DESIGN REVIEW RECOMMENDATION MEETING
SDCI# 3019544
718 RAINIER AVE S
AUGUST 09, 2016

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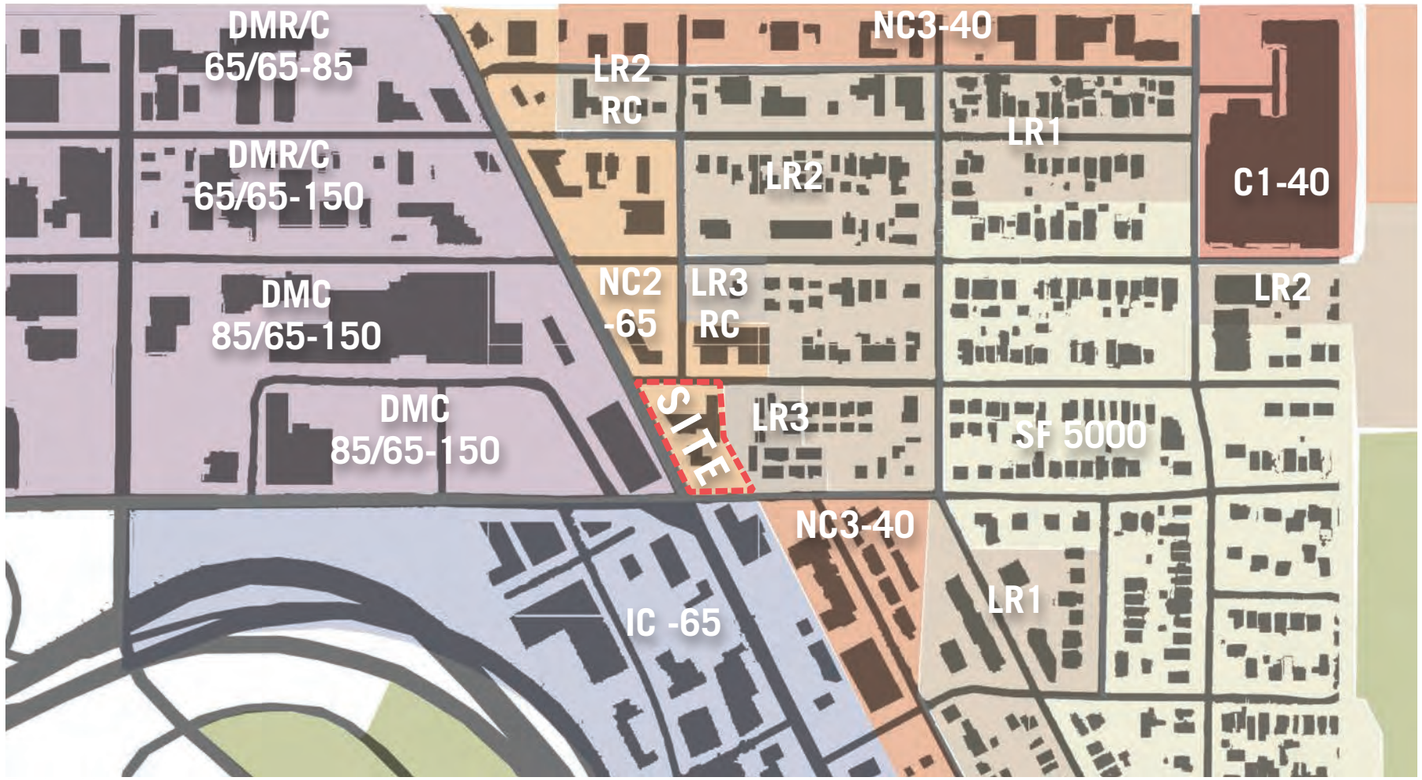
SITE



Zoning Map

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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. 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.

Zoning

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

Rainier Ave S is a diagonal cut through the street grid. South of the 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 and to the north and south where slopes are modestly sloped. East of the site, where slopes are steeper and streets have a rectilinear grid, the neighborhood is smaller scale and residential in character.

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).

The project is a 7-story mixed use building that will be approximately 65' tall and 145,000 SF.

Commercial

±8,300 SF street level commercial with frontage on Rainier, Dearborn and Lane

±6,200 SF live work (6 units)

±33 below grade commercial parking spaces

Loading zone on alley (shared with residential)

Residential

129 apartments. The developer intends to participate in the City's Multifamily Property Tax Exemption (MFTE) program.

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

Common amenity areas: indoor rooftop community room; outdoor landscaped rooftop deck; amenity rooftop green house.

±38 below grade parking spaces

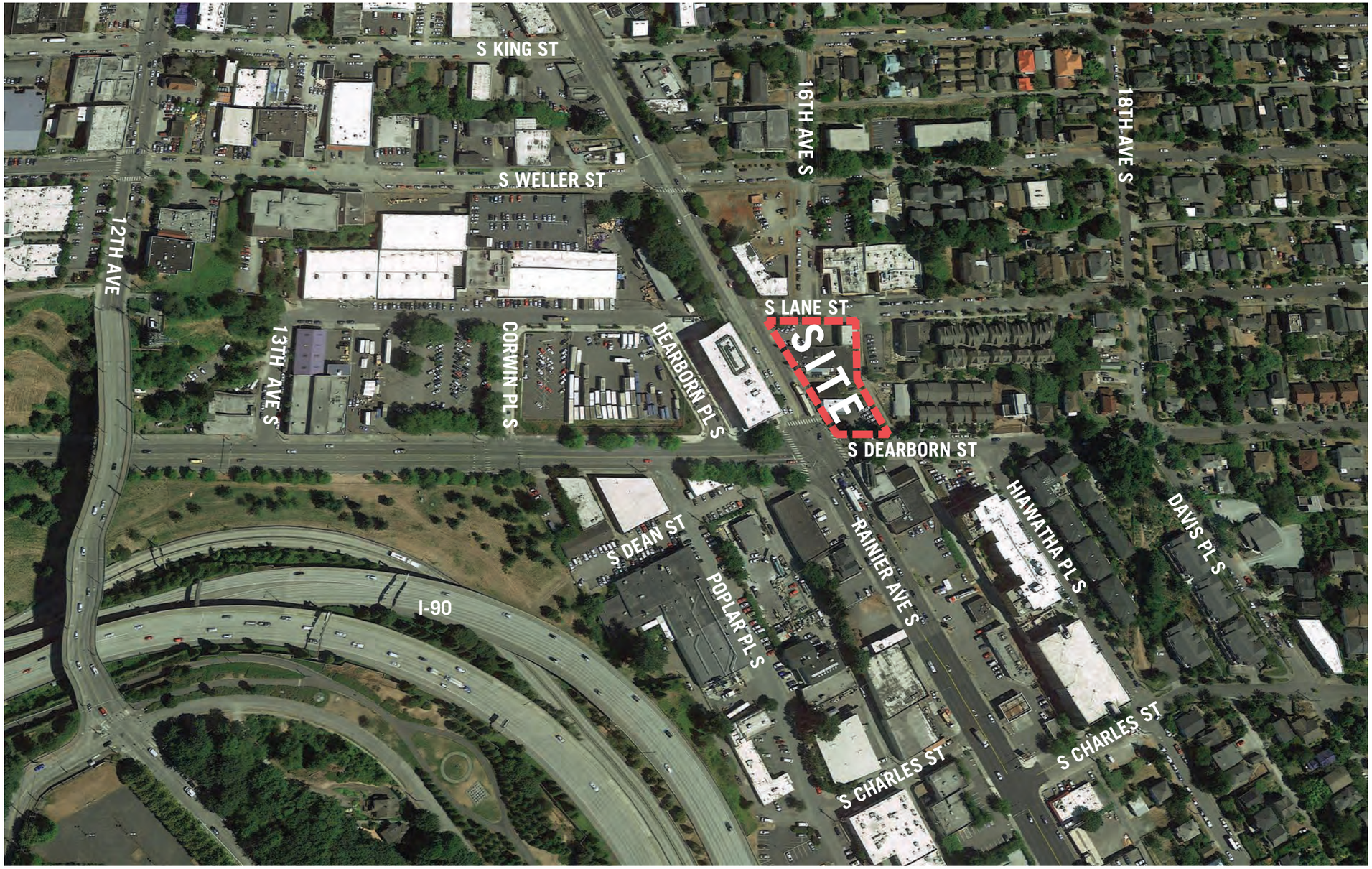
±33 bike parking spaces

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

Site Opportunities/Constraints

Unusual site geometry does not lend itself to simple form - requires responsive building form.

LR3 Zone to east suitable for residential units facing alley. Commercial character of Rainier supports active commercial at street level and larger scale architecture.



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. Newer multifamily developments on Hiawatha Pl S 13 15 have successful mall scale commercial and live work spaces.

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

14 Drycleaners / Gas Station

15 Hiawatha Art Space Lofts / Commercial

16 Golden Auto Glass Services / Puget Sound

17 Veterinary Hospital

18 Wood Studio/Recycling Depot

19 Kellans Motorworks

20 12th Ave Iron

21 Commercial

Existing Buildings on Site

Four existing buildings on site will be demolished. DON has confirmed that none of the 50+ year buildings are 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

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 building massing and materials.

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

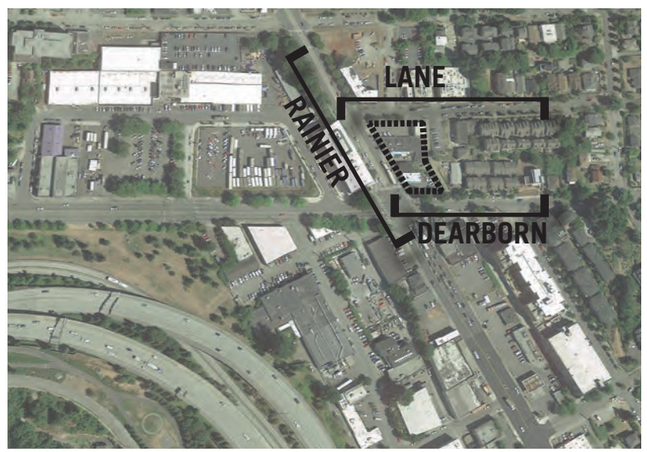
S DEARBORN ST FRONTAGE

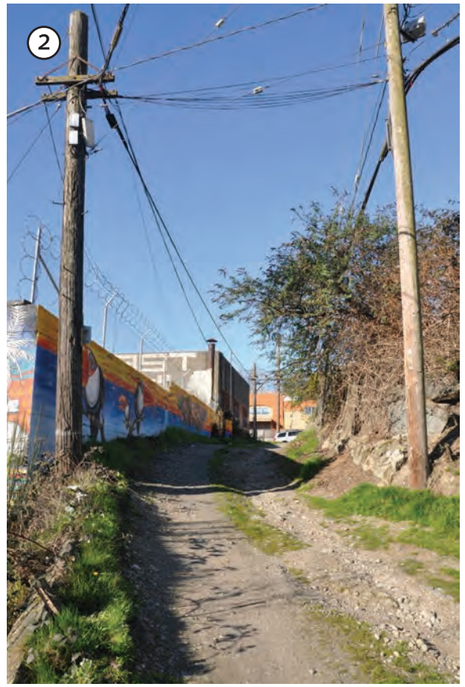
ALLEY

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.





View mid-alley looking north.

View of upper alley looking north.

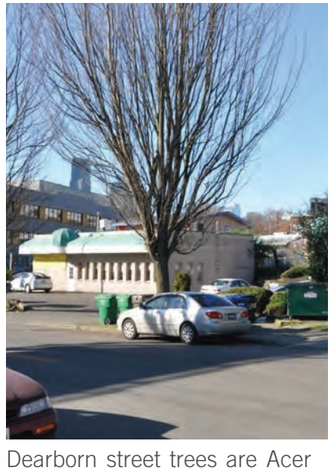
View of mid-alley looking south

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

View of alley from S Dearborn St.

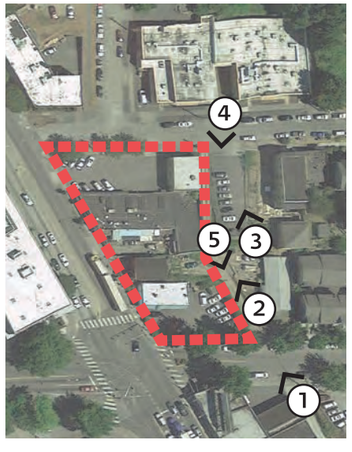
Alley photos show unimproved conditions on the alley and extensive power poles and overhead power lines. The alley will be improved to a 16' wide width from Dearborn to Lane.

Lane street trees are Acer Rubrum (Red Maple)



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

Rainier Ave trees are Acer platanoides 'Crimson King



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

REVISIONS TO APPROVED EDG MASSING - AERIAL VIEW FROM SOUTHWEST

The proposed massing in this packet is revised from the approved EDG 2 massing. The following pages outline the proposed massing revisions including explanation of how the massing responds to Early Design Guidance from both EDG meetings.

Project History

August 2015: EDG 2 massing approved at Early Design Guidance meeting.

September 2015: Applicant submitted MUP drawings based on approved EDG 2 massing.

November 2016: Developer requested applicant make revisions to the approved massing to make the project more efficient.

January 2016: Applicant met with SDCI to review a preliminary version of the revised massing. SDCI felt that the revised massing worked similarly enough to the approved EDG 2 massing to allow the applicant to proceed with MUP revisions.

May 2015: Applicant submitted revised MUP drawings based on the proposed massing.

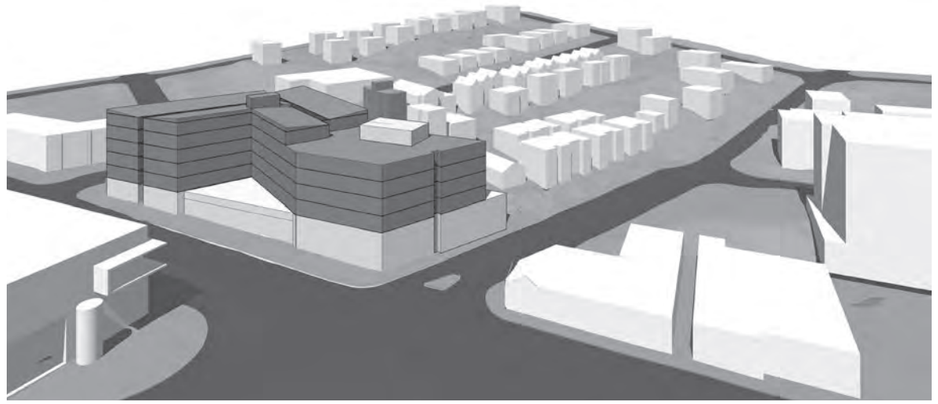
Proposed Revisions

The proposed massing is a modified version of EDG 1 Option 1. Evolution of the proposed massing started with incorporating successful aspects of the approved EDG 2 massing and the Board's Early Design Guidance.

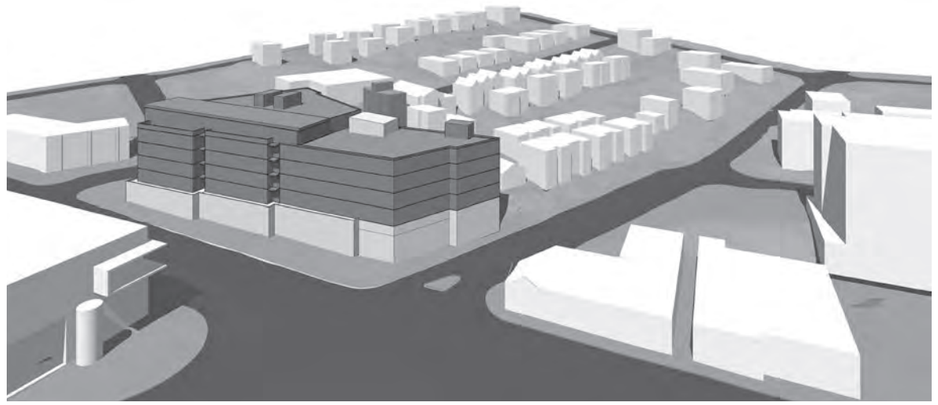
Programmatic changes include:

- Overall project size reduced by 20%.
- Commercial spaces reduced by 60%.
- Live work increased by 4x.
- Parking area reduced by 45%.
- Number of units remains the similar to approved EDG although with a larger number of two bedroom units.

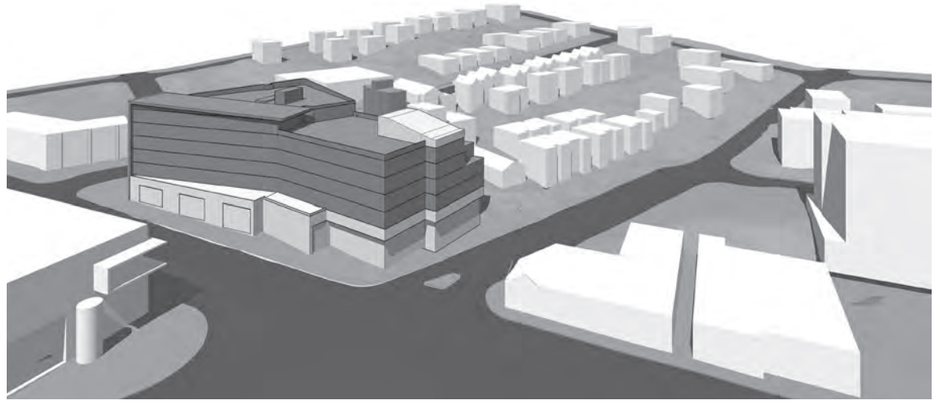
EDG 1 OPTIONS (JUNE 23, 2015)



EDG 1 Option 1 Snake Scheme



EDG 1 Option 2 Step Scheme



EDG 1 Option 3 Y Scheme

PROPOSED MASSING

APPROVED MASSING FROM EDG 2 (AUGUST 11, 2015)

Massing and Relationship to Context

EDG 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).

EDG 2 The Board discussed the previous massing options and commended the applicant for the thoughtful study and development of massing Option Four. The Board preferred this massing option as the form built upon the best qualities of the previous massing options, the angled Rainier massing previously shown in massing Option Three and more generous Rainier/Dearborn corner setbacks presented in massing Option Two. The Board directed the applicant to proceed with this preferred option.

a. The Board unanimously supported the added upper and lower massing setbacks along the street frontages and the alley since the massing better responds to the adjacent context and zone transition. (Guidelines CS1-D1, CS2-D3, DC2-A)

b. The Board strongly supported the development of the southwest corner which showed distinct massing and expanded street level setbacks to address concerns about site circulation and massing. (Guidelines CS2-C-1, DC2-A, PL1, PL2)

EDG 2 Noting that the NW corner is the tallest section of the project, the Board recommended exploring ways to break up the perceived height of the massing in this area. (Guidelines PL1-B, PL2-B-3, PL3- C-1, DC2-A-2)

Applicant Response

The proposed massing builds on EDG 1 Option 1. In response to the Early Design Guidance, the applicant modified EDG 1 Option 1 in the following ways:

1. More generous setbacks at Rainier/ Dearborn corner similar to the approved EDG 2 massing.

2. Upper and lower massing setbacks along the street frontages similar to approved EDG 2 massing.

3. Distinct massing at the southeast corner.

4. Distinct massing at the northwest corner. Upper level setbacks to reduce the perceived height of the building.

In addition to the above changes, the proposed massing has a more compact footprint with additional setbacks at key locations around site as compared to the approved EDG 2:

Along Rainier, street level setbacks are increased by 10' - 14'.

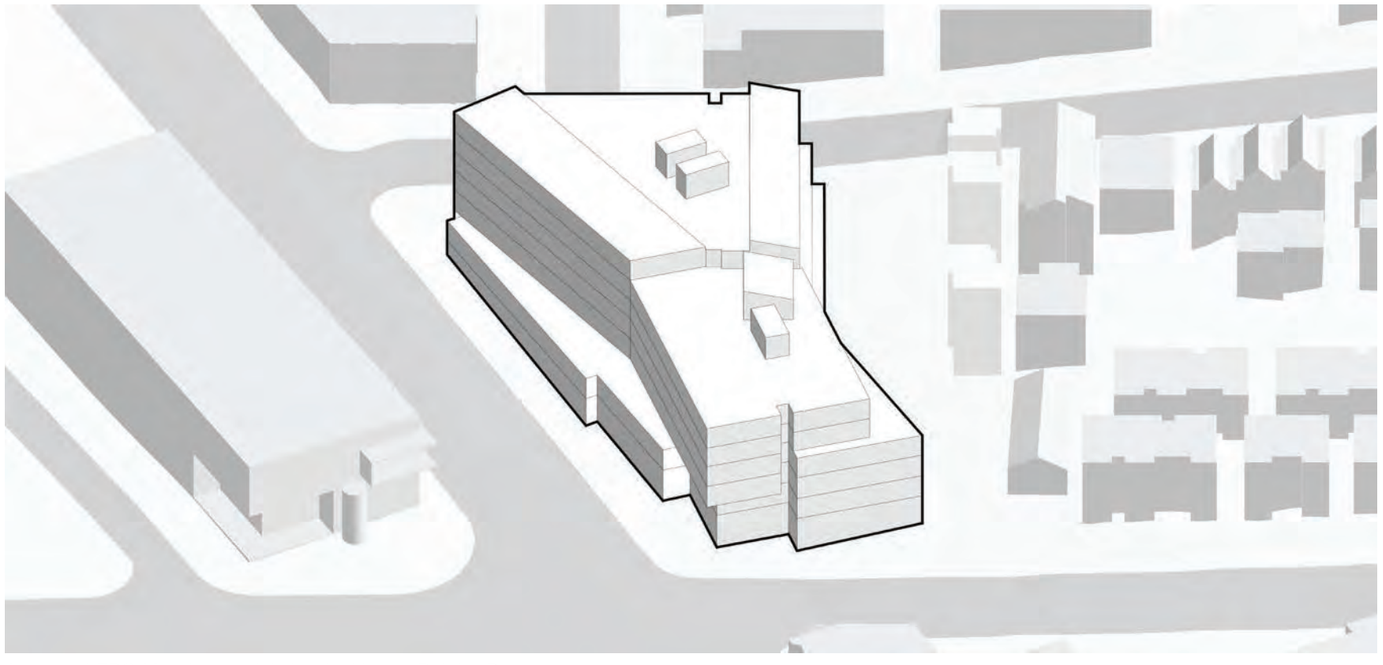
At Dearborn/Alley corner, full height building setbacks are increased by 10'.

At the Lane/Alley corner, the street level setback on Lane is increased by 11' and the full height building setback on the alley is increased by 10' - 15'.

Widths of discrete massing elements have also been reduced in the proposed massing.

In the proposed massing, the building's component parts are better integrated and have better relative scale and proportion than in the approved EDG 2 massing. These refinements help reduce the perceived scale of the building. In conjunction with additional landscape/plaza areas, the proposed massing supports active uses and pedestrian oriented streetscapes on all frontages and at both ends of the alley.

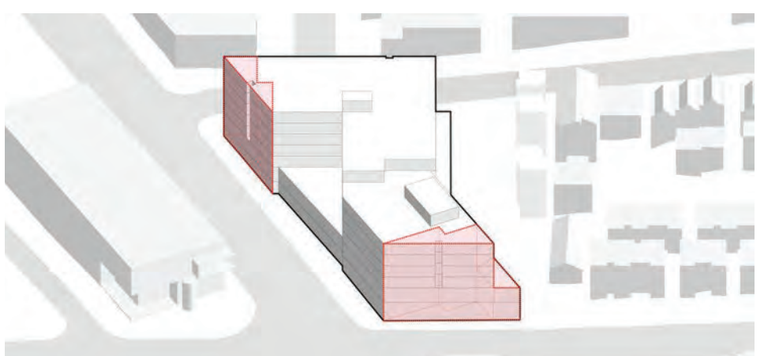
Proposed Massing: aerial view looking at Rainier/Dearborn corner



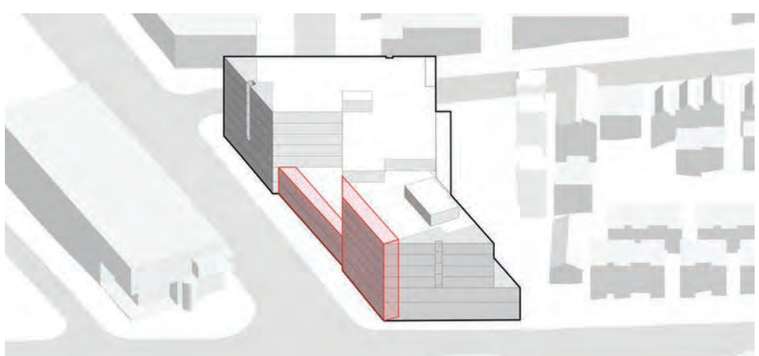
Approved EDG Massing: aerial view looking at Rainier/Dearborn corner

Applicant Response Continued

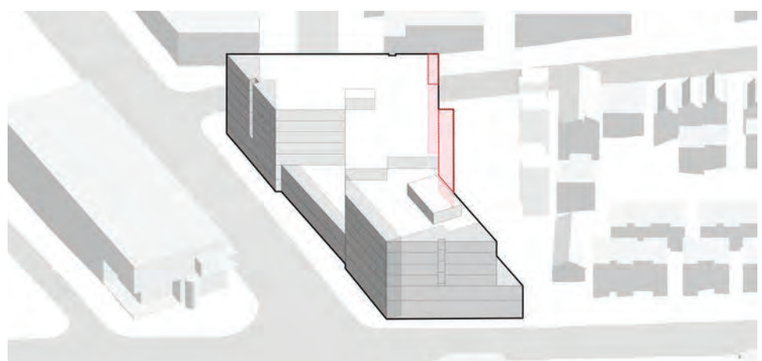
Diagrams below show evolution of the proposed massing from EDG 1 Option 1. Modifications to EDG 1 Option 1 (pink) were based on the Early Design Guidance and successful aspects of the approved EDG massing.



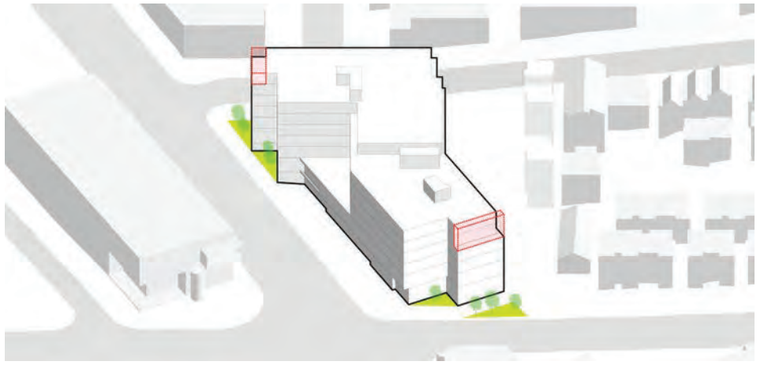
1A: Massing setback along Dearborn and at the corner of Rainier and Lane provide full height building setbacks comparable to the approved EDG 2 massing.



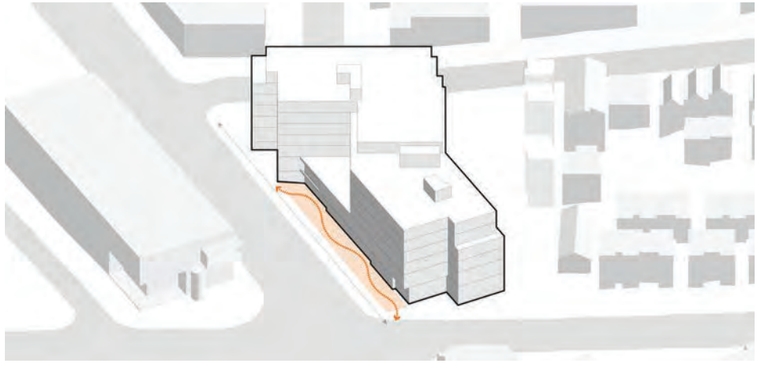
2A: Massing setback along Rainier provides an additional 10'-15' setback at Levels 1 and 2 compared to the approved EDG 2 massing.



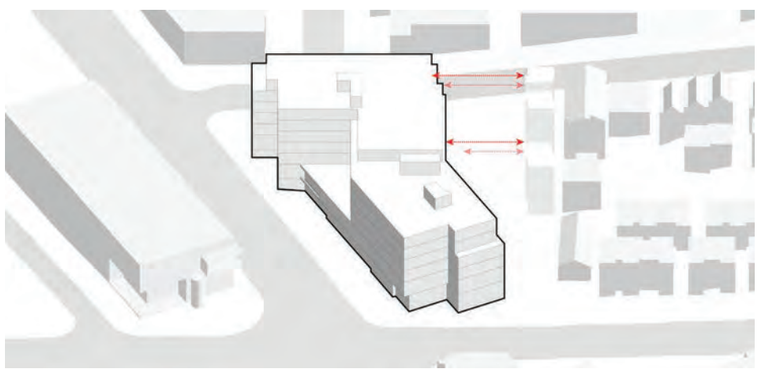
3A: Massing setback along the alley provides an additional 10' - 15' full height building setback as compared to the approved EDG 2 massing.



1B: On-site landscape added in full height set back (1A) along Dearborn and at the corner of Rainier and Lane. Additional massing setback provided at upper levels at Dearborn and Lane.



2B: Pedestrian access gallery/plaza area and on-site landscape added in street level setback (2A) along Rainier.



3B: Pedestrian access gallery for alley live work added in full height building setback (3A) along alley. Additional massing setbacks provided at upper levels along alley.

Street Level Uses, Transitions & Landscape

EDG 1 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)

EDG 2 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)

EDG 2 The Board approved of the pedestrian amenities along Rainier Ave S including the overhead protection and building integration with the bus stop to provide a comfortable pedestrian environment. (Guidelines PL2-C-1, PL3-C, PL4-C2)

Applicant Response

The proposed massing is more compact and has more regular geometry than the approved EDG 2 massing. As a result, there are increased street level setbacks and increased pedestrian amenities on all frontages. Compared with the approved EDG 2 massing, on-site landscaped open space increased on all frontages: 55% on Rainier; 42% on the alley; 10% on Lane; 3% on Dearborn.

Along Rainier, a landscaped access gallery plaza has been added. The access gallery provides access to the commercial and live work spaces, softens the Rainier frontage and serves as a secondary circulation path and buffer space for pedestrians along Rainier.

The bus shelter is integrated with planters at the edge of the access gallery. The bus shelter is set back from the sidewalk leaving circulation areas in front of and behind the bus shelter. The design team continues to work with METRO on integrating the bus shelter in the project. More detailed bus stop drawings will be provided at the meeting.

Overhead weather protection is provided all along Rainier and at commercial entries

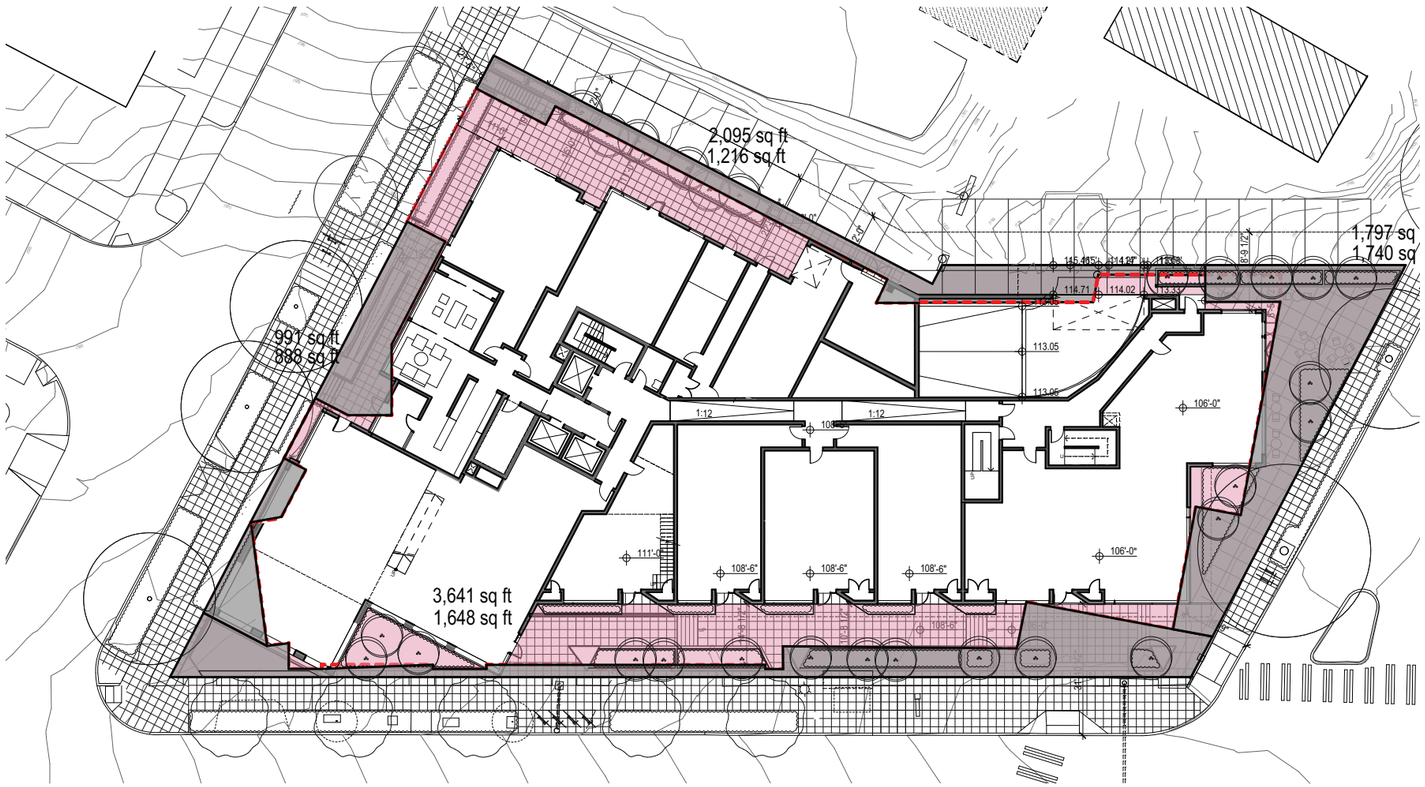


Diagram shows proposed on-site landscaped open space compared to approved EDG 2 massing. Proposed street level open space is in pink. EDG 2 street level open space is shown in grey.

Proposed Massing

Approved EDG 2 Massing

Massing and Relationship to Context

EDG 1 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)

Street Level Uses, Transitions & Landscape

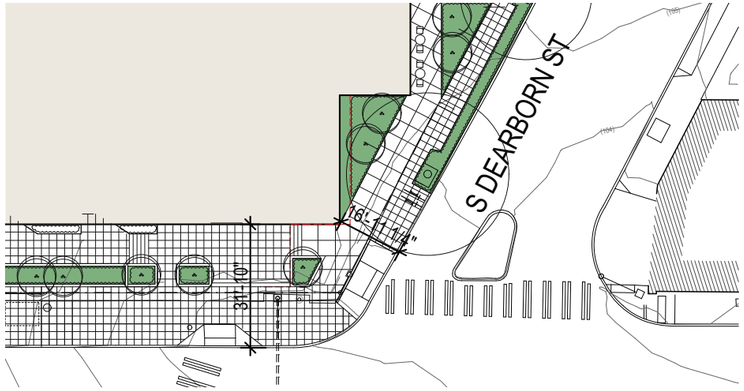
EDG 1 Recognizing the southwest corner is a busy intersection, the Board stressed the importance of the southwest corner treatment to create pedestrian oriented streetscapes. The Board recommended softening the transition with landscape and pedestrian amenities to engage and interact with the streetscape while also developing the design with clear sight lines for pedestrian safety. (Guidelines CS2-B, CS2-C1, PL1-B, PL2-B)

EDG 2 The Board unanimously supported the differentiation of the southwest corner which included the two story transparency to engage with the streetscape and provide clear sight lines for pedestrian safety. (Guidelines PL1-B, PL2-B-3, PL3- C-1, DC2-A-2)

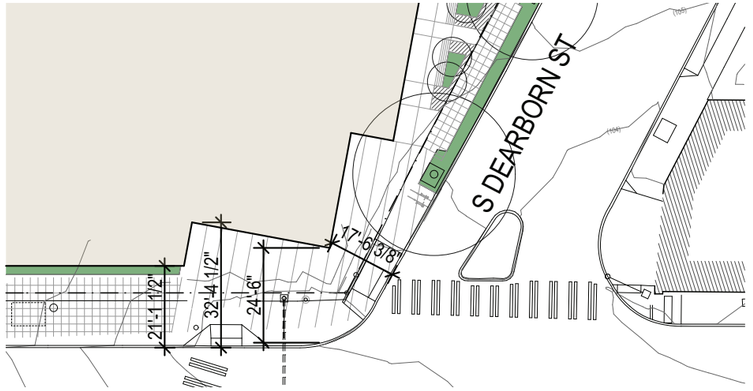
Applicant Response

In the proposed massing,the southwest corner has a similar setback along Dearborn and increased setback along Rainier as compared to the approved EDG 2. The corner continues to be distinguished from adjacent massing with modulation and by large-scale glazing and material distinctions from the adjacent massing (See renderings and elevations). The height of the corner commercial space has been revised to 16'. The proposed height provides more human scale frontage than the approved EDG 2 while maintaining commercial character at street level. The building has an integrated canopy for overhead weather protection.

With the increased setback from Rainier, open space at the corner is better aligned with the northbound crosswalk on Rainier. The access gallery mediates between the building and crosswalks in both directions. Landscape planters in the access gallery also minimize the impact of existing sidewalk obstructions (signal pole, fire hydrant).



Proposed Plan at Rainier/Dearborn corner: setbacks on



Approved EDG 2 Plan at Rainier/Dearborn corner

Proposed: Northbound view of Rainier/Dearborn corner shows increased building setback along Rainier.

Approved EDG 2: Northbound view of Rainier/Dearborn corner.

Proposed: Westbound view of Rainier/Dearborn corner shows increased visibility around corner due to setbacks and narrower Dearborn massing.

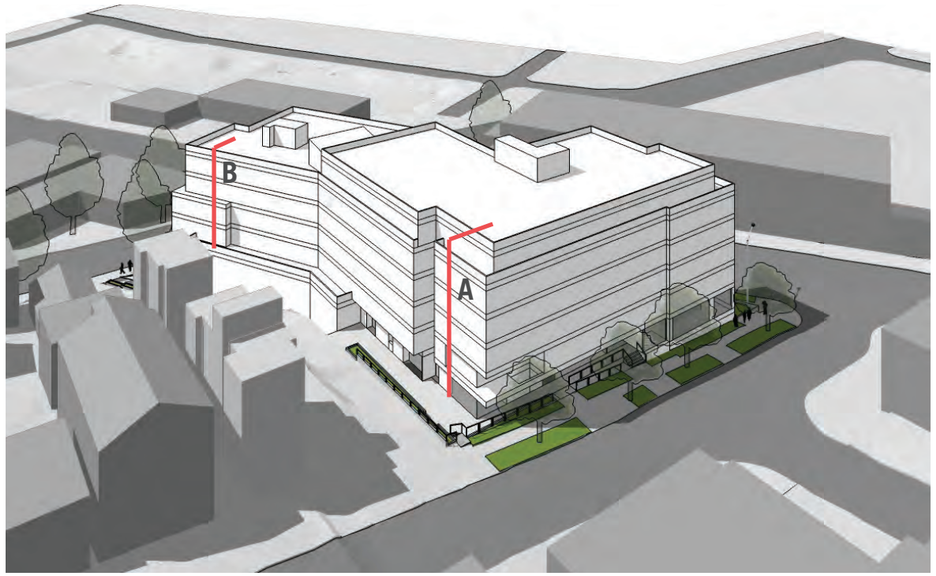
Approved EDG 2: Westbound view of Rainier/Dearborn corner.

Massing and Relationship to Context

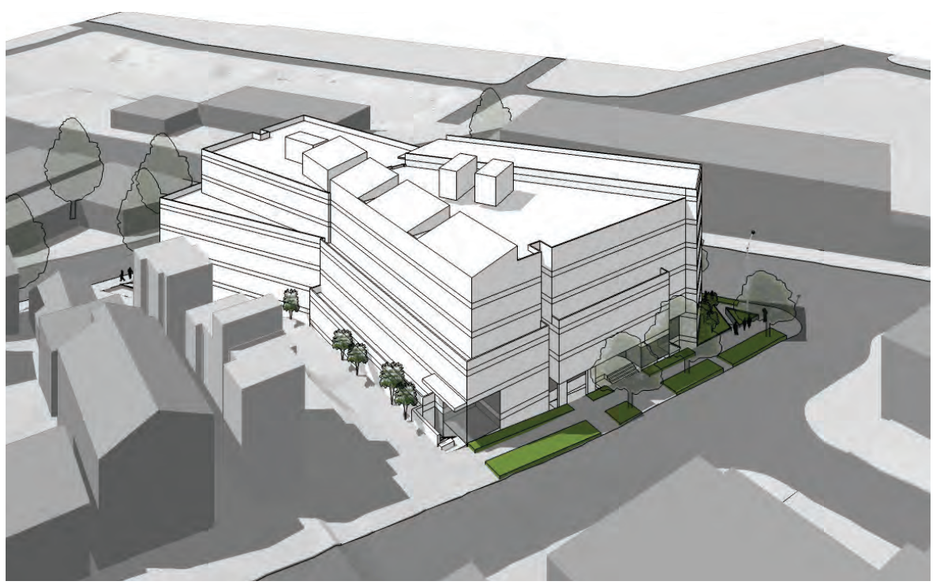
EDG 1 Due to zoning transition, the Board recognized that the alley façade will be highly visible. The Board was concerned with the massing along the alley and directed the applicant to develop the options showing consideration and appropriate transitions to the adjacent zone. For this area, the Board 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)

Applicant Response

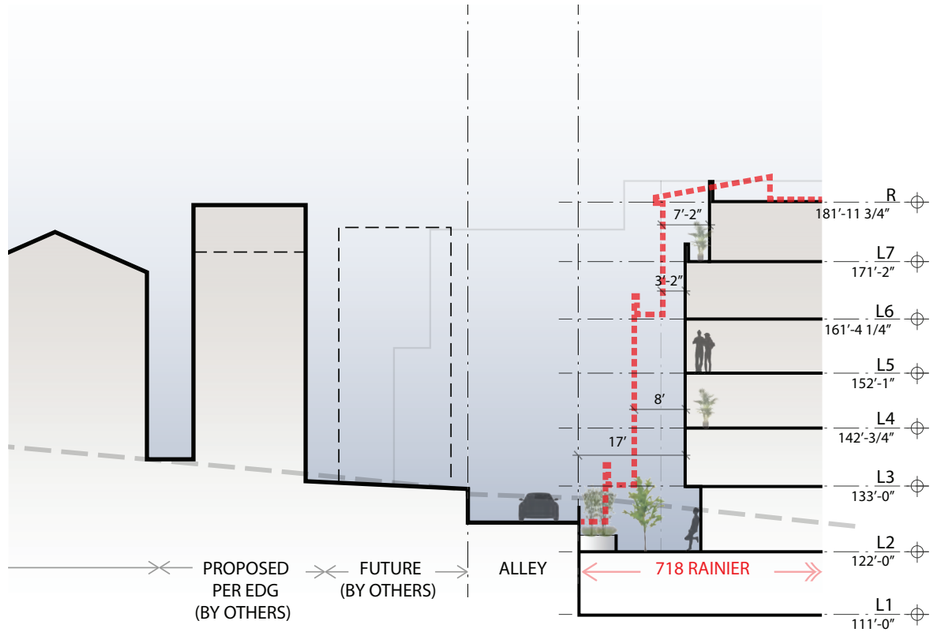
The proposed massing has setbacks at multiple levels along the alley to provide a stepped transition between the proposed building and the adjacent LR3 zone. Similar to the approved EDG 2 massing, the setbacks help reduce the perceived scale of the building. Section diagram (top) shows the proposed massing increases ground related setbacks along the north alley as compared to the approved EDG massing. Section diagram (bottom) shows the proposed massing has similar or increased ground related setbacks at the south alley as compared to the approved EDG 2 massing. Upper level setbacks at both ends of the alley provide an additional step in scale.



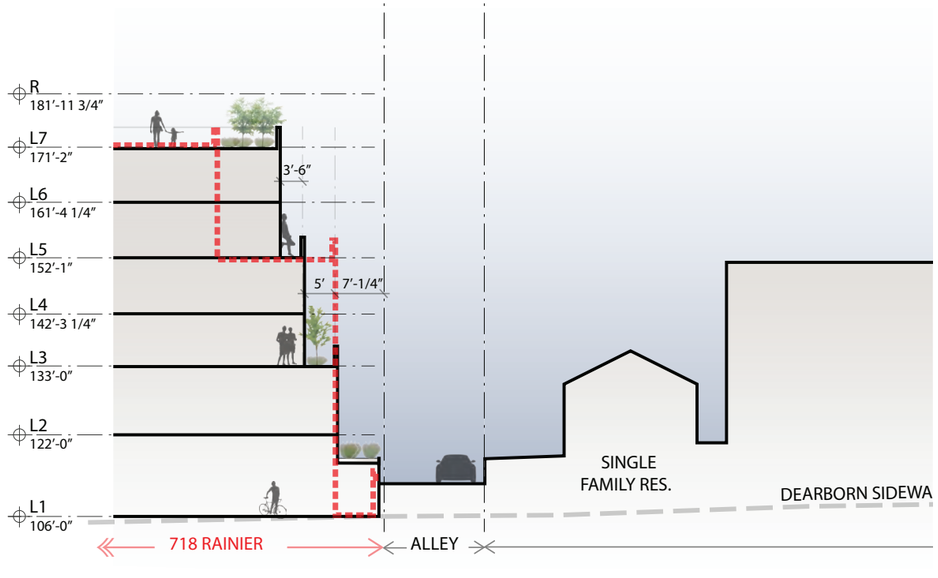
Proposed Massing



Approved EDG 2 Massing



A. Proposed Section at Lane Transition to LR3 zone. Red outline shows approved EDG Massing.



B. Proposed Section at Dearborn Transition to LR3 zone. Red outline shows approved EDG Massing.

Street Level Uses, Transitions & Landscaping

EDG 2 The Board was supportive of the thoughtful approach to the varied street frontages including the development of the S Lane St frontage. The added commercial and live work areas, glazing and stoops to provide a transition to the residential character context. (Guidelines CS2-B, PL2-B-3, PL3)

EDG 2 The Board also supported the landscape and scored surface at the alley to create a safe and comfortable environment for pedestrians. (Guidelines PL2, DC4-D)

Architectural Concept & Frontages

EDG 1 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)

EDG 1 The Board appreciated the nod to the Lowrise development to east with the gabled roof form. The Board was concerned however with how the sloped clerestory roof relates to the overall architectural concept and recommended the applicant thoughtfully design this transition to relate to the expression of the building. (Guidelines CS2-D3, DC2)

EDG 2 The Board approved of a dynamic concept/treatment of the projecting bays as it has the potential to add another layer of articulation to the façade. (Guidelines DC2-A-2, DC2-D-2))

Proposed Massing: Street view looking at Rainier/Dearborn corner (southwest corner)

Proposed Massing: Street view looking at Dearborn/alley corner (southeast corner)

Approved EDG 2 Massing: Street view looking at Rainier/Dearborn corner (southwest corner)

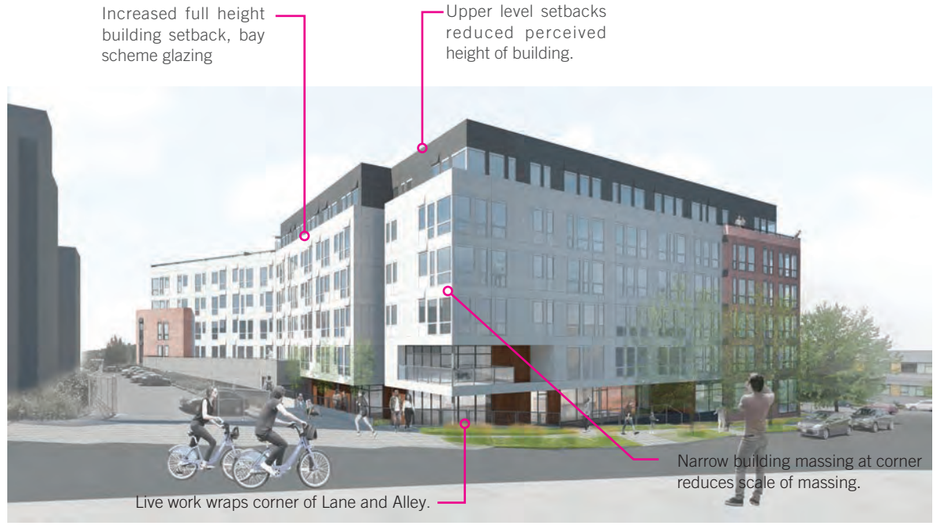
Approved EDG 2 Massing: Street view looking at Dearborn/alley corner (southeast corner)

Applicant Response

In the proposed massing, the building's component parts have better relative scale and proportion than in the approved EDG 2 massing. The concept for all facades has been revised to better fit the building's more compact massing. On all frontages, use of materials and design of glazing are intended to distinguish discrete massing elements and to highlight ground related and street level massing. At street level and on ground related massing, durable cladding materials with integral warmth and texture are proposed. Glazing in brick massing is visually stacked to reinforce the ground related character of these volumes. Residential upper levels are clad in fiber cement with glazing patterns that vary based on solar orientation and cladding material. The previously proposed projecting bays and gabled roof forms have been eliminated.

A palette of six windows is used to make a family of residential glazing patterns that provide texture and variation on each facade. The glazing patterns are called Field scheme and Bay scheme. The Field scheme, located on the west-facing facade near the corner of Rainier and Dearborn, has regularly spaced windows that create a continuous field of windows across several units. The Bay scheme is used in all other locations. In the bay scheme, windows are arranged to read as more conventional vertical bays of windows with clearly defined corners. The arrangement of windows within a given bay varies from unit to unit and facade to facade. Variation from facade to facade is based on solar orientation. South facing facades have the smallest quantity of glazing, north, the largest quantity. East and West facing facades have an in between quantity. See Materials section for detail.

Proposed Massing: Street view looking at Dearborn/Lane corner (northwest corner)



Proposed Massing: Street view looking at Lane/alley corner (northeast corner)

Approved EDG 2 Massing: Street view looking at Dearborn/Lane corner (northwest corner)

Approved EDG 2 Massing: Street view looking at Lane/alley corner (northeast corner)

Applicant Response

Each frontage continues to be considered from the standpoint of pedestrian scale and street level activity. The revised program and massing support an increase in active uses at street level and landscaped pedestrian space all around the building, including at the north and south ends of the alley. At the west end of Lane Street, the corner massing has been revised for better horizontal and vertical modulation to reduce perceived scale of the building. The proposed design also includes additional street level transparency and on-site landscape.

At the east end of Lane, two live work units are now proposed. The double height notch in the building provides a larger scale presence for the corner live work unit. Between the building and the alley, a landscaped plaza/access gallery has been added. This brings active uses deeper into the alley as compared to the approved EDG 2. Additional street level landscape enhancements include scored surface at the alley pending SDOT approval and increased planter widths at the south alley. See landscape plans for alley scoring.

Street Level Uses, Transitions & Landscaping

Architectural Concept & Frontages

EDG 1 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)

View of access gallery from Lane

View from within access gallery

Columbia City PCC; View of sunken plaza from street

Columbia City PCC; Sunken plaza

Enlarged North Alley L2 Elevation at Access Gallery

Applicant Response

The Lane frontage has been developed to provide active uses at street level on both ends. The commercial mezzanine at the west end has increased transparency and brings activity from Rainier around the corner. At the east end, the corner live work faces both Lane and the alley with its main entrance on Lane. The double height notch at the corner provides the unit with a small-scale commercial presence and the building with a corner massing detail that relates to the residential scale up the street.

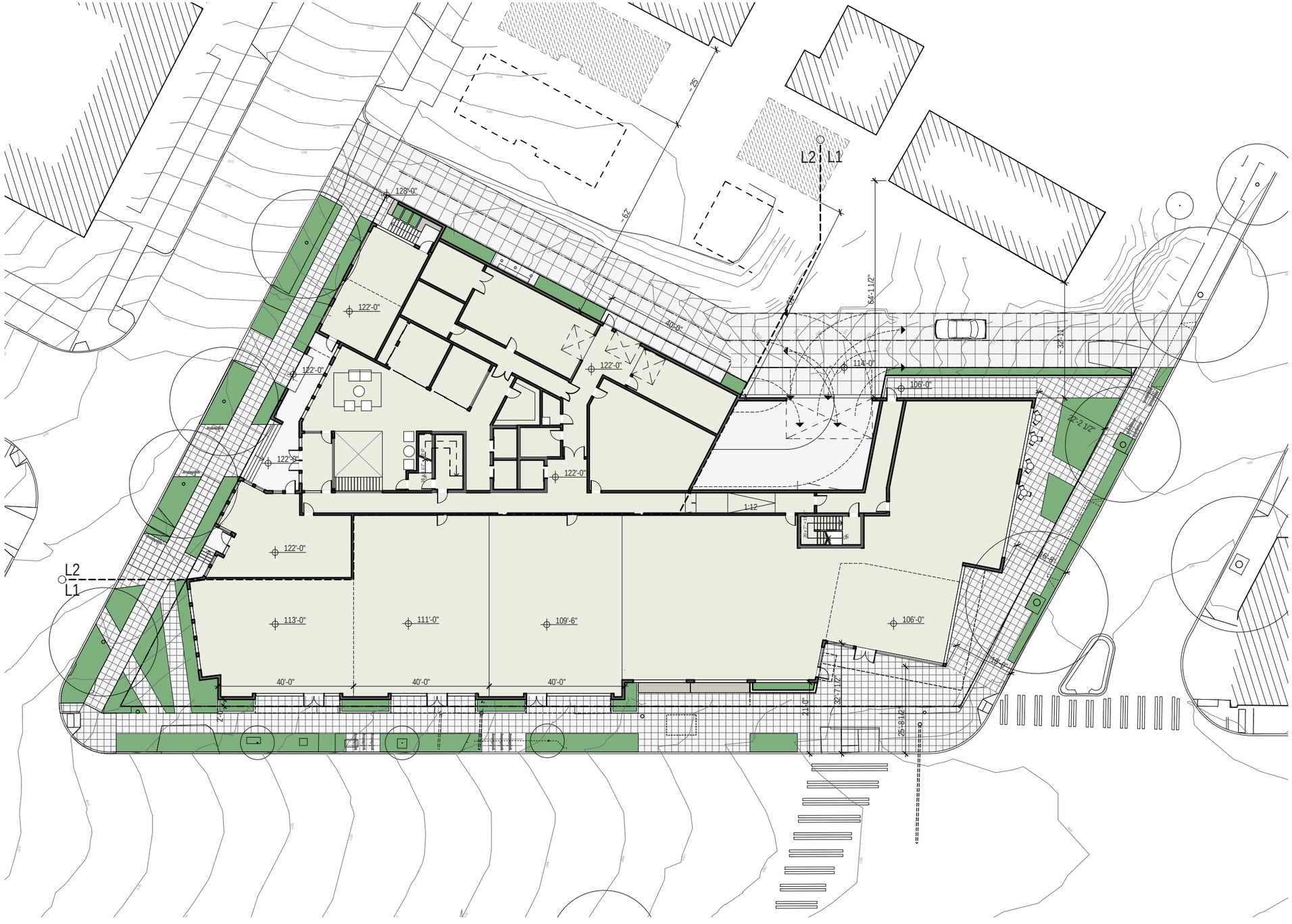
Along the alley, the access gallery provides open space for the live work units and serves as a landscaped buffer between the building and the adjacent LR3 zone. The access gallery shares characteristics with the partially sunken patio at the Columbia City PCC. Photos of the PCC patio show the sunken plaza to be a successful approach to providing space for active uses at street levels with significant grade changes.

Brick cladding is used at the ground related corner massing at the west. Corten steel cladding is used in conjunction with storefront at the residential lobby and live work entrances. The street level materials are intended to have richness and durability. Proposed lighting and signage will add further detail and wayfinding for this frontage.

View of live work entry from Lane shows skylight in live work notch.

Enlarged Lane L2 Elevation

STREET LEVEL - APPROVED EDG COMPOSITE LEVEL 1/LEVEL 2 SITE PLAN



Approved EDG

The approved EDG 2 included four large commercial spaces along Rainier, one small commercial space along Lane, and one live work space at the Lane/Alley corner.

Proposed

The proposed massing has six live work spaces and a commercial anchor at each corner of Rainier.

Compared to the approved EDG 2 massing, the building has a more compact footprint with more regular geometry. The building sets back all around the site. Access galleries and increased on site landscape expand active uses all around the site.

Red dashed line shows outline of approved EDG 2 plan superimposed on the proposed street level plan.

STREET LEVEL - PROPOSED COMPOSITE LEVEL 1/LEVEL 2 SITE PLAN

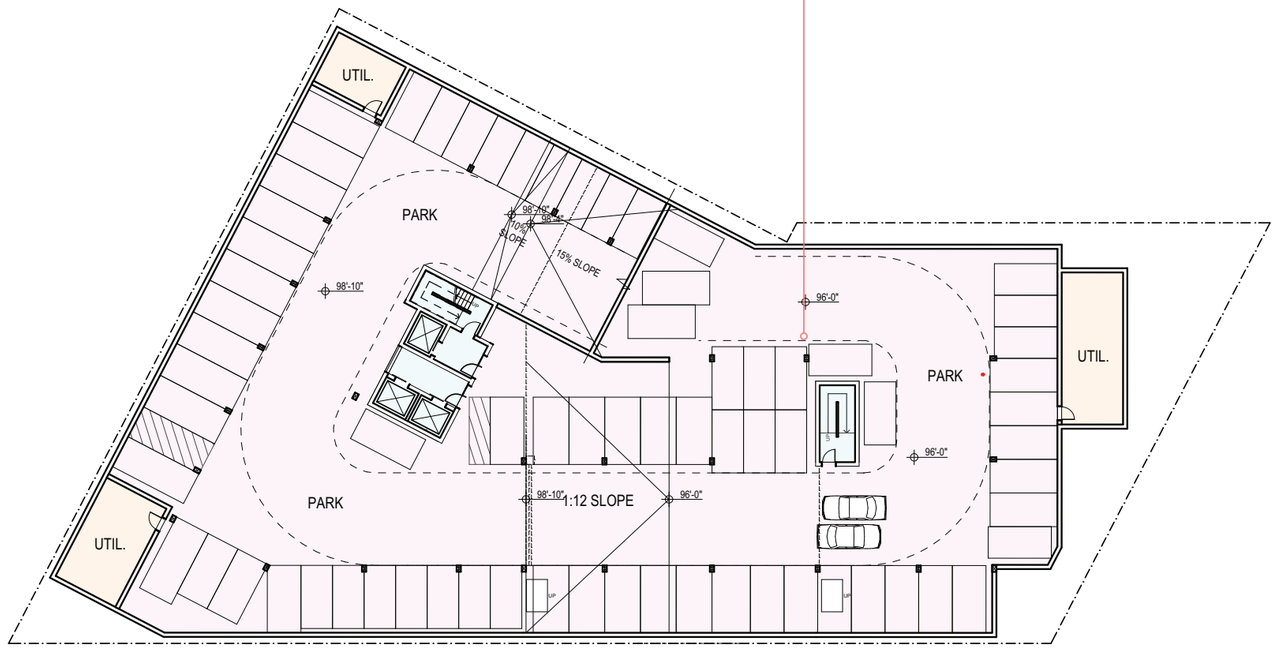
RESPONSE TO DESIGN GUIDELINES

CONTEXT AND SITE		
CS1. Natural Systems and Site Features		
B. Sunlight and Natural Ventilation	1. Sun and Wind 2. Daylight and Shading 3. Managing Solar Gain	• Fenestration pattern varies based on solar orientation of facade. • Level 7 roof deck, greenhouse, and community room located/oriented for southern exposure. • Day-lit corridors provide passive ventilation. • Building mass sets back from alley to reduce shadows on adjacent structures. • Relatively shallow residential unit depths support daylight penetration. • Deciduous street trees on Rainier Ave S and S Dearborn St provide summer shading for commercial spaces and winter solar gain/daylighting.
C. Topography	1. Land Form 2. Elevation Changes	• Building massing steps with topography. • Access gallery along Rainier Ave S allows for at grade entry access to live work and commercial spaces. • Mezzanine at Commercial 2 creates active use at street level along Lane.
CS2. Urban Pattern and Form		
B. Adjacent Sites, Streets, and Open Spaces	1. Site Characteristics 2. Connection to the Street	• Building massing modulated to break down perceived mass and height of building. Massing is organized into ground related massing with relatively narrow widths. Refer to CS2.D (Height, Bulk, Scale) • Refer to CS2.D (Height, Bulk,Scale) for connection to street.
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	• **Rainier Ave S:** Building massing sets back from property line to provide pedestrian access gallery. Upper residential levels have deep angled setback which reduces the perceived length of the façade and creates Level 3 roof garden that will be visible from street level. • **S Dearborn St:** Large ground related setbacks provide opportunities for outdoor seating and landscaping provided on S Dearborn St where sidewalks are currently substandard. Massing steps down from six stories to four stories to transition to the smaller scale residential development to the east. • **S Lane St**: Building modulation at Rainier/Lane corner and at live work unit on alley reduces perceived height and length of building along Lane. • **Alley:** Building massing sets back between 10' – 14' from property line along alley with additional setbacks at upper levels. Two live work units along S. Lane St and alley bring active use to the corner and alley • **Adjacent buildings** provide cues: o Goodwill building: Contemporary lines and rhythm created by repetition of glazing, materials and color; Pocket of landscaping at south east end or project site. o Hiawatha multifamily building provides opportunity to create pedestrian friendly corridor from Hiawatha to Dearborn/Rainier.

PUBLIC LIFE		
PL1. Open Space Connectivity		
B. Walkways and Connections	1. Pedestrian Infrastructure 2. Pedestrian Volumes 3. Pedestrian Amenities	• Garage entry/loading/trash pickup located in the alley. Utility and parking located below grade or at middle of the alley allowing for uninterrupted commercial/residential/pedestrian uses and transparency along three main frontages and at alley corners. • Building steps with grade for at grade/accessible entry at all spaces. • Building setbacks respond to site conditions and anticipated volumes of pedestrian activity: • Bus shelter is relocated for better pedestrian circulation. Refer to PL4.C (Planning Ahead for Transit). • Generous on-site and off-site landscaping provided on all frontages including large landscaped areas at the southeast and northwest corners. New and replacement street trees on S. Rainier Ave. • Pedestrian amenities: Benches provided at bus stop; canopies/weather protection provided at all entries and along Rainier Ave S; bicycle racks provided along Rainier Ave S, S Dearborn St and S Lane St.
PL2. Walkability		
D.Wayfinding		• Access galleries along Rainier Ave S and at Lane/Alley are visual cues for semi-public zone between the sidewalk and the building. They act as a buffer and zone of access for commercial and live work spaces. • Architectural signage for live work, commercial spaces and residential lobby will be integrated into building façade. • Lighting used to highlight entries and paths of circulation. • Cladding used to define entry portals at live work and commercial spaces, emphasize points of access into building at Level 1 and Level 2. • ROW and onsite landscaping used to frame points of entry into building. • High degree of transparency provided at commercial spaces and residential lobby.
PL3. Street-Level Interaction		
A. Entries	1. Design Objectives	• Refer to PL2.D
C. Retail Edges	1. Porous Edge	• Significant building setbacks along all frontages create public and semi-public zones all around the building, which support onsite commercial and pedestrian activity and make room for a layered landscape zone between sidewalks and the building. • Extensive glazing along Rainier Ave S, S Dearborn St, S Lane St. • Combination of commercial spaces and live work provide multiple entries/points of activity along the streets. Program supports small to medium scale active uses along all frontages. • Large scale and operable glazing planned for commercial spaces.
PL4. Active Transportation		
B. Planning Ahead for Bicyclist		• Residential bicycle room is located on alley at south edge of access gallery, provides direct and easy access from the alley. • Project provides more residential and commercial bicycle parking than code required and has room to expand number of residential spaces depending on tenant need. • Project has secondary storage room available for long term bicycle storage if needed.
C. Planning Ahead for Transit	2. On-site Transit Stop	• Relocated bus shelter is setback further from Rainier Ave S than existing shelter. Coordination with King County Metro is still in progress on bus shelter. • Access gallery along Rainier allows for pedestrian circulation behind bus shelter, mitigates effect of congestion at bus stop.

DESIGN CONCEPT		
DC2. Architectural Concept		
D. Scale and Texture	1. Human Scale 2. Texture	• In the proposed massing, the building's component parts are better integrated and have better relative scale and proportion than in the approved EDG 2 massing. • Building facades have been developed as textured surfaces. Glazing in brick massing is visually stacked to reinforce the ground related character of these volumes. Residential upper levels are clad in fiber cement with glazing patterns that vary based on solar orientation and cladding. See Materials section. • Façade treatment of commercial and live work spaces designed to read as individual entry bays/portals. • Smaller scale elements such as decks, benches, canopies, signage, lighting, and landscaping provide additional human scale and texture.
DC4. Exterior Elements and Finishes		
A. Building Materials	1. Exterior Finish Materials	• Use of materials and design of glazing are intended to distinguish discrete massing elements, to highlight ground related and street level massing. • Durable, high quality materials with integral color are proposed for ground related and street level facades. • Façade materials have small scale texture (brick/corten) or material divisions (fiber cement) intended to bring human scale to the façade.

PL1.B Parking located below grade, supports uninterrupted commercial/residential/ pedestrian uses at grade.



PLAN KEY

- PARKING
- CIRCULATION
- UTILITIES
- COMMERCIAL / LW
- RESIDENTIAL
- RESIDENTIAL AMENIT

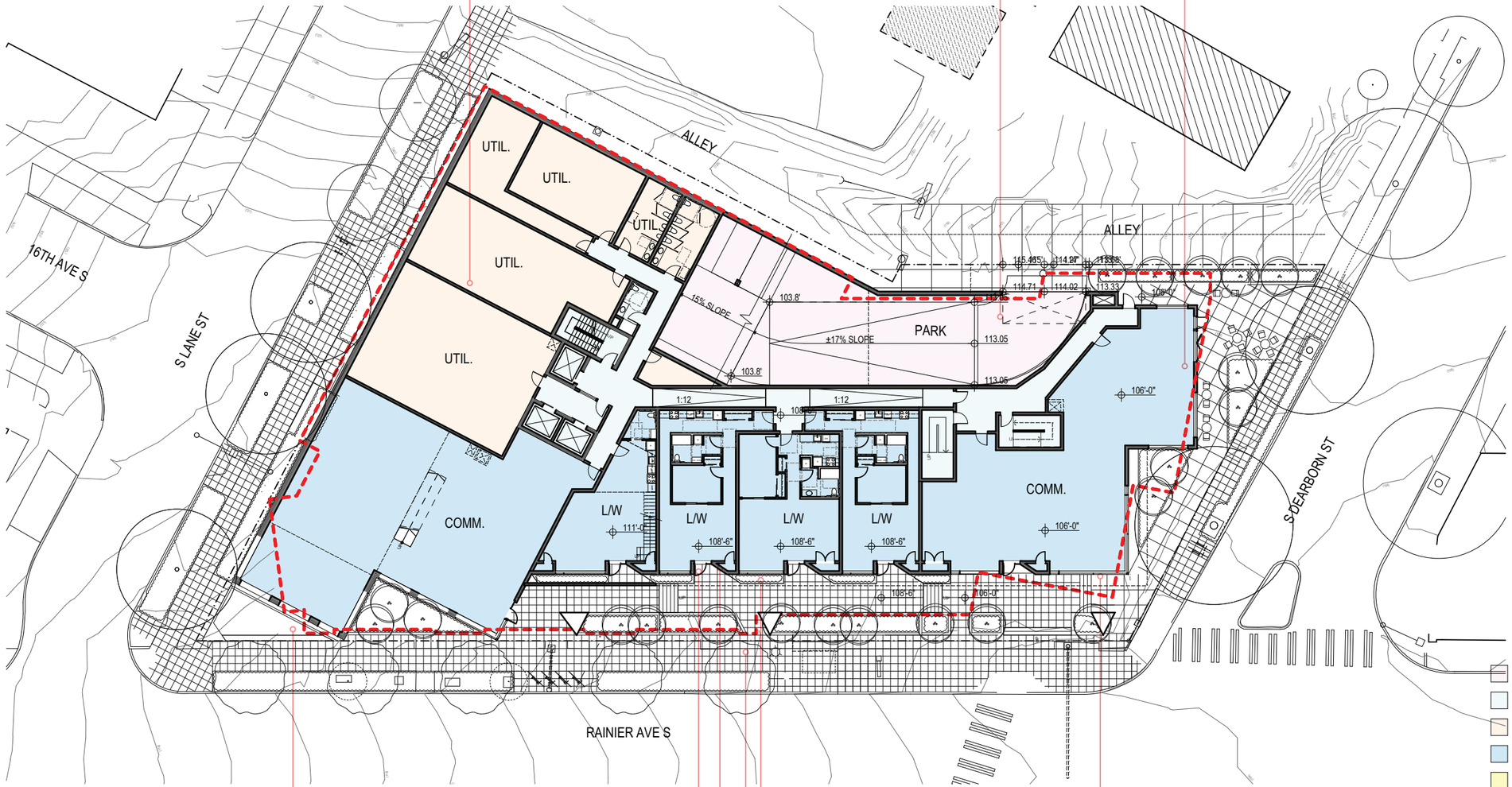
FLOOR PLANS - LEVEL 1

Red dashed line shows outline of approved EDG 2 plan superimposed on the proposed plan.

Parking/Utilities/Storage located below grade allows for uninterrupted commercial/ residential/pedestrian uses and transparency along three main frontages. PL1.B

Garage entry located in alley . PL1.B

PL1.B Large-scale operable glazing at Dearborn along with generous building setbacks and on-site landscape support exterior commercial activity.



PLAN KEY
- PARKING
- CIRCULATION
- UTILITIES
- COMMERCIAL / LW
- RESIDENTIAL
- RESIDENTIAL AMENITY

On site landscape in building setbacks all around the site. . PL2.D PL3.A

Angled recessed doorways distinguish commercial and live-work entries at L1 PL2.D PL3.A

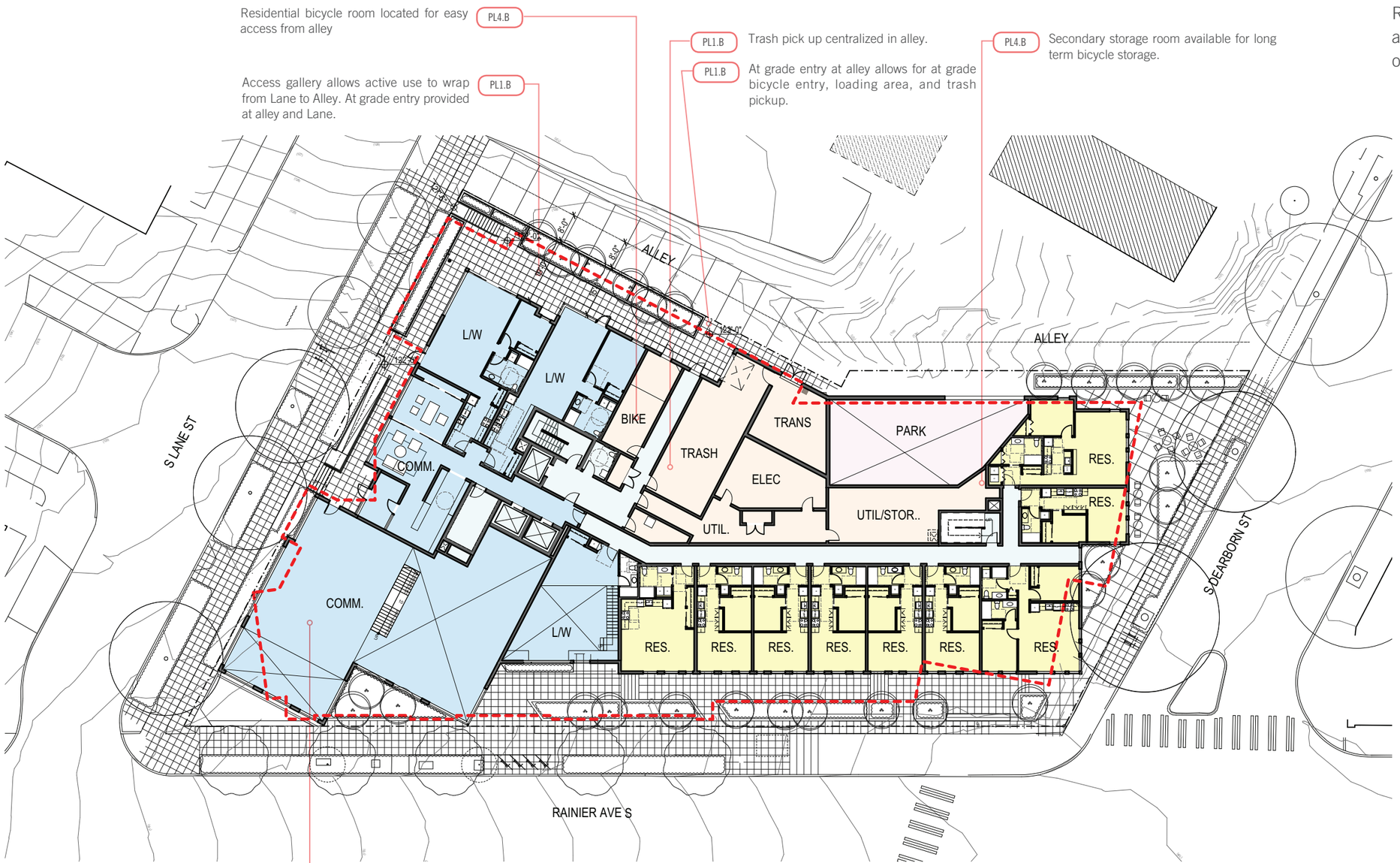
Access gallery expands feel of sidewalk, creates a buffer between vehicular and pedestrian zones, provides at grade entries for all commercial and live work spaces. PL1.B PL2.D CS1.C

PL1.B Continuous canopy along Rainier provided.

PL4.C Bus shelter setback from Rainier AVe S. and integrated with landscape planter.

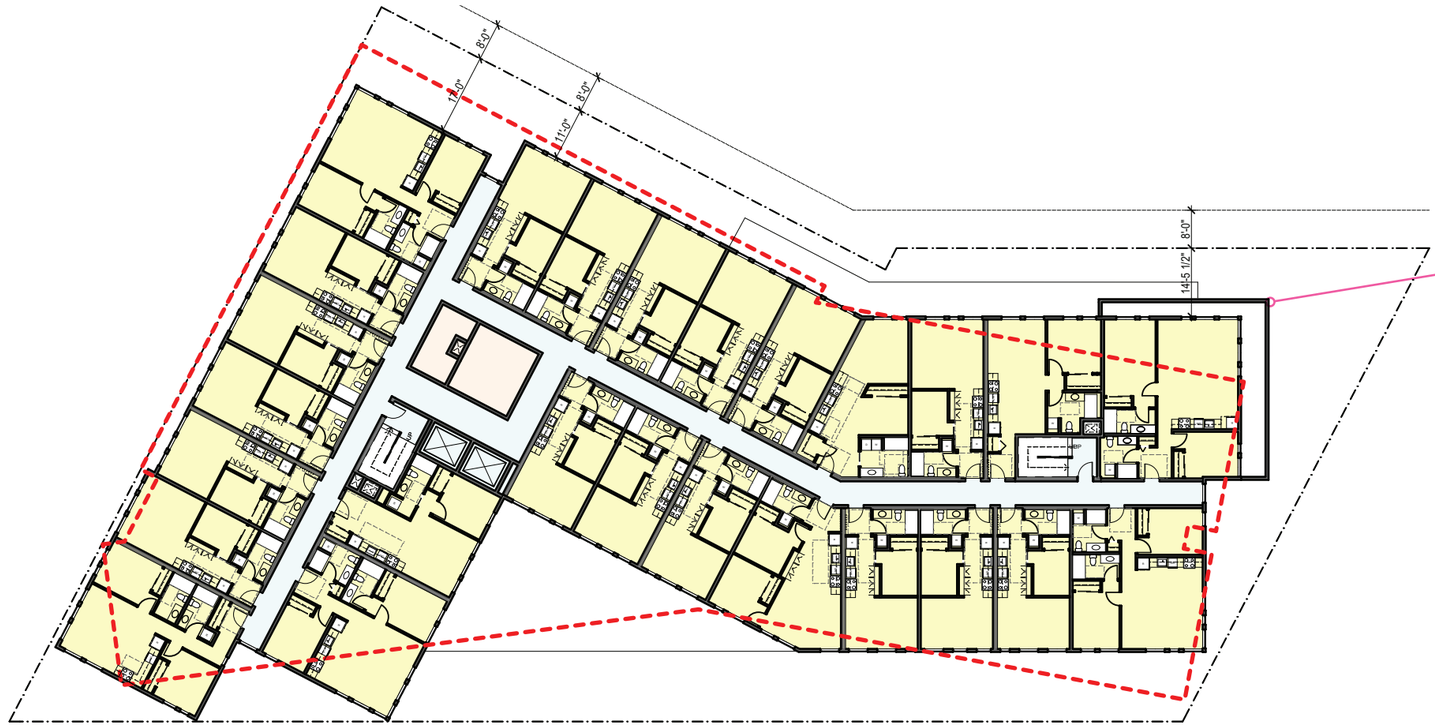
PL2.C Commercial spaces with large-scale glazing along Rainier Ave S, S Dearborn St, S Lane St.

Red dashed line shows outline of approved EDG 2 plan superimposed on the proposed plan.



FLOOR PLANS - LEVELS 3-5

Red dashed line shows outline of approved EDG 2 plan superimposed on the proposed plan.



Ground related massing steps down at corner to transition to LR3 zone

Building setback increased over approved EDG 2 massing

L3 landscaped roof to provide visible landscape at street level and to residential units

PLAN KEY

- PARKING
- CIRCULATION
- UTILITIES
- COMMERCIAL / LW
- RESIDENTIAL
- RESIDENTIAL AMENITY

FLOOR PLANS - LEVELS 6 - 7

Red dashed line shows outline of approved EDG 2 plan superimposed on the proposed plan.

Ground related massing steps down at corner to transition to LR3 zone

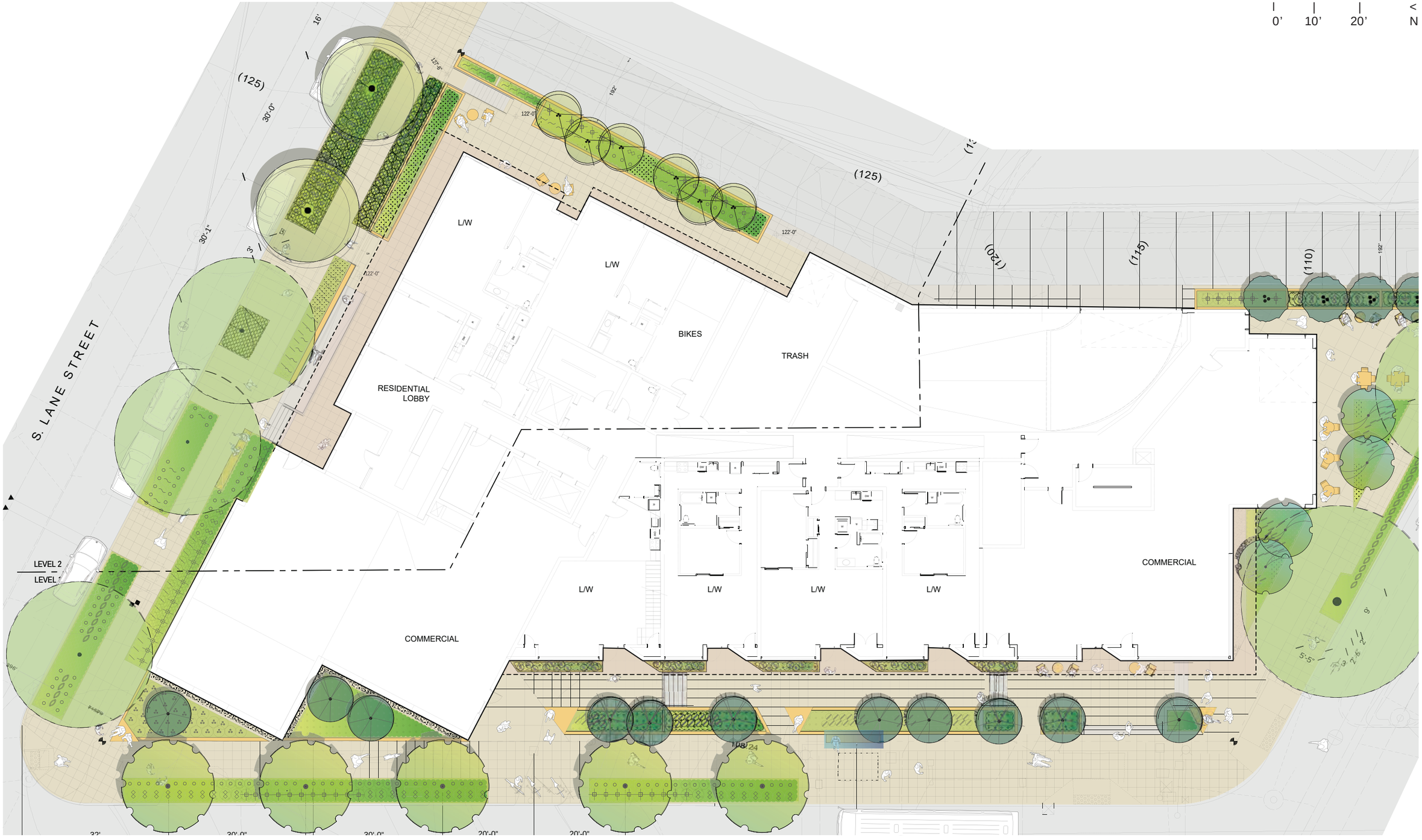
Level 7

Level 6

PLAN KEY

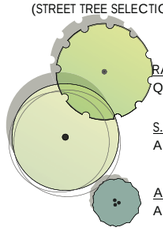
- PARKING
- CIRCULATION
- UTILITIES
- COMMERCIAL / LW
- RESIDENTIAL
- RESIDENTIAL AMENITY

LANDSCAPE - SITE PLAN



PROPOSED STREET TREES:

(STREET TREE SELECTIONS APPROVED BY SDOT URBAN FORESTER BILL AMES VIA EMAIL OCT. 7, 2015)

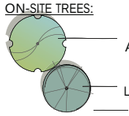


RAINIER AVE S
QUERCUS FRANIETTO/GREEN FOREST OAK

S. LANE ST.
ACER RUBRUM 'OCTOBER GLORY'/AUTUMN GLORY MAPLE

ALLEY
ACER CIRCINATUM/VINE MAPLE

ON-SITE TREES:



AMELANCHIER GRANDIFLORA 'AUTUMN BRILLIANCE'/ HYBRID SERVICEBERRY

LAGERSTROEMIA INDICA / CREPE MYRTLE

SHRUBS & GROUNDCOVER

- SPIRAEA BUMALDA 'DENISTAR' / SUPERSTAR SPIRAEA *
- NANDINA DOMESTICA/'MOON BAY'/HEAVENLY BAMBOO *
- ILEX CRENATA 'CONVEXA' /JAPENESE HOLLY *
- VIBURNUM DAVIDII / DAVID'S VIBURNUM *
- CAMELLIA 'JEAN MAY' / JEAN MAY CAMELLIA
- DRYOPTRERIS ERYTHROSORA / AUTUMN FERN
- IMPERATA CYLANDRICA 'RUBRA' / JAPANESE BLOODGRASS
- ROSA 'CORAL FLOWER CARPET ROSE'*
- POLYSTICHUM MUNITUM / WESTERN SWORD FERN *
- SALIX NANA / DWARF ARCTIC WILLOW *

GROUNDCOVER

- PACHYSANDRA TERMINALIS / JAPANESE SPURGE*
- LIRIOPE SPICATA / CREEPING LILYTURF*
- FRAGARIA CHILOENSIS / BEACH STRAWBERRY*

TREES

Quercus Franietto
Green Forest Oak

Acer Rubrum 'October Glory'
Autumn Glory Maple

Amelanchier 'Autumn Brilliance'
Hybrid Serviceberry

Lagerstroemia Indica
Crepe Myrtle

SHRUBS

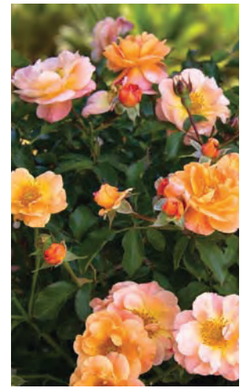
Spiraea 'Denistar'
*Superstar Spiraea **

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

Ilex crenata 'Convexa'
Compact J. Holly

Viburnum davidii
David's Viburnum

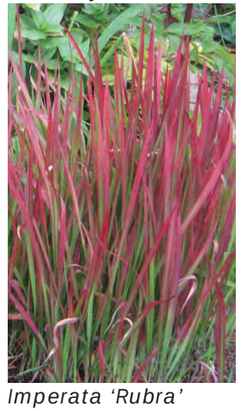
Camellia 'Jean May'
Jean May Camellia



Rosa 'Amber'
Amber Carpet Rose

GROUNDCOVERS

Dryopteris erythrosora
Autumn Fern

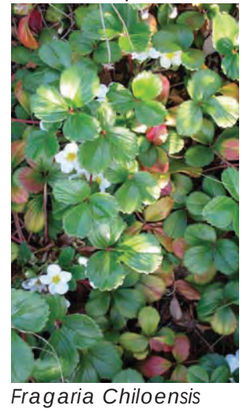


Imperata 'Rubra'
Japanese Bloodgrass

Polystichum munitum
Sword Fern

Pachysandra Terminalis
*Japanese Spurge**

Liriope Spicata
*Creeping Lilyturf**



Fragaria Chiloensis
*Beach Strawberry**

S DEARBORN TO S RAINIER

1 *Spill out Cafe at Dearborn*
2 *Better Bike Racks*
3 *Bike/pedestrian potential at corner*
4 *Seat Triangles for Hanging*
5 *Spill out Retail at Commercial Entry*
6 *Access Arcade including Live/Works*
7 *Better Bus Stop*

1 Spill out Cafe at Dearborn

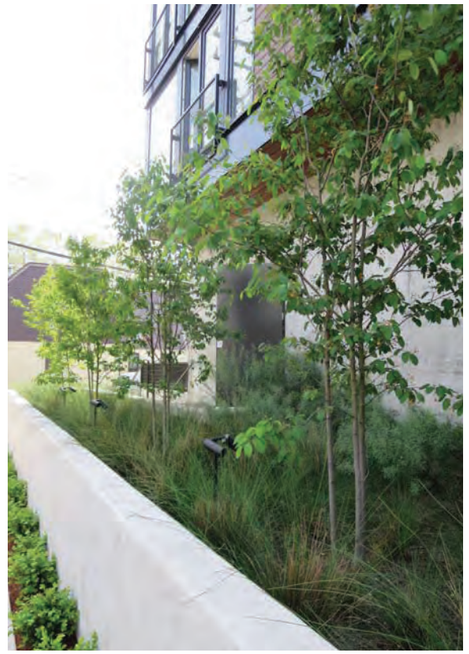
2 Better Bike Racks

6 Access Arcade including Live/Works (Brooks Headquarters)

S RAINIER TO S LANE

1 *Extended planting at busy Rainier*
2 *Better Bike Racks*
3 *Access Arcade including Live/Works*
4 *Generous Commercial Entry*
5 *Seat Triangles for Hanging*
6 *Bioretention Planter*

1 Extended planting at busy Rainier

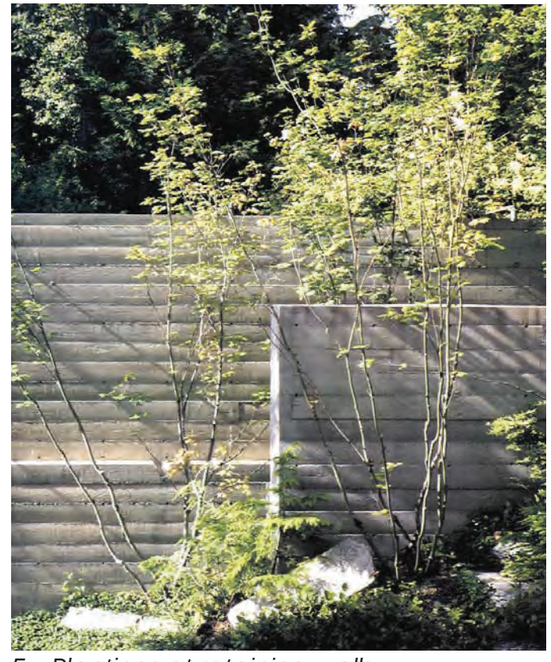


6 Bioretention Planter

S LANE TO THE ALLEY

1 *Seating at Entry*
2 *Ramp at Entry*
3 *Better Bike Racks*
4 *Access Arcade at Live/Works*
5 *Plantings at retaining walls*
6 *Detailed pavements at Alley*

1 Seating at Entry



5 Plantings at retaining walls

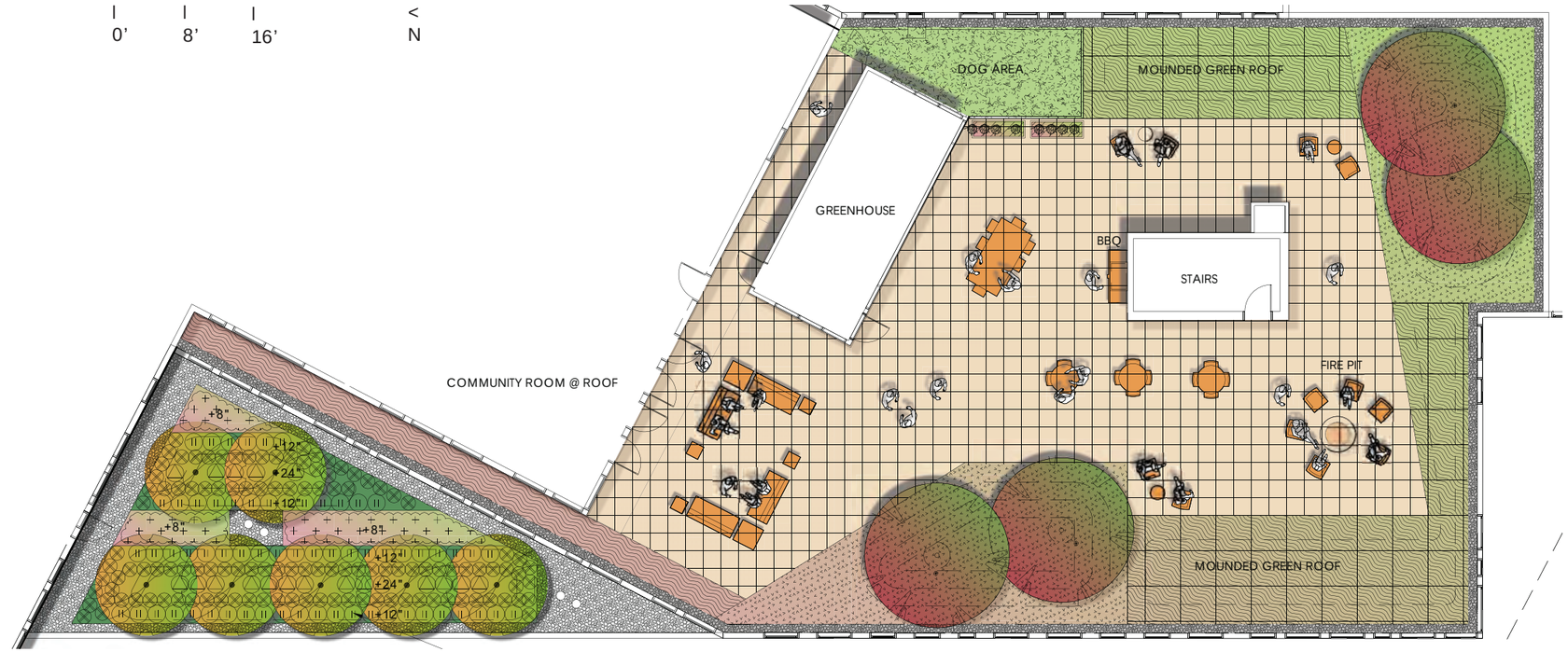
0' 5' 10' N

PLANTING SCHEDULE - LEVEL 3

SYMBOL	BOTANICAL NAME/COMMON NAME
TREES	
	AMELANCHIER GRANDIFLORA 'AUTUMN BRILLIANCE'/ AUTUMN BRILLIANCE SERVICEBERRY
SHRUBS & GROUNDCOVER	
	PACHYSANDRA TERMINALIS / SPURGE
	HELLEBORUS ORIENTALIS / HELLEBORE (WHITE AND PINK)
	CAMELLIA SASANQUA 'YULETIDE' / CAMELLIA
	DRYOPTERIS ERYTHROSORA / AUTUMN FERN
GROUNDCOVER MIX - PLANT IN SINGLE ROW ALTERNATING BANDS	
	EPIMEDIUM RUBRUM / HYBRID EPIMEDIUM (50%)
	LIRIOPE SPICATA / CREEPING LILYTURF (50%)

MATERIALS & FINISHES ROOF & LEVEL 3

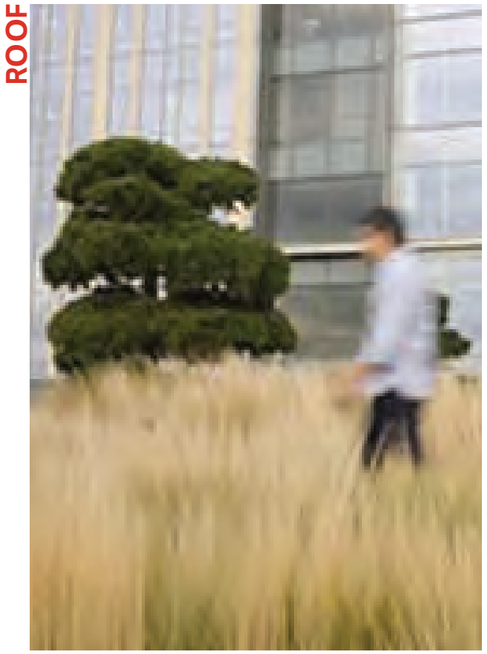
SYMBOL	DESCRIPTION
	PEDESTAL PAVERS, SEE SPECS
	GREEN ROOF PLANTING: AVRS TRAYS FROM COLUMBIA GREEN TECHNOLOGIES W/ 5.25" MIN. PLANTING SOIL 503-683-9123 SEDUM TILE PRE-VEGETATED MATS AVAILABLE FROM ETERA, CONTACT DAVID GILMORE 360.661.2767
	1-1/2" WASHED DRAIN ROCK, FLUSH WITH TOP OF ADJACENT PAVING/GREEN ROOF TRAY
	"ULTIMATE K9 TURF" , FENCE AND GATE (FOR DOG AREA)
	FIBERGLASS PLANTER: 24" X 72" X 30" HT., WILSHIRE BY TOURNESOL SITEWORKS OR APPROVED EQUAL. COLOR-BLACK OR TBD SET ON SHIMS OR PEDESTALS
	SITE FURNITURE BY OWNER
	GAS FIREPLACE TBD
	GAS BBQ TBD
+	TREE UPLIGHT REF. ELECTRICAL



LEVEL 3

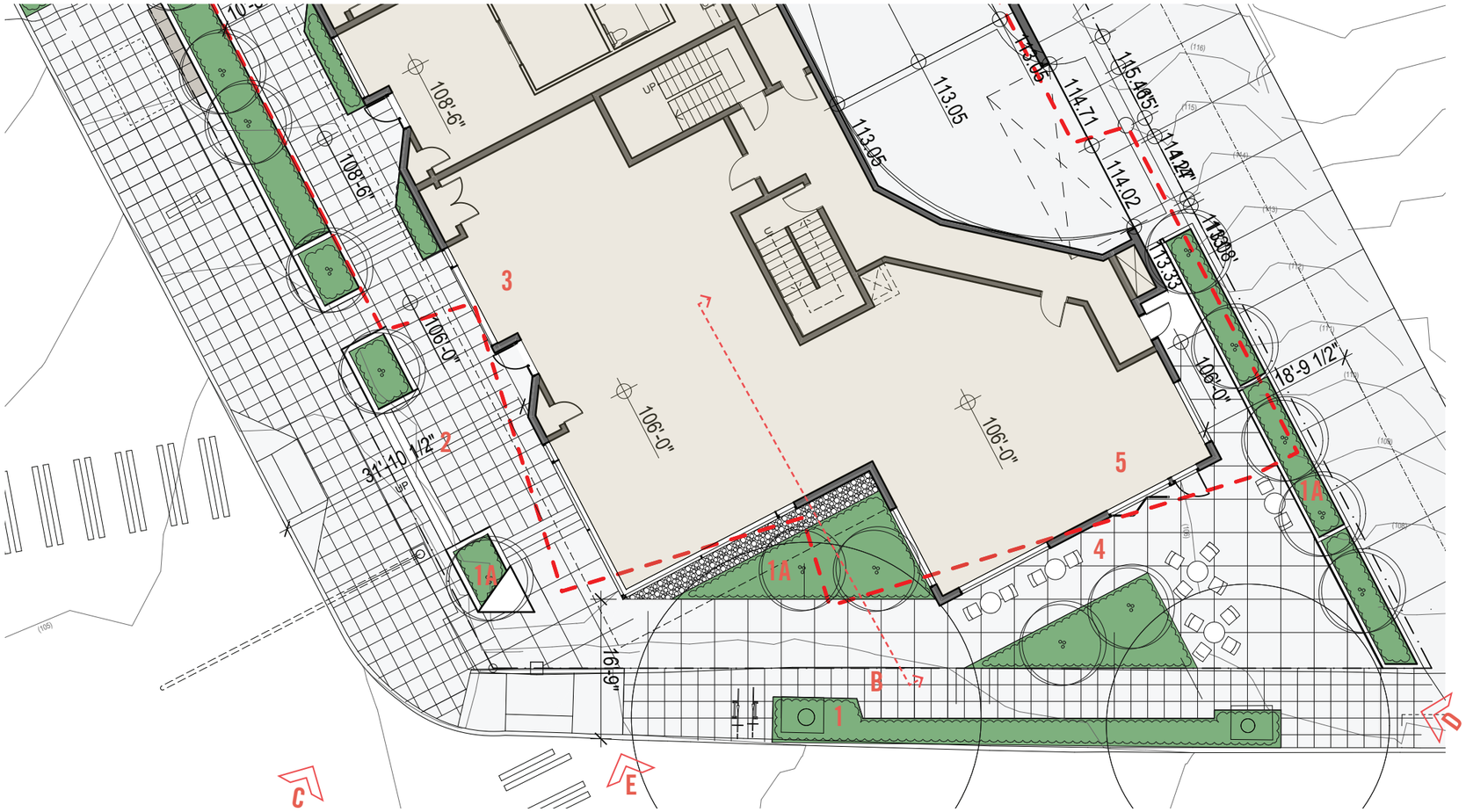
Lush Bands of Planting

ROOF



Shore Plantings

Fire and View



S Dearborn St Plan

1 ROW landscape / hardscape

Continuous landscape along street edge with bike racks. PL1.B PL4.B

1A On-site landscape

Landscape on both sides of side walk.

On-site landscape softens corner and transition to residential areas to the east. PL1.B

2 Building 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. CS1.B CS2.D PL1.B PL3.C

3 Commercial/Live work Frontage

High degree of glazing provided at commercial and live work spaces. Facade treatment and angled recessed doorways highlight entries. Canopy for overhead weather protection provided along Rainier.

B. Section through Commercial Space

4 Building setbacks at Dearborn

Generous building setbacks at the Dearborn/Alley corner will support exterior commercial activity.

Setback at Level 6 reduces perceived massing from the street. CS2.D

5 Operable glazing

Operable glazing will support commercial spillover to plaza. Commercial space is equipped with Type 1 Hood for possible restaurant space.

PL1.B

Building form snakes back away from view and reduces perceived massing along Rainier. CS1.D

Modulation of facade distinguishes corner. CS1.D

Building steps down at corner to transition to LR3 zone. CS1.D

C. View from Southwest Corner

At grade entry points provided at each slab step. Planters along Rainier mitigate grades and provide layered landscaping between sidewalk and live work spaces. CS1.C

PL1.B PL2.D Building sets back from Rainier to create access gallery.

PL1.B Bus shelters shifted out of sidewalk to make room for pedestrian circulation.

PL3.C Commercial and live work spaces front entire length of Rainier and Dearborn. Large-scale glazing.

PL3.C Operable glazing along Dearborn supports connection of inside/ outside spaces.

DEARBORN/RAINIER CORNER - STREET LEVEL VIEW

E. View North along Rainier

PL3.C Planters soften sidewalk edge, create layered transition to live work spaces

PL3.C Access gallery expands feel of sidewalk, provides secondary circulation space, buffer between pedestrian and vehicular zones on Rainier.

PL3.C Transparent corner

PL3.C Corten steel and brick - durable, richly textured materials at L1

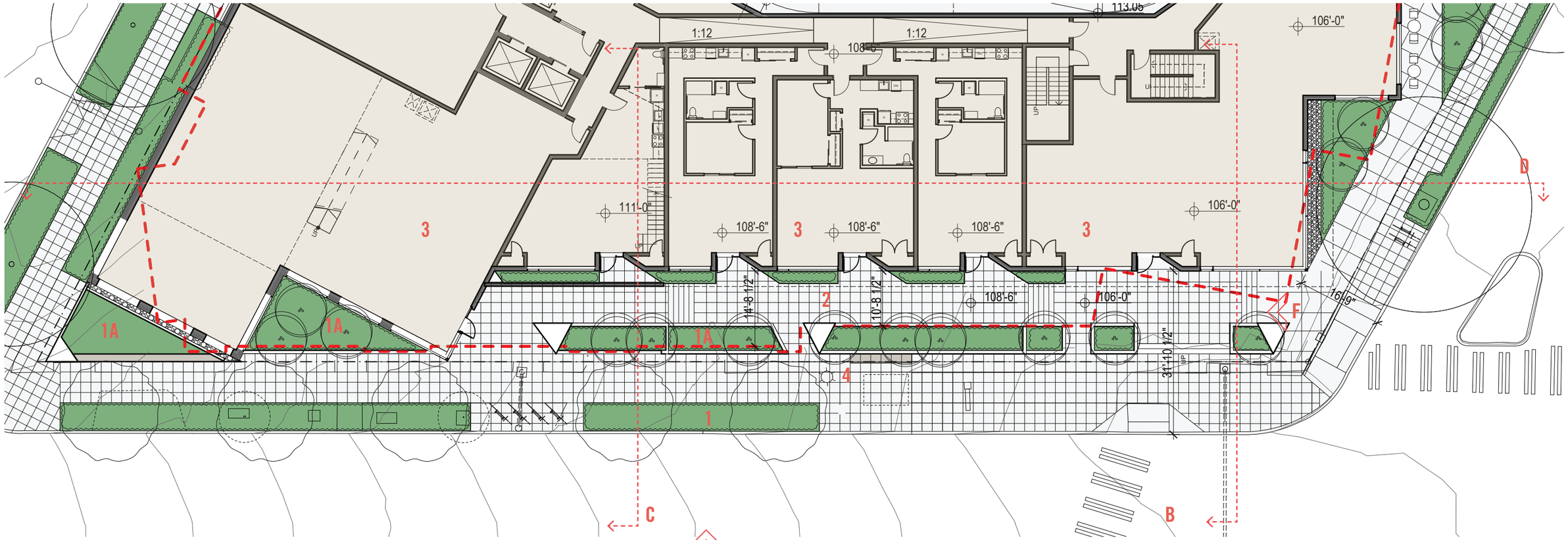
D. View from Southeast Corner

Building setback makes room for generous on site landscape and plaza — CS1.C

Durable, highly textured materials at L1 — CS1.C

PL3.C — On site landscaping softens edges of site

PL3.C — Scored concrete alley enhances pedestrian character of alley



Rainier Ave S Plan

1 ROW Landscape

Generous landscape along sidewalk.
PL1.B PL4.B

1A On-site Landscape

Generous landscape in building setbacks forms a layered transition from sidewalk to building . Landscape includes bioretention planters for stormwater.
PL1.B

2 Access gallery

Access gallery to commercial spaces and live work provided in building set back. Canopy provided along length of access gallery.
CS1.C PL1..B PL2..D

3 Active use along Rainier

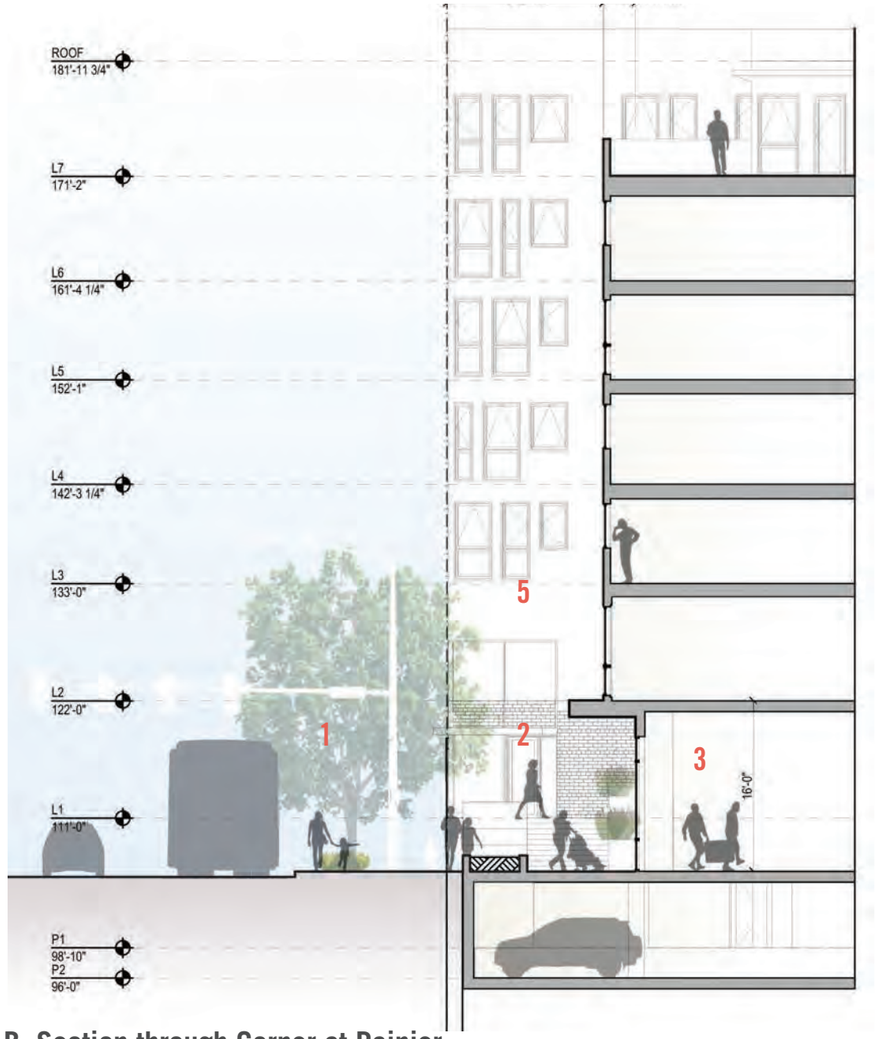
Commercial and live work spaces along Rainier with high degree of glazing. Entry portals to each live work and commercial space emphasize building entries.
PL2..D PL3..C

4 Bus Shelter

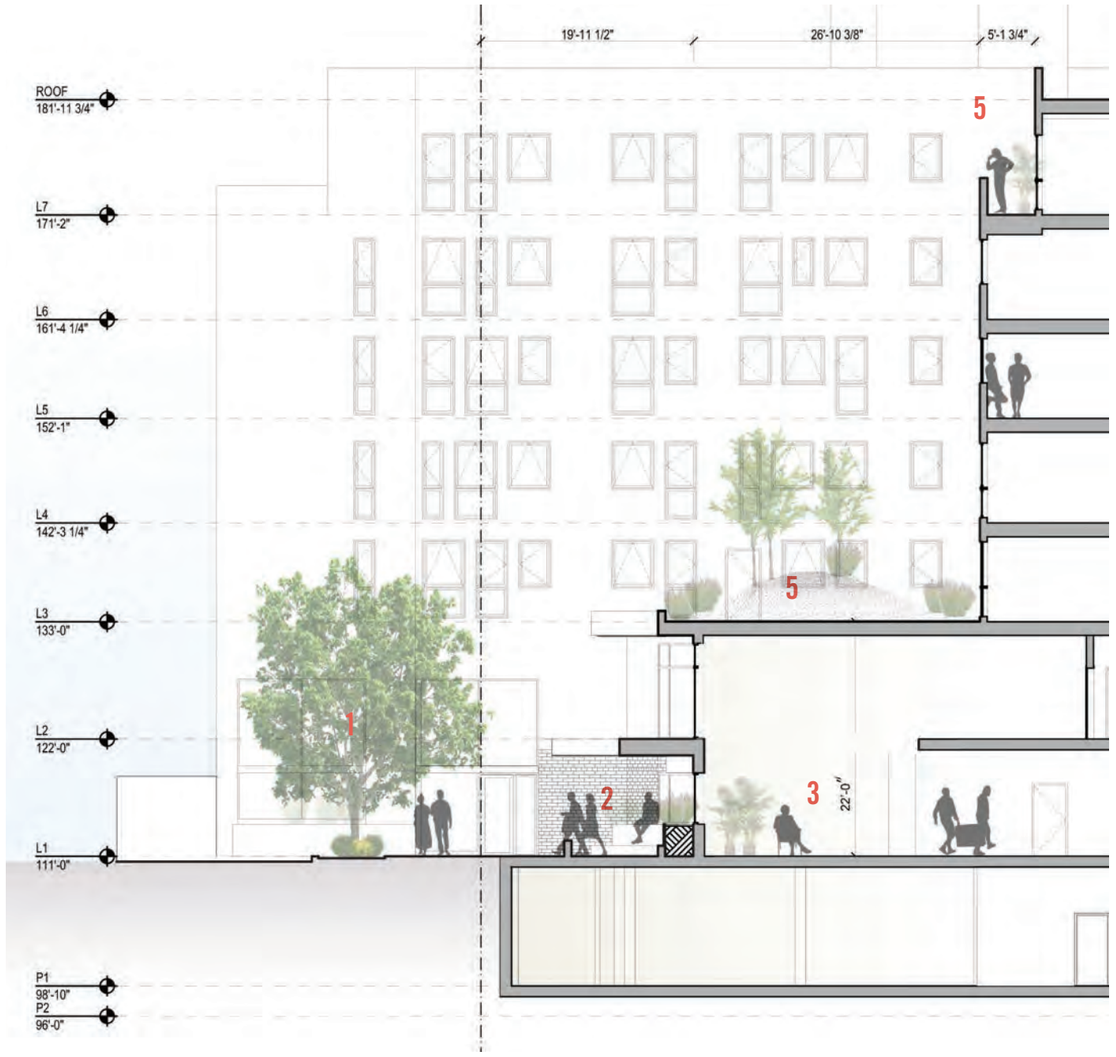
Bus Shelter with bench and canopy is integrated in on-site planter. Existing bus shelter to be removed. Relocation of bus shelter better coordinates bus waiting zone with pedestrian circulation along Rainier. PL4..C

5 Building setbacks

Dashed red line indicates footprint of approved EDG massing. Setbacks at Level 1 make room for added on-site landscape. At Level 3, building form snakes back to create green roof with landscape visible from the street. At Level 7, building steps back to reduce perceived building massing. CS2.D



B. Section through Corner at Rainier



C. Section through green roof

RAINIER AVE S - VIEW FROM WEST

Building setbacks reduce perceived massing from the street. CS2.D

Building setbacks reduce perceived massing from the street. CS2.D

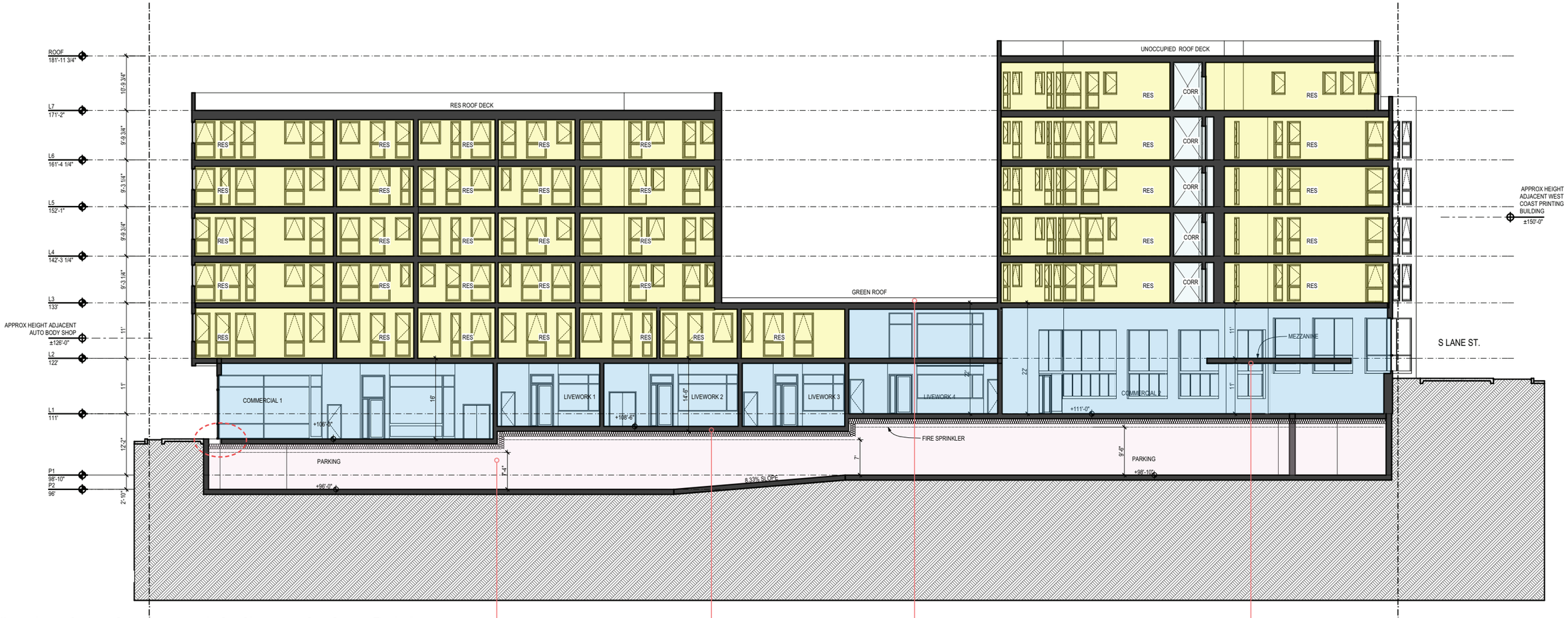
E. Rainier View

CS1.D On site landscape planters located in building setbacks at street level.

CS1.D Upper residential levels set back from the street. Landscape in Level 3 roof garden visible from street.

PL1.B Bus Shelter with bench and canopy integrated with on-site planter. Relocation of bus shelter better coordinates bus waiting zone with pedestrian circulation along Rainier.

PL3.C PL2..D Commercial and live work spaces run entire length of Rainier with high degree of transparency. Corten entry portals to each live work and commercial space emphasize distinct entries.



D. Section through commercial / live work along Rainier

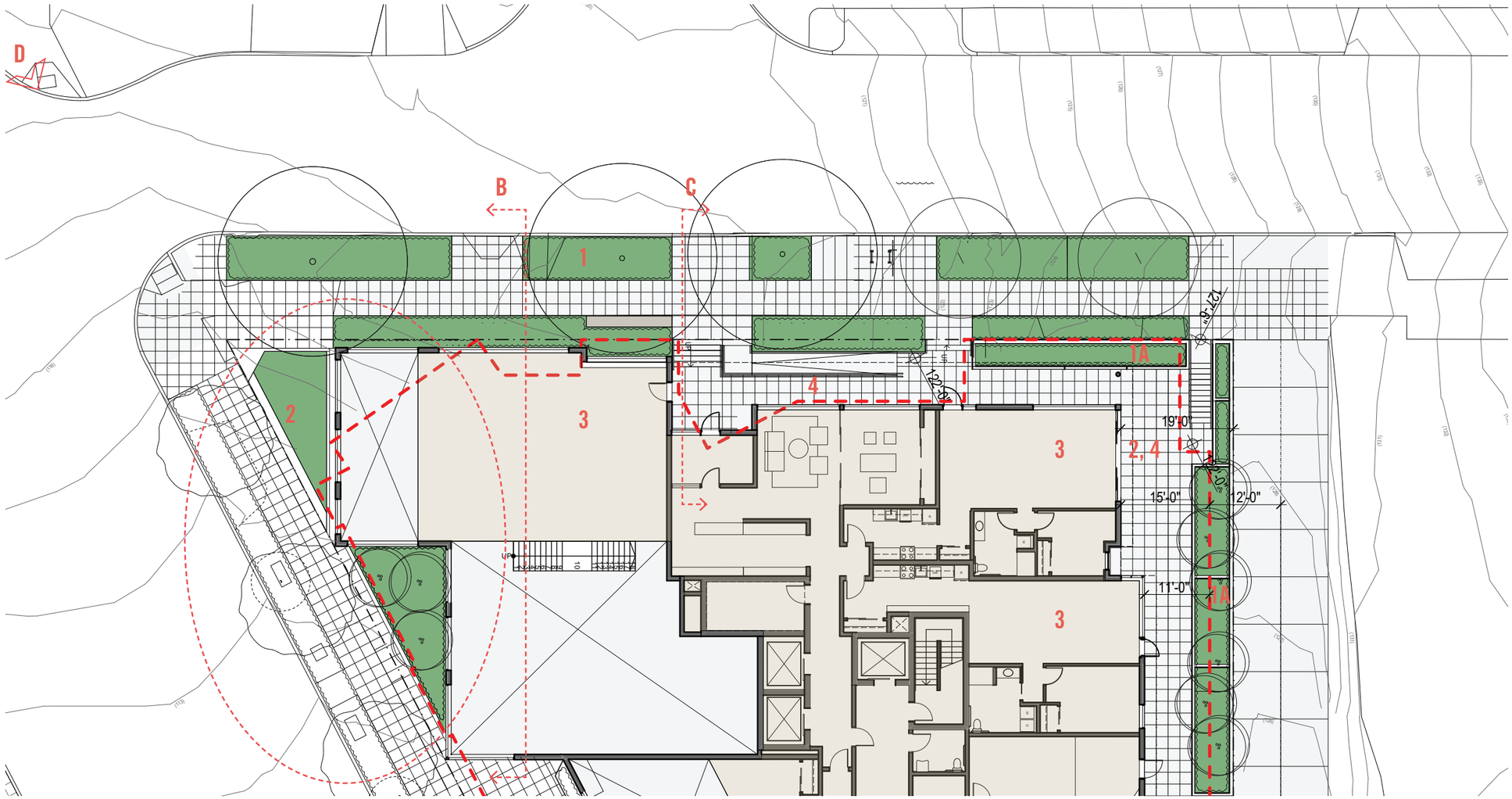
PL1.B Parking below grade.

CS1.C Commercial and live work spaces step with grade.

CS1.D Upper residential levels steps back from the street, makes room for Level 3 roof garden.

CS1.C Mezzanine at Commercial 2 locates street level activity along S Lane St.

S LANE ST - PLAN



S Lane St Plan

1 ROW Landscape

Landscape provided on both sides of sidewalk. PL1.B PL4.B

1A On-site Landscape

Generous on-site landscape and plaza soften Lane / Alley corner, provide buffer and transition to residential areas to the east. PL1.B

2 Building setbacks

Dashed red line indicates footprint of approved EDG massing. Setbacks at Level 1 make room for on-site landscape and access gallery. At Level 7, building steps back to reduce perceived building massing. CS2.D

3 Active Uses on Lane / Alley

Commercial space with accessible entry on Lane. See departures.

Live work with accessible entrances on Lane and alley. Double height massing and transparency at corner live work provide small-scale commercial presence. See departures.

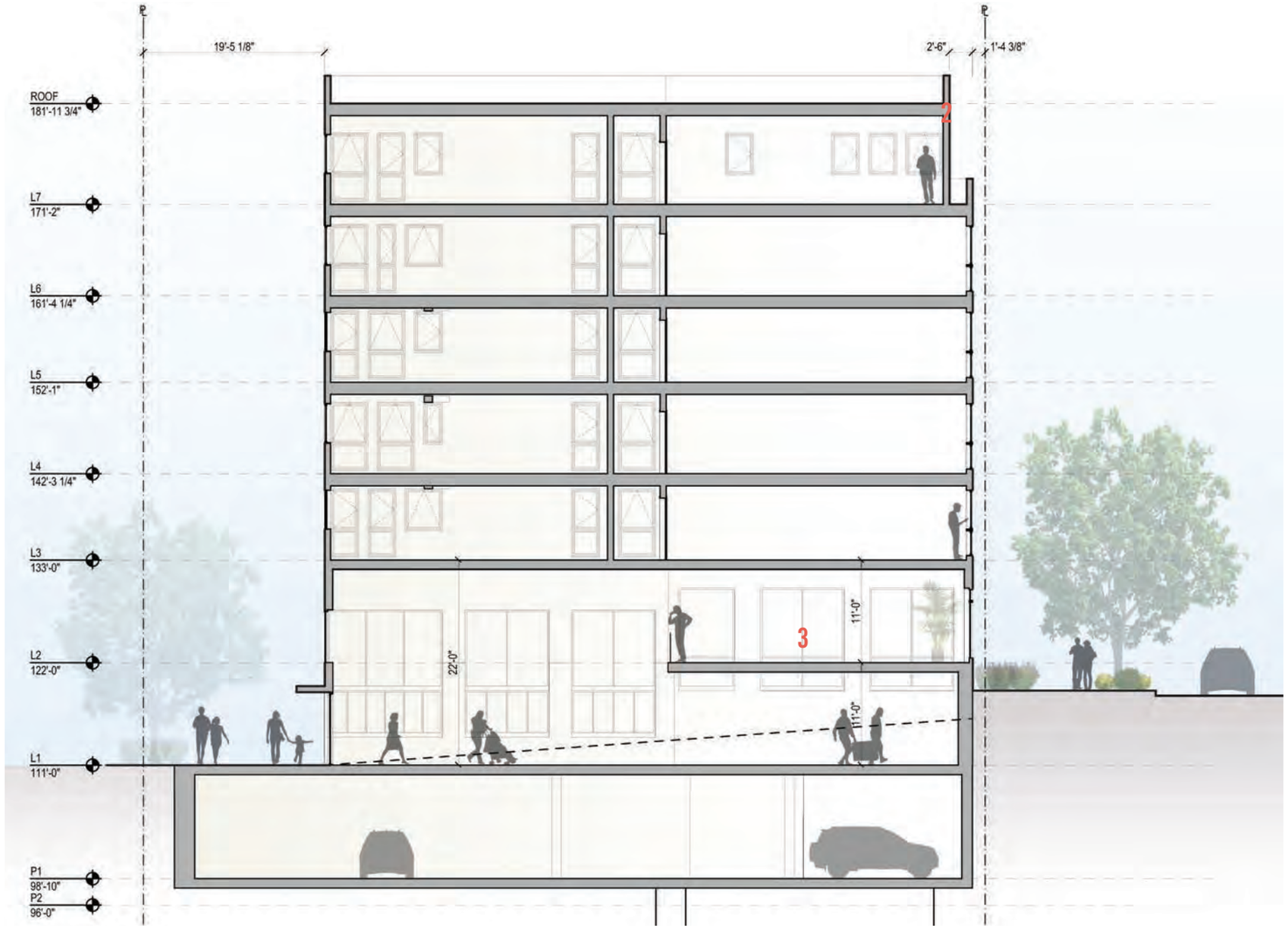
PL2..D PL3..C

4 Access gallery

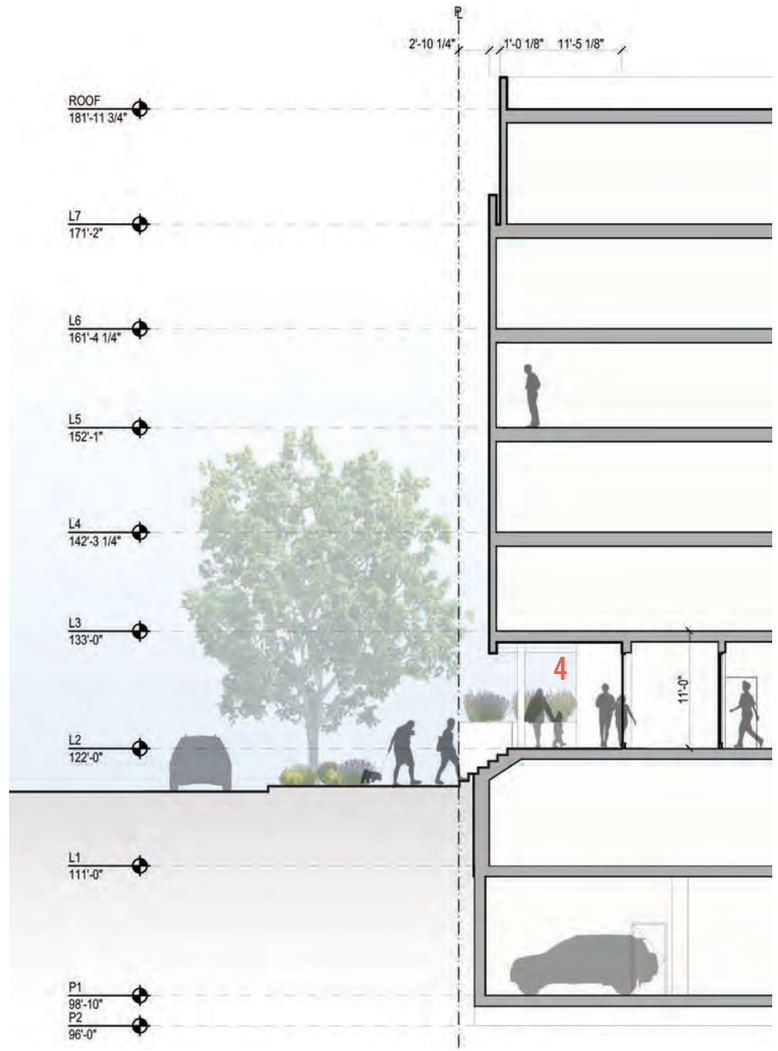
Accessible access gallery provides covered access to residential lobby and Lane live-work. Access gallery also functions as plaza for both live work units.

CS1.C PL1..B PL2..D

N



B. Section through Commercial 2 Mezzanine



C. Section through Access Gallery / Residential Lobby

LANE / RAINIER CORNER- VIEW FROM NORTHWEST

CS2.D Break in massing reduces perceived building height.

DC2.A Ground related, brick-clad massing anchors corner.

CS2.D Massing steps down at corner to reduce perceived height.

D. View from North west corner

PL1.B Access gallery provides access to residential lobby and live work on Lane and alley.

CS2.D Commercial mezzanine at corner has high degree of transparency to support active uses along Lane.

CS2.D Building sets back from corner. On-site landscape softens building edge.

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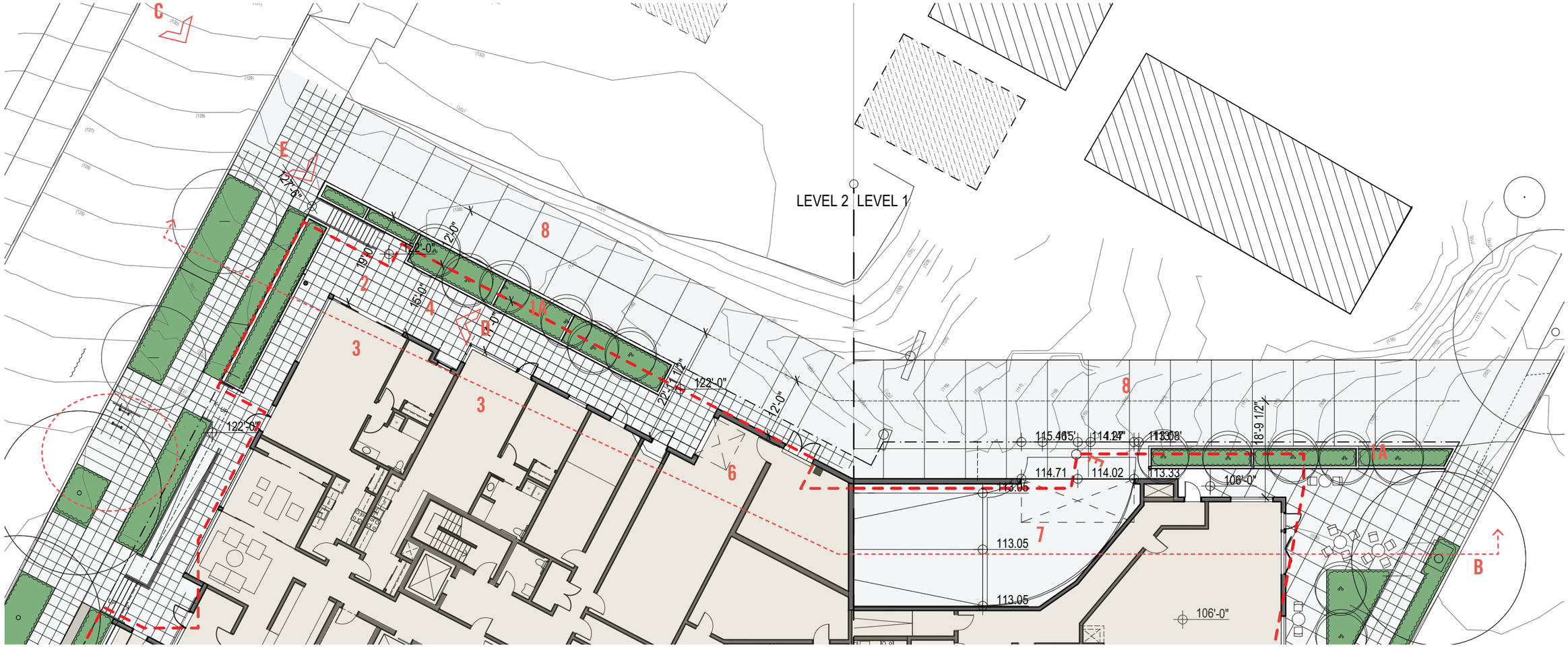
ALLEY - PLAN



Alley Plan

1A On-site Landscape

On site landscape at both ends of alley.

2 Building setbacks PL1.B PL4.B

Dashed red line indicates footprint of approved EDG massing. Ground related and upper level setbacks along alley reduce perceived height of building in relation to LR3 zone to the east. At Levels 5 and 7, building steps back further to reduce perceived building massing. CS2.D

3 Active uses

Live work with accessible entrances on Lane and alley. Double height massing and transparency at corner live work provide small-scale commercial presence at Lane / Alley corner. See departures.

5 Bike access

Bicycle room provides direct and easy access from alley.

4 Access gallery

Accessible access gallery provides covered access to residential lobby and Lane live-work. Access gallery also functions as plaza for both live work units with at grade entry at both ends of gallery.

6 Back of House Areas Minimized

Trash, loading area, and utilities are located below grade or in central portion of alley to allow for active uses at all other frontages.

7 Auto access

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

8 Alley Improvements

Full width of alley to be improved. Alley to be regraded for more evenly distributed slope, improved visibility and access. Custom scoring of alley proposed to enhance pedestrian character pending SDOT approval. Refer to landscape.

B. Section through Drive Aisle

Access gallery wraps around to alley to allow for active uses at Lane / alley corner. PL1.B

PL1.B Utility/Mechanical spaces below grade where possible.

PL1.B Above grade utility/ mechanical spaces localized to a small portion of alley.

PL1.B Parking below grade.

LANE / ALLEY CORNER - VIEW FROM NORTHEAST

L5 setback at south alley makes stepped transition to LR3 zone. CS2.D

19' setback from property line doubles width of air space at corner. L6 setback at north alley makes stepped transition to LR3 zone. Narrow building massing further reduces perceived building scale. CS2.D

Building steps down at corner to reduce perceived building height and scale. CS2.D

C. View of north alley

Access gallery softens transition to LR3 zone and provides buffer between vehicular traffic and pedestrians. Also functions as plaza for both live work units with at grade entry at both ends of gallery. PL1.B

PL1.B Notch, double height massing at corner provide small-scale commercial presence at Lane / Alley corner. See departures.

PL1.B Live work wraps corner of Lane and activates corner. Additional live work on alley provides active uses deep into alley.

PL1.B At grade access provides direct connection from corner live work to Lane

CS1.C Commercial mezzanine provides street level activity along Lane.

D. View of alley live work access gallery

E. Street view looking at Lane/Alley Corner

DEARBORN/ALLEY CORNER - VIEW FROM SOUTHEAST

CS2.D Building steps down at corner to transition to LR3 zone.

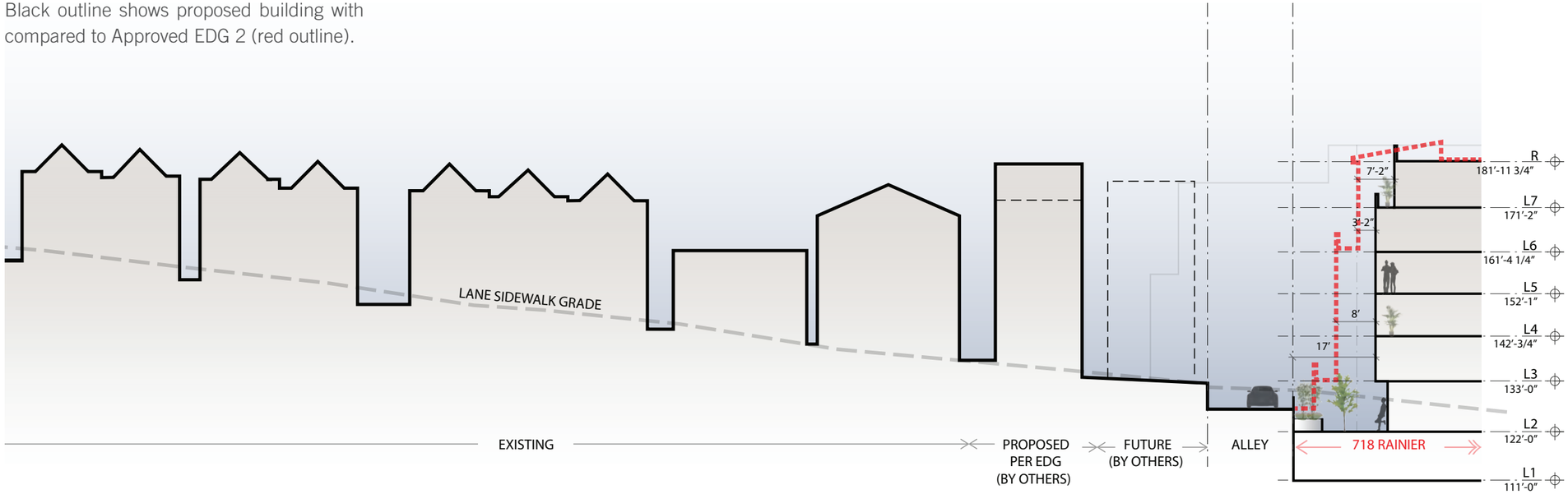
CS2.D Building steps down at corner to transition to LR3 zone.

CS2.D Building steps back from property line to provide areas for landscaping and outdoor activity.

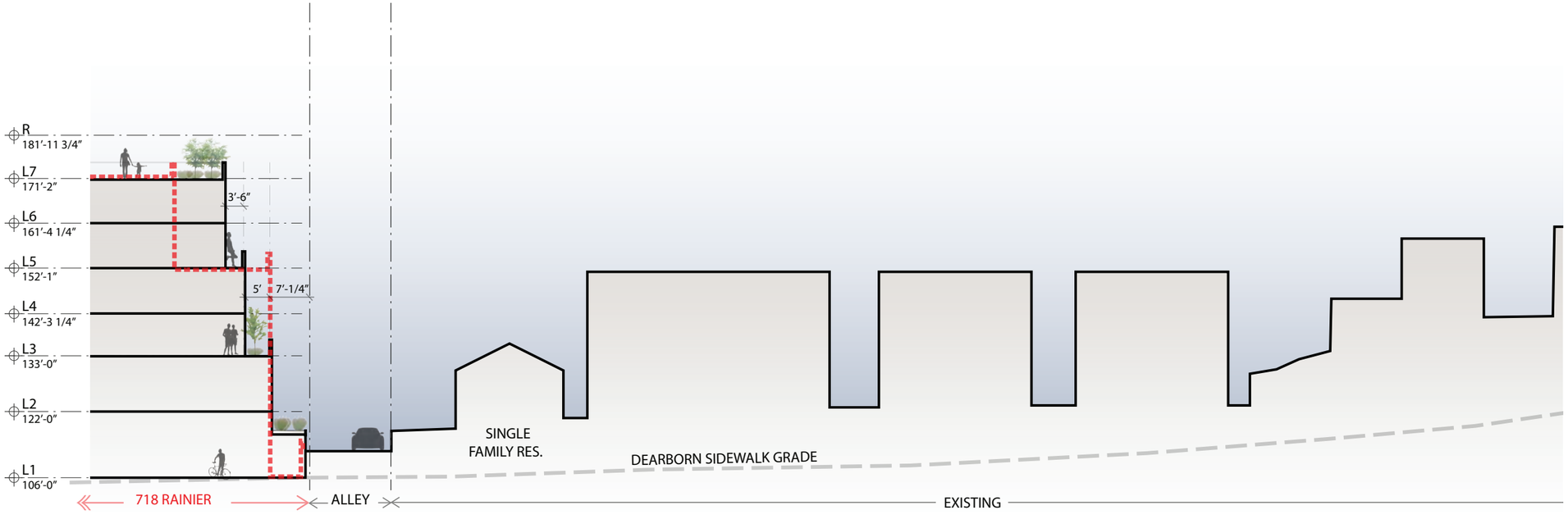
PL1.B Stepped landscaping provided along alley.

PL1.B Transparency provided at commercial spaces along Dearborn. Glazing on three sides of commercial space.

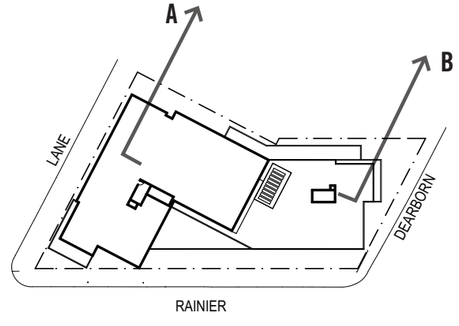
Black outline shows proposed building with compared to Approved EDG 2 (red outline).



A. Section parallel to Lane

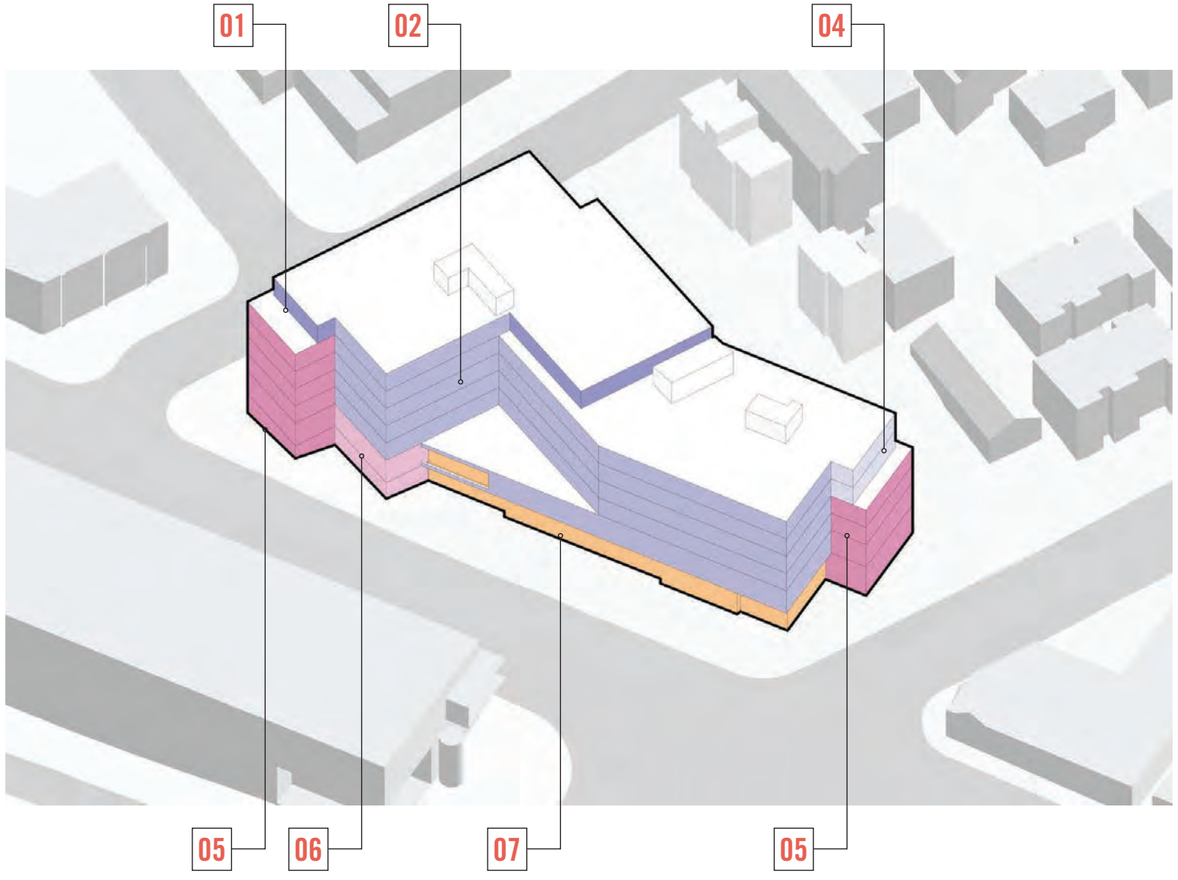


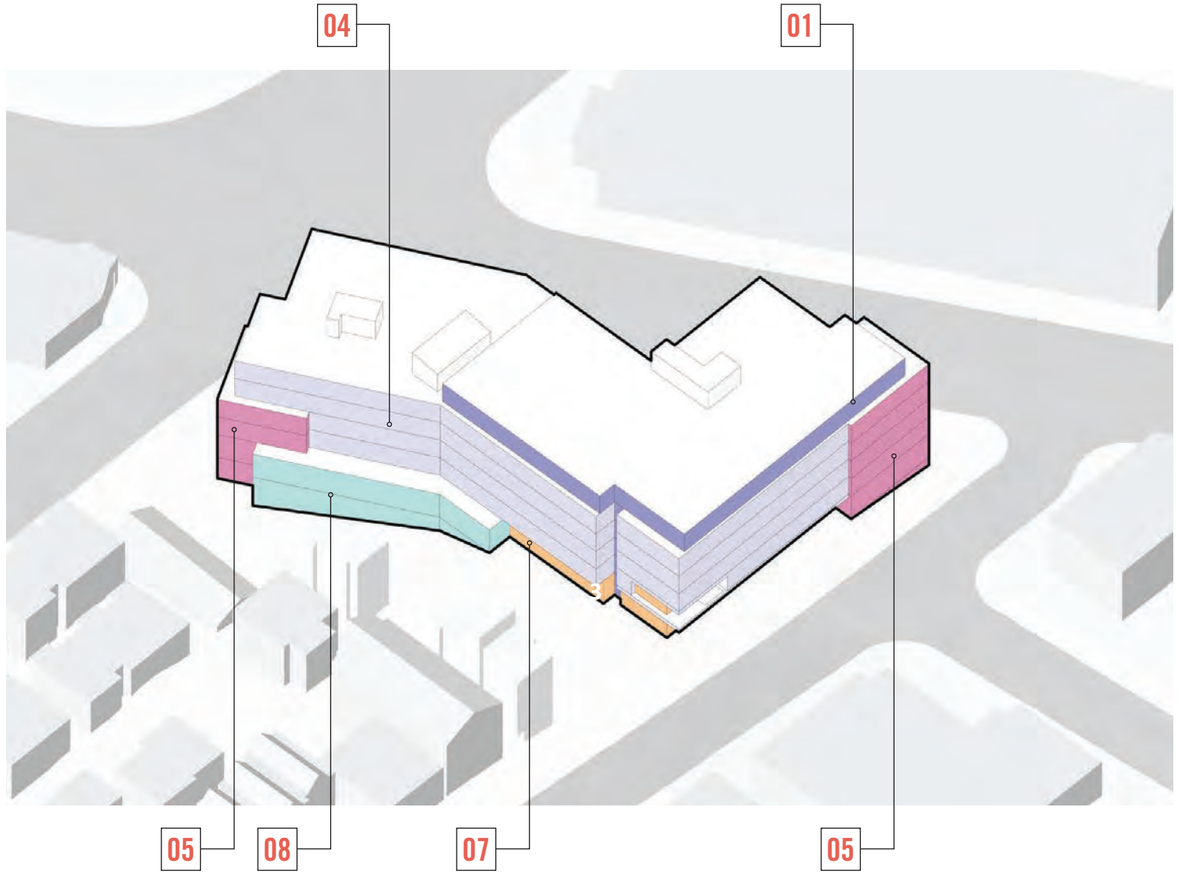
B. Section parallel to Dearborn



BUILDING MATERIALS - PRIMARY CLADDING MATERIALS

The use of materials is intended to distinguish discrete massing elements, to highlight ground related and street level massing and to bring human scale texture to each facade. At street level and on ground related massing, durable cladding materials with integral warmth and texture are proposed. Glazing in brick massing is visually stacked to reinforce the ground related character of these volumes. Residential upper levels are clad in fiber cement with glazing patterns that provide texture and variation around the building.

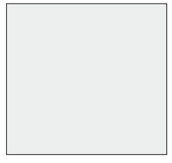




01 Fiber Cement Color 1

02 Fiber Cement Color 2

03 Fiber Cement Color 3



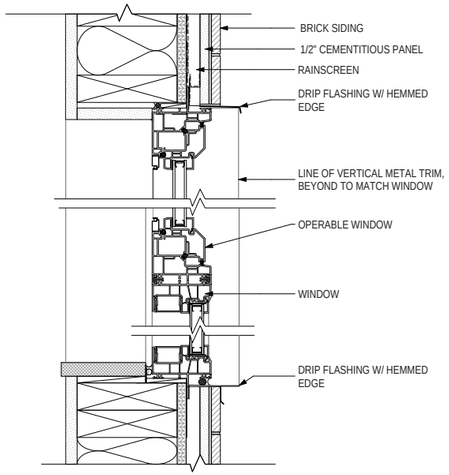
04 Fiber Cement Color 4

05 Brick Cladding

06 Brick Cladding

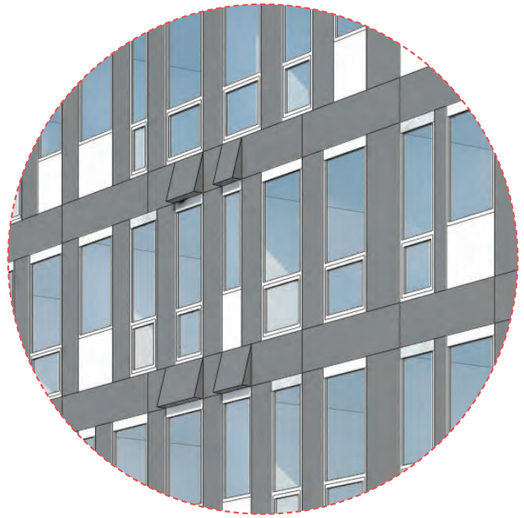
07 Corten Cladding

08 Arch Conc



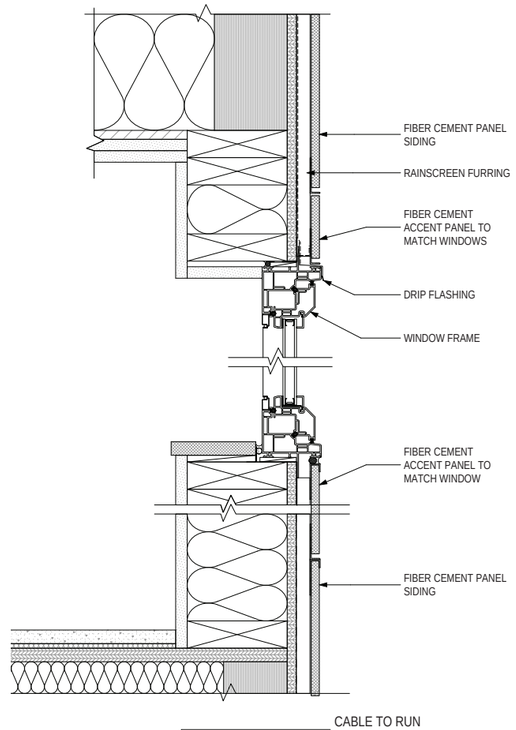
Vinyl Window at Brick Cladding

Window flashing/trim extend beyond plane of wall to provide shadow line around window



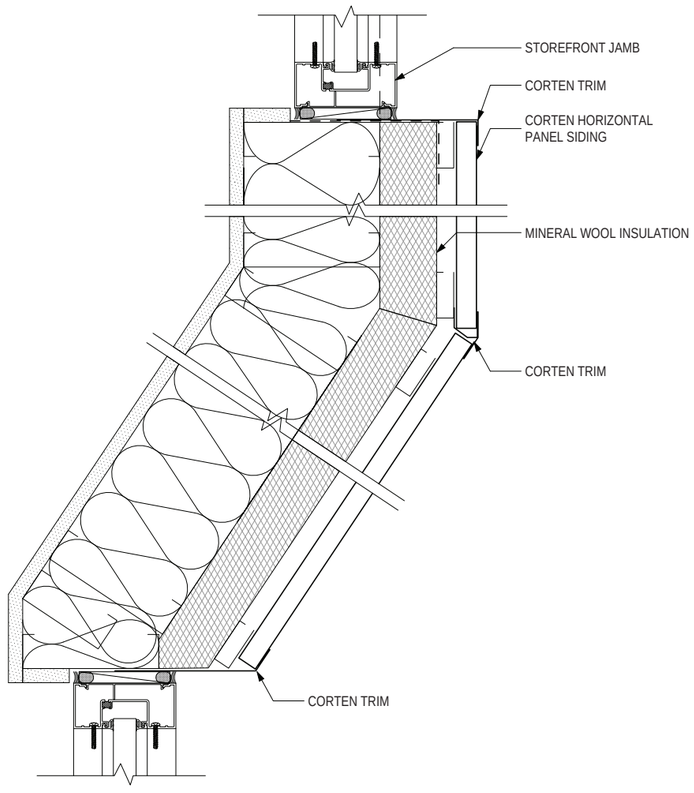
Vinyl Window at Fiber Cement Cladding

Accent panels above and below extend appearance of window from floor-to-floor.



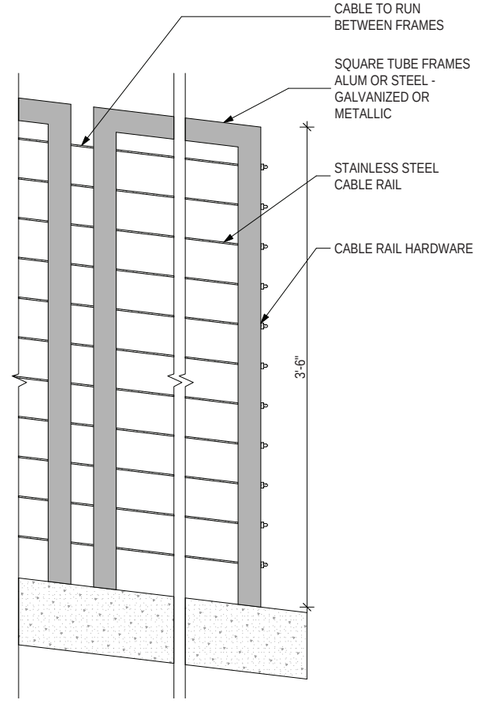
Horizontal Corten Siding

Minimal trims maintain monolithic character of corten siding



Metal Rail at Street Level

Assembly of repeating frames break down scale of rail.



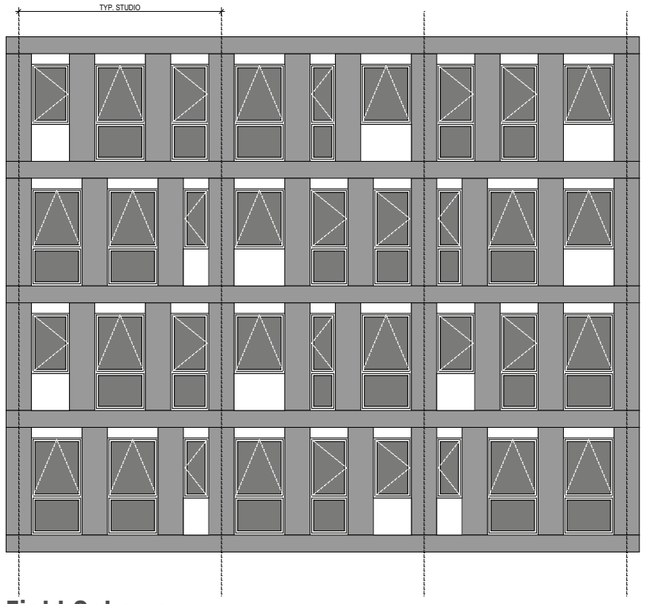
BUILDING MATERIALS - EXTERIOR WINDOW PATTERNS

Residential upper levels are to be clad in fiber cement and glazing patterns that vary based on solar orientation and cladding material.

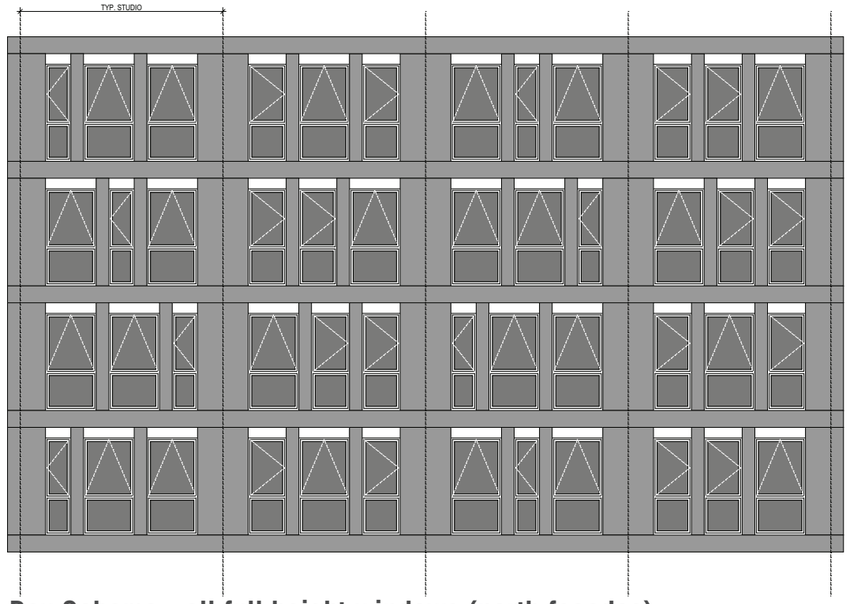
The residential glazing patterns use a palette of six windows to make a family of glazing patterns that provide texture and variation on each facade. The glazing patterns are called Field scheme and Bay scheme.

The Field scheme, located on the west-facing facade at the corner of Rainier and Dearborn, has regularly spaced windows that create a continuous field of windows across several units.

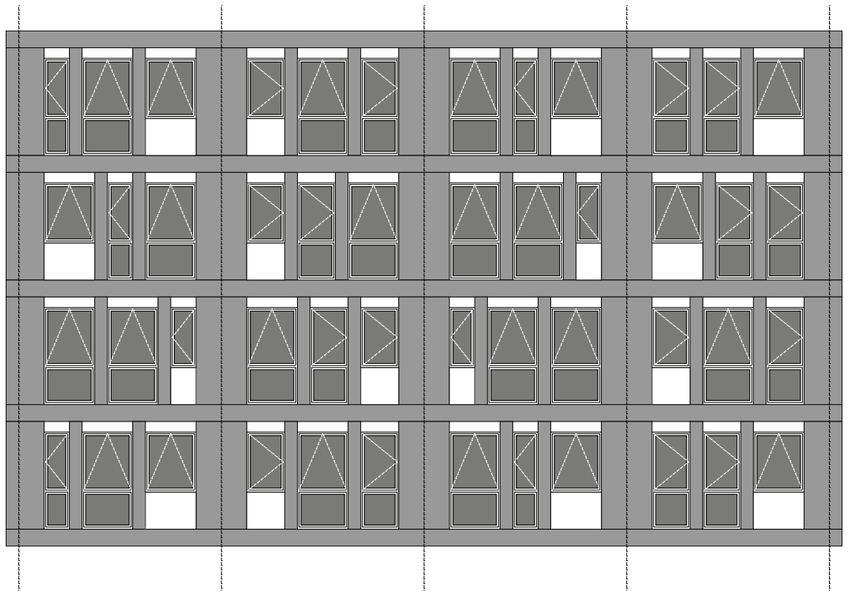
The Bay scheme is used in all other fiber cement locations. Windows in the bay scheme are arranged to read as more conventional vertical bays of windows. The arrangement of windows within a given bay varies from unit to unit and facade to facade. Variation from facade to facade is based on solar orientation. South facing facades have the smallest quantity of glazing, north facing facades the largest quantity. East and West facing facades have an in between quantity.



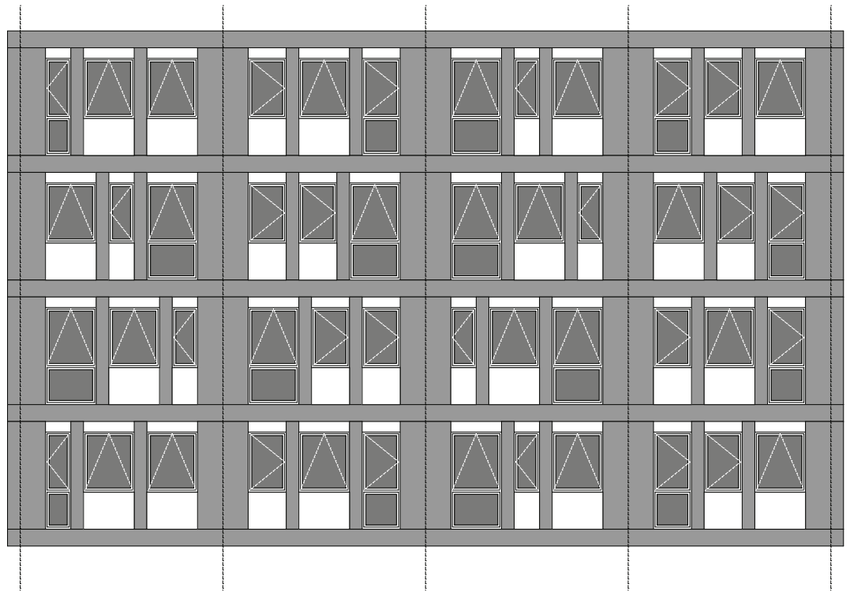
Field Scheme



Bay Scheme - all full height windows (north facades)

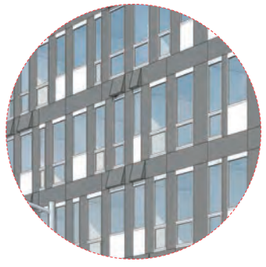


Bay Scheme - one sill height windows (east / west facades)

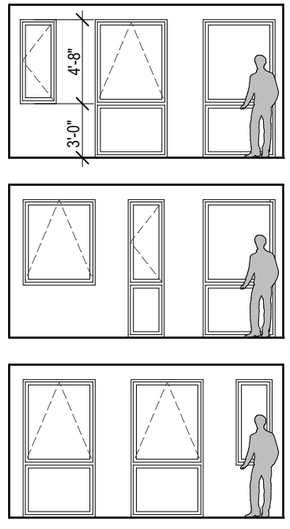


Bay Scheme - two sill height windows

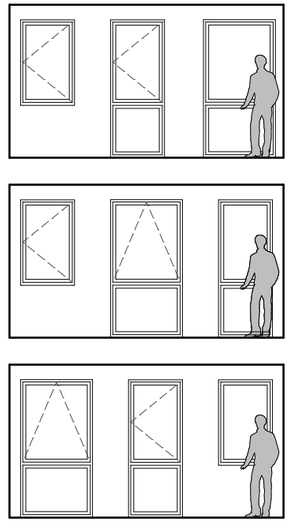
Field Scheme



ONE WIN @ SILL HEIGHT
WINDOW AREA : 71 SF
% OF WINDOW : 55%

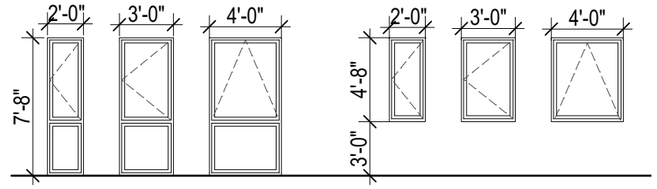


ONE WIN @ SILL HEIGHT
WINDOW AREA : 68 SF
% OF WINDOW : 53%



2'-4'-4' Field Scheme

3'-3'-4' Field Scheme



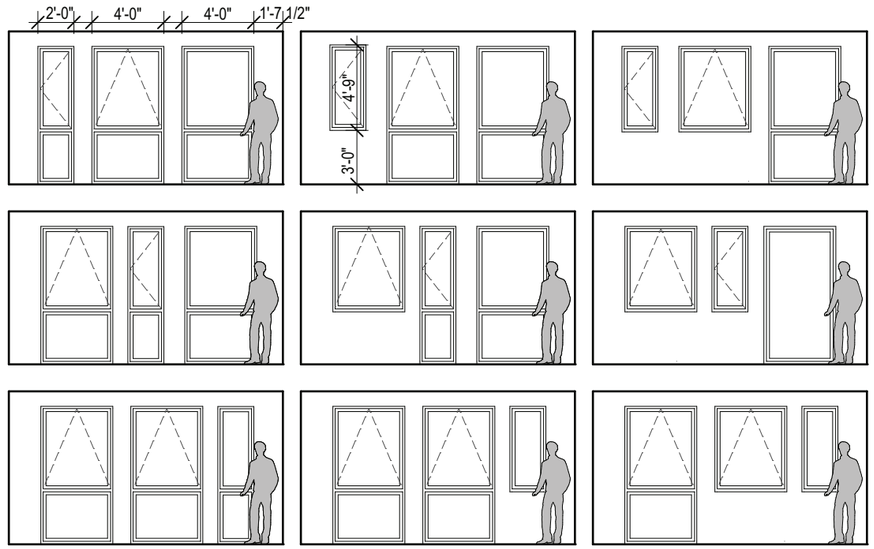
PALETTE OF SIX WINDOWS FOR RESIDENTIAL UNITS

Bay Scheme

ALL FULL HEIGHT WINDOWS
WINDOW AREA : 77 SF
% OF WINDOW : 60%

ONE WIN @ SILL HEIGHT
WINDOW AREA : 71 SF
% OF WINDOW : 55%

TWO WIN @ SILL HEIGHT
WINDOW AREA : 59 SF
% OF WINDOW : 46%

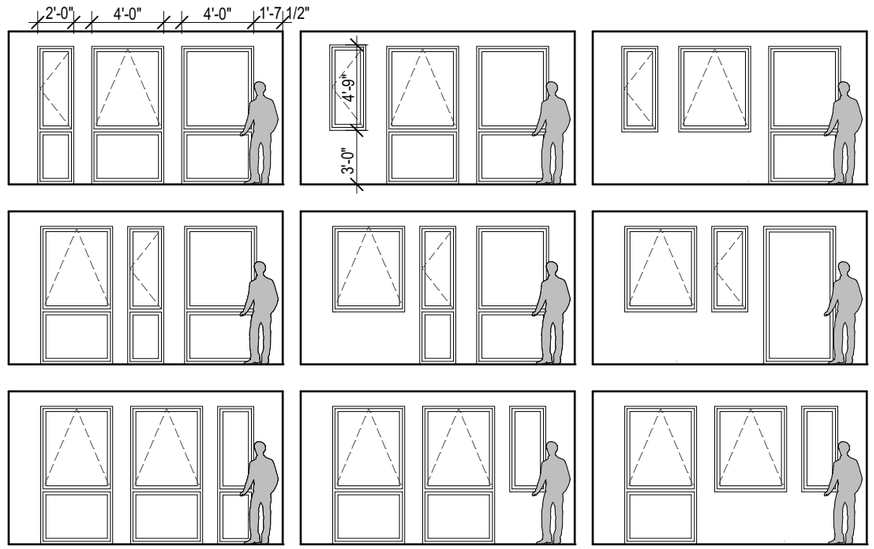


2'-4'-4' Bay Scheme

ALL FULL HEIGHT WINDOWS
WINDOW AREA : 77 SF
% OF WINDOW : 60%

ONE WIN @ SILL HEIGHT
WINDOW AREA : 71 SF
% OF WINDOW : 55%

TWO WIN @ SILL HEIGHT
WINDOW AREA : 59 SF
% OF WINDOW : 46%



3'-3'-4' Bay Scheme

NORTHWEST ELEVATION (RAINIER)

01 Fiber Cement Color 1

02 Fiber Cement Color 2

03 Fiber Cement Color 3

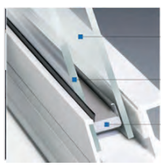
04 Fiber Cement Color 4

05 Brick Cladding

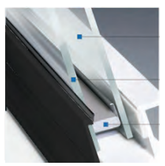
06 Brick Cladding

07 Corten Cladding

08 Arch Conc



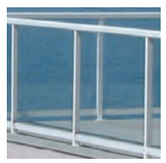
09 Vinyl Win -white



10 Vinyl Win -black

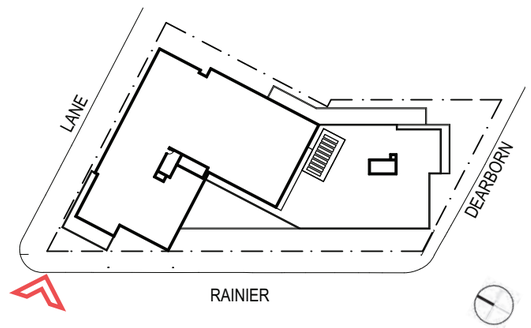
11 Al Storefront black anodize

12 Horizontal Mtl Rail



13 Glass Rail

14 L1 Metal Trims/ Accessories

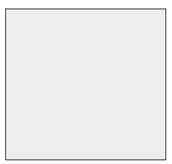


WEST ELEVATION (RAINIER)

01 Fiber Cement Color 1

02 Fiber Cement Color 2

03 Fiber Cement Color 3



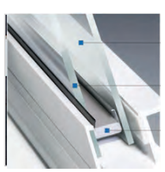
04 Fiber Cement Color 4

05 Brick Cladding

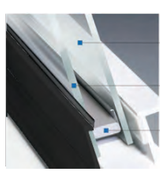
06 Brick Cladding

07 Corten Cladding

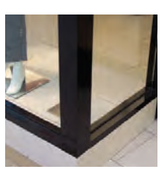
08 Arch Conc



09 Vinyl Win -white

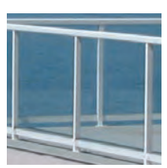


10 Vinyl Win -black



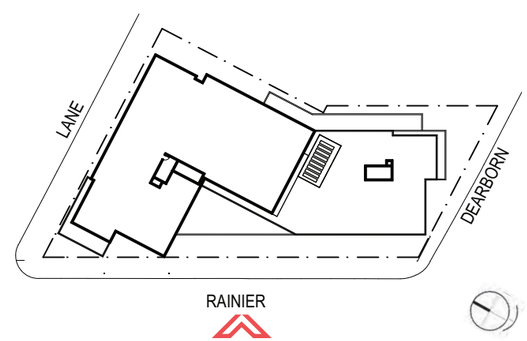
11 Al Storefront black anodize

12 Horizontal Mtl Rail



13 Glass Rail

14 L1 Metal Trims/ Accessories

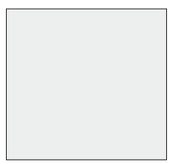


NORTH ELEVATION (LANE)

01 Fiber Cement Color 1

02 Fiber Cement Color 2

03 Fiber Cement Color 3



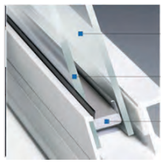
04 Fiber Cement Color 4

05 Brick Cladding

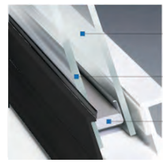
06 Brick Cladding

07 Corten Cladding

08 Arch Conc



09 Vinyl Win -white



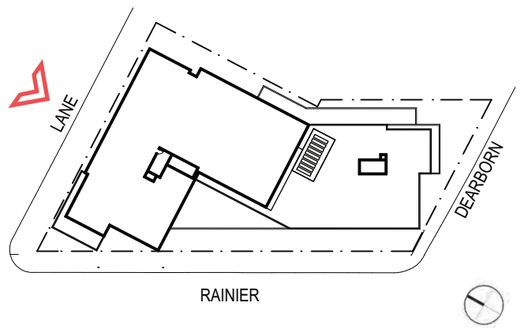
10 Vinyl Win -black

11 Al Storefront black anodize

12 Horizontal Mtl Rail

13 Glass Rail

14 L1 Metal Trims/ Accessories

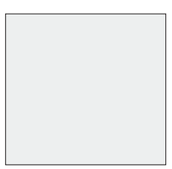


SOUTH ELEVATION (DEARBORN) & SOUTHWEST ELEVATION (RAINIER)

01 Fiber Cement Color 1

02 Fiber Cement Color 2

03 Fiber Cement Color 3



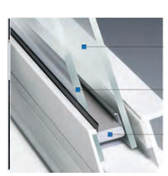
04 Fiber Cement Color 4

05 Brick Cladding

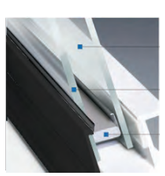
06 Brick Cladding

07 Corten Cladding

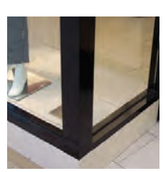
08 Arch Conc



09 Vinyl Win -white

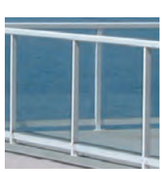


10 Vinyl Win -black



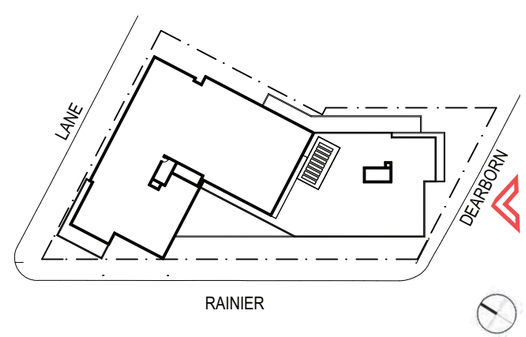
11 Al Storefront black anodize

12 Horizontal Mtl Rail



13 Glass Rail

14 L1 Metal Trims/ Accessories



EAST ELEVATION (ALLEY)

01 Fiber Cement Color 1

02 Fiber Cement Color 2

03 Fiber Cement Color 3

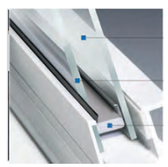
04 Fiber Cement Color 4

05 Brick Cladding

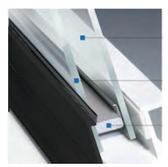
06 Brick Cladding

07 Corten Cladding

08 Arch Conc



09 Vinyl Win -white



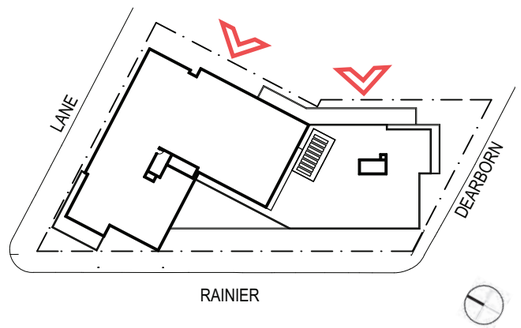
10 Vinyl Win -black

11 Al Storefront black anodize

12 Horizontal Mtl Rail

13 Glass Rail

14 L1 Metal Trims/ Accessories



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LIGHTING / SIGNAGE

Recessed soffit lighting to match soffit color

Wall mounted sconce

Step and path lighting

Landscape lighting

Signage infrastructure for both types of signage may be provided at commercial spaces and live work units

Blade signage

Back-lit wall mount signage


WALL-MOUNTED LIGHT
RECESSED CEILING LIGHT
STEP AND PATH LIGHT
LANDSCAPE LIGHT
BLADE SIGNAGE
1:12
1:12
111'-0"
108'-6"
108'-6"
108'-6"
106'-0"
106'-0"
113.05
113.05
113.05
114.71
114.02
106'-0"

DEPARTURES

Departure Request 1

Development Standard: 23.47A.008.4: Nonresidential street-level requirements.

Non-residential uses at street level shall have a floor to-floor height of at least 13 feet.

Request:

Allow 11’ floor to floor at commercial 2 mezzanine on S Lane Street.

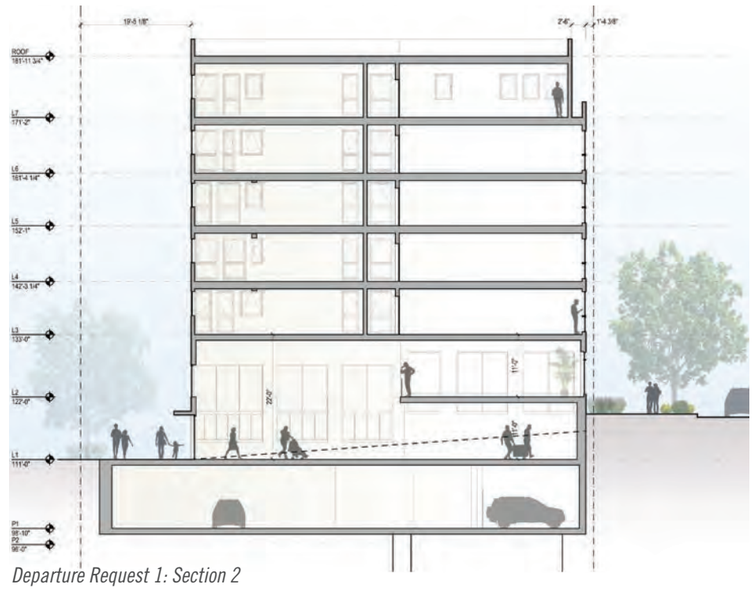
Rationale:

With 11’ floor to floor height, this mezzanine can have street frontage and accessible access from S Lane Street while also allowing the main level of the commercial space to have frontage and accessible entry on Rainier. Allowing this mezzanine to count as commercial frontage on S Lane Street allows for opportunities for active uses on both S Lane Street and Rainier at this location.

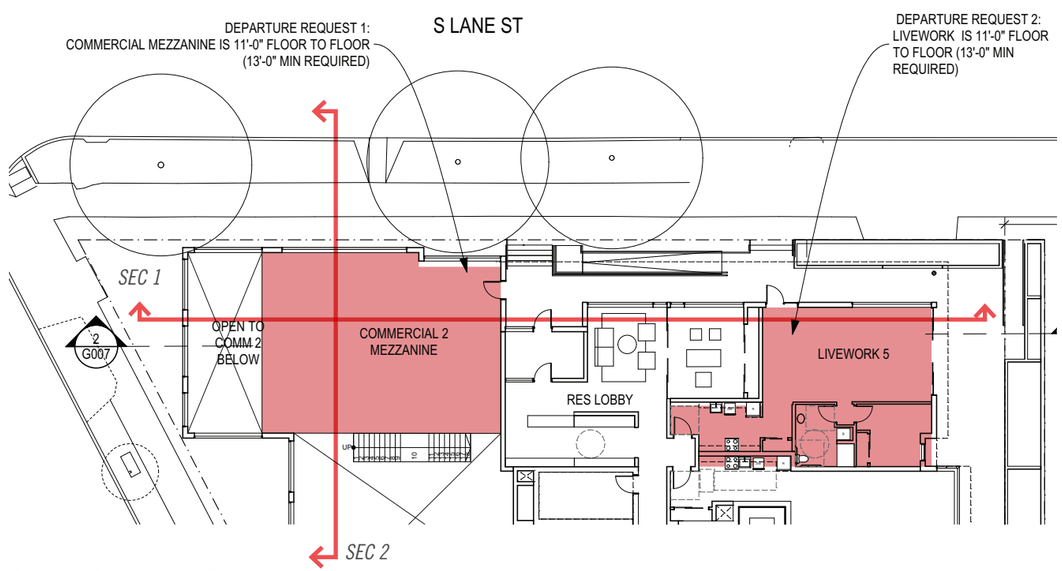
The mezzanine covers less than half of the main commercial space, which has a 22’ floor to floor height. With 22’ floor to floor, the commercial space has large areas of double height ceiling which will allow for unobtrusive MEP integration. MEP integration is often a reason cited for the 13’ floor to floor. This departure helps better meet Guideline PL3-C-1 (Porous Edge) by increasing opportunities for physical and visual connections between people on the sidewalk and retail activities in the building. At the EDG 2 meeting, the Board indicated preliminary support of a similar departure.

Eliminating the mezzanine would meet code but would result in a less optimal street level condition on S Lane Street.

Departure Request 1 & 2 : Section 1



Departure Request 1: Section 2



Departure Request 1 & 2 : Plan View

Departure Request 2

Development Standard: 23.47A.008.4: Nonresidential street-level requirements.

Non-residential uses at street level shall have a floor to-floor height of at least 13 feet.

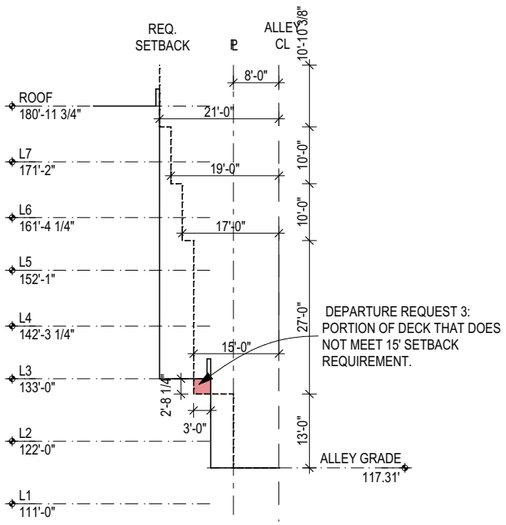
Request:

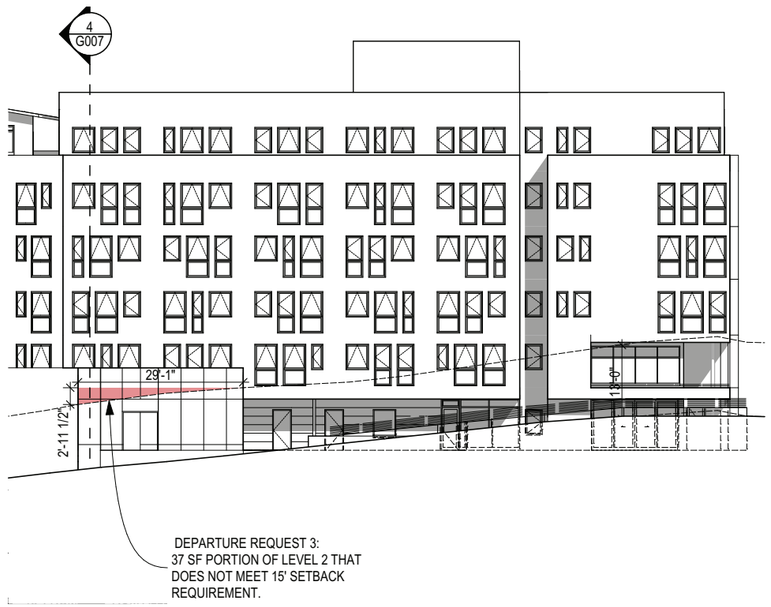
Allow 11’ floor to floor at live-work 5.

Rationale:

Allowing this departure enables a potential commercial use at this corner. It is possible to make this a residential unit but doing so would eliminate the more public character of the live-work unit and decrease activity and porosity along S Lane Street and on the alley.

This departure helps better meet guidelines PL2-B-1 Eyes on the Street and PL3-B Residential Edges. At the EDG 2 meeting, the Board indicated preliminary support of this departure.





Departure Request 3

Development Standard: 23.47A.014.B.3 Alley setback:

Structures containing residential use @ at alley of residential zone must provide 15ft setback between 13ft to 40ft.

Request:

Allow 37 SF encroachment on required 15' setback.

Rationale:

This encroachment is due the intersection of the building geometry at a "kink" in the alley and steep alley slopes. The alley slopes in combination with the angled geometry make it difficult to cleanly resolve the geometry of the building without creating this small encroachment. The encroachment occurs mid-alley and is not close to any structures, residential or otherwise. This departure helps better meet DC2-A Architectural Concept/Massing. Without the departure, the garage wall would need to jog for the extent of the encroachment.