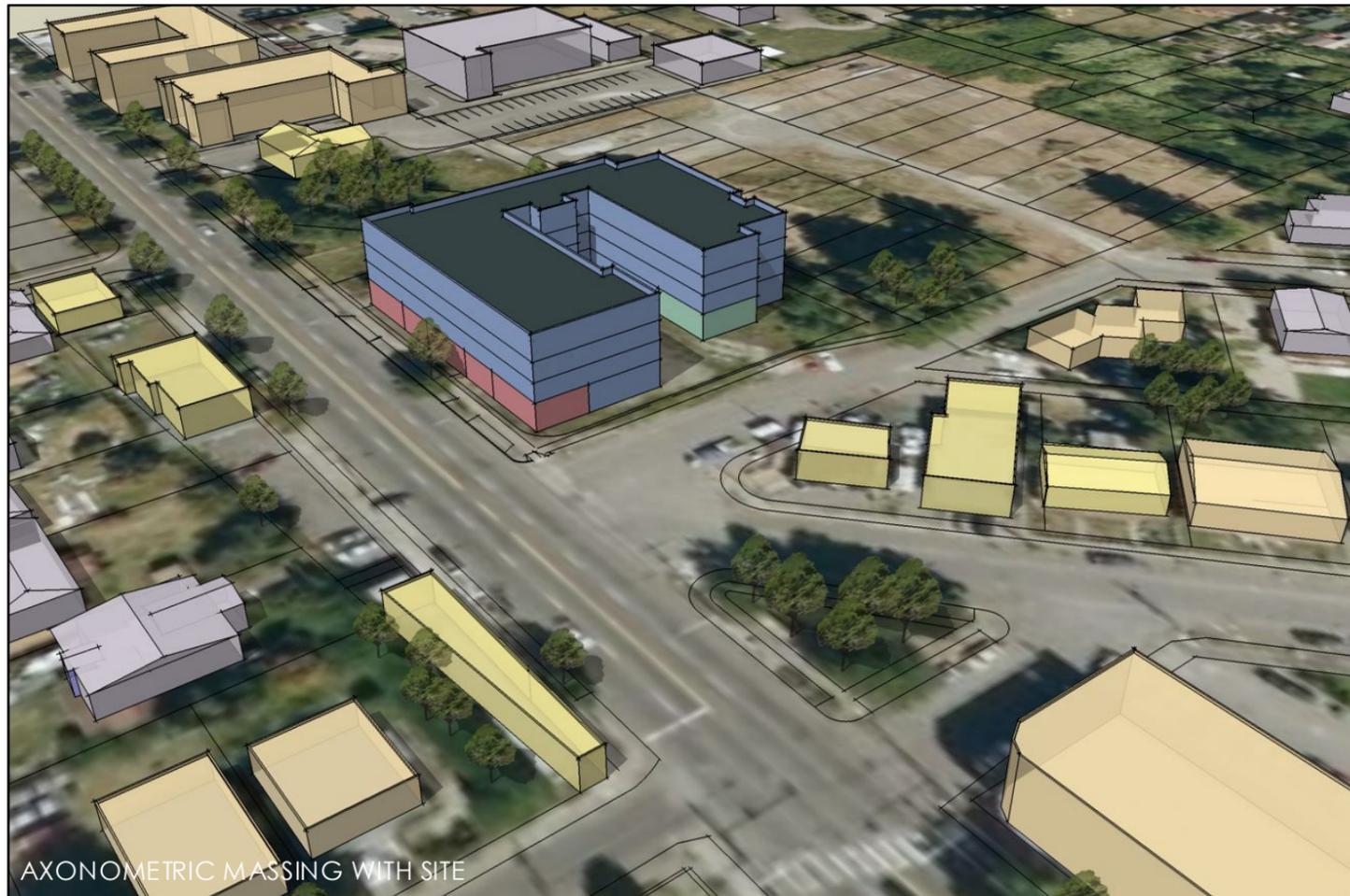


SCHEME #1: LEVEL 1

SCALE: 1" = 50'-0"



STREET LEVEL VIEW



AXONOMETRIC MASSING WITH SITE

SCHEME #2: CODE COMPLIANT SCHEME

Scheme Advantages:

1. Courtyard open space has good access to sunlight.
2. Residential entry near Rose Street.
3. Less visual mass on Rose Street.

Scheme Disadvantages:

1. Building "turns it's back" on property to the north.
2. Small common room.
3. Very deep courtyard.
4. Elevator separated from entry.

BUILDING PROGRAM

- COMMERCIAL SPACE
- COMMUNITY SPACE
- RESIDENTIAL UNITS
- MEANS OF EGRESS
- MECHANICAL



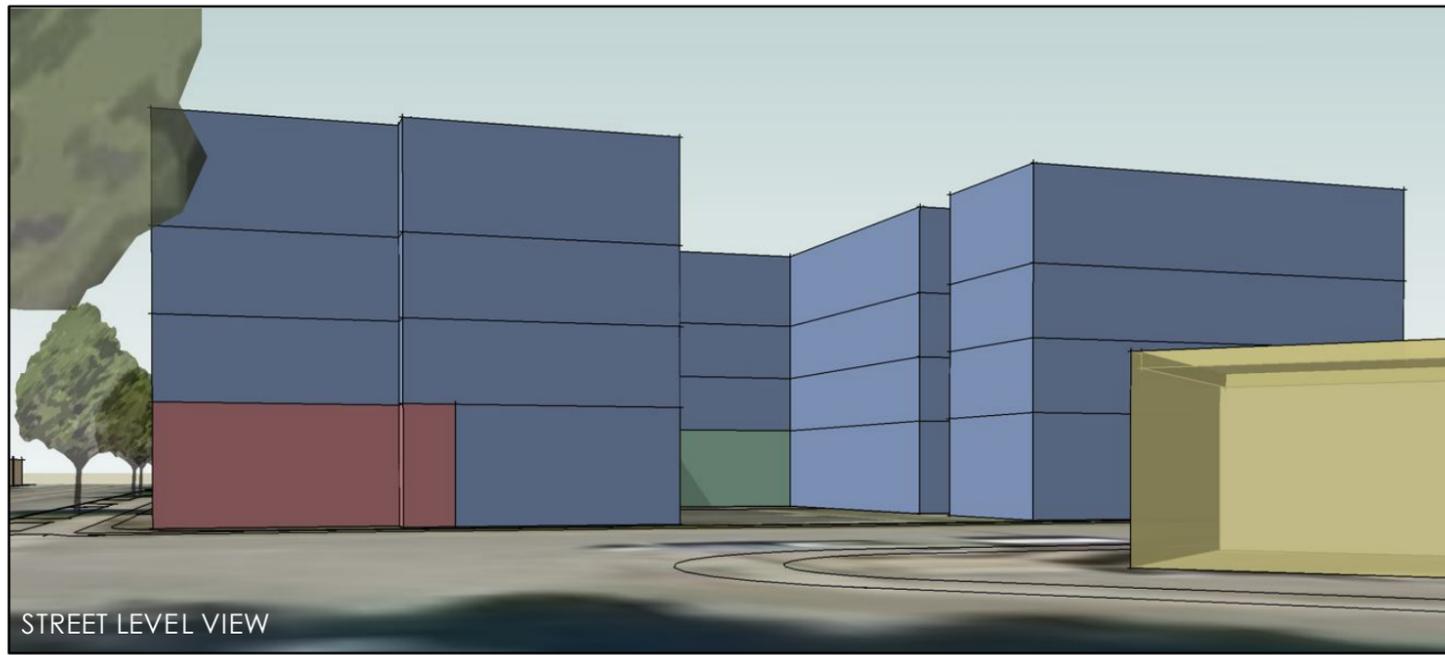
SCHEME #2: LEVEL 2-4

SCALE: 1" = 50'-0"

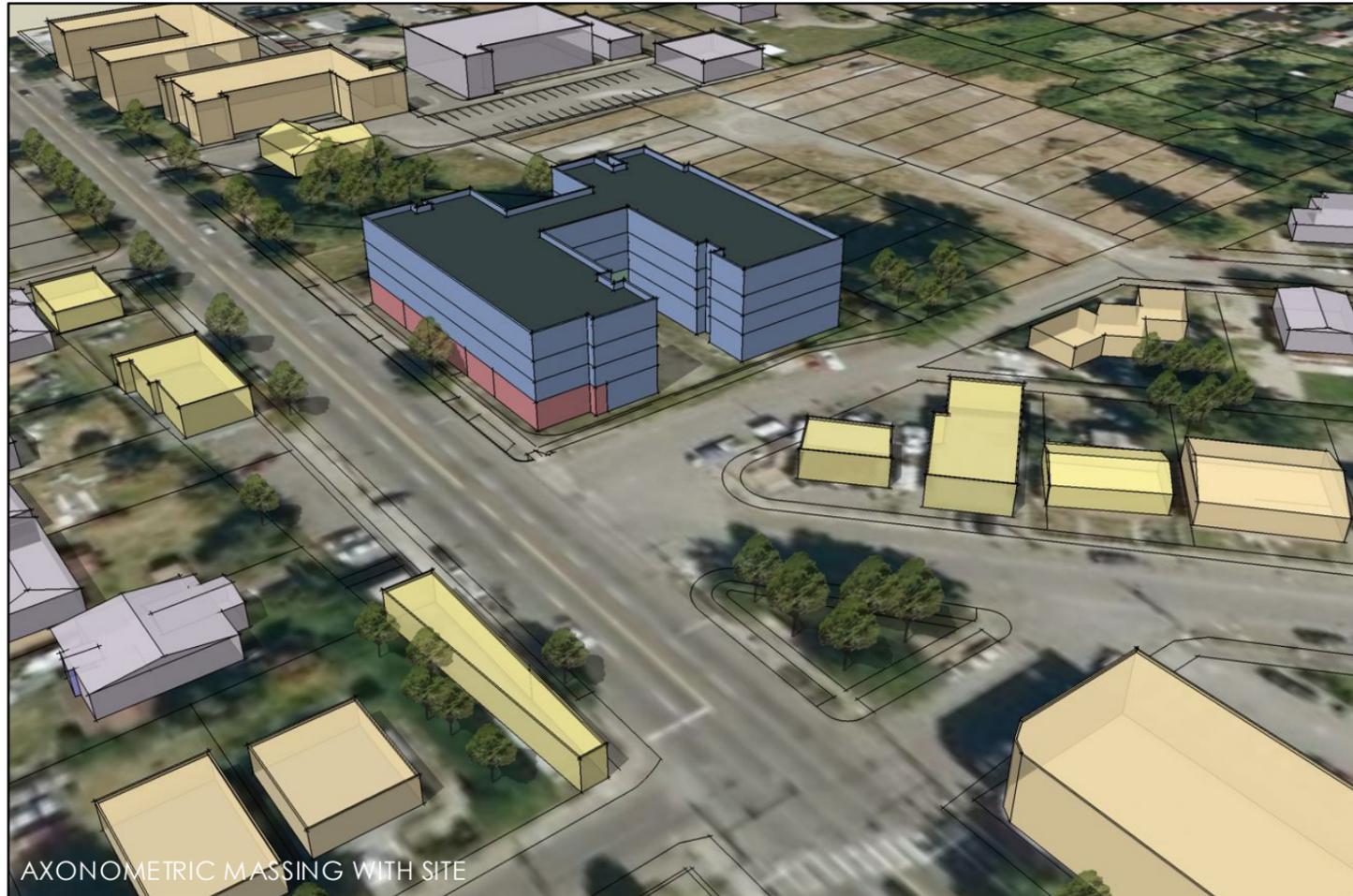


SCHEME #2: LEVEL 1

SCALE: 1" = 50'-0"



STREET LEVEL VIEW



AXONOMETRIC MASSING WITH SITE

SCHEME #3: CODE COMPLIANT SCHEME

Scheme Advantages:

1. Main courtyard open space has good access to sunlight.
2. Building opens to common space facing both north and south - connects to site to the north.
3. Less visual mass on Rose Street.

Scheme Disadvantages:

1. Residential Entry through south courtyard.
2. North courtyard has less access to sun.

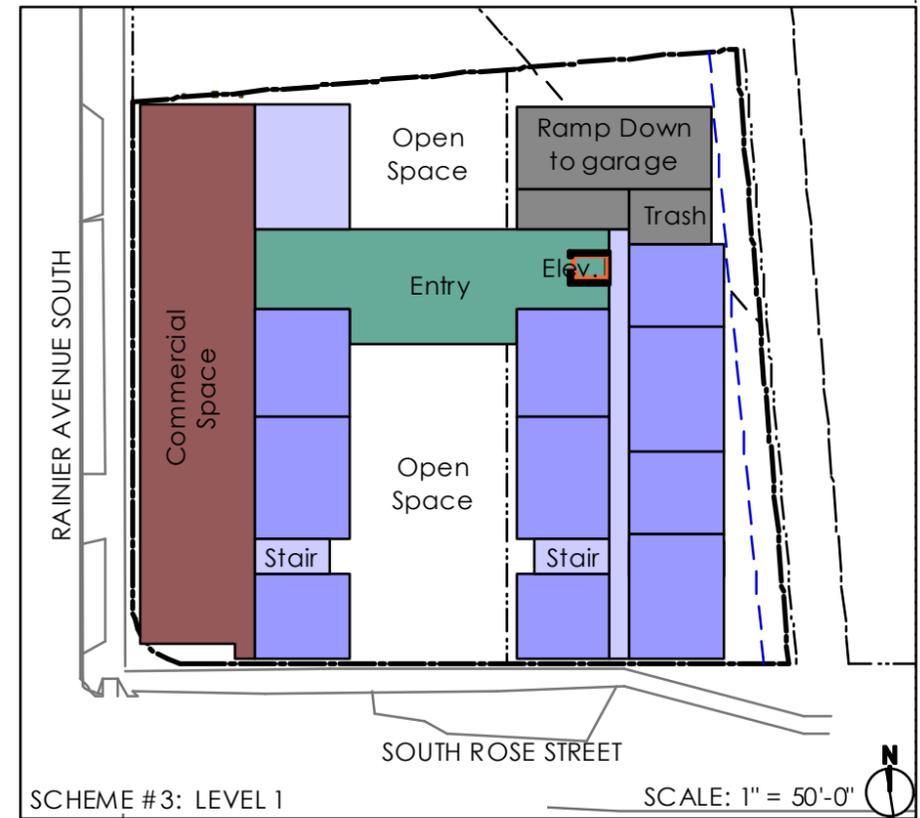
BUILDING PROGRAM

 COMMERCIAL SPACE
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SCHEME #3: LEVEL 2-4

SCALE: 1" = 50'-0"



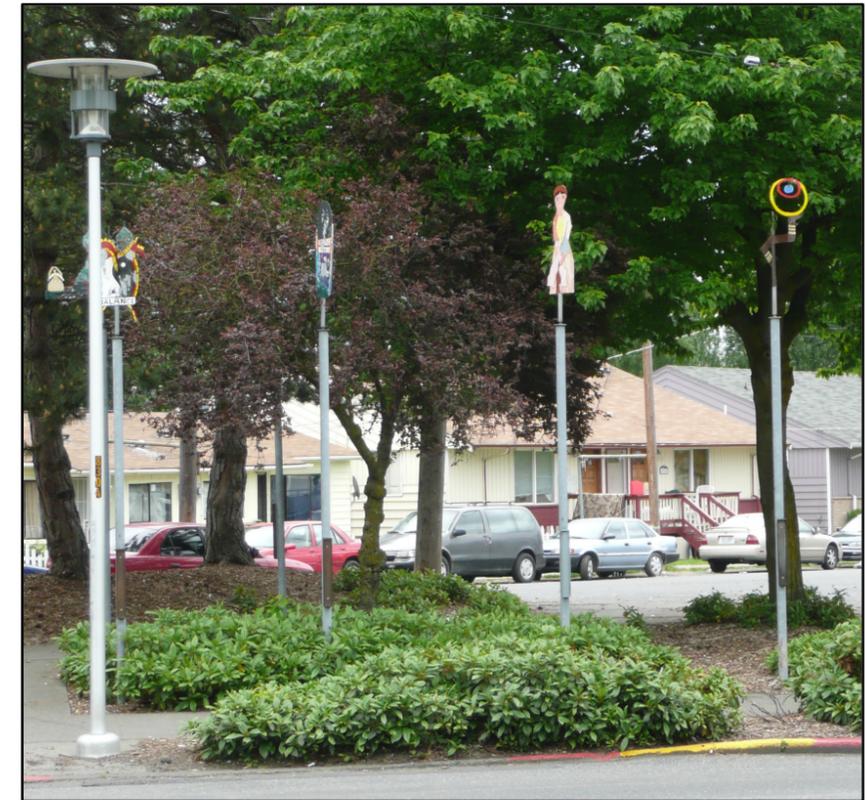
SCHEME #3: LEVEL 1

SCALE: 1" = 50'-0"

DESIGN DEPARTURES:

23.47.008(A).D.2: Either the first floor of the structure at or above grade shall be at least four (4) feet above sidewalk grade or the street-level facade shall be set back at least ten (10) feet from the sidewalk.

The applicant would like to seek a departure from this standard to locate several apartment units less than four feet above sidewalk grade on Rose Street.



Bus stop art on Rainier Avenue South.



Pritchard Beach park, five blocks east of the site.



ARTSPACE HIAWATHA ARTIST LOFTS

ArtSpace
 Completed 2008
 Affordable artist live/work housing



ARTSPACE HIAWATHA ARTIST LOFTS

Capitol Hill Housing
 Completed 2006
 Affordable housing



GENESEE HOUSING

Housing Resources Group
 Completed 2005
 Affordable housing / housing for people with HIV / AIDS