



## 3717 s alaska st

Design Review Board Recommendation

January 26, 2016

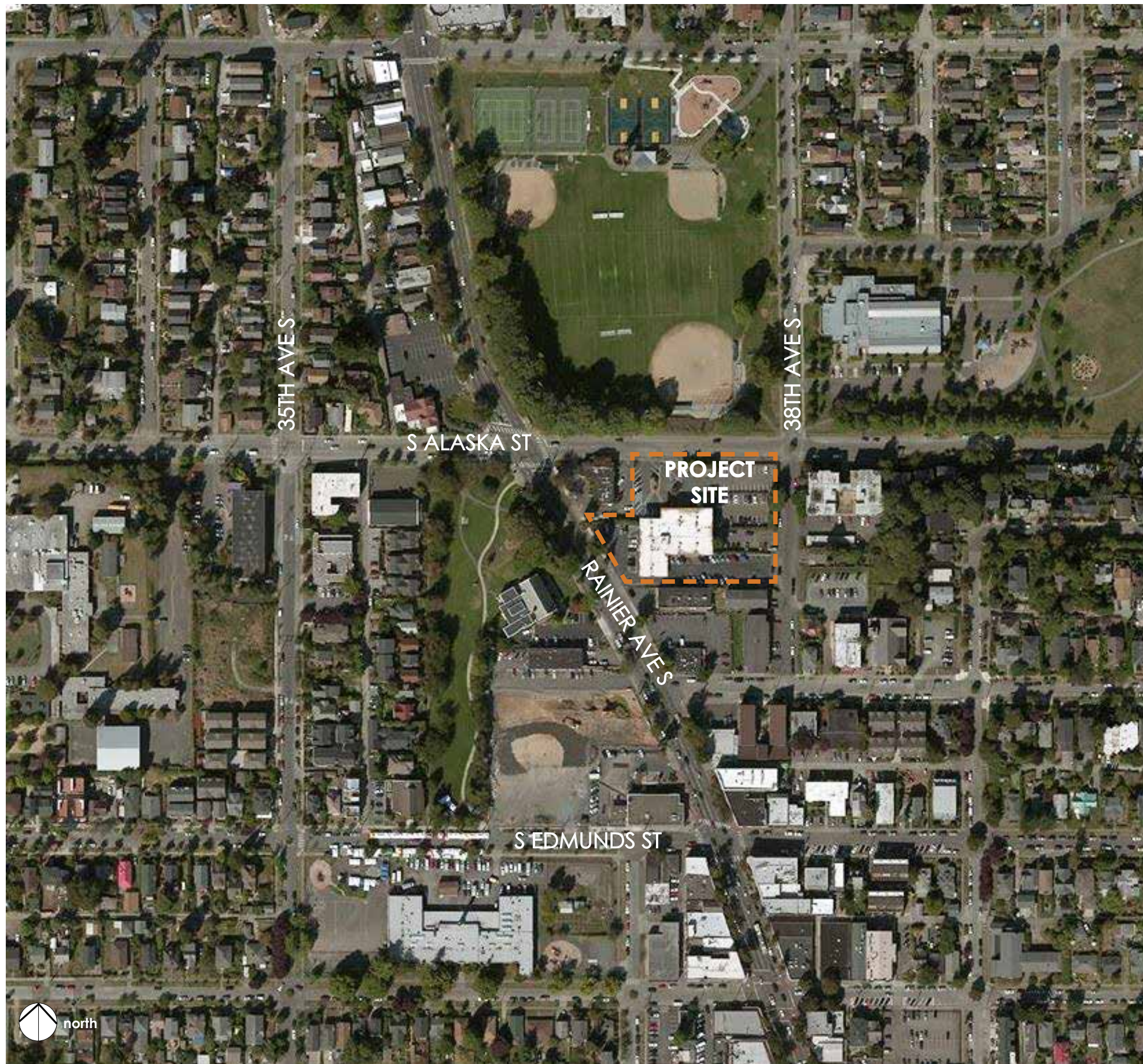
DPD Project # 3019517





01	DEVELOPMENT OBJECTIVES   Page 4
02	SITE ANALYSIS, SITE CONTEXT AND ZONING   Page 5
03	SITE PLAN   Page 11
04	EDG RESPONSE   Page 12
05	DESIGN DRAWINGS   Page 24
06	DEVELOPMENT DEPARTURE REQUESTS   Page 52
07	REPRESENTATIVE PAST PROJECTS   Page 57





**SITE AREA:** 74,400 sf

**ZONING:** NC2-40 with pedestrian overlay at Rainier Ave S and part of S Alaska St + NC2-65, all in the Columbia City Residential Urban Village with frequent transit access

### PROJECT DESCRIPTION:

Proposal for a new mixed-use project 5-7 stories above grade with ground floor street-facing retail, apartments, and sub-grade parking. Proposal includes:

- 241 residential apartment units
- 2 live-work units
- 24,700 sf retail/commercial/office space
- 245 on-site parking stalls in subgrade garage (86 retail / 159 residential)

### SUMMARY OF DEVELOPMENT STANDARDS:

**Height limit:** 40' + 4' Bonus = 44' (note: 13' ground floor req'd for bonus)  
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  
> Project proposes 249,905 sf of FAR  
(SMC 23.47A.013)

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

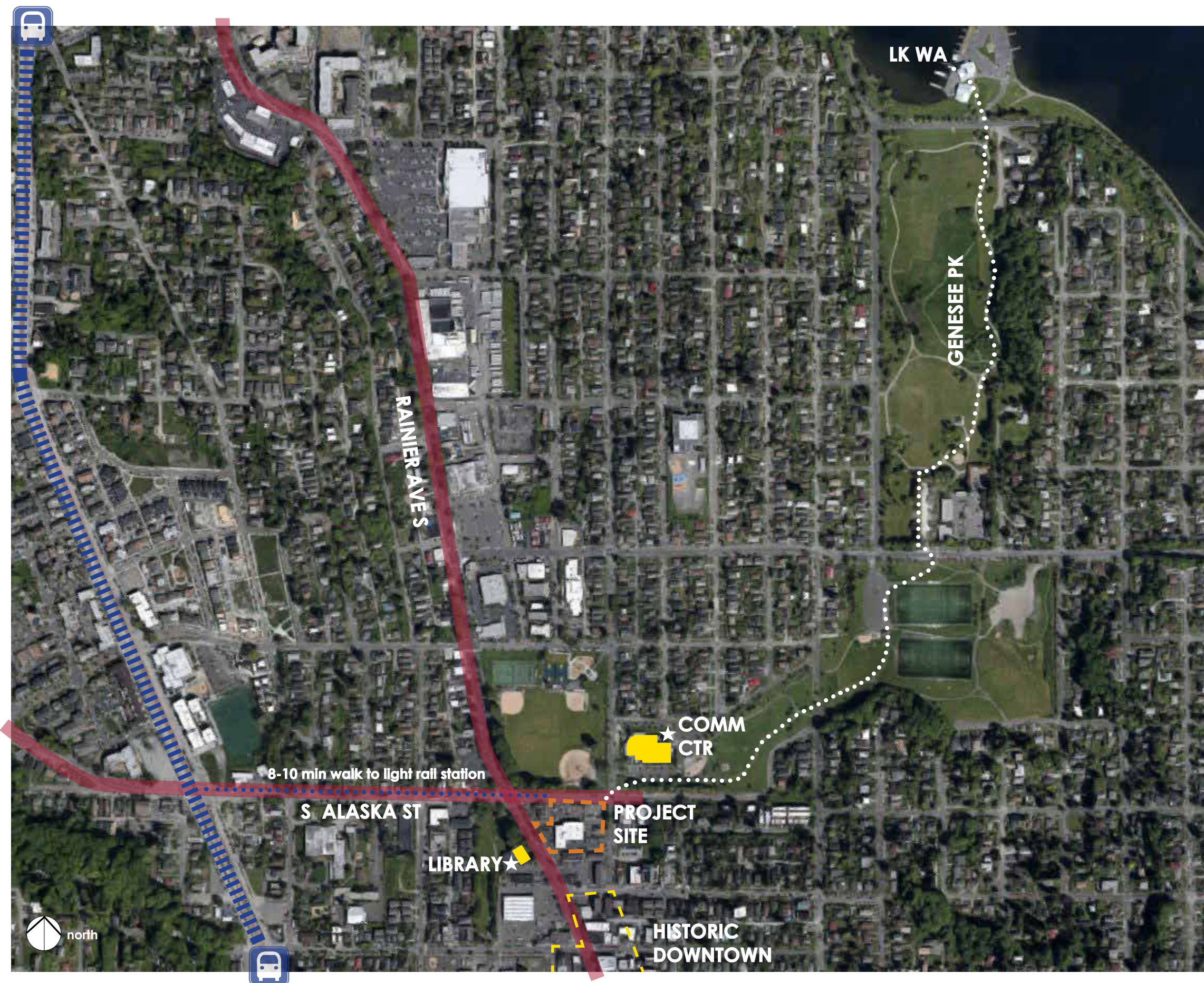
**Solid Waste Storage:**

**Residential:** 1139 sf required

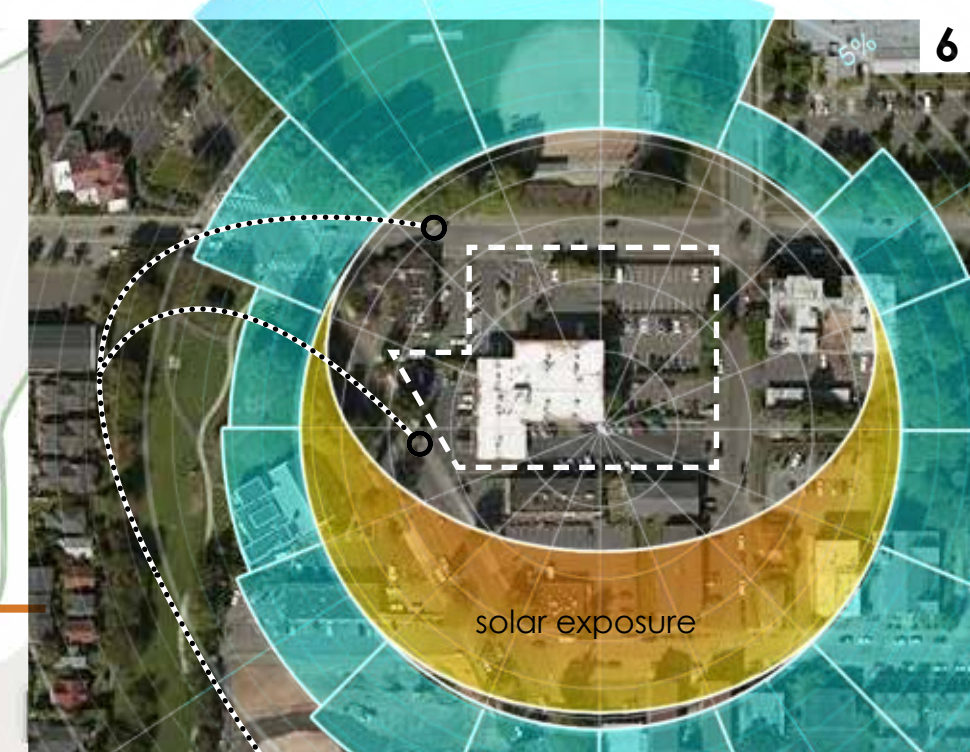
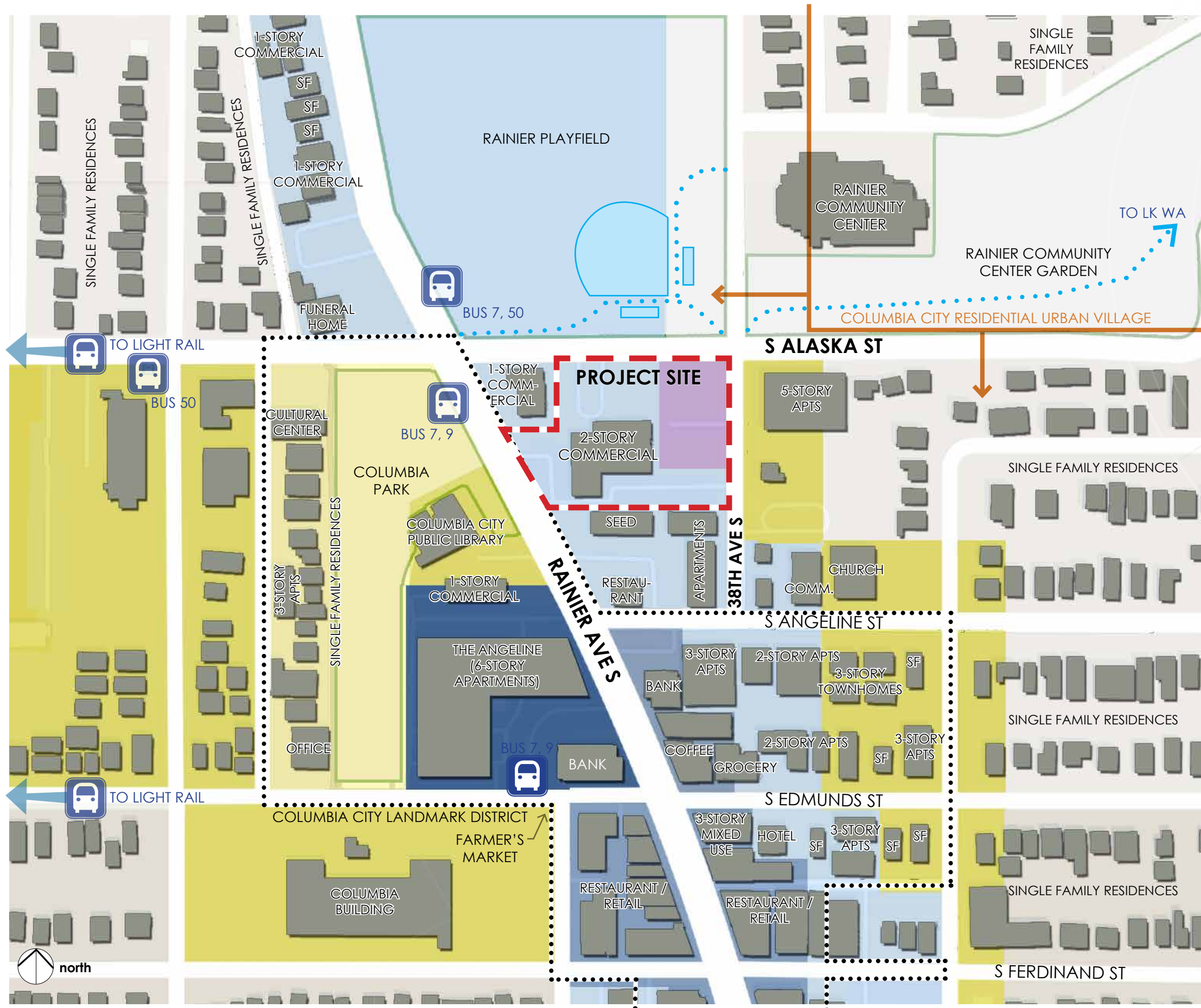
**Retail:** 88 sf required

> Project proposes 1,299 sf of waste storage in parking garage  
(SMC 23.54.040)









traffic noise along Rainier Ave S and S Alaska St

annual wind speed and directional approach

### 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 to playfield



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

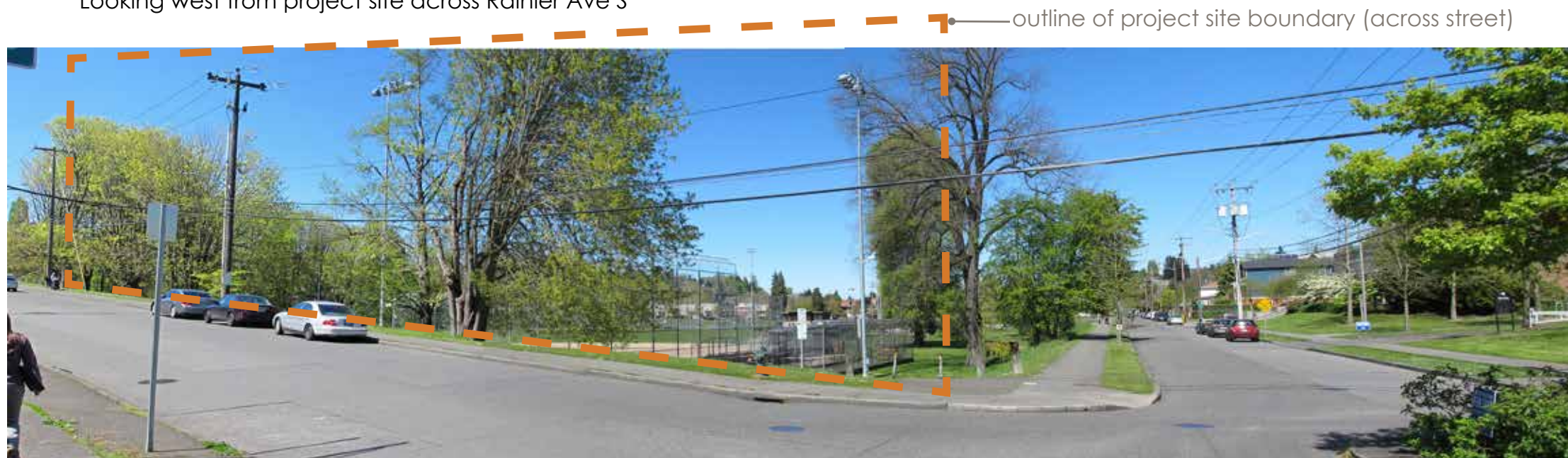




Looking west from project site across Rainier Ave S

#### KEY RAINIER AVE S CHARACTERISTICS:

- 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
- pedestrian overlay



Looking north from project site across S Alaska St

#### KEY S ALASKA ST CHARACTERISTICS:

- create edge for playfields/park
  - > pedestrian oriented retail @ base
  - > defined urban edge
- add street-level landscaping
- pedestrian overlay at west portion

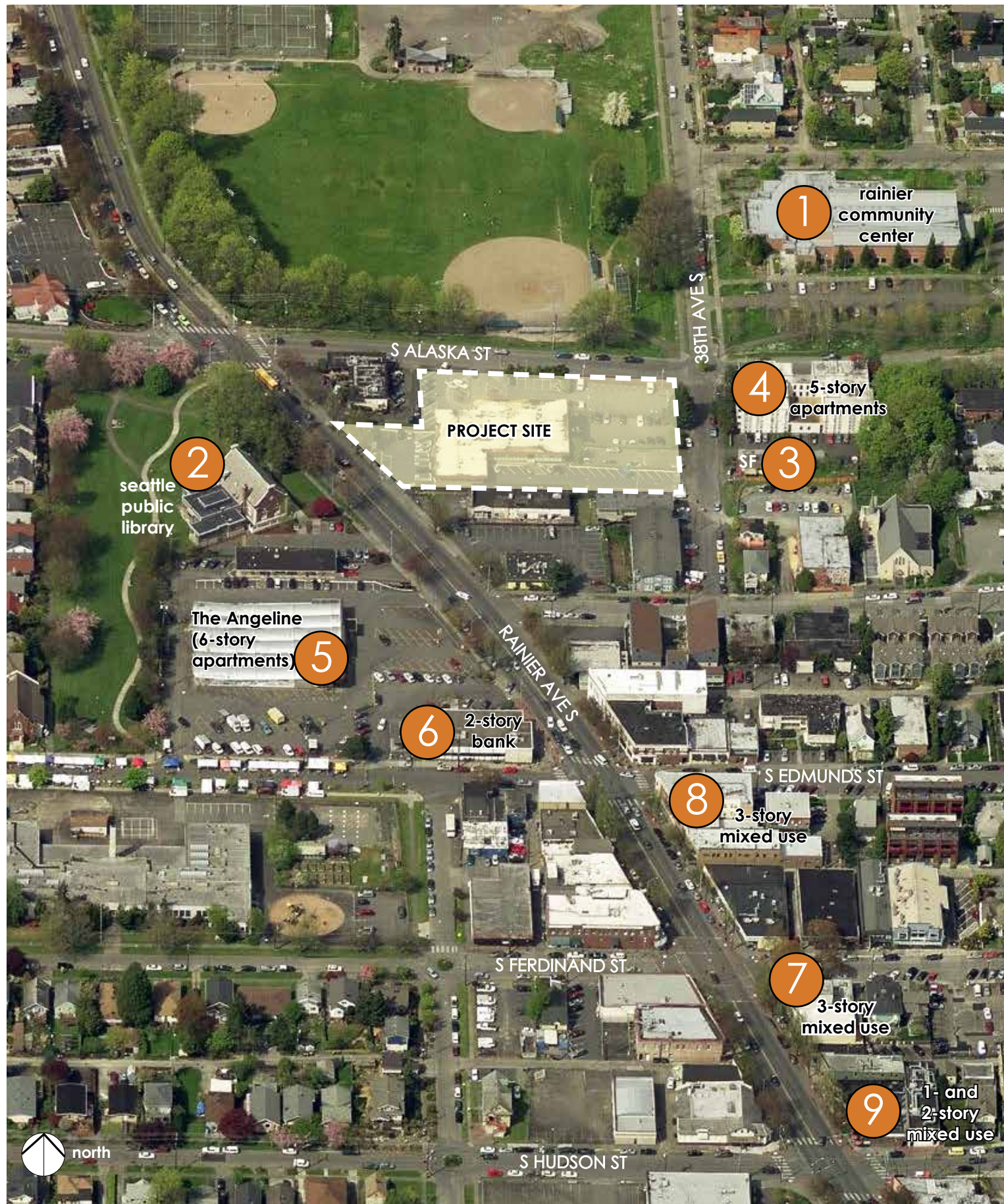


Looking east from project site across 38th Ave S

#### KEY 38TH AVE S CHARACTERISTICS:

- 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
- existing neighboring buildings are larger-scale towards north end of the 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

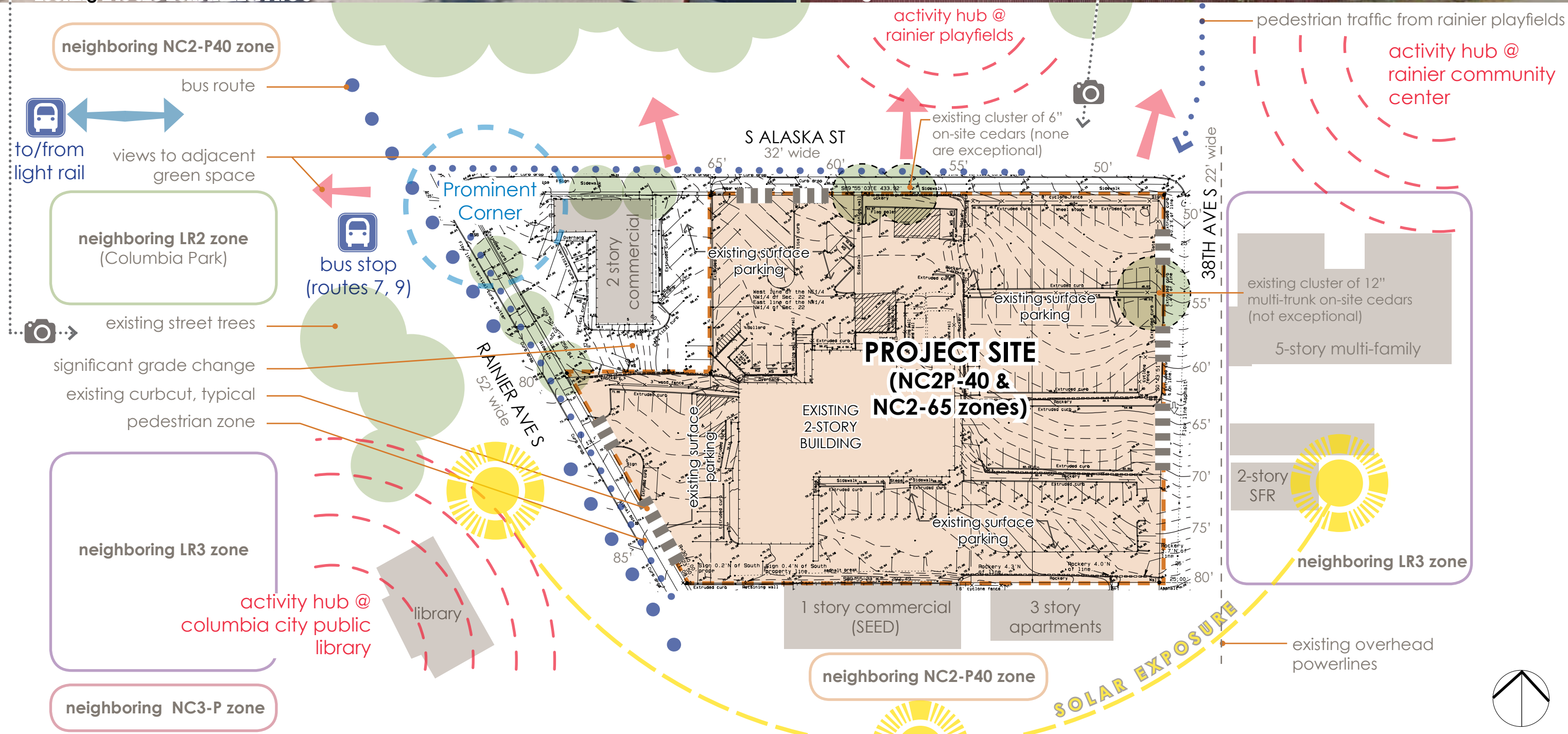




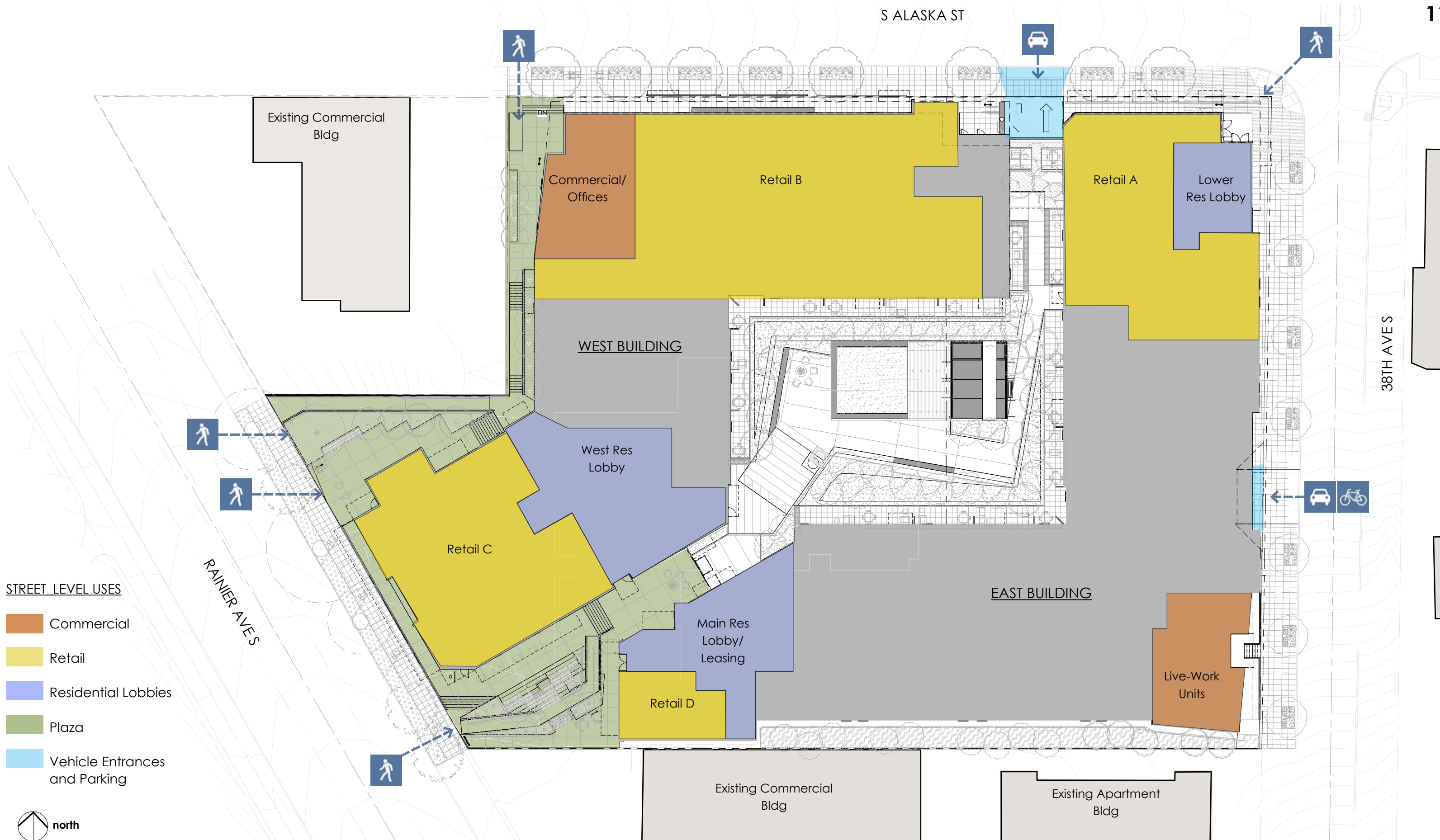
Looking E to site from Rainier Ave S



Looking S to site from S Alaska St











## CONTEXT & SITE

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

Identify opportunities for the project to make a strong connection to the street

- generous public plazas along Rainier orient to the bustling activity of the street, while providing off-street places to safely gather/linger. Along S Alaska, street-oriented retail and overhead weather protection offer interest en route to public open spaces and the adjacent community center



### > CS2 D 1: **Existing Development and Zoning**

Make an appropriate complement/transition to existing and anticipated neighboring development

- setbacks and modulation added where the building is taller (at the NE corner) and careful design, siting, and attention to vertical relationship of uses where the building is shorter (along Rainier)

## PUBLIC LIFE

### > PL1 A 1&2: **Enhancing Open Space and Adding to Public Life**

Contribute to broader network of space in the neighborhood and seek opportunities to foster human interaction

- entry plazas along Rainier add new public living room and build from the public library across the street. Through-block hillclimb connects historic downtown and the library to the playfields and community center along Alaska

### > PL1 B 1: **Walkways and Connections: Pedestrian Infrastructure**

Connect on-site pedestrian walkways with existing infrastructure

- Main entrance positioned across from library node, and secondary lower lobby entrance is positioned across from playfield and community center entrance. Through-hillclimb provides connection through site from historic core/library to playfield.

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

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

- entry plazas allow views deep into the site/courtyard. Large areas of glazing and retail uses at street level along Alaska and Rainier position active uses along sidewalk

### > PL1 C 1: **Outdoor Uses and Activities: Selecting Activity Areas**

Orient spaces to sun and along pedestrian routes, allowing views across space

- plazas located at southwest portion of the site with good solar exposure and in direct line with pedestrian routes between historic downtown and outdoor open spaces to the north. Views across site and into center of block provided along Rainier



## DESIGN CONCEPT

### > DC2 A 2: **Massing: Reduce Perceived Mass**

Use secondary elements to reduce the perceived mass of larger projects

- modulation, lower/upper floor setbacks, and material changes where the building is taller

### > 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

- high-quality materials concentrated along main entrances and at the building base. Human elements such as seating, balconies, and a water feature provide interest and encourage interaction with the built environment.

## PRIORITIES & BOARD RECOMMENDATIONS: PROJECT RESPONSE



### 1 SCALE AT NE CORNER (ALASKA/38TH INTERSECTION):

Scale reduced by **carving out corner** at lower level to provide relief at sidewalk corner and **enhanced sight lines** at pedestrian level. Overall massing is broken up with **setbacks at building base and the top floor**, with **modulated facade** and changes in **siding materials**.



### 2 PEDESTRIAN-ORIENTED STREETSCAPES AT ALL FRONTAGES:

Rainier Ave S: options for public connection through the site were explored. Due to topography, resident security, and the need for residents to have their own space, it was determined that the NW hillclimb is the appropriate way to provide a through-site connection. The current design focuses on creating a **generous public space with a strong connection to Rainier Ave and the hillclimb**. Public plazas and the through-block hillclimb were substantially improved as **welcoming public spaces**: additional retail was added flanking the space, water feature, seating, and landscaping were developed. **Clear separation** has been provided between public and private space with a distinct level change, while still providing **views into the block interior**.

S Alaska St: lower floor is set back to allow **wider sidewalk** and create continuous overhead weather protection. The residential lobby has been moved to **activate the corner and position away from vehicular traffic**. Through-block hillclimb entrance is activated with a commercial space.

38th Ave S: **Commercial live-work** units have been added at the south edge **to provide activity and street interaction** appropriate for the more residential character of 38th, and the north end has been activated with a ground floor setback and corner lobby entrance. The narrow existing street will be enhanced with added sidewalks and street trees. Residential garage entry is activated with a storefront bike room and building above is **modulated to break down scale**.



### 3 SITE CIRCULATION AND CONNECTIVITY:

Through-site circulation has been **clarified between public-accessible and private spaces** and careful attention has been paid to the **scale of each space**. The through-block hillclimb is activated at each end by a residential lobby and commercial space entrances, with residential windows and outdoor lighting augmenting safety in the center. Pedestrian amenities are provided throughout, including seating, bike racks, landscaping, and retail spill-out space.



RESPONSE TO EDG GUIDANCE:

- Vertical and horizontal modulation provide a break in massing, adds texture and reduces bulk, aiding in a transition to the LR3 zone across 38th
- Horizontal modulation has been added at the top floor level to minimize the apparent scale from the street level
- at street level, corner has been carved away to provide sidewalk relief and enhance visibility

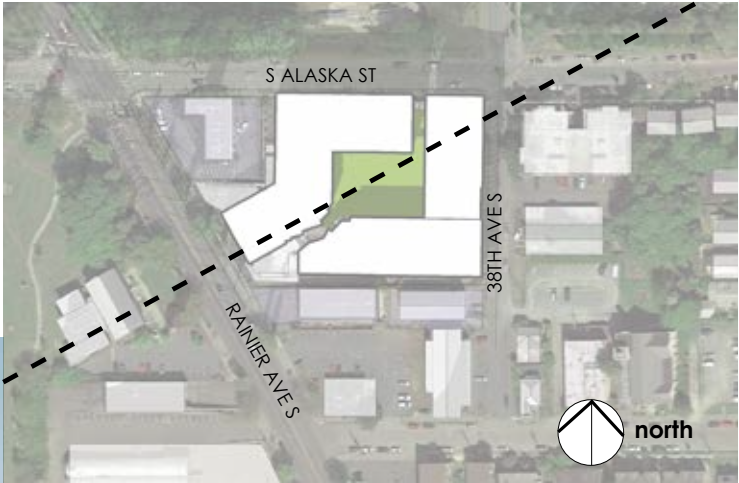


Northeast corner at street level



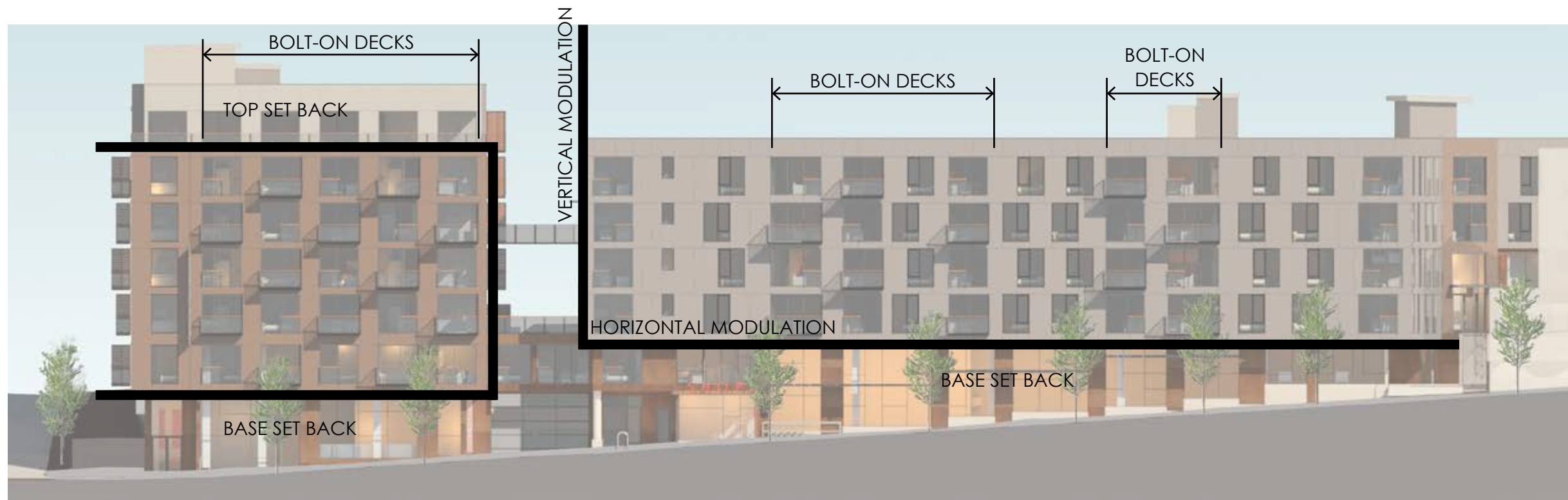
Northeast corner massing

KEY PLAN

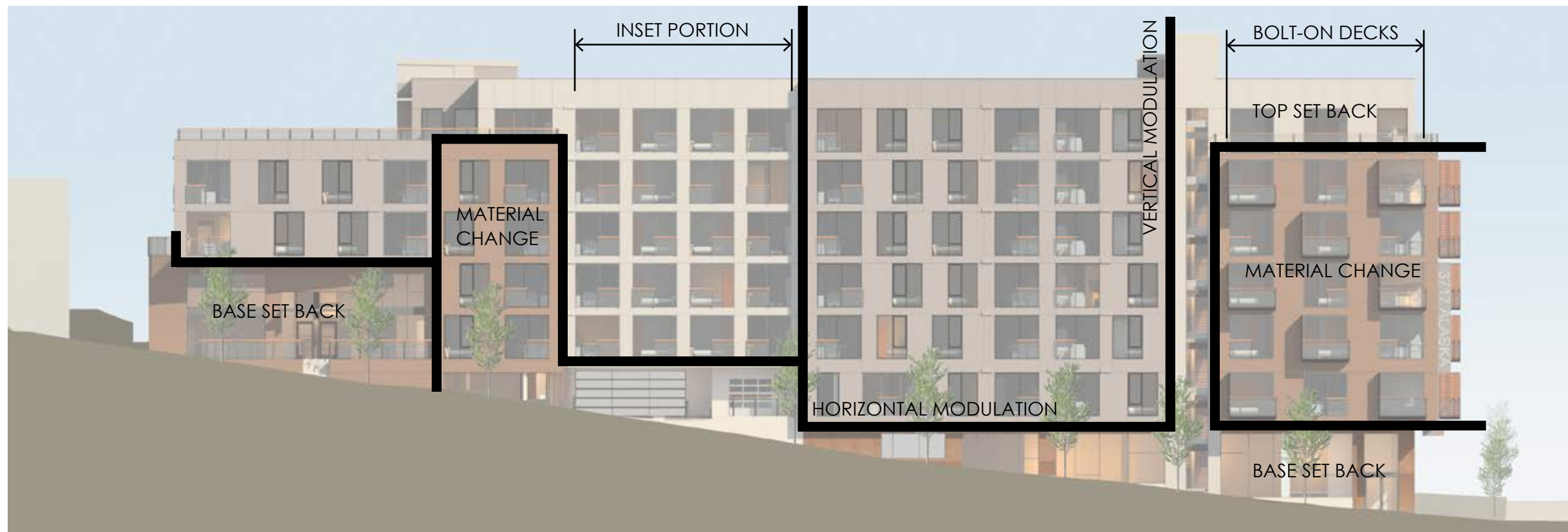


A SECTION LOOKING SOUTHEAST





Facade Modulation along S Alaska St (North Elevation)

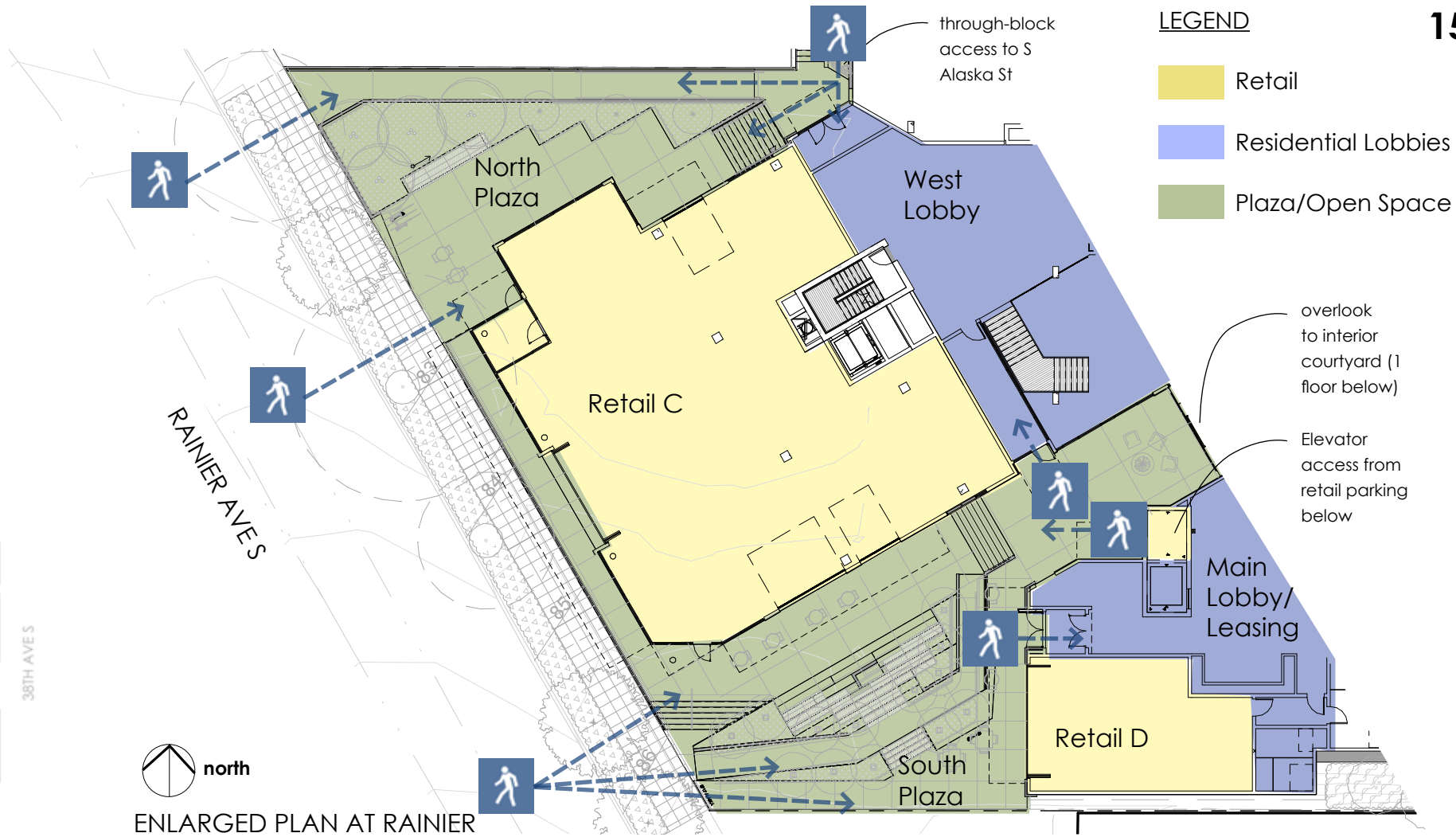
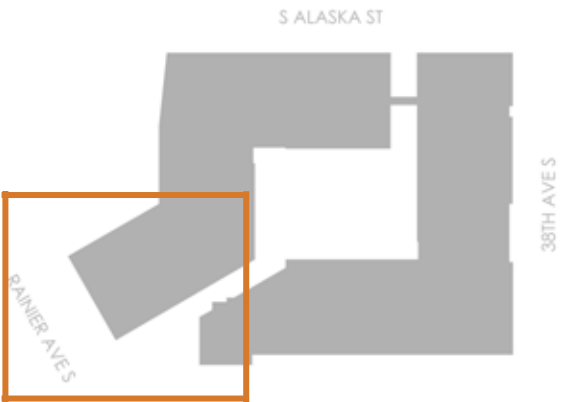


Facade Modulation along 38th Ave S (East Elevation)



RESPONSE TO EDG GUIDANCE:  
Rainier Experience:

- two large publicly-accessible entry plazas flanked by active uses (retail and residential lobby/amenity areas)
- human-scale building massing with high-quality materials
- balconies add texture and encourage interaction with the street
- enhanced street landscaping provides buffer between sidewalk and vehicular travel lanes



North Rainier Entry Plaza



South Rainier Entry Plaza



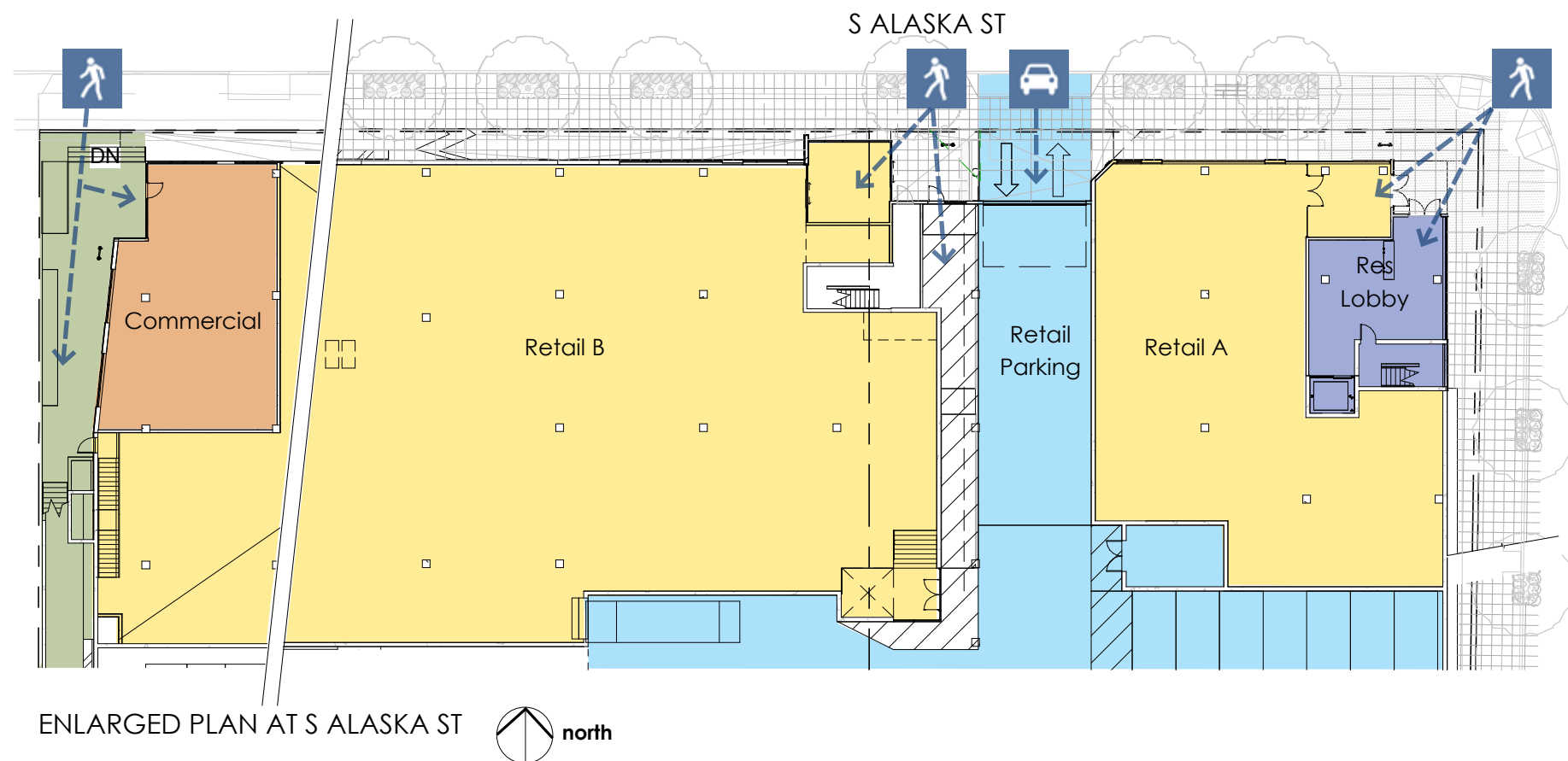
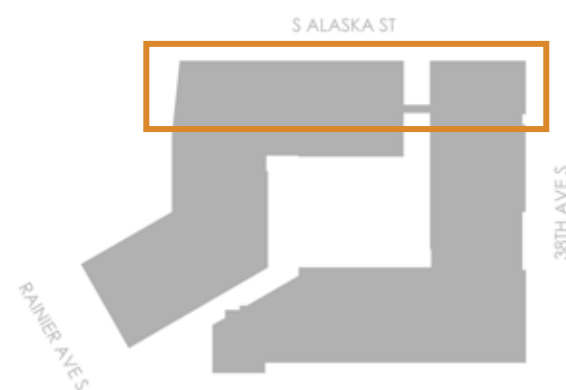
## RESPONSE TO EDG GUIDANCE:

### S Alaska St Experience

- Residential lobby has been relocated to the corner away from vehicular entry
- Lobby entry area is recessed to create relief and increased circulation space at the corner
- Landscaping pulled back from the NE corner for increased visibility
- Pedestrian amenities at street level include inset base allows wider sidewalks and overhead weather protection, high quality and durable metal siding is proposed, large storefront windows allow views deep into retail spaces along Street
- mix of commercial and retail uses add vitality to the streetscape

### LEGEND

- Commercial
- Retail
- Plazas/ Open Space
- Residential Lobbies
- Vehicle Entrances and Parking



Intersection of Alaska & 38th



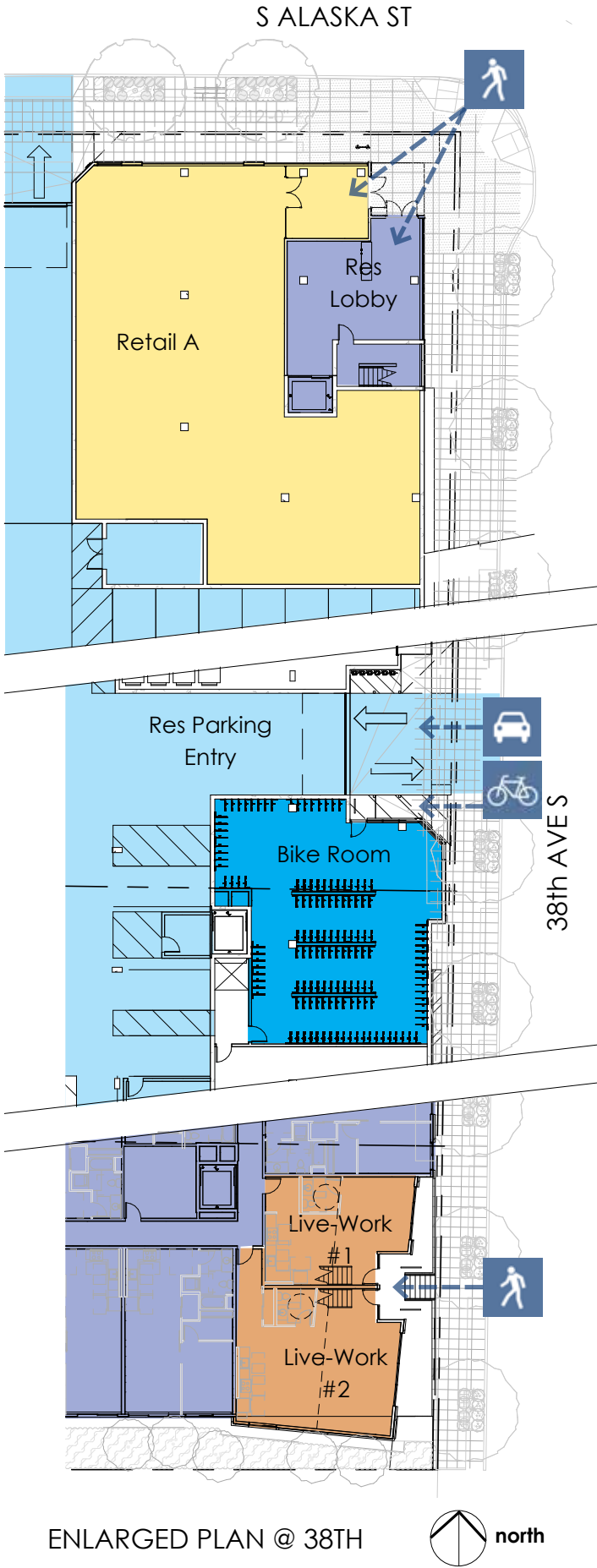
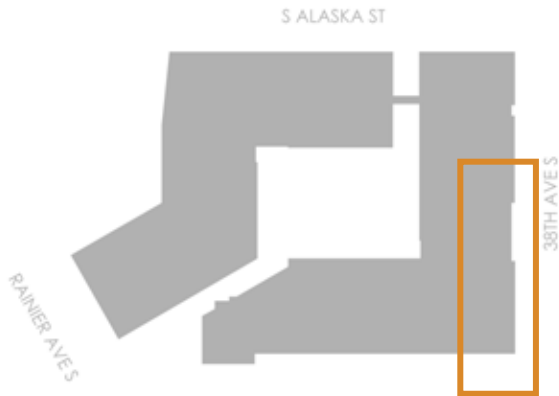
S Alaska St looking toward Retail B entry



- two Live-Work units added to promote activity and street interaction
- attractive bike room with storefront windows and repair station is situated adjacent to the residential garage entry to provide additional active use at sidewalk
- scale of the facade is broken up by modulation and material changes
- high-quality materials such as brick and metal panels are proposed at the sidewalk level
- new street trees and a sidewalk are proposed to enhance pedestrian experience



SE Corner (38th Ave S) showing Live-Work units



ENLARGED PLAN @ 38TH

LEGEND

- Commercial
- Retail
- Residential
- Parking



Vibrant bike room with bright lighting, colorful racks and repair station

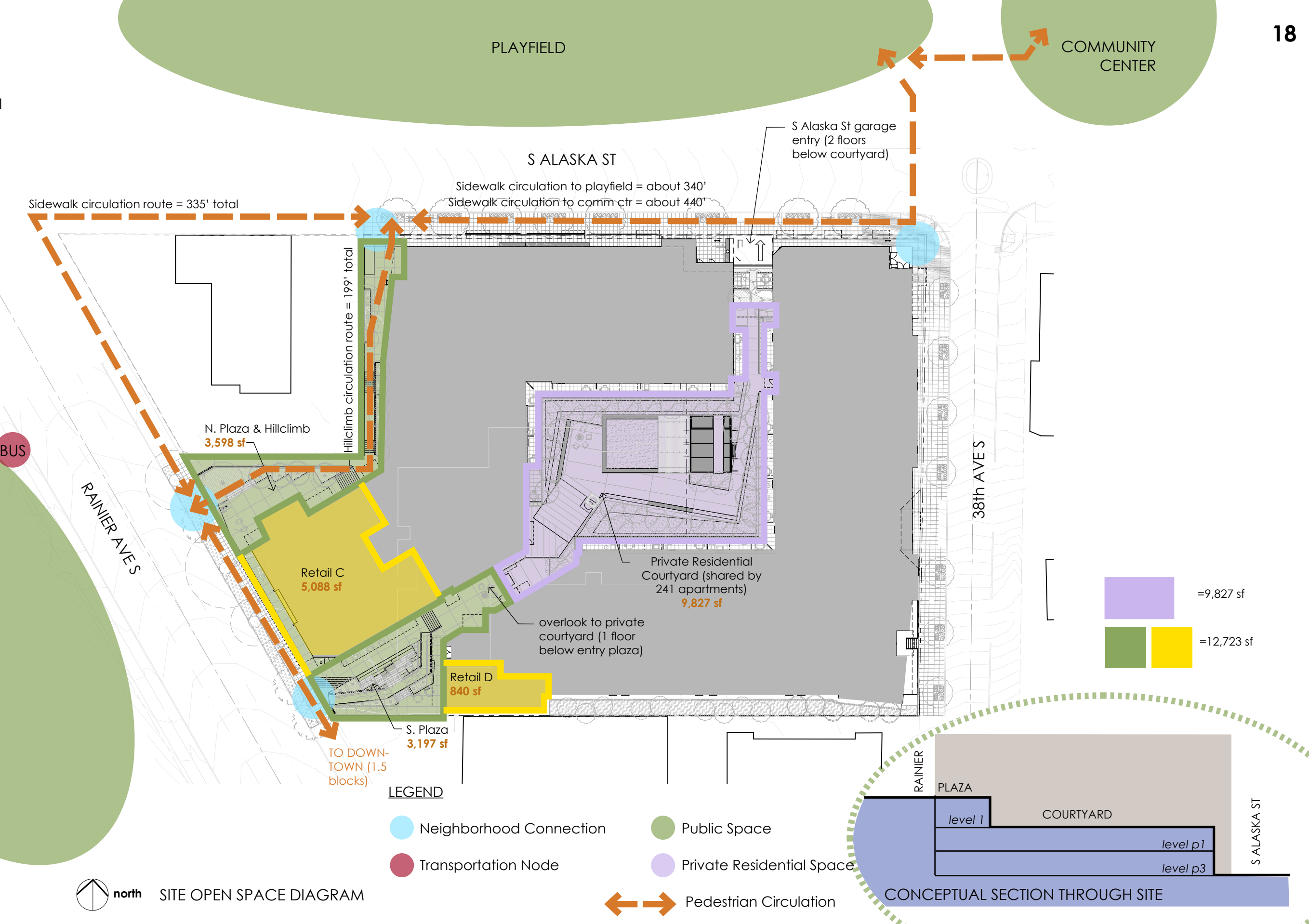


Bike Room and Residential Garage Entry



RESPONSE TO EDG GUIDANCE:

- increased clarity between public-accessible and private spaces: courtyard is one-story level change below Rainier entry plazas and two stories above S Alaska St
- increased activity at main south plaza with an additional retail space and pedestrian amenities (seating, water feature, landscaping)
- publicly-accessible plazas on Rainier and hillclimb to Alaska connect to a broader network of parks and open space around the site
- hillclimb allows through-block cut-through from Rainier to Alaska
- center courtyard is private to allow residents space to gather that is "their space"





- The Board recognized the challenges of creating a public pedestrian connection through the middle of the site (resident courtyard). The Board thus asked us to focus on enhancing the NW Hillclimb as that connection. The courtyard and NW Hillclimb diagonal connections are compared below
- Given substantial concerns about a connection through the courtyard (see below - topography, resident security, the need for residents to have their own space, and the negative impact on street frontages), the NW Hillclimb is considered the appropriate way to accommodate a public pedestrian connection
- In response to EDG guidance, the NW Hillclimb design has been enhanced to be accessible and inviting to the public. In addition, and to advance the Pedestrian Overlays along Rainier Ave S and the western portion of S Alaska St, design focus was placed on creating generous public space with a strong connection to Rainier Ave S

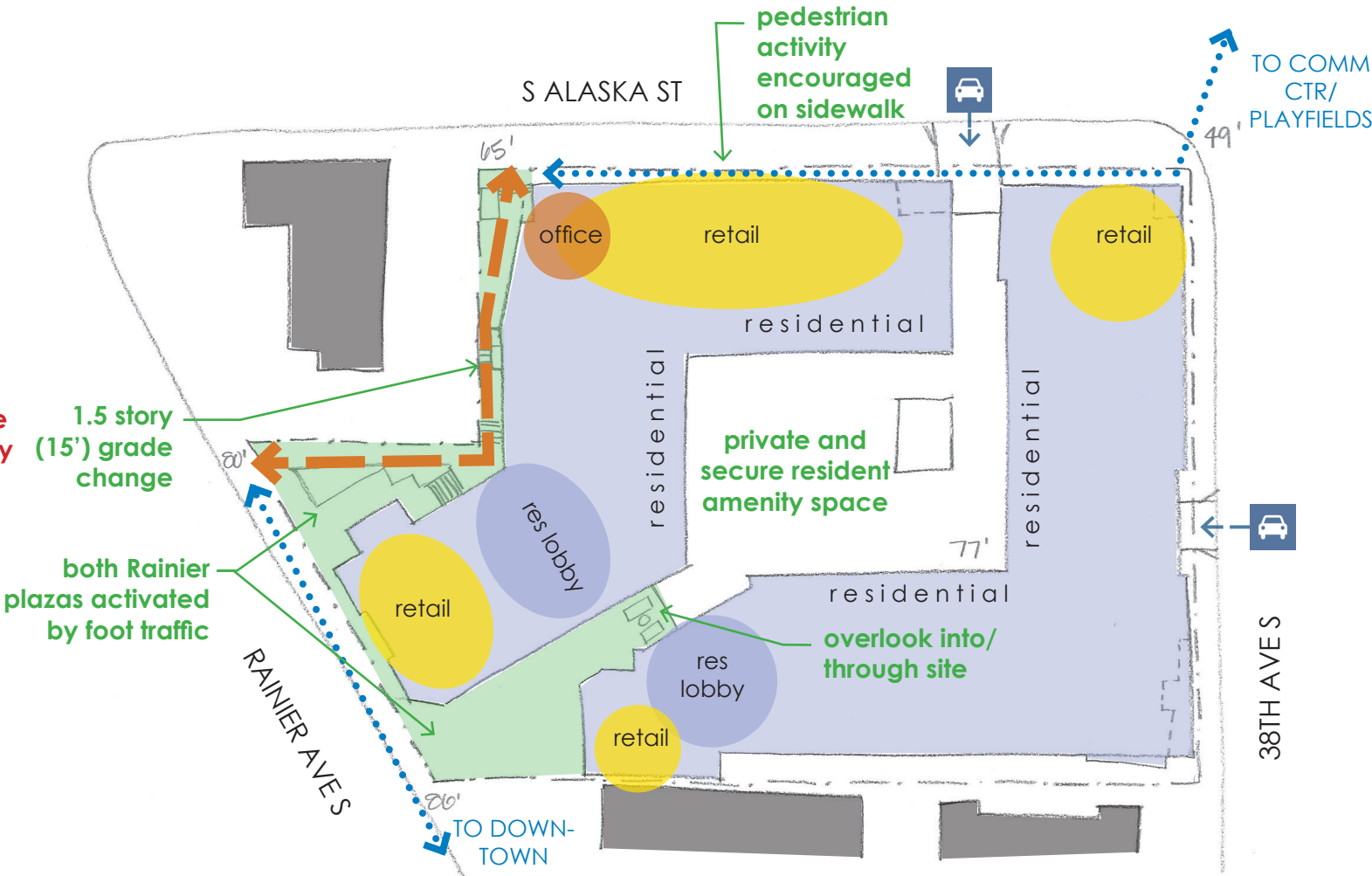
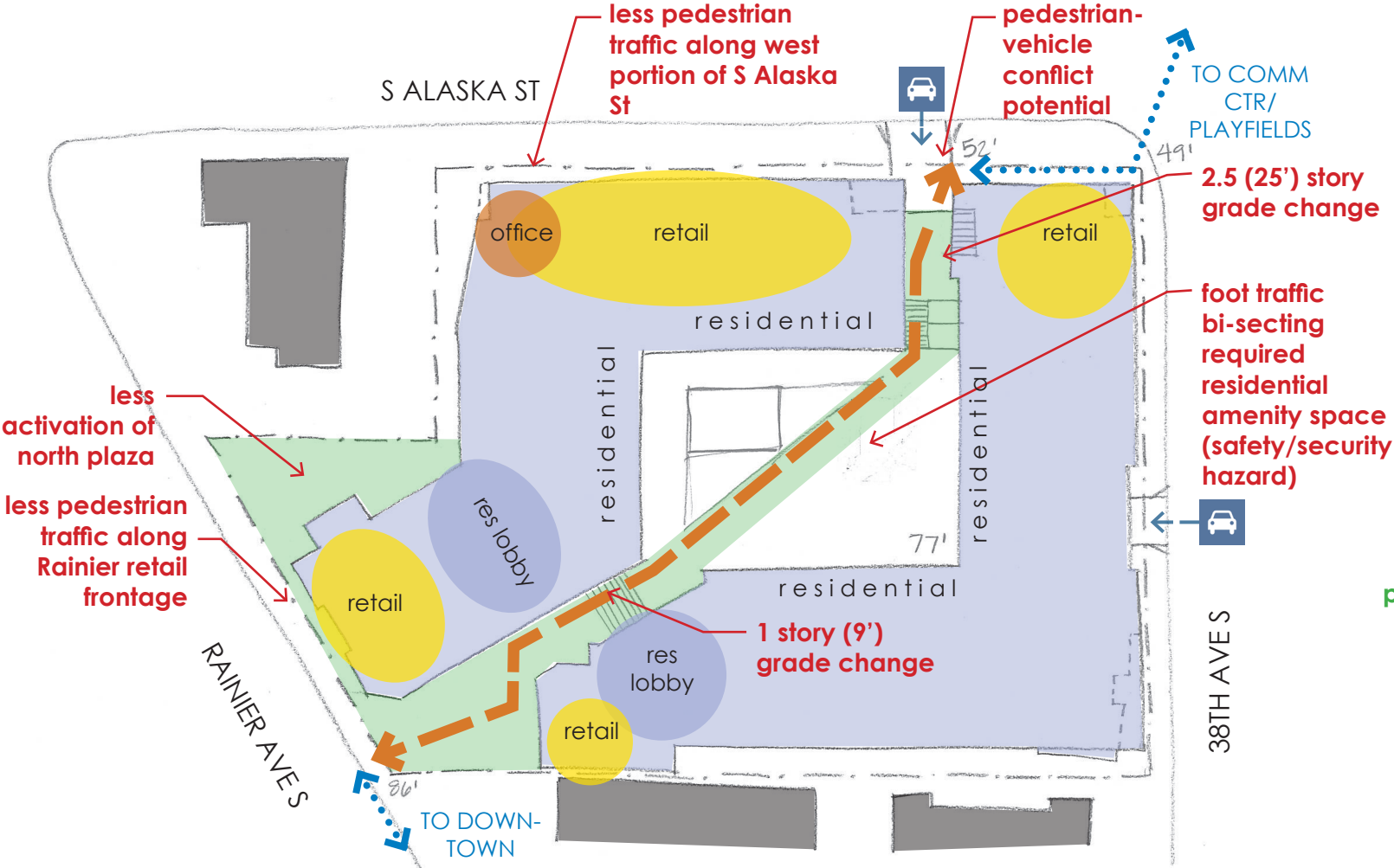
positive attribute

negative attribute

on-street pedestrian route

through-site pedestrian route

public-accessible space



THROUGH-COURTYARD DIAGONAL CONNECTION:

- robs streets/sidewalks of pedestrian foot traffic, which weakens western S Alaska St and northern Rainier as viable retail frontages
- high potential for pedestrian-vehicle conflict at S Alaska St through-site terminus
- cuts across significant grade: 34 vertical feet (3.5 stories) with two grade changes
- safety and security is difficult; does not follow CPTED (crime prevention through environmental design) principles due to mix of public and private. Retail uses were studied but determined infeasible in the courtyard because the site interior lacks street presence and street visibility
- no residential privacy in (code-required) residential amenity space; residents may not feel comfortable utilizing their amenity space

PROPOSED DESIGN w/ NW HILLCLIMB DIAGONAL CONNECTION:

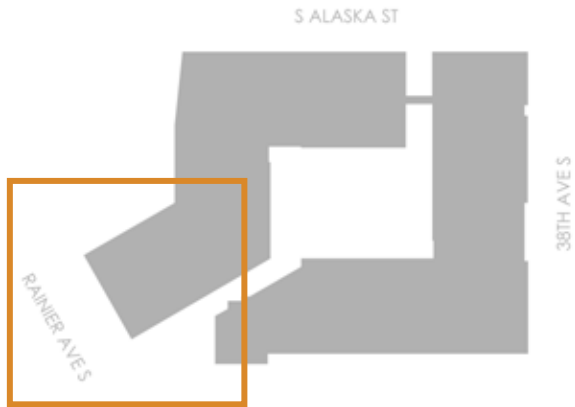
- activates S Alaska St streetscape and retail by encouraging pedestrians to use sidewalks, while still providing a through-site shortcut
  - > note: S Alaska St sidewalk is improved with street trees, on-street landscaping, wider sidewalks, and retail presence
- BOTH Rainier plazas are activated and programmed, strengthening the Rainier streetscape
- main pedestrian routes kept well clear of vehicle entry point
- works better with site topography (only a single 15' grade change)
- resident security is maintained by clear security points
- residents get a private and secure amenity space that is "theirs"





RESPONSE TO EDG GUIDANCE:

- Rainier Ave S frontage was further developed with a continued emphasis on a pedestrian-oriented street edge with vibrant public open space



< View from Rainier sidewalk to northern entry plaza and Retail C

v Rainier Ave S looking to southern entry plaza and retail D



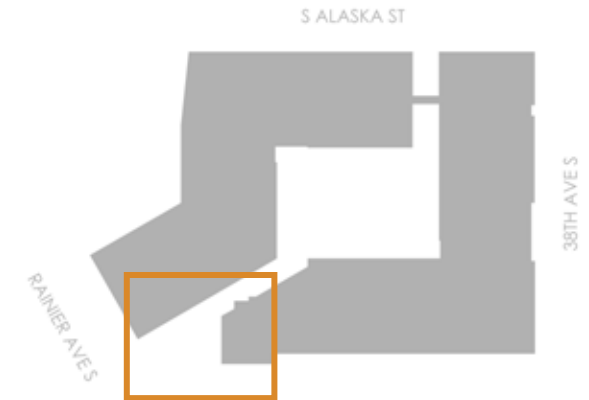
^ Rainier Ave S sidewalk adjacent to northern entry plaza, looking south





## RESPONSE TO EDG GUIDANCE:

- pedestrian amenities in the public plaza spaces were further developed, and include:
  - landscaping and trees
  - bench seating
  - amphitheater steps/seating
  - water feature
  - overlook into central courtyard
  - retail spill-out space
  - through-block hillclimb entrance



^ North entry plaza looking towards Retail C



South entry plaza overlook to interior courtyard below >



RESPONSE TO EDG GUIDANCE

- Through-site hillclimb provides a shortcut linking the downtown historic core to the playfield and community center
- Outdoor lighting and windows providing visibility from the building enhance safety along the hillclimb
- activated at each end by a commercial space or residential lobby
- pedestrian-scale wayfinding signage located at both ends of the hillclimb (Rainier and Alaska) to make public aware of and encourage its use



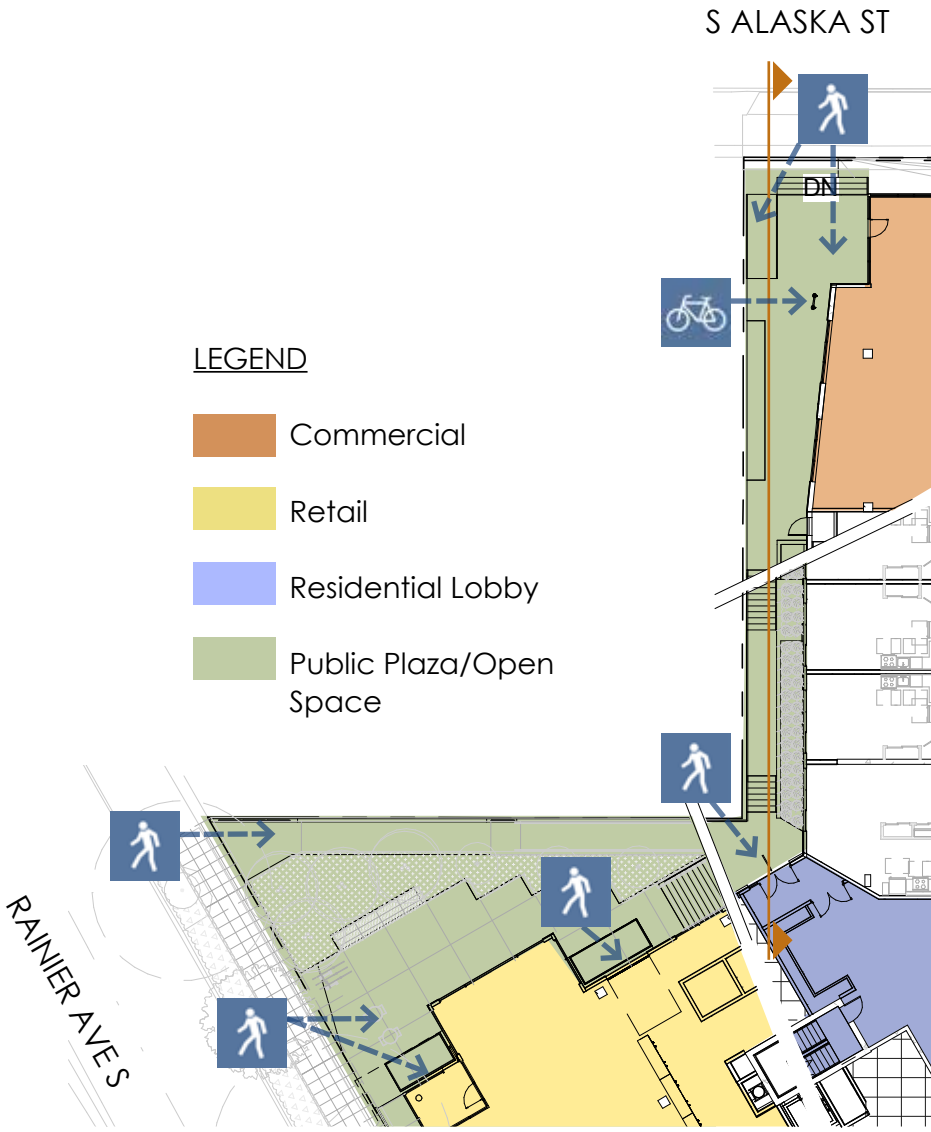
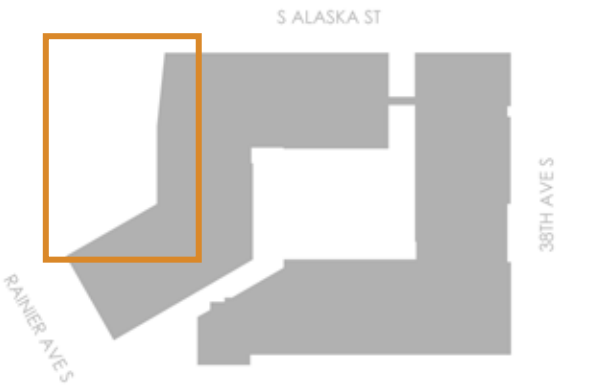
View of Hillclimb from S Alaska St



View of Hillclimb @ mid-point



North-South Site Section through Hillclimb



ENLARGED HILLCLIMB PLAN



RESPONSE TO EDG GUIDANCE

- Hillclimb scale has been studied with existing conditions and future development in mind.
- In contrast to more generous gathering/lingering spaces of the Rainier Plazas, the scale of the Hillclimb is intended to encourage movement and passage
- ample windows and a variety of uses adjacent to the hillclimb (commercial, residential, and retail) provide safety and security
- intention is to set a strong precedent to encourage future neighbor to participate in hillclimb vitality

EXISTING NEIGHBOR



REDEVELOPED NEIGHBOR



View of Hillclimb from S Alaska St

EXISTING NEIGHBOR

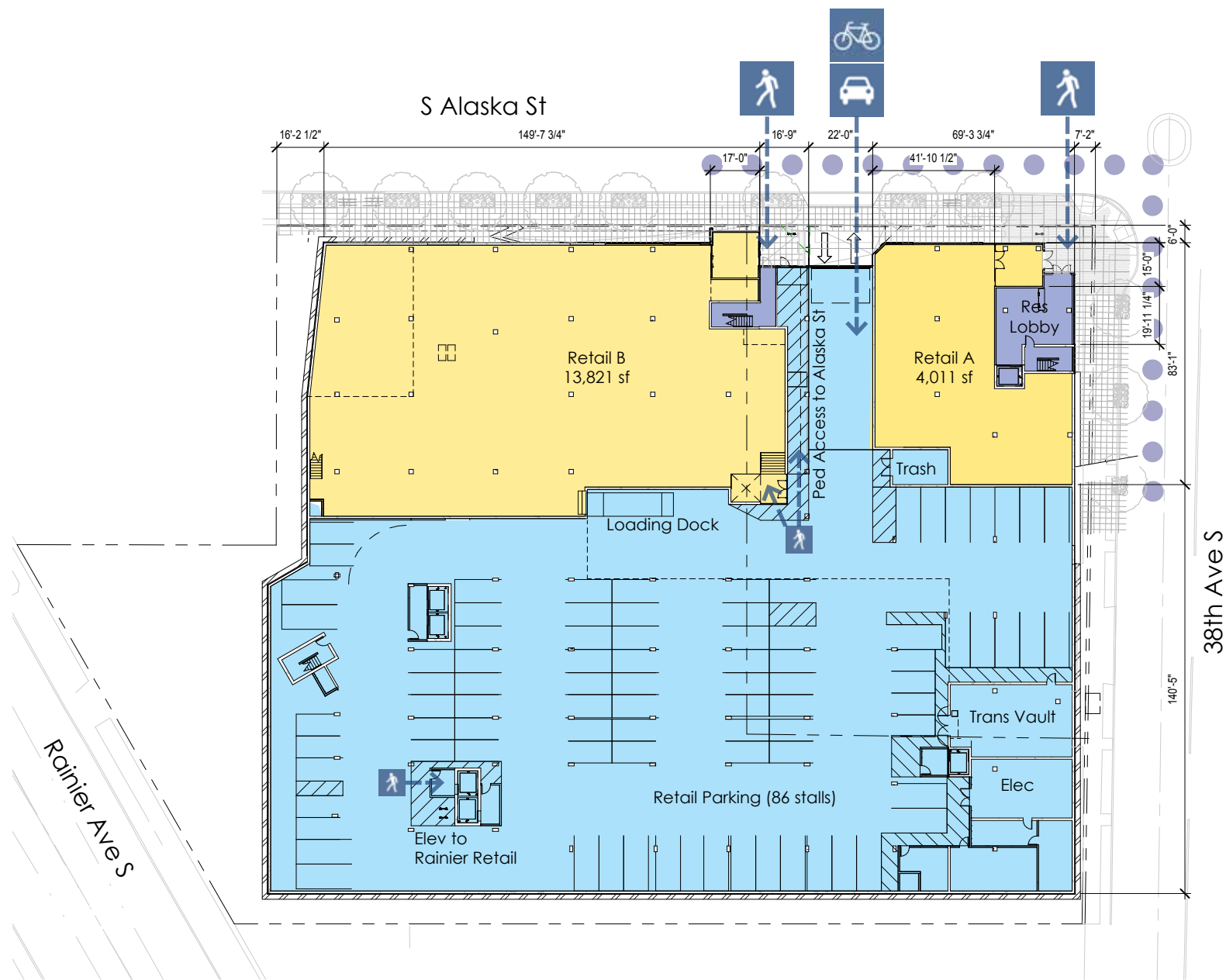


REDEVELOPED NEIGHBOR

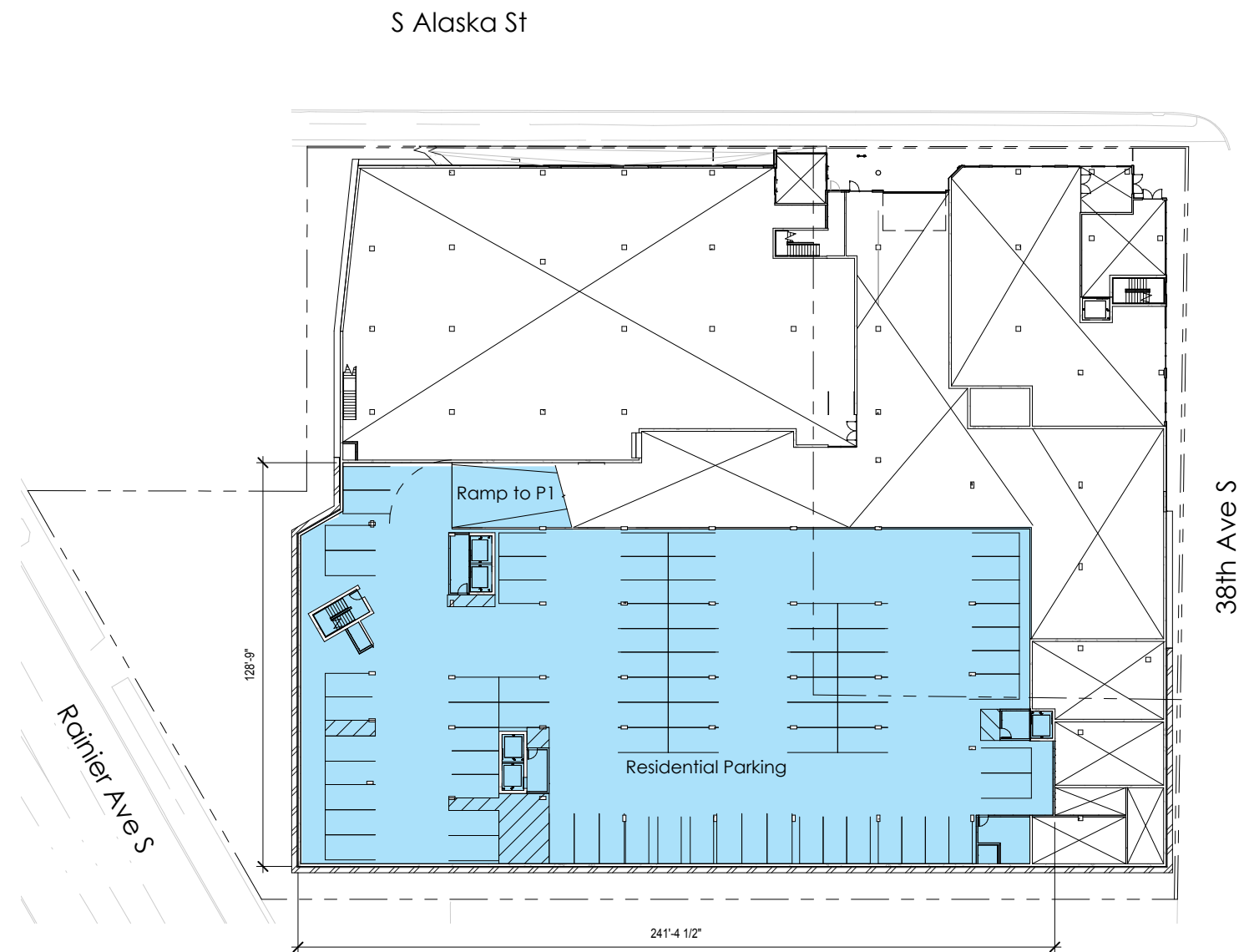


North Rainier Plaza looking down to Hillclimb





LEVEL P3  
(Ground floor along east half of S Alaska St  
and north end of 38th Ave S)

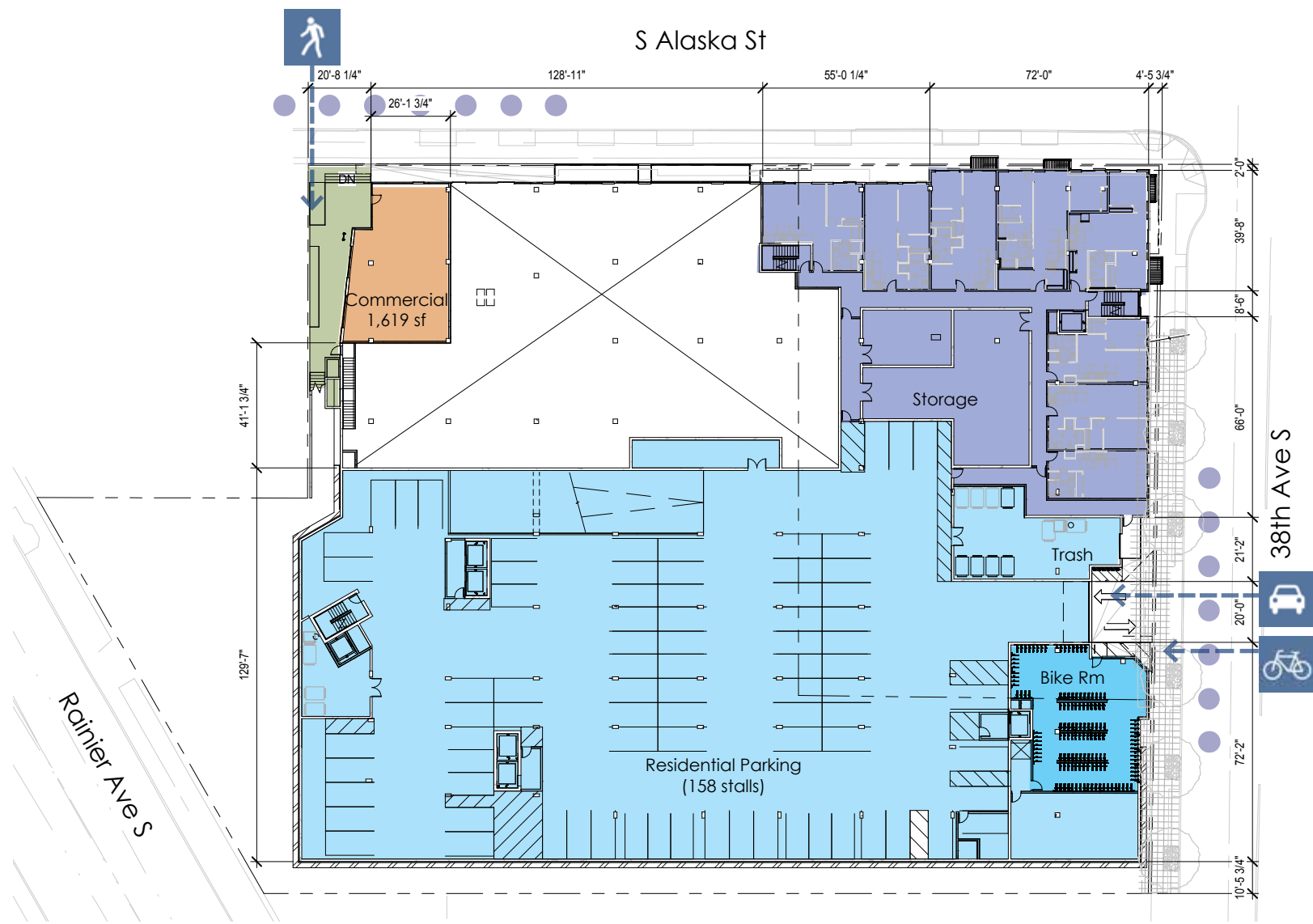


LEVEL P2

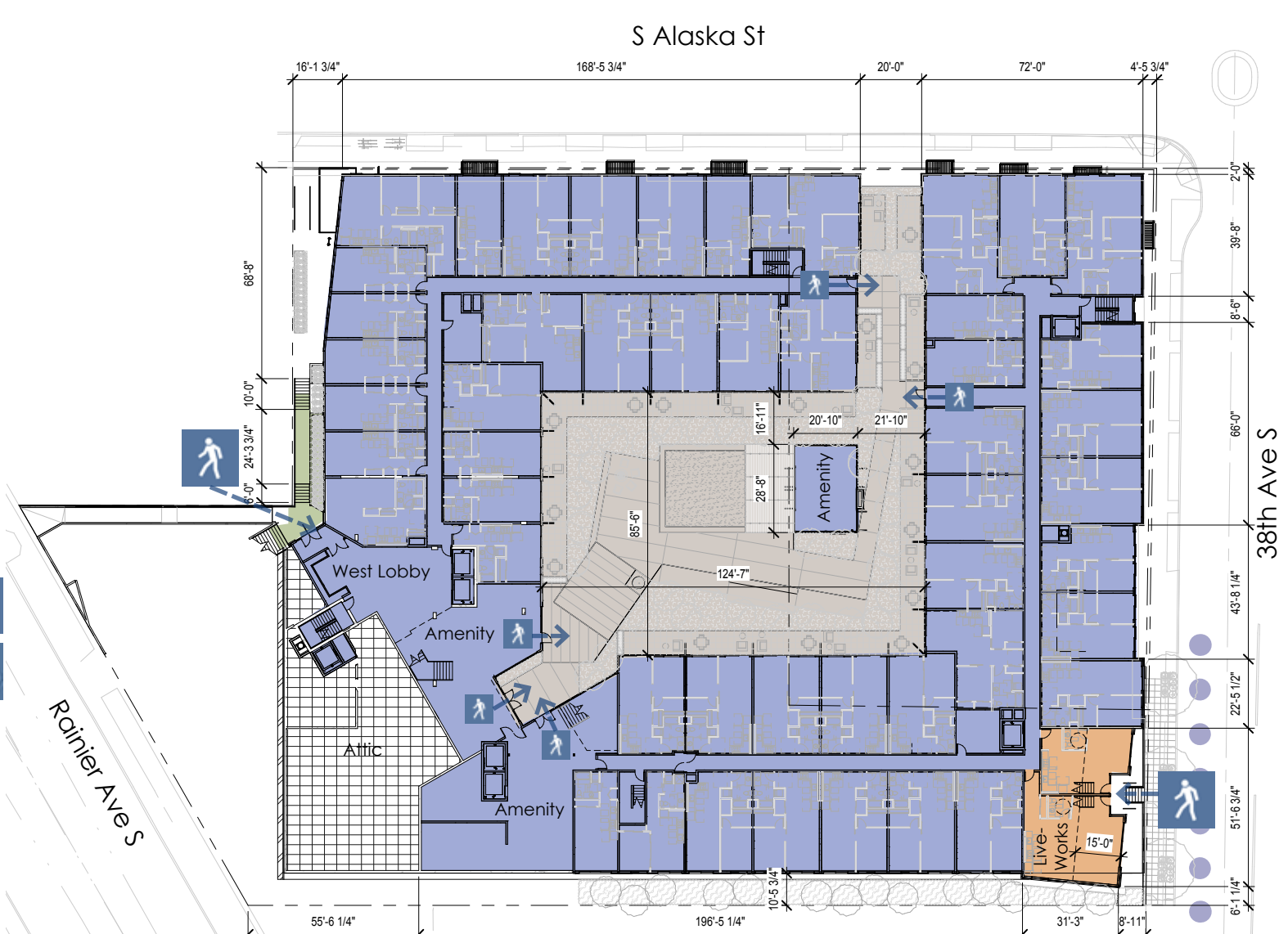
- LEGEND
- Commercial
  - Retail
  - Residential
  - Vehicle Entrances and Parking
  - At-grade portion







LEVEL P1  
(Ground floor along west half of S Alaska St  
and middle of 38th Ave S)



LEVEL 1 / COURTYARD  
(Ground floor along south end of 38th Ave S)

LEGEND

- Commercial
- Retail
- Residential
- Vehicle Entrances and Parking
- At-grade portion







LEVEL 2  
(Ground floor along Rainier Ave S)



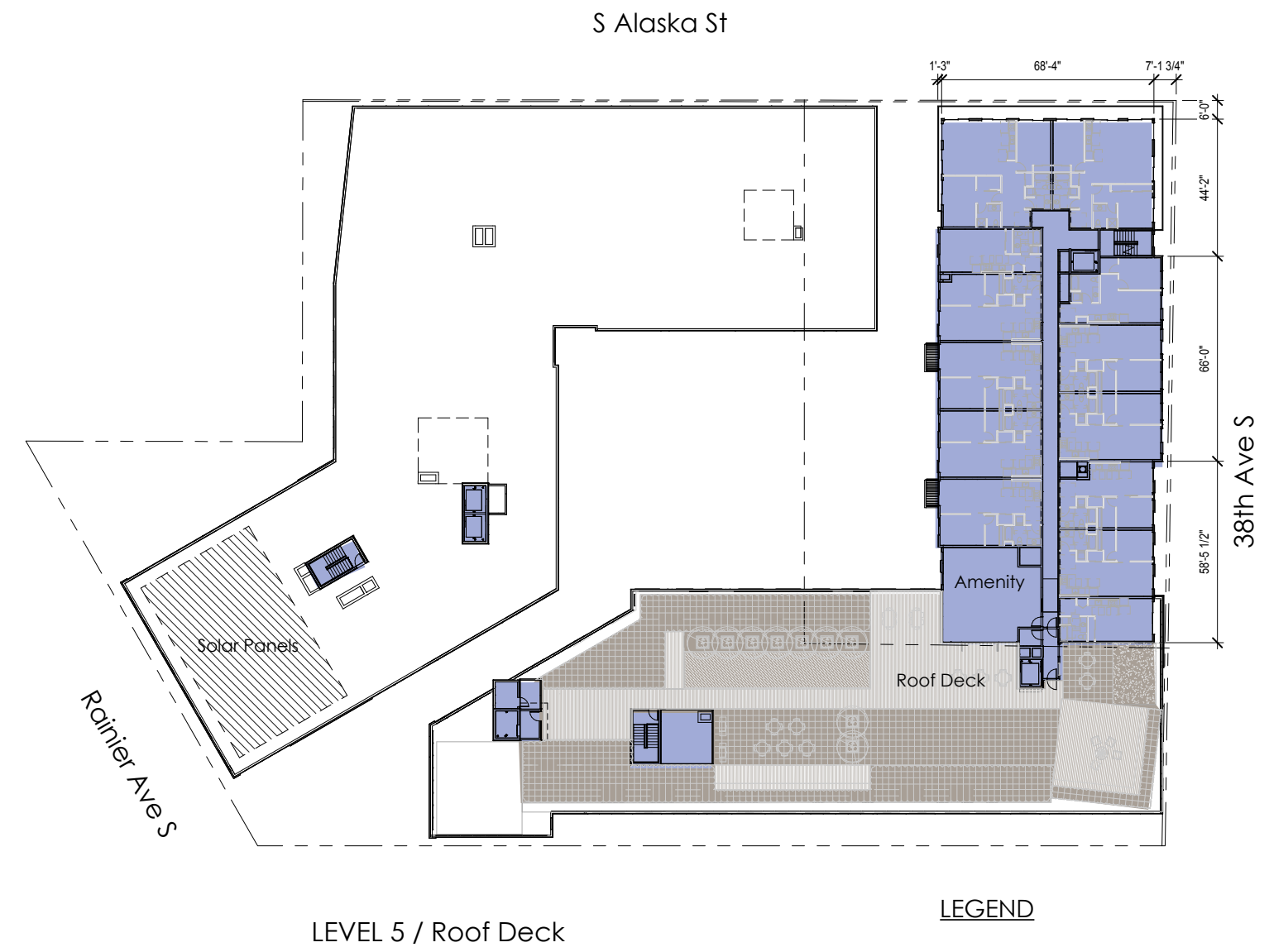
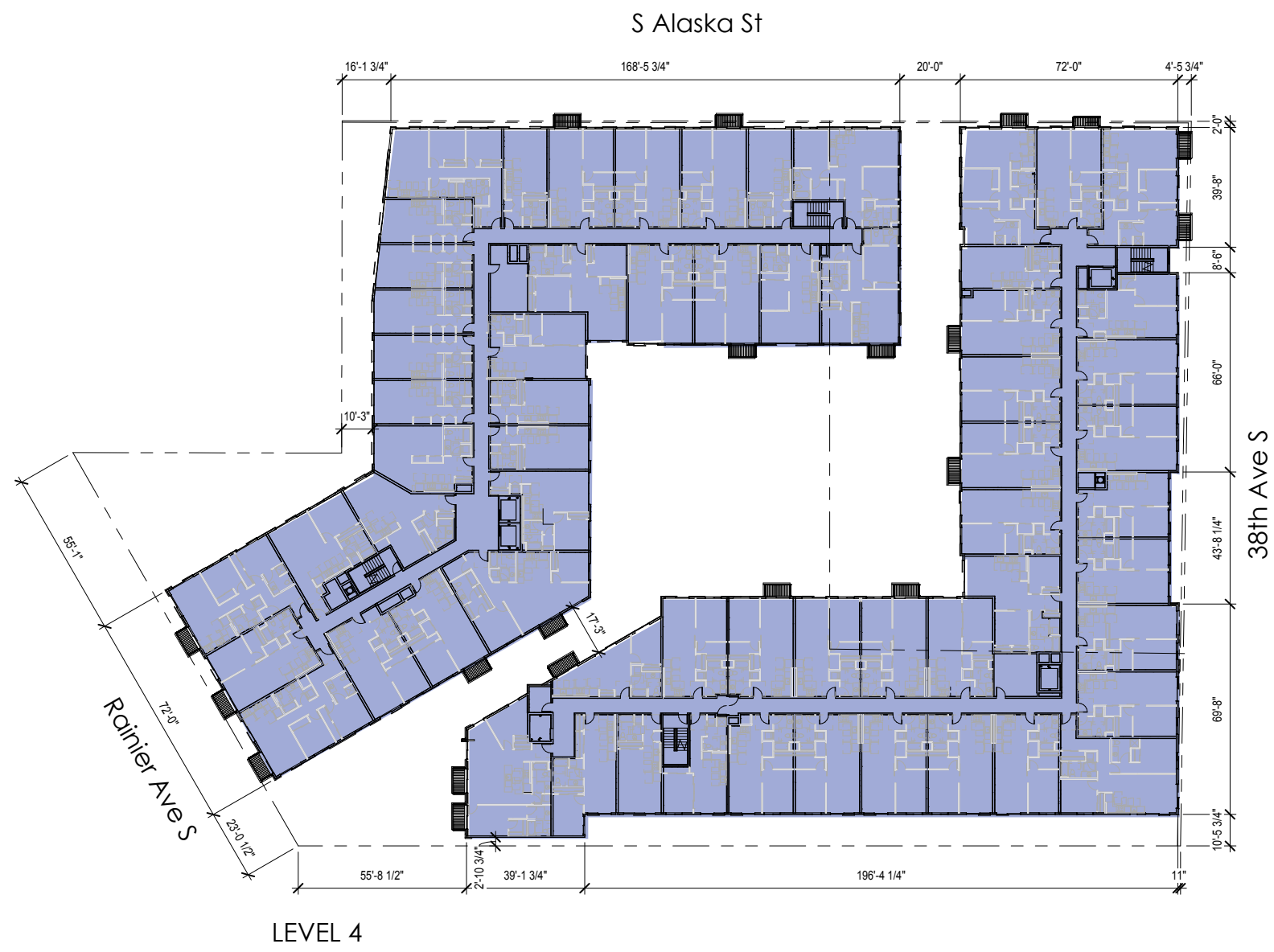
LEVEL 3

LEGEND

- Commercial
- Retail
- Residential
- Vehicle Entrances and Parking
- At-grade portion





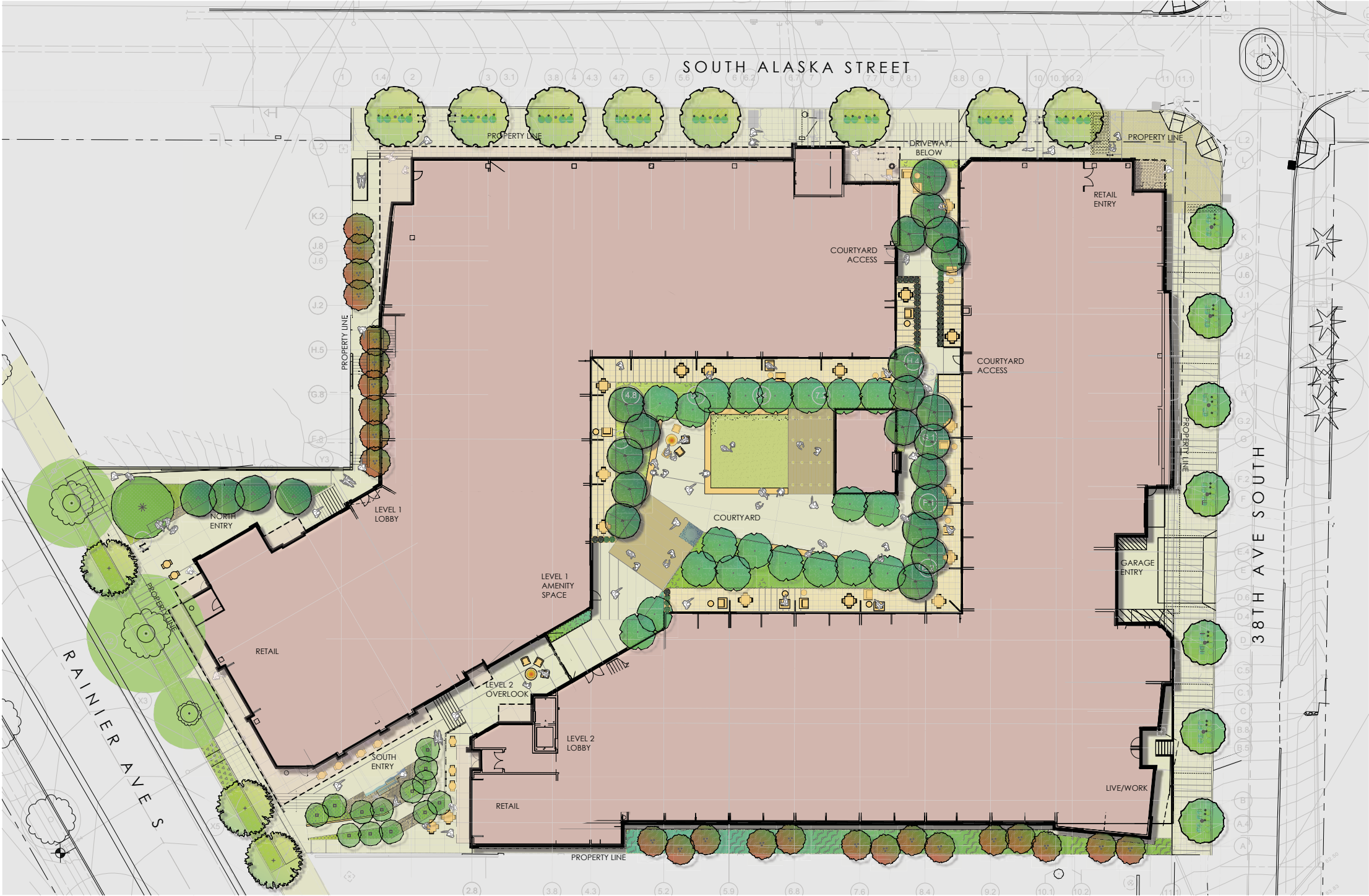


LEGEND



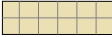

- Commercial
- Retail
- Residential
- Vehicle Entrances and Parking

















































MATERIALS AND FINISHES

SYMBOL	DESCRIPTION
	PER COS STD PLAN 420 WITH THE FOLLOWING EXCEPTIONS: -SAND-COATED EXP. JOINTS, LIGHT-MED. SANDBLAST FINISH, 2'x2' SCORING UNLESS OTHERWISE INDICATED ON PLAN
	THROUGH JOINT
	PAVERS ON PEDESTAL, 24"x24"x2" THICK PRECAST CONCRETE PAVERS, TEXADA HYDRAPRESSED SLABS, COLOR: NATURAL, AVAILABLE FROM ABBOTSFORD CONCRETE PRODUCTS, 1-800-663-4091. PEDESTALS PER ARCH.
	DECKING

-  CIP CONC. SEATWALLS, 24" WIDE, 18" HT.
-  GRANITE STONE SLABS, 4" THICK X 1'X4' OR 6" THICK 2' X 8'
-  WATER FEATURE
-  FIRE PIT
-  FURNITURE, BY OTHERS





SYMBOL	BOTANICAL NAME/ COMMON NAME
<u>PROPOSED STREET TREES:</u> TREE SPECIES APPROVED BY BILL AMES, SDOT URBAN FORESTER VIA EMAIL 7/9/15. UPDATE FOR 38TH ST. SENT VIA EMAIL FOR APPROVAL, 8/11/15. REVISED TREE SPECIES PER SHANE DEWALD, SDOT URBAN FORESTRY, SIP COMMENTS.	
	<u>RAINIER AVE S</u> ACER RUBRUM 'SCARSEN' / SCARLET SENTINEL MAPLE
	<u>38TH AVE S</u> AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE' / AUTUMN BRILLIANCE SERVICEBERRY
	<u>SOUTH ALASKA ST.</u> ULMUS PARVIFOLIA 'EMMER II' / ALLEE ELM
<u>ON-SITE TREES:</u>	
	ACER PALMATUM / JAPANESE MAPLE (GREEN)
	ACER CIRCINATUM/ VINE MAPLE
	CORNUS KOUSA VAR. CHINENSIS 'MILKY WAY' / CHINESE DOGWOOD
	AMELANCHIER GRANDIFLORA 'AUTUMN BRILLIANCE'/ HYBRID SERVICEBERRY
	ACER GRISEUM/ PAPERBARK MAPLE
	NYSSA SYLVATICA 'WILD FIRE'/ BLACK TUPELO
	STEWARTIA PSUEDOCAMELLIA/ JAPANESE STEWARTIA
<u>SHRUBS &amp; GROUNDCOVER</u> <u>R.O.W.</u>	
	BUXUS MICROPHYLLA 'WINTER GEM' / WINTER GEM JAPANESE BOXWOOD
	LONICERA PILEATA / BOXLEAF HONEYSUCKLE
	SARCOCOCCA RUSCIFOLIA/ FRAGRANT SWEETBOX
	NANDINA DOMESTICA 'GULF STREAM' / GULF STREAM HEAVENLY BAMBOO
	HELLEBORUS ORIENTALIS / LENTEN ROSE (WHITE & PINK)
	ASTILBE X ARENDSII 'DEUTSCHLAND"
	ASTILBE X ARENDSII 'RHEINLAND'
	ARCTOSTAPHLOS UVA-URSI/ COASTAL STRAWBERRY
	PACHYSANDRA TERMINALIS / SPURGE
<u>NORTH/SOUTH ENTRIES:</u>	
	ARCTOSTAPHLOS UVA-URSI/ COASTAL STRAWBERRY
	LIRIOPE MUSCARI / LILYTURF
	VIBURNUM DAVIDII / DAVID'S VIBURNUM
	NANDINA DOMESTICA 'MOON BAY' / MOON BAY HEAVENLY BAMBOO
	ROSA 'AMBER' FLOWER CARPET / AMBER FLOWER CARPET ROSE
	SPIRAEA X BUMALDA 'ANTHONY WATERER' / ANTHONY WATERER SPIREA
<u>COURTYARD</u>	
	HELLEBORUS ORIENTALIS / HELLEBORE (WHITE AND PINK)
	DRYOPTERIS ERYTHROSORA / AUTUMN FERN
	PACHYSANDRA TERMINALIS / SPURGE
	POLYSTICHUM MUNITUM / SWORDFERN
	VIBURNUM DAVIDII / DAVID'S VIBURNUM
	BUXUS MICROPHYLLA 'WINTER GEM' / WINTER GEM JAPANESE BOXWOOD
	LONICERA PILEATA / BOXLEAF HONEYSUCKLE
	SARCOCOCCA RUSCIFOLIA/ FRAGRANT SWEETBOX
	ILEX CRENATA 'CONVEXA'/ COMPACT JAPANESE HOLLY
<u>SOUTH EDGE</u>	
	ARCTOSTAPHLOS UVA-URSI/ COASTAL STRAWBERRY
	CISTUS X HYBRIDUS/ WHITE ROCKROSE
	VIBURNUM DAVIDII / DAVID'S VIBURNUM



Acer rubrum 'Scarsen'  
Scarlet Sentinel Maple



Amel. x grand. 'Autumn Brilliance'  
Serviceberry



Ulmus parvifolia 'Emmer II'  
Allee Elm



Acer palmatum  
Japanese Maple (Green)



Cornus k. var. Chin. Milky Way  
Chinese Dogwood



Ilex crenata 'Convexa'  
Compact J. Holly



Nandina dom. 'Moon Bay'  
Moon Bay Heav.Bamboo



Rosa 'Amber'  
Amber Carpet Rose



Viburnum davidii  
David's Viburnum



Sarcococca ruscifolia  
Fragrant Sweetbox





# STREETSCAPE

## Rainier Avenue South

- 1 Concrete with light sandblast, deep tooled joints,
- 2 Lush Streetscape at Busy Streets

## S Alaska Street

- 1 Concrete with light sandblast, deep tooled joints, 4x4 pattern at Entry
- 3 Bike Racks at Retail Entrances, typ.

## S Alaska Street and 38th Avenue South

- 1 Concrete with light sandblast, deep tooled joints, 4x4 pattern at Entry
- 3 Bike Racks at all Entrances, typ.
- 4 Spill out Retail



Rainier Avenue South



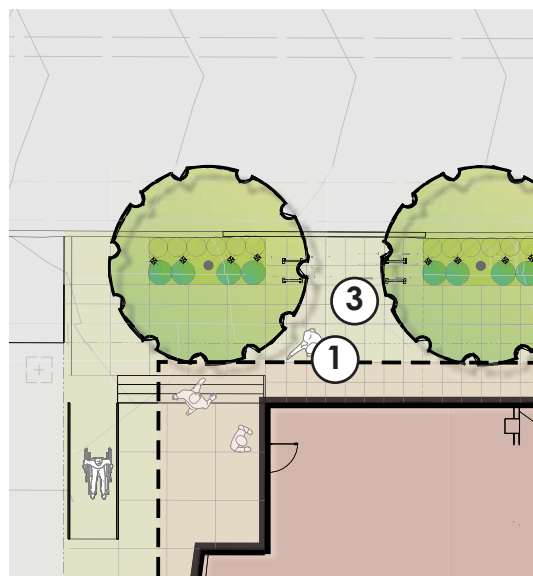
1 Sandblast, Sawcut Joints



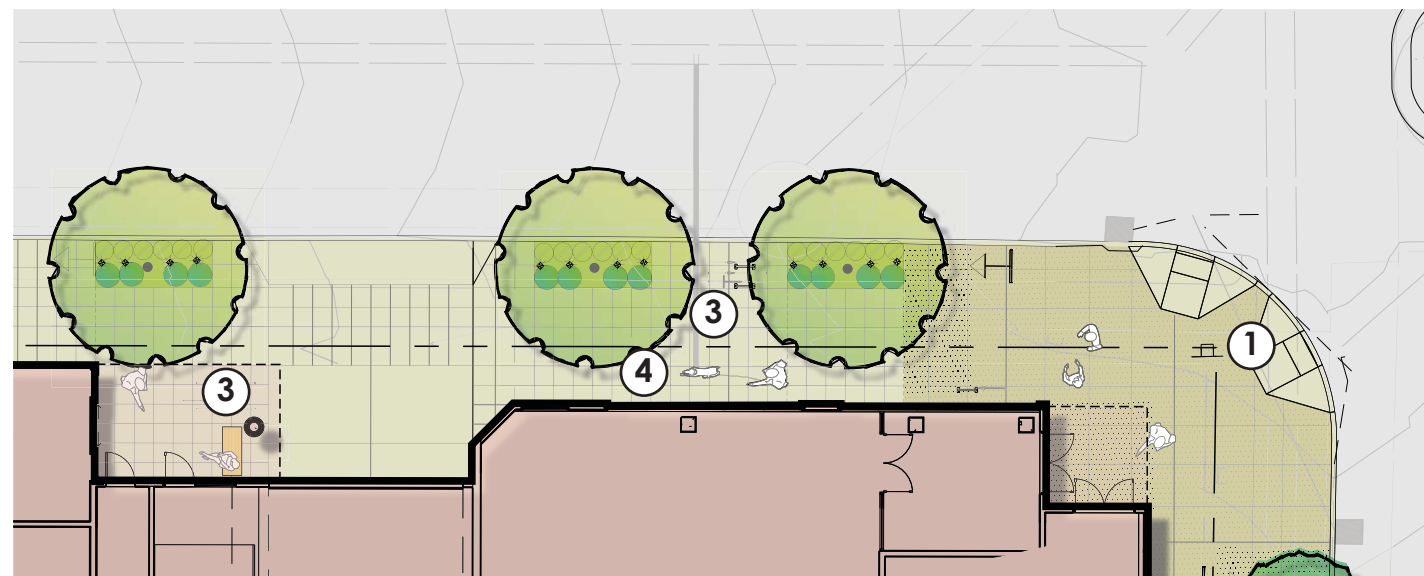
2 Lush Streetscape



3 Bike Racks at Retail



S Alaska Street



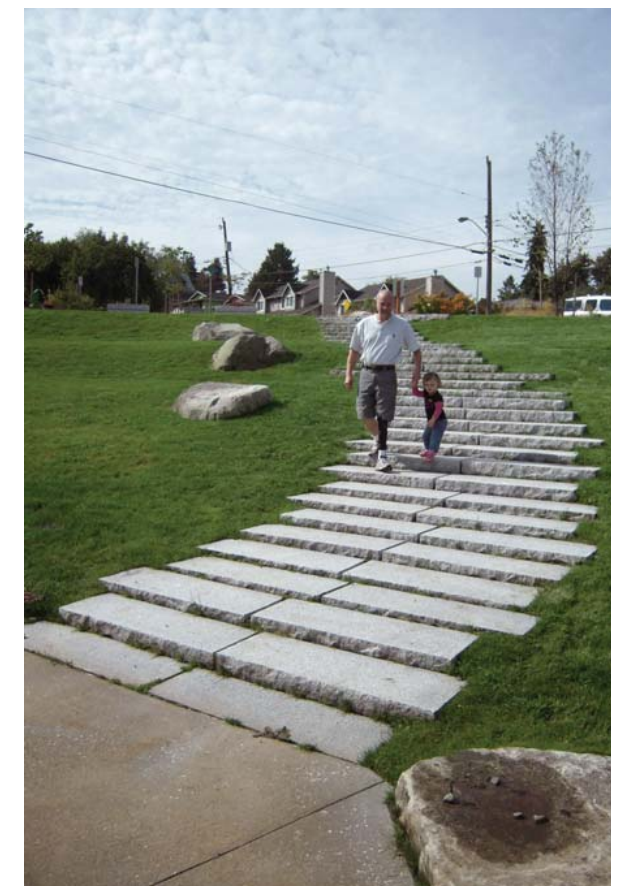
S Alaska Street and 38th Avenue South



# RAINIER AVENUE S

## Rainier Avenue South

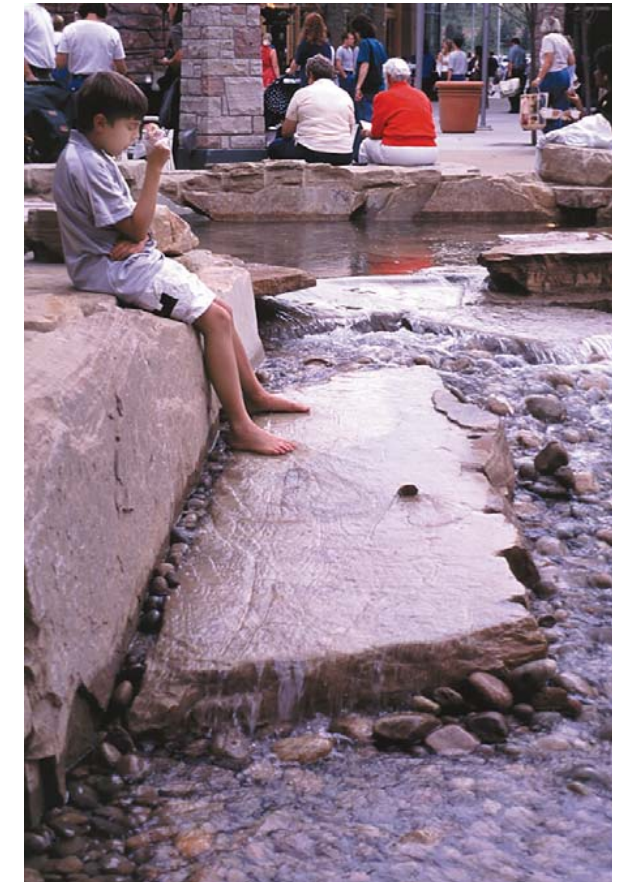
- 1 Lush Streetscape at Busy Streets
- 2 Bike Racks at Retail Entrances, typ.
- 3 Spill out Retail
- 4 Ramp
- 5 Stone Planks
- 6 Amphitheater
- 7 Water Feature



5 Stone Planks



6 Amphitheater



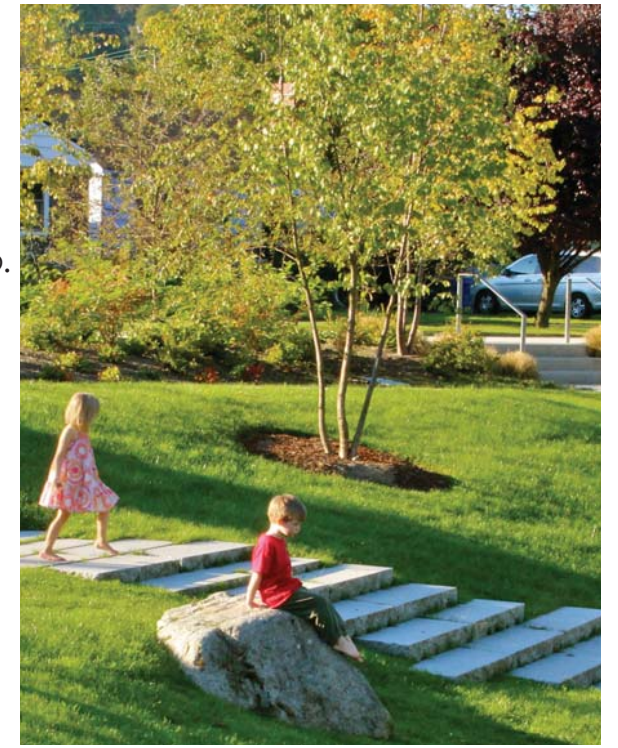
7 Water Feature



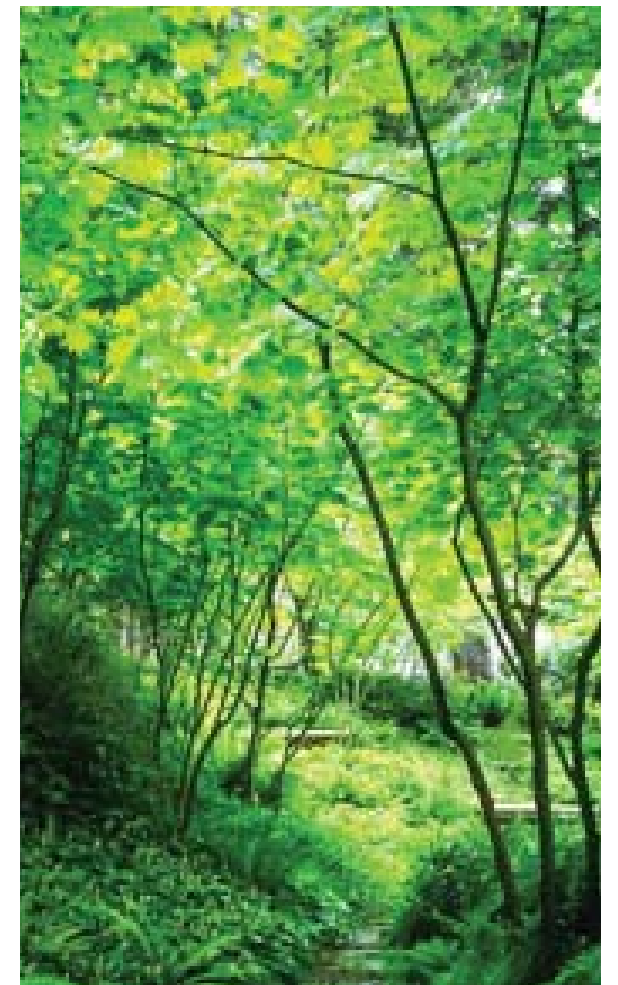
## 38th to Rainier

### Pedestrian Access

- 1 Lush Streetscape at Busy Streets
- 2 Bike Racks at Retail Entrances, typ.
- 3 Spill out Retail
- 4 Ramp
- 5 Stone Planks
- 6 Vine Maples with ferns
- 7 Stair climb



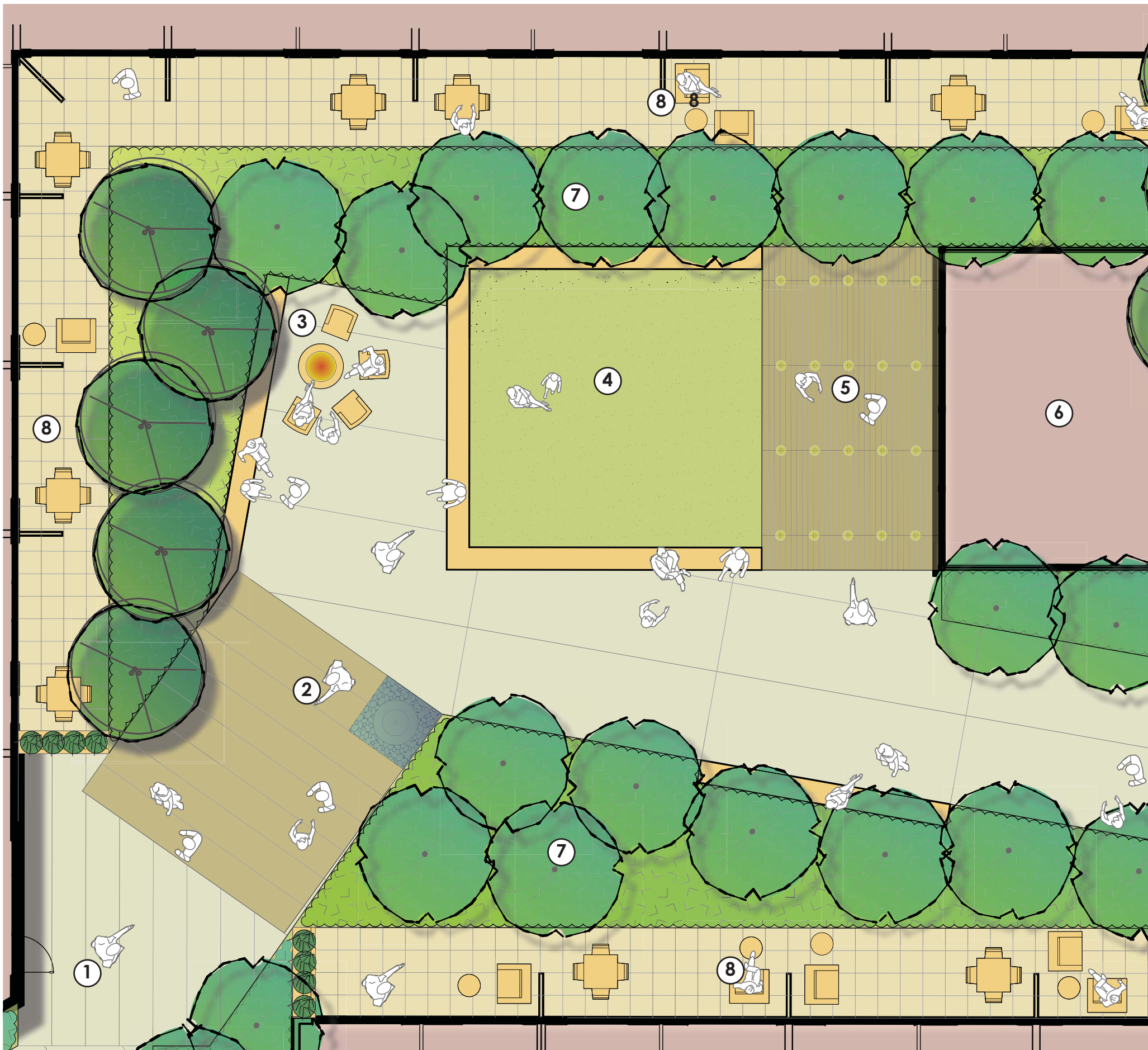
5 Stone Planks



6. Vine Maples, native groundcovers



- 1 Decking at Amenity Area
- 2 Stone Planks and Water
- 3 Fire Pit
- 4 Lawn Square
- 5 Decking and Festival Lighting
- 6 Solarium
- 7 Mounded Screening Landscape
- 8 Private Terraces

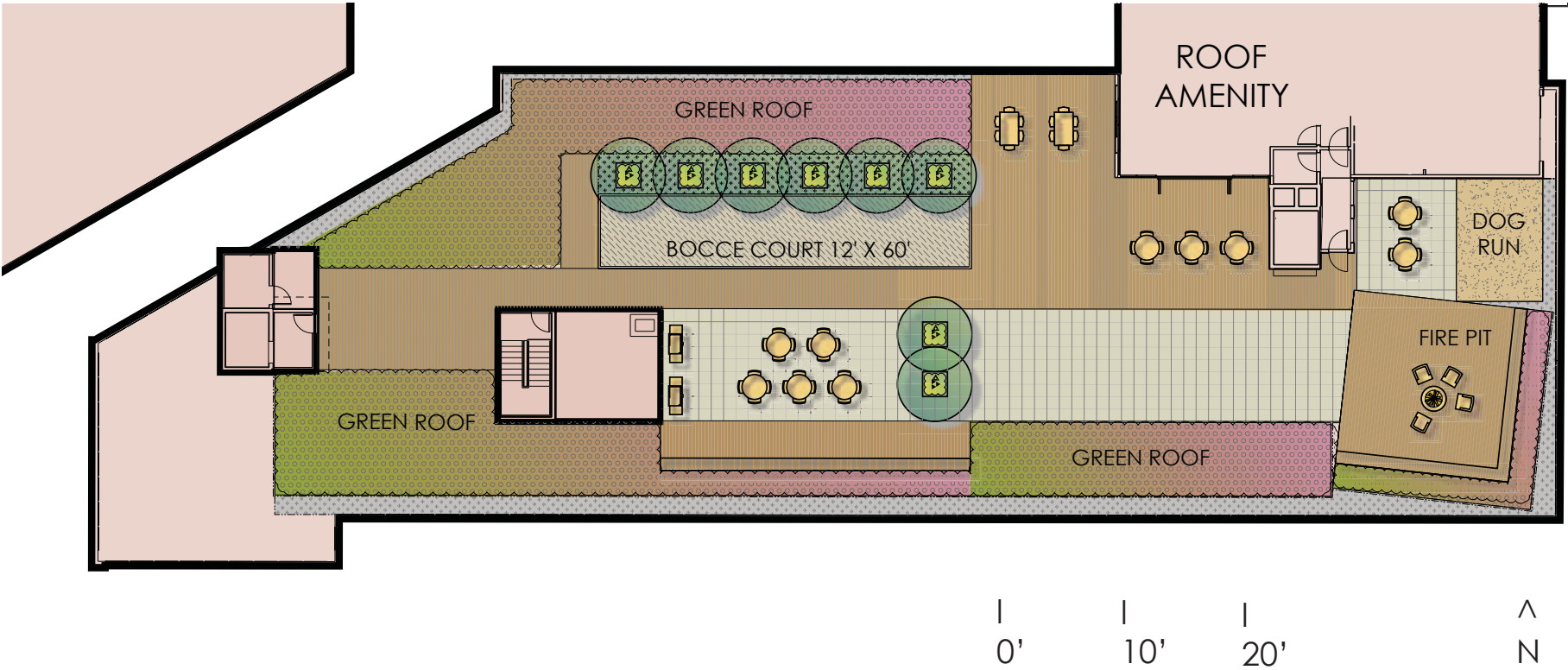


Decking, Festival Lighting, Fire Pit and Amenity Area





ROOF



- 1. ALL VEGETATED ROOF TRAYS TO INCLUDE METAL EDGING PER MANUFACTURER.
- 2. ALL PLANTING AREAS TO RECEIVE AUTOMATIC IRRIGATION SYSTEM.

MATERIALS AND FINISHES

SYMBOL	DESCRIPTION
	GRAVEL SURFACING: CRUSHED GRANITE, 3/8" CLEAR, 3" DEPTH WITH FILTER FABRIC BENEATH
	PAVERS ON PEDESTAL, 24"x24"x2" THICK PRECAST CONCRETE PAVERS, TEXADA HYDRAPRESSED SLABS, COLOR: NATURAL, AVAILABLE FROM ABBOTSFORD CONCRETE PRODUCTS, 1-800-663-4091. PEDESTALS PER ARCH.
	DECKING
	DOG AREA SURFACING, TBD
	VEGETATED ROOF TRAY, LIGHT WEIGHT SOIL MOUNDED TO 8" DEPTH. SEDUM MAT WITH 4" POT PERENNIALS
	FALL PROTECTION, 42" HT., REF: ARCH.
	SQUARE FIBERGLASS PLANTER, TBD

PLANTING

SYMBOL	BOTANICAL NAME/ COMMON NAME
TREES:	
	PARROTIA PERSICA / PERSIAN IRONWOOD
	LAGERSTROEMIA INDICA X FAURIEI 'MUSKOGEE' / MUSKOGEE CRAPE MYRTLE

VEGETATED ROOF

	PREVEGETATED SEDUM TILE BY ETERA 'COLOR MAX' PRE-PLANTED WITH THE FOLLOWING PERENNIALS @ 12" O.C.
	ACHILLEA MILLEFOLIUM 'SUMMER WINE'/ YARROW
	ACHILLEA MILLEFOLIUM 'TERRA COTTA'/ TERRA COTTA COMMON YARROW
	STIPA TENUISSIMA / MEXICAN FEATHER GRASS





fun pots



green roof and perennials



Fire and View



Bocce and Decking and Sun









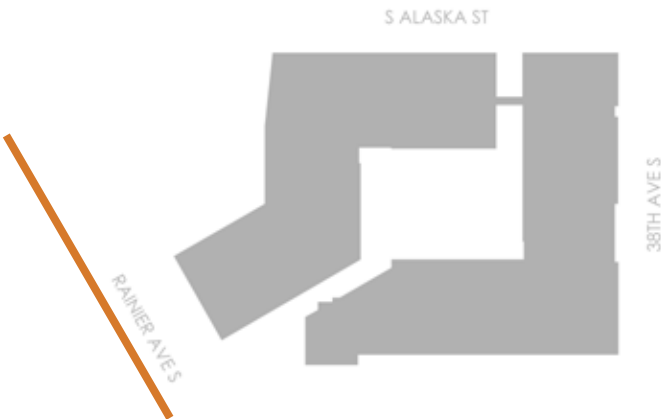
Dogspot





FACADE MATERIALS







-  Brick
-  Painted Fiber Cement Board
-  Pre-weathered Steel
-  Cedar Screens at Balconies/Cedar Soffit at Overhangs
-  Bolt-on Balconies with Mesh Railing
-  Black Windows (Storefront at base, vinyl above)

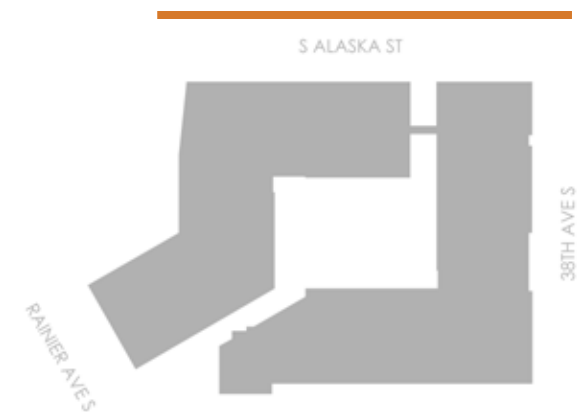






#### FACADE MATERIALS







-  Brick
-  Painted Fiber Cement Board
-  Pre-weathered Steel
-  Cedar Screens at Balconies/Cedar Soffit at Overhangs
-  Bolt-on Balconies with Mesh Railing
-  Black Windows (Storefront at base, vinyl above)

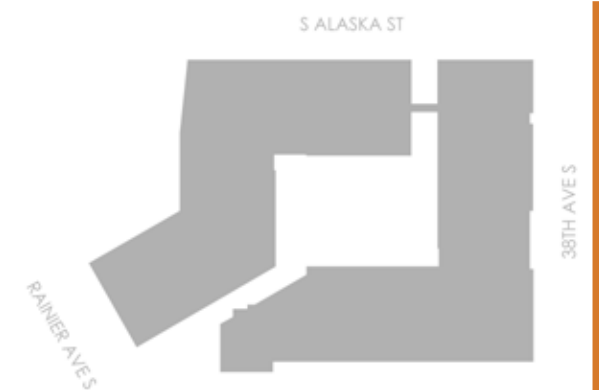






#### FACADE MATERIALS

-  Brick
-  Painted Fiber Cement Board
-  Pre-weathered Steel
-  Cedar Screens at Balconies/Cedar Soffit at Overhangs
-  Bolt-on Balconies with Mesh Railing
-  Black Windows (Storefront at base, vinyl above)





FACADE MATERIALS

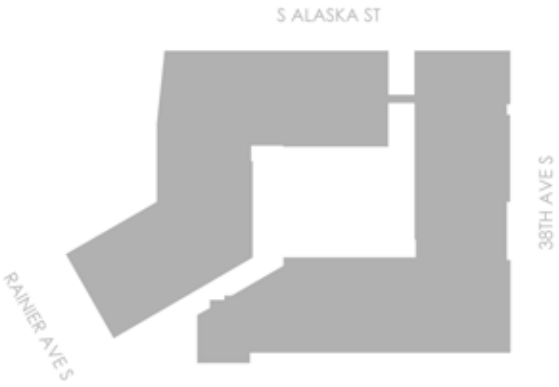
- Brick
- Painted Fiber Cement Board
- Pre-weathered Steel
- Cedar Screens at Balconies/Cedar Soffit at Overhangs
- Bolt-on Balconies with Mesh Railing
- Black Windows (Storefront at base, vinyl above)



West (Rainier Ave S) end



East (38th Ave S) end







mesh railings  
mesh garage doors

cedar screens/soffits



painted fiber cement board  
black vinyl windows

dark brick



steel canopy with cedar soffit  
black storefronts

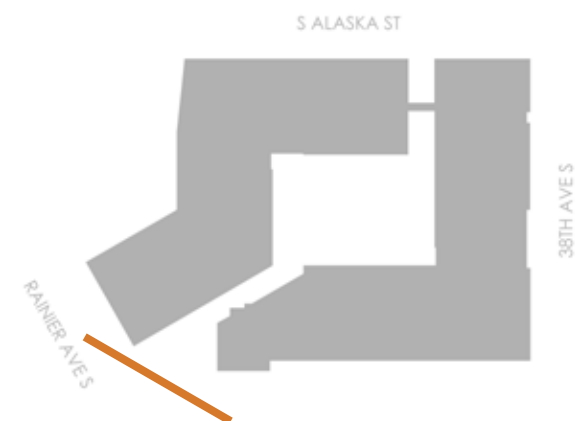


pre-weathered steel

FACADE MATERIALS

- Brick
- Painted Fiber Cement Board
- Pre-weathered Steel
- Cedar Screens at Balconies/Cedar Soffit at Overhangs
- Bolt-on Balconies with Mesh Railing
- Black Windows (Storefront at base, vinyl above)





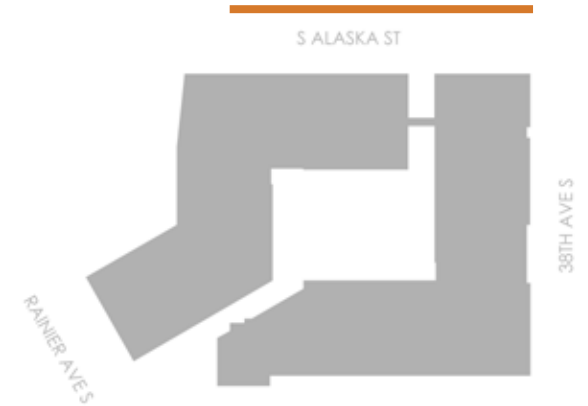
RENDERING | Rainier Ave S looking East

**UP** LAKE UNION PARTNERS

JOHNSTON ARCHITECTS PLLC

**JA**





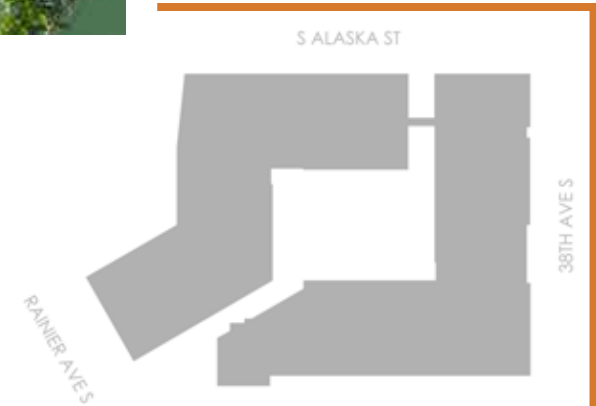
RENDERING | Alaska looking SE

**UP** LAKE UNION PARTNERS

JOHNSTON ARCHITECTS PLLC

**JA**

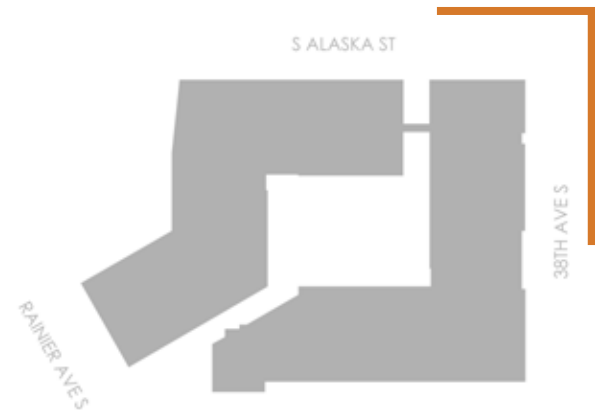




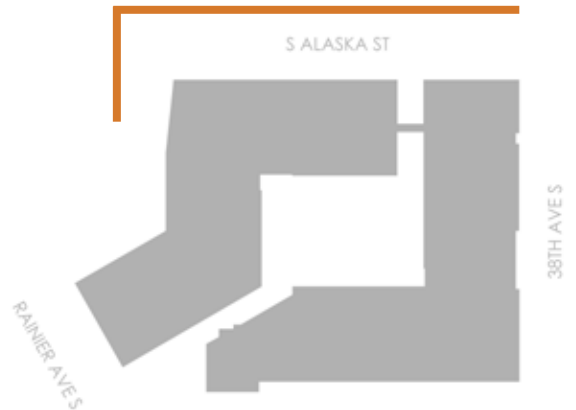




Lower Residential Lobby @ NE Corner



Commercial and Hillclimb Entry







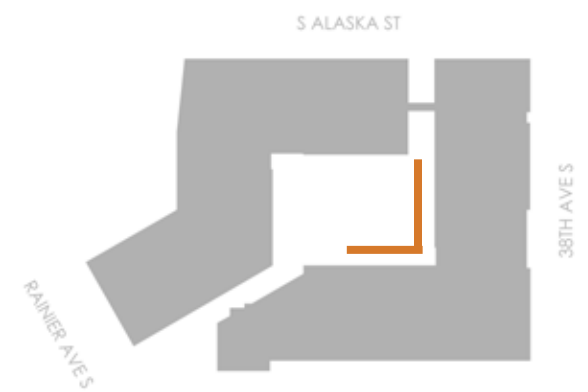
RENDERING | 38th Ave S looking NW

**UP** LAKE UNION PARTNERS

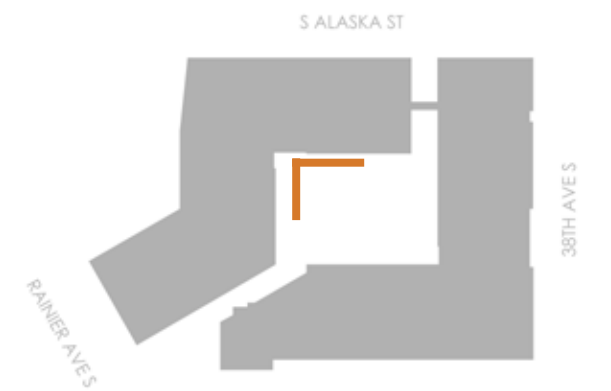
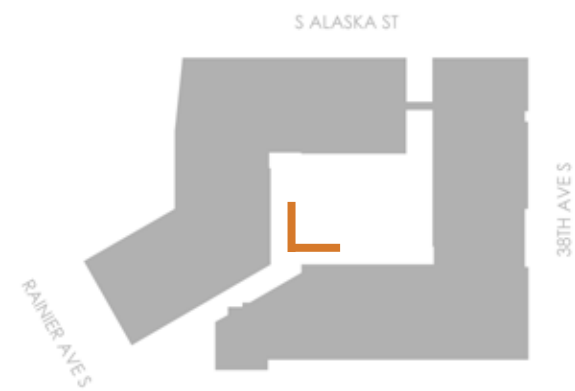
JOHNSTON ARCHITECTS PLLC

**JA**











LEGEND



Wall-mounted sconce lighting



recessed stair and parapet lighting



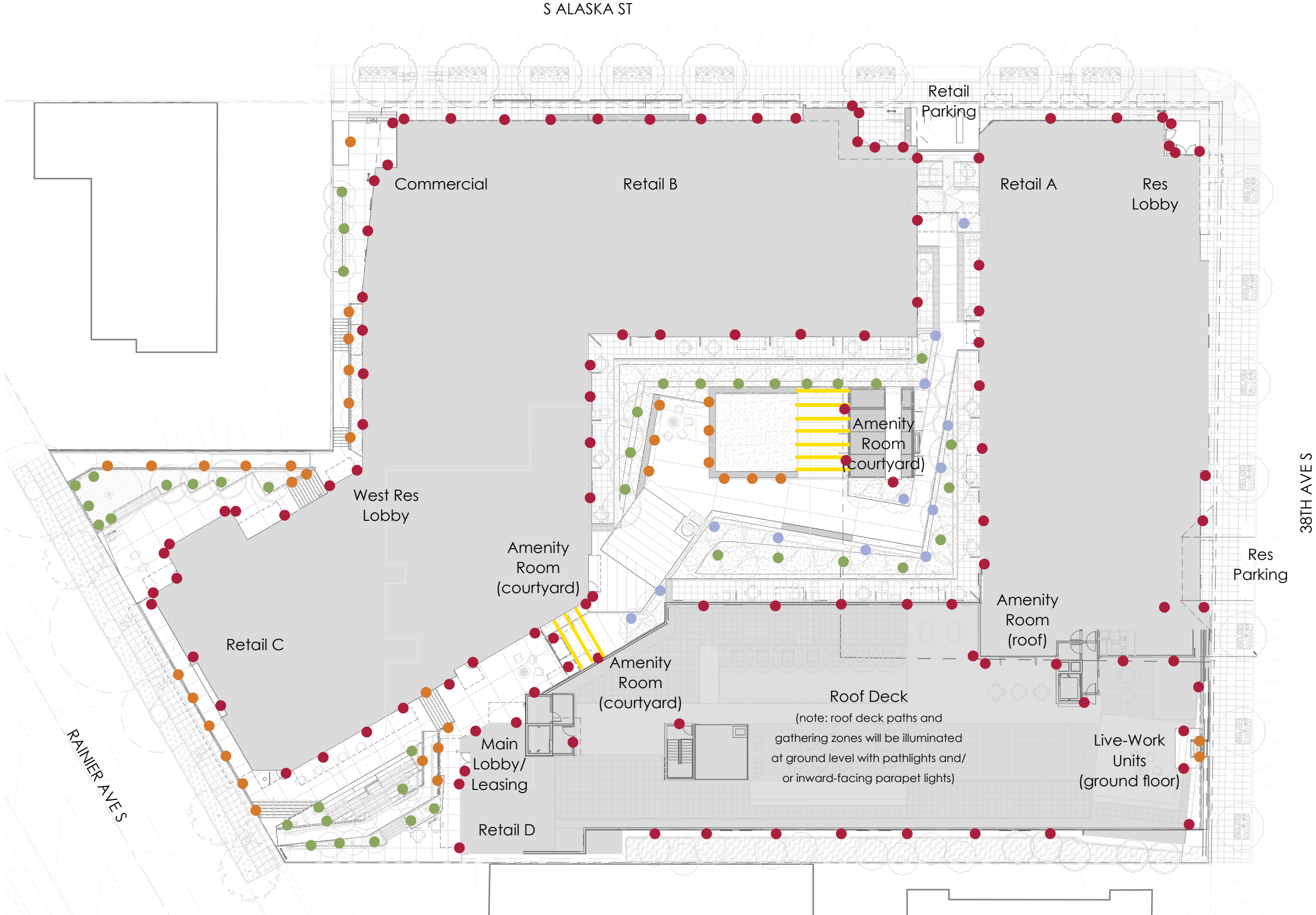
Landscape path lighting



bollard path lighting



overhead catenary lights







projecting self-illuminated blade sign for building name and major retail



self- or externally-illuminated under-canopy sign for each business establishment



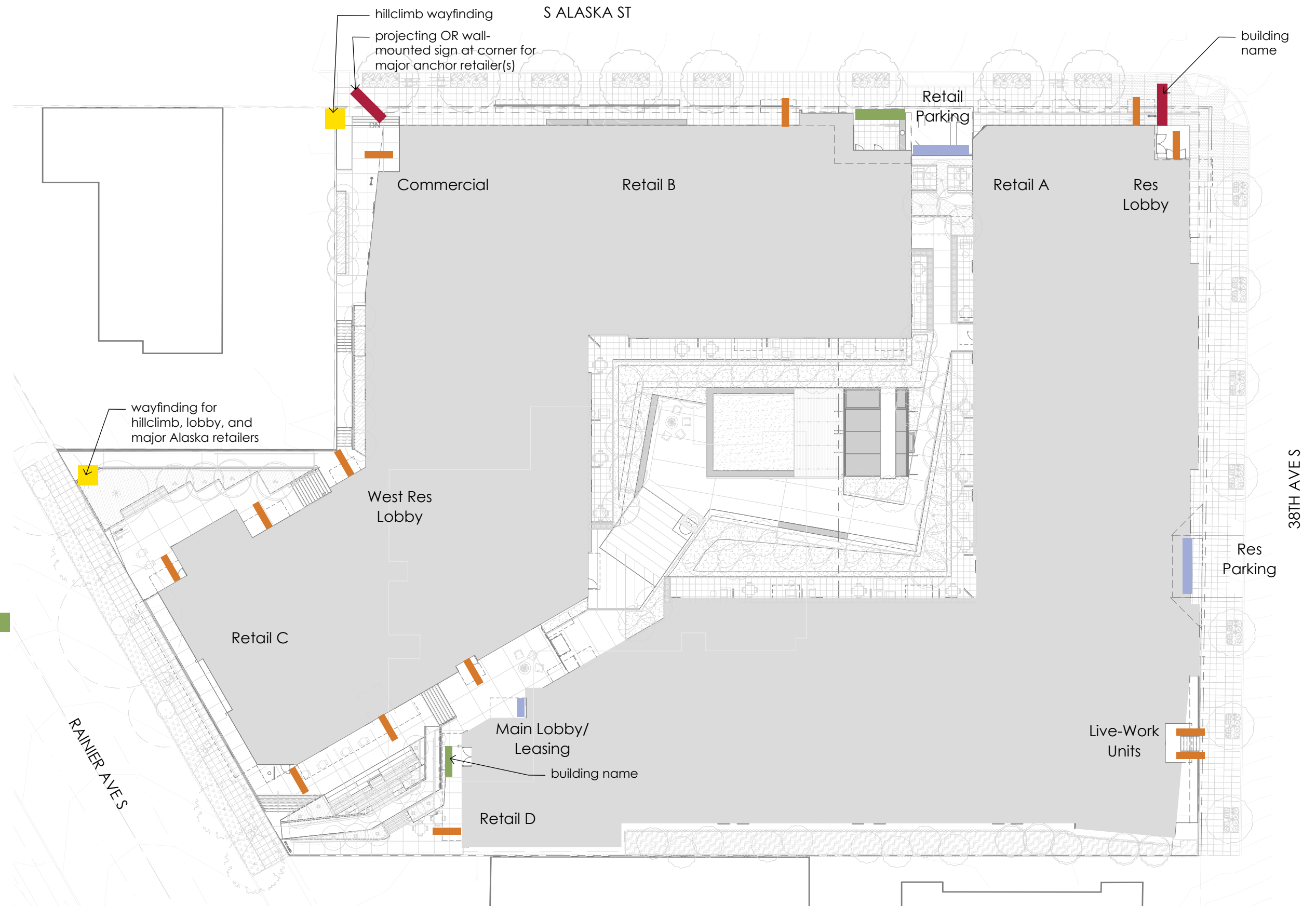
above canopy illuminated sign



parking wayfinding signage



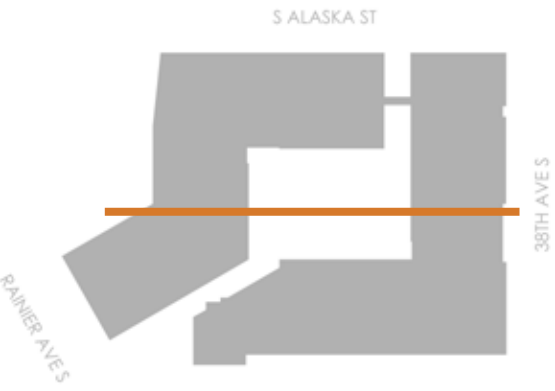
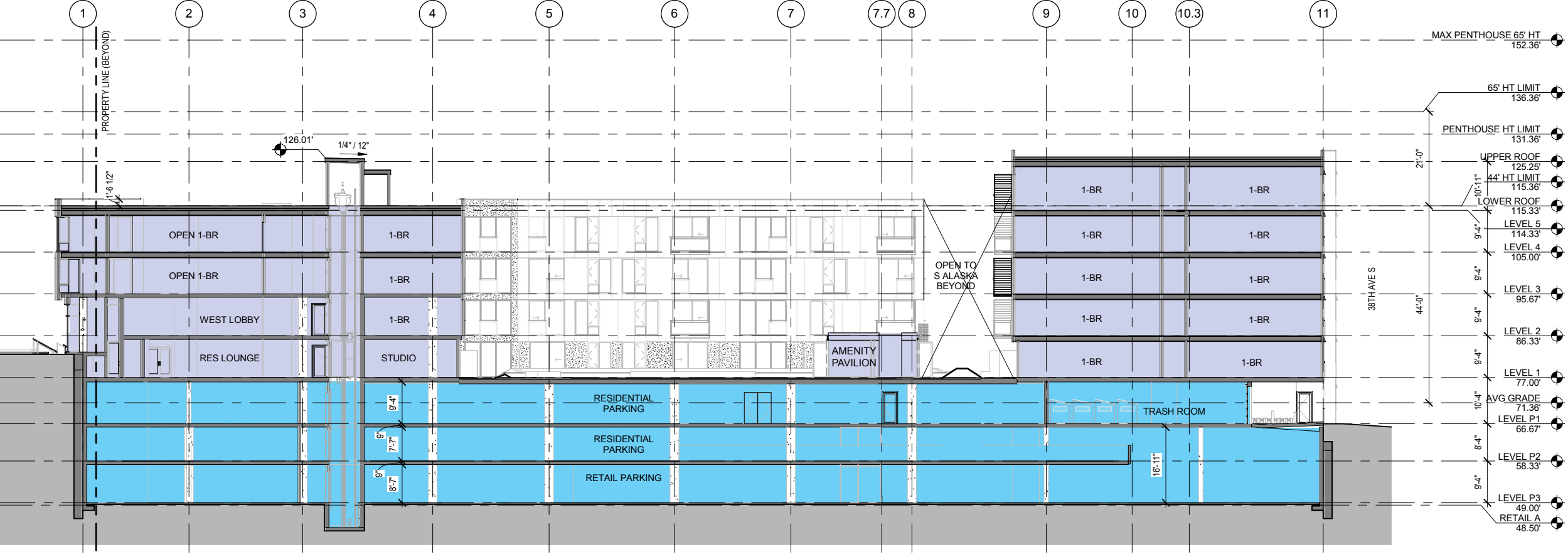
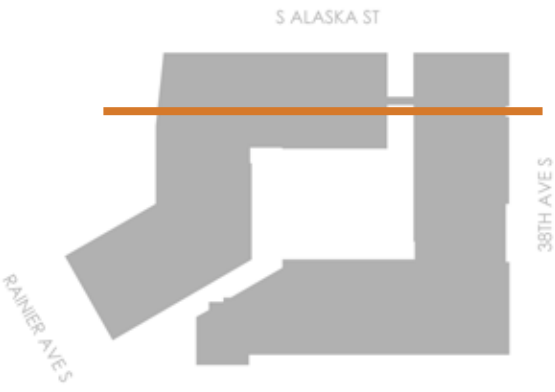
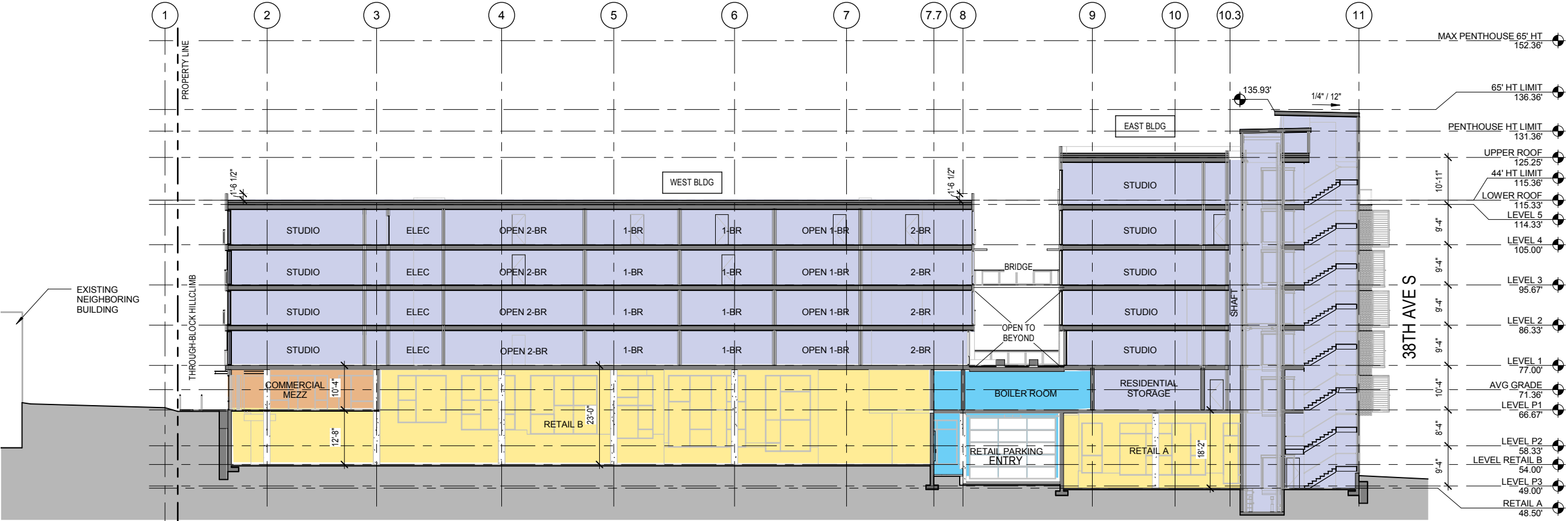
post-mounted pedestrian-oriented wayfinding



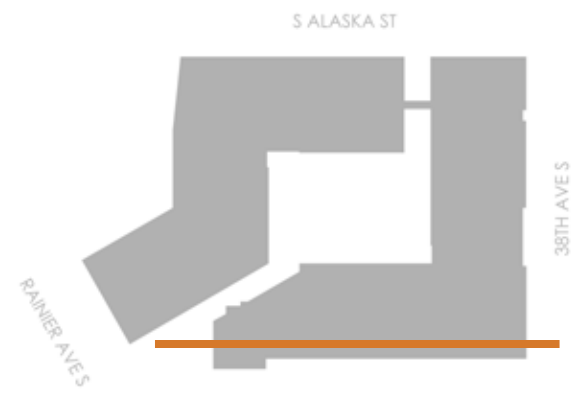
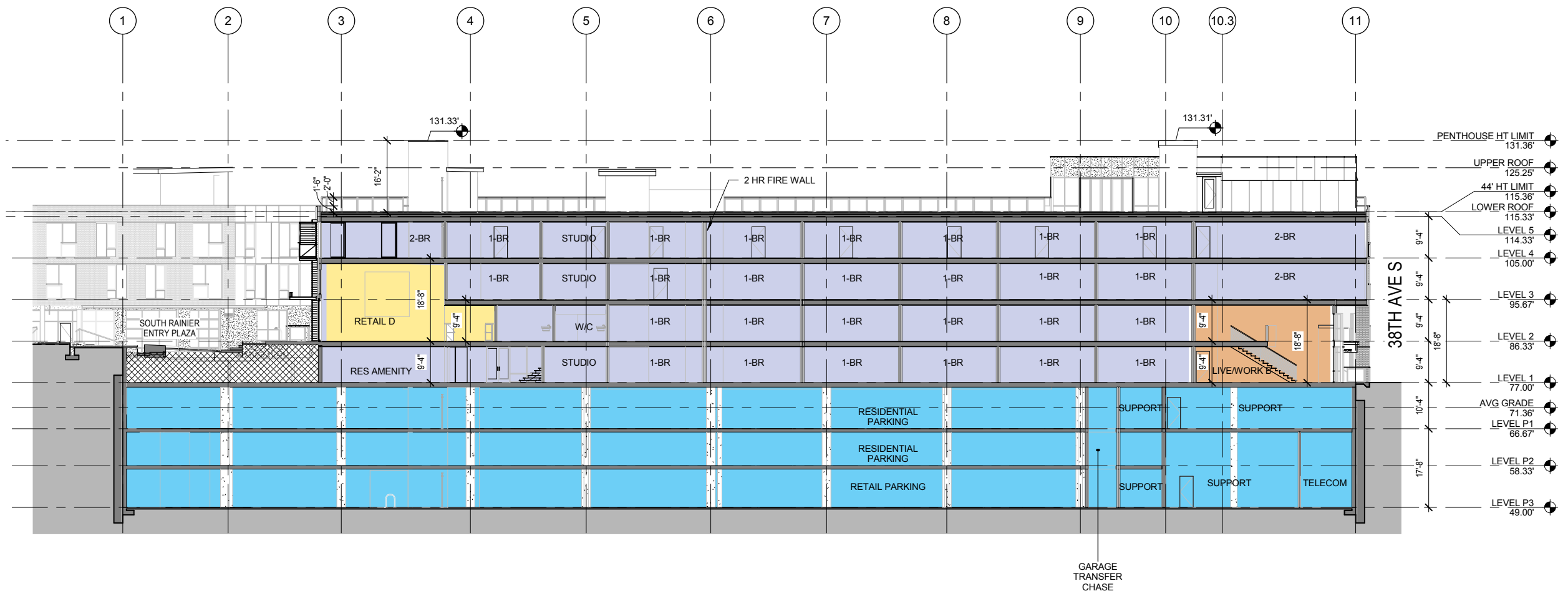


LEGEND

- Commercial
- Retail
- Residential
- Vehicle Entrances and Parking

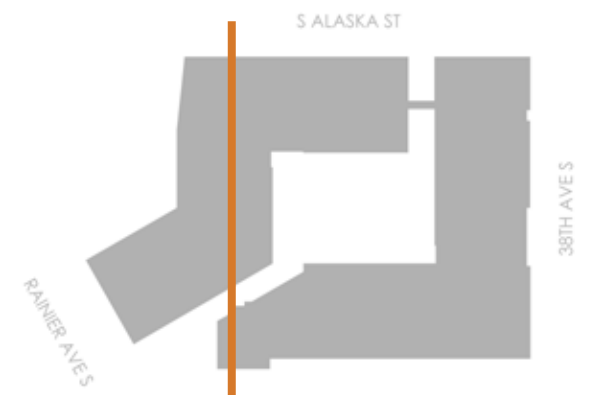
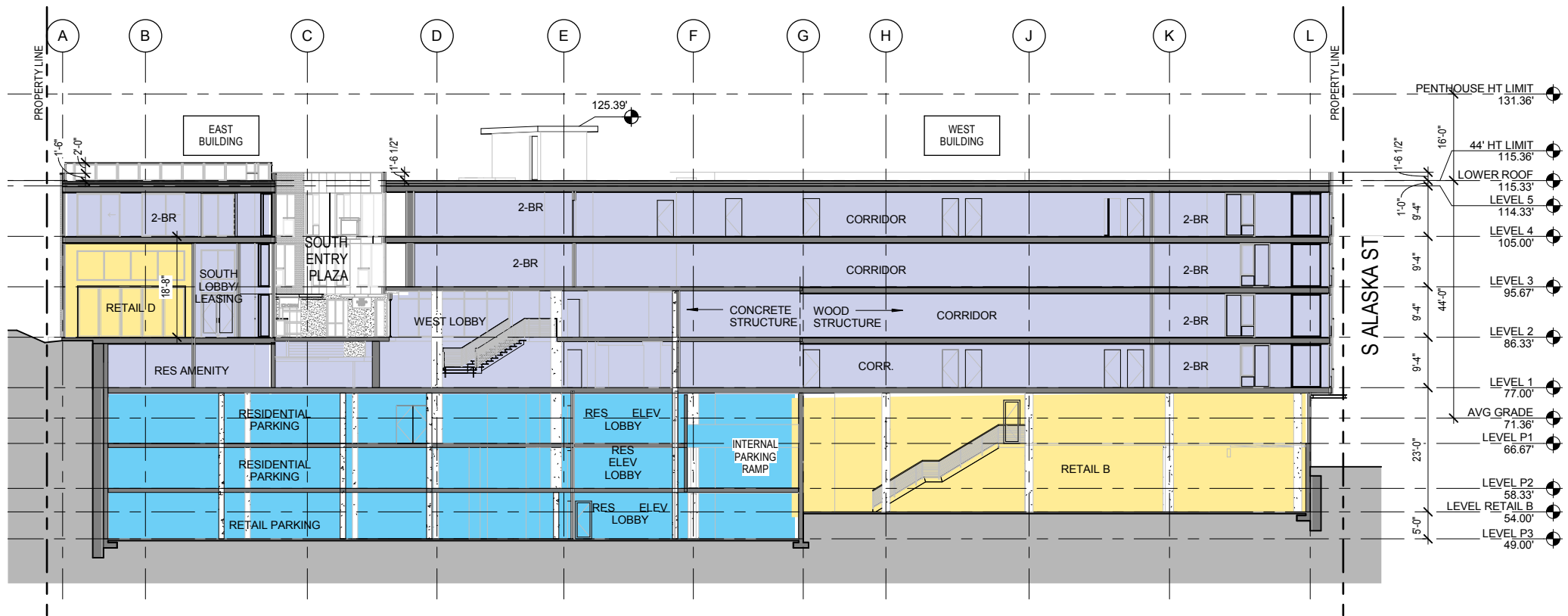






LEGEND

- Commercial
- Retail
- Residential
- Vehicle Entrances and Parking





departure requests

DEPARTURE	CODE REQUIREMENT	PROPOSED DESIGN	JUSTIFICATION
Access to parking	<p>SMC 23.47A.032.A.1.c</p> <p>For sites abutting two or more streets, the code allows parking access from only one of the side street lot lines.</p> <p>Two two-way curbcuts are permitted per 23.54.040.F.2.a.1</p>	One two-way curb cut off S Alaska St for retail parking and one two-way residential parking curbcut off 38th Ave S (two curbcuts total)	The lot has a total frontage of 671'-2" and abuts three streets. Due to existing slope and street character, the proposed design separates retail and residential parking (PL2 D 1: Wayfinding). Access to retail parking is off Alaska in keeping with the more commercial character of the street and wider/shallower Right of Way. Residential parking is accessed from 38th Ave S, a steeper, narrower, more residential side street (CS2 B 2: Connection to the Street and CS2 D 5: Respect for Adjacent Sites). Separating the residential parking entry and main trash service from the retail parking enhances safety by reducing the number of vehicle trips impacting the intersection of 38th and S Alaska, reducing the potential for conflicts at the important corner crossing vs a code-complying design which would have both driveways on 38th. Spreading the garage entries onto two streets also reduces traffic volume adjacent to the neighboring LR3 zone to the east across 38th (CS2 D 5: Respect for Adjacent Sites).



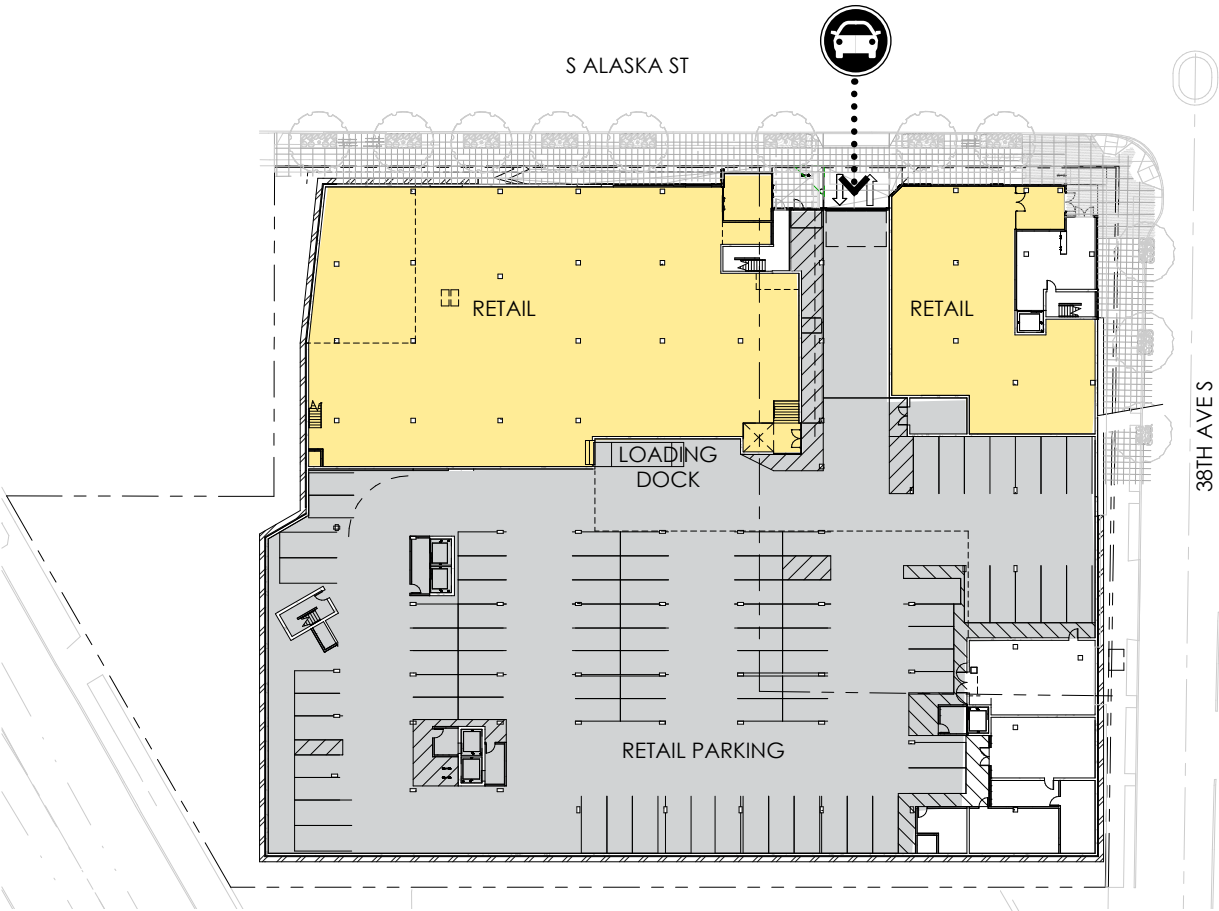
S ALASKA ST

- wider ROW
- shallower slope
- more through traffic

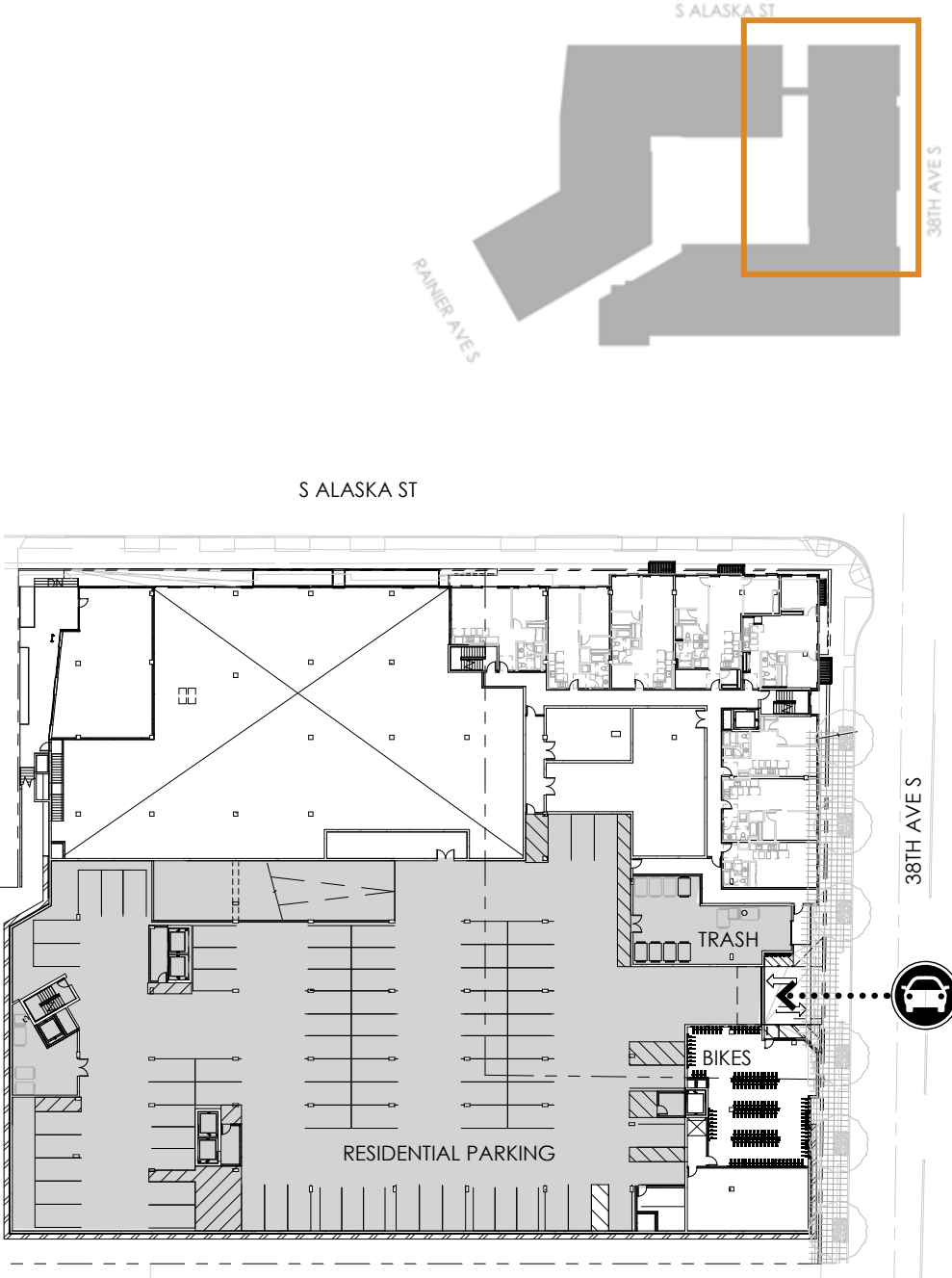


38TH AVE S

- narrower and steeper
- LR-3 zone frontage on east side



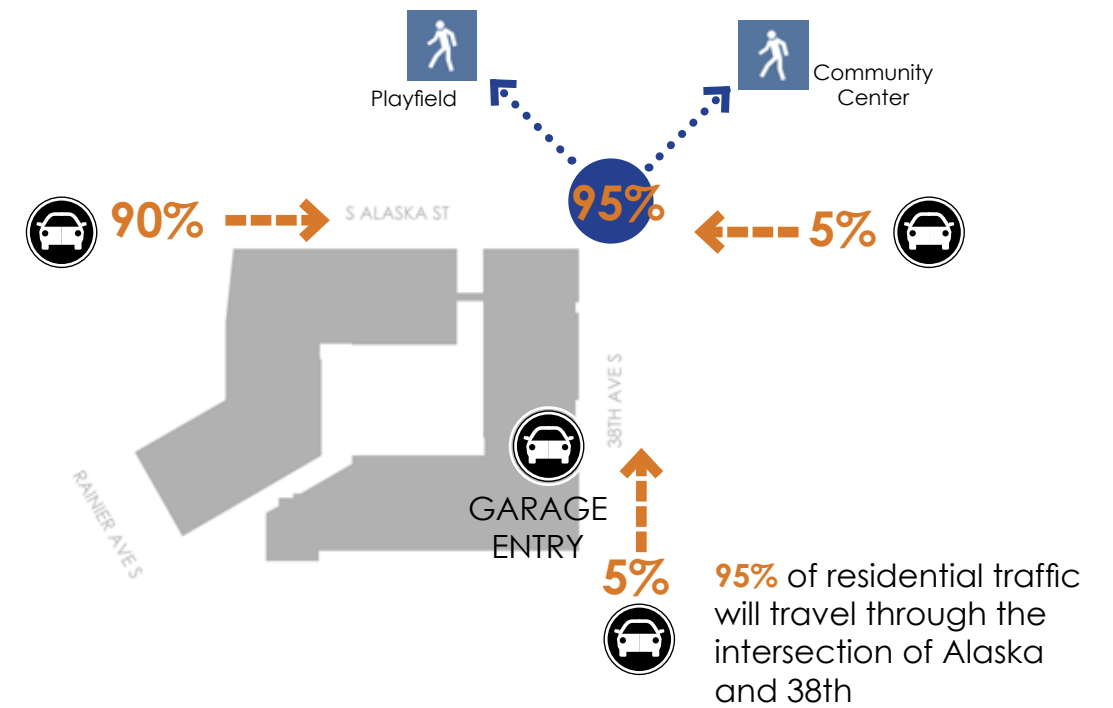
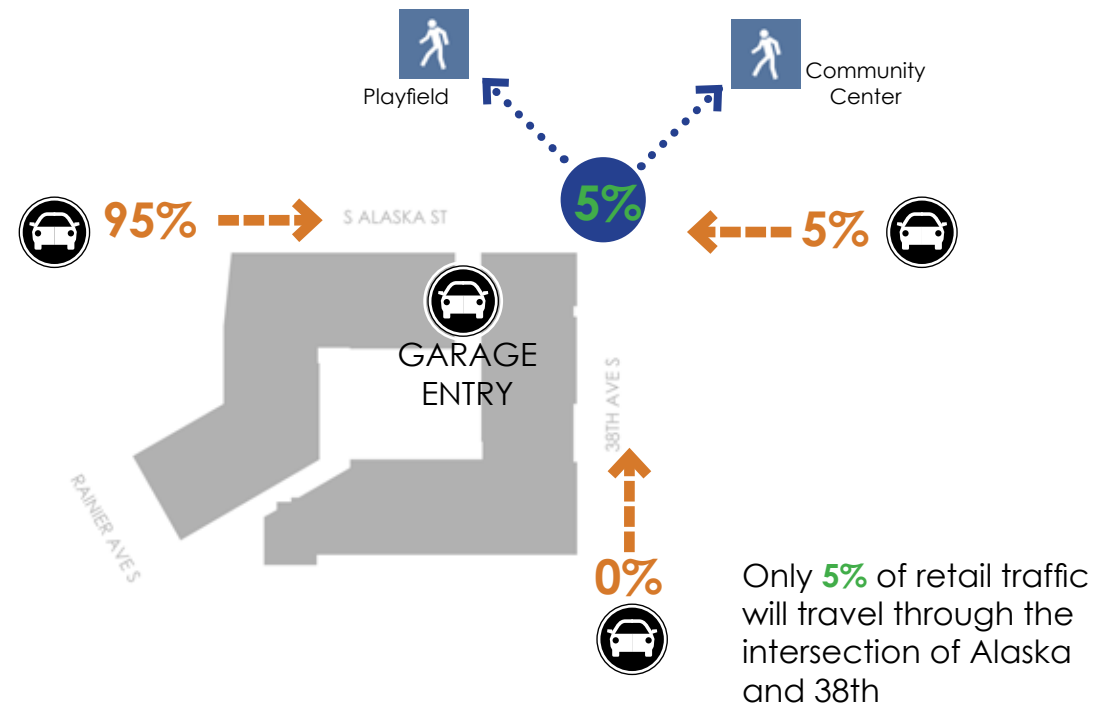
LEVEL P3 PLAN  
Retail Parking Accessed from S Alaska St



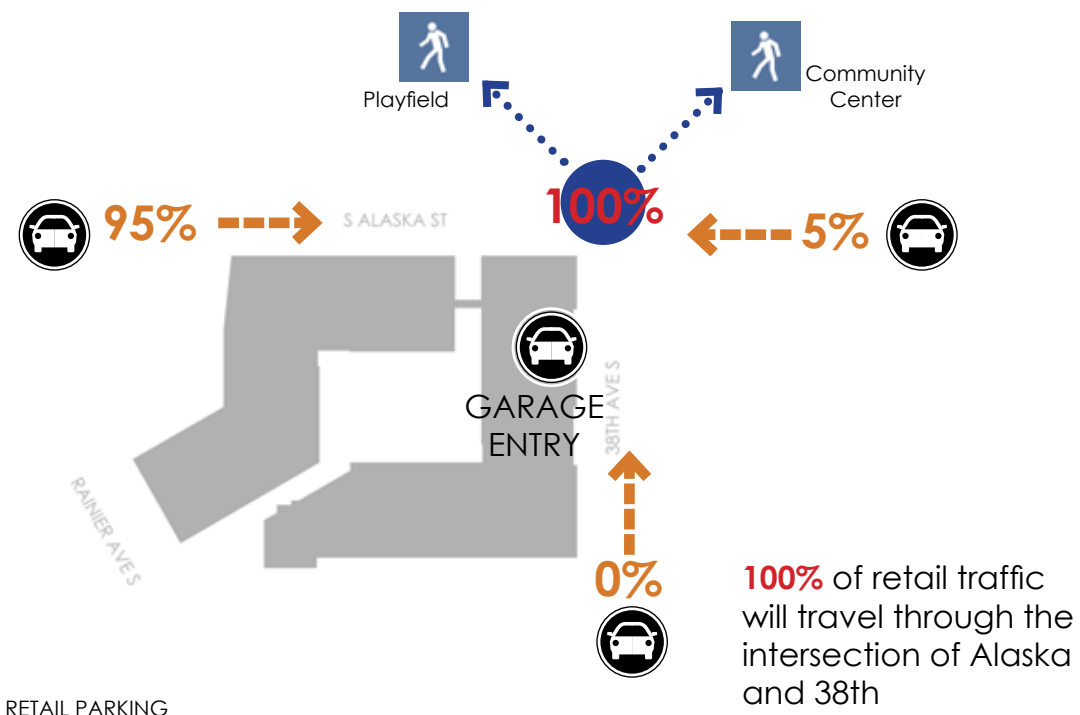
LEVEL P1 PLAN  
Residential Parking Accessed from 38th Ave S



PROPOSED DESIGN  
(1 retail driveway on S  
Alaska  
+ 1 residential driveway  
on 38th)

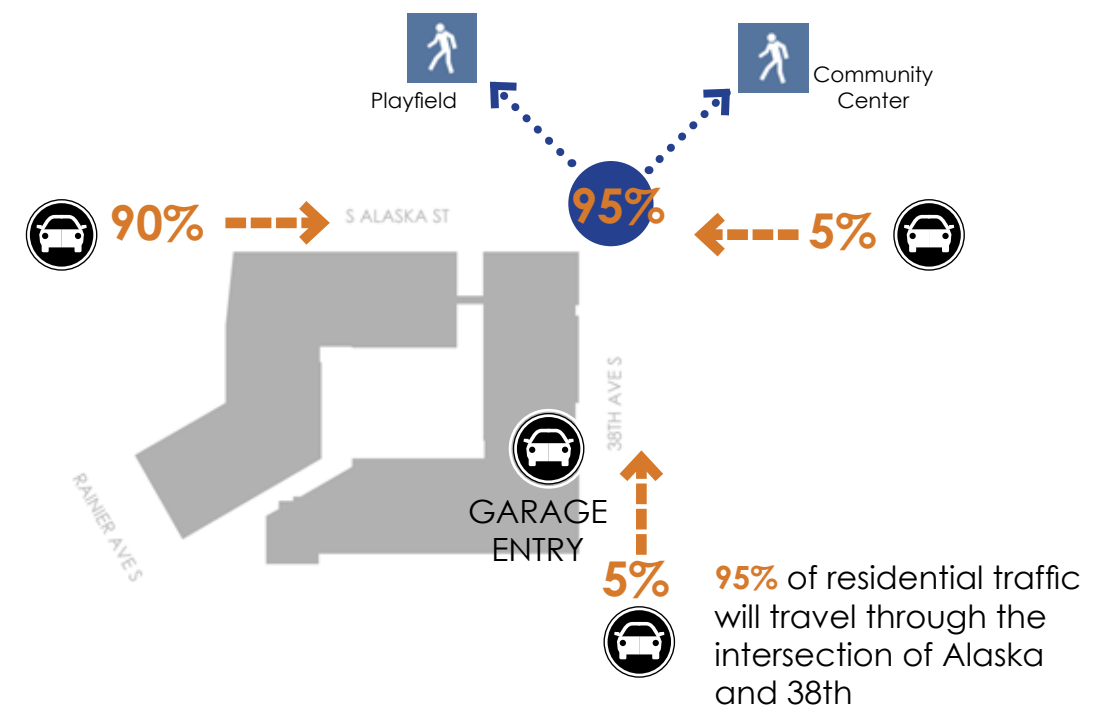


CODE-COMPLYING  
(2 driveways on 38th)



RETAIL PARKING

RETAIL TRAFFIC



RESIDENTIAL TRAFFIC

Trip distribution source: TENW Traffic Study prepared for this application, dated October 12, 2015

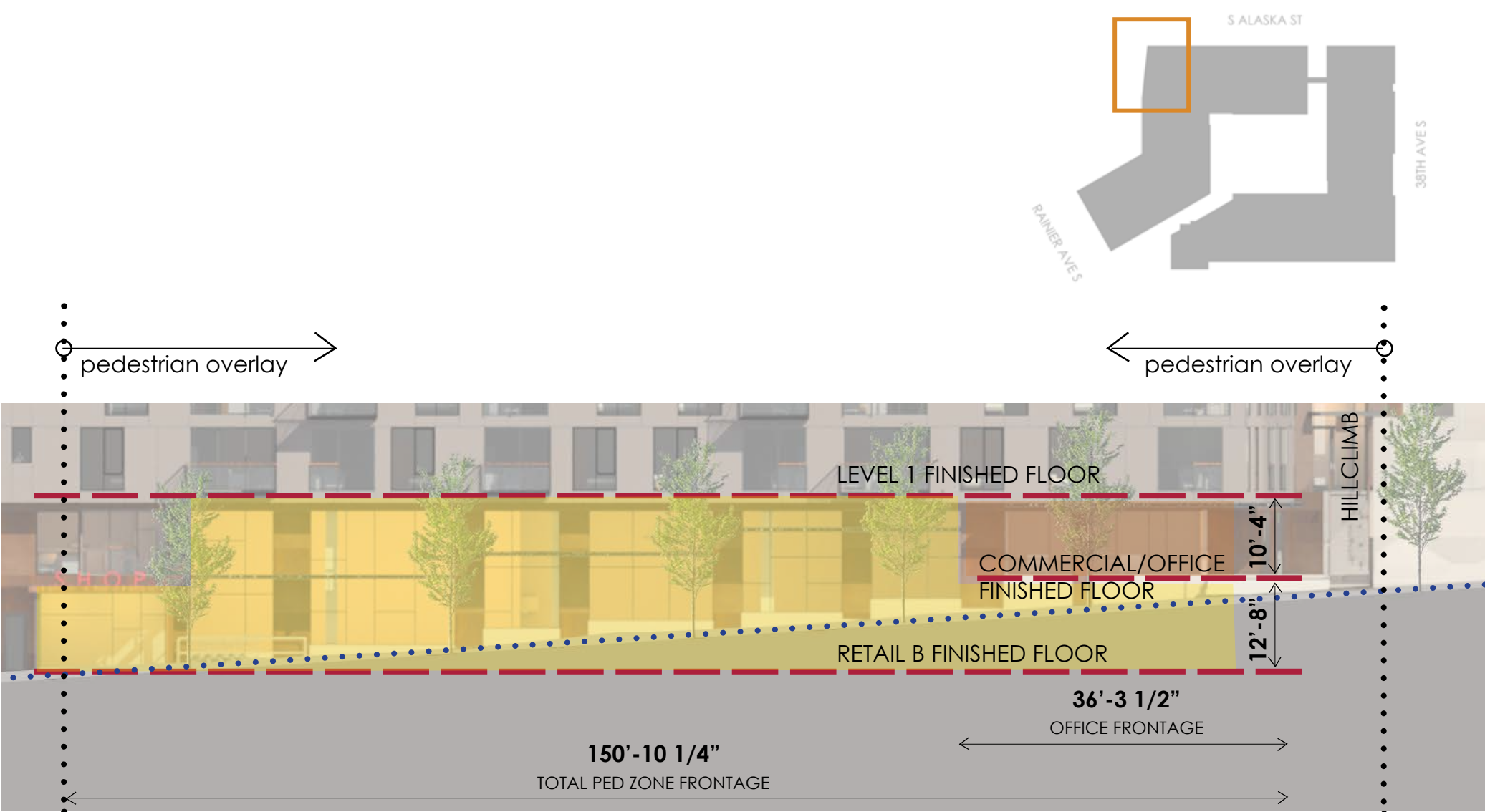


departure requests

DEPARTURE	CODE REQUIREMENT	PROPOSED DESIGN	JUSTIFICATION
Street-Level Requirements: Non-Res Use Height at Commercial Space	SMC 23.47A.008.B.4  The code requires a minimum 13' floor-to-floor height for non-residential uses at street level.	Floor-to-floor height of the commercial office space at the west end of S Alaska St is 10'-4" to allow for an active use at the sidewalk level and activation of through-block hillclimb entrance	Due to the slope of S Alaska St, the large anchor retail space proposed will have a finished floor well below the sidewalk at the west end despite an at-grade entry at its east end. In response to community desire for an office use, the project proposes a commercial office space above the retail space 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 activate the stairclimb from Alaska to Rainier and provide "eyes on the street" for enhanced safety and security (PL2 B 3: Street Level Transparency) compared to a code-complying design without the office space, which would leave the retail floor approximately 11' below the sidewalk at the west end of Alaska. The office frontage proposed allows for a reasonably-proportioned commercial space.
Street-Level Requirements: Use Frontage	SMC 23.47A.008 D 1  The code requires a minimum of 80% of the street-level facade facing a Principal Pedestrian Street to be occupied by approved, pedestrian-oriented uses. Up to 30 lineal feet of office use is allowed as an approved use.	76% of the street-level facade fronting S Alaska St is occupied by permitted pedestrian-oriented uses. The remainder is office use with a frontage of 36'-3 1/2".	



Perspective of office entry/hillclimb from S Alaska St

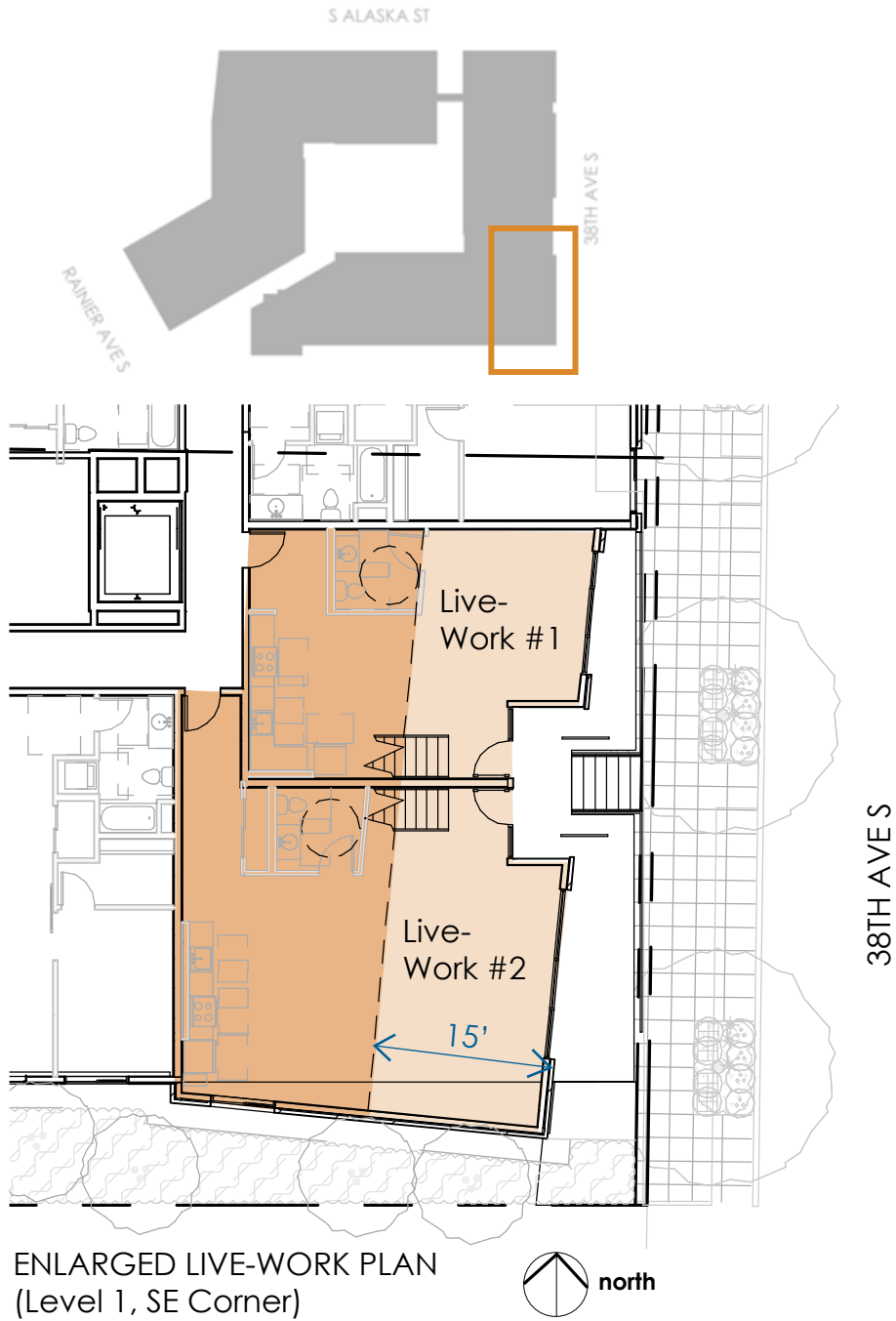


Enlarged elevation along S Alaska St





departure requests

DEPARTURE	CODE REQUIREMENT	PROPOSED DESIGN	JUSTIFICATION
Street Level Requirements: Non-Res Use Height at Live-Work Units	SMC 23.47A.008.B 4  Code requires a minimum 13' floor-to-floor height for street-facing commercial uses for an average depth of 30' and a minimum depth of 15'	A 9'-4" floor-to-floor height is proposed after the first 15' of depth of the live-work units fronting 38th Ave S to allow a residential sleeping loft at the rear portion of the unit. The portion of the units in front of the loft (fronting the street) has a complying 18'-8" floor-to-floor height.	Tall storefront windows and full-height space is provided at the front (business portion) of the units. The loft mezzanine at the rear portion of the unit affords some privacy to the residential portion of the unit without relying on window coverings at the street face. Lending separation between public (business) and private (residential) uses within the units creates a stronger business portion adjacent to the street (CS2 B 2: Connection to the Street)
Street Level Requirements: Non-Res Use Depth at Live-Work Units	SMC 23.47A.008.B 3  Code requires an average depth of at least 30' and minimum depth of 15' for non-residential uses at the street-level, street-facing facade	The full-height commercial/business portion of the unit between the front of the loft and the street averages 15' depth.	



^ sketch example of full-height front business portion w/ living space at loft above

-  Business Portion (height-compliant): 15' deep
-  Residential Portion (not height compliant)



^ Street view of live-work units, showing full-height storefront glazing at the street



departure requests

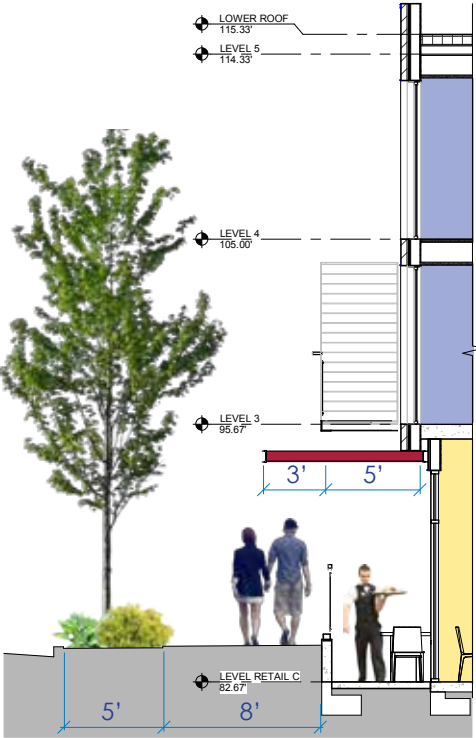
DEPARTURE	CODE REQUIREMENT	PROPOSED DESIGN	JUSTIFICATION
Street-Level Requirements: Overhead Weather Protection	SMC 23.47A.008.C.4  The code requires overhead weather protection for 60% of the street frontage facing a principal pedestrian street for a minimum width of 6'	3' wide weather protection for 42.6% of the frontage along Rainier Ave S	In response to the library across the street and other open space in the area, the Rainier-fronting retail is set within publicly-accessible entry plazas, resulting in a reduced building frontage along the sidewalk (CS3 A 1: Fitting Old and New Together, PL1 A 1: Enhancing Open Space, and PL1 A 2: Adding to Public Life). For flexibility, continuity, and ADA accessibility, the two entry plazas and retail are set at the same contiguous grade. Due to existing sloping topography of the street, the northern plaza/retail entry is at sidewalk grade, but the southern plaza is below sidewalk grade. To maximize transparency of the retail from the sidewalk, the building is set back about 5' to allow glazing to the floor and retail spill-out space along the street to maximize interaction with the sidewalk. In a code-complying design, the building frontage would require lengthening, reducing plaza size and frontage, and the building brought forward to the street property line, reducing retail glazing by forcing the storefront window sills upward to match sidewalk grade and eliminating spill-out potential along the street. A reduction in the apparent height of the Rainier retail would result, creating a disproportionately short retail base compared to the residential floors above (DC2 B 1: Facade Composition).



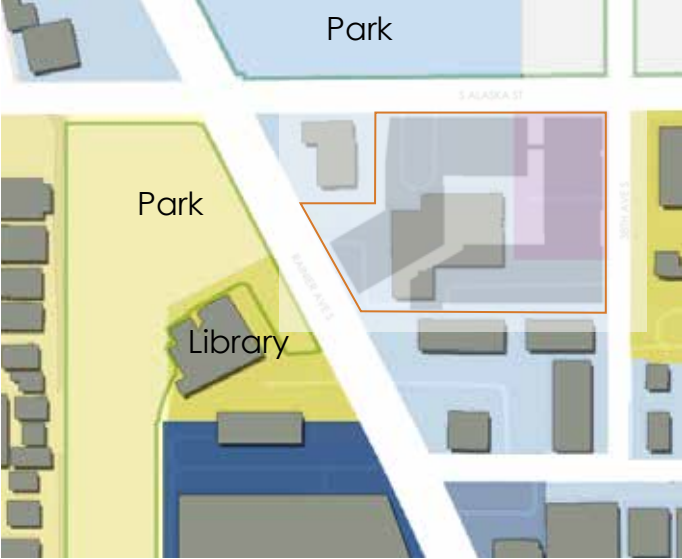
^ View from Rainier sidewalk - looking south

proportion study of Rainier Ave S frontage >

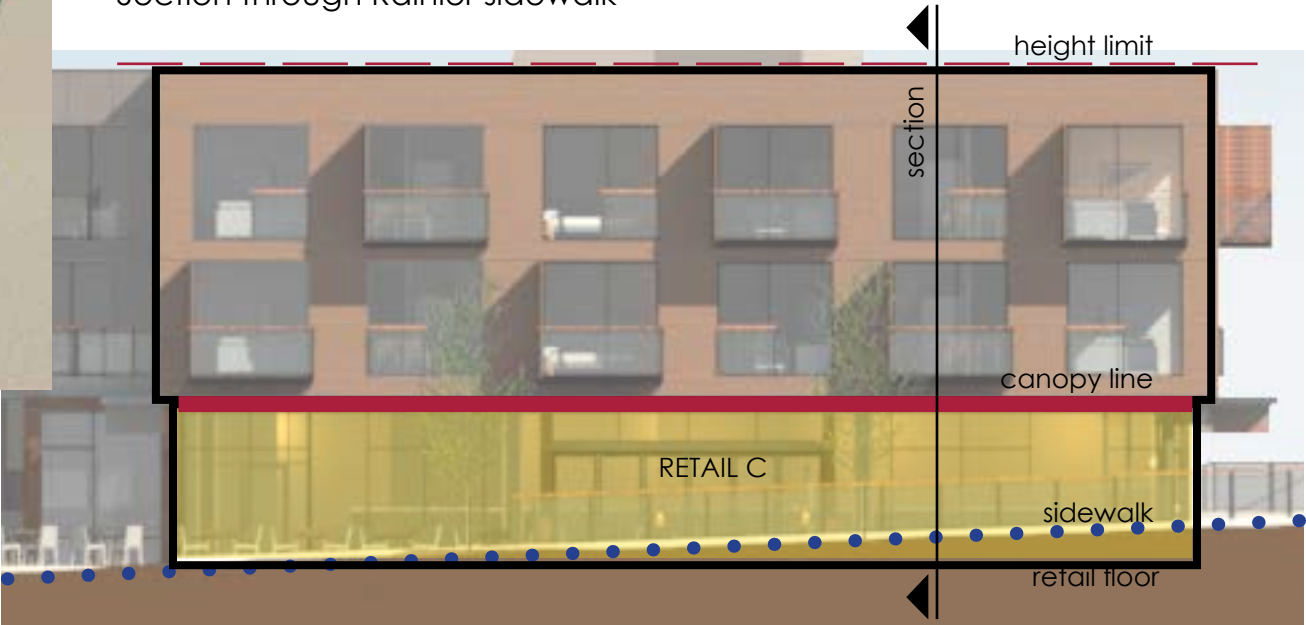
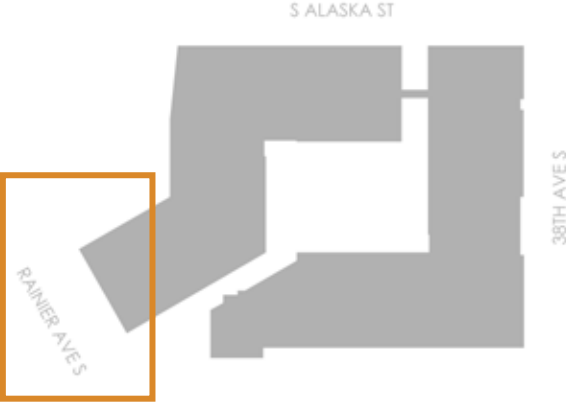
setting building back from sidewalk allows for greater transparency at the base with full-height glass, lending a more balanced proportion of retail base to apartment floors above. A code-complying design would have a disproportionately short base



^ Section through Rainier sidewalk



Rainier context :  
west sidewalk (upper right)  
east sidewalk (lower right) >  
precedent of open space, incomplete canopy coverage, and buildings set back from sidewalk







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-ORIENTED STREETSCAPES



HIGH-QUALITY MATERIALS





**FACADE ARTICULATION**



**COMMUNITY CREATION**



**TACTILE MATERIALS**



**CREATIVE SITE DESIGN**



**VISIBLE SUSTAINABLE PRACTICES**



**FENESTRATION / MATERIAL PATTERNING**



**LIVABLE COMMUNAL SPACE**



**FENESTRATION / MATERIAL PATTERNING**



**COMMUNAL OPEN SPACE**



**STREET ENGAGEMENT**



**WARM AND NATURAL MATERIALS**



**FACADE ARTICULATION**