

DEVELOPMENT OBJECTIVES:

The applicant proposes a new four story mixed use building. The building will contain 71 rental apartment units affordable to people making sixty percent of median income for King County (approximately \$40,000 for a couple.) 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 4,500 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 72 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.

PROJECT DATA

PROJECT NAME & ADDRESS: ROSE STREET APARTMENTS
8124 RAINIER AVENUE SOUTH

LOT AREA: 26,356 S.F. ±

ZONING: NC2-40

SPECIAL REVIEW DISTRICT: N/A

CRITICAL AREAS: LIQUEFACTION

BUILDING AREA

FLOOR LEVEL	RESIDENTIAL APART.	RESIDENTIAL COMMON	GARAGE	COMM-ERCIAL	CIRCU-LATION	MECH. & STORAGE	TOTAL
BSMNT	0 SF	0 SF	21,751 SF	0 SF	460 SF	0 SF	22,211 SF
LEVEL 1	7,163 SF	1,274 SF	1,262 SF	4,547 SF	1,584 SF	2,131 SF	17,961 SF
LEVEL 2	14,729 SF	0 SF	0 SF	0 SF	2,440 SF	0 SF	17,169 SF
LEVEL 3	14,729 SF	0 SF	0 SF	0 SF	2,440 SF	0 SF	17,169 SF
LEVEL 4	14,729 SF	0 SF	0 SF	0 SF	2,440 SF	0 SF	17,169 SF
TOTAL	51,350 SF	1,274 SF	23,013 SF	4,547 SF	9,364 SF	2,131 SF	91,679 SF

UNITS

	LIVE / WORK UNIT	1 BEDROOM UNIT	2 BEDROOM UNIT	TOTAL
LEVEL 1	1	7	3	11
LEVEL 2	0	11	9	20
LEVEL 3	0	11	9	20
LEVEL 4	0	11	9	20
TOTAL	1	40	30	71

PARKING SPACES

RESIDENTIAL UNITS (ALL BUT LIVE / WORK UNIT)	70
REQ'D SPACES PER UNIT	1
TOTAL RESIDENTIAL SPACES REQUIRED	70
TOTAL RESIDENTIAL SPACES PROVIDED	72
COMMERCIAL PARKING PROVIDED	5



ROSE STREET APARTMENTS
8124 RAINIER AVENUE SOUTH

PROJECT DATA AND OBJECTIVES

DESIGN REVIEW
01/13/09
Project # 3008728

SMR Architects
911 Western Avenue
Suite 200
Seattle, WA 98104



EDG RESPONSE:

The Early Design guidance meeting for this project was held on July 22nd, 2008. A Design Correction notices was issued by Marti Stave, the Land Use Planner for the project. The correction was based on the comments from the members of the Design Review board. In the responses below the boards comments are shown as bold text, and the design team responses are shown below.

A-10: CORNER LOT. The board wished for some corner gesture at the intersection of Rose Street and Rainier Avenue South.

RESPONSE: The design has been modified to provide a recessed commercial entry on the ground floor at the corner of Rainier and Rose Street. The parapet has also been extended upwards at the corner to provide a visual emphasis visible from both directions of Rainier Avenue.

The brick veneer and the retail use has also been extended around the corner on Rainier Avenue South and up Rose Street to the beginning of the main courtyard.

A-4 HUMAN ACTIVITY AND OPEN SPACE: Add more seating to the corner plaza area, the Rose Street Plaza, and the Play Area.

RESPONSE: Benches have been added in several locations, including at the Corner Plaza, the Rose Street Plaza, and

C-3, D-1 OVERHEAD WEATHER PROTECTION: The board indicated their desire to see weather protection along Rainier Avenue South.

RESPONSE: A metal canopy has been added along Rainier Avenue.

C-2 ARCHITECTURAL ELEMENTS: Provide connections in the brick veneer base along Rainier Avenue to make a more continuous and monumental base.

RESPONSE: The brick veneer was modified to be continuous along Rainier Avenue South. There is only one break in the brick facade, at a major modulation of the building.

C-2 ARCHITECTURAL ELEMENTS: The windows on the bays on Rainier Avenue South seem too simple.

RESPONSE: There are no "bays" as such on the Rainier Avenue elevation. The small windows are located in bedrooms, where smaller windows are desired.

C-2 ARCHITECTURAL ELEMENTS: Color Scheme.

RESPONSE: The color scheme is preferred by our client.

D-9 COMMERCIAL SIGNAGE: Please provide more detailed concept drawings for commercial signage.

RESPONSE: Images of the proposed signage types and styles have been included in the design review packet.

D-10 LIGHTING: Please provide a detailed lighting plan for exterior lighting including images of lighting fixtures.

A lighting plan has been included in the design review packet.

E-2 LANDSCAPING: Please consult with the city's green building team to address ways to incorporate sustainable landscaping and other features into the design.

The design team consulted with Peter Dobrovolny. Some site features have made it difficult to incorporate some sustainable practices on the site. We have incorporated low water use plantings and tenant gardens into the project.

DESIGN REVIEW DEPARTURES

The applicant requests departures from two development standards:

DEPARTURE #1: 23.47A.008.D.2 [For street facing residential uses] 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.

A portion of the building on the first floor facing South Rose Street is 6'-0" from the property line.

Rose street is a minor street for an NC2-40 zone. Significant pedestrian traffic is not expected on Rose Street. Privacy in the units will be maintained by raising the height of window sills facing Rose Street, and by plantings.
SEE PAGE 15

DEPARTURE #2: 23.47A.014 For a structure with more than one dwelling unit, a setback is required along any rear lot line that abuts a lot in a residential zone or that is across an alley from a lot in a residential zone, as follows:
Fifteen (15) feet for portions of structures above thirteen (13) feet in height to a maximum of forty (40) feet.

A portion of the building facing the alley extends 1'-11" into the upper level setback on the alley.

The building was moved on the site (both north and east) at the request of the Design Comission. The intrusion into the setback resulted from this.
SEE PAGE 16

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.
71 Residential spaces required.
17 bicycle spaces required.

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



ROSE STREET APARTMENTS

8124 RAINIER AVENUE SOUTH

PERSPECTIVES

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COURTYARD, LOOKING FROM ACROSS ROSE STREET



CORNER PLAZA, LOOKING EAST ON ROSE STREET



COURTYARD, LOOKING NORTH TO ENTRY



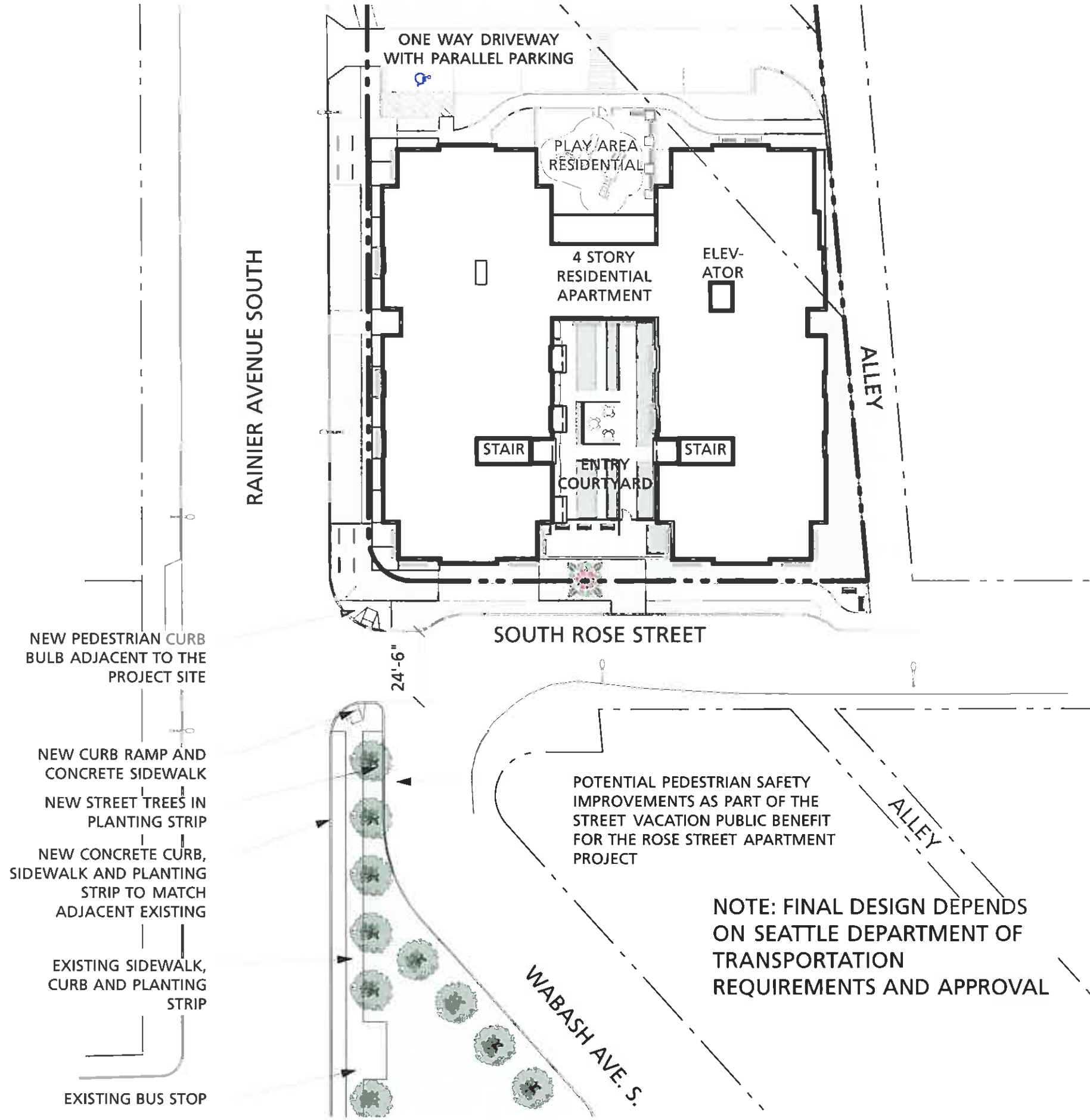
CHILDREN'S PLAY AREA, LOOKING EAST



NORTHWEST CORNER OF THE BUILDING, LOOKING SOUTH ON RAINIER AVENUE



CORNER PLAZA, LOOKING NORTH ON RAINIER AVENUE



36 RAINIER AVE. S. & S. ROSE ST. / WABASH AVE S.

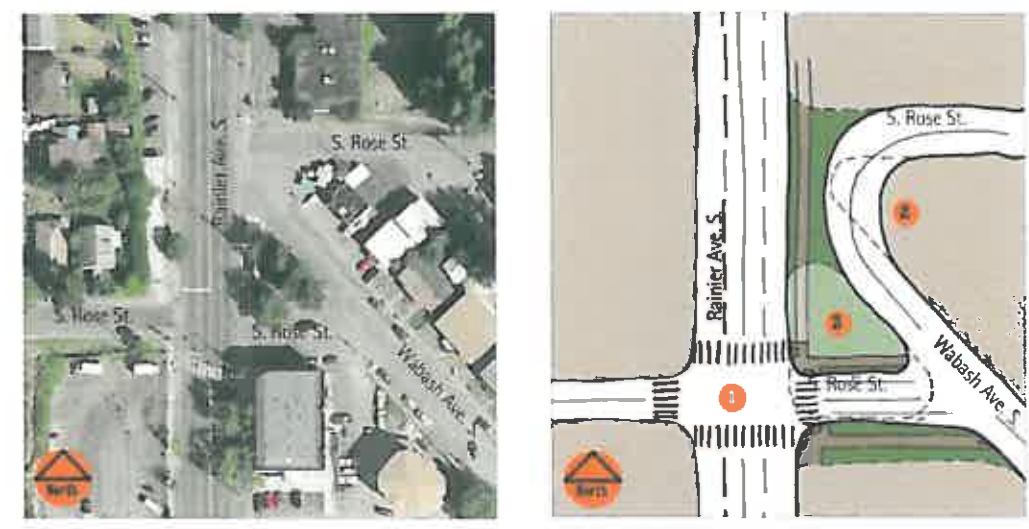
Benefits:

Improve safety at intersection.

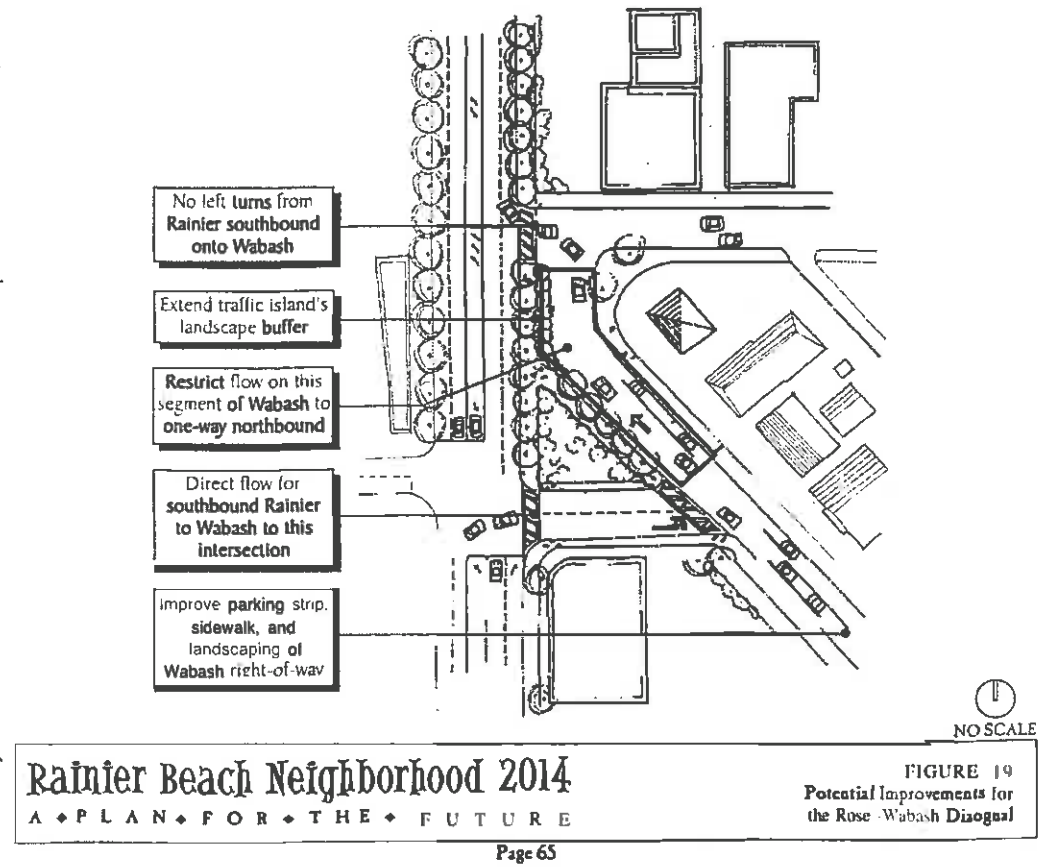
Modes:

Cost (2007\$): \$1,010,800

Ranking: Medium



SDOT PLAN VERSION OF PEDESTRIAN SAFETY IMPROVEMENT AT RAINIER AVENUE AND ROSE STREET.



NEIGHBORHOOD PLAN VERSION OF PEDESTRIAN SAFETY IMPROVEMENT AT RAINIER AVENUE AND ROSE STREET.

NEW METAL PAINTED
BICYCLE RACKS - FOUR AT
THIS LOCATION
SCORED CONCRETE
PAVING

EXISTING STREET LIGHT
EXISTING CONCRETE CURB
NEW CONCRETE SIDEWALK
METAL SUNSHADE
OVERHEAD WEATHER
PROTECTION - 5'-0" DEEP
METAL CANOPY

NEW PLANTING STRIP
SCORED CONCRETE
PAVING
NEW METAL PAINTED
BICYCLE RACKS - FOUR AT
THIS LOCATION

5'-0" CONCRETE
PEDESTRIAN PATH
5'-0" HIGH METAL
GREEN WALL FENCE
RUBBER TILE PLAY
SURFACE
PLAY STRUCTURE

4 STORY RESIDENTIAL
APARTMENT
36'-8"

30" DEEP PLANTER -
TENANT GARDEN
(P-PATCH) SPACES

STAIR
PREFAB METAL
PLANTERS
6 FT. WOOD
BENCHES

6 FT. LONG WOOD
BENCH
PLANTER

ELEV-
ATOR

30" DEEP PLANTER
24" SQUARE
CONCRETE PAVERS
6'-0" HIGH GREEN
WALL
SEATING AREA,
SURROUNDED BY
GREEN WALL

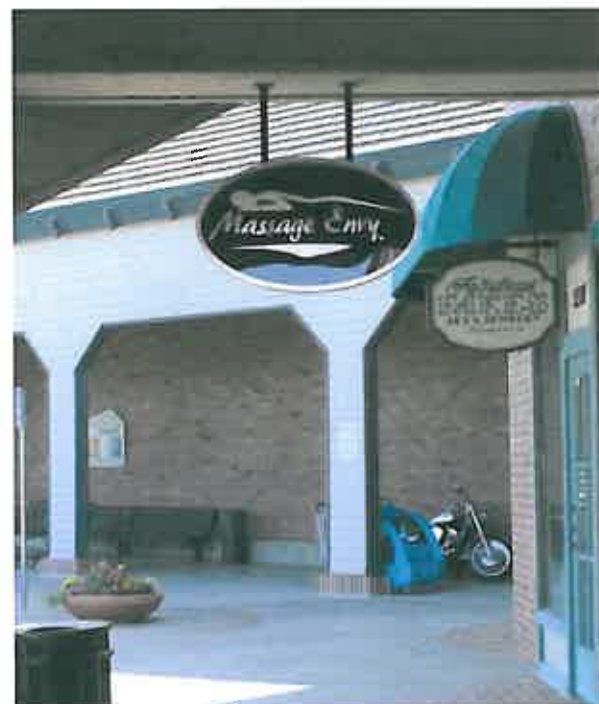
STAIR

CONCRETE TRANSITION AT
BELOW GRADE GARAGE
EDGE
ARTISTS TILE WORK
- APPROX 12' SQ.

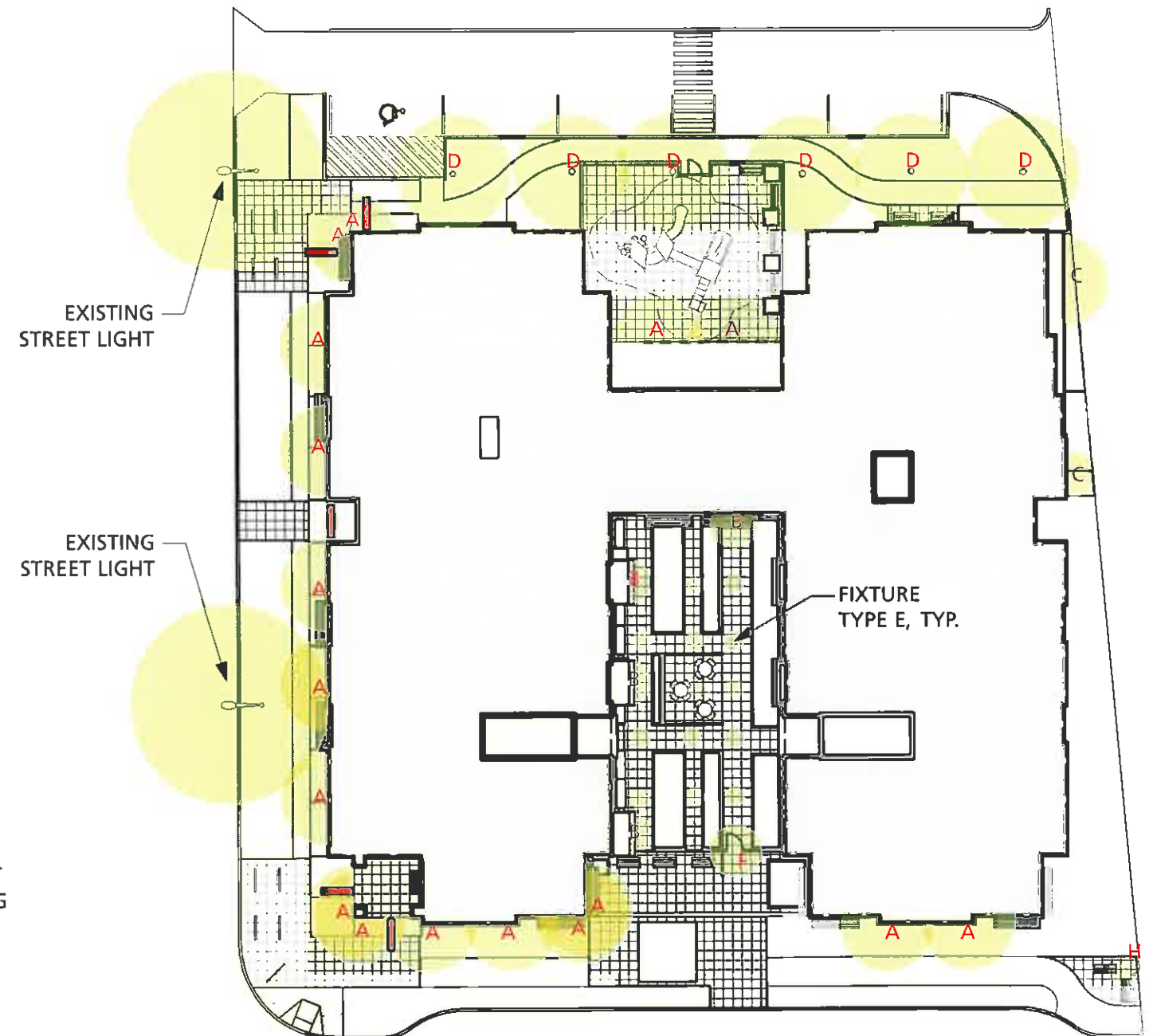
EXISTING
CONCRETE ALLEY
6 FT. LONG WOOD
BENCH
ASPHALT
DRIVEWAY
(GARAGE ACCESS)

ALLEY

LANDSCAPED AREA
PREFINISHED
METAL SUNSHADE
6 FT. LONG WOOD
BENCH
BOLLARD
NEW CONCRETE
SIDEWALK AND
CURB TO MATCH
ADJACENT



EXAMPLES OF INTENDED SIGNAGE TO BE USED AT THE ENTRIES OF THE COMMERCIAL SPACES ALONG RAINIER AVENUE



LEGEND:

■ CANOPY MOUNTED BLADE SIGNAGE

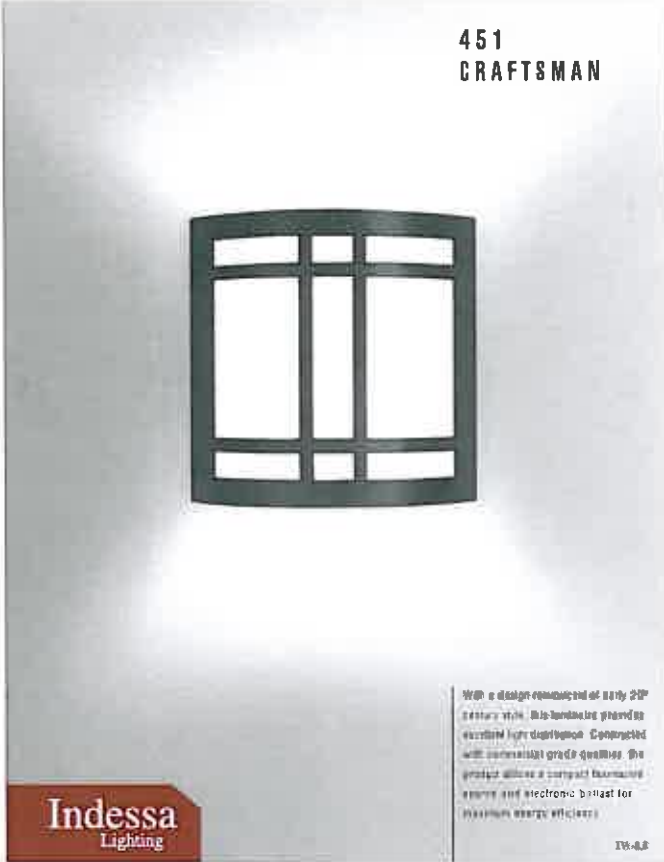
LIGHTING LEGEND:

● APPROXIMATE LIGHTING LOCATION

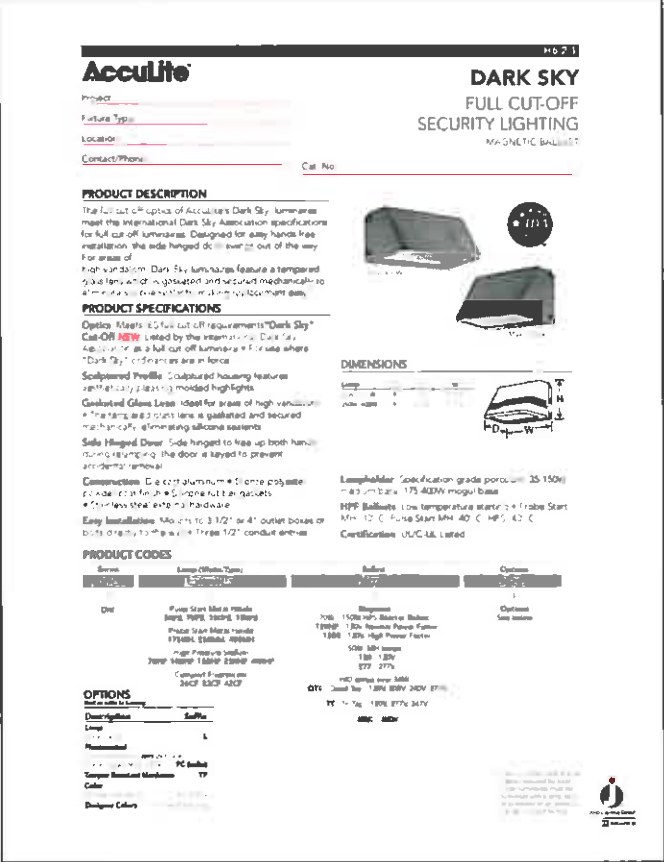
A- BUILDING MOUNTED LIGHTS
 B- BUILDING MOUNTED RESIDENTIAL ENTRY
 C- EXTERIOR SECURITY LIGHT
 D- EXTERIOR POLE MOUNTED LIGHT
 E- CABLE SUSPENDED LIGHTS
 F- ENTRY GATE LIGHT
 G- FEATURE LIGHT (SIGNAGE)
 H- BOLLARD



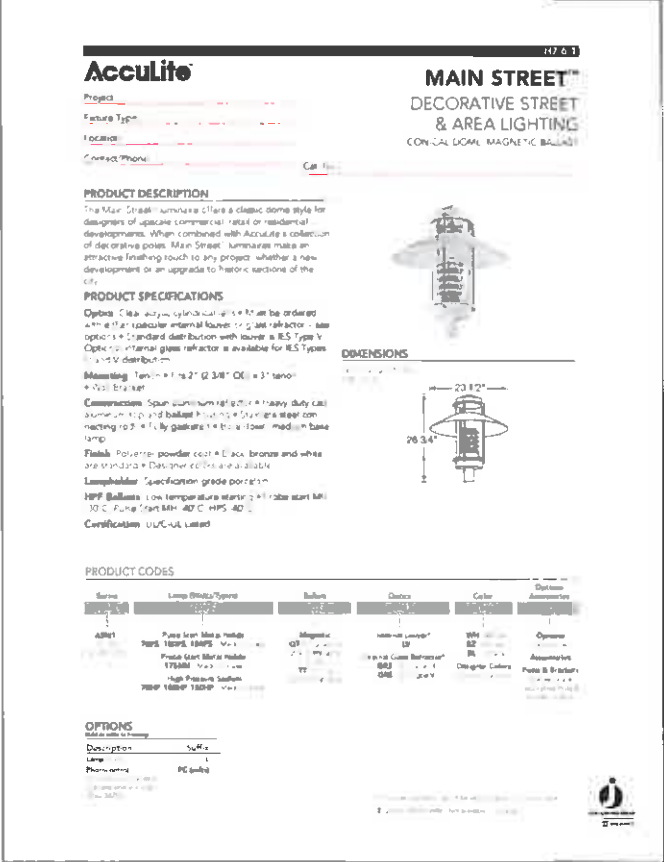
A. EXTERIOR SURFACE LIGHT



B. EXTERIOR UNIT AND RESIDENTIAL LIGHT



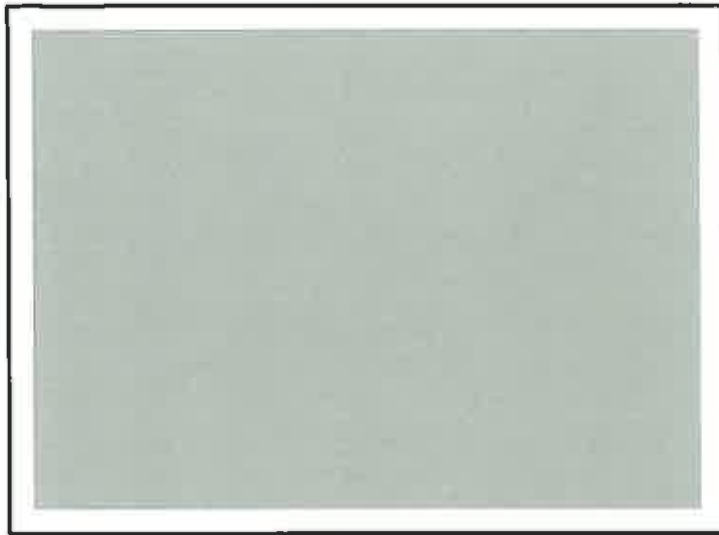
C. EXTERIOR SECURITY LIGHT



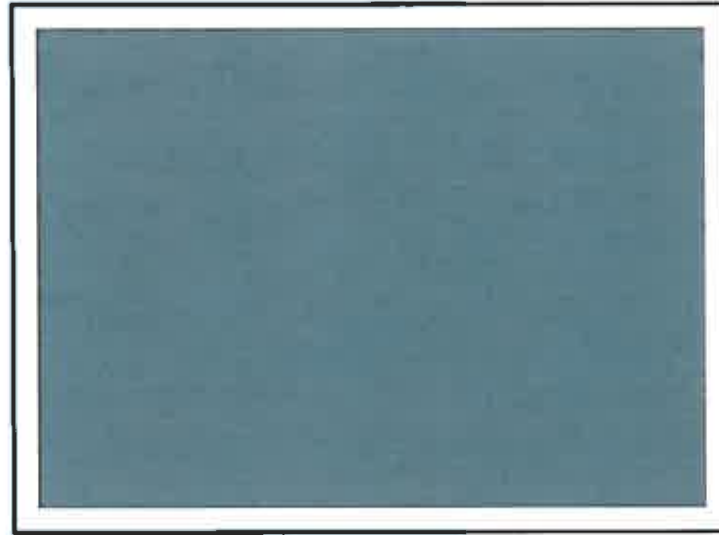
D. EXTERIOR POLE MOUNTED LIGHTING



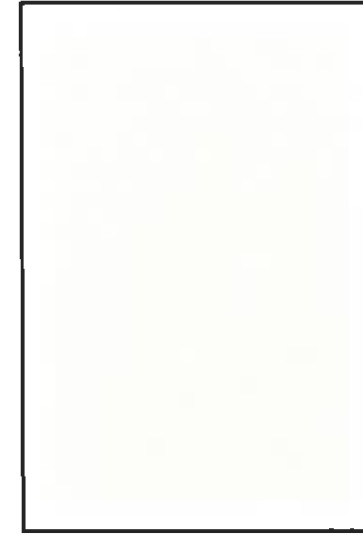
E. OVERHEAD CABLE SUSPENDED LIGHTING



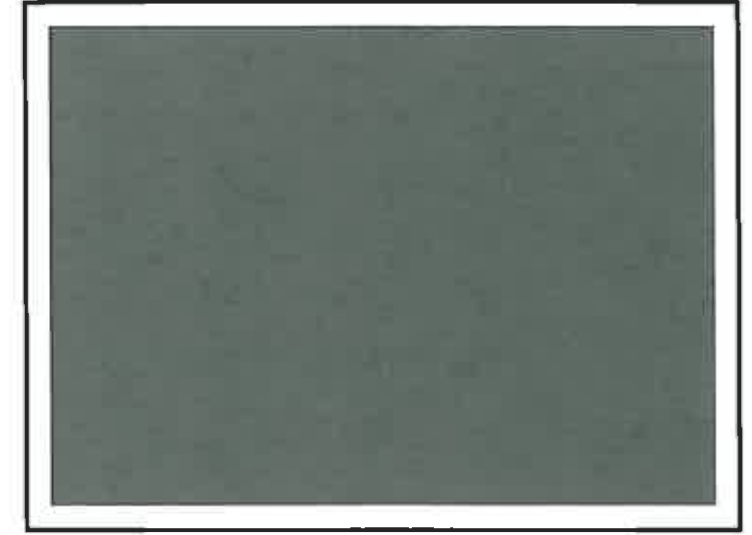
METAL SIDING- HEMLOCK GREEN



HARIDE PLANK- BENJAMIN
MOORE VAN DEUSEN BLUE



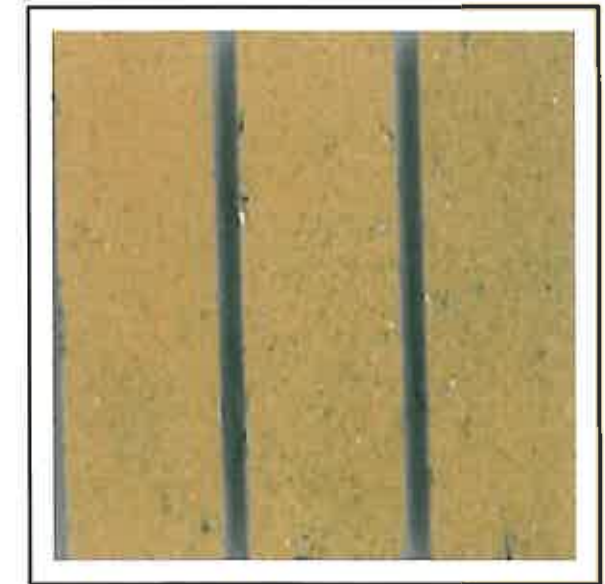
HARIDE PANEL- BENJAMIN
MOORE LINEN WHITE



METAL COPING- COOL ZACTIQUE



BRICK- WHEAT



BRICK- MOJAVE

ROSE STREET APARTMENTS

8124 RAINIER AVENUE SOUTH

MATERIAL & COLOR

DESIGN REVIEW

01/13/09
Project # 3008728

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911 Western Avenue
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




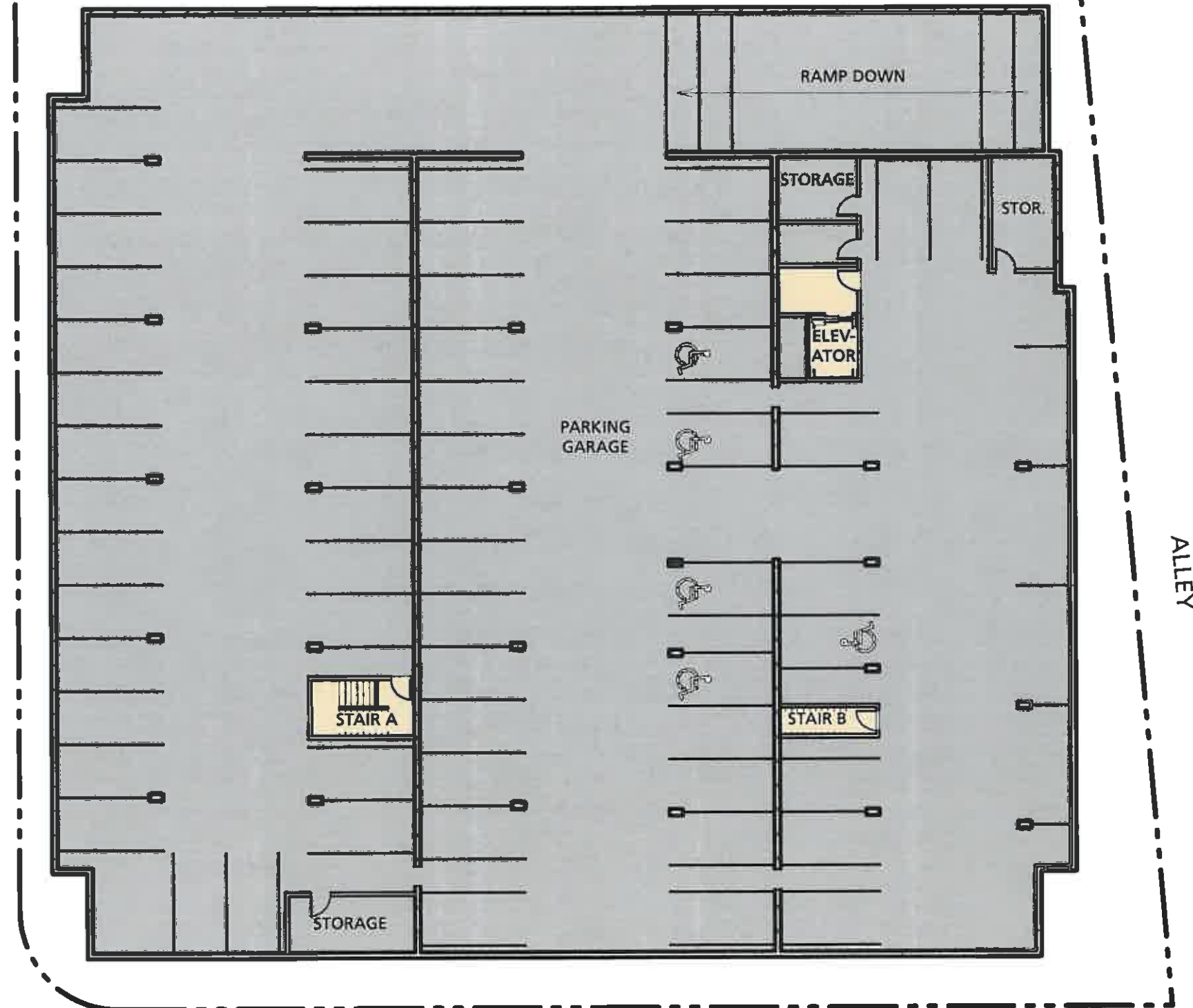
EAST (ALLEY) ELEVATION
SCALE: 1/16"=1'-0"



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

-  CIRCULATION SPACE
-  RESIDENTIAL COMMON SPACE
-  COMMERCIAL / RETAIL SPACE
-  MECHANICAL / GARAGE
-  RESIDENTIAL APARTMENTS
-  DESIGN REVIEW DEPARTURE

RAINIER AVENUE SOUTH



ALLEY

SOUTH ROSE STREET



EXAMPLE OF DECORATIVE ART TILE
SIMILAR TO ROSE DESIGN IN ROSE STREET
COURTYARD.

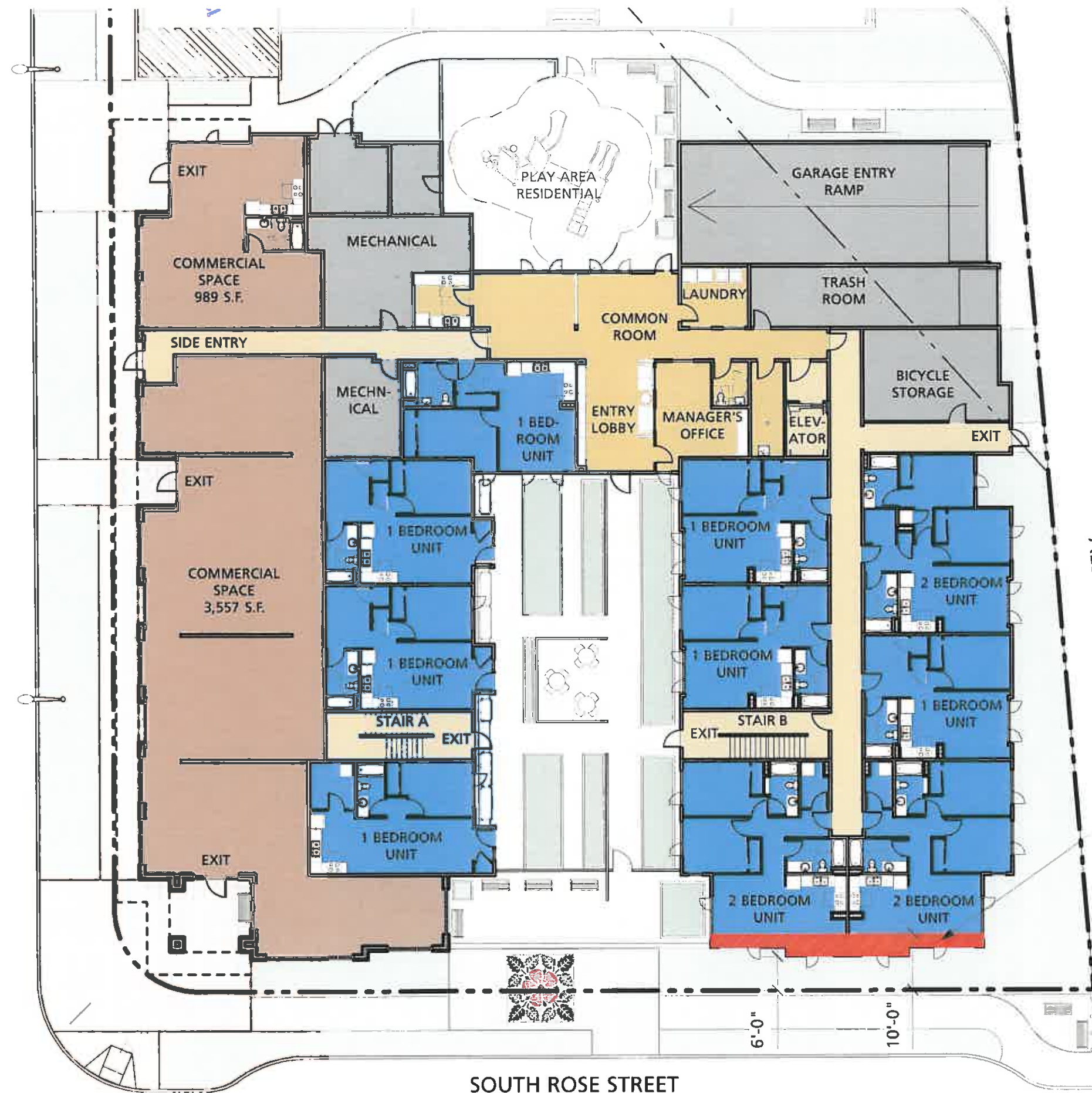


DECORATIVE TILE EXAMPLE.



DECORATIVE BICYCLE RACKS FOR RAINIER
AVENUE SOUTH - AT NORTH AND SOUTH
END OF BUILDING.

RAINIER AVENUE SOUTH



RESIDENTIAL AREA
LESS THAN 10'-0"
FROM THE STREET
PROPERTY LINE:
155 SQ. FT. 6'-0"
MINIMUM SETBACK
FROM STREET
PROPERTY LINE

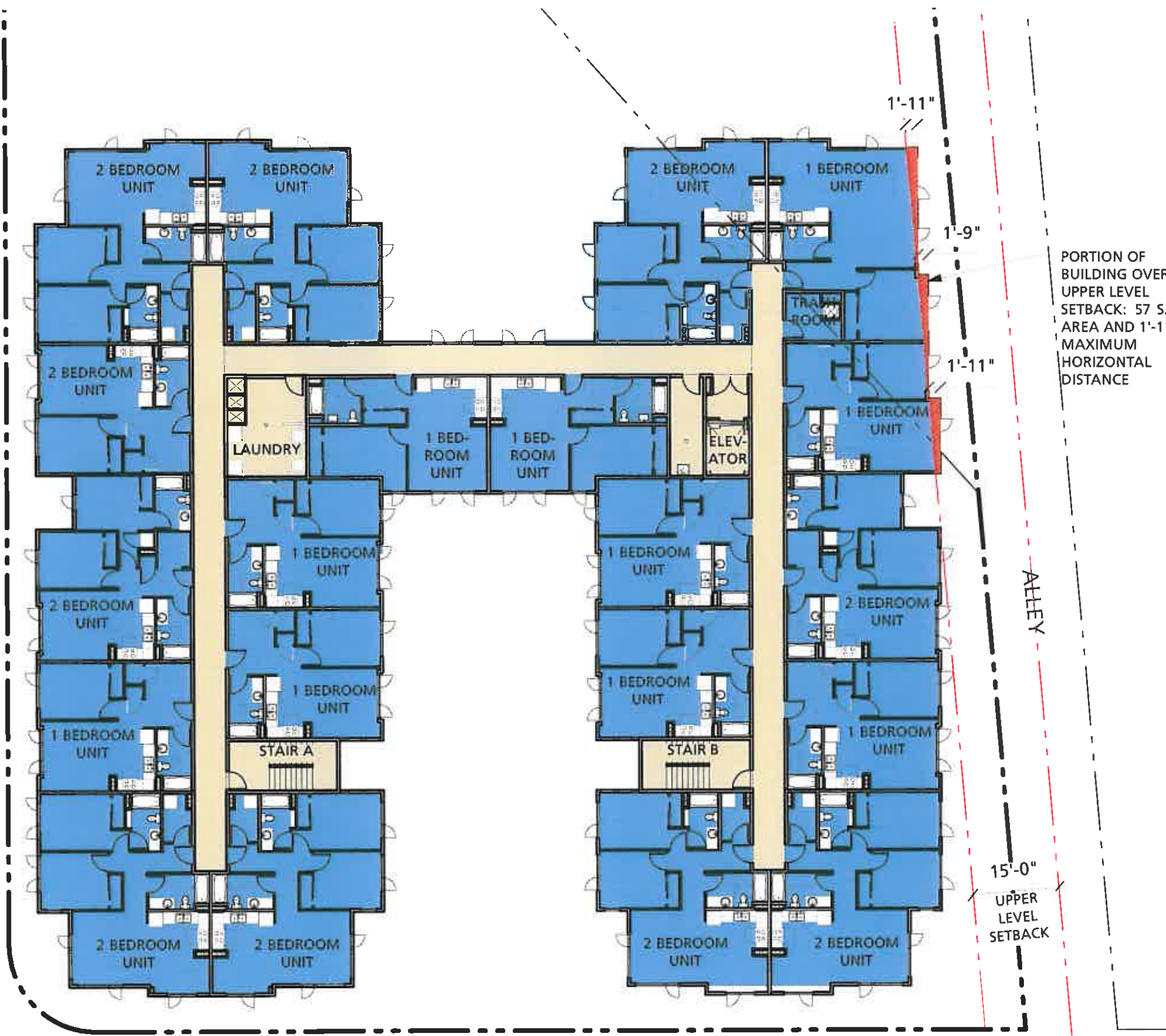


GREEN WALL / FENCE

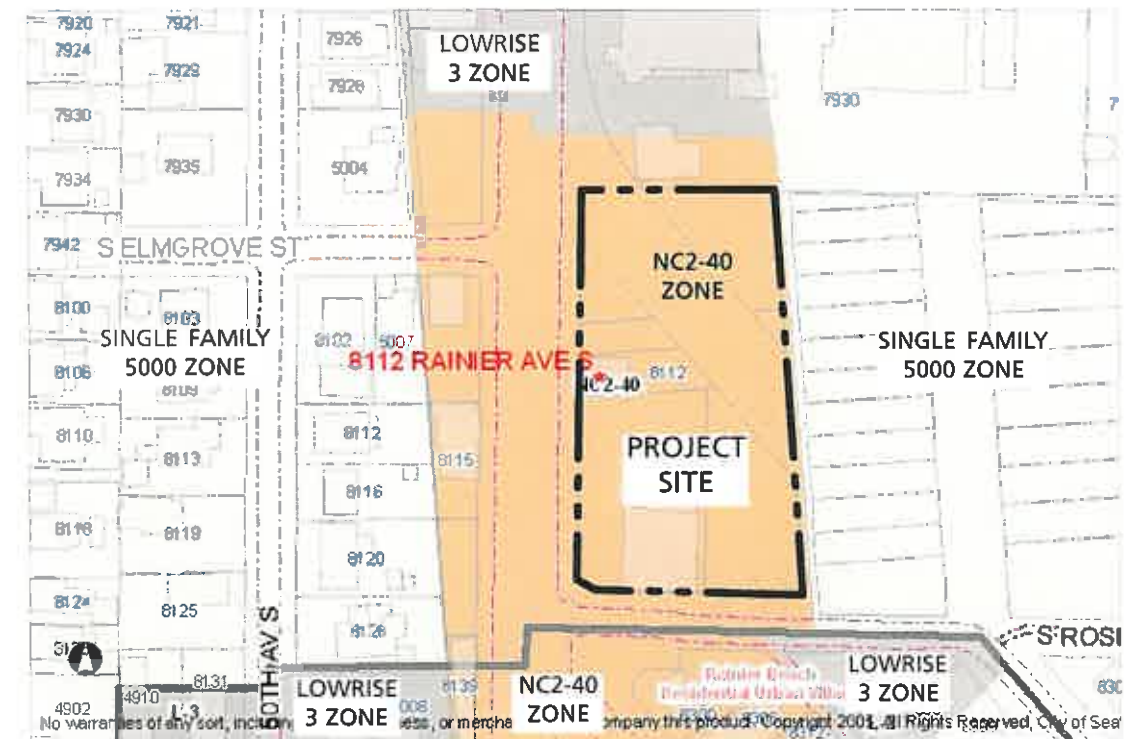
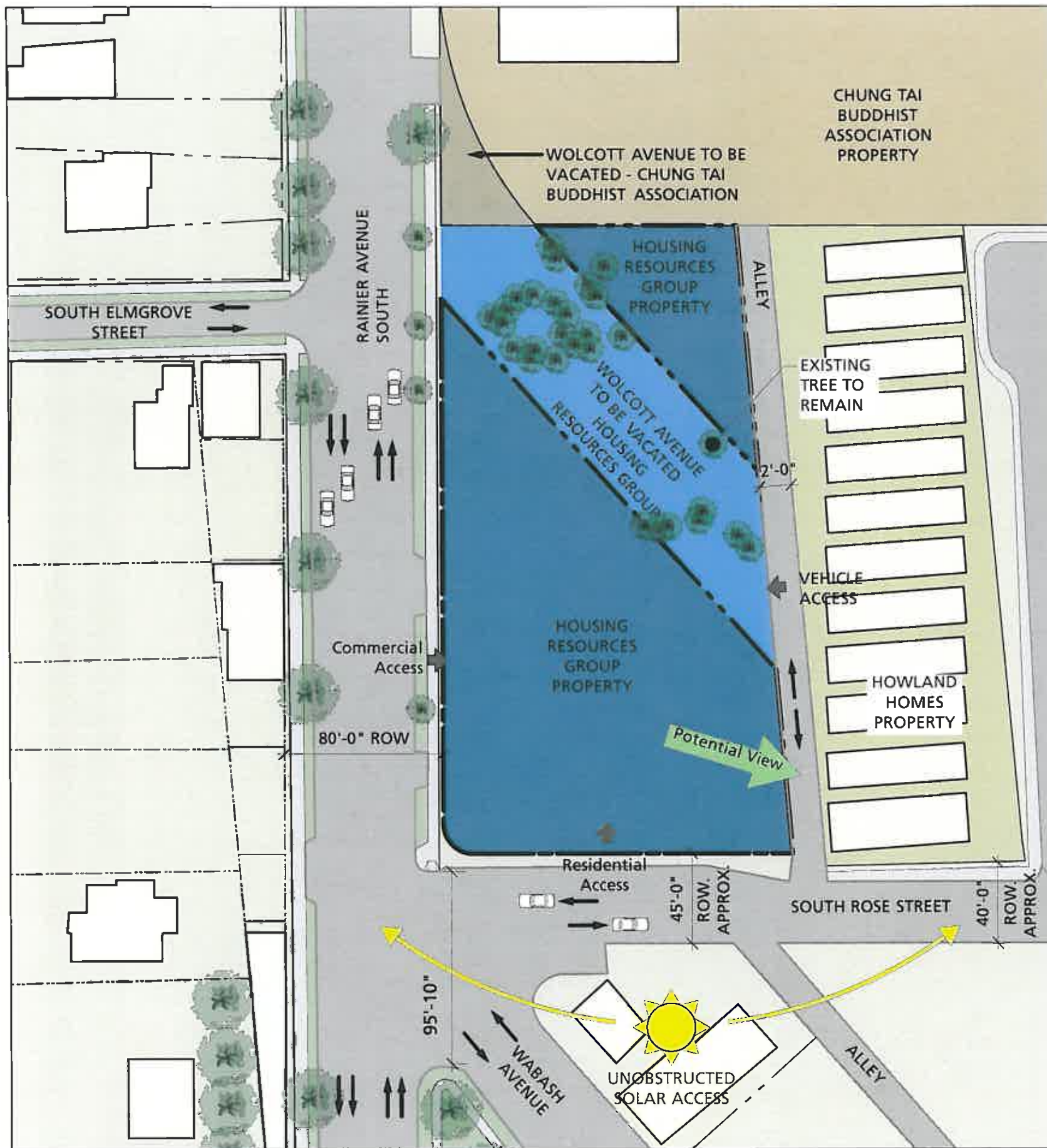


GREEN WALL AT GARAGE

RAINIER AVENUE SOUTH



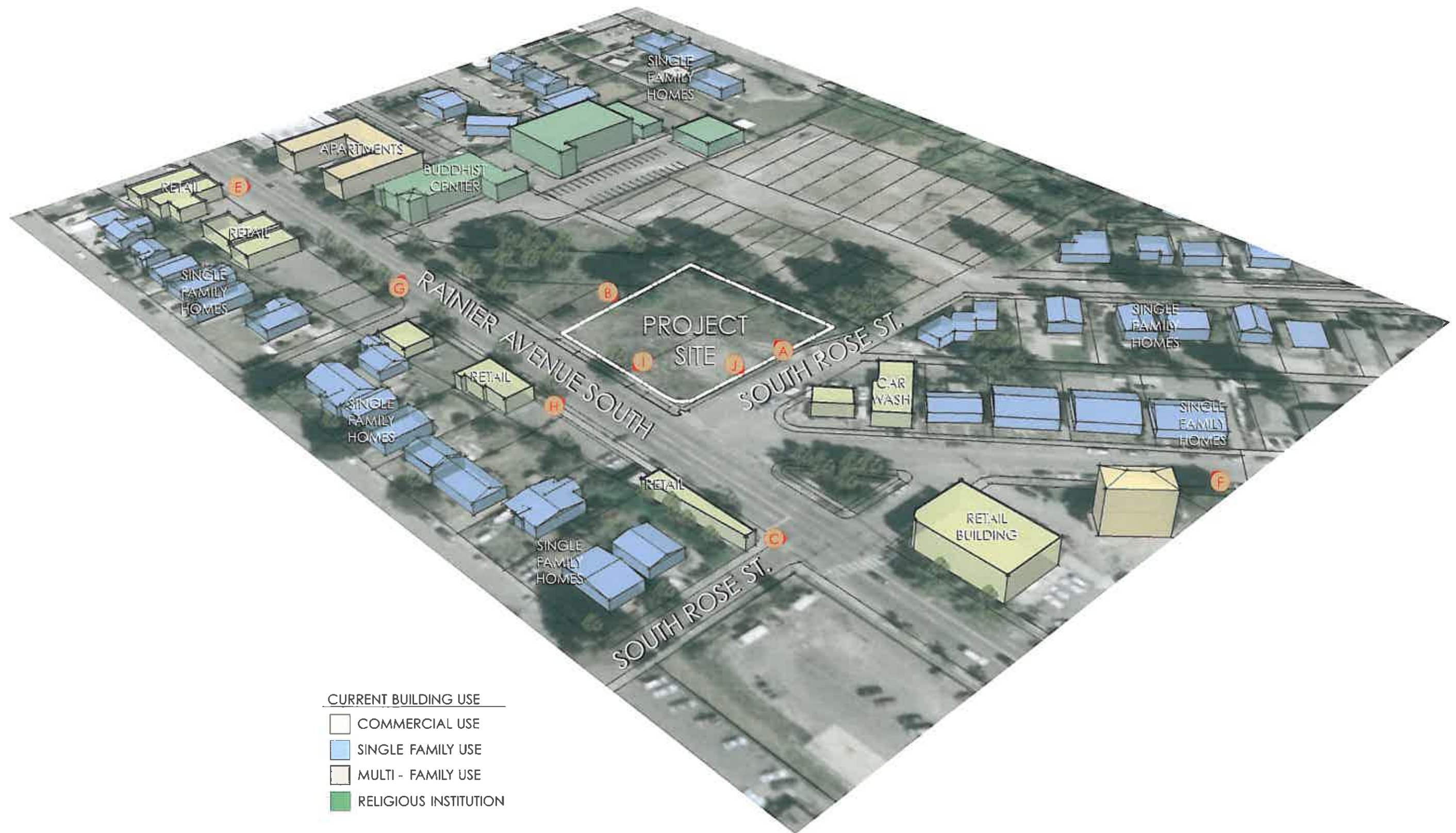
SOUTH ROSE STREET



ZONING MAP
N.T.S.



AERIAL MAP
N.T.S.



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

ROSE STREET APARTMENTS
8124 RAINIER AVENUE SOUTH

VICINITY AXONOMETRIC

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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.



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.



Apartment building north of the site on Rainier Avenue.



Single family homes near the site.



Buddhist Center north of the site on Rainier.

ROSE STREET APARTMENTS
8124 RAINIER AVENUE SOUTH

SITE AND VICINITY PHOTOS

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