

Rainier Court IV - West

3616 34th Ave S. Seattle, WA 98144



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RAINIER COURT IV WEST
Mixed-Use Apartments

3603 35th Ave. S
Project # 3019909
Meeting date: 05-24-2016

SHEET INDEX

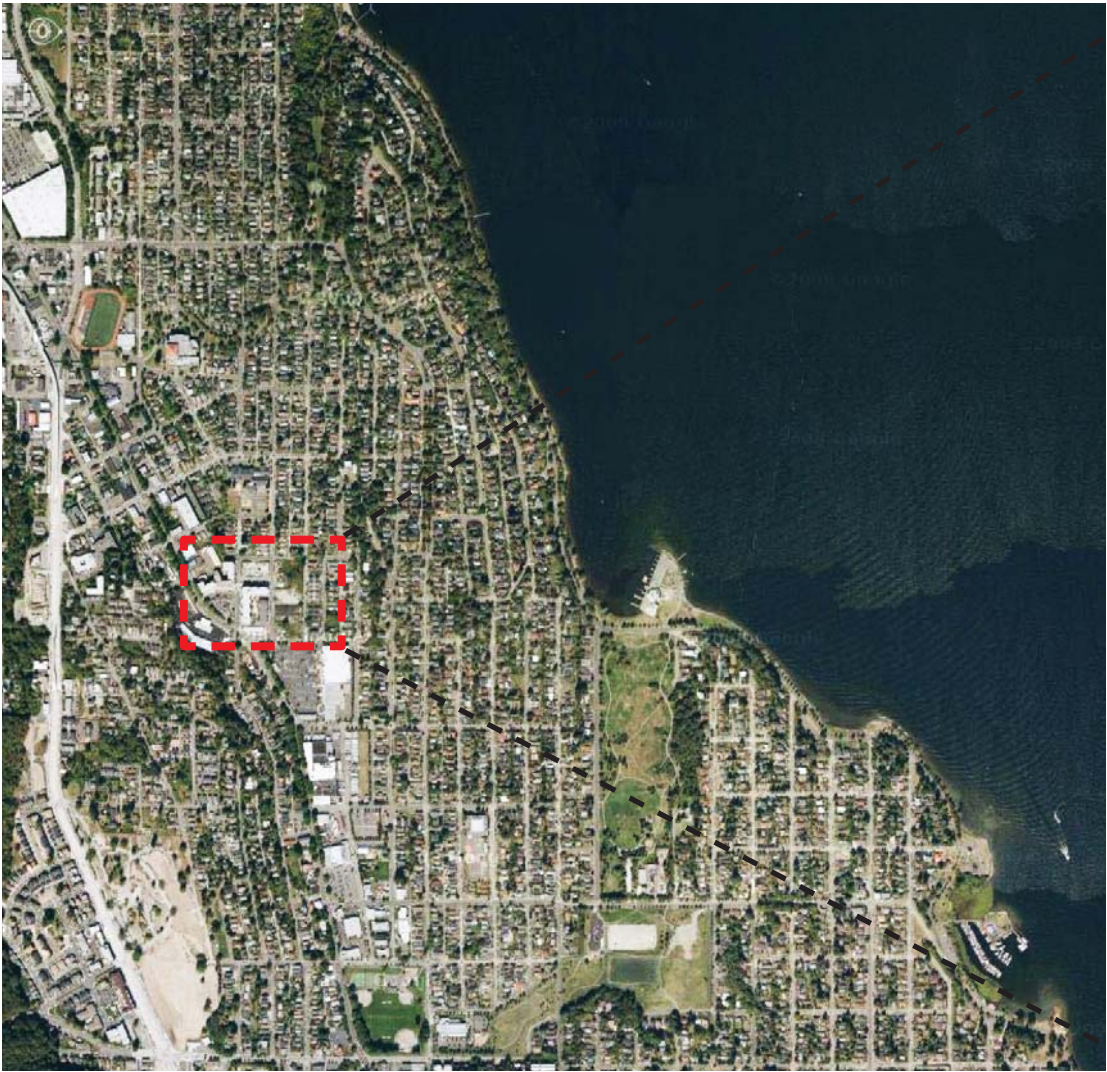
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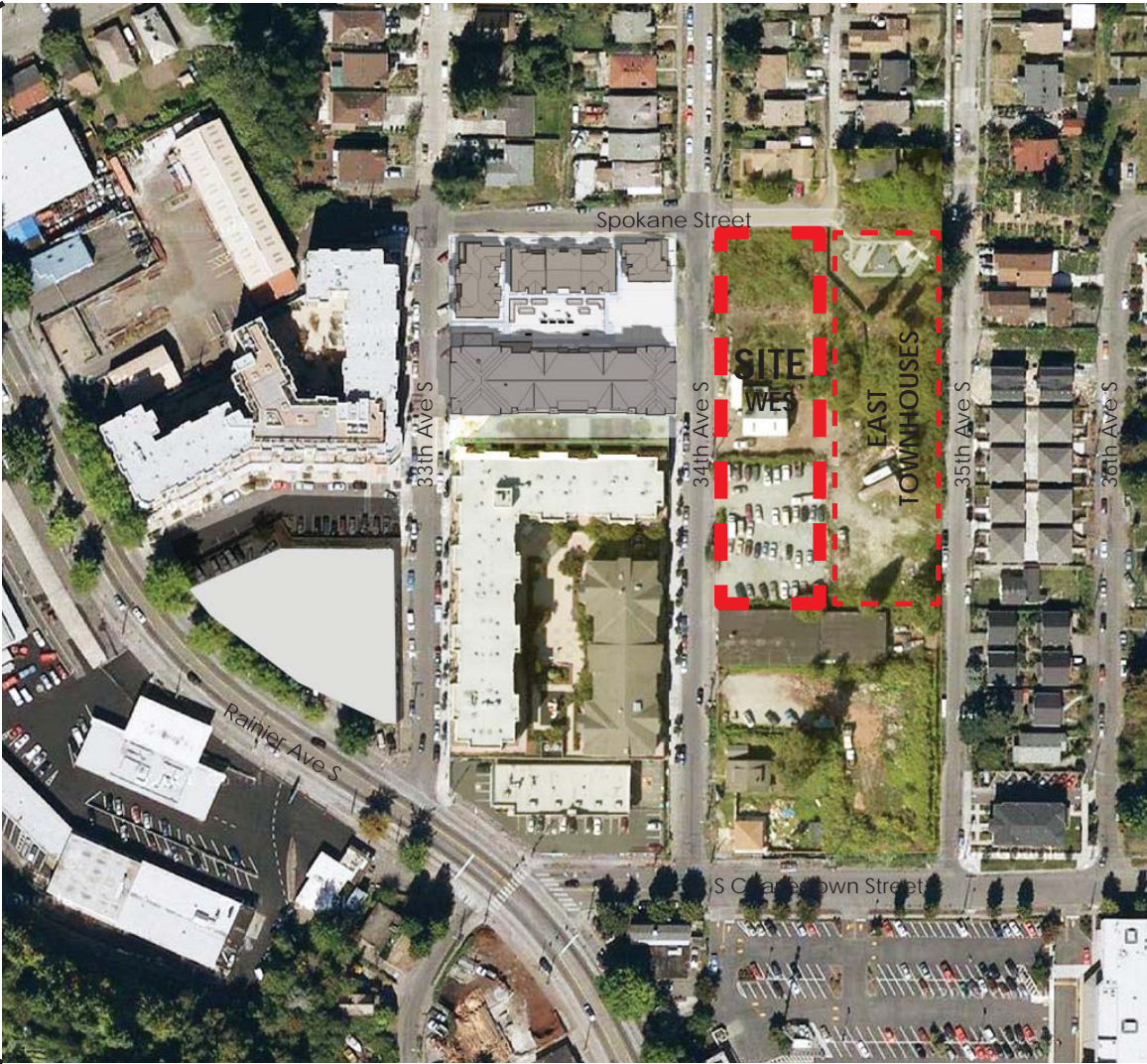
PROJECT TEAM

OWNER/DEVELOPER:	ARCHITECT:	CIVIL ENGINEER:	LANDSCAPE ARCHITECT:
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PROPOSAL - DEVELOPMENT OBJECTIVES & EXTENDED AERIAL



NEIGHBORHOOD AERIAL



SITE AERIAL

PROJECT DATA

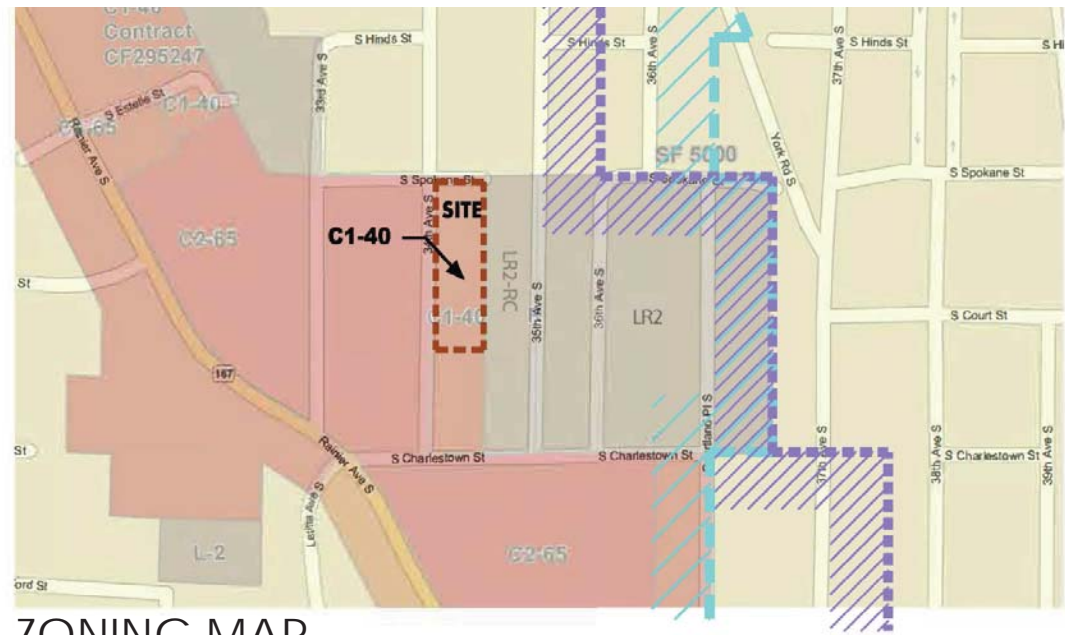
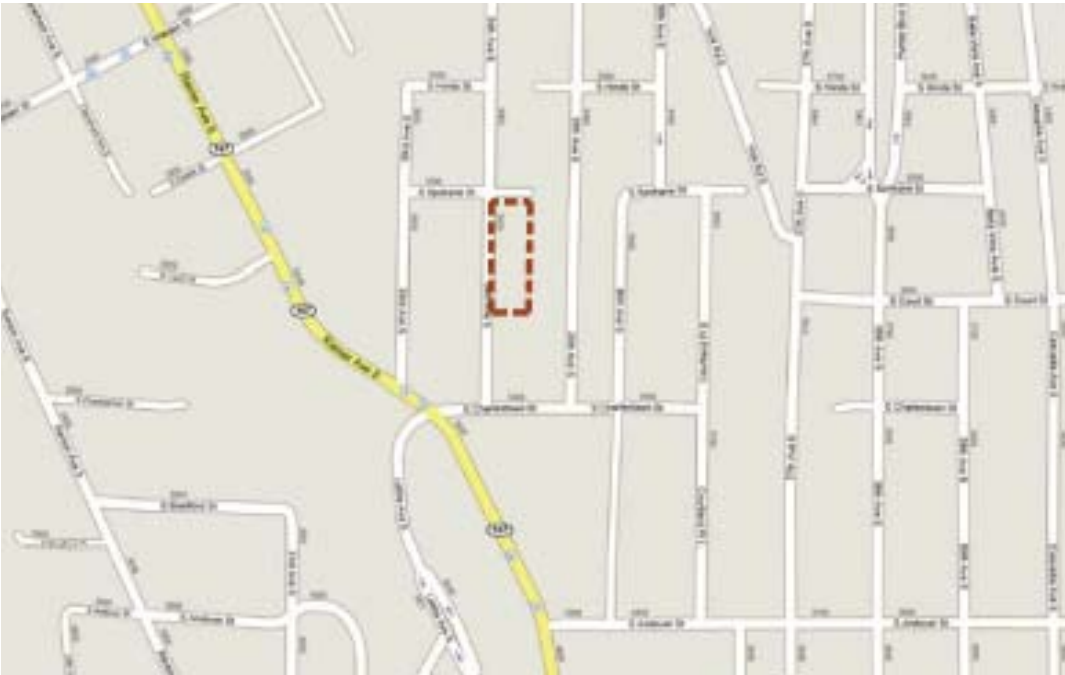
Number of Residential Units:	78 Units
Residential Area:	61,044 SF
Commerical Area:	7,596 SF
Total Building Area:	68,640 SF
Number of Parking Stalls:	35

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 35h 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 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 2-story 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.

SDCI PRIORITY LEVEL 2 AFFORDABLE HOUSING PROJECT

CONTEXT ANALYSIS - VICINITY & ZONING MAPS



ZONING MAP

30 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 Master plan 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.

- LOWRISE (LR2-RC)

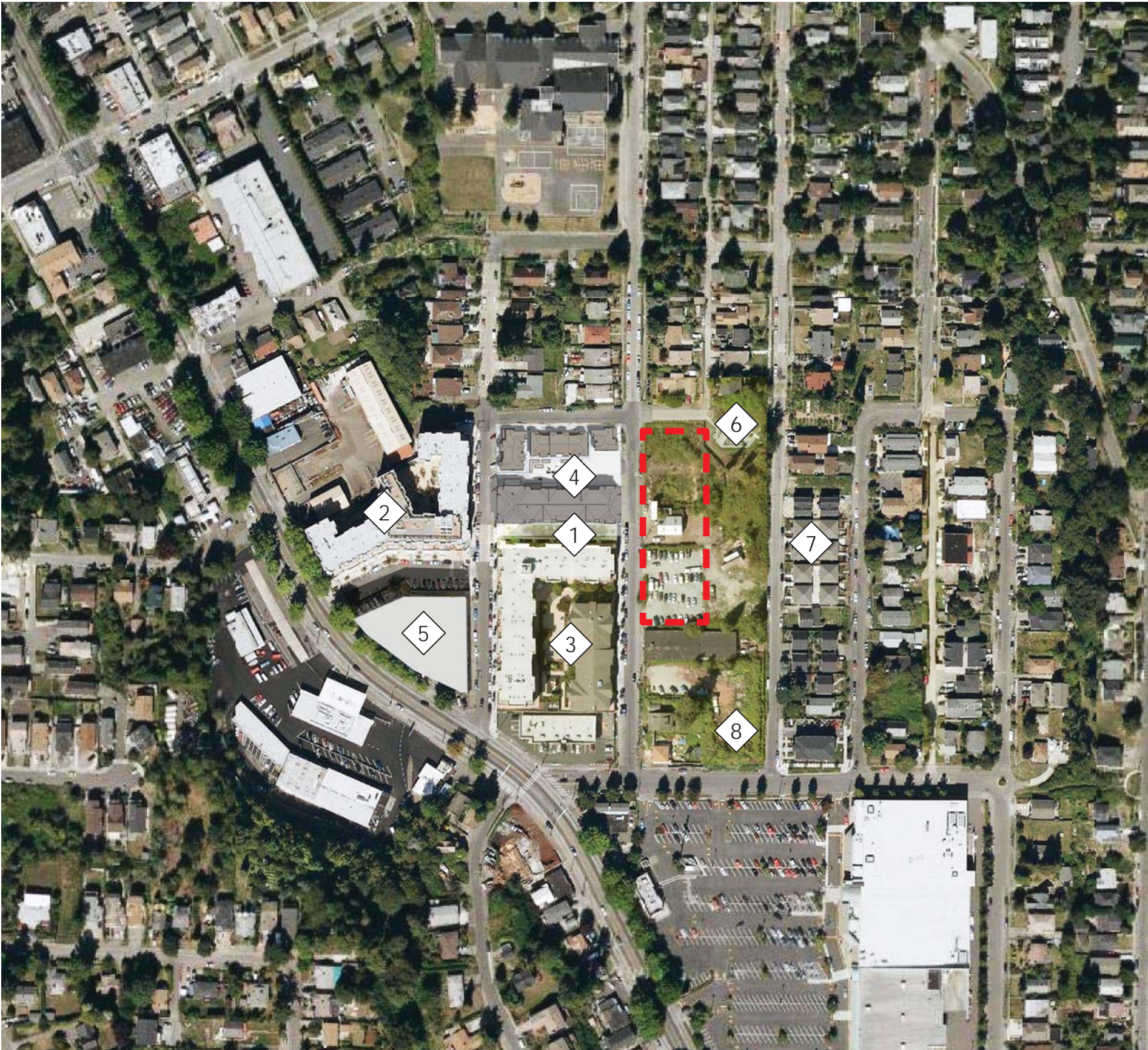
SF 5000

North Rainier Hub Urban Village
- C1-40

C2-65

Southeast Seattle Reinvestment Area & Rainier/Genesee Business District

CONTEXT ANALYSIS - DESIGN CUES



PEDESTRIAN PROMENADE - LOOKING EAST
RAINIER COURT II & III



RAINIER COURT I
& SELF-STORAGE BUILDING

CONTEXT ANALYSIS - DESIGN CUES



RAINIER COURT I
AFFORDABLE APARTMENTS FOR SENIORS



RAINIER COURT II
AFFORDABLE APARTMENTS FOR FAMILIES



RAINIER COURT III
AFFORDABLE APARTMENTS & TOWNHOMES FOR SENIORS



RAINIER COURT
SCULPTURE PARK



TOWNHOMES ON 35TH AVENUE S.



FUTURE PARK ON 35TH AVENUE S.

CONTEXT ANALYSIS - STREET MONTAGE



CONTEXT ANALYSIS - STREET MONTAGE



EXISTING CONDITIONS - SITE ANALYSIS



EXISTING CONDITIONS - SITE PHOTOS



3



4



5



2



1



6



7

ZONING DATA - ZONING SUMMARY

Seattle Municipal Code Title 23 LANDUSE CODE

- NORTH RAINIER HUB URBAN VILLAGE*
-SOUTH EAST SEATTLE REINVESTMENT AREA*,
& RAINIER/GENESEE BUSINESS DISTRICT*

Chapter 23.47 A - COMMERCIAL

SMC 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 occur, 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. Facade segments are considered blank if they do not include the following: windows, entryways, screening.
 - 2. b. Blank segments of street-facing facade between 2 feet and 8 feet above the sidewalk may not exceed 20'
 - 2. c. Total of all blank facade segments may not exceed 40% of facade width along the street.
 - 3. Street-level street-facing facades shall be located within 10 feet of street lot line, unless wider side walks, 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 facade 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 facade. 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 34th11 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 A1 c 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 23.47 A.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 400 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, & EASEMENTS

SMC 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 34th 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 non-arterial streets with less than the minimum right-of-way width 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.
- 34th 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 turn around 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.

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, JI. 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.

EXISTING SITE CONDITIONS - SUN & SHADOW STUDIES



JUNE 21: 10AM



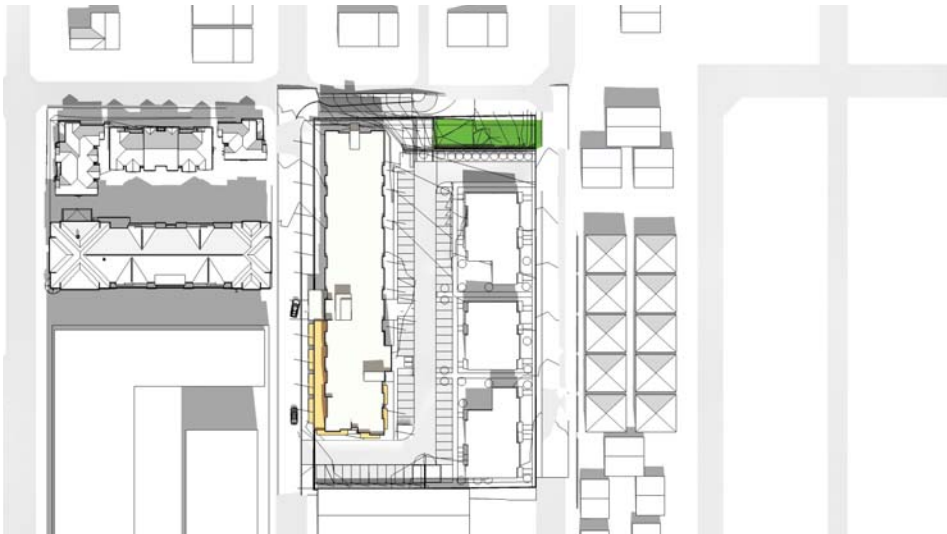
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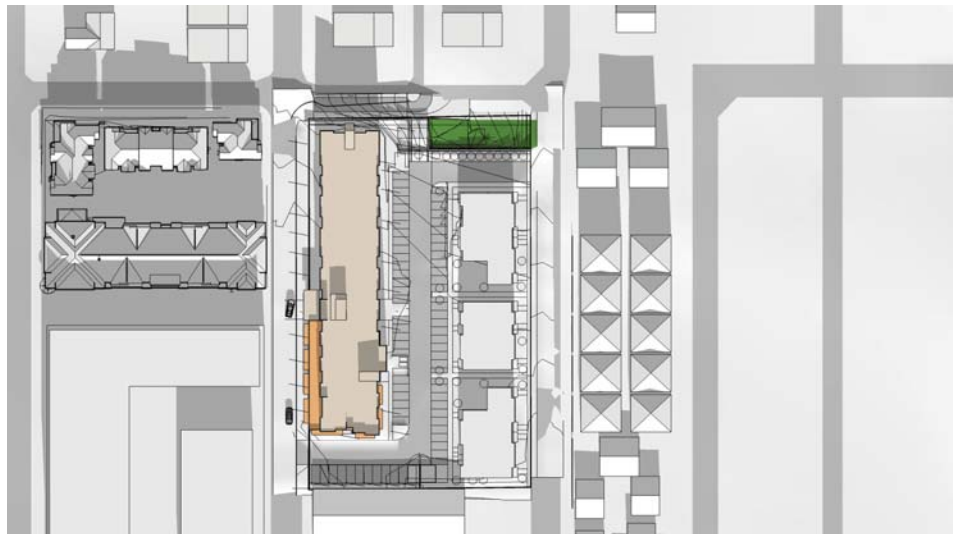
DEC 21: 10AM



JUNE 21: NOON



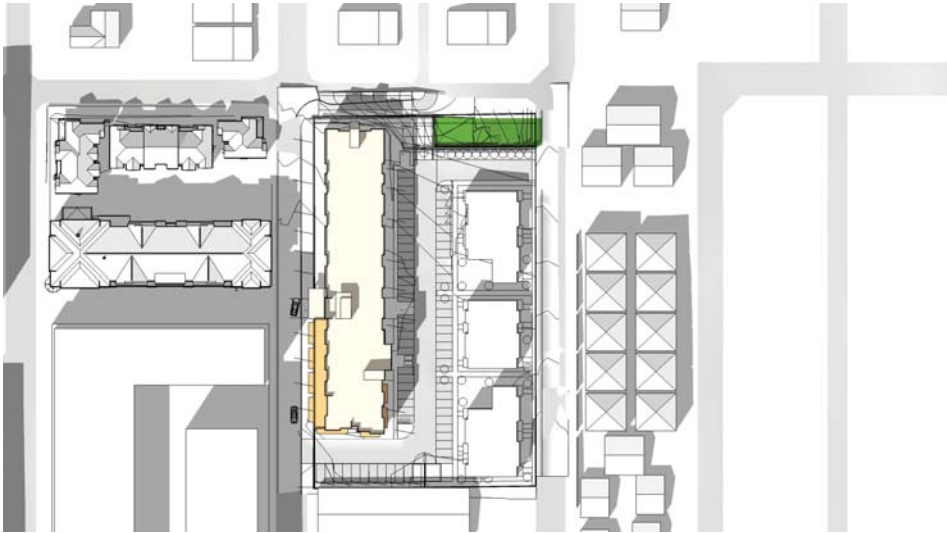
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DEC 21: NOON



JUNE 21: 2PM

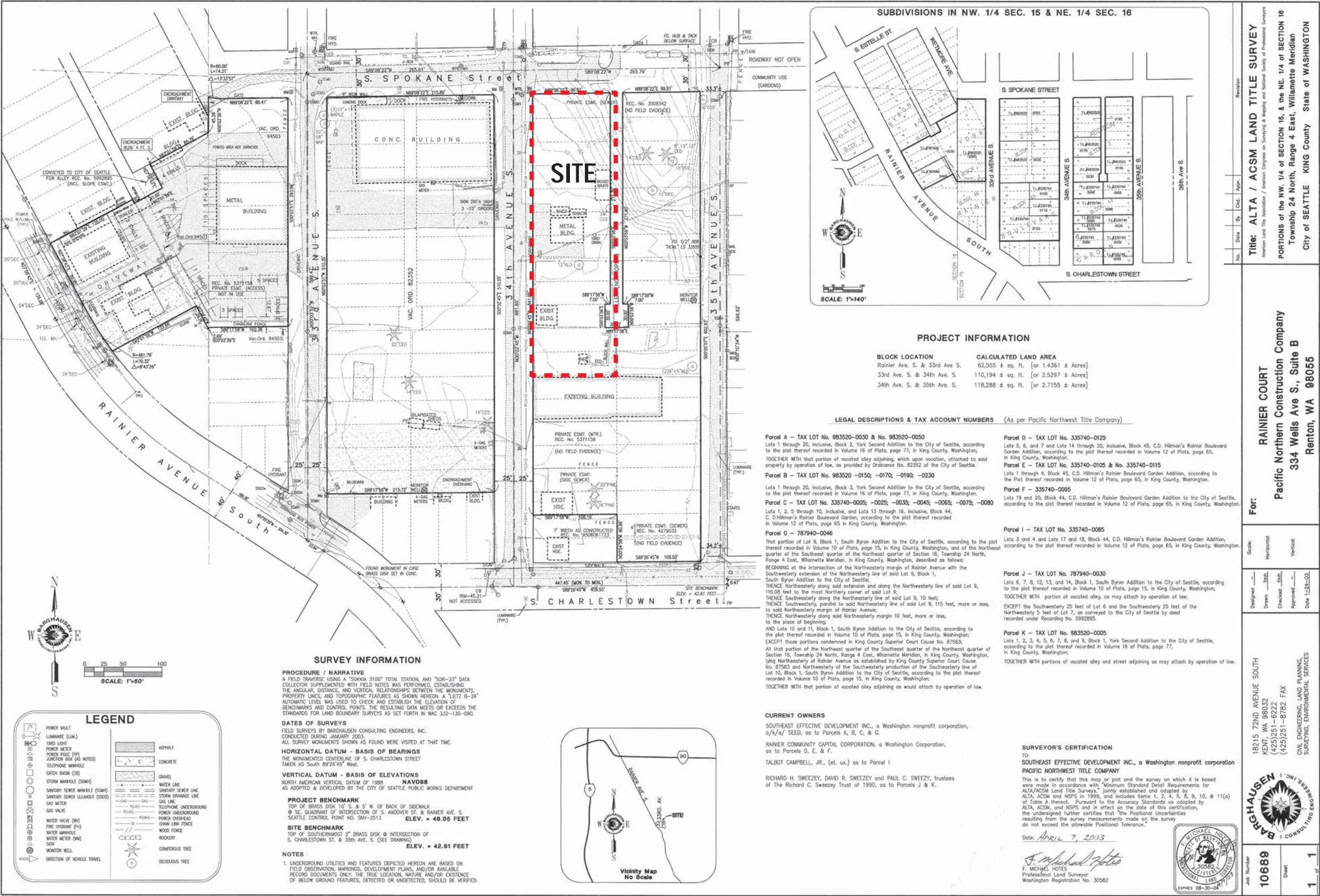


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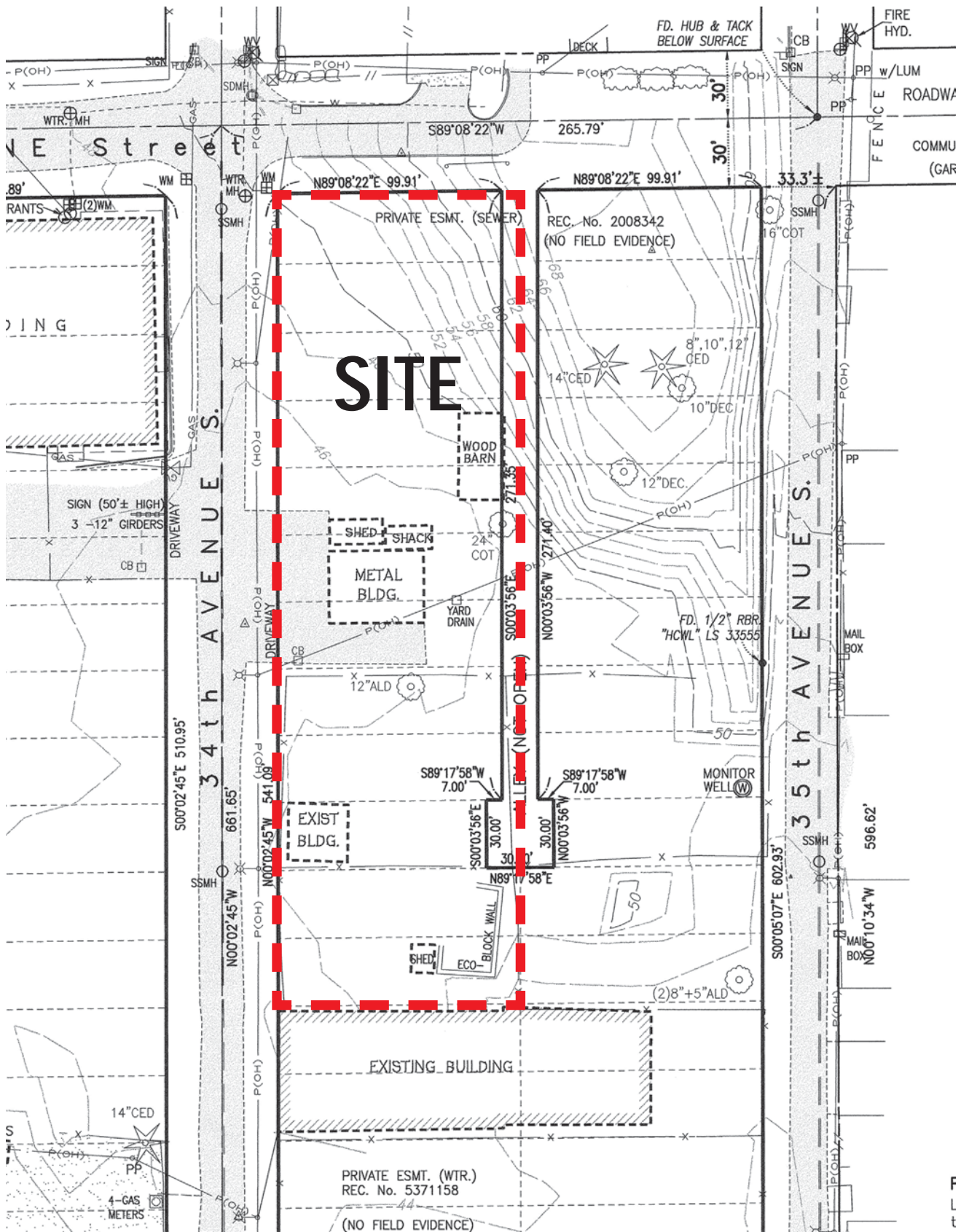


DEC 21: 2PM

EXISTING SITE CONDITIONS - OVERALL RAINIER COURT DEVELOPEMENT SITE SURVEY



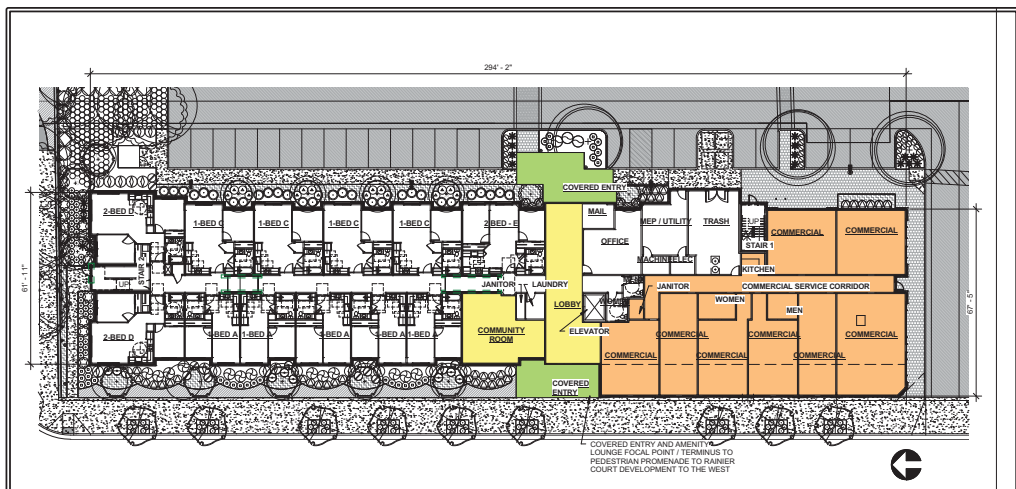
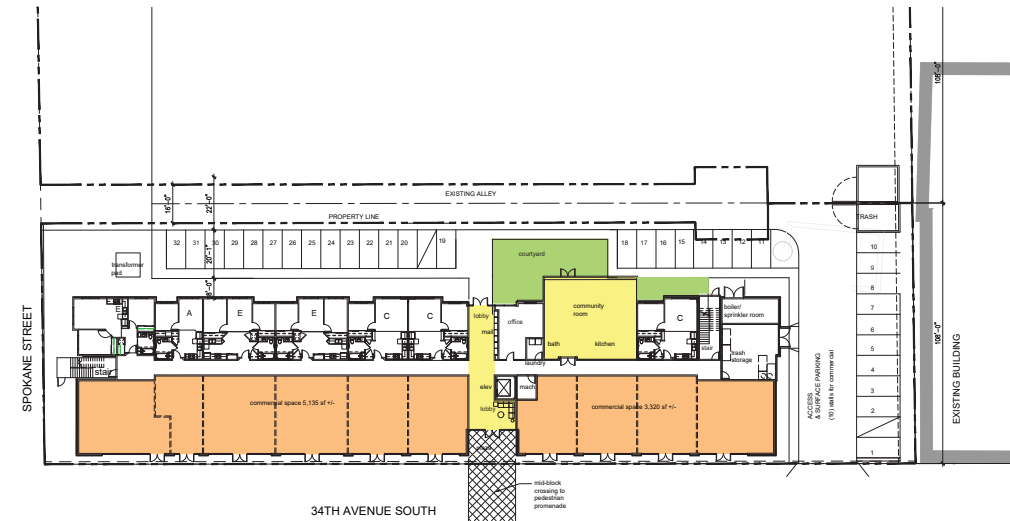
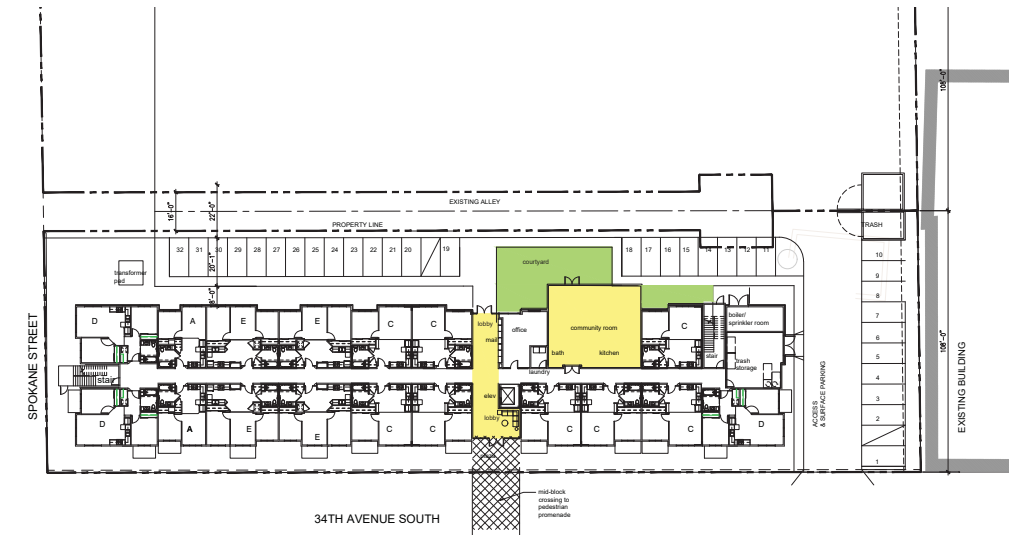
EXISTING SITE CONDITIONS - ENLARGED SITE SURVEY



APPROVED ALLEY IMPROVEMENT
EXCEPTION REQUEST:

ALLEY DEDICATION TO CONNECT TO
35TH & 34TH IN LIEU OF STEEP SLOPE
CONNECTION TO SPOKANE STREET

EARLY DESIGN GUIDANCE (EDG) SUMMARY



EDG ALTERNATE 1

EDG ALTERNATE 2

EDG ALTERNATE 3 - "PREFERRED"

EDG RESPONSE - CONTEXT & SITE

PRIORITIES AND BOARD RECOMMENDATIONS:

The Board directed the applicant to create a unifying design with the sister townhouse project to the east. Amenity space and pedestrian flow should be part of the unifying concept. The design options presented at the EDG meeting should be reviewed together to uncover a response to the existing axial courtyard (Rainier Court II and III). This project should respond to that strong form as a terminus and focal point. Landscaping, especially tree choices, should be designed to help transitions to neighboring zones.

DESIGN REVIEW GUIDELINES:

CS2 Urban Pattern and Form: Strengthen the most desirable forms, characteristics, and patterns of the streets, block faces, and open spaces in the surrounding area.

CS2-A, Location in the City and Neighborhood

CS2-A-1. Sense of Place: Emphasize attributes that give a distinctive sense of place. Design the building and open spaces to enhance areas where a strong identity already exists, and create a sense of place where the physical context is less established.

CS2-A-2. Architectural Presence: Evaluate the degree of visibility or architectural presence that is appropriate or desired given the context, and design accordingly.

CS2-B, Adjacent Sites, Streets, and Open Spaces

CS2-B-1. Site Characteristics: Allow characteristics of sites to inform the design, especially where the street grid and topography create unusually shaped lots that can add distinction to the building massing.

CS2-B-2. Connection to the Street: Identify opportunities for the project to make a strong connection to the street and public realm.

CS2-B-3. Character of Open Space: Contribute to the character and proportion of surrounding open spaces.

CS2-C, Relationship to the Block

CS2-C-1. Corner Sites: Corner sites can serve as gateways or focal points; both

require careful detailing at the first three floors due to their high visibility from two or more streets and long distances.

CS2-C-2. Mid-Block Sites: Look to the uses and scales of adjacent buildings for clues about how to design a mid-block building. Continue a strong street-edge and respond to datum lines of adjacent buildings at the first three floors.

CS2-D Height, Bulk, and Scale

CS2-D-1. Existing Development and Zoning: Review the height, bulk, and scale of neighboring buildings as well as the scale of development anticipated by zoning for the area to determine an appropriate complement and/or transition.

CS2-D-2. Existing Site Features: Use changes in topography, site shape, and vegetation or structures to help make a successful fit with adjacent properties.

CS2-D-3. Zone Transitions: For projects located at the edge of different zones, provide an appropriate transition or complement to the adjacent zone(s). Projects should create a step in perceived height, bulk and scale between the anticipated development potential of the adjacent zone and the proposed development.

CS2-D-4. Massing Choices: Strive for a successful transition between zones where a project abuts a less intense zone.

CS2-D-5. Respect for Adjacent Sites: Respect adjacent properties with design and site planning to minimize disrupting the privacy of residents in adjacent buildings.

DESIGN RESPONSE:

Amenity space and pedestrian flow are a unifying concept in the proposed project; both for the Rainier Court IV “West” Apartments (3019909) and the Rainier Court IV “East” Townhouse (3019913) projects, as well as the overall Rainier Court Master Plan Development

The existing Rainier Court “Pedestrian Promenade” amenity space has been integrated into the project design by designating the location for key entry points and connections

The RCIV “West” Apartment residential lobby is located at this key axial focal point / terminus. The lobby focal feature is designed with a unique entry porch canopy, colored and patterned storefront at lobby, and adjacent community room, as well as commercial spaces, all visible from the promenade.

Above the residential lobby entry are 3-stories of residential amenity spaces. These spaces are designed with a high level of transparency and a unique color accent focal feature in the storefront glazing system (colored film). The transparency, colorful design accents and visible activities of these amenity spaces will become a “draw” to the west for residents of the overall Rainier Court development.

At a pedestrian scale, the residential entry is also transparent though the building lobby connecting though to RCIV “East” Townhouses.

There are future opportunities for public art way-finding elements to strengthen the connections through the project from east to west. See page

Landscaping and tree choices help to identify / distinguish commercial street frontages and residential frontages.



ENTRY FOCAL POINT DESIGN



EXISTING PEDESTRIAN PROMENADE - LOOKING EAST



PEDESTRIAN PROMENADE - AXIAL DESIGN - CONNECTIONS THROUGH RCIV

EDG RESPONSE - DESIGN CONCEPT

PRIORITIES AND BOARD RECOMMENDATIONS:

At the meeting the Board directed the applicant to explore the visual and actual terminus of the Rainier Court II and III courtyard in this building. It should be a noticeable and creative building form, be functional, artistic, axial and welcoming to visitors and residents. Create a more interesting building entry that is residential in form and which also avoids an institutional look. Marge the alley at the north edge of the site by design and/or access elements so it is a managed landscape for safety and security.

DESIGN RESPONSE:

The Rainier Court IV “West” Apartment building provides an artistic focal feature design and axial building form to serve as a visual terminus to the Rainier Court Pedestrian Promenade. The transparency of the focal design draws attention to activities within the lobby and amenity spaces above. It also provides both a visual and physical connection through the ground floor lobby to the “East” Townhomes beyond. Connecting open spaces and walkways strengthen the connection through the site to 35th Avenue.

At night the illuminated lobby & amenity spaces will create a colorful and active terminus to the pedestrian promenade.

Residential units with end windows have been provided at the north end of the site. This allows for residents looking onto the space for “eyes on the street” defensible space. There is also an exit discharge from the building at the north end, requiring adequate lighting connecting to the street.

DESIGN GUIDELINES:

DC1 Project Uses and Activities: Optimize the arrangement of uses and activities on site.

DC1-A, Arrangement of Interior Uses

DC1-A-1. Visibility: Locate uses and services frequently used by the public in visible or prominent areas, such as at entries or along the street front.

DC1-A-4. Views and Connections: Locate interior uses and activities to take advantage of views and physical connections to exterior spaces and uses.

DC1-B, Vehicular Access and Circulation

DC1-B-1. Access Location and Design: Choose locations for vehicular access, service uses, and delivery areas that minimize conflict between vehicles and non-motorists wherever possible. Emphasize use of the sidewalk for pedestrians, and create safe and attractive conditions for pedestrians,

bicyclists, and drivers.

DC1-C-2. Visual Impacts: Reduce the visual impacts of parking lots, parking structures, entrances, and related signs and equipment as much as possible.

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.

DC2-A, Massing

DC2-A-1. Site Characteristics and Uses: Arrange the mass of the building taking into consideration the characteristics of the site and the proposed uses of the building and its open space.

DC2-A-2. Reducing Perceived Mass: Use secondary architectural elements to reduce the perceived mass of larger projects.

DC2-B Architectural and Facade Composition

DC2-B-1. Façade Composition: Design all building facades—including alleys and visible roofs— considering the composition and architectural expression of the building as a whole. Ensure that all facades are attractive and well-proportioned.

DC2-B-2. Blank Walls: Avoid large blank walls along visible façades wherever possible. Where expanses of blank walls, retaining walls, or garage facades are unavoidable, include uses or design treatments at the street level that have human scale and are designed for pedestrians.

DC2-C Secondary Architectural Features

DC2-C-1. Visual Depth and Interest: Add depth to facades where appropriate by incorporating balconies, canopies, awnings, decks, or other secondary elements into the façade design. Add detailing at the street level in order to create interest for the pedestrian and encourage active street life and window shopping (in retail areas).

DC2-C-2. Dual Purpose Elements: Consider architectural features that can be dual purpose— adding depth, texture, and scale as well as serving other project functions.

DC2-C-3. Fit With Neighboring Buildings: Use design elements to achieve a successful fit between a building and its neighbors.

DC2-D Scale and Texture

DC2-D-1. Human Scale: Incorporate architectural features, elements, and details that are of human scale into the building facades, entries, retaining walls, courtyards, and exterior spaces in a manner that is consistent with the overall architectural concept

DC2-D-2. Texture: Design the character of the building, as expressed in the form, scale, and materials, to strive for a fine-grained scale, or “texture,” particularly at the street level and other areas where pedestrians predominate.

DC2-E Form and Function

DC2-E-1. Legibility and Flexibility: Strive for a balance between building use legibility and flexibility. Design buildings such that their primary functions and uses can be readily determined from the exterior, making the building easy to access and understand. At the same time, design flexibility into the building so that it may remain useful over time even as specific programmatic needs evolve.

DC3 Open Space Concept: Integrate open space design with the building design so that they complement each other.

DC3-A Building-Open Space Relationship

DC3-A-1. Interior/Exterior Fit: Develop an open space concept in conjunction with the architectural concept to ensure that interior and exterior spaces relate well to each other and support the functions of the development.

DC3-B Open Space Uses and Activities

DC3-B-1. Meeting User Needs: Plan the size, uses, activities, and features of each open space to meet the needs of expected users, ensuring each space has a purpose and function.

DC3-B-2. Matching Uses to Conditions: Respond to changing environmental conditions such as seasonal and daily light and weather shifts through open space design and/or programming of open space activities.

DC3-B-3. Connections to Other Open Space: Site and design project-related open spaces to connect with, or enhance, the uses and activities of other nearby public open space where appropriate.

DC3-B-4. Multifamily Open Space: Design common and private open spaces in multifamily projects for use by all residents to encourage physical activity and social interaction.

DC3-C Design

DC3-C-1. Reinforce Existing Open Space: Where a strong open space concept exists in the neighborhood, reinforce existing character and patterns of street tree planting, buffers or treatment of topographic changes. Where no strong

patterns exist, initiate a strong open space concept that other projects can build upon in the future.

DC3-C-2. Amenities/Features: Create attractive outdoor spaces suited to the uses envisioned for the project.

DC4 Exterior Elements and Finishes: Use appropriate and high quality elements and finishes for the building and its open spaces.

DC4-A Exterior Elements and Finishes

DC4-A-1. Exterior Finish Materials: Building exteriors should be constructed of durable and maintainable materials that are attractive even when viewed up close. Materials that have texture, pattern, or lend themselves to a high quality of detailing are encouraged.

DC4-A-2. Climate Appropriateness: Select durable and attractive materials that will age well in Seattle’s climate, taking special care to detail corners, edges, and transitions.

DC4-B Signage

DC4-B-1. Scale and Character: Add interest to the streetscape with exterior signs and attachments that are appropriate in scale and character to the project and its environs.

DC4-B-2. Coordination with Project Design: Develop a signage plan within the context of architectural and open space concepts, and coordinate the details with façade design, lighting, and other project features to complement the project as a whole, in addition to the surrounding context.

DC4-C Lighting

DC4-C-1. Functions: Use lighting both to increase site safety in all locations used by pedestrians and to highlight architectural or landscape details and features such as entries, signs, canopies, plantings, and art.

DC4-C-2. Avoiding Glare: Design project lighting based upon the uses on and off site, taking care to provide illumination to serve building needs while avoiding off-site night glare and light pollution.

DC4-D Trees, Landscape, and Hardscape Materials

DC4-D-1. Choice of Plant Materials: Reinforce the overall architectural and open space design concepts through the selection of landscape materials.

DC4-D-2. Hardscape Materials: Use exterior courtyards, plazas, and other hard surfaced areas as an opportunity to add color, texture, and/or pattern and enliven public areas through the use of distinctive and durable paving materials. Use permeable materials wherever possible.

DC4-D-3. Long Range Planning: Select plants that upon maturity will be of appropriate size, scale, and shape to contribute to the site as intended.

DC4-D-4. Place Making: Create a landscape design that helps define spaces with significant elements such as trees. RE



NORTH END OF SITE: RESIDENTIAL UNITS
“EYES ON THE STREET”



FOCAL FEATURE ENTRY DESIGN



TRANSPARENCY - VISUAL & PHYSICAL CONNECTION THROUGH TO EAST TOWNHOMES BEYOND



FOCAL DESIGN / TRANSPARENCY - COLORFUL & ARTISTIC NIGHT ILLUMINATION

EDG RESPONSE - PUBLIC LIFE

PRIORITIES AND BOARD RECOMMENDATIONS:

At the EDG meeting the Board recommended that the applicant create a clearly special entry and entry sequence to this large building. The entry should also guide the visitor to the related development to the east. This could be achieved by increased transparency to the townhouses, architectural forms that break and express a sense of passageway. The location of the commercial uses on the southwest building corner is a good option and it should be designed to relate well to the sidewalk and public realm by using site furniture, paving patterns as way finding, seating and signage in concert. The Board asked the applicant to consider special treatment for the alley parking condition by using interesting, nearby building forms, landscaping etc.

DESIGN RESPONSE:

The Rainier Court IV “ West” Apartments have been designed with a unique entry feature and entry sequence to and through the building connecting the East and West projects. See Context & Site response sheets for more detail.

Commercial frontage has been located to the south of the entry. The entry feature and upper level amenity spaces becomes a “separating” element distinguishing the long facade with commercial frontage to the south and residential frontage to the north.

The commercial uses have a full height masonry base with large expanses of transparency with store front glazing. Overhead weather protection for pedestrians is provided along the commercial frontage. Commercial activities will be highly visible from the street.

The commercial frontage wraps the corner to the south and east. Connecting the commercial uses to the alley and the provided surface parking. The commercial frontage will have special paving pattern (scored concrete), landscaping, site furnishings (planters) and bike racks.

The alley & surface parking has been distinguished with differing color concrete and mid-block crossing (if allowed by SDOT).

Landscaping, potential for (future) public art way-finding elements and visible active & passive openspaces (East Townhouses) provide added interest and activity to the alley streetscape.

DESIGN GUIDELINES:

PL1 Connectivity:
Complement and contribute to the network of open spaces around the site and the connections among them.

PL1-A Network of Open Spaces

PL1-A-1. Enhancing Open Space: Design the building and open spaces to positively contribute to a broader network of open spaces throughout the neighborhood.

PL1-A-2. Adding to Public Life: Seek opportunities to foster human interaction through an increase in the size and quality of project-related open space available for public life.

PL1-B Walkways and Connections

PL1-B-1. Pedestrian Infrastructure: Connect on-site pedestrian walkways with existing public and private pedestrian infrastructure, thereby supporting pedestrian connections within and outside the project.

PL1-B-2. Pedestrian Volumes: Provide ample space for pedestrian flow and circulation, particularly in areas where there is already heavy pedestrian traffic or where the project is expected to add or

attract pedestrians to the area.

PL1-B-3. Pedestrian Amenities: Opportunities for creating lively, pedestrian oriented open spaces to enliven the area and attract interest and interaction with the site and building should be considered.

PL1-C Outdoor Uses and Activities

PL1-C-1. Selecting Activity Areas: Concentrate activity areas in places with sunny exposure, views across spaces, and in direct line with pedestrian routes.

PL1-C-2. Informal Community Uses: In addition to places for walking and sitting, consider including space for informal community use such as performances, farmer's markets, kiosks and community bulletin boards, cafes, or street vending.

PL1-C-3. Year-Round Activity: Where possible, include features in open spaces for activities beyond daylight hours and throughout the seasons of the year, especially in neighborhood centers where active open space will contribute vibrancy, economic health, and public safety.

PL3 Street-Level Interaction: Encourage human interaction and activity at the

street-level with clear connections to building entries and edges.

PL3-A Entries

PL3-A-1. Design Objectives: Design primary entries to be obvious, identifiable, and distinctive with clear lines of sight and lobbies visually connected to the street.

PL3-A-2. Common Entries: Multi-story residential buildings need to provide privacy and security for residents but also be welcoming and identifiable to visitors.

PL3-A-3. Individual Entries: Ground-related housing should be scaled and detailed appropriately to provide for a more intimate type of entry.

PL3-A-4. Ensemble of Elements: Design the entry as a collection of coordinated elements including the door(s), overhead features, ground surface, landscaping, lighting, and other features.

PL3-B Residential Edges

PL3-B-1. Security and Privacy: Provide security and privacy for residential buildings through the use of a buffer or semi-private space between the development and the street or neighboring buildings.

PL3-B-2. Ground-level Residential: Privacy and security issues are particularly important in buildings with ground-level housing, both at entries and where windows are located overlooking the street.

PL3-B-4. Interaction: Provide opportunities for interaction among residents and neighbors.

PL3-C Retail Edges

PL3-C-1. Porous Edge: Engage passersby with opportunities to interact visually with the building interior using glazing and transparency. Create multiple entries where possible and make a physical and visual connection between people on the sidewalk and retail activities in the building.

PL3-C-2. Visibility: Maximize visibility into the building interior and merchandise displays. Consider fully operational glazed wall-sized doors that can be completely opened to the street, increased height in lobbies, and/or special lighting for displays.

PL3-C-3. Ancillary Activities: Allow space for activities such as sidewalk vending, seating, and restaurant dining to occur. Consider setting structures back from the street or incorporating space in the project design into which retail uses can extend.



COMMERCIAL FRONTAGE - STOREFRONT GLAZING, CANOPY WEATHER PROTECTION, SIGNAGE



FOCAL ENTRY DESIGN - SEPARATING ELEMENT BETWEEN COMMERCIAL & RESIDENTIAL STREETSCAPES



COMMERCIAL FRONTAGE WRAPS CORNER, ACTIVATING ALLEY STREETSCAPE

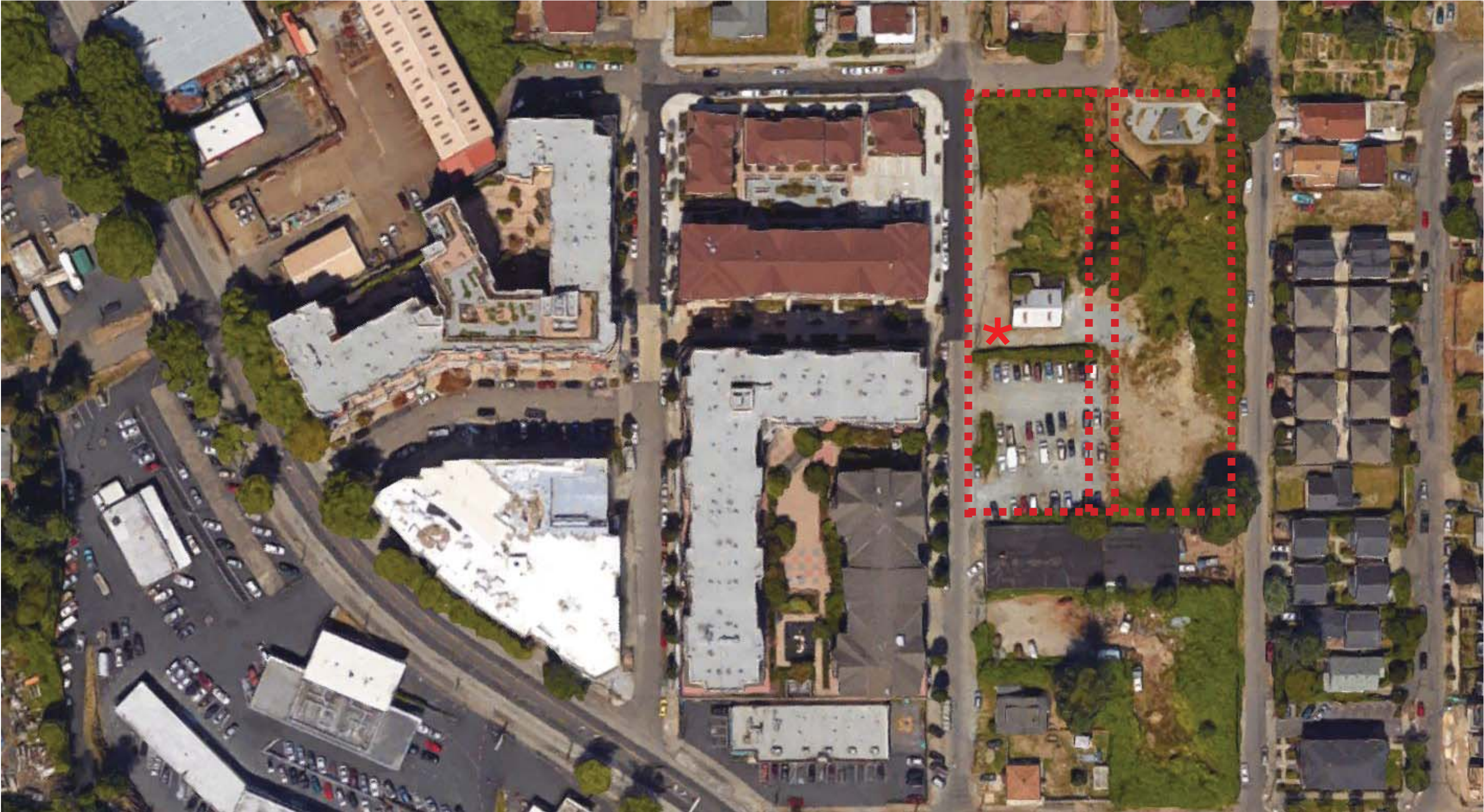


ALLEY LOBBY - TRANSPARENCY THROUGH TO 34TH AVE. BEYOND



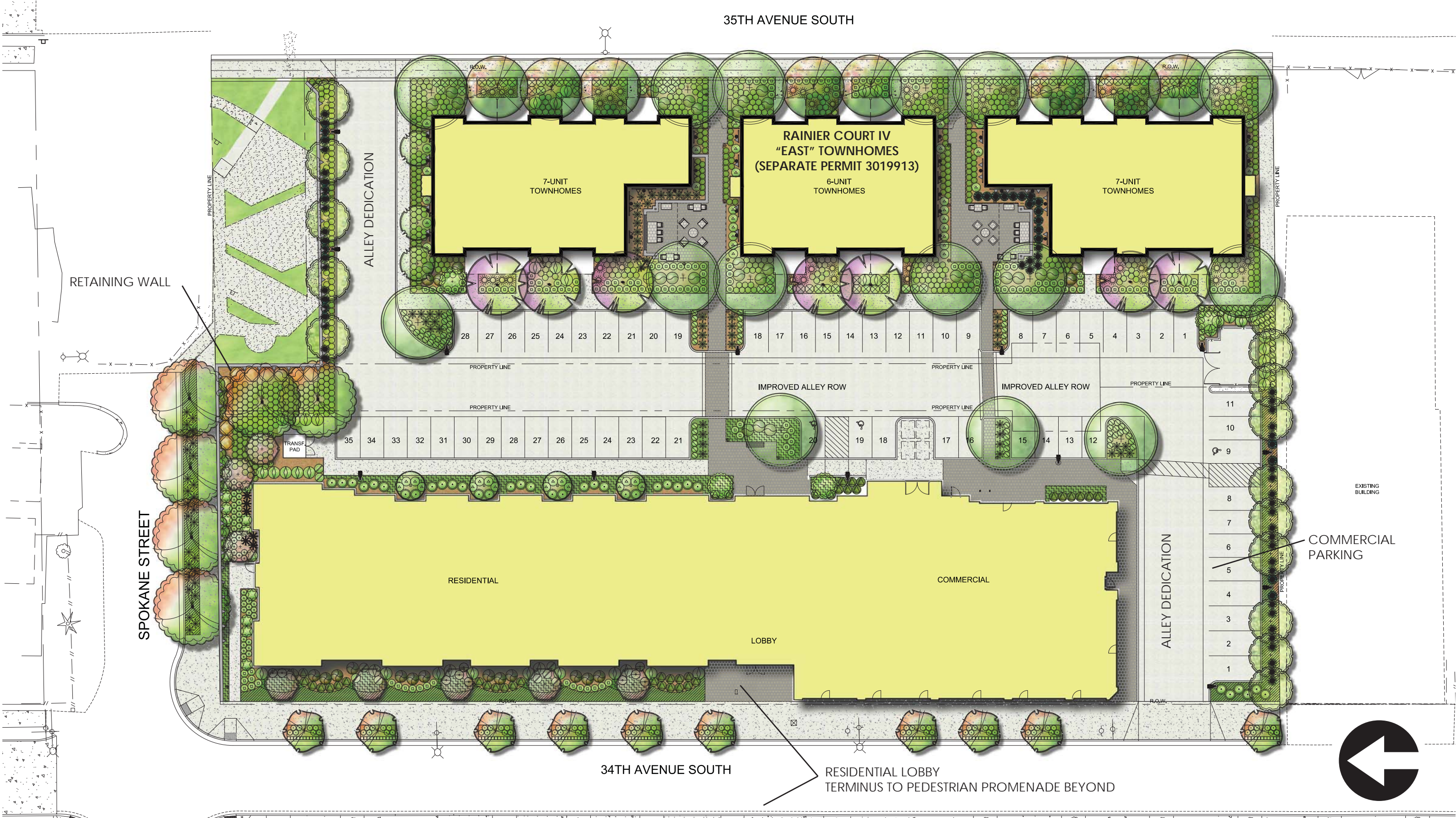
ALLEY STREETSCAPE - COMMERCIAL & RESIDENTIAL FRONTAGE, OUTDOOR GATHERING SPACES

RAINIER COURT MASTER PLAN

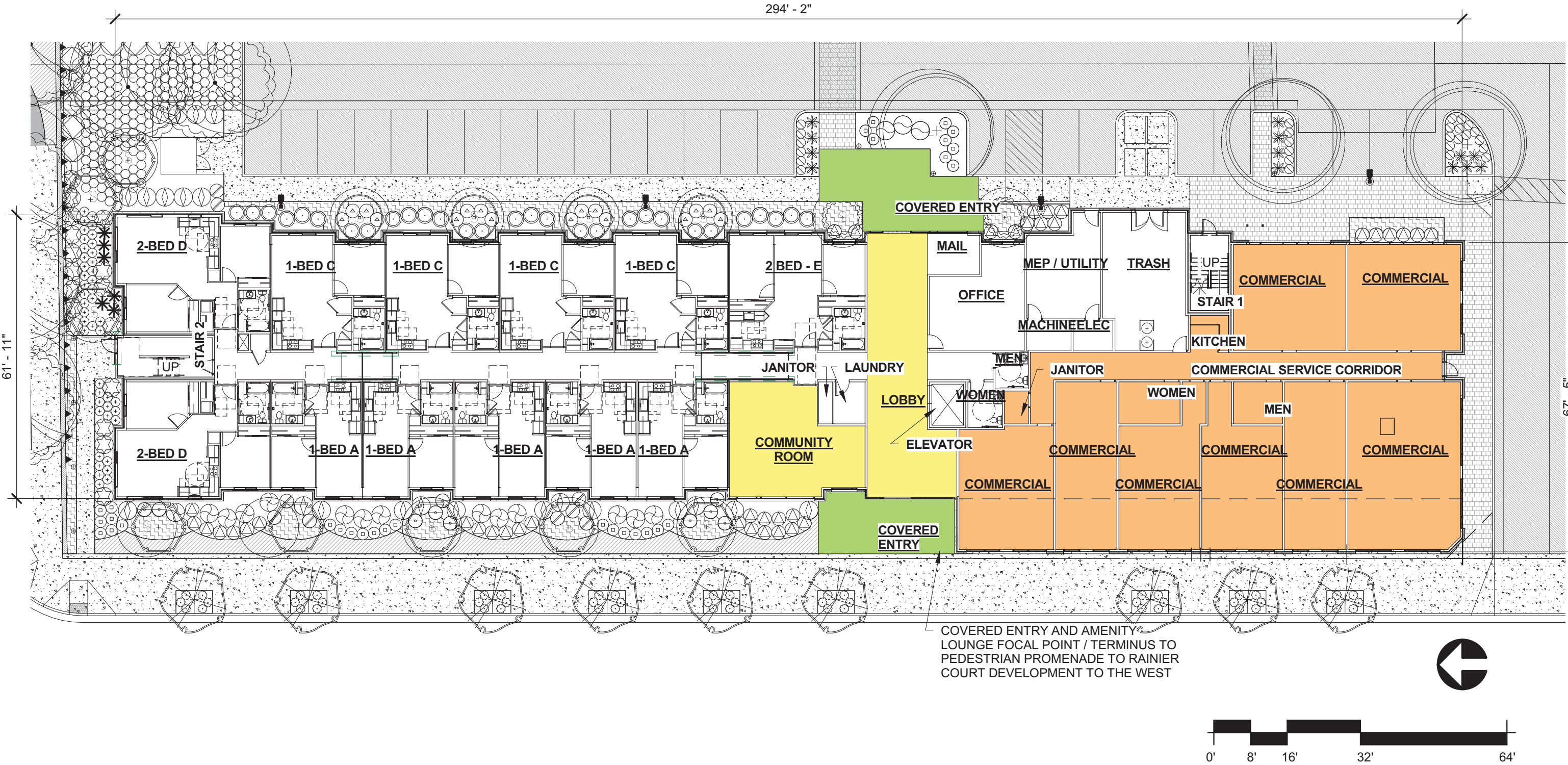


OVERALL RAINIER COURT DEVELOPMENT - SITE PLAN

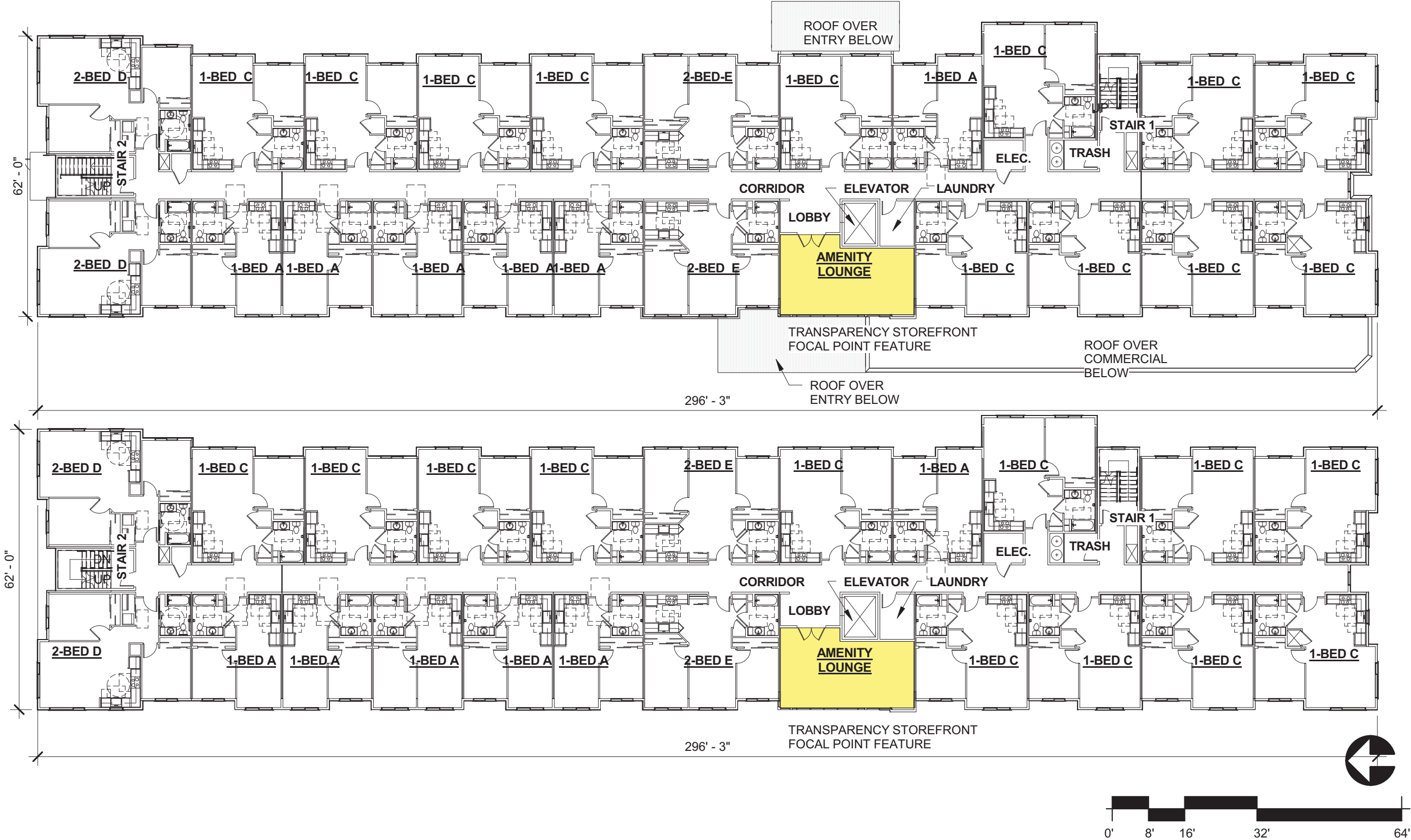
SITE PLAN - PROPOSED SITE PLAN



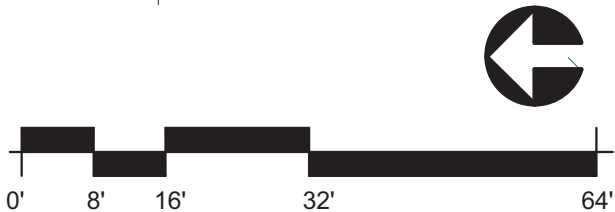
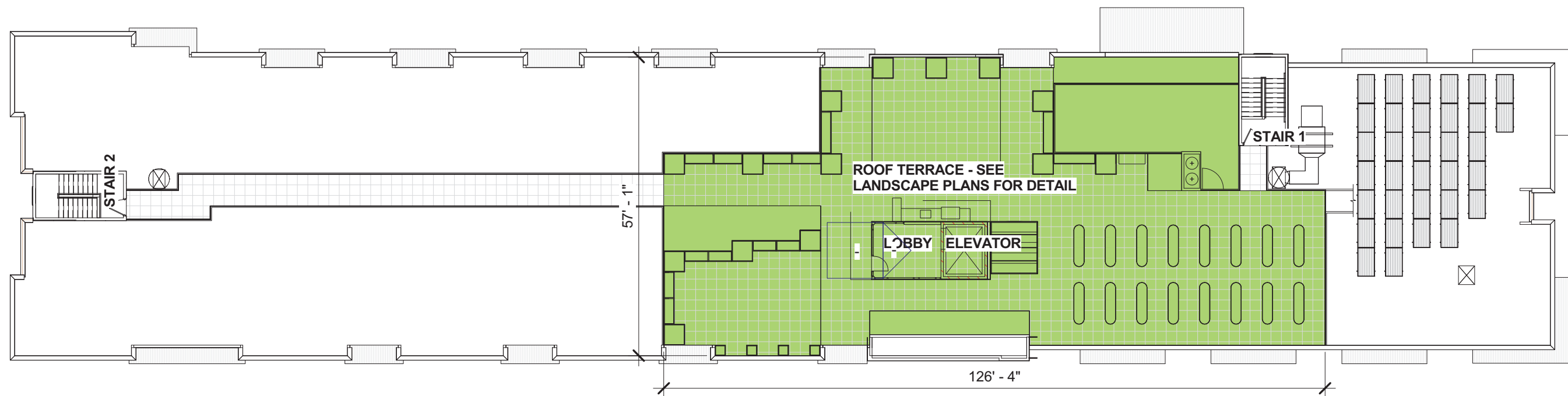
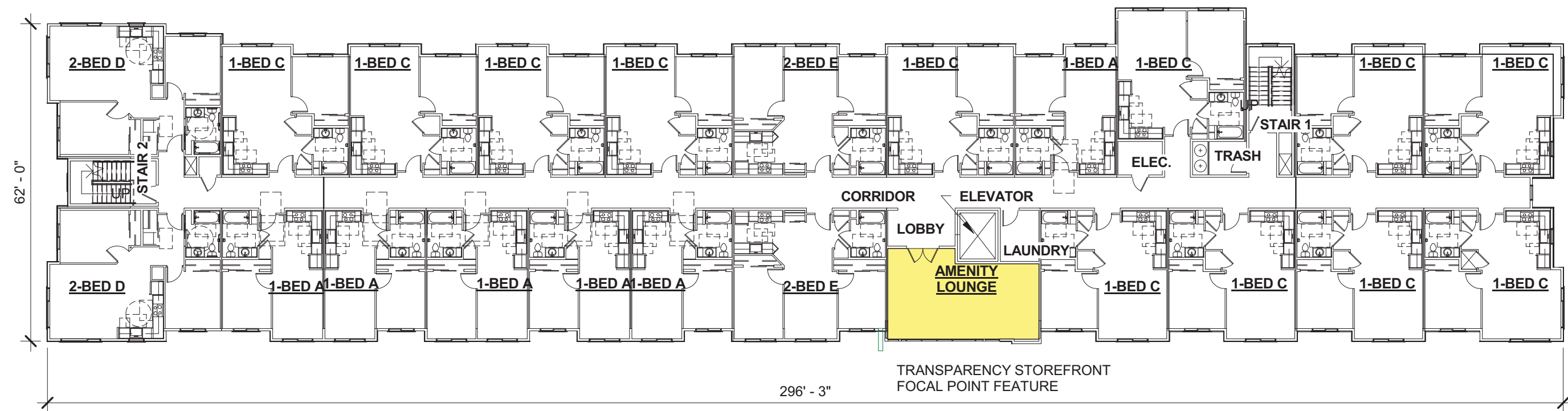
FLOOR PLAN - LEVEL ONE



FLOOR PLAN - LEVELS TWO & THREE



FLOOR PLAN - LEVEL FOUR & ROOF TERRACE



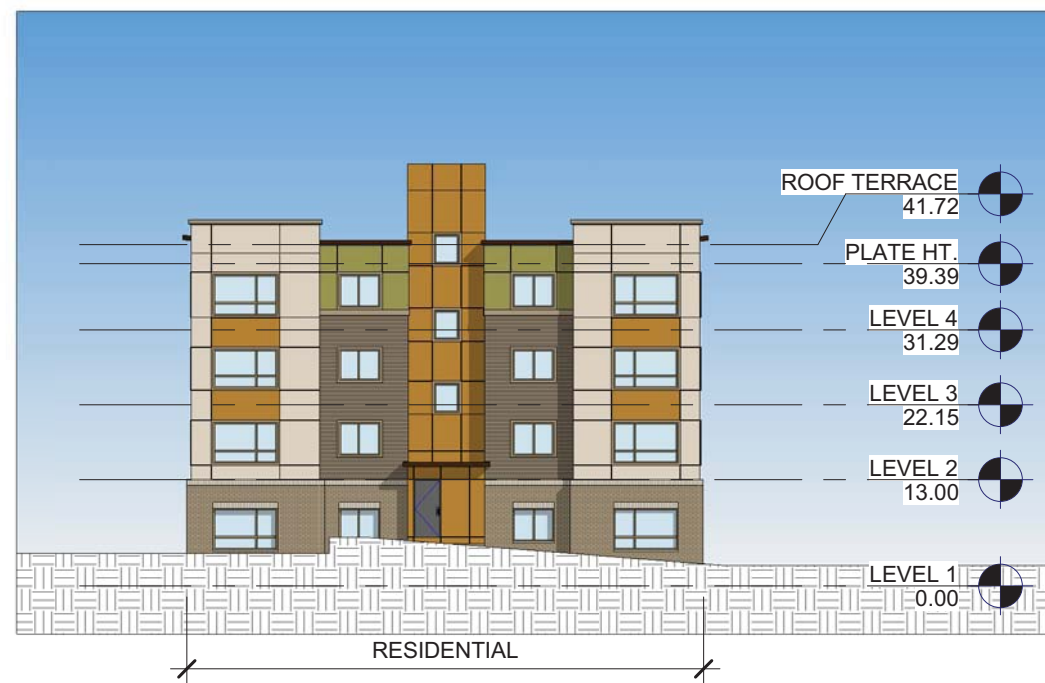
ELEVATIONS - EAST - 35TH AVE



ELEVATIONS - WEST - ALLEY

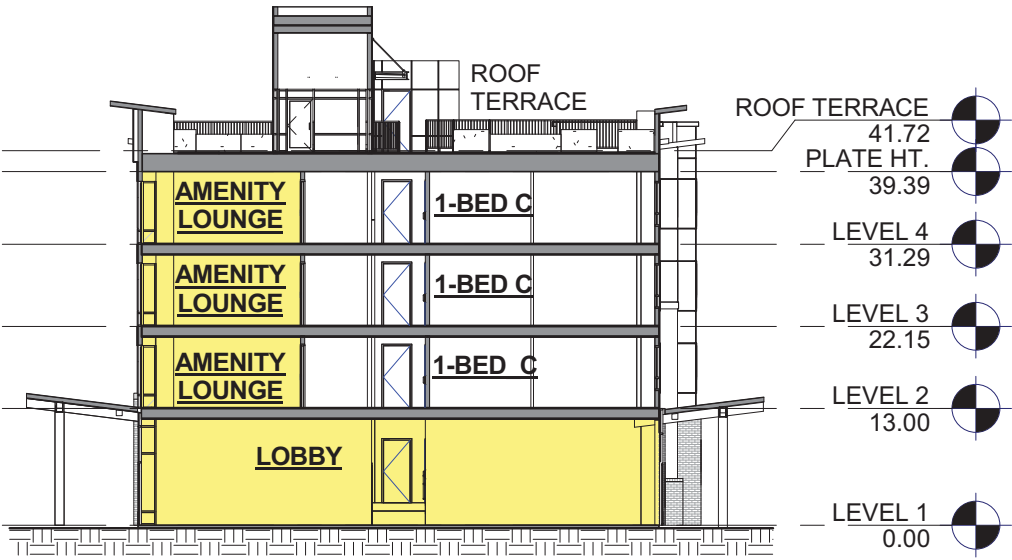
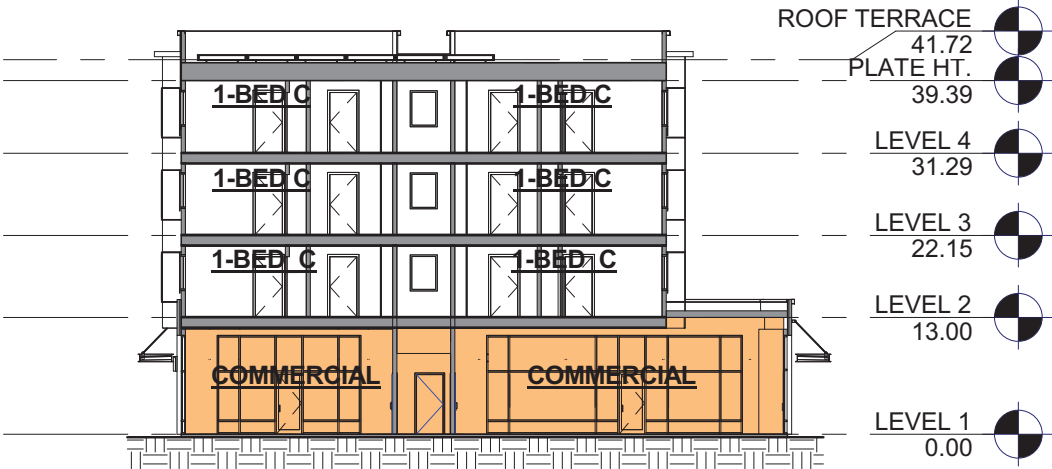


ELEVATIONS - NORTH AND SOUTH



SECTIONS -SECTIONS 1 & 2





PERSPECTIVES



RAINIER COURT IV CONNECTIONS THROUGH SITES



PERSPECTIVES - FOCAL FEATURE “PREFERRED” DESIGN



FOCAL POINT ENTRY DESIGN: COLORFUL TRANSPARENCY ADDS INTEREST AND ACTIVITY AT PROMENADE TERMINUS

PERSPECTIVES - FOCAL FEATURE ALTERNATE DESIGN



ALTERNATE FOCAL POINT ENTRY DESIGN: COLORFUL TRANSPARENT BALCONIES (LACKS TRANSPARENCY & ACTIVITY INTO AMENITY SPACES)

PERSPECTIVES



RESIDENTIAL FRONTAGE AT 34TH AVENUE S. STREETSCAPE



SPOKANE & 34TH AVENUE SOUTH - LOOKING SOUTH

PERSPECTIVES



VIEW OF ALLEY STREETSCAPE FROM SCULPTURE PARK



VIEW OF ALLEY LOBBY ENTRY FROM EAST AMENITY SPACE

PERSPECTIVES



VIEW OF ALLEY COMMERCIAL FRONTAGE AND 34TH AVENUE BEYOND FROM EAST AMENITY SPACE



COMMERCIAL FRONTAGE WRAPS CORNER ON ALLEY STREETSCAPE

PERSPECTIVES

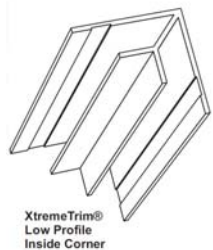
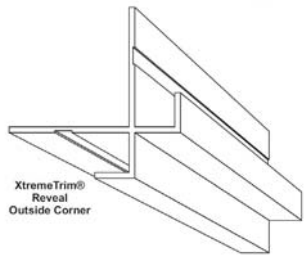
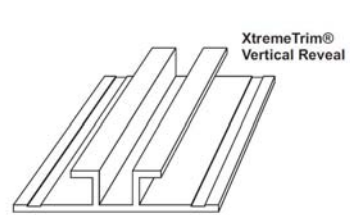


SOUTH COMMERCIAL FRONTAGE ON ALLEY CONNECTION TO 34TH AVENUE S. - EAST TOWNHOMES BEYOND



COMMERCIAL FRONTAGE ON 34TH AVENUE S.

COLORS & MATERIALS



FIBER CEMENT PANEL SIDING
SW 6417 - Tupelo Tree



FIBER CEMENT TRIM BAND
SW 2827 - Colonial Revival Stone



VINYL WINDOWS
Almond



COLOR ACCENT GLASS FILM
Vitamin - C



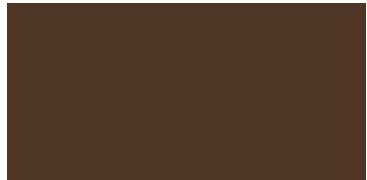
COLOR ACCENT GLASS FILM
Marsh



COLOR ACCENT GLASS FILM
Marmalade



COLOR ACCENT GLASS FILM
Moss



STOREFRONT SYSTEM & CANOPIES
Medium Bronze



FIBER CEMENT PANEL SIDING
SW 6377 - Butterscotch



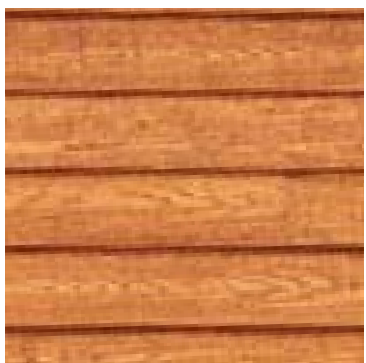
FIBER CEMENT PANEL SIDING
SW 7531 - Canvas Tan



ACCENT BRICK
Castle Grey



FIBER CEMENT LAP SIDING
SW 7040 - Smokehouse



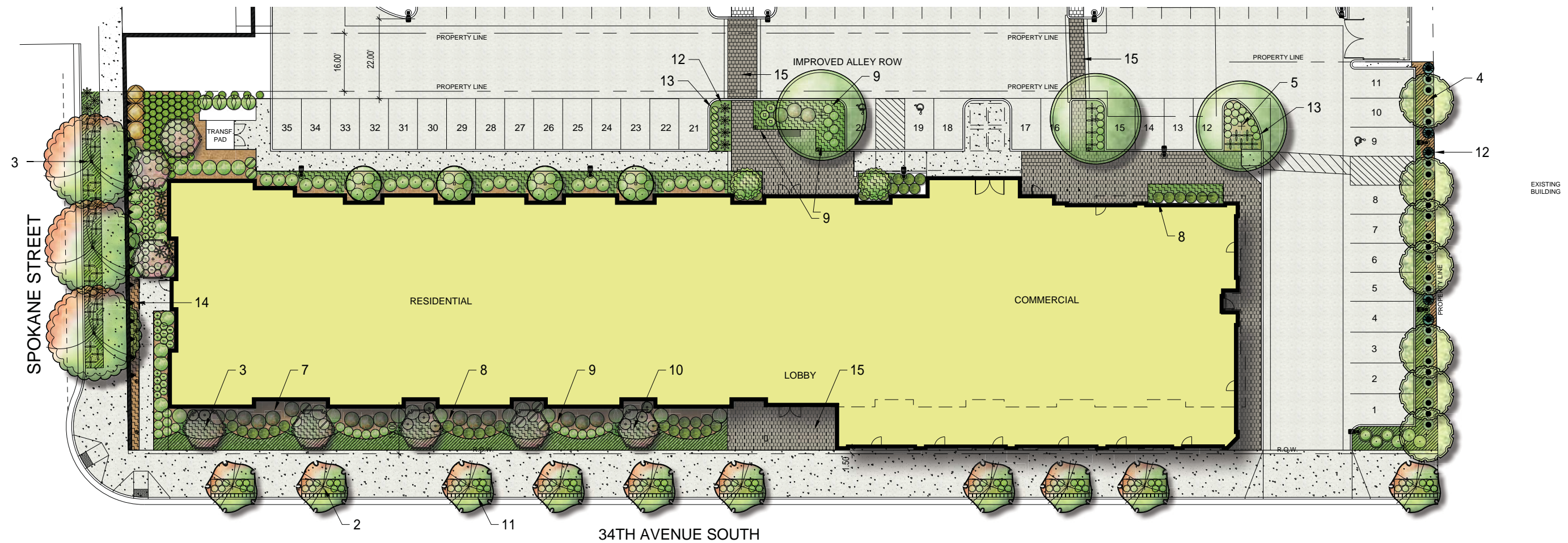
FIBER CEMENT LAP SIDING
STAINED Mountain Cedar



BRICK
Imperial Grey



LANDSCAPE - GROUND LEVEL



1. Legacy Sugar Maple



3. Cumulus Serviceberry



5. Allee Elm



7. Rhododendron 'Jean Marie'



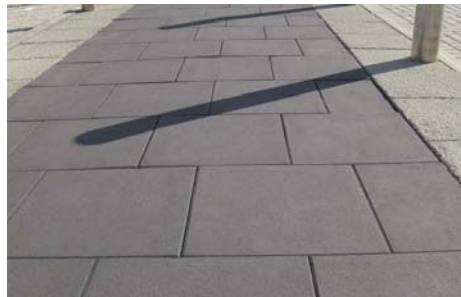
9. Pieris Cavatine



11. English Lavender



13. Kelsey Red-twig Dogwood



15. Enhanced Colored & Scored Concrete Paving



2. Elizabeth Magnolia



4. Columnar English Oak



6. Adirondack Crabapple



8. Little Henry Sweetspire



10. Silvery Sunproof Lilyturf

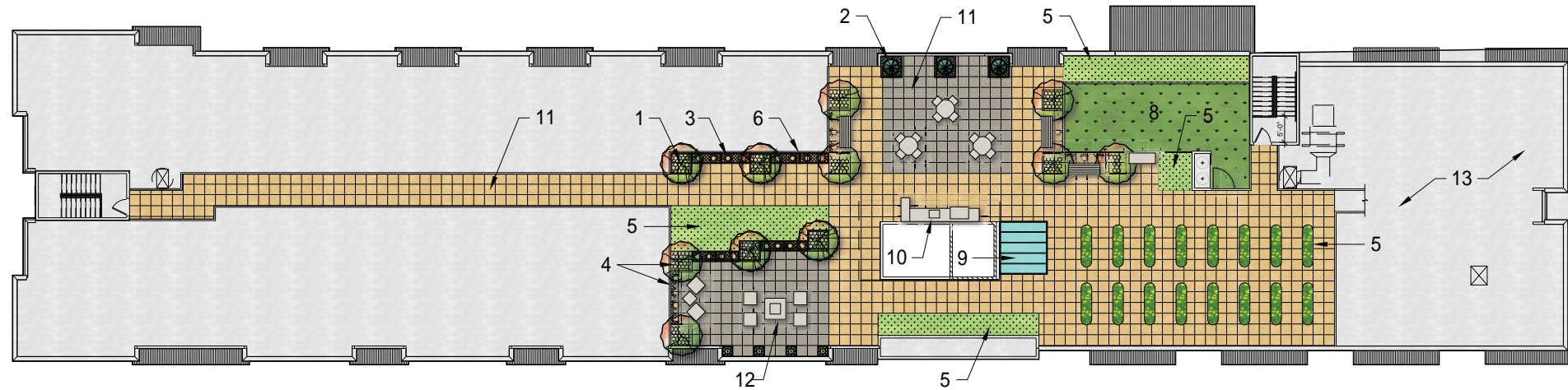


12. Karley Rose Fountain Grass



14. Veitchii Boston Ivy

LANDSCAPE - ROOF TERRACE PLAN



13. Photovoltaic Solar Array



1. Fernleaf Full Moon Maple



3. Northwind Switch Grass



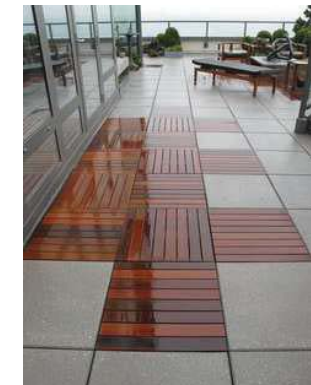
5. Green Roof (Sedum varieties)



7. Garden Plots



9. Greenhouse



11. Pedestal Pavers



2. Compact Fernspray Hinoki Cypress



4. Zagreb Tickseed



6. Rectangular Plant Pots



8. Synthetic Turf Dog Run



10. Outdoor Kitchen

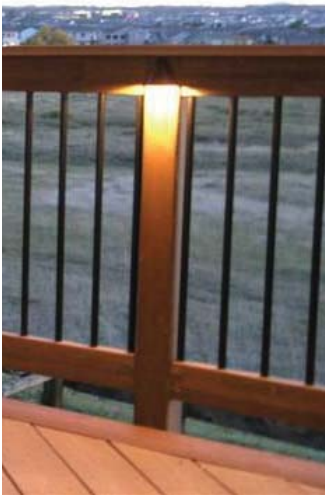


12. Seating Area with Fire Table

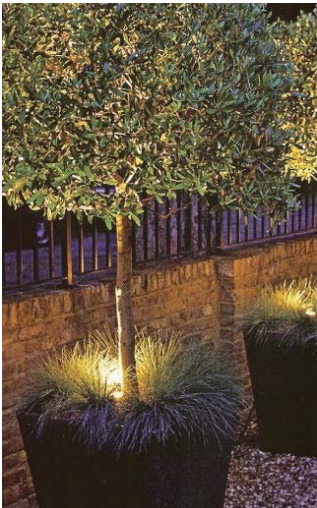
LIGHTING PLAN



ROOF TERRACE LIGHTING PLAN



RAILING LIGHTING



TREE UPLIGHTING



STREET & ALLEY LIGHTING
TO MATCH RAINIER COURT
DEVELOPMENT
(ART NIC)



RAILING & PARAPET
WALL LIGHTING



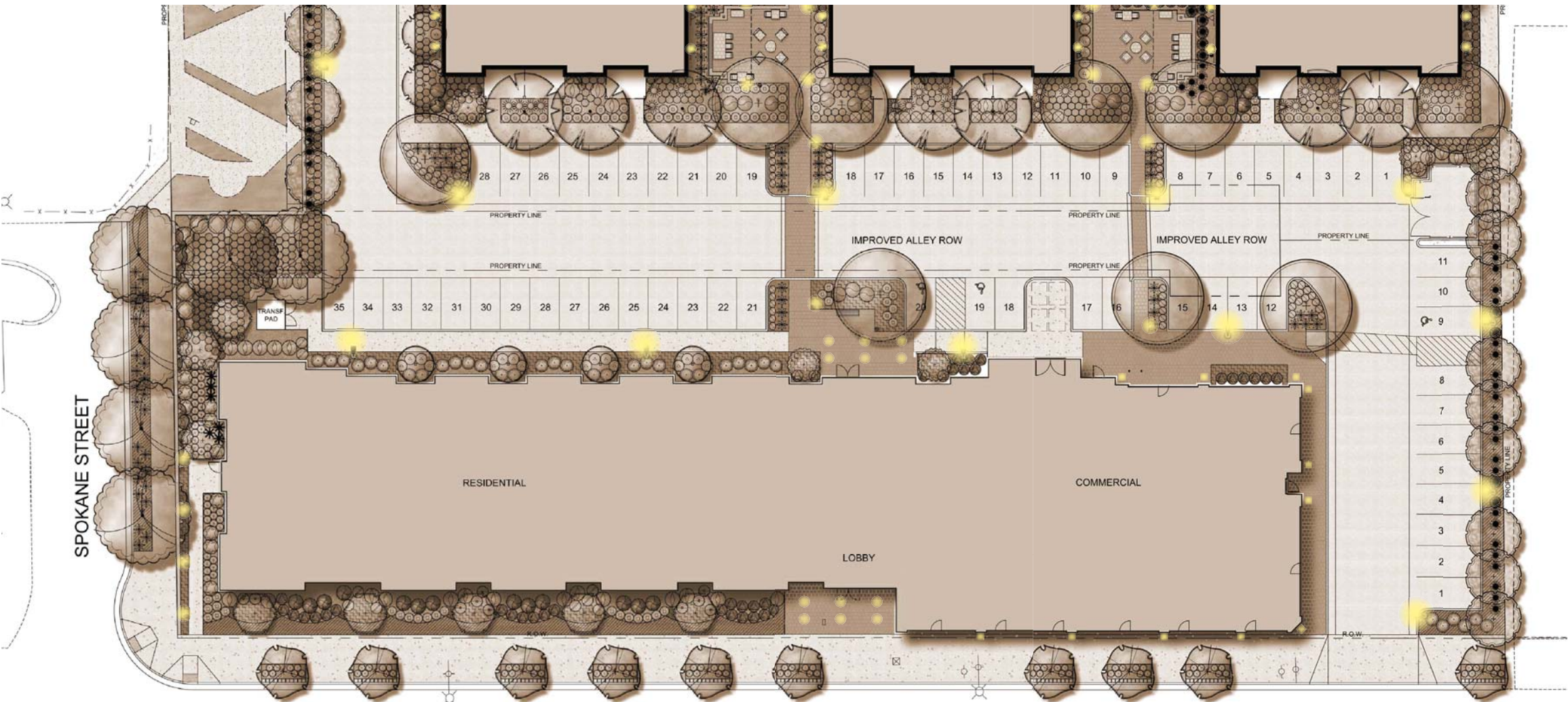
BOLLARD LIGHTING
AT PATHWAYS



LED SCONCE LIGHTS



UP-LIGHTING AT
FEATURE TREES



GROUND LEVEL LIGHTING PLAN

SIGNAGE



COMMERCIAL FRONTAGE - BLADE SIGNAGE / CANOPY MOUNTED SIGNAGE ABOVE



ENTRY LOBBY SIGNAGE - 34TH AVENUE



ENTRY LOBBY SIGNAGE - ALLEY



ENTRY LOBBY SIGNAGE EXAMPLE




CANOPY MOUNTED SIGNAGE EXAMPLE



BLADE SIGNAGE EXAMPLE



STOREFRONT FILM EXAMPLE

C1-40 ZONING CODE	REQUIREMENT	WHAT IS PROPOSED	RATIONALE	DECISION
1 SCREENING AND LANDSCAPING REQUIREMENTS FOR SPECIFIC USES. WHEN THERE IS MORE THAN ONE USE THAT REQUIRES SCREENING OR LANDSCAPING. (MC 23.047A.016.D.1.c)	THE CODE REQUIRES A 6 FOOT SCREEN AND A 5 FOOT DEEP LANDSCAPED AREA ALONG THE ABUTTING LOT LINE OF A RESIDENTIAL ZONE ACROSS AN ALLEY WHERE SURFACE PARKING IS PRESENT.	DEPARTURE REQUEST TO WAIVE REQUIRED SCREENING AND LANDSCAPE SETBACK AT ABUTTING PROPERTY LINE.	<p>SURFACE PARKING IS PROVIDED ON BOTH SIDES OF THE ALLEY AT ABUTTING LOT LINES BETWEEN RESIDENTIAL ZONE “EAST” AND COMMERCIAL ZONE “WEST”. THE PARKING IS TO BE SHARED BETWEEN ADJACENT PROJECT AND PRECLUDES THE REQUIREMENT FOR 6 FT. HIGH SCREENING. LANDSCAPING IS PROVIDED AT HEAD OF PARKING STALLS ON BOTH PARCELS.</p> <p>THIS IS CONSISTENT WITH THE EARLY DESIGN GUIDANCE TO CONNECT THE EAST AND THE WEST PROJECTS TOGETHER WITH A “UNIFYING DESIGN CONCEPT.” THE REQUIRED LANDSCAPE BUFFER IS MEANT TO SEPARATE DISSIMILAR PROJECT TYPES, OUR PROJECT TYPES, WHILE IN DIFFERENT ZONING CATEGORIES ARE DESIGNED TO BE CONSISTENT WITH ONE OVERALL PROJECT DEVELOPMENT.</p> <p>THE OPEN ALLEY STREETSCAPE AND ASSOCIATED PARKING CREATES A MORE OPEN, SAFE AND SECURITY SPACE FOR RESIDENTS AND GUESTS.</p> <p>VISIBILITY IS INCREASED BETWEEN PROJECTS, STRENGTHENING THE DESIRED CONNECTIONS THROUGH THE SITE FROM 34TH AVENUE SOUTH TO 35TH AVENUE SOUTH.</p>	TO BE DETERMINED
				
2 SMC 23.54.016 TABLE D REQUIRED BICYCLE PARKING.	THE CODE REQUIRES 20 BICYCLE PARKING SPOTS FOR RESIDENTIAL USE	REQUEST TO WAIVE THE REQUIREMENT FOR THE RESIDENTIAL BIKE PARKING.	<p>THE PROJECT IS DESIGNATED FOR LOW-INCOME / AFFORDABLE SENIOR HOUSING. BICYCLE PARKING IS A LOW / NO DEMAND.</p> <p>BICYCLE PARKING IS PROVIDED AS REQUIRED BY CODE FOR THE COMMERCIAL USES.</p>	TO BE DETERMINED

RAINIER COURT PUBLIC ART



RCIII - ART MOSAIC FEATURE COLUMN



SIDEWALK ART



PEDESTRIAN PROMENADE ART BENCHES



SCULPTURES



SCULPTURES



35TH AVE - SCULPTURE PARK



LIGHT POLE ART

SEED/ARTS

The power of art in building community

Seed /Arts has been instrumental in working with local artists to create the unique art pieces found throughout the Rainier Court Master Plan Community. The goal is that Seed/Arts will continue this work in the Rainier Court Phase IV projects with art elements that will connect this new phase to the rest of the community. This will happen over time, working with the community and available funding sources.

No specific art features are being proposed for this MUP/DRB application.



SPOKANE STREET SCULPTURE PARK

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