



Rainier Court Pedestrian Promenade

Rainier Court IV "West" Mixed-Use Apartments

RAINIER COURT ASSOCIATES 2015-IV, LLC

EARLY DESIGN GUIDANCE  
RAINIER COURT IV "West"  
Affordable Senior Mixed-Use Apartments

DPD #: 3019909

ADDRESS: 3616 34TH AVE. S. SEATTLE, WA

DATE: 10-13-2015





## PROJECT DATA

DPD NO:	3019909
SITE ADDRESS:	3616 34TH AVE S. SEATTLE, WA 98144
NUMBER OF RESIDENTIAL UNITS:	73 apartments (PREFERRED SCHEME)
NUMBER OF PARKING STALLS:	34 ON-SITE + 9 on east parcel (PREFERRED SCHEME)
COMMERCIAL:	5,575 SF (PREFERRED SCHEME)

## PROJECT TEAM:

OWNER / DEVELOPER:	RAINIER COURT ASSOCIATES 2015-IV, LLC 5117 RAINIER AVE S. SEATTLE, WA 98188 CONT: KIM CALANDER 206.760.4266
ARCHITECT:	JOHNSON BRAUND, INC 15200 52ND AVE. S., SUITE 300 SEATTLE, WA 98188 CONT: DIANA KEYS 206.766.8300
LANDSCAPE ARCHITECT:	THE LA STUDIO, LLC. 15200 52ND AVE. S., SUITE 210 SEATTLE, WA 98188 CONT: CHRIS PETERSEN 206.204.0507

## DEVELOPMENT OBJECTIVES & STATISTICS

The proposed mixed-use 4-story apartment building is part of a combined development, Rainier Court IV. Rainier Court IV consists of two parts: "West" mixed-use apartments on 34th Avenue and "East" townhouses on 35th Avenue. The two parts share parking and amenities across a central alleyway. The "East" portion of the project (3019913) will be processed through a concurrent Design Review process and is included for context/reference in this EDG submittal. Rainier Court IV is part of a larger urban mixed-use development, Rainier Court, which consists of 6-story mixed-use affordable housing, 4-story housing, and 2-story townhouses. It is along Rainier Avenue and in the North Rainier Hub Urban Village. Rainier Court IV, along with its preceding Rainier Court developments, will develop an urban 'brownfield' into a mixed-use, pedestrian friendly, affordable housing development for seniors. Rainier Court IV will also help to transition from its adjacent 6-story neighbors to the west to its 4-story apartment building, and then to townhouses along 35th Avenue. This portion of the development along 34th Avenue will consist of commercial space, residential units and community amenity space at the ground level, and residential units with amenity space on the upper three floors. The commercial frontage is proposed to build to the street sidewalk/lot line to enhance the pedestrian experience along 34th avenue. There will be storefronts & canopies and other elements of pedestrian scale along this building frontage. At the residential lobby, the frontage transitions to residential units with landscaping, consistent with townhouse units across the street and single family neighbors to the north. Parking will be provided along the alley that will be developed in between the apartment building and the townhouses to allow for uninterrupted pedestrian walkways, street frontages, and landscape between the street edge & building. This development also has a shared public-private park at the northeast corner of the property. This development will create a sense of community while also promoting safety and security.

## DPD PRIORITY LEVEL 2 AFFORDABLE HOUSING PROJECT

## SHEET INDEX

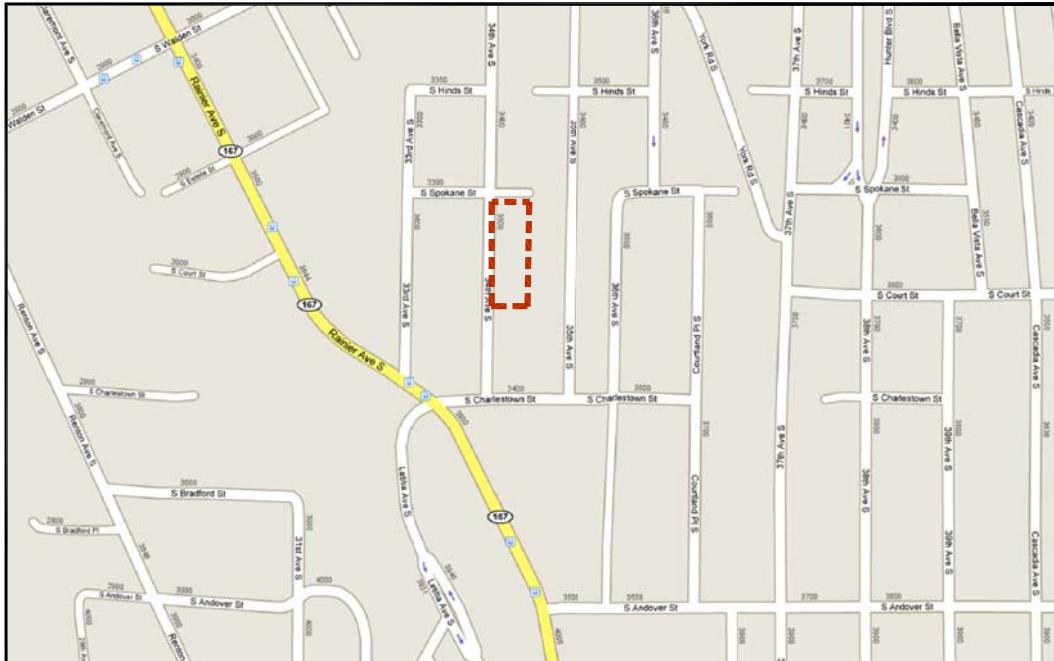
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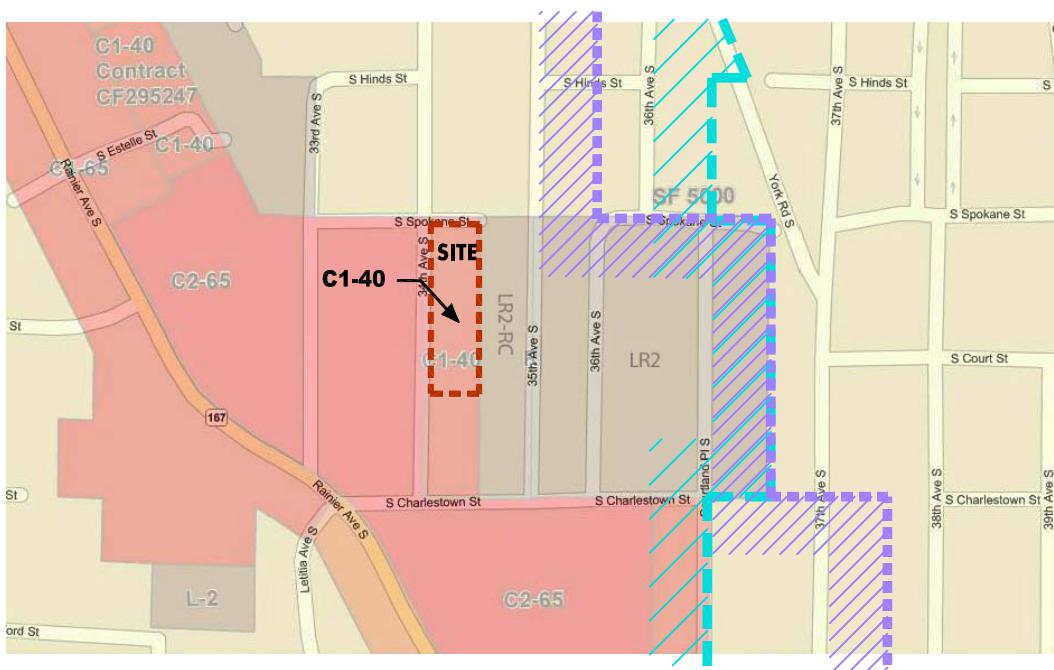
NEIGHBORHOOD AERIAL



SITE AERIAL



VICINITY MAP



ZONING MAP

LOWRISE (LR2-RC)	C1-40
SF 5000	C2-65
inside boundary	North Rainier Hub Urban Village
inside boundary	Southeast Seattle Reinvestment Area & Rainier/Genesee Business District

## Rainier Court IV - "West" Mixed-Use Apartments

RAINIER COURT ASSOCIATES 2015-IV, LLC



3D VICINITY MAP

### NARRATIVE OF CONTEXT DESIGN CUES:

The area surrounding the proposed site development has many context design cues to inform the proposed design. It is an urban site that transitions from more urban/denser development to single family housing. It is in the North Rainier Hub Urban Village in southeast Seattle along Rainier Avenue, and part of a larger multi-phased mixed-use urban housing development, Rainier Court. Rainier Court I, II, and III provide both ground level commercial and residential urban living. Between Rainier Court II & III a pedestrian promenade is provided that terminates at the proposed site at 34th Avenue. This informs where the focal point or entry of the proposed apartment building should be located. Another pattern to follow is the urban pedestrian design from the Rainier Court I & II developments. The pedestrian design on 34th can follow the existing patterns by providing a variety of commercial and residential uses, building to the lot line & sidewalk, adding storefronts, canopies, and visual interest along the street frontage. Regarding massing, materials, and forms, the overall Rainier Court masterplan including building specific patterns and detailing will serve as a guide for the architectural character created on Rainier Court IV as a means to fit within the overarching context. See the context map & accompanying photos and the streetscape photos for reference to this narrative.



3 Rainier Court II Family Housing



4 Rainier Court III (4-story apartments & townhouses (affordable senior housing)



5 pedestrian promenade  
(looking towards 34th Ave.)



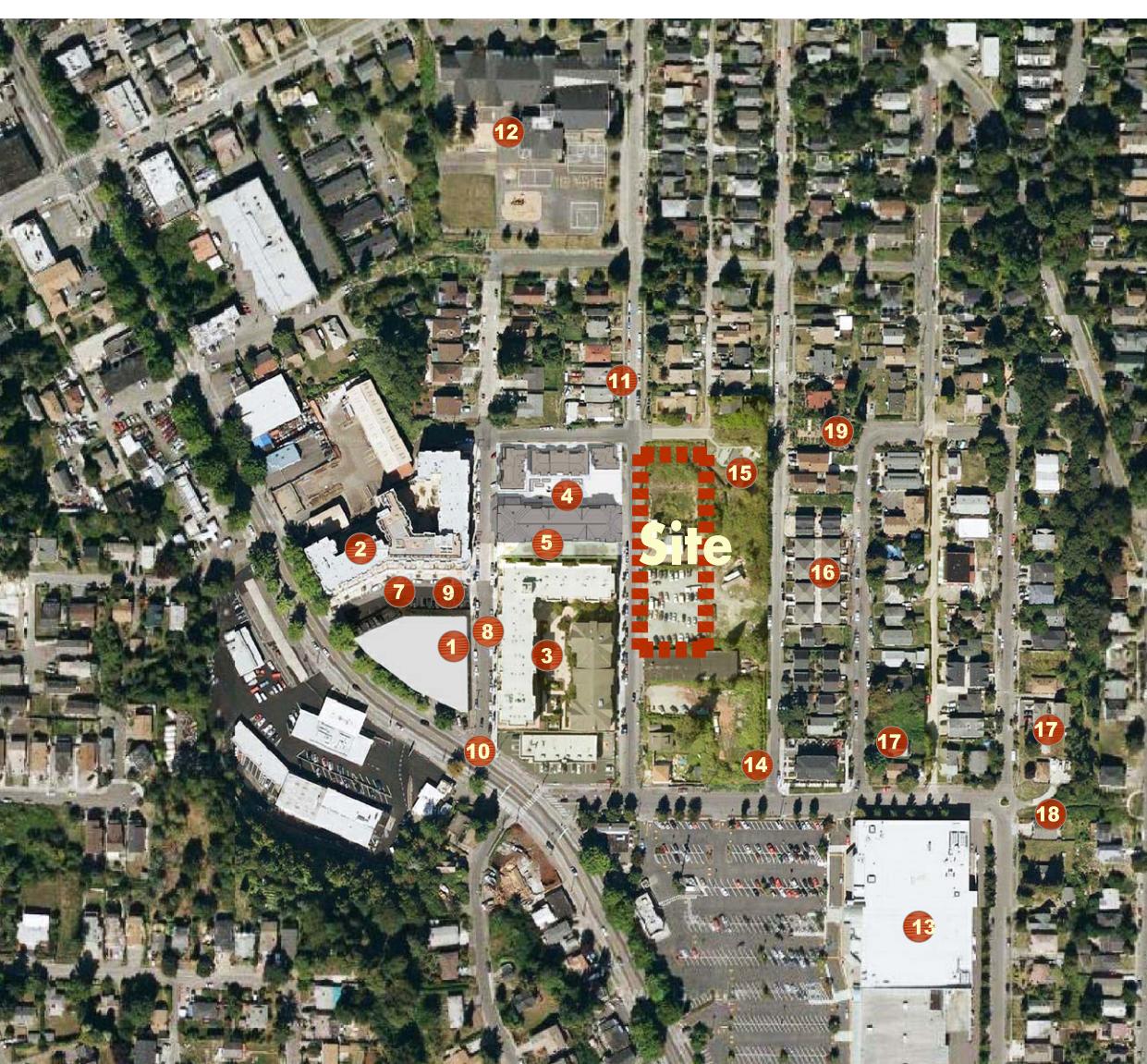
(looking towards 33rd Avenue)



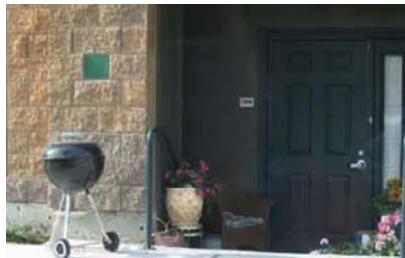
2 Rainier Court I/Courtland Senior Housing



1 4-story storage building



Context Map



6 residential porch



7 Courtland walkway



8 blank wall treatments



9 pedestrian sidewalk & facades





12 John Muir School



15 Sculpture park



19 P-Patch community garden



11 Single Family House



14 Future park  
City of Seattle Parks Department has purchased a  $\frac{3}{4}$  acre parcel from SEED to develop a park south of this project site.



16 Townhouses



18 Charleston stairway



10 Rainier Avenue



13 Neighborhood Retail Center



17 New contemporary townhouses





34th Avenue S. - LOOKING WEST

SITE FRONTAGE ON OPPOSITE SIDE OF STREET



S. SPOKANE ST. (DEAD-END)

SINGLE FAMILY HOMES

EXISTING SHOP BUILDING AT SOUTH EDGE OF SITE



34th Avenue S. - LOOKING EAST

SITE FRONTAGE





S. SPOKANE St - LOOKING NORTH

SITE FRONTAGE ON OPPOSITE SIDE OF STREET



SITE



unimproved alley ROW  
(approved alley exception  
request)

S. SPOKANE St - LOOKING SOUTH



Rainier Court III - affordable senior townhouses

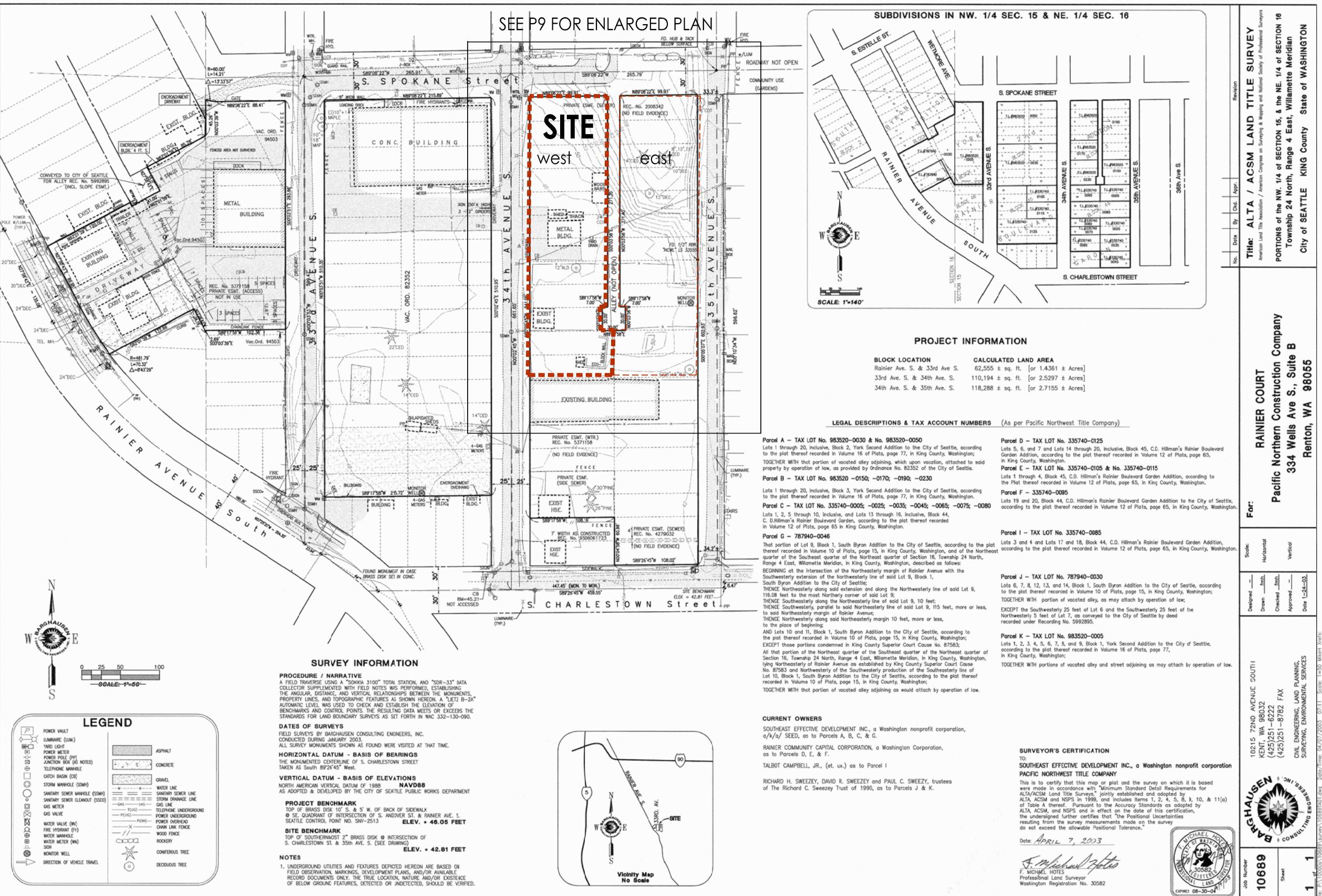


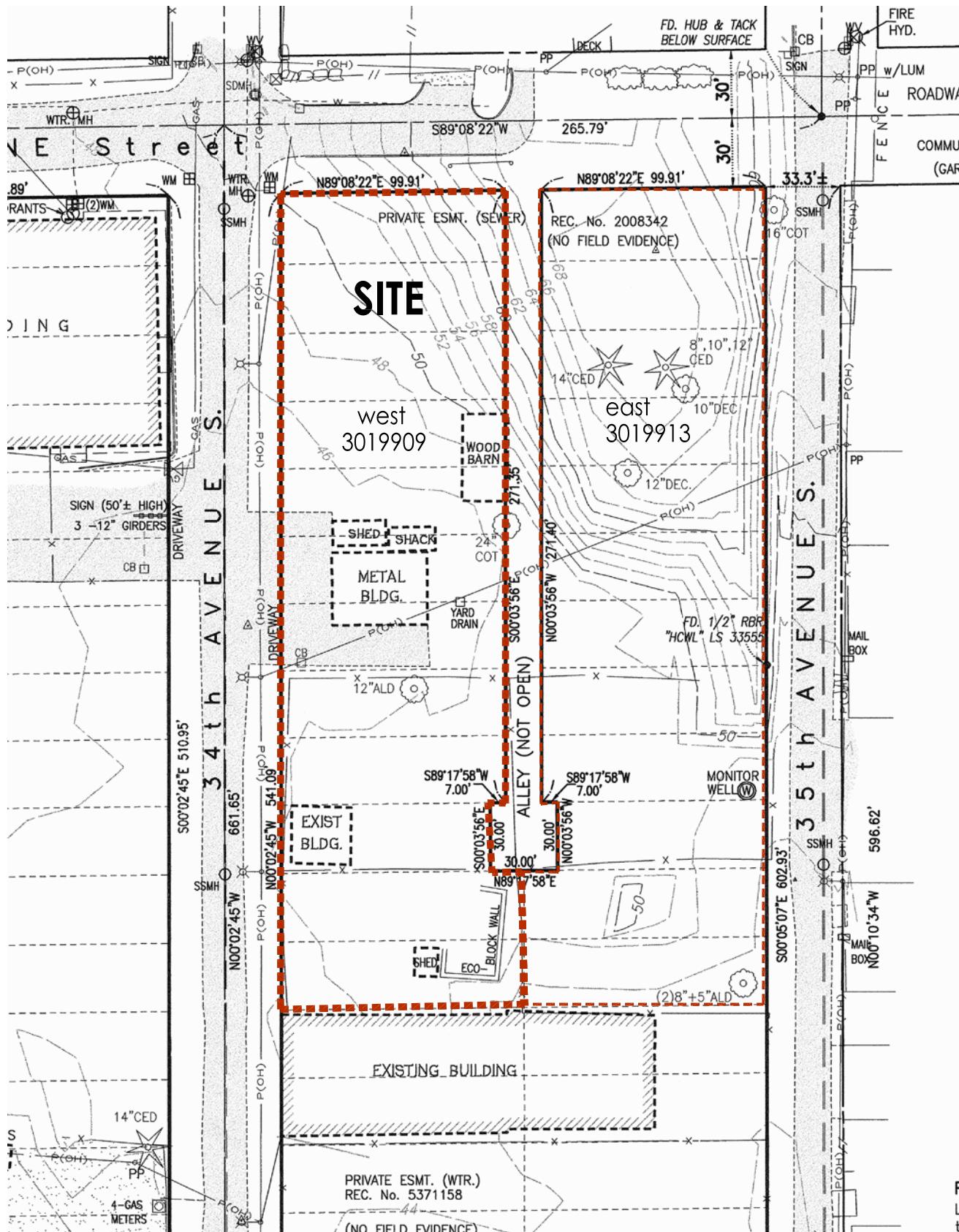
Rainier Court i - affordable senior apartments

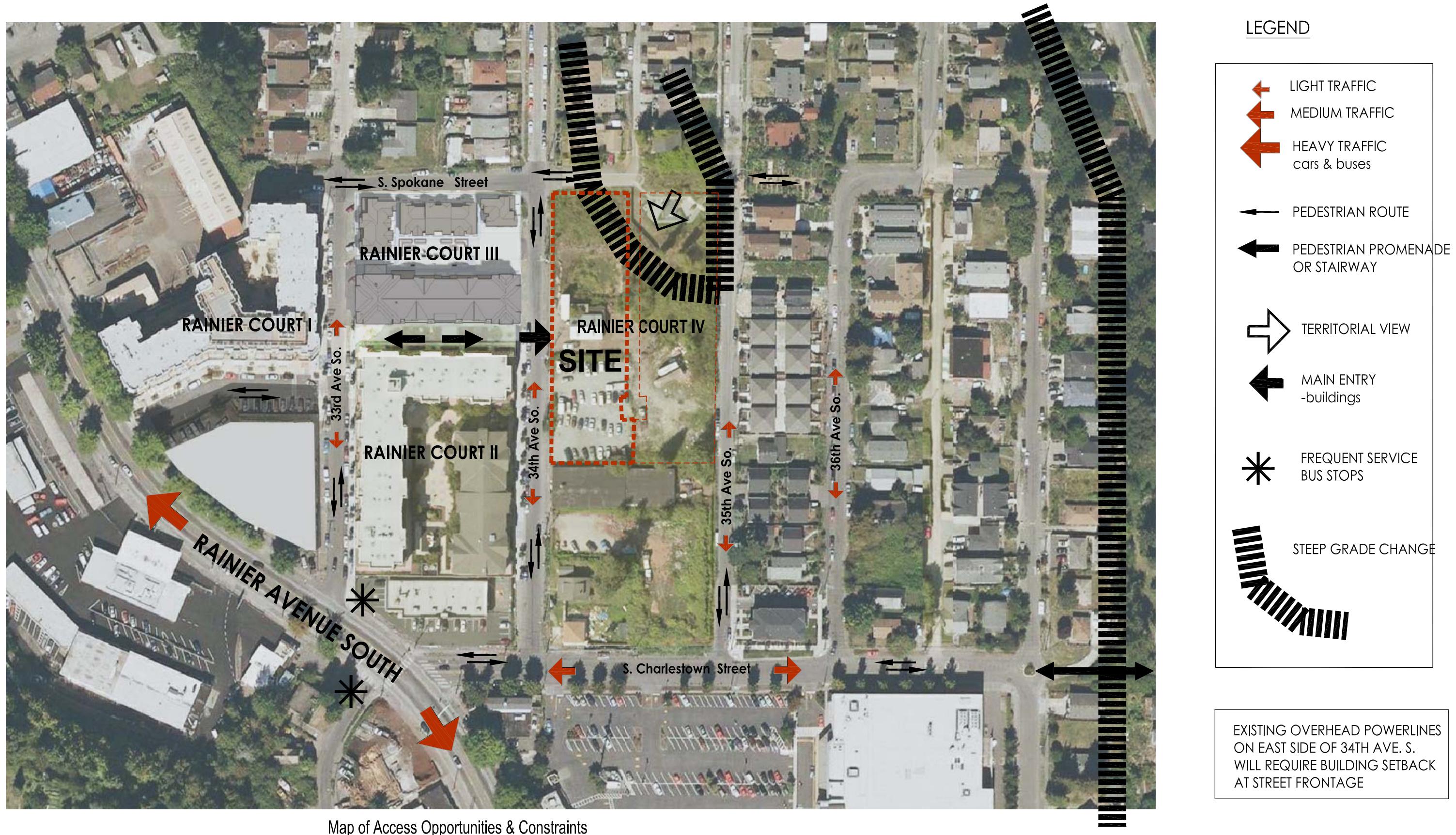
SITE FRONTAGE



SITE









Rainier Court IV - "West" Mixed-Use Apartments

RAINIER COURT ASSOCIATES 2015-IV, LLC



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1



4



4



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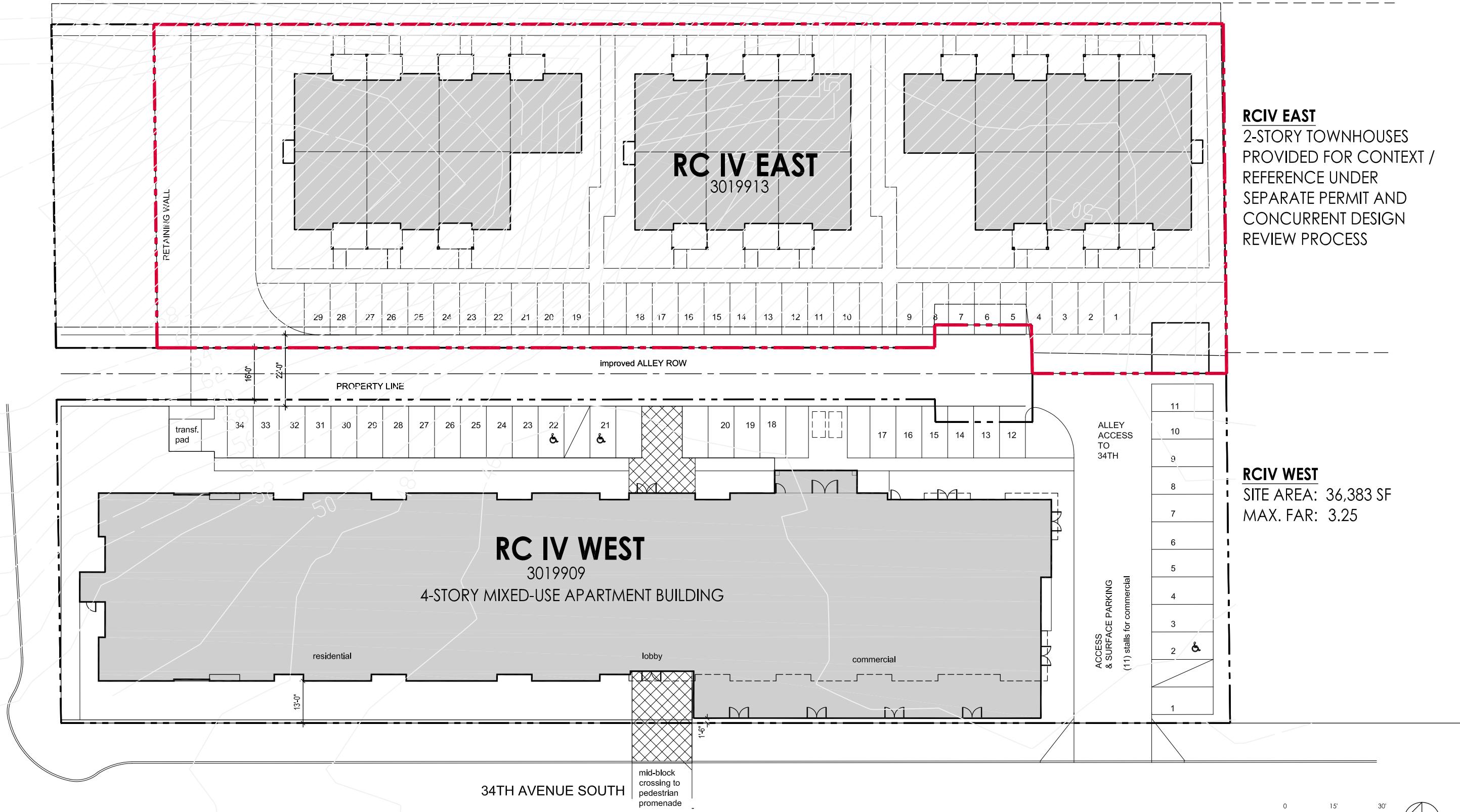


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7

35TH AVENUE SOUTH





-NORTH RAINIER HUB URBAN VILLAGE\*  
 -SOUTHEAST SEATTLE REINVESTMENT AREA\*,  
 & RAINIER/GENESEE BUSINESS DISTRICT\*  
 \*see accompanying page, P16

## Seattle Municipal Code Title 23 LAND USE CODE

Chapter 23.47A - COMMERCIALSMC 23.47A.004 Permitted and prohibited uses.

- Residential Uses are permitted in C1 zones.
- Mixed-use residential with commercial is permitted.

SMC 23.47A.005 Street-level uses.

## C. Residential uses at street level

1. In all NC and C zones, residential uses may occupy, in the aggregate, no more than 20 percent of the street-level street-facing facade in the following circumstances or locations:

*-There are no limitations to % of street level residential uses for this site.*

SMC 23.47A.008 Street-level development standards.

## A. Basic street-level requirements include:

- 1.b. Structures that contain a residential use in C zones.
- 2.a. Façade segments are considered blank if they do not include the following: windows, entryways, screening.
- 2.b. Blank segments of street-facing façade between 2 feet and 8 feet above the sidewalk may not exceed 20'
- 2.c. Total of all blank façade segments may not exceed 40% of façade width along the street.
3. Street-level street-facing facades shall be located within 10 feet of street lot line, unless wider sidewalks, plazas, or other approved landscaped of open spaces are provided.

## B. Non-residential street-level requirements

1. This section applies to structures with non-residential uses that also contain residential uses in C zones & structures with street-level non-residential uses in C zones across the street from residential zones.
2. Transparency: sixty percent of street facing façade between 2 feet and 8 feet shall be transparent
3. Non-residential uses shall extend an average depth of 30 feet and a min. 15 feet from the street-level street-facing façade. Non-residential uses shall have a floor-to-floor height of at least 13 feet.

*-Commercial storefront windows will face the street. A min. floor-to-floor height of 13 feet for the commercial spaces.*

- D. Where residential uses are located along a street-level street-facing facade the following requirements apply unless exempted by subsection 23.47A.008.G:

1. At least one of the street-level street-facing facades containing a residential use shall have a visually prominent pedestrian entry;

*-Residential Lobby faces 34<sup>th</sup> Ave. S.*

2. The floor of a dwelling unit located along the street-level street-facing facade shall be at least 4 feet above or 4 feet below sidewalk grade or be set back at least 10 feet from the sidewalk.

*-Residential Uses are setback a minimum of 10 ft. from sidewalk.*

SMC 23.47A.012 Structure height.

## A. Maximum Height: forty (40) feet

- 1.a. In zones with a forty (40) foot mapped height limit, the height of a structure may exceed the otherwise applicable limit by up to four (4) feet, subject to subsection A1c of this section, provided a floor-to-floor height of 13 feet of more is provided for non-residential use at street level

## B. The ridge of a pitched roof may extend 5 feet above height limit if sloped at not less than 4:12.

## C. Rooftop features such as parapets, mechanical equipment, planters, and firewalls may extend up to highest pitched roof height of up to 4 feet above the height limit.

*-Height limit is 40 feet in C1-40 zone. An additional 4 feet is allowed due to 13 foot non-residential use at street level. Total height limit = 44 feet. Pitched roofs or other rooftop features may extend an additional 4 to 5 feet.*

SMC 23.47A.013 Floor area ratio.

## A. Floor area ratio (FAR) limits apply to all structures and lots in C zones.

Table A; Total FAR permitted for all uses on a lot that is occupied by a mix of uses for a 40 foot height limit = 3.25

H.1. A Minimum FAR in an Urban Village is required whenever more than 1,000 square feet of gross floor area is added to or removed from a lot. For buildings with a 40 feet height limit, the FAR min. is 1.5.

*-Max. FAR is 3.25. Min. FAR is 1.5. Actual FAR is approximately 1.84.*

SMC 23.47A.014 Setback requirements.

A minimum five (5) foot landscaped setback may be required under certain conditions and for certain uses according to Section 23.47A.016, Screening and landscaping standards\*

*-The 5' setback is not required per 23.47A.016.B.4. Street trees are feasible.*

SMC 23.47A.016 Landscaping and screening standards.

A.2. Landscaping Green Factor of 0.3 or greater is required for any lot with more than 4 dwelling units or more than 4,000 square feet of non-residential uses, and a parking lot containing more than 20 new parking spaces.

*-A Green Factor of 0.3 is required.*

B.1 Street trees are required.

D.1.a. Table C: 25 square feet of landscaped area per parking space is required with a parking area totaling between 51 to 99 parking spaces.

D.1.b One tree is required for every ten parking spaces

*-One tree per every ten parking spaces, and 1550sf of landscaped area is required (25sf x 62 parking spaces).*

SMC 23.47A.024 Amenity Area.

A. 5% of total gross floor area in residential use is required to be amenity area.

*-Ground level amenity space and roof terrace to be provided.*

B. All residents shall have access to at least one common or private amenity area; min. horizontal dimension of 10 feet; no common amenity area shall be less than 250sf; private decks/balconies shall have a min. of 60sf and no horizontal dimension less than 6 feet.

SMC 23.47A.032 Parking location and access.

A.1. In C1 zones, access to parking shall be from the alley if the lot abuts an alley

A.3 In C1 zones, access to off-street parking may be from a street, alley or both when the lot abuts an alley.

*-No Parking is required, however surface parking is provided off of the improved alley ROW.*

Chapter 23.53 REQUIREMENTS FOR STREETS, ALLEYS, & EASEMENTSSMC 23.53.005 Access to lots.

A.1. For residential uses, 10 feet of lot line shall abut a street.

A.2. For non-residential uses, at least 5 feet of lot line shall abut a street.

A.3. For non-residential uses that provide parking, an amount of lot line sufficient to provide the required driveway width shall abut a street or an alley improved to the standards of section 23.53.030.

*-There is both access to street and alley along both frontages.*

SMC 23.53.006 Pedestrian access and circulation.

A.\_ Pedestrian access and circulation are required on all streets in all zones.

C.\_ Within Urban Villages, sidewalks are required whenever new lots are created through the platting process.

*-New sidewalks will be provided along 34<sup>th</sup> Avenue.*

SMC 23.53.015 Improvement for existing streets in residential and commercial zones.

Table A: A 40 foot right-of-way width is required for LR2 zones; 52 feet for C1 zones.

C.2.a. Existing nonarterial streets with less than the min. right-of-way shall have a dedication requirement of additional right-of-way to be half the difference between the current right-of-way and the min. right-of-way width.

*34<sup>th</sup> Avenue is required to have a 1' site dedication for a total R.O.W. width of 50'.*

SMC 23.53.025 Access easement standards.

D.2. Easement shall provide a roadway of at least 24 feet wide.

D.4. A turnaround shall be provided unless the easement extends from street to street.

*-The alley will be improved to 22 feet wide. See approved alley exception request.*

SMC 23.53.030 Alley improvements in all zones.

E.1. Existing alleys shall meet the min. width and improvements shall be provided for access to parking spaces.

## C1-40 ZONING SUMMARY (continued)

### SMC 23.54.015 Required parking.

-There is no required automobile parking minimum for residential & non-residential uses within an Urban Village and is located with 1, 320 feet of a street with frequent transit service (ie. Rainier Avenue). See Table A, II. Per row J and Table B, row M.

#### K. Bicycle Parking: Table E

- (1) long-term and (2) short-term bike parking spaces are required for the non-residential space. (row A.6)
- (18) long-term bike parking spaces are required for multi-family developments. (row D.2)

### SMC 23.54.030 Parking space standards.

A. Parking space dimensions: medium stalls are 8' wide & 16' deep, large stalls are 8.5' wide & 19' deep.

B. Parking space requirements:

1. Residential uses: When more than 5 parking spaces are provided, the medium sized stall shall be the max. size and shall be for a min. of 60% of parking spaces.
2. Non-residential uses: When ten or fewer parking spaces are provided, a minimum of 75% of parking spaces shall be for large stalls.

***-All non-residential parking spaces will be large stalls. All residential parking spaces will be medium stalls.***

E. Exhibit C: Parking aisles for medium stalls shall be a min. of 22' wide. Parking aisles for large stalls shall be a min. of 24' wide.

F. Curb cuts

- 2.a. # of curb cuts for non-residential uses: One curb cut for Two-way traffic is provided on a non-arterial street in a C1 zone.
- 2.b.2. The min. curb cut width for two-way traffic is 22 feet, and the max. is 25 feet.

G.2 A sight triangle of 10 feet for curb cuts greater than 22 feet is required. 10 feet of unobstructed space shall be provided from intersection of driveway & sidewalk.

***-One curb cut of 24 foot width is provided along a non-arterial street in a C1 zone. A 10 foot sight triangle shall be provided on each side of the curb cut.***

### SMC 23.54.035 Loading berth requirements.

B.1. Exception to loading requirements: For uses with less than 16,000 sf of gross floor area, a loading berth is not required, provided a loading space is on a street.

***-A loading berth is not required because the non-residential use is less than 16,000sf and is along a street frontage with street parking.***

### SMC 23.54.040 Solid waste and recyclable materials storage and access.

B.Table A: Mixed-use development that contains both residential and non-residential uses shall meet the storage requirements in table A for residential development, plus 50 percent of the requirement for non-residential development. The storage for garbage may be shared between the two uses.

## APPROVED ALLEY EXCEPTION REQUEST 3019909 & 3019913

EXISTING ALLEY ROW IS NOT DEVELOPED.

ALLEY ROW CONNECTS SPOKANE STREET TO A DEAD-END CONDITION ON SITE.

SPOKANE STREET IS ALSO A DEAD END CONDITION.

DUE TO STEEP GRADE CONDITIONS, CONNECTION TO SPOKANE STREET IS NOT FEASIBLE FOR A SAFE & ACCESSIBLE DEVELOPMENT.

APPROVED ALLEY EXCEPTION ALLOWS THE ALLEY TO NOT CONNECT TO SPOKANE STREET. INSTEAD ALLEY IS IMPROVED BETWEEN WEST AND EAST PARCELS OF THE RAINIER COURT IV DEVELOPMENT. THE ALLEY IS CONNECTED TO 34TH AVENUE S. AT THE SOUTHWEST END OF THE WEST SITE AND TO 35TH AT THE NORTHEAST END OF THE EAST SITE.



## NORTH RAINIER HUB URBAN VILLAGE,

### North Rainier Hub Urban Village:

The proposed development of Rainier Court IV is within the North Rainier Hub Urban Village. It meets the goals of a Hub Urban Village by adding residential density, mixed-use with commercial services that support the residential population, location along a major arterial street with frequent transit service, and much more. Below is a brief summarized list of definitions and goals of Hub Urban Villages as it relates to the project:

From Seattle's Comprehensive Plan/Towards a Sustainable Seattle, January 2005: Urban Village Element

#### Hub Urban Village Goals:

- UVG24 Accommodate concentrations of housing and employment at strategic locations in the transportation system conveniently accessible to the city's residential population, thereby reducing the length of work-trip commutes.
- UVG25 Provide convenient locations for commercial services that serve the populations of the village, surrounding neighborhoods, the city, and the region.
- UVG26 Accommodate concentrations of employment and housing at densities that support pedestrian and transit use and increase opportunities within the city for people to live close to where they work.

#### Hub Urban Village Policies:

- UV25 Designate as hub urban villages areas that are consistent with the following criteria:
  - 1. Zoning that allows a mix of uses to accommodate concentrations of employment and housing.
  - 3. The area presently supports, or can accommodate under current zoning, a concentration of residential development at 15 or more units/acre within 1/4 mile of the village center.
  - 4. Surroundings comprised primarily of residential areas that allow a mix of densities, and non-residential activities that support residential use.
  - 6. A broad range of housing types and commercial and retail support services either existing or allowed under current zoning to serve a local, citywide, or regional market.
  - 7. A strategic location in relation to both the local and regional transportation network, including:
    - a. Transit service with a frequency of 15 minutes or less during peak hours, and 30-minute transit headways in the off-peak hours, with direct access to at least one urban center, with the possibility of improved connections to future high capacity transit stations
    - b. Located on the principal arterial network, with connections to regional transportation facilities
  - 8. b. Accessibility to major open space resources in the general area via either existing or potential urban trails, boulevards, or other open space links, or anticipated major public investment in open space.
  - 9. Opportunities for redevelopment because of a substantial amount of vacant or under-used land within the village.

## SOUTHEAST SEATTLE REINVESTMENT AREA,

### Chapter 23.67 - SOUTHEAST SEATTLE REINVESTMENT AREA

The proposed development is within the Southeast Seattle Reinvestment Area and follows the intent of the area. It is proposed to revitalize an existing brownfield along Rainier Avenue. It is proposed to increase residential pedestrian activity and provide retail services for the residences. See below for descriptions of the Area and its boundary qualifications.

#### 23.67.010 - Purpose and intent.

The purpose of this chapter is to implement the Southeast Seattle Reinvestment Area Policy, Resolution 28401 and adopted Land Use Policies by creating a Southeast Seattle Reinvestment Area (SESRA). The intent is to promote community revitalization and investment, and to encourage development which supports business activity and provides employment opportunities and needed services to the residents of Southeast Seattle.

#### 23.67.040 - Southeast Seattle Reinvestment Area-Rezones for boundary changes.

##### B. SESRA Boundaries.

- 2. In addition to the above criteria, one (1) or more of the following conditions shall be met:
  - a. The area contains vacant land, or vacant or dilapidated structures, parking or open storage uses and is abutting or across the street or alley from an existing concentration of commercial activity; or

##### C. Rezone criteria.

- 1. The proposed designation shall strengthen and reinforce existing commercial nodes, and encourage the development and retention of businesses while retaining or providing adequate buffers between commercial and residential areas; or
- 2. The proposed designation shall enhance the vitality of business activity according to the following:
  - a. Increase and enhance pedestrian activity, thereby increasing property surveillance and public safety, and
  - c. Increase retail, entertainment, or personal services for residents of the surrounding area, or
  - d. Encourage development on land which is vacant or contains abated or dilapidated buildings, or

## RAINIER/GENESEE BUSINESS DISTRICT

# C1-40 (Mixed-Use Apartment Building)

## CS2 Urban Pattern & Form

Strengthen the most desirable forms, characteristics, and patterns of the streets, block faces, and open spaces in the surrounding area.

A. Location in the city & neighborhoods: 1. A sense of place, 2. Architectural Presence

**Response:** Each of the options creates an architectural presence by developing to the lot line and fronting directly on a pedestrian sidewalk. It creates a sense of urban presence similar to the existing mixed-use urban residential buildings immediately adjacent to it across 34th Avenue, Rainier Court I, II, & III. The storefront openings for the commercial ground floor uses open itself to the street, and the three stories of residential help to create the urban wall along 34th Avenue. The entrance and lobbies per each floor will stack on top of each other and center itself with the existing pedestrian promenade to create a sense of openness into the building and to create a vertical expression.

B. Adjacent sites, streets, & open spaces: 2. Connection to the street,

**Response:** The building is built directly along the street pedestrian walkway, and will have storefronts and lobby entrance opening on to it. Parking and mid-block passages will be accessed via a drive aisle from 34th Avenue to the a mid-block alley. Pedestrian walkways, and landscaped amenity spaces open up the block to the east for access to 35th Avenue.

D. Height, bulk, and scale: 1. Existing development & zoning, 2. Existing site features, 3. Zone transitions, 4. Massing choices,

**Response:** The proposed building will be built out to its zoning height limit of 4-stories, which helps transition from its 6-story neighbors to the west, and to the proposed 2-story townhouses to the east. It also responds to its neighboring development of Rainier Court III, which consists of a 4-story apartment and 2-story townhouses. The massing of the building will be similar to Rainier Court I & II with a podium retail base of masonry and storefront, and more articulated residential levels above.



## Rainier Court IV - "West" Mixed-use Apartments

RAINIER COURT IV ASSOCIATES 2015-IV, LLC

## CS3 Architectural context and character

Contribute to the architectural character of the neighborhood.

A. Emphasizing positive neighborhood attributes: 1. Fitting old and new together, 3. Established neighborhoods, 4. Evolving neighborhoods

**Response:** The proposed 4-story apartment building with ground floor retail fits within the adjacent context of mixed-use urban housing of Rainier Courts I, II, and III. By adding this building it will create an urban pedestrian edge on the east side of 34th avenue. The materials and massing will similarly echo the same on the existing Rainier courts II & III to better fit together cohesively.



Pedestrian promenade looking towards glazed entry and upper floor lobbies

## PL1 Connectivity

Complement and contribute to the network of open spaces around the site and the connections among them.

A. Network of Open Spaces: 1. Enhancing open spaces, 2. Adding to public life

**Response:** The preferred scheme will have its entry and focal point at the east terminus of the existing pedestrian promenade in between Rainier Court II & III. This will help it integrate better into the rest of the Rainier Court developments to the east. This entry will have a high percentage of glazing to allow for transparency and openness into the building, and allow for viewing points of residents to look upon the promenade. Access will also be provided through the apartment building and to the south of it to the mid-block parking, amenity spaces, and further access through to 35th Avenue.

B. Walkways & connections: 1. Pedestrian infrastructure, 2. Pedestrian amenities

**Response:** As mentioned previously, the proposed building will add a focal terminus to the pedestrian promenade. Also, it will enhance the pedestrian experience along 34th Avenue by providing storefront glazing and ground floor retail directly to the new pedestrian walk way on the east side of 34th avenue.

## PL2 Walkability

Create a safe and comfortable walking environment that is easy to navigate and well-connected to existing pedestrian walkways and features.

A. Accessibility: 1. Access for all, 2. Adding to public life

**Response:** The proposed use of this building is senior housing with ground floor retail uses. Therefore, it will be highly important to provide accessible walkways and features throughout the design. There will be no steps required to access any of this building's uses.

B. Safety and security: 1. Eyes on the street, 3. Street-level transparency

**Response:** The design of this building will have windows that enable the residences to look out on to the streets and to the mid-block alley. Along 34th Avenue there will be a high percentage of storefront glazing.

C. Weather protection: 1. Locations and coverage, 3. People friendly spaces

**Response:** Along 34th Avenue there will be canopies over the storefront entrances to provide weather protection and facade articulation to make it more interesting for the pedestrian environment.

## PL3 Street-level interaction

Encourage human interaction and activity at the street-level with clear connections to building entries and edges.

A. Entries: 1.b Retail entries 1.c. Common entries to multi-story residential buildings

**Response:** There will be a central residential entry with lots of storefront glazing. As mentioned previously, this entry will align with the glazed lobbies above and will center with the existing pedestrian promenade. The retail entries will also have articulated storefront glazing and canopies.

C. Retail edges: 1. Porous edge, 2. Visibility

**Response:** The ground level along 34th avenue will provide a retail edge along that east side of the street. It will consist of a high percentage of clear glazing.



34th Avenue - looking north

## C1-40 (Mixed-Use Apartment Bldg. (cont'd))

### DC1 Project uses & activities

Optimize the arrangement of uses and activities on site.

A. Arrangement of interior uses: 1. Visibility, 2. Gathering places, 3. Views & connections.

**Response:** *The main entry and lobbies for each floor will be located to be centered with the existing pedestrian promenade. Lots of glazing will allow for views outside and daylighting inside.*

B. Vehicular access and circulation & C. Parking and service uses: 2. Visual impacts

**Response:** *There will be parking provided behind the building in the mid-block alley. The access will be provided by a drive aisle & curb cut on the south end of the building*

### DC2 Architectural concept

Develop an architectural concept that will result in a unified and functional design that fits well on the site and within its surroundings.

A. Massing: A. Site characteristics, 2. Reduce perceived mass.

**Response:** *By keeping the apartment building together as one, it will 1) create a terminus for the pedestrian promenade, and 2) create an urban pedestrian edge along the east side of 34th avenue. The 4-story height will have a reduced perceived height from the north/northeast residential area, due to the rising topography of the site.*

B. Architectural and facade composition: 1. Facade composition, 2. Blank walls

**Response:** *The ground level along 34th avenue will be masonry with large storefront glazing, and canopies overhead. The residences above 34th will be articulated similarly to the existing Rainier Court II development, with recesses and projections, windows, and similar siding materials.*



Pedestrian promenade - looking towards entry

### DC2 Architectural concept (continued)

C. Secondary Architectural elements: 1. Visual depth and interest, 3. Fit with neighboring buildings

**Response:** *The building fits with the neighboring Rainier Court buildings with its massing and use. It also adds visual depth and interest with its ground floor storefront articulations, the articulated residential levels above, and by the variety of materials, colors, and architectural elements.*

D. Scale and texture: 1. Human scale, 2. texture

**Response:** *The ground floor level along 34th avenue will have canopies overhead to create a sense of pedestrian scale. The masonry texture also along the ground level will enhance the urban textural feel of the place.*

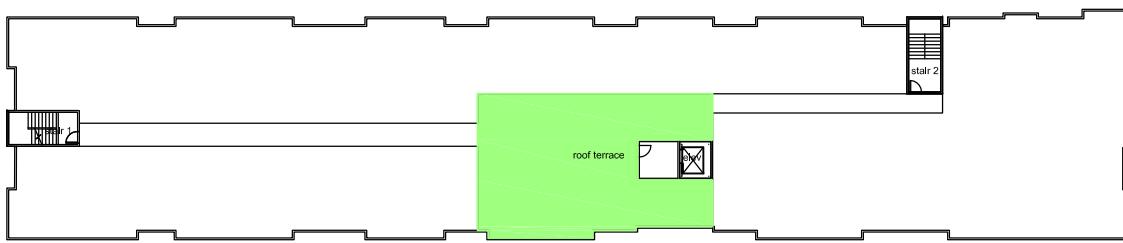
### DC3 Open space concept

A. Building-open space relationship: 1. Interior/Exterior fit

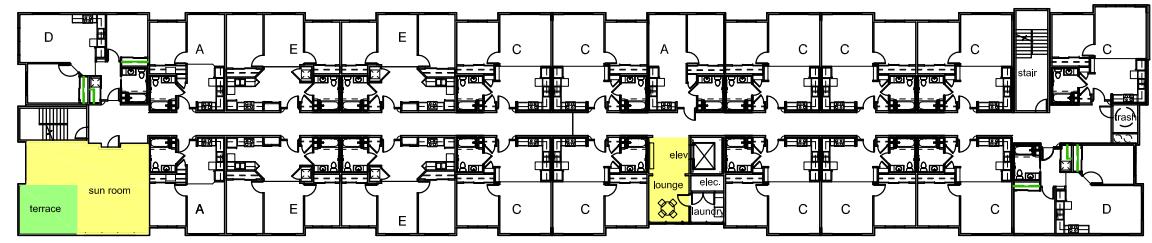
B. Open space uses and activities: 3. Connections to other open space 4.

Multi-family open space

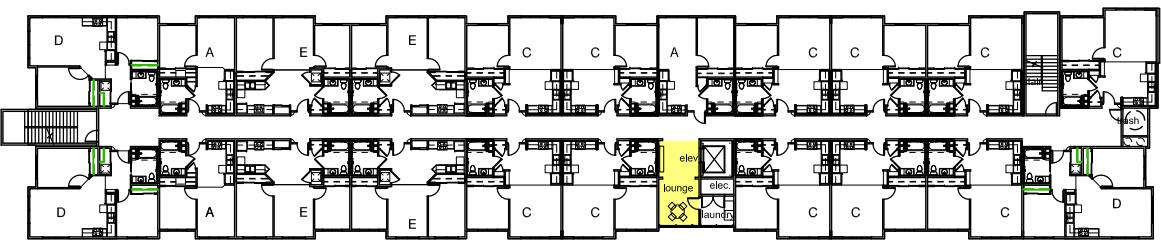
**Response:** *The proposed building will provide lots of transparency with clear glazing at the lobbies on each floor and along the ground level of 34th avenue. The lobbies on each floor will visually connect with the pedestrian promenade. Outdoor amenity spaces will be provided at the ground level facing the mid-block alley. Additional outdoor amenity space will be provided on the roof, which will have elevator access, and a canopy for weather protection.*



ROOF TERRACE PLAN

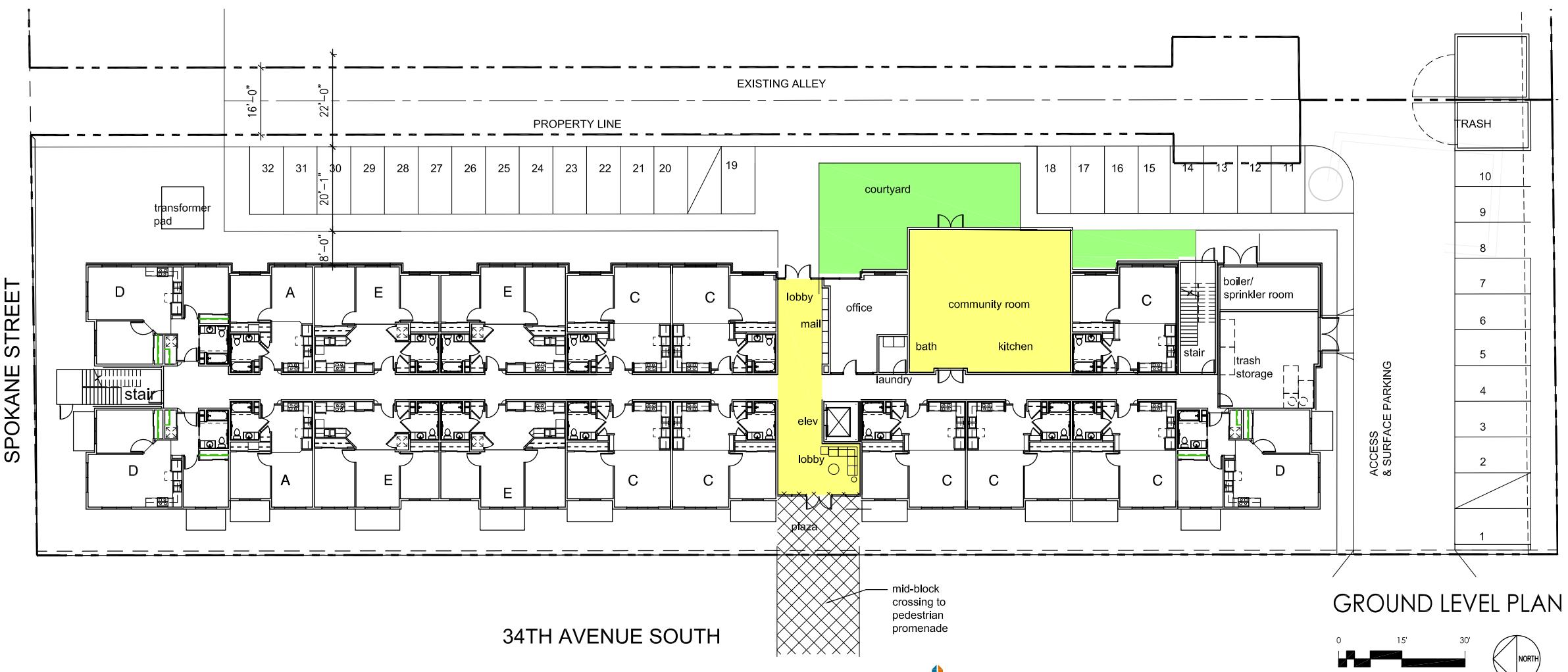


LEVEL 4 PLAN



LEVELS 2-3 PLAN

0 12.5' 25' 50'  
SCALE: 1" = 50'-0"  
NORTH



## Rainier Court IV - "West" Mixed-Use Apartments

RAINIER COURT ASSOCIATES 2015-IV, LLC

## DESIGN ALTERNATE 1: ALL RESIDENTIAL

4-STORY RESIDENTIAL APARTMENT BUILDING  
RESIDENTIAL LOBBY IS SITUATED TO ALIGN AT FOCAL POINT END OF PEDESTRIAN PROMENADE CONNECTING TO THE REST OF THE RAINIER COURT COMMUNITY.

RESIDENTIAL UNITS ALL LEVELS INCLUDING STREET-LEVEL STREET FACING UNITS.

STREET LEVEL RESIDENTIAL UNITS ARE SETBACK FROM SIDEWALK 10 FEET.

STREET LEVEL FRONTEAGE INCLUDES 10 FT. LANDSCAPED BEDS AND FRONT PORCHES.

COMMUNITY AMENITY AREAS INCLUDE:

- GROUND FLOOR LOBBY, LEASING OFFICE AND COMMUNITY ROOM AND OUTDOOR COURTYARD.
- SMALL LOUNGE SEATING AREA ON EACH FLOOR. SITUATED AT FOCAL END OF PEDESTRIAN PROMENADE WITH HIGH TRANSPARENCY FOR VISIBLE ACTIVITY WITHIN BUILDING AND "EYES ON THE STREET" VIEWS .
- LEVEL 4 SUNROOM WITH OUTDOOR TERRACE AT THE NORTHWEST END OF THE BUILDING.
- ROOF TERRACE

### PROJECT STATISTICS:

LEVEL 1:	16,919 SF	17 UNITS
LEVEL 2:	16,663 SF	21 UNITS
LEVEL 3:	16,663 SF	21 UNITS
LEVEL 4:	16,396 SF	20 UNITS
TOTAL:	66,641 SF	79 UNITS
FAR:	66,641 / 36,383	1.83
PARKING:	32 ON SITE	

### OPPORTUNITIES:

1. RESIDENTIAL ENTRY LOBBY AND UPPER LEVEL AMENITY SPACES PROVIDE FOCAL POINT AT PEDESTRIAN PROMENADE AND ACTIVITY, VISIBILITY & "EYES ON STREET" CONNECTIVITY TO OVERALL RAINIER COURT COMMUNITY.
2. RESIDENTIAL STREET-LEVEL USES ARE COMPATIBLE WITH ADJACENT DEVELOPMENT ON 34TH AVENUE AND SINGLE FAMILY HOMES TO THE NORTH.

### CONSTRAINTS:

1. ALL RESIDENTIAL USE DOES NOT PROVIDED OPPORTUNITY FOR NEEDED SERVICES IN THE COMMUNITY (SENIOR BASED NEEDS).
2. GROUND LEVEL COMMUNITY SPACES FACING EAST WORKS WELL FOR ADJOINING RCIV DEVELOPMENT, BUT DOES NOT PROVIDE OPPORTUNITIES TO ENGAGE OVERALL RAINIER COURT COMMUNITY.

DEPARTURE REQUESTS: NONE

## DESIGN ALTERNATE 1

DATE: 10-13-2015



BUILDING MASSING FROM SOUTHWEST LOOKING NORTHEAST



BUILDING MASSING FROM SOUTHEAST LOOKING NORTHEAST



VIEW TOWARDS ENTRY FROM PEDESTRIAN PROMENADE



ALLEY WAY LOOKING SOUTH



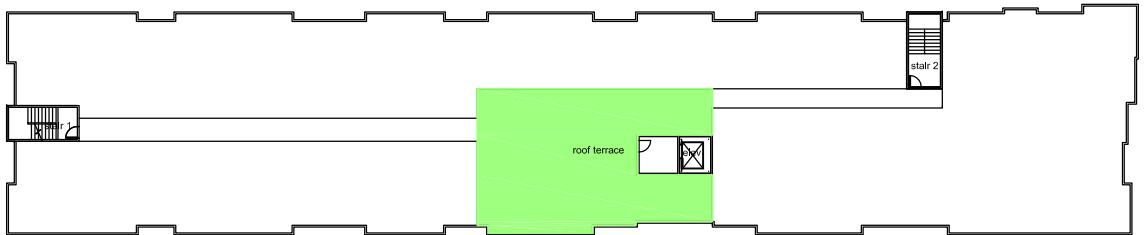
ALLEY WAY LOOKING NORTH



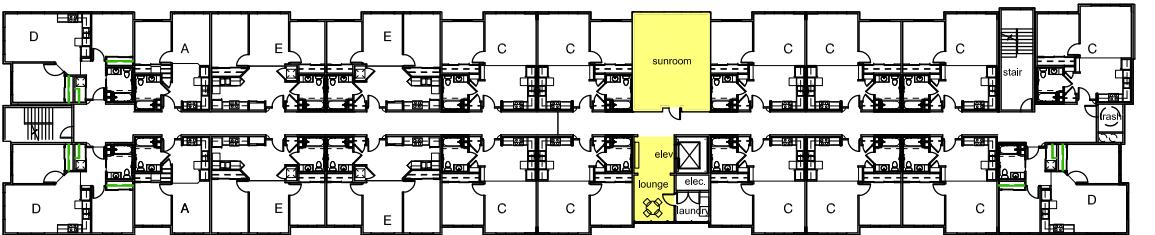
34TH AVENUE LOOKING SOUTH



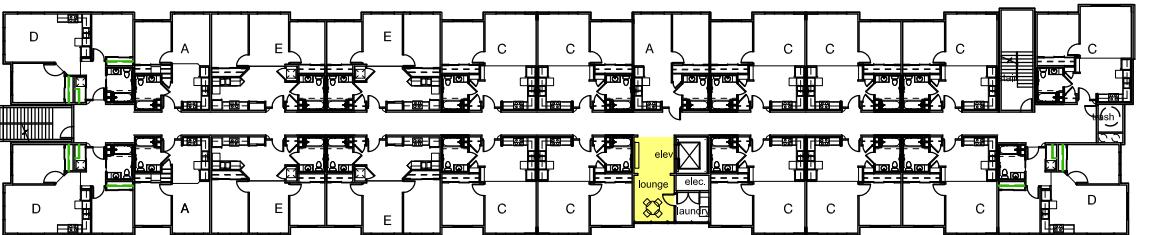
34TH AVENUE LOOKING NORTH



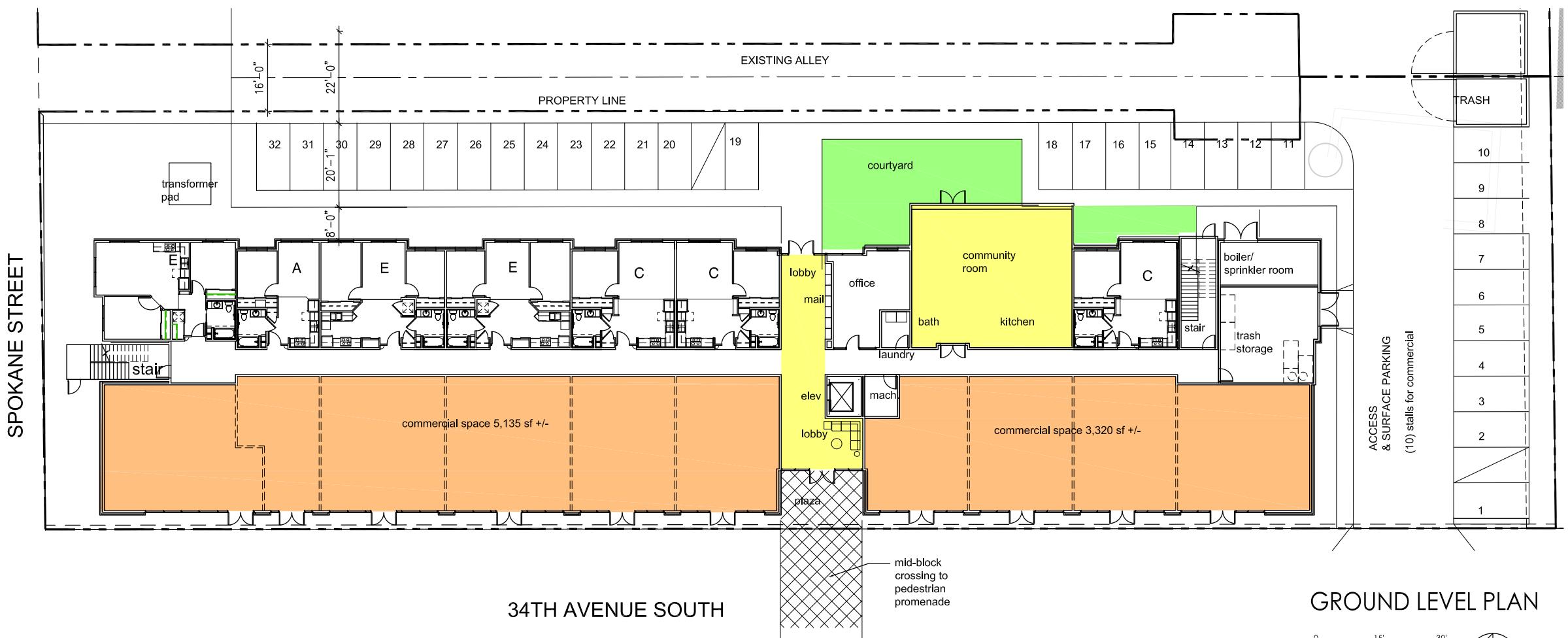
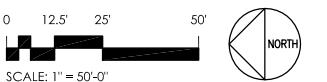
ROOF TERRACE PLAN



LEVEL 4 PLAN



LEVELS 2-3 PLAN



Rainier Court IV - "West" Mixed-Use Apartments

RAINIER COURT ASSOCIATES 2015-IV, LLC

## DESIGN ALTERNATE 2: COMMERCIAL FRONTEAGE

4-STORY MIXED-USE RESIDENTIAL APARTMENT BUILDING

RESIDENTIAL LOBBY IS SITUATED TO ALIGN AT FOCAL POINT END OF PEDESTRIAN PROMENADE CONNECTING TO THE REST OF THE RAINIER COURT COMMUNITY.

COMMERCIAL FRONTEAGE PROVIDED ALONG LENGTH OF 34TH AVENUE FRONTAGE.

RESIDENTIAL UNITS PROVIDED AT UPPER LEVELS AND GROUND LEVEL - ALLEY SIDE.

COMMUNITY AMENITY AREAS INCLUDE:

- GROUND FLOOR LOBBY, LEASING OFFICE AND COMMUNITY ROOM AND OUTDOOR COURTYARD.
- SMALL LOUNGE SEATING AREA ON EACH FLOOR. SITUATED AT FOCAL END OF PEDESTRIAN PROMENADE WITH HIGH TRANSPARENCY FOR VISIBLE ACTIVITY WITHIN BUILDING AND "EYES ON THE STREET" VIEWS .
- LEVEL 4 SUNROOM MID BUILDING
- ROOF TERRACE

### PROJECT STATISTICS:

LEVEL 1:	18,887 SF	07 UNITS
LEVEL 2:	16,663 SF	21 UNITS
LEVEL 3:	16,663 SF	21 UNITS
LEVEL 4:	16,598 SF	20 UNITS
TOTAL:	68,811 SF	69 UNITS
FAR:	68,811 / 36,383	1.89
COMMERCIAL:		8,455 SF
PARKING:		10 COMM / 22 RESID

### OPPORTUNITIES:

1. RESIDENTIAL ENTRY LOBBY AND UPPER LEVEL AMENITY SPACES PROVIDE FOCAL POINT AT PEDESTRIAN PROMENADE AND ACTIVITY, VISIBILITY & "EYES ON STREET" CONNECTIVITY TO OVERALL RAINIER COURT COMMUNITY.
2. COMMERCIAL FRONTEAGE ON 34TH AVE. PROVIDES OPPORTUNITY FOR NEEDED SERVICES IN COMMUNITY.

### CONSTRAINTS:

1. ALL COMMERCIAL FRONTEAGE IS LESS COMPATIBLE WITH ADJACENT RESIDENTIAL USES ACROSS STREET, ESPECIALLY TO THE NORTH W/ TOWNHOUSES & SINGLE FAMILY DEVELOPMENT.
2. GROUND LEVEL COMMUNITY SPACES FACING EAST WORKS WELL FOR ADJOINING RCIV DEVELOPMENT, BUT DOES NOT PROVIDE OPPORTUNITIES TO ENGAGE OVERALL RAINIER COURT COMMUNITY.

DEPARTURE REQUESTS: NONE

## DESIGN ALTERNATE 2

DATE: 10-13-2015



BUILDING MASSING FROM SOUTHWEST LOOKING NORTHEAST



BUILDING MASSING FROM SOUTHEAST LOOKING NORTHEAST



VIEW TOWARDS ENTRY FROM PEDESTRIAN PROMENADE



ALLEY WAY LOOKING SOUTH



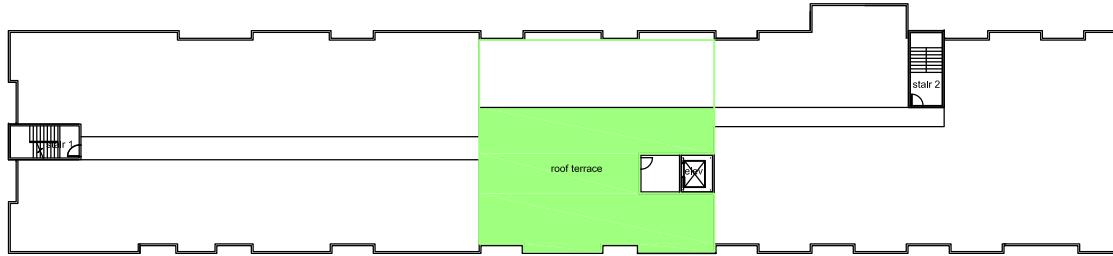
ALLEY WAY LOOKING NORTH



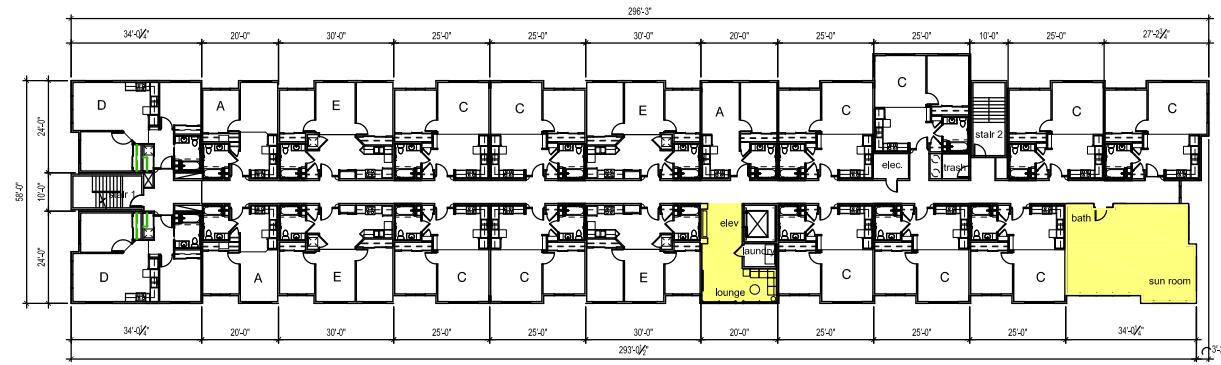
34TH AVENUE LOOKING SOUTH



34TH AVENUE LOOKING NORTH



ROOF TERRACE PLAN

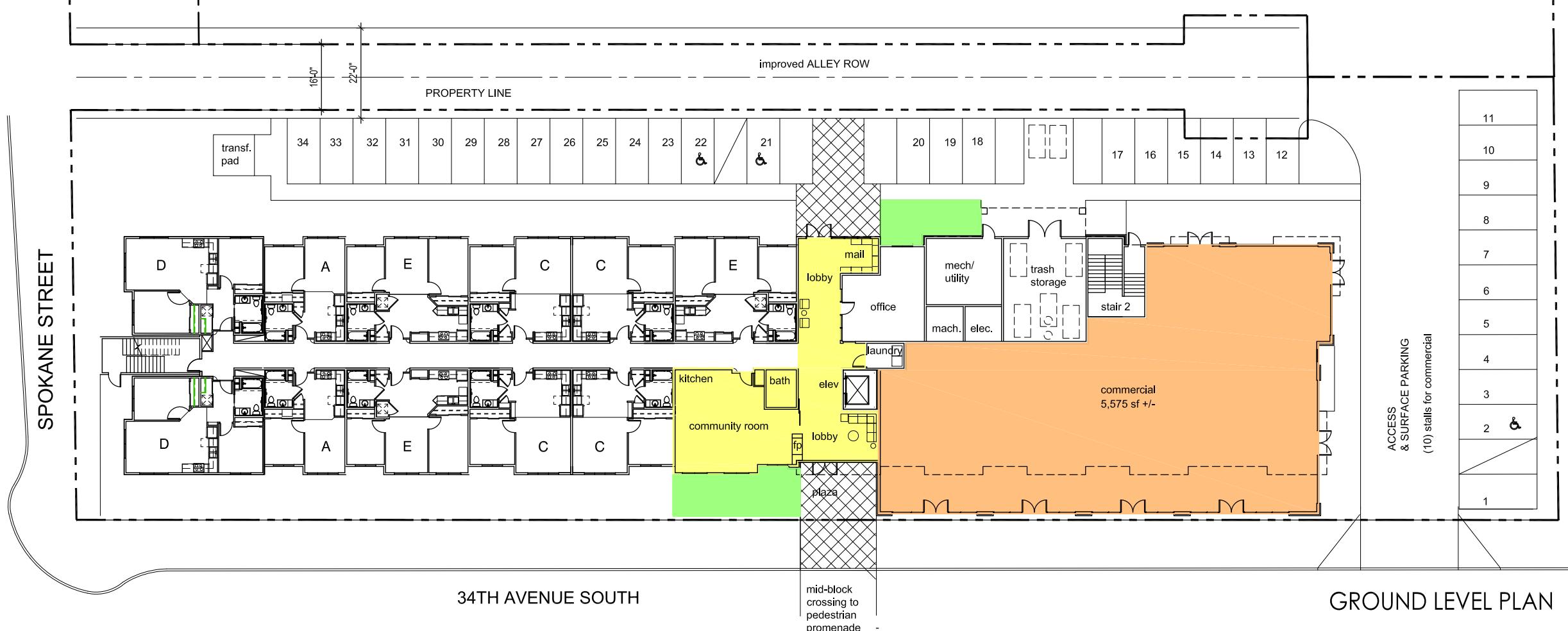


LEVEL 4 PLAN



LEVELS 2-3 PLAN

SCALE: 1" = 50'-0"  
0 12.5' 25' 50'  
NORTH



GROUND LEVEL PLAN

SCALE: 1" = 30'-0"  
0 15' 30'  
NORTH

## DESIGN ALTERNATE PREFERRED: MIXED-USE FRONTAGE

4-STORY MIXED-USE RESIDENTIAL APARTMENT BUILDING  
RESIDENTIAL LOBBY IS SITUATED TO ALIGN AT FOCAL POINT  
END OF PEDESTRIAN PROMENADE CONNECTING TO THE  
REST OF THE RAINIER COURT COMMUNITY.

COMMERCIAL FRONTAGE PROVIDED AT SOUTH END OF  
34TH AVENUE AND WRAPS BUILDING END.

RESIDENTIAL UNITS PROVIDED AT UPPER LEVELS AND  
STREET LEVEL FRONTAGE AT THE NORTH END OF 34TH.

STREET LEVEL RESIDENTIAL UNITS ARE SETBACK FROM  
SIDEWALK 10 FEET W/ LANDSCAPED BEDS AND  
OPPORTUNITIES FOR FRONT PORCHES.

COMMUNITY AMENITY AREAS INCLUDE:

- GROUND FLOOR LOBBY, LEASING OFFICE AND COMMUNITY ROOM AND OUTDOOR COURTYARD.
- SMALL LOUNGE SEATING AREA ON EACH FLOOR. SITUATED AT FOCAL END OF PEDESTRIAN PROMENADE WITH HIGH TRANSPARENCY FOR VISIBLE ACTIVITY WITHIN BUILDING AND "EYES ON THE STREET" VIEWS .
- LEVEL 4 SUNROOM AT SW CORNER OF BUILDING
- ROOF TERRACE

### PROJECT STATISTICS:

LEVEL 1:	17,793 SF	11 UNITS
LEVEL 2:	16,846 SF	21 UNITS
LEVEL 3:	16,846 SF	21 UNITS
LEVEL 4:	16,781 SF	20 UNITS
TOTAL:	68,266 SF	73 UNITS
FAR:	68,266 / 36,383	1.88
COMMERCIAL:		5,575 SF
PARKING:		11 COMM / 23 RESID

### OPPORTUNITIES:

1. RESIDENTIAL ENTRY LOBBY AND UPPER LEVEL AMENITY SPACES PROVIDE FOCAL POINT AT PEDESTRIAN PROMENADE AND ACTIVITY, VISIBILITY & "EYES ON STREET" CONNECTIVITY TO OVERALL RAINIER COURT COMMUNITY.
2. COMMERCIAL FRONTAGE ON 34TH AVE. PROVIDES OPPORTUNITY FOR NEEDED SERVICES IN COMMUNITY. LOCATED TO THE MORE URBAN/COMMERCIAL SOUTH END OF SITE.
3. COMMERCIAL FRONTAGE WRAPS BUILDING END PROVIDING MORE VISIBILITY & FLEXIBILITY FOR COMMERCIAL USES. LOCATED IN CLOSE PROXIMITY TO COMMERCIAL PARKING.
4. RESIDENTIAL USES AT THE NORTH END OF STREET FRONTAGE ARE COMPATIBLE WITH ADJACENT TOWNHouses & SINGLE FAMILY HOMES .
4. GROUND LEVEL COMMUNITY SPACE ON 34TH FRONTAGE PROVIDES OPPORTUNITIES TO ENGAGE OVERALL RAINIER COURT COMMUNITY.

DEPARTURE REQUESTS: NONE



BUILDING MASSING FROM SOUTHWEST LOOKING NORTHEAST



BUILDING MASSING FROM SOUTHEAST LOOKING NORTHEAST



VIEW TOWARDS ENTRY FROM PEDESTRIAN PROMENADE



ALLEY WAY LOOKING SOUTH



ALLEY WAY LOOKING NORTH



34TH AVENUE LOOKING SOUTH



34TH AVENUE LOOKING NORTH