

**project 3026791**

7713 rainier ave south,  
seattle, washington 98118  
early design guidance  
november 28, 2017



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# 3.0 project background + development objectives

## project information

**site address** 7713 Rainier Ave S  
**parcel number** 1443500225, 1443500230, 1443500235, 1443500245  
**project number** 3026791

## project team

**architect** Atelier Drome Architecture  
 112 Prefontaine Pl S  
 Seattle, Washington 98104  
 206 395 4392  
**contact** Michelle Linden  
 michelle@atelierdrome.com  
**owner** Rainier 5101 LLC  
**geotechnical** tbd  
**surveyor** tbd  
**landscape** tbd  
**structural** tbd  
**civil** tbd

## project criteria

**zoning** NC2-40 Neighborhood Commercial  
**overlays** Frequent Transit  
**abutting zones** LR3 to west  
**current use** Vacant lot  
**lot area** 26,768 sf (.6 acres)  
**allowable FAR** 3.25  
**ECA**s Liquefaction, 40% steep slope  
**parking** 20 stalls required, provided

## project proposal

**gross building area** 43,541 sf  
**residential area** 30,409 sf  
**residential units** 28  
**commercial area** 13,132 sq ft

## context + site

The project site is in the Rainier Valley, at the northwest corner of Rainier Ave S and S Holden St. The immediate vicinity is primarily strip commercial and multifamily along Rainier, with single family homes behind. West of Rainier, S Holden has a half-block of multifamily buildings before transitioning to single family homes. The project is in the low center of the Rainier Valley, and the land slopes gently up to the east and west as Rainier runs north and south.

Significant recent development is present in a new affordable housing project across Rainier Ave S, and relatively new townhomes on S Chicago St just off of Rainier. The site has excellent transit access north to Downtown, Capitol Hill, Rainier Beach, Beacon Hill, and Wing Luke Elementary school. The Othello Light Rail station is a 16 minute walk away.

## development proposal & objectives

This project proposes to develop the existing vacant lot at 7713 Rainier Ave S. The proposed building is a 3-story mixed-use multi-family building with ground floor retail. The project will provide parking primarily for the residents, with several spots for commercial use at the rear of the building.

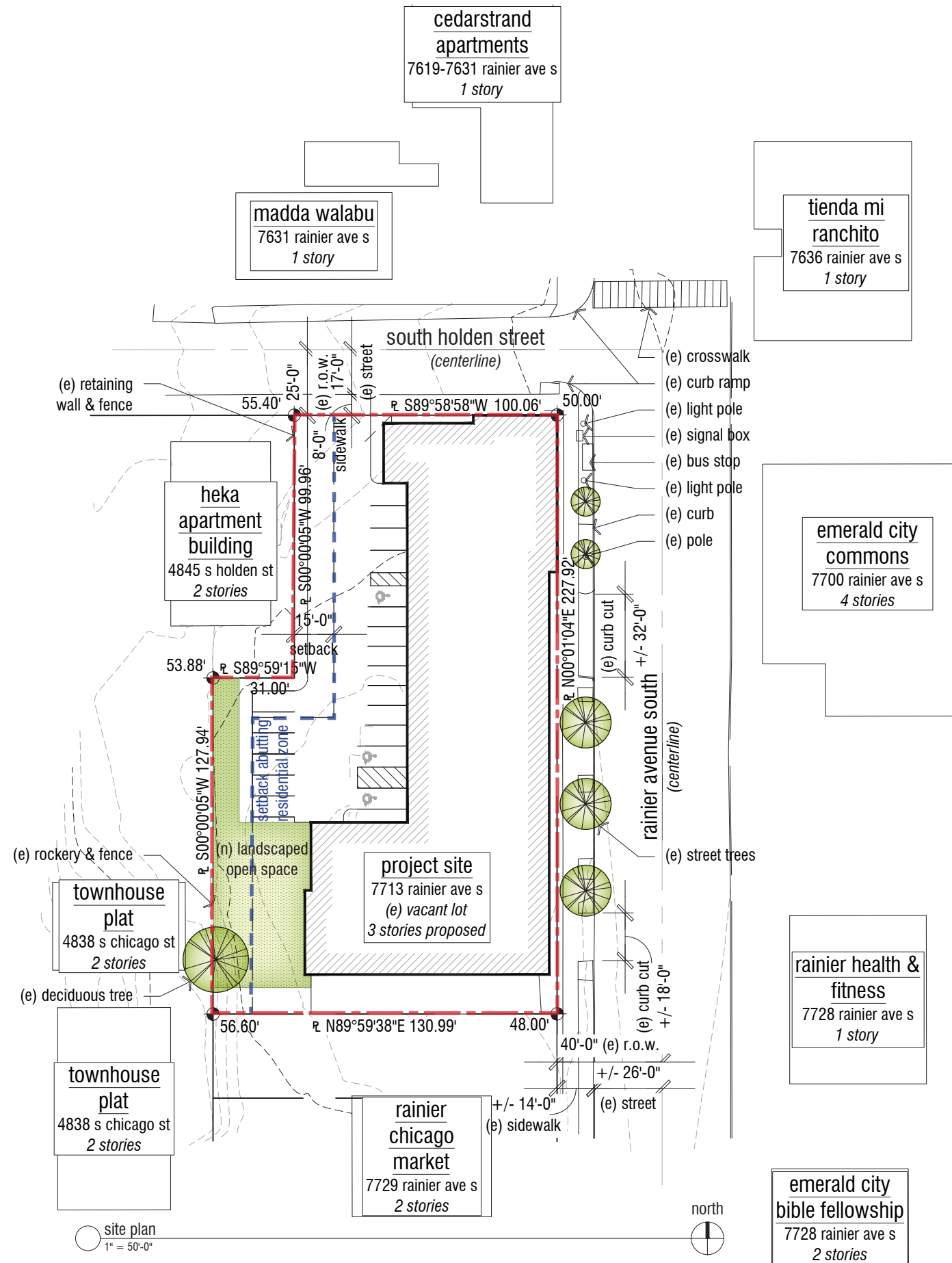
The proposal enhances the pedestrian experience along Rainier Ave S with an overhang and durable, attractive materials, not to mention new retail destinations in a relatively under-served part of the Rainier Valley.

## development objectives

1. Create housing that can be a source of pride for an established, growing community
2. Create flexible and transparent retail to attract desirable tenants
3. Encourage community building through attractive residential amenity space

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legal description

lots 4 to 10, inclusive, in block 2 of cedar grove addition to the city of seattle, according to the plat recorded in volume 13 of plats at page(s) 18, in king county, washington; except the westerly 31 feet of said lots 8, 9, and 10.

project description

This project proposes to develop the existing vacant lot at 7713 Rainier Ave S. The proposed building is a 3-story mixed-use multi-family building with ground floor retail. The project will provide parking primarily for the residents, with several spots for commercial use at the rear of the building.



## 5.0 urban design analysis | 3x3 block vicinity

### site zoning

The project is located in the neighborhood commercial zone, with low-rise residential/commercial directly to the west and single family zoning beyond.







emerald city  
bible fellowship

**project site**

emerald city  
commons

van hanh  
temple



## 5.0 urban design analysis | rainier beach neighborhood

### project neighborhood

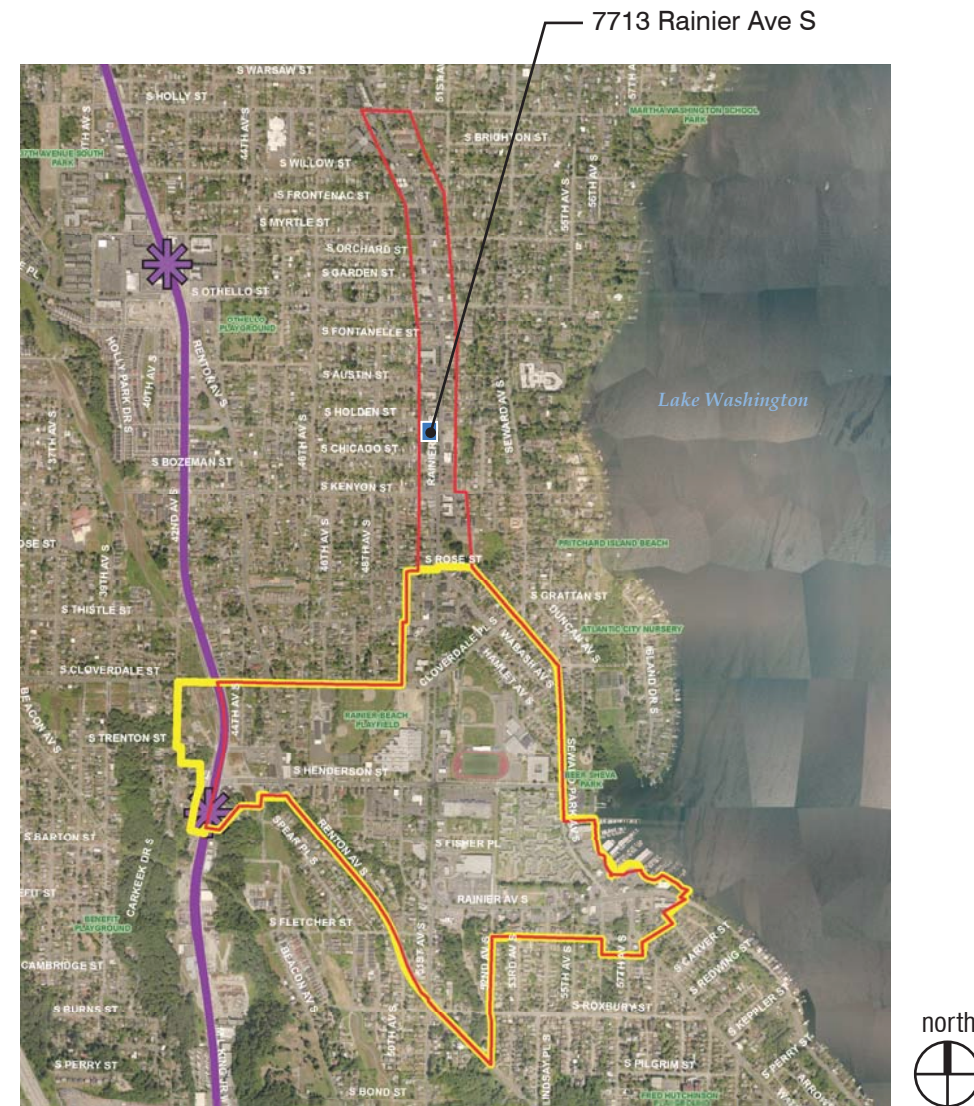
The project site is located directly north of the Rainier Beach Urban Village and is included in the Neighborhood Plan Area.

### rainier beach neighborhood plan

In March 2012, a neighborhood plan was developed by the Rainier Beach community to establish a vision for the neighborhood:

*“Rainier Beach is rich with cultural and physical resources. It has a thriving and interconnected community that contains a rich mix of households including minority and immigrant residents. The community is supported by strong social and cultural institutions and services that provide stability during changing times. The neighborhood provides access to resources necessary for people to live a healthful life. The neighborhood’s parks, opens spaces, roads, and other physical assets are in good condition and provide for a healthy community. (Rainier Beach’s Project Goals and Benefits, City of Seattle’s Office of Planning & Community Development)*

As of March 2017, Rainier Beach is developing an action plan for an innovation district at the heart of neighborhood to “increase access to employment, education and entrepreneurial opportunities for the residents.” (City of Seattle’s Office of Planning & Community Development)





project location key



multifamily with retail (existing)



**a. emerald city commons:** 4-story mixed use affordable housing development with one level of parking underneath the building



**b. rose street apartments:** 4-story mixed use affordable housing development with angled parking on site (not shown)

small retail with parking (existing)



**c. madda walaabu:** small 1-story retail store with parking on site between the street and the building



**e. rainier chicago market:** 2-story mixed-use building with a convenience store and parking on site between the street and the building

miscellaneous



**e. cedarstrand apartments:** 1-story retail building with street parking, only



**f. emerald city bible fellowship:** 2-story church with parking on site beside/behind building (not shown)



5.0 urban design analysis | street montages + uses







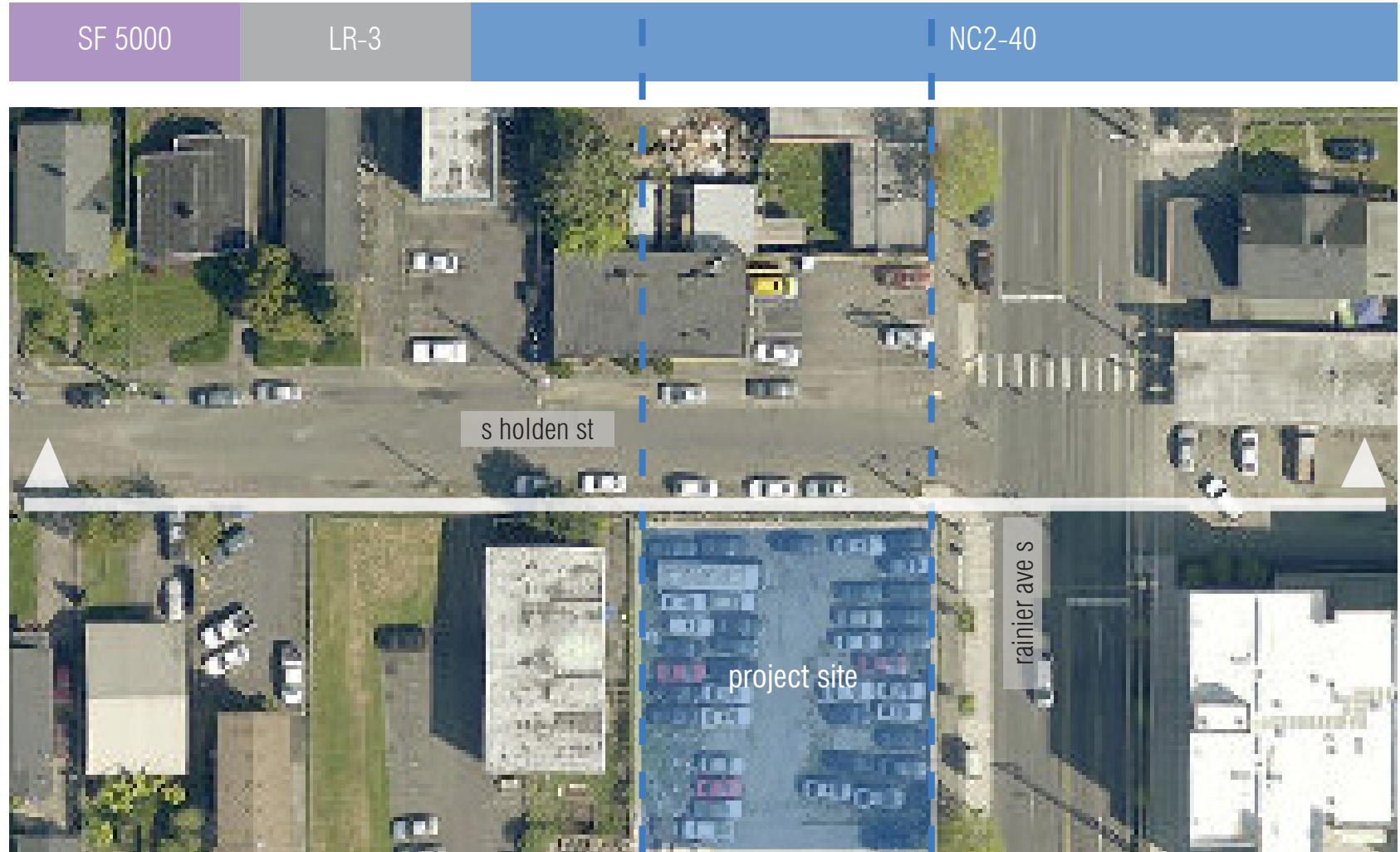
rainier ave s  
north



historic wildwood station   mexican grocery   s holden st extension   multifamily housing   gym   church / offices



5.0 urban design analysis | street montages + uses





retail set back at ground floor (all options)



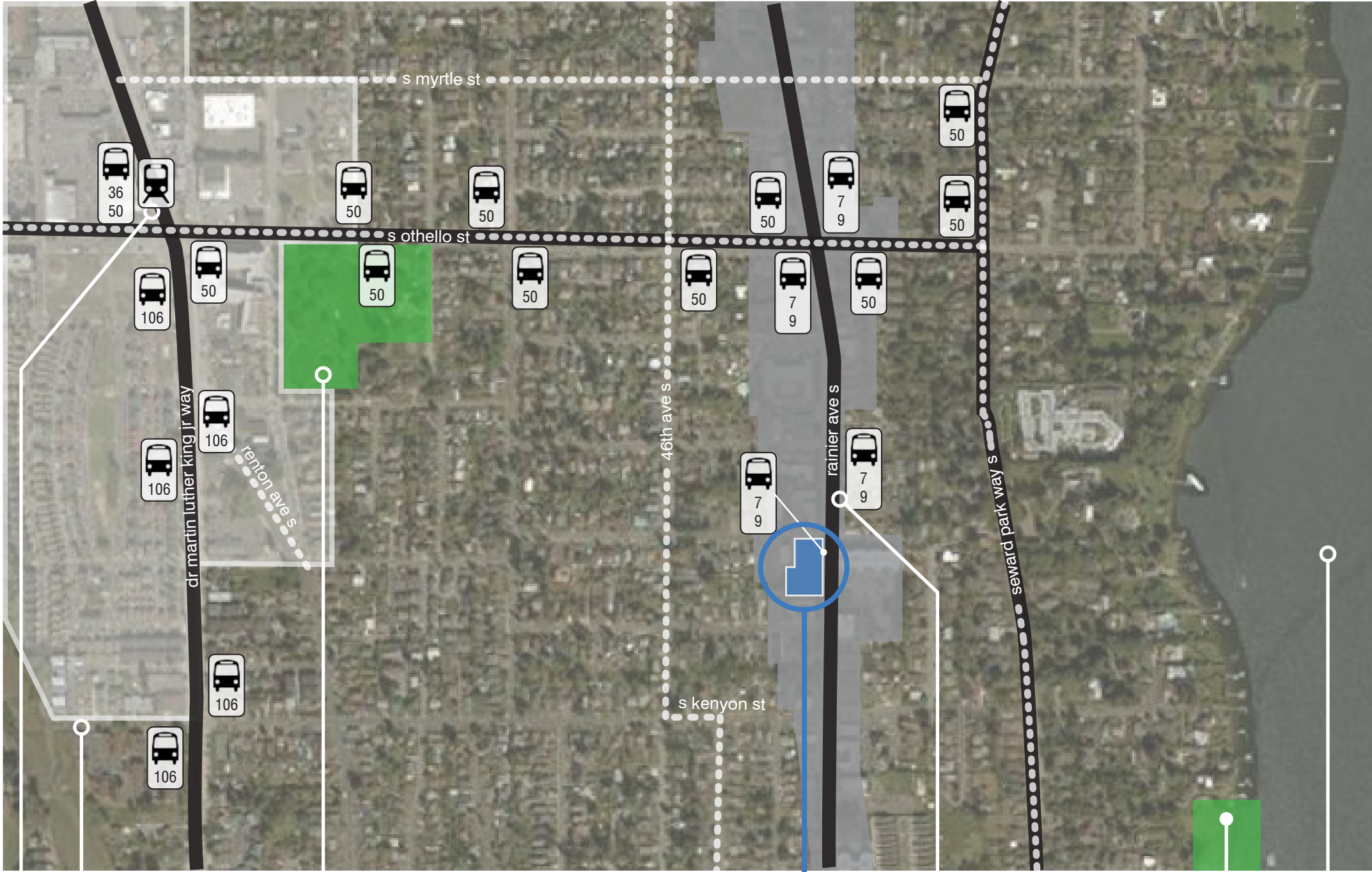
peaked roof (option 2, west side)

s holden st  
east ← west



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othello light rail station  
 MLK holly street urban village  
 othello playground  
**project site**  
 historic wildwood station  
 pritchard island beach  
 lake washington

neighborhood circulation

7713 Rainier Ave S lies on the west side of Rainier, which is a frequent transit corridor. It is served by bus routes 7 (to Downtown) and 9 (to Capitol Hill), and the 50 to the Othello Light Rail Station is a short walk or transfer away. The light rail station is a 15 minute walk from our site.

Designated cycling routes on 46th Ave S and Seward Park Way S provide north-south transportation alternatives, compensating for Rainier's lack of cycling infrastructure.

legend

- arterials
- frequent transit corridor
- bus or light rail stop
- designated bike route
- park / open space
- project site













## 6.0 zoning data | NC2-40 zone

<b>zone</b>	NC2-40
<b>zone abuts</b>	LR3 to west
<b>zoning incentives</b>	Frequent transit corridor
<b>zoning restrictions</b>	ECA liquifaction zone (all lots) 40% steep slope (lots 3 and 4)
<b>airport height overlay</b>	Horizontal surface
<b>site area</b>	26,768 sf (0.6 acres)
<b>uses permitted outright</b>	Offices are limited to 25,000 sf
<b>(23.47A.004 table A)</b>	Restaurants are limited to 25,000 sf Retail (general) are limited to 25,000 sf Retail (multipurpose) limited to 50,000 sf Residential uses
	<b><i>Proposed uses meet development standards</i></b>

### citation

#### **Uses Permitted Outright (23.47A.004 Table A):**

- Restaurants are limited to 25,000 sf, Retail (multipurpose) limited to 50,000 sf
- Residential uses

#### **Street Level Development Standards (23.47A.008):**

- The total of all blank façade segments may not exceed 40% of the façade width of the structure along the street
- 60% of the street facing façade between 2 and 8 feet above the sidewalk shall be transparent.
- Non-residential uses shall extend an average depth of at least 30 feet and a minimum depth of 15 feet

#### **Parking Location and Access (23.47A.032):**

- if access is not provided from an alley and the lot abuts two or more streets, access is permitted across one of the side street lot lines and curb cuts are permitted.
- parking shall be screened

#### **Maximum FAR (23.47A.013)**

- 3.25 for all uses on a lot that is occupied by a mix of uses. The FAR limit for either residential or non-residential shall not exceed the FAR limit of 3.  
Lot Area: 26, 768 SF  
Max FAR for mix of uses: 86,996 sf

### project response

***Proposed uses meet development standards.***

***Proposed project meets the setback requirements.***

***Project proposes screened parking behind the building on the west side of the lot with one new curb cut on S Holden St.***

***Proposed project meets the FAR requirements outright.***





citation

**Setback Requirements (23.47A.014):**

- Front (Rainier Ave S): 0'
- Rear (abuts LR3 zone): 0' to a height of 13', 15' above 13' in height
- Side (abuts LR3 zone): 0' to a height of 13'; 15' above 13' in height
- Where the lot abuts a residential zone, a setback may be required where the lot abuts the intersection of a side lot line and front lot line of a residential lot. This setback forms a triangular area.

**Landscaping + Screening Standards (23.47A.016):**

- A greenfactor score of .3 or greater is required (functionally equivalent to landscaping 30% of lot)
  - \*note: credit is awarded for green roofs, planters, green walls, landscaping, and plantings in the adjacent right-of-way
  - \*note: street trees are required and are counted towards the greenfactor requirement
- Street trees are required (existing street trees count)
- Landscaping requirements for surface parking areas providing 20 to 50 parking spaces require 18sf of landscaping per space (each landscaped area shall be no smaller than 100sf, no part of a landscaped area shall be less than 4 feet in width length\*, and no parking space shall be more than 60 feet from a required landscaped area)
- One tree is required for every 10 parking spaces
- 3 foot high screening is required along street lot lines for surface parking areas
- 6' high screening and 5' landscape buffer where parking areas abut residential lots

**Required Amenity Area (23.47A.024):**

- 5% of the total gross floor area in residential use (area excludes mech equipment and parking)
- Bioretention facilities qualify as amenity areas

**Required Parking (23.54.015)**

- in all commercial zones, no parking is required for the first 1,500 sf of each business establishment
- parking required for non-residential uses:
  - office = 1 space for each 1000sf (bicycle = 1/4,000 sf long term and 1/40,000 sf short term)
  - sales and service, general = 1 space for each 500 sf (bicycle = 1/12,000sf long term and 1/4,000 short term)
- eating and drinking establishment = 1 space for each 250 sf (bicycle = 1/12,000sf long term and 1/4,000 sf short term)
- residential uses = 1 space per dwelling unit (bicycle = 1 per 4 dwelling units)
- 22' min (25'max) driveway for non-residential (2-way)

project response

***Proposed project meets the setback requirements.***

***The project will meet the required landscaping and screening standards. Street trees will be provided on Rainier and Holden.***

***The required amenity area is 1, 489 SF. Project proposes to have a 1,500 sf exterior rooftop deck to meet required amenity area.***

***The project provides the required 20 parking spaces and 7 bike parking spaces.***

category



Natural Systems and Site Features  
CS1.B2 | Daylight and Shading

Urban Pattern and Form  
CS2.B2 | Connection to the Street



Architectural Context and Character  
CS3.A4 | Evolving Neighborhoods



Connectivity  
PL1.A1 | Enhancing Open Space

citation

**Maximize daylight for interior and exterior spaces and minimize shading on adjacent sites through the placement and/or design of structures on the site.**

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

**In neighborhoods where architectural character is evolving or otherwise in transition, explore ways for new development to establish a positive and desirable context for others to build upon in the future.**

**Design the building and open spaces to positively contribute to a broader network of open spaces throughout the neighborhood. Consider ways that design can enhance the features and activities of existing off-site open spaces. Open space may include sidewalks, streets, and alleys, circulation routes and other open areas of all kinds.**

response

*The building's u-shape assures daylight at each residential unit.*

*Options 1 & 2 provide visual interest for vehicles through a distinguishing sawtooth roof, while option 3 provides a strong peaked bay at Rainier Ave S and S Holden St to hold the corner. At the ground level, all three options incorporate some modulation at the retail level facing Rainier Ave S for a more interesting pedestrian experience. All three options also set the ground level retail back from the upper floors to provide shelter for pedestrians on Rainier Ave S and as a result, also widens the sidewalk. Careful consideration is given to the street corner to activate the building for pedestrians from both Rainier Ave S and S Holden St. Existing and new street trees provide a buffer from Rainier traffic and shade in the summer.*

*With plenty of quality retail space, the project has the potential to serve as a catalyst for the area north of Rainier Beach that has not seen as much development. The development also has flexibly sized retail spaces that can be divided to allow for small retail uses to encourage local tenants and small businesses. Option 3 especially builds upon the collective aesthetic of the area by serving as a bookend to the Emerald City Bible Fellowship in the neighborhood, which has a similarly peaked corner bay.*

*Options 2 & 3 reduce the façade at the ground level around the corner on S Holden St to provide an outdoor open space that can be used for gathering by residents or as café space by a retail tenant. All three options also incorporate a landscaped open space around the existing tree in the southwest corner, serving the dual purpose of providing a visual buffer to the residences on the west, and providing good opportunities for community engagement through pea patches and green open space.*



category

Street-Level Interaction  
PL3.C1 | Porous Edge



Project Uses and Activities  
DC1.A1 | Visibility



Massing  
DC2.A2 | Reducing Perceived Mass



Architectural Concept  
DC2.B1 | Façade Composition

citation

**Engage passersby with opportunities to interact visually with the building interior using glazing and transparency. Create multiple entries where possible and make a physical and visual connection between people on the sidewalk and retail activities in the building.**

**Facilities such as bike racks and storage, bike share stations, shower facilities and lockers for bicyclists should be located to maximize convenience, security, and safety.**

**Locate uses and services frequently used by the public in visible or prominent areas, such as at entries or along the street front.**

**Use secondary architectural elements to reduce the perceived mass of larger projects. Consider creating recesses or indentations in the building envelope; adding balconies, bay windows, porches, canopies or other elements; and/or highlighting building entries.**

**Design all building façades—including alleys and visible roofs—considering the composition and architectural expression of the building as a whole. Ensure that all façades are attractive and well-proportioned through the placement and detailing of all elements, including bays, fenestration, and materials, and any patterns created by their arrangement. On sites that abut an alley, design the alley face and its connection to the street carefully. At a minimum, consider wrapping the treatment of the street-facing façade around the alley corner of the building.**

response

*Pedestrians will have every chance to engage with the building through generous transparency and multiple retail entrances. A transparent storefront system will be used along Rainier Ave S, allowing full views into both the retail areas and the residential lobby.*

*The building is positioned on the far eastern edge of the site to provide a buffer between the building and neighboring single family residential and low-rise zone on the west side of the property. All retail entrances face the primary pedestrian route of Rainier Ave S. Retail spaces will have plenty of visibility for both drivers and pedestrians. Option 3 also locates the residential lobby around the corner on the more residential S Holden St.*

*On the building's western façade, a combination of secondary architectural elements, including balconies, indentations, and bays, are used in all three options to break up the façade and reduce the perceived mass of the building.*

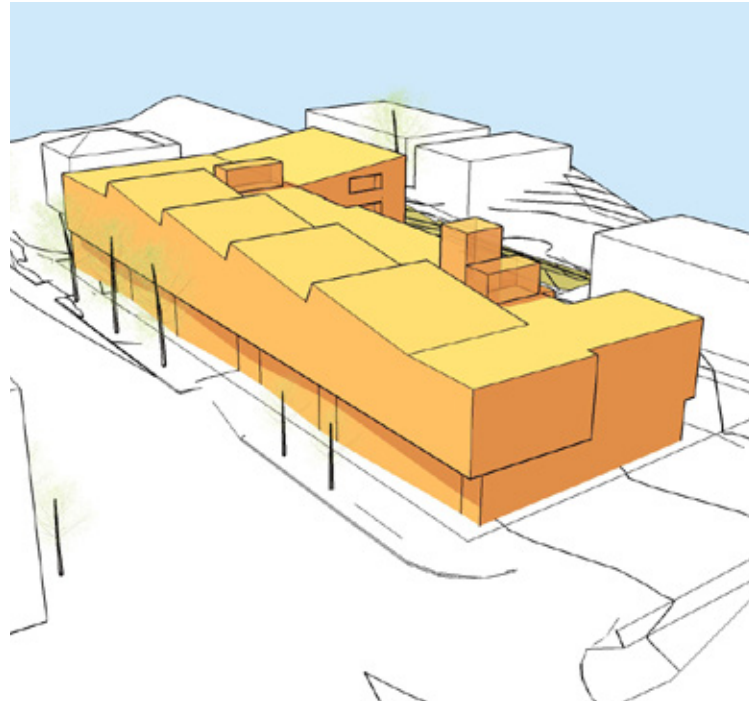
*All three options incorporate some element of the sawtooth into the entire building. In all options, the angled form of the sawtooth is applied to the ground level retail at Rainier Ave S. In Options 1 & 3, a sawtooth roof is brought around the corner to the western façade, with Option 3 going one step further by integrating angled balconies into that façade. In Option 2, the sawtooth roof is extended from the front of the building to the rear of the building, where it becomes an overhang for the western balconies. Options 2 & 3 provide a strong corner element for Rainier Ave S and S Holden St with peaked bays at the forefront of the intersection and the rest of the retail stepping back for the remainder of the façade.*

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**atelier drome, llp**  
architecture





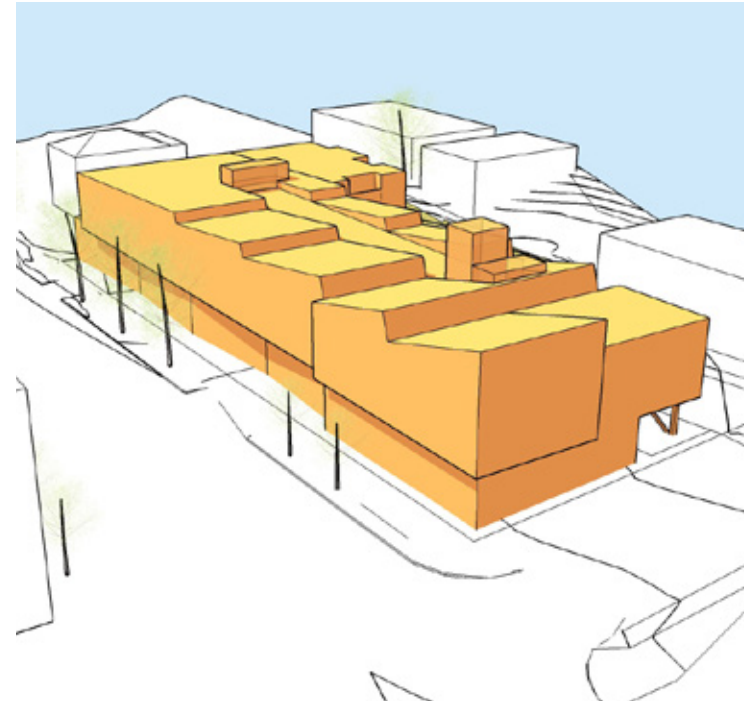
option 1: central sawtooth

**pros**

- building is well set back from the adjacent residential zone.
- large central roof deck with residential amenity spaces.
- building establishes a street presence along rainier ave s, with some modulation at the ground floor retail for a more interesting pedestrian experience.
- roofline responds to solar exposure and architectural context.
- landscaped area at southwest corner of site.
- building is set back from southern edge of site for pedestrian access around to the rear of the building.

**cons**

- parking lot is accessed from side street adjacent to low-rise and single-family residential, thereby increasing traffic and noise in this area.
- if the south site is developed in the future, pedestrian access becomes a potentially dangerous alley.
- residential lobby is disconnected from activity at street corner.



option 2: gradual sawtooth

**pros**

- building is well set back from the adjacent residential zone.
- building engages both busy rainier ave s. & quieter holden st. with an anchor retail space at the corner.
- building establishes a street presence along rainier ave s, with some modulation at the ground floor retail for a more interesting pedestrian experience.
- sawtooth design extends to rear of building for a cohesive design, and the peaked overhangs reflect the more residential neighborhood.
- secondary architectural elements break down the facade facing the west residential edge.
- large central roof deck with residential amenity spaces.
- landscaped area at southwest corner of site. additional open space around the corner on holden st.

**cons**

- parking lot is accessed from side street adjacent to low-rise and single-family residential, thereby increasing traffic and noise in this area.
- residential units could potentially face a wall if the south site is developed in the future. disconnected from street activity.
- residential lobby is disconnected from activity at street corner.



option 3: corner single sawtooth

**preferred**

**pros**

- best meets the intents of the design guidelines
- building reaches out to engage both busy rainier ave s. & quieter holden st., holding the corner with a peaked bay.
- building establishes a street presence along rainier ave s, with some modulation at the ground floor retail for a more interesting pedestrian experience.
- sawtooth design is carried around to the rear side of the building in angled balconies that break down the facade facing the western residential edge.
- large central roof deck with residential amenity spaces.
- massing has an urban approach with stronger emphasis on the street corner where there is more pedestrian traffic.
- unique form serves as a bookend to the emerald city bible fellowship nearby.
- landscaped area at southwest corner of site. additional open space around the corner on s. holden st.
- residential lobby is located on a more residential street.

**cons**

- parking lot is accessed from side street adjacent to low-rise and single-family residential, thereby increasing traffic and noise in this area.
- residential units could potentially face a wall if the south site is developed in the future.

## 8.0 architectural massing concepts | option 1 - central sawtooth

option 1

**distinguishing features**

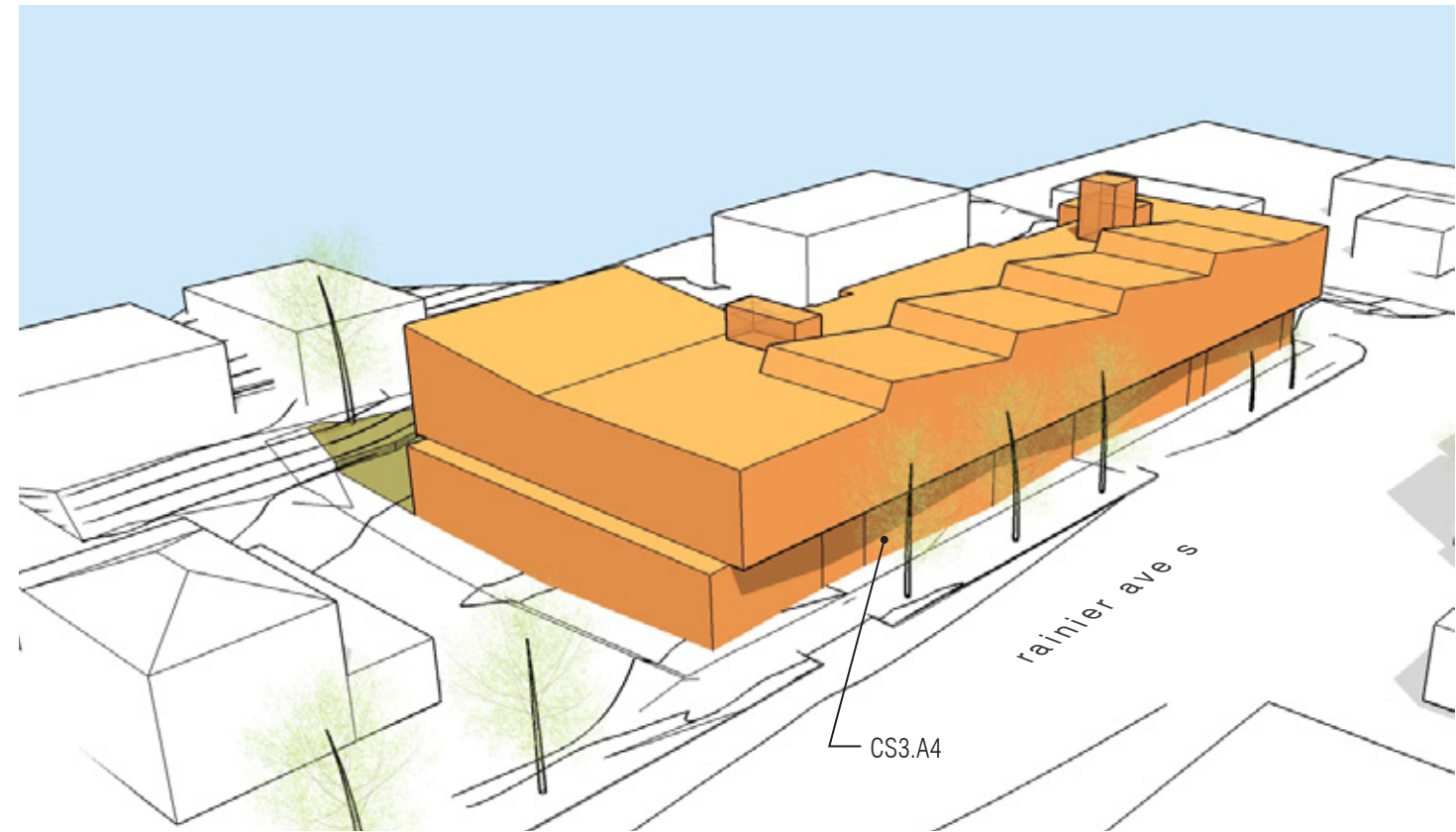
- sawtooth roof.
- main residential lobby located on south side of rainier ave s.
- retail spaces primarily face rainier ave s and wrap around the site corners.
- parking accessed from s. holden.

**pros**

- building is well set back from the adjacent residential zone.
- large central roof deck with residential amenity spaces.
- building establishes a street presence along rainier ave s, with some modulation at the ground floor retail for a more interesting pedestrian experience.
- roofline responds to solar exposure and architectural context.
- landscaped area at southwest corner of site.
- building is set back from southern edge of site for pedestrian access around to the rear of the building.

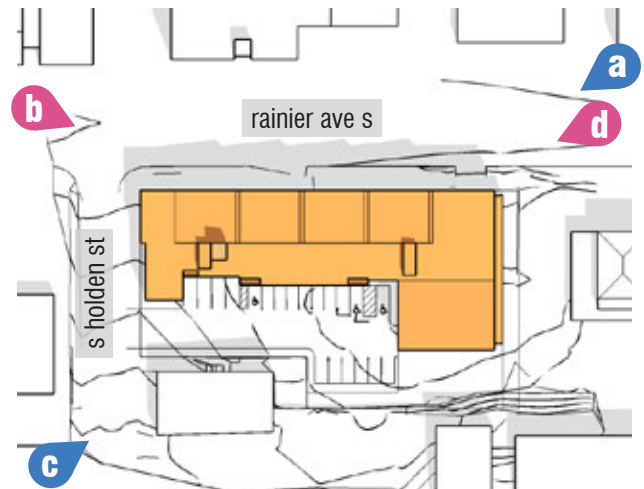
**cons**

- parking lot is accessed from side street adjacent to low-rise and single-family residential, thereby increasing traffic and noise in this area.
- if the south site is developed in the future, pedestrian access becomes a potentially dangerous alley.
- residential lobby is disconnected from activity at street corner.

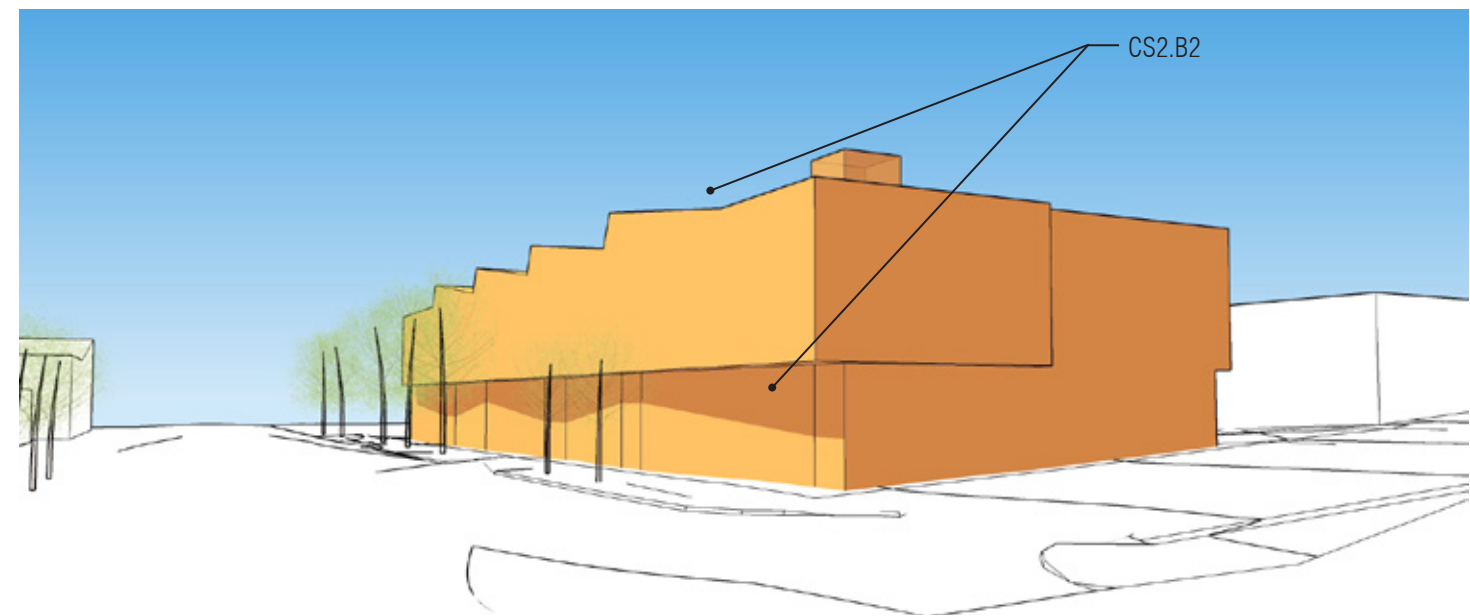


**a** southeast aerial view  
not to scale

view key

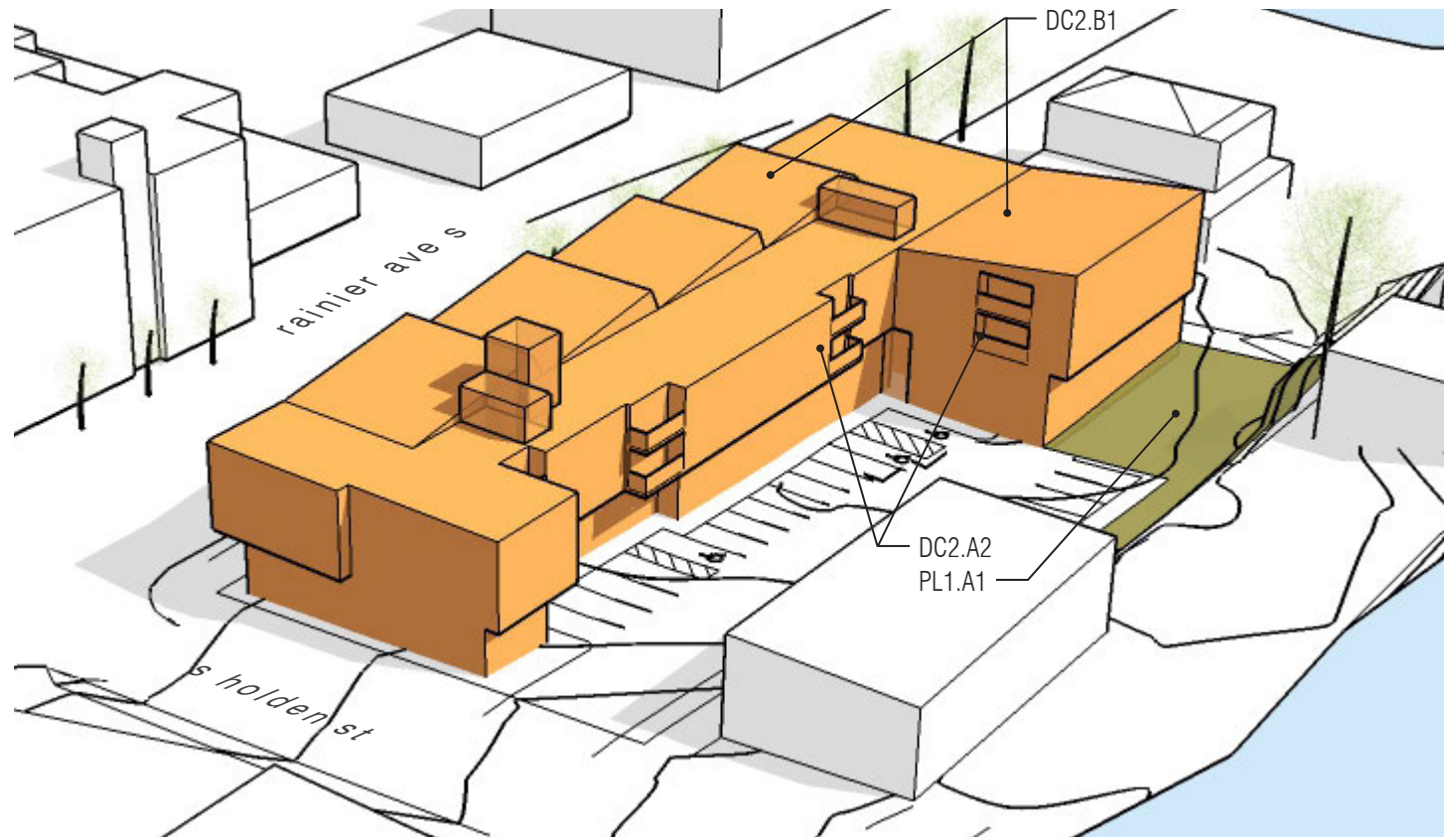


# aerial view    # street view    north

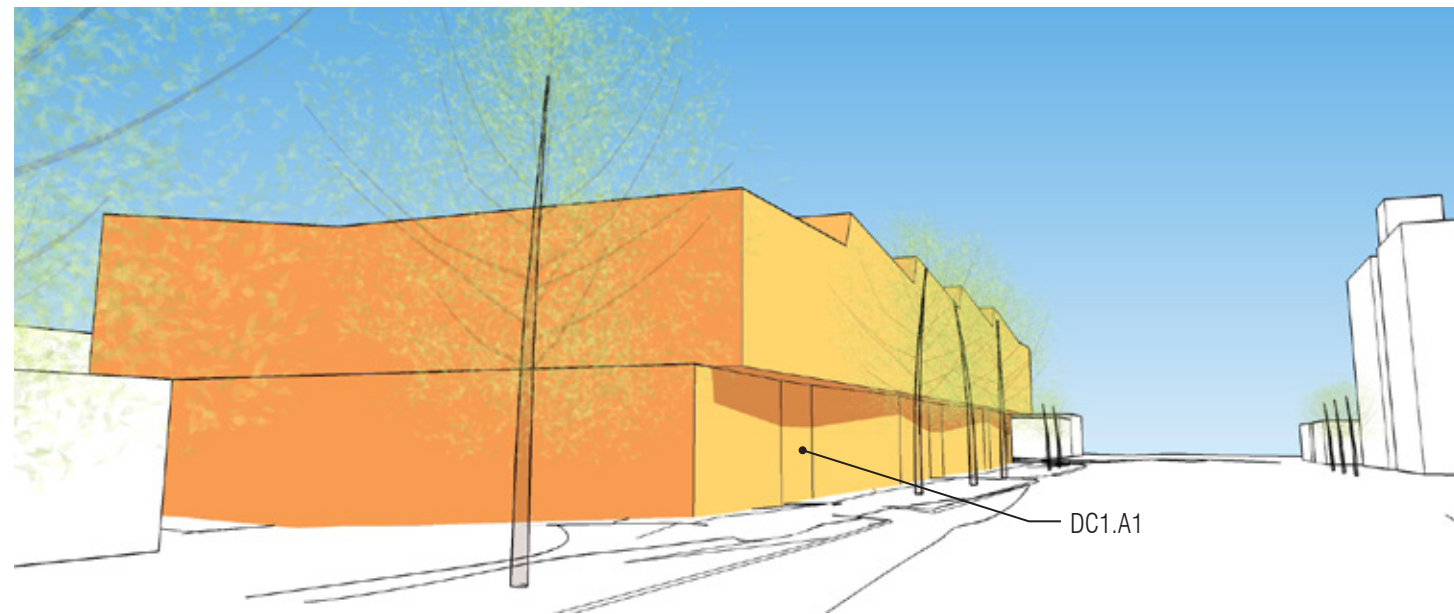


**b** rainier avenue south perspective looking south  
not to scale

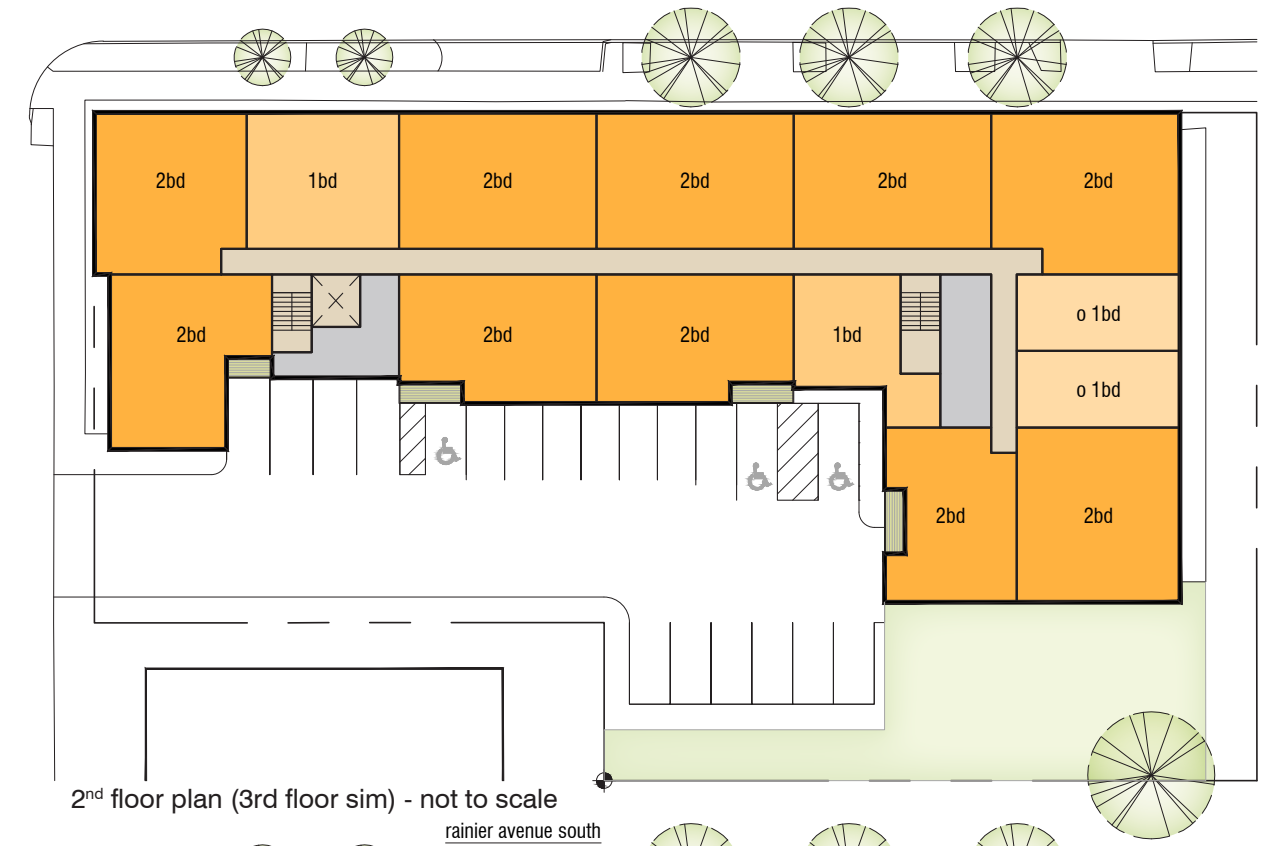




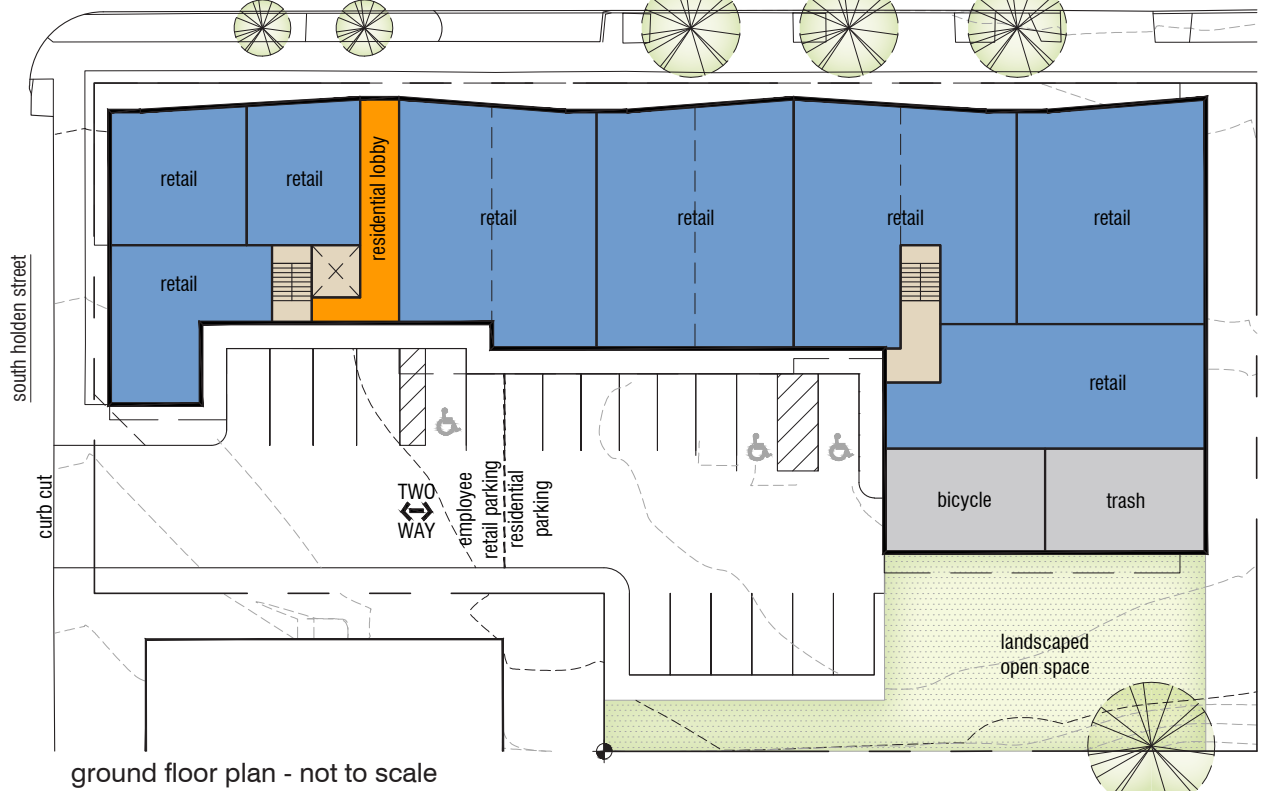
**c** northwest aerial view  
not to scale



**d** rainier avenue south perspective looking north  
not to scale



2<sup>nd</sup> floor plan (3<sup>rd</sup> floor sim) - not to scale



ground floor plan - not to scale

- retail
- residential
- 2-bedroom
- 1-bedroom
- amenity / deck
- open 1-bdrm
- utilities
- circulation
- bicycle
- trash



## 8.0 architectural massing concepts | option 2 - gradual sawtooth

### option 2

#### distinguishing features

- gradual sawtooth roof with clear emphasis on rainier ave s. and s. holden st. intersection.
- main residential lobby located at south side of site on rainier ave s.
- retail spaces primarily face rainier ave s and wrap around the site corners.
- parking accessed from s holden st.

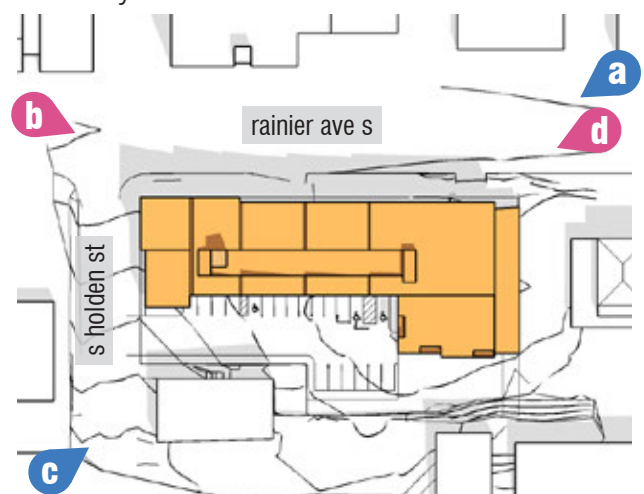
#### pros

- building is well set back from the adjacent residential zone.
- building engages both busy rainier ave s. & quieter holden st. with an anchor retail space at the corner.
- building establishes a street presence along rainier ave s, with some modulation at the ground floor retail for a more interesting pedestrian experience.
- sawtooth design extends to rear of building for a cohesive design, and the peaked overhangs reflect the more residential neighborhood.
- secondary architectural elements break down the facade facing the west residential edge.
- large central roof deck with residential amenity spaces.
- landscaped area at southwest corner of site. additional open space around the corner on holden st.

#### cons

- parking lot is accessed from side street adjacent to low-rise and single-family residential, thereby increasing traffic and noise in this area.
- residential units could potentially face a wall if the south site is developed in the future. disconnected from street activity.
- residential lobby is disconnected from activity at street corner.

#### view key



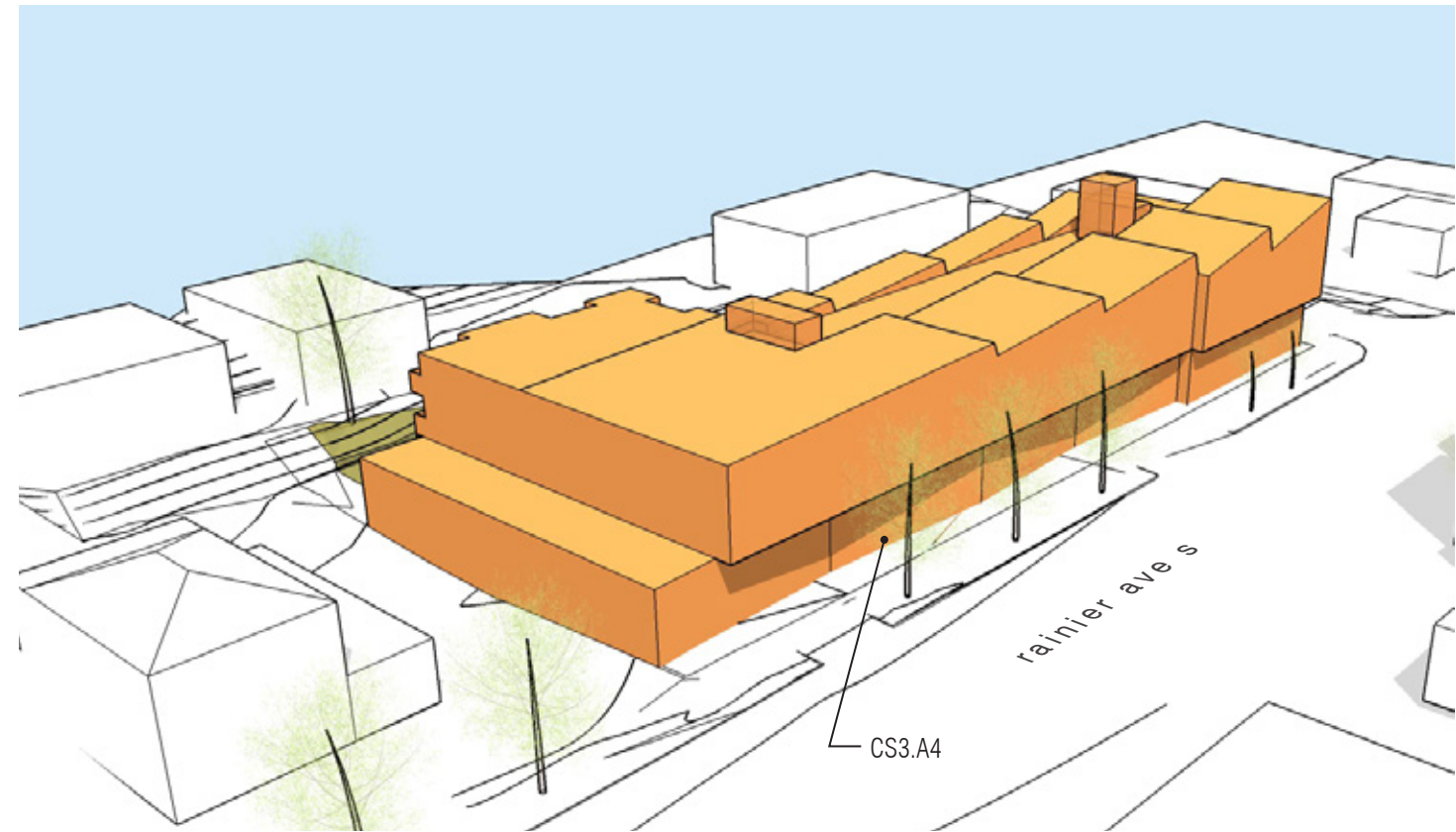
# aerial view

# street view

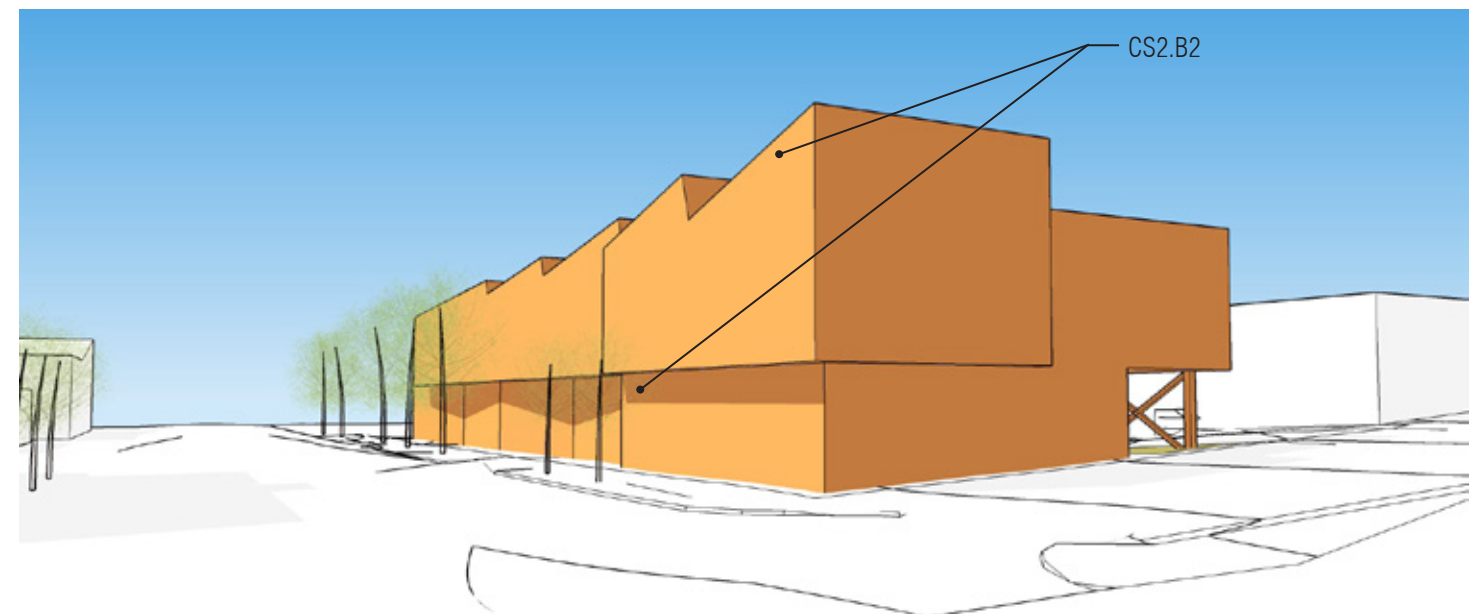
north



atelier drome, llp  
architecture

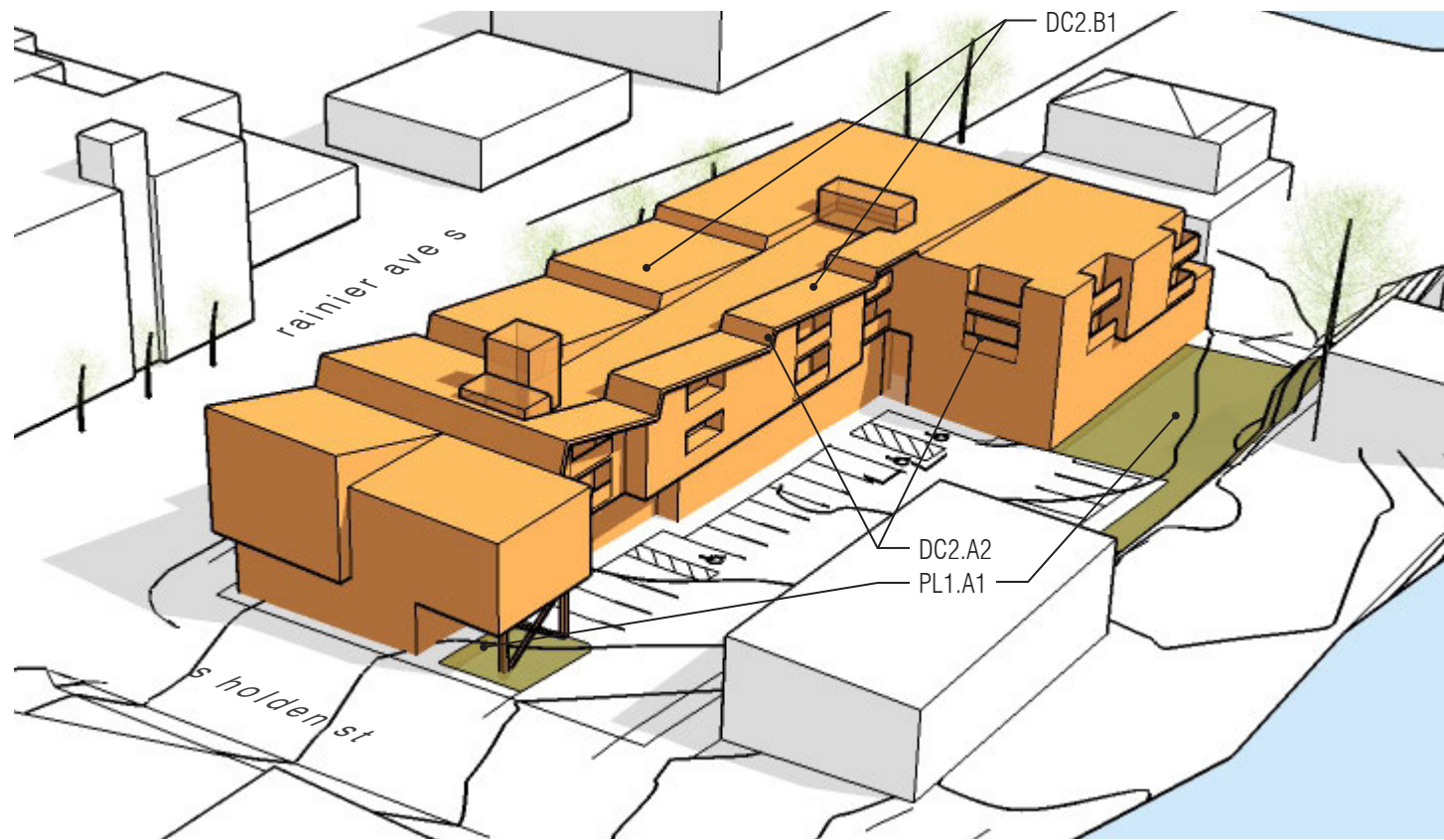


**a** southeast aerial view  
not to scale

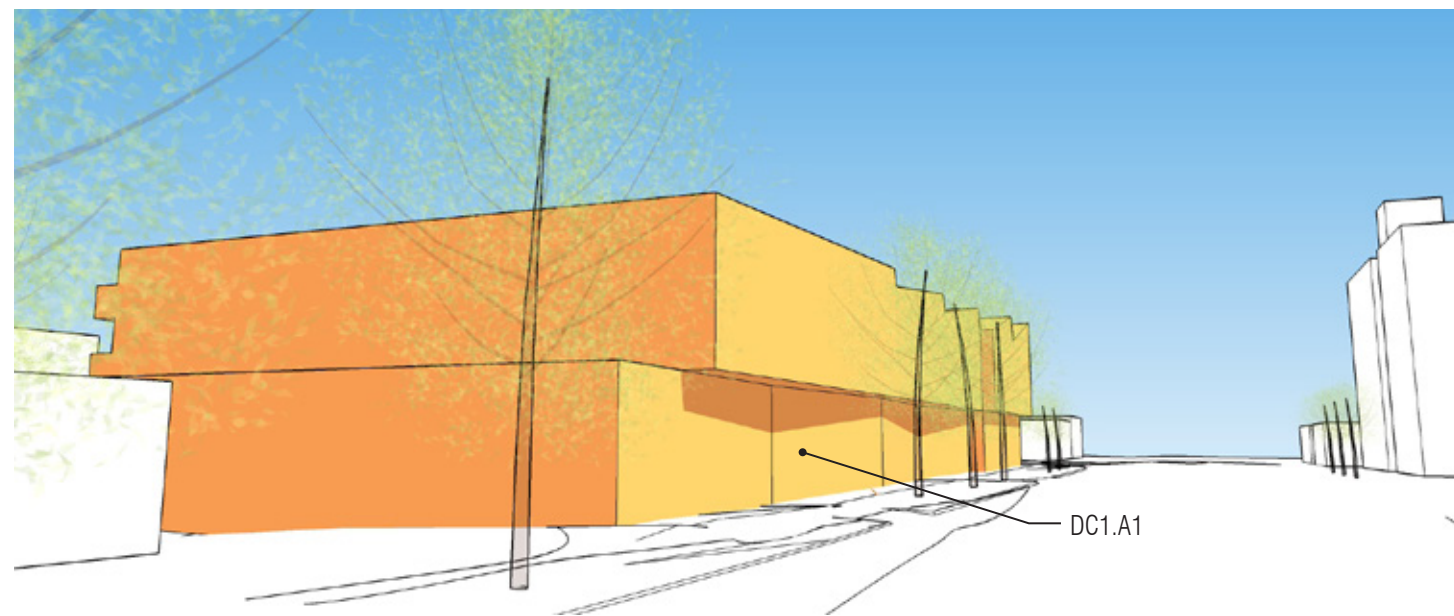


**b** rainier avenue south perspective looking south  
not to scale

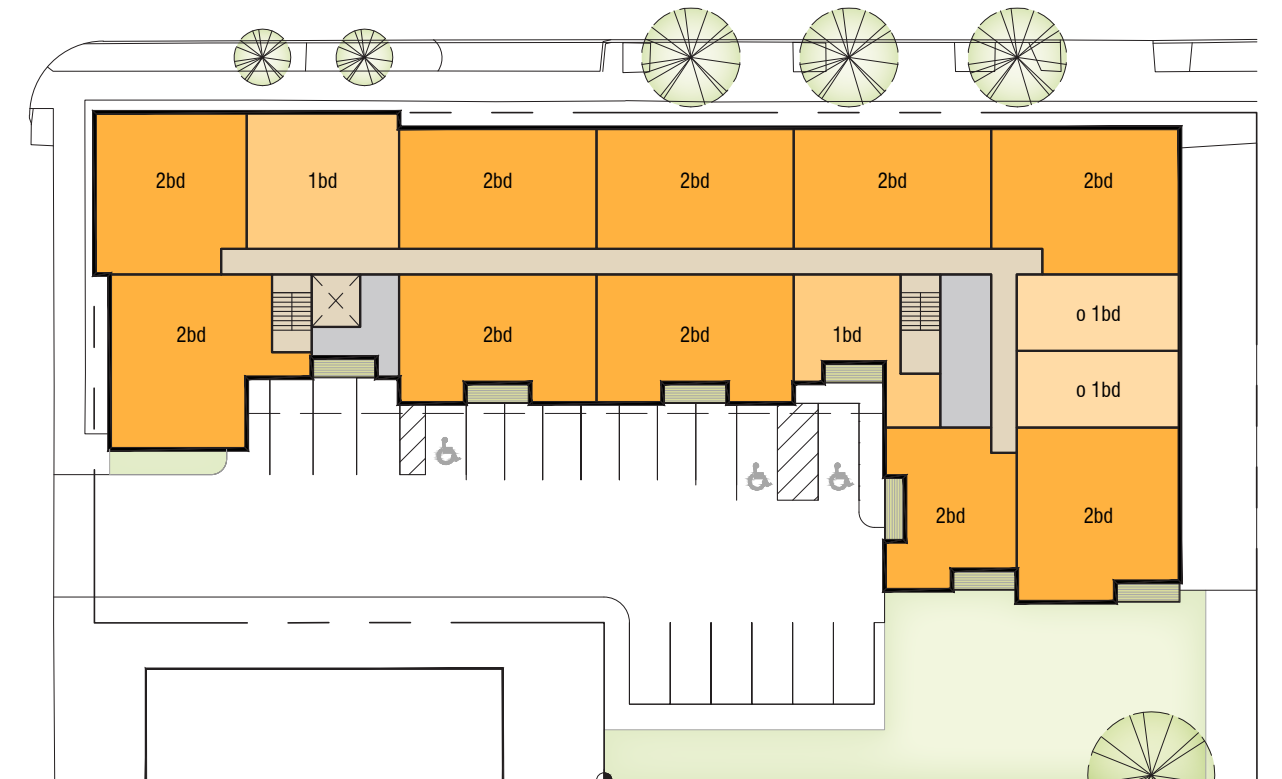




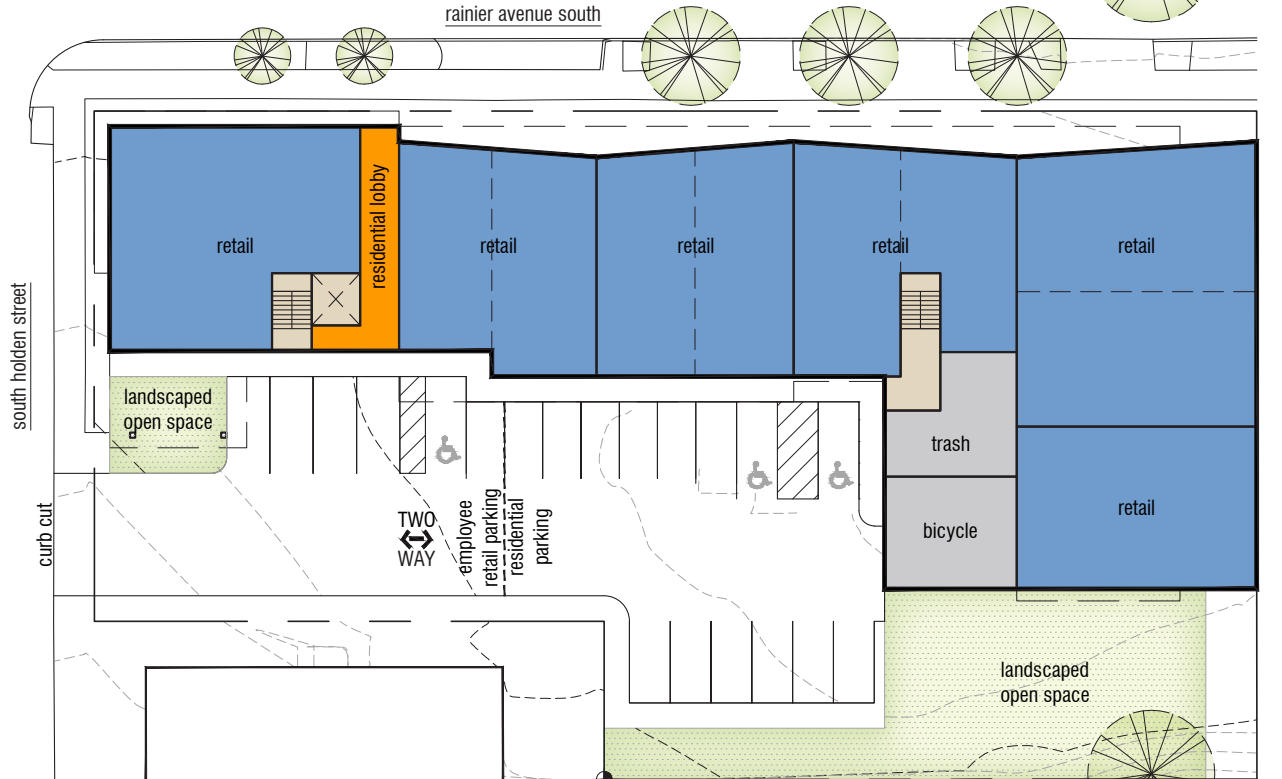
**c** northwest aerial view  
not to scale



**d** rainier avenue south perspective looking north  
not to scale



2<sup>nd</sup> floor plan (3<sup>rd</sup> floor sim) - not to scale



ground floor plan - not to scale

- retail
- residential
- 2-bedroom
- 1-bedroom
- amenity / deck
- utilities
- open 1-bdrm
- circulation



# 8.0 architectural massing concepts | option 3 - corner single sawtooth

**preferred**

## option 3

### distinguishing features

- clean roof lines with clear emphasis on rainier ave s. and s. holden st. intersection with peaked corner bay.
- main residential lobby located on the residential street of s. holden st.
- retail spaces primarily face rainier ave s.
- parking accessed from s. holden st.

### pros

- best meets the intents of the design guidelines
- building reaches out to engage both busy rainier ave s. & quieter holden st., holding the corner with a peaked bay.
- building establishes a street presence along rainier ave s, with some modulation at the ground floor retail for a more interesting pedestrian experience.
- sawtooth design is carried around to the rear side of the building in angled balconies that break down the facade facing the western residential edge.
- large central roof deck with residential amenity spaces.
- massing has an urban approach with stronger emphasis on the street corner where there is more pedestrian traffic.
- unique form serves as a bookend to the emerald city bible fellowship nearby.
- landscaped area at southwest corner of site. additional open space around the corner on s. holden st.
- residential lobby is located on a more residential street.

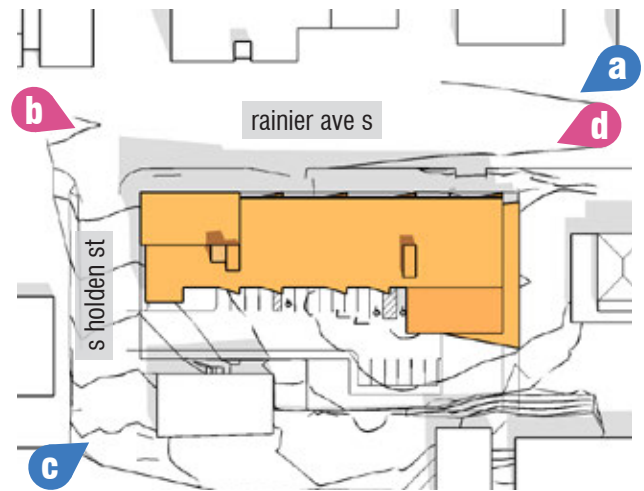
### cons

- parking lot is accessed from side street adjacent to low-rise and single-family residential, thereby increasing traffic and noise in this area.
- residential units could potentially face a wall if the south site is developed in the future.

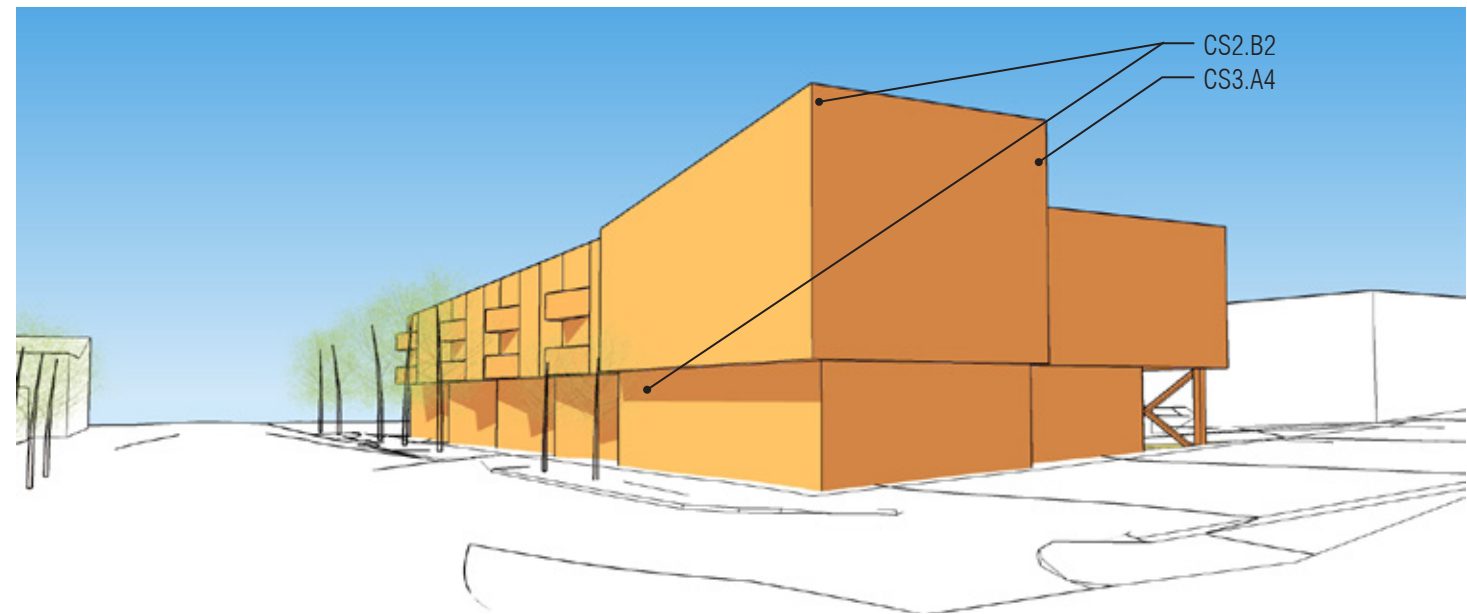


**a** southeast aerial view  
not to scale

### view key



# aerial view    # street view    north

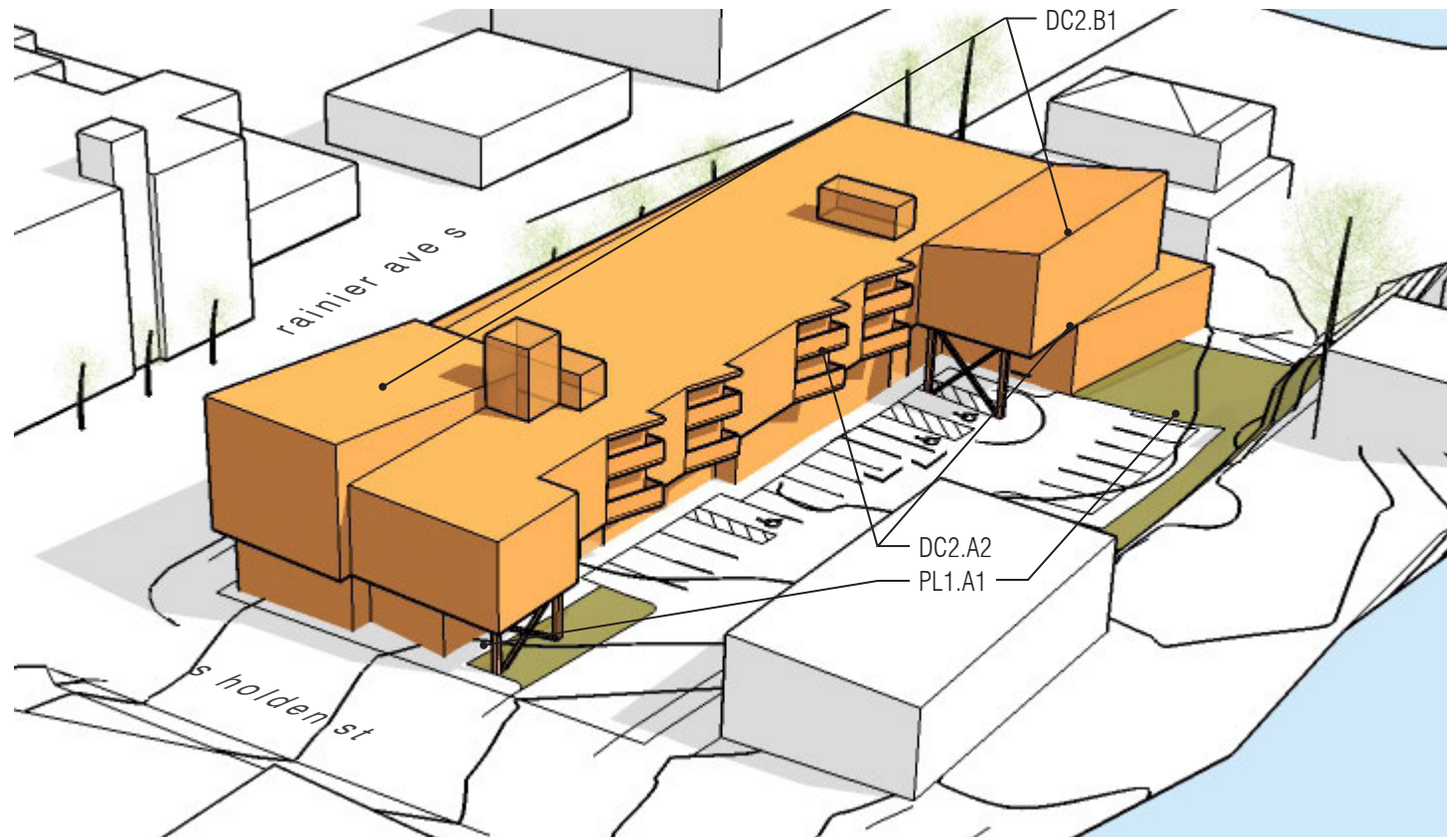


**b** rainier avenue south perspective looking north  
not to scale



**preferred**

option 3 - corner single sawtooth | **8.0 architectural massing concepts**



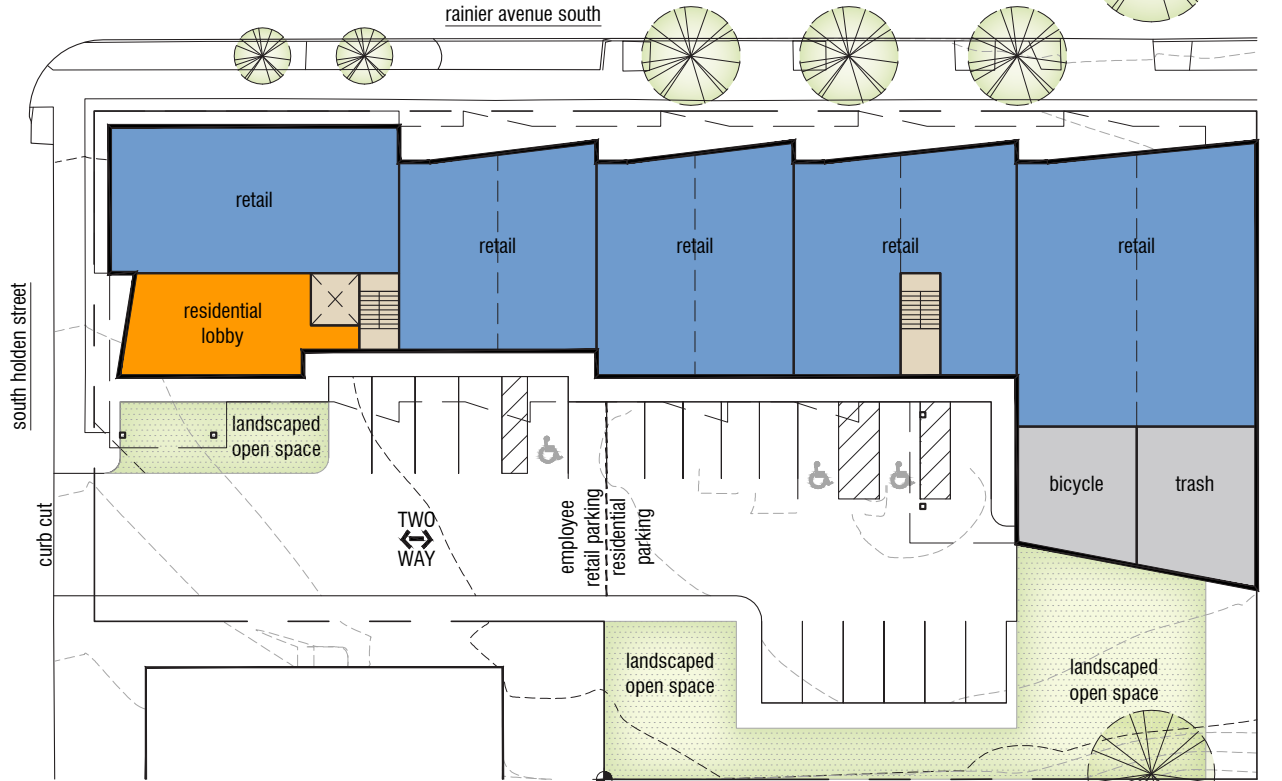
**c** northwest aerial view  
not to scale



**d** rainier avenue south perspective looking north  
not to scale



2<sup>nd</sup> floor plan (3rd floor sim) - not to scale

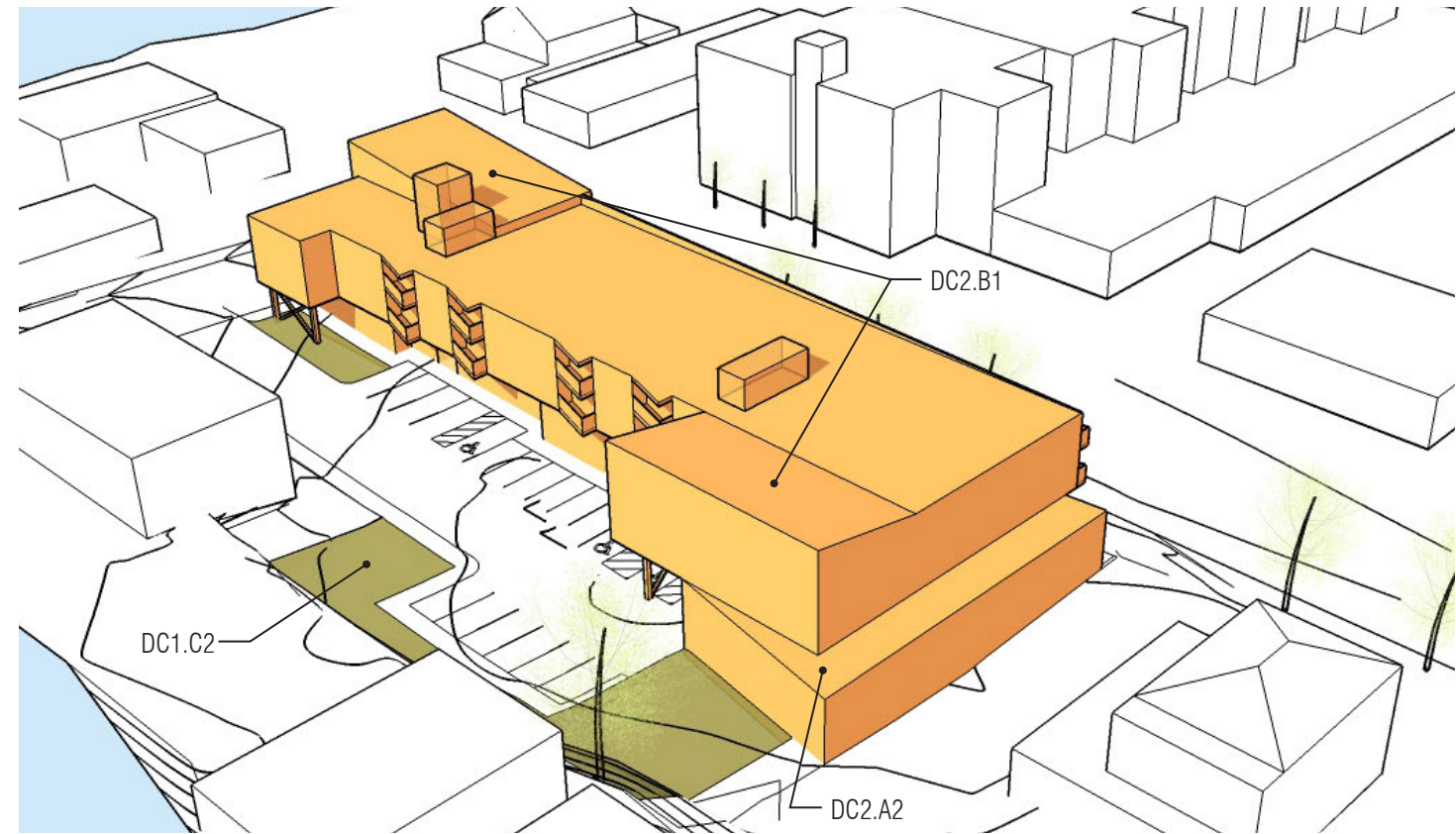


ground floor plan - not to scale

- retail
- residential
- 2-bedroom
- 1-bedroom
- open 1-bdrm
- amenity / deck
- utilities
- circulation

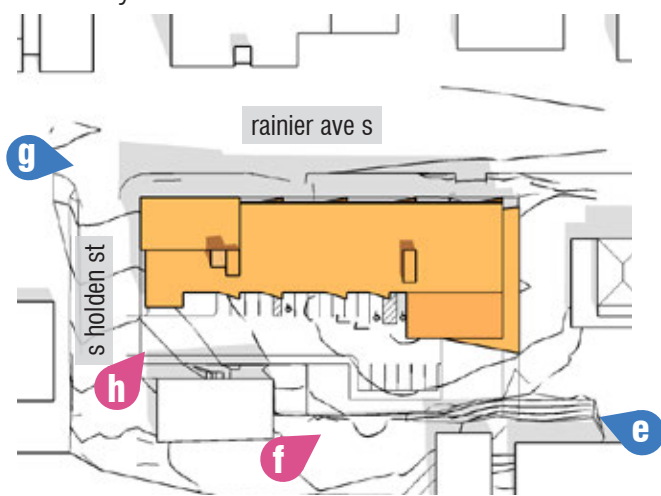


preferred



e southwest aerial view  
not to scale

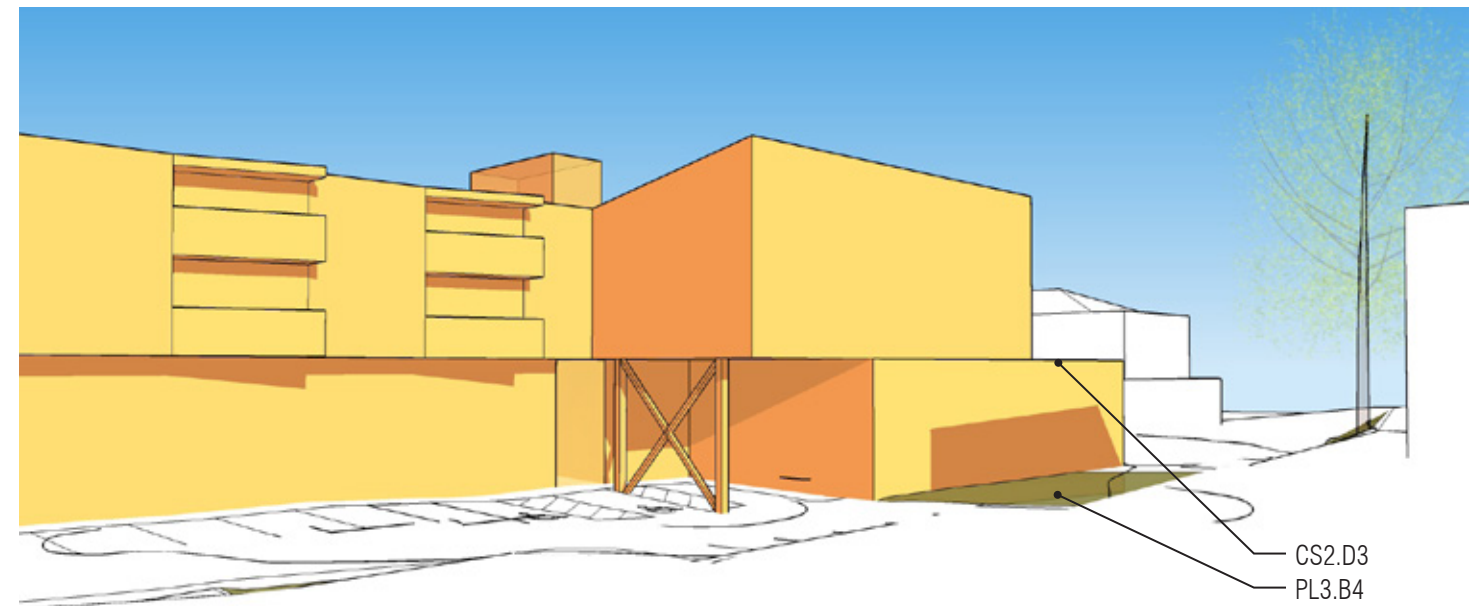
view key



# aerial view    # street view    north



atelier drome, llp  
architecture

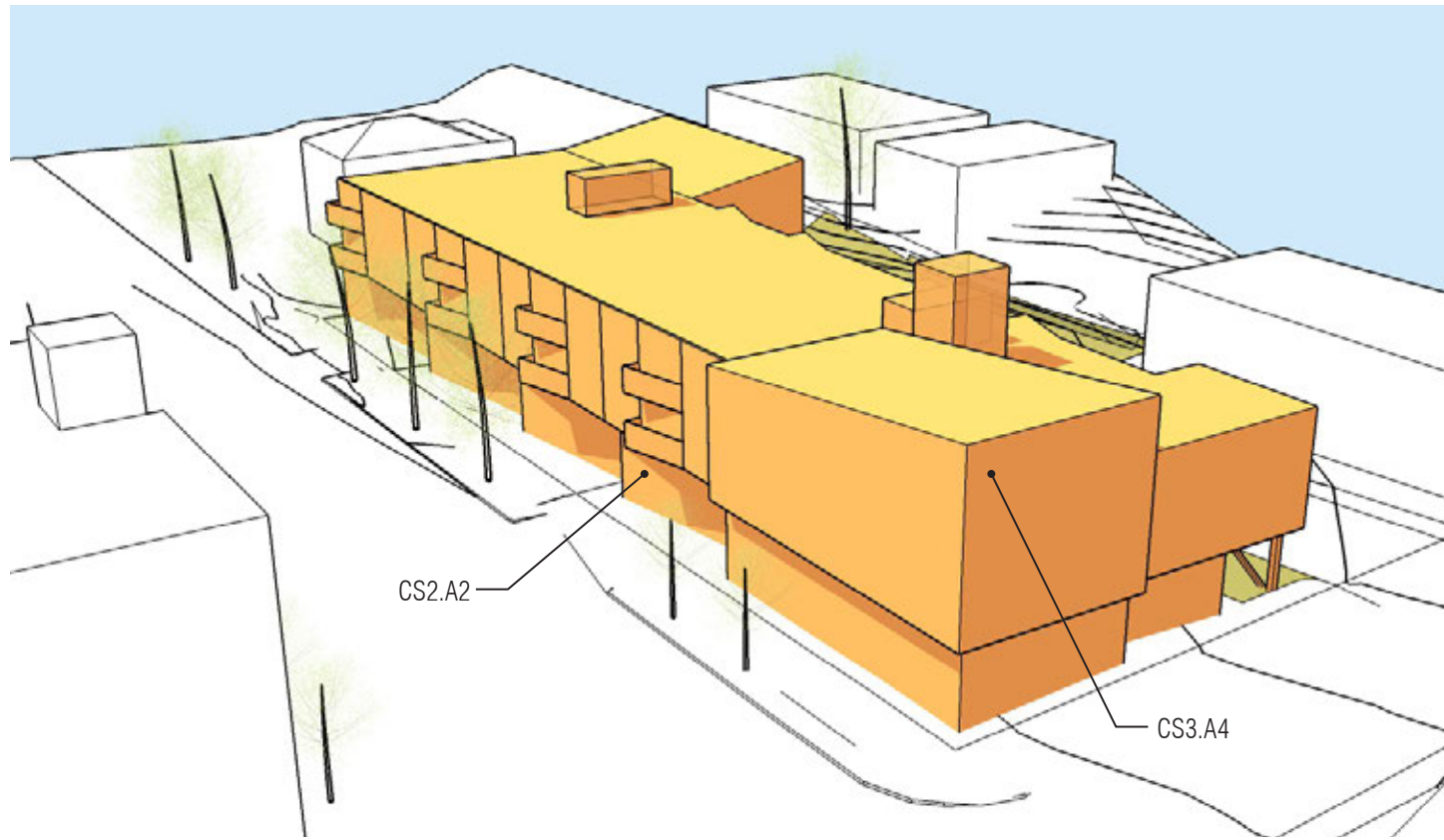


f perspective from west  
not to scale

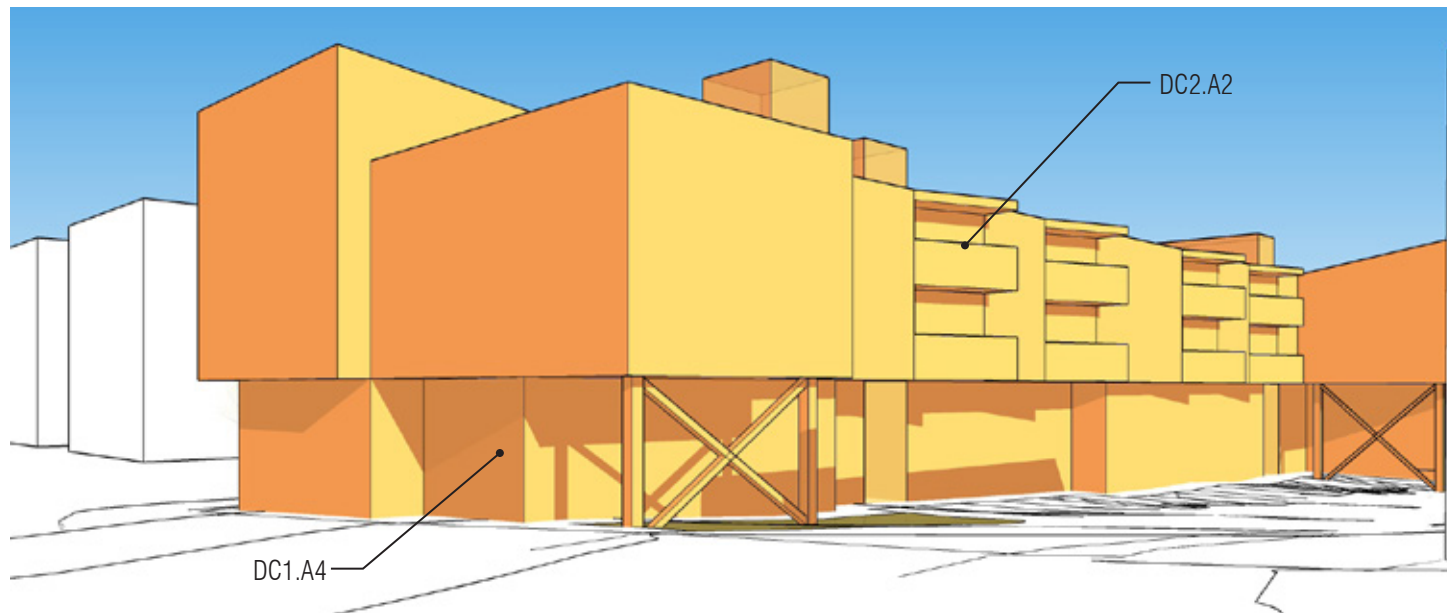


**preferred**

option 3 - corner single sawtooth | **8.0 architectural massing concepts**



**g** northeast aerial view  
not to scale



**h** perspective from holden street  
not to scale

## 8.0 architectural massing concepts | nearby sample retail

### nearby retail spaces - size comparisons

name:	use:	address:	retail sf:
1 lucky one food store	convenience store with gas	6815 rainier ave s	2,584
2 zest fast food	restaurant (fast food)	7111 rainier ave s	640
3 shell	convenience store with gas	7219 rainier ave s	1,125
4 paradise restaurant	restaurant/lounge	7250 rainier ave s	1,200
5 grocery	retail store	7262 rainier ave s	2,997
6 life's salon	retail store	7627 rainier ave s	822
7 kenyon center	restaurant/retail	7820 rainier ave s	2,893 restaurant 4,865 retail
8 rainier chicago market	restaurant/convenience store	7729 rainier ave s	1,440 convenience store 900 restaurant
9 á-châu café and deli	restaurant	6902 rainier ave s	725
10 valero food shop	convenience store with gas	7301 rainier ave s	2,160
11 los tinos mexican restaurant	restaurant	7300 rainier ave s	1,584
12 mini market	retail store	8115 rainier ave s	1,242
13 rose mini-mart & union store	retail store	8139 rainier ave s	1,689
14 mini market	retail store	8320 rainier ave s	5,215
15 dabal mini market	retail store	8300 wabash ave s	708
16 ethio market	retail store	8432 rainier ave s	3,854
17 saloon aileen	retail store	8401 rainier ave s	1,000
18 new star food mart	convenience store with gas	8600 rainier ave s	2,400

The proposed project has retail spaces at the ground floor that range from approximately 1,500 sf to 2,500 sf. These spaces are easily divided into smaller spaces of 800 sf to 1,000 sf, or combined into larger spaces depending on the tenant.

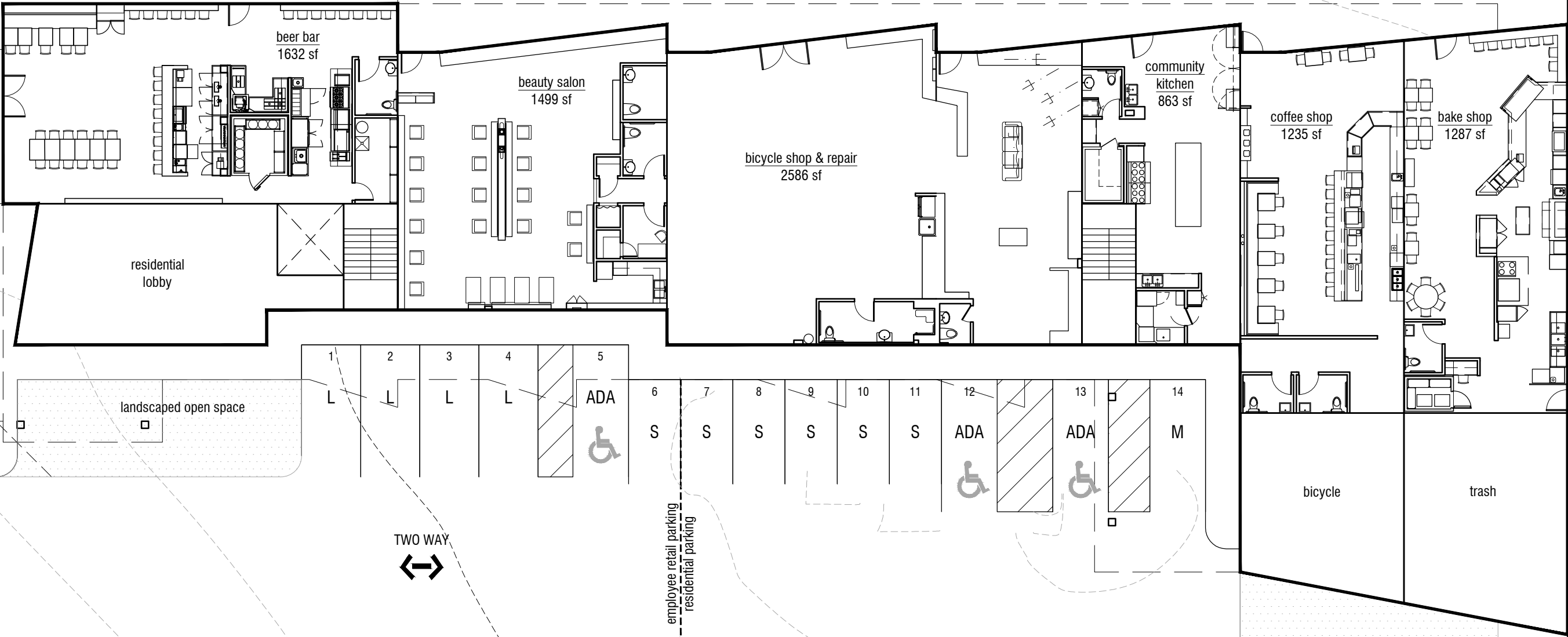
The chart on the left lists the sizes of nearby commercial spaces to the project site, demonstrating that the sizes of the proposed spaces are comparable. The floor plan to the right is a sample layout referencing floor plans of actual spaces dropped in to show the viability of the retail spaces.



rainier avenue south

south holden street

curb cut



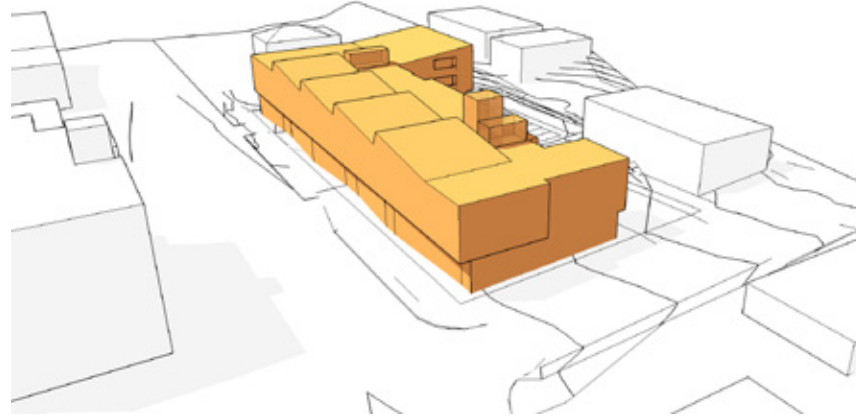
TWO WAY  
↔

employee retail parking  
residential parking

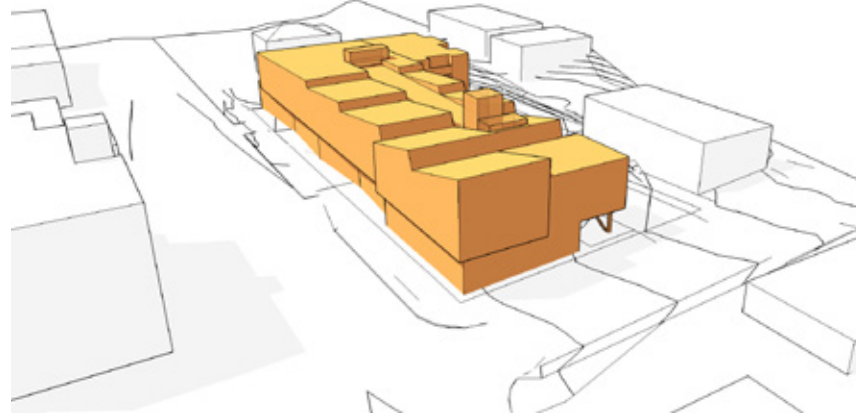


ground floor plan with sample retail layouts, for reference only  
1/16" = 1'-0"

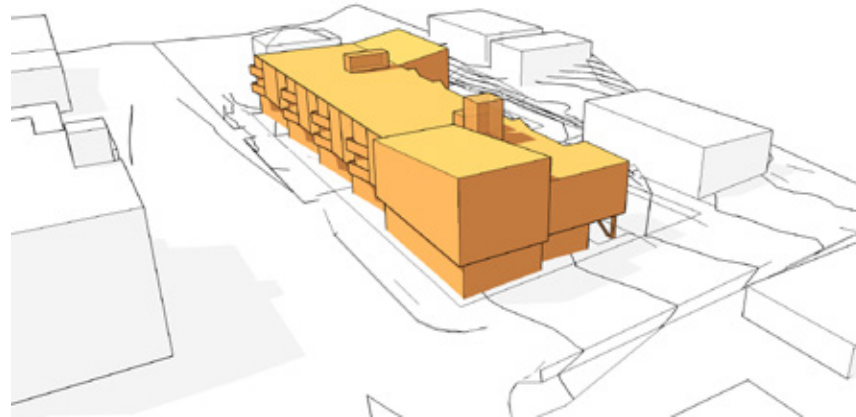
option 1  
central sawtooth



option 2  
gradual sawtooth



option 3  
corner single sawtooth



equinoxes

9am  
3.21 / 9.21

12pm  
3.21 / 9.21

3pm  
3.21 / 9.21





winter solstice



summer solstice

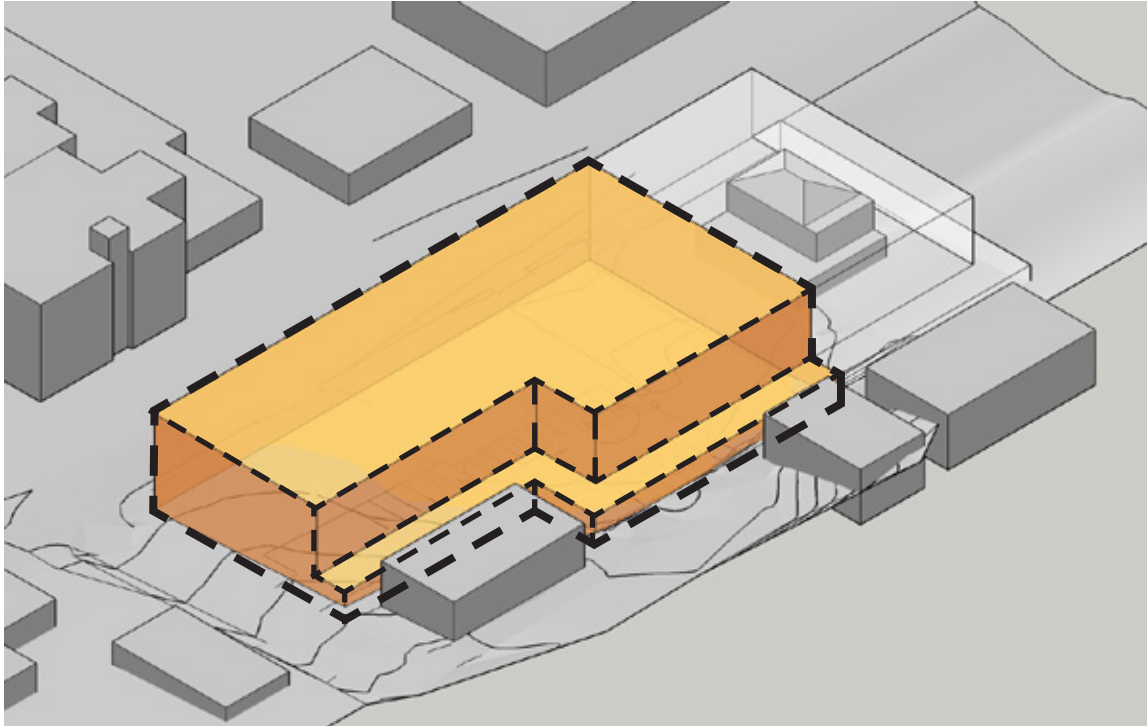




8.0 architectural massing concepts | neighborhood design precedents







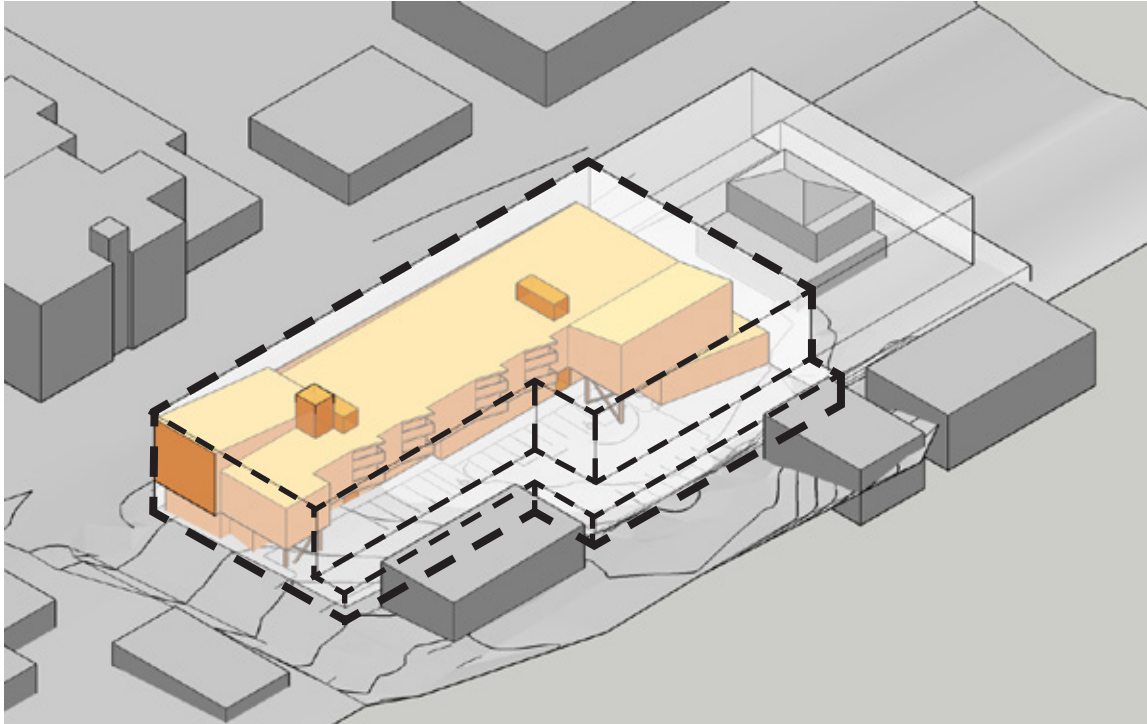
code compliant massing, project developed to maximum extents

code massing

The proposed project does not develop the project site to the maximum allowable extents, making a smaller impact on the site as a whole and for the adjacent single-family residences.

no departures requested

Project complies fully with Land Use Code.



code compliant massing, project developed to maximum extents, shown with proposed massing

### comment

**1. Massing and façade composition:** The Board discussed the three massing alternatives, which were similar in how the structure was located on the development site, creating a strong street edge along Rainier Avenue South. There were concerns about the linear nature of the three options, the lack of strong vertical elements to break up the façades, and the lack of a massing alternative and breaks in the massing of the structure and how the long façade impacts the residents to the west.

**a.** The Board was very concerned with the perceived massing of the structure and recommended incorporating additional modulation and secondary architectural elements in the development of the east and west façades to further break down the massing to an appropriate scale.

**b.** The Board recommended incorporating the use of strong vertical elements in the design of the façade to complement the horizontal nature of the proposed structure. The Board suggested this could be accomplished through the use of modulation to increase the perceived height of the structures without increasing the floor area.

**c.** The Board was concerned with the treatment of all façades and the blank wall condition facing the residential zone. The Board recommend exploring a design where there is activation on both sides of the building as the west façade will be prominent to the neighborhood and those traveling to the site by car.

**d.** The Board supported the notion that the urban edge created by location the massing primarily along Rainier Avenue South could serve as a precedent for subsequent development in the area. The Board considered public comment and supported the added verticality of the sawtooth roof form and setback of the retail spaces shown in Option 1 and the larger corner gesture as shown in Option 3. The Board recommended a massing alternative is provided that incorporates these elements and continues to develop them further.

### response

*SDOT requires the vehicle access to be from S Holden St, which limits where the structure can be located on the development site as well as the massing variations. The building is positioned on the eastern edge of the site, adjacent to Rainier Ave S, to provide a buffer for the neighboring single family residential and low-rise zone to the west. A strong street edge along Rainier Ave S is created by the modulated façade at the retail spaces at the pedestrian level in all three options, which also functions to break down the linear nature of the façade. The roof forms then activate the street for vehicles traveling down Rainier; the preferred Option #3 in particular makes a strong gateway expression at the intersection of Rainier and Holden with a clean design move of a single sawtooth at that corner. Facing the west, the building is broken up through changes in plane and balconies.*

*Secondary architectural elements such as canopies, balconies, and changes in plane have been incorporated into the west façade to break down the building facing the residences at the west. The preferred Option #3 also steps back the building at the upper floors in the part of the massing that is the closest to the western residential zone, reducing the impact for a better zone transition.*

*The sawtooth roofs bring a vertical element to the east façade. The preferred Option #3 breaks the façade with a single tall sawtooth at the corner, as well as with modulation on the ground floor that creates vertical lines at the retail level. Additionally, these vertical lines will be continued at the upper floor through the use of materials.*

*The parking lot will primarily be for the residents of the building and the employees of the retail spaces, not for the public. The entries to the retail spaces are chiefly facing Rainier Ave S, and should generally be accessed by the public as such, especially since the bus stop is right in front. However, the western façade incorporates landscaped open spaces near the corners of the project site, encouraging activation. The preferred Option #3 especially invites activation around the corner to S Holden St by locating the residential lobby there adjacent to landscaped open space, making the relationship to the more residential zone on the west.*

*The preferred Option #3 has a design that combines the sawtooth roof form with a larger corner gesture. An overall corner gesture is made through a single tall sawtooth bay at the intersection of S Holden St and Rainier Ave S, while the remainder of the roof along Rainier has the simple move of a parapet that gently slopes up to meet this corner peak. This option also builds upon the collective aesthetic of the area and thus serves as a precedent for subsequent development by bookending the Emerald City Bible Fellowship in the neighborhood, which also has a similarly peaked corner bay.*



comment

**2. Impact on adjacent properties:** The Board was very concerned with the visual impact and layout of the parking area, citing the lack of an adequate buffer between the cars and the adjacent property. The Board recommended reconfiguring the parking and incorporate screening elements to minimize its impact on the adjacent properties.

**3. Street level engagement:**

**a.** The Board agreed with public comment and was concerned with the depth of the retail spaces presented in the massing options and recommended developing a design that allows these spaces to actively engage with the street and strengthen the pedestrian experience, and serve as placemaking opportunities.

**b.** The Board was concerned with pedestrian activity throughout the site and supported the use of a viable pedestrian connection through the structure connecting the parking area to the west of the site to the primary commercial entries along Rainier Avenue South. The Board suggested the lobby as shown could be expanded to achieve this activated space.

**4. Landscaping and open space:** The Board was concerned with the lack of landscaping and open space throughout the development site as shown and recommended a design that maximizes the open space as currently proposed and encourages a connection to the community. The Board also suggested utilizing landscaping and open areas to activate the edges of the structure which allow for placemaking opportunities.

response

*The proposed building does not develop the project site to the maximum extents, making a smaller impact on the adjacent residences. All options incorporate a landscape strip that continues from the landscaped open space in the southwest corner between the parking spots at the west edge and the residences. The preferred Option #3 has additional landscaped open space on the northeast corner of the parking lot as well as additional landscape on the west.*

*The proposed project has proposed retail spaces that are comparable in size to the retail spaces in the nearby neighborhood; see the retail space chart and sample floor plan layout on pages 33-34. Furthermore, the spaces are flexibly sized and can be divided to allow for smaller retail tenants. The façade at the retail level is modulated to actively engage with the street and make for an interesting pedestrian experience.*

*The parking lot will primarily be for the residents of the building and the employees of the retail spaces, not for the public. The entries to the retail spaces are chiefly facing Rainier Ave S, and should generally be accessed by the public as such, especially since the bus stop is right in front. However, the western façade incorporates landscaped open spaces near the corners of the project site, encouraging activation. The preferred Option #3 especially invites activation around the corner to S Holden St by locating the residential lobby there adjacent to landscaped open space, making the relationship to the more residential zone on the west.*

*All three options incorporate a landscaped open space around the existing tree in the southwest corner as well as a landscape strip along the western property line, serving the dual purpose of providing a visual buffer to the residences on the west, and providing good opportunities for community engagement through pea patches and green open space. The preferred Option #3 additionally has a landscaped open space near the northeast corner along S Holden St, which can be utilized by residents for gathering or as cafe space for a retail tenant.*



**atelier drome, llp**  
a r c h i t e c t u r e