

# Rainier Court IV - East

3603 35th Ave S. Seattle, WA 98144



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# RAINIER COURT IV EAST Townhouses

3603 35th Ave. S  
Project # 3019913  
Meeting date: 05-24-2016



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## PROJECT TEAM

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### CIVIL ENGINEER:

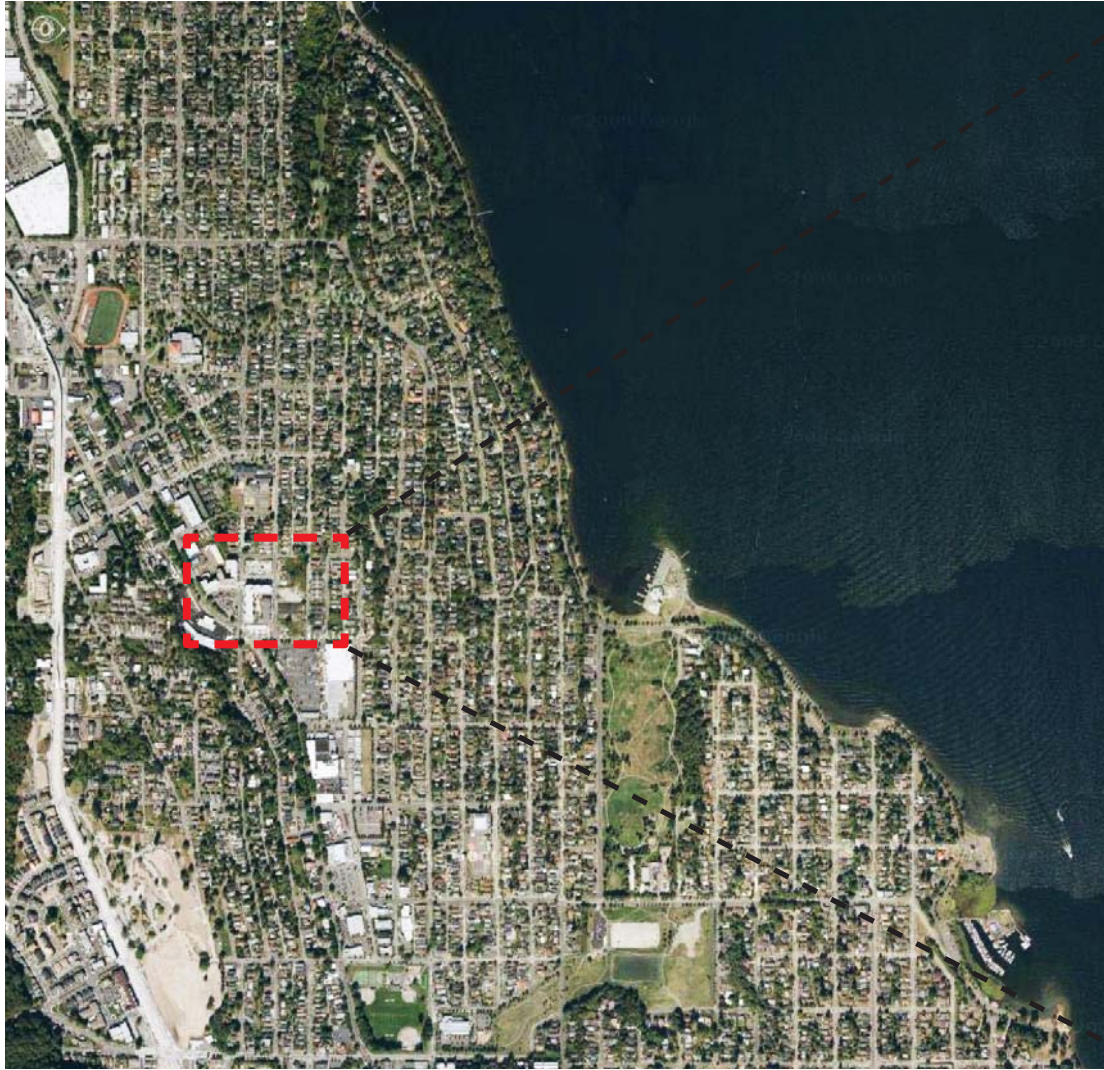
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### LANDSCAPE ARCHITECT:

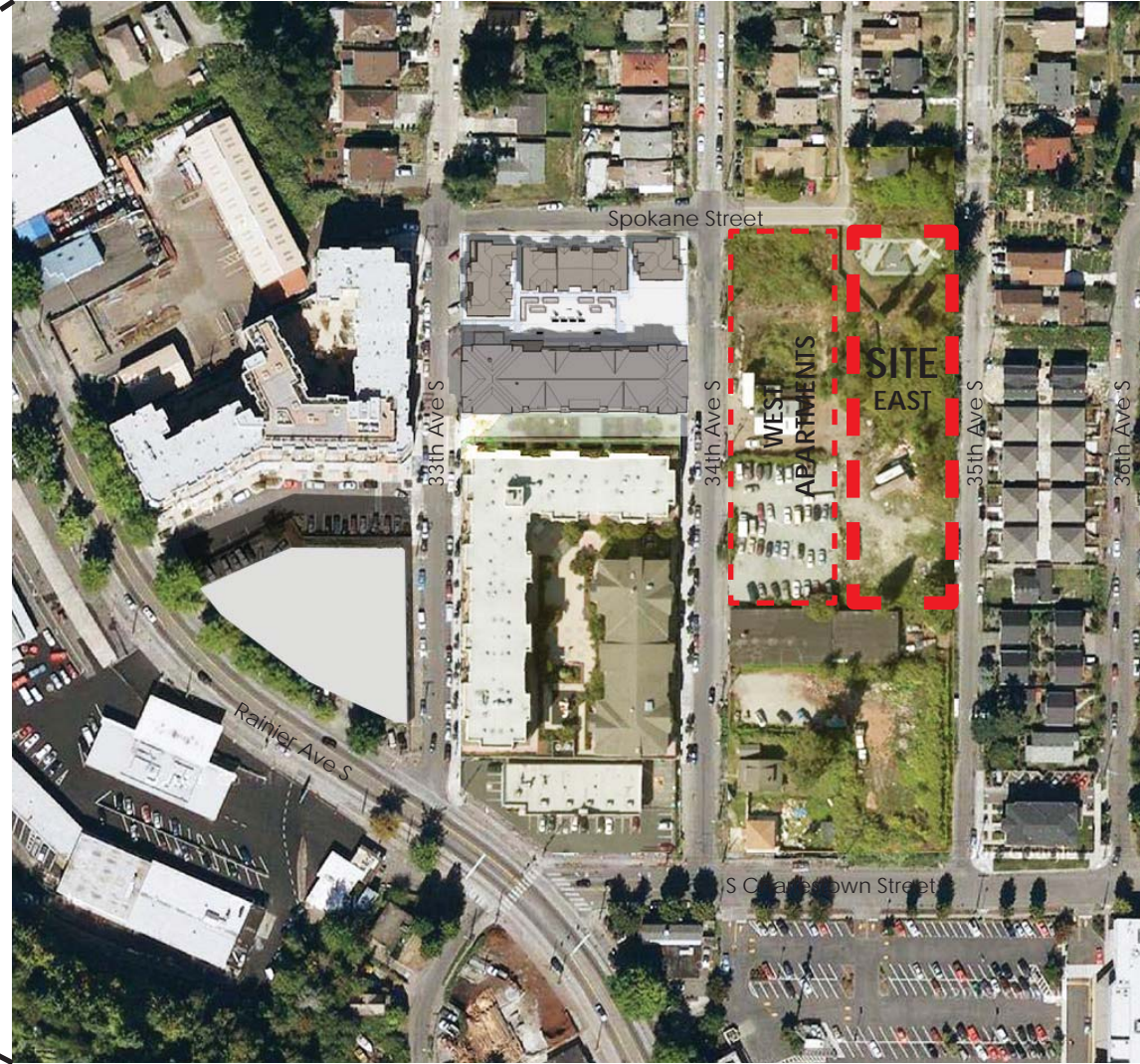
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# PROPOSAL - DEVELOPMENT OBJECTIVES & EXTENDED AERIAL



NEIGHBORHOOD AERIAL



SITE AERIAL

## PROJECT DATA

Number of Residential Units:	20 Units
Residential Area:	22,470 SF
Total Building Area:	22,470 SF
Number of Parking Stalls:	28

## 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 mixed-use apartment building along 34th Avenue and "East" townhouses along 35th 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 preceding Rainier Court developments, will be 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 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 will create a sense of community while also promoting safety and security.

*SDCI PRIORITY LEVEL TWO -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 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. 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. Design influences are the existing townhouses on 35th Avenue and the townhouses of Rainier Court III as well as the materials, colors and details of the rest of the Rainier Court Community. See the context map & accompanying photos and the streetscape photos for reference to this narrative.

-  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



# 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



35th Avenue S. - LOOKING EAST



35th Avenue S. - LOOKING EAST





# CONTEXT ANALYSIS - STREET MONTAGE



35th Avenue S. - LOOKING EAST

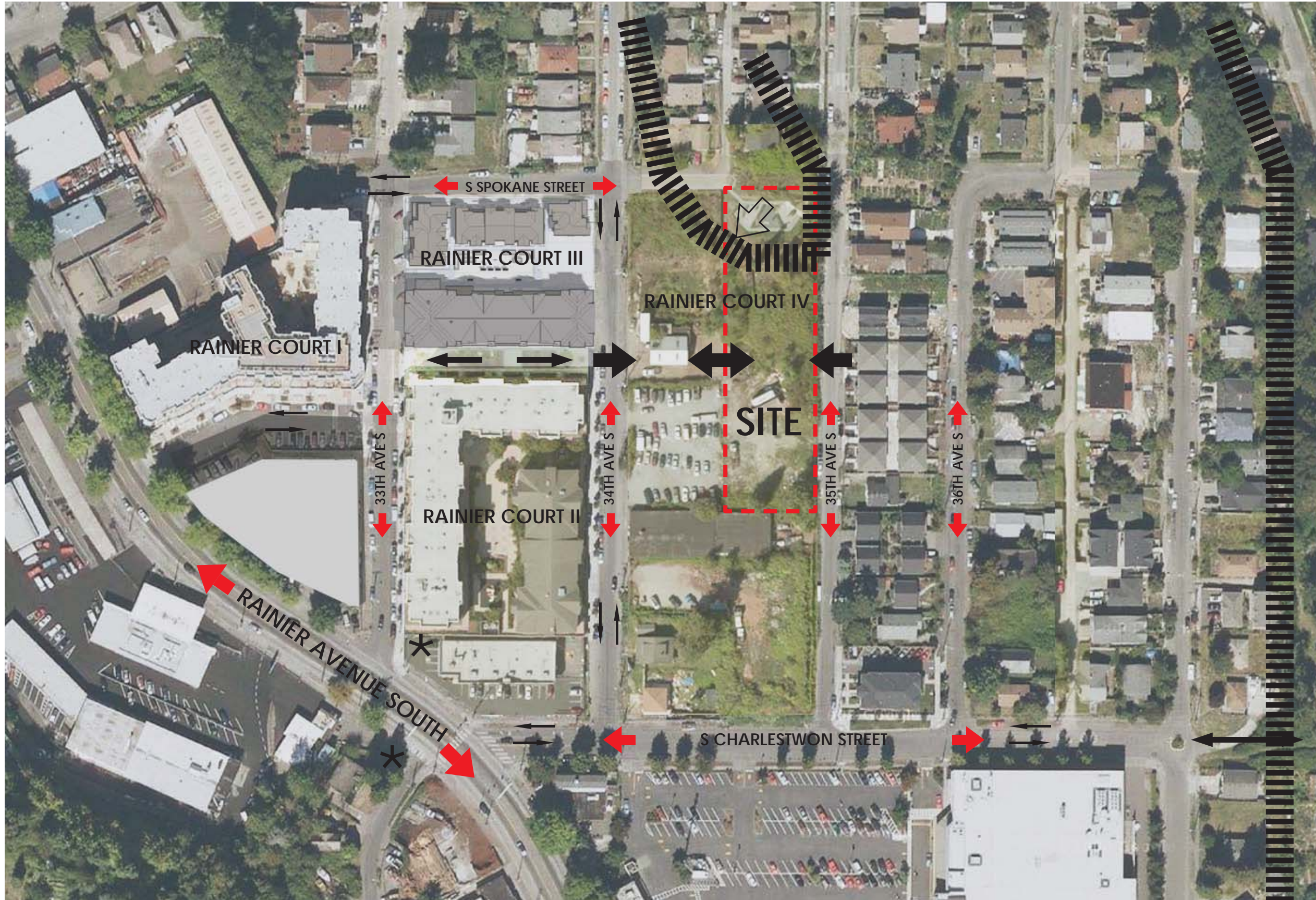


35th Avenue S. - LOOKING EAST





# EXISTING CONDITIONS - SITE ANALYSIS



LEGEND	
	LIGHT TRAFFIC
	MEDIUM TRAFFIC
	HEAVY TRAFFIC
	PEDESTRIAN ROUTE
	PEDESTRIAN PROMENADE OR STAIRWAY
	TERRITORIAL VIEW
	MAIN BUILDING ENTRY
	FREQUENT SERVICE BUS STOPS
	STEEP GRADE CHANGE



EXISTING CONDITIONS - SITE PHOTOS



3



4



5



2



6



1



7



# ZONING DATA - LR2-RC ZONING SUMMARY

- NORTH RAINIER HUB URBAN VILLAGE\*
  - SOUTHEAST SEATTLE REINVESTMENT AREA\*, & RAINIER/GENESEE BUSINESS DISTRICT\*
- \*see accompanying page, P1 5

## 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 23.45.51 0 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 23.45.51 2 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 23.45.51 4 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 6:1 2 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 or more are also 7feet (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 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 facade length limits in LR zones.

- A. Table A: Townhouse developments in LR2 zones shall have a max. 90 foot width.
- B. Max. facade 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 Parkina 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.

## Chaoter 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 about a street.
- A.2. For non-residential uses, at least 5 feet of lot line shall about a street.
- A.3. For non-residential uses that provide parking, an amount of lot line sufficient to provide the required driveway width shall about 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 341h & 351h 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'. 351h 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.

- 0.2. 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 & 35,h Ave. Sin 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'x1 6'
- 8.1.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.

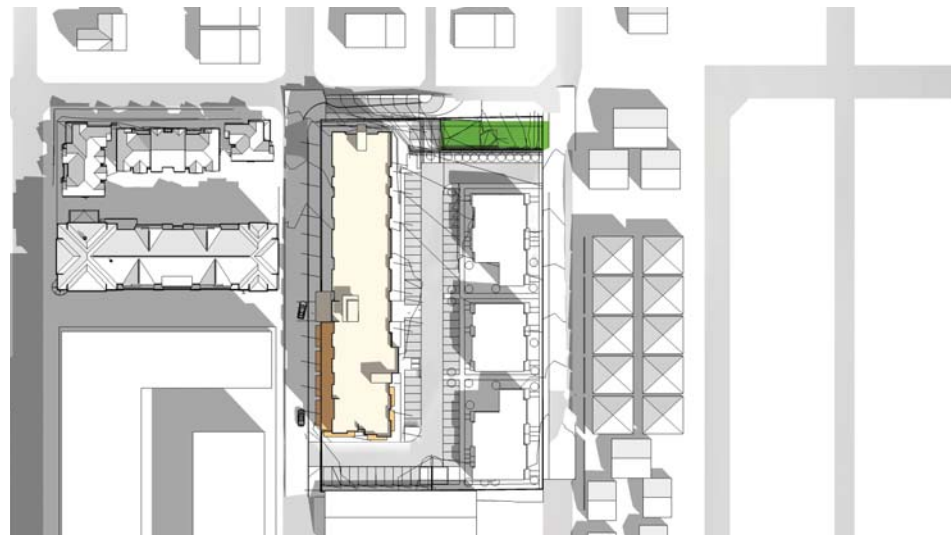
- A. Table A: 225sf of shared storage space is required for 16-25 units.
- 225sf is required, 20 units are provided.



# EXISTING CONDITIONS - SUN & SHADOW STUDIES



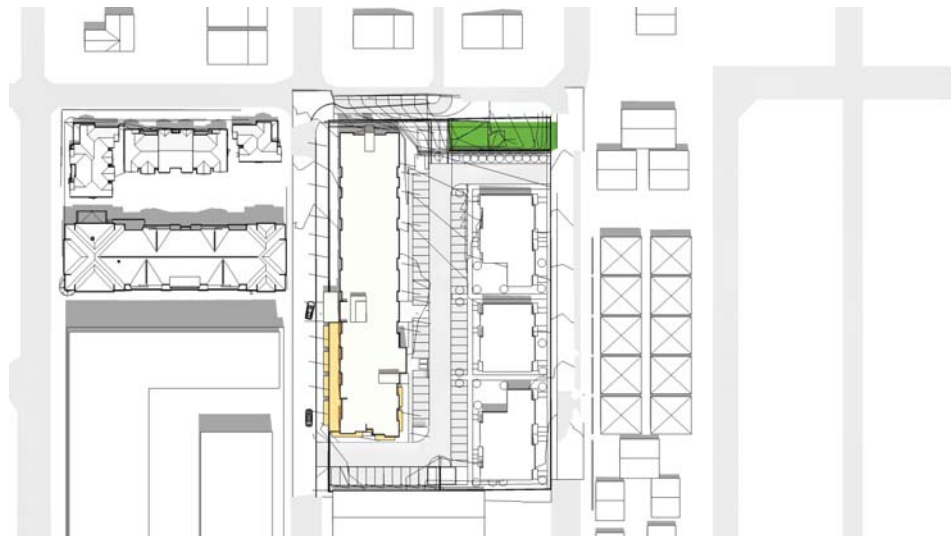
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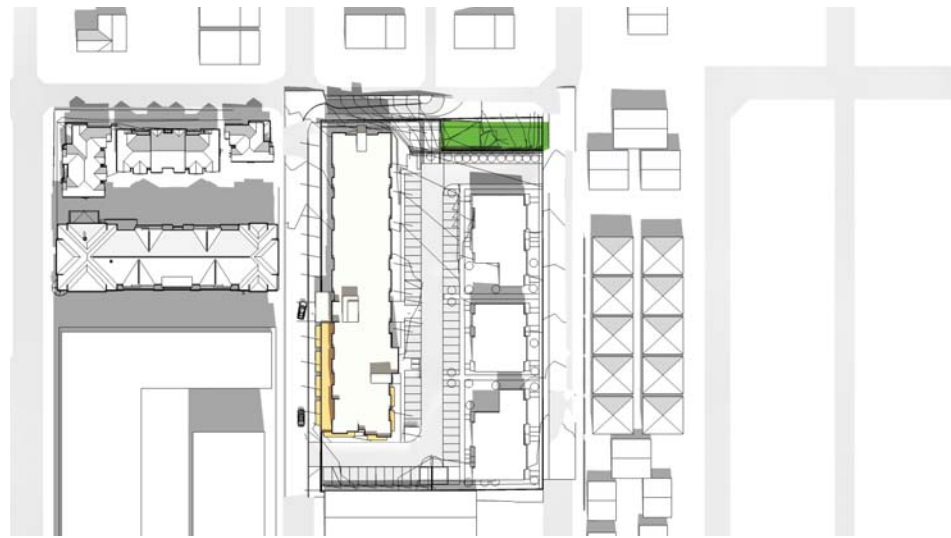
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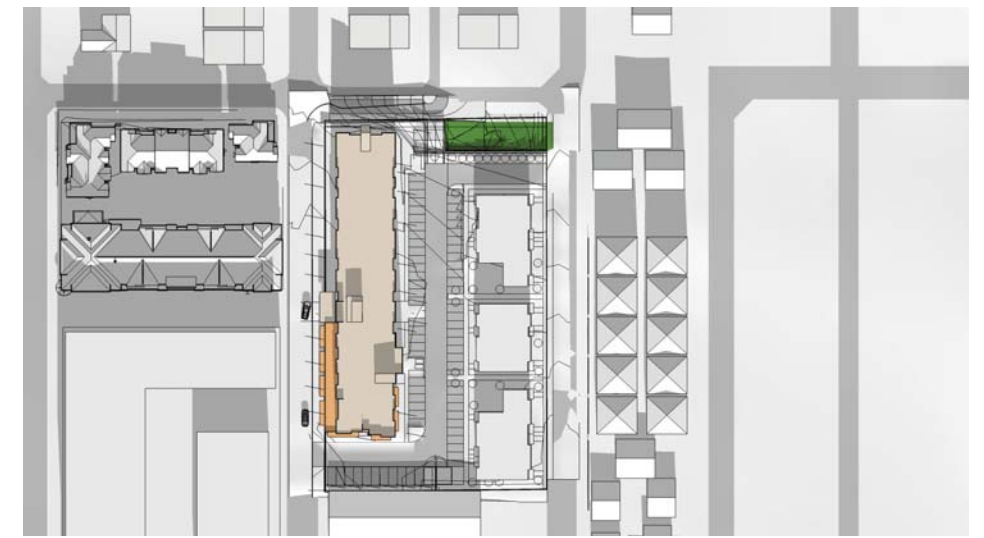
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JUNE 21: NOON



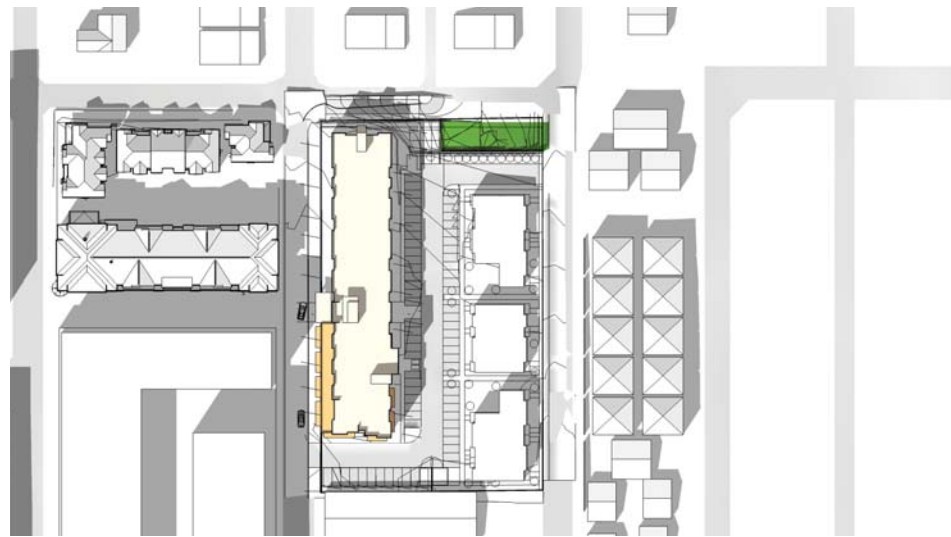
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DEC 21: NOON



JUNE 21: 2PM



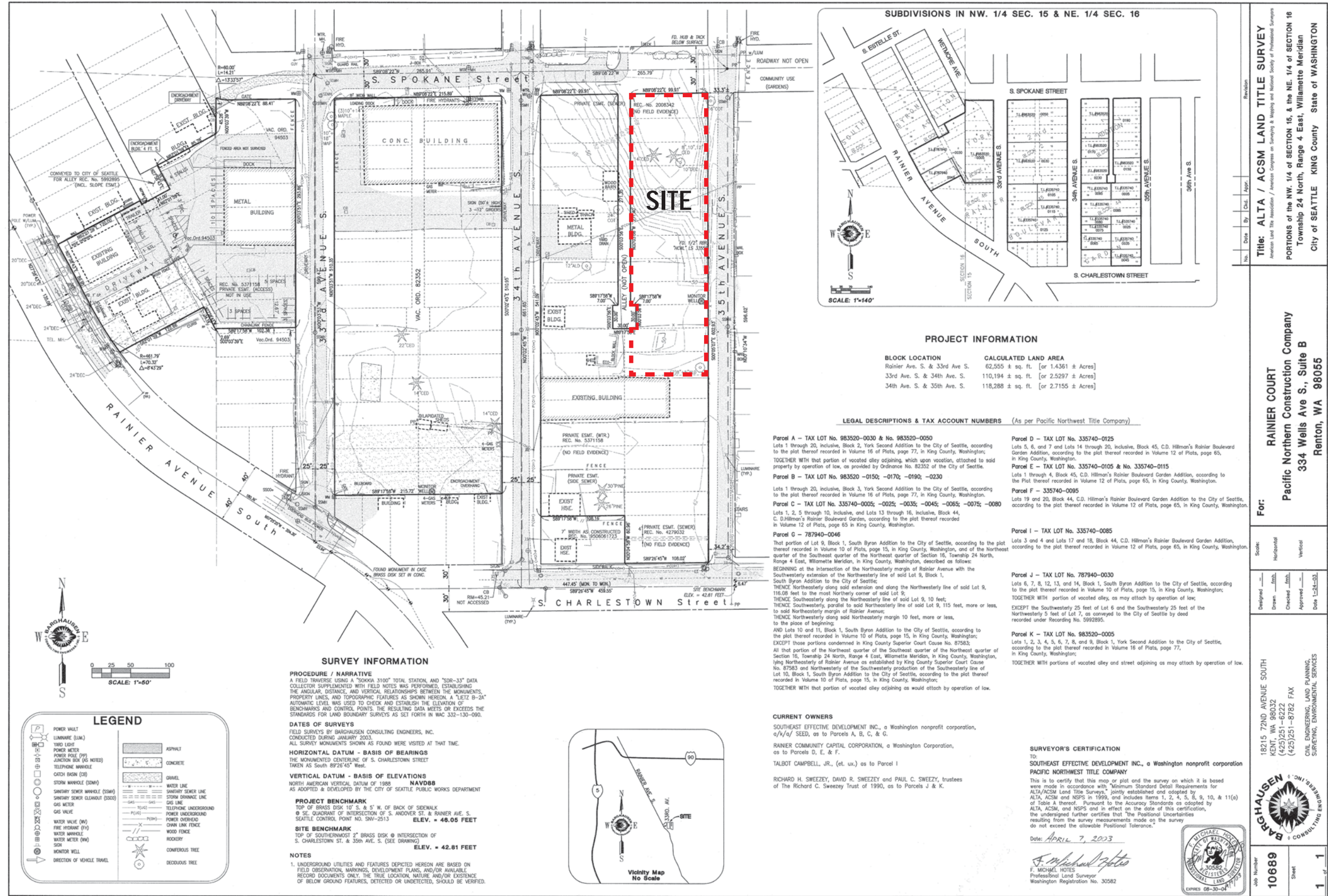
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DEC 21: 2PM

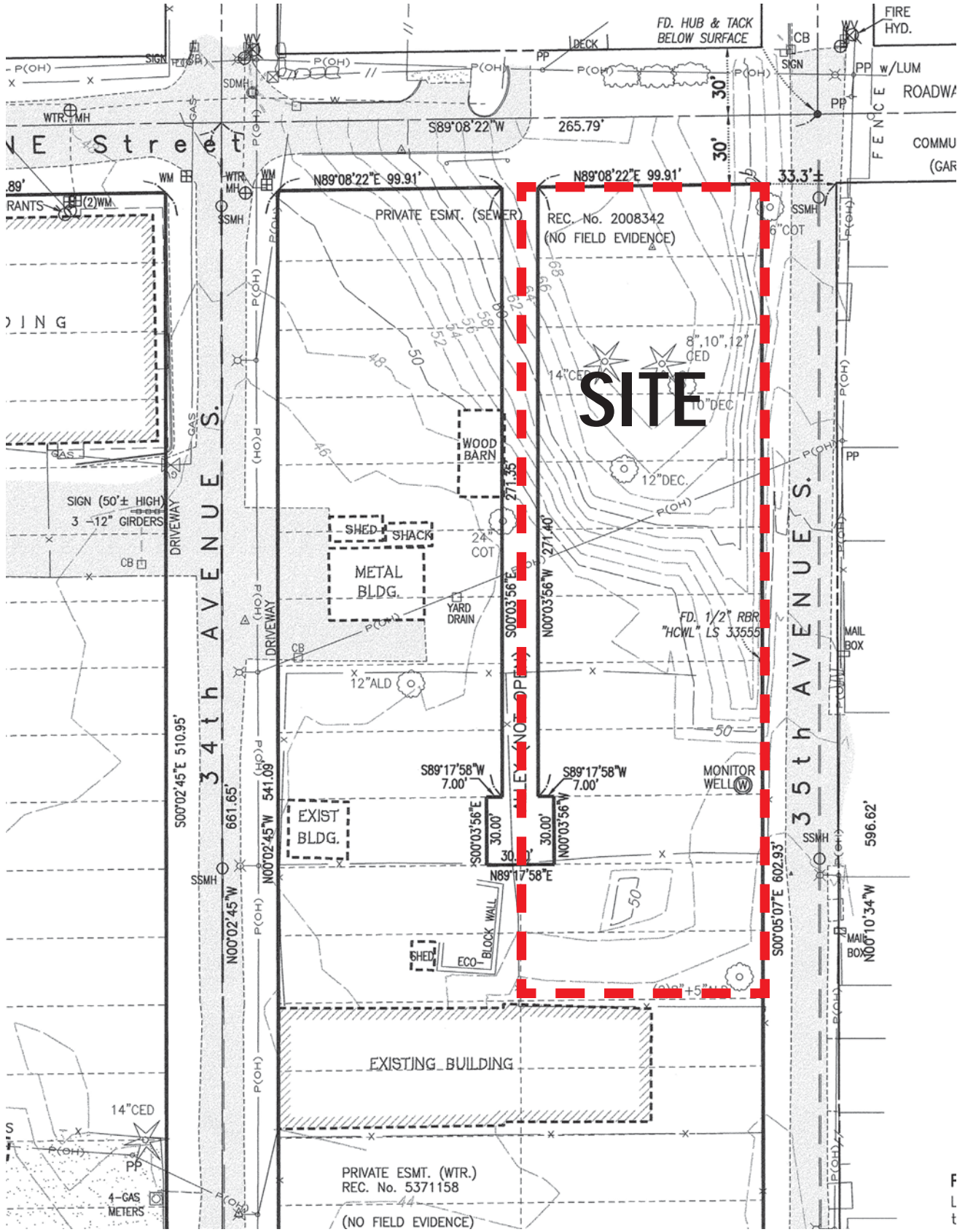


# EXISTING CONDITIONS - OVERALL RAINIER COURT DEVELOPMENT SITE SURVEY





# EXISTING CONDITIONS - ENLARGED SITE SURVEY

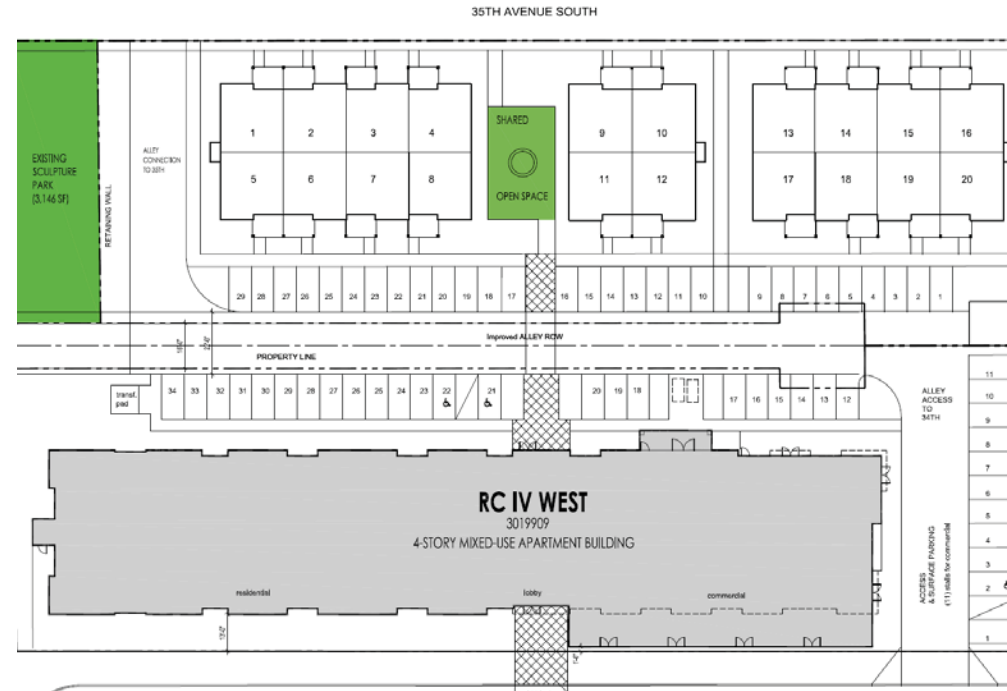
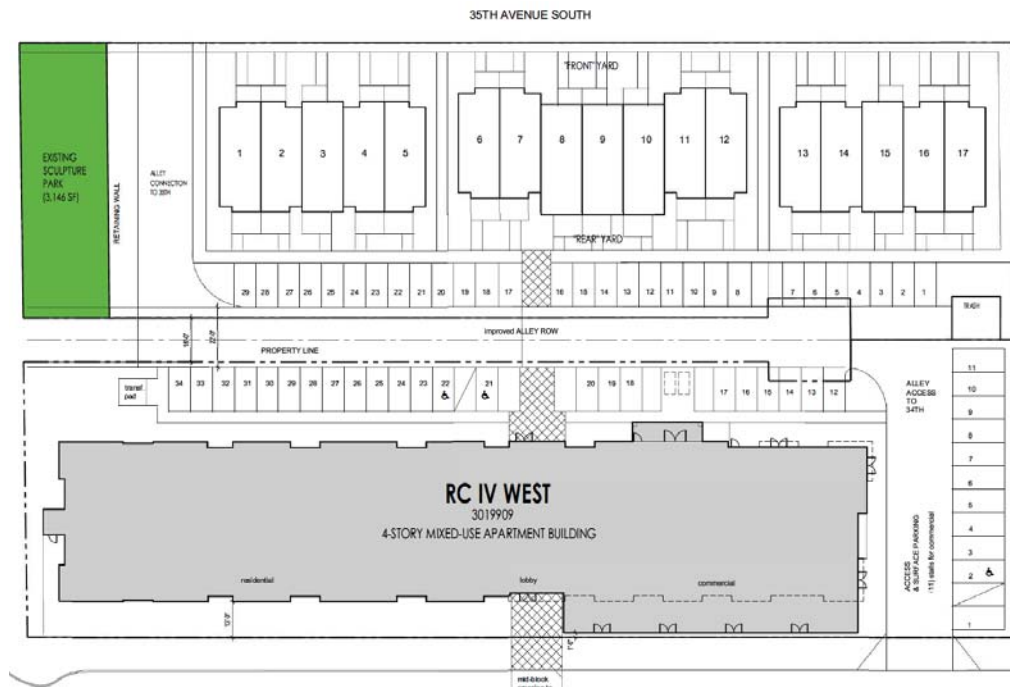


**APPROVED ALLEY IMPROVEMENT EXCEPTION REQUEST:**

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 project to the west. Amenity space and pedestrian flow should be part of the unifying concept. The options presented should be looked at together to uncover a response to the existing axial (Rainier Court II and III) and this project should respond to that strong form. Landscaping, especially tree choices, should be designed to help transitions to neighboring zones.

## DESIGN 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-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, focal point design and connections.

The adjacent RCIV "West" Apartment residential lobby is located at this key axial focal point / terminus. The lobby is designated with a unique entry canopy, and glazing detail / transparency at amenity spaces located adjacent to and above entry, as well as commercial spaces, all visible from the promenade. See sheets 16 & 17.

At a pedestrian scale, the adjacent "West" Apartment residential entry is transparent through the building lobby connecting both visually and physically to the RCIV "East" Townhouses beyond.

The proposed outdoor amenity areas are situated at key visual and physical connections through the two sites. In addition to the visual - direct sight lines from the West apartment lobby, alley parking and commercial spaces, and the physical - designated pathways and alley crossings, the amenity spaces are highlighted by a covered outdoor structure, site furnishings for gathering and lush landscaping. There will also be future opportunities for public art way-finding elements to strengthen the connections through the project from east to west. See sheet 42.

Landscaping and tree choices help to identify / distinguish public and private frontages. See sheet 39.



WEST TO EAST: PATHWAYS & VISUAL CONNECTIONS



EAST TO WEST: PATHWAYS & VISUAL CONNECTIONS



AMENITY SPACES & PEDESTRIAN FLOW



# EDG RESPONSE - DESIGN CONCEPT

## PRIORITIES AND BOARD RECOMMENDATIONS:

The Board directed the applicant to explore the visual and actual terminus of the Rainier Court II and II at this development. The terminus may be less imposing at this site as the west project, yet should be noticeable though design cues. Use the full design language of the landscape or open space to create a corresponding or extended terminus. Mangle the alley at the north edge of the site by offering a complete design with access elements, landscaping and attention to safety and security. Redesign the alley retaining wall next to the sculpture park to reduce height and scale and incorporate artistic elements in the design.

## DESIGN RESPONSE:

The Rainier Court IV "West" Apartment project provides a focal point, artistic and axial building form and entry element which serves as a visual terminus to the Rainier Court Pedestrian Promenade. The promenade is extended visually and physically through the ground floor amenity and lobby areas to the "East" townhomes beyond through the use of a highly transparent facade and axial plan layout. At the alley frontage, a similar design language is used at the lobby entry roof and colored glazing. The amenity space structures anchoring the two outdoor gathering areas reinforce the design language through the sites. These design cues are continued to the "East" Townhomes with similar entry porch shed roof elements.

The terminus is extended through the West & East sites to 35th Avenue via the placement of the amenity openspaces, direct walkway connections and open sight-lines though and beyond. These connections may be further strengthened with potential future public art way-finding connections.

The north alley dedication to 35th Ave. is a complete ROW design with sidewalk (accessible route) and landscape plantings. The adjacent retaining wall has been reduced in height and apparent scale by stepping down with grade and providing a transparent guardrail on top. The wall is to be covered with landscaping (ivy), and screened by ground level plantings and trees.



RAINIER COURT PROMENADE - RCIV FOCAL POINT ENTRY DESIGN

**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.



# EDG RESPONSE - DESIGN CONCEPT



REDUCED SCALE OF RETAINING WALL



IVY PLANTING - SPRING



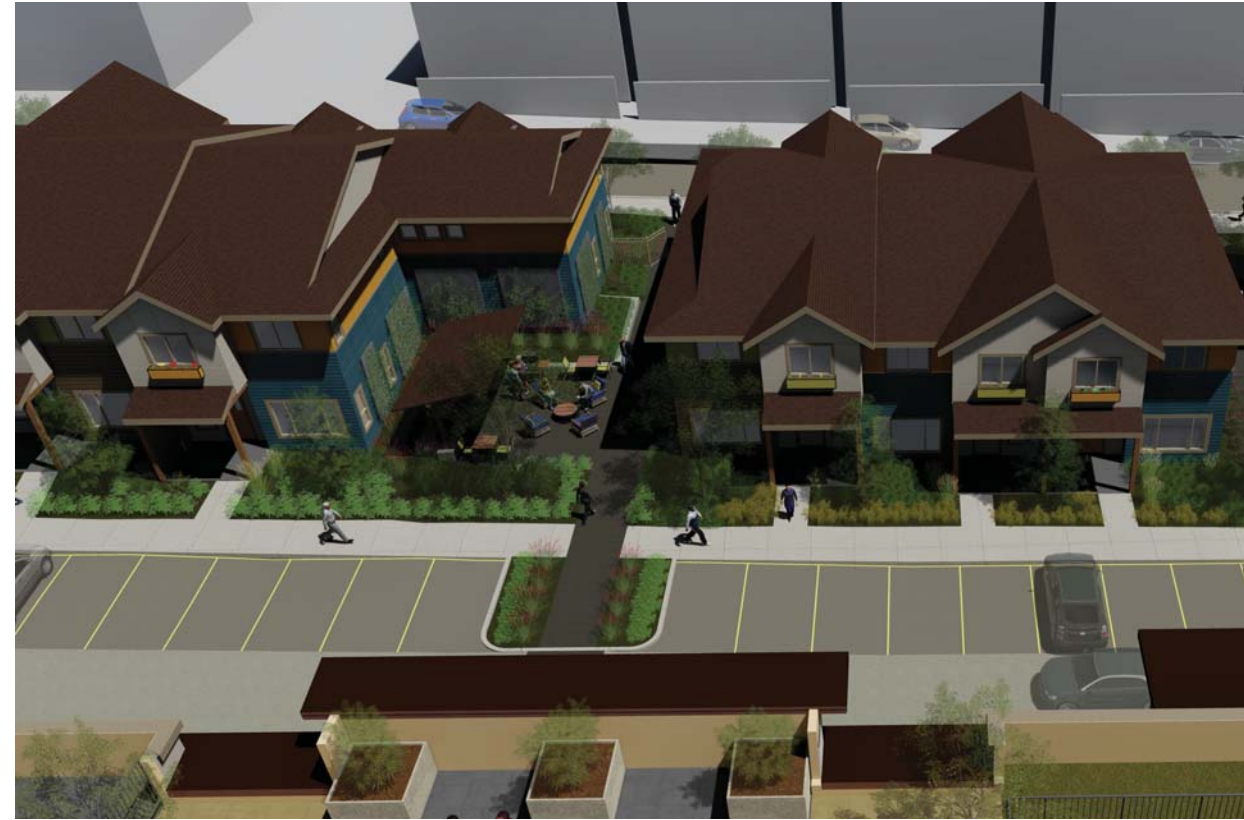
IVY PLANTING - FALL



IVY PLANTING - WINTER



RAINIER COURT PEDESTRIAN PROMENADE - CONNECTION THROUGH WEST SITE



RAINIER COURT PEDESTRIAN PROMENADE - CONNECTION THROUGH EAST SITE



FOCAL POINT ENTRY PLACEMENT & DESIGN - TRANSPARENCY



TRANSPARENCY THROUGH TO ALLEY & EAST TOWNHOMES



PEDESTRIAN CONNECTION THROUGH TO 35TH AVE.



# EDG RESPONSE - PUBLIC LIFE

## PRIORITIES AND BOARD RECOMMENDATIONS:

The Board recommended that the applicant further explore locating the open space(s) to reinforce the project's relationship to the neighboring Rainier Court IV development across the alley. The Board directed the applicant to revisit the townhouse design to ensure that they relate to adjacent open spaces with balconies and architectural elements rather than blank walls. The Board suggested as one option, large, operable windows to help residents relate to the open spaces.

The location of parking is appropriate as the alley should be used for this purpose, but building and/or pedestrian connections and landscaping should link across the alley to join the Rainier IV west development. It should be made clear that the alley is public; the applicant should show and commit to how this will be communicated to the public.

## DESIGN RESPONSE:

The Rainier Court IV "East" Townhouses have been situated to create two distinct outdoor gathering areas. One of the areas is located at the key connection to the adjacent "West" Apartments and through the lobby to the west pedestrian promenade. The other openspace connects across to the commercial frontage. Both open spaces connect (via a gate) to the 35th Avenue frontage.

The unit ground level (living rooms) have windows facing onto the open spaces for "eyes on the street" defensible space. The unit upper levels also have windows overlooking the space. Large wall expanses are further softened by green screen vegetated walls.

The proposed alley with approved alley exception connects both to 35th and 34th Avenues. The alley way and parking are visible through "gaps" in the streetscape. The alley connections to the streets are designed with sidewalk and plantings. Public access to the alley & surface parking is most likely to occur on the adjacent "West" parcel with the associated public / commercial parking located at the south end of the site.

Alley crossings at the two key connections through the site to the amenity spaces are designated with a different paving pattern (contingent on SDOT approval.) Parking areas & alley drive are distinguished by different colors of concrete paving.

## 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.



NORTH AMENITY SPACE



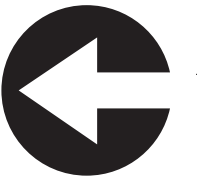
SOUTH AMENITY SPACE



ALLEY FROM 35TH AVENUE S.

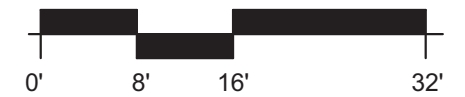
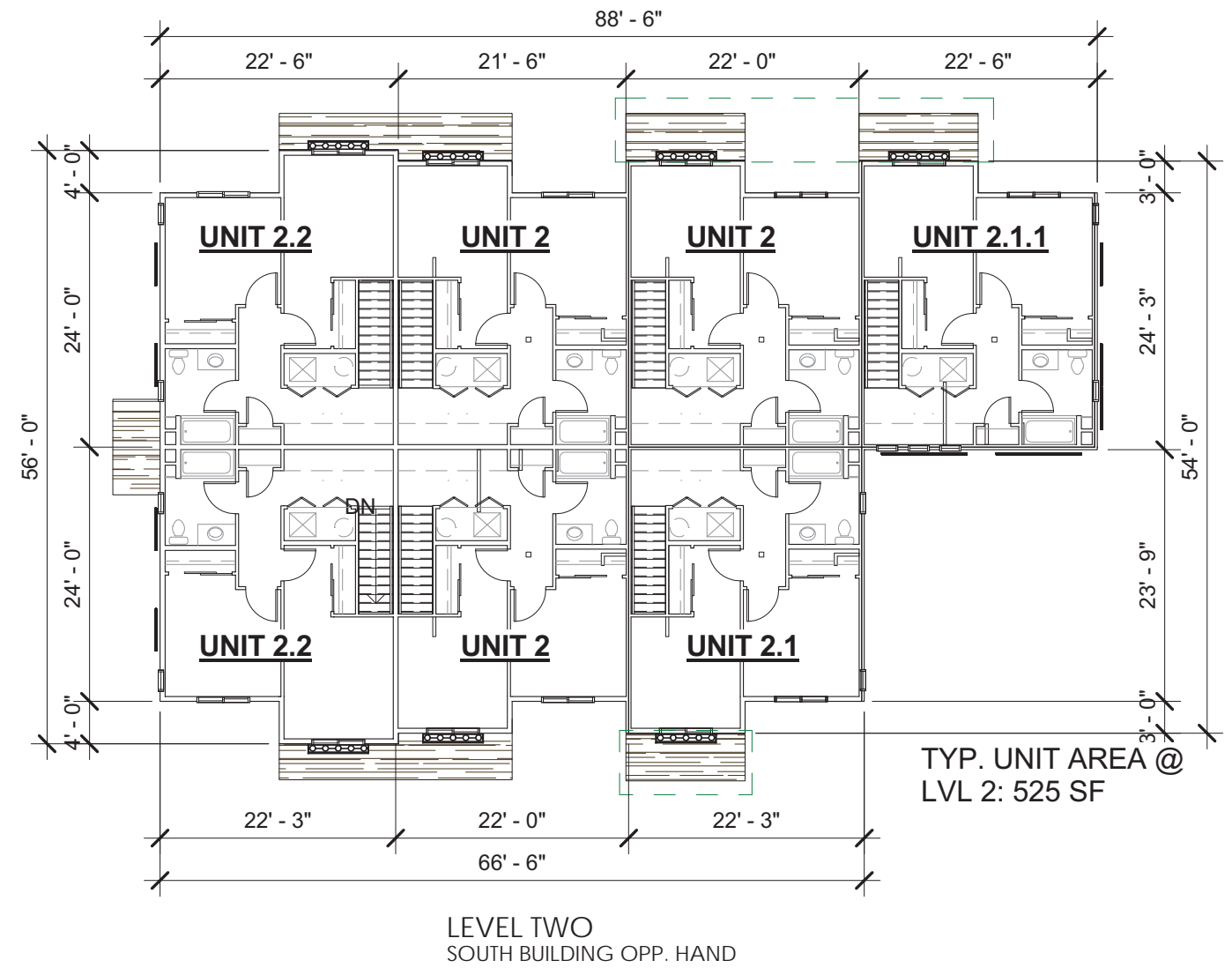
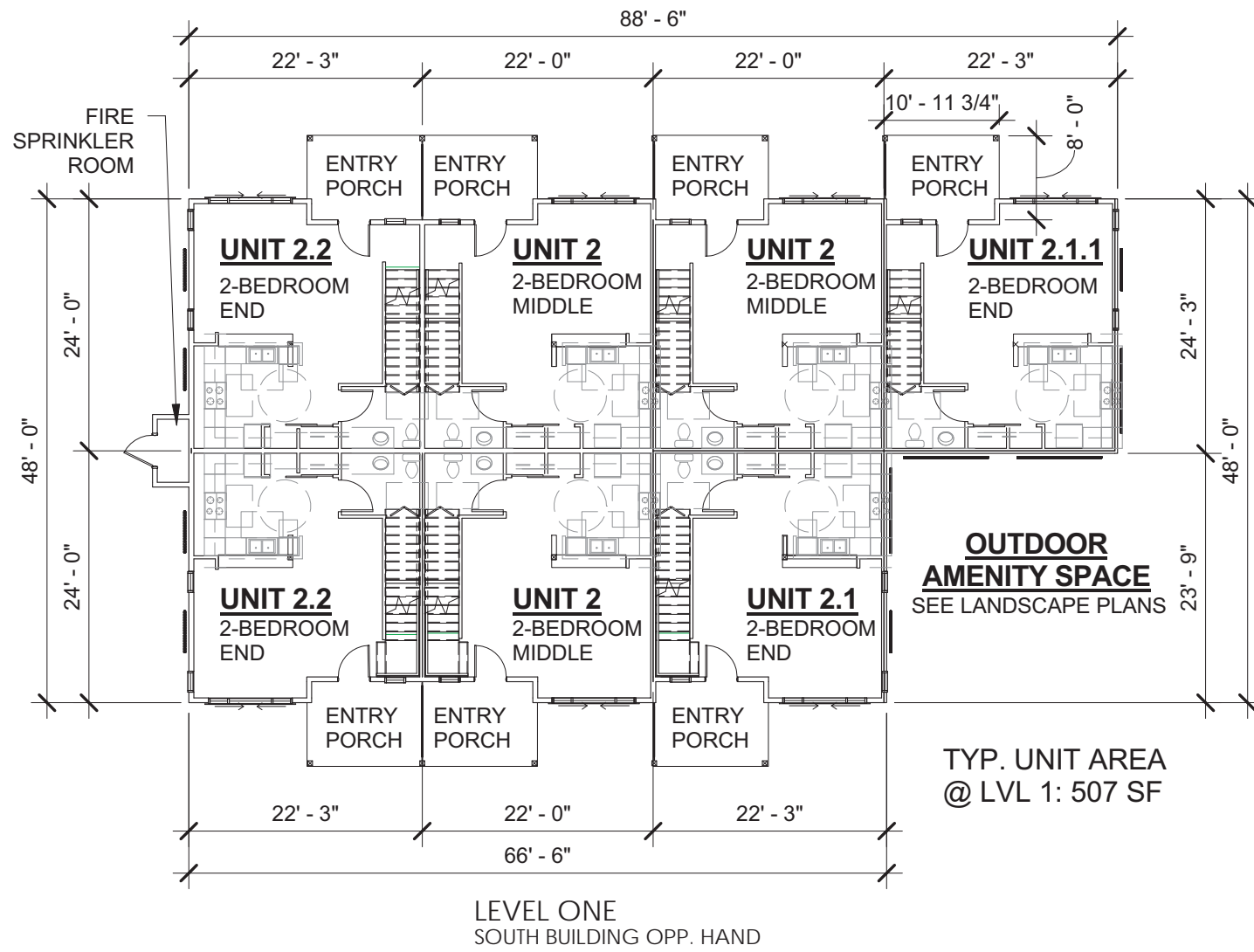


# SITE PLAN - PROPOSED SITE PLAN



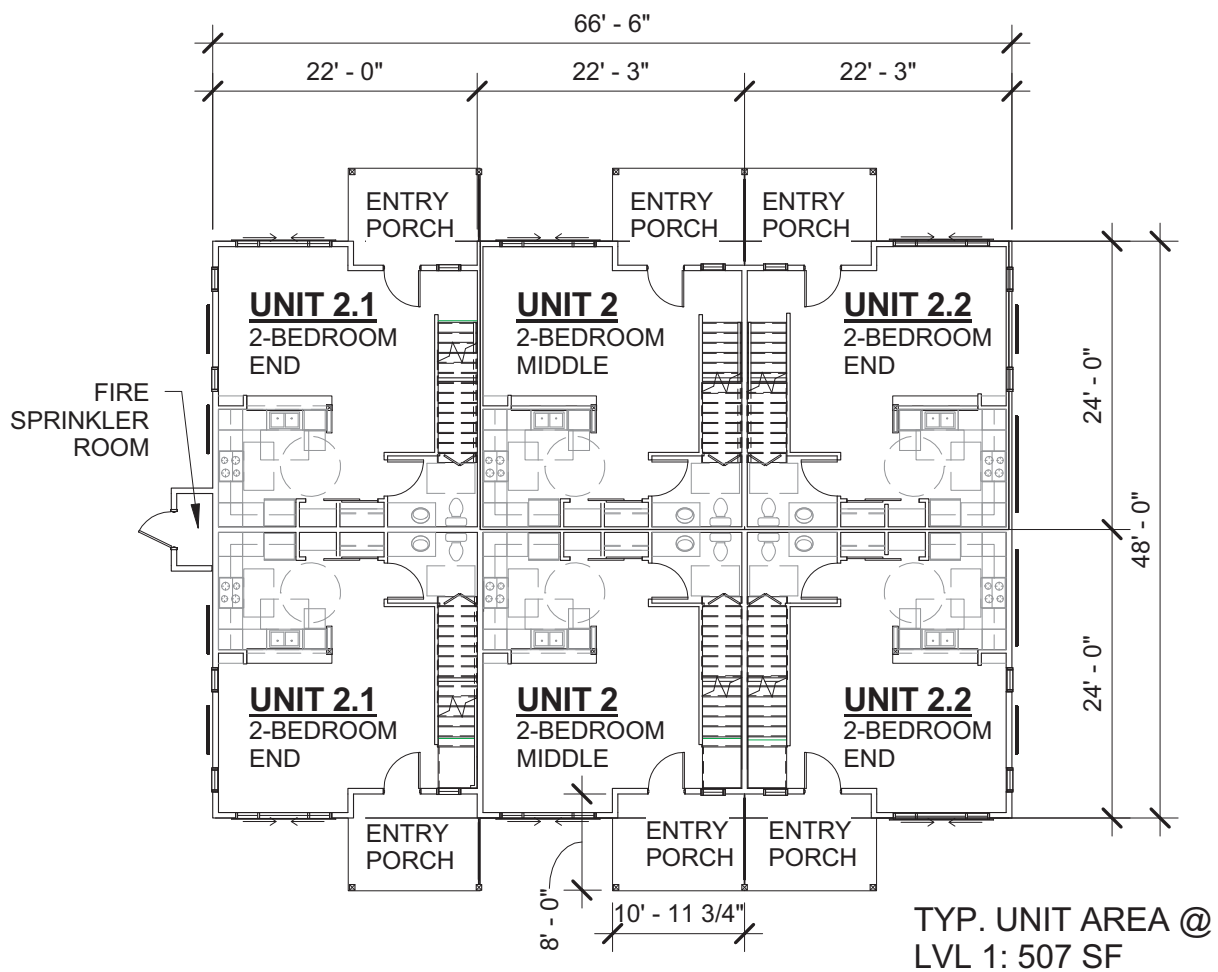


# FLOOR PLAN - 7-PLEX

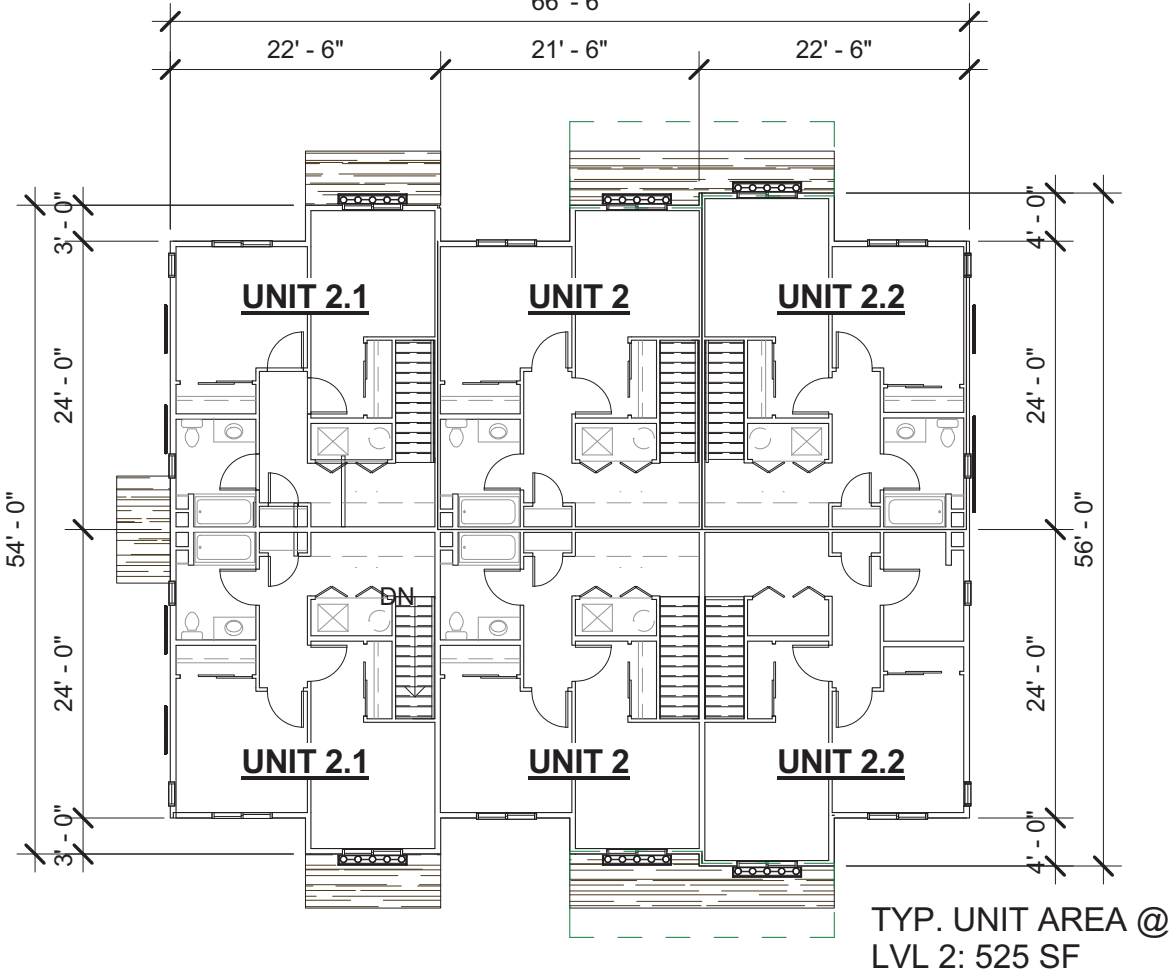




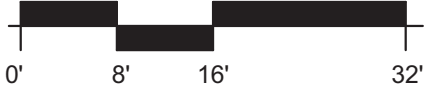
# FLOOR PLAN - 6-PLEX



LEVEL ONE

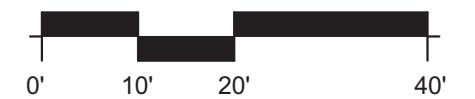


LEVEL TWO





# ELEVATIONS - EAST - 35TH AVE



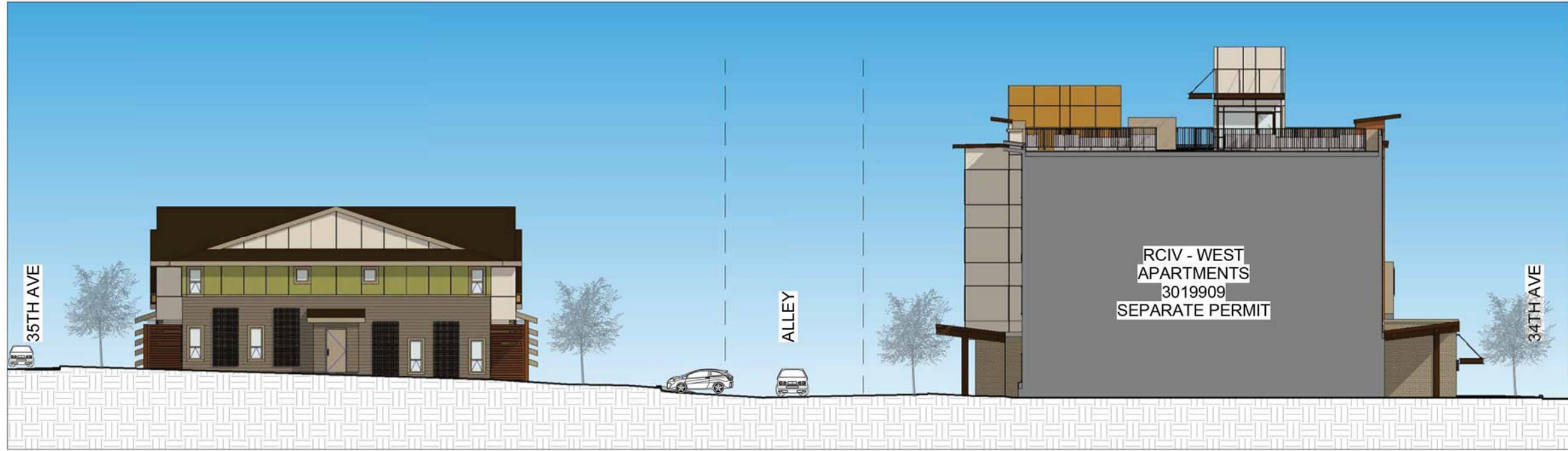


# ELEVATIONS - WEST - ALLEY





# ELEVATIONS - NORTH AND SOUTH - 7-PLEX



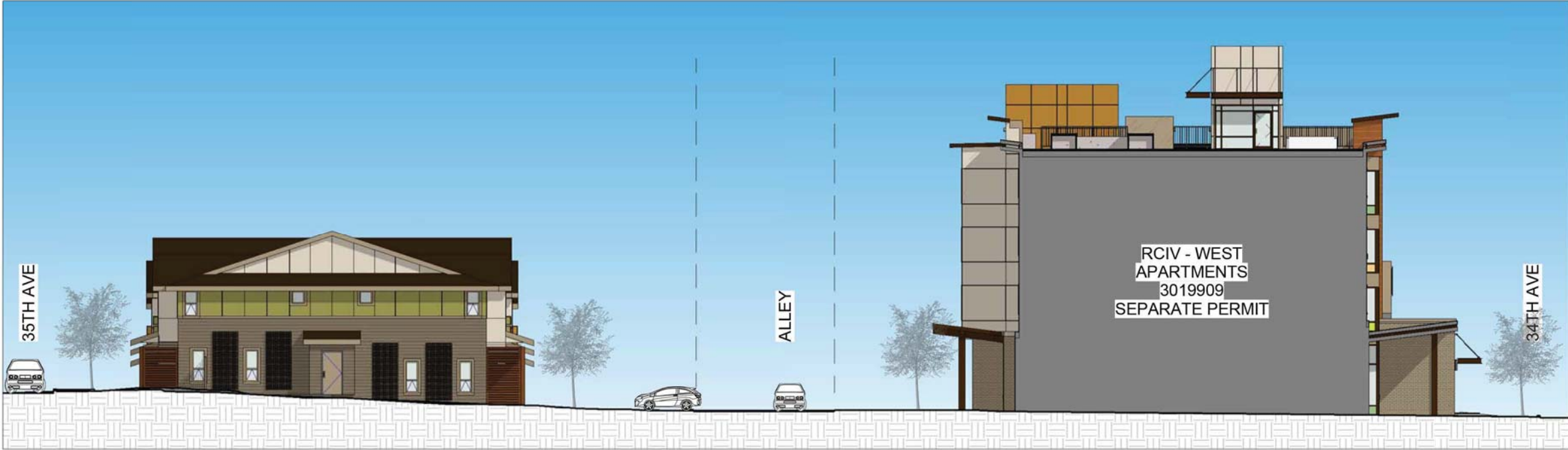
SOUTH ELEV. / SITE SECTION



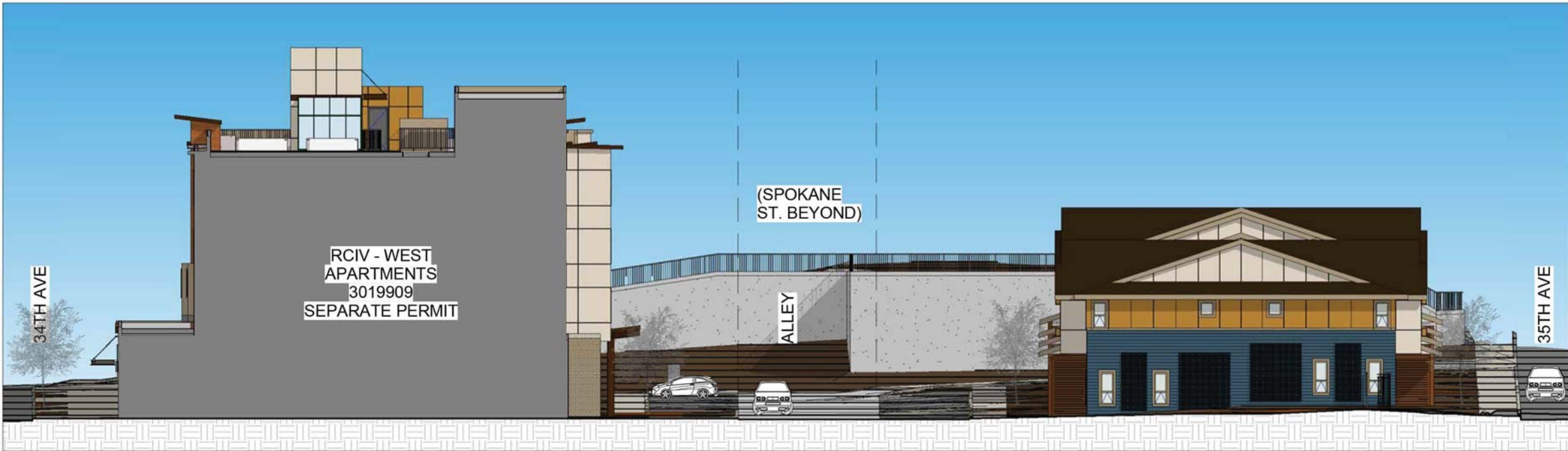
NORTH ELEV. / SITE SECTION



# ELEVATIONS - NORTH AND SOUTH - 6-PLEX



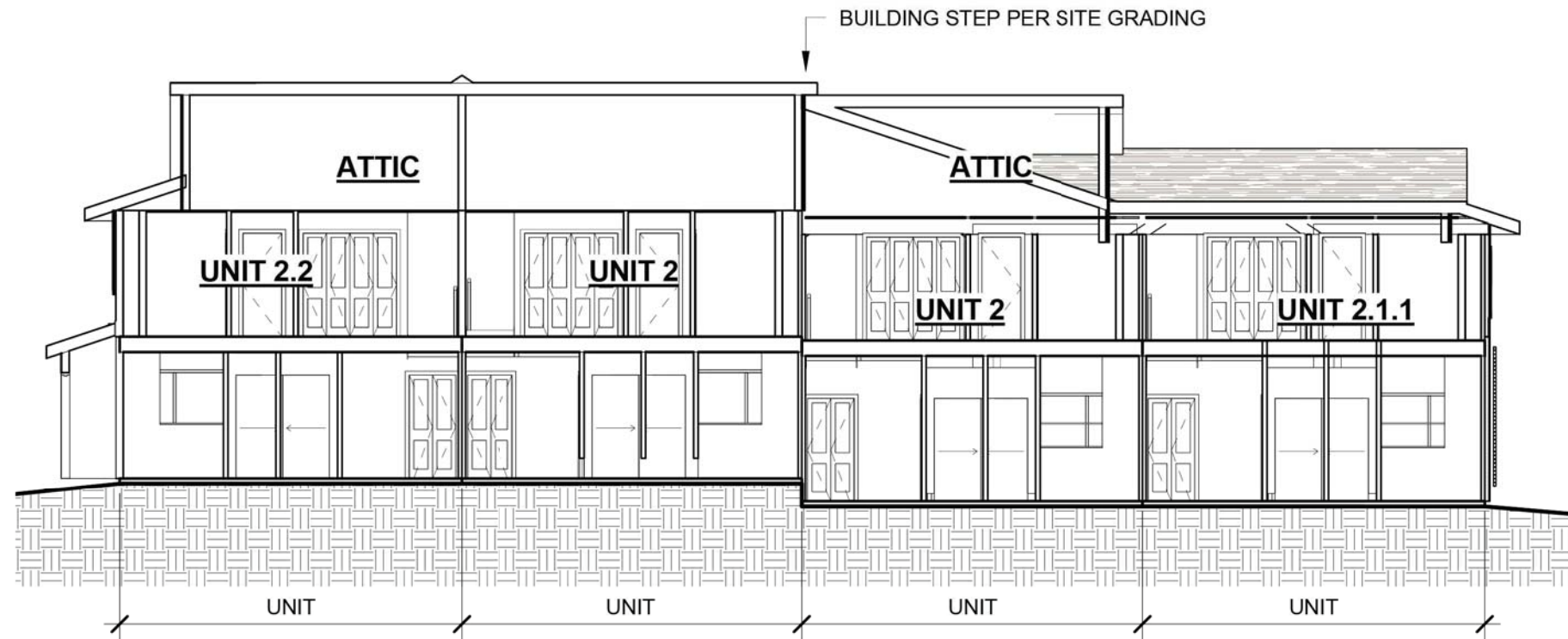
SOUTH ELEV. / SITE SECTION



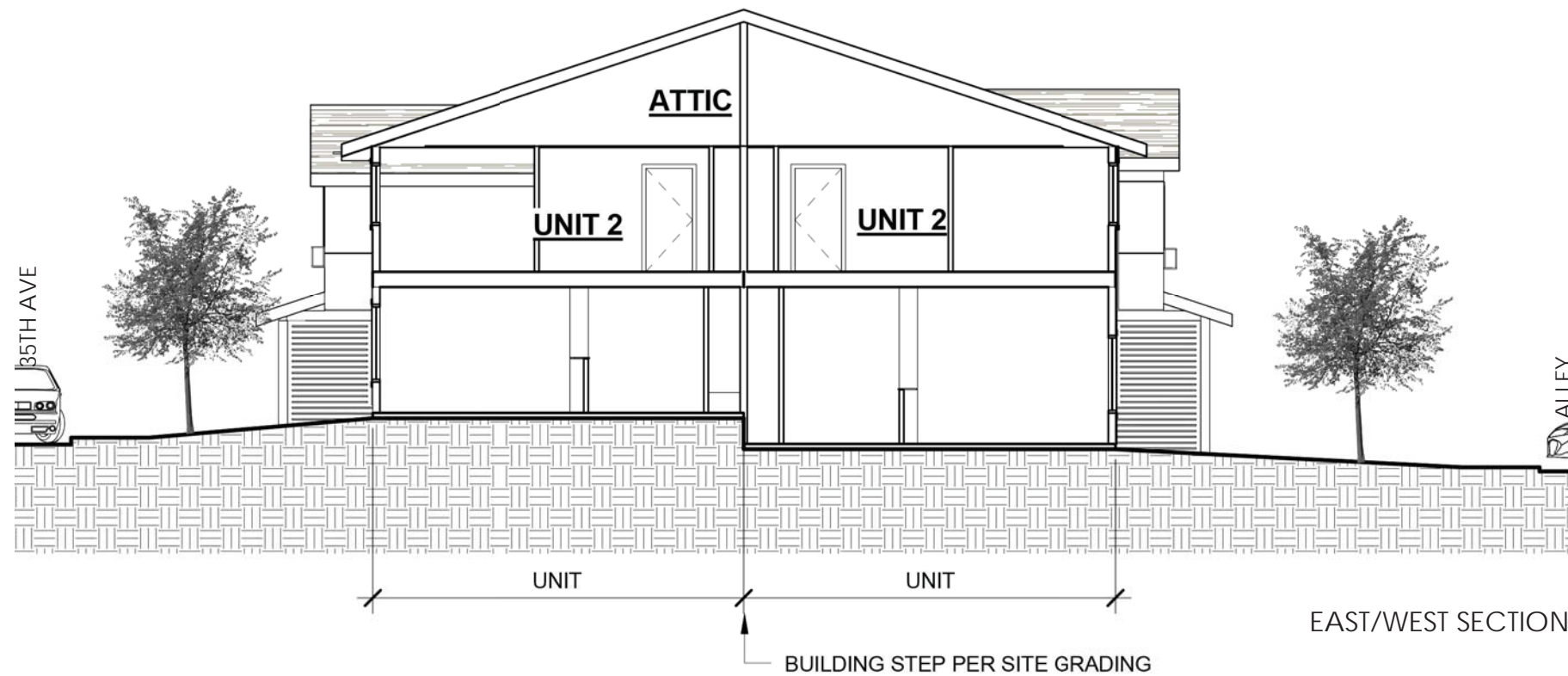
NORTH ELEV. / SITE SECTION



# SECTIONS - 7-PLEX (6-PLEX SIM.)



NORTH/SOUTH SECTION



EAST/WEST SECTION





RAINIER COURT IV - EAST TOWNHOMES & WEST APARTMENTS



# PERSPECTIVES



TOWNHOME STREET FRONTAGE ON 35TH AVENUE - LOOKING NORTH





VISUAL & PEDESTRIAN CONNECTIONS FROM 35TH INTO SITE - SOUTH



SOUTH AMENITY SPACE ALONG PEDESTRIAN CONNECTION



VISUAL & PEDESTRIAN CONNECTIONS FROM 35TH INTO SITE - NORTH



NORTH AMENITY SPACE ALONG PEDESTRIAN CONNECTION



# PERSPECTIVES



TOWNHOME STREET FRONTAGE ON 35TH AVENUE - LOOKING SOUTH / ALLEY CONNECTION





ALLEY CONNECTION AT 35TH AVENUE



VIEW FROM SCULPTURE PARK



ALLEY CONNECTION TO 35TH AVENUE - RETAINING WALL SCREENING



ALLEY LOOKING NORTH - RETAINING WALL SCREENING

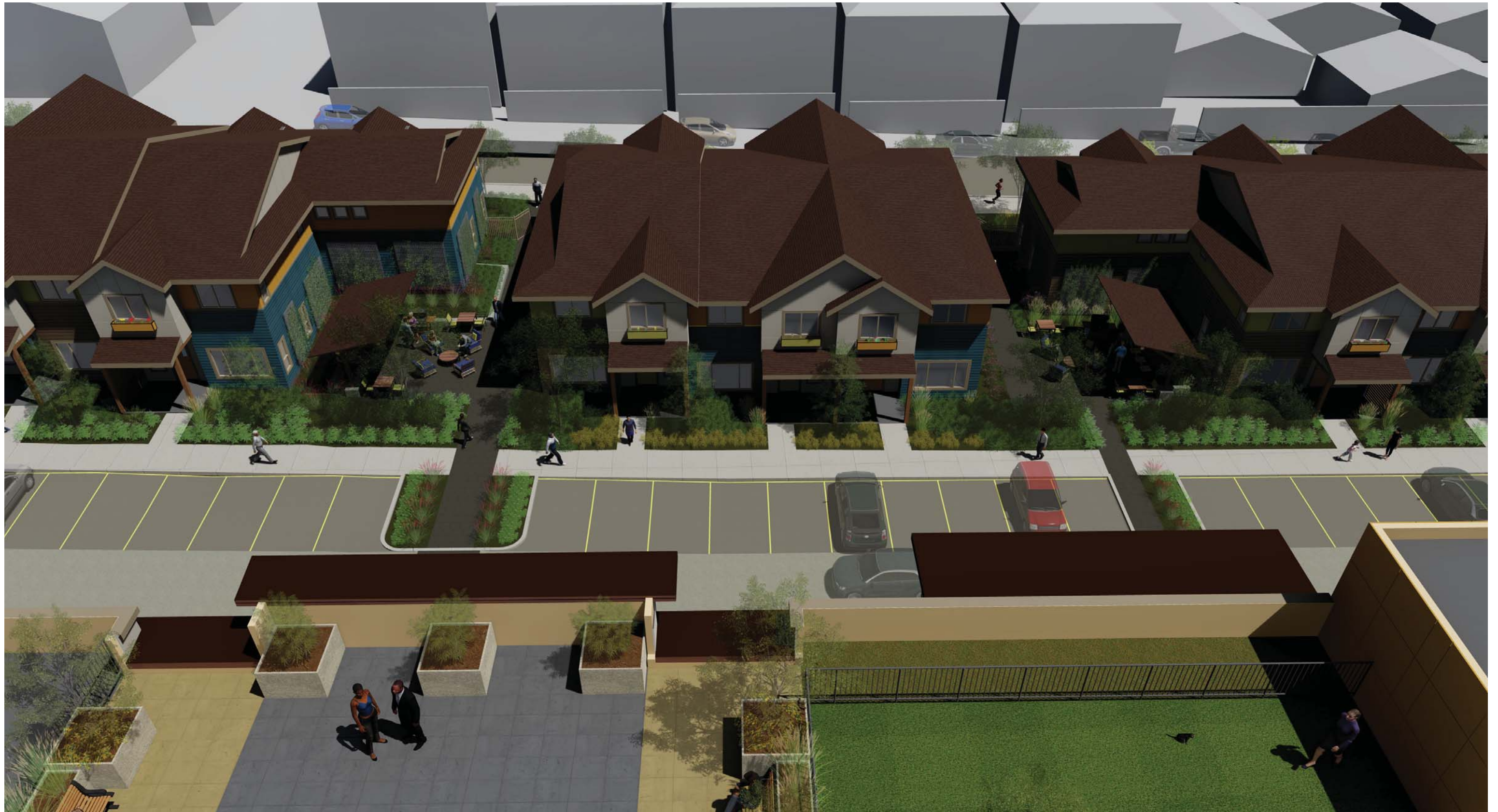


# PERSPECTIVES



TOWNHOME FRONTAGE ON ALLEY - LOOKING SOUTHEAST





TOWNHOME FRONTAGE ON ALLEY - CONNECTIONS THROUGH SITES



# PERSPECTIVES



PEDESTRIAN CONNECTIONS - WEST APARTMENT LOBBY TO AMENITY AREA & 35TH AVENUE BEYOND





NORTH AMENITY SPACE & CONNECTION TO 35TH BEYOND



# PERSPECTIVES



PEDESTRIAN CONNECTIONS - WEST COMMERCIAL TO AMENITY AREA & 35TH AVENUE BEYOND





SOUTH AMENITY SPACE & CONNECTION TO 34TH AVE & COMMERCIAL SPACES BEYOND



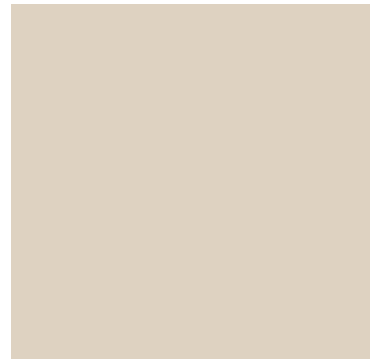
# COLORS & MATERIALS



FIBER CEMENT TRIM BAND  
SW 2827 - Colonial Revival Stone



FIBERGLASS SHINGLES  
CERTAINTEED - HEATHER WOOD



FIBER CEMENT PANEL SIDING  
SW 7531 - Canvas Tan



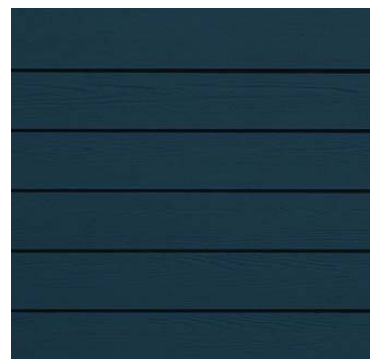
VINYL WINDOWS - ALMOND



FIBER CEMENT PANEL SIDING  
SW 6377 - Butterscotch



FIBER CEMENT PANEL SIDING  
SW 6417 - Tupelo Tree



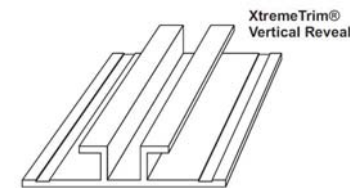
FIBER CEMENT LAP SIDING  
SW 6230 - Rainstorm



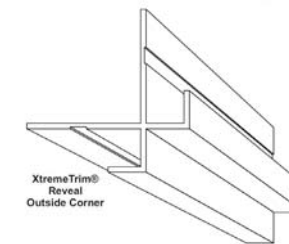
FIBER CEMENT LAP SIDING  
SW 7040 - Smokehouse



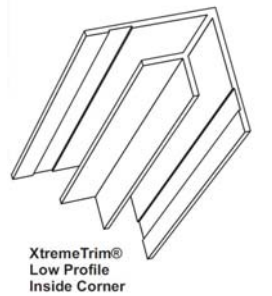
CEDAR SLAT PRIVACY SCREEN  
(ALTERNATE COMPOSITE)



REVEALS FOR FIBER CEMENT  
PANEL SIDING



REVEALS FOR FIBER CEMENT  
PANEL SIDING



REVEALS FOR FIBER CEMENT  
PANEL SIDING



# LANDSCAPE - GROUND LEVEL



1. Columnar English Oak



3. Wildfire Tupelo



5. Compact Strawberry Tree



8. Karley Rose Fountain Grass



11. Overdam Feather Reed Grass



13. Veitchii Boston Ivy  
In Leaf - Fall Color      Winter Stems



15. String Lights on Shelter



2. Allee Elm



4. Rotundiloba Sweetgum



6. Cavatine Pieris



9. Creeping Oregon Grape



12. Green Screen with Vines



14. Covered Seating Area



16. Enhanced Colored & Scored Concrete Paving



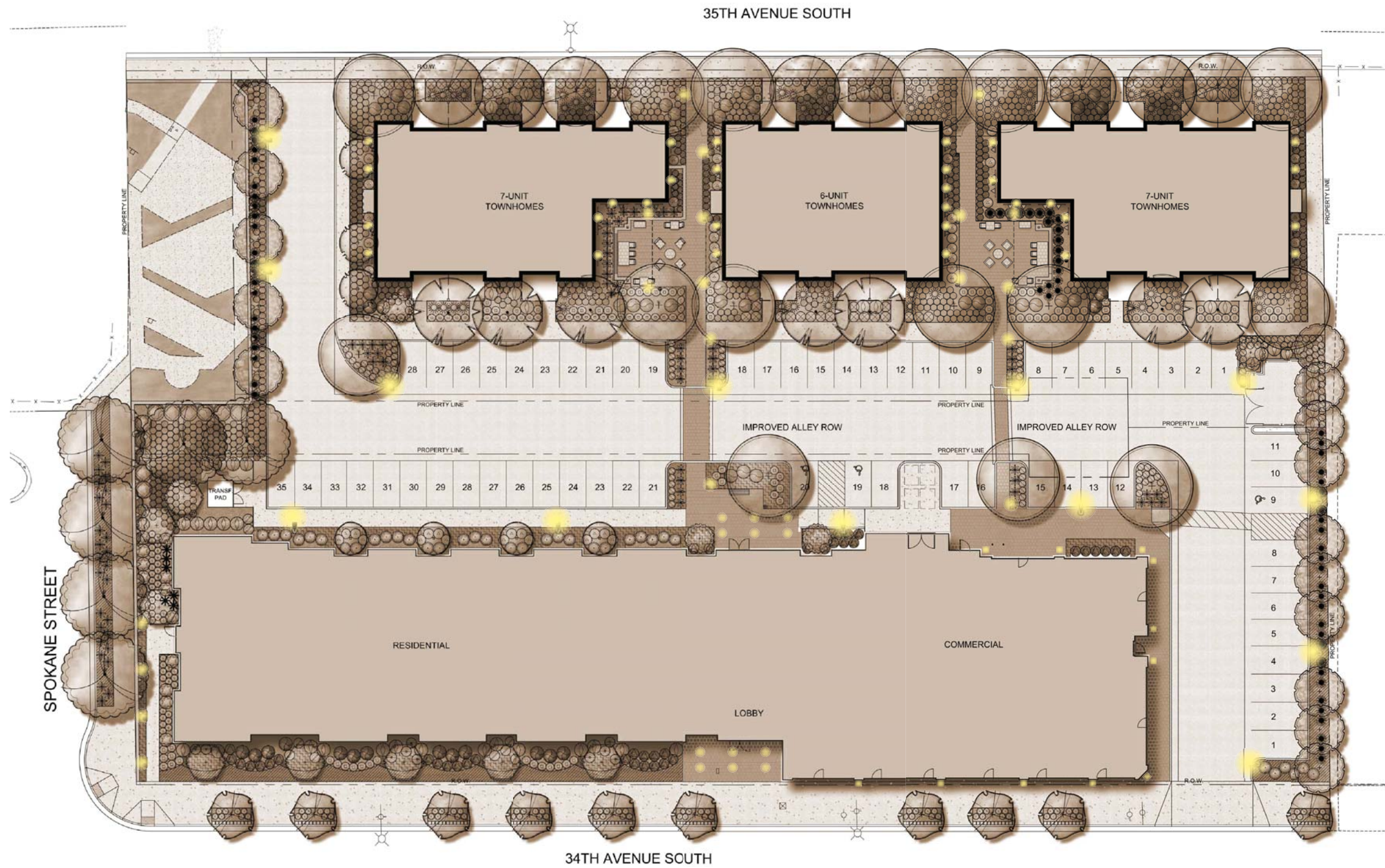
7. Kaleidoscope Abelia



10. Kelsey Red-twig Dogwood



# LIGHTING PLAN



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



LED PORCH LIGHTS



BOLLARD LIGHTING AT PATHWAYS



STRING LIGHTS AT AMENITY STRUCTURES



UP-LIGHTING AT FEATURE TREES & GREENSCREENS



LR2-RC ZONING CODE	REQUIREMENT	WHAT IS PROPOSED	RATIONALE	DECISION
SMC 23.54.016 TABLE D REQUIRED BICYCLE PARKING.	THE CODE REQUIRES 5 BICYCLE PARK- ING SPOTS FOR RESIDENTIAL USE	REQUEST TO WAIVE THE REQUIREMENT FOR THE RESIDENTIAL BIKE PARKING.	THE PROJECT IS DESIGNATED FOR LOW-INCOME / AFFORDABLE SENIOR HOUSING. BICYCLE PARKING IS A LOW / NO DEMAND.  THE TOWNHOME UNITS AND PORCHES ARE LARGE ENOUGH THAT BIKES CAN BE STORED WITHIN UNIT. BIKE WILL BE MORE SECURE STORED WITHIN UNIT.	TO BE DETERMINED



# RAINIER COURT PUBLIC ART



RCIII - ART MOSAIC FEATURE COLUMN



PEDESTRIAN PROMENADE ART BENCHES



SCULPTURES



SCULPTURES



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.



SIDEWALK ART



35TH AVE - SCULPTURE PARK



SPOKANE STREET SCULPTURE PARK



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