

PROJECT DESCRIPTION

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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

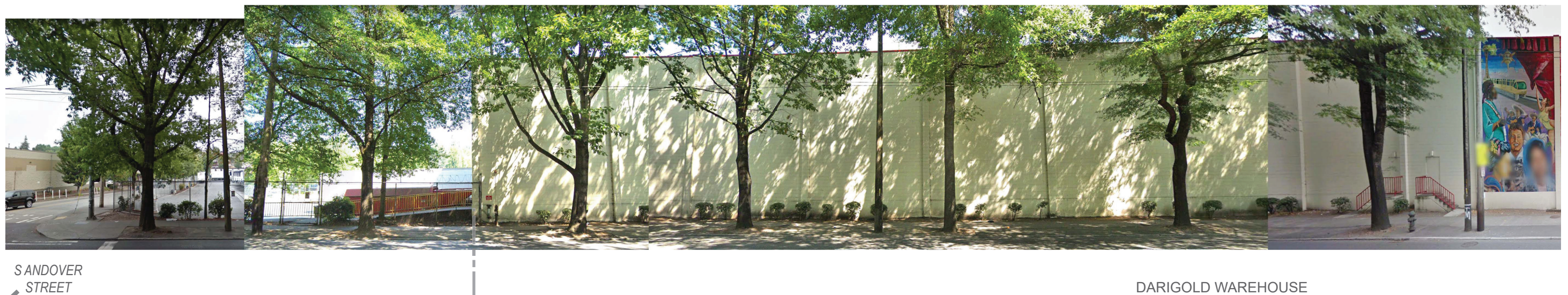
THE PROJECT PARCEL IS ZONED NC2-40 IN THE MT BAKER HUB URBAN VILLAGE. COMMERCIAL ZONE TO THE EAST AND SINGLE FAMILY TO THE WEST ARE THE IMMEDIATE ADJACENT PARCELS OF THE SITE. LR2 ZONE OCCUPIES THE SOUTH WEST CORNER FROM THE SITE. THE SITE IS LOCATED WITHIN A FREQUENT TRANSIT CORRIDOR SO NO PARKING IS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





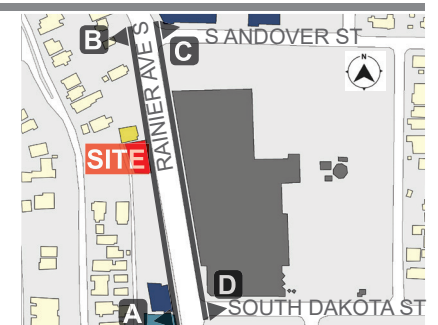
A STREET VIEW ALONG RAINIER AVE S, LOOKING EAST TOWARDS PROJECT SITE

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.



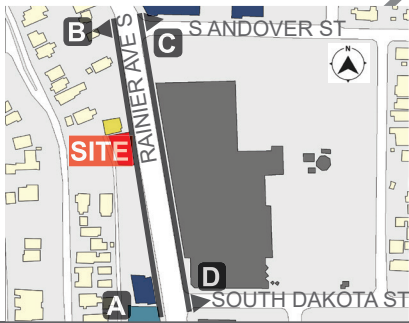
DARIGOLD WAREHOUSE

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

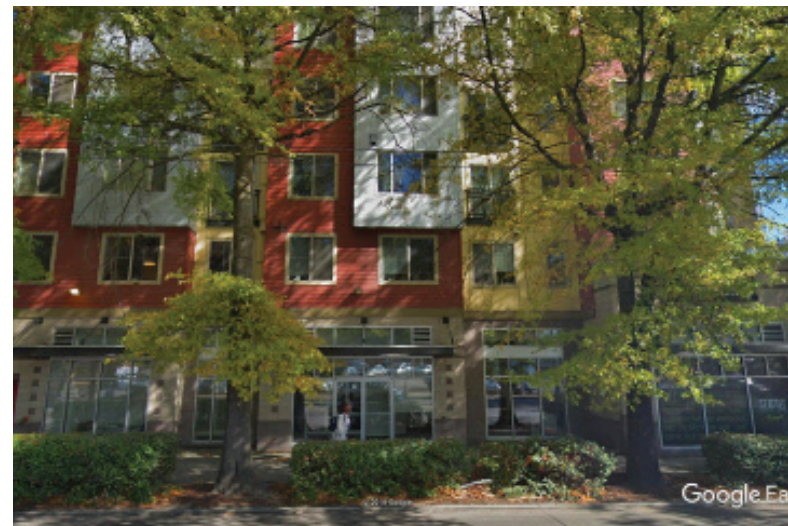
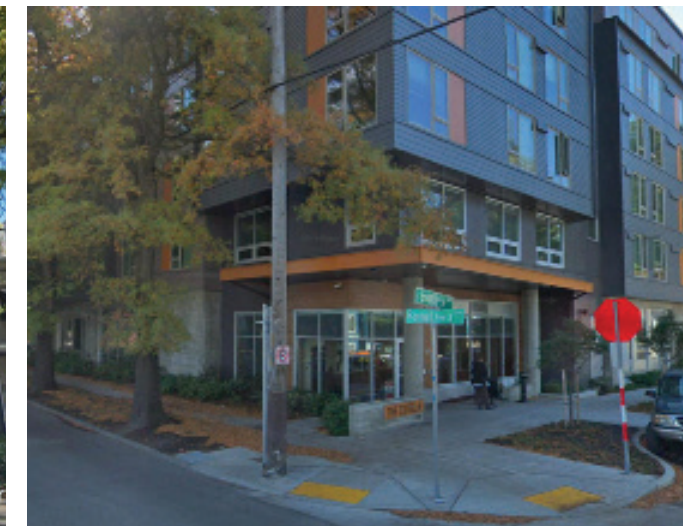

D NORTH OF PROJECT SITE

- 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 68, 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

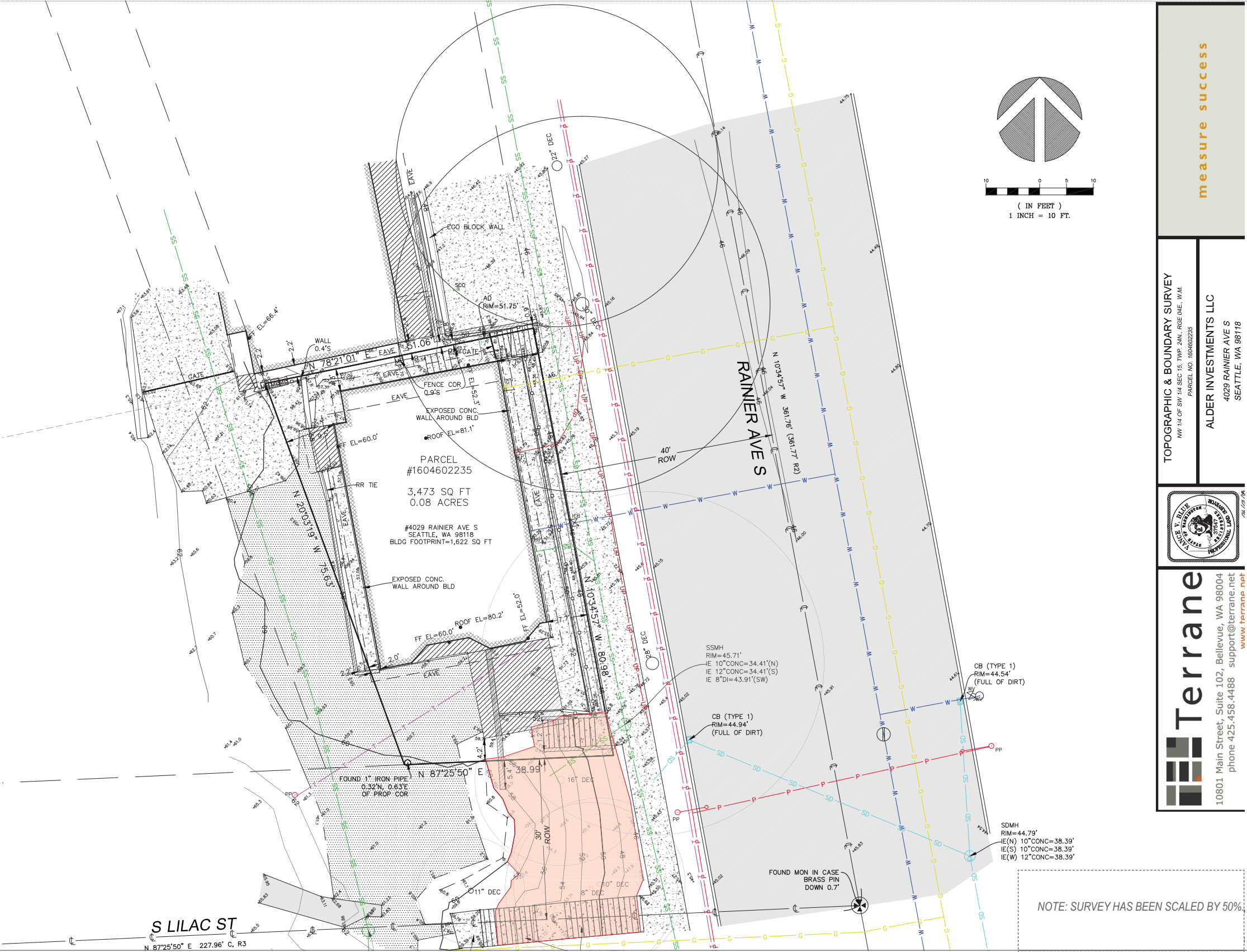
AREA DRAIN
ASPHALT SURFACE
BUILDING
CENTERLINE ROW
CLEANOUT (SEWER)
CONCRETE SURFACE
RETAINING WALL
DECK
FENCE LINE (CHAIN LINK)
FENCE LINE (WOOD)
FIRE HYDRANT
GAS LINE
GAS METER
GRAVEL SURFACE
INLET (TYPE 1)
IRON PIPE (FOUND)
MAILBOX (RESIDENTIAL)
MONUMENT IN CASE (FOUND)
POWER METER
POWER (OVERHEAD)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

POWER POLE W/ LIGHT
ROCKERY
SEWER LINE
SEWER MANHOLE
STORM MANHOLE
STORM DRAIN LINE
TELEPHONE (OVERHEAD)

SIZE TYPE
D TREE (AS NOTED)
W WATER GATE VALVE
WV WATER VALVE
WV WATER VALVE
STEEP SLOPE AREA

VICINITY MAP

N.T.S.



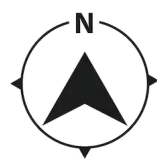
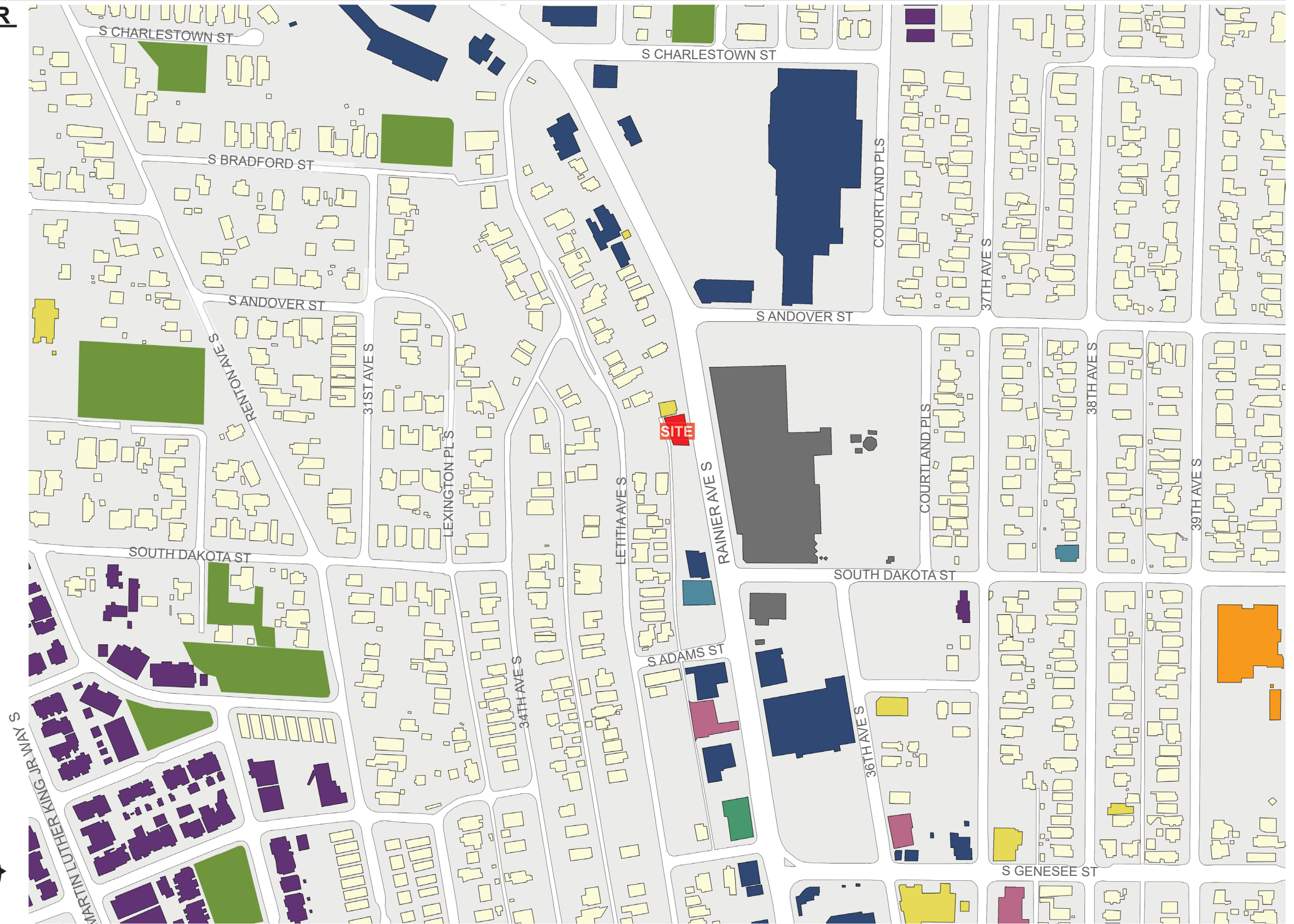
measure success

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

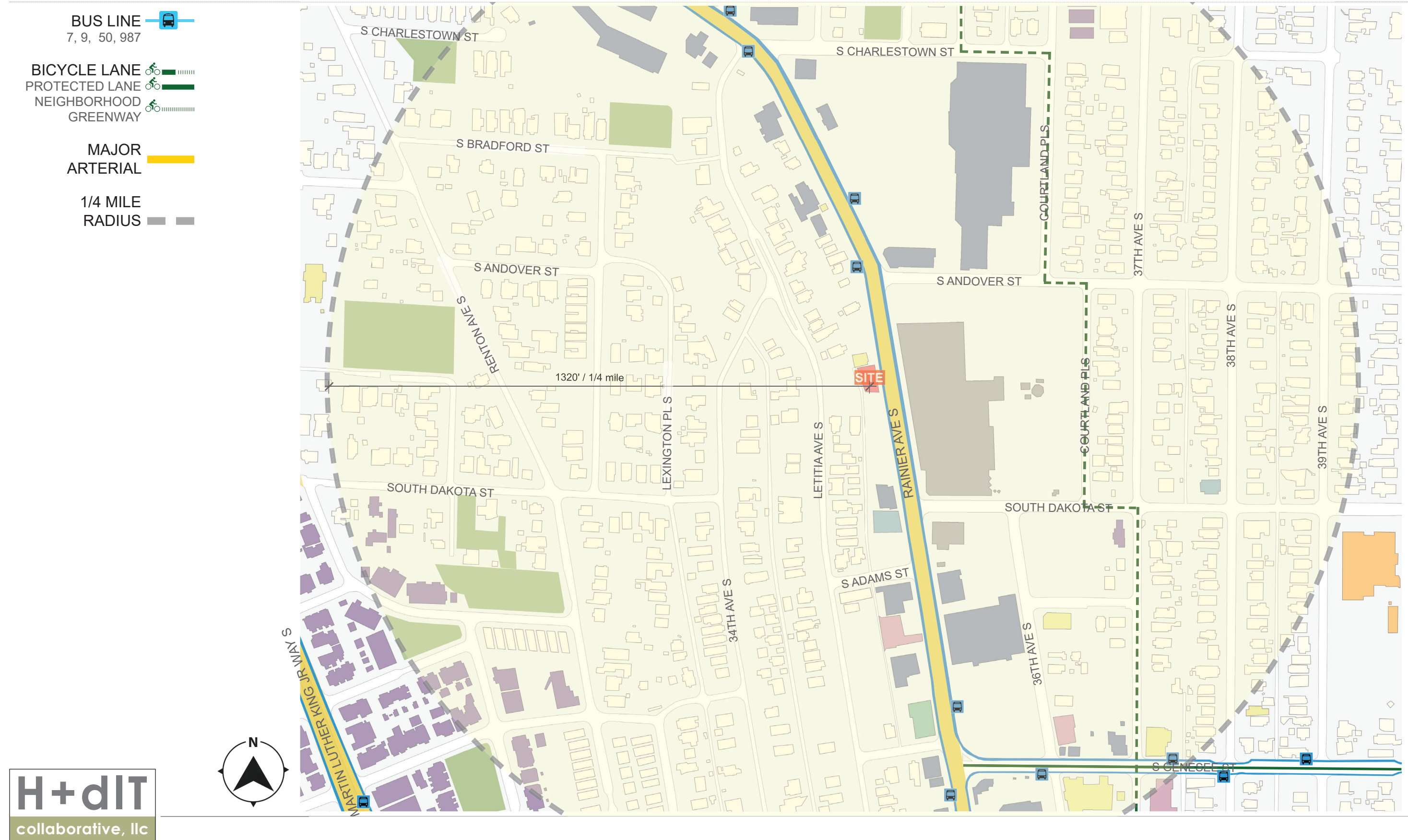
10801 Main Street, Suite 102, Bellevue, WA 98004
phone 425.458.4488 support@terrane.net
www.terrane.net

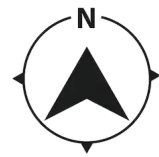
SURROUNDING USES OTHER THAN SINGLE FAMILY

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

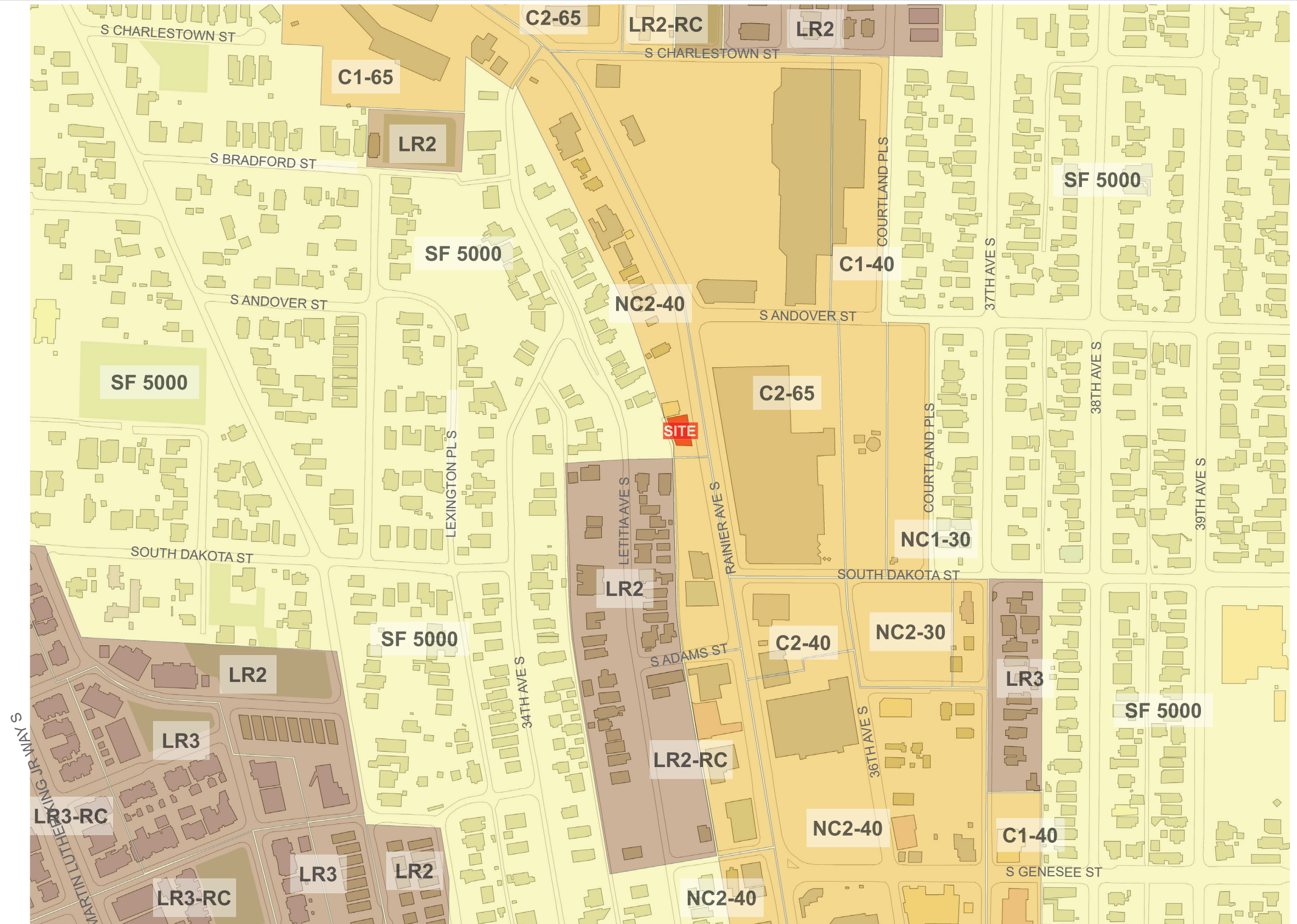


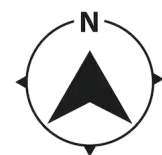
SITE ANALYSIS





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

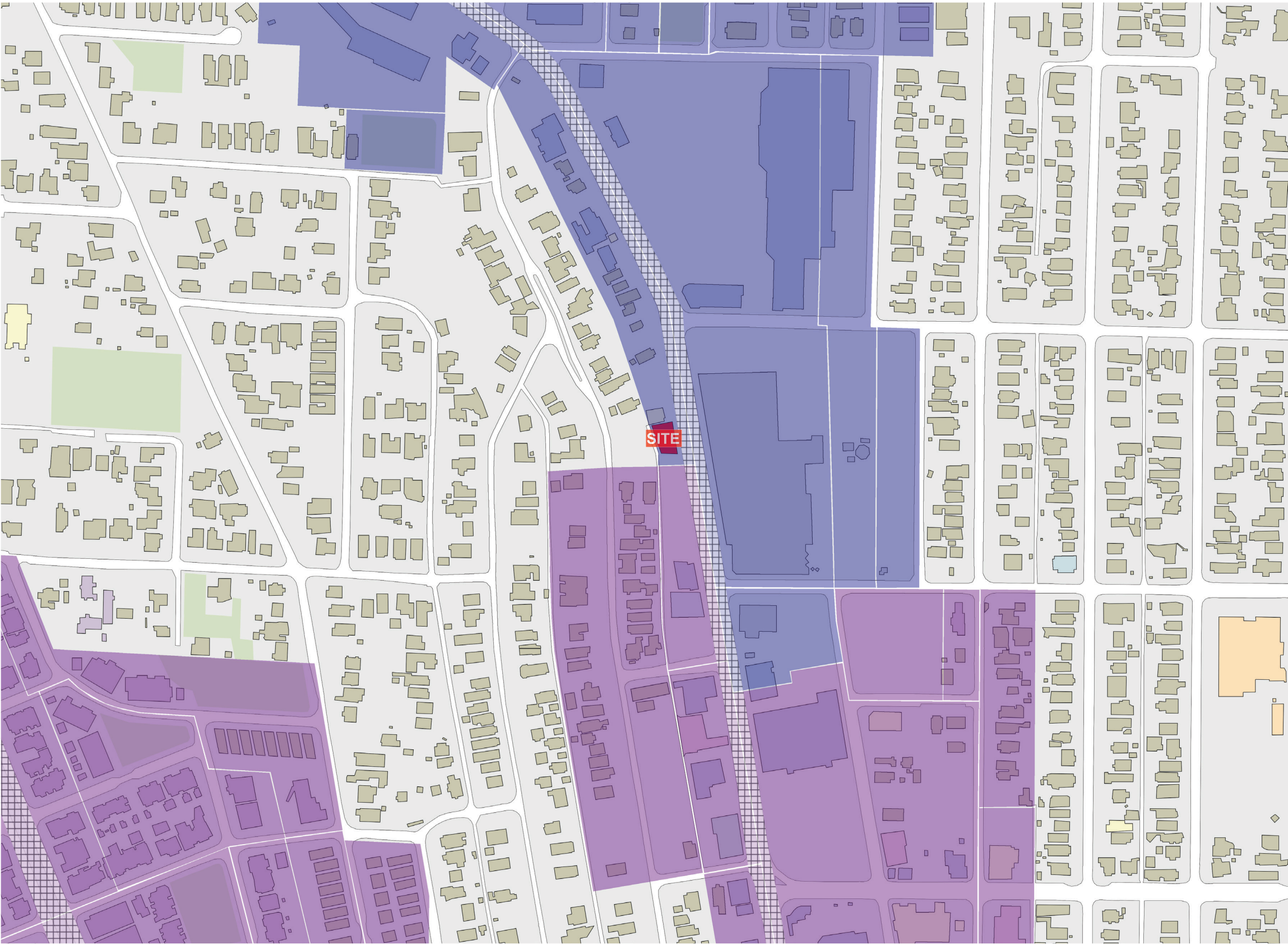




 HUB URBAN VILLAGE

 RESIDENTIAL URBAN VILLAGE

 FREQUENT TRANSIT CORRIDOR



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 ALL THE WAY BACK TO THE ALLEY.

CS2 URBAN PATTERN AND FORM

A ADJACENT SITES, STREETS, AND OPEN SPACES
A.1. CONNECTION TO THE STREET
THE PROJECT INCORPORATES FEATURES OF THE EXISTING ROCKERY WALL BETWEEN THE SITE AND THE SIDEWALK. THIS ALLOWS FOR A LANDSCAPED TRANSITION SPACE FITTING OF THE STREETScape ALONG THAT SIDE OF FRANKLIN AVENUE.

B RELATIONSHIP TO THE BLOCK
B.1. MID-BLOCK SITES
THE SITE IS LOCATED BETWEEN TWO DIFFERENT SCALES. AT ONE SIDE A SINGLE FAMILY RESIDENCE WITH TWO STORIES AND AT THE OTHER SIDE A MULTI RESIDENCE BUILDING WITH FOUR LEVELS PROVIDING TWENTY SIX UNITS. THE PROPOSED PROJECT OF FOUR TOWNHOME UNITS WITH THREE STORIES FITS RIGHT IN BETWEEN OF THE ADJACENT SCALES.

CS3 ARCHITECTURAL CONTEXT AND CHARACTER

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

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 STAIRWAYS AT BOTH SIDES FOR EASY AND DIRECT ACCESS TO EACH UNIT. THE DESIGN PROPOSES AN EAVE AT THE GROUND LEVEL THAT TURNS TO THE GROUND BECOMING AN ENTRY DATUM WITH EACH UNIT'S NUMBER VISIBLE FROM COMMON WALKWAYS.

PL2 WALKABILITY

A SAFETY AND SECURITY
A.1. EYES ON THE STREET
PROPOSING ALL UNIT ENTRIES TO BE ACCESSIBLE FROM THE SIDE YARDS PROVIDES TWO SINGLE LINES OF SIGHT THAT ENCOURAGE NATURAL SURVEILLANCE.

PL3 STREET-LEVEL INTERACTION

A ENTRIES
A.1. ENSEMBLE OF ELEMENTS
EACH UNIT ENTRY DOOR AND SIDELIGHT WILL HAVE AN EAVE DIRECTLY ABOVE FOR WEATHER PROTECTION AND A DISTINCT ACCESS POINT FROM WALKWAY WITH A LANDSCAPE AREA NEXT TO IT.

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

DC. DESIGN CONCEPT

DC1 PROJECT USES AND ACTIVITIES

A VEHICULAR ACCESS AND CIRCULATION
A.1. ACCESS LOCATION AND DESIGN
THE PROJECT PROPOSES FOUR (8'-0" X 16'-0") PARKING SPACES, ONE FOR EACH UNIT. THEY WILL BE LOCATED AT THE REAR OF THE LOT AND ACCESSED THROUGH THE EXISTING ALLEY.

B PARKING AND SERVICE USES
B.1. VISUAL IMPACTS
LOCATING THE PARKING AT THE REAR OF THE LOT PROVIDES NO VISUAL IMPACT IN THE NEIGHBORHOOD BECAUSE IT CAN ONLY BE SEEN THROUGH THE ALLEY.

DC2 ARCHITECTURAL CONCEPT

A MASSING
A.1. REDUCED PERCEIVED MASS
RAILINGS, BALCONIES AND CHANGES IN DEPTHS 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. BRICK PATTERN AS BASE, WIDE HARDIE PANELS AS A VERTICAL ELEMENT BETWEEN THE UNITS, AND WOOD 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.

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.

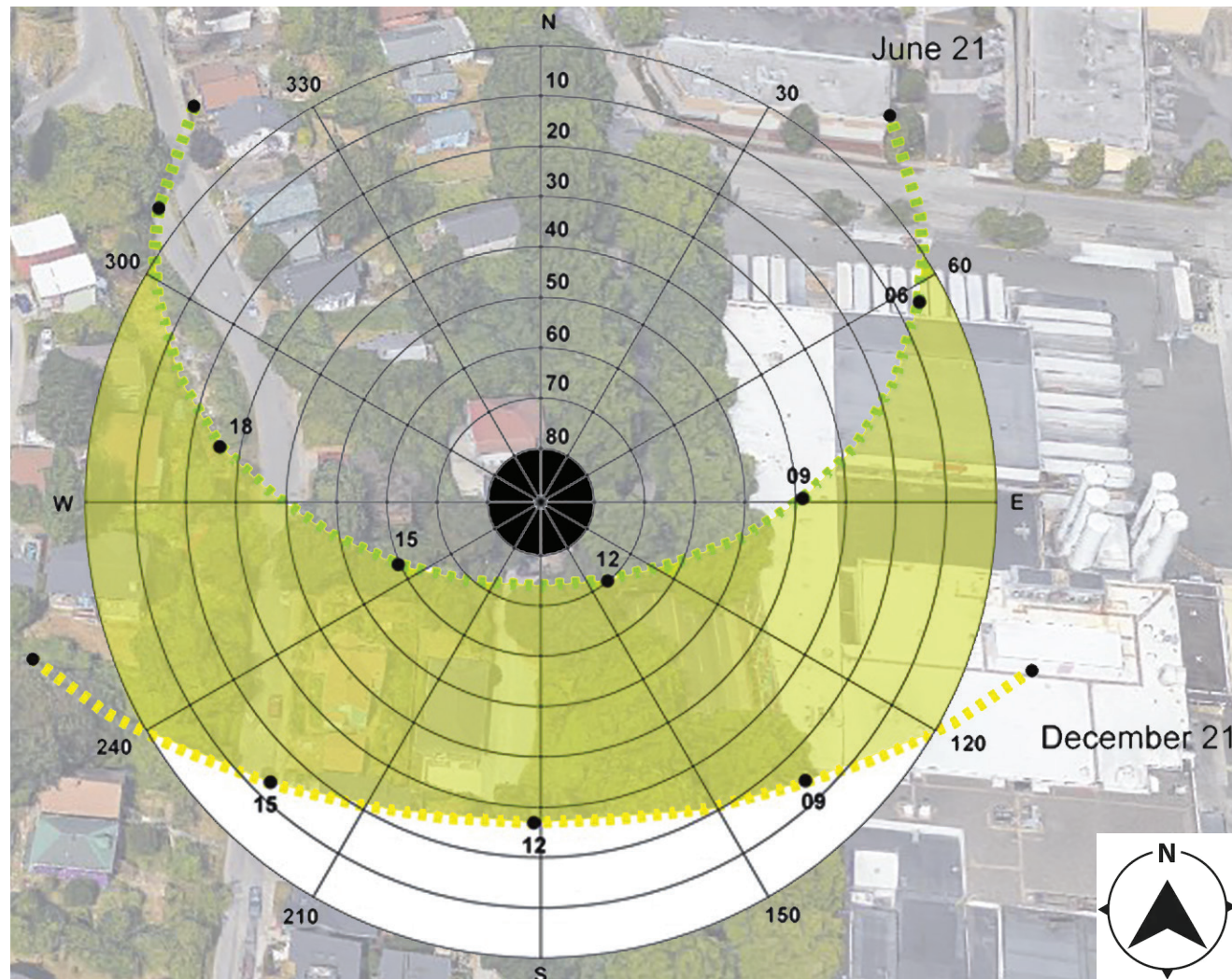
CO2 SITE

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

CO3 DESIGN

A DECREASE NUMBER OF UNITS TO MAKE SPACE FOR PARKING





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.

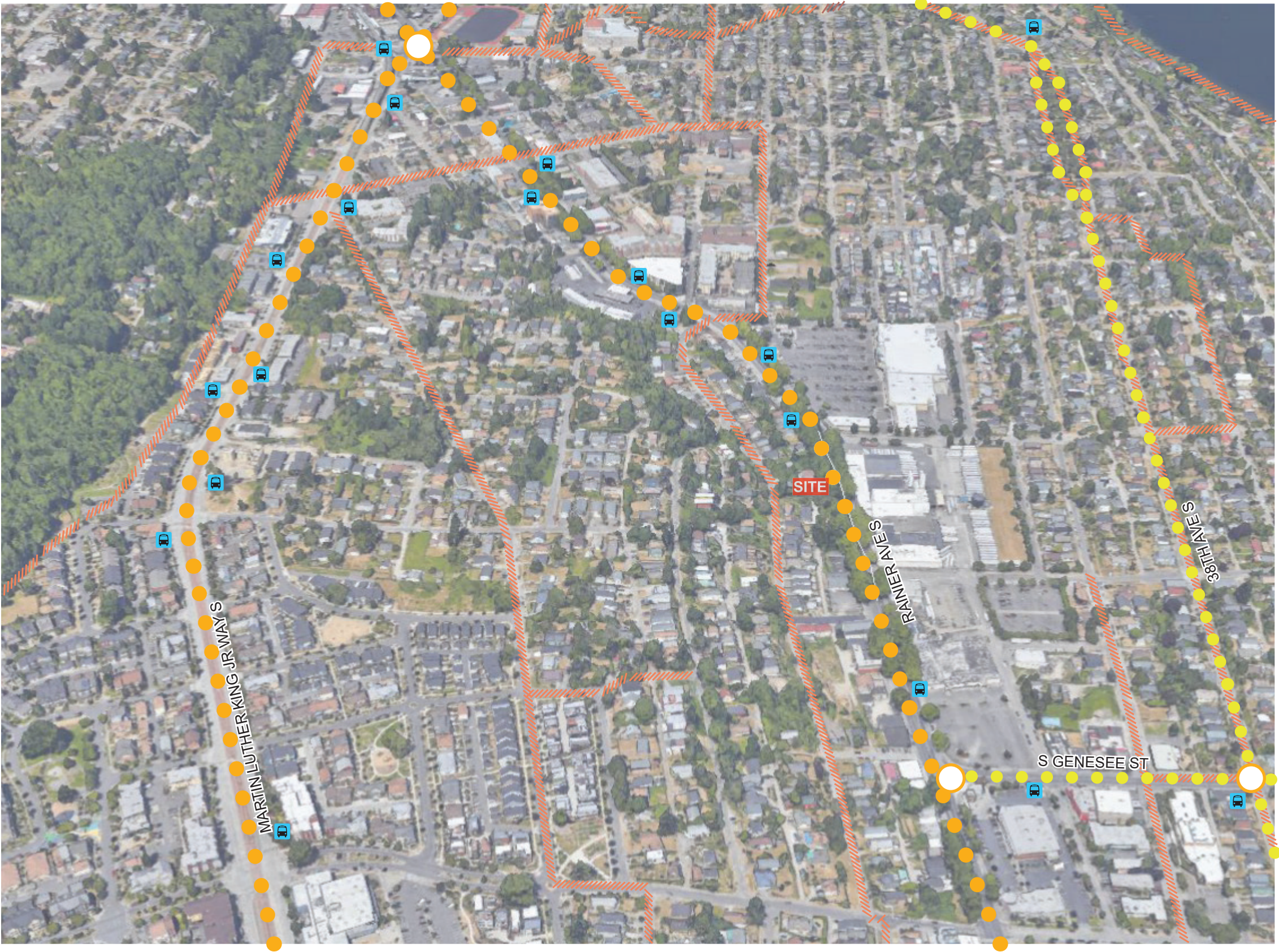
TRAFFIC / ACCESS PATTERNS

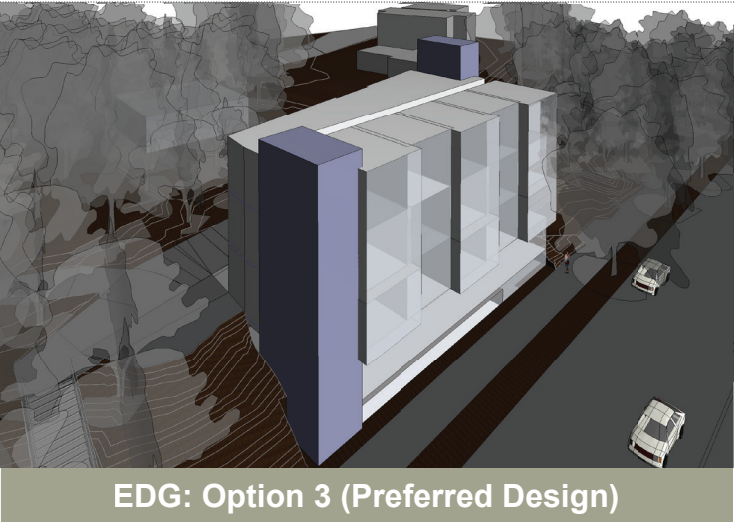
The site is located on a major arterial Rainier Ave S with multiple means of transportation and access. Rainier Ave S is a high traffic street with large trees and landscaped sidewalks that are conducive to pedestrians. The site also has an alley in the back for the main point of access for trash collection.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

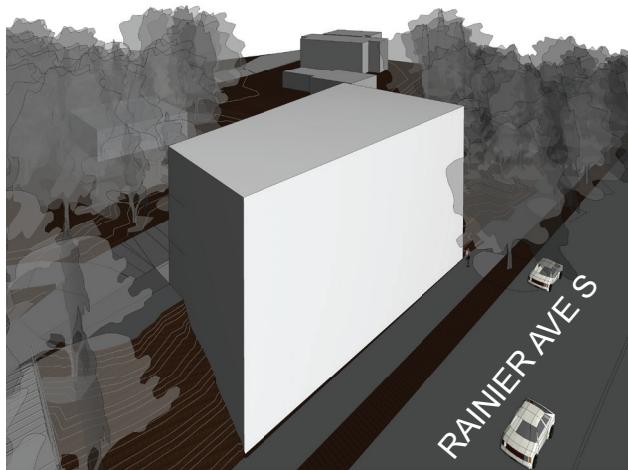




# OF UNITS:	26 SEDU
AMENITY AREA:	449 SF required < 836 SF provided
FAR:	MAX allowed - 10,419 SF > 8,962.5 provided
BIKE STALL:	26
OPPORTUNITIES:	Maximixed Amenity Area No departures from Land Use code
CONSTRAINTS:	No Massing Modulation
CODE COMPLIANCE:	Yes, code compliant

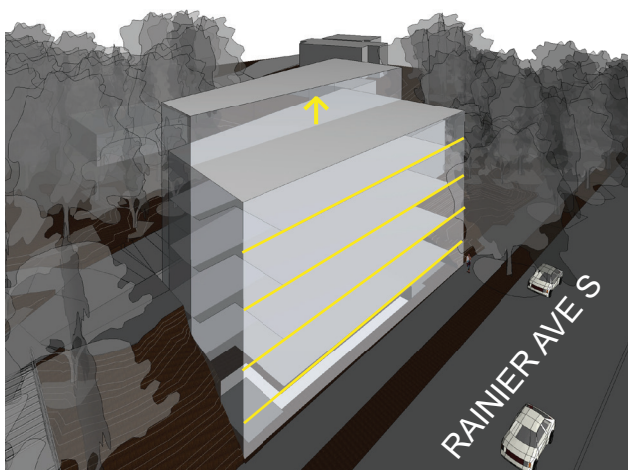
26 SEDU
449 SF required < 1,856 SF provided
MAX allowed - 10,419 SF > 9,640 provided
26
Highest density of all options Corner Unit Windows Private Amenity Area on Level 5
Level of Egress through Alley Highest cost to build Structure more imposing to residential across the alley
Yes, code compliant

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



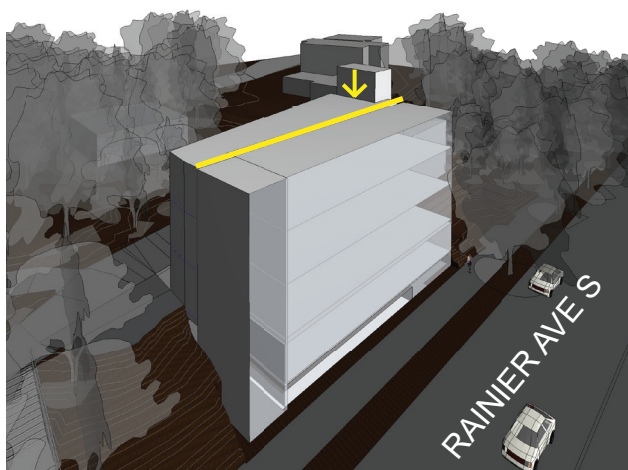
LOT BOUNDARY

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



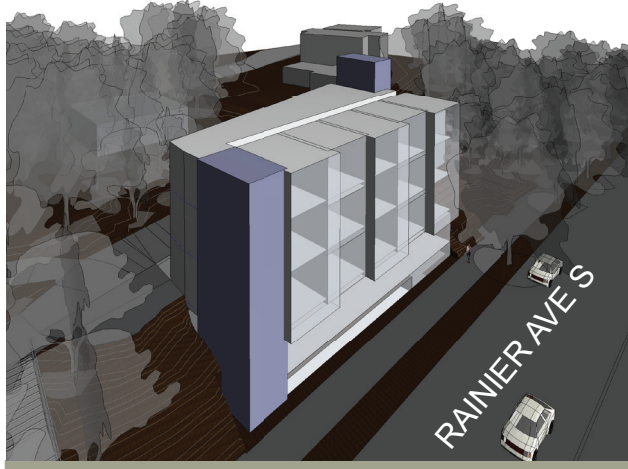
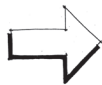
HEIGHT DENSITY

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

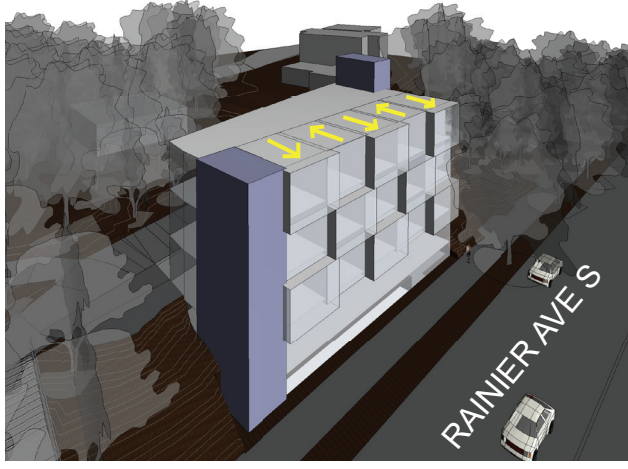


CIRCULATION

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

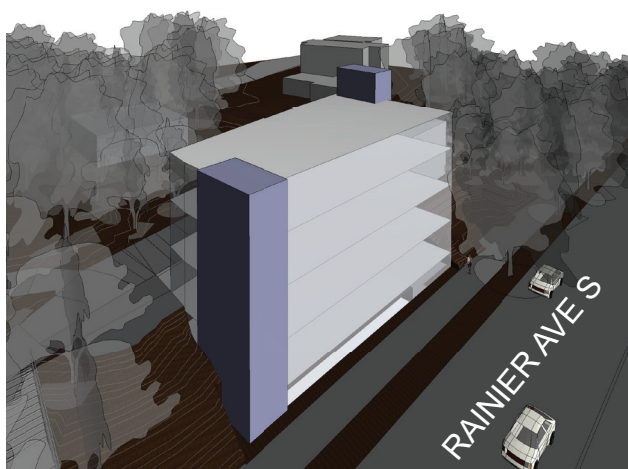


EDG: Option 3 (Preferred Design)



FACADE

- Alternate Unit Types
- Facade Articulation
- Building Modulation



MASSING

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



DESIGN OPTION 1

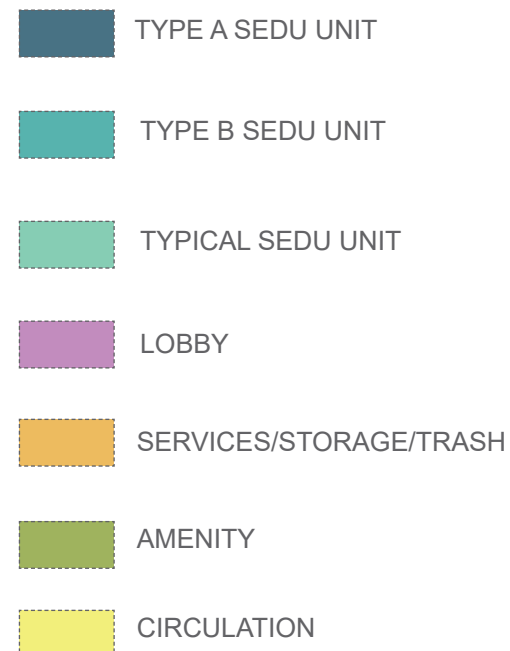
Option 1 is a design scheme with 26 SEDU units utilizing the entire lot boundary with no massing modulations.

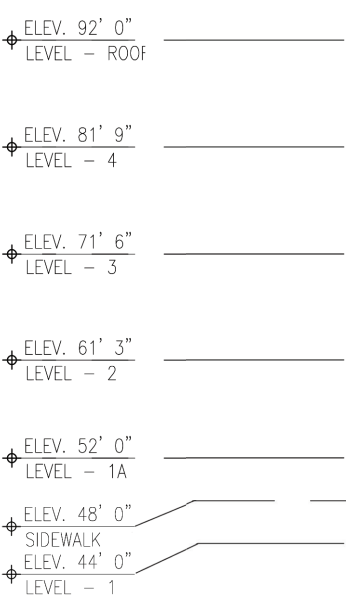
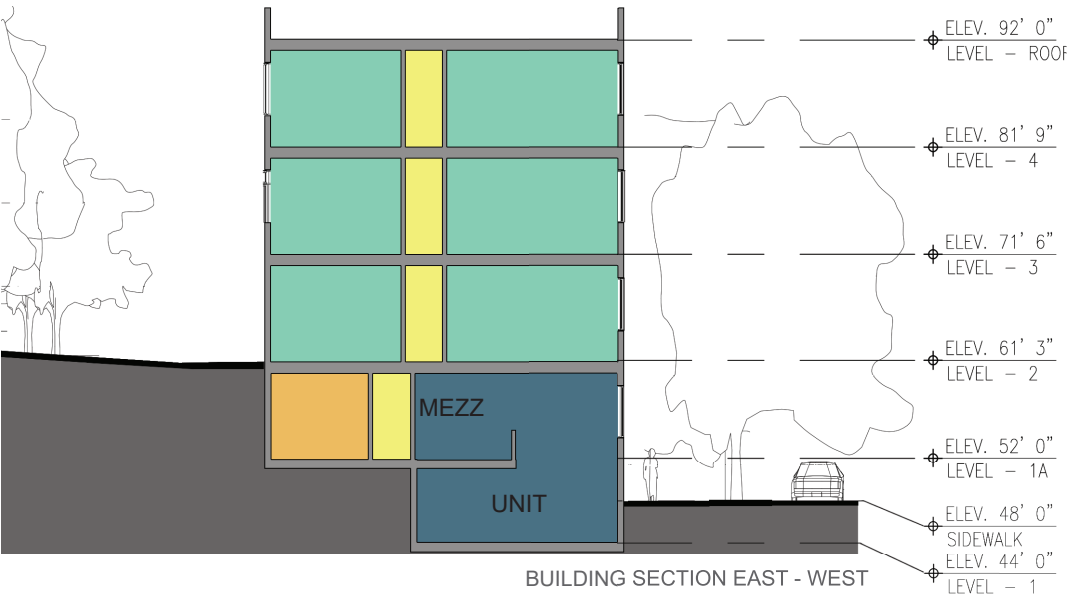
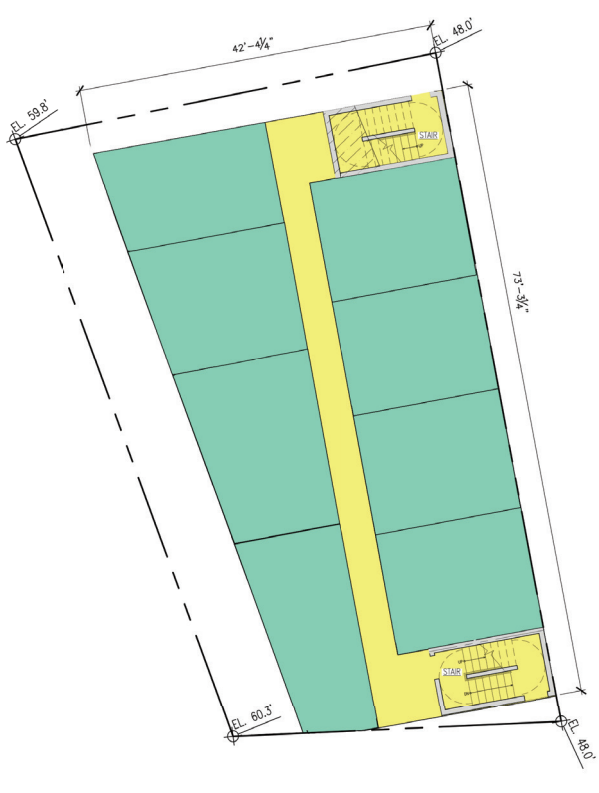
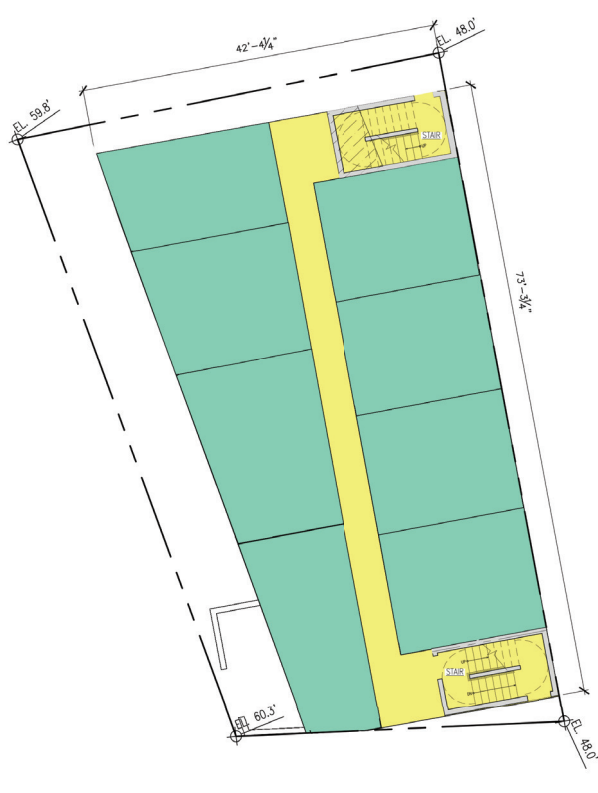
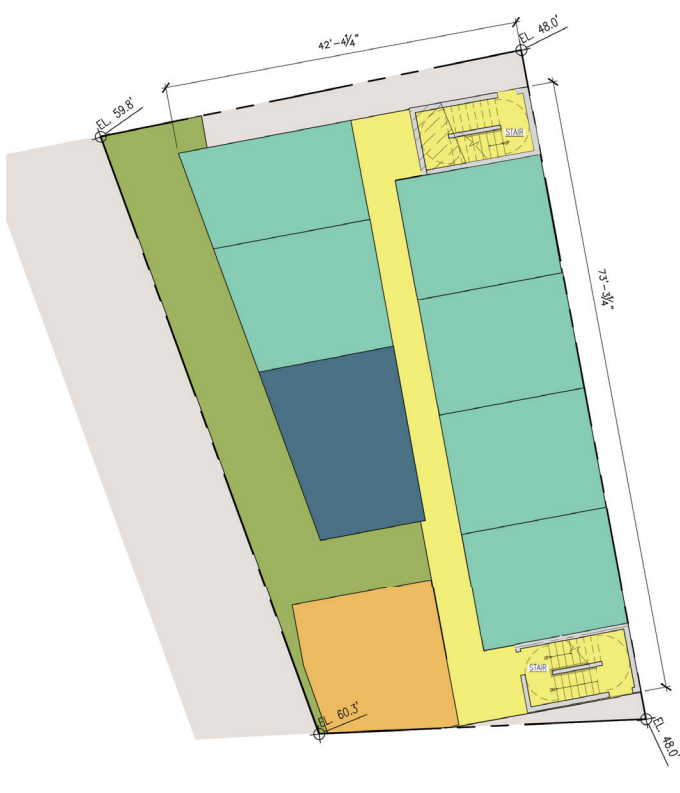
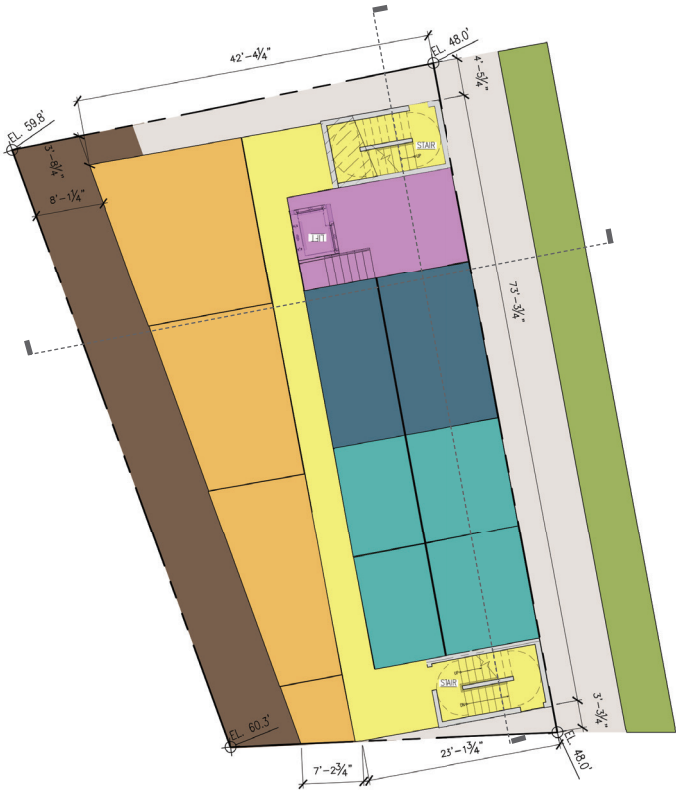
Advantages:

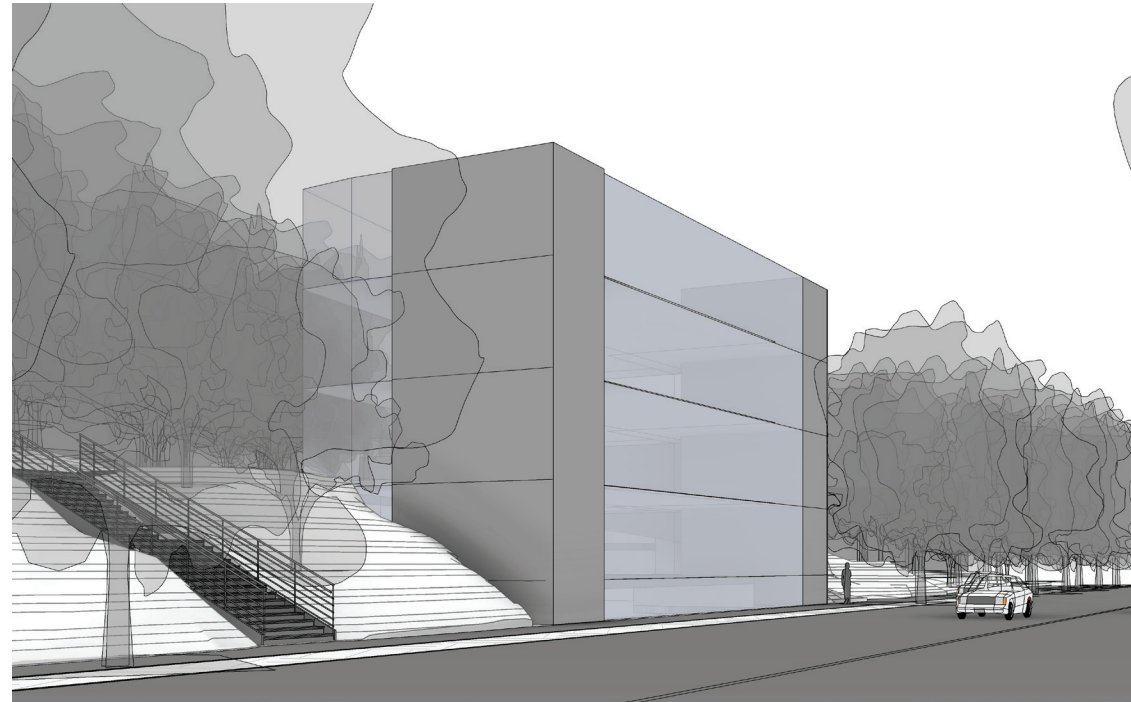
- Code Compliant
- No Departures from Land Use Code
- Entry and Exit points at the front facade of the building provides easy access
- Maximized Amenity Area
- Loft type Units with Mezzanines in Level 1

Disadvantages:

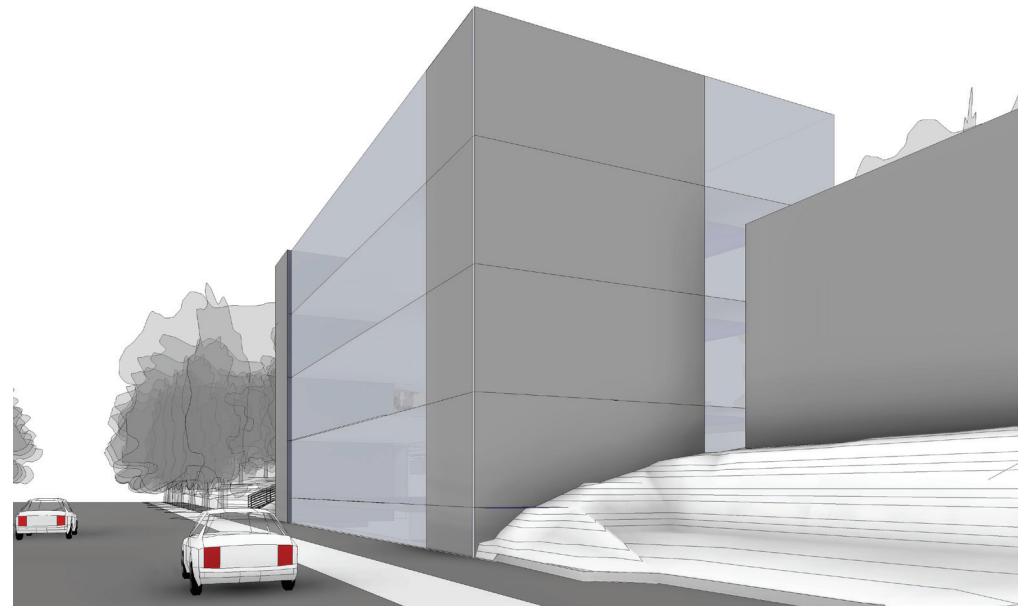
- No Massing Modulations
- No Setback from Pedestrian Level
- Street front Units 4' below Sidewalk per Code



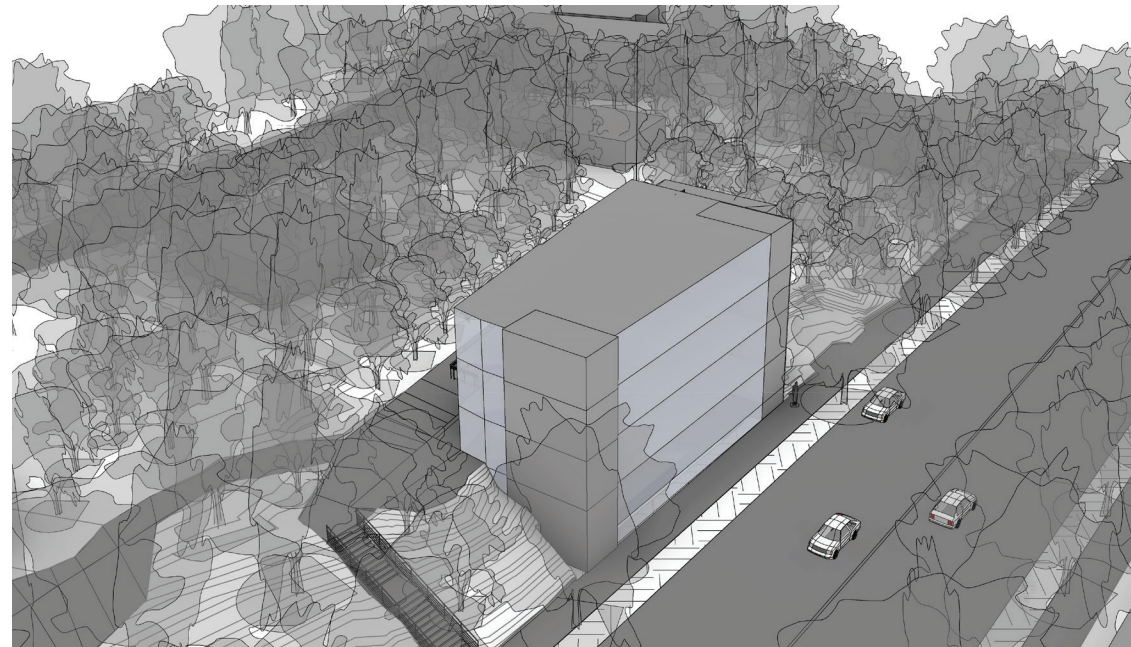




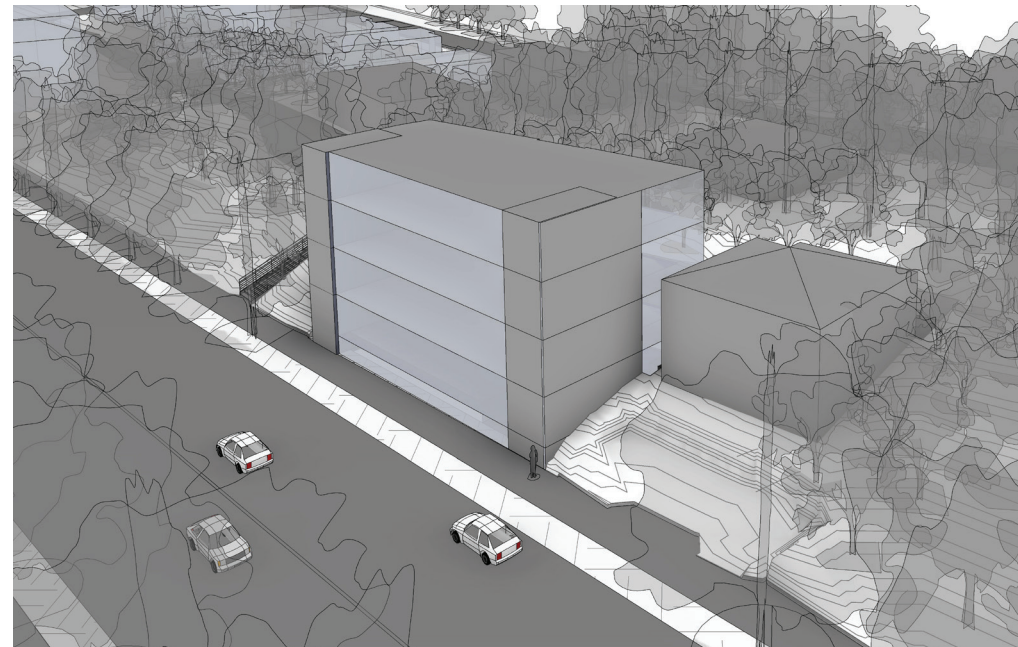
A VIEW LOOKING AT THE SITE DIRECTLY FROM SOUTHEAST CORNER OF RAINIER AVE



B VIEW LOOKING AT THE SITE DIRECTLY FROM NORTHEAST CORNER OF RAINIER AVE



C BIRD'S-EYE VIEW LOOKING AT THE SITE FROM THE SOUTHEAST



D BIRD'S-EYE VIEW LOOKING AT THE SITE FROM THE NORTH-EAST

Zone Designation: NC2 40

Maximum FAR Allowed: 10,419 SF

FAR Proposed: 8,962.5 SF

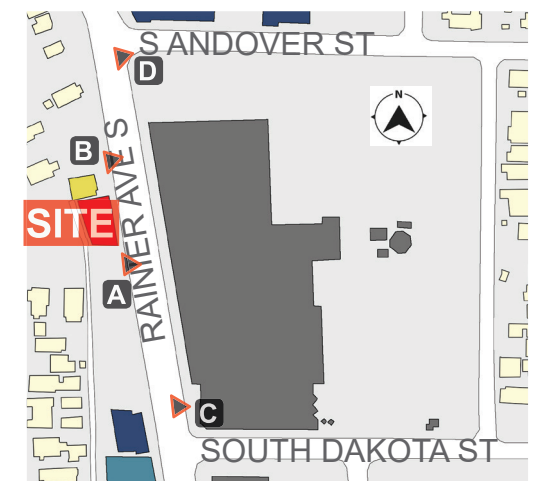
Number of Units: 26

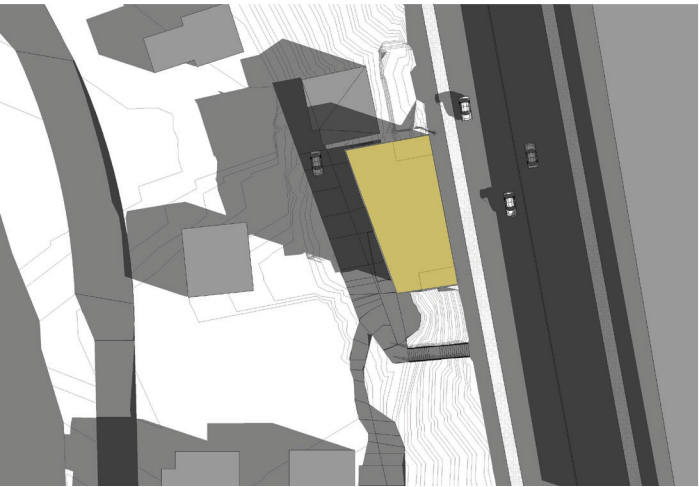
Total Minimum Amenity Area Required: 449 SF

Total Amenity Area Provided: 836 SF

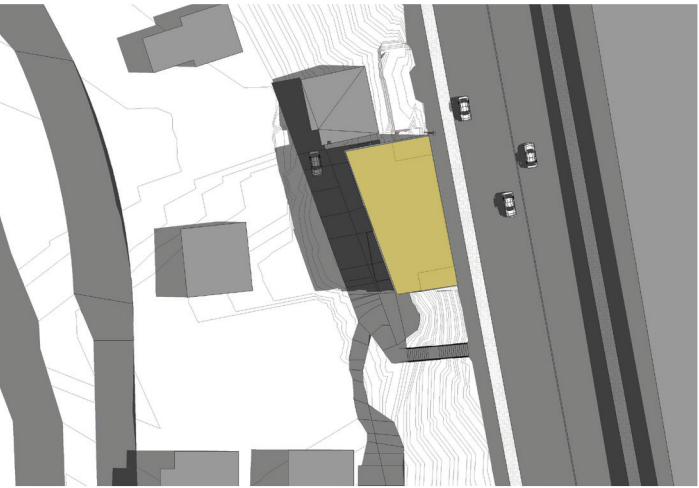
Number of Bike Stalls Require: 26

Number of Bike Stalls Provided: 26

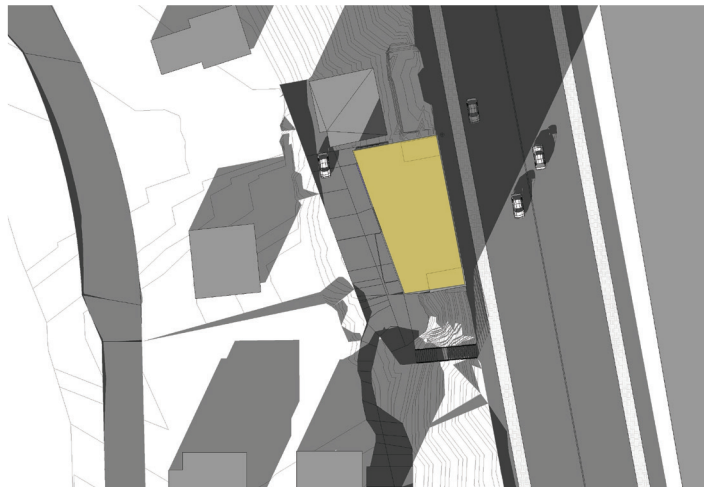
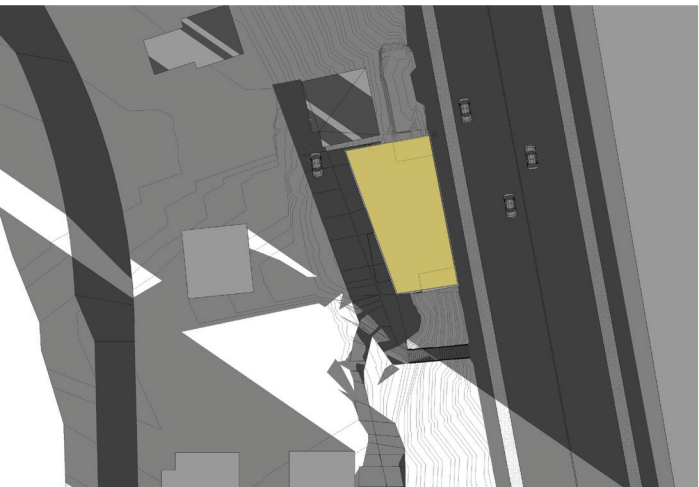




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JUNE 21



WINTER SOLSTICE
DECEMBER 21

9 AM

12 PM

3 PM



DESIGN OPTION 2

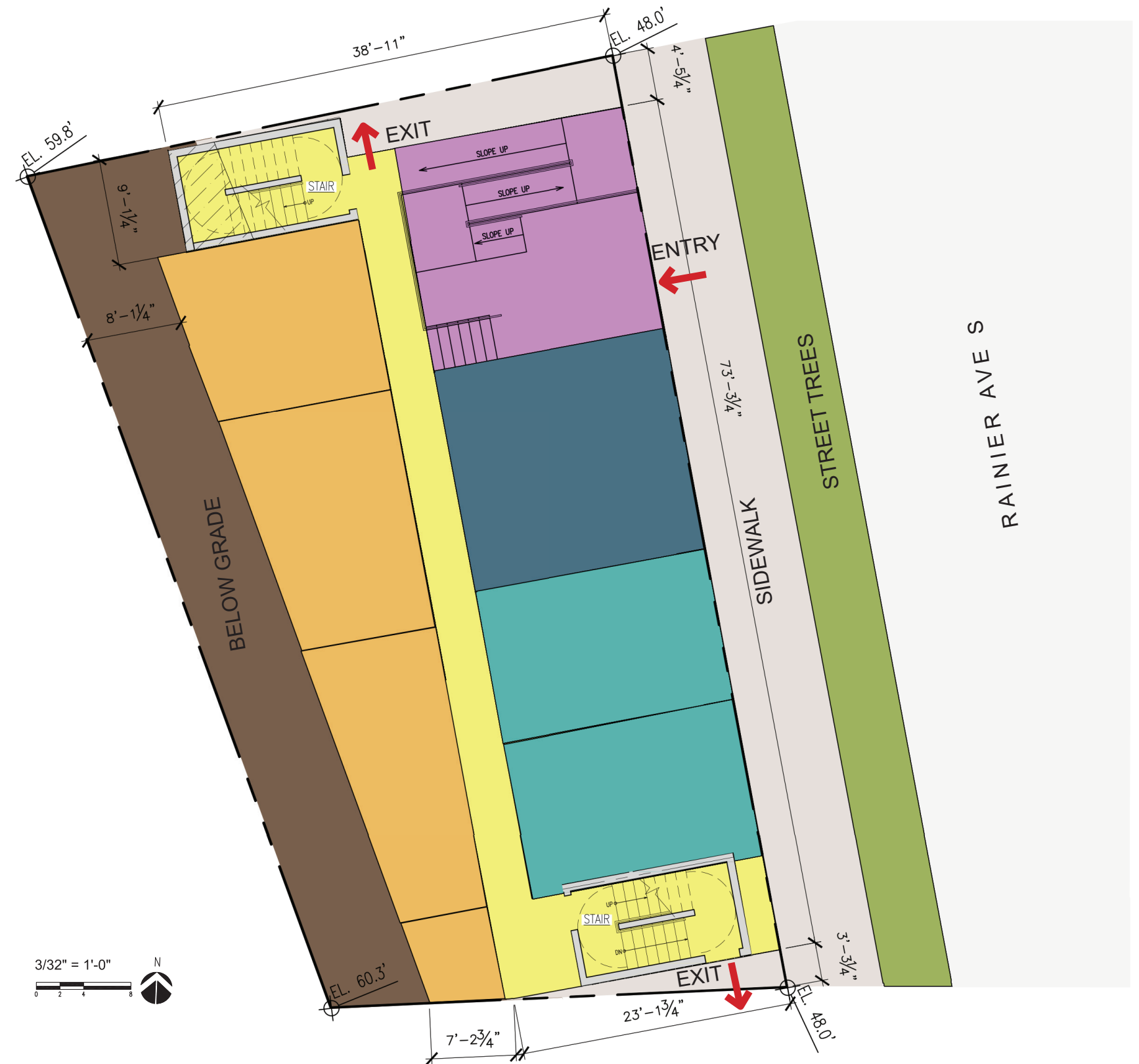
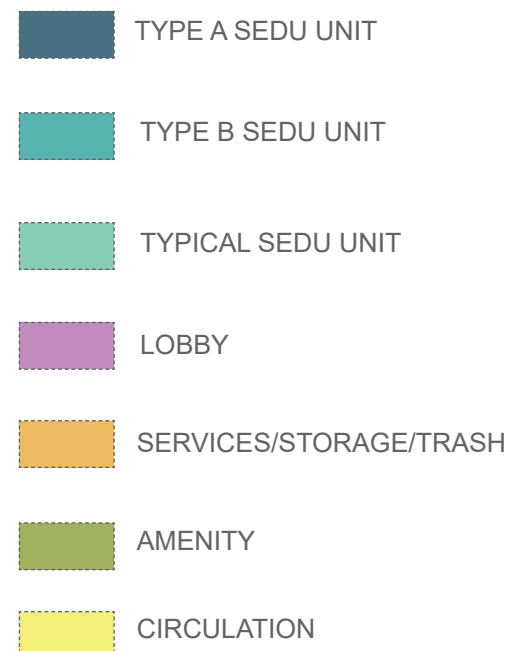
Option 2 is a design scheme with 26 SEDU units utilizing the steep slope to achieve two separate massing heights from the two separate grade planes.

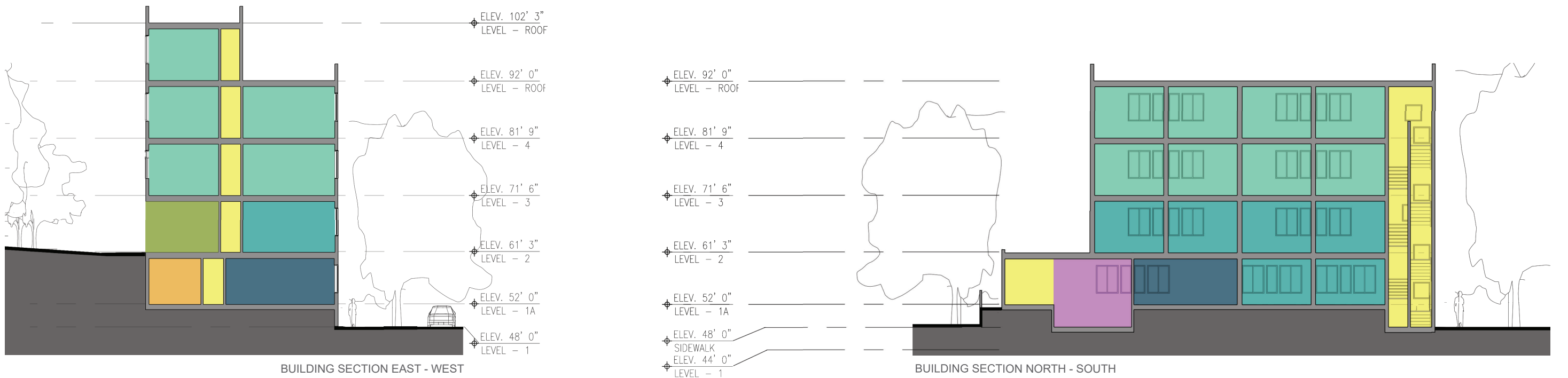
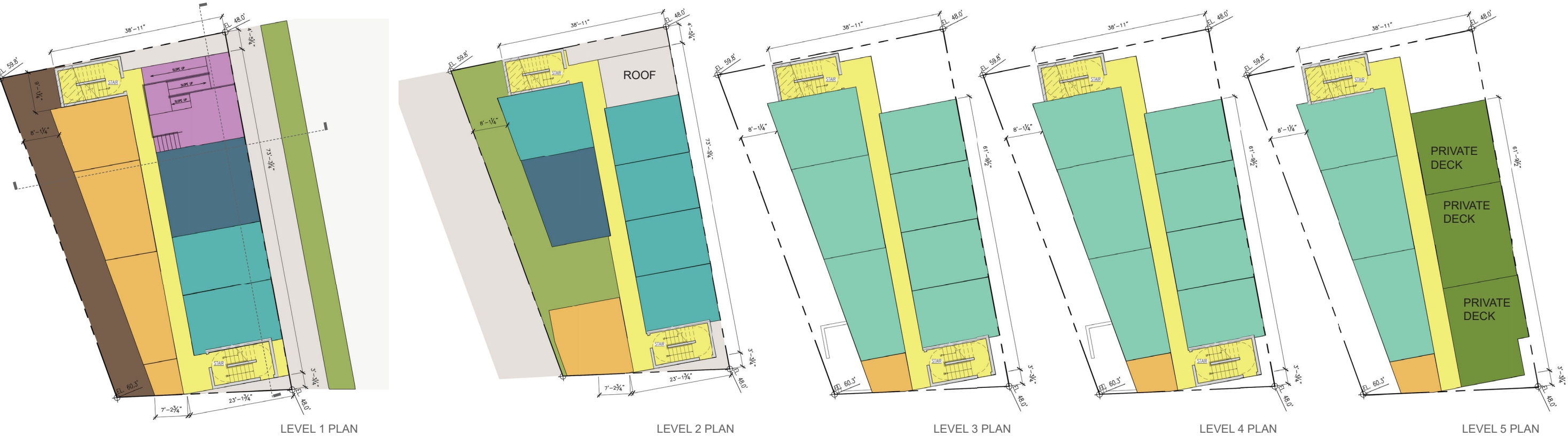
Advantages:

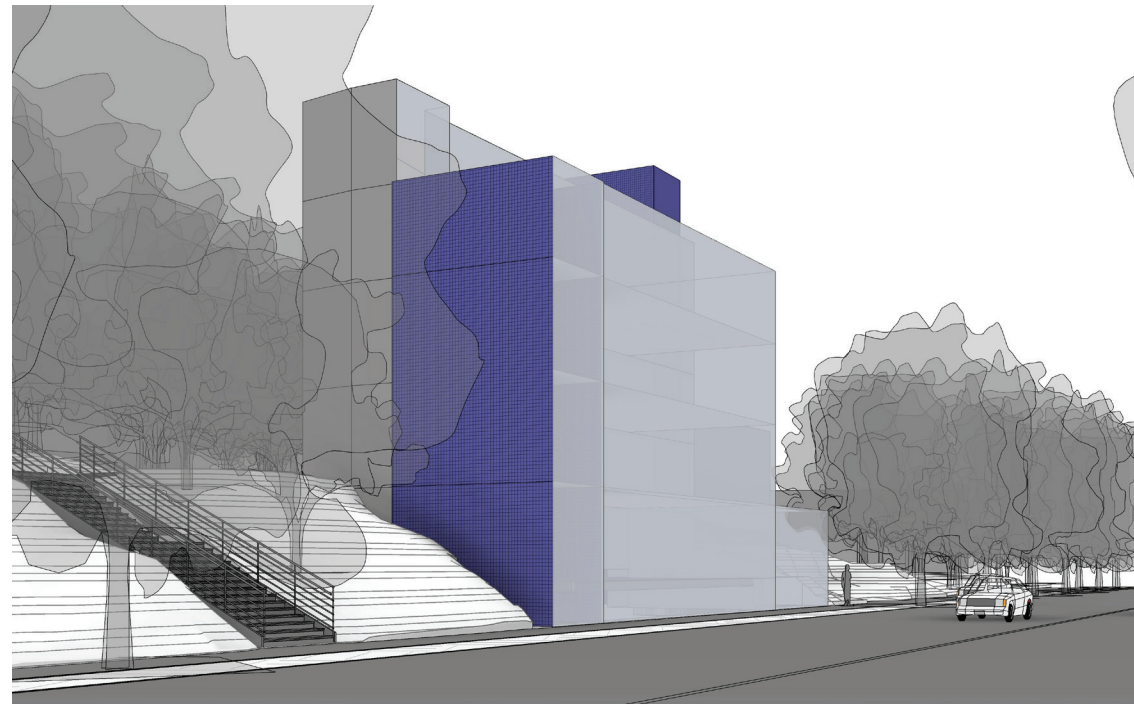
- Code Compliant
- No Departures from Land Use Code
- Entry and Exit points at the front facade of the building provides easy access
- Private Amenity on Level 5
- Highest Density of all options
- Corner Unit Windows

Disadvantages:

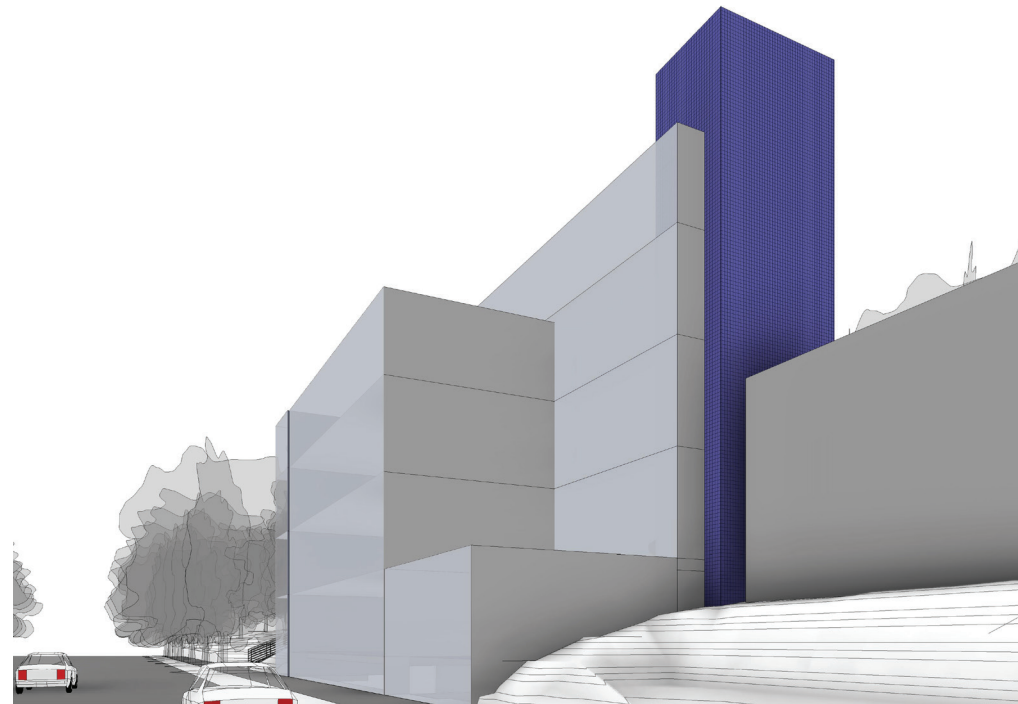
- Level of Egress through Alley
- Highest Cost to build
- Structure more imposing to residential across the alley



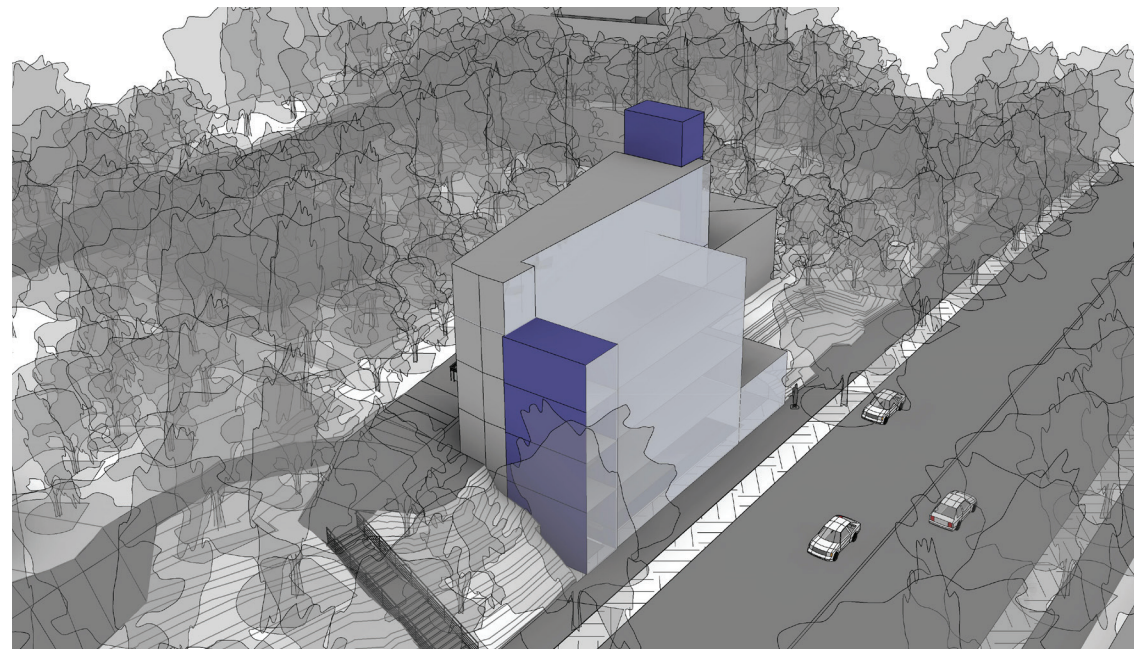




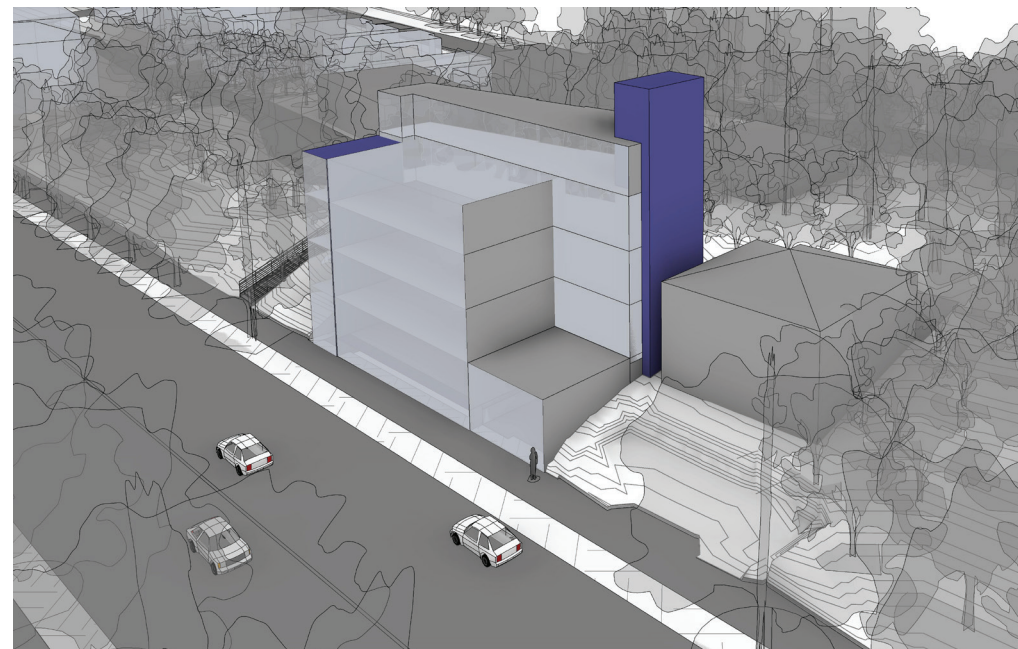
A VIEW LOOKING AT THE SITE DIRECTLY FROM SOUTHEAST CORNER OF RAINIER AVE



B VIEW LOOKING AT THE SITE DIRECTLY FROM NORTHEAST CORNER OF RAINIER AVE



C BIRD'S-EYE VIEW LOOKING AT THE SITE FROM THE SOUTHEAST



D BIRD'S-EYE VIEW LOOKING AT THE SITE FROM THE NORTH-EAST

Zone Designation: NC2 40

Maximum FAR Allowed: 10,419 SF

FAR Proposed: 9,640 SF

Number of Units: 26

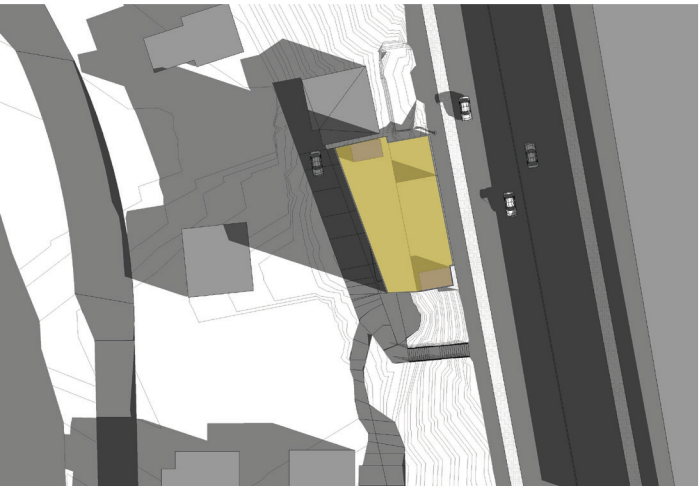
Total Minimum Amenity Area Required: 449 SF

Total Amenity Area Provided: 1,856SF

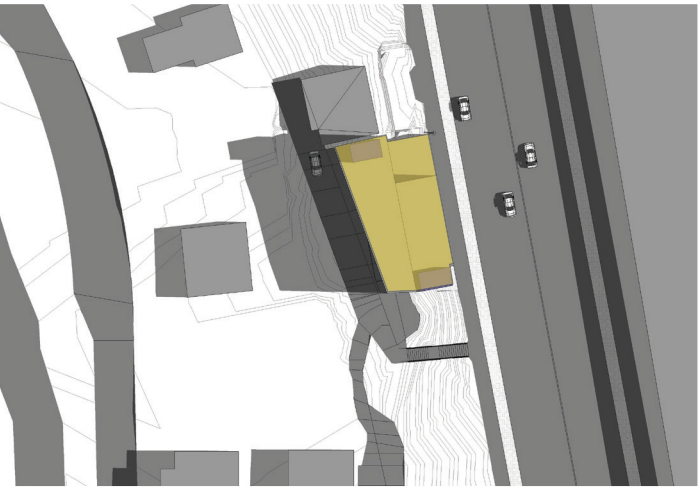
Number of Bike Stalls Require: 26

Number of Bike Stalls Provided: 26

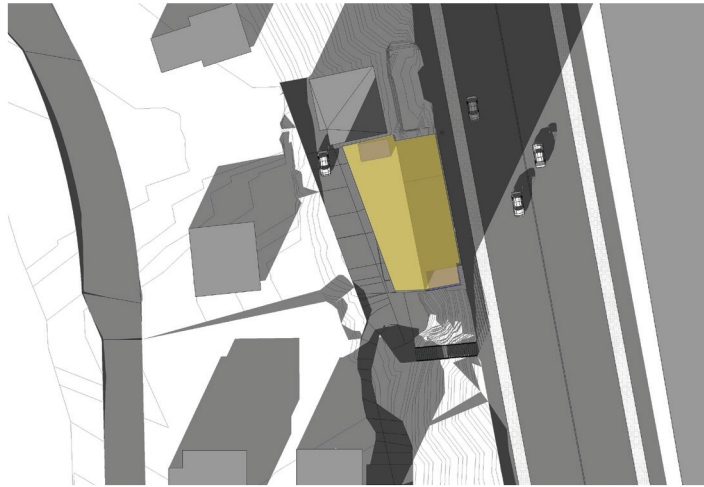
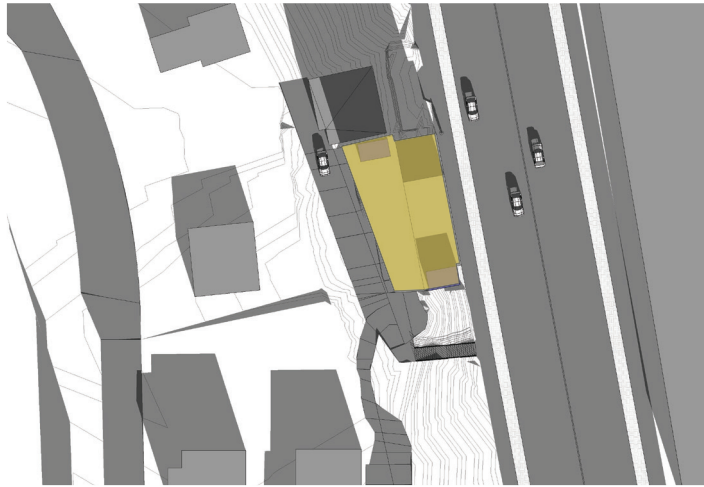
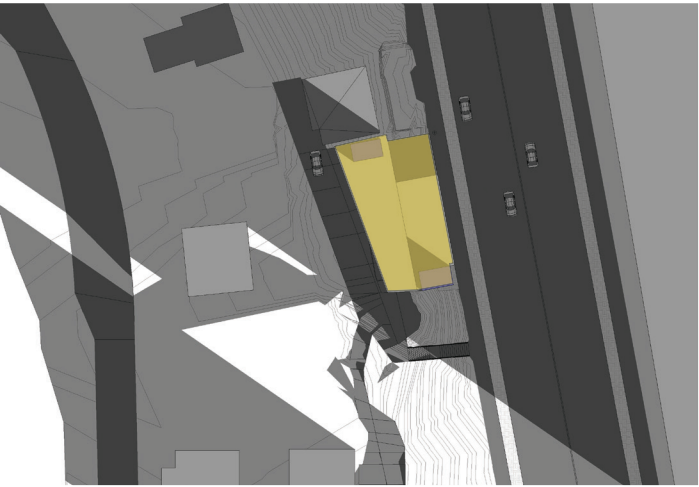




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DESIGN OPTION 3

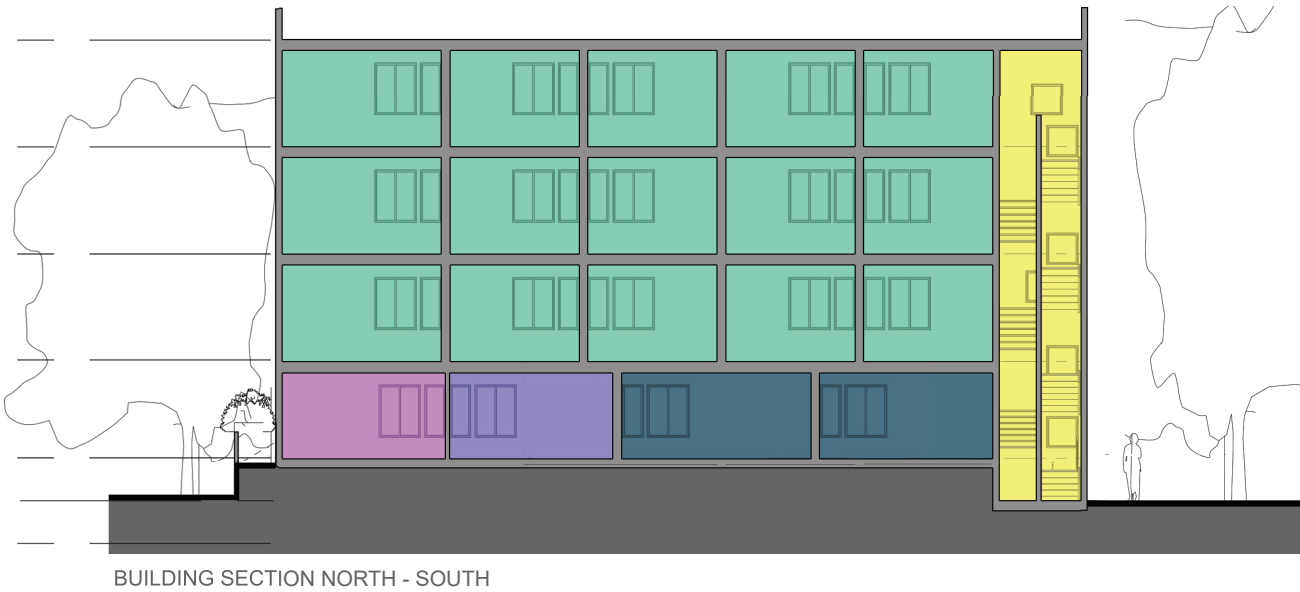
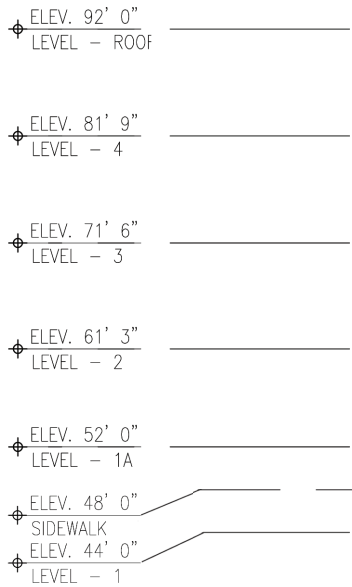
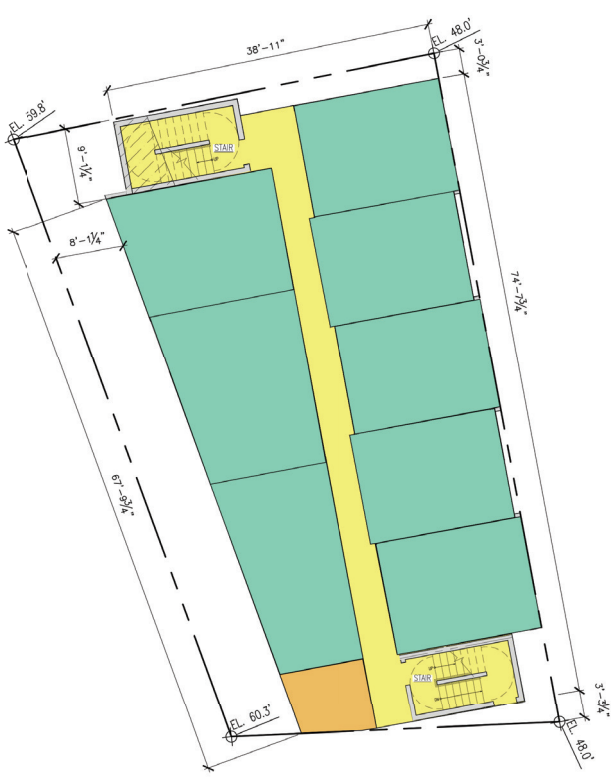
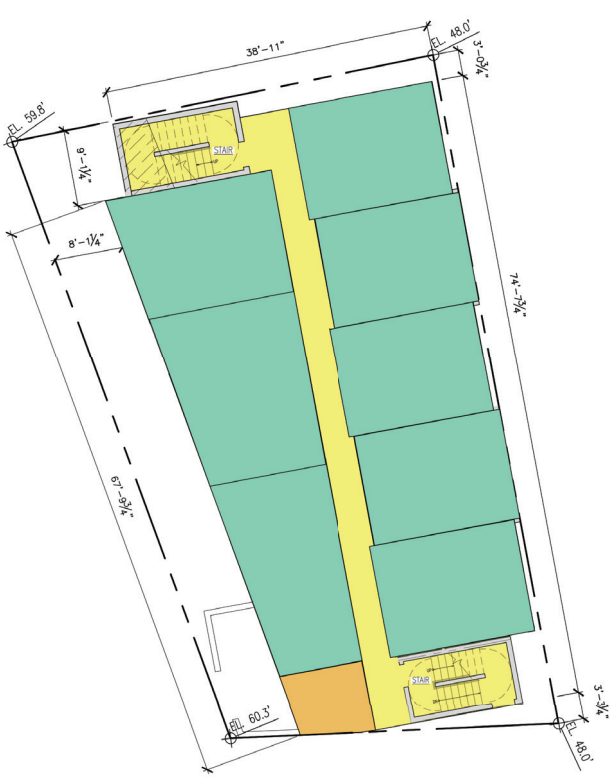
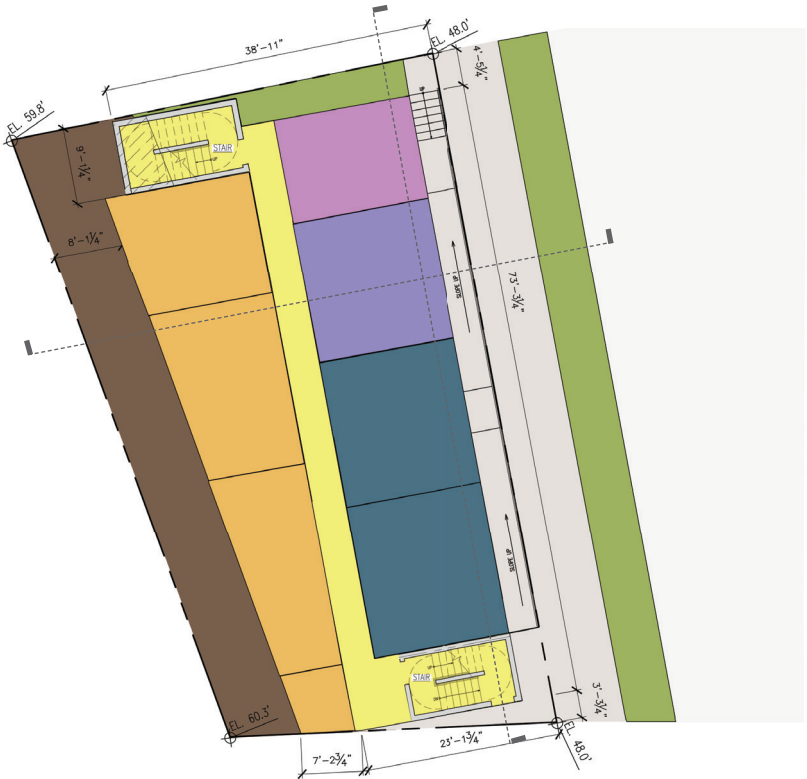
Option 3 is a design scheme with 26 SEDU units utilizing design elements from Options 1 and 2 and using site driven guidelines to create a modulated mass.

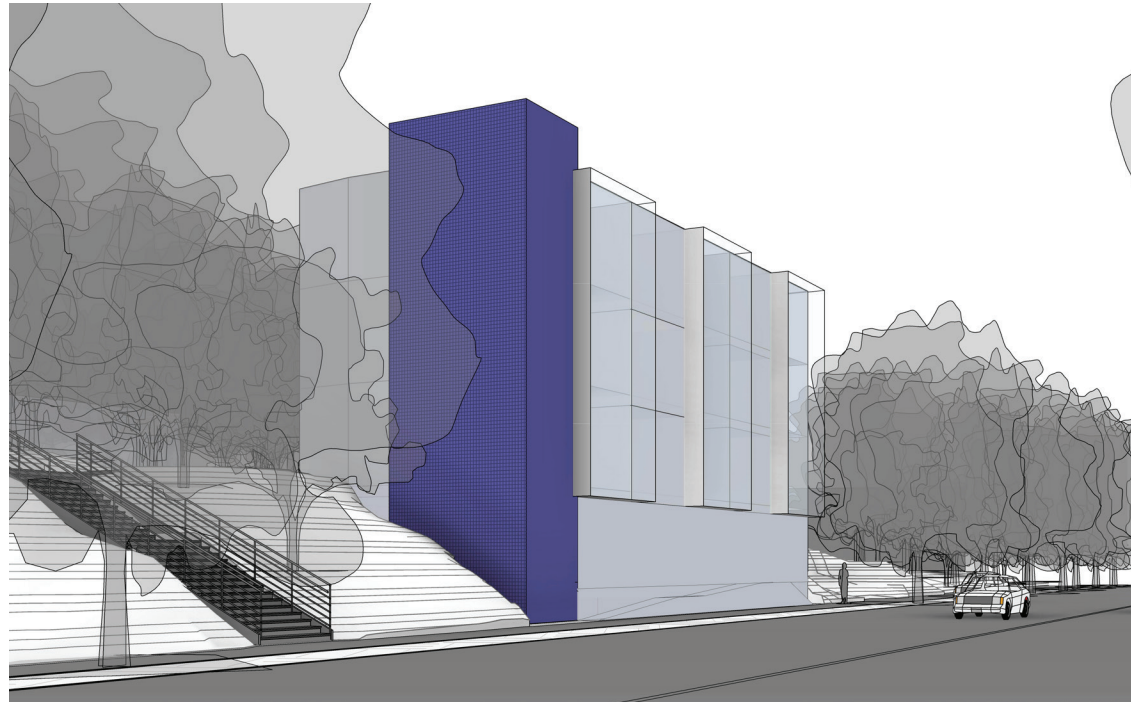
- Advantages:
- Code Compliant
 - Entry and Exit points at the front facade of the building provides easy access
 - Modulated Building Mass
 - Maximized Amenity Area
 - 2.5" Landscape Buffer from Sidewalk
 - Exterior oriented Unit Mix
 - Large Lobby Space

- Disadvantages:
- Trash Area Departure Request (Approved)

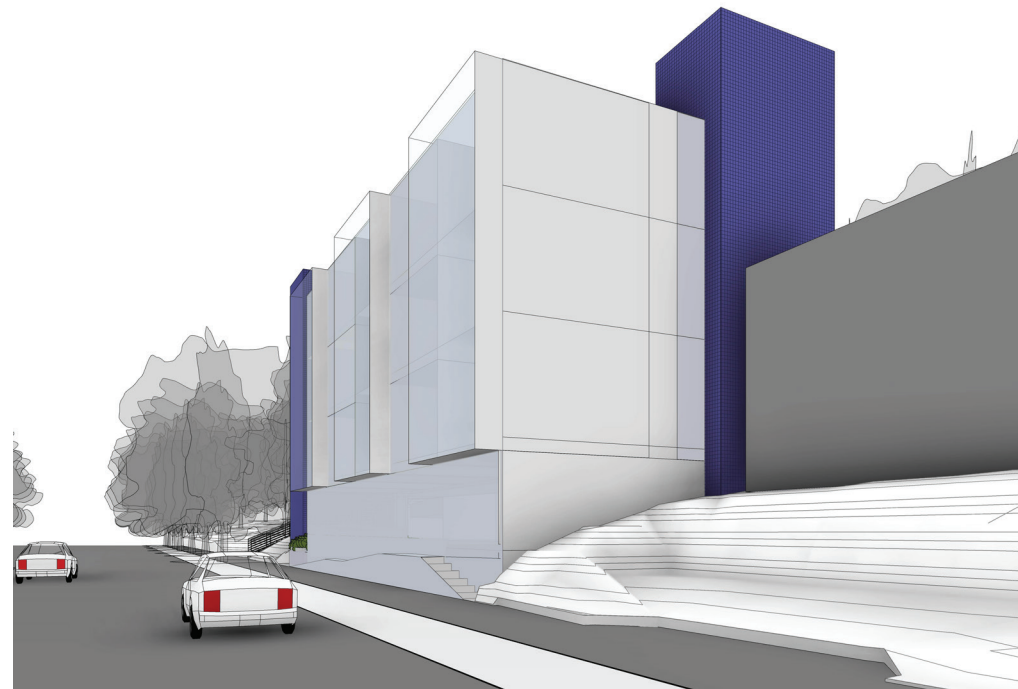
- TYPE A SEDU UNIT
- TYPICAL SEDU UNIT
- LOBBY
- SERVICES/STORAGE/TRASH
- INDOOR COMMON AMENITY
- OUTDOOR AMENITY
- CIRCULATION



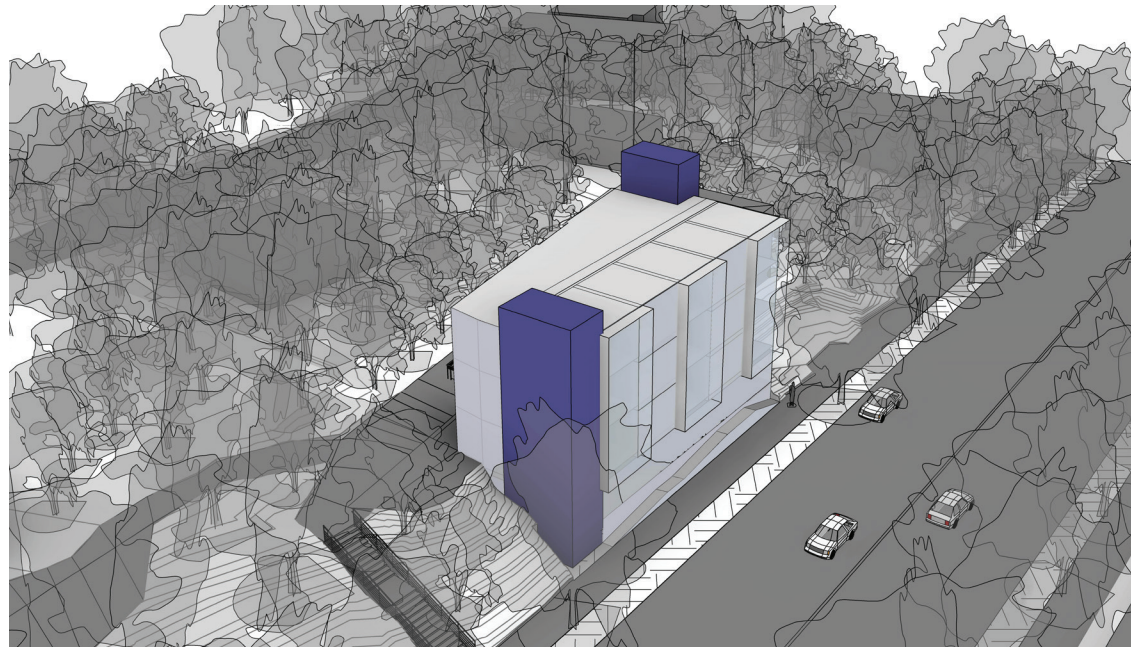




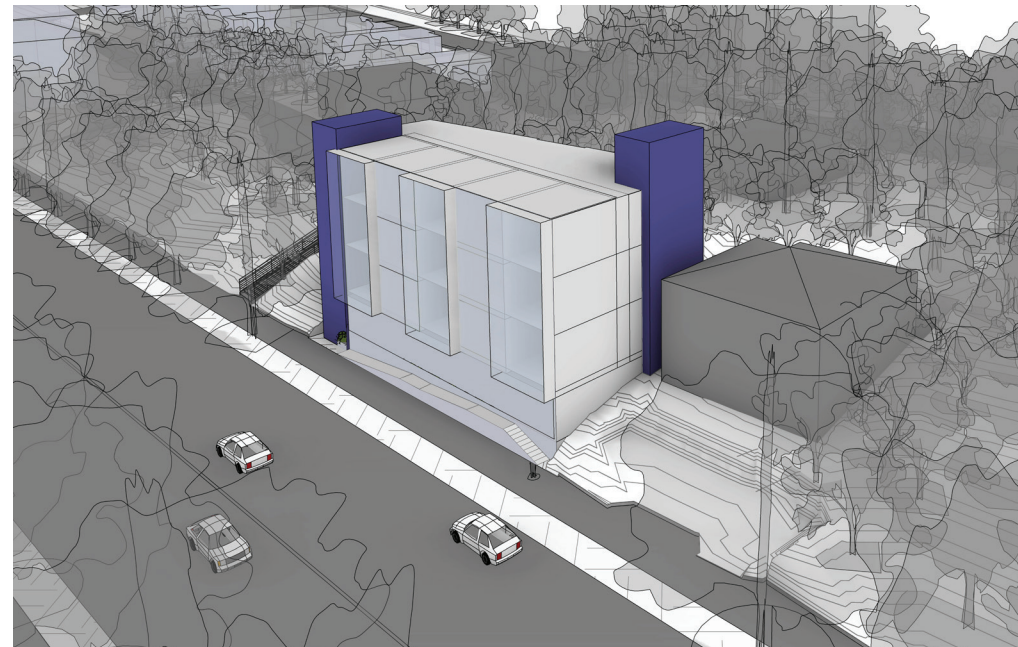
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D BIRD'S-EYE VIEW LOOKING AT THE SITE FROM THE NORTH-EAST

Zone Designation: NC2 40

Maximum FAR Allowed: 10,419 SF

FAR Proposed: 9,085 SF

Number of Units: 26

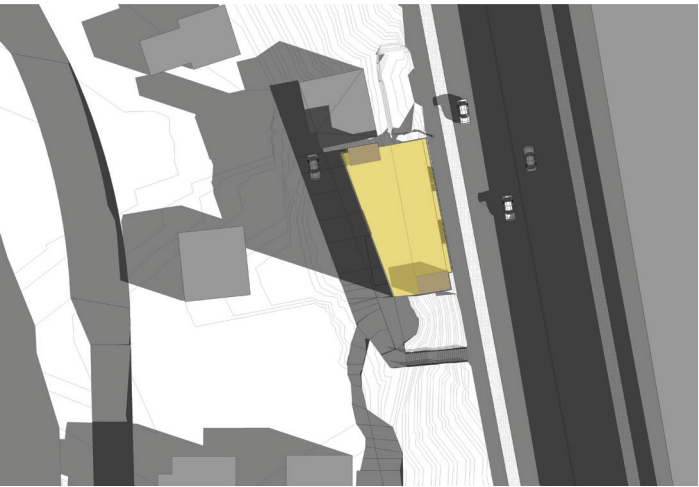
Total Minimum Amenity Area Required: 449 SF

Total Amenity Area Provided: 836 SF

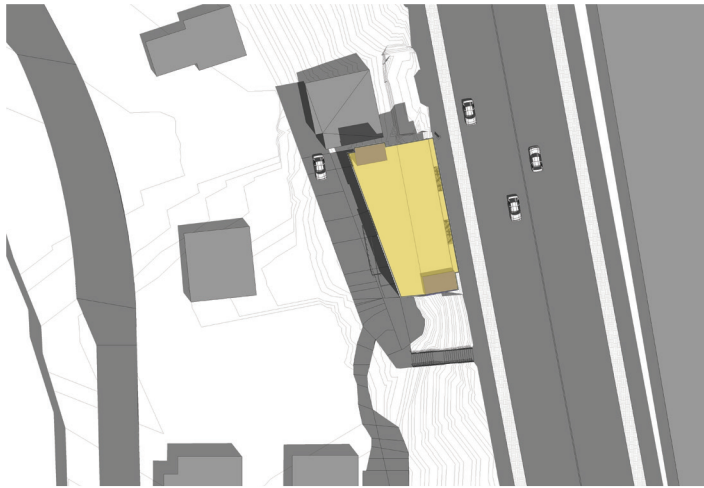
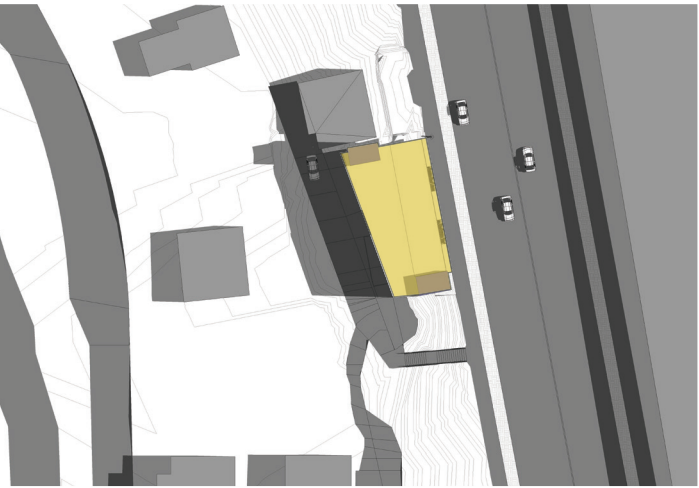
Number of Bike Stalls Require: 26

Number of Bike Stalls Provided: 26

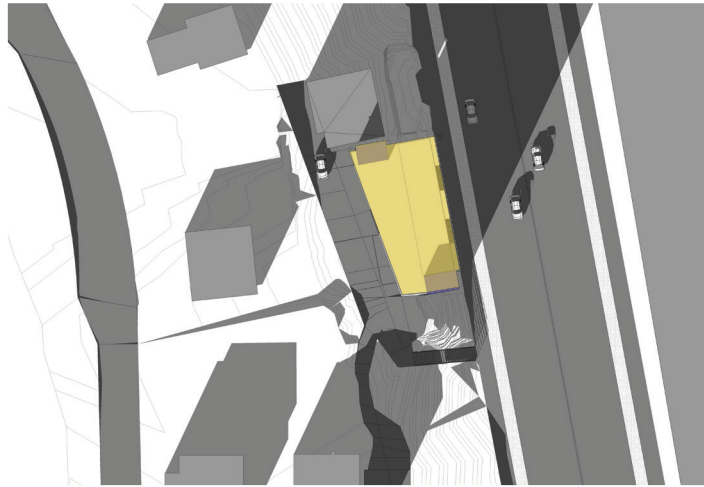
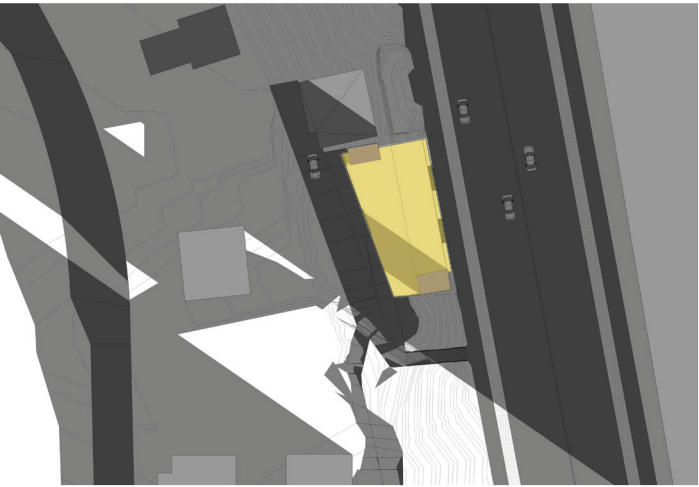




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