ESTELLE APARTMENTS

3501 RAINIER AVE SOUTH,
SEATTLE, WA 98144

DPD PROJECT #3020850

EARLY DESIGN GUIDANCE
OCTOBER 27, 2015

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DESIGN TEAM

SITE: Rainier Avenue South

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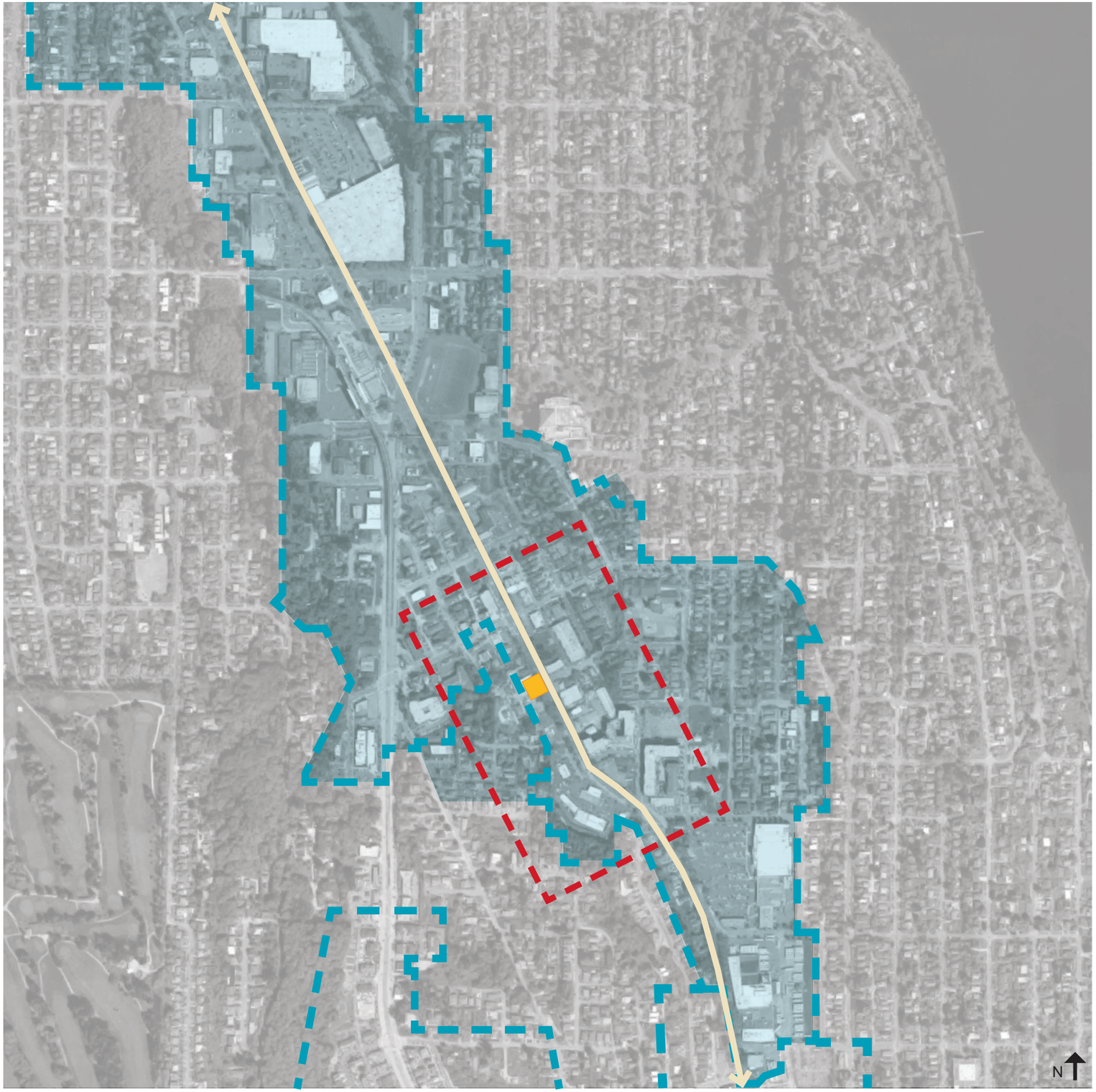


KEY: VICINITY MAP

- SITE
- RAINIER AVENUE SOUTH
- 9 - BLOCK BOUNDARY
- RESIDENTIAL URBAN VILLAGE BOUNDARY
- NORTH RAINIER URBAN VILLAGE PLANNING AREA

VICINITY MAP

SITE INFORMATION

The parcel is located at the southwest corner of the intersection of South Estelle Street and Rainier Avenue South at 3501 Rainier Avenue South in Seattle's North Rainier Valley. The site is currently being used as an auto service and used tire resale location. To the north, across Estelle, is a 3-story apartment building. To the south of the site is a surface parking lot being used as a food truck location. To the east, across Rainier Avenue South, is an auto service repair shop. To the west, across the alley are single-family residences. The topography of the site is flat, with little to no grade change.

SITE ZONING

The property is zoned Commercial 1 (C1-65), in the North Rainier Hub Urban Village. The site is also located within the Southeast Seattle Reinvestment Area and the Rainier/ Genesee Business District. The zone allows residential uses to occupy the entire gross floor area of the project. Street-level street-facing facades shall be located within 10 feet of the street lot line unless wider sidewalks, plazas, or other approved landscaped or open spaces are provided. The façade between two and eight feet above the sidewalk shall not have blank segments longer than 20 feet or more than 40% of the width of the facade. A visually prominent entry will be provided along one of the street-level street facing facades. Residential amenity space is required to equal 5% of the building square footage.

NEIGHBORHOOD DEVELOPMENT

Adjacent zoning to the north, south, and east is C1-65. Adjacent zoning to the west (across the alley) is SF 5000. The immediate adjacent buildings include auto repair shop(s), multi-family buildings, and single-family homes. Located approximately 0.1 miles to the south is a large, multi-phased, mixed-use development that includes multi-family housing and a large self-storage building. Approximately 0.1 miles to the north is another mixed-use development, the Claremont Apartments, and several restaurants and small retail shops. The site and neighborhood have access to other Seattle neighborhoods by frequent transit service along Rainier Avenue South and the Mt. Baker Light Rail Station, located approximately 0.5 miles to the north.

NEIGHBORHOOD OBJECTIVES

Number of Residential Units:
91 Studio Units

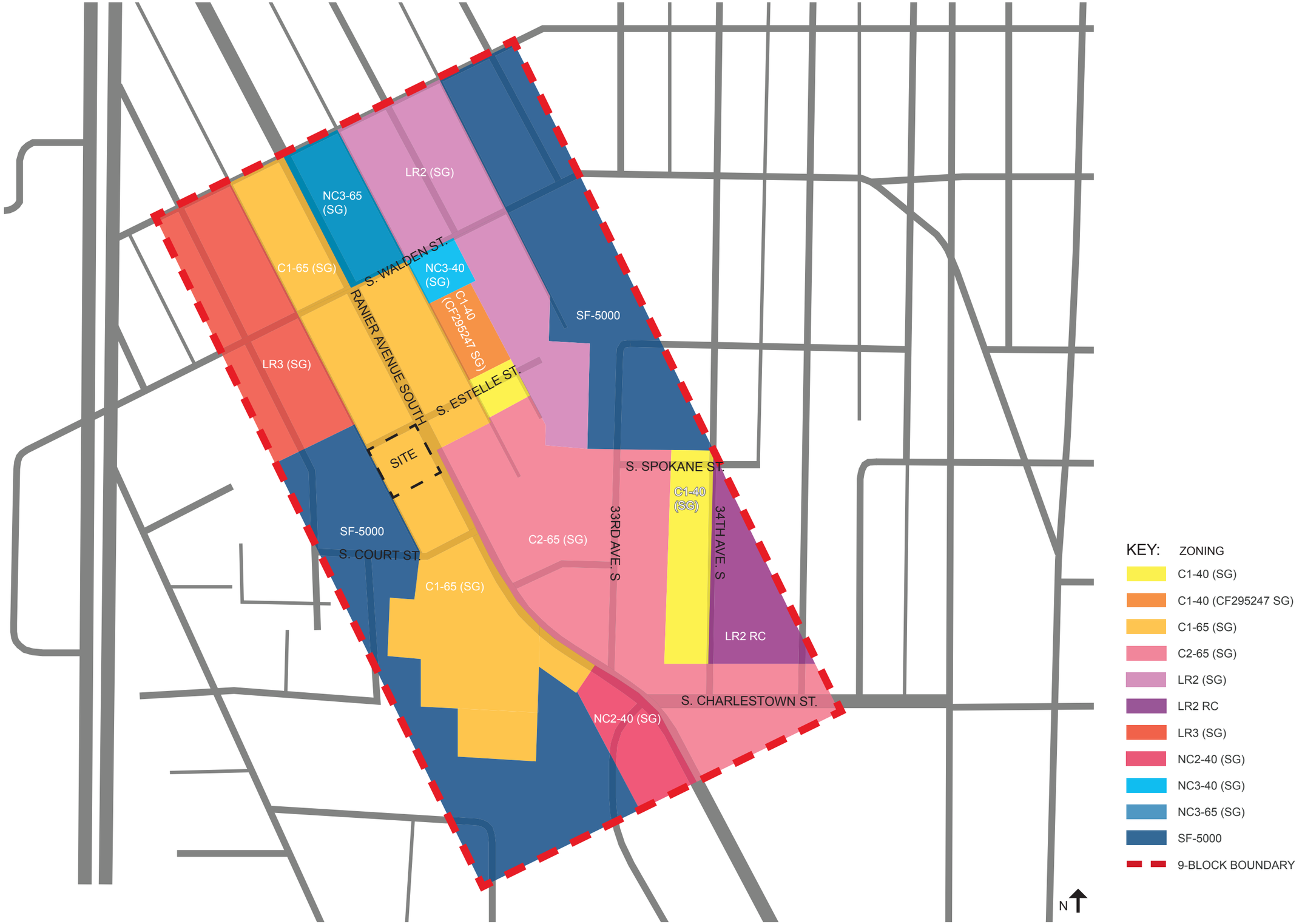
Total Residential Square Footage:
±53,369 square feet

Number of Parking Stalls:
4 Stalls in a separate 1-story structure

The structure will consist of 91 affordable studio units between levels 2 and 6 of the proposed structure. Support and program spaces will be located on levels 1 and 2. Exterior residential amenity space will be provided in the form of a ground-level courtyard located at the interior of the site. Central laundry facilities will be provided on each floor. Utilitarian spaces, such as parking, refuse collection, and the Seattle City Light vault will be located off the alley to provide easy access away from the street-facing facades.

KEY: 9-BLOCK VICINITY MAP

- SITE
- STREETS
- RAINIER AVENUE SOUTH
- 9 - BLOCK PROPERTY BOUNDARY



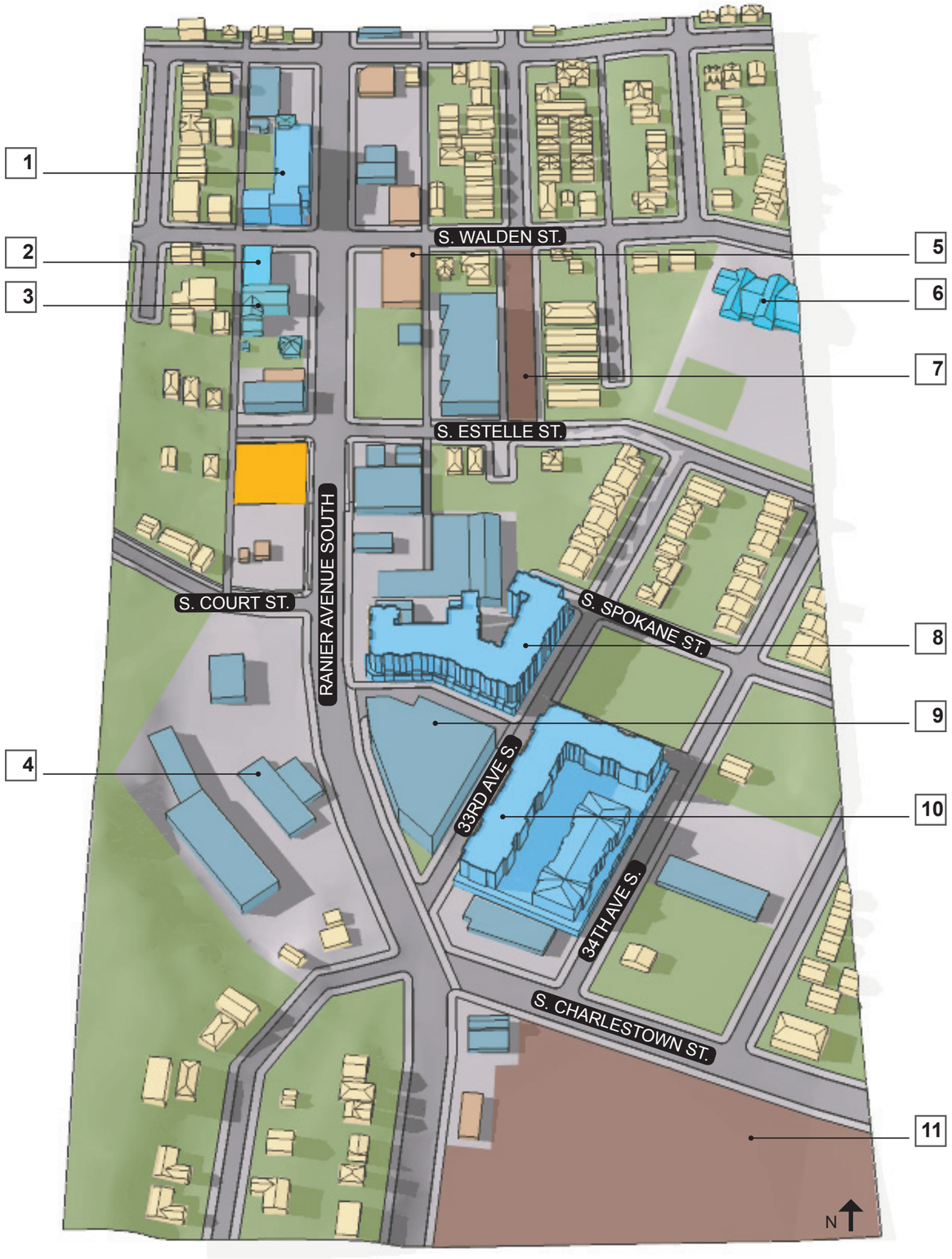
NINE BLOCK: ZONING

9-BLOCK NEIGHBORHOOD DEVELOPMENT KEY

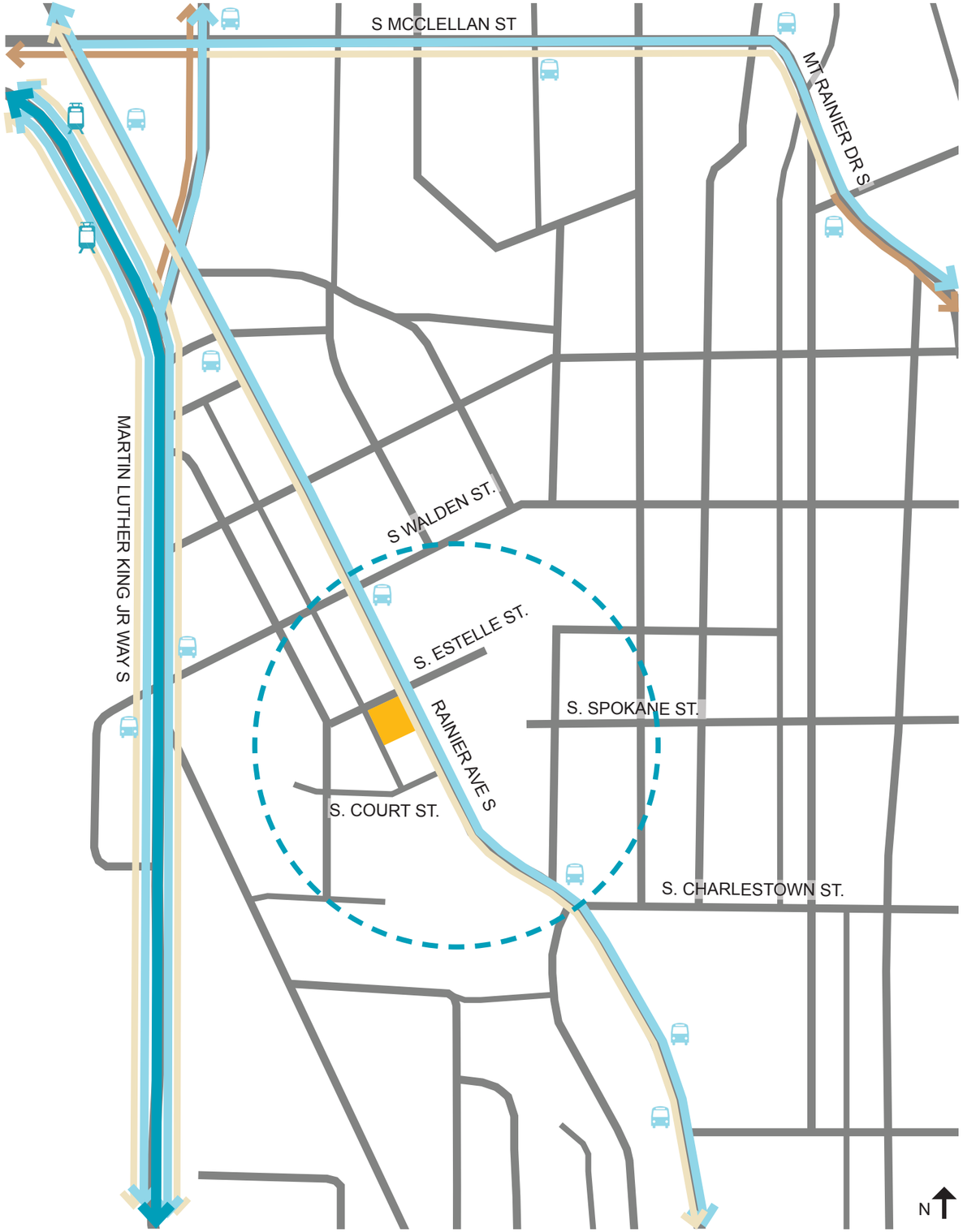
1. **Claremont Apartments**
2. **YMCA Powerful Schools**
3. **Berean Church of God in Christ**
4. **Hertz Rent a Car**
5. **Mekong Rainier Grocery**
6. **John Muir Elementary School**
7. **Public Surface Parking**
8. **Courtland Place at Rainier Court**
9. **West Coast Self-Storage**
10. **The Dakota at Rainier Court**
11. **Surface Parking for Safeway**

KEY: NEIGHBORHOOD BUILDING USES

- SITE
- RESIDENTIAL
- RESTAURANT/GROCERY STORE
- PARKING
- RETAIL
- CIVIC/PUBLIC USE
- RELIGIOUS



NINE BLOCK: DEVELOPMENT & USES



Mount Baker Transit Station

MLK Jr. Way S. & Rainier Ave. S. Bus Stop

Rainier Ave. S. Bus Stop

NORTH RAINIER: TRANSPORTATION

WALKING/BICYCLING DISTANCES

MT BAKER PARK - 0.8 MILES
- 17 MIN WALK
- 7 MIN BICYCLE RIDE

GENESEE PARK AND PLAYFIELD - 1.1 MILES
- 21 MIN WALK
- 7 MIN BICYCLE RIDE

COMMUNITY GARDEN - 500 FEET
- 2 MIN WALK
- 1 MIN BICYCLE RIDE

LAKE PEOPLE PARK - 0.3 MILES
- 8 MIN WALK
- 4 MIN BICYCLE RIDE

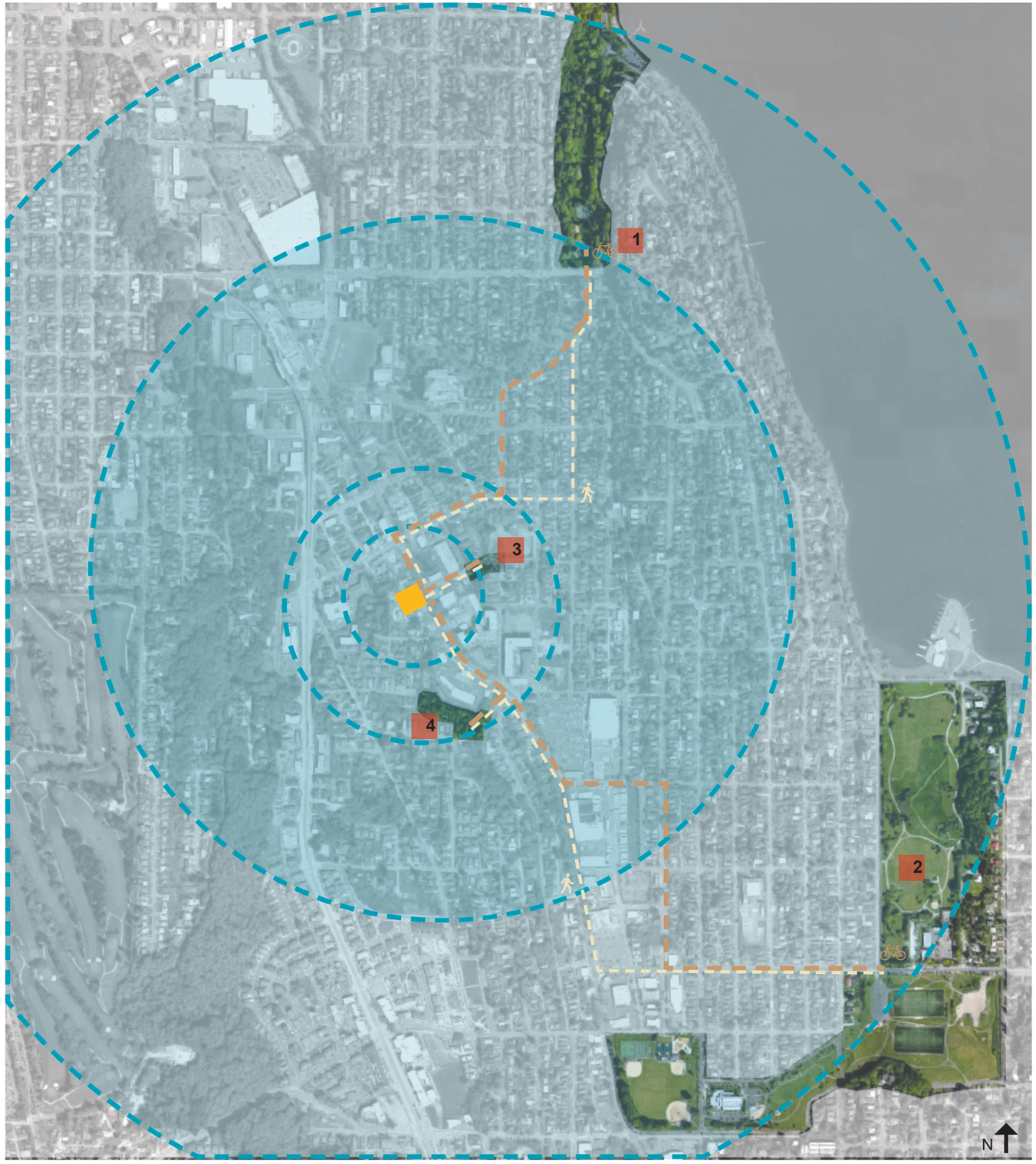
KEY: OPEN SPACE

1 MT BAKER PARK

2 GENESEE PARK AND PLAYFIELD

3 COMMUNITY GARDEN

4 LAKE PEOPLE PARK



NORTH RAINIER: OPEN SPACE

1. Seattle Fire Department


2. Artspace Mount Baker Lofts


3. Claremont Apartments


4. Courtland Place at Rainier Court


5. West Coast Self-Storage


6. The Dakota at Rainier Court

KEY: CHARACTER & SIGNIFICANT BUILDINGS

1. SEATTLE FIRE DEPARTMENT
2. ARTSPACE MOUNT BAKER LOFTS
3. CLAREMONT APARTMENTS
4. COURTLAND PLACE AT RAINIER COURT
5. WEST COAST SELF-STORAGE
6. THE DAKOTA AT RAINIER COURT
7. COLUMBIA APARTMENTS


7. Columbia Apartments

NORTH RAINIER: CHARACTER & SIGNIFICANT BUILDINGS

1. Starbucks

2. Wells Fargo Bank

3. YMCA Powerful Schools

4. Mekong Rainier Grocery

5. Berean Church of God in Christ

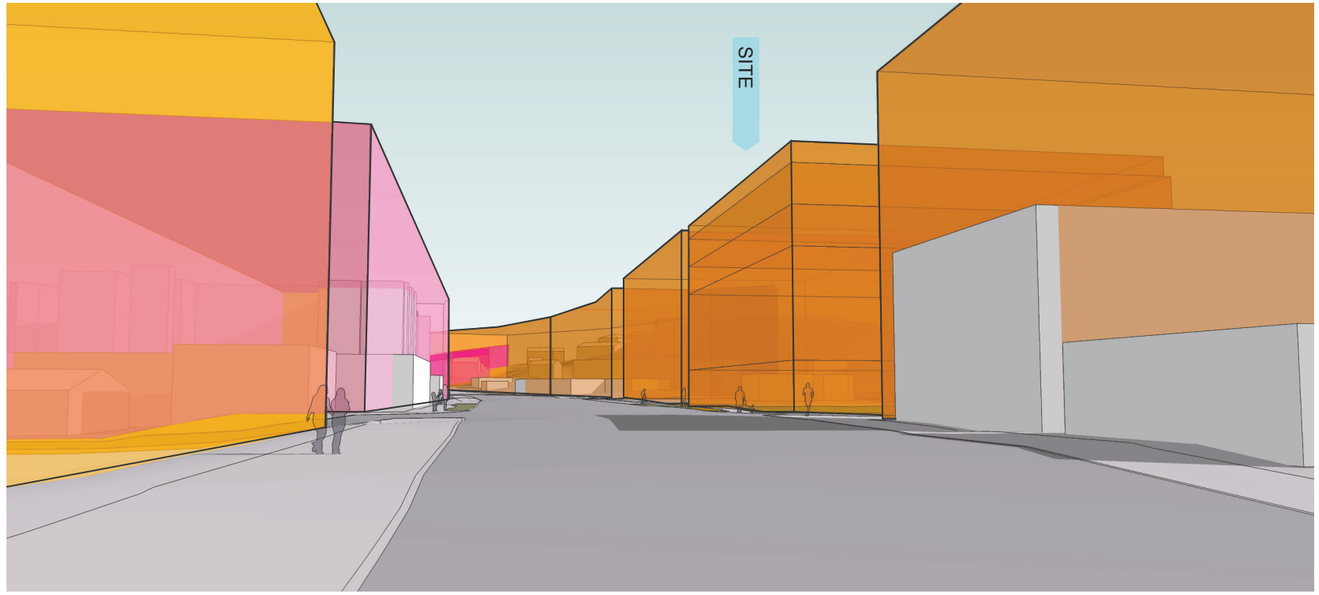
6. Seattle Metropolitan Credit Union

7. Safeway Grocery

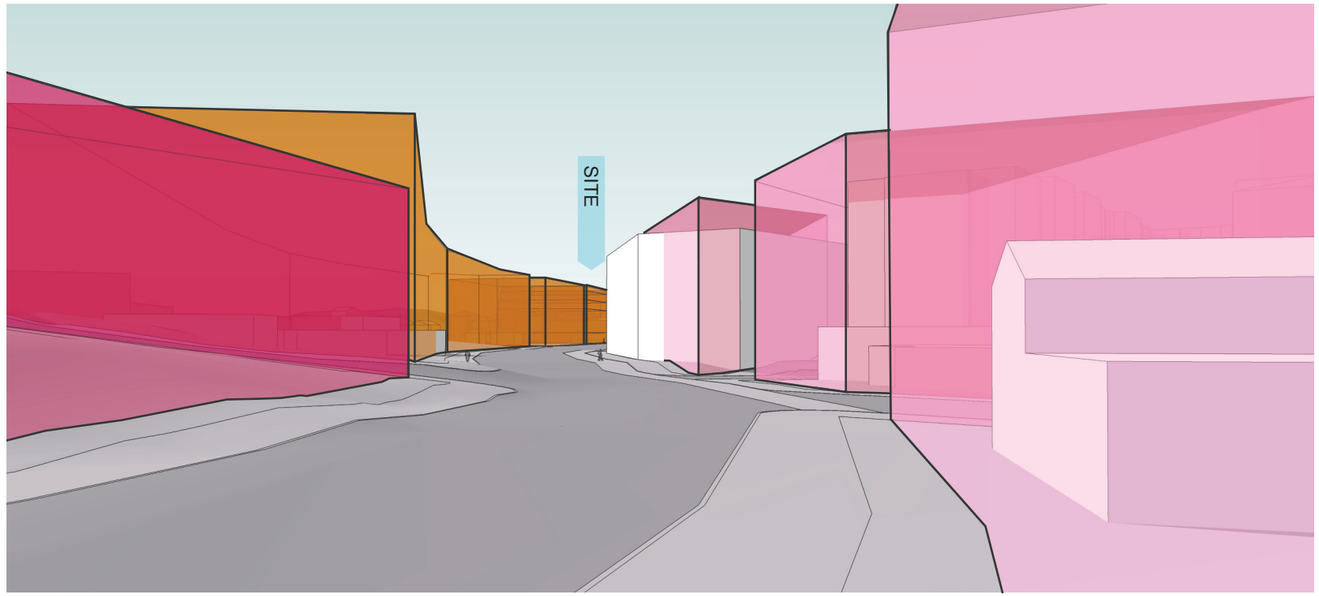
KEY: AMENITIES

1	STARBUCKS
2	WELLS FARGO BANK
3	YMCA POWERFUL SCHOOLS
4	MEKONG RAINIER GROCERY
5	BEREAN CHURCH OF GOD IN CHRIST
6	SEATTLE METROPOLITAN CREDIT UNION
7	SAFEWAY GROCERY & PHARMACY (SHOPPING CENTER)

NORTH RAINIER: AMENITIES



1. ALLOWABLE MASSING PERSPECTIVE: LOOKING SOUTH-WEST



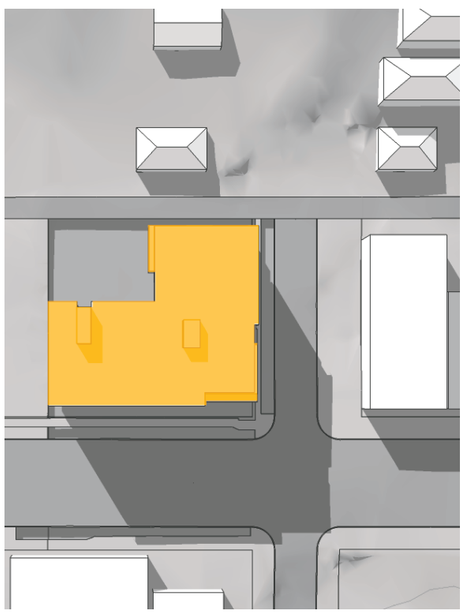
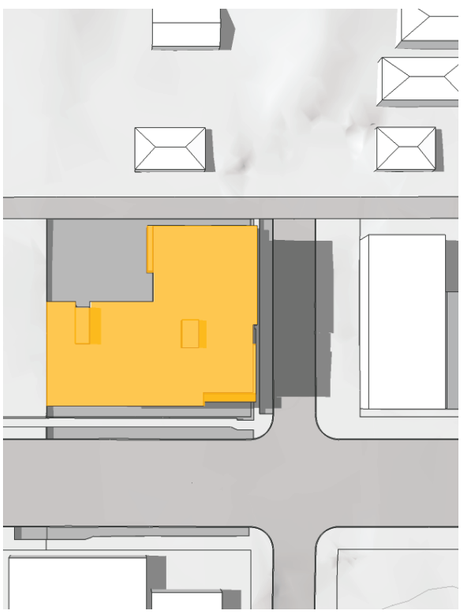
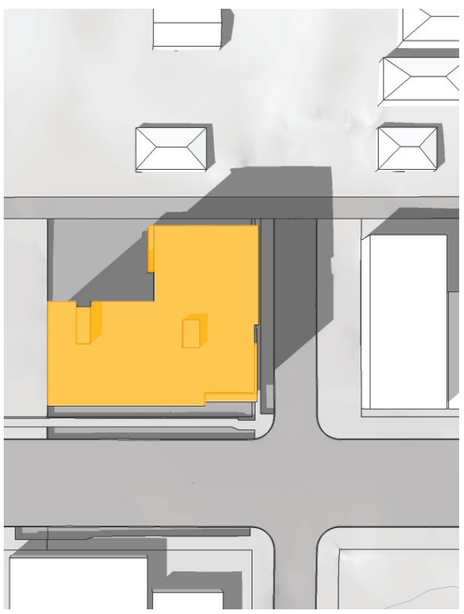
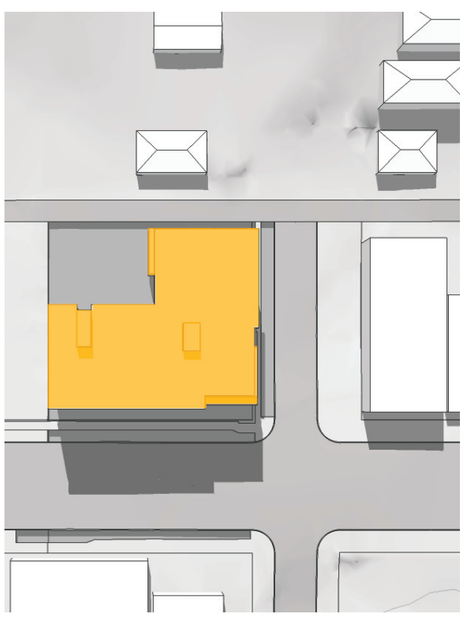
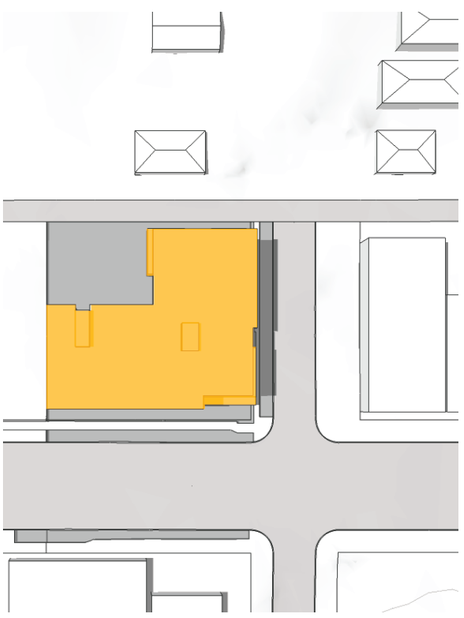
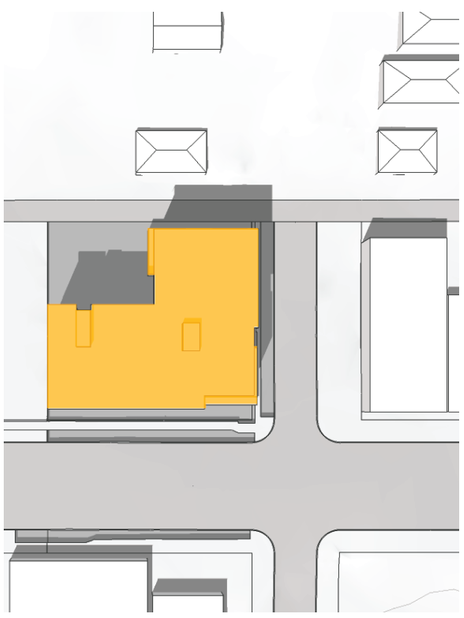
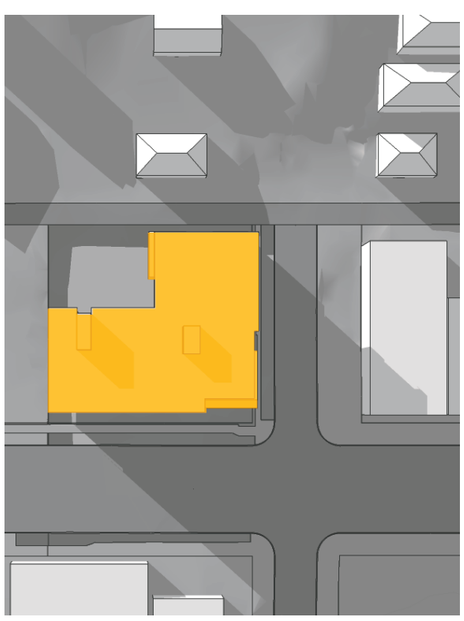
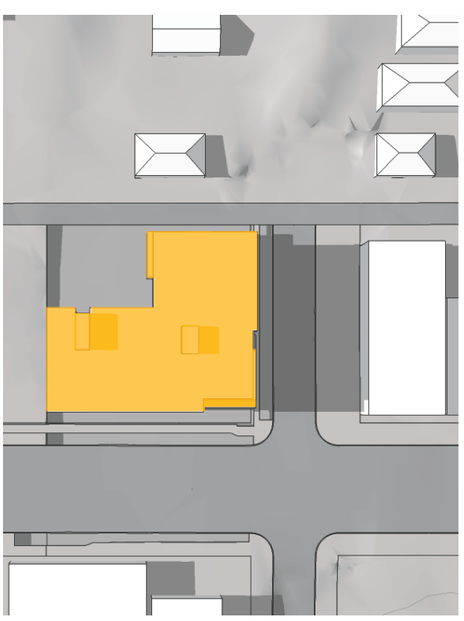
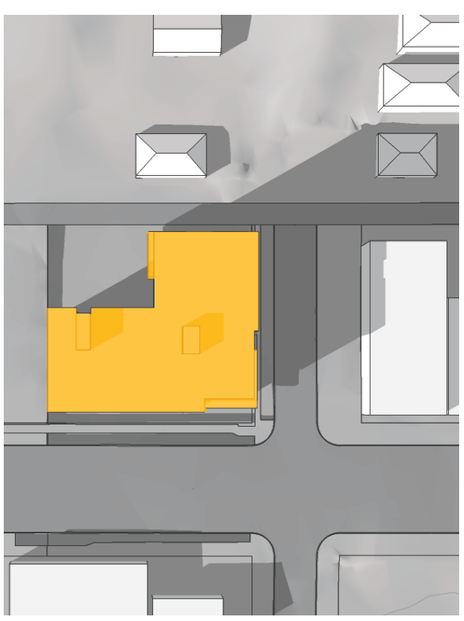
2. ALLOWABLE MASSING PERSPECTIVE: LOOKING NORTH-WEST

KEY: CURRENT ZONING ALONG RAINIER STREET

- C1-65 (SG)
- C2-65 (SG)
- NC2-40 (SG)
- NC3-65 (SG)

NINE BLOCK: NORTH RAINIER FUTURE DEVELOPMENT

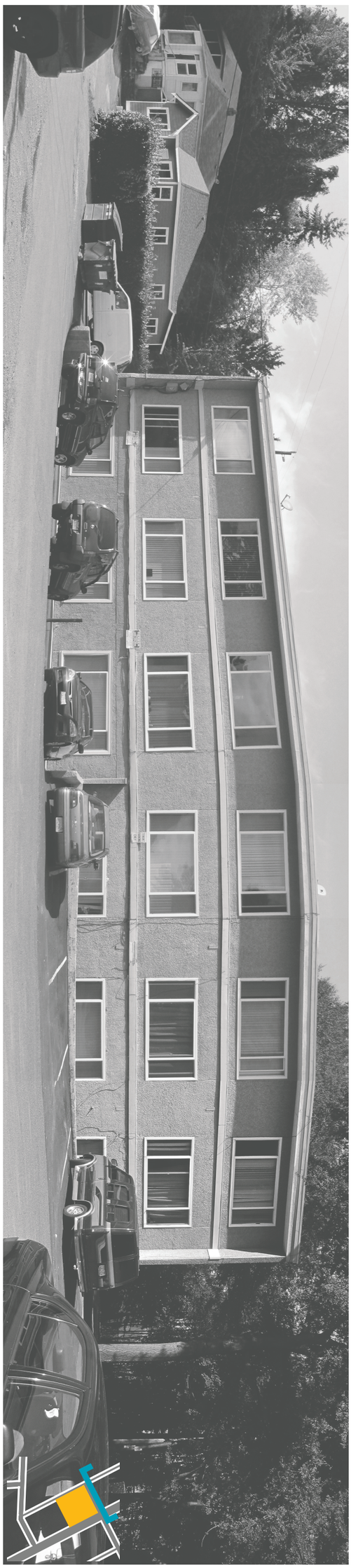
SOLAR ACCESS DIAGRAMS

	3:00 PM	12:00 PM	10:00 AM
MARCH/SEPT 21			
JUNE 21			
DEC 21			

STREETSCAPES

3. ALLEY
WEST ELEVATION

2. S. ESTELLE STREET
NORTH ELEVATION

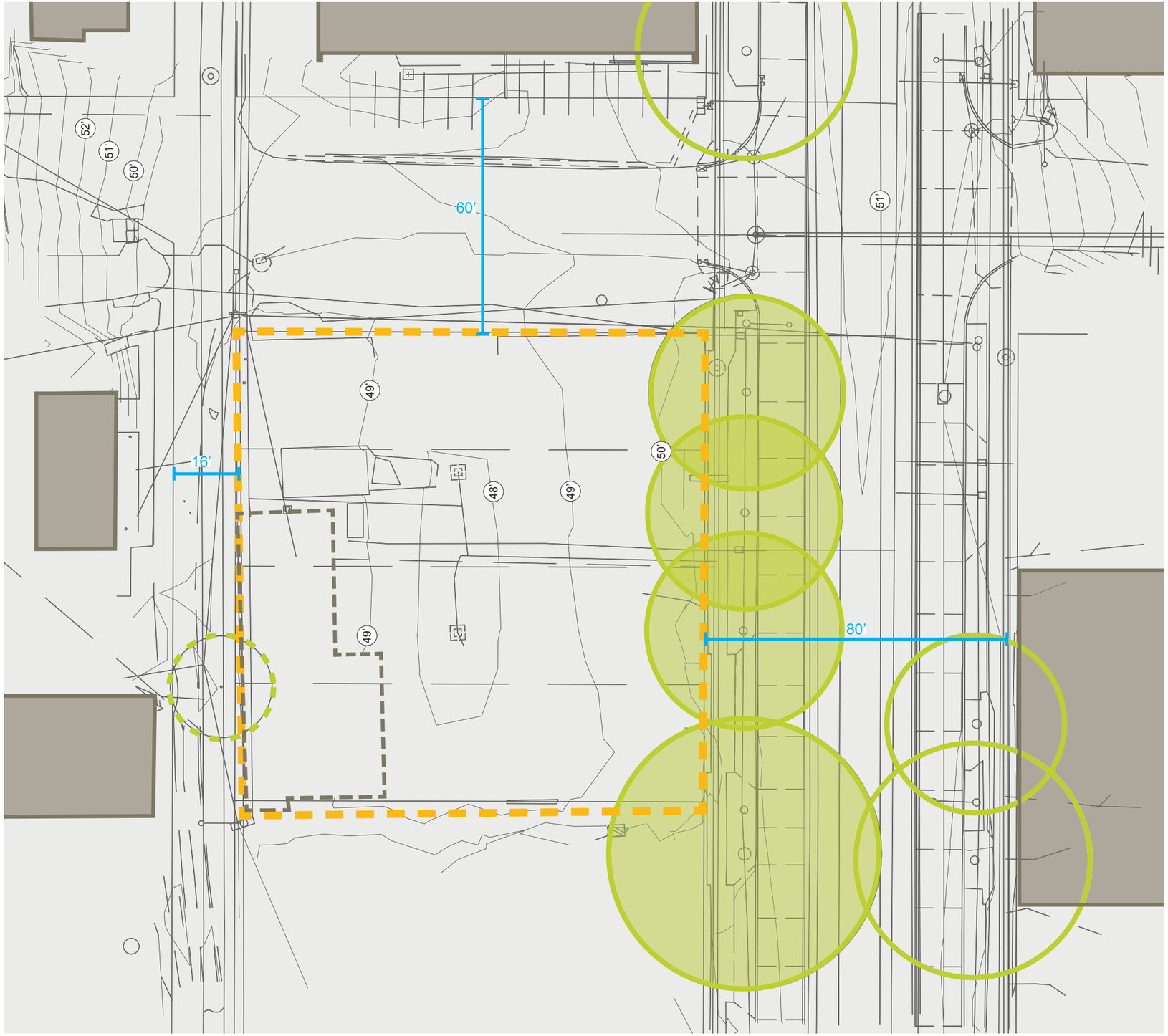


1. RAINIER AVENUE S.
EAST ELEVATION

EAST ELEVATION
ALLEY

SOUTH ELEVATION
S. ESTELLE STREET

WEST ELEVATION
RAINIER AVENUE S.



BUILDING & SITE DATA

Site Address:
3501 Rainier Avenue South

Site Area:
14,400 square feet

Zoning:
Commercial 1 (C1-65)

Setbacks:
Rainier Avenue South Property Line: An 8-foot setback is provided to account for mature street trees.
Alley: A 15-foot setback (from centerline of alley) is required for heights between 13-40 feet; an additional 2-foot setback is required for each additional 10 feet of height above 40 feet.

Max. Building Height:
65'-0"

Max. Floor Area Ratio:
4.25

BUILDING & SITE DATA

Neighborhood Relationships
Respect residential neighbors by limiting the building massing along the alley.

Take cues from neighborhood nodes located to the north and south of the site for building proportions and massing.

Site Relationships
Create an open space that takes advantage of the southern and western exposure.

Focus building massing along Rainier Avenue South and South Estelle Street to create a well-defined street frontage and maximize the ground floor open space.

Housing
Provide 91 affordable studio units using an efficient double-loaded corridor system.

Maximize the outdoor amenity space provided to tenants and provide a connection to interior activity spaces.

KEY: NEIGHBORHOOD BUILDING USES
SITE
EXISTING TREE TO REMAIN
EXISTING TREE TO BE REMOVED
EXISTING NEIGHBORING TREE
EXISTING BUILDING/STRUCTURE TO REMAIN
EXISTING BUIDING/STRUCTURE TO BE REMOVED
EXISTING CONCRETE/ASPHALT AREAS
R.O.W. DIMENSIONS
(#) ELEVATION POINTS

SITE TOPOGRAPHIC SURVEY

SEATTLE LAND USE CODE ANALYSIS

Commercial 1 – 65 Feet (C1-65)23.47A.004 Permitted & Prohibited Uses:

Per Table A, residential uses are permitted outright.

The project will only provide residential uses.

23.47A.005 Street Level Uses:

In C1 zones, residential uses are not limited if the project is not located in a pedestrian-designated zone, facing a designated principal pedestrian street; within the Bitter Lake Village Hub Urban Village; within the Lake City Hub Urban Village; within a zone that has a height limit of 85 feet or higher; within an NC1 zone; within the Northgate Overlay District; or in areas shown on Maps 1-60 when facing an arterial street.

Since the project is not located in any of the above conditions, residential uses are not limited at street-level.

23.47A.008 Street Level Development Standards:

Blank Facades: Limited to 20 feet in width between 2 and 8 feet above the sidewalk; Limited to 40% of the width of the façade of the structure along the street. Street-level street-facing facades shall be located within 10 feet of the street lot line, unless wider sidewalks, plazas, or other approved landscaped or open spaces are provided.

The project will meet blank façade requirements along the street-level street-facing facades.

Residential Uses at Street Level: At least one of the street-level street facing facades containing a residential use shall have a visually prominent entry. The floor of the unit located at street level must be four feet above or below sidewalk grade, or be set back at least 10 feet from the sidewalk.

The project will meet the requirements for residential uses at street level.

23.47A.012 Structure Height:

Rooftop Features Allowed: Open railings, parapets, and planters up to 4 feet above height limit. Solar collectors may extend 7 feet above the height limit with unlimited rooftop coverage in zones 65 feet or more.

All rooftop features will be no more than 4 feet above the height limit. Solar collectors provided on the roof will be no more than 7 feet above the height limit.

Stair and Elevator Penthouses: May extend 16 feet above the height limit as long as they do not exceed 25% of the roof area.

Stair and elevator penthouses will be less than 25% of the total roof area.

23.47A.013 Floor Area Ratio:

Maximum floor area ratio permitted on a lot that is solely occupied by a residential use is 4.25. Area below grade is exempted.

The project will have a floor area ratio of 3.71 (preferred scheme) for all residential uses.

23.47A.014 Setback Requirements:

15 foot setback required where lot is across an alley from a residential zone for portions of structures above 13 feet to a maximum of 40 feet. Each portion of a structure above 40 feet in height requires an additional setback at a rate of 2 feet for every 10 feet of additional height. One-half of the width of the alley (prior to any alley dedication) may be counted as part of the required setback.

Departure Request for Scheme C (Preferred): To meet utility and mechanical space requirements along alley, the 15-foot setback starts at a 15'-0" height instead of the required 13'-0" height aligning with Level 2 floor height. The area not required for door access will be landscaped to provide screening.

Eaves, cornices and gutters may project no more than 18 inches.

The project will meet the above requirements.

23.47A.016 Landscaping and Screening Standards:

A Green Factor of 0.3 or greater is required.

The project will provide a minimum Green Factor of 0.3.

Street trees are required when any development is proposed. Existing street trees shall be retained.

Street trees along South Estelle Street will be provided. The existing street trees along Rainier Avenue South will be maintained. An 8-foot setback from the lot line along Rainier Avenue South has been provided on the recommendation of the City of Seattle Arborist to protect the existing street trees.

23.47A.022 Light and Glare Standards:

Exterior lighting must be shielded and directed away from adjacent uses.

The project will direct light away from adjacent uses.

23.47A.024 Amenity Area:

Amenity areas are required to equal 5% of the gross floor area of residential uses.

All residents shall have access to at least one common or private, unenclosed amenity area.

The common area shall have a minimum horizontal dimension of at least 10 feet and be a minimum of 250 square feet.

The project will meet the above requirements.

23.47A.032 Parking Location and Access:

Access to parking must be from the alley.

Access to the 1-story parking structure (preferred scheme) will be from the alley.

23.54.015 Required Parking:

Vehicular Parking: Per Table B, no parking is required for residential uses in commercial zones within urban villages if the residential use is located within 1,320 feet of a street with frequent transit service.

The project is not required to provide parking due to the frequent transit bus station located Northeast of the property. Four spaces are included to meet residential staff parking needs.

Bicycle Parking: Per Table E, required to provide 1 long-term bike parking space per 4 dwelling units.

The project will provide 24 long-term bicycle parking spaces.

23.54.040 Solid Waste and Recyclable Materials:

Solid Waste Storage: Per Table A, a structure with 51-100 units is required to provide 375 square feet plus 4 square feet for each additional unit above 50. A minimum room dimension is 20 feet.

The project will provide 539 square feet for solid waste and recyclable material storage.

Right-of-Way

Right-of-way improvements and street trees are required along South Estelle Street per the Preliminary Site Visit Report and confirmed during a Pre-Application meeting that was held on August 12, 2015. A 2 foot alley dedication and alley improvements are also required per the Preliminary Site Visit Report and Pre-Application meeting.

CONTEXT AND SITE

CS1: NATURAL SYSTEMS AND SITE FEATURES

A: ENERGY USE

1. **Energy Choices**. Building massing has been designed to limit the casting of shadows on neighboring buildings and open space.

B: SUNLIGHT AND NATURAL VENTILATION

1. **Sun and Wind**. Natural ventilation will be used for residential units. The outdoor courtyard has good southern and western exposure.
2. **Daylight and Shading**. Emphasis will be placed on providing adequate daylight to reduce the lighting requirements during the day.

D: PLANTS AND HABITAT

1. **On-site Features**. Existing street trees along Rainier Avenue South are to be accommodated by incorporating an 8-foot setback. Native and adaptive plants and trees will be used throughout the site.

CS1-E: Rain Garden

E: WATER

2. **Adding Interest with Project Drainage**. Trees and rain gardens will be used on site to add interest and focal points for pedestrians and users of open space.

CS2: URBAN PATTERN AND FORM

A: LOCATION IN THE CITY AND NEIGHBORHOOD

1. **Sense of Place**. Due to its location in between neighborhood nodes, the focus will be on creating a sense of place for residents through a strong building entry, well developed outdoor spaces, and a strategic use of materials.
2. **Architectural Presence**. Articulation of street frontage along both Rainier Avenue South and South Estelle Street is a priority. The project will focus on providing a strong building corner at the intersection of these two streets.

B: ADJACENT SITES, STREETS, AND OPEN SPACES

1. **Site Characteristics**. The site is located on a busy arterial (Rainier Avenue South) between two retail nodes at Mt. Baker Station and Genesee. While not a major pedestrian thoroughfare, the streetscape and building composition will work to create a well-defined, pedestrian-oriented entry that is easily recognizable from the street. Existing street trees will create a buffer between the building and the busy street and soften the impacts of the heavy arterial. The L-shaped plan of the preferred scheme also sensitively responds to the single-family residences to the west while still maintaining the required unit count.
2. **Connection to the Street**. Highly used spaces will be located along the street-facing facades to give the building a human scale and provide an active street frontage.
3. **Character of Open Space**. Nearby open space is limited to the p-patch area on the east side of Rainier where Estelle dead-ends, adjacent to John Muir Elementary School. The building corner at the intersection of Estelle and Rainier will act as a connection point to this path leading to the Mt. Baker neighborhood.

CS2-C: Building Corner Articulation

C: RELATIONSHIP TO THE BLOCK

1. **Corner Sites**. The building corner at Estelle and Rainier is seen as important to providing a strong edge to the block. The corner will also help mark the building entry.

D. HEIGHT, BULK, AND SCALE

1. **Existing Development and Zoning**. Future development to the north, south and east is similarly zoned for multi-use structures with a 65-foot height limit. Single-family residential will be maintained to the west of the lot across the alley. Building massing and articulation will reflect these neighboring conditions.
2. **Existing Site Features**. The existing street trees will help to buffer building height from adjacent smaller buildings and empty lots.
3. **Zone Transitions**. In order to better respond to the single-family residential zone to the west across the alley, the building mass conforms to a L-shape to limit development along the west property line. Additionally, the building maximizes alley setback requirements (see page 28) to create an additional buffer at the zone transition.
4. **Massing Choices**. The L-shaped massing provides an important strong building edge along the street frontage while also creating ground floor residential outdoor space protected from the busy arterial, and limiting the building mass along the alley.
5. **Respect for Adjacent Sites**. Adjacent sites are currently undeveloped. Building shape and orientation has been developed to anticipate future development and limit any impacts.

CS3: ARCHITECTURAL CONTEXT AND CHARACTER

A: EMPHASIZING POSITIVE NEIGHBORHOOD ATTRIBUTES

2. **Contemporary Design**. Materials and building articulation will be utilized in a contemporary way to distinguish the new building from the surrounding context.
4. **Evolving Neighborhoods**. As the North Rainier Valley continues to develop its neighborhood character, the proposed articulation and façade design will seek to establish a positive context for future development.

DESIGN GUIDELINES

PUBLIC LIFE

PL1: CONNECTIVITY

A: NETWORK OF OPEN SPACES

1. **Enhancing Open Space**. A new sidewalk and landscaped street frontage will be provided along Estelle, allowing for a place for pedestrians and residents to step away from the heavy arterial nature of Rainier Avenue.
2. **Adding to Public Life**. Nearby open space is limited to the p-patch area on the east side of Rainier where Estelle dead-ends, adjacent to John Muir Elementary School. In order to provide outdoor space that is comfortable for residents, a ground-level courtyard will be provided at the interior of the site. At the street, a recessed entry and new sidewalks will help to contribute to the public face of the building.

B: WALKWAYS AND CONNECTIONS

1. **Pedestrian Infrastructure**. Additional pedestrian infrastructure will be added along Estelle with the addition of sidewalks, curbs, street trees, and landscaped area that will connect with the pedestrian thoroughfare along Rainier Avenue.
2. **Pedestrian Volumes**. Sidewalks will be sized to provide ample space for pedestrian flow and circulation along the public edges of the site.
3. **Pedestrian Amenities**. Lighting, landscaping, signage, and large storefront windows along the ground floor will be provided to create active pedestrian-oriented space. The building entry will be clearly articulated and designed to meet the needs of pedestrians entering the site.

C: OUTDOOR USES AND ACTIVITIES

1. **Selecting Activity Areas**. The ground-floor courtyard has been located to take advantage of sun exposure from the west and south, and adjacent to indoor activity spaces to ensure it is easily accessible to residents.

PL1-A: Landscaped Sidewalk and Bike Parking

3. **Year-Round Activity**. Trees, landscaping, and lighting will be provided to allow the courtyard to be used regularly by residents throughout the year.

PL2: WALKABILITY

A: ACCESSIBILTY

1. **Access for All**. Entries and public access points will be accessible to people with limited mobility.

B. SAFETY AND SECURITY

1. **Eyes on the Street**. Resident and pedestrian safety is a major priority and CPTED will be implemented. Transparency along the ground floor will be high to provide eyes on the street in addition to 24-hour security. Windows of residential units face onto both the street and interior courtyard to provide additional security.
2. **Lighting for Safety.** Lighting will be provided to enhance security at pedestrian pathways and building entries.

3C. WEATHER PROTECTION

1. **Locations and Coverage**. Overhead weather protection will be provided to help define and protect the main building entrance.
2. **Design Integration**. Overhead weather protection and downspouts will be fully integrated with the façade design and rainwater management on site.
3. **People-Friendly Spaces**. Materials and articulation will be used to create a human scale to elements around the building entry.

D. WAYFINDING

1. **Design as Wayfinding**. The building massing and materials will be used to highlight the building entry in addition to any required signage.

PL3: STREET-LEVEL INTERACTION

A: ENTRIES

1. **Design Objectives.**
   c. **Residential Lobbies.** The residential lobby for the main building entry will be accessible from the sidewalk, and will be clearly articulated and identifiable.
2. **Ensemble of Elements**. A variety of elements will be used to articulate the main building entry and provide a safe pedestrian experience.

B: RESIDENTIAL EDGES

4. **Interaction**. The interior, ground level courtyard will provide space for tenants to spend time outside away from the busy streets. The courtyard will directly connect to interior tenant activity spaces on the first floor.

PL4: ACTIVE TRANSPORTATION

A: ENTRY LOCATIONS AND RELATIONSHIPS

1. **Serving all Modes of Travel**. The main building entry will be easily accessible to pedestrians, people using public transportation (bus stop approximately 400 feet to the north), bicyclists, and other modes of travel.
   A path to enter the building from the separate parking structure off the alley will also be provided. The project will consider a loading zone along Estelle to accommodate pick up and drop off activities.
2. **Connections to All Modes.** The building entry will be located to provide easy, safe access for tenants, who will typically arrive on foot or by public transportation.

B: PLANNING AHEAD FOR BICYCLISTS

1. **Early Planning**. Bicycle traffic will be accommodated for both public and private uses. Bicyclists will be able to easily connect to existing arterials along Rainier Avenue South.
2. **Bike Facilities**. Bicycle storage will be provided for residential tenants.

C: PLANNING AHEAD FOR TRANSIT

3. **Transit Connections**. Building entry will be oriented towards the closest transit stop, located approximately 400 feet to the north.

PL3-A: Articulated Building Entry

DESIGN CONCEPT

DC1: PROJECT USES AND ACTIVITIES

A: ARRANGEMENT OF INTERIOR USES

1. **Visibility**. The main building entry will be located at the intersection of Estelle and Rainier Avenue to provide the highest visibility.
2. **Gathering Spaces**. Larger gathering spaces will be located along Estelle to take advantage of the quieter street, and connect through to the interior courtyard.
4. **Views and Connections**. Due to the high volume of traffic along Rainier Avenue, residential amenity spaces will be oriented towards Estelle and the interior courtyard as much as possible to take advantage of the calmer nature of these areas.

B: VEHICULAR ACCESS AND CIRCULATION

1. **Access Location and Design**. Vehicle access will be provided off the alley away from pedestrian traffic and the street-facing facades.

C: PARKING AND SERVICE USES

2. **Visual Impacts**. The parking provided has been screened from view by providing a separate one-story structure. The area around the structure will be landscaped as much as possible to provide additional screening.
4. **Service Uses**. All service uses will be accessed off the alley to minimize impacts to street-facing facades and pedestrian traffic. Where necessary, architectural features will be used to integrate these spaces into the façade design.

DC2: ARCHITECTURAL CONCEPT

A: MASSING

1. **Site Characteristics and Uses**. The street-facing facades and building composition will respond to the heavy traffic along Rainier Avenue South.

DC2-A: Building Massing

DC2-C: Overhead Weather Protection and Wayfinding

The L-shaped massing works to respond to the single-family residences to the west by reducing the mass along the alley. Additionally, the ground level is opened up for an internal courtyard that will receive both southern and western exposure.

2. **Reducing Perceived Mass**. Building articulation and materials will be used to reduce the perceived mass of the building, specifically along Estelle, to better relate to the 3-story structure across the street.

B: ARCHITECTURAL AND FAÇADE COMPOSITION

1. **Façade Composition**. The building will be designed to be attractive and well proportioned along all facades. The building structure and articulation will be of durable, sturdy materials that project a strong connection to the neighborhood. The upper floors containing the residential units will be identified through the use of materials and fenestration that differs from the activities at the ground level.
2. **Blank Walls.** Blank walls will be avoided. Where needed, the façade treatment will include landscape or architectural elements to reduce the building scale.

C: SECONDARY ARCHITECTURAL FEATURES

1. **Visual Depth and Interest**. Depth will be added to facades through building articulation and materials where feasible. Special attention will be paid to the articulation of the facades at ground level to ensure visual interest at the pedestrian level.
2. **Dual Purpose Elements**. Windows will be used strategically to create visual interest along the street-facing facades. Where applicable, canopies will be used to provide overhead weather protection and shading.
3. **Fit with Neighboring Buildings**. An effort will be made to create a building mass that is well articulated and relates well to the smaller adjacent buildings.

D: SCALE AND TEXTURE

1. **Human Scale**. Materials, architectural features, and elements will be used to relate to the pedestrian experience.
2. **Texture**. Material articulation will be emphasized to create a positive pedestrian experience and bring texture to the street-level façade.

E: FORM AND FUNCTION

1. **Legibility and Flexibility**. An effort will be made to make the building easily accessible and understandable while also maintain flexibility that would allow the ground-related activities to change, if needed.

DC3: OPEN SPACE CONCEPT

A: BUILDING-OPEN SPACE RELATIONSHIP

1. **Interior/Exterior Fit**. All exterior spaces support interior activities. The ground level courtyard will directly relate to the interior residential activities.

DC3-B: Ground-level Courtyard

DESIGN GUIDELINES

B: OPEN SPACE USES AND ACTIVITIES

1. **Meeting User Needs**. The open space provided has been adequately sized to meet the programmatic needs of the building and the safety requirements of the client.
2. **Matching Uses to Conditions**. Landscaping and site elements will respond to the seasonal changes experienced throughout the year. Additional elements may be added to further support year-round use of the courtyard.
4. **Multifamily Open Space**. Both interior and exterior residential activity space will be provided to foster community between residents.

C. DESIGN

2. **Amenities and Features**. A variety of living plant material, trees, planters, hardscape, and site furniture will be utilized to enhance the building, street-facing facades, and courtyard to enhance the character of the neighborhood.

DC3-A: Ground-level Courtyard Supporting Interior Activities

DC4: EXTERIOR ELEMENTS AND FINISHES

A: BUILDING MATERIALS

1. **Exterior Finish Materials**. The building façade will be articulated through durable, sturdy materials that provide a strong presence on Rainier Avenue South that can be built upon by future development.
2. **Climate Appropriateness**. Climate appropriate materials that are easy to maintain will be selected to increase durability and reduce replacement costs.

B: SIGNAGE

1. **Scale and Character**. Building signage will be incorporated into the look and character of the building architecture.
2. **Coordination with Project Design**. Signage will be developed in coordination with the façade that reinforces the overall project design.

C: LIGHTING

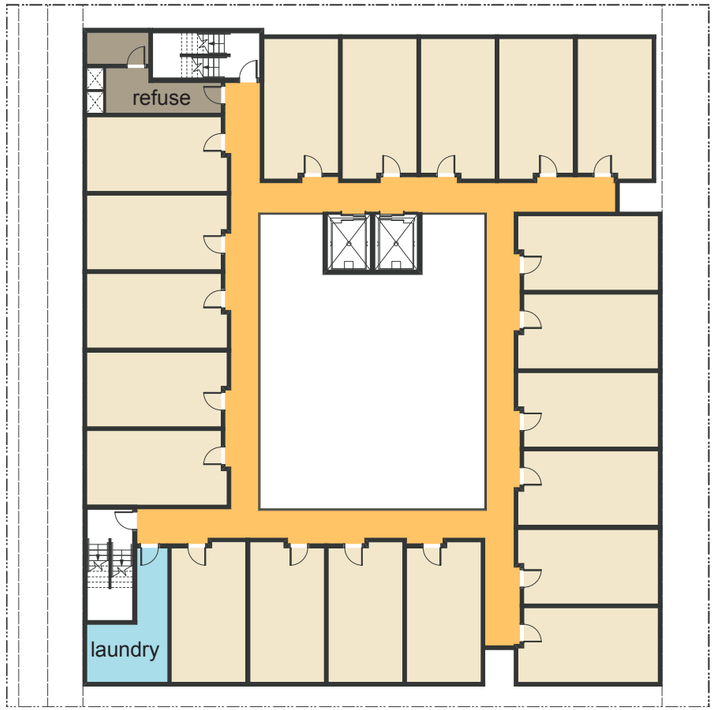
1. **Functions**. Lighting will be provided to enhance security around the building perimeter and the main building entrance.
2. **Avoiding Glare**. Effort will be made to properly illuminate the site while avoiding glare and light pollution to surrounding properties.

D: TREES, LANDSCAPE AND HARDSCAPE MATERIALS

1. **Choice of Plant Materials**. Plant materials will be chosen for their native qualities, drought resistance, and ability to provide greenery year-round.
2. **Hardscape Materials**. Pattern and texture will be provided in hardscape areas through material selection and concrete scoring, when possible.
3. **Long Range Planning**. A long-term landscape plan will be developed to ensure that all plant material is appropriately sized for the conditions on-site. Special attention will be paid to the landscaping selected for the courtyard to ensure safety.
4. **Place Making**. Site furniture, trees, and other elements will be used to define spaces within the overall landscape concept.

DC4-B: Signage Integration

THIRD - SIXTH FLOORS

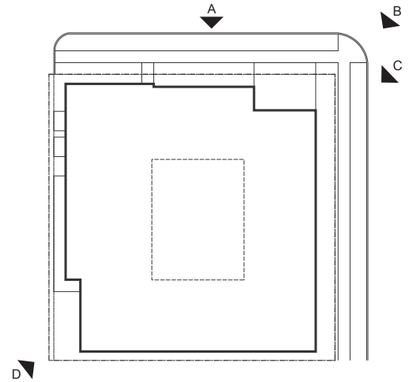


SECOND FLOOR

KEY: BUILDING PROGRAM

- SUPPORT STAFF
- RESIDENTIAL COMMON SPACE
- EXTERIOR COMMON SPACE
- CIRCULATION
- MECHANICAL/STORAGE
- RESIDENTIAL UNITS
- EXISTING STREET TREES

FIRST FLOOR



OPPORTUNITIES

Fully code compliant; no departures required.

Maximum number of units reached.

CONSTRAINTS

Building mass encloses the exterior amenity space.

Units face the property to the south; light to these units will be limited by any future development.

No response to the single-family residential development across the alley.

Inefficient layout of interior spaces.

Extremely limited opportunities for modulation.

Open space is not at grade.

Limited daylight to central spaces at the ground floor.

DEPARTURES

No departures are required.

BUILDING DATA

Building Footprint: 11,252 SF

Building Height: 65'-0" (6 Stories)

Building Area: 57,247 SF

Exterior Residential Amenity Space: 1,370 SF

Number of Parking Spaces: 4 Spaces

Number of Residential Units: 100 Studio Units

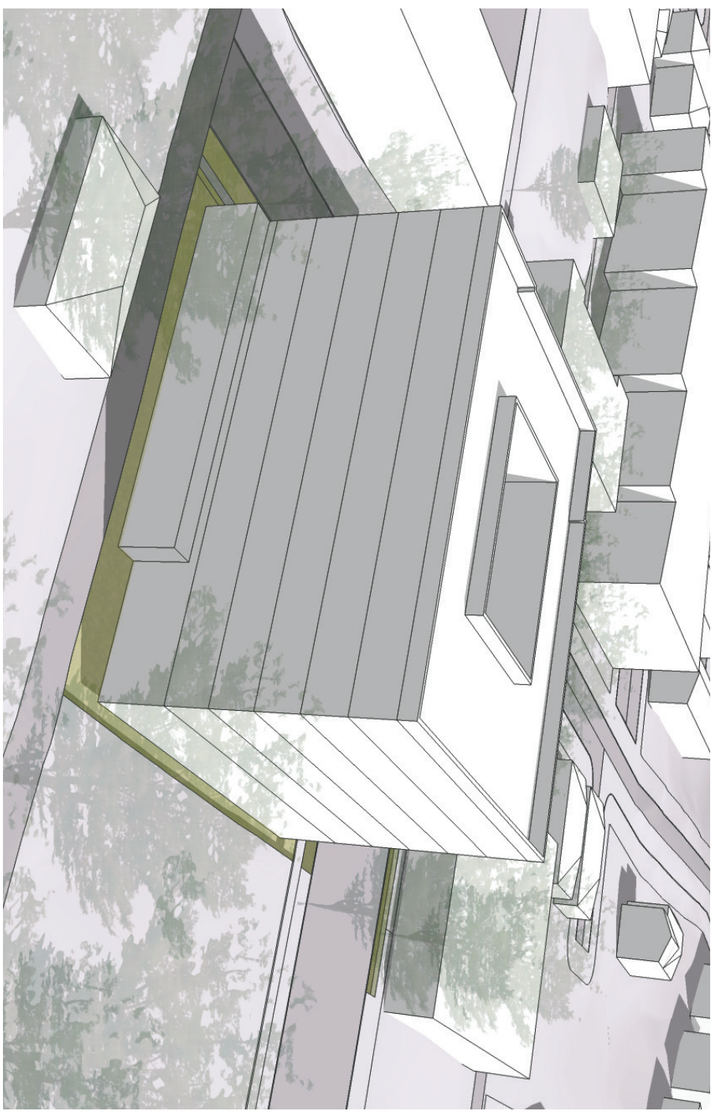
SCHEME A: FLOOR PLANS

A. ESTELLE ST
LOOKING SOUTH ON ESTELLE ST

B. RAINIER AVE & ESTELLE ST
LOOKING SOUTH-WEST ON RAINIER AVE & ESTELLE ST

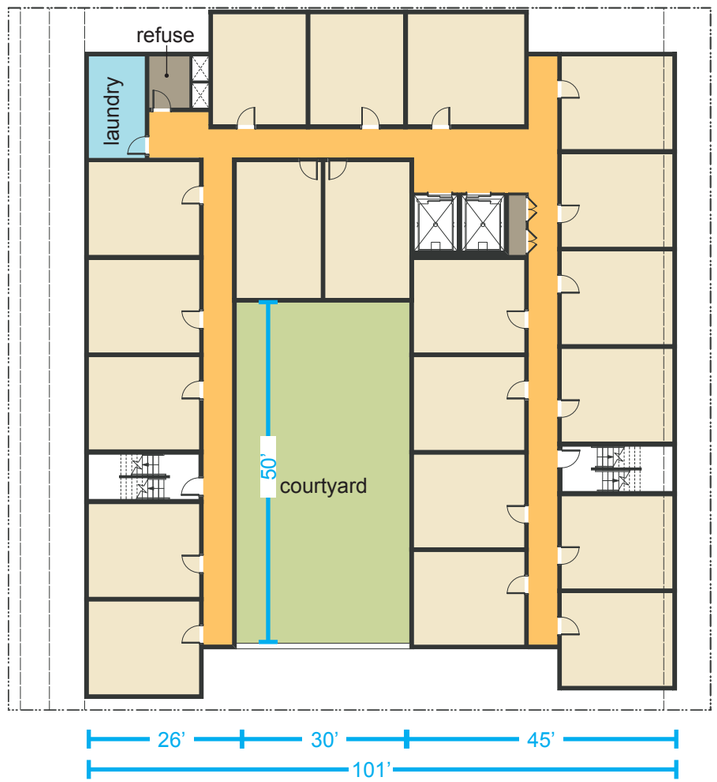
C. RAINIER AVE
LOOKING SOUTH-WEST ON RAINIER AVE

D. ALLEY
LOOKING NORTH-EAST FROM THE ALLEY



THIRD - SIXTH FLOORS

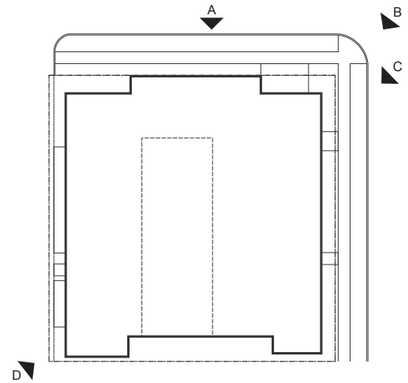
SECOND FLOOR



KEY: BUILDING PROGRAM

- SUPPORT STAFF
- RESIDENTIAL COMMON SPACE
- EXTERIOR COMMON SPACE
- CIRCULATION
- MECHANICAL/STORAGE
- RESIDENTIAL UNITS
- EXISTING STREET TREES

FIRST FLOOR



OPPORTUNITIES:

Fully code compliant.
Open space opens up to the south.
No units are oriented along the south property line.
A wider, shallower unit is possible.

CONSTRAINTS

The 8-foot setback for the Rainier Avenue street trees is not maintained. (Departure required.)
No response to the single-family residential development across the alley.
Inefficient layout of interior spaces.
Limited opportunities for modulation.
Open space is not at grade.
Limited daylight to the ground floor.

DEPARTURES

In order to provide the required number of units, some setback encroachment was required along Rainier Ave. S.

BUILDING DATA

Building Footprint: 11680 SF

Building Height: 65'-0" (6 Stories)

Building Area: 59777 SF

Exterior Residential Amenity Space: 1728 SF

Number of Parking Spaces: 4 Spaces

Number of Residential Units: 100 Studio Units

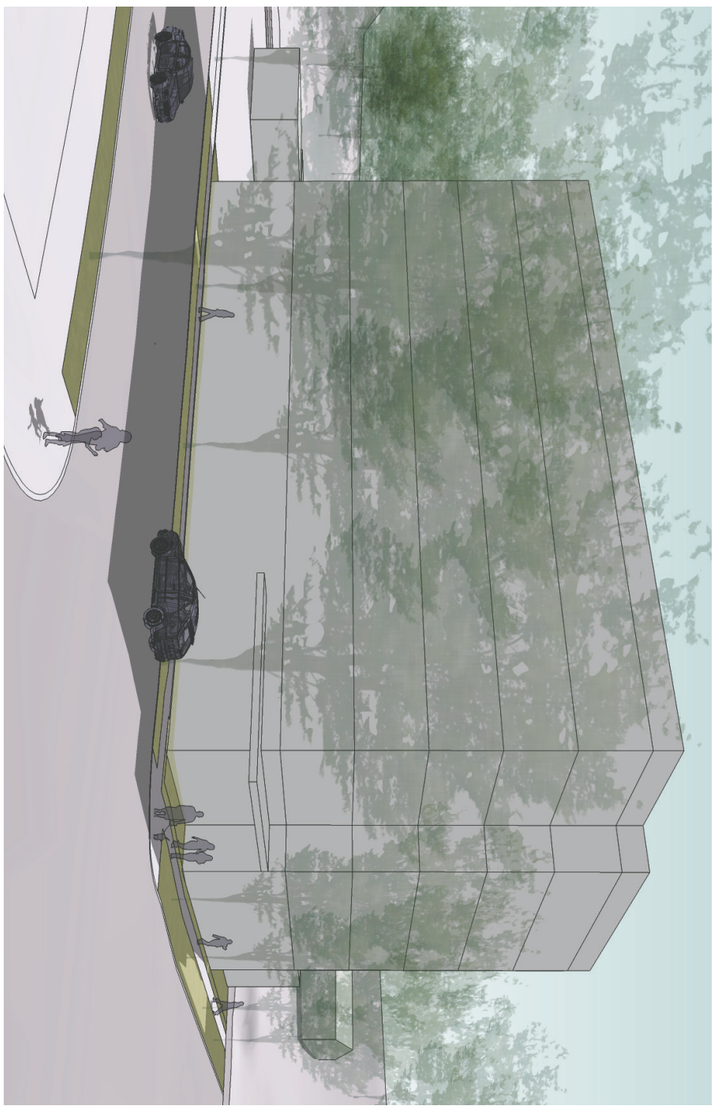
SCHEME B: FLOOR PLANS

A. ESTELLE ST

LOOKING SOUTH ON ESTELLE ST

B. RAINIER AVE & ESTELLE ST

LOOKING SOUTH-WEST ON RAINIER AVE & ESTELLE ST

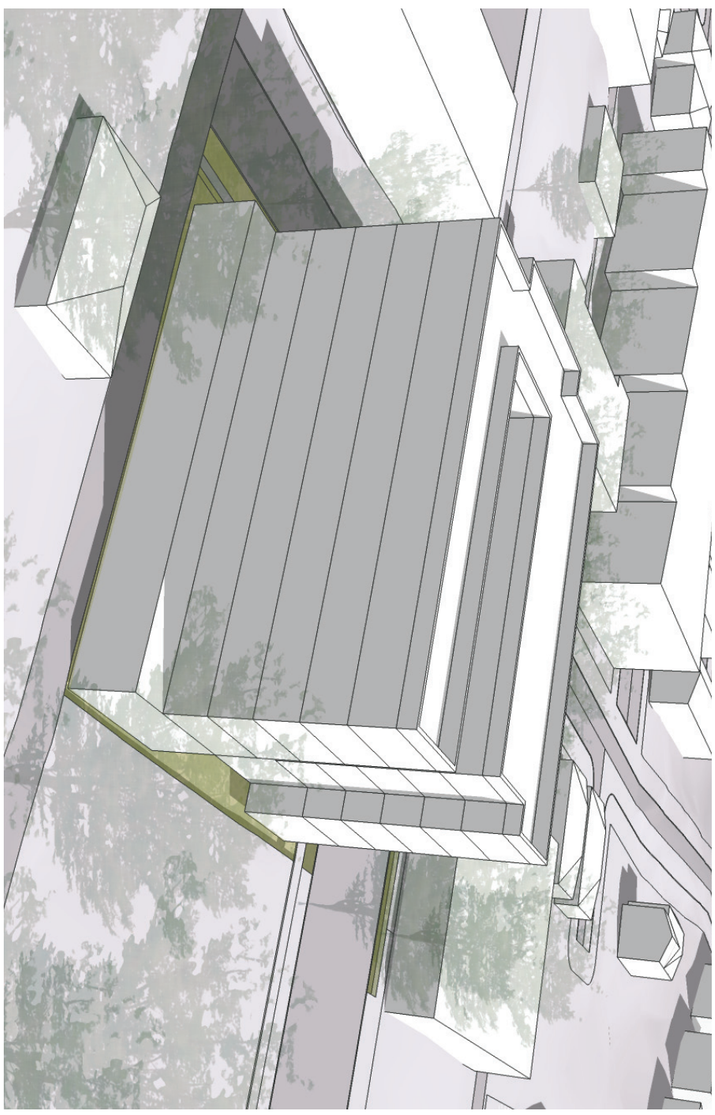


C. RAINIER AVE

LOOKING SOUTH-WEST ON RAINIER AVE

D. ALLEY

LOOKING NORTH-EAST FROM THE ALLEY



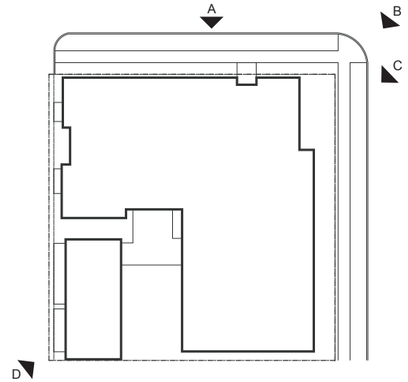
THIRD - SIXTH FLOORS

SECOND FLOOR

KEY: BUILDING PROGRAM

- SUPPORT STAFF
- RESIDENTIAL COMMON SPACE
- EXTERIOR COMMON SPACE
- CIRCULATION
- MECHANICAL/STORAGE
- RESIDENTIAL UNITS
- EXISTING STREET TREES

FIRST FLOOR



OPPORTUNITIES

Open space at grade opens up to the south and west.
No units are oriented along south property line.
Massing is focused along the street-facing facades, limiting the massing along the alley to respond to the single-family residential development.
Scheme provides the most opportunity for modulation.
Efficient, double-loaded corridor layout.
Meets Owner program requirements.

CONSTRAINTS

A separate 1-story parking structure is required to provide four parking spaces.

DEPARTURES:

Section 23.47A.014.B.3a.

In order to meet utility requirements along the alley, and maintain a consistent floor/ceiling height between Levels 1 and 2 (at 15'-0"), the building encroaches on the required setback by 2 feet in height.

BUILDING DATA

Building Footprint: 10125 SF

Building Height: 65'-0" (6 Stories)

Building Area: 53560 SF

Exterior Residential Amenity Space: 1860 SF

Number of Parking Spaces: 4 Spaces

Number of Residential Units: 91 Studio Units

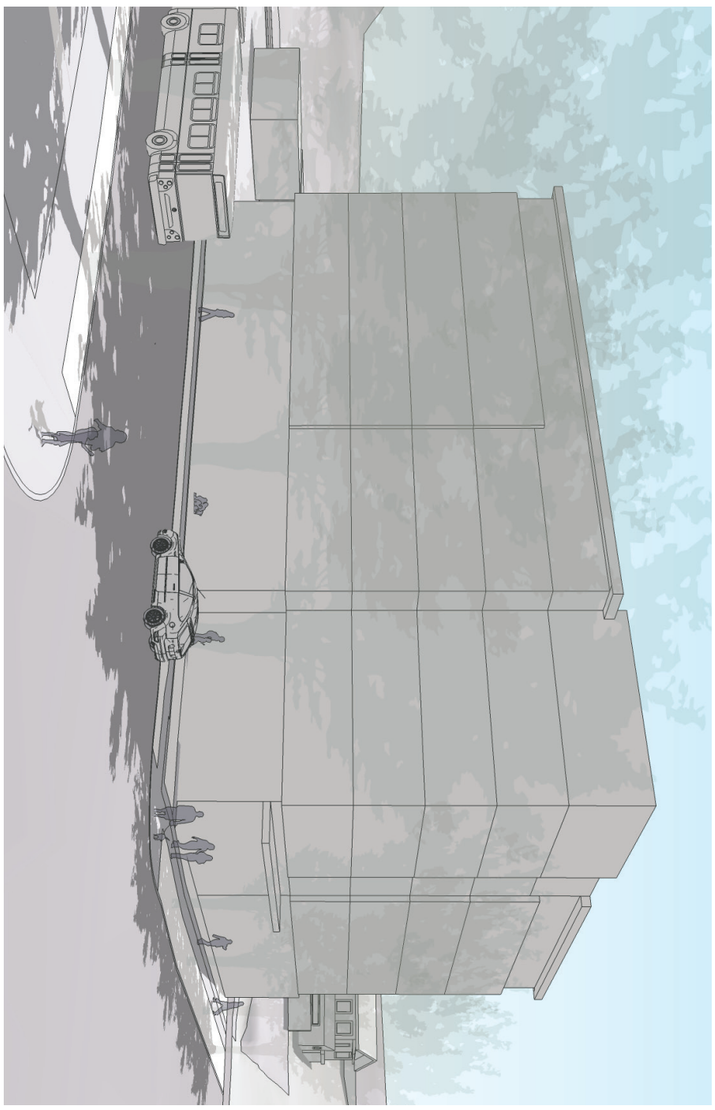
N

SCHEME C: FLOOR PLANS

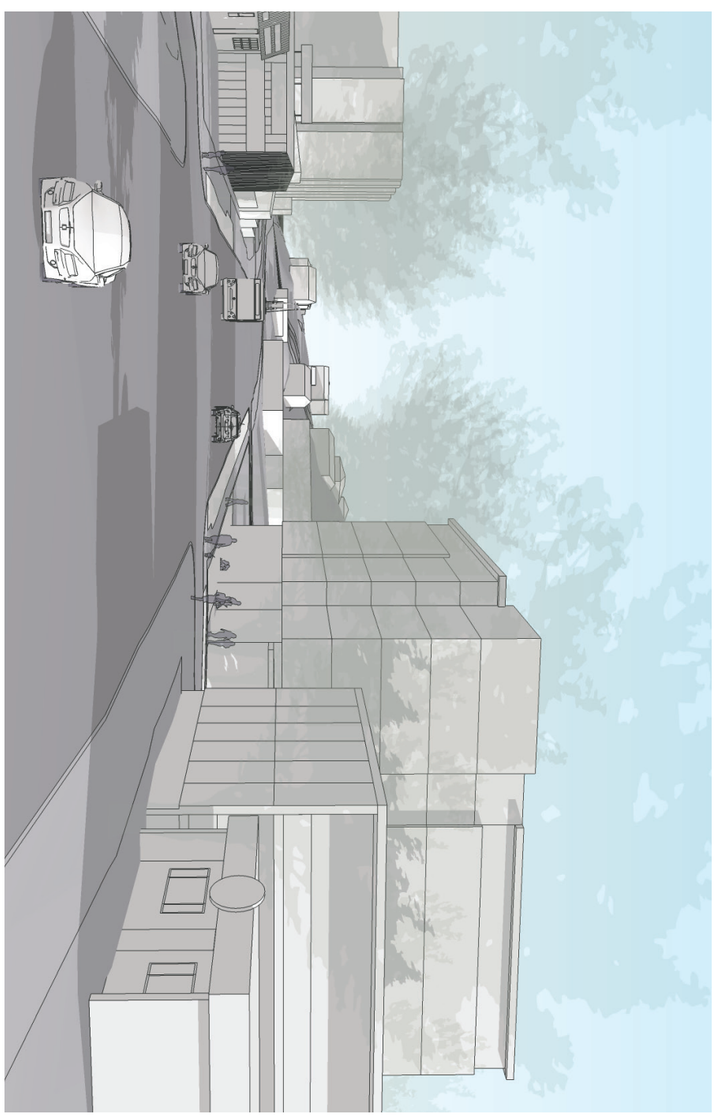
PREFERRED SCHEME

A. ESTELLE ST
LOOKING SOUTH ON ESTELLE ST

B. RAINIER AVE & ESTELLE ST
LOOKING SOUTH-WEST ON RAINIER AVE & ESTELLE ST



C. RAINIER AVE
LOOKING SOUTH-WEST ON RAINIER AVE



D. ALLEY
LOOKING NORTH-EAST FROM THE ALLEY

EAST-WEST SECTION LOOKING SOUTH

REQUIRED SETBACKS

1 Building Height = 0’ to 13’
2’-0” alley dedication only.

2 Building Height = 13’ to 40’
Setback is 15’-0” from the centerline of the alley.

3 Each additional 10’ of building height requires a setback of 2’-0”.

4 8’-0” setback from east property line for street trees per City Arborist.

REQUESTED DEPARTURES

Scheme	Code Section	Justification	Design Guidelines
Scheme A (Code Compliant)	No Departures Requested		
Scheme B	The City of Seattle Arborist has recommended an 8’-0’setback along Rainier Ave. S. to protect existing mature street trees.	In order to maximize building width to provide the required number of units, some setback encroachment was required.	CS2-D.2
Scheme C (Preferred)	23.47A.014.B.3a A 15 foot setback is required where a lot is across an alley from a residential zone for portion of structures above 13 feet to a maximum of 40 feet.	In order to meet utility requirements along the alley, and maintain a consistent floor/ceiling height between Levels 1 and 2 (at 15’-0”), the building encroaches on the required setback by 2 feet in height (see above diagram). To reduce the impact of this encroachment on the adjacent single family residences, the upper levels of the building have been set back to the maximum distance required per code.	CS2-D.1, CS2-D.3, CS2-D.5, DC2-A.2

REQUIRED SETBACKS AND DEPARTURES

BENCH

BIKE PARKING and SIDEWALK PLANTING

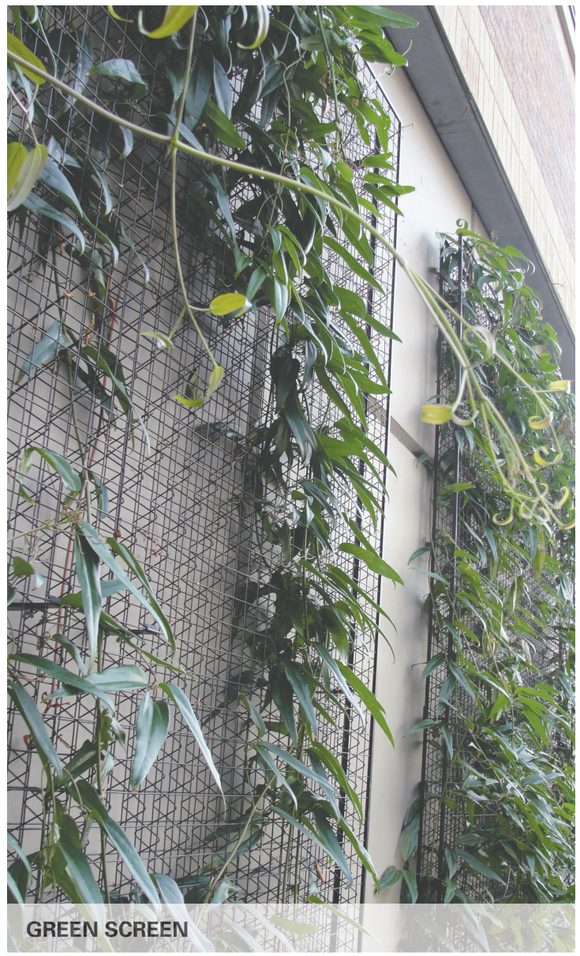
MATURE STREET TREES

GROUND-LEVEL COURTYARD

RUNNEL

PAVING and PLANTING BEDS

STREETSCAPE



GREEN SCREEN

RAINGARDEN

LANDSCAPE CONCEPT

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DESC COTTAGE GROVE APARTMENTS

DESC CANADAY HOUSE

ARTSPACE MOUNT BAKER STATION LOFTS

DESC RAINIER HOUSE

SMR ARCHITECTS RELEVANT PROJECTS