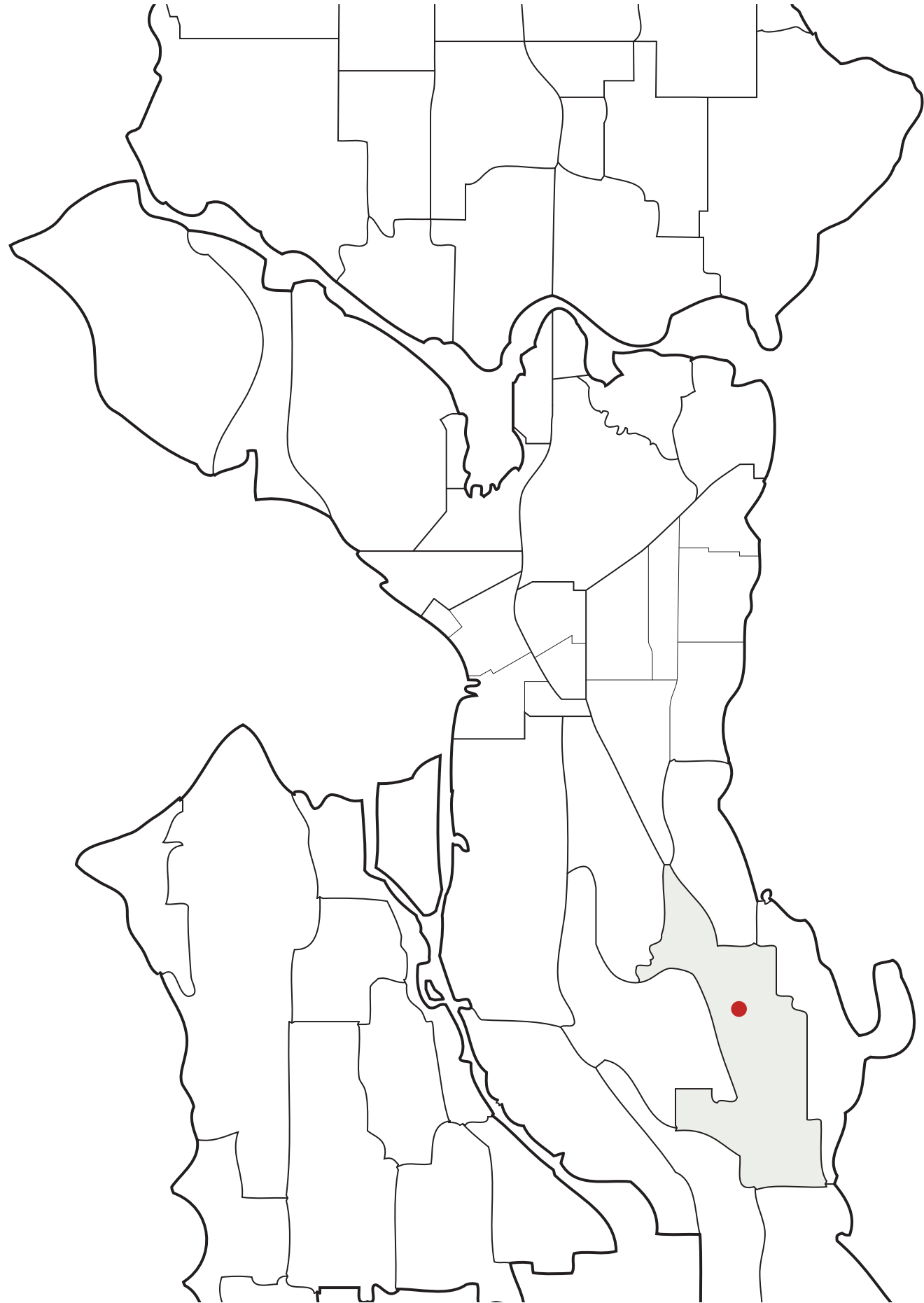


#3018378

5201 Rainier Ave S **RECOMMENDATION MEETING**

5201 RAINIER LLC | **SHW**



ADDRESS

5201 RAINIER AVE S
SDCI # 3018378

PROJECT TEAM

OWNER 5201 Rainier LLC
ARCHITECT S+H Works, LLC
SURVEYOR Emerald Land Surveying, Inc.

PROJECT INFO

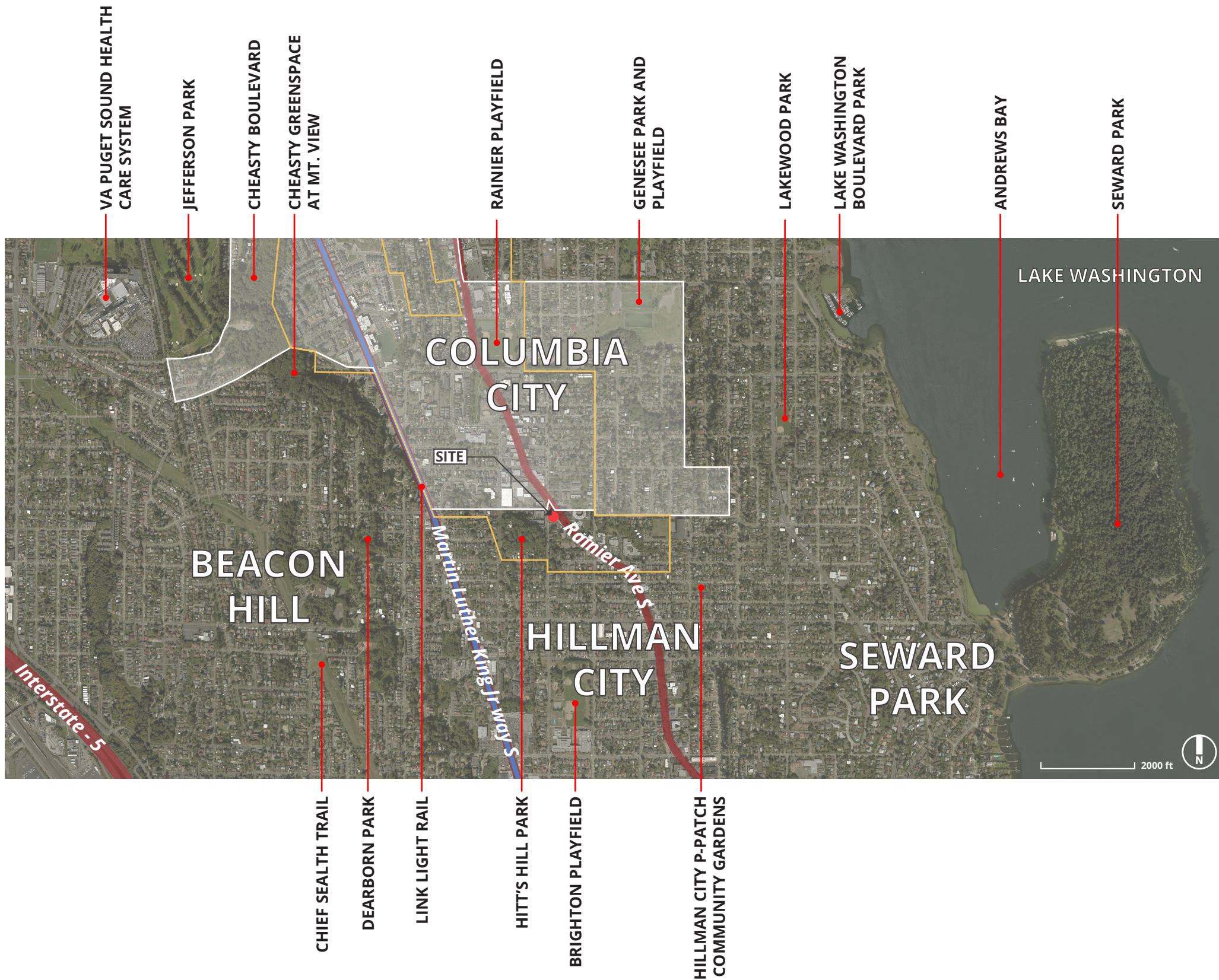
ZONING NC2-40 (NC3-65 PENDING)
LOT SIZE 24,408 sf
FAR 4.75
ALLOWABLE GFA 115,938 sf
PROPOSED GFA 102,022 sf
PROPOSED UNITS 108
PROPOSED LIVE/WORK 3
COMMERCIAL 1,607 sf

PROJECT DESCRIPTION

The proposed development is a mixed use apartment building containing 104 residential units, 3 live/work units, and 1,607 sf of commercial space. 52 parking stalls will be provided in a below grade parking garage.

INDEX

PROJECT INFO / PROPOSAL	II
VICINITY ANALYSIS	1
ZONING MAP	2
ADJACENCIES / CIRCULATION	3
EXISTING CONDITIONS / SURVEY	4/7
EDG SUMMARY	8
BOARD FEEDBACK/GUIDANCE SUMMARY	9
EDG BOARD GUIDELINES	10
PLANS	12-13
SECTIONS	14-15
ELEVATIONS	16-19
PERSPECTIVES	20-23
CONCEPT DEVELOPMENT	24-38
SITE LIGHTING	39
LANDSCAPE	40-42
DEPARTURES	44-45
RECENT WORKS	46



COLUMBIA CITY

Columbia City is a growing and vibrant urban area within Seattle which offers a unique combination of parks and public amenities. Following the recent addition of the light rail train, there has been a significant amount of development within the area consisting primarily of multi-family townhouse and mixed use projects.

DEVELOPMENT GOALS

- Design a project that respects both the commercial and residential character of the surrounding area.
- Create an attractive project that is welcoming and pedestrian friendly.
- Respond appropriately to neighboring residential uses and create a transition between Rainier Ave and the surrounding residential streets.
- Create high quality living units to further serve the growing neighborhood of Columbia City.

 Columbia City Residential Urban Village

 Columbia City

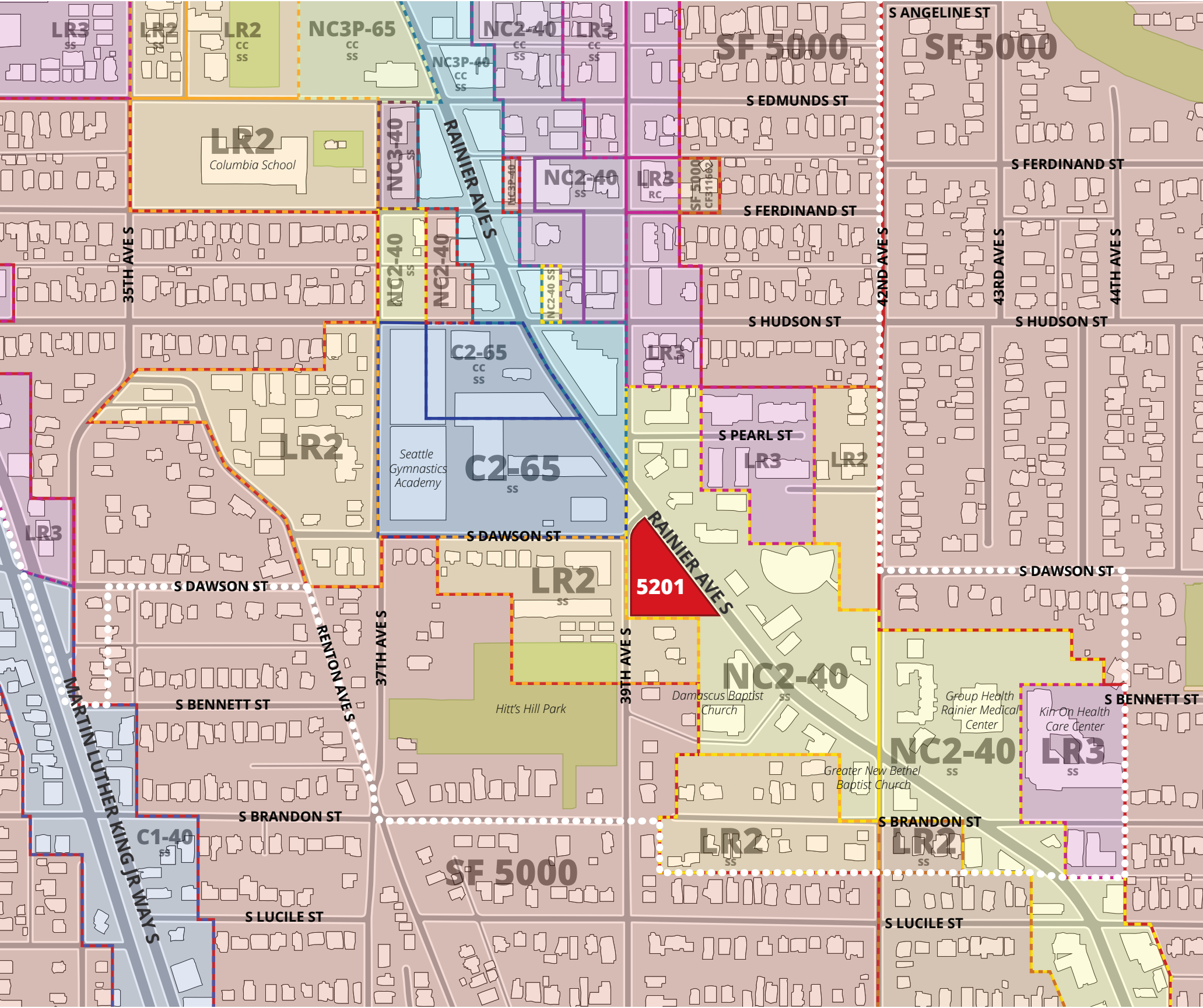
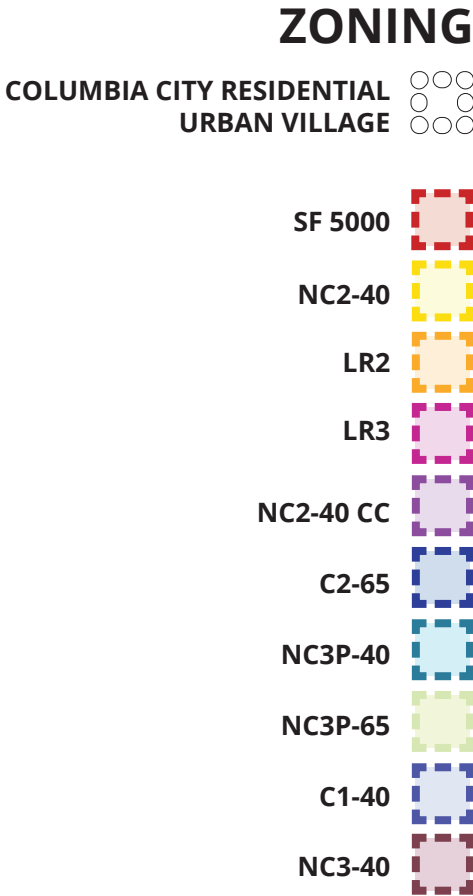
 Sound Transit Link Light Rail

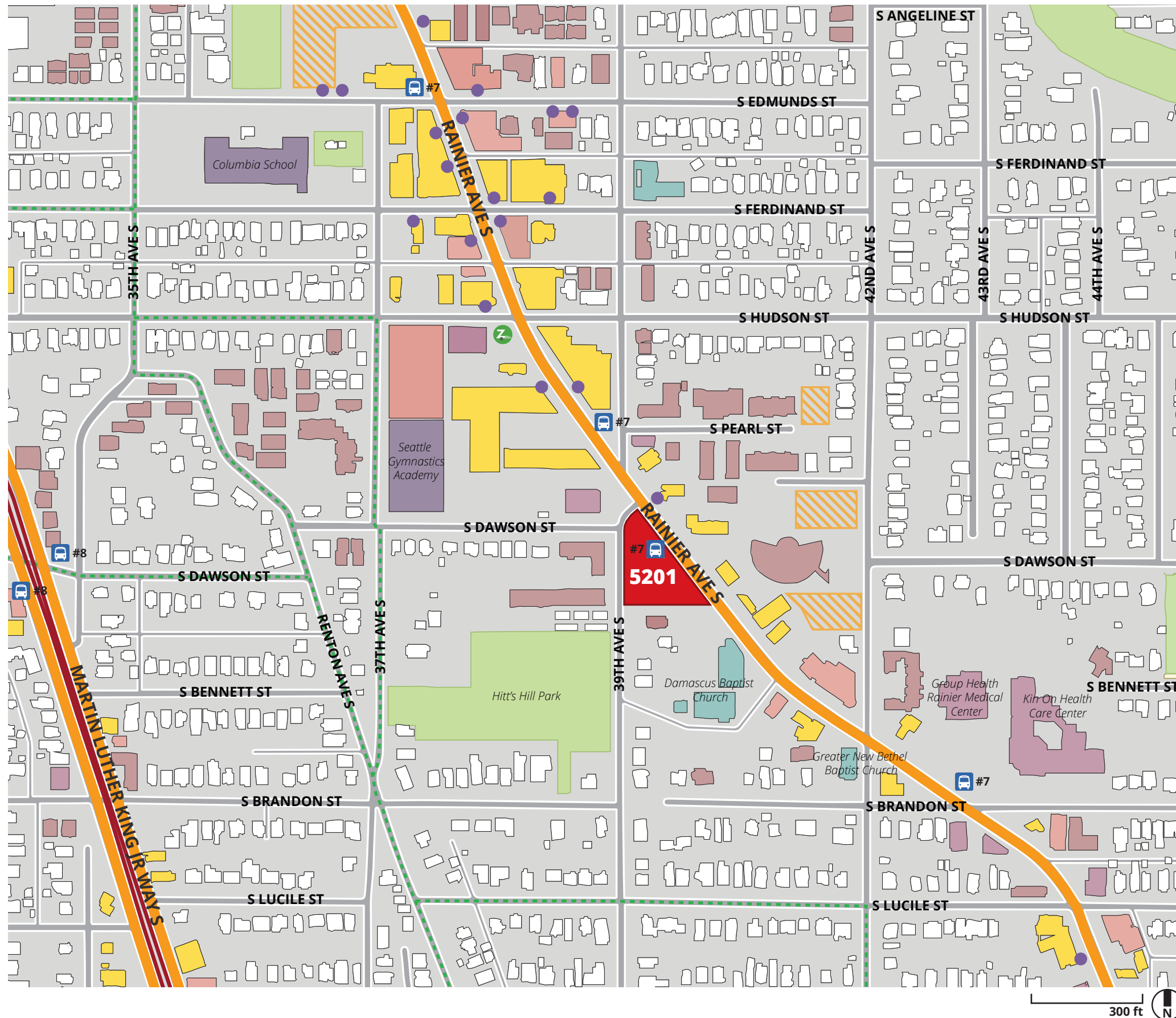
 Site

SITE ANALYSIS

The project site is zoned NC2-40 (NC3-65 pending) and is flanked by NC2-40 across Rainier Ave S, C2-65 directly to the northwest, and LR2 to the west across 39th Ave S. Rainier Ave S is a busy 4 lane arterial corridor with public transit and provides direct access to downtown Seattle. The project site is currently home to a used car lot and is surrounded by chain link fencing. There are several small structures on the lot that serve the car dealership.

A variety of small businesses are located near the site, with the primary commercial corridor of Columbia City a few blocks to the north. The area is characterized by a diverse range of businesses and housing, creating an engaging and unique urban environment with great potential.





CIRCULATION



Rainier Ave South is a four lane arterial street that connects Columbia City to Central Seattle, and continues south to Renton. Route 7 of King County Metro runs along Rainier Ave at regular intervals, with a bus stop located directly in front of the project site. Bike friendly routes are located one block west of the site, and a Zipcar site is one block to the northwest. The light rail is located approximately half a mile to the west along Martin Luther King Jr Way.

TPOLOGY / ADJACENCIES

The project site slopes upward gently toward the southwest, rising approximately 12 feet. The surrounding area slopes the same direction to form a small hill which crests at South Lucille Street. Small commercial and various storage buildings are located near the lot, and three story apartment buildings are located to the west.

BUILDING TYPES

- Single Family
- Commercial
- Mixed-use
- Multi-family
- Educational
- Medical
- RELIGIOUS
- Permitting / PERMITTED / Under Construction

CIRCULATION

- Major Arterial
- Minor Arterial
- Bicycle friendly routes
- Sound transit link light rail
- Designated Bus Stop
- Zipcar Locations
- CITY OWNED BIKE RACKS

1 39TH AVE S LOOKING EAST



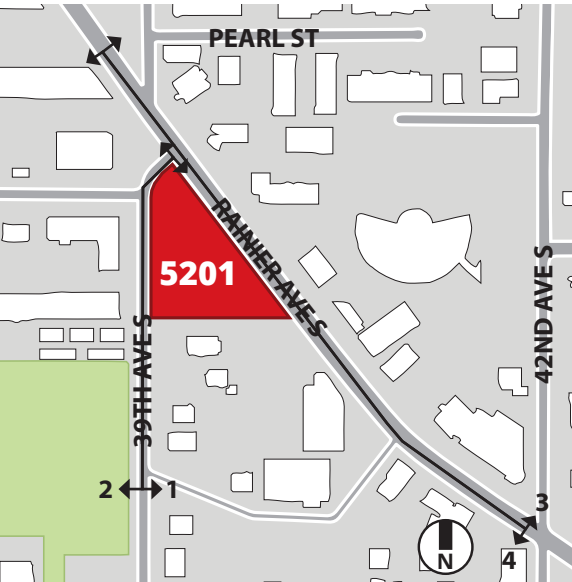
2 39TH AVE S LOOKING WEST



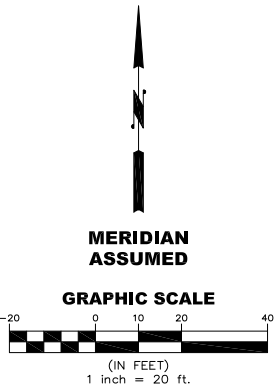
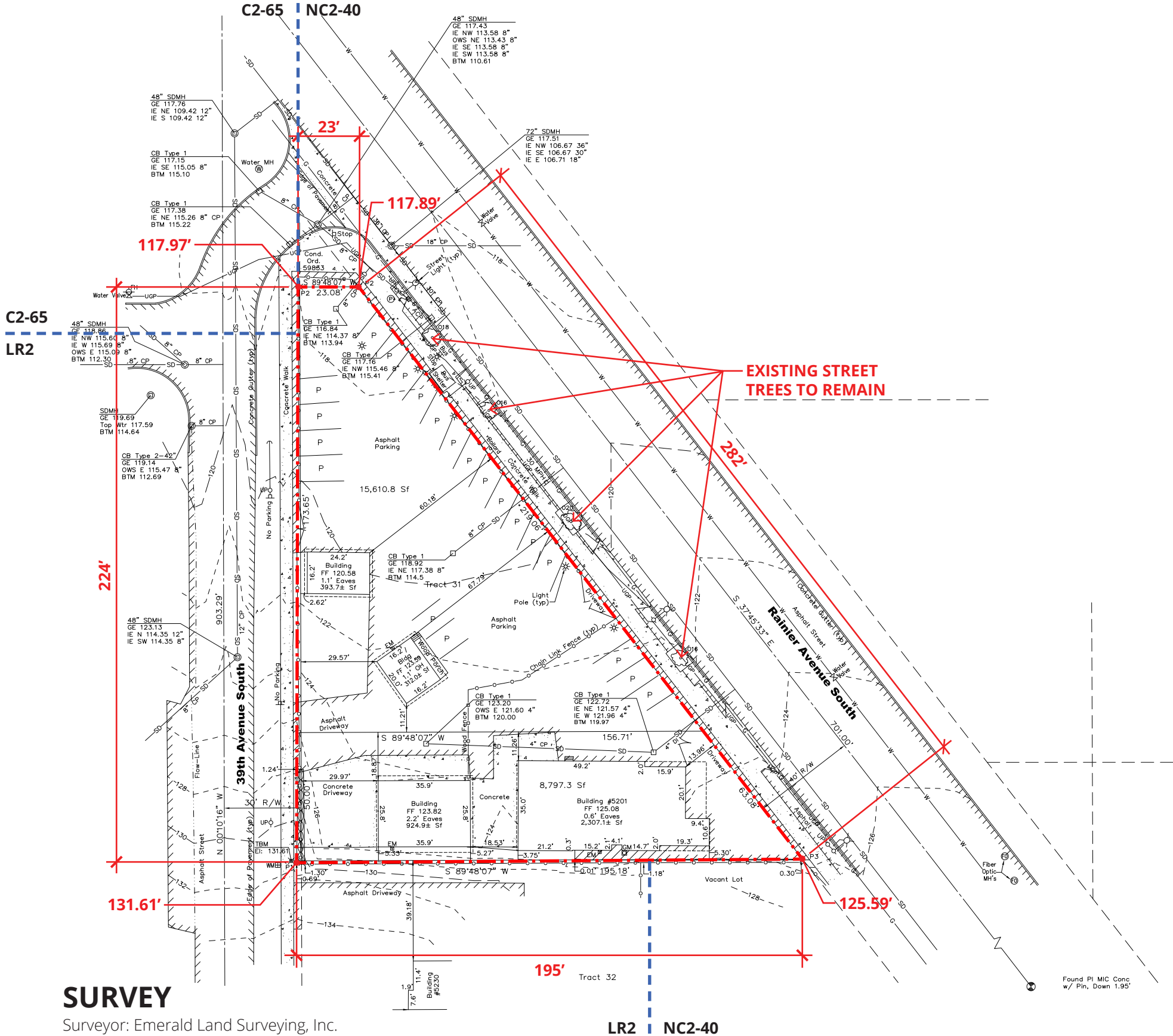
4 RAINIER AVE S LOOKING WEST



3 RAINIER AVE S LOOKING EAST



***NOTE:**
Street Elevations are not to scale and vary
between 39th Ave S and Rainier Ave S



LEGAL DESCRIPTION

THE NORTH 50 FEET OF TRACT 32, MORNINGSIDE ACRE TRACTS, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 9 OF PLATS, PAGE 64 RECORDS OF KING COUNTY, WASHINGTON;

AND

TRACT 31, MORNINGSIDE ACRE TRACTS, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 9 OF PLATS, PAGE 64 RECORDS OF KING COUNTY, WASHINGTON;

EXCEPT THAT PORTION CONVEYED TO THE CITY OF SEATTLE FOR ROAD UNDER CITY ORDINANCE NUMBER 59833.

TREE DESCRIPTIONS

O Oak (Quercus)

PROPERTY CORNERS

- P1 Set Tack in Lead w/ Tag, LS 30581, 4' Offset
P2 Set Mag & Tag, LS 30581
P3 Set Rebar & Cap, LS 30581

SURVEY NOTES

INSTRUMENT USED: SOKKIA SET 5 EDM
METHOD USED: FIELD TRAVERSE

APPROXIMATE POINT ACCURACY: ±0.05'

SURVEY MEETS OR EXCEEDS STATE STANDARDS PER WAC 332-130-090.

MONUMENTS SHOWN HEREON WERE VISITED ON OCTOBER 17, 2006.

THE INFORMATION SHOWN ON THIS MAP REPRESENTS THE RESULTS OF A SURVEY MADE ON THE INDICATED DATE AND CAN ONLY BE CONSIDERED AS THE GENERAL EXISTING CONDITION AT THAT TIME.

NO EASEMENTS, RESTRICTIONS OR RESERVATION OF RECORD WHICH WOULD BE DISCLOSED BY A TITLE REPORT ARE SHOWN.

DATUM - NAVD 88
CONTOUR INTERVAL - 2 FOOT

BENCH MARK: POINT NAME: SNV-2516 "Brass Cap 10' S & 0.5' W of NW cor bldg at the int bkcv in the SE cor int S. Hudson St & Rainier Ave S" Elev: 114.873.

SURVEY IN THE:
S.E. 1/4, N.W. 1/4 SEC. 22 TWP. 24N., RGE. 4E., W.M.

SURVEY

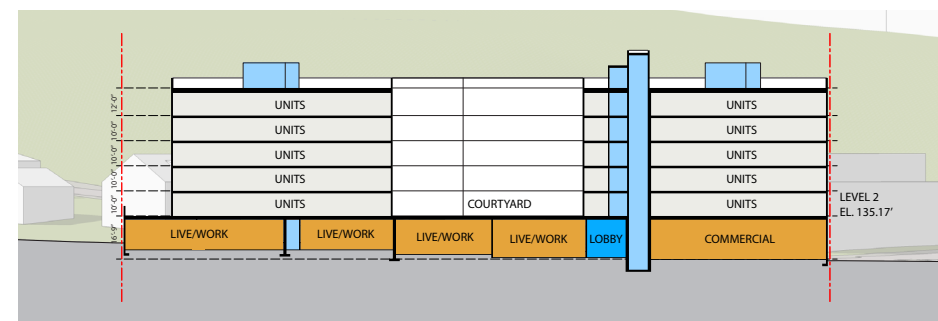
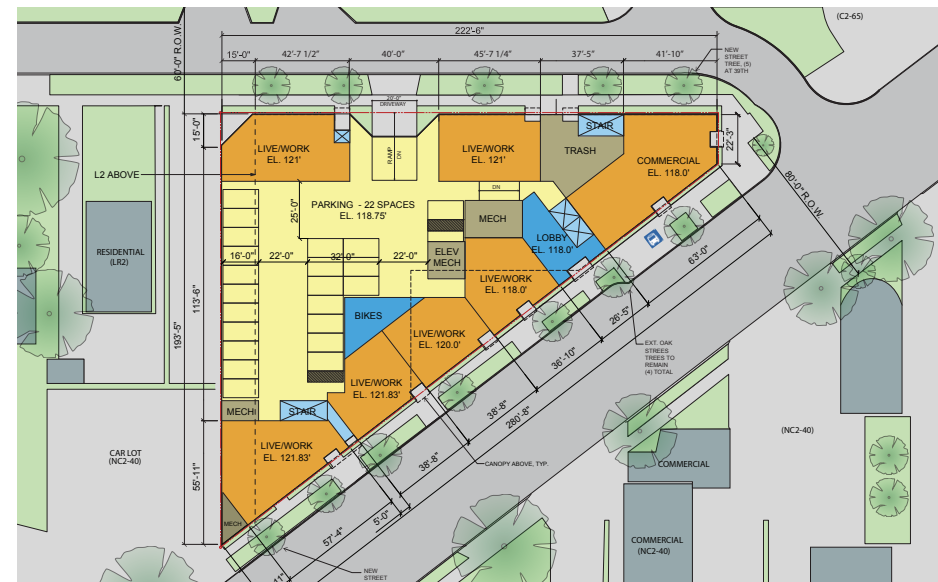
Surveyor: Emerald Land Surveying, Inc.
Date: 01/23/2007

EXISTING SITE CONDITIONS

The project site is home to a used car lot and auto repair shop. The grounds are poorly maintained and the site is surrounded in chain link fencing. The site has ample light exposure. The topography gradually slopes up to the south, climbing approximately 7'-9" along Rainier Ave S and 13'-6" along 39th Ave S. The ROW along Rainier Ave is in very good shape with a new sidewalk and large healthy street trees along the majority of its length. There is a generous planting strip along 39th Ave S.

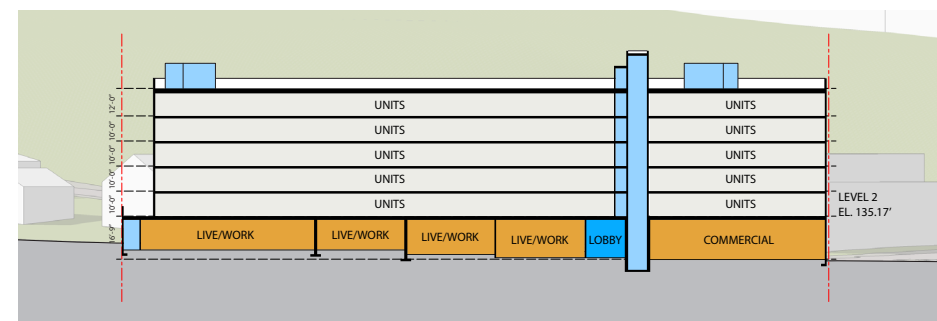


CONCEPT A: L-SHAPE



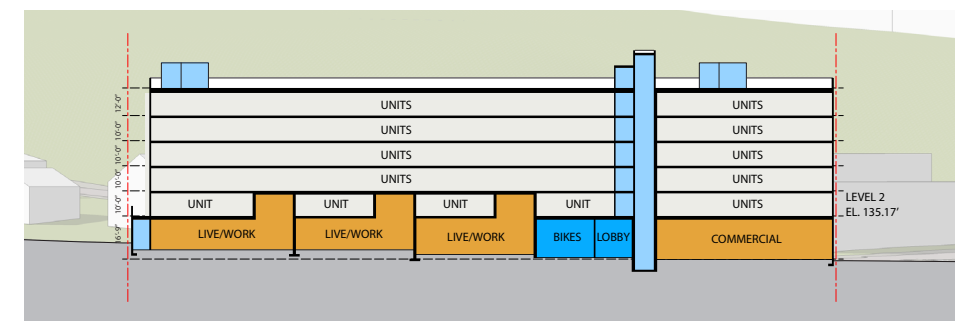
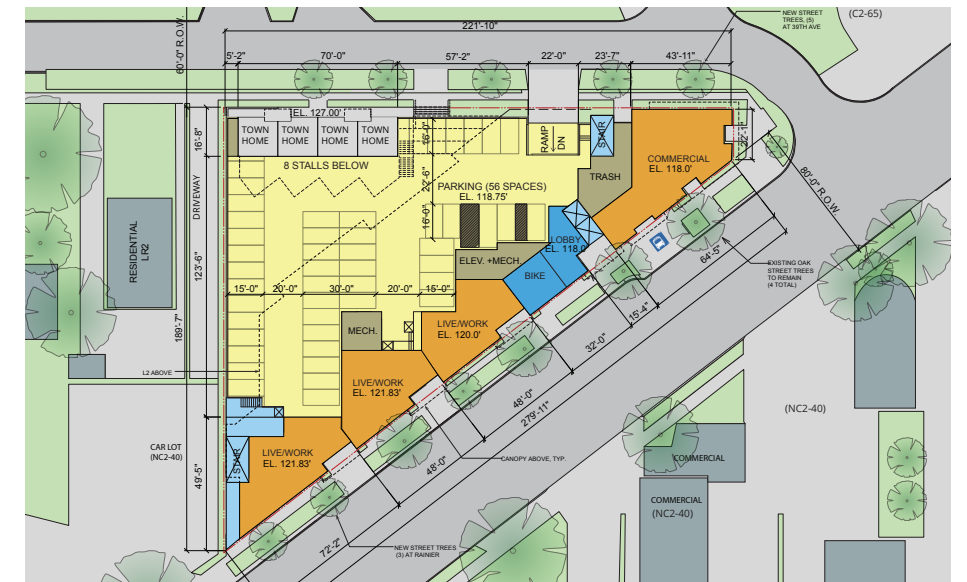
CONCEPT B: INTERIOR COURTYARD

An aerial perspective rendering of a proposed modern building at a street corner. The building features a white, flat roof with a large, rectangular, recessed section on the upper floor. The ground floor is characterized by extensive glass windows. The building is situated on a street corner, with the street name 'RAINIER AVES' clearly visible on the pavement. The surrounding area includes green lawns, small trees, and other buildings, providing context for the proposed development.



CONCEPT C: BOARD PREFERRED

An aerial perspective rendering of a proposed multi-story building complex. The building features a mix of white, grey, and green roof sections, with solar panels visible on one of the white roof areas. It is situated along Rainier Avenue, which is labeled on the street. The surrounding area includes green lawns, other buildings, and a street intersection.



8 | 5201 RAINIER LLC | **SHW**
5201 RAINIER AVE S **RECOMMENDATION MEETING** SDCI #3018378

EDG 3 - PREFERRED CONCEPT

BOARD COMMENTS

- The Board stated that, due to the size and triangulated shape of the site, the building is sited appropriately. The Board further stated that the stepping down of the larger bar massing to the interstitial spaces with terracing and to the lower height townhome massing is an appropriate gesture to the neighboring south and western lowrise zoned residential developments.



PERSPECTIVE LOOKING AT NORTH CORNER OF BUILDING



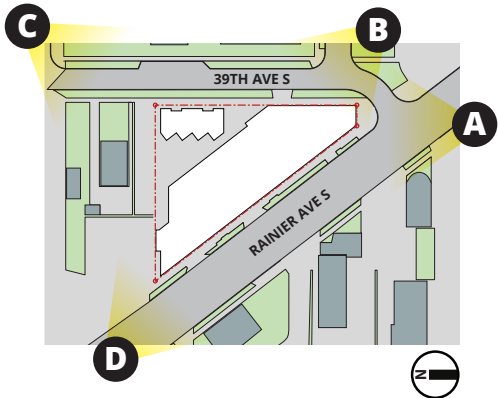
PERSPECTIVE LOOKING AT NORTHWEST CORNER OF BUILDING



PERSPECTIVE LOOKING AT SOUTHWEST CORNER OF BUILDING



PERSPECTIVE LOOKING AT SOUTHEAST CORNER OF THE BUILDING



EDG 3 BOARD GUIDELINES

APRIL 26, 2016 MEETING

CONTEXT AND SITE

CS2: URBAN PATTERN & FORM

A.1: SENSE OF PLACE

- SITE VICINITY HAS SEEN LIMITED CHANGE; PROJECT WILL SET A PRECEDENT FOR FUTURE DEVELOPMENT.

A.2: ARCHITECTURAL PRESENCE

- SITE ANCHORS ENDPOINT OF COLUMBIA CITY AND EXTENDS TOWARDS HILLMAN CITY.

B.1: SITE CHARACTERISTICS

- TRIANGULAR SHAPED LOT CREATES UNUSUAL GEOMETRY; GRADUAL TOPOGRAPHY CREATES DISTINCT CONDITIONS AT EACH CORNER.

B.2: CONNECTION TO THE STREET

- TRIANGULAR LOT PRESENTS TWO PRIMARY STREET FRONTAGES EACH WITH A DISTINCT CHARACTER.

B.3: CHARACTER OF OPEN SPACE

- NORTH CORNER PRESENTS OPPORTUNITY FOR SMALL PUBLIC OPEN SPACE. TRIANGULAR LOT ALLOWS FOR INTERIOR OPEN SPACE.

C.1: CORNER SITES

- VISIBLE CORNER WILL BE FOCAL POINT FROM COLUMBIA CITY & SOUTH APPROACHES.

D.1: EXISTING DEVELOPMENT AND ZONING

- ADJACENT PARCELS ARE VACANT OR UNDERUTILIZED AND DO NOT SET STRONG CONTEXT FOR PROJECT.
- PROJECT TRANSITIONS TO DEVELOPMENT POTENTIAL FOR EACH ADJACENT ZONE CONDITION.

D.2: EXISTING SITE FEATURES

- TRIANGULAR SITE ALLOWS FOR BALANCED ZONE TRANSITION ALONG EACH FRONTAGE.

D.3: ZONE TRANSITIONS

- FRONTAGE ALONG RAINIER AVE S STEPS ALONG STREET TO NC2-40 NEIGHBOR.

D.4: MASSING CHOICES

- ARRANGEMENT OF RAINIER MASSING AND TOWNHOUSES LOCATE BULK OF PROJECT AWAY FROM LESS INTENSE ZONE.

D.5: RESPECT FOR ADJACENT SITES

- PROJECT HAS FEW CONDITIONS WHERE BUILDING IS CLOSE TO PROPERTY LINE TO MINIMIZE IMPACT ON FUTURE DEVELOPMENT PRIVACY.

PUBLIC LIFE

PL3: STREET LEVEL INTERACTION

B.1: RESIDENTIAL / SECURITY AND PRIVACY

- PRIMARY RESIDENTIAL ENTRY WIDENED AND RECESSED TO CREATE TRANSITION TO LOBBY.
- TOWNHOUSES ARE SETBACK TO BUFFER FROM STREET WITH CLEAR BOUNDARY.

B.2: GROUND-LEVEL RESIDENTIAL

- TOWNHOUSES PROVIDE CLEARLY DEFINED ENTRIES TO BALANCE RELATIONSHIP TO STREET.

B.3: BUILDINGS WITH LIVE/WORK USES

- FIRST FLOOR PROVIDES OPTIONS FOR COMMERCIAL USE AND LOFTS PROVIDE CLEAR SEPARATION OF USES.
- CLEARLY DEFINED ENTRIES AND WINDOW PALETTE ACTIVATE THE STREET.

B.4: RESIDENTIAL / INTERACTION

- PROXIMITY OF LOBBY TO BUS STOP AND NORTH CORNER PLAZA CREATE OPPORTUNITIES FOR INTERACTION BETWEEN RESIDENTS AND NEIGHBORS.

C.1: RETAIL / POROUS EDGE

- FACADE ALONG RAINIER AVE S CREATES MANY OPPORTUNITIES FOR VISUAL INTERACTION WITH COMMERCIAL AND LIVE-WORKS FROM THE STREET.

C.2: RETAIL / VISIBILITY

- EACH SPACE ALONG RAINIER HAS AMPLE FRONTAGE TO ALLOW FOR VISIBILITY.

C.3: RETAIL / ANCILLARY ACTIVITIES

- NORTH CORNER R.O.W. CREATES OPPORTUNITY FOR PUBLIC ART AND AMENITY. FRONTAGE IS SET BACK TO ALLOW FOR POTENTIAL SIDEWALK CAFE.

PL4: ACTIVE TRANSPORTATION

B.1: BIKES - EARLY PLANNING

- RAINIER AVE S WILL BE ENHANCED AS A BIKE ARTERIAL.

B.2: BIKE FACILITIES

- BIKE STORAGE ADJACENT TO RESIDENTIAL LOBBY FOR CONVENIENT AND SECURE STORAGE. ADDITIONAL RACKS WILL BE PROVIDED IN R.O.W. FOR COMMERCIAL USES AND GUESTS.

B.3: BIKE CONNECTIONS

- BIKE STORAGE CONVENIENT TO RAINER AND BUS STOP TO ENHANCE CONNECTIONS BETWEEN TRANSIT AND BIKES.

DESIGN CONCEPT

DC1: PROJECT USES & ACTIVITIES

B.1: VEHICULAR ACCESS LOCATION AND DESIGN

- GARAGE ENTRANCE AND TRASH AREA LOCATED ALONG 39TH AVE S.
- LOCATION MINIMIZES IMPACT ON RESIDENTIAL NEIGHBORHOOD AND AVOIDS CONFLICT WITH RESIDENTIAL LOBBY AND BIKE ACCESS.

B.2: FACILITIES FOR ALTERNATIVE TRANSPORTATION

DC2: ARCHITECTURAL CONCEPT

A.1: SITE CHARACTERISTICS AND USES

- TRIANGULAR SITE ALLOW FOR BALANCED ZONE TRANSITION ALONG EACH FRONTAGE.

A.2: REDUCE PERCEIVED MASS

- ARTICULATION ALONG RAINIER AVE S BREAKS DOWN FRONTAGE INTO SMALLER SCALE ELEMENTS TO REDUCE MASSING.

B.1: FACADE COMPOSITION

- ARTICULATION CONCEPT CONSISTENT ALONG RAINIER FRONTAGE.
- ARTICULATION CONCEPT CONTINUES AROUND FACADE FOR COHESIVE DESIGN.
- TOWNHOUSE MASSING WILL RELATE TO PRIMARY MASSING THROUGH COMMON MATERIAL PALETTE AND WINDOW ARTICULATION.

B.2: BLANK WALLS

- WHERE BLANK WALLS OCCUR ALONG SOUTH AND WEST FACADES, LANDSCAPED TERRACES AND RAILINGS ARE PROVIDED TO PROVIDE VISUAL INTEREST.

C.1: VISUAL DEPTH AND INTEREST

- ARTICULATION PROVIDES DEPTH AND RELIEF ALONG ALL FACADES.

C.2: DUAL PURPOSE ELEMENTS

- ARTICULATION ALONG RAINIER FACADE AND INCLUSION OF LANDSCAPED TERRACES ALONG 39TH AVE S SERVE PROJECT FUNCTIONS AND PROVIDE VISUAL INTEREST.

C.3: FIT WITH NEIGHBORING BUILDINGS

- PROJECT WILL SET PRECEDENT FOR FUTURE DEVELOPMENT.

D.1: HUMAN SCALE

- STRONG RHYTHM OF RECESSED ENTRIES, CANOPIES AND PLANTING AREAS ENHANCE PEDESTRIAN SCALE EXPERIENCE.

D.2: TEXTURE

- ARTICULATION CONCEPT PROVIDES OPPORTUNITY FOR FINE-GRAINED SCALE, ESPECIALLY AT GRADE.

DC3: OPEN SPACE CONCEPT

A.1: BUILDING OPEN SPACE RELATIONSHIP

- LOUNGE AT L2 COMPLEMENTS A CLEARLY DEFINED COMMON AREA.

B.1: MEETING USER NEEDS

- L2 PLAZA PROVIDES AREAS FOR PRIVATE PATIOS AND SHARED AREAS.

B.2: MATCHING USES TO CONDITIONS

- L2 PLAZA HAS SOUTH ORIENTATION AND SEASONAL LANDSCAPING. ROOF DECK PROVIDES TERRITORIAL VIEWS.

B.3: CONNECTION TO OTHER OPEN SPACES

- NORTH CORNER HAS BEEN ENHANCED FOR PUBLIC AMENITY.

B.4: MULTIFAMILY OPEN SPACE

- LOUNGE + TOWNHOME DECKS OPEN ONTO PLAZA FOR USE BY ALL RESIDENTS. ROOFTOP AMENITIES PROVIDE VARIETY OF SPACES.

C.1: REINFORCE EXISTING OPEN SPACE

- L2 PLAZA CREATES OPEN SPACE WITH POSSIBLE SOUTH NEIGHBOR DEVELOPMENT.

C.2: AMENITIES/FEATURES

- L2 PLAZA DESIGNED AS OPEN AND DYNAMIC SPACE. ROOF DECK ALLOWS FOR A VARIETY OF USES.

C.3: SUPPORT NATURAL AREAS

- NO NATURAL FEATURES ON SITE.

DC4: EXTERIOR ELEMENTS AND FINISHES

A.1: EXTERIOR FINISH MATERIALS

- MASONRY AT THE STREET LEVEL ADDS TEXTURE AND DURABILITY. HIGH QUALITY CEMENT PANELS AT UPPER LEVEL SET BACK WITH LARGE WINDOWS.

A.2: CLIMATE APPROPRIATENESS

- MASONRY AND CEMENT BOARD PANELS ARE DURABLE.

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COMPOSITE SITE PLAN

SCALE: 1/32" = 1'-0"

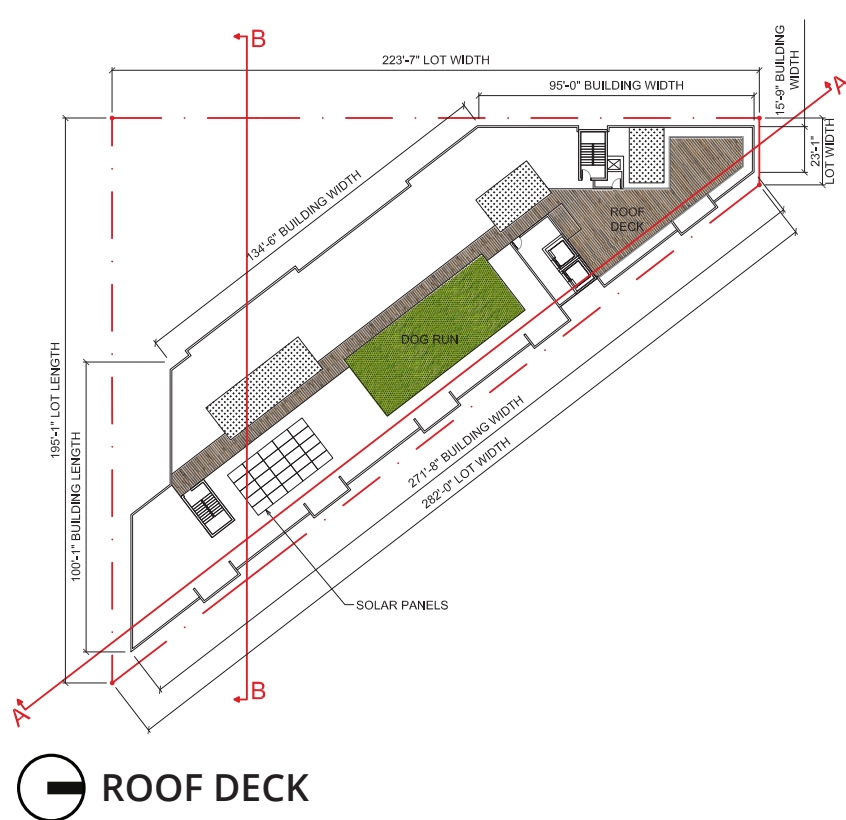
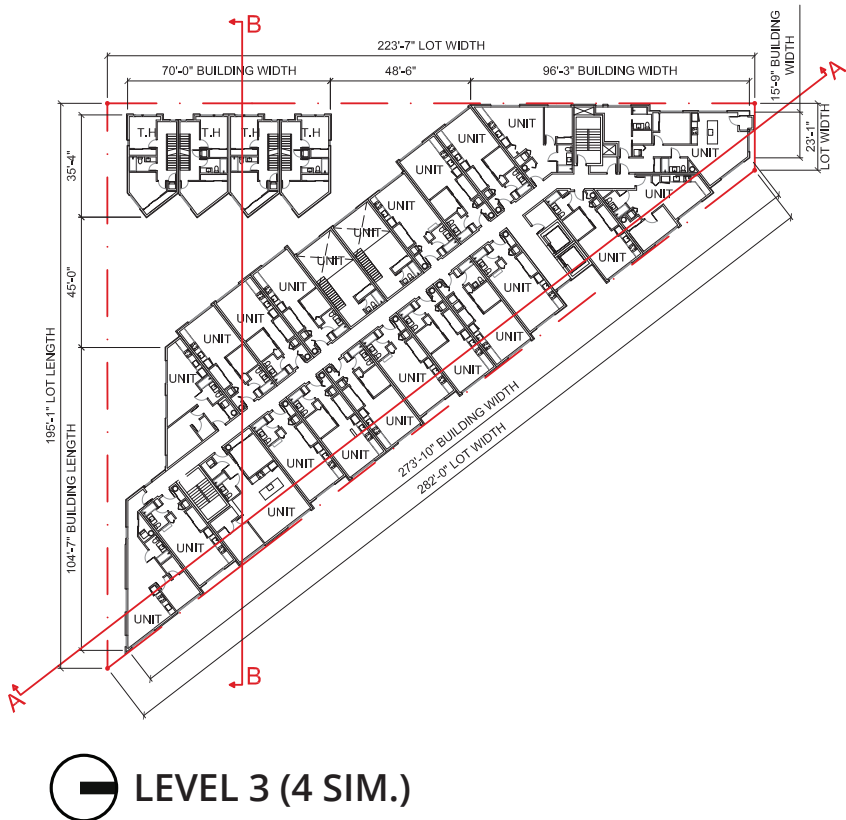
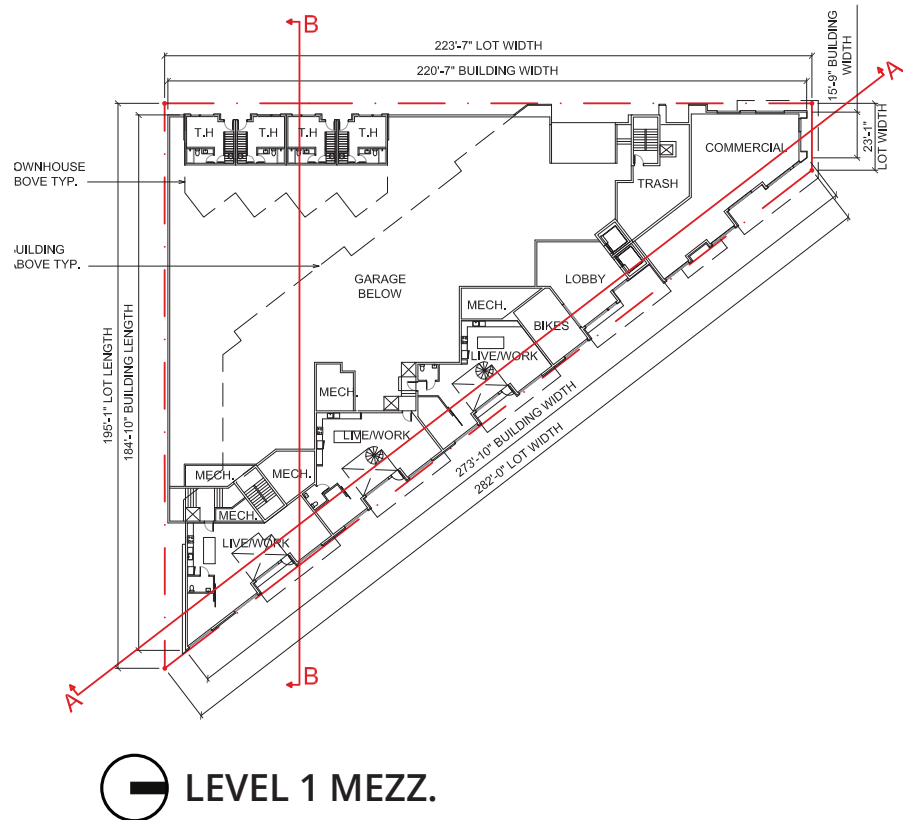
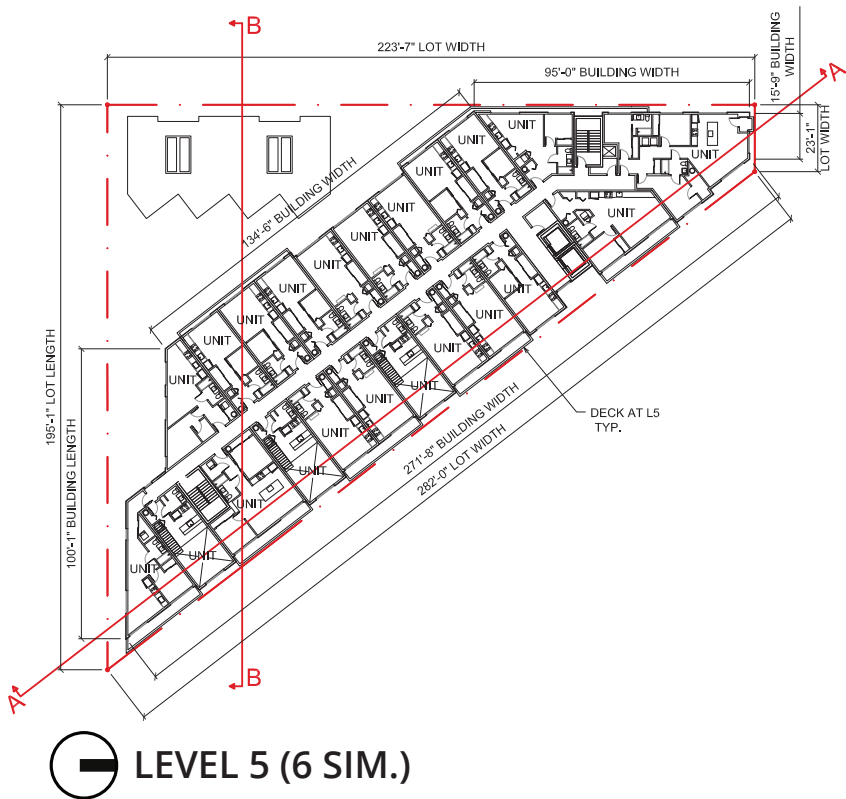
105,301 GSF
104 UNITS

STUDIOS	27
1 BEDROOMS	62
2 BEDROOMS	8
3 BEDROOMS	2
LOFTS	5

3 LIVE/WORK UNITS
1,607 COMMERCIAL SF
52 PARKING STALLS PROVIDED
4,385 SF- TOTAL COMMON AMENITY
2,291 SF - AT PLAZA
2,094 SF - ROOF DECKS
4.75 MAX FAR - 115,938 GFA

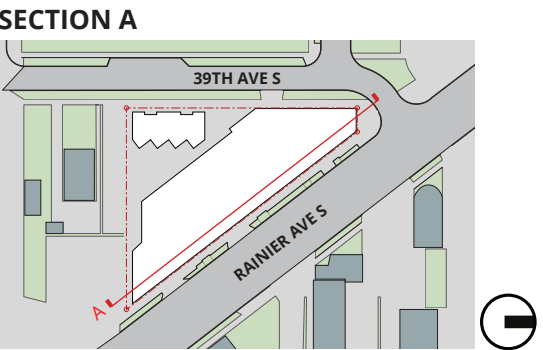
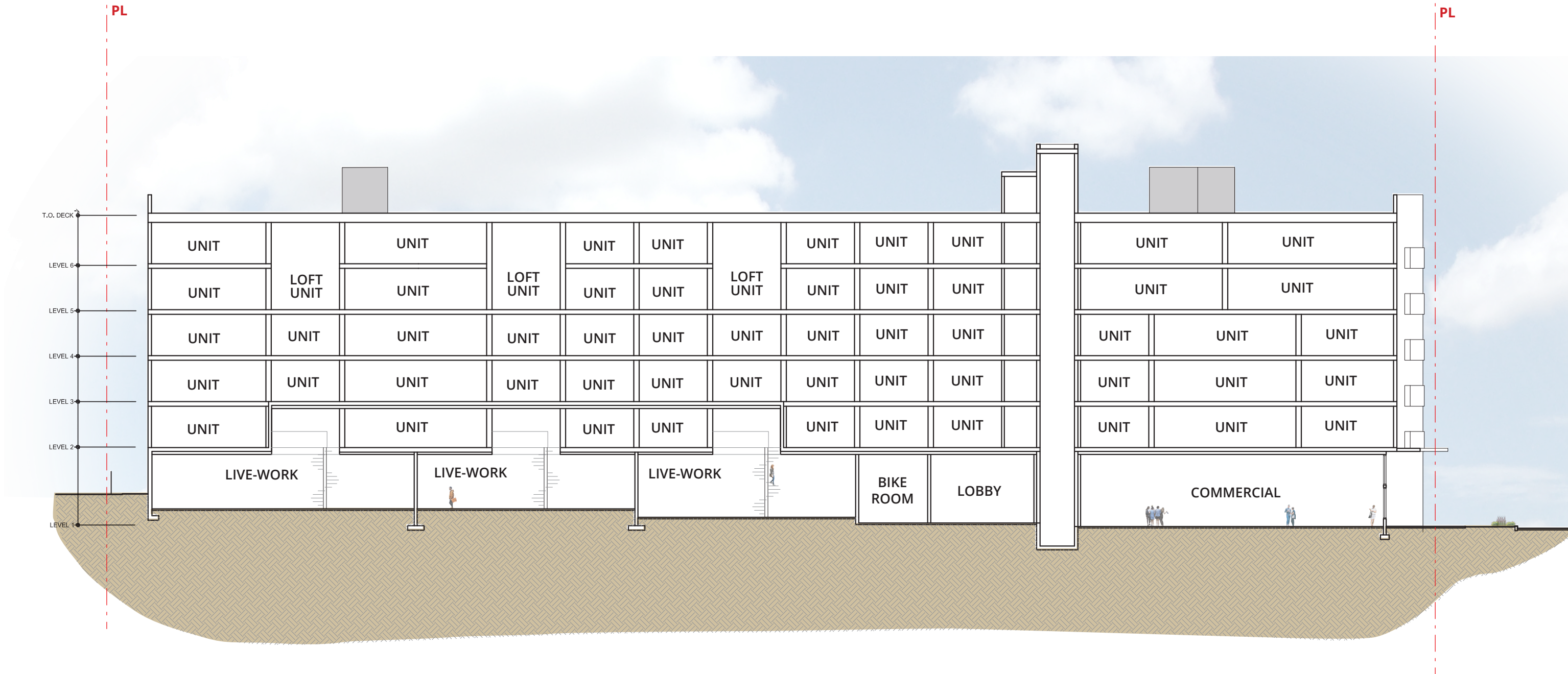


- PRIMARY RESIDENTIAL ENTRANCE
- SECONDARY RESIDENTIAL ENTRANCE
- VEHICLE ENTRANCE
- COMMERCIAL ENTRANCE



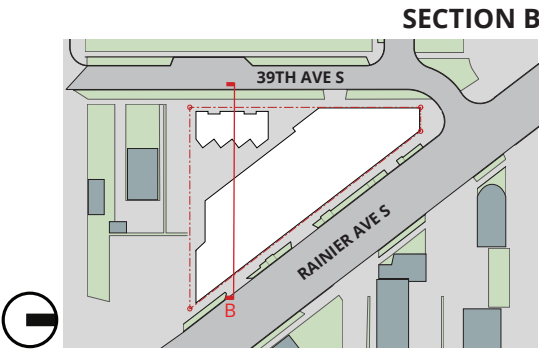
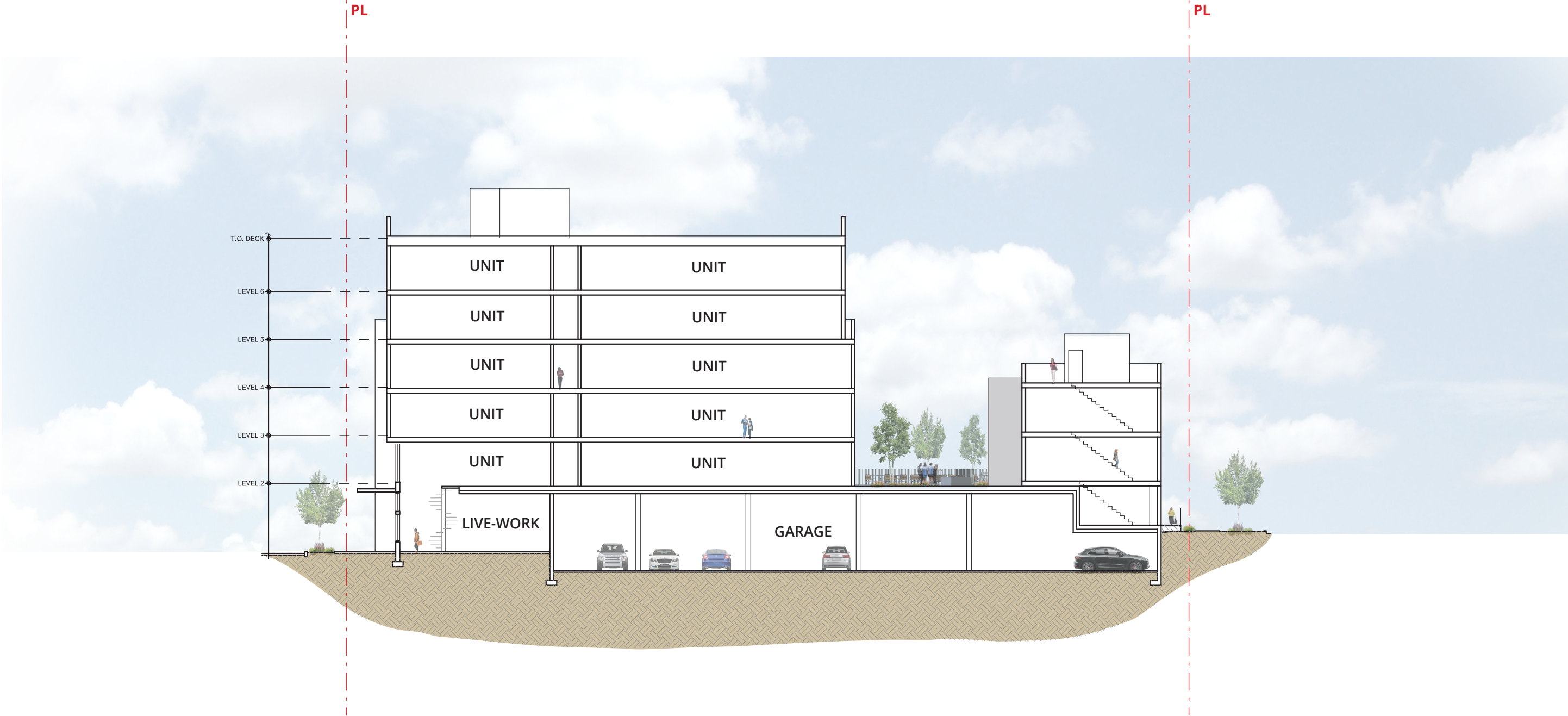
SITE SECTION A

SCALE: 3/64" = 1'-0"



SITE SECTION B

SCALE: 3/64" = 1'-0"

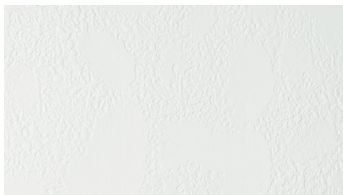


NORTH EAST ELEVATION

SCALE: 3/64" = 1'-0"



BRICK VENEER (RAVEN/
DARK GRAY GROUT)



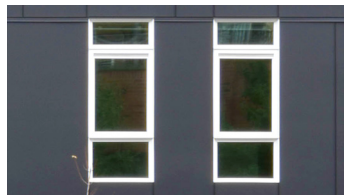
FIBER CEMENT PANEL
(ARCTIC WHITE)



FIBER CEMENT PANEL
(GRAY SLATE)



FIBER CEMENT PANEL
(IRON GRAY)



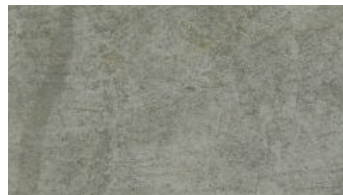
VINYL WINDOW
(WHITE)



VINYL WINDOW
(BLACK)



ALUMINUM STOREFRONT
(CLEAR ANODIZED)



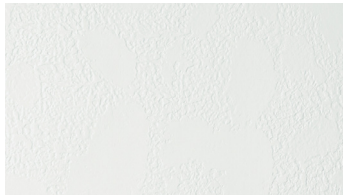
CONCRETE (UNPAINTED)

WEST ELEVATION

SCALE: 3/64" = 1'-0"



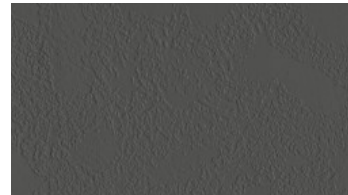
BRICK VENEER (RAVEN/
DARK GRAY GROUT)



FIBER CEMENT PANEL
(ARCTIC WHITE)



FIBER CEMENT PANEL
(GRAY SLATE)



FIBER CEMENT PANEL
(IRON GRAY)



VINYL WINDOW
(WHITE)



VINYL WINDOW
(BLACK)



ALUMINUM STOREFRONT
(CLEAR ANODIZED)



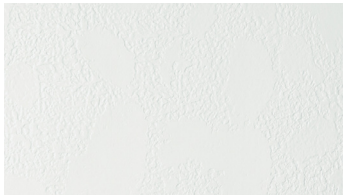
CONCRETE (UNPAINTED)

SOUTH ELEVATION

SCALE: 3/64" = 1'-0"



BRICK VENEER (RAVEN/
DARK GRAY GROUT)



FIBER CEMENT PANEL
(ARCTIC WHITE)



FIBER CEMENT PANEL
(GRAY SLATE)



FIBER CEMENT PANEL
(IRON GRAY)



VINYL WINDOW
(WHITE)



VINYL WINDOW
(BLACK)



ALUMINUM STOREFRONT
(CLEAR ANODIZED)



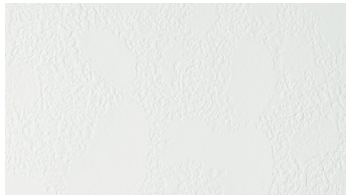
CONCRETE (UNPAINTED)

INTERIOR SOUTH WEST ELEVATION

SCALE: 3/64" = 1'-0"



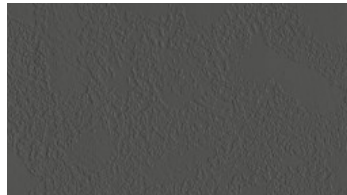
BRICK VENEER (RAVEN/
DARK GRAY GROUT)



FIBER CEMENT PANEL
(ARCTIC WHITE)



FIBER CEMENT PANEL
(GRAY SLATE)



FIBER CEMENT PANEL
(IRON GRAY)



VINYL WINDOW
(WHITE)



VINYL WINDOW
(BLACK)



ALUMINUM STOREFRONT
(CLEAR ANODIZED)



CONCRETE (UNPAINTED)

VIEW LOOKING AT NORTH CORNER

COMPOSITION OF MATERIALS

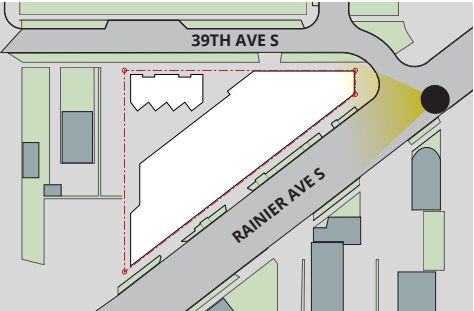
- Facade articulation reinforced by contrasting material palette.
- Street level materials are textured, high quality and durable.
- Application of material for full building height at north corner establishes focal point on prominent corner.

PROGRAMMATIC LEGIBILITY

- Rhythm of articulation, materials & secondary elements emphasize entry points.
- Hardscape and landscaping respond to interior uses.
- Inclusion of loft units will create variety in street front composition.
- Transparency at north corner anchors prominent commercial corner.

SECONDARY ELEMENTS:

- Canopies enhance street level articulation, while creating strong experiential scaled datum.
- Opportunities to integrate building and commercial signage further compliment the street level experience.
- Balconies at north facade create scale and visual interest on prominent corner.



CS2: URBAN PATTERN & FORM - C.1: CORNER SITES
PL3: STREET LEVEL INTERACTION - C.2: RETAIL / VISIBILITY
DC2: ARCHITECTURAL CONCEPT - B.1: FACADE COMPOSITION
DC3: OPEN SPACE CONCEPT - C.2: AMENITIES/FEATURES
DC4: EXTERIOR ELEMENTS AND FINISHES - A.1: EXTERIOR FINISH MATERIALS

VIEW LOOKING AT SOUTHEAST CORNER



CS2: URBAN PATTERN & FORM - D.3: ZONE TRANSITIONS, D.5: RESPECT FOR ADJACENT SITES
PL3: STREET LEVEL INTERACTION - B.1: RESIDENTIAL / SECURITY AND PRIVACY
DC2: ARCHITECTURAL CONCEPT - A.2: REDUCE PERCEIVED MASS
DC4: EXTERIOR ELEMENTS AND FINISHES - A.1: EXTERIOR FINISH MATERIALS

- COMPOSITION OF MATERIALS**
- Facade articulation reinforced by contrasting material palette.
 - Street level materials are textured, high quality and durable.
 - Materials and articulation wrap around south corner to thoughtfully complete the composition.

- PROGRAMMATIC LEGIBILITY**
- Rhythm of articulation, materials & secondary elements emphasize entry points.
 - Hardscape and landscaping respond to interior uses.
 - Inclusion of loft units will create variety in street front composition.
 - South facing glazing creates visual interest for south approach.

- SECONDARY ELEMENTS:**
- Canopies enhance street level articulation, while creating strong experiential scaled datum.
 - Opportunities to integrate building and commercial signage further compliment the street level experience.
 - Security gate and fence at southwest corner establishes clear boundary.



VIEW LOOKING AT NORTHWEST CORNER

COMPOSITION OF MATERIALS

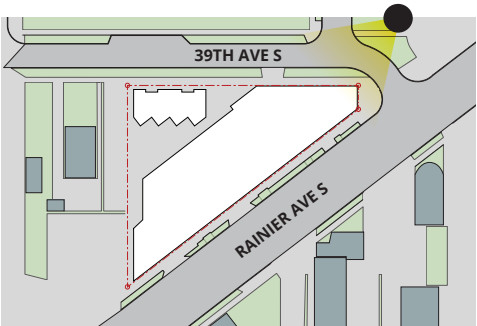
- Facade articulation reinforced by contrasting material palette.
- Street level materials are textured, high quality and durable.
- Application of material for full building height at north corner establishes focal point on prominent corner.
- Use of high quality materials acknowledges visibility of project from multiple vantage points - avoiding a 'front' and 'back'.

PROGRAMMATIC LEGIBILITY

- Transparency at north corner anchors prominent commercial corner and extends it around 39th ave s frontage.
- Building services and garage entrance are integrated into massing, clearly identifiable, but part of overall composition.
- Density of landscaping acknowledges transition to residential character of 39th ave s.
- Landscaped terrace provides break in facade as building massing steps down and transitions to lower scale.

SECONDARY ELEMENTS:

- Balconies at north facade create scale and visual interest on prominent corner.
- North canopy extends around corner to complete the composition along 39th ave s.
- Gates and railings at grade provide scale and texture.



CS2: URBAN PATTERN & FORM - B.2: CONNECTION TO THE STREET, C.1: CORNER SITES
PL3: STREET LEVEL INTERACTION - C.3: RETAIL / ANCILLARY ACTIVITIES
DC1: PROJECT USES & ACTIVITIES - B.1: VEHICULAR ACCESS LOCATION AND DESIGN
DC2: ARCHITECTURAL CONCEPT - B.2: BLANK WALLS, C.1: VISUAL DEPTH AND INTEREST
DC4: EXTERIOR ELEMENTS AND FINISHES - A.1: EXTERIOR FINISH MATERIALS

VIEW LOOKING AT SOUTHWEST CORNER



COMPOSITION OF MATERIALS

- Facade articulation reinforced by contrasting material palette.
- Use of high quality materials acknowledges visibility of project from multiple vantage points - avoiding a 'front' and 'back'.
- Texture and scale of materials compliments massing scale.

PROGRAMMATIC LEGIBILITY

- Density of landscaping acknowledges transition to residential character of 39th ave s.
- Landscaped terrace provides break in facade as building massing steps down and transitions to lower scale.
- Plaza creates visual relief between taller massing along rainier ave s and townhomes along 39th ave s.
- Increased windows at townhomes balance the need for future privacy and current visual interest.

SECONDARY ELEMENTS:

- Gates and railings at grade provide scale and texture.
- Articulation of south plaza wall creates visual interest and allows for further composition of landscape elements.
- Extension of railings along south facade provide security and visual interest.

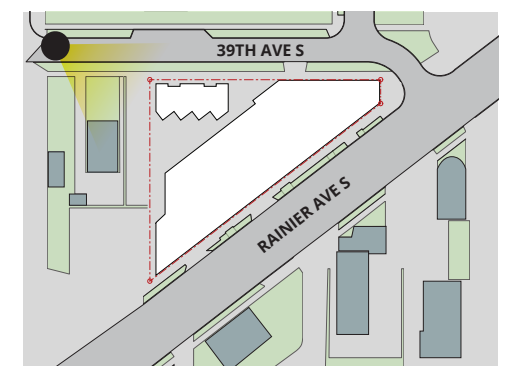
CS2: URBAN PATTERN & FORM - D.3: ZONE TRANSITIONS

PL3: STREET LEVEL INTERACTION - B.1: RESIDENTIAL / SECURITY AND PRIVACY

DC1: PROJECT USES & ACTIVITIES - B.1: VEHICULAR ACCESS LOCATION AND DESIGN

DC2: ARCHITECTURAL CONCEPT - C.3: FIT WITH NEIGHBORING BUILDINGS

DC3: OPEN SPACE CONCEPT - B.2: MATCHING USES TO CONDITIONS



RESIDENTIAL LOBBY / BUS STOP

COMPOSITION OF MATERIALS

- Street level materials are textured, high quality and durable.
- Building entry denoted by larger, deeper canopy, additional landscaping and greater recess.
- Durable surround material for bus stop provides accent and visual interest.

PROGRAMMATIC LEGIBILITY

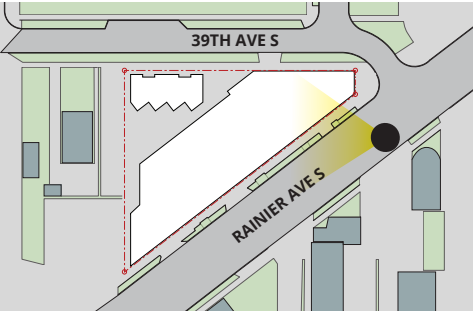
- Rhythm of articulation, materials and secondary elements emphasize entry points.
- Hardscape and landscaping respond to interior uses.
- Bike storage clearly visible from the sidewalk and entry.
- Integrated bus stop activates and connects façade to street.

SECONDARY ELEMENTS:

- Canopies enhance street level articulation, while creating strong experiential scaled datum.
- Specimen landscaping at entry recess near elevator massing creates additional interest.
- Lighting and signage mark and emphasize entry.



STEEL CANOPY
-tall profile, powder coated steel channel with opaque panel and tie rods.



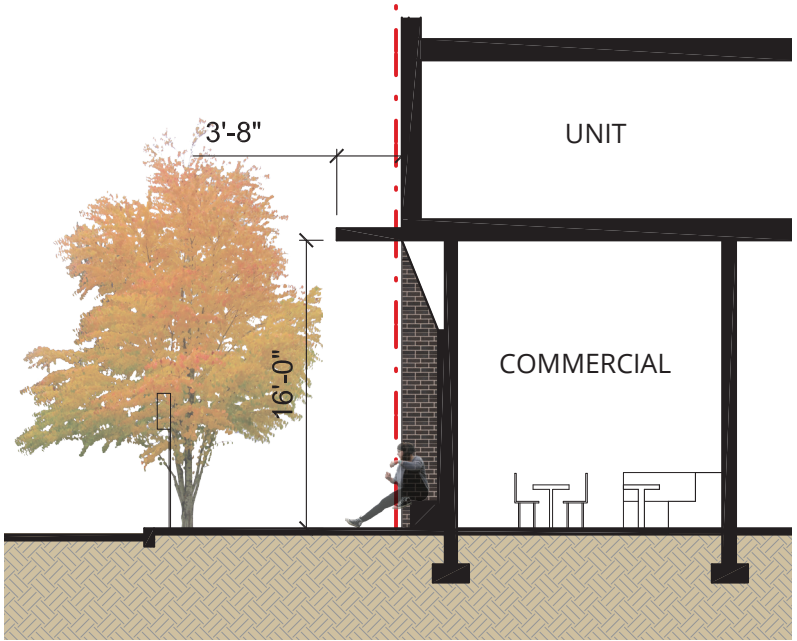
CS2: URBAN PATTERN & FORM - B.2: CONNECTION TO THE STREET
PL3: STREET LEVEL INTERACTION - B.1: RESIDENTIAL / SECURITY AND PRIVACY, B.4: RESIDENTIAL / INTERACTION
PL4: ACTIVE TRANSPORTATION - B.2: BIKE FACILITIES
DC1: PROJECT USES & ACTIVITIES - B.2: FACILITIES FOR ALTERNATIVE TRANSPORTATION
DC2: ARCHITECTURAL CONCEPT - D.1: HUMAN SCALE
DC4: EXTERIOR ELEMENTS AND FINISHES - A.1: EXTERIOR FINISH MATERIALS

RESIDENTIAL LOBBY / BUS STOP PLAN/SECTION

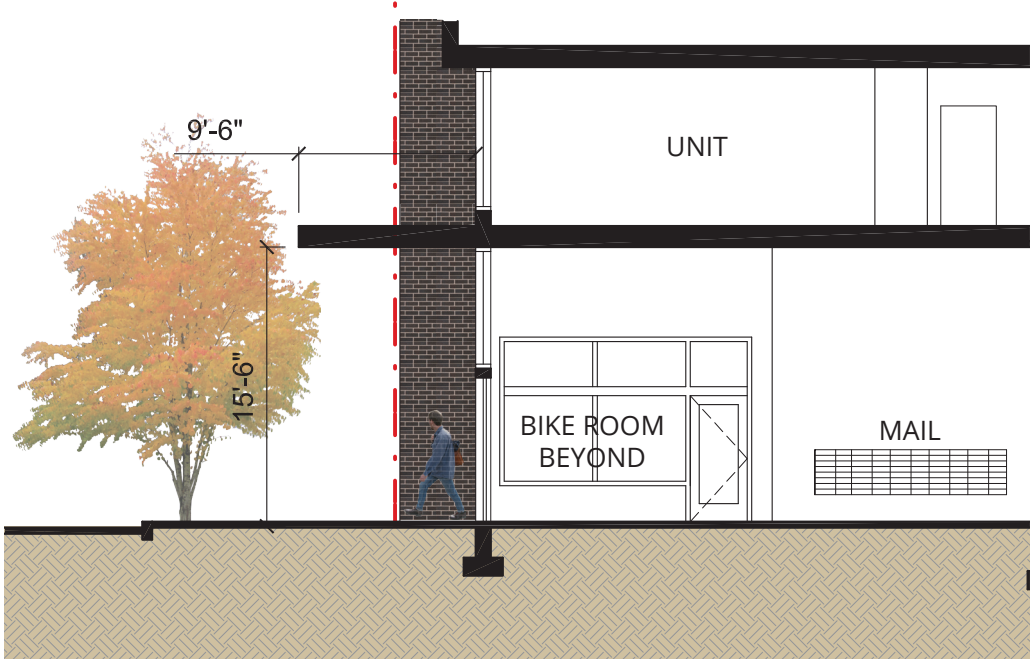
SCALE: 3/32" = 1'-0"



COMPOSITE ENTRY PLAN



BUS STOP SECTION



LOBBY SECTION

LIVE/WORK ENTRANCE

COMPOSITION OF MATERIALS

- Façade articulation reinforced by contrasting material palette.
- Street level materials and landscaping establish depth along facade.
- Entries are recessed with ample lighting.

PROGRAMMATIC LEGIBILITY

- Rhythm of articulation, materials and secondary elements emphasize entry points.
- Hardscape and landscaping respond to interior uses.
- Double height space and a lofted sleeping area delineate use while providing privacy.

SECONDARY ELEMENTS:

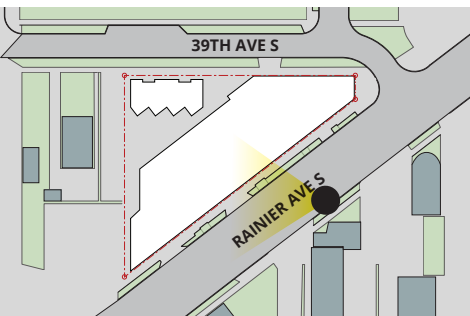
- Canopies enhance street level articulation, while creating strong experiential scaled datum.
- Opportunities to integrate building and commercial signage further compliment the street level experience.



LIVE/WORK CANOPY
-shallow profile powder coated steel channel with opaque panel and tie rods.



BLADE SIGN



PL3: STREET LEVEL INTERACTION - B.3: BUILDINGS WITH LIVE/WORK USES
DC2: ARCHITECTURAL CONCEPT - A.2: REDUCE PERCEIVED MASS, D.1: HUMAN SCALE
DC4: EXTERIOR ELEMENTS AND FINISHES - A.1: EXTERIOR FINISH MATERIALS

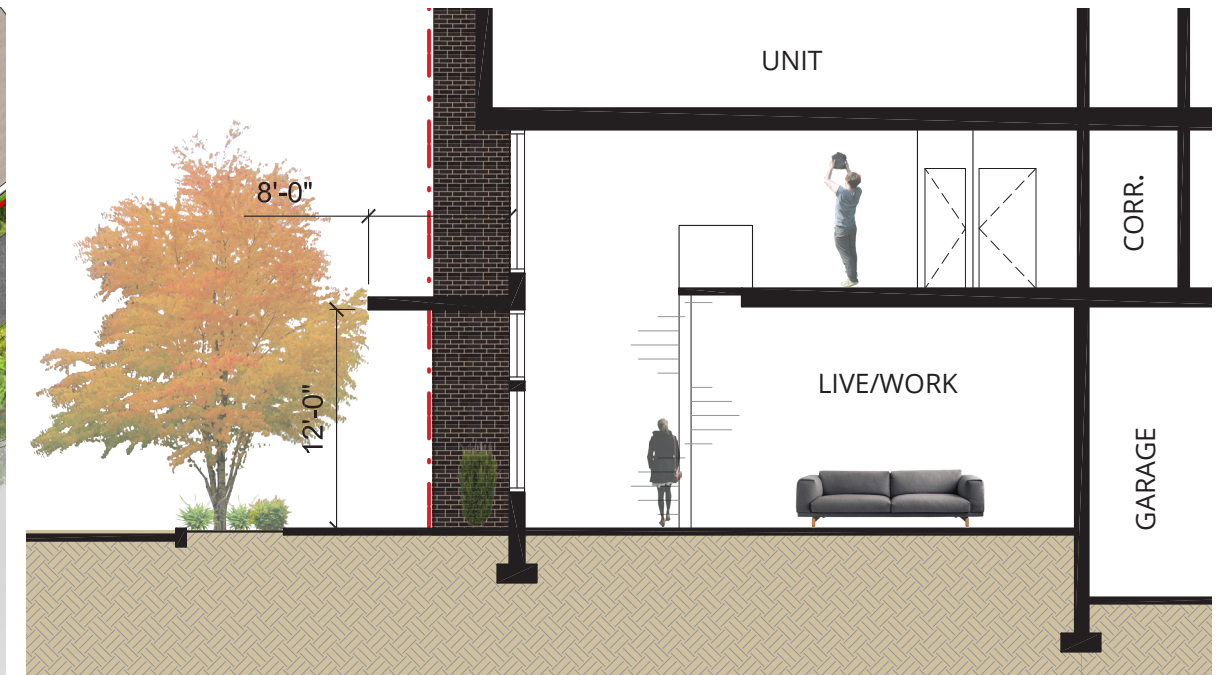


COMPOSITE LIVE/WORK PLAN
1/16" = 1'-0"

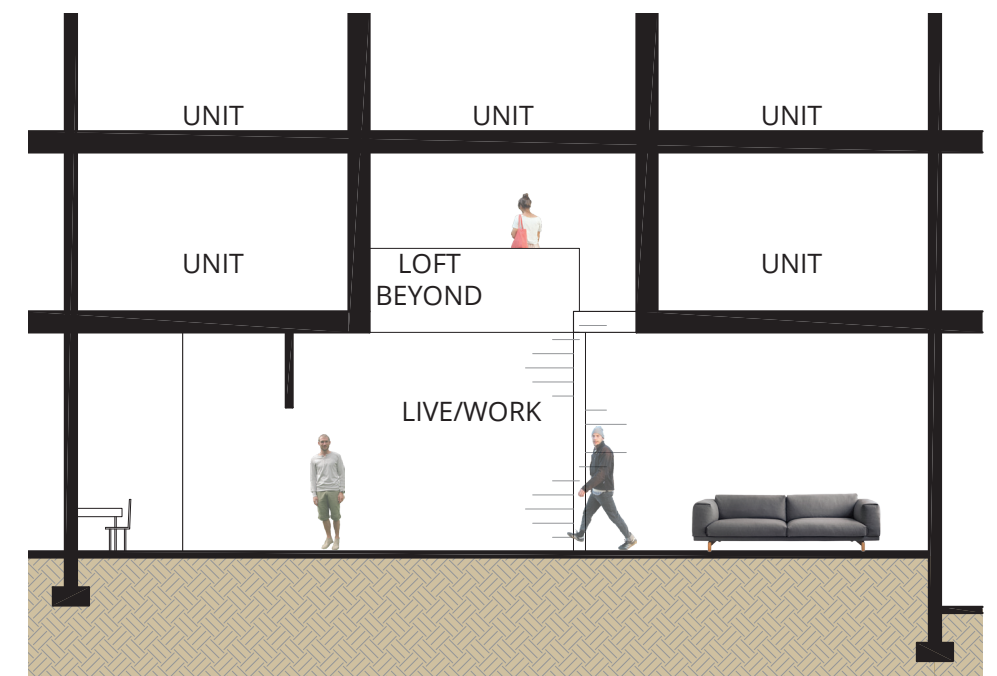


LIVE/WORK ENTRY PLAN/SECTION

SCALE: VARIES



LIVE/WORK SECTION
3/32" = 1'-0"



LIVE/WORK SECTION
3/32" = 1'-0"

NORTH COMMERCIAL

COMPOSITION OF MATERIALS

- Street level materials are textured, high quality and durable.
- Application of material for full building height at north corner establishes focal point on prominent corner.

PROGRAMMATIC LEGIBILITY

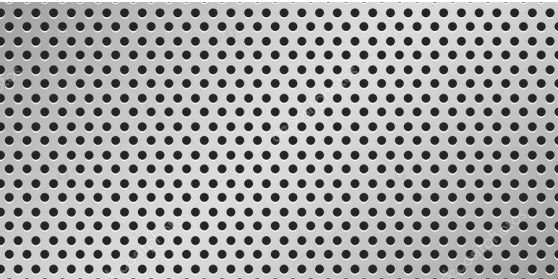
- Transparency at north corner anchors prominent commercial corner.
- Sidewalk café activates corner and creates additional visual interest.
- Intensity of commercial use diminishes as building turns corner to 39th Ave S.

SECONDARY ELEMENTS:

- Canopies enhance street level articulation, while creating strong experiential scaled datum.
- Opportunities to integrate building and commercial signage further compliment the street level experience.
- Public art sculpture anchors busy Rainier Ave S corner, and reinforces the north corner.

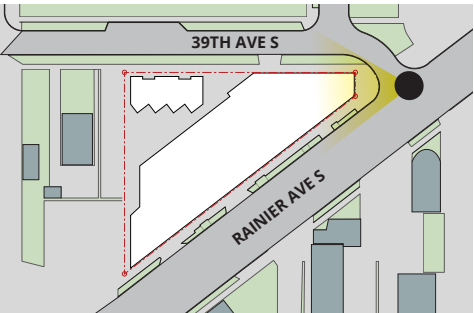


COMMERCIAL SIGNAGE



PERFORATED METAL SCREEN

-16 gauge - 1/4" holes on 1/4" centers

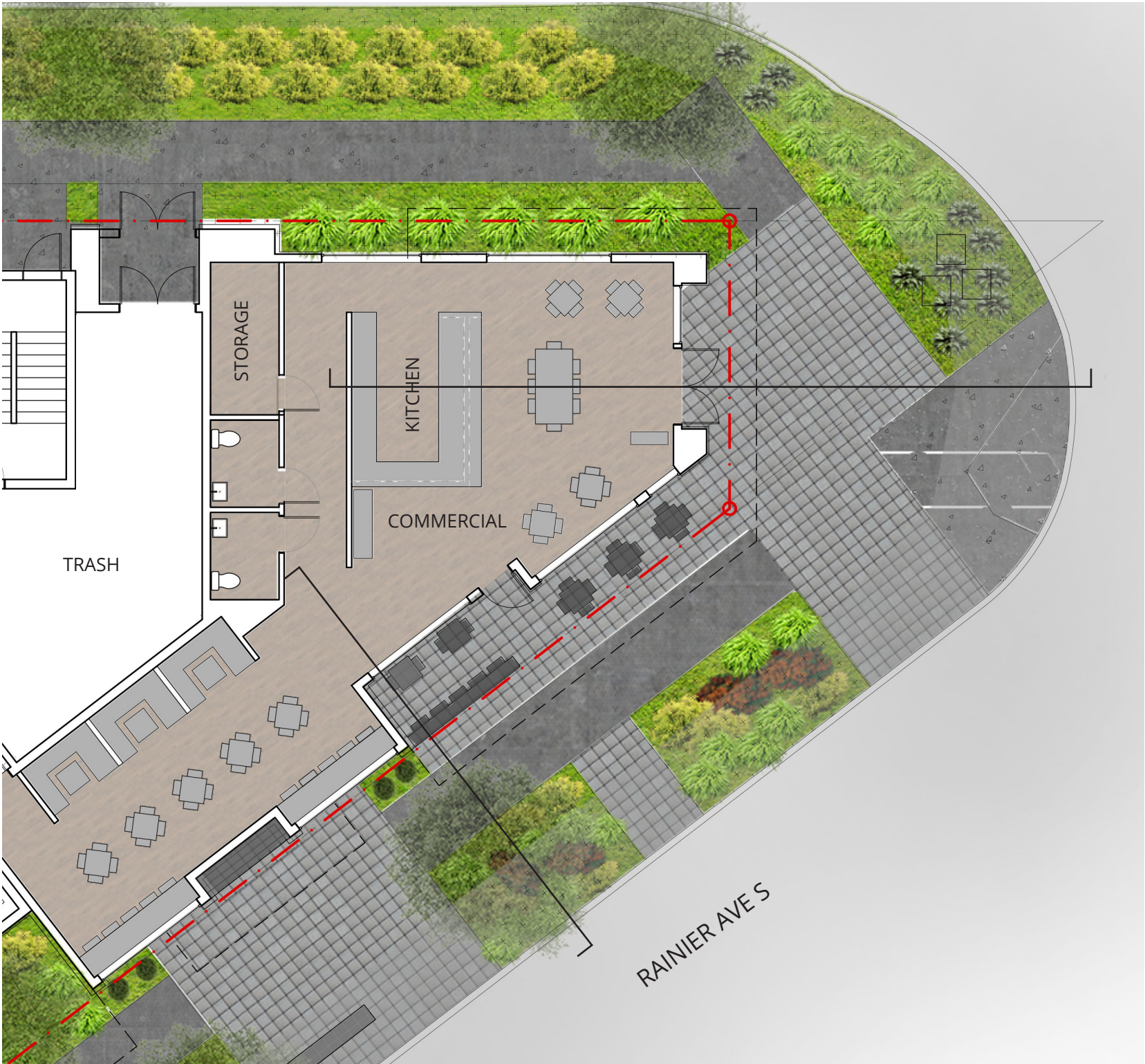


CS2: URBAN PATTERN & FORM - B.3: CHARACTER OF OPEN SPACE
PL3: STREET LEVEL INTERACTION - C.1: RETAIL / POROUS EDGE
DC2: ARCHITECTURAL CONCEPT - D.1: HUMAN SCALE
DC3: OPEN SPACE CONCEPT - B.3: CONNECTION TO OTHER OPEN SPACES

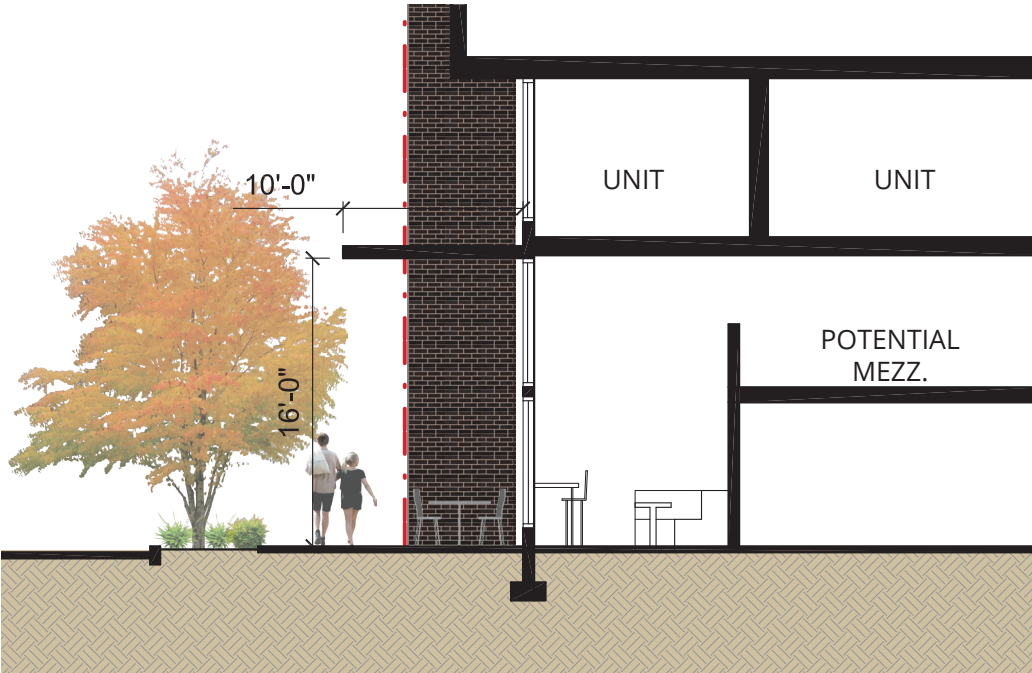
NOTE: SCULPTURE SHOWN FOR REFERENCE ONLY, FINAL DESIGN PENDING

COMMERCIAL PLAN/SECTION

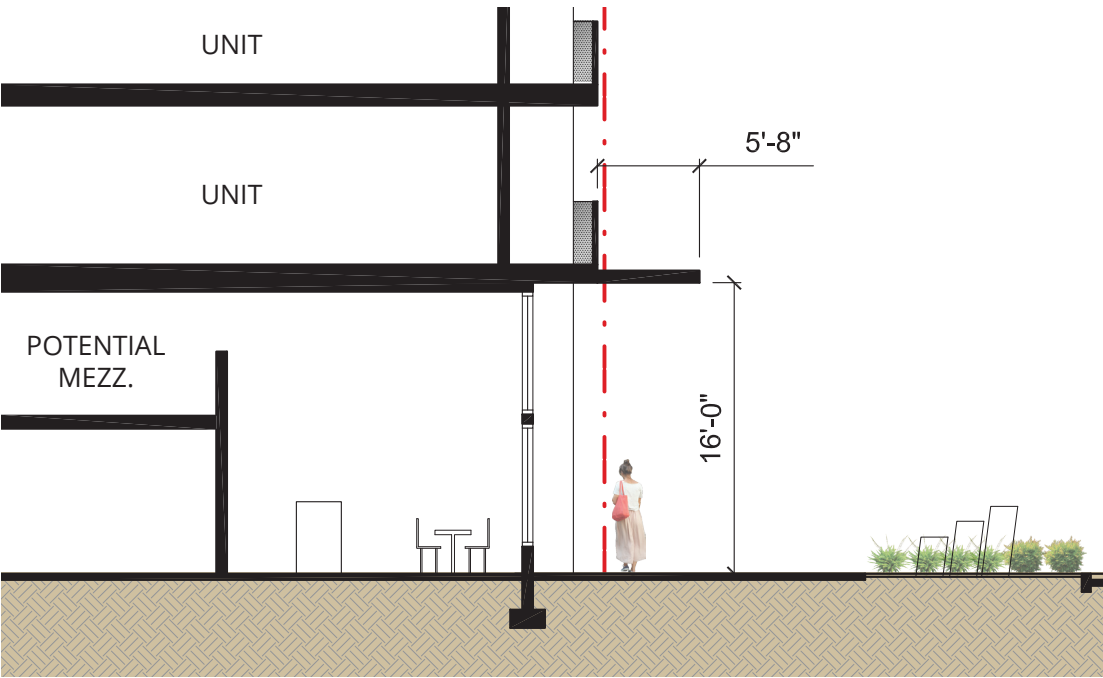
SCALE: 3/32" = 1'-0"



COMPOSITE COMMERCIAL EXAMPLE PLAN



COMMERCIAL SECTION



COMMERCIAL SECTION

GARAGE / TRASH ENTRANCE



DC1: PROJECT USES & ACTIVITIES - B.1: VEHICULAR ACCESS LOCATION AND DESIGN
DC2: ARCHITECTURAL CONCEPT - A.1: SITE CHARACTERISTICS AND USES
DC4: EXTERIOR ELEMENTS AND FINISHES- A.1: EXTERIOR FINISH MATERIALS

*NOTE: DRIVEWAY LOCATION HAS BEEN CONFIRMED BY MUP PROCESS AND SPECIFICALLY BY SDCI TRANSPORTATION PLANNER.

COMPOSITION OF MATERIALS

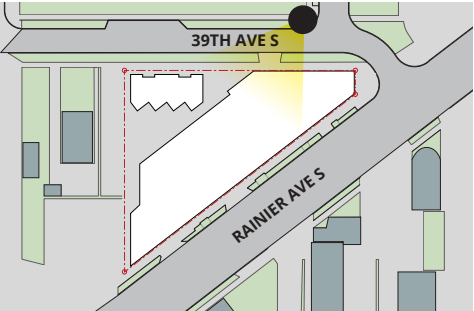
- Street level materials are textured, high quality and durable.
- Textured paving at either side of the driveway on the sidewalk warns pedestrians of traffic zone.
- Textured paving at driveway, and mirrors on each side of entrance enhance visibility for driver.
- Lower planting around garage entrance maintains visibility for driver & pedestrian.

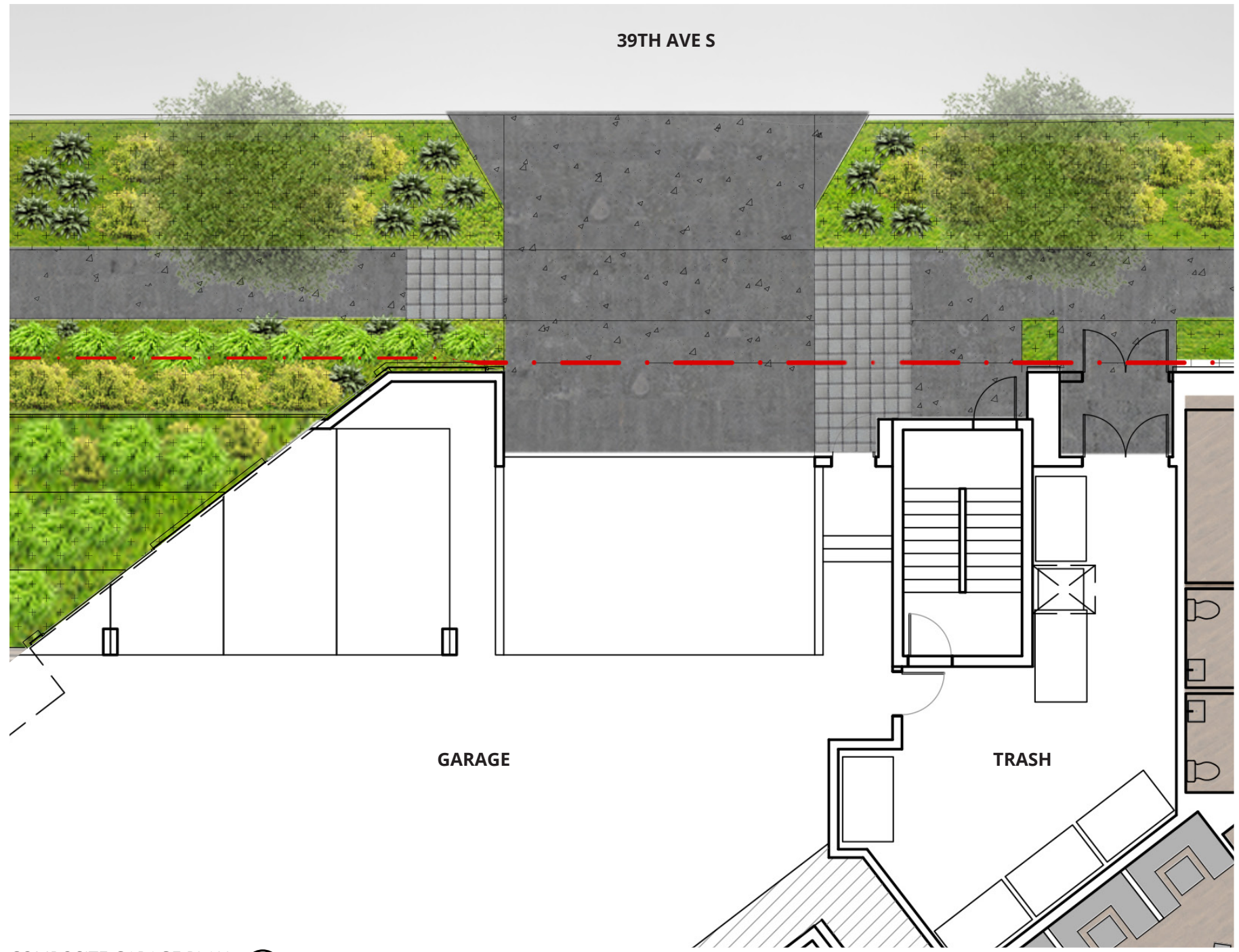
PROGRAMMATIC LEGIBILITY

- Building services and garage entrance are integrated into massing, clearly identifiable, but part of overall composition.
- Landscaped terrace provides break in façade as building massing steps down and transitions to lower scale.

SECONDARY ELEMENTS:

- Perforated metal garage door reinforces scale within building composition, and improves visibility for driver.
- Gate at trash alcove provides security, and extends railing detail around west façade.

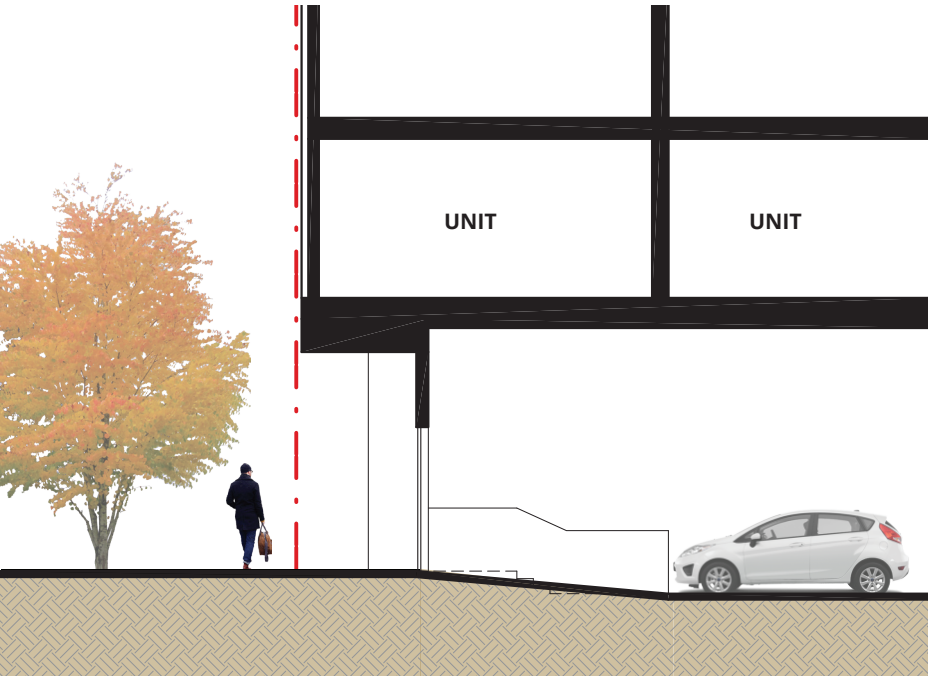




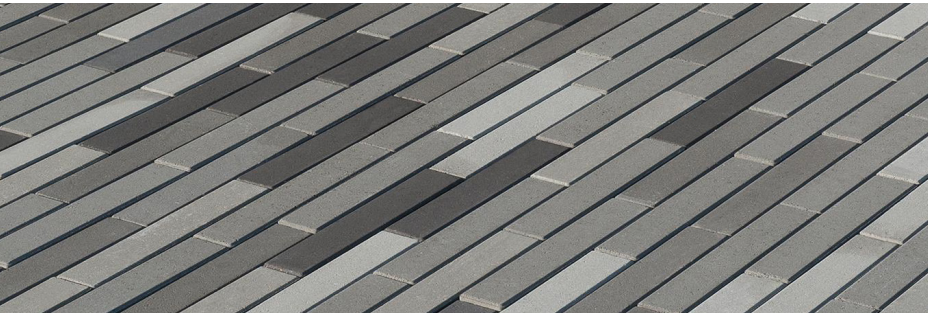
COMPOSITE GARAGE PLAN

GARAGE ENTRANCE ELEMENTS

SCALE: 3/32" = 1'-0"



GARAGE ENTRANCE SECTION



TEXTURED PAVING



GARAGE PRECEDENT

TERRACE

COMPOSITION OF MATERIALS

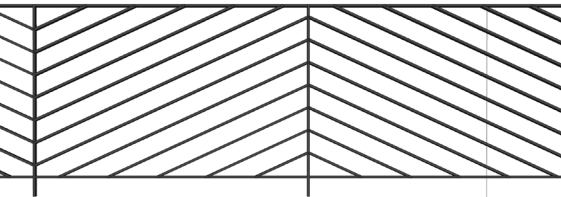
- Use of high quality materials acknowledges visibility of project from multiple vantage points – avoiding a ‘front’ and ‘back’.
- Texture and scale of materials compliments massing scale.
- Cast in place concrete planters define planters and provide contrasting background for landscaping.

PROGRAMMATIC LEGIBILITY

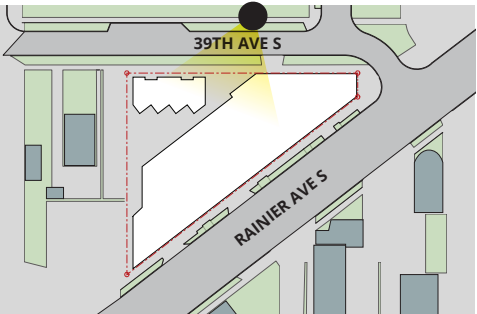
- Landscaped terrace provides break in façade as building massing steps down and transitions to lower scale.
- Terrace clearly denotes secondary entry, and defines the public/private boundary.

SECONDARY ELEMENTS:

- Gates and railings at grade provide scale and texture.
- Terraced landscaping accent cascades across planters, creating focal point.



RAILING
-black powder coated pickets



CS2: URBAN PATTERN & FORM - A.2: ARCHITECTURAL PRESENCE
PL3: STREET LEVEL INTERACTION - B.1: RESIDENTIAL / SECURITY AND PRIVACY
DC2: ARCHITECTURAL CONCEPT - B.2: BLANK WALLS
DC3: OPEN SPACE CONCEPT - C.2: AMENITIES/FEATURES
DC4: EXTERIOR ELEMENTS AND FINISHES - A.2: CLIMATE APPROPRIATENESS

TOWNHOMES: WEST

COMPOSITION OF MATERIALS

- Use of high quality materials acknowledges visibility of project from multiple vantage points – avoiding a ‘front’ and ‘back’.
- Townhomes are delineated with façade modulation and material articulation.

PROGRAMMATIC LEGIBILITY

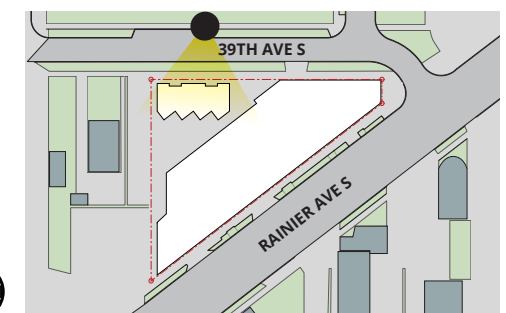
- Townhomes are set back for privacy and security; the relationship to grade further buffers interiors from sidewalk.
- Simple window palette at units engages the street.
- Density of landscaping acknowledges transition to residential character of 39th Ave S.

SECONDARY ELEMENTS:

- Railings at grade provide scale, texture, and establish a clear boundary from the sidewalk.
- Canopies clearly define unit entries.
- Lighting, address numbers, and street facing doors scale down to lowrise adjacency.



ADDRESS SIGNAGE



CS2: URBAN PATTERN & FORM - B.1: SITE CHARACTERISTICS, D.5: RESPECT FOR ADJACENT SITES

PL3: STREET LEVEL INTERACTION - B.2: GROUND-LEVEL RESIDENTIAL

DC2: ARCHITECTURAL CONCEPT - C.3: FIT WITH NEIGHBORING BUILDINGS

DC4: EXTERIOR ELEMENTS AND FINISHES - A.1: EXTERIOR FINISH MATERIALS

AMENITY: PLAZA

COMPOSITION OF MATERIALS

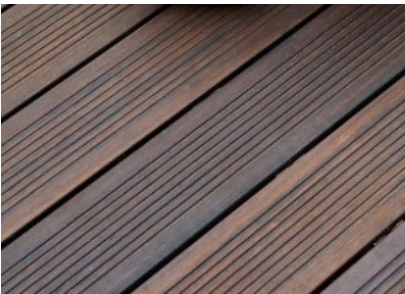
- ‘Floating’ landscape creates informal plaza organization.
- Steel planters outline and anchor space.
- Decking creates texture for space, and further emphasizes implied spaces.

PROGRAMMATIC LEGIBILITY

- Private townhome patios separated by steel planters and tall plantings.
- Private patios are defined by railings and create buffer between public and private space.
- Seating is flexible around ‘floating’ landscape elements.

SECONDARY ELEMENTS:

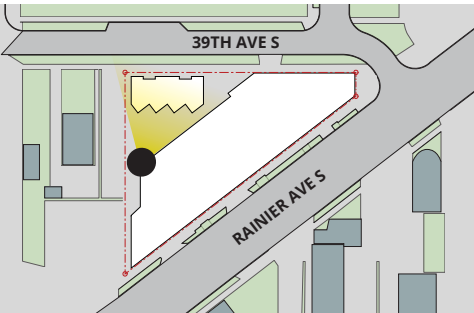
- Movable tables and chairs add flexible use and activate the space.
- Railings and gates secure and anchor the plaza extents.
- Landscaping selected for variety of textures and hardiness.



PLANK DECKING



STEEL PLANTER



CS2: URBAN PATTERN & FORM - B.3: CHARACTER OF OPEN SPACE
DC2: ARCHITECTURAL CONCEPT - D.1: HUMAN SCALE
DC3: OPEN SPACE CONCEPT - B.4: MULTIFAMILY OPEN SPACE, C.2: AMENITIES/FEATURES

AMENITY: TERRACE & PLAZA PLAN

SCALE: 3/32" = 1'-0"



COMPOSITE SITE/PLAZA PLAN



LOGGIA



COMMON AMENITY



MOUNDED PLANTING

AMENITY: AERIAL VIEW OF PLAZA

COMPOSITION OF MATERIALS

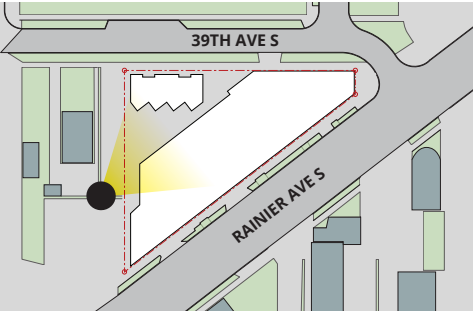
- Building material colors create comfortable space year round.
- ‘Floating’ landscape establishes strong focal point for plaza.
- Decking provides fine-grained texture that breaks down the scale of the space.

PROGRAMMATIC LEGIBILITY

- Window locations considered to provide view of plaza and privacy between buildings.
- Common area at north end of plaza enhances indoor/outdoor connection for all residents.
- Private ‘loggia’ on the east side of the plaza create additional activation while maintaining privacy and security.

SECONDARY ELEMENTS

- South planters create rhythm in plaza and visual interest from south viewpoints.
- Railings create visual interest, while establishing buffer to south neighbor.



CS2: URBAN PATTERN & FORM - B.3: CHARACTER OF OPEN SPACE
DC2: ARCHITECTURAL CONCEPT - D.1: HUMAN SCALE
DC3: OPEN SPACE CONCEPT - B.4: MULTIFAMILY OPEN SPACE, C.2: AMENITIES/FEATURES

AMENITY / TRANSITION: SOUTH PLAZA



PERSPECTIVE: EXISTING ADJACENCY

COMPOSITION OF MATERIALS

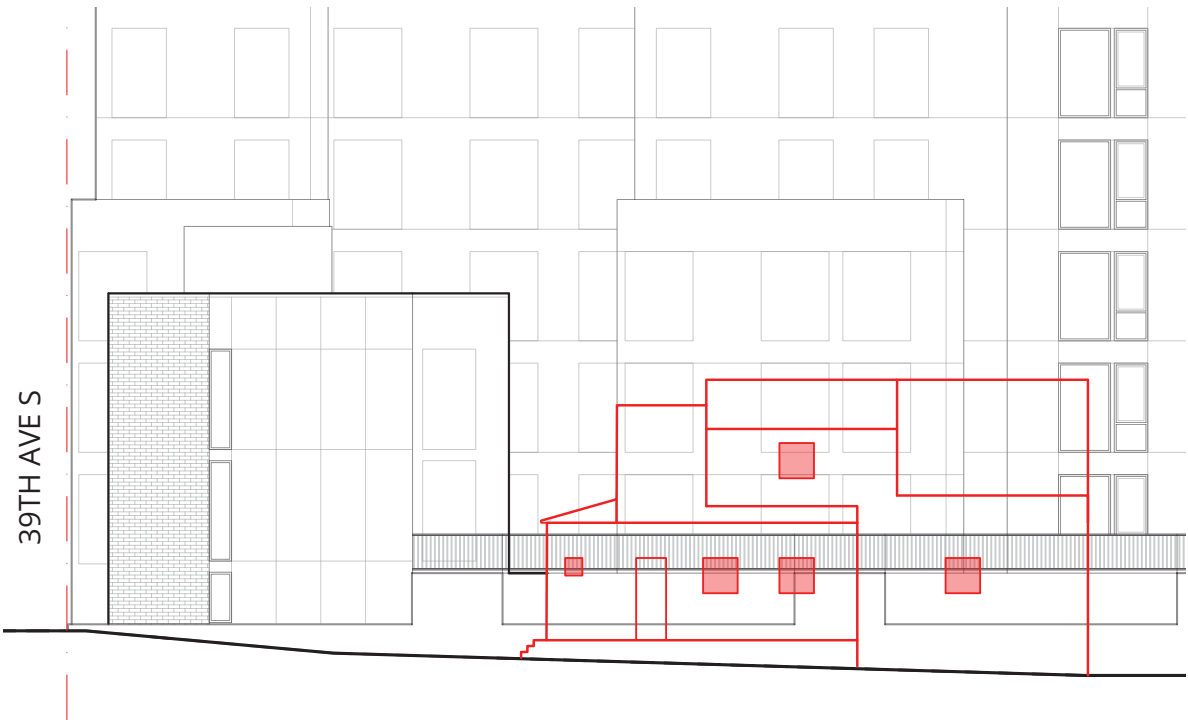
- Use of high quality materials acknowledges visibility of project from multiple vantage points – avoiding a ‘front’ and ‘back’.
- Texture and scale of materials compliments massing scale, and acknowledge residential character transition.
- South townhouse unit has considered current neighbor and future building potential.

PROGRAMMATIC LEGIBILITY

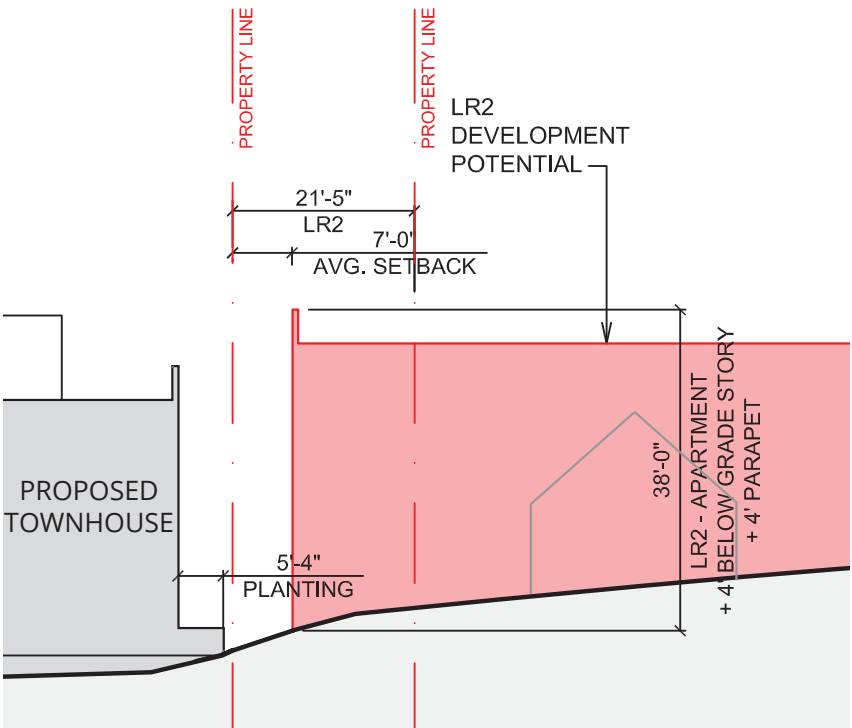
- Plaza creates visual relief between taller massing along Rainier Ave S. and townhomes along 39th Ave S.
- Increased windows at townhomes balance the need for future privacy and current visual interest.
- Southern exposure allows the plaza to be usable and inviting throughout the year.

SECONDARY ELEMENTS

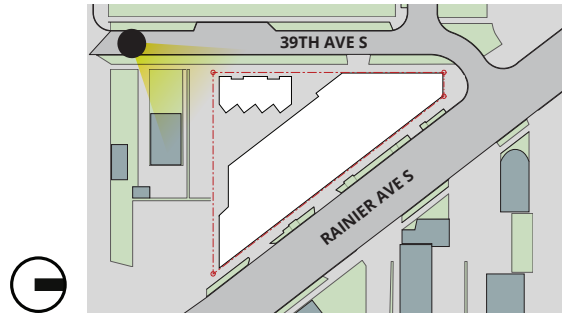
- Railings and gates secure and anchor the plaza extents.
- Terraced planters along the south soften the plaza edge and transition the scale to the lowrise adjacency.
- Dense planting contrasts south facing wall.



ELEVATION: SOUTH EXISTING ADJACENCY



SECTION: SOUTH LR2 ADJACENCY



AMENITY: AERIAL VIEW OF ROOF DECK

COMPOSITION OF MATERIALS

- Territorial views and beyond will be visible from the roof deck.
- Inclusion of decking and perforated railings enhances continuity of outdoor spaces across the project.

PROGRAMMATIC LEGIBILITY

- Roof amenity includes gathering spaces, a dog run, and landscaped areas maximize building amenity.
- Various seating areas creates 'outdoor rooms' which can be occupied by multiple groups or individuals.

SECONDARY ELEMENTS

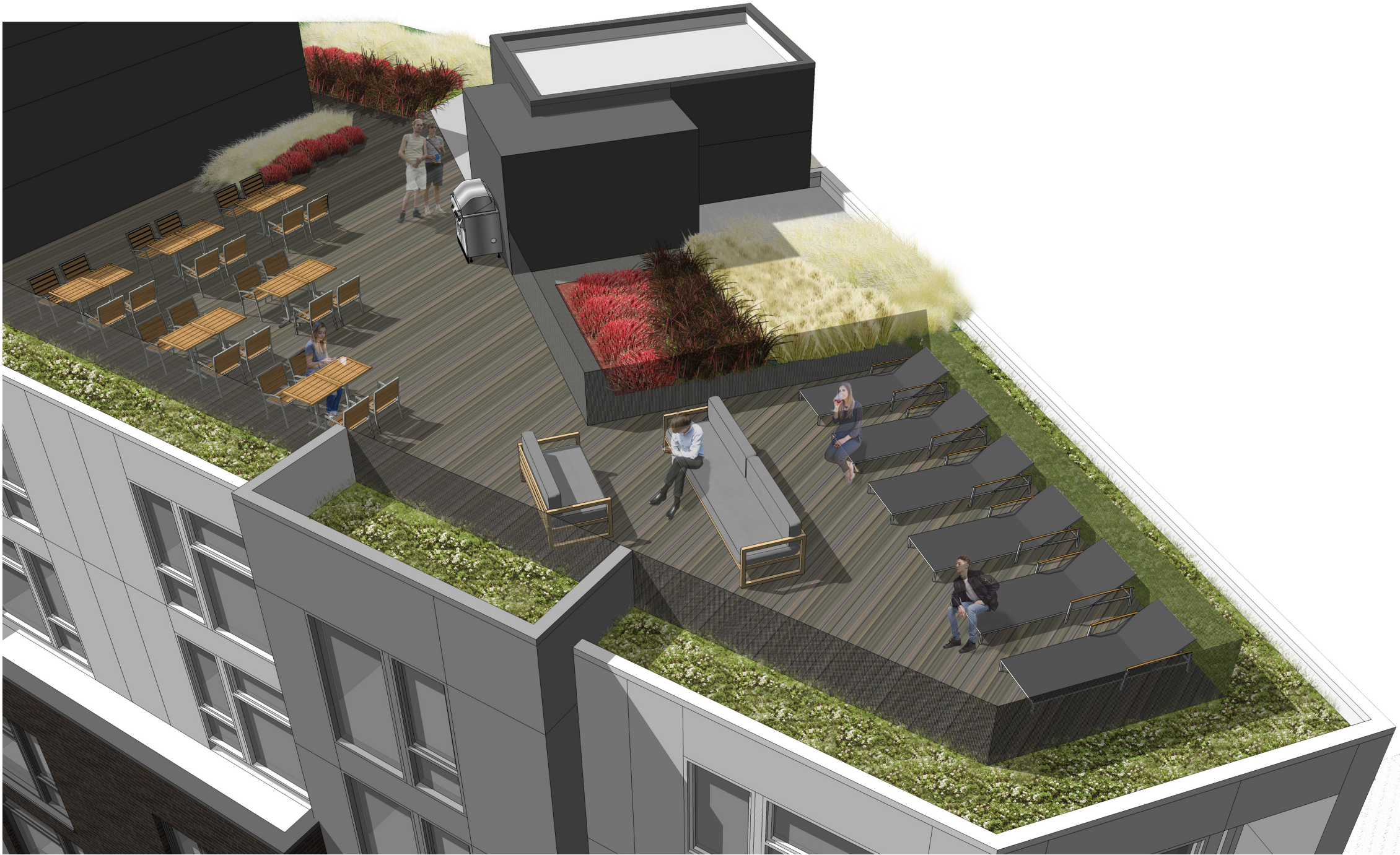
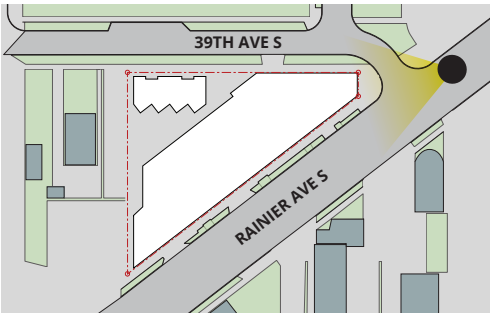
- Landscaping softens the building edge and creates an inviting and visually interesting perimeter.
- Railings create safe edge, while maximizing view.
- Larger landscape planters add drama and focal points to the layout.



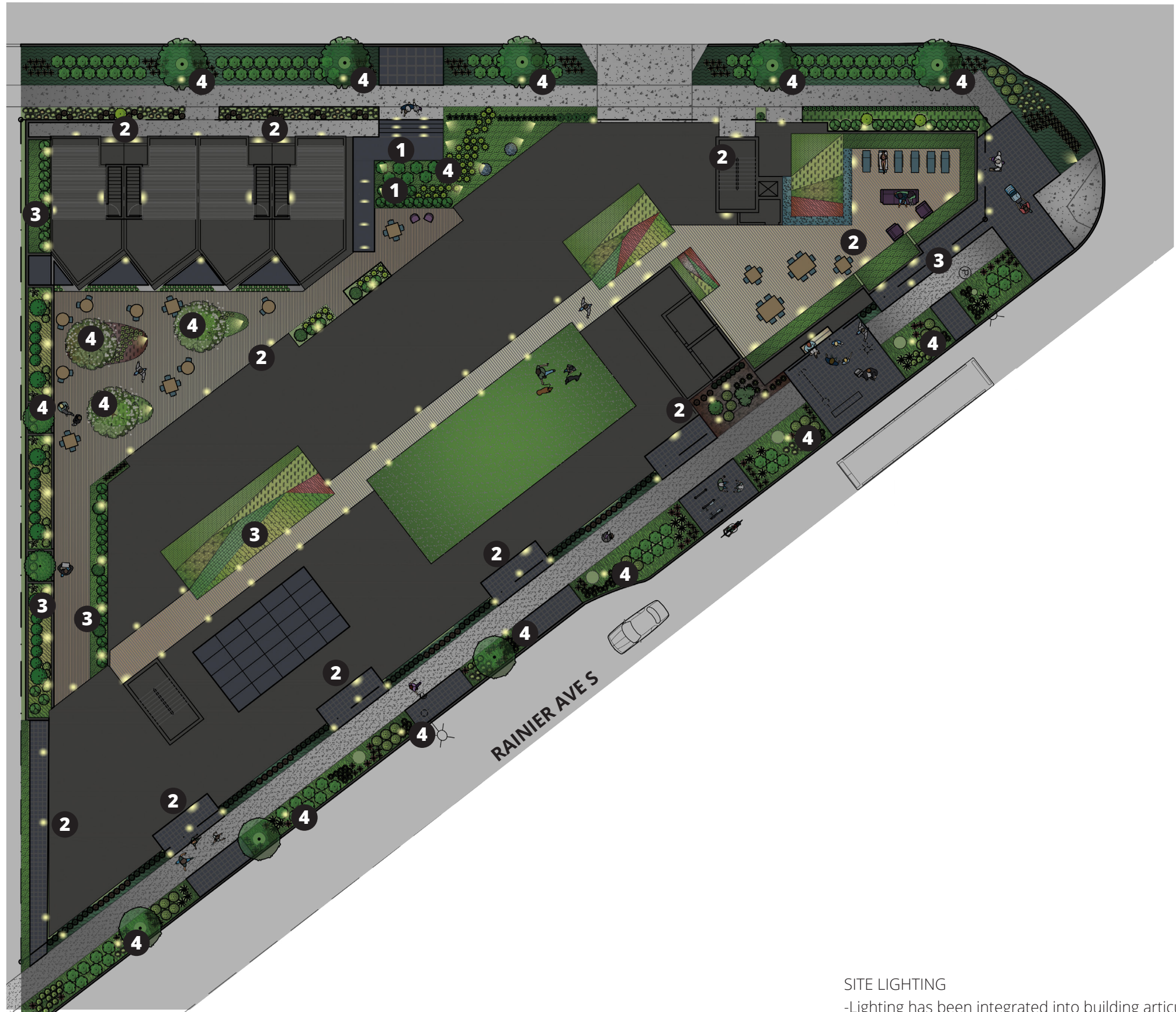
DOG RUN



COMMON SEATING



DC3: OPEN SPACE CONCEPT - C.2: AMENITIES/FEATURES



SITE LIGHTING
 -Lighting has been integrated into building articulation to provide security, and to enhance the overall design. Fixtures are selected for the visual simplicity and overall durability.

SITE LIGHTING

SCALE: N.T.S

- 


1 STEP LIGHT
- 


2 WALL LIGHT
- 


3 PATHWAY & PLANTER LIGHTING
- 


4 LANDSCAPE LIGHT
- 


5 SIGN LIGHT
- 


6 ENTRY CANOPY

LANDSCAPE PLAN: EAST

SCALE: N.T.S



Dwarf Heavenly Bamboo



Feather Reed Grass



Flamingo Heather



Mexican Feather Grass



Mt Vernon Laurel



Japanese Blood Grass



Deer Fern



New Zealand hair sedge



Pacific Sunset Maple



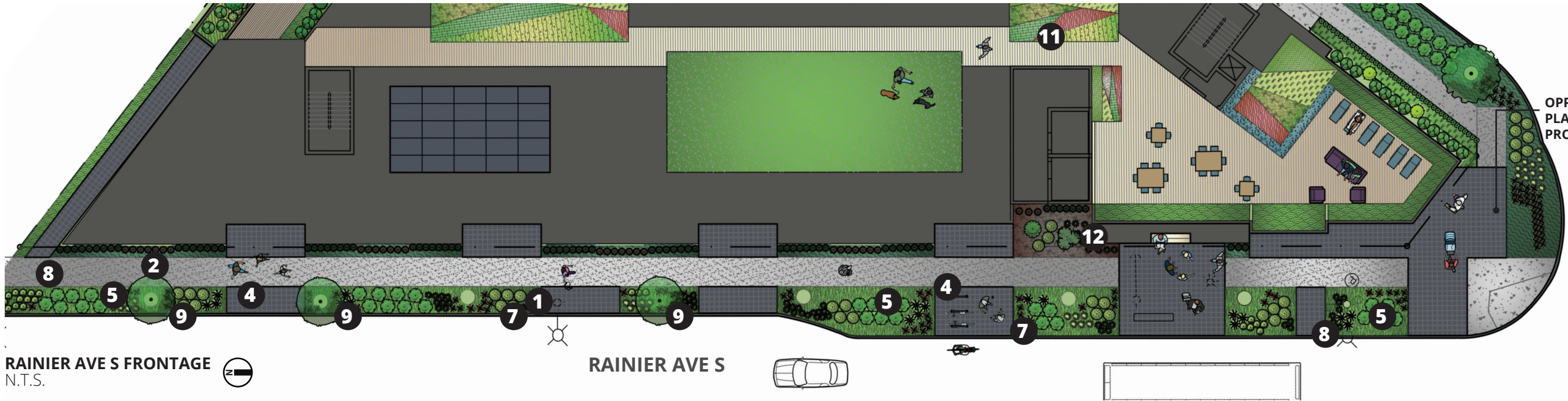
Vine Maple



Vancouver Jade Bearberry



Scotch Pine



RAINIER AVE S FRONTAGE
N.T.S.

RAINIER AVE S

LANDSCAPE PLAN: WEST

SCALE: N.T.S



Dwarf Heavenly Bamboo



Golden Fernspray Cypress



Fragrant Sarcococca



Orange Sedge



Deer Fern



Japanese Forest Grass



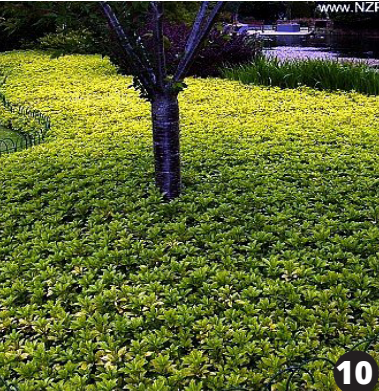
Japanese Blood Grass



Mt Vernon Laurel



Autumn Blaze Maple



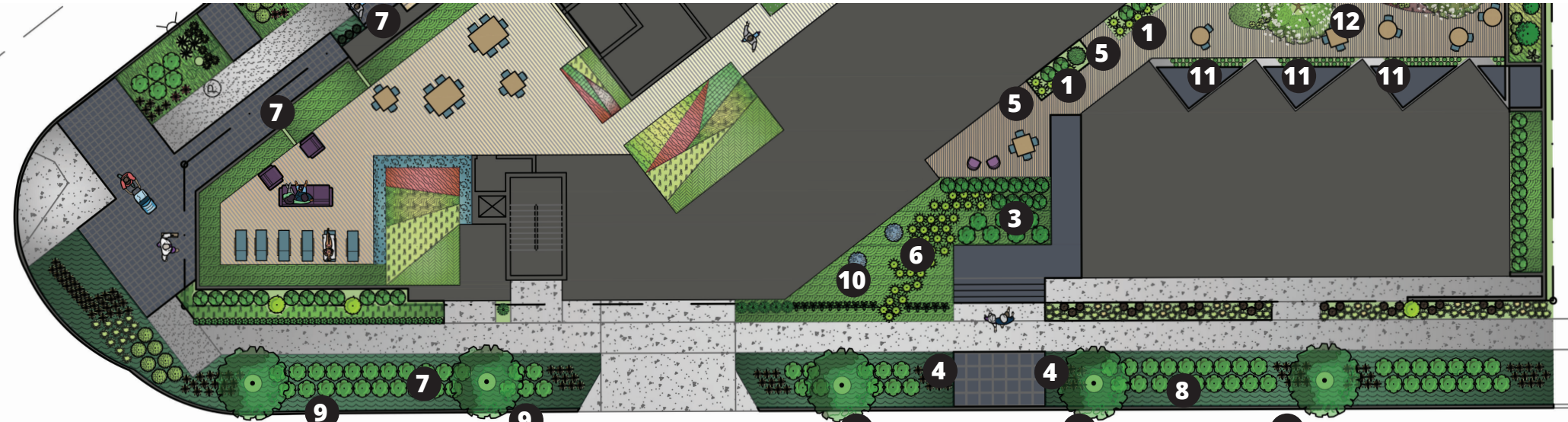
Japanese Spurge



Horsetail Reed Grass



Paperbark Maple



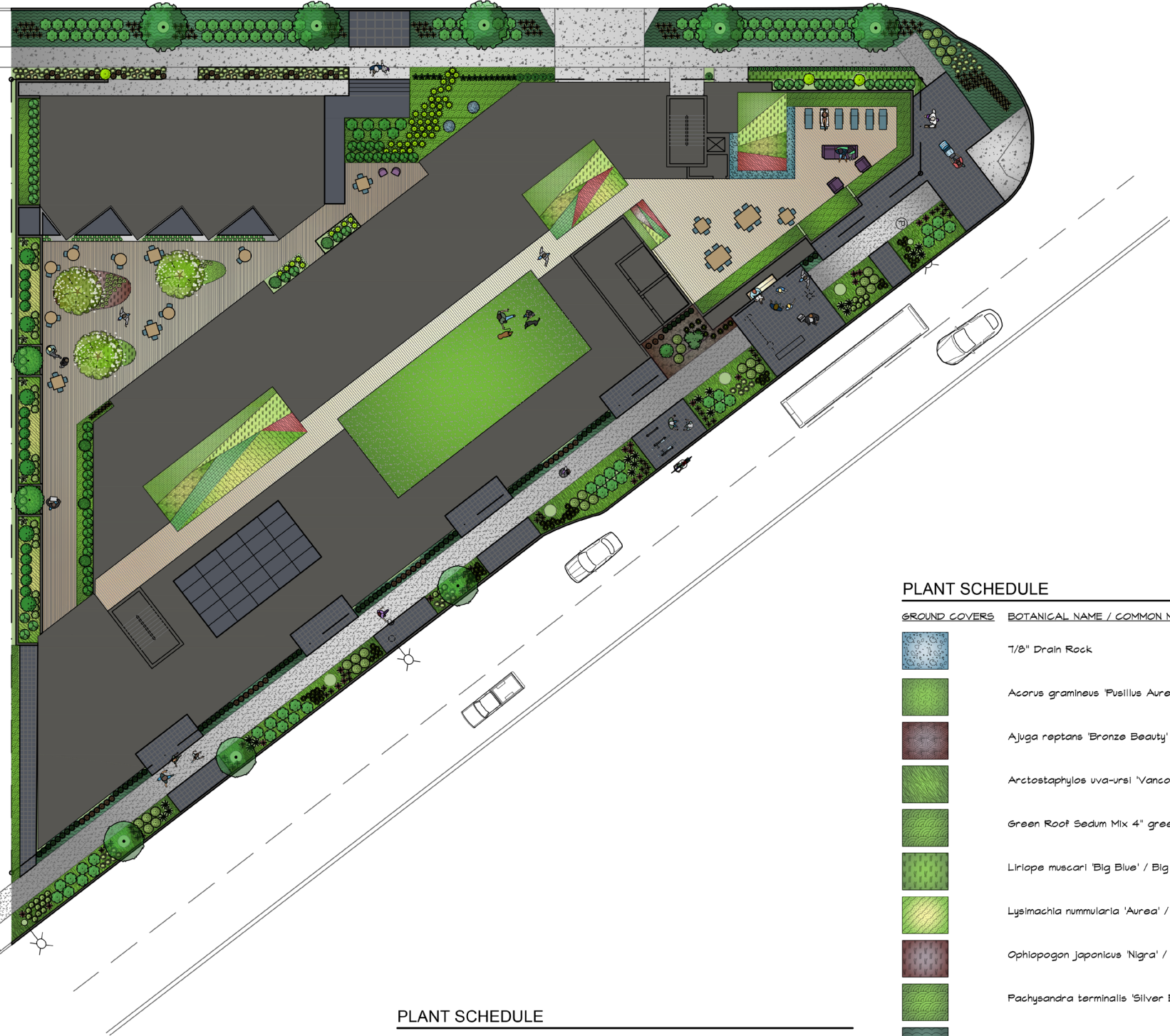
RAINIER AVE S FRONTAGE
N.T.S.



39TH AVE S

LANDSCAPE PLAN

SCALE: N.T.S



PLANT SCHEDULE

SHRUB AREAS	BOTANICAL NAME / COMMON NAME
	Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass
	Carex testacea / Carex
	Nassella tenuissima / Mexican Feather Grass
	Uncinia rubra 'Firedance' / Red Hook Sedge

PLANT SCHEDULE

GROUND COVERS	BOTANICAL NAME / COMMON NAME
	1/8" Drain Rock
	Acorus gramineus 'Fusillus Aureus' / Miniature Sweet Flag
	Ajuga reptans 'Bronze Beauty' / Bronze Beauty Bugleweed
	Arctostaphylos uva-ursi 'Vancouver Jade' / Vancouver Jade Bearberry
	Green Roof Sedum Mix 4" green roof pre-vegetated Sedum / Color Max Variety
	Liriope muscari 'Big Blue' / Big Blue Lilyturf
	Lysimachia nummularia 'Aurea' / Golden Creeping Jenny
	Ophiopogon japonicus 'Nigra' / Black Mondo Grass
	Pachysandra terminalis 'Silver Edge' / Japanese Spurge
	Rubus calycinoides 'Emerald Carpet' / Emerald Carpet Creeping Raspberry
	Sedum spathulifolium 'Cape Blanco' / Cape Blanco Sedum
	Sedum spurium 'Red Carpet' / Stonecrop
	Sedum x 'Angelina' / Angelina Sedum
	Synthetic Turf

PLANT SCHEDULE

TREES	BOTANICAL NAME / COMMON NAME
	Acer circinatum 'Pacific Fire' / Vine Maple
	Acer freemanii 'Autumn Blaze' / Autumn Blaze Maple Street Tree
	Acer griseum / Paperbark Maple
	Acer truncatum 'Warren Red' / Pacific Sunset Maple Street Tree
	Pinus sylvestris 'Pom Pom' / Scotch Pine
SHRUBS	BOTANICAL NAME / COMMON NAME
	Armeria maritima / Common Thrift
	Berberis thunbergii 'Orange Rocket' / Orange Rocket Barberry
	Blechnum spicant / Dear Fern
	Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass
	Calluna vulgaris 'Fleming's' / Fleming's Heather
	Carex comans 'Frosty Curls' / New Zealand Hair Sedge
	Carex testacea / Orange Sedge
	Chamaecyparis obtusa 'Fillicoides Aurea' / Golden Ferns Cypress
	Cornus alba 'Ballhalo' TM / Ivory Halo Dogwood
	Equisetum hyemale / Horsetail Reed Grass
	Evonymus japonicus 'Greenspire' / Greenspire Upright Evonymus
	Fatsia japonica / Japanese Fatsia
	Hakonechloa macro 'All Gold' / Japanese Forest Grass
	Hydrangea macrophylla 'Nikko Blue' / Nikko Blue Hydrangea
	Ilex crenata 'Sky Pencil' / Sky Pencil Japanese Holly
	Imperata cylindrica 'Red Baron' / Japanese Blood Grass
	Leucothoe fontanesiana 'Rainbow' / Rainbow Leucothoe
	Nandina domestica 'Harbour Dwarf' / Dwarf Heavenly Bamboo
	Nandina domestica 'Moon Bay' TM / Heavenly Bamboo
	Nassella tenuissima / Mexican Feather Grass
	Pennisetum alopecuroides 'Little Bunny' / Little Bunny Fountain Grass
	Pennisetum orientale / Oriental Fountain Grass
	Prunus laurocerasus 'Mount Vernon' / Mount Vernon Laurel
	Rosmarinus officinalis 'Prostratus' / Trailing Rosemary
	Sarcococca ruscifolia / Fragrant Sarcococca
	Weigela florida 'Java Red' / Java Red Weigela

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DEPARTURES

1) SMC 23.47A.014.B.1 - SETBACK FOR LOTS ABUTTING RESIDENTIAL LOTS

REQUIRED: 15’ TRIANGULAR SETBACK ABUTTING RESIDENTIAL LOTS.
EDG3: PROPOSED: 5’ ENCROACHMENT INTO TRIANGULAR SETBACK.
REDUCED: 4’ X 4’ ENCROACHMENT INTO TRIANGULAR SETBACK ABOVE 1’-0”.

GUIDELINES & JUSTIFICATION:
-DC2/A+C MASSING, BUILDING OPEN SPACE RELATIONSHIP: TO PROVIDE THE TOWNHOUSE UNITS AND THE PLAZA, THE TOWNHOUSES AT THE SOUTHWEST CORNER REQUIRE A REDUCED SETBACK.
-PL3.B RESIDENTIAL EDGES: THE SETBACK REDUCTION ALLOWS THE TOWNHOMES TO FIT WITH THE ADJACENT LR2 ZONE.

BOARD COMMENTS: APPRECIATED HOW MASSING HAD EVOLVED.
RECOMMENDATION MEETING COMMENTARY:
- LOWERED PLANTER WALL AT THE SOUTHEAST MINIMIZES THE DEPARTURE.
- LANDSCAPING BUFFERS THE CONDITION.

2) SMC 23.47A.014.B.3 - REAR SETBACK ABUTTING RESIDENTIAL ZONES

REQUIRED: 15’ BETWEEN 13’ TO 40’ HEIGHT, PLUS 2’ FOR EVERY 10’ ABOVE 40’ HEIGHT.
EDG3: PROPOSED: 7’ SETBACK BETWEEN 13’ TO 30’ HEIGHT FOR TOWNHOME @ SOUTH.
REPEAT: 7’ SETBACK BETWEEN 13’ TO 30’ HEIGHT FOR TOWNHOME @ SOUTH (8’ X 35’-4” ENCROACHMENT).

GUIDELINES & JUSTIFICATION:
-CS2 B ADJACENT SITES, STREETS AND OPEN SPACES: THE REDUCTION HELPS THE PROPOSED/ PREFERRED SCHEME TRANSITION SCALE FROM RAINIER AVE S TO THE MORE RESIDENTIAL SCALE OF 39TH AVE S.
-PL3.B RESIDENTIAL EDGES: THE SETBACK REDUCTION ALLOWS THE TOWNHOMES TO FIT WITH THE ADJACENT LR2 ZONE AND ESTABLISHES RESIDENTIAL SIDE YARD RHYTHM.

BOARD COMMENTS: CONSIDER GLAZING FOR SOUTH COURTYARD AND MAINTAIN SOUTH FACING PLAZA.
RECOMMENDATION MEETING COMMENTARY:
- THE SOUTH FACING WINDOWS ALONG THE SOUTHERN TOWNHOME ARE ENLARGED.
- ABUNDANT LANDSCAPING ALONG THE SOUTH EDGE OF THE TOWNHOME PROVIDES INTEREST AND BALANCES TRANSPARENCY WITH THE NEED FOR PRIVACY.

3) SMC 23.47A.008.B.2 - NON-RESIDENTIAL STREET-LEVEL REQUIREMENTS: TRANSPARENCY

REQUIRED: 60% STREET FACING FACADE 2’-8” ABOVE SIDEWALK TO BE TRANSPARENT.
EDG3: PROPOSED: 24% TRANSPARENCY @ 39TH AVE S.
REDUCED: 27.2% TRANSPARENCY @ 39TH AVE S.

GUIDELINES & JUSTIFICATION:
-CS1/C TOPOGRAPHY: IN ORDER TO UTILIZE THE SLOPING SITE TOPOGRAPHY, AND BURY THE GARAGE, A PORTION OF THE FACADE ALONG 39TH AVE S WILL BE OPAQUE.
-PL1.B WALKWAYS & CONNECTIONS: PLAZA TERRACES DO NOT COUNT AS ‘TRANSPARENT’ BUT PROVIDE VISUAL INTEREST & GREEN SPACE.

BOARD COMMENTS: APPRECIATED RELATIONSHIP OF TOWNHOMES AND TERRACE TO THE STREET.
RECOMMENDATION MEETING COMMENTARY:
- THE TERRACE IS FURTHER DEVELOPED WITH LANDSCAPING DETAILS. RAILINGS AND GATES DELINEATING ACCESS POINTS HAVE BEEN RENDERED.
- THE GARAGE DOOR IS PERFORATED METAL TO ALLOW MORE VIEW AND TRANSPARENCY AT THAT LOCATION.

4) SMC 23.47A.032.B.1.b - STREET LEVEL USES

REQUIRED: STREET-LEVEL PARKING WITHIN STRUCTURE MUST BE SEPARATED FROM STREET-FACING FACADES BY ANOTHER PERMITTED USE.
EDG3: PROPOSED: 57’-2 ” OF PARKING ALONG 39TH AVE S FACADE.
REDUCED: 56’-7” OF PARKING ALONG 39TH AVE S FACADE.

GUIDELINES & JUSTIFICATION:
-DC1/A+C ARRANGEMENT OF INTERIOR USES + PARKING AND SERVICE USES: THE DEPARTURE ALLOWS THE RETAIL/ COMMERCIAL SPACES TO BE LOCATED ALONG RAINIER AVE S RATHER THAN 39TH AVE S, WHICH IS NOT A VIABLE COMMERCIAL FRONTAGE.
-PL1.B WALKWAYS & CONNECTIONS: PLAZA TERRACES DO NOT COUNT AS ‘USE’ BUT PROVIDE VISUAL INTEREST & GREEN SPACE.

BOARD COMMENTS: SUPPORTED RATIONALE FOR DEPARTURE.
RECOMMENDATION MEETING COMMENTARY:
- THIS DEPARTURE EXISTS BECAUSE OF DESIGN INTENT. AN ADDITIONAL UNIT COULD BE PLACED IN THIS LOCATION, HOWEVER, THE VISUAL INTEREST AND AMENITY OF THE TERRACE AND PLAZA CONNECTION WOULD BE LOST.

5) SMC 23.47A.008.B.3 - NON-RESIDENTIAL STREET-LEVEL REQUIREMENTS

REQUIRED: AVG. 30’, 15’ MINIMUM DEPTH FOR NON-RESIDENTIAL USES.
EDG3: PROPOSED: SEE DIAGRAM: REDUCTION OF AVERAGE DEPTH AT EACH SPACE
REDUCED: SEE DIAGRAM

GUIDELINES & JUSTIFICATION:
-DC1/A ARRANGEMENT OF INTERIOR USES: THE DEPARTURE ALLOWS THE PARKING TO BE EFFICIENTLY PLANNED AND FOR THE ANGLED BUILDING GEOMETRY TO BE RESOLVED.
-PL1.A NETWORK OF OPEN SPACES: MINIMUM DEPTH PROVIDED AT RECESSED ENTRIES ONLY. RECESS ENHANCES PEDESTRIAN EXPERIENCE AND ARTICULATES MASSING AT GRADE.

BOARD COMMENTS: MORE INFORMATION ABOUT HOW SPACES CAN BE CONFIGURED.
RECOMMENDATION MEETING COMMENTARY:
- BECAUSE OF THE TRIANGULAR LOT SHAPE, THE SPACES AT GROUND LEVEL MUST RESOLVE THE BUILDING GEOMETRY BETWEEN THE PARKING GARAGE AND COMMERCIAL AND LIVE/WORK SPACES ALONG RAINIER AVE S. THIS CREATES A CONDITION WHERE ANGLED WALLS VARY THE DEPTH OF THESE SPACES AND REDUCE THEIR EFFICIENCY. THIS IS MINIMIZED TO THE GREATEST EXTENT POSSIBLE.
- THE MINIMUM DEPTH IS SATISFIED IN THE CURRENT VERSION, AND EXAMPLE LAYOUTS HAVE ARE ADDED TO THE RECOMMENDATION PACKET TO ILLUSTRATE HOW THE AVERAGE DEPTH REDUCTION CAN BE ACCOMMODATED WITHIN THE COMMERCIAL AND LIVE/WORK LAYOUTS.

6) SMC 23.47A.008.D.2 - RESIDENTIAL USE ON STREET FACING FACADE

REQUIRED: FLOOR TO BE 4’-0” ABOVE OR BELOW OR 10’ BACK FROM SIDEWALK.
EDG3: PROPOSED: + OR - 3’ DEPENDING ON GRADE, 7’-0” BACK FROM SIDEWALK.
REPEAT: 1’-5” AVERAGE (-3’-10” / +2’-5”).

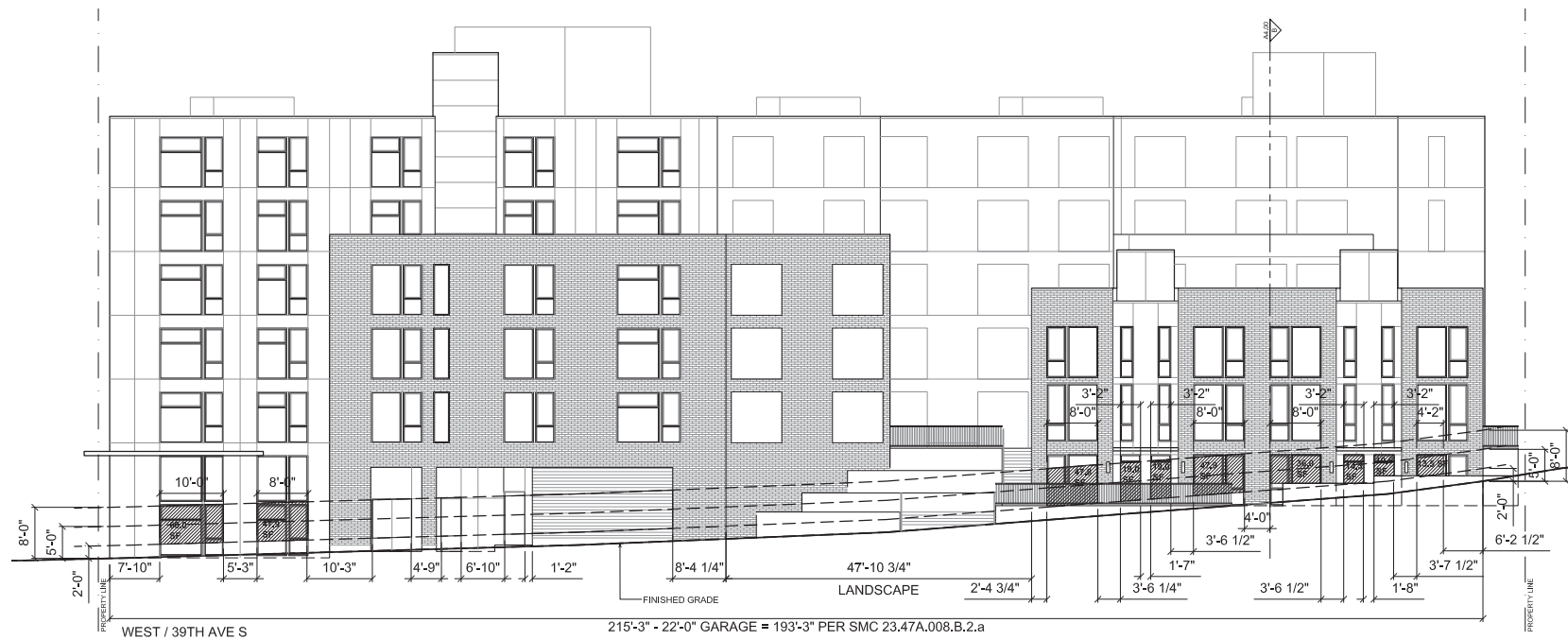
GUIDELINES & JUSTIFICATION:
-CS2/B ADJUSTMENT SITES, STREET AND OPEN SPACES: THE REDUCTION ALLOWS THE TOWNHOUSES TO BE SET LOWER IN RELATIONSHIP TO THE LR2 ZONE SOUTH.
-CS2.D HEIGHT BULK & SCALE: 39TH AVE S IS NOT COMMERCIAL IN CHARACTER. REDUCTION IMPROVES THE TRANSITION TO ADJACENT RESIDENTIAL USES.

BOARD COMMENTS: SUPPORTED DEPARTURE RATIONALE.
RECOMMENDATION MEETING COMMENTARY:
- THE SLOPING TOPOGRAPHY OF THE SLOPE, COMBINED WITH THE RESIDENTIAL CHARACTER OF 39TH AVE S. SUGGEST A MORE DIRECT STREET RELATIONSHIP FOR THESE UNITS.
- THE TOWNHOMES HAVE PREVIOUSLY BEEN LOWERED TO THE STREET LEVEL. ADDITIONAL DETAILING AND RENDERED IMAGES ARE PROVIDED TO CLARIFY THE LOOK AND FEEL OF THE SIDEWALK ADJACENCY.

6

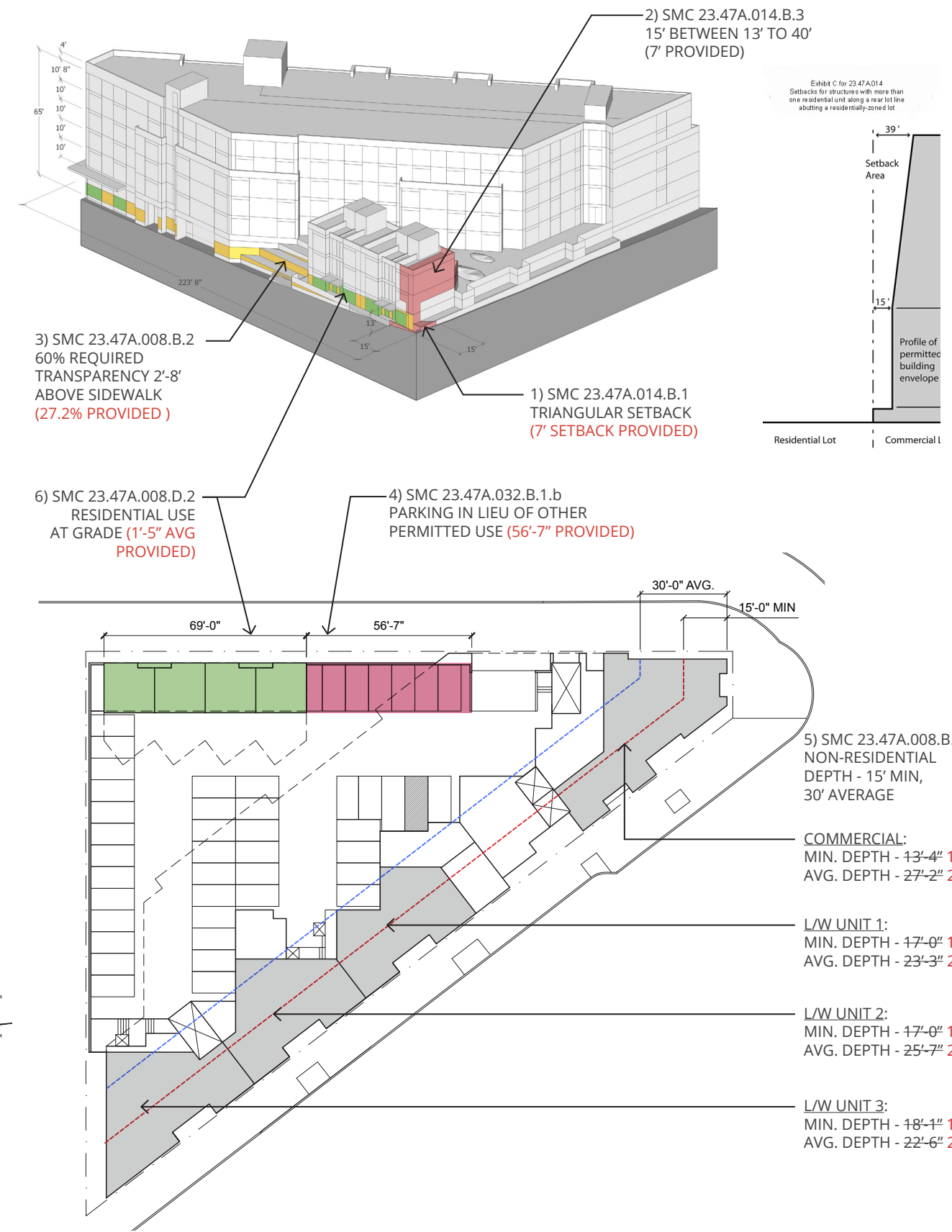


3



TOTAL FACADE AREA 2' to 8' ABOVE GRADE: 1,159.9 SF
60% MIN TRANSPARENCY: 695.94 SF
PROVIDED TRANSPARENCY: 315.9 SF = 27.2%
*DEPARTURE PENDING, SEE A0.34

TOTAL FACADE LENGTH: 215.25' LF
40% MAX BLANK SEGMENTS: 86.1 LF
PROVIDED BLANK SEGMENTS: 72.4 LF = 33.6%



SHW RECENT WORK



5902 22ND AVE NW



2418 NW 58TH ST



6301 15TH NW (UNDER CONSTRUCTION)



116 13TH AVE E



1806 23RD AVE



1404 BOYLSTON AVE (UNDER CONSTRUCTION)



1728 12TH AVE