

RAINIER AVENUE APARTMENTS

7930 RAINIER AVENUE S SEATTLE, WA 98118

SDCI PROJECT #3032039-EG EARLY DESIGN GUIDANCE MEETING DATE: 08/28/18



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Ronald Commons



Plaza Roberto Maestas







The Estelle

SMR ARCHITECTS

For over three decades, SMR Architects has been crafting inspired structures where people want to live, learn, work and play. With a focus on the people who ultimately use a building, our structures provide a place for life to happen, they interact with and enrich the neighborhoods in which they're a part. Our team's collaborative approach, experience and sustainable philosophy helps us serve both our clients and the community, always putting people first.

As architects for the Rose Street Apartments (adjacent to the project site), we are familiar with the neighborhood context, along with the natural and manmade features of the site. We look forward to contributing in a positive way to the community with this project.



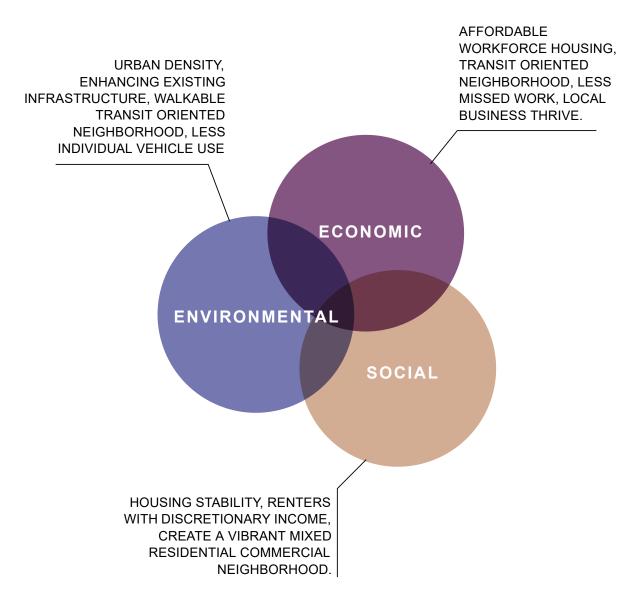
BELLWETHER HOUSING

Bellwether Housing is a non profit corporation whose mission is to develop affordable rental housing for working individuals and their families in Seattle. Bellwether has a long tenure as a developer and operator, founded in 1980 as the Seattle Housing Resource Group, owning 31 building totaling over 2,100 apartments. Throughout the course of development and project management history, Bellwether Housing aims to be a good neighbor and create open lines of communication with adjacent property owners and community groups. Bellwether serves a range of household incomes, from 30% to 80% of Seattle's median income.

Bellwether's mission is consistent with long-standing City of Seattle policy to encourage the development and operation of affordable housing in central neighborhoods or along transit lines, as adopted in the City's comprehensive plan and many other city policies. As apartment rents continue to escalate in the post-recession economy, more of our children, friends, and neighbors are unable to afford a place to live in neighborhoods with good access to jobs, services, and other amenities.

Bellwether owns and operates four buildings in southeast Seattle, totaling 295 units and 5 commercial tenants. All commercial tenants are southeast Seattle small businesses and nonprofit partners including: a childcare and after school program, hair salon and Ethiopian Coffee shop, and African goods store, Neighborhood House, and Refugee Women's Alliance (ReWA).

PROJECT VISION: WORKFORCE AND LOW INCOME HOUSING / TRIPLE BOTTOM LINE









PROJECT VISION

COMMUNITY NEEDS

- Seattle is in the midst of its worst housing crisis and one of the worst in the Country.
- 40,000 Seattle low-income households spend more than half of their income on housing, making them significantly rent burdened and increasing their likelihood of becoming homeless if they were to lose their job or have a medical emergency.
- 2,800 people are sleeping on the streets.
- The mayor's office set a bold goal to produce 20,000 net new affordable homes, over the next 10 years.

Rainier Beach is one of 4 neighborhoods identified in Seattle's Vision 2035 growth plan as being at risk of High Displacement with Low Access to opportunity. The City's identified growth strategy for these areas includes a substantial investment in affordable housing, especially where it is close to frequent bus service, in order to increase access to education and employment opportunities and to help stem displacement.

"Seattle needs a significant expansion of affordable housing as well as support for local businesses and arts and cultural organizations owned by people of color, including immigrant and refugee owned businesses."

– City of Seattle Race and Social Justice Initiative

Our vision is to address these needs and enhance the existing neighborhood by developing much-needed high-quality affordable family housing and aligned commercial uses.

HIGH QUALITY OPEN SPACES

- Create an active pedestrian experience, emphasizing the character of existing neighborhood connections
- Create large shared open spaces that can be enjoyed by residents and commercial tenants, and that are the focal point of the development.
- Foster community engagement through the provision of ample interior and exterior amenity spaces

HIGH QUALITY BUILDING DESIGN

- Provide building massing that is respectful of the scale of neighboring buildings and uses
- Provide transparency and supervision of public spaces for increased safety following CPTED principles.
- Utilize durable, low maintenance, sustainable building products
- Provide buffering from Rainier Avenue traffic and noise through building massing and arrangement of interior spaces.





3.0 DEVELOPMENT OBJECTIVES

Based on our experience in Southeast Seattle and conversations with community stakeholders over the past two years, <u>Bellwether aims to accomplish the following at the Rainier Avenue Apartments Project</u>:

 3.1: Increase the supply of affordable homes, especially larger apartments (2BD+) for families with children. Our target unit count and mix is:

- Studios: 8

1-bedroom units: 562-bedroom units: 663-bedroom units: 194-bedroom units: 7

- Total: 156 units

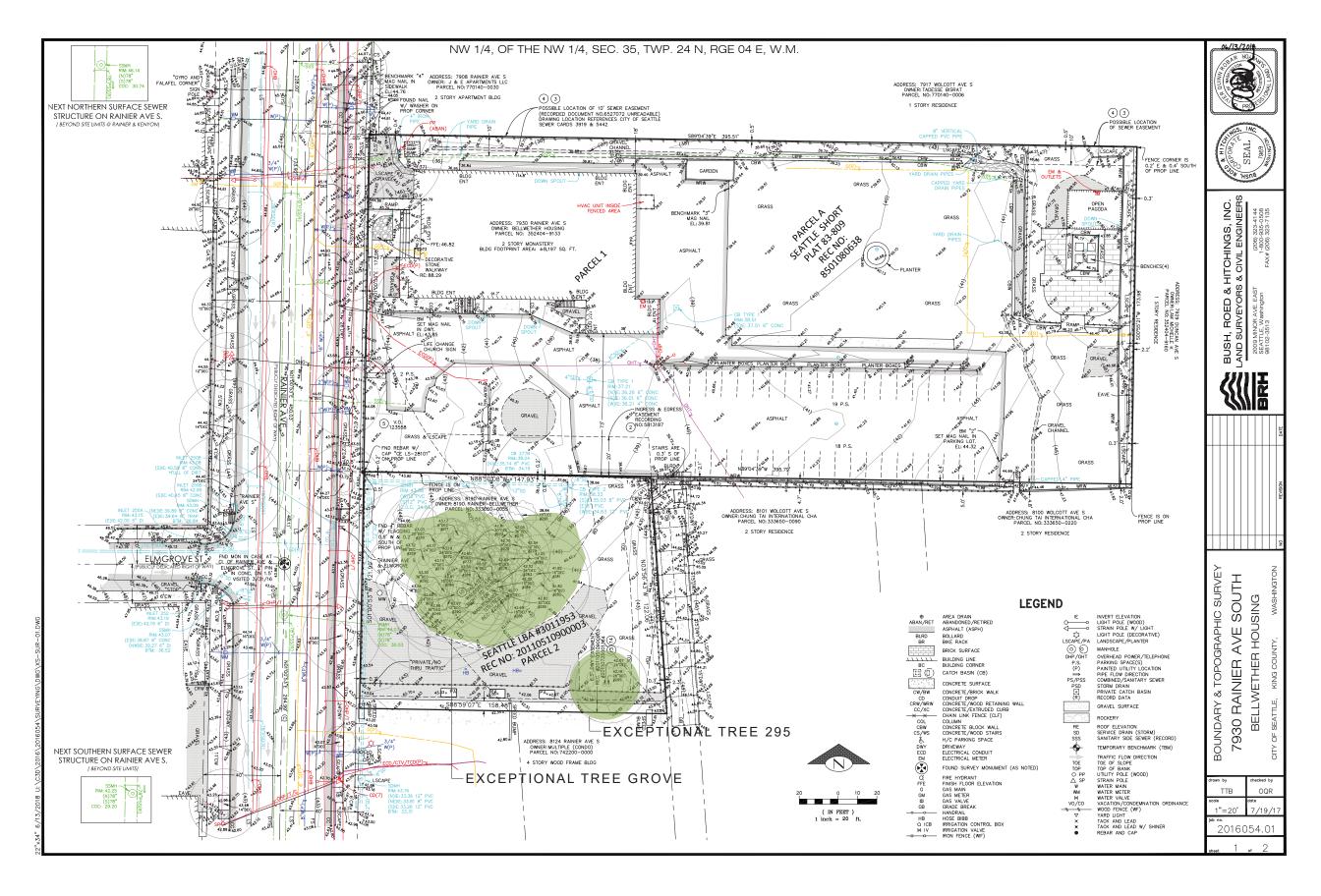
• 3.2: Include commercial space that supports community and resident needs such as childcare space (8,600 sf) and nonprofit office space (2,800 sf).



- **3.3:** Provide structured and surface parking to support large family households, patrons of commercial spaces and visitors.
 - 101 structured parking spaces
 - 32 surface parking spaces
- 3.4: Key design features that allow us to achieve cost effective buildings and make the most responsible use of public investment include:
- Creating visual articulations in the building using changes of color and materials rather than physical articulations in the envelope. This reduces construction complexity, and the potential for weaknesses in the building envelope at corners, while achieving the desired effects of scaled building elements and variation on the façade.
- Create safe, accessible community gathering spaces and outdoor play areas.
- Design a site plan and building massing that respects our neighbors and existing circulation patters.
- Building surface parking instead of underground parking.

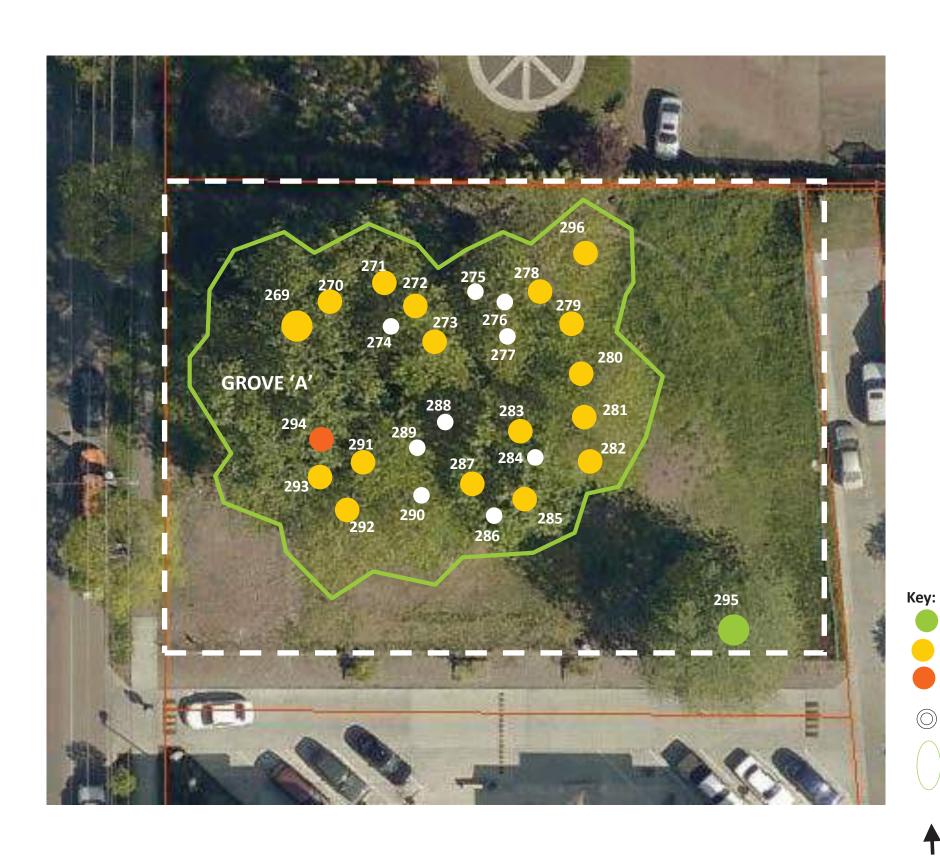
 Underground parking is a huge expense and when appropriate surface parking can provide additional parking at a fraction of the cost. The site's liquefiable soils increase the cost of building below grade parking, thereby limiting the quantity of affordable housing that can be achieved with the same budget. We believe a mixture of below grade parking and surface parking strikes a balance by facilitating high-quality open spaces, cost savings and resident / commercial customer convenience.
- Minimizing the number of separate buildings on a site. This allows us to reduce the amount of vertical circulation (stairs and elevators) and makes building management simpler.
- **Flat roofs** are easier to maintain, and are shorter than pitched roofs, optimizing their lifecycle and reducing a building's apparent mass.

4.0 EXISTING CONDITIONS





4.6 LANDSCAPING AND TREE SURVEY





2940 Westlake Ave N #200 Seattle, WA 98109 www.treesolutions.net 206-528-4670

Holly Iosso, RCA #567 ISA #PN-6298A ISA Qualified Tree Risk Assessor

Bellweather Housing 8100 Rainier Ave. S Seattle, WA

Existing Conditions

Exceptional Tree (individual)

Trees with DSH > 12 inches

Trees with DSH < 12 inches

Approximate canopy extents

of Exceptional Tree Grove 'A'

poor condition

NORTH

Trees with DSH > 12 inches in

Exceptional Grove Study

June 1, 2017



Table of Trees 1800 Rainier Ave. S

Date of Inventory: May 31, 2017 **Table Prepared:** June 1, 2017

4.6: LANDSCAPING AND TREE SURVEY

Seatt	le.	WA

Tree			DSH	Health	Structural	Exceptional	
ID	Scientific Name	Common Name	(inches)	Condition	Condition	(y/n)	Notes
269	Populus trichocarpa	Black cottonwood	39.1*	Fair	Fair	yes - grove A	multi-stem at base: 16, 18, 20, 14, 14, 12, 4
270	Populus trichocarpa	Black cottonwood	16.5	Fair	Fair	yes - grove A	Phototropic lean to the north
271	Populus trichocarpa	Black cottonwood	24.0	Fair	Fair	yes - grove A	Phototropic lean to the north
272	Populus trichocarpa	Black cottonwood	13.0	Fair	Fair	yes - grove A	
273	Populus trichocarpa	Black cottonwood	15.6*	Fair	Fair	yes - grove A	Multi-stem at base: 10, 12
274	Populus trichocarpa	Black cottonwood	7.0	Fair	Fair	no	
275	Populus trichocarpa	Black cottonwood	7.0	Fair	Fair	no	
276	Populus trichocarpa	Black cottonwood	7.0	Fair	Fair	no	
277	Populus trichocarpa	Black cottonwood	7.0	Fair	Fair	no	
278	Populus trichocarpa	Black cottonwood	20.7*	Fair	Fair	yes - grove A	Multi-stem at base: 13, 14, 8
279	Populus trichocarpa	Black cottonwood	14.0	Fair	Fair	yes - grove A	
280	Populus trichocarpa	Black cottonwood	13.0	Fair	Fair	yes - grove A	
281	Populus trichocarpa	Black cottonwood	16.0	Fair	Fair	yes - grove A	
282	Populus trichocarpa	Black cottonwood	16.0	Fair	Fair	yes - grove A	
283	Populus trichocarpa	Black cottonwood	13*	Fair	Fair	yes - grove A	Multi-stem at base: 5, 12
284	Populus trichocarpa	Black cottonwood	6.0	Fair	Fair	no	
285	Populus trichocarpa	Black cottonwood	23.0	Fair	Fair	yes - grove A	
286	Populus trichocarpa	Black cottonwood	11.0	Fair	Fair	no	
287	Populus trichocarpa	Black cottonwood	16.0	Fair	Fair	yes - grove A	
288	Populus trichocarpa	Black cottonwood	8.5	Fair	Fair	no	
289	Populus trichocarpa	Black cottonwood	7.5	Fair	Fair	no	
290	Populus trichocarpa	Black cottonwood	11.5	Poor	Poor	no	Trunk lean with dieback in canopy
291	Populus trichocarpa	Black cottonwood	18.0	Fair	Fair	yes - grove A	
292	Populus trichocarpa	Black cottonwood	28.8*	Fair	Fair	yes - grove A	Multi-stem at base: 16, 24
293	Populus trichocarpa	Black cottonwood	24.0	Fair	Poor	yes - grove A	two dead 24-in stumps connected at base

Tree			DSH	Health	Structural	Exceptional	
ID	Scientific Name	Common Name	(inches)	Condition	Condition	(y/n)	Notes
294	Populus trichocarpa	Black cottonwood	14.0	Poor	Poor	no- condition	Failed at the base, supported
							by adj tree #269
295	Salix sitchensis	Sitka willow	27.9*	Good	Fair	yes- individual	Open-grown, multi-stem at
							base: 21.5, 17.8, height
							approximately 40 feet
296	Populus trichocarpa	Black cottonwood	16.0	Fair	Fair	yes - grove A	

Additional notes:

DSH (Diameter at Standard Height) was measured 4.5 feet above grade. In situations where access to the tree was limited, or ivy was surrounding the trunk, the DSH

* Multi-stem trees are noted, and a single stem equivalent is calculated using the method defined in the <u>Director's Rule 16-2008.</u>

** Exceptional Threshold for a native willow is 8 inches per Director's Rule 16-2008. Black cottonwood is only exceptional as a grove, not on individual merit.

Drip line is measured from the center of the tree to the outermost extent of the canopy, except in grove.

All poplar trees had a continuous canopy and dripline extended 20 on average from outer trees.

Site Notes:

Understory vegetation under the poplar canopy: Himalayan blackberry, horsetail, buttercup, ivy

Average height of poplars was between 80-120 feet

Surrounding vegetation was mowed as lawn and appeared to be used as a dog run for neighbors.

Heavy ivy in canopies precluded thorough tree inspection and accurate measurements. DSH margin of error = 3 inches

Shallow root throughout site.

4.6 LANDSCAPING AND TREE SURVEY

GROVE AND EXCEPTIONAL TREE INFORMATION

06/02/17 ARBORIST REPORT SUMMARY

Project Arborist: Holly Iosso, Registered Consulting Arborist #567

ISA Certified Arborist #PN-6298 ISA Qualified Tree Risk Assessor

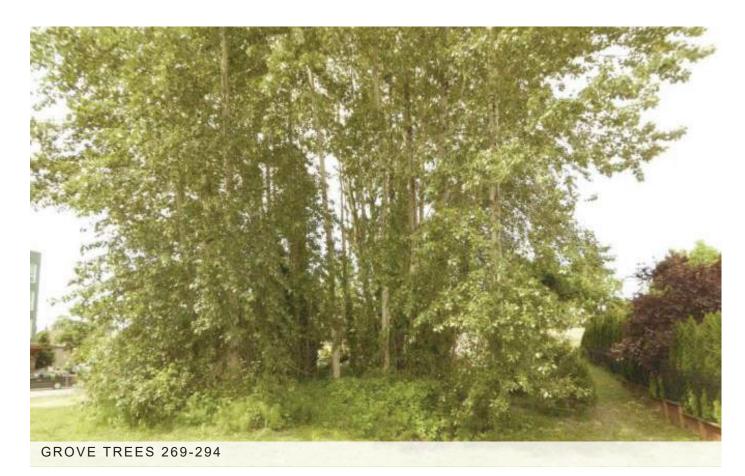
Reviewed by: Chris Madison, ISA Certified Arborist #PN-7671A

ISA Qualified Tree Risk Assessor

The undeveloped lot in South Seattle has 28 significant trees, 18 of which are exceptional. Of the 18 exceptional trees, only one (tree 295, Sitka willow) is in good condition. The other 17 trees are black poplar and vary between fair and poor condition. One tree (#294) has failed at the base and is being supported by an adjacent tree. Another (#293) was multi-stem at the base with two dominant stems dead.

Many of the trees had phototropic leans and quantities of deadwood in the canopy.

The arborist's assessment was limited by the extent that she could see the trunks due to a heavy ivy, Himalayan blackberry, and horsetail infestation.



Per the arborists findings, the project proposes removal of exceptional trees within Grove A, all of which are black cottonwood in fair to poor condition. The black cottonwoods are only considered exceptional by virtue of their agglomeration in a grove, not as individual specimens. Shallow root structures and the site's poor soils increase risk of toppling. The preferred option proposes elimination of Grove A and retention of Exceptional Tree #295.

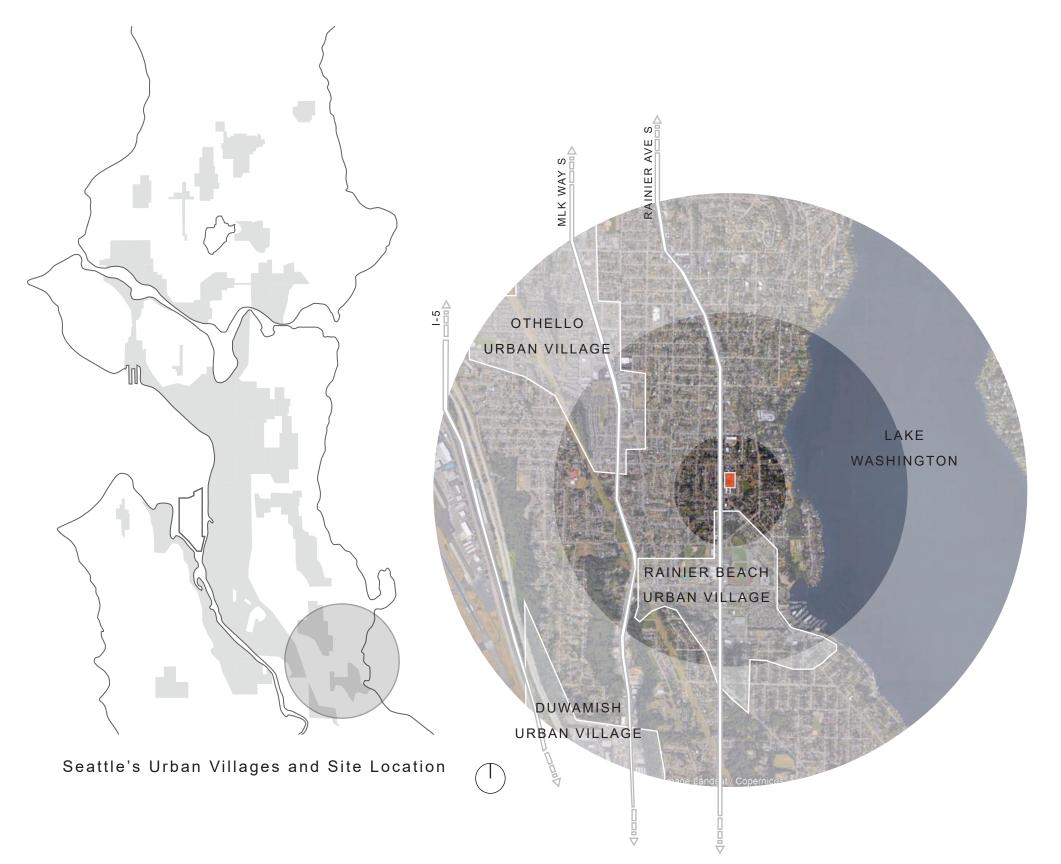
The preferred option offers opportunities for new trees to be planted at the interior of the site in a large open space. By eliminating Grove A, the western portion of the site can be developed as a mixed use building. This will contribute affordable housing and commercial enterprises to the Rainier Beach neighborhood, thereby activating the Rainier Avenue corridor.

Design Alternative	Grove Retention (Y/N)	Exceptional Tree #295 Retention (Y/N)
A Existing Code Compliant		
A.1 Grove not retained	N	Υ
A.2 Grove retained	Y	Υ
B1. Proposed Code Compliant		
B1.1 Grove not retained	N	Υ
B1.2 Grove retained	Υ	Υ
B2. Rowhouses	N	N
B3. 4-Story Apartments	N	Υ





EXCEPTIONAL TREE 295



Located in the Rainier Beach neighborhood, the parcel is situated nine blocks east of Martin Luther King Jr. Way South, hub to several major bus routes and the LINK Light Rail. Shown on the map in orange, the site is north of the Rainier Beach Urban Village, between the Othello and Duwamish Urban Villages. The site lies one lot north of the Rainier Beach Urban Village north boundary.

The site currently houses a religious facility and surface parking lot. The eastern and southern portions of the site are vacant. The site is surrounded by residential developments to the north and east. The Rose Apartments, a Bellwether-owned and operated apartment building is adjacent to the site on the south. A 3-story apartment building abuts the north property line. To the west along Rainier Ave S are small businesses, including cafés, markets, salons, and auto repair shops. The site topography is relatively flat, sloping gently upward to the east with a total elevation change of approximately 6 feet across the site.

SITE

7930 Rainier Avenue South Zoning: NC2-40, LR3, SF5000

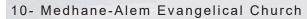
Site Area: 68,579 sq ft











11- Rite Aid

1- Othello Playground







5- Rainier Beach Playfield

7- Rainier Beach Community Center

9- Rainier Beach Public Library









2-7636 Rainier Avenue S

4-7339 43rd Avenue S

5- 7520 43rd Avenue S

S OTHELLO ST S HOLDEN ST S KENYON ST S THISTLE ST S CLOVERDALE ST (5) S HENDERSON ST

5.2 URBAN DESIGN ANALYSIS

VICINITY MAP

Rainier Avenue South is populated primarily with multi-family housing complexes and community-focused projects. The site is four blocks north of the Rainier Beach neighborhood's elementary and high schools, along with the Rainier Beach Playfield and Community Center. Many amenities are available within walking distance of the site. The Rainier Ave S site includes several local markets and businesses, along with several places of worship. Local private facilities include the Atlantic Street Family Center and the Kline Galland Retirement Home. Several open green spaces lie within the Rainier Beach neighborhood. A few of the parks, including Pritchard Island Beach and Beer Sheva Park, line the waterfront on the eastern side. There is one community P-Patch and one urban farm nearby.

LANDMARKS/COMMUNITY FACILITIES

- 1 EMERALD CITY COMMONS
- 2 WING LUKE ELEMENTARY
- 3 ETHIOPIAN COMMUNITY CENTER
- 4 SOUTH LAKE HIGH SCHOOL
- 5 DUNLAP ELEMENTARY
- 6 RAINIER BEACH HIGH SCHOOL
- 7 RAINIER BEACH COMMUNITY CENTER + POOL
- 8 SOUTH SHORE K-8
- 9 RAINIER BEACH PUBLIC LIBRARY

OPEN SPACE

- 1 OTHELLO PLAYGROUND
- 2 PRITCHARD ISLAND BEACH + BATH HOUSE
- 3 THISTLE P-PATCH AND COMMUNITY GARDEN
- 4 RAINIER BEACH URBAN FARM
- 5 RAINIER BEACH PLAYFIELD
- 6 BEER SHEVA PARK

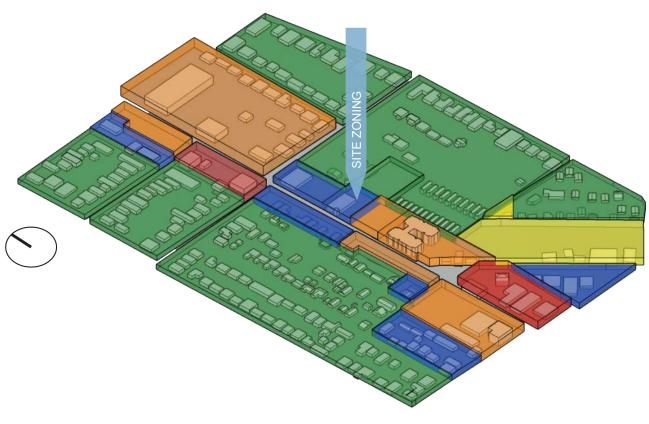
FUTURE DEVELOPMENT

- 1 RESIDENTIAL 6-STORY (PROPOSED)
- 2 TOWNHOMES 3-STORY (PLANNED)
- 3 TOWNHOMES 3-STORY (PLANNED)
- TOWNHOMES 3-STORY (PROPOSED)
- 5 TOWNHOMES 3-STORY (PLANNED)

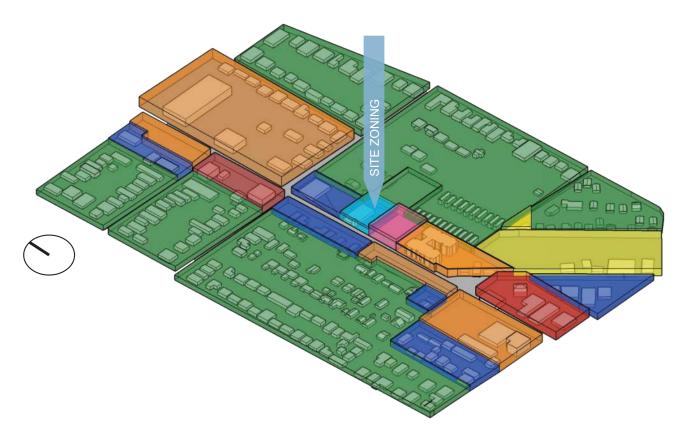
AMENITIES

- 1 VAN HANH TEMPLE
- 2 KLINE GALLAND HOME
- 3 EMERALD CITY BIBLE FELLOWSHIP
- 4 URBAN IMPACT NONPROFIT
- 5 RAINIER CHICAGO MARKET
- 6 LIFE CHANGE CHURCH
- 7 VICTORY GROCERY
- 8 SUNSET CAFE
- 9 ATLANTIC STREET FAMILY CENTER
- 10 MEDHANE-ALEM EVANGELICAL CHURCH
- 11 RITE AID
- 12 DOLLAR TREE

9-BLOCK DIAGRAM





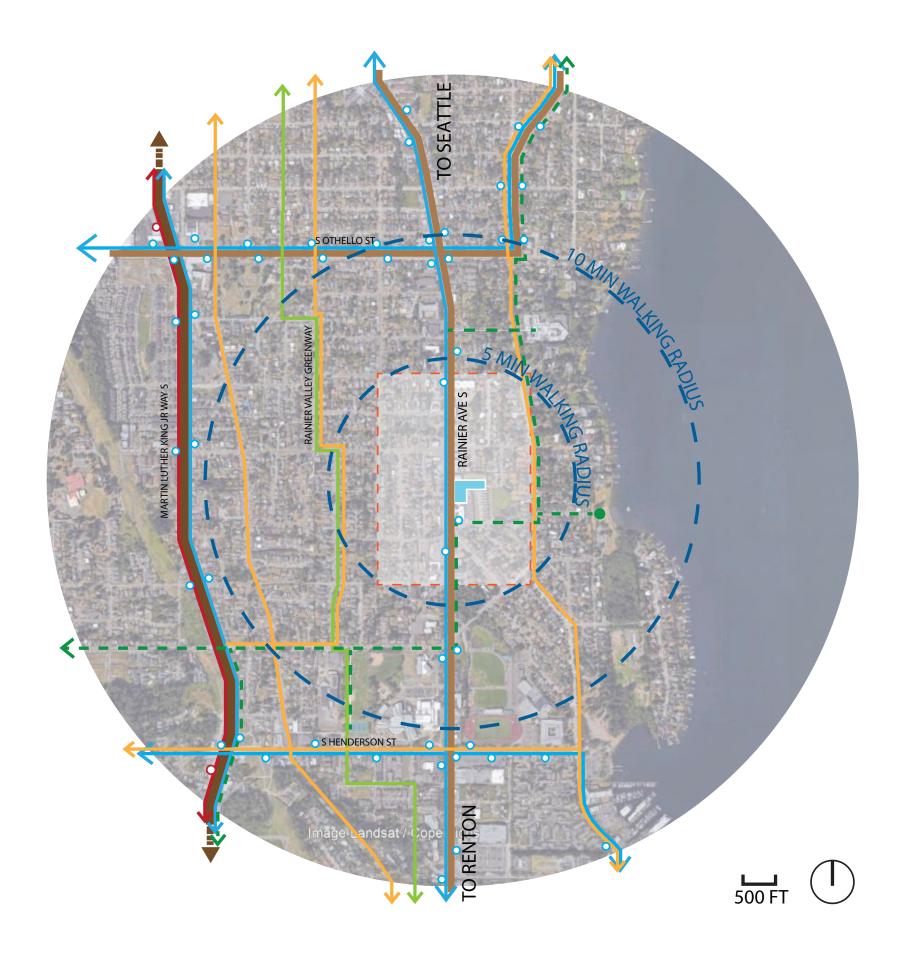


9 BLOCK PROPOSED/MHA RECOMMENDED REZONE



9 BLOCK PROPOSED CONTRACT REZONE





TRANSIT AND WALKABILITY

The site, shown in blue, is located along a frequent transit corridor (Rainier Avenue South), providing a variety of means of access. The 7 and 9 buses run down Rainier Ave S, while the 50, 106, and 107 buses run through other parts of the neighborhood. Parallel to Rainier Ave S is Martin Luther King Jr Way S, home to the LINK Light Rail; the LINK Light Rail has two stops within a mile of the site.

Pedestrian access is provided by sidewalks along Rainier Ave S and the highly walkable neighborhoods to the east and west. There is pedestrian and bicycle access to the site along the Rainier Valley Greenway.

Retail, entertainment, and green space amenities are within 10 minutes walking. The local schools are easily accessible by foot, with just a 5-minute walk. The Rainier Beach Greenway provides an appealing pedestrian connection to further amenities. The site has a walk score of 83 from the walkscore.com website.

METRO BUS STOP

METRO BUS ROUTE

LINK LIGHT RAIL ROUTE

MODERATE VEHICLE TRAFFIC

HEAVY VEHICLE TRAFFIC

= 9 BLOCK BOUNDARY

WALKING ROUTE

GREENWAY

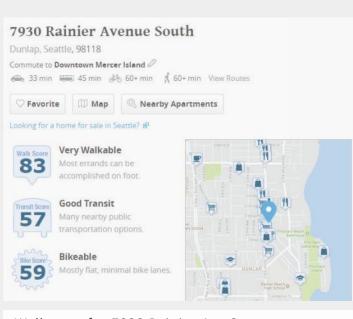
BIKE ROUTE

_

SITE

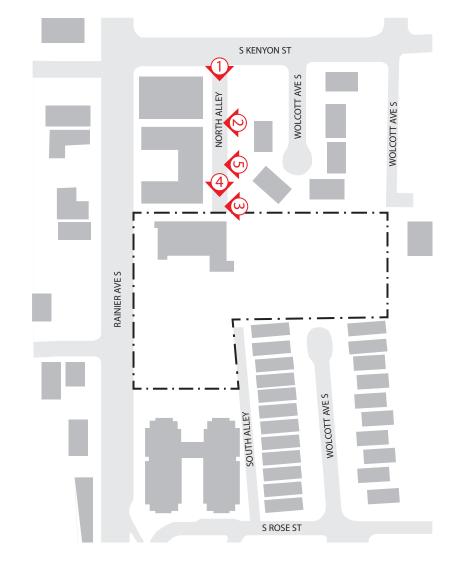
Bus Routes:

7, 9, 50, 106, 107, LINK Light Rail



Walkscore for 7930 Rainier Ave S

STREETSCAPES - ALLEY (NORTH)





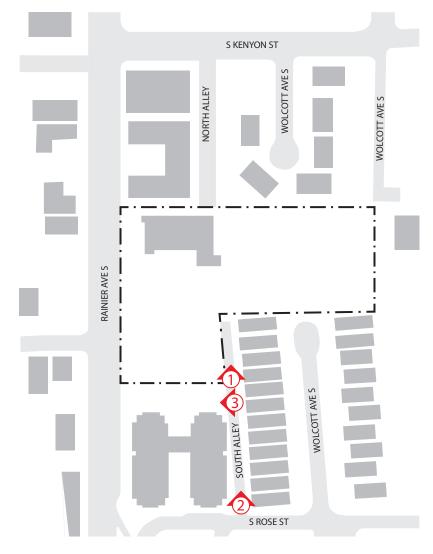






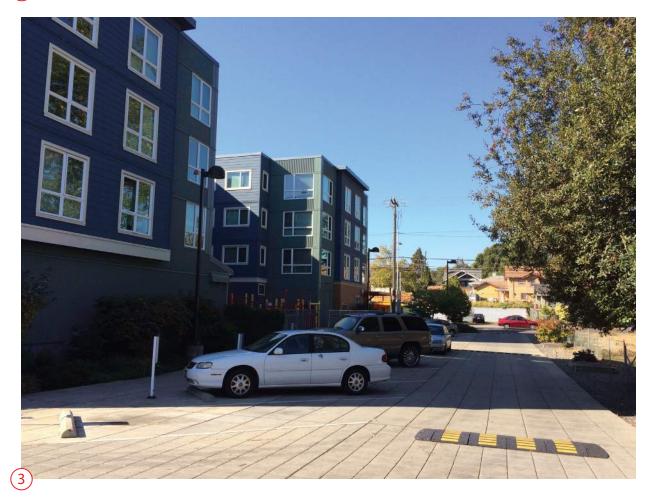


STREETSCAPES - ALLEY (SOUTH)

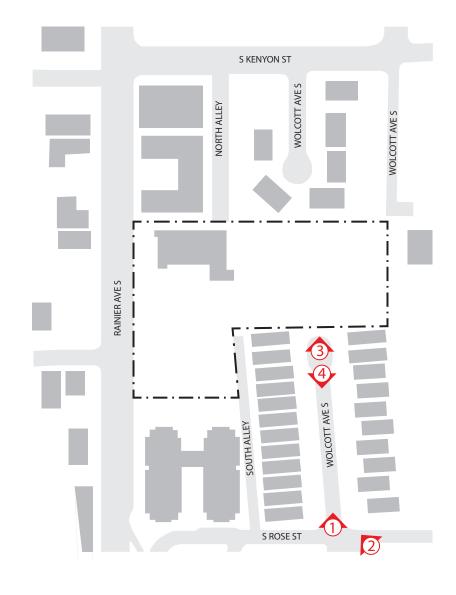






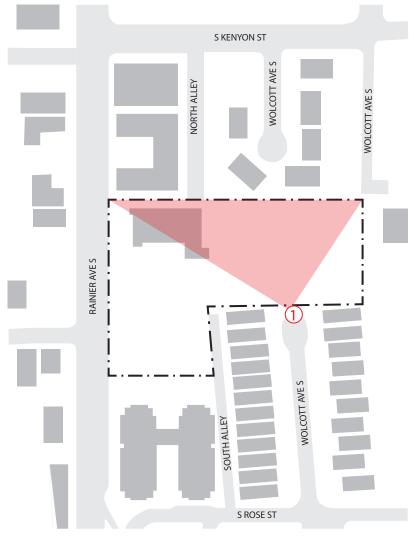


STREETSCAPES - S WOLCOTT ST





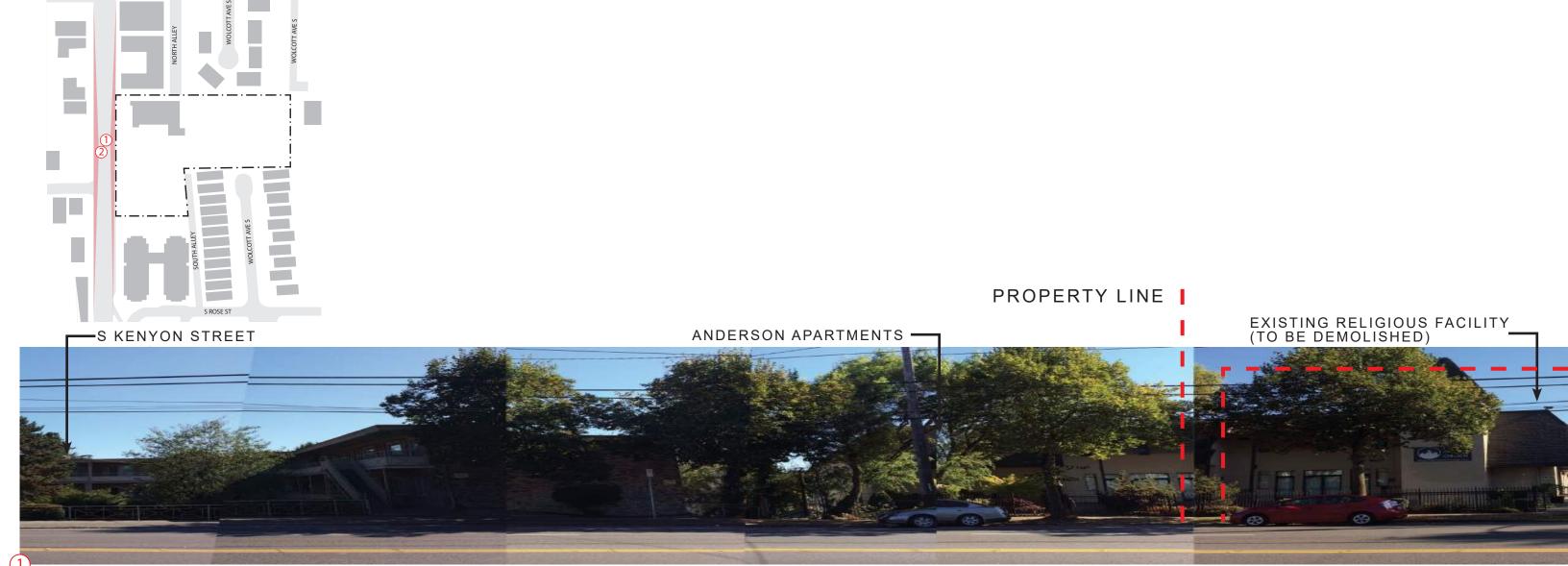
STREETSCAPES - S WOLCOTT ST





STREETSCAPES - RAINIER AVE S

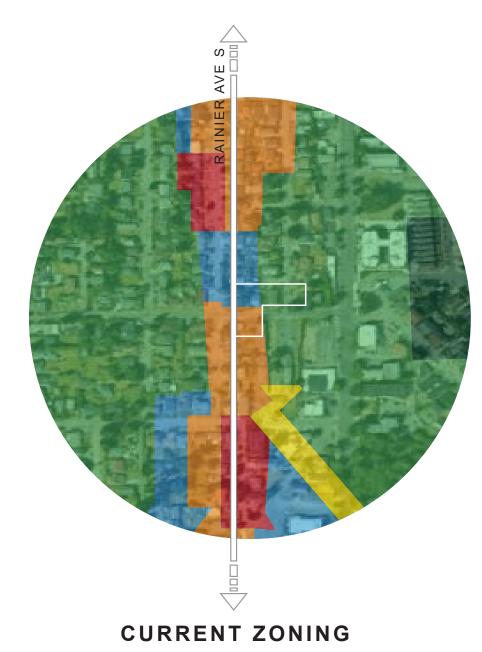
S KENYON ST



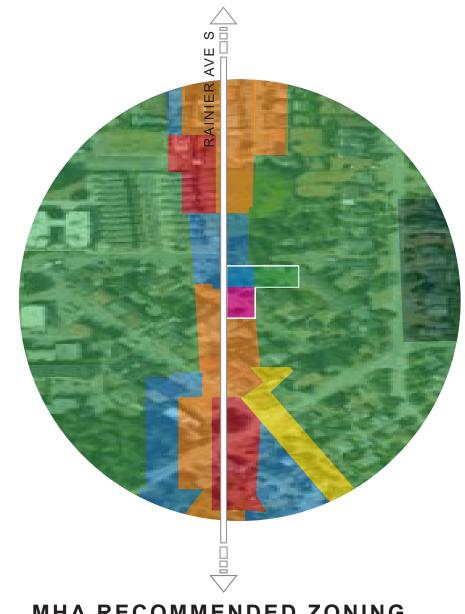




6.0 ZONING DATA



This project is located in a NC2-40, LR3, SF-5000 zoned area.



MHA RECOMMENDED ZONING

This map shows the MHA recommended re-zone to the site.

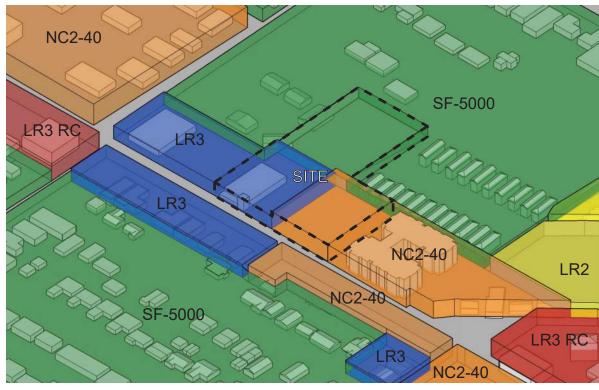


PROPOSED ZONING

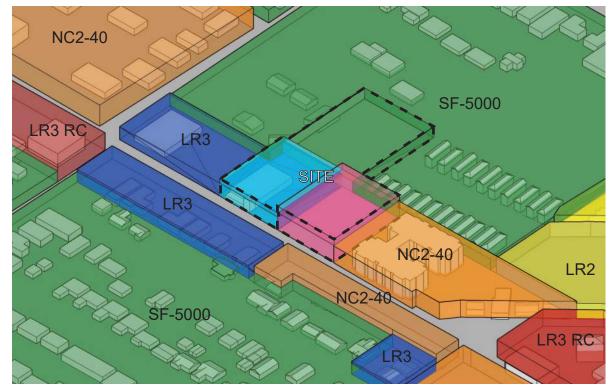
This map shows the proposed contract re-zone to site.



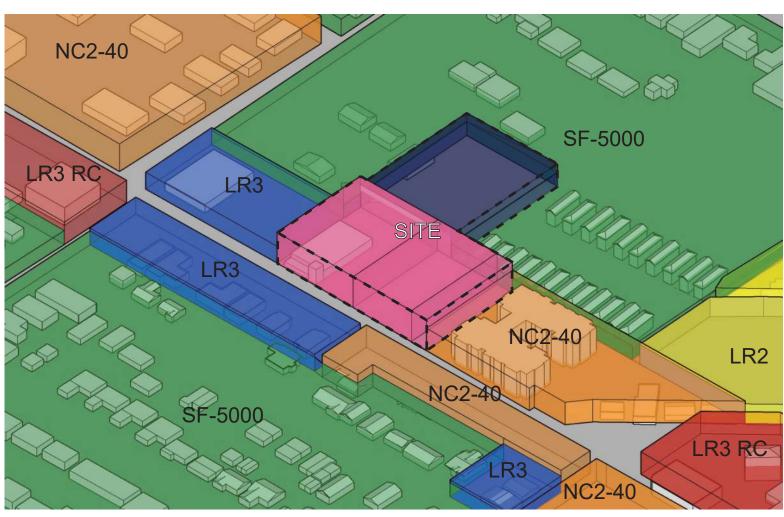
6.0 ZONING DATA



EXISTING ZONING: LR3, NC2-40, SF-5000



MHA RECOMMENDED ZONING: LR3 (M), NC2-55 (M)



PROPOSED ZONING: NC2-55 (M), LR3 (M2)



6.0 ZONING DATA

LR3 (M2) ZONING (23.45)

23.45.517 MULTIFAMILY ZONES WITH A MANDATORY HOUSING AFFORDABILITY SUFFIX

	Allowable	Proposed
Table A: FAR limit in LR3 Zone outside Station Area	1.8.	1.4
Overlay District – Apartments		
Table B: Density limit in LR3 zones – Apartments	No Limit	
Table C: Height limit in LR3 zones outside Urban	40 feet	40 feet
Centers / Urban Villages – Apartments		

23.45.518 SETBACKS AND SEPARATIONS

Table A – Apartments	Required	Proposed
Front	5 feet minimum	8'-10 1/2"
Rear	15 feet minimum with no alley	19'-11"
Side for facades up to 40 feet in length	5 feet minimum	N/A
Side for facades greater than 40 feet in length	7 feet average,	23'-3"
	5 feet minimum	

23.45.522 AMENITY AREA

The requirement amount of amenity area in LR zones is 25% of the lot area, 50% of which is to be provided at ground level and shall be provided as common space. No horizontal dimension is to be less than 10'-0". Preferred Alternative provides 25% of the lot area in amenity space at grade. Minimum horizontal dimension exceeds 10'-0".

23.45.527 STRUCTURE WIDTH AND FAÇADE LENGTH

Maximum structure width LR 3 zone: 120 feet. Proposed structure width is 124'-7 ½". A departure of approximately 5 feet is requested.

Maximum façade length of all portions of the facades within 15 feet of a lot side lot line is 65% of the lot line length. No portions of the preferred alternative is within 15 feet of the side lot lines.

23.45.536 PARKING LOCATION, ACCESS AND SCREENING

Parking is to be accessed from an alley, where feasible. Preferred alternative parking is accessed from the southern terminus of the alley north of the site.

Parking will screened with a combination with landscape and fencing.

NC2-55 (M) ZONING (23.47A)

23.47A.014 SETBACK REQUIREMENTS

	Required	Proposed
Front	5 feet minimum	8'-10 1/2"
Rear or side lot line - abutting a residentially zoned lot	10 feet for structures 13 – 65	19'-0" min.
	feet in height	
Rear or side lot line - abutting a residentially zoned lot, structures containing a residential use	15 feet for structures 13 – 40 feet in height AND 2 feet for every 10 feet in height above 40 feet	19'-0" min.
Side when adjacent to residentially zoned lots	15 feet triangle	15 feet triangle

23.47A.017 COMMERCIAL ZONES WITH A MANDATORY HOUSING AFFORDABILITY SUFFIX

The project intends to comply with the incentive provisions per 23.58A.014.B – Bonus residential floor area for affordable housing – performance option. The project will be 100% affordable housing. As such the FAR limits and height designations of 23.47A.017 apply.

	Height Limit	Allowable	Proposed
Table A: Max. FAR in C and NC	55 feet	3.75	2.33
Zones			
Table B: Min. FAR in C and NC Zones	55 feet	1.5	2.33

23.47A.032 PARKING LOCATION AND ACCESS

Access to parking is to be from the alley. Below grade structured parking garage in the Preferred Alternative is accessed from the southern terminus of the alley north of the site. Surface parking for commercial tenants is accessed from an existing one-way drive at the south end of the site.

Structured parking is screened from Rainier Avenue by intervening commercial uses.

QUANTITY AND DESIGN STANDARDS FOR ACCESS, OFF-STREET PARKING, AND SOLID WASTE STORAGE (23.54)

23.54.015 REQUIRED PARKING

Use	Minimum Requirement	Transit reduction 50%	Proposed
Table A: B.8 Offices	1 / 1000 sf = 2 spaces	1 space	2 spaces
Table B: P. Multi-family residential - rent / income criteria (≤ 80% AMI)	No minimum requirement	N/A	101 spaces
Table C: Childcare center	1/10 children or 1/staff member (whichever is greater) + 1 load space/20 children = 12 spaces	6 spaces	12 spaces

23.54.020.F.2 PARKING QUANTITY EXCEPTIONS

The project site is in a mapped frequent transit service area, and not within an Urban Center, Urban Village or Station Area Overlay District. The site is within 1,320 feet of transit service in north and south directions along Rainier Av S. Parking requirements for all uses are reduced by 50%.

23.54.040 SOLID WASTE AND RECYCLING MATERIALS STORAGE AND ACCESS

Table A	Requirement	Proposed
Residential Shared Storage Space –	575 sf + 4 sf for each unit above 100	800 sf
more than 100 units	= 799 sf	
Non-residential shared storage space	(may share with residential for 50% reduction)	
0 sf - 5,000 sf	82 sf	50 sf
5,001 sf - 15,000 sf	128 sf	100 sf

7930 + 8190 RAINIER AV SOUTH ZONING ANALYSIS AND COMPARISON

SEATTLE MUNICIPAL CODE TITLE 23

SDCI PROJECT NOS. LAND USE: 3032029-EG

BUILDING: 6588653

PROPERTY INFORMATION

ADDRESS: 7930 RAINIER AV S 68,835 SF (SDCI ZONING MAP K81W & SURVEY 6/13/18)

8190 RAINIER AV S 18,659 SF (SURVEY 6/13/18)

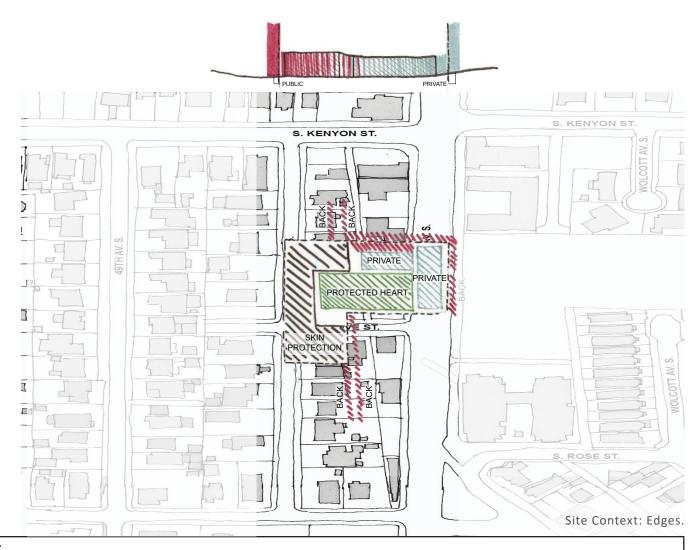
87,494 SF

LOT AND ZONING AREAS:	SF5000	LR3	NC2-40	TOTAL	LR3 (M2)	NC2-55 (M)	TOTAL
7930 RAINIER AV S	44,122 SF	18,156 SF	6,557 SF	68,835 SF	40,022 SF	28,813 SF	68,835 SF
8190 RAINIER AV S	0 SF	0 SF	18,659 SF	18,659 SF	0 SF	18,659 SF	18,659 SF
TOTAL AREA BY ZONE	44,122 SF	18,156 SF	25,216 SF	87,494 SF	40,022 SF	47,472 SF	87,494 SF

ZONING COMPARISON		EXISTING ZONII	NG
ITEM	SF5000 (23.44)	LR3 (23.45)	NC2-40 (23.47A)
MULTI-FAMILY PERMITTED?	N	Υ	Y
MIN. LOT AREA	5000	N/A	N/A
MAX. LOT COVERAGE	35%	N/A	N/A
MAX. DENSITY		NO LIMIT IF COMPLY W/ 23.45.510.C	
MAX. FLOOR AREA RATIO		1.6	3.25
MAX. FLOOR AREA RATIO-SINGLE USE			3.00
HEIGHT LIMIT	30'	30'	40'
FRONT YARD SETBACK	AVG OF ADJACENT OR 20'	5' MIN.	1ST FL DUS TO BE 4' ABV OR 10' BACK FROM STREET
UPPER SETBACK			NONE.
SIDE YARD SETBACK	5'	<40' HT: 5' > 40' HT: 7' AVG, 5' MIN.	15' NEXT TO RESIDENTIAL ZONE
REAR YARD SETBACK	25'	10' W/ ALLEY 15' W/O ALLEY	10' NEXT TO RESIDENTIAL ZONE
PARKING		1 / DWELLING UNIT	1 / DWELLING UNIT
MAX. STRUCTURE WIDTH		120'	N/A
MAX. FAÇADE LENGTH ≤ 15' FROM SIDE LOT LINE (% OF LOT DEPTH)		65%	
EXTERIOR AMENITY AREA		25% % OF LOT AREA	5% % OF GROSS RESIDENTIAL FLOOR AREA EXCL. MECH & PKG.
EXTERIOR AMENITY AREA MIN. DIMENSION / AREA		10' / 250 SF	
COMMERCIAL PARKING*, **			1:1000 SF - OFFICES
CHILDCARE PARKING*			1 :10 CHILDR.OR 1:1 STAFF (WHICHEVER IS GREATER) 1 LOAD :20 CHILDREN
RESIDENTIAL PARKING		NO MINIMUM REQUIREMENT	NO MINIMUM REQUIREMENT

PROPOSED ZONING		
LR3 (M2) (23.45.517)	NC-55 (M) (23.47A.017)	
Υ	Y	
N/A	N/A	
N/A	N/A	
NO LIMIT IF COMPLY		
W/ GREEN BLDG STD		
1.8	3.75	
	N/A	
50'	55'	
CI MINI	FIRST FLOOR	
5' MIN.	RESIDENTIAL 4' ABV OR 10' BACK	
12' ABV 40' HT	AVG DEPTH 5', MAX DEPTH 15' ABV 45'	
<40' HT: 5'	15' NEXT TO RESIDENTIAL	
> 40' HT: 7' AVG, 5' MIN.	ZONE	
10' W/ ALLEY	10' NEXT TO RESIDENTIAL	
15' W/O ALLEY	ZONE	
1 / DWELLING UNIT	1 / DWELLING UNIT	
120'	N/A	
65%		
25%	5%	
% OF LOT AREA	% OF GROSS RESIDENTIAL	
	FLOOR AREA EXCL. MECH	
	& PKG.	
10' / 250 SF		
	1 / 1000 SF - OFFICES	
	1 :10 CHILDR.OR 1:1 STAFF	
	(WHICHEVER IS GREATER)	
	1 LOAD :20 CHILDREN	
NO MINIMUM	NO MINIMUM	
REQUIREMENT	REQUIREMENT	

CS2: URBAN PATTERN AND FORM | HEIGHT, BULK AND SCALE



Context

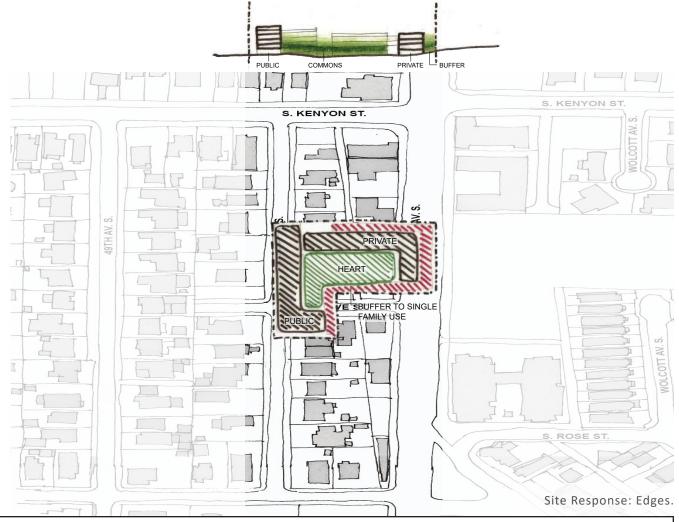
Neighborhood is under-developed for its zoning and infrastructure capacity.

Current trends and recent development proposals indicate the area will see increased density in the next 5 years.

Rainier corridor can support larger scale development than currently exist in the area. MHA changes will increase density/development potential for the corridor and adjacent Rainier Beach Urban Village.

Mix of single family residential development (east, north and south of the site), and relatively low density commercial and multi-family development (west, north and south of the site).

Slopes gently downward from east to west (approximately 8 feet of elevation change).



Response

- Density appropriate to the scale of Rainier and zoning at the western portion of the site (CS2|D|1).
- 5-story building facing Rainier Av. S serves is a continuous street wall and protects open space at the center of the site (CS2|D|4).
- Commercial base with multiple entries facing Rainier.
- Lower density residential use on the east portion of the site to provide zone transition and a buffer between the commercial development along Rainier Av S and the residential neighborhood to the east (CS2|D|3).
- East massing has generous setbacks (CS2|D|5) to minimize impact on adjacent SF-zoned lots, while achieving appropriate density of affordable family housing.
- Two separate masses with a connecting bridge break up the mass of the East building.
- T-shaped massing provides enerous setbacks and open space.
- T-shaped massing creates "front" (south-facing open space) and "back" (parking).

Taller, more intensive uses on the west take advantage of site topography to minimize the west building apparent height as viewed from the residential neighborhood to the east (CS2|D|2).

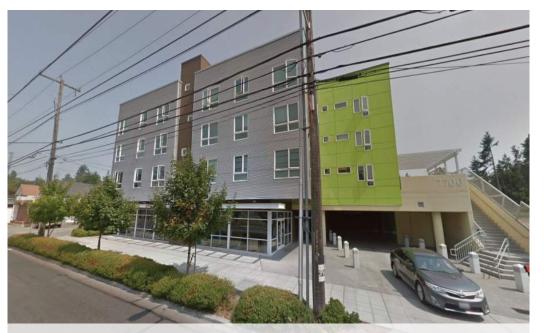
CS3 | A | 4: ARCHITECTURAL CONTEXT AND CHARACTER **EMPHASIZING POSITIVE NEIGHBORHOOD ATTRIBUTES | EVOLVING NEIGHBORHOODS**

Contribute to Rainier Beach neighborhood and reinforce Rainier Av S as a community connector:

- · Rainier Avenue South has continuously served as a major arterial connecting Seattle and Renton, and all points between, since the early 1900s.
- · Corridor appropriate for denser development than is currently present.
- City policies promote higher, better use through MHA zoning proposals and planned Rapid-ride bus service.
- Rainier Beach Neighborhood Plan calls for increases in, and emphasis on the creation/facilitation of affordable family housing and celebration of the Rainier Avenue South / Rose Street intersection as an activity node ("pearl").
- · This project will reinforce Rainier Av street edge established by Emerald City Commons and Rose Street Apartments. Finally, the neighborhood is wellserved by schools, parks, community centers and a library, all of which will be well utilized by families in the proposed development.



Rainier Beach Streetcar ran down Rainier Av. S. was discontinued in 1937. Rainier serves as a major arterial today, carrying Metro Routes 7 + 9 and over 21,000 vehicles/day (Source: SDOT Traffic Report 2017).

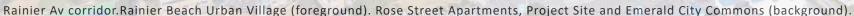


Emerald City Commons



Rose Street Apartments







Rainier Beach Community Center

DC1 | B | 1: PROJECT USES AND ACTIVITIES | VEHICULAR ACCESS AND CIRCULATION | ACCESS LOCATION AND **DESIGN**

Dead ends and cul-de-sacs

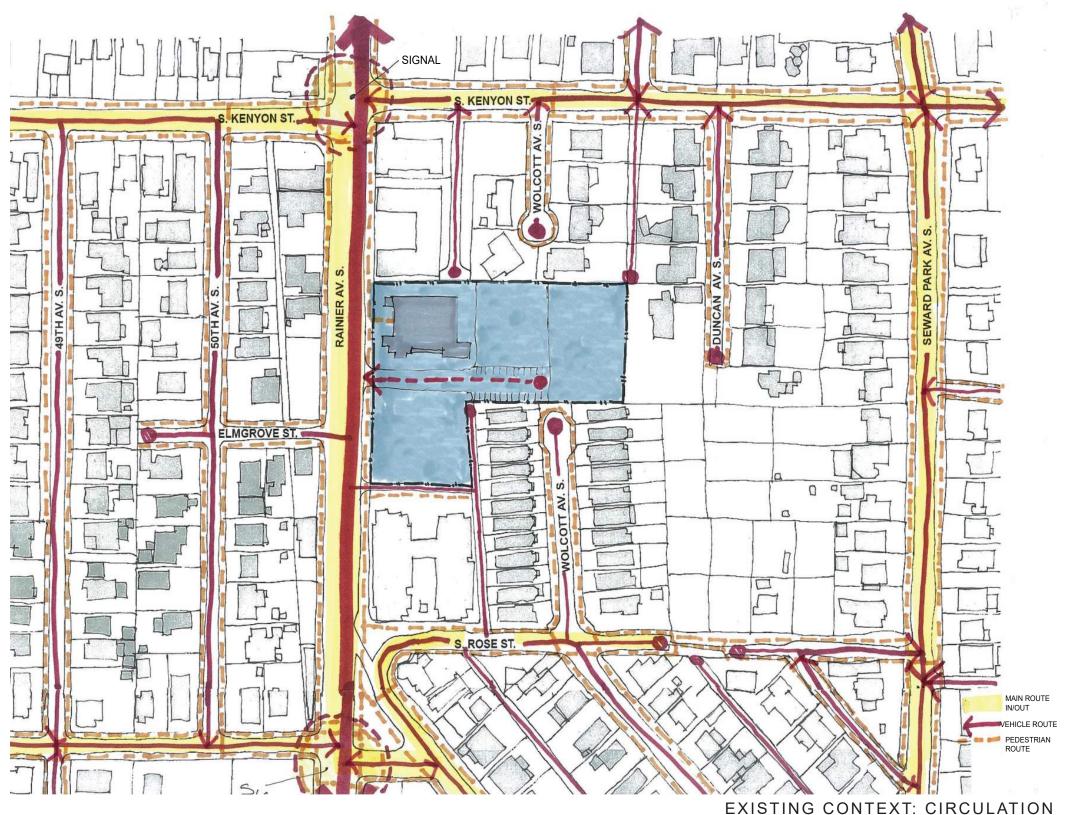
- Area bounded by Rainier, Kenyon, Seward Park and Rose contains no through routes for vehicles or pedestrians.
- Promotes quiet public rights-of-way
- · Directs vehicles and pedestrians outward from the area
- · Rose St. closed to vehicles approaching Rainier Av S.
- Kenyon St. is the closest through-route in the east-west direction.

Pedestrian circulation patterns.

- Rainier Av -long, uninterrupted block with signals at Kenyon and Rose Streets.
- · Network of quiet rights-of-way south and east of site with numerous dead-ends, cul-de-sacs and a hill climb at east end of Rose St.
- Rose St. closed to vehicles approaching Rainier Av S.

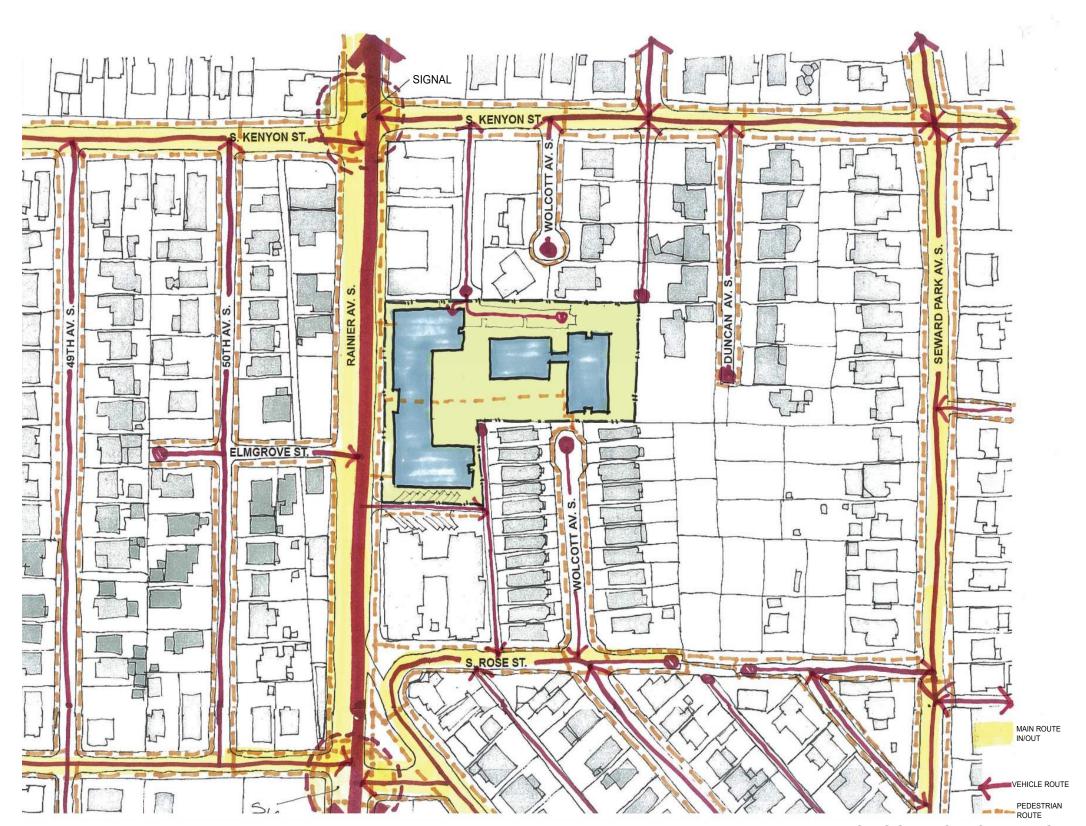
3 different rights-of-way terminate at site edges:

- The alleys east of Rainier Av. S.
 - · Dead ends at north and south edges of the site
 - Serves multi-family and single family properties.
 - Elevation is 3 to 4 feet above existing site grade at north and south termini.
- · Wolcott Av. S.
 - · Terminates in a cul-de-sac at the south edge of the site
 - Is approximately 4 feet above existing site grade
 - · Serves single family residences.
- One-way (in only) drive on the south edge of the site:
 - · Serves adjacent Rose Street Apartments Commercial entities
 - Recorded easement on proposal site to maintain driveway



Most appropriate site response:

- Main vehicle site access from the north alley terminus.
 - Provides convenient access to major arterial Rainier Av S. by utilizing a signalized intersection at S. Kenyon St.
 - Allows vehicles to reach arterial without traveling through residential neighborhood.
 - Minimizes traffic impacts on residential neighborhood.
- Enhance viability of Rainier Av S. Frontage as a pedestrian route:
 - Eliminate 1 curb cut on Rainier Av S in support of Vision Zero plan to reduce traffic accidents, and Rapid Ride planning efforts.
 - Generous building setback provides space for a buffer between the sidewalk and the road, and frontage for commercial occupants.
 - Multiple commercial and residential building entries
 - Continue the lush planting in front of the Rose Street Apartments.
- Utilize existing 1-way driveway
 - · Supports commercial tenants in the new building
 - Provides safe, convenient drop-off access for proposed childcare
 - Optimizes use of an existing vehicle route without changing or significantly impacting traffic / pedestrian routes in the neighborhood.



PROPOSED CIRCULATION

DC1 | C: PROJECT USES AND ACTIVITIES | PARKING AND SERVICE DC2 | A | 1: ARCHITECTURAL CONCEPT | MASSING | SITE **USES | BELOW-GRADE PARKING (1), VISUAL IMPACTS (2)**

Context and Strategy:

- High demand for parking large families commuting away from downtown.
- Poor site soils, which makes below-grade structured parking very expensive.
- 75% of proposed parking is structured.
- Surface parking limited, buffered, located away from street frontages.

Structured parking for 100 vehicles under Rainier building

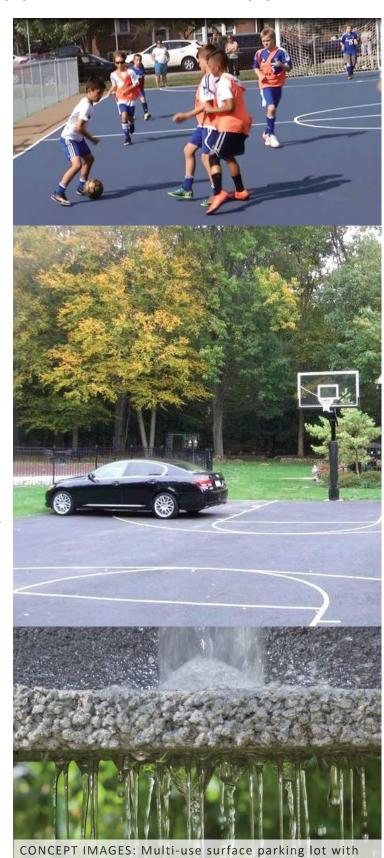
- · Serves the Rainier building residents and commercial tenant employees.
- Garage entry is not visible on the building frontage. Access to garage is from the north alley.

The surface parking for 24 vehicles on the north side of the site

- Provides convenient parking for the largest family units - 3- and 4-bedroom townhomes.
- Minimizes cost
- Located away from street frontages
- Provides separation from the building mass and the single family-zoned property to the north
- May be improved with permeable paving as part of green stormwater strategy.
- Can be used as a ball court for use by residents.

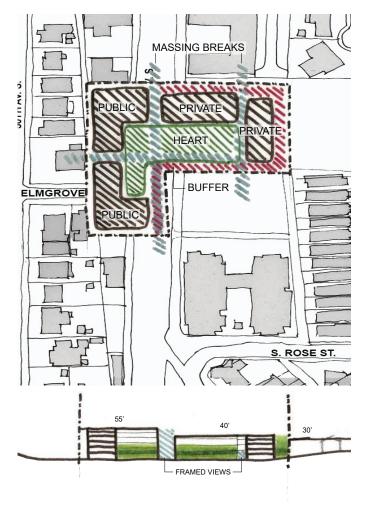
Angled Parking for 8 vehicles on south side of the site

- Optimizes use of an existing in-only driveway without changing or significantly impacting traffic / pedestrian routes in the neighborhood.
- Supports commercial tenants in the new building
- · Provides safe, convenient drop-off access for proposed childcare



CHARACTERISTICS AND USES

- Unusually large site for the neighborhood
 - Can support dense for family housing while also providing ample open space.
 - · Sufficient width to allow density with generous setbacks from adjacent properties.
- Deep (west to east) allows for sensitive transition from busy|commercial (west) to quiet | residential (east).
- Single frontage on Rainier Av S -Suggests massing to address frontage, which will serve to buffer buffers the interior of the site and neighboring properties to the east, northeast and southeast.
- No through-access allows traffic / circulation to be directed away from single family neighborhood.

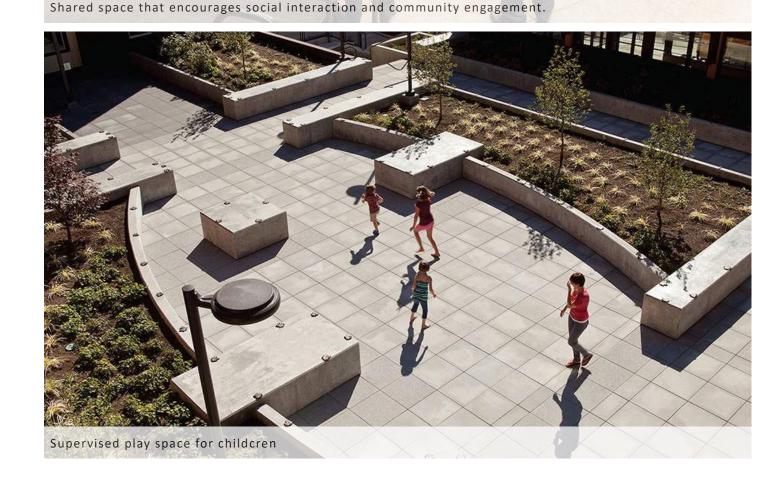


Site Response: Massing



CONCEPT IMAGES: Massing through simple forms and material variation. Aura West Seattle Apartments, Seattle, WA. GGLO Architects.

CONCEPT IMAGES: Massing through simple forms and material variation. Nyer Urness House, Seattle, WA. Weinstein A+U Architects.



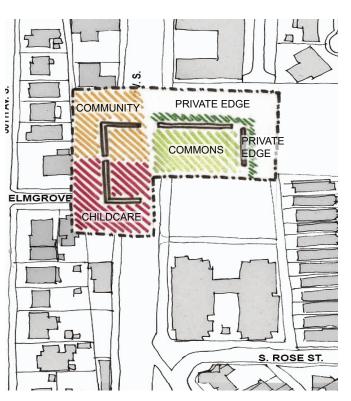
DC3 | B | 4: OPEN SPACE CONCEPT | OPEN SPACES USES AND ACTIVITIES | MULTI-FAMILY OPEN SPACE

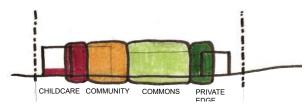
Save the best part of the site for open space

- Protected, buffered, south-facing space internal to the site
- Supervised play for children
- · All residents have access and encourages social interaction
- · Size allows for discreet spaces: children's play space, passive open space, plaza adjacent to a community room, community gardening space, and stoops for groundrelated residential units.



Protected, buffered, south-facing open space

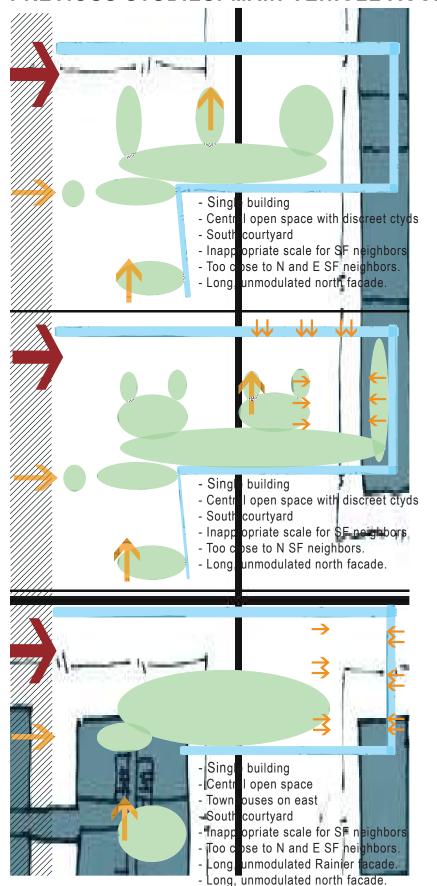


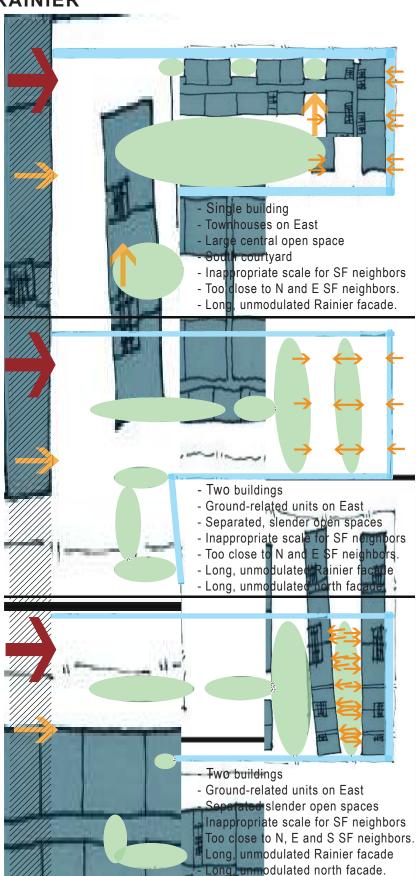


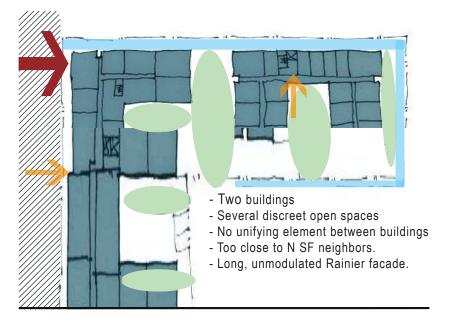
Site Response: Open Space Zones.

MASSING CONCEPT STUDIES

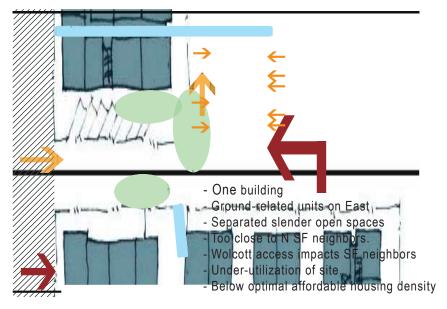
PREVIOUS STUDIES: MAIN VEHICLE ACCESS FROM RAINIER





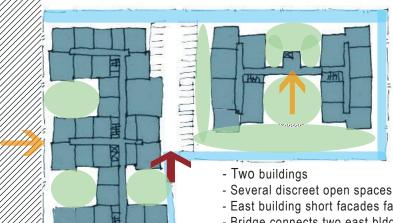


PREVIOUS STUDY: MAIN VEHICLE ACCESS FROM WOLCOTT

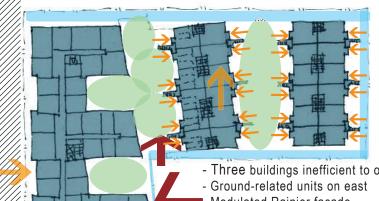


MASSING CONCEPT STUDIES

PREVIOUS STUDIES: MAIN VEHICLE ACCESS FROM SOUTH ALLEY

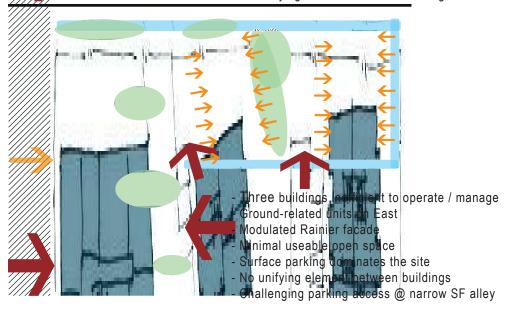


- East building short facades face N + S neighbors
- Bridge connects two east bldg masses
- Modulated Rainier facade.
- Surface parking internal to site, divides the site

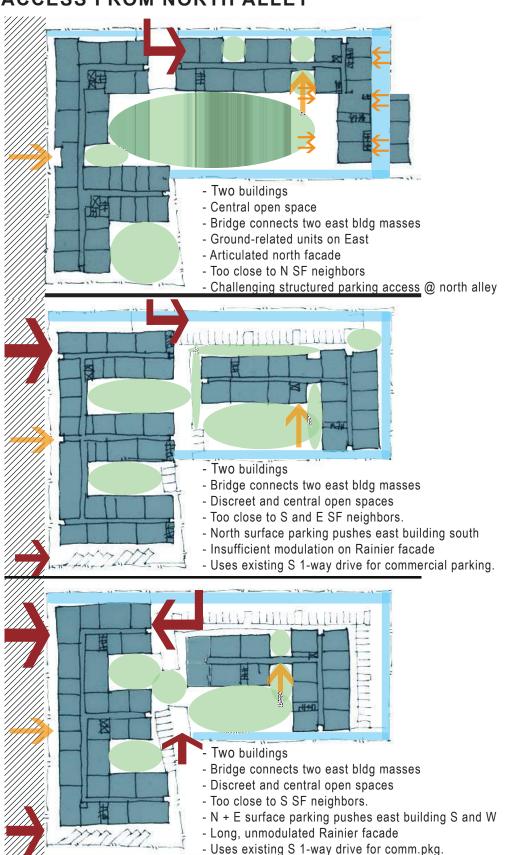


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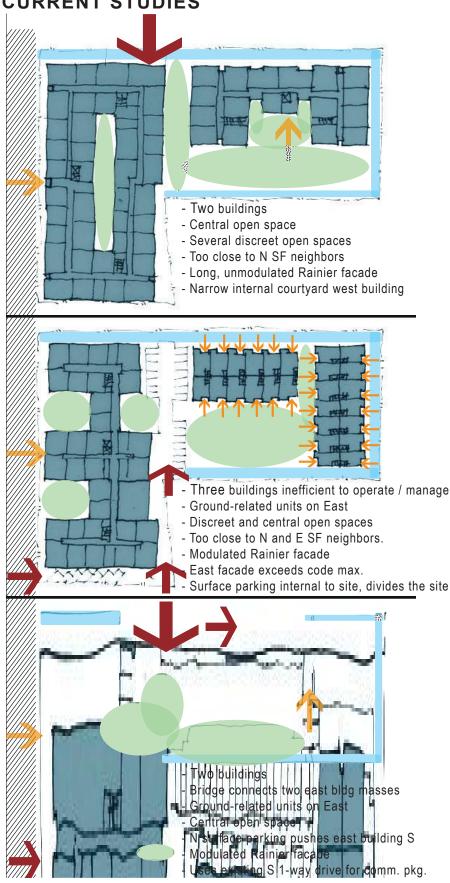
- Three buildings inefficient to operate / manage
- Modulated Rainier facade.
- Separated open spaces
- East building short facades face N + S neighbors
- Challenging parking access @ narrow SF alley
- No unifying element between buildings



PREVIOUS STUDIES: MAIN VEHICLE **ACCESS FROM NORTH ALLEY**



CURRENT STUDIES



8.0 ARCHITECTURAL MASSING CONCEPTS A. EXISTING ZONING COMPLIANT



Project Data		Alternative A – Existing Zoning Compliant	
		A.1 Exceptional Grove Not Retained	A.2 All Exceptional Trees Retained
Gross Floor Area	71,932 sf		22,810 sf
Building Footprint		18,073 sf	6,340 sf
FAR (blended for all zones on site)		0.82	0.26
Number of Units		71 units	23 units
Parking Spaces		65 spaces	21 spaces
Departures Required		No	No
Exceptional Tree Retention		No – Grove is removed Yes – Tree No. 295 (Sitka Willow)	Yes
Design Guidelines (Opportunity (O), Constraint (C)			
CS2 D 1 - 5	С	Not viable for development of affordable housing. Underutilizes existing infrastructure. SF-zoned portion is large with minimal street frontage-not ideal for SF development.	
CS3 A 4	С	Does not foster affordable housing. Creates Rainier Av street wall gap. Underutilizes/does not contribute to RB attributes.	
DC1 B 1	0	O North alley access west buildings.	
	С	East portion cut off from west access -	- Wolcott access only for large site.
DC1 C 1	С	Cuts eastern portion off from access points to west.	
DC1 C 2	С	High cost of below grade parking relative to number of units allowed.	
DC2 A 1	С	Cannot build affordable housing on east portion - creates gap in neighborhood fabric. Split zoning creates undesirable inefficiencies and height variations	
DC3 B 4	0	Large open space east portion.	
	C	All the density is on the west which vie	elds narrow disjointed onen snaces

B1 DESIGN ALTERNATIVE 1

PROPOSED ZONING COMPLIANT



Alternative B1 – Proposed Zoning Compli	ant
B1.1 Exceptional Grove Not Retained	B1.2 All Exceptional Trees Retained
214,191 sf	160,055 sf
42,401 sf	31,691 sf
2.45	1.61
196 units	119 units
111 spaces	51 spaces
No	No
No – Grove is removed	Yes
Yes – Tree No. 295 (Sitka Willow)	

0	Maximizes density for affordable housing. Utilizes existing infrastructure.
С	Long, unmodulated Rainier façade. Efficient long east bldg too close to N SF properties
0	Fosters affordable housing. Continues Rainier Av street wall. Utilizes/contributes to RB attributes.
0	Eliminates 2 existing curb cuts and conflict with pedestrians on Rainier.
С	Inconvenient vehicle access for commercial tenants and customers.
0	Structured parking and utility access from north alley.
0	Structured parking and utility access screened from Rainier.
С	West building creates long, narrow interior courtyard with minimal access to light, privacy. Long E-W massing on east does not respect adjacent sites.
0	Large south-facing open space.
C	Disproportionately large open space difficult to monitor/zone. Not equitably distributed

B2 DESIGN ALTERNATIVE 2

ROWHOUSES



Project Data		Alternative B2 – Rowhouses		
Gross Floor Area		158,686 sf		
Building Footprint		35,209 sf		
FAR (blended for all zones on site)		1.81		
Number of Units		162 units		
Parking Spaces		128 spaces		
Departures Required		Structure Width LR zone 2. Parking access from Rainier Av S.		
Exceptional Tree Retention		No		
Design Guidelines (Opportunity (O), Co	onstraint (0	C)		
CS2 D 1 - 5	0	Maximizes density for affordable housing. Utilizes existing infrastructure. Rowhouses provide appropriate zone transition.		
CS3 A 4	0	Fosters affordable housing. Continues Rainier Av street wall. Utilizes/contributes to RB attributes.		
	С	Disjointed Rainier frontage may be a safety concern. Rowhouses crowd adjacent properties and exceed max. structure width.		
DC1 B 1	0	Eliminates 2 existing curb cuts and conflict with pedestrians on Rainier.		
	С	Garage access may cause congestion at alley and removes exceptional tree #295. Circuitous route in/out of neighborhood.		
DC1 C 1	0	Surface parking behind west bldg convenient for rowhouse access.		
	С	Surface parking behind west bldg divides site, increases pedestrian/vehicle conflict.		
DC1 C 2	0	Structured parking and utility access are screened from Rainier.		
DC2 A 1	0	Modulated Rainier façade breaks up building mass and maintains street wall.		
	-	Rowhouses emulate adjacent small lot development. Large south-facing open space.		
D00 ID I4	С	Complex Rainier massing and rowhouses are expensive, inefficient.		
DC3 B 4	0	E-shaped bldg creates 4 distinct open spaces. Large south-facing open space allows		

B3 DESIGN ALTERNATIVE 3 (PREFERRED)

C-T



	Alternative B3 – C-T (Preferred)				
	165,740 sf				
	34,910 sf				
	1.89				
	156 units				
	133 spaces (111 structured, 22 surface)				
	Parking access from Rainier Av S.				
	No – Grove is removed	Yes – Tree No. 295 (Sitka Willow)			
0	Dense affordable housing balanced with setbacks for appropriate zone transition. infrastructure.	meaningful open space for families. Ample Efficient bldg massing. Utilizes existing			
0	Fosters community-centered affordable housing. Continues Rainier Av street wall. Utilizes/contributes to RB attributes.				
0		ict with pedestrians on Rainier. Simple route xisting 1-way drive is convenient for commerc			
С	Utilizing existing 1-way drive may margin	nally increase traffic in alley.			
0	Site interior surface pkg: convenient for	family units, sets bldg back from adjacent lots.			
С	Surface parking north of east building m	Surface parking north of east building may generate noise and could be an eyesore.			
0	Structured parking and utility access are	screened from Rainier.			
0	façade breaks up building mass and ma	thing room around both. Modulated Rainier intains street wall. T-shaped east building with acks to adjacent properties, large open space.			
0		both buildings equitably and maximizes acce			



A. EXISTING ZONING COMPLIANT

Project Data	A.1 Exceptional Grove	A.2 All Exceptional Trees
	Not Retained	Retained
Gross Floor Area	71,932 sf	22,810 sf
Building Footprint	18,073 sf	6,340 sf
FAR (blended)	0.82	0.26
LR3	1.26	1.26
NC2-40	1.95	0
Building Height	40'-0" (NC2-40) 30'-0" (LR3)	30'-0" (LR3)
Units	71 units	23 units
Studio	12	0
1-BR	38	17
2-BR	18	6
3-BR	3	0
Parking	65 spaces	21 spaces
Departures Required	No	No
Exceptional Tree Retention	No	Yes
Residential Amenity Area	7,098 sf	4,094 sf

OPPORTUNITIES

DC1 | B | 1

 Convenient access to both buildings from north alley terminus

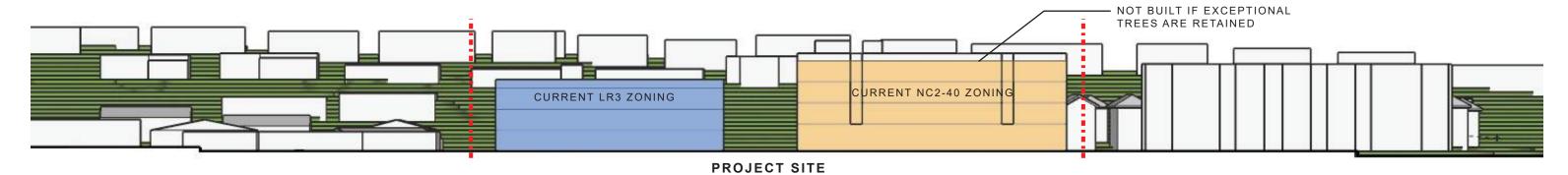
DC3 | B | 4

not available to the public.

CONSTRAINTS

CS2 | D | 1 - 5

- At odds with City and neighborhood priority for affordable family housing. Existing zoning constrains the site's development potential.
- Preserves open space, but is
 Underutilization of existing
 - infrastructure capacitySF-zoned portion of site is over an acre with minimal street frontage. Not ideal for SF development.



1 CUT NORTH-SOUTH THROUGH RAINIER AVE S

CS3 | A | 4

- Does not respond to RB
 Neighborhood Plan call to foster creation of affordable family housing
- Leaves gap in emerging Rainier street wall established by Rose Street Apartments and Emerald City Commons
- Does not reinforce existing Rose St.activity node ("pearl").
- Underutilizes/does not contribute to Rainier Beach Urban Village attributes: Rainier Av corridor, schools, parks, community centers, library.
- Does not optimize well-served urban site for affordable family housing.

DC1 | B | 1

 If not rezoned, eastern portion (44,122-sf) would not be developed as affordable housing and would be cut off from western access points and would only be served by Wolcott Av S.

DC1 | C | 1 -2

The cost of providing below grade parking in poor soils with a high water table is disproportionately high relative to the number of residential units that can be provided on the site with the existing zoning.

DC2 | A | 1

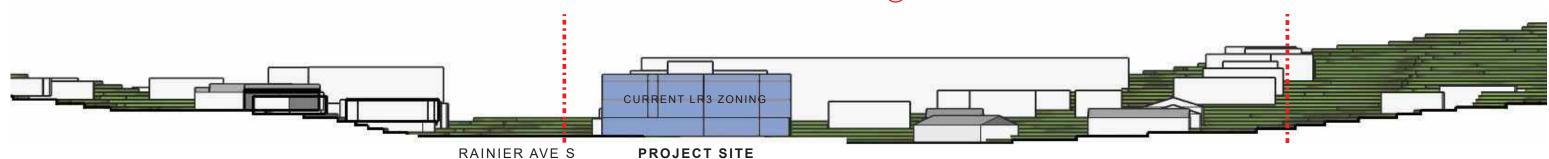
- The existing zoning precludes development of the eastern half of the site for multi-family affordable family housing.
- Split zoning on Rainier frontage compels development of energy and resource-inefficient separated buildings at different heights.
- Undevelopable (for affordable housing) eastern portion creates a large gap in the neighborhood fabric.

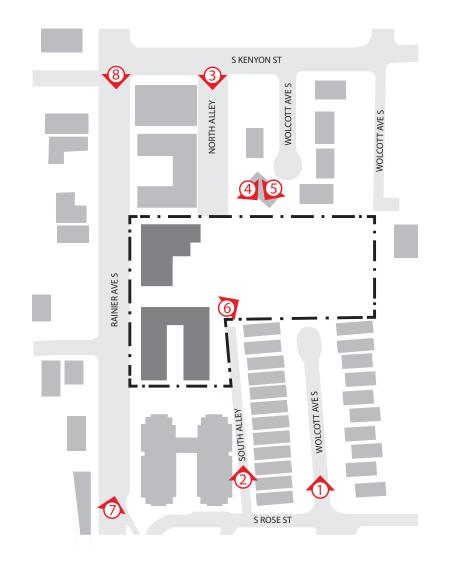
DC3 | B | 4

- Lack of development potential on the SF5000-zoned portion constrains open space opportunities on the west, which must be built at maximum density.
- Western building masses yield narrow, disjointed open spaces around the two building perimeters.

BUILDING AREA NOT CONSTRUCTED IF EXCEPTIONAL TREES ARE RETAINED (SEE ALTERNATIVE A.2)









1 Wolcott
scale:



Alley S end looking N scale:



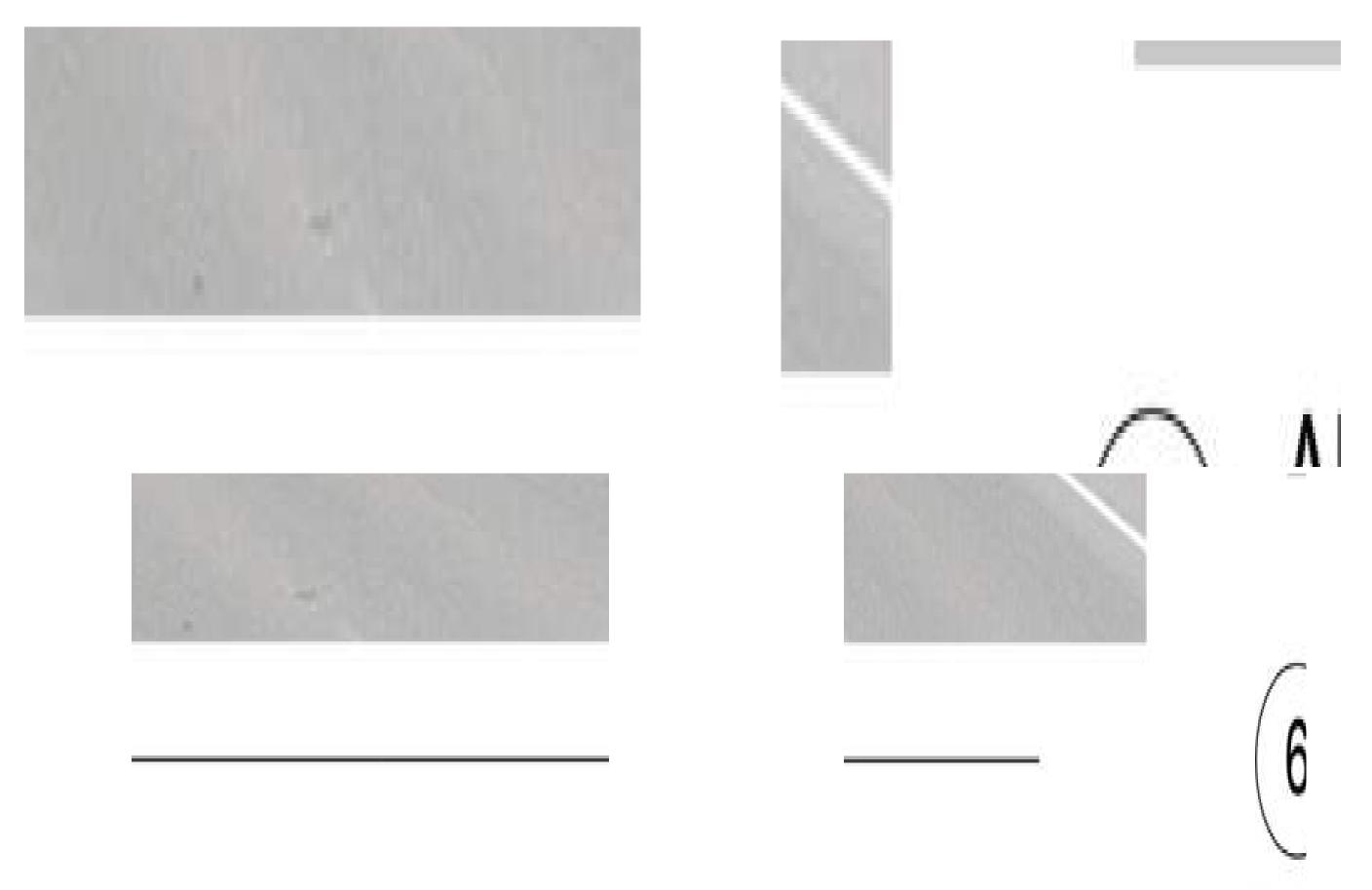
5 North SF looking SW

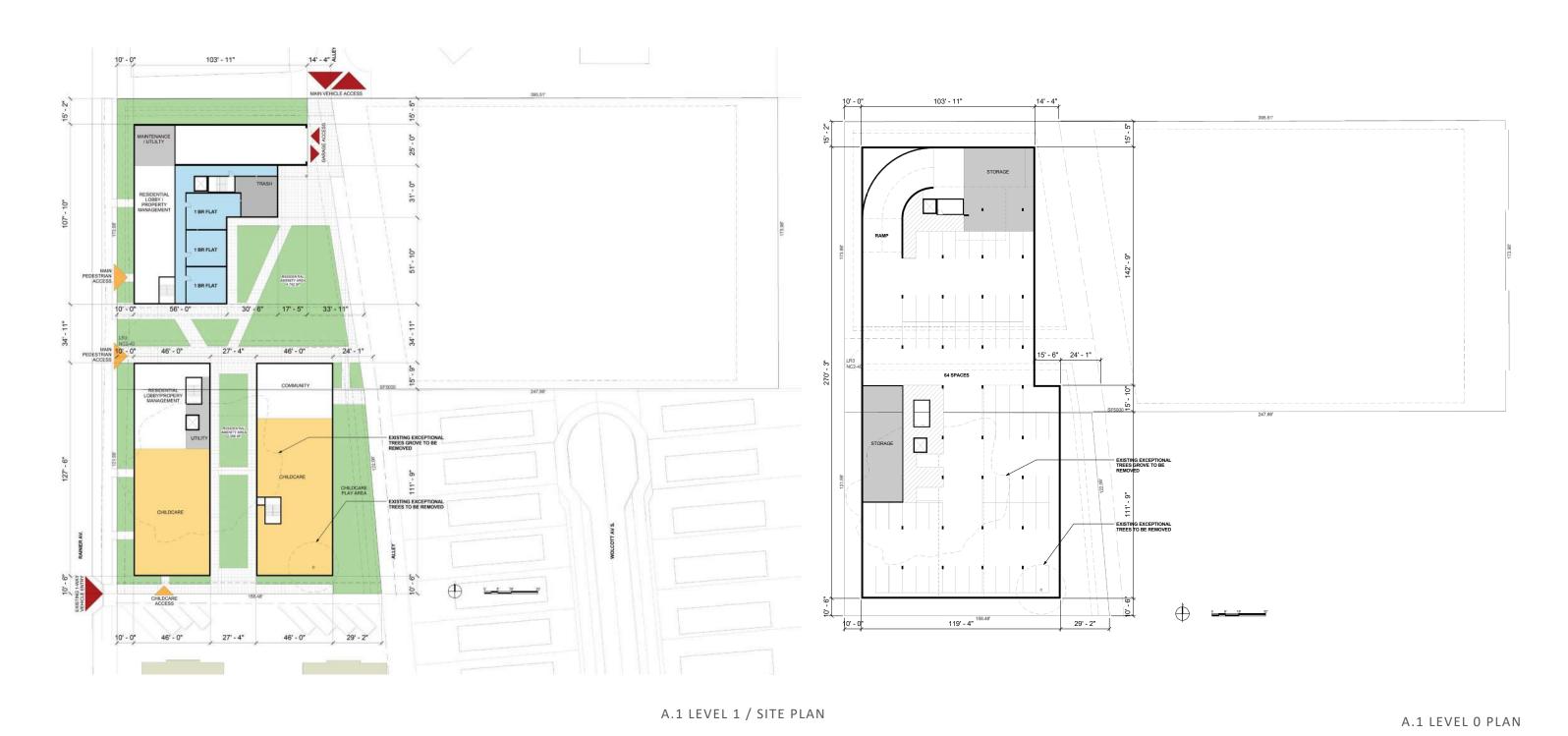


* The state of the

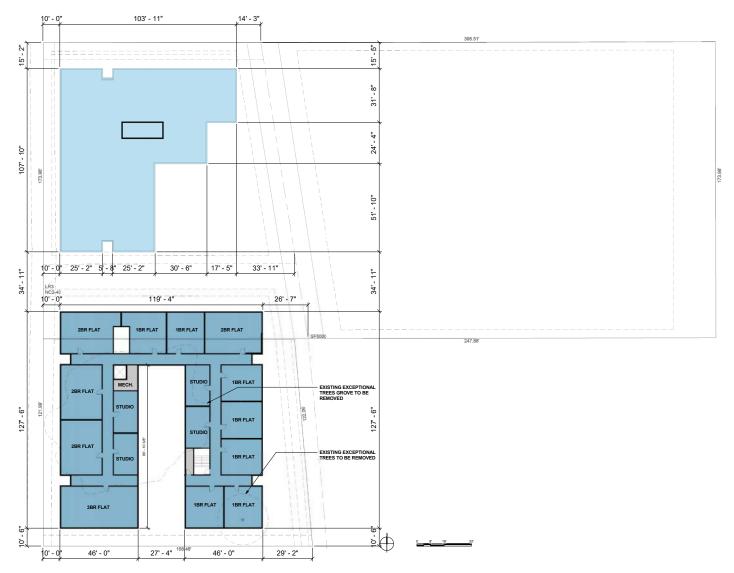
North SF looking S

SCALE:





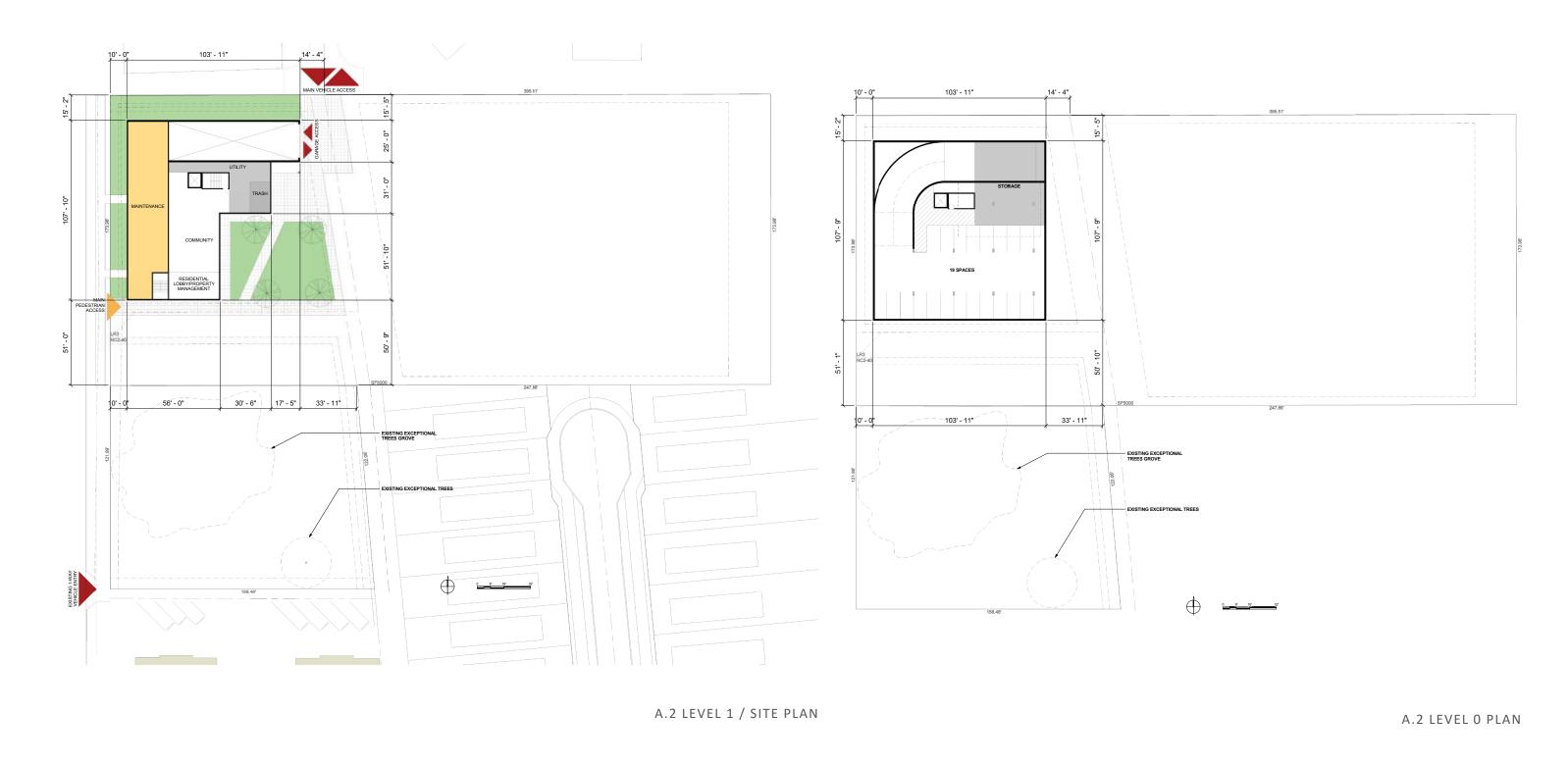




A.1 TYPICAL UPPER LEVEL PLAN

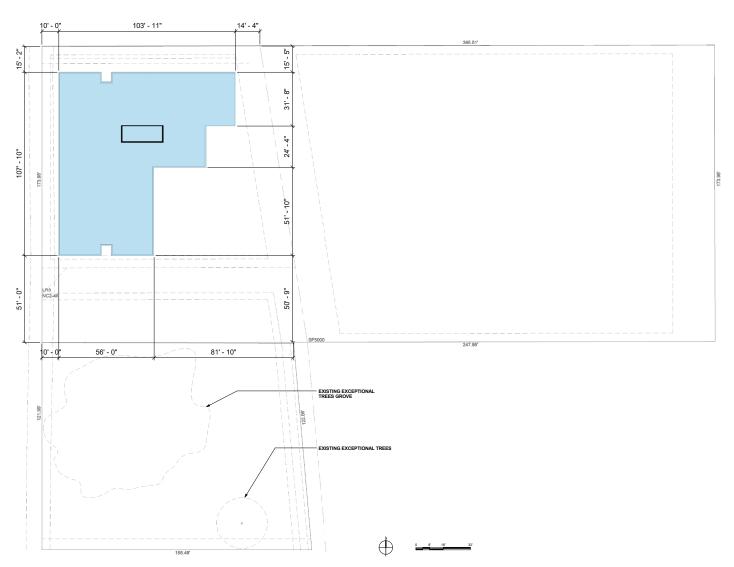
A.1 LEVEL 5 PLAN

A.2 EXISTING ZONING COMPLIANT - ALL EXCEPTIONAL TREES RETAINED



A.2 EXISTING ZONING COMPLIANT - ALL EXCEPTIONAL TREES RETAINED





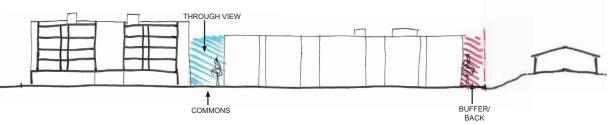
A.2 LEVELS 2+3 PLAN

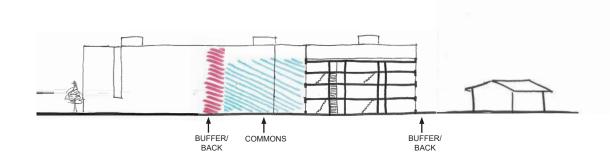
A.2 ROOF PLAN

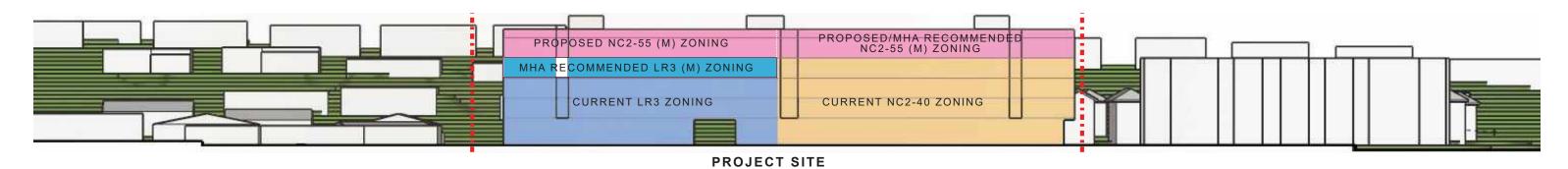


B1 DESIGN ALTERNATIVE 1 (PROPOSED ZONING COMPLIANT)

Project Data	B1.1 Exceptional Grove	B1.2 All Exceptional
	Not Retained	Trees Retained
Gross Floor Area	214,191 sf	147,323 sf
Building Footprint	42,401 sf f	28,001 sf
FAR (blended)	2.45	1.68
LR3	1.52	1.52
NC2-55	3.23	1.82
Building Height	50'-0" (NC2-55(M)) 40'-0" (LR3(M2))
Units	200 units	128 units
Studio	24	0
1-BR	72	17
2-BR	72	6
3-BR	196	0
Parking	111 spaces	50 spaces
Departures Required	No	No
Exceptional Tree Retention	No	Yes
Residential Amenity Area	7,098 sf	4,094 sf







1 CUT NORTH-SOUTH THROUGH RAINIER AVE S

OPPORTUNITIES

CS2 | D | 1 - 5

- Maximizing allowable densities in the zones provides opportunities to create affordable housing
- Utilizes existing infrastructure capacity

CS3 | A | 4

- Responds to RB Neighborhood Plan call to foster creation of affordable family housing
- Continues emerging Rainier street wall established by Rose Street Apartments and Emerald City Commons
- Reinforces existing Rose St.activity node ("pearl").
- Utilizes/contributes to Rainier Beach Urban Village attributes: Rainier Av corridor, schools, parks, community centers, library.
- Optimizes well-served urban site for affordable family housing.

DC1 | B | 1

- Eliminates 2 existing curb cuts on Rainier Av S.
- Structured parking access from north alley

 eliminates conflict with pedestrians on
 Rainier.

DC1 | C | 1 - 2

• Structured parking and utility access from north alley - screened from street.

DC2 | A | 1

 Maximizing allowable densities in the zones provides opportunities to create affordable housing

DC3 | B | 4

 Preserves open space on the southeast portion of the site.

CONSTRAINTS

CS2 | D | 1 - 5

- Maximizing allowable densities in the west building yields a long, unmodulated Rainier Av façade and narrow interior courtyard.
- Efficient east massing concentrates density in a single long building and pushes it north to create open space, which crowds SFzoned properties north.

DC1 | B | 1

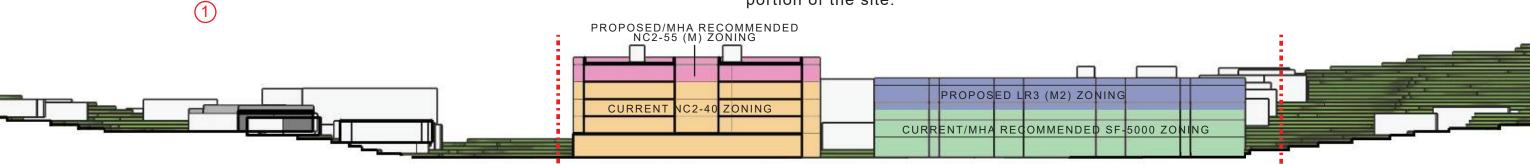
 Inconvenient access to parking for commercial tenants / customers.

DC2 | A | 1

- West building density creates units that face an interior courtyard with minimal access to light, ventilation and privacy.
- Disproportionately large east open space—difficult to supervise, and some units are distant from it.
- East lot configuration accommodates a long building in the E-W direction – not respectful of adjacent SF lots.

DC3 | B | 4

- Maximizing allowable densities in the west building precludes creation of meaningful open space around it.
- Disproportionately large east open space difficult to supervise, and some units are distant from it.
- Open space is not equitably distributed across the site.



(2) CUT EAST-WEST THROUGH SITE

RAINIER AV. S

RAINIER AVE S

S

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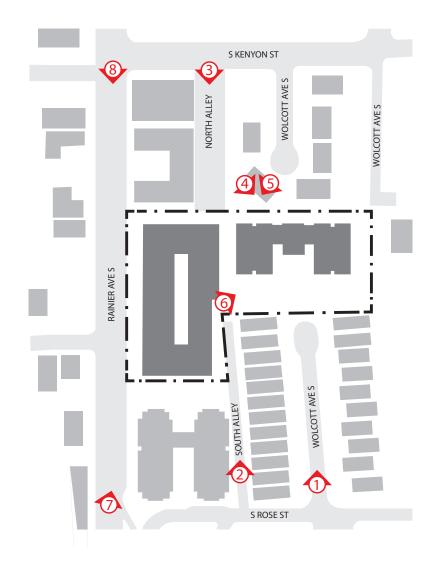
WOLCOTT

S. ROSE ST.

PROJECT SITE

AAA

AERIAL VIEW









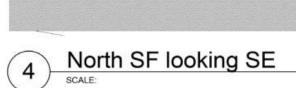
Alley S end looking N



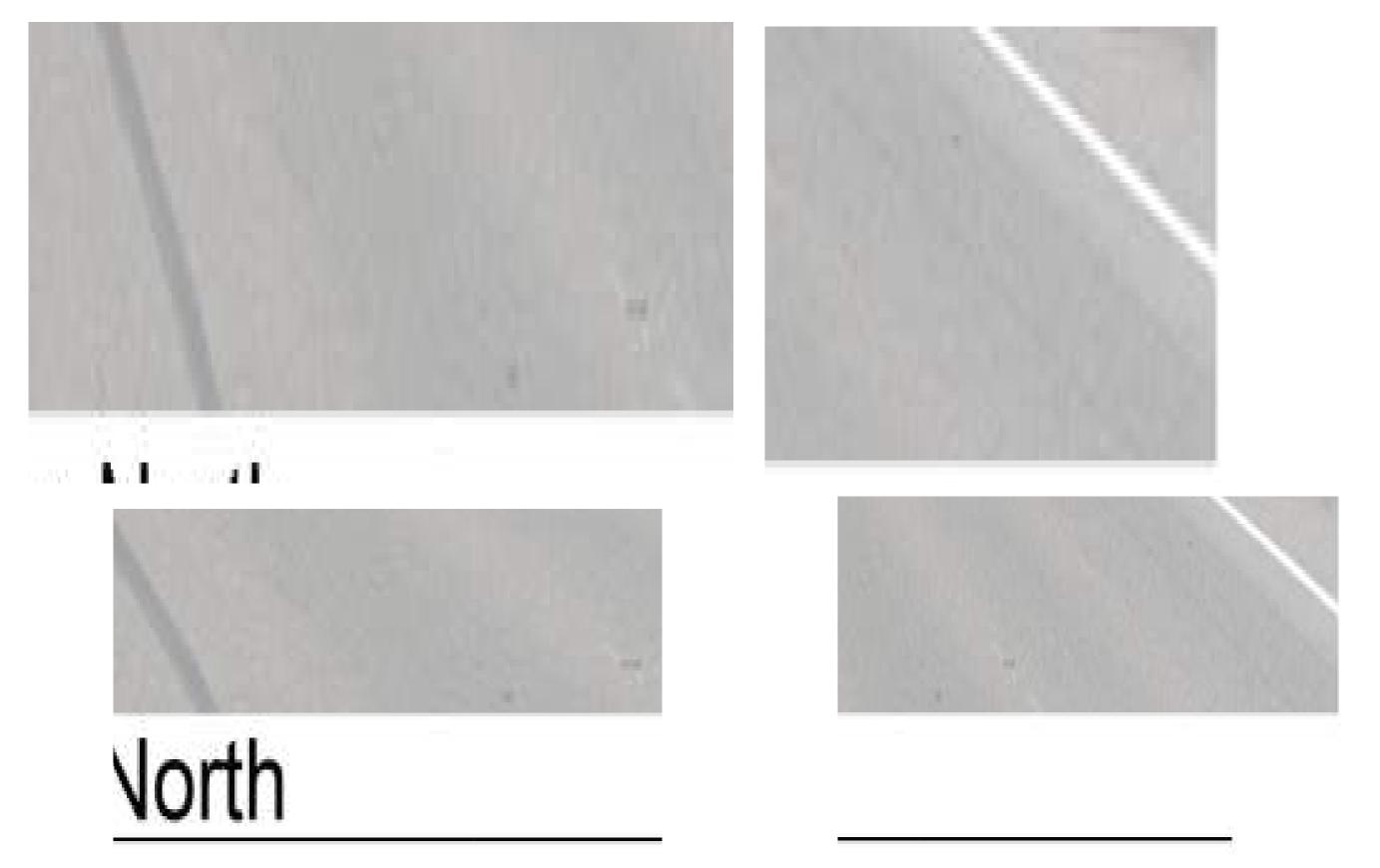
North SF looking SW

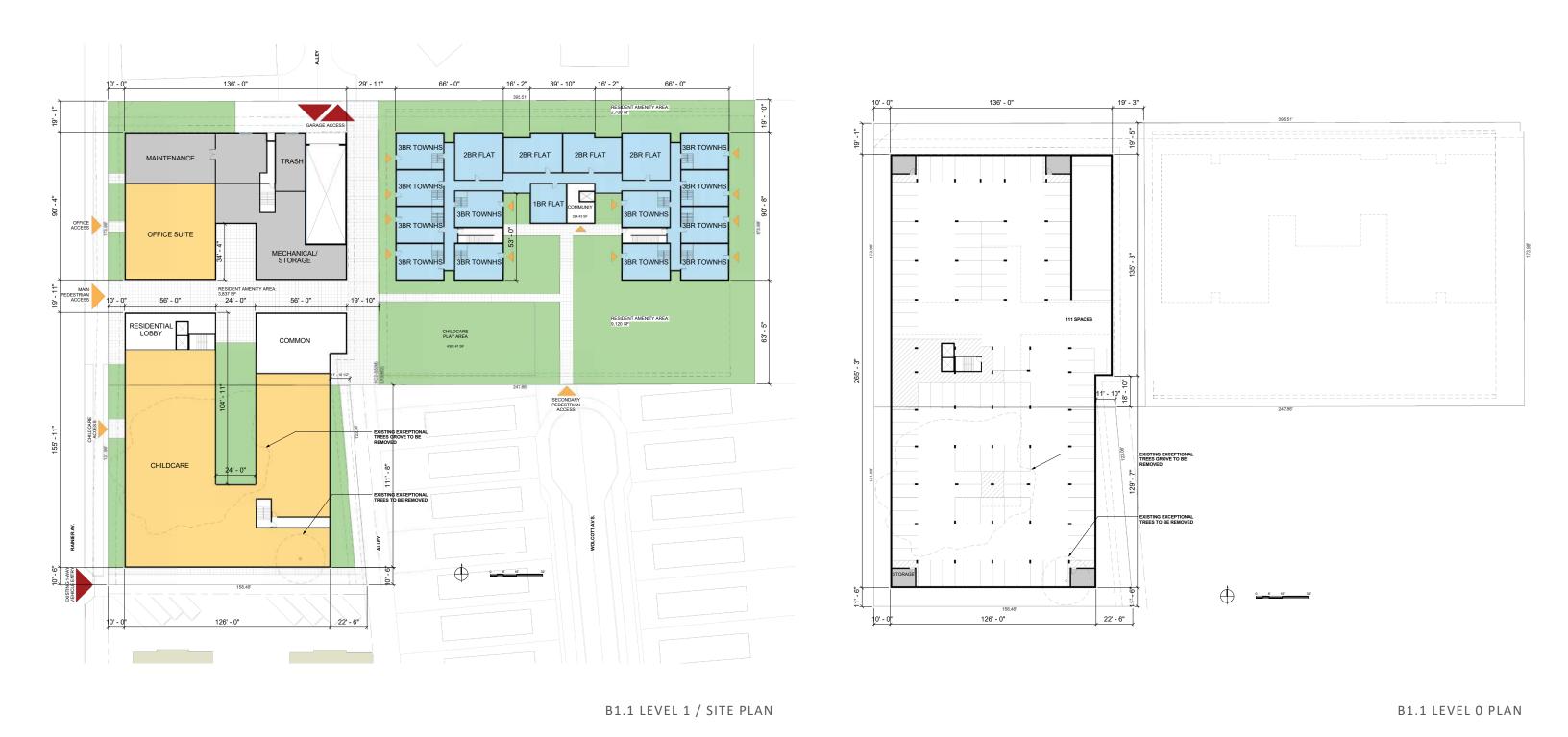
SCALE:















B1.1 TYPICAL UPPER LEVEL FLOOR PLAN

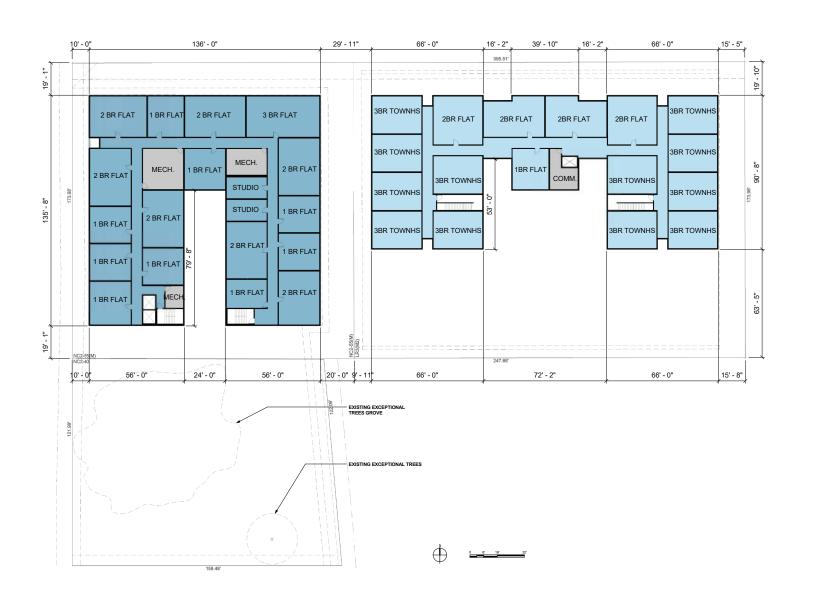
B1.1 LEVEL 5 PLAN

B1.2 PROPOSED ZONING COMPLIANT - ALL EXCEPTIONAL TREES RETAINED



B1.2 LEVEL O PLAN

B1.2 PROPOSED ZONING COMPLIANT - ALL EXCEPTIONAL TREES RETAINED





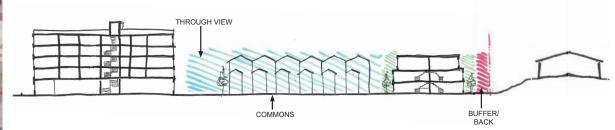
B1.2 TYPICAL UPPER LEVEL FLOOR PLAN

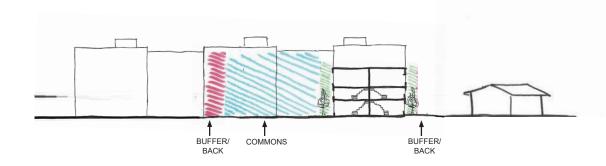
B1.2 ROOF PLAN

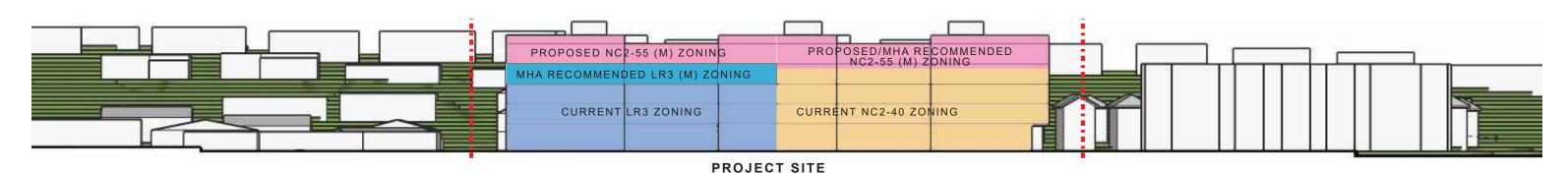


Project Data

Gross Floor Area	158,686 sf
Building Footprint	35,209 sf
FAR (blended)	1.81
LR3	1.07
NC2-55	2.44
Building Height	50'-0" (NC2-55(M)) 40'-0" (LR3(M2))
Units	162 units
Studio	32
1-BR	56
2-BR	48
3-BR	0
4-BR	26
Parking	128 spaces
Departures Required	Yes – Structure Width LR zone
Exceptional Tree Retention	Yes – Tree No. 295 (Sitka Willow)
Residential Amenity Area	16,908 sf







1 CUT NORTH-SOUTH THROUGH RAINIER AVE S

RAINIER AV. S.

S. ROSE ST.

S

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WOLCOTT

OPPORTUNITIES

CS2 | D | 1 - 5

- Appropriate density for affordable housing
- Modulated, appropriately scaled Rainier Av massing defines discreet open spaces
- 3-story rowhouses on the east provide appropriate zone transition and large southfacing open space

CS3 | A | 4

- Responds to RB Neighborhood Plan call to foster creation of affordable family housing
- Continues emerging Rainier street wall established by Rose Street Apartments and Emerald City Commons
- · Reinforces existing Rose St.activity node.
- Utilizes/contributes to Rainier Beach Urban Village attributes: Rainier Av corridor, schools, parks, community centers, library.
- Optimizes well-served urban site for affordable family housing.

DC1 | B | 1

Eliminates 2 existing curb cuts on Rainier.

DC1 | C | 1

 Surface pkg between west and east buildings provides convenient access to rowhouses.

DC1 | C | 2

 Majority of vehicle parking is in below grade garage screened from view by commercial uses on Rainier Av. S.

DC2 | A | 1

AA

AERIAL VIEW

- Modulated Rainier Av building breaks up the mass while activating & creating a street wall.
- · Ground level uses have varied open spaces.
- 3-story rowhouses emulate adjacent small lot development.
- Large south-facing open space.

DC3 | B | 4

- · West bldg creates 4 distinct open spaces.
- The large south-facing open space provides opportunities for active and passive use and privacy of ground-related units.

CONSTRAINTS

CS3 | A | 4

- Disjointed Rainier frontage may be difficult to monitor and supervise.
- Rowhouses are pushed to north and east with minimum setbacks, negatively impacting adjacent properties.
- To get the maximum number of large affordable units, rowhouse massing exceeds max. structure width (N-S direction), requiring a departure.

DC1 | B | 1

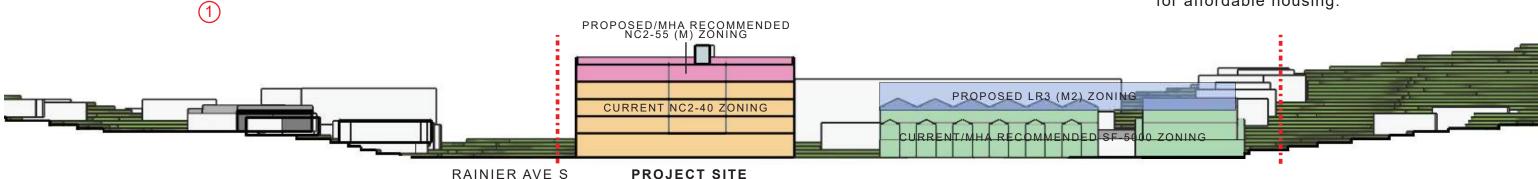
- Garage access from 1-way driveway may cause congestion at junction of driveway and south alley.
- Garage access requires removal of Exceptional Tree #295.
- Circuitous route in/out of neighborhood via Rose St.

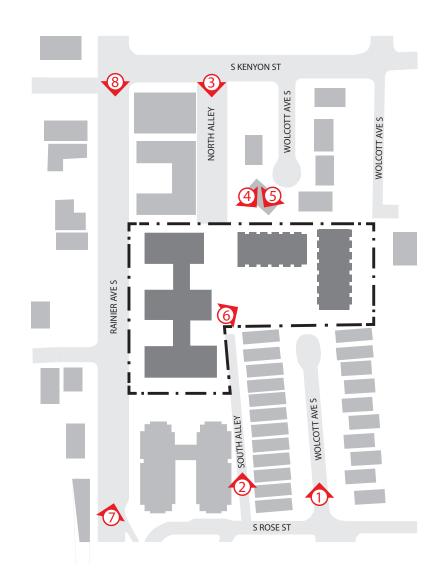
DC1 | C | 1

 Surface parking between west and east buildings divides the site, limits opportunities for community cohesion and increases vehicle / pedestrian conflict.

DC2 | A | 1

- Rainier Av. S. massing is complex, expensive with multiple corners and nondaylit interior spaces.
- 3-story rowhouses are expensive to manage, can't use centralized mechanical systems, create excessive vertical circulation/ perimeter for units making them impractical for affordable housing.











Alley S end looking N









4 North SF looking SE











Vorth

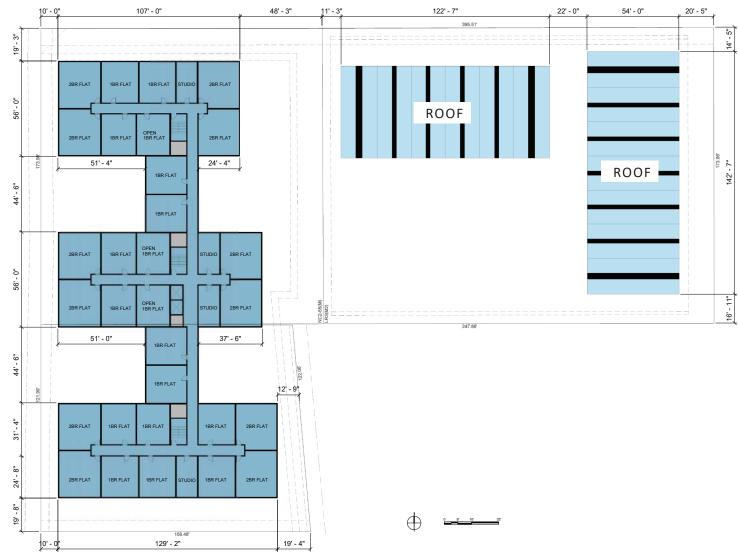




B2 LEVEL 1 / SITE PLAN

B2 LEVEL 0 PLAN





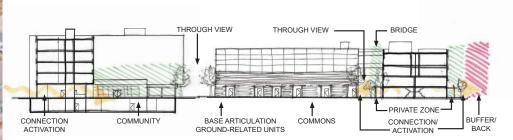
B2 LEVELS 2 + 3 PLAN
B2 LEVELS 4 + 5 PLAN

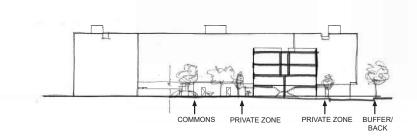
PROPOSED ZONING PROPOSED ZONING MHA RECOMMENDED ZONING CURRENT ZONING

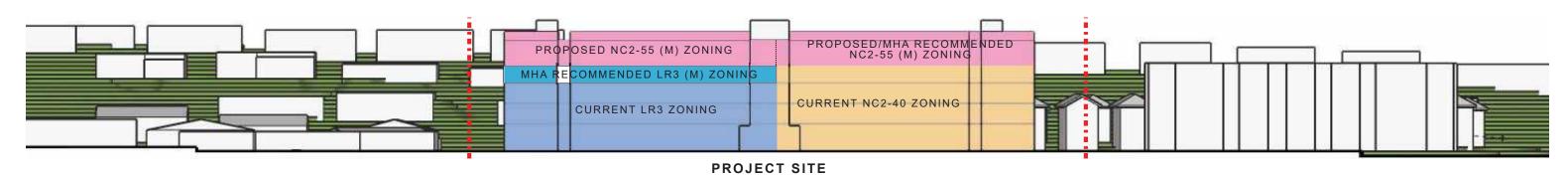
B3 DESIGN ALTERNATIVE 3 (PREFERRED) (C-T)

Project Data

Gross Floor Area	165,740 sf
Building Footprint	34,910 sf
FAR (blended)	1.89
LR3	1.40
NC2-55	2.31
Building Height	50'-0" (NC2-55(M)) 40'-0" (LR3(M2))
Units	156 units
Studio	8
1-BR	56
2-BR	66
3-BR	19
4-BR	7
Parking	133 spaces (111 structured, 22 surface)
Departures Required	Yes – Structure Width LR zone
Exceptional Tree Retention	Yes – Tree No. 295 (Sitka Willow)
Residential Amenity Area	16,904 sf









OPPORTUNITIES

CS2 | D | 1 - 5

- Density provides opportunities to create affordable housing
- Massing along Rainier Av is modulated, appropriately scaled.
- · Creates meaningful open space for occupants
- Respects adjacent properties with ample side setbacks, placement of open space.

CS3 | A | 4

- Responds to RB Neighborhood Plan call to foster creation of affordable family housing.
- Continues emerging Rainier street wall established by Rose Street Apartments and Emerald City Commons
- Reinforces existing Rose St.activity node ("pearl").
- Creates community-centered affordable family housing that utilizes/contributes to Rainier Beach Urban Village attributes: Rainier Av corridor, schools, parks, community centers, library.
- Optimizes well-served urban site for affordable family housing.

DC1 | B | 1

- Eliminates 2 existing curb cuts on Rainier Av S
- Structured parking access from north alley eliminates conflict with pedestrians on Rainier
- Convenient, easy route in/out of neighborhood via Kenyon St.
- Utilizes existing 1-way drive with traffic calming paving for convenient access by commercial tenants / customers.

DC1 | C | 1 - 2

Structured parking, utility access screened from street.

 Surface parking at site interior provides access to large family units, setbacks from adjacent properties.

DC2 | A | 1

- Balances opportunities for affordable housing and high-quality housing / open space suitable for families.
- Utilizes large site and split zoning to create two buildings and breathing room around both.
- Modulated west building breaks up the mass, activates / continues street wall, protects open space to the east.
- T-shaped east building provides groundrelated unit patio space.
- · Large south-facing open space for residents.
- East building in the site center respects, minimizes impact on adjacent sites and is articulated with a bridge.

DC3 | B | 4

- Massing of two buildings provides open spaces that serve both buildings equitably, and maximizes resident access to light, ventilation and privacy.
- The large south-facing open space provides opportunities for active and passive use and privacy of ground-related units.

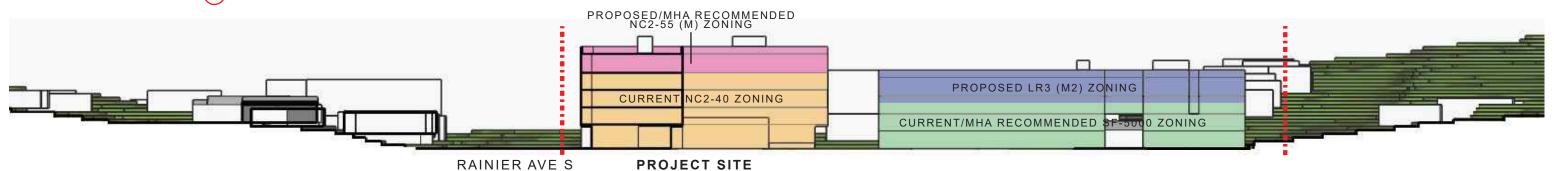
CONSTRAINTS

DC1 | B | 1

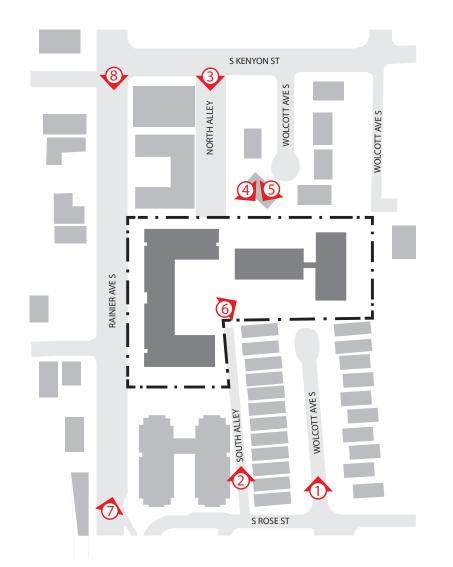
Utilizing existing 1-way drive may marginally increase traffic in alley

DC1 | C | 1

 Surface parking north of east building may generate noise and could be an eyesore if not properly screened.



B3 DESIGN ALTERNATIVE 3 - 4-STORY APARTMENTS (PREFERRED)









Alley S end looking N





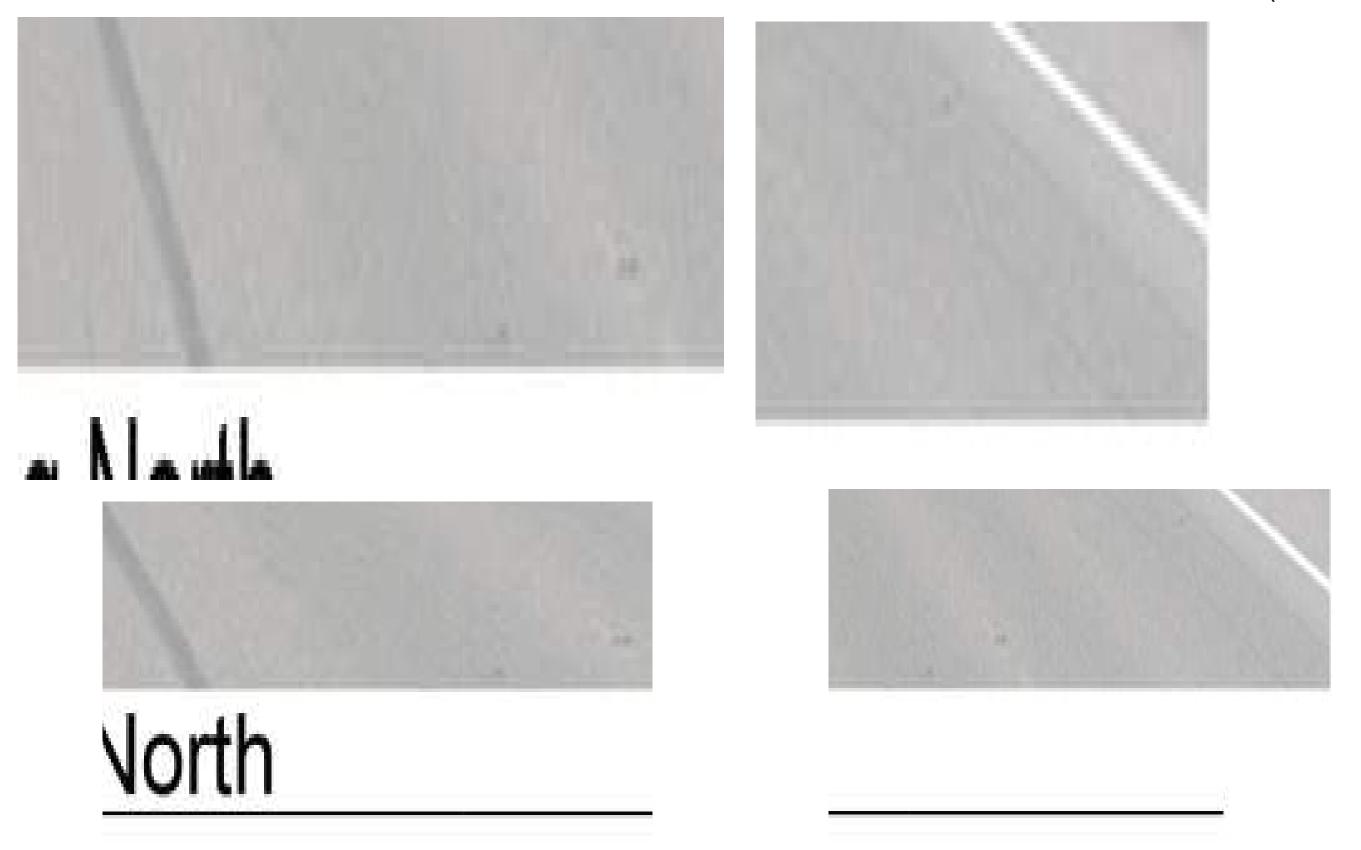




4 North SF looking SE



B3 DESIGN ALTERNATIVE 3 - 4-STORY APARTMENTS (PREFERRED)



DESIGN CONCEPT - RESPECTFUL SCALE ADJACENT TO SINGLE FAMILY



CONCEPT: 4-story massing with ample setbacks to adjacent properties creates respectful distance, scale and opportunities for meaningful open space.

PRECEDENT: 4-story massing/ample setbacks create residential scale, opportunities for open space. Hoa Mai Gardens, Seattle, WA. SMR Architects.



CONCEPT RENDERING: 4-story massing with ample setbacks to adjacent properties creates respectful distance, scale and open space.

DESIGN CONCEPT - GROUND-RELATED LARGE FAMILY UNITS



CONCEPT: Ground-related townhouses engage and activate open space.



PRECEDENT: Townhouse stoops engage and activate open space. Hoa Mai Gardens, Seattle, WA. SMR Architects.



DESIGN CONCEPT - BUILDING MASSING ARTICULATION

DESIGN CONCEPT - SCALED, ACTIVATED STREET WALL



CONCEPT: Activated pedestrian environment to reinforce Rainier Av.



CONCEPT: Building massing articulated with simple volumes and material changes.



PRECEDENT: major volumes expressed through simple volumes and material changes. Interbay Place, Seattle, WA. SMR Architects.



CONCEPT RENDERING: Building massing, activated pedestrian environment.



PRECEDENT: Transparent activated commercial facade. 12th Avenue Arts, Seattle, WA. SMR Architects



PRECEDENT: Generous setbacks, landscape buffer, commercial frontage. Rose Street Apartments, Seattle, WA. SMR Architects.

DESIGN CONCEPT - OPEN SPACE AT THE BEST PART OF THE SITE.

DESIGN CONCEPT - PURPOSEFUL MASSING CHANGES -**BRIDGE**



CONCEPT: Large, activated, protected open space. For use by all, discreet activity zones.



CONCEPT RENDERING: South-facing open space, 4-story massing punctuated by bridge (right).





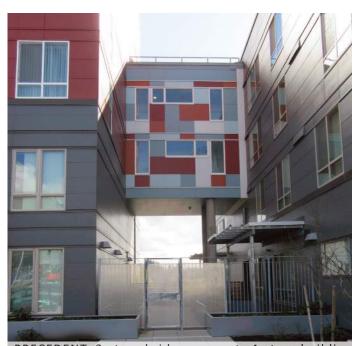
PRECEDENT: High-quality open space in the best part of the site, enhanced by adjacent uses, sunlight and air. Plaza Roberto Maestas, Seattle, WA. SMR Architects.



CONCEPT RENDERING: High-quality open space activated by adjacent uses.



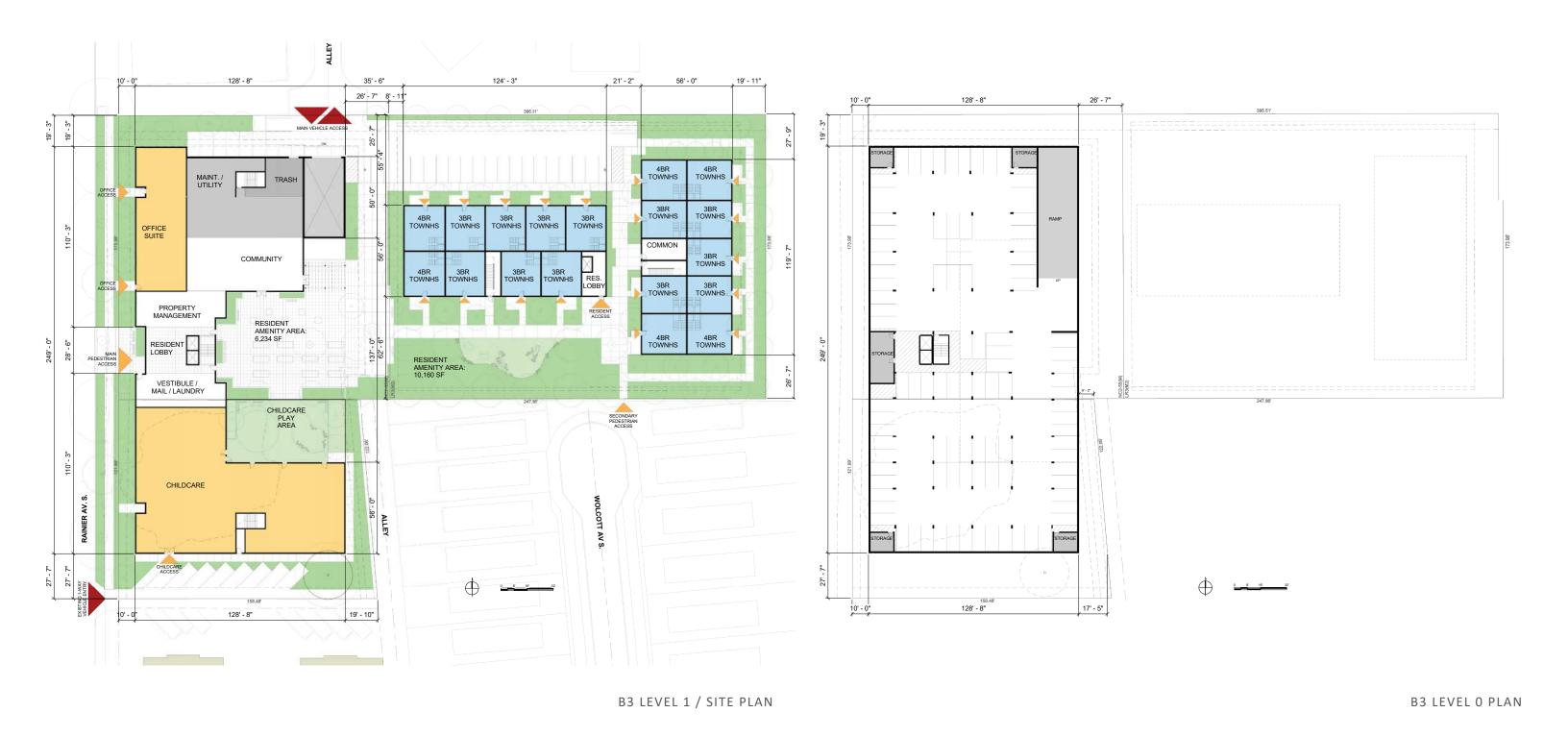
CONCEPT: 2-story bridge to break up and connect 4-story building masses and provide through-views.



PRECEDENT: 2-story bridge connects 4-story building masses. Hoa Mai Gardens, Seattle, WA. SMR Architects.

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B3 DESIGN ALTERNATIVE 3 - 4-STORY APARTMENTS (PREFERRED)



B3 DESIGN ALTERNATIVE 3 - 4-STORY APARTMENTS (PREFERRED)





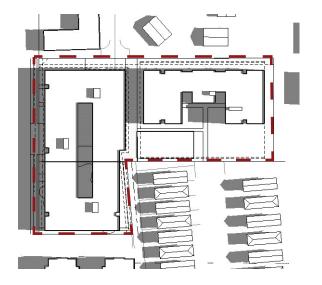
B3 LEVELS 2 + 3 PLAN
B3 LEVELS 4 + 5 PLAN

8.9 A. EXISTING ZONING COMPLIANT SUN STUDY

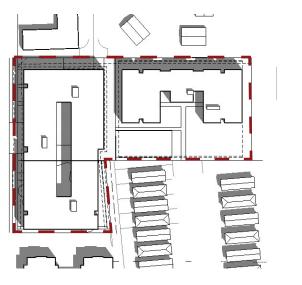
NOON 9:00 AM 3:00 PM JUNE 21 MARCH/ SEPTEMBER 21 DECEMBER 21

8.9 ALTERNATIVE B1.1 SUN STUDY

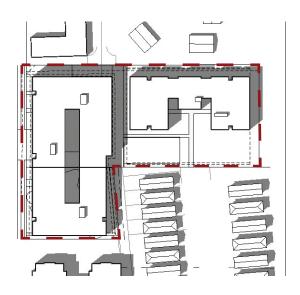
9:00 AM

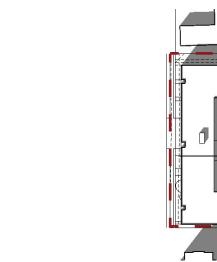


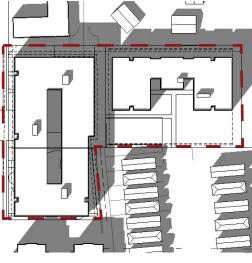
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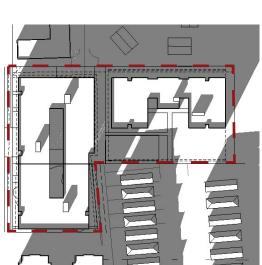


3:00 PM



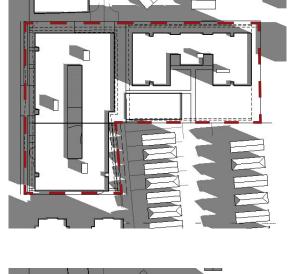


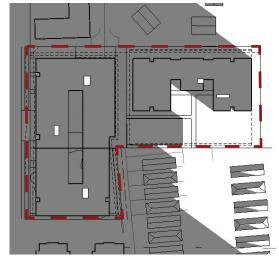


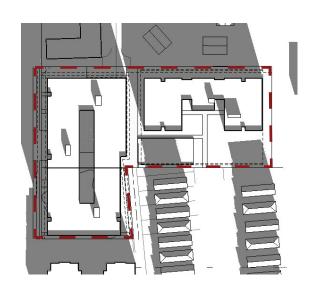


MARCH/ SEPTEMBER 21

JUNE 21





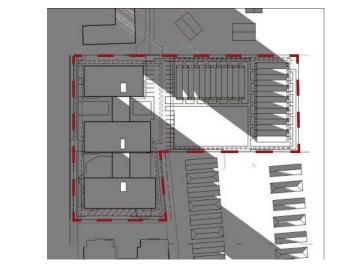


8.9 ALTERNATIVE B2 SUN STUDY

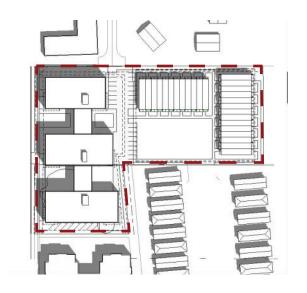
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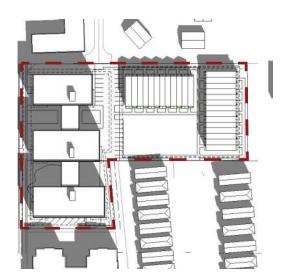
JUNE 21

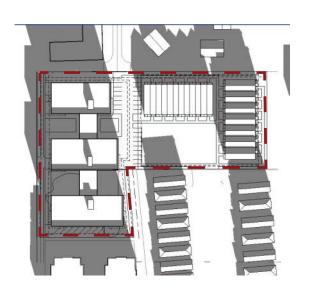
MARCH/ SEPTEMBER 21



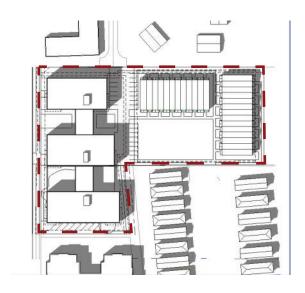
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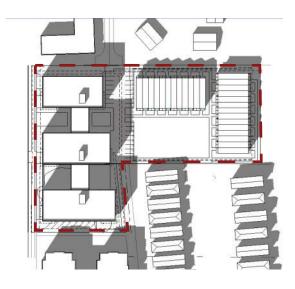


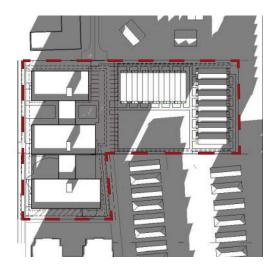




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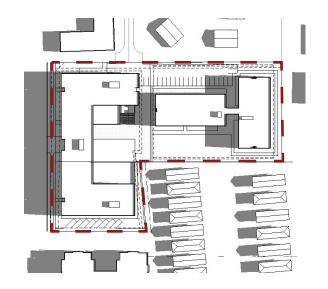




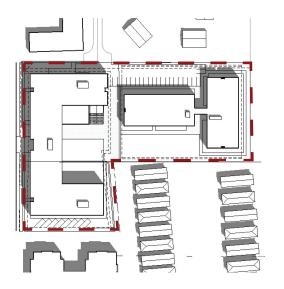


8.9 ALTERNATIVE B3 SUN STUDY

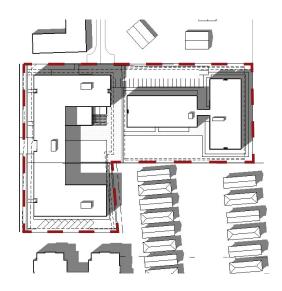
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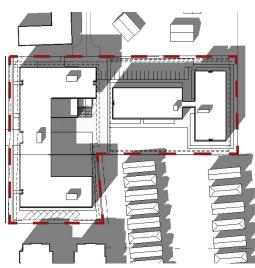


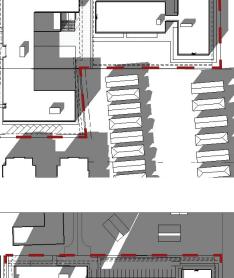
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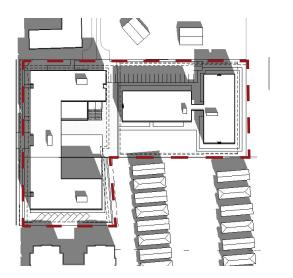


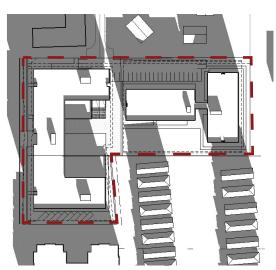
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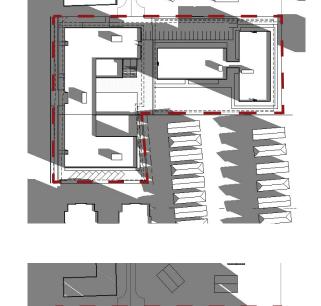




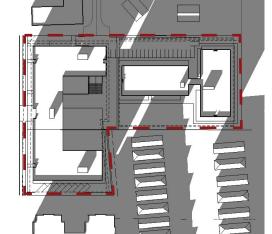


MARCH/ SEPTEMBER 21

JUNE 21



DECEMBER 21



9.0 DEPARTURES

DESIGN ALTERNATIVE B2

DEPARTURE REQUEST

Structure width on the easternmost building in the LR3(M2) zone to be 141 feet.

Land Use Code Requirement

23.45.527: Maximum structure width in LR3 zone outside Urban Villages, Urban enters or Station Area Overlay Districts for Apartments is 120 feet.

Rationale

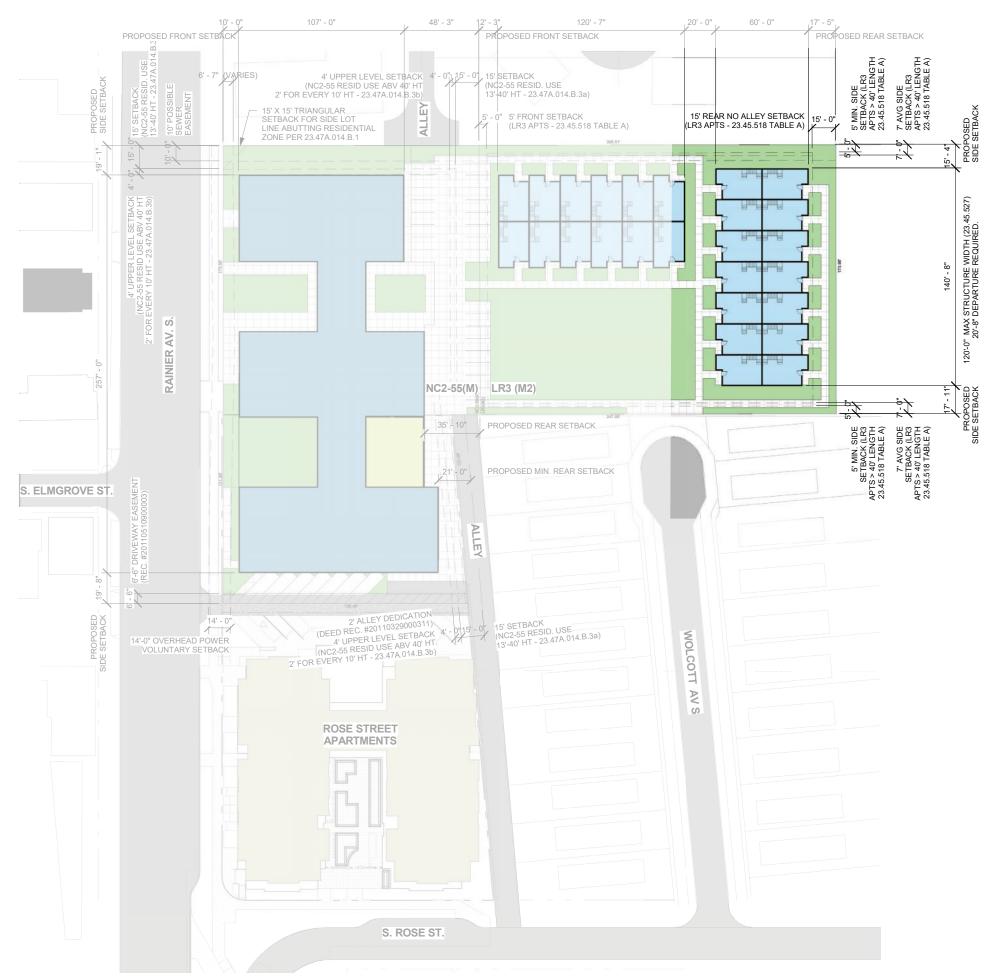
- There is high demand for large affordable family housing.
 The departure would allow the project to provide two
 4-bedroom rowhouses.
- The additional structure width helps to define and provide supervision to the central open space, while serving to buffer the private patio space of the east-facing units.

Impacts if granted

- Maximizes ground-related large affordable family housing for the project.
- · Maintains required side setbacks on north and south sides.
- May cast shadows on the adjacent lot to the north.

Impacts if not granted

- Reduces ground-related large affordable family housing by 2 units.
- Increases the south side setback by 21 feet. Resultant open space is remote to the majority of the residents.



9.0 DEPARTURES

DESIGN ALTERNATIVE B2

DEPARTURE REQUEST

Access for 8 commercial angled surface parking spaces from existing one-way curb cut on Rainier Avenue South.

Land Use Code Requirement

23.47A.032.A.1.a: Access to parking shall be from the alley if the lot abuts an alley improved to the standards of subsection 23.53.030.C, or if the Director determines that alley access is feasible and desirable to mitigate parking access impacts. If alley access is infeasible, the Director may allow street access.

23.47A.032.A.1.b: If access is not provided from an alley and the lot abuts only one street, access is permitted from the street, and limited to on two-way curb cut.

Rationale

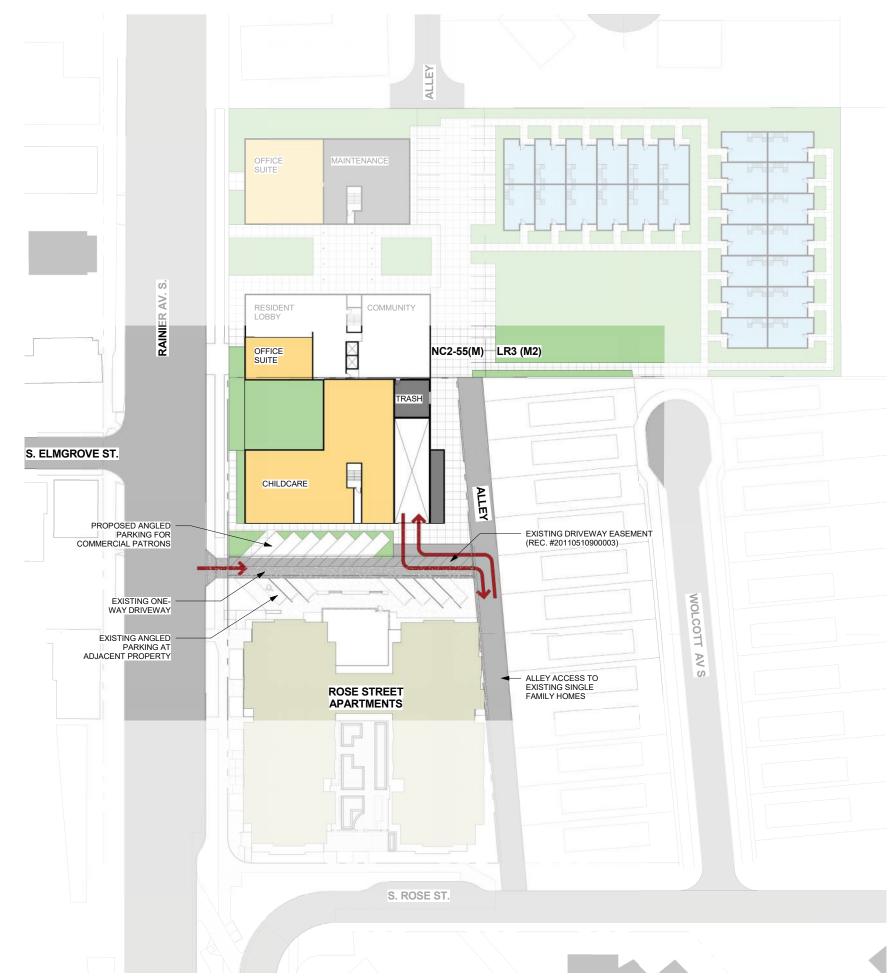
- The project intends to house childcare and service office space. In order to facilitate safe, convenient access for patrons, we request to access 8 angled parking spaces from the existing driveway.
- The driveway is one-way in, and will not be widened to accommodate outbound travel, and represents a marginal increase in pedestrian / vehicle conflict at the existing curb cut due to the usage of the curb cut by 7 existing spaces that serve the Rose Street Apartments (and 12 single-family homes).
- · The property is encumbered by a driveway easement.

Impacts if granted

- Increased capacity for commercial tenants and customers for proposed project and for existing Rose Street Apartments.
- Marginal increase in traffic flow on the driveway and intersecting alley.

Impacts if not granted

- If the departure request is not granted, the existing driveway will continue to function for the adjacent Rose Street Apartments.
- Angled parking for the Rose Street Apartments will be impacted by increased demand generated by the proposed project.



9.0 DEPARTURES

DESIGN ALTERNATIVE B3

DEPARTURE REQUEST

Access for 8 commercial angled surface parking spaces from existing one-way curb cut on Rainier Avenue South.

Land Use Code Requirement

23.47A.032.A.1.a: Access to parking shall be from the alley if the lot abuts an alley improved to the standards of subsection 23.53.030.C, or if the Director determines that alley access is feasible and desirable to mitigate parking access impacts. If alley access is infeasible, the Director may allow street access.

23.47A.032.A.1.b: If access is not provided from an alley and the lot abuts only one street, access is permitted from the street, and limited to on two-way curb cut.

Rationale

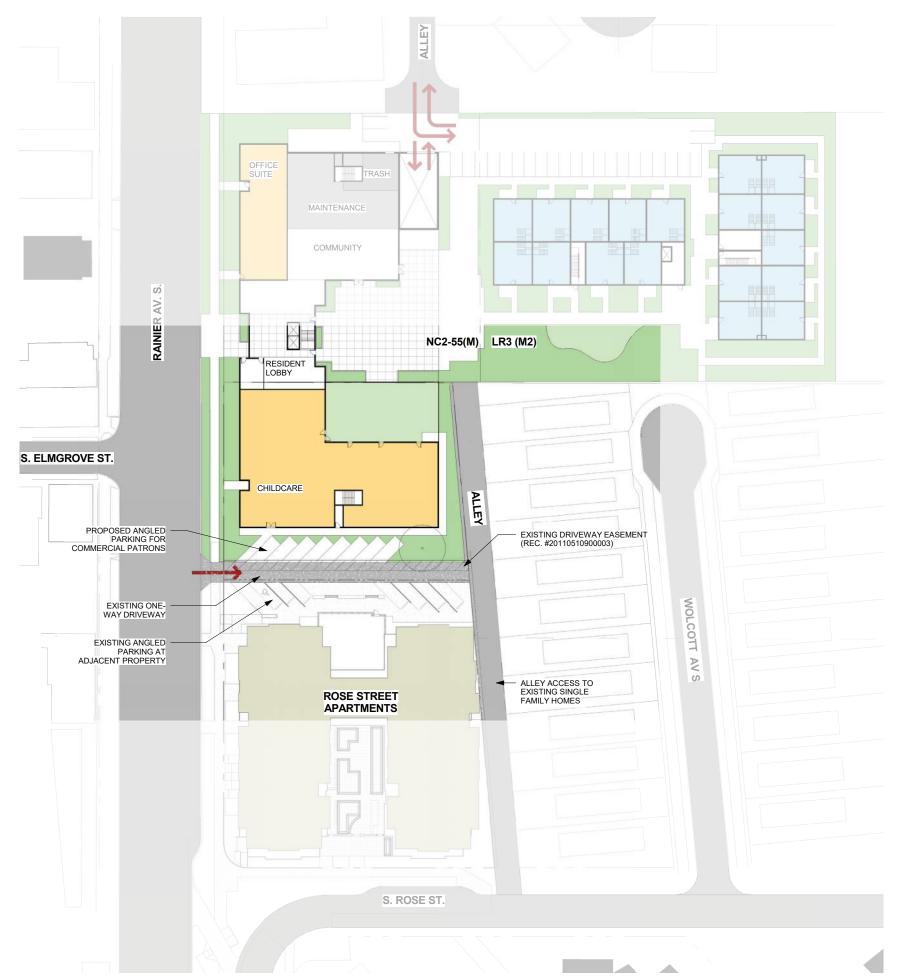
- The project intends to house childcare and service office space. In order to facilitate safe, convenient access for patrons, we request to access 8 angled parking spaces from the existing driveway.
- The driveway is one-way in, and will not be widened to accommodate outbound travel, and represents a marginal increase in pedestrian / vehicle conflict at the existing curb cut due to the usage of the curb cut by 7 existing spaces that serve the Rose Street Apartments (and 12 single-family homes).
- · The property is encumbered by a driveway easement.

Impacts if granted

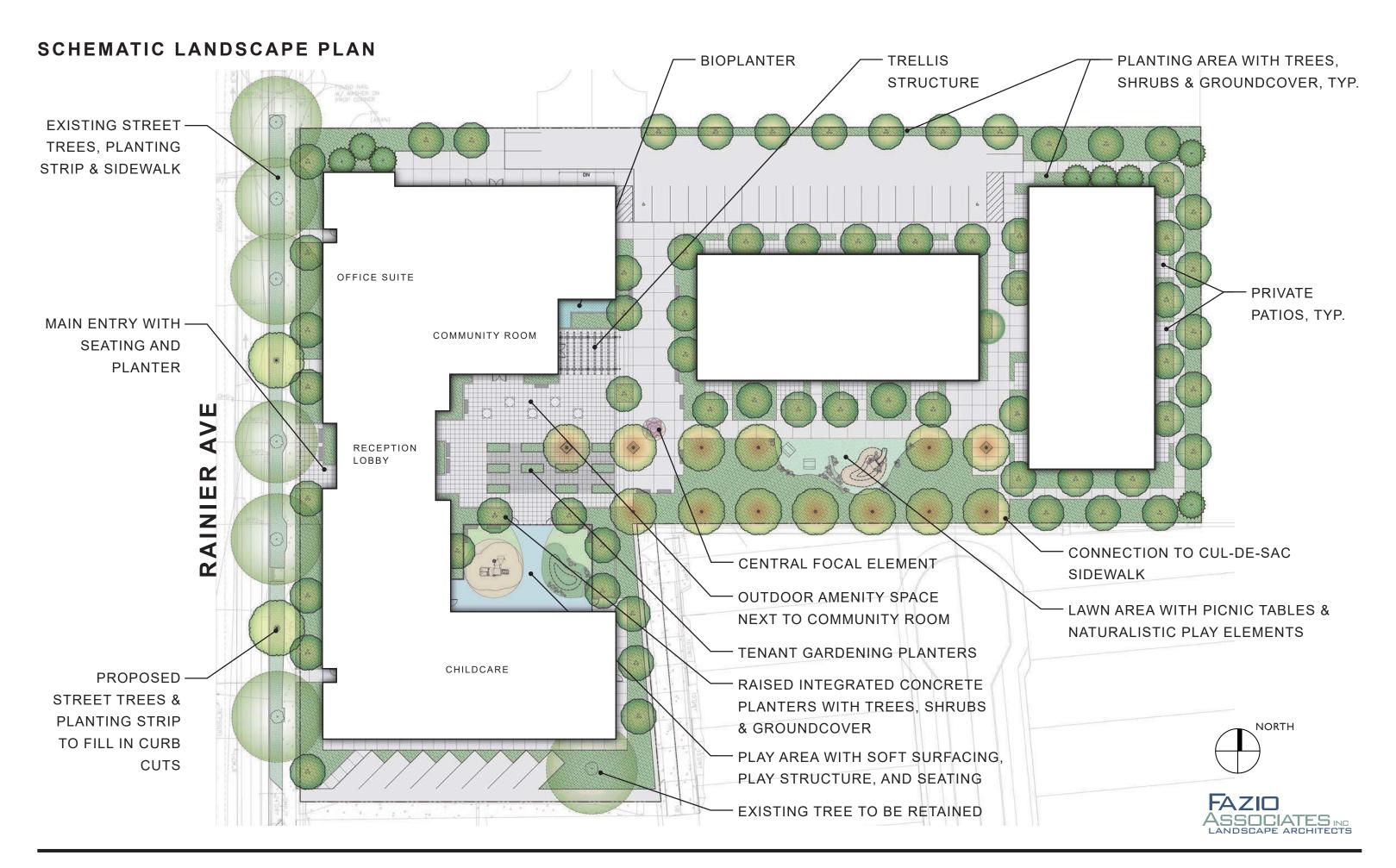
- Increased capacity for commercial tenants and customers for proposed project and for existing Rose Street Apartments.
- Marginal increase in traffic flow on the driveway and intersecting alley.

Impacts if not granted

- If the departure request is not granted, the existing driveway will continue to function for the adjacent Rose Street Apartments.
- Angled parking for the Rose Street Apartments will be impacted by increased demand generated by the proposed project.



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