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## DEVELOPMENT OBJECTIVES

THE OWNER PROPOSES THE CONSTRUCTION OF 26 SEDU UNITS. THE EXISTING DUPLEX ON THE PARCEL WILL BE DEMOLISHED. THE PARCEL IS IDEAL FOR A SEDU DEVELOPMENT DUE TO ITS PROXIMITY TO I-5 AND THE RAINIER/GENESEE BUSINESS DISTRICT. RAINIER AVE S. IS A FREQUENT TRANSIT CORRIDOR, AND THE PROJECT PROVIDES AN APPROPRIATE SCALED TRANSITION BETWEEN COMMERCIAL AND SINGLE FAMILY RESIDENTIAL.

## EXISTING SITE

THE PROJECT SITE IS LOCATED ON RAINIER AVE S, BETWEEN S ANDOVER STREET TO THE NORTH AND SOUTH DAKOTA STREET TO THE SOUTH. OPPOSITE OF THE PROJECT PARCEL ON RAINIER AVE S IS THE DARIGOLD WAREHOUSE. TO THE EAST OF THE SITE IS AN ALLEY, ACROSS FROM WHICH ARE SINGLE FAMILY HOUSES. AN INCOME TAX OFFICE IS ADJACENT TO THE NORTH OF THE PROJECT SITE. THE S. LILAC STREET, A RIGHT OF WAY WITH PUBLIC ACCESS STAIRS CLIMBING UP THE SITE TERRAIN BORDERS THE PROJECT TO THE SOUTH. LAKE WASHINGTON WATERFRONT IS LESS THAN A MILE AWAY FROM THE SITE AND JEFFERSON PARK IS A FEW BLOCKS TO THE WEST AND GENESEE PARK IS TO THE EAST.

## ZONING AND OVERLAY DESIGNATION

THE PROJECT PARCEL IS ZONED NC2-40 IN THE MT BAKER HUB URBAN VILLAGE. COMMERCIAL ZONE TO THE EAST AND SINGLE FAMILY TO THE WEST ARE THE IMMEDIATE ADJACENT PARCELS OF THE SITE. LR2 ZONE OCCUPIES THE SOUTH WEST CORNER FROM THE SITE. THE SITE IS LOCATED WITHIN A FREQUENT TRANSIT CORRIDOR SO NO PARKING IS REQUIRED.







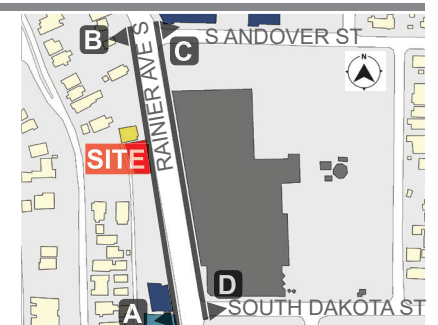
**A** STREET VIEW ALONG RAINIER AVE S, LOOKING EAST TOWARDS PROJECT SITE

ALONG RAINIER AVE, AT THE FRONT OF THE PROJECT SITE, THE SITE IS ADJACENT TO A RIGHT OF WAY WITH A PUBLIC ACCESS STAIR AND AN INCOME TAX OFFICE.



**C** STREET VIEW ALONG RAINIER AVE S, LOOKING WEST ACROSS FROM THE PROJECT SITE

ALONG RAINIER AVE, ACROSS FROM THE PROJECT SITE, IS THE DARIGOLD WAREHOUSE WITH A GIANT COLORFUL MURAL BETWEEN S ANDOVER AND S DAKOTA ST.







STREET VIEW ALONG RAINIER AVE S, LOOKING EAST TOWARDS PROJECT SITE **B**

ALONG RAINIER AVE, AT THE FRONT OF THE PROJECT SITE, THE SITE IS ADJACENT TO A RIGHT OF WAY WITH A PUBLIC ACCESS STAIR AND AN INCOME TAX OFFICE.



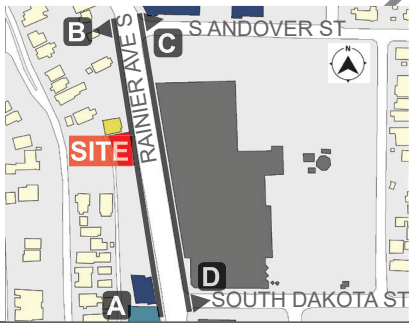
DARIGOLD WAREHOUSE

RAINIER AVE S

S DAKOTA STREET

STREET VIEW ALONG RAINIER AVE S, LOOKING WEST ACROSS FROM THE PROJECT SITE **D**

ALONG RAINIER AVE, ACROSS FROM THE PROJECT SITE, IS THE DARIGOLD WAREHOUSE WITH A GIANT COLORFUL MURAL BETWEEN S ANDOVER AND S DAKOTA ST.





**A SOUTH OF PROJECT SITE**

- Sloped Site
- S Lilac St Right of way
- Public Stair

**B PROJECT SITE**

- Existing Building to be demolished
- Transition from Arterial to Building Facade

**C ADJACENT PROPERTY**

- Tax Office to the North
- Setback from Rainier
- Allows for prominent Building Corner

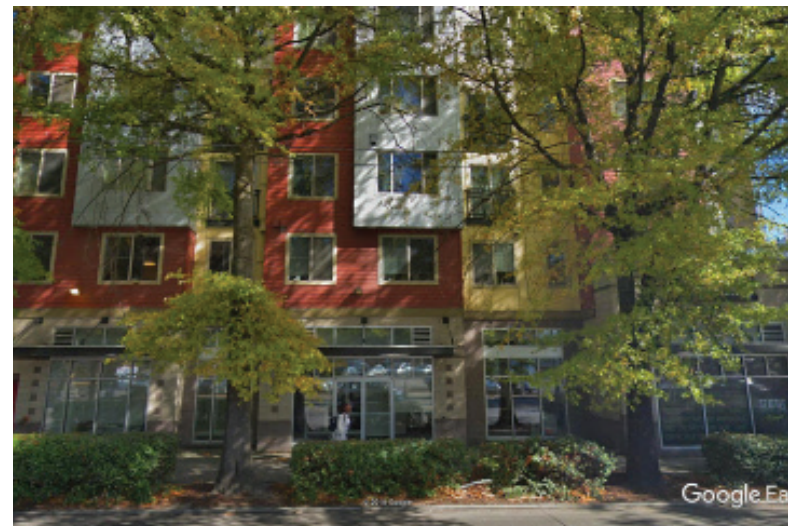
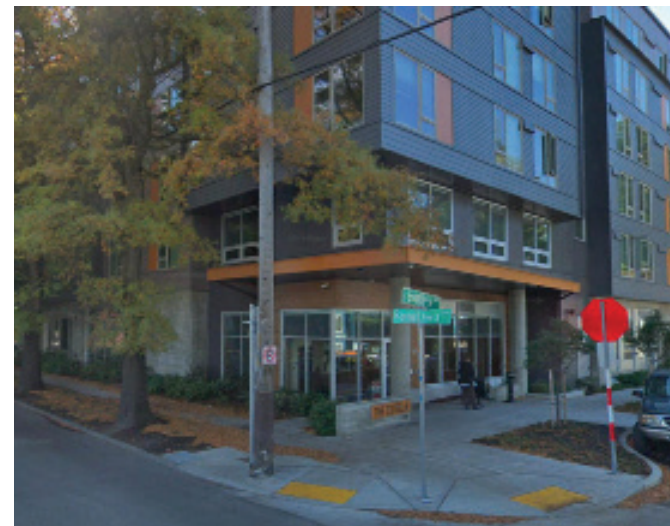
**D NORTH OF PROJECT SITE**

- Single Family Home to the North
- Sloped Site

## SURROUNDING DEVELOPMENTS

**E NORTH OF SITE - 3600 RAINIER AVE S**

- Multi-family Development two blocks to the North
- Similar Residential Use
- New High Density Development
- Similar Material Palette

**F NORTH OF SITE - 3600 RAINIER AVE S****G NORTH OF SITE - 3495 RAINIER AVE S**

- Multi-family Development three blocks to the North
- Similar Residential Use
- Rainier Street Frontage
- Entry Lobby Sequence at Corner
- Similar Material Palette

**H NORTH OF SITE - 3495 RAINIER AVE S**



EXISTING SITE CONDITIONS

LEGAL DESCRIPTION

(PER STATUTORY WARRANTY DEED REC. NO. 20060628001918)  
  
THAT PORTION OF LOTS 1, 2, 23, 24 AND 25 IN BLOCK 16 OF CLAREMONT ADDITION TO THE CITY OF SEATTLE, AS PER PLAT RECORDED IN VOLUME 10 OF PLATS, PAGE 88, RECORDS OF KING COUNTY, LYING EASTERLY OF TRUNK SEWER RIGHT-OF-WAY CONDEMNED IN KING COUNTY SUPERIOR COURT CAUSE NO. 213499;  
  
EXCEPT THAT PORTION OF LOTS 23, 24 AND 25, CONDEMNED IN KING COUNTY SUPERIOR COURT CAUSE NO. 87583 FOR STREET PURPOSES, AS PROVIDED BY ORDINANCE NO. 29364 OF THE CITY OF SEATTLE;  
  
SITUATE IN THE CITY OF SEATTLE, COUNTY OF KING, STATE OF WASHINGTON.

BASIS OF BEARINGS

THE CENTERLINE OF RAINIER AVE. S.  
BEARING= NORTH 10°34'57" WEST PER GPS OBSERVATION

REFERENCES

R1. CLAREMONT ADDITION TO THE CITY OF SEATTLE, VOL.10, PG.68  
R2. ROS. REC. NO.20030707900013  
R3. ROS. REC. NO.20001208900002

VERTICAL DATUM

NAVD 1988 PER GPS OBSERVATIONS

SURVEYOR'S NOTES

1. THE TOPOGRAPHIC SURVEY SHOWN HEREON WAS PERFORMED IN MAY OF 2018. THE FIELD DATA WAS COLLECTED AND RECORDED ON MAGNETIC MEDIA THROUGH AN ELECTRONIC THEODOLITE. THE DATA FILE IS ARCHIVED ON DISC OR CD. WRITTEN FIELD NOTES MAY NOT EXIST. CONTOURS ARE SHOWN FOR CONVENIENCE ONLY. DESIGN SHOULD RELY ON SPOT ELEVATIONS.  
  
2. ALL MONUMENTS SHOWN HEREON WERE LOCATED DURING THE COURSE OF THIS SURVEY UNLESS OTHERWISE NOTED.  
  
3. BURIED UTILITIES SHOWN BASED ON RECORDS FURNISHED BY OTHERS AND VERIFIED WHERE POSSIBLE IN THE FIELD. TERRANE ASSUMES NO LIABILITY FOR THE ACCURACY OF THOSE RECORDS OR ACCEPT RESPONSIBILITY FOR UNDERGROUND LINES WHICH ARE NOT MADE PUBLIC RECORD. FOR THE FINAL LOCATION OF EXISTING UTILITIES IN AREAS CRITICAL TO DESIGN CONTACT THE UTILITY OWNER/AGENCY. AS ALWAYS, CALL 1-800-424-5555 BEFORE CONSTRUCTION.  
  
4. SUBJECT PROPERTY TAX PARCEL NO. 1604602235  
  
5. SUBJECT PROPERTY AREA PER THIS SURVEY IS 3,473 S.F. (0.08 ACRES)  
  
6. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT. EASEMENTS AND OTHER ENCUMBRANCES MAY EXIST THAT ARE NOT SHOWN HEREON.  
  
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. ALL ANGULAR AND LINEAR RELATIONSHIPS ARE ACCURATE AND MEET THE STANDARDS SET BY WAC 332-130-090.

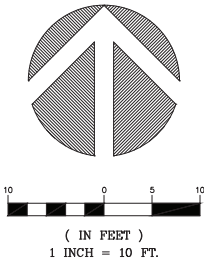
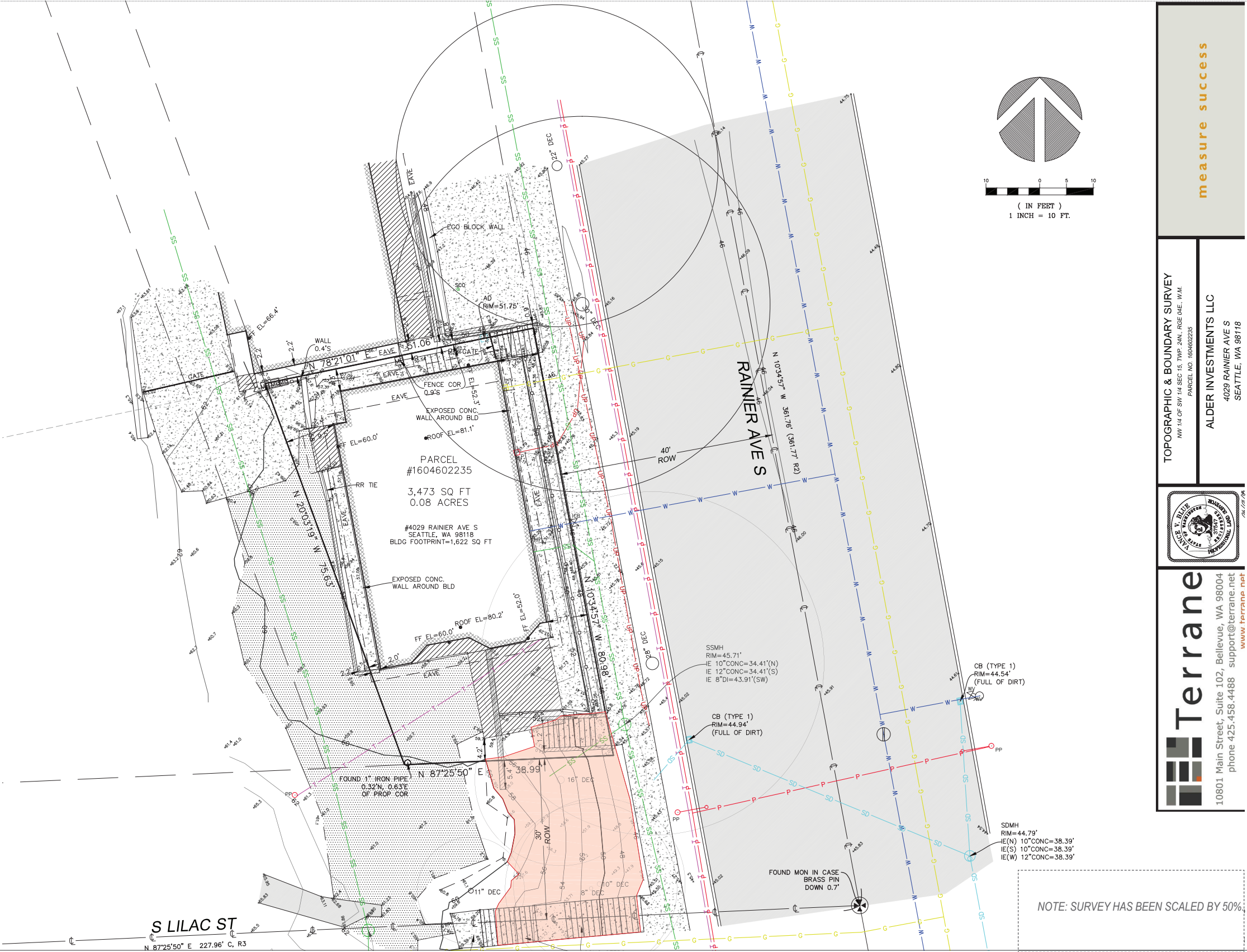
LEGEND

AREA DRAIN  
ASPHALT SURFACE  
BUILDING  
CENTERLINE ROW  
CLEANOUT (SEWER)  
CONCRETE SURFACE  
RETAINING WALL  
DECK  
FENCE LINE (CHAIN LINK)  
FENCE LINE (WOOD)  
FIRE HYDRANT  
GAS LINE  
GAS METER  
GRAVEL SURFACE  
INLET (TYPE 1)  
IRON PIPE (FOUND)  
MAILBOX (RESIDENTIAL)  
MONUMENT IN CASE (FOUND)  
POWER METER  
POWER (OVERHEAD)  
POWER (UNDERGROUND)  
POWER POLE

POWER POLE W/ LIGHT  
ROCKERY  
SEWER LINE  
SEWER MANHOLE  
STORM MANHOLE  
STORM DRAIN LINE  
TELEPHONE (OVERHEAD)  
  
SIZE TYPE  
TREE (AS NOTED)  
WATER GATE VALVE  
WATER LINE  
WATER VALVE  
STEEP SLOPE AREA

VICINITY MAP

N.T.S.



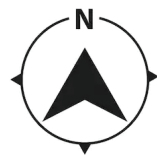
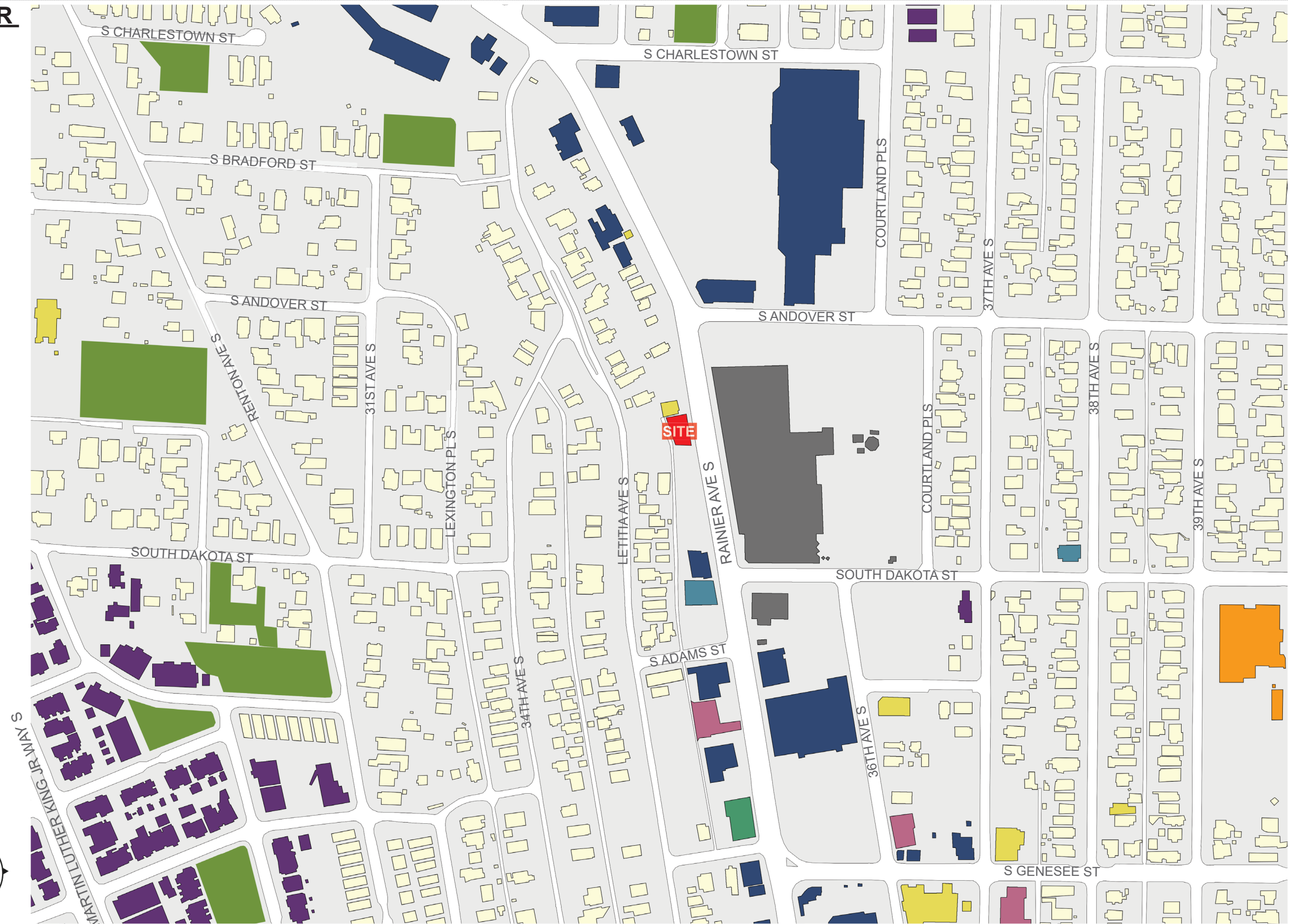
measure success

TOPOGRAPHIC & BOUNDARY SURVEY  
NW 1/4 OF SW 1/4 SEC 15, TWP. 24N., RGE. 4E., W.M.  
PARCEL NO. 1604602235  
  
ALDER INVESTMENTS LLC  
4029 RAINIER AVE S  
SEATTLE, WA 98118

**Terrane**  
10801 Main Street, Suite 102, Bellevue, WA 98004  
phone 425.458.4488 support@terrane.net  
www.terrane.net

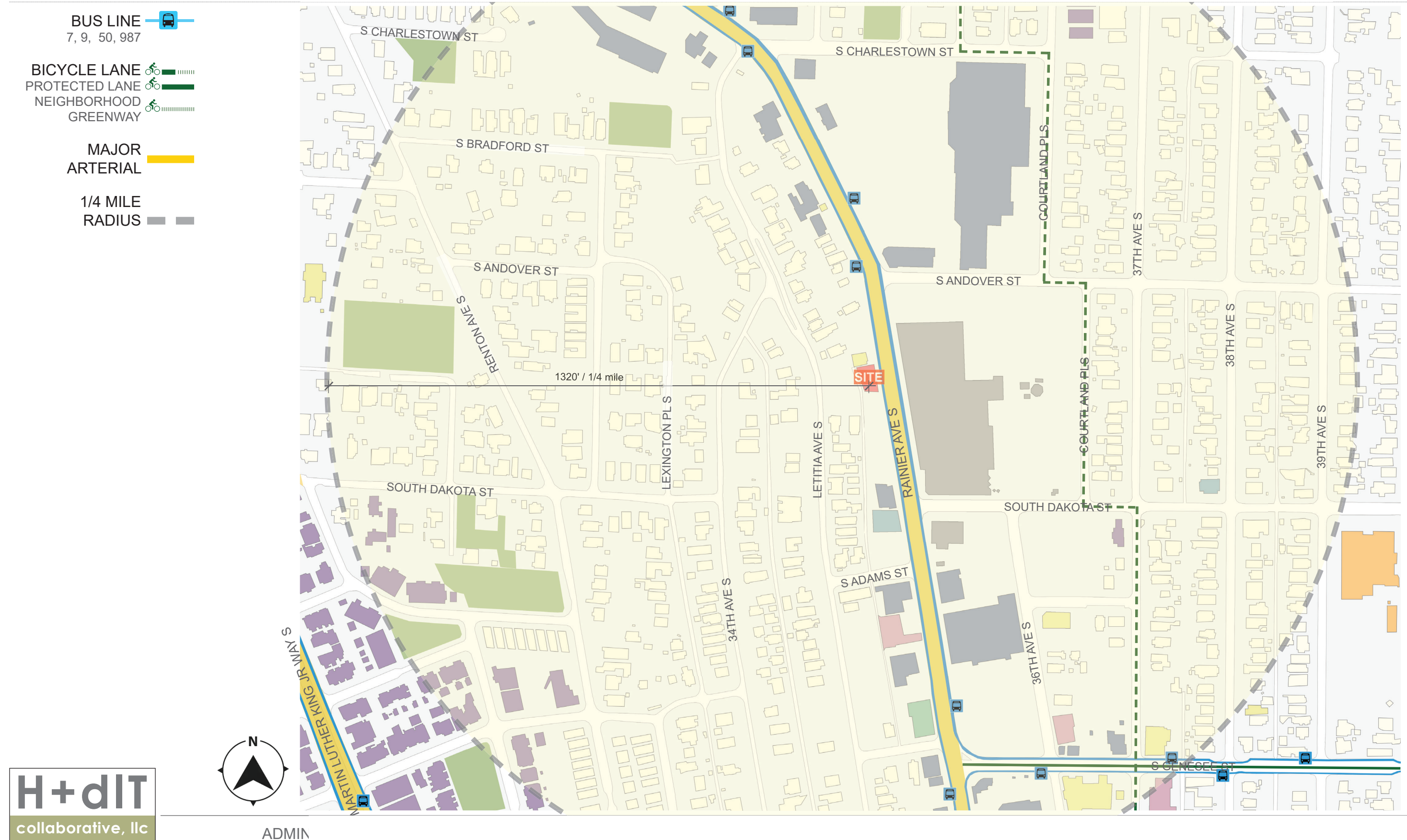
**SURROUNDING USES OTHER THAN SINGLE FAMILY**

- RETAIL USE
- MULTI-FAMILY
- HOSPITALS/CLINICS
- COMMERCIAL / OFFICE
- SCHOOL
- INDUSTRIAL
- GREEN SPACE
- CHURCH
- GYM

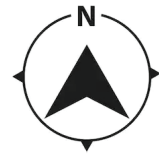




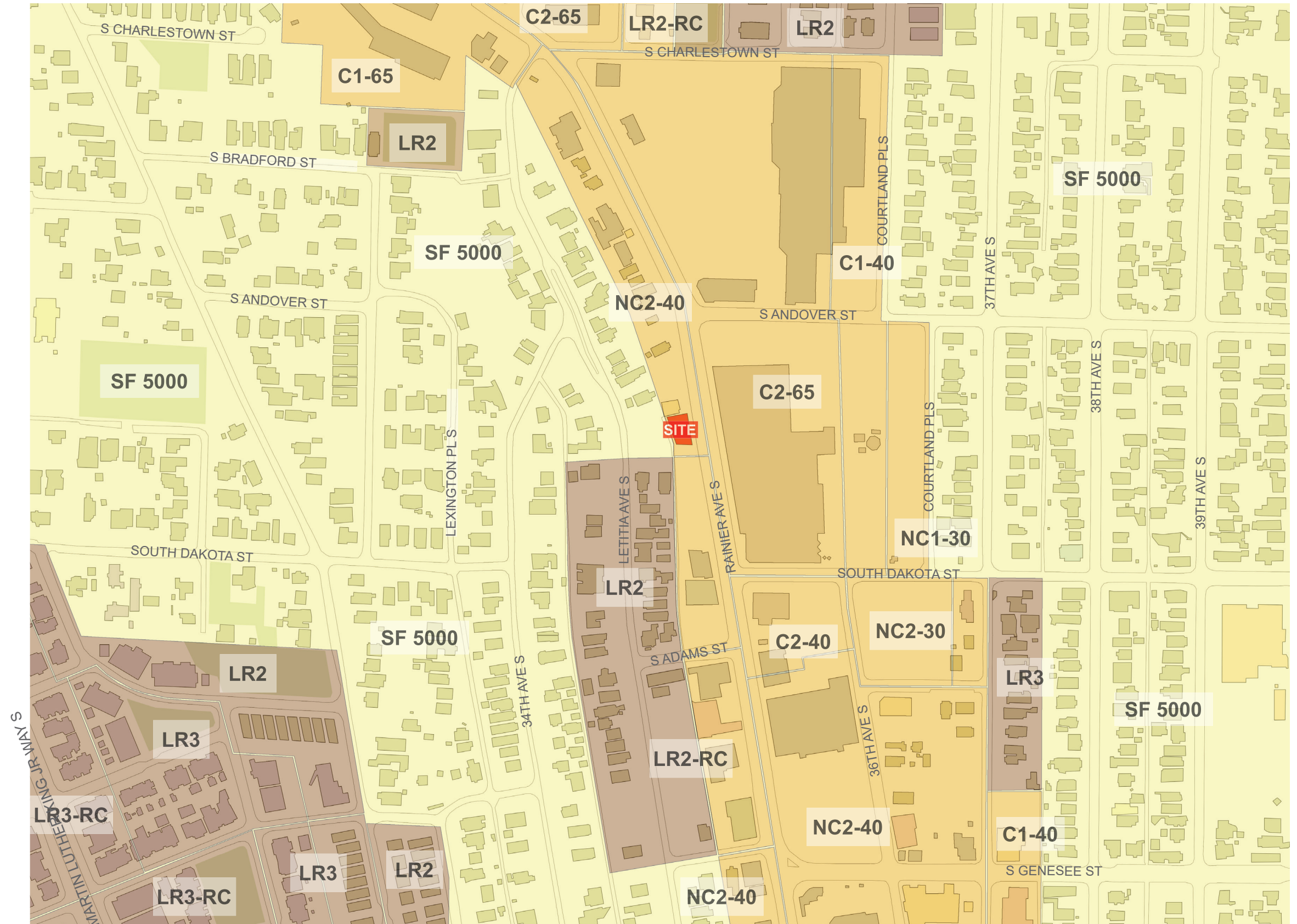
## SITE ANALYSIS



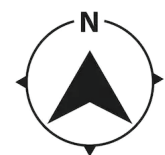







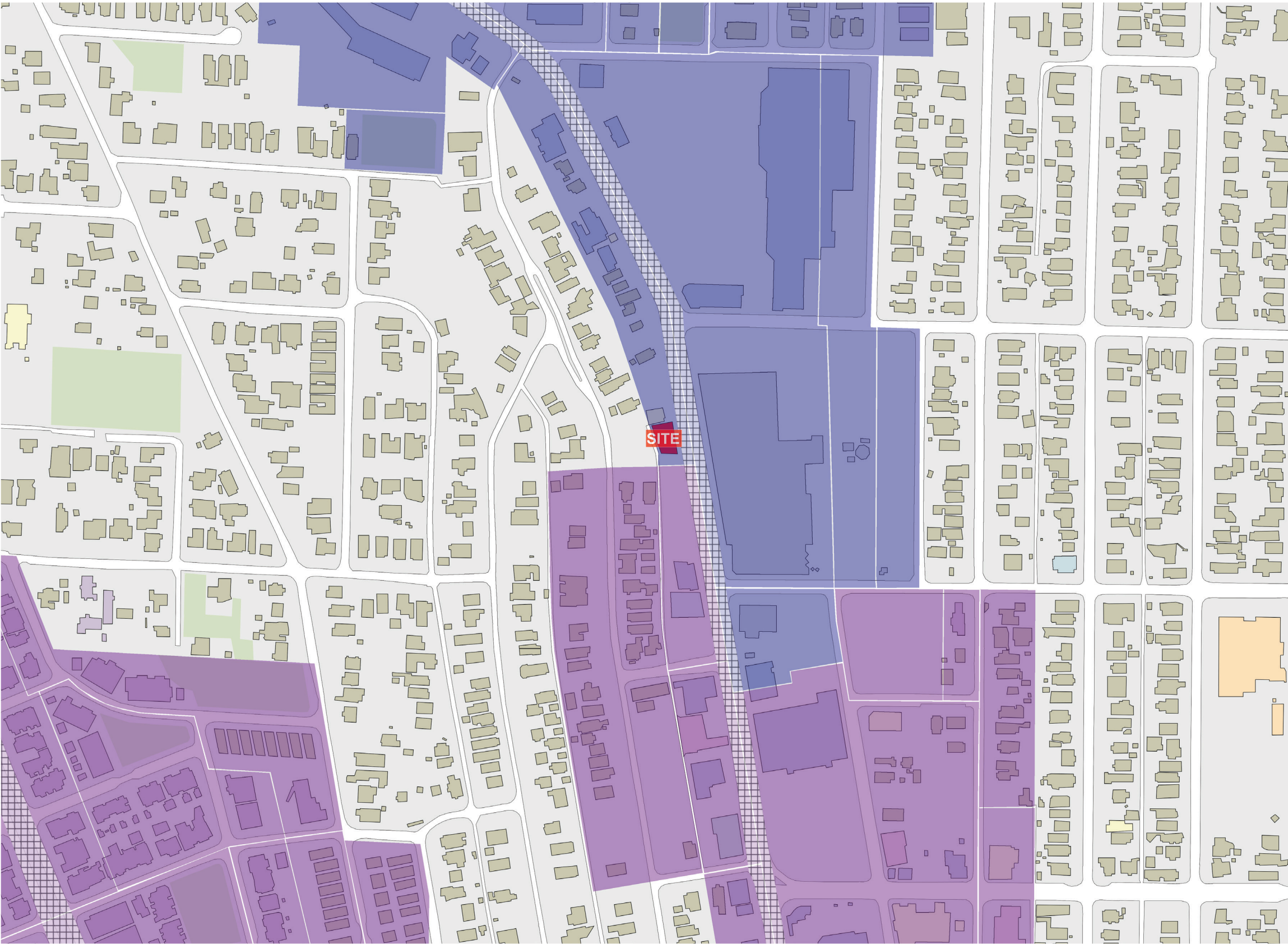
- SINGLE FAMILY (SF) 5000
- LOWRISE 2 (LR2)  
LOWRISE 3 (LR3)
- NEIGHBORHOOD  
COMMERCIAL 1 (NC1)  
 NEIGHBORHOOD  
COMMERCIAL 2 (NC2)
- COMMERCIAL 1 (C1)  
 COMMERCIAL 2 (C2)



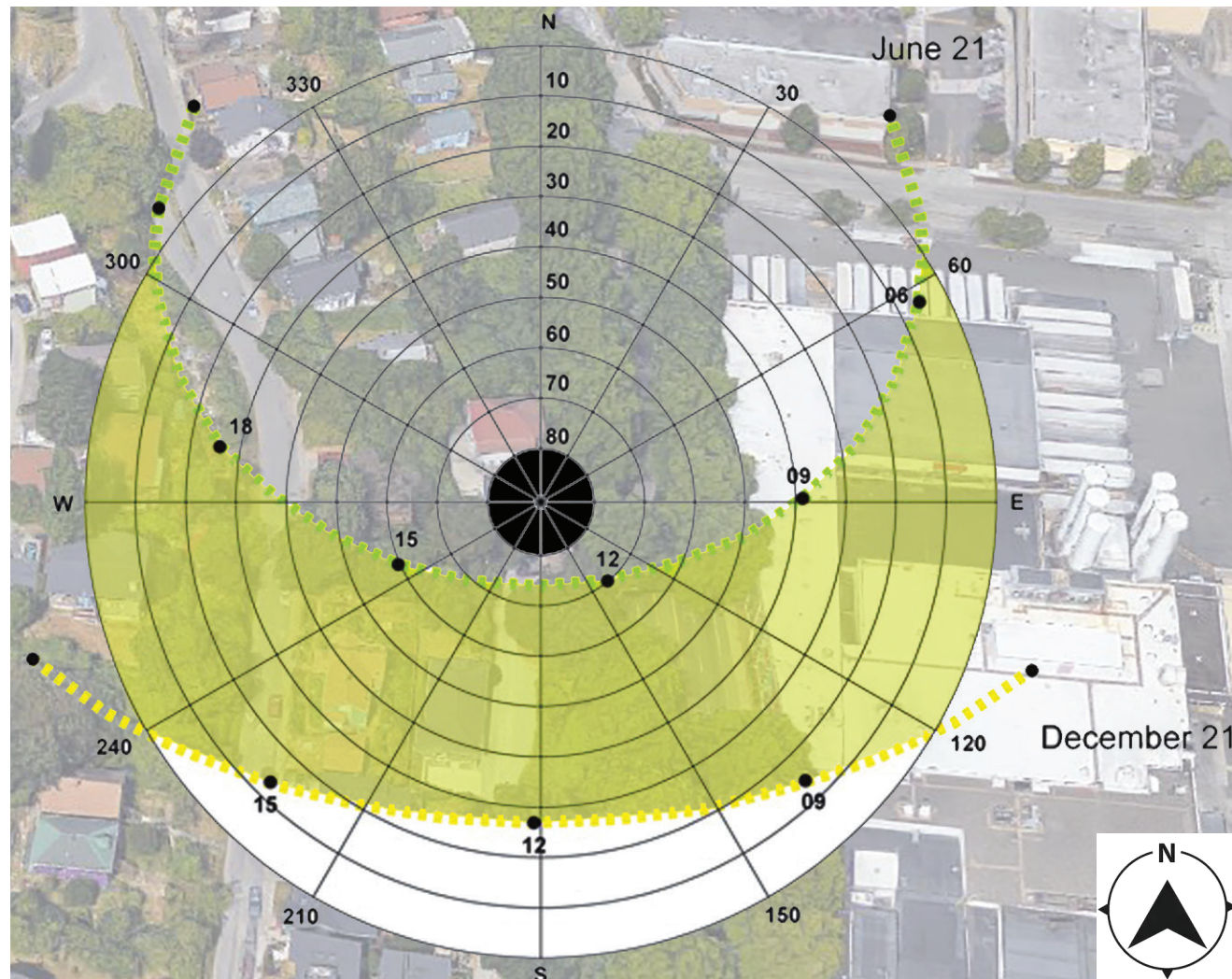




-  HUB URBAN VILLAGE
-  RESIDENTIAL URBAN VILLAGE
-  FREQUENT TRANSIT CORRIDOR







### SOLAR ACCESS

Best solar access is currently from the south, west and north since the project will be taller than the surrounding existing buildings. The north elevation of the building does not have windows because of its proximity to the property line against the neighboring property.

Most units should benefit from direct sunlight throughout the year during midday hours. The abundance of trees and their canopies cast shadows over the neighboring buildings, but the project is 4 story tall and the trees around it will be trimmed to allow light in.



### VIEWS

Views will be blocked to the east and west by the neighboring existing buildings on the lower floors. There are potential views of Lake Washington to the west from the units above the second floor.

Territorial views to the west and south will be possible for units above the 3rd floor.




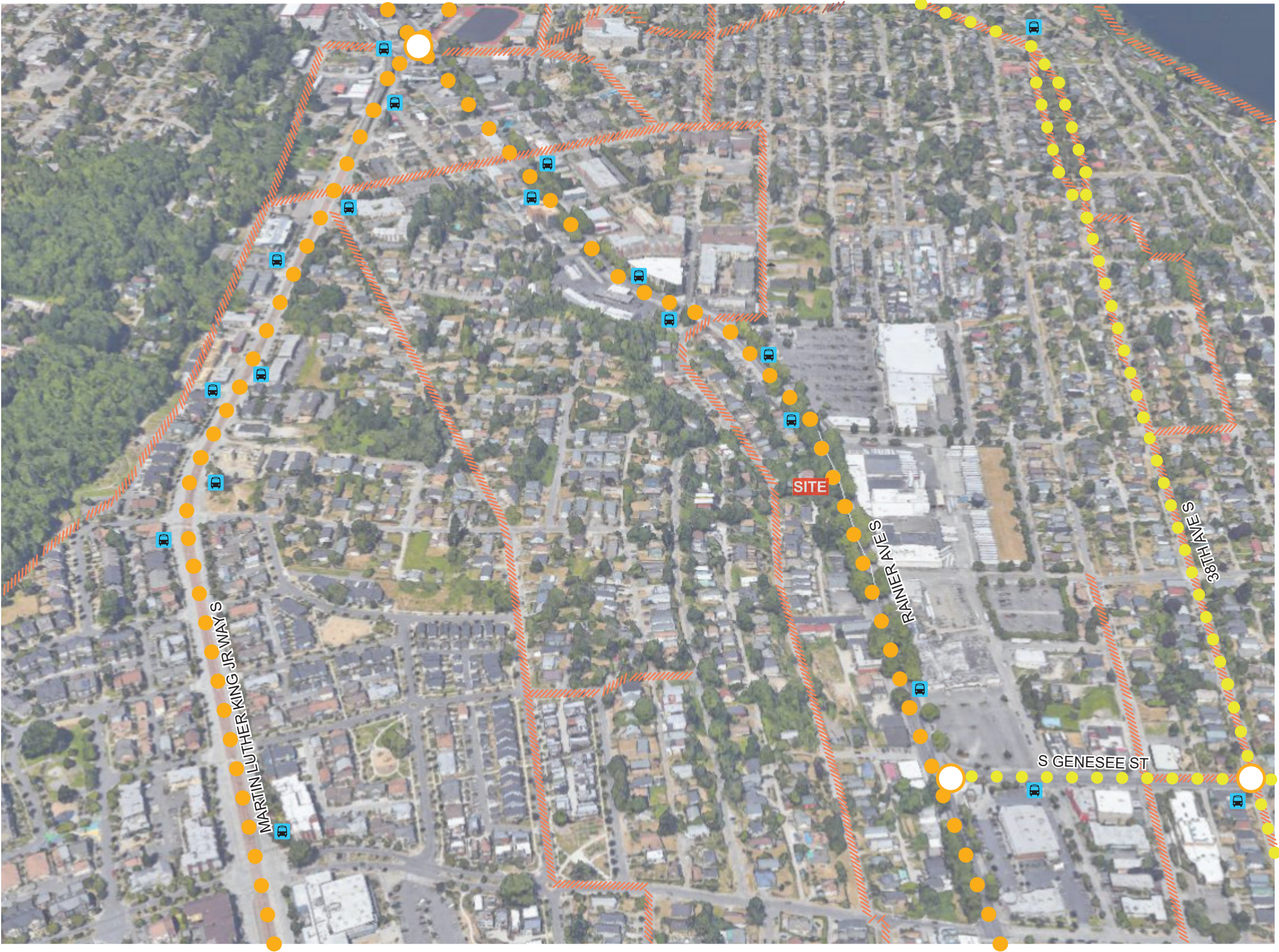
TRAFFIC / ACCESS PATTERNS

The site is located on a major arterial Rainier Ave S with multiple means of transportation and access. Rainier Ave S is a high traffic street with large trees and landscaped sidewalks that are conducive to pedestrians. The site also has an alley in the back for the main point of access for trash collection. Both the alley and Rainier Ave S will be available for bike access to the building.

There are several bike friendly streets around the site with Lake Washington to the East and Cheasty Trail to the West. This will promote bicycle use and the building will have adequate bike storage inside.

Several bus line services 7, 9, 50, and 987 travelling North/South and East/West qualifies the site for Frequent Transit.

- MARJOR ARTERIALS ● ● ●
- PRIMARY ACCESS ROADS ● ● ●
- BIKE PATHS // // //
- NODES ○
- BUS STOPS 





23.47A.002	SCOPE OF PROVISIONS NEIGHBORHOOD COMMERCIAL 2 (NC2-40).	23.47A.013	FLOOR AREA RATIO A.1. ALL GROSS FLOOR AREA NOT EXEMPT,UNDER SUBSEC- TION 23.47A.013.D IS COUNTED AGAINST THE MAX GROSS FLOOR AREA ALLOWED BY THE PERMITTED FAR. TABLE A. TOTAL FAR PERMITTED ON RESIDENTIAL USE = 3.0 <i>THE PROPOSAL COMPLIES WITH THIS SECTION OF THE LAND USE CODE.</i>
23.47A.004	PERMITTED AND PROHIBITED USES TABLE A. RESIDENTIAL USES ARE PERMITTED OUTRIGHT SUB- JECT TO PROVISIONS OF THIS TITLE. <i>THE PROPOSAL COMPLIES WITH THIS SECTION OF THE LAND USE CODE.</i>	23.47A.014	SETBACK REQUIREMENTS B.3. FOR A STRUCTURE CONTAINING A RESIDENTIAL USE, A SETBACK IS REQUIRED ALONG ANY SIDE OR REAR LOT LINE THAT ABUTS A LOT IN A RESIDENTIAL ZONE OR THAT IS ACROSS AN ALLEY FROM A LOT IN A RESIDENTIAL ZONE, OR THAT ABUTS A LOT THAT IS ZONED BOTH COMMERCIAL AND RESIDENTIAL IF THE COMMERCIAL ZONED PORTION OF THE ABUTTING LOT IS LESS THAN 50% OF THE WIDTH OR DEPTH OF THE LOT AS FOLLOWS: a. FIFTEEN FEET FOR PORTIONS OF STRUCTURE ABOVE 13 FEET IN HEIGHT TO A MAXIMUM OF 40 FEET; AND b. FOR EACH PORTION OF A STRUCTURE ABOVE 40 FEET IN HEIGHT, ADDITIONAL SETBACK AT THE RATE OF 2 FEET OF SETBACK FOR EVERY 10 FEET BY WHICH THE HEIGHT OF SUCH PORTION EXCEEDS 40 FEET (EXHIBIT C 23.47A.014) B.3. ONE-HALF OF THE WIDTH OF AN ABUTTING ALLEY MAY BE COUNTED AS PART OF THE REQUIRED SETBACK. E.1 DECKS AND BALCONIES DECKS WITH OPEN RAILINGS MAY EXTEND INTO THE REQUIRED SETBACK, BUT ARE NOT PER- MITTED WITHIN 5 FEET OF A LOT IN A RESIDENTIAL ZONE. E.2 EAVES, CORNICES, AND GUTTERS PROJECTING NO MORE THAN 18 INCHES FROM THE STRUCTURE FACADE ARE PER- MITTED IN THE REQUIRED SETBACKS. <i>THE PROPOSAL COMPLIES WITH THIS SECTION OF THE LAND USE CODE.</i>
23.47A.008	STREET-LEVEL DEVELOPMENT STANDARDS A.2 BLANK FACADES BLANK SEGMENTS OF THE STREET- FACING FACADE BETWEEN 2 FEET AND 8 FEET ABOVE THE SIDEWALK MAY NOT EXCEED 20 FEET IN WIDTH. D. WHERE RESIDENTIAL USES ARE LOCATED ALONG A STREET-FACING FACADE, THE FOLLOWING REQUIREMENTS APPLY UNLESS EXEMPTED BY SUBSECTION 23.47A.008.G: 1. AT LEAST ONE OF THE STREET-LEVEL STREET-FACING FACADES CONTAINING A RESIDENTIAL USE SHALL HAVE A VISUALLY PROMINENT PEDESTRIAN ENTRY; AND 2. THE FLOOR OF A DWELLING UNIT LOCATED ALONG THE STREET_LEVEL STREET-FACING FACADE SHALL BE AT LEAST 4 FEET BELOW SIDEWALK GRADE OR BE SET BACK AR LEASE 10 FEET FROM SIDEWALK. AN EXCEPTION TO THE STANDARDS OF THIS SUBSECTION 23.44.008.D.2 MAY BE GRANTED AS A TYPE I DECISION IF THE FOLLOWING CRITE- RIA ARE MET: a. AN ACCESSIBLE ROUTE TO THE UNIT IS NOT ACHIEVEABLE IF THE STANDARD IS APPLIED OR EXISTING SITE CONDI- TIONS SUCH AS TOPOGRAPHY MAKE ACCESS IMPRACTICAL IF THE STANDARD IS APPLIED; b. THE FLOOR IS AT LEAST 18 INCHES ABOVE AVERAGE SIDE- WALK GRADE OR 4 FEET BELOW SIDEWALK GRADE, OR IS SET BACK AT LEAST 10 FEET FROM THE SIDEWALK; AND c. THE VISUALLY PROMINENT PEDESTRIAN ENTRY IS MAIN- TAINED. <i>THE PROPOSAL COMPLIES WITH THIS SECTION OF THE LAND USE CODE.</i>	23.47A.016	LANDSCAPING AND SCREENING STANDARDS A.2 GREEN FACTOR SCORE OF 0.3 OR GREATER. B.1 STREET TREES REQUIRED WHEN NEW DEVELOPMENT IS PROPOSED. EXISTING TREES SHALL BE RETAINED UNLESS DIRECTOR OF TRANSPORTATION APPROVES THEIR REMOV- AL. <i>THE PROPOSAL COMPLIES WITH THIS SECTION OF THE LAND USE CODE.</i>
23.47A.012	STRUCTURE HEIGHT NC2-40 - 40' HEIGHT MAXIMUM A.1 THE HEIGHT OF A STRUCTURE MAY EXCEEDTHE OTH- ERWISE APPLICABLE LIMIT BY UP TO 4 FEET, SUBJECT TO SUBSECTION 23.47A.012.A.1.a, PROVIDED THE FOLLOWING CONDITIONS ARE MET: EITHER: a. A FLOOR-TO-FLOOR HEIGHT OF 13 FEET OR MORE IS PRO- VIDED FOR NON-RESIDENTIAL USES AT STREET LEVEL; OR b. A RESIDENTIAL USE IS LOCATED ON A STREET_LEVEL, STREET_FACING FACADE, PROVIDED THAT THE AVERAGE HEIGHT OF THE EXTERIOR FACADES OF ANY PORTION OF A STORY THAT IS PARTIALLY BELOW-GRADE DOES NOT EXCEED 4 FEET, MEASURED FROM EXISTING OR FINISHED GRADE, WCHIEVER IS LESS, AND THE FIRST FLOOR OF THE STRUCTURE AT OR ABOVE GRADE IS AT LEAST 4 FEET ABOVE SIDEWALK GRADE. <i>THE PROPOSAL COMPLIES WITH THIS SECTION OF THE LAND USE CODE.</i>	23.47A.024	AMENITY AREA A. REQUIRED AT LEAST 5% OF TOTAL GROSS FLOOR AREA <i>THE PROPOSAL COMPLIES WITH THIS SECTION OF THE LAND USE CODE.</i>
		23.47A.032	PARKING LOCATION AND ACCESS A.1a IN NC ZONES ACESS TO PARKING SHALL BE FROM AL- LEY. <i>THE PROPOSAL COMPLIES WITH THIS SECTION OF THE LAND USE CODE.</i>
		23.54.015	REQUIRED PARKING A. TABLE B 23.54.015 REQUIRED PARKING FOR RESIDENTIAL USES. NO MINIMUM REQUIREMENT FOR ALL RESIDENTIAL USES IN COMMERCIAL ZONES IF THE RESIDENTIAL USE IS LOCATED WITHIN A FREQUENT TRANSIT SERVICE AREA. <i>THE PROPOSAL COMPLIES WITH THIS SECTION OF THE LAND USE CODE.</i>



CS. CONTEXT AND SITE

CS1 NATURAL SYSTEMS AND SITE FEATURES

**A TOPOGRAPHY**  
A.1. ELEVATION CHANGES  
*THE PLACEMENT OF STRUCTURES TAKES INTO CONSIDERATION THE TOPOGRAPHY CHANGES OF THE SITE BY GRADUALLY STEPPING UP FROM STREET LEVEL BACK TO THE ALLEY & CREATING ACCESS TO BOTH ALLEY & STREET ELEVATIONS.*

CS2 URBAN PATTERN AND FORM

**A ADJACENT SITES, STREETS, AND OPEN SPACES**  
A.1. CONNECTION TO THE STREET  
*THE PROJECT INCORPORATES A RAMP FOR ACCESSIBILITY TO THE MAIN ENTRY & TO CREATE A BUFFER BETWEEN THE SIDEWALK. THIS BRINGS THE FINISHED LEVEL UP 4 FEET FROM THE SIDEWALK PROVIDING PRIVACY FROM THE STREET. UNITS & AMENITY AREA WILL HAVE WINDOWS TO CONNECT TO THE STREET VISUALLY. THE PATTERNED CONCRETE WILL ADD INTEREST & TEXTURE TO THE STREET FACADE.*

**B RELATIONSHIP TO THE BLOCK**  
B.1. MID-BLOCK SITES  
*THE SITE IS SITUATED ALONG AN UNINTERRUPTED STRETCH OF RAINIER AVE S. THIS DEVELOPMENT WILL BE ONE OF THE FIRST TO INCREASE HEIGHT & DENSITY IN THE AREA. KEEPING THE BUILDING TO 4 FLOORS WITH THE ENTRY LEVEL PARTIALLY BELOW GRADE, WILL MINIMIZE THE VISUAL IMPACT.*

CS3 ARCHITECTURAL CONTEXT AND CHARACTER

**A EMPHASIZING POSITIVE NEIGHBORHOOD ATTRIBUTES**  
A.1. ESTABLISHED NEIGHBORHOODS  
*THE PROPOSED DESIGN INCORPORATES THE USE OF DARK SIDING AT THE BASE AND WARMER COLORS ON THE TOP, COMPATIBLE WITH THE THEME SEEN THROUGHOUT THE NEIGHBORING STRUCTURES.*

CO. COMMUNITY OUTREACH SUMMARY

THE COMMUNITY OUTREACH MEETING WAS HELD ON OCTOBER 28th 2018. NO ATTENDEES AND NO COMMUNITY PRESENCE AT THE MEETING. THE FOLLOWING COMMENTS AND CONCERNS WERE SENT VIA ONLINE TO THE CITY BY THE COMMUNITY MEMBERS. THE FOLLOWING COMMENTS AND CONCERNS WERE DISCUSSED.

CO1 PARKING

A CONCERN ABOUT LACK OF ON-SITE PARKING. APPRECIATES PROPOSED BIKE PARKING.

PL. PUBLIC LIFE

PL1 CONNECTIVITY

**A WALKWAYS AND CONNECTIONS**  
A.1. PEDESTRIAN AMENITIES  
*ACCESS TO THE BUILDING'S ENTRY IS PROVIDED VIA A SINGLE ENTRY POINT WITH STAIRWAY AND RAMP AT EACH SIDE FOR EASY AND DIRECT ACCESS. THE DESIGN PROPOSES A RECESSED ENTRY THAT ACTS AS A SHEILD FROM WEATHER AS WELL AS THE SIDEWALK TRAFFIC.*

PL2 WALKABILITY

**A SAFETY AND SECURITY**  
A.1. EYES ON THE STREET  
*PROPOSING ENTRY THAT IS RAISED 4 FEET FROM THE SIDEWALK VIA STAIRS AND RAMP ENCOURAGE NATURAL SAFETY AND SURVEILLANCE. GLAZING FROM THE UNITS & THE AMENITY AREA WILL INCREASE SECURITY & INTERACTION WITH THE STREET.*

PL3 STREET-LEVEL INTERACTION

**A ENTRIES**  
A.1. ENSEMBLE OF ELEMENTS  
*THE LOBBY ENTRY DOOR IS RECESSED FOR WEATHER PROTECTION AND A DISTINCT ACCESS POINT FROM THE SIDEWALK WITH A LANDSCAPE AREA NEXT TO IT.*

**B RESIDENTIAL EDGES**  
B.1. SECURITY AND PRIVACY  
*THE PROPOSED BUILDING IS ELEVATED FROM THE STREET LEVEL AND WILL HAVE LANDSCAPING AND ENTRY STAIRWAYS THAT WILL SERVE AS A BUFFER FOR SECURITY AND PRIVACY.*

CO2 SITE

A MAINTAIN AND BEAUTIFY SIDEWALK AND LILAC STREET STAIRS  
B CLEAN UP AND PAVE THE ALLEY AND PROVIDE ADEQUATE LIGHTING.

DC. DESIGN CONCEPT

DC1 PROJECT USES AND ACTIVITIES

**A VEHICULAR ACCESS AND CIRCULATION**  
A.1. ACCESS LOCATION AND DESIGN  
*THE PROJECT PROPOSES 27 BICYCLE PARKING INSIDE THE SAFETY OF THE BUILDING & WEATHER PROTECTED.*

**B PARKING AND SERVICE USES**  
B.1. VISUAL IMPACTS  
*LOCATING THE BICYCLE PARKING INSIDE THE BUILDING PROVIDES NO VISUAL IMPACT IN THE NEIGHBORHOOD.*

DC2 ARCHITECTURAL CONCEPT

**A MASSING**  
A.1. REDUCED PERCEIVED MASS  
*RAILINGS, BALCONIES AND CHANGES IN DEPTHS AND MATERIALS ARE INCORPORATED WITHIN THE DESIGN WITH THE PURPOSE OF VISUALLY BREAKING UP THE MASSING.*

**B ARCHITECTURAL AND FAÇADE COMPOSITION**  
B.1. FAÇADE COMPOSITION  
*DIFFERENT MATERIALS HAVE BEEN PROPOSED IN THE FRONT FACADES TO CREATE VISUALLY DISTINCTIVE AREAS. DARK LAP SIDING AS BASE, WIDE HARDIE PANELS AS A VERTICAL ELEMENT BETWEEN THE UNITS, COLORED ACCENTS, AND METAL PANELS TO INCORPORATE A SOFTER AND ORGANIC MATERIAL INTO THE OVERALL AESTHETIC. ON THE OTHER FACADES THE USE OF DIFFERENT COLOR LAP SIDING ALSO HELPS TO IDENTIFY THE DIFFERENCE BETWEEN BASE, BUILDING AND TOP PARAPETS.*

CO3 DESIGN

A DECREASE NUMBER OF UNITS TO MAKE SPACE FOR PARKING





**1. DESIGN CONCEPT, ARCHITECTURAL COMPOSITION & MASSING:**  
The design and siting of the new residential development should establish a desirable context for future development to build upon; fit well on the site itself and respect adjacent properties. (CS2.D.3, CS2.D.4, CS2.D.5, CS3.A.4)

- a. Although the applicant’s materials illustrate a lack of massing variation amongst the presented design options for this corner project site, Staff has determined that the applicant’s preferred design scheme (referenced as “Option 3”) may move forward to Master Use Permit (MUP) submittal with the following guidance:
- i. In general, Staff acknowledges that the massing is sited in the most reasonable manner to respond to the site’s existing steep topography and non-rectangular lot shape. Staff also recognizes that the existing surrounding context along Rainier Avenue South (one-story and two-story buildings) is not scaled to the maximum height allowed for development constructed with the current zoning designation for the immediate block [(NC2-55 (M) and C2-75 (M)]. Thus, Staff emphasizes that the future massing for the project site should establish good precedent for anticipated development in the neighborhood; and minimize impacts of increased height/bulk/scale to the surrounding existing development. This guidance should be reflected in the design offered during the MUP phase of review. (CS1.C, CS2.B, CS2.D, CS3.A)

*THE STRUCTURE IS A 4 STORY SEDU BUILDING ON A STEEP SLOPE SITE. IT IS APPROXIMATELY 15' UNDER THE REVISED CURRENT ALLOWABLE HEIGHT LIMIT. THE MAX ALLOWABLE HEIGHT IS 55' UNDER THE NEW CODE NC2-55. THE PROPOSED DESIGN HAS BEEN KEPT UNDER THE NC2-40 CODE AND IS BELOW THIS HEIGHT LIMIT. THIS WILL CREATE A PRECEDENT THAT MINIMIZES THE POTENTIAL IMPACT.*

- ii. Staff appreciates the applicant’s written intent to apply secondary elements and façade articulation to assist in visually breaking up the massing and expects this design language (projecting vertical bays) to be strengthened as the design evolves. In reviewing the Option 3 scheme, Staff is concerned that this design objective appears to be solely focused on the Rainer frontage. It is important that the treatment of all building edges-especially the south and west building edges be designed in consideration of the single family residences, multi-family residences and pedestrians that would be viewing this development from several vantage points. Staff asserts that the west and south sides of this SEDU residential development should be designed with the same level of treatment as the Rainier frontage and not be treated as a “back” or “party-wall side.” (CS2.D, CS3.B, PL3.A, PL3.B, DC2.A, DC2.C)

*THE WEST SIDE ELEVATION HAS BEEN REVISED TO INCLUDE ALTERNATING DARK/LIGHT COLOR SCHEMES SIMILAR TO THE RAINIER SIDE ELEVATION TREATMENT. THE SOUTH SIDE ELEVATION IS WHERE MORE PROMINENT STAIR TOWER IS LOCATED WITH IT’S PLAYFUL WINDOW OPENINGS OVER A STRIKING METAL PANEL SIDING. THE CHANGES IN MATERIALS, MASSING AND HEIGHT WILL CONTINUE THE QUALITY OF THE ELEVATION TREATMENT FROM RAINIER AVE S. AROUND THE BUILDING TO THE ALLEY FACADE.*

- iii. Expansive blank walls along all visible facades-especially the north and south façades-should be avoided wherever possible and, if unavoidable, should include some level of design treatment. While reviewing the Option 3 massing diagram in the EDG design packet, Staff understands that a portion of the north façade is a party wall and recognizes that the visibility of a majority of this façade will be a temporary condition until future development occurs at the adjacent property north of the subject site. However, Staff still expects the north façade and relevant facades to include treatment that is attractive, interesting and consistent with the overall architectural concept. (DC2.A, DC2.B, DC2.D)

*THE NORTH FACADE IS A PARTY WALL DESIGN, WITHIN <3' OF THE PROPERTY LINE WHICH LIMITS HAVING ANY WINDOW OPENINGS ALONG THAT SIDE OF THE PROPERTY. CHANGES IN MATERIALS, COLORS AND MASSING CONSISTENT WITH THE REST OF THE BUILDING MINIMIZES THE LOOK OF A TYPICAL PROPERTY LINE PARTY WALL AND MAINTAINS A CONSISTENT DESIGN SCHEME.*

- b. Staff appreciates understanding the design direction regarding exterior materiality and colors and supports the applicant’s written intent to incorporate materials such as brick and wood to the project’s building exteriors. However, Staff is concerned that the inclusion of additional materials (wide Hardie panels, etc.), varied color palette and varied material application noted in the EDG design packet (pg. 12) may result in a design that is not well composed. Thus, Staff advises the applicant to be mindful of this concern and modern/existing neighborhood context during the selection of materials and color palette. (DC2.B, DC2.C, DC2.D, DC4.A)

*THE PROPOSED DESIGN INCORPORATES A VARIED PALETTE OF HIGH QUALITY MATERIALS THAT ARE DESIGNED TO MAINTAIN A CONSISTENT LOOK AND IMAGE. THE USE OF LAP SIDING AT SELECTED LOCATIONS INCLUDING THE ENTRY, TIES DIRECTLY TO ADJACENT SINGLE FAMILY UNITS. A NEW LARGE 4 STORY DEVELOPMENT AT 4000 RAINIER AVE S, JUST SOUTH OF OUR SITE (#3030078-LU) WILL HAVE A SIMILAR SCALE AND PALETTE (HARDI-PANELS) AND IS MORE IN LINE WITH WHAT THE NEIGHBORHOOD WILL LOOK LIKE AS FUTURE DEVELOPEMENTS GET BUILT. IN ADDITION, SEVERAL LARGER DEVELOPMENTS ON RAINIER ALSO INCLUDE A MIX OF PANEL AND LAP SIDING.*

- c. Staff requests that the applicant provide a window study to clarify how the future massing would minimize disrupting the privacy of the residents in the adjacent building north of the project site. (CS2.D.5)

*THE NORTH SIDE OF THE STRUCTURE IS <3' FROM THE PROPERTY LINE, AND DOES NOT PROVIDE ANY WINDOWS OR OPENINGS. THERE WILL NOT BE ANY DISRUPTION OF PRIVACY WITH ITS NEIGHBORS TO THE NORTH.*

- d. Staff observes that the applicant’s written responses meant to address pertinent design guidelines noted on pg. 12 of the EDG design packet are unrelated to several aspects of the proposed development (i.e. onsite parking, Franklin Avenue, etc.). Staff expects this information to be corrected in the future Recommendation design packet submitted during the MUP review phase.

*THE PERTINENT DESIGN GUIDELINES HAVE BEEN REVISED TO RELATE TO THE PROPOSED DEVELOPMENT.*



2. RAINIER AVE S FRONTAGE/STREETSCAPE & SOUTH LILAC ST FRONTAGE/STREETSCAPE:

a. In reviewing street-level development along Rainier Avenue South, Staff is concerned with the prominent presence/appearance of the accessible ramp and stairs and the elevated placement of entry. Staff requests the applicant explore methods that modify the ramp's presence on the streetscape, soften the ramp's visual appearance and connect the primary entry to the street in a positive manner. (CS2.B, PL1.B, PL2.A, PL3.A, PL3.B)

*THE ELEVATED ENTRY GIVES PRIVACY AND SECURITY TO RESIDENTS WHILE MAINTAINING A DIRECT CONNECTION TO THE STREET VISUALLY AND WITH ACCESS BY A STAIR AND RAMP. THE ENTRY HAS BEEN MADE MORE PROMINENT BY ADDING A METAL AWNING OVER THE RAMP/STAIR LANDING. THE AWNING ALSO PROVIDES SOME RELIEF FROM THE ADJACENT SIDEWALK. THE EXPOSED CONCRETE AT THE BASE OF THE RAMP HAS BEEN REVISED TO BOARD-FORMED CONCRETE. THIS LOOK PROVIDES A SOFTER EDGE, MORE WARMTH AND ENHANCES THE OVERALL FRONT FACADE.*

b. Staff requests the applicant apply focused attention to the hierarchy of all entries and egress location(s)-especially along Rainier Avenue South. It is vital that Staff understands the entry sequencing and overall streetscape experience along this street in the next design iteration. (CS2.B, PL1.B, PL3.A, PL3.B)

*THERE ARE TWO ACCESS DOORS ON RAINIER AVE S. THE FIRST IS THE ENTRY ON THE NORTH THAT IS CLEARLY DEFINED BY A CANOPY, SIGNAGE, STAIR AND RAMP ACCESS, TRANSPARENT STOREFRONT, LIGHTING AND SOFFIT MATERIAL. THE SECOND DOOR IS AN EXIT DOOR ON THE SOUTH THAT WILL BE PAINTED TO MATCH THE MATERIAL OF THE STAIR SHAFT TO MINIMIZE ITS IMPORTANCE. SEE PAGE 41 TO SEE THE STRONG VISUAL PRESENCE OF THE ENTRY AND THE MATERIALS.*

c. Staff is concerned about the viability/health of the existing stately trees that are currently protruding over the sidewalk along Rainier Avenue South and onto the project site; and strongly encourages that these trees be preserved. Staff recognizes that these trees are considered "Street Trees" because they are planted in the Rainier Avenue South right-of-way. Thus, the Seattle Department of Transportation (SDOT) has purview over Street Trees and potential street improvements. Staff expects the applicant to address this concern directly with SDOT during the initial Master Use Permit (MUP) review process and provide street improvement design specifics (Street Trees, landscaping, pavement, design elements, etc.)/SDOT feedback during the Recommendation phase of review. (CS2.B, PL1.B)

*THIS WILL BE ADDRESSED AS PART OF THE MUP REVIEW PROCESS AS REQUESTED.*

d. Staff expects the applicant to explore opportunities where the design can complement, connect and contribute to the South Lilac Street public realm. Staff encourages engagement with SDOT regarding this concern during the MUP phase of review. (CS2.B, PL1.B, PL2.A.2, DC4.D)

*THE SOUTH LILAC STREET PUBLIC REALM WILL BE DISCUSSED WITH SDOT DURING THE MUP PHASE.*

2. ALLEY, OPEN SPACE & WASTE STORAGE LOCATION:

a. Staff concurs with public comment about the importance of site security and supports a design that maintains a safe environment at the street/hill climb/alley/residential edges and provides security throughout the project site. Staff expects to review an ensemble of elements (lighting, screening, entries, landscaping, etc.) that addresses resident/pedestrian safety and security on the property appropriately. (PL2.B, PL3.A, PL3.B.1, PL3.B.2)

*THE ALLEY IS ONLY PROPOSED TO BE USED FOR TRASH COLLECTION. THE TRASH AREA IS PROPOSED TO HAVE A SCREENED GATE AND NO CIRCULATION THROUGH THE ALLEYWAY INTO THE BUILDING HAS BEEN PROPOSED. THE ENTRY OFF OF RAINIER WILL BE WELL-LIT AND ELEVATED OFF OF THE STREET LEVEL TO FURTHER DELINEATE PUBLIC AND PRIVATE AREAS. THIS WILL INCREASE SAFETY AND MINIMIZE AREAS FOR LOITERING.*

b. The conceptual floor layout plans and landscape drawings for Option 3 in the EDG design packet (pgs. 25-26 and 29) illustrate ground-level indoor amenity space, landscaped ground-level outdoor amenity and screened private exterior amenity space at alley level. Staff is concerned about the safety, design and location of the exterior amenity spaces which appear to be narrow in width, angled, and not conducive to social interaction. Staff expects the open space concept and programing be clarified and its programing demonstrated in the design at MUP review. (DC3.A, DC3.B, DC4.D)

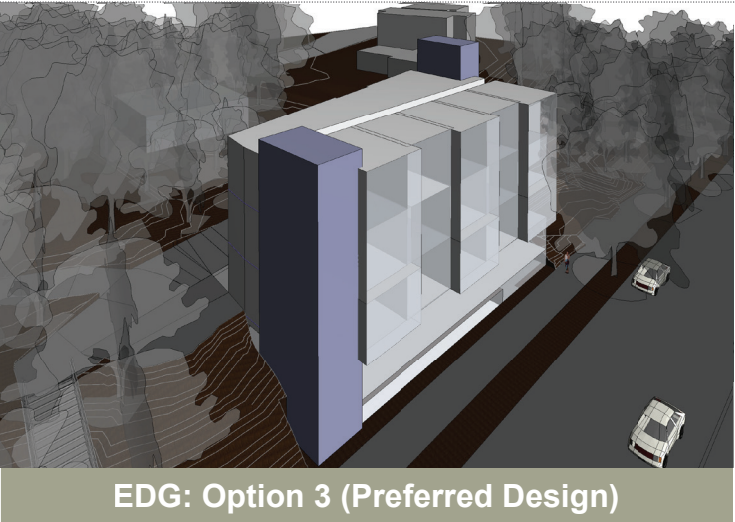
*THE AMENITY AREA ON THE ALLEY LEVEL ARE PRIVATE AMENITIES BELONGING TO INDIVIDUAL UNITS. THESE AREAS ARE SCREENED BY FENCING AND ARE ADEQUATELY LIT FOR THE USE OF THE TENANTS.*

c. Staff is pleased that the waste storage space is planned to be located onsite and be accessible by waste providers from the alley. Staff requests that specifics concerning waste storage, location, access, screening, staging and feedback from SDCI and Seattle Public Utilities (SPU) be provided during the MUP review phase. (DC1.B.1, DC1.C.4)

*THE DEPARTURE FOR THE TRASH AREA AND ITS ACCESS FOR THE TRASH COLLECTION HAS BEEN APPROVED BY ANGELA WALLIS AT SEATTLE PUBLIC UTILITIES AND THE DETAILS HAVE BEEN PROVIDED IN THIS PACKET AND THE MUP SUBMITTAL.*





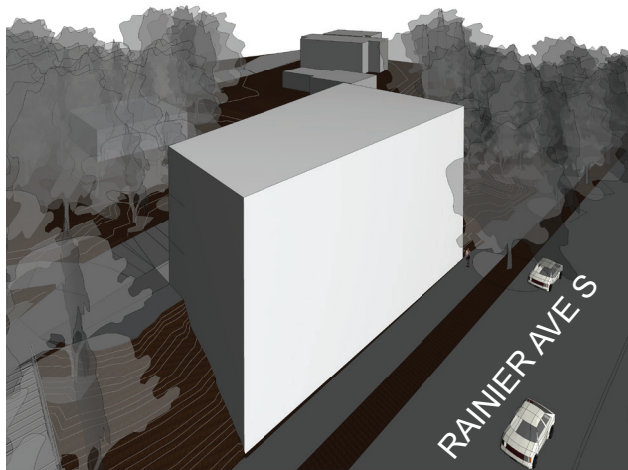


# OF UNITS:	26 SEDU
AMENITY AREA:	449 SF required < 836 SF provided
FAR:	MAX allowed - 10,419 SF > 8,962.5 provided
BIKE STALL:	26
OPPORTUNITIES:	Maximixed Amenity Area No departures from Land Use code
CONSTRAINTS:	No Massing Modulation
CODE COMPLIANCE:	Yes, code compliant

26 SEDU
449 SF required < 1,856 SF provided
MAX allowed - 10,419 SF > 9,640 provided
26
Highest density of all options Corner Unit Windows Private Amenity Area on Level 5
Level of Egress through Alley Highest cost to build Structure more imposing to residential across the alley
Yes, code compliant

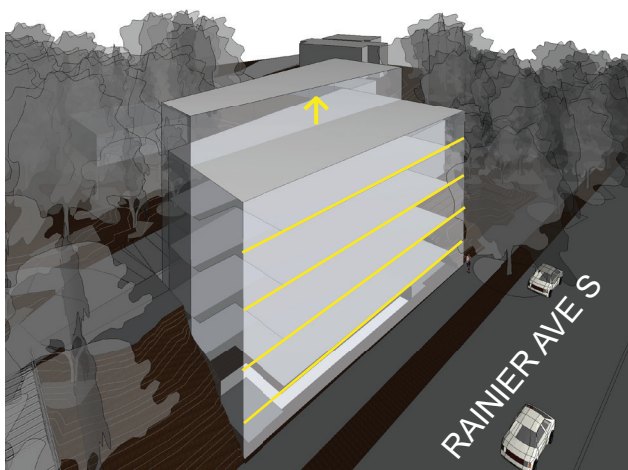
26 SEDU
449 SF required < 836 SF provided
MAX allowed - 10,419 SF > 9,085 SF provided
26
Modulated Building Mass Maximixed Amenity Area
Reduced Density Trash Departure Request (Approved)
Yes, code compliant





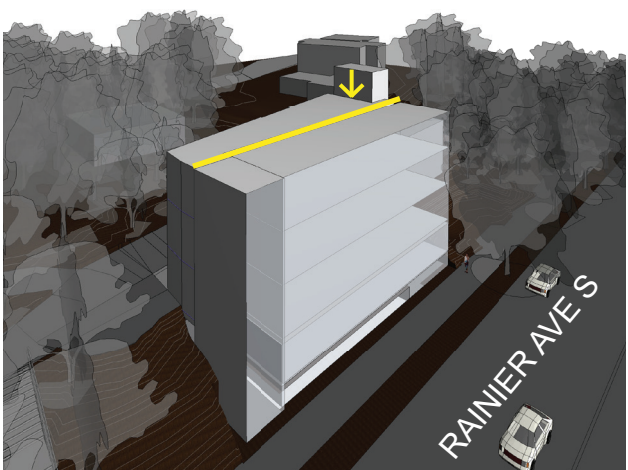
LOT BOUNDARY

- No Setbacks
- 1' Alley Dedication
- 40' Maximum Height



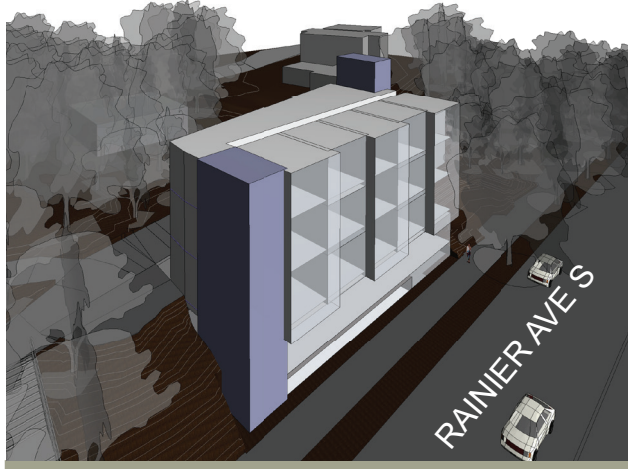
HEIGHT DENSITY

- Maximum Use of Terrain
- Separation of Volumes
- 40' Max Height from Separate Grades

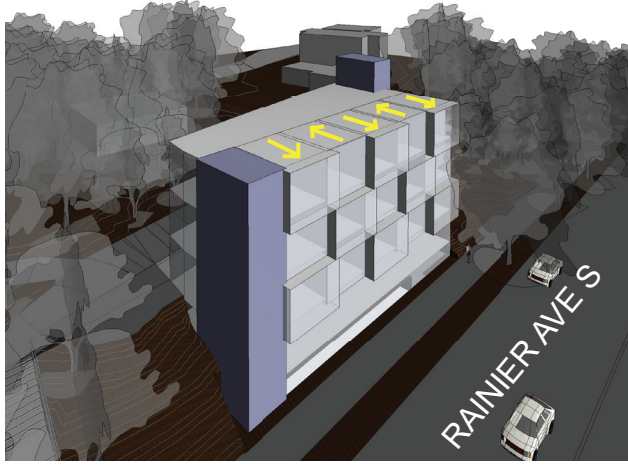


CIRCULATION

- Corridor Divides the Mass in Two
- Uniform Building Height
- Use of Alley as Secondary Access

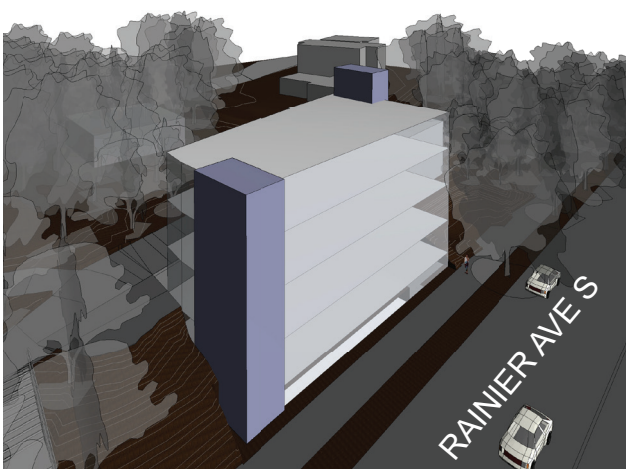


EDG: Option 3 (Preferred Design)



FACADE

- Alternate Unit Types
- Facade Articulation
- Building Modulation



MASSING

- North & South Stair Tower
- Prominent Corners
- Ease of Access







GROUND FLOOR IS SET BACK VIA A RAMP ALONG THE FRONT ELEVATION. THIS PROVIDES RELIEF FROM THE SIDEWALK AND CREATES MASSING. THE UNITS ARE RAISED 4'-0" ABOVE GRADE FOR PRIVACY. THE USE OF BOARD FORMED CONCRETE ON THE RAMP PROVIDES WARMTH IN THE INTERACTION BETWEEN SIDEWALK AND BUILDING.



SQUARE OPENINGS IN THE STAIRCASE TOWER CREATE A PLAYFULNESS TO THE BUILDING CORNER AS WELL AS PROVIDE AN ABUNDANCE OF LIGHT FOR STAIRWAY. IT ALSO BREAKS UP THE MASSING OF THE DOMINANT FEATURE.

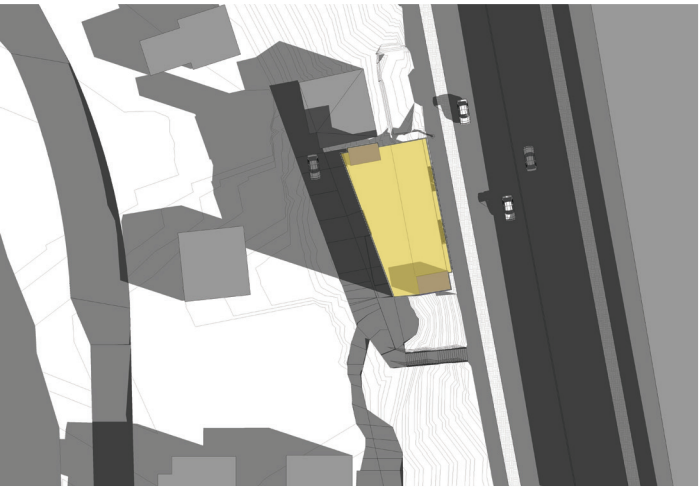
ALTERNATING UNITS ARE PULLED BACK TO CREATE A DIFFERENTIATION ON THE FRONT FACADE. WINDOW OF THE UNITS FOCUS ON THE VIEW TO THE EAST.



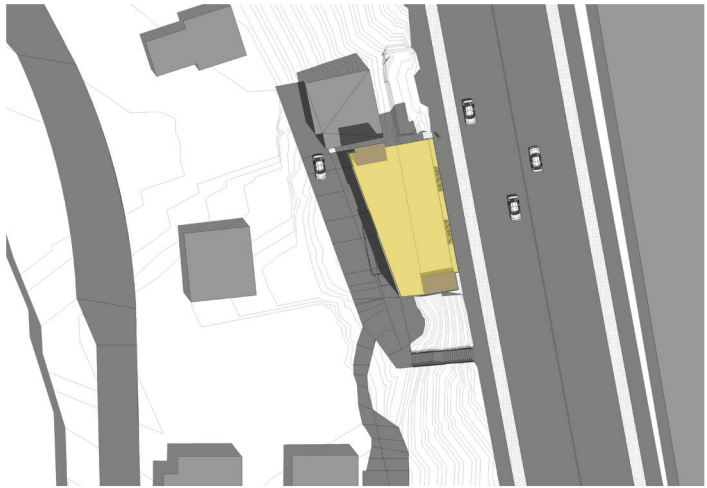
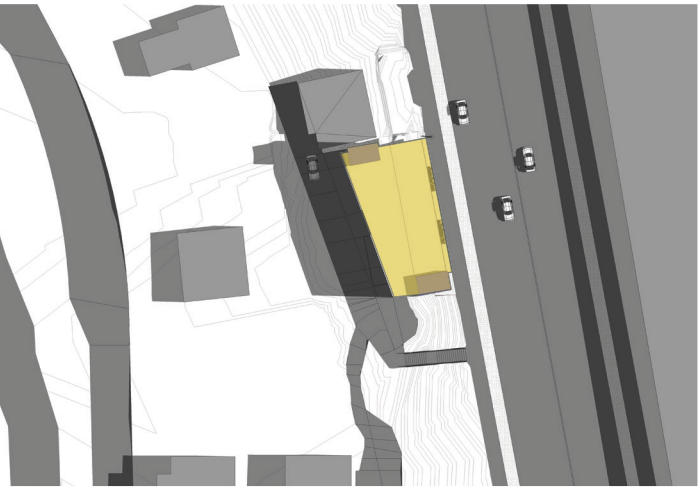
ALTERNATING MATERIALS CREATING VISUAL INTEREST TO THE VARYING LOCATIONS AND MASSINGS ON THE OVERALL BUILDING.



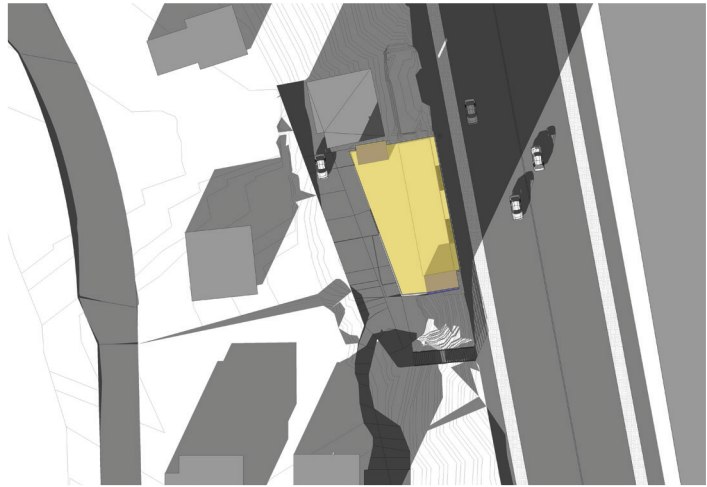
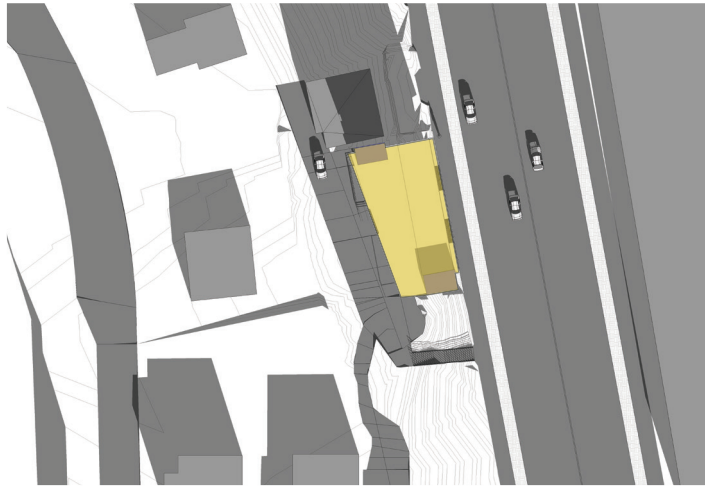
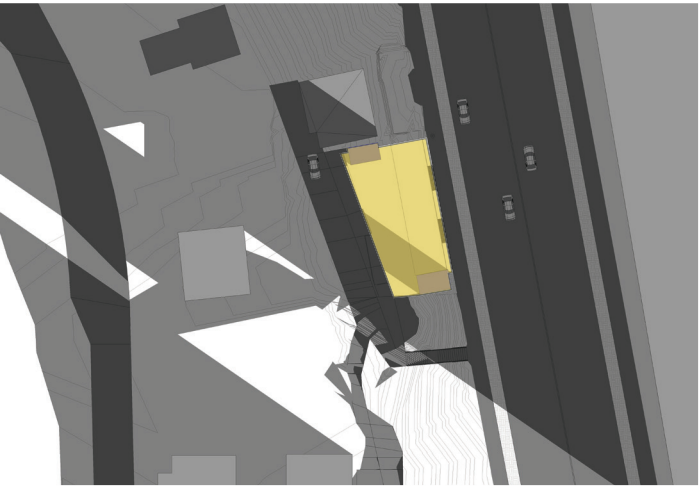




EQUINOX  
MARCH 21 / SEPT 21



SUMMER SOLSTICE  
JUNE 21



WINTER SOLSTICE  
DECEMBER 21

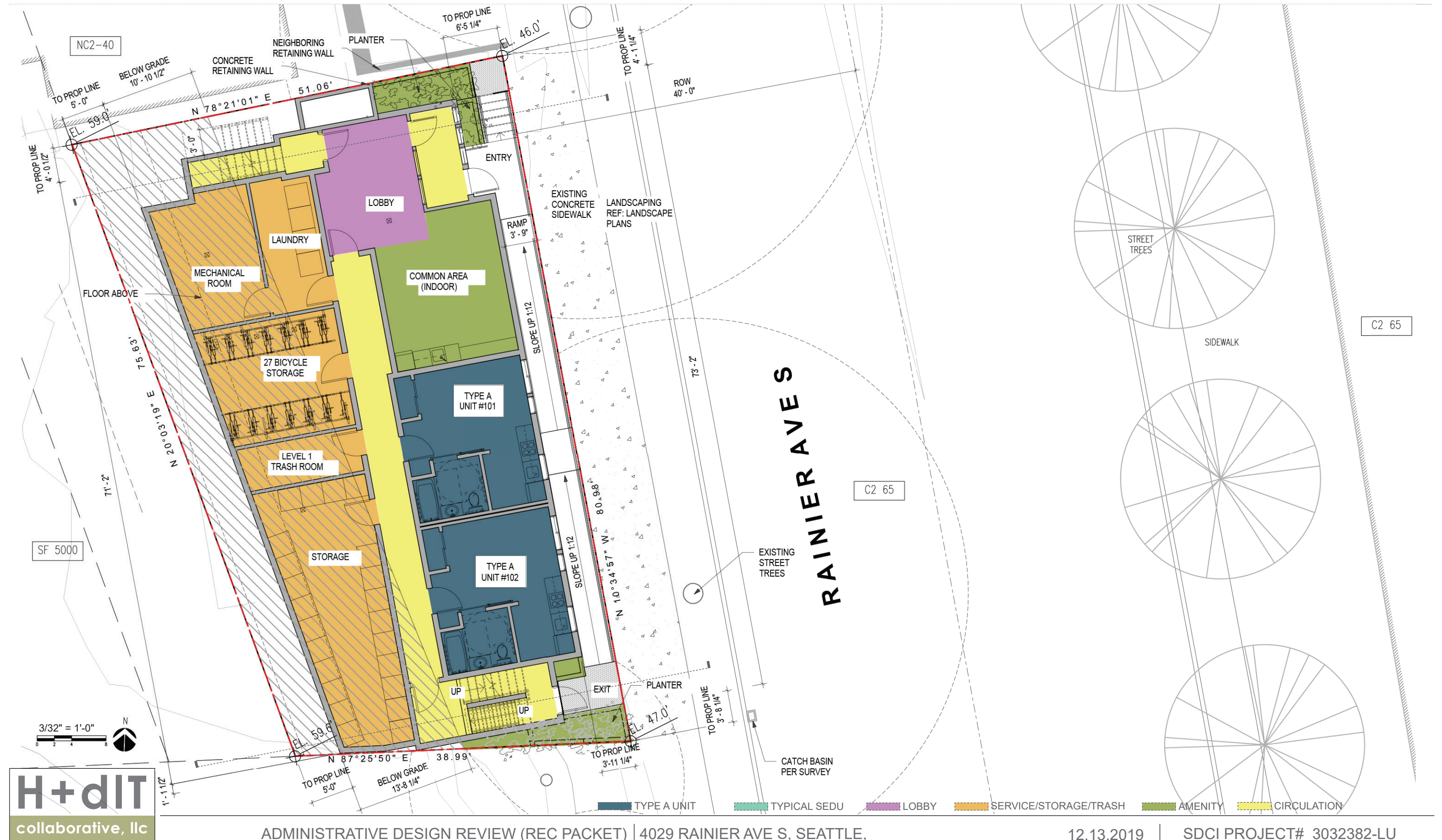
9 AM

12 PM

3 PM







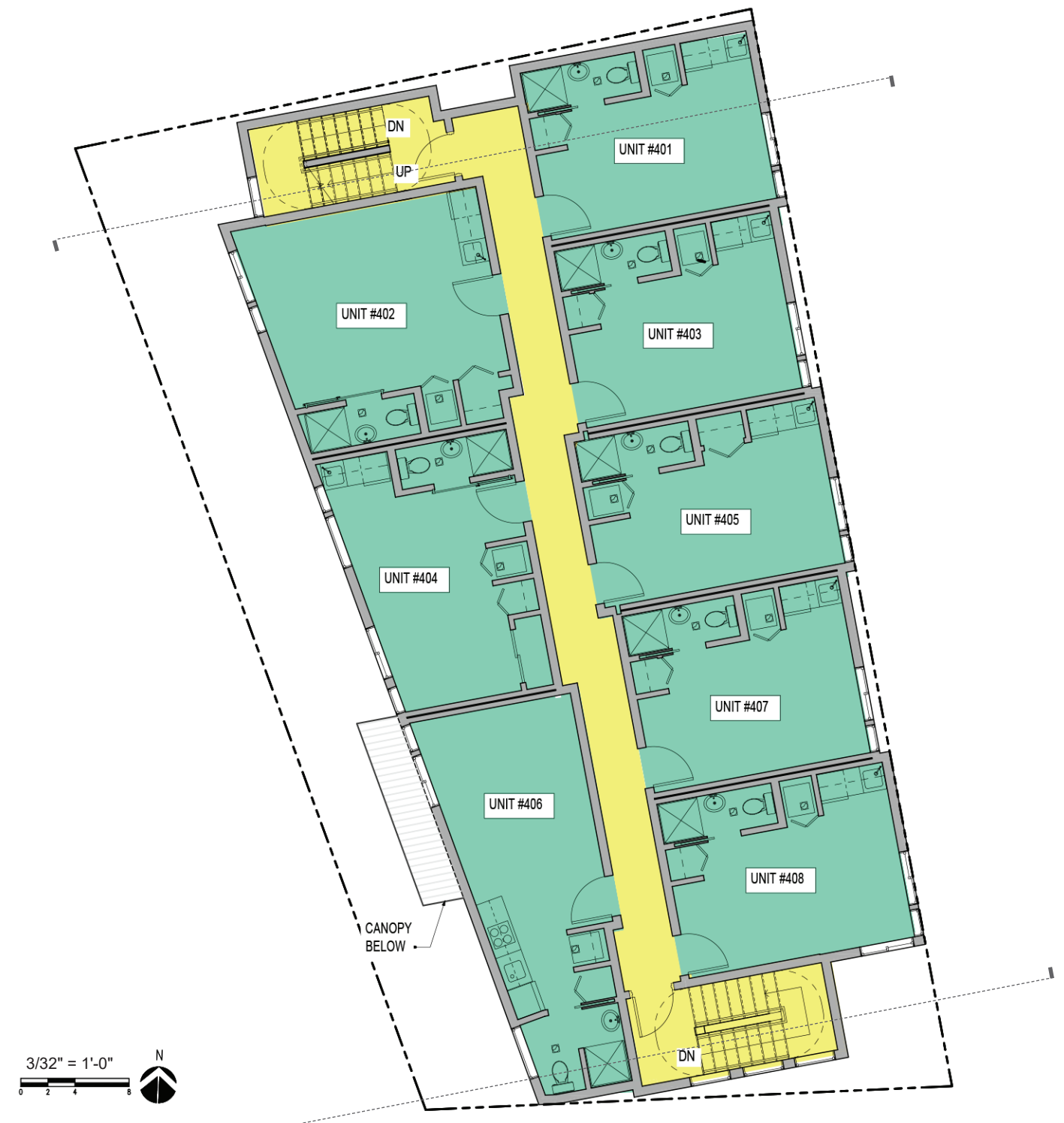
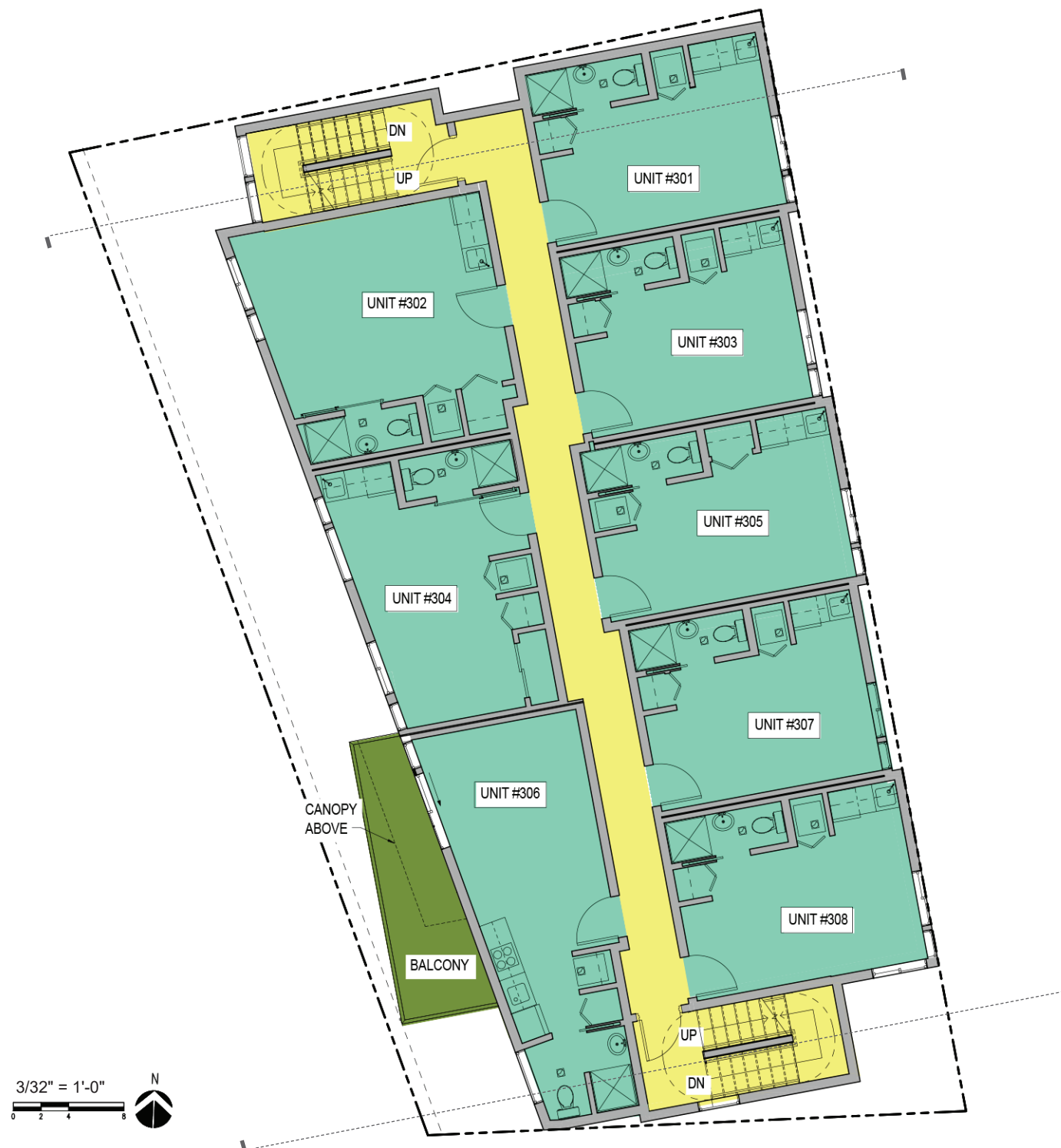


## FLOOR PLAN - LEVEL 2

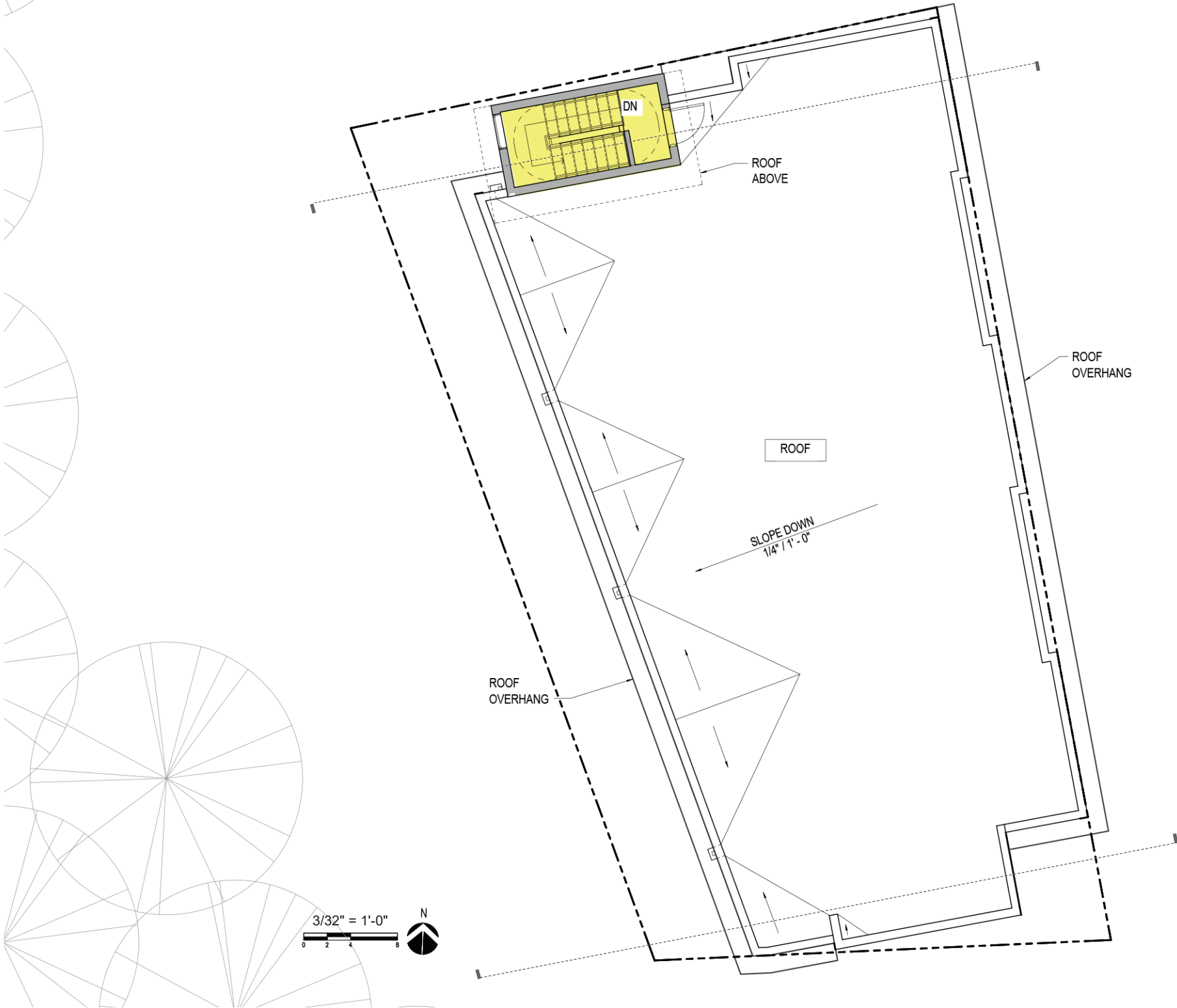
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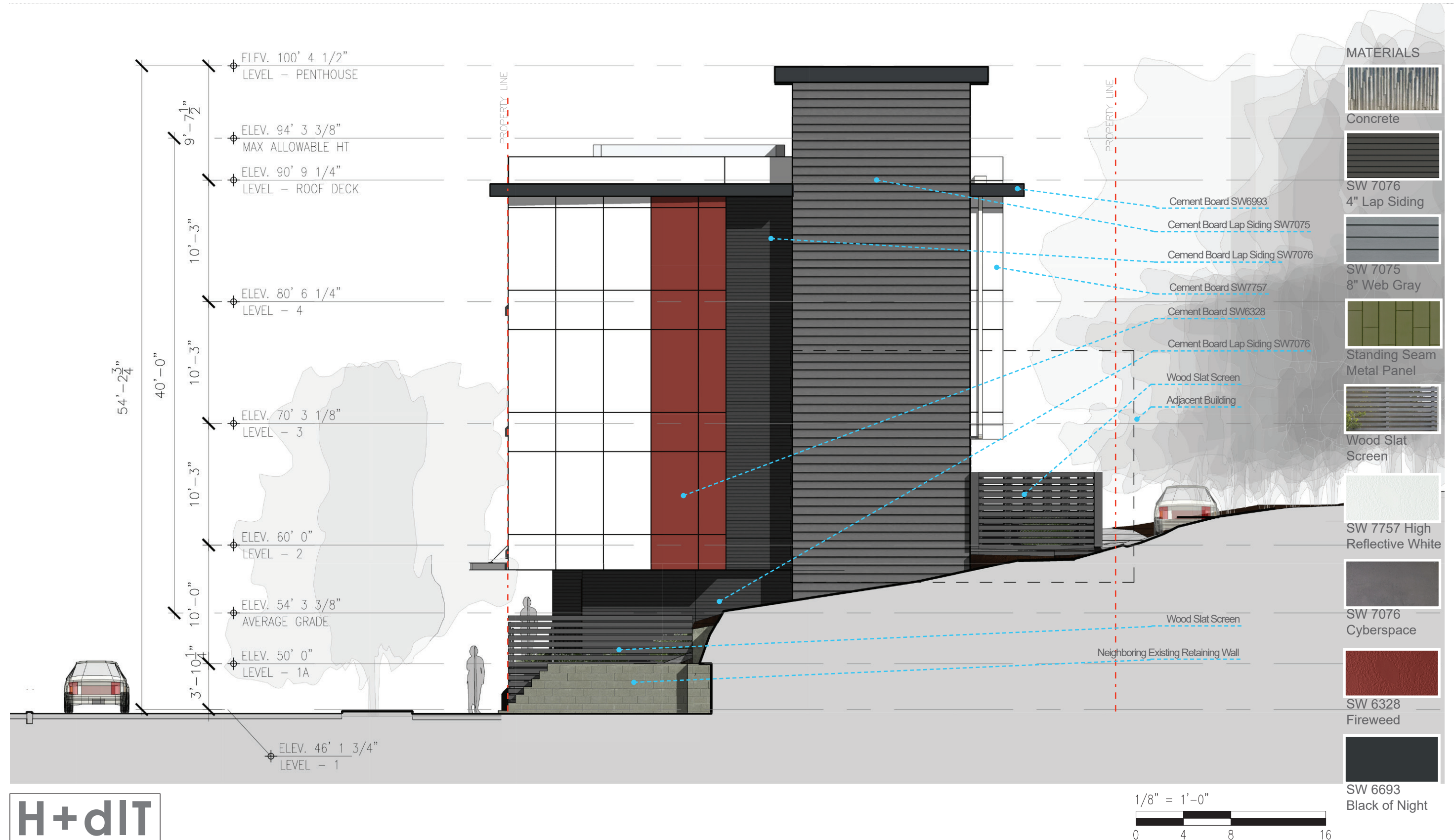






TYPE A UNIT    TYPICAL SEDU    LOBBY    SERVICE/STORAGE/TRASH    AMENITY    CIRCULATION







ELEVATION - EAST

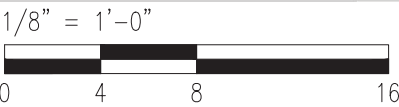




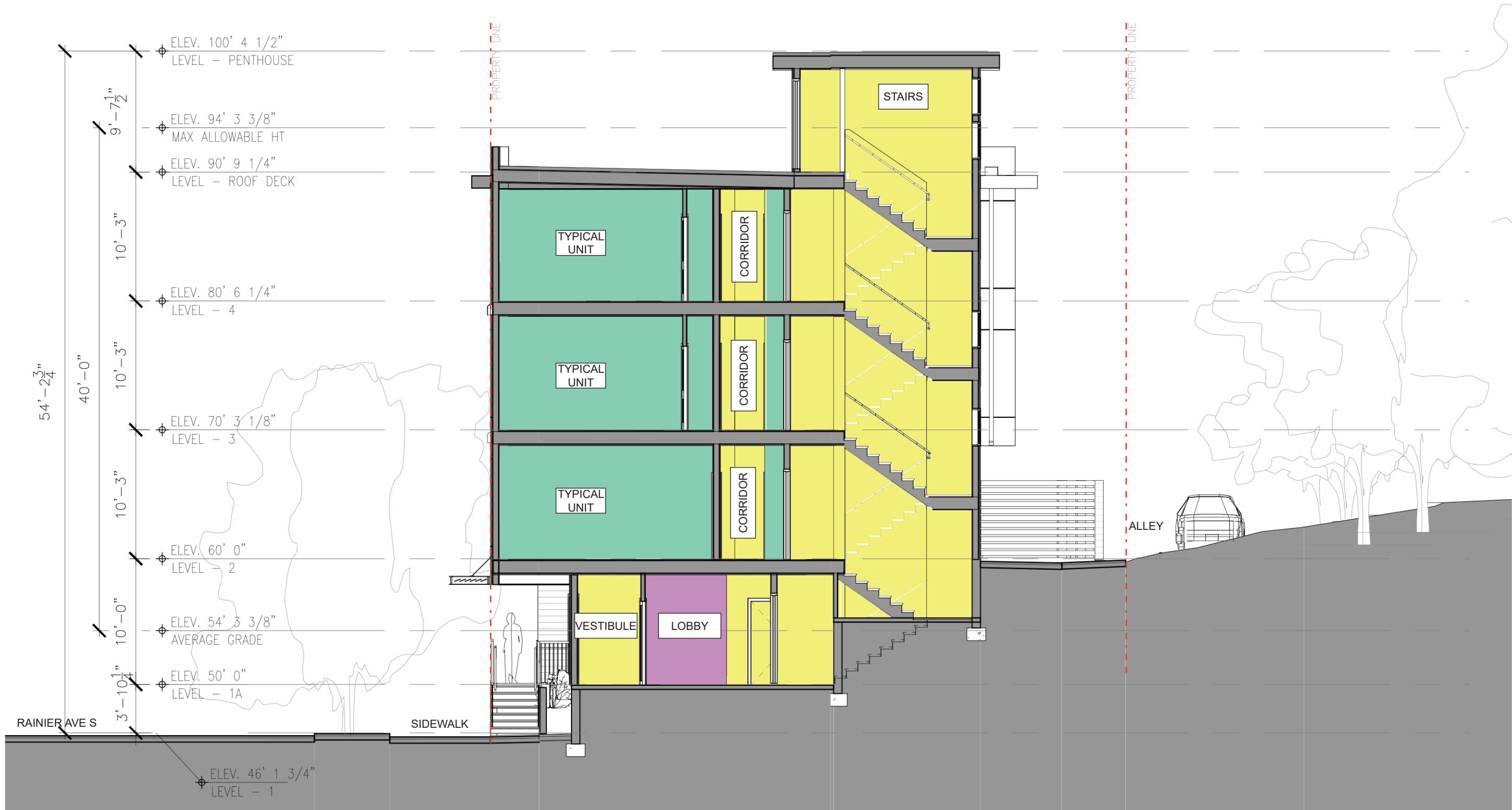




ELEVATION - WEST

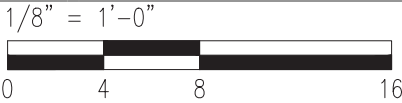








SECTION - ALONG SOUTH STAIR






## LANDSCAPE PLAN - PLANTING DETAILS

Revised 12/26/10

**Green Factor Score Sheet**

SEATTLE *green factor* 

Project title: 4209 Rainier Avenue South

enter sq ft  
of parcel

Parcel size (enter this value first)

3,473

SCORE

0.46

Totals from GF worksheet

Factor

Total

**Landscape Elements\*\***

**A Landscaped areas (select one of the following for each area)**

1	Landscaped areas with a soil depth of less than 24"	enter sq ft 0	0.1	-
2	Landscaped areas with a soil depth of 24" or greater	enter sq ft 757	0.6	454.2
3	Bioretentation facilities	enter sq ft 30	1.0	30.0

**B Plantings (credit for plants in landscaped areas from Section A)**

1	Mulch, ground covers, or other plants less than 2' tall at maturity	enter sq ft 757	0.1	75.7	
2	Shrubs or perennials 2'+ at maturity - calculated at 12 sq ft per plant (typically planted no closer than 16" on center)	enter number of plants 83	996	0.3	29.8
3	Tree canopy for "small trees" or equivalent (canopy spread 8' to 15') - calculated at 75 sq ft per tree	enter number of plants 1	75	0.3	23.0
4	Tree canopy for "small/medium trees" or equivalent (canopy spread 16' to 20') - calculated at 150 sq ft per tree	enter number of plants 0	0	0.3	-
5	Tree canopy for "medium/large trees" or equivalent (canopy spread of 21' to 25') - calculated at 250 sq ft per tree	enter number of plants 2	500	0.4	200.0
6	Tree canopy for "large trees" or equivalent (canopy spread of 26' to 30') - calculated at 350 sq ft per tree	enter number of plants 0	0	0.4	-
7	Tree canopy for preservation of large existing trees with trunks 6"+ in diameter - calculated at 20 sq ft per inch diameter	enter inches DBH 28	560	0.8	448.0

**C Green roofs**

1	Over at least 2" and less than 4" of growth medium	enter sq ft 0	0.4	-
2	Over at least 4" of growth medium	enter sq ft 0	0.7	-

**D Vegetated walls**

		enter sq ft 0	0.7	-
--	--	------------------	-----	---

**E Approved water features**

		enter sq ft 0	0.7	-
--	--	------------------	-----	---

**F Permeable paving**

1	Permeable paving over at least 6" and less than 24" of soil or gravel	enter sq ft 0	0.2	-
2	Permeable paving over at least 24" of soil or gravel	enter sq ft 0	0.5	-

**G Structural soil systems**

		enter sq ft 0	0.2	-
--	--	------------------	-----	---

sub-Total of sq ft = 3,675

**H Bonuses**

1	Drought-tolerant or native plant species	enter sq ft 787	0.1	78.7
2	Landscaped areas where at least 50% of annual irrigation needs are met through the use of harvested rainwater	enter sq ft 0	0.2	-
3	Landscaping visible to passersby from adjacent public right of way or public open spaces	enter sq ft 145	0.1	14.5
4	Landscaping in food cultivation	enter sq ft 0	0.1	-

Green Factor numerator = 1,62

\*\* Do not count public rights-of-way in parcel size calculation.

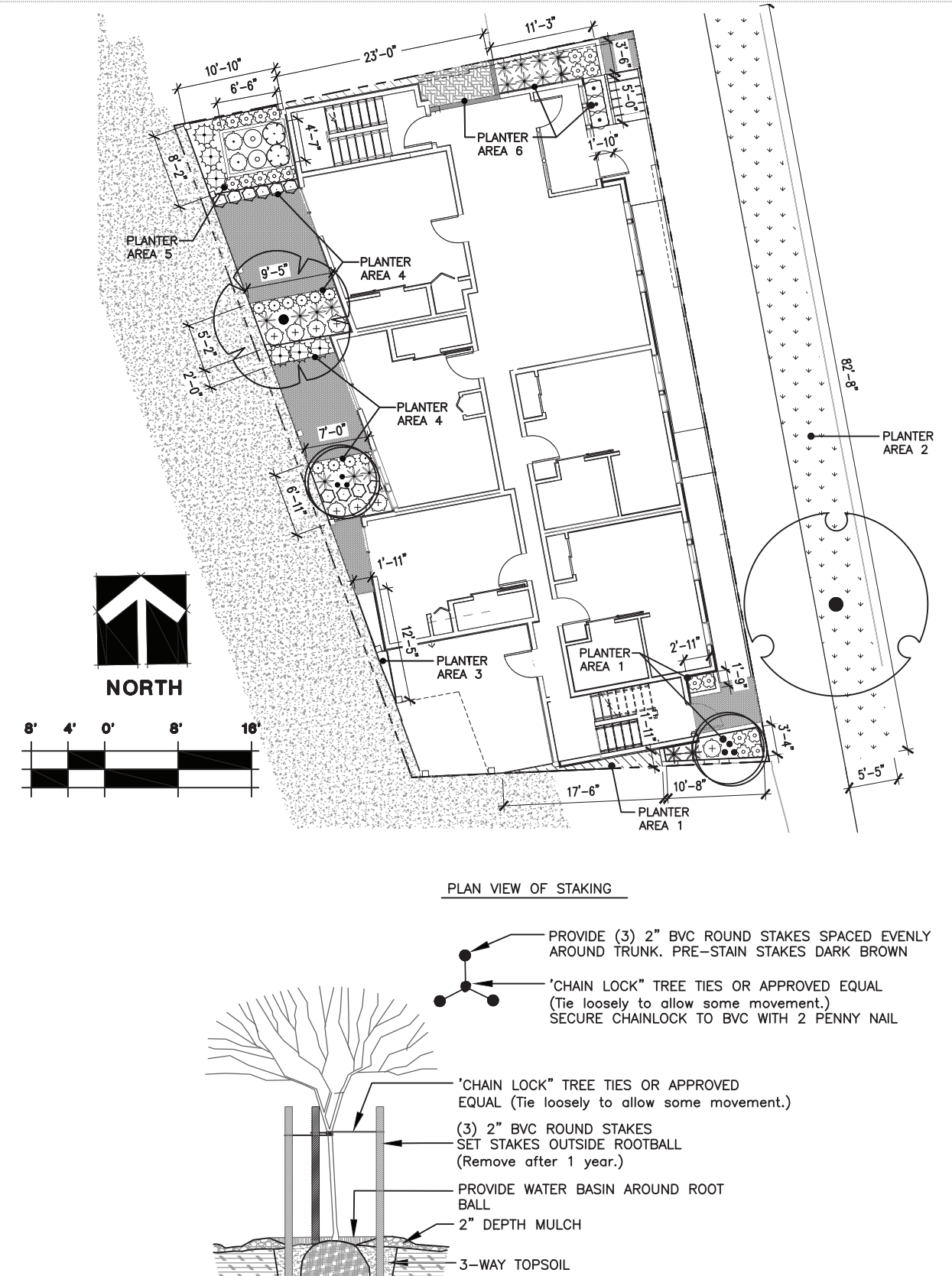
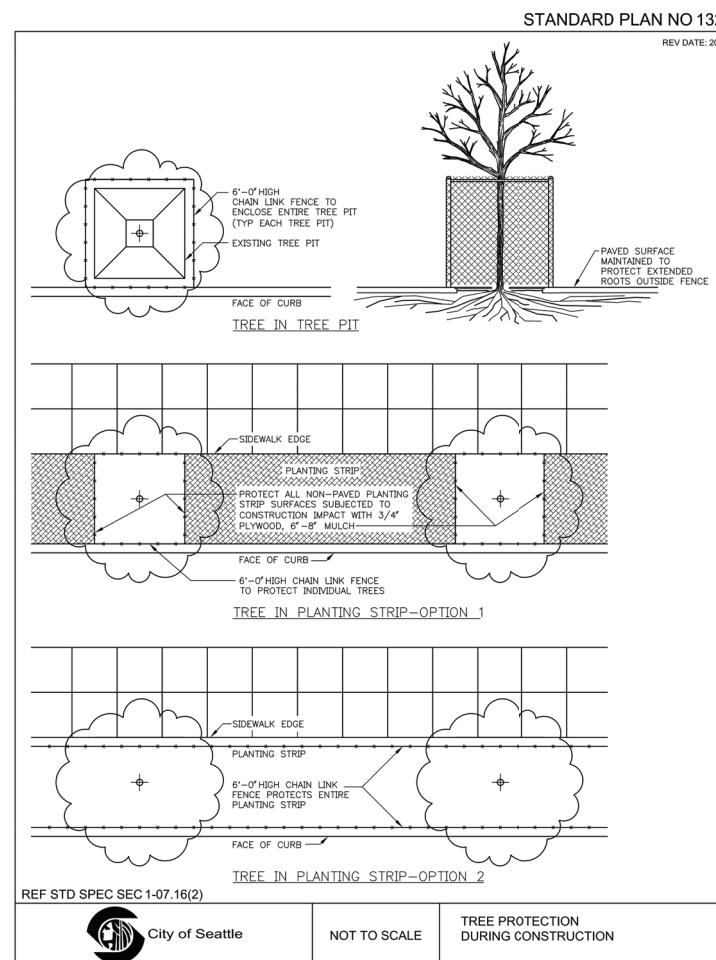
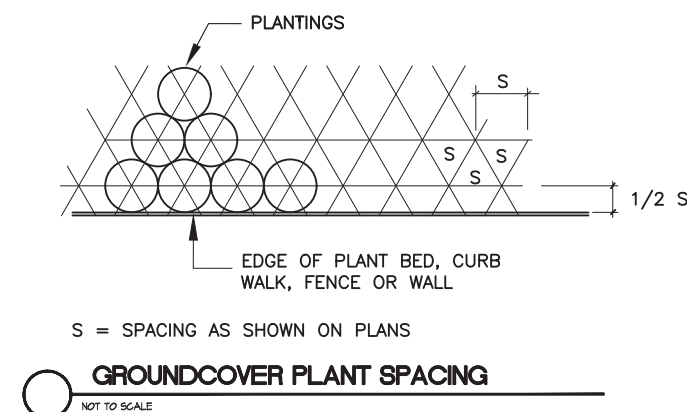
\*\* You may count landscape improvements in rights-of-way contiguous with the parcel. All landscaping on private and public property must comply with the Landscape Standards Director's Rule (DR 6-2009)

Revised 11/30/18

# SEATTLE *× green factor*

## Green Factor Worksheet\*

		Planting Area						TOTAL
		1	2	3	4	5	6	
A1	square feet							0
A2	square feet	46	449	14	118	45	85	757
A3	square feet					30		30
B1	square feet	46	449	14	118	45	85	757
B2	# of plants	9			38	19	17	83
B3	# of trees				1			1
B4	# of trees							0
B5	# of trees	1			1			2
B6	# of trees							0
B7	# of trees		28					28
C1	square feet							0
C2	square feet							0
D	square feet							0
E	square feet							0
F1	square feet							0
F2	square feet							0
G	square feet							0
H1	square feet	46	449	14	118	75	85	787
H2	square feet							0
H3	square feet	46		14			85	145
H4	square feet							0





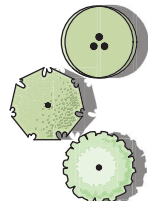
PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY	
	ACER CIRCINATUM / VINE MAPLE	B & B		6'–8' MIN. HT.	2	
	EXISTING STREET TREE / TO REMAIN	EXISTING			1	
	STEWARTIA PSEUDOCAMELLIA / JAPANESE STEWARTIA	B & B	2" CAL. STREET TREE QUALITY		1	
SHRUBS	BOTANICAL / COMMON NAME	SIZE	FIELD2	FIELD3	QTY	
	CAREX OBNUPTA / SLOUGH SEDGE DROUGHT TOLERANT	1 GAL			2	
	CAREX OSHIMENSIS 'EVERORO' / EVERORO JAPANESE SEDGE DROUGHT TOLERANT	1 GAL			20	
	CAREX TESTACEA 'PRAIRIE FIRE' / PRAIRIE FIRE SEDGE DROUGHT TOLERANT	5 GAL			10	
	CORNUS ALBA 'BAILHALO' TM / IVORY HALO DOGWOOD DROUGHT TOLERANT	2 GAL			2	
	EPIMEDIUM X RUBRUM / RED BARRENWORT DROUGHT TOLERANT	1 GAL			10	
	HELICTOTRICHON SEMPERVIRENS 'SAPHIRSPRUDEL' / SAPHIRE FOUNTAIN BLUE OAT GRASS DROUGHT TOLERANT	1 GAL			6	
	IMPERATA CYLINDRICA 'RED BARON' / JAPANESE BLOOD GRASS DROUGHT TOLERANT	1 GAL			3	
	JUNCUS EFFUSUS / SOFT RUSH DROUGHT TOLERANT	1 GAL			2	
	NANDINA DOMESTICA 'MOON BAY' TM / HEAVENLY BAMBOO DROUGHT TOLERANT	2 GAL			8	
	POLYSTICHUM MUNITUM / WESTERN SWORD FERN DROUGHT TOLERANT	1 GAL			17	
GROUND COVERS	BOTANICAL / COMMON NAME	CONT	FIELD2	FIELD3	SPACING	QTY
	TURF SOD RYEGRASS / PERENNIAL RYEGRASS	NA				449 SF
	VINCA MINOR 'VARIEGATA' / VARIEGATED PERIWINKLE	4"POT				54 SF



## PLANT SCHEDULE

TREES



SHRUBS



GROUND COVERS



BOTANICAL / COMMON NAME

ACER CIRCINATUM / VINE MAPLE

EXISTING STREET TREE / TO REMAIN

STEWARTIA PSEUDOCAMELLIA / JAPANESE STEWARTIA

BOTANICAL / COMMON NAME

CAREX OBNUPTA / SLOUGH SEDGE  
DROUGHT TOLERANT

CAREX OSHIMENSIS 'EVERORO' / EVERORO JAPANESE SEDGE  
DROUGHT TOLERANT

CAREX TESTACEA 'PRAIRIE FIRE' / PRAIRIE FIRE SEDGE  
DROUGHT TOLERANT

CORNUS ALBA 'BAILHALO' TM / IVORY HALO DOGWOOD  
DROUGHT TOLERANT

EPIMEDIUM X RUBRUM / RED BARRENWORT  
DROUGHT TOLERANT

HELICOTRICHON SEMPERVIRENS 'SAPHIRSPRUDEL' / SAPHIRE FOUNTAIN BLUE OAT GRASS  
DROUGHT TOLERANT

IMPERATA CYLINDRICA 'RED BARON' / JAPANESE BLOOD GRASS  
DROUGHT TOLERANT

JUNCUS EFFUSUS / SOFT RUSH  
DROUGHT TOLERANT

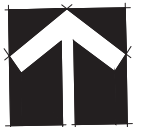
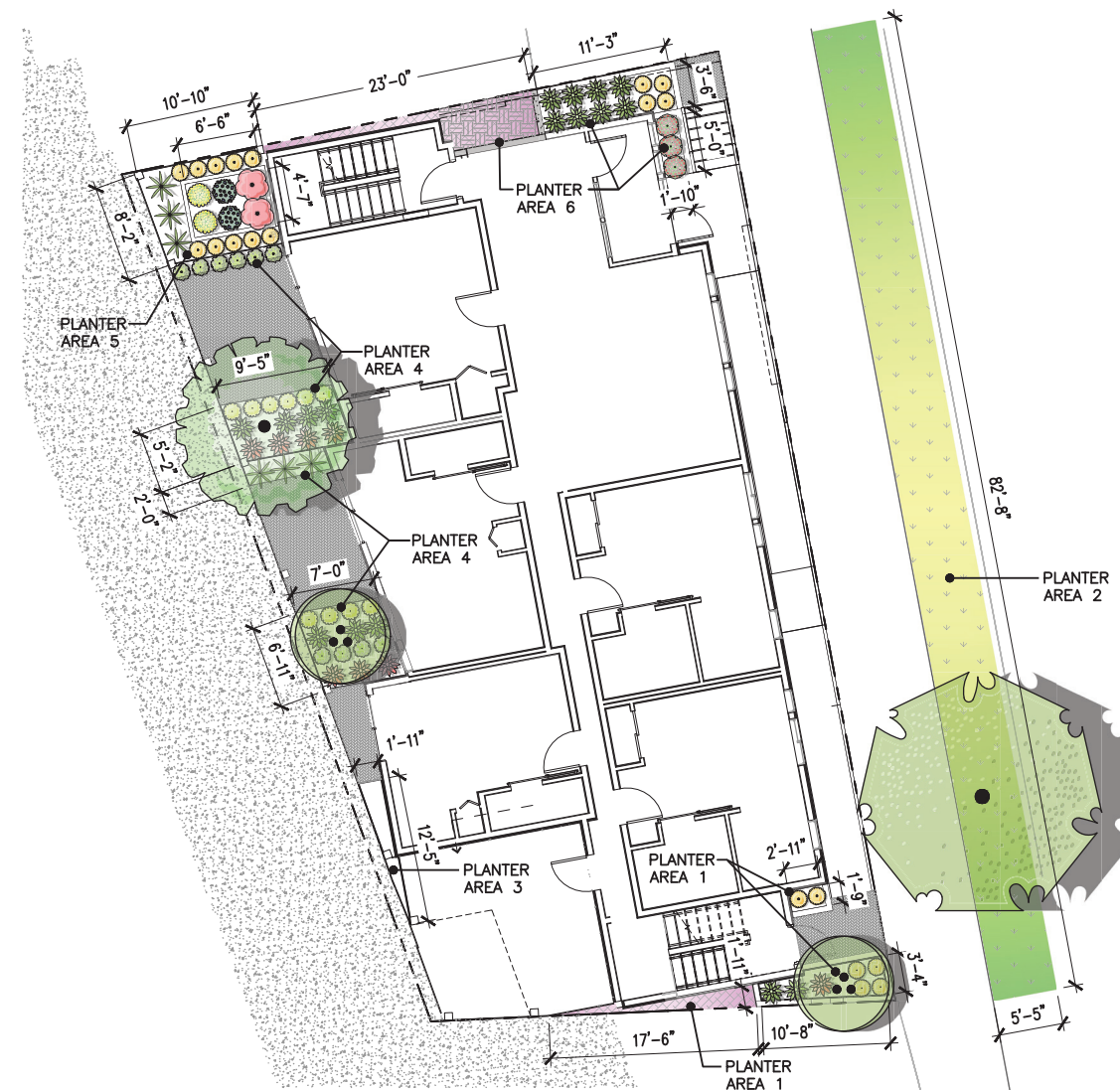
NANDINA DOMESTICA 'MOON BAY' TM / HEAVENLY BAMBOO  
DROUGHT TOLERANT

POLYSTICHUM MUNITUM / WESTERN SWORD FERN  
DROUGHT TOLERANT

BOTANICAL / COMMON NAME

TURF SOD RYEGRASS / PERENNIAL RYEGRASS

VINCA MINOR 'VARIEGATA' / VARIEGATED PERIWINKLE



**NORTH**







1 VINE MAPLE



2 INCENSE CEDAR



3 VARIEGATED JAPANESE SEDGE



4 EVERORO JAPANESE SEDGE



5 PRAIRIE FIRE SEDGE



6 IVORY HALO DOGWOOD

TREES

SHRUBS



7 RED BARRENWORT



8 SAPHIRE FOUNTAIN BLUE OAT GRASS



9 SOFT RUSH



10 MOON BAY NANDINA



11 VARIGATED PERIWINKLE

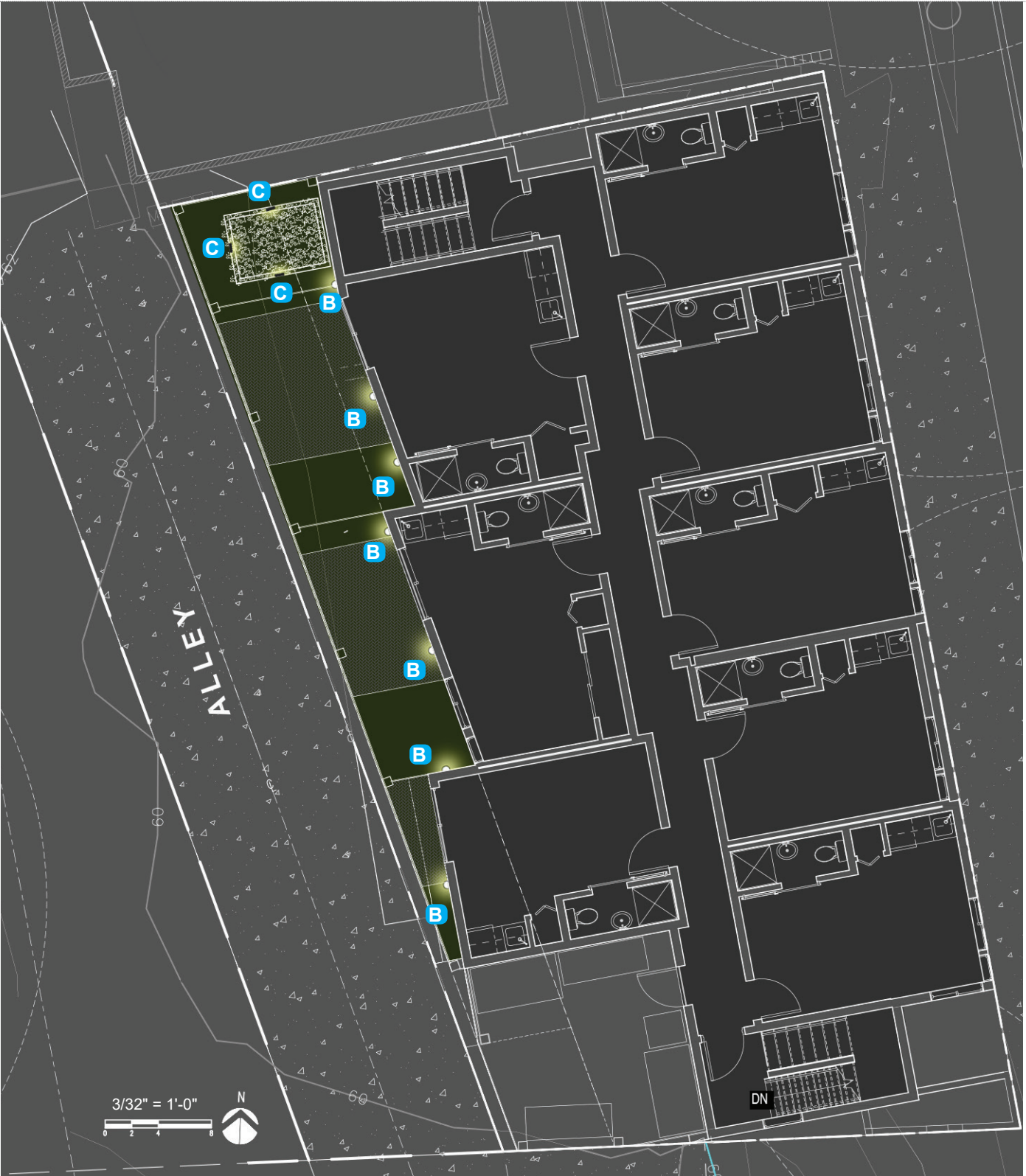
SHRUBS

GROUNDCOVER





LEVEL 1 - RAINIER AVE S



LEVEL 2 - ALLEY





**A** WALL MOUNTED SCONCE LIGHT AT ENTRY



**B** WALL MOUNTED DOWN LIGHT



**C** LANDSCAPE LIGHT



**D** WALL MOUNTED DOWN LIGHT



**E** SOFFIT CAN LIGHT





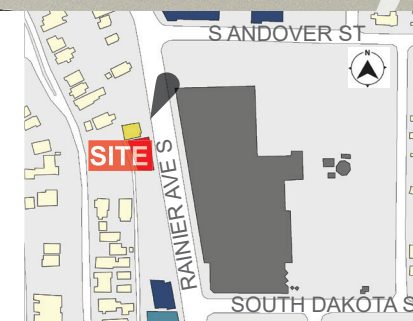
PERSPECTIVE OF SOUTHEAST CORNER FROM RAINIER AVE S TOWARDS SOUTH DAKOTA ST







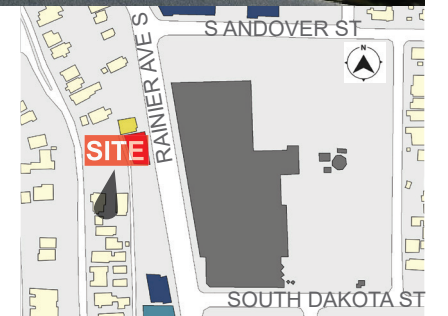
PERSPECTIVE OF NORTHEAST CORNER OF RAINIER AVE S TOWARDS S ANDOVER ST







PERSPECTIVE OF SOUTHWEST CORNER FROM THE BACK ALLEY







BIRD'S EYE VIEW LOOKING DOWN FROM SOUTHEAST CORNER OF RAINIER AVE S ABOVE THE DARIGOLD BUILDING





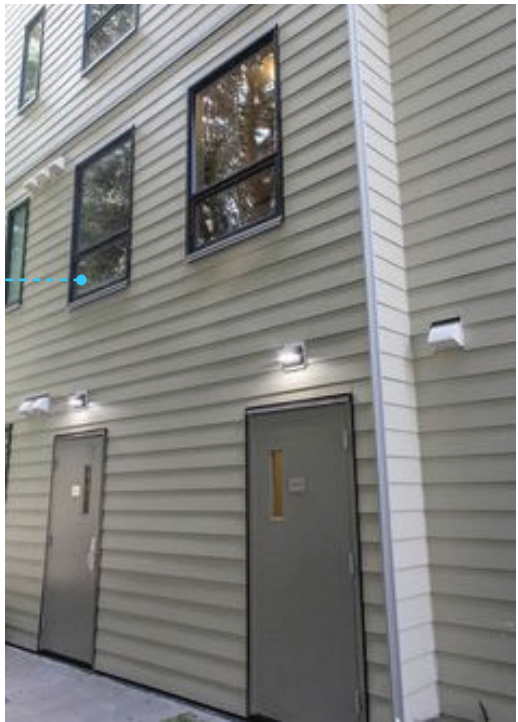








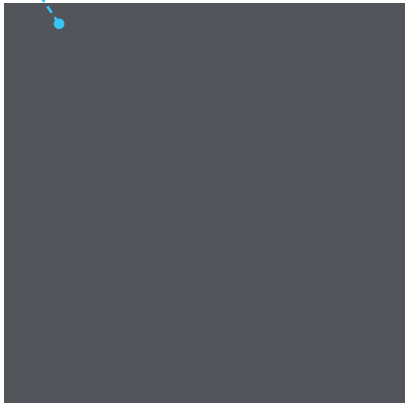
8" Lap Siding  
Beveled Fiver Cement Panels  
[North Stair Tower]



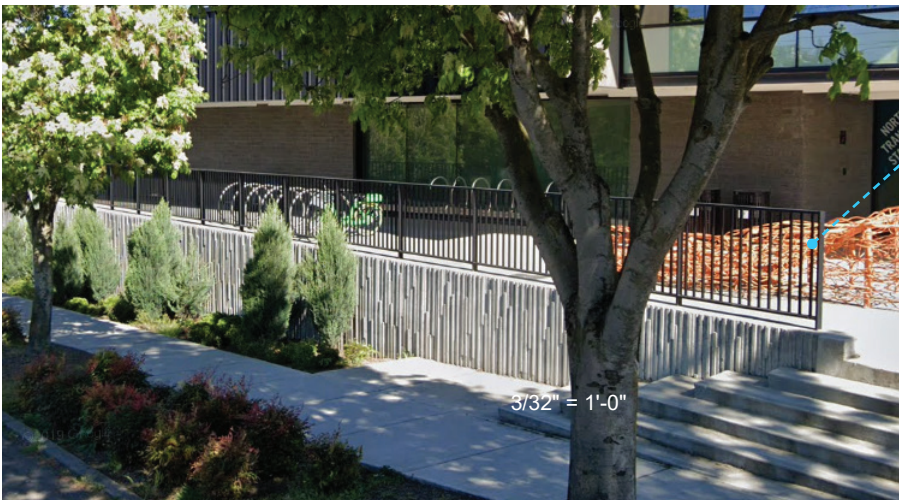
4" Lap Siding  
Beveled Fiver Cement Panels  
[Entry and the East Facade - First Floor]



SW7075 Web Gray



SW7076 Cyberspace

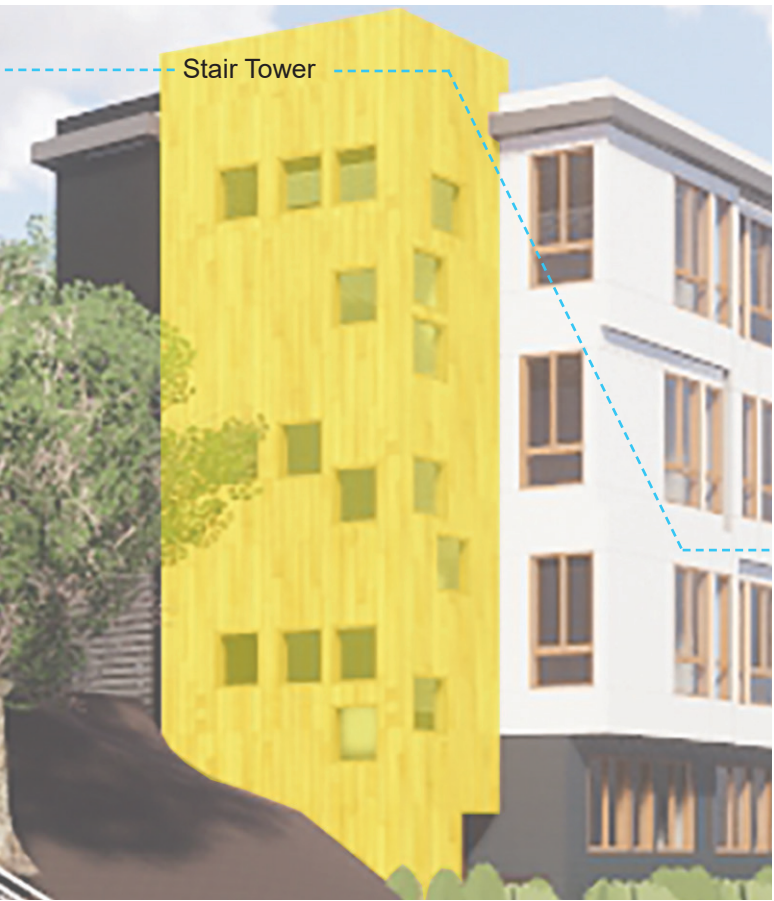
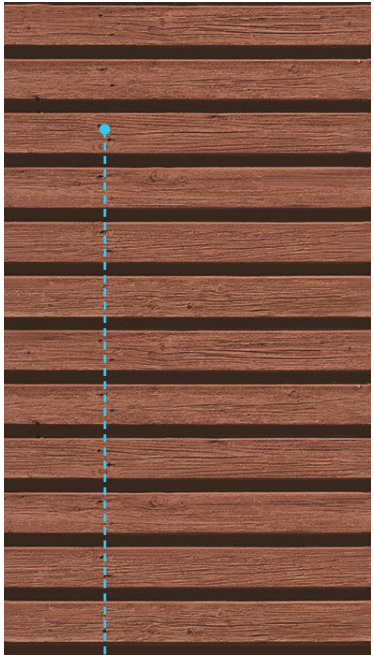
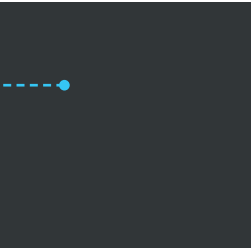
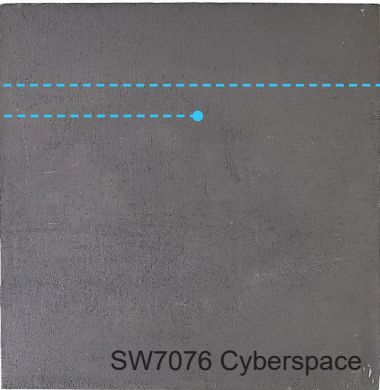
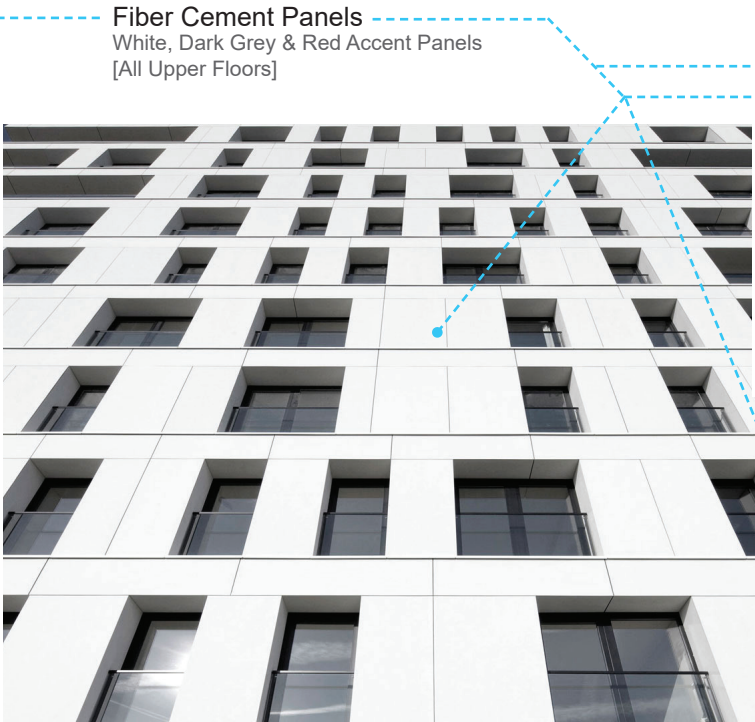


3/32" = 1'-0"

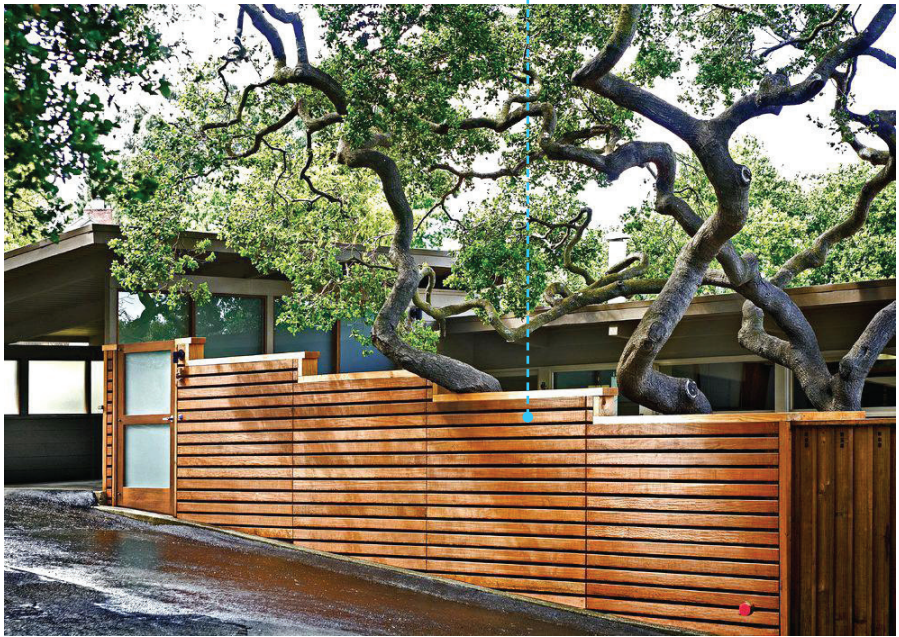
Board Formed Concrete  
Ramp Retaining Wall  
[East Facade adjacent to Sidewalk, next to Entry]







Nu Ray Metals - Metallic Antique Patina





CODE SECTION	Table A 23.45.040
CODE REQUIREMENT	375 SF Shared Storage for Solid Waste for 26-50 Residential Dwelling Units
PROPOSED DESIGN DEPARTURE	225 SF Shared Storage for Solid Waste for 26 SEDU units
REASONING FOR DEPARTURE	<p>Table A 23.54.040 requires 225 SF Trash area for 16-25 Dwelling Units &amp; 375 SF Trash area for 26-50 Dwelling Units for a Residential Development.</p> <p>This project has 26 Small Efficiency Dwelling Units (SEDU) which produces less solid waste impact than a typical Multi-family dwelling unit.</p> <p>The project is provided with adequate Trash/Recycle/Compost Dumpsters as required for 26 Units by SPU in the 226 SF designated trash area. There is 4'-8 1/2" feet of clearance between the edge of the dumpster and the entry space, and a total of 7'-9" clearance to maneuver the dumpsters in and out of the trash area.</p> <p>Therefore, we request for a Departure to be allowed to use the 225 SF Shared Storage for Solid waste for the 26 SEDU units for this project.</p>

Table A for 23.54.040: Shared Storage Space for Solid Waste Containers	
Residential development	Minimum area for shared storage space
2-8 dwelling units	84 square feet
9-15 dwelling units	150 square feet
16-25 dwelling units	225 square feet
26-50 dwelling units	375 square feet

Trash & Recycle Dumpsters

Cubic yards of Garbage =  $\frac{26 \text{ SEDU units}}{10}$  = 2.6 cubic yards REQUIRED

3 Cubic Yard Containers PROVIDED (72"x43") for 26 SEDU units

Compost Bins

One 96 gallon cart REQUIRED for 5 - 50 Residential Dwelling units  
One 96 gallon cart PROVIDED for 26 SEDU units





