

RAINIER APARTMENTS
622 RAINIER AVENUE SOUTH
DPD Project #3023696

Early Design Guidance
September 27, 2016

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PROJECT SITE



PROJECT TEAM

OWNER

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ARCHITECT

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SITE INFORMATION

Project Location:

622 Rainier Ave S
Seattle WA 98144

Parcel #:

3320500210

Lot Size:

32,051 SF

Max FAR Allowed:

4.25 - Residential
4.75 - All Uses

Applicable Code:

Seattle Municipal Code

Base Zone:

NC2-65 (Neighborhood commercial 2)

Overlay Zones:

23rd & Union-Jackson(Residential Urban Village)
Frequent Transit (Rainier Ave S)

Adjacent Zones:

West: DMC 85/65 -150
North: NC2-65
South: NC2-65
East: LR3 RC, NC2-40

Street Frontage:

Rainier Ave S
S Weller St.
16th Ave S
S Lane St.

Design Guidelines:

Seattle Design Guidelines



ZONING SUMMARY (ZONE NC2-65)

Permitted Uses 23.47.004

- Residential (except congregate housing "micro-units")
- Restaurants - Limited to 25,000 SF
- Drinking Establishments - Conditional Use - limited to 25,000 SF
- Offices - Limited to 25,000 SF
- Retail sales, multipurpose - Limited to 50,000 SF
- Live-work units, parks and open space, community gardens

Street-level Development Standards 23.47A.008

- Blank segments of the street-facing facade between 2 feet and 8 feet above sidewalk may not exceed 20 feet in width. Sixty percent of the street-facing facade between 2 feet and 8 feet above the sidewalk shall be transparent.
- Non-residential uses at street level shall have a floor-to-floor height of at least 13'
- Non-residential uses shall extend an average depth of at least 30 feet and a minimum depth of 15 feet from the street-level street-facing facade

Structure Height 23.47A.012

The height limit is: 65'-0"

The structure might exceed the limit by 7 feet provided all of the following conditions are met:

- The total gross floor area of at least one multi-purpose retail sales use exceeds 12,000 square feet
- A floor-to-floor height of 16 feet or more is provided for the multi-purpose retail sales use at street level;
- The additional height allowed for the structure will not allow an additional story beyond the number that could be built under the otherwise applicable height limit

Open railings, planters, parapets etc. may extend up to 4 feet above the applicable height limit. Insulation, rooftop decks, and soil - 2 feet. Mechanical equipment - 15 feet, stair and elevator penthouses - 16 feet.

Floor Area Ratio 23.47A.013

Total FAR permitted for all uses on a lot that is occupied by a mix of uses is 4.75. FAR limit for either all residential uses or all non-residential uses shall not exceed 4.25. Minimum FAR is 2.

The following gross floor area is not counted toward maximum FAR:

- All underground stories and all portions of a story that extend no more than 4 feet above grade

Setback Requirements 23.47A.014

Where access to a loading berth is from the alley, a setback of 12 feet is required for the loading berth, measured from the centerline of the alley.

Landscaping and Screening Standards 23.47A.016

Green Factor Requirement: .30 or greater determined as set forth in Section 23.86.019

Residential Amenity Areas 23.47A.024

Required Area: 5% of the total gross floor area in residential use

Minimum horizontal dimension of the amenity: 10 feet, minimum area: 250 SF

Private balconies: min horizontal dimension - 6 feet, minimum area 60 SF

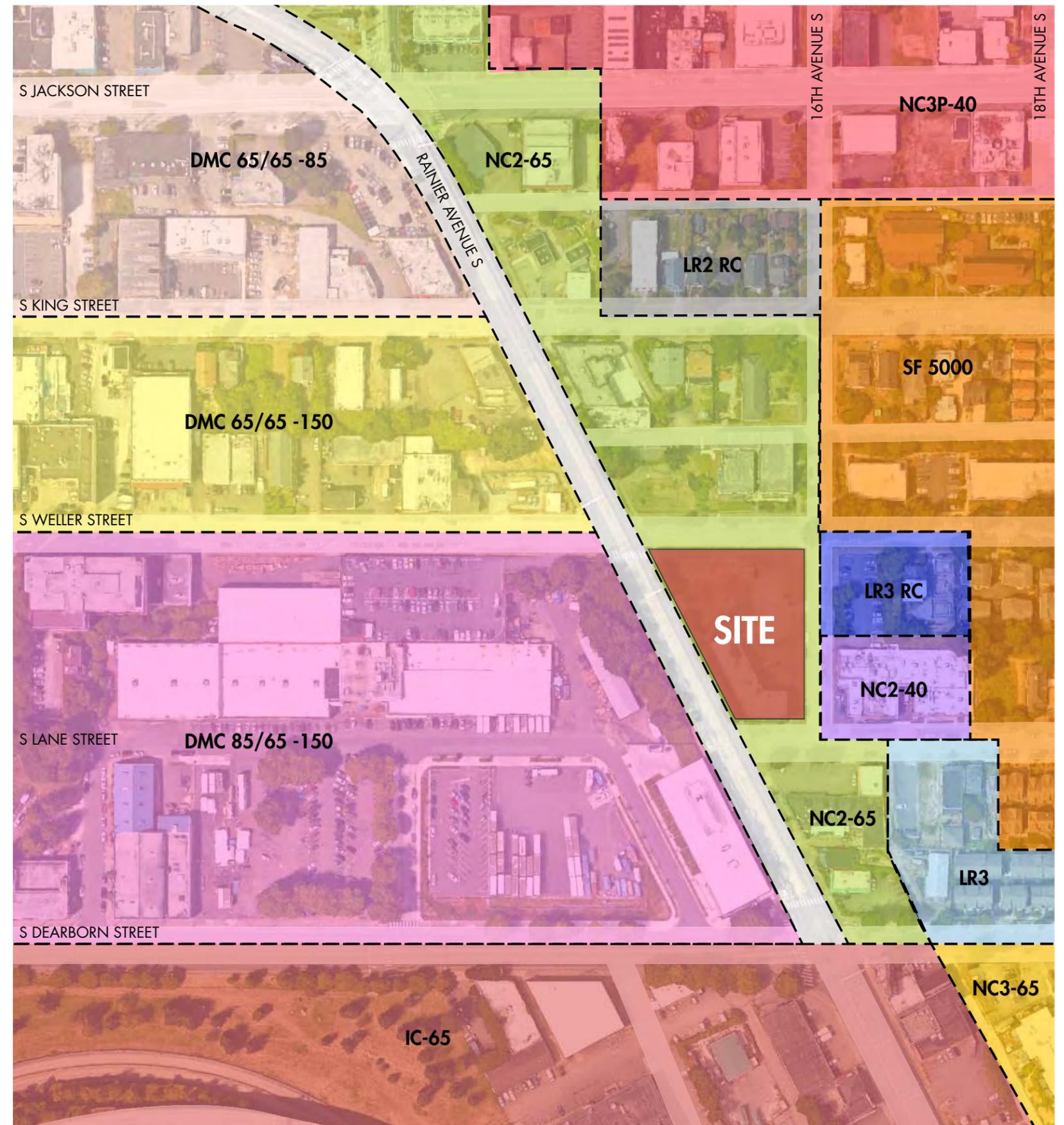
Required parking 23.45.015

Residential Use - no minimum requirement if located within 1,320 feet of a street with frequent transit service.

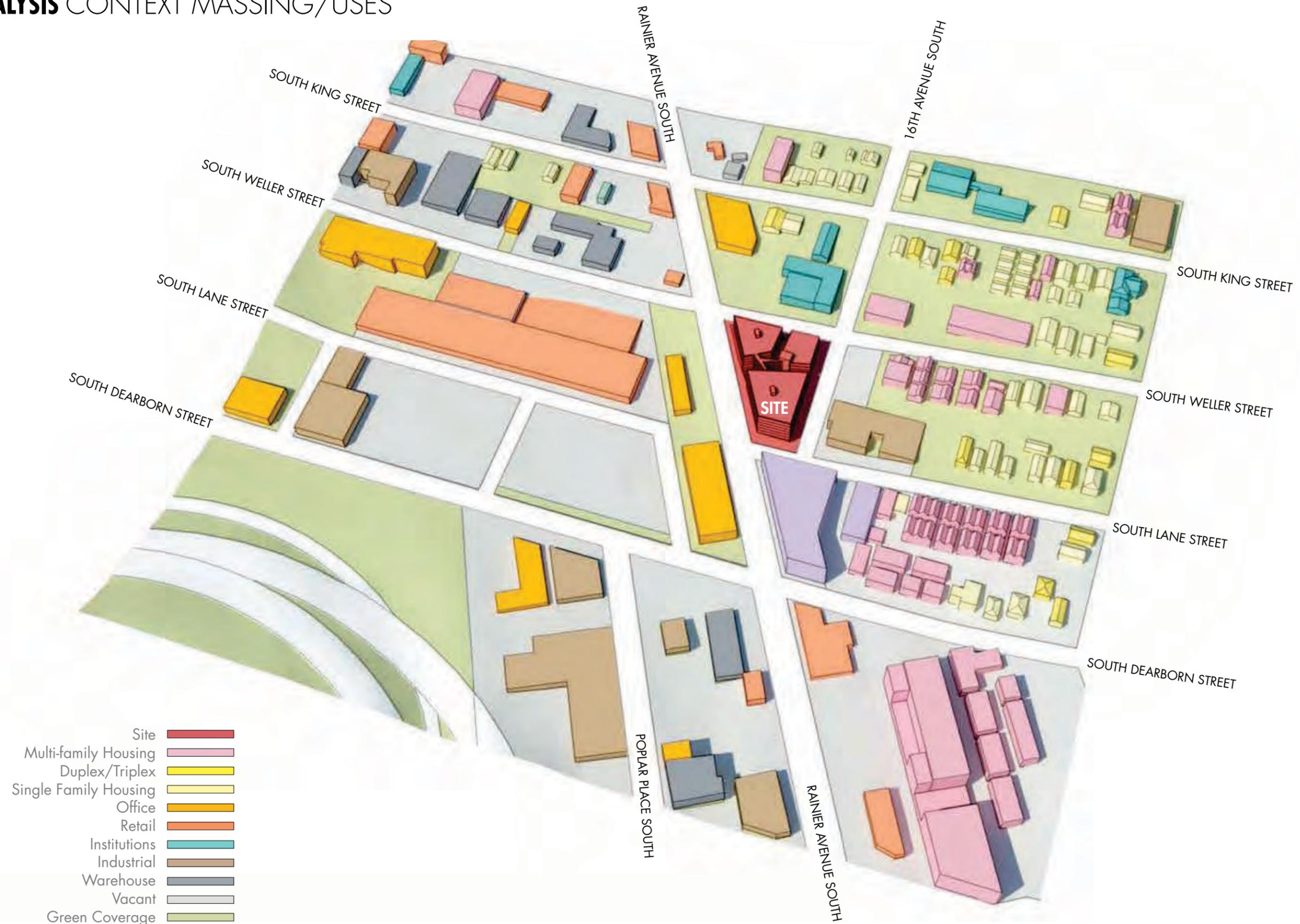
Commercial use - Eating and drinking: 1 space for each 250 SF, Sales: 1 space for each 500 SF

Bike parking for Commercial use: 1 per 12,000SF (long-term), 1 per 4,000 SF short-term. For Residential Use:

1 per 4 dwelling units (long-term), no short-term parking required



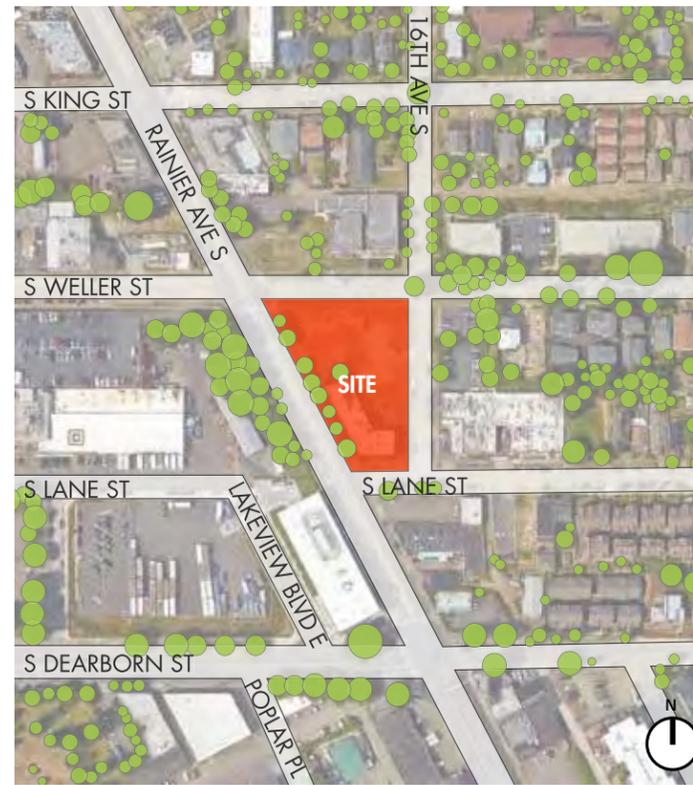
SITE ANALYSIS CONTEXT MASSING/USES



SITE ANALYSIS

TREES + SURROUNDING PARKS

One tree has been identified within the boundaries of our site. There are multiple street trees to the west of the site along Rainier Ave South.

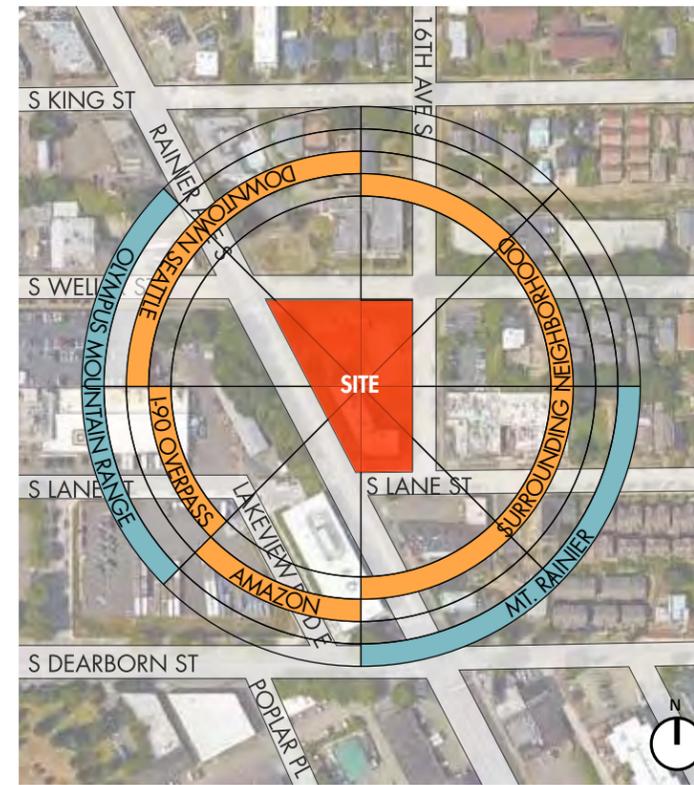


TREES LEGEND

- Site
- Trees
- Parks

SIGNIFICANT VIEWS

There are a few significant ground level views on the boundaries of the site. To the north and northwest of the site are views of downtown Seattle. To the southeast of the site is a direct view of Mount Rainier. The upper floors and the building's rooftop will also have views of Downtown Seattle, Mount Rainier, the surrounding neighborhoods, and the Olympic Mountain range.



VIEWS LEGEND

- Site
- Neighborhoods and Structures
- Natural Surroundings

ACCESS OPPORTUNITIES + CONSTRAINTS

The site is surrounded by 2-way streets on all four of its sides. The surrounding streets include S. Weller St, 16th Ave S., S. Lane St, and Rainier Ave S. Rainier Avenue is the most active of the surrounding streets and is a major arterial in this area. The northeast corner is on a moderate slope. The slope from the northwest corner to the southwest corner is gradual. There are three bus stops nearby. Route 7, one of the surrounding stops, will take you into the north into Downtown Seattle or south to Rainier Beach. Route 9 will take you north to Broadway and Capitol Hill or south to Columbia City and Rainier Beach.

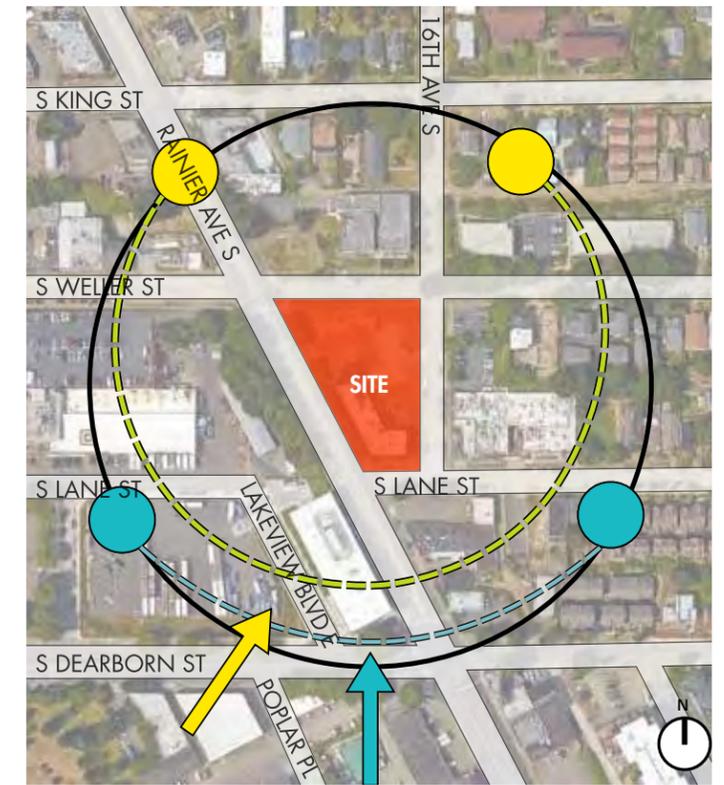


ACCESS/CIRCULATION LEGEND

- Site
- Direction of Traffic
- Arterial Streets
- Bike Routes
- X Bus Stops

SOLAR EXPOSURE + PREVAILING WINDS

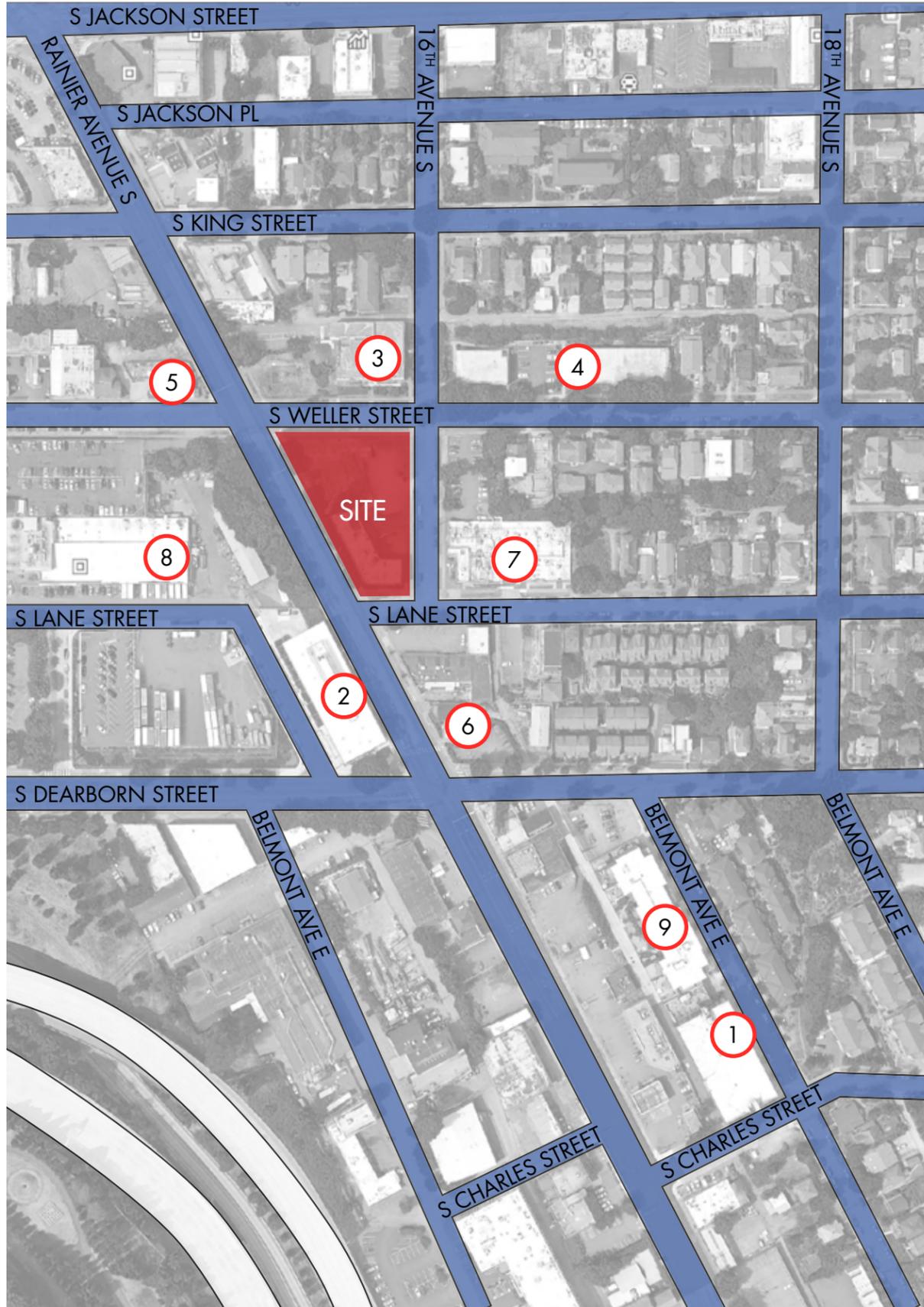
There is a 1-story retail shop to the south of the site and a 3-story commercial building to the southwest of the site. Since there are no significant buildings to the east, north, and west of the site our building should get plenty of Northern light. Due to the building's height and location on the southwest side of the site, the proposed design will also have full sun exposure on the south façade.



SOLAR/WINDS LEGEND

- Site
- Summer Sun and Winds
- Winter Sun and Winds

SITE ANALYSIS SURROUNDING BUILDINGS



1- HIAWATHA LOFTS
 843 HIAWATHA PL S | APARTMENT
 This 4-story apartment building is south of the project site along Belmont Ave E. It is unique in the fact that it houses local artist's. The building sets close to the northern property edge along Belmont Ave. On the southern façade of the design there is a large amenity space on level 3 that takes advantage of the surrounding views to the west and south of the site.



2- GOODWILL - OFFICE
 700 DEARBORN PL S | OFFICE
 Located along Rainier Avenue across from our project site, this 3-story building is clad in corrugated metal panels, and has large ground floor windows. The corner entry is a prominent design feature. It consists of a raised entry-level plaza, a cedar-lined entry canopy, and is surrounded by plantings making the entry a focal point and an inviting space for those passing by.



3 - JAPANESE CULTURAL CENTER
 1414 S WELER ST | COMMUNITY CENTER
 This building was built is directly across from the project site along S Weller Street. This 2-story building will be visible from the apartment units on the north facade of the proposed project. Landscape divides the building entry from the street.



4- WELER APARTMENTS
 1632 S WELER STREET | APARTMENT
 This 4-story apartment complex is northeast of the site. It is one of the few apartment complexes in this highly industrial area. The building is located in the center of the lot and has green landscaping surrounding its perimeters. It is also surrounded by many single-family houses.



5-HUMBLE PIE
 525 RAINIER AVE S | RESTAURANT
 This pizza place is located in the corner of Rainier Ave S and S Weller St. It's one of the commercial sites near our project site. The building is a small one story shipping container structure, most of the property area consists on a large open seating and parking space.



6- 718 RAINIER AVE APARTMENTS
 718 RAINIER AVE S | APARTMENT
 This 5 level mixed-use apartment building is in the design review stage. It will be approximately 70' tall and 187,000 SF. It will most likely block views from the southern facade of our design.



7- DOWNTOWN EMERGENCY SERVICES CENTER
 1600 S LANE STREET | OFFICE-FACILITIES
 Located across the site from 16th Ave S, this building mainly host one of the offices and shelters of the Downtown Emergency Services Center. This is a non profit organization working to aid chronic homelessness and mental disease in our community.

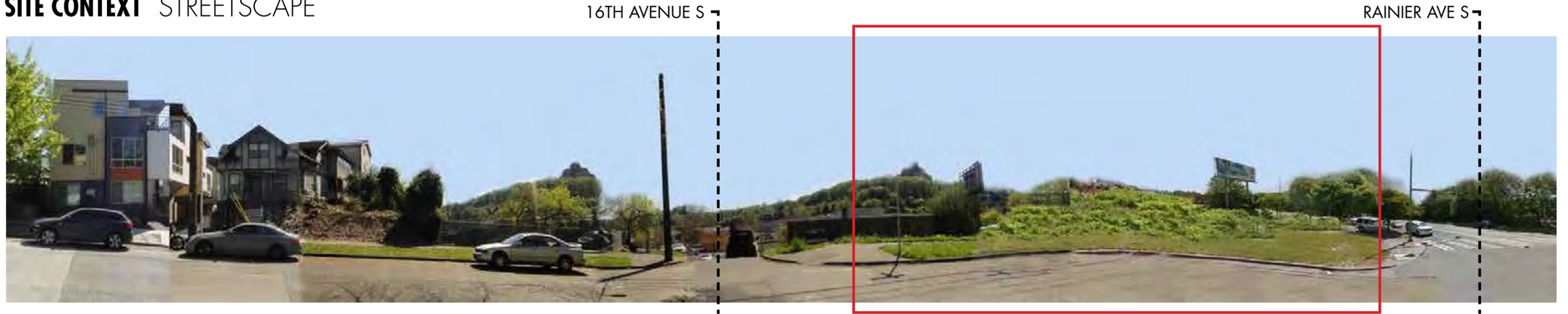


8- GOODWILL - RETAIL
 1400 S WELER STREET | COMMERCIAL
 This building is located not too far from the Goodwill offices, and right across Rainier Ave from our site project. It is a large, one story commercial structure, with plenty of parking area, however almost not visible from our property because of the amount of trees and vegetation in between.



9- THE PONTERA
 1632 S WELER STREET | APARTMENT
 This 6-story condominium building is south of the project site along Belmont Ave E. It is one the most recognizable buildings around the site because of its height and size. One of its main features is the large and open community area looking west on the third floor. The building also hosts a couple commercial spaces within.

SITE CONTEXT STREETScape



16TH AVENUE S

RAINIER AVE S

622 SITE FROM WELLER STREET SOUTH

A. SOUTH WELLER STREET
View along Weller Street S facing south



RAINIER AVE S

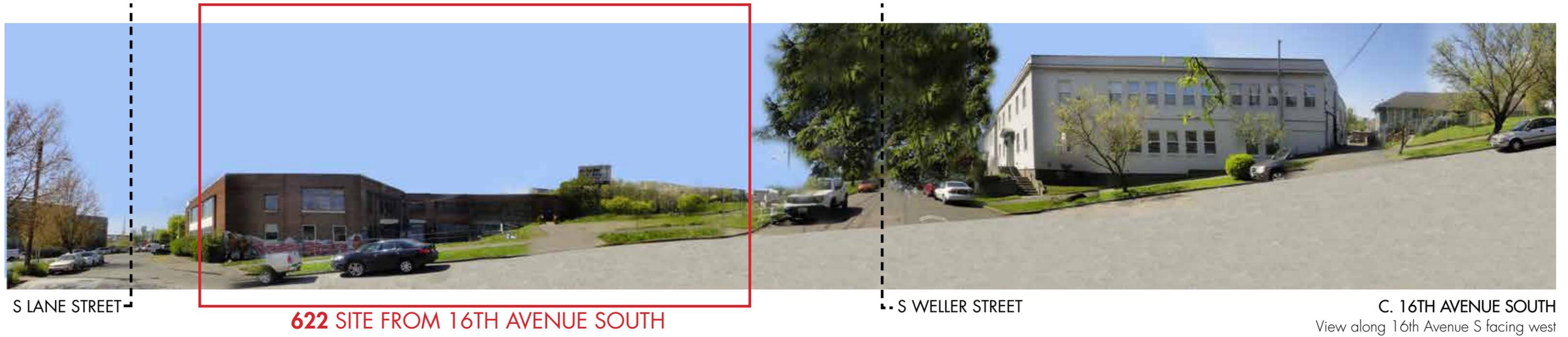
16TH AVENUE S

ACROSS FROM SITE

B. SOUTH WELLER STREET
View along Weller Street S facing north



SITE CONTEXT STREETScape



SITE CONTEXT STREETScape



RAINIER AVE S

622 SITE FROM S LANE ST

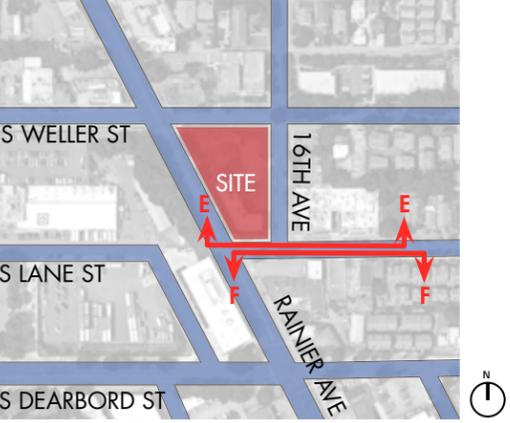
16TH AVENUE S

E. SOUTH LANE STREET
View along S Lane Street facing north



ACROSS FROM SITE
RAINIER AVE S

F. SOUTH LANE STREET
View along S Lane Street facing south



SITE CONTEXT STREETScape



S WELLER STREET

622 SITE FROM RAINIER AVENUE SOUTH

S DEARBORN STREET

G. RAINIER AVENUE SOUTH

View along Rainier Avenue South facing east



S DEARBORN STREET

ACROSS FROM SITE

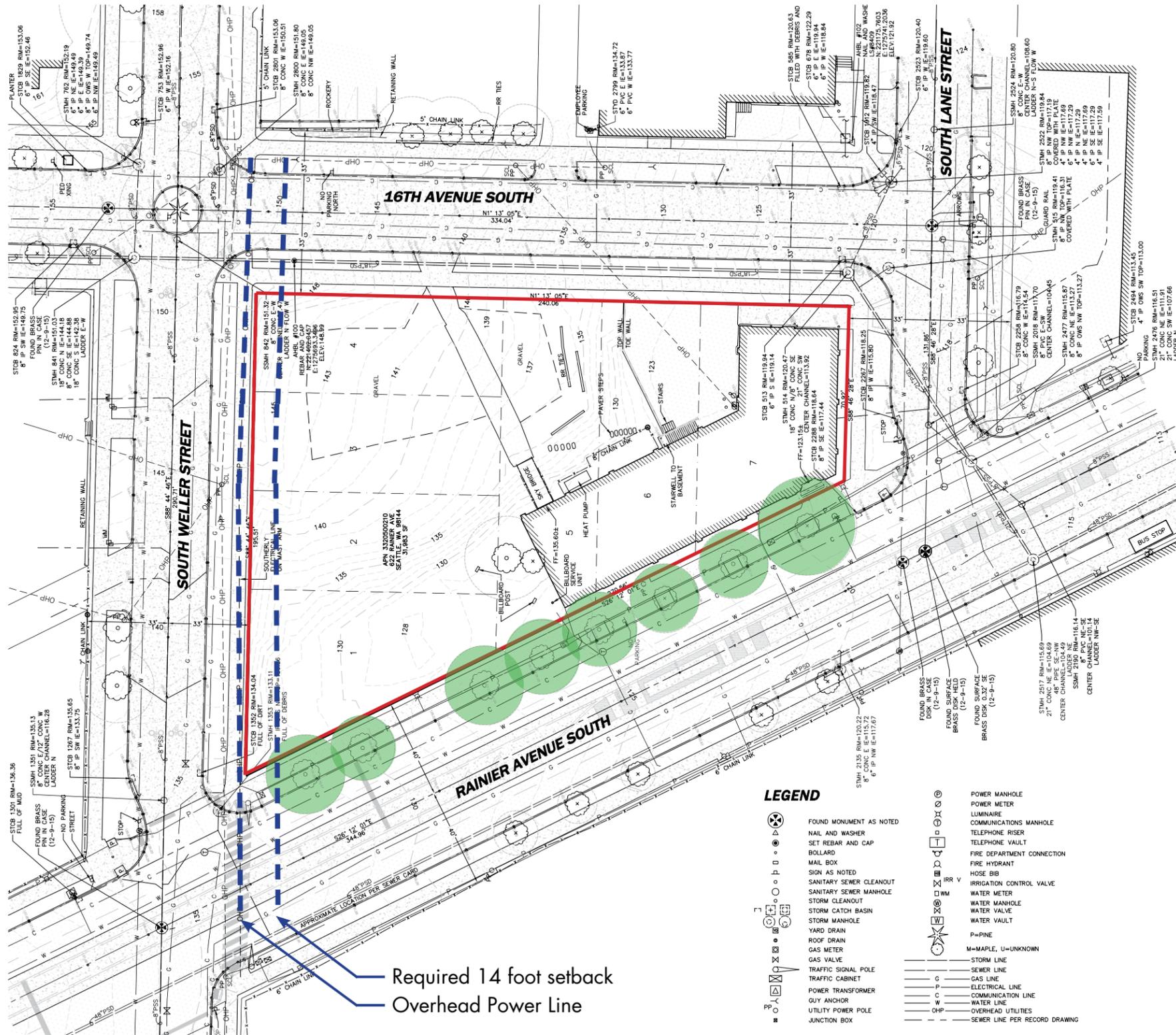
S WELLER STREET

H. RAINIER AVENUE SOUTH

View along Rainier Avenue South facing west



SITE SURVEY



Topography

The site is moderately steep sloping up approximately 14 feet south to north along Rainier Ave S, and another 16 feet west to east along S Weller St. The site slope can be estimated at 12%

Trees

All existing trees along Rainier Ave S to remain. One tree located within the property boundaries to be removed.

Additional Setbacks

All proposed designs provide required 14 foot setback from the closest overhead power line located at the north end of the site at the height of 28 feet and higher above existing grade.

SEATTLE DESIGN GUIDELINES

*Below are our responses to the most relevant Design Guidelines. Priority Design Guidelines are highlighted in red.



CS1: TOPOGRAPHY

CS1 NATURAL SYSTEMS & SITE FEATURES C. TOPOGRAPHY

- 1. Land Form:** Use the natural topography and/or other desirable land forms or features to inform the project design.
- 2. Elevation Changes:** Use the existing site topography when locating structures and open spaces on the site. Consider “stepping up or down” hillsides to accommodate significant changes in elevation.

RESPONSE: The proposed concept takes advantage of the existing topography by providing street front retail (sometimes double-height) along Rainier Ave S and nestling parking below grade beyond. It also allows the building to step down in height responding to the site. A central plaza is added that responds to the topography as well.



CS2: ADJACENT SITES, STREETS, & OPEN SPACES

CS2 URBAN PATTERN & FORM D. HEIGHT, BULK, & SCALE

- 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. Note that existing buildings may or may not reflect the density allowed by zoning or anticipated by applicable policies.
- 2. Existing Site Features:** Use changes in topography, site shape, and vegetation or structures to help make a successful fit with adjacent properties; for example siting the greatest mass of the building on the lower part of the site or using an existing stand of trees to buffer building height from a smaller neighboring building.

RESPONSE: The preferred scheme is broken down into 3 masses/buildings and steps with the topography. This reduces the bulk and height of the building and is in scale with surrounding development.

CS2 URBAN PATTERN & FORM B. ADJACENT SITES, STREETS, & OPEN SPACES

- 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.
- 2. Connection to the Street:** Identify opportunities for the project to make a strong connection to the street and carefully consider how the building will interact with the public realm. Consider the qualities and character of the streetscape— its physical features (sidewalk, parking, landscape strip, street trees, travel lanes, and other amenities) and its function (major retail street or quieter residential street)—in siting and designing the building.

RESPONSE: The building site is trapezoid-shaped. The proposed concept carefully places the buildings on site and adheres to the site’s geometry. Both Rainier Ave S site corners are developed to have a strong pedestrian connection with retail activities. Open space is created in the middle of the site to encourage gathering and connection to the surrounding streets.

PL1 CONNECTIVITY B. WALKWAYS & CONNECTIONS

- 1. Pedestrian Infrastructure:** Connect on-site pedestrian walkways with existing public and private pedestrian infrastructure, thereby supporting pedestrian connections within and outside the project.
- 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. Visible access to the building’s entry should be provided. Examples of pedestrian amenities include seating, other street furniture, lighting, year-round landscaping, seasonal plantings, pedestrian scale signage, site furniture, art work, awnings, large storefront windows, and engaging retail displays and/or kiosks.

RESPONSE: The proposed scheme strives to maximize the pedestrian interaction on site. The preferred scheme has an outdoor plaza in the center that is connected by 3 of the surrounding streets allowing connections and activity to occur. The retail level along Rainier Ave S is designed to have overhead canopies, landscaping and street seating to encourage pedestrian interaction.

CS2 URBAN PATTERN & FORM C. RELATIONSHIPS TO THE BLOCK

- 1. Corner Sites:** Corner sites can serve as gateways or focal points; both require careful detailing at the first three floors due to their high visibility from two or more streets and long distances. Consider using a corner to provide extra space for pedestrians and a generous entry, or build out to the corner to provide a strong urban edge to the block.
- 3. Full Block Sites:** Break up long facades of full-block buildings to avoid a monolithic presence. Provide detail and human scale at street-level, and include repeating elements to add variety and rhythm to the façade and overall building design. Consider providing through-block access and/or designing the project as an assemblage of buildings and spaces within the block.

RESPONSE: The building site occupies the entire block. The proposed concept breaks up the long facades by adding material modulation, recesses, and street level canopies. The preferred scheme proposes a through-block connection to reduce the scale of the project and create a public space in the middle of the site. The massing is broken down into 3 buildings to reduce the scale.

PL1 CONNECTIVITY C. OUTDOOR USES & ACTIVITIES

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

RESPONSE: The preferred scheme provides a centralized courtyard that includes areas for seating, community gathering and activity centers.



PL3: RETAIL EDGES



PL3: ENTRIES

PL2 WALKABILITY SAFETY & SECURITY

- 1. Eyes on the Street:** Create a safe environment by providing lines of sight and encouraging natural surveillance through strategic placement of doors, windows, balconies and street-level uses.
- 2. Lighting for Safety:** Provide lighting at sufficient lumen intensities and scales, including pathway illumination, pedestrian and entry lighting, and/or security lights.
- 3. Street-Level Transparency:** Ensure transparency of street-level uses (for uses such as nonresidential uses or residential lobbies), where appropriate, by keeping views open into spaces behind walls or plantings, at corners, or along narrow passageways. Choose semi-transparent rather than opaque screening.

RESPONSE: All schemes create continuous fully transparent retail level along Rainier Ave S and S Lane St. The building will be secure and well lit to enhance the safety of the residents & community.

PL3 STREET-LEVEL INTERACTION B. RESIDENTIAL EDGES

- 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. Consider design approaches such as elevating the main floor, providing a setback from the sidewalk, and/or landscaping to indicate the transition from one type of space to another.
- 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 and sidewalk. Consider providing a greater number of transition elements and spaces, and choose materials carefully to clearly identify the transition from public sidewalk to private residence.

RESPONSE: Residential open space has been one of the main focuses of the proposed schemes. In the preferred concept the central courtyard is slightly elevated above Rainier Ave S providing a semi-private setting and a buffer from the street activities. The scheme also proposes elevated exterior walkways in place of long interior hallways to create community spaces, encourage interaction among residents, and promote outdoor activities like urban gardening. The plazas along the street promote interaction between the users of the space & the community.

PL2 WALKABILITY WEATHER PROTECTION

- 1. Locations and Coverage:** Overhead weather protection is encouraged and should be located at or near uses that generate pedestrian activity such as entries, retail uses, and transit stops. Address changes in topography as needed to provide continuous coverage the full length of the building, where possible.
- 3. People-Friendly Spaces:** Create an artful and people-friendly space beneath building canopies by using human-scale architectural elements and a pattern of forms and/or textures at intervals along the façade. If transparent canopies are used, design to accommodate regular cleaning and maintenance

RESPONSE: All schemes will incorporate weather protection along the sidewalks and more emphasis at the retail areas.

PL3 STREET-LEVEL INTERACTION C. RETAIL EDGES

- 1. Porous Edge:** Engage passersby with opportunities to interact visually with the building interior using glazing and transparency. Create multiple entries where possible and make a physical and visual connection between people on the sidewalk and retail activities in the building.
- 2. Visibility:** Maximize visibility into the building interior and merchandise displays. Consider fully operational glazed wall-sized doors that can be completely opened to the street, increased height in lobbies, and/or special lighting for displays.
- 3. Ancillary Activities:** Allow space for activities such as sidewalk vending, seating, and restaurant dining to occur. Consider setting structures back from the street or incorporating space in the project design into which retail uses can extend.

RESPONSE: All schemes create continuous fully transparent retail spaces along Rainier Ave S, S Lane St. as well as along part of Weller St. In some instances retail is set back providing a wider sidewalk and space for additional retail and pedestrian activity, including seating and green space.

PL3 STREET-LEVEL INTERACTION ENTRIES

- 1. Design Objectives:** Design primary entries to be obvious, identifiable, and distinctive with clear lines of sight and lobbies visually connected to the street. Scale and detail them to function well for their anticipated use and also to fit with the building of which they are a part, differentiating residential and commercial entries with design features and amenities specific to each.
 - b. Retail entries** should include adequate space for several patrons to enter and exit simultaneously, preferably under cover from weather.
 - c. Common entries to multi-story residential buildings** need to provide privacy and security for residents but also be welcoming and identifiable to visitors. Design features emphasizing the entry as a semi-private space are recommended and may be accomplished through signage, low walls and/or landscaping, a recessed entry area, and other detailing that signals a break from the public sidewalk.

RESPONSE: The proposed schemes clearly differentiate between commercial and residential entries, with commercial entries being fully transparent located along Rainier Ave S, while residential entries are accessed either through a residential courtyard or quieter S Weller St & 16th Ave S.



DC2: ARCHITECTURAL AND FACADE COMPOSITION

DC1 PROJECT USES & ACTIVITIES B. VEHICULAR ACCESS & CIRCULATION

- 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 by:
 - a. using existing alleys for access or, where alley access is not feasible, choosing a location for street access that is the least visually dominant and/or which offers opportunity for shared driveway use;
 - b. where driveways and curb cuts are unavoidable, minimize the number and width as much as possible.

RESPONSE: All schemes propose vehicular access at 16th Ave S which is a less traveled street away from main pedestrian activity at Rainier Ave S and S Lane St.



DC2: SECONDARY ARCHITECTURAL FEATURES

DC2 ARCHITECTURAL CONCEPT C. SECONDARY ARCHITECTURAL FEATURES

- 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). Detailing may include features such as distinctive door and window hardware, projecting window sills, ornamental tile or metal, and other high-quality surface materials and finishes.
- 2. Dual Purpose Elements:** Consider architectural features that can be dual purpose—adding depth, texture, and scale as well as serving other project functions. Examples include shading devices and windows that add rhythm and depth as well as contribute toward energy efficiency and/or savings or canopies that provide street-level scale and detail while also offering weather protection.

RESPONSE: The proposed schemes will consider repetition of balconies or a distinct window pattern to create rhythmic and textured elevations. Exterior shading screens will be considered at south and west elevations to serve as dual purpose elements.

DC2 ARCHITECTURAL CONCEPT A. MASSING

- 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. In addition, special situations such as very large sites, unusually shaped sites, or sites with varied topography may require particular attention to where and how building massing is arranged as they can accentuate mass and height.
- 2. Reducing Perceived Mass:** Use secondary architectural elements to reduce the perceived mass of larger projects. Consider creating recesses or indentations in the building envelope; adding balconies, bay windows, porches, canopies or other elements; and/or highlighting building entries

RESPONSE: All proposed schemes include carefully considered modulation, overhangs, defined circulation cores and material transitions. Repetition of balconies will also be considered to provide modulation and reduce the perceived massing.

DC2 ARCHITECTURAL CONCEPT D. SCALE & TEXTURE

- 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. Pay special attention to the first three floors of the building in order to maximize opportunities to engage the pedestrian and enable an active and vibrant street front.
- 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.

RESPONSE: The proposed schemes pay especially close attention to the ground floor of the project. Retail floors as well as lower residential floors will have a well thought out combination of materials including wood, corrugated and perforated metal accents, metal or glass railings, and eye catching features like a green wall or an art installation.

DC2 ARCHITECTURAL CONCEPT B. ARCHITECTURAL AND FACADE COMPOSITION

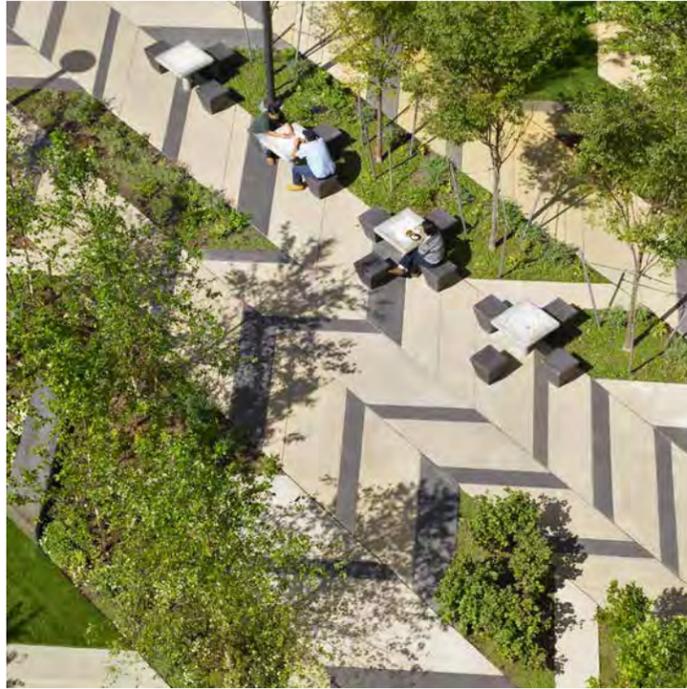
- 1. Façade Composition:** Design all building facades—including alleys and visible roofs—considering the composition and architectural expression of the building as a whole. Ensure that all facades are attractive and wellproportioned through the placement and detailing of all elements, including bays, fenestration, and materials, and any patterns created by their arrangement.
- 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.

RESPONSE: The facade composition has been carefully considered to ensure the proposed elevations are well balanced and proportioned. The designs refrain from using any blank walls along the most visible north, south, and west façades.

DC3 OPEN SPACE CONCEPT A. BUILDING-OPEN SPACE RELATIONSHIPS

- 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.

RESPONSE: The proposed outdoor spaces and carefully positioned adjacent to the most active building functions including the retail and residential lobby. The roof deck will have dramatic views of Mt. Rainier and downtown and serve as a natural oasis for building residents. The preferred scheme incorporates a central plaza that includes open space for both the residents and community.



DC4: TREES, LANDSCAPE, & HARDSCAPE MATERIALS

DC3 OPEN SPACE CONCEPT B. OPEN SPACE USES & ACTIVITIES

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. Some examples include areas for gardening, children’s play (covered and uncovered), barbeques, resident meetings, and crafts or hobbies.

RESPONSE: Open space has been one of the main focuses of the proposed schemes. In the preferred concept the central courtyard is slightly elevated above Rainier Ave S providing a semi-private setting and a buffer from the street activities. The scheme also proposes elevated exterior walkways in place of long interior hallways to create community spaces, encourage interaction among residents, and promote outdoor activities like urban gardening.



DC3: OPEN SPACE USES & ACTIVITIES

DC4 EXTERIOR ELEMENTS & FINISHES C. LIGHTING

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.

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.

RESPONSE: All proposed schemes include seamless integration of lighting into the building architecture and landscape and ensure a well lit and safe environment in the evening.

DC3 OPEN SPACE CONCEPT DESIGN

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, where appropriate, that other projects can build upon in the future.

2. Amenities and Features: Create attractive outdoor spaces well-suited to the uses envisioned for the project. Use a combination of hardscape and plantings to shape these spaces and to screen less attractive areas as needed. Use a variety of features, such as planters, green roofs and decks, groves of trees, and vertical green trellises along with more traditional foundation plantings, street trees, and seasonal displays.

RESPONSE: The project will incorporate a variety of landscape features including planters, green roofs, landscaped seating steps, and elevated green terraces.

DC4 EXTERIOR ELEMENTS & FINISHES D. TREES, LANDSCAPE, & HARDSCAPE MATERIALS

1. Choice of Plant Materials: Reinforce the overall architectural and open space design concepts through the selection of landscape materials. Choose plants that will emphasize or accent the design, create enduring green spaces, and be appropriate to particular locations taking into account solar access, soil conditions, and adjacent patterns of use. Select landscaping that will thrive under urban conditions.

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.

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

RESPONSE: The proposed courtyards, roof decks, and plazas will have climate appropriate vegetation and variety of vibrant hard surfaces to create lively public spaces.

DC4 EXTERIOR ELEMENTS & FINISHES A. BUILDING MATERIALS

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.

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. Highly visible features, such as balconies, grilles and railings should be especially attractive, well crafted and easy to maintain. Pay particular attention to environments that create harsh conditions that may require special materials and details, such as marine areas or open or exposed sites.

RESPONSE: The proposed building materials for this project include fiber cement panels, corrugated and perforated metal as well as wood accents.

DESIGN PROPOSAL DESIGN PRECEDENTS



PL2-C - WEATHER PROTECTION
PL3-C - RETAIL EDGES



PL1-A - NETWORK OF OPEN SPACES



PL1-A - NETWORK OF OPEN SPACES
PL1-C - OUTDOOR USES AND ACTIVITIES



DC3-C - OPEN SPACE CONCEPT - DESIGN



DC2-A - MASSING



PL3-B - RESIDENTIAL EDGES - INTERACTION



DC2-C - SECONDARY ARCHITECTURAL FEATURES

We drew inspiration from other apartment and mixed-use buildings and spaces to help us design all pedestrian zones in the project. Facade composition, retail transparency, residential connectivity, and outdoor open space were concepts we focused on and strived to capture in our three schemes.

DESIGN PROPOSAL MASSING CONCEPT 1

CONCEPT 1

- Unit Count: 172 units
- Parking: 106 stalls
- Retail Space: 10,216 SF
- Total Area: 204,918
- FAR (residential) 4.24
- FAR (total) 4.56

Concept 1 creates an L-shape apartment building anchored at the northeast corner of the site and a private residential courtyard at the third level overlooking the street. The prominent southwest corner has a plaza that provides extra space for pedestrians. Corner retail at the ground floor is double-height allowing for higher level of pedestrian interaction at street level. Accent material massing at the southwest corner adds a wayfinding feature and a strong anchor. The building is modulated in both horizontal and vertical directions, allowing for changes in massing and material. Pockets of landscaping are provided at the street level with the majority of the landscaping occurring at the residential courtyard that is facing south and taking advantage of the solar exposure. The southwest facing roof deck provides great views of downtown and Mt. Rainier.

- KEY**
- Apartments
 - Retail
 - Corridor
 - Outdoor Space/ Terrace
 - Parking

Massing with accent material palette to add modulation and break up the facade

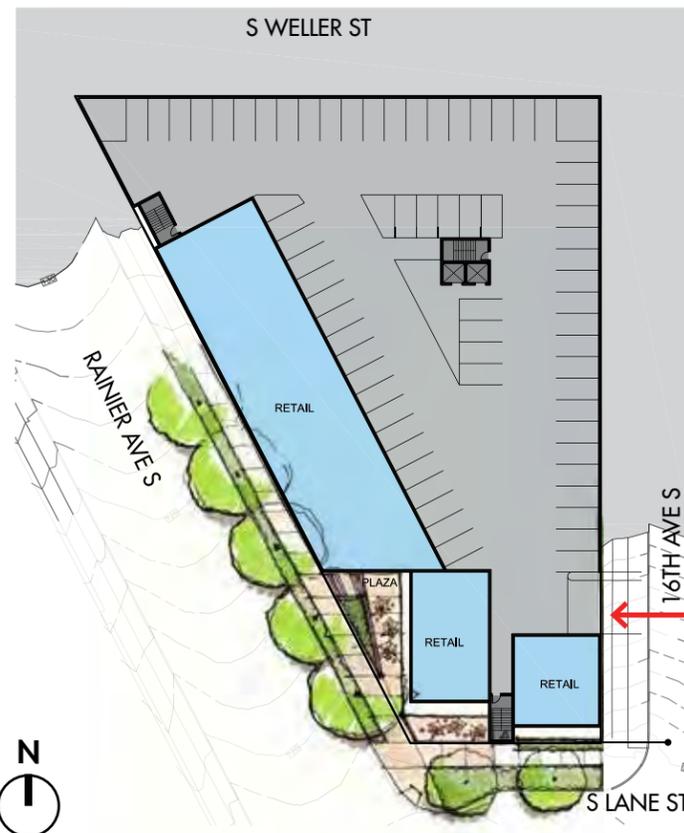
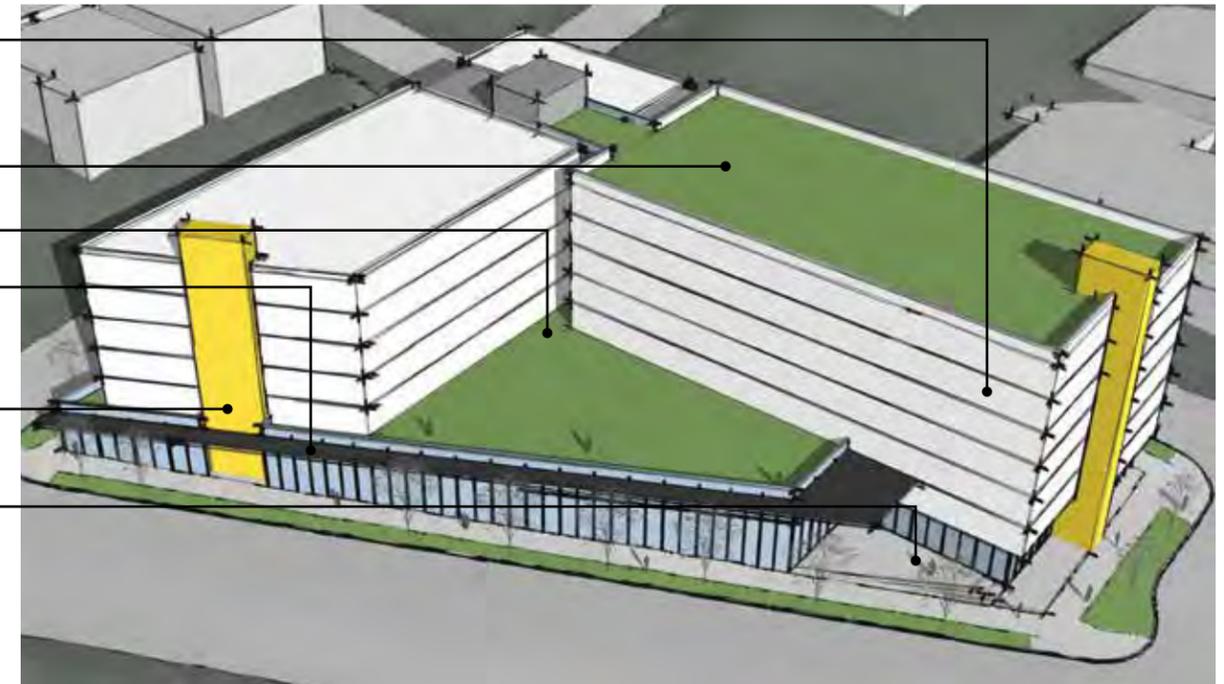
Green roof/terrace

Residential courtyard

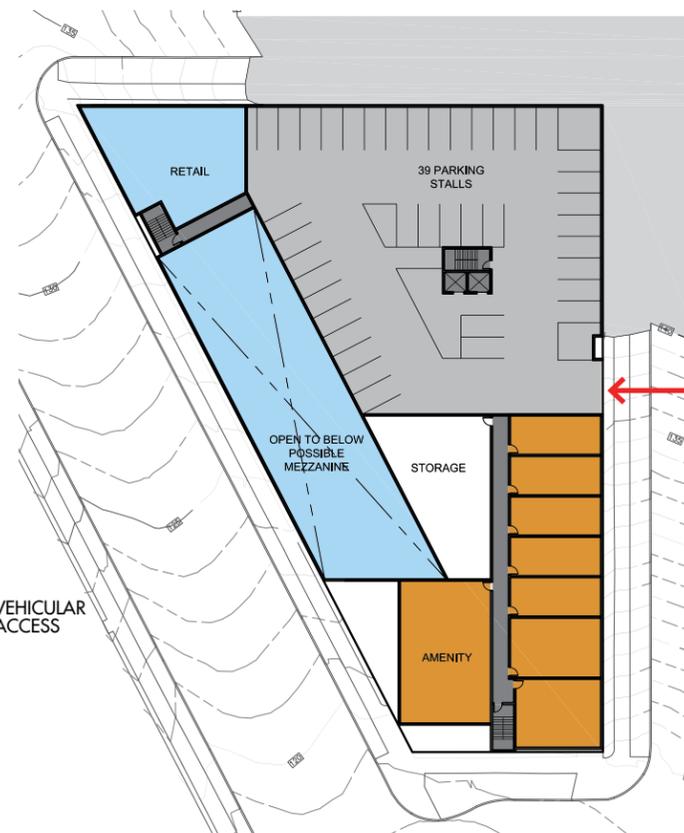
Overhead canopies at retail level for weather protection

Vertical stair massing with accent material

Public plaza



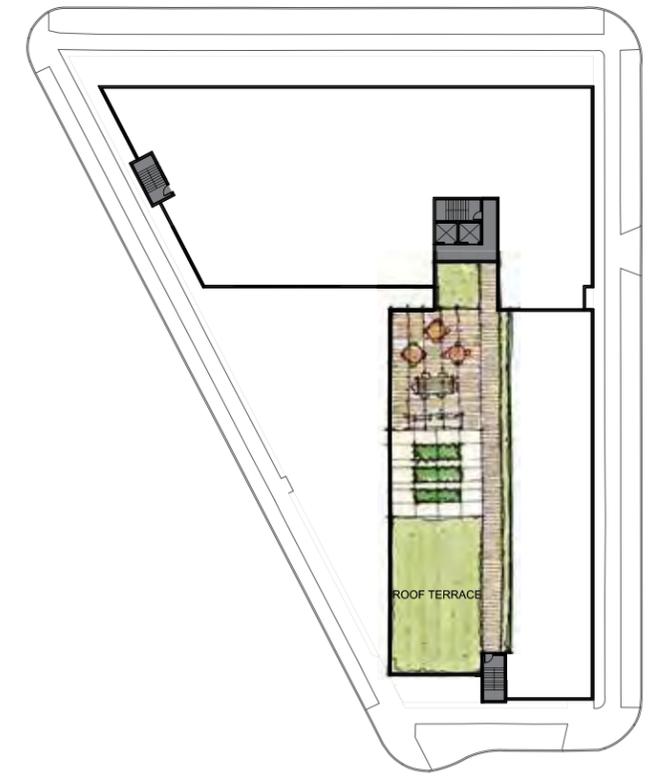
GROUND FLOOR PLAN



SECOND FLOOR PLAN



THIRD-SEVENTH FLOOR PLAN



ROOF PLAN

DESIGN PROPOSAL MASSING CONCEPT 1

PROS:

- Modulated façade, vertical and horizontal
- Southwest corner retail plaza
- Southwest corner double-height retail
- Private elevated residential courtyard
- Community roof deck

CONS:

- Lack of building street presence at higher levels along Rainier Ave S
- Long hallways at residential levels reduce floor plan efficiency
- Plaza along Rainier Ave S will be noisy compared to other schemes



RAINIER AVENUE ELEVATION



FROM RAINIER AVENUE FACING SOUTHEAST



FROM RAINIER AVENUE FACING NORTHEAST

DESIGN PROPOSAL MASSING CONCEPT 1



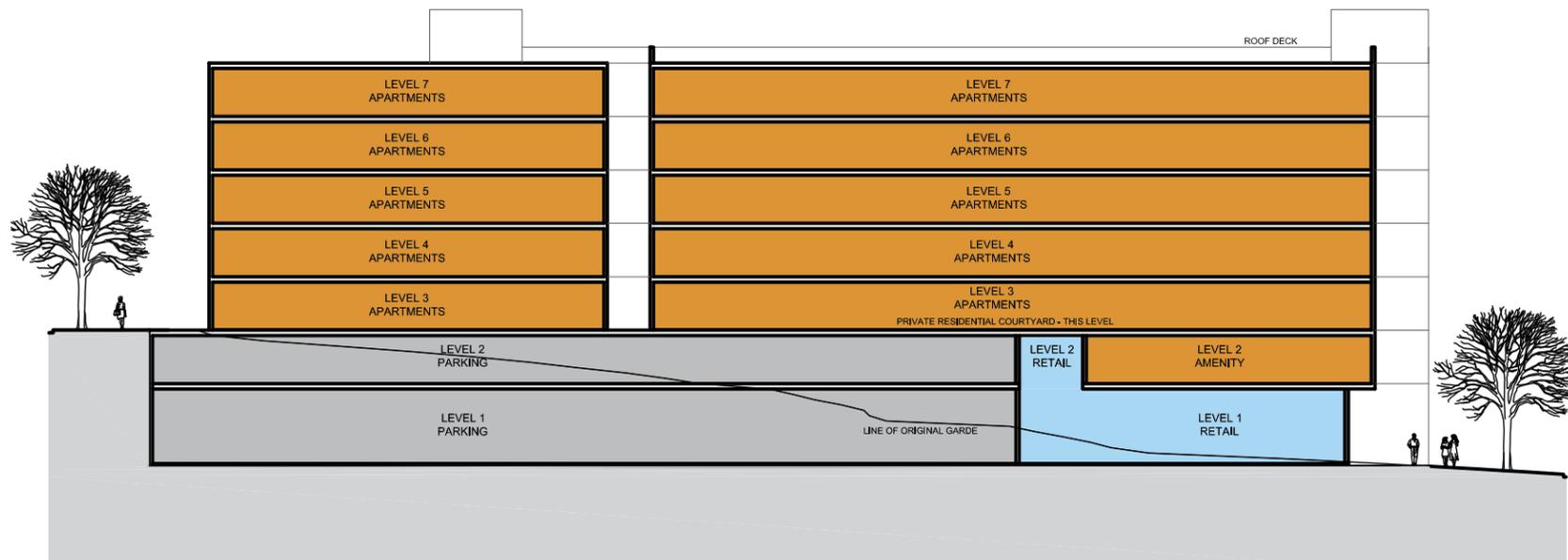
STREET VIEW - SOUTHWEST CORNER



AERIAL VIEW - LOOKING EAST



AERIAL VIEW - LOOKING SOUTHWEST



BUILDING SECTION



RESIDENTIAL ENTRY - NORTH ELEVATION

DESIGN PROPOSAL MASSING CONCEPT 1



Expressed stair volume
screen, art piece or green wall



Facade modulation



Urban corner plaza



Double height retail and plaza at corner



Landscaped roof terrace

PRECEDENT IMAGES

DESIGN PROPOSAL MASSING CONCEPT 2

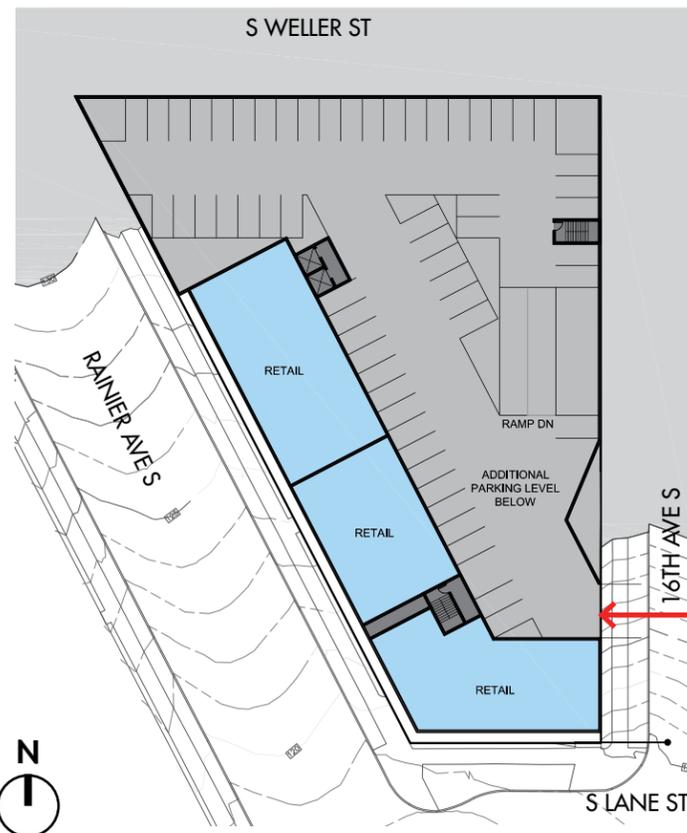
CONCEPT 2

- Unit Count: 175 units
- Parking: 153 stalls
- Retail Space: 12,103 SF
- Total Area: 201,288 SF
- FAR (residential) 4.23
- FAR (total) 4.61

Concept 2 creates a V-shape apartment complex with a residential courtyard/plaza at 16th Ave S. The courtyard creates a grand entry for residents and provides a great landscaping opportunity. The massing is comprised of a prominent volume at the north-west site corner and a continuous podium at the second floor which creates an accent feature and adds a wayfinding element. West facing roof deck takes advantage of downtown and mountain views.

- KEY**
- Apartments
 - Retail
 - Corridor
 - Outdoor Space/ Terrace
 - Parking

- Green roof/terrace
- Residential courtyard beyond
- Massing with accent material palette to add modulation and break down the facade
- Retail level
- Overhead canopies for weather protection



GROUND FLOOR PLAN



SECOND FLOOR PLAN



THIRD-SEVENTH FLOOR PLAN



ROOF PLAN

DESIGN PROPOSAL MASSING CONCEPT 2

PROS:

- Modulated facade, vertical and horizontal
- Semi-private residential courtyard/plaza facing a quieter street
- Community roof deck
- Strong building presence on Rainier Ave S

CONS:

- Long hallways at residential levels reduce floor plan efficiency
- Singular massing



RAINIER AVENUE ELEVATION



FROM RAINIER AVENUE FACING SOUTHEAST



FROM RAINIER AVENUE FACING NORTHEAST

DESIGN PROPOSAL MASSING CONCEPT 2



STREET VIEW



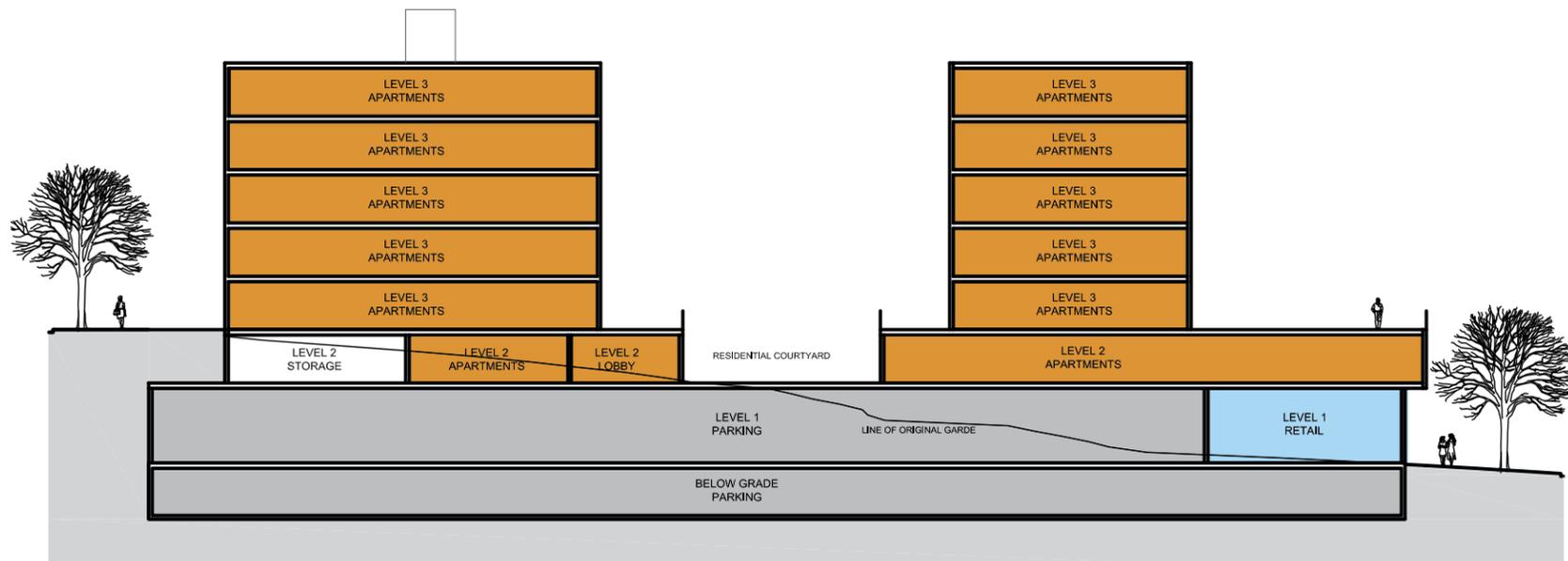
AERIAL VIEW - LOOKING EAST



AERIAL VIEW - LOOKING NORTHWEST



AERIAL VIEW - LOOKING SOUTHWEST

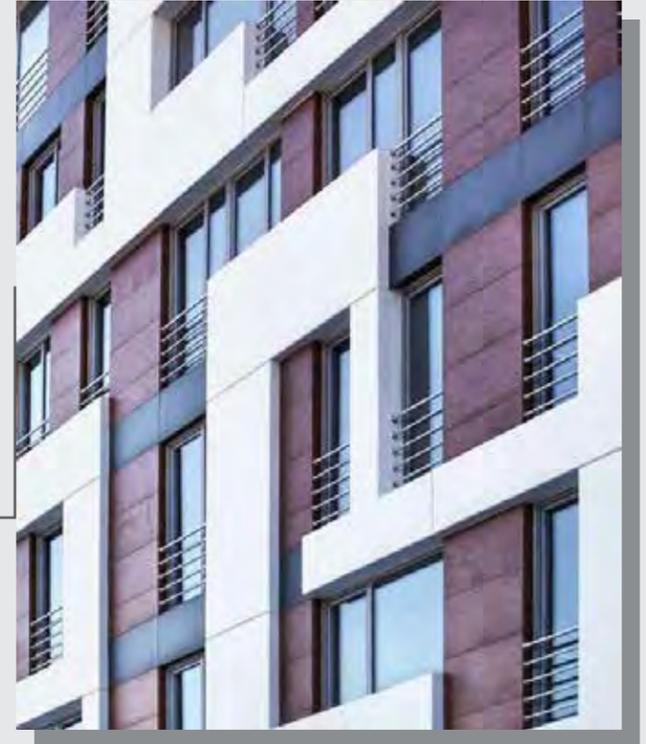


BUILDING SECTION

DESIGN PROPOSAL MASSING CONCEPT 2



Indoor/outdoor public space



Accent facade modulation



Facade modulation



Landscaped terraces and steps

PRECEDENT IMAGES

DESIGN PROPOSAL MASSING CONCEPT 3 (PREFERRED)

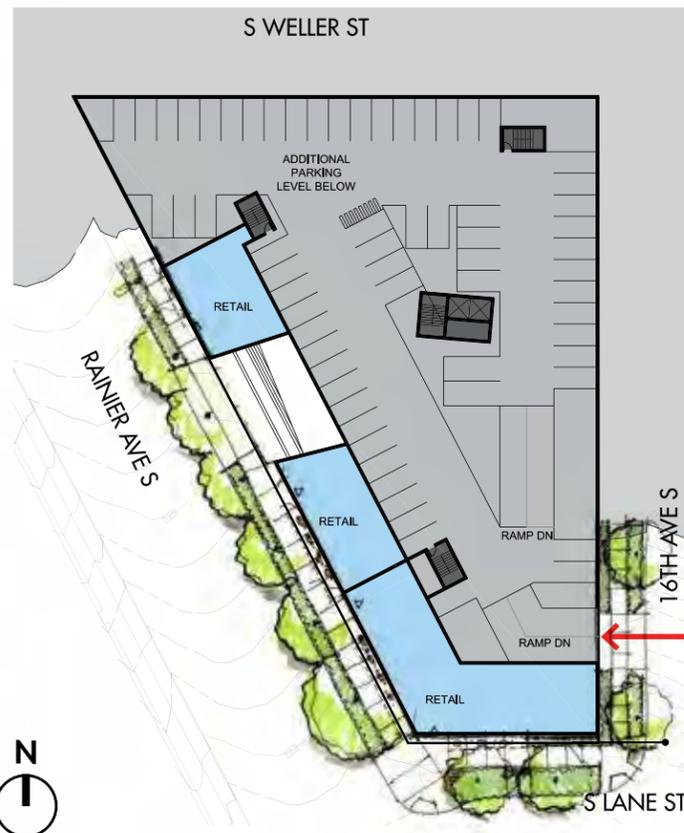
CONCEPT 3

- Unit Count: 193 units
- Parking: 161 stalls
- Retail Space: 8,578 SF
- Total Area: 204,870 SF
- FAR (residential) 4.25
- FAR (total) 4.56

Concept 3 divides the lot into three buildings anchored at each site corner and connected by elevated pedestrian walkways at each level. This concept creates a through-block connection and a semi-private residential courtyard in the center of the site at the second level. Most retail entries are slightly recessed, creating protection from the elements and providing human-scale elements at the street level. The building will be modulated with balconies and window patterns to break down the overall mass. Pockets of landscaping are provided at the street level and residential courtyard with the majority of the landscaping occurring at the two roof decks. Roof decks face southwest and take advantage of downtown and mountain views.

- KEY**
- Apartments
 - Retail
 - Corridor
 - Outdoor Space/ Terrace
 - Parking

- Green roof/terrace
- Modulated massing with prominent corner treatment
- Accentuated stair volume
- Pedestrian walkways at each level
- Through-block pedestrian connection and residential courtyard
- Overhead canopies for weather protection at retail level



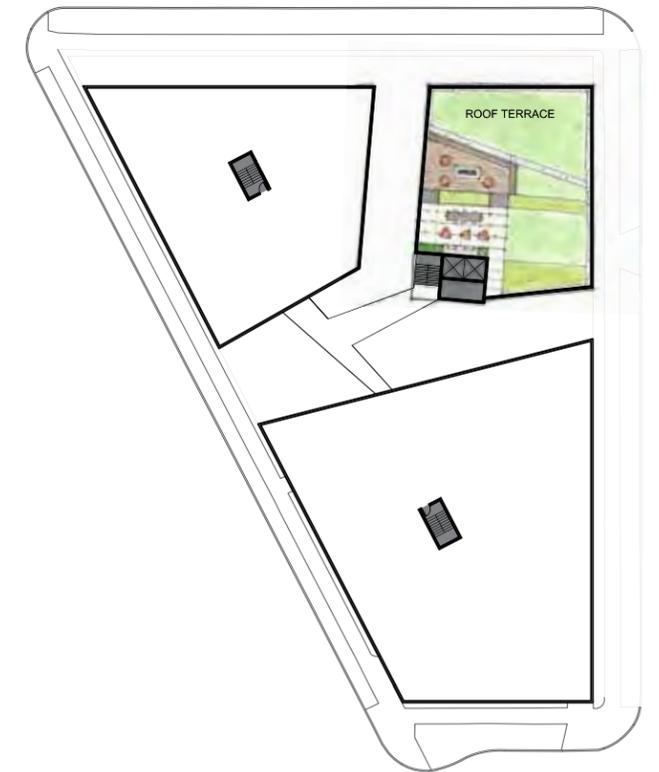
GROUND FLOOR PLAN



SECOND FLOOR PLAN



THIRD-SEVENTH FLOOR PLAN



ROOF PLAN

DESIGN PROPOSAL MASSING CONCEPT 3 (PREFERRED)

PROS:

- Through-block connection
- Strong building street presence on Rainier Ave S
- Modulated façade
- Multiple resident access points
- Semi-private elevated residential courtyard
- Unique elevated walkways at each level
- Community roof deck

CONS:

- Less retail at ground level



RAINIER AVENUE ELEVATION

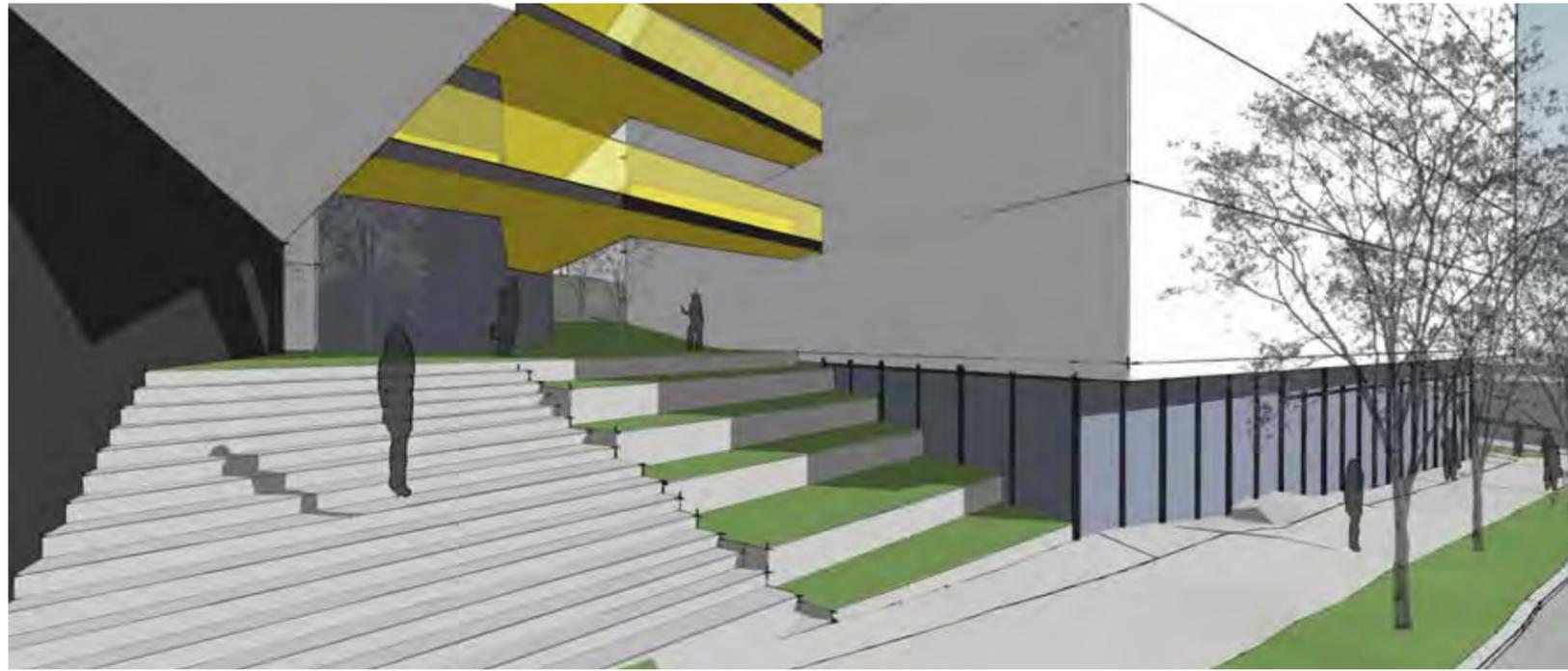


FROM RAINIER AVENUE FACING SOUTHEAST



RAINIER AVENUE - WALKWAYS

DESIGN PROPOSAL MASSING CONCEPT 3 (PREFERRED)



STREET VIEW



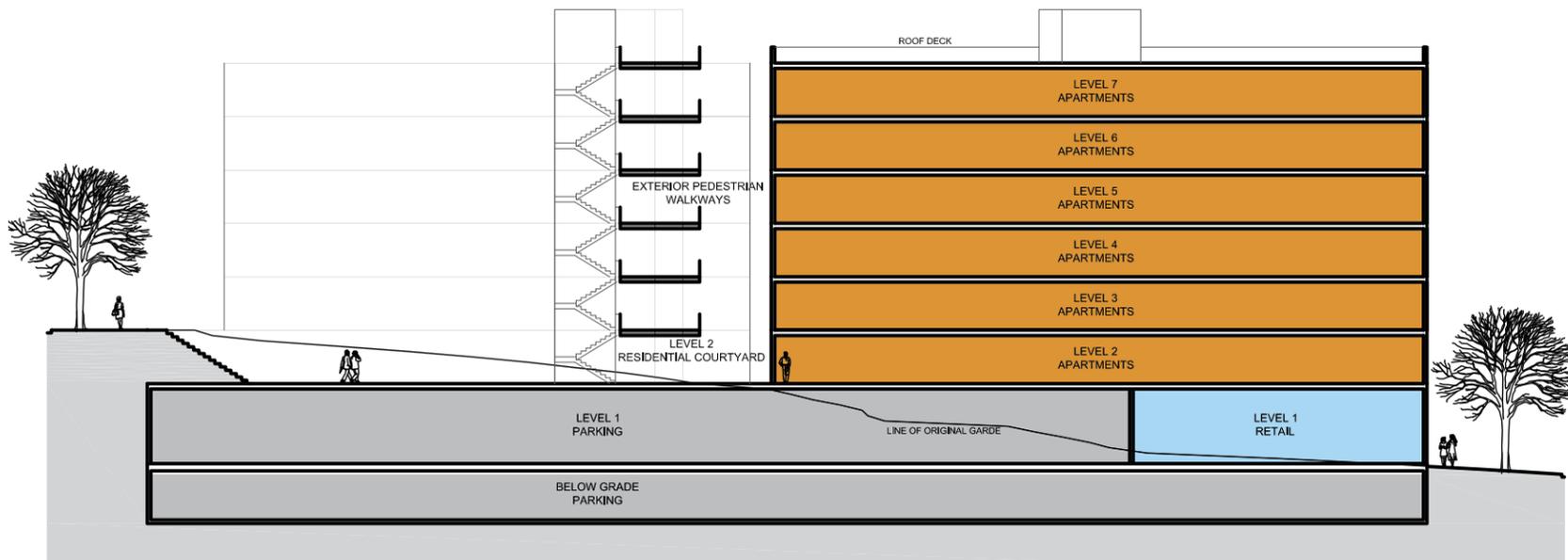
AERIAL VIEW - LOOKING EAST



AERIAL VIEW - LOOKING NORTHWEST



AERIAL VIEW - LOOKING SOUTHWEST



BUILDING SECTION



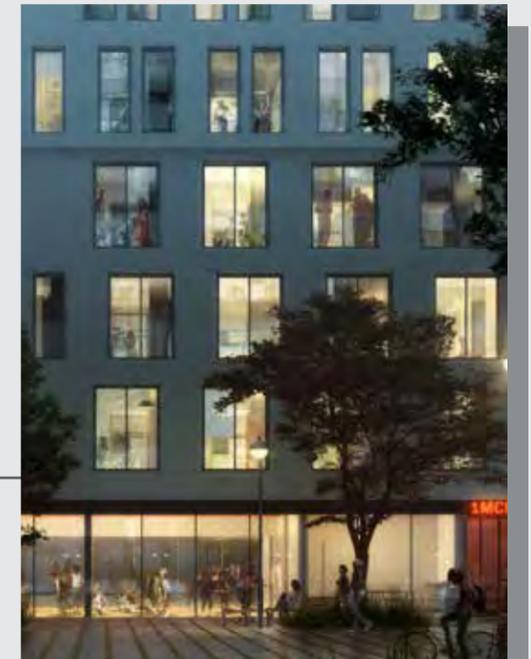
Sculptural elevated walkways & staircase



Elevated walkways can serve as residents' garden space



Prominent corner treatment



Facade modulation



Steps integrated with landscape

DESIGN PROPOSAL MASSING OPTIONS



OPTION 1

PROS:

- Modulated façade, vertical and horizontal
- Southwest corner retail plaza
- Southwest corner double-height retail
- Private elevated residential courtyard takes advantage of the solar exposure
- Community roof deck

CONS:

- Lack of building street presence at higher levels along Rainier Ave S
- Long hallways at residential levels reduce floor plan efficiency
- Plaza along Rainier Ave S will be noisy compared to other schemes

DEPARTURES:

- None Requested



OPTION 2

PROS:

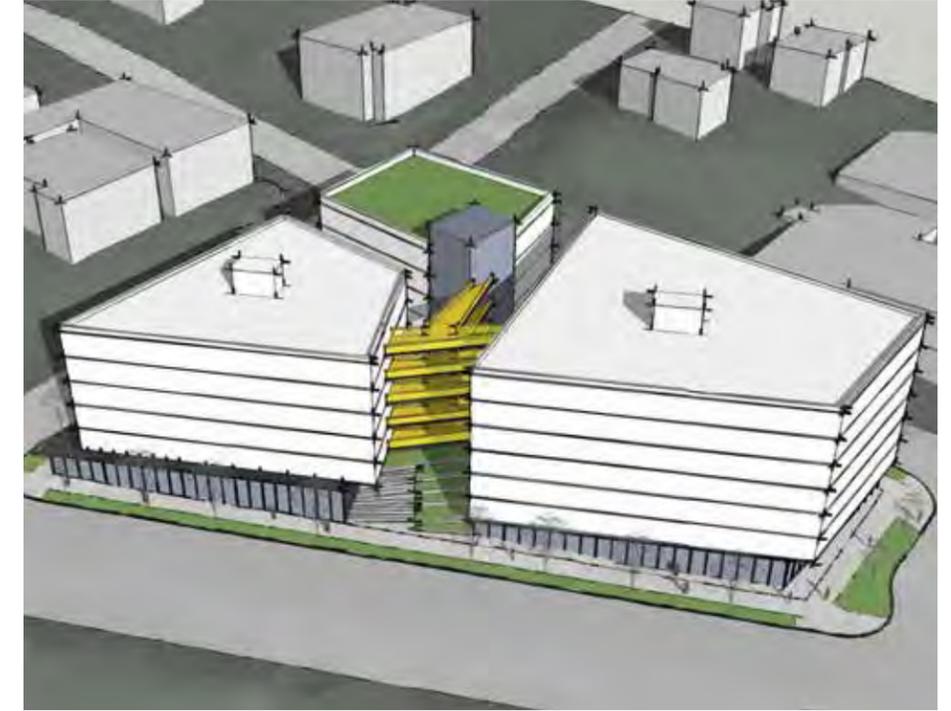
- Modulated facade, vertical and horizontal
- Semi-private residential courtyard/plaza facing a quieter street
- Community roof deck
- Strong building presence on Rainier Ave S

CONS:

- Long hallways at residential levels reduce floor plan efficiency
- Singular massing

DEPARTURES:

- None Requested



OPTION 3 (PREFERRED OPTION)

PROS:

- Through-block connection
- Strong building street presence on Rainier Ave S
- Modulated façade
- Multiple resident access points
- Semi-private elevated residential courtyard
- Unique elevated walkways at each level
- Community roof deck

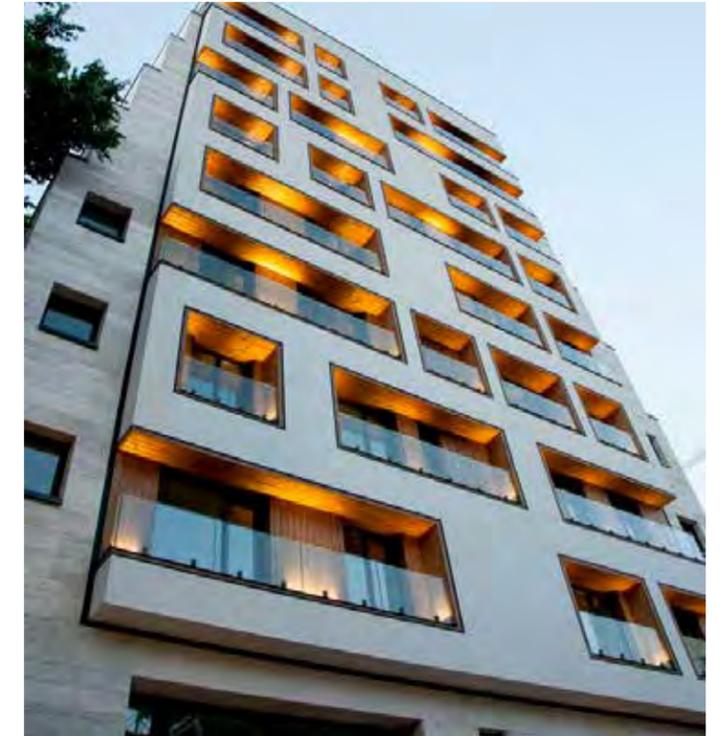
CONS:

- Less retail at ground level

DEPARTURES:

- None Requested

DESIGN PROPOSAL DESIGN INSPIRATIONS AND MATERIALS



Our design concepts are centered around three priorities:

- treatment of the ground plane at the street level
- creation of outdoor space and residential interaction
- modulation of the building facade to reduce perceived mass

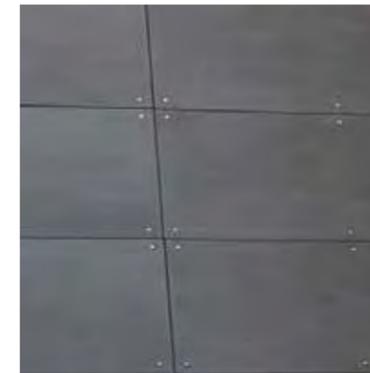
We studied precedents of other well-designed building entries and plazas where the topography changes along the street front, or where the building entries are raised above street level.

We also investigated outdoor green space options, both at the ground level and at the roof level and the pros and cons of both of these locations. The following three concepts explore multiple options for outdoor green space both at lower floor levels and on the roof.

Our proposed material palette consists of fiber cement panel as the primary material, with accents of wood, corrugated & perforated metals. Pops of bright color and sculptural architectural elements will add vibrancy to the massing and modulation.

PRIMARY

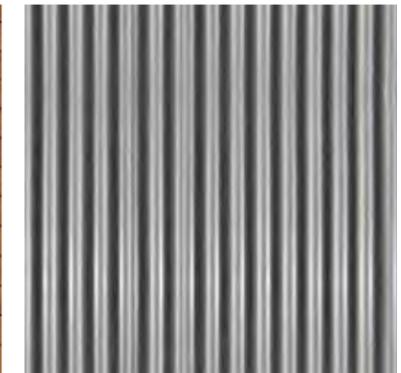
FIBER CEMENT



WOOD

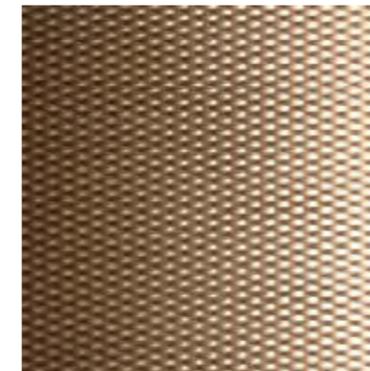


CORRUGATED METAL



ACCENTS

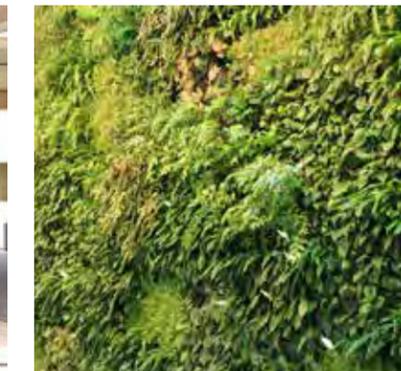
PERFORATED METAL SCREEN



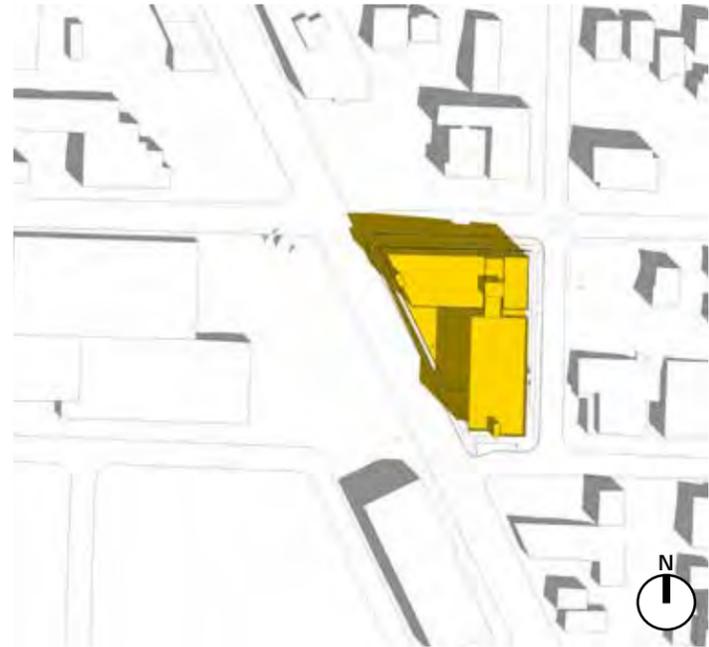
ART PIECE WALL



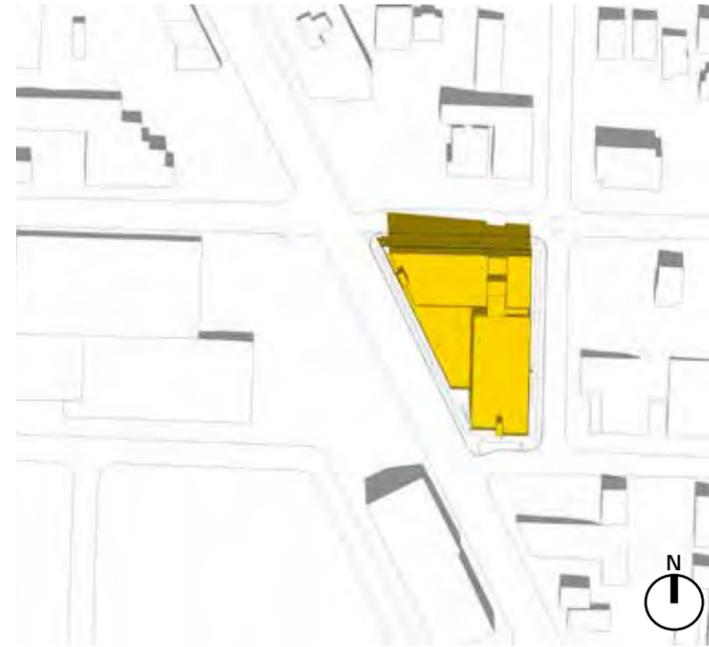
GREEN WALL



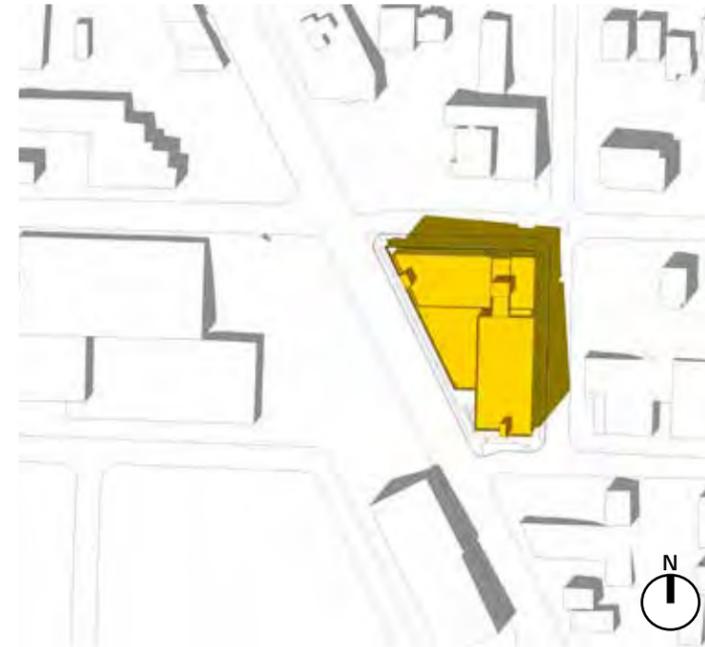
DESIGN PROPOSAL SEASONAL SHADOW ANALYSIS - OPTION 1



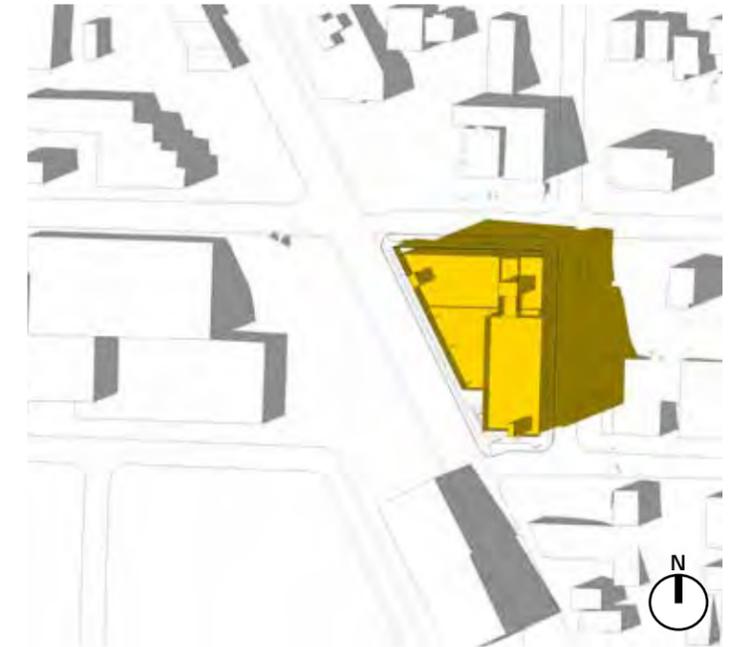
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March 20, 2015



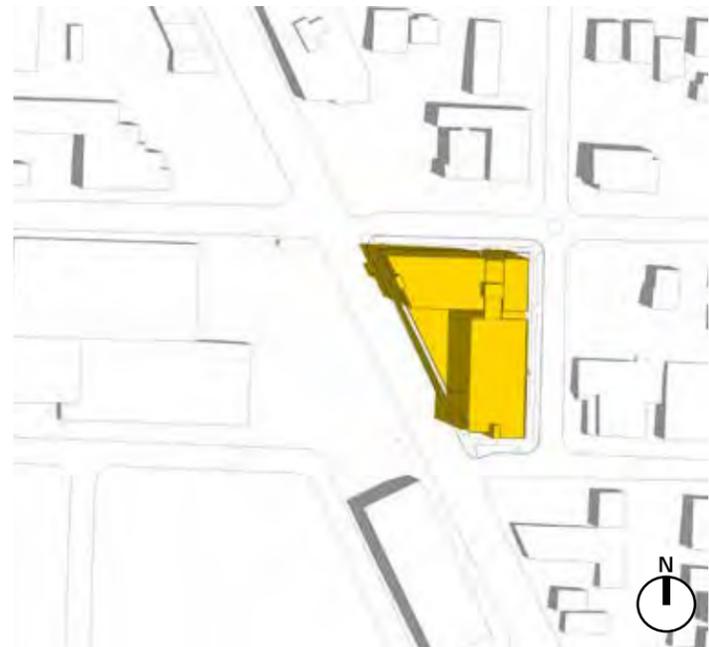
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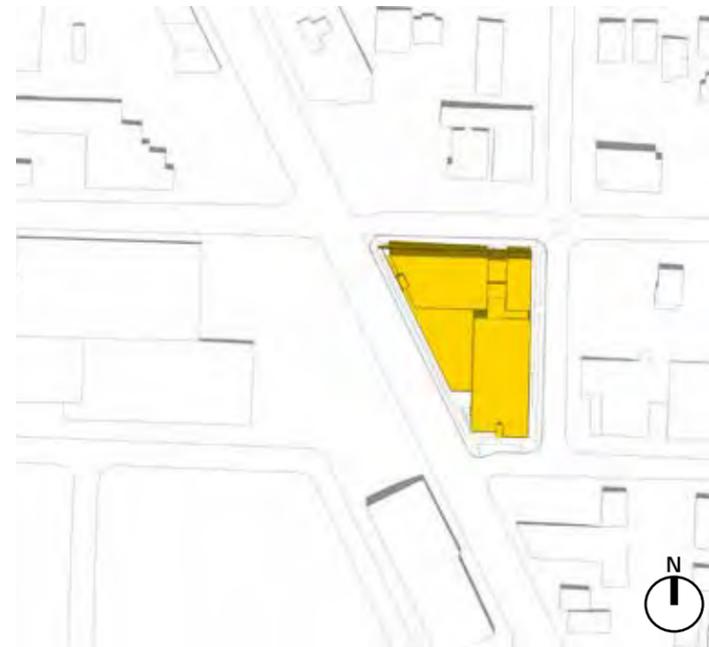
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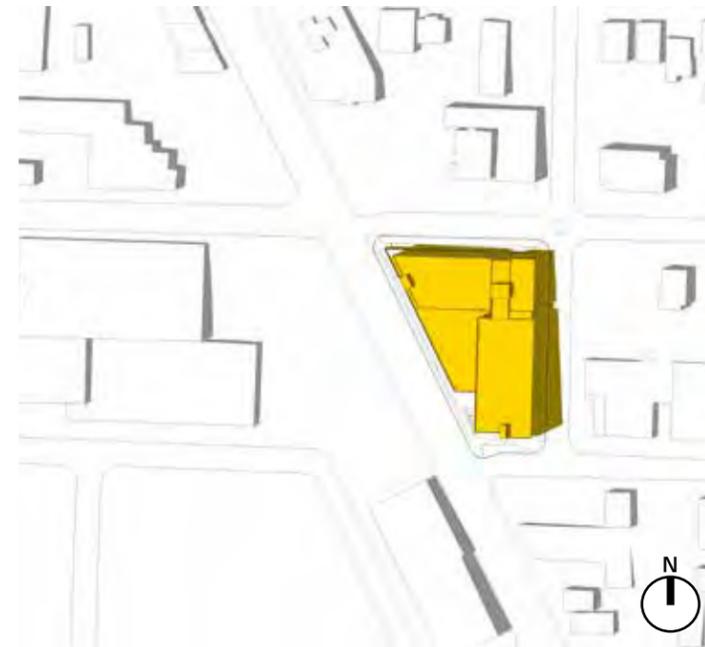
4 PM - SPRING EQUINOX
March 20, 2015



10 AM - SUMMER SOLSTICE
June 21st, 2015



12 PM - SUMMER SOLSTICE
June 21st, 2015

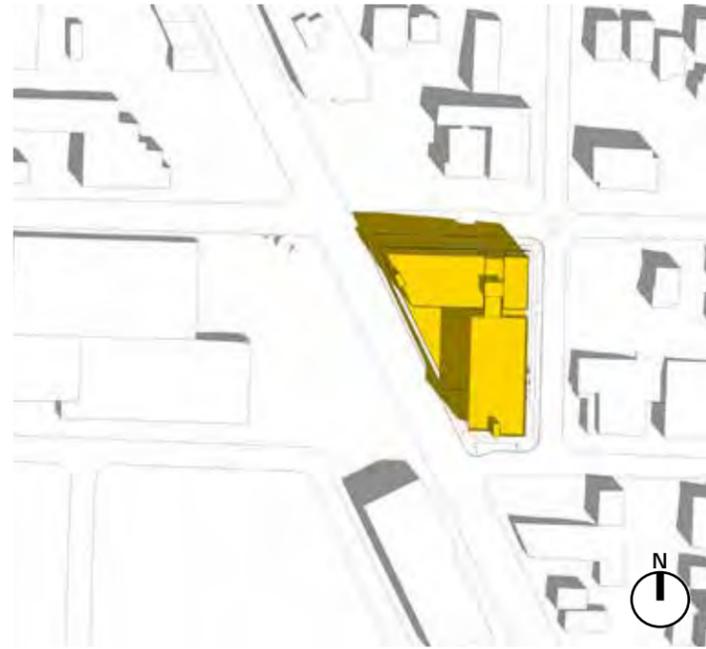


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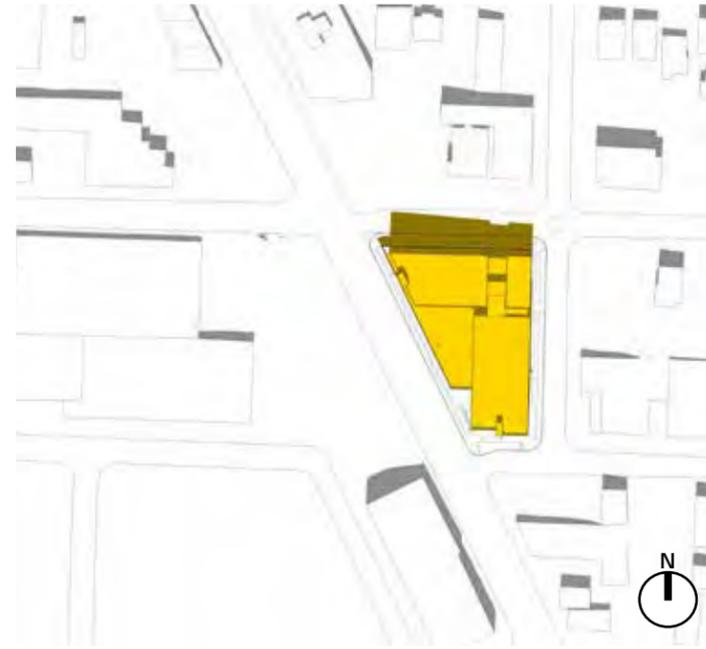


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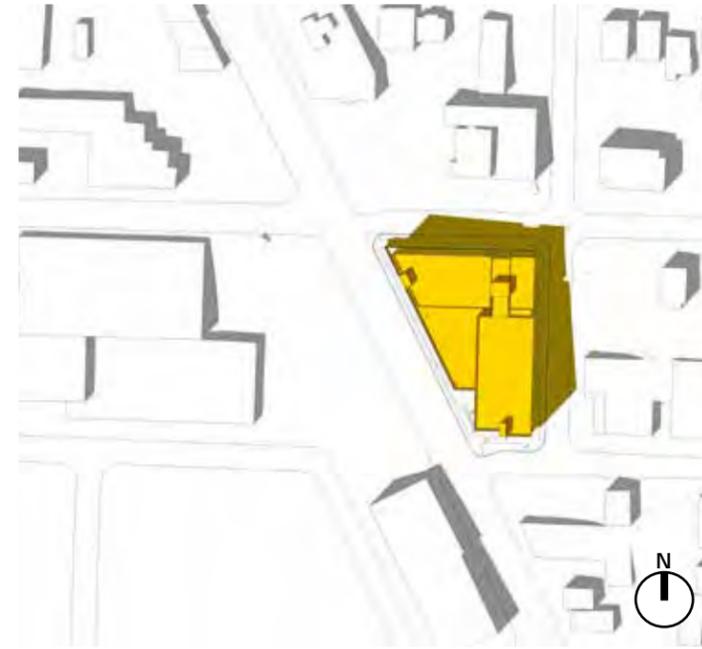
DESIGN PROPOSAL SEASONAL SHADOW ANALYSIS - OPTION 1



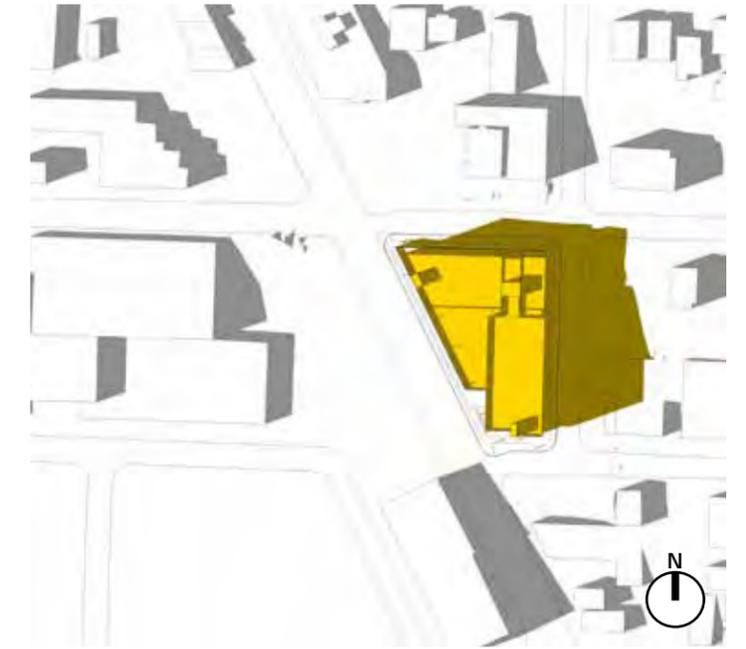
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September 23, 2015



12 PM | AUTUMN EQUINOX
September 23, 2015



2 PM | AUTUMN EQUINOX
September 23, 2015



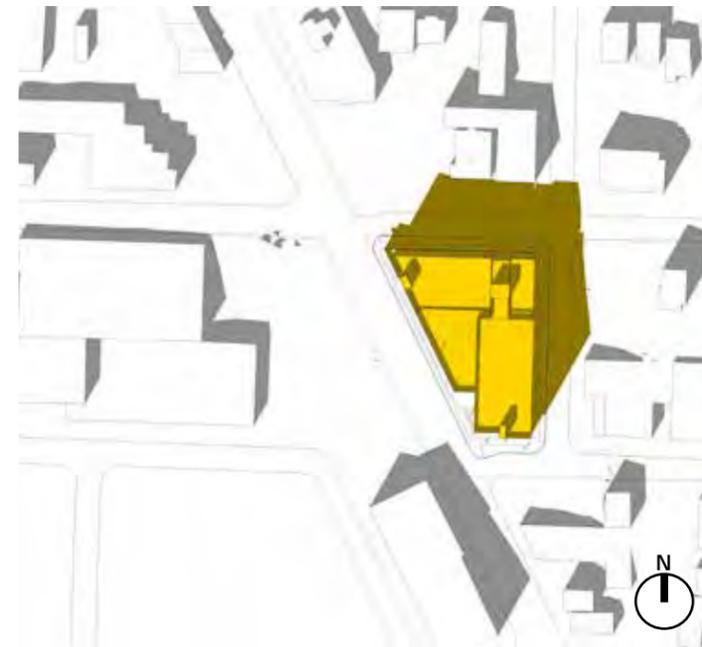
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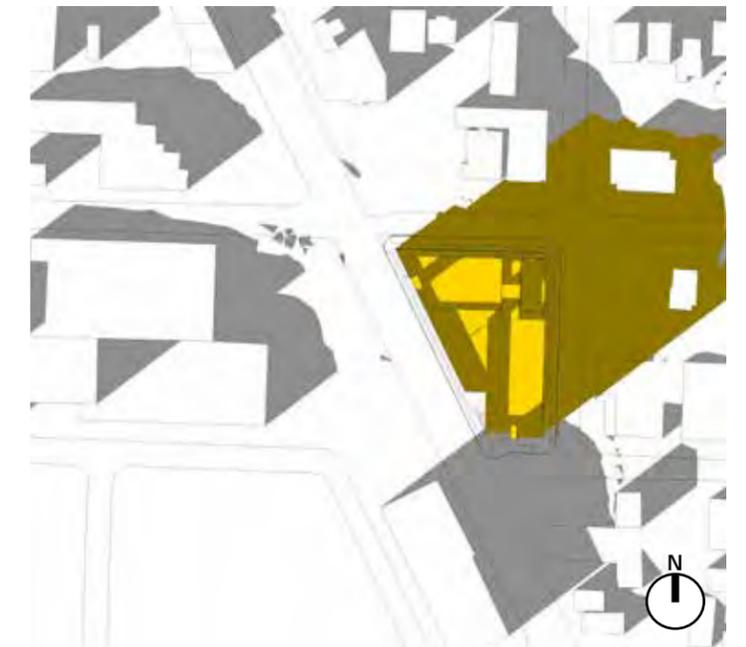
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December 21st, 2015



12 PM | WINTER SOLSTICE
December 21st, 2015



2 PM | WINTER SOLSTICE
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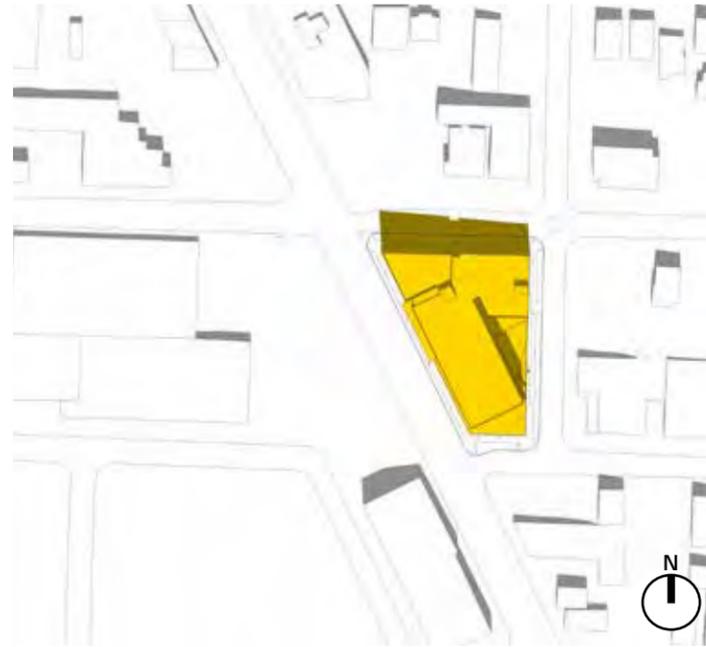


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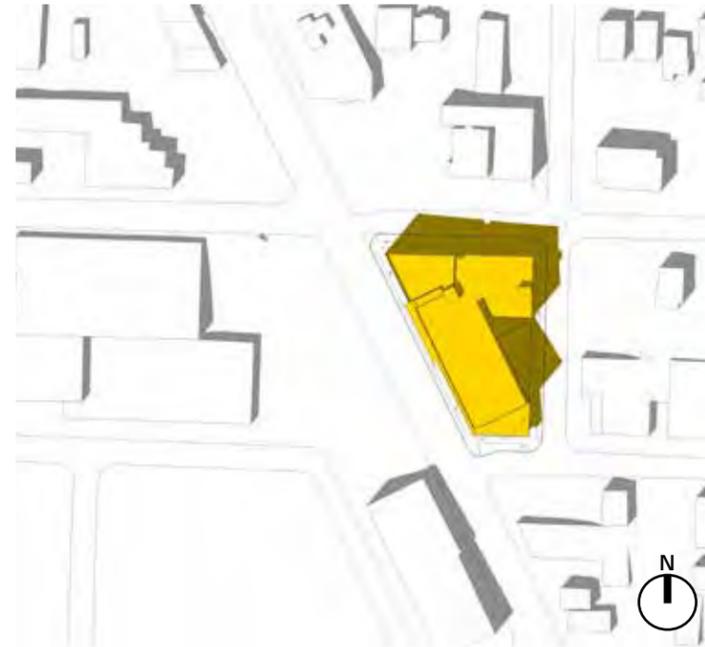
DESIGN PROPOSAL SEASONAL SHADOW ANALYSIS - OPTION 2



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March 20, 2015



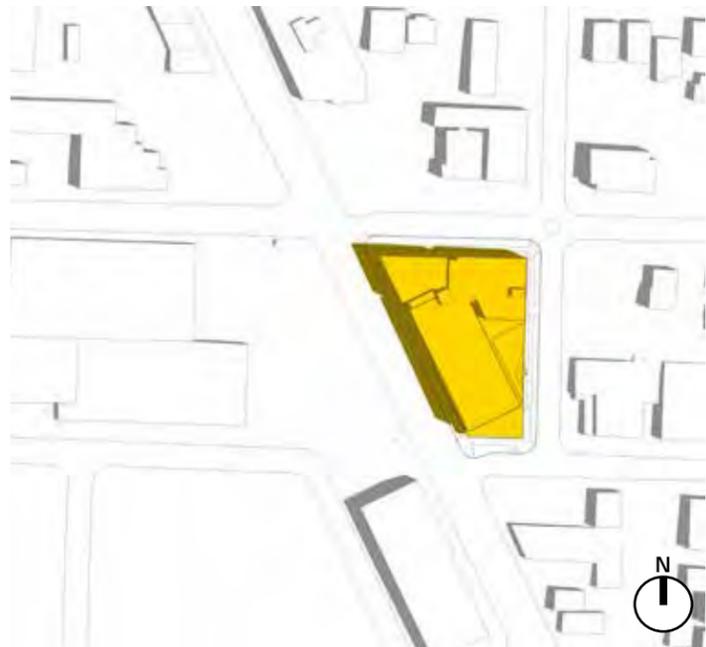
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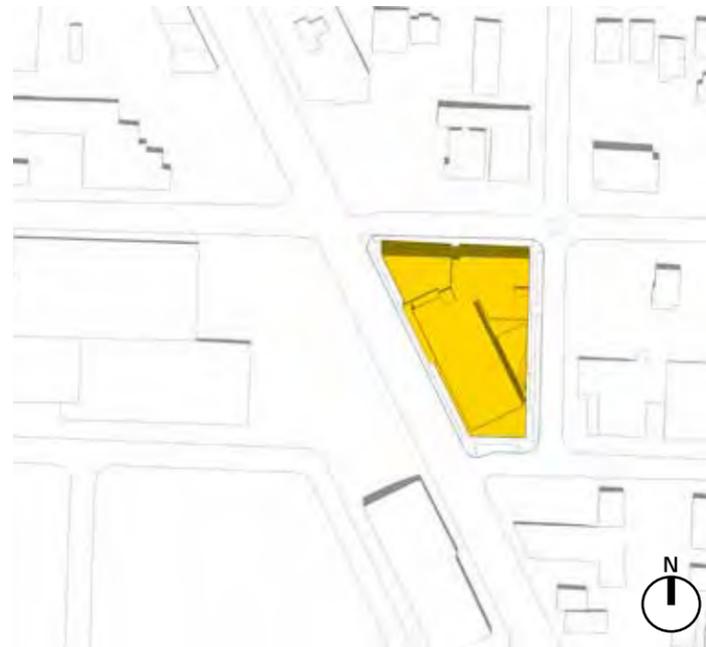
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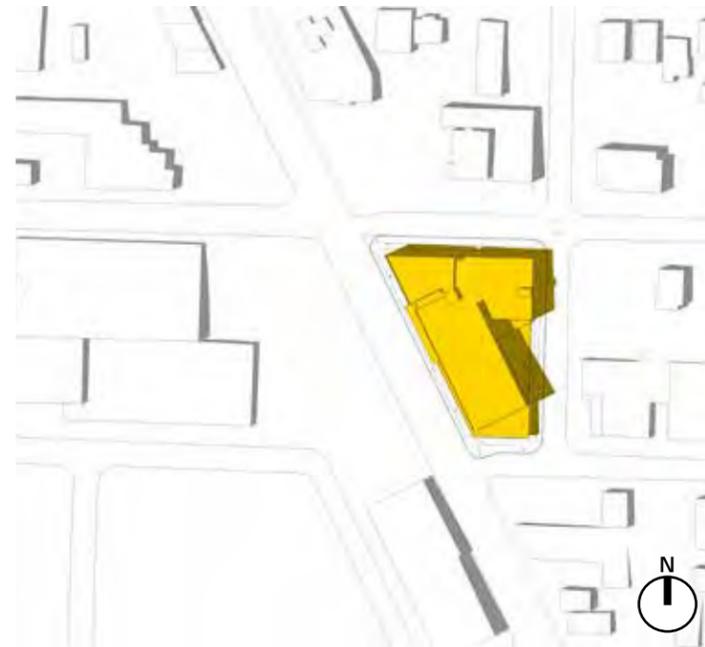
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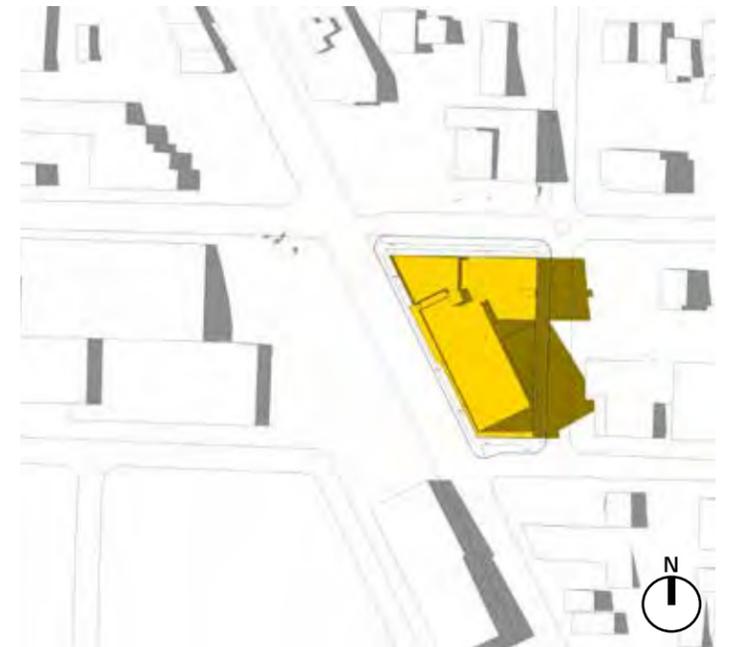
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June 21st, 2015



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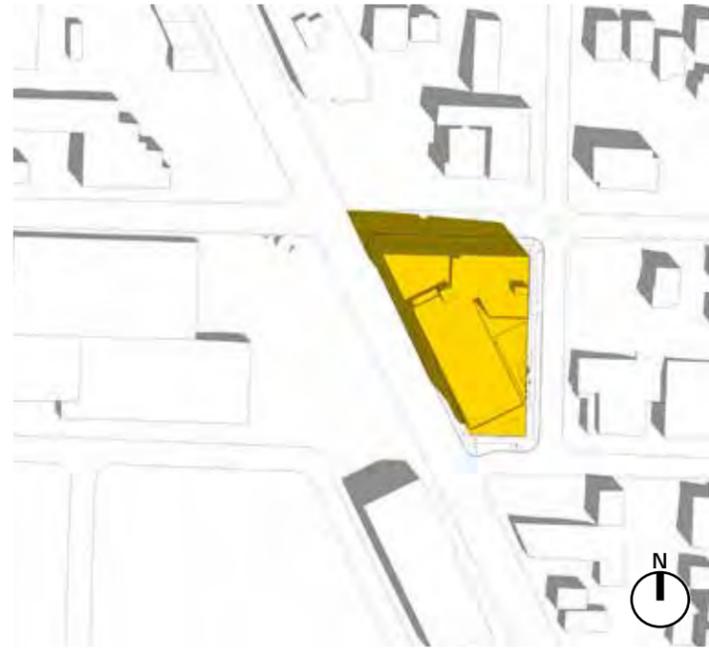


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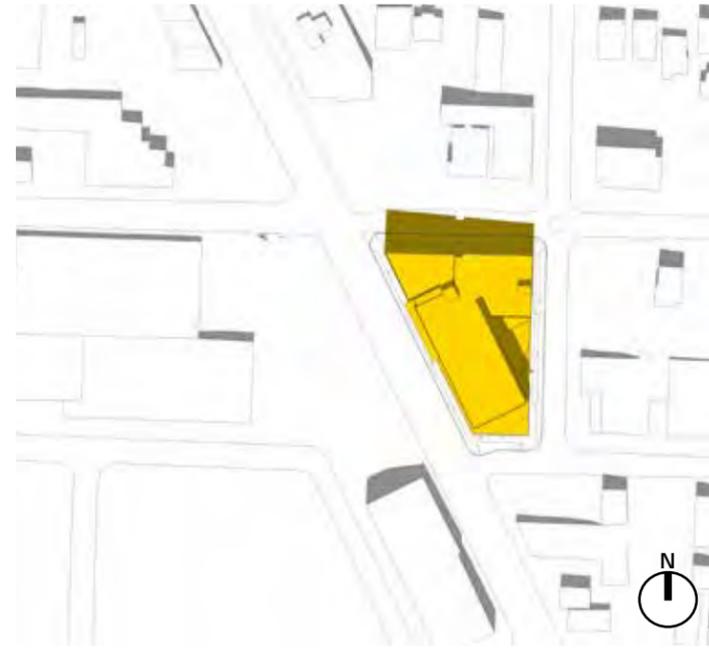


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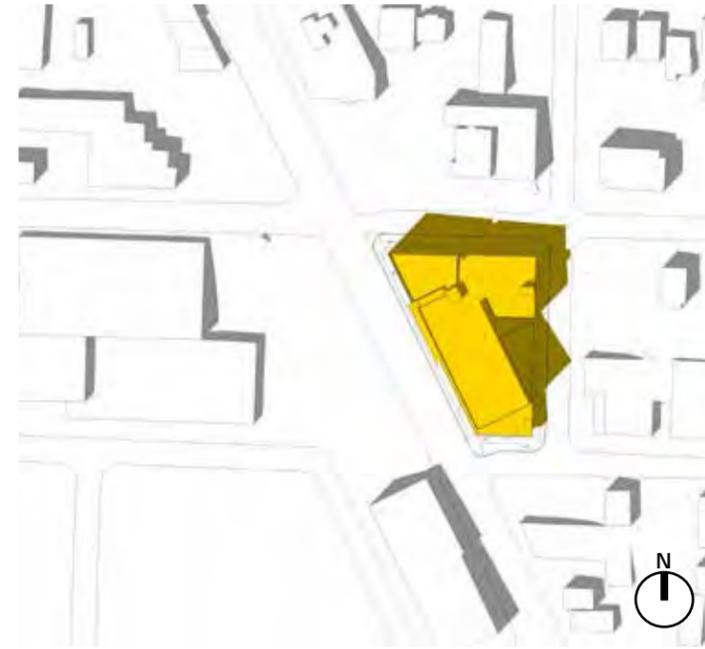
DESIGN PROPOSAL SEASONAL SHADOW ANALYSIS - OPTION 2



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September 23, 2015



12 PM | AUTUMN EQUINOX
September 23, 2015



2 PM | AUTUMN EQUINOX
September 23, 2015



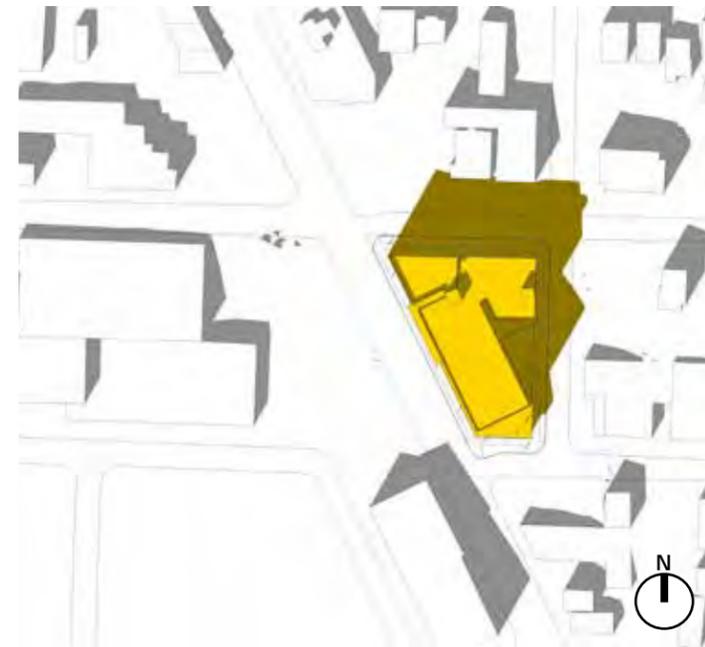
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December 21st, 2015



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December 21st, 2015

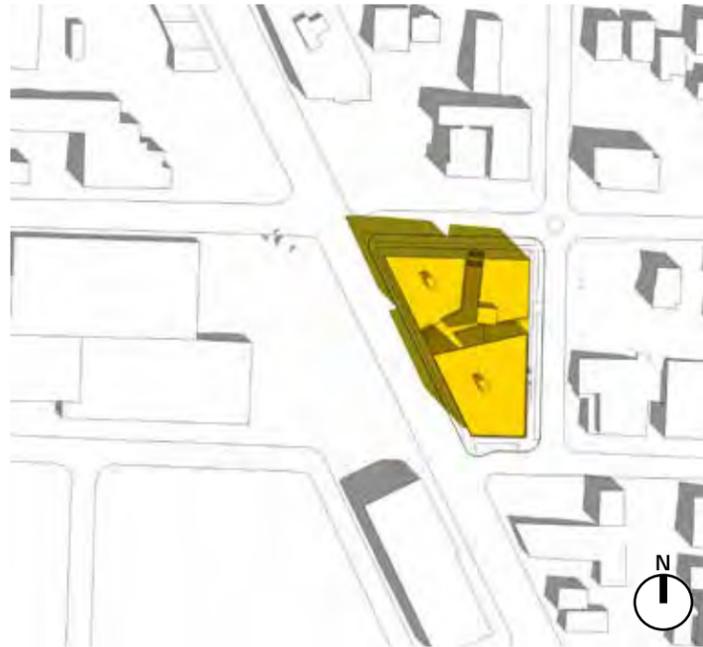


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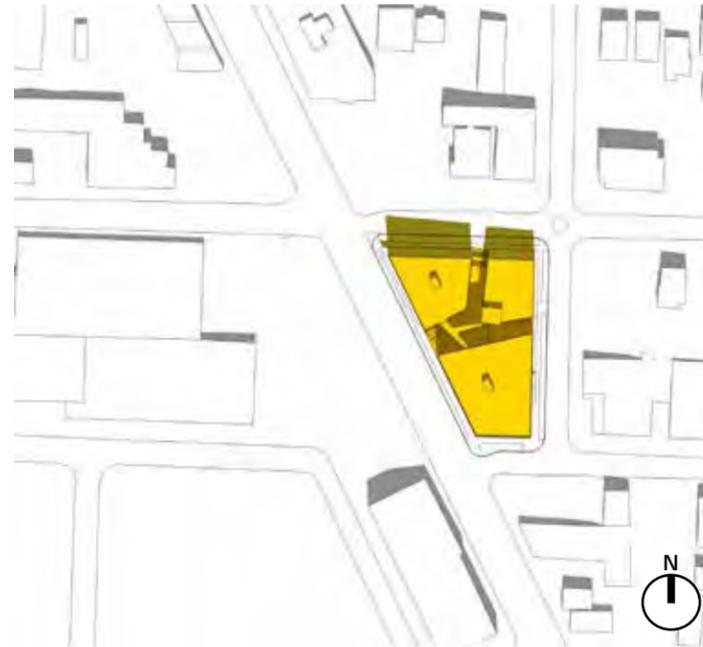


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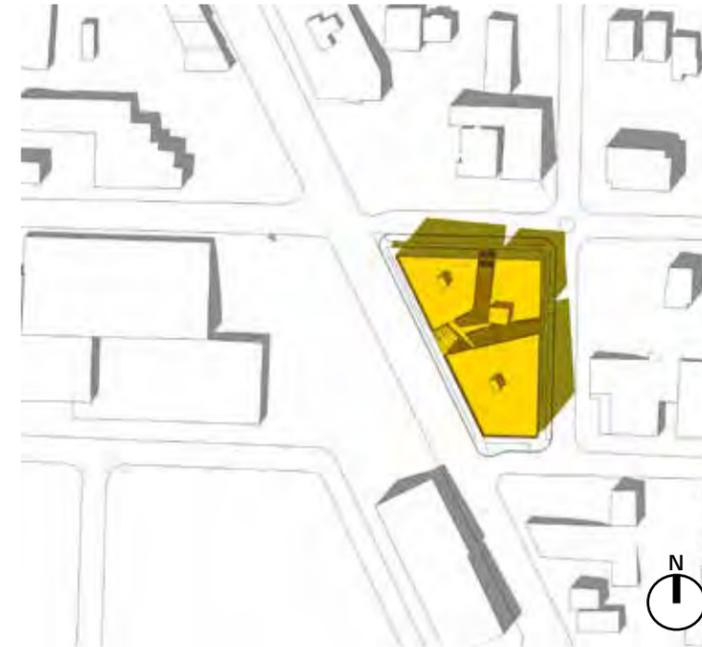
DESIGN PROPOSAL SEASONAL SHADOW ANALYSIS - OPTION 3



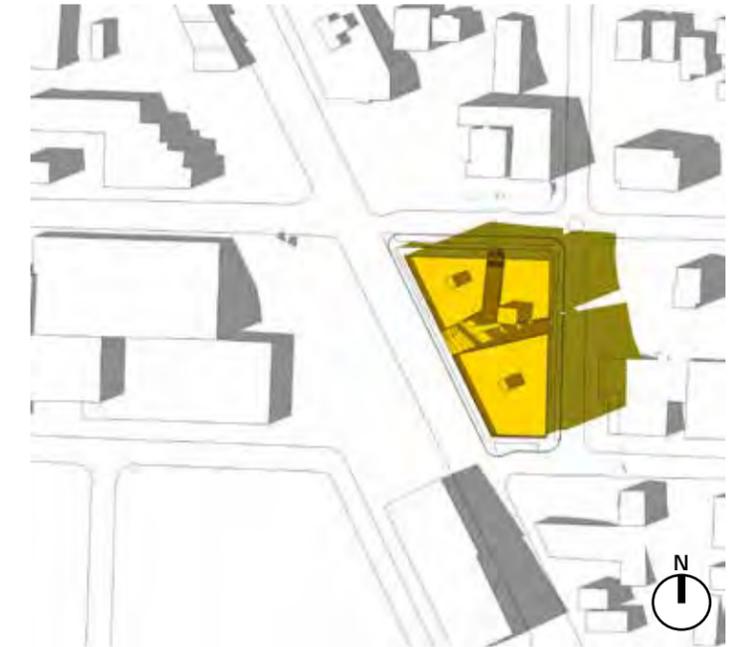
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March 20, 2015



12 PM - SPRING EQUINOX
March 20, 2015



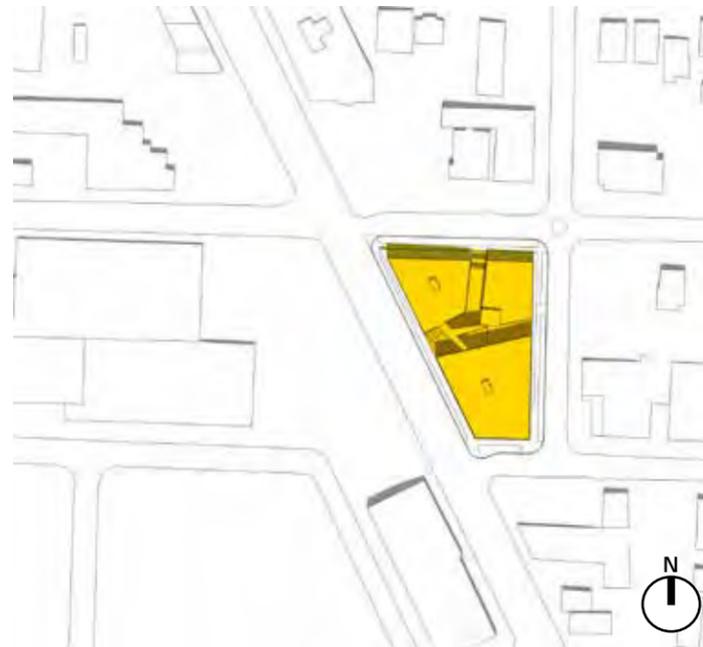
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June 21st, 2015



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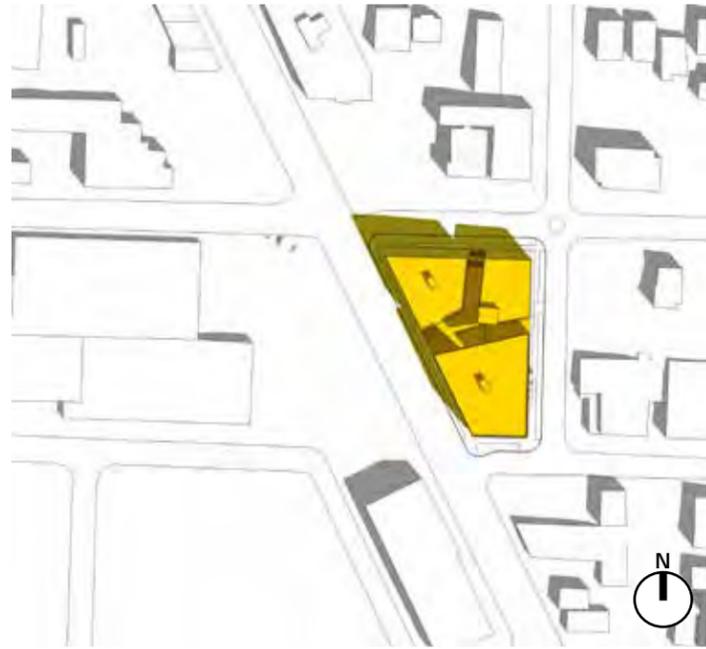


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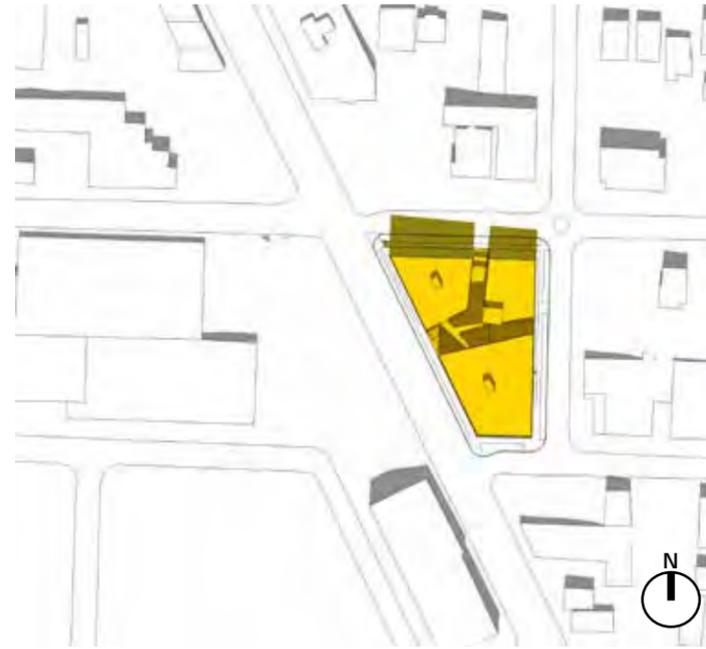


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June 21st, 2015

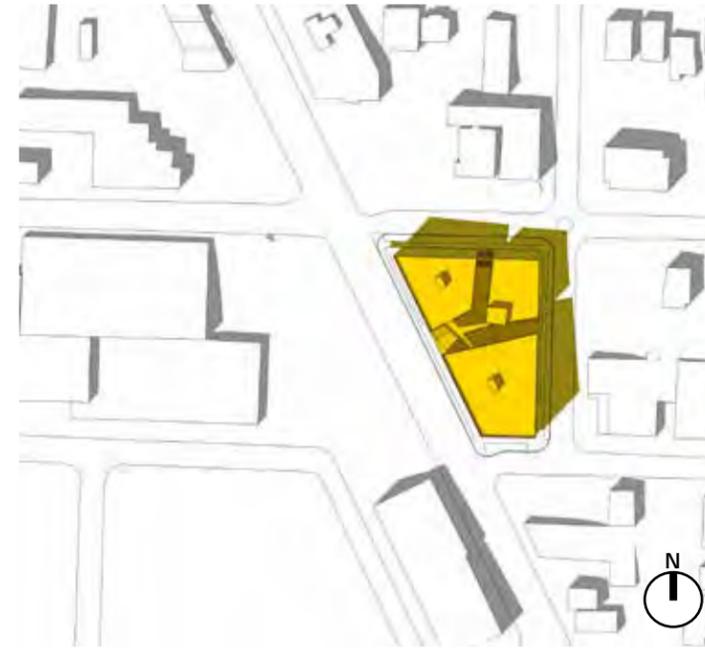
DESIGN PROPOSAL SEASONAL SHADOW ANALYSIS - OPTION 3



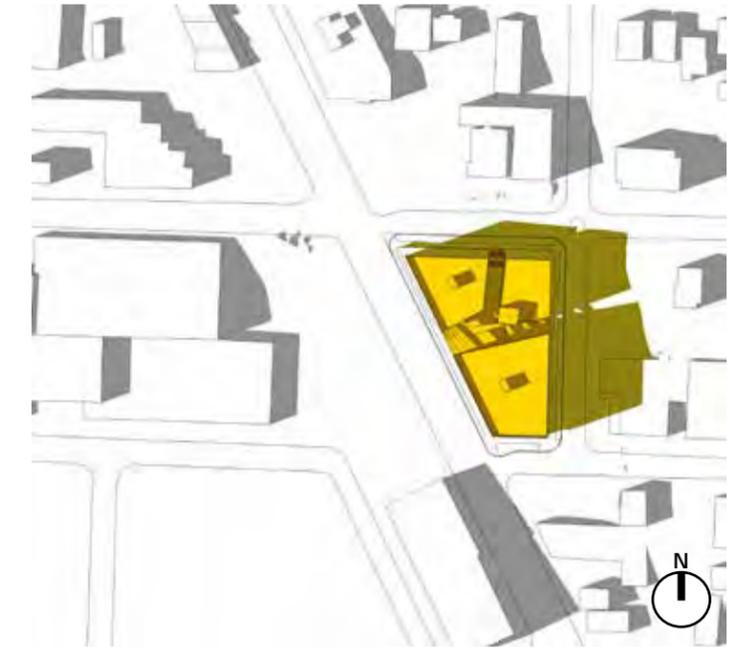
10 AM | AUTUMN EQUINOX
September 23, 2015



12 PM | AUTUMN EQUINOX
September 23, 2015



2 PM | AUTUMN EQUINOX
September 23, 2015



4 PM | AUTUMN EQUINOX
September 23, 2015



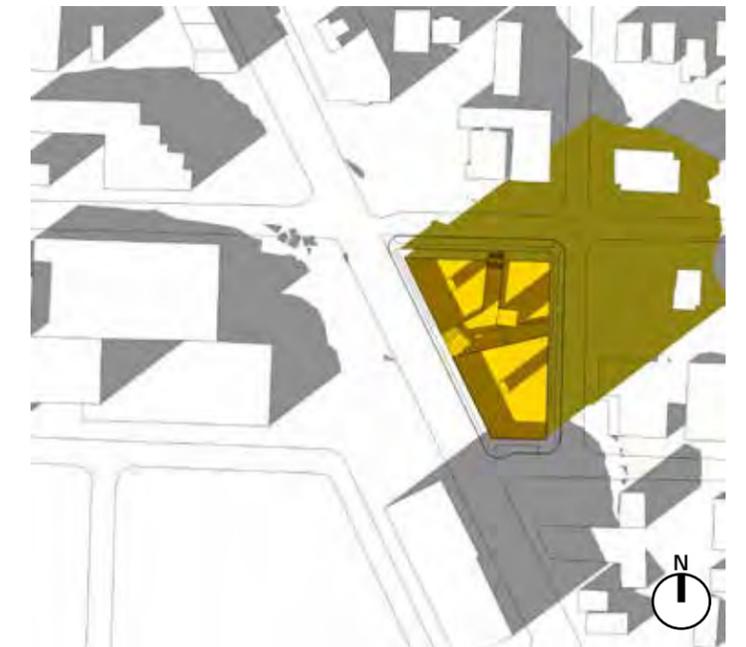
10 AM | WINTER SOLSTICE
December 21st, 2015



12 PM | WINTER SOLSTICE
December 21st, 2015



2 PM | WINTER SOLSTICE
December 21st, 2015



4 PM | WINTER SOLSTICE
December 21st, 2015

DESIGN PROPOSAL LANDSCAPE DESIGN - GROUND FLOOR



Terraced planters and steps



Streetscape planting



Stairs



Streetscape retail



Terraced water feature



Monument step seating



Alley walkway



DESIGN PROPOSAL LANDSCAPE DESIGN - ROOF DECK



Lounge chairs



Seating

Fire pit



Green roof and decking

The intent of the open space and landscape design is to provide connections for residents to the neighborhood, retail and streetscape amenities to be enjoyed by residents and passers-by, and a rooftop deck which will be available to residents as a community space. At street level, the existing trees will be retained, adding several others in an effort to ensure cohesiveness with street tree planting at adjacent new developments and to meet code requirements. Both existing and new trees will be under-planted with shrubs and groundcover in a landscape strip that separates pedestrians from traffic, creating a safe and pleasant streetscape experience. Along the street side facade of the building, different options allow for at grade and/or raised planting areas to engage pedestrians and soften hard surfaces. All of the planted landscape features on the project will contribute to meeting or exceeding Seattle Green Factor requirements.

Entries into the central courtyard will take advantage of the grade change on site to create dramatic terraced stairs, seating, and landscape planters. A cascading water feature is suggested as an element that connects Rainier Ave. to the courtyard and creates white noise for people on the steps. The rooftop amenity space will provide dining and lounging options surrounded by green roof to create a pleasant gathering space.

