



DPD# 3019544
718 RAINIER AVE S
EARLY DESIGN GUIDANCE
MEETING 2
AUGUST 11, 2015

TABLE OF CONTENTS

Project Description	3
Site Context	4
Massing Options: Summary	6
EDG 1 Board Guidance & Response	6
Site Plan	9
S Lane St Detail & St Level Amenities	10
S Dearborn St Detail & St Level Amenities	12
Rainier Ave S: Detail & St Level Amenities	14
Alley: Detail & St Level Amenities	18
Building Corner Views	22
Floor Plans	23
Street Level Landscape Plan	24
Terrace Landscape Plan	25
Roof Landscape Plan	26
Potential Departures	28
Precedents	30
Appendix: EDG 1 Materials	32

PROJECT TEAM

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Surveyor

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DEVELOPMENT OBJECTIVES

Commercial

±22,000 SF street level commercial with frontage on Rainier, Dearborn and Lane

±80 commercial parking spaces.

Loading zone on alley (shared with residential).

Residential

±130 apartments.

Residential lobby, on-site building management and leasing offices.

Common amenity areas: indoor ground floor living room, indoor rooftop community room; outdoor landscaped rooftop deck; amenity rooftop green house for food production.

±75 below grade car parking spaces

±150 bike parking spaces

Loading zone on alley for move-in/move-out (shared with commercial)

PROJECT DESCRIPTION

Project

The proposed project is a 7-story mixed use building that will be approximately 70' tall and 187,000 SF.

The design intent is to shape the complex site and program into a legible, responsive building that contributes positively to the urban character of the street with well-designed commercial spaces and apartments that are affordable and hospitable.

The developer intends to participate in the City's Multifamily Property Tax Exemption (MFTE) program. The project will provide a minimum of 20% of units leased at or below 65% median income for studio units and 75% median income for 1-bedroom units. The purpose of the MFTE program is to:

“Encourage the development of multifamily housing opportunities within the city of Seattle.

Increase the supply of housing opportunities for moderate-wage workers.

Increase the supply of multifamily housing opportunities in urban growth centers.

Contribute neighborhood development and community revitalization.

Encourage the development of mixed-income housing.”

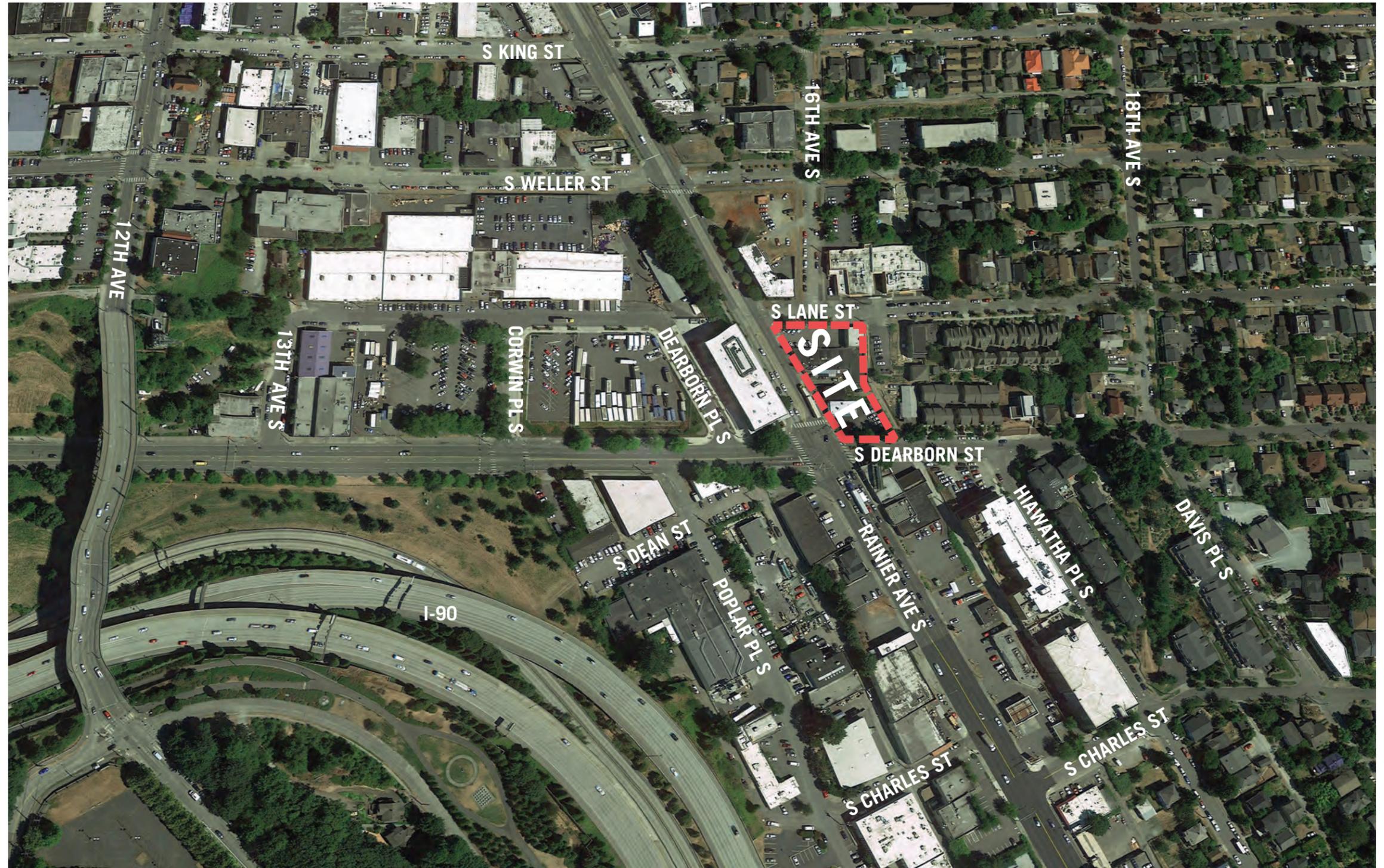
*City of Seattle
Office of Housing Website*

Site

The project site consists of four parcels located on the east side of Rainier Avenue S between S Dearborn Street and S Lane Street. The parcels are currently occupied by two single-story restaurants, a two-story wood frame commercial building housing a coffee shop, and a one-story masonry service building.

Zoning at the site is Neighborhood Commercial (NC2-65). The site is in the 23rd and Union-Jackson Residential Urban Village. The site is also located within the boundary of a Multifamily Property Tax Exemption (MFTE) Program target area.

The site area is 27,903 SF. Highest elevations on the site are at 128', lowest elevations are around 105'. The site slopes about 23' from northeast to southwest.



SITE CONTEXT STREET FRONTAGES

Building character on Rainier is typically commercial or industrial and fairly well reflects uses and the period in which the building was built. Rainier is predominantly commercial and oriented to cars and transit.

Dearborn and Lane east of Rainier are the start of residential neighborhoods with a mix of small and large scale multifamily and single family residences.

Building character tends to be more contemporary on Dearborn. More traditional use of materials, details and forms (pitched roofs) are common on Lane.

These distinct street characters and existing and proposed building heights/massing around the site informed development and refinement of EDG massing.

Two-story West Coast Printing

Brick-clad building with commercial/ industrial character. For sale property with NC2-65 zoning. Redevelopment likely.



Rainier Ave S looking east



RAINIER AVE S FRONTAGE

2-3 story multifamily

Dense 2-3 story townhouses step with the steep slope. Townhouse heights increase toward the bottom of the slope. Small-scale multifamily housing, primarily traditional character, pitched roofs



LR3 zone

Adjacent parking lots are future site of two 4-story multifamily buildings. One project is currently in the Design Review process.

S Lane St looking south



S LANE ST FRONTAGE

4-story Goodwill Industries

Site across Rainier begins downtown zoning (DMC 85/65-150). Contemporary Goodwill building is fairly closed to the corner of Rainier & Dearborn. Generous building setbacks with landscape/hardscape amenities softens building edge. Building entry faces west away from corner.



S Dearborn St looking north



LR3 Zone

3-Story townhouses raised half story above grade. Small-scale multifamily housing with contemporary character



Steep slope begins

S DEARBORN ST FRONTAGE

ALLEY

16' wide unimproved alley. Access from Lane and Dearborn. Angled geometry limits visibility down alley. Extensive power poles and overhead power lines.



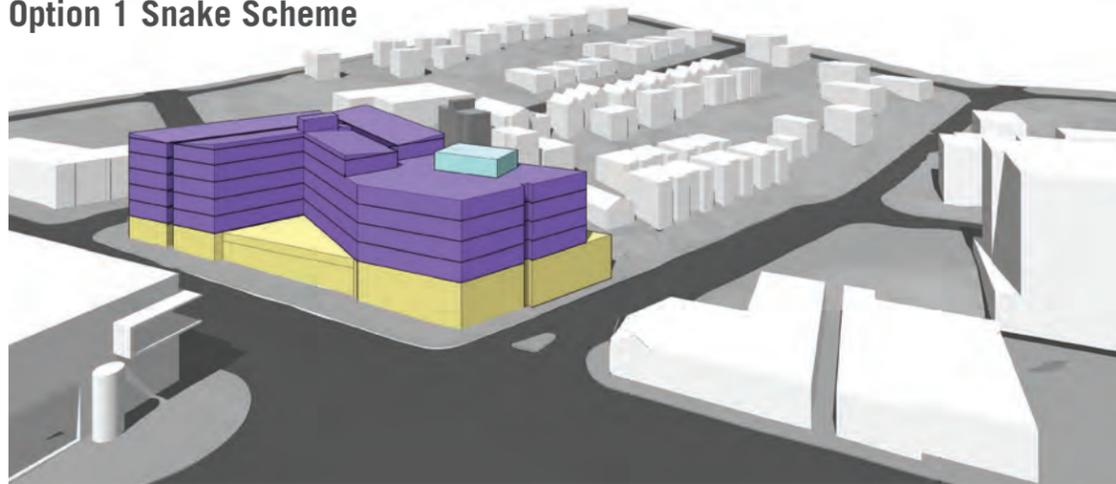
LR3 zone across alley

One-story single family residence faces site across alley, uses alley for parking access.



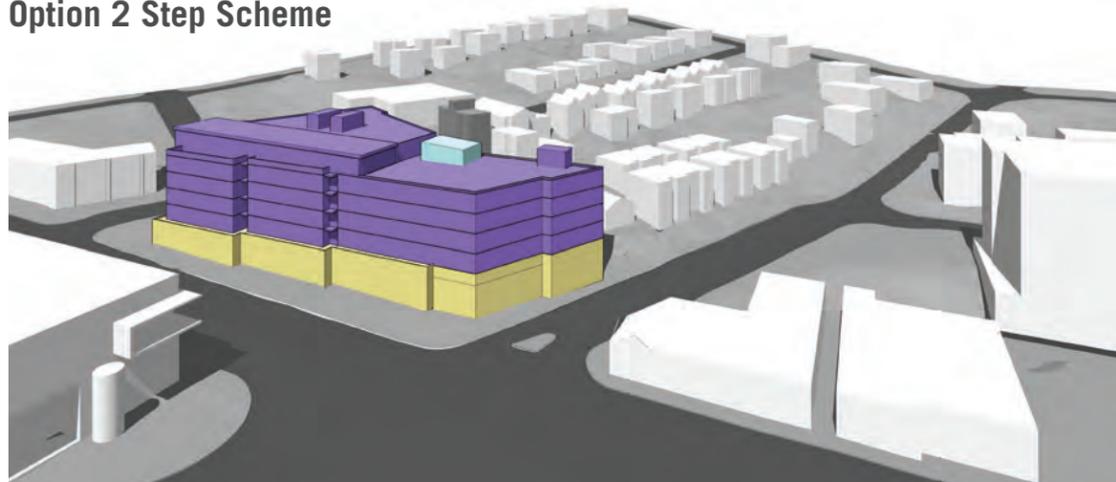
EDG 1 MASSING OPTIONS

Option 1 Snake Scheme



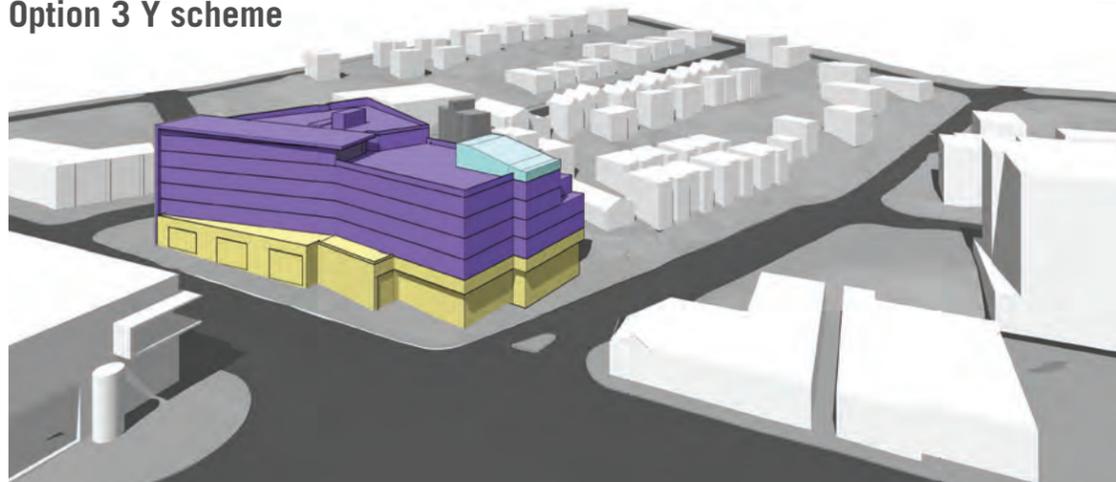
Aerial view looking at Rainier/Dearborn corner

Option 2 Step Scheme



Aerial view looking at Rainier/Dearborn corner

Option 3 Y scheme



Aerial view looking at Rainier/Dearborn corner

EDG 1 BOARD GUIDANCE/RESPONSE

Massing and Relationship to Context

1 The Board directed the applicant to further develop the massing options; thoughtfully consider the height, bulk, and scale to create pedestrian oriented streetscapes along all street frontages. (Guidelines CS1-C, CS2-B, CS2-C, CS2-D).

RESPONSE Massing Option 4 is provided in this packet. Option 4 builds on the angled Rainier massing presented in Option 3 and draws on the more generous Rainier/Dearborn corner setbacks presented in Option 2. Option 4 is further developed to address concerns about massing, perceived building scale and active uses all around the site.

Option 4



Aerial view looking at Rainier/Dearborn corner



Aerial view looking at Lane Street and alley

2 Due to zoning transition, the Board recognized that the alley façade will be highly visible. The Board was concerned with the massing along the alley and directed the applicant to develop the options showing consideration and appropriate transitions to the adjacent zone. For this area, the Board noted that Massing Option 2 is the least successful and could be broken up to provide additional modulation, while Option 3 shows more of a successful transition. Create a step in perceived height, bulk and scale between the anticipated development potential of the adjacent zone and proposed development. (Guidelines CS1-C2, CS2-D3, DC2-A)

RESPONSE Alley massing has been further developed. Option 4 includes new or increased massing setbacks at Levels 3, 5, and 6. The setbacks create 4-story ground related massing that is in scale with multifamily building heights across the alley. The setbacks help reduce the perceived scale of the building and provide outdoor patio space at multiple floor levels along the alley.

At street level, Option 4 proposes landscape and hardscape details to make the alley more pedestrian friendly. Parking entry and trash pickup have been centralized to allow for landscape edges at both ends of the alley.

3 The southwest corner is visually prominent and the Board recommended distinguishing the corner with massing and ground level treatment. Expand the south setbacks and erode the massing at the corners. (Guidelines CS2-B, CS2-C, DC2-A)

RESPONSE Corner massing and ground level treatment at/around the corner have been revised in Option 4. The revised option shows a singular, highly transparent corner volume grounded on both sides by adjacent ground-related building massing. Corner setbacks to the south and west have been increased to be more in line with setbacks shown in Option 2, which were preferred at EDG 1. The setbacks also respond to site observation of pedestrian circulation patterns and existing, immovable sidewalk obstructions at the corner (signal pole, fire hydrant).

Proposed building setbacks at the corner roughly double the width of the existing sidewalk along Dearborn.

Architectural Concept & Frontages

4 Acknowledging that the texture and modulation along Rainier Ave S seems successful in expressing the form and scale, the Board directed applicant to develop the concept for the other frontages to ensure all facades are well proportioned, in particular when viewed from the street. (Guidelines CS2-B, DC2-B, DC2-D2)

RESPONSE Each street/alley frontage has been further developed in Option 4. Stepped setbacks along Dearborn, Lane and the alley create 4-story ground-related massing that wraps the building starting at Dearborn, continue through the alley, and around to Lane. At upper levels, the building sets back and creates outdoor space for residents that face the alley. At the north alley, Option 4 has sloped clerestory roofs informed by the more traditional character of Lane. Going forward, facade development, glazing organization and material decisions will be made to support expression of this stepped down massing.

5 The Board strongly appreciated and supported the greenhouse concept. (Guideline CS1)

RESPONSE Rooftop greenhouse remains an amenity in Option 4.

6 The Board also supported the configuration of the corridors, which provide daylight for interior circulation. (Guideline CS1-B)

RESPONSE Daylight corridors remain in the revised massing. Similar to Options 1 -3 , setbacks at corridors are used for massing modulation.

Street Level Uses, Transitions & Landscape

7 Recognizing the southwest corner is a busy intersection, the Board stressed the importance of the southwest corner treatment to create pedestrian oriented streetscapes. The Board recommended softening the transition with landscape and pedestrian amenities to engage and interact with the streetscape while also developing the design with clear sightlines for pedestrian safety. (Guidelines CS2-B, CS2-C1, PL1-B, PL2-B)

RESPONSE Option 4 includes further development of street level landscape and sidewalk amenities. Landscape and sidewalk amenities including bike racks are located around the corner but not at the corner. Based on analysis of existing circulation patterns and sidewalk obstructions at the corner, Option 4 prioritizes pedestrian movement around the corner and locates generous landscape and sidewalk amenities beyond the corner on both Rainier and Dearborn.



Street view looking at Dearborn/alley corner



Street view looking at Rainier/Dearborn corner

EDG 1 BOARD GUIDANCE / RESPONSE

8 The Board was concerned with the character of the S Lane St frontage and urged the applicant to develop the scale and treatment of this edge. Consider how the commercial wraps the corner and provide residential character to relate to the context. (Guidelines CS2-B, PL2-B-3, PL3)

RESPONSE Lane street frontage has been further developed for scale, massing and more active uses at street level. Commercial transparency has been added at the corner of Lane and Dearborn. Further east, a small commercial space and a live-work unit have been added to the Lane frontage. The live-work unit is at the Lane/alley corner. Each of the new commercial uses has its own stoop as well as accessible access through a covered access gallery that also serves the residential lobby. Overall, the intent of these refinements is to bring more pedestrian activity and more transparency to Lane St.

The building massing has been refined along similar lines as the alley. Option 4 has 4-story ground related massing with a 4' setback at level 6 to provide better transition to the LR3 zone to the east.

9 Along Rainier Ave S, the Board would like to see development of pedestrian amenities. Consider overhead protection and building integration with the bus stop to provide a comfortable walking environment. (Guidelines PL2-C, PL3-C, PL4-C2)

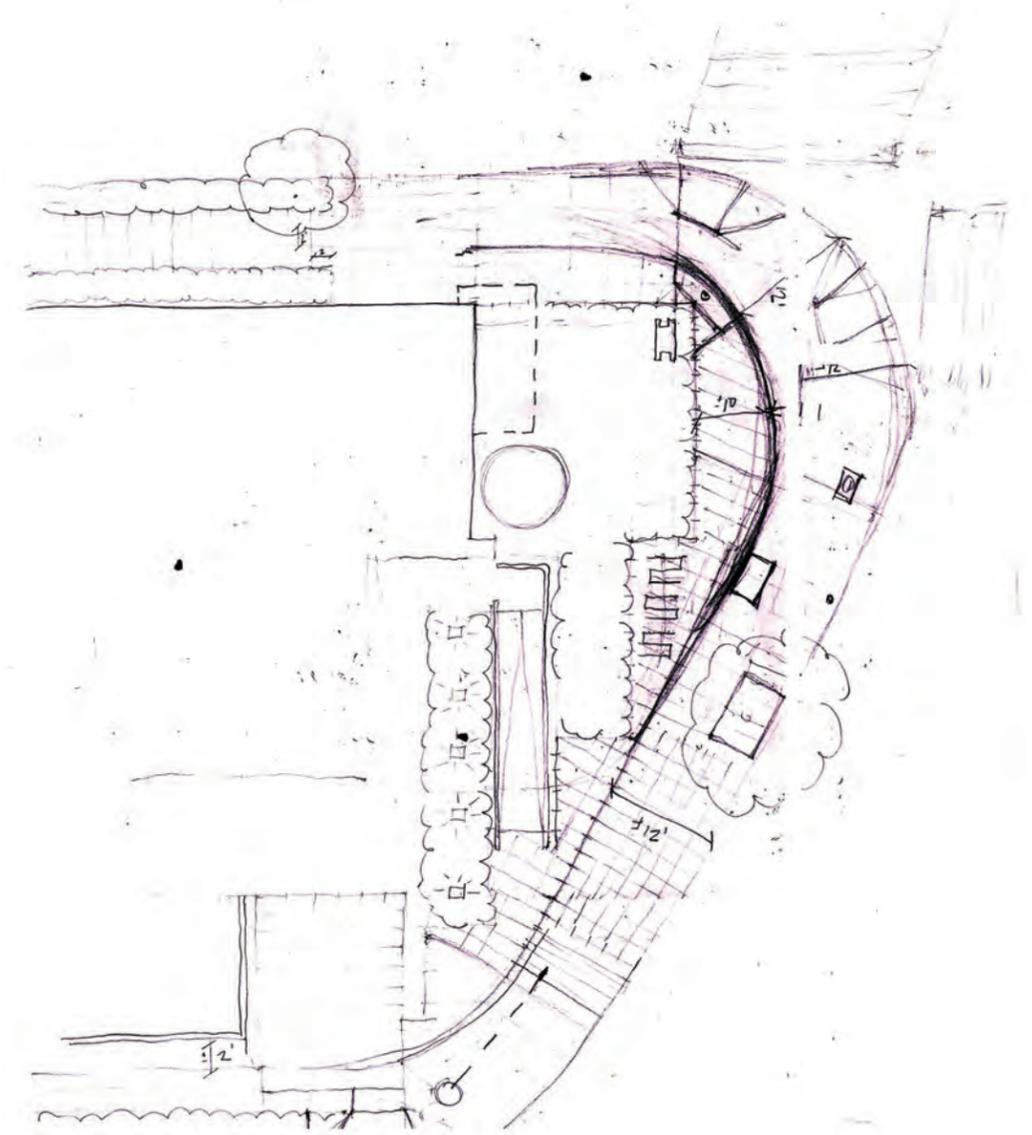
RESPONSE Option 4 includes an integrated bus stop and further definition of landscape plan and streetscape amenities. These include, in addition to the bus stop, overhead weather protection at proposed commercial entries and bus stop, bike racks and landscaping on both sides of the sidewalk.

10 Acknowledging that the neighborhood is lacking the softer landscaping, the Board noted the Goodwill building has set a good precedent and sets the newer context. The Board directed the applicant to study this precedent, develop and provide generous landscaped spaces. (Guidelines DC3-C, DC4-D)

RESPONSE Applicant studied the Goodwill corner through site observation and sketching. The Goodwill building setback and corner landscape are generous and create an attractive visual backdrop to the corner of Rainier and Dearborn. However, it is not a particularly active, vibrant corner. The building entry faces west, away from Rainier. This seems appropriate given the building's institutional function. But there is little porosity/connection between inside the building and outside at Rainier. While the landscape softens the building edge, it does not activate the corner.

At 718 Rainier, the design intent is to make an active, commercial corner. Further developed landscape plans in Option 4 show generous street level landscape and feature landscaping and building setbacks akin to Goodwill at the corner of Lane/Rainier and at Dearborn/alley. At the Dearborn/Rainier, the intent is to define a plaza at the corner and to transition to more generous landscape in both directions (down Dearborn, up Rainier). Visually, the ROW landscape along Rainier and Dearborn and feature landscape at Lane/Rainier and Dearborn/alley will serve as backdrop to the Rainier corner.

The design team feels this approach will support pedestrian movement at the corner and integration of the bus stop into the building while also providing much needed landscape along/around Rainier.



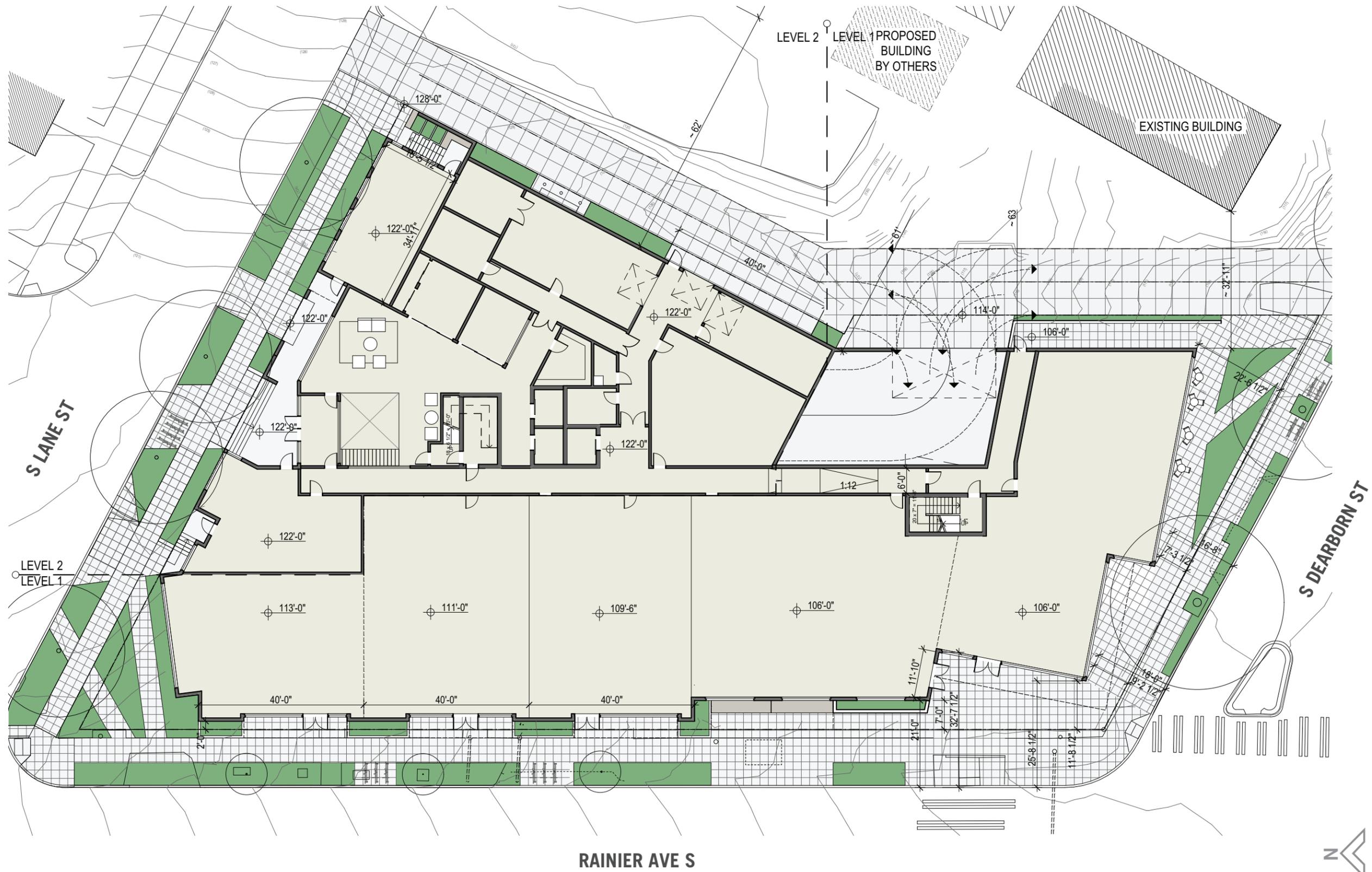
Goodwill Industries sidewalk sketch



Street view looking at Lane/alley corner



Street view looking at Dearborn/Lane corner



OPTION 4 S LANE STREET DETAIL & STREET LEVEL AMENITIES

1 Building setback at corner

Added transparency opens massing to corner.

Generous landscape softens corner, provides buffer between more residential Lane and Rainier

2 ROW Landscape

Generous landscape on both sides of sidewalk

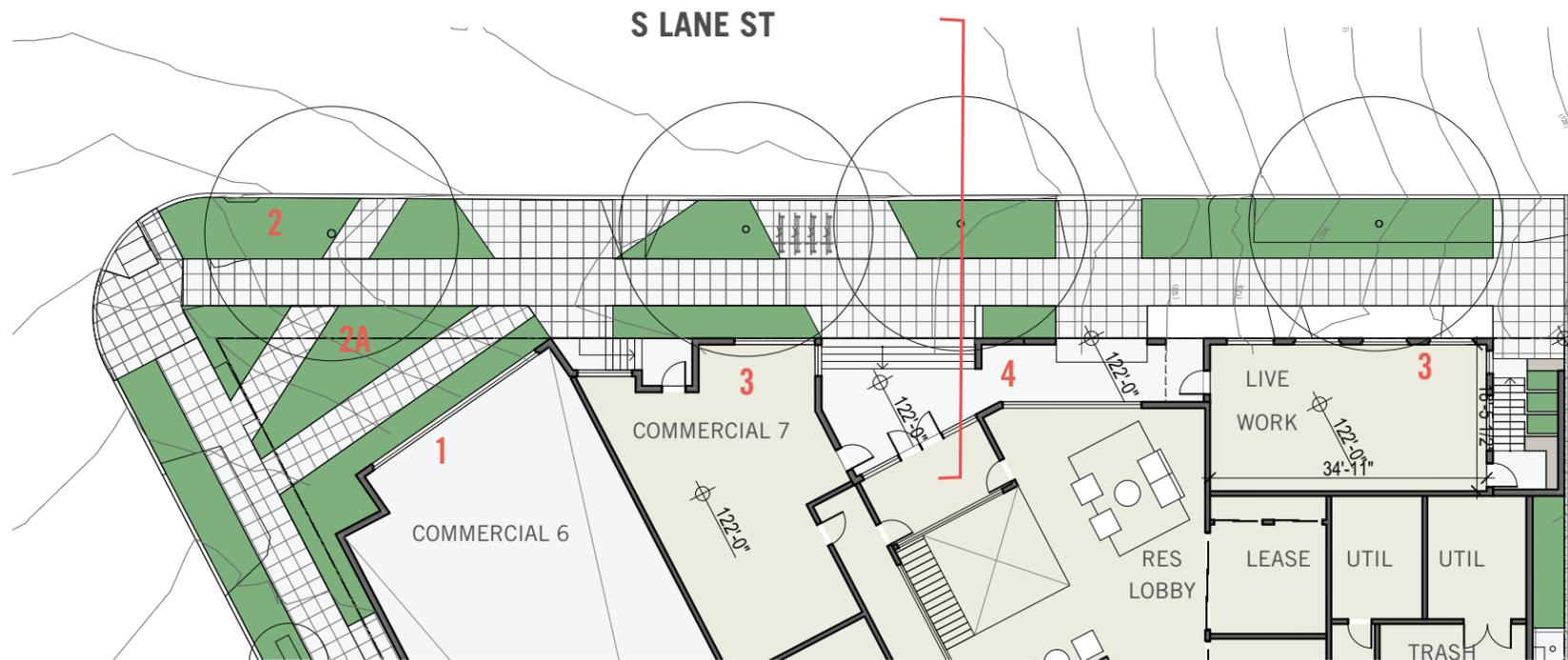
2A On-site Landscape

3 Lane Commercial

Added commercial space with accessible entry and dedicated stoop on Lane.

Added live work with accessible entrance on Lane and dedicated stoop on alley

See departures.



4 Covered access gallery

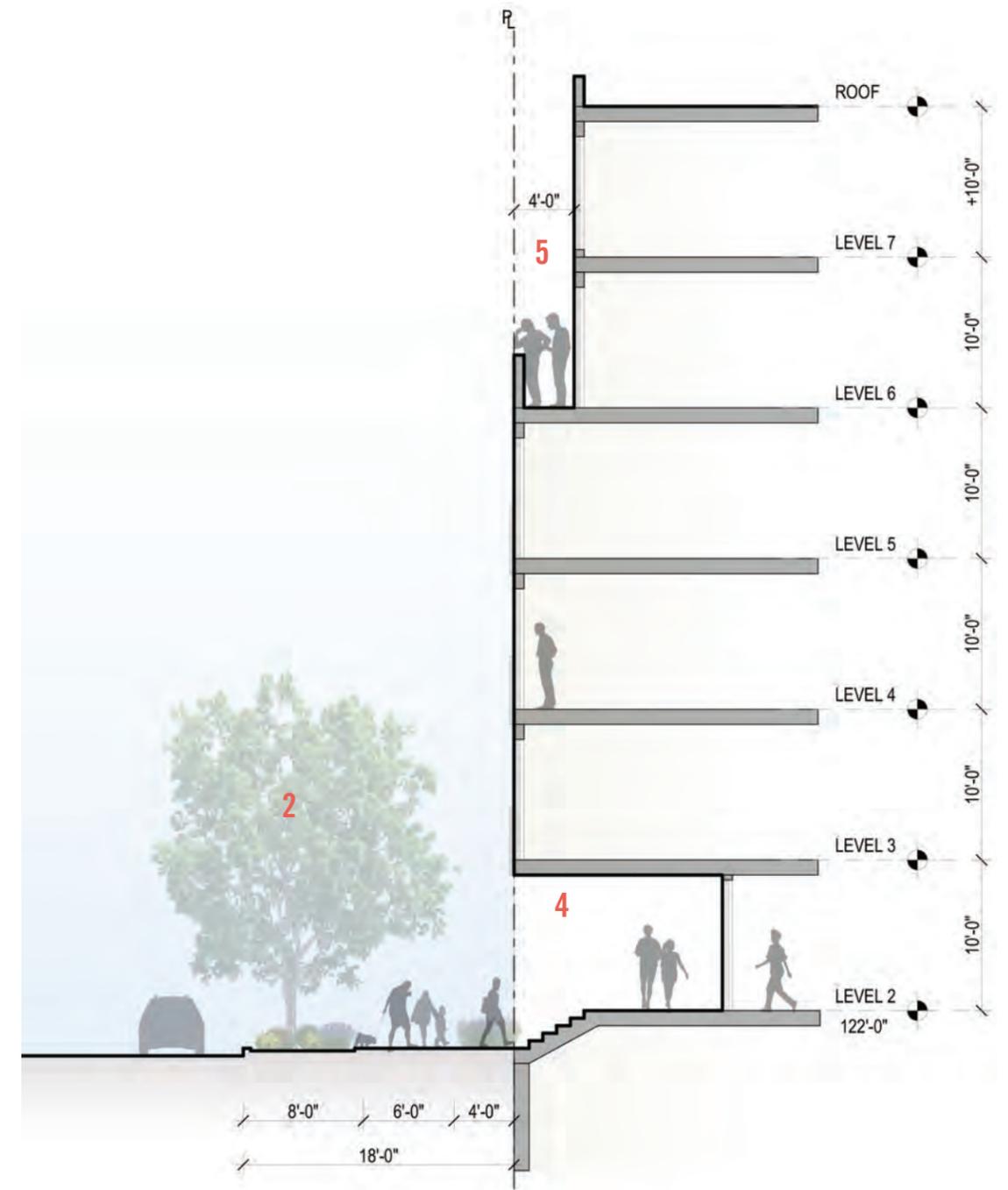
Added accessible access gallery for residential lobby, and Lane commercial and live-work.

Covered transitional space between inside and outside.

5 Building setback at L6

4' setback at top two levels

Perceived massing at street level is 4-stories



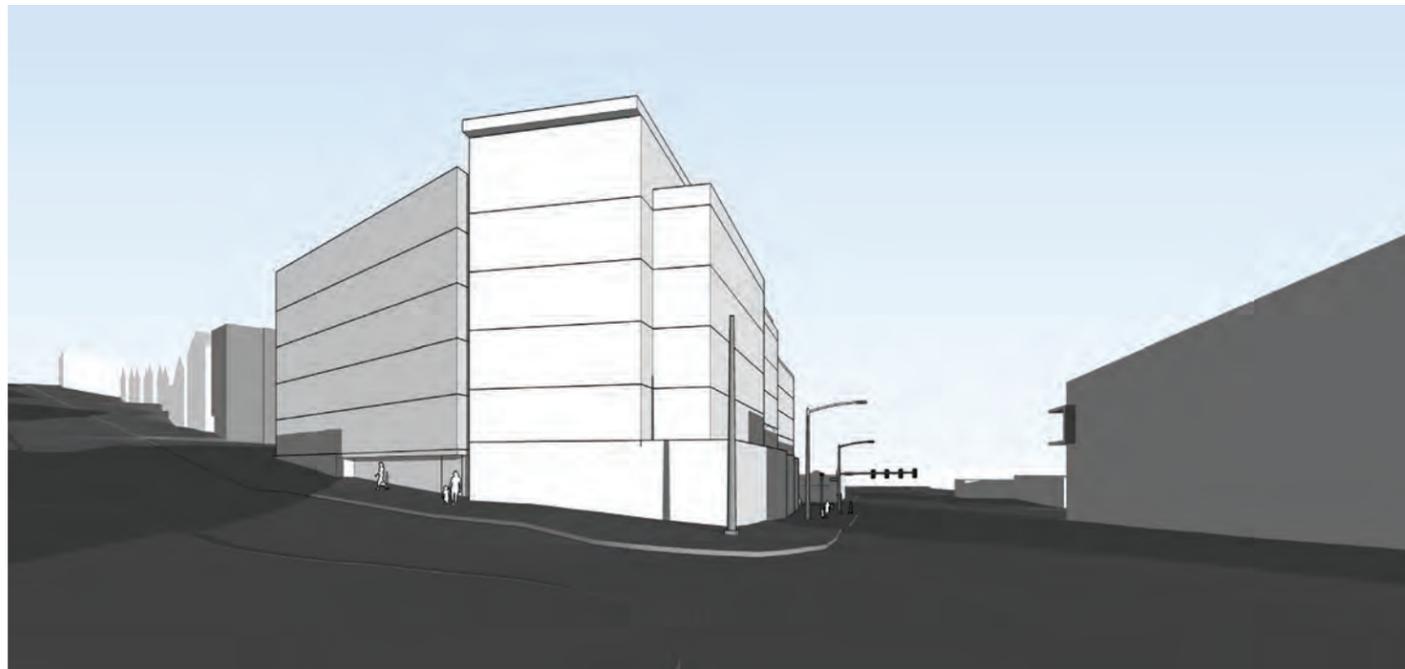
Section through Access Gallery / Residential Entry



OPTION 4 Builds on 3-part modulation along Lane, recessed daylit corridors and residential entry. Option is further modulated with upper level setbacks to create 4-story massing at street level.



EDG 1 Option 3 Three-part modulation along Lane, narrow massing at Rainier, recessed daylit corridors, recessed residential entry.



EDG 1 Option 2 Two-part modulation along Lane, recessed residential entry.



EDG 1 Option 1 Large scale of undifferentiated massing on Lane does not add to street.

OPTION 4 S DEARBORN ST DETAIL & STREET LEVEL AMENITIES

Goodwill Corner Analysis

Goodwill building setback and corner landscape are generous and create an attractive visual backdrop to the corner of Rainier and Dearborn.

Landscape softens corner, provides unobstructed view to Rainier. While the landscape softens the building edge, it does not activate the corner.

Angled landscape plan expands sidewalk with “leftover” space, provides room for hardscape elements (bike racks, signage, lighting).

Typical pedestrian path cuts inside of obstructions (utility vault, tree roots, uneven pavement) through “leftover” space created by angled landscape plan.



2 ROW landscape / hardscape

Continuous landscape along street edge with bike racks.

2A On-site landscape

Landscape on both sides of side walk.

Similar to Lane Corner, on-site landscape provides soft transition to residential to the east.

6 Commercial Frontage

Doors setback from property line at potential commercial entries.

Canopy for overhead weather protection at each commercial entry and bus stop.

6A Stepped slabs

Stepped slabs allow for 5 commercial spaces with at grade entries on Rainier.

7 Sidewalk Obstructions

Signal pole and fire hydrant hinder continuity of sidewalk around corner.

Dearborn sidewalk is substandard width - at existing tree, sidewalk is 4' to property line.

9 Corner setback at crosswalks

Building corner has high degree of transparency.

Building setback at most active portion of site. Increases sidewalk width.

Setbacks minimize impact of existing sidewalk obstructions (fire hydrant, signal pole) at corner.

Transparency at street level facilitates pedestrian visibility.

11 Setback from Dearborn

Setback allows for sidewalk spillover from commercial. generous on-site landscape.

11A Glazing

Glazing at Dearborn to be operable, allow for indoor/outdoor use.

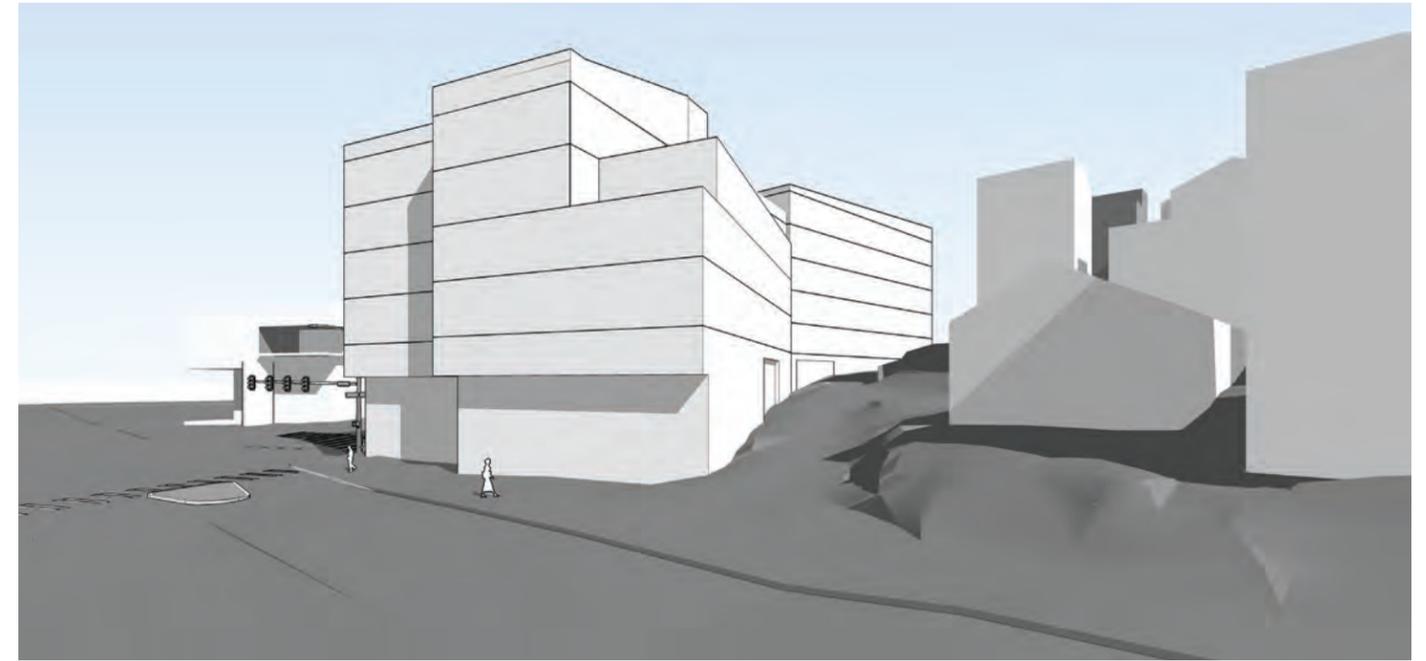
Glazing along alley depends on building code requirements at egress court along alley.

11B Type 1 Hood

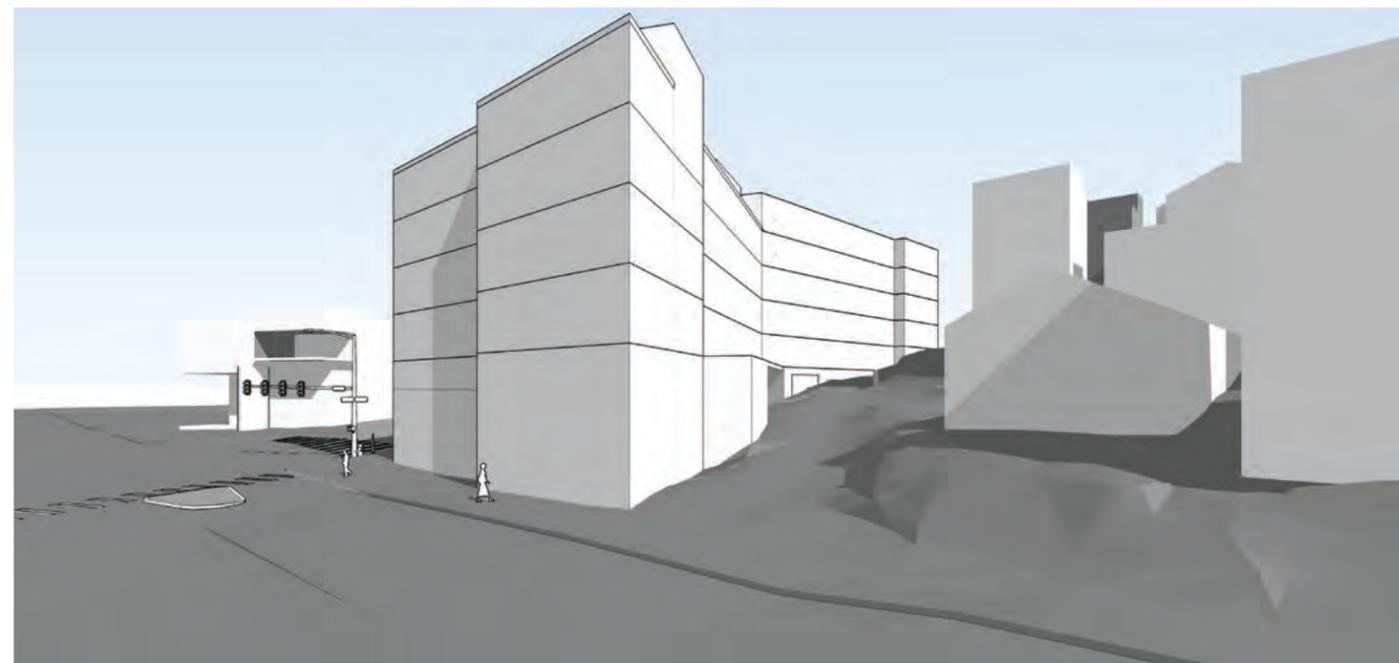
Infrastructure at this space, potential for restaurant.



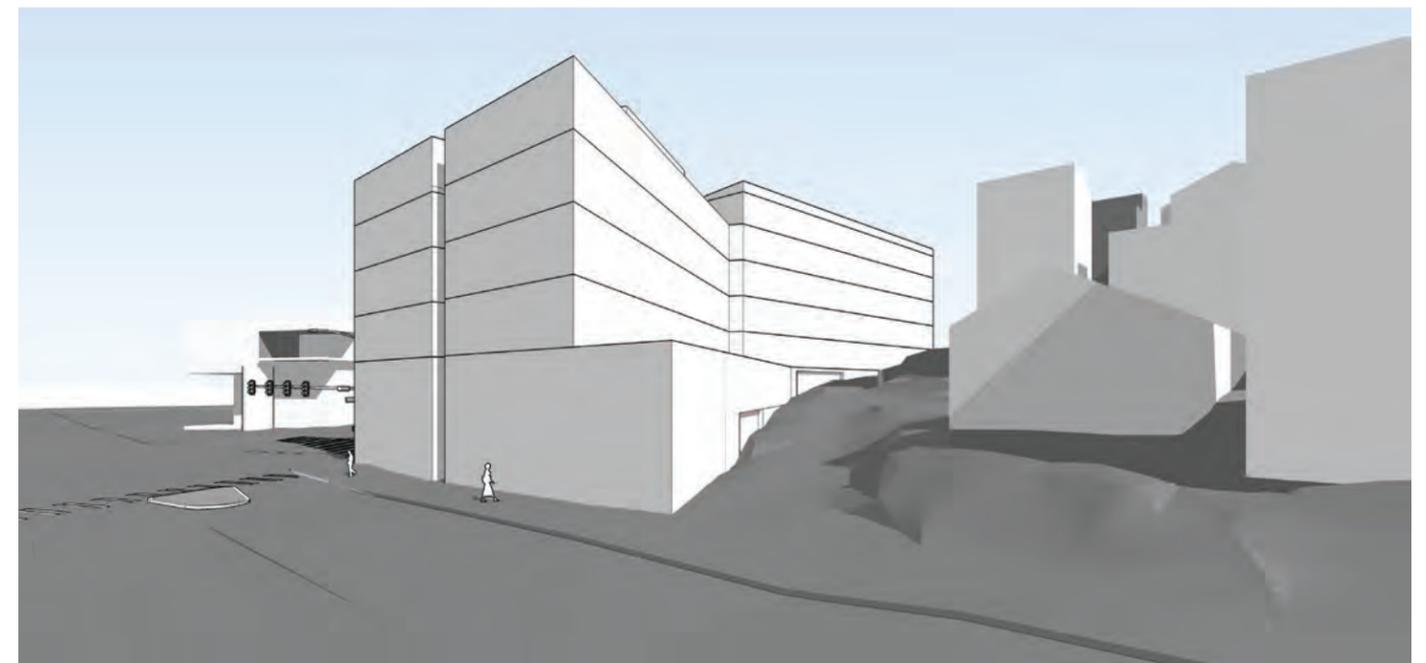
Option 4 Four-story massing on Dearborn grounds building at transition to LR3 and makes the corner at Rainier more of a feature. Building setback along Dearborn builds on Option 3, allows for generous landscape at corner of Dearborn/alley. Upper level setback lowered to L5. Better supports transition between 6-story structure at Rainier and LR3 to the east.



EDG1 Option 3 Cantilevered L3 massing along Dearborn does not sufficiently distinguish the Rainier corner or support gradual transition to LR3. Building setback at Level 6 feels too high, not gradual enough transition to LR3.

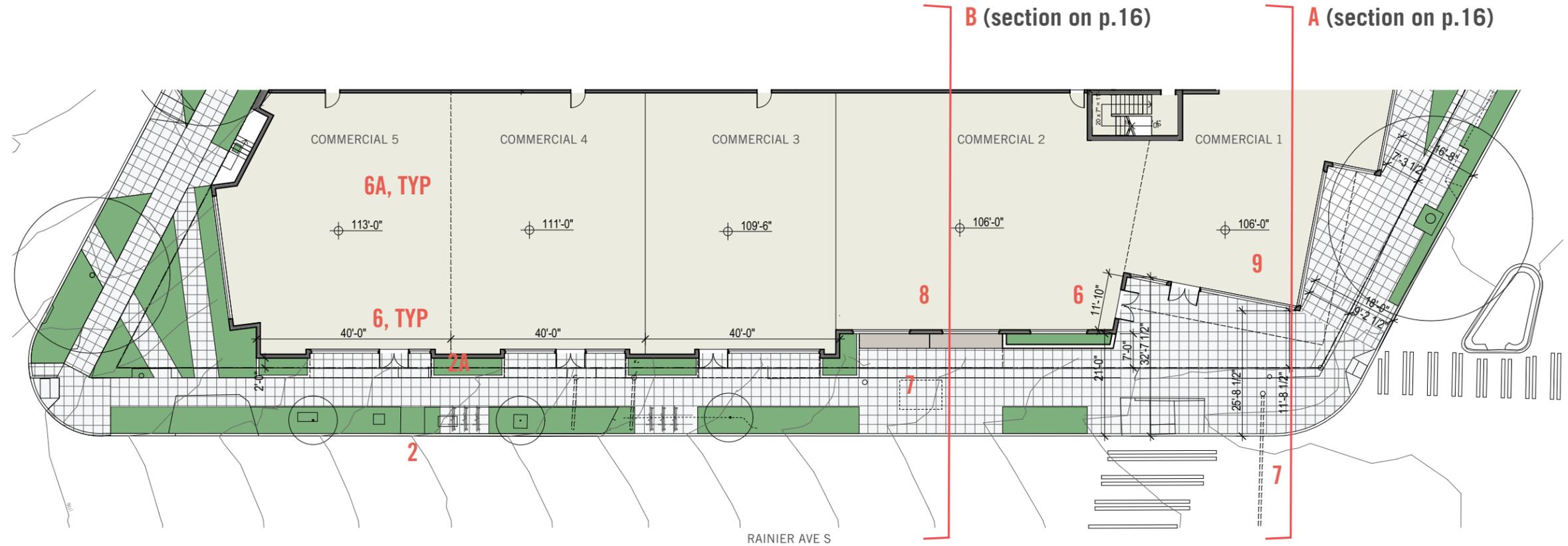


EDG1 Option 2 Six-story vertical building wall at alley is too abrupt edge at LR3 even with significant alley setback. Building massing along Dearborn is too close to sidewalk.



EDG1 Option 1 Two-story commercial at alley is an unremarkable transition to the LR3 zone. Similar to Option 2, transition feels abrupt. Building massing along Dearborn is too close to sidewalk.

OPTION 4 RAINIER AVE S DETAIL & STREET LEVEL AMENITIES



2 ROW landscape / hardscape

Continuous landscape along street edge buffers sidewalk from Rainier - similar to treatment across Rainier.

Bike racks integrated with ROW landscape.

2A On-site landscape

Building setback allows for landscape on both sides of side walk including on-site landscape.

6 Commercial Frontage

Doors set back from property line at potential commercial entries.

Canopy for overhead weather protection at each commercial entry.

6A Stepped slabs

Stepped slabs allow for 5 potential commercial spaces with at grade entries on Rainier.

7 Sidewalk Obstructions

Existing bus shelter, signal pole and fire hydrant are sidewalk obstructions at property line.

8 Integrated bus shelter

Building sets back to respond to bus stop location.

Option 4 replaces existing bus shelter with fixed benches, overhead weather protection (pending METRO approval).

Removal of bus shelter opens sidewalk for pedestrian movement, waiting bus riders.

9 Corner setback at crosswalks

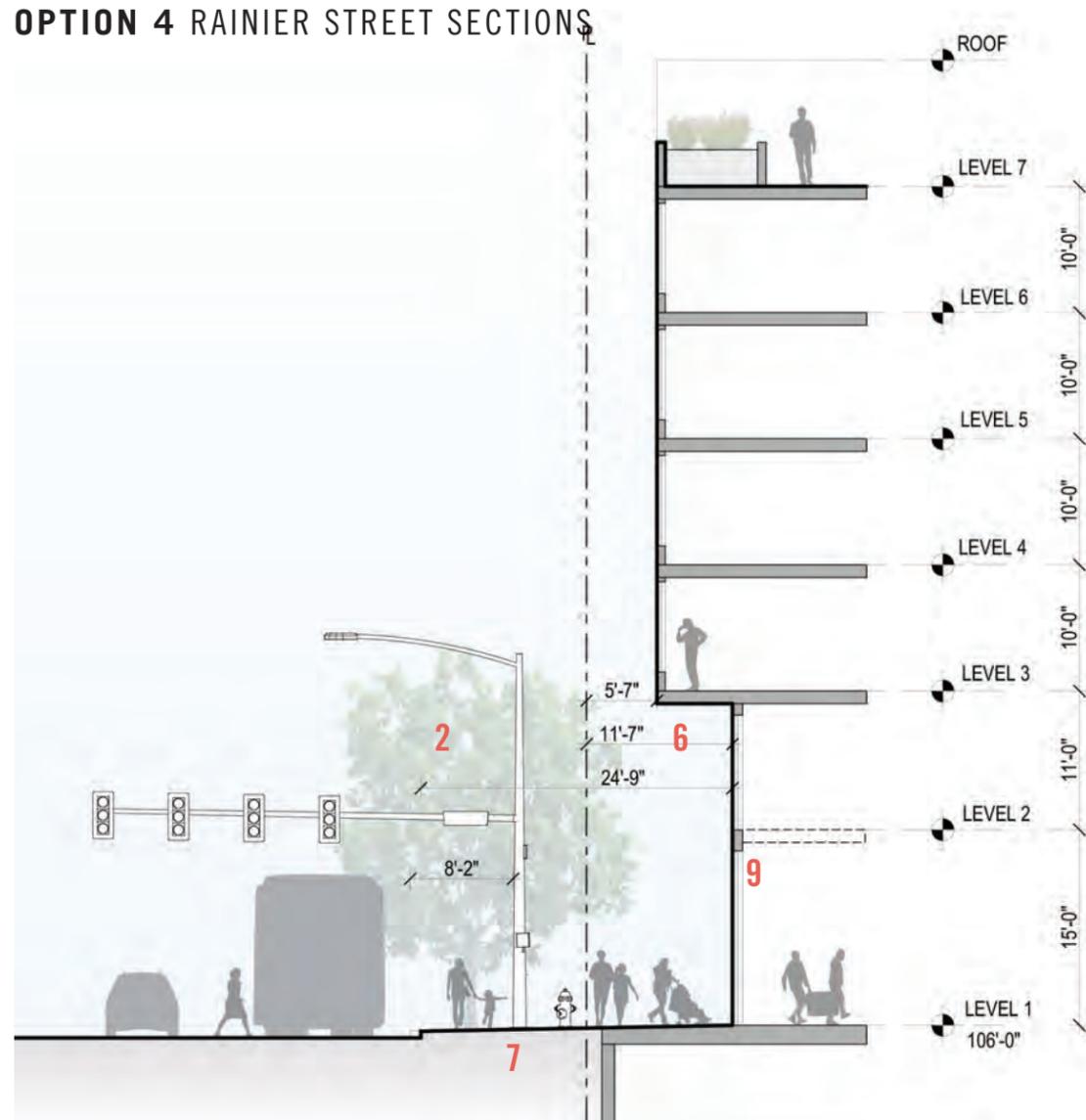
Two-story commercial space at corner sets back from Rainier and Dearborn.

Setbacks expand pedestrian space over existing conditions and EDG 1 schemes.

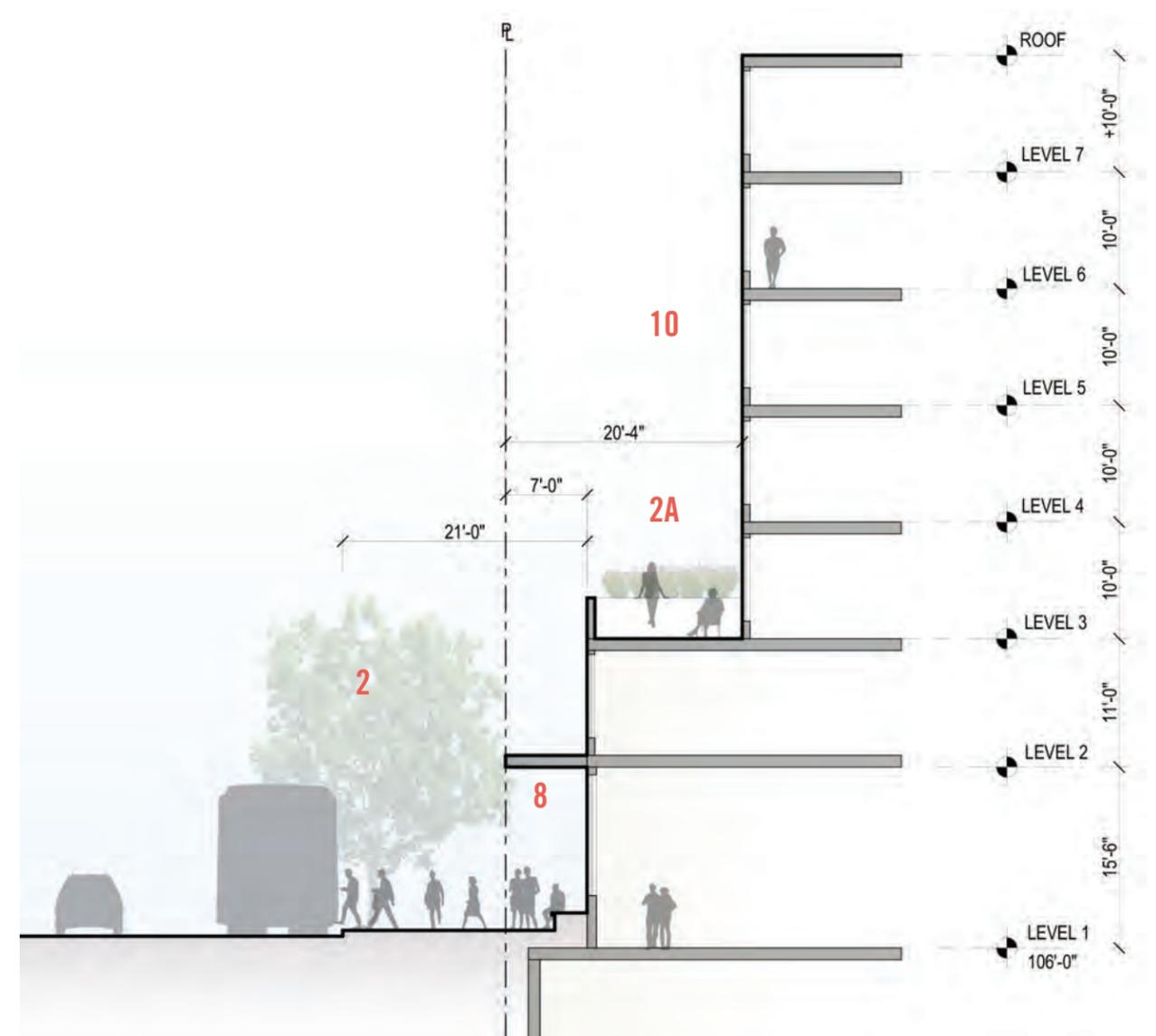
Setbacks minimize impact of existing sidewalk obstructions (fire hydrant, signal pole) at corner.

Transparency at street level facilitates visibility.

OPTION 4 RAINIER STREET SECTIONS



A Section through corner at Rainier/Dearborn



B Section through corner at bus stop

2 ROW landscape / hardscape

Continuous landscape along street edge buffers sidewalk from Rainier - similar to Goodwill Building

2A On-site landscape

Building setback allows for landscape on both sides of side walk including on-site landscape.

6 Commercial Frontage

Doors setback from property line at potential commercial entries.

Canopy for overhead weather protection at each commercial entry.

7 Sidewalk Obstructions

Existing signal pole and fire hydrant are sidewalk obstructions at property line.

8 Integrated bus shelter

Building sets back to respond to bus stop location.

Applicant proposes to replace bus shelter with fixed benches, overhead weather protection (pending METRO approval).

Removal of bus shelter opens sidewalk for pedestrian movement, waiting bus riders.

9 Corner setback at crosswalks

Two-story commercial space at corner sets back from Rainier and Dearborn.

Setbacks expand pedestrian space over existing conditions and EDG 1 schemes.

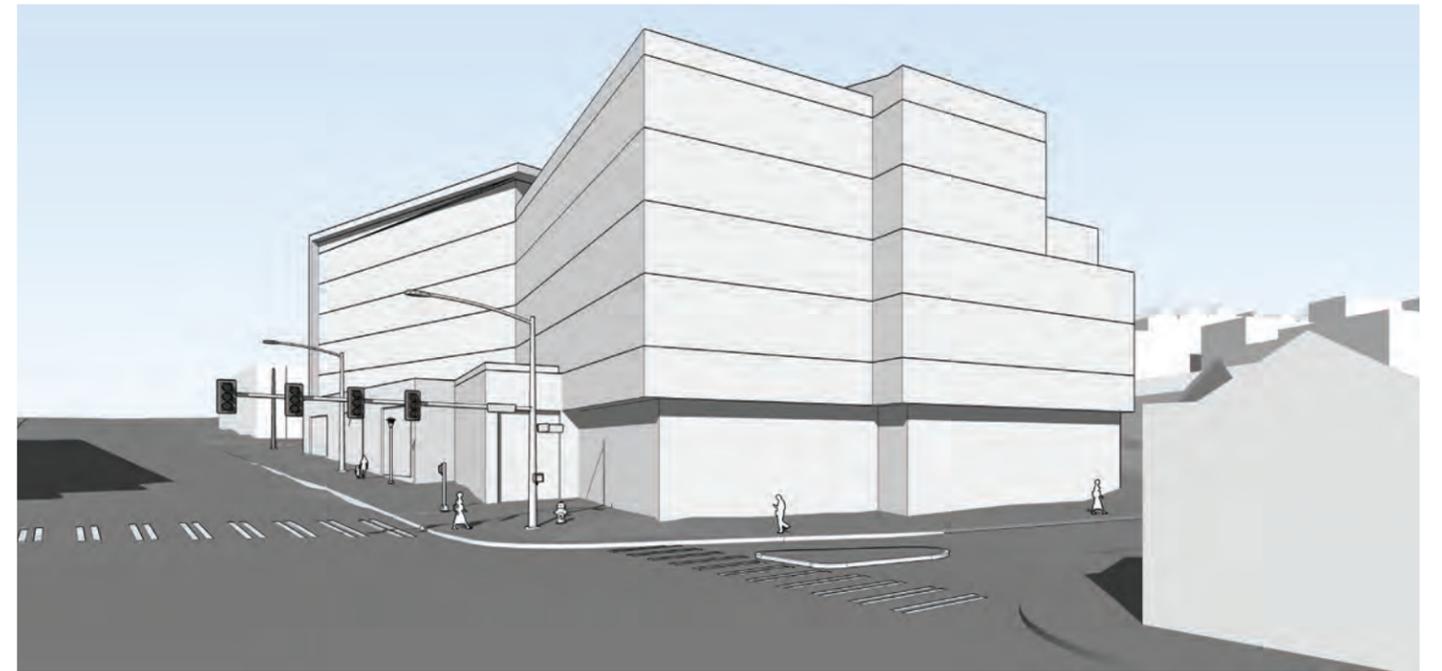
Setbacks minimize impact of existing sidewalk obstructions (fire hydrant, signal pole) at corner.

10 Upper level setbacks

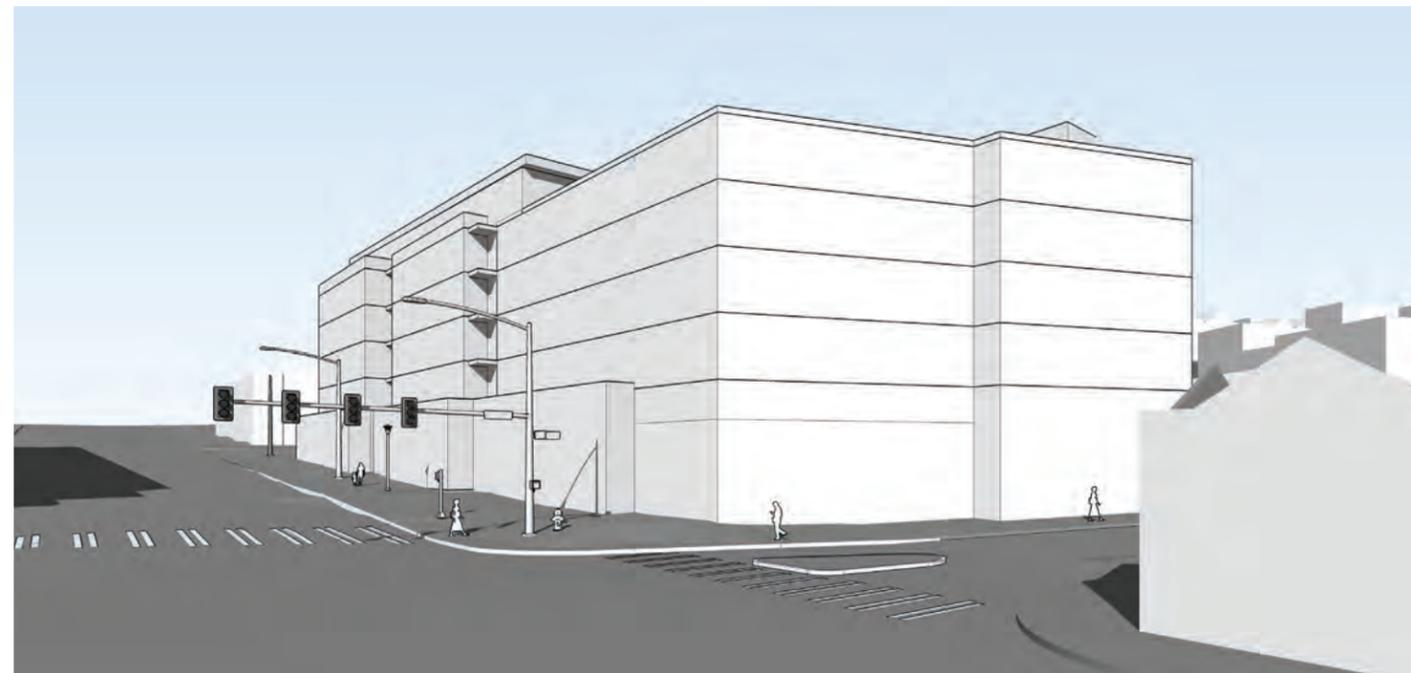
Angled massing along Rainier creates level 3 patios and generous upper level setbacks



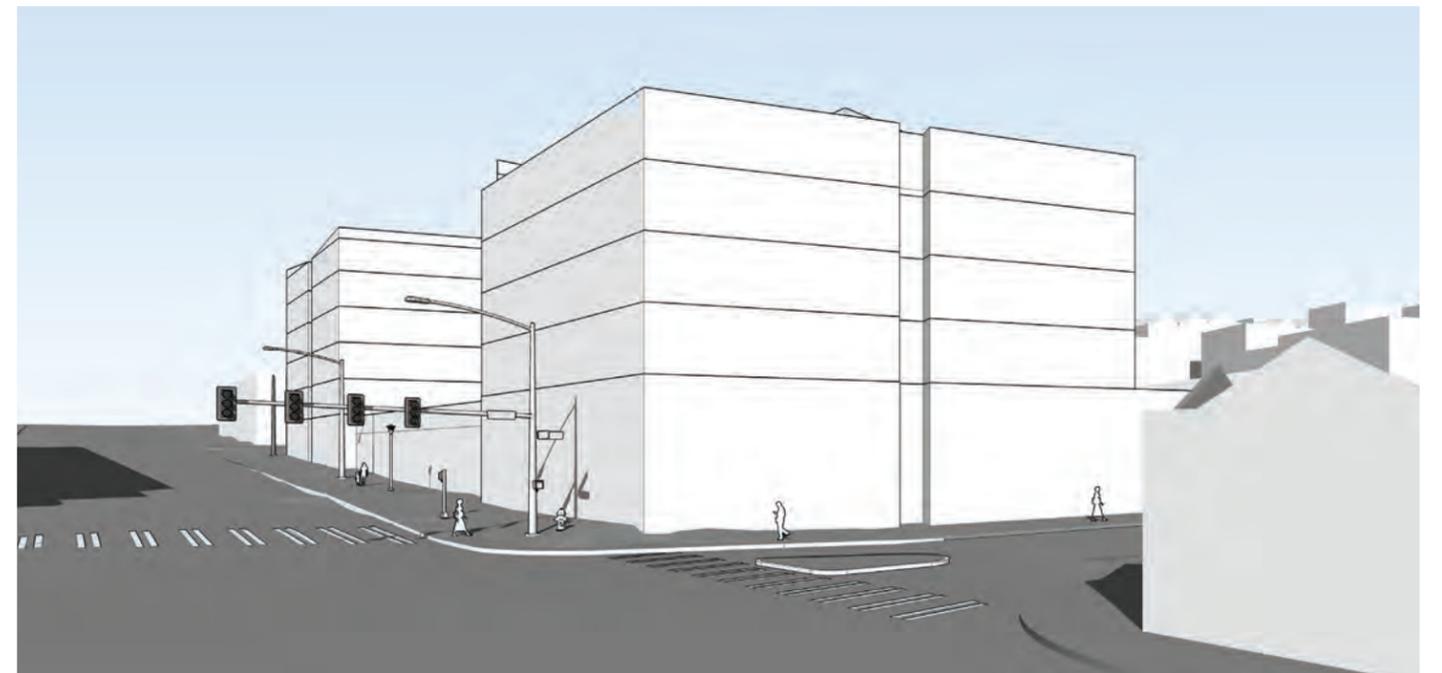
Option 4 Builds on angled bay scheme of Option 3. Revised massing emphasizes highly transparent corner. Corner setbacks increased to be more in line with Option 2.



EDG 1 Option 3 Angled building form provides relief along Rainier. Opportunity for bay windows to animate facade.



EDG 1 Option 2 Stepped street level massing provides generous setback at corner facing Rainier.



EDG 1 Option 1

OPTION 4 ALLEY DETAIL & STREET LEVEL AMENITIES

2A On-site landscape

On site landscape at both ends of alley.
 4' setback at north alley to include ground cover and trees/treelets
 2' setback at south alley to include ground cover.

13 Alley Improvements

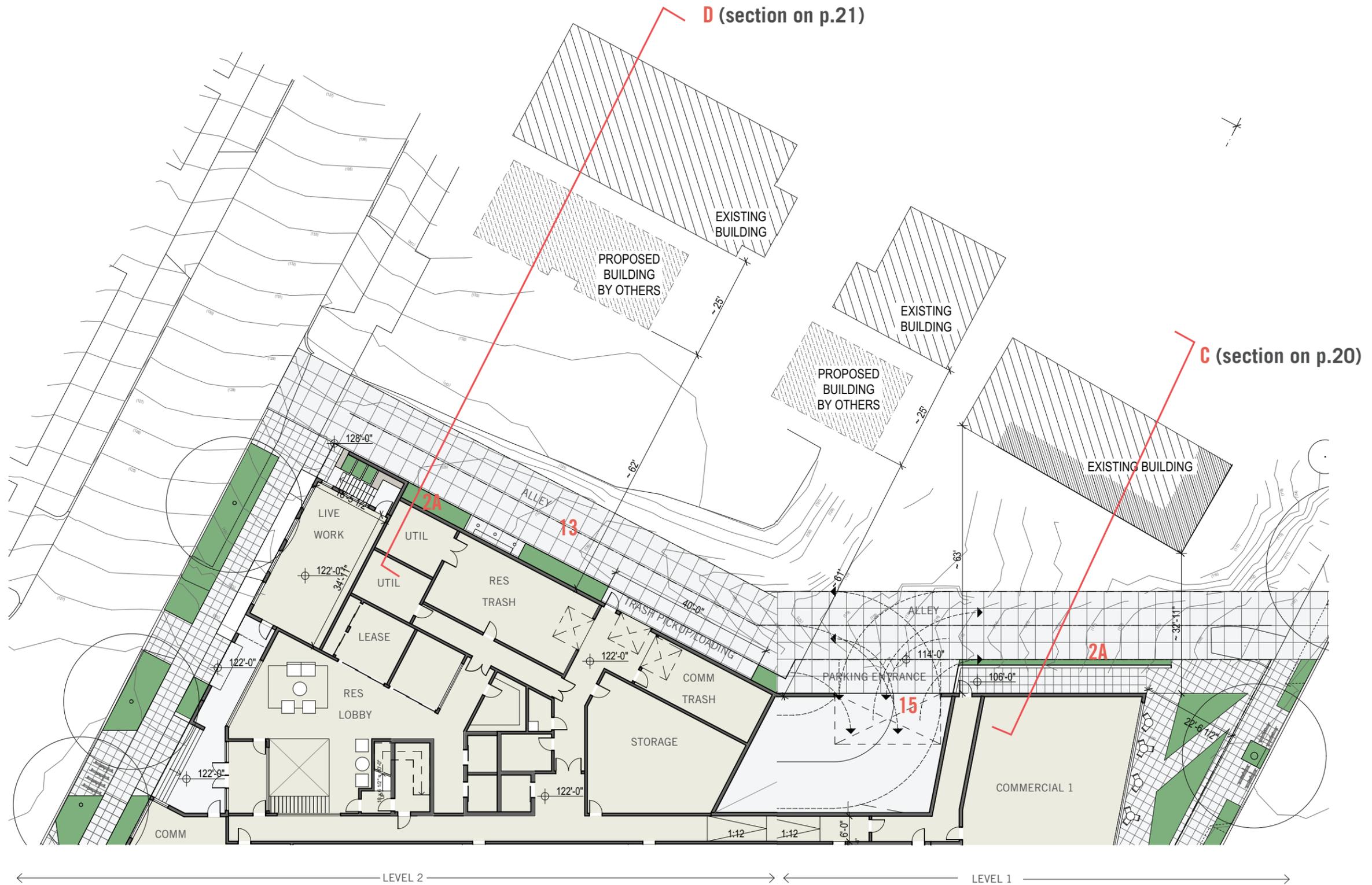
Alley to be regraded to provide more evenly distributed slopes to improve visibility and access
 Propose custom scoring to make alley feel more pedestrian friendly (pending approval from SDOT)
 Possible scoring patterns - 2'x2 similar to sidewalk or larger scale in SDOT approved increment (e.g. 4'x4' or 4'x8')

14 Building setbacks

Setbacks along alley step the building down to LR3 zone to the east.
 5' setback at L3 along N alley
 5' setback at L6 along N alley
 12'-30' setback at L5 along S alley.

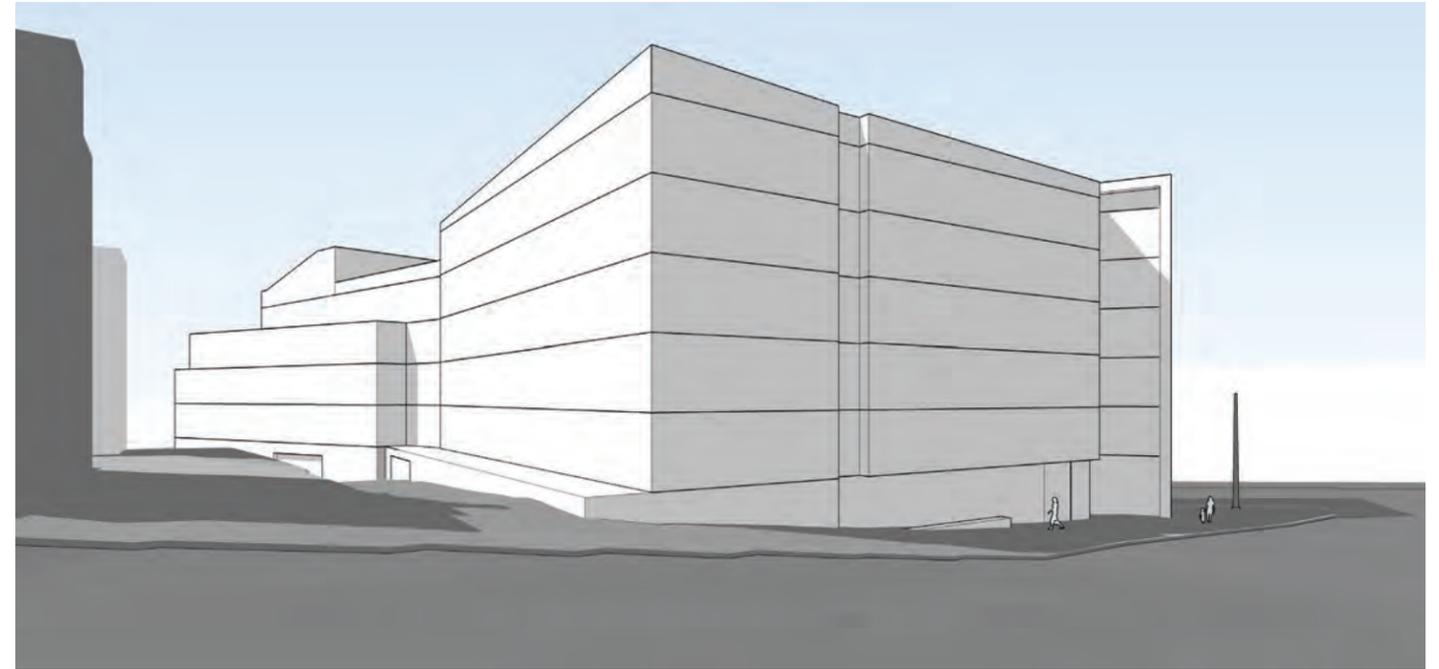
15 Auto access

Garage door setback to facilitate ingress/egress from both directions on alley.

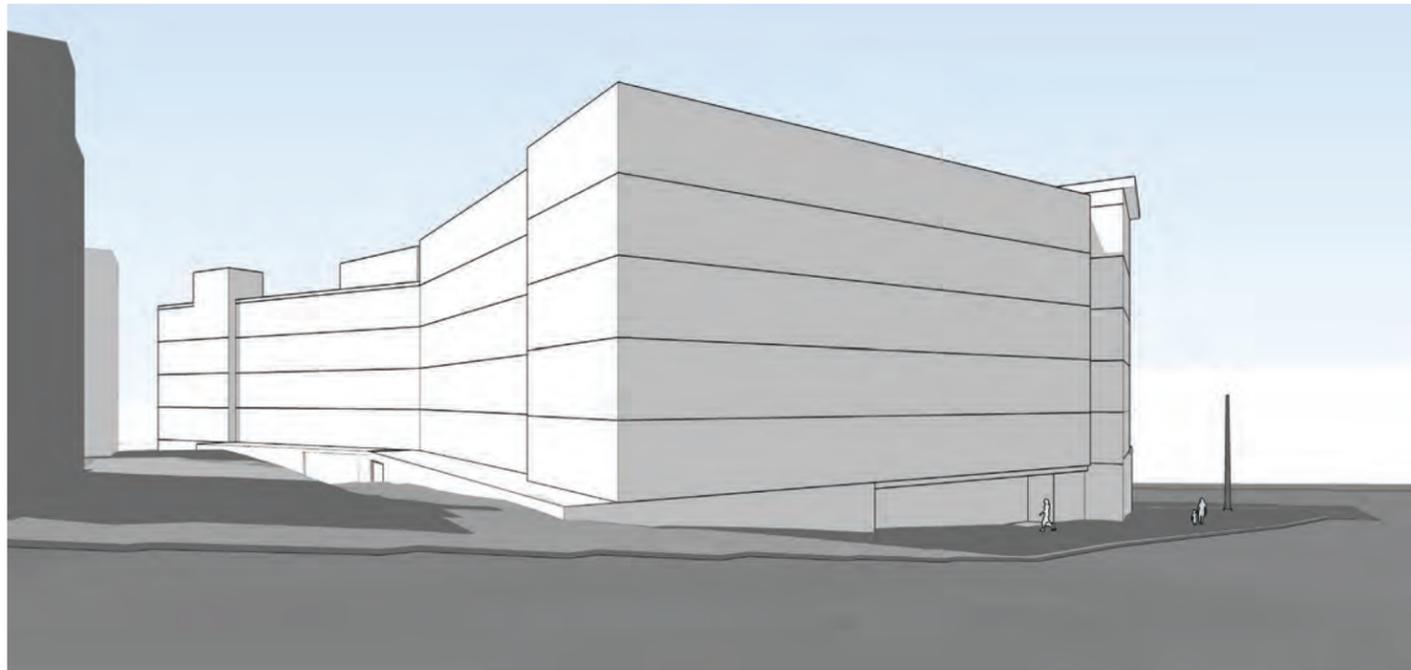




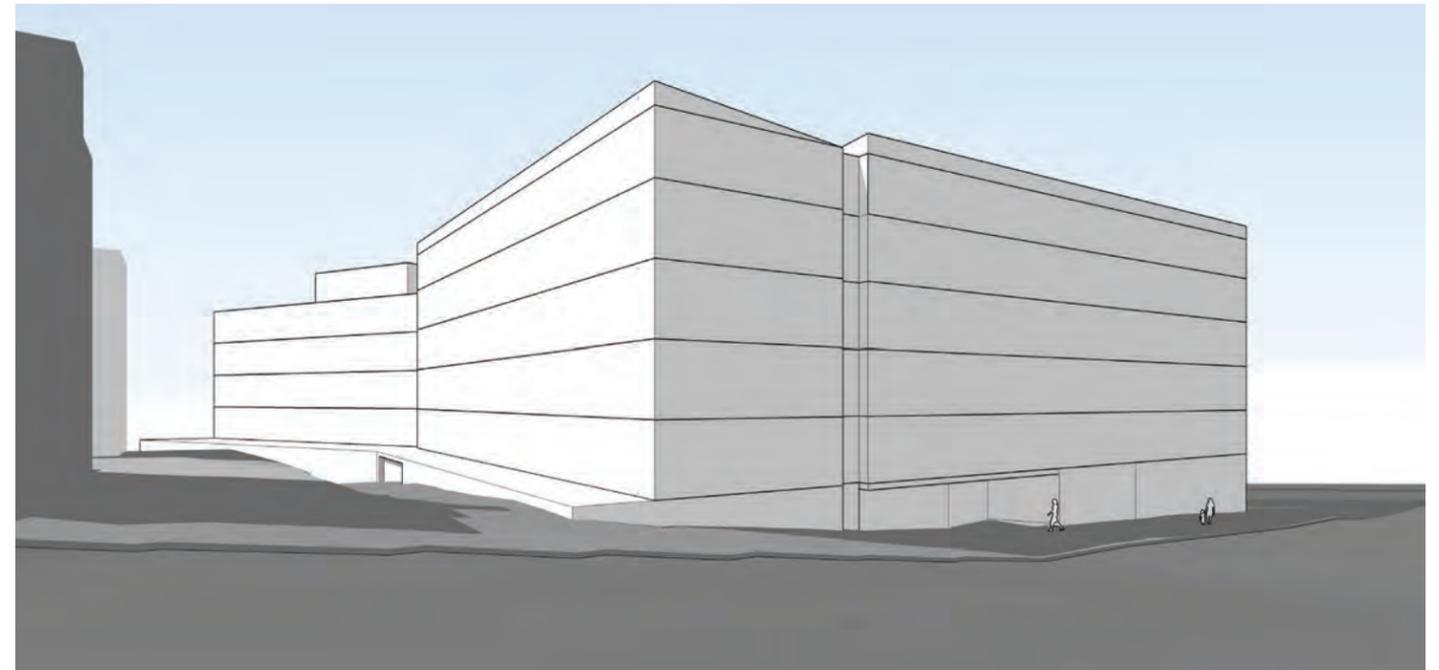
Option 4 Builds on vertical massing breaks in Option 3 and adds upper level setbacks to create 4-story ground related massing that wraps from Lane into the alley. The four-story ground related massing is more in scale with multifamily building heights across the alley. Option 4 builds on recessed residential entry at Level 1 in Options 2 and 3 and adds commercial and live work spaces.



EDG 1 Option 3

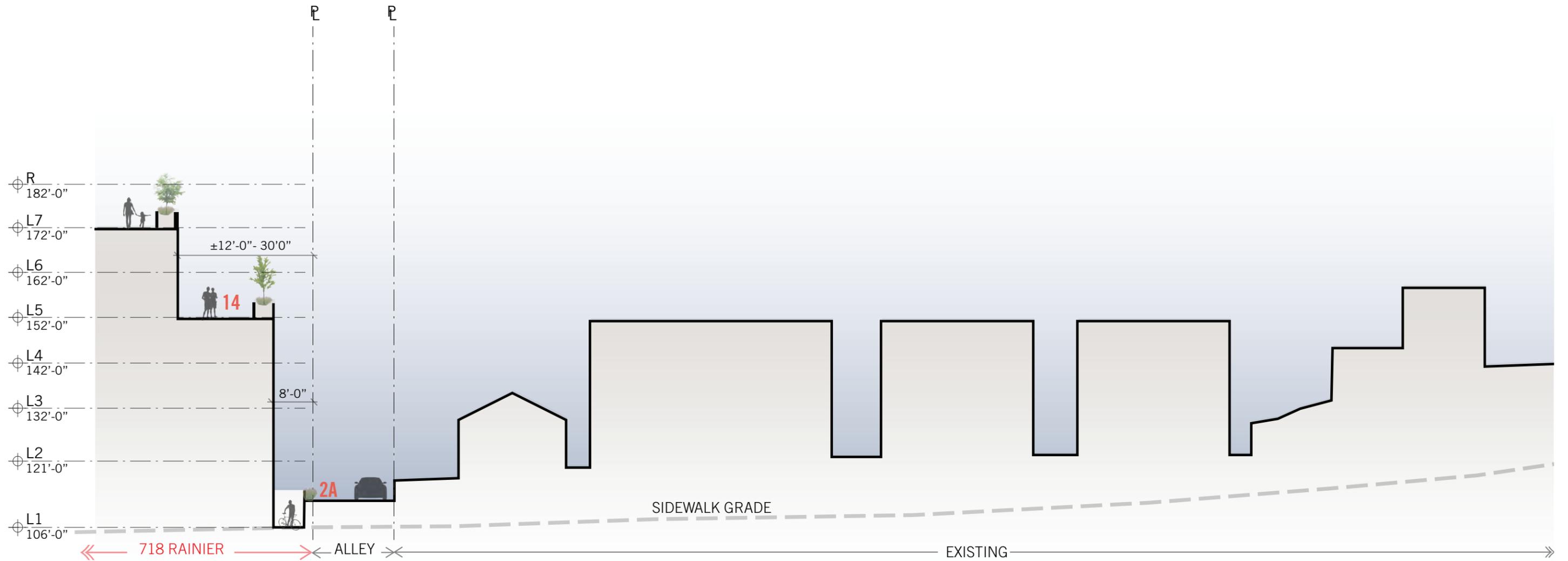


EDG1 Option 2



EDG1 Option 1

OPTION 4 TRANSITION TO LR3 AT SOUTH ALLEY

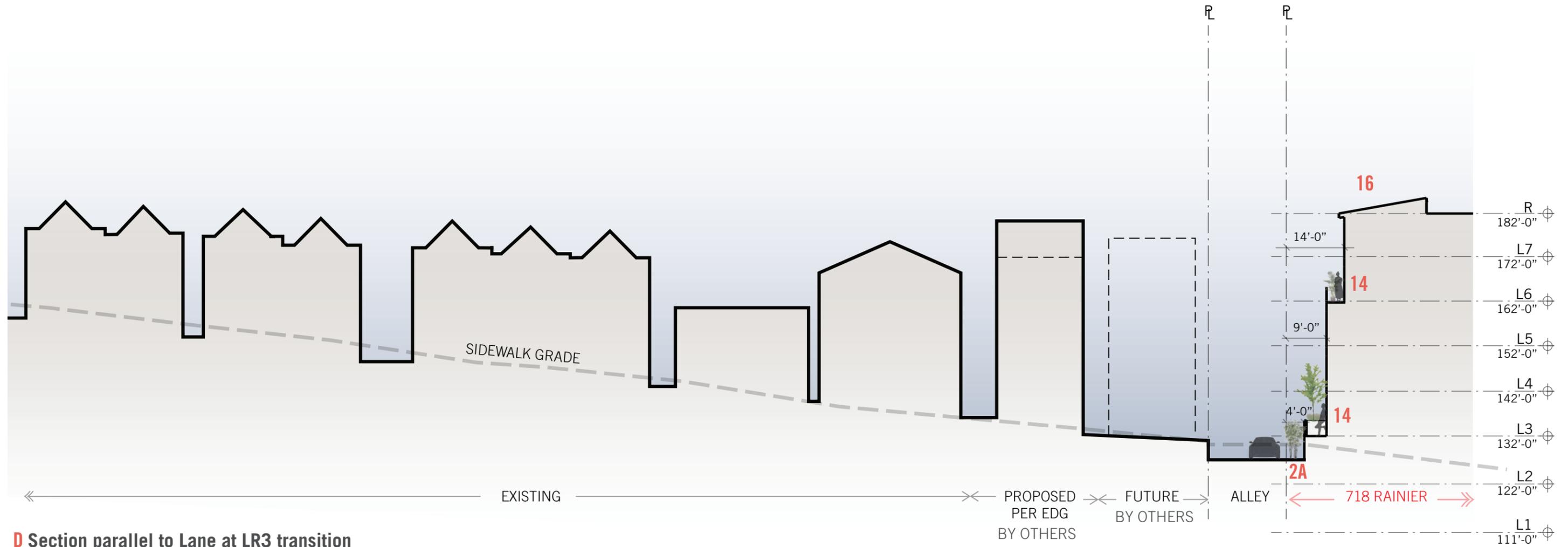


C Section parallel to Dearborn at LR3 transition

Alley elevation diagram

Red outline shows adjacent existing single family residence and proposed 4-story multifamily buildings. Diagram also shows approximate window locations at single family residence.





D Section parallel to Lane at LR3 transition

2A On-site landscape

On site landscape at both ends of alley.
 4' setback at north alley to include ground cover and trees/treelets
 2' setback at south alley to include ground cover.

14 Building setbacks

Setbacks along alley step the building down to LR3 zone to the east.
 5' setback at L3 along N alley
 5' setback at L6 along N alley
 12'-30' setback at L5 along S alley.

16 Sloped Clerestory at L7

OPTION 4 BUILDING CORNER VIEWS



Street view looking at Dearborn/Lane corner



Street view looking at Dearborn/Rainier corner

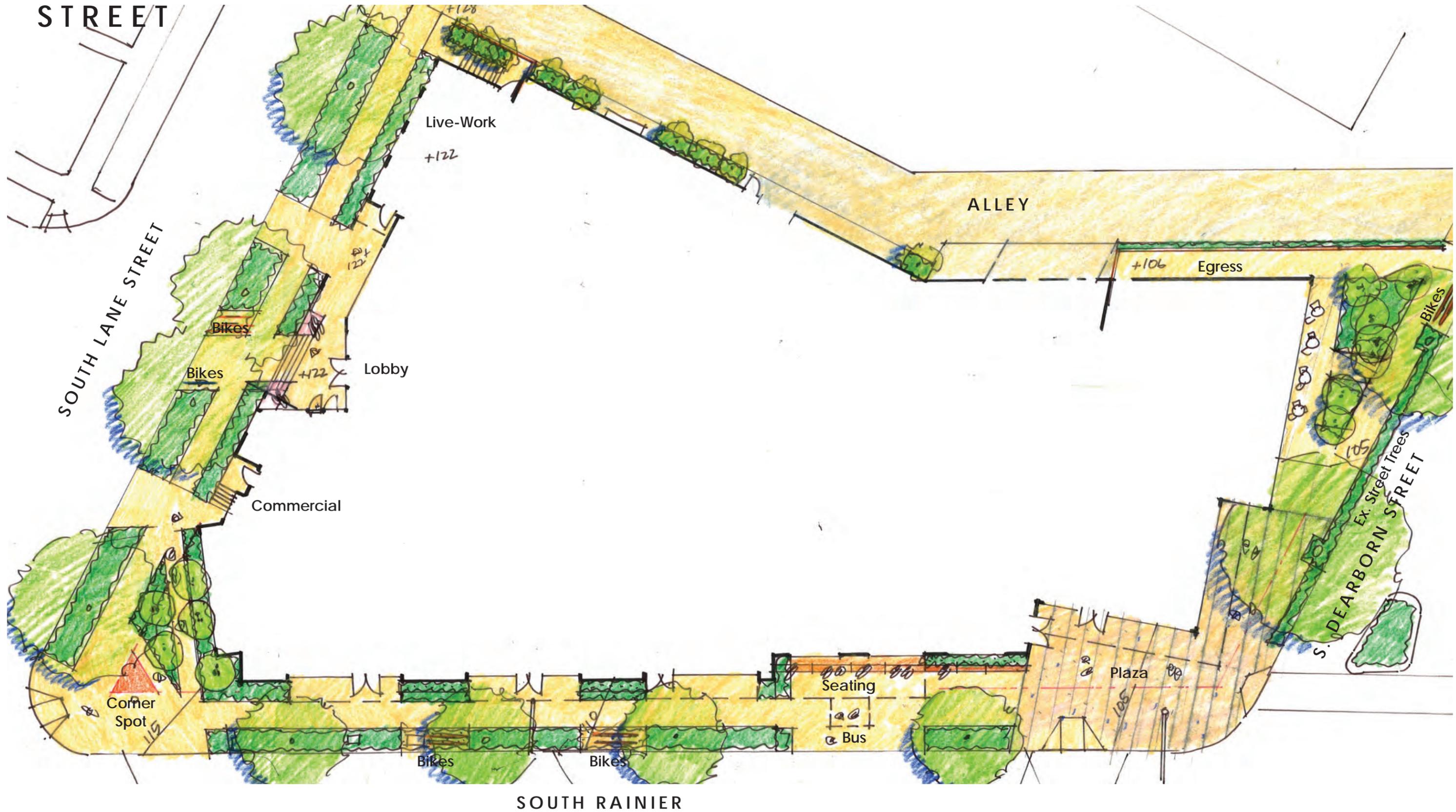


Street view looking at Lane/alley corner



Street view looking at Dearborn/alley corner

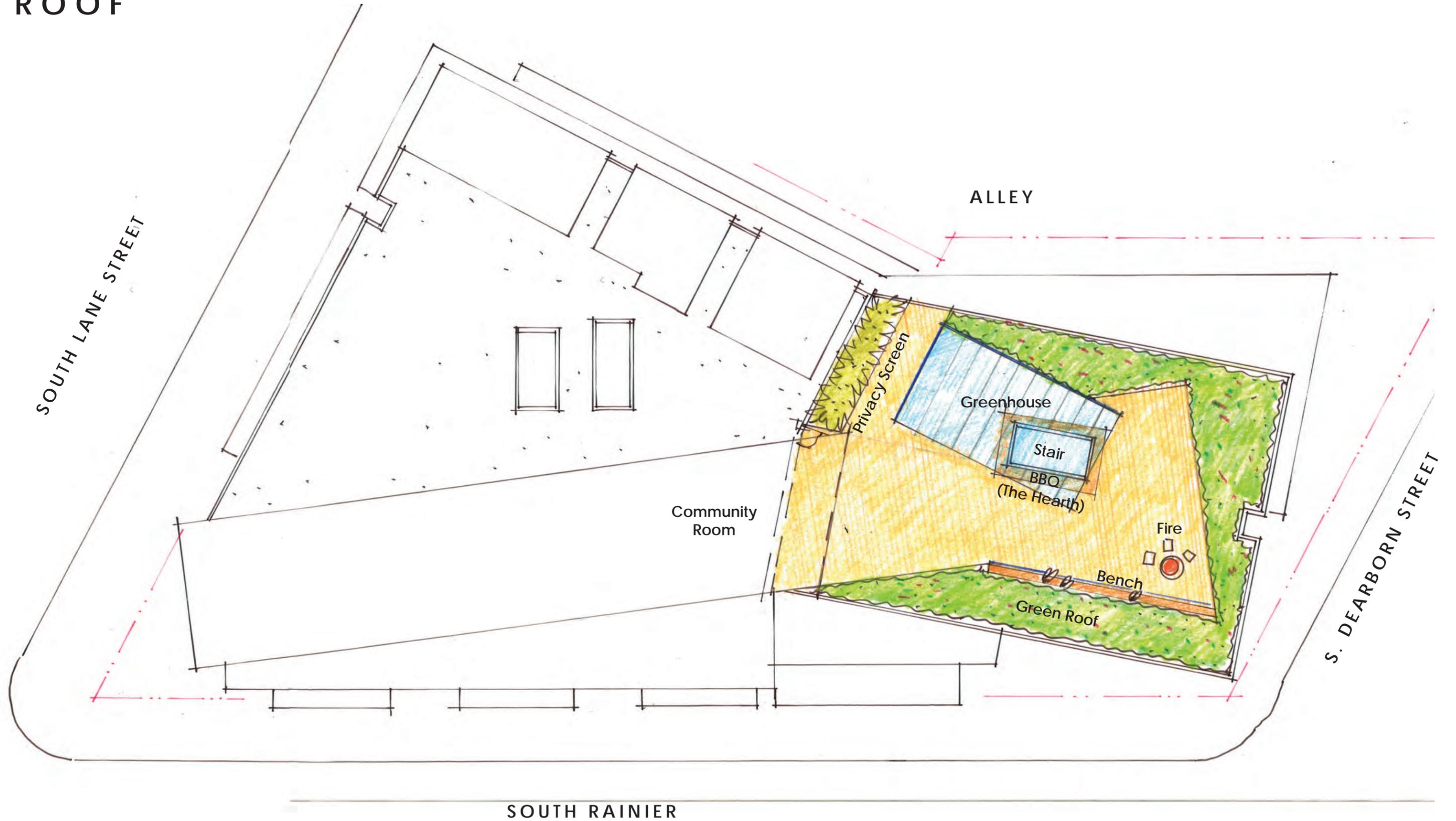
OPTION 4 STREET LEVEL LANDSCAPE PLAN



TERRACES



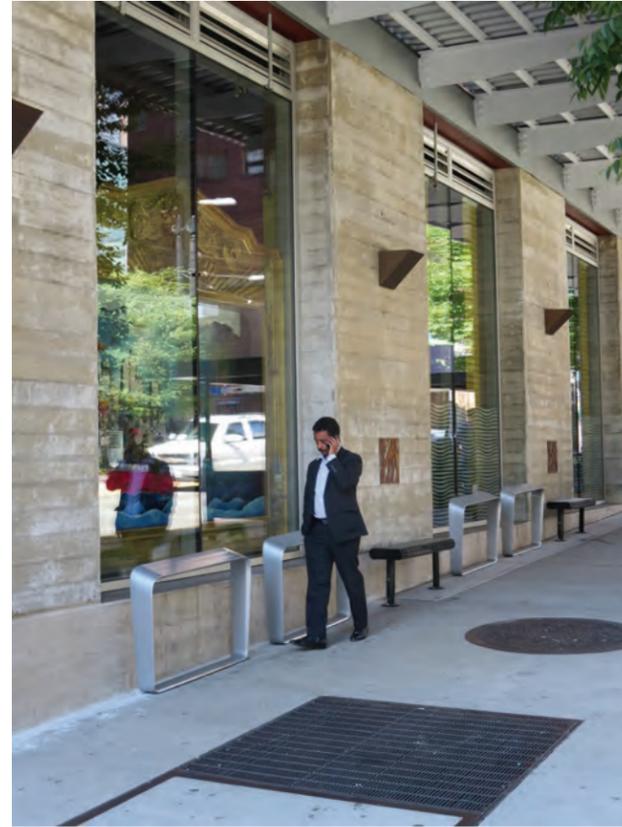
ROOF



STREET



Landscape to Soften Busy Street



Bus Stop Setting



Inside Outside Edges

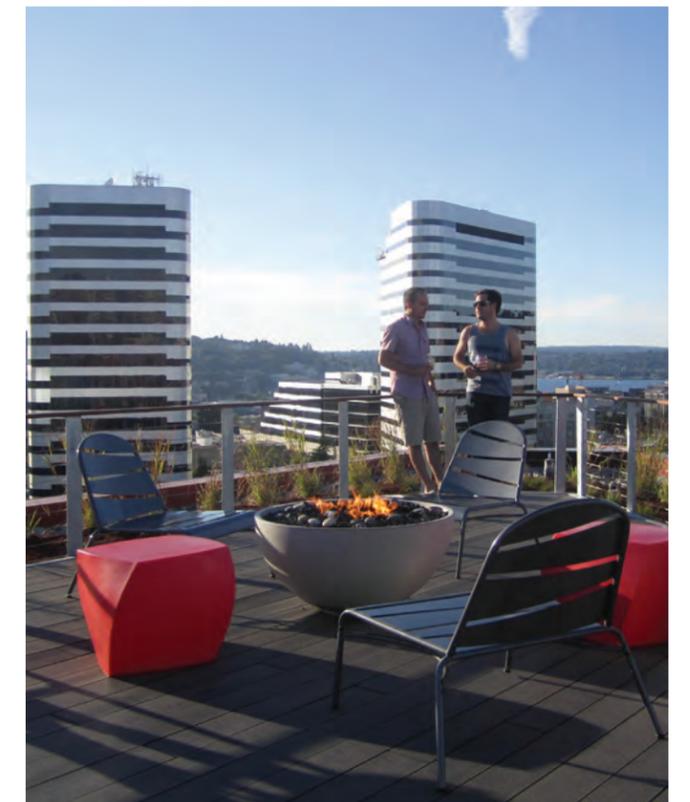


Lane | Alley Wrap around Landscape and Steps

TERRACES



ROOF



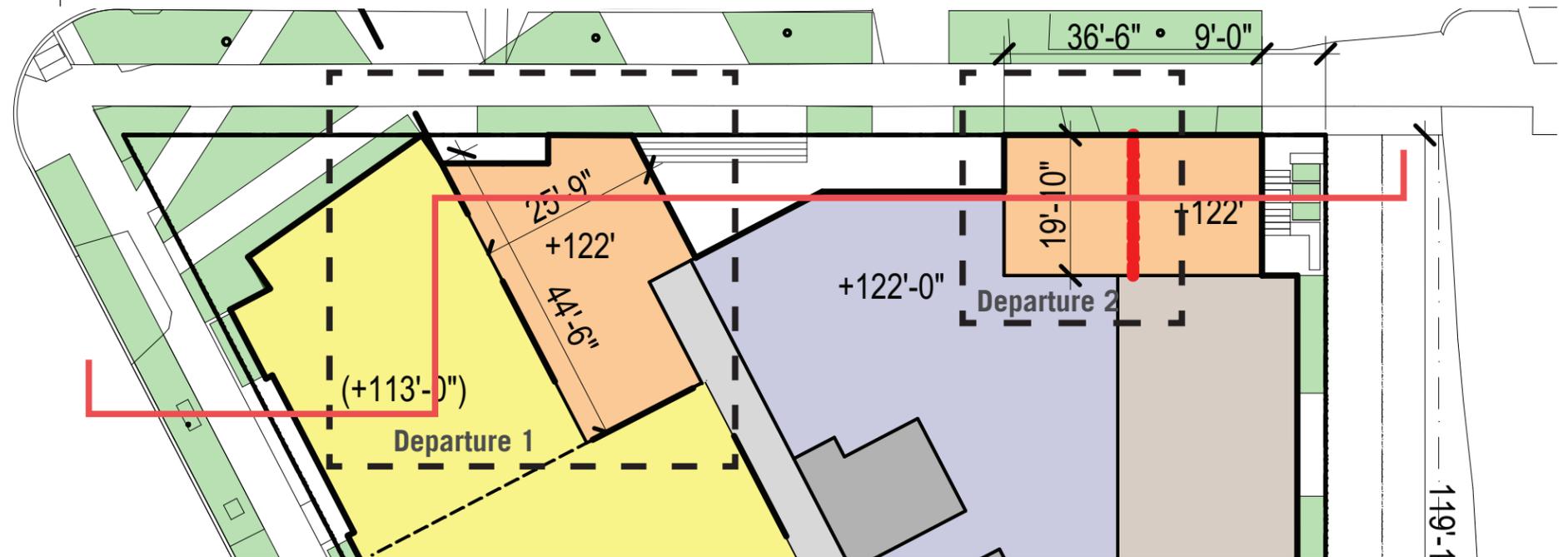
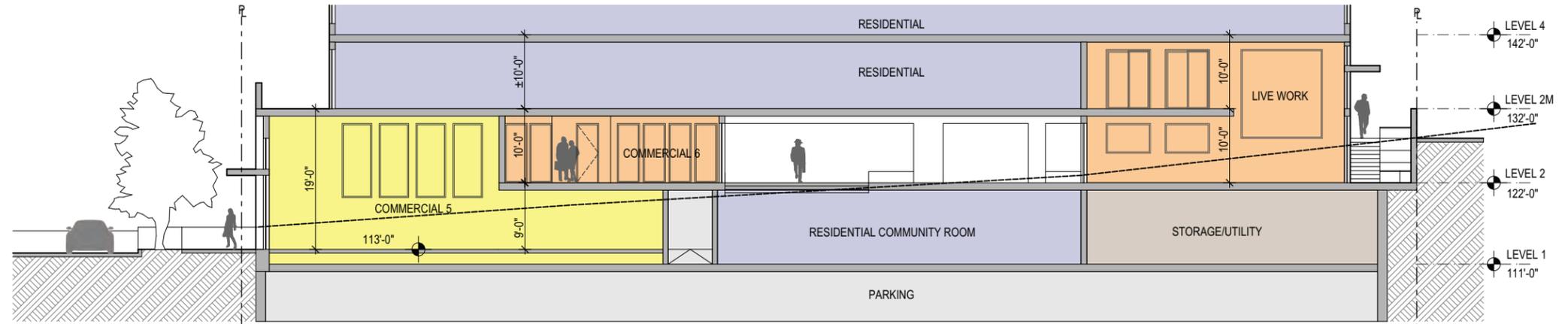
POTENTIAL DEPARTURES

Departure Request 1

Code Requirement: 23.47A.008.4 Non-residential street-level requirements
 Non-residential uses at street level shall have a floor-to-floor height of at least 13 feet.

Request
 Allow 10' floor to floor at Lane Commercial

Rationale
 Added commercial space at Lane is at elevation 122'. At this height, the space can front on Lane and have accessible access through the access gallery. To raise the ceiling meet the 13' floor to floor requirement would make the project exceed its building code height limit. To lower the floor would make accessible access from Lane and to the rest of the building not possible.
 The commercial space adds desired potential for activity to Lane street. It has good access to the buildings circulation spine which will facilitate providing mechanical services to the space. This is often a reason cited for the 13' floor to floor. Given the relatively small size of the space, under 900 SF, and the advantages the space brings to the street character, the departure request seems to better support the design intent of bringing activity to Lane than if the commercial space were connected to the large space with entry on Rainier.



Departure Request 2

Code Requirement: 23.47A.008.B.3

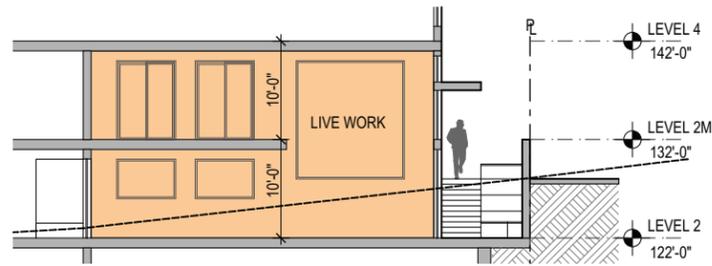
Non-residential street-level requirements
 Non-residential uses shall extend an average depth of at least 30 feet and a minimum depth of 15 feet from the street-level street-facing facade.

Request
 Allow half of the live-work to have a mezzanine that spans from Lane St to the back wall of the live-work. This would require permission to reduce minimum depth with 13' floor to floor to 0'-0" in this section.

Rationale
 The live-work has a private entry stoop that enters a two-story space from the alley. By allowing the live-work to have a mezzanine at the back of the space, the viability of the live-work increases. It is also possible to make this a stand-alone commercial space with no mezzanine but given the more residential nature of the alley size of Lane, the live-work feels like a more appropriate use at this location. Stacked residential flats at L2 and L3 are also possible. The double height commercial with no mezzanine and the stacked residential would not require departures.

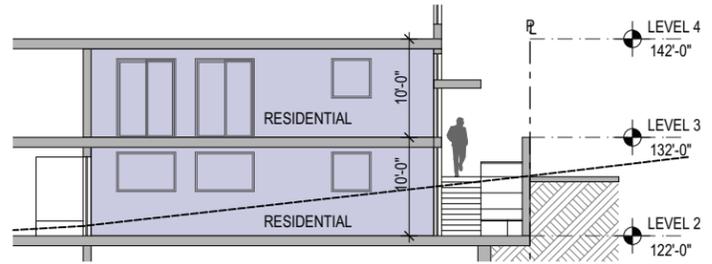
PLAN KEY

- RESIDENTIAL UNIT/LOBBY
- COMMERCIAL
- LANE COMMERCIAL
- MECH/UTILITY
- VERTICAL CIRCULATION
- HORIZONTAL CIRCULATION
- PARKING
- RES OUTDOOR AMENITY
- RES INDOOR AMENITY



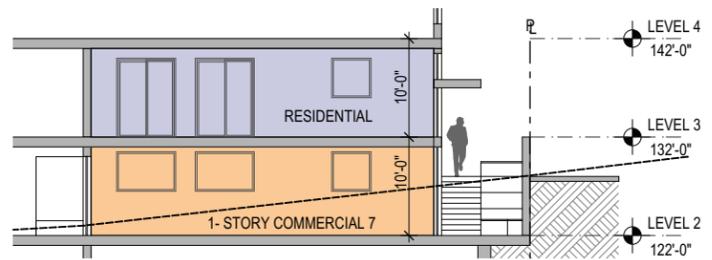
Live-work option

Departure required.
Due to building code requirements of 3HR slab at Level 3, requires confirmation with building department.



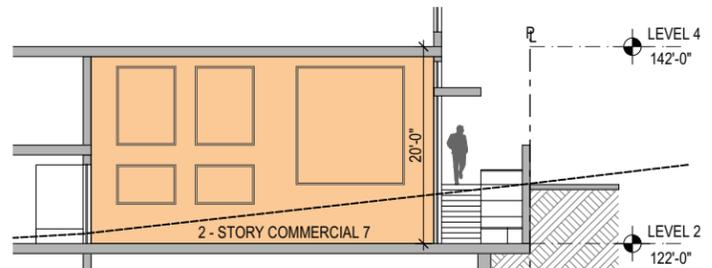
Stacked residential flats

Departure not required.



Commercial at L2, Res at L3

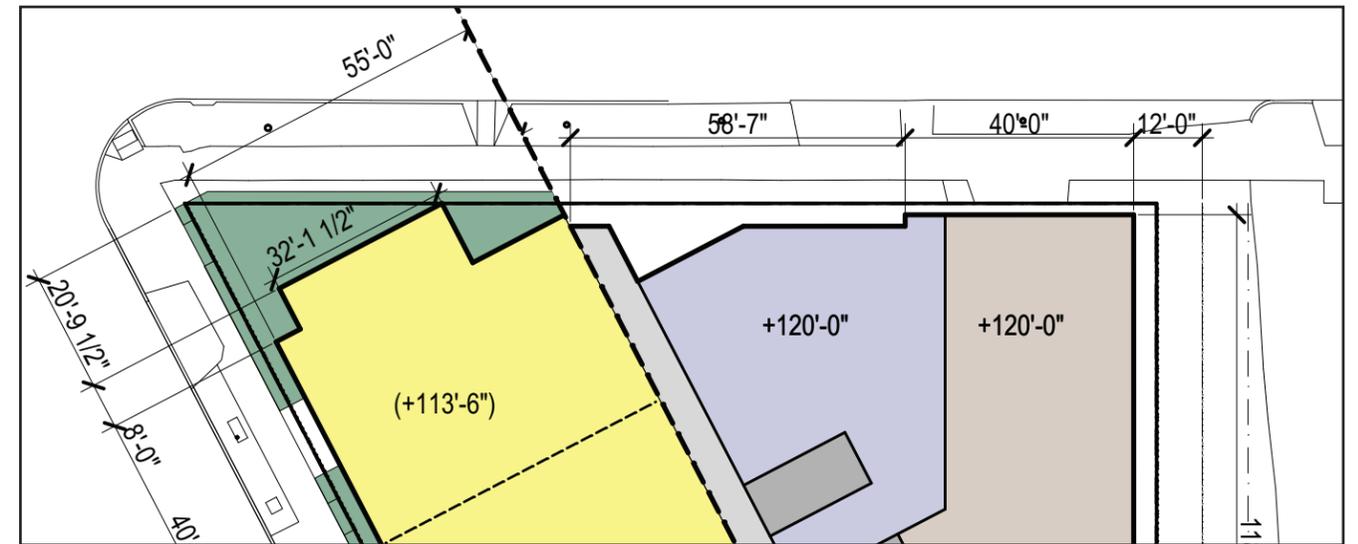
Departure required substandard commercial space height.



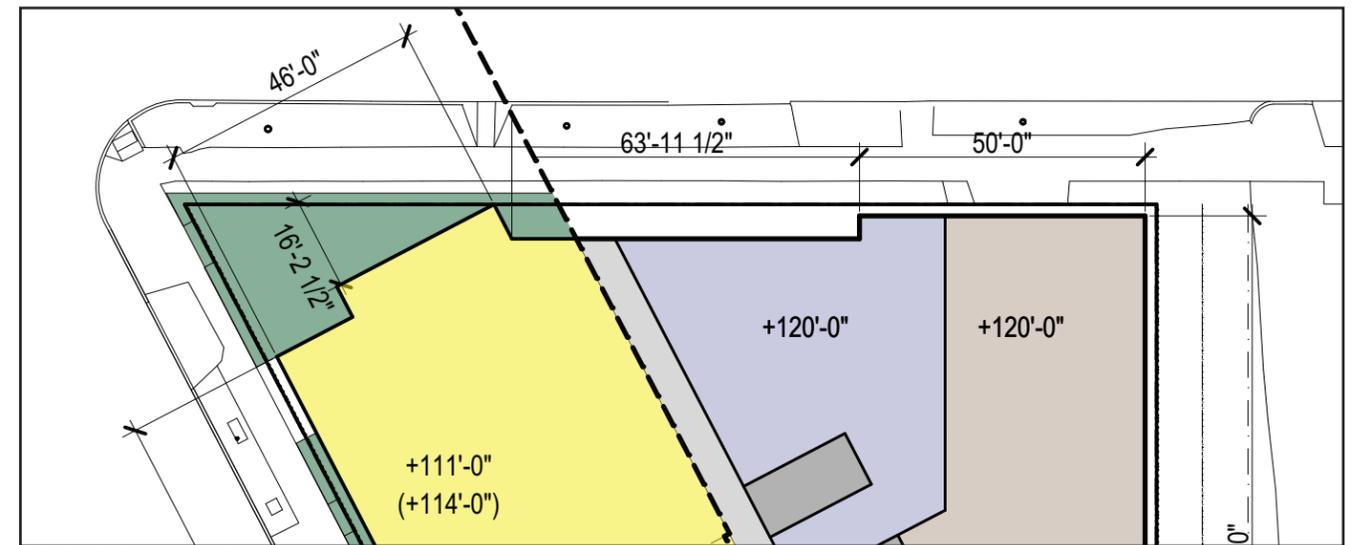
Double height commercial option

Departure not required.
Due to building code requirements of 3HR slab at Level 3, requires confirmation with building department.

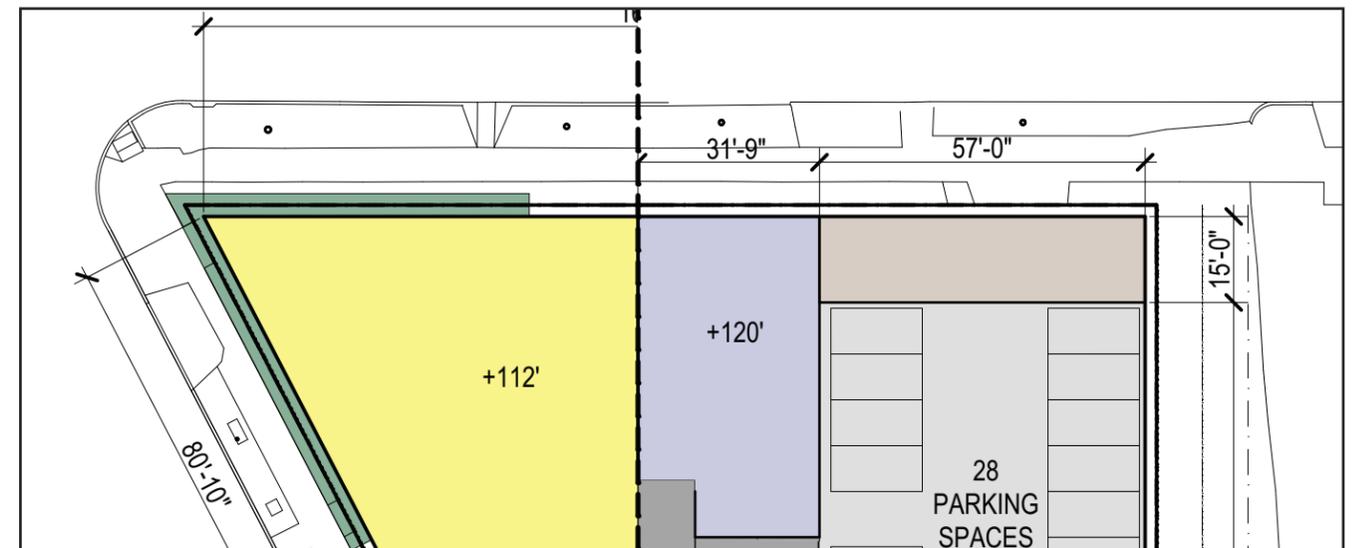
Use options at corner of Lane/Alley



EDG 1 Option 3 Plan shows L2 uses



EDG 1 Option 2 Plan shows L2 uses



EDG 1 Option 1 Plan shows L2 uses

OPTION 4 PRECEDENT IMAGES



Sloped roofs with same material on wall and roofs.



Transparent corners.



APPENDIX: EDG 1 MATERIALS

CONTEXT ANALYSIS VICINITY

The project site faces Rainier Ave S to the west, S Dearborn to the south and S Lane Street to the north. To the east is an alley.

The neighborhood has a mix of uses. Commercial and light industrial uses dominate the streetscape north, south and west. To the east is a low-rise residential area that includes small scale multifamily, townhouses and single family residences. To the southeast, along Hiawatha, are larger scale multi-family buildings.

The neighborhood building character is also eclectic. Across Rainier Ave S and S Dearborn St, buildings are visibly commercial or small scale industrial. Seattle Goodwill Industries ⁵, across from the project site on Rainier Ave S, is a new addition to the neighborhood (completed in 2012). Other than this, most buildings in the vicinity on Rainier Ave S are thirty-plus years old and typically auto-oriented commercial buildings with billboards, adjacent surface parking or garages and curb cuts along the sidewalk. The residential area to the east is a mix of traditional and contemporary structures. Buildings range from single family residences to townhouses, and low-rise multifamily buildings. The traditional buildings are reflected most through pitched roof forms.

The site forms part of a visible divide between large parcel commercial buildings and parking lots to the south and west and smaller-scale, denser residential buildings to the east.

OPPORTUNITIES

The Goodwill building ⁵ offers good guidance for addressing the neighborhood context in a contemporary way. The building has a simple, legible form animated by urban scale architectural elements and a playful rhythm of windows, material and color. It is a strong street wall building that steps back at the corner of S Dearborn St and Rainier Ave S where traffic is heaviest. The project features an above-grade cistern which is industrial in character and architecturally expressive about stormwater management.

Newer multifamily developments on Hiawatha Pl S ¹³ ¹⁵ have small scale commercial spaces (art gallery, bike shop, dance/fitness studio).

Neighborhood buildings



⁵ Seattle Goodwill Industries



⁶ Goodwill Store



⁷ Art Space



⁸ West Coast Printing



⁹ Pharmacy



¹⁰ Bud and Co Automotive



¹¹ Decor and Pho Hai Yen



¹² Altercare



¹³ Pontedera Condos / Commercial



¹⁶ Golden Auto Glass Services / Puget Sound Solar



¹⁷ Veterinary Hospital



¹⁸ Wood Studio/Recycling Depot



¹⁹ Kellans Motorworks



²⁰ 12th Ave Iron



²¹ Commercial

APPENDIX: EDG 1 MATERIALS

Existing Buildings on Site

Four existing buildings on site will be demolished. Three of these are older than 50 years. DON has preliminarily confirmed that none of the 50+ year buildings would be considered historic.



¹ Mi La Cay



² @ Cafe



³ Tea Garden



⁴ Shop



SITE

- ① Mi La Cay
- ② @ Cafe
- ③ Tea Garden
- ④ Shop

ADJACENT BUILDINGS

- ⑤ Seattle Goodwill Industries
- ⑥ Goodwill Store
- ⑦ Art Space
- ⑧ West Coast Printing
- ⑨ Pharmacy
- ⑩ Bud and Co Automotive
- ⑪ Decor and Pho Hai Yen
- ⑫ Altercare
- ⑬ Pontedera Condos / Commercial
- ⑭ Drycleaners / Gas Station
- ⑮ Hiawatha Art Space Lofts / Commercial
- ⑯ Golden Auto Glass Services / Puget Sound Solar
- ⑰ Veterinary Hospital
- ⑱ Wood Studio/Recycling Depot
- ⑲ Kellans Motorworks
- ⑳ 12th Ave Iron
- ㉑ Commercial



The site is in the 23rd and Union-Jackson Residential Urban Village. Rainier is the western boundary of this Urban Village. Across Rainier is the start of the Chinatown/International District Urban Center Village.

Zoning at the site is Neighborhood Commercial (NC2-65).

Zoning south: Industrial (IC-65).

Zoning west: Downtown Mixed Commercial (DMC 85/65 - 150).

Zoning north: Neighborhood Commercial (NC2-65) and Low-rise Residential Commercial. (LR3 RC).

Zoning east: Low-rise Residential (LR3).

From the standpoint of the streets, Rainier Ave S is a diagonal cut through the street grid. South of site, Rainier's angle (and that of I-5) influences the street grid for several blocks to the east. At the site, the street grid is defined by Rainier's angle to the west and rectilinear grid to the east. These give the site its irregular shape.

Zoning around the site maps roughly to the changing topography and street grid. The site faces larger scale, commercial, industrial, and auto-oriented uses along Rainier Ave S and to the north and south where slopes are flat or modestly sloped and the street grid is shaped by Rainier. East of the site, where it is steeper and governed by the rectilinear street grid, the neighborhood is smaller scale and residential.

OPPORTUNITIES

Unusual site geometry / topography

Site requires responsive building form

Adjacent Zoning/Uses

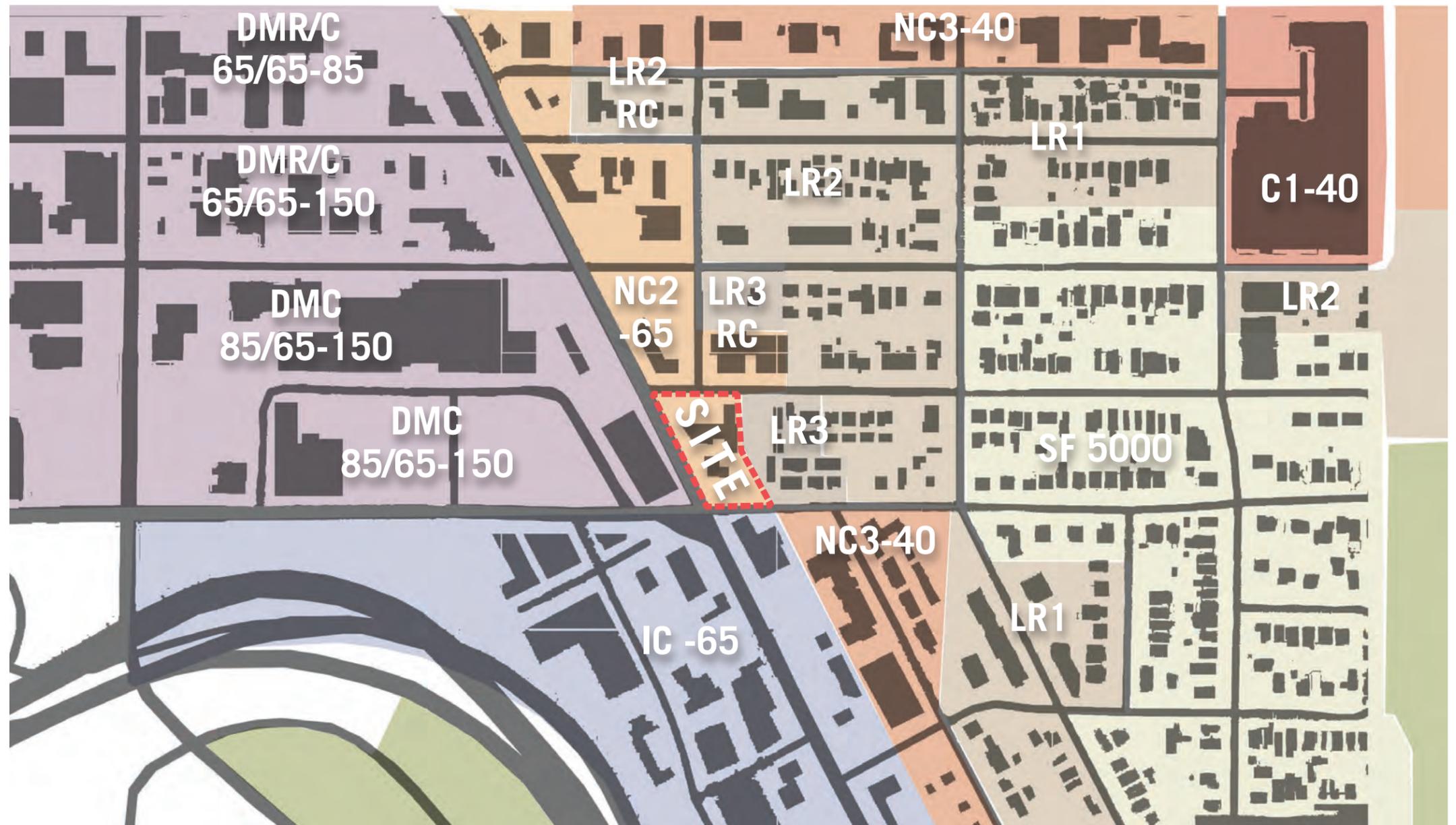
LR3 Zone to east suitable for residential units facing alley

Commercial character of Rainier supports commercial use at street level

CONSTRAINTS

Unusual site geometry

Site does not lend itself to simple form



Project Site Zoning	718 Rainer Ave. S.	NC2-65
Zoning Adjacent to Project Site	North	NC2-65 /NE Property NC2-40
	East	LR3/residential
	South	IC-65
	West	DMC 85/65 - 150
Permitted Uses	23.47A.004	Residential Retail Sales / Commercial Restaurants
Street Level Use	23.47.005.C	Permitted uses allowed at first floor including residential
Street Level Development Standards	23.47A.008.A.2.b 23.47A.008.A.2.c 23.47A.008.A.3. 23.47A.008.B.2.a 23.47A.008.B.3 23.47A.008.B.3	Blank segments of street-facing façade between 2' & 8' may not exceed 20' in width Total blank façade segments may not exceed 40% of the width of the street-facing façade Street facing facades shall be located within 10ft of street lot line unless wider sidewalk, plaza or landscaping 60% of the commercial street-facing façade between 2' & 8" above the sidewalk shall be transparent Nonres. uses shall be 30' average and 15' min. depth from the street-level, street-facing façade. Nonresidential uses at street level shall have a floor-to-floor height of at least 13'.
Structure Height	23.47A.012 DR 4-2012	Allowable structure height = 65' Height measurement based on "Option for calculating average grade level to measure height" per SMC 23.86.006.A.2. Greenhouse for food production permitted to exceed height limit by 15'.
FAR	23.47A.013, Table A 23.47A.013.D	FAR = 4.75 x 27,903 = 132,539 S.F. Max. Gross floor area below grade is not counted towards FAR.
Setback Reqs.	23.47A.014.B.3 23.47A.014.B.4 23.47A.014.F	Structures containing residential use @ at alley of residential zone - 15ft above 13ft to 40ft. Above 40ft - 2ft for every 10ft. One-half of the width of an abutting alley may be counted as part of the required setback Alley loading parallel to alley - 12 foot setback required from alley center line - for 12ft in height
Landscape and Screening Standards	23.47A.016.A.2 23.47.A.016.B	With more than 4 units, landscaping must achieve a Green Factor score of .30 or greater Street trees are required.
Amenity Area	23.47A.024.A 23.47A.024.B2 23.47A.024.B.4 23.47A.024.B.5	5% of total gross residential floor area, excluding area used for mechanical equipment and accessory parking Amenity areas shall not be enclosed Common amenity area shall be 250 s.f. min and no horiz. dimension shall be less than 10'. Private balconies/decks shall be 60 s.f. min and no horiz. dimension shall be less than 5'.
Parking Location & Access	23.47A.032.A.1 23.53.030 TABLE B	Access to parking shall be from the alley if the lot abuts an alley improved to standards of Section 23.53.030.C Per 23.53.030.C Improved if 12 ft wide and paved. Min. Alley is currently not paved. 16' alley required in NC-2 zone.
Required Parking	23.54.015, Table A.J 23.54.015, Table B.M	Non-residential Residential Not required - within urban village located within 1,320 ft. of frequent transit stop Not required - within urban village located within 1,320 ft. of frequent transit stop
Parking Space Standards	23.54.030 23.54.030.B.1.b 23.54.030.D.2.a.2 23.54.030.D.2.a.2 23.54.030.D.3 23.54.030.G.1	Residential uses Nonresidential uses Parking for residential uses in excess of the quantity required by Section 23.54.015 is exempt from subsections 23.54.030.A and 23.54.030.B. 60% spaces required by 23.54.015 shall be striped for Medium vehicles Two-way traffic at least 20' wide Two-way traffic driveways shall be 22' min. & 25' max. width. Max. driveway slope is 15%. For two-way driveways 20' wide, a sight triangle on both sides of the driveway shall be provided
Bike Parking	23.54.015, Table E	Comm /eat and drink Comm / sales general Residential 1per 12k SF long term 1per 12k SF long term 1 stall/4 dwelling units 1 per 4k SF short term 1 per 4k SF short term
Solid Waste	23.54.040.B 23.54.040.D From Table 23.54.040 Table A 23.54.040.F	Mixed use development that contains both residential and nonresidential uses shall meet the storage space requirements shown in Table A for 23.54.040 for residential development plus 50 percent of the requirement for nonresidential development. Storage space for garbage may be shared between residential and nonresidential uses, but separate spaces for recycling shall be provided. For 9 dwelling units or more, the min. horiz. dimension of required storage space is 12'. Required (100-150 dwelling units) Required (10000-15000 SF commercial) Total required storage space 750 s.f. Direct access from alley or street required for containers larger than 2 cubic yards

The site has a high degree of walkability, is on many bus routes and the protected bike route to Downtown. It's proximity to the International District, Downtown, Central District, Capitol Hill and south Seattle make it central to many modes of transportation. Transit opportunities will increase with the completion of the Light Rail East Link Extension. The Dearborn and 23rd station will be a 10 minute walk from the site. Service at this station is slated to start in 2023.

The corner of Rainier and Dearborn is also a prominent auto intersection. Northbound, the intersection is a high traffic turning point from south Seattle to I-5, downtown and the stadiums. Southbound, it begins the transition from the International District and Central District to South Seattle and provides access to I-90.

OPPORTUNITIES

Crossroads of zoning, street grid, uses

Walkability and proximity to multiple modes of transport enhance mixed-use program and work-force housing.

Frontage on Rainier and Dearborn

High traffic (car, bus, ped) on Rainier - commercial exposure, residential access

Bike route on Dearborn - commercial exposure, residential access

Bus routes, pedestrian crosswalks

Goodwill building

Strong street wall

Setback for pedestrians at corner

Bus stop

CONSTRAINTS

Frontage, heavy traffic on Rainier

Noise, pollution may impact Rainier facing residential units

Alley condition, angled geometry



AUTO COUNT (GOOGLE EARTH)
 BUS ROUTE
 CROSSWALK/ HIGH PED ACTIVITY
 BUS ROUTE 7, 9
 BIKE ROUTE TO I-90 TRAIL

ENVIRONMENTAL CONTEXT

The site is well situated for solar access. The site slopes from northeast to southwest. This supports alignment between massing goals (stepping the building with grade) and solar access especially in terms of south facing amenity spaces.

On clear days, Mt. Rainier is in view from Rainier Ave S at the project site. At upper levels, the building will offer views south to Rainier Valley and Beacon Hill, west to the Stadiums and Puget Sound and northwest to downtown.

OPPORTUNITIES

Sloped, southwest facing site

Building that steps with topography

Reduced massing at south

South facing common areas / roof deck

Potential for expressed drainage / rainwater collection that follows contours of site

Views

Views to Rainier (residential units)

Views to SODO/Downtown (residential units)

VIEWS TO THE CITY

VIEWS TO THE STADIUM/
PUGET SOUND



SUNSET

SUNRISE

21:10
AZ: 318.8

5:12
AZ: 63.58

19:20
AZ: 282.21

7:11
AZ: 99.97

16:17
AZ: 234.39

7:56
AZ: 125.28

12:00
AZ: 178.21
ALT: 18.94

WINTER SOLSTICE: DEC 21

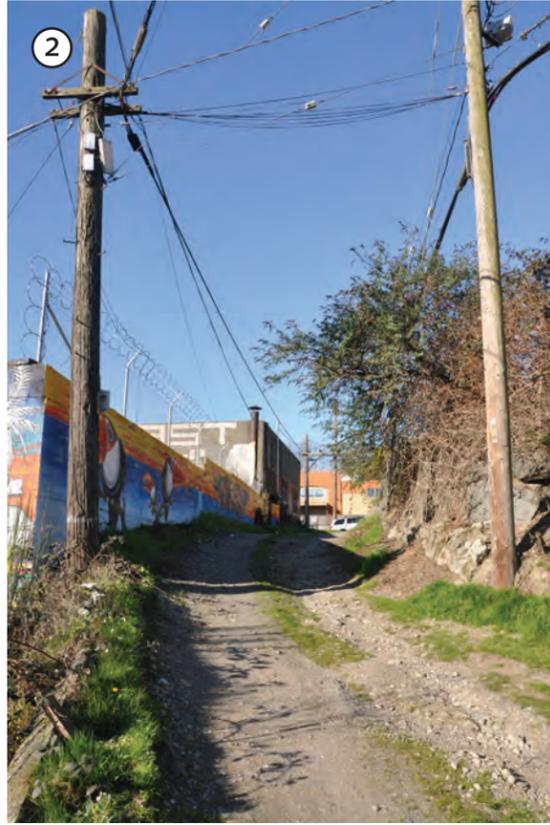
AZ: 174.42

EQUINOX: MARCH/SEPT 21

AZ: 173.81
ALT: 65.81

SUMMER SOLSTICE: JUNE 21

VIEWS TO MT. RAINIER



View mid-alley looking north.



View of upper alley looking north.



View of mid-alley looking south



View of alley and adjacent property. Rockery at adjacent property encroaches on alley.



View of alley from S Dearborn St.

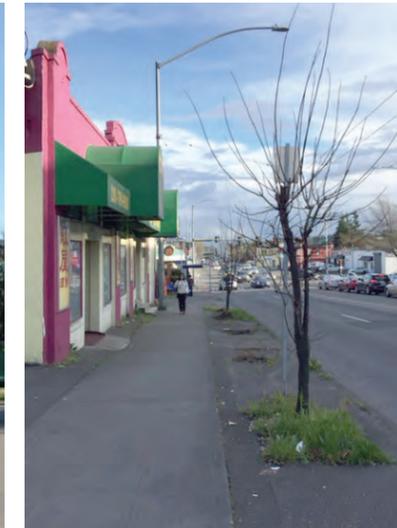
Alley photos show unimproved conditions on the alley and extensive power poles and overhead power lines. The alley will be improved to a 16' wide width from Dearborn to Lane.



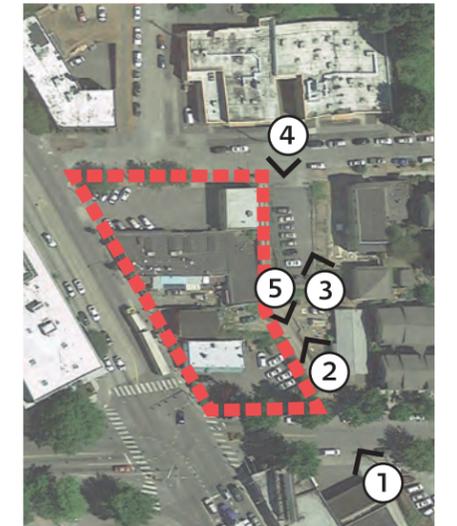
Lane street trees are Acer Rubrum (Red Maple)



Dearborn street trees are Acer x Fremani 'Armstrong Maple (Armstrong Freeman (Red) Maple)

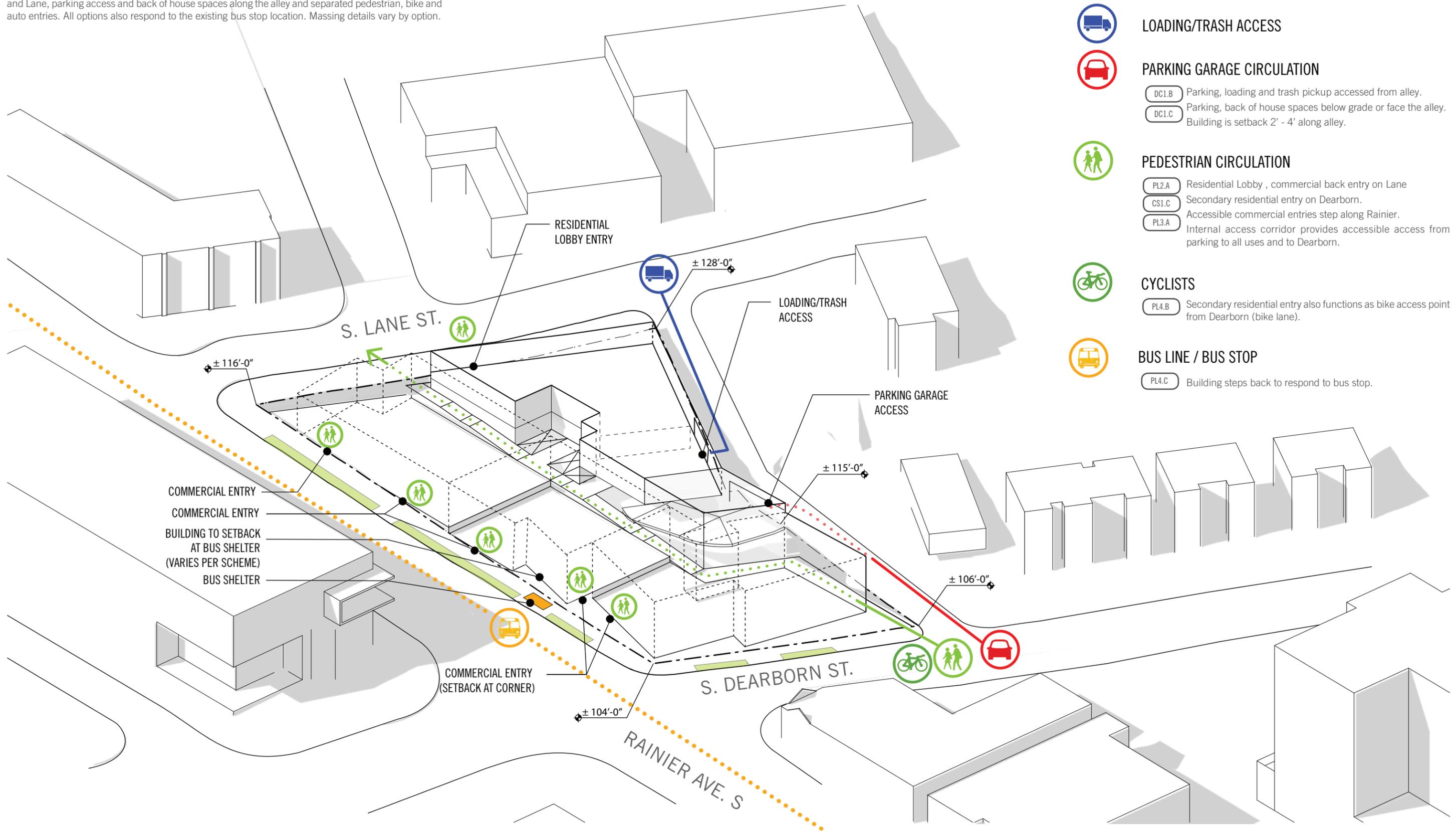


Rainier Ave Street trees are Acer platanoides 'Crimson King (Crimson King Norway Maple)



ARCHITECTURAL CONCEPT STREET LEVEL DIAGRAM

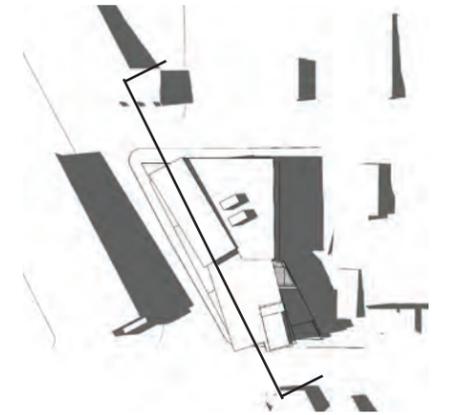
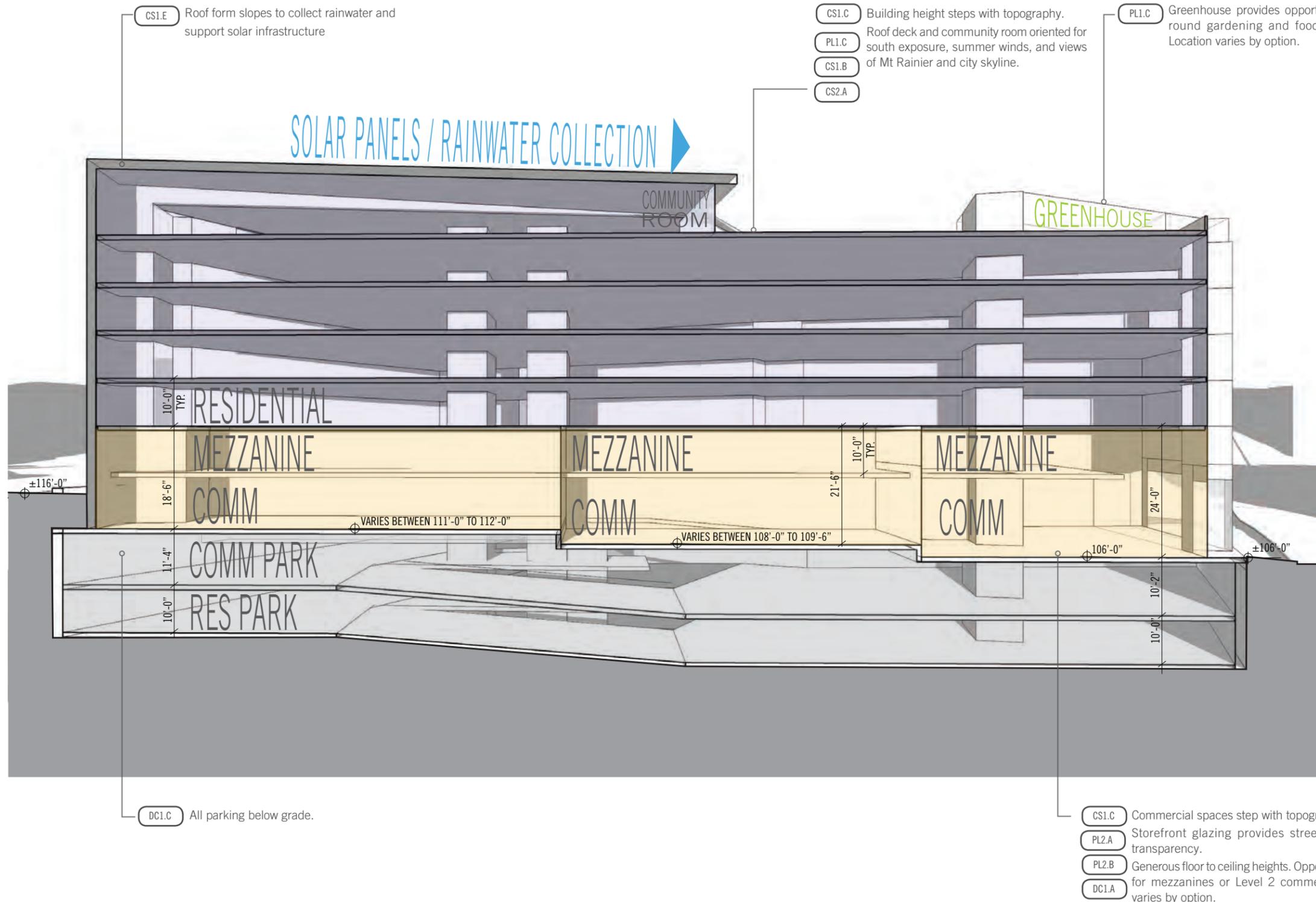
Concept diagram shows design intent around the site. All options propose active uses on Rainier, Dearborn and Lane, parking access and back of house spaces along the alley and separated pedestrian, bike and auto entries. All options also respond to the existing bus stop location. Massing details vary by option.



APPENDIX: EDG 1 MATERIALS

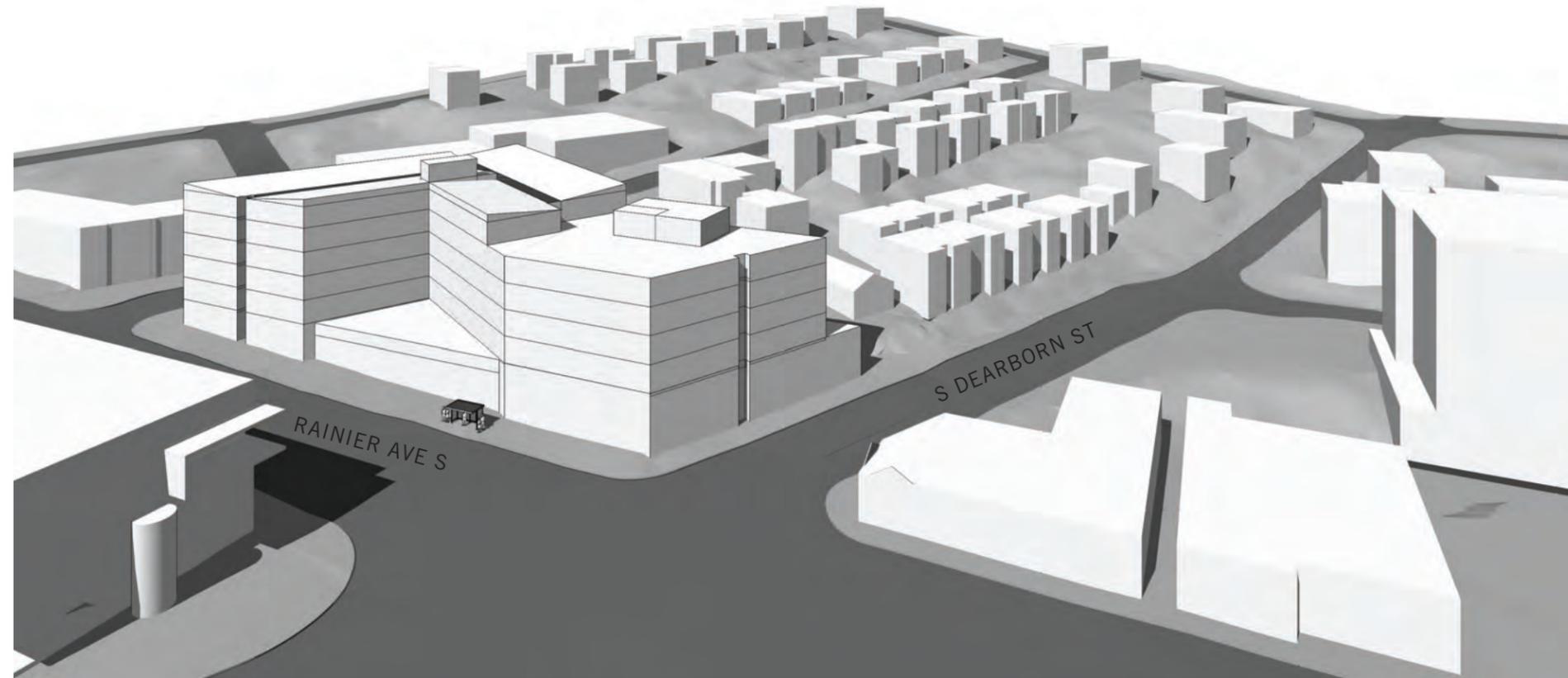
-  **LOADING/TRASH ACCESS**
-  **PARKING GARAGE CIRCULATION**
 -  DC1.B Parking, loading and trash pickup accessed from alley.
 -  DC1.C Parking, back of house spaces below grade or face the alley. Building is setback 2' - 4' along alley.
-  **PEDESTRIAN CIRCULATION**
 -  PL2.A Residential Lobby, commercial back entry on Lane
 -  CS1.C Secondary residential entry on Dearborn.
 -  PL3.A Accessible commercial entries step along Rainier. Internal access corridor provides accessible access from parking to all uses and to Dearborn.
-  **CYCLISTS**
 -  PL4.B Secondary residential entry also functions as bike access point from Dearborn (bike lane).
-  **BUS LINE / BUS STOP**
 -  PL4.C Building steps back to respond to bus stop.

Concept section shows building massing and commercial spaces stepping with grades. Elevation of commercial floor plates are to be aligned with grades along Rainier to provide accessible entries and opportunities for smaller subdivision. At taller commercial spaces, mezzanine and/or Level 2 commercial are possible.



OPTION 1 SNAKE SCHEME

Massing selectively integrates site geometry with efficient internal organization at residential levels. Concentrates building massing at the site corners, creates urban scale setback on Rainier.



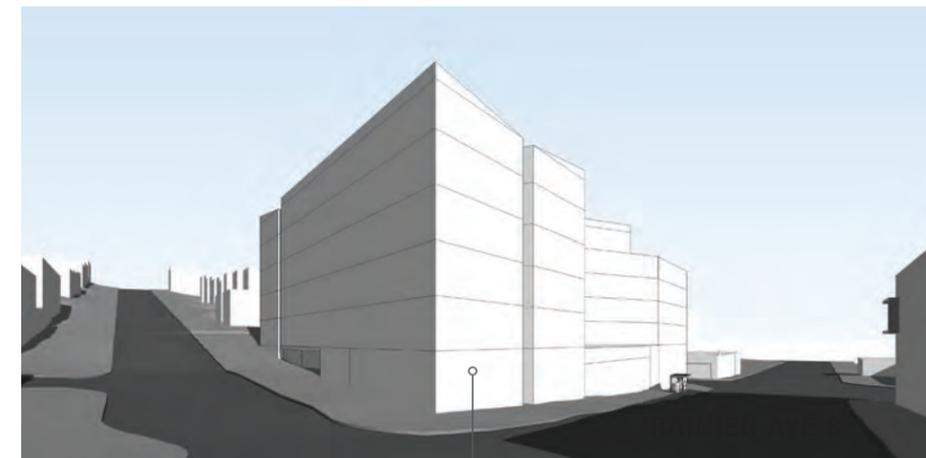
AERIAL VIEW FROM SOUTHWEST

STREET VIEW FROM SOUTH WEST



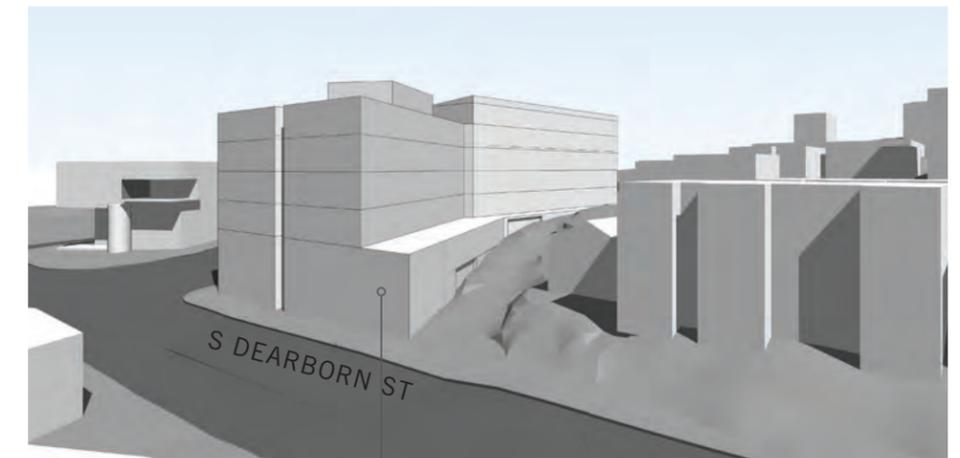
CS2.D Mid-block setback breaks down building scale and is an opportunity for L3 courtyard/landscape roof facing Rainier.

STREET VIEW FROM NORTH WEST



CS2.D Massing concentrated at corner, creates strong street wall

STREET VIEW FROM SOUTH EAST



CS2.D Alley setback pulls away from smaller scale residential.
DC2.A

APPENDIX: EDG 1 MATERIALS

PROS

- "Z" shaped scheme has urban scale setback on Rainier, breaks down building massing, provides additional south facing units.
- Setback is an opportunity for a large-scale landscape element - landscaped L3 podium deck that serves as buffer for residents and brings visible greenery to Rainier.
- Alley setback responds to smaller scale LR3 zone.
- Street level setback at bus stop.
- Stepped roof heights allow for large south facing roof deck, greenhouse.
- Option results in efficient use of site, largest number of units.
- Separation of commercial and residential parking.
- Residential massing could be combined with Option 2 or Option 3 commercial/parking.

CONS

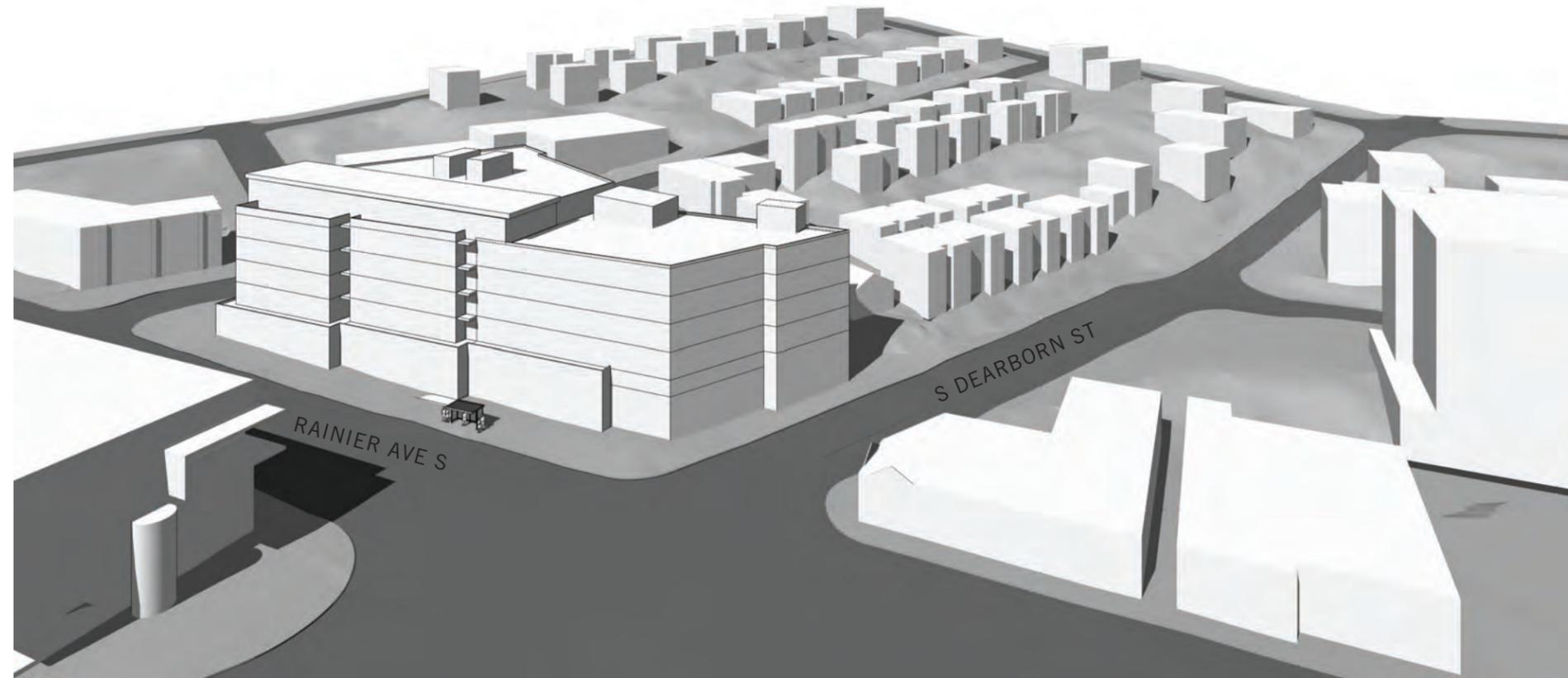
- Option concentrates massing at corners, most active portions of site. Further development would require erosion of massing at street level.
- Option does not currently respond to corner of site at S Dearborn St and Rainier Ave S.
- Success of option depends on facade development.
- Irregularly shaped and narrow commercial spaces.
- Commercial parking does not provide enough spaces to be viable - more parking needed to make commercial viable.
- Limited residential views down Rainier.

PROJECT DATA

Commercial:	13,546 SF
Residential:	159 Units
Parking Spaces:	28 Commercial 83 Residential
Gross Floor Area:	158,522 SF
FAR:	4.53 (126,348 SF)

OPTION 2 STEP SCHEME

Massing concentrated along Rainier. Incremental building setbacks make a strong street wall modulated by large scale bays.



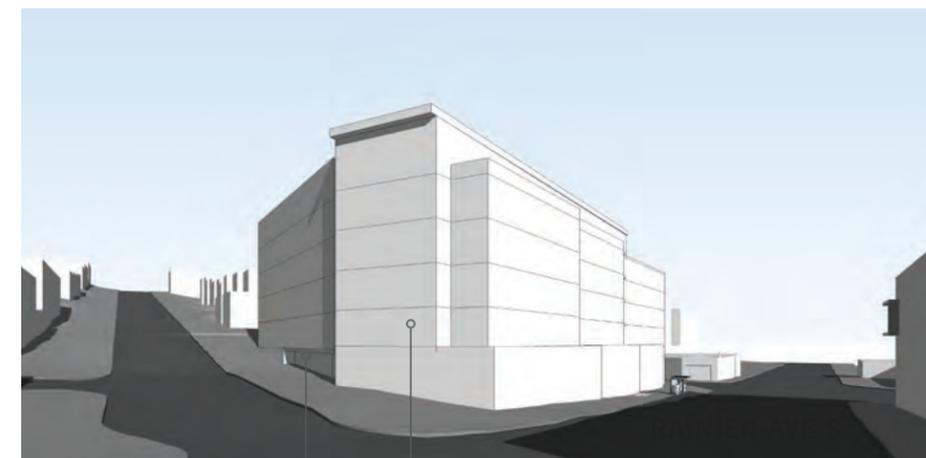
AERIAL VIEW FROM SOUTHWEST

STREET VIEW FROM SOUTH WEST



- CS2.C Strong, rectilinear street wall with modulated massing. Massing steps down and away from street.
- CS2.D
- DC2.A
- CS2.B Strong corner at ground level.
- CS2.D Corner is set back at crosswalk, busiest pedestrian zone.
- PL1.B

STREET VIEW FROM NORTH WEST



- Break in massing at residential entry on Lane.
- CS2.B Modulation separates residential lobby from commercial spaces at street level.
- CS2.D
- DC2.A

PROS

- Rectilinear modulation on Rainier suggests a “background” building with regular streetwall.
- Massing setbacks along Rainier make a generous sidewalk with space for landscape, pedestrian activity and bus stop. Setbacks expand the southbound view frame of Mt. Rainier.
- Setbacks along alley responds to smaller scale LR3 zone.
- Geometry of commercial spaces is regular/orthogonal, allows for flexible subdivision.
- Stepped roof heights allow for large south facing roof deck, greenhouse.
- Below grade parking provides good parking ratio for commercial and residential uses.

POTENTIAL DEPARTURES

Per SMC 23.47A.014.B.3. Setback Requirements, departure may be required for encroachment on the L7 alley setback at the northwest building corner. See Departures page for diagram.

APPENDIX: EDG 1 MATERIALS

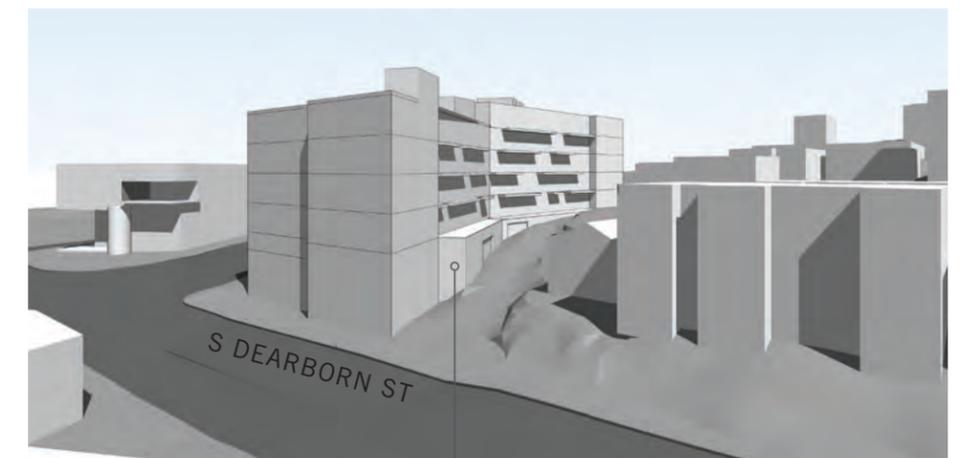
CONS

- Building massing is loaded on Rainier, feels large at street level.
- Modulated bays may be too large to achieve desired sense of scale - approach may be better suited to a smaller scale building.
- Option is least efficient: largest FAR and circulation space but fewest number of residential units and smallest commercial space.
- Combined entry for commercial and residential parking requires close coordination of uses/access.

PROJECT DATA

Commercial:	17,667 SF
Residential:	143 Units
Parking Spaces:	86 Commercial
	96 Residential
Gross Floor Area:	186,954 SF
FAR:	4.62 (128,927 SF)

STREET VIEW FROM SOUTH EAST



- CS2.D Ground to sky setback at alley reduces scale at LR3, facilitates sight lines and access to parking.
- DC2.A Sunshading or decks are opportunities for additional buffer to LR3.

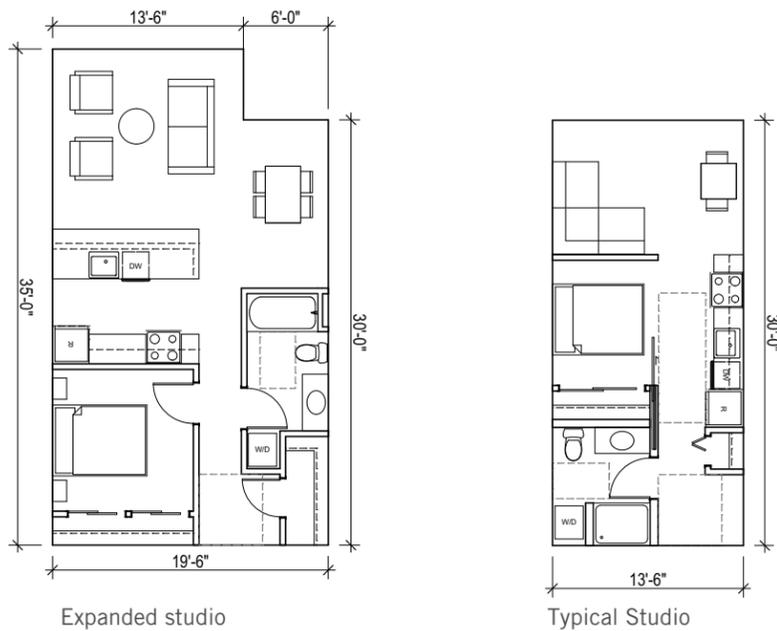
FACADE / MASSING STUDIES



Wide bay facade study: repeating rhythm of three studio units and one expanded studio.



Narrow bay facade study: repeating rhythm of two studios and one expanded studio.



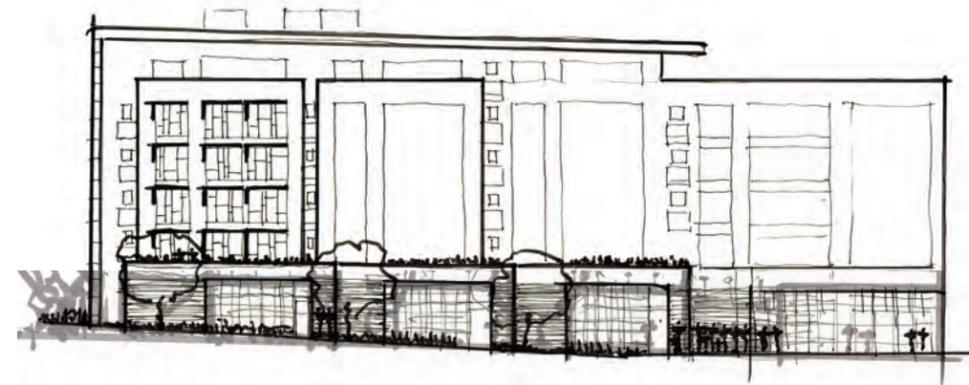
Building scale, modulation and facade rhythm derive from bays with three studios and one expanded studio. 1 BR, 2 BR units located at north and south ends of the building.

Option has small number of unit plans with arrangement of units directly expressed on the facade.

Further development would include facade studies to explore secondary architectural features (decks, sun shading), window patterns, material and texture.



Wide bay study with ganged windows, residential sunshade



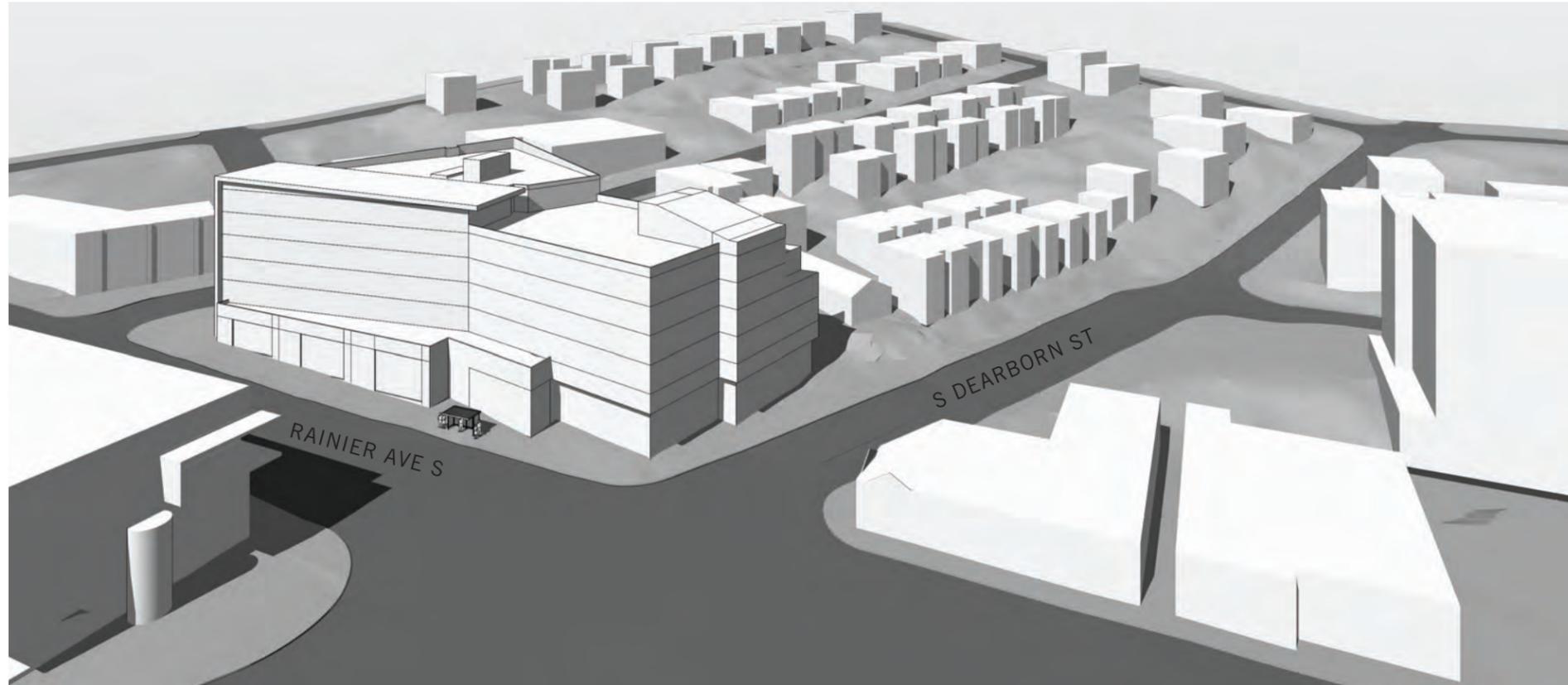
Narrow bay study with ganged windows, asymmetrical bay, residential sunshade



Wide bay study with "field" of windows, residential shutter

OPTION 3 'Y' SCHEME

Building massing expresses irregular site geometry. Angled form contracts at the middle of site, remains compact to the south where site is narrower.



AERIAL VIEW FROM SOUTHWEST

STREET VIEW FROM SOUTHWEST



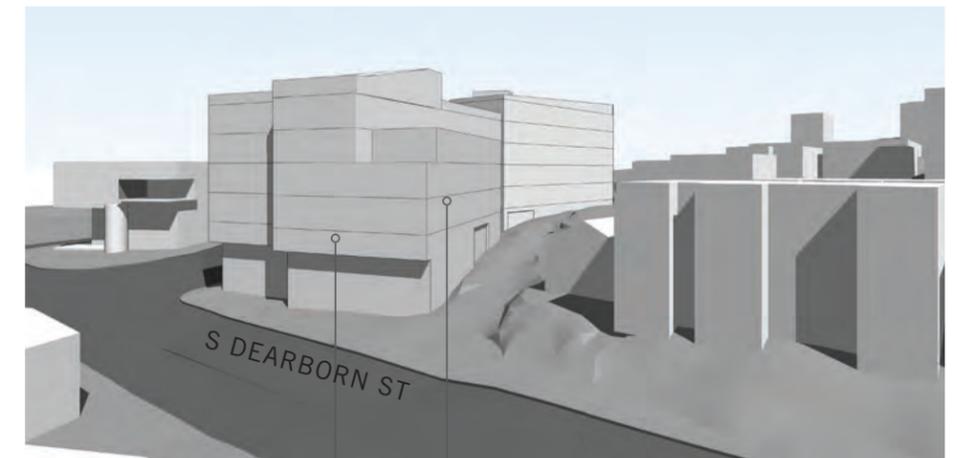
- CS2.C Pedestrian scale commercial street wall.
- CS2.D Upper level setback buffers residential units from Rainier.
- DC2.A
- CS2.B Strong corner set back to align with Goodwill. Setback located at crosswalk, busiest pedestrian zone.
- CS2.D
- PL1.B

STREET VIEW FROM NORTHWEST



- CS2.B Roof/wall element creates strong corner, modulation reduces building scale, separates residential lobby from commercial spaces at street level.
- CS2.D
- DC2.A

STREET VIEW FROM SOUTHEAST



- CS2.B Building steps back along Dearborn, creates more generous sidewalk
- CS2.B Massing steps down toward alley, transitions to smaller scale development to the east, LR3 zone.
- CS2.D
- DC2.A Ground level setback at alley facilitates sight lines, auto access.
- PL1.
- PL3.C

APPENDIX: EDG 1 MATERIALS

PROS

- Organization supports pedestrian-scale commercial, setbacks at residential units.
- Angled form pulls residential units away from street. Bay windows are opportunity to shape views and control passive solar.
- Building sets back and steps down at alley, responds to smaller scale LR3 zone.
- Setbacks at Dearborn corner and bus stop enlarge the sidewalk at the most active corner of the site, provide space for landscape, sidewalk spillover.
- Geometry of commercial spaces is regular/relatively orthogonal, allow for flexible subdivision.
- Stepped roof heights allow for large south facing roof deck, greenhouse.
- Below grade parking provides good parking ratio for commercial and residential uses..
- Irregular building form has potential to enhance site identity, visibility.

CONS

- Combined entry for commercial and residential parking requires close coordination of uses/access.
- Success of bays depends on execution.

PROJECT DATA

Commercial:	22,490 SF
Residential:	148 Units
Parking:	86 Commercial
	96 Residential
Gross Floor Area:	187,790 SF
FAR:	4.58 (127,771 SF)

POTENTIAL DEPARTURES

Per SMC 23.47A.014.B.3. Setback Requirements, departure may be required for encroachment on the L6 alley setback at the southeast corner of the building. See Departures page for diagram.



Facade Study. At street level, rhythm of solid and void, large scale windows, and canopies help establish multi-storefront character. At upper levels, bay windows provide views and solar shading on north side of facade.



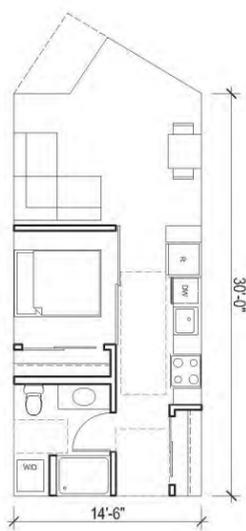
Facade study: bay windows concentrated at upper floors, provide views and solar shading along the entire facade. "Field" of bays create texture.



Facade study: bay windows concentrated at units with greatest western exposure. Organization becomes an urban scale element.



Facade study: bay windows organized into vertical bays.



BAY STUDIO



TYPICAL STUDIO

Building scale, modulation and facade rhythm derive from arrangement of bay studio and studio units. 1 BR, 2 BR units located at north and south ends of the building.

Location of bay units informed by areas of building with greatest exposure to sun, views and Rainier impacts.

Facade studies to explore development of bay, window patterns, material and texture.

CONTEXT AND SITE		
CS1. Natural Systems and Site Features		
A. Energy Use	1. Energy Choices	Utility rooms located on alley or below grade. Potential service connections on alley, Lane or Dearborn. No connections on Rainier. Unoccupied roof oriented for solar and drainage/water collection opportunities.
B. Sunlight and Natural Ventilation	1. Sun and Wind 2. Daylight and Shading 3. Managing Solar Gain	Community spaces located/oriented for southern exposure. Relatively shallow residential unit depths support daylight penetration. Day-lit corridors have option for passive ventilation. Building mass sets back from alley to reduce shadows on adjacent structures. Shading devices/window bays at west elevation are options. Deciduous street trees on Rainier – shading for commercial spaces.
C. Topography	1. Land Form 2. Elevation Changes	Building massing steps with topography, away from LR3 zone. Commercial space floor plates step with sidewalk grades. Drainage, sequence of bio-retention follows site slopes.
D. Plants and Habitat	1. On-Site Features 2. Off-Site Features	Landscape opportunities at multiple floor levels. Greenhouse for food production. Mature street trees to be evaluated for retention by City. New and replacement street trees will be provided on S Rainier Ave. Building setbacks allow for street level landscape on Lane, Rainier and Dearborn.
E. Water	1. <i>Natural Water Features:</i> 2. <i>Adding Interest with Drainage:</i>	Roof forms are being explored as an expressive way to collect/divert rainwater. Secondary architectural features (e.g. downspouts) also to be explored. Possible locations are marked for rainwater collection through a system of bioretention planters or rain gardens along edges of the project.
CS2. Urban Pattern and Form		
A. Location in the City and Neighborhood	1. Sense of Place: 2. Architectural Presence:	Topographical transition – views to Mt. Rainier and Downtown Entry point to South Seattle/Rainier Valley Only a handful of new buildings - opportunity to build on positive precedents Overall design cues taken Goodwill building: Strong street wall with setback Dearborn corner. Cohesive form with contemporary lines. Commercial design cues from Hiawatha multifamily: Opportunity for pedestrian friendly corridor from Hiawatha to Dearborn/Rainier. Transparency, rhythm, scale to be created by repetition of materials and color.
B. Adjacent Sites, Streets, and Open Spaces	1. Site Characteristics 2. Connection to the Street 3. Character of Open Space	Refer to PL3.A (Entries) Refer to PL4.C (Planning Ahead for Transit) Refer to CS1.D (Plants and Habitat) and CS1.E (Water) for landscaping concepts.
C. Relationship to the Block	1. Corner Sites 2. Mid block Sites 3. Full block Sites	Building corner set back at areas of greatest pedestrian activity. Strong commercial street wall along Rainier Upper level setbacks, roof forms provide relief while maintaining urban street wall. Roof form turns to the ground to create a strong wall. Strong street wall with setbacks to break down the massing. Variations in building height/material reduce scale along Lane, Dearborn and alley. Transition to the smaller scale residential development to the east.
D. Height, Bulk, and Scale	1. Existing Development and Zoning 2. Existing Site features 3. Zone Transitions 4. Massing Choices 5. Respect for Adjacent Sites	Options are formal responses to complex, irregularly shaped site and program. Intent is to use site efficiently and respond to variety of conditions (neighborhood and environmental patterns) around the site. Residential units set back from the busy Rainier Ave S Units also set back from the alley to create a buffer zone adjacent to LR3. Refer to CS2.C (Relationship to the Block) for discussion on building massing.
CS3. Architectural Context and Character		
A. Emphasizing Positive Neighborhood Attributes	1. Fitting Old and New Together 2. Contemporary Design 3. Established Neighborhoods 4. Evolving Neighborhoods	Refer to CS2.A (Location in the City and Neighborhood)
B. Local History and Culture	1. Placemaking 2. Historical/ Cultural References	

PUBLIC LIFE		
PL1. Open Space Connectivity		
A. Network of Open Space	1. Enhancing Open Space 2. Adding to public life	Intent is for generous street level landscaping. Potential for at grade, on-site landscape amenity at corner of Lane St and Rainier Ave S in options 2 and 3. Setback at bus stop. Refer to PL4.C (Planning Ahead for Transit)
B. Walkways and Connections	1. Pedestrian Infrastructure 2. Pedestrian Volumes 3. Pedestrian Amenities	Options provide pedestrian scale massing at street level with intentional setbacks for circulation and landscaping. Refer to CS2.A (Location in the City and Neighborhood). Refer to PL4.C (Planning ahead for Transit). Refer to CS1.D (Plants and Habitat) and CS1.E (Water).
C. Outdoor Uses and Activities	1. Selecting Activity Areas 2. Informal Community Uses 3. Year Round Activity	Residential deck oriented for solar exposure and views to Mt. Rainier and skyline. Greenhouse provides opportunities for year round gardening.
PL2. Walkability		
A. Accessibility	1. Access for All 2. Access Challenges	All entries to be designed for accessible access from street. Interior circulation spine connects commercial spaces to building interior and parking garage. Spine also provides accessible residential entrances at Lane and Dearborn.
B. Safety and Security	1. Eyes on the Street 2. Lighting for Safety 3. Street-Level Transparency	High degree of transparency to be provided at commercial spaces and residential lobby. Apartment units are oriented towards the street and alley. Pedestrian and entry lighting will be provided.
C. Weather Protection	1. Locations and Coverage 2. Design Integration 3. People-Friendly spaces	Canopies to be provided at commercial and residential entries.
D. Wayfinding	1. Design as Wayfinding	Commercial entries and residential entries to be marked through building massing and setbacks, transparency, landscaping, canopies, and signage.
PL3. Street-Level Interaction		
A. Entries	1. Design Objectives 2. Common Entries 3. Individual Entries 4. Ensemble of Elements	Main entrances for the commercial spaces will be located directly off the Rainier Ave S with other possible entry locations on S. Dearborn St and S Lane St. Residential entry will be located on the quieter S. Lane St. Additional pedestrian and bicycle entry is provided on S Dearborn St.
B. Residential Edges	1. Security and Privacy 2. Ground-level Residential 3. Buildings with Live/Work Uses 4. Interaction	The residential lobby, roof deck, community room, and greenhouse provided to encourage interaction among residents.
C. Retail Edges	1. Porous Edge 2. Visibility: 3. Ancillary Activities:	Commercial setbacks make room for pedestrian activity, landscape.
PL4. Active Transportation		
A. Entry Locations and Relationship	1. Serving all Modes of Travel 2. Connections to All Modes	Refer to PL4.B Refer to DC1.B
B. Planning Ahead for Bicyclists	1. Early Planning 2. Bike Facilities 3. Bike Connections	Bicycle circulation is separated from vehicular circulation. Bicycle entry is located at S Dearborn St, connects bike path directly to existing bicycle route and building internal circulation spine.
C. Planning Ahead for Transit	1. Influence on Project Design 2. On-site Transit Stops 3. Transit connections	Coordinate bus stop with project.

APPENDIX: EDG 1 MATERIALS

DESIGN CONCEPT		
DC1. Project Uses and Activities		
A. Arrangement of Interior Uses	1. Visibility 2. Gathering Places 3. Flexibility 4. Views and Connections	Commercial spaces designed for flexibility to accommodate larger tenants and subdivision. Refer to PL2.B (Safety and Security), PL3.A (Entries) and PL3.C (Retail Edges).
B. Vehicular Access/Circ	1. Access Location and Design 2. Facilities for Alternative Transportation	Vehicular traffic is directed to the alley. Back of house spaces located below grade and at the alley. Clear division of vehicular/pedestrian/bicycles.
C. Parking and Service Uses	1. Below-Grade Parking 2. Visual Impacts 3. Multiple Uses 4. Service Uses	Parking entry and loading docks/trash receptacles are located in the alley. All parking is below grade.
DC2. Architectural Concept		
A. Massing	1. Site Characteristics and Uses 2. Reducing Perceived Mass	Refer to CS2.C (Relationship to the Block) and CS2.D (Height, Bulk and Scale)
B. Architectural and Facade Composition	1. Façade Composition 2. Blank Walls	Back of house spaces intentionally placed in the alley and below grade in order to minimize blank walls along the three main streets.
C. Secondary Architecture Features	1. Visual Depth and Interest 2. Dual Purpose Elements 3. Fit with Neighboring Buildings	Greenhouse Window bays, sun shades, decks Roof forms, downspouts
D. Scale and Texture	1. Human Scale 2. Texture	Seating elements and canopies are being studied. Window patterns, secondary elements are being studies.
E. Form and Function	1. Legibility and Flexibility	Fenestration for the commercial spaces may be designed to read as legible bays. Floor slabs and interior circulation designed for flexibility subdivision.
DC3. Open Space Concept		
A. Building - Open Space Relationship	1. Interior/Exterior Fit	Refer to PL1.A (Network of Open Space)
B. Open Space Uses and Activities	1. Meeting User Needs 2. Matching Uses to Conditions 3. Connections to Other Open Space 4. Multifamily Open Space	Roof deck and greenhouse provided as amenities to encourage social interaction.
C. Design	1. Reinforce Existing open Space 2. Amenities/Features 3. Support Natural Areas	Refer to PL1.A (Network of Open Space)
DC4. Exterior Elements and Finishes		
A. Building Materials	1. Exterior Finish Materials 2. Climate Appropriateness	Durable, low maintenance, attractive materials will be selected for the project. Particular attention will be paid to the materials at street/pedestrian grade.
B. Signage	1. Scale and Character 2. Coordination with Project Design	Signage will be provided.
C. Lighting	1. Functions 2. Avoiding glare	Lighting will be provided to highlight architectural/landscape features.
D. Trees, Landscape and Hardscape Materials	1. Choice of Plant Materials 2. Hardscape Materials 3. Long Range Planning 4. Place making	Landscaping planned along Rainier, Dearborn and Lane. Bioretention planters including native plants are being considered.
E. Project Assembly and Lifespan	1. Deconstruction	Commercial spaces designed for flexible subdivision for long term viability of spaces. Project considering use of prefabricated modules or modular components.



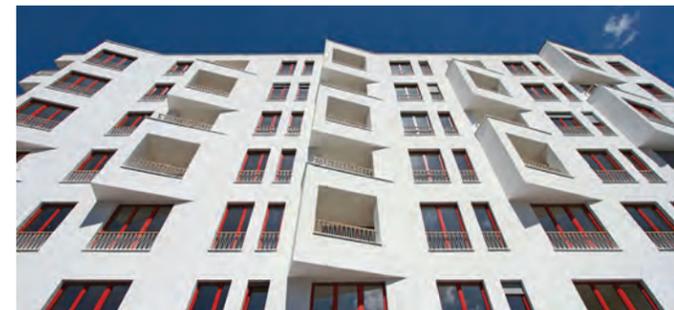
View of bus stop at the project site and Mt. Rainier in the distance. Views of Mt. Rainier on sunny days are defining feature of the neighborhood.



OPTION 1
 Images present two distinct directions: Top image shows a monochromatic building skin that smoothly follows an irregular building form. Window pattern animates the facade. Bottom image emphasizes building volume and skin with a carved out setback - potential direction for urban scale setback on Rainier.



OPTION 2
 Continuous street wall with large scale bays modulate upper level massing (top image). Upper level massing informs street level rhythm of solid and void, asymmetrical use of material and window pattern animates and individualizes commercial frontage (bottom image).



OPTION 3
 Angled bays create a direct relationship between unit interior and building exterior. Bays provide an opportunity to use bracketed views, decks, and sun shading as exterior scale and textural elements. Idea images include bays used as objects in a "field" (top image), as texture on a relatively monochromatic facade (middle image) and combined into urban-scale elements (bottom image).

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All options include a rooftop greenhouse. The idea is to provide a rooftop amenity area with good solar exposure that provides residents and potentially commercial tenants access to communal, get-your-hands-dirty landscape areas and the opportunity to grow food and herbs.

The design team is still exploring the character and program for the greenhouse. Based on preliminary research, three different approaches are possible. Water collection/reuse strategies should address irrigation for all options.

1 ROOF PODS

In this scenario, the greenhouse would consist of multiple small enclosures that house sets of plants and seating for 1-2 people. The roof pods would be low tech and unconditioned. They would extend the growing season but would not allow for year round food production.

2 PASSIVE SYSTEM GREENHOUSE

In this option, the greenhouse would be a rooftop structure/architectural feature that houses plants and gardening project space. The structure would be low tech with temperature control through operable windows and doors. The structure would not be mechanically conditioned. This option would extend the growing season but would not allow for year round food production.

3 ACTIVE SYSTEM GREENHOUSE

Similar to the Passive System Greenhouse, this option would be a rooftop structure/architectural feature that houses plants and gardening project space. The structure would be mechanically conditioned and would allow for year round food production. This option would require the most up front costs and maintenance.



1. ROOF PODS

Individualized enclosures or unenclosed
Extended growing season



2. PASSIVE SYSTEMS GREENHOUSE

Enclosed, passive temperature control,
Extended growing season



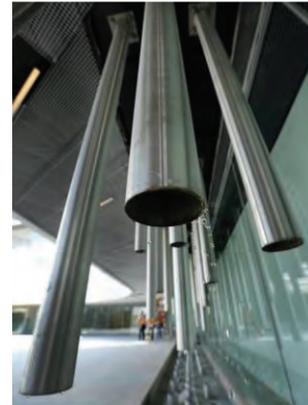
3. ACTIVE SYSTEMS GREENHOUSE

Enclosed, mechanically conditioned
Year round growth

PRECEDENTS RAINWATER COLLECTION AND REUSE

The project team is exploring opportunities for expressed rainwater collection and reuse. Strategies under consideration include urban scale and secondary architectural elements that double function as conduits for water and elements that bring scale and detail to the project: sloped roofs, expressed and/or sculptural downspouts and planters at multiple levels of the project. All schemes provide placeholder landscape at multiple levels of the project - where feasible and sensible, these may be bio-retention planters.

The resource-use intent is to treat flow of water around the site and to minimize the amount of water that reenters the sewer system. The architectural idea is to manage water flow from high to low in an expressed way that adds to the functionality and character of the building.



DOWNSPOUTS

Secondary architectural elements: expressed and/or sculptural downspouts double function as conveyors of rainwater and elements that add scale and detail to the project.



ROOFS / ROOF ELEMENTS

Urban scale roof forms serve as means of transferring large amounts of rainwater to targeted areas of the project site.

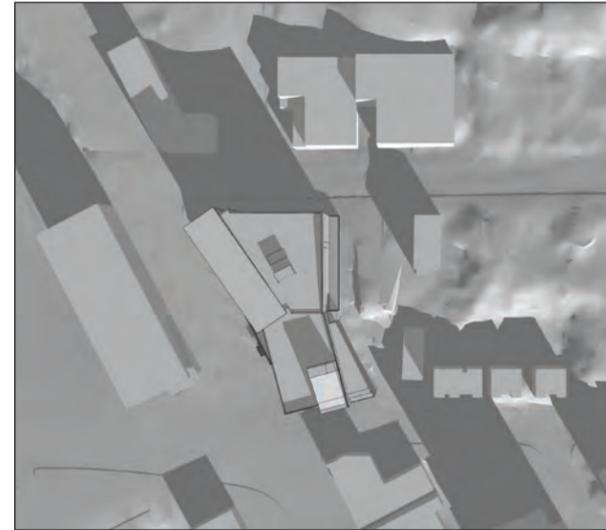
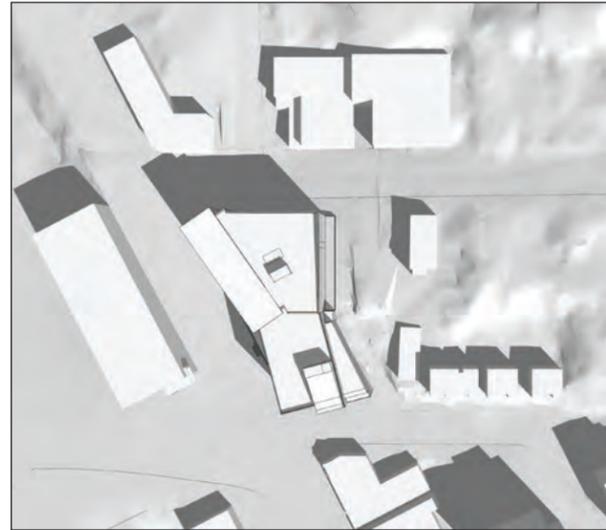
Option 1 and 2 are similar.

JUNE 21

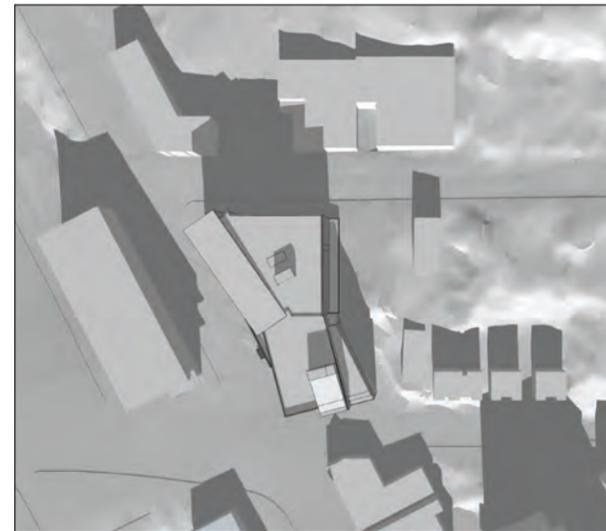
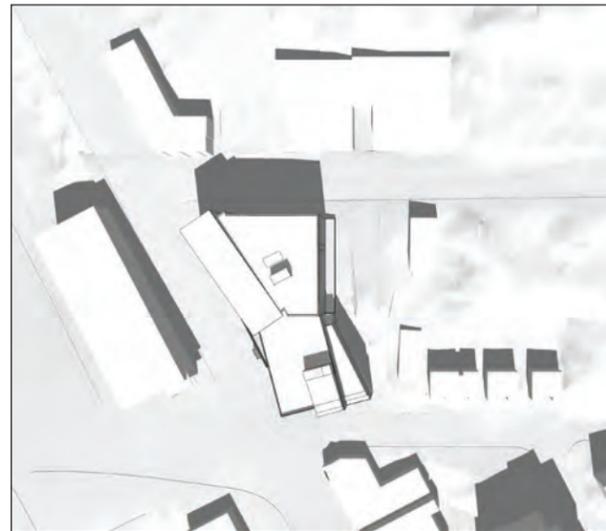
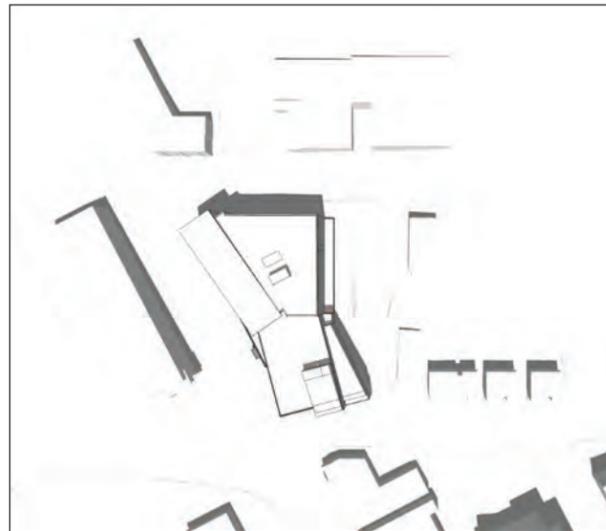
SEPTEMBER 21/ MARCH 21

DECEMBER 21

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