

EARLY DESIGN GUIDANCE

3501 RAINIER AVENUE SOUTH

DPD # 3008863

27 May 08

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01

Cover Page



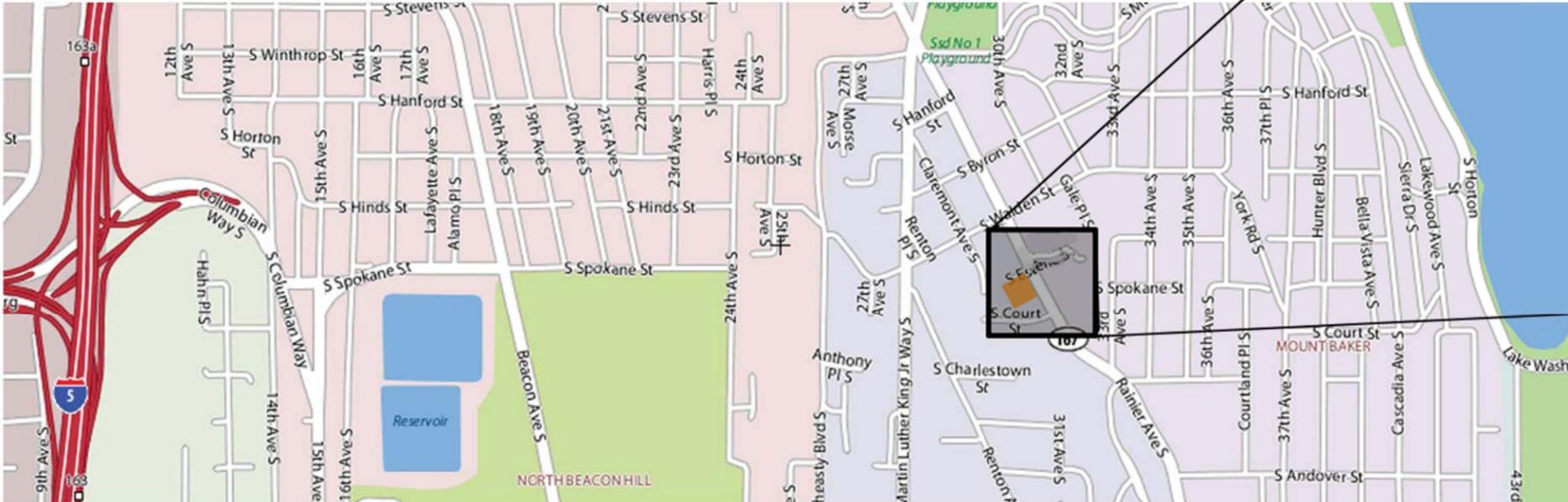
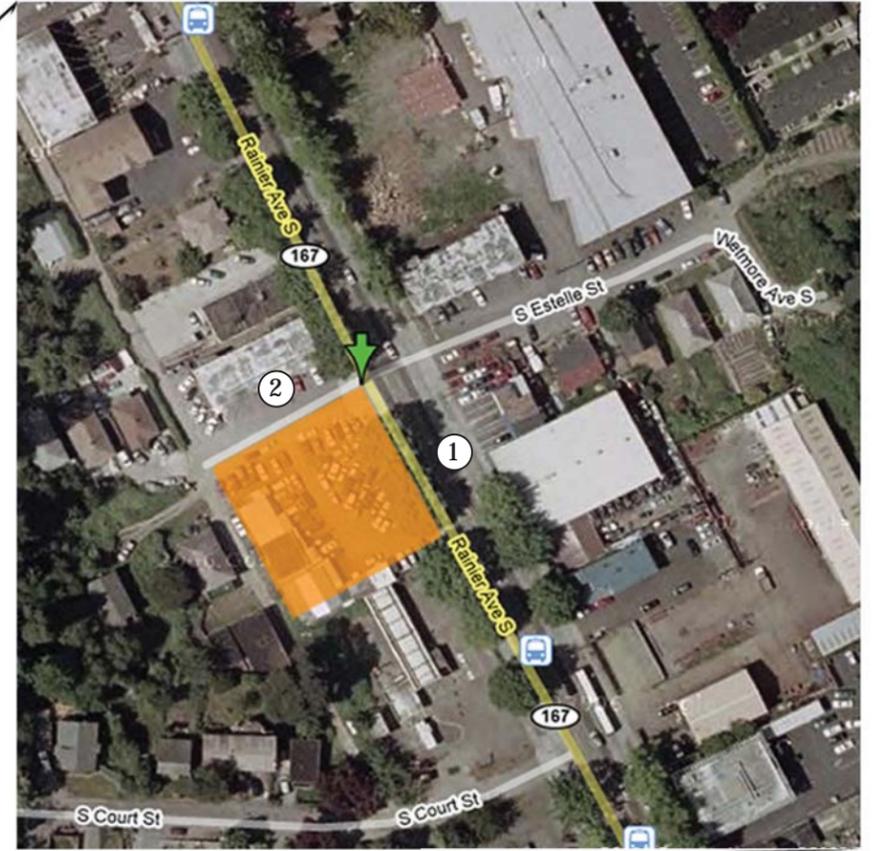
ELEMENTAL
ARCHITECTURE

1916 23rd Ave. S.
Seattle, WA 98144

206.285.1464



2



- 1 • Rainier Avenue Streetscape along site
- 2 • S. Estelle Streetscape along site



1

02

Urban Analysis



ELEMENTAL ARCHITECTURE

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1



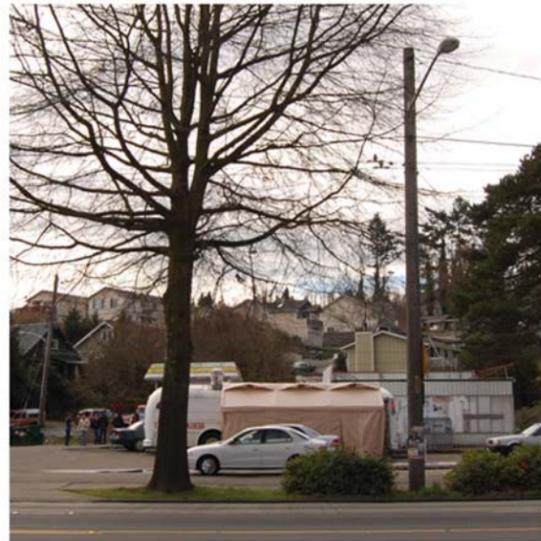
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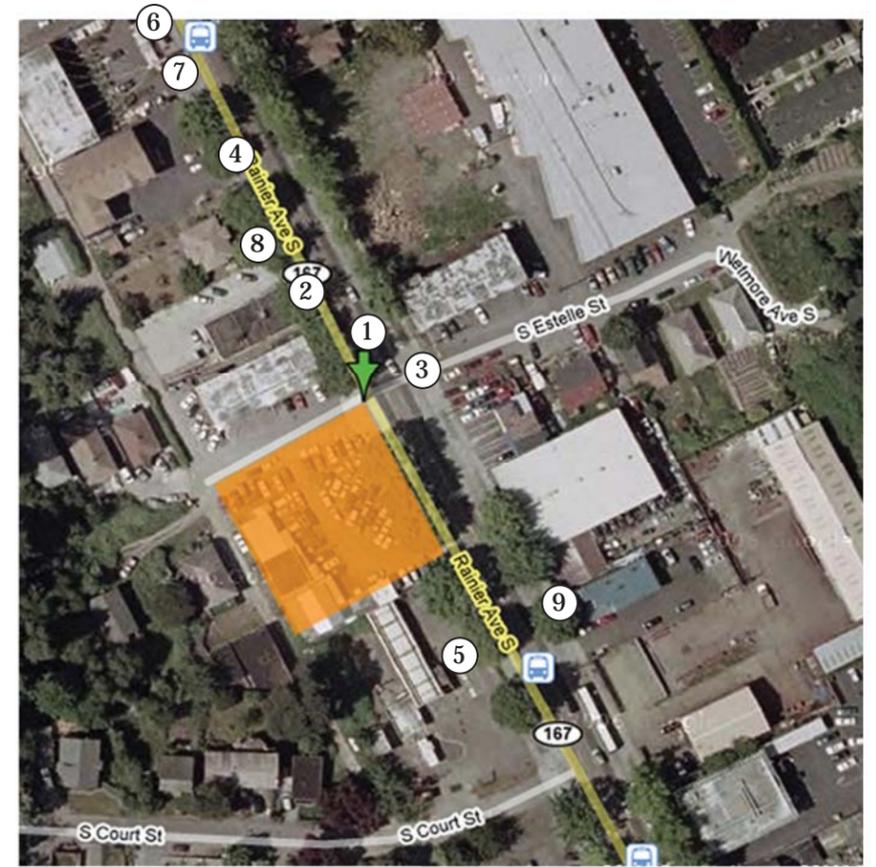
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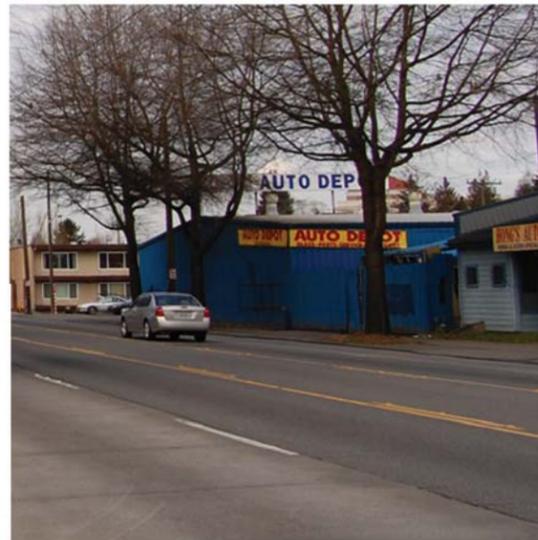
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9

- 1 • Apartment Building
- 2 • Willie's BBQ Restaurant
- 3 • Apartment Building
- 4 • Church
- 5 • Adjacent Vacant Lot and Taco Bus
- 6 • Chubby and Tubby Hardware
(Soon to be Chubby and Tubby Workforce Housing)
- 7 • Two Story Mixed Use Building
- 8 • Single Family Residence
- 9 • Auto Repair
- 10 • Aerial Photo
(orange square indicates project site)

03

Context Photos



ELEMENTAL ARCHITECTURE

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11



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8



9

- 1 • Corner of Rainier and Estelle
- 2 • View from across the street of Rainier
- 3 • Corner of Estelle and Alley
- 4 • Adjacent Lot looking north
- 5 • Aerial Photo
- 6 • Estelle
- 7 • Estelle
- 8 • Graffiti along adjacent building down alley
- 9 • Alley

- 10 • Aerial from the south
- 11 • Aerial from the west

(orange squares indicates project site)

04

Site Photos



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EXISTING USE

The site is currently occupied by a single story auto repair shop with accessory structures.

TOPOGRAPHY

The site is essentially flat.

SOLAR ACCESS

Rainier Avenue has good early morning eastern light in the winter when the trees are without leaves. The south has good solar access, but only until the adjacent site is developed.

VIEWES

Mt. Rainier views would be available from the eastern and southern facing units. Downtown views would be available from the upper level floors.

VEGETATION

The site has three large (2' dia.) trees in the ROW. They produce a large canopy with a radius of approximately 20' - 25'.

NEIGHBORHOOD DEVELOPMENT

The site is located in the heart of Rainier Valley. Just north of Columbia City. There is an increase in larger multifamily projects. Including one block north (Chubby and Tubby 55 unit) and one block south.

ACCESS AND TRANSPORTATION

Rainier Avenue is a main Arterial with a high volume of traffic. The site is within walking distance of several bus stops. Estelle will require frontage development. The alley is currently a dirt road and will therefore require improvements. There is minimal foot traffic.

Parking Access will want to be from the Alley.

OTHER

Power lines extend near or over the property lines along the north and west.

05

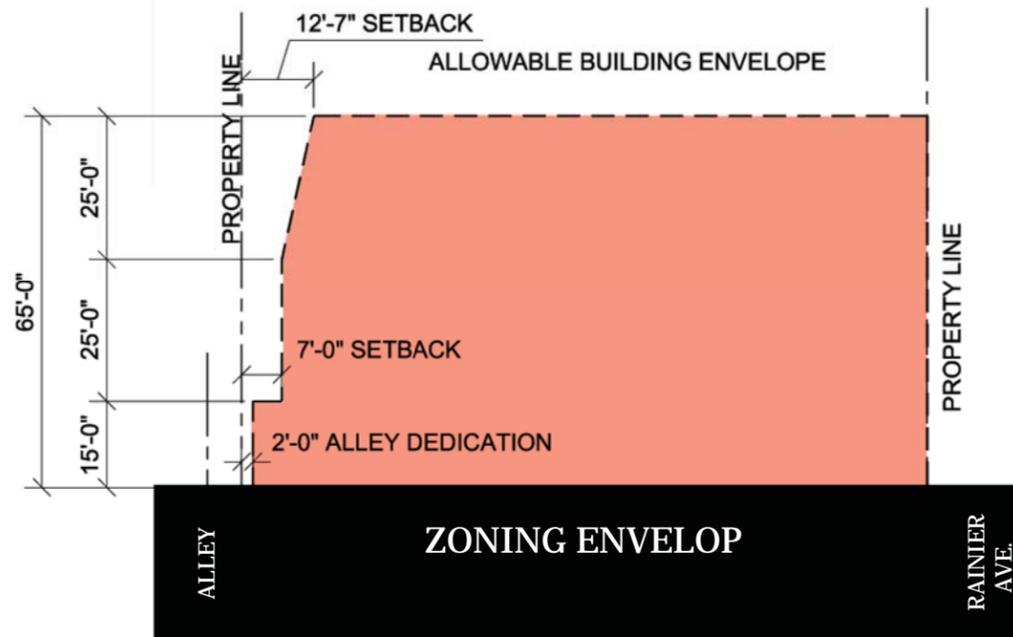
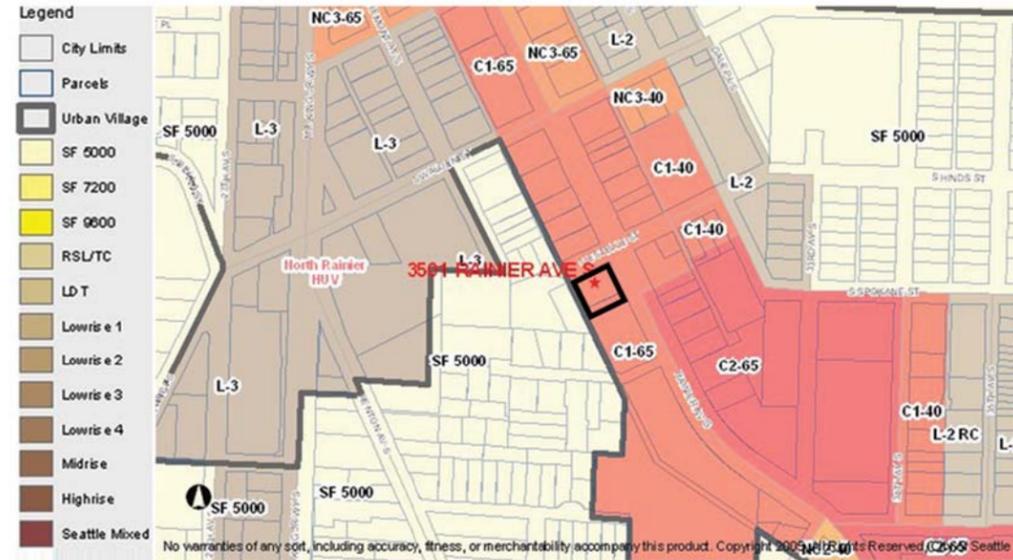
Site Analysis



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ZONING SUMMARY (departure requests in red)

23.47A COMMERCIAL

23.47A.008. Street-level development standards.

- .A.2.a Blank segments of the street-facing facades between 2' & 8' may not exceed 20' in width
- .A.2.b Total of blank segment facades may not exceed 40% of the street facing façade
- .B.2.a 60% of the façade between 2' and 8' shall be transparent
- .B.3.a Nonresidential uses must extend an average of 30' deep and 15' minimum from the street facing façade.
- .B.3.b Nonresidential uses shall have a floor-to-floor height of 13' minimum
- .E Live work units are subject to the above provisions and shall locate the work portion of the unit on the street-level street-facing façade.

23.54 QUANTITY AND DESIGN STANDARDS FOR ACCESS AND OFF-STREET PARKING

23.54.015 Required Parking

- .A Parking required per Chart A (commercial)
- D. Parking waivers for nonresidential uses.
 - 2. In all other commercial zones and in pedestrian designated zones for uses not listed in Chart D, no parking is required for the first one thousand five hundred (1,500) square feet of each business establishment.

06

Zoning



ELEMENTAL ARCHITECTURE

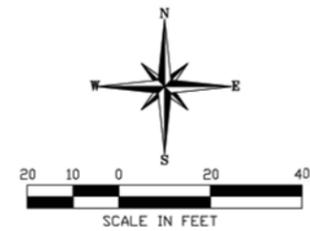
1916 23rd Ave. S.
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- LEGEND**
- FOUND CONCRETE MONUMENT
 - SET 1/2" REBAR/CAP #40524
 - FOUND 1/2" REBAR/CAP AS NOTED
 - SET LINE STAKE
 - ✕ SET TACK WITH SHINER #40524
 - UTILITY POLE
 - ✕ YARD LIGHT
 - ✕ UTILITY POLE WITH LUMINARE
 - POWER METER
 - GUY ANCHOR
 - WATER METER
 - HYDRANT
 - WATER VALVE
 - CATCH BASIN
 - SANITARY SEWER MANHOLE
 - WATER MANHOLE
 - STORM DRAIN MANHOLE
 - GAS VALVE
 - GAS METER
 - G- APPROX. GAS LINE LOCATION
 - W- APPROX. WATER LINE LOCATION
 - S- APPROX. SANITARY SEWER LINE LOCATION
 - D- APPROX. STORM DRAIN LINE LOCATION
 - OH- APPROX. OVERHEAD UTILITY LINE LOCATION
 - (M) MEASURED DIMENSIONS
 - (P) PLAT DIMENSIONS
 - (C) CALCULATED DIMENSIONS
 - (COS) CITY OF SEATTLE DIMENSIONS
 - (D) DEED DIMENSIONS
 - DECIDUOUS TREE
 - xxx SPOT ELEVATION

BASIS OF BEARINGS
 S30°14'21"E ALONG THE MONUMENTED CENTERLINE OF RAINIER AVENUE SOUTH

DATUM
 NAVD88
 CITY OF SEATTLE "SNV-2512"
 ELEVATION=50.596



LEGAL DESCRIPTION
 LOTS 1, 2, 3 AND 4, BLOCK 2, SOUTH BYRON ADDITION TO THE CITY OF SEATTLE ACCORDING TO THE PLAT THEREOF

SUBJECT TO EASEMENTS, RESTRICTIONS, CONDITIONS AND COVENANTS OF RECORD, IF ANY.

NOTES

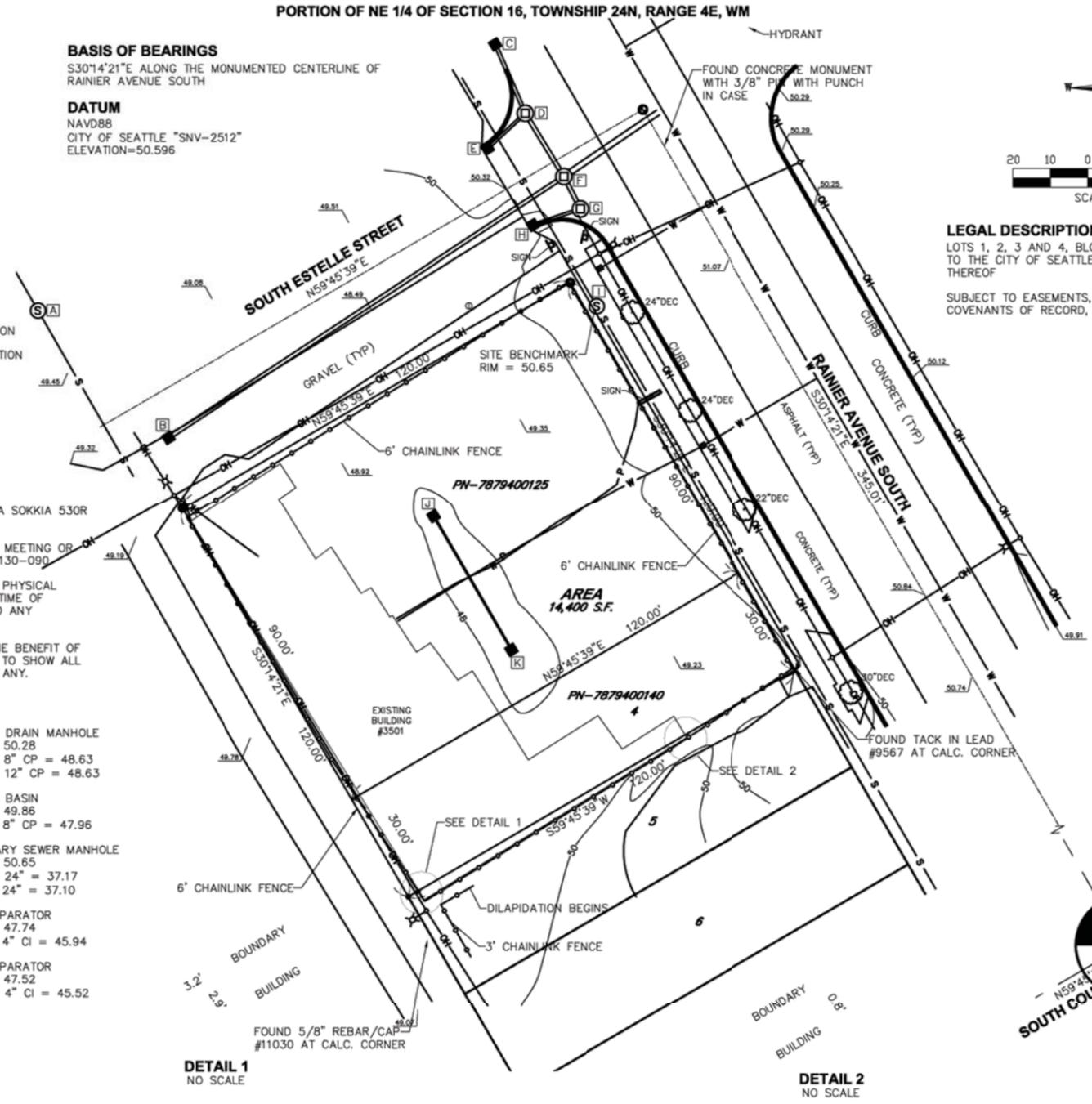
INSTRUMENTATION FOR THIS SURVEY WAS A SOKKIA 530R TOTAL STATION.

PROCEDURES USED WERE FIELD TRAVERSE, MEETING OR EXCEEDING STANDARDS SET BY WAC 332-130-090.

ALL UTILITIES SHOWN WERE DERIVED FROM PHYSICAL LOCATIONS ON THE GROUND SURFACE AT TIME OF SURVEY. CONTRACTOR TO VERIFY PRIOR TO ANY EXCAVATION.

THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT AND DOES NOT PURPORT TO SHOW ALL EASEMENTS OF RECORD, OR OTHERWISE IF ANY.

- STRUCTURE LEGEND**
- A SANITARY SEWER MANHOLE
RIM = 49.86
IE(NW,SE) ±60" CP = 38.32
 - B CATCH BASIN
RIM = 48.15
IE(NE) 12" CP =
 - C CATCH BASIN
RIM = 50.45
IE(SE) 10" CP = 48.40
 - D STORM DRAIN MANHOLE
RIM = 50.46
IE(NW) 10" CP = 47.61
IE(SW) 8" CP = 47.36
IE(SE) 12" CP = 46.91
 - E CATCH BASIN
RIM = 50.29
IE(NE) 8" CP = 48.24
 - F STORM DRAIN MANHOLE
RIM = 50.37
IE(NW) 12" CP = 40.82
IE(NE) 18" CP = 40.09
IE(SE) 12" CP = 40.92
IE(SW) 12" CP = 41.07
 - G STORM DRAIN MANHOLE
RIM = 50.28
IE(SW) 8" CP = 48.63
IE(NW) 12" CP = 48.63
 - H CATCH BASIN
RIM = 49.86
IE(NE) 8" CP = 47.96
 - I SANITARY SEWER MANHOLE
RIM = 50.65
IE(NW) 24" = 37.17
IE(SE) 24" = 37.10
 - J OIL SEPARATOR
RIM = 47.74
IE(SE) 4" CI = 45.94
 - K OIL SEPARATOR
RIM = 47.52
IE(NW) 4" CI = 45.52



DETAIL 1
NO SCALE

DETAIL 2
NO SCALE

RECORDER'S CERTIFICATE _____

FILED FOR RECORD THIS _____ DAY OF _____ 20____, AT _____ M IN _____

BOOK _____ OF SURVEYS AT PAGE _____ AT THE REQUEST OF ALLIED LAND SURVEYING

_____ MGR. _____ SUPT. OF RECORDS

SURVEYOR'S CERTIFICATE

THIS MAP REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF Pb ELEMENTAL, LLC IN DECEMBER 2007.

Certificate No. 40524



BOUNDARY AND TOPOGRAPHY FOR

Pb ELEMENTAL, LLC
 LEAD CONSTRUCTION, LLC
 1916 23RD AVE. S.
 SEATTLE, WA 98144

Allied Land Surveying, Inc.
 20611 Bothell-Everett Hwy #E216
 Bothell, Washington 98012
 (P) 425-482-0223 (F) 425-482-0224

DWN. BY: RJW/MRW	DATE: 12-19-07	JOB NO. 7113
CHK. BY: JRW	SCALE: 1" = 20'	SHEET 1 OF 1

07

Survey

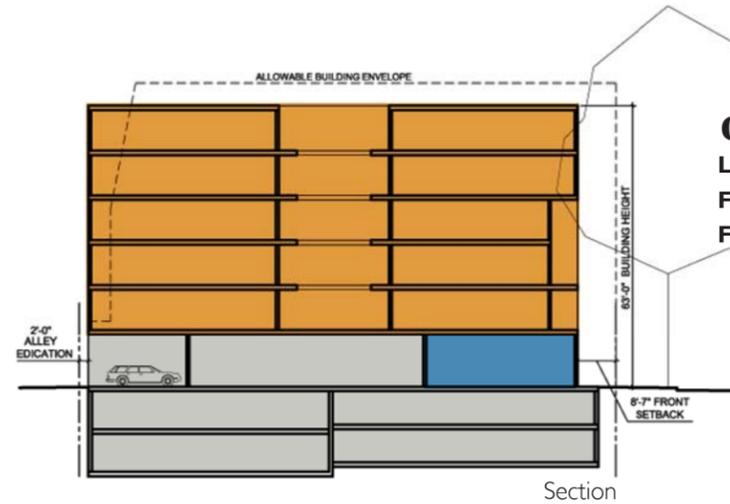


ELEMENTAL ARCHITECTURE

1916 23rd Ave. S.
Seattle, WA 98144

206.285.1464

- Parking and Common
- Live Work
- Commercial
- Residential



Option 1

LOT 14,400
FAR 4.75

FLOOR AREA SUMMARY

Allowed Area 68,400 sf
 Proposed Area 71,506 sf

LEVEL Gross Floor Area per level

1	12436 sf
2	11814 sf
3	11814 sf
4	11814 sf
5	11814 sf
6	11814 sf

SETBACKS

North (Estelle St.)	0'
South (Property Line)	2'
East (Rainier Ave.)	9'
West (Alley)	0'

COMMERCIAL

2500 sf

PARKING

Required	75 stalls
Provided	77 stalls

UNIT SUMMARY

Live - Work	6
Open One Bedrooms	40
One Bedrooms	17
Two Story Loft	8
Two Bedrooms	4
Total	75 Units

Advantages

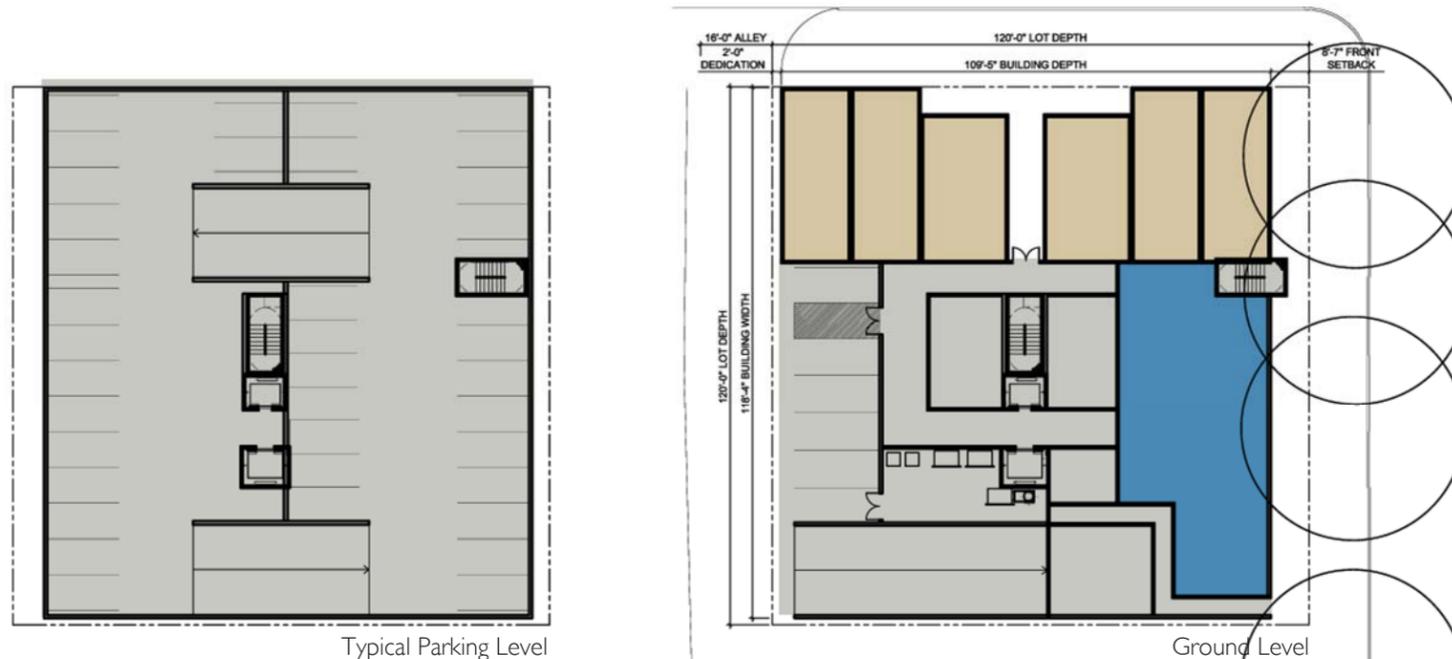
- Stronger Design due to modulation and variation
- Larger variety of unit types
- Greater setback from street trees

Disadvantages

- Lack of alley setback adjacent to sloping residential zone
- Shadows projected on adjacent neighbors
- Height, bulk, and scale relationship to adjacent SFR
- Parking garage intrudes upon trees' root system

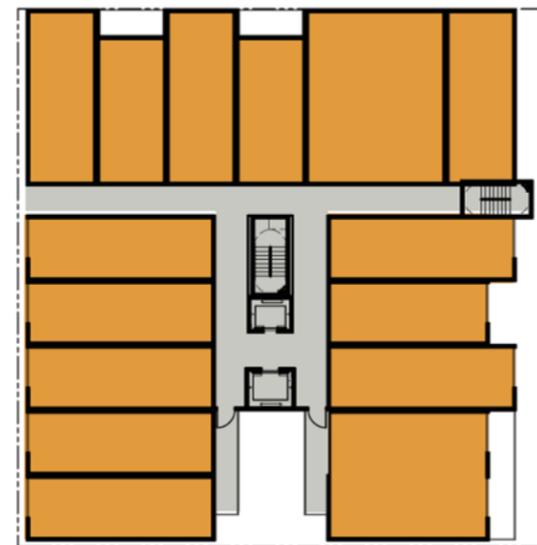
Departures

- Alley setback - reduce from 7' to 0'
- Parking locations and access for surface parking
- Landscape and screening for surface parking

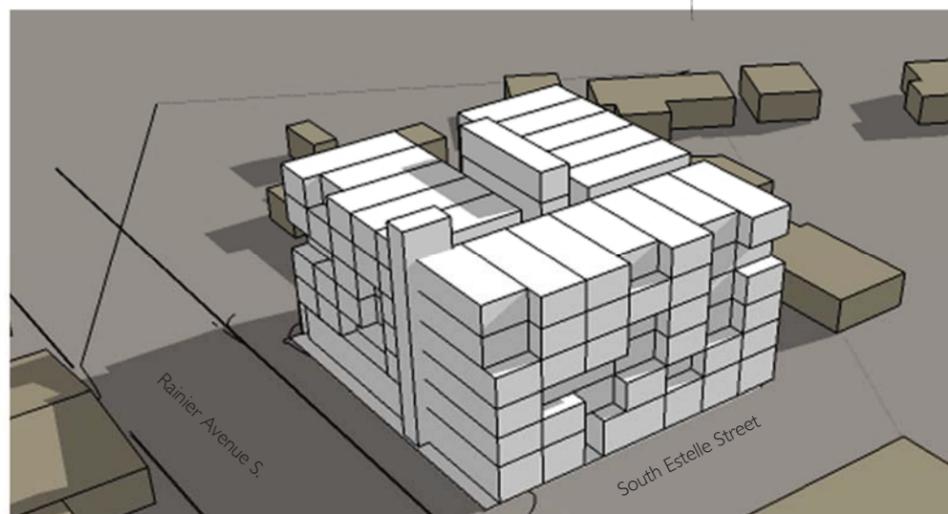


Typical Parking Level

Ground Level



Typical Residential Level



Street Level View to Northeast Corner

08

Design Option 1

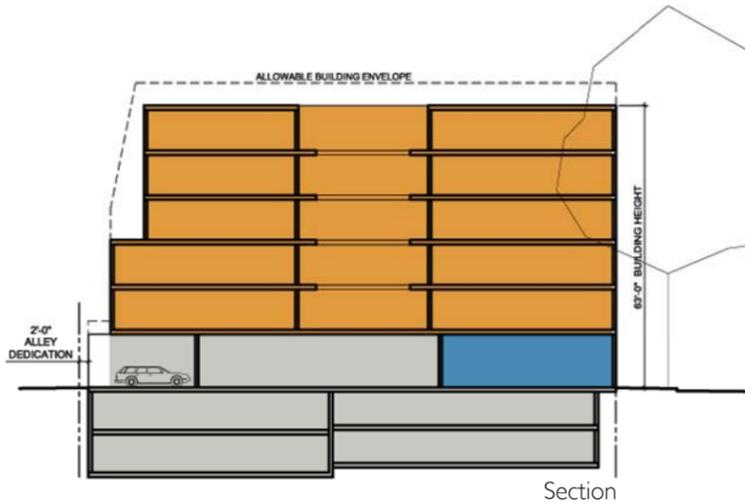


ELEMENTAL ARCHITECTURE

1916 23rd Ave. S.
Seattle, WA 98144

206.285.1464

- Parking and Common
- Live Work
- Commercial
- Residential



Option 2- Code Compliant
LOT 14,400
FAR 4.75
FLOOR AREA SUMMARY

Allowed Area	68,400 sf
Proposed Area	68325 sf

LEVEL	Gross Floor Area per level
1	13253 sf
2	11504 sf
3	11504 sf
4	10688 sf
5	10688 sf
6	10688 sf

SETBACKS

North (Estelle St.)	0'
South (Property Line)	2'
East (Rainier Ave.)	0'
West (Alley)	7'

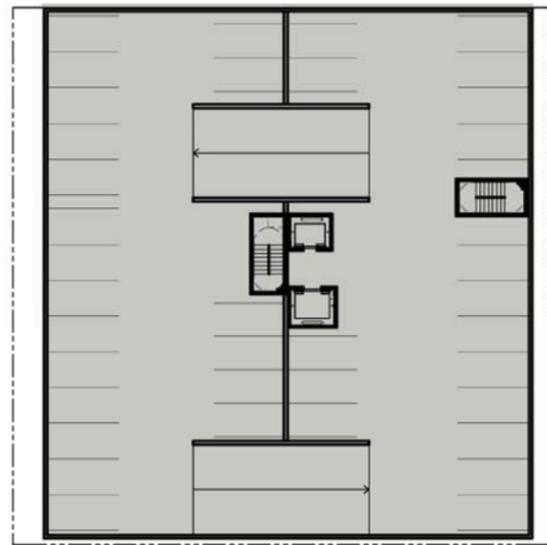
COMMERCIAL 2500 sf

PARKING

Required	78 stalls
Provided	79 stalls

UNIT SUMMARY

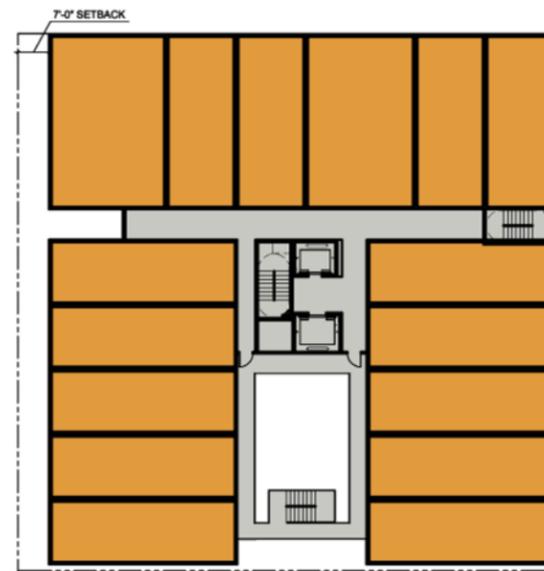
Live - Work	7
Open One Bedrooms	67
One Bedrooms	
Two Bedrooms	4
Total	78 Units



Typical Parking Level



Ground Level



Typical Residential Level



Street Level View to Northeast Corner

- Advantages**
- Code compliant
 - Set back from adjacent residential zone
- Disadvantages**
- Flat façade with less variation
 - Shadows projected on adjacent neighbors
 - Height, bulk, and scale relationship to adjacent SFR
 - Parking garage intrudes upon trees' root system
- Departures**
- None

09

Design Option 2
(Code Compliant)



ELEMENTAL ARCHITECTURE

1916 23rd Ave. S.
Seattle, WA 98144

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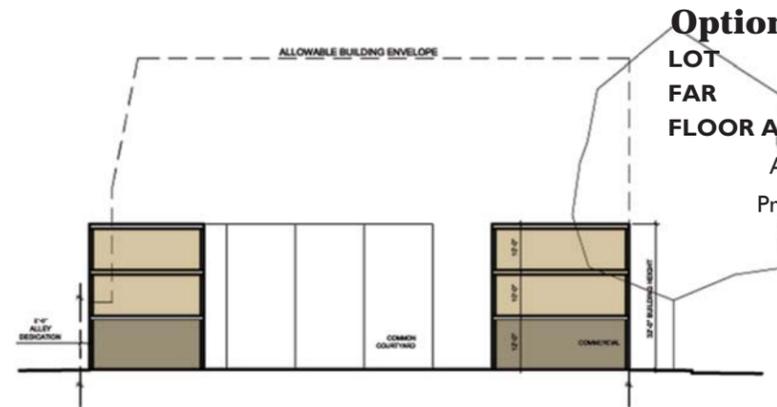
- Parking and Common
- Live Work
- Commercial
- Residential

Option 3 - Preferred

LOT 14,400
FAR 4.75
FLOOR AREA SUMMARY

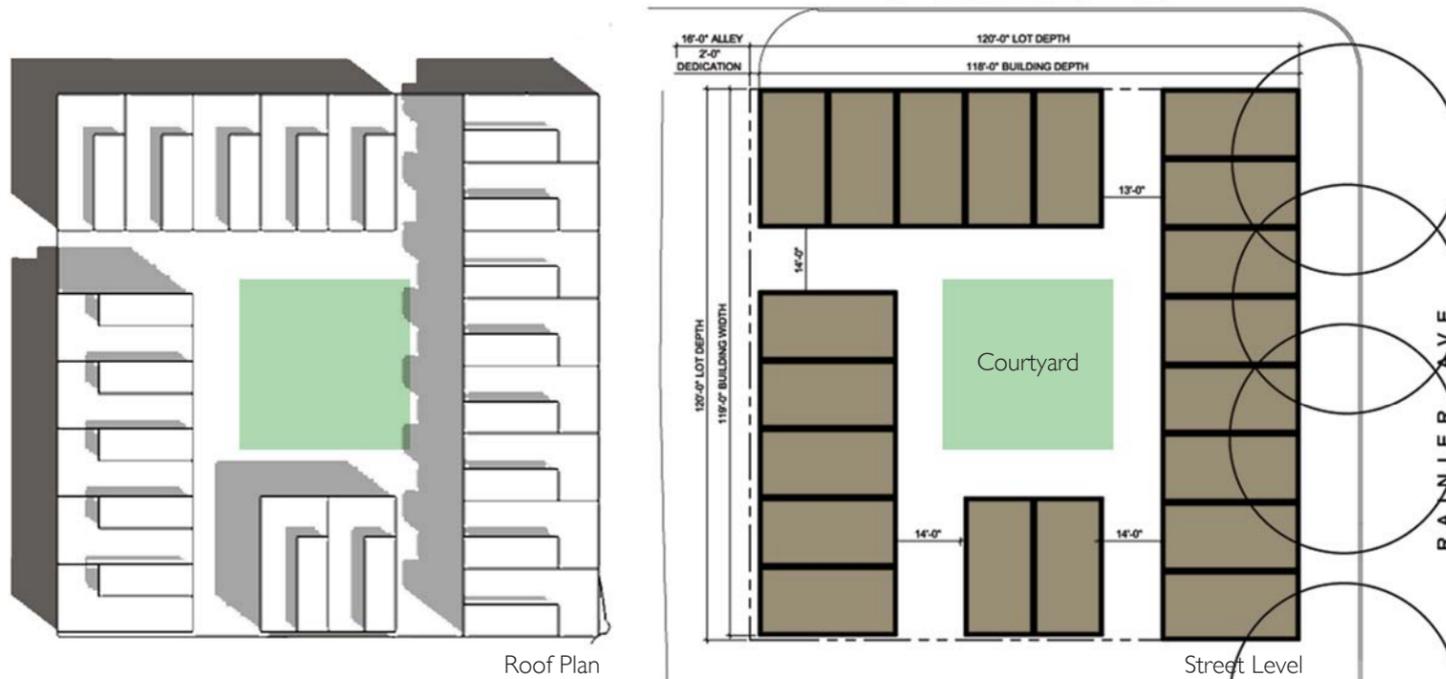
Allowed Area 68,400 sf
 Proposed Area 30000 sf

LEVEL	Gross Floor Area per level
1	9000 sf
2	9000 sf
3	8000 sf
4	4000 sf



Section

S ESTELLE ST



Roof Plan

Street Level

SETBACKS

North (Estelle St.)	0'
South (Property Line)	1'
East (Rainier Ave.)	0'
West (Alley)	0'

COMMERCIAL PARKING 0 sf

Required	0 stalls
Provided	0 stalls

UNIT SUMMARY

Live - Work	20
Studios	0
One Bedrooms	0
Two Bedrooms	0
Total	20 Units

Advantages

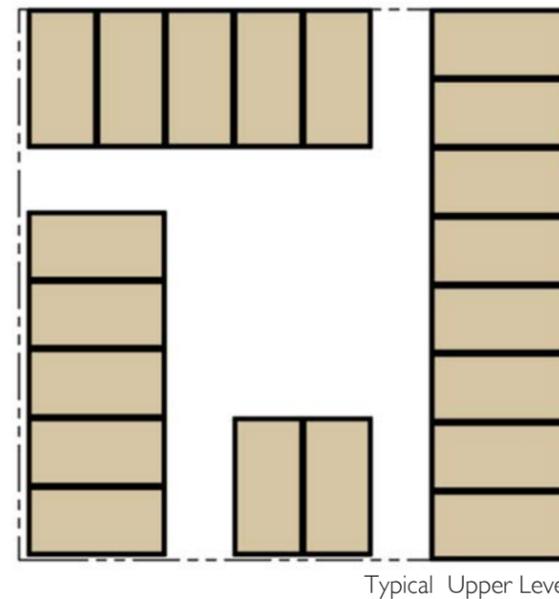
- Scale of project to adjacent residential zone
- No underground parking - protects street tree root system
- Design creates greater sense of community and security
- Diminished height
- Less traffic due to minimized unit count
- Affordable housing and more businesses

Disadvantages

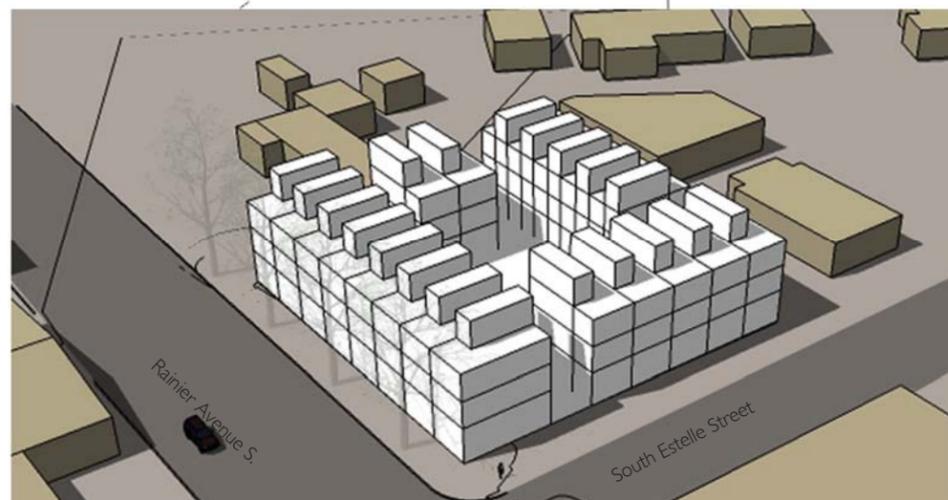
- Not in keeping with the density of the future development
- Not in keeping with the scale of the future development
- No parking provided

Departures

- Alley setback - reduce from 7' to 0'
- Commercial Transparency - reduce from 60% to 50%
- Floor to floor height of 13' - reduce to 12'
- Trash location - locate within each unit



Typical Upper Level



Street Level View to Northeast Corner

010

Design Option 3
(Preferred)



ELEMENTAL ARCHITECTURE

1916 23rd Ave. S.
Seattle, WA 98144

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Option 1

LOT 14,400
FAR 4.75

FLOOR AREA SUMMARY

Allowed Area	<u>68,400 sf</u>
Proposed Area	<u>71,506 sf</u>

Advantages

- Stronger Design due to modulation and variation
- Larger variety of unit types
- Greater setback from street trees

Disadvantages

- Lack of alley setback adjacent to sloping residential zone
- Shadows projected on adjacent neighbors
- Height, bulk, and scale relationship to adjacent SFR
- Parking garage intrudes upon trees' root system

Departures

- Alley setback - reduce from 7' to 0'
- Parking locations and access for surface parking
- Landscape and screening for surface parking



Option 2 - Code Compliant

LOT 14,400
FAR 4.75

FLOOR AREA SUMMARY

Allowed Area	<u>68,400 sf</u>
Proposed Area	<u>68325 sf</u>

Advantages

- Code compliant
- Set back from adjacent residential zone

Disadvantages

- Flat façade with less variation
- Shadows projected on adjacent neighbors
- Height, bulk, and scale relationship to adjacent SFR
- Parking garage intrudes upon trees' root system

Departures

- None



Option 3 - Preferred

LOT 14,400
FAR 4.75

FLOOR AREA SUMMARY

Allowed Area	<u>68,400 sf</u>
Proposed Area	<u>30000 sf</u>

Advantages

- Scale of project to adjacent residential zone
- No underground parking - protects street tree root system
- Design creates greater sense of community and security
- Diminished height

- Less traffic due to minimized unit count
- Affordable housing and more businesses

Disadvantages

- Not in keeping with the density of the future development
- Not in keeping with the scale of the future development
- No parking provided

Departures

- Alley setback - reduce from 7' to 0'
- Commercial Transparency - reduce from 60% to 50%
- Floor to floor height of 13' - reduce to 12'
- Trash location - locate within each unit

011

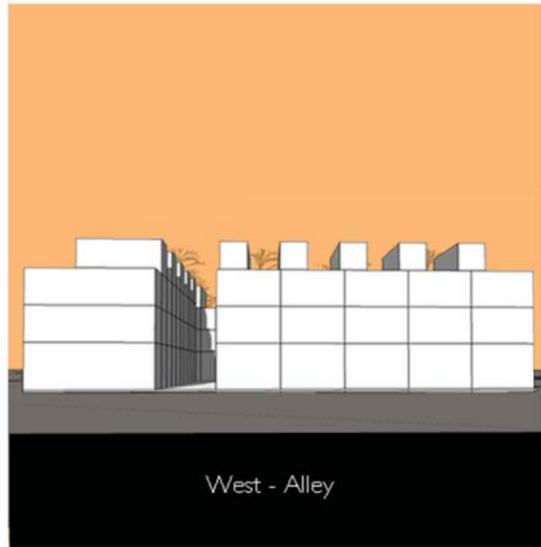
Design Comparison



ELEMENTAL ARCHITECTURE

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 Seattle, WA 98144

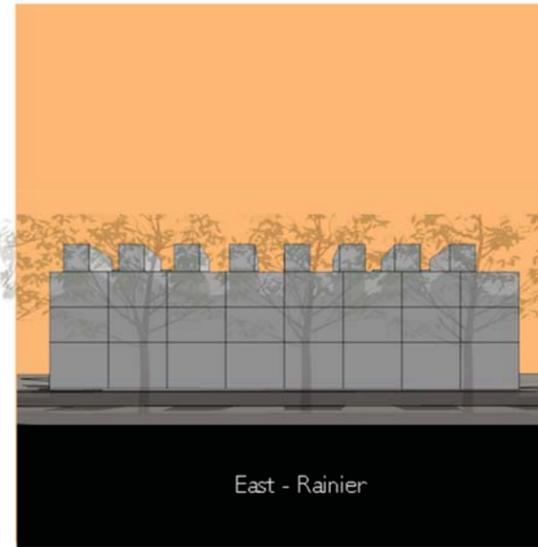
206.285.1464



West - Alley



North - Estelle



East - Rainier



DEVELOPMENT OBJECTIVES

The proposal is for a 20 unit, affordable Live-Work Artist Development. The units would be centered around a shared courtyard open to both the public and the residence.

The objective is to provide a high quality designed, affordable housing development for the residence and the neighborhood. We recognize there is a need for affordable house in this area. This project proposes to fill that need with a community of small business and residences. Ultimately this project requires efficiency of massing and construction along with elegance of design.

PERTINENT CITY GUIDELINES

A3 • Entrances visible to the Street

A4 • Human Activity

A6 • Transition Between Residence and Street

A10 • Corner Lots

B1 • Height Bulk Scale

C2 • Architectural Concept and Consistency

C4 • Exterior Finish Material

D7 • Personal Safety and Security

D12 • Residential Entries and Transitions

012

Proposal



ELEMENTAL
ARCHITECTURE

1916 23rd Ave. S.
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1



2



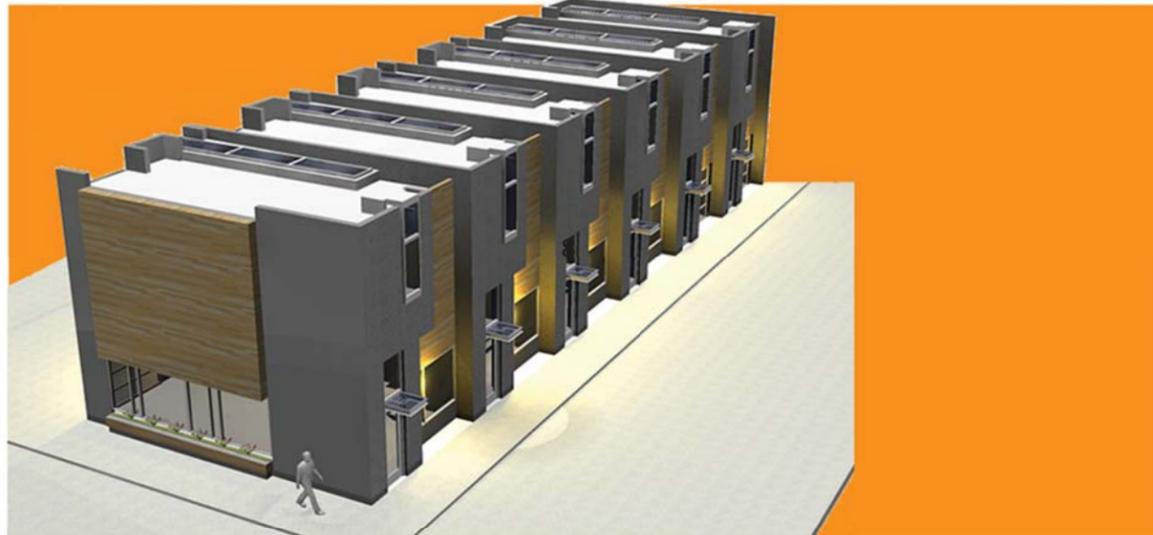
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Pb elemental is a collaboration of professionals specializing in modern urban-infill architecture, structural engineering, construction, and development. Architectural services cover a broad breadth of projects from single family homes to 40+ story high rises. LEAD construction is scheduled to build over eight residences/town homes/condos over the next two years while LEAD Development is creating numerous large scale (100+ unit mixed-use) projects within Seattle in the next three years, including an entire block on Rainier Avenue and a twenty-four story 200-unit condo/hotel in between Pioneer Square and the International district.

- 1 • Crown Hill Live-Work
- 2 • 18th Avenue Townhomes
- 3 • South Park Townhomes
- 4 • 14th Avenue Townhomes
- 5 • Westlake Townhomes
- 6 • 9th Avenue SW Live-Works
- 7 • Alexander Residences - 4 SFR

013

Pb Previous Projects



ELEMENTAL ARCHITECTURE

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