

SITE A: # 3025493: 5256 Rainier Ave S
SITE B: # 3025781: 5217 42nd Ave S

Recommendation Review (REC) Packet, Southeast Design Review Board on
JANUARY 23, 2018

APPLICANT TEAM:
Architect: Johnston Architects PLLC
Landscape: Berger Partnership
Developer: PSW Real Estate

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*SECTION NUMBERS PER DPDS021442: "DESIGN REVIEW RECOMMENDATION PROPOSAL PACKET CHECKLIST"



PROPOSAL - A

Construct a new, 6-story mixed-use building containing 72 units and 7,300 sf of ground floor retail. 74 on-site parking spaces are proposed in an underground garage.

Parcel is under review for a contract rezone from NC2-40 to NC2-65.

Goal is to contribute to a vibrant Rainier Avenue South streetscape, enhance and express the nature of the community, and express the potential for the site to act as a gateway presence for both Columbia City and Hillman Village.

PROPOSAL - B

Construct a new, 5-story multi-family residential building containing 82 units. Courtyard and rooftop amenity areas are planned. 34 on-site parking spaces are proposed in an underground garage.

Parcel is under review for a contract rezone from NC2-40 to NC2-55.

Goal is to create a calm, residential presence along 42nd Avenue South in keeping with the existing character of that street.



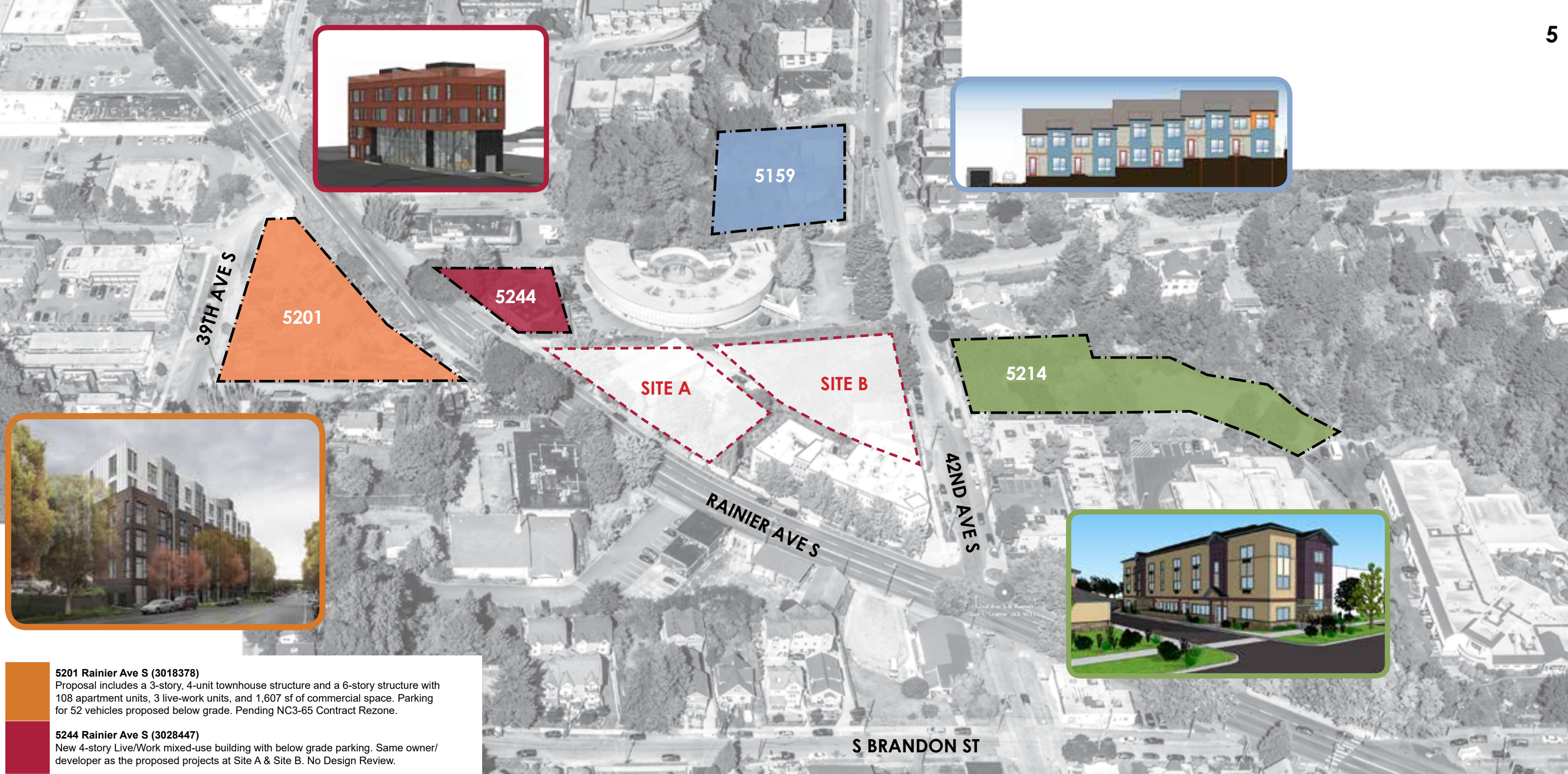
VICINITY MAP & AERIAL PHOTO
SURROUNDING USES, STRUCTURES, & OVERLAYS

SURROUNDING DEVELOPMENT & NEIGHBORHOOD CHARACTER

To the south of both sites is a newer 4-story residential structure that fills out the acute triangular corner of Rainier Avenue and 42nd Avenue South. A 2-story commercial structure is to the north of Site A, and a 3 story, semi-circular apartment is located north of both sites. Predominantly commercial uses exist along both sides of Rainier Avenue. These uses are of various sizes, and are of mixed styles and vintage. Along 42nd Avenue there are 2-3 story apartments near Rainier, and single family houses opposite the northeast corner of Site B, and extending north into Columbia City. (EDG REPORT, 02/16/2017)



BIRD'S EYE VIEWS
Left: Looking East (North Left); Right: Looking West (North Right)



- 5201 Rainier Ave S (3018378)**
 Proposal includes a 3-story, 4-unit townhouse structure and a 6-story structure with 108 apartment units, 3 live-work units, and 1,607 sf of commercial space. Parking for 52 vehicles proposed below grade. Pending NC3-65 Contract Rezone.
- 5244 Rainier Ave S (3028447)**
 New 4-story Live/Work mixed-use building with below grade parking. Same owner/developer as the proposed projects at Site A & Site B. No Design Review.
- 5159 42nd Ave S (3014787)**
 SDR to allow two residential structures; one 2-unit and one 4-unit townhouse. Surface parking for six vehicles will be provided on the site. Review includes a separate 6 unit rowhouse structure under project under 3014794 (for a total of 12 units). Pending lot boundary adjustment.
- 5214 42nd Ave S (3019337)**
 Proposal includes a 3-story Kin On Assisted Living Facility for 20 units, along with a 2-story, 7 bed Adult Family Home adjacent, and new parking for 38 cars extending to the east to the Kin On Nursing Home.

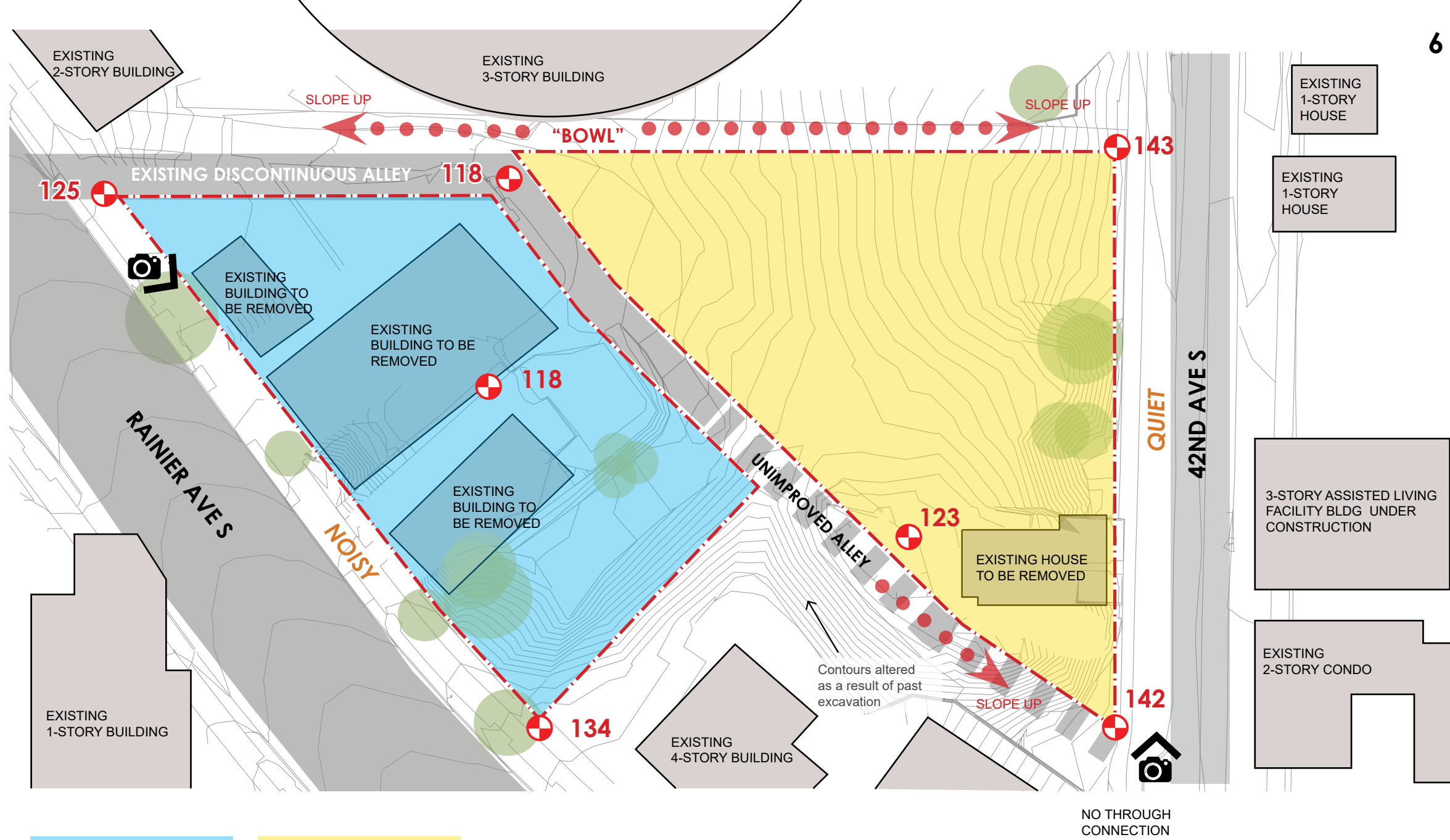
ADJACENT DEVELOPMENT IN-PROGRESS
 New Development Under Design Review Around the Project Sites



SITE A: Sidewalk along Rainier Ave S



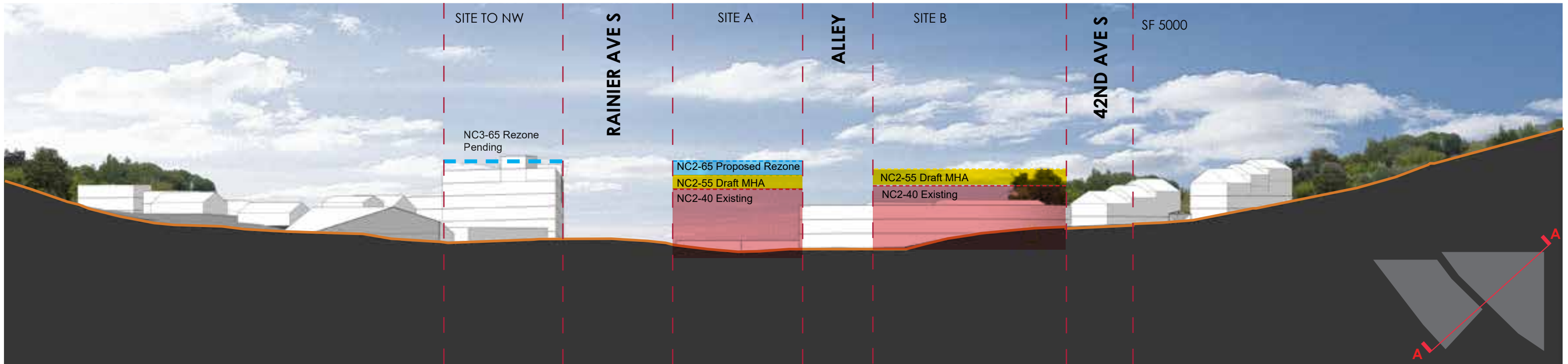
SITE B: Sidewalk along 42nd Ave S



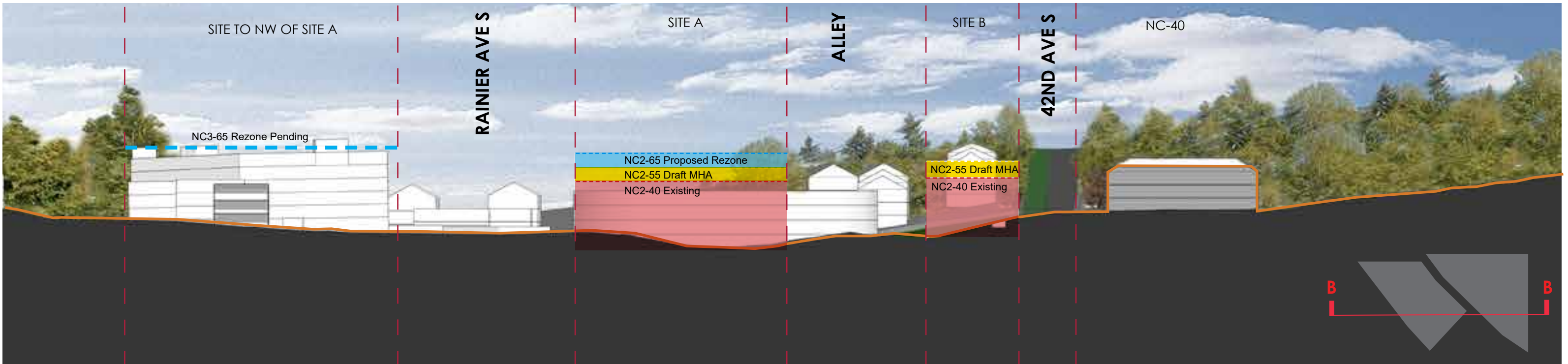
SITE A
 PROJECT # 3025493
 5256 RAINIER AVE S
 (Contract rezone to NC2-65)

SITE B
 PROJECT # 3025781
 5217 42ND AVE S
 (Contract Rezone to NC2-55)

EXISTING SITE PLAN
EXISTING USES, STRUCTURES, & TOPO



EXISTING SITE SECTION A-A



EXISTING SITE SECTION B-B

ZONING SUMMARY

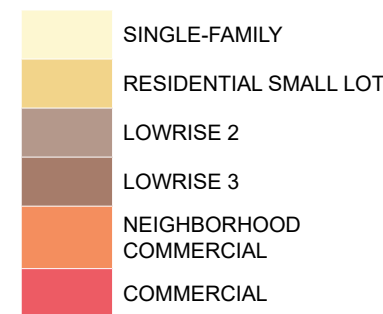
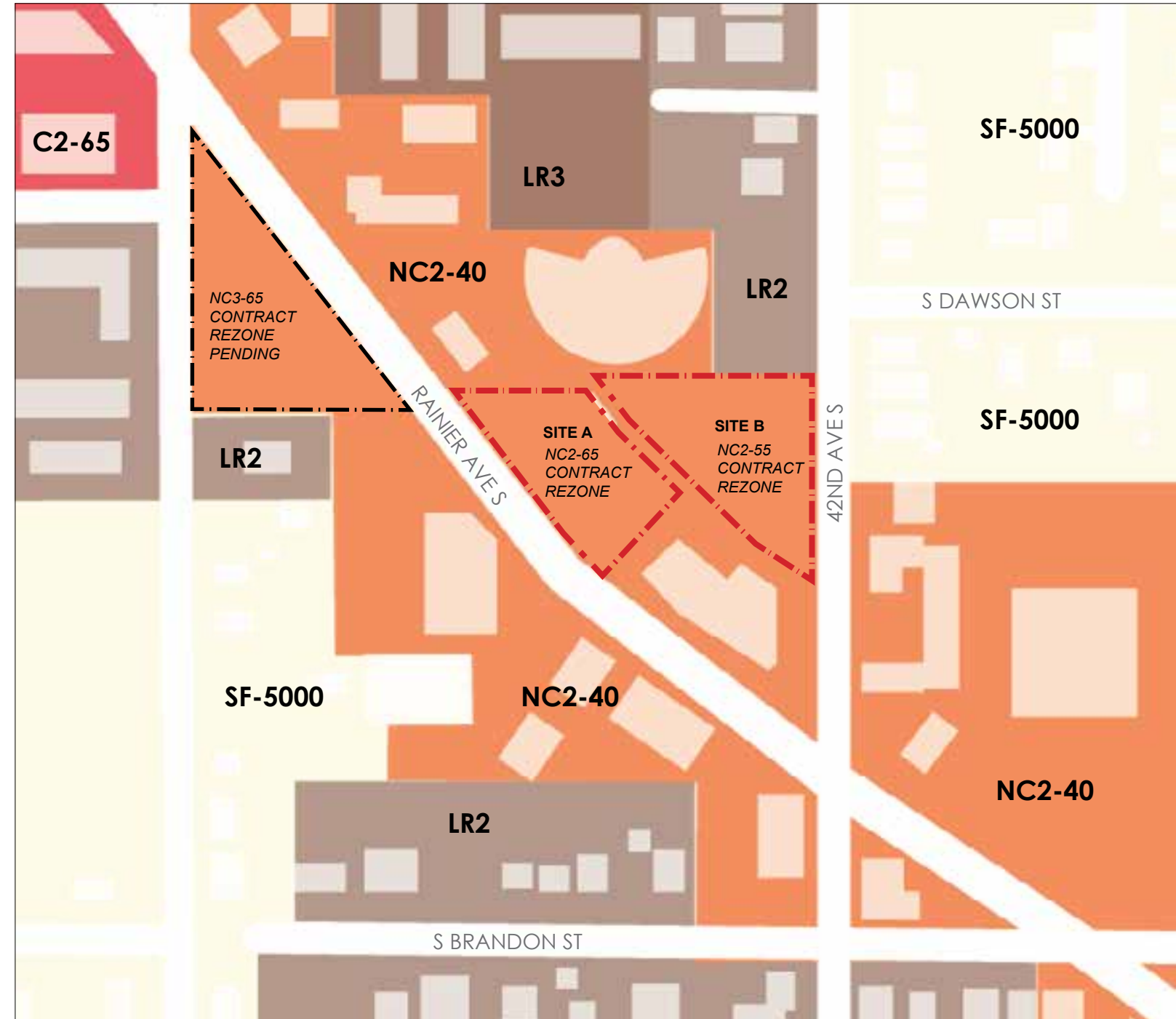
SITE A	NC2-65 (Contract Rezone Proposed)
SITE B	NC2-55 (Contract Rezone Proposed)
OVERLAYS	Columbia City Urban Village; Frequent Transit Corridor; Seattle Reinvestment Area

SITE AREA

18,423 SF
21,886 SF

SUMMARY OF DEVELOPMENT STANDARDS:

	REQUIRED (AFTER CONTRACT REZONE)	PROPOSED
HEIGHT LIMIT (Max)	Site A: 65' Site B: 55'	Site A: 65' Site B: 55'
PARKING & ACCESS	No parking required in urban village within 1,320 ft of frequent transit (both non-residential & residential uses). Access to parking must be from the alley.	Site A: 74 parking spaces Site B: 34 parking spaces Parking garages accessed from the alley (see Site Plan).
FAR (Max)	Site A: 4.75 x 18,423 SF = 87,509 SF Site B: 3.75 x 21,886 SF = 82,072 SF	Site A: 87,333 SF/18,423 SF = 4.74 Site B: 79,197 SF/21,886 SF = 3.62
SETBACKS	0.5' dedication is required along the alley. 14' from all power poles. Site A: No additional setbacks req'd (all adjacent lots are zoned commercial). Site B: Abutting LR zone to north: 15' + upper level setbacks of 2' for every 10' over 40'	0.5' alley dedication proposed for each site. Min distance from power poles maintained. Site A: Varies, 1' to 3' on average Site B: 19' along north lot line
TRASH	Site A: 375 SF + (4x(69-50)) = 451 SF MIN Site B: 375 SF + (4x(81-50)) = 499 SF MIN	Site A: 515 SF at Level P1 Site B: 550 SF at Level P2
USES	Residential & Commercial uses permitted outright	Site A: Residential & Commercial Use (Retail) Site B: Residential use
AMENITY AREA	5% of residential floor area	Site A: 6%, including one roof deck and ground-level cut-through and terraces Site B: 9%, including one roof deck and one courtyard
GREEN FACTOR	0.30 or greater	Site A: 0.30 Site B: 0.339



ZONING MAP
Existing Zoning with Rezone Overlays

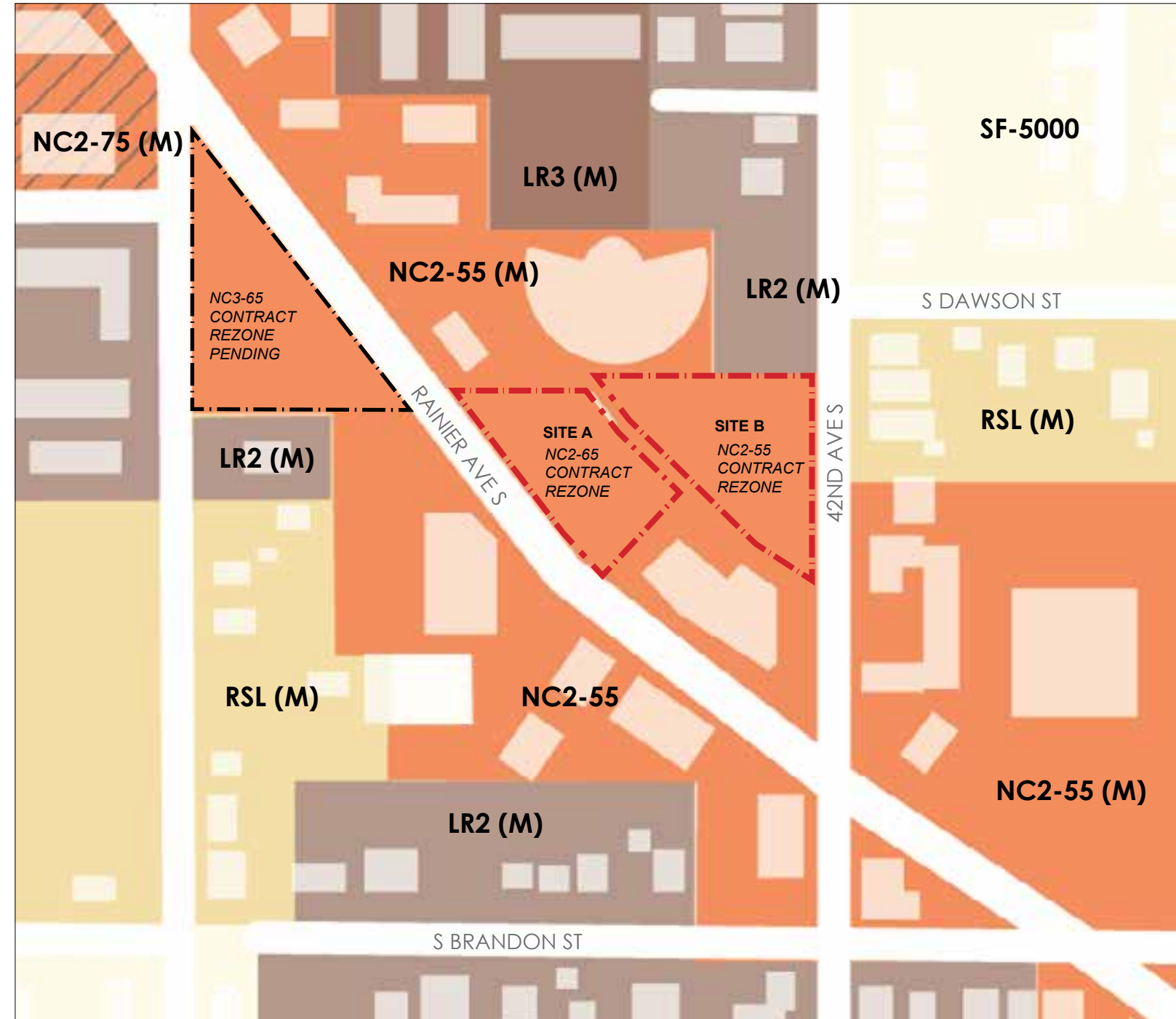
MHA & CONTRACT REZONE ZONING IMPACTS

The City of Seattle is currently reviewing a zoning update under the Mandatory Housing Affordability (MHA) policy. The MHA Preferred Alternative Zoning Map for the project sites and adjacent context is shown at right.

All lots along Rainier Ave S -- including the project sites -- that are currently zoned NC2-40 will become NC2-55 (M) under the MHA Preferred Alternative.

The proposed project will be under development before the MHA zoning is finalized and has applied for contract rezones of NC2-65 (Site A) and NC2-55 (Site B).

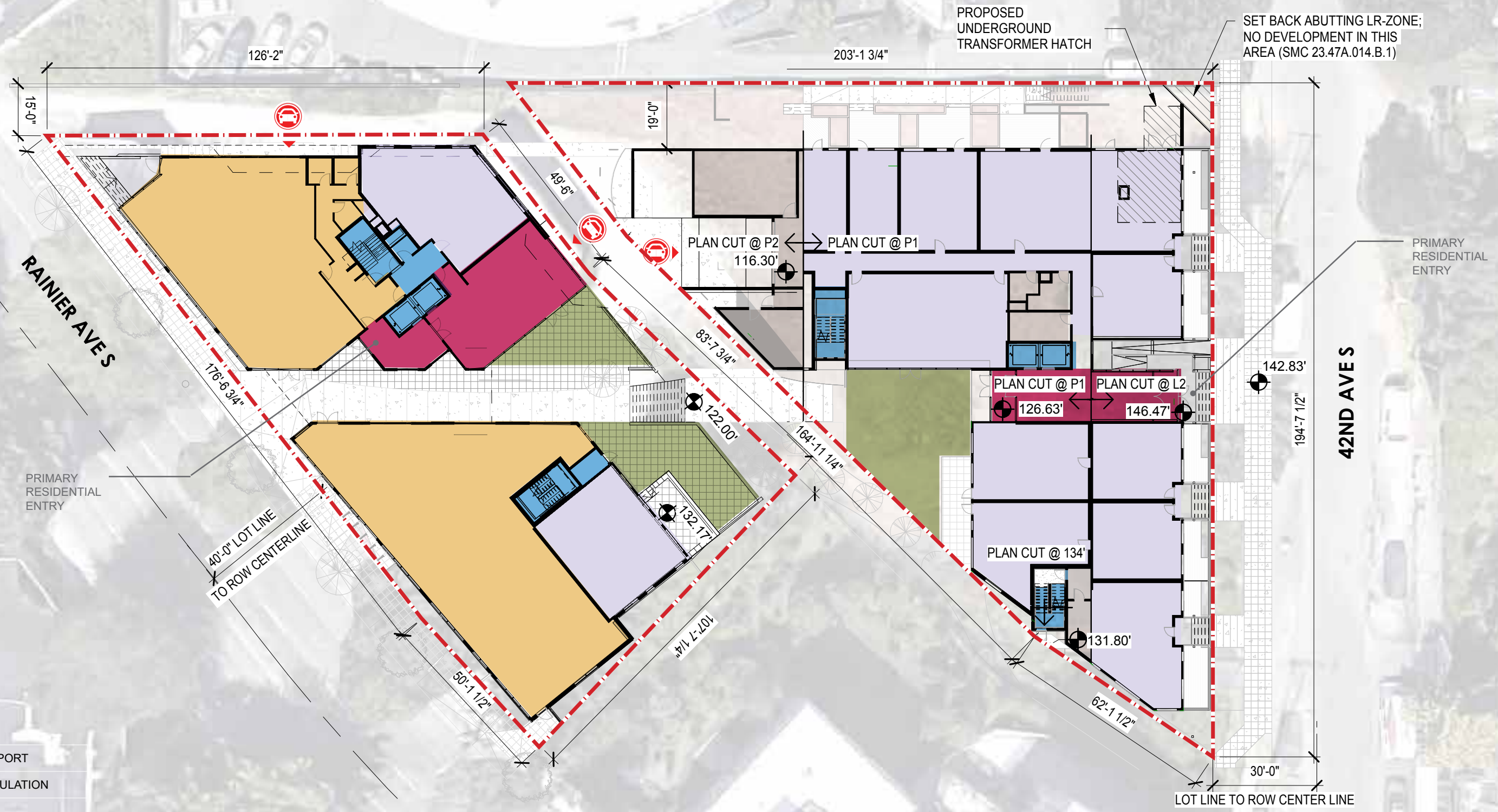
A contract rezone of NC3-65 is pending on the lot northwest of Site A, across Rainier Ave S. A new 6-story mixed-use building with 102 residential units is under development (see SDCI #30183789) on that site.



- SINGLE-FAMILY
- RESIDENTIAL SMALL LOT
- LOWRISE 2
- LOWRISE 3
- NEIGHBORHOOD COMMERCIAL
- COMMERCIAL



MHA PREFERRED ALTERNATIVE ZONING MAP
per Seattle City GIS, HALA website



- PARKING / SUPPORT
- VERTICAL CIRCULATION
- LOBBY
- RESIDENTIAL
- COMMERCIAL
- OUTDOOR AMENITY

PROS

- Extends the pedestrian experience into a sheltered courtyard zone.
- Creates pedestrian connection to internal public amenity spaces.
- Connects Rainier Ave South to 42nd Avenue South with a visual link and daytime access to alley.
- Steps back the massing of the upper story to enhance the pedestrian scale of the adjacent streets and transitions to adjacent LR zones.
- Pedestrian courtyard orientation creates opportunities for public amenity seating areas and active terraces.
- Courtyard orientations are south facing and receive ample amounts of direct natural daylight.

BUILDING MASSING IS HELD BACK 20 FEET FROM THE NEIGHBORING LOT. THE ALLEY IS EXPANDED TO 16 FEET WIDE WITH A 1 FOOT DEDICATION OF PROPERTY.

CONTINUOUS CANOPY PROVIDED ALONG RAINIER AVE S FROM ALLEY TO CUT-THROUGH. RETAIL ENTRIES ARE WEATHER PROTECTED AT CORNER AND AT CUT-THROUGH. RESIDENTIAL ENTRY IS WEATHER PROTECTED AT CUT-THROUGH.

CENTRAL AXIS CONNECTS RESIDENTS ACROSS THE ALLEY TO OUTDOOR COURTYARD AMENITY SPACES ON EACH SITE, AND THE CUT-THROUGH TO RAINIER AVE S.

BUILDING MASSING IS HELD BACK 19 FEET FROM THE NORTH PROPERTY LINE AND STEPS BACK FURTHER AT LEVEL 5 TO HELP TRANSITION TO LR-ZONE TO NORTH, AND PROVIDE UNIT OUTDOOR SPACES AT LEVELS P1 AND 1.



APPROVED EDG MASSING

BIRD'S EYE VIEW LOOKING NORTH

81 + 87 units = 168 units
 66 + 36 parking = 102 parking spaces
 No departures

RECOMMENDATION REVIEW MASSING

BIRD'S EYE VIEW LOOKING NORTH

72 + 82 units = 154 units
 74 + 34 parking = 108 parking spaces
 No departures

1. SITE PLAN, MASSING & CONTEXT RESPONSE (BOTH SITES)

Board endorsed the applicant-preferred Option 3 with the following guidance:

BOARD GUIDANCE 1b. The Board supported the linear axis through the site, and the high pedestrian porosity and path following that axis, through both buildings and connecting Rainier to 42nd. The Board also endorsed full public access from Rainier to the central alley courtyards on this axis. (DC1; PL1-B)

PROJECT RESPONSE: Central axis remains, providing full public pedestrian and resident access between Rainier Ave S and the Alley. Retail spaces, residential lobbies, and outdoor amenity areas flank the central axis. Visual connection is provided through Building B via a three-story lobby from the courtyard at level P1 up to the main entry at Level 2 along 42nd Ave S; through-access through the building interior is for residents only.



SECTION PERSPECTIVE: CENTRAL AXIS

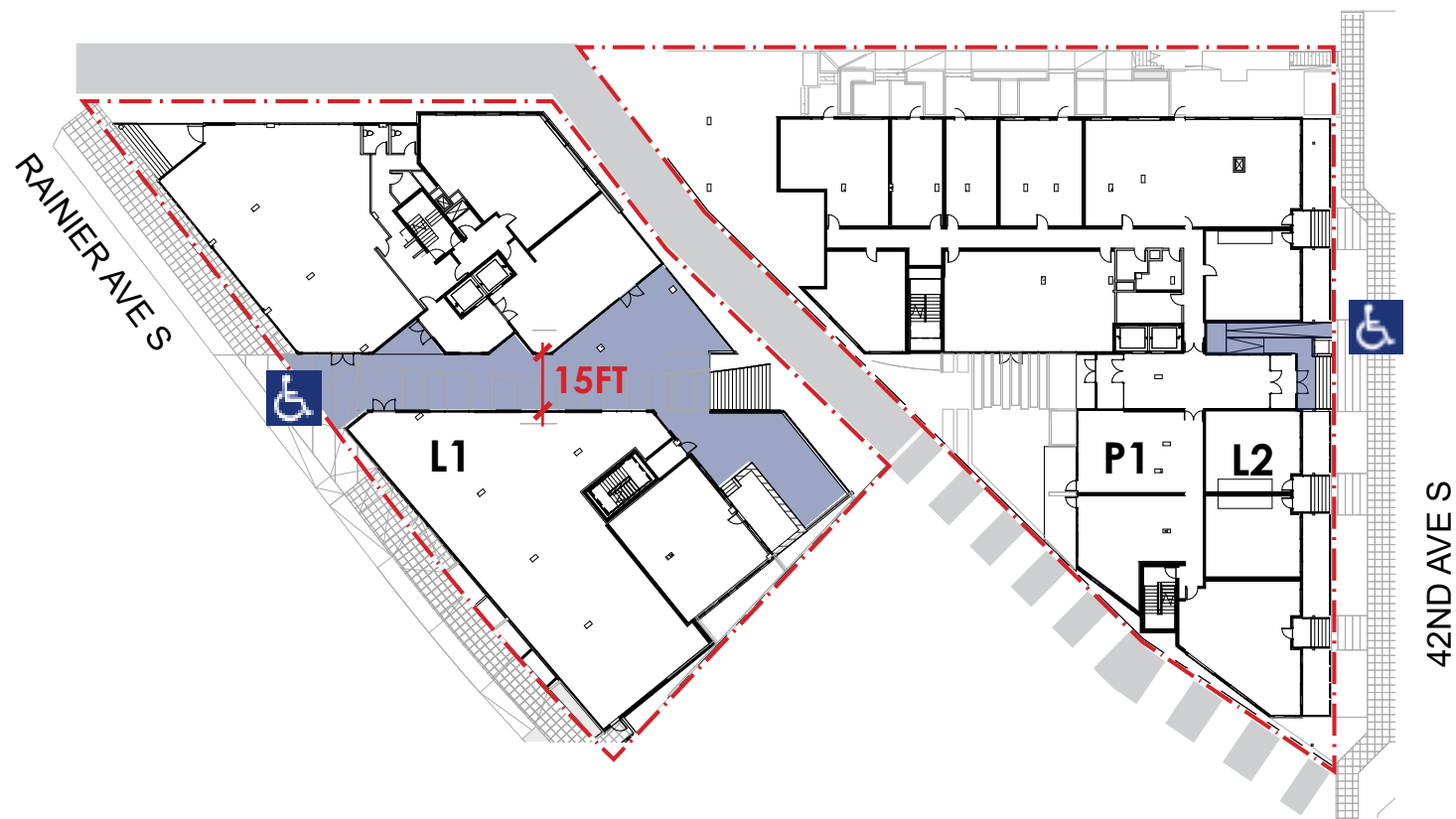
Looking North from Rainier to 42nd

1. SITE PLAN, MASSING & CONTEXT RESPONSE (BOTH SITES)

BOARD GUIDANCE 1c. The Board supported the primary linear access path at 15 ft minimum width at the narrowest points, and widening at the Rainier street front. The Board recommended integrated, universal design approaches to accommodate disabled access to the different levels on both sites and refinement of ADA ramp access. (PL1-B; PL2-A1)

PROJECT RESPONSE: The Cut-Through path on Site A, aligns with the central axis, and maintains a 15 ft minimum width opening up to 23 ft at Rainier Ave S. The paving of the Cut-Through is designed to meet the grade of the sidewalk, so that no ramping or steps are necessary, and it is accessible for all.

The accessible ramp on Site B has been refined and is integrated into the main entry design of the 42nd street facade. Through transparency, high-quality materials, planting, and lighting, the ramp is safe and inviting to all.



SITE A + SITE B ADA ACCESS PLAN
ADA ACCESS POINTS HIGHLIGHTED



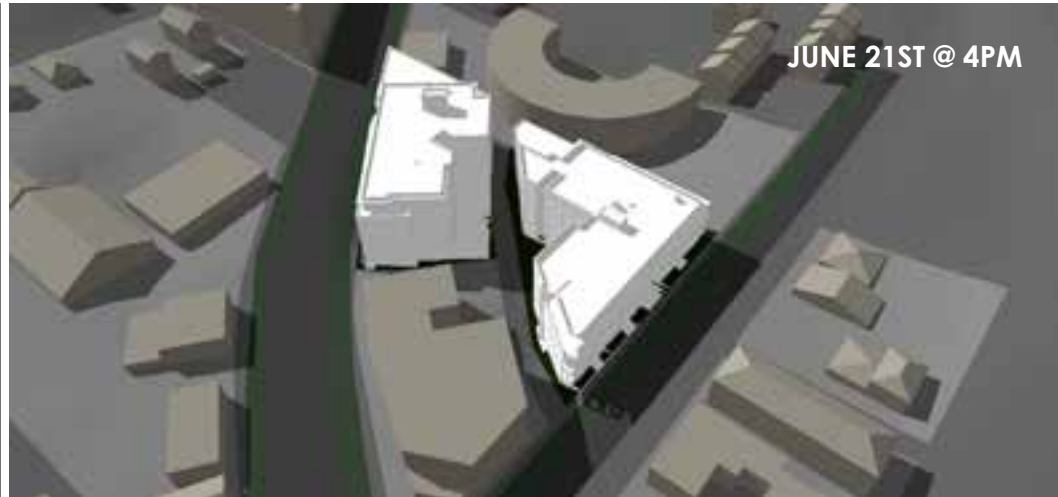
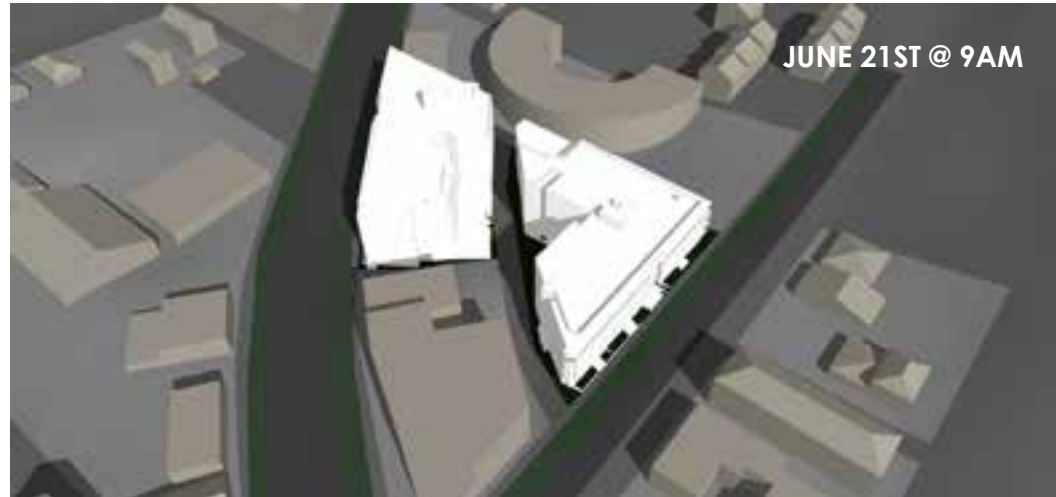
PERSPECTIVE OF MAIN ENTRY (SITE B)
STANDING ON SIDEWALK LOOKING WEST AT ENTRY STAIRS & ADA RAMP

1. SITE PLAN, MASSING & CONTEXT RESPONSE (BOTH SITES)

BOARD GUIDANCE 1d. The Board supported the carved out central courtyards at EDG, and recommended they be checked for sunlight penetration, and surrounded by activating uses on the adjacent facades. (CS3-B1; DC3-B4)

PROJECT RESPONSE: Carved out central courtyards have southern exposure and are shaded primarily from the north and east (Site B) and west (Site A). Sunlight/Shadow studies are shown.

Activating uses on the central facade of Site A. include commercial spaces, residential lobby and amenity areas. The primary community gathering space and residential lobby core flank the outdoor courtyard space on Site B.



SITE A COURTYARD SHADOW STUDY
BIRD'S EYE LOOKING NORTHWEST

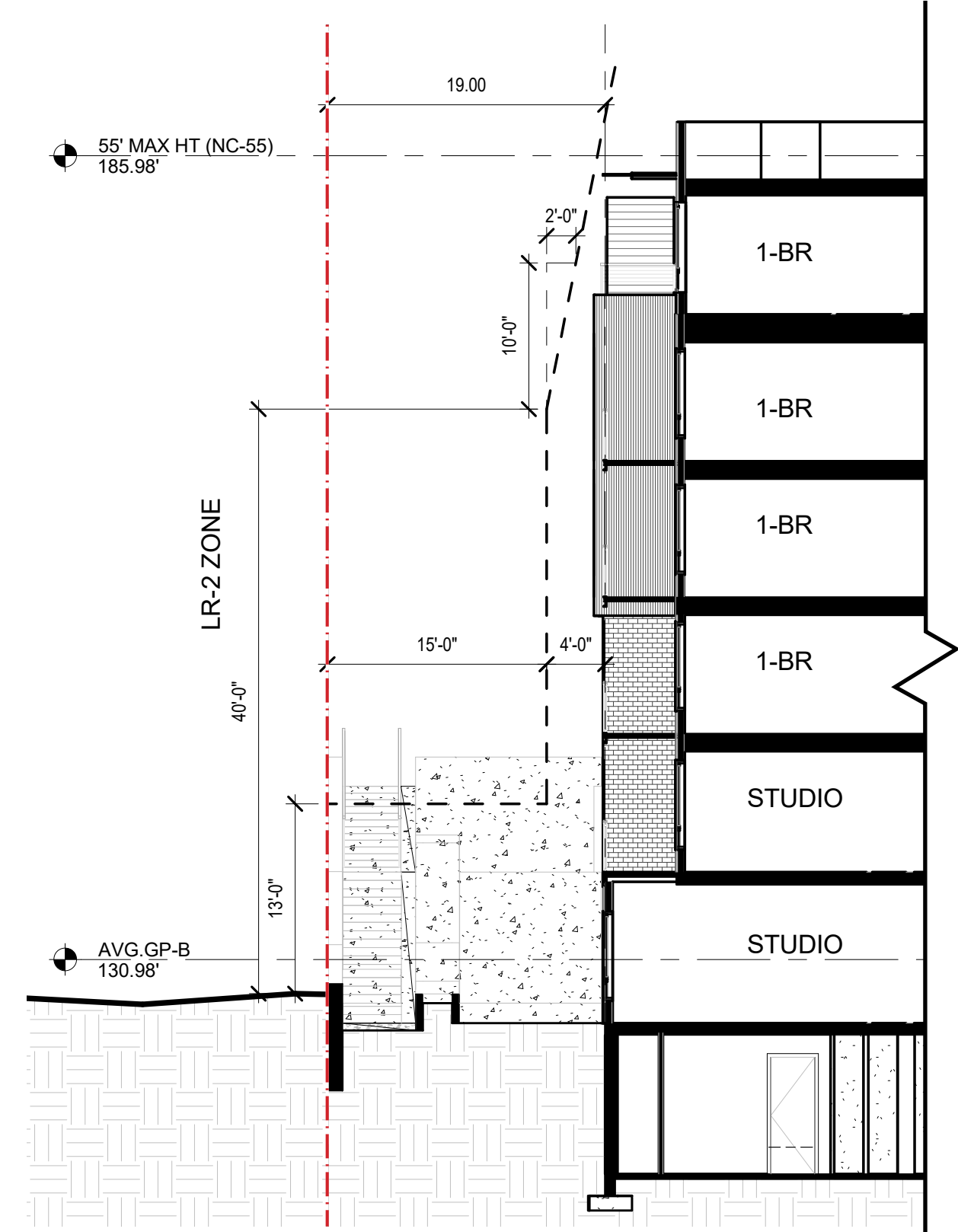
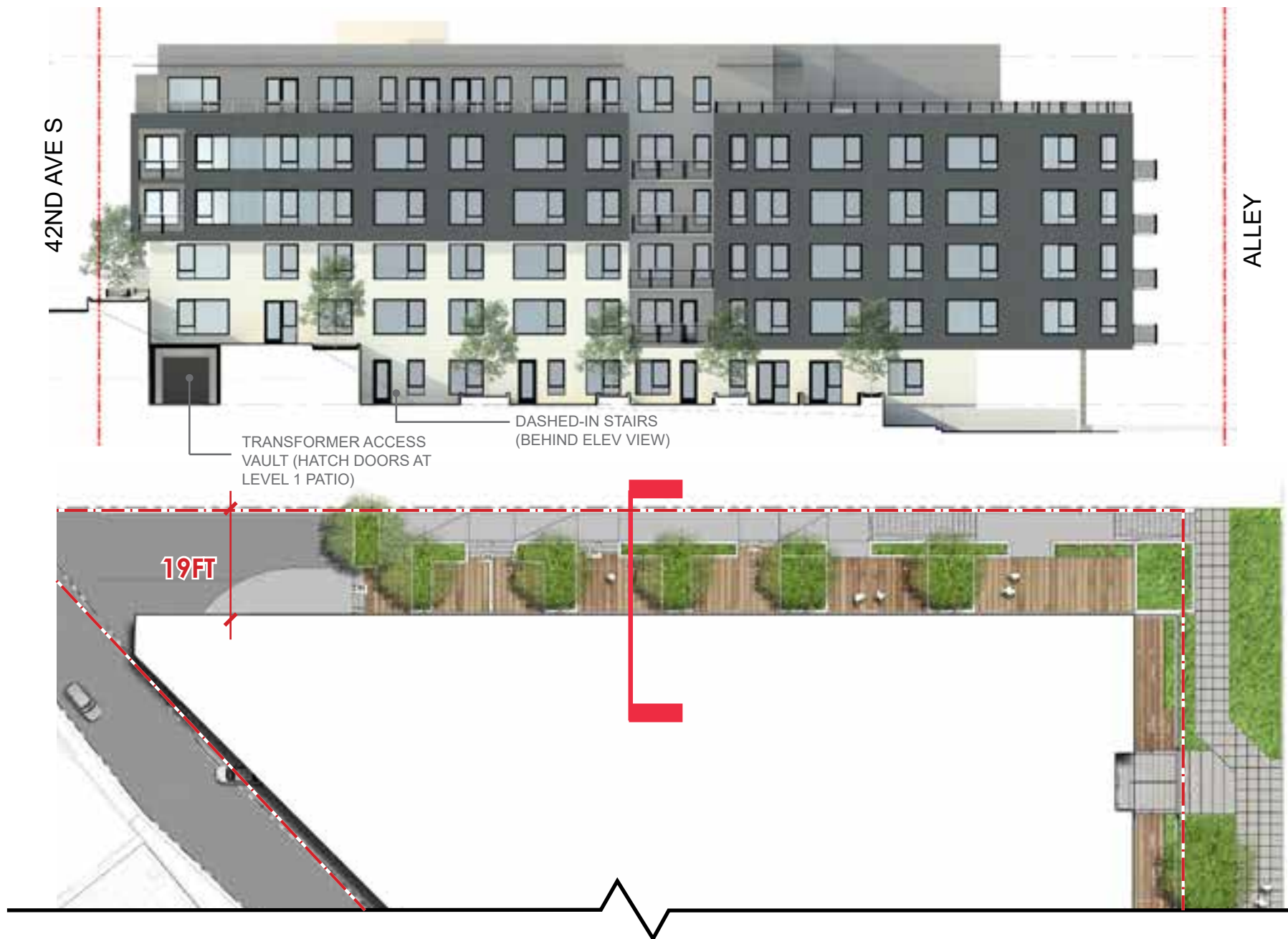


SITE B COURTYARD SHADOW STUDY
BIRD'S EYE LOOKING NORTHEAST

1. SITE PLAN, MASSING & CONTEXT RESPONSE (BOTH SITES)

BOARD GUIDANCE 1e. The Board supported the one-way driveway proposed along the north property line [of Site B] as a shared vehicular/pedestrian route, and recommended a clearly demarcated pedestrian path parallel to that driveway, and continuing west to Rainier Avenue (as this link will be a pedestrian short cut). The Board supported this drive in a 19 ft wide setback zone, which is a critical massing transition to the adjacent LR zone. (DC1-B)

PROJECT RESPONSE: A 19 ft wide setback zone is maintained from the north lot line on Site B. The earlier proposed one-way shared-use driveway has become a pedestrian path connecting 42nd Ave S and the Alley to the west and Rainier beyond, with unit patios and plantings along it. SDOT rejected a curbcut on 42nd Ave S, and no driveway is permitted.



NORTH PEDESTRIAN PATH EXHIBITS (SITE B)
BUILDING ELEVATION, LANDSCAPE PLAN, AND SETBACK SECTION

1. SITE PLAN, MASSING & CONTEXT RESPONSE (BOTH SITES)

BOARD GUIDANCE 1f. The Board recommended all vehicle movements in the north-south alley fragment, be pushed as far north as possible, to minimize conflicts with the amenity courtyards and pedestrians crossing on the linear axis. (DC1-C2)

PROJECT RESPONSE: All vehicle movements occur north of the central pedestrian axis connecting Site A and Site B across the alley. Bollards and a different paving pattern separate the car traffic from the foot traffic. The alley is unpaved beyond the central axis, clearly indicating no-through vehicular traffic.

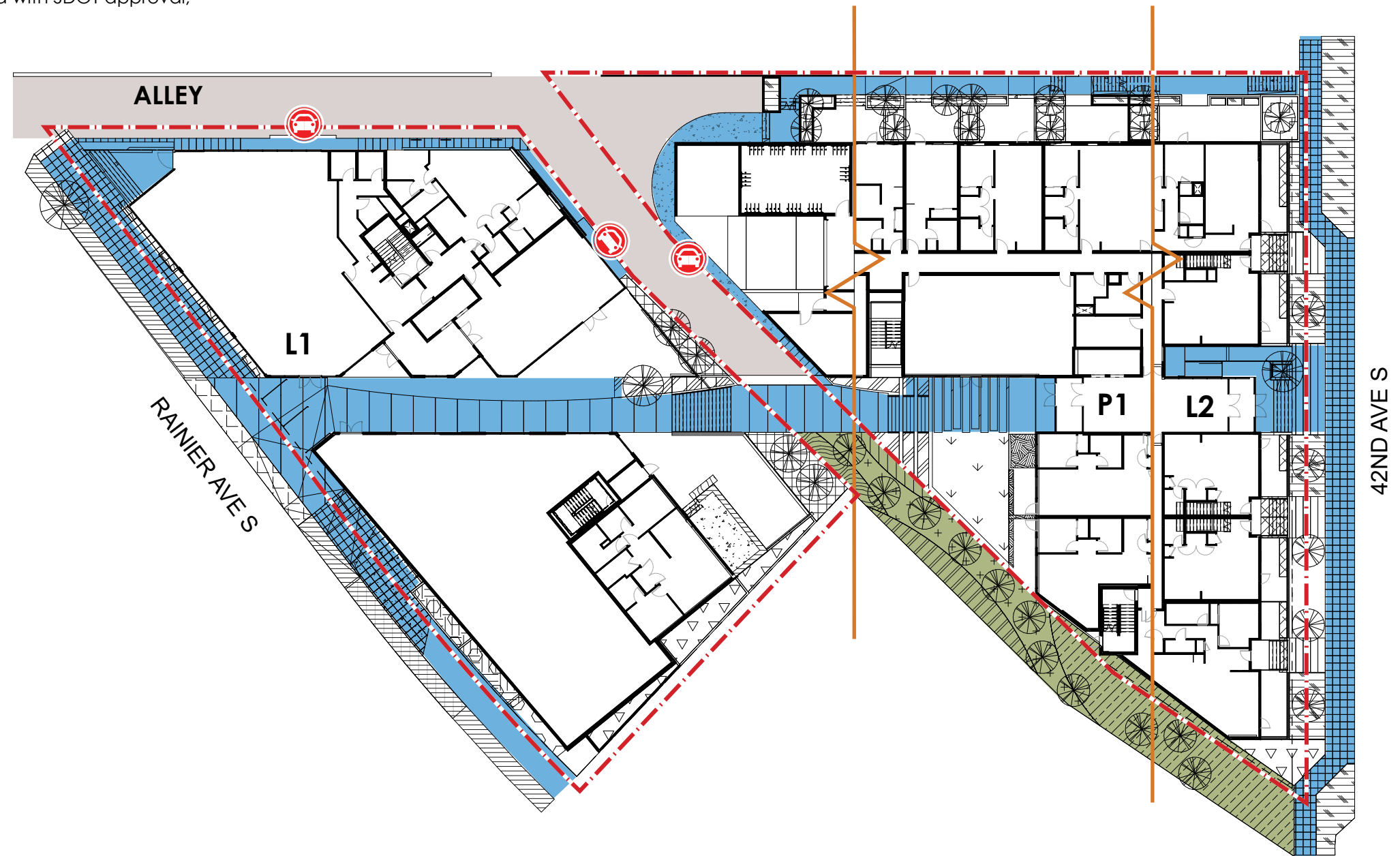
BOARD GUIDANCE 1g. Recognizing the south portion of the alley may not be needed for vehicles, the Board recommended an attractive landscape treatment be developed with SDOT approval, preferably augmenting the adjacent courtyards on private land, and accommodating pedestrian movements from 42nd Avenue.

PROJECT RESPONSE: An attractive landscape treatment is being pursued with SDOT for the "unimproved" section of alley from the central axis up to 42nd Ave S. Per SDOT, pedestrian movements will not be accommodated on this portion of the alley, but pedestrian movement is accommodated at the north end of Site B with a pedestrian stair and pathway.

BOARD GUIDANCE 1g. The Board recommended the vehicular portion of the alley south of the east-west driveway have a distinctive paving treatment and/or scoring, and a demarcated pedestrian walking zone. (DC1-B)

PROJECT RESPONSE: The earlier proposed east-west driveway has been removed. All vehicular traffic occurs on the improved alley and turnaround areas on asphalt. Sidewalk paving indicating pedestrian zones are proposed hugging each building and wrapping the corners to the south and west (Site A), and south and east (Site B).

- VEHICLE CIRCULATION
- PEDESTRIAN CIRCULATION
- UNIMPROVED ALLEY PLANTED AREA



SITE A + SITE B CIRCULATION PLAN
EXTERIOR PEDESTRIAN & VEHICULAR PATHS HIGHLIGHTED

1. SITE PLAN, MASSING & CONTEXT RESPONSE (BOTH SITES)

BOARD GUIDANCE 1h. Since all building facades will be visible – the internal ones from gaps in the street walls – the Board recommended careful composition, quality materials and secondary elements be employed on all visible facades. (DC2-B)

PROJECT RESPONSE: Both sites employ brick, weathered steel, fiber cement siding, and weathered wood as the primary materials on the facades, with variations in color and composition to reinforce the different design concept of each building. Since Site A is on the busier street and is conceived as an energetic or musical building, the dark brick is composed with corten steel panels and the unit windows in a rhythmic pattern. Corrugated weathered steel provides a vivid and textural wrap around the primary building masses. Grey weathered wood siding is used on the inset mass, where it is encountered up close by residents at the upper levels. This grey weathered wood is also used on Site B as a connecting material language between the two buildings. Instead of corrugated metal siding, Site B will have a Ceraclad fiber cement board siding in a cast stripe pattern in charcoal grey, applied vertically on the middle mass. The base will be clad in a light brick, which turns the corner and meets each ground level unit around the building.

BOARD GUIDANCE 1i. The Board concurred with public comment and strongly recommended high quality, durable materials for all sides of both structures, particularly along the two street facades and their four, visible end-wall returns. (DC4-A1)

PROJECT RESPONSE: High-quality, durable materials are proposed for both structures on all facades. See response to 1h. above. Elevation views of all building sides are provided in this package.



SITE A - WEST ELEVATION



SITE B - EAST ELEVATION



BUILDING MATERIALS
EXTERIOR MATERIALS & PRIMARY STREET FACADES

2. MASSING & COMMENTS (SITE A, BLDG ON RAINIER AVE)

BOARD GUIDANCE 2a. The Board strongly supported the wide, top-floor step backs on all sides of the structure, including the large roof deck at the northwest corner along Rainier Avenue, as a means to reduce visual bulk in context. (DC2-A2)

PROJECT RESPONSE: Top floor step backs and the large roof deck on the northwest corner have been maintained and developed.

BOARD GUIDANCE 2b. The Board concurred with public comment that the approximately 200 ft building length along Rainier should be legibly broken into at least two forms on the street. The Board agreed the entry recess shown only at level 1 was not sufficient, and recommended that recess or a notch be carried full height, or be a pronounced crease in the building, to clearly express the east-west pedestrian axis. (DC2-C3)

PROJECT RESPONSE: The building mass has been broken down, with two distinct foreground masses separated by a "crease" that aligns with the Cut-Through on the central axis, and a third background mass that is set back from the foreground masses.



SITE A - WEST ELEVATION



SITE A - NORTHWEST CORNER



SITE A - MASSING & ROOF DECK
RAINIER AVE ELEVATION & PERSPECTIVE; ROOF PLAN

2. MASSING & COMMENTS (SITE A, BLDG ON RAINIER AVE)

BOARD GUIDANCE 2c. The Board agreed the two end walls will be visible from various street views, and they should contain windows, secondary features and façade compositions consistent with the street façade. (DC2-B)

PROJECT RESPONSE: Both the end walls have been composed in concert with the primary street elevation, and contain the same materials and features.

BOARD GUIDANCE 2d. The Board concurred with public comment that offices or similar non-retail uses should occupy the entire ground level along Rainier and supported the highly transparent ground floor. (DC1-A)

PROJECT RESPONSE: The ground floor is highly transparent with an aluminum storefront window system along the full length of the facade, which wraps into the Cut-Through. Retail space is proposed for the north block of commercial space, and the south block is designed to accommodate retail or office space.

BOARD GUIDANCE 2e. The Board agreed the ground level uses along Rainier do not need access doors directly onto the sidewalk, but recommended the entire street edge have low sills, continuous weather canopies and other features that engage and activate the adjacent sidewalk. The Board agreed this location should reinforce a connection to the commercial core of Columbia City, and provide similar pedestrian features, even if the adjacent uses are not retail. (PL2-C)

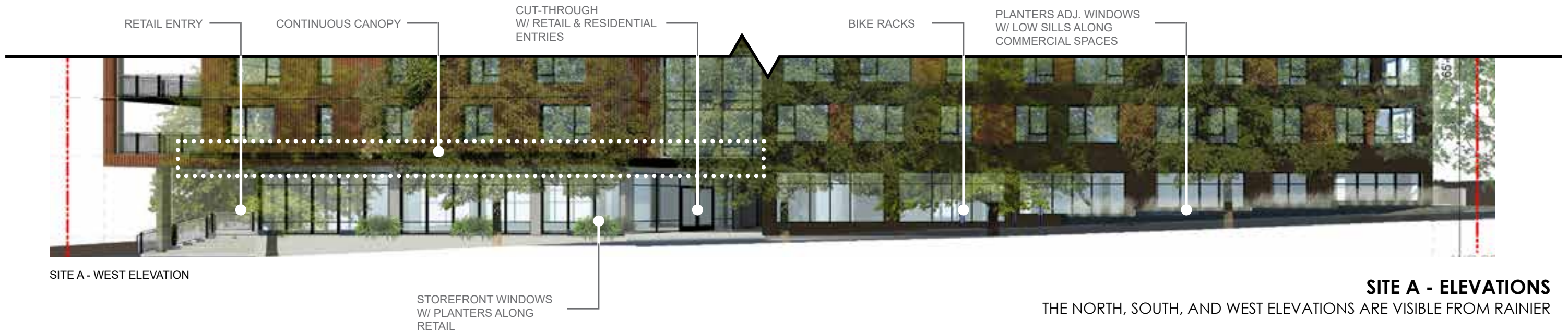
PROJECT RESPONSE: The ground-level is highly transparent along the full street facade adjacent to the sidewalk. A continuous weather canopy is provided from the north corner to the Cut-Through. After that point, the sidewalk slopes up, which would make a continuous level canopy awkward; priority was given to keeping the large ground-level windows unobstructed. Other pedestrian-scale elements on the sidewalk include bike racks just south of the Cut-Through, and planters along the building facade at ground-level.



SITE A - NORTH ELEVATION



SITE A - SOUTH ELEVATION



SITE A - WEST ELEVATION

SITE A - ELEVATIONS

THE NORTH, SOUTH, AND WEST ELEVATIONS ARE VISIBLE FROM RAINIER

2. MASSING & COMMENTS (SITE A, BLDG ON RAINIER AVE)

BOARD GUIDANCE 2f. The Board supported the wide planter buffer with regular street trees along Rainier Avenue, and the widened sidewalk (16 ft was stated). (DC4-D)

PROJECT RESPONSE: 16 ft wide sidewalks are proposed along Rainier with wide planter buffers with existing and new trees.

BOARD GUIDANCE 2g. The Board supported the staggered balconies and fenestration shown for levels 2-5 as shown on the preliminary sketch, and endorsed the concept of rhythm and energy for this building on the busy arterial street. (CS3-B2)

PROJECT RESPONSE: The facade has been further developed per the "rhythm and energy" concept, with staggered windows and steel panels integrated with the brick and corrugated siding.



CONCEPT SKETCH



SITE A - SOUTHWEST CORNER



SITE A - RAINIER STREETScape
SITE PLAN & PERSPECTIVE

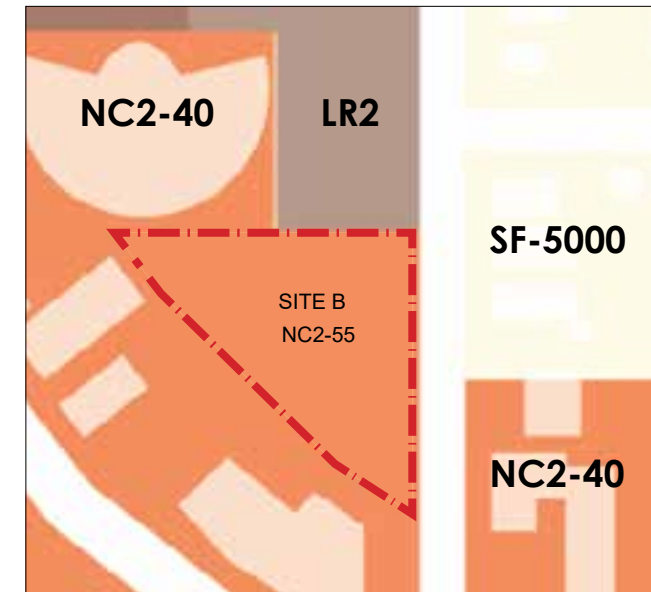
3. MASSING & COMMENTS (SITE B, BLDG ON 42ND AVE)

BOARD GUIDANCE 3a. The Board strongly supported the **top-floor step backs on all sides** of the structure, including the large **roof deck at the northwest corner**. Considering the abutting lowrise (LR) zone and single family zone across the street, the Board discussed at length the proposed 5 ft stepback depth at the east and north facades. The Board tentatively accepted 5ft as a minimum, but recommended more modulation of the top floor and the entire **north wall** be studied, and the entire length of the north facade (perspectives and elevations) be shown to staff and at subsequent meetings. (CS2-D4)

PROJECT RESPONSE: *Top floor step backs and large roof deck on the northwest corner have been maintained and developed. The east elevation (along 42nd Ave S) has been modulated to break down the scale of the building across from the single-family zone, with two foreground masses and two background masses. Due to the site's topography, the building presents as a 4-story building along 42nd Ave S. The north wall has been studied and broken down into four distinct masses, demarcated by varying materials and set backs.*

BOARD GUIDANCE 3b. The Board supported the stepped back and distinctive, transparent character of the top floor as a means to **reduce building scale in the transitioning zoning context**. (CS2-D4; DC2-A2)

PROJECT RESPONSE: *The top floor steps back to reduce building scale, and is clad with a weathered grey wood. Unit windows and glazed patio doors increase the transparency of the top level.*



ZONING MAP



SITE B - NORTHEAST CORNER



SITE B - SOUTHEAST CORNER

SITE B - MASSING
VIEWS OF SETBACKS, MODULATION, & MASSING FOR ZONING TRANSITIONS

3. MASSING & COMMENTS (SITE B, BLDG ON 42ND AVE)

BOARD GUIDANCE 3c. The Board supported the setback ground floor and top floor, but concurred with public comment that the middle horizontal band of floors 3 and 4 should be modulated with more vertical elements, and/or broken into at least **two legible forms**, to better **harmonize with the nearby residential scales.** (CS3-A3)

PROJECT RESPONSE: The middle floors (Levels 3 & 4) comprising the foreground mass of the building has been broken into two masses with a large separation that aligns with the primary residential entry. Additional breaks are made with cutouts for unit balconies, and reveals aligning with residential entry stoops at Level 2.



SITE B ROOF PLAN
ROOF DECK CARVES AWAY NW CORNER



SITE B - ELEVATIONS
NORTH ELEVATION (TOP) & EAST ELEVATION (BOTTOM)

3. MASSING & COMMENTS (SITE B, BLDG ON 42ND AVE)

BOARD GUIDANCE 3d. The Board discussed the proposed sunken units and the street edge along 42nd Avenue at length. The Board agreed more detailed and large scale sections, including all landscape, through all the conditions along this street are needed at subsequent meetings, to confirm adequate light penetration and livability of those units. The Board agreed 4 ft is the maximum height for level 2 above the sidewalk. (CS2-B2; PL3)

PROJECT RESPONSE: The design of the proposed sunken units along 42nd Ave has been developed to increase light and livability of those units.

Three of the units are townhouse style, two-story units, with a sunken patio off of the bedroom areas at Level 1, and the main living and entry at Level 2.

Two of the units, which occur at each end of the building, are one-story flats accessed from within the building at Level 1. The sunken patio space is adjacent to the main living space. These units also have windows on the north and south walls (as applicable) to bring light to their living spaces.

All of the sunken patio spaces have been studied for light penetration. Since the building overhang is two stories up, there is quite a bit of light penetration to the patios below sidewalk level. The East Elevation rendering shows the shadow conditions at 8AM on June 21st, and the section perspective renderings show the sun/shadow conditions at noon.

Every patio is given a width of 7 ft min to provide space for outdoor furniture, such as a table and chairs. Privacy screens are provided between patios. Integrated landscaping beds provide vegetation and color. At the sidewalk level, planting spaces and street trees provide a buffer and transitional space between the sidewalk and guardrail overlooking each sunken patio.

BOARD GUIDANCE 3e. Assuming the design of the sunken units is resolved, the Board supported the concept of shared stoop/bridges along the sidewalk, as they enhance sociability and possible light penetration to the windows below. (PL3-B)

PROJECT RESPONSE: The shared stoops have been developed, and the stairs are proposed as a perforated metal to allow light penetration into the space below.

BOARD GUIDANCE 3f. The Board supported the exploration of 2-story townhouse units along this street edge, with living rooms providing eyes on the sidewalk, and sleeping rooms in the darker, sunken portions. (PL3-B)

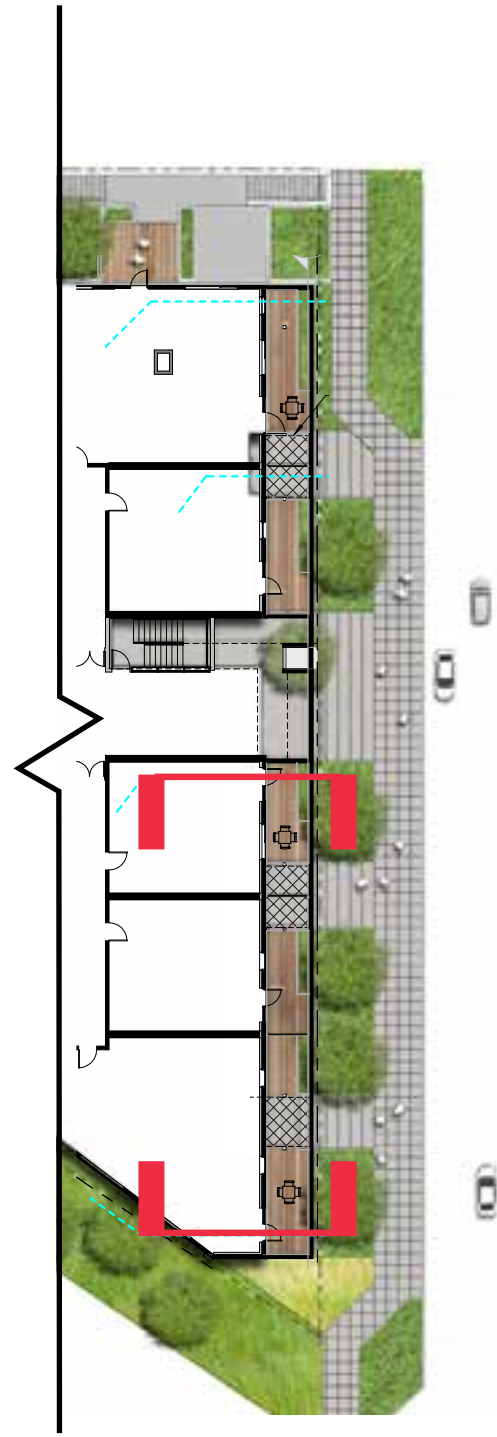
PROJECT RESPONSE: All units at Level 2 provide eyes on the sidewalk. The 2-story townhouse units are arranged to have living spaces at Level 2 and sleeping rooms at Level 1. Multiple stoops and the primary entry stairs invite activity at the street edge.



PERFORATED METAL STAIR (TYP.) OVER LOWER LEVEL UNIT PATIOS



SITE B - SUNKEN PATIO STUDIES
EAST ELEVATION W/ BELOW GRADE PATIOS
JUNE 21ST @ 8AM



SITE B - SUNKEN PATIO STUDIES
SECTION PERSPECTIVES @ NOON ON JUNE 21ST

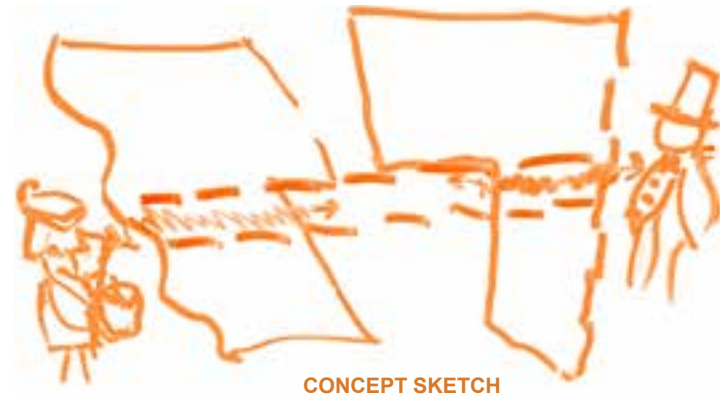
3. MASSING & COMMENTS (SITE B, BLDG ON 42ND AVE)

BOARD GUIDANCE 3g. The Board supported the wide planter strip with regular street trees along 42nd. (DC4-D)

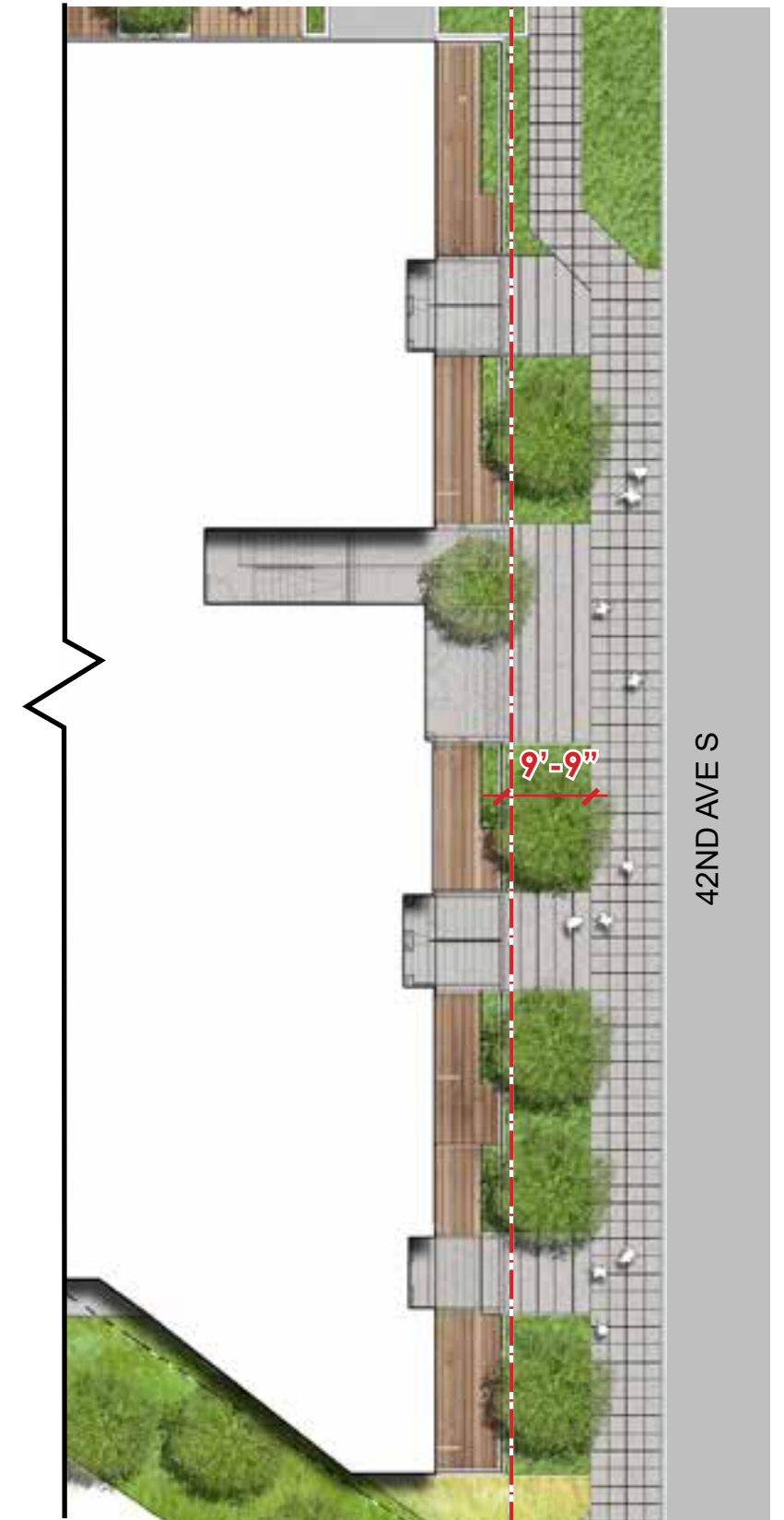
PROJECT RESPONSE: A wide planting strip (9'-9") is located at intervals between the sidewalk and unit patios. Each planting strip has a mix of tall grasses and flowers, as well as Hornbeam Trees.

BOARD GUIDANCE 3h. The Board supported the inset balconies and fenestration shown on the preliminary sketch, and endorsed the concept of a quiet, calm composition for this building on the slower, residential street. (CS2-A2; DC2-C3)

PROJECT RESPONSE: Inset balconies are used to break up the facade and provide private outdoor space for residents. The composition of the building facade and material palette have been designed to present a softer palette than Site A, with lighter brick and weather wood on the inset masses, and a rich charcoal Ceraclad siding on the foreground mass.



CONCEPT SKETCH



SITE B - 42ND AVE S STREETFRONT
EAST ELEVATION & SITE PLAN W/ LANDSCAPING

4. POTENTIAL EXCEPTIONAL TREE DISCUSSION

BOARD GUIDANCE: To anticipate possible Exceptional designation by SDCI, the Board evaluated the 'courtyard/tree retention' Option 1 at EDG. The Board agreed tree retention for this option places the majority of the Rainier Avenue façade 30 or more feet back from the street property line, and portions of the 42nd Avenue façade 20 ft back, resulting in façades that do not support Design Guideline CS2-B2; Connection to the Street. Additionally, the Board agreed the trees would require a sunken pit around their trunks and possibly larger root zone, which would create a retaining wall and guardrail at the sidewalk edge, a condition contrary to Design Guideline PL3; Street-Level Interaction, and in a neighborhood location the Board agreed should not have deep setbacks. (CS2-B2; PL3)

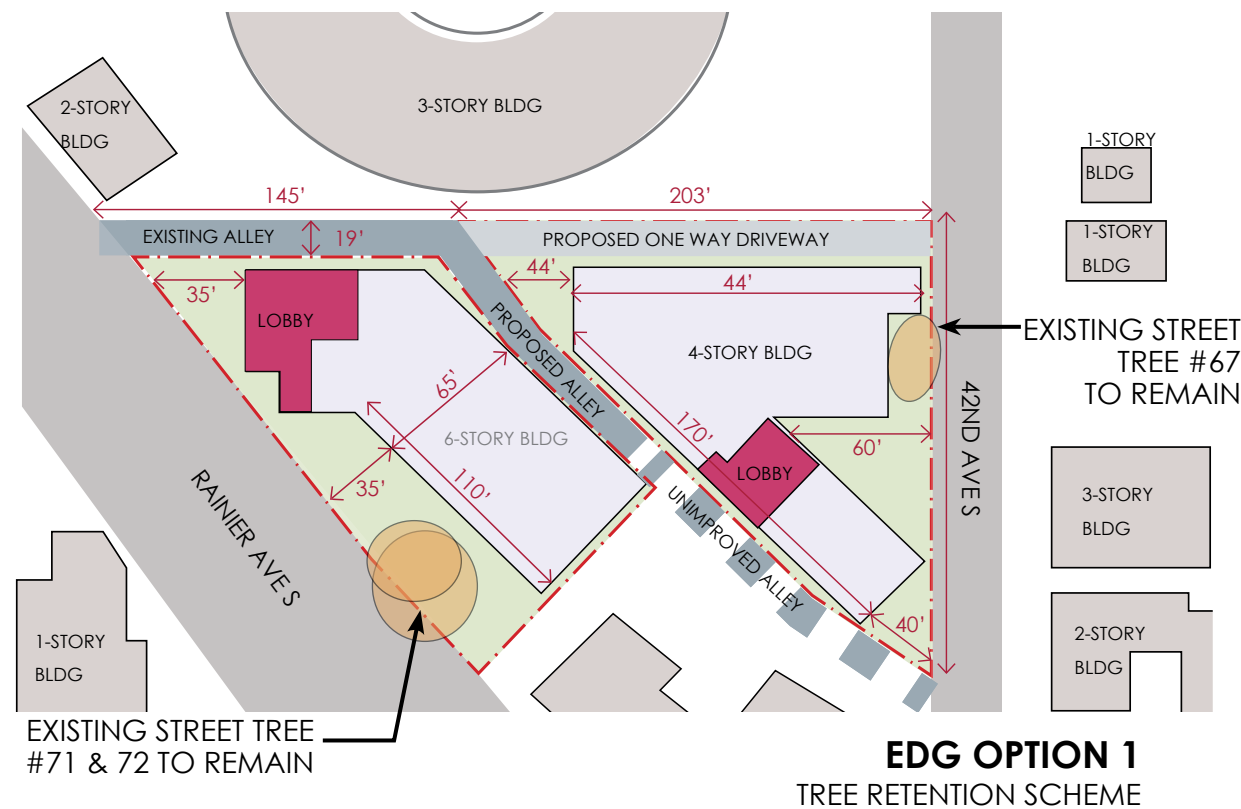
PROJECT RESPONSE: The exceptional trees interior of each site will be removed. The overall tree canopy of the two sites will increase. Two new street trees will be planted and three existing street trees retained along Rainier Ave S. Four new street trees will be planted along 42nd Ave S. Additional trees are planned in raised planters on both Sites A & B in the courtyards and along the ground-floor units to the north of Site B. A new planting plan for the unimproved section of alley south of Site B is pending SDOT approval.



EXCEPTIONAL TREE #67												
Tree ID	Scientific Name	Common Name	DBH (inches)	Height (feet)	Structural Condition	2019 Tree Health Status				Exceptional Designation	Exceptional Designation Date	Notes
						Root	Trunk	Branch	Leaf			
67	Acer glabrum	Smooth-barked maple	18.5	25	Good	Good	Good	Good	Good	Yes	01/15/2019	This tree is an exceptional specimen due to its size and form. It is a mature tree with a well-developed canopy. It is located in a courtyard area and is surrounded by a retaining wall. It is a good specimen and should be retained.

EXISTING TREE #71												
Tree ID	Scientific Name	Common Name	DBH (inches)	Height (feet)	Structural Condition	2019 Tree Health Status				Exceptional Designation	Exceptional Designation Date	Notes
						Root	Trunk	Branch	Leaf			
71	Acer glabrum	Smooth-barked maple	18.5	25	Good	Good	Good	Good	Good	Yes	01/15/2019	This tree is an exceptional specimen due to its size and form. It is a mature tree with a well-developed canopy. It is located in a courtyard area and is surrounded by a retaining wall. It is a good specimen and should be retained.

EXISTING TREE #72												
Tree ID	Scientific Name	Common Name	DBH (inches)	Height (feet)	Structural Condition	2019 Tree Health Status				Exceptional Designation	Exceptional Designation Date	Notes
						Root	Trunk	Branch	Leaf			
72	Acer glabrum	Smooth-barked maple	18.5	25	Good	Good	Good	Good	Good	Yes	01/15/2019	This tree is an exceptional specimen due to its size and form. It is a mature tree with a well-developed canopy. It is located in a courtyard area and is surrounded by a retaining wall. It is a good specimen and should be retained.



The priority Citywide and Neighborhood guidelines identified as Priority Guidelines at EDG are summarized below with the project response.



CONTEXT & SITE

CS1-B Sunlight and Natural Ventilation

CS1-B-1. Sun and Wind: Take advantage of solar exposure and natural ventilation. Use local wind patterns and solar gain to reduce the need for mechanical ventilation and heating where possible.

CS1-B-2. Daylight and Shading: Maximize daylight for interior and exterior spaces and minimize shading on adjacent sites through the placement and/or design of structures on site. **CS1-B-3. Managing Solar Gain:** Manage direct sunlight falling on south and west facing facades through shading devices and existing or newly planted trees.

PROJECT RESPONSE: Buildings are sited to maximize daylight for exterior courtyard spaces and minimize impact on neighboring sites. Courtyard Shadow Studies are provided elsewhere in this package.

CS2-A Location in the City and Neighborhood

CS2-A-1. Sense of Place: Emphasize attributes that give a distinctive sense of place. Design the building and open spaces to enhance areas where a strong identity already exists, and create a sense of place where the physical context is less established. **CS2-A-2. Architectural Presence:** Evaluate the degree of visibility or architectural presence that is appropriate or desired given the context, and design accordingly.

PROJECT RESPONSE: The overall concept for both sites emerges from the urban context, cultural context, and topography in order to create a strong connection between the place and architecture.

CS3-B Local History and Culture

CS3-B-1. Placemaking: Explore the history of the site and neighborhood as a potential placemaking opportunity. Look for historical and cultural significance. **CS3-B-2. Historical/Cultural References:** Reuse existing structures on the site where feasible as a means of incorporating historical or cultural elements into the new project.

PROJECT RESPONSE: It is not feasible to reuse existing structures on site. For placemaking, the architectural concept derives from the neighborhood's musical history, as well as the urban context of grid shifts and transitioning from busier (Rainier) to quieter neighborhood streets (42nd Ave S).



Urban Context

The Gateway between two historic neighborhoods: Columbia City, est. 1893 & Hillman City, est. 1890's. Link light rail station opened in July 2009, connecting the neighborhood to both SeaTac airport and downtown Seattle.

Design Response: Create a "gateway" with a central axis connecting the two sites.

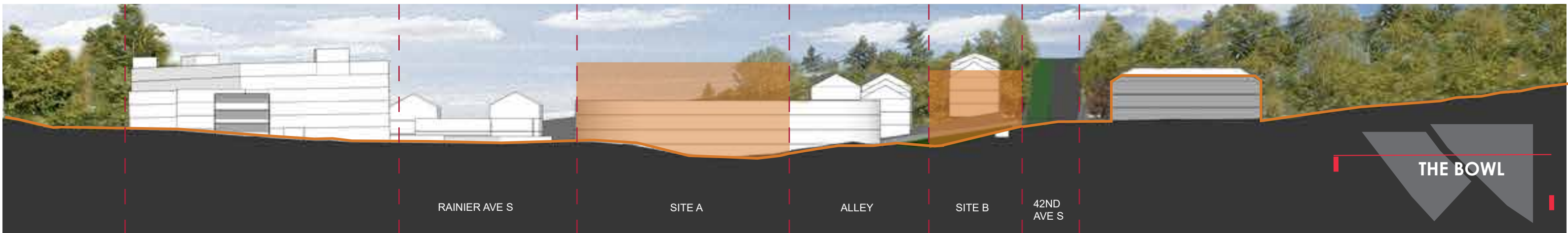
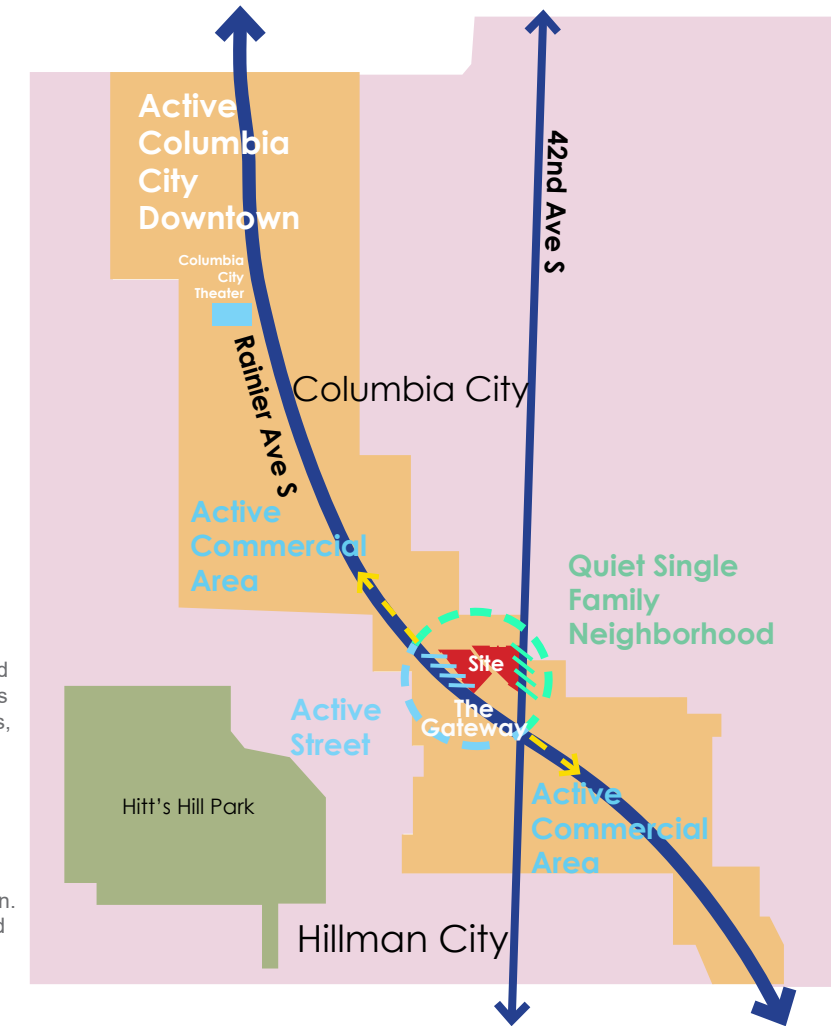
Cultural Context

Historic hotspot for jazz music & art: Columbia City Theater (frequented by Duke Ellington, Ella Fitzgerald, Quincy Jones, Ray Charles and Fats Waller) Columbia City Gallery, Hitt Fireworks Co., restaurants, bakeries, coffee shops, assorted retail, live-music venues

Design Response: Compose exterior facades to correspond to the busier "jazzier" side of Rainier, and the quieter "classical" side of 42nd Ave S.

Topography

The Bowl shaped land form creates a unique multi-sloped site condition. **Design Response:** Compose buildings to traverse the topography and create unique unit patio conditions and exterior courtyards, as well as step the massing down into the bowl.





CS2-B Adjacent Sites, Streets, and Open Spaces

CS2-B-2. Connection to the Street: Identify opportunities for the project to make a strong connection to the street and public realm.

PROJECT RESPONSE: Site A locates commercial spaces along the street-edge, and invites pedestrians and residents into the building via a Cut-Through at a central pedestrian access axis. The sidewalk is improved with more plantings, bike racks, and a wider walking surface.

Site B locates residential units at the street-edge, with patios, entry stoops, and unit windows overlooking the public realm. The sidewalk is improved with planted yards between the sidewalk and building, and new sidewalk.



SITE A + SITE B LANDSCAPE PLAN

STREET, PATHWAY, ALLEY, AND COURTYARD CONNECTIONS INTEGRATED WITH LANDSCAPE





CS2-C Relationship to the Block

CS2-C-2. Mid-Block Sites: Look to the uses and scales of adjacent buildings for clues about how to design a mid-block building. Continue a strong street-edge and respond to datum lines of adjacent buildings at the first three floors.

PROJECT RESPONSE: Proposed buildings on Site A and Site B continue a strong street-edge as set by the 4-story building to the south at the corner of Rainier & 42nd.

CS2-D Height, Bulk, and Scale

CS2-D-1. Existing Development and Zoning: Review the height, bulk, and scale of neighboring buildings as well as the scale of development anticipated by zoning for the area to determine an appropriate complement and/or transition. **CS2-D-3. Zone Transitions:** For projects located at the edge of different zones, provide an appropriate transition or complement to the adjacent zone(s). Projects should create a step in perceived height, bulk and scale between the anticipated development potential of the adjacent zone and the proposed development. **CS2-D-4. Massing Choices:** Strive for a successful transition between zones where a project abuts a less intense zone. **CS2-D-5. Respect for Adjacent Sites:** Respect adjacent properties with design and site planning to minimize disrupting the privacy of residents in adjacent buildings.

PROJECT RESPONSE: Proposed buildings on Site A and Site B both set back over 19 ft from the neighboring property to the north, which is a mix of NC and LR zones. Additional upper level setbacks are also planned around the perimeter of each building to break down the scale along the street fronts.

CS3-A Emphasizing Positive Neighborhood Attributes

CS3-A-1. Fitting Old and New Together: Create compatibility between new projects, and existing architectural context, including historic and modern designs, through building articulation, scale and proportion, roof forms, detailing, fenestration, and/or the use of complementary materials.

PROJECT RESPONSE: Proposed buildings on Site A and Site B are compatible in scale with recent development immediately to the south, and proposed development to the north on Rainier. Materials used on each site are complementary, but not matching.



SITE A- PERSPECTIVE OF SOUTHWEST CORNER
ALONG RAINIER AVENUE LOOKING NORTH



SITE B - PERSPECTIVE OF SOUTHEAST CORNER
ALONG 42ND AVE S LOOKING NORTHWEST



PUBLIC LIFE

PL1-B Walkways and Connections

PL1-B-1. Pedestrian Infrastructure: Connect on-site pedestrian walkways with existing public and private pedestrian infrastructure, thereby supporting pedestrian connections within and outside the project.

PL1-B-2. Pedestrian Volumes: Provide ample space for pedestrian flow and circulation, particularly in areas where there is already heavy pedestrian traffic or where the project is expected to add or attract pedestrians to the area. **PL1-B-3. Pedestrian Amenities:** Opportunities for creating lively, pedestrian oriented open spaces to enliven the area and attract interest and interaction with the site and building should be considered.

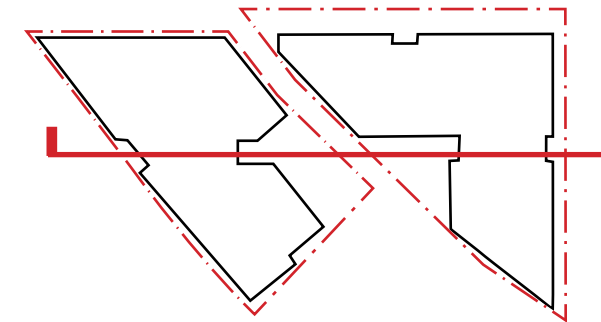
PROJECT RESPONSE: A central axis provides full public pedestrian and resident access between Rainier Ave S and the Alley. It connects on-site pedestrian walkway with existing public and proposed pedestrian infrastructure, including the buildings, courtyard spaces, alley, and street. Retail spaces, residential lobbies, and outdoor amenity areas flank the central axis on Site A. Resident community amenity space, lobby, and unit patios flank the courtyard/central axis on Site B.

An additional pedestrian pathway is proposed on the north portion of Site B as a shortcut between the Alley/Rainier and 42nd Ave S.

PL1-C Outdoor Uses and Activities

PL1-C-1. Selecting Activity Areas: Concentrate activity areas in places with sunny exposure, views across spaces, and in direct line with pedestrian routes.

PROJECT RESPONSE: All activity areas are concentrated along the central axis and alley-side courtyard decks. Both sites have additional community amenity areas on the roofs. Building B encourages site lines to and from the central axis within a three-story lobby and amenity stack in the building.



SECTION PERSPECTIVE: CENTRAL AXIS

Looking North from Rainier to 42nd

PL

PL2-A Accessibility

PL2-A-1. Access for All: Provide access for people of all abilities in a manner that is fully integrated into the project design. Design entries and other primary access points such that all visitors can be greeted and welcomed through the front door.

PROJECT RESPONSE: On Site A, the paving of the Cut-Through is designed to meet the grade of the sidewalk, so that no ramping or steps are necessary, and it is accessible for all. An accessible ramp is integrated into the main entry design of the 42nd street facade of Building B.

DC

DC1-B Vehicular Access and Circulation

DC1-B-1. Access Location and Design: Choose locations for vehicular access, service uses, and delivery areas that minimize conflict between vehicles and non-motorists wherever possible. Emphasize use of the sidewalk for pedestrians, and create safe and attractive conditions for pedestrians, bicyclists, and drivers.

PROJECT RESPONSE: All vehicular access for both sites occurs at the curb cut on Rainier Ave S, which connects to the alley north of Site A. Parking garages are accessed off this alley for both buildings. Vehicular access is restricted south of the last parking garage at the central axis: bollard and a different paving pattern mark this point. The alley is unpaved beyond the central axis, clearly indicating no-through vehicular traffic. Sidewalk paving adjacent to the vehicular drive in the alley are proposed hugging each building and wrapping the corners, so that pedestrians can be kept separate from cars.

DC1-C Parking and Service Uses

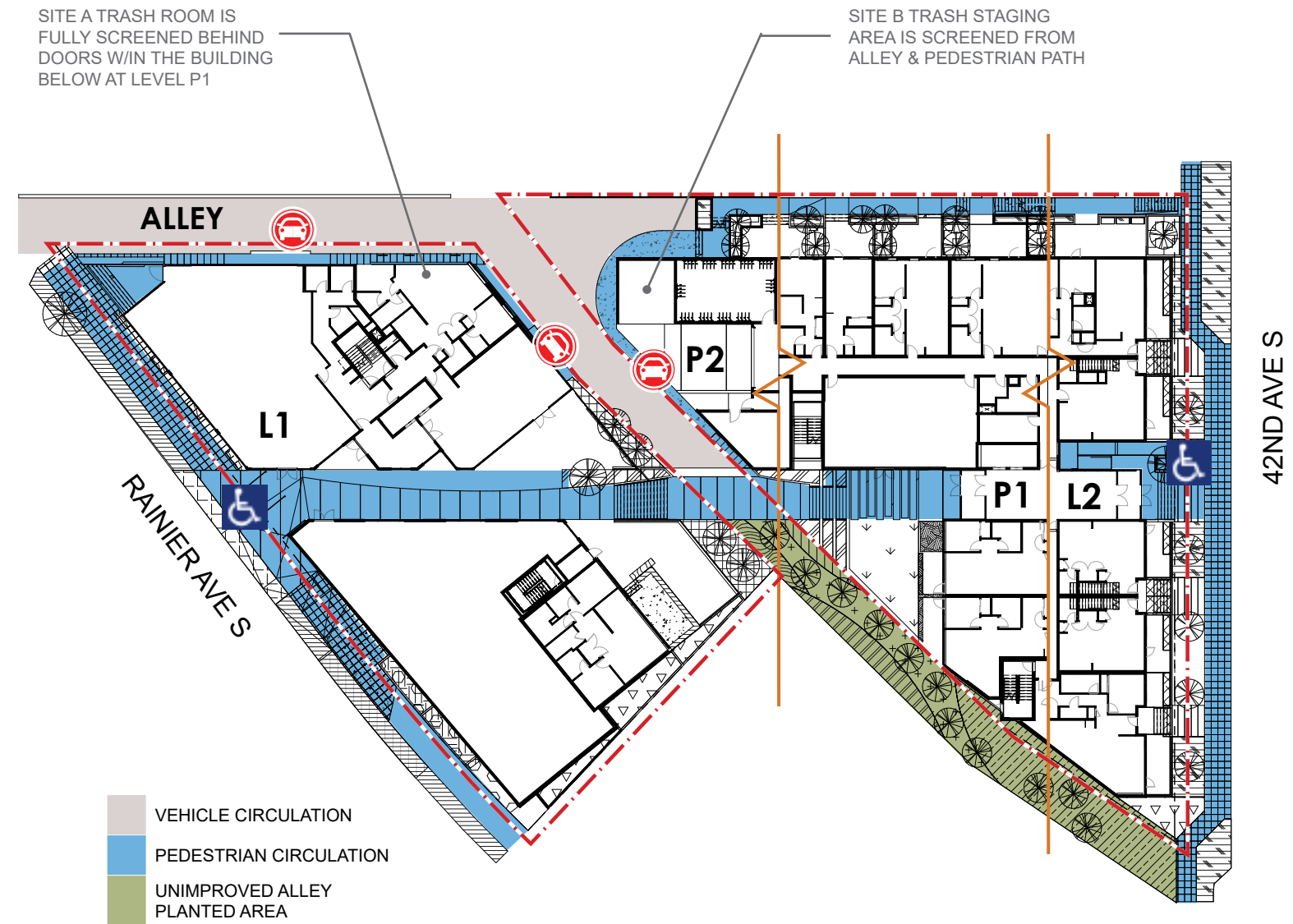
DC1-C-2. Visual Impacts: Reduce the visual impacts of parking lots, parking structures, entrances, and related signs and equipment as much as possible.

DC1-C-4. Service Uses: Locate and design service entries, loading docks, and trash receptacles away from pedestrian areas or to a less visible portion of the site to reduce possible impacts of these facilities on building aesthetics and pedestrian circulation.

PROJECT RESPONSE: All parking and service uses are accessed off of the alley and not the street. Trash staging areas are screened, and trash rooms are within the garages.



SITE B - PERSPECTIVE OF MAIN ENTRY
STANDING ON SIDEWALK LOOKING WEST AT ENTRY STAIRS & ADA RAMP



SITE A + SITE B CIRCULATION PLAN
EXTERIOR PEDESTRIAN & VEHICULAR PATHS HIGHLIGHTED



PL2-B Safety and Security: PL2-B-1. Eyes on the Street: Create a safe environment by providing lines of sight and encouraging natural surveillance. **PL2-B-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.

PROJECT RESPONSE: Site A maintains a highly transparent facade for its full length along Rainier Ave S, with commercial spaces overlooking the sidewalk. This transparent facade wraps into the Cut-Through as well, and has both residential and commercial space entrances off of it.

Site B creates a safe environment and lines of sight on the sidewalks, pedestrian path, and courtyard with units directly accessed to and from, and overlooking each location.

PL2-C Weather Protection: PL2-C-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.

PROJECT RESPONSE: All residential and retail entries are weather protected. Additional weather protection is provided with a continuous canopy from the retail corner to the Cut-Through on Site A.

PL3-A Entries: PL3-A-1. Design Objectives: Design primary entries to be obvious, identifiable, and distinctive with clear lines of sight and lobbies visually connected to the street. **PL3-A-2. Common Entries:** Multi-story residential buildings need to provide privacy and security for residents but also be welcoming and identifiable to visitors.

PROJECT RESPONSE: The residential lobby on Site A is accessed off of the Cut-Through, and has clear lines of site to Rainier, as well as transparent lobby glazing to the Cut-Through. The residential lobby on Site B is connected directly to the street along 42nd Ave S, and has clear lines of site up and down the sidewalk. Once within the lobby, residents have lines of site through the lobby to the courtyard below and Site A beyond.

PL3-B Residential Edges: PL3-B-4. Interaction: Provide opportunities for interaction among residents and neighbors.

PROJECT RESPONSE: On Site A, residents and neighbors are invited to interact primarily in the Cut-Through space where common amenity areas abut commercial public spaces. On Site B, residents are provided opportunities to interact in the three-story lobby and amenity space at the middle of the building, as well as on shared stoops along 42nd Ave S. A large community "living room" abuts the north part of the courtyard outdoor amenity space, encouraging year-round gathering inside or out.



UNIT PATIOS AT LEVEL 1 (BELOW STREET LEVEL)

PERFORATED METAL STAIR (TYP.) OVER LOWER LEVEL UNIT PATIOS

PRIMARY RESIDENT ENTRY AT LEVEL 2; BLACK ALUMINUM STOREFRONT

SITE B - 42ND ELEVATION

RESIDENTIAL ENTRIES, STOOPS, WINDOWS, & LANDSCAPING ACTIVATE STREETFRONT



RETAIL ENTRY

CONTINUOUS CANOPY

CUT-THROUGH W/ RETAIL & RESIDENTIAL ENTRIES

BIKE RACKS

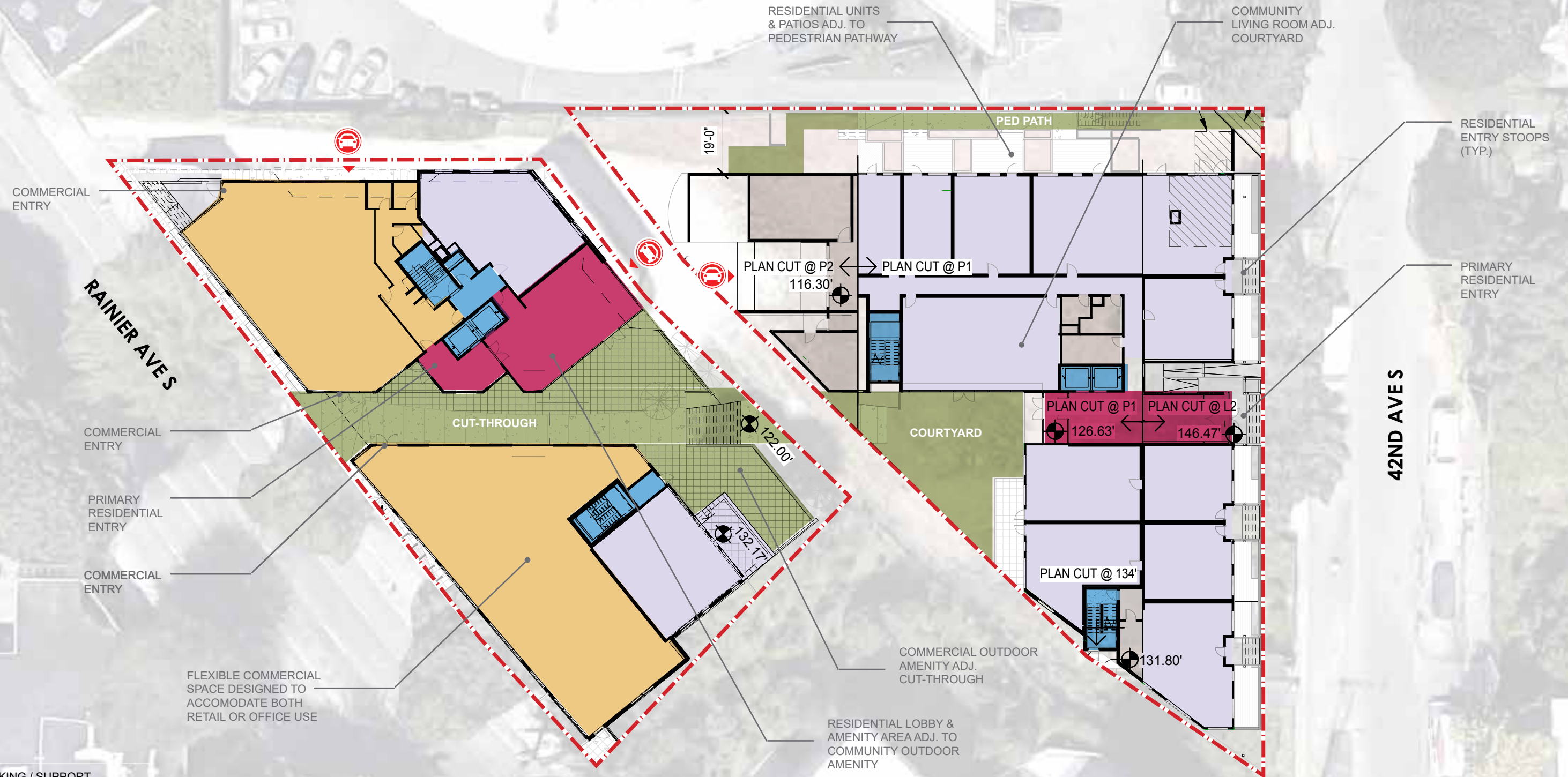
PLANTERS ADJ. WINDOWS W/ LOW SILLS ALONG COMMERCIAL SPACES

SITE A - WEST ELEVATION

STOREFRONT WINDOWS W/ PLANTERS ALONG RETAIL

SITE A - RAINIER ELEVATION

COMMERCIAL SPACES, LANDSCAPING, & AMENITIES ACTIVATE STREETFRONT



	PARKING / SUPPORT
	VERTICAL CIRCULATION
	LOBBY
	RESIDENTIAL
	COMMERCIAL
	OUTDOOR AMENITY

SITE A + SITE B SITE PLAN

PROGRAM USES HIGHLIGHTED; ALL EXTERIOR SPACES ACTIVATED BY RESIDENTIAL OR COMMERCIAL USES





DESIGN CONCEPT

DC1-A Arrangement of Interior Uses

DC1-A-1. Visibility: Locate uses and services frequently used by the public in visible or prominent areas, such as at entries or along the street front. **DC1-A-3. Flexibility:** Build in flexibility so the building can adapt over time to evolving needs, such as the ability to change residential space to commercial space as needed. **DC1-A-4. Views and Connections:** Locate interior uses and activities to take advantage of views and physical connections to exterior spaces and uses.

PROJECT RESPONSE: All public entries on Site A are accessible directly from the sidewalk on Rainier Ave S, or through the Cut-through. Commercial spaces are designed with flexibility in mind; they can accommodate retail or office use. Common amenity areas take advantage of the outdoor deck spaces adjacent to the Cut-Through.

There are no public spaces within the building on Site B. The pedestrian stair connecting 42nd Ave S down to the alley and Rainier Ave S beyond has clear lines of site from the sidewalk and alley, and unit patios overlooking it for extra security.

DC2-A Massing

DC2-A-2. Reducing Perceived Mass: Use secondary architectural elements to reduce the perceived mass of larger projects.

PROJECT RESPONSE: Both buildings use different materials to differentiate between foreground and background massing, and reduce the perceived mass of the overall project. Unit patios are carved out of the overall forms. (See page 28 response to **CS2-D Height, Bulk, and Scale** for exhibits)

DC2-B Architectural and Facade Composition

DC2-B-1. Façade Composition: Design all building facades—including alleys and visible roofs— considering the composition and architectural expression of the building as a whole. Ensure that all facades are attractive and well-proportioned. **DC2-C Secondary Architectural Features**

DC2-C-1. Visual Depth and Interest: Add depth to facades where appropriate by incorporating balconies, canopies, awnings, decks, or other secondary elements into the façade design. Add detailing at the street level in order to create interest for the pedestrian and encourage active street life and window shopping (in retail areas). **DC2-C-3. Fit With Neighboring Buildings:** Use design elements to achieve a successful fit between a building and its neighbors.

PROJECT RESPONSE: All building facades have been composed as a whole, and with the understanding that both buildings are visible from all sides, given the street, courtyard, alley, and pedestrian path conditions. Elevations of all building facades are provided in this package. (See also: responses to **1h.** (page 16) and **3h.** (page 24) in the EDG responses previous)

DC2-D Scale and Texture

DC2-D-1. Human Scale: Incorporate architectural features, elements, and details that are of human scale into the building facades, entries, retaining walls, courtyards, and exterior spaces in a manner that is consistent with the overall architectural concept **DC2-D-2. Texture:** Design the character of the building, as expressed in the form, scale, and materials, to strive for a fine-grained scale, or “texture,” particularly at the street level and other areas where pedestrians predominate.

PROJECT RESPONSE: Brick is used at the base of both buildings to incorporate a human-scaled material where people are most often encountering the building. Further, wood siding is used in the inset masses, which are encountered by residents at their upper level balconies. The vertically oriented corrugated metal on Site A, and Ceraclad siding on Site B, both provide texture in the facade and plays of light and shadow. Landscaping further helps define spaces and color, texture, and interest.



BUILDING MATERIALS
EXTERIOR MATERIALS & PRIMARY STREET FACADES



DC3-A Building-Open Space Relationship

DC3-A-1. Interior/Exterior Fit: Develop an open space concept in conjunction with the architectural concept to ensure that interior and exterior spaces relate well to each other and support the functions of the development.

DC3-B Open Space Uses and Activities

DC3-B-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.

PROJECT RESPONSE: The central axis connecting Sites A & B is a driving site planning concept, which links the buildings' interior and exterior circulation with the exterior outdoor amenity areas. Carved out central courtyards on both sites have good daylight and southern exposure. Many upper level units have private decks and patios, and all residents have access to a communal roof deck.

On Site A the Cut-Through provides full public pedestrian and resident access between Rainier Ave S and the Alley. Retail spaces, residential lobbies, and outdoor amenity areas flank the Cut-Through.

On Site B, units are arranged to directly connect to all exterior public spaces, as well as provide private patio spaces at the ground levels. Private amenity spaces flank the public pedestrian path on the north lot line; two private patios and the "Community Living Room" flank the outdoor courtyard space; and, street-facing units, stoops, and patios front the sidewalk.

DC4-A Exterior Elements and Finishes

DC4-A-1. Exterior Finish Materials: Building exteriors should be constructed of durable and maintainable materials that are attractive even when viewed up close. Materials that have texture, pattern, or lend themselves to a high quality of detailing are encouraged.

PROJECT RESPONSE: All building facades are proposed to be constructed of durable, maintainable, and attractive materials. See response to **DC2-D Scale and Texture** above.



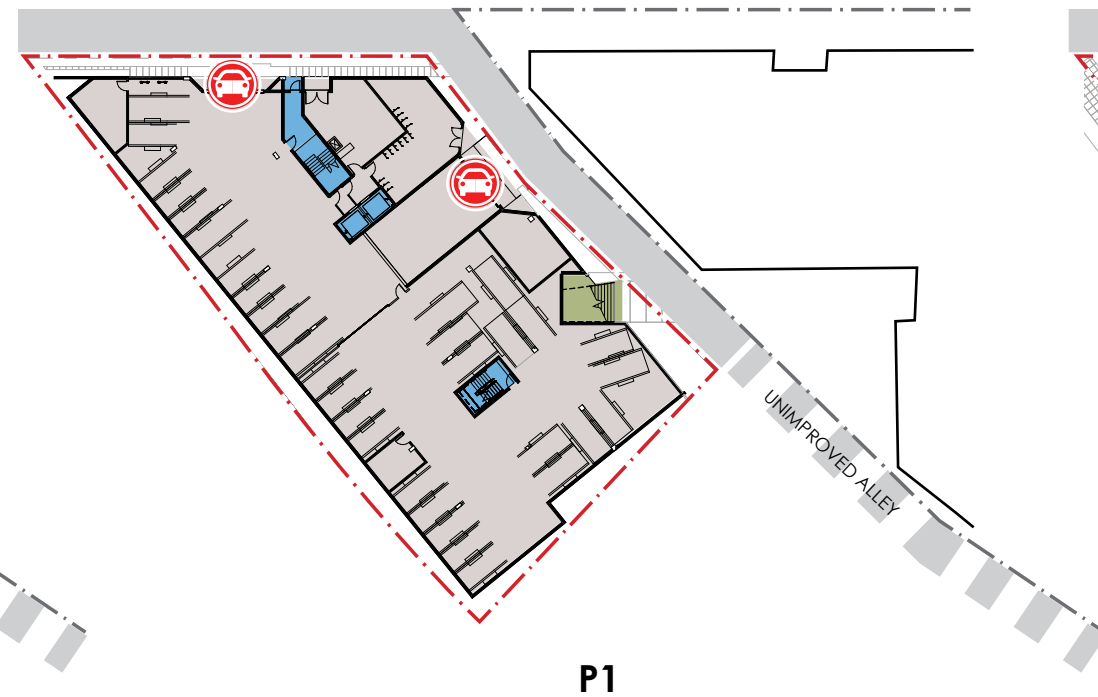
SITE A + SITE B BIRD'S EYE
LOOKING NORTH AT ALLEY AND COURTYARDS



SITE A + SITE B BIRD'S EYE
LOOKING SOUTH AT NORTH FACADES, ALLEY, AND PED PATH



P2



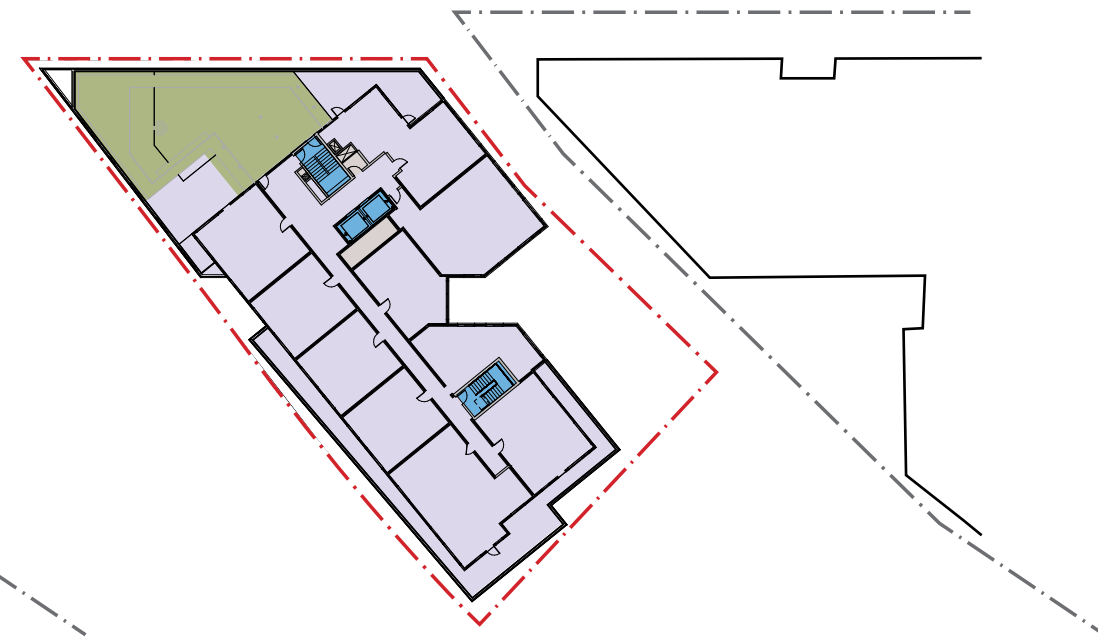
P1



L1
RESIDENT ENTRY



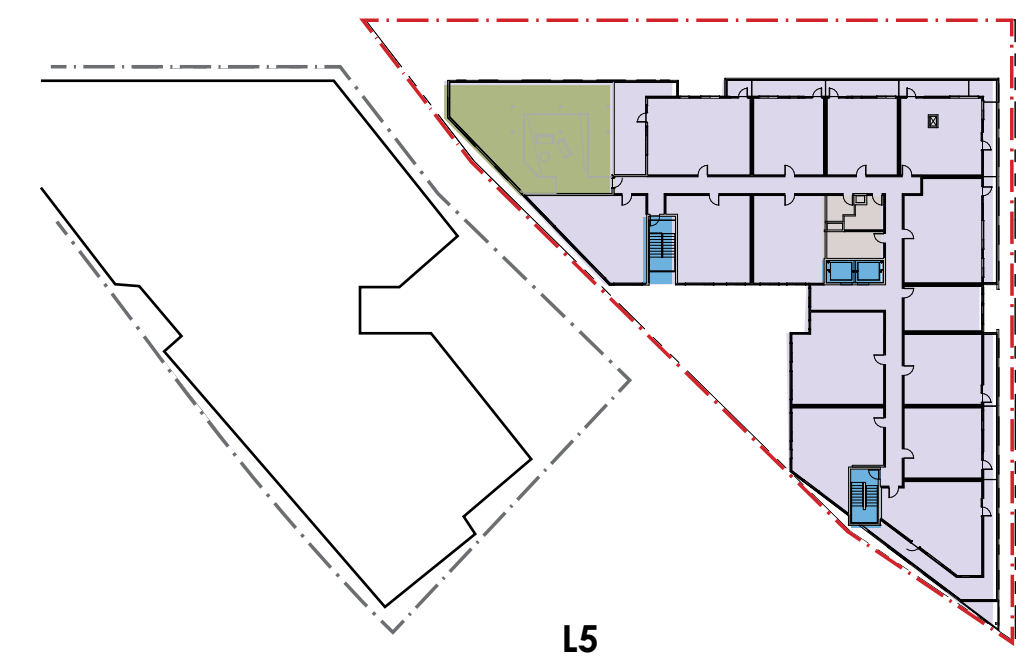
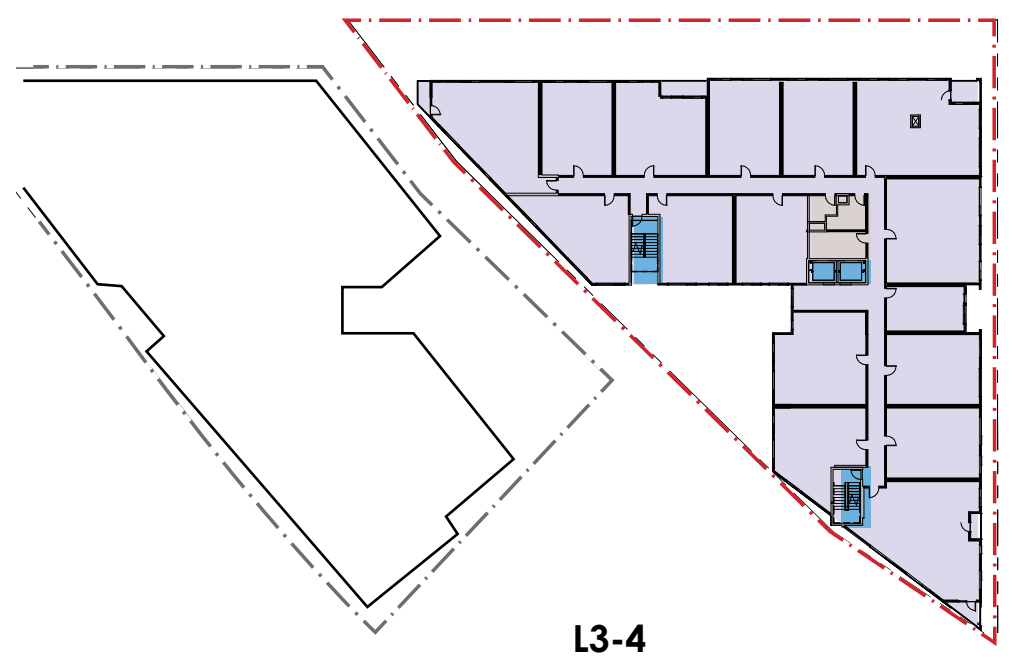
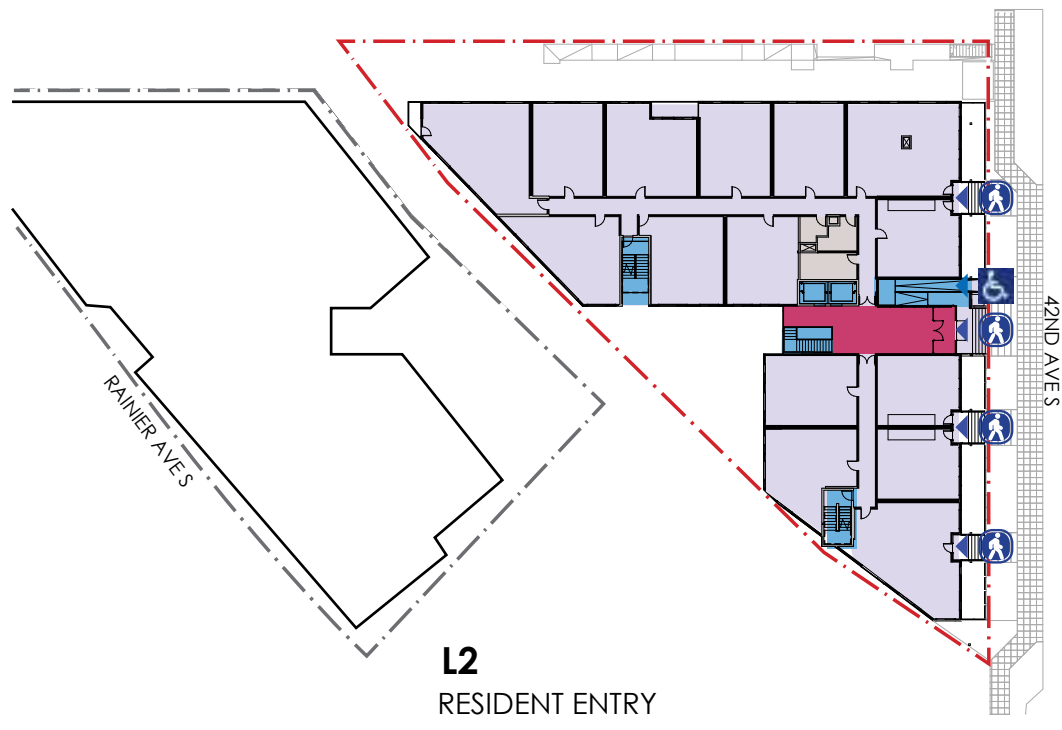
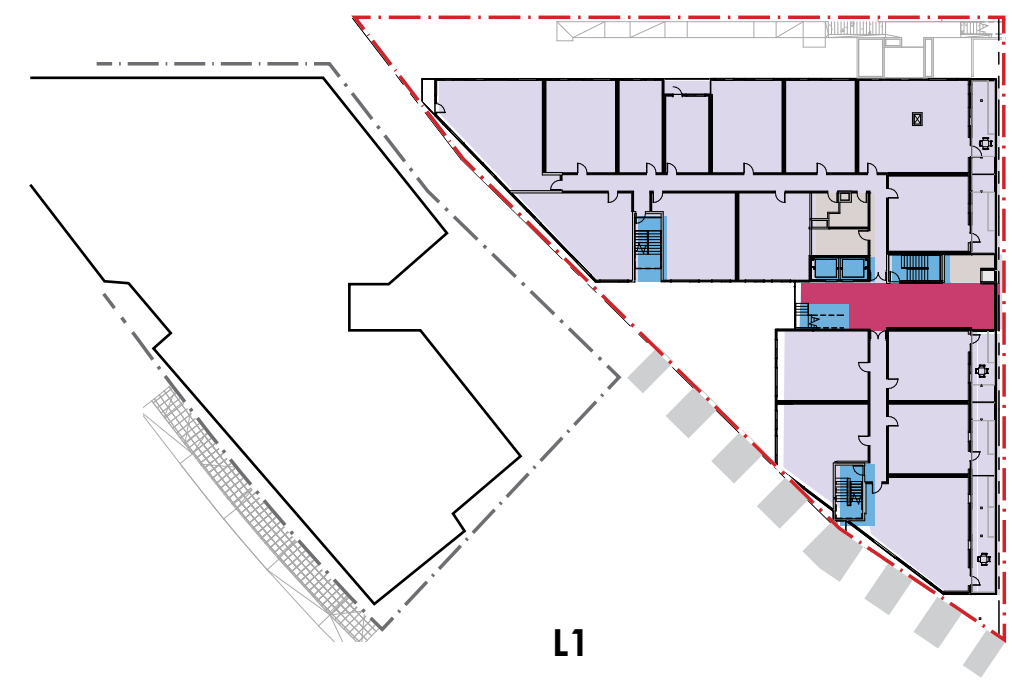
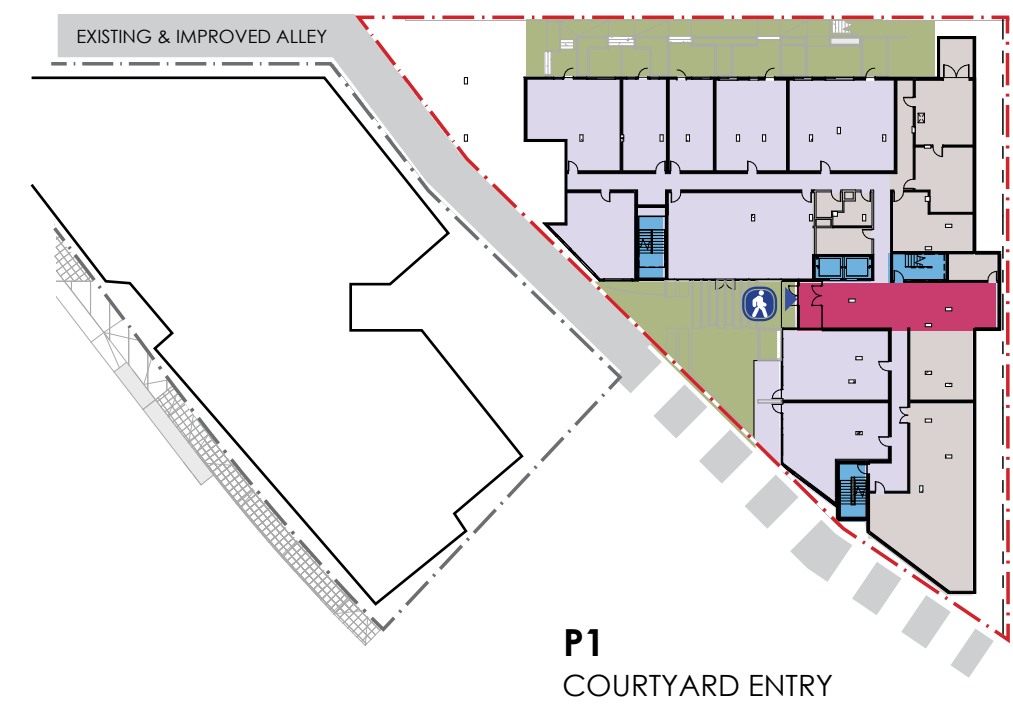
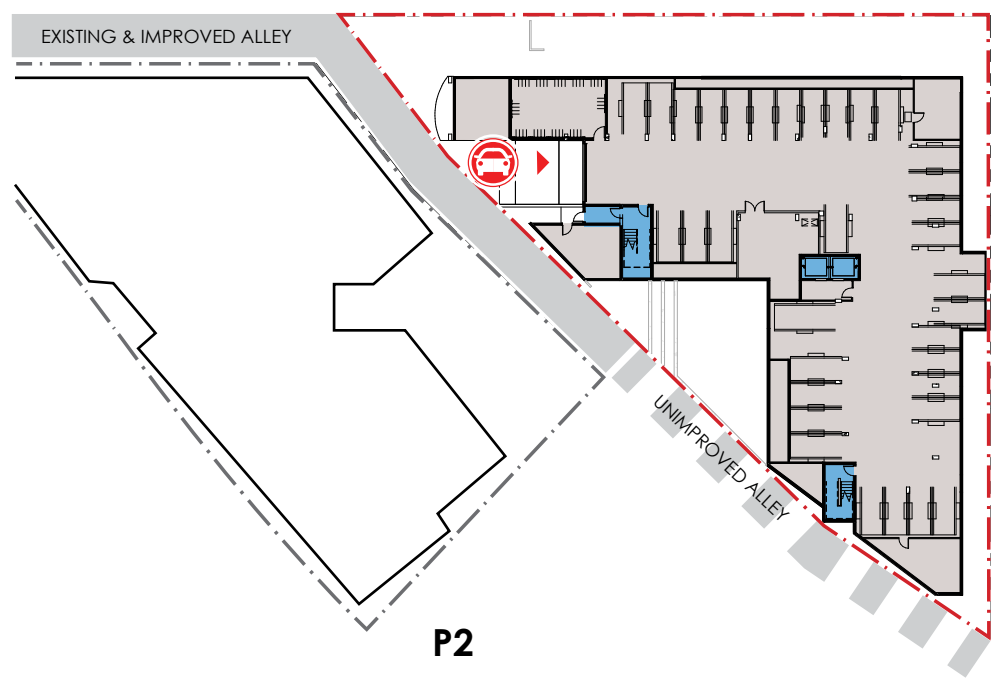
L2-5



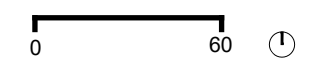
L6

- PARKING / SUPPORT
- VERTICAL CIRCULATION
- LOBBY
- RESIDENTIAL
- COMMERCIAL
- OUTDOOR AMENITY





- PARKING / SUPPORT
- VERTICAL CIRCULATION
- LOBBY
- RESIDENTIAL
- COMMERCIAL
- OUTDOOR AMENITY

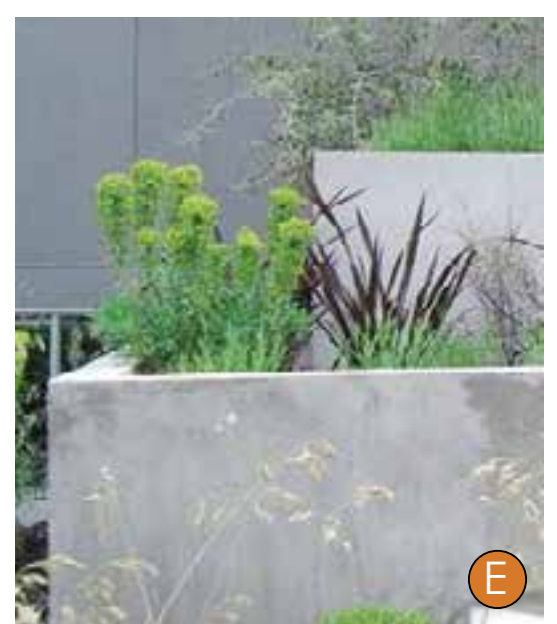
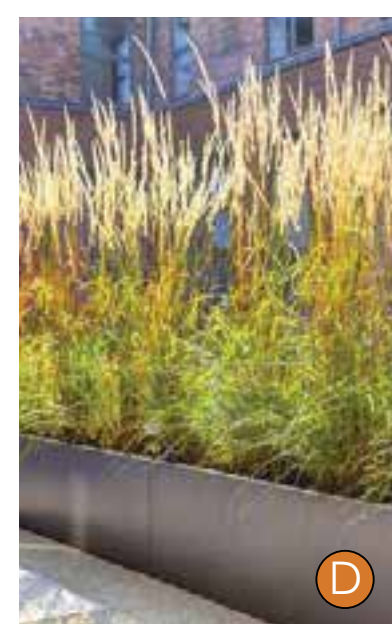
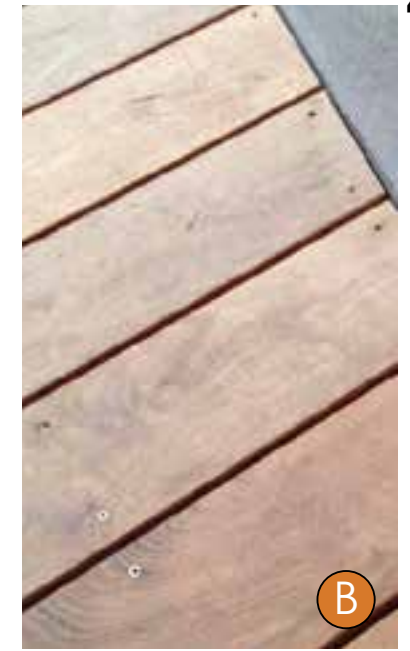


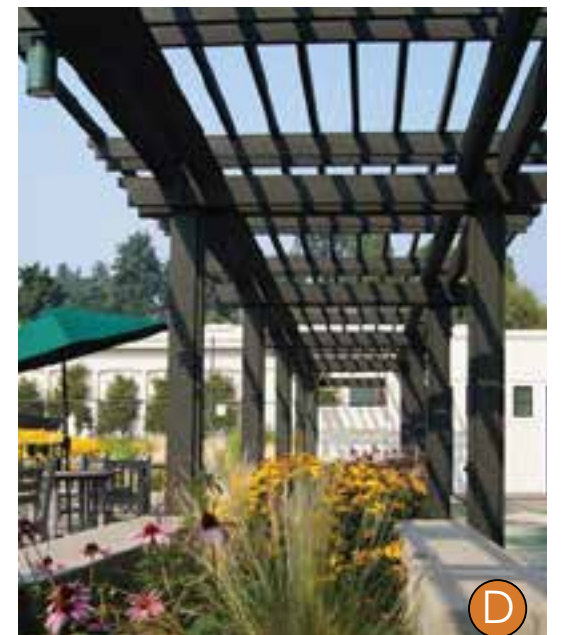
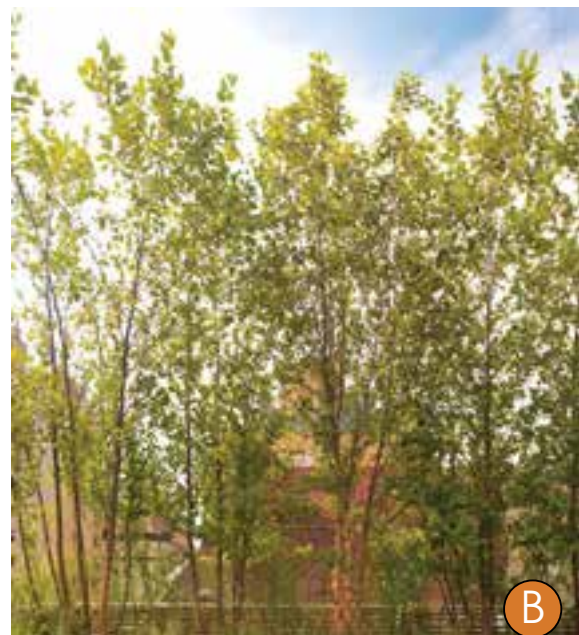


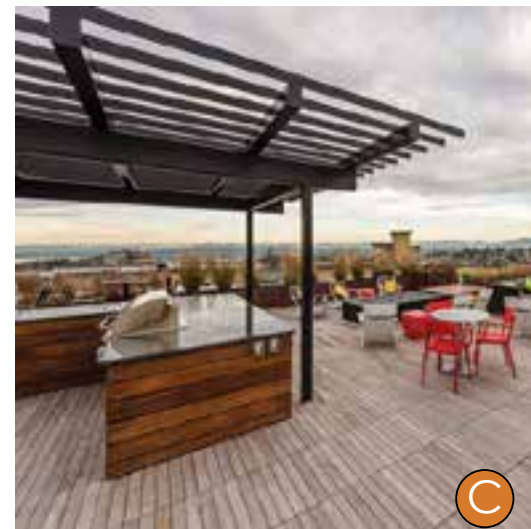




42ND AVE. S.



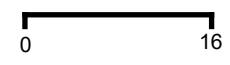
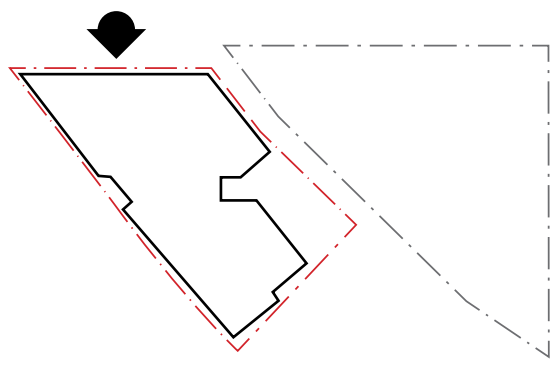






WEST ELEVATION
 ALONG RAINIER AVE SOUTH
 JUNE 21ST @ 4PM

0 16



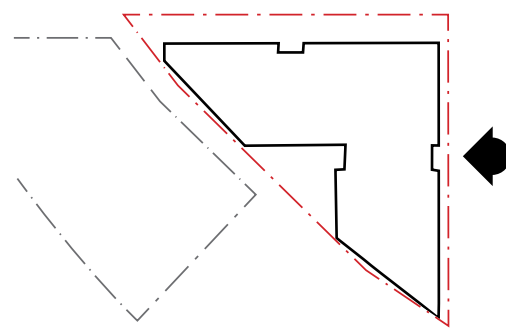
NORTH ELEVATION
 ALONG NORTH ALLEY
 JUNE 21ST @ 5PM



EAST ELEVATION
 ALONG INTER-BUILDING ALLEY
 JUNE 21ST @ 9AM



SOUTH ELEVATION
ALONG SOUTH LOT LINE
JUNE 21ST @ 9AM



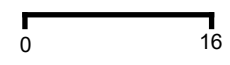
UNIT PATIOS AT LEVEL 1 (BELOW STREET LEVEL)

PERFORATED METAL STAIR (TYP.) OVER LOWER LEVEL UNIT PATIOS

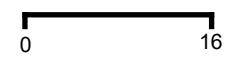
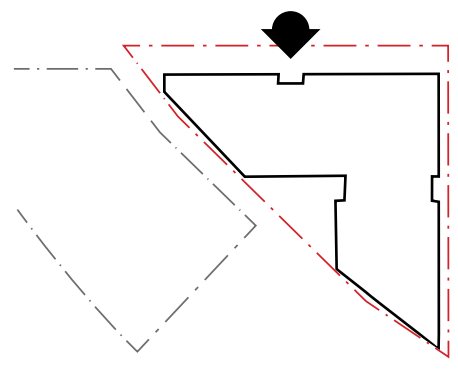
PRIMARY RESIDENT ENTRY AT LEVEL 2; BLACK ALUMINUM STOREFRONT

ADA RAMP ADJACENT PRIMARY RESIDENT ENTRY

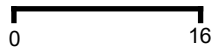
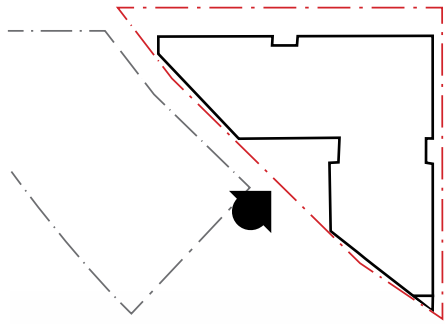
SEMI-PUBLIC PEDESTRIAN STAIRS DOWN TO UNIT PATIOS AND ALLEY BEYOND



EAST ELEVATION
ALONG 42ND AVE SOUTH
JUNE 21ST @ 9AM



NORTH ELEVATION
THROUGH UNIT PATIOS ALONG NORTH PATH
JUNE 21ST @ 8AM



SOUTHWEST ELEVATION
ALONG SOUTH LOT LINE
JUNE 21ST @ 5PM





GREY WEATHERED WOOD SIDING



CORRUGATED WEATHERED STEEL



PAINTED CEMENT BOARD PANEL SIDING (MID-TONE GREY); (ELEVATOR & STAIR TOWERS)



BRICK



CORTEN PANEL



CAST-IN-PLACE CONCRETE



BLACK STEEL AND MESH RAILINGS



BLACK ALUMINUM STOREFRONT



WOOD SOFFIT AT BLACK ALUMINUM CANOPY



GREY WEATHERED WOOD SIDING



CAST STRIPE CERACLAD: CHARCOAL (VERTICAL ORIENTATION)



PAINTED CEMENT BOARD PANEL SIDING (MID-TONE GREY); (ELEVATOR & STAIR TOWERS)



BLACK VINYL WINDOWS



PERFORATED STEEL STAIRS



CORTEN PANEL



CAST-IN-PLACE CONCRETE



BRICK



BLACK ALUMINUM STOREFRONT



ORANGE RESIDENTIAL ENTRY DOORS

EXTERIOR SIGNAGE KEY:



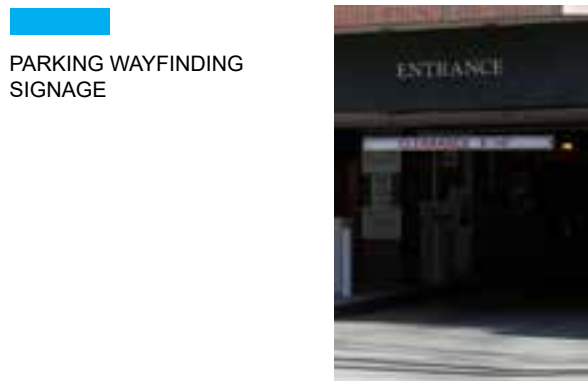
EXTERNALLY- OR INTERNALLY-ILLUMINATED UNDER CANOPY SIGNS PERSONALIZED TO EACH RETAILER (STREET-FACING RETAIL)



EXTERNALLY-ILLUMINATED WALL-MOUNTED RETAIL SIGNAGE (CUT-THROUGH)



WALL-MOUNTED BUILDING ADDRESS / NAME LETTERING



PARKING WAYFINDING SIGNAGE



WALL-MOUNTED SCONCE LIGHTING

OVERHEAD RECESSED LIGHTING



BOLLARD



IN-WALL, STAIR, OR PARAPET STEP LIGHTING

EXTERIOR LIGHTING & SIGNAGE DIAGRAM
APPROXIMATE LOCATION OF EXT FIXTURES & SPILLAGE

SCALE
1" = 30'-0"





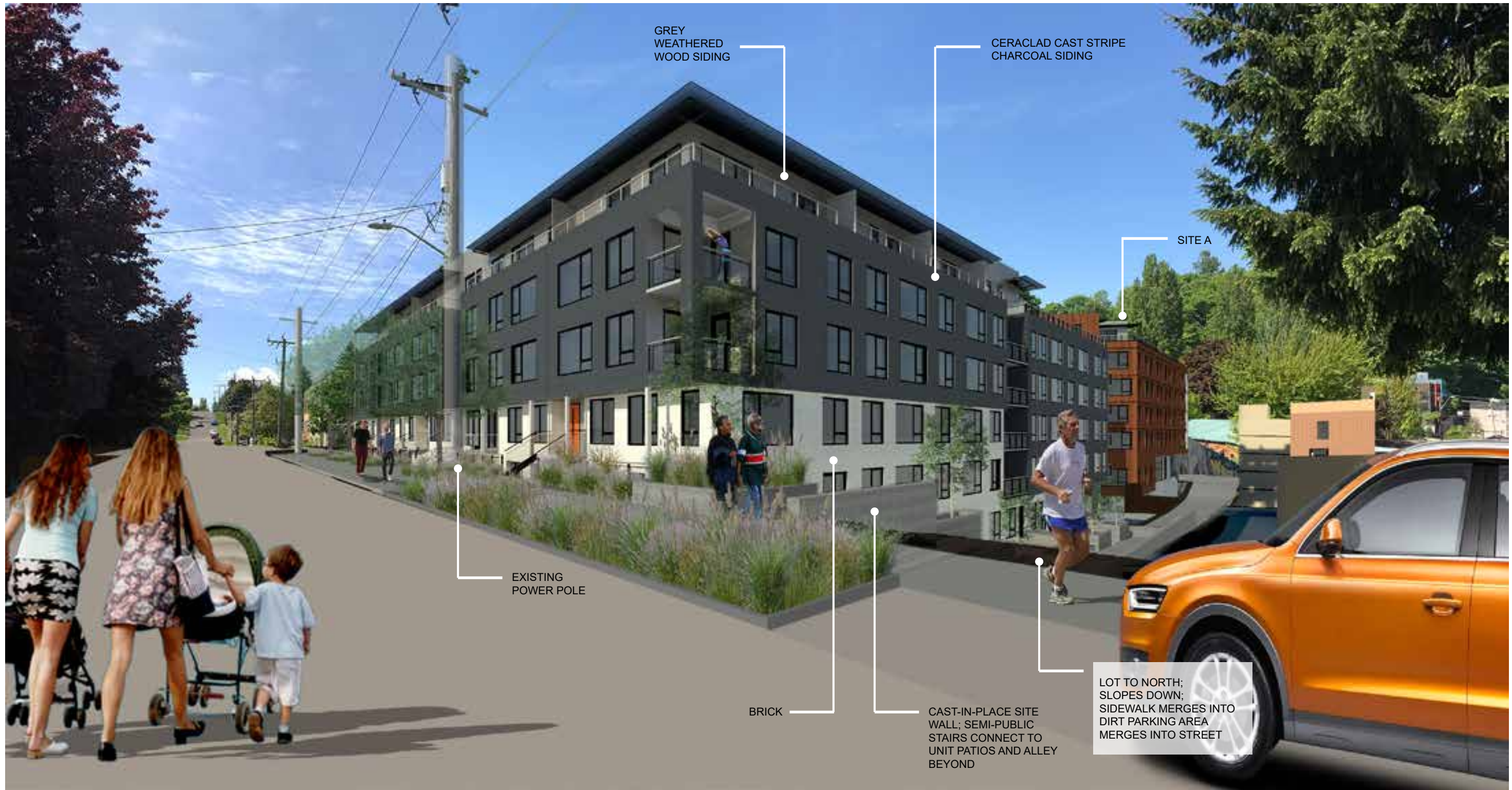
BIRD'S EYE PERSPECTIVE
LOOKING SOUTH FROM THE NORTH



PERSPECTIVE OF NORTHWEST CORNER
ALONG RAINIER AVENUE LOOKING SOUTH



PERSPECTIVE OF SOUTHWEST CORNER
ALONG RAINIER AVENUE LOOKING NORTH



PERSPECTIVE OF NORTHEAST CORNER
ALONG 42ND AVE S LOOKING SOUTHWEST









PERSPECTIVE OF SOUTHEAST CORNER
 ALONG 42ND AVE S LOOKING NORTHWEST

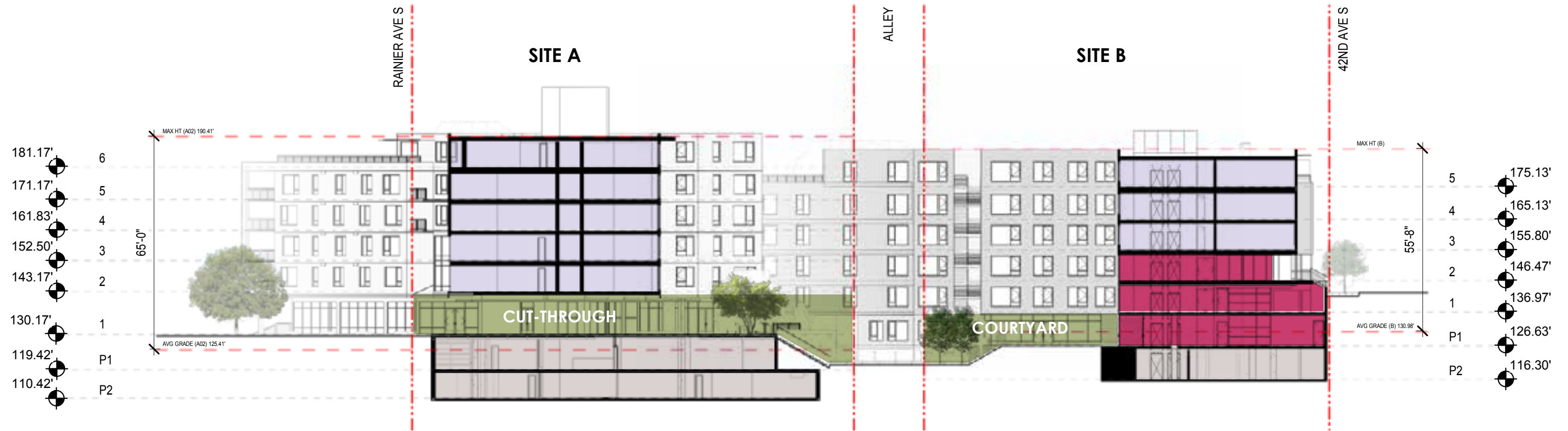
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KEY PLAN 
 0 60

-  PARKING / SUPPORT
-  VERTICAL CIRCULATION
-  LOBBY
-  RESIDENTIAL
-  COMMERCIAL
-  OUTDOOR AMENITY

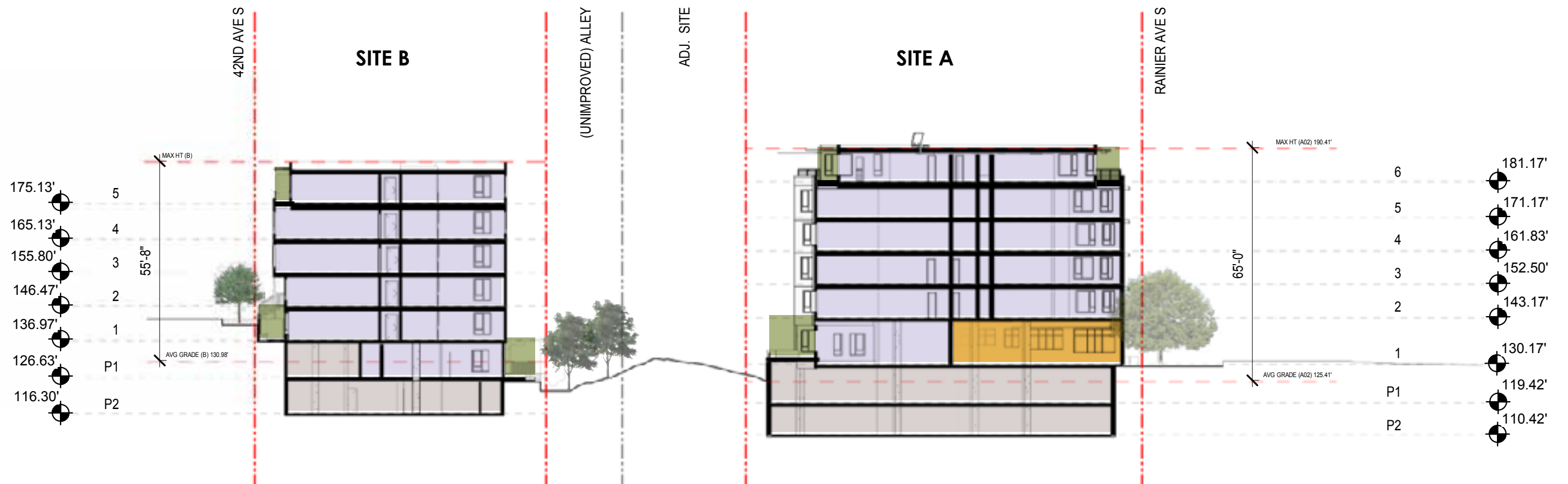


SITES A & B - SITE SECTION 1
 LOOKING NORTH

0 30



- PARKING / SUPPORT
- VERTICAL CIRCULATION
- LOBBY
- RESIDENTIAL
- COMMERCIAL
- OUTDOOR AMENITY



0 30

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(NO DEPARTURES REQUESTED)

DESIGN CONCEPT

Urban Context

The Gateway between two historic neighborhoods: Columbia City, est. 1893 & Hillman City, est. 1890's. Link light rail station opened in July 2009, connecting the neighborhood to both SeaTac airport and downtown Seattle.

Design Response: Create a "gateway" with a central axis connecting the two sites.

Cultural Context

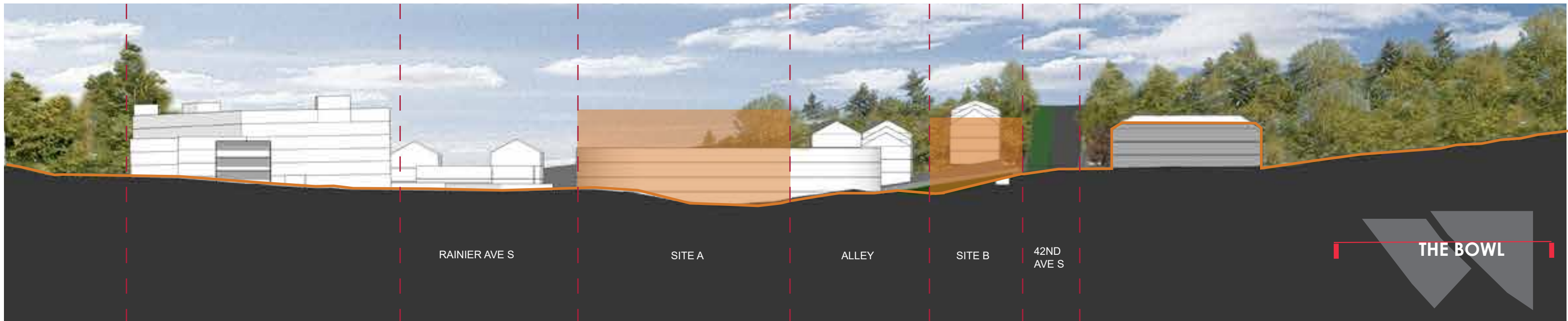
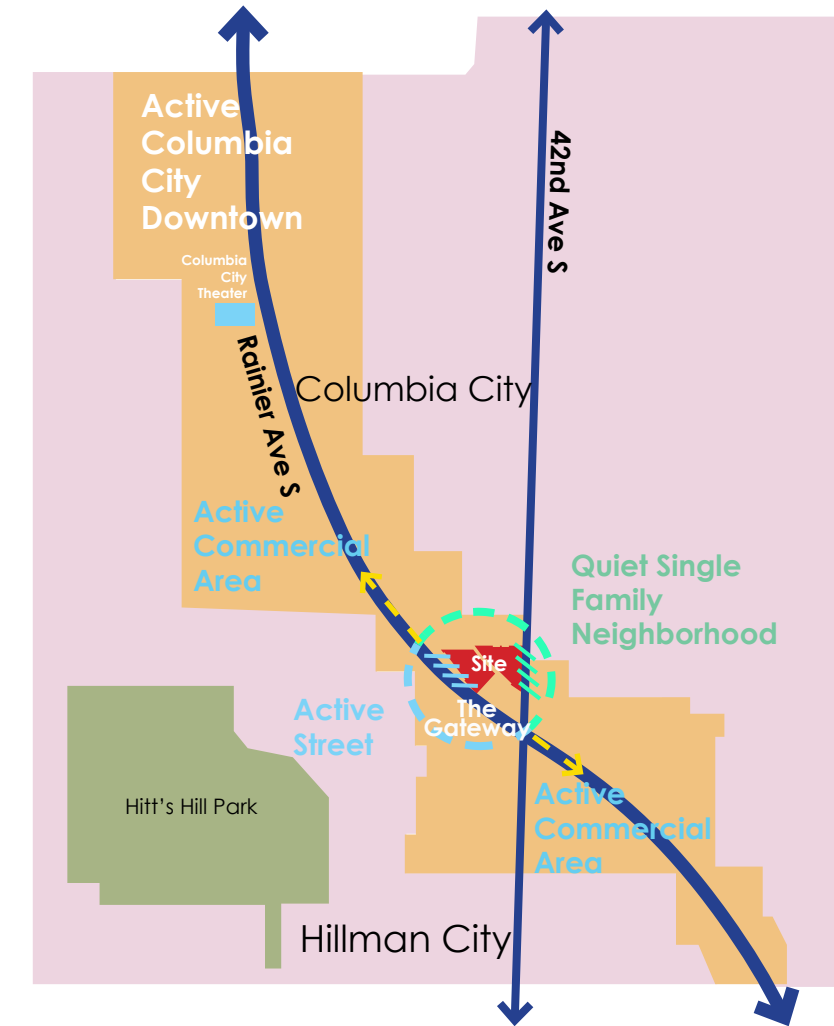
Historic **hotspot** for jazz music & art: Columbia City Theater (frequented by Duke Ellington, Ella Fitzgerald, Quincy Jones, Ray Charles and Fats Waller) Columbia City Gallery, Hitt Fireworks Co., restaurants, bakeries, coffee shops, assorted retail, live-music venues

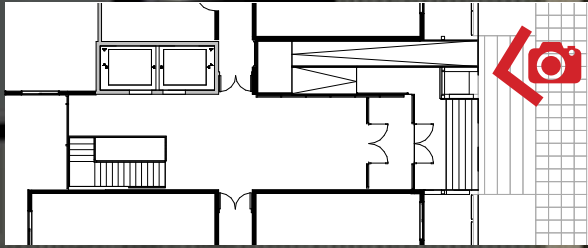
Design Response: Compose exterior facades to correspond to the busier "jazzier" side of Rainier, and the quieter "classical" side of 42nd Ave S.

Topography

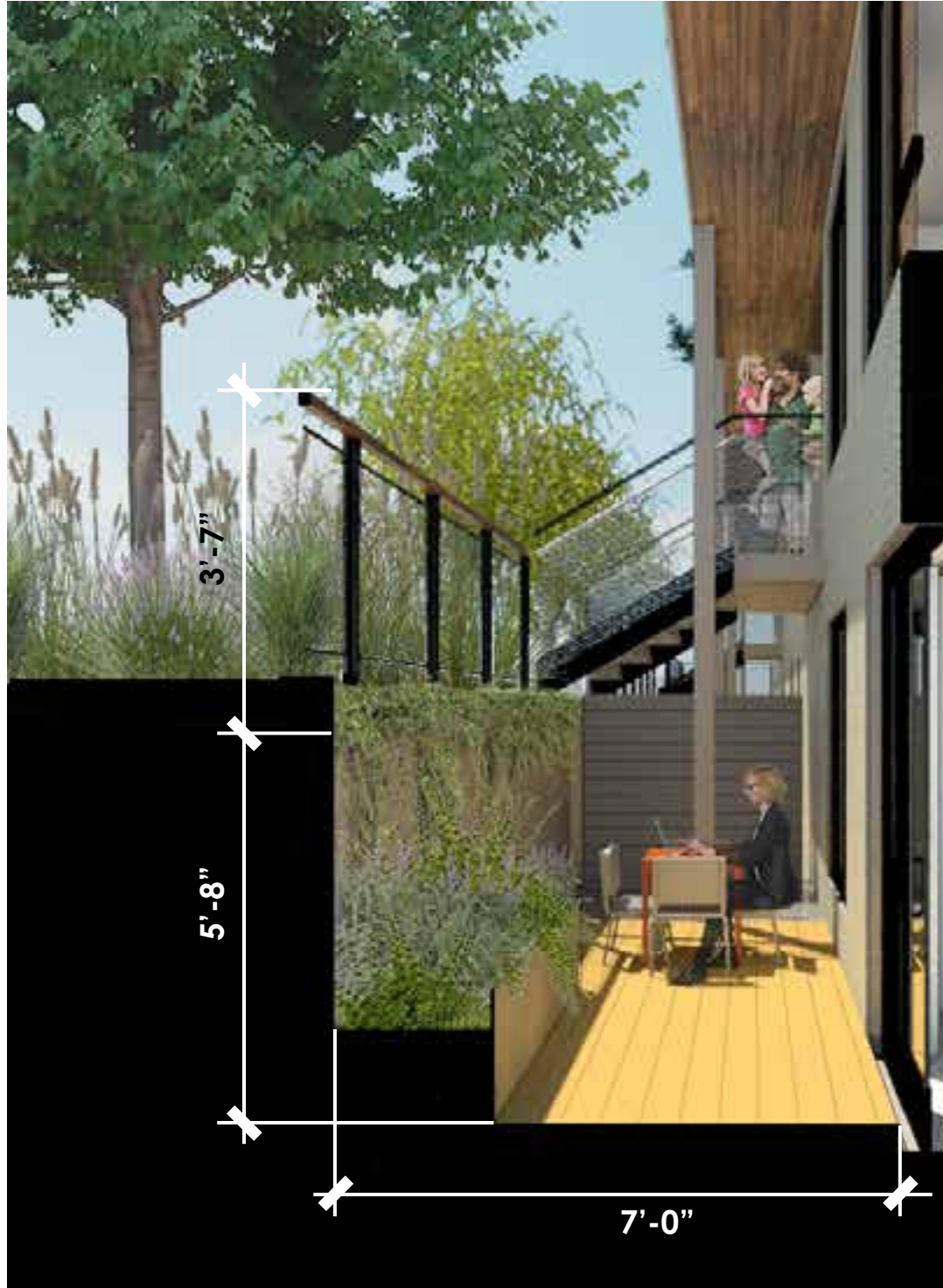
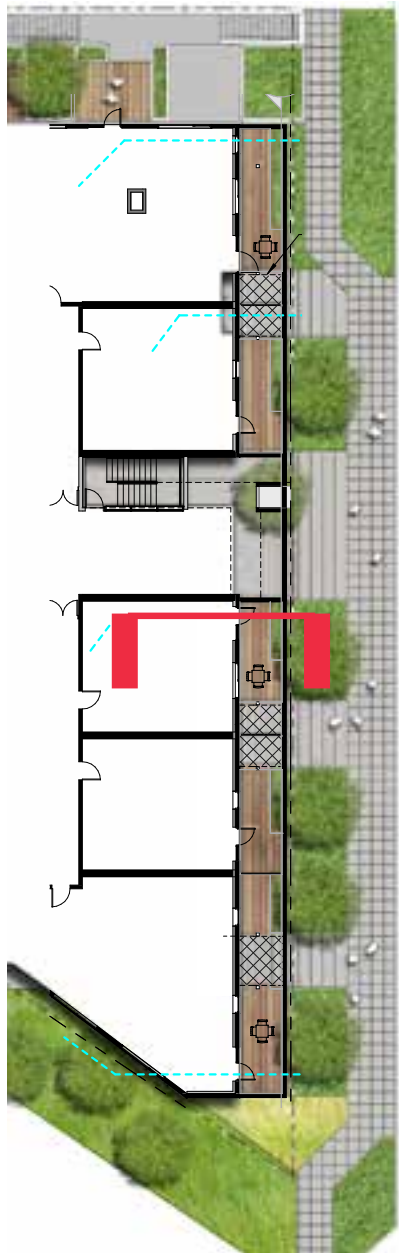
The Bowl shaped land form creates a unique multi-sloped site condition.

Design Response: Compose buildings to traverse the topography and create unique unit patio conditions and exterior courtyards, as well as step the massing down into the bowl.





PERSPECTIVE OF MAIN ENTRY
 STANDING ON SIDEWALK LOOKING WEST AT ENTRY STAIRS & RAMP



PRIMARY LIVING SPACE, UPPER LEVEL OF TOWNHOUSE UNIT (ACCESS: LEVEL 2)

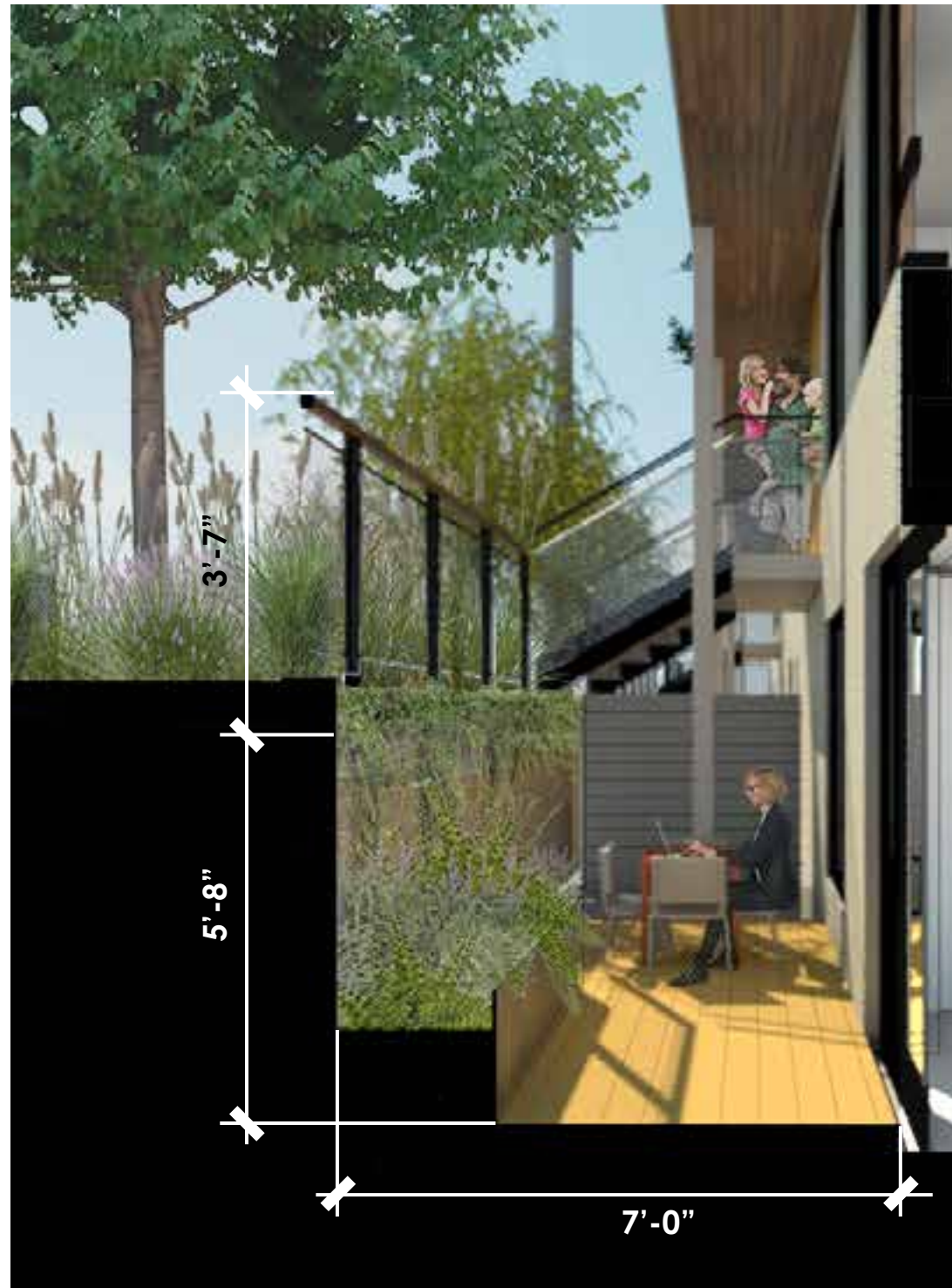
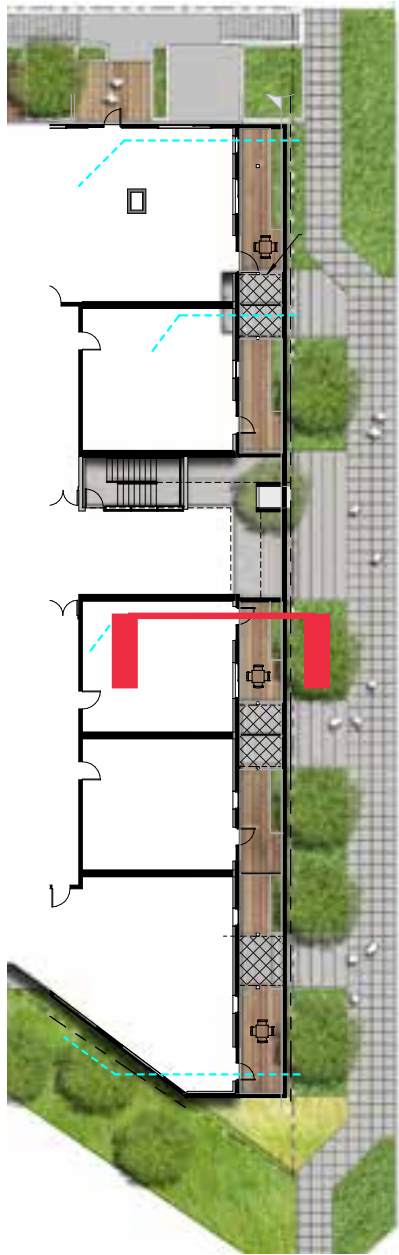


BEDROOM, LOWER LEVEL OF TOWNHOUSE UNIT

JUNE 21ST @ NOON

SUMMER

SECTION-PERSPECTIVE OF SUNKEN PATIO UNIT
LOOKING SOUTH AT UNIT 205 (TH)



PRIMARY LIVING SPACE, UPPER LEVEL OF TOWNHOUSE UNIT (ACCESS: LEVEL 2)

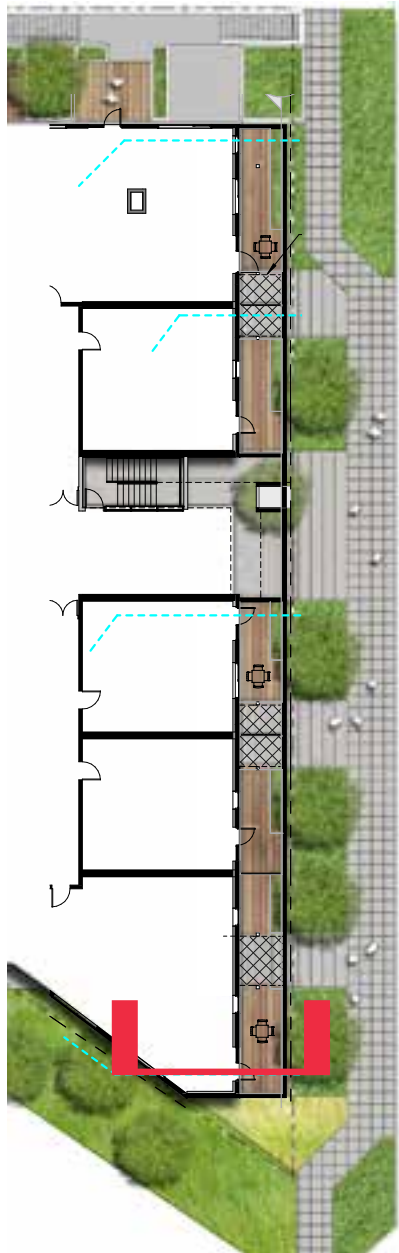


BEDROOM, LOWER LEVEL OF TOWNHOUSE UNIT

MARCH 21ST @ NOON

SPRING

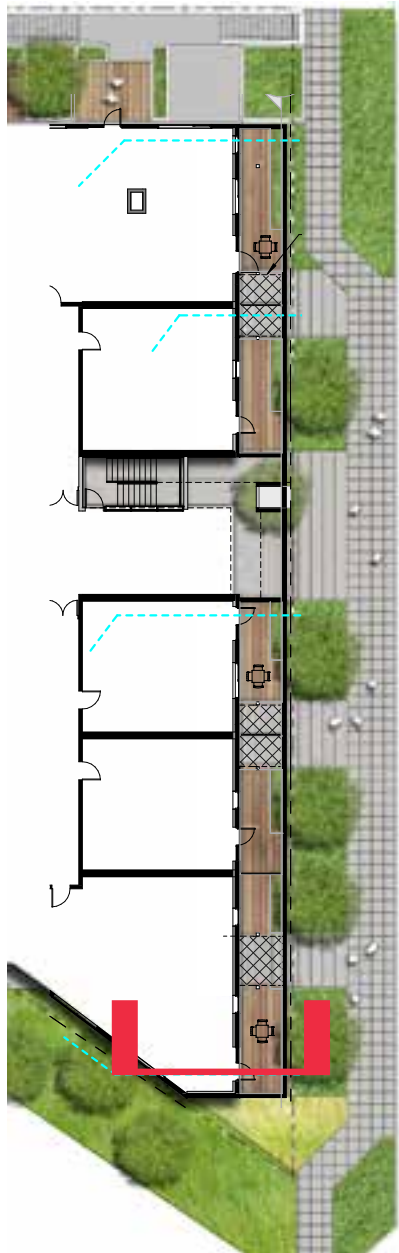
SECTION-PERSPECTIVE OF SUNKEN PATIO UNIT
LOOKING SOUTH AT UNIT 205 (TH)



JUNE 21ST @ NOON

SUMMER

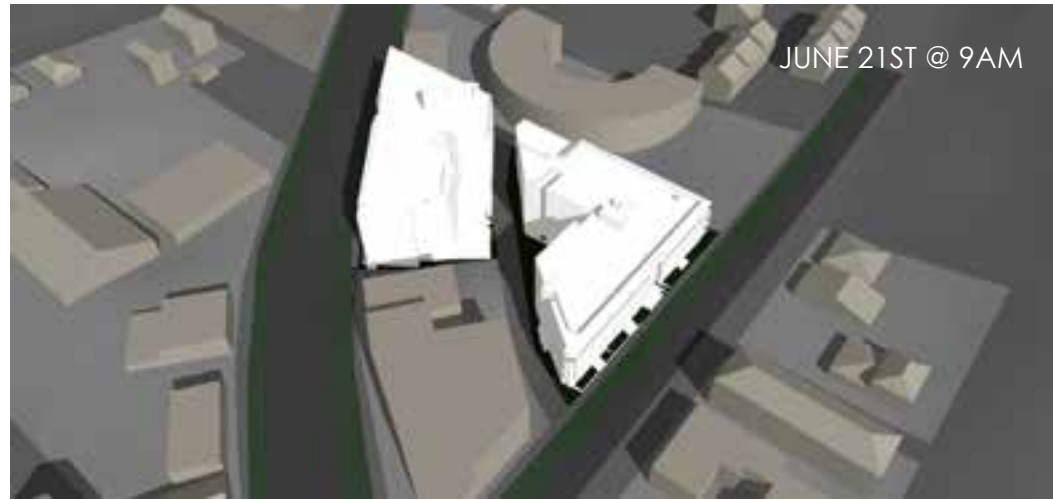
SECTION-PERSPECTIVE OF SUNKEN PATIO UNIT
LOOKING NORTH AT UNIT 103 (FLAT)



MARCH 21ST @ NOON

SPRING

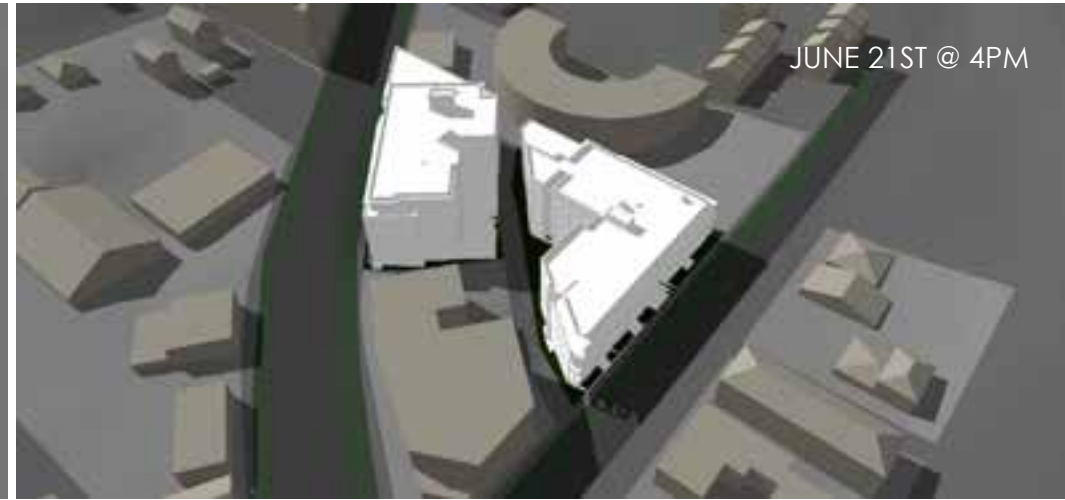
SECTION-PERSPECTIVE OF SUNKEN PATIO UNIT
LOOKING NORTH AT UNIT 103 (FLAT)



JUNE 21ST @ 9AM



JUNE 21ST @ 1PM



JUNE 21ST @ 4PM

SITE A COURTYARD
BIRD'S EYE LOOKING NORTHWEST



JUNE 21ST @ 9AM



JUNE 21ST @ 1PM



JUNE 21ST @ 4PM

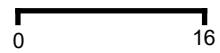
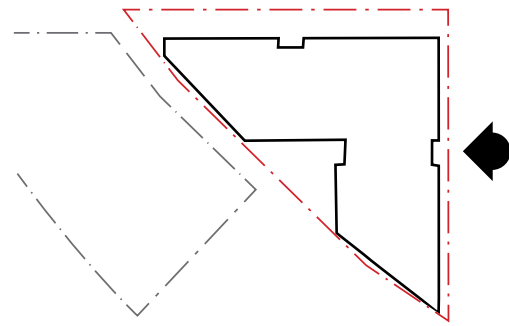
SITE B COURTYARD
BIRD'S EYE LOOKING NORTHEAST



MAX HT- A02 190.41'

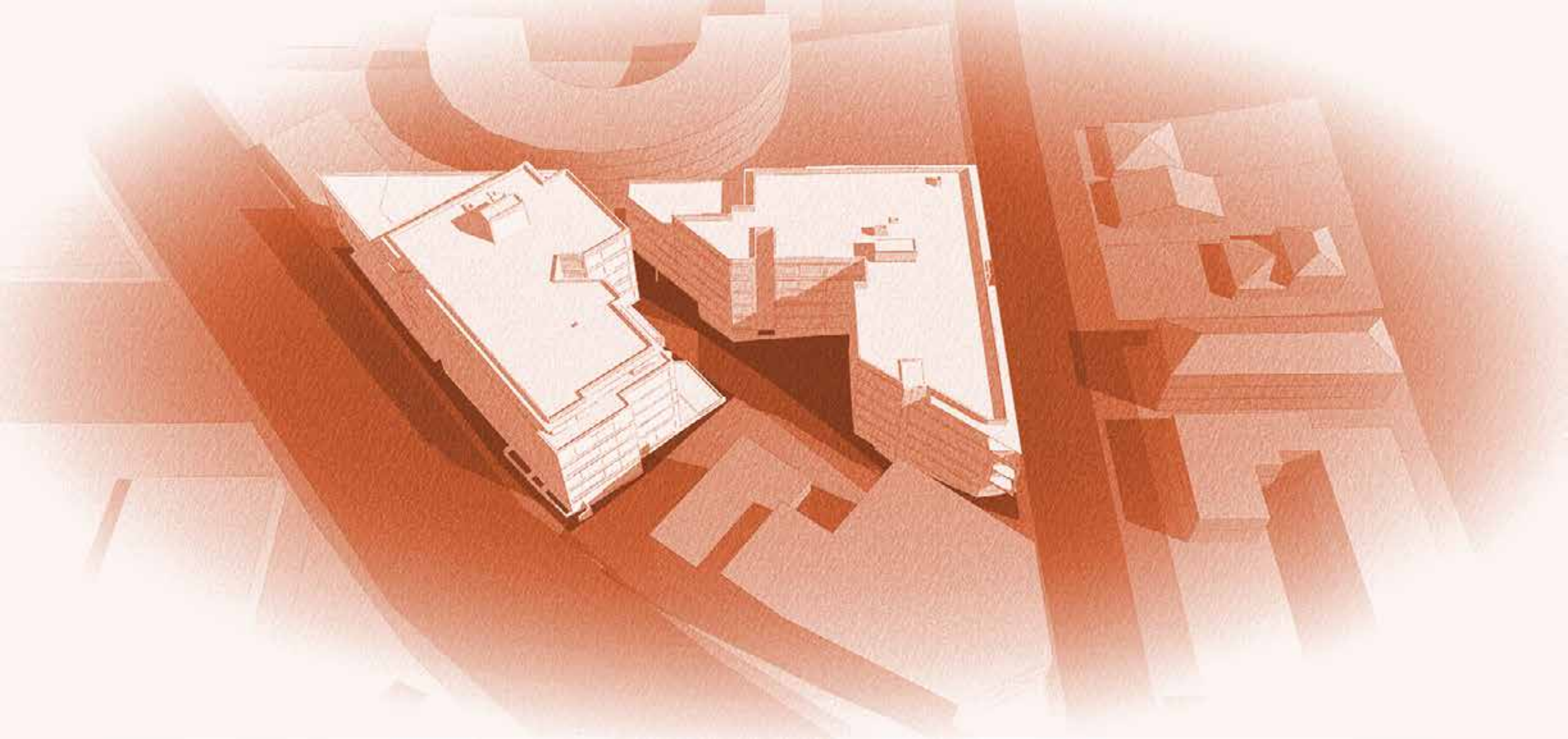
AVG GP A02 125.41'

SITE A - WEST ELEVATION
ALONG RAINIER AVE SOUTH
TREES "OFF" FOR REVIEW OF FACADE



SITE B - EAST ELEVATION

ALONG 42ND AVE SOUTH
TREES "OFF" FOR REVIEW OF FACADE



SITE A: # 3025493: 5256 Rainier Ave S
SITE B: # 3025781: 5217 42nd Ave S

Recommendation Review (REC) Packet, Southeast Design Review Board on
JANUARY 23, 2018

APPLICANT TEAM:
Architect: Johnston Architects PLLC
Landscape: Berger Partnership
Developer: PSW Real Estate

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*SECTION NUMBERS PER DPDS021442: "DESIGN REVIEW RECOMMENDATION PROPOSAL PACKET CHECKLIST"



PROPOSAL - A

Construct a new, 6-story mixed-use building containing 72 units and 7,300 sf of ground floor retail. 74 on-site parking spaces are proposed in an underground garage.

Parcel is under review for a contract rezone from NC2-40 to NC2-65.

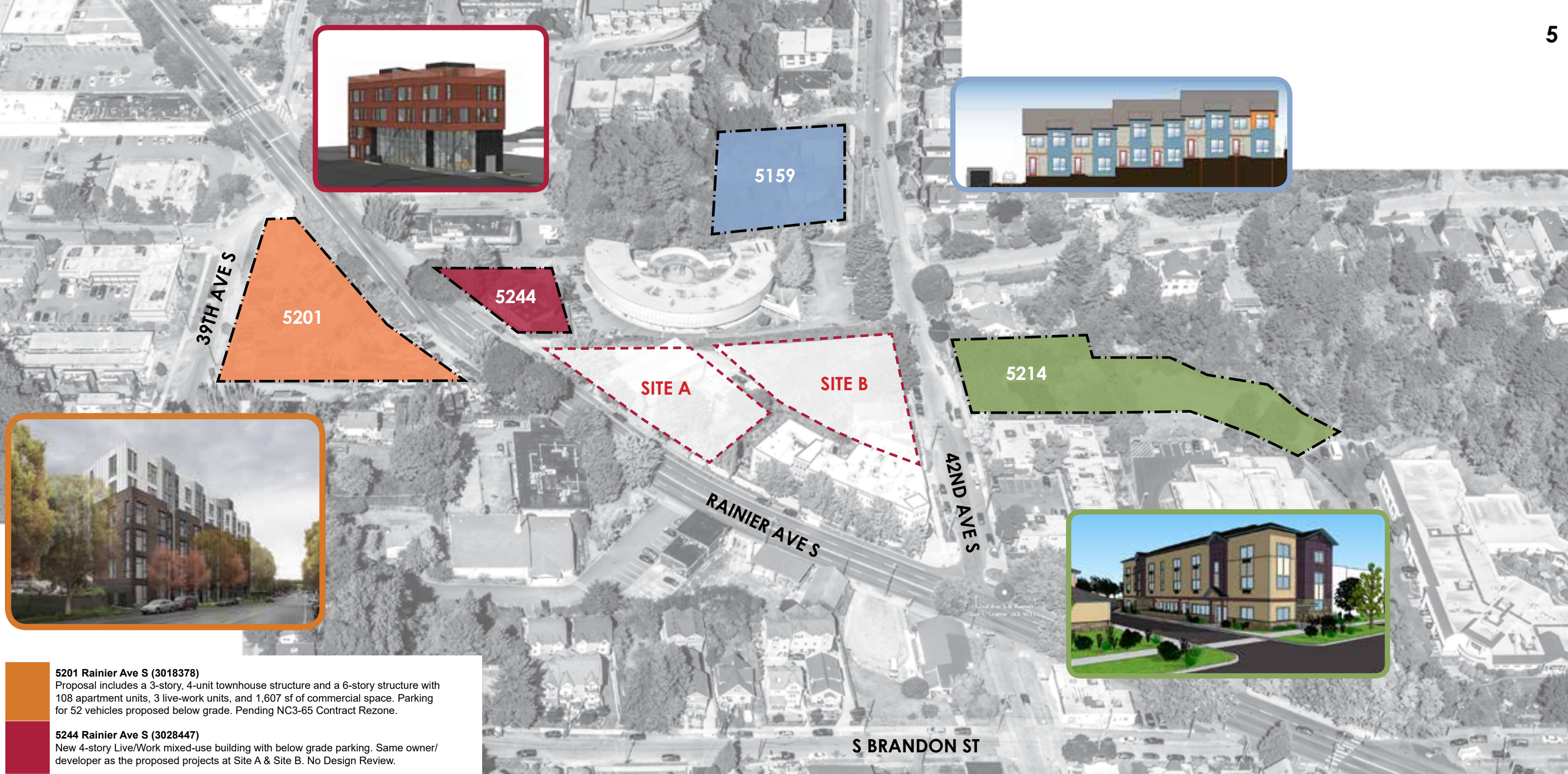
Goal is to contribute to a vibrant Rainier Avenue South streetscape, enhance and express the nature of the community, and express the potential for the site to act as a gateway presence for both Columbia City and Hillman Village.

PROPOSAL - B

Construct a new, 5-story multi-family residential building containing 82 units. Courtyard and rooftop amenity areas are planned. 34 on-site parking spaces are proposed in an underground garage.

Parcel is under review for a contract rezone from NC2-40 to NC2-55.

Goal is to create a calm, residential presence along 42nd Avenue South in keeping with the existing character of that street.



- 5201 Rainier Ave S (3018378)**
 Proposal includes a 3-story, 4-unit townhouse structure and a 6-story structure with 108 apartment units, 3 live-work units, and 1,607 sf of commercial space. Parking for 52 vehicles proposed below grade. Pending NC3-65 Contract Rezone.
- 5244 Rainier Ave S (3028447)**
 New 4-story Live/Work mixed-use building with below grade parking. Same owner/developer as the proposed projects at Site A & Site B. No Design Review.
- 5159 42nd Ave S (3014787)**
 SDR to allow two residential structures; one 2-unit and one 4-unit townhouse. Surface parking for six vehicles will be provided on the site. Review includes a separate 6 unit rowhouse structure under project under 3014794 (for a total of 12 units). Pending lot boundary adjustment.
- 5214 42nd Ave S (3019337)**
 Proposal includes a 3-story Kin On Assisted Living Facility for 20 units, along with a 2-story, 7 bed Adult Family Home adjacent, and new parking for 38 cars extending to the east to the Kin On Nursing Home.

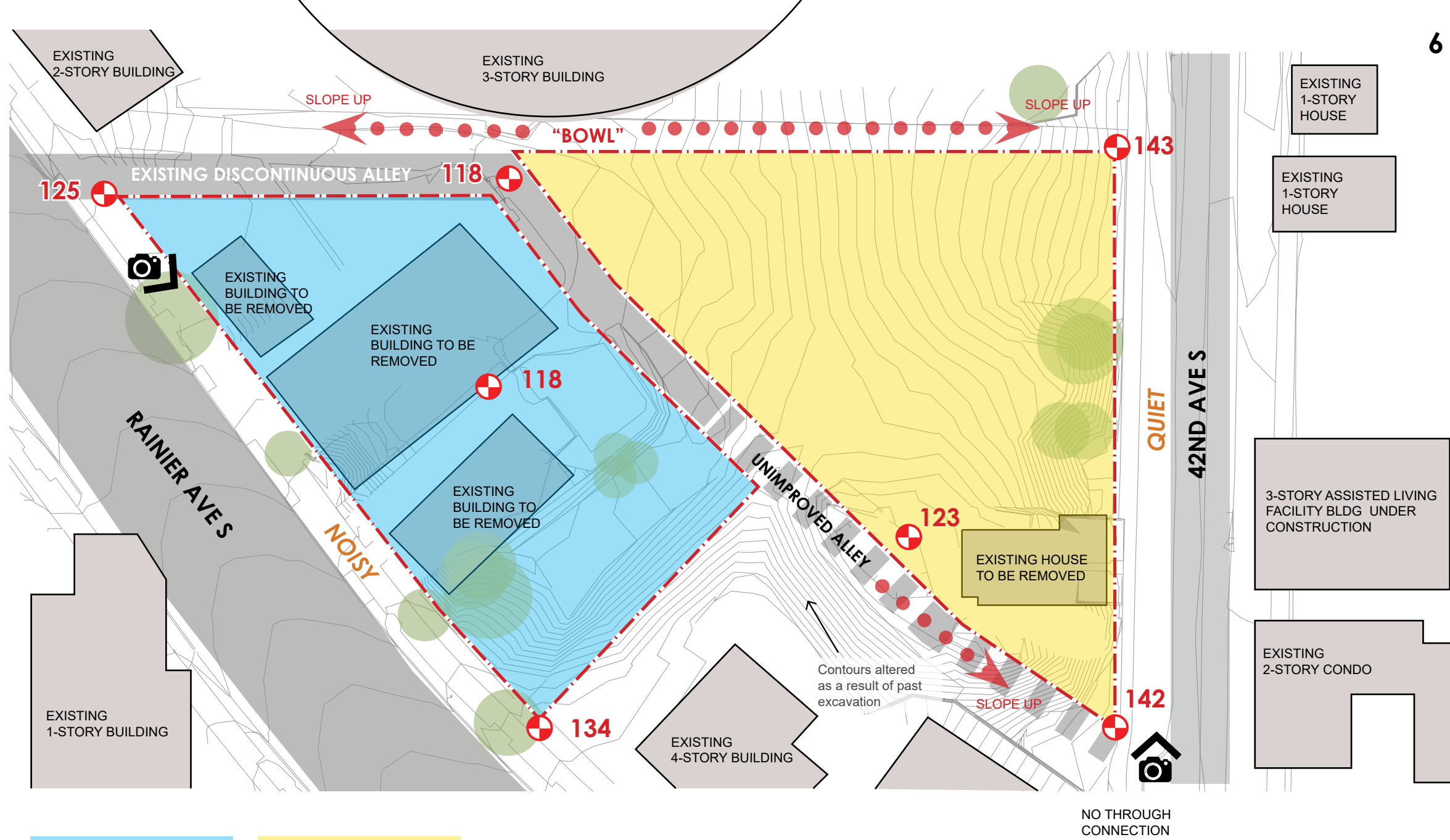
ADJACENT DEVELOPMENT IN-PROGRESS
 New Development Under Design Review Around the Project Sites



SITE A: Sidewalk along Rainier Ave S



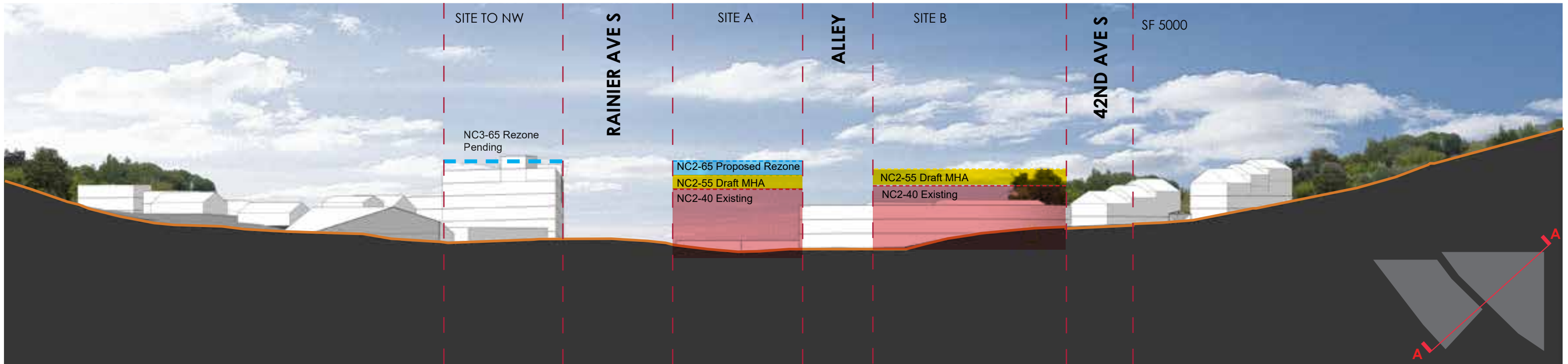
SITE B: Sidewalk along 42nd Ave S



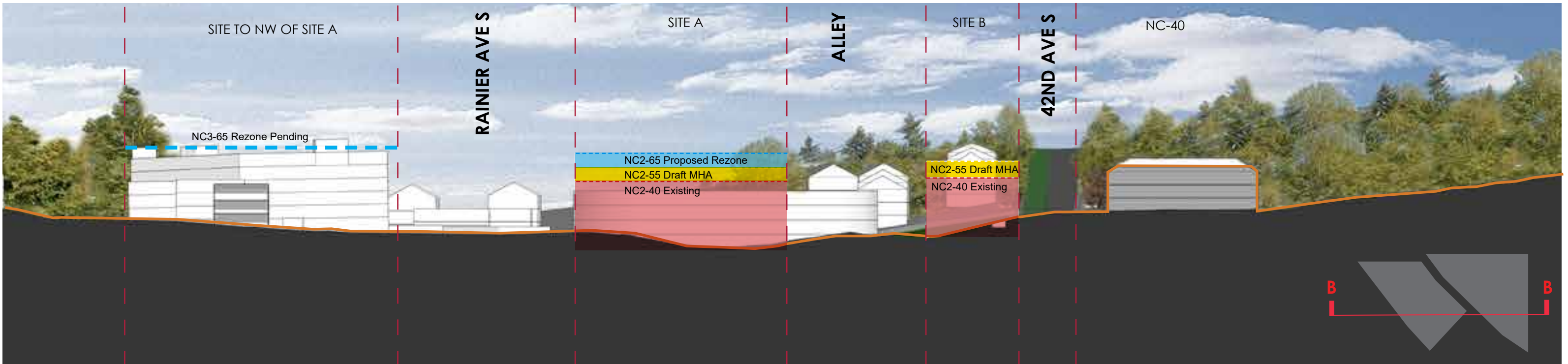
SITE A
 PROJECT # 3025493
 5256 RAINIER AVE S
 (Contract rezone to NC2-65)

SITE B
 PROJECT # 3025781
 5217 42ND AVE S
 (Contract Rezone to NC2-55)

EXISTING SITE PLAN
EXISTING USES, STRUCTURES, & TOPO



EXISTING SITE SECTION A-A



EXISTING SITE SECTION B-B

ZONING SUMMARY

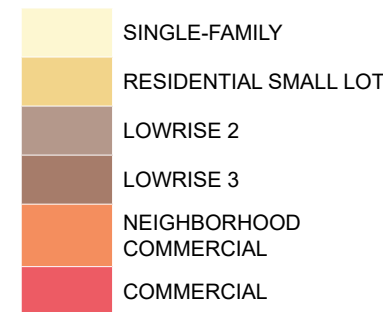
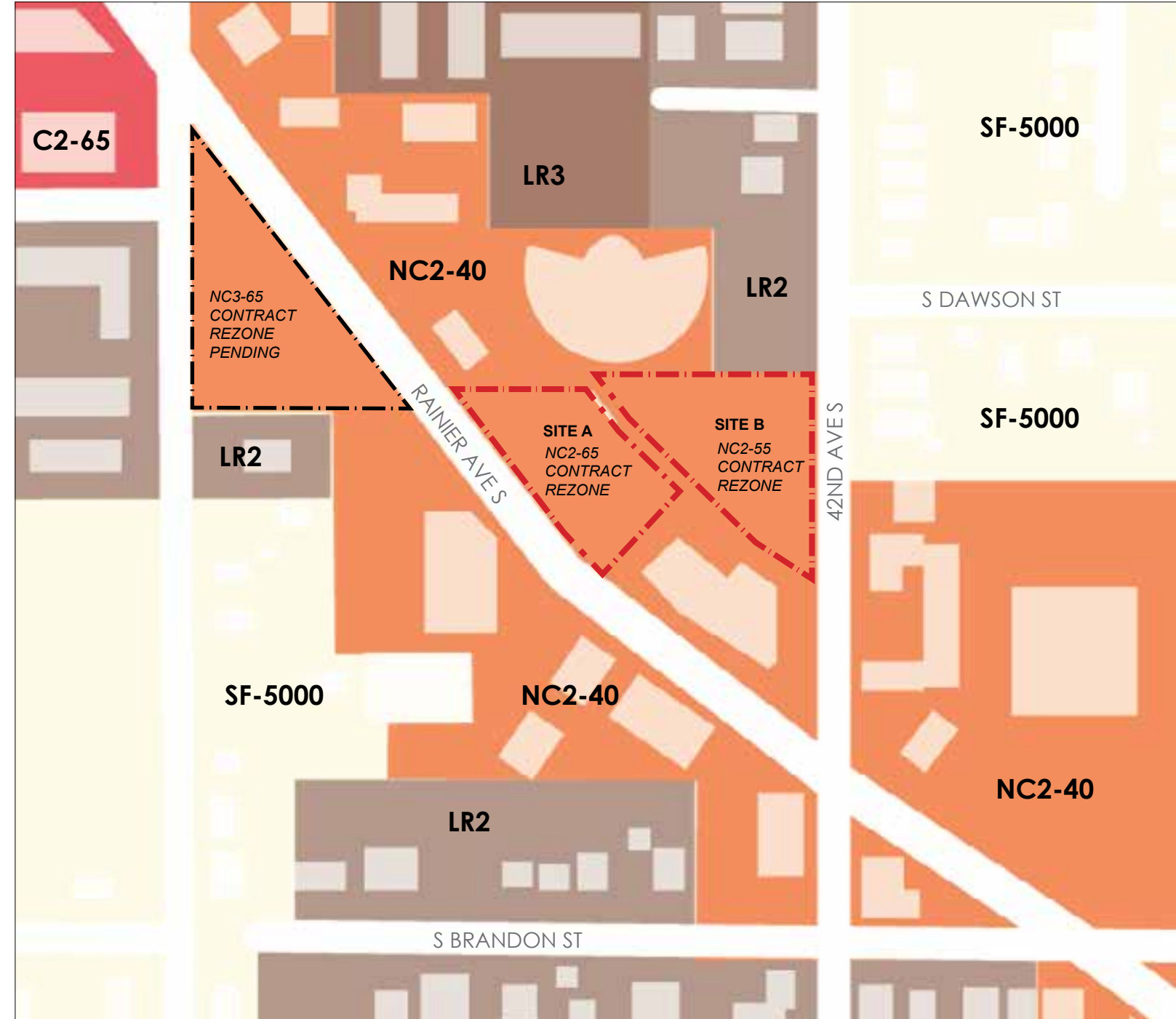
SITE A	NC2-65 (Contract Rezone Proposed)
SITE B	NC2-55 (Contract Rezone Proposed)
OVERLAYS	Columbia City Urban Village; Frequent Transit Corridor; Seattle Reinvestment Area

SITE AREA

18,423 SF
21,886 SF

SUMMARY OF DEVELOPMENT STANDARDS:

	REQUIRED (AFTER CONTRACT REZONE)	PROPOSED
HEIGHT LIMIT (Max)	Site A: 65' Site B: 55'	Site A: 65' Site B: 55'
PARKING & ACCESS	No parking required in urban village within 1,320 ft of frequent transit (both non-residential & residential uses). Access to parking must be from the alley.	Site A: 74 parking spaces Site B: 34 parking spaces Parking garages accessed from the alley (see Site Plan).
FAR (Max)	Site A: 4.75 x 18,423 SF = 87,509 SF Site B: 3.75 x 21,886 SF = 87,072 SF	Site A: 87,333 SF/18,423 SF = 4.74 Site B: 79,197 SF/21,886 SF = 3.62
SETBACKS	0.5' dedication is required along the alley. 14' from all power poles. Site A: No additional setbacks req'd (all adjacent lots are zoned commercial). Site B: Abutting LR zone to north: 15' + upper level setbacks of 2' for every 10' over 40'	0.5' alley dedication proposed for each site. Min distance from power poles maintained. Site A: Varies, 1' to 3' on average Site B: 19' along north lot line
TRASH	Site A: 375 SF + (4x(69-50)) = 451 SF MIN Site B: 375 SF + (4x(81-50)) = 499 SF MIN	Site A: 515 SF at Level P1 Site B: 550 SF at Level P2
USES	Residential & Commercial uses permitted outright	Site A: Residential & Commercial Use (Retail) Site B: Residential use
AMENITY AREA	5% of residential floor area	Site A: 6%, including one roof deck and ground-level cut-through and terraces Site B: 9%, including one roof deck and one courtyard
GREEN FACTOR	0.30 or greater	Site A: 0.30 Site B: 0.339



ZONING MAP
Existing Zoning with Rezone Overlays

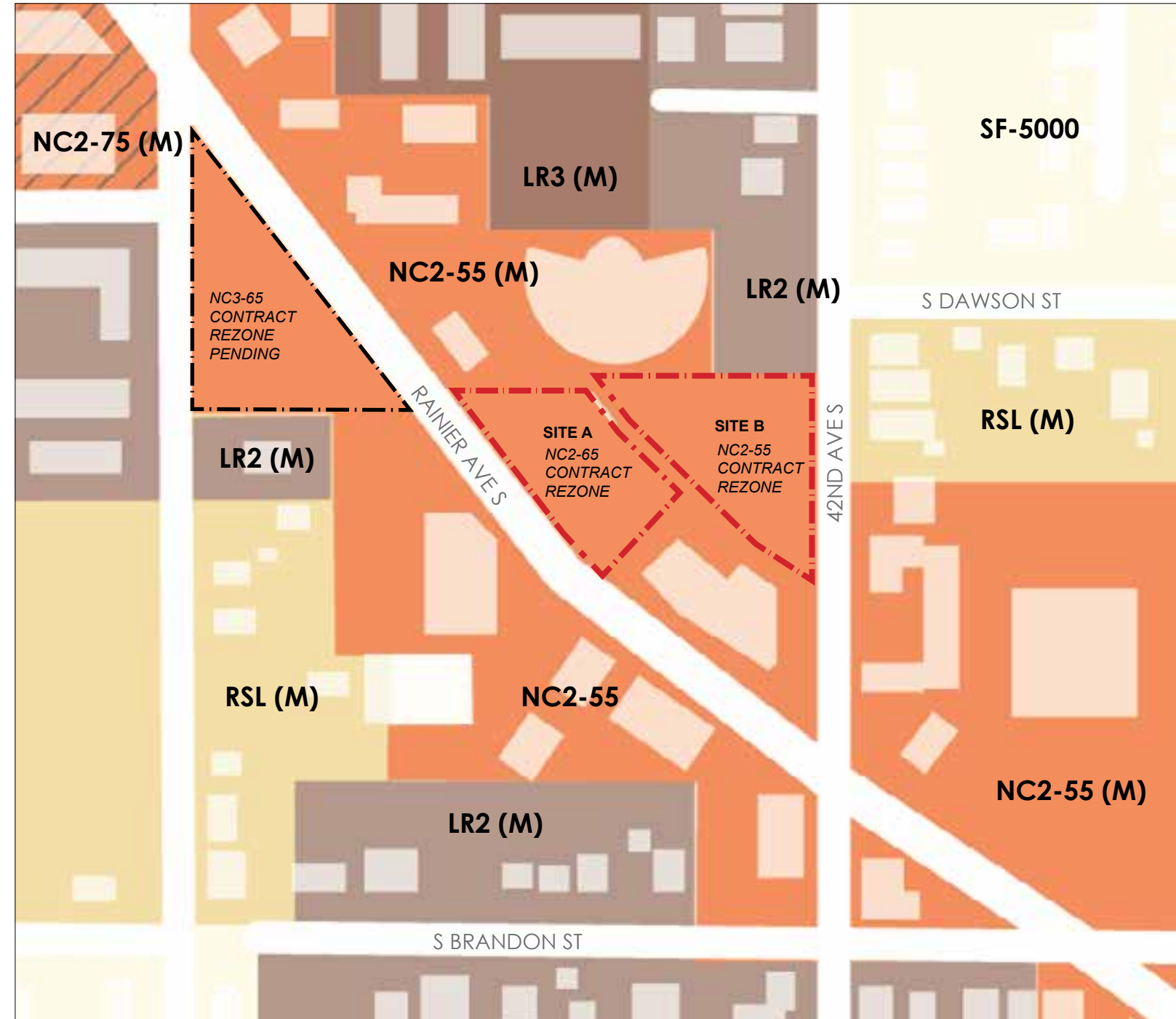
MHA & CONTRACT REZONE ZONING IMPACTS

The City of Seattle is currently reviewing a zoning update under the Mandatory Housing Affordability (MHA) policy. The MHA Preferred Alternative Zoning Map for the project sites and adjacent context is shown at right.

All lots along Rainier Ave S -- including the project sites -- that are currently zoned NC2-40 will become NC2-55 (M) under the MHA Preferred Alternative.

The proposed project will be under development before the MHA zoning is finalized and has applied for contract rezones of NC2-65 (Site A) and NC2-55 (Site B).

A contract rezone of NC3-65 is pending on the lot northwest of Site A, across Rainier Ave S. A new 6-story mixed-use building with 102 residential units is under development (see SDCI #30183789) on that site.



- SINGLE-FAMILY
- RESIDENTIAL SMALL LOT
- LOWRISE 2
- LOWRISE 3
- NEIGHBORHOOD COMMERCIAL
- COMMERCIAL



MHA PREFERRED ALTERNATIVE ZONING MAP
per Seattle City GIS, HALA website

PROS

- Extends the pedestrian experience into a sheltered courtyard zone.
- Creates pedestrian connection to internal public amenity spaces.
- Connects Rainier Ave South to 42nd Avenue South with a visual link and daytime access to alley.
- Steps back the massing of the upper story to enhance the pedestrian scale of the adjacent streets and transitions to adjacent LR zones.
- Pedestrian courtyard orientation creates opportunities for public amenity seating areas and active terraces.
- Courtyard orientations are south facing and receive ample amounts of direct natural daylight.

BUILDING MASSING IS HELD BACK 20 FEET FROM THE NEIGHBORING LOT. THE ALLEY IS EXPANDED TO 16 FEET WIDE WITH A 1 FOOT DEDICATION OF PROPERTY.

CENTRAL AXIS CONNECTS RESIDENTS ACROSS THE ALLEY TO OUTDOOR COURTYARD AMENITY SPACES ON EACH SITE, AND THE CUT-THROUGH TO RAINIER AVE S.

CONTINUOUS CANOPY PROVIDED ALONG RAINIER AVE S FROM ALLEY TO CUT-THROUGH. RETAIL ENTRIES ARE WEATHER PROTECTED AT CORNER AND AT CUT-THROUGH. RESIDENTIAL ENTRY IS WEATHER PROTECTED AT CUT-THROUGH.

BUILDING MASSING IS HELD BACK 19 FEET FROM THE NORTH PROPERTY LINE AND STEPS BACK FURTHER AT LEVEL 5 TO HELP TRANSITION TO LR-ZONE TO NORTH, AND PROVIDE UNIT OUTDOOR SPACES AT LEVELS P1 AND 1.



APPROVED EDG MASSING

BIRD'S EYE VIEW LOOKING NORTH

81 + 87 units = 168 units
 66 + 36 parking = 102 parking spaces
 No departures

RECOMMENDATION REVIEW MASSING

BIRD'S EYE VIEW LOOKING NORTH

72 + 82 units = 154 units
 74 + 34 parking = 108 parking spaces
 No departures

1. SITE PLAN, MASSING & CONTEXT RESPONSE (BOTH SITES)

Board endorsed the applicant-preferred Option 3 with the following guidance:

BOARD GUIDANCE 1b. The Board supported the linear axis through the site, and the high pedestrian porosity and path following that axis, through both buildings and connecting Rainier to 42nd. The Board also endorsed full public access from Rainier to the central alley courtyards on this axis. (DC1; PL1-B)

PROJECT RESPONSE: Central axis remains, providing full public pedestrian and resident access between Rainier Ave S and the Alley. Retail spaces, residential lobbies, and outdoor amenity areas flank the central axis. Visual connection is provided through Building B via a three-story lobby from the courtyard at level P1 up to the main entry at Level 2 along 42nd Ave S; through-access through the building interior is for residents only.



SECTION PERSPECTIVE: CENTRAL AXIS

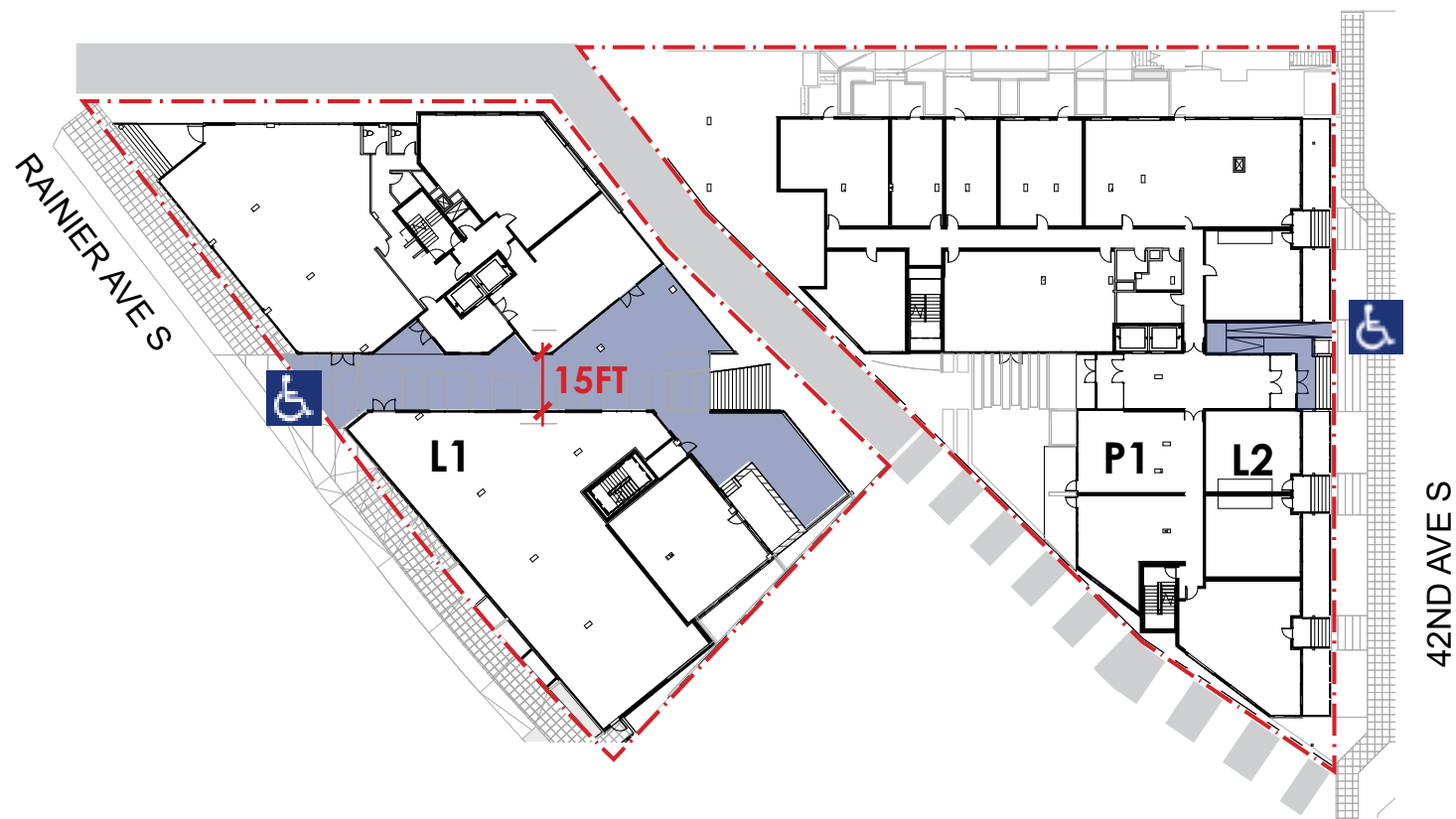
Looking North from Rainier to 42nd

1. SITE PLAN, MASSING & CONTEXT RESPONSE (BOTH SITES)

BOARD GUIDANCE 1c. The Board supported the primary linear access path at 15 ft minimum width at the narrowest points, and widening at the Rainier street front. The Board recommended integrated, universal design approaches to accommodate disabled access to the different levels on both sites and refinement of ADA ramp access. (PL1-B; PL2-A1)

PROJECT RESPONSE: The Cut-Through path on Site A, aligns with the central axis, and maintains a 15 ft minimum width opening up to 23 ft at Rainier Ave S. The paving of the Cut-Through is designed to meet the grade of the sidewalk, so that no ramping or steps are necessary, and it is accessible for all.

The accessible ramp on Site B has been refined and is integrated into the main entry design of the 42nd street facade. Through transparency, high-quality materials, planting, and lighting, the ramp is safe and inviting to all.



SITE A + SITE B ADA ACCESS PLAN
ADA ACCESS POINTS HIGHLIGHTED



PERSPECTIVE OF MAIN ENTRY (SITE B)
STANDING ON SIDEWALK LOOKING WEST AT ENTRY STAIRS & ADA RAMP

1. SITE PLAN, MASSING & CONTEXT RESPONSE (BOTH SITES)

BOARD GUIDANCE 1d. The Board supported the carved out central courtyards at EDG, and recommended they be checked for sunlight penetration, and surrounded by activating uses on the adjacent facades. (CS3-B1; DC3-B4)

PROJECT RESPONSE: Carved out central courtyards have southern exposure and are shaded primarily from the north and east (Site B) and west (Site A). Sunlight/Shadow studies are shown.

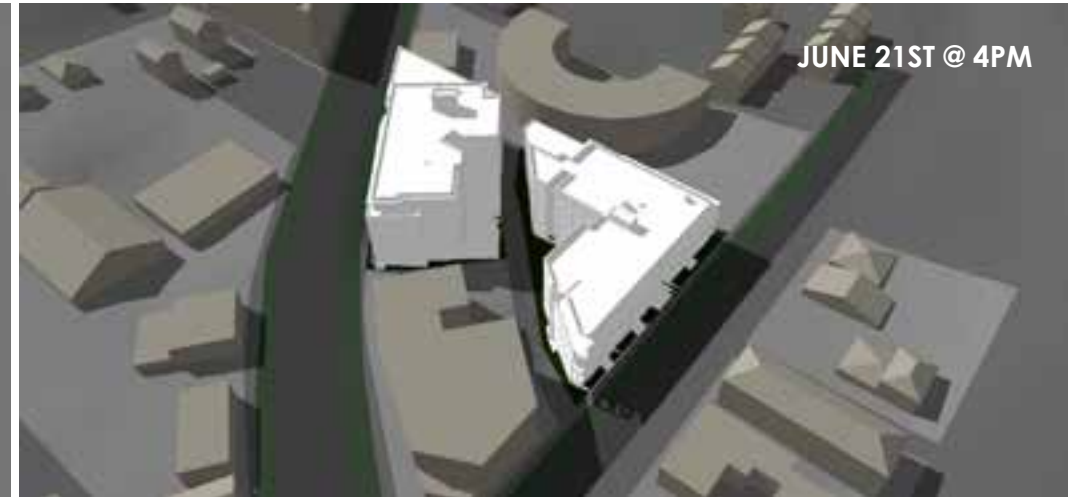
Activating uses on the central facade of Site A. include commercial spaces, residential lobby and amenity areas. The primary community gathering space and residential lobby core flank the outdoor courtyard space on Site B.



JUNE 21ST @ 9AM



JUNE 21ST @ 1PM



JUNE 21ST @ 4PM

SITE A COURTYARD SHADOW STUDY
BIRD'S EYE LOOKING NORTHWEST



JUNE 21ST @ 9AM



JUNE 21ST @ 1PM



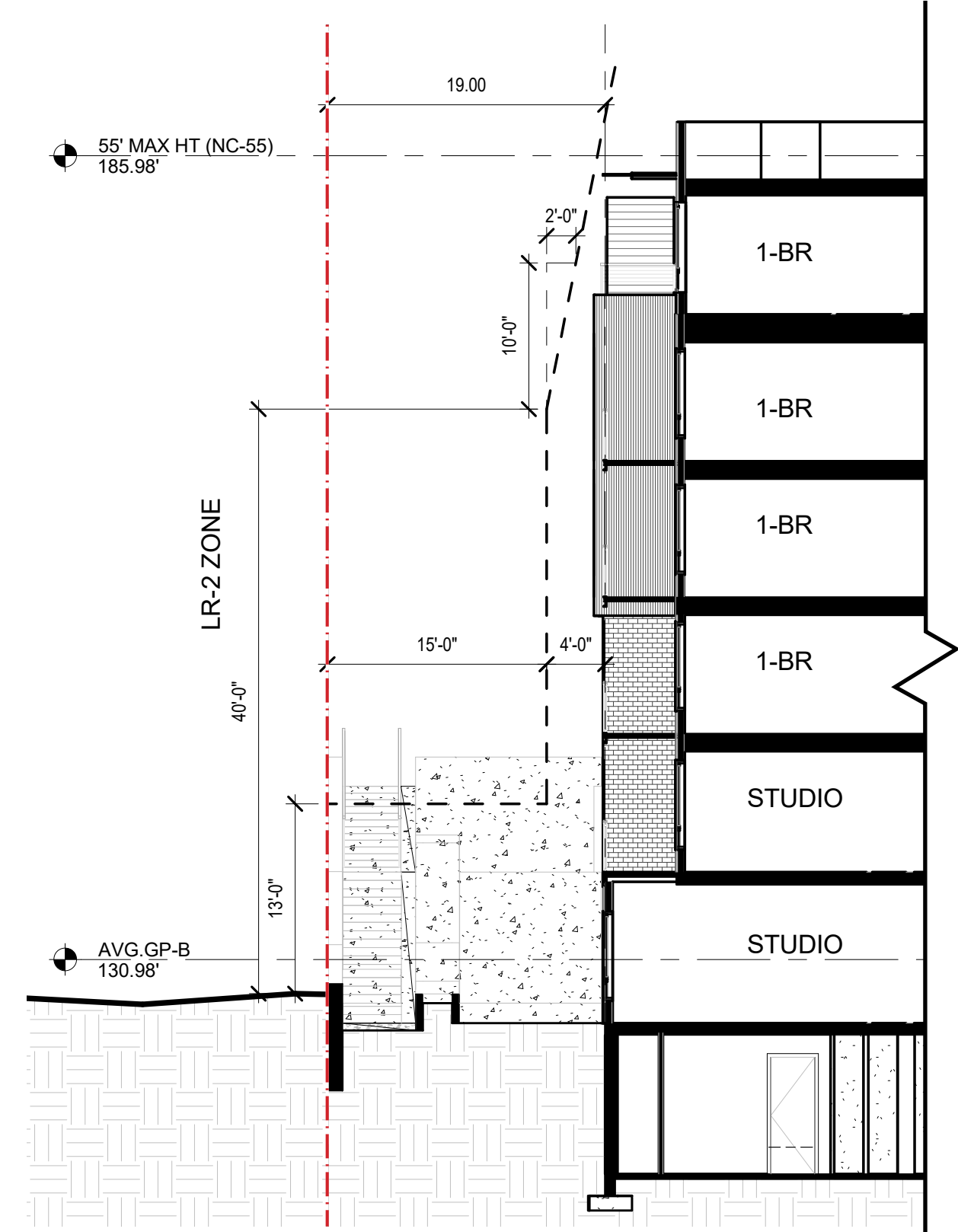
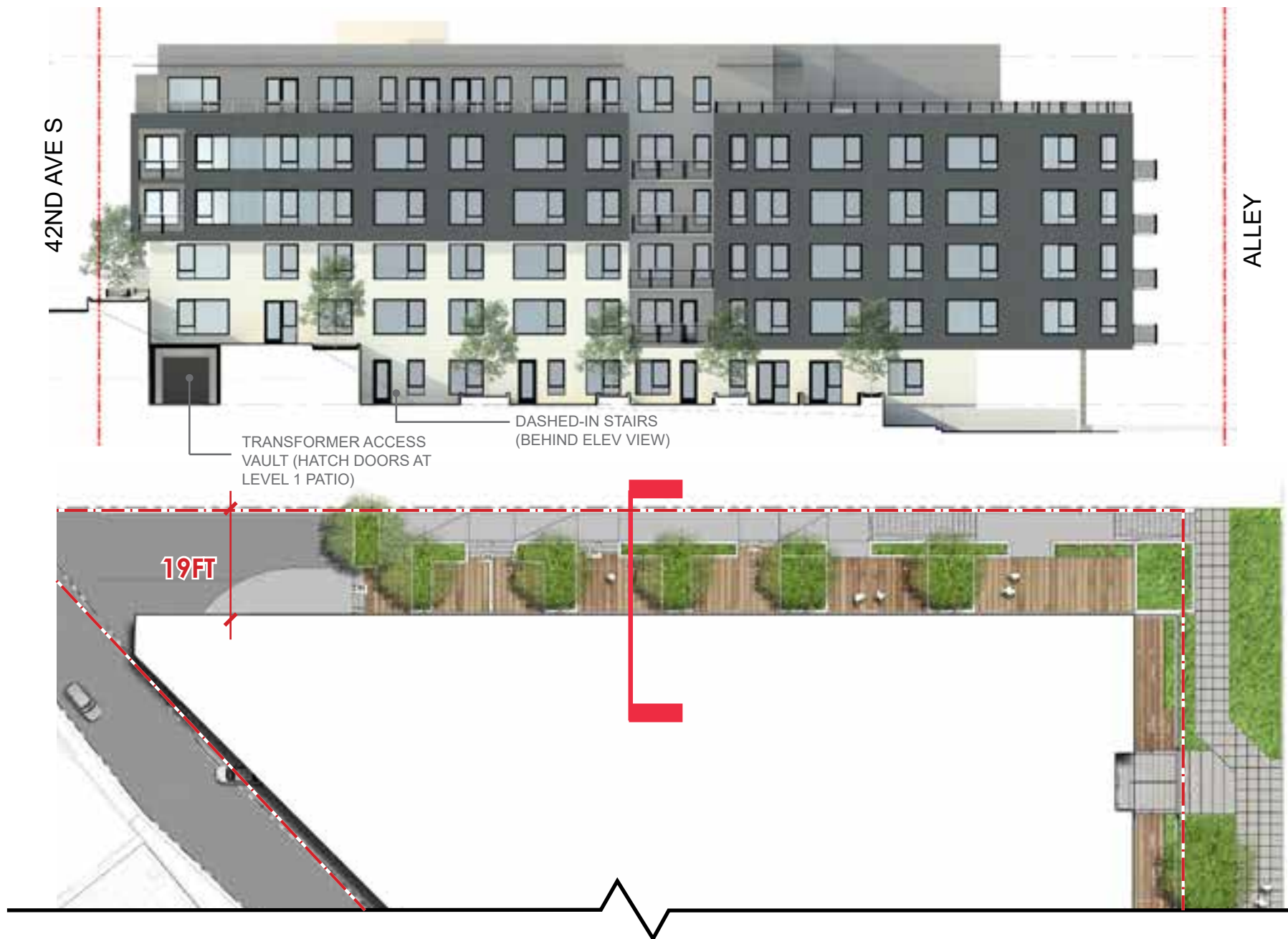
JUNE 21ST @ 4PM

SITE B COURTYARD SHADOW STUDY
BIRD'S EYE LOOKING NORTHEAST

1. SITE PLAN, MASSING & CONTEXT RESPONSE (BOTH SITES)

BOARD GUIDANCE 1e. The Board supported the one-way driveway proposed along the north property line [of Site B] as a shared vehicular/pedestrian route, and recommended a clearly demarcated pedestrian path parallel to that driveway, and continuing west to Rainier Avenue (as this link will be a pedestrian short cut). The Board supported this drive in a 19 ft wide setback zone, which is a critical massing transition to the adjacent LR zone. (DC1-B)

PROJECT RESPONSE: A 19 ft wide setback zone is maintained from the north lot line on Site B. The earlier proposed one-way shared-use driveway has become a pedestrian path connecting 42nd Ave S and the Alley to the west and Rainier beyond, with unit patios and plantings along it. SDOT rejected a curbcut on 42nd Ave S, and no driveway is permitted.



NORTH PEDESTRIAN PATH EXHIBITS (SITE B)
BUILDING ELEVATION, LANDSCAPE PLAN, AND SETBACK SECTION

1. SITE PLAN, MASSING & CONTEXT RESPONSE (BOTH SITES)

BOARD GUIDANCE 1f. The Board recommended all vehicle movements in the north-south alley fragment, be pushed as far north as possible, to minimize conflicts with the amenity courtyards and pedestrians crossing on the linear axis. (DC1-C2)

PROJECT RESPONSE: All vehicle movements occur north of the central pedestrian axis connecting Site A and Site B across the alley. Bollards and a different paving pattern separate the car traffic from the foot traffic. The alley is unpaved beyond the central axis, clearly indicating no-through vehicular traffic.

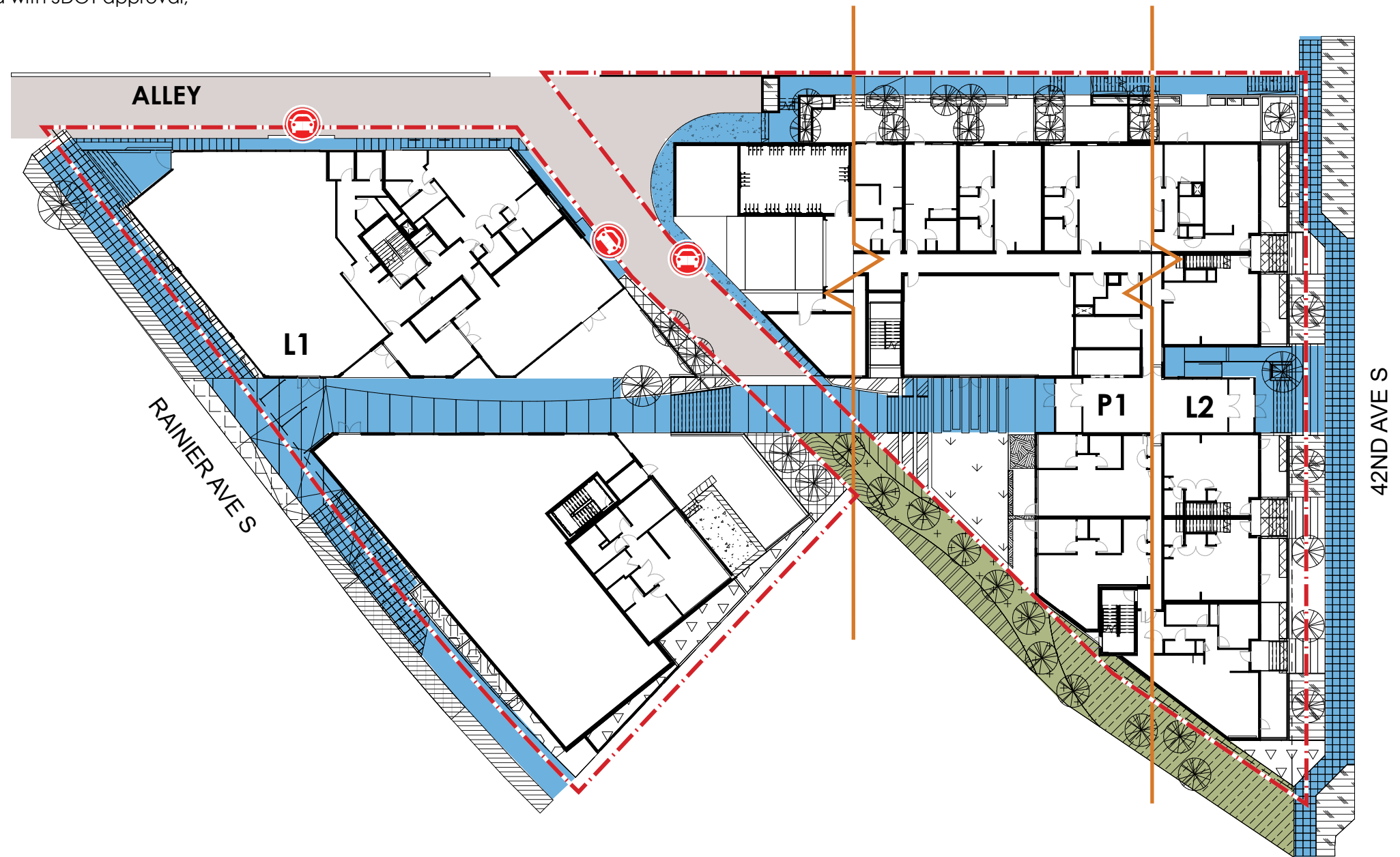
BOARD GUIDANCE 1g. Recognizing the south portion of the alley may not be needed for vehicles, the Board recommended an attractive landscape treatment be developed with SDOT approval, preferably augmenting the adjacent courtyards on private land, and accommodating pedestrian movements from 42nd Avenue.

PROJECT RESPONSE: An attractive landscape treatment is being pursued with SDOT for the "unimproved" section of alley from the central axis up to 42nd Ave S. Per SDOT, pedestrian movements will not be accommodated on this portion of the alley, but pedestrian movement is accommodated at the north end of Site B with a pedestrian stair and pathway.

BOARD GUIDANCE 1g. The Board recommended the vehicular portion of the alley south of the east-west driveway have a distinctive paving treatment and/or scoring, and a demarcated pedestrian walking zone. (DC1-B)

PROJECT RESPONSE: The earlier proposed east-west driveway has been removed. All vehicular traffic occurs on the improved alley and turnaround areas on asphalt. Sidewalk paving indicating pedestrian zones are proposed hugging each building and wrapping the corners to the south and west (Site A), and south and east (Site B).

- VEHICLE CIRCULATION
- PEDESTRIAN CIRCULATION
- UNIMPROVED ALLEY PLANTED AREA



SITE A + SITE B CIRCULATION PLAN
EXTERIOR PEDESTRIAN & VEHICULAR PATHS HIGHLIGHTED

1. SITE PLAN, MASSING & CONTEXT RESPONSE (BOTH SITES)

BOARD GUIDANCE 1h. Since all building facades will be visible – the internal ones from gaps in the street walls – the Board recommended careful composition, quality materials and secondary elements be employed on all visible facades. (DC2-B)

PROJECT RESPONSE: Both sites employ brick, weathered steel, fiber cement siding, and weathered wood as the primary materials on the facades, with variations in color and composition to reinforce the different design concept of each building. Since Site A is on the busier street and is conceived as an energetic or musical building, the dark brick is composed with corten steel panels and the unit windows in a rhythmic pattern. Corrugated weathered steel provides a vivid and textural wrap around the primary building masses. Grey weathered wood siding is used on the inset mass, where it is encountered up close by residents at the upper levels. This grey weathered wood is also used on Site B as a connecting material language between the two buildings. Instead of corrugated metal siding, Site B will have a Ceraclad fiber cement board siding in a cast stripe pattern in charcoal grey, applied vertically on the middle mass. The base will be clad in a light brick, which turns the corner and meets each ground level unit around the building.

BOARD GUIDANCE 1i. The Board concurred with public comment and strongly recommended high quality, durable materials for all sides of both structures, particularly along the two street facades and their four, visible end-wall returns. (DC4-A1)

PROJECT RESPONSE: High-quality, durable materials are proposed for both structures on all facades. See response to 1h. above. Elevation views of all building sides are provided in this package.



SITE A - WEST ELEVATION



SITE B - EAST ELEVATION



BUILDING MATERIALS
EXTERIOR MATERIALS & PRIMARY STREET FACADES

2. MASSING & COMMENTS (SITE A, BLDG ON RAINIER AVE)

BOARD GUIDANCE 2a. The Board strongly supported the wide, top-floor step backs on all sides of the structure, including the large roof deck at the northwest corner along Rainier Avenue, as a means to reduce visual bulk in context. (DC2-A2)

PROJECT RESPONSE: *Top floor step backs and the large roof deck on the northwest corner have been maintained and developed.*

BOARD GUIDANCE 2b. The Board concurred with public comment that the approximately 200 ft building length along Rainier should be legibly broken into at least two forms on the street. The Board agreed the entry recess shown only at level 1 was not sufficient, and recommended that recess or a notch be carried full height, or be a pronounced crease in the building, to clearly express the east-west pedestrian axis. (DC2-C3)

PROJECT RESPONSE: *The building mass has been broken down, with two distinct foreground masses separated by a "crease" that aligns with the Cut-Through on the central axis, and a third background mass that is set back from the foreground masses.*



SITE A - WEST ELEVATION



SITE A - NORTHWEST CORNER



SITE A - MASSING & ROOF DECK
RAINIER AVE ELEVATION & PERSPECTIVE; ROOF PLAN

2. MASSING & COMMENTS (SITE A, BLDG ON RAINIER AVE)

BOARD GUIDANCE 2c. The Board agreed the two end walls will be visible from various street views, and they should contain windows, secondary features and façade compositions consistent with the street façade. (DC2-B)

PROJECT RESPONSE: Both the end walls have been composed in concert with the primary street elevation, and contain the same materials and features.

BOARD GUIDANCE 2d. The Board concurred with public comment that offices or similar non-retail uses should occupy the entire ground level along Rainier and supported the highly transparent ground floor. (DC1-A)

PROJECT RESPONSE: The ground floor is highly transparent with an aluminum storefront window system along the full length of the facade, which wraps into the Cut-Through. Retail space is proposed for the north block of commercial space, and the south block is designed to accommodate retail or office space.

BOARD GUIDANCE 2e. The Board agreed the ground level uses along Rainier do not need access doors directly onto the sidewalk, but recommended the entire street edge have low sills, continuous weather canopies and other features that engage and activate the adjacent sidewalk. The Board agreed this location should reinforce a connection to the commercial core of Columbia City, and provide similar pedestrian features, even if the adjacent uses are not retail. (PL2-C)

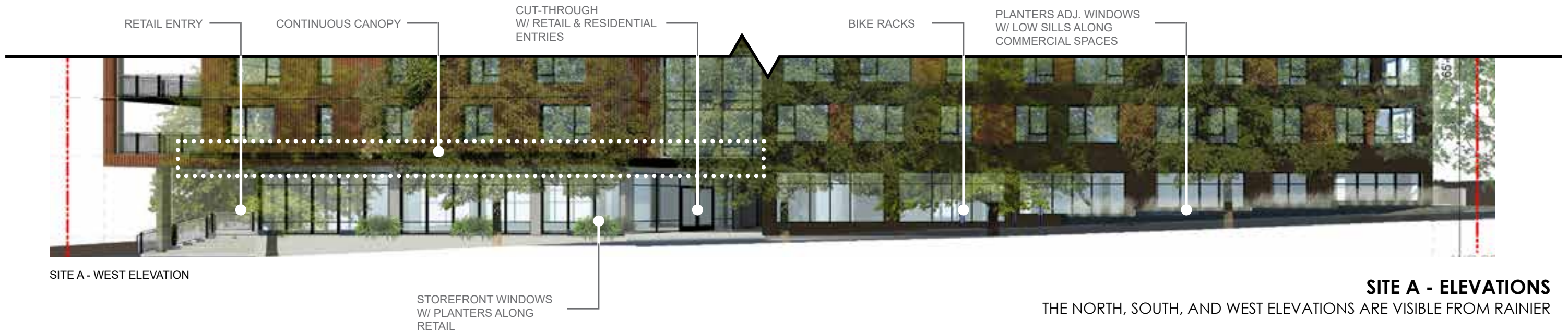
PROJECT RESPONSE: The ground-level is highly transparent along the full street facade adjacent to the sidewalk. A continuous weather canopy is provided from the north corner to the Cut-Through. After that point, the sidewalk slopes up, which would make a continuous level canopy awkward; priority was given to keeping the large ground-level windows unobstructed. Other pedestrian-scale elements on the sidewalk include bike racks just south of the Cut-Through, and planters along the building facade at ground-level.



SITE A - NORTH ELEVATION



SITE A - SOUTH ELEVATION



SITE A - WEST ELEVATION

SITE A - ELEVATIONS

THE NORTH, SOUTH, AND WEST ELEVATIONS ARE VISIBLE FROM RAINIER

2. MASSING & COMMENTS (SITE A, BLDG ON RAINIER AVE)

BOARD GUIDANCE 2f. The Board supported the wide planter buffer with regular street trees along Rainier Avenue, and the widened sidewalk (16 ft was stated). (DC4-D)

PROJECT RESPONSE: 16 ft wide sidewalks are proposed along Rainier with wide planter buffers with existing and new trees.

BOARD GUIDANCE 2g. The Board supported the staggered balconies and fenestration shown for levels 2-5 as shown on the preliminary sketch, and endorsed the concept of rhythm and energy for this building on the busy arterial street. (CS3-B2)

PROJECT RESPONSE: The facade has been further developed per the "rhythm and energy" concept, with staggered windows and steel panels integrated with the brick and corrugated siding.



CONCEPT SKETCH



SITE A - SOUTHWEST CORNER



SITE A - RAINIER STREETScape
SITE PLAN & PERSPECTIVE

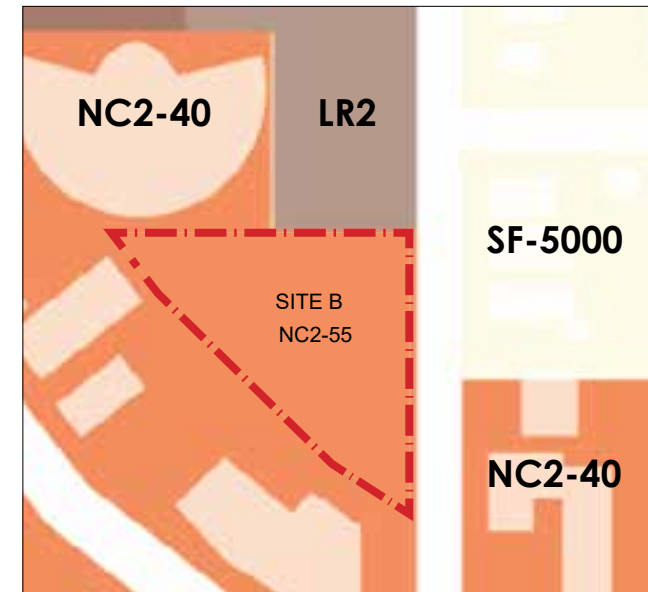
3. MASSING & COMMENTS (SITE B, BLDG ON 42ND AVE)

BOARD GUIDANCE 3a. The Board strongly supported the **top-floor step backs on all sides** of the structure, including the large **roof deck at the northwest corner**. Considering the abutting lowrise (LR) zone and single family zone across the street, the Board discussed at length the proposed 5 ft stepback depth at the east and north facades. The Board tentatively accepted 5ft as a minimum, but recommended more modulation of the top floor and the entire **north wall** be studied, and the entire length of the north facade (perspectives and elevations) be shown to staff and at subsequent meetings. (CS2-D4)

PROJECT RESPONSE: Top floor step backs and large roof deck on the northwest corner have been maintained and developed. The east elevation (along 42nd Ave S) has been modulated to break down the scale of the building across from the single-family zone, with two foreground masses and two background masses. Due to the site's topography, the building presents as a 4-story building along 42nd Ave S. The north wall has been studied and broken down into four distinct masses, demarcated by varying materials and set backs.

BOARD GUIDANCE 3b. The Board supported the stepped back and distinctive, transparent character of the top floor as a means to **reduce building scale in the transitioning zoning context**. (CS2-D4; DC2-A2)

PROJECT RESPONSE: The top floor steps back to reduce building scale, and is clad with a weathered grey wood. Unit windows and glazed patio doors increase the transparency of the top level.



ZONING MAP



SITE B - NORTHEAST CORNER



SITE B - SOUTHEAST CORNER

SITE B - MASSING
VIEWS OF SETBACKS, MODULATION, & MASSING FOR ZONING TRANSITIONS

3. MASSING & COMMENTS (SITE B, BLDG ON 42ND AVE)

BOARD GUIDANCE 3c. The Board supported the setback ground floor and top floor, but concurred with public comment that the middle horizontal band of floors 3 and 4 should be modulated with more vertical elements, and/or broken into at least **two legible forms**, to better **harmonize with the nearby residential scales.** (CS3-A3)

PROJECT RESPONSE: The middle floors (Levels 3 & 4) comprising the foreground mass of the building has been broken into two masses with a large separation that aligns with the primary residential entry. Additional breaks are made with cutouts for unit balconies, and reveals aligning with residential entry stoops at Level 2.



SITE B ROOF PLAN
ROOF DECK CARVES AWAY NW CORNER



SITE B - ELEVATIONS
NORTH ELEVATION (TOP) & EAST ELEVATION (BOTTOM)

3. MASSING & COMMENTS (SITE B, BLDG ON 42ND AVE)

BOARD GUIDANCE 3d. The Board discussed the proposed sunken units and the street edge along 42nd Avenue at length. The Board agreed more detailed and large scale sections, including all landscape, through all the conditions along this street are needed at subsequent meetings, to confirm adequate light penetration and livability of those units. The Board agreed 4 ft is the maximum height for level 2 above the sidewalk. (CS2-B2; PL3)

PROJECT RESPONSE: The design of the proposed sunken units along 42nd Ave has been developed to increase light and livability of those units.

Three of the units are townhouse style, two-story units, with a sunken patio off of the bedroom areas at Level 1, and the main living and entry at Level 2.

Two of the units, which occur at each end of the building, are one-story flats accessed from within the building at Level 1. The sunken patio space is adjacent to the main living space. These units also have windows on the north and south walls (as applicable) to bring light to their living spaces.

All of the sunken patio spaces have been studied for light penetration. Since the building overhang is two stories up, there is quite a bit of light penetration to the patios below sidewalk level. The East Elevation rendering shows the shadow conditions at 8AM on June 21st, and the section perspective renderings show the sun/shadow conditions at noon.

Every patio is given a width of 7 ft min to provide space for outdoor furniture, such as a table and chairs. Privacy screens are provided between patios. Integrated landscaping beds provide vegetation and color. At the sidewalk level, planting spaces and street trees provide a buffer and transitional space between the sidewalk and guardrail overlooking each sunken patio.

BOARD GUIDANCE 3e. Assuming the design of the sunken units is resolved, the Board supported the concept of shared stoop/bridges along the sidewalk, as they enhance sociability and possible light penetration to the windows below. (PL3-B)

PROJECT RESPONSE: The shared stoops have been developed, and the stairs are proposed as a perforated metal to allow light penetration into the space below.

BOARD GUIDANCE 3f. The Board supported the exploration of 2-story townhouse units along this street edge, with living rooms providing eyes on the sidewalk, and sleeping rooms in the darker, sunken portions. (PL3-B)

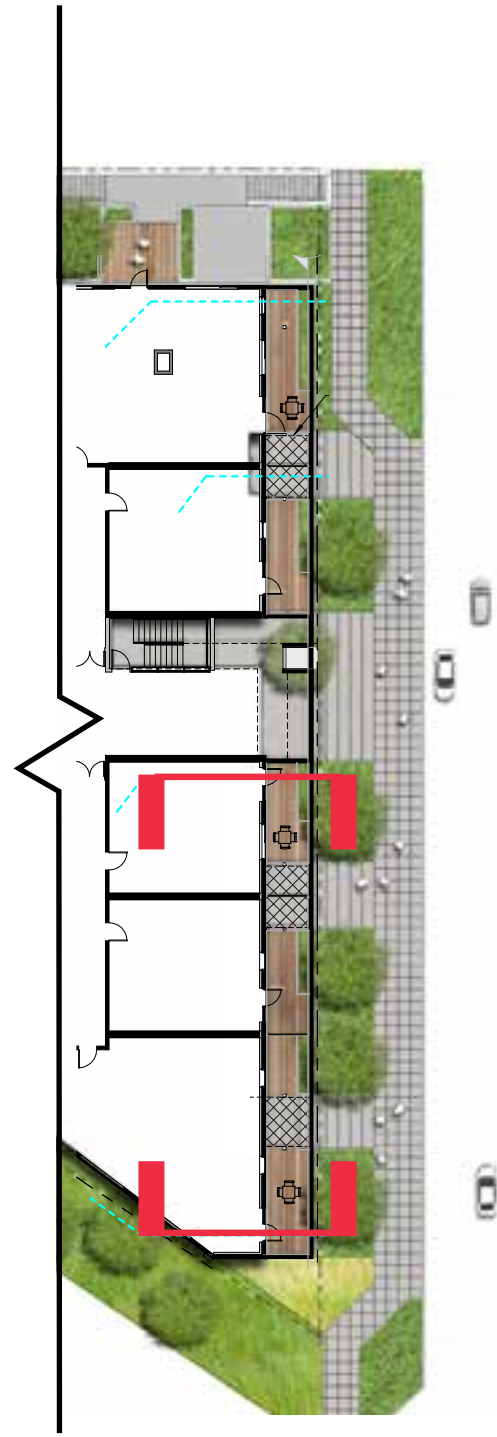
PROJECT RESPONSE: All units at Level 2 provide eyes on the sidewalk. The 2-story townhouse units are arranged to have living spaces at Level 2 and sleeping rooms at Level 1. Multiple stoops and the primary entry stairs invite activity at the street edge.



PERFORATED METAL STAIR (TYP.) OVER LOWER LEVEL UNIT PATIOS



SITE B - SUNKEN PATIO STUDIES
EAST ELEVATION W/ BELOW GRADE PATIOS
JUNE 21ST @ 8AM



SITE B - SUNKEN PATIO STUDIES
SECTION PERSPECTIVES @ NOON ON JUNE 21ST

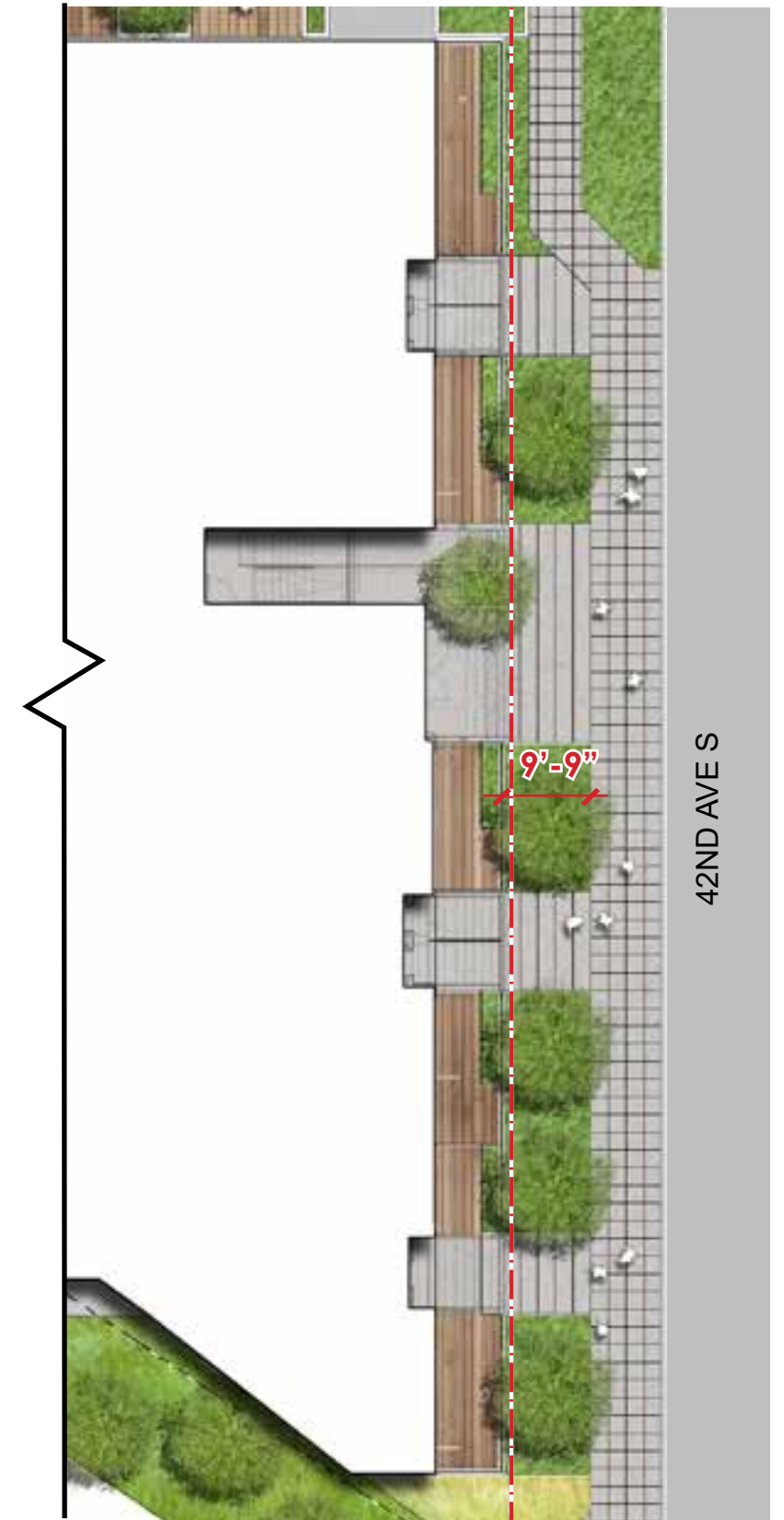
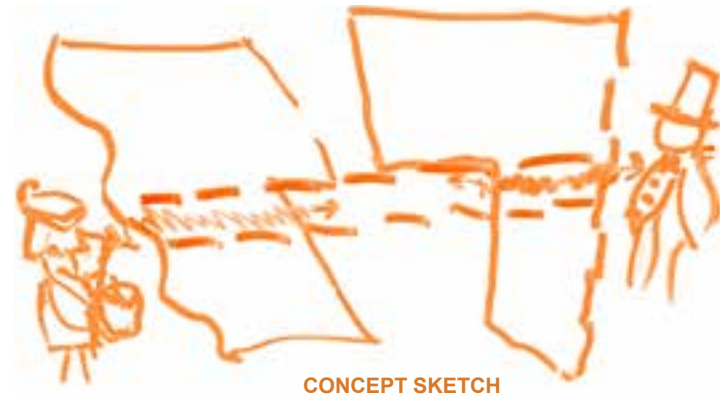
3. MASSING & COMMENTS (SITE B, BLDG ON 42ND AVE)

BOARD GUIDANCE 3g. The Board supported the wide planter strip with regular street trees along 42nd. (DC4-D)

PROJECT RESPONSE: A wide planting strip (9'-9") is located at intervals between the sidewalk and unit patios. Each planting strip has a mix of tall grasses and flowers, as well as Hornbeam Trees.

BOARD GUIDANCE 3h. The Board supported the inset balconies and fenestration shown on the preliminary sketch, and endorsed the concept of a quiet, calm composition for this building on the slower, residential street. (CS2-A2; DC2-C3)

PROJECT RESPONSE: Inset balconies are used to break up the facade and provide private outdoor space for residents. The composition of the building facade and material palette have been designed to present a softer palette than Site A, with lighter brick and weather wood on the inset masses, and a rich charcoal Ceraclad siding on the foreground mass.



SITE B - 42ND AVE S STREETFRONT
EAST ELEVATION & SITE PLAN W/ LANDSCAPING

4. POTENTIAL EXCEPTIONAL TREE DISCUSSION

BOARD GUIDANCE: To anticipate possible Exceptional designation by SDCI, the Board evaluated the 'courtyard/tree retention' Option 1 at EDG. The Board agreed tree retention for this option places the majority of the Rainier Avenue façade 30 or more feet back from the street property line, and portions of the 42nd Avenue façade 20 ft back, resulting in façades that do not support Design Guideline CS2-B2; Connection to the Street. Additionally, the Board agreed the trees would require a sunken pit around their trunks and possibly larger root zone, which would create a retaining wall and guardrail at the sidewalk edge, a condition contrary to Design Guideline PL3; Street-Level Interaction, and in a neighborhood location the Board agreed should not have deep setbacks. (CS2-B2; PL3)

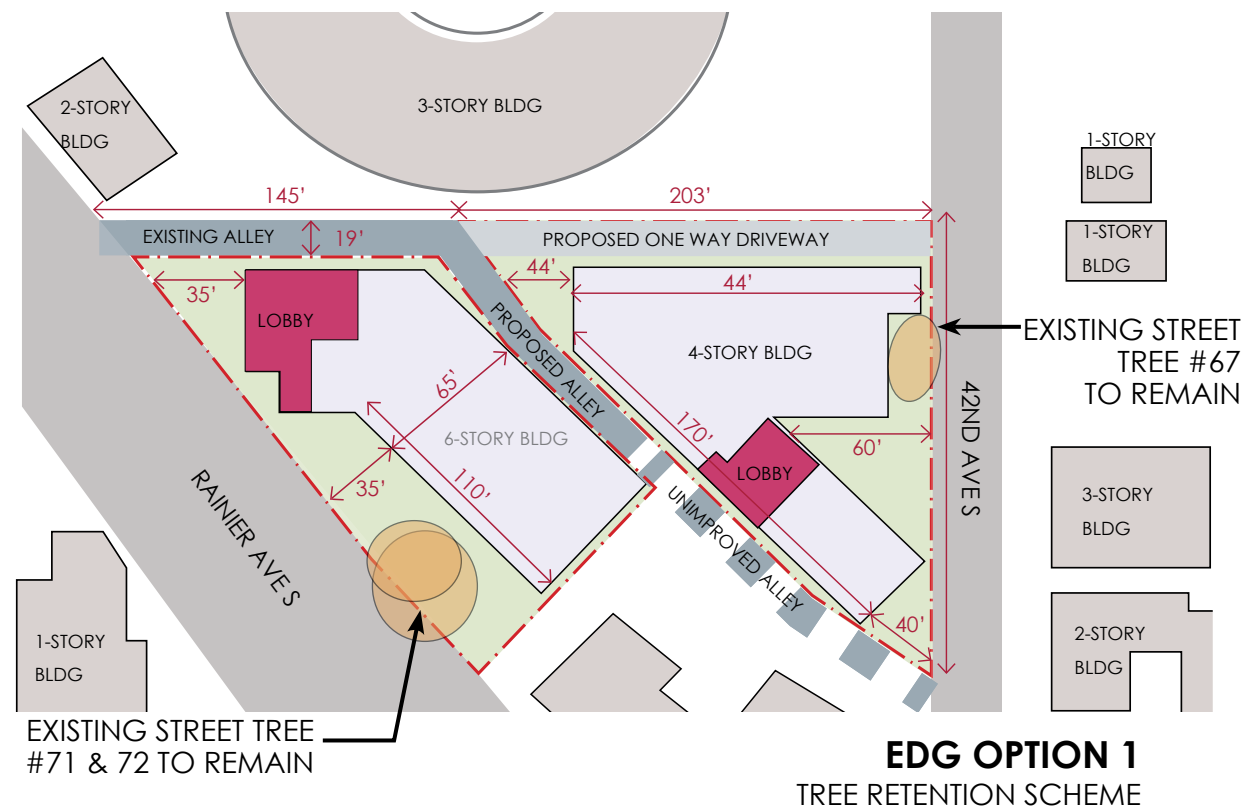
PROJECT RESPONSE: The exceptional trees interior of each site will be removed. The overall tree canopy of the two sites will increase. Two new street trees will be planted and three existing street trees retained along Rainier Ave S. Four new street trees will be planted along 42nd Ave S. Additional trees are planned in raised planters on both Sites A & B in the courtyards and along the ground-floor units to the north of Site B. A new planting plan for the unimproved section of alley south of Site B is pending SDOT approval.



EXCEPTIONAL TREE #67												
Tree #	Scientific Name	Common Name	DBH (inches)	Height (feet)	Structural Condition	2019 Tree Health Status				Exceptional Designation	Exceptional Designation Date	Notes
						Root	Canopy	Trunk	Branches			
67	Acer glaberrimum	Smooth-barked maple	18.5	25	Good	Good	Good	Good	Good	Yes	01/15/2020	This tree is an exceptional specimen due to its size and form. It is a mature tree with a well-developed canopy. It is located in a courtyard area and is surrounded by buildings. It is a good specimen and should be retained.

EXISTING TREE #71												
Tree #	Scientific Name	Common Name	DBH (inches)	Height (feet)	Structural Condition	2019 Tree Health Status				Exceptional Designation	Exceptional Designation Date	Notes
						Root	Canopy	Trunk	Branches			
71	Acer glaberrimum	Smooth-barked maple	18.5	25	Good	Good	Good	Good	Good	Yes	01/15/2020	This tree is an exceptional specimen due to its size and form. It is a mature tree with a well-developed canopy. It is located in a courtyard area and is surrounded by buildings. It is a good specimen and should be retained.

EXISTING TREE #72												
Tree #	Scientific Name	Common Name	DBH (inches)	Height (feet)	Structural Condition	2019 Tree Health Status				Exceptional Designation	Exceptional Designation Date	Notes
						Root	Canopy	Trunk	Branches			
72	Acer glaberrimum	Smooth-barked maple	18.5	25	Good	Good	Good	Good	Good	Yes	01/15/2020	This tree is an exceptional specimen due to its size and form. It is a mature tree with a well-developed canopy. It is located in a courtyard area and is surrounded by buildings. It is a good specimen and should be retained.



The priority Citywide and Neighborhood guidelines identified as Priority Guidelines at EDG are summarized below with the project response.



CONTEXT & SITE

CS1-B Sunlight and Natural Ventilation

CS1-B-1. Sun and Wind: Take advantage of solar exposure and natural ventilation. Use local wind patterns and solar gain to reduce the need for mechanical ventilation and heating where possible.

CS1-B-2. Daylight and Shading: Maximize daylight for interior and exterior spaces and minimize shading on adjacent sites through the placement and/or design of structures on site. **CS1-B-3. Managing Solar Gain:** Manage direct sunlight falling on south and west facing facades through shading devices and existing or newly planted trees.

PROJECT RESPONSE: Buildings are sited to maximize daylight for exterior courtyard spaces and minimize impact on neighboring sites. Courtyard Shadow Studies are provided elsewhere in this package.

CS2-A Location in the City and Neighborhood

CS2-A-1. Sense of Place: Emphasize attributes that give a distinctive sense of place. Design the building and open spaces to enhance areas where a strong identity already exists, and create a sense of place where the physical context is less established. **CS2-A-2. Architectural Presence:** Evaluate the degree of visibility or architectural presence that is appropriate or desired given the context, and design accordingly.

PROJECT RESPONSE: The overall concept for both sites emerges from the urban context, cultural context, and topography in order to create a strong connection between the place and architecture.

CS3-B Local History and Culture

CS3-B-1. Placemaking: Explore the history of the site and neighborhood as a potential placemaking opportunity. Look for historical and cultural significance. **CS3-B-2. Historical/Cultural References:** Reuse existing structures on the site where feasible as a means of incorporating historical or cultural elements into the new project.

PROJECT RESPONSE: It is not feasible to reuse existing structures on site. For placemaking, the architectural concept derives from the neighborhood's musical history, as well as the urban context of grid shifts and transitioning from busier (Rainier) to quieter neighborhood streets (42nd Ave S).



Urban Context

The Gateway between two historic neighborhoods: Columbia City, est. 1893 & Hillman City, est. 1890's. Link light rail station opened in July 2009, connecting the neighborhood to both SeaTac airport and downtown Seattle.

Design Response: Create a "gateway" with a central axis connecting the two sites.

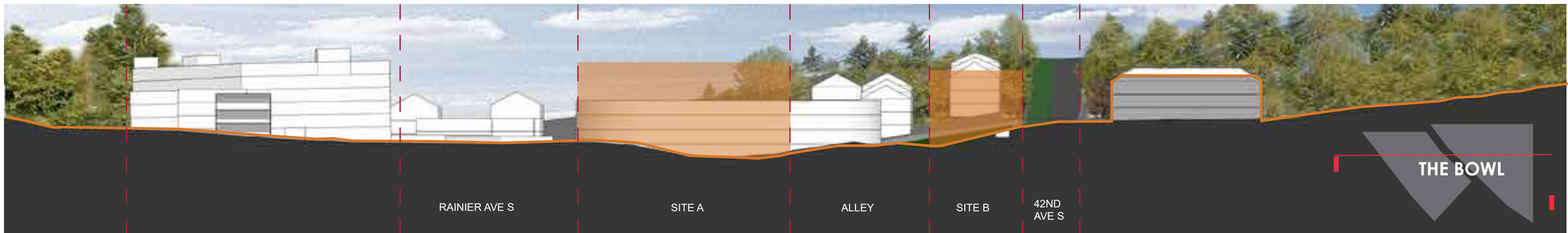
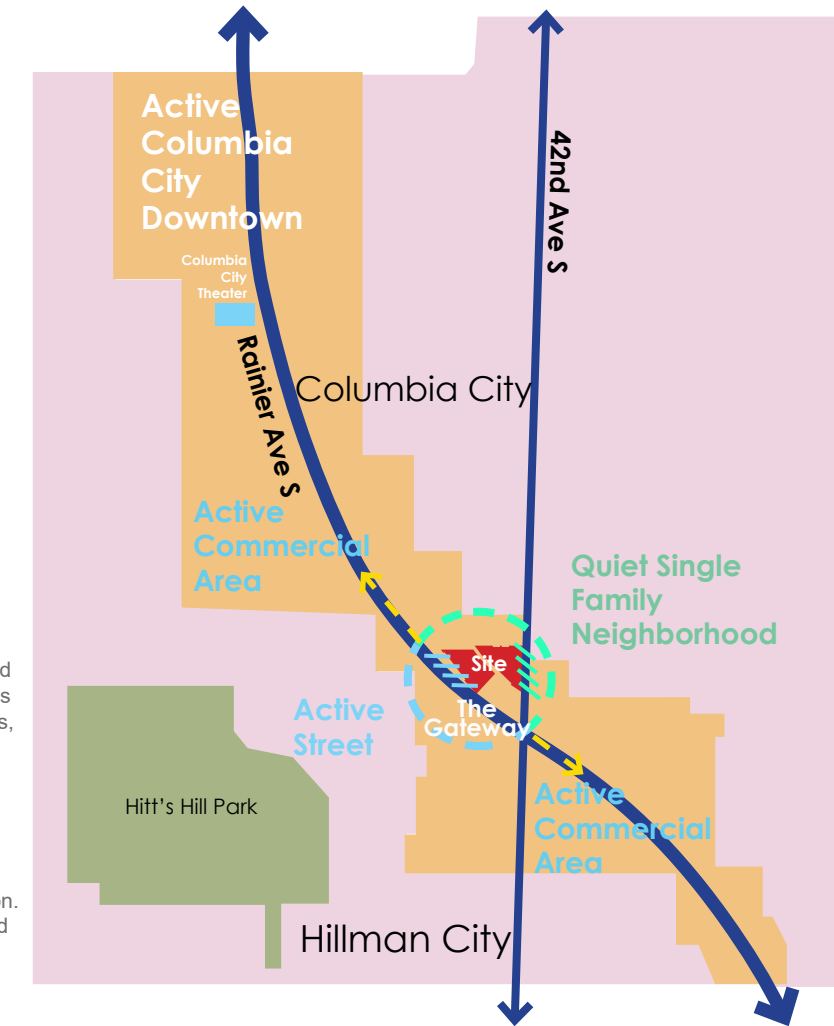
Cultural Context

Historic hotspot for jazz music & art: Columbia City Theater (frequented by Duke Ellington, Ella Fitzgerald, Quincy Jones, Ray Charles and Fats Waller) Columbia City Gallery, Hitt Fireworks Co., restaurants, bakeries, coffee shops, assorted retail, live-music venues

Design Response: Compose exterior facades to correspond to the busier "jazzier" side of Rainier, and the quieter "classical" side of 42nd Ave S.

Topography

The Bowl shaped land form creates a unique multi-sloped site condition. **Design Response:** Compose buildings to traverse the topography and create unique unit patio conditions and exterior courtyards, as well as step the massing down into the bowl.





CS2-B Adjacent Sites, Streets, and Open Spaces

CS2-B-2. Connection to the Street: Identify opportunities for the project to make a strong connection to the street and public realm.

PROJECT RESPONSE: Site A locates commercial spaces along the street-edge, and invites pedestrians and residents into the building via a Cut-Through at a central pedestrian access axis. The sidewalk is improved with more plantings, bike racks, and a wider walking surface.

Site B locates residential units at the street-edge, with patios, entry stoops, and unit windows overlooking the public realm. The sidewalk is improved with planted yards between the sidewalk and building, and new sidewalk.



SITE A + SITE B LANDSCAPE PLAN

STREET, PATHWAY, ALLEY, AND COURTYARD CONNECTIONS INTEGRATED WITH LANDSCAPE





CS2-C Relationship to the Block

CS2-C-2. Mid-Block Sites: Look to the uses and scales of adjacent buildings for clues about how to design a mid-block building. Continue a strong street-edge and respond to datum lines of adjacent buildings at the first three floors.

PROJECT RESPONSE: Proposed buildings on Site A and Site B continue a strong street-edge as set by the 4-story building to the south at the corner of Rainier & 42nd.

CS2-D Height, Bulk, and Scale

CS2-D-1. Existing Development and Zoning: Review the height, bulk, and scale of neighboring buildings as well as the scale of development anticipated by zoning for the area to determine an appropriate complement and/or transition. **CS2-D-3. Zone Transitions:** For projects located at the edge of different zones, provide an appropriate transition or complement to the adjacent zone(s). Projects should create a step in perceived height, bulk and scale between the anticipated development potential of the adjacent zone and the proposed development. **CS2-D-4. Massing Choices:** Strive for a successful transition between zones where a project abuts a less intense zone. **CS2-D-5. Respect for Adjacent Sites:** Respect adjacent properties with design and site planning to minimize disrupting the privacy of residents in adjacent buildings.

PROJECT RESPONSE: Proposed buildings on Site A and Site B both set back over 19 ft from the neighboring property to the north, which is a mix of NC and LR zones. Additional upper level setbacks are also planned around the perimeter of each building to break down the scale along the street fronts.

CS3-A Emphasizing Positive Neighborhood Attributes

CS3-A-1. Fitting Old and New Together: Create compatibility between new projects, and existing architectural context, including historic and modern designs, through building articulation, scale and proportion, roof forms, detailing, fenestration, and/or the use of complementary materials.

PROJECT RESPONSE: Proposed buildings on Site A and Site B are compatible in scale with recent development immediately to the south, and proposed development to the north on Rainier. Materials used on each site are complementary, but not matching.



SITE A- PERSPECTIVE OF SOUTHWEST CORNER
ALONG RAINIER AVENUE LOOKING NORTH



SITE B - PERSPECTIVE OF SOUTHEAST CORNER
ALONG 42ND AVE S LOOKING NORTHWEST



PUBLIC LIFE

PL1-B Walkways and Connections

PL1-B-1. Pedestrian Infrastructure: Connect on-site pedestrian walkways with existing public and private pedestrian infrastructure, thereby supporting pedestrian connections within and outside the project.

PL1-B-2. Pedestrian Volumes: Provide ample space for pedestrian flow and circulation, particularly in areas where there is already heavy pedestrian traffic or where the project is expected to add or attract pedestrians to the area. **PL1-B-3. Pedestrian Amenities:** Opportunities for creating lively, pedestrian oriented open spaces to enliven the area and attract interest and interaction with the site and building should be considered.

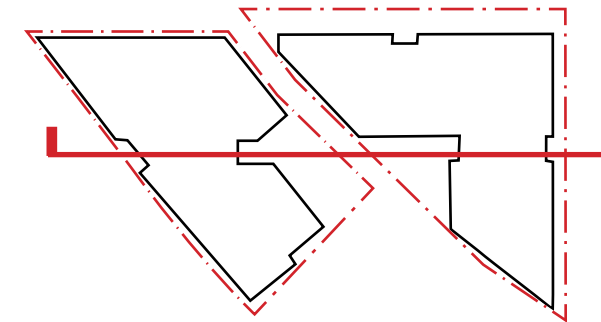
PROJECT RESPONSE: A central axis provides full public pedestrian and resident access between Rainier Ave S and the Alley. It connects on-site pedestrian walkway with existing public and proposed pedestrian infrastructure, including the buildings, courtyard spaces, alley, and street. Retail spaces, residential lobbies, and outdoor amenity areas flank the central axis on Site A. Resident community amenity space, lobby, and unit patios flank the courtyard/central axis on Site B.

An additional pedestrian pathway is proposed on the north portion of Site B as a shortcut between the Alley/Rainier and 42nd Ave S.

PL1-C Outdoor Uses and Activities

PL1-C-1. Selecting Activity Areas: Concentrate activity areas in places with sunny exposure, views across spaces, and in direct line with pedestrian routes.

PROJECT RESPONSE: All activity areas are concentrated along the central axis and alley-side courtyard decks. Both sites have additional community amenity areas on the roofs. Building B encourages site lines to and from the central axis within a three-story lobby and amenity stack in the building.



SECTION PERSPECTIVE: CENTRAL AXIS

Looking North from Rainier to 42nd

PL

PL2-A Accessibility

PL2-A-1. Access for All: Provide access for people of all abilities in a manner that is fully integrated into the project design. Design entries and other primary access points such that all visitors can be greeted and welcomed through the front door.

PROJECT RESPONSE: On Site A, the paving of the Cut-Through is designed to meet the grade of the sidewalk, so that no ramping or steps are necessary, and it is accessible for all. An accessible ramp is integrated into the main entry design of the 42nd street facade of Building B.

DC

DC1-B Vehicular Access and Circulation

DC1-B-1. Access Location and Design: Choose locations for vehicular access, service uses, and delivery areas that minimize conflict between vehicles and non-motorists wherever possible. Emphasize use of the sidewalk for pedestrians, and create safe and attractive conditions for pedestrians, bicyclists, and drivers.

PROJECT RESPONSE: All vehicular access for both sites occurs at the curb cut on Rainier Ave S, which connects to the alley north of Site A. Parking garages are accessed off this alley for both buildings. Vehicular access is restricted south of the last parking garage at the central axis: bollard and a different paving pattern mark this point. The alley is unpaved beyond the central axis, clearly indicating no-through vehicular traffic. Sidewalk paving adjacent to the vehicular drive in the alley are proposed hugging each building and wrapping the corners, so that pedestrians can be kept separate from cars.

DC1-C Parking and Service Uses

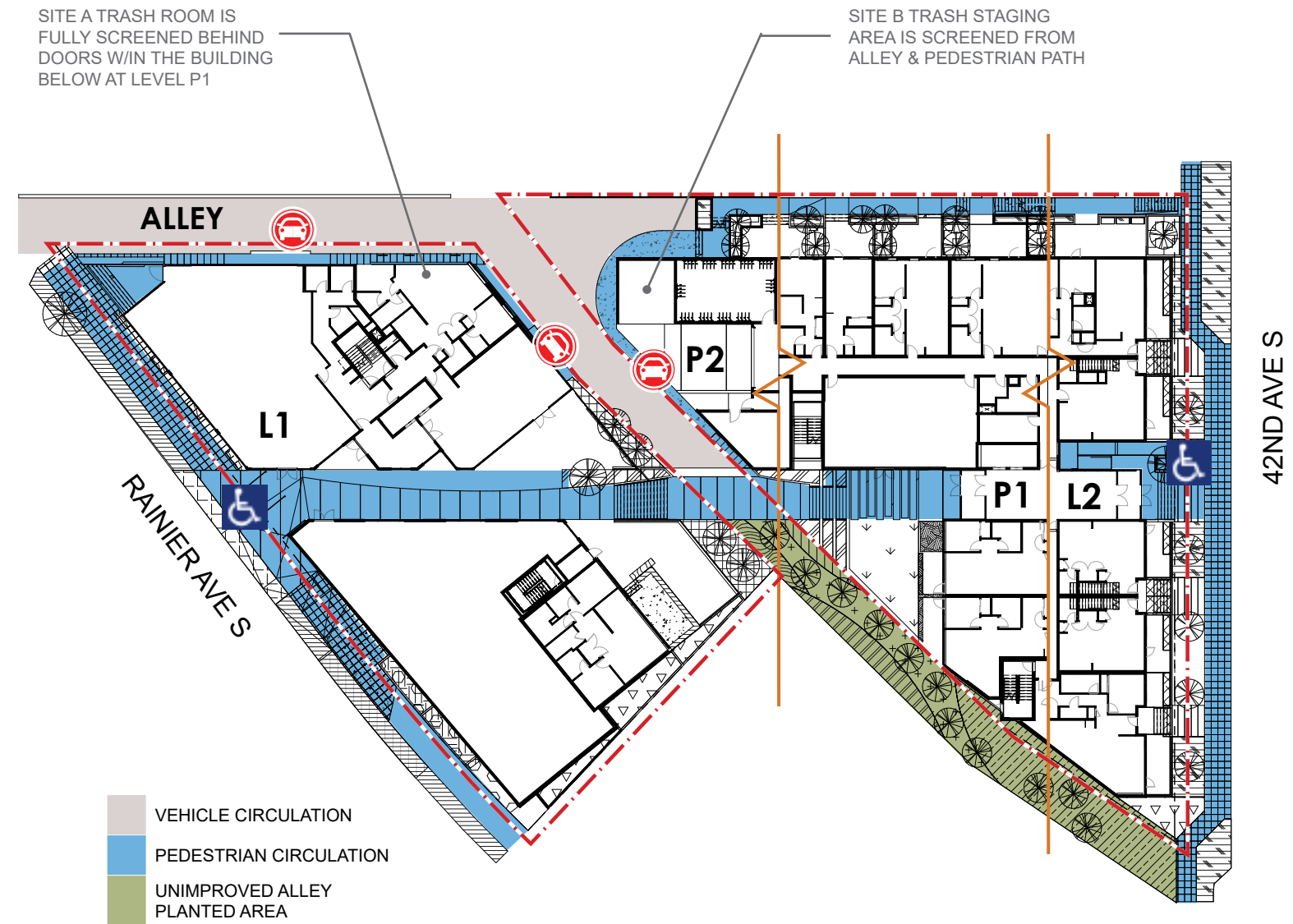
DC1-C-2. Visual Impacts: Reduce the visual impacts of parking lots, parking structures, entrances, and related signs and equipment as much as possible.

DC1-C-4. Service Uses: Locate and design service entries, loading docks, and trash receptacles away from pedestrian areas or to a less visible portion of the site to reduce possible impacts of these facilities on building aesthetics and pedestrian circulation.

PROJECT RESPONSE: All parking and service uses are accessed off of the alley and not the street. Trash staging areas are screened, and trash rooms are within the garages.



SITE B - PERSPECTIVE OF MAIN ENTRY
STANDING ON SIDEWALK LOOKING WEST AT ENTRY STAIRS & ADA RAMP



SITE A + SITE B CIRCULATION PLAN
EXTERIOR PEDESTRIAN & VEHICULAR PATHS HIGHLIGHTED



PL2-B Safety and Security: PL2-B-1. Eyes on the Street: Create a safe environment by providing lines of sight and encouraging natural surveillance. **PL2-B-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.

PROJECT RESPONSE: Site A maintains a highly transparent facade for its full length along Rainier Ave S, with commercial spaces overlooking the sidewalk. This transparent facade wraps into the Cut-Through as well, and has both residential and commercial space entrances off of it.

Site B creates a safe environment and lines of sight on the sidewalks, pedestrian path, and courtyard with units directly accessed to and from, and overlooking each location.

PL2-C Weather Protection: PL2-C-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.

PROJECT RESPONSE: All residential and retail entries are weather protected. Additional weather protection is provided with a continuous canopy from the retail corner to the Cut-Through on Site A.

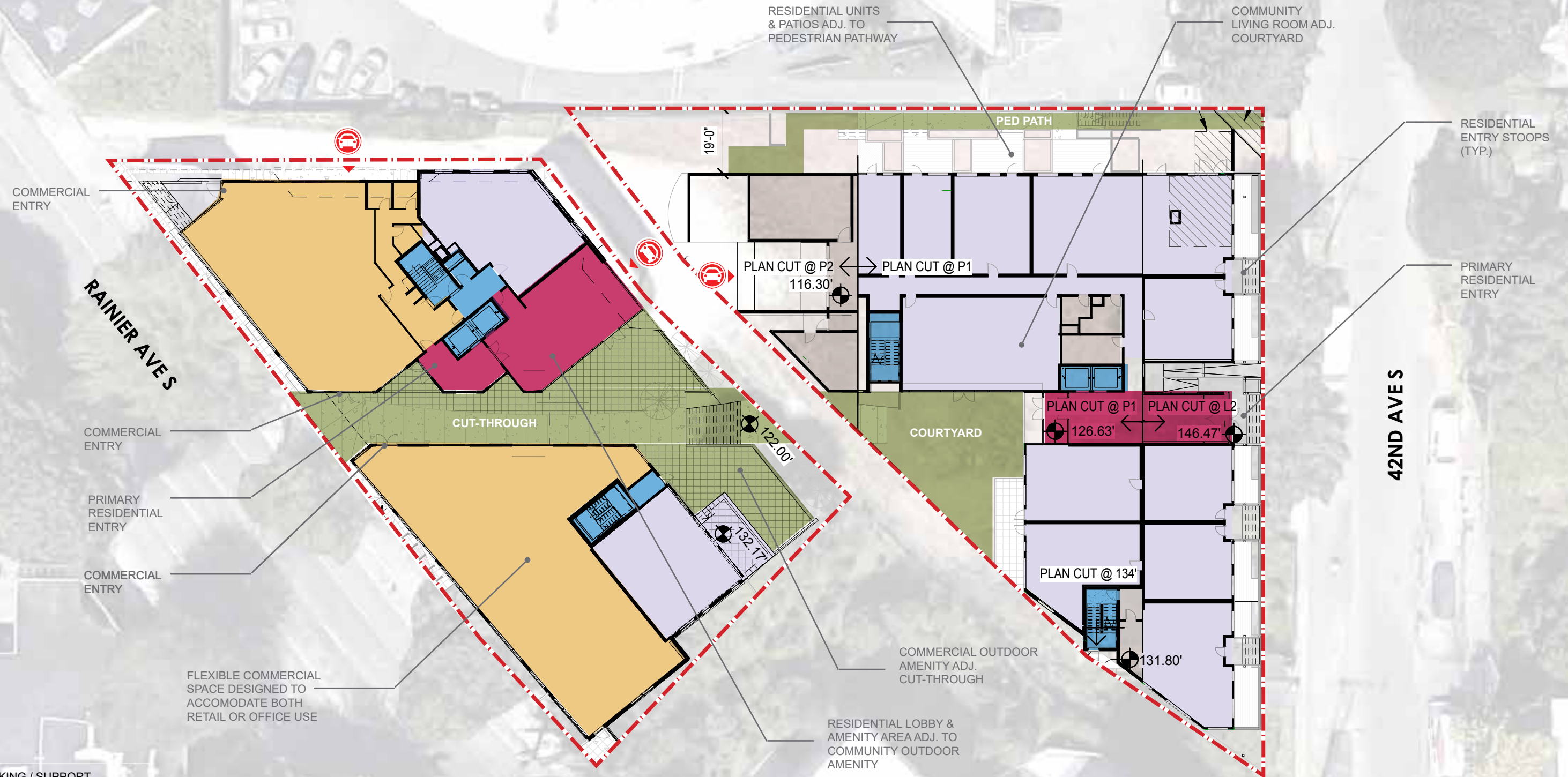
PL3-A Entries: PL3-A-1. Design Objectives: Design primary entries to be obvious, identifiable, and distinctive with clear lines of sight and lobbies visually connected to the street. **PL3-A-2. Common Entries:** Multi-story residential buildings need to provide privacy and security for residents but also be welcoming and identifiable to visitors.

PROJECT RESPONSE: The residential lobby on Site A is accessed off of the Cut-Through, and has clear lines of site to Rainier, as well as transparent lobby glazing to the Cut-Through. The residential lobby on Site B is connected directly to the street along 42nd Ave S, and has clear lines of site up and down the sidewalk. Once within the lobby, residents have lines of site through the lobby to the courtyard below and Site A beyond.

PL3-B Residential Edges: PL3-B-4. Interaction: Provide opportunities for interaction among residents and neighbors.

PROJECT RESPONSE: On Site A, residents and neighbors are invited to interact primarily in the Cut-Through space where common amenity areas abut commercial public spaces. On Site B, residents are provided opportunities to interact in the three-story lobby and amenity space at the middle of the building, as well as on shared stoops along 42nd Ave S. A large community "living room" abuts the north part of the courtyard outdoor amenity space, encouraging year-round gathering inside or out.





	PARKING / SUPPORT
	VERTICAL CIRCULATION
	LOBBY
	RESIDENTIAL
	COMMERCIAL
	OUTDOOR AMENITY

SITE A + SITE B SITE PLAN

PROGRAM USES HIGHLIGHTED; ALL EXTERIOR SPACES ACTIVATED BY RESIDENTIAL OR COMMERCIAL USES





DESIGN CONCEPT

DC1-A Arrangement of Interior Uses

DC1-A-1. Visibility: Locate uses and services frequently used by the public in visible or prominent areas, such as at entries or along the street front. **DC1-A-3. Flexibility:** Build in flexibility so the building can adapt over time to evolving needs, such as the ability to change residential space to commercial space as needed. **DC1-A-4. Views and Connections:** Locate interior uses and activities to take advantage of views and physical connections to exterior spaces and uses.

PROJECT RESPONSE: All public entries on Site A are accessible directly from the sidewalk on Rainier Ave S, or through the Cut-through. Commercial spaces are designed with flexibility in mind; they can accommodate retail or office use. Common amenity areas take advantage of the outdoor deck spaces adjacent to the Cut-Through.

There are no public spaces within the building on Site B. The pedestrian stair connecting 42nd Ave S down to the alley and Rainier Ave S beyond has clear lines of site from the sidewalk and alley, and unit patios overlooking it for extra security.

DC2-A Massing

DC2-A-2. Reducing Perceived Mass: Use secondary architectural elements to reduce the perceived mass of larger projects.

PROJECT RESPONSE: Both buildings use different materials to differentiate between foreground and background massing, and reduce the perceived mass of the overall project. Unit patios are carved out of the overall forms. (See page 28 response to **CS2-D Height, Bulk, and Scale** for exhibits)

DC2-B Architectural and Facade Composition

DC2-B-1. Façade Composition: Design all building facades—including alleys and visible roofs— considering the composition and architectural expression of the building as a whole. Ensure that all facades are attractive and well-proportioned. **DC2-C Secondary Architectural Features**

DC2-C-1. Visual Depth and Interest: Add depth to facades where appropriate by incorporating balconies, canopies, awnings, decks, or other secondary elements into the façade design. Add detailing at the street level in order to create interest for the pedestrian and encourage active street life and window shopping (in retail areas). **DC2-C-3. Fit With Neighboring Buildings:** Use design elements to achieve a successful fit between a building and its neighbors.

PROJECT RESPONSE: All building facades have been composed as a whole, and with the understanding that both buildings are visible from all sides, given the street, courtyard, alley, and pedestrian path conditions. Elevations of all building facades are provided in this package. (See also: responses to **1h.** (page 16) and **3h.** (page 24) in the EDG responses previous)

DC2-D Scale and Texture

DC2-D-1. Human Scale: Incorporate architectural features, elements, and details that are of human scale into the building facades, entries, retaining walls, courtyards, and exterior spaces in a manner that is consistent with the overall architectural concept **DC2-D-2. Texture:** Design the character of the building, as expressed in the form, scale, and materials, to strive for a fine-grained scale, or “texture,” particularly at the street level and other areas where pedestrians predominate.

PROJECT RESPONSE: Brick is used at the base of both buildings to incorporate a human-scaled material where people are most often encountering the building. Further, wood siding is used in the inset masses, which are encountered by residents at their upper level balconies. The vertically oriented corrugated metal on Site A, and Ceraclad siding on Site B, both provide texture in the facade and plays of light and shadow. Landscaping further helps define spaces and color, texture, and interest.



BUILDING MATERIALS
EXTERIOR MATERIALS & PRIMARY STREET FACADES



DC3-A Building-Open Space Relationship

DC3-A-1. Interior/Exterior Fit: Develop an open space concept in conjunction with the architectural concept to ensure that interior and exterior spaces relate well to each other and support the functions of the development.

DC3-B Open Space Uses and Activities

DC3-B-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.

PROJECT RESPONSE: The central axis connecting Sites A & B is a driving site planning concept, which links the buildings' interior and exterior circulation with the exterior outdoor amenity areas. Carved out central courtyards on both sites have good daylight and southern exposure. Many upper level units have private decks and patios, and all residents have access to a communal roof deck.

On Site A the Cut-Through provides full public pedestrian and resident access between Rainier Ave S and the Alley. Retail spaces, residential lobbies, and outdoor amenity areas flank the Cut-Through.

On Site B, units are arranged to directly connect to all exterior public spaces, as well as provide private patio spaces at the ground levels. Private amenity spaces flank the public pedestrian path on the north lot line; two private patios and the "Community Living Room" flank the outdoor courtyard space; and, street-facing units, stoops, and patios front the sidewalk.

DC4-A Exterior Elements and Finishes

DC4-A-1. Exterior Finish Materials: Building exteriors should be constructed of durable and maintainable materials that are attractive even when viewed up close. Materials that have texture, pattern, or lend themselves to a high quality of detailing are encouraged.

PROJECT RESPONSE: All building facades are proposed to be constructed of durable, maintainable, and attractive materials. See response to **DC2-D Scale and Texture** above.



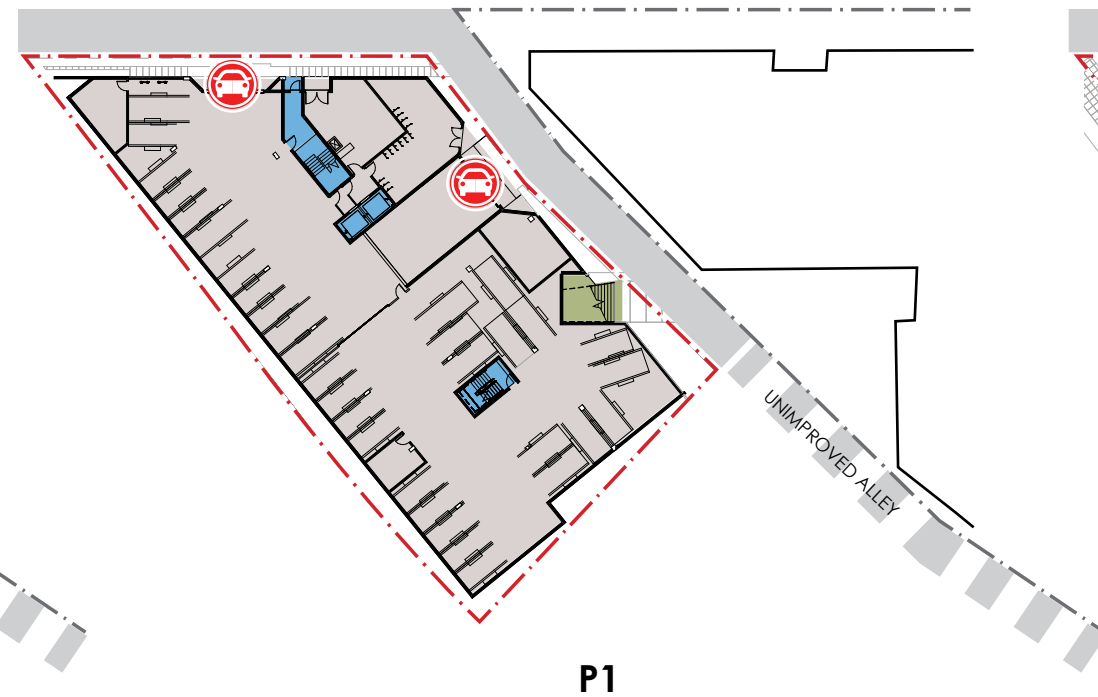
SITE A + SITE B BIRD'S EYE
LOOKING NORTH AT ALLEY AND COURTYARDS



SITE A + SITE B BIRD'S EYE
LOOKING SOUTH AT NORTH FACADES, ALLEY, AND PED PATH



P2



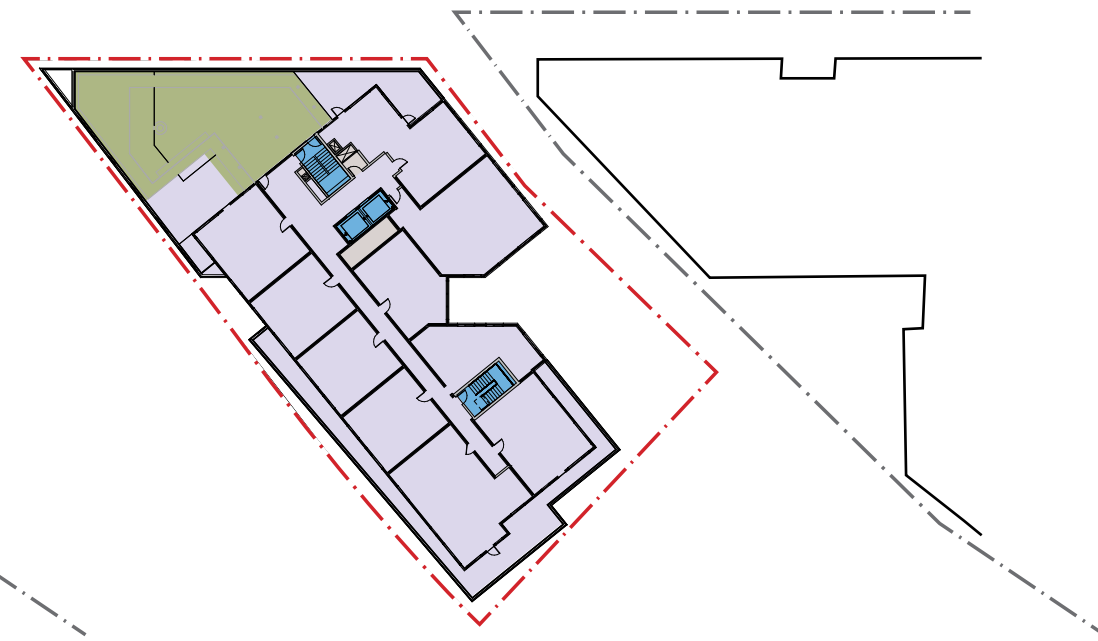
P1



L1
RESIDENT ENTRY



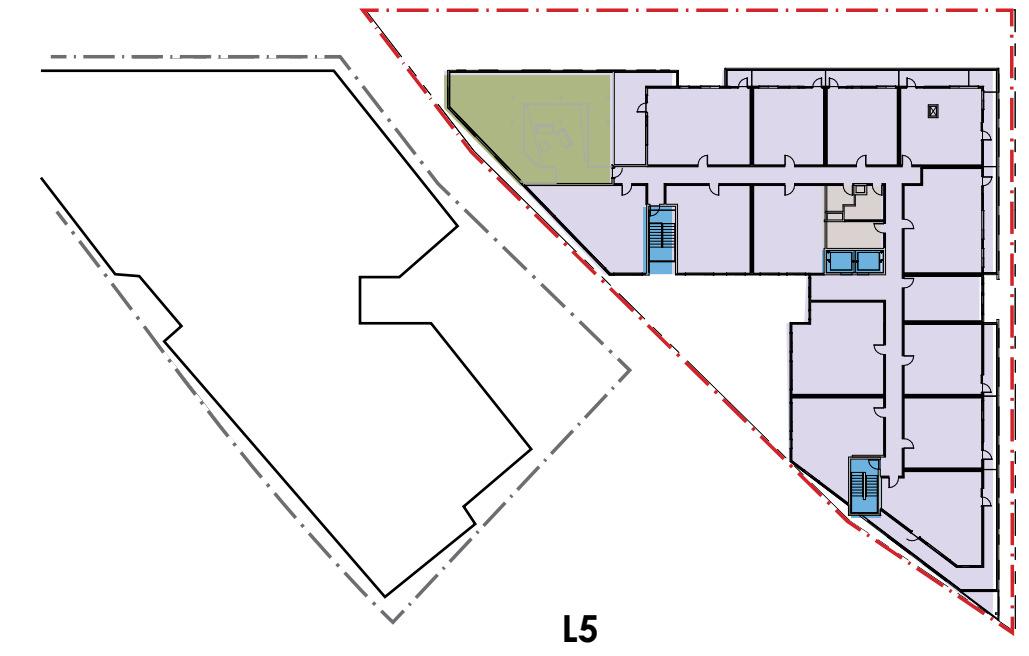
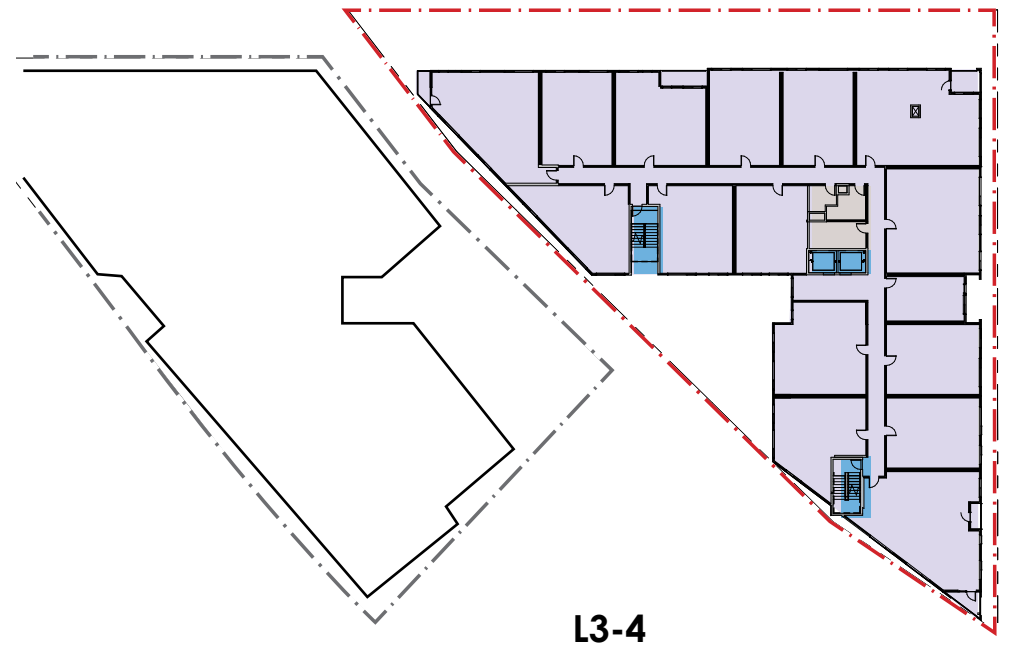
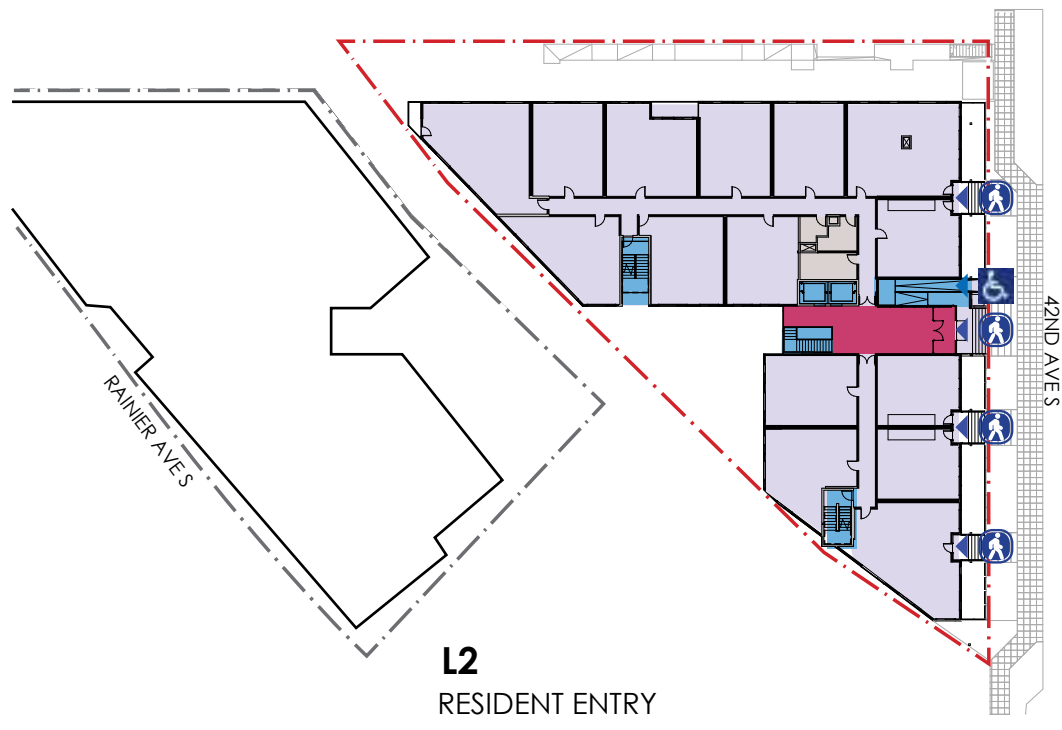
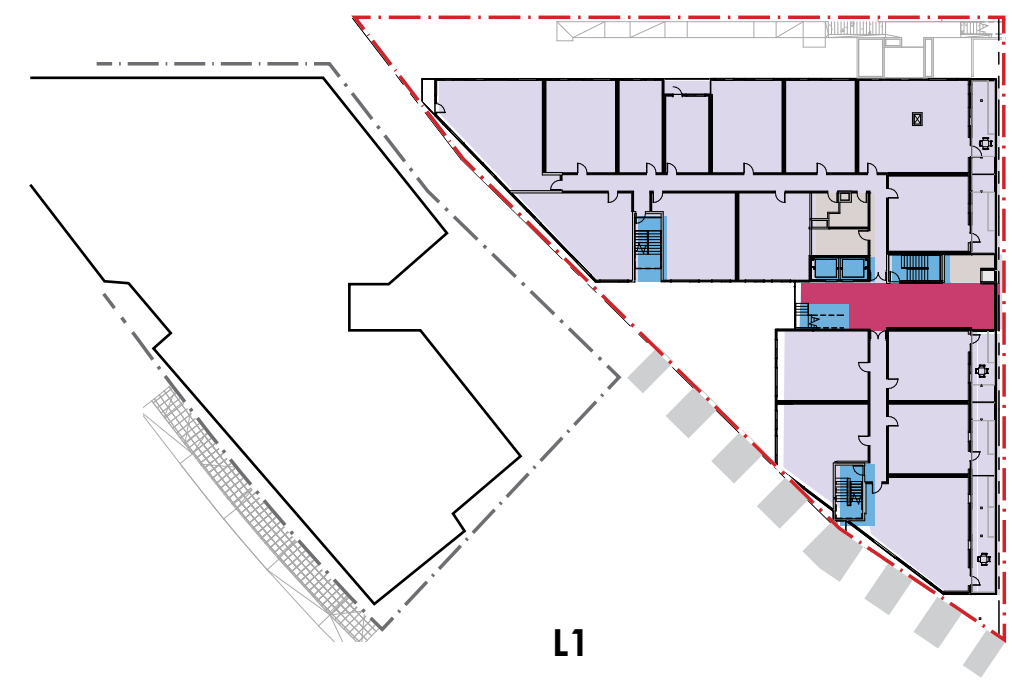
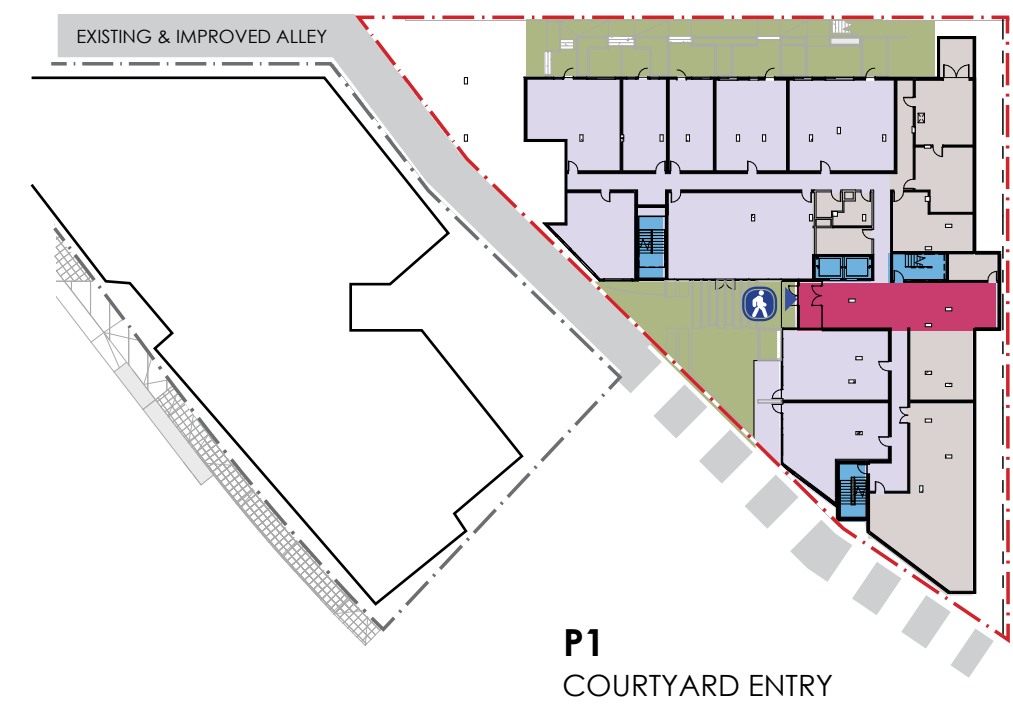
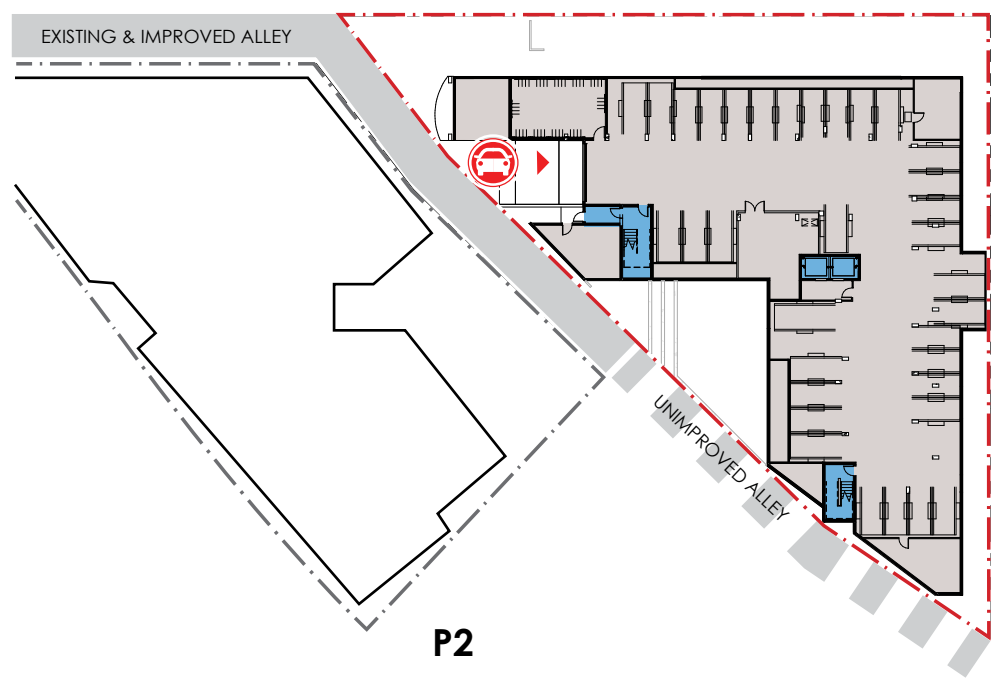
L2-5



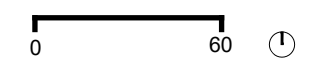
L6

- PARKING / SUPPORT
- VERTICAL CIRCULATION
- LOBBY
- RESIDENTIAL
- COMMERCIAL
- OUTDOOR AMENITY





- PARKING / SUPPORT
- VERTICAL CIRCULATION
- LOBBY
- RESIDENTIAL
- COMMERCIAL
- OUTDOOR AMENITY

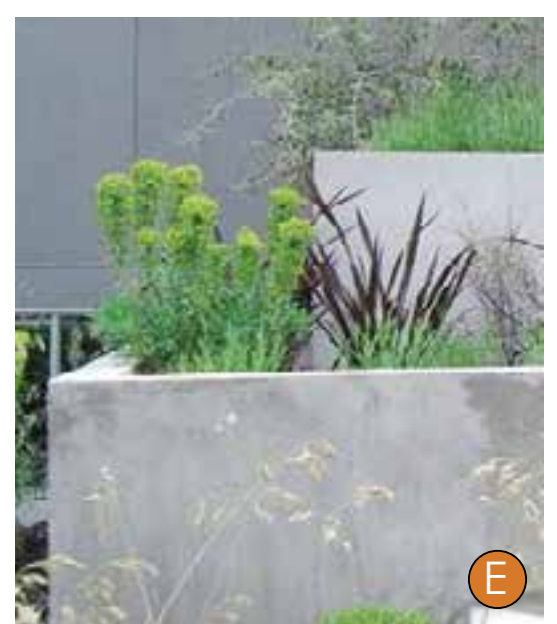
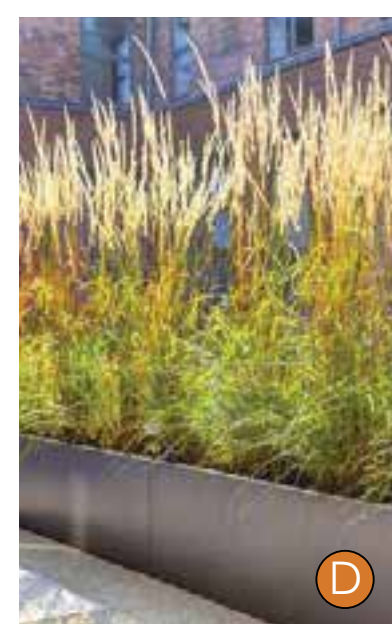
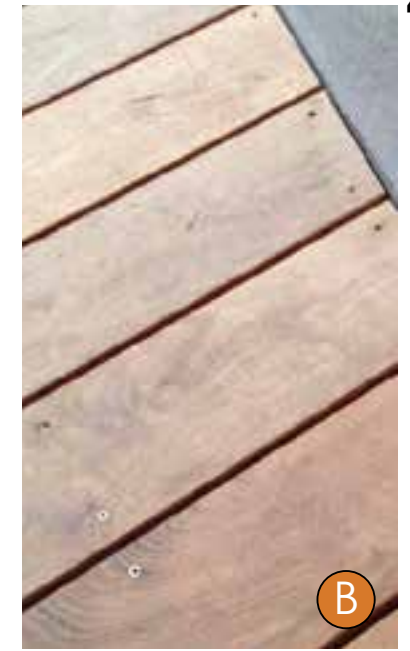


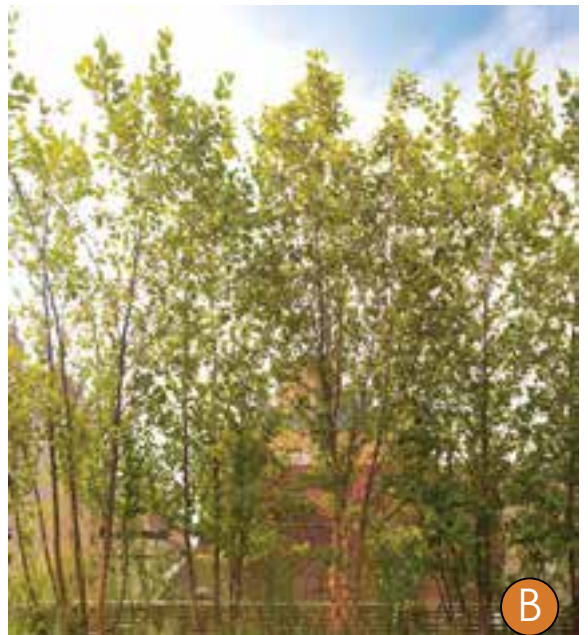


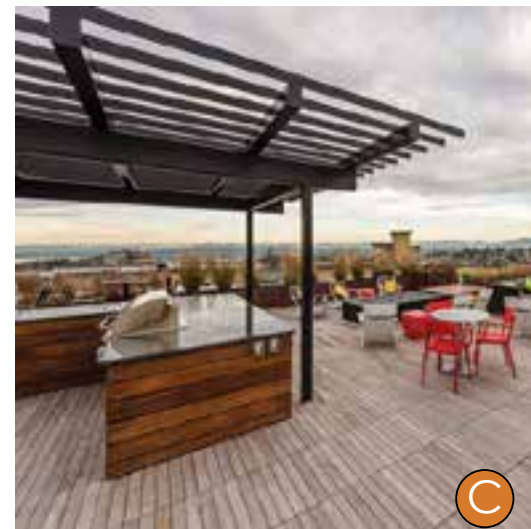




42ND AVE. S.



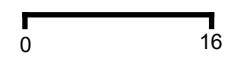
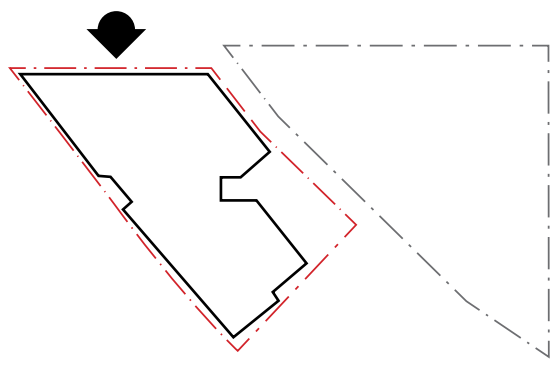




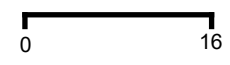


WEST ELEVATION
 ALONG RAINIER AVE SOUTH
 JUNE 21ST @ 4PM

0 16



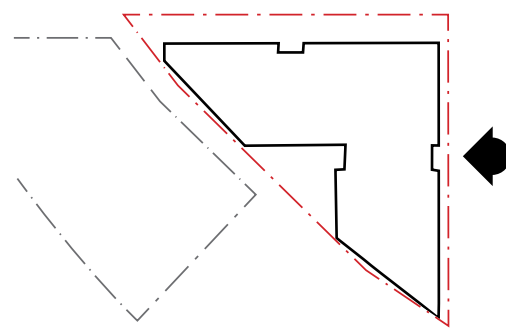
NORTH ELEVATION
ALONG NORTH ALLEY
JUNE 21ST @ 5PM



EAST ELEVATION
 ALONG INTER-BUILDING ALLEY
 JUNE 21ST @ 9AM



SOUTH ELEVATION
 ALONG SOUTH LOT LINE
 JUNE 21ST @ 9AM



UNIT PATIOS AT LEVEL 1 (BELOW STREET LEVEL)

PERFORATED METAL STAIR (TYP.) OVER LOWER LEVEL UNIT PATIOS

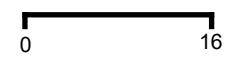
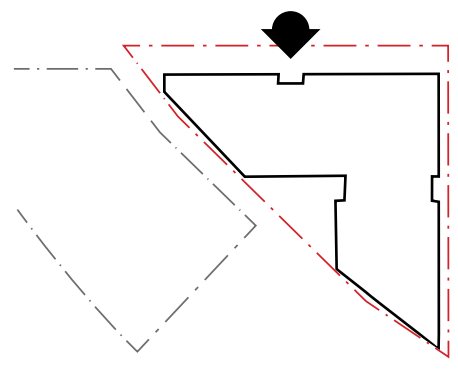
PRIMARY RESIDENT ENTRY AT LEVEL 2; BLACK ALUMINUM STOREFRONT

ADA RAMP ADJACENT PRIMARY RESIDENT ENTRY

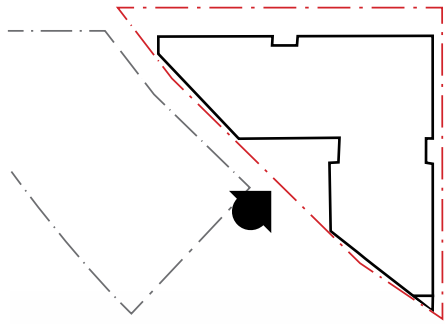
SEMI-PUBLIC PEDESTRIAN STAIRS DOWN TO UNIT PATIOS AND ALLEY BEYOND



EAST ELEVATION
ALONG 42ND AVE SOUTH
JUNE 21ST @ 9AM



NORTH ELEVATION
 THROUGH UNIT PATIOS ALONG NORTH PATH
 JUNE 21ST @ 8AM



SOUTHWEST ELEVATION
ALONG SOUTH LOT LINE
JUNE 21ST @ 5PM





GREY WEATHERED WOOD SIDING



CORRUGATED WEATHERED STEEL



PAINTED CEMENT BOARD PANEL SIDING (MID-TONE GREY); (ELEVATOR & STAIR TOWERS)



BRICK



CORTEN PANEL



CAST-IN-PLACE CONCRETE



BLACK STEEL AND MESH RAILINGS



BLACK ALUMINUM STOREFRONT



WOOD SOFFIT AT BLACK ALUMINUM CANOPY



GREY WEATHERED WOOD SIDING



CAST STRIPE CERACLAD: CHARCOAL (VERTICAL ORIENTATION)



PAINTED CEMENT BOARD PANEL SIDING (MID-TONE GREY); (ELEVATOR & STAIR TOWERS)



BLACK VINYL WINDOWS



PERFORATED STEEL STAIRS



CORTEN PANEL



CAST-IN-PLACE CONCRETE



BRICK



BLACK ALUMINUM STOREFRONT



ORANGE RESIDENTIAL ENTRY DOORS

EXTERIOR SIGNAGE KEY:



EXTERNALLY- OR INTERNALLY-ILLUMINATED UNDER CANOPY SIGNS PERSONALIZED TO EACH RETAILER (STREET-FACING RETAIL)

EXTERNALLY-ILLUMINATED WALL-MOUNTED RETAIL SIGNAGE (CUT-THROUGH)



WALL-MOUNTED BUILDING ADDRESS / NAME LETTERING

PARKING WAYFINDING SIGNAGE



WALL-MOUNTED SCONCE LIGHTING

OVERHEAD RECESSED LIGHTING



BOLLARD



IN-WALL, STAIR, OR PARAPET STEP LIGHTING

EXTERIOR LIGHTING & SIGNAGE DIAGRAM
APPROXIMATE LOCATION OF EXT FIXTURES & SPILLAGE

SCALE
1" = 30'-0"





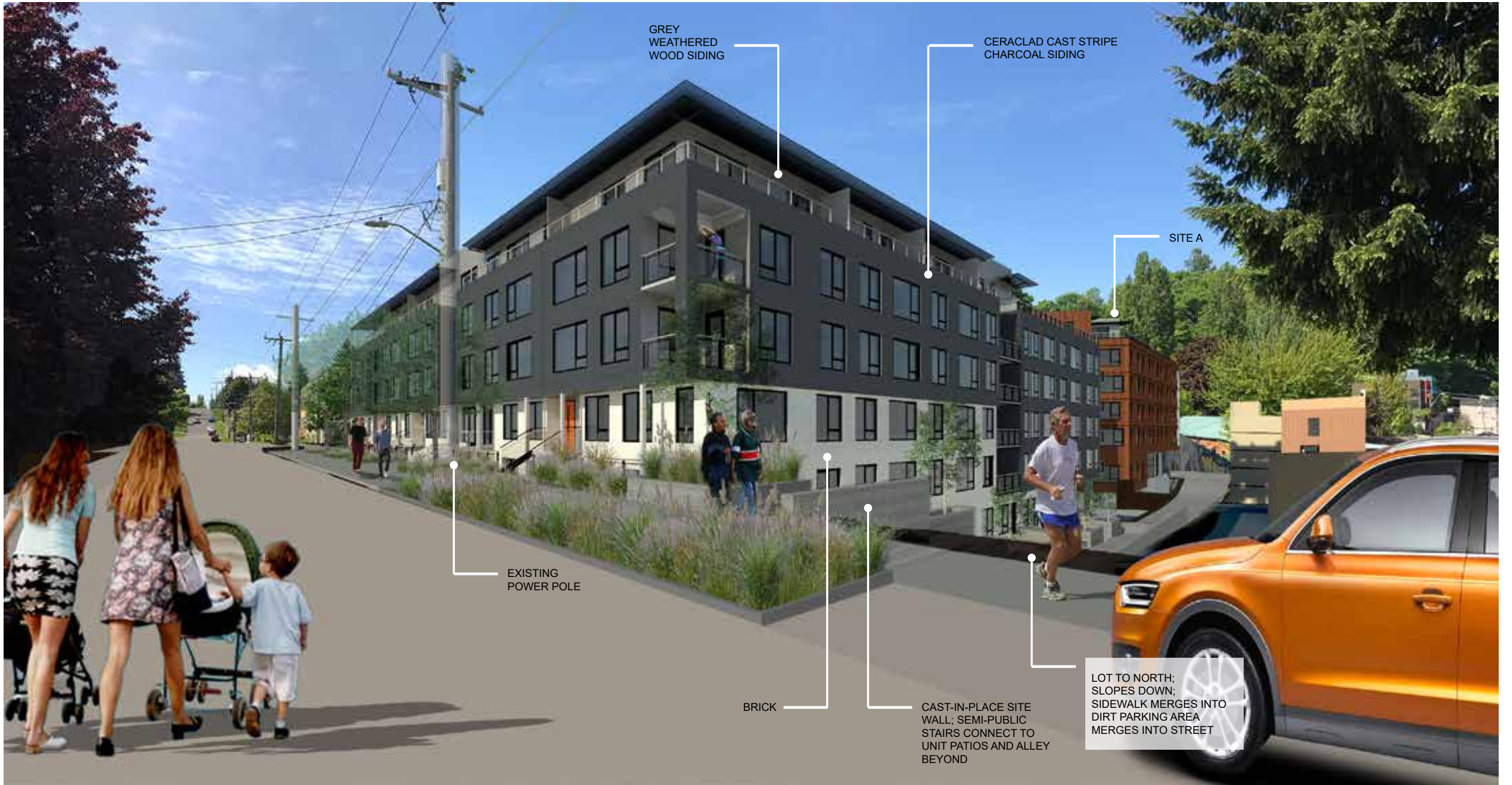
BIRD'S EYE PERSPECTIVE
LOOKING SOUTH FROM THE NORTH



PERSPECTIVE OF NORTHWEST CORNER
ALONG RAINIER AVENUE LOOKING SOUTH



PERSPECTIVE OF SOUTHWEST CORNER
ALONG RAINIER AVENUE LOOKING NORTH



PERSPECTIVE OF NORTHEAST CORNER
ALONG 42ND AVE S LOOKING SOUTHWEST



PERSPECTIVE OF SOUTHEAST CORNER
ALONG 42ND AVE S LOOKING NORTHWEST

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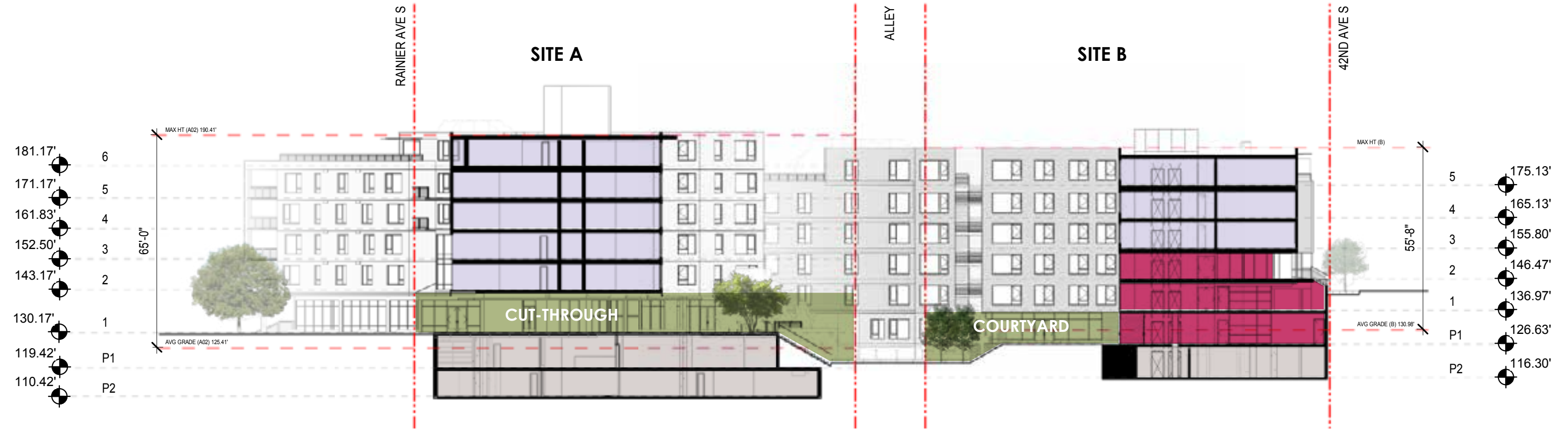




- PARKING / SUPPORT
- VERTICAL CIRCULATION
- LOBBY
- RESIDENTIAL
- COMMERCIAL
- OUTDOOR AMENITY

KEY PLAN

0 60

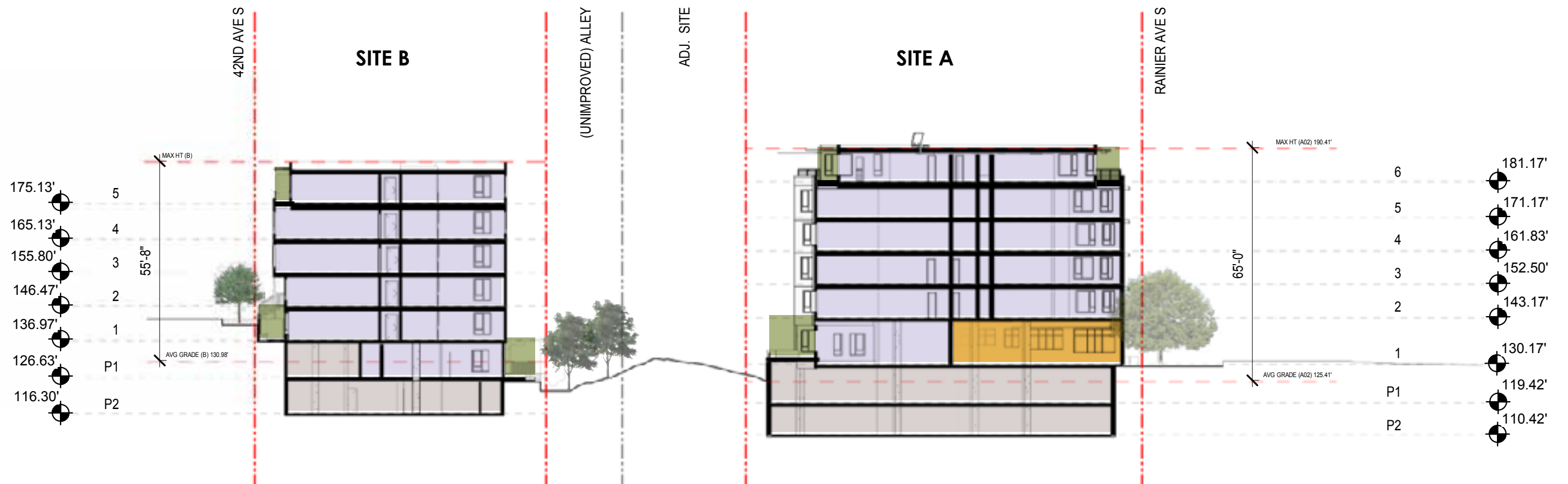


SITES A & B - SITE SECTION 1
LOOKING NORTH

0 30



- PARKING / SUPPORT
- VERTICAL CIRCULATION
- LOBBY
- RESIDENTIAL
- COMMERCIAL
- OUTDOOR AMENITY



SITES A & B - SITE SECTION 2
LOOKING SOUTH

0 30

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(NO DEPARTURES REQUESTED)

DESIGN CONCEPT

Urban Context

The Gateway between two historic neighborhoods: Columbia City, est. 1893 & Hillman City, est. 1890's. Link light rail station opened in July 2009, connecting the neighborhood to both SeaTac airport and downtown Seattle.

Design Response: Create a "gateway" with a central axis connecting the two sites.

Cultural Context

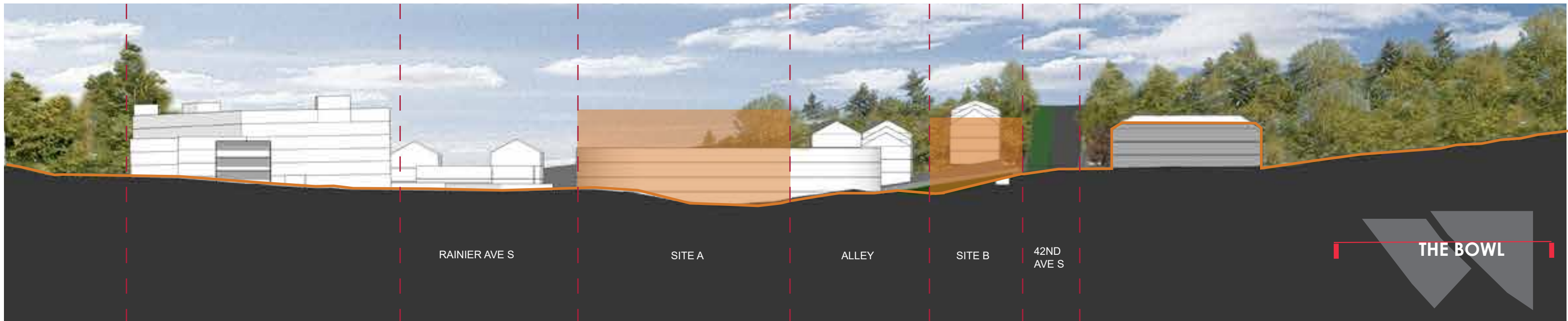
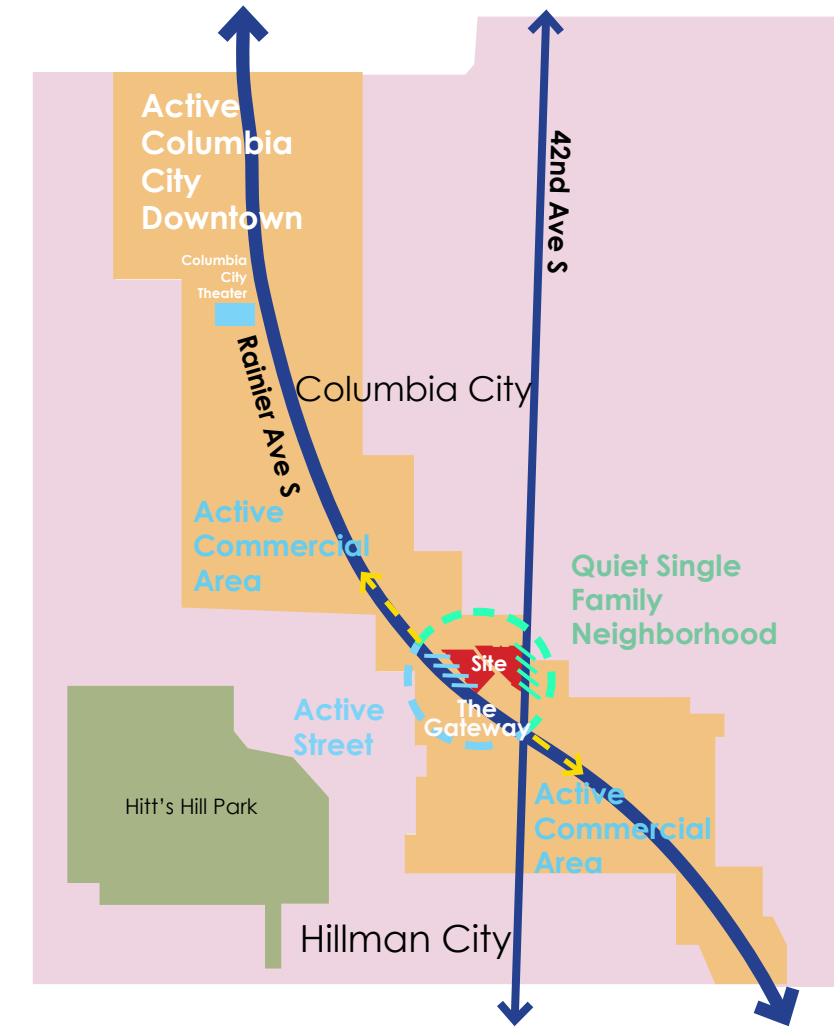
Historic **hotspot** for jazz music & art: Columbia City Theater (frequented by Duke Ellington, Ella Fitzgerald, Quincy Jones, Ray Charles and Fats Waller) Columbia City Gallery, Hitt Fireworks Co., restaurants, bakeries, coffee shops, assorted retail, live-music venues

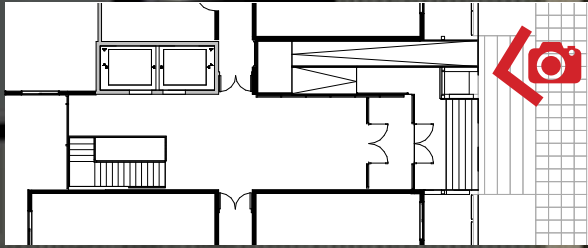
Design Response: Compose exterior facades to correspond to the busier "jazzier" side of Rainier, and the quieter "classical" side of 42nd Ave S.

Topography

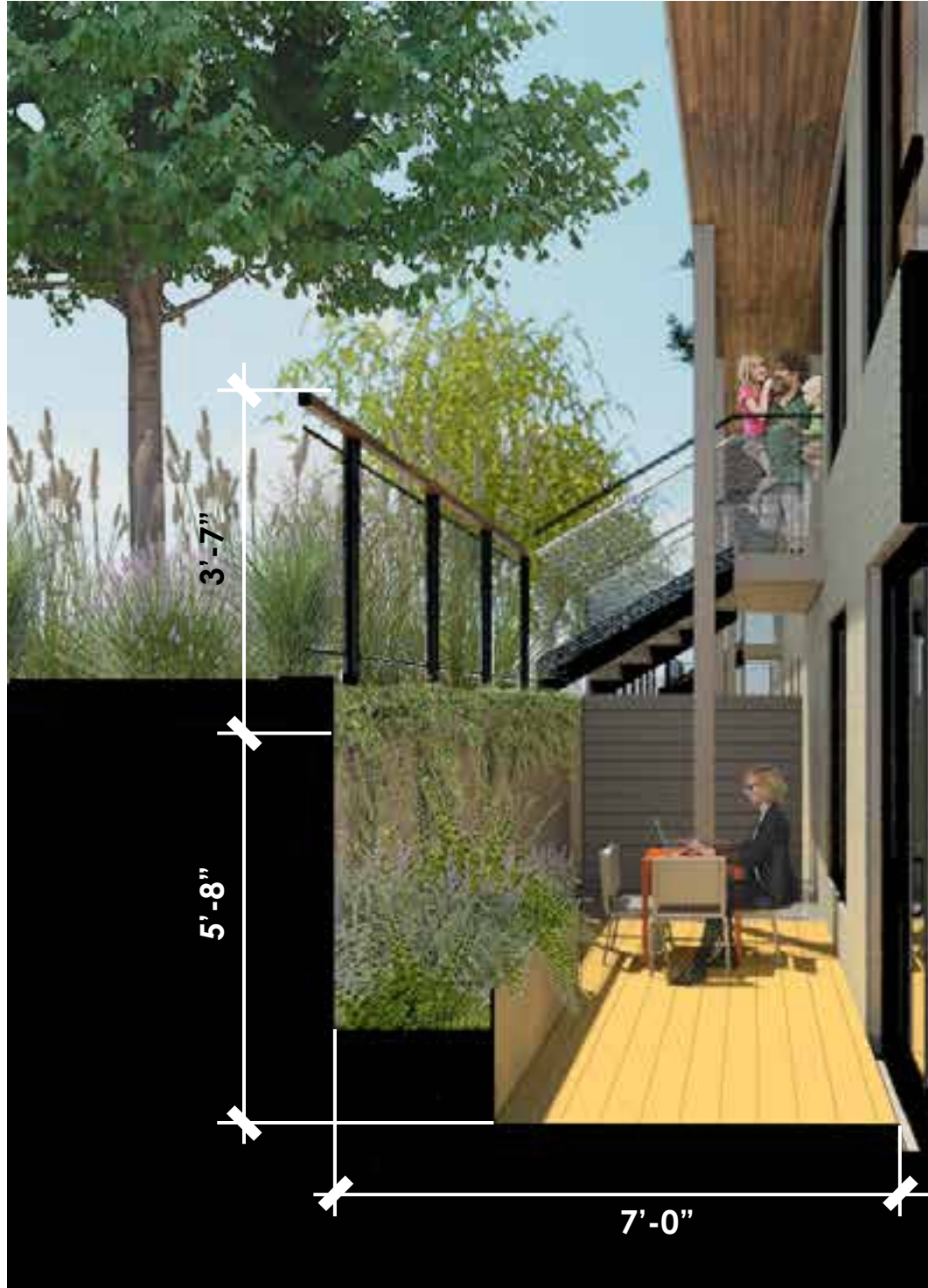
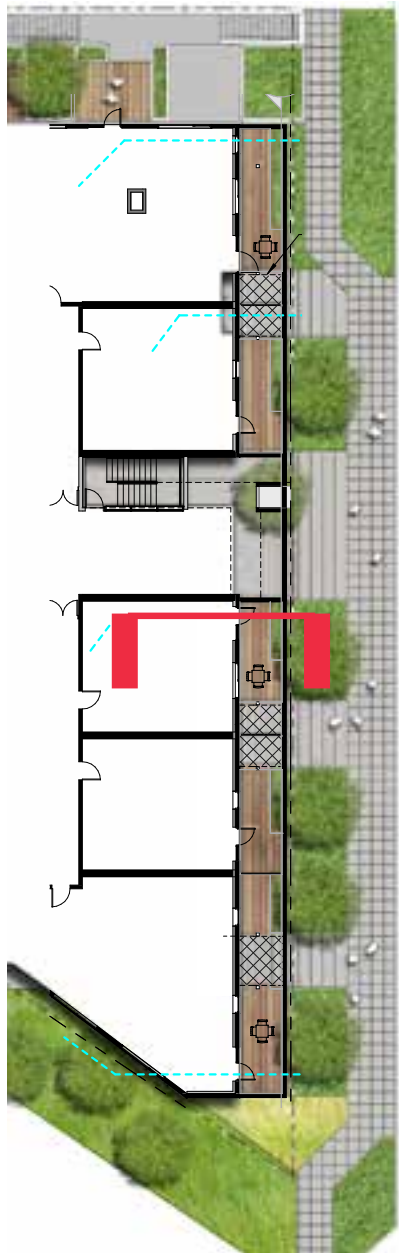
The Bowl shaped land form creates a unique multi-sloped site condition.

Design Response: Compose buildings to traverse the topography and create unique unit patio conditions and exterior courtyards, as well as step the massing down into the bowl.





PERSPECTIVE OF MAIN ENTRY
STANDING ON SIDEWALK LOOKING WEST AT ENTRY STAIRS & RAMP



JUNE 21ST @ NOON
SUMMER

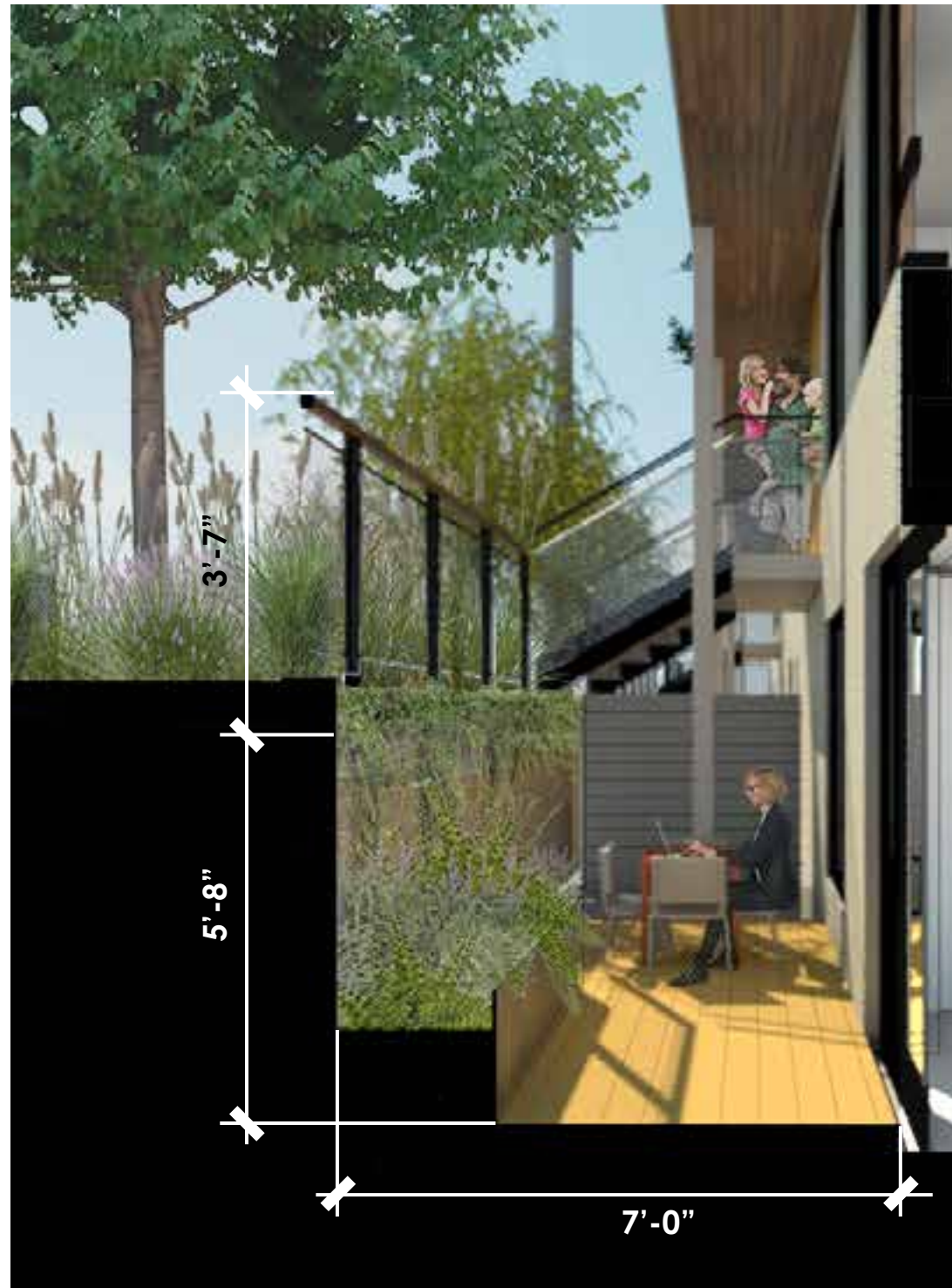
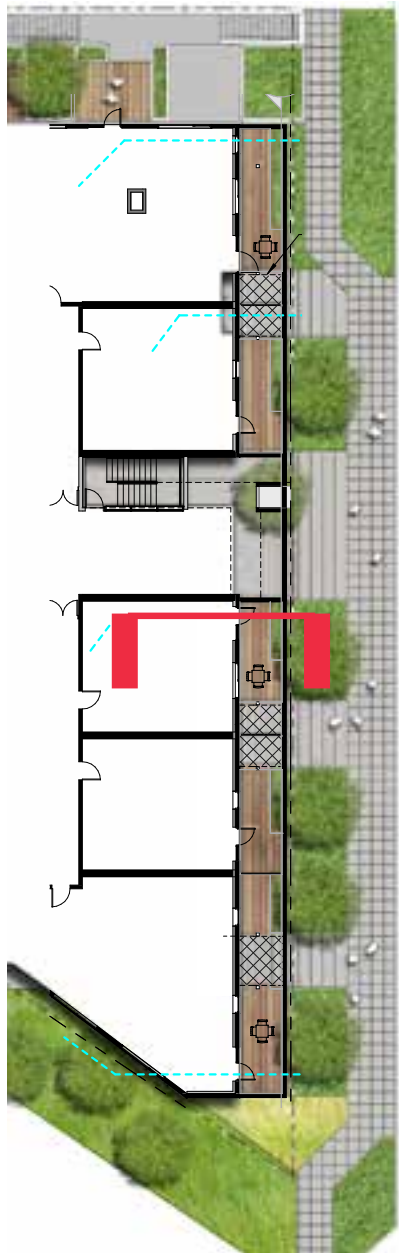


PRIMARY LIVING SPACE, UPPER LEVEL OF TOWNHOUSE UNIT (ACCESS: LEVEL 2)



BEDROOM, LOWER LEVEL OF TOWNHOUSE UNIT

SECTION-PERSPECTIVE OF SUNKEN PATIO UNIT
 LOOKING SOUTH AT UNIT 205 (TH)



PRIMARY LIVING SPACE, UPPER LEVEL OF TOWNHOUSE UNIT (ACCESS: LEVEL 2)

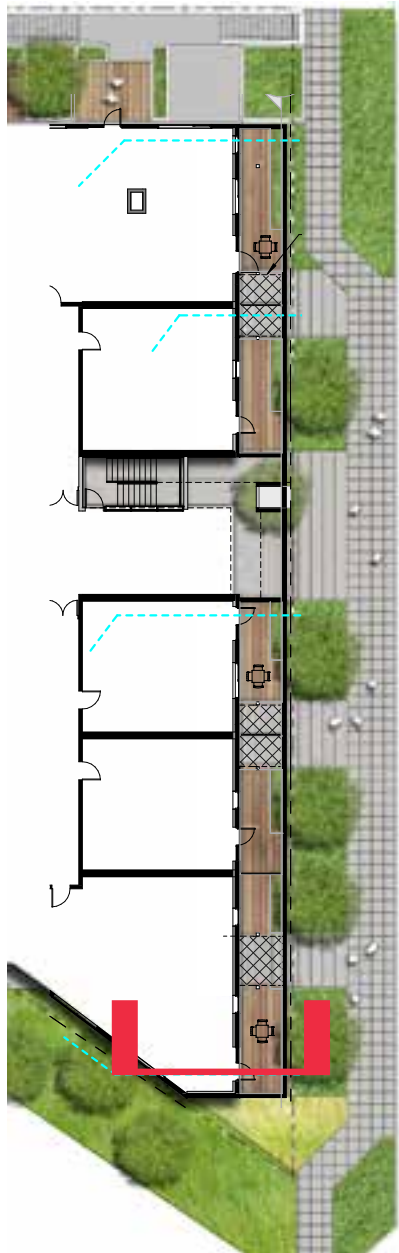


BEDROOM, LOWER LEVEL OF TOWNHOUSE UNIT

MARCH 21ST @ NOON

SPRING

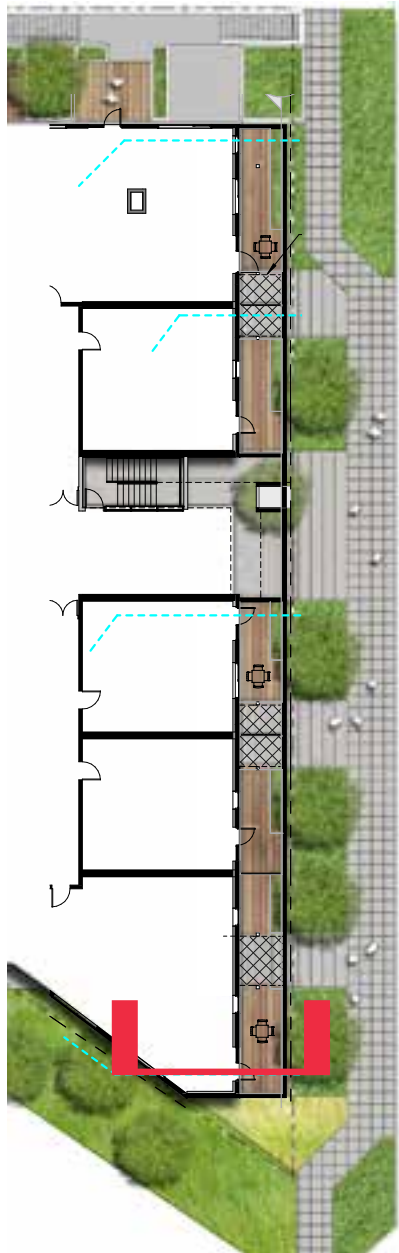
SECTION-PERSPECTIVE OF SUNKEN PATIO UNIT
LOOKING SOUTH AT UNIT 205 (TH)



JUNE 21ST @ NOON

SUMMER

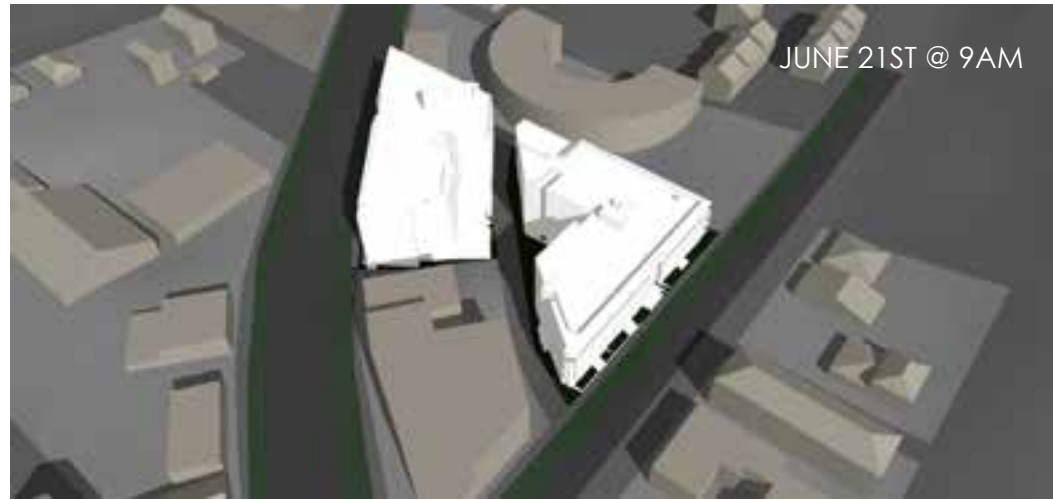
SECTION-PERSPECTIVE OF SUNKEN PATIO UNIT
LOOKING NORTH AT UNIT 103 (FLAT)



MARCH 21ST @ NOON

SPRING

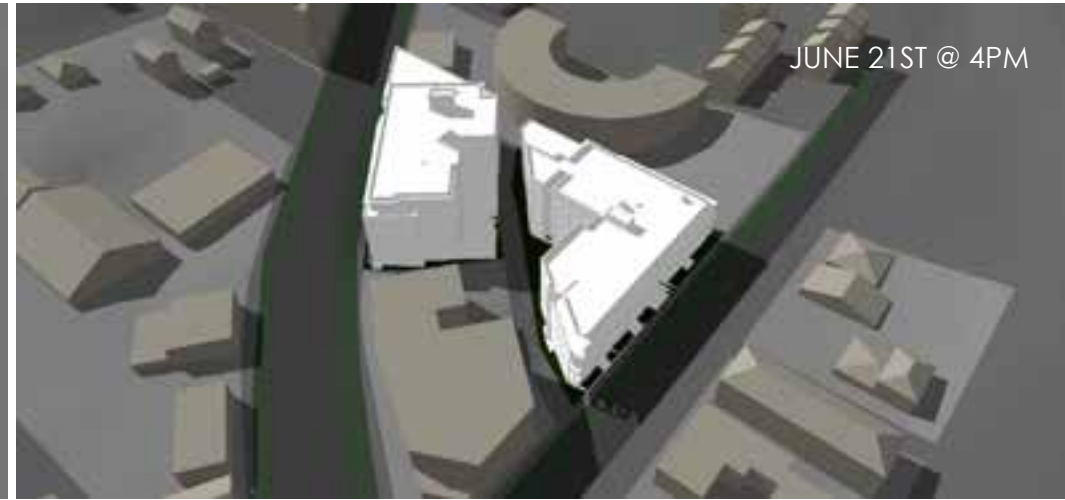
SECTION-PERSPECTIVE OF SUNKEN PATIO UNIT
LOOKING NORTH AT UNIT 103 (FLAT)



JUNE 21ST @ 9AM



JUNE 21ST @ 1PM



JUNE 21ST @ 4PM

SITE A COURTYARD
BIRD'S EYE LOOKING NORTHWEST



JUNE 21ST @ 9AM



JUNE 21ST @ 1PM

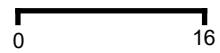
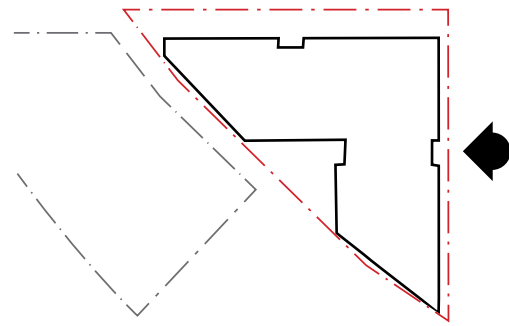


JUNE 21ST @ 4PM

SITE B COURTYARD
BIRD'S EYE LOOKING NORTHEAST



SITE A - WEST ELEVATION
 ALONG RAINIER AVE SOUTH
 TREES "OFF" FOR REVIEW OF FACADE



SITE B - EAST ELEVATION

ALONG 42ND AVE SOUTH
TREES "OFF" FOR REVIEW OF FACADE