

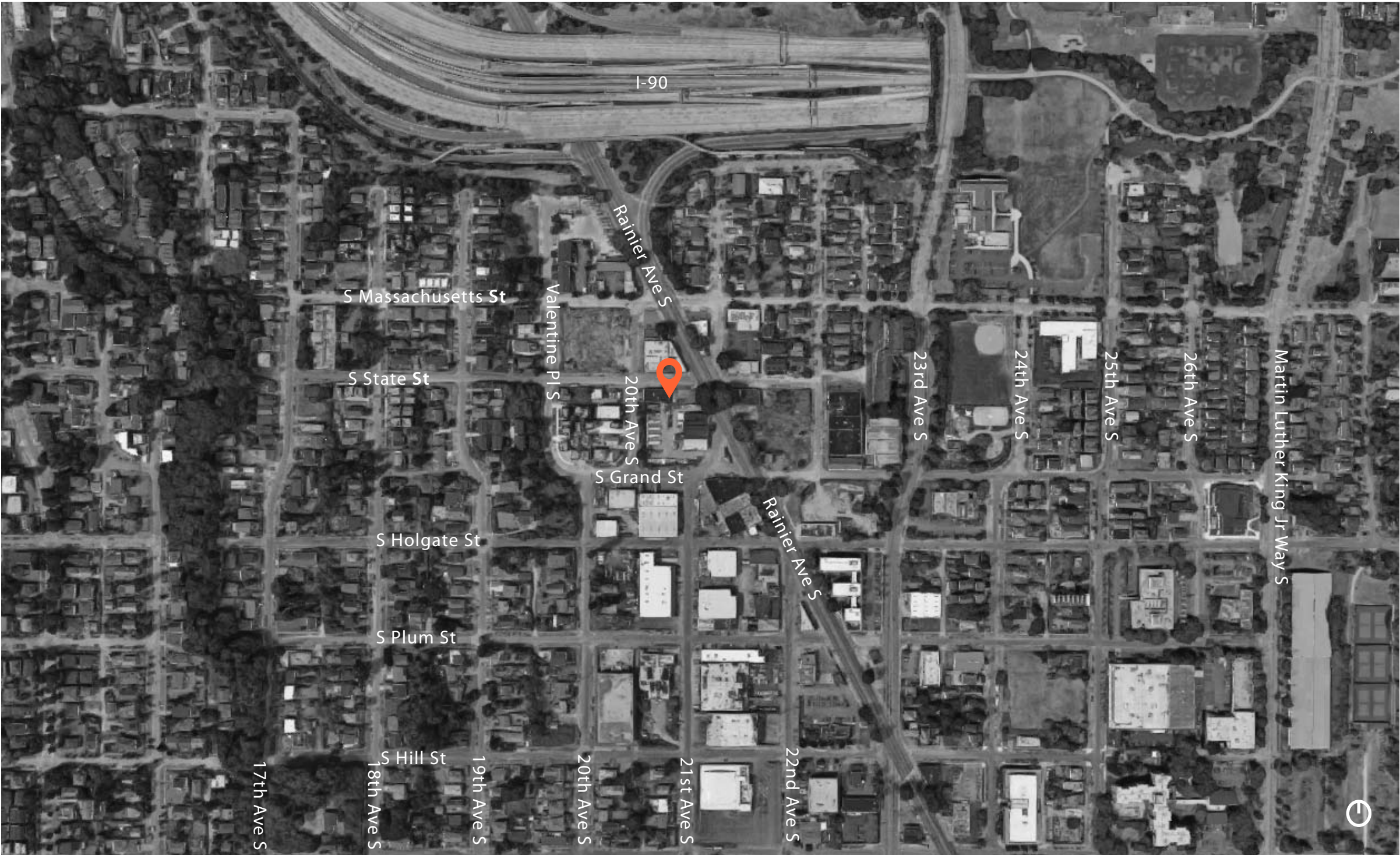


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2007 South State Street, Seattle, WA



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PROJECT PROPOSAL

- 6 Story Mixed-Use Building
- 58 Dwelling Units
- 3,580 SF Commercial Area
- 0 Live Work Units
- 0 Parking Stalls
- 60+ Bicycle Parking

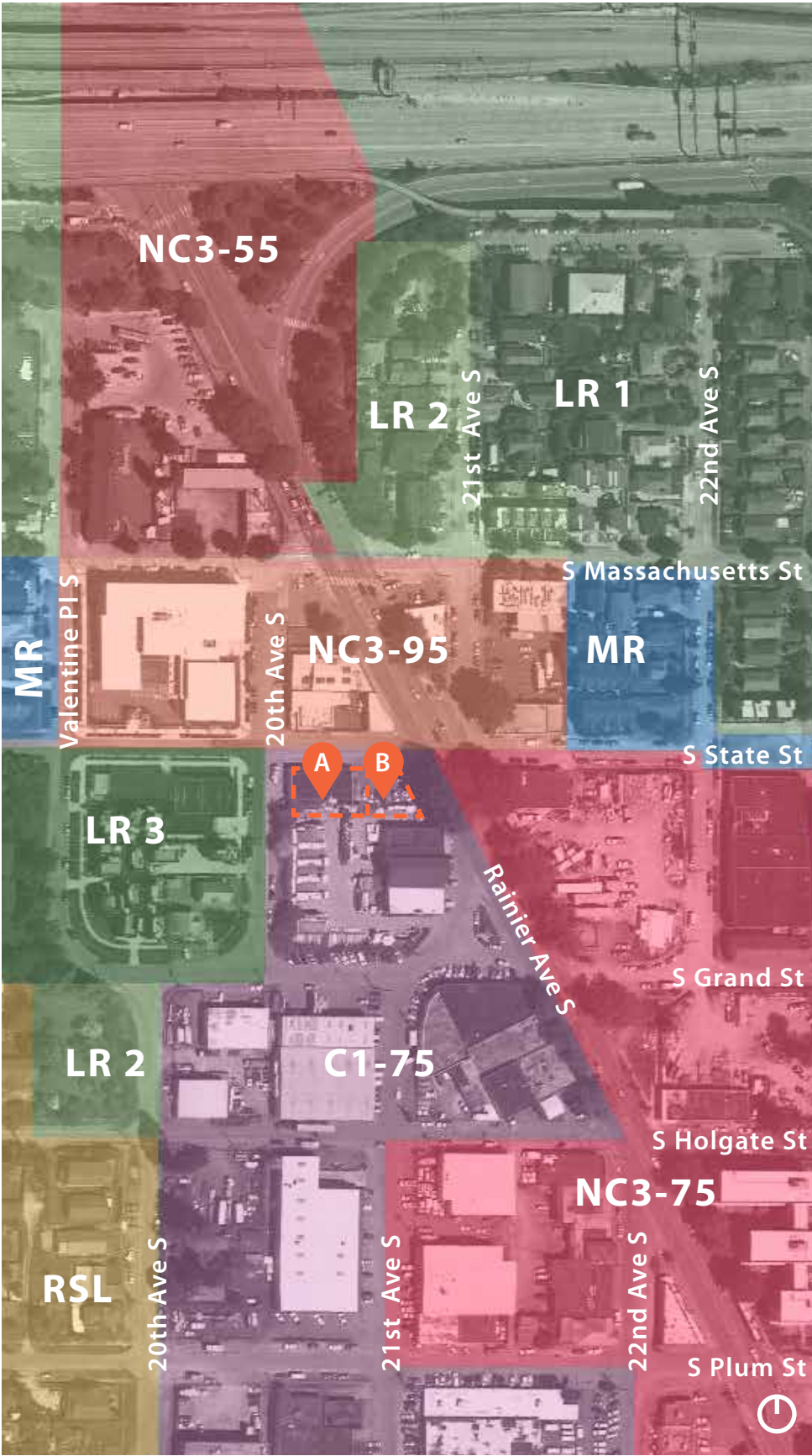
SITE CONTEXT



SITE CONTEXT - SOUTHEAST VIEW



SUMMARY CONTEXT ANALYSIS | Zoning & Overlay



SITE DATA

The parcel is zoned C1-75 and is within the North Rainier Hub Urban Village. The site is bounded by NC3-95 zoning on the north, NC3-75 to the East, C1-75 to the South, and LR3 zoning to the west. Zoning transitions in the vicinity transition as follows:

- North: NC3-95 Across State St.
- East: NC3-75 Across Rainier Ave S.
- West: LR3 Across 20th Ave S.

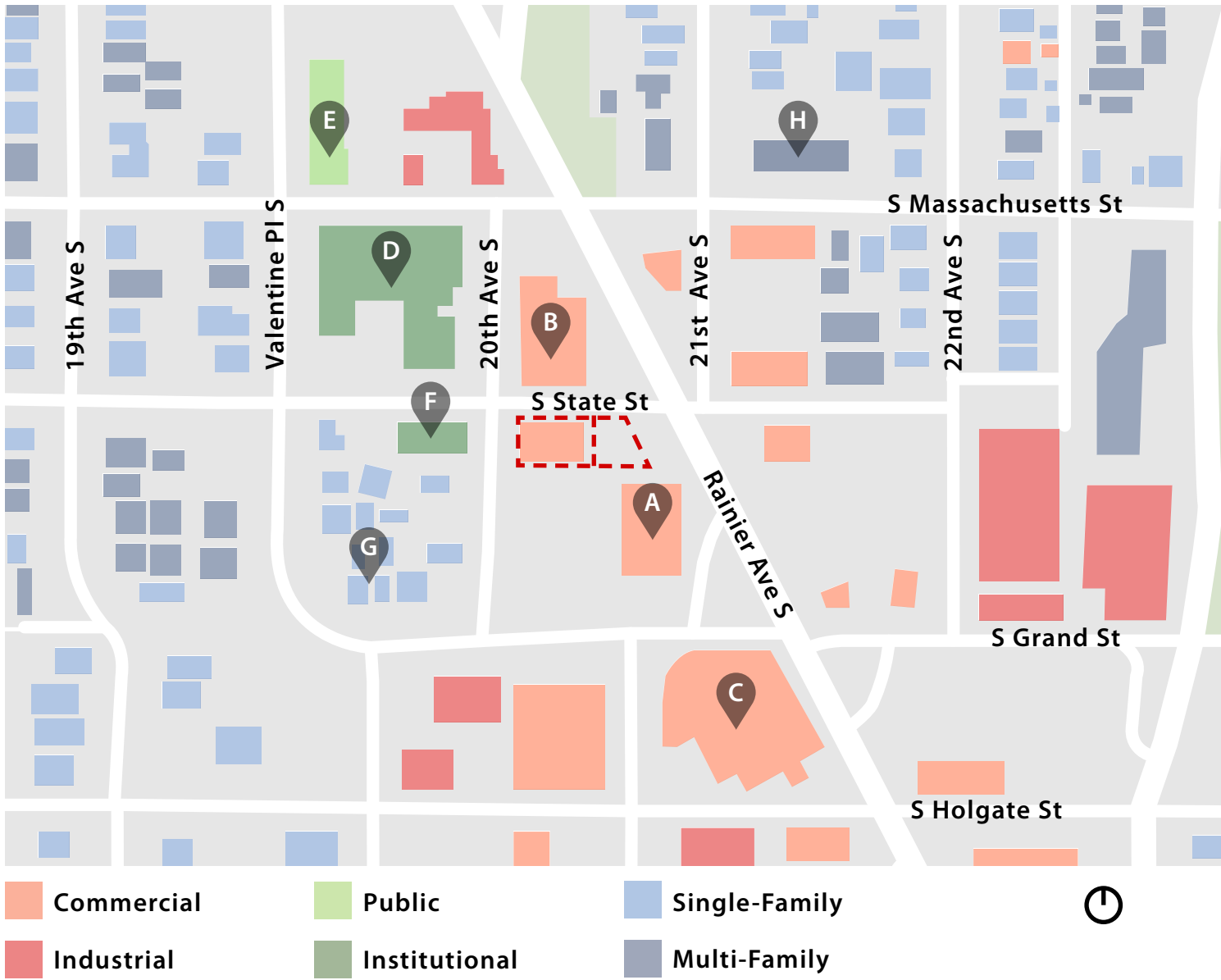
	A	PARCEL # 7548300980
	B	PARCEL # 7548300935
BASE ZONE		C1-75
URBAN VILLAGE		NORTH RAINIER HUB
PEDESTRIAN AREA		NO
FREQUENT TRANSIT		YES
ECA		LIQUEFACTION ZONE
LOT SF (A + B)		5002 + 3829 = 8852 SF

EXISTING SITE CONDITIONS | Existing Uses & Structures

BUILDING TYPOLOGIES

The adjacent properties to the north and east are both under construction. Hamlin School to the north is near completion. Numerous mixed-use buildings are under construction to the east, directly across Rainier Ave S. New construction, including the Hamlin Robinson School, playground and SF residence, are to the west. Stewart Lumber, a single-story wood frame structure, and yard are located to the south. Approximately one block east and west building typology transition to smaller multi-family and single-family structures.

The eight selected projects indicate the diversity in both building typology and uses in the immediate surroundings. Additionally, the neighborhood is undergoing significant development and transition, with many new projects underway. The adjacent building typologies are not necessarily informing the design but are telling of context, use, and neighborhood diversity.



Surrounding Buildings



Stewart Lumber & Ace Hardware -
Irregular commercial building that speaks to the former commercial presence.



Hamlin Robinson School-
Campus expansion construction is underway.

Surrounding Buildings



Melody Jobooda Apartments-
Newly completed 186 unit mixed-use building.



Hamlin Robinson School -
Newly constructed institutional building. The school specializes in language development for children.

Local Character



Eritrean Hall Community Center -
This non-profit celebrates eritrean culture. It's presence speaks to the diversity present in the area.

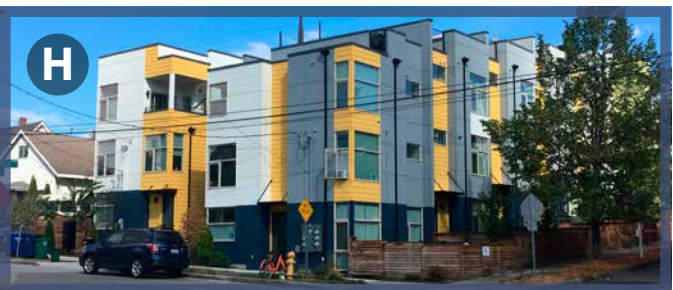


Hamlin Robinson School Play 'N' Park -
A playfield located above a parking garage.

Local Residential Buildings



Single Family Homes -
Newer single family development with increased density.

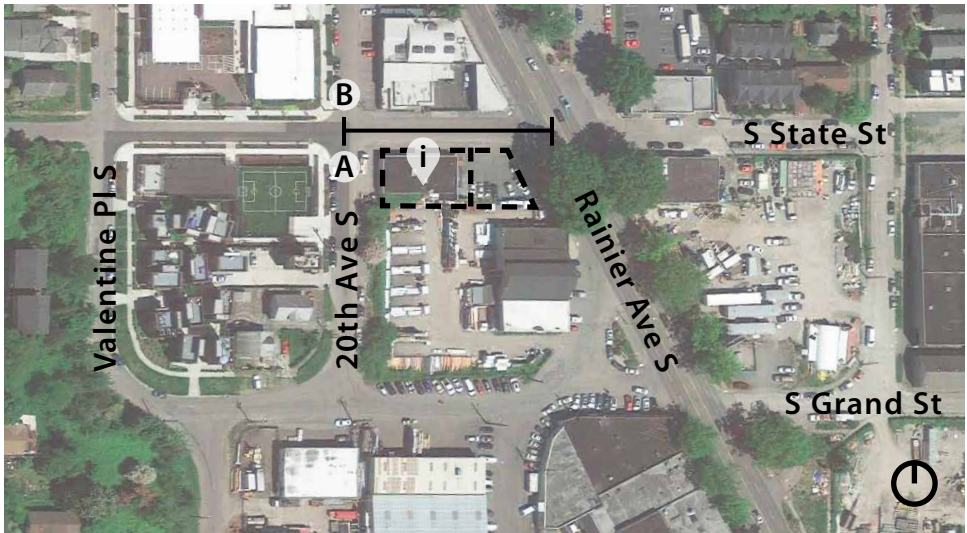


New Townhomes -
Newer development with increased density.

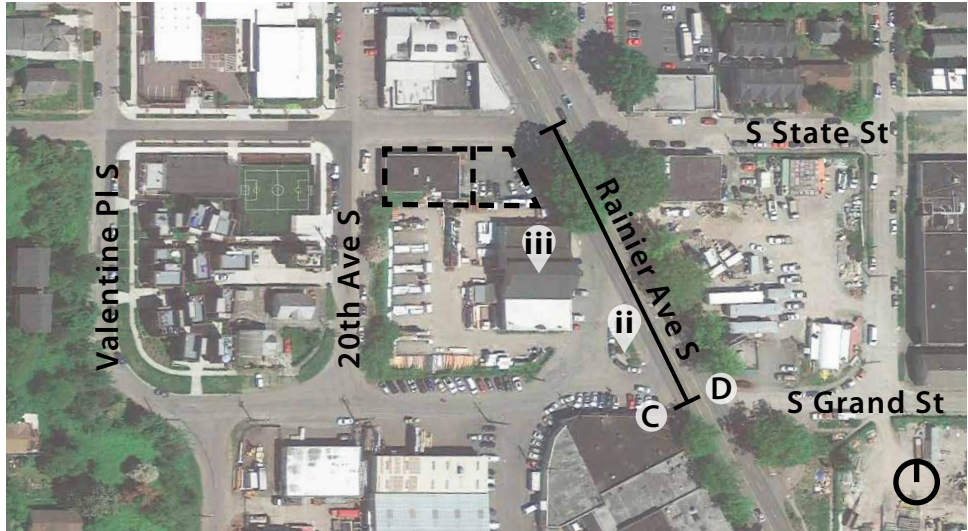
EXISTING SITE CONDITIONS | Streetscapes

SITE VIEWS

The proposed structure, 6 stories, will have significant views of downtown Seattle to the north and west. The structure will not have views to the south as zero lot line development is anticipated. Proposed roof top deck will have views of Downtown Seattle, Mt Rainier to the south and potential views of the Cascades to the east. Rainier Ave S is designated as a Scenic Route as Rainier generally aligns with Mt Rainier to the southwest. Views of Mt Rainier from adjacent parcels to the north will be impacted, however, views along the Rainier Ave S right-of-way of Mt Rainier will not be impacted.

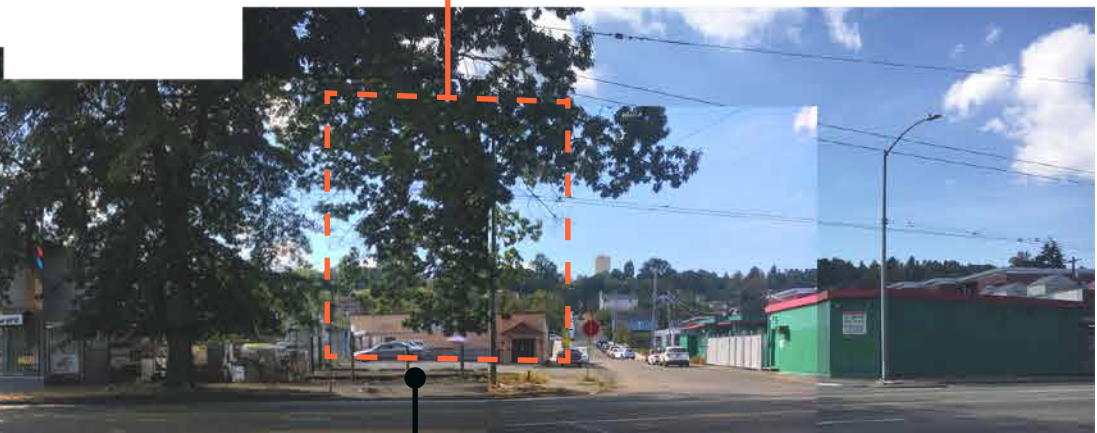


EXISTING SITE CONDITIONS | Streetscapes



STEWART LUMBER & ACE HARDWARE

SITE



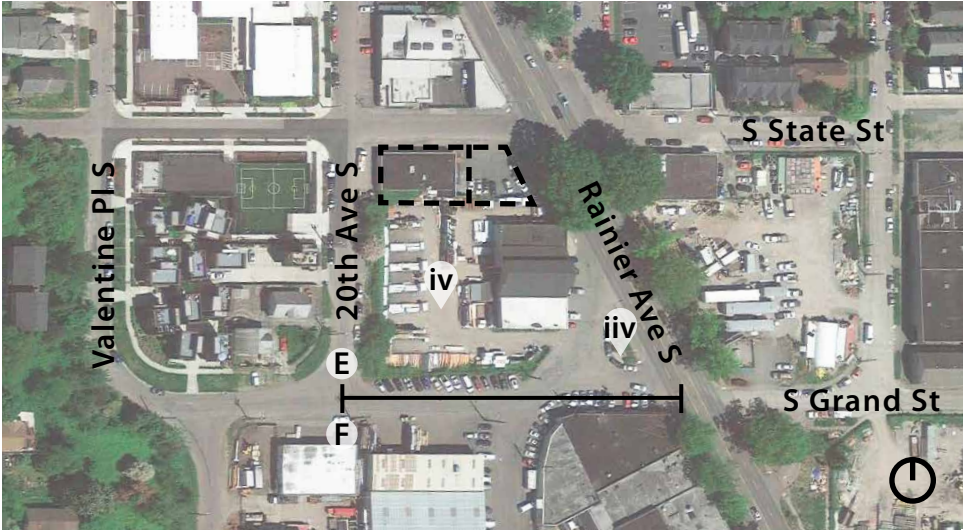
RAINIER AVE S



IMCO GENERAL CONSTRUCTION

RAINIER AVE S

EXISTING SITE CONDITIONS | Streetscapes



STEWART LUMBER & ACE HARDWARE



S GRAND ST

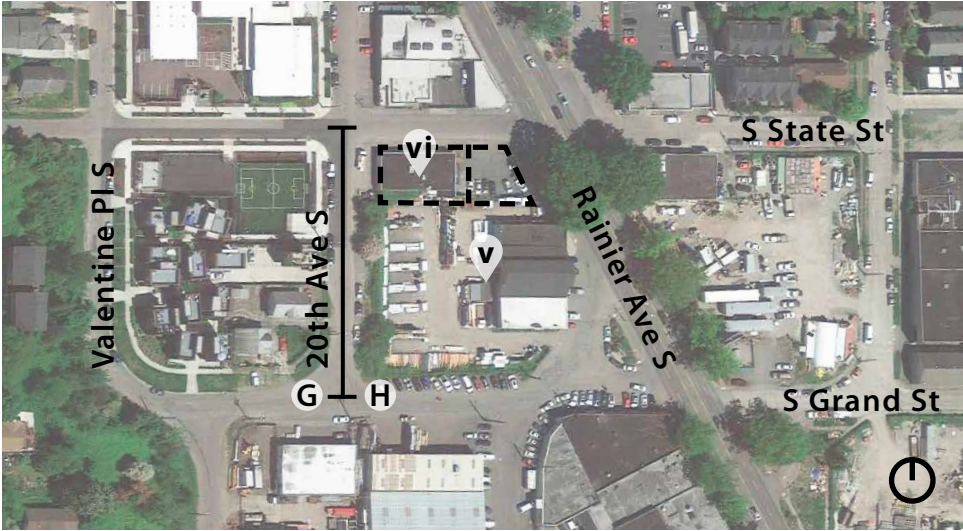
RAINIER AUTO REPAIR SERVICE

DAVIS DOOR SERVICE INC

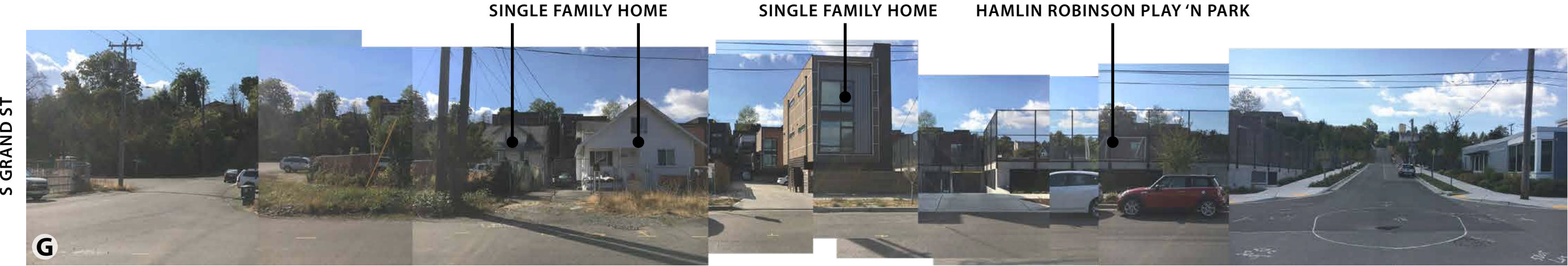


S GRAND ST

EXISTING SITE CONDITIONS | Streetscapes



20TH AVE S



20TH AVE S

LAND USE CODE SUMMARY

PERMITTED USES	Table A 23.47A.004 Commercial retail sales and services permitted. Residential uses permitted.	PERMITTED HEIGHT	23.47A.012 Structure Height 75 ft Height Limit
FLOOR AREA RATIO	Table A for 23.47A.013 3. Total FAR permitted for all uses on a lot that is occupied by a mix of uses = 5.5; 5.5 x 8852 SF = 48,686 SF	SETBACK REQUIREMENTS	No setbacks required. A dedication of +/- 1 ft is required at S State St.
STREET LEVEL STANDARDS	23.47A.008 A.2. Blank facades b. Blank segments of the street-facing facade between 2 feet and 8 feet above the sidewalk may not exceed 20 feet in width. c. The total of all blank facade segments may not exceed 40 percent of the width of the facade of the structure along the street. 23.47A.008 B.2. Transparency a. Sixty percent of the street-facing facade between 2 feet and 8 feet above the sidewalk shall be transparent. 23.47A.008 B.4 Non-residential uses at street level shall have a floor-to-floor height of at least 13 feet.	LANDSCAPE GREEN FACTOR	23.47A.016 A.2. Score of .30 or greater is required.
		AMENITY AREA	23.47A.024 A. Amenity areas are required in an amount equal to 5 percent of the total gross floor area in residential use.
		REQUIRED PARKING	No parking is required in Urban Villages as long as frequent transit service is available within 1/4 mile
		SOLID WASTE	Table a 23.54.040. Minimum area of shared storage space for solid waste containers and recycling. Curb pick-up location within 50 feet of storage space.

COMPOSITE SITE PLAN | Site Plan

SITE DATA

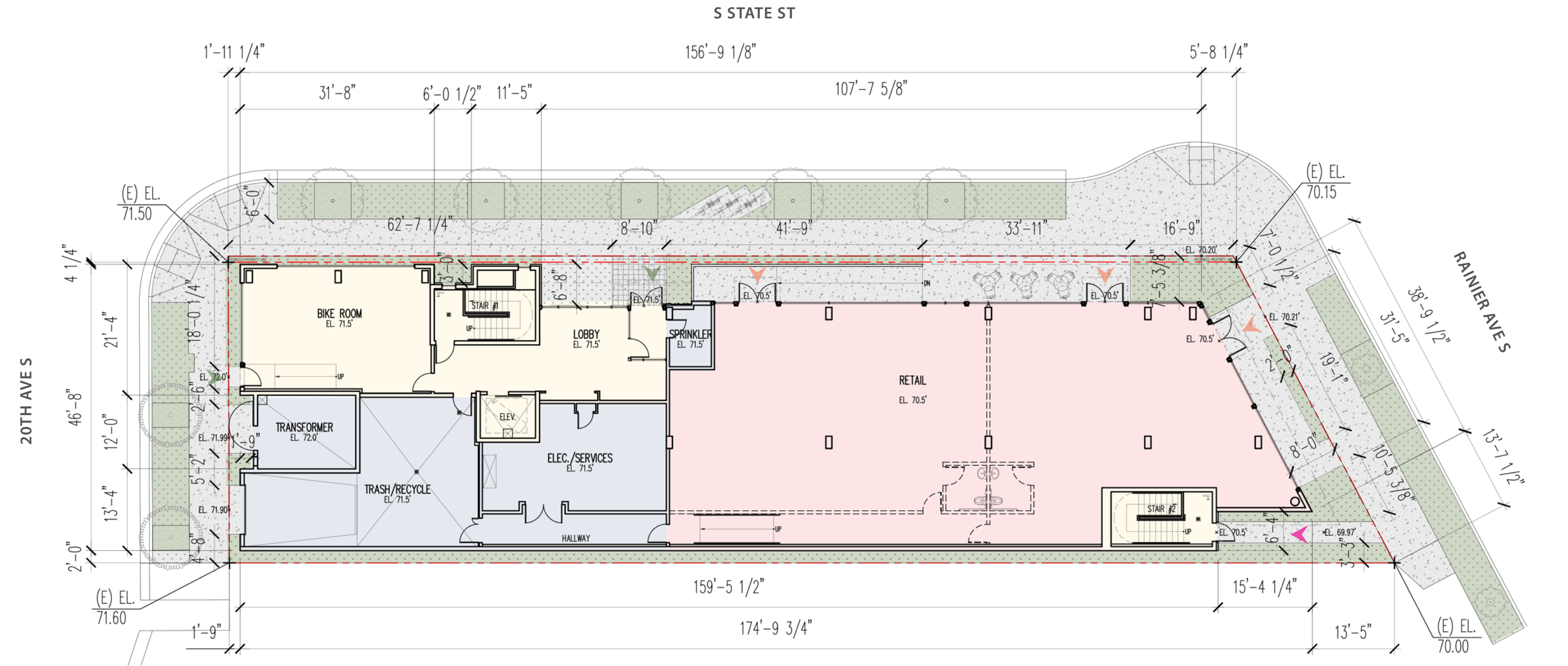
SANDERS SUPL PLAT, PLAT BLOCKS: 23, PLAT LOT: 10 & 1

ACCESS

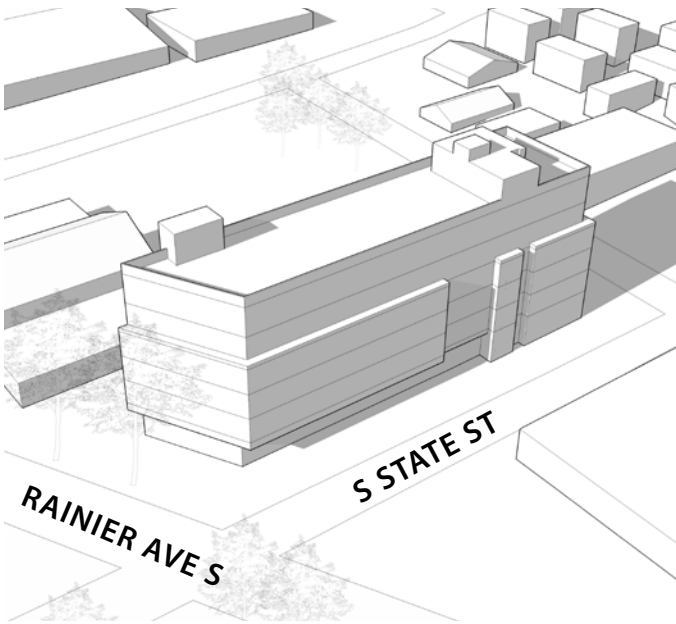
- Commercial Entry
- Residential Entry
- Egress

PROGRAM

- Building Services / Storage
- Residential
- Lobby/Circulation
- Commercial



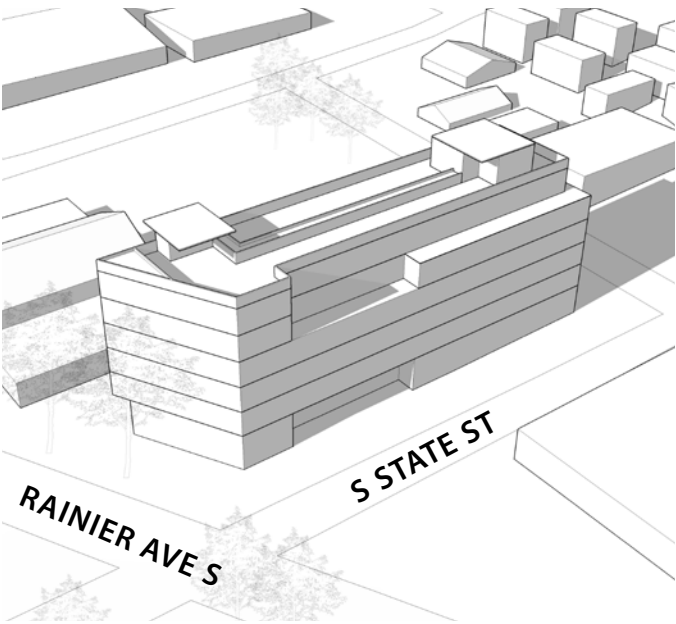
OPTION 1 (PREFERRED)



PROJECT PROPOSAL
42,047 SF of FAR Allowed
41,863 SF of FAR Proposed
6 Stories
60 Dwelling Units
9 Below Grade Parking Stalls
3,490 Commercial SF

OVERVIEW
Option 1 is a 6 story structure with a street level commercial. The residential entry is situated at S State St and set back an additional 8’ from S State St providing greater separation from the public right-of-way. Street level retail is provided at the east side of the building with street level façades at Rainier Ave S and S State St. While the retail visibility is strong as viewed traveling south on Rainier, visibility is limited traveling north. A roof deck is proposed to take advantage of the views of Mt Rainier to the south and the city skyline to the north.

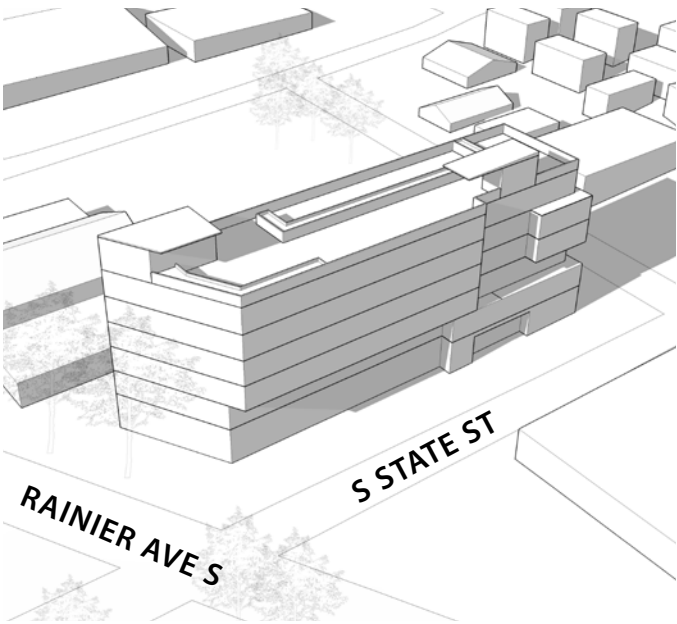
OPTION 2



PROJECT PROPOSAL
42,047 SF of FAR Allowed
42,017 SF of FAR Proposed
6 Stories
50 Dwelling Units
0 Below Grade Parking Stalls
4,750 Commercial SF

OVERVIEW
Option 2 is a 6 story structure with street level commercial. The residential entry is situated along S State St and set back an additional 7’ providing greater separation from the public right-of-way. Street level retail is provided within approximately 2/3’s of the first floor with street level façades at S State St and Rainier Ave S. The retail entry does provide an 11’ setback from S State St providing opportunities for outdoor uses and increased pedestrian activity. As there is no below grade parking, services at grade are limited to the SW corner of 20th Ave S which may result with blank facades. A roof deck is proposed to take advantage of the views of Mt Rainier to the south and the city skyline to the north.

OPTION 3



PROJECT PROPOSAL
42,047 SF of FAR Allowed
40,858 SF of FAR Proposed
6 Stories
50 Dwelling Units
10 Below Grade Parking Stalls
3,600 Commercial SF

OVERVIEW
Option 3 is a 6 story structure with a single plate of below grade parking. The residential entry is situated at the corner of Rainier Ave S and S State St. The residential entry is setback an additional 8’ from S State St providing greater separation from the public right-of-way. Street level retail is provided at the center of the first floor facing S State St. Retail visibility is limited to southbound Rainier traffic only and does not engage the corner. The retail does provide an 8’-0” setback from S State St providing opportunities for outdoor uses and increased pedestrian activity. The upper residential level units will face east, west and north while the south façade will be blank due to zero lot line development. A recess is provided at the S State St façade to reduce massing. A roof deck is proposed to take advantage of the views of Mt Rainier to the south and the city skyline to the north.

EDG RESPONSE | Priorities & Board Recommenations

1. CONTEXT AND SITE

a. The preferred Option 1 proposed massing along the south property line with inset modulation at the center for floors two through six. The Board agreed this inset offered opportunity for cross ventilation, which spoke to the public comment suggesting the implementation of sustainable building design principles. See additional guidance below under DC4 related to the treatment of the south elevation. (CS1-B)

Fenestration has been added at the south elevation as requested. Since the narrow, single loaded corridor of the structure is directly adjacent to the exterior south wall, there is not an opportunity for cross ventilation through the units along this wall. The fenestration is arranged to align with interior unit entries providing tenants with views south when exiting their unit.

b. The EDG packet described the development objective as creating a development that acts as a gateway to Rainier Valley (page 3). The Board agreed this objective was not successfully expressed in the massing but could be achieved using different methods, such as through materiality. One suggestion was to modulate the massing for a greater differentiation, while another suggested glazing. Include in the Recommendation packet details describing how the project achieves the development objective of being designed as a gateway. (CS2-C)

At the EDG Meeting, gateway was expressed as a design component to act as “an entry to a place”. In this case the place is Rainier Valley. While further design concepts are incorporated in the resubmitted package that provide more expression at the northeast corner, the design team has reconsidered utilizing the building as a gateway element to Rainier Valley for the following reasons:

- **Social Responsibility:**
The project is a for profit mixed-use building which will include market rate commercial space and rental units. Utilizing a privately owned structure which may be perceived by the immediate neighborhood, Rainier Valley or larger audience as a gateway representative of Rainier Valley is perilous. The possible gateway element, signage, etc that may be used could offend or be viewed as a frivolous attempt at being sensitive to the neighborhood.

- **History:**
Rainier Valley is one of the most diverse neighborhoods in America and has changed significantly over time. The neighborhood’s

original inhabitants were the Duwamish which was followed by white settlers. 97% of the Valley was white up to 1940 and still 85% by 1960. The most recent data indicates Rainier Valley is 21% Caucasian, 32% African American, 34% Asian with numerous other races and ethnicities making up the remainder. This particular location in North Rainier Valley was commonly referred to as Garlic Gulch due to the numerous Italian Settlers. The present and past diversity are nearly impossible to capture in a gateway concept without potential offense or exclusion.

- **Further Development:**
The surrounding area has seen and will continue to see significant development in the near future. For example:
Under Construction:
 - 1801 Rainier Ave S: 185 Unit Mixed Use Building
 - Oberto’s: Recently demolished for Hamlin School Building.
 - 1911 22nd Ave S: 2, 6-story apartment buildings (175 units total) Transitional housing with medical services.**In Development:**
 - Approximately 640 units are proposed on parcels just east and across Rainier Ave S.

The New Hamlin School Building under construction is directly north of the proposed development. At 4 stories it will screen much of the proposed building from pedestrians and vehicles entering Rainier Valley along Rainier Ave S limiting the effectiveness as a gateway.



Hamlin School addition from corner of S Massachusetts St, looking south.

Numerous Gateway Options are provided for review which will emphasize the northeast corner of the structure.

Recommendation Meeting Response:
The number of Options has been pared to 3 from the 5 indicated in the previous Recommendation Packet. Previously indicated options omitted did not provide detailed façade cohesion and are no longer effective due to the construction of the Hamlin School to the north. The options are illustrated here with narrative locate on pages 43 to 48.

Gateway Concept 1(PREFERRED): Color/material differentiation at northeast cantilever. “RAINIER” signage added.



Gateway Concept 2: Color/material differentiation at northeast caorner.



Gateway Concept 3: “RAINIER” signage added.



c. Large existing street trees exist in the Rainier Ave S right-of-way. The Board noted that these trees will impact the visibility of the east façade, and the success of the building as a gateway. Include in the Recommendation packet details describing how the corner of Rainier Ave S and S State St is designed as a gateway and how the trees are considered in the design. An accurate rendering of the street trees and their relationship to the building was requested. (CS2-C)

As requested a rendering has been provided indicating the location and size of the existing rainier ave s street trees. The street trees do obscure approximately 60% of the east facade.

To accommodate the tree, in addition to pruning, the structure is at its closest 4’-9” to the rainier property line and the tree itself is an additional 8’-6” from the property line for a total of +/-13’-3”. Please see the response to 1.B. For the direction the design team has taken to provide elements as requested by the board.

Recommendation Meeting Response:
In addition to the tree, the recently constructed Hamlin School almost entirely blocks the views of the structure.

EDG RESPONSE | Priorities & Board Recommendations

d. The subject site is located on the edge of an LR2 zone, across 20th Ave S to the west. An appropriate transition or complement to this zone was identified as a priority. In discussion of the three options, the Board agreed that all three offered a successful response to this zone transition, and that through architectural expression, the massing could be designed to be more sensitive to the transition. See additional guidance related to exterior elements and finishes (DC4-A) below. (CS2-D)

As outlined in the response to 1.B. The NW corner treatment has increased the upper level setbacks and provided a strong contrast between the upper recessed floors and lower floors. Floors main through 4 are clad in dark stained horizontal siding while floors 5 and 6 are clad in white cementitious panel. The upper white cementitious panel is perceived as less bulk via the smooth panel and color selection. The setback from the lower floor to upper floor is 4'-0" at 20th Ave S and 3'-0" at S State St.

Additionally, the fenestration at floors main through 4 is recessed from the wood siding and the fenestration perimeter "jamb" is clad with orange colored metal. Along with the white juliet balconies, these secondary architectural elements provide a highly textured and articulated façade that is sensitive to the LR2 zoning to the west.

Recommendation Meeting Response:
It should be noted that the zoning to the west has been upzoned to LR3 with high limit of 50'-0".

e. While the Board agreed that each option provided a successful response to the zone transition at the west, the Board ultimately supported the preferred Option 1 (EDG Packet, pages 23-27), and encouraged deeper modulation of the northwest corner, closer to that shown in Option 3 (EDG Packet, pages 33-37). (CS2-D)

Upper floor modulation has been increased but not significantly. At this elevation, the contrast materials and articulation play a stronger role in reducing perceived massing than a significant increase in the upper level setback.

Additional modulation is provided at the north façade stairwell to further break down the massing and accentuate the verticality of the stairwell, via the recess and white cementitious cladding, while also providing views from the stairwell.

Recommendation Meeting Response:
The fenestration perimeter "jambs" at main through level 4 have been further extended to accentuate the depth relative to the siding.

2. PUBLIC LIFE

a. Creating a safe and comfortable walking environment that is easy to navigate and well-connected to existing pedestrian walkways and features was identified as a priority. The Board discussed the busy nature of the Rainier Ave S corridor and noted that the pedestrian environment here warrants careful consideration and detailing. Adequate space to accommodate pedestrian volumes along Rainier Ave S will be enhanced with the improvement of the sidewalk and planter strips, but the Board recommended landscaping at the building edge along Rainier Ave S to increase pedestrian safety and set a precedent for others to build upon in the future. A landscape buffer at the building edge along S State St was not recommended, as S State St was felt to be of a more comfortable condition for pedestrians due to lower traffic flow and the residential nature of the street. Each street frontage should provide sufficient room for clear passage for pedestrians. (PL1-B)

Per SDCl Land Use comments, landscaping has been moved and reduced adjacent to the building along Rainier Ave S to keep pedestrians at a safe distance from Rainier Ave S. The sidewalk has been widened to increase the space for pedestrian traffic and additional hardscape has been provided adjacent to the building with a narrow planting strip to delineate the two areas. Per SDOT street standards, the required planting strip and sidewalks will be provided. Additional commercial access has been provided from the sidewalk adjacent to Rainier Ave S.

b. The Board recommended exterior lighting for safety and security around the site to avoid dark pockets along the building. Include in the Recommendation packet a conceptual lighting plan with details describing proposed fixtures. Use lighting on S State St to create a welcoming experience for pedestrians. The Board agreed with public comment, recommending consideration of sustainability in the design of exterior lighting. (PL2-B)

A conceptual lighting plan is included for review. Lighting is provided via cans and a continuous strip light in the cantilever present at S State St and Rainier Ave S. Lighting at the residential entry will be provided via signage backlighting and canopy

lighting. Lighting at the NW corner will be provided via up-lighting along the façade.

All light fixtures will be low voltage and/or energy efficient.

c. The preferred Option 1 included a residential amenity area at the northwest corner of the building, at grade. The Board supported this location for bicycle storage, noting the importance of maximizing convenience, security, and safety. This residential amenity would not



3. DESIGN CONCEPT

a. The Board supported public comment recommending the project carefully consider the North Rainier Neighborhood Plan Update. Include in the Recommendation packet information demonstrating the project's design response to this Plan. (DC2-B)

The North Rainier Neighborhood Plan appears to be specific to an area loosely bounded by S Bayview St to the north and S Hanford St to the south. Though this area is approximately ½ mile to the south the design has incorporated some goals from the plan update.

Sustainability: The North Rainier Neighborhood Plan indicates four values; community, environmental stewardship, economic opportunity and security, and social equity. The increase in density offered by this development, elimination of vehicular parking and inclusion of bicycle parking is a commitment to the walkable and livable neighborhood. With the current light rail construction on i90 the proposed development, just a few blocks from i90, will reduce greenhouse gas emissions by reducing vehicle miles traveled.

North Rainier Neighborhood Plan update:
Goal 1:
A vibrant, business district that serves North Rainier residents and is a destination shopping area with stores that serve the greater Rainier Valley.

EDG RESPONSE | Priorities & Board Recommenations

While the location is not in the proposed “town center”, commercial space is provided with storefronts that open to sidewalks and provide opportunities for small businesses.

Goal 4:
North Rainier Hub Urban Village is known as a “green hub” providing green jobs and training, and green development.
The project will meet or exceed the city of Seattle Energy Code requirements and include a rooftop solar array.

Goal 6:
Strategy 11 increase vibrancy and safety of the public realm with wider sidewalks, landscaping and pedestrian lighting.
The ground level site design and landscaping plans are shown to provide adequate space for pedestrian movement along the busy streets while including ample landscaping and preservation of existing significant trees. The building’s exterior lighting plan will create a safe environment through the use of multiple lighting types and extensive coverage.

Goal 7:
North Rainier is known as a safe and hospitable neighborhood through it’s residents’ increased awareness of community-based crime prevention programs.
The increase in density will increase the number of persons using public spaces including sidewalks.
The commercial spaces are designed to promote outdoor activities facing S State St and significant fenestration will provide “eyes on the street”.
Pedestrian scaled lighting will be provided at the street facing perimeters to improve security.

b. The preferred Option 1’s inset at the south elevation offered opportunity for natural ventilation (as described in the guidance for CS1-B above), as well as an opportunity for the application of glazing. Ensure this south elevation is carefully designed, considering the composition and architectural expression of the building as a whole as this south elevation will be visible for some time. See additional guidance below under DC4. (DC2-B)

Ventilation can not be provided due to the fire separation distance to the south property line. Also due to the fire separation distance, glazing has been provided at near maximum allowable capacity. Several mural options have been provided as ways to address the large facade’s visibility.

Recommendation Meeting Response:
Four mural options are provided. See response to 3.g for south elevation facade images.

c. The site abuts a zone transition to LR2 at the west, across 20th Ave S. In response to this condition, the Board recommended a treatment of the northwest corner of the building that expresses a residential character: this character should be applied from the ground to the top with particular emphasis on a four-story residential expression. (DC2-B)

Additional horizontal wood siding has been added to the west and northwest of the building to provide a natural aesthetic and imbue a residential feel. The lowered massing of the building form at this corner mimics the building heights that could be found in the adjacent LR2 zoning.

Perspective from NW corner



d. In consideration of the zone transition and recommended residential character of the northwest corner of the building, the Board noted that Juliet balconies and glazing details could add depth and texture to the facades and encourage an active street life. Include in the Recommendation packet details describing proposed secondary architectural features. (DC2-C)

The addition of Juliet balconies has been provided at the west facade. The balcony guards are made of a perforated metal sheet that will add a level of interest to the wood facade.

Recommendation Meeting Response:
The fenestration perimeter “jambs” at main through level 4 have been further extended to accentuate the depth relative to the siding.



Juliette Balcony
BOK Modern

e. As noted above, the Board supported the residential amenity area (bike facilities) at the northwest corner of the building (PL4-B). The Board recommended this space be expressed as a residential amenity on the exterior. If not expressed on the façade, this bicycle storage area should be moved away from the street elevation. (DC2-C)
The bicycle amenity area has remained at the northwest corner of the building and has been expressed as a residential amenity through glazing, siding and an expressive entry canopy.

f. As noted in guidance for CS2-C above, the Board requested further development of the gateway concept, noting that materiality is one strategy that could further express this concept. The Board recommended a change in glazing or material at this northeast corner to successfully articulate the gateway concept. (DC4-A)

Please see response to item 1.b. Context and Site. Four options are provided for review.

Recommendation Meeting Response:
Please see response to 1.b. Context and Site. Three options are provided with a preferred option listed. The options are further outlined with narrative on pages 43 to 48.

g. The Board agreed the south elevation will be prominent and visible from Rainier Ave S for some time, and therefore recommended treating this inset with glazing. Include in the Recommendation packet information describing the treatment of this façade, including graphics to illustrate how the treatment meets the ground. (DC4-A)

Please see response to item 3.b Design Concept.
The ground or main floor is built to the property line and is concrete. No openings are allowed per building code. The ground floor backs to Stewart Lumber and specifically the Stewart Lumber Yard. Building materials are stacked adjacent to the south property line and the ground floor façade is not visible.
As the upper floor façade is visible and may be for some time mural options are provided. Options 1-4 are simple graphics, Option 5 a wood pattern in reference to Stewart Lumber and Option 6 a plaid pattern to add color and interest.

Recommendation Meeting Response:
Reveals are indicated at the main level concrete façade and are coordinated with the fenestration and panels above.

Four mural options are provided.

EDG RESPONSE | Priorities & Board Recommenations



Option 1 (PREFERRED):
Wood grain pattern with yellow inset. Wood grain in reference to Stewart Lumber



Option 2:
Floral graphic.



Option 3:
Floral graphic.



Option 4:
Plaid graphic.

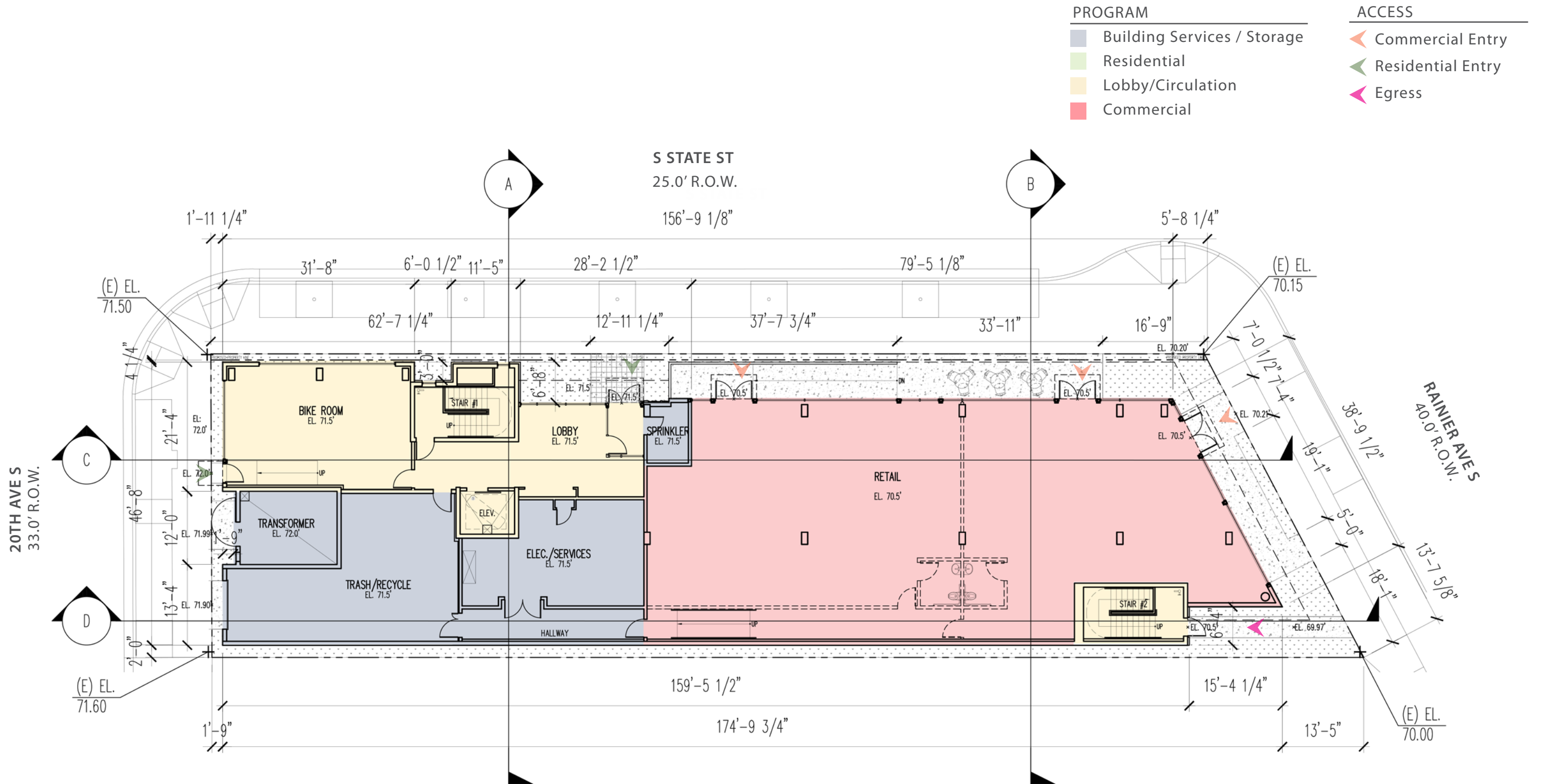
i. The Board offered guidance related to ground level landscaping along Rainier Ave S (PL1) and the impact of existing street trees on the concept of a gateway expression (CS2). Include in the Recommendation packet a landscape plan containing details describing the project’s response to this guidance. The landscape plan should include landscaping at grade and at the roof. (DC4-D)

Rendered landscape plans have been provided for the ground level and roof plans. Per SDOT street standards, the required planting strip and sidewalks will be provided.

h. Include in the Recommendation packet details illustrating the architectural expression/concept, including materials and colors. Bring a materials and color board to the Recommendation meeting. See the SDCI Design Review Materials Boards Applicant Guide | Best Practices guide. (DC4-A)

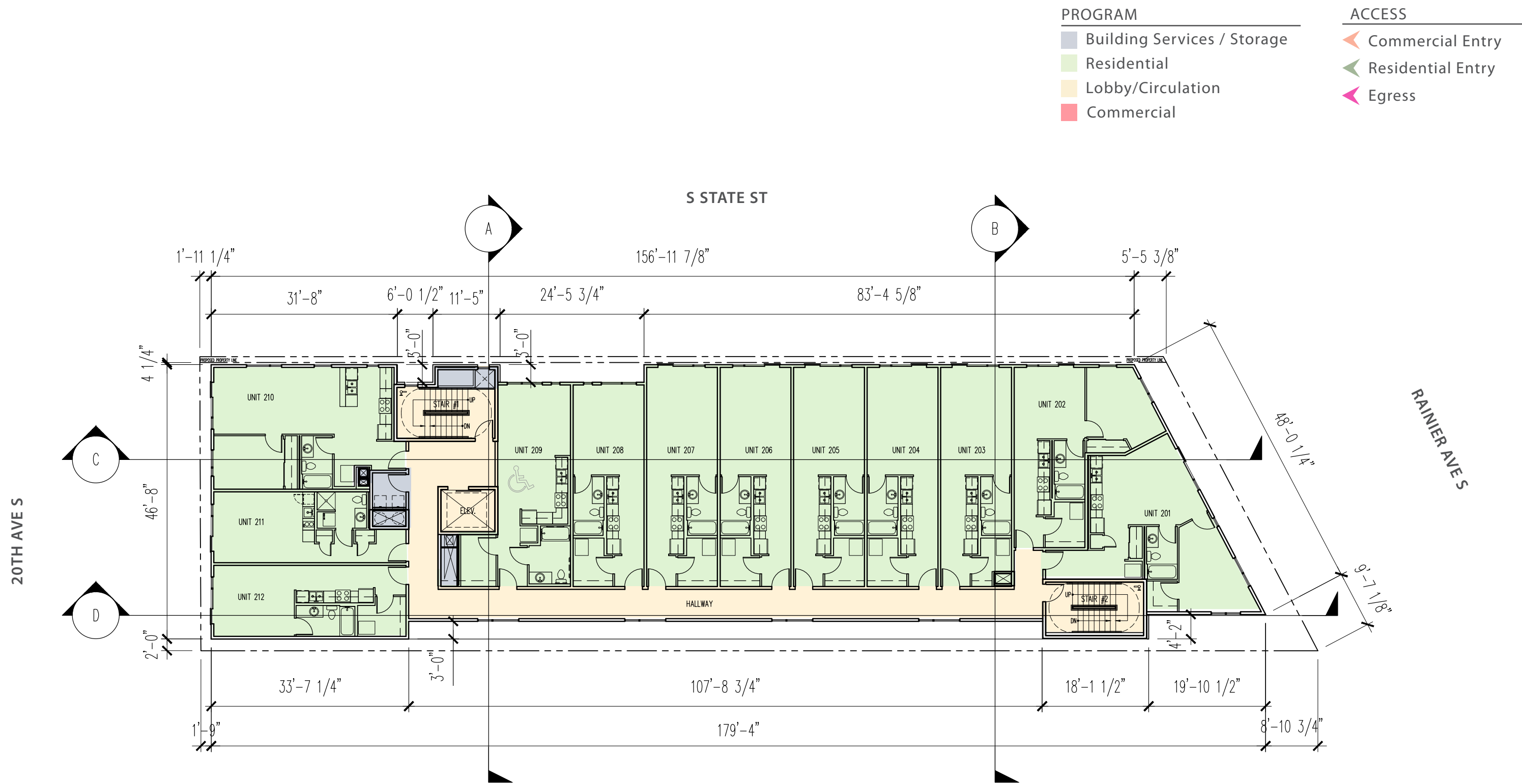
Rendered exterior elevations have been provided along with material palettes describing materials and colors used.

FLOOR PLANS | Main Level



MAIN LEVEL 

FLOOR PLANS | Level 2

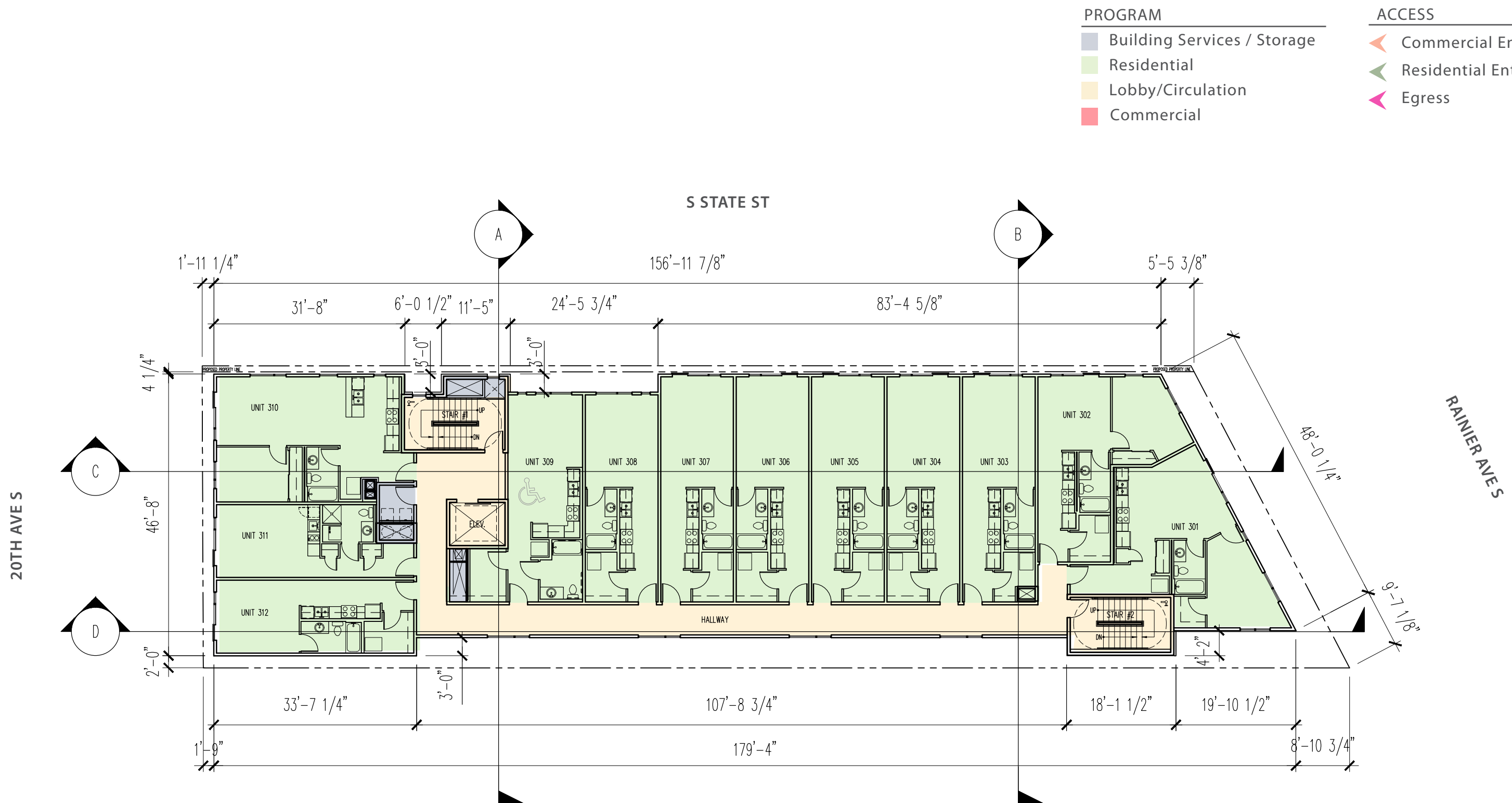


20TH AVE S

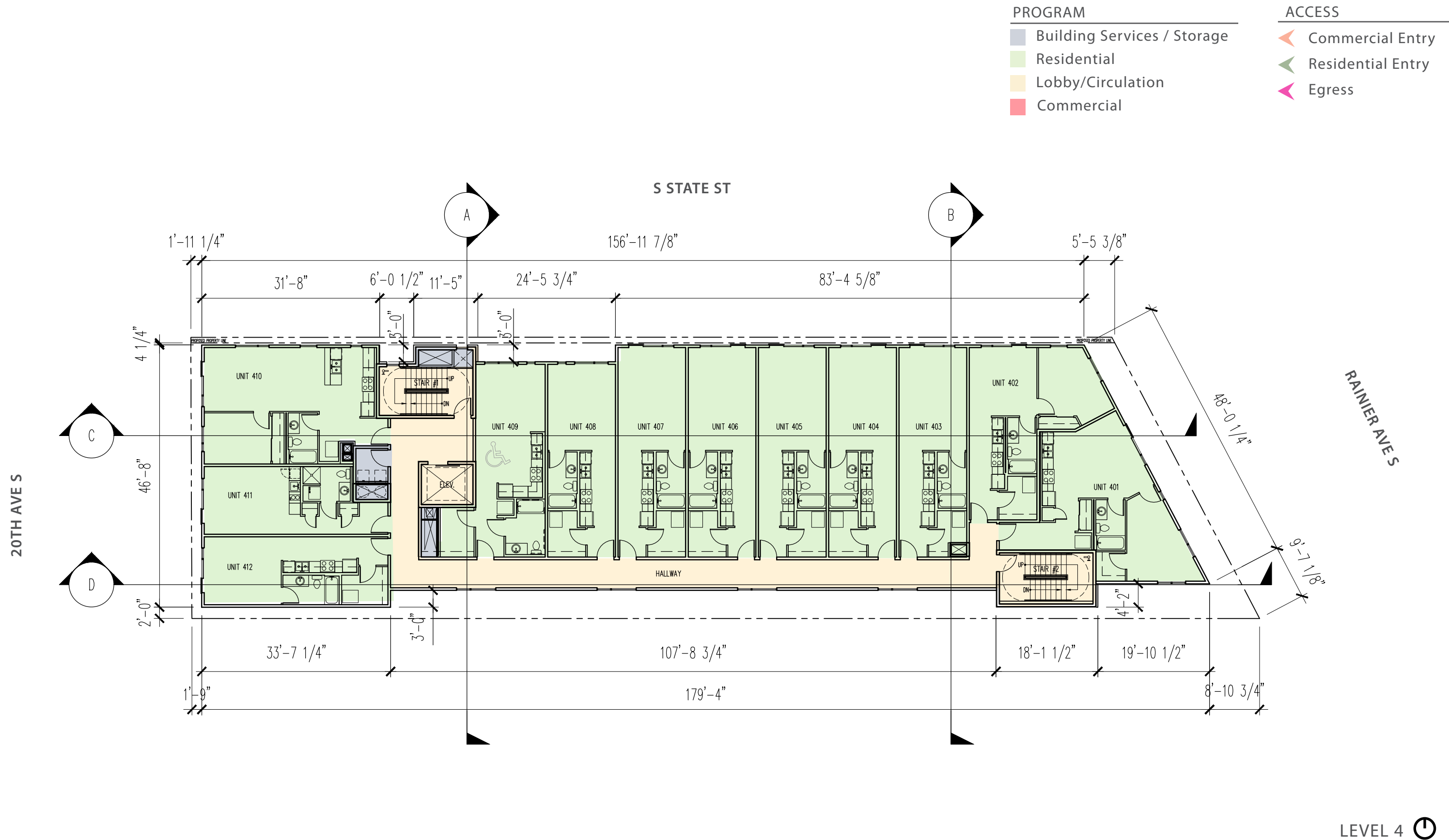
RAINIER AVE S

S STATE ST

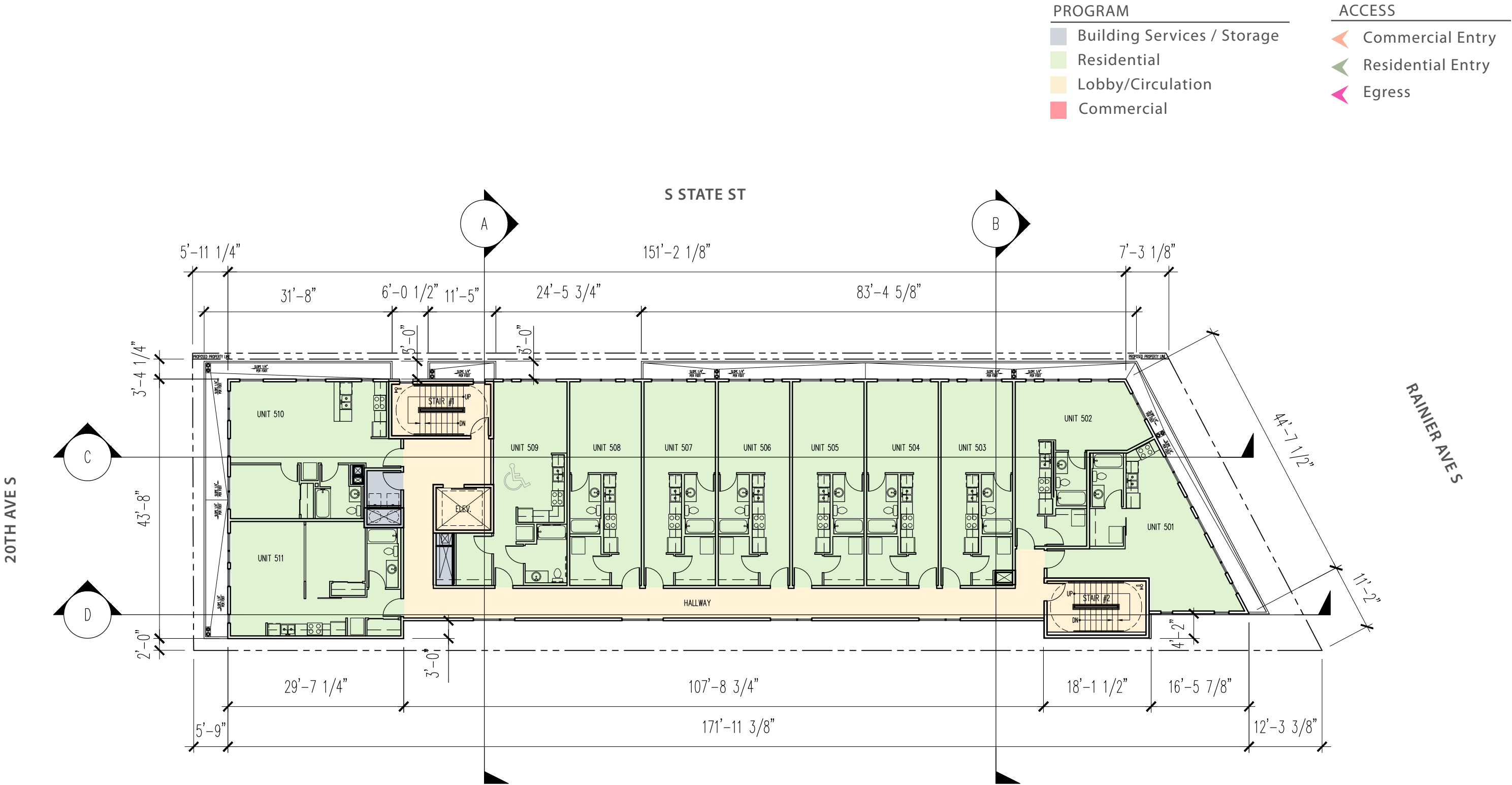
FLOOR PLANS | Level 3



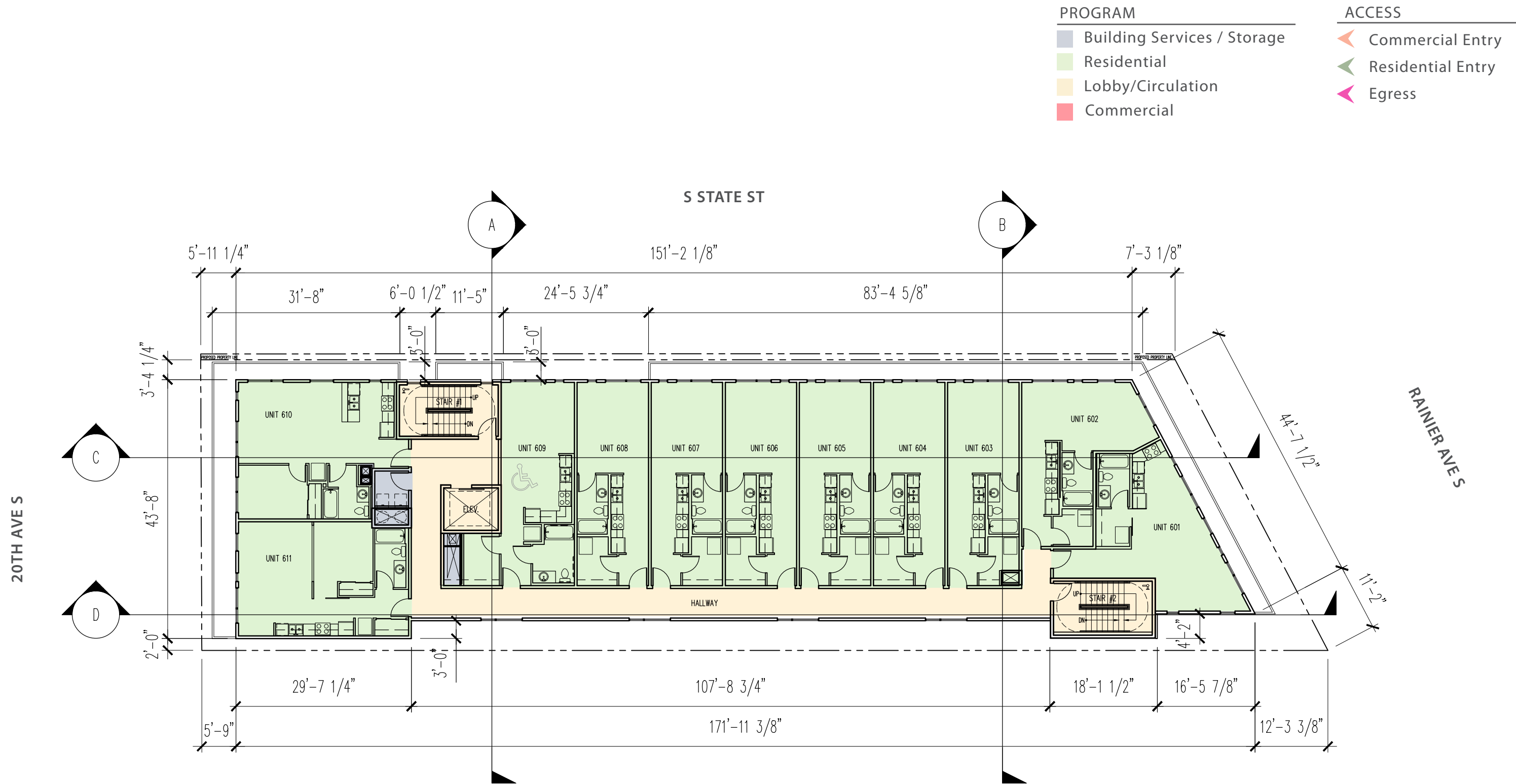
FLOOR PLANS | Level 4



FLOOR PLANS | Level 5

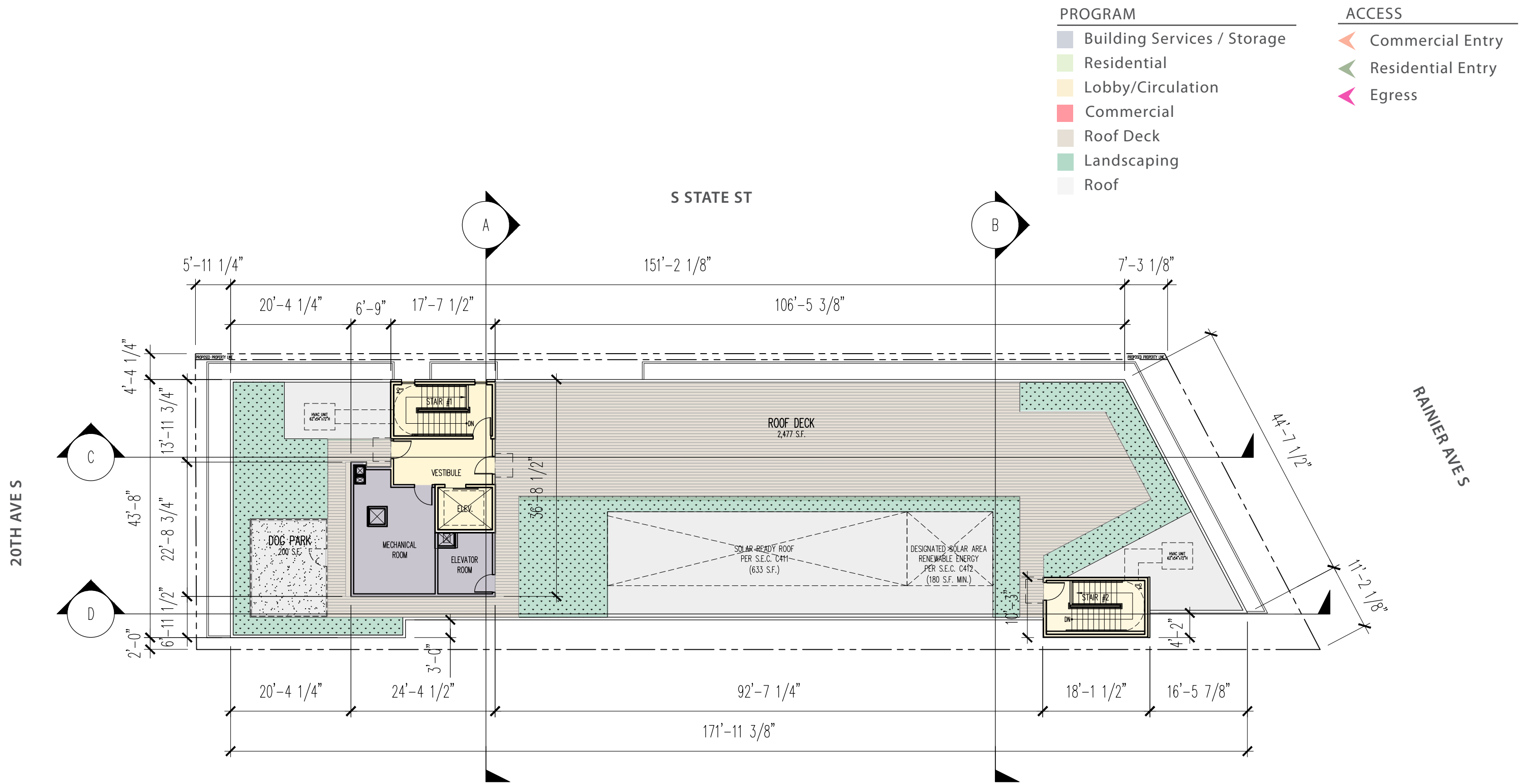


FLOOR PLANS | Level 6



LEVEL 6

FLOOR PLANS | Roof



COMPOSITE LANDSCAPE PLAN | Landscape Plan

SHRUBS

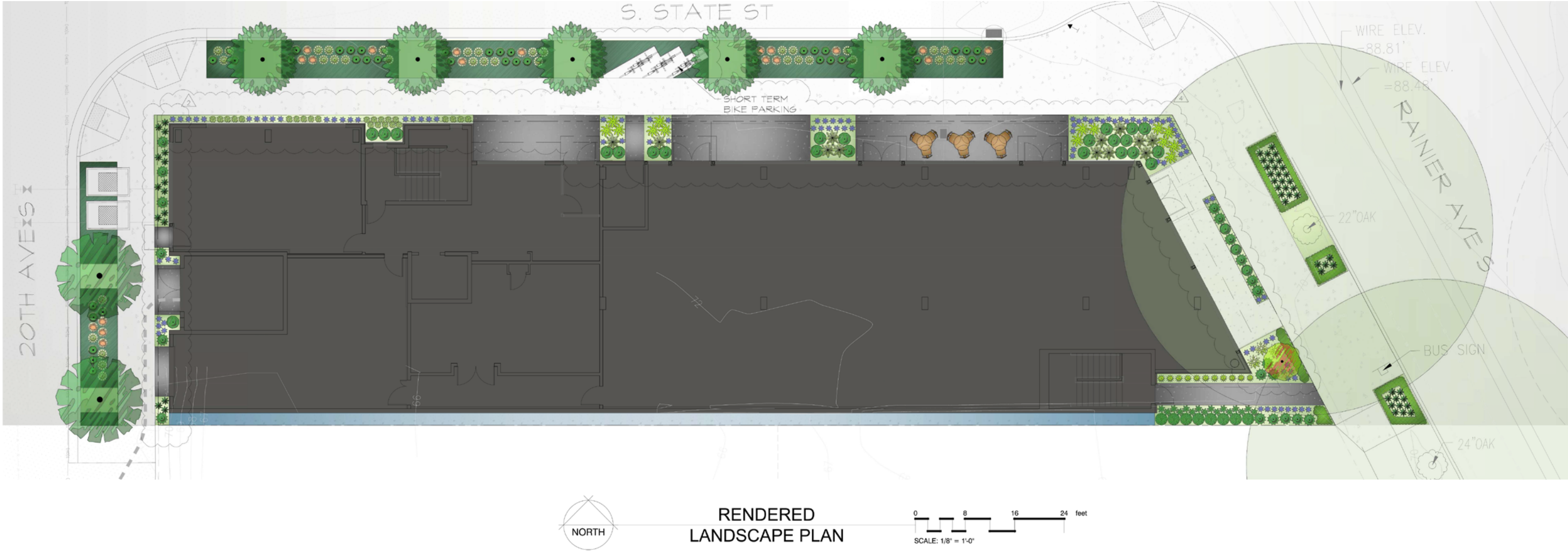
- ✱ Winterglow Bergenia
- Feather Reed Grass
- ✱ Everillo Japanese Sedge
- ✱ Orange Sedge
- ✱ Golden Variegated Hakonechloa
- ✱ Big Blue Lilyturf
- ✱ Mahonia Soft Caress
- ✱ Heavenly Bamboo
- ✱ Mexican Feather Grass
- ✱ Black Mondo Grass
- ✱ Goshiki Holly
- Hameln Dwarf Fountain Grass
- Fragrant Sarcococca
- Greenspire Upright Euonymus
- ✱ Fire Alarm Coral Bells
- Sky Pencil Japanese Holly
- Morning Light Maiden Grass
- ✱ New Zealand Flax

TREES

- Autumn Moon Maple
- American Hornbeam Street Tree
- Green Vase Zelkova Street Tree
- Bloodgood Japanese Maple

GROUND COVERS

- Bugleweed
- Kinnikinnick
- New Zealand Brass Buttons
- Dwarf Periwinkle



COMPOSITE LANDSCAPE PLAN | Landscape Plan

SHRUBS

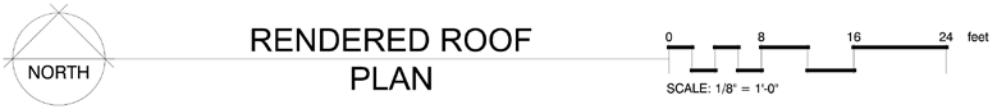
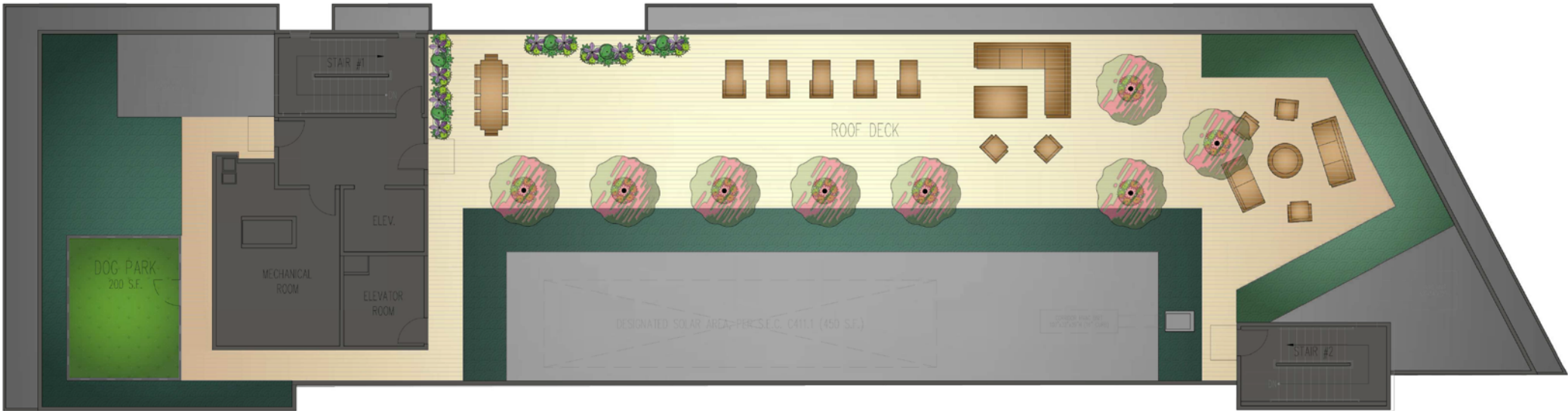
- ✱ Winterglow Bergenia
- ✱ Feather Reed Grass
- ✱ Everillo Japanese Sedge
- ✱ Orange Sedge
- ✱ Golden Variegated Hakonechloa
- ✱ Big Blue Lilyturf
- ✱ Mahonia Soft Caress
- ✱ Heavenly Bamboo
- ✱ Mexican Feather Grass
- ✱ Black Mondo Grass
- ✱ Goshiki Holly
- ✱ Hameln Dwarf Fountain Grass
- ✱ Fragrant Sarcococca
- ✱ Greenspire Upright Euonymus
- ✱ Fire Alarm Coral Bells
- ✱ Sky Pencil Japanese Holly
- ✱ Morning Light Maiden Grass
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TREES

- ✱ Autumn Moon Maple
- ✱ American Hornbeam Street Tree
- ✱ Green Vase Zelkova Street Tree
- ✱ Bloodgood Japanese Maple

GROUND COVERS

- ✱ Bugleweed
- ✱ Kinnikinnick
- ✱ New Zealand Brass Buttons
- ✱ Dwarf Periwinkle



COMPOSITE LANDSCAPE PLAN | Plant Images



American Hornbeam



Green Vase Zelkova



Bloodgood Japanese Maple



Feather Reed Grass



Orange Sedge



Golden Variegated Hakonechloa



Big Blue Lilyturf



Mahonia Soft Caress



Heavenly Bamboo



Mexican Feather Grass



Black Mondo Grass



Hameln Dwarf Fountain Grass



Fragrant Sarcococca



Winterglow Bergenia



Everillo Japanese Sedge



Greenspire Upright Euonymus



Fire Alarm Coral Bells



Sky Pencil Japanese Holly

COMPOSITE LANDSCAPE PLAN | Plant Images



Morning Light Maiden Grass



New Zealand Flax



Bugleweed



Kinnikinnick



New Zealand Brass Buttons

EXTERIOR ELEVATIONS | North Elevation

MATERIALS

- | | | | | | | | |
|-----|-------------------------------------------|----|------------------------------------------------|-----|---------------------------------------------|----|----------------------------------------------|
| C1 | EXPOSED CONCRETE – SEALED W/ANTI-GRAFITTI | F2 | SOFFIT PANEL – WOOD, PRODEMA BLACK | S1 | CEMENTITIOUS PANEL SIDING – WHITE | W1 | WINDOW – WHITE |
| CN1 | CANOPY – RED METAL | G1 | GUARDRAIL – WHITE METAL, BOK MODERN | S2 | CEMENTITIOUS PANEL SIDING – DECISIVE YELLOW | V1 | PREFINISHED VENT COVER – WHITE |
| D1 | METAL ROLL-UP DOOR – CHARCOAL GRAY | M1 | METAL INSERT – OSAGE ORANGE | S3 | CEMENTITIOUS PANEL SIDING – CITY SCAPE | V2 | PREFINISHED VENT COVER – TO MATCH RAINSCREEN |
| D2 | DOOR – BLACK | M2 | PREFINISHED METAL COPING – WHITE | R1 | RAINSCREEN – DARK WOOD | | |
| F1 | SOFFIT PANEL – WOOD, PRODEMA PALE | M3 | PREFINISHED METAL COPING – COLOR TO MATCH WOOD | ST1 | STOREFRONT – CHARCOAL GRAY | | |



NORTH ELEVATION

EXTERIOR ELEVATIONS | South Elevation

MATERIALS

- C1

EXPOSED CONCRETE – SEALED W/ANTI-GRAFITTI
- FN1

NOSE FINISH – WHITE
- D1

METAL ROLL-UP DOOR – CHARCOAL GRAY
- D2

DOOR – BLACK
- F1

SOFFIT PANEL – WOOD, PRODEMA PALE

F2

SOFFIT PANEL – WOOD, PRODEMA BLACK

G1

GUARDRAIL – WHITE METAL, BOK MODERN

M1

METAL INSERT – OSAGE ORANGE

M2

PREFINISHED METAL COPING – WHITE

M3

PREFINISHED METAL COPING – COLOR TO MATCH WOOD

S1

CEMENTITIOUS PANEL SIDING – WHITE

S2

CEMENTITIOUS PANEL SIDING – DECISIVE YELLOW

S3

CEMENTITIOUS PANEL SIDING – CITY SCAPE

R1

RAINSCREEN – DARK WOOD

ST1

STOREFRONT – CHARCOAL GRAY

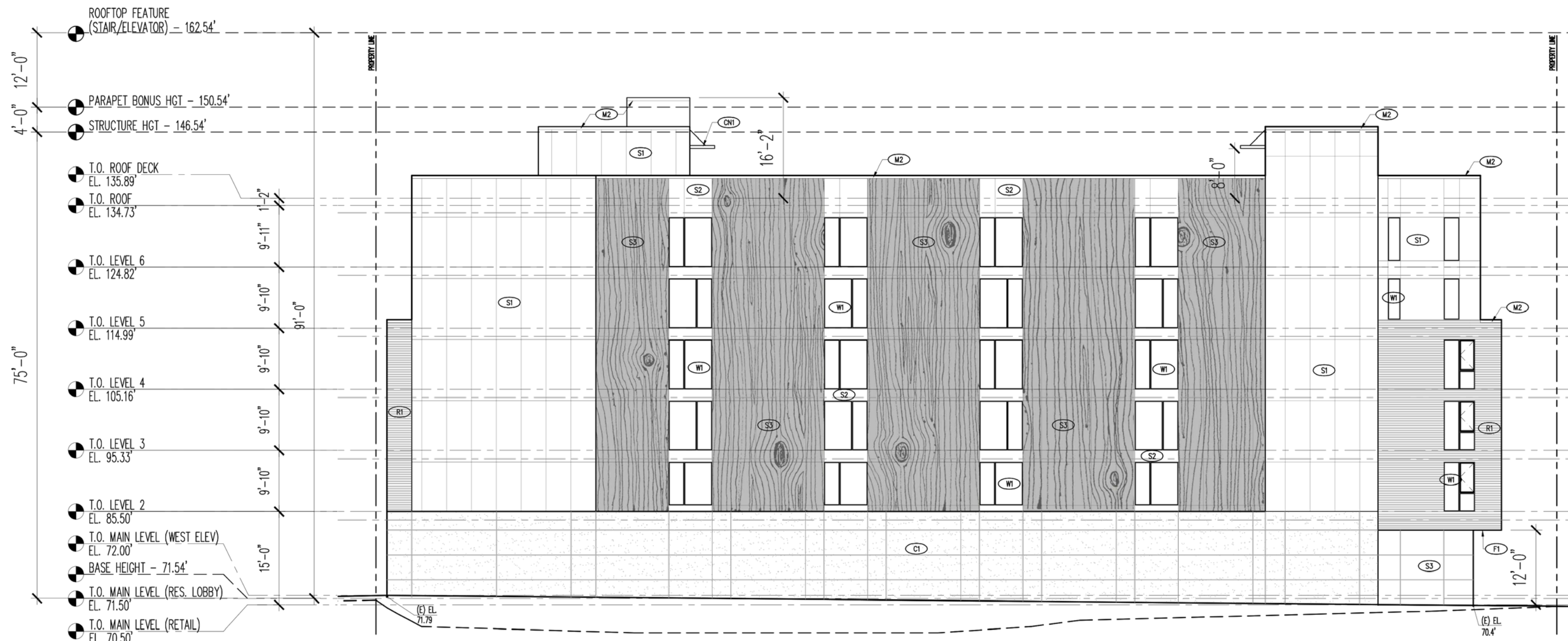
W1

WINDOW – WHITE

V1

PREFINISHED VENT COVER – WHITE

V2

PREFINISHED VENT COVER – TO MATCH RAINSCREEN

SOUTH ELEVATION

EXTERIOR ELEVATIONS | East & West Elevations

MATERIALS

- C1

EXPOSED CONCRETE – SEALED W/ANTI-GRAFITTI
- CN1

CANOPY – RED METAL
- D1

METAL ROLL-UP DOOR – CHARCOAL GRAY
- D2

DOOR – BLACK
- F1

SOFFIT PANEL – WOOD, PRODEMA PALE

F2

SOFFIT PANEL – WOOD, PRODEMA BLACK

G1

GUARDRAIL – WHITE METAL, BOK MODERN

M1

METAL INSERT – OSAGE ORANGE

M2

PREFINISHED METAL COPING – WHITE

M3

PREFINISHED METAL COPING – COLOR TO MATCH WOOD

S1

CEMENTITIOUS PANEL SIDING – WHITE

S2

CEMENTITIOUS PANEL SIDING – DECISIVE YELLOW

S3

CEMENTITIOUS PANEL SIDING – CITY SCAPE

R1

RAINSCREEN – DARK WOOD

ST1

STOREFRONT – CHARCOAL GRAY

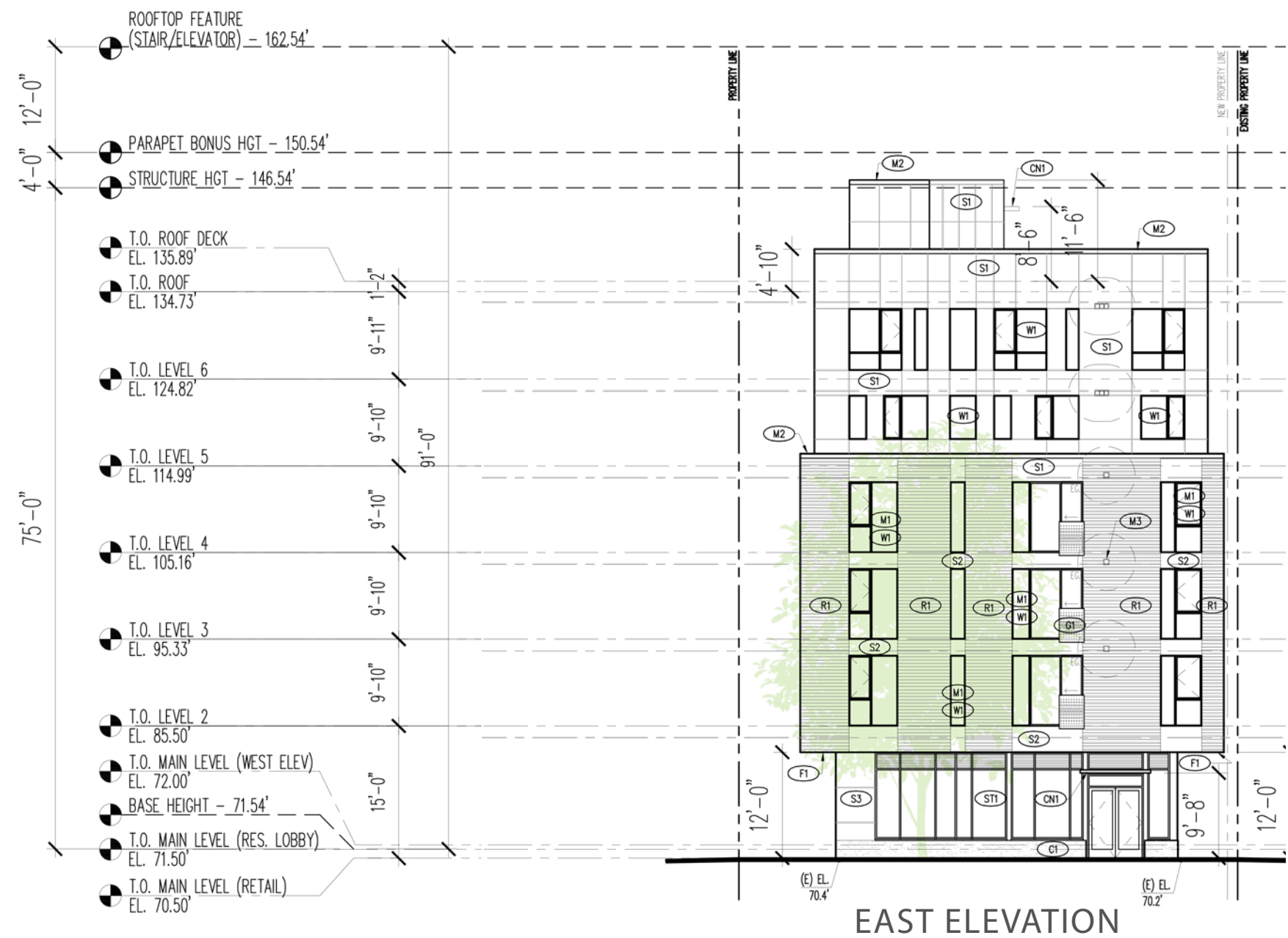
W1

WINDOW – WHITE

V1

PREFINISHED VENT COVER – WHITE

V2

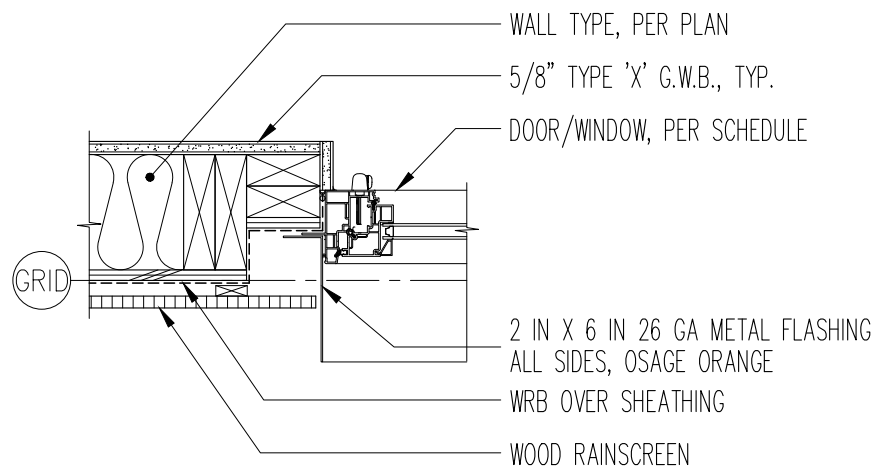
PREFINISHED VENT COVER – TO MATCH RAINSCREEN

EAST ELEVATION

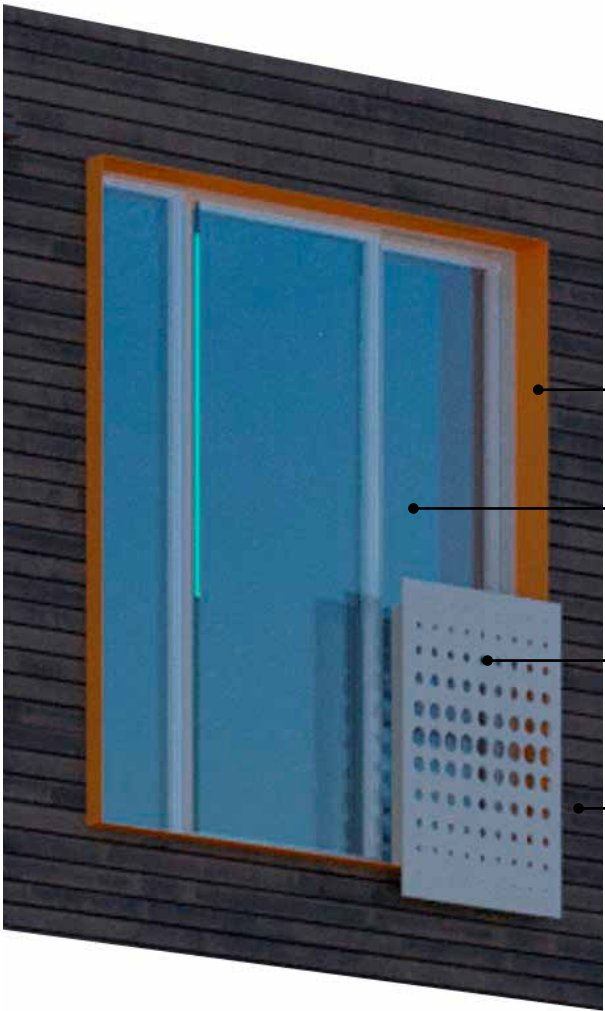
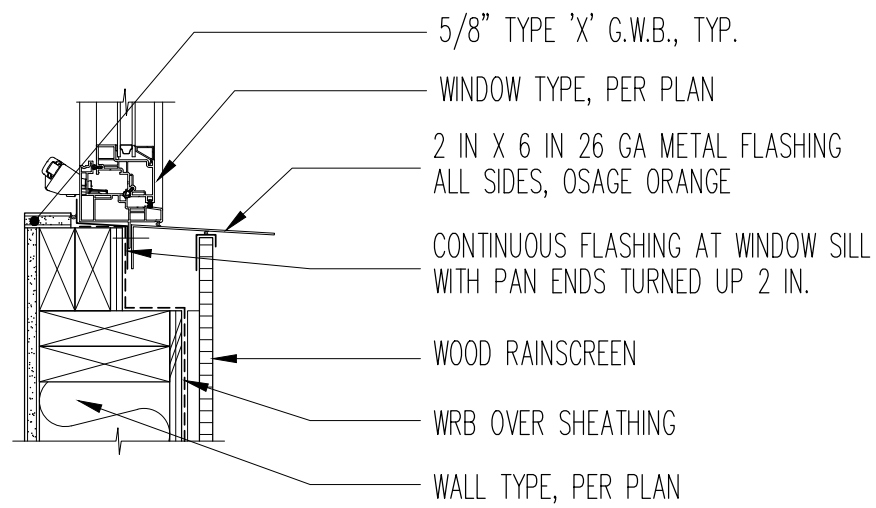


WEST ELEVATION

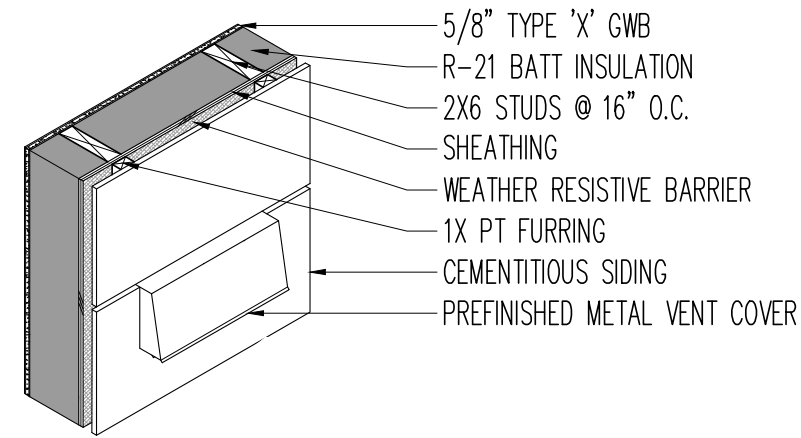
WINDOW/ DOOR JAMB



WINDOW/ DOOR SILL




VENT DESIGN




MATERIAL & COLOR PALETTE | North & South Elevations


MATERIALS




R1
Horizontal Rainscreen




F1
Prodema Panel Soffit
Color - Pale




F2
Prodema Panel Soffit
Color - Black




S1
HardiePanel Vertical Siding Smooth
Color -SW 7006 Extra White




S2
HardiePanel Vertical Siding Smooth
Color - SW 6902 Decisive Yellow




S3
HardiePanel Vertical Siding Smooth
Color - SW 7066 City Scape Gray



CN1
Metal Canopy
Color - SW 7588 Show Stopper



C1
Finished Concrete












M1
Window/Door Metal Jambs
Color - SW 6890 Osage Orange



NORTH ELEVATION

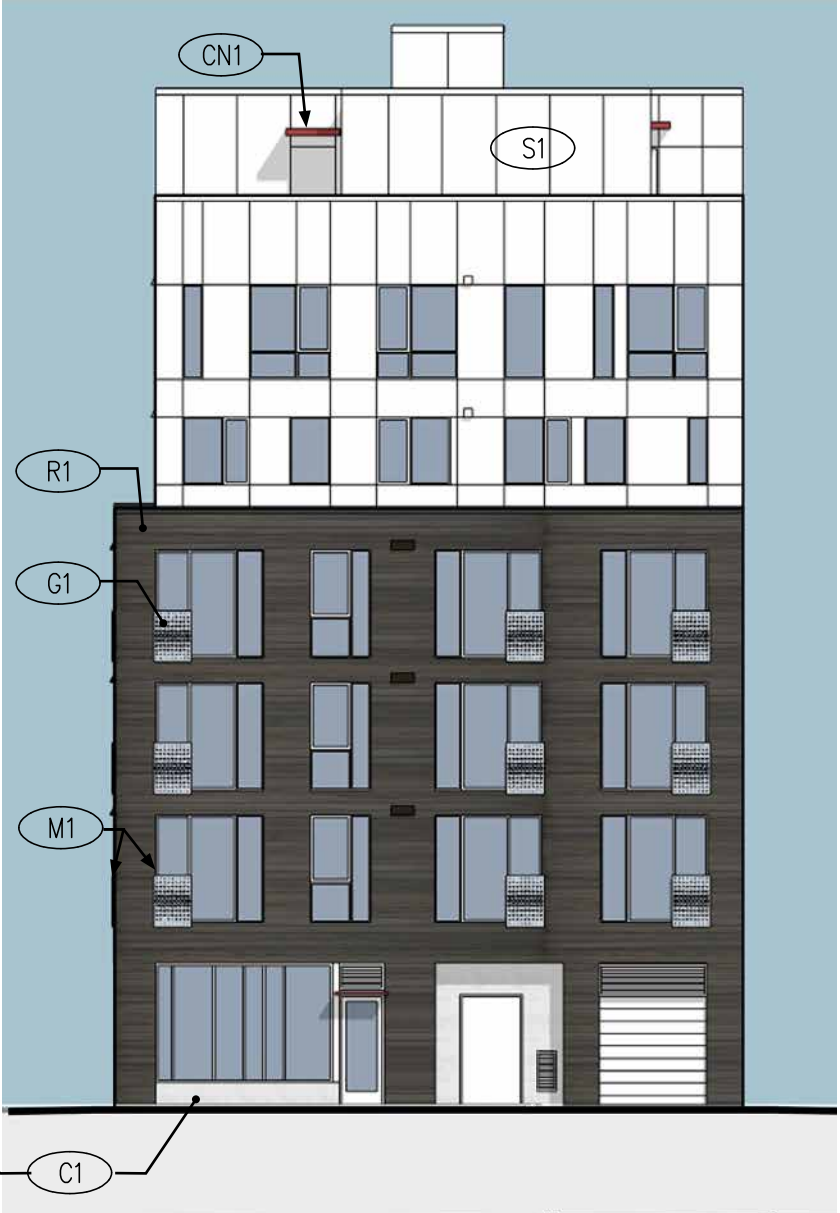
MATERIAL & COLOR PALETTE | West & East Elevations

MATERIALS

-  **R1**
Horizontal Rainscreen
-  **F1**
Prodema Panel Soffit
Color - Pale
-  **F2**
Prodema Panel Soffit
Color - Black
-  **S1**
HardiePanel Vertical Siding Smooth
Color -SW 7006 Extra White
-  **S2**
HardiePanel Vertical Siding Smooth
Color - SW 6902 Decisive Yellow
-  **S3**
HardiePanel Vertical Siding Smooth
Color - SW 7066 City Scape Gray
-  **CN1**
Metal Canopy
Color - SW 7588 Show Stopper
-  **C1**
Finished Concrete
-  **M1**
Window/Door Metal Jambs
Color - SW 6890 Osage Orange




EAST ELEVATION




WEST ELEVATION

MATERIAL & COLOR PALETTE | North & South Elevations

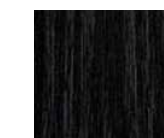
MATERIALS




R1
Horizontal Rainscreen




F1
Prodema Panel Soffit
Color - Pale




F2
Prodema Panel Soffit
Color - Black



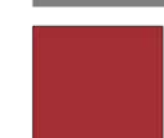
S1
HardiePanel Vertical Siding Smooth
Color -SW 7006 Extra White




S2
HardiePanel Vertical Siding Smooth
Color - SW 6902 Decisive Yellow




S3
HardiePanel Vertical Siding Smooth
Color - SW 7066 City Scape Gray



CN1
Metal Canopy
Color - SW 7588 Show Stopper



C1
Finished Concrete



M1
Window/Door Metal Jambs
Color - SW 6890 Osage Orange

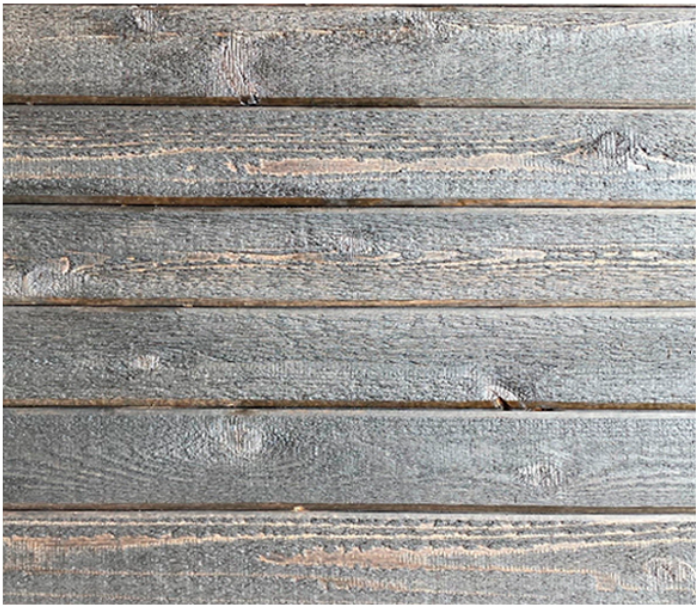


SOUTH ELEVATION

MATERIAL & COLOR PALETTE | Material Board



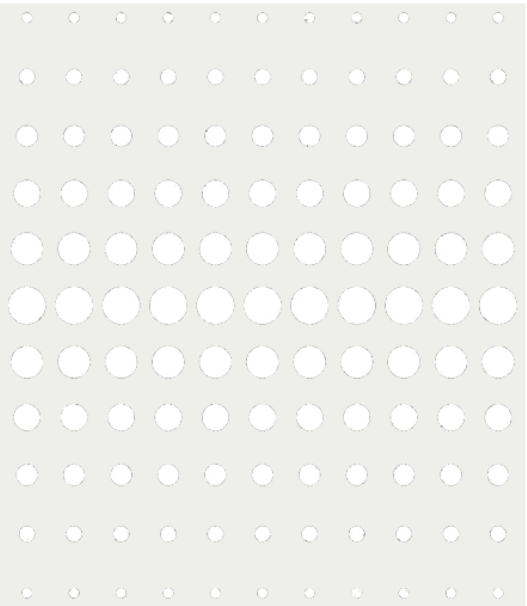
C1 - CONCRETE



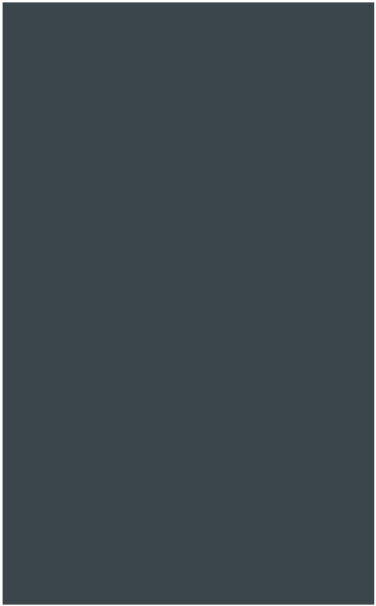
R1 - RAINSCREEN
RODDA
RURAL MANOR - SEMI-TRANSPARENT SATIN BLACK
5.5" TONGUE AND GROOVE CEDAR,
HORIZONTAL APPLICATION



CN1 - CANOPY
METAL
SW 7588 SHOW STOPPER



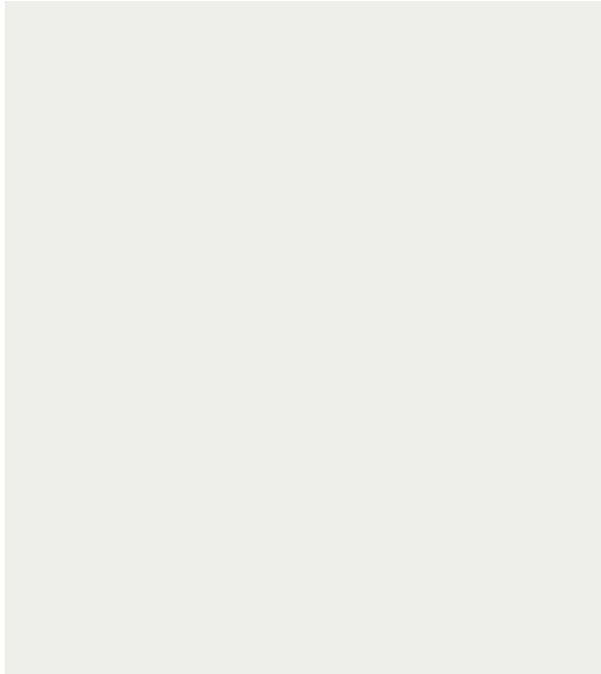
G2 - JULIETTE GUARDRAIL
BOK MODERN
PATTERN A24 - WHITE METAL



ST1- STOREFRONT
ANODIZED ALUMINUM
392F232 - CHARCOAL
2X6 CENTER SET



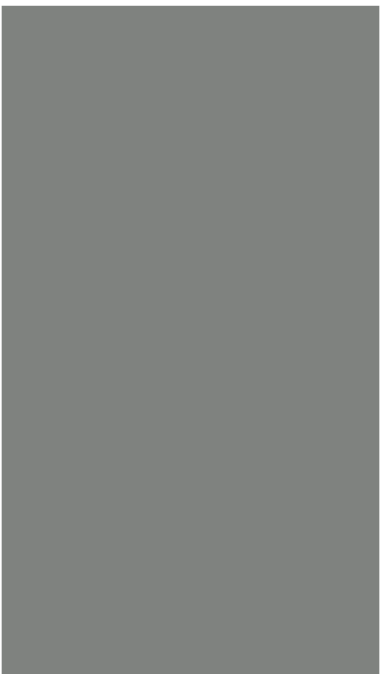
M1 - JAMB
INSERT
METAL
SW 6890 OSAGE ORANGE



S1 - SIDING
HARDIE PANEL
SW 7006 EXTRA WHITE



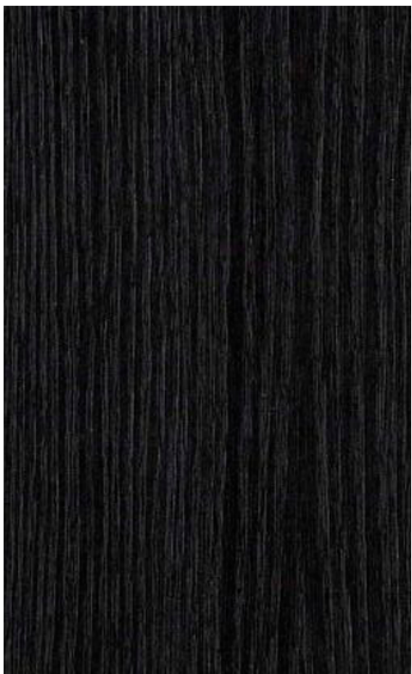
S2 - SIDING
HARDIE PANEL VERTICAL
SW 6902 DECISIVE YELLOW



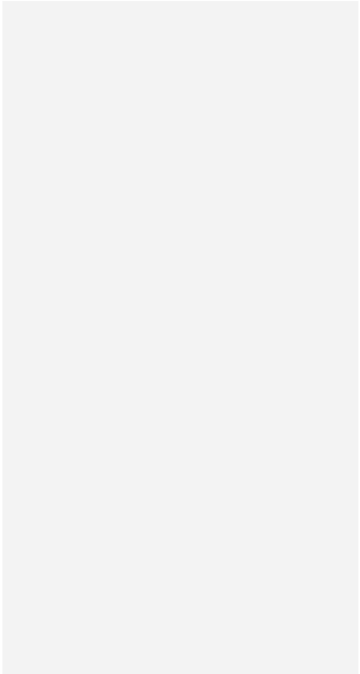
S3 - SIDING
HARDIE PANEL VERTICAL
SW 7066 CITY SCAPE



F1 - SOFFIT PANELS
PRODEMA
SOFFIT - PALE



F2 - SOFFIT\WALL
PANELS
PRODEMA
SOFFIT - BLACK



W1 - WINDOW
VPI WINDOWS
WHITE

MATERIAL & COLOR PALETTE | Exterior Doors



Hollow Metal Door



Hollow Metal Door



ST1



Charcoal Gray
392F232

Storefront System & Paint Color





RENDERINGS | North Facade at 20th Ave S











RENDERINGS
 | Storefront at Rainier Ave S



'GATEWAY' CONCEPT | North Facade at Rainier Ave S

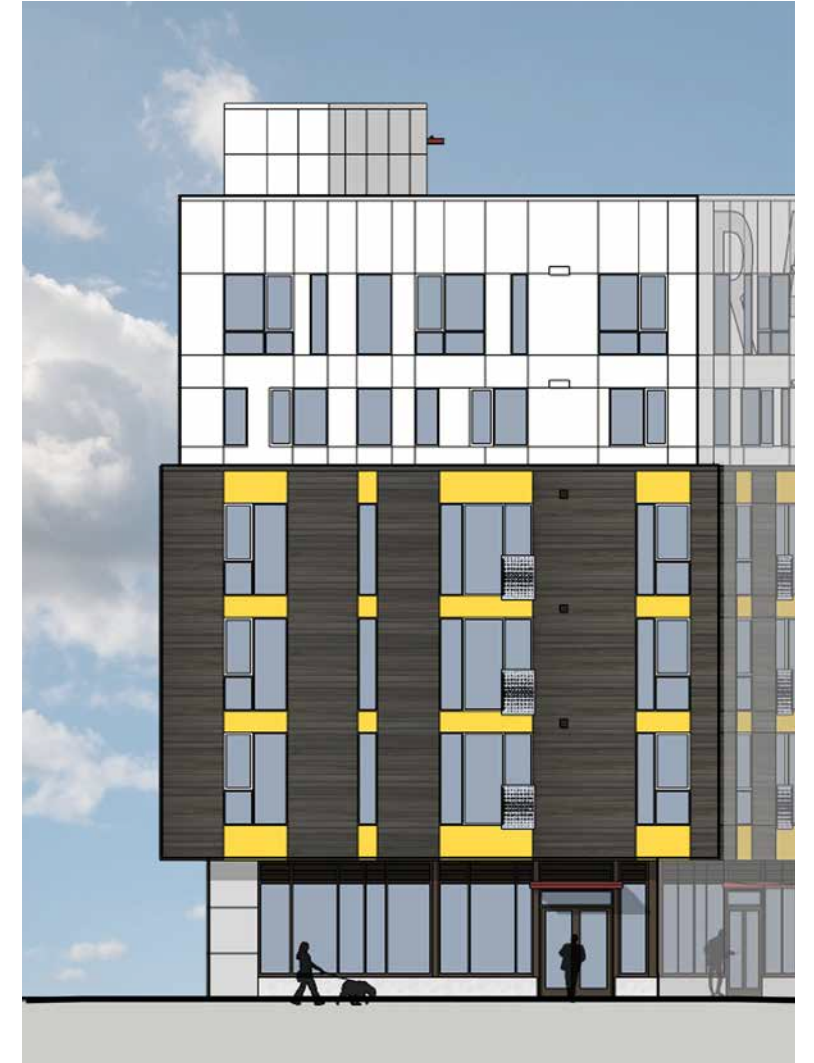


'GATEWAY' CONCEPT - OPT 1 (PREFERRED)

'GATEWAY' CONCEPT | Elevations



NORTH ELEVATION - OPT 1



EAST ELEVATION - OPT 1

Option 1 is the preferred concept. The building is now considerably hidden by the construction of the new Hamlin School across State St., limiting the visibility of the building from Rainier Ave S. To compensate for this new condition, elements on the facades were revised to enhance the building as viewed along Rainier Ave S., In addition, components on all façades have been coordinated to provide design cohesion.

The façade modulation at the north and east elevations between levels 2-4 cantilever and upper story setback is clearly defined by material differentiation. The different materials accentuate the cantilever, distinguish it from the stories above and the main floor below, and provide more material and color interest at the intersection. The vertical wood panels extend the entire cantilever. The panels above and below the fenestration have been changed to yellow. Juliet balconies used on the west façade are also used on the north and east levels 2-4 cantilever.

Large lettering "RAINIER" is proposed on the north facade. The signage is off-grey, diffuse, and subtle. It is unlikely this signage will be visible to vehicular traffic as the Hamlin School hides the north facade. However, it is designed to provide relief to the white façade and indicate the entry to Rainier Valley. The sign will be visible to pedestrians, specifically the numerous multi-family buildings under construction to the east.



'GATEWAY' CONCEPT - OPT 2

'GATEWAY' CONCEPT | Elevations



NORTH ELEVATION - OPT 2



EAST ELEVATION - OPT 2

Option 2 is a simple color revision to the north and east levels 2-4 cantilever to accentuate the northeast corner as requested by previous staff comments. While the color red in this option provides visibility and clearly delineates the northeast corner and cantilever, it is no longer as effective as the Hamlin School significantly blocks the north façade.



'GATEWAY' CONCEPT - OPT 3

'GATEWAY' CONCEPT | Elevations



NORTH ELEVATION - OPT 3



EAST ELEVATION - OPT 3

Option 3 includes the 'RAINIER' signage at the upper-level northeast corner. No other facade alterations are indicated for this option. The signage is off-grey, diffuse, and subtle. It is unlikely this signage will be visible to the vehicular traffic as the Hamlin School screens the north façade; however it is designed to provide relief to the white façade, indicate entry to Rainier Valley and will still be visible to pedestrians and specifically the numerous multi-family buildings under construction to the east.

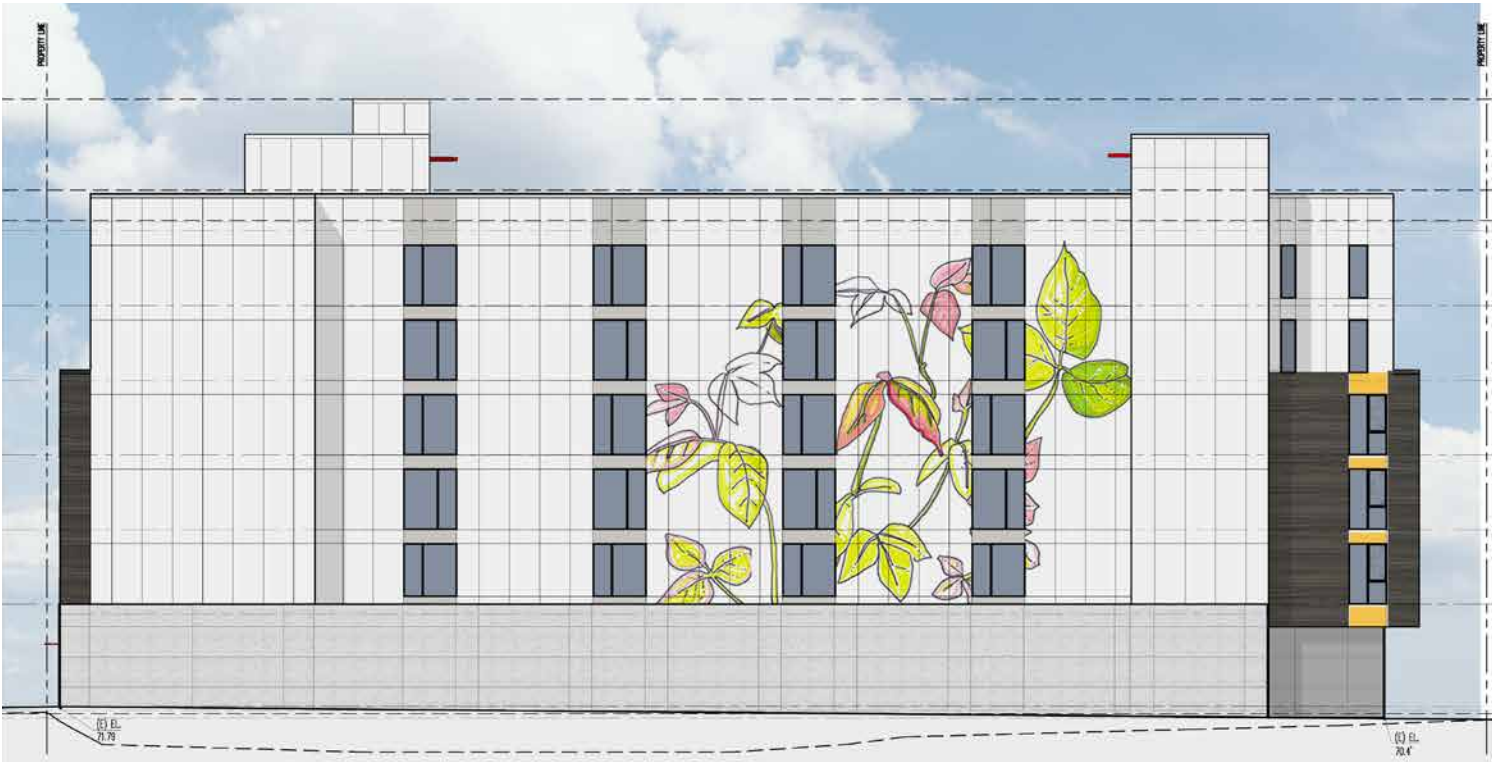
ELEVATION OPTIONS | South Facade



SOUTH ELEVATION - MURAL OPT 1 (PREFERRED)

The wood grain is preferred as it clearly highlights and delineates the recessed façade between the two stairwells. The wood grain provides neighborhood context to the well-known Stewart Lumber Yard and Building directly to the south. Stewart Lumber has been in this location since 1926, and the structure is well known throughout Rainier Valley.

The background is shaded grey with the wood grain linework in black to accentuate the graphic. The panels above and below the fenestrations are painted yellow to coordinate with the panel color on the north and east façades.



SOUTH ELEVATION - MURAL OPT 2

Option 2 is a graphic by a local artist intended to provide interest to the façade, which will likely be visible for some time. The leaves do not continue at all panels, and there is no association with the neighborhood or surroundings. The concept is simply to provide a graphic that is pleasing and neutral.

ELEVATION OPTIONS | South Facade



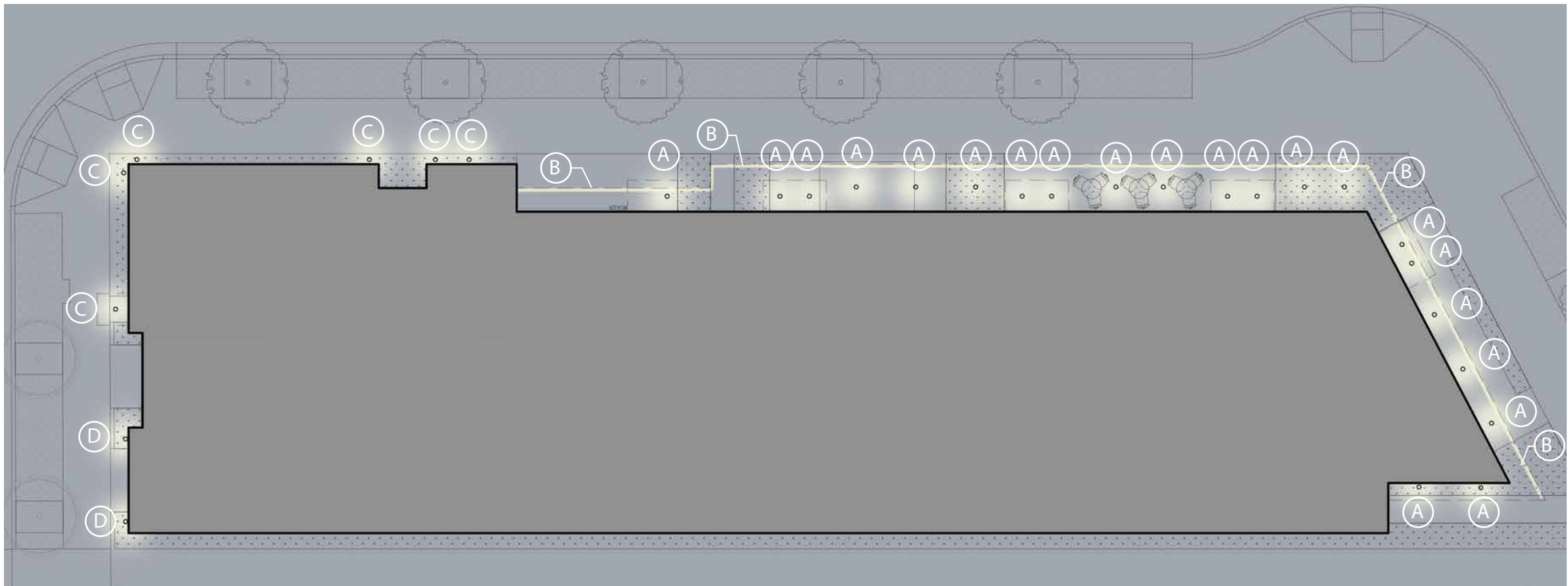
SOUTH ELEVATION - MURAL OPT 3

Option 3 is a graphic of poppies intended to provide interest to the façade, which will likely be visible for some time. The concept is to provide an illustration that is pleasing and neutral. There is no association with the neighborhood or surroundings.



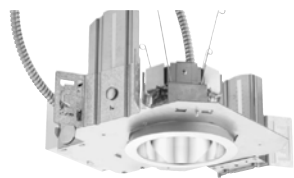
SOUTH ELEVATION - MURAL OPT 4

Option 4 is a plaid graphic intended to provide interest which will likely be visible for some time. The intention was to give a solid pattern with significant visibility. It has been noted that this pattern can be associated with certain ethnicities, which some may find offensive in this very diverse neighborhood. This option is omitted but included in the recommendation packet to provide explanation.



MAIN 

LIGHT LEGEND



Recessed Downlight at
Commercial Soffit
Lithonia Lighting LDN4

(A)



Recessed Strip Light at
Commercial Soffit
Seem 2 LED FSM2L

(B)



Wall Sconce at
Residential Facades
WAC Wall Wash 12V 5021

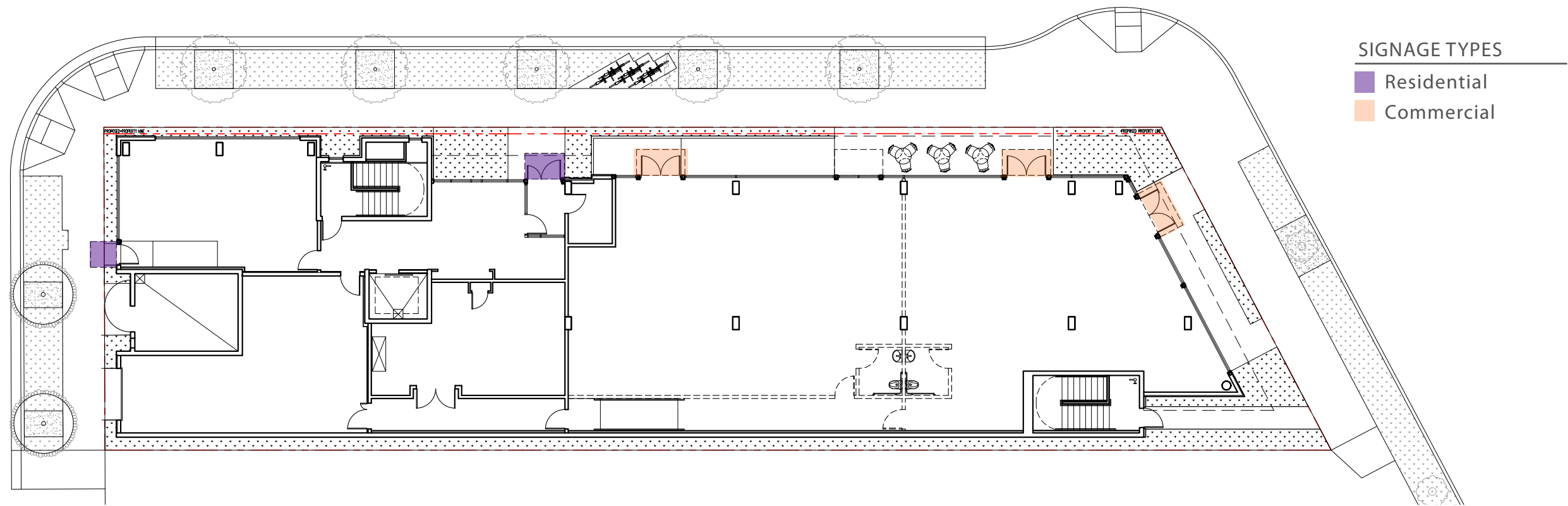
(C)



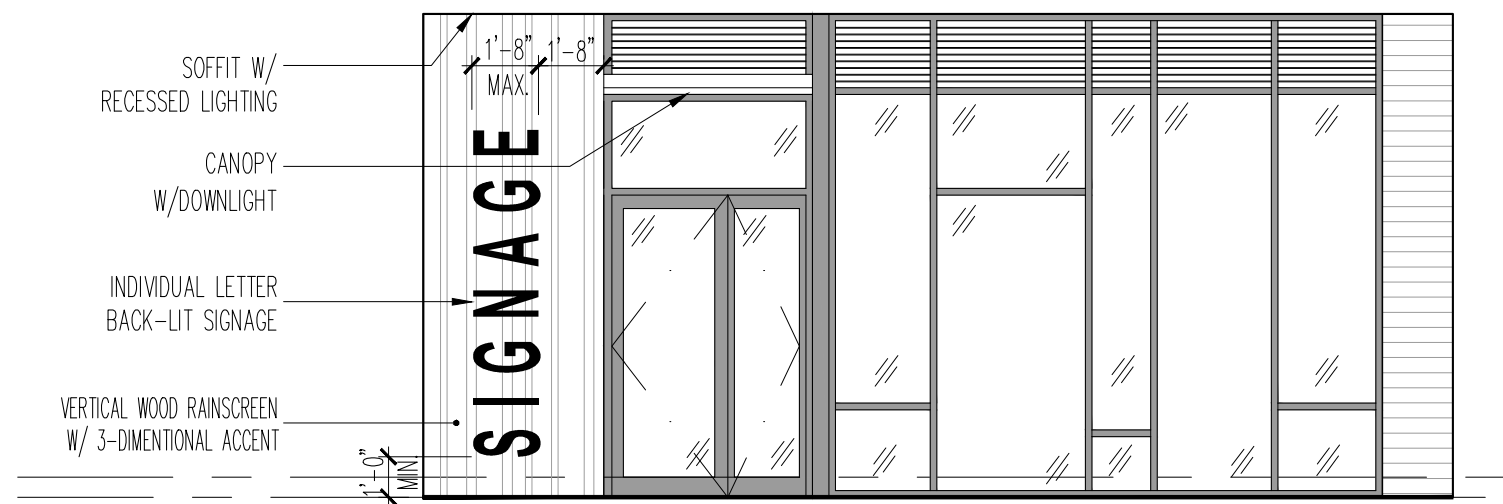
Wall Sconce at
Waste/Recycling Entry
Modern Forms Bloc LED
Wall Light

(D)

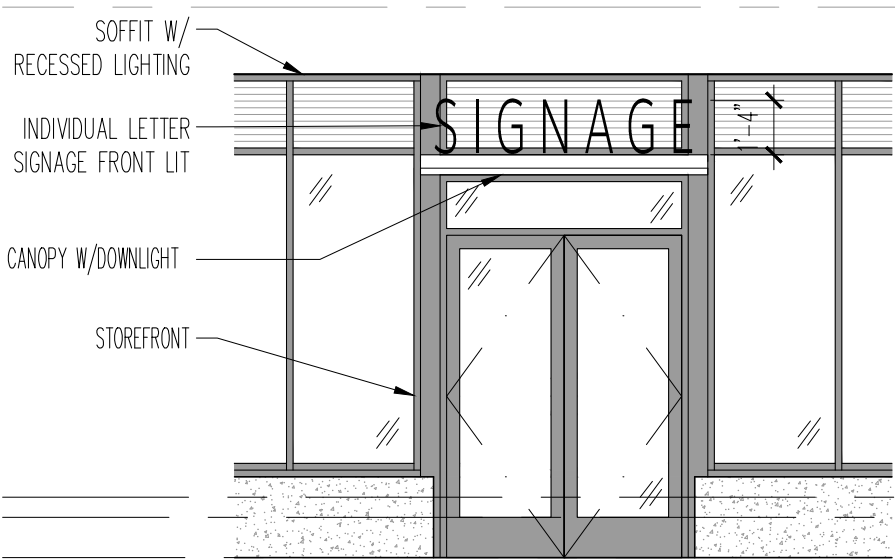
SIGNAGE PLAN | Building Signage



MAIN FLOOR PLAN

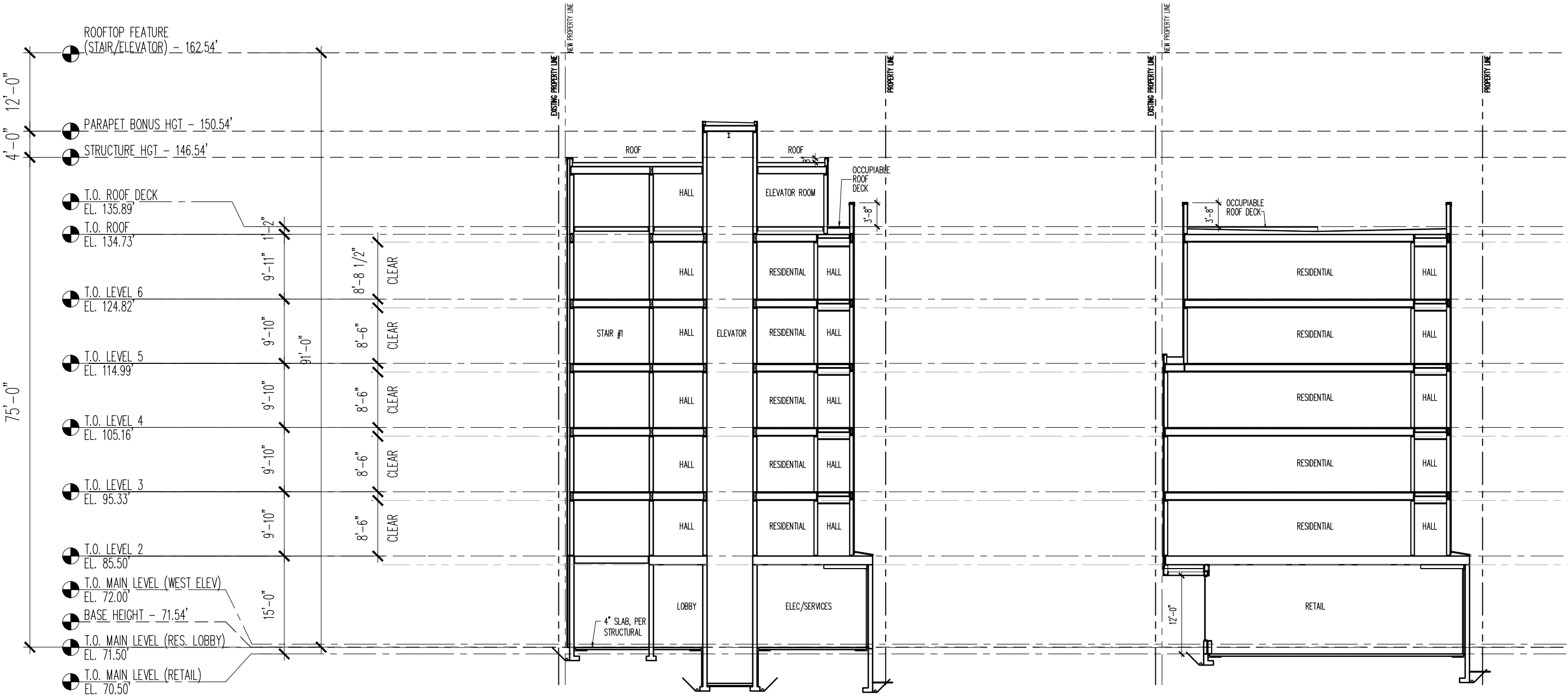


RESIDENTIAL ENTRY SIGNAGE ELEVATION

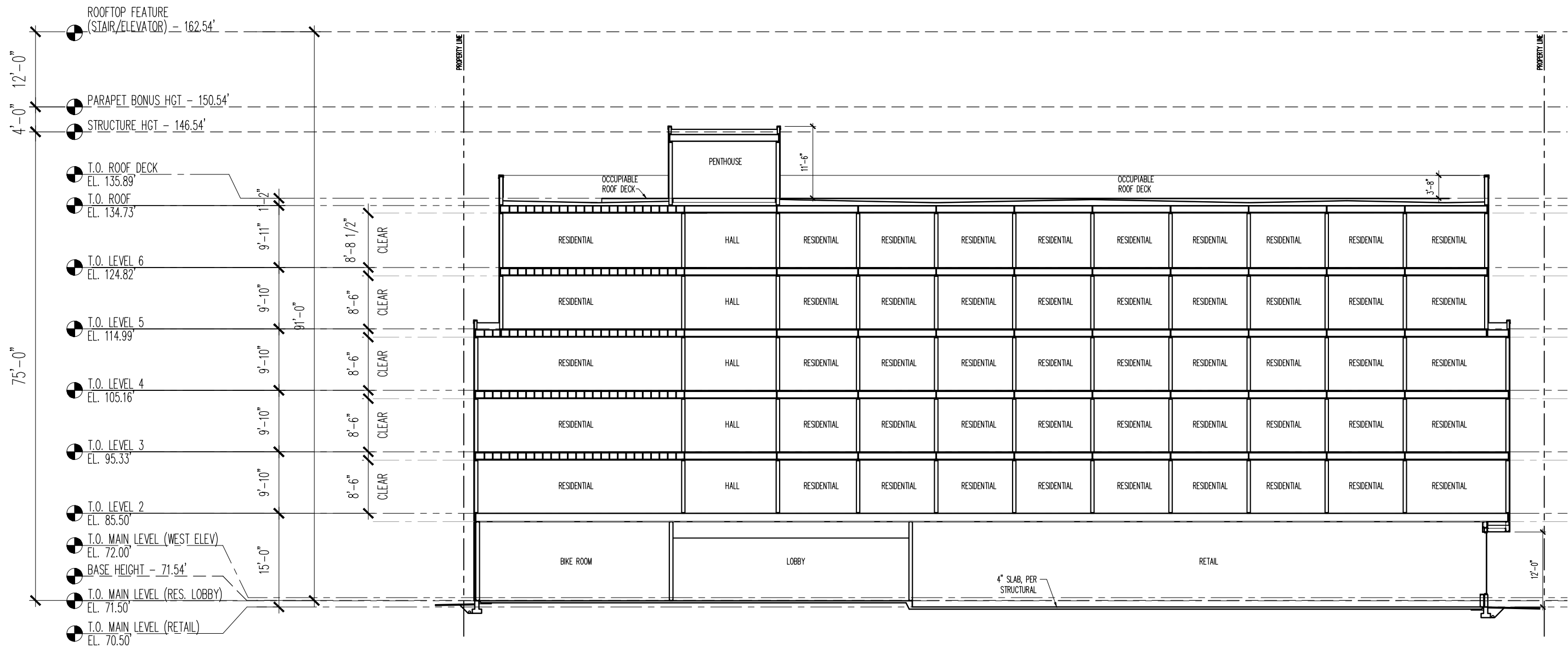


COMMERCIAL ENTRY SIGNAGE ELEVATION

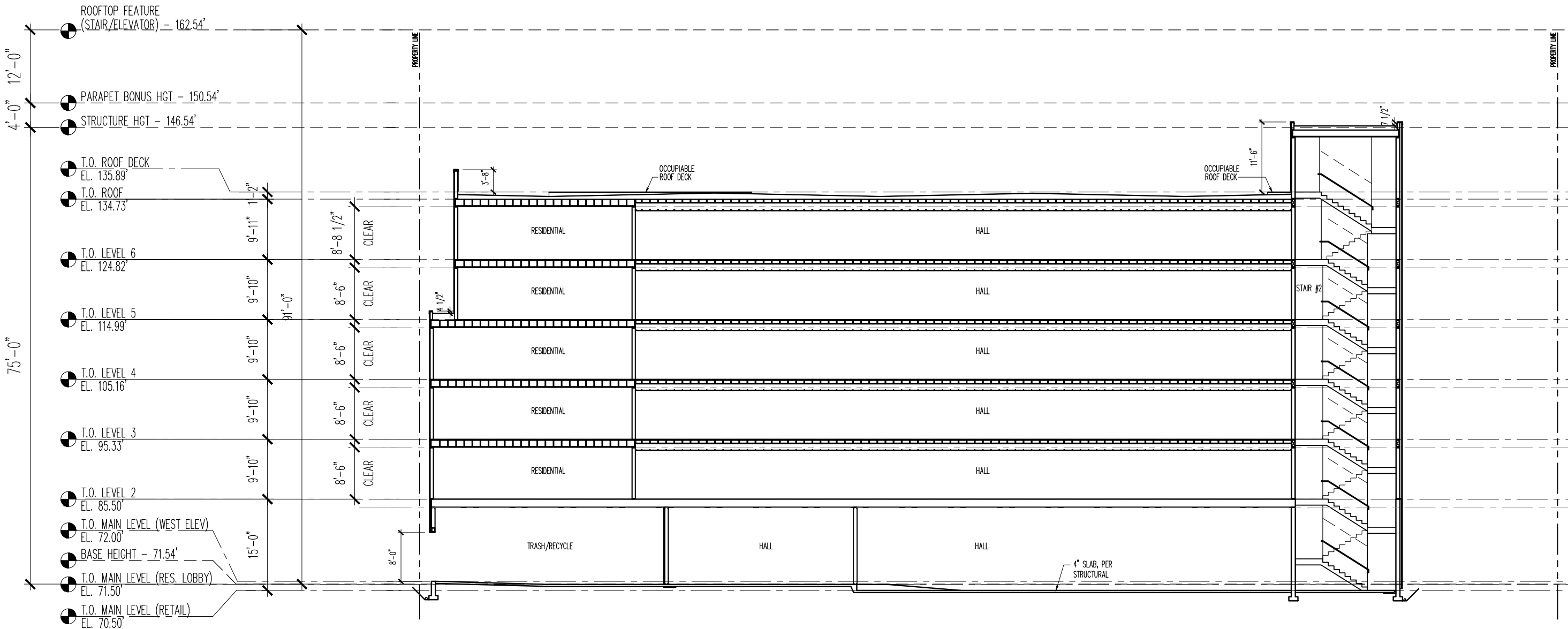
BUILDING SECTIONS | Sections 1-2



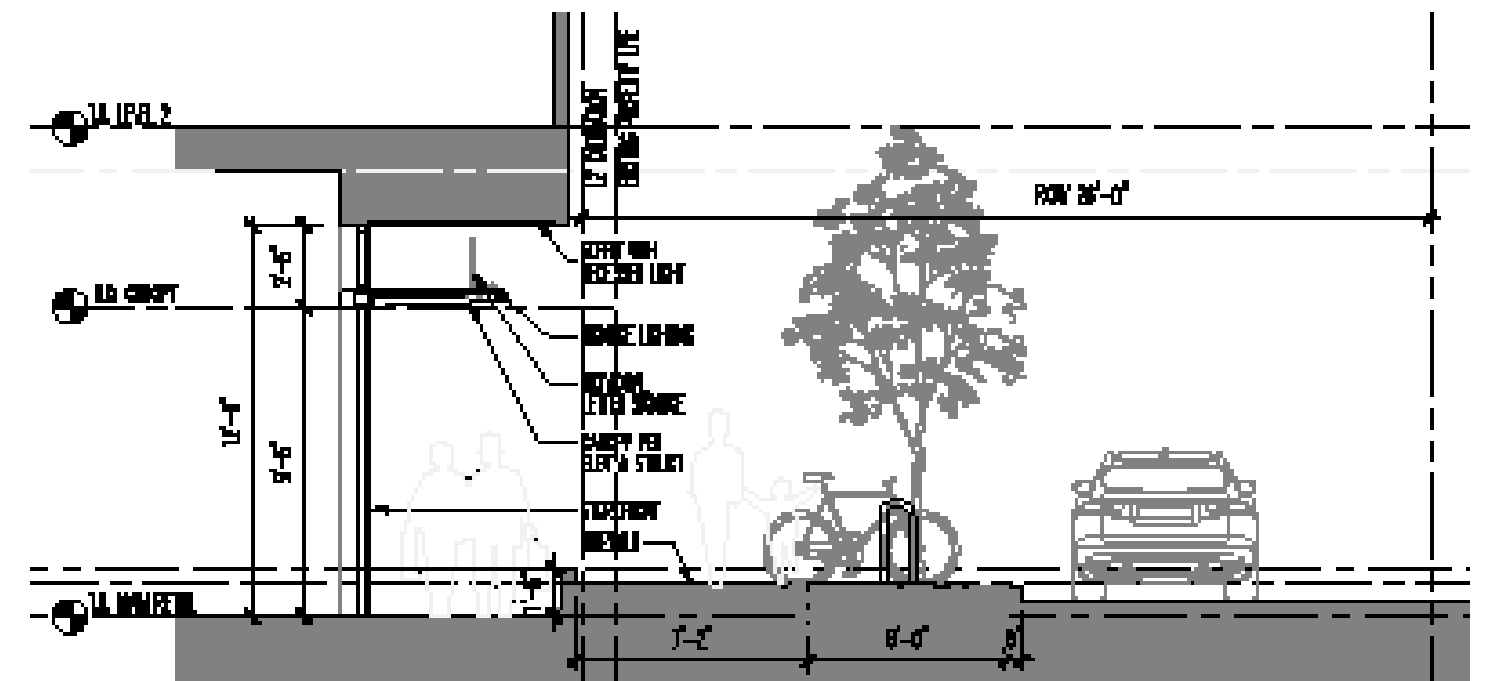
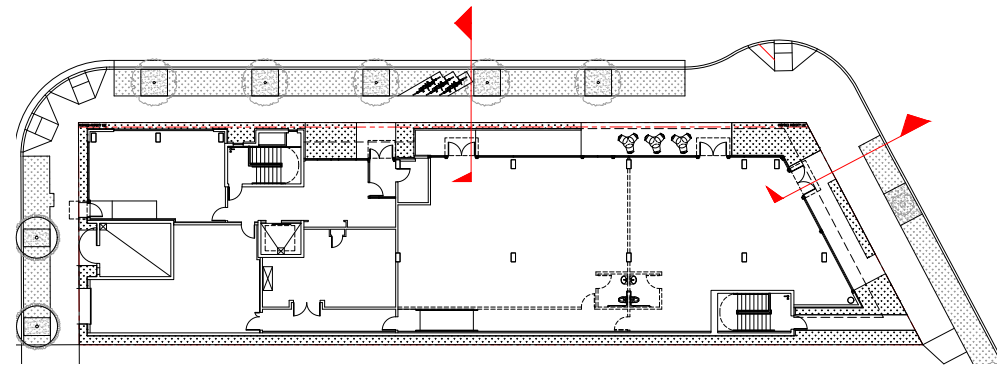
BUILDING SECTIONS | Section 3



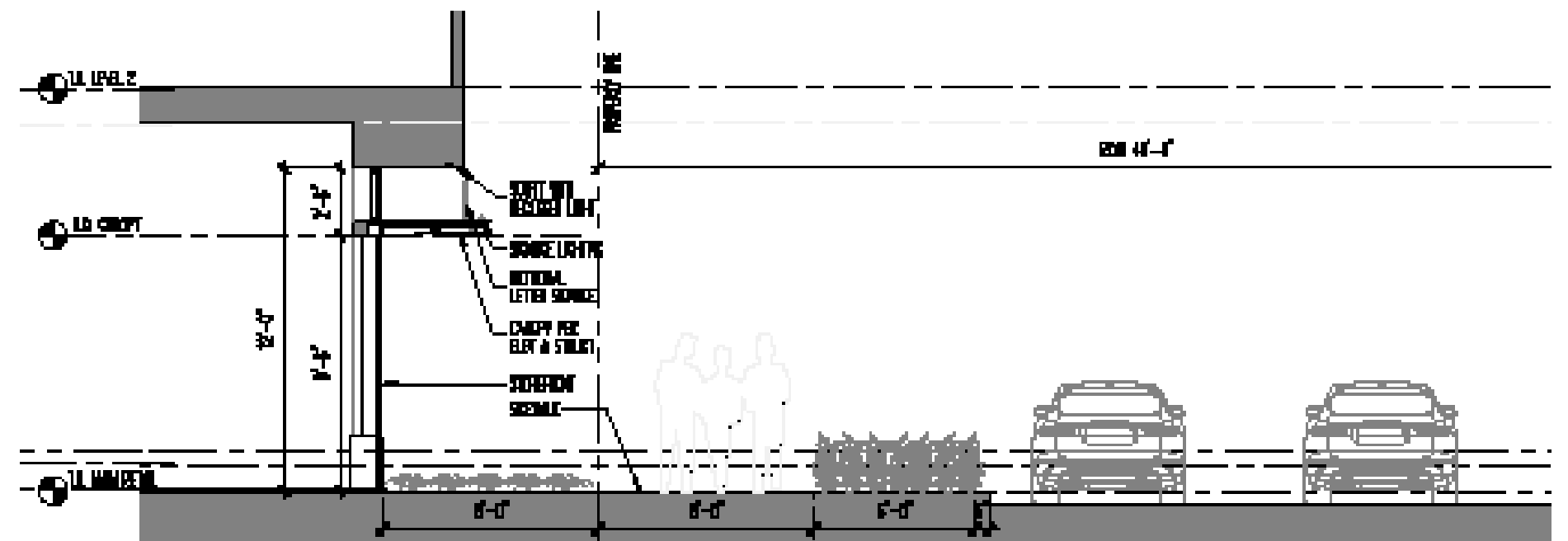
BUILDING SECTIONS | Section 4



SECTIONS | Street

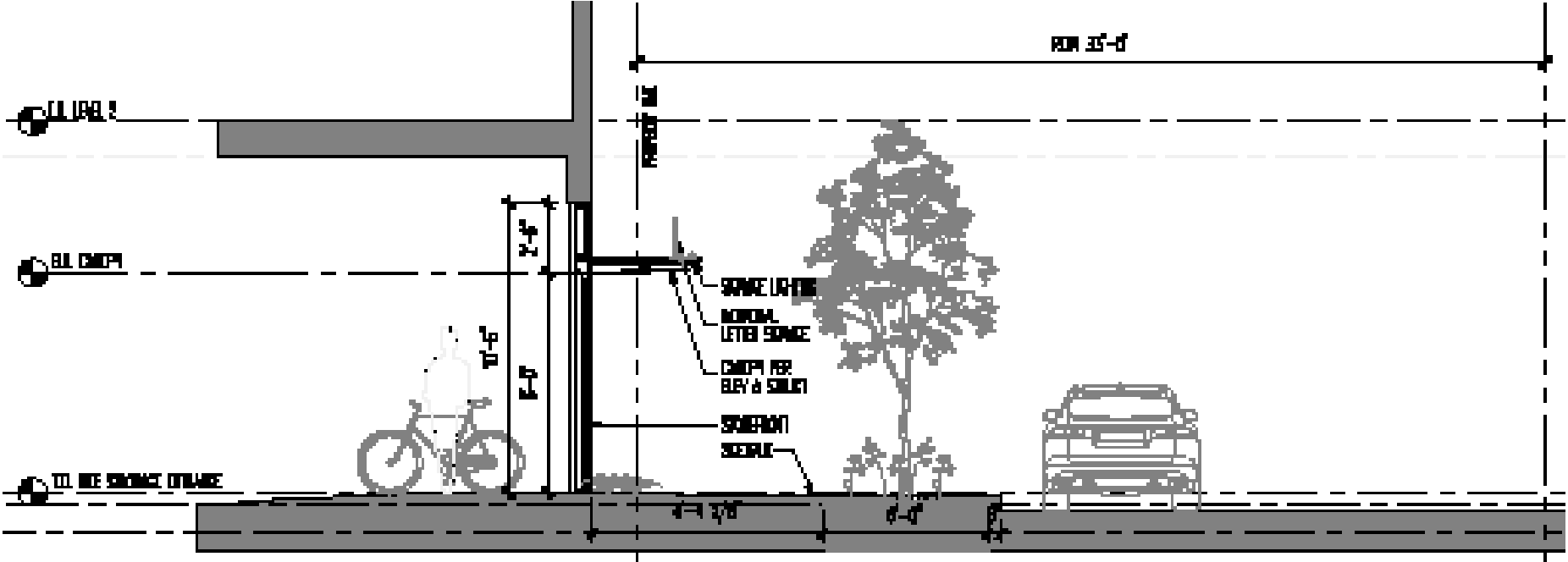
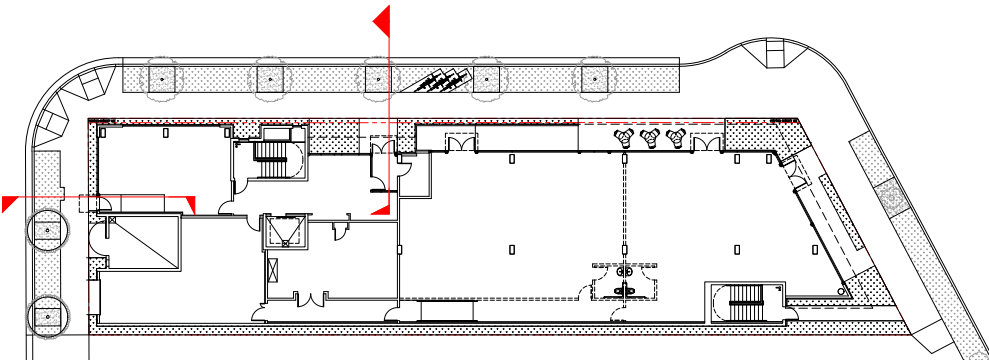


STREET SECTION @ COMMERCIAL ENTRY [S STATE ST.]

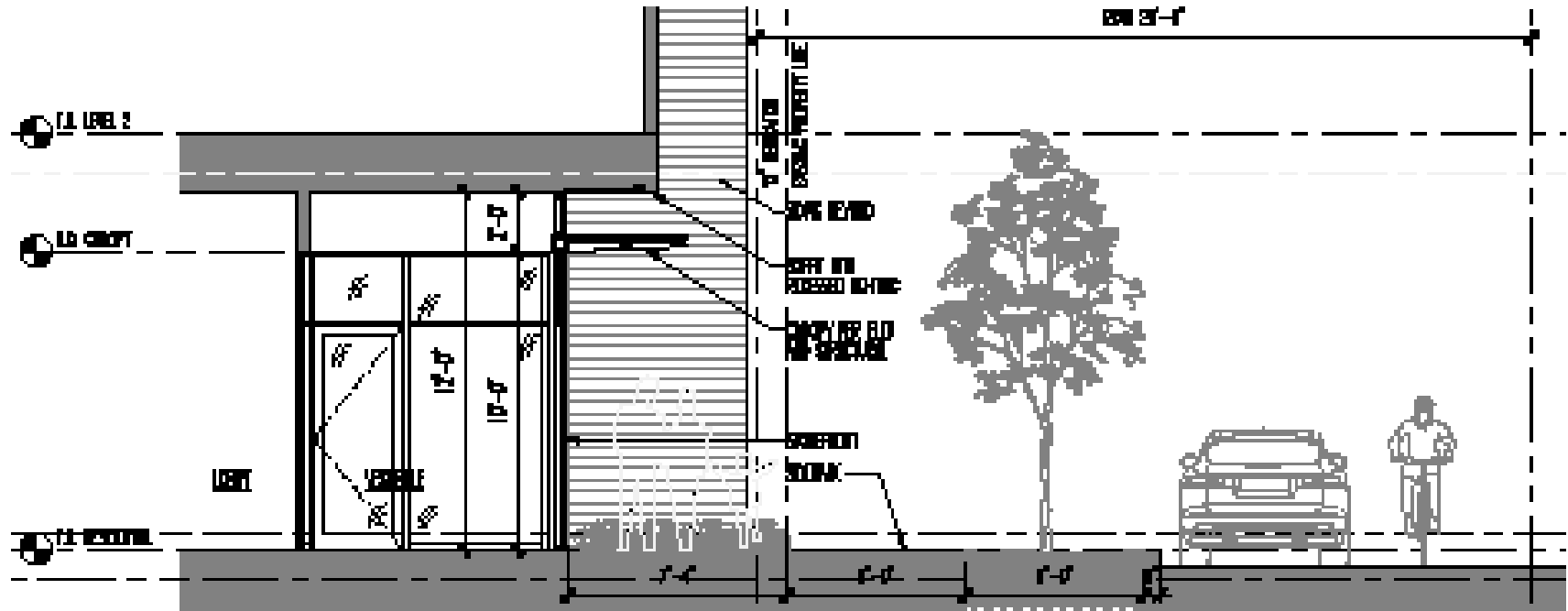


STREET SECTION @ COMMERCIAL ENTRY [RAINIER AVE. S]

SECTIONS | Street

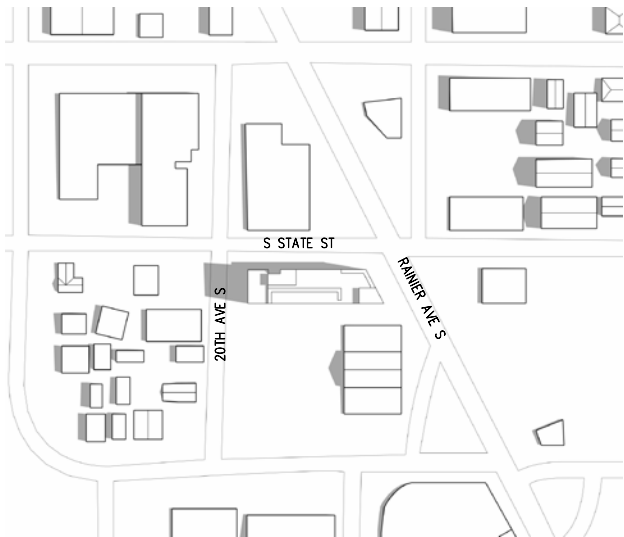


STREET SECTION @ BIKE STORAGE ENTRY [S 20TH ST]



STREET SECTION @ RESIDENTIAL ENTRY [S STATE ST.]

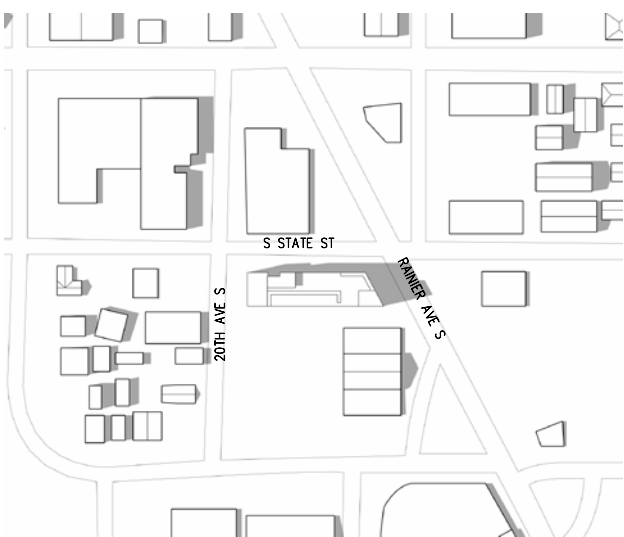
SHADOW STUDIES



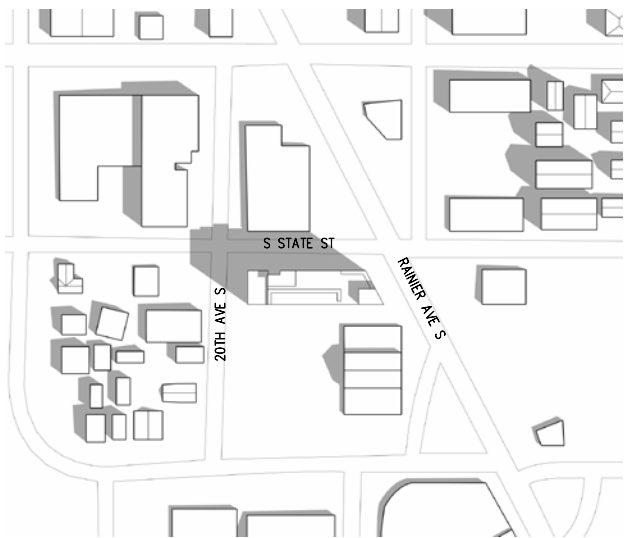
1 SHADOW STUDY: JUNE 21; 9:00 AM
NOT TO SCALE



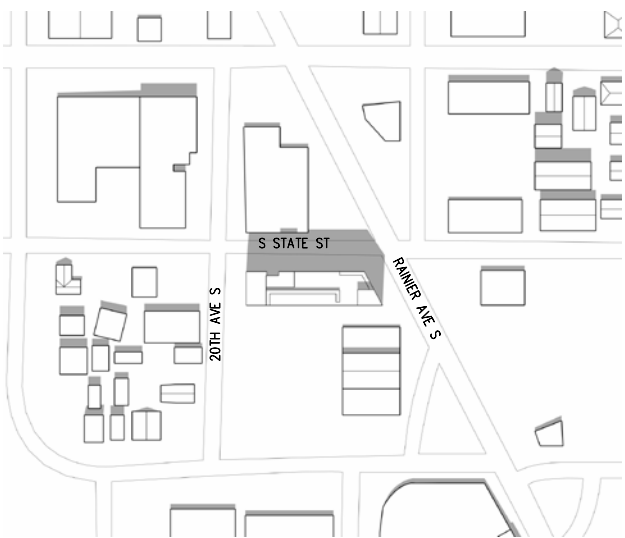
2 SHADOW STUDY: JUNE 21; 12:00 PM
NOT TO SCALE



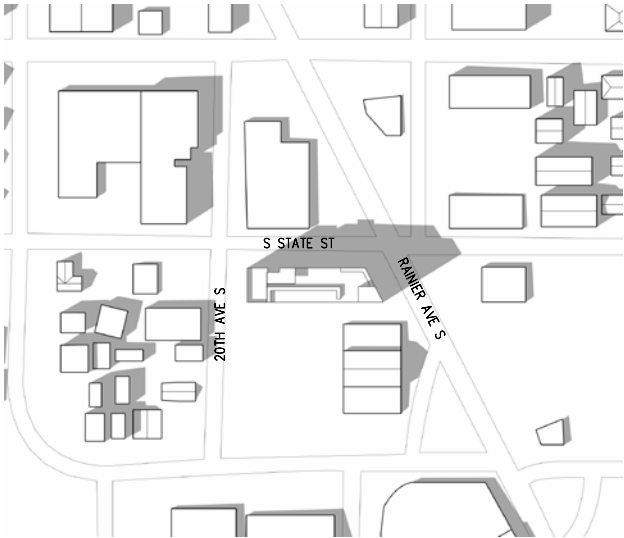
3 SHADOW STUDY: JUNE 21; 3:00 AM
NOT TO SCALE



4 SHADOW STUDY: MAR 21; 9:00 AM
NOT TO SCALE



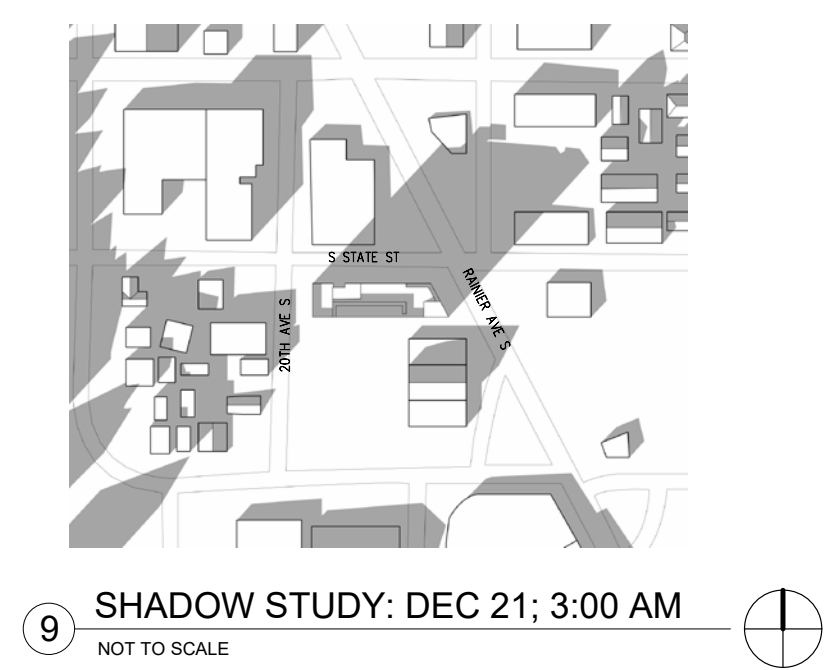
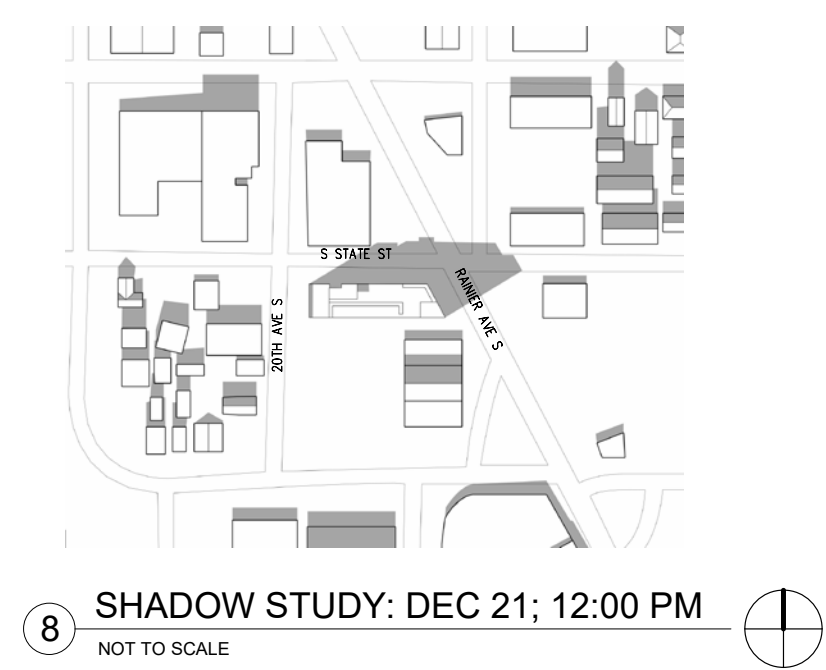
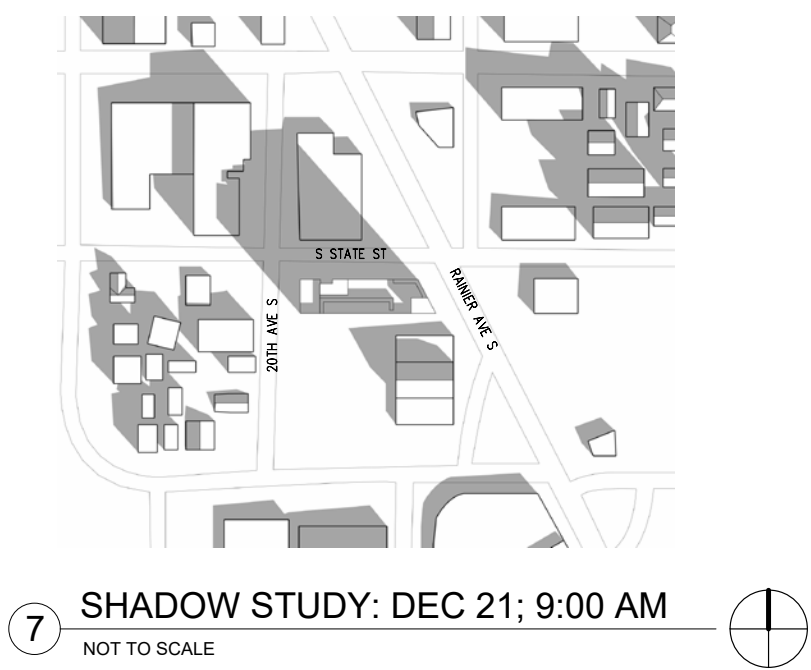
5 SHADOW STUDY: MAR 21; 12:00 PM
NOT TO SCALE



6 SHADOW STUDY: JUNE 21; 3:00 AM
NOT TO SCALE



SHADOW STUDIES



PERMIT MAP | Land Use Permits in Progress



(1) MUP #3026254
6 - story, commercial & 186 units



(2) MUP #3035459
8 - story, commercial, live-work, & 158 units



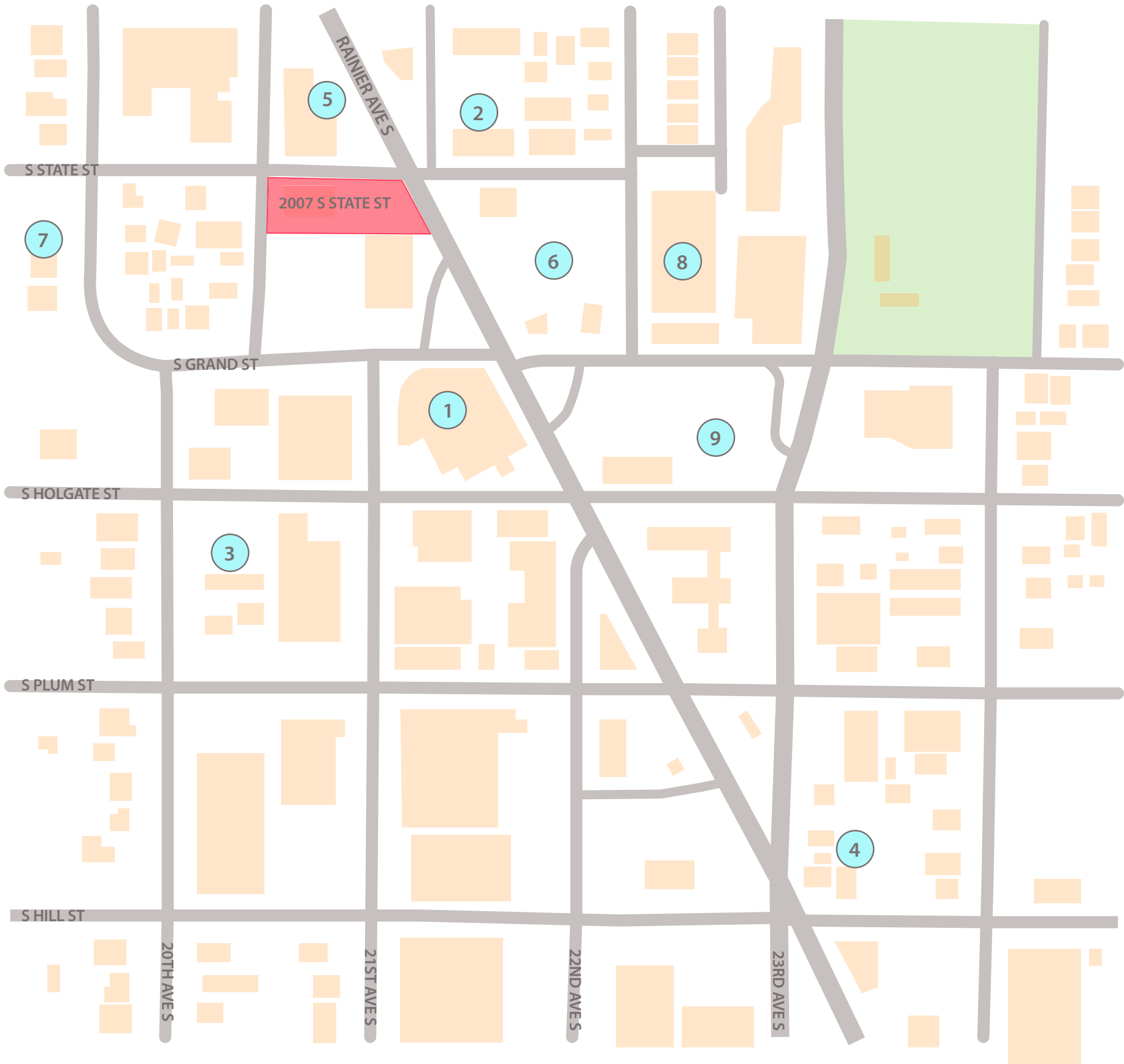
(3) MUP #3037740
8 - story, commercial, & 203 units



(4) MUP #3024101
6 - story, commercial & 95 units



(5) MUP #3034216
4 - story, private middle school



(6) MUP #3035316
7 - story, commercial & 282 units



(7) MUP #3027472
4 - story, 23 small efficiency dwelling units



(8) MUP #3025317
8 - story, commercial & 287 units



(9) MUP #3035318 & #3035499
7 - story, commercial, office & 202 units