

Early Design Guidance RAINIER COURT IV - "East" Affordable Senior Townhouses

DPD #: 3019913

ADDRESS: 3603 35TH AVE. S. SEATTLE, WA





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PROJECT DATA

DPD NO:

SITE ADDRESS: 3603 35TH AVE S. SEATTLE, WA

3019913

NUMBER OF RESIDENTIAL UP

RESIDENTIAL UNITS: 20

NUMBER OF

PARKING STALLS: 29 (09 SHARED)

PROJECT TEAM:

OWNER / DEVELOPER:

RAINIER COURT ASSOCIATES 2015-IV, LLC 5117 RAINIER AVE S. SEATTLE, WA 98188

CONTACT: KIM CALANDER 206.760.4237

ARCHITECT:

JOHNSON BRAUND, INC 15200 52ND AVE. S.,SUITE 200 SEATTLE, WA 98188

CONTACT: DIANA KEYS 206.766.8300

LANDSCAPE ARCHITECT:

THE LA STUDIO, LLC 15200 52ND AVE. S.,SUITE 210 SEATTLE, WA 98188 CONTACT: CHRIS PETERSEN 206.204.0507

DEVELOPMENT OBJECTIVES & STATISTICS

The proposed townhouse development is part of a combined development, Rainier Court IV. Rainier Court IV consists of a "West" 4-story apartment building along 34th Avenue and "East" townhouses along 35h Avenue. Rainier Court IV is part of a larger urban mixed-use development, Rainier Court, which consists of affordable housing for both seniors & families in 6-story mixed-use housing, 4-story housing, and 2-story townhouses. It is located along Rainier Avenue and in the North Rainier Hub Urban Village. Rainier Court IV, along with its preceeding Rainier Court developments, will be developed on 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 35th Avenue will consist of 20 townhouses that will correspond similarly to the scale and feel of the adjacent low-rise residential buildings. Pedestrian access into the block and further into the Rainier Court development, will be through several points along 35th Avenue and in between the townhouse buildings. 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. Adjacent to this development is an existing shared public-private park at the northeast corner of the property. This development wil create a sense of community while also promoting safety and security.

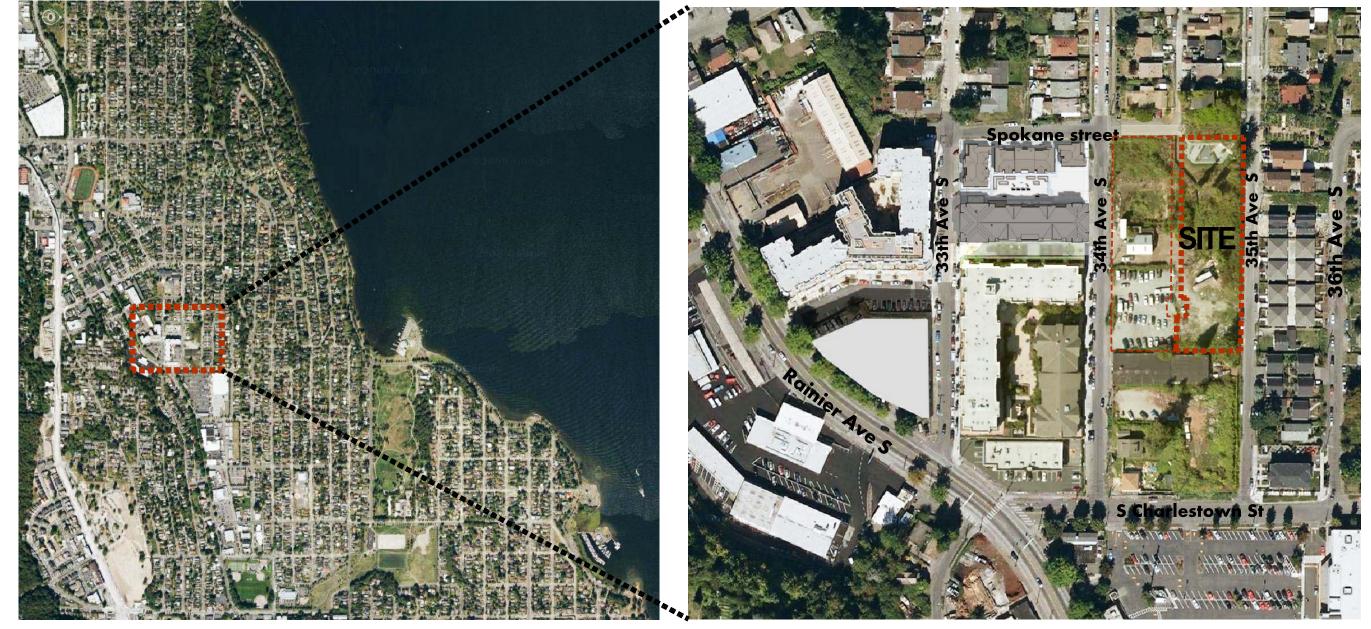
DPD PRIORITY LEVEL TWO - AFFORDABLE HOUSING PROJECT

Rainier Court IV - "East" Townhouses



PROJECT PROPOSAL

P

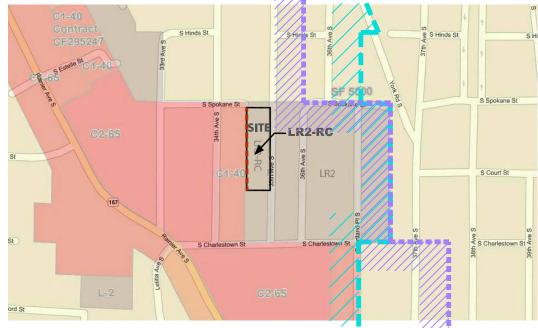


NEIGHBORHOOD AERIAL

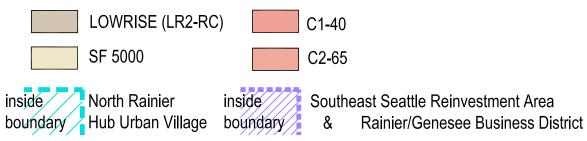
SITE AERIAL

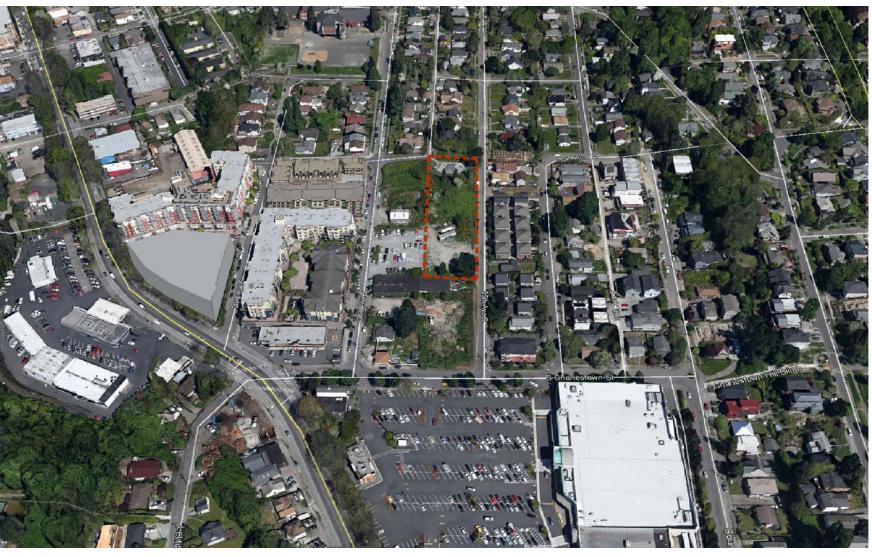


VICINITY MAP



ZONING MAP





3D VICINITY MAP

NARRATIVE OF CONTEXT DESIGN CUES:

The area surrounding the proposed site development has many cues to inform the 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 I, II, and III provide both ground level commercial and residential urban living. The proposed townhouses along 35th Avenue will relate to the scale and feel of the townhouse developments on the other side of 35th Avenue. Landscape setbacks will be used along 35th avenue and potentially similar materials and forms could be used. Other potential influences are the townhouses of Rainier Court III and from the increasing number of new & contemporary styled townhouses and single-family homes being developed in the blocks immediately adjacent to the east. 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 apartment bldg.+ townhouses (affordable senior housing)



5 pedestrian promenade (looking towards 34th Ave.)



(looking towards 33rd Avenue)



2 Rainier Court I/Courtland Senior Housing



Context Map



6 residential porch



7 Courtland walkway



8 blank wall treatments



9 pedestrian sidewalk & facades



1 4-story storage building



12 John Muir School



15 Sculpture park



19 P-Patch community garden



11 Single Family House



City of Seattle Parks has purchased $\frac{3}{4}$ acre parcel from SEED to develop a new public park south of RCIV project site

14 Future Park



16 Townhouses



18 Charleston stairway



10 Rainier Avenue



13 Neighborhood Retail Center



17 New contemporary townhouses



(see p4 for map)

CONTEXT ANALYSIS - PHOTOS (NODES/USES/LANDMARKS)





35th Ave So. - LOOKING WEST



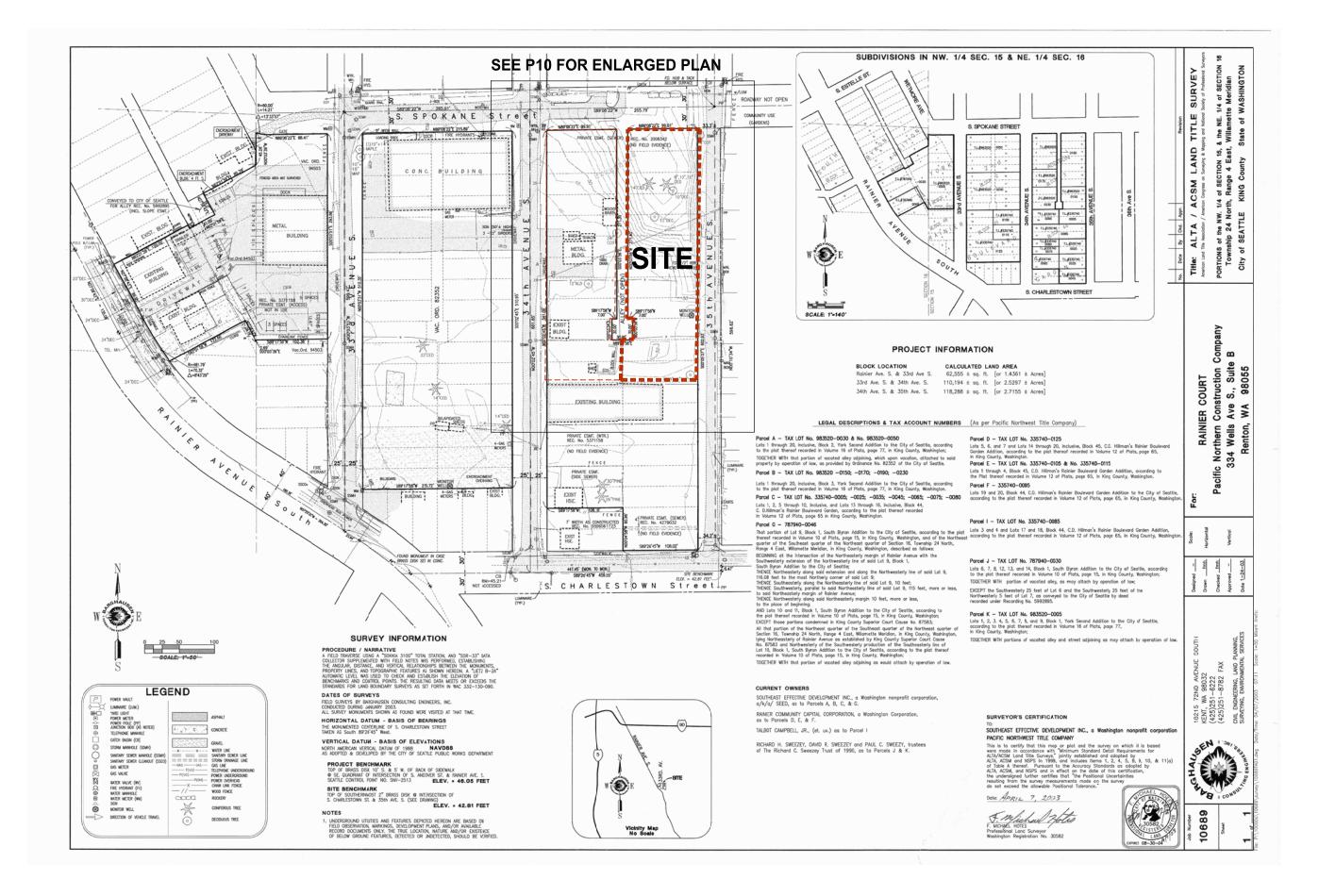


So. SPOKANE St - LOOKING NORTH

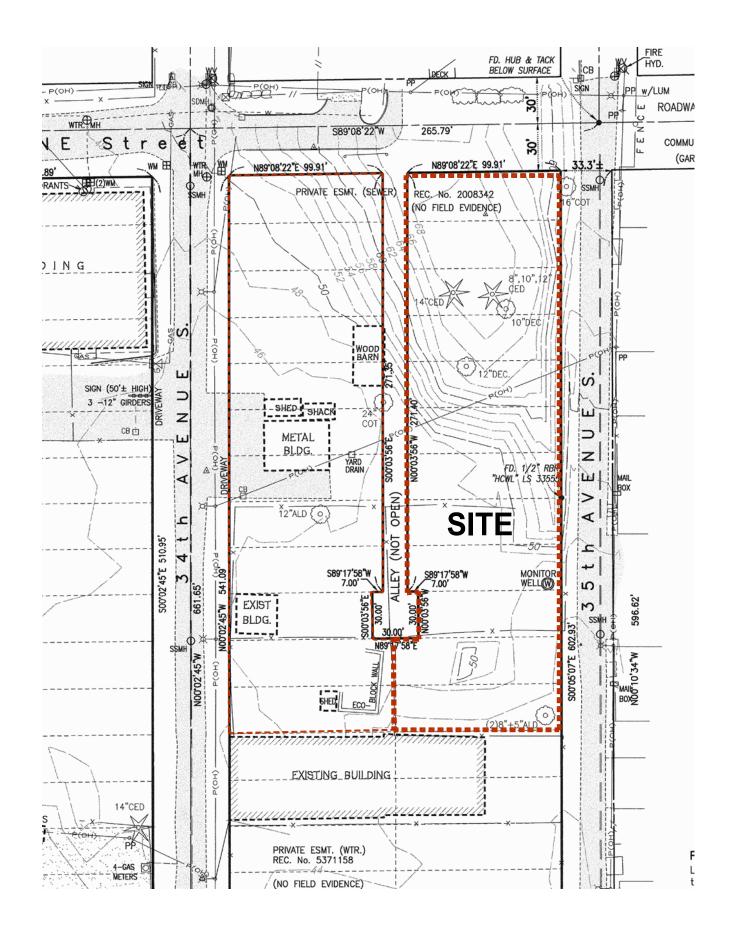


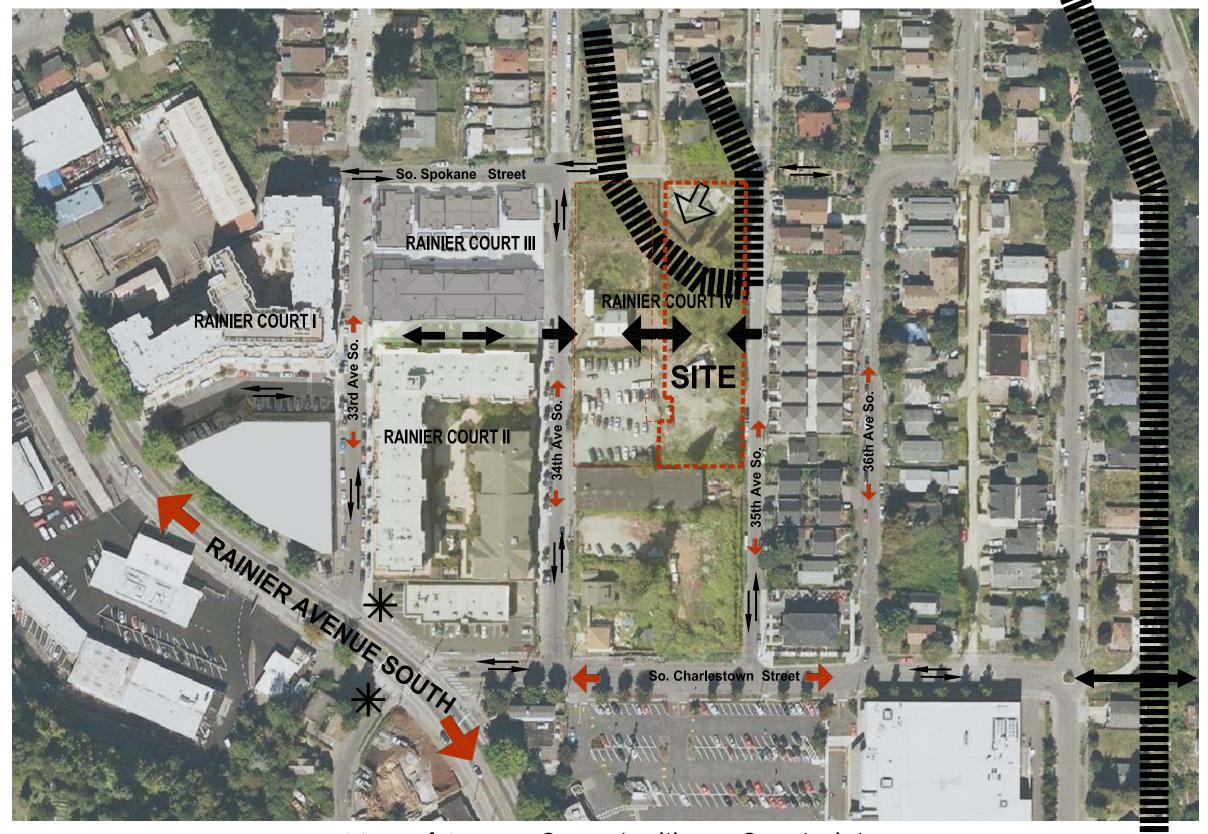
So. SPOKANE St - LOOKING SOUTH





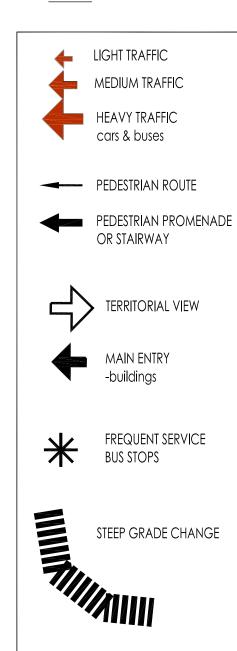
JOHNSON BRAUND INC.

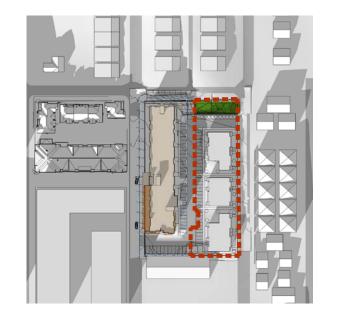


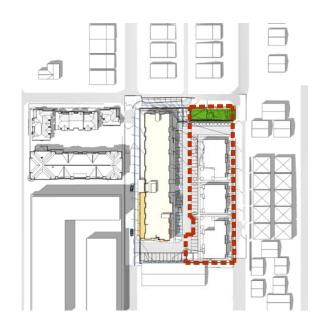


Map of Access Opportunities & Constraints

LEGEND

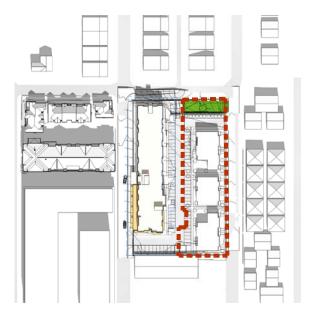




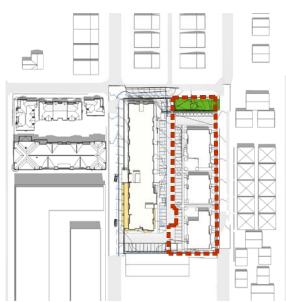


Dec. 21 2pm

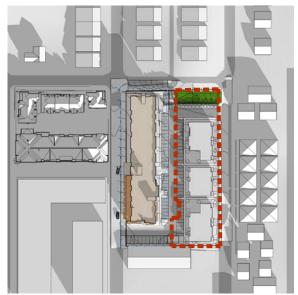
March 21 2pm



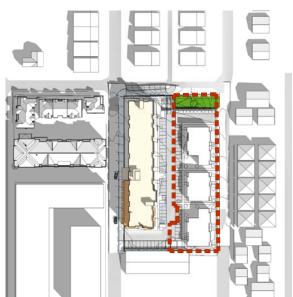
June 21 2pm



Dec. 21 12pm



March 21 12pm



June 21 12pm



Dec. 21 10am













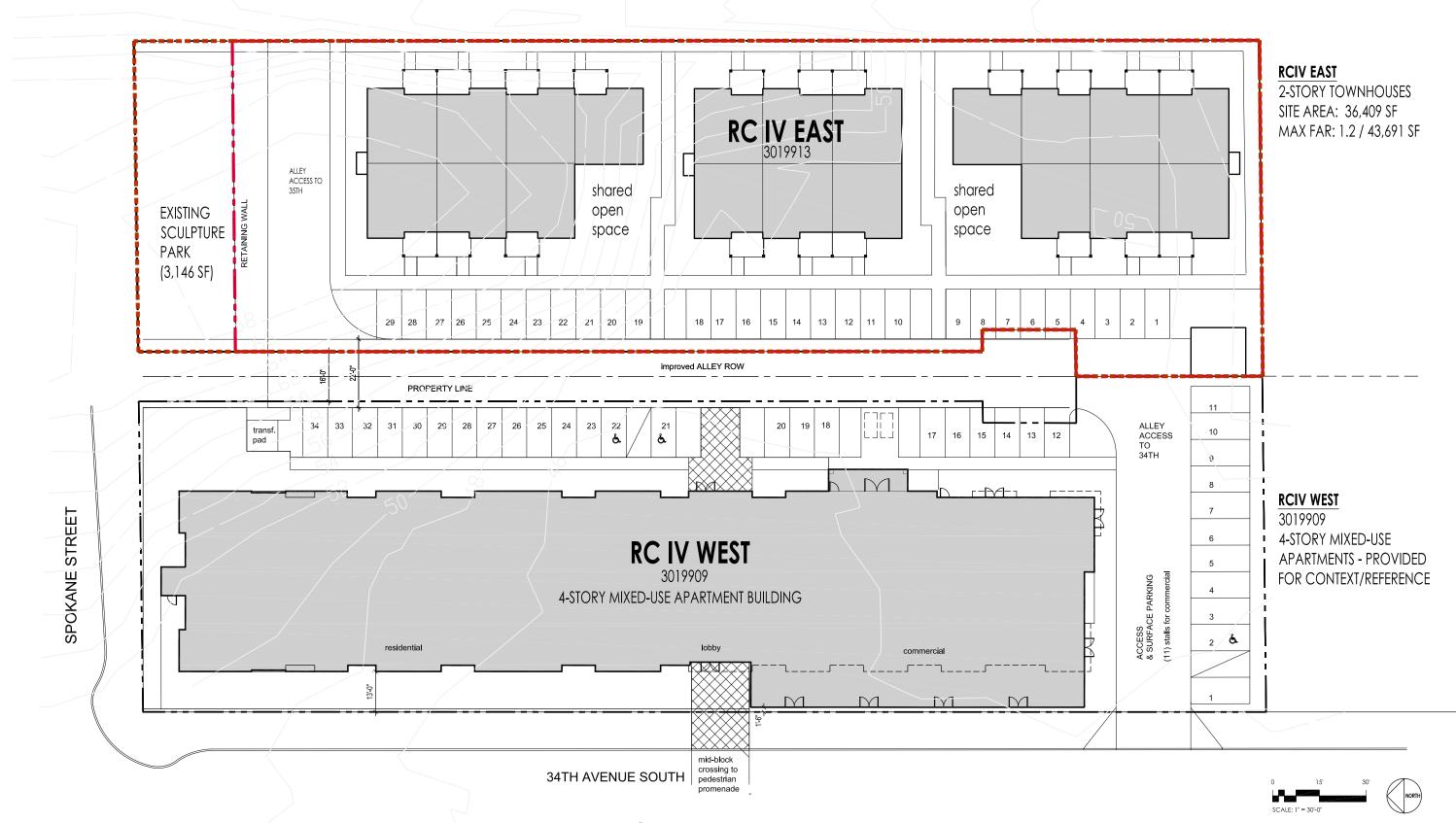






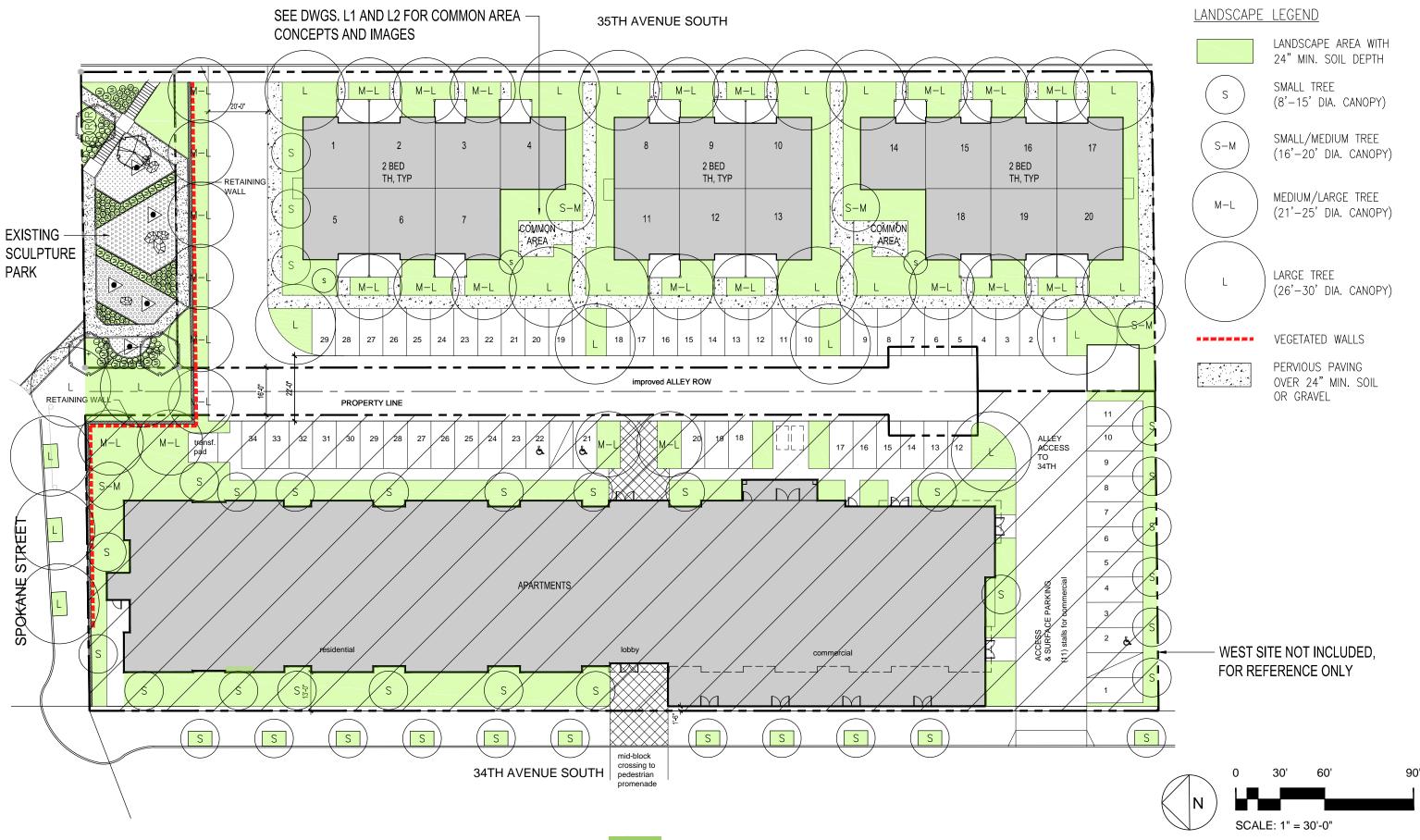


35TH AVENUE SOUTH



Rainier Court IV - "East" Townhouses

JOHNSON BRAUND INC.



Rainier Court IV - West



LR2-RC ZONING INFORMATION:

-NORTH RAINIER HUB URBAN VILLAGE*

-SOUTHEAST SEATTLE REINVESTMENT AREA*, & RAINIER/GENESEE BUSINESS DISTRICT*

*see accompanying page, P15

Chapter 23.45 - MULTI-FAMILY

SMC 23.45.502 Scope of provisions

A. Lowrise LR2

-Site zoning is LR2-RC.

SMC 23.45.504 Permitted & prohibited uses

-Residential use is permitted.

SMC 23.45.510 FAR(floor area ratio) limits

B.Table A: Town houses in LR2 zones shall have a FAR of 1.0 or 1.2(see requirements in 23.45.510.C).

C.1. The higher FAR limit is allowed if it follows the green building performance standards.

-The FAR limit is 1.2

SMC 23.45.512 Density limits-Low-rise zones

Table A, exception 2. There is no density limit in LR2 zones for townhouse developments.

-There is no density limit.

SMC 23.45.514 Structure Height - Low-rise zones

A. Table A: Maximum height for townhouse developments in LR2 zones are 30 feet.

D. Pitched roof exception: 1. In LR zones, pitched roofs with a min. slope of 6:12 may extend an additional 5 feet above the height limit.

E. Shed & butterfly roofs in LR zones may extend 3 to 4 feet above the height limit.

H&J. Parapets, chimneys, and other rooftop features may extend an additional 4 to 10 feet depending on the feature.

-The height limit is 30 feet, but pitched roofs and shed roofs may extend an additional 3 to 5 feet.

SMC 23.45.518 Setback requirements – Low-rise zones.

A._ In LR zones: front & rear setbacks for townhouses are 7 feet (average), and 5 feet minimum. Side setbacks for facades 40 feet of more are also 7 feet (average) and 5 feet minimum.

H. Projections are permitted in required setbacks.

-Setback of 7 feet average and 5 feet minimum are required on all sides(front, rear, & side).

SMC 23.45.522 Amenity area.

- A.1. For townhouse developments in LR zones, 25% of the lot shall be amenity space.
- A.2. A min. of of 50% of amenity space shall be at the ground level.
- A.3. Amenity space on ground level for townhouse developments may be either private or common.
- A.4. An unenclosed porch shall be a min. of 60sf.
- A.5. Common amenity area for townhouse developments shall not be less than 250 sf, and a min. dimension of 10 feet.
- -9,102sf(25% of 36,408sf) of amenity area is required if the park is included as lot area. 8,313sf(25% of 33,251sf) is required if park is not included.

SMC 23.45.524 Landscape standards.

A.2. A Green Factor of 0.6 or greater is required in LR zones.

-A Green Factor of 0.6 is required.

SMC 23.45.526 LEED, Built Green, Evergreen Sustainable Development standards.

-Development will follow Evergreen Sustainable Development standards.

SMC 23.45.527 Structure width and façade length limits in LR zones.

A. Table A: Townhouse developments in LR2 zones shall have a max. 90 foot width.

B._ Max. façade length in LR zones: the max. combined length of all portions of facades within 15 feet of a lot line that is neither a rear lot line of street or alley lot line shall not exceed 65% of the length of that lot line.

SMC 23.45.536 Parking location, access, and screening.

A._ Min. parking requirements.

-Per chapter 23.54.015 Table A, no parking is required.

B&C. Parking shall not be between principal structure and street lot line. Alley access is required.

-Parking is located in the alley way in between blocks.

SMC 23.45.578 Public or private parks & playgrounds.

-There is a sculpture park on the north east corner of the lot and a P-Patch community garden across the street from the park.

Chapter 23.53 REQUIREMENTS FOR STREETS, ALLEYS, & EASEMENTS - both Multi-family & Commercial

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 & 35th Avenues.

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 min. 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 52'. 35th Avenue is required to have a 7' site dedication(3.5' each side) for a total R.O.W. width of 40'.

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. Approved alley improvement exception allows for connection to 34th Ave. S & 35th Ave. S in lieu of steep grade to Spokane St.

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.

Chapter 23.54 PARKING STANDARDS & WASTE STORAGE. - Multi-family

SMC 23.54.015 Required parking.

A.Table A: No min. parking is required for residential and non-residential uses within an Urban Village and is located within

1,320 feet of a street with frequent transit service.

-No parking is required on site.

K. Bicycle parking: 1 per 4 dwelling units - long term.

-6 long term bicycle parking spaces are required. (20 units/4 = 5)

SMC 23.54.030 Parking space standards.

A.2. Medium vehicle stalls are 8'x16'

B.1.b. When 5 or more parking spaces are provided, a min. of 60% of stalls shall be sized for medium vehicles.

E.Exhibit C. Parking aisles shall be a min. of 22 feet wide for medium stalls at 90d.

F. Curb cuts

-Medium sized stalls and a 22 foot aisle width is provided.

SMC 23.53.040 Solid waste & recyclable storage and access.

A.Table A: 225sf of shared storage space is required for 16-25 units.

-225sf is required, 20 units are provided.



Rainier Court IV - "East" Townhouses

ZONING SUMMARY P15

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
 - b. Located on the principal arterial network, with connections to regional transportation facilities
- 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
 - In addition to the above criteria, one (1) or more of the following conditions shall be met:
 - 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
 - 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 Court IV - "East" Townhouses

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.









ZONING SUMMARY

LR2-RC (Townhouses)

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: The preferred option helps to create a sense of place and architectural presence by fronting itself with porches, gables, & windows towards both 35th Ave. S. & alley.

B. Adjacent sites, streets, & open spaces: 1. Site characteristics, 2. Connection to the street, 3. Character of open space

Response: All of the options respond to the slope of 35th Avenue by stepping each of the buildings down. Alternate 2 & Preferred schemes have pedestrian walkways that connect to semi-private shared open spaces and further across alley to shared indoor & outdoor amenity spaces.

D. Height, bulk, and scale: 1. Existing development & zoning, 3. Zone transitions, 4. Massing choices, 5. Respect for adjacent sites

Response: The townhouses respond appropriately to the adjacent low-rise zoning, which has both 3-story townhouses & 2-story single-family houses, by using similar forms of pitched roofs & similar two-story massing. The massing from the length of the three townhouse buildings are broken down further by projections, gables, & porches. This responds to the smaller massing of the adjacent buildings across 35th avenue.



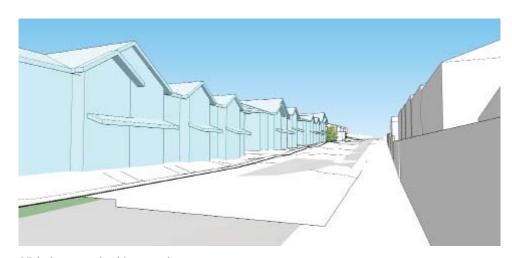
Aerial view - scale - neighborhood transition

CS3 Architectural Context & 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 preferred option responds to the existing adjacent residential neighborhoods with similar pitched roof forms, materials, colors, and details. It also exhibits positive neighborhood values by opening itself to the street with porches, windows, gables, and within a landscaped setback.



35th Avenue -looking north

PL2 Walkability

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

A. Accessibility: 1. Access for all, 2. Access challenges

Response: All of the options allow access through the block in between the buildings with landscaping and walkways to the mid-block alley and to the other residential amenities in the other Rainier Court developments to the west. Parking will be accessed from the mid-block alley way, but will have pedestrian walkways, & residential porch entries directly accessing the parking and within a landscaped buffer. The approved alley improvement exception eliminates the steeply sloped righ-of-way and provides an accessible route of travel through site and connectivitv to both 34th Ave. S and 35th Ave. S.

B. Safety and security: 1. Eyes on the street

Response: All of the options both front the street and the alley way to have "eyes on the street".

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: 1. Site characteristics and uses, 2. Reduced perceived mass **Response:** The townhouses are broken into three separate buildings that step down the sloped site. The massing of each of these building is further broken down by projections and recesses, gable ends, and porches. In the preferred option, the pitched roofs and eaves reduce the perceived height and respond to the adjacent homes.

B. Architectural and facade composition: 1. Facade composition **Response:** The preferred option is composed of projections and recesses, covered porches with painted columns and railings, gabled ends with projected eaves, large windows with trim, and painted trim boards and siding to cover the exterior.

C. Secondary architectural features: 1. Visual depth and interest, 3. Fit with neighboring buildings

Response: All of the options show visual depth by projections and recesses, eaves from pitched or shed roofs, and porches. The preferred option fits within the immediate context of homes by its pitched roof with hip & gable ends.

D. Scale and texture: 1. Human scale

Response: The preferred option breaks down the pedestrian scale with shed roofs over the porches and trim boards at the pedestrian height at the next floor level.

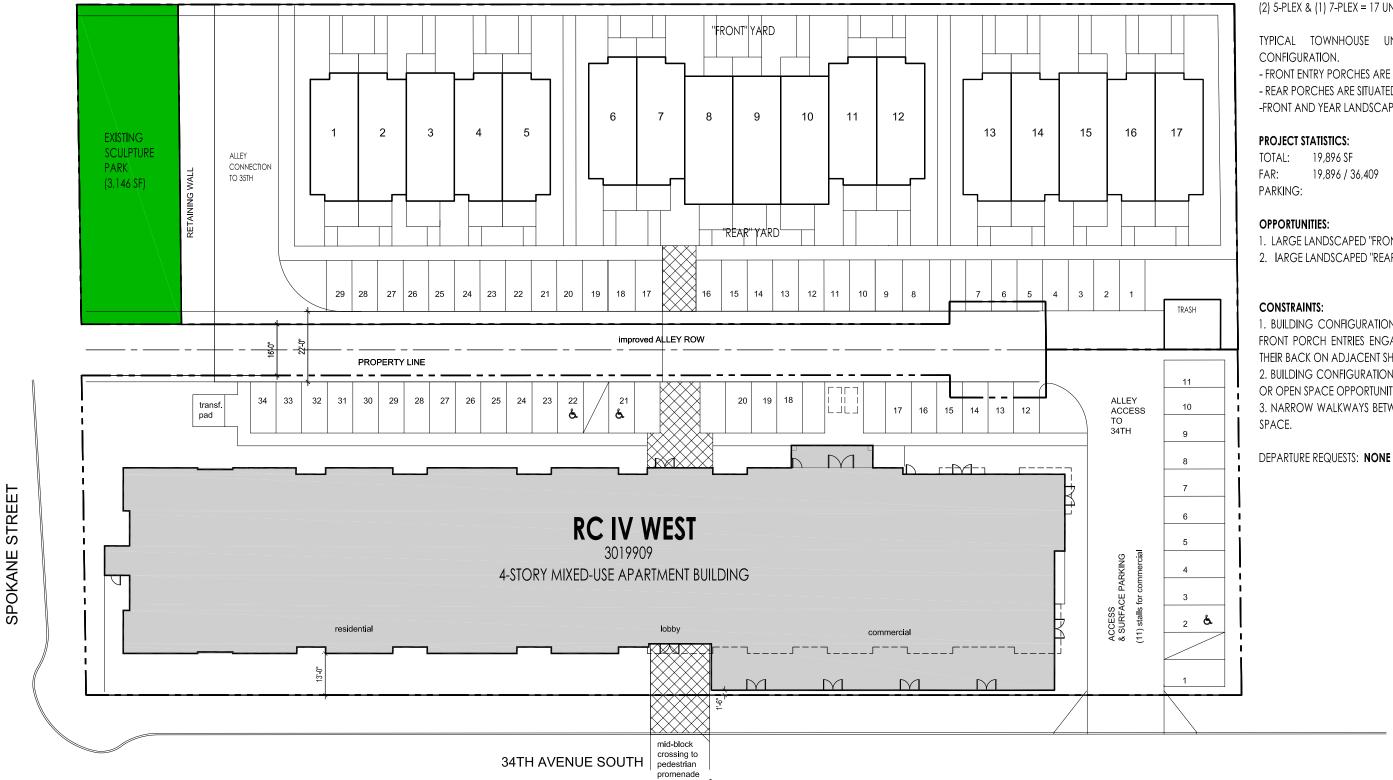


Alley - looking north



Rainier Court IV - "East" Townhomes

35TH AVENUE SOUTH



DESIGN ALTERNATE 1: TYPICAL 15 FT. WIDE TOWNHOUSE

2-STORY RESIDENTIAL TOWNHOUSE BUILDINGS INCLUDES: (2) 5-PLEX & (1) 7-PLEX = 17 UNITS TOTAL

TYPICAL TOWNHOUSE UNIT WITH FRONT TO BACK

- FRONT ENTRY PORCHES ARE SITUATED OFF OF 35TH AVE. SOUTH.
- REAR PORCHES ARE SITUATED OFF OFF ALLEY.
- -FRONT AND YEAR LANDSCAPED "YARD."

17 UNITS .55 29 ON SITE

- 1. LARGE LANDSCAPED "FRONT" YARDS ON 35TH AVENUE.
- 2. IARGE LANDSCAPED "REAR" YARDS ON ALLEY.
- 1. BUILDING CONFIGURATION HAS A "FRONT & BACK." WHILE FRONT PORCH ENTRIES ENGAGE THYE STREET, THE UNITS TURN THEIR BACK ON ADJACENT SHARED DEVELOPMENT.
- 2. BUILDING CONFIGURATION DOES NOT MAXIMIZE UNIT COUNT OR OPEN SPACE OPPORTUNITIES.
- 3. NARROW WALKWAYS BETWEEN BUILDINGS, POOR DEFENSIBLE











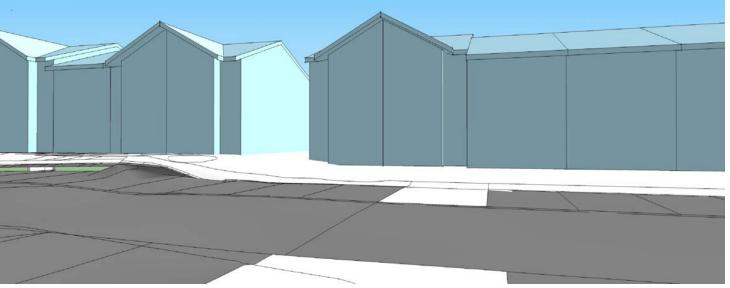








ALLEY LOOKING SOUTH (FROM PARK)



ALLEY LOOKING EAST FROM WEST APTS CONNECTION

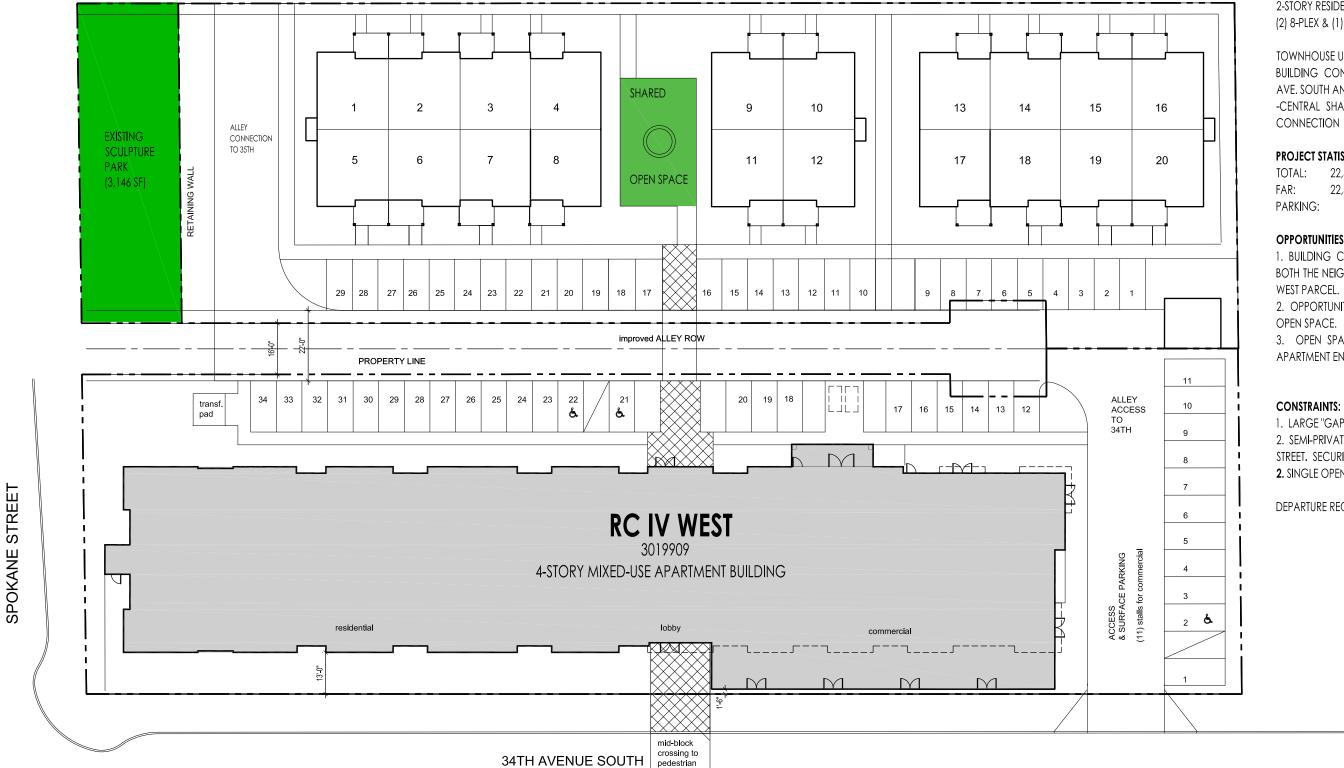
DESIGN ALTERNATE 1 - VIEWS

DATE: 10-13-2015

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Rainier Court IV - "East" Townhouses

35TH AVENUE SOUTH



DESIGN ALTERNATE 2: "TWO FRONTS" TOWNHOUSE

2-STORY RESIDENTIAL TOWNHOUSE BUILDINGS INCLUDES: (2) 8-PLEX & (1) 4-PLEX = 20 UNITS TOTAL

TOWNHOUSE UNIT WITH "FRONT" ONLY CONFIGURATION. BUILDING CONFIGURATION HAS UNIT ENTRIES ON BOTH 35TH AVE. SOUTH AND ALLEY.

-CENTRAL SHARED OPENSPACE - ALIGNED TO WEST PARCEL CONNECTION

PROJECT STATISTICS:

TOTAL: 22,383 SF 20 UNITS 22,383 / 36,409 .62 PARKING: 29 ON SITE

OPPORTUNITIES:

- 1. BUILDING CONFIGURATION HAS "TWO FRONTS" ENGAGING BOTH THE NEIGHBORS ON 35TH AVE SOUTH & ACROSS ALLEY TO
- 2. OPPORTUNITY FOR LARGE SHARED OUTDOOR GATHERING OPEN SPACE.
- 3. OPEN SPACE IS CENTRALLY LOCATED ON AXIS TO WEST APARTMENT ENTRY/ CONNECTION.

- 1. LARGE "GAP" IN 35TH AVE. STREETSCAPE.
- 2. SEMI-PRIVATE SHARED OPEN SPACE IS VERY VISIBLE TO THE STREET. SECURITY / SAFETY CONCERNS.
- 2. SINGLE OPEN SPACE DOES NOT ENGAGE ALL (3) BUILDINGS.

DEPARTURE REQUESTS: NONE





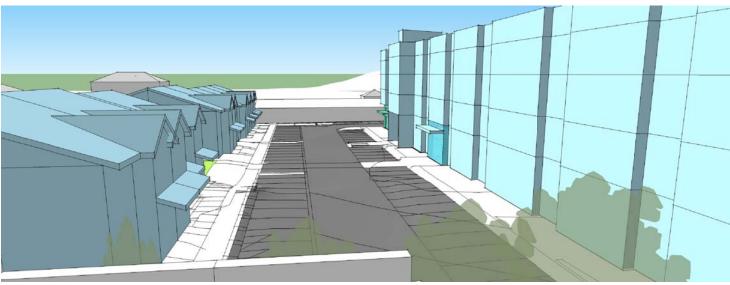












ALLEY LOOKING SOUTH (FROM PARK)



ALLEY LOOKING EAST FROM WEST APTS CONNECTION

DESIGN ALTERNATE 2 - VIEWS

Rainier Court IV - "East" Townhouses

35TH AVENUE SOUTH



DESIGN ALTERNATE 3: "PREFERRED" "TWO FRONTS" TOWNHOUSE W/ SHARED OPEN SPACES

2-STORY RESIDENTIAL TOWNHOUSE BUILDINGS INCLUDES: (2) 7-PLEX & (1) 6-PLEX = 20 UNITS TOTAL

TOWNHOUSE UNIT WITH "FRONT" ONLY CONFIGURATION. BUILDING CONFIGURATION HAS UNIT ENTRIES ON BOTH 35TH

20 UNITS .62 29 ON SITE

- 1. BUILDING CONFIGURATION HAS "TWO FRONTS" ENGAGING BOTH THE NEIGHBORS ON 35TH AVE SOUTH & ACROSS ALLEY TO
- 2. OPPORTUNITY (2) FOR LARGE SHARED OUTDOOR GATHERING OPEN SPACES - ALLOWS FOR MULTIPLE GROUPS.
- 3. SEMI-PRIVATE SHARED OPEN SPACES ARE SCREENED FROM THE
- 4. MORE UNIFORM STREETSCAPE ON 35TH AVE. S.

1. WHILE OPEN SPACES ARE NOT ALIGNED DIRECTLY TO WEST APARTMENT CONNECTION, THEY ARE VERY VISIBLE.



















ALLEY LOOKING SOUTH (FROM PARK)



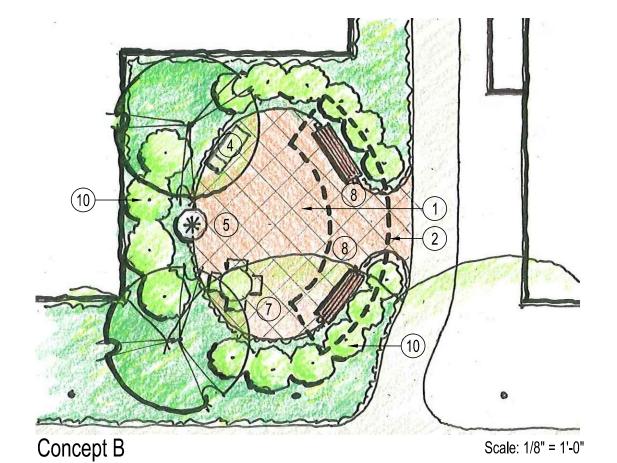
ALLEY LOOKING EAST FROM WEST APTS CONNECTION

DESIGN ALTERNATE 3 - PREFERRED - VIEWS

Rainier Court IV - "East" Townhouses







Common Area Program Elements

The Common Areas are designed as mini-parks with an emphasis on passive recreational uses. These include casual seating for relaxation, enjoying views of ornamental plantings and focal elements, barbeques, table games, and small social gatherings. The period of heaviest use is anticipated to be late spring to early fall, so plants will be selected primarily for ornamental interest during this period. Plants will also be selected for drought tolerance as an Owner requirement, and will also feature primarily natives with some well-adapted non-natives as well.

Design elements may include:

- 1 Permeable Pavement (Unit Pavers, Decomposed Granite, or Permeable Concrete)
- 2 Pergola (Provides Shade, Defines Space, Reduces Scale of Building Facade)
- (3) Fire Table (with cover to convert to table)
- 4 Barbeque Grille
- 5 Focal Element (Fountain, Sculpture)
- 6 Outdoor Furniture

- 7 Tables and Chairs
- 8 Benches
- Vertical Green Screen with Vines(Reduces Scale of Building Facade)
- Ornamental Plantings
 - Natives
 - Drought Tolerant
 - Emphasis on Spring & Summer Ornamental interest (Flower, Foliage & Fragrance)





Pervious Pavers



Pervious Concrete



Decomposed Granite / Stabilized Crushed Stone



Metal with Back and Armrests

Benches



Wood (or Recycled Plastic Wood)



Intermediate Armrests on Long Benches

Pervious Paving







Fire Table



Vertical Green Screen





Pergola



Ornamental Plantings









Rainier Court IV - West