



SITE INFORMATION

7636 Rainier Avenue S
APN: 941240-0005
Zoning: NC2-40
Overlay: Parking Flexibility Area
Lot Area: 6100 sf
Current Use: Commercial Office

DEVELOPMENT GOALS

4 Townhouses
No Live/Work Units
No Commercial Space
6 Parking Spaces

DEVELOPMENT STATEMENT

The Rainier 7636 Townhomes development proposes to construct four townhouse units containing approximately 1700-1800 sf gross floor area each. The developer seeks to improve upon the generally poor quality of housing in the vicinity by providing well-designed, durably-constructed townhouses on a formerly commercial property.

In order to contribute to the future neighborhood, the proposal utilizes an articulate facade, varied materials, occupiable above-grade areas, pedestrian-level plantings and a living wall.

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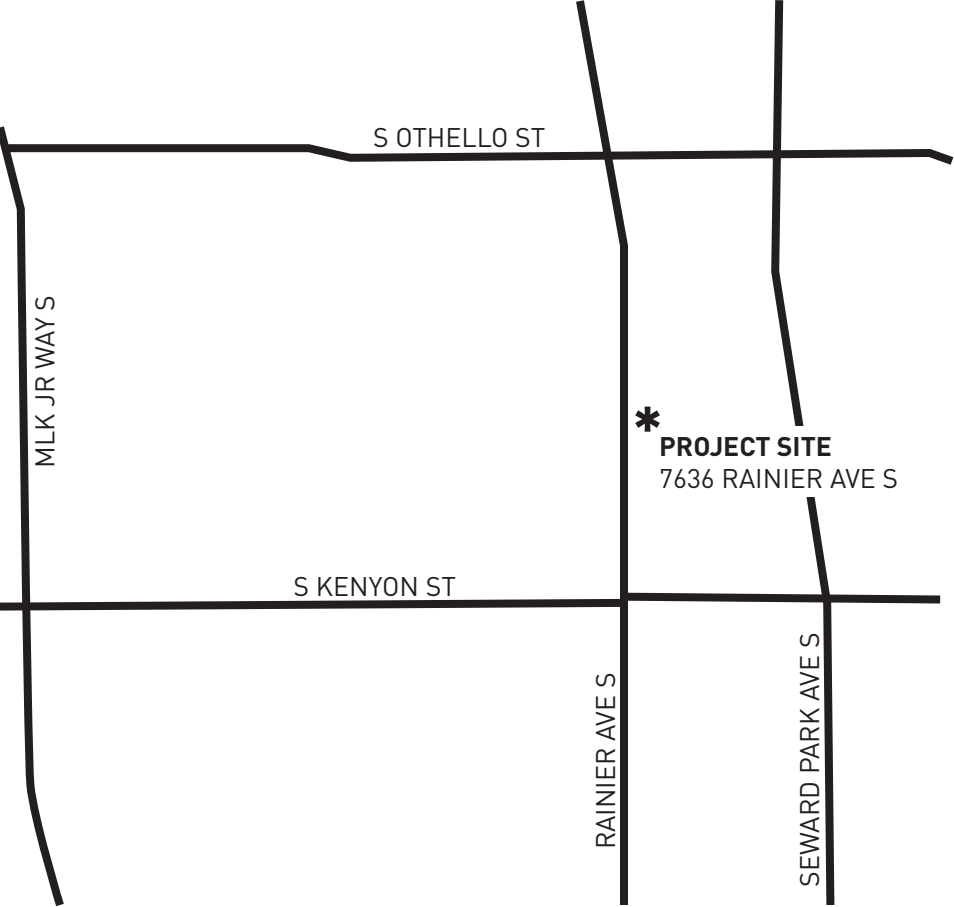
PROJECT TEAM

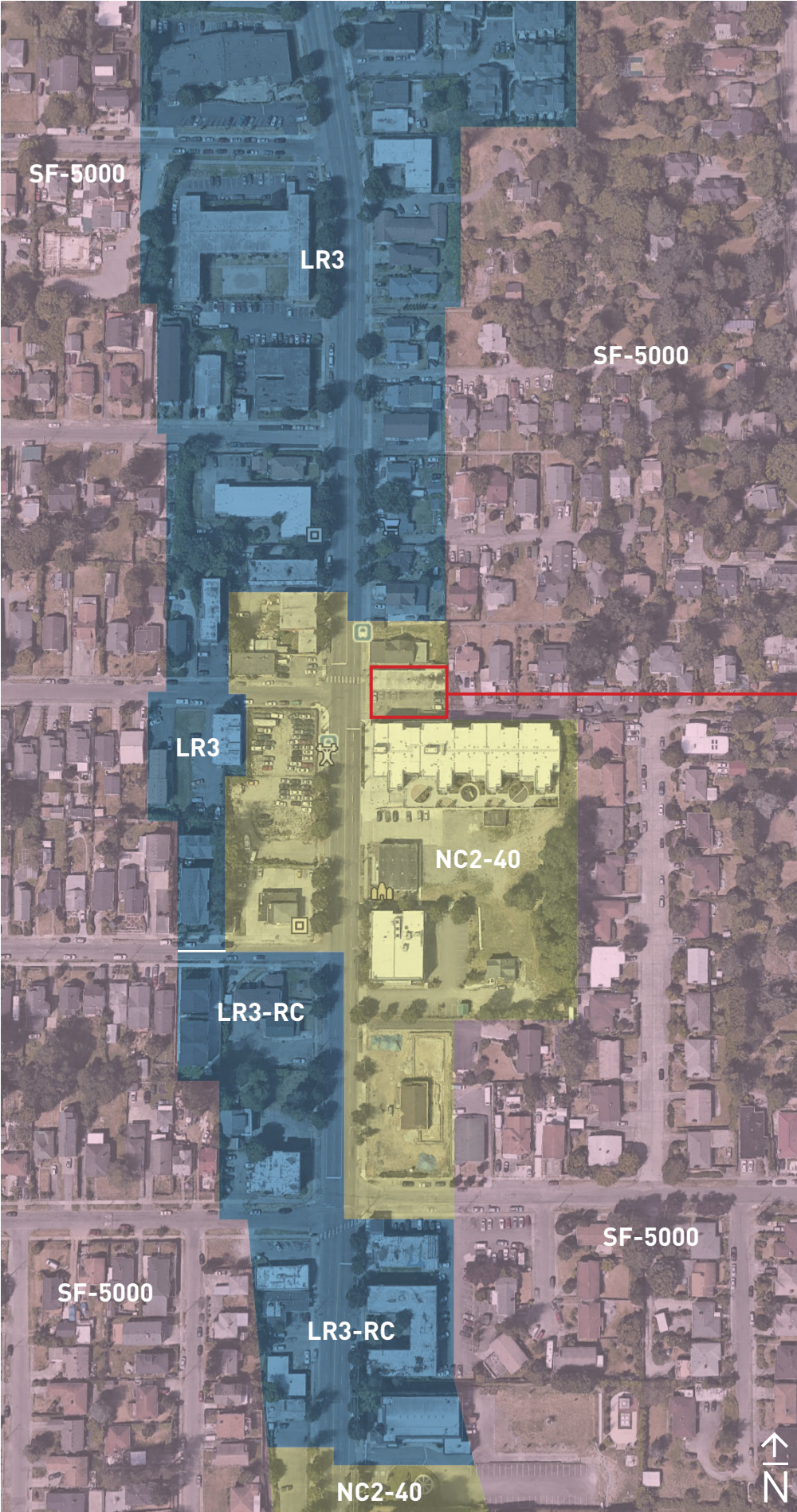
DEVELOPER
MFIC Management
2455 190th Street, Suite A
Redondo Beach, CA 90278

ARCHITECT + APPLICANT

Citizen Design
46 Etruria Street #201
Seattle, WA 98109
Contact: Jacob Young
E: jyoung@collaborativeco.com
T: 206.535.7908

VICINITY MAP





ZONING SUMMARY

- Subject parcel abuts NC2-40 zoned parcels to north, south and west
- Easterly abutting parcel is zoned SF-5000

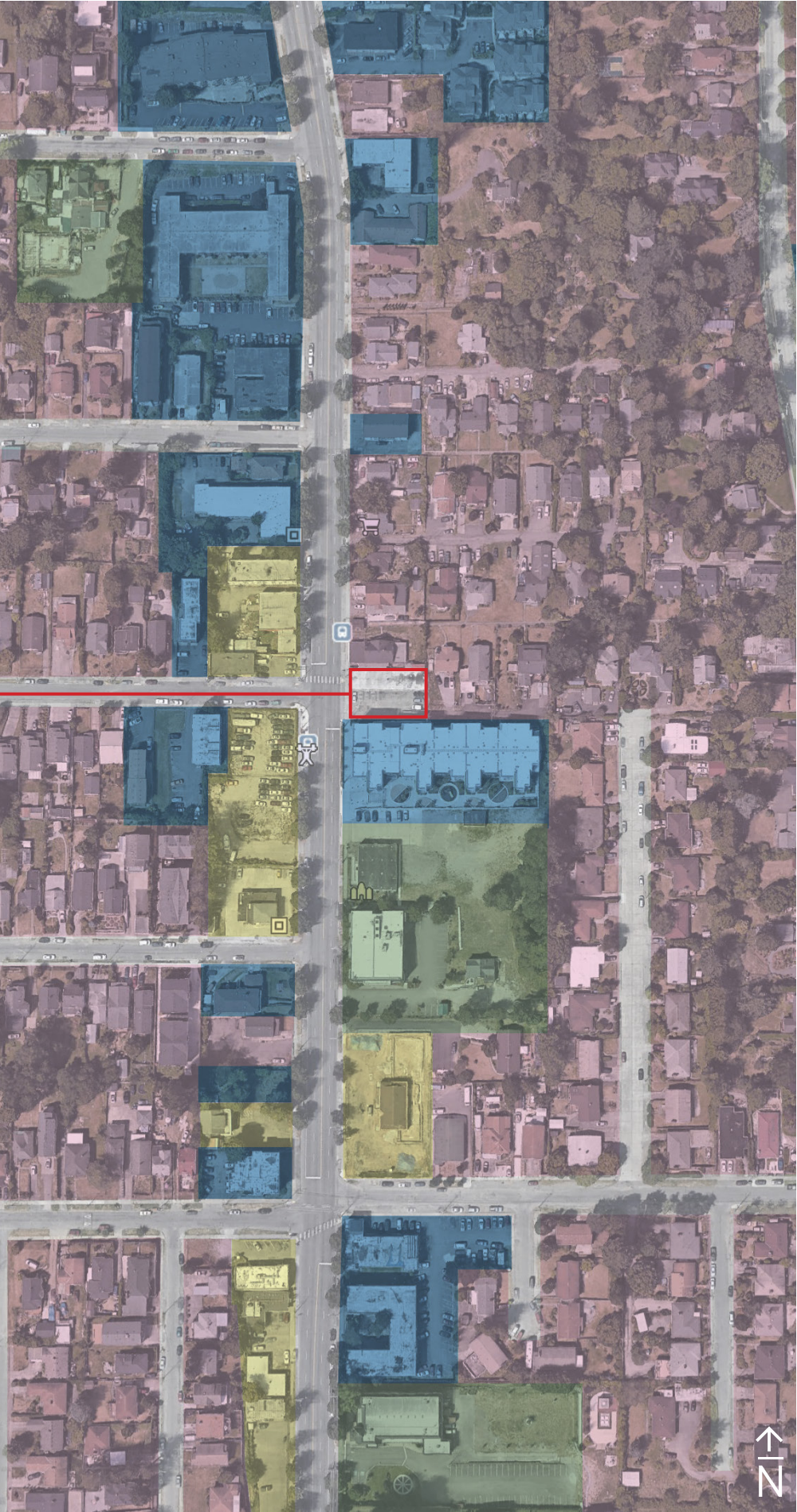
LAND USE SUMMARY

- Dominant land use in vicinity is single-family residential except along Rainier Avenue S
- Dominant land use along Rainier Avenue S is multifamily
- Other uses include retail, restaurants, offices, religious uses, health clubs and a variety of other commercial uses

PROJECT SITE EXTENTS
7636 RAINIER AVENUE S

LAND USE KEY

- | | |
|---------------------------|--|
| SINGLE FAMILY RESIDENTIAL | |
| MULTI FAMILY RESIDENTIAL | |
| COMMERCIAL | |
| RELIGIOUS | |





NEIGHBORHOOD GREENWAY
Seward Park Avenue S

BUS STOP (NORTHBOUND)
RAINIER AVE S + S HOLDEN ST
ROUTES 7 + 9

PROJECT SITE EXTENTS
7636 RAINIER AVENUE S

BUS STOP (SOUTHBOUND)
RAINIER AVE S + S HOLDEN ST
ROUTES 7 + 9

1/4 MILE RADIUS FROM SITE
(Pink Area)

FREQUENT TRANSIT CORRIDOR
Rainier Avenue S

TRANSIT + ACCESS

Rainier Ave S + S Holden St (Northbound): Routes 7 + 9
Access to Downtown Seattle + Capitol Hill
Buses run every 10-15 minutes between 6:30 am and 12:30 am
Rainier Ave S + S Holden St (Southbound): Routes 7 + 9
Access to Rainier Beach
Buses run every 10-15 minutes between 6:30 am and 12:30 am

No bicycle lanes currently nearby. SDOT is considering construction of bicycle lanes as part of the Rainier Avenue S Corridor Improvements project. Project completion estimated to be late 2018.

Neighborhood greenway on Seward Park Avenue S to the east.



VAN HANH TEMPLE

RAINIER AVE S
+ S OTHELLO ST
(COMMERCIAL AREA)

LIFE'S SALON

BEST CARE GARDEN CENTER

RAINIER HEALTH
AND FITNESS

KLINE GALLAND HOME
(RETIREMENT HOME)

SEWARD PARK AVE S
NEIGHBORHOOD
GREENWAY

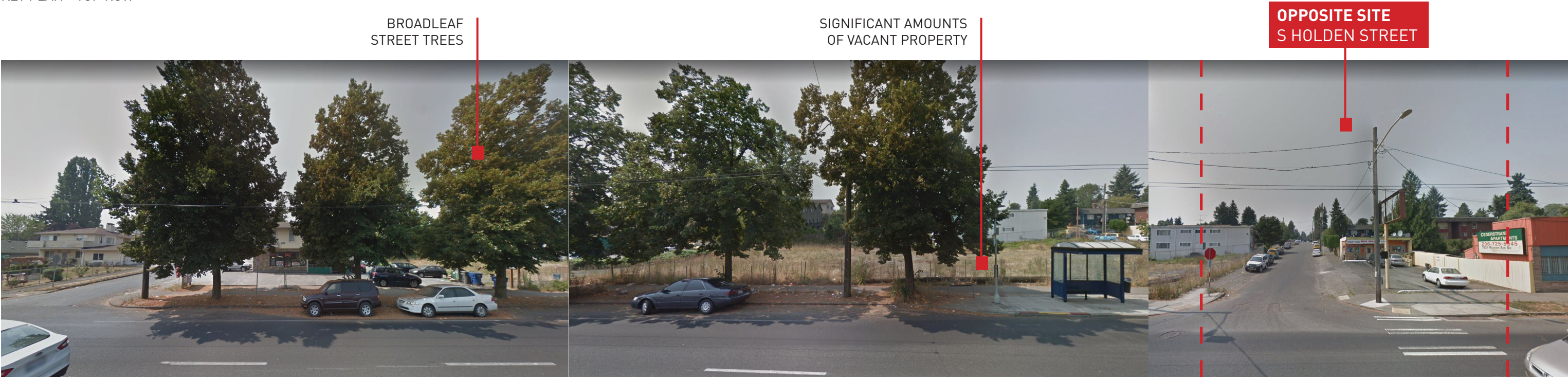
KENYON CENTER
(COMMERCIAL AREA)

LIFE CHANGE
CHURCH

LAKE WASHINGTON

PROJECT SITE
4727 12TH AVENUE NE





OBSERVED PATTERNS:

- Single-story structures are common
- Simple detailing
- Small-scale windows
- Neutral or monochromatic color palettes with occasional accent colors/materials

OTHER OBSERVATIONS:

- A significant portion of the vicinity is vacant or underdeveloped
- New structures are significantly larger than older development
- No dominant architectural style or typical materials
- Numerous T-intersections along west side of Rainier Avenue S

The area around the subject parcel is beginning to be redeveloped. New construction consists mainly of multifamily housing and low-rise commercial structures. There are also a number of vacant parcels, and the remainder of the area consists of existing single-family housing and low-rise commercial.



EAST SIDE OF STREET

PROJECT SITE
7636 RAINIER AVE S

GROUND FLOOR
TRANSPARENCY

STRONG VERTICAL
ELEMENT

SIMPLE DETAILING

BRIGHT ACCENT COLORS

RECTILINEAR FACADE



KEY PLAN - BTM ROW

SMALL COMMERCIAL
STRUCTURES

SHARED RESIDENTIAL ENTRY

COMBINATION OF SINGLE-
AND MULTIFAMILY
RESIDENTIAL

EARLY- TO MID-20TH
CENTURY HOUSING

WEST SIDE OF STREET



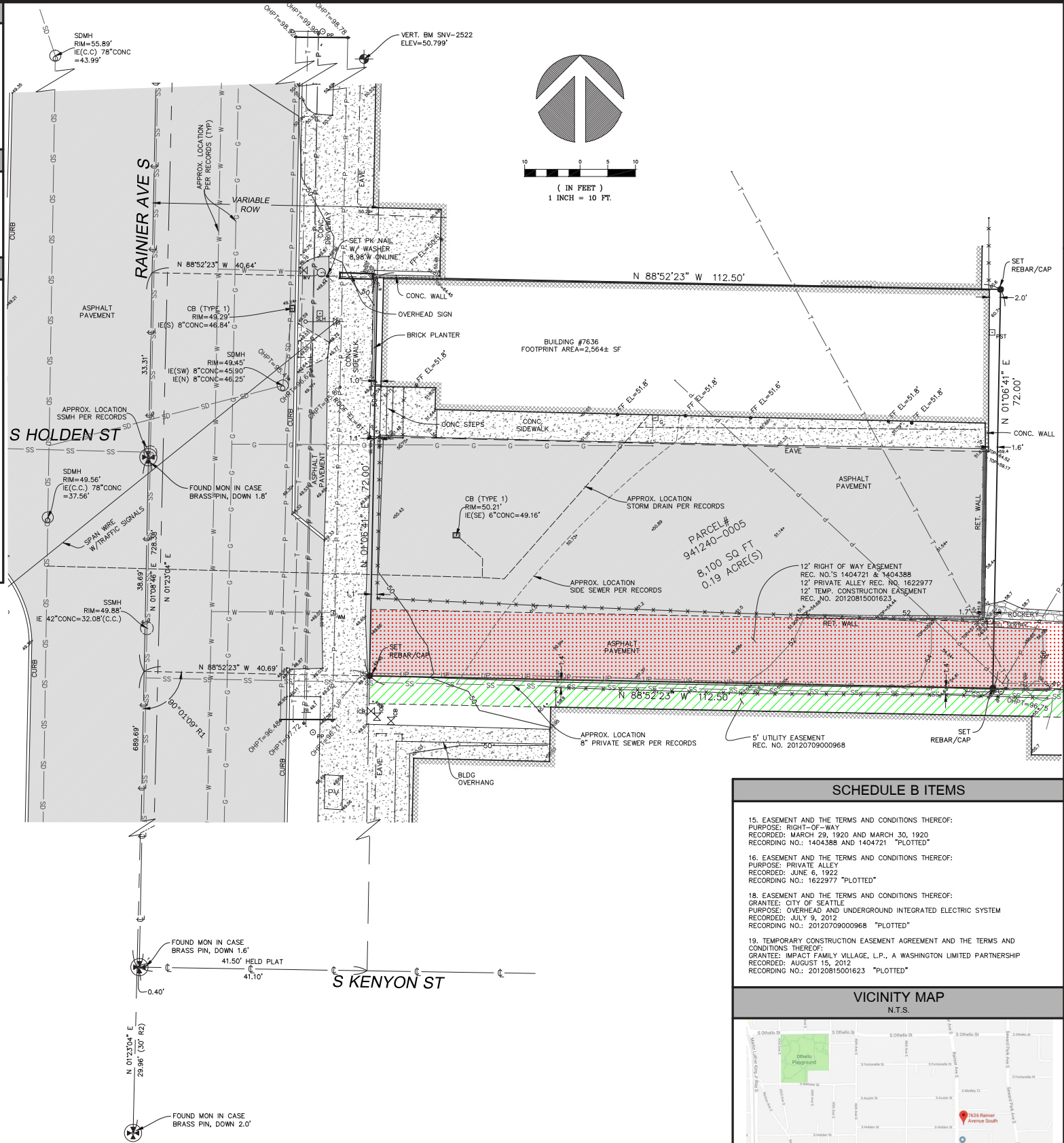
WEST SIDE OF STREET

Very few siting or architectural patterns were observed in the vicinity. Structures are typically set back from the street, and most existing construction is one or two stories tall. Some structures, such as the apartment building adjacent to the subject, rise as much as four stories. In general, property is not developed as intensively as would be permitted under current code.

There is no dominant architectural style or material in the vicinity. Stucco, brick, lap siding and concrete masonry were all observed on the subject's side of Rainier Avenue S. In general, detailing is simple and understated. Color and material palettes are similarly simple with the occasional use of a bright accent color. Some structures use trim in contrasting colors, and others use less visible trim in like colors to the siding. Windows are typically at a traditional residential scale.

TOPOGRAPHIC & BOUNDARY SURVEY

LEGAL DESCRIPTION	REFERENCES																																																																																																																																																
<p>THAT PORTION OF TRACT 1, WILDWOOD, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 10 OF PLATS, PAGE 77, RECORDS OF KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:</p> <p>COMMENCING AT THE INTERSECTION OF THE EAST LINE OF RAINIER AVENUE WITH SOUTH LINE OF SAID TRACT 1; AND RUNNING THENCE EAST ALONG THE SOUTH LINE OF SAID TRACT, 112.5 FEET; THENCE NORTH PARALLEL WITH THE WEST LINE OF SAID TRACT, 72 FEET; THENCE WEST PARALLEL WITH THE SOUTH LINE OF SAID TRACT, 112.5 FEET TO THE EAST LINE OF SAID RAINIER AVENUE; THENCE SOUTH ALONG THE EAST LINE, 72 FEET TO THE POINT OF BEGINNING; SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.</p>	<p>R1. RECORD OF SURVEY, VOL. 351, PG. 042. RECORDS OF KING COUNTY, WASHINGTON.</p> <p>R2. RECORD OF SURVEY, VOL. 4, PG. 164. RECORDS OF KING COUNTY, WASHINGTON.</p> <p>R3. CONDOMINIUM SURVEY, VOL. 279, PG. 027-030. RECORDS OF KING COUNTY, WASHINGTON.</p>																																																																																																																																																
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ALL TITLE INFORMATION SHOWN ON THIS MAP HAS BEEN EXTRACTED FROM TITLE REPORT BY RAINIER TITLE, ORDER NO. 711767R1, DATED MAY 2, 2017. IN PREPARING THIS MAP, TERRANE, INC. HAS CONDUCTED NO INDEPENDENT TITLE SEARCH NOR IS TERRANE, INC. AWARE OF ANY TITLE ISSUES AFFECTING THE SURVEYED PROPERTY OTHER THAN THOSE SHOWN ON THE MAP AND DISCLOSED BY THE REFERENCED REPORT. TERRANE, INC. HAS RELIED WHOLLY ON RAINIER TITLE INSURANCE COMPANY'S REPRESENTATIONS OF THE TITLE'S CONDITION TO PREPARE THIS SURVEY AND TERRANE, INC. QUALIFIES THE MAP'S ACCURACY AND COMPLETENESS TO THAT EXTENT. 7. FIELD DATA FOR THIS SURVEY WAS OBTAINED BY DIRECT FIELD MEASUREMENTS WITH A CALIBRATED ELECTRONIC 5-SECOND TOTAL STATION AND/OR SURVEY GRADE GPS OBSERVATIONS. 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SCHEDULE B ITEMS

15. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:
PURPOSE: RIGHT-OF-WAY
RECORDED: MARCH 29, 1920 AND MARCH 30, 1920
RECORDING NO.: 1404388 AND 1404721 "PLOTTED"

16. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:
PURPOSE: PRIVATE ALLEY
RECORDED: JUNE 6, 1922
RECORDING NO.: 1622977 "PLOTTED"

18. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:
GRANTEE: CITY OF SEATTLE
PURPOSE: OVERHEAD AND UNDERGROUND INTEGRATED ELECTRIC SYSTEM
RECORDED: JULY 9, 2012
RECORDING NO.: 20120709000968 "PLOTTED"

19. TEMPORARY CONSTRUCTION EASEMENT AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:
GRANTEES: IMPACT FAMILY VILLAGE, L.P., A WASHINGTON LIMITED PARTNERSHIP
RECORDED: AUGUST 15, 2012
RECORDING NO.: 20120815001623 "PLOTTED"

VICINITY MAP
N.T.S.

A vicinity map centered on the intersection of Rainier Avenue South and S Jackson Street in Seattle. A red pin icon is placed at 7636 Rainier Avenue South. To the west, a green shaded area indicates Otisello Playground. Various other streets are labeled, including S Othello St, S Franklin St, S Myrtle St, S Broadway St, S Alki Ave, S Duwamish St, S Union St, S Hill St, S Denny Way, S Olive Way, S Cedar Way, S Elm Way, S Madison St, S Washington St, S Pike St, S Marion St, S Taylor St, S Jackson St, S Duwamish St, S Union St, S Hill St, S Denny Way, S Olive Way, S Cedar Way, S Elm Way, S Madison St, S Washington St, S Pike St, S Marion St, S Taylor St. The Rainier Health & Fitness building is also shown near the bottom center.[illegible]



SITE FROM RAINIER AVENUE S



SITE FROM SOUTHEAST

The subject parcel is currently developed with a single-story commercial structure originally built in 1967. Per King County records, this structure contains approximately 2560 sf gross floor area. Other existing improvements include surface parking and a sloping driveway to access landlocked residential parcels to the east. An eight-foot-tall retaining wall is located at the east end of the subject. This wall also runs along part of the driveway to allow for a generally level parking lot.

The southerly neighbor is an apartment-style affordable housing development. The northerly neighbor appears to have originally been a single-family structure that has been converted into a beauty salon. Single-family development occupies the parcels to the east, and the Rainier Avenue S right-of-way abuts the subject to the west.

Street frontage improvements include sidewalk, curb and gutter and curb ramps. No trees are present on the subject or in the frontage.

ZONING STANDARDS

STANDARD	COMPLIANCE + CALCULATIONS	ADJUSTMENT + CALCULATIONS	JUSTIFICATION
BLANK FACADE LIMITS: <i>(SMC 23.47A.008.A.2)</i> 20 ft wide max (each segment). 40% of street-facing facade (total).	No street-facing blank facades proposed.	N/A	N/A
STREET LEVEL RESIDENTIAL <i>(SMC 23.47A.008.D)</i> Visually prominent entry required. 4 ft vert. separation or 10 ft horiz. setback from sidewalk required.	10 ft horizontal setback provided.	N/A	N/A
HEIGHT LIMIT <i>(SMC 23.47A.012)</i> 40 ft above average existing grade	Average Existing Grade = Height Limit = Max. Building Elevation =	N/A	N/A
FLOOR AREA RATIO <i>(SMC 23.47A.013)</i> FAR Multiplier: 3.0 Lot Area: 6100 sf Allowable GFA: 18,300 sf	6001 sf GFA proposed.	N/A	N/A
SETBACK REQUIREMENTS <i>(SMC 23.47A.014)</i> 15 ft setback required above 13 ft when abutting a residential zone	Adjustment requested.	Reduce 15 ft upper level setback 33% to 10 ft pursuant to SMC 23.41.018.D.4.a.	<ul style="list-style-type: none">• Neighboring property is 10 ft higher than subject. This topography can be used to help the proposal respect its neighbor as suggested by guideline CS1.C.2• Strict application of the code would disrupt the rhythm of the south elevation with a step-back on the east end. Maintaining the rhythm better responds to guideline DC2.B.1.
LIGHT & GLARE <i>(SMC 23.47A.022)</i>	Exterior lighting to be shielded and directed away from adjacent properties. Screen driveways and parking areas with a 5-6 ft wall or evergreen hedge.	N/A	N/A
AMENITY AREA <i>(SMC 23.47A.024)</i> 5% of residential GFA required Private amenities: 60 sf min, 6 ft min dimensions	5% of 6001 = 300 sf required 2600 sf private amenity provided at roof decks	N/A	N/A
OFF-STREET PARKING <i>(SMC 23.54.015)</i> 1 large (8.5x19) space req'd per unit 50% reduction for transit	2 large spaces (4 * 0.50) required 6 large spaces in carports provided	N/A	N/A
SOLID WASTE STORAGE <i>(SMC 23.54.040)</i> 2x6 ft area required per unit	3x8 ft storage room provided for each unit in carports	N/A	N/A

CS1: NATURAL SYSTEMS AND SITE FEATURES

Use natural systems and features of the site and its surroundings as a starting point for project design.

- Topography provides natural separation between subject and easterly neighbor
- Roof decks allow occupants access to sun on an otherwise shaded site

The proposal utilizes the existing grade change between the subject parcel and its easterly neighbor to provide privacy to the occupants of both properties. Due to the presence of a four-story building to the south, excessive solar heat gain is unlikely. However, the roof decks provide occupants with the ability to enjoy the sun. Shade is also provided by covering part of the roof decks.

CS2: URBAN PATTERNS AND FORM

Strengthen the most desirable forms, characteristics, and patterns of the streets, block faces, and open spaces in the surrounding area.

- Vicinity is in transition from single-family to more intense uses
- Proposed front setback relates to existing context and provides privacy from anticipated future development
- Planters at front facade clearly, yet softly, separate private and public spheres

The subject’s vicinity is currently in transition from primarily early- to mid-20th Century single-family housing to more intense land uses. Much of the area is either vacant or underdeveloped, and few siting patterns were observed. The proposal uses a ten foot planted setback to provide a clear, yet soft, separation between the street and site. As the nearby zoning could potentially result in a commercial or mixed-use context, placing planters in this location rather than occupied yards also helps provide additional privacy to the occupants.

PL3: STREET-LEVEL INTERACTION

+ PL4: ACTIVE TRANSIT

Encourage human activity and interaction at street level with clear connections to building entries and edges. Incorporate design features that facilitate active forms of transportation such as walking, bicycling and use of transit.

- Public bench provides an informal stop-over for passersby
- Ground level closets provide convenient bicycle storage
- Front facade living wall provides a passive amenity to the sidewalk

Connections between the public and private spheres are clearly marked by changes in pavement material, and the placement of planted areas along the sidewalk provide a more pleasant environment for passersby. Similarly, a bench is integrated into one of the planters to provide an informal stopover point for the public. As SDOT is considering adding bicycle lanes to Rainier Avenue S, it is possible that the subject will have direct access to public bicycle infrastructure in the near future. In preparation for this, the proposal includes ground-level storage closets that could be used as secure bicycle storage.

DC1: PROJECT USES AND ACTIVITIES

Optimize the arrangement of uses and activities on site.

- Pedestrian and vehicular access to site are separated
- Parking concealed with plantings, screen walls and building mass
- Elevated living space allows for both privacy and eyes on the street
- Common access points and roof decks without visual separation encourage neighborly interaction

The proposal combines vehicular access with an existing access easement serving single-family residential to the east. By doing so, vehicular traffic is confined to one side of the site. This allows the pedestrian access path along the north side to be entirely separated from vehicular traffic. Parking and refuse storage are located in at-grade carports beneath the main living spaces. Elevating living space above grade provides privacy to the occupants while still allowing for views out to the street below. Finally, common access points to the site, a shared yard at grade and a lack a visual barriers between the roof decks encourage neighborly interaction among the occupants.

DESIGN GUIDELINES RESPONSE

DC2: ARCHITECTURAL CONCEPT

Develop an architectural concept that will result in a unified and functional design that fits well on the site and within its surroundings.

- Balconies, articulation and material changes reduce visual mass
- Simple detailing relates to apartment building to south
- Visual depth is provided by angles, articulations and living wall

Like the building to its south, the project proposes to use simple detailing to achieve a modern look. It also proposes to use angled facade planes on the south side to provide visual depth and interest. Additional interest is provided by an articulate front facade and a larged amount planting at the front of the side, including a living wall. Step-backs are used on the north side to reduce the overall mass of the building. Repeated stair towers provide an appealing visual rhythm on the north facade, and repetition is used to similar effect on the south facade as well.

DC4: EXTERIOR ELEMENTS AND FINISHES

Use appropriate and high quality elements and finishes for the building and its open spaces.

- A variety of materials adds visual interest to the building
- A combination of textured and smooth materials provides contrast
- A balance of opaque and transparent materials prevents both glare and blank facades

The proposal includes a variety of exterior finish materials including dark-stained cedar, textured fiber cement board, glass and smooth fiber cement panel. Material transitions often take place at articulations, further accentuating the visual depth of the project. As the proposed materials are generally durable and low-maintenance, this palette also helps ensure that the project will remain beautiful and in good repair throughout its anticipated lifespan. Finally, the balanced composition of opaque and transparent materials throughout the project helps avoid both glare problems and excessive blank facades.



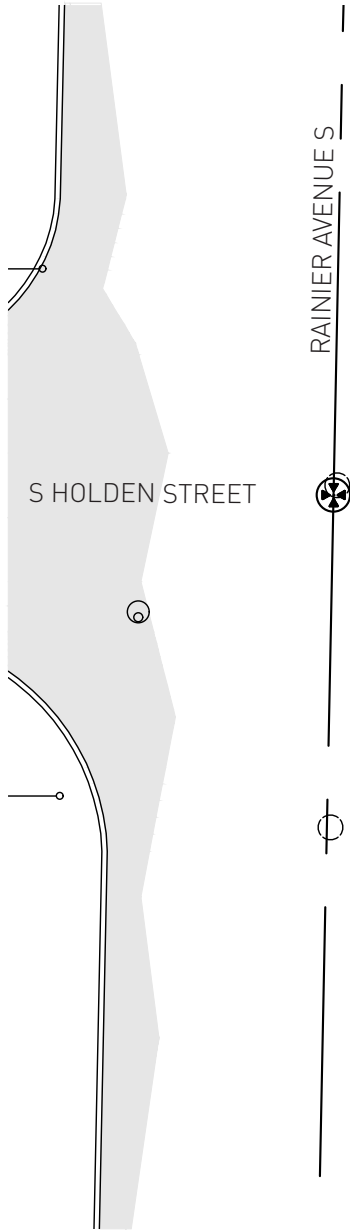
AXONOMETRICS



STREET LEVEL VIEW

The proposed design utilizes several strategies to organize uses and animate the building's border with the public realm. Step-backs allow for balconies overlooking the shared yard on the north side of the property in addition to avoiding a monolithic facade. Further articulation on the west (front) facade creates visual interest for the passerby, as do planters and a living wall. Stair towers are set back from the street

and clad in dark materials to help them recede from view, emphasizing the lighter elements closer to the street. A central gate to the carports echoes the shared entry found on multifamily structures in the vicinity, and the entry path in the north yard separates pedestrian and vehicular access. By using wood, textured fiber cement and smooth fiber cement siding, the proposal achieves both durability and material interest.



NEIGHBORING SALON
ZONED NC2-40
7630 RAINIER AVE S

SHARED YARD

10' MIN

UNIT A UNIT B UNIT C UNIT D

10' 10' MIN

CARPORT CARPORT CARPORT CARPORT

19'

ACCESS DRIVE FOR NEIGHBORING PARCELS

NEIGHBORING SF-5000 PARCEL
5115 S WILDWOOD LN

NEIGHBORING APARTMENT BUILDING
ZONED NC2-40
7700 RAINIER AVE S

PV

SENIOR

SDR PACKAGE | 7636 RAINIER AVENUE S

WEST ELEVATION



BLACK VINYL
WINDOWS (TYP) SHARED
ENTRY GATE LIVING WALL

NORTH ELEVATION



"LONG BOARD"
TEXTURED SIDING (TYP) CEDAR SIDING
STAINED BLACK (TYP) PEDESTRIAN
WALKWAY BLACK
HANDRAILS (TYP)

EAST ELEVATION



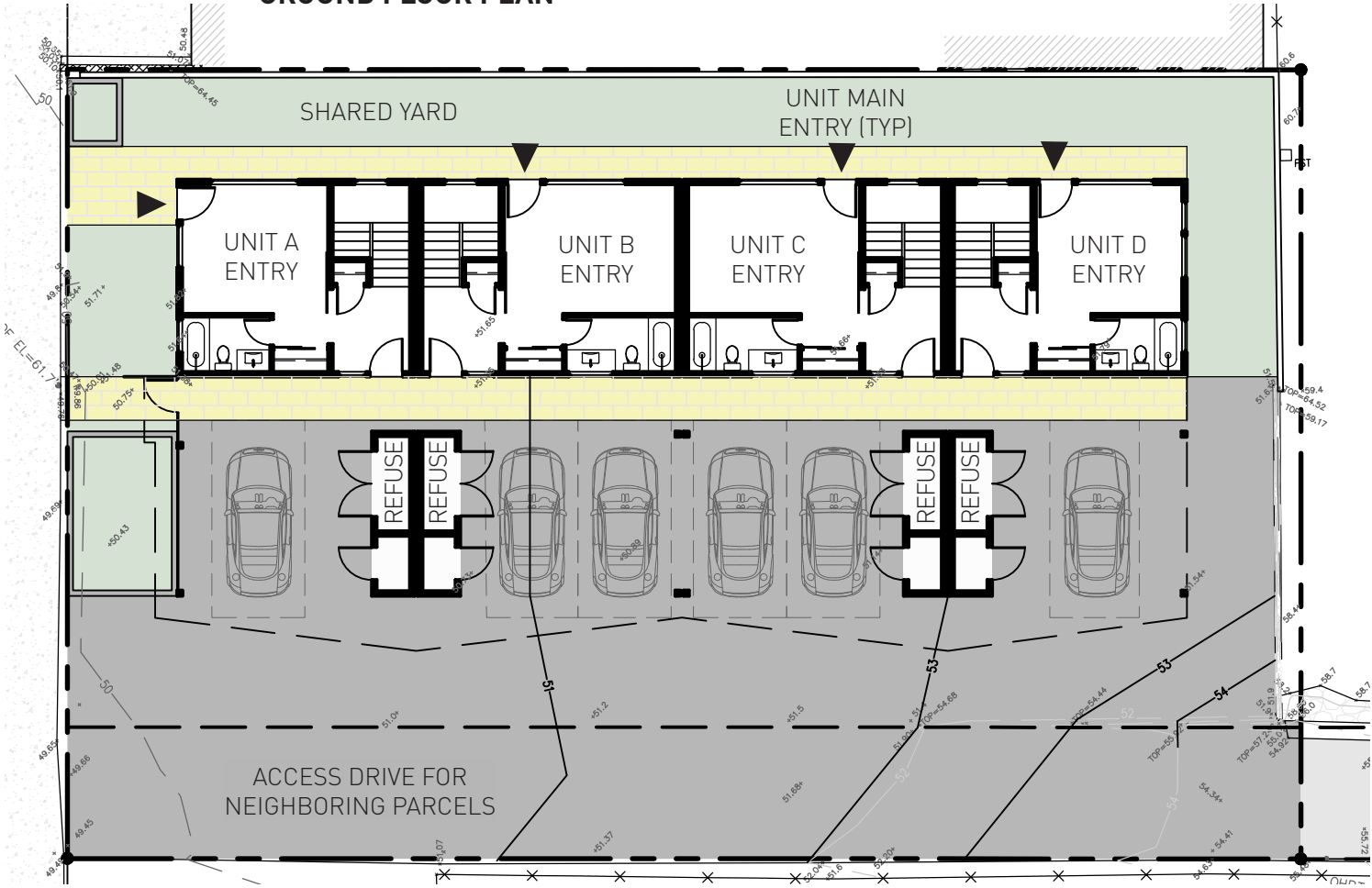
GRAY FIBER CEMENT
PANEL (TYP)

SOUTH ELEVATION

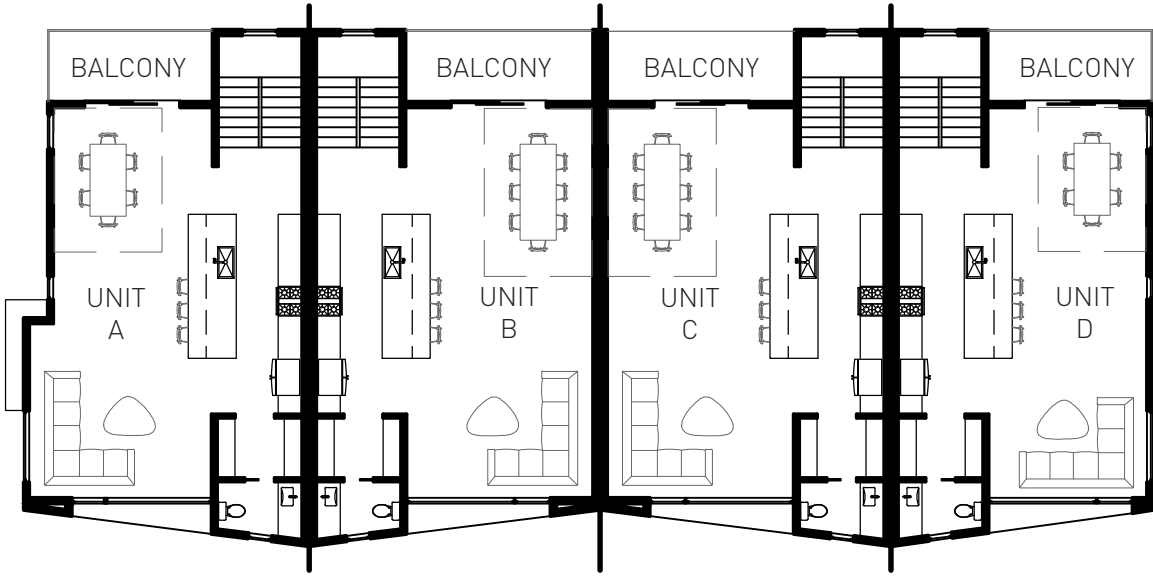


SCREENED CARPORT COVERED ROOFTOP
AMENITY AREA ACCESS DRIVE FOR
NEIGHBORING PARCELS

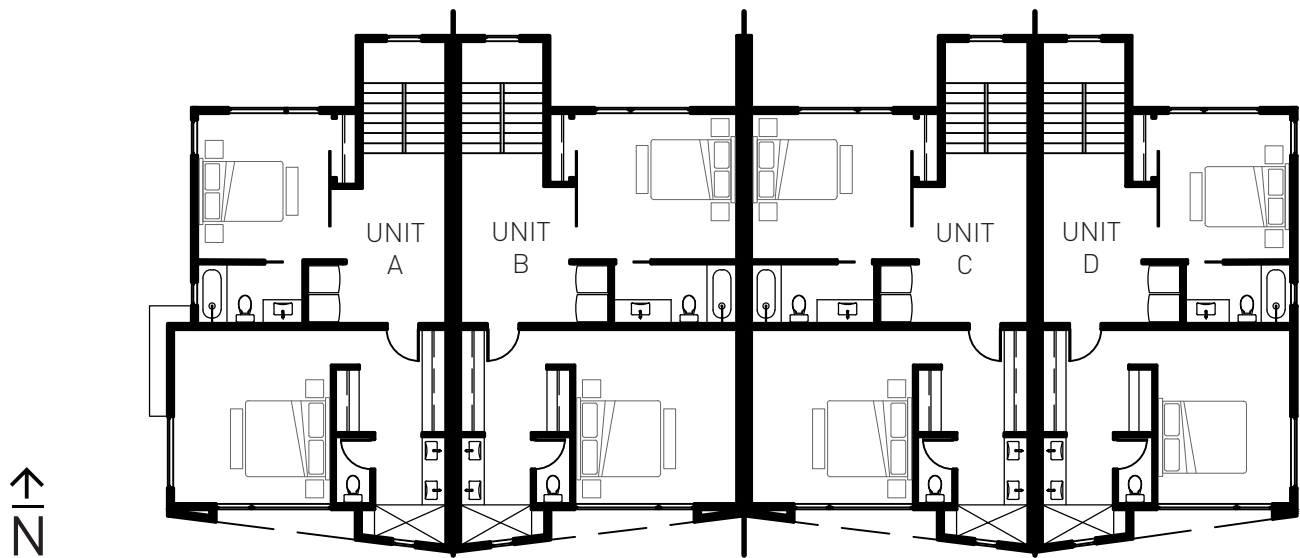
GROUND FLOOR PLAN



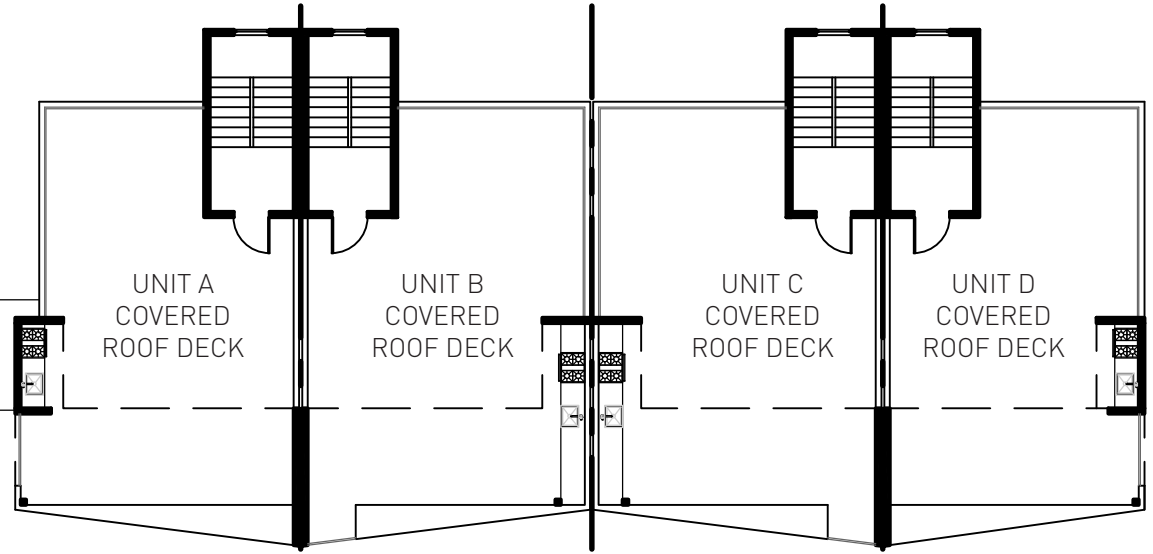
SECOND FLOOR PLAN



THIRD FLOOR PLAN



ROOF DECK PLAN





PLANTER BENCH
SIDEWALK



LIVING WALL
WEST FACADE



SIDEWALK PLANTERS
WEST FACADE



PLANTED COURTYARD
NORTH + EAST SHARED YARDS

GROUND LEVEL LANDSCAPE PLAN

