



1 View From Street Looking SW

4525 RAINIER AVE S

PART I: CONTACT INFO

1. Property Address:	4525 Rainier Ave S
2. Project Number:	3020050
4. Owner / Leasee Name:	Dwell Development
5. Owner Contact:	Dwell Development 4501 Raiier Ave S Seattle, WA 98118
6. Applicant:	John Trieger
7. Relationship to Project:	Architect
8. Design Professional:	John Trieger, AIA JT Architecture 4211 Meridian Ave N 206-930-3933 johnt@jtarchitecture.com
9. Applicant's Signature:	<div></div> <div>Date</div>

PART II: DESIGN GUIDANCE PROPOSAL

PROPOSED PROJECT:

The applicant proposes a four story (approx 44' high) Mixed use building. The structure will contain a commercial space and 27 Small Efficiency Dwelling Units. The building will be approximately 8,839 s.f.

DEVELOPMENT OBJECTIVES:

The objectives are to provide a high quality, low cost micro-apartment housing option to an underserved market. Design objectives include activating the street level with commercial use and leveraging the adjacent symetrical project to creat a special residential courtyard common space.

ZONING:

The site is zoned NC2-40. The site is located in the Columbia City (Residential Urban Village). The adjacent properties that surround the site to the north, east and south also have the NC2-40 zoning designation. Adjacent properties to the west are zoned SF 5000. Rainier playfield is across the street to the east.

EXISTING CONDITIONS:

The site is located on Rainier Ave S. There is currently a run down single family residence and a detached garage on the site. There is surface parking for three vehicles in the front yard.

CONTEXT:

Most of the surrounding sites have yet to reach full zoning potential. The area is primarily single family buildings used for residential and commercial purposes s. The area is beginning to experience substantial redevelopment.

ADJUSTMENTS OR DEPARTURES:

No adjustments or departures are required at this time

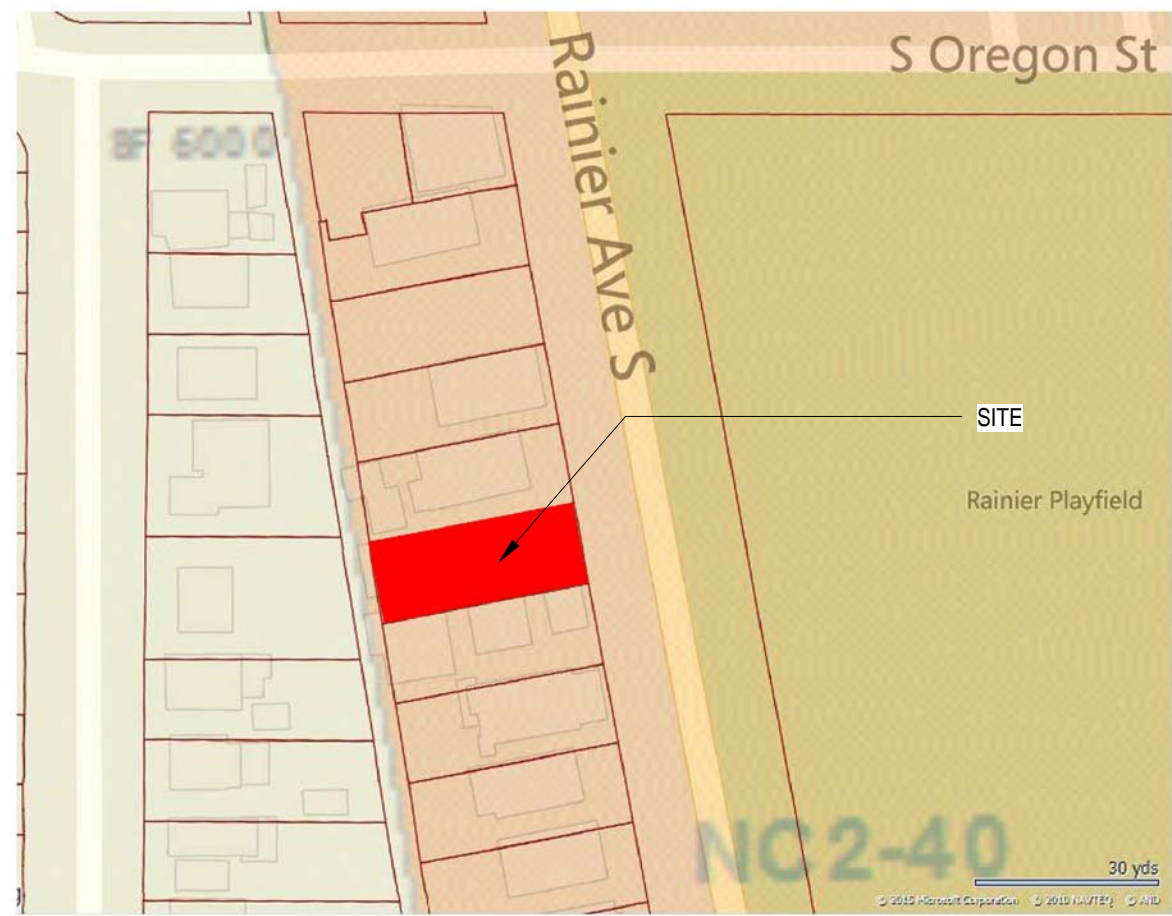


PARCEL INFORMATION

ADDRESS:	4525 RAINIER AVE S
APN/PIN:	170990-0040
LOT AREA:	40' x 110' = 4,442 SF
LEGAL DESCRIPTION:	LOT 6 BLOCK 3 COLUMBIA TERRACE ADDITION TO THE CITY OF SEATTLE ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 10 OF PLATE, PAGE 48, RECORDS OF KING COUNTY, WASHINGTON
CURRENT USE - YEAR BUILT:	SINGLE FAMILY - OFFICE1920 - 1970
ZONE:	NC2-40
OVERLAY:	COLUMBIA CITY (RESIDENTIAL URBAN VILLAGE)

LAND USE CODE SUMMARY

LAND USE CODE: S.M.C. TITLE 23			
ZONING:	NC2-40 (NEIGHBORHOOD COMMERCIAL)		
	<u>REQUIRED</u>		<u>PROPOSED</u>
FAR LIMITS:	23.47A.013	MIXED USE: 3.25 4,442 x 3.25 = 14,437 S.F.	1.9 (8,839 S.F.) PROJECT SHALL MEET BUILT GREEN 4-STAR
HEIGHT:	23.47A.012 23.47A.012.C.2 23.47A.012A.012.C.4.F	40' + 4' PARAPET ALLOWANCE 16' STAIR PENTHOUSE	44' 4' 12'
AMENITY AREA:	23.47A.042	5% TOTAL GROSS FLOOR AREA .5 x 8,839 S.F.= 442 S.F.	1,024 S.F.
PARKING:	TABLE B 23.54.015.M	NONE REQUIRED	NONE PROVIDED - SITE IS WITHIN 1,320' OF STREET WITH FREQUENT SERVICE
BICYCLE:	TABLE E 23.54.015.D.2	75% of SEDU = 27 x .75 = 20.25	20 INTERIOR SPACES



LAND USE DESIGNATION AREA MAP

PROJECT DESCRIPTION

4525 RAINIER AVENUE SOUTH IS A MIXED USE BUILDING WITH GROUND FLOOR COMMERCIAL SPACE AND 27 SMALL EFFICIENCY DWELLING UNITS. THE SITE IS AN INTERIOR LOT ZONED NC2-40 THAT FRONTS RAINIER AVENUE SOUTH IN THE COLUMBEA CITY RESIDENTIAL URBAN VILLAGE. THE PROPERTY HAS APPROXIMATELY 10' OF GRADE CHANGE BETWEEN THE UPPER ALLEY AND RAINIER AVENUE CREATING OPPORTUNITY FOR EASTERN TERRITORIAL VIEWS ACROSS RAINIER PLAYFIELD WHICH IS LOCATED DIRECTLY ACROSS THE STREET. ADJACENT ZONING NORTH,SOUTH AND EAST IS ALSO NC2-40. TO THE WEST ACROSS THE ALLEY IS SINGLE FAMILY 5000.

THE IMMEDIATE NEIGHBORS ARE: A SINGLE FAMILY RESIDENCE USED AS RETAIL TO THE NORTH, A SINGLE FAMILY RESIDENCE TO THE WEST, THE PARK TO THE EAST. TO THE SOUTH IS A PROPOSAL TO MIRROR THIS DEVELOPMENT AND CREATE MORE COMMERCIAL AND SMALL EFFICIENCY DWELLING UNITS.

THIS DESIGN RESPONDS TO 4 PRIMARY CONSIDERATIONS:

1. PROVIDE STREET FACING COMMERCIAL SPACE THAT REFLECTS THE POTENTIAL FOR AN ACTIVATED PEDESTRIAN SCALED STREET. THIS IS ACHIEVED WITH DISTINCT BUILDING MASSING AND DETAILS THAT BALANCE THE COMMERCIAL SPACE WITH THE APARTMENT BUILDING ENTRANCE. THE COMMERCIAL SPACE HAS THE ABILITY TO STAND ALONE OR ADJOIN THE ADJACENT MIRRORED COMMERCIAL SPACE TO CREATE A LARGER SINGLE TENANT SPACE.
2. PROVIDE A REAR FACE TO THE DEVELOPMENT THAT DOES NOT OVERWHELM THE SINGLE FAMILY NEIGHBORS TO THE WEST. THIS IS ACHIEVED BY UTILIZING THE PROPERTIES NATURAL GRADE CHANGE. THIS LOCATES THE ENTIRE FIRST FLOOR COMMERCIAL SPACE BELOW THE GRADE OF THE ALLEY. THE BUILDING IS ALSO GENEROUSLY SETBACK FROM THE PROPERTY LINE MATCHING THE RESIDENTIAL SCALE TO THE WEST.
3. PROVIDE A COMMON PRIVATE OPEN SPACE THAT LEVERAGES THE ADJACENT PROPOSED MIRRORED DEVELOPMENT TO CREATE AN ACTIVATED RESIDENTIAL COURTYARD BUILDING. EXTERIOR CIRCULATION FOR THE APARTMENT BUILDING FURTHER ACCENTUATES THE COURTYARD AS THE CORE SPACE PROMOTING SOCIAL INTERACTION BETWEEN THE RESIDENTS.
4. PROVIDE A STRONG VISUAL CONNECTION BETWEEN THE SIDEWALK AND THE RESIDENTIAL BUILDING COURTYARD AND ENTRY BY USING THE BUILDING MASSING, MATERIAL CHANGES AND ARCHITECTURAL FEATURES SUCH AS A CANOPY.

OTHER PROJECT FEATURES INCLUDE:
GENEROUS ROOF DECK AMENITY SPACE TO PROMOTE RESIDENTS INTERACTION AND TAKE ADVANTAGE OF PARK VIEWS TO THE EAST
CONCEALED AND EASILY ACCESSIBLE SCREENED TRASH/RECYCLING/COMPOST
HIGHLY DEVELOPED NATIVE LANDSCAPE

4525 RAINIER AVE S





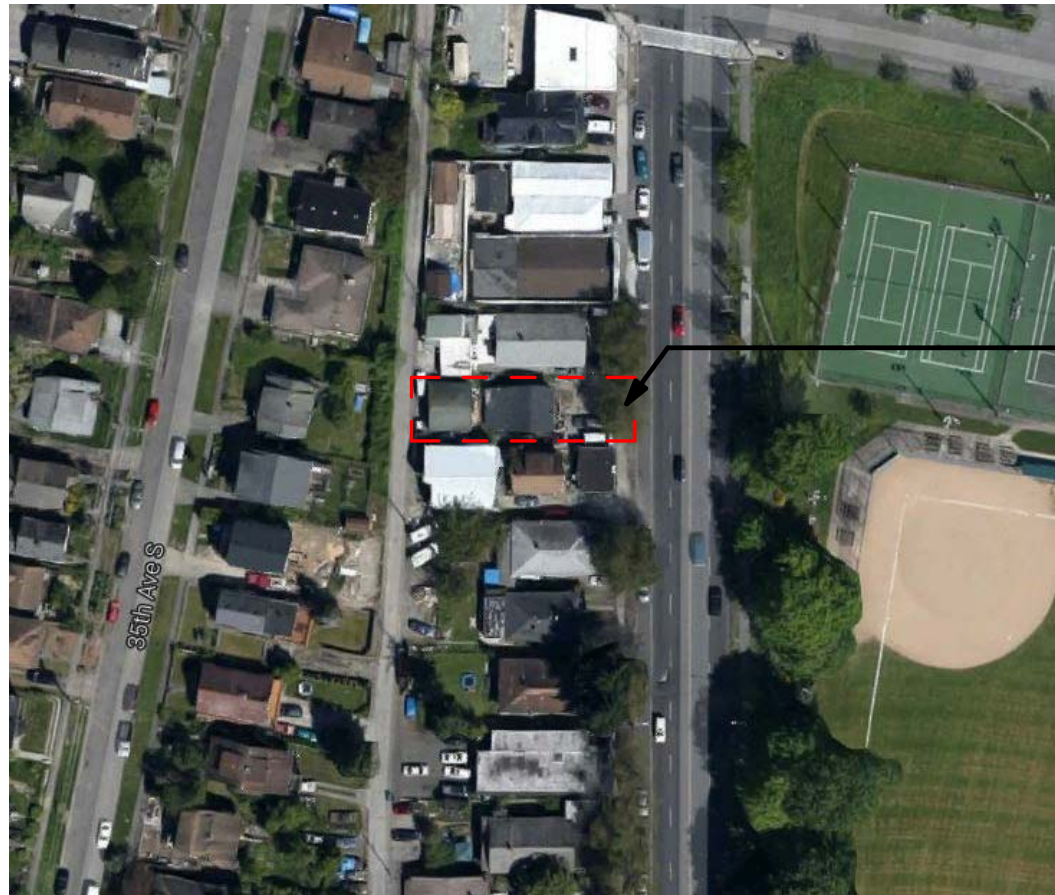
VIEW OF SITE FROM RAINIER AVE S LOOKING WEST



VIEW FROM RAINIER AVE S LOOKING SW



VIEW FROM RAINIER AVE S LOOKING NW



AERIAL PHOTO OF SITE

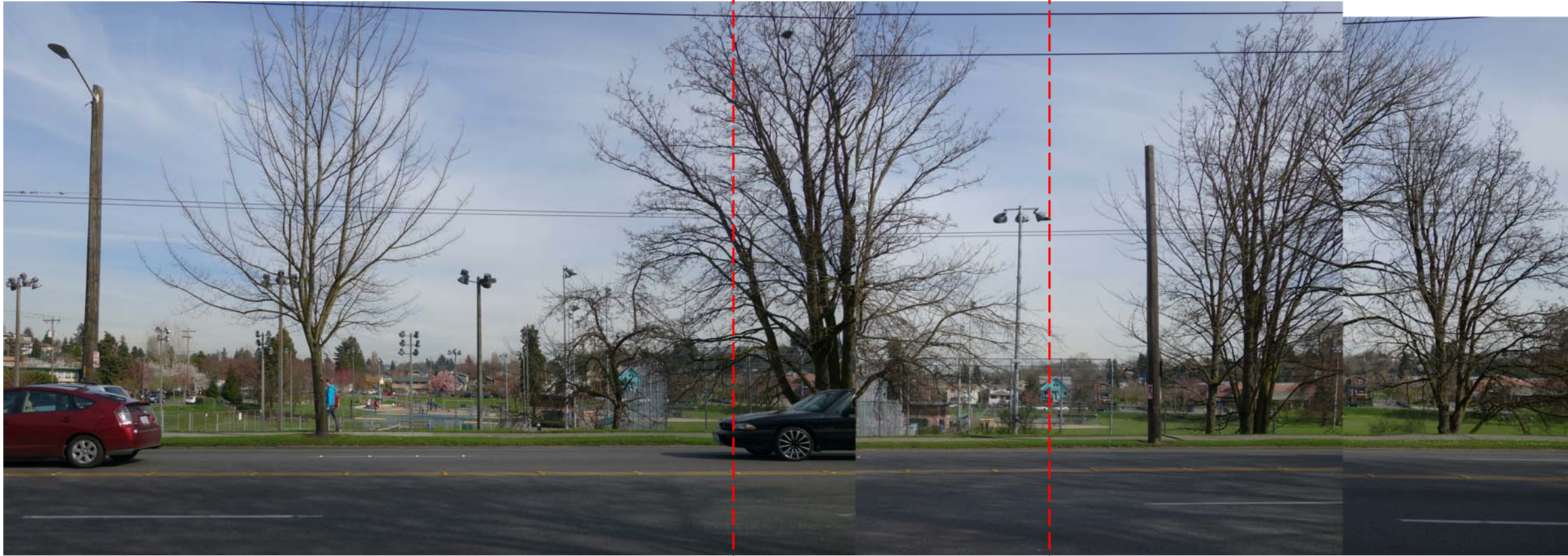


VIEW FROM ALLEY LOOKING SE



VIEW FROM LOOKING NE

4525 RAINIER AVE S



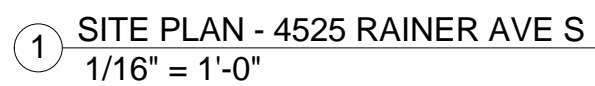
VIEW ACROSS RAINIER AVE S LOOKING EAST

SITE






VIEW OF SITE FROM RAINIER AVE S LOOKING WEST

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LANDSCAPE PLAN

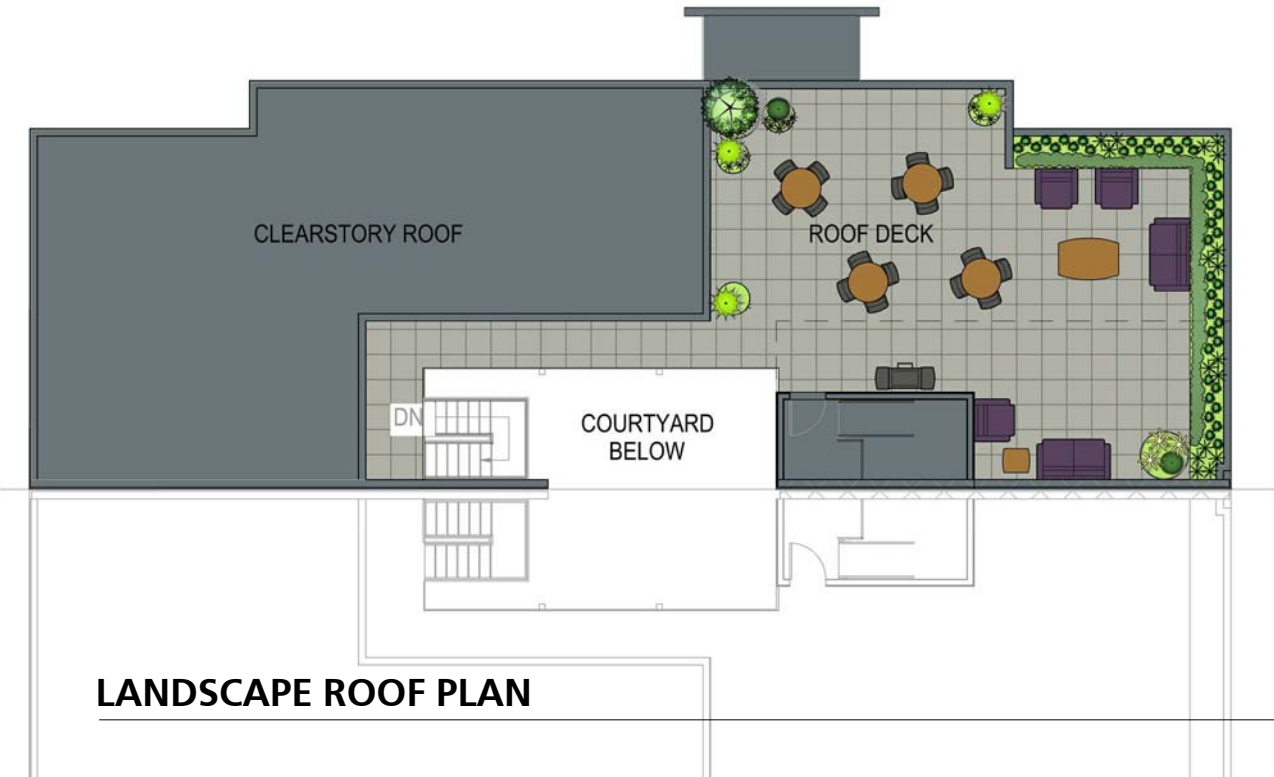
TREES	BOTANICAL NAME / COMMON NAME
	Acer palmatum / Japanese Maple
	Cornus kousa / Kousa Dogwood
	Street Tree / TBD



GROUND COVERS	BOTANICAL NAME / COMMON NAME
	Rubus calycinoides 'Emerald Carpet' / Creeping Raspberry
	Sedum spurium 'Red Carpet' / Stonecrop
	Vinca minor / Common Periwinkle



SHRUBS	BOTANICAL NAME / COMMON NAME
•	Armeria maritima / Common Thrift
•	Bergenia x 'Winter Glow' / Bergenia
•	Blechnum spicant / Deer Fern
•	Calluna vulgaris 'Wickwar Flame' / Wickwar Flame Heather
•	Carex testacea / Orange Sedge
•	Chamaecyparis platensis 'Golden Mopps' / Golden Mopps Sanara False Cypress
•	Evonymus japonicus 'Greenspire' / Greenspire Upright Evonymus
•	Gaultheria shallon / Salal
•	Hakonechloa macro 'Aureola' / Golden Variegated Hakonechloa
•	Hemerocallis x 'Stella de Oro' / Stella de Oro Daylily
•	Hosta x 'August Moon' / Hosta
•	Ilex aquifolium 'Northern Lights' / English Holly
•	Imperata cylindrica 'Red Baron' / Japanese Blood Grass
•	Nandina domestica / Heavenly Bamboo
•	Ophiopogon planiscapus 'Nigrescens' / Black Mondo Grass

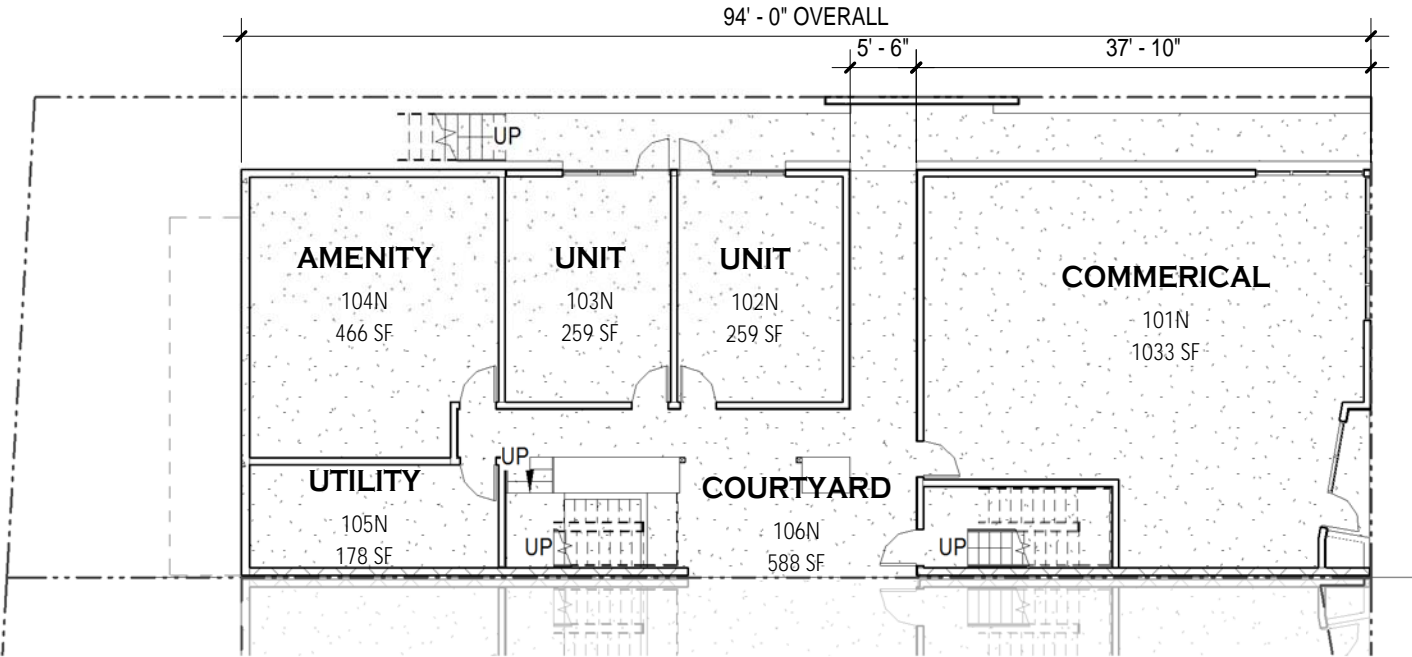


LANDSCAPE ROOF PLAN

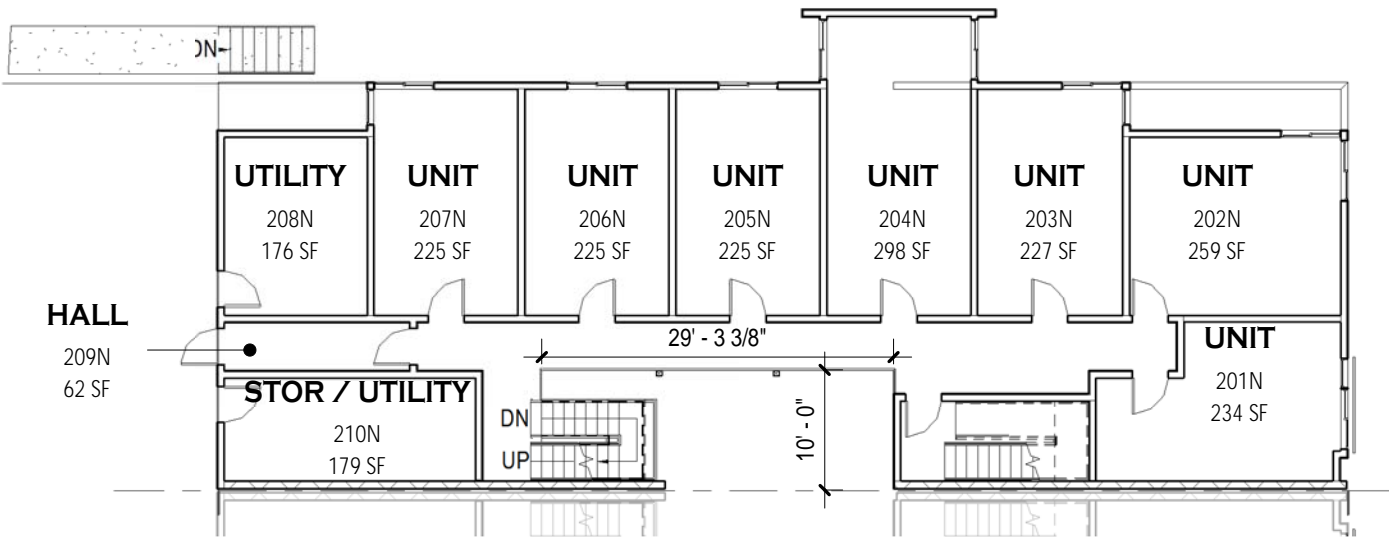


LANDSCAPE SITE PLAN

4525 RAINIER AVE S

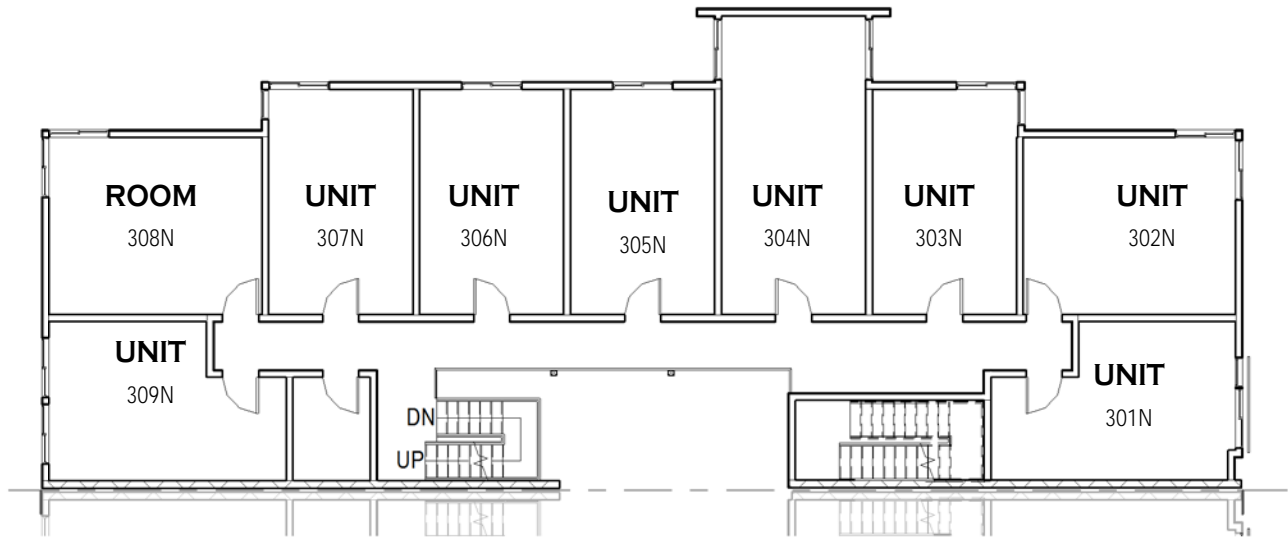


1 1st FLOOR PLAN
1/16" = 1'-0"

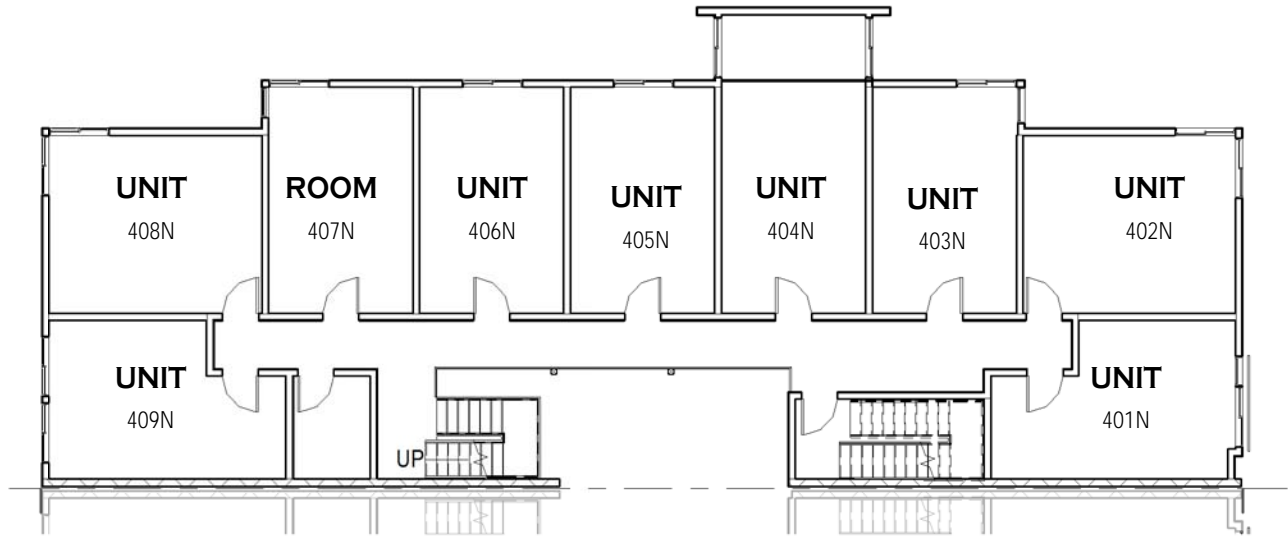


2 2nd FLOOR PLAN
1/16" = 1'-0"

4525 RAINIER AVE S



① 3rd FLOOR PLAN
1/16" = 1'-0"



② 4th FLOOR PLAN
1/16" = 1'-0"

4525 RAINIER AVE S

STREAMLINED DESIGN REVIEW:

PRELIMINARY GUIDANCE AND SITE RECONNAISSANCE CHECKLIST

CONTEXT AND SITE				
		DESIGN GUIDLINE PRIORITY	NOTES	RESPONSE
CS1	Natural Systems and Site Features	B. Sunlight and Natural Ventilation	Maximize daylight for interior and exterior spaces.	Daylight is maximized on the exterior of this project by several methods: 1. The interior courtyard provides a unique day lit space for residents to socialize. 2. The rooftop deck provides a socializing space with a great eastern view over Rainier playfield. a signature roof overhang filters the light and gives residents a protected place to survey. Daylight is maximized on the interior of this project by several methods: 1. The interior courtyard not only provides a unique day lit space for residents to socialize but it gives the potential for all units to have light coming from the courtyard side of the building. 2. Daylight and views are also impacted by the basic massing of the building. The majority of units have light and views from at least two sides in addition to the courtyard side. This creates the illusion of a much larger space and creates a truly unique unit type.
CS2	Urban Pattern and Form	B. Adjacent Sites, Streets and Open Space D. Height, Bulk and Scale	Consider the qualities and character of the streetscape and its function un siting and designing the building. Provide an appropriate transition or complement to the adjacent SF5000 zone to the west.	The current character of the immediate streetscape is a mess. Several newer developments nearby have attempted to repair the torn urban fabric of the streetscape. This project follows their lead with traditional commercial storefront that enforces a strict street edge facing the park to the east. The massing depresses commercial entry providing an alcove.The residential entry is demarcated by a long canopy that draws the residents into the private courtyard. These different treatments coordinate across 40 feet to provide an appropriate urban commercial form. The natural grade of the site consumes the entire commercial level bto the alley side of the development creating anaturally less massive building. A second floor setback and material changes break the mass down further to relate to the single family residences across the alley.
CS3	Architectural Context and Character	A. Emphasize Positive Neighborhood Attributes	Explore ways for new development to establish a positive and desirable context.	The unique opportunity here is for this development to be mirrored creating an urban statement much bigger than the sum of the two sites alone. This site and it's neighbor create new commercial spaces that can stand alone or join with each other to create a larger commercail space. This flexibility is a a new positive paradigm for the imediate context.
PUBLIC LIFE				

PL1	Connectivity	walkways and connections		This project creates a traditional urban street edge providing commercial space while providing unique connections for the residence to not only access their units via the courtyard, but acces the alley and vice versa. These sideyard pathways will be an active social space.
PL2	Walkability	A. Accessibility B. Safety and Security	Design entries such that all visitors can be greated and welcomed through the fron door. Create safe environments by providing lines of sight and natural surveillance. Provide lighting for safety.	The unique nature of an exterior circulated apartment building is served by a pedestrian port cochere. Visitors will be welcomed through the grade level entry hall seperating the commercial space from the residential units. There are numerous site lines from the street and residencial circulation space to provide everyone with a sense of a special place. Lighting shall be designed to accentuate this unique circulation.
PL3	Street- Level Interaction	A. Entries B. Residential Edges	Design primary entries to be obvious, identifiable, and distinct. Provide security and privacy for residents.	The ground level streetfront is primarily commercial. The recessed entry is obvious and idetifiable on its own, but paired with its mirrored neighbor creates a distinctly unique place. The residential entry is a equally identifiable with its long canopy and landscaped path.
PL4	Active Transportation	C. Planning Ahead for Transit	Identify where the nearest transit stops and pedestrian routes are and include design features and connections within the project design as appropriate.	Rainier Ave S has extensive bus service. The nearest bus stops are within a block. The light rail is located a few blocks away onMartin Luther King Jr Way. The unique residential walkway will allow residents to come and go from either the East or West. covered residential bike parking will be provided.

DESIGN CONCEPT				
DC1	Project Uses and Activities	A. Arrangement of Interior Uses	Build in flexibility so the building can adapt over time to evolving needs, such as the ability to change residential space to commercial space.	This project offers a commercial space that can stand alone or include the neighbors identical space. It is a flexible space and could be used for any number functions. There are two other ground floor residential units located off the sideyard walkway. These spaces are also flxible in there ultimate usage.
DC2	Architectural Concept	C. Secondary Architectural Features D. Scale and Texture	Add depth to the east facade by incorporating features such as balconies, canopies, or other features. Add detailing at ground level to create interest for the pedestrian	The East facade is highly modulated with a strong commercial base, a residential canopy and lots of material changes and details. Top floor residential units facing East get sliding doors and juliet balconies to experience the park across the street intimately.
DC3	Open Space Concept			
DC4	Exterior Elements and Finishes	A. Exterior Elements and Finishes B. Signage C. Lighting D. Tree, Landscape and Hardscape Materials	Select durable and attractive materials that will age well in Seattle's climate. Provide address signage at the street as applicable. use lighting to increase site safety	The commercial base and party wall in this project will be made of ground face CMU. The commercial space shall also feature aluminum storefront and a concrete base. Residential materials inclue metal siding, vinly windows and cementitious siding.



4525 RAINIER AVE S





③ SW Aerial View - 4525 Rainer Ave



④ NW Aerial View - 4525 Rainer Ave



② SE Aerial View - 4525 Rainer Ave



① NE Aerial View - 4525 Rainer Ave

4525 RAINIER AVE S



1 EAST ELEVATION
1/16" = 1'-0"

EXTERIOR MATERIALS LEGEND

- 1. GROUND FACE CMU
- 2. STANDING SEAM METAL SIDING
- 3. CEMENTITIOUS LAP SIDING
- 4. CEMENTITIOUS ACCENT PANEL
- 5. VINYL WINDOWS
- 6. ALUMINUM STOREFRONT



2 NORTH ELEVATION
1/16" = 1'-0"

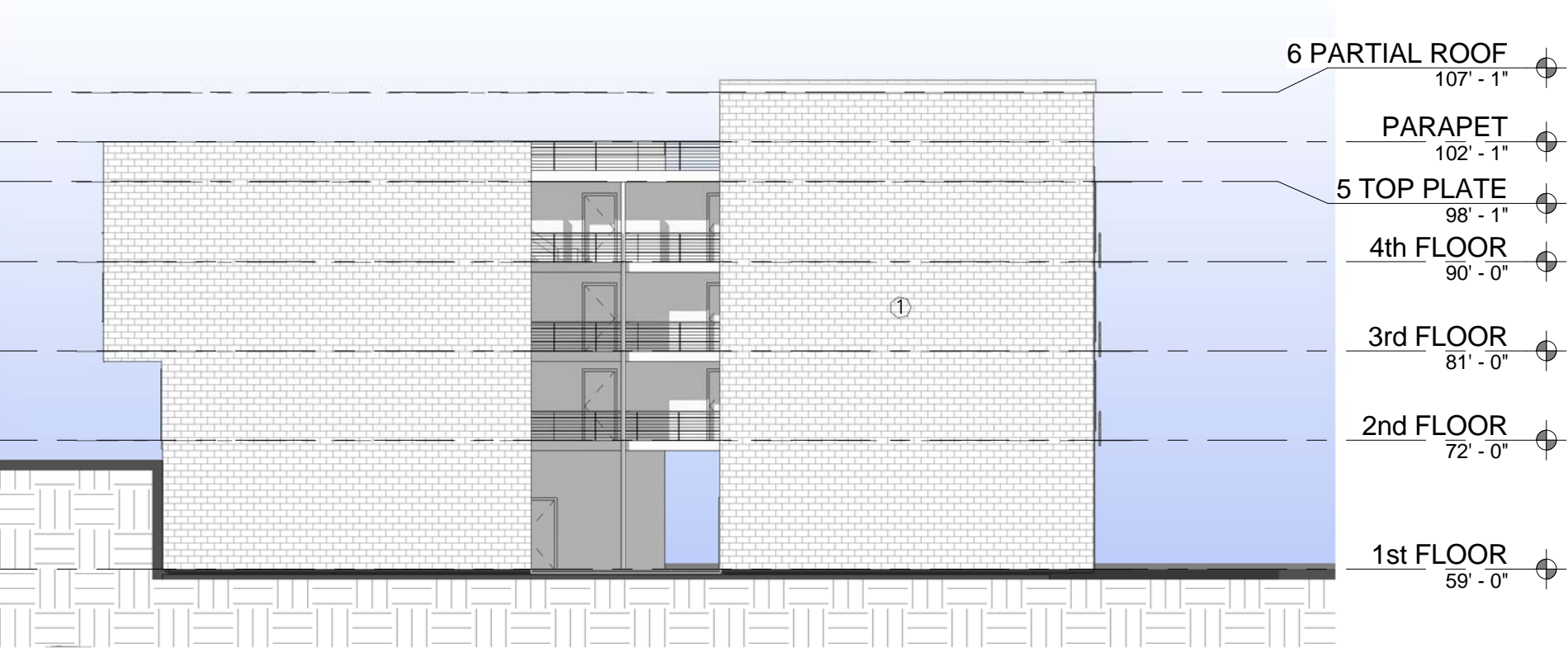
4525 RAINIER AVE S



② WEST ELEVATION - 4525 Rainier Ave 1/16"
1/16" = 1'-0"

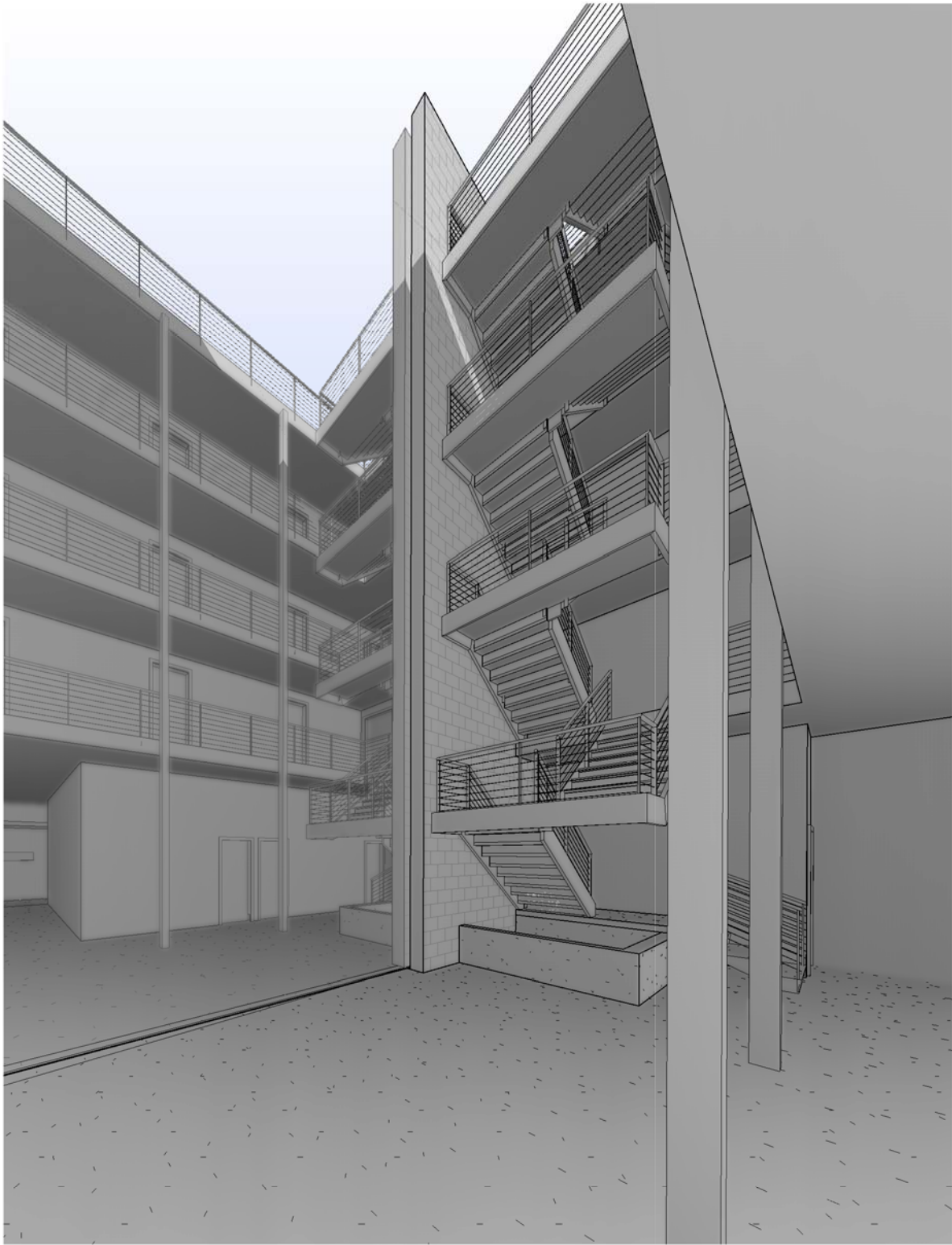
EXTERIOR MATERIALS LEGEND

- 1. GROUND FACE CMU
- 2. STANDING SEAM METAL SIDING
- 3. CEMENTITIOUS LAP SIDING
- 4. CEMENTITIOUS ACCENT PANEL
- 5. VINYL WINDOWS
- 6. ALUMINUM STOREFRONT



① SOUTH ELEVATION
1/16" = 1'-0"

4525 RAINIER AVE S



1 COURTYARD LOOKING SOUTHWEST



2 4527 N RAINIER LOOKING NE

4525 RAINIER AVE S



DPD PROJECT# 3020050 - SDR

APRIL 2015