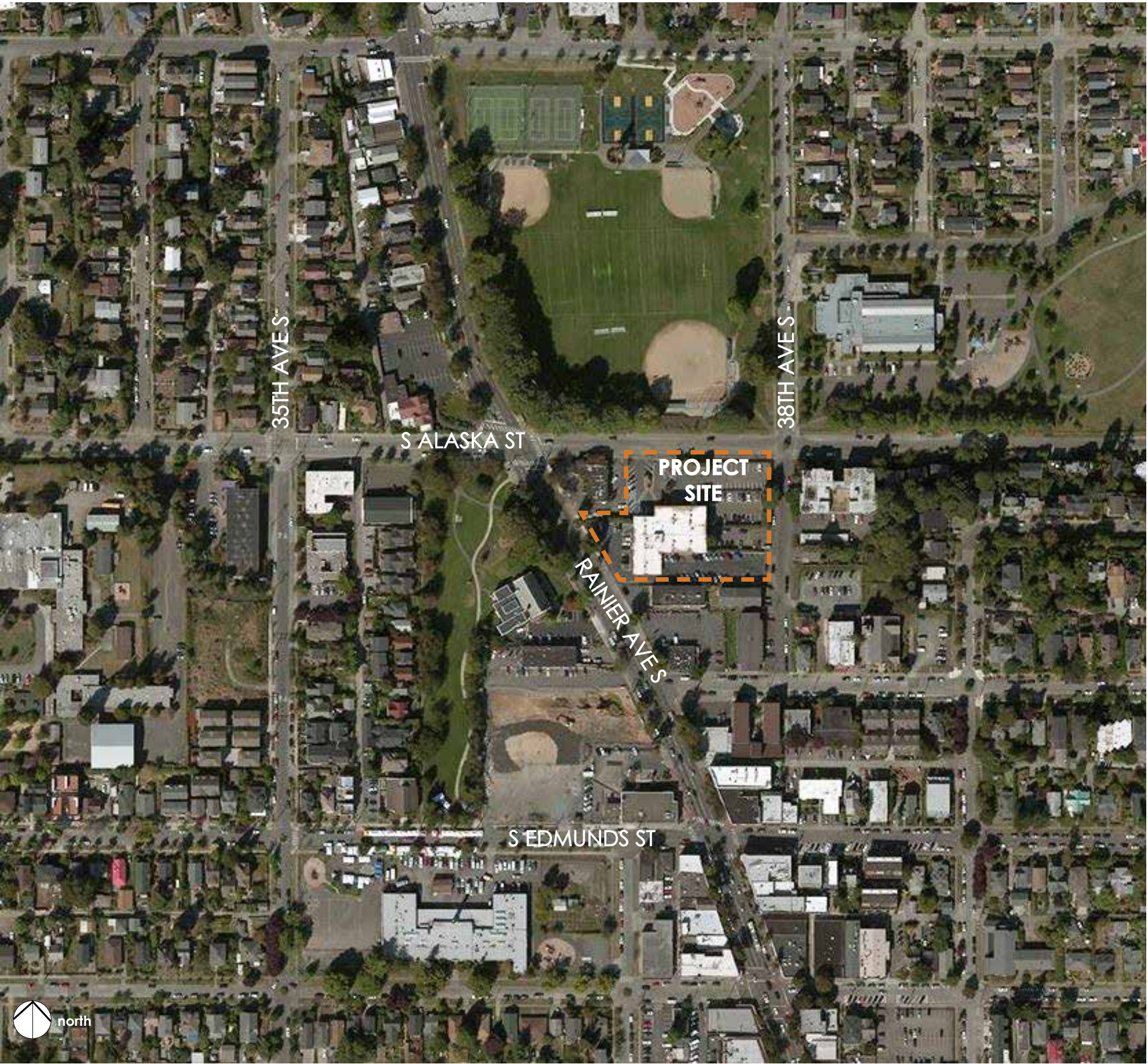




3717 s alaska st

Early Design Guidance
June 9, 2015
DPD Project # 3019517



SITE AREA: 74,400 sf

ZONING: NC2-40 with pedestrian overlay at Rainier Ave S and S Alaska St + NC2-65, all in the Columbia City Res Urban Village Overlay

PROJECT DESCRIPTION:

Proposal for a new mixed-use project 4-7 stories above grade with ground floor street-facing retail, apartments, and sub-grade parking. Development objectives include:

- 240-245 residential apartment units
- 25,000-30,000 sf retail/commercial
- 220-260 on-site parking stalls in subgrade garage

SUMMARY OF DEVELOPMENT STANDARDS:

Height limit: 40' + 4' Bonus = 44' (note: 13' ground floor required)
40' + 7' Bonus = 47' (note: 16' ground floor + 12,000sf min retail space required)
65' @ NE corner of site (SMC 23.47A.012)

Parking: No parking required in urban village within 1,320 ft of frequent transit. (SMC 23.54.015)

FAR: **NC2-65** site lot area: 20,880 sf
FAR allowed: 4.75 MIXED-USE FAR x 20,880 = 99,180 sf
NC2-40 site lot area: 53,520 sf
FAR allowed: 3.25 MIXED-USE FAR x 53,520 = 173,940 sf
TOTAL FAR: 273,120 sf (SMC 23.47A.013)

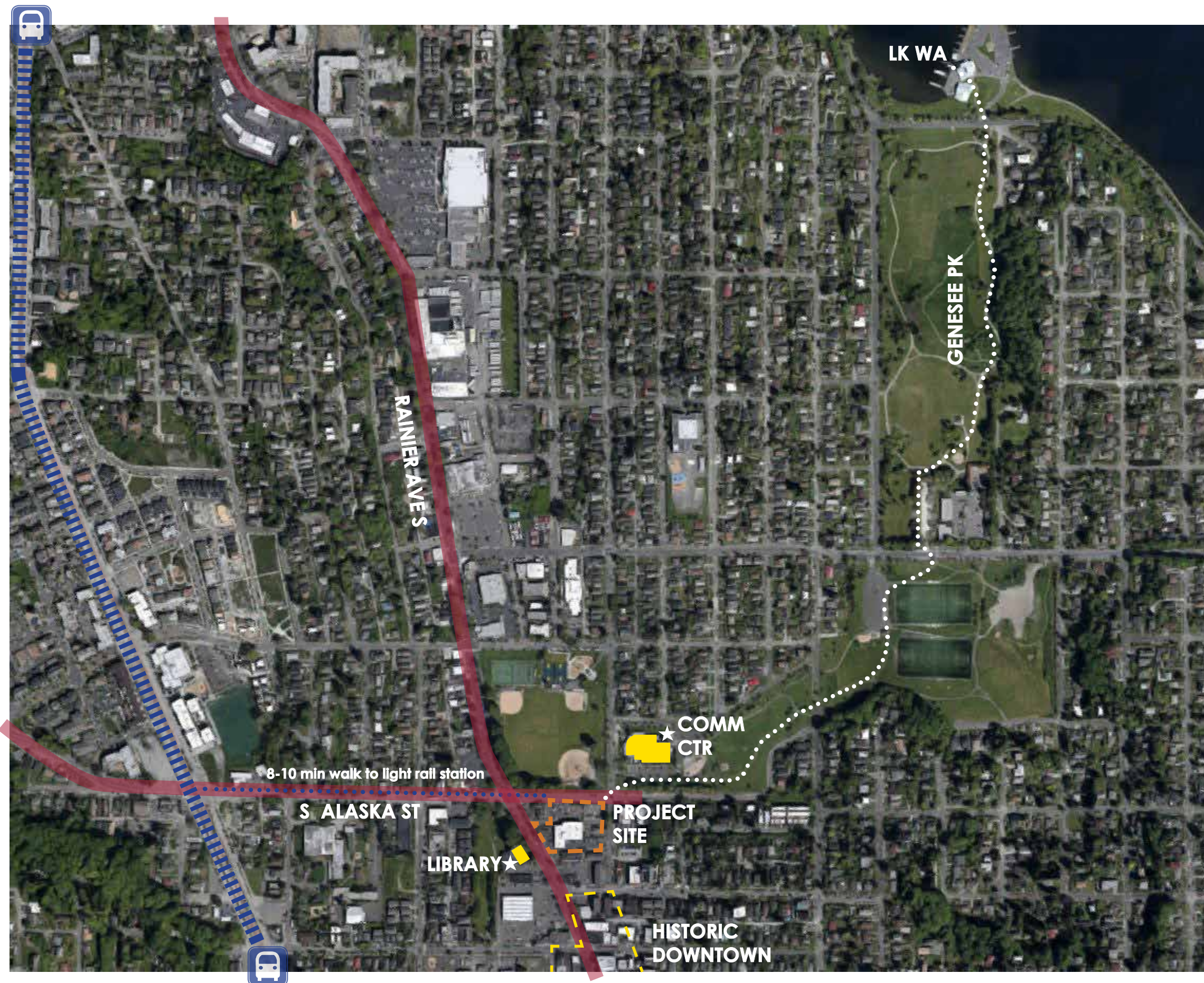
Setbacks: None required. (SMC 23.47A.014)

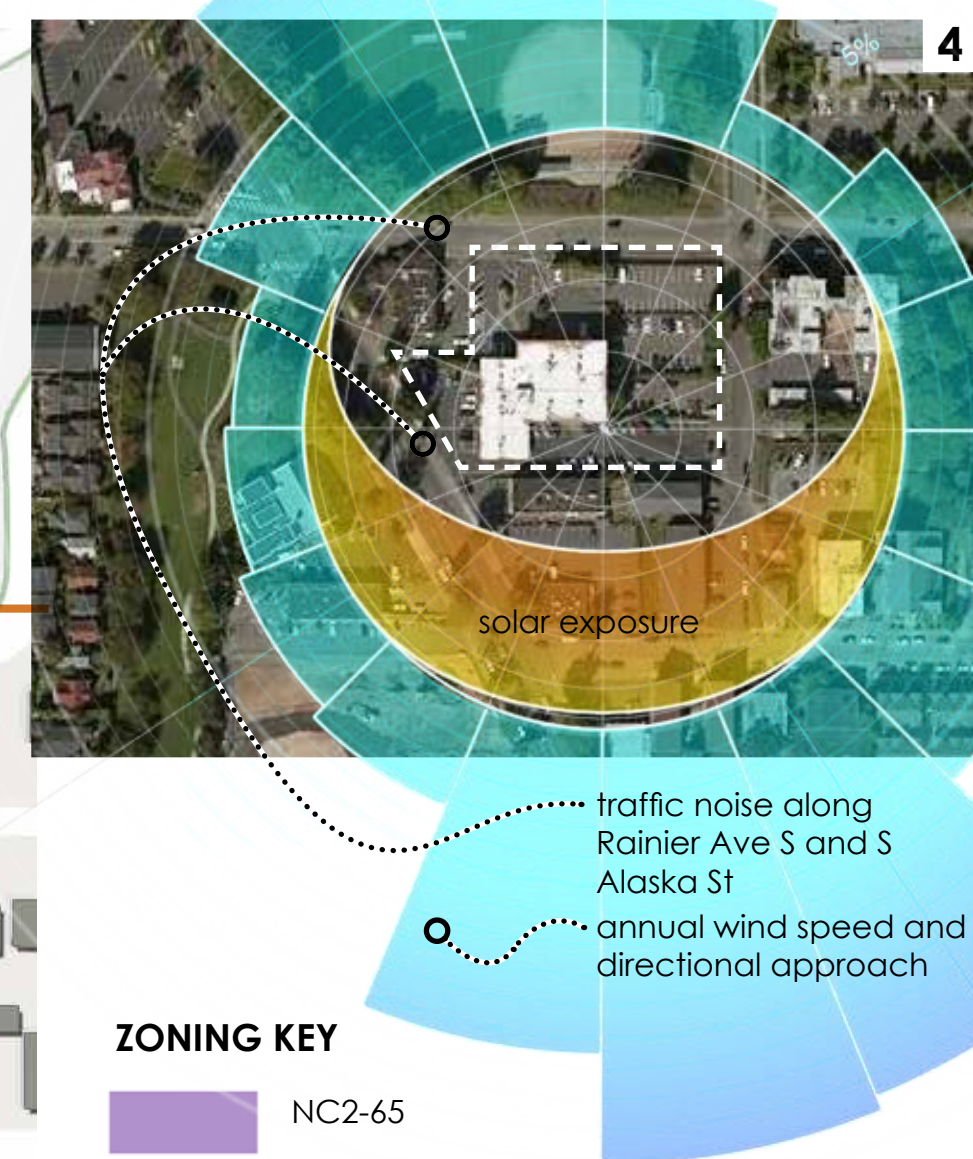
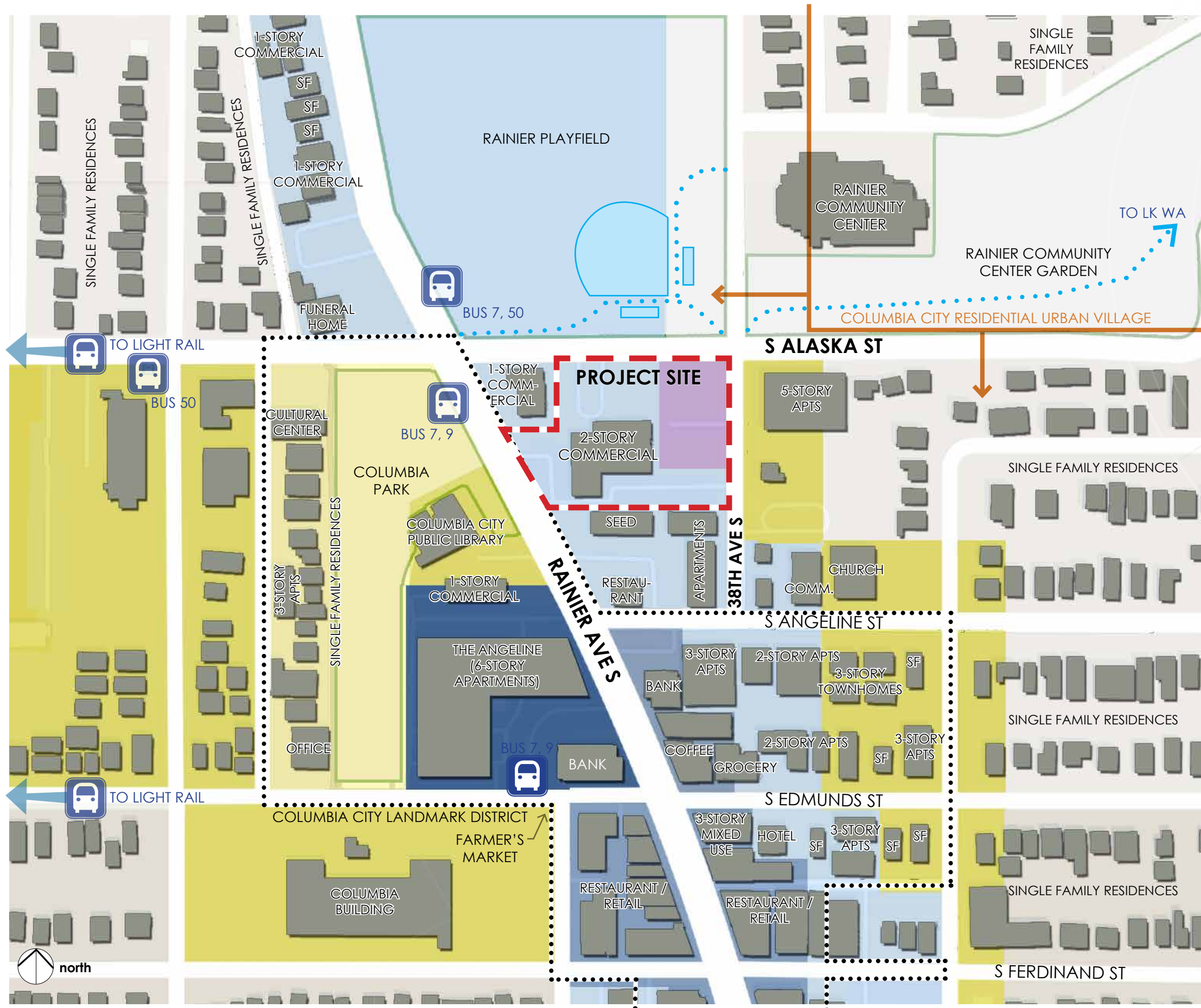
Solid Waste Storage:

Residential:
240 units (575 sf for first 100 units, plus 4 sf x remaining units)
575 + 4(140) = 1,135 sf

Retail:
21,700 gross (15,001 - 50,000 sf)
175 sf/2 = 88 sf
(note: reduced by half per SMC 23.54.04.B)

TOTAL required area: 1,223 sf
(SMC 23.54.040)





ZONING KEY

- NC2-65
- NC3-65 / NC3P-65
- NC3-40 / NC3P-40
- NC2-40 / NC2P-40
- LR2
- LR3
- SF 5000
- GREEN SPACE
- URBAN VILLAGE BOUNDARY
- HISTORIC DISTRICT BOUNDARY



1 Looking northeast from Rainier Ave S into project site



2 Looking east down S Alaska St



3 Looking north from project site



4 Looking east from S Alaska street to apartments



5 Looking west down S Alaska St



6 Looking west from 38th Ave S into project site



7 Looking east from project site to 38th Ave S



Looking west from project site across Rainier Ave S



Looking north from project site across S Alaska St



Looking east from project site across 38th Ave S

KEY RAINIER AVE S RESPONSES:

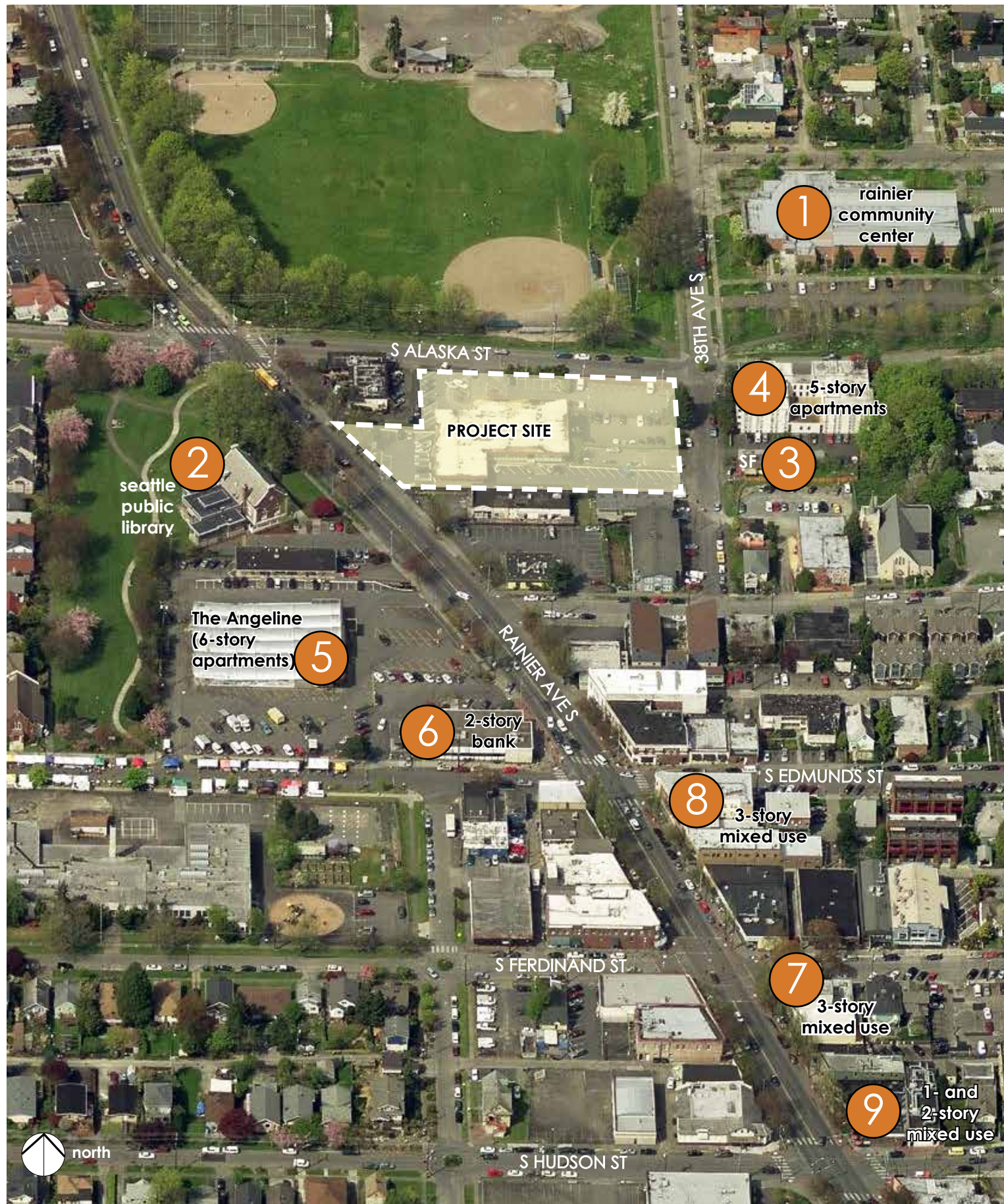
- street-oriented retail
- respond to scale and siting of the library
- existing buildings set in landscape/open space
- most visible frontage
 - > "front door" to project and Columbia City

KEY S ALASKA ST RESPONSES:

- create edge for playfields/park
 - > pedestrian oriented retail @ base
 - > defined urban edge
- provide views into site
- add street-level landscaping

KEY 38TH AVE S RESPONSE:

- quieter side street (most appropriate zone for services) with LR3 zone across from site
- greater concentration of residential uses/minimal retail
- steeper topography/less pedestrian-oriented
- higher scale towards south end of street



1 community center northeast of site



2 Columbia City Public Library west of site



3 single family home east of site



4 apartments east of site



5 The Angeline apartments southwest of site on Rainier Ave S



6 bank southeast of site



7 historic mixed use south of site



8 historic mixed use south of site



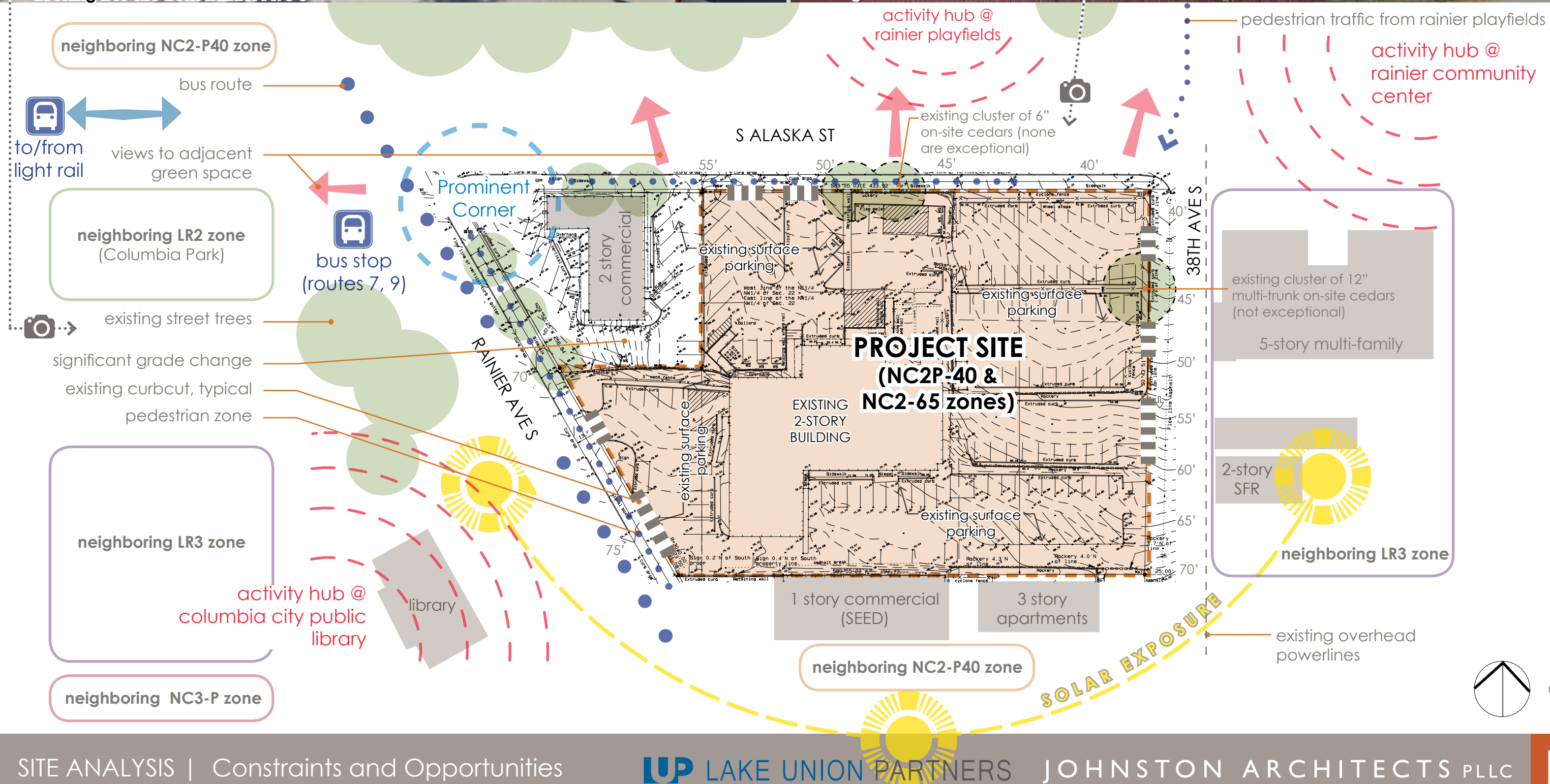
9 historic mixed use south of site



Looking E to site from Rainier Ave S



Looking S to site from S Alaska St





Preservation of character in the Landmark District through tenant infill in existing, well-kept historic buildings

Availability of transit network (100 ft from site)
3 blocks to light rail



Promotion of local goods and entertainment (example: Columbia City Farmer's Market)

Ample green space/park network adjacent to site that is well-utilized by the community



CONTEXT & SITE

> CS2 A 1: **Sense of Place**

Emphasize attributes such as patterns of streets/blocks, relationships to open spaces, iconic buildings, and land seen as a gateway to the community

- respond to library across Rainier (iconic building set in open space; gateway)
- create playfield edge (secondary pedestrian gateway to downtown)

> CS2 B 2: **Connection to the Street**

Identify opportunities for the project to make a strong connection to the street and how buildings interact with them

- Rainier relationship is critical; engage with sidewalk to encourage pedestrians
- generate activity/enliven Alaska with vibrant streetfront and eyes on the street

> CS2 C 2: **Mid-block Sites**

Respond to existing anticipated street edges and datum lines

- grid shift at Rainier: street diagonal, but many buildings are orthogonal; preferred design concept melds both frontage types along Rainier

> CS3 A 1: **Fitting Old and New Together**

Create compatibility with context through articulation, scale/proportion, and materials

- existing higher scale in areas of lower topography, lower height along Rainier
- mix of streetwall-holding (more historic) and auto-oriented (set back from street). Preferred scheme holds sidewalk edge w/ areas of visual relief



PUBLIC LIFE

> PL1 A 1: **Enhancing Open Space**

Positively contribute to a broader network of open spaces

- street/sidewalk-oriented plazas along Rainier (with good solar access)
- preferred design creates through-block passage from Alaska to Rainier

> PL1 B 3: **Pedestrian Amenities**

Create lively, pedestrian-oriented spaces to attract interest/interaction through visual access to the building entry and an engaging retail environment

- widened sidewalks along Alaska w/ retail environment
- entry plazas along Rainier flanking active retail or restaurant uses

> PL2 B 3: **Street-level Transparency**

Maintain sight lines into and out of ground level space to enhance safety and security

- entry plazas of preferred scheme allow views deep into the site/courtyard
- large areas of glazing and retail uses at street level along Alaska and Rainier



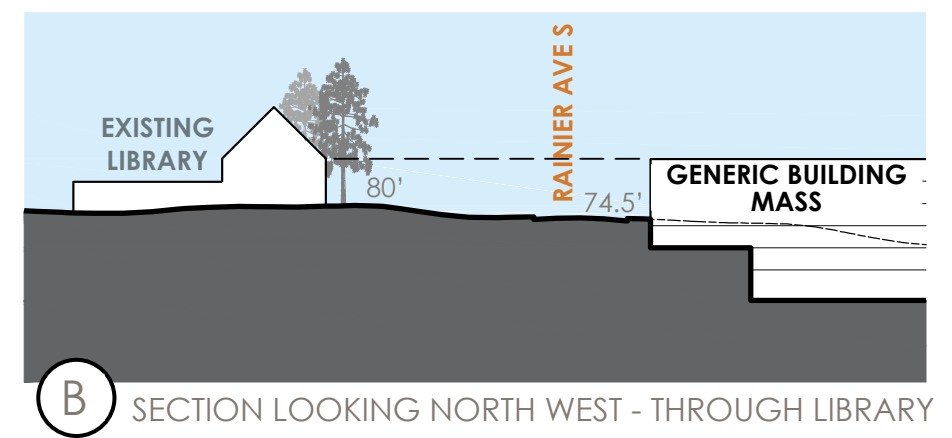
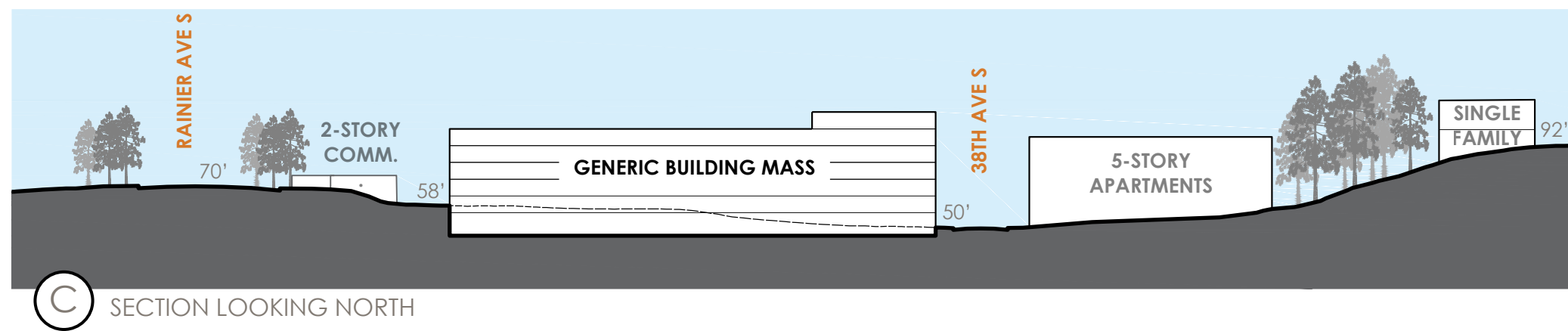
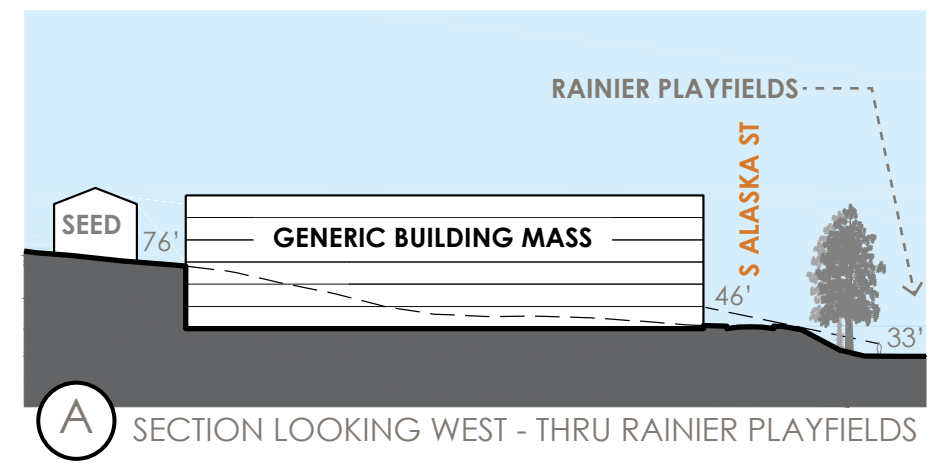
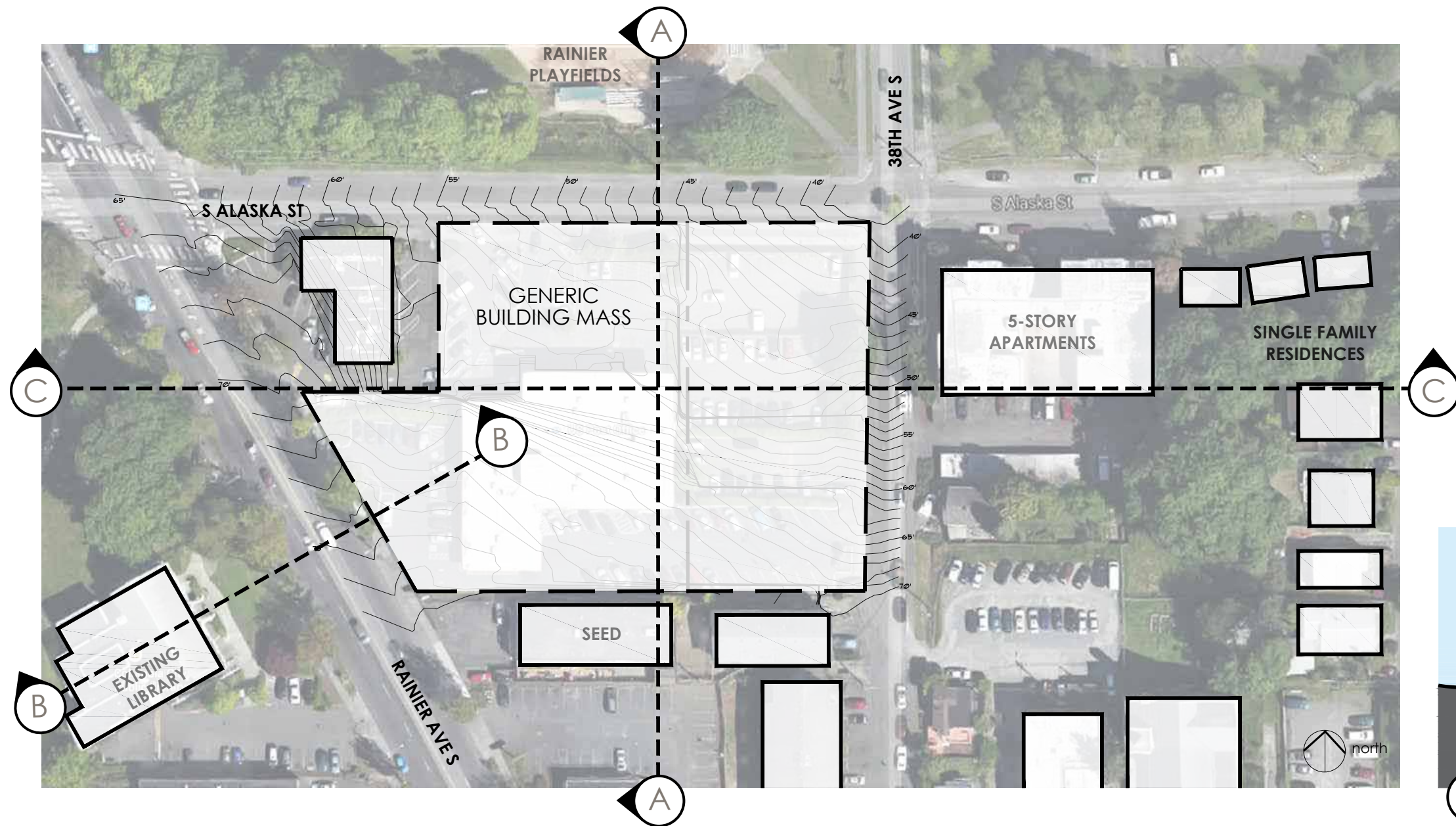
DESIGN CONCEPT

> DC2 D 1: **Human Scale**

Incorporate architectural features and details of a human scale into the facade, entries, and open spaces to engage the pedestrian

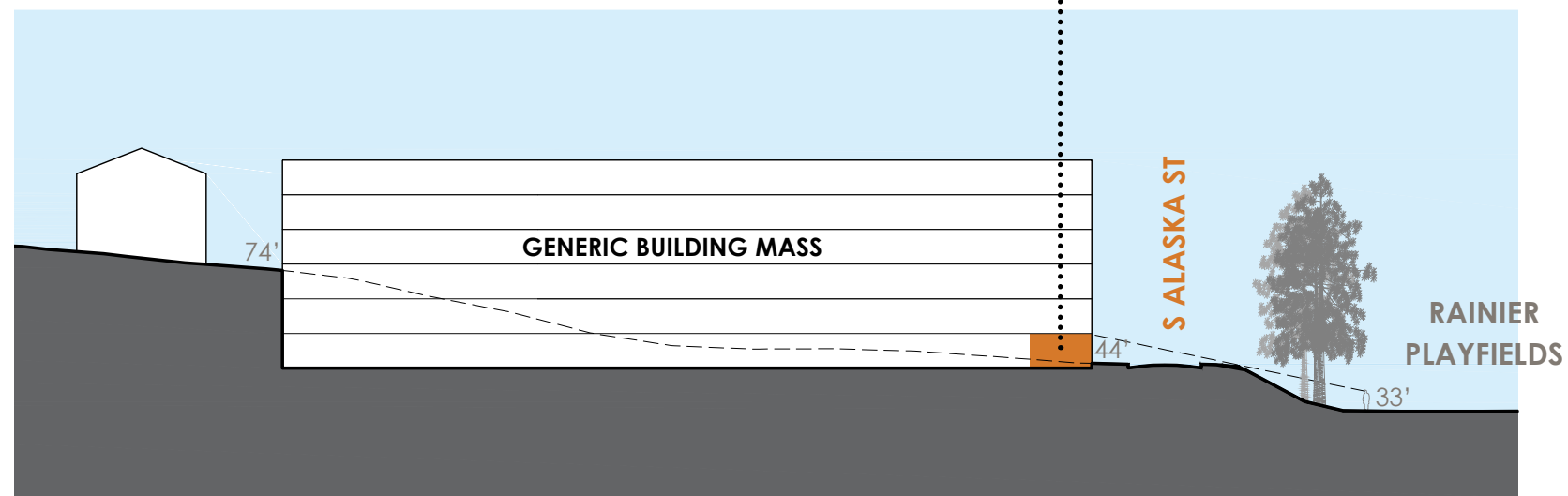
- Building mass broken up with plazas, separations, and modulation of facades
- intimately-scaled plazas along Rainier, but large enough to encourage activity
- sightlines into block from pedestrian overlay zones (Rainier and Alaska)







ground floor uses

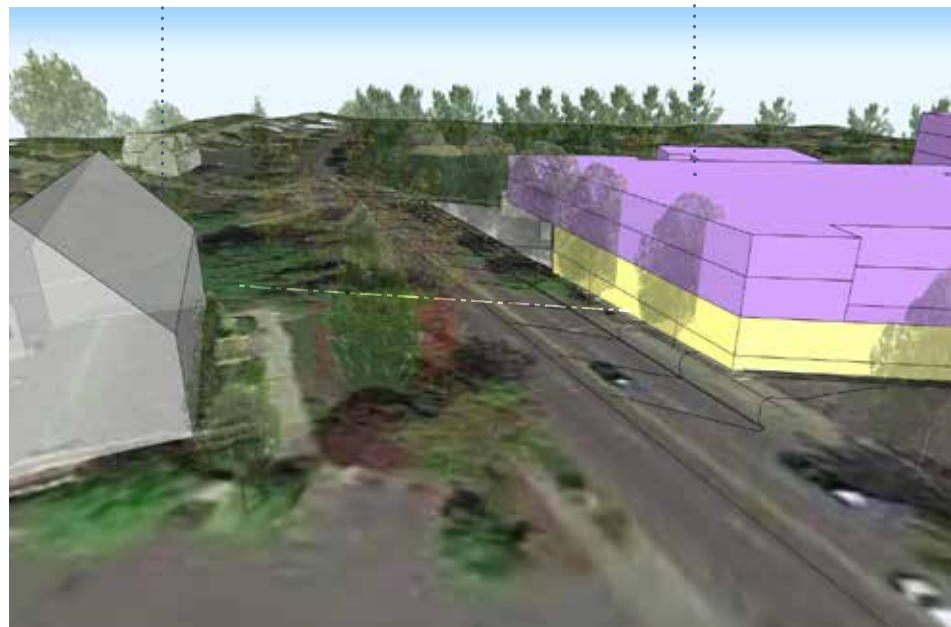
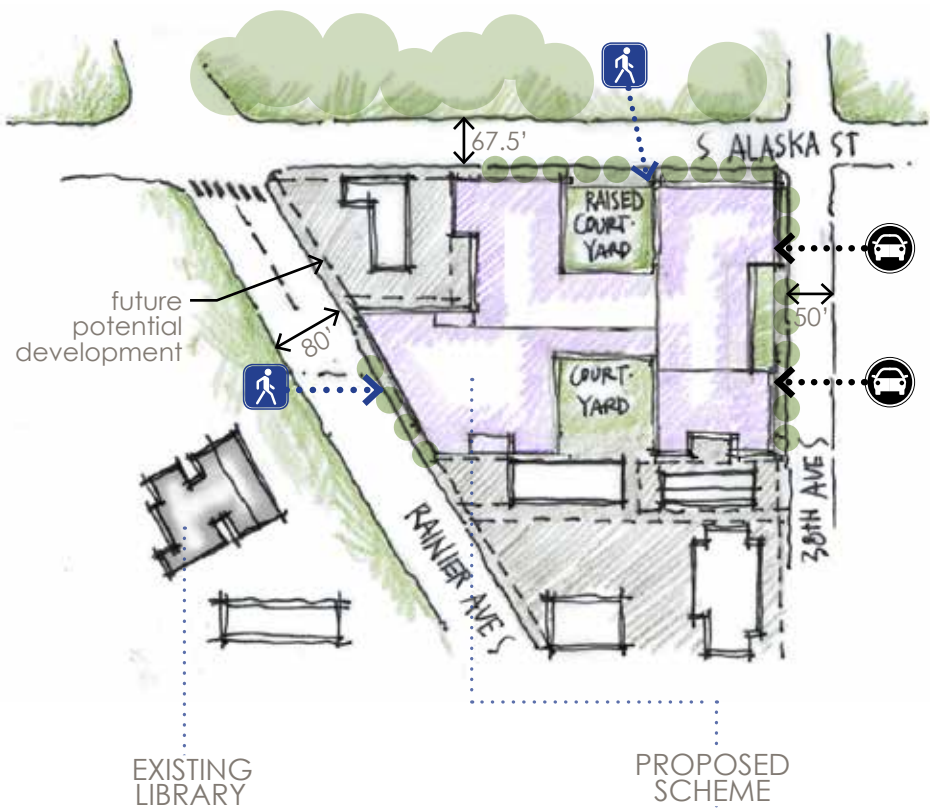


SECTION LOOKING WEST - THROUGH RAINIER PLAYFIELDS



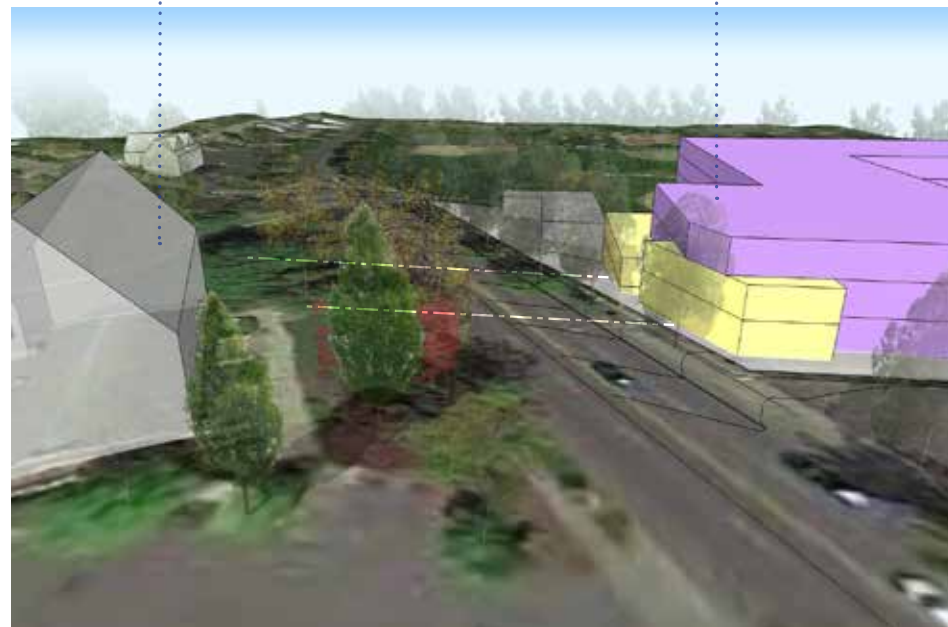
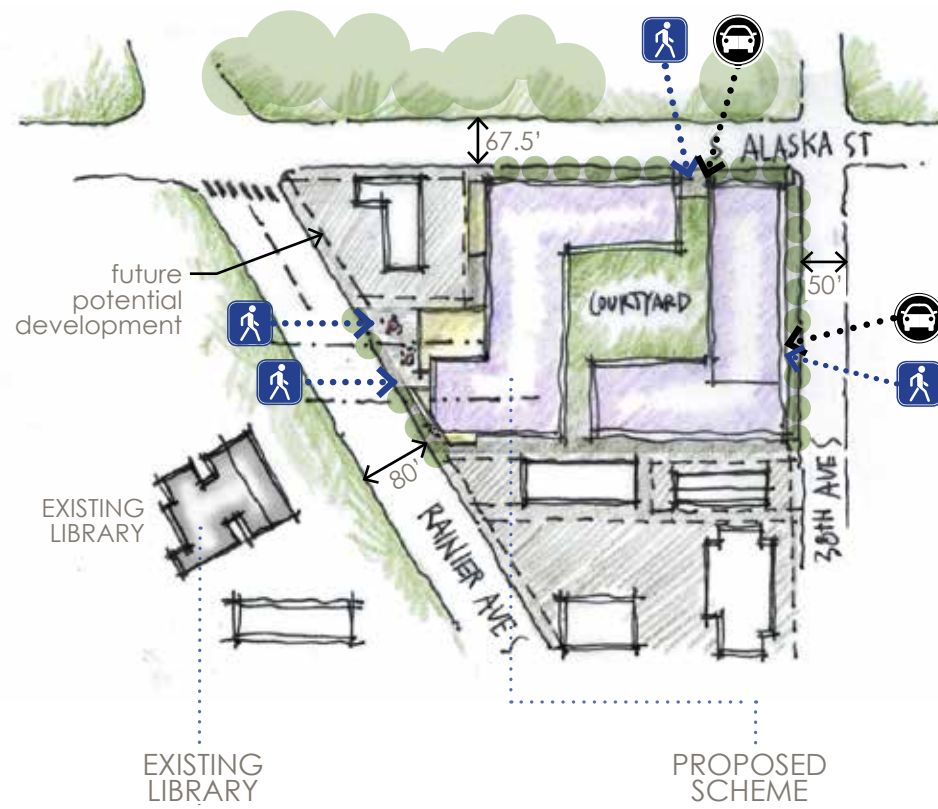
LOOKING UP TO S ALASKA ST FROM RAINIER PLAYFIELDS

scheme **A**
CODE-COMPLYING



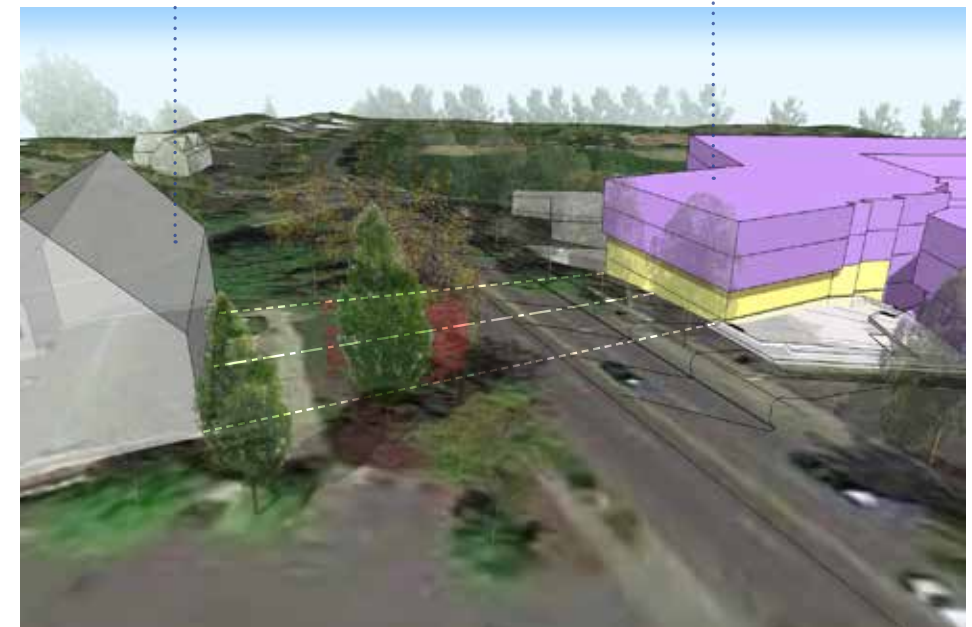
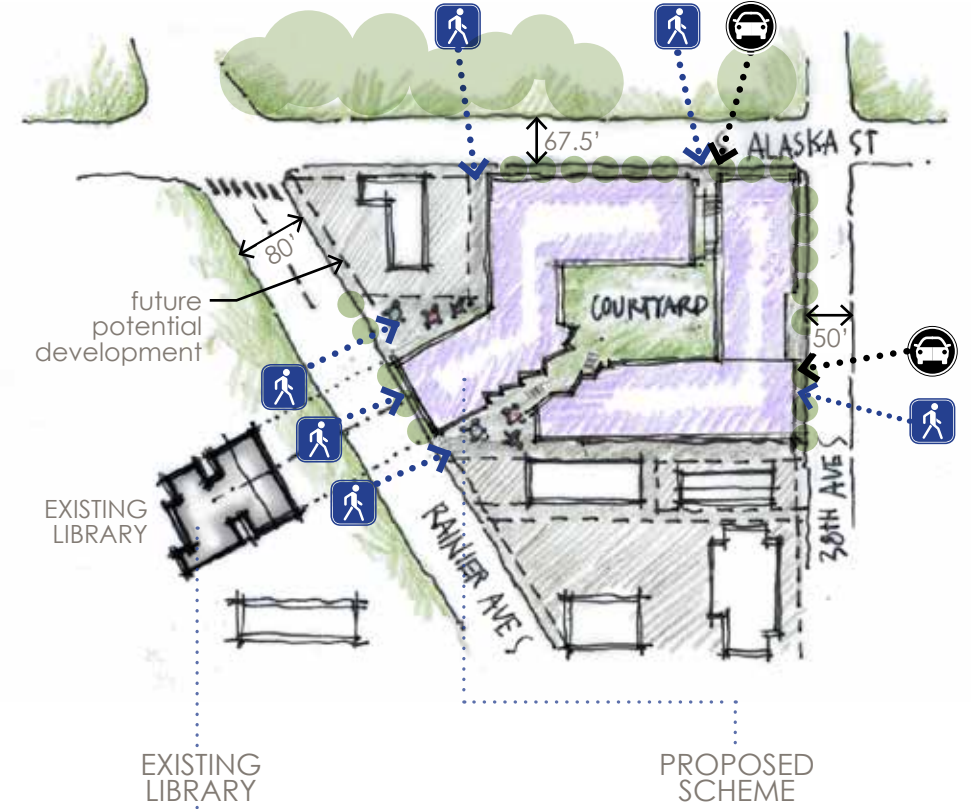
LOOKING NORTH DOWN RAINIER AVE

scheme **B**
L-SHAPE



LOOKING NORTH DOWN RAINIER AVE

scheme **C**
Z-SHAPE
[PREFERRED SCHEME]



LOOKING NORTH DOWN RAINIER AVE



PEDESTRIAN ACCESS



VEHICULAR ACCESS

overview

- 4-7 story massing; 44'-65' height
 - 240 apartment units and 23,208 sf ground floor retail
 - 223 onsite parking stalls in subgrade garage (56 retail / 183 residential)
- FAR shown: 273,119 sf (100% FAR utilization - limit is 273,120)
 - P2: 19,770 sf
 - P1: 36,665 sf
 - 1ST: 55,469 sf
 - 2ND: 45,969 sf
 - 3RD: 55,031sf
 - 4TH: 43,526 sf
 - 5TH: 16,689 sf

opportunities

- no departure requests required
- optimum utilization of retail frontage on Rainier Ave
- north-facing courtyard at third level provides vista to playfields across S Alaska St
- creates a strong street wall along Rainier Ave

challenges

- difficult to lay out units due to numerous inside corners and wide floor plates
- none of the courtyards are optimally oriented for solar acces and all are raised above street
- two driveways along steeply-sloping 38th Ave S are difficult for retail patrons to navigate
- units facing "alley" at south edge of property



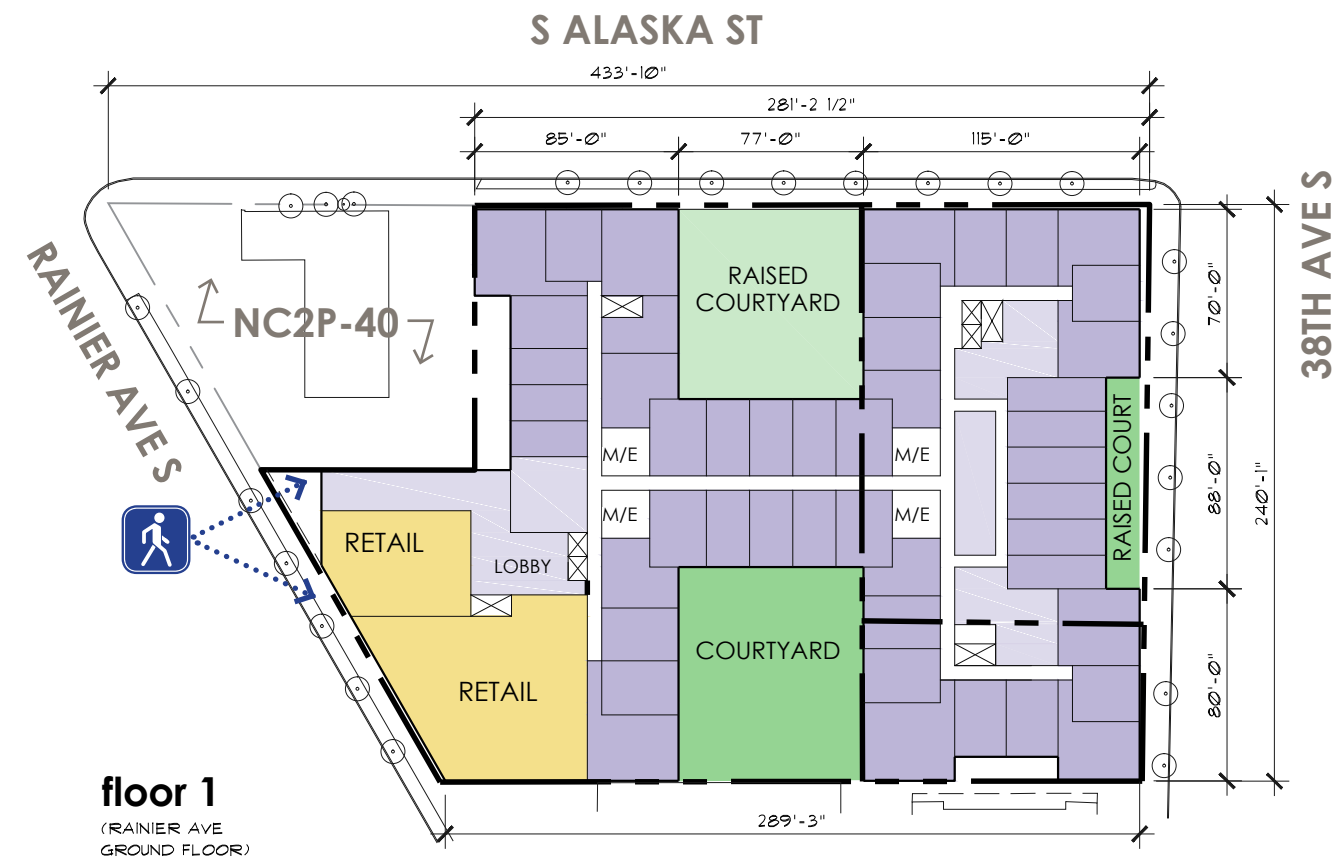
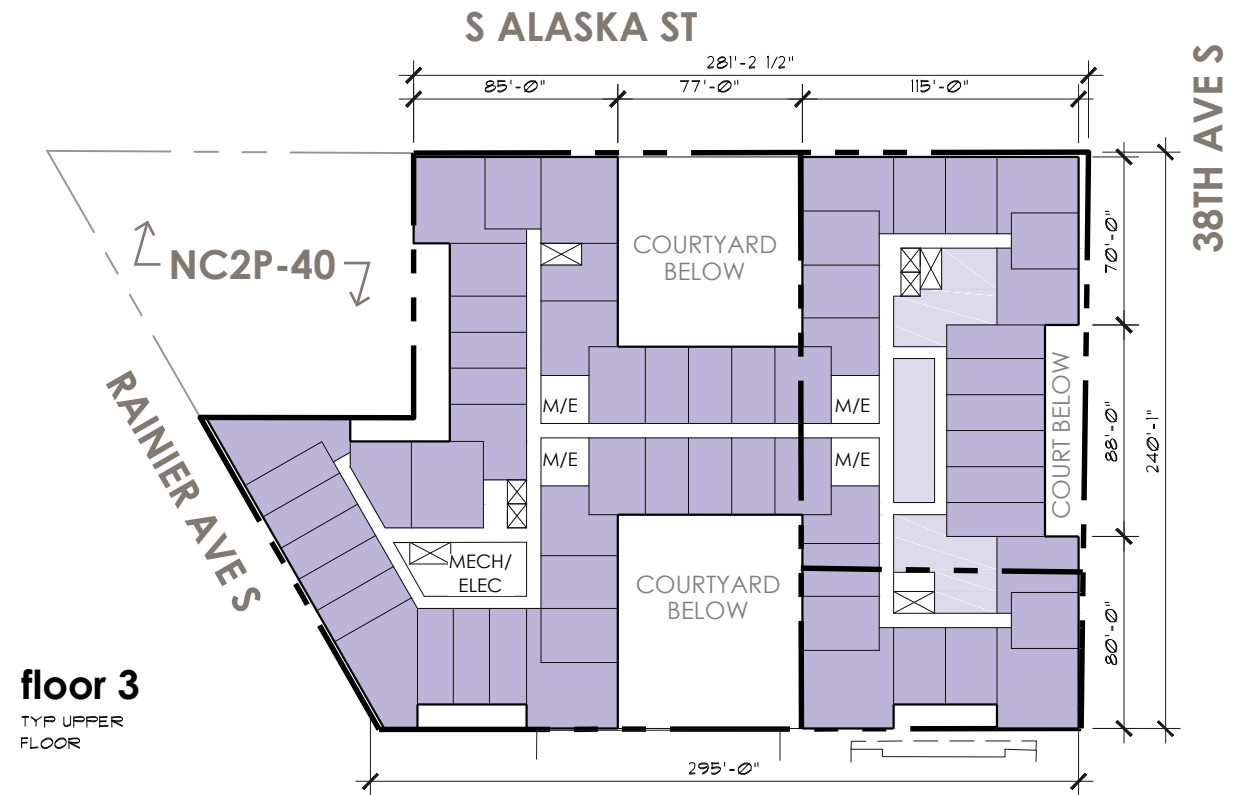
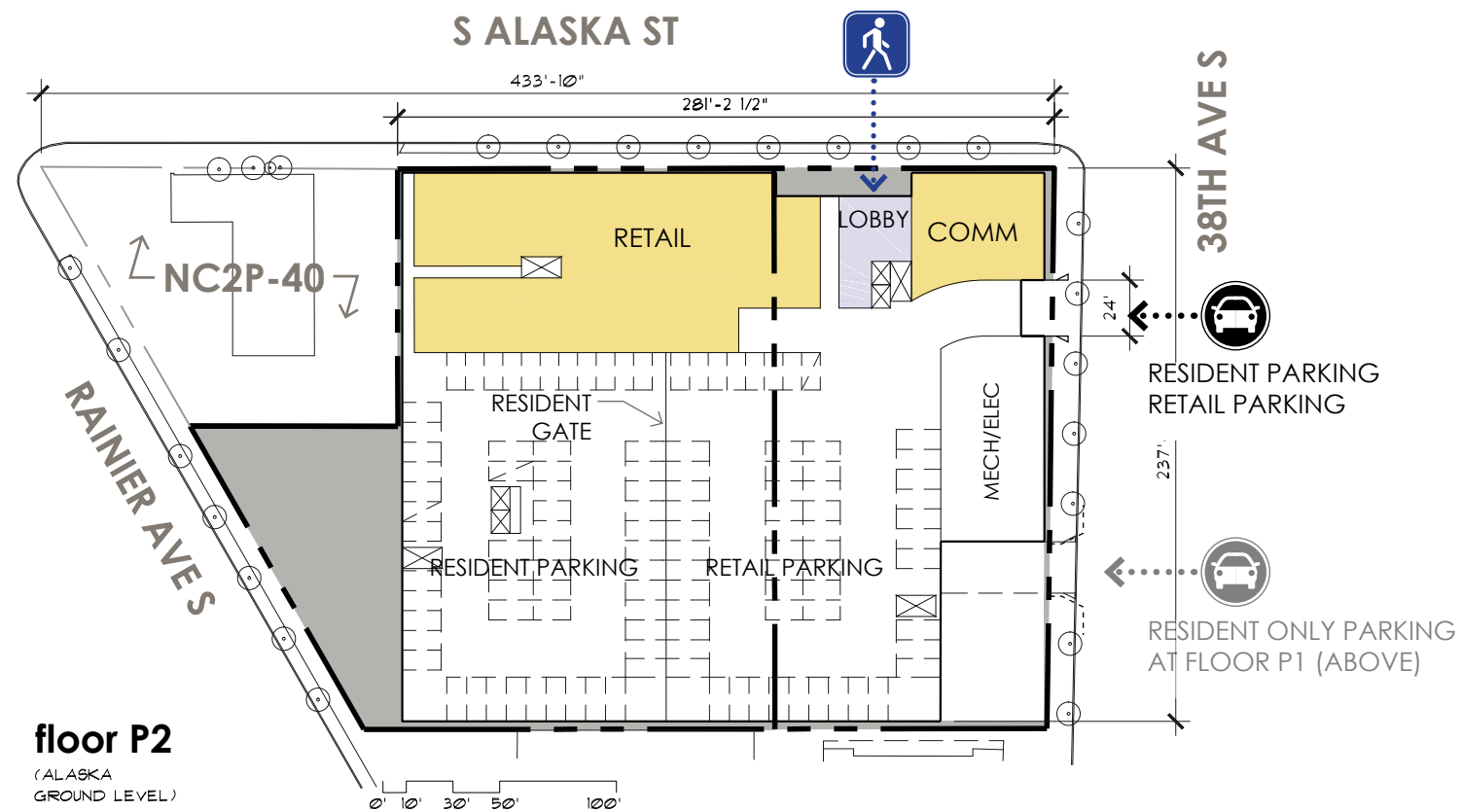
BIRD'S EYE LOOKING SOUTHEAST



STREET-LEVEL VIEW LOOKING EAST



BIRD'S EYE LOOKING SOUTHWEST



BIRDS EYE LOOKING NORTHEAST



overview

- 4-7 story massing; 44'-65' height
 - 241 apartment units and 21,771 sf ground floor retail
 - 267 onsite parking stalls in subgrade garage (65 retail / 202 residential)
- FAR shown: 252,622 sf (92.5% FAR utilization - limit is 273,120)
 - P2: 61,265 sf
 - P1: 54,324 sf
 - 1ST: 52,476 sf
 - 2ND: 44,356 sf
 - 3RD: 48,246 sf
 - 4TH: 49,422 sf
 - 5TH: 12,007 sf

opportunities

- jogs in facade fronting Rainier Ave allow opportunity for plaza/retail spillout to adjacent sidewalk, relief in pedestrian experience
- large interior courtyard as an amenity for residents
- buildings engage street along S Alaska St and 38th Ave
- vehicular entrances are divided between S Alaska St and 38th Ave for increased safety/security for residents

challenges

- limited connection between central courtyard and streetscape
- long facades along S Alaska St and 38th Ave will require careful and thoughtful architectural detailing to break down scale



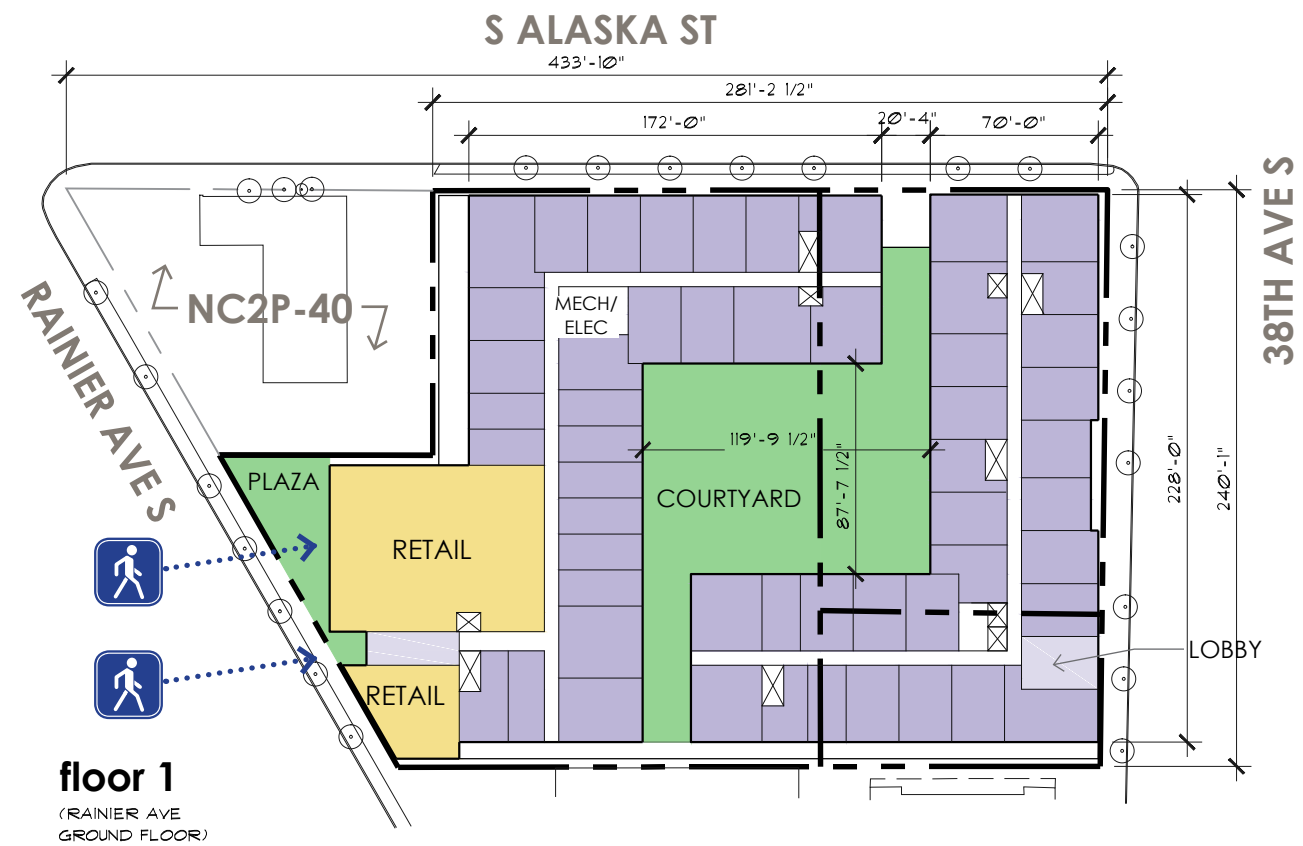
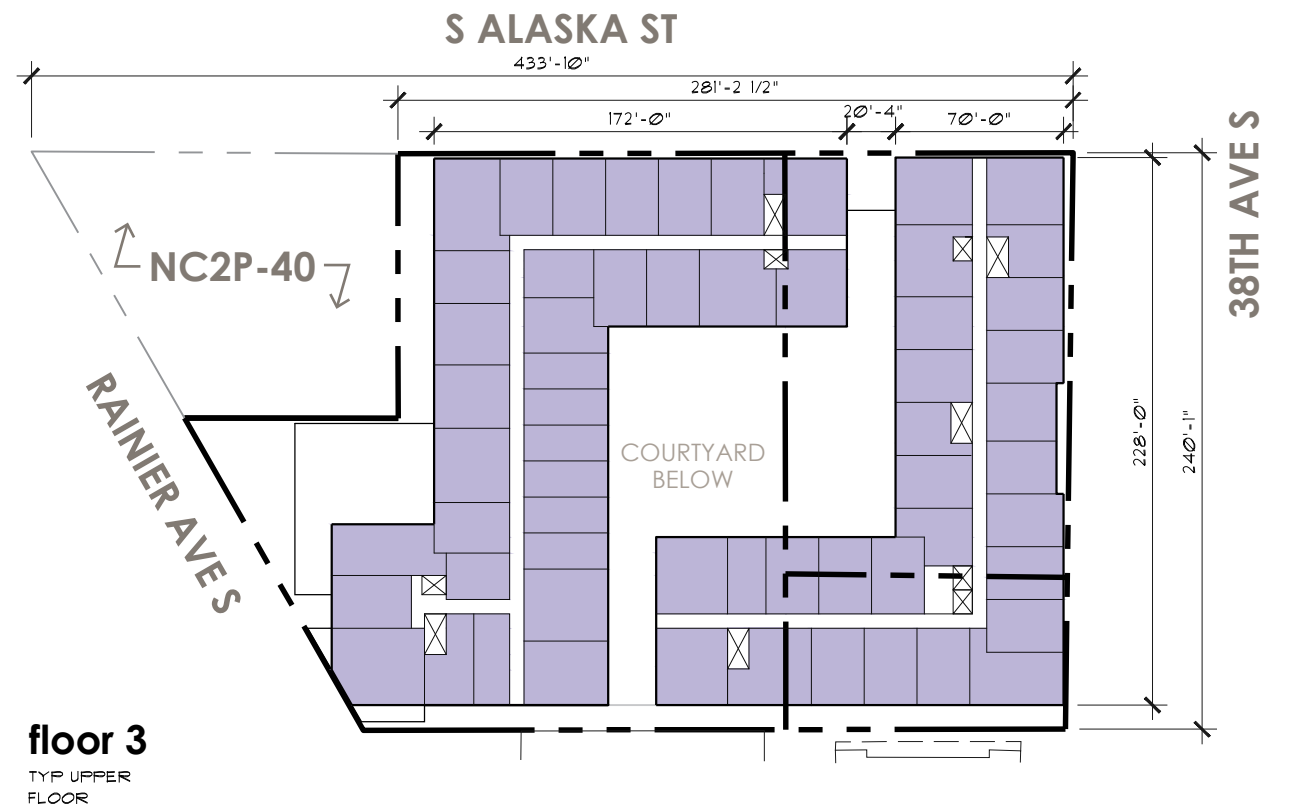
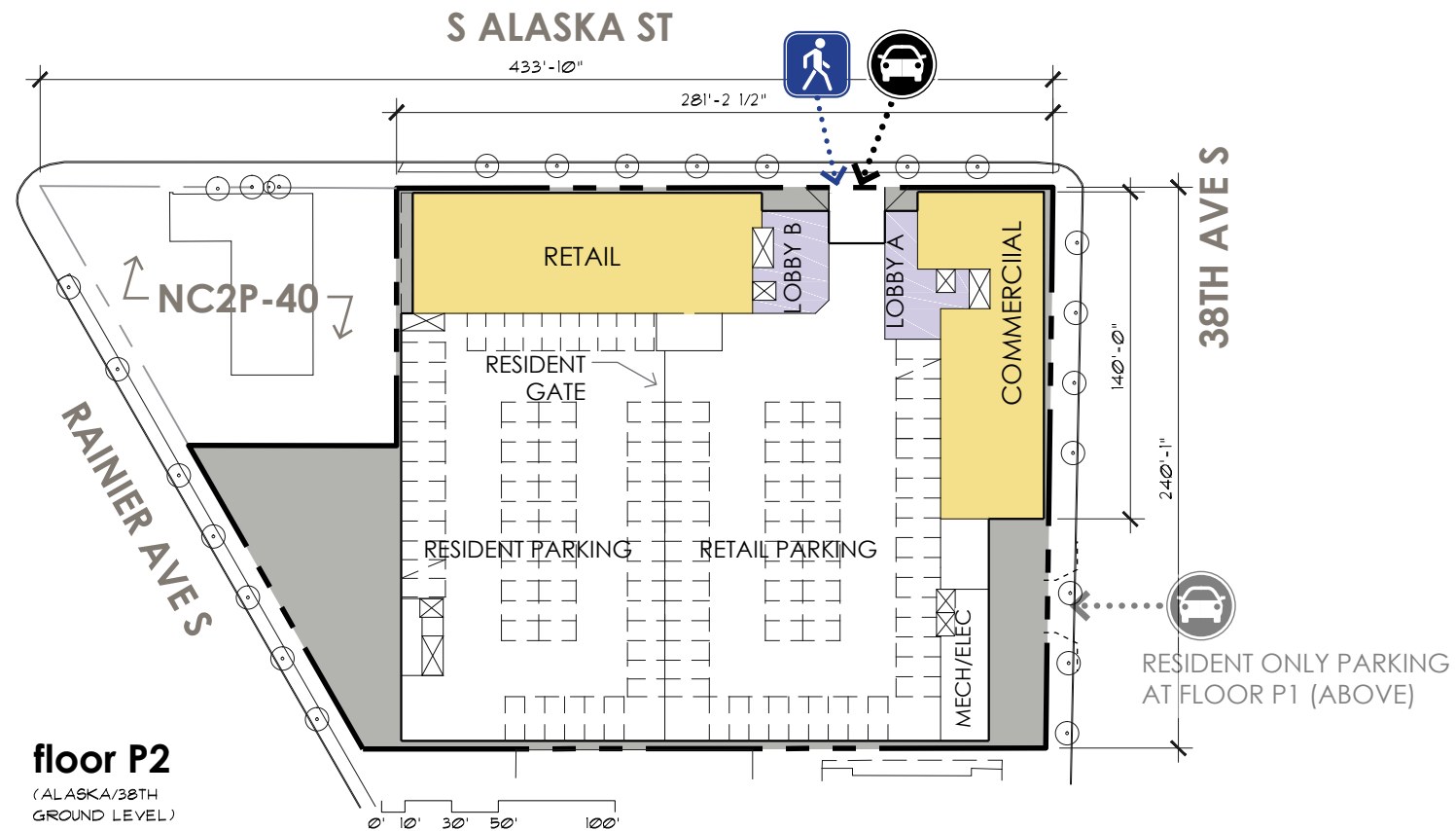
BIRD'S EYE LOOKING SOUTHEAST



STREET-LEVEL VIEW LOOKING EAST



BIRD'S EYE LOOKING SOUTHWEST



SCHEME

B

L-SHAPE

UP LAKE UNION PARTNERS

JOHNSTON ARCHITECTS PLLC

JA

overview

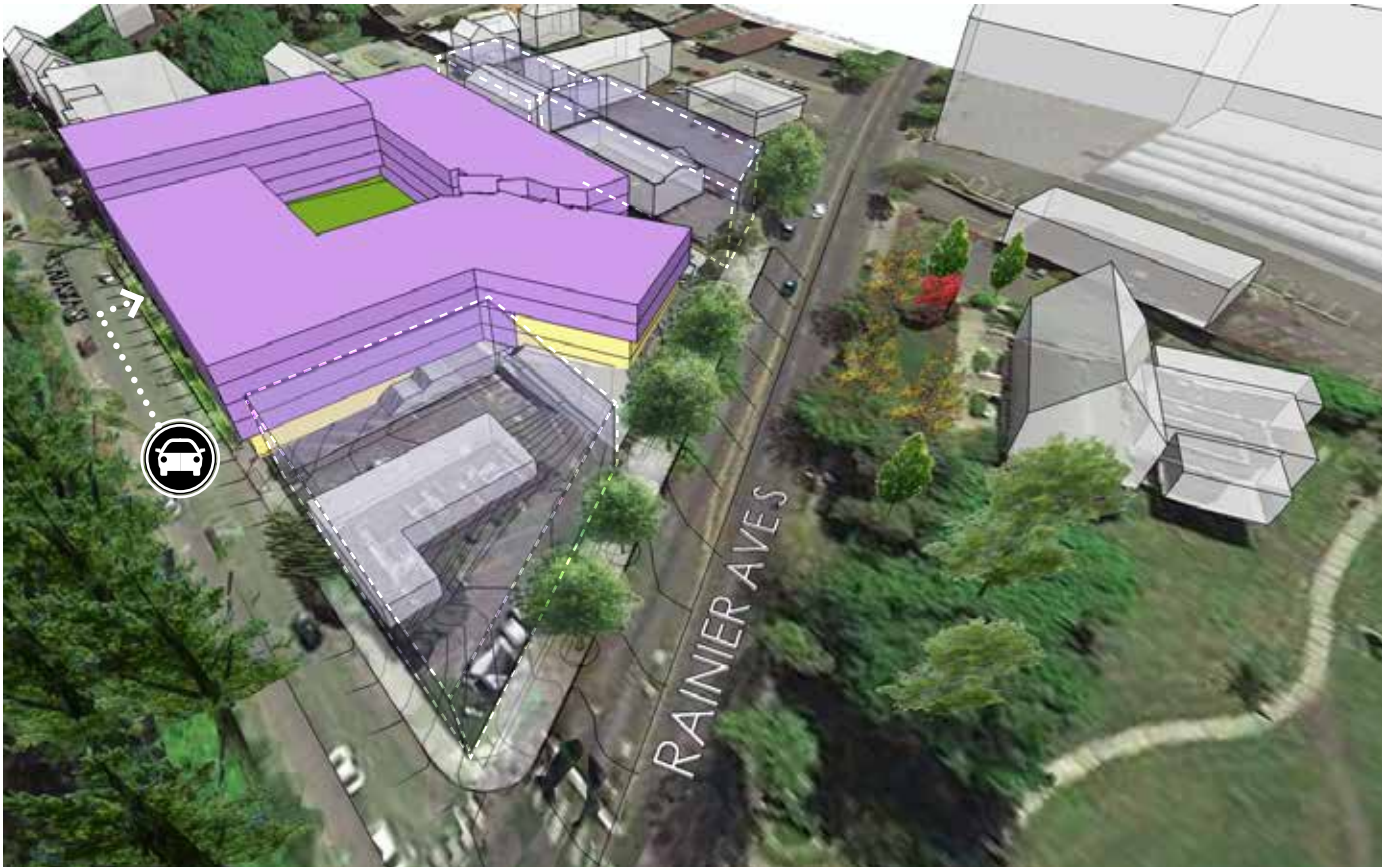
- 4-7 story massing; 44'-65' height
 - 243 apartment units and 28,255 sf ground floor retail
 - 231 onsite parking stalls in subgrade garage (57 retail / 174 residential)
- FAR shown: 251,055 sf (92% FAR utilization - limit is 273,120)
 - P2: 22,956 sf
 - P1: 27,118 sf
 - 1ST: 44,293 sf
 - 2ND: 49,439 sf
 - 3RD: 46,143 sf
 - 4TH: 49,237 sf
 - 5TH: 11,867 sf

opportunities

- large plazas/retail spillout space along Rainier Ave sidewalk
- building mass abutting Rainier Ave is oriented to create a dialogue with the street and is on axis with the library and street grid
- pedestrian and visual connection between central courtyard and Rainier Ave S
- buildings engage street along Alaska St and 38th Ave

challenges

- long facades along S Alaska St and 38th Ave will require careful and thoughtful architectural detailing to break down scale



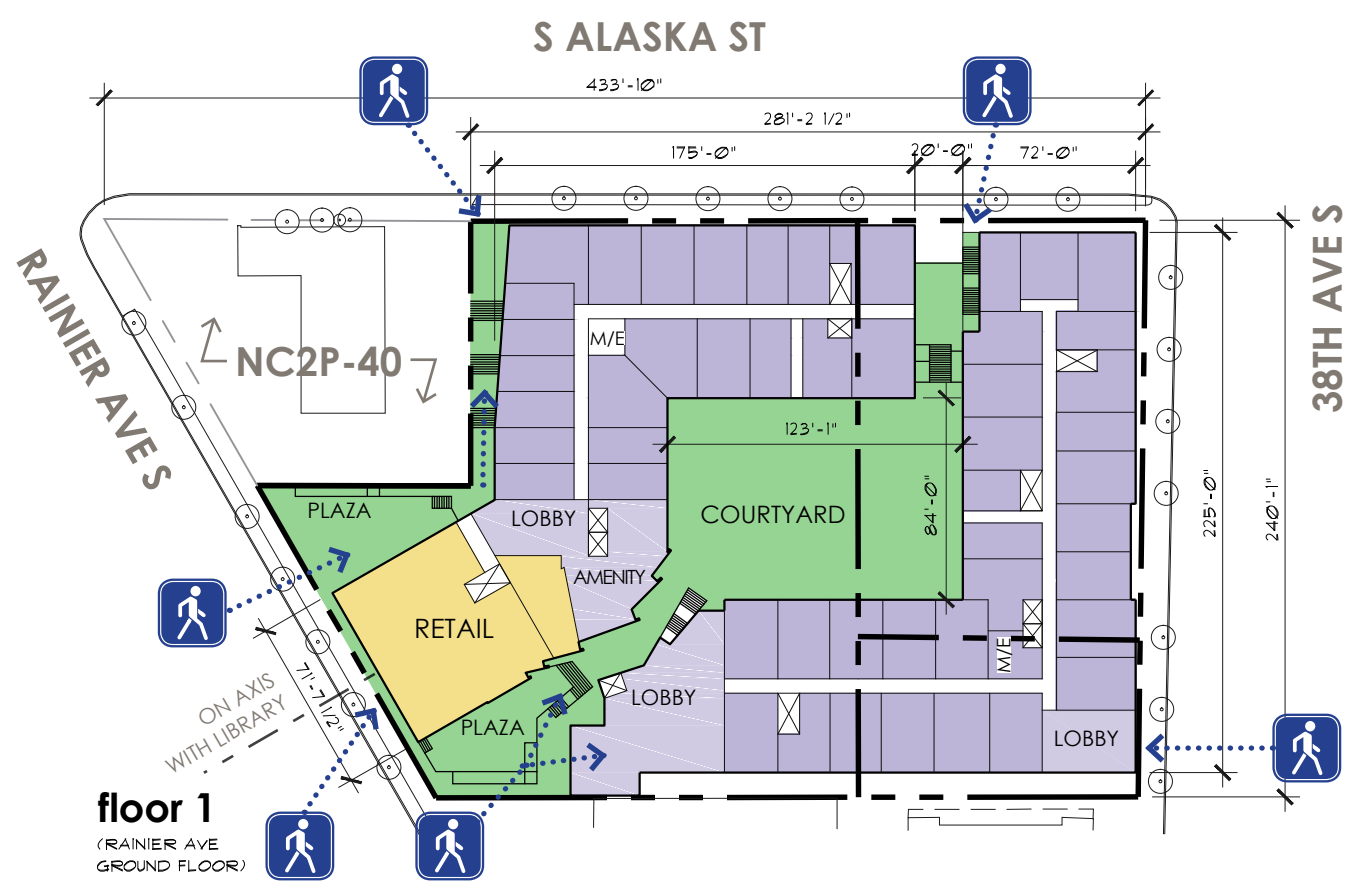
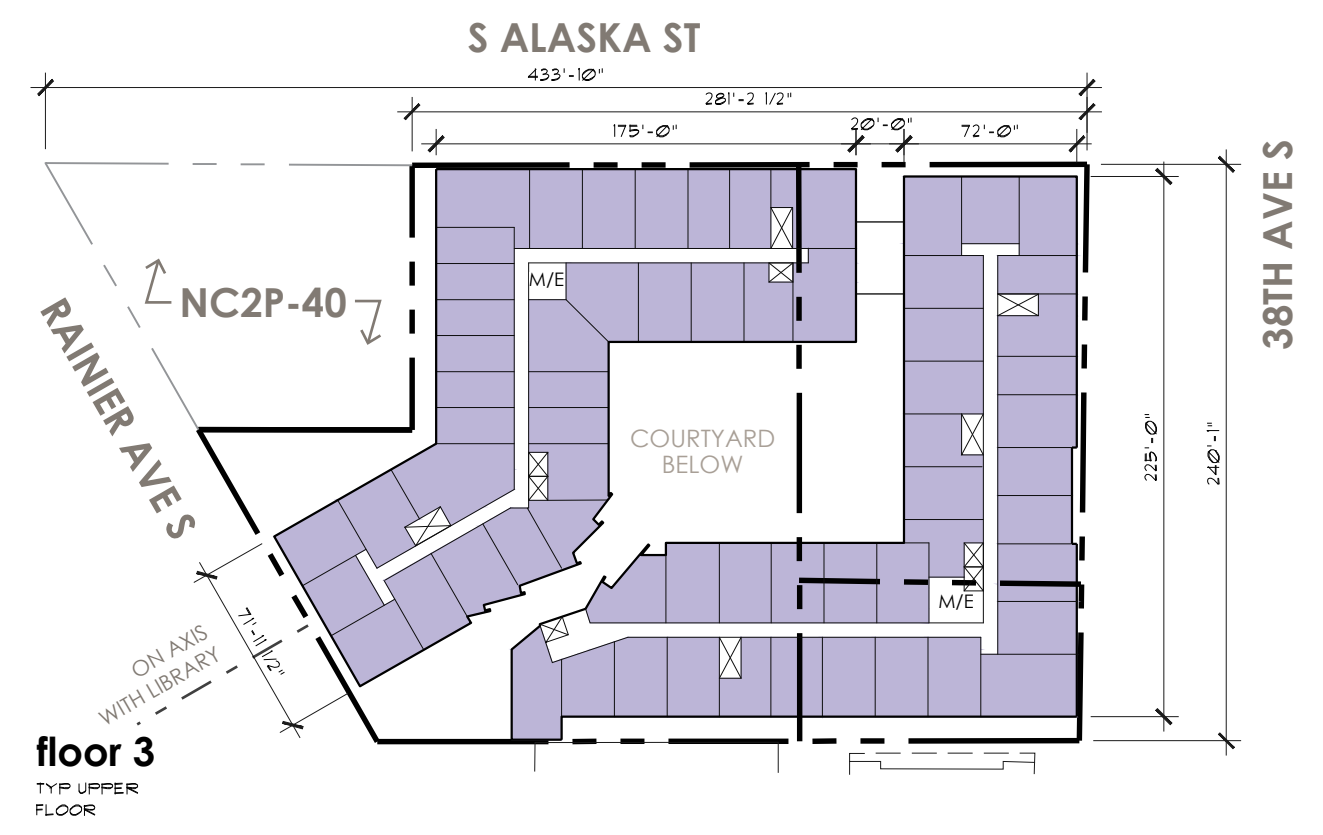
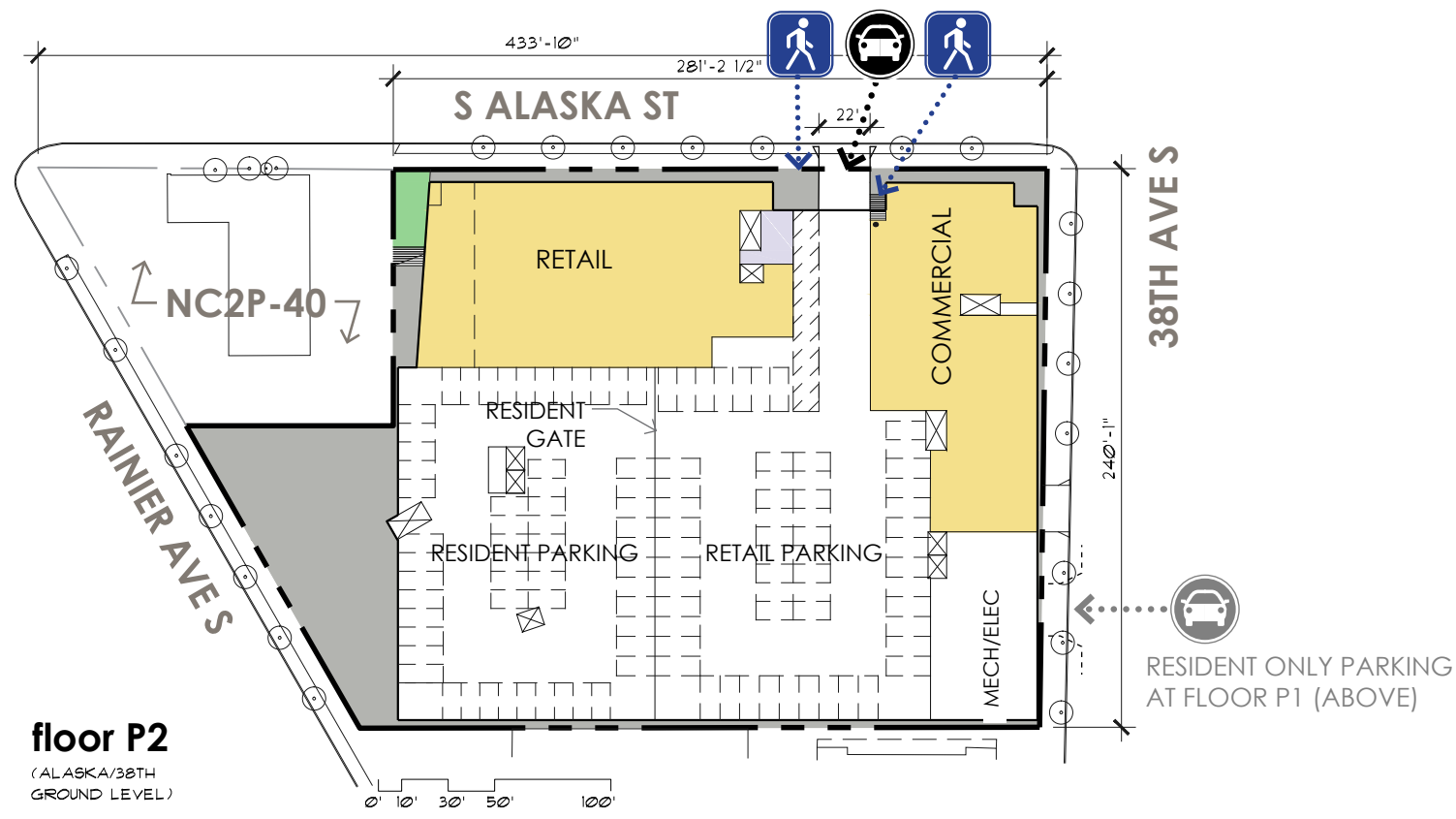
BIRD'S EYE LOOKING SOUTHEAST



STREET-LEVEL VIEW LOOKING EAST



BIRD'S EYE LOOKING SOUTHWEST FROM COMMUNITY CENTER

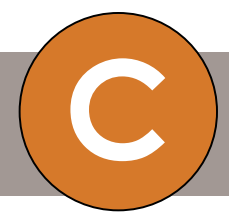


BIRDS EYE LOOKING NORTHEAST



PEDESTRIAN ACCESS VEHICULAR ACCESS

SCHEME

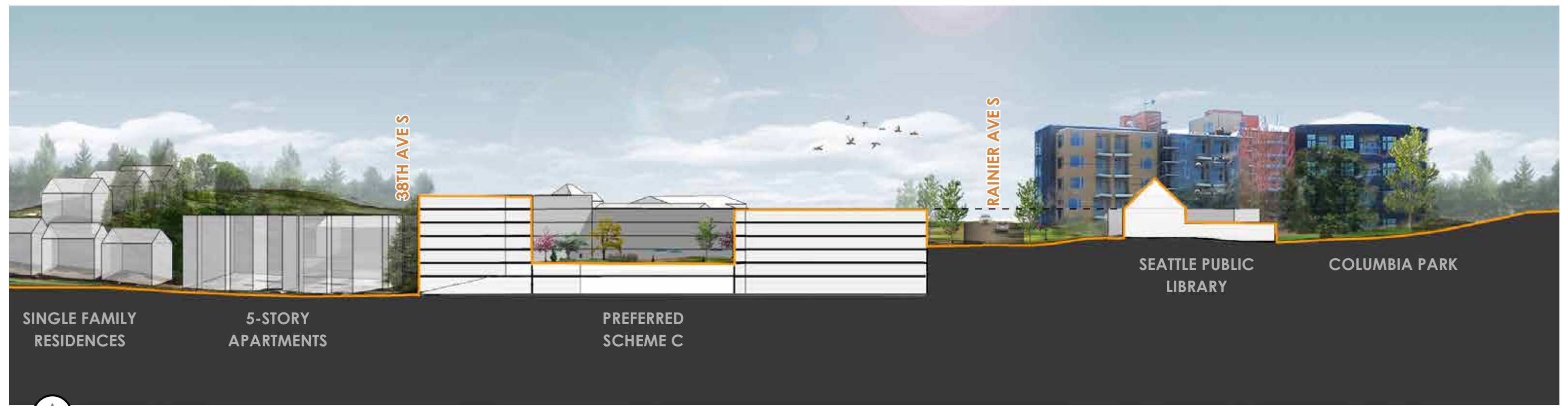
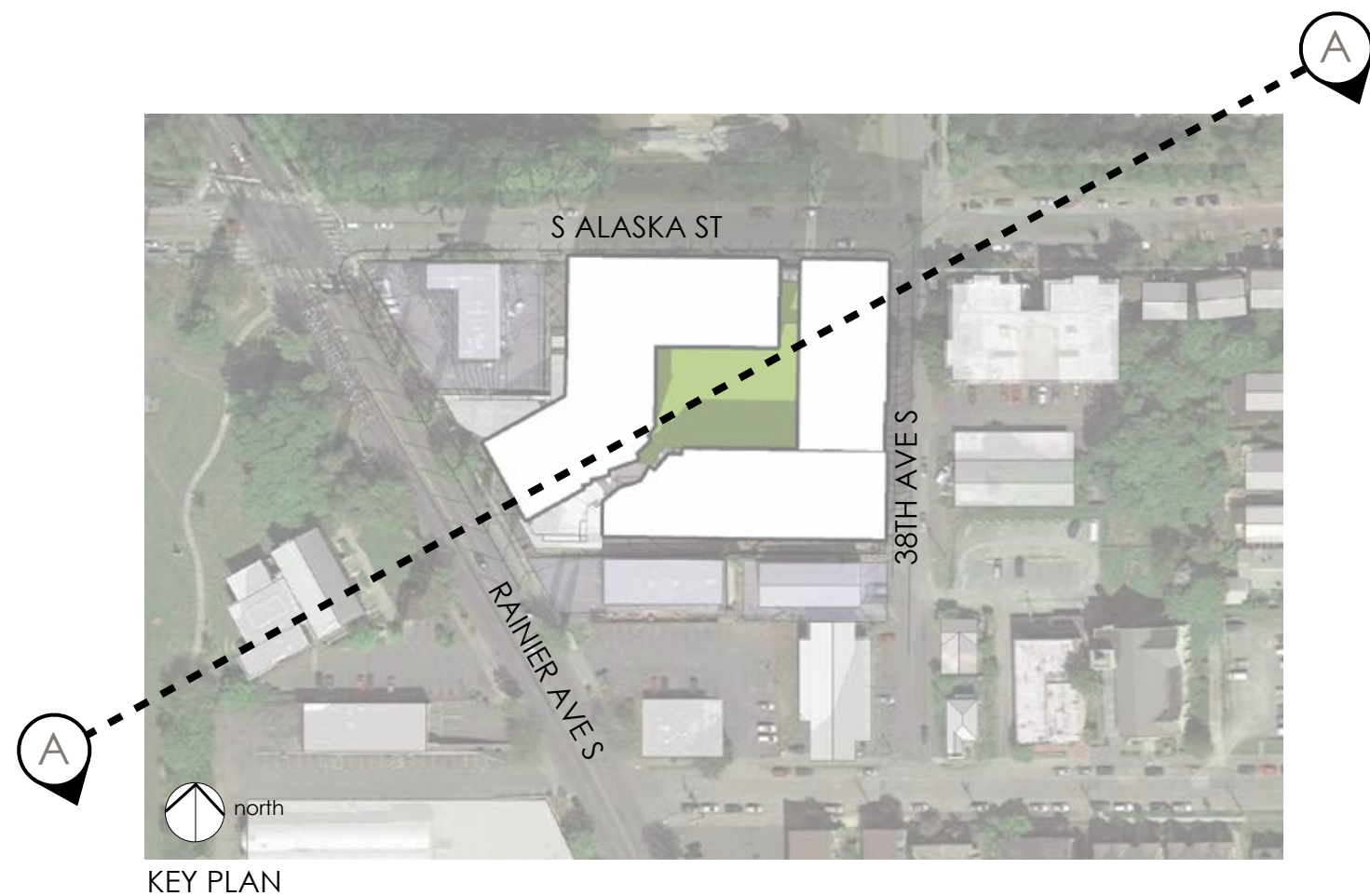


Z-SHAPE [PREFERRED]

UP LAKE UNION PARTNERS

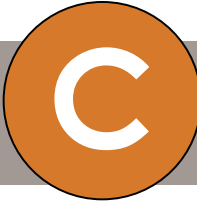
JOHNSTON ARCHITECTS PLLC





A SECTION LOOKING SOUTHEAST

SCHEME

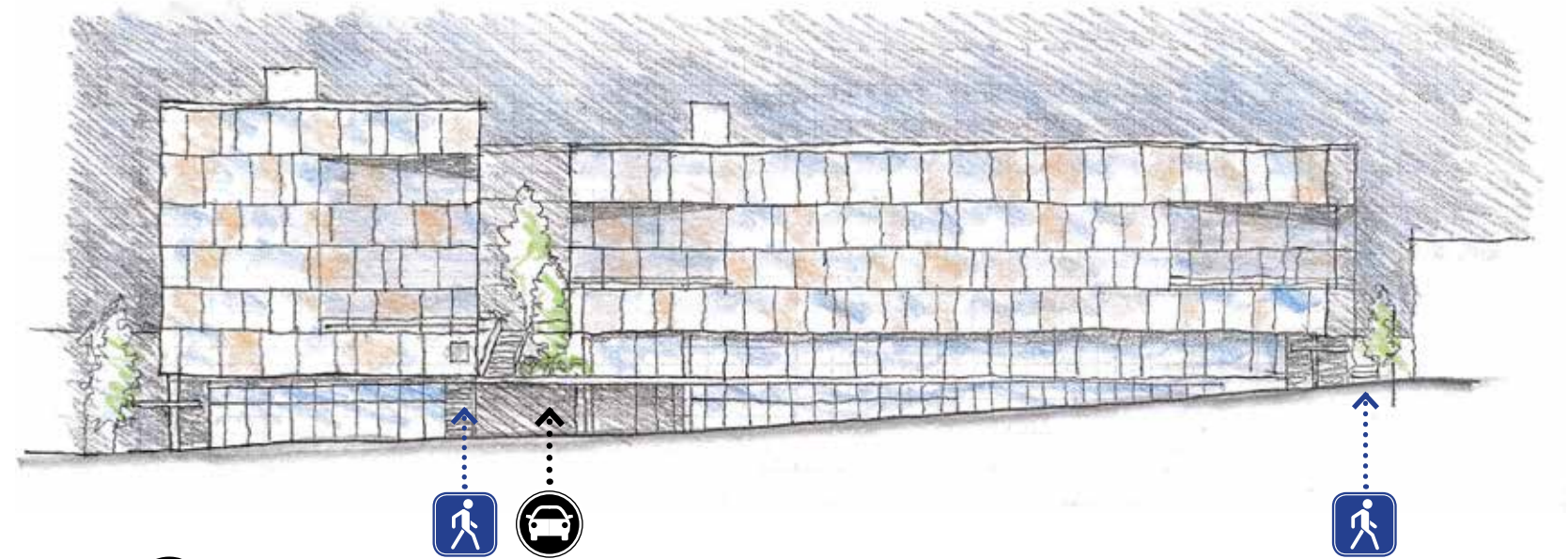
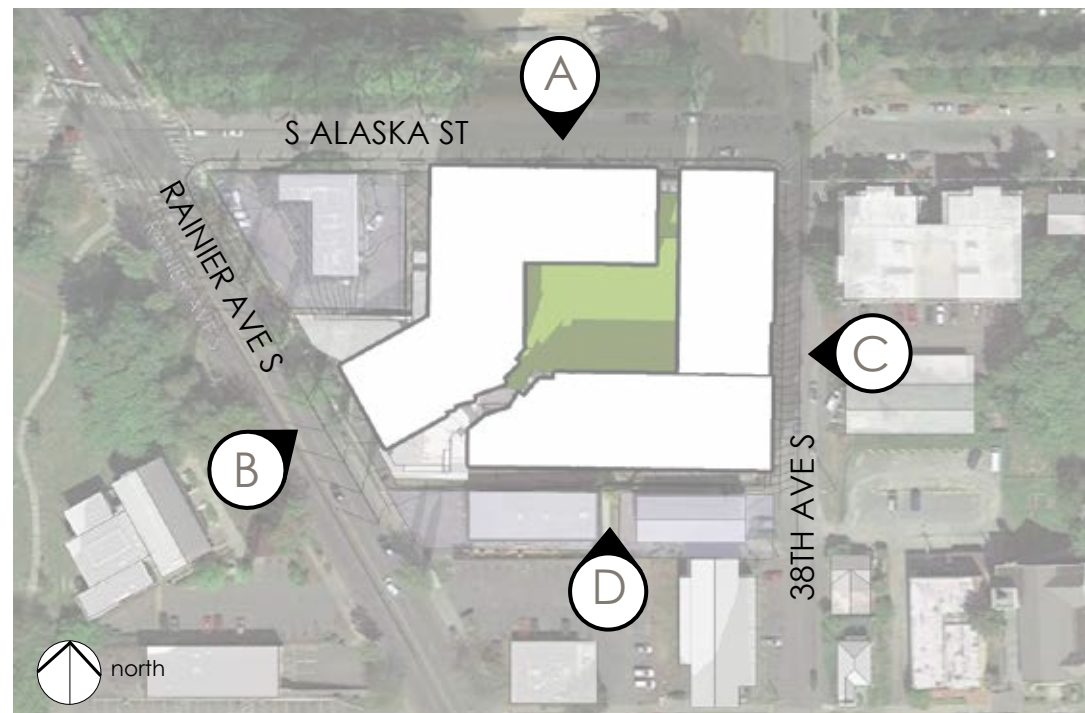


Site Section
Z-SHAPE [PREFERRED]

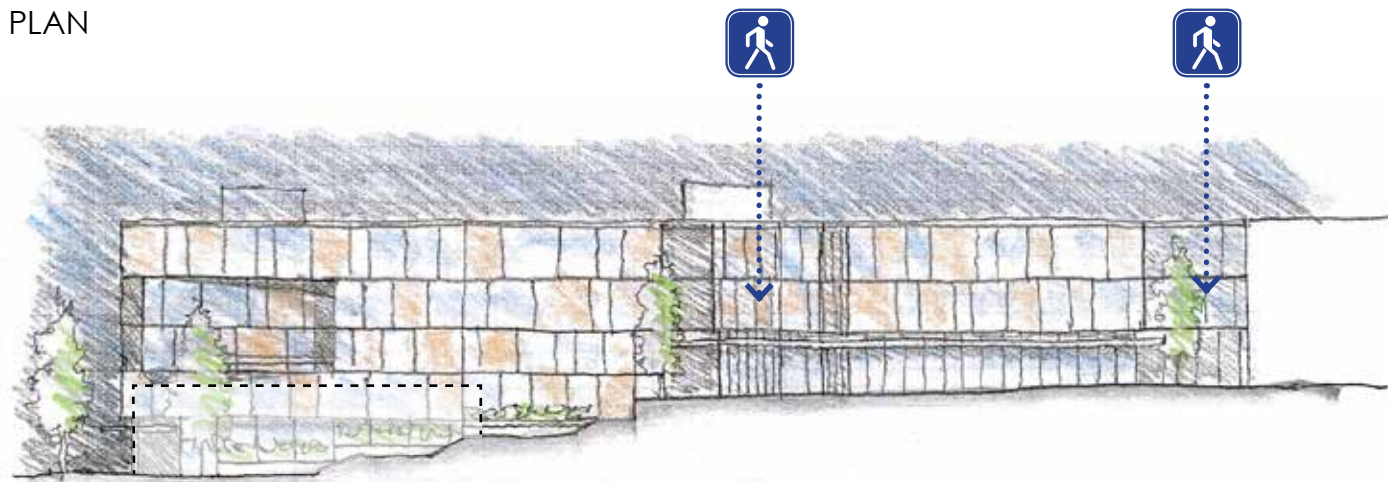
LAKE UNION PARTNERS

JOHNSTON ARCHITECTS PLLC

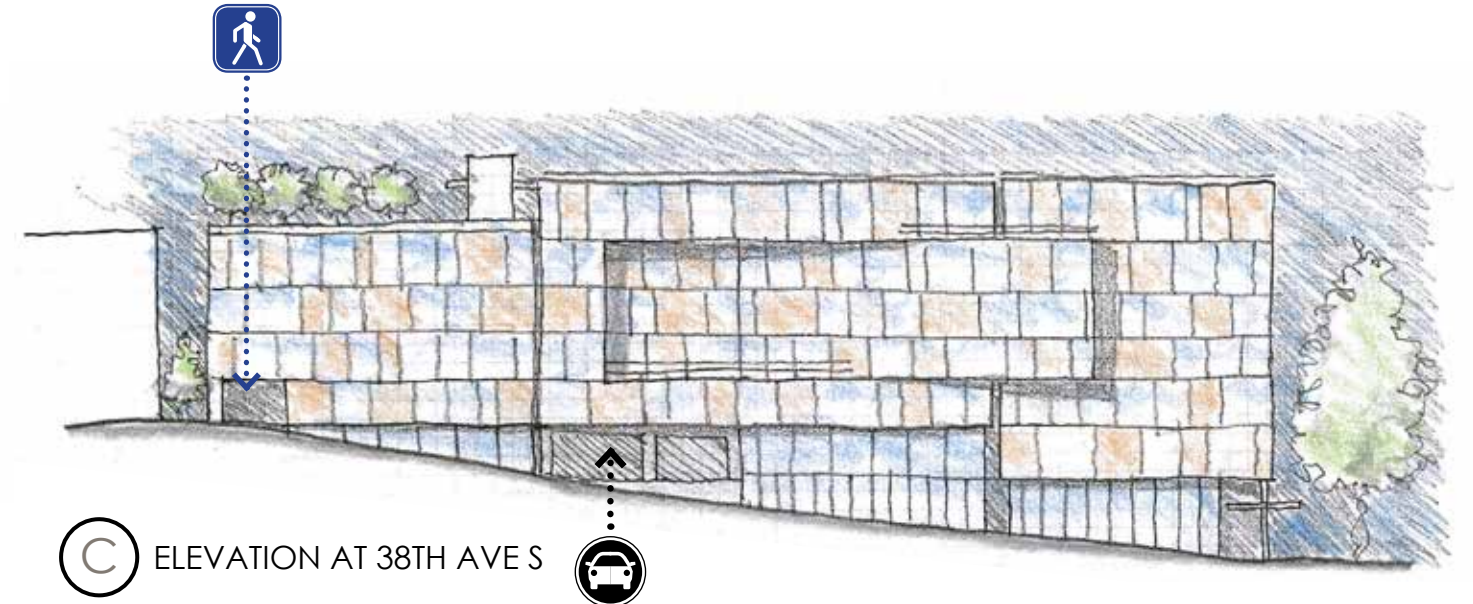




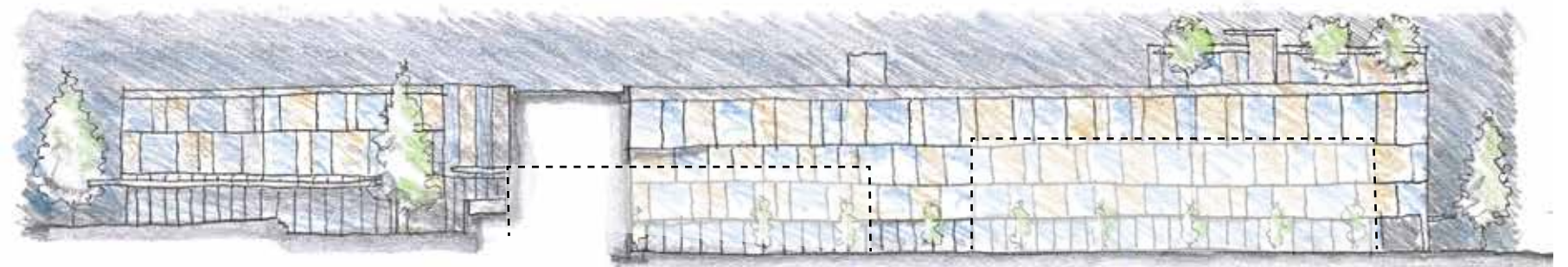
A ELEVATION AT S ALASKA ST



B ELEVATION AT RAINIER AVE S



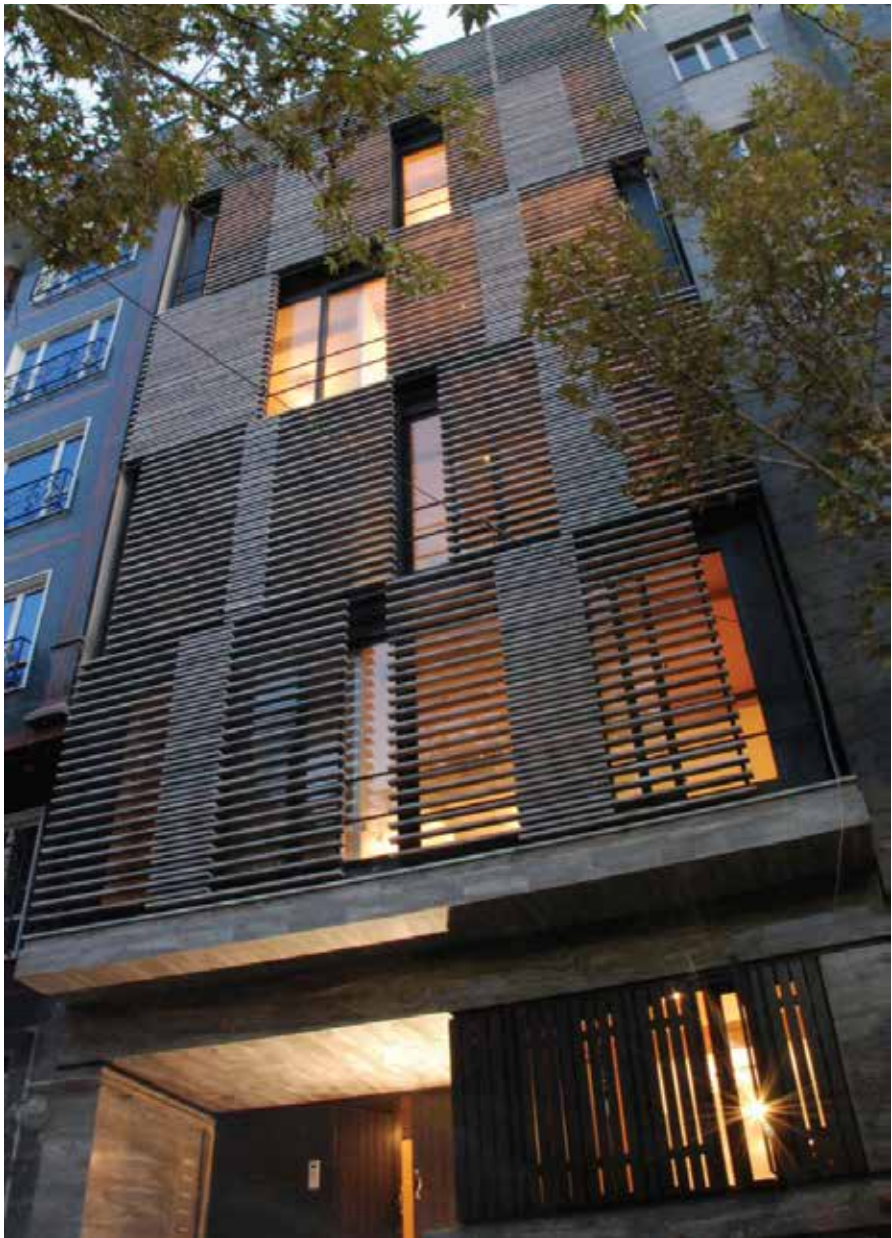
C ELEVATION AT 38TH AVE S



D SOUTH ELEVATION FACING BLOCK INTERIOR



Depth and texture

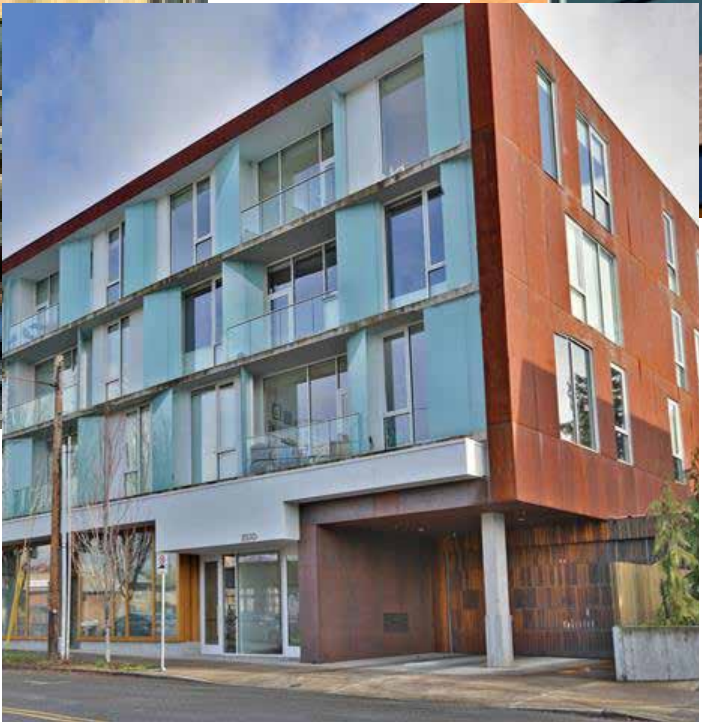


Natural materials with pattern, texture, and depth



Facades with depth and texture

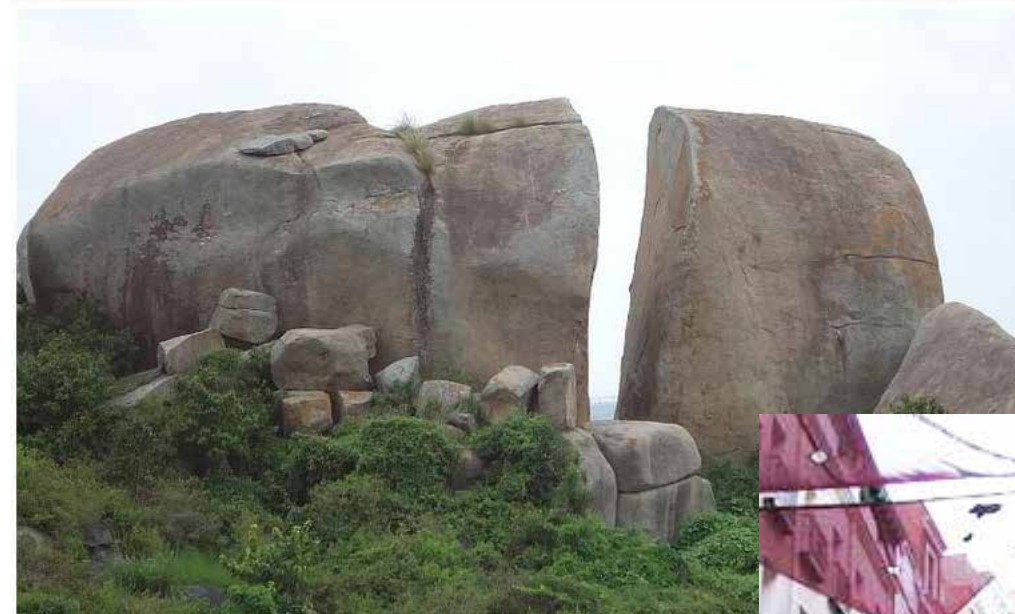
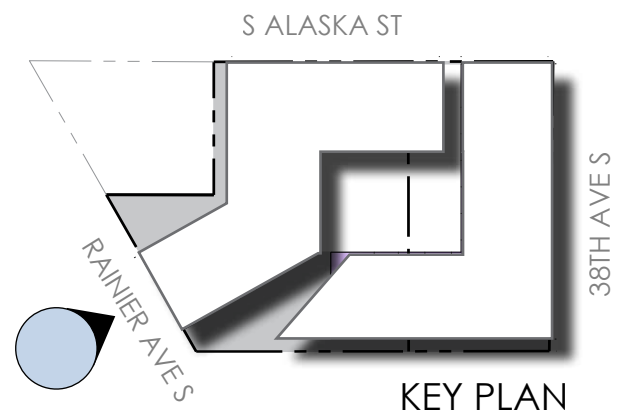
Durable materials, play between solid and void/ frame and infill



Masonry accents



Sense of entry and overhead protection



Rainier entry plaza concept - crevasse



South entry plaza character study (main entry to site)



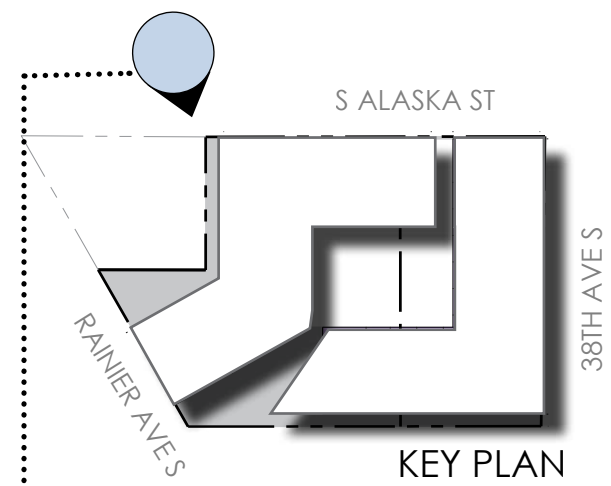
Outdoor plaza seating



Vibrant, active space with visual depth and human scale



North entry plaza character study with retail spill-out uses



Urban park edge



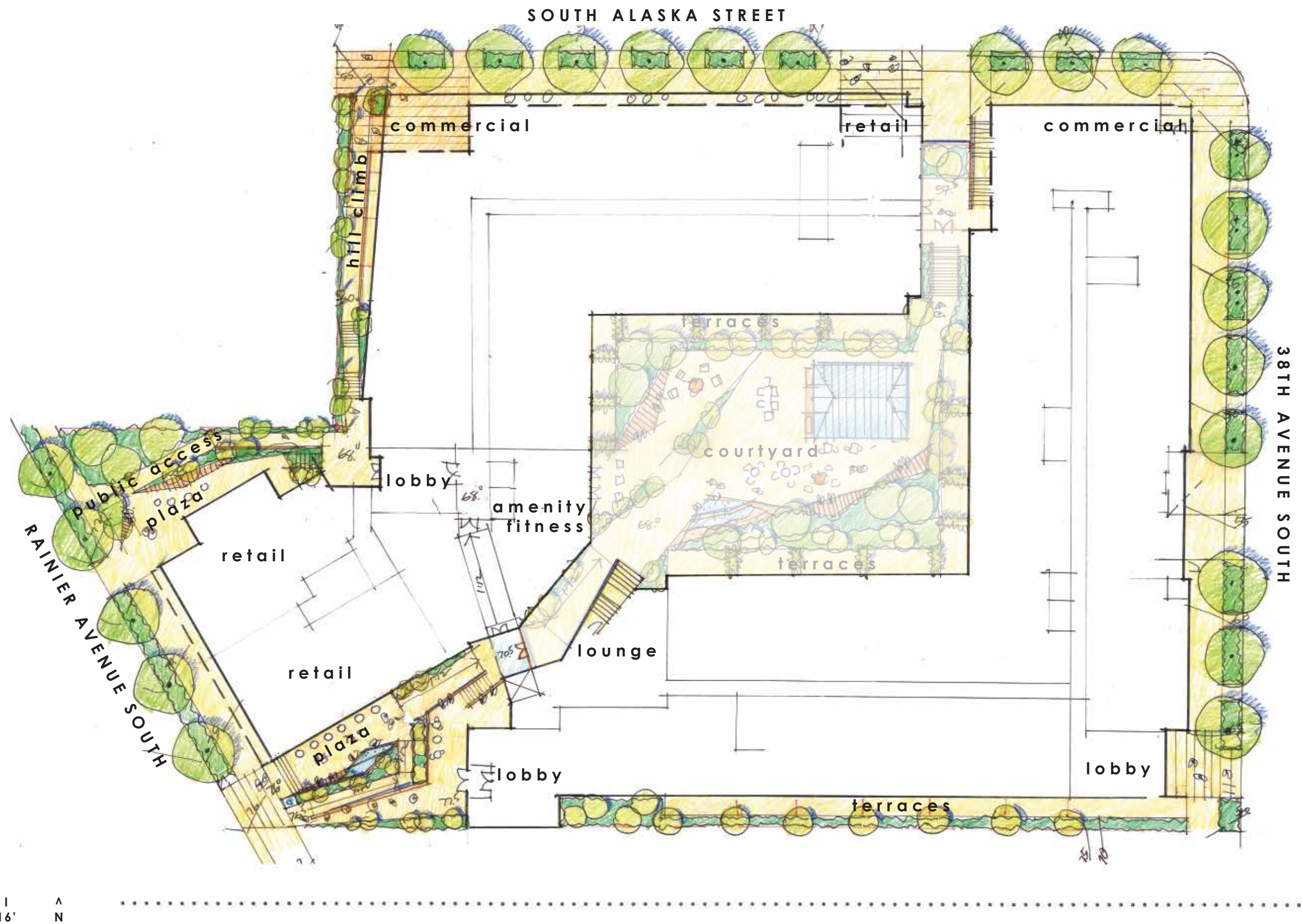
Breaking down scale of building mass with articulation

Widened sidewalk along S Alaska St with overhang above and vibrant retail fronting Playfields

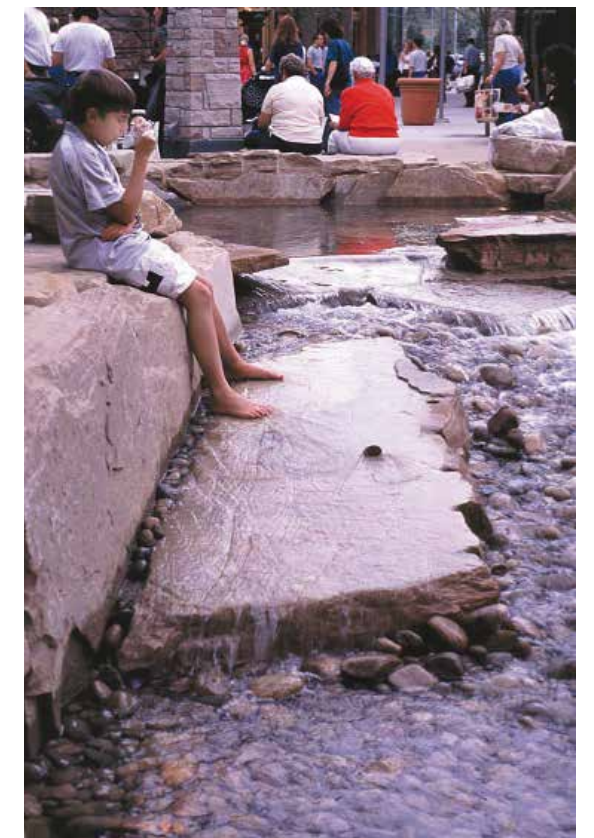


Stairclimb w/ views to sky and site interior

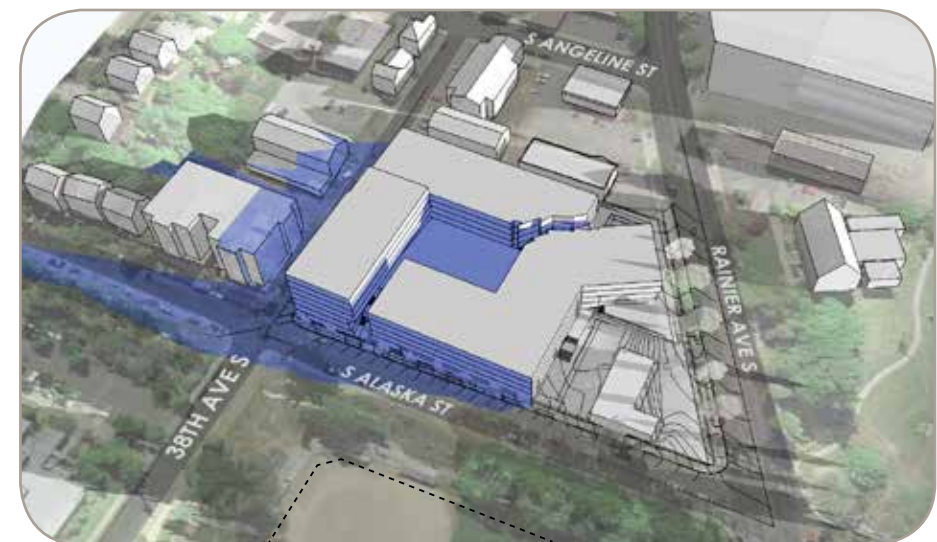
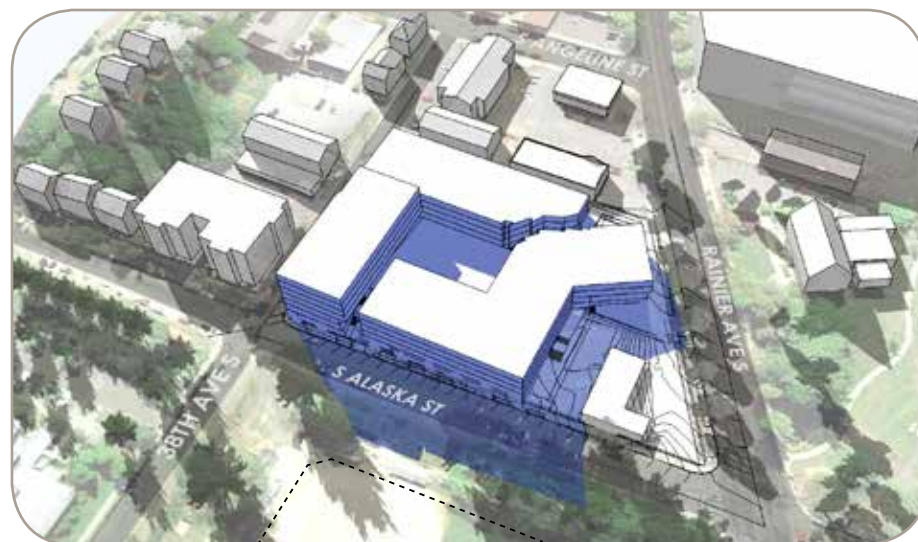
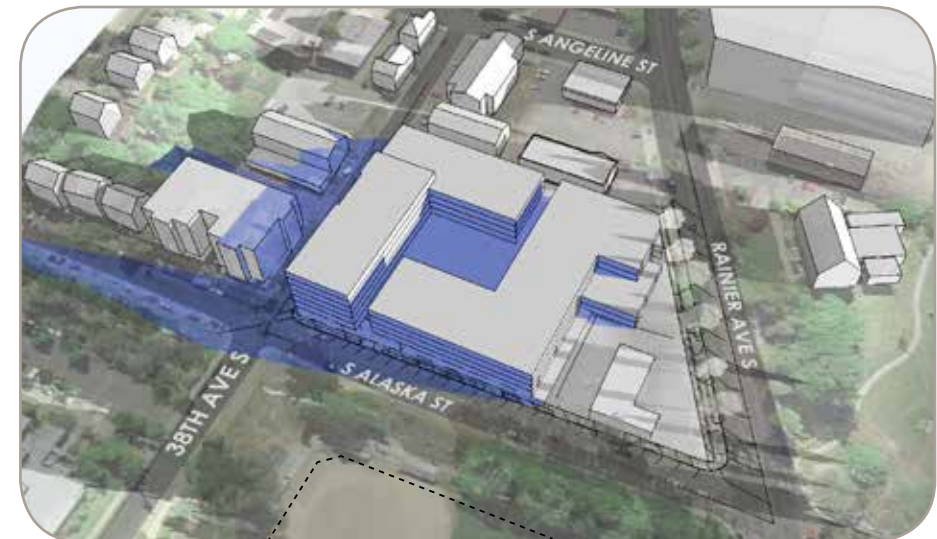
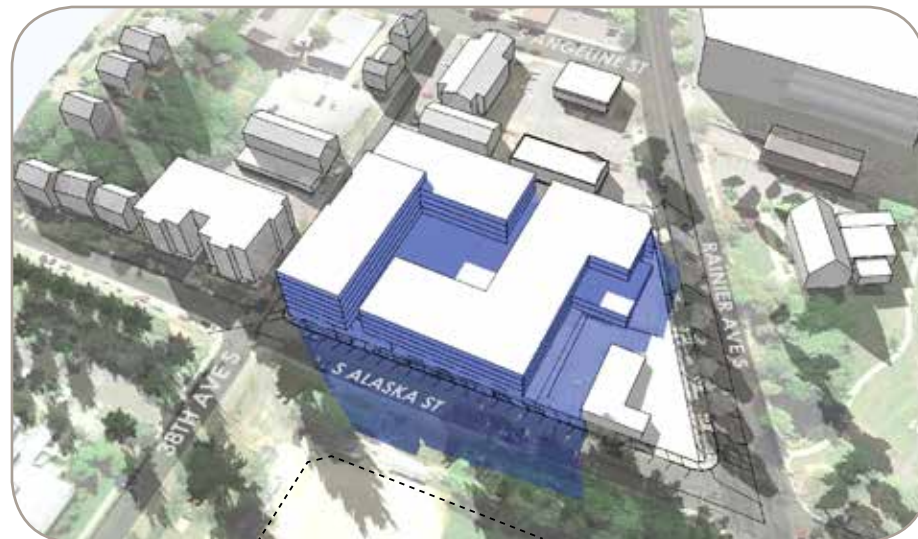
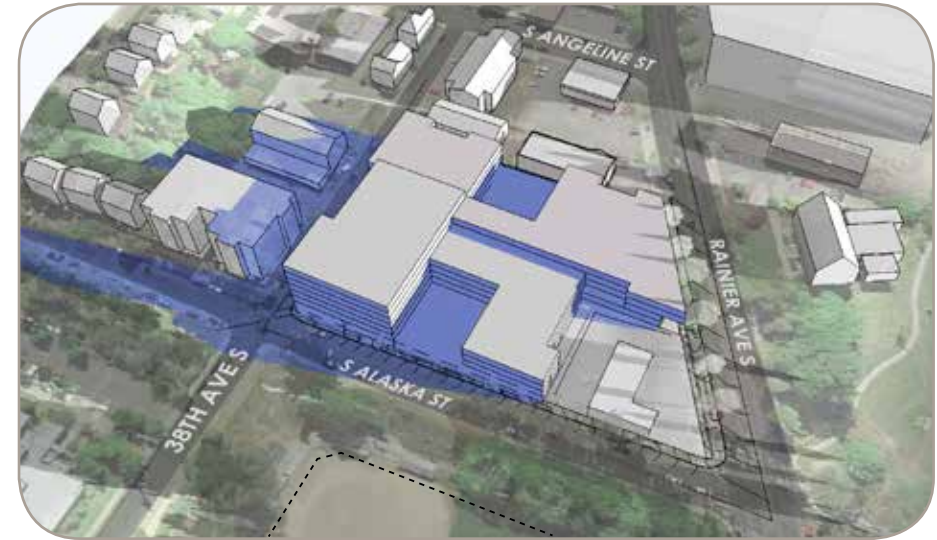
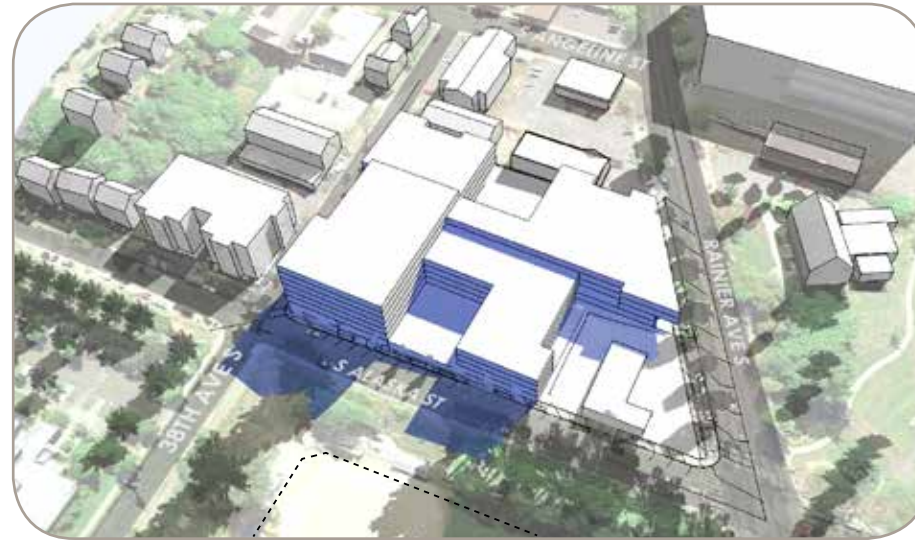
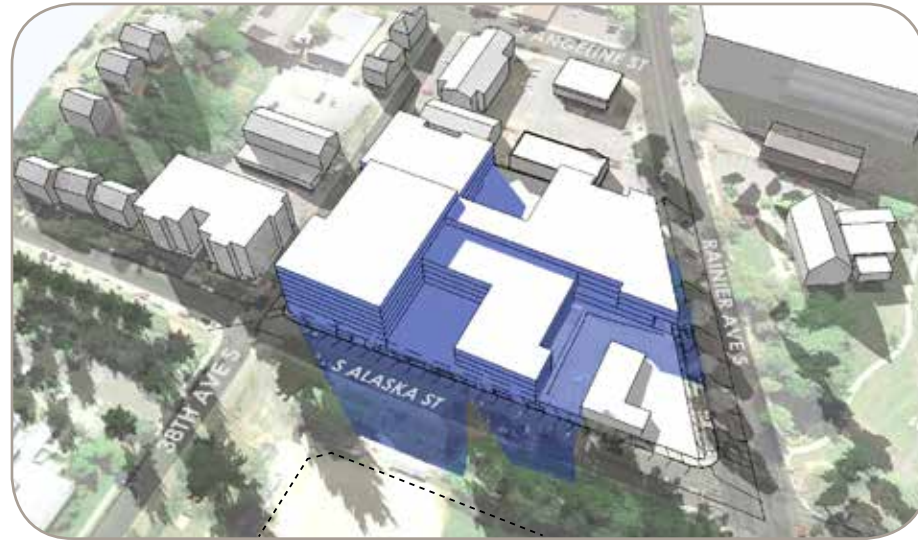




Karen Kiest | Landscape Architects



Karen Kiest | Landscape Architects



A
SCHEME A
CODE COMPLYING

B
SCHEME B
L-SHAPE

C
SCHEME C
PREFERRED SCHEME
Z-SHAPE

departure request for scheme B and preferred scheme C

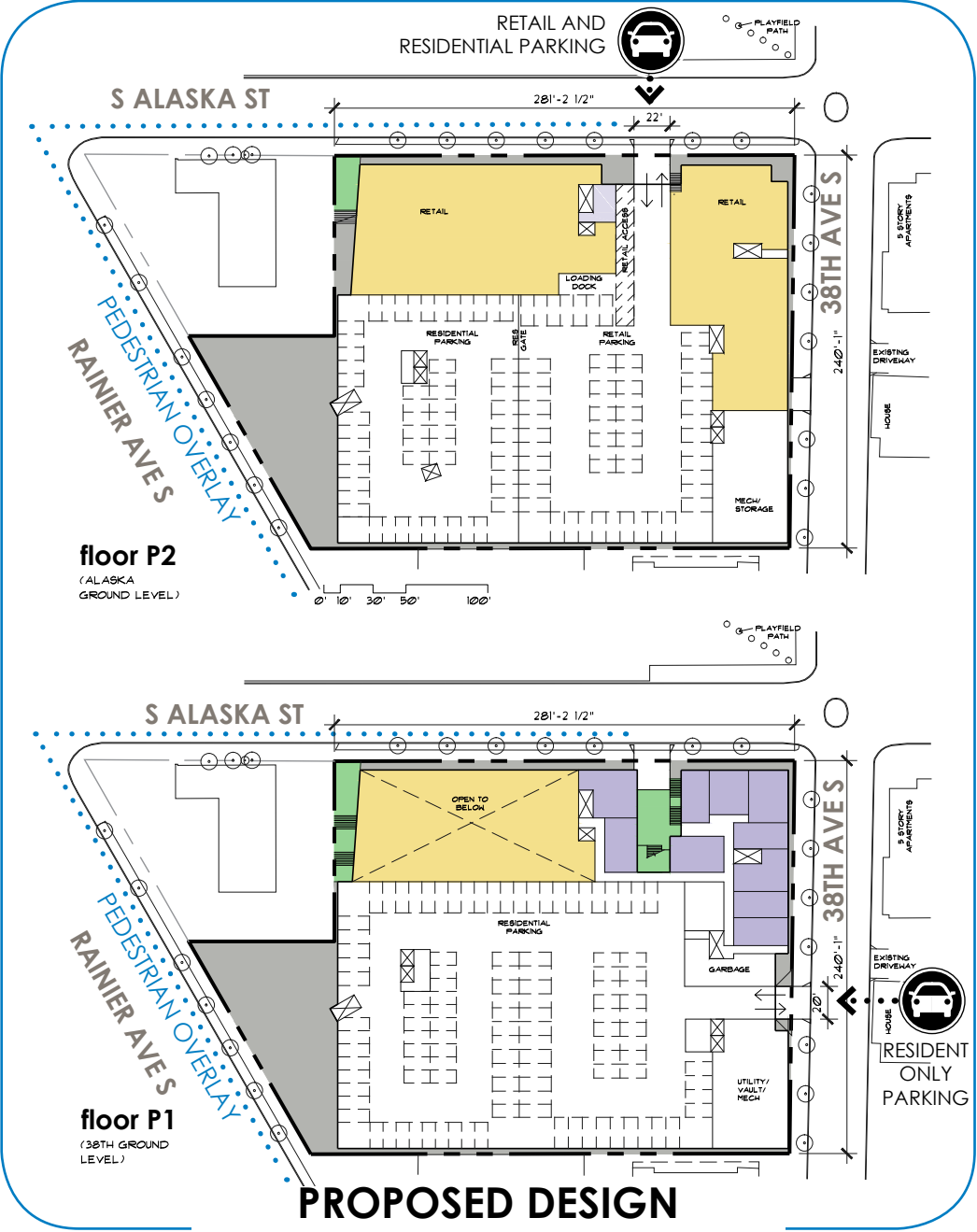
DEPARTURE	CODE REQUIREMENT	PROPOSED DESIGN	JUSTIFICATION
Access to parking	<p>SMC 23.47A.032.A.1.c</p> <p>If parking access is not provided from an alley and the lot abuts two or more streets, access is permitted across one of the side street lot lines.</p> <p>A total of five (5) one-way curb cuts are permitted per 23.54.030.F.2.a.1.</p> <p>Two (2) one-way curb cuts can be combined into one (1) two-way curb cut.</p>	<p>One (1) two-way parking curb cut off S Alaska St and one (1) two-way parking curb cut off 38th Ave S.</p> <p>Departure is requested to provide curb cuts on two streets instead of all on one street.</p>	<p>The lot abuts three streets and has a total frontage of 671'-2". In response to the existing characteristics of each street and the slope of the grade, we are proposing to separate the primary retail and residential parking entries to divide the traffic impacts. Access to retail parking is proposed along S Alaska St in keeping with the more commercial character of the street, and residential parking will be predominantly accessed from 38th Ave S -- a steeper, narrower, and more residential street [CS2 B 2: Connection to the Street and CS2 D 5 Respect for Adjacent Sites]. Retail parking accessed off S Alaska St is more intuitively located for commercial traffic, and the shallower slope of the street will be easier to navigate for both customers and delivery trucks, enhancing safety [PL2 D 1: Wayfinding]. The bulk of the residential traffic and trash service is proposed on 38th, to reduce pedestrian-vehicle conflicts at the retail parking area and to minimize vehicle queuing and turning along S Alaska St. Dividing the driveways reduces the number of vehicle trips impacting the intersection of 38th & S Alaska, reducing the potential for conflicts at the important pedestrian corner crossing.</p>



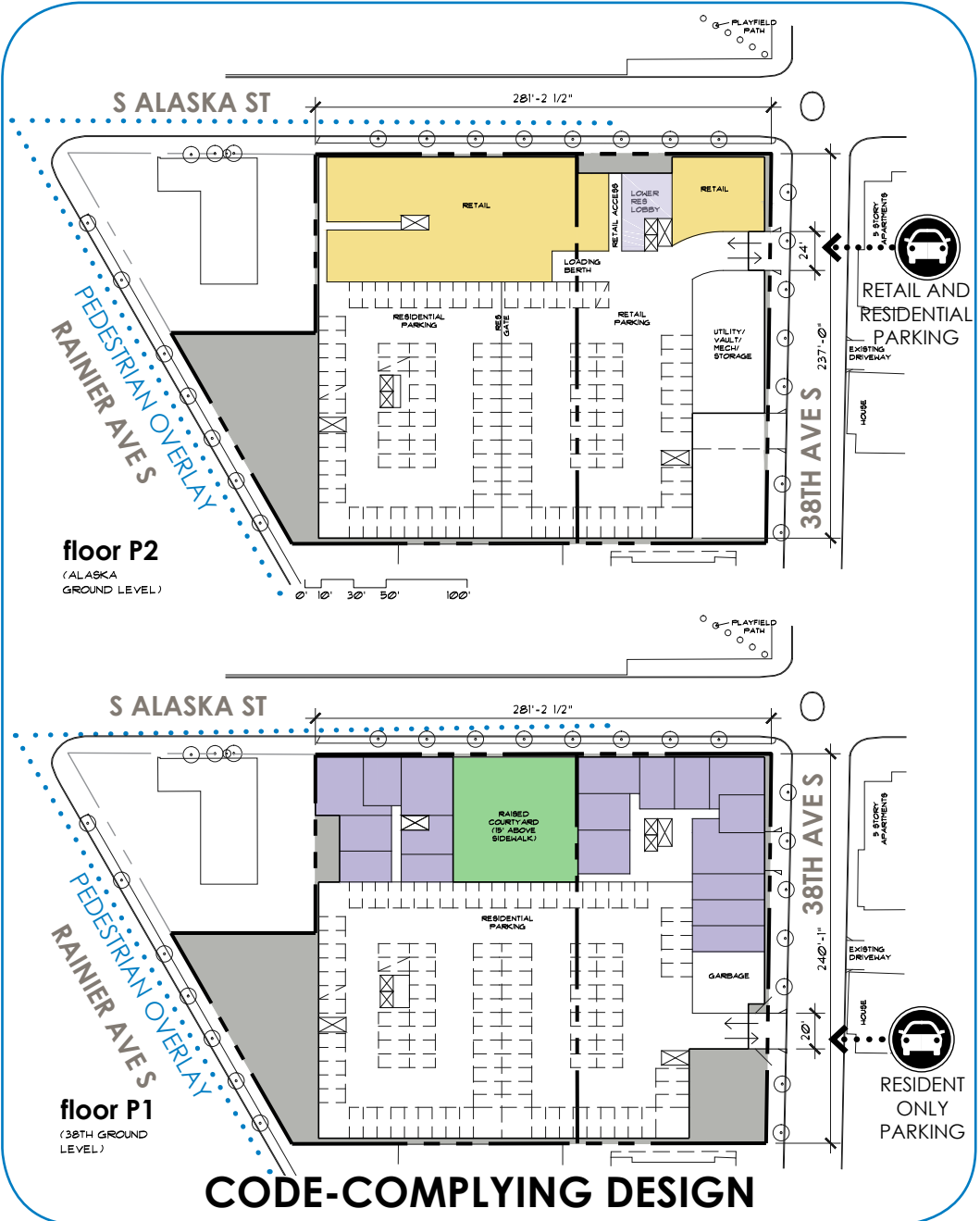
S ALASKA ST - wider ROW
- shallower slope
- more through traffic



38TH AVE S - narrower and steeper
- LR-3 zone frontage on east side



PROPOSED DESIGN
1 CURB CUT EACH ON 2 STREETS



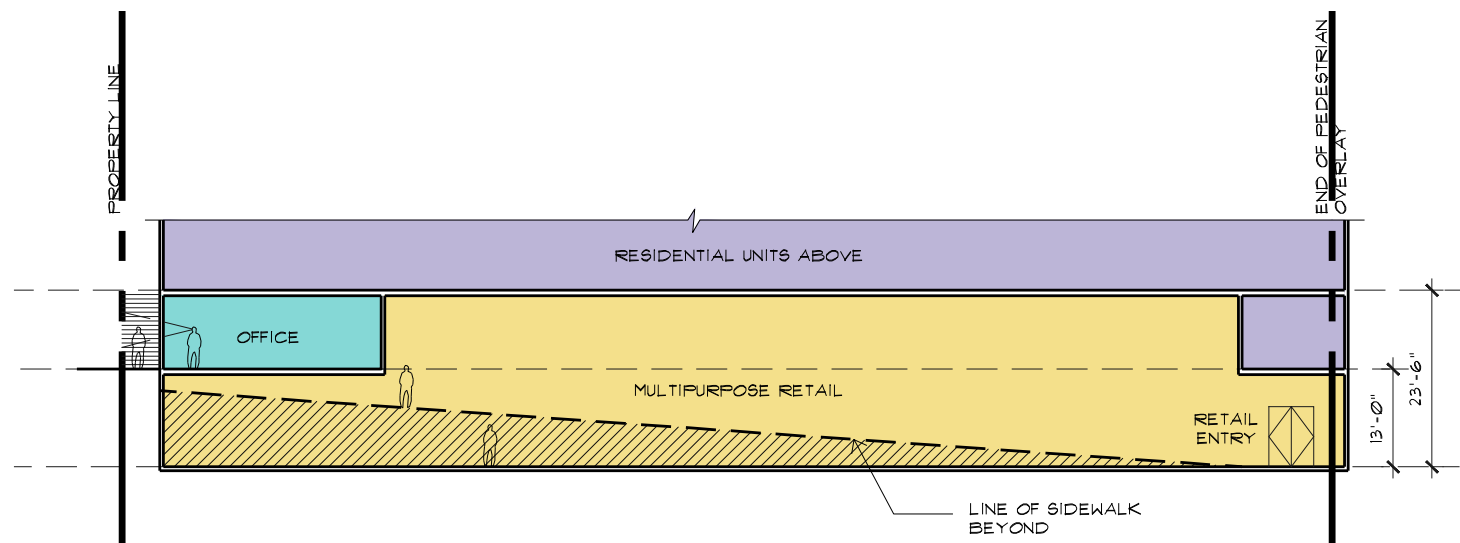
CODE-COMPLYING DESIGN
2 CURB CUTS ALLOWED ON 1 STREET

POTENTIAL departure request for preferred scheme C

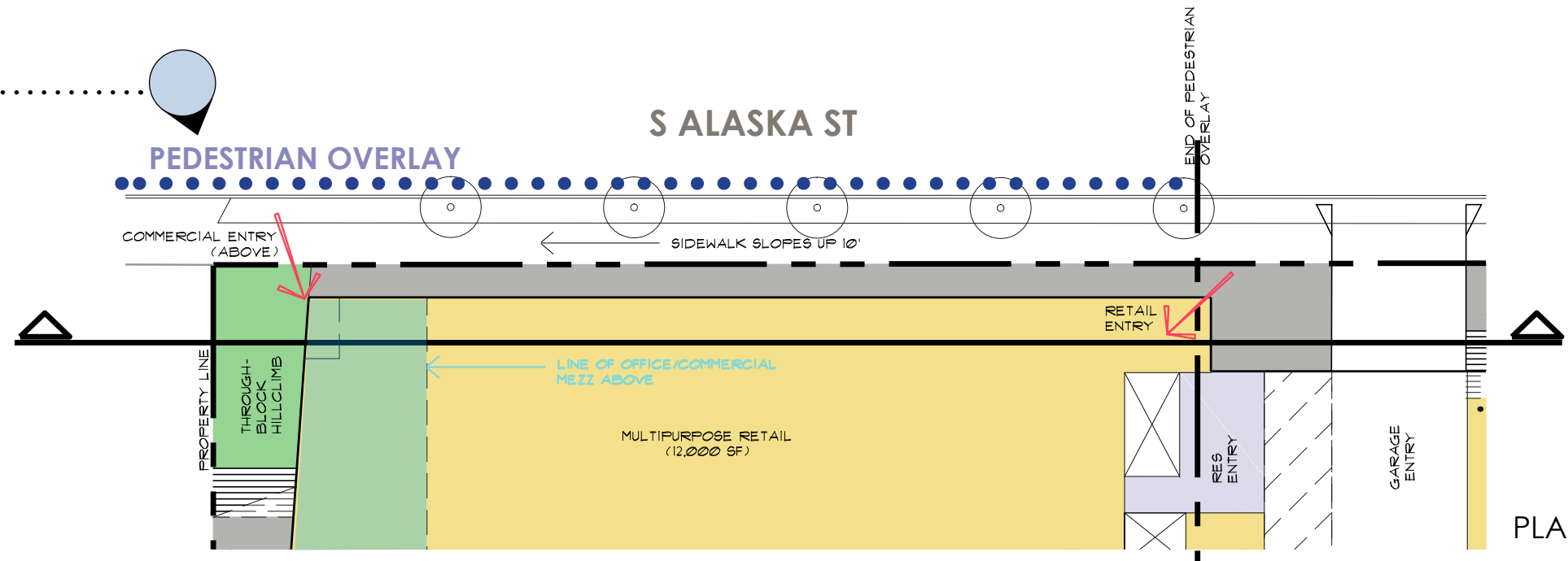
DEPARTURE	CODE REQUIREMENT	PROPOSED DESIGN	JUSTIFICATION
Use frontage facing a pedestrian-designated street	SMC 23.47A.008.C A minimum of 80% of the street-level facade width facing a principle pedestrian street (S Alaska) shall be occupied by general sales/services, eating/drinking establishments, or other listed pedestrian-oriented uses	65% of the street-level facade facing Alaska is occupied by permitted pedestrian-oriented uses. The remaining frontage is proposed as office/commercial use, through-block access stairs, and a residential entrance to the building.	The existing topography along S Alaska St slopes 15' along the length of the site. A large multipurpose retail space is proposed to anchor the retail along Alaska, with a floor-to-floor height of approx 20'. Access to this retail space is proposed near the low point of the topography along its frontage, and the sidewalk then slopes nearly 10' upward from that main entrance, making the floor of the retail space well below the sidewalk at the west end of the site's Alaska frontage. In response to community desires and to provide an at-grade use, the project proposes an office/commercial mezzanine above the retail floor below and adjacent to the sidewalk [CS2 B 2: Connection to the Street and PL1 B 3: Pedestrian Amenities]. The proposed office use at grade will also serve to activate the public stairclimb space from Alaska up to Rainier and provide 'eyes on the street' for enhanced safety and security [PL2 B 3: Street Level Transparency]



Perspective of office entry/hillclimb from S Alaska St



SECTION



PLAN



19TH AND MERCER

COMMUNITY-ORIENTED GROUND LEVEL RETAIL



COMMUNITY-ORIENTED GROUND LEVEL RETAIL



COMMUNITY-ORIENTED GROUND LEVEL RETAIL



STENCIL

PEDESTRIAN-ORIENTED GROUND FLOOR



PEDESTRIAN-ORIENTED GROUND FLOOR



WARM INDUSTRIAL MATERIALS/CHARACTER



THE ADDY

USE OF MATERIALS TO ARTICULATE MASSING



PEDESTRIAN DETAIL AT GROUND LEVEL



HIGH-QUALITY MATERIALS



ARTICULATED COLORS / MATERIALS



COMMUNAL COURTYARD



TACTILE MATERIALS



CREATIVE SITE DESIGN



VISIBLE SUSTAINABLE PRACTICES



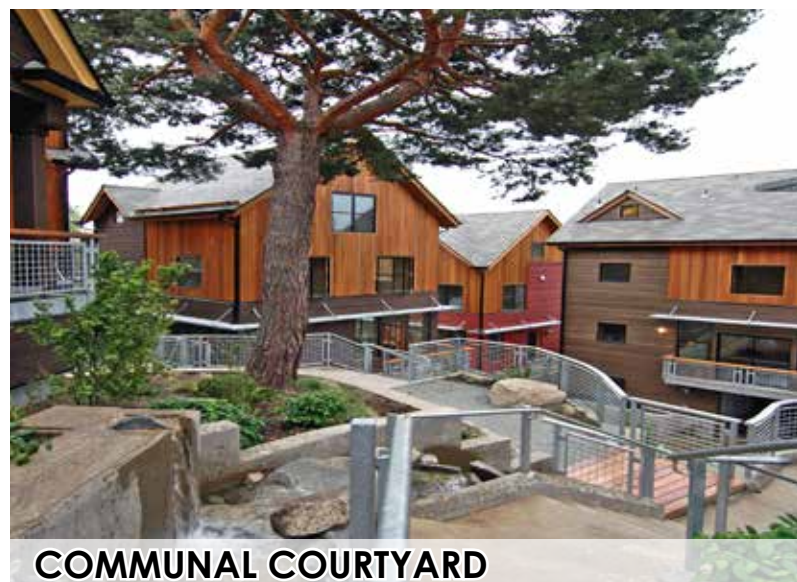
FENESTRATION / MATERIAL PATTERNING



LIVABLE COMMUNAL SPACE



FENESTRATION / MATERIAL PATTERNING



COMMUNAL COURTYARD



STREET-LEVEL ENGAGEMENT



FINE-GRAIN ARCHITECTURAL DETAIL



ARTICULATION OF MASSING