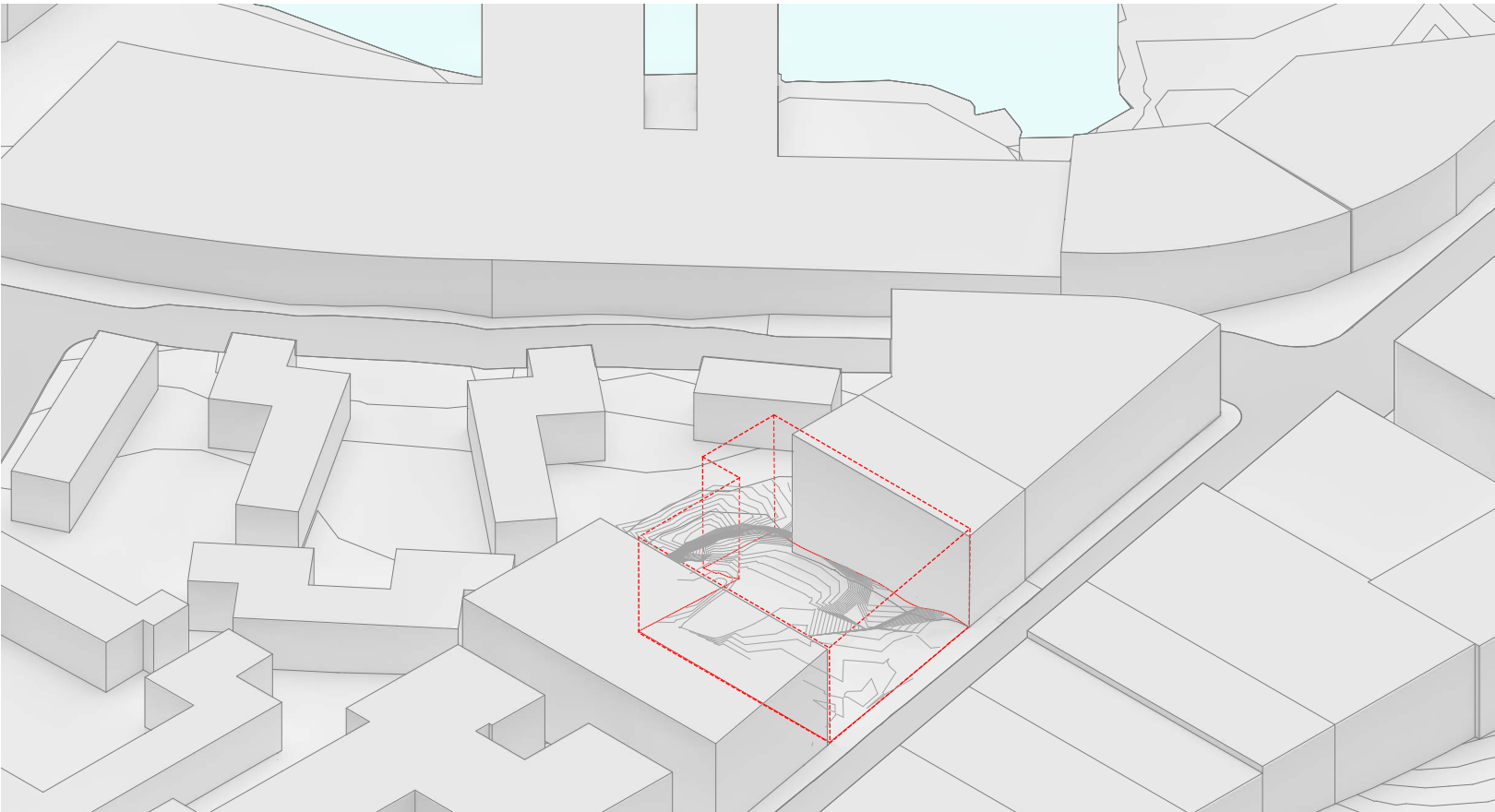


# EARLY DESIGN GUIDANCE



TIBEB,  
SPACE

9420 & 9428 RAINIER AVE S

SDCI PROJECT #3036372-EG  
JULY 22<sup>ND</sup>, 2020

PAGE LEFT INTENTIONALLY BLANK

0.0 TABLE OF CONTENTS & PROJECT INFORMATION

1.0 not in use

2.0 not in use

3.0 DEVELOPMENT OBJECTIVES & SUMMARY OF PUBLIC OUTREACH

3.1 Development Objectives

3.2 Community Outreach

4.0 SITE FEATURES

4.1 Site Survey

4.2 Existing Tree and Wetland Survey

4.3 Environmental Analysis

4.4 Site Plan (Preferred Option)

5.0 URBAN DESIGN ANALYSIS

5.1 Location

5.2 Vicinity Map

5.3 Street Level Uses

5.4 Connectivity

5.5 Transit and Access

5.6 Architectural Typologies

5.7 Axonometric View

5.8 Streetscape

5.9 History and Cultural References

5.10 Site Opportunities & Constraints

6.0 ZONING DATA

6.1 Zoning Map

6.2 Zoning Axon

6.3 Zoning Summary

7.0 DESIGN GUIDELINES

CS - CONTEXT AND SITE

PL - PUBLIC LIFE

DC - DESIGN CONCEPT

PRECEDENT IMAGES

CULTURAL REFERENCES

8.0 ARCHITECTURAL MASSING CONCEPTS

MASSING OPTION A

MASSING OPTION B PREFERRED OPTION

MASSING OPTION C

SUN / SHADOW STUDIES

SOLAR EXPOSURE STUDIES

MATERIAL STUDIES

9.0 DEPARTURE SUMMARY

ADDRESS:

9420 & 9428 Rainier Ave S  
Seattle, WA 98118

SDCI PROJECT  
NUMBER:

3036372-EG

LEGAL  
DESCRIPTION:

PARCEL A:  
RAINIER BEACH ADD  
E 20 FT OF 4 LESS N  
25 FT & 5 LESS N 25  
FT  
Plat Block: 66  
Plat Lot: 4-5

PARCEL B:  
RAINIER BEACH  
ADD  
Plat Block: 66  
Plat Lot: 6

PARCEL NO:

PARCEL A:  
712930-4826

PARCEL B`:  
712930-4835

9420 Rainier Ave S  
Seattle, WA 98118

9428 Rainier Ave S  
Seattle, WA 98118

PROJECT TEAM:

OWNER:  
EZRA TESHOME  
1510 14th Ave  
Seattle, WA 98122  
(206) 3910326

ARCHITECT:  
TIBEB.SPACE  
1221 E Pike St, Suite 305  
Seattle, WA 98122  
Contact: Alemseged Bishu  
(206) 4225358

COLLABORATORS:  
Alemseged Bishu  
Thiru Manickam

3.0 DEVELOPMENT OBJECTIVES & SUMMARY OF PUBLIC OUTREACH

3.1 DEVELOPMENT OBJECTIVE

PROJECT DATA (PREFERRED OPTION)

GROSS FLOOR AREA: APP. 58,500SF

RESIDENTIAL UNITS

STUDIO	23
1-BEDROOM	31
2-BEDROOM	12
TOTAL NO. OF UNITS	66

COMMERCIAL

TOTAL AREA: APP. 4,500SF

AMENITY SPACES

TOTAL INTERIOR AND EXTERIOR: APP. 5,000SF

TOTAL NO. OF PARKING STALLS: 27

DEVELOPMENT OBJECTIVES

HOUSING

Provide additional housing to Rainier Beach neighborhood for a diverse group of residents.

The project plans to dedicate a percentage of the total number of units at affordable rates to meet the MHA performance requirements.

COMMUNITY

Celebrate and contribute to the character of Rainier Beach as a culturally rich and diverse neighborhood.

Participate in actively engaging programs and activities within the neighborhood that build on Rainier Beach's cultural diversity. The design will incorporate spatial and programmatic elements that will facilitate such activities.

COMMERCIAL AND HISTORIC CORE

Contribute to the development of the 'Beach Square' commercial core. Reinforce the characteristics of the Historic Business District.

ECONOMIC

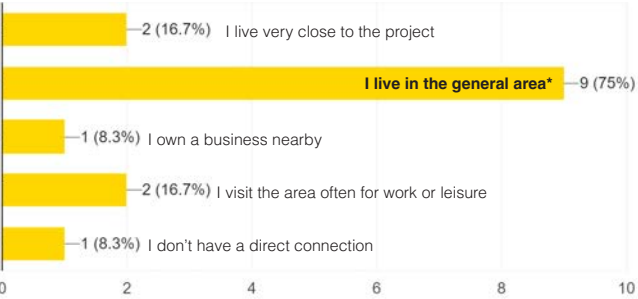
Provide spaces for meeting and interaction to encourage community engagement, participation and exchange.

Contribute to the creation of a strong local economy by providing spaces for businesses and through job creation.

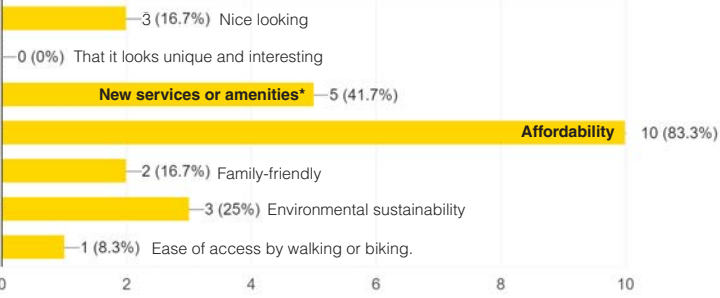


3.0 DEVELOPMENT OBJECTIVES & SUMMARY OF PUBLIC OUTREACH

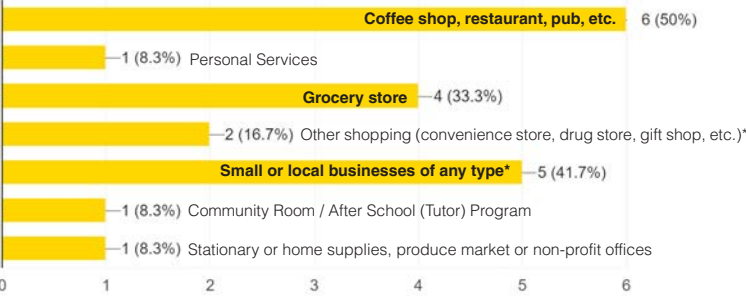
What is your connection to this development project?



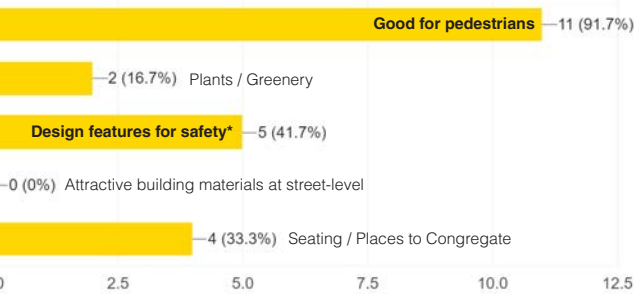
What is most important to you about a new building on this property?



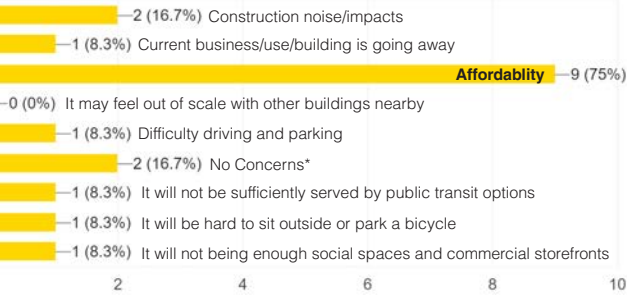
What types of businesses would you like to see?



Which are the most important for designing the public areas?



What concerns do you have about the project?



\* One more additional response was received than what is indicate.

3.2 COMMUNITY OUTREACH

The following additional comments and suggestion were collected:

- Parking and affordability is a concern in our neighborhood.
- It is located in a historically Black/POC area that is experiencing displacement as a result of gentrification. New development projects should not contribute to the displacement.
- Modern commercial space for restaurants, etc is key to developing this area
- Rainier is a very busy, hard to cross street with speeding traffic. Anything your project can do to slow traffic to legal speeds and make outside gathering safe and pleasant will be appreciated!
- 300 senior homes and childcare are coming next door. Check the Neighborhood Plan Update (<http://www.rbcoalition.org/downloads/download-library/download-info/rainier-beach-neighborhood-plan-update/>). Support the neighborhood vision.
- It great that a project like this is planned in a neighborhood that has long been unappreciated (translated from Amharic)
- The following suggestions regarding what would make the building successful were made:
  - Community and court area for families to hang out
  - Street trees, bike parking
  - Spaces for community events that will allow better partnership with organizations that are connected with/advocate for the needs of current neighborhood residents.
- The project is on the 7 and about 1 mile from the Rainier Beach light-rail station. Looking forward, the success of this building depends on integration into a neighborhood that prioritizes transit users
- The neighborhood is filled with single family homes. These should be somewhat large apartments (not micropods)
- Beautiful inside and outside, with public community gathering spaces.
- I believe it needs to incorporate changes to Rainier Avenue. To be successful, new development on Rainier needs to slow down traffic and provide more room for pedestrians. It is currently not a convenient or pleasant piece of street to walk down
- A good management and relationship with neighbors will make the project successful (translated from Amharic)

The following is a summary of the responses we received from the community using an Online Survey. The survey was translated in 3 languages including English, Amharic & Somali. A total of 12 responses in English and 1 in Amharic were received.

4.0 SITE FEATURES



4.1 SITE SURVEY

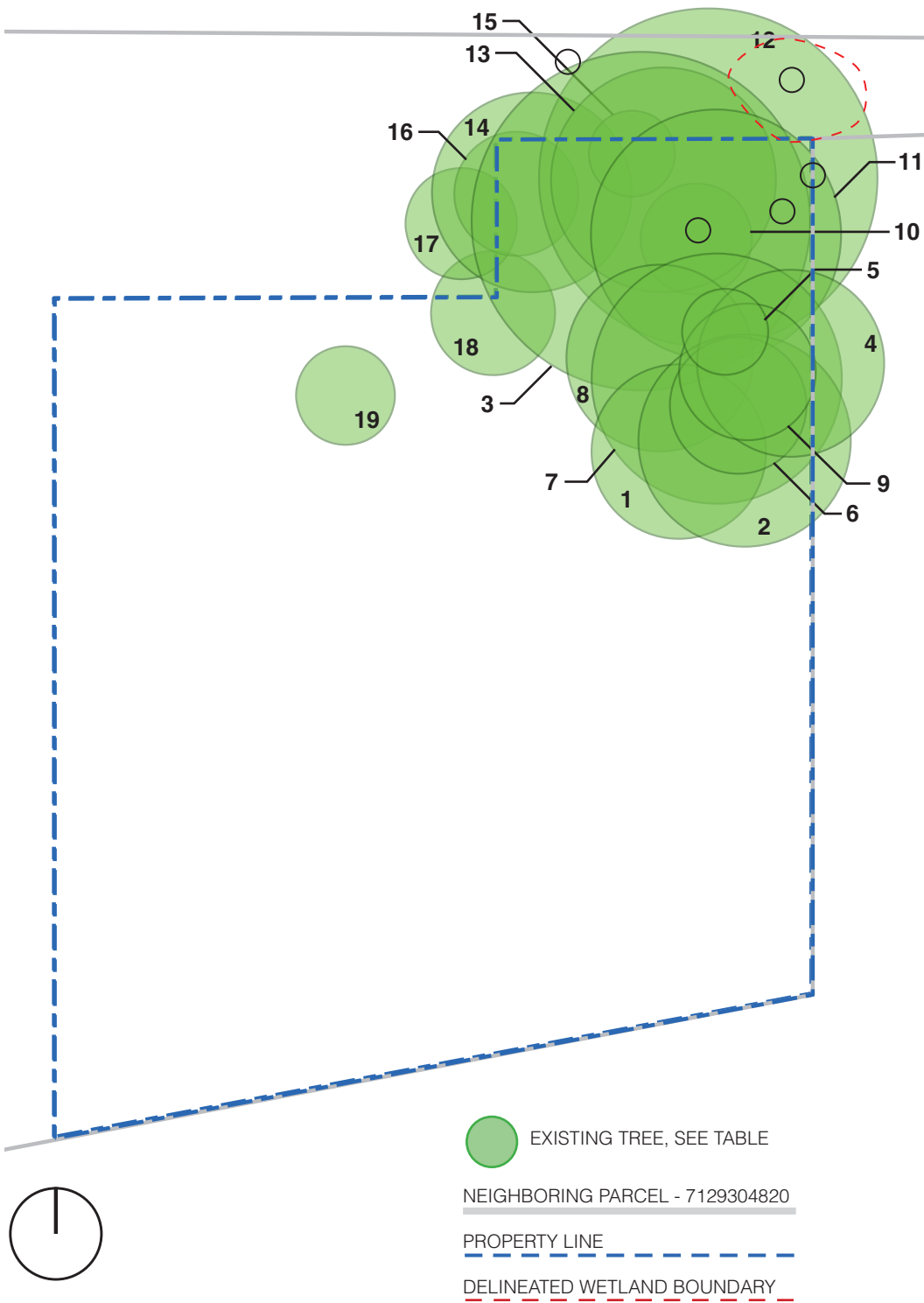
A steep slope environmental critical area has been identified as indicated on the survey.

SDCI has determined that the steep slope critical areas on and adjacent to the project site appear to be created by previous legal grading activities and thus the planned development qualifies for Relief from Prohibition on Steep Slope Development per SMC 25.09.090.B2b. Refer to **SDCI Project #6778223-EX**.

The Seattle GIS map and a Geo-technical Report produced for the project site indicate a soil condition characterized by peat settlement and liquefaction.

Based on a Phase 1 Environmental Assessment performed for the project sites, we have found that Parcel A is listed on the Washington Department of Ecology Confirmed and Suspected Contaminated Sites List (CSCSL). This is in addition to other neighboring sites that are in proximity to the project site. As part of the project we are exploring the full extent of the contamination and the clean-up required which will indirectly inform our design strategy.

4.0 SITE FEATURES



4.2 EXISTING TREE AND WETLAND SURVEY

A wetland and existing tree surveys were performed at the site by a Wetland Specialist and a Arborist. The findings are indicated here.

Wetland:

A Category IV wetland of approximately 800sf was found at the area delineated in the diagram. The wetland is located outside of the boundaries of the project site. Additional explorations were made inside the neighboring property to determine the full characteristics of the wetland.

It was also indicated in the findings that the wetland does not abut any streams or other waterbodies and thus no buffer is required.

Existing Tree Survey:

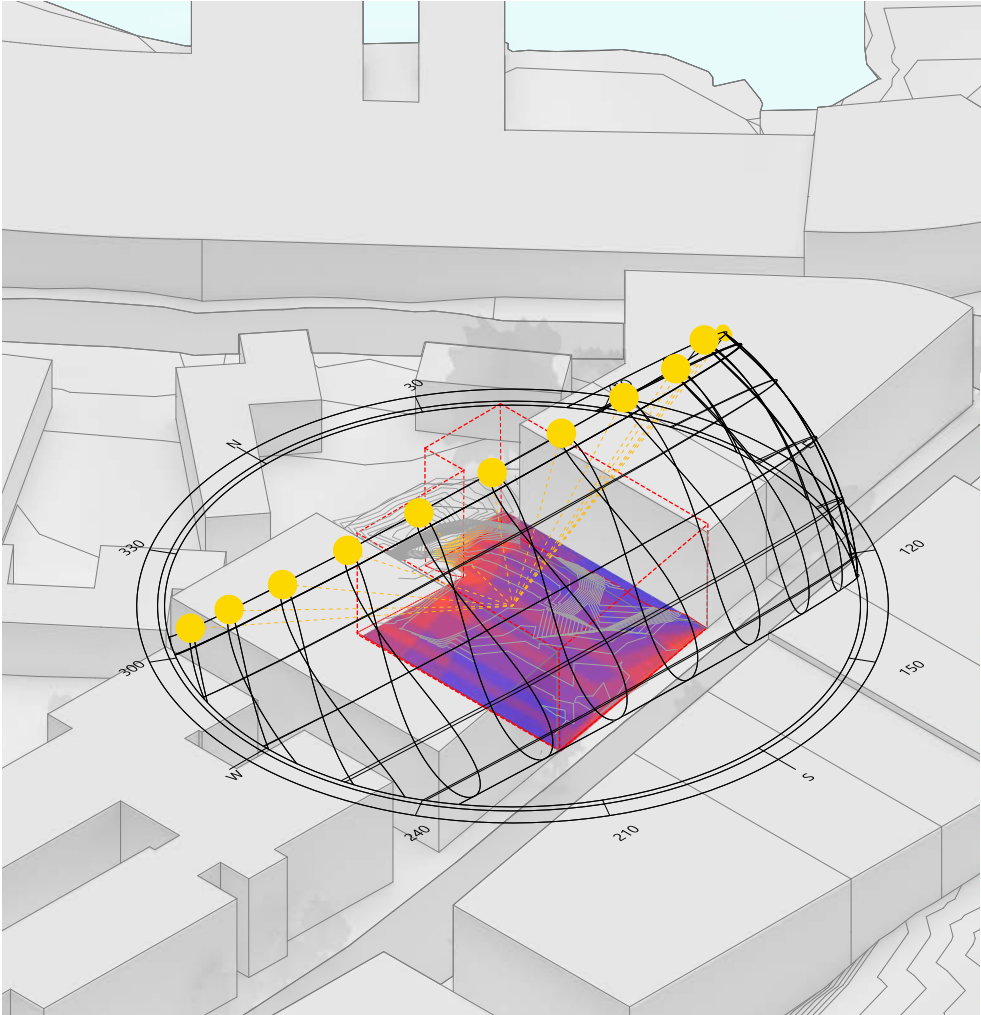
19 trees were identified at the project site by a Arborist. The table indicates the types and conditions of the trees. No Exceptional Trees or Groves by SDCI standards were identified.

Preservation of existing trees is not required as determined by the Arborist report.

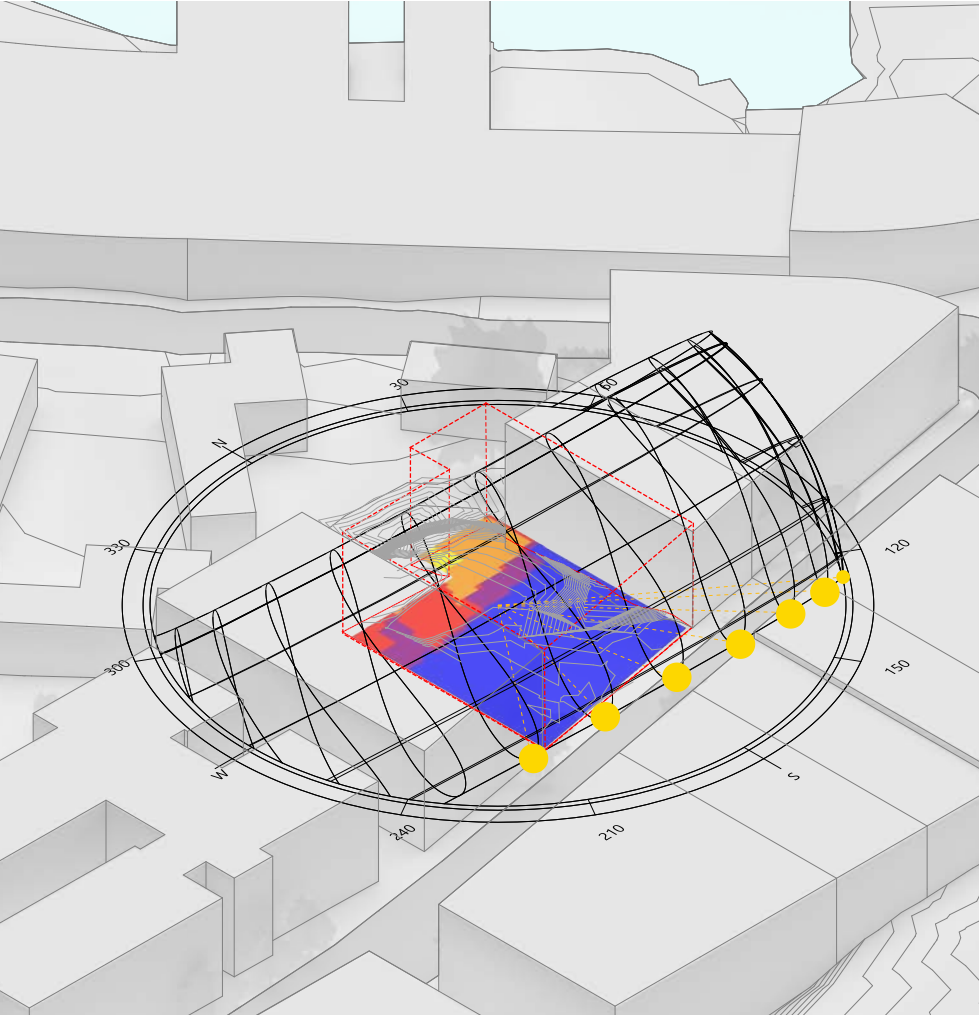
Tree #	Species (Common Name)	Species (Scientific Name)	DBH (In.)	Canopy Spread Radius (Ft)	Comments
1	Big leaf maple	Acer macrophyllum	8	8	Tree has partially failed
2	Big leaf maple	Acer macrophyllum	17	28	Fair structure and health, Canopy and limbs lean to south
3	Black cottonwood	Populus trichocarpa	33	30	Fair structure and health, Forms a group of #3 - #7
4	Black cottonwood	Populus trichocarpa	18	20	Poor structure and condition, Forms a group of #3 - #7
5	Black cottonwood	Populus trichocarpa	6	6	Fair structure and health, Forms a group of #3 - #7
6	Black cottonwood	Populus trichocarpa	7	7	Fair structure and health, Forms a group of #3 - #7
7	Black cottonwood	Populus trichocarpa	24	24	Fair structure and health, Forms a group of #3 - #7
8	Big leaf maple	Acer macrophyllum	9	15	Fair structure and health
9	Big leaf maple	Acer macrophyllum	14	14	Fair structure and health
10	Big leaf maple	Acer macrophyllum	9	9	Poor structure and health
11	Big leaf maple	Acer macrophyllum	18	18	Fair structure and health, Canopy leans to east
12	Black cottonwood	Populus trichocarpa	43.6	30	Fair structure and health, Composed of 3-trunks at grade level
13	Big leaf maple	Acer macrophyllum	11	11	Fair structure and health, Covered with English ivy
14	Black cottonwood	Populus trichocarpa	14	14	Poor structure and health, Topped due to power linesw
15	Purple plum	Prunus cerasifera	7	7	Fair structure and health
16	Purple plum	Prunus cerasifera	7	7	Fair structure and health
17	Black cottonwood	Populus trichocarpa	8	8	Fair structure and health, Part of a group of 3 tree (#17 - #19)
18	Black cottonwood	Populus trichocarpa	6	6	Fair structure and health, Part of a group of 3 tree (#17 - #19)
19	Black cottonwood	Populus trichocarpa	5	5	Fair structure and health, Part of a group of 3 tree (#17 - #19)



4.0 SITE FEATURES



JUNE 21st SUN PATH AND SOLAR HOURS ON SITE



DECEMBER 21st SUN PATH AND SOLAR HOURS ON SITE

4.3 ENVIRONMENTAL ANALYSIS

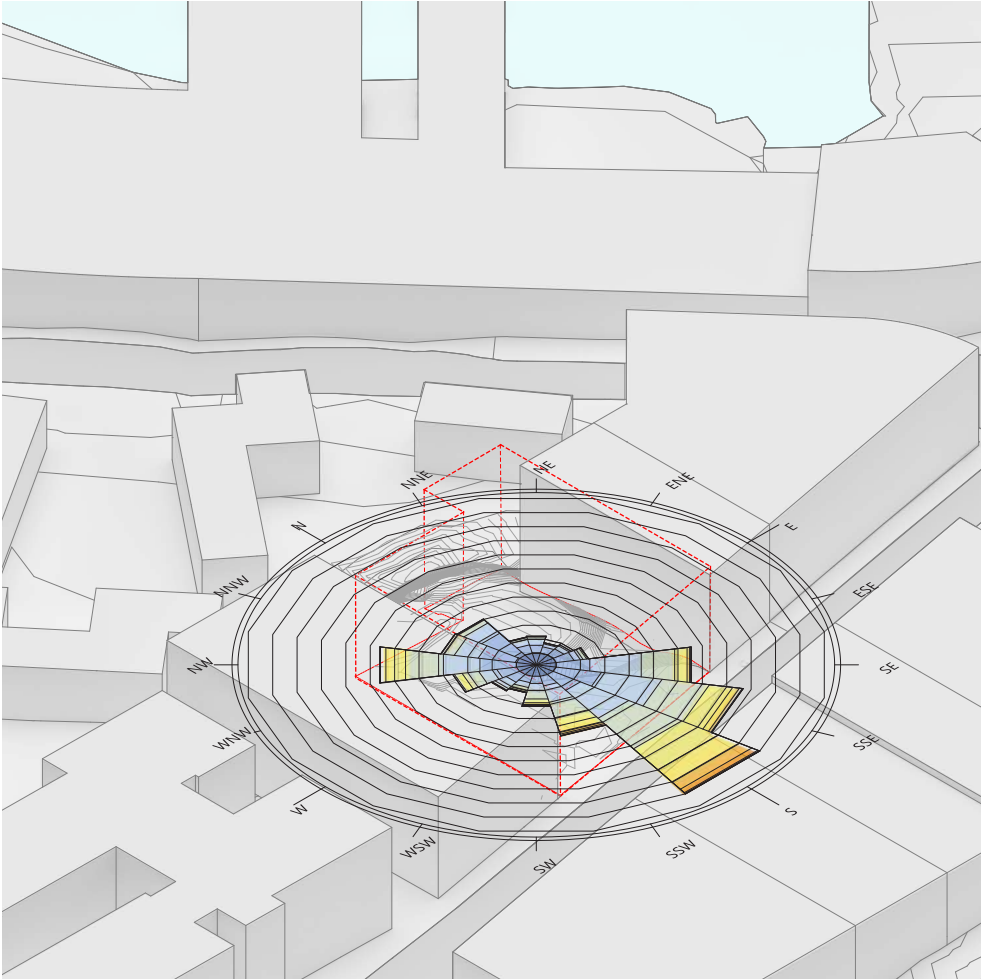
Solar Access on Site

These images show solar exposure at the ground plane of the project site during summer and winter solstices. The analysis takes into consideration maximum future developments around the project site and as a result more shading is assumed to occur.

The southern exposure is an opportunity the project site offers and will be further explored in the programming, massing and materiality of the proposed design.



4.0 SITE FEATURES



WINDROSE ON SITE

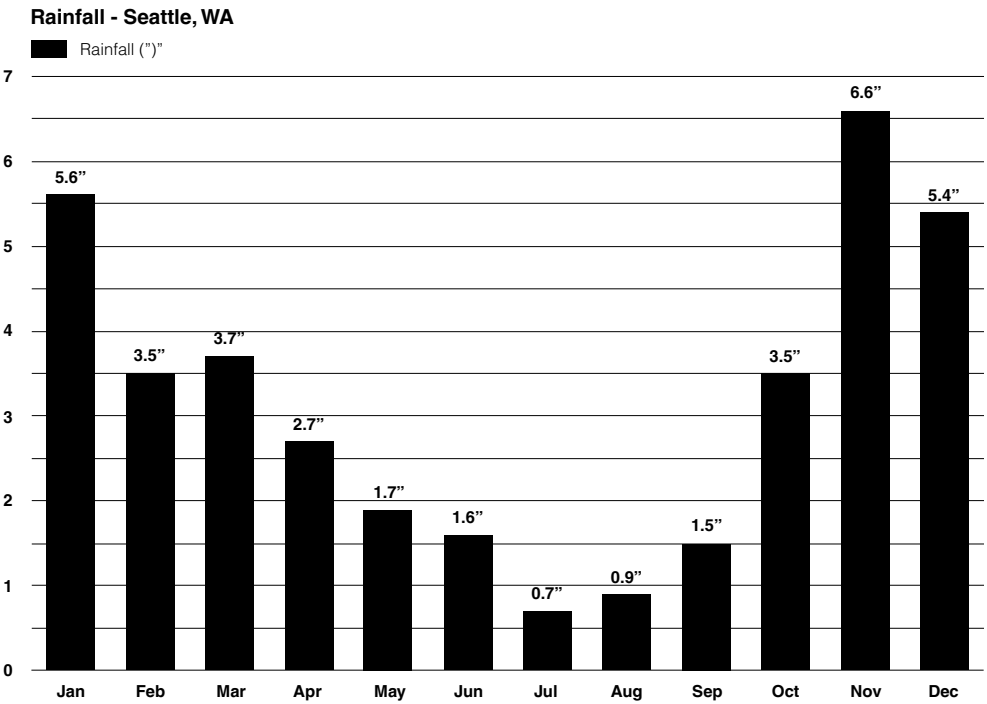
4.3 ENVIRONMENTAL ANALYSIS

Wind and Rain Condition on Site

The wind studies indicate that the prevailing wind is from the south.

The planned development will likely be protected from the effects of the prevailing wind by landscape features such as trees along the street frontage and future developments in the neighboring properties.

The rain-chart shows the prevalence of rain throughout the year in Seattle. Design features like building overhang and/or other weather protections should be incorporated into the design, to encourage use and activation of the public areas of the development.

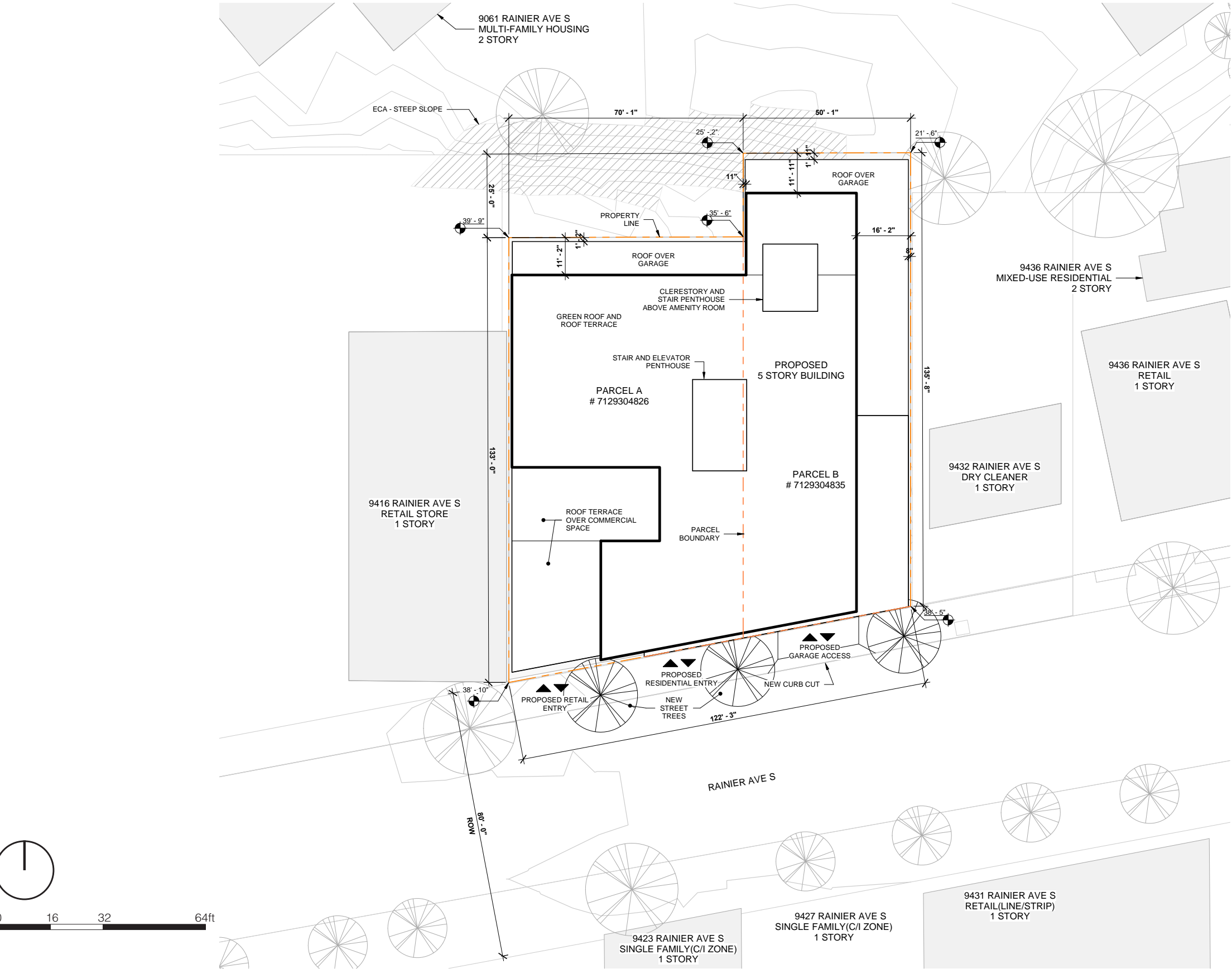


RAINFALL ON SITE



4.0 SITE FEATURES

4.4 SITE PLAN (PREFERRED OPTION)



PROJECT SITE INFORMATION

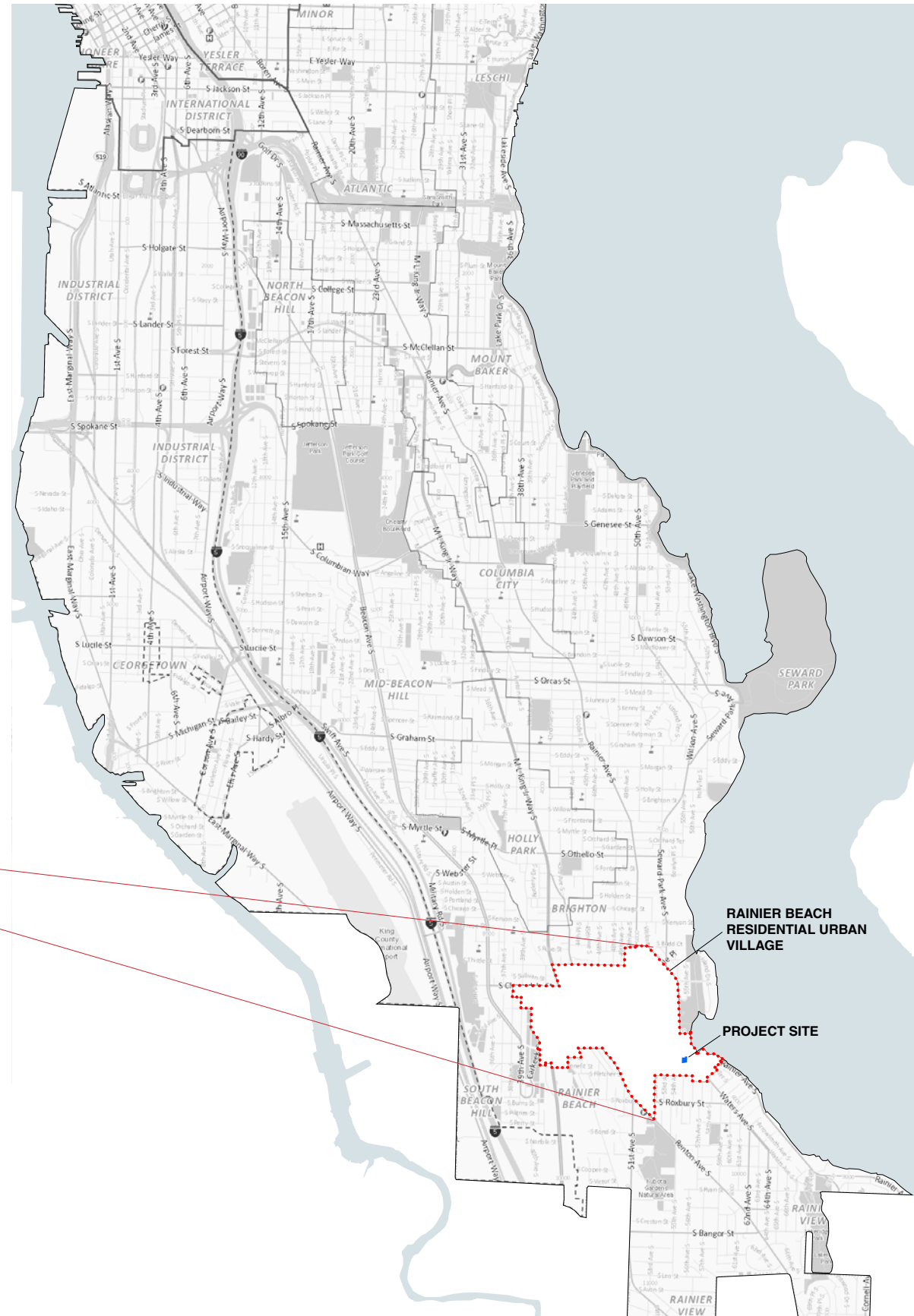
PROJECT ADDRESS:  
9420 & 9428 Rainier Avenue South  
Seattle, WA 98118

PARCEL NUMBERS:  
Parcel A - 712930-4826  
Parcel B - 712930-4835

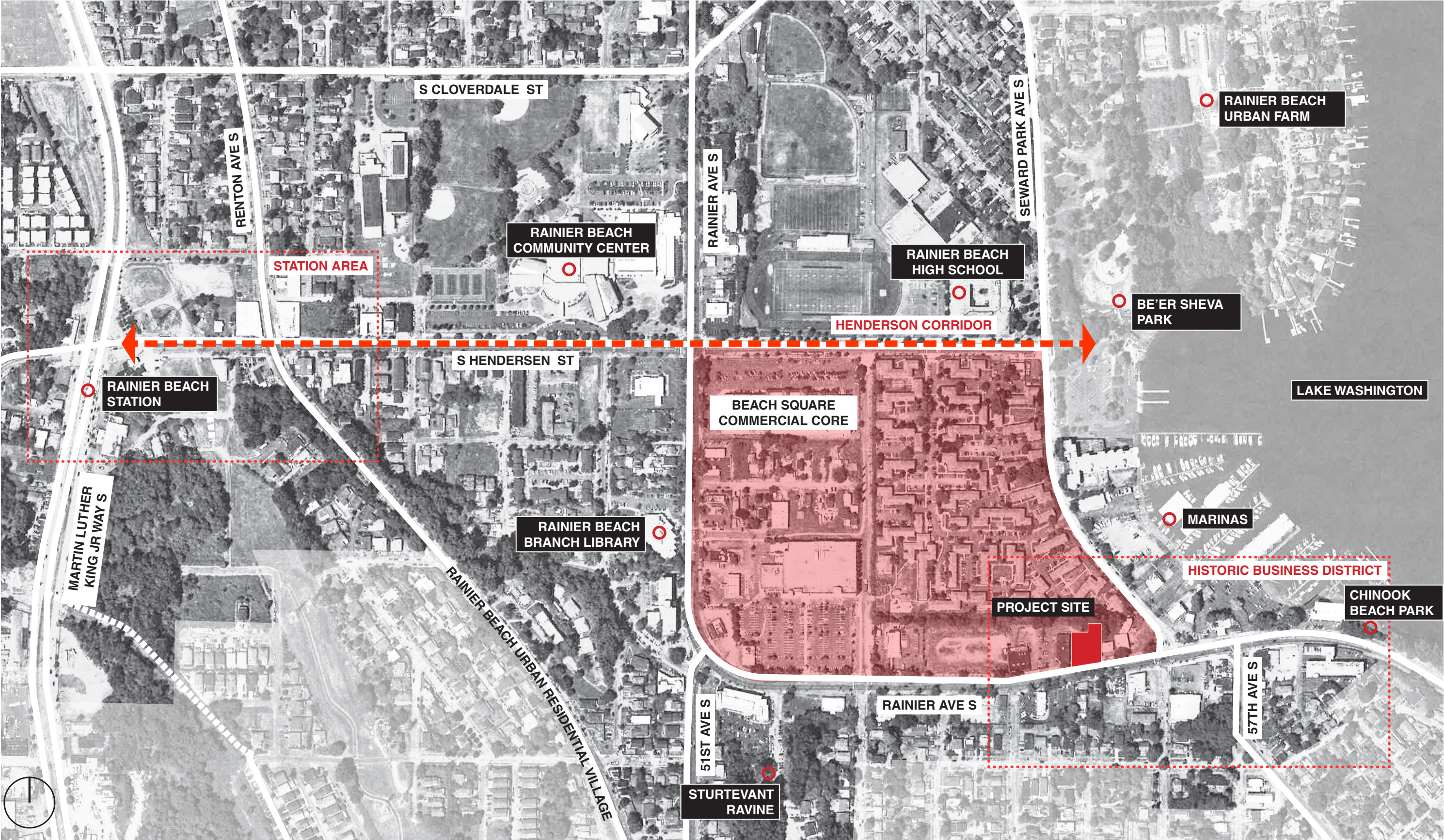
LEGAL DESCRIPTION:  
Parcel A - RAINIER BEACH ADD E 20 FT OF 4  
LESS N 25 FT & 5 LESS N 25 FT  
Parcel B - RAINIER BEACH ADD

## 5.0 URBAN DESIGN ANALYSIS

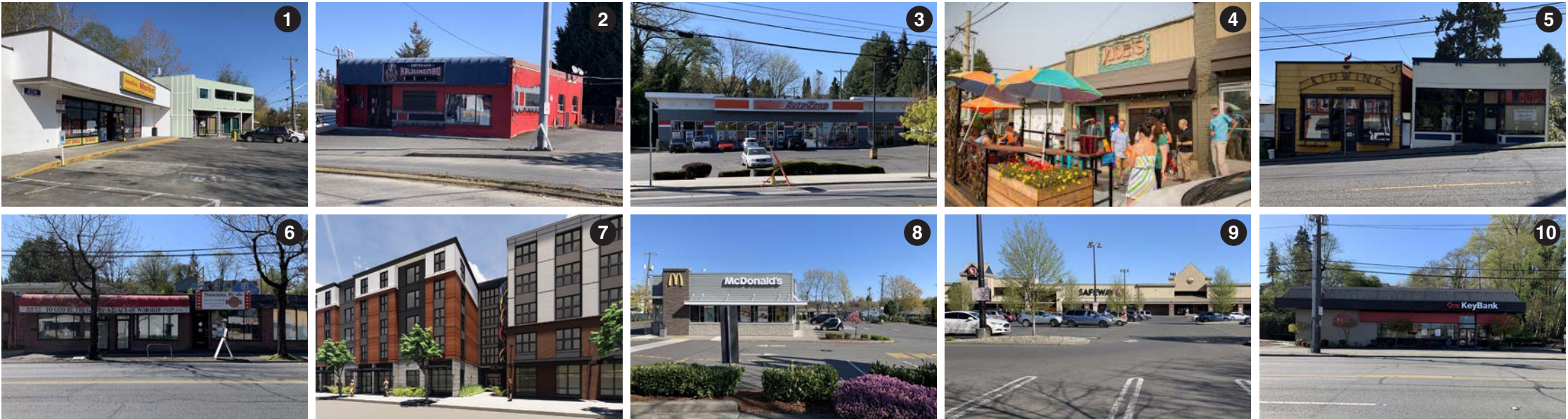
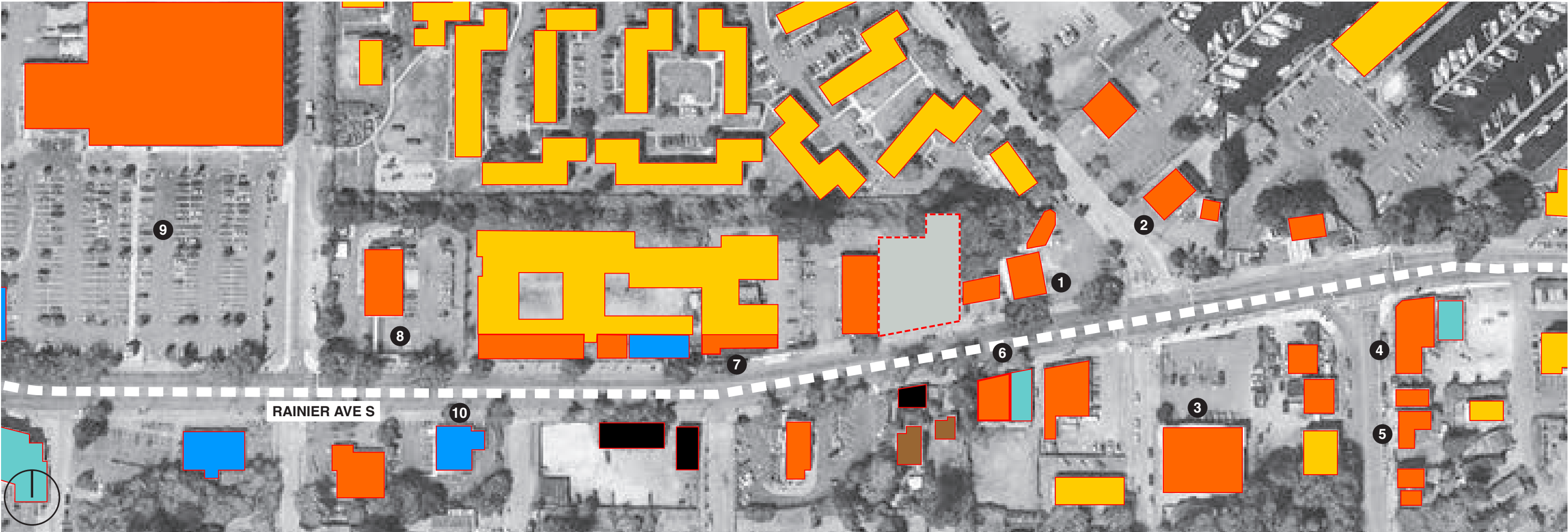
## 5.1 LOCATION









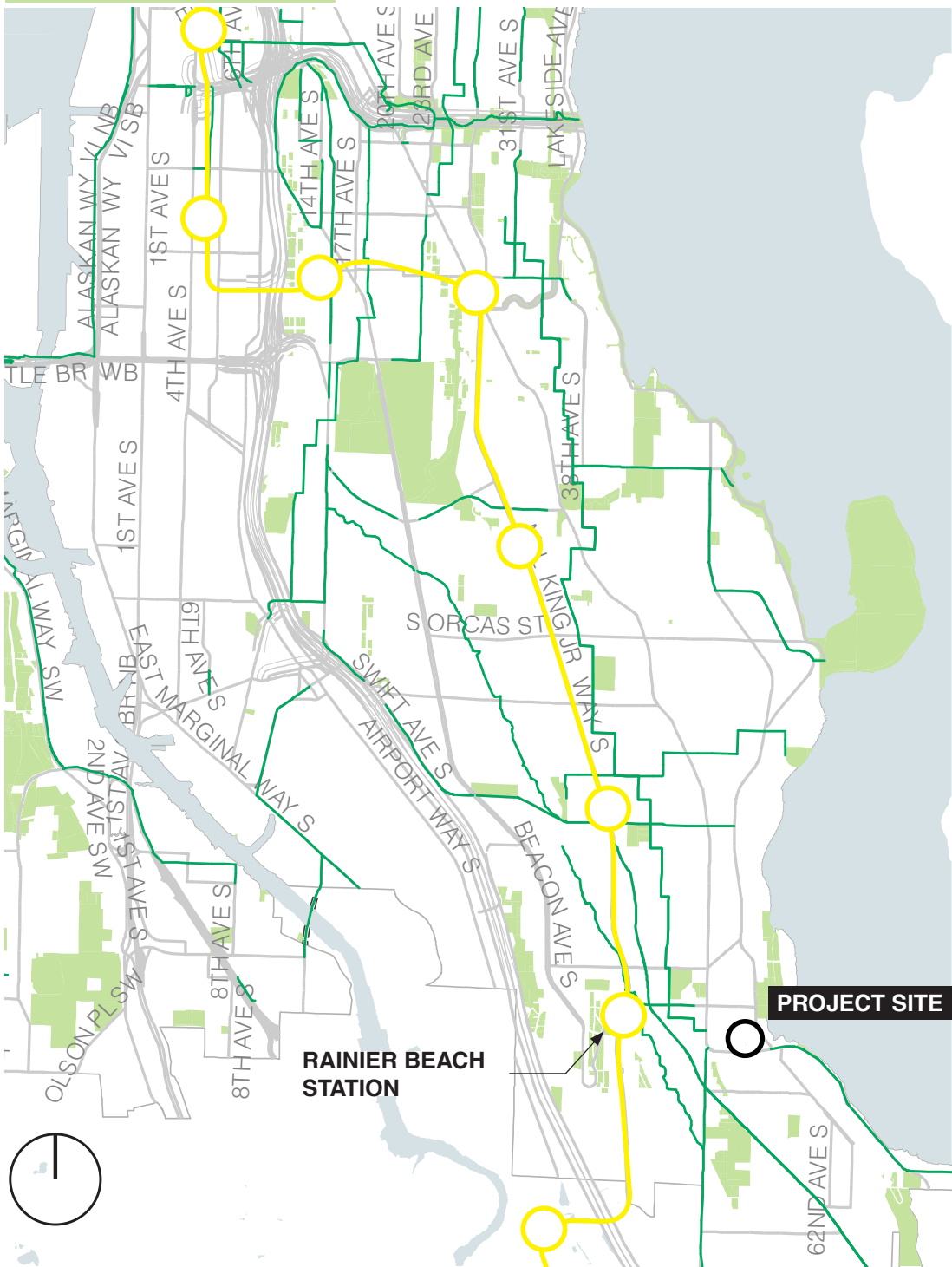


- PROJECT SITE**
- Commercial - Retail
  - Commercial - Business
  - Residential - Single-Family
  - Residential - multi-Family
  - Institutional
  - Closed / Vacant

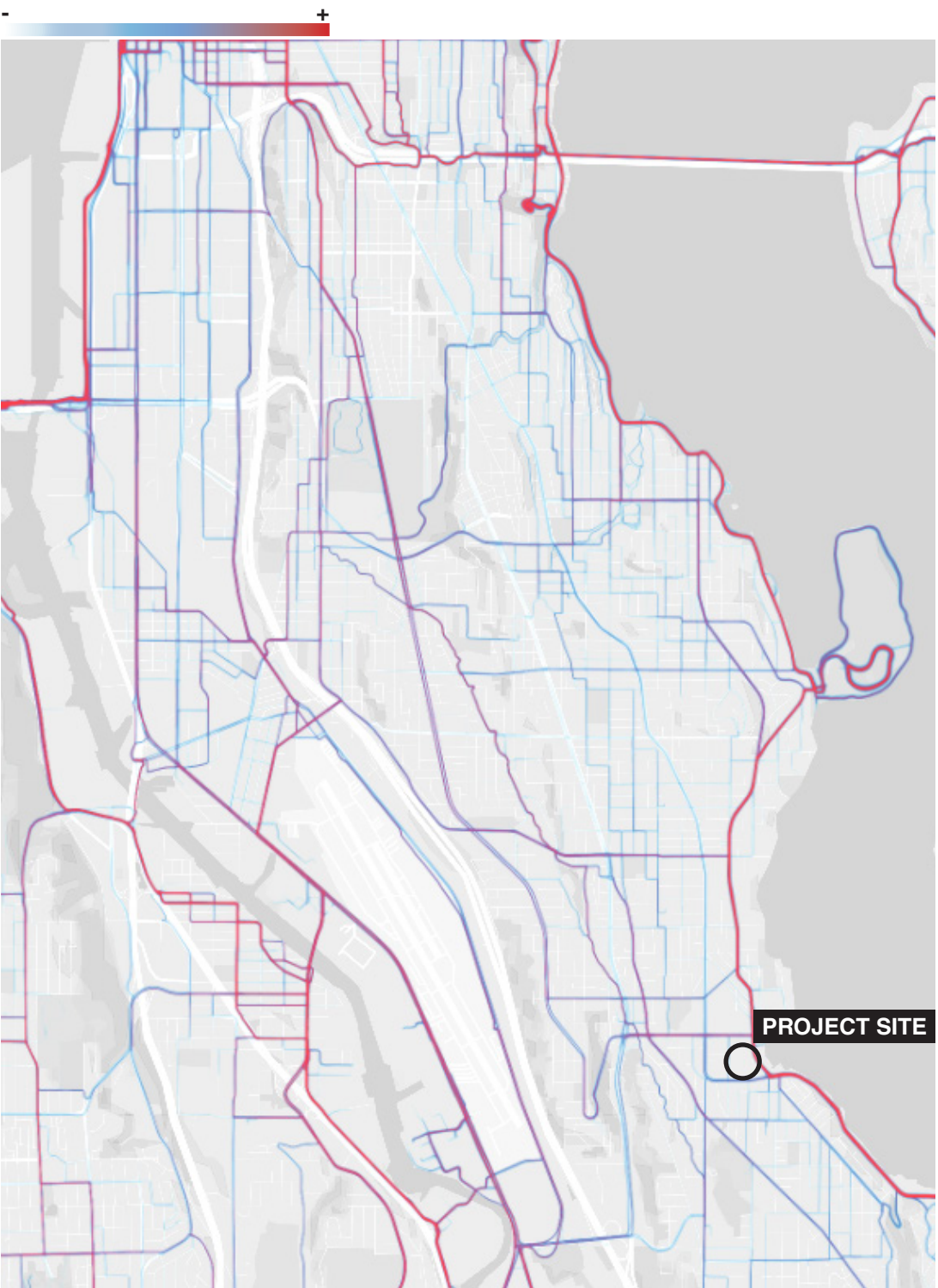


5.0 URBAN DESIGN ANALYSIS

- LIGHTRAIL
- DEDICATED BICYCLE PATHS
- PARKS



INTENSITY OF BICYCLE USE

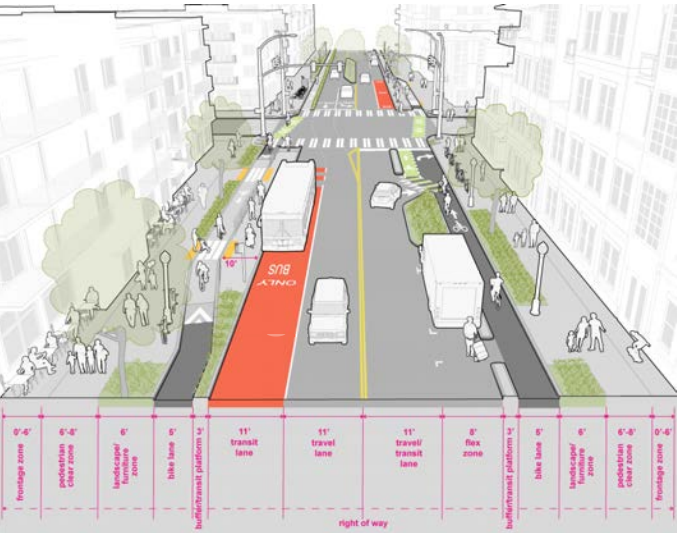


5.4 CONNECTIVITY

The map on the left shows the dedicated bicycle infrastructure as it exists currently around the project site and in relation to other green spaces / parks. Additional bicycle infrastructure (not shown) is proposed as part of the city's Bicycle Master Plan by the Seattle Department of Transportation. For reference we have indicated the existing light-rail stations and connection to the lower downtown. (Image Source: Seattle Department of Transportation, Seattle Bicycle Master Plan, 2019 -2024 Implementation Plan.)

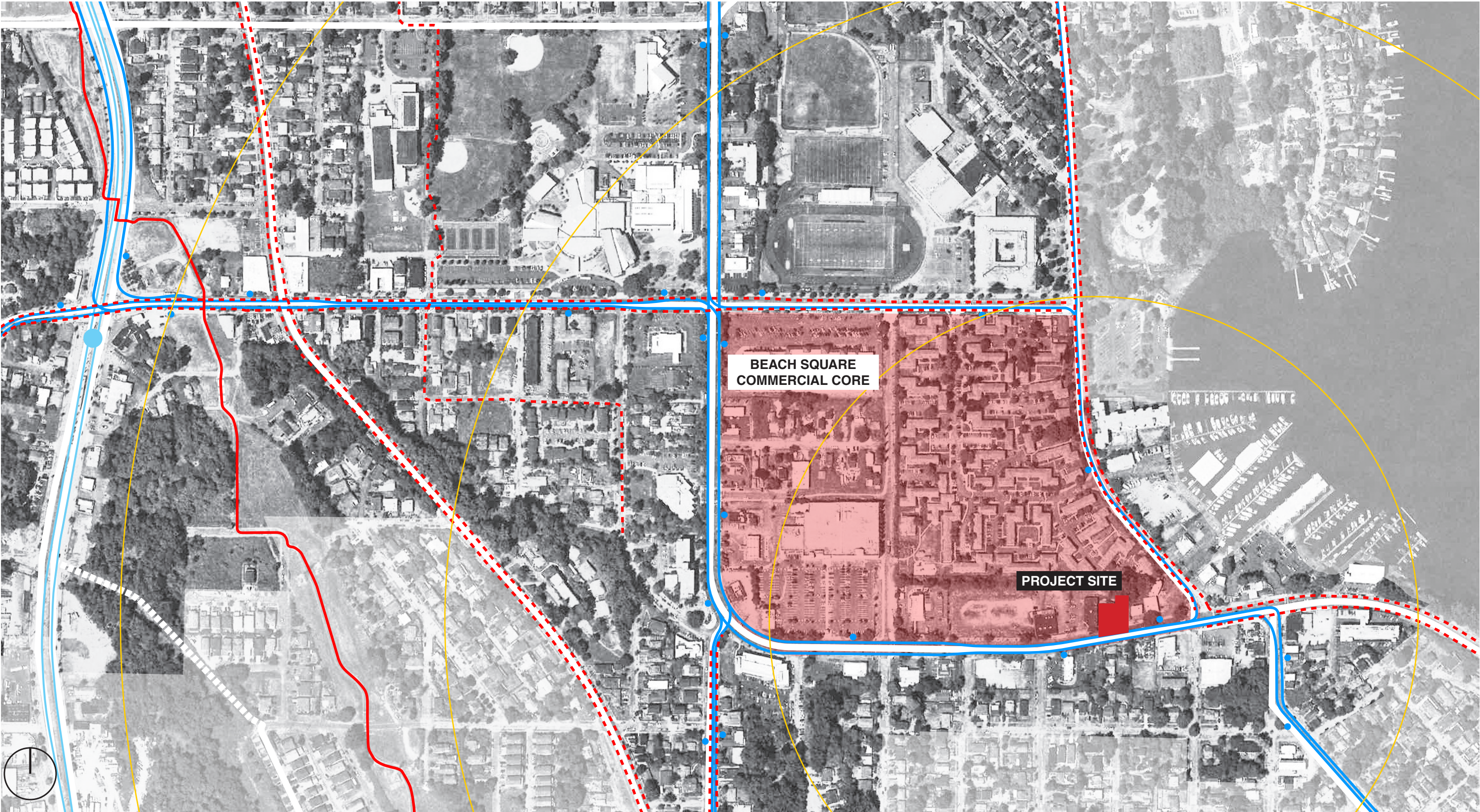
The image (heat map) on the right shows the actual usage of bicycle routes around the project site based on data collected by Strava ([www.strava.com](http://www.strava.com)). According to the source, the map is generated from the aggregated, public activities (bicycle use in this case) over the last two years. (Image retrieved: 06/15/2020, Image source: [www.strava.com](http://www.strava.com))

A dedicated bicycle infrastructure along Rainier Ave S a Urban Village Main street coupled with street-level activation through programming will encourage bicycle use. The proximity to the light-rail is also an opportunity for residents to use multi-modal transportation for their daily commutes.

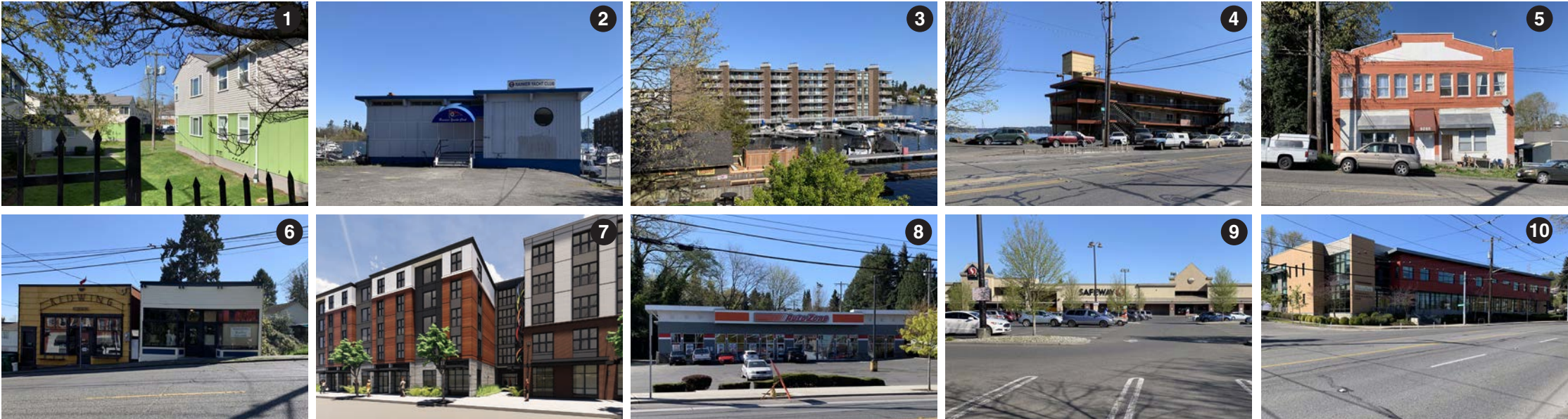


Urban Village Main Street Standard  
Seattle Right-of-Way Improvements Manual





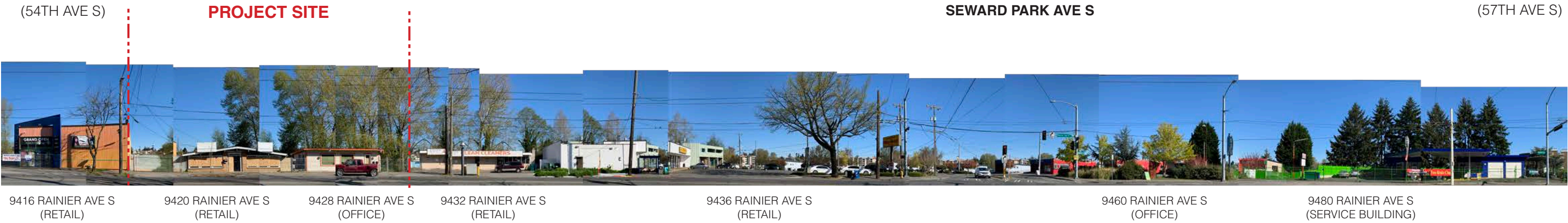








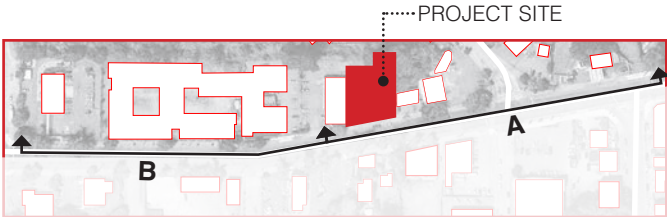




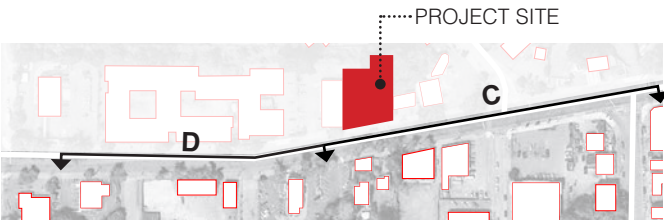
**A**



**B**









## Rainier Valley: One Of America's Most Diverse Neighborhoods

By **Curbed Staff** | Jun 10, 2013, 4:00pm PDT

[!\[\]\(c3d993ca47bfe2a953c700506ce31fa0\_img.jpg\)](#) [!\[\]\(c468cde8f04e2e2a6ba3c2a373e05c45\_img.jpg\)](#) [!\[\]\(bb556800b100164a948e6987b050d670\_img.jpg\)](#) **SHARE**

*This article is written by Anna Johansson.*

East of Beacon Hill lays the neighborhood of Rainier Valley. This neighborhood of 40,791 has been getting a lot of attention because the Census Bureau proclaimed it **the most diverse neighborhood in the country in 2010**. This claim was made because only a quarter of Rainier Valley's population is white, while the rest of the neighborhood is made up of *Hispanic, African American, and Asian residents* for the most part. The South population is



**History**  
**Link.org**

## Southeast Seattle ZIP Code 98118: Neighborhood of Nations

By Cassandra Tate | Posted 8/13/2012 | HistoryLink.org Essay 10164

## **‘That’s what we’re about here’: Renovated Rainier Beach urban farm offers space for community, food, learning**

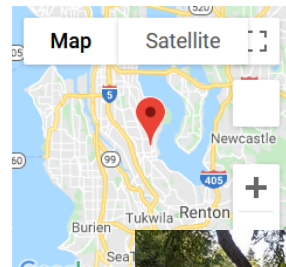
Originally published May 30, 2018 at 10:45 am | Updated June 4, 2018 at 5:35 pm



## Push for improvements at Rainier Beach's public beach

Walk east from the Rainier Beach light-rail station and you'll end up at Be'er Sheva Park, which includes a beach on Lake Washington.

**This essay made possible by:**  
 4Culture King County Lodging Tax  
 The Seattle Times Newspapers in Education



It's been said that the 98118 ZIP code in Southeast in the United States. The claim is not quantifiably enough to believe. Successive waves of newcomers have found a place for themselves here, beginning: people of European heritage in the late nineteenth Japanese, Filipinos, and African Americans, among U.S. naval base in American Samoa led to an influx Thousands of Southeast Asians came in the after the 1970s, joined by Latinos and, more recently, refugees in East Africa. The result is what local boosters call "nations," where Somali children study the Koran at a Orthodox synagogue in Seattle; fourth-generation South Asians shop at stores owned by second-generation

"Our vision for the farm extends beyond just growing food, it represents a cornerstone toward access to quality food sources and food security in Southeast Seattle, in particular the Rainier Beach community," said David Reyes, a board member of Friends of Rainier Beach Urban Farm and Wetlands. "Beyond being a physical space and beautiful place of nature, the farm has become a catalyst for social change in Rainier Beach, inspiring and engaging community members as well as empowering local youth to become advocates for the health and well-being of our community. The farm is also a crossroads of sorts for the community to come together in fellowship and in celebration of our diversity and identity as Rainier Beach."



The context in which the project is located offers significant opportunities that the project can engage with. The diversity of cultures, is an asset to be celebrated to create a neighborhood that is unique. We have found great initiatives by the community, agencies and other institutions that are representative of the Rainier Beach neighborhood and that can help inform the development of the project.



ARTS & CULTURE, COLUMN, COMMUNITY, CULTURE, ENTERTAINMENT, EVENTS, FOOD, MOVIES, MUSIC, SOUTH END WEEKEND

THIS WEEKEND IN SOUTH SEATTLE—RAINIER BEACH CULTURAL COMMUNITY DINNER, FREE MT. BAKER MEANINGFUL MOVIE, NAAM HOLIDAY MARKET, AND MORE!

DECEMBER 3, 2018 LEAVE A COMMENT

Rainier BAAMFest

by Emerald Staff Friday, Dec. 7th: Dress fi  
\*The most exciting new or slightly used c  
downtown ready for the holiday season! t  
fantastic bargain, you will also be helping  
women. Our sale commences both days w  
Most items ...Continue reading-->

EVENTS FEATURED LIVE MUSIC SOUTH SEATTLE EVENTS

ESSAY

BRAD AND BECKY FROM BELLEVUE ARE COMING TO RAINIER BEACH

DECEMBER 27, 2017 EDITOR 9 COMMENTS

by Reagan Jackson

Six years ago I bought a house in Rainier Beach.

As a single person living on a non-profit salary, homeownership Seattle seemed an impossible dream. With rents steadily rising, went through the motions of finding a realtor and getting prequ fied for a home loan anyway, just in case I got lucky and could lo a place to live at a fixed rate.

I watched as the house that had been painted yellow and o with turquoise trim was gutted and repainted gray with blk white accents. The East African family on the corner disap too. I don't know if they got foreclosed on or not. They wer placed by a Mexican family who lasted less than six month: white family lives there. A white family bought the house a street too. I'm sure they are lovely people. They put a Black Matter sign in their yard. We wave to each other if our pat



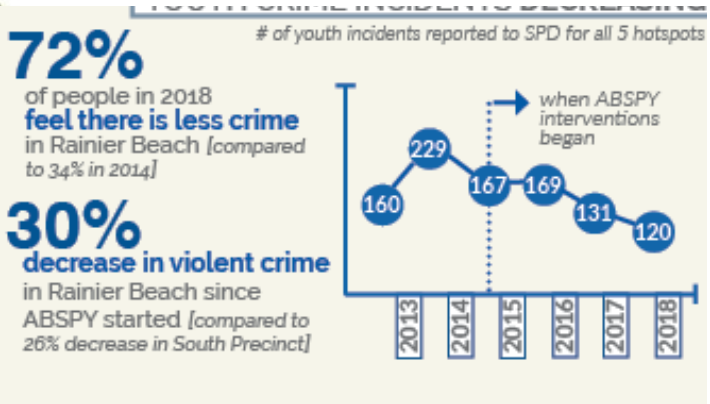
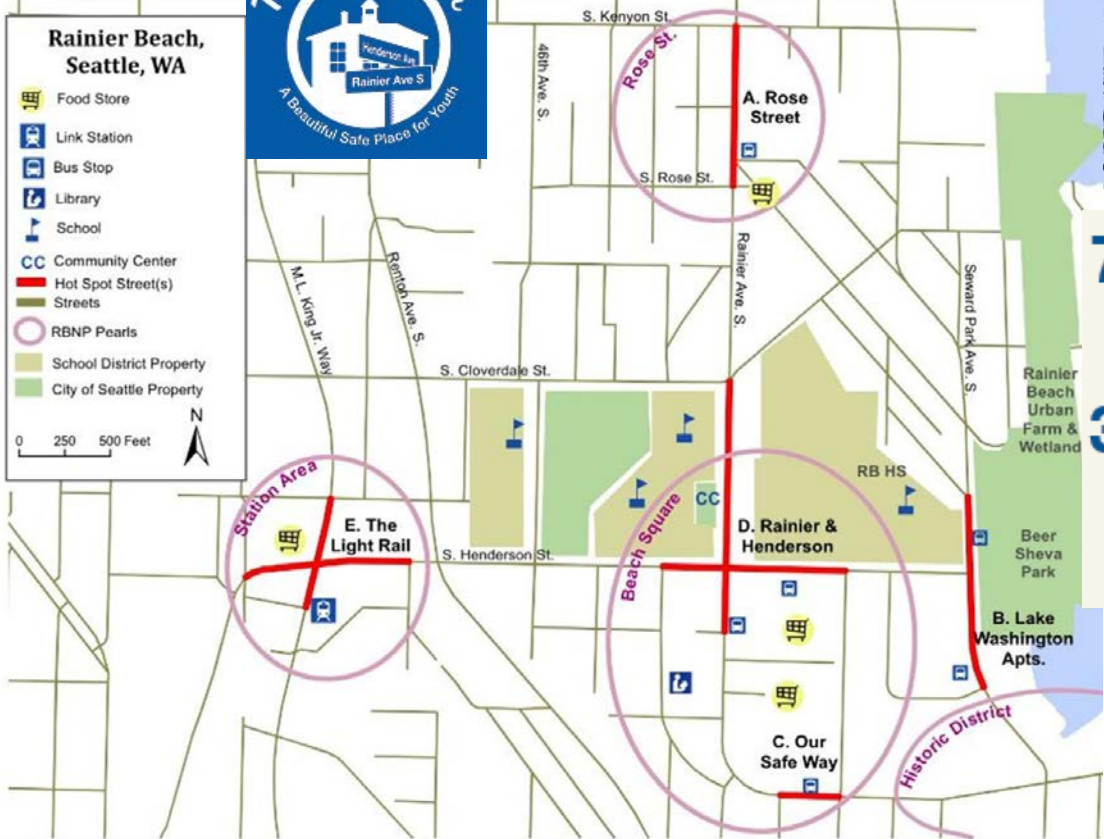
COMMUNITY

RAINIER BEACH CELEBRATES FIRST "STREATERY"

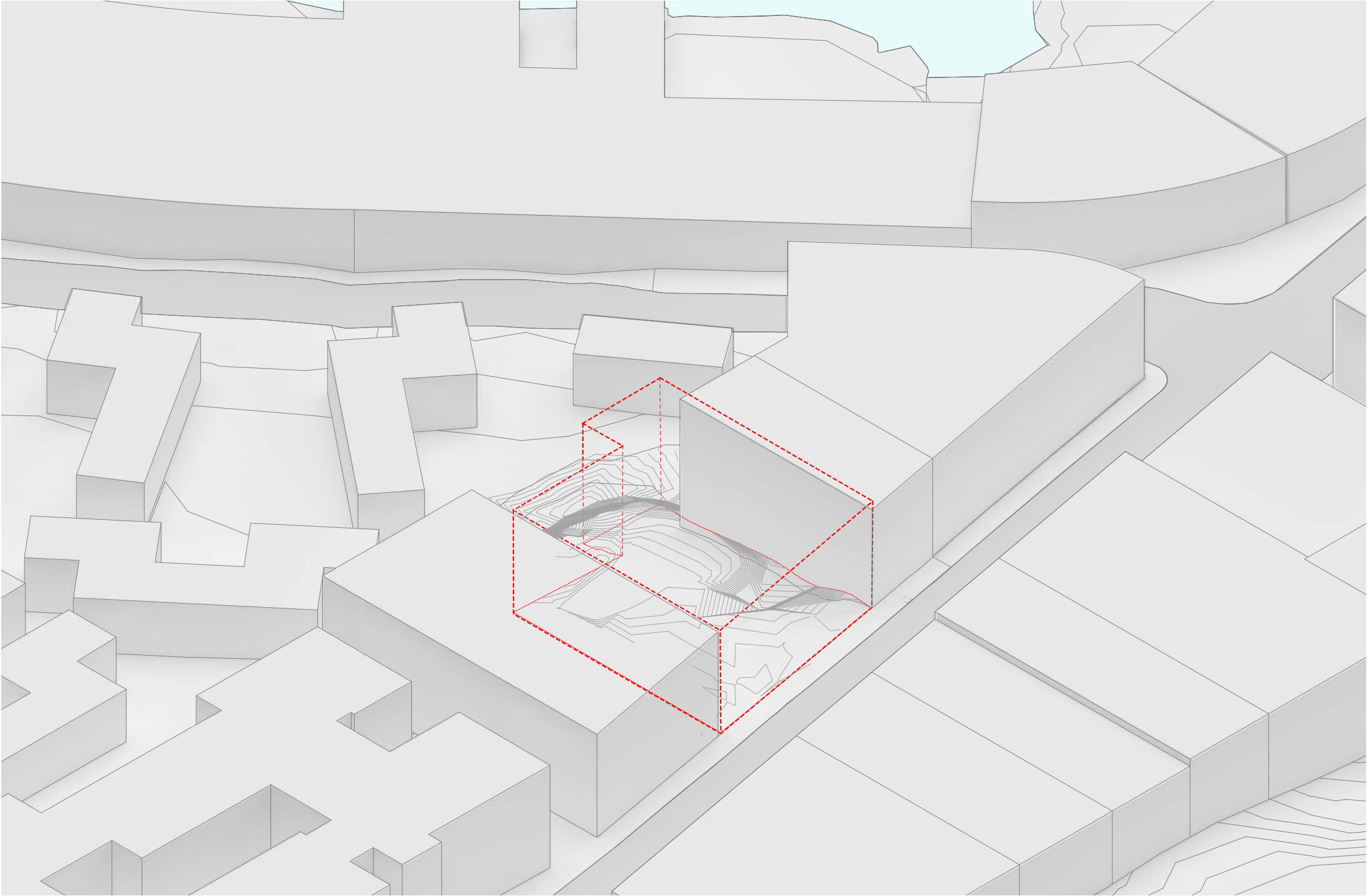
AUGUST 7, 2017 EDITOR 3 COMMENTS

by Marcus Harrison Green

On Sunday afternoon, with guitarists Ken Carlson playing in the







5.10 SITE OPPORTUNITIES & CONSTRAINTS

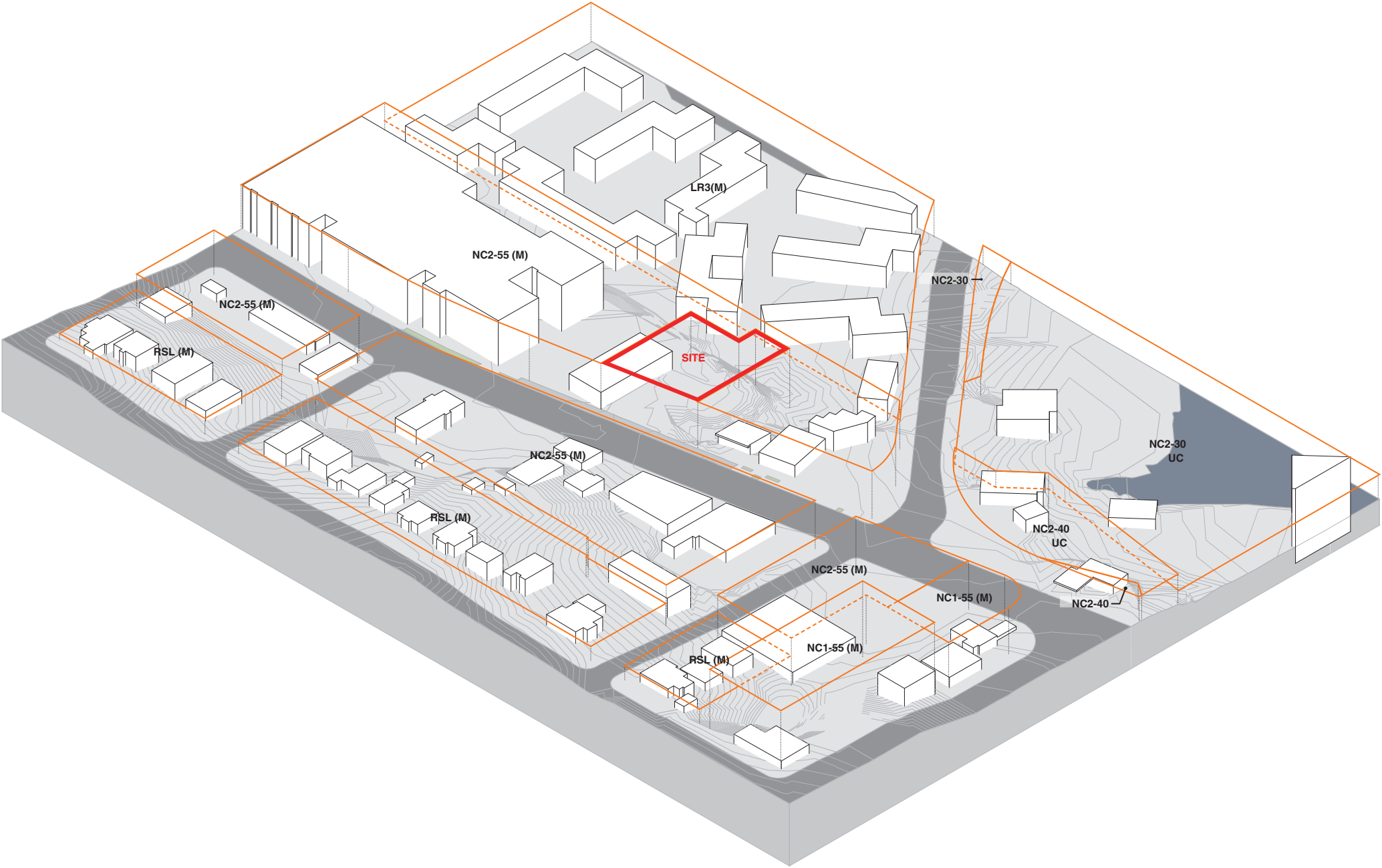
OPPORTUNITIES & ADVANTAGES

- The cultural diversity in the project area is a great opportunity for the project to engage with in creating a community with a sense of place,
- Proximity to nearby institutions and private businesses,
- Proximity to nearby parks, urban farm, etc.
- The location of the project in the Rainier Beach Historic Business District and a node that marks the southern portion of Rainer Valley,
- Proximity to the light-rail with in a walking distance,
- Great solar access due to the southern orientation of the site,
- The zoning and the topography of the area allow for great opportunities to have views towards Lake Washington,
- Frontage on Rainier Avenue South, Urban Village Main Street, provides easy access to pedestrian and protected bike pathways,

CONSTRAINTS

- Lack of a consistent urban form / character in the neighborhood for the project to reference,
- A mid-block project site with a slightly irregular geometry and with only one access which is also a Principal Arterial street,
- A number of ECA conditions exist at the project site,
- Vegetation to the north which impede development potential,
- Rainier Avenue South is currently a busy and unsafe street that favors cars over pedestrians and bicyclists and the noise that is generated.





6.0 ZONING DATA

SDCI Project Number: 3034255-LU  
Project Address: 9420 & 9428 Rainier Ave S, Seattle, WA 98118  
Parcel Numbers: 712930-4826 & 712930-4853  
Zoning: NC2-55 (M), Neighborhood Commercial  
Lot Area: 15,881 (Combined)

General Information

Zoning Adjacent to Sites	LR3 (M) - Low-Rise Residential (North) NC2-55 (M) - Neighborhood Commercial (East) NC2-55 (M) - Neighborhood Commercial (South) NC2-55 (M) - Neighborhood Commercial (West)
Zoning Overlays	Rainier Beach Residential Urban Village
Frequent Transit Service Area	Yes
Pedestrian-Designated Zone	No
Critical Area	ECA - Steep Slope, Liquefaction, Peat Settlement, Wetland (located in neighboring property)
Street	Rainier Ave S - 80 ft wide Principal Arterial

Seattle Municipal Code (SMC) Zoning Summary

Code Section	Subject	Summary
23.47A	Commercial (NC2)	
23.47A.004	Permitted and Prohibited Uses	Residential, Permitted Ground Floor Commercial, Permitted subject to Table A For 23.47A.004
23.47A.004 (Table A)	Uses in Commercial Zones	Offices, General Sales and Services upto 25,000sf permitted.
23.47A.005	Street-Level Uses	No Residential Uses proposed on street-level street-facing facade. 23.47A.005.D - Not Applicable as project is not located in pedestrian-designated zone.
23.47A.008.A.2.b & c	Street-Level Development Standards (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. The total of all blank facade segments may not exceed 40% of the width of the facade of the structure along the street.
23.47A.008.A.3	Street-Level Development Standards (Location)	Street-level, street-facing facades shall be located within 10 feet of the street lot line, unless wider sidewalks, plazas, or other approved landscaped or open spaces are provided.
23.47A.008.B.2.a	Street-Level Development Standards (Transparency)	60% of the street-facing facade between 2 ft and 8ft above the sidewalk shall be transparent.
23.47A.008.B.3.a	Street-Level Development Standards (Depth, Non-Residential)	Non-residential uses greater than 600 square feet shall extend an average depth of at least 30 ft and a min. depth of 15 ft from the street-level, street-facing facade.
23.47A.008.B.4	Street-Level Development Standards (Height, Non-Residential)	Non-residential uses at street level shall have a floor-to-floor height of at least 13 ft.
23.47A.010	Maximum Size of Non-Residential Use	Per Table of Section 23.47A.004 (see summary above)
23.47A.012	Structure Height	55ft
23.47A.012.A.3	Structure Height (Lot Containing Peat Settlement-prone ECA)	Structure height may exceed by upto 3 ft. (If project meets 23.47A.012.A.3(a-c))
23.47A.012.C.2 & 23.47A.012.C.4	Structure Height - Rooftop Features	Open railings, planters, skylights, clerestories, greenhouses, solariums, parapets, and firewalls: May exceed up to 4ft Insulation material, rooftop decks and other similar features, or soil for landscaping: May exceed up to 2 ft Stair and Elevator Penthouses may extend by up to 16 ft above the applicable height limit... if the combined total coverage of all features does not exceed 25 percent of the roof area.

6.3 ZONING SUMMARY

PROPOSED (Preferred Option B)

55ft + 3ft per 23.47A.012.A.3



6.0 ZONING DATA

Seattle Municipal Code (SMC) Zoning Summary

Code Section	Subject	Summary
23.47A.012.C.6	Structure Height - Rooftop Features (Setback from north property line)	10ft
23.47A.013.A	Floor Area Ratio	3.75 No Minimum FAR required per 23.47A.013.E.1.a as project is not located in a pedestrian-designated zone.
23.47A.013.B.2 & 23.47A.013.B.4.b	Floor Area Ratio Exemptions	All portions of a story that extend no more than 4 ft above existing or finish grade. Above-grade parking on a lot containing a peat settlement-prone ECA - up to 25% of lot area and as approved by the Director
23.47A.014	Setback Requirements	None required. Project does not abut a lot in Single-Family, LR, MR, or HR zones.
23.47A.016.2	Landscaping Requirements	Green Factor score of 0.3 or greater required.
23.47A.024.A	Amenity Area	An area equal to 5% of total gross area in residential use excluding mechanical equipment and accessory parking is required for amenity area.
23.47A.032.A.1.b	Access to Parking	If access is not provided from an alley and the lot abuts only one street, access is permitted from the street, and limited to one two-way curb cut.
23.54.015.A	Required Parking - Motor Vehicle	No minimum requirement per Table A for 23.54.015, item K for non-residential use & Table B for 23.54.015, item M for residential use located in frequent transit service area.
23.54.015.K	Required Parking - Bicycle	Per Table D for 23.54.015: General Sales and Services (item A.6) 1 per 2,000sf for long-term & 1 per 2,000sf for short-term Multi-family structures (item D.2): 1 per dwelling unit for long-term & 1 per 20 dwelling units For residential uses, after the first 50 spaces for bicycles are provided, additional spaces are required at three-quarters the ratio.
23.54.030	Parking Space and Access Standards	
23.54.030.B.1.b	Parking Space Requirements (Residential)	When more than five parking spaces are provided, a minimum of 60 percent of the parking spaces shall be striped for medium vehicles. The minimum size for a medium parking space shall also be the maximum size.
23.54.030.D.1.a	Driveway - Width (Residential)	Driveway width. Driveways less than 100 feet in length that serve 30 or fewer parking spaces shall be a minimum of 10 feet in width for one-way or two-way traffic.
23.54.030.D.3	Driveway - Slope	15%
23.54.030.E	Parking Aisles	90 degrees parking angle; stall length 19 ft = 24 ft aisle width, stall length 16 ft = 22 ft aisle width, stall width 15ft = 20ft aisle width.
23.54.030.F.1.a.1	Curb Cuts (Residential)	1 Curb cut, per Table B for 23.54.030 - Curb cuts for principal arterial street frontage
23.54.030.F.1.b.1	Curb Cut Width (Residential)	23 ft on principal arterials
23.54.030.G	Sight Triangle	For two way driveways less than 22 feet wide, a sight triangle on both sides of the driveway is required. For two way driveways 22 feet wide or more, a sight triangle on the side of the driveway used as an exit shall be provided
23.54.030.L	Electric Vehicle (EV) Charging Infrastructure	A minimum of 20% parking spaces shall be EV-ready. At least one accessible parking space shall be EV-ready
23.54.040	Solid Waste and Recyclable Materials Storage and Access	
23.54.040.B	Storage Requirement	Per Table A for 23.54.040, Shared Storage Space for Solid Waste Containers: For 51-100 Dwelling Units - 375sf plus 4sf for each additional unit above 50 For non-residential development 0-5000 sf of gross floor area - 82sf (only 50% of this is required for mixed-use developments with a shared space.)

6.3 ZONING SUMMARY

PROPOSED (Preferred Option B)

Approximately 58,500sf of gross floor area & 15,881sf of combined lot area.  
FAR = 3.68

Approximately 54,900sf of residential gross floor area  
2,745sf of amenity area required.

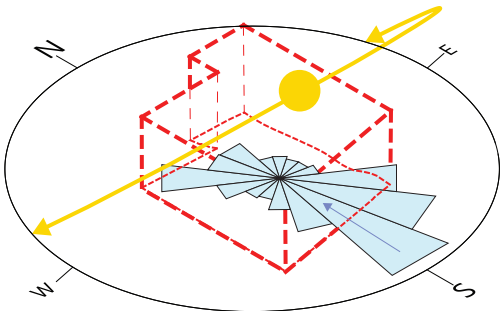
Approximately 5,000sf of Retail - 1 long-term and 3 short-term  
Approximately 70 dwelling units provided - 50 + (20\*0.75) = 65 long-term and 4 short-term

Approximately 5,000sf of Retail - 82sf \*50% = 41sf  
Approximately 70 dwelling units provided - 375 + (20\*4) = 455sf  
Total Required: 496sf of Shared Storage Space for Solid Waste Containers

CS1 Natural Systems and Site Features

B. Sunlight and Natural Ventilation

- The lot is positioned in a way that the building's most prominent facades are towards the south and north. The project aims to enable as many units as possible to receive ample sunlight. The prevailing wind is mainly from the south, as a result it is suggested to locate private outdoor areas facing northeast or southwest. The preferred option will make use of this favorable condition by setting the building mass back from the property-line along the east and north to provide convenient private outdoor areas for the residents.
- Street trees along Rainier Avenue and suspended building features will provide solar shading as much as possible during summer.



C. Topography

1. Land Form
  - The topography of the site is a result of a previous site grading activity which has resulted in the steep slope ECA condition. The project has been granted a relief to build on the steep slope.
  - The parking garage and the access will be coordinated to work with the existing topography with reduced alteration required.

D. Plants and Habitat

1. On-Site Features
  - 19 existing trees at the site were discovered and analyzed and no exceptional tree or groves were identified by a arborist. As such, retention of the trees was not recommended. Due to size of the project site and the limitation in the size of development our preferred option will remove these trees that are at the site. The location of the trees on a steep slope will make it difficult to maintain and incorporate as part of the design of the project.
  - The view and reference to Lake Washington is of very important value to the success of the project as well.
  - Street trees, green roof and other vegetation will be incorporated into the landscape design of the project.

CS2 Urban Pattern and Form

B. Adjacent Sites, Streets, and Open Spaces

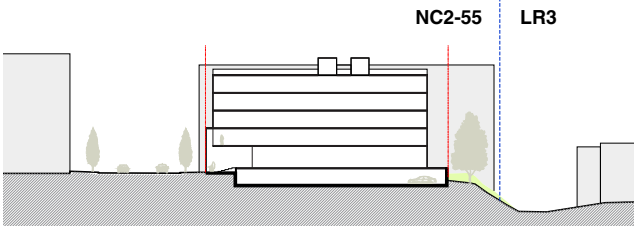
1. Site Characteristics
  - The massing of the project will try to highlight the movement the movement experienced on the busy Rainier Avenue S. Also refer to **DC2 Architectural Concept, A. Massing.**

C. Relationship to Block

2. Mid-Block Sites
  - The building is aiming to align the overall building height and ground level with the neighboring buildings. This will allow the building to become unified with the overall feel of the context. Also refer to **DC2 Architectural Concept, C. Secondary Architectural Features.**

D. Height, Bulk, and Scale

3. Zoning Transitions
  - The bulk of the building mass of the proposed building is setback from property lines where it abuts smaller existing structures or low-rise zones. Also refer to **DC2 Architectural Concept, C. Secondary Architectural Features**



CS3 Architectural Context and Character

A. Emphasizing Positive Neighborhood Attributes

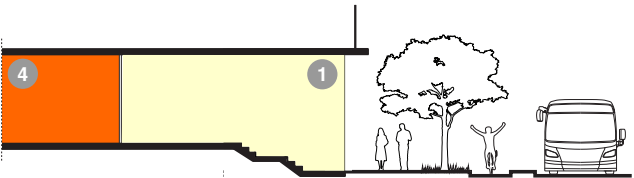
4. Evolving Neighborhoods
  - It can be said that the area around the project lacks a well defined character both spatially and in materiality. A new development of similar nature is currently underway to the west of the project site. The project will take cues of datum lines and basic relationships building base base and upper mass from the neighboring development. This will help to create a more diverse experience of scale at the pedestrian level. This will also help to establish a continuity between the new developments and existing singlestory structures around the area.



PL1 Connectivity

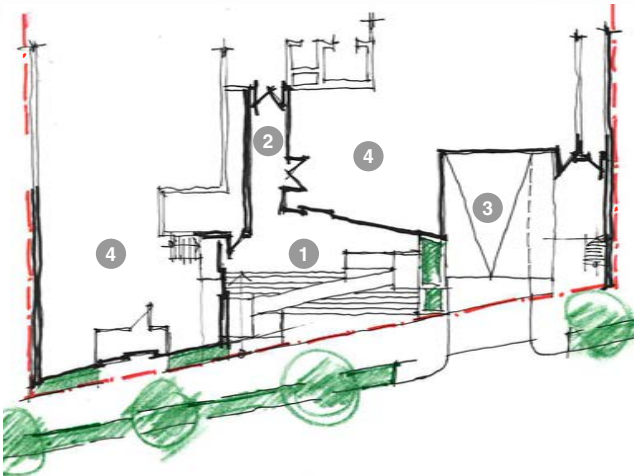
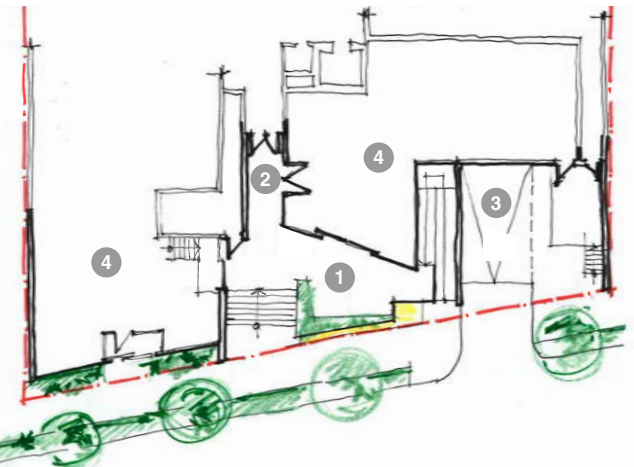
A. A Network of Open Spaces

2. Adding to Public Life
  - A major opportunity we are exploring to bridge the transition from the public to the more private programs of the project is by creating a transitional zone (1) which will serve as a gathering space and an area of respite. The entrance to the private residents only zone (2) will be recessed. The transitional area will be augmented by the retail spaces (4) or other programs that will border it. As discussed earlier the southern solar exposure and the building overhang above for weather protection will help make this area convenient to use year-round.
  - A slightly elevated platform and landscape features such as planters, screens & seating will create a sense of scale and comfort which will help to activate this zone. Also refer to **PL1 Connectivity, B. Walkways and Connections.**
  - The driveway to the parking garage (3) and other functional areas will be coordinated in a manner that will have minimal impact to the use of the transitional area.



B. Walkways and Connections

1. Pedestrian Infrastructure
3. Pedestrian Amenities
  - The project will explore improved pedestrian connection from the street to the private indoor areas. Design features such as elevated platforms, seating areas, planters and integrated ramps and stairs, etc will be incorporated into the overall pedestrian experience. Also refer to **PL1 Connectivity, A. A Network of Open Spaces.**
  - The main retail space will be accessed both from the ground level and also from the elevated platform or terrace. A smaller retail space will be accessed and integrated with the transitional zone.



C. Outdoor Uses and Activities

1. Selecting Activity Areas
2. Informal Community Uses
3. Year-Round Activity
  - As discussed earlier the southern exposure of the project site has a great potential to create a spaces for year-round activity. The design of the project will be developed with an emphasis on utilizing this feature. A recessed entrance, an building overhang for shading and weather protection, an elevated platform, landscape elements, multiple connections to other programs will be explored.

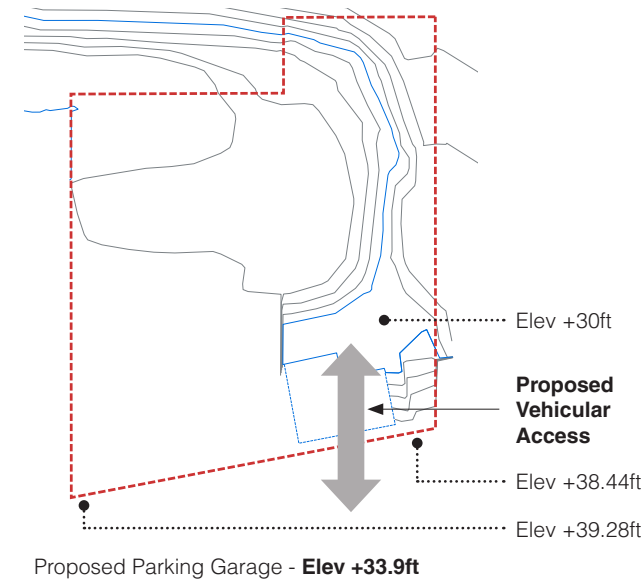
DC1 Project Uses and Activities

A. Arrangement of Interior Uses

- 1. Visibility
  - Retail spaces have been located in convenient and prominent locations on the ground floor. The preferred option also offers different layers of visibility for the two retail spaces provided which will allow more variety and a sense of hierarchy.
- 2. Gathering Places
  - The sequence of spaces at the ground floor between the pedestrian walkway and the entrance into the residential part of the project will be developed so that it can accommodate gathering spaces. Some areas may be designed to have more sense of privacy and may be developed in relation to the retail uses proposed.
- 3. Flexibility
  - The preferred option with the setback entry allows for creating a transitional space between the public and private zones. The small retail space will accommodate public or private programs as required.
  - The large retail space with multiple levels and high ceiling will allow for a flexible programing of the space.
- 4. Views and Connection
  - The project plans to maximize the view and connection with the waterfront.

B. Vehicular Access and Circulation

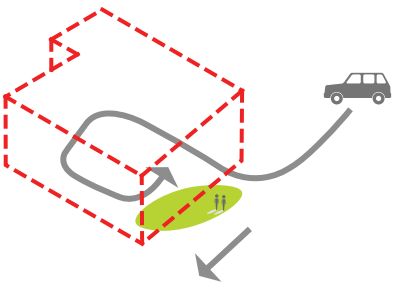
- 1. Access Location and Design
  - Although the project site lacks an alley for vehicular access, the access driveway in all proposed design options is located close to the southeast corner of the site. This works well with the natural topography of the site, **please see diagram below**. This also helps to avoid conflict with other features of the ground level such as the pedestrian entry, gathering space, the retail use, etc.



DC1 Project Uses and Activities

B. Vehicular Access and Circulation

- 1. Access Location and Design (cont.)
  - The west parcel of the project site has been identified to have a contamination thus minimizing excavation at this location and instead treating the contaminated soil at the site will be an opportunity.
  - The intersection of Rainier Ave S and Seward Park S is more than 200ft from the proposed location of the vehicular access.
  - Additional design features will be explored to reduce further conflicts with the pedestrian walkway, bicycle path and waste staging areas along the street frontage.



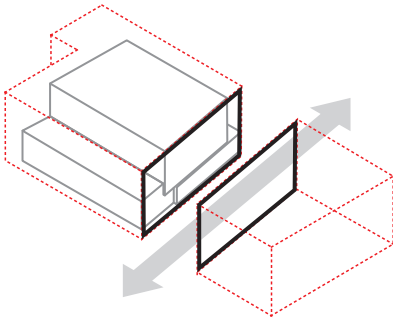
C. Parking and Service Uses

- 1. Below-Grade Parking
  - All options provide a below-grade parking. In trying to negotiate the conditions at the site and as an opportunity to create a variety of levels and transitions at the ground floor between the public and private, the lid of the parking garage will be raised by up to 3.5ft from the street level.

DC2 Architectural Concept

A. Massing

- 1. Site Characteristics and Uses
  - The unusual shape of the project site is mainly attributed to how the street appears to slice / shear-off the south frontage at an angle. This creates an opportunity to create a sense of movement which can replicate the nature of Rainier Avenue as an active street and also to reference the path of the street car that was replaced along which the Rainier Beach neighborhood developed.



- By stacking and shearing of volumes, some of the design options will explore how this sense of movement can be emphasized.

B. Architectural and Facade Composition

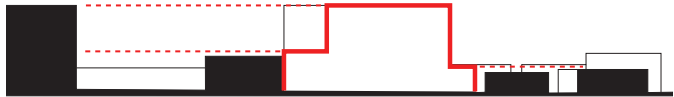
- 1. Facade Composition
  - Although there are future plans for the development of the whole neighborhood, the current state around the project site lacks consistency in urban form and architectural character. In response to this and also to maximize the views to the surrounding area from the building our preferred option explores the possibility of setting the mass (bulk) back from the east property line and create a facade that wraps from the front to the side. As the project develops, this will create opportunities for various articulations, and modulations on this facade to be explored.
  - Another consideration here is to create a layered facade with by setting back the portion of the front facade at the southwest corner. This will help reduce the perceived mass and it also references and works with the existing urban fabric which is characterized by varied relationships between street-facing facades of neighboring buildings and the street.



DC2 Architectural Concept

C. Secondary Architectural Features

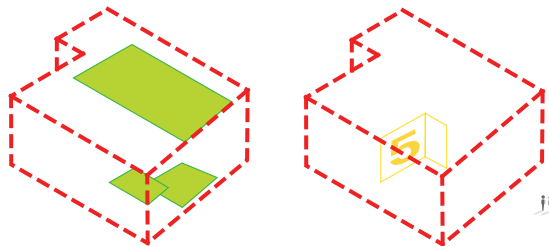
- 3. Fit with Neighboring Buildings
  - This project will be the second structure of its size per the current zoning around the site. The remaining structures are mainly one and two story buildings which will still remain a characteristic of the area in the long-term. With this in mind, and the additional opportunities of creating a sense of human scale at the ground level, the project tries to explore continuities in scale and massing between the project and other existing buildings and planned projects.



DC3 Open Space Concept

B. Open Space Uses and Activities

- 1. Multi-Family Open Space:
  - A semi-public common area will be provided at the ground floor level. The roof level will serve as the main outdoor area for gathering and for communal activities of residents. In addition to those, the preferred option will have a common outdoor space at an intermediate level as well. These common outdoor areas are located in relation to other programs such as amenity and retail / commercial spaces that will augment the use of the outdoor spaces.



DC4 Exterior Elements and Finishes

B. Signage

- 2. Coordination with Project Design
  - The project will incorporate signage and way-finding as part of the over-all experience and also as a means to provide cultural references and narratives.





1 4 5

A relationship between monolithic masses and subtracted voids that highlight special use or programs. These can be used to create / express more intimate areas. It can also be used to suggest a sense of depth and layering which in turn helps to make the mass less imposing.

2 5

A different materiality / modulation at the upper portion of the mass can help emphasize the effect of stacking and layering of volumes but it can also help organize the perceived mass.

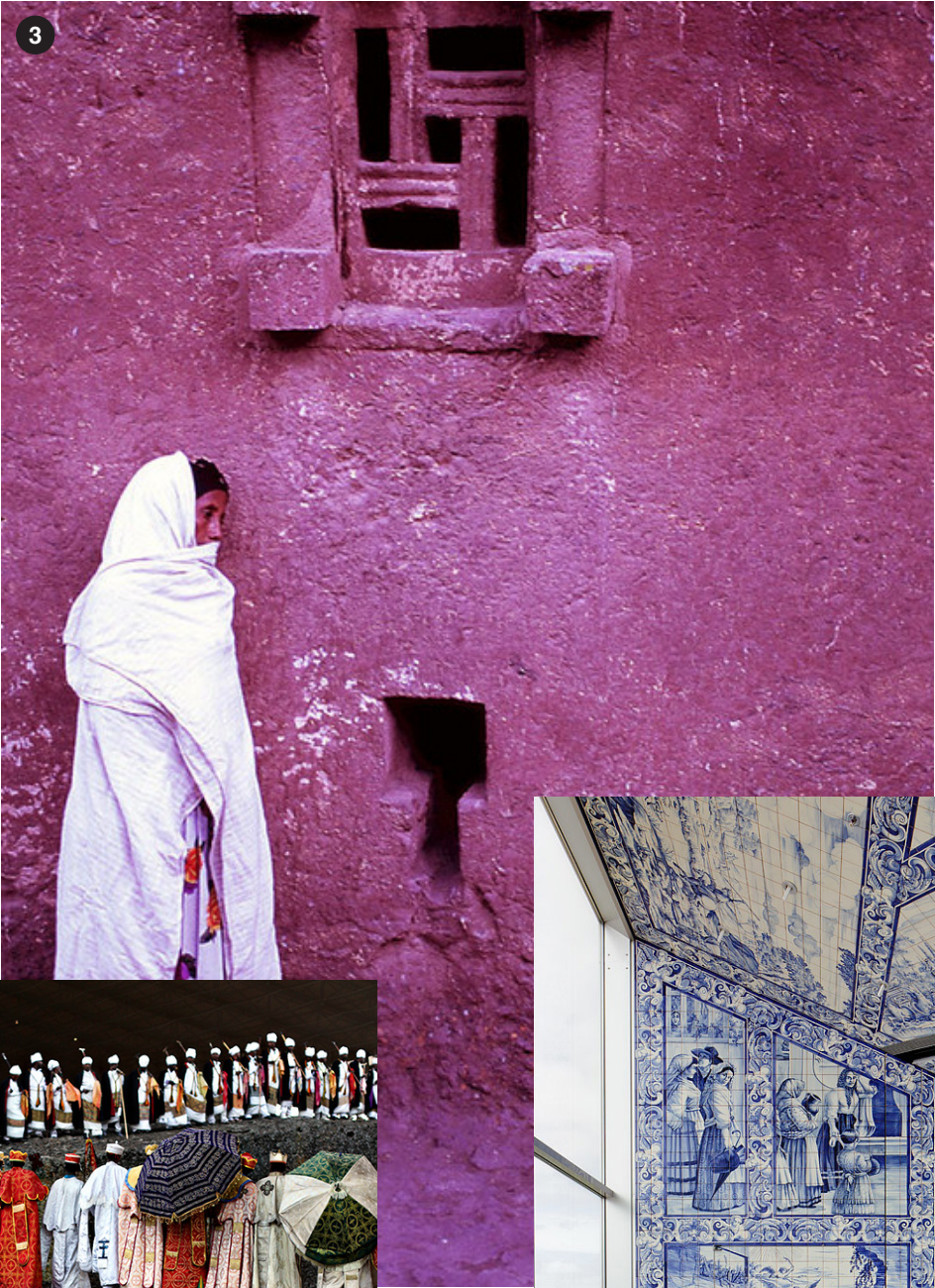
3 6

Different levels of transparency will be explored at the ground level to create a richer experience at the pedestrian level. The main retail spaces can be designed to be completely transparent while other transitional spaces such as the entrance of the building, a terrace, secondary retail space, etc. can have some level of screening which will suggest the transition from public to private and a level of intimacy.





3 4 The building as a safe place and a setting / background for cultural programing.

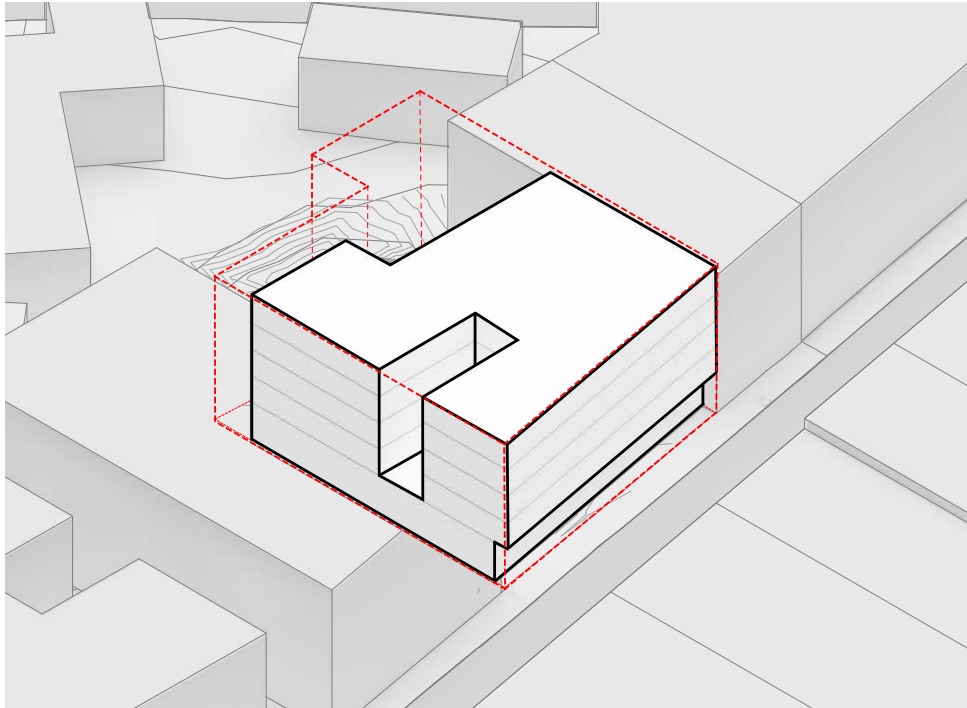


1 2 Some examples of patterns in Ethiopian traditional textile and weaving.  
5 6 An example of story-telling applied directly on building elements.



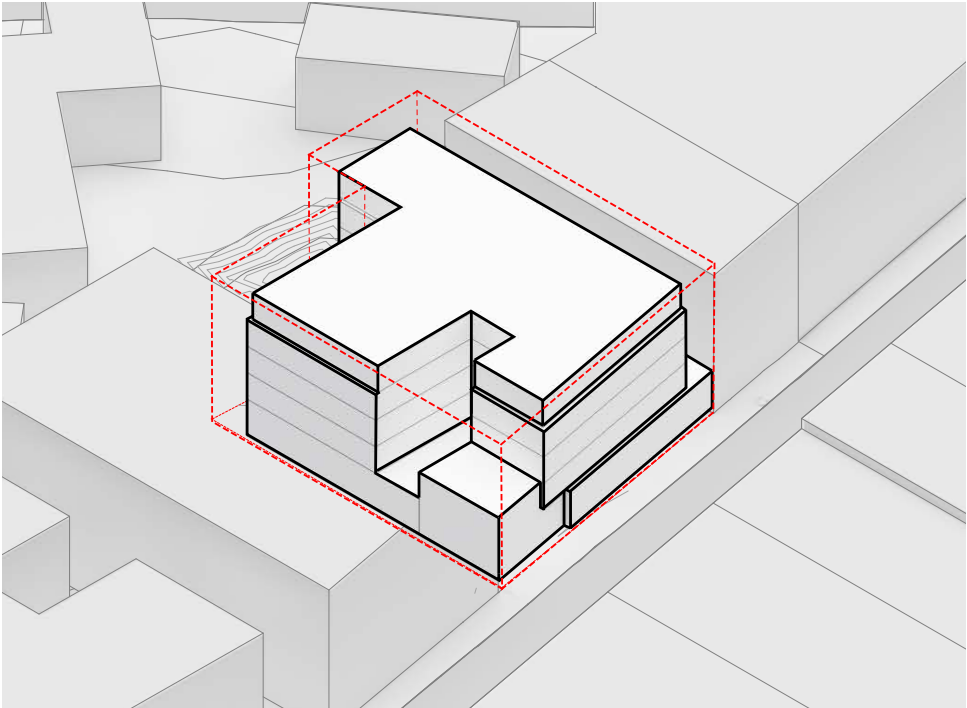
7 8 9 Examples of transitional spaces between public and private and screening used to create a spatial definition.





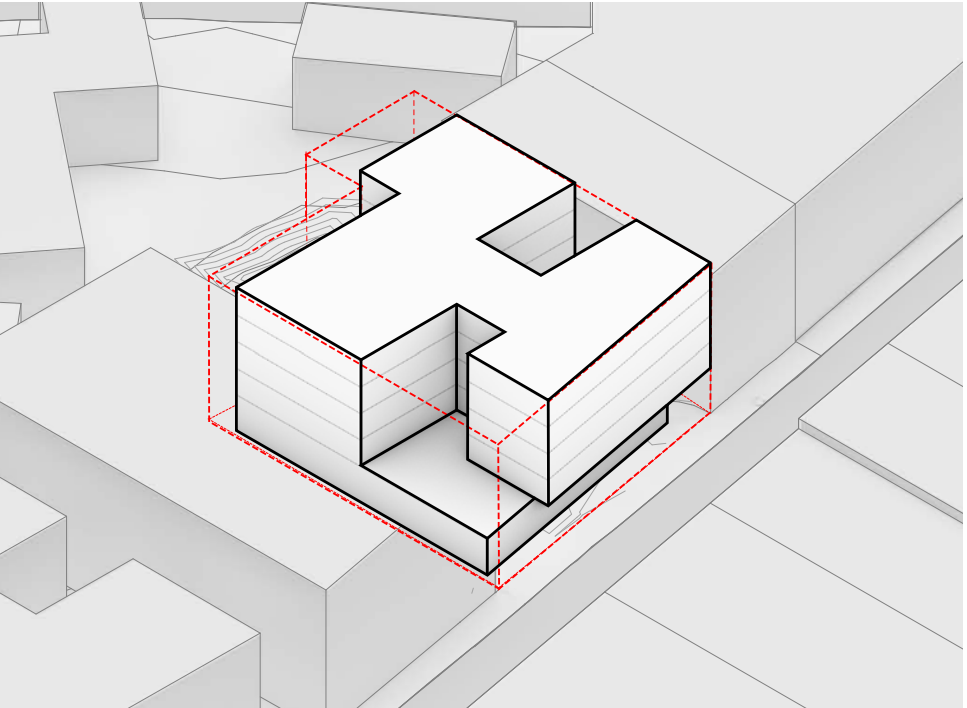
OPTION A

- PROS**
- Well defined street edge
  - Compact volume
  - Offers opportunity to save some of the existing trees
- CONS**
- Inefficient configuration, well below allowed FAR
  - Does not allow maximum exposure to sun and views
  - Will result in a north facing outdoor space, with a steep slope - ECA, and difficult for long-term maintenance
  - Inefficient below-grade parking
  - Departure may be required for sight triangle requirement at driveway.
- NOTES**
- Configuration will need to comply with height increase allowed for peat settlement prone sites, per SMC 23.47A.012.A.3



OPTION B - PREFERRED

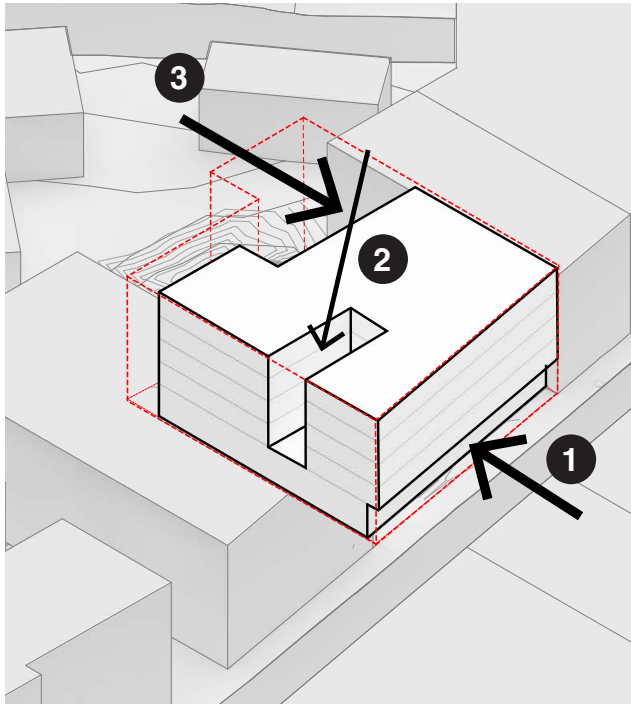
- PROS**
- Offers great transition between public and private at ground floor
  - Offers more retail space at ground floor
  - Efficient utilization of allowable FAR
  - More units will have improved solar exposure due to configuration
  - Offers more views towards Lake Washington
  - Improved relationship with the urban fabric both as it exists now and in the future when the neighborhood is fully developed
  - Potential for outdoor public or communal space on the third floor
  - Offers a less imposing mass
  - Minimizes blank facades which would otherwise be visible from the street
- CONS**
- Existing trees (no exceptional trees or groves) will be removed
  - Departure needed for one of the retail spaces which will not meet the minimum 13ft requirement
  - Departure may be needed from driveway sight triangle requirements
- NOTES**
- Configuration will need to comply with height increase allowed for peat settlement prone sites, per SMC 23.47A.012.A.3



OPTION C

- PROS**
- Well defined street edge
  - Efficient utilization of allowable FAR
  - Improved solar exposure due to configuration
  - Nice courtyards that can be extended with neighboring developments
  - Code compliant
- CONS**
- Existing trees (no exceptional trees or groves) will be removed
  - Large exterior surface area to volume ratio
  - Lots of blank facades
  - Less retail frontage at ground level
- NOTES**
- Configuration will need to comply with height increase allowed for peat settlement prone sites, per SMC 23.47A.012.A.3

8.0 ARCHITECTURAL MASSING CONCEPTS

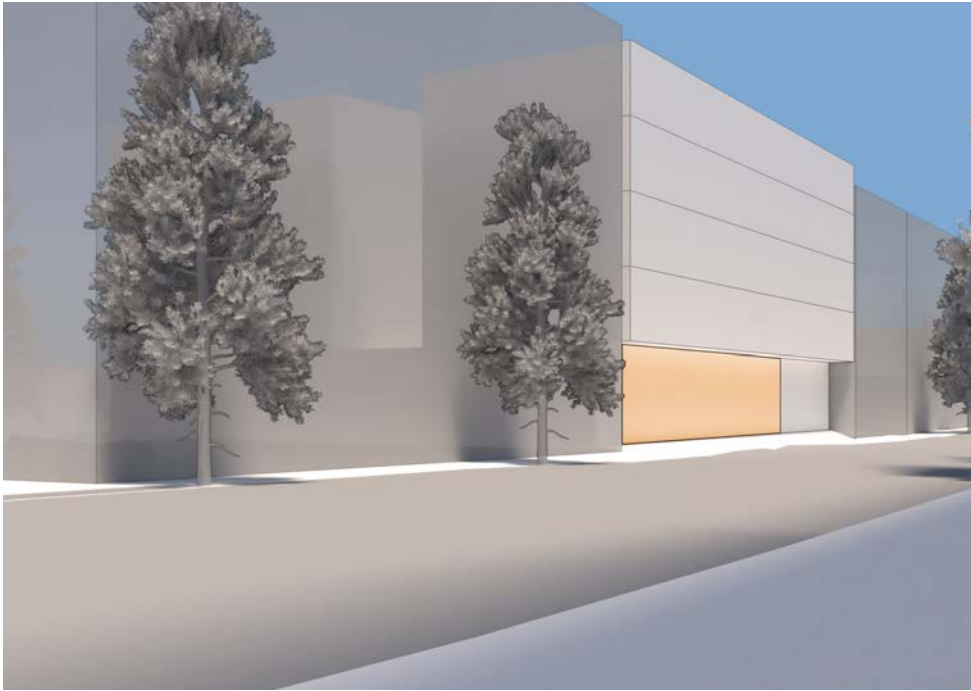


MASSING OPTION A

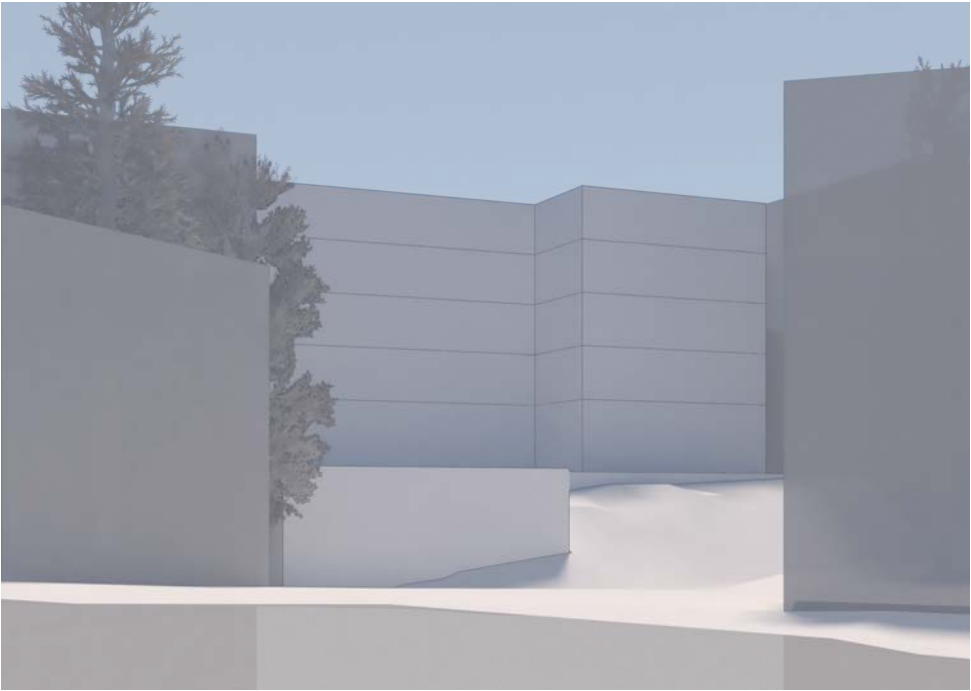
- PROS**
- Well defined street edge
  - Compact volume
  - Offers opportunity to save some of the existing trees
- CONS**
- Inefficient building, well below allowed FAR
  - Does not allow maximum exposure to sun and views
  - Will result in a north facing outdoor space, with a steep slope - ECA, and difficult for long-term maintenance
  - Inefficient below-grade parking
  - Departure may be required for sight triangle requirement at driveway.
- NOTES**
- Configuration will need to comply with height increase allowed for peat settlement prone sites, per SMC 23.47A.012.A.3



VIEW: SOUTH EAST



VIEW: SOUTH WEST



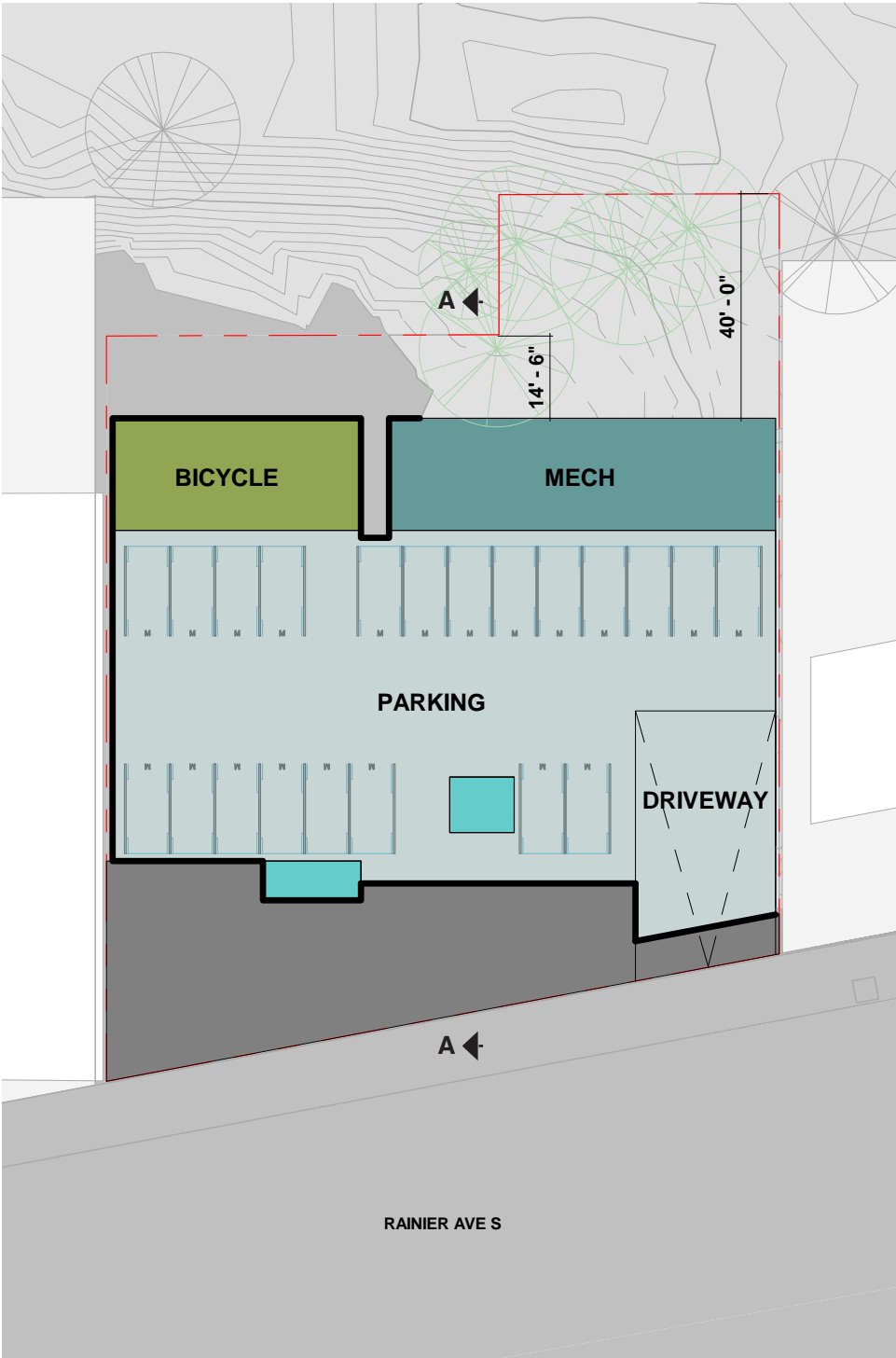
VIEW: NORTH EAST



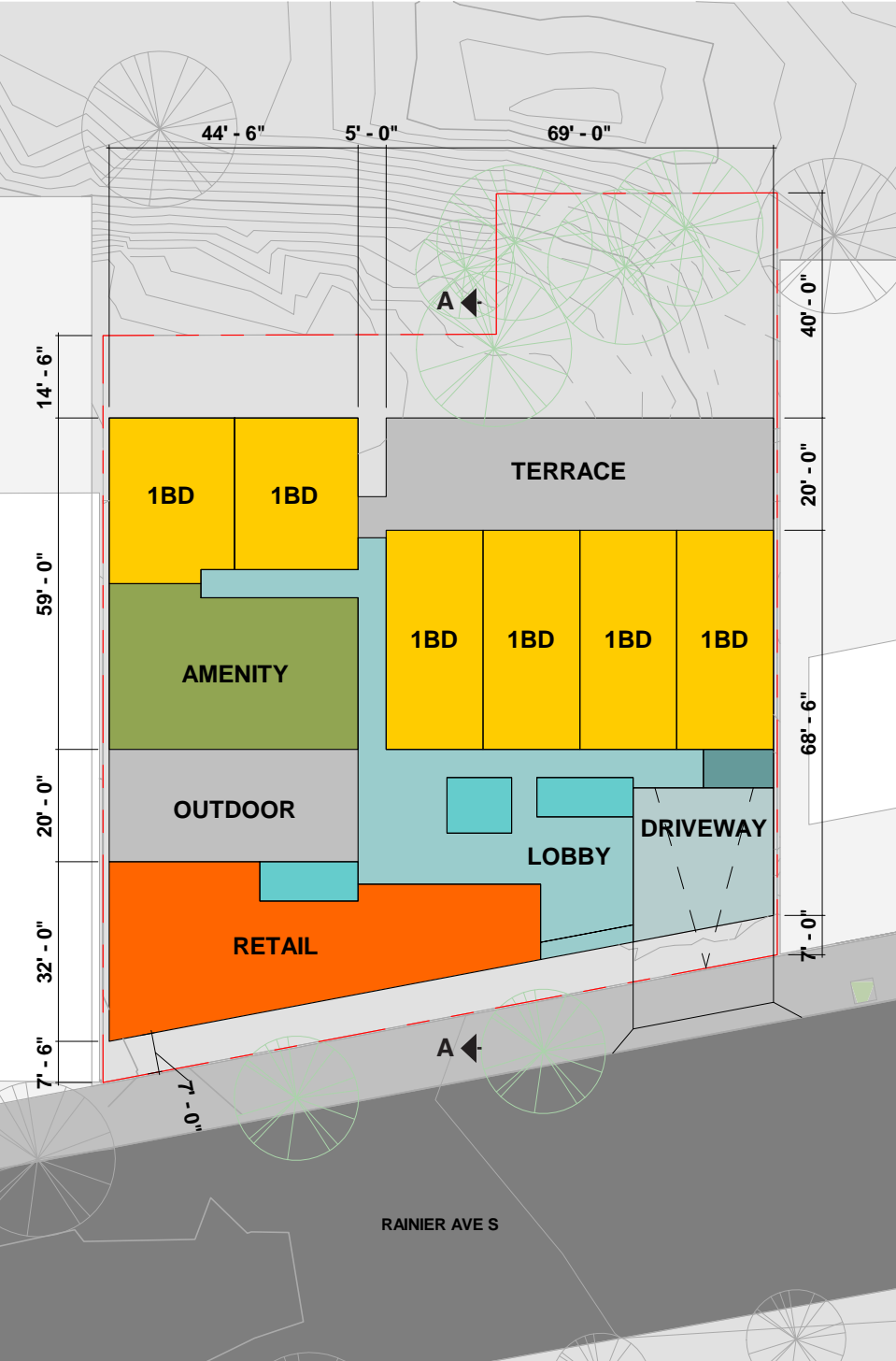


<b>GROSS FLOOR AREA</b>	55,000SF
<b>FAR</b>	3.46
<b>TOTAL NUMBER OF UNITS:</b>	
0BD	0
1BD	58
2BD	4
<b>TOTAL</b>	<b>62</b>
<b>RETAIL SPACE:</b>	APPROX. 1,650SF
<b>PARKING SPACES:</b>	21

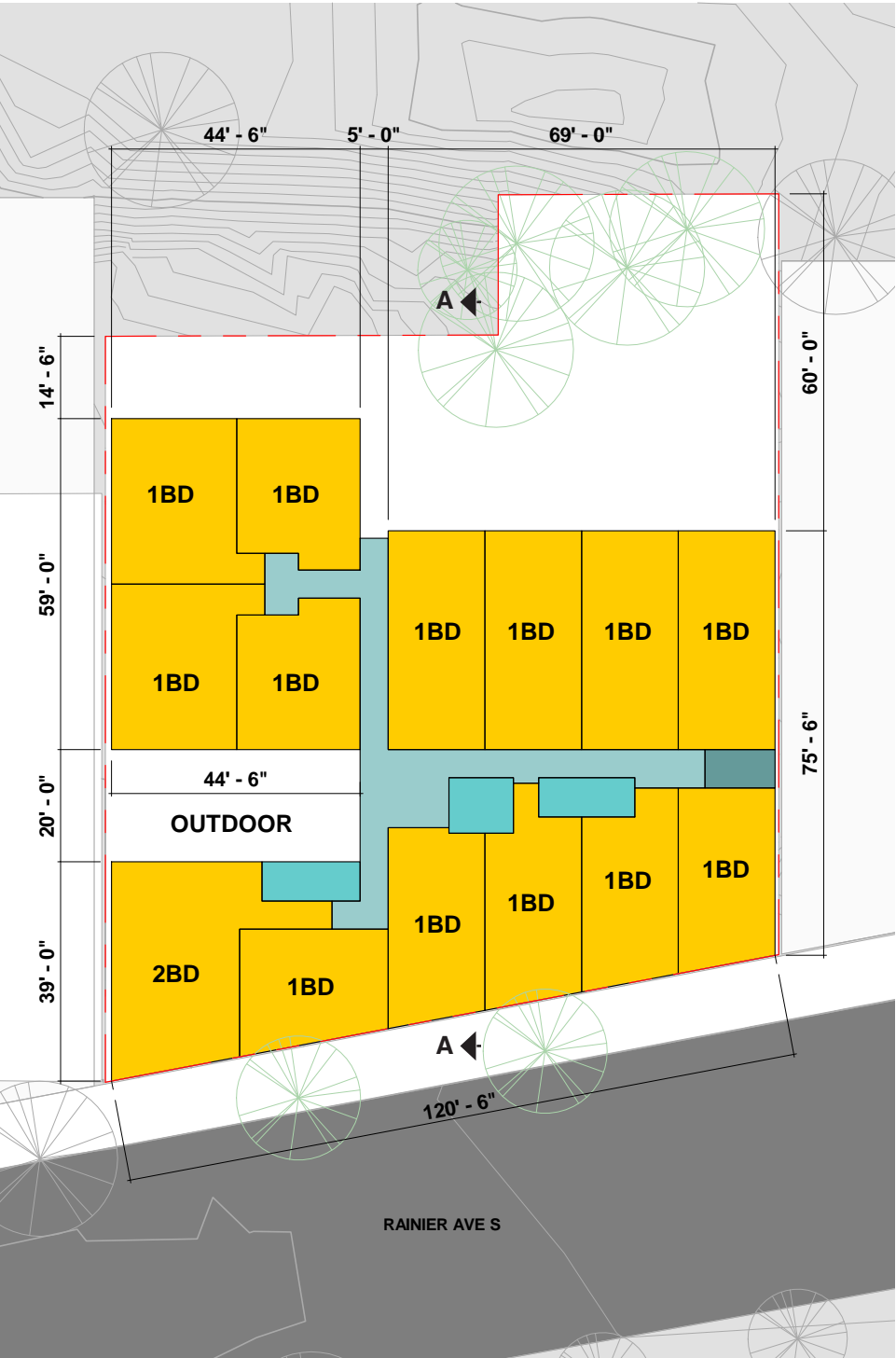




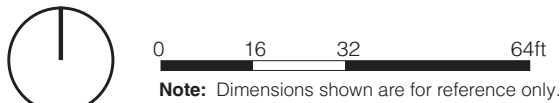
BASEMENT FLOOR PLAN

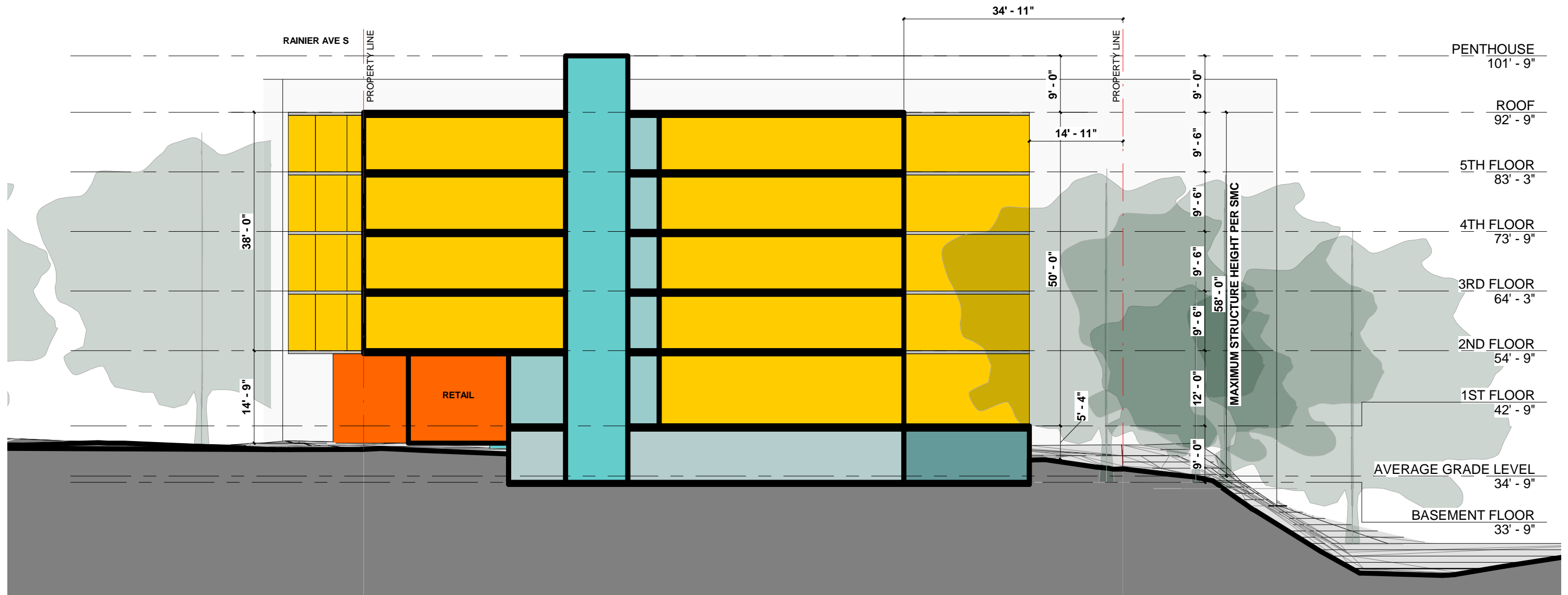


FIRST FLOOR PLAN

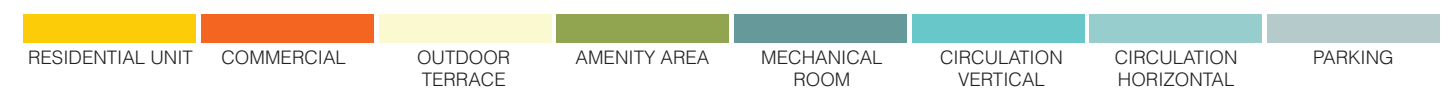
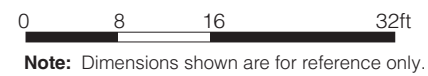


TYPICAL SECOND TO FIFTH FLOOR PLAN



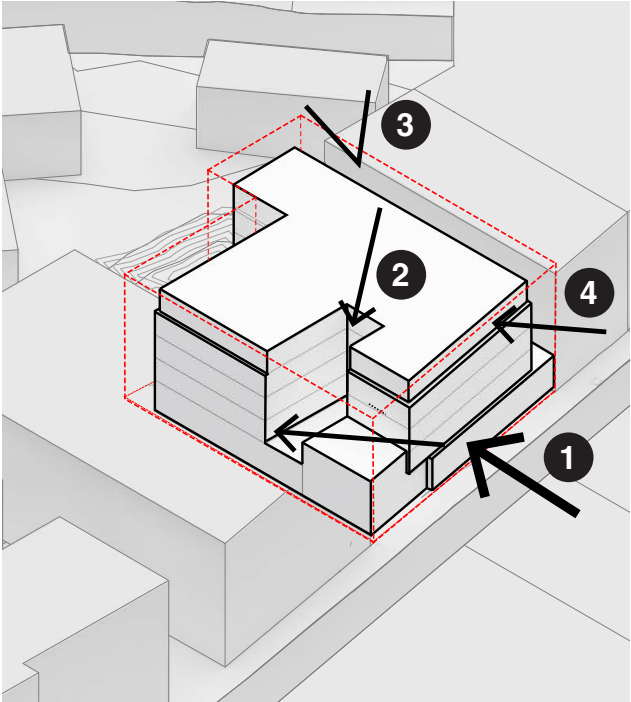


**SECTION A-A**





8.0 ARCHITECTURAL MASSING CONCEPTS



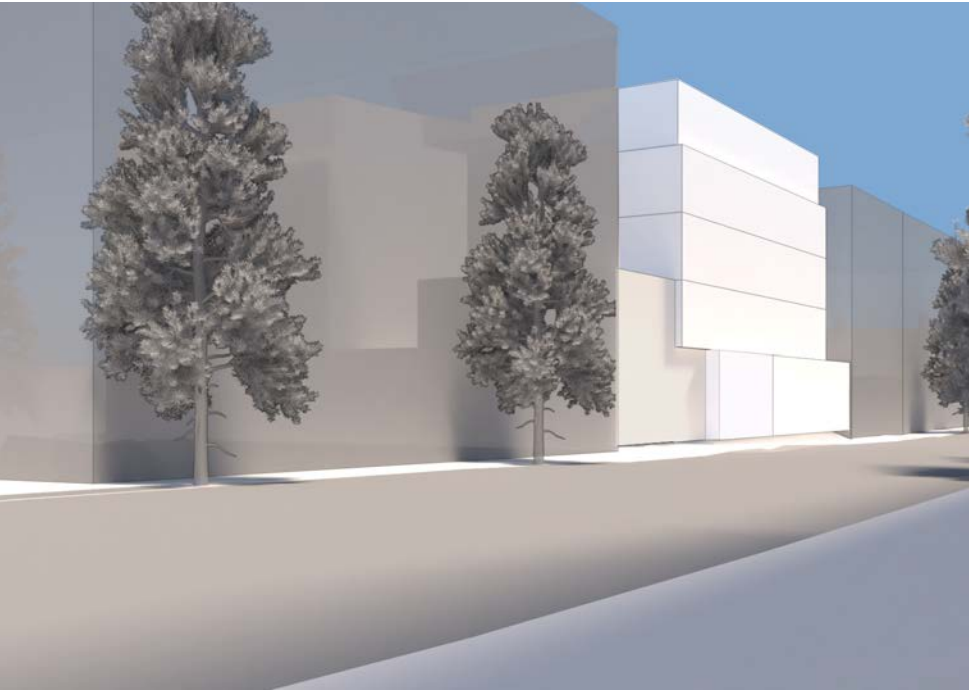
- 1 Set-back residential entrance for a smooth transition between public and private
- 2 Maximize solar exposure, and create rhythm along street frontage
- 3 Setback along east facade to maximize view and reduce blank facade
- 4 Optional setback or change in material at top level to enhance appearance of layering

MASSING OPTION B (PREFERRED)

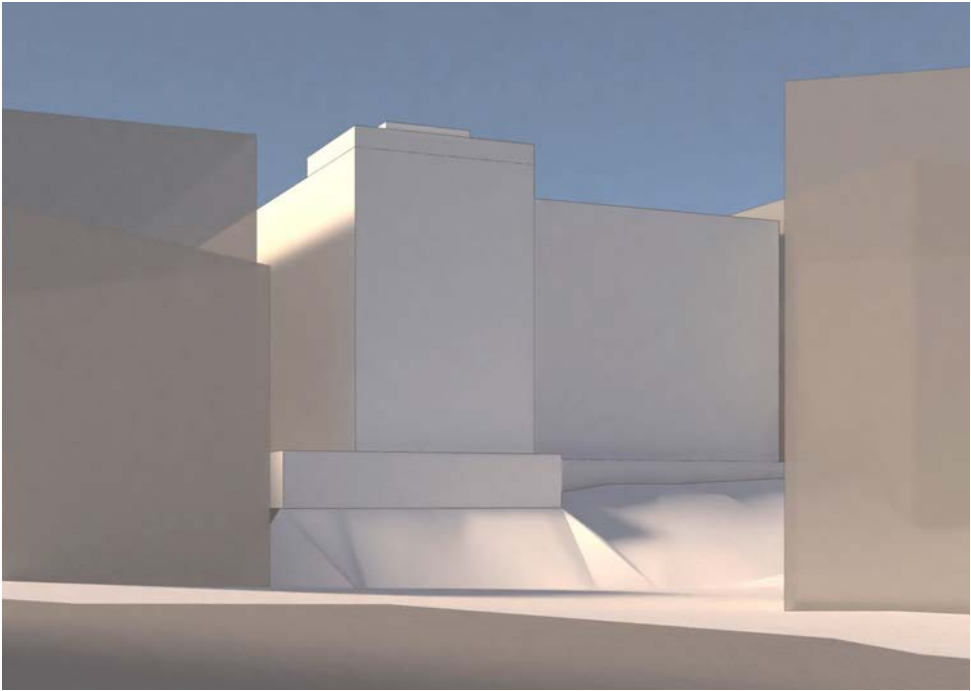
- PROS**
- Offers great transition between public and private at ground floor
  - Offers more retail space at ground floor
  - Efficient utilization of allowable FAR
  - More units will have improved solar exposure due to configuration
  - Offers more views towards Lake Washington
  - Improved relationship with the urban fabric both as it exists now and in the future when the neighborhood is fully developed
  - Potential for outdoor public or communal space on the third floor
  - Offers a less imposing mass
  - Minimizes blank facades which would otherwise be visible from the street
- CONS**
- Existing trees (no exceptional trees or groves) will be removed
  - Departure needed for one of the retail spaces which will not meet the minimum 13ft requirement
  - Departure may be needed from driveway sight triangle requirements
- NOTES**
- Configuration will need to comply with height increase allowed for peat settlement prone sites, per SMC 23.47A.012.A.3



VIEW: SOUTH EAST



VIEW: SOUTH WEST

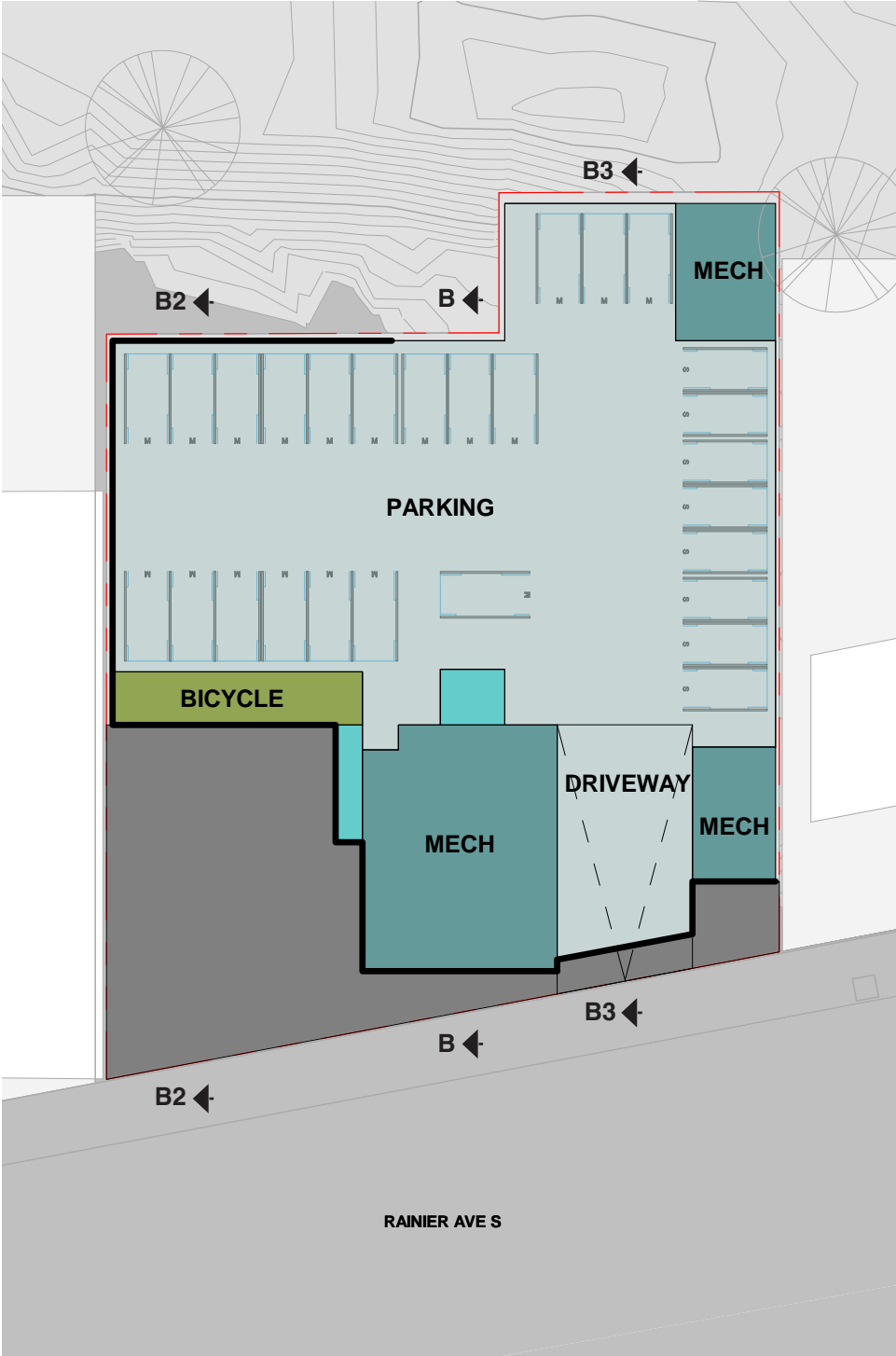


VIEW: NORTH EAST

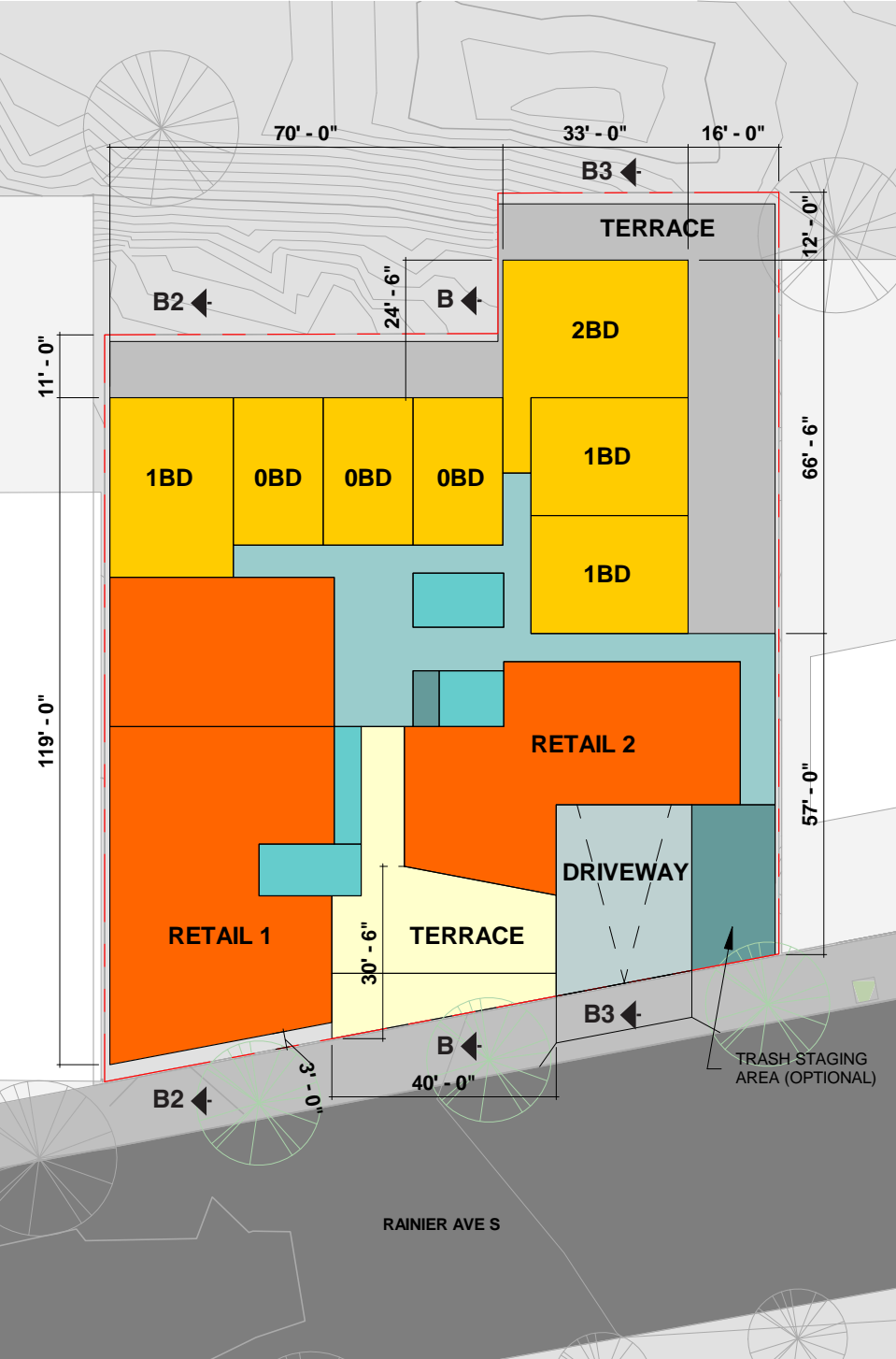


GROSS FLOOR AREA	58,500SF
FAR	3.68
TOTAL NUMBER OF UNITS:	
0BD	23
1BD	31
2BD	12
TOTAL	66
RETAIL SPACE:	APPROX. 4,870SF
PARKING SPACES:	27

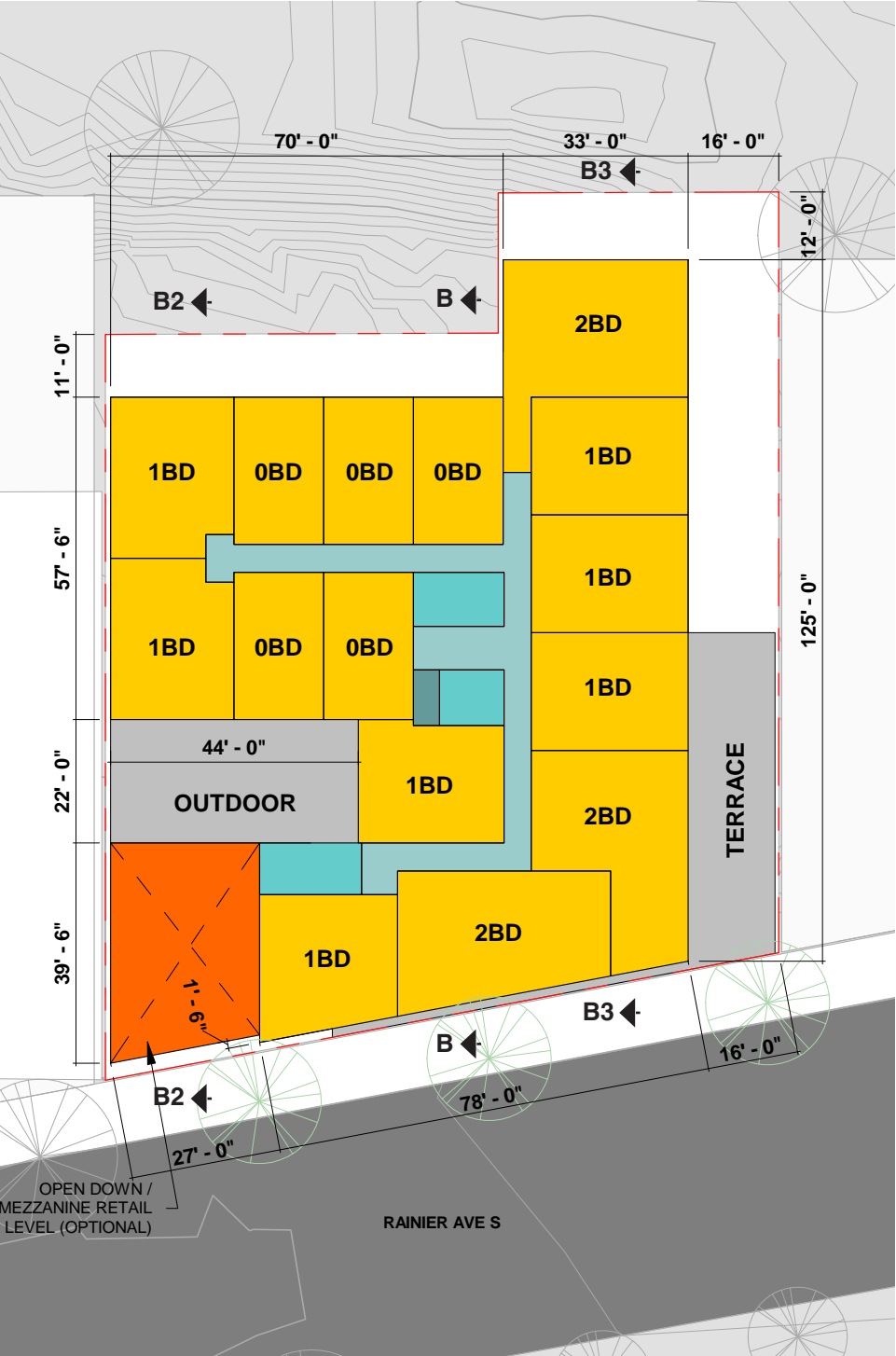




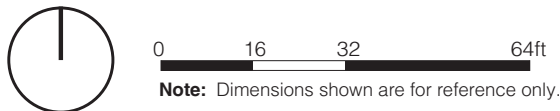
BASEMENT FLOOR PLAN

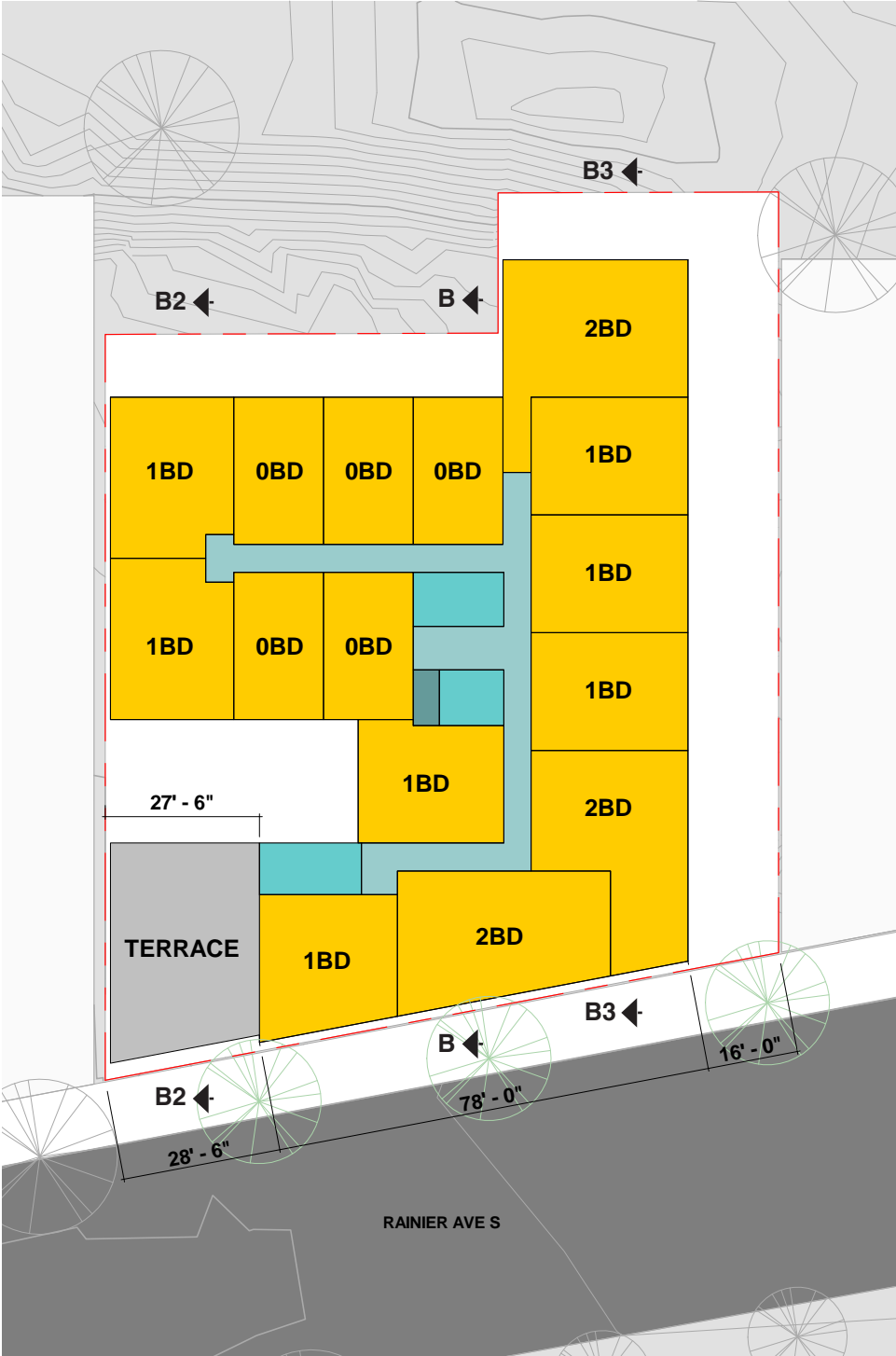


FIRST FLOOR PLAN

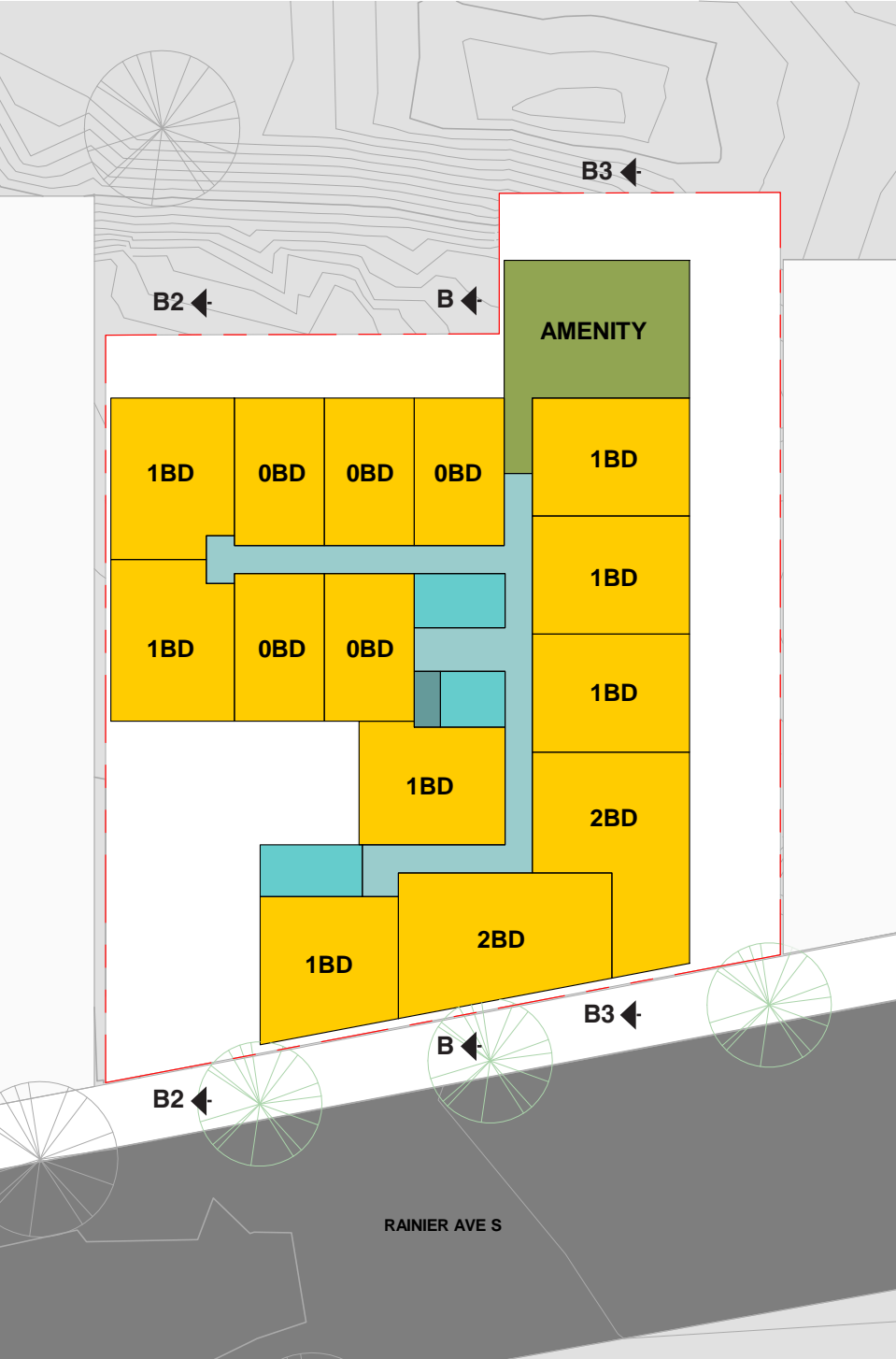


SECOND FLOOR PLAN

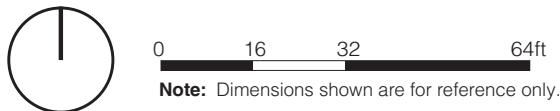




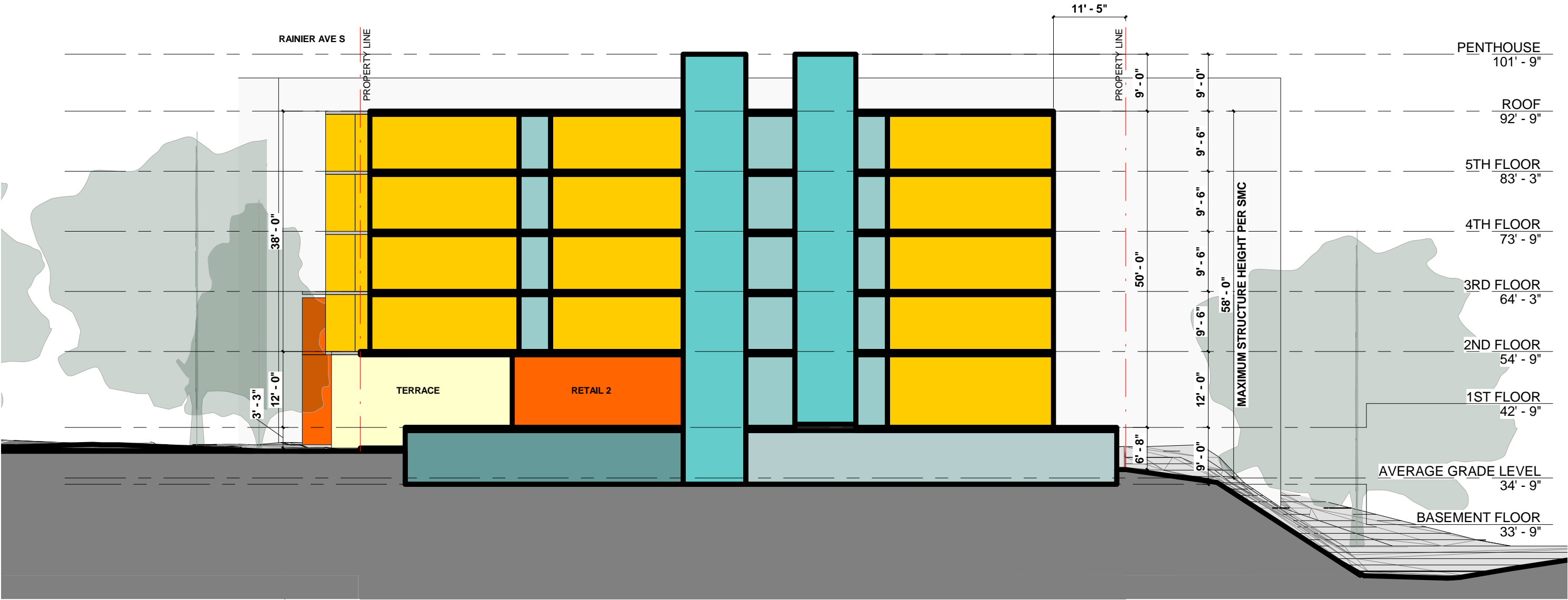
TYPICAL THIRD & FOURTH FLOOR PLAN



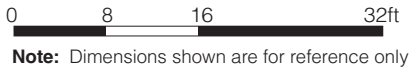
FIFTH FLOOR PLAN

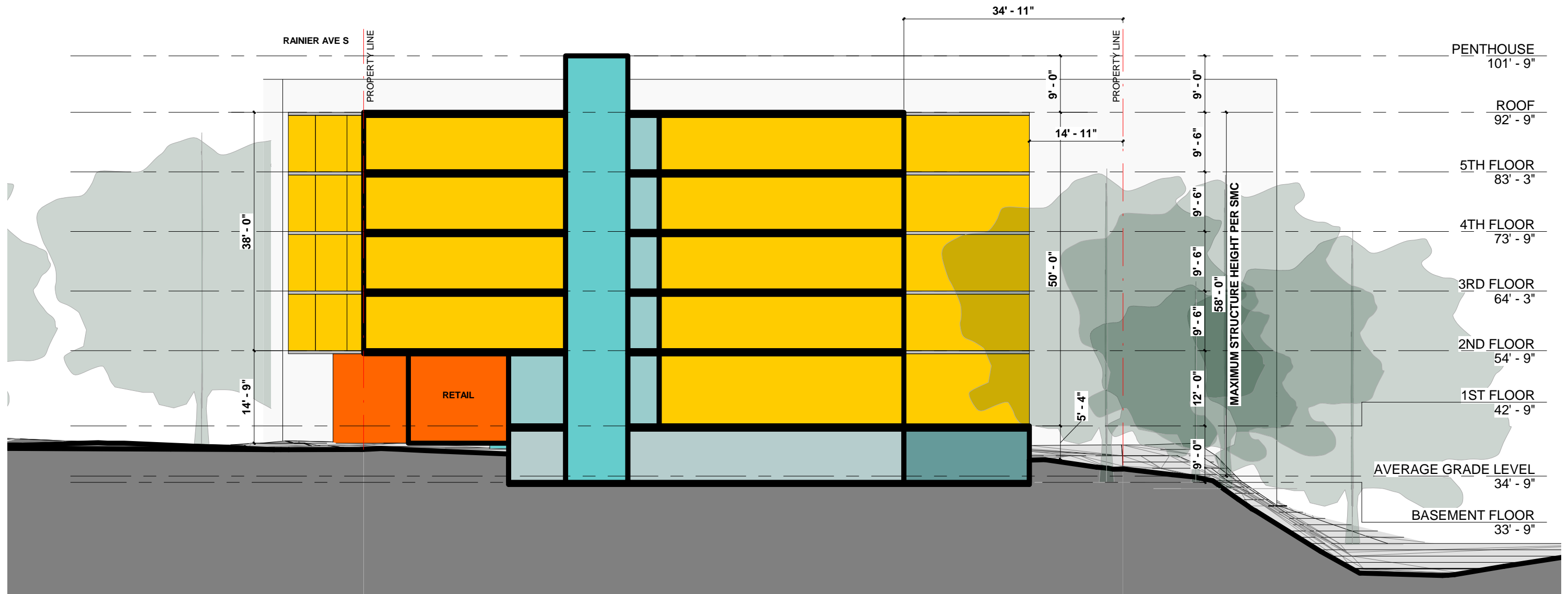




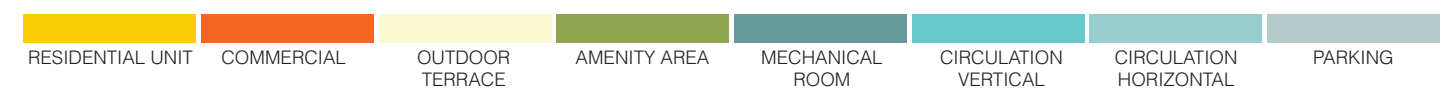
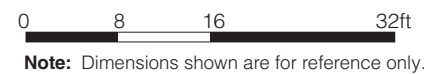


SECTION B-B

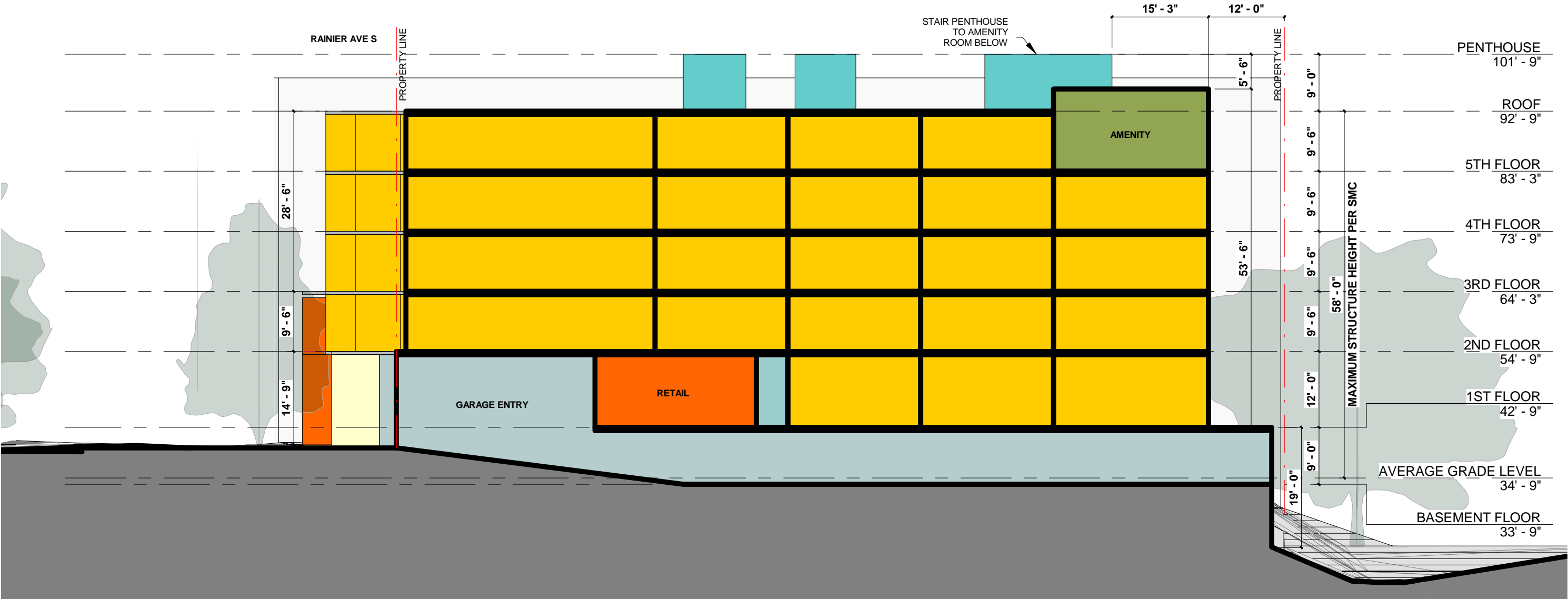




**SECTION B2-B2**





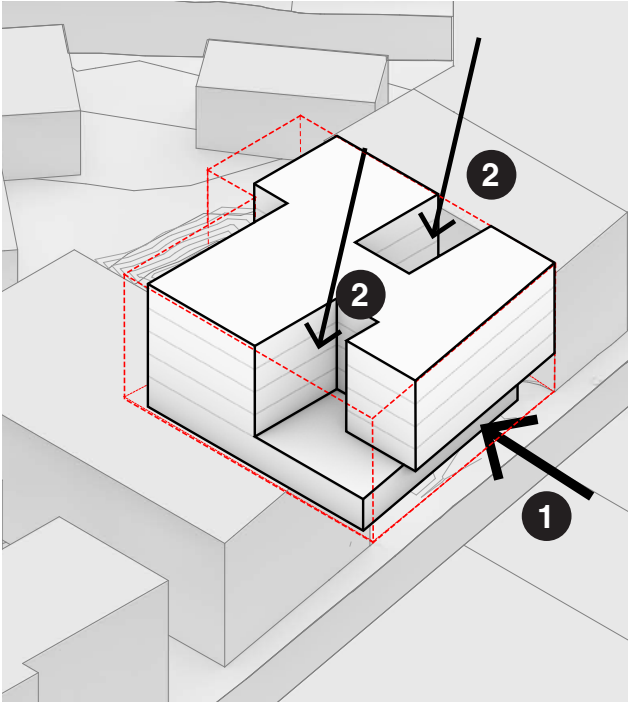


SECTION B3-B3

0 8 16 32ft  
**Note:** Dimensions shown are for reference only.



8.0 ARCHITECTURAL MASSING CONCEPTS

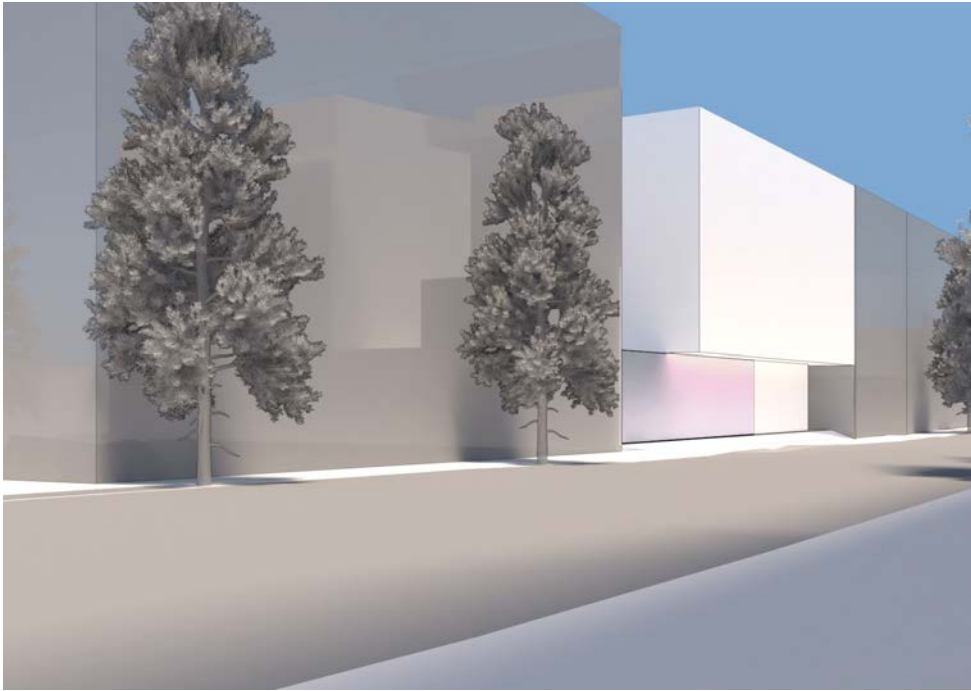


MASSING OPTION C

- PROS**
- Well defined street edge
  - Efficient utilization of allowable FAR
  - Improved solar exposure due to configuration
  - Nice courtyards that can be extended with neighboring developments
  - Code compliant
- CONS**
- Existing trees (no exceptional trees or groves) will be removed
  - Large exterior surface area to volume ratio
  - Lots of blank facades
  - Less retail frontage at ground level
- NOTES**
- Configuration will need to comply with height increase allowed for peat settlement prone sites, per SMC 23.47A.012.A.3



VIEW: SOUTH EAST



VIEW: SOUTH WEST



VIEW: NORTH EAST

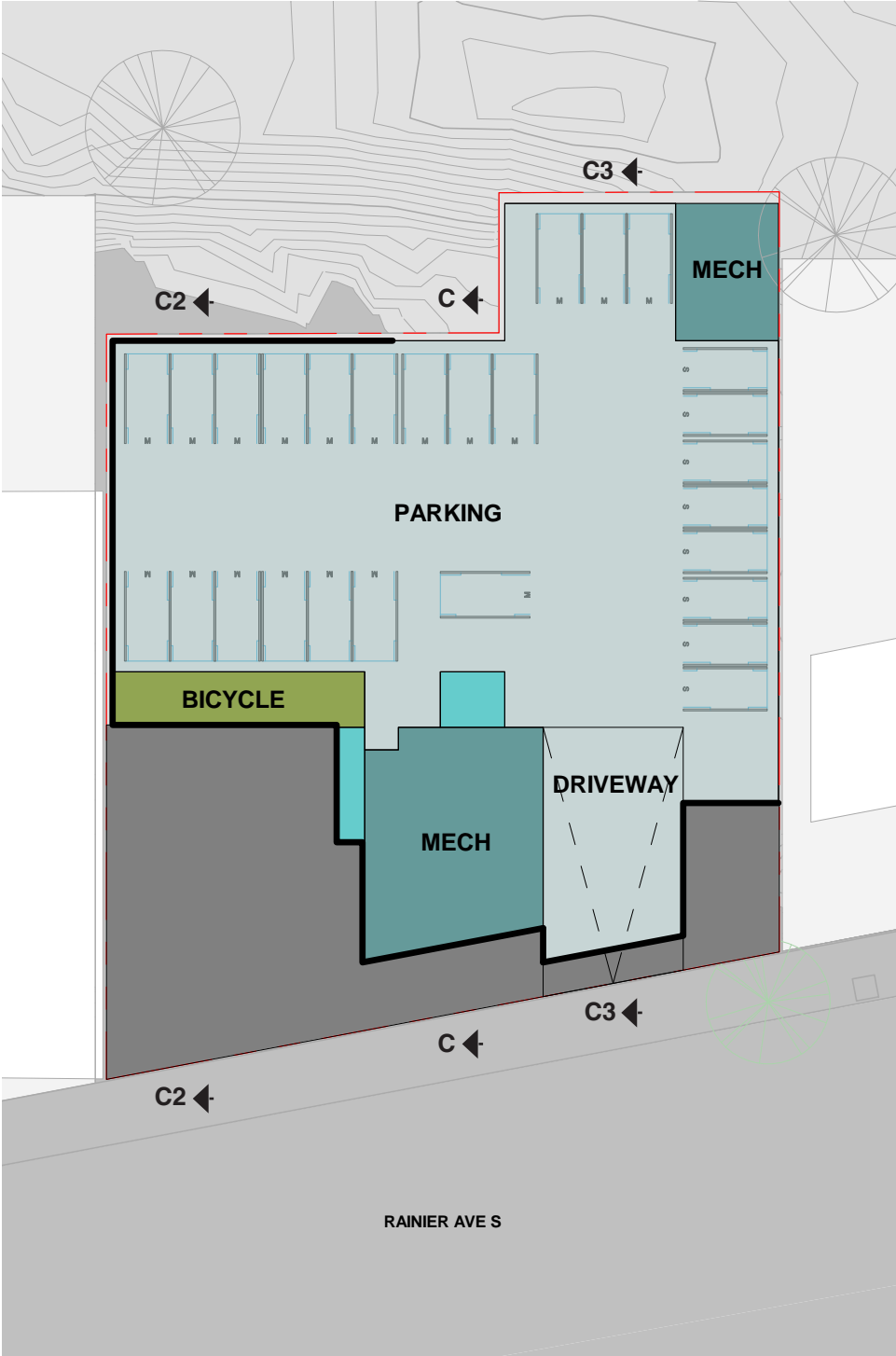




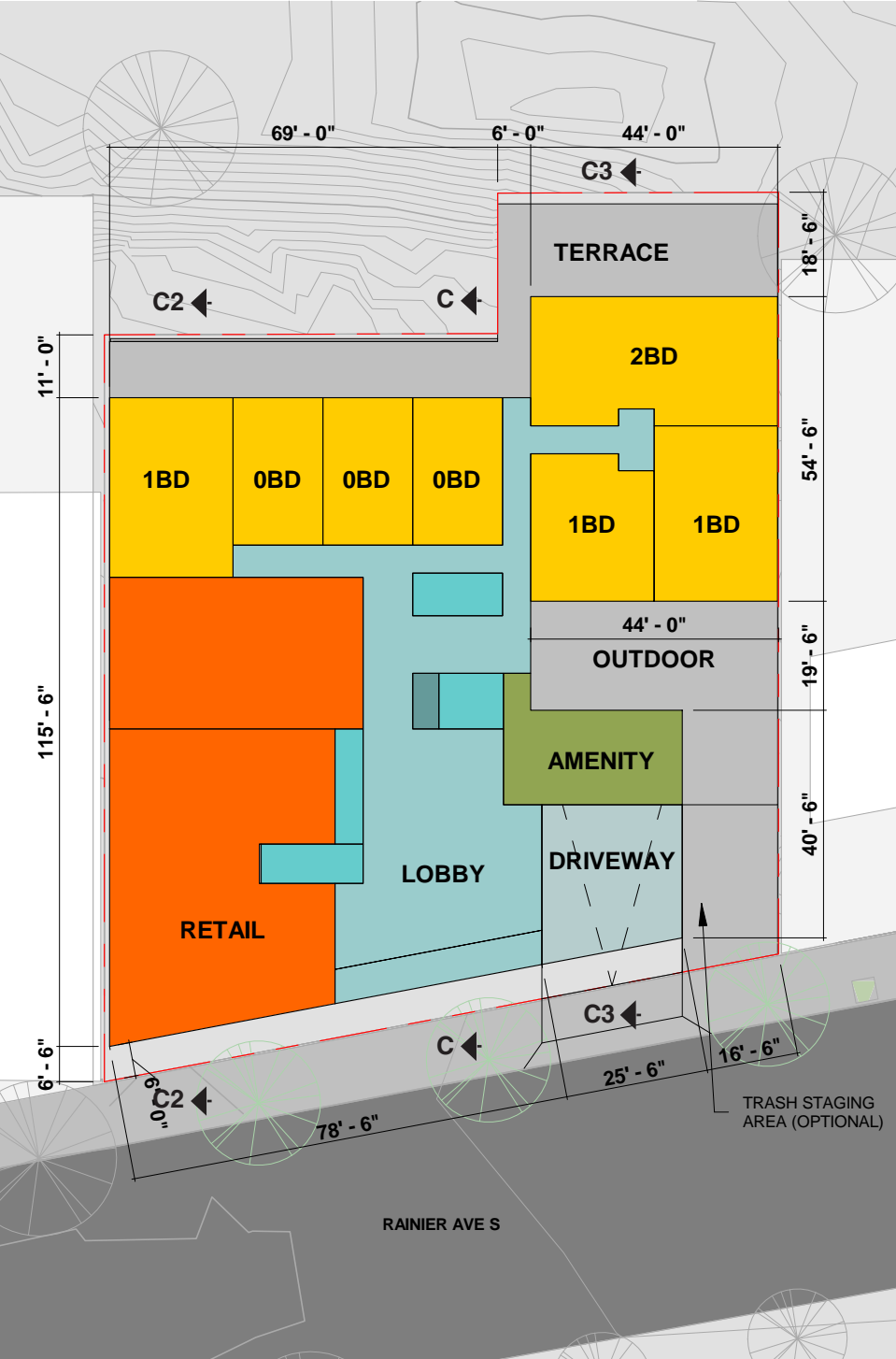
GROSS FLOOR AREA	58,400SF
FAR	3.68
TOTAL NUMBER OF UNITS:	
0BD	23
1BD	35
2BD	8
TOTAL	66
RETAIL SPACE:	APPROX. 3,240SF
PARKING SPACES:	27



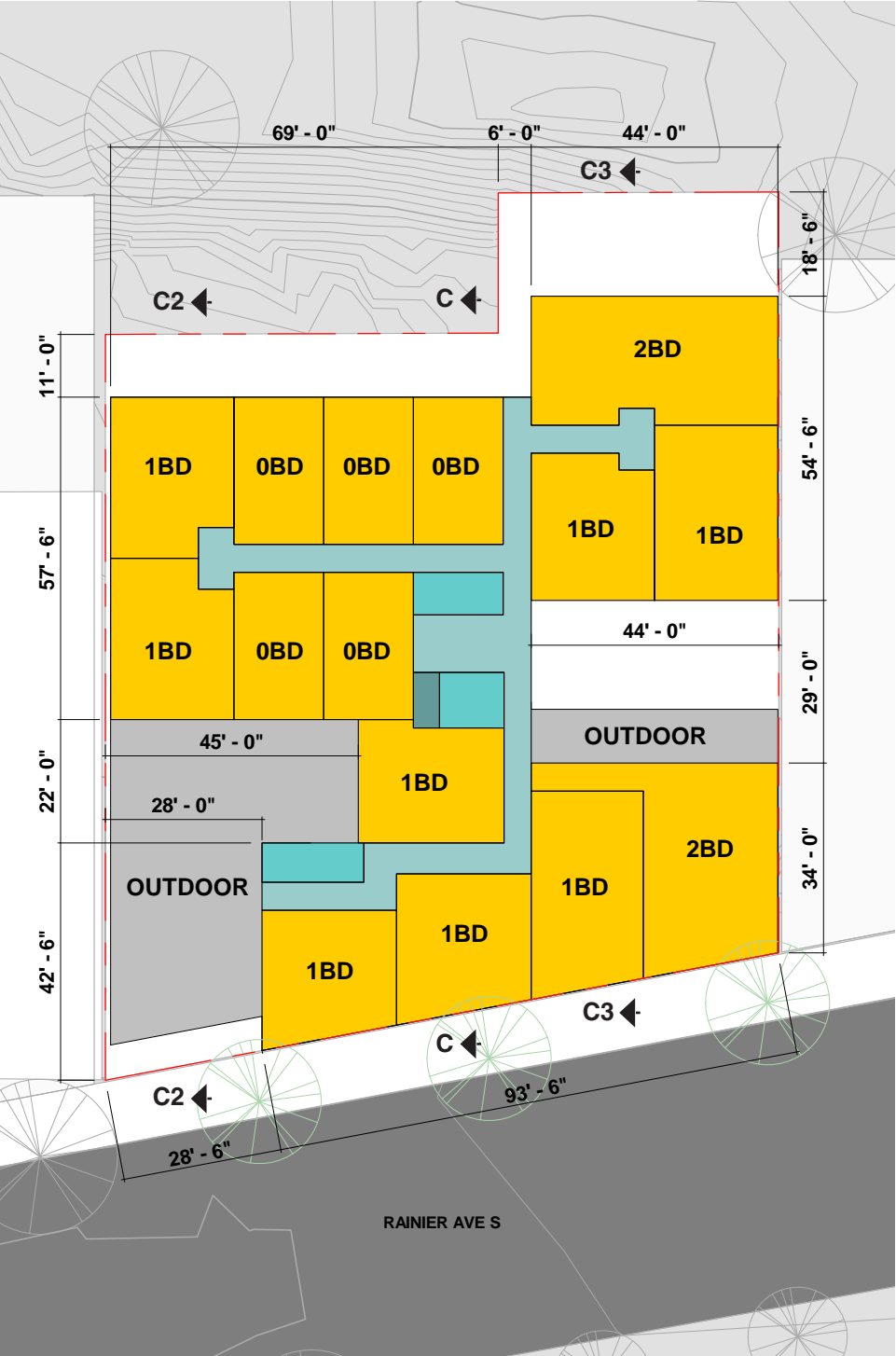
RESIDENTIAL UNIT	COMMERCIAL	OUTDOOR TERRACE	AMENITY AREA	MECHANICAL ROOM	CIRCULATION VERTICAL	CIRCULATION HORIZONTAL	PARKING
------------------	------------	-----------------	--------------	-----------------	----------------------	------------------------	---------



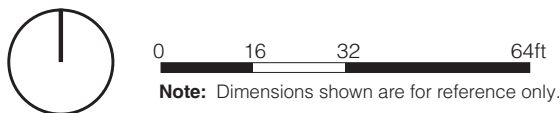
BASEMENT FLOOR PLAN



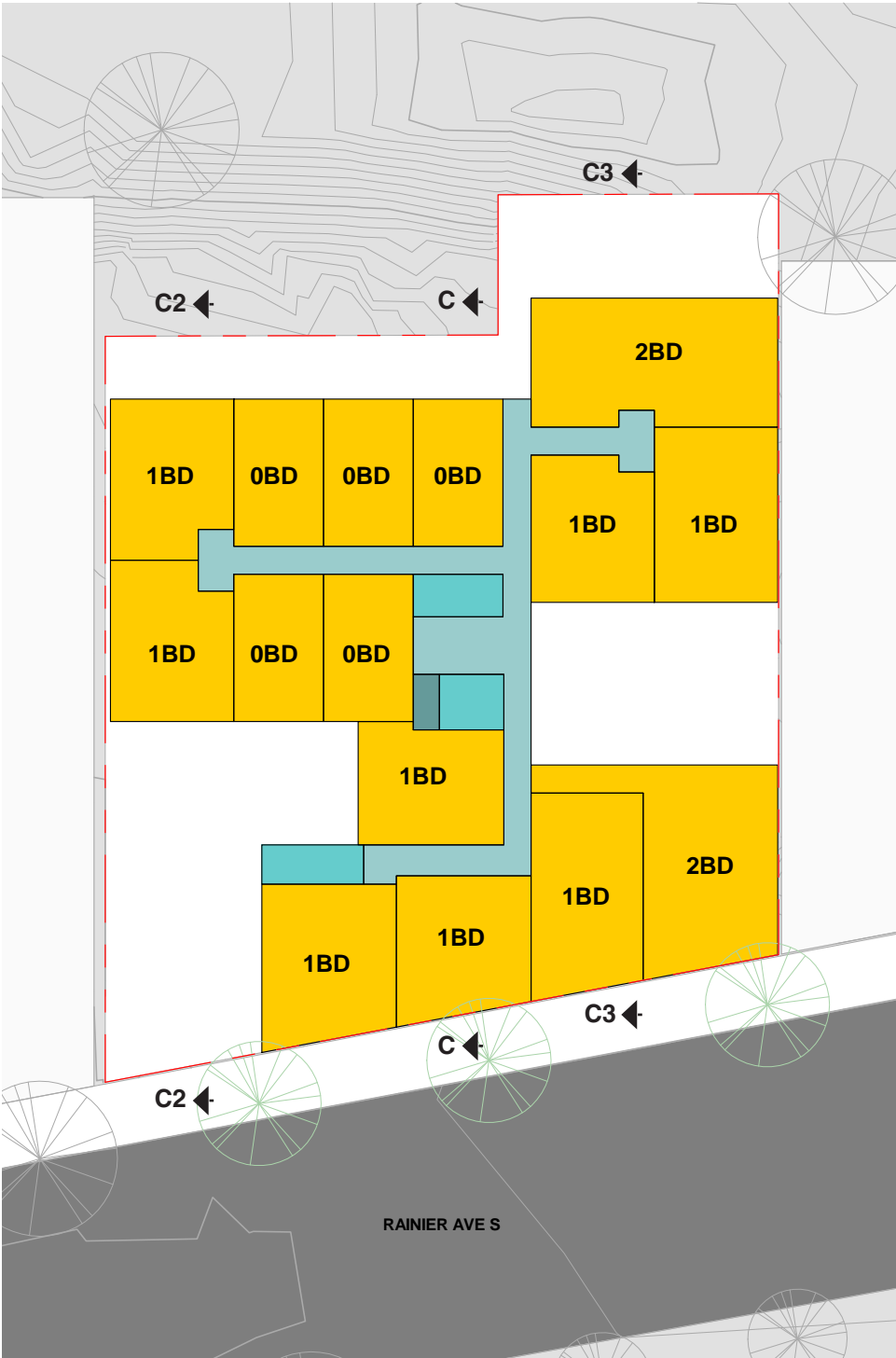
FIRST FLOOR PLAN



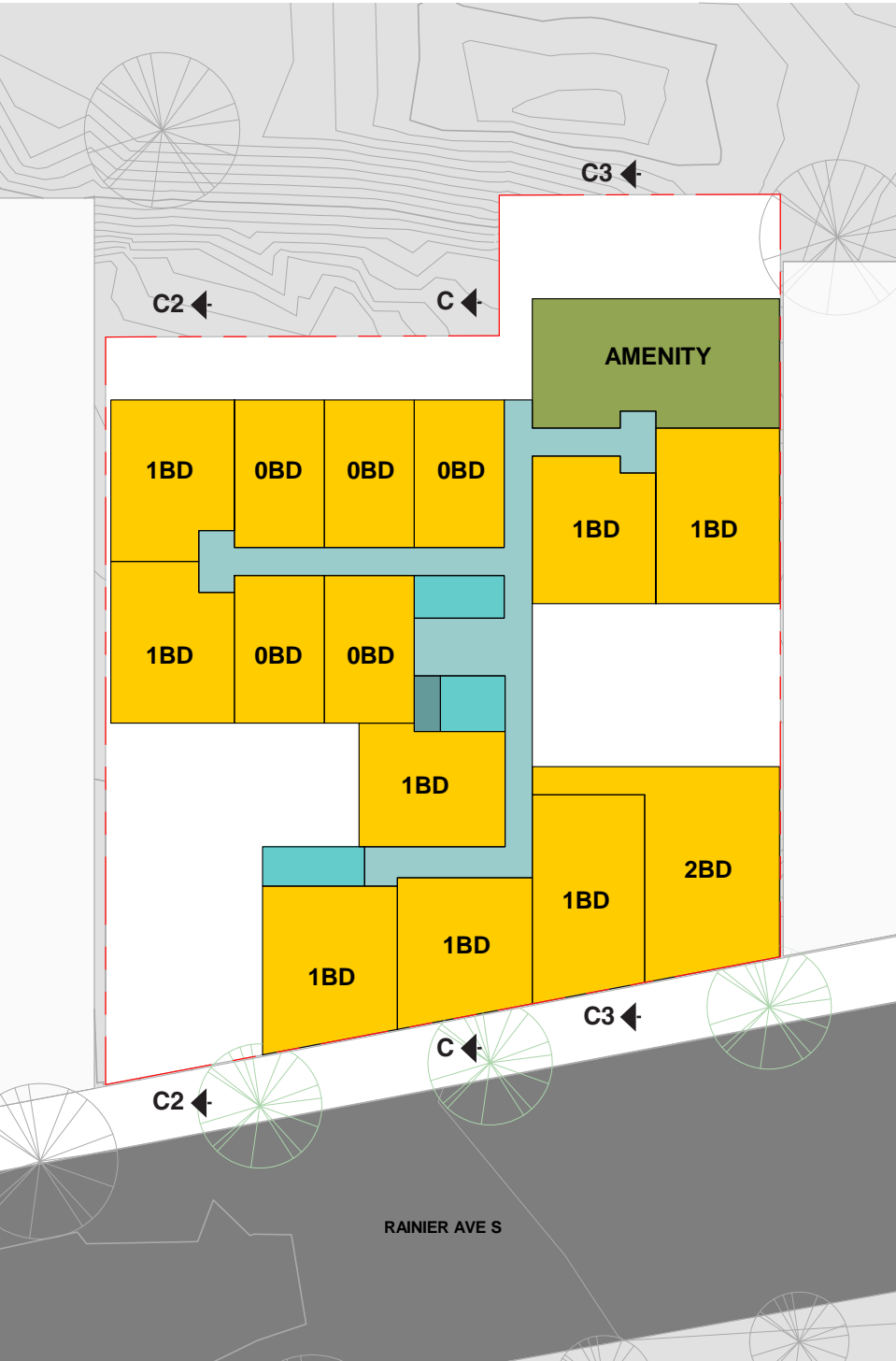
SECOND FLOOR PLAN



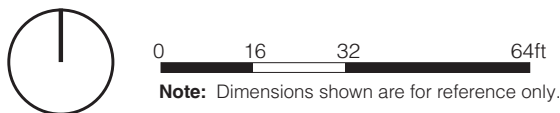


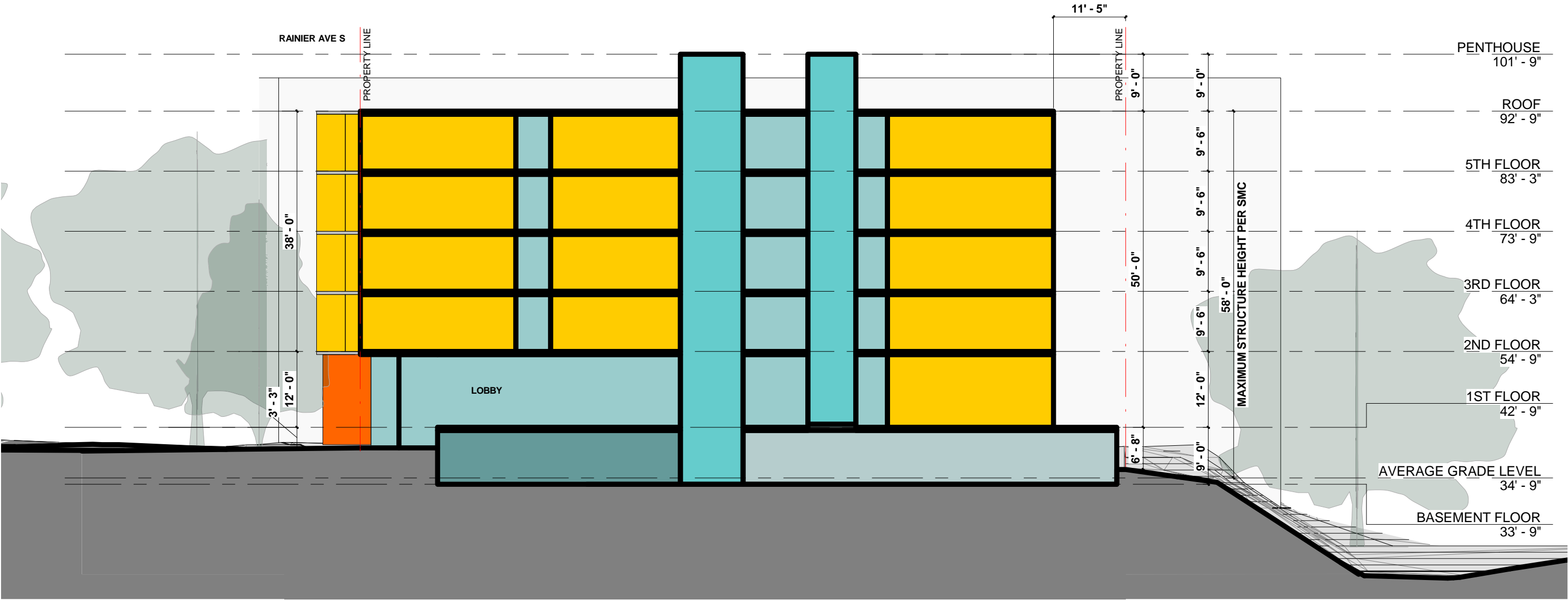


THIRD & FOURTH FLOOR PLAN

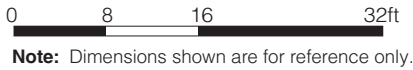


FIFTH FLOOR PLAN

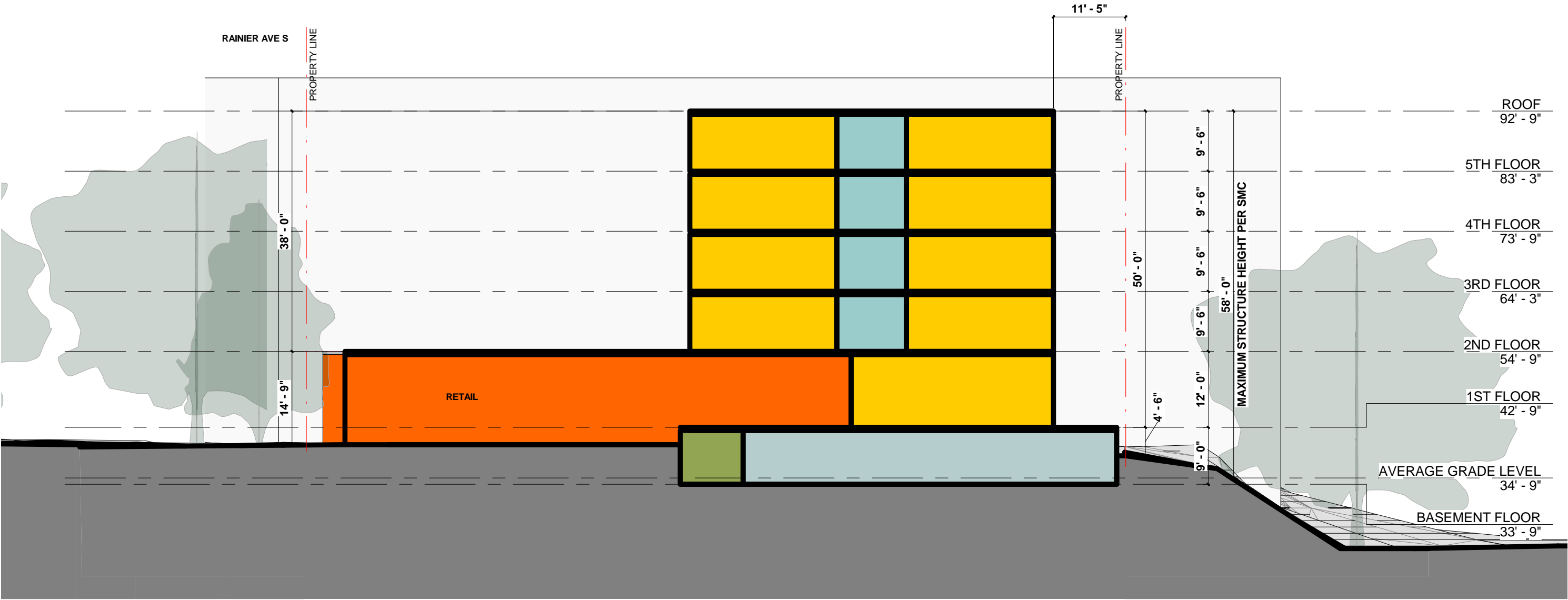




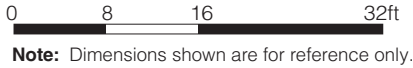
SECTION C-C

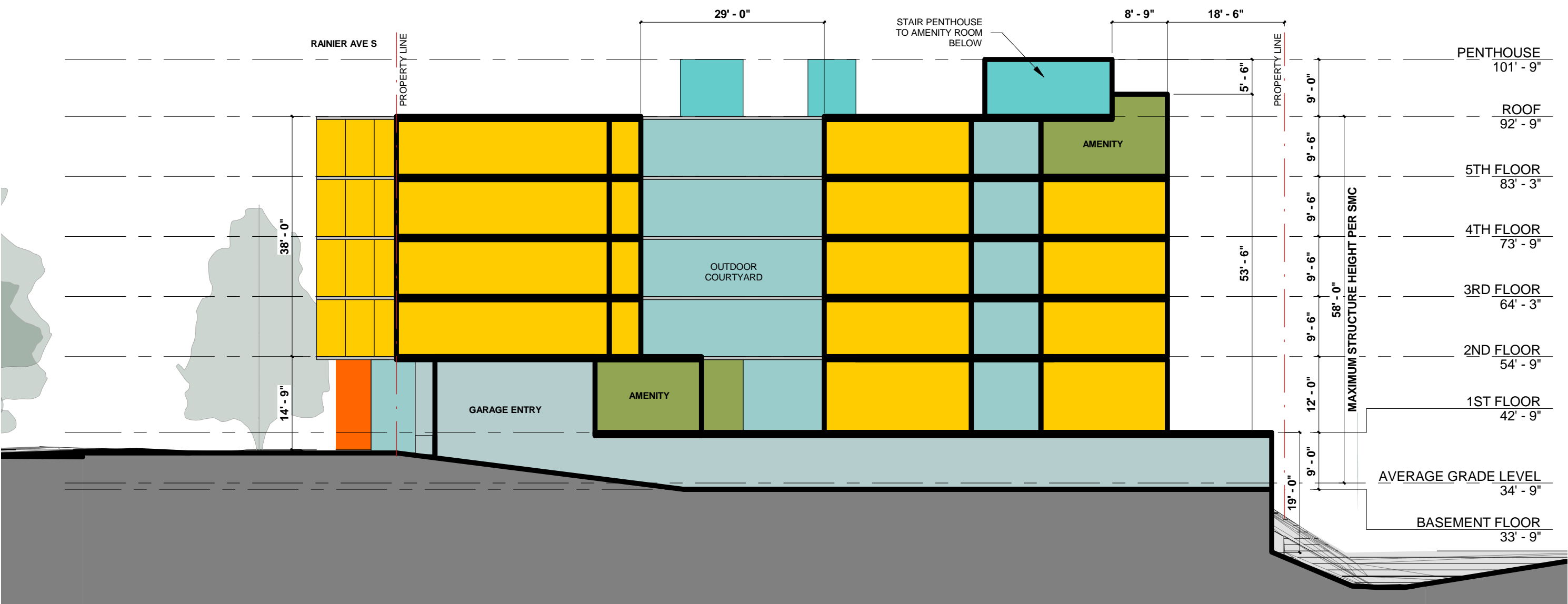






SECTION C2-C2



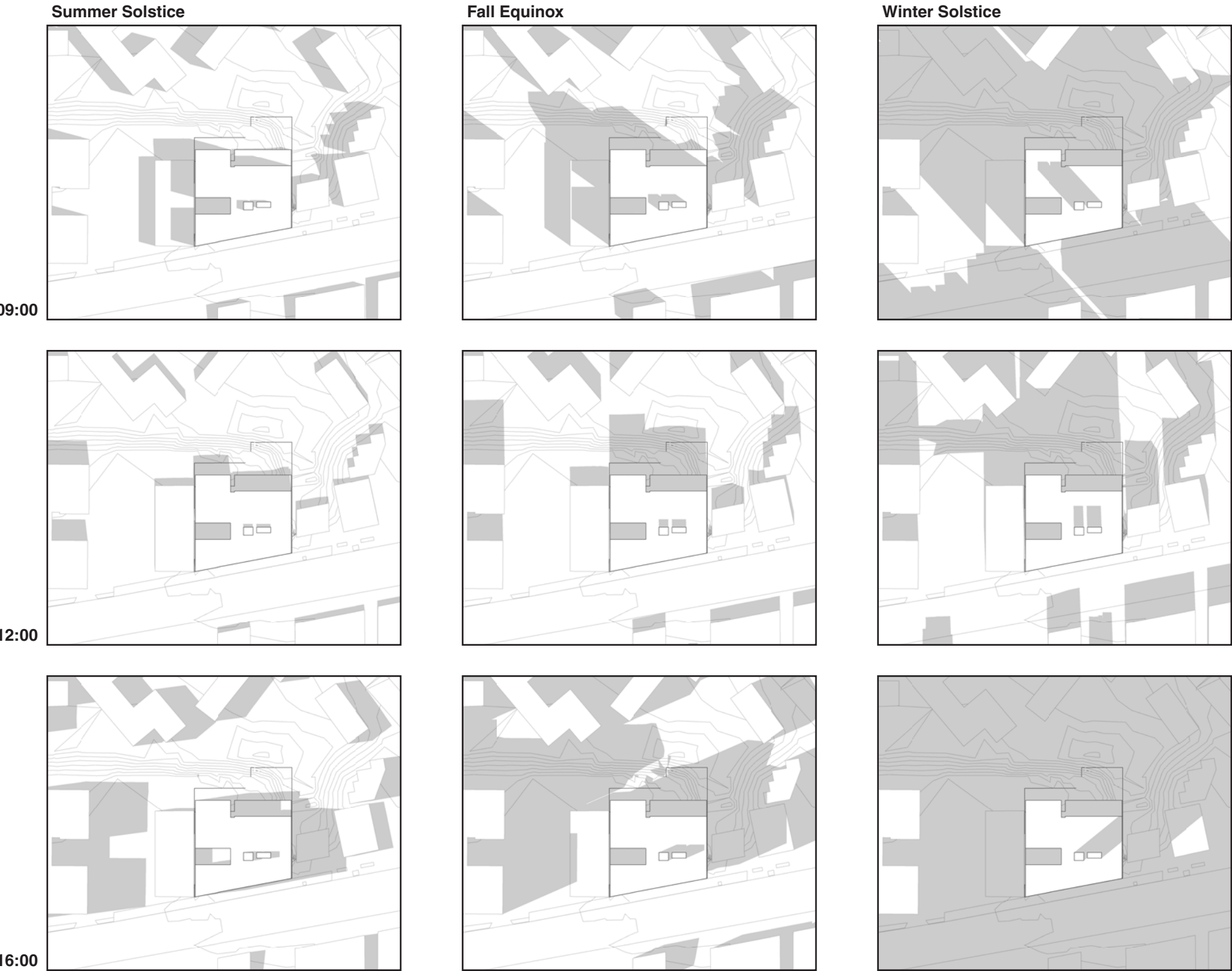


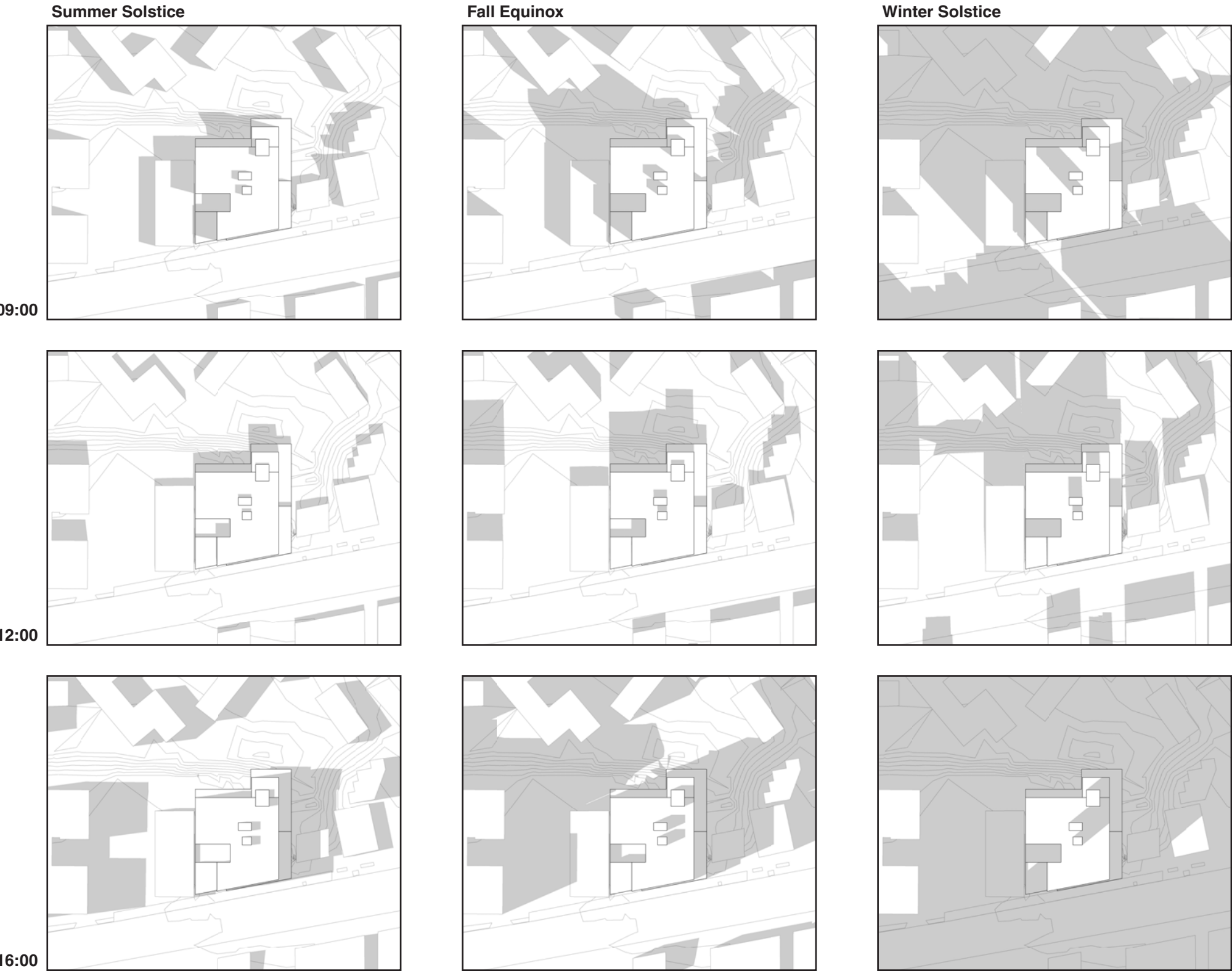
SECTION C3-C3

0 8 16 32ft  
**Note:** Dimensions shown are for reference only.

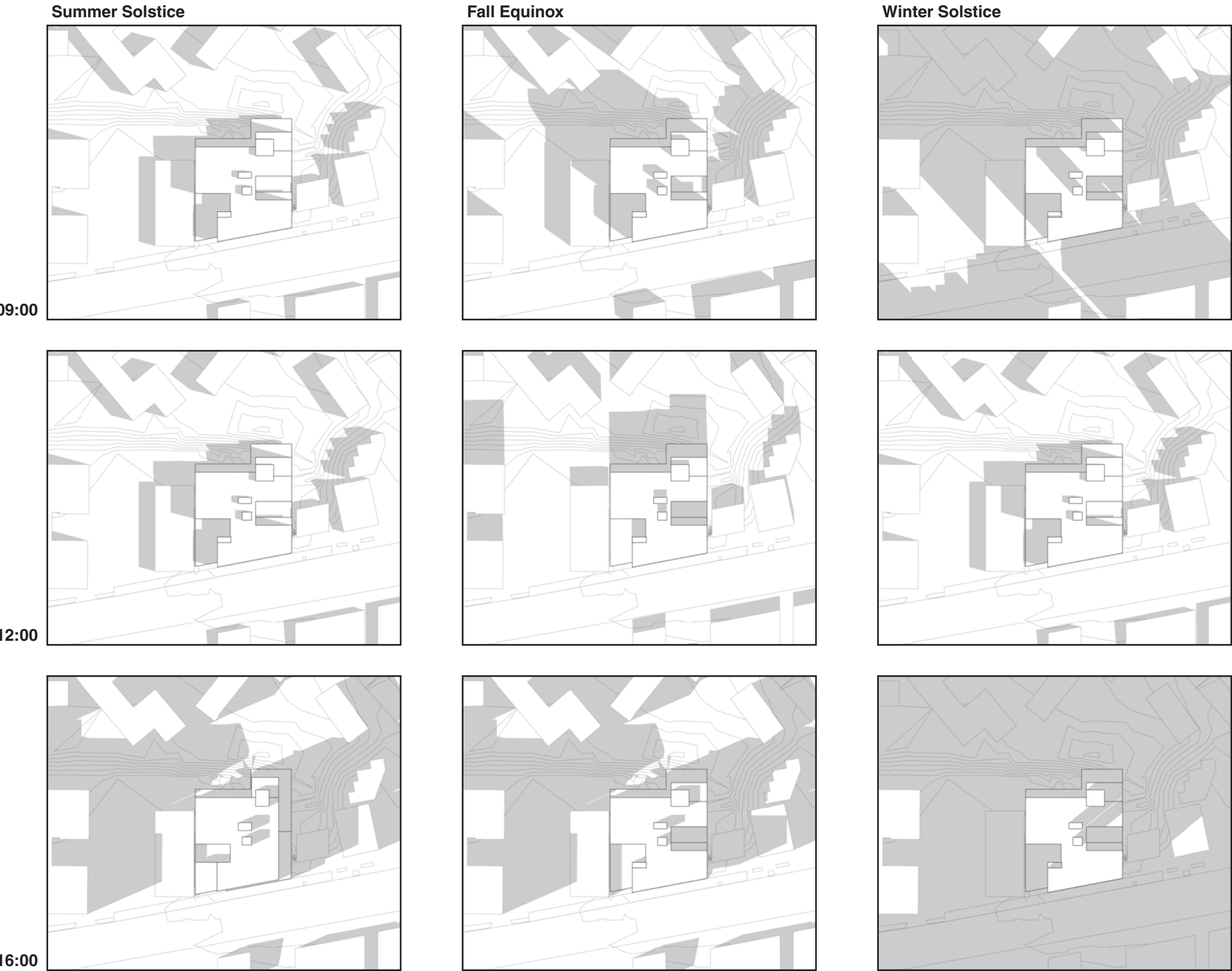


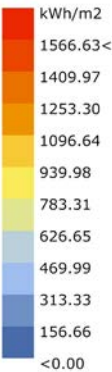
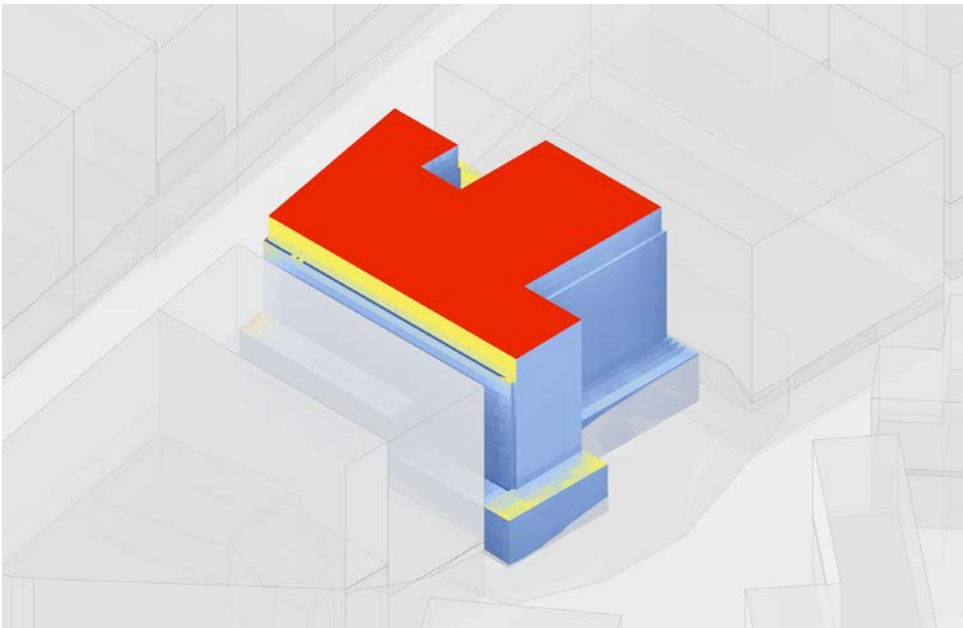
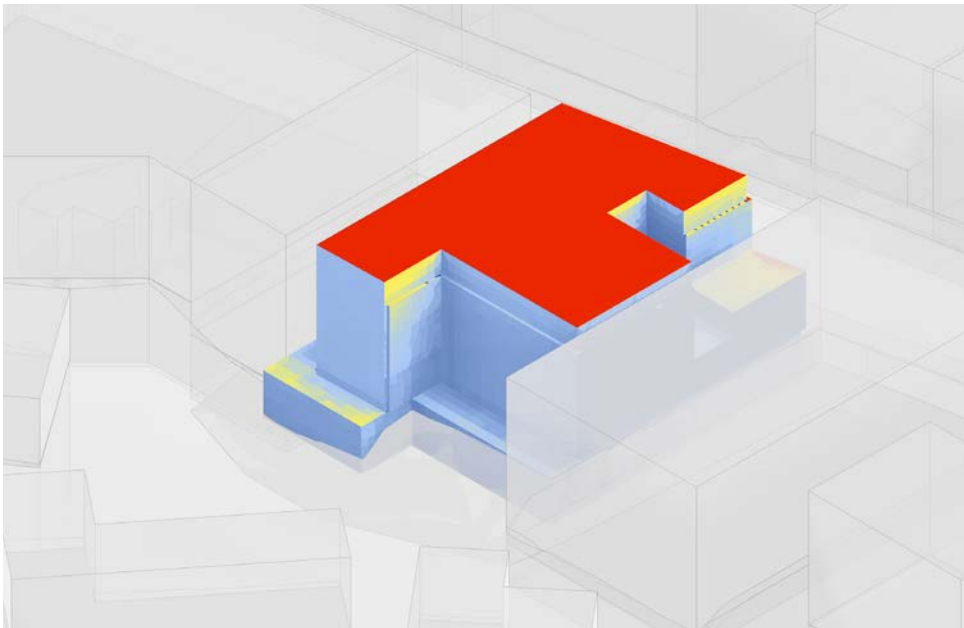
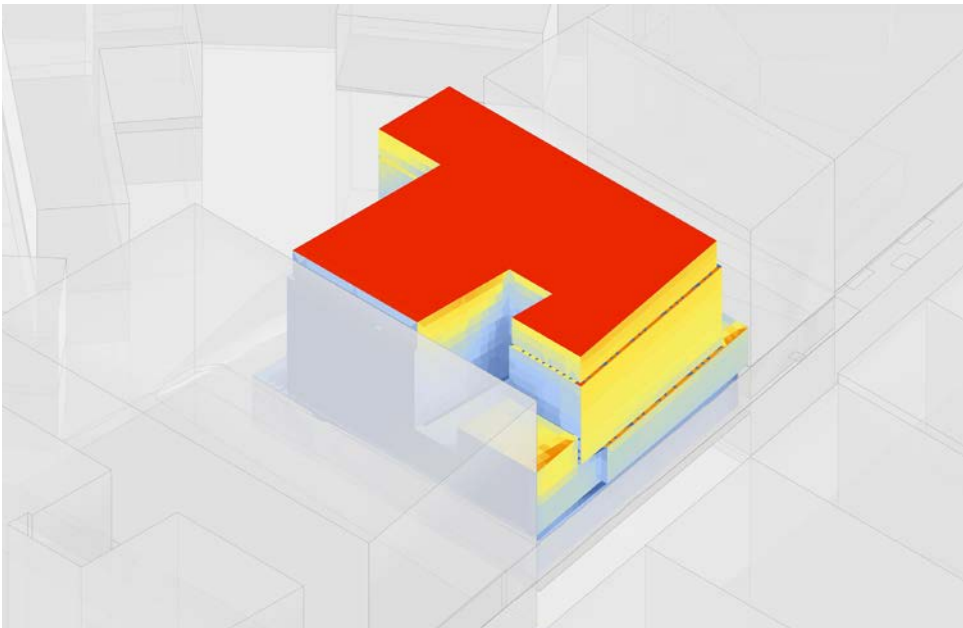
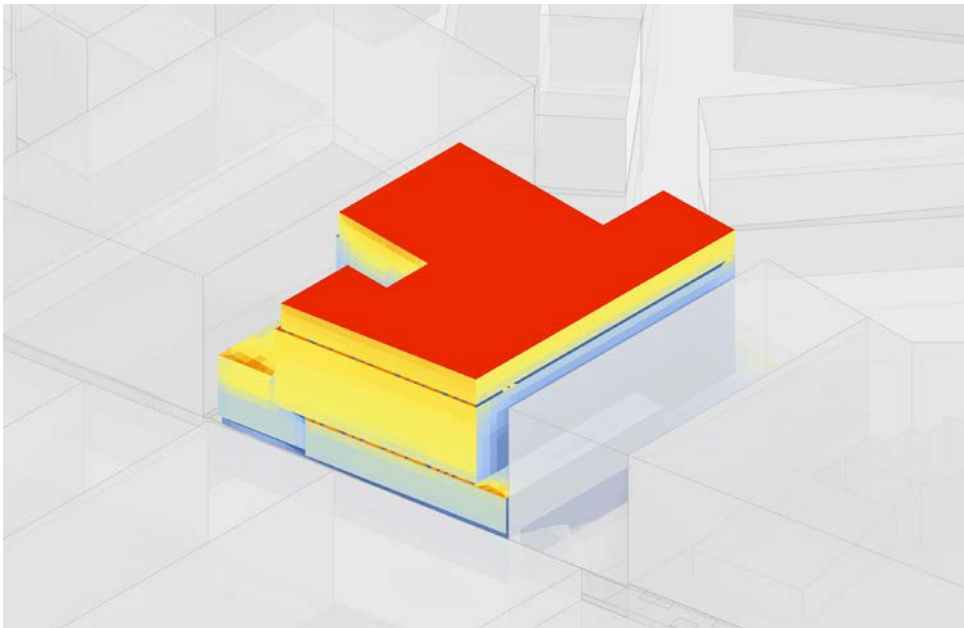






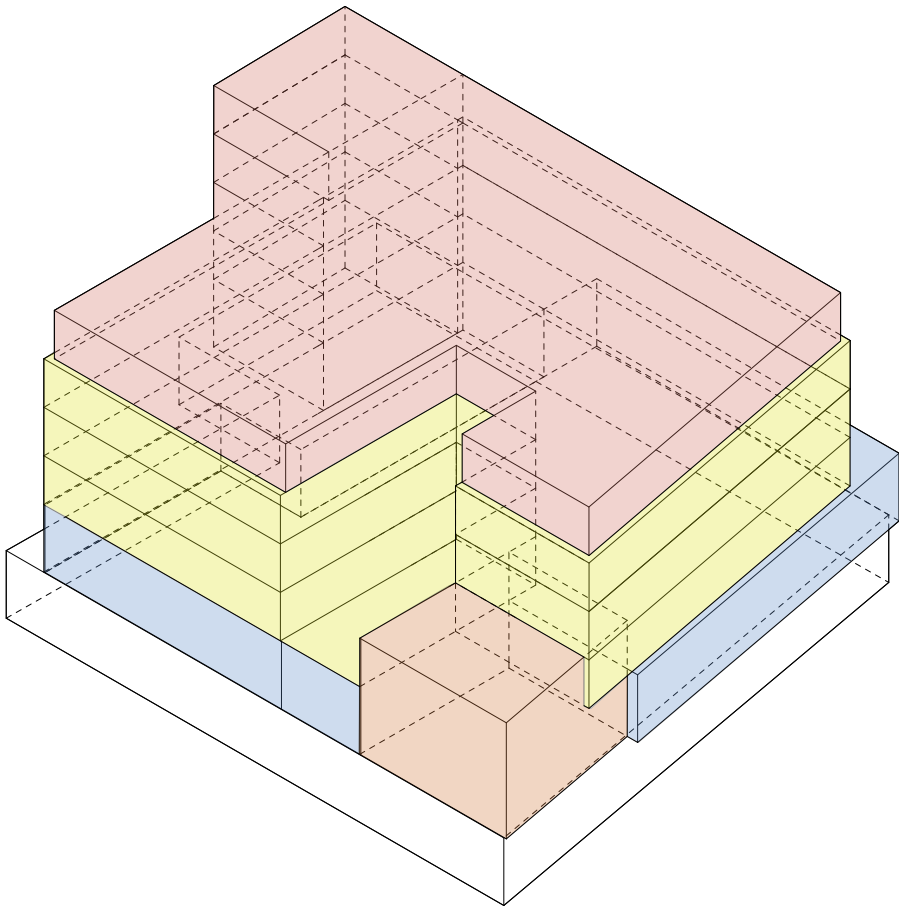




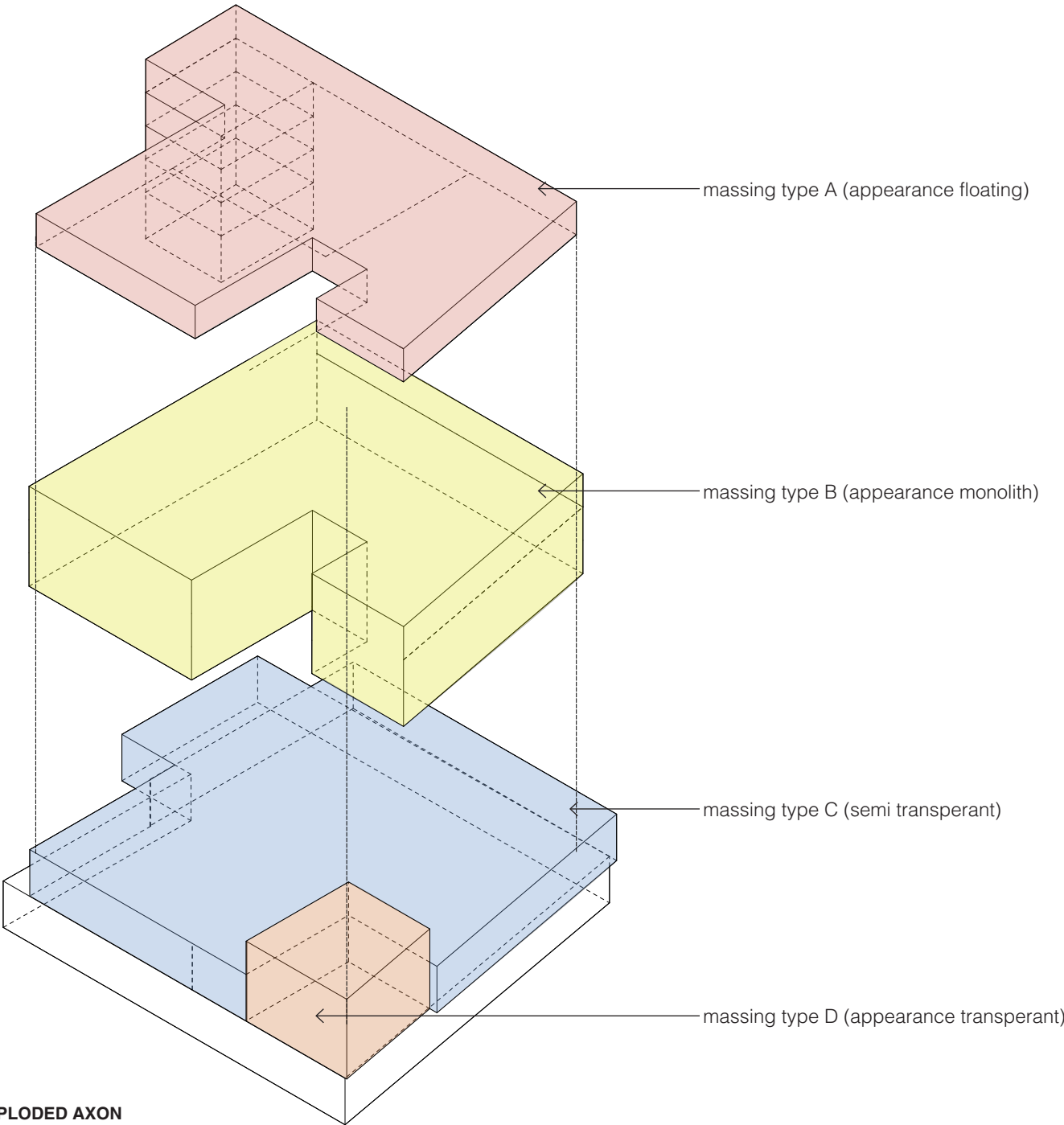


Note: This analysis assumes a future scenario where the neighboring properties are built to maximum capacity as allowed per zoning.





MASSING AXON



MASSING EXPLODED AXON



DIAGRAM: SOUTH WEST

1



play with screens

2



transparent and pure volume

3



playful and textured

4



elegant and light



9.0 DEPARTURE SUMMARY

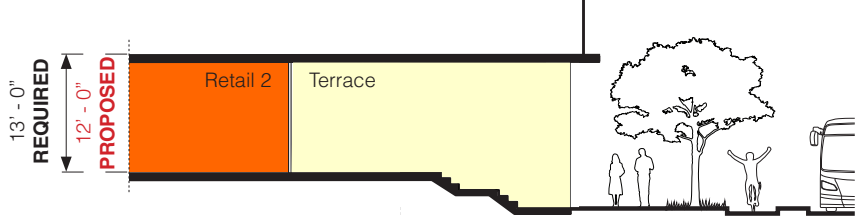
Zoning Departure Summary

Code Section	Subject	Code Requirement
23.47A	Commercial (NC2)	
23.47A.008.B.4	Street-Level Development Standards, Non-Residential Street-Level Requirements	Height provisions for new structures or new additions to existing structures. Non-residential uses at street level shall have a floor-to-floor height of at least 13 feet.
23.54.030.G.1	Parking Space and Access Standards, Sight Triangle	For exit-only driveways and easements, and two way driveways and easements less than 22 feet wide, a sight triangle on both sides of the driveway or easement shall be provided, and shall be kept clear of any obstruction for a distance of 10 feet from the intersection of the driveway or easement with a driveway, easement, sidewalk or curb intersection if there is no sidewalk,

DEPARTURE SUMMARY  
(PREFERRED OPTION B)

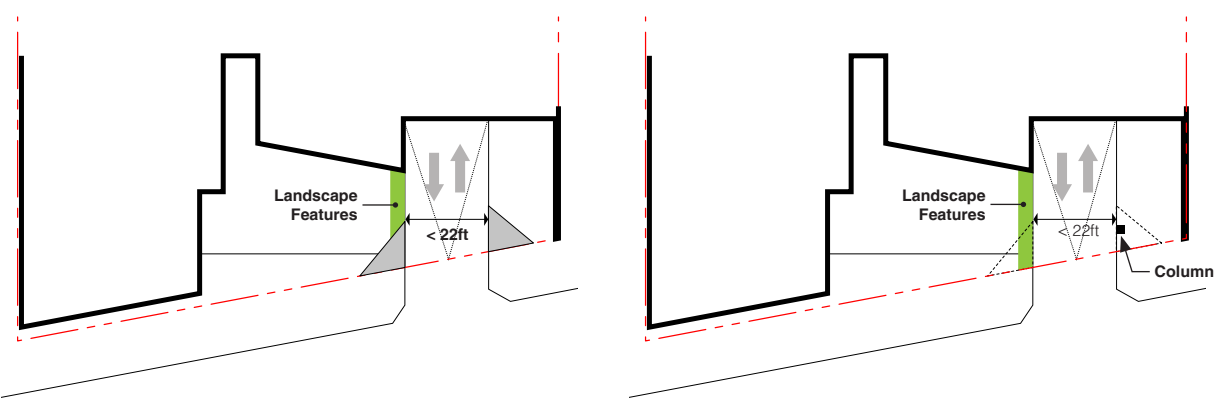
PROPOSED DESIGN DEPARTURE

DEPARTURE 1



Retail 1 will have a floor-to-floor height of 14' - 9" while Retail 2 will have a floor-to floor height of 12' - 0". This allows us to provide a retail spaces with varied relationships with the ground plane and other programs at the ground level which will create interest. Retail 1 will be accessed from the ground level while Retail 2 will be accessed from an elevated platform.

DEPARTURE 2



We would like to provide other safety features such as paving changes and safety mirrors in lieu of the required sight triangle. This would allow us to propose certain landscape and accessibility features that will improve the over all pedestrian experience at the ground floor. Overall our plan is to leave as much of the area open and with features that are cohesive. In addition to landscape features structural column may be located with in the required sigh triangles.