BODE RAINIER BEACH
AFFORDABLE LIVING RESIDENTIAL APARTMENTS

EARLY DESIGN GUIDANCE - MEETING 2

AUGUST 17, 2021

PROJECT NUMBER:3037501-EG _ 9367

PROJECT ADDRESS:9367 RAINIER AVE S, SEATTLE, WA 98118

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PROJECT INFORMATION

ADDRESS: 9367 Rainier Ave S, Seattle,WA,98118

SDCI PROJECT #: 3037501-EG_9367

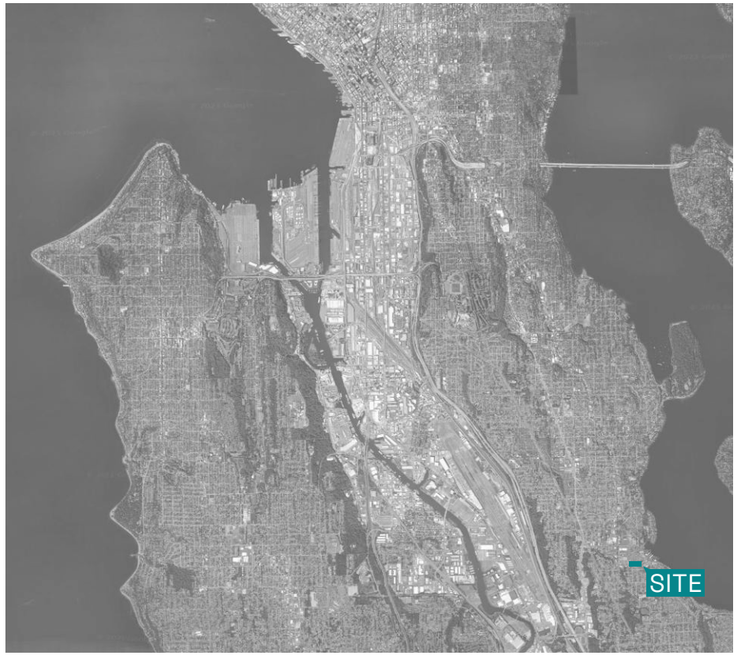
DEVELOPMENT + DESIGN
BODE
144 Railroad Avenue
Edmonds, WA 98104

LANDSCAPE ARCHITECT
GHA LANDSCAPE ARCHITECTS
1417 NE 80th
Seattle,WA 98115

PROJECT SUMMARY

- Six levels of affordable multi-family residential space with approximately 19,800 SF gross floor area per floor and 100,024 GSF total.
- Approximately 181 residential units and 10 live/work units.
- No proposed parking as permitted by zoning
- 7,500 SF exterior private residential terraces at level 1, level 2, and level 4
- 2,350 SF residential roof amenity area

  1,482 SF of interior residential lounge amenity area



BODE. RAINIER BEACH

1. PROVIDE AFFORDABLE LIVING FOR THE RAINIER BEACH NEIGHBORHOOD

The Bode Rainier Beach project proposes a redevelopment of the half-block bound by Rainier Avenue S, 53rd Avenue S, and 54th Avenue S. A 6-story affordable apartment building will replace three existing 1-story structures and surface parking. Our goal is to provide a range of affordable living options that respond to the unique topography of the site. The project will reactivate all three of its street frontages with the residential lobby entrance on Rainier Avenue S and affordable live-work units on Rainier Avenue S. This will complement the new redevelopent across Rainier Ave S and help reinforce the existing urban framework and commercial street-scape.

2. CREATE AN INVITING RESIDENTIAL SCALE

One of the top design priorities is to provide a transition that blends the scale of the abutting residential neighborhood into the larger scale of the commercial area. Building set backs, height variation, and building modulation will help give light and air to our residents and give the same breathing room between the new development and existing neighborhood. The street level building heights will also contribute to a pedestrian-sensitive street design.

3. HONOR RAINIER BEACH COMMUNITY

We firmly believe the diversity of people, language, cultures, and religions enhance and enliven the history of the area. The success of the development is contingent on the continued diversity of cultural perspectives and identities. We seek to create spaces that celebrate and support both individual expression and community engagement. Most importantly we want to create housing so that living is both affordable and attractive and the diversity of the community can continue to grow and remain intact.

SUMMARY OF NEIGHBORHOOD OUTREACH COMMENTS

The development team conducted a neighborhood outreach effort that in general consisted of direct mailers to residents and businesses, online information and notices including an online survey, e-mail distributions of information and introductions to organizations and businesses, and placing posters across a number of nearby local businesses. The responses were helpful and the following items were emphasized the most by the community:

Housing - The comments received encouraged development of affodable and environmentally sustainable housing. The community encouraged the development of housing that is family-friendly.

Construction - Nearly all comments displayed little concern for construction nuisances of a new development at this site. One community member voiced a concern that new construction often leaves the streets “lumpy” and less safe after utility work has been patched. Quality construction is a priority for the community. The need for minimal disruption and respect to adjacent homeowners was important.

Neighborhood assets - The comments received emphasized overall that the community wants a better, safer neighborhood. The primary asset of the neighborhood are the people and the diversity of people. More commercial activity will create more pedestrians and encourage neighborhood activity that will make the neighborhood safer. One community member emphasized the importance of creating a community that is both socially and economically diverse. There is a significant desire to see spaces built for small businesses. The neighborhood wants to attract more services such as restaurants, bars, pet-related businesses, and better schools in the area.

Design: Comments about new construction on this site were positive. Overall, the sentiment was that the neighborhood needed some improvement where old buildings were left unimproved or unmanaged. Visual appearance was emphasized among the comments received. Many respondents said, “it will improve the neighborhood.” The community encourages the developer to use higher quality materials and higher quality designs so that the building does not become worn or delapidated in the following years. There were concerns for buildings becoming slum-like and encouraging crime/safety issues. There was a high amount of desire for pedestrian-friendly design and inviting outdoor spaces and building faces. The community desires a development that has a visual, spatial, and social connection to other new developments in hopes that the overall sense of place can be developed.

Parking and Transportation - Approximately half of the responses displayed concerns for parking availability. The neighborhood is concerned about how congested the residential streets will be without off-street parking. One suggestion was for businesses to encourage employees to travel by shuttle, park off-street, or work remotely so that parking congestion is mitigated. Others desire stronger bus transportation services to help with congestion of traffic and parking.

We gathered and learned a great deal about the community’s values and priorities from the feedback given in the surveys. To respect the neighborhood and community we will keep their concerns and recommendations in mind as we work through the design and construction process of providing a succesful affordable and family-friendly building that hopefully can contribute the sense of place for those who are residents and neighbors and for those who desire a safe and attractive environment.


Early Community Outreach Survey

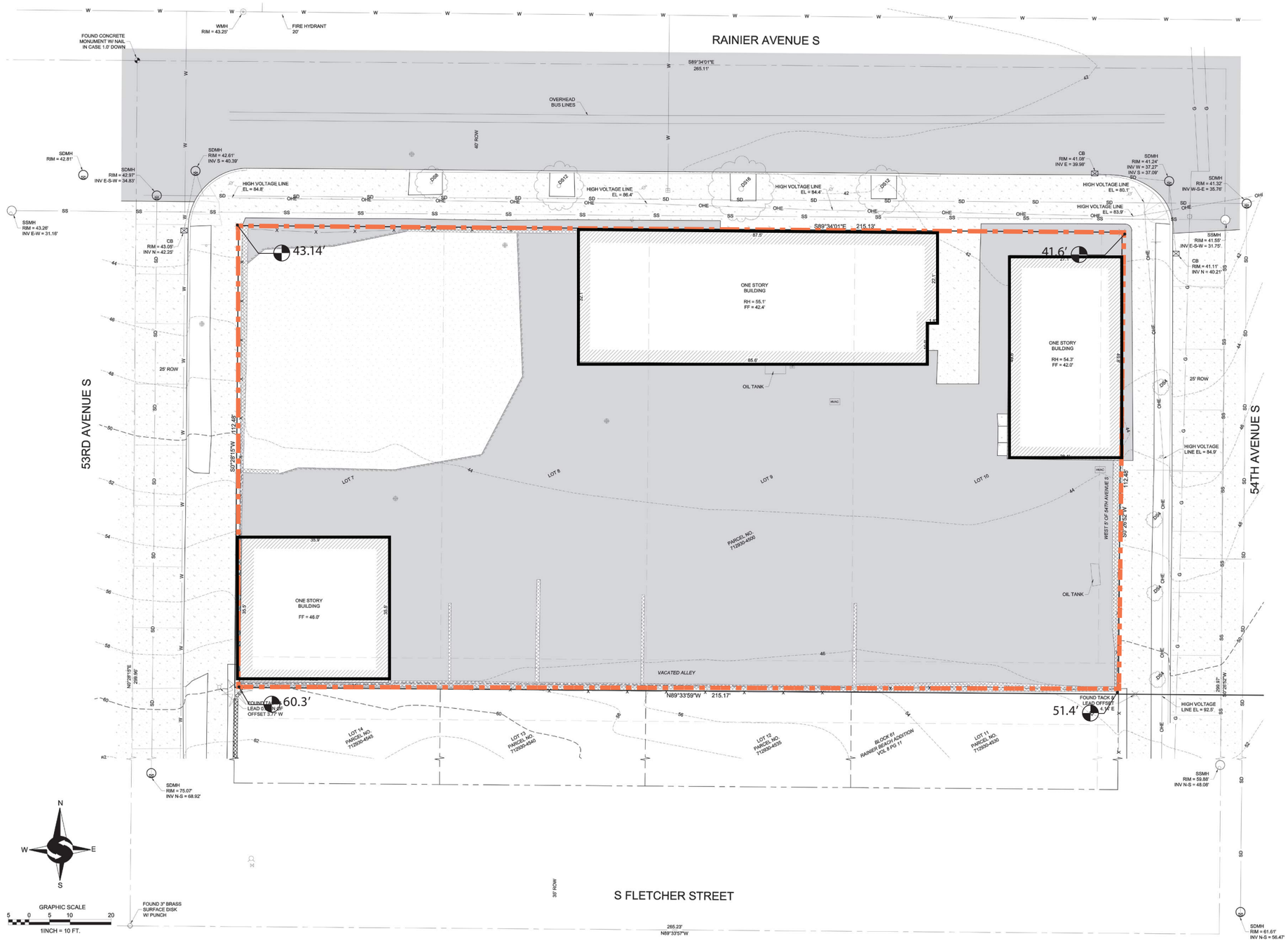
Please provide your comments about the proposed affordable living project located at 9367 Rainier Avenue South. The building will be comprised of efficiency apartments ranging from studio to two bedrooms and live-work units on the ground floor. Responses can be made public

* Required Answer

GUIDANCE THEME	BOARD GUIDANCE	DESIGN RESPONSE	APPLICABLE DESIGN GUIDELINES
1. MASSING OPTIONS & RESPONSE TO CONTEXT	a. Provide massing break along rainier ave s and at zone transition to reduce overall bulk. b. Further develop the ground level massing to provide sufficient articulation at a human scale along Rainier Ave S. c. Create a connection between the entry and the courtyard. d. Reduce privacy impacts to the neighbors by following Option B massing to orient more units to the street rather than the single-family neigborhood. e. Include design rationale for each massing concept in the EDG packet.	- Massing Option B modulation enhanced by reducing by one floor level at east courtyard - Materiality change at west courtyard also breaks facade wall for massing perception. - Lower massing break at entry lobby mass - Recess entry to create additional massing relief - Create strong corner at both ends along Rainier Ave S - Additional massing articulation at east live-work units - Entry facade to be transparent, courtyard facade to be transparent. From entry or lobby will have visual connection to a green courtyard space beyond. Removal of L3 pass creates relationship with courtyard beyond - Massing to reduce the number of units directly oriented towards single-family neighborhood - design package updated to reflect design rationale from EDG1 presentation content	CS2-B Adjacent Sites, Streets, and Open Spaces CS2-C Relationship to the Block DC2-B Architectural and Facade Composition PLC B-3 Buildings with Live/Work Uses CS2-C-3 Full Block Sites CS2-C Relationship to the Block CS2-D Height, Bulk, and Scale CS2 D-5 Respect for Adjacent Sites
2. GROUND LEVEL & COURTYARD UNITS	a. Further analyze “grotto” units to receive adequate natural light and air. b. Address security and privacy for below-grade units.	- Removal of grotto units on 53rd Ave S - Units on 54th Ave S with good light and air exposure - Deck dividers to provide privacy between units - Landscape buffer at sidewalk as separation - Perforated guardrail for privacy and security while still allowing light in - Unit above is open and transparent to have eyes on the street for added security - Implement multiple CPTED principals	DC2-B Architectural and Facade Composition CS2-C Relationship to the Block CS1-B Sunlight and Natural Ventilation PL3-B-2 Ground-Level Residential
3. LOCAL HISTORY & CULTURE	a. Include local art to relate to the community and existing culture.	- Area identified near main building entry to have local artist commissioned wall mural that speaks to the immigrant history of Rainier Beach and it’s local natural features.	CS3-A-4 Evolving Neighorhoods
4. DEPARTURE REQUESTS	a. Clearly articulate how the departure results in a design which better responds to the neighborood	- Reduce the amount of area required for departure through reduction of height and bulk - Create a better relationship to the single-family zone by creating a more attractive building edge that has better scale and articulation of material and landscape screening	CS2-D Relationship to Block CS2-D Height, Bulk, and Scale

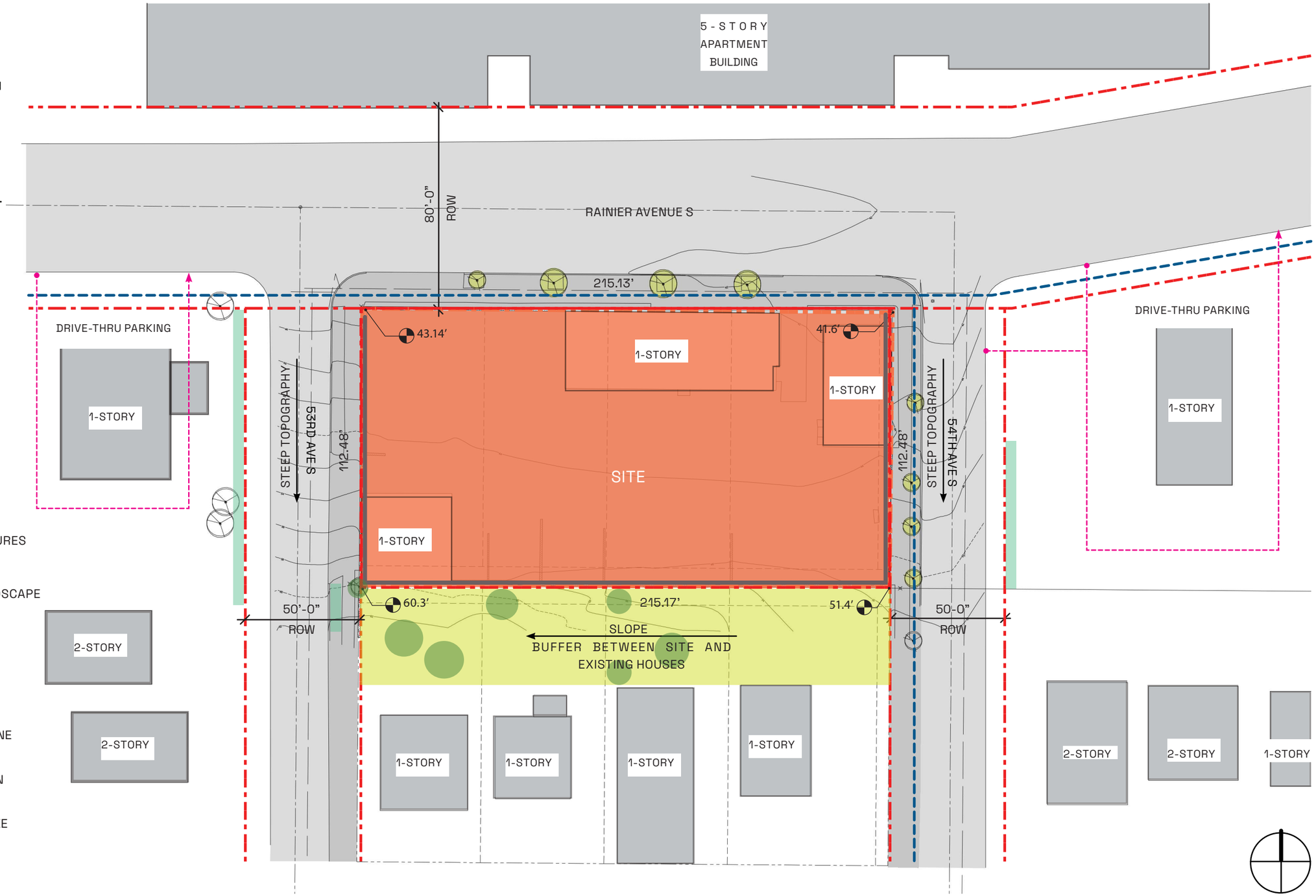
LEGAL DESCRIPTION

Lots 7,8,9 and 10 in block 61 of Rainier Beach, as per plat recorded in volume 8 of plats, page 11, records of King County, Washington; together with the north 1/2" of vacated alley adjoining; and together with the west 5 feet of 54th Avenue south adjoining situate in the City of Seattle, Seattle of Washington, County of King



SITE CHARACTERISTICS

53rd and 54th Ave S are neighborhood streets that are steeply sloped. The residential single-family homes sit atop the hill and cascade down towards Rainier Ave S. Rainier Ave S is the main commercial arterial that bends through the Rainier Beach neighborhood. On each side of the site are small commercial structures with parking lots. Directly north is a new 5-story apartment development.



LEGEND

- SITE
- ADJACENT STRUCTURES
- STREET LEVEL LANDSCAPE
- SPACE BUFFER
- FENCE
- OVERHEAD POWER LINE
- VEHICLE CIRCULATION
- EXISTING STREET TREE
- NEIGHBORING TREES

SECTION 04 / PRELIMINARY SITE PLAN

LEGEND

1 WAFED BANK

2 POLARIS APARTMENTS

3 TACO BELL/KFC

4 SINGLE-FAMILY RESIDENTIAL

LIVE/WORK

RESIDENTIAL

PEDESTRIAN ENTRY

LIVE/WORK ENTRY

SERVICE ENTRY

SITE

ADDRESS: 9367 Rainier Ave S

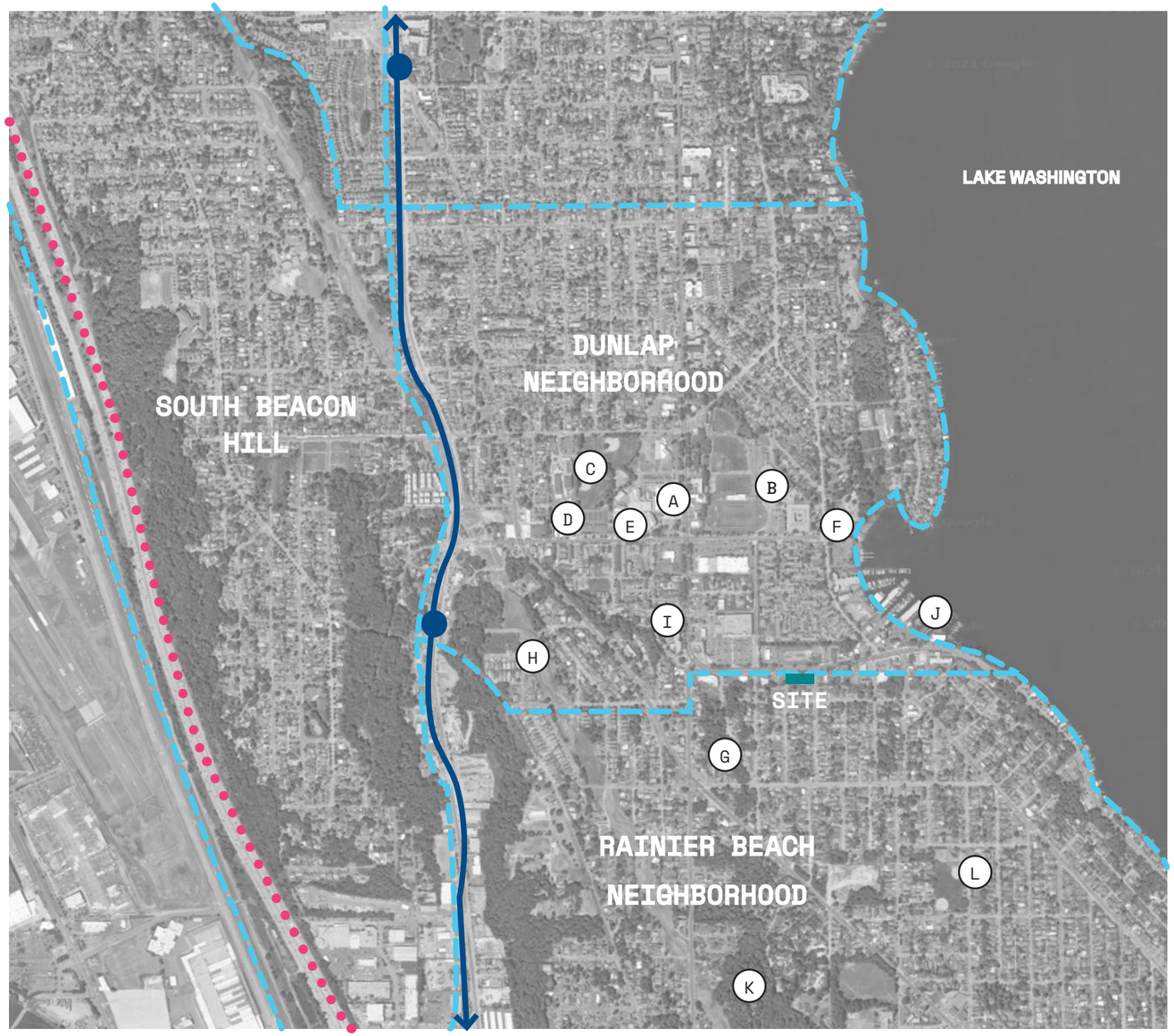
ZONING: NC2-55 (M)

OVERLAYS: NONE

The 9-block site area is comprised of mostly single-family residential structures to the south. Single story commercial buildings dot Rainier Ave South - most surrounded by parking lots. A new affordable housing project of 5-stories is under construction directly across the street. To the north of the new apartment building there is a large apartment development.

COMMUNITY ASSETS

The site is located on the border of the Rainier Beach and Dunlap neighborhoods. It's immediate community assets are the Kubota Gardens and the Sturtevant Ravine Natural Area. It shares proximity to many other community assets in the Dunlap neighborhood making it an ideal centralized location for public amenities like transportation, libraries, and schools.



LEGEND

- PROJECT SITE
- INTERSTATE 5
- NEIGHBORHOOD BOUNDARY
- LINK LIGHT RAIL STATION

NEIGHBORHOOD CONTEXT ANALYSIS-KEY

- A RAINER BEACH COMMUNITY CENTER
- B RAINER BEACH HIGH SCHOOL
- C RAINER BEACH PLAYFIELDS
- D DUNLAP ELEMENTARY SCHOOL
- E SOUTH SHORE PK-8 SCHOOL
- F BEER SHEVA PARK
- G STURTEVANT RAVINE NATURAL AREA
- H CHIEF SEALTH TRAIL
- I PUBLIC LIBRARY - RAINIER BEACH BRANCH
- J MARINAS AT LAKE WASHINGTON
- K KUBOTA GARDEN
- L EMERSON ELEMENTARY SCHOOL

NEIGHBORHOOD CONTEXT

A RAINIER BEACH COMMUNITY CENTER

B RAINIER BEACH HIGH SCHOOL

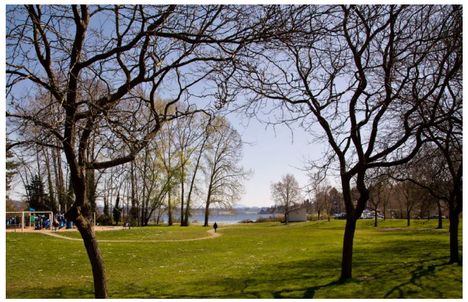
C RAINIER BEACH PLAYFIELDS

D DUNLAP ELEMENTARY SCHOOL

COMMUNITY NODES

Context analysis: the nodes highlighted represent the nearby diverse community assets (school, library and community center) and open recreation areas adjacent to the project.

E SOUTH SHORE PK-8 SCHOOL



F BEER SHEVA PARK

G STURTEVANT RAVINE NATURAL AREA

H RAINIER BEACH HIGH SCHOOL

I SOUTH SHORE PK-8 SCHOOL

J MARINAS AT LAKE WASHINGTON

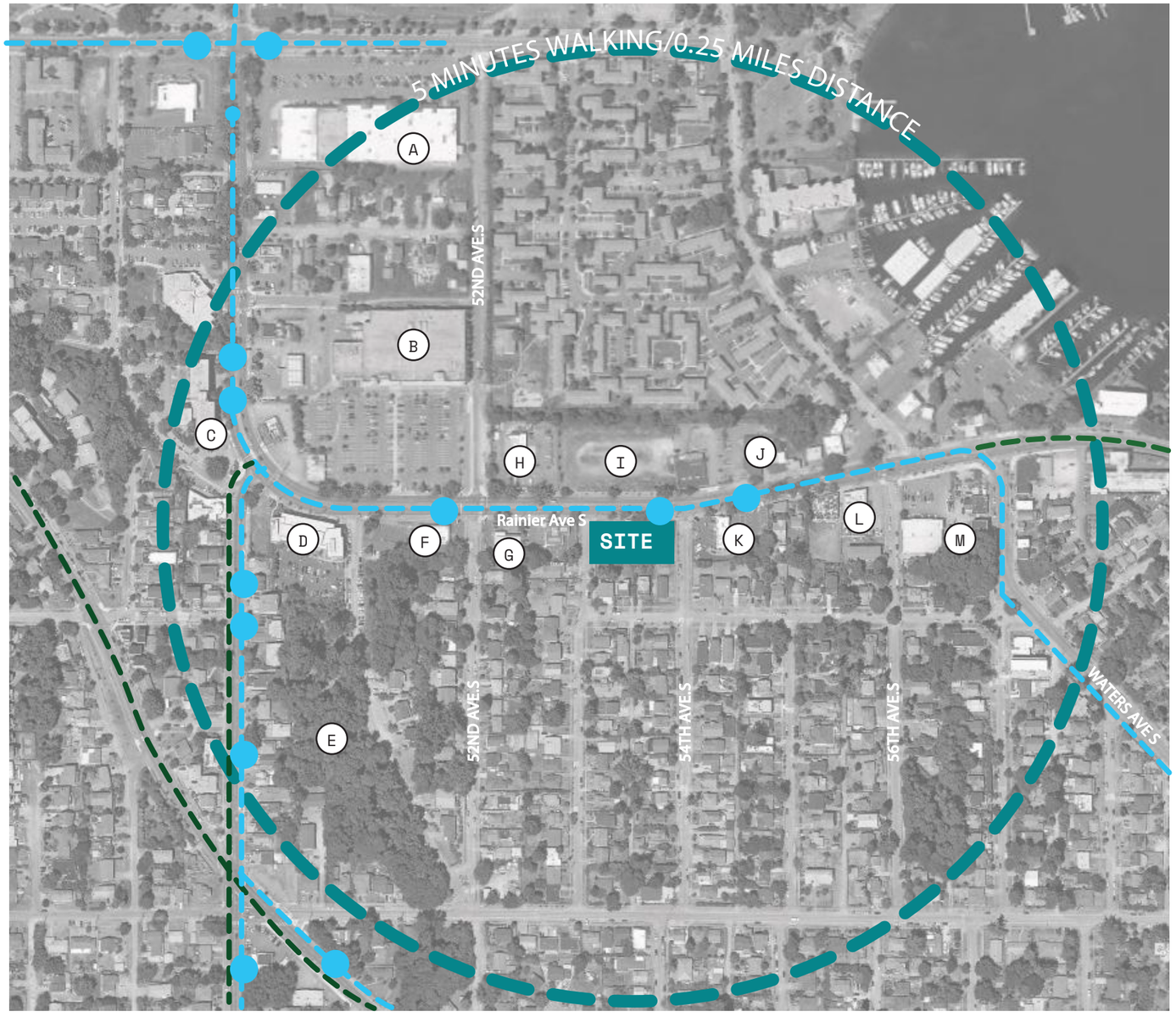
K KUBOTA GARDEN

L EMERSON ELEMENTARY SCHOOL

STREET LEVEL USE

The 5 minute walking area of the neighborhood is mainly characterized by small to large commerical and retail developments, multi-family apartment buildings, and restaurants on high-traffic principal arterial street (Rainier Avenue South) with Single family housing further to the south.

There is immediate access to public transit at the proposed project location. Within a short walk away, residents and users of the proposed project have access to mutiple bus routes, neighborhood greenways, bike lanes, and trails. The Link light rail system is less than a mile from the project site.



LEGEND

- PROJECT SITE
- BIKE LANE
- METRO BUS ROUTE

EXISTING BUILDING-KEY

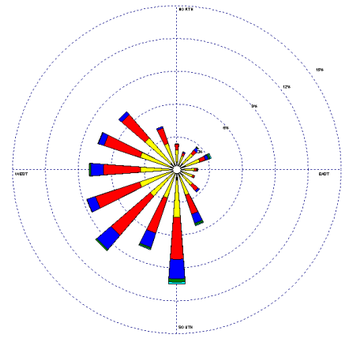
- (A) PLANET FITNESS
- (B) SAFEWAY
- (C) BARTON PLACE APARTMENT
- (D) DIRECTOR OF MEDICAL INFORMATICS-BOMY YUN,ARNP
- (E) STURTEVANT RAVINE NATURAL AREA
- (F) KEY BANK
- (G) SUBWAY
- (H) MCDONALD'S
- (I) POLARIS APARTMENTS
- (J) BEAUTY SUPPLY
- (K) TACO BELL
- (L) PHO HANOI
- (M) ATUO ZONE & AUTO PARTS

STREET LEVEL USE

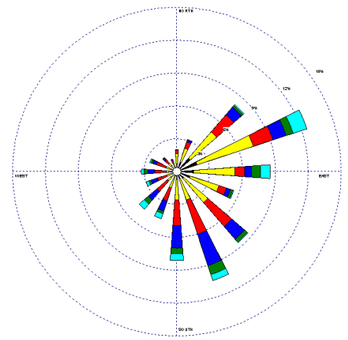
STREET LEVEL USE

The immediate 9 block area of the neighborhood is mainly characterized by small to large commercial and retail developments, multi-family apartment buildings, and restaurants on high-traffic principal arterial street (Rainier Beach Avenue South) with single-family housing further to the south.

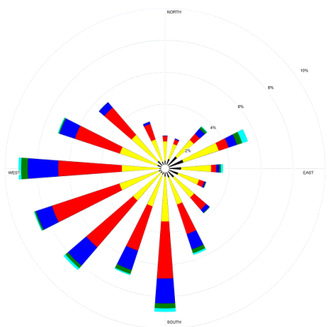
STREET LEVEL USE



MARCH



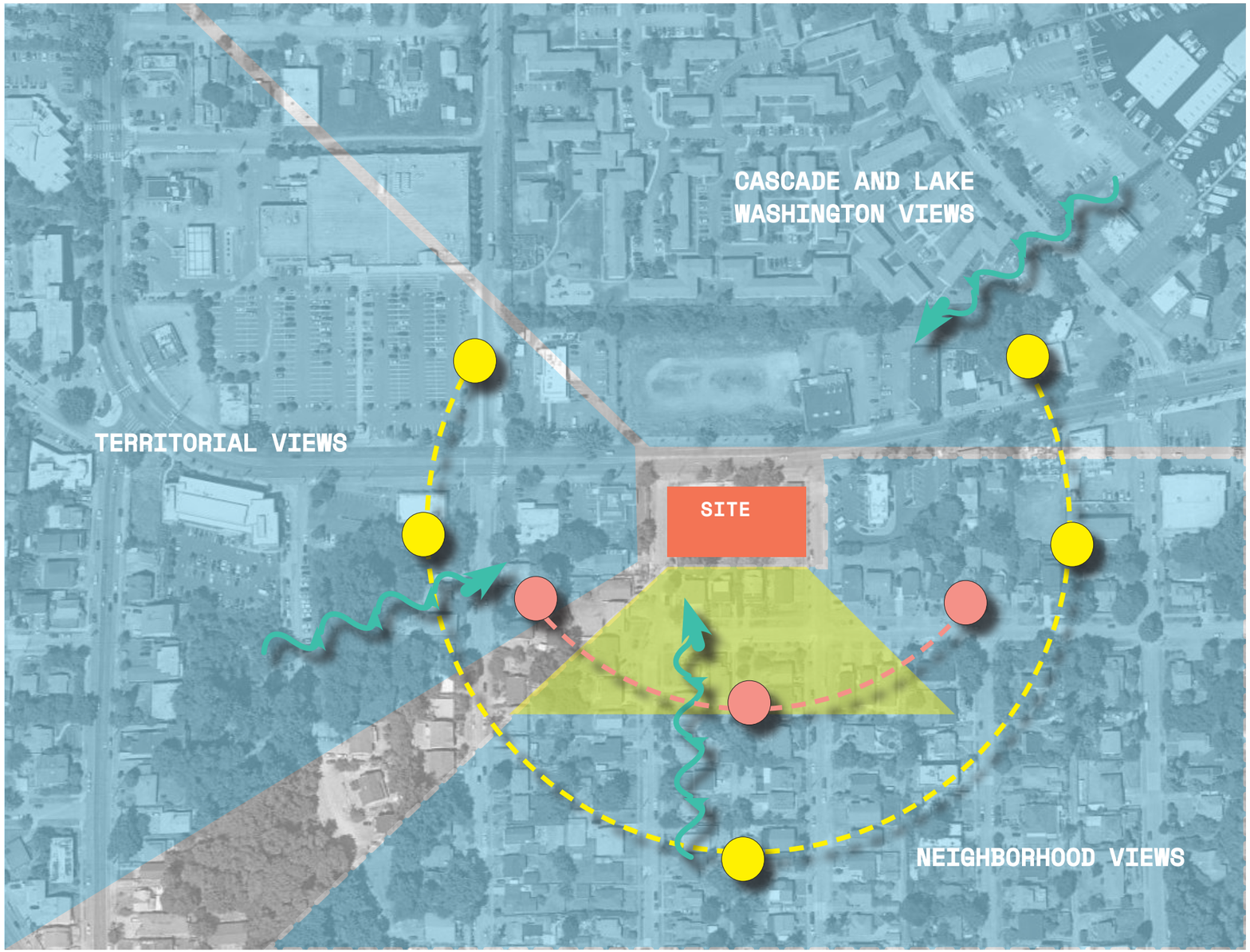
JUNE



DECEMBER

WIND SPEED (m/s)

- >11.05
- 8.49-11.05
- 5.40-8.49
- 3.30-5.40
- 1.20-3.30
- 0.31-1.20



SITE VIEW + SUN PATH STUDY

LEGEND

- PROJECT SITE
- VIEWS
- SUN CAPTURE
- PREVAILING WIND
- 20 JUNE 2020: SUNRISE 5:11 AM, SUNSET 9:11 PM
- 21 DECEMBER 2020: SUNRISE 7:55 AM, SUN SET 4:21 PM

MARCH / SEPT 21

JUNE 21

DECEMBER 21

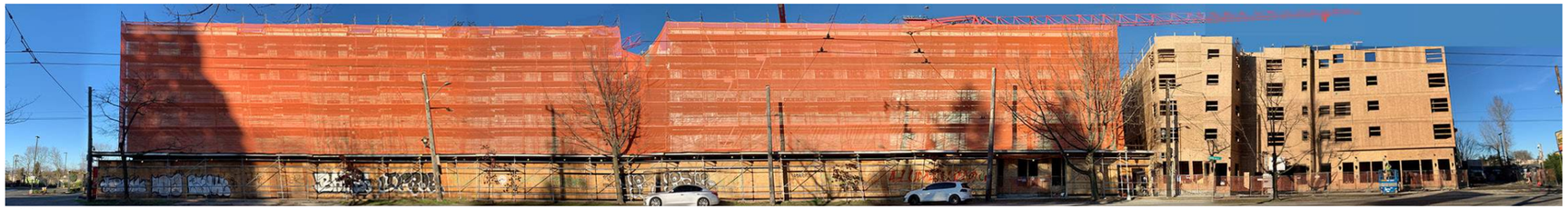
A TACO BELL & KFC

B MCDONALD'S

C WASHINGTON FEDERAL

D H&R BLOCK & SUBWAY

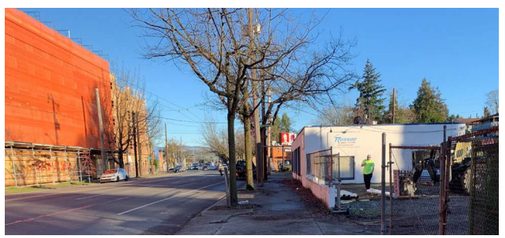
E KEYBANK



F 5-STORY APARTMENT BUILDING

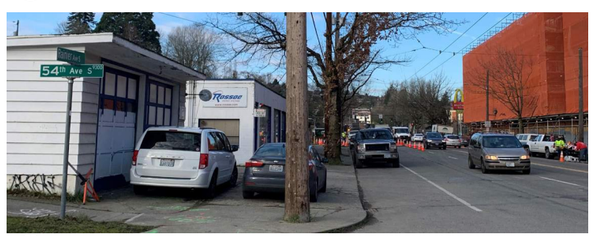
G BARTON PLACE APARTMENT

H 53RD AVE S - FACING NORTH

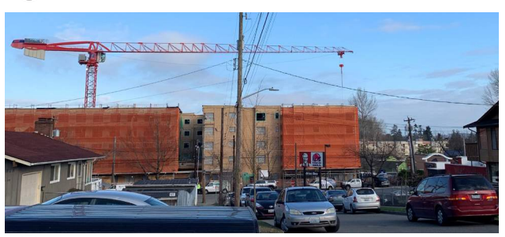


I RAINIER AVE S - FACING WEST

J RAINIER AVE S & 53RD AVE S - FACING WEST



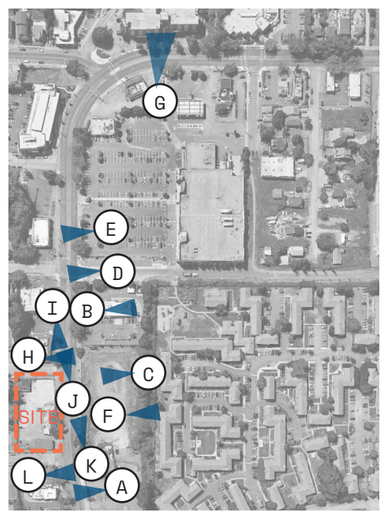
K 54TH AVE S & RAINIER AVE S - FACING WEST



L 54TH AVE S - FACING NORTH

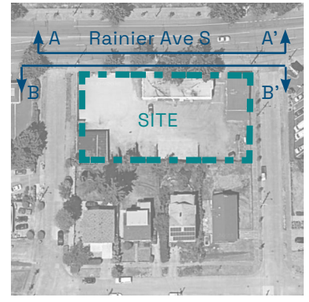
NEIGHBORHOOD CONTEXT

The neighborhood is comprised mostly of single-story commercial restaurant, banking, or auto repair businesses surrounded by surface parking and are underdeveloped. East of the site there are businesses with continuous storefronts and active sidewalks. Most structures were built circa 1950s with late additions in the 1990s, and some recently renovated. The material palette ranges from concrete block, brick, plaster, and horizontal siding.



RAINIER AVE S (NORTH) -A-A'

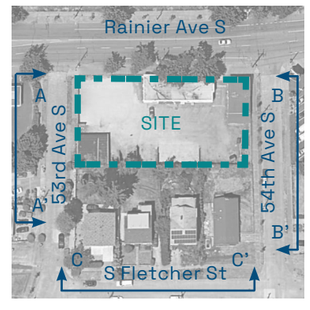
RAINIER AVE S (SORTH) -B-B'



53RD AVE S (WEST) -A-A'

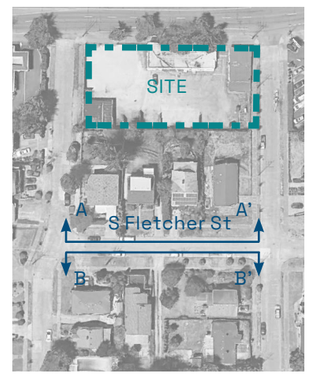
54TH AVE S (SORTH) -B-B'

S FLETCHER St (NORTH) -C-C'



S FLETCHER St (NORTH) -A-A'

S FLETCHER St (SOUTH) -B-B'

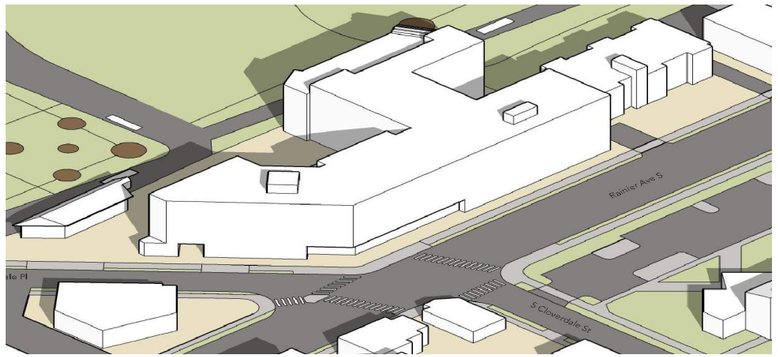


A. 7930 Rainier Ave S - BELLWEATHER HOUSING, SMR

5-story affordable housing development. 186 units

B. 8600 Rainier Ave S - MT BAKER HOUSING, GGLO

6-story affordable housing development. 207 units



C.7315 MLK JR WAY S - OTHELLO SQUARE, WEBER THOMPSON

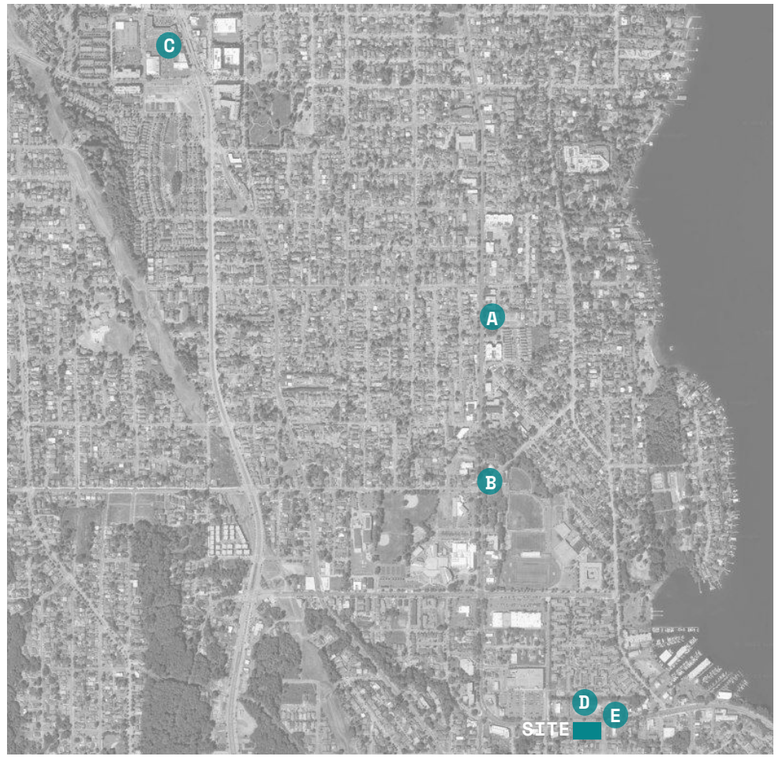
7-story affordable housing development. 213 units.

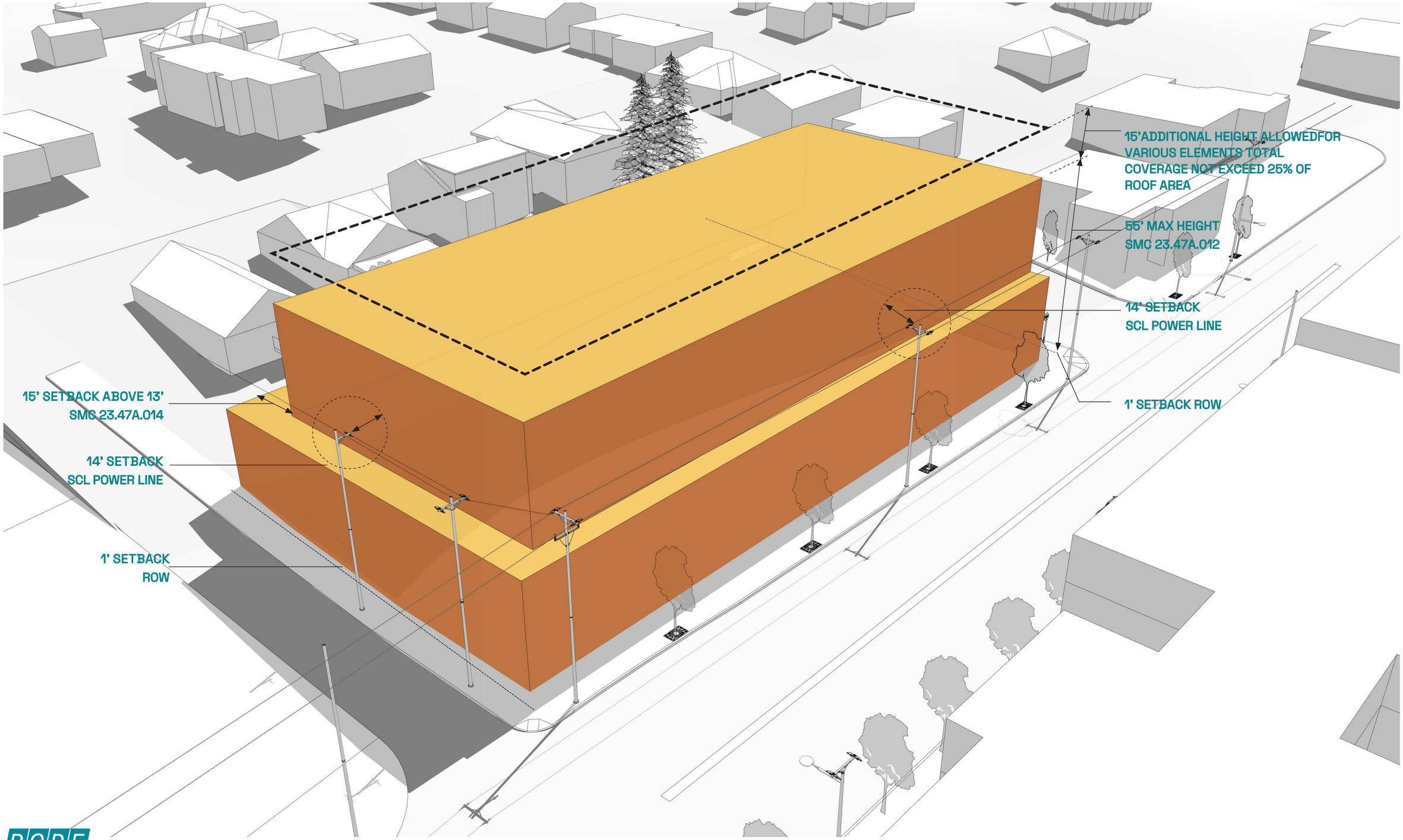
D. 9400 Rainier Ave S - POLARIS

5-story affordable housing development. 322 units

E. 9420 & 9428 Rainier Ave S -

5-story affordable housing development. 66 units




15'ADDITIONAL HEIGHT ALLOWEDFOR VARIOUS ELEMENTS TOTAL COVERAGE NOT EXCEED 25% OF ROOF AREA
55' MAX HEIGHT SMC 23.47A.012
14' SETBACK SCL POWER LINE
1' SETBACK ROW
15' SETBACK ABOVE 13' SMC 23.47A.014
14' SETBACK SCL POWER LINE
1' SETBACK ROW

GENERAL INFORMATION

- PROJECT: Bode Rainier Beach
- ADDRESS: 9367 Rainier Avenue, S, Seattle, WA 98116
- PARCELS: 712930-4500
- PARCEL AREA: 24,188 SF, 0.56 ACRES
- ZONE: NC2-55 (M)
- OVERLAY: NONE
- PEDESTRIAN ZONE: NONE
- ECA: STEEP SLOPES, POTENTIAL SLIDE, LIQUEFACTION
- STREET CLASSIFICATIONS
  RAINIER AVE S, PRINCIPAL ARTERIAL
  53RD AVE S & 54TH AVE S, URBAN VILLAGE NEIGHBORHOOD ACCESS
- PEDESTRIAN-DESIGNATED ZONE: NONE
- URBAN VILLAGE: RAINIER BEACH URBAN VILLAGE

ZONING SUMMARY

23.47A.004 PERMITTED USES: Live-work and Residential permitted

23.47A.005 STREET-LEVEL USES: Live-work and Residential(lobby) use proposed at Street-level on Rainier Ave S. Site is not within a pedestrian-designated zone.

23.47A.008 STREET-LEVEL DEVELOPMENT STANDARDS:

- Total blank facade limited to 40 percent of width of facade.
- 60 % of street-facing facade between 2 and 8 feet shall be transparent.
- Non-residential uses greater than 600 SF shall extend an average depth of 30 feet and minimum depth of 15 feet.
- Non-residential (Live-work) uses shall have floor to floor height at least 13 feet. Project proposes double height Live-work units on Rainier Ave S.

23.47A.012 STRUCTURE HEIGHT:

- Proposed Building height is 55 feet per zoning designation.

Stair and elevator penthouses allowed up to 15' above roof height and shall not exceed 25 percent of roof area including mechanical equipent areas.

23.47A.012 FLOOR AREA RATIO:

Maximum FAR is 3.75 per Table A.

All stories and portions of a story that extend no more than 4 feet above existing or finished grade are except.

Portions of long-term bicycle storage provided inside the building for small efficiency dwelling units shall be exempt.

ZONING SUMMARY - CONTINUED

23.47A.014 SETBACK:

- Open railings may extend up to 4 feet and parapets allowed up to 2 feet above the height which the setback begins.
- Setback abutting a rear lot: 15' setback is required above 13' height to a maximum of 40 ft. Additional 3' for every 10 feet of height is required above 40 ft. (See Section 9 for departures)
- No Facade modulation required since width is less than 250 feet.

23.47A.016 LANDSCAPING AND SCREENING:

- A green factor of 0.3 is required.
- Street trees will be required under SIP with SDOT.

23.47A.022 LIGHT AND GLARE STANDARDS:

- Exterior lighting must be shielded and directed away from adjacent uses.

23.47A.024 AMENITY AREA:

- Amenity areas are required in an amount equal to 5 % of total gross floor area in residential use.
- 155,000 sf x 0.05 = 7,750 SF residential amenity space
- Project proposes 7,500 sf of private residential amenity space plus 2,350 SF of residential roof amenity space
- Required amenity areas shall not be enclosed
- Private balconies and decks shall be 60 sf min area and 6 feet min. horizontal dimension.

23.47A.032 REQUIRED PARKING AND LOADING:

- Per 23.54.015 Table A. Live-work units require no parking for units with 1,500 sf or less.
- Per 23.54.015 Table B.All residential uses within urban village that are not within urban center or the station area overlay district, if residential use is located within a frequent transit service area. No minimum requirement for parking.

BICYCLE PARKING:
Per 23.54.015 Table D. Long-term: 1 per dwelling unit
Short-term: 1 per 20 dwelling units

Based on 186 unit count
186 long-term
10 short-term

23.54.035 LOADING BERTHS:

- Loading berth dimensions: WidthxLengthxHeight is 10'x25'x14'
  Loading berth not required for residential uses.

23.54.040 SOLID WASTE AND RECYCLING MATERIALS STORAGE:

- Per Table A. More than 100 dwelling units require 575 sf plus 4 sf for each additional above 100.

for 186 units, 575 sf + 4 sf (86) = 919 sf.
For non-residential development 0-5,000 sf provide 82 sf

total solid waste/recycling area = 919+82 = 1,001 sf

23.58C. MANDATORY HOUSING AFFORDABILITY FOR RESIDENTIAL DEVELOPMENT:

- This project is subject to mandatory affordable housing requirements subject to permitting by way of payment or performance methods.

CONTEXT & SITE

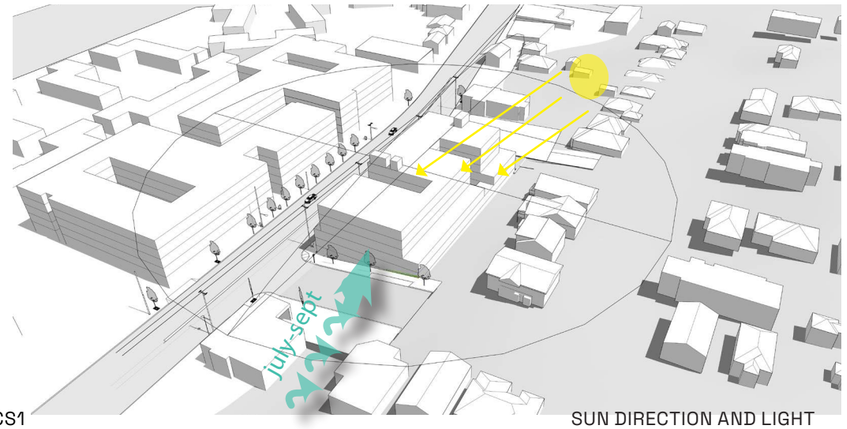
CS1: NATURAL SYSTEMS AND SITE FEATURES

Sun and Wind: The building's courtyards opens to the south to allow any low winter sun and light to penetrate into the units. In the summer the prevailing winds are from the southwest which help with

natural cooling on the west and south elevations. The project team

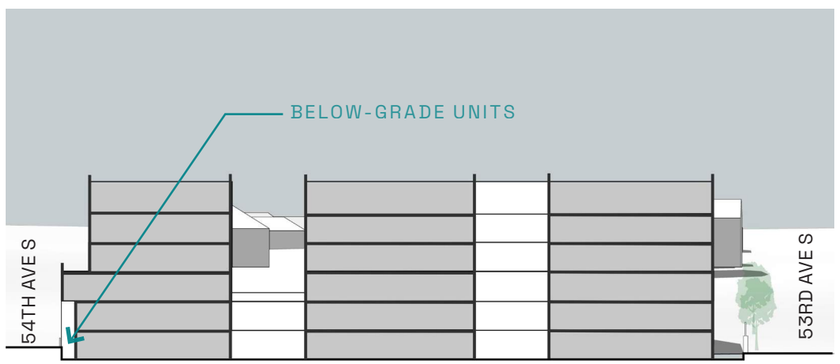
will continue to explore the use of shading devices to manage solar gain on the west and south elevations.

Topography: The site is significantly steep along 53rd Avenue S and 54th Avenue S, however Rainier Avenue S is relatively level. To reduce the impact of shadows onto the abutting residential zone the massing of the building steps back and articulates to reduce in bulk. At the steep faces of the building light wells are proposed to bring light down to units as well as offer private terraces to those units.

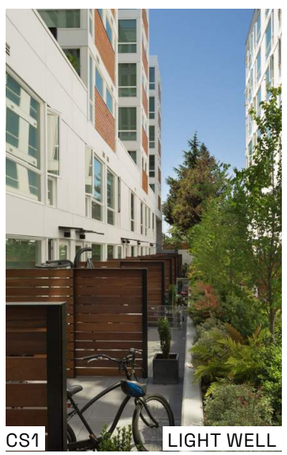


CS1 SUN DIRECTION AND LIGHT

CS1 LIGHT WELL



CS1 BUILDING SECTION AT STEEP



CS1 LIGHT WELL

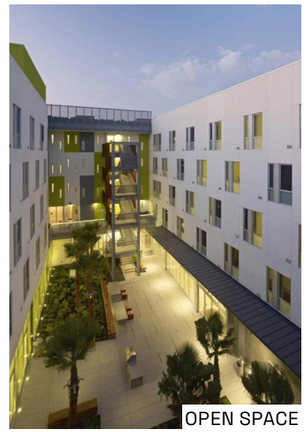
CS2: URBAN PATTERN AND FORM

Height, Bulk, and Scale/Zone Transitions/Massing:

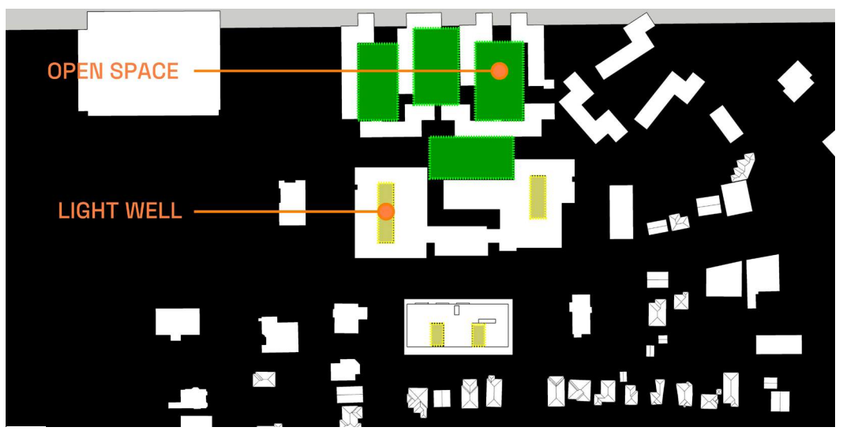
The context of the zoning suggests a transition of scale from higher density commercial sites on the main arterial of Rainier Avenue S to lesser dense scales from RSL (residential small lot) to Single family zoning. A setback and reduction of scale where this transition abuts is the appropriate solution. Also articulation of the rear building creates a perceived reduction of bulk which is more compatible with the scale of the middle density of RSL.

A transition also occurs from natural spaces responding to Lake Washington where there is more of a defined open space pattern between building form to more dense new developments occuring along the commercial spine. The emerging language of the new developments is to create dense and efficient buildings and light wells or interior courtyards that privatize the spaces to the individual. Reclaiming those open common outdoor spaces now occur on the roof level.

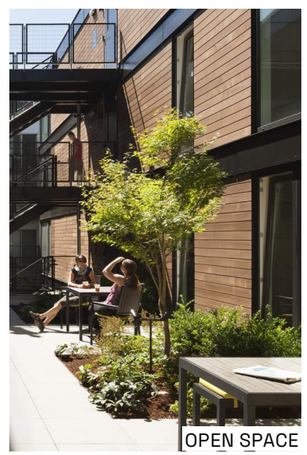
CS2 OPEN SPACE DENSITY TRANSITION



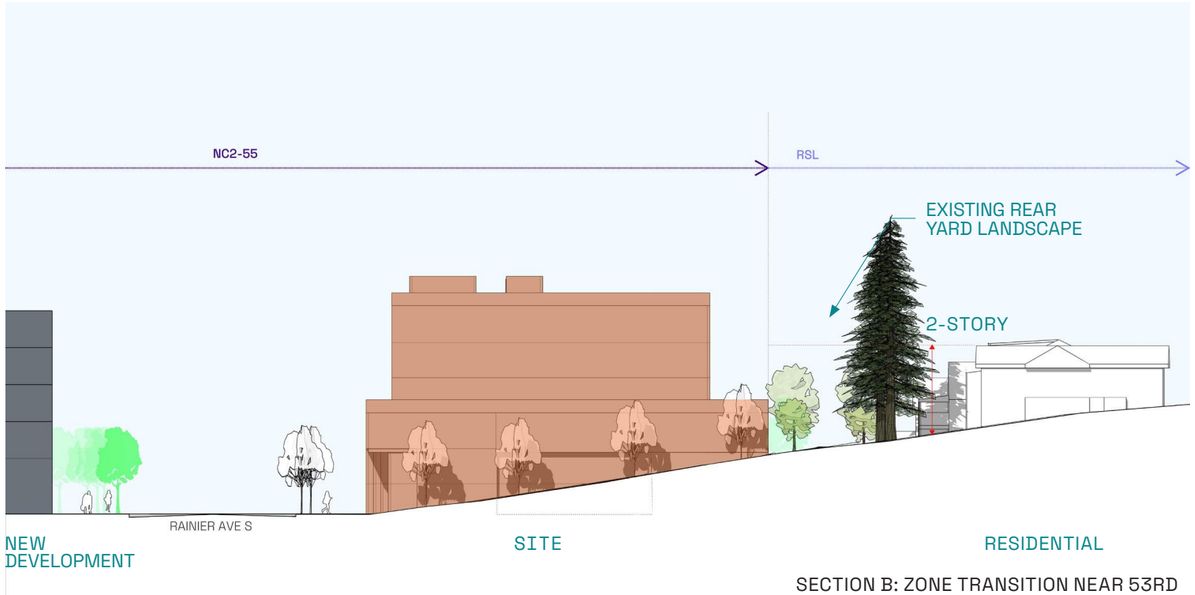
OPEN SPACE



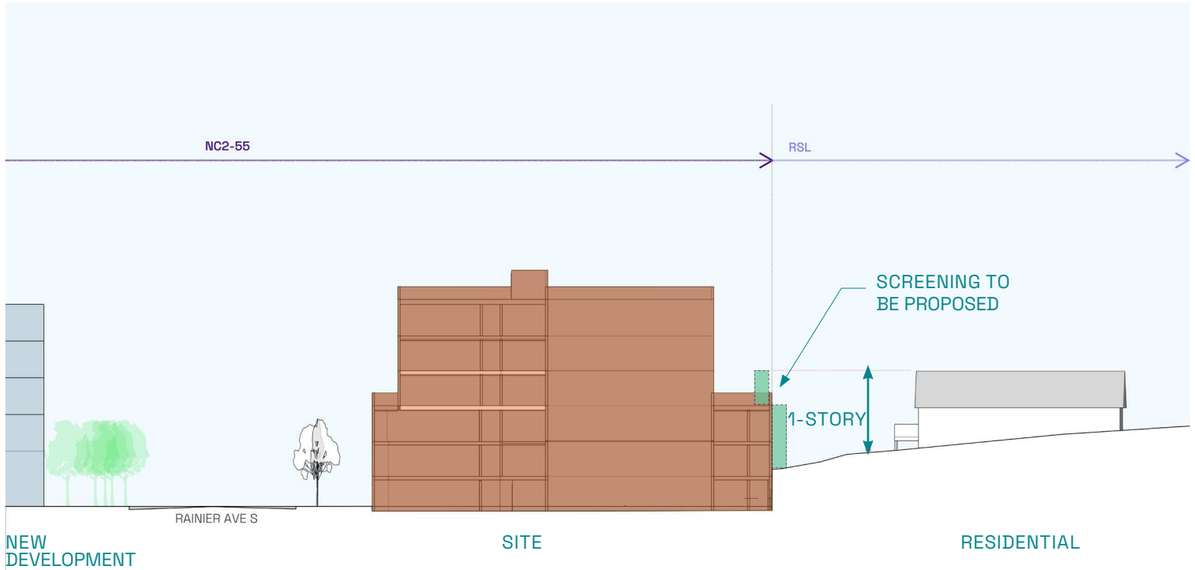
CS2 URABN PATTERN



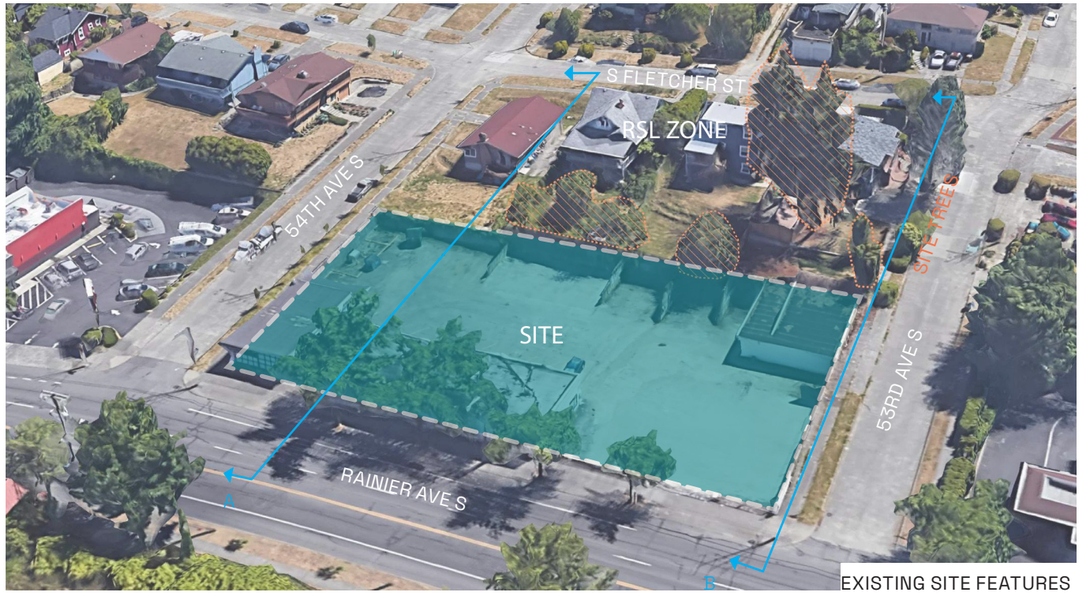
OPEN SPACE



SECTION B: ZONE TRANSITION NEAR 53RD



SECTION A: ZONE TRANSITION NEAR 54TH AVE S



EXISTING SITE FEATURES

CS2: URBAN PATTERN AND FORM

Height, Bulk, and Scale/Zone Transitions/Massing (D1-5):

The context of the zoning suggests a transition of scale from higher density commercial sites on the main arterial of Rainier Avenue S to lesser dense scales from RSL (residential small lot) to Single family zoning. A setback and reduction of scale where this transition abuts is the appropriate solution. Also articulation of the rear building creates a perceived reduction of bulk which is more compatible with the scale of the middle density of RSL.

The site is on a steep slope. The bulk of the mass of the building is located at the lower part of the site allowing the transition from the smaller neighboring 1 to 3-story single-family residential to be more massing-compatible.

The rear of upper level of the building is massed to create a perception of scale that matches the single-family homes instead of creating a tall massive wall.

Existing site features such as topography places the single-family zone at a higher elevation. Existing trees in a number of the rear yards of the houses create an additional screening towards the proposed apartment building. The new structure proposes landscape screening at the private decks on level 3. The lower level at the south property line will be a wall that is screened with landscape to help soften the boundary and enhance privacy.

CONTEXT & SITE

CS3: ARCHITECTURAL CONTEXT & CHARACTER

Evolving Neigbhorhood: The neighborhood is comprised mostly of single -story commercial restaurants, banking, or auto repair businesses surrounded by surface parking. Many of these sites are underdeveloped and many sites in addition are undergoing an evolution along the commercial corridor. Strengthening the old and new through scale, materiality, and street-activation will help set a precedent for future development. The project aims to establish a street-level scale compatible to newer projects and the existing projects by maintaining a lower height with an upper setback.

The existing buildings to be demolished are older office buildings built in the 1950s. Materially, these buildings are concrete block and lapsiding. Architecturally, they have no significance. The project team will consider similar materials as a historical reference.

The Rainier Medical Clinic by Miller Hayashi is an example of a recent project that displays a pedestrian-scaled street height at 2-stories. The design is modern and simple with a material palette consisting of a brick veneer corners, cement and metal panels that are used in a timeless manner.

Barton Place Apartments is a low-income apartment building built in the 1970s. Although much older, it's architectural character is of its era and has endured. This is one of the few examples of a multi-level building in the vicinity. The vertical brick veneer walls create a vertical interval pattern that alternates between solid and semi-transparent along the face of the building.

Polaris Rainier Beach is a new affordable housing project across the street from the project site on Rainier Ave S. At a larger scale, the building offers modulation along the street frontage. Recesses,projections, fenestration patterns, and cornices compose the street level elevation of the building and create three distinct identities at each building segment.

In consideration of these design cues the project team aims to develop a language of compatible materials and articulation of character and scale where possible to bridge existing and contemporary design.

Architectural features:
- cornice lines at roof
- building massing modulation
- vertical intervals
- punched window patterns
- brick texture at street level
- contemporary mix of materials
- canopies and overhangs

CS3 CONTEMPORARY & LOW RISE
RAINIER MEDICAL CLINIC

MATERIAL PALETTE

CS3 HORIZONTAL WINDOWS
BARTON PLACE APARTMENT

CS3 VERTICAL BRICK

CS3 STREET-LEVEL SCALE

CS3 STREET-LEVEL PROJECTIONS

RECESSED ENTRY

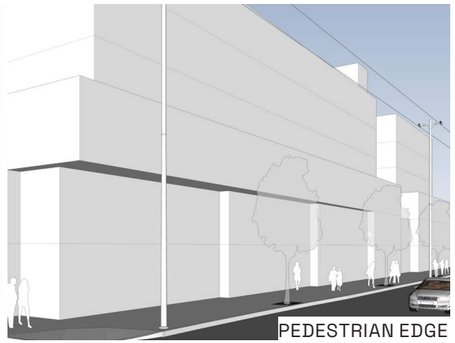
PUBLIC LIFE

PL1: OPEN SPACE CONNECTIVITY

Pedestrian Amenities: As a response to development across the street, the project proposes to locate the entrance in relation to the Polaris entry. The proposed building entry is a recess into the building making it highly identifiable. This helps both project to engage pedestrian interaction at the proposed new crosswalks.

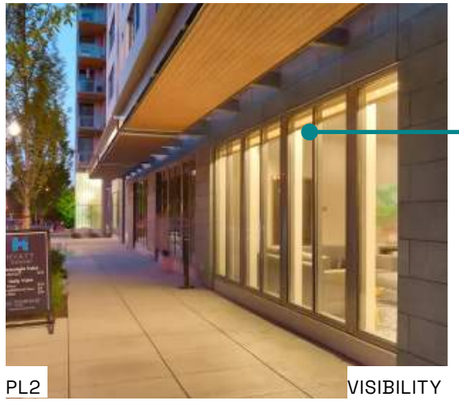
The live-work units recess inward progressively to create an engaging pedestrian edge with the sidewalk. This recessing also provides space to create year-round landscaping that not only offers semi-private space but also engages the building visually at the sidewalk for the pedestrian.

PL1

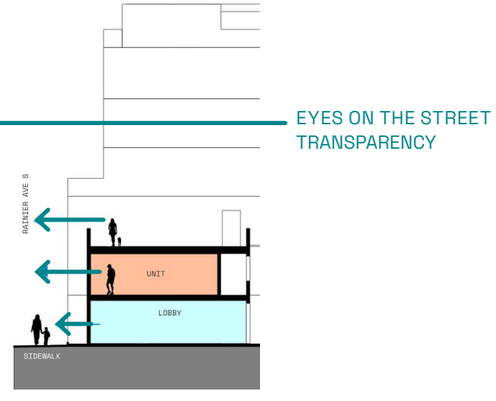


PL2: WALKABILITY

Pedestrian Amenities: Accessibility is vital to an equitable community and there are no proposed grade changes on Rainier Ave S at the street-level. Along with the safety of access the project proposes to create more transparency at the ground level to keep eyes on the street. Lighting paths and entrances will also keep the new building community safe and enhance the overall ground level at night.



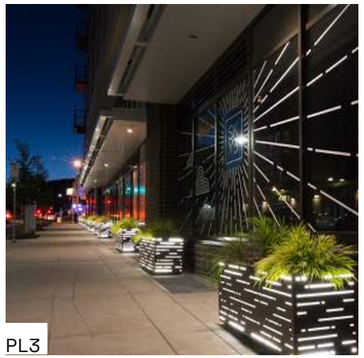
PL2



VISIBILITY

PL3: STREET-LEVEL INTERACTION

Residential Edges: Creating a secure boundary edge for the apartment community is paramount. The project proposes to create safe semi-private spaces for its residents. At the steep streets of 53rd and 54th Avenue S subgrade units are created with light wells. These lightwells are protected with guardrails that create security and privacy. Live-work units are oriented towards the streets with transparent facades. The building has one controlled entry for residences and it will be identifiable by signage as well as scale.

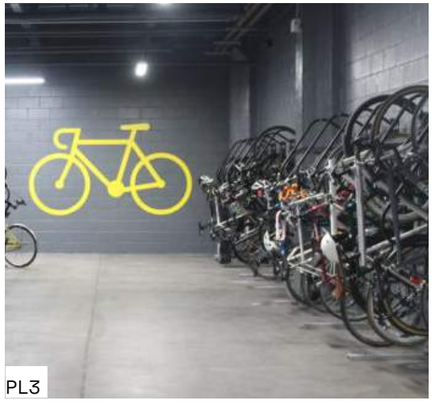


PL3

STREET-LEVEL INTERACTION

PL3: STREET-LEVEL INTERACTION

Planning ahead for Bicycles: With frequent bus service nearby and a manageable 0.8 mile walk to the light rail,this project aspires to contribute to a car-free and pedestrian friendly neighborhood. Bicycles play a vital role in transportation and leisure. The project aims to provide short-term bike parking on the sidewalks and a long-term bike storage area with ample room to access and secure resident bicyles.



PL3

BIKE TRANSPORTATION

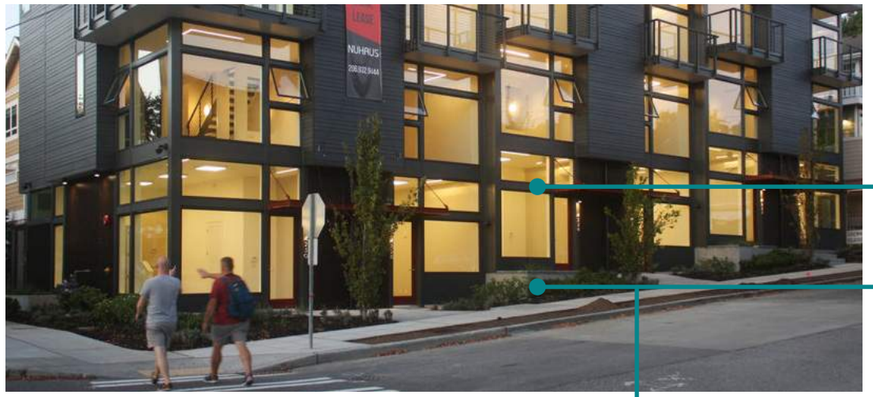
PUBLIC LIFE

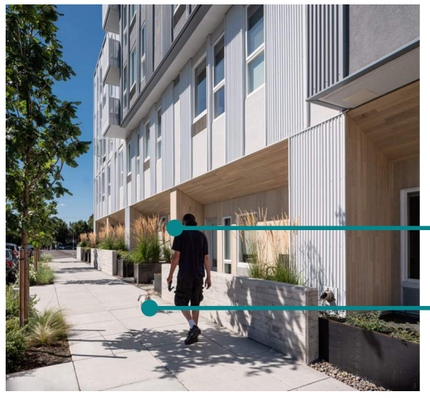
PL3 STREET-LEVEL INTERACTION

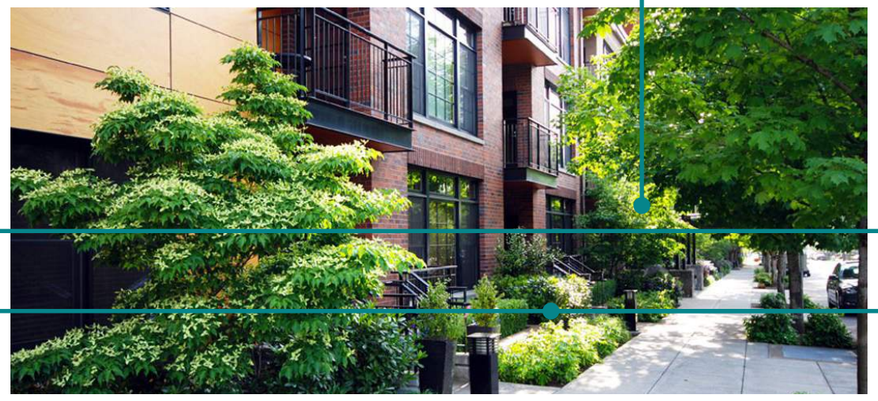
B/C. RESIDENTIAL EDGES: LIVE-WORK

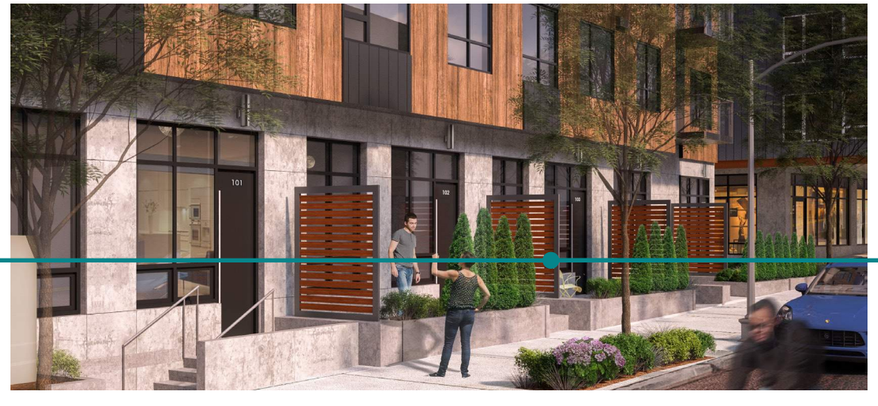
SUCCESSFUL LIVE-WORK PROJECT REQUIRE THE FOLLOWING ELEMENTS FROM THE DESIGN GUIDELINES:

1. WELL-DETAILED LANDSCAPING OR THRESHOLD TO DEFINE TRANSITION FROM PUBLIC TO PRIVATE
2. VERTICAL ELEMENTS TO HELP DEFINE INDIVIDUAL GROUND LEVEL UNITS.
3. RECESSED BUILDING EDGE
4. POROUS EDGE AND VISIBILITY WITH TRANSPARENT FACADES









TRANSPARENT FACADE

LANDSCAPE/THRESHOLD

VERTICAL ELEMENTS TO DEFINE UNITS

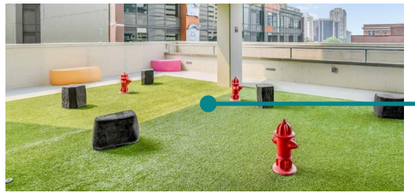
POROUS EDGE

RECESSED BUILDING EDGE

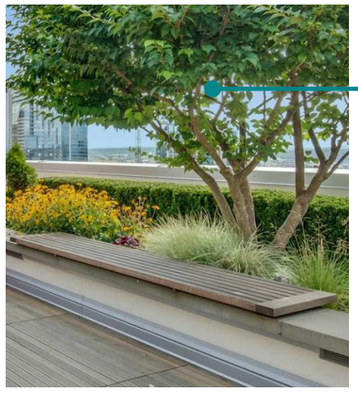
DESIGN CONCEPT

DC3: OPEN SPACE CONCEPT

Multifamily Open Space: Future tenants of the project will have direct access to light, air, and views where possible, For units that have limited access, the project will propose private decks with a central planting area that serves as landscape and stormwater retention. Where possible landscape opportunities will be proposed to serve to soften the streetscape as well as provide buffers at public/private intersections. Open common space will be provided at the roof top as an amenity that will allow for safe gathering, grilling, as well as offer more intimate private areas.



DOG RUN



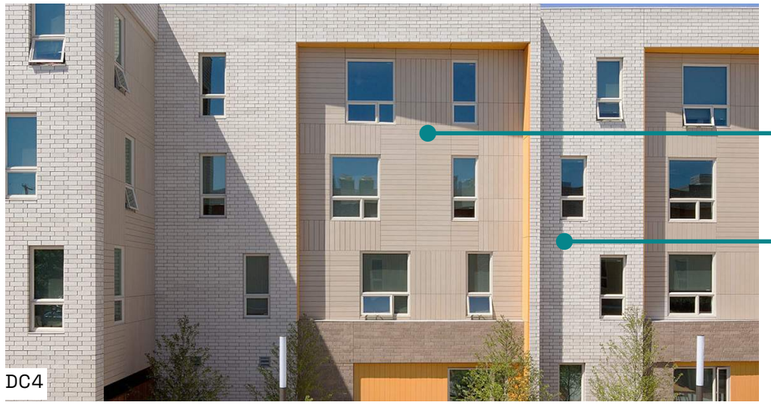
ROOF DECK
LANDSCAPING AND
GREEN ROOF

COMMON AREA

DC3 MULTI-FAMILY OPEN SPACE

DC4: EXTERIOR ELEMENTS AND FINISHES

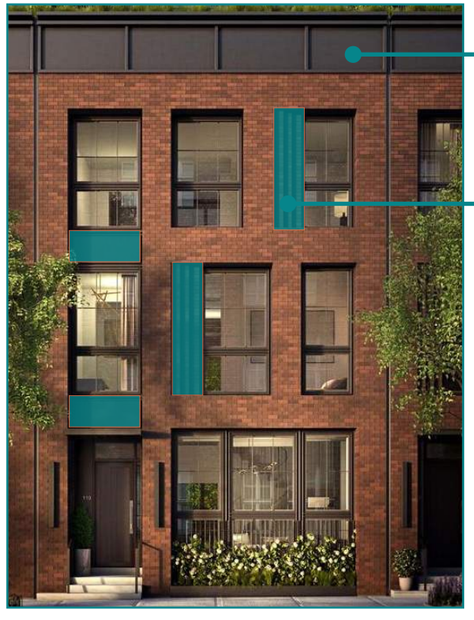
Building Materials: The project proposes to uses brick as a base material where possible and economical. This material on the street-level presents one of the most enduring elements that respond to many existing commercial buildings on Rainier Ave S as well as complements the new development across the street. Brick is an attractive material with approachable scale and texture for pedestrians at the street level. Other materials such as fiber cement may be used in panel or board forms with joint lines for visual interest. These materials can also serve as a reference to the buildings being replaced on the site.



FIBER CEMENT ACCENT

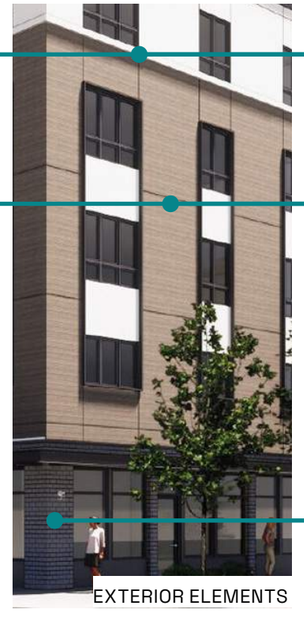
BRICK

DC4



CORNICE

FIBER CEMENT ACCENT



BRICK

EXTERIOR ELEMENTS

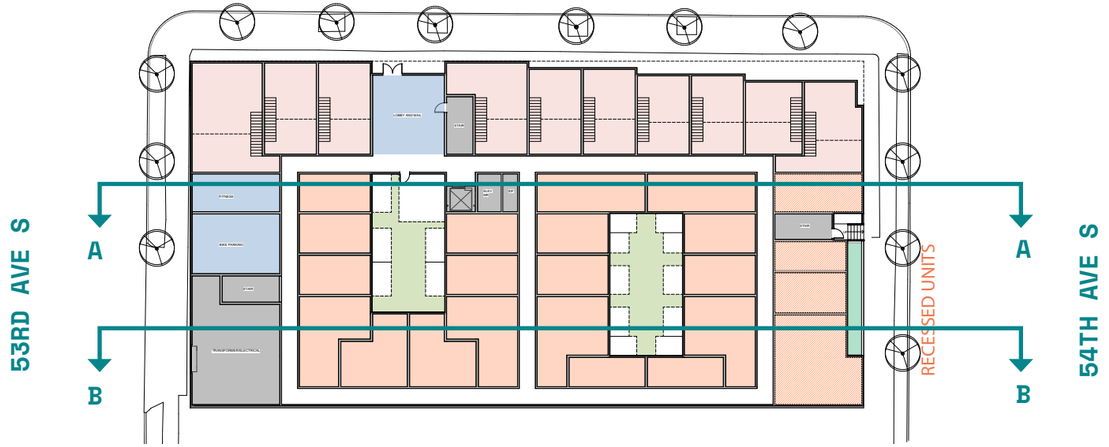
DESIGN CONCEPT

LIGHTWELL UNITS

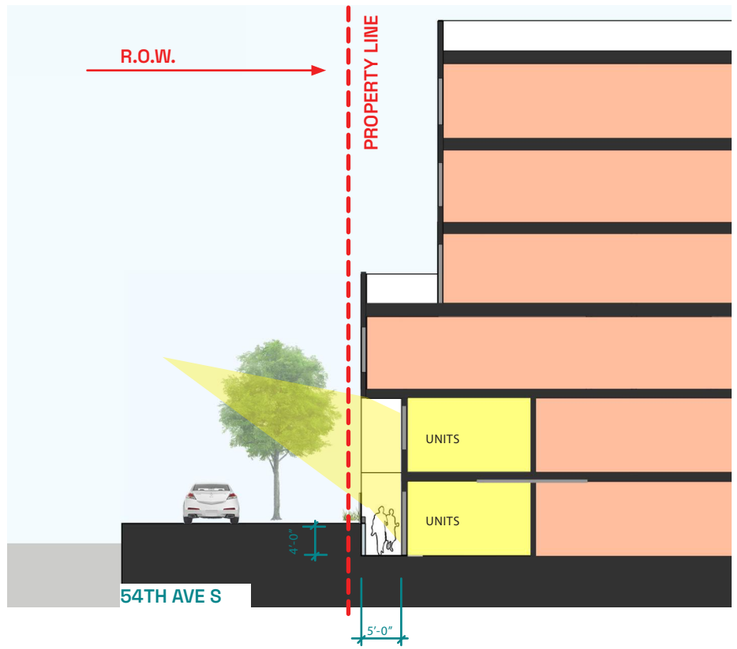
Due to the existing topography, 53rd and 54th avenue south are steep streets, with 54th avenue s being the steepest. The project proposes unit on 54th Ave S. To enhance these grotto units generous private terraces are provided. To maintain that privacy and security a 48" guardrail with a proposed landscape planting buffer separating the public.

Similar treatment for a buffer and public separation is proposed at the units on 54th avenue s. The topography is more gentle on this side and allows for more sun and air at these "recessed units."

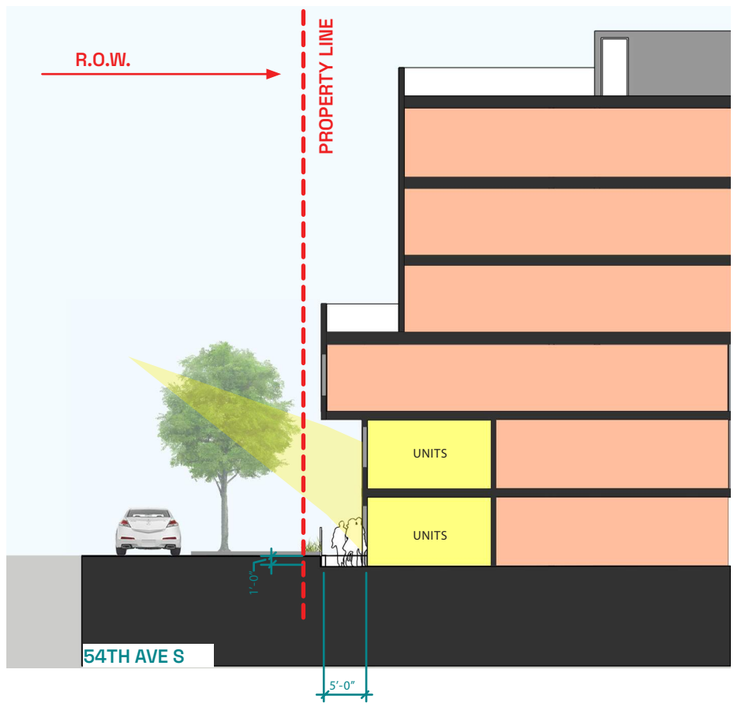
There are precedent projects in Seattle with these types of lightwell units due to steeply sloping sites. Applying these solutions have been successful in making them fully livable.



LEVEL 1 FLOOR PLAN



SECTION A - RECESSED UNITS



SECTION B - RECESSED UNITS

BOARD GUIDANCE:

FURTHER ANALYZE "GROTTO" UNITS TO RECEIVE ADEQUATE NATURAL LIGHT AND AIR. ADDRESS SECURITY AND PRIVACY FOR BELOW-GRADE UNITS.

RESPONSE:

IN EDG 1 THE DESIGN TEAM PROPOSED GROTTO UNITS AT THE WEST AND EAST SIDES OF THE BUILDING. DIAGRAMS ON THE WEST(53RD AVE S) SIDE SHOWED THAT THE CONDITIONS WERE THE MOST CHALLENGING DUE TO STEEPNESS OF SLOPE. EDG 2 PROPOSES THE ELIMINATION OF THOSE UNITS AND A CHANGE IN SPACE PROGRAMMING THERE. ON 54TH AVE S THE GROTTO UNITS BY CONTRAST ALLOW MUCH MORE LIGHT AND AIR BY ONLY A SHORT RECESS THAT OFFERS A PRIVATE OUTDOOR DECK. SECURITY FOR THESE UNITS IS ENHANCED BY A GUARDRAIL THAT IS PERFORATED TO ALLOW THE PASSAGE OF LIGHT AND ALSO SCREENING. THE LANDSCAPE STRIP CREATES A BUFFER AND BARRIER TO THOSE IN THE PRIVATE REALM AT THE SIDEWALK.

RELEVANT GUIDELINES:

DC2-B ARCHITECTURAL AND FACADE COMPOSITION

DESIGN ALL BUILDING FACADES - INCLUDING ALLEYS AND VISIBLE ROOFS - CONSIDERING THE COMPOSITION AND ARCHITECTURAL EXPRESSION AS A WHOLE. ENSURE THAT ALL FACADES ARE ATTRACTIVE AND WELL-PROPORTIONED.

CS2-C RELATIONSHIP TO THE BLOCK

BREAK UP LONG FACADES OF FULL-BLOCK BUILDINGS TO AVOID A MONOLITHIC PRESENCE. PROVIDE DETAIL AND HUMAN SCALE AT STREET-LEVEL, AND INCLUDE REPEATING ELEMENTS TO ADD VARIETY AND RHYTHM TO THE FACADE AND OVERALL BUILDING DESIGN.

CS1-B SUNLIGHT AND NATURAL VENTILATION

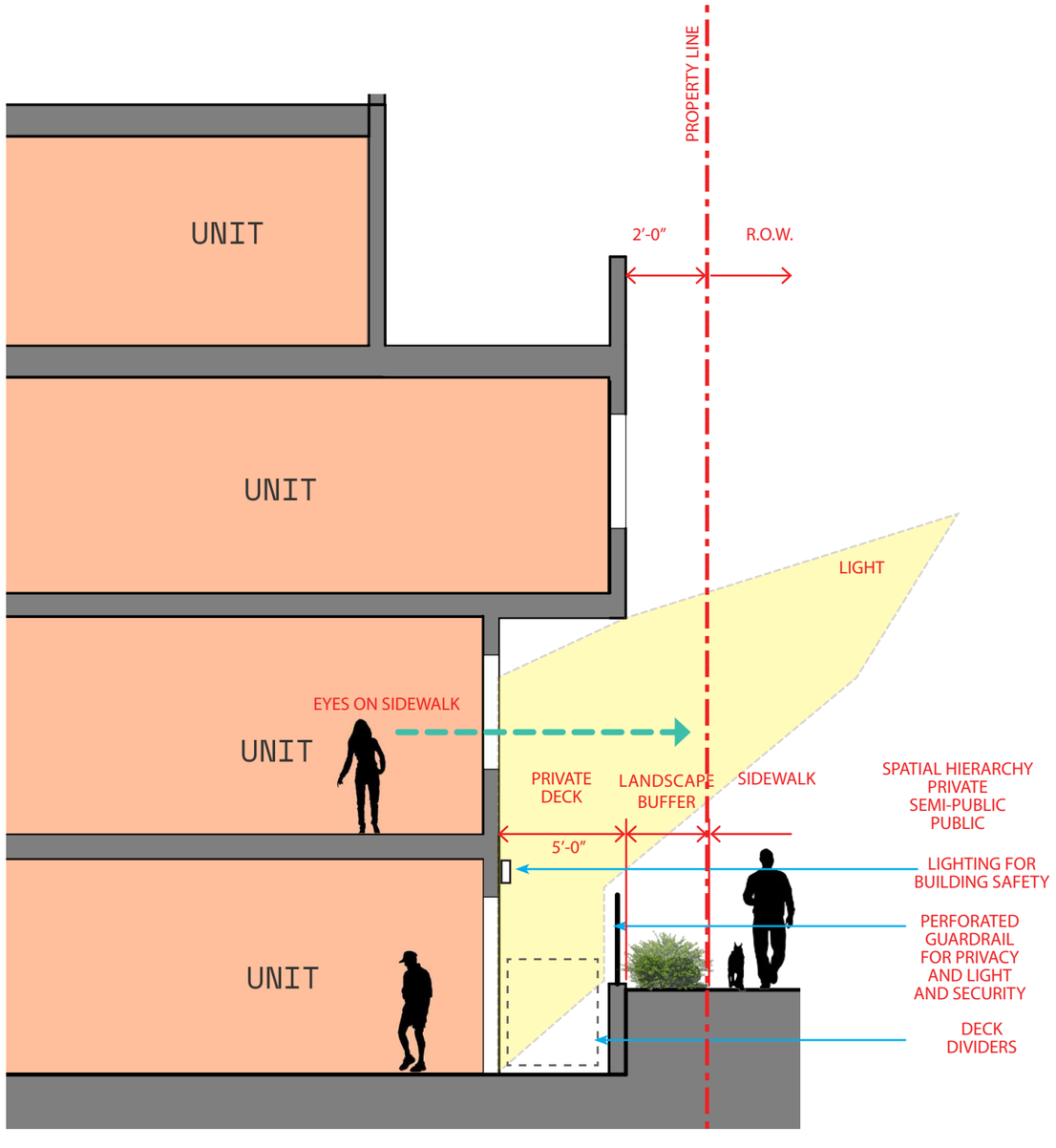
CS1-B-1. SUN AND WIND: TAKE ADVANTAGE OF SOLAR EXPOSURE AND NATURAL VENTILATION. USE LOCAL WIND PATTERNS AND SOLAR GAIN TO REDUCE THE NEED FOR MECHANICAL VENTILATION AND HEATING WHERE POSSIBLE.

CS1-B-2. DAYLIGHT AND SHADING: MAXIMIZE DAYLIGHT FOR INTERIOR AND EXTERIOR SPACES AND MINIMIZE SHADING ON ADJACENT SITES THROUGH THE PLACEMENT AND/OR DESIGN OF STRUCTURES ON SITE.

CS1-B-3. MANAGING SOLAR GAIN: MANAGE DIRECT SUNLIGHT FALLING ON SOUTH AND WEST FACING FACADES THROUGH SHADING DEVICES AND EXISTING OR NEWLY PLANTED TREES.

PL3 B-2 GROUND-LEVEL RESIDENTIAL

PRIVACY AND SECURITY ISSUES ARE PARTICULARLY IMPORTANT IN BUILDINGS WITH GROUND-LEVEL HOUSING, BOTH AT ENTRIES AND WHERE WINDOWS ARE LOCATED OVERLOOKING THE STREET.



BOARD GUIDANCE:

THE BOARD SUPPORTED HOW THE MASSING BREAK AT THE COURTYARD SIGNIFIES THE PRIMARY ENTRY AND ENCOURAGED CREATING A CONNECTION BETWEEN THE ENTRY AND THE COURTYARD.

RESPONSE:

THE RESIDENTIAL LOBBY HAS A VISUAL CONNECTION FROM THE STREET/SIDEWALK TO THE INTERIOR COURTYARD OF THE BUILDING. THIS ALLOWS FOR A STRONGER VISUAL AND PHYSICAL CONNECTION FROM THE ENTRY AND SIDEWALK AS WELL AS A MORE ELEVATED ARRIVAL EXPERIENCE THAT IS MORE LAYERED IN SPATIAL DEPTH AND INCREASES TRANSPARENCY AND VISIBILITY.

RELEVANT GUIDELINES:

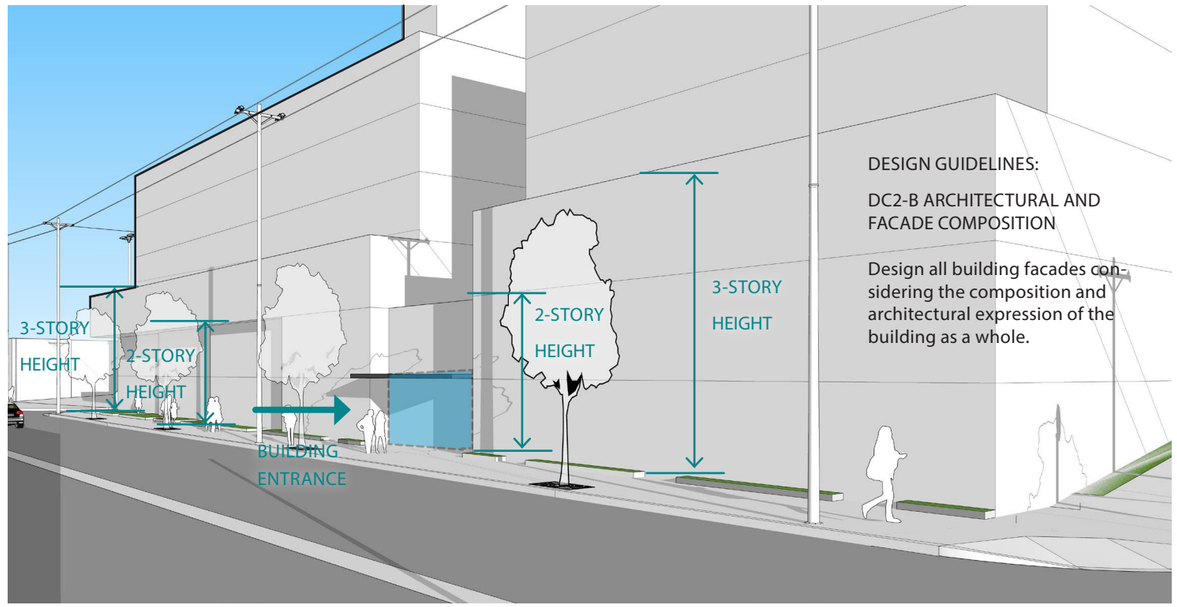
CS2-C RELATIONSHIP TO BLOCK

BREAK UP LONG FACADES OF FULL-BLOCK BUILDINGS TO AVOID A MONOLITHIC PRESENCE. PROVIDE DETAIL AND HUMAN SCALE AT STREET-LEVEL, AND INCLUDE REPEATING ELEMENTS TO ADD VARIETY AND RHYTHM TO THE FACADE AND OVERALL BUILDING DESIGN.

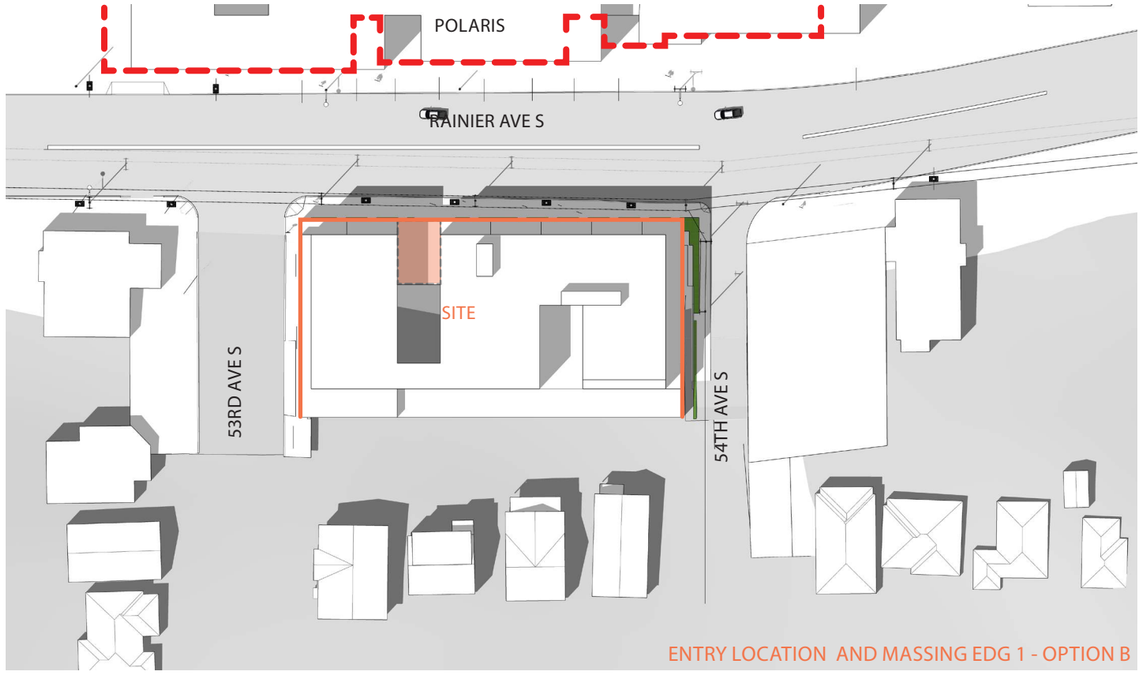
ENTRY EDG 1 - OPTION B

DC2-B ARCHITECTURAL AND FACADE COMPOSITION

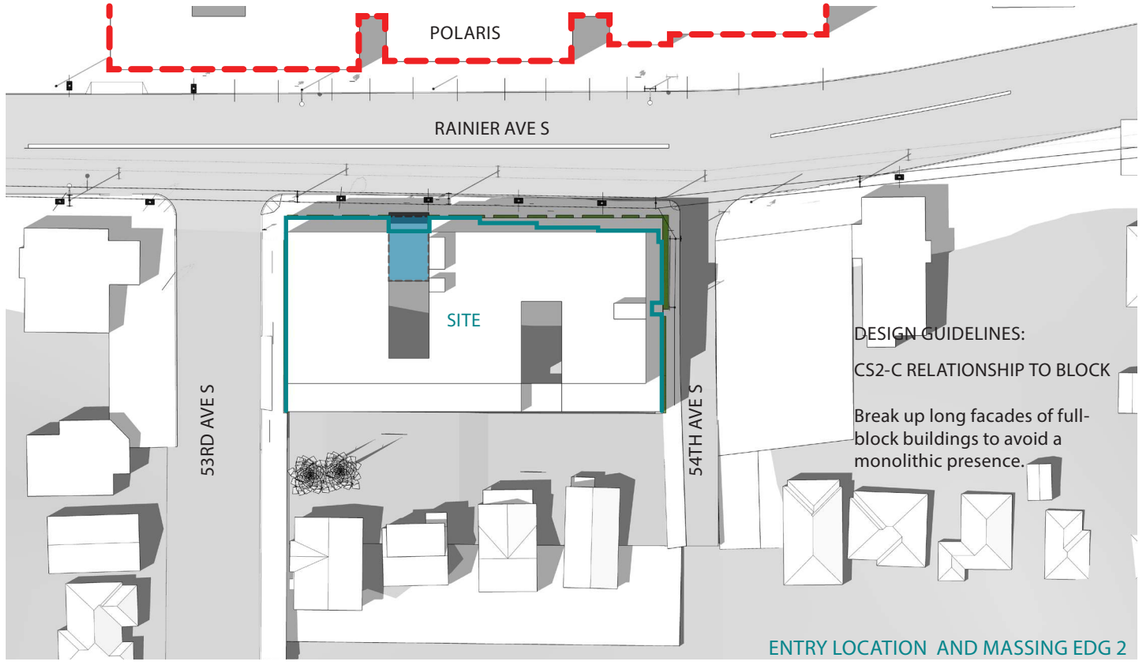
DESIGN ALL BUILDING FACADES - INCLUDING ALLEY SAND VISIBLE ROOFS - CONSIDERING THE COMPOSITION AND ARCHITECTURAL EXPRESSION AS A WHOLE. ENSURE THAT ALL FACADES ARE ATTRACTIVE AND WELL-PROPORTIONED.



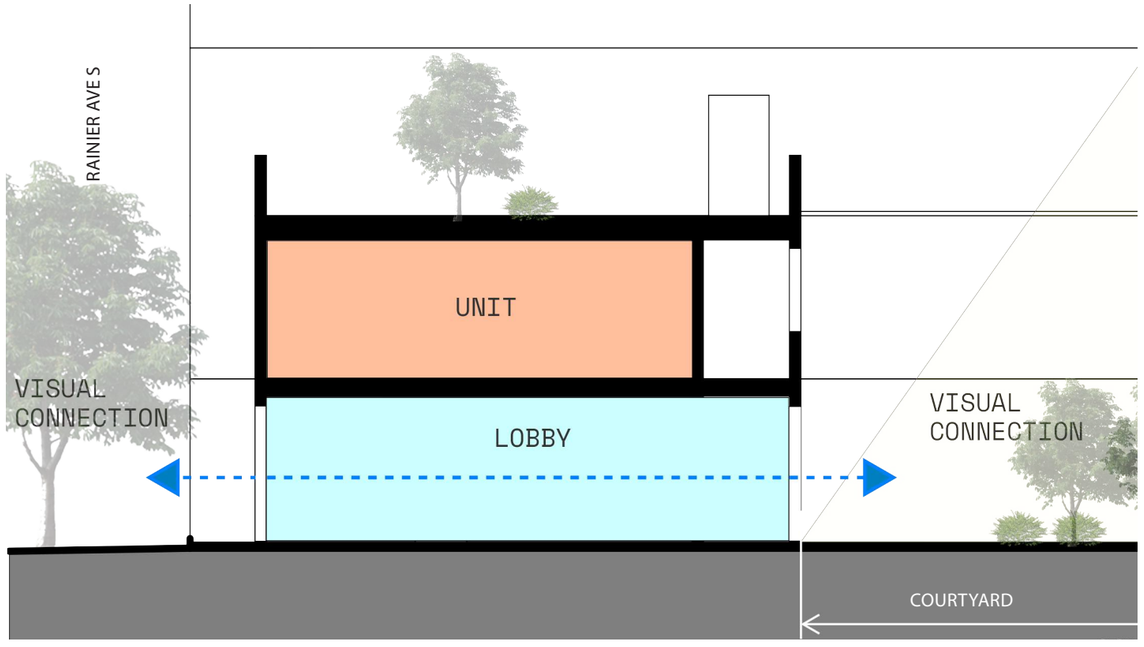
VISUAL CONNECTION AT ENTRY TO COURTYARD AND ARCHITECTURAL COMPOSITION- EDG 2

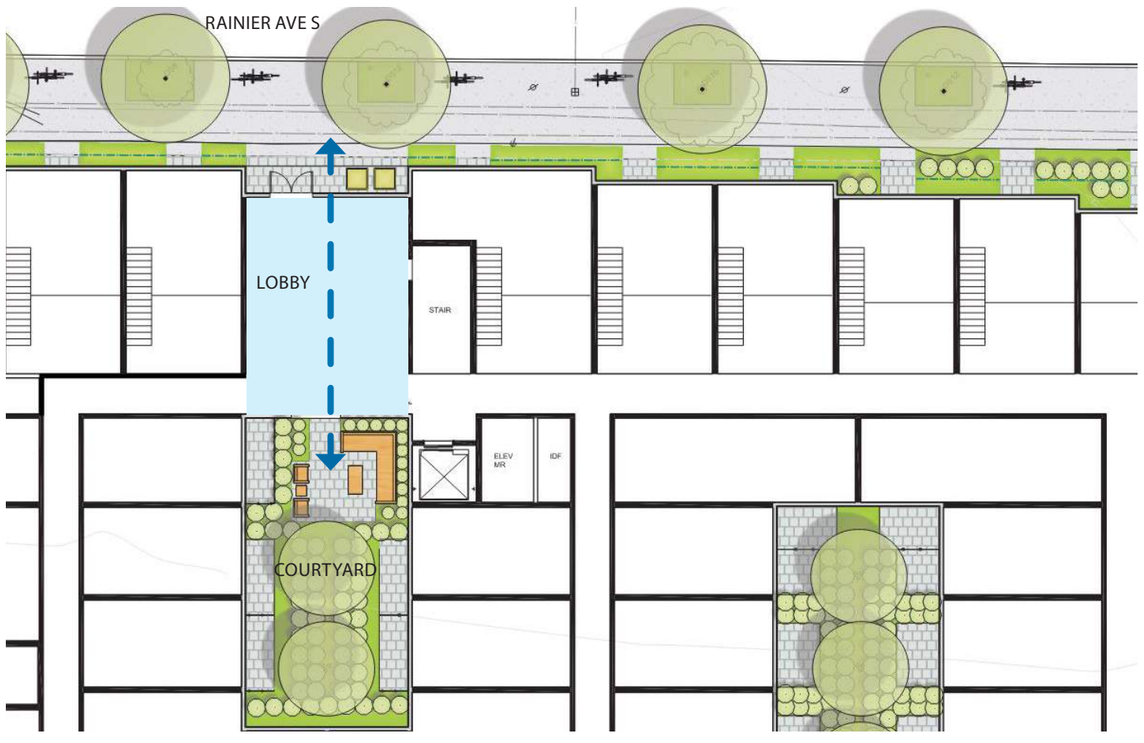


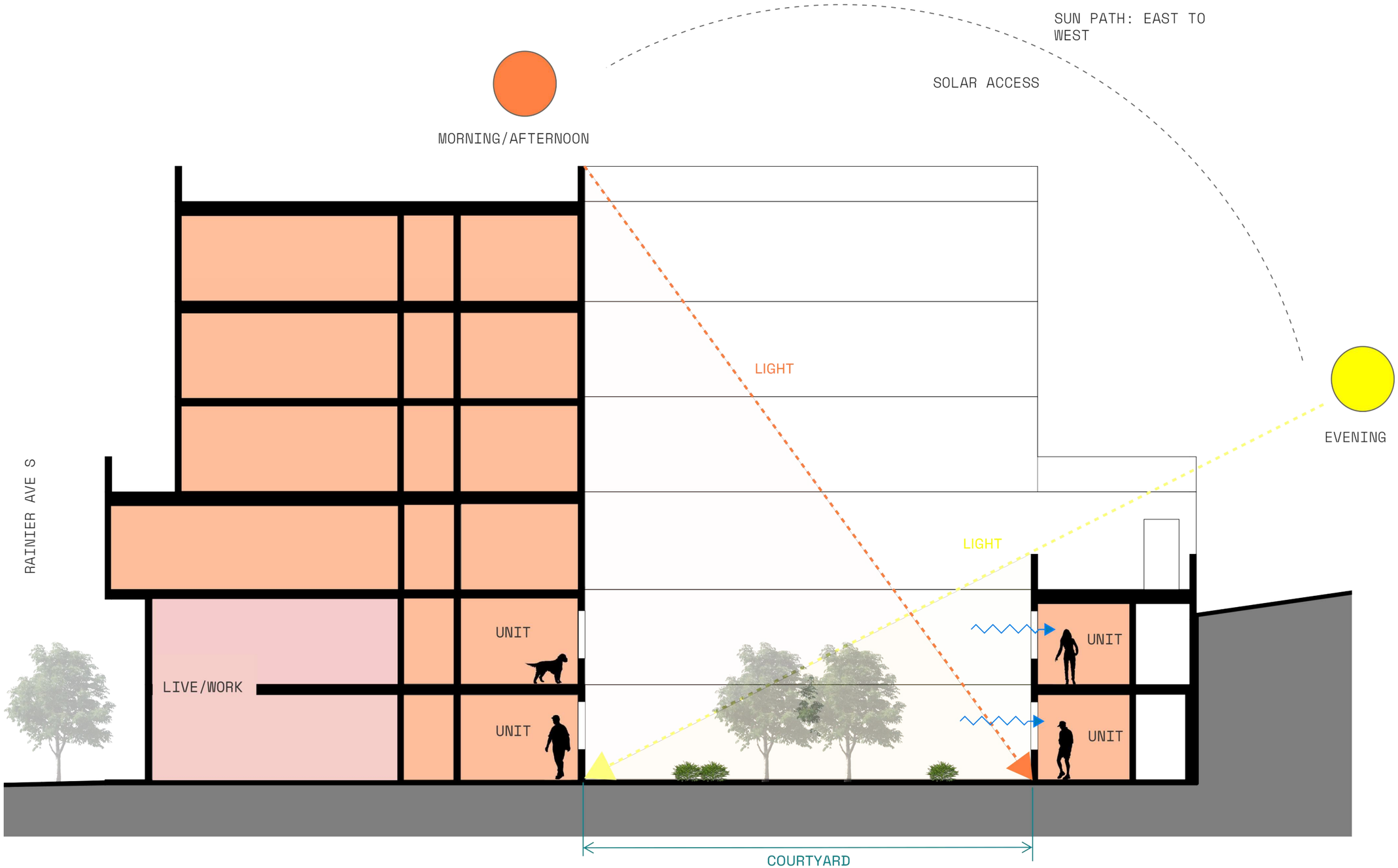
ENTRY LOCATION AND MASSING EDG 1 - OPTION B

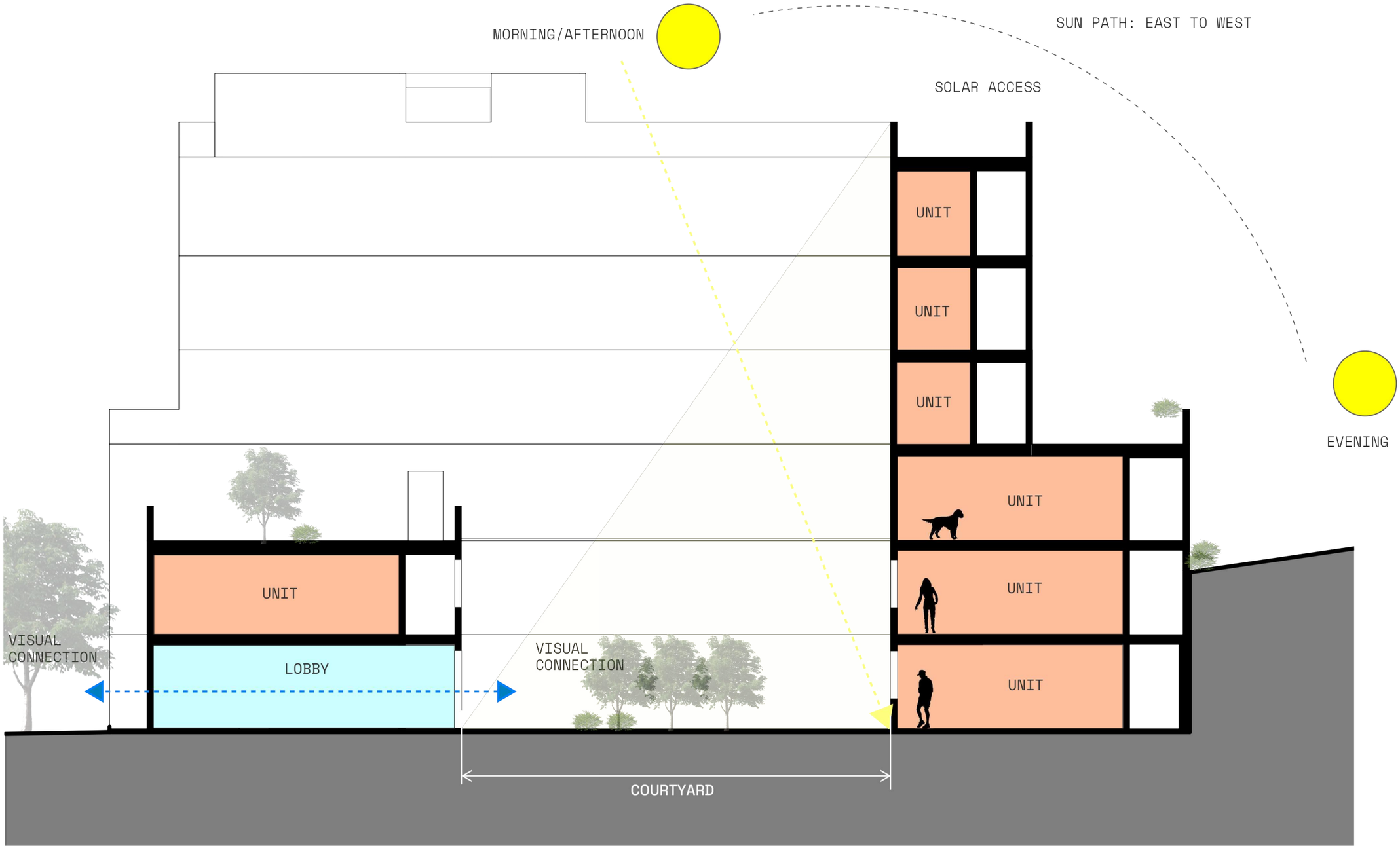


ENTRY LOCATION AND MASSING EDG 2






SUN PATH: EAST TO WEST
SOLAR ACCESS
MORNING/AFTERNOON
EVENING
LIGHT
LIGHT
RAINIER AVE S
LIVE/WORK
UNIT
UNIT
UNIT
UNIT
COURTYARD


MORNING/AFTERNOON
SUN PATH: EAST TO WEST
SOLAR ACCESS
UNIT
UNIT
UNIT
UNIT
UNIT
UNIT
UNIT
EVENING
VISUAL CONNECTION
LOBBY
VISUAL CONNECTION
COURTYARD


9367


9367


9367

BOARD GUIDANCE:

PROVIDE MASSING BREAK ALONG RAINIER AVE S AND AT ZONE TRANSITION TO REDUCE OVERALL BULK.

RESPONSE:

THE BOARD WAS IN SUPPORT OF HOW THE MASSING FROM EDG 1 - OPTION B ADDRESSED THE OVERALL REDUCTION OF BULK. THE DESIGN TEAM FOUND THAT OPTION C RESULTED IN MORE REDUCTION OF BULK AT THE ZONE TRANSITION AND MORE COMPLEMENTS THE MASSING OF THE SINGLE-FAMILY ZONE. THE NEW OPTION D DOES ALLOW FOR IMPROVED PRIVACY OVER OPTION C AND PRIOR OPTION B. IN ADDITION, THERE IS POTENTIAL TO ADDRESS THE MASSING ON OPTION D THROUGH MATERIAL APPLICATION THAT WOULD IMPROVE THE VISUAL PERCEPTION OF MASSING AT THE ZONE TRANSITION. IN ADDITION, THE MASSING ON LEVEL 3 THAT ENCLOSES THE COURTYARD HAS BEEN REDUCED 1-STORY TO HELP EMPHASIZE THE MASSING BREAK AND REDUCTION OF SCALE.

RELEVANT GUIDELINES:

CS2-B ADJACENT SITES, STREETS, AND OPEN SPACES

CS2-B-1. SITE CHARACTERISTICS: ALLOW CHARACTERISTICS OF SITES TO INFORM THE DESIGN, ESPECIALLY WHERE THE STREET GRID AND TOPOGRAPHY CREATE UNUSUALLY SHAPED LOTS THAT CAN ADD DISTINCTION TO THE BUILDING MASSING.

CS2-B-2. CONNECTION TO THE STREET: IDENTIFY OPPORTUNITIES FOR THE PROJECT TO MAKE A STRONG CONNECTION TO THE STREET AND PUBLIC REALM.

CS2-B-3. CHARACTER OF OPEN SPACE: CONTRIBUTE TO THE CHARACTER AND PROPORTION OF SURROUNDING OPEN SPACES.

CS2-C RELATIONSHIP TO BLOCK

BREAK UP LONG FACADES OF FULL-BLOCK BUILDINGS TO AVOID A MONOLITHIC PRESENCE. PROVIDE DETAIL AND HUMAN SCALE AT STREET-LEVEL, AND INCLUDE REPEATING ELEMENTS TO ADD VARIETY AND RHYTHM TO THE FACADE AND OVERALL BUILDING DESIGN.

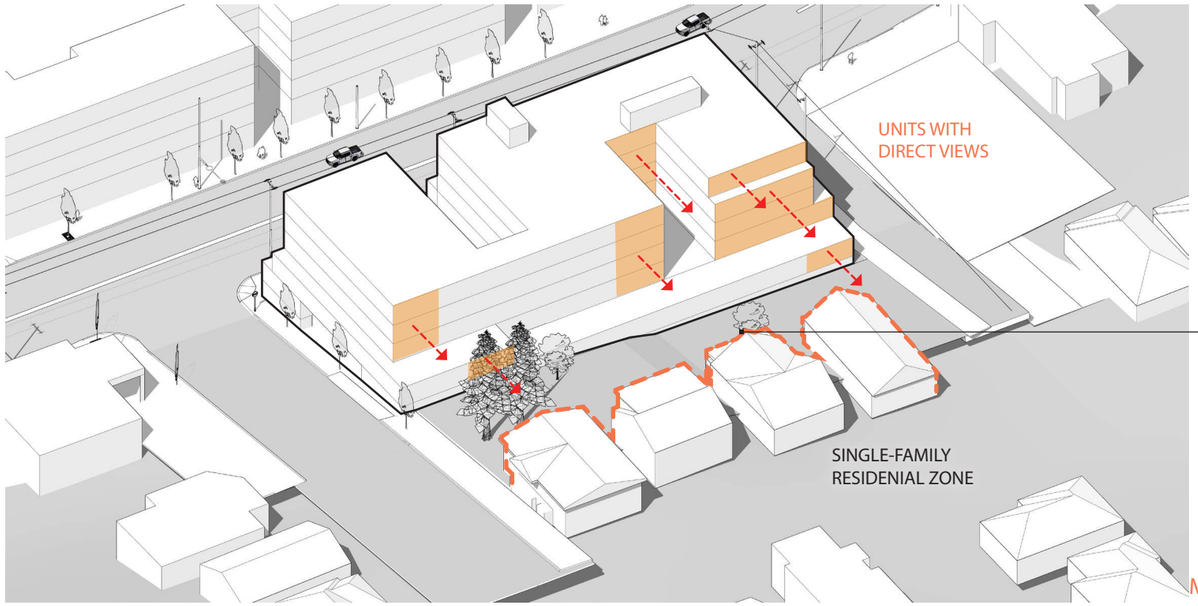
CS2-D HEIGHT, BULK, AND SCALE

CS2-D-1. EXISTING DEVELOPMENT AND ZONING: REVIEW THE HEIGHT, BULK, AND SCALE OF NEIGHBORING BUILDINGS AS WELL AS THE SCALE OF DEVELOPMENT ANTICIPATED BY ZONING FOR THE AREA TO DETERMINE AN APPROPRIATE COMPLEMENT AND/OR TRANSITION.

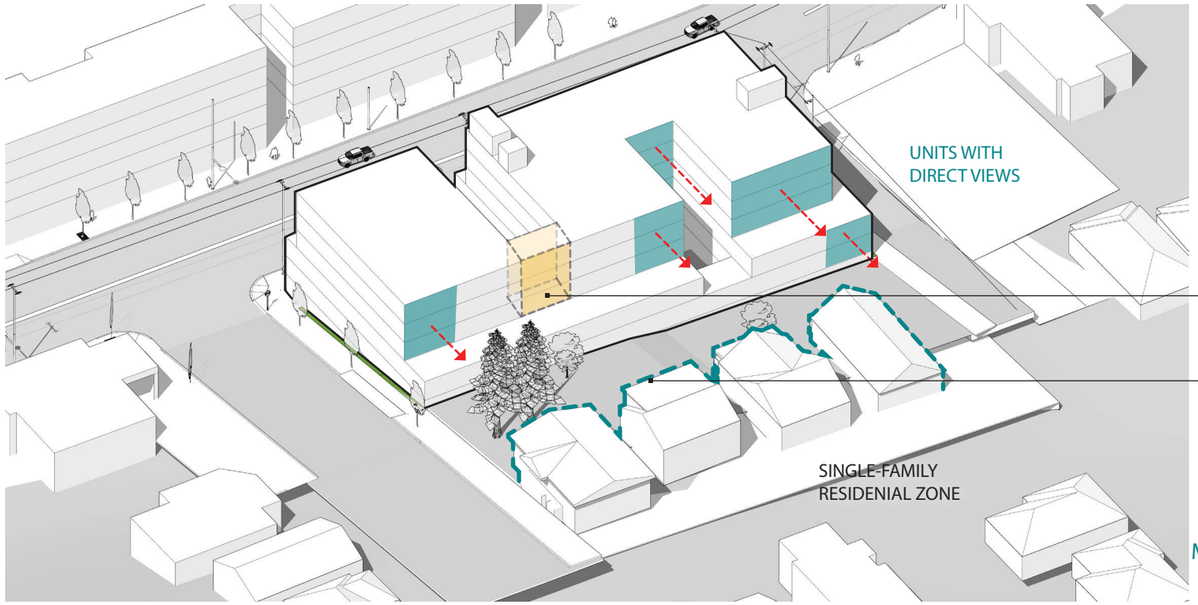
CS2-D-2. EXISTING SITE FEATURES: USE CHANGES IN TOPOGRAPHY, SITE SHAPE, AND VEGETATION OR STRUCTURES TO HELP MAKE A SUCCESSFUL FIT WITH ADJACENT PROPERTIES.

CS2-D-3. ZONE TRANSITIONS: FOR PROJECTS LOCATED AT THE EDGE OF DIFFERENT ZONES, PROVIDE AN APPROPRIATE TRANSITION OR COMPLEMENT TO THE ADJACENT ZONE(S). PROJECTS SHOULD CREATE A STEP IN PERCEIVED HEIGHT, BULK AND SCALE BETWEEN THE ANTICIPATED DEVELOPMENT POTENTIAL OF THE ADJACENT ZONE AND THE PROPOSED DEVELOPMENT.

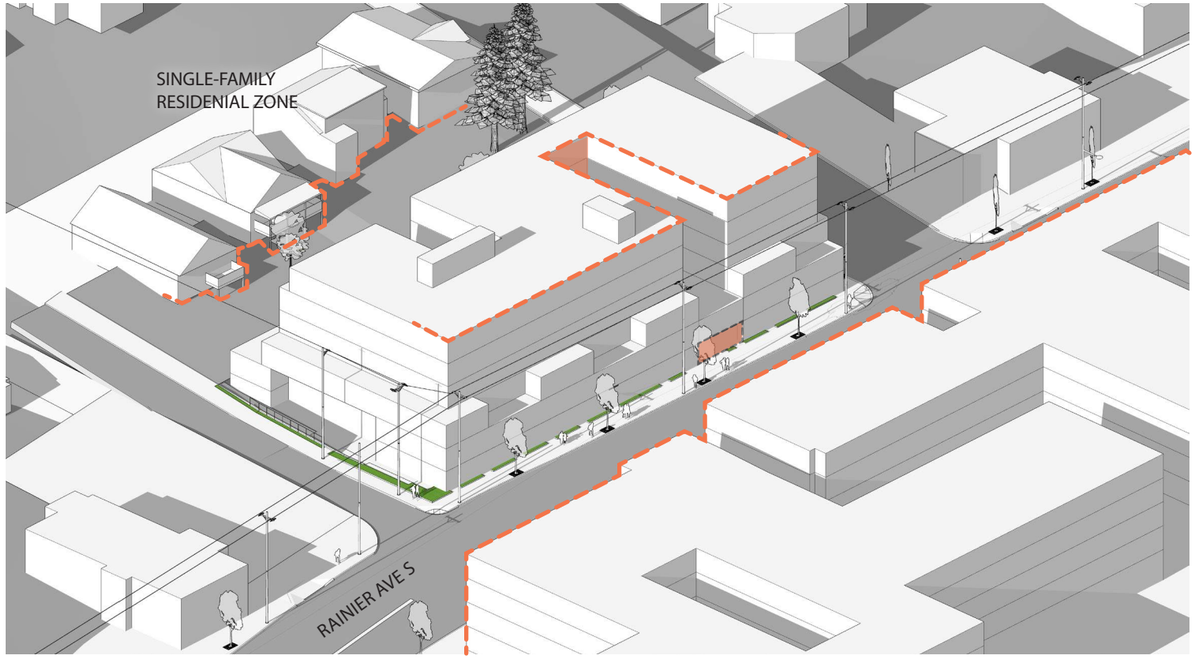
CS2-D-4. MASSING CHOICES: STRIVE FOR A SUCCESSFUL TRANSITION BETWEEN ZONES WHERE A PROJECT ABUTS A LESS INTENSE ZONE.



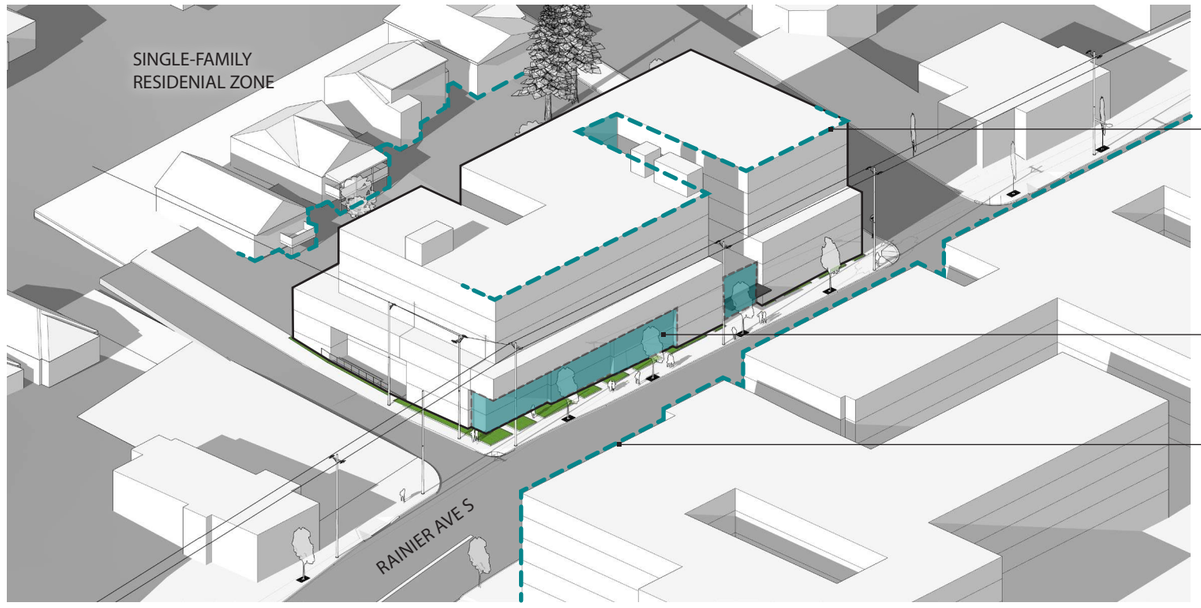
MASSING & PRIVACY - EDG 1



MASSING & PRIVACY - EDG 2



MASSING & BLOCK RELATIONSHIP ON
RAINIER AVE S - EDG 1 OPTION B



UPPER LEVEL MODULATION
REDUCES FACADE LENGTH
REDUCES ANY MONOLITHIC
MASSING

PEDESTRIAN SCALE MODULATION
STRONG CORNER IDENTITY
RELATIONSHIP OF SCALE TO ENTRY

COMPLEMENTS MASSING AND
MODULATION TO NEW DEVELOPMENT
COMPATIBLE WITH SCALE AT EAST

MASSING & BLOCK RELATIONSHIP ON
RAINIER AVE S- EDG 2

BOARD GUIDANCE:

FURTHER DEVELOP THE GROUND LEVEL MASSING TO PROVIDE SUFFICIENT ARTICULATION AT A HUMAN SCALE ALONG RAINIER AVE S.

RESPONSE:

THE BOARD WAS IN SUPPORT OF THE GROUND LEVEL ARTICULATION IN OPTION C OF EDG 1. WITH THE MODIFICATION OF OPTION B, THE DESIGN TEAM PROPOSES TO INCORPORATE THIS UNIQUE “SAWTOOTH” PATTERN INTO THE FINAL DESIGN. THIS PATTERN GIVES A PROMINENT STREET LEVEL EDGE AND PROPORTION TO THE LIVE-WORK UNITS - DIFFERENTIATING THEM FROM THE BUILDING ENTRY. THE SAWTOOTH ALSO ENGAGES WITH THE LOWER PODIUM MASS AND CREATES A RELATIONSHIP VISUALLY WITH THE BUILDING ENTRY; ONE OF INTERSECTION. THE NW END OF THE BUILDING CREATES A PROMINENT CORNER. THIS OPPOSITE END OF THE PROJECT ON RAINIER AVE S IS A SMALLER GROUPING OF LIVE-/WORK UNITS. THIS GROUP OF LIVE WORK UNITS WILL BE FACADE- ENHANCED THROUGH COMPOSITION OF MATERIALS AND CANOPIES THAT UNITE THE GROUND LEVEL, YET STILL ALLOW FOR THE POTENTIAL OF A CONVERSION OF THAT GROUP TO A COMMERCIAL SPACE FOR A SIZABLE ANCHOR SHOP OR A SERIES OF SMALLER RETAIL.

RELEVANT GUIDELINES:

CS2-C-3 FULL BLOCK SITES

BREAK UP LONG FACADES OF FULL-BLOCK BUILDINGS TO AVOID A MONOLITHIC PRESENCE. PROVIDE DETAIL AND HUMAN SCALE AT STREET-LEVEL, AND INCLUDE REPEATING ELEMENTS TO ADD VARIETY AND RHYTHM TO THE FACADE AND OVERALL BUILDING DESIGN.

DC2-B ARCHITECTURAL AND FACADE COMPOSITION

DESIGN ALL BUILDING FACADES - INCLUDING ALLEYS AND VISIBLE ROOFS - CONSIDERING THE COMPOSITION AND ARCHITECTURAL EXPRESSION AS A WHOLE. ENSURE THAT ALL FACADES ARE ATTRACTIVE AND WELL-PROPORTIONED.

PLC B-3 BUILDINGS WITH LIVE/WORK USES

MAINTAIN ACTIVE AND TRANSPARENT FACADES IN THE DESIGN OF LIVE/WORK RESIDENCES. DESIGN THE FIRST FLOOR SO IT CAN BE ADAPTED TO OTHER COMMERCIAL USE AS NEEDED IN THE FUTURE.

GROUND LEVEL MASSING - EDG 1
OPTION B

GROUND LEVEL MASSING - EDG 2

GROUND LEVEL MASSING

TRANSPARENT AND ACTIVE FACADE

LIVE-WORK ADAPTABLE TO COMMERCIAL AT PROMI-NENT CORNER

REPEATING ELEMENTS AT LIVE-WORK ENTRY. DETAIL AND HUMAN SCALE ELEMENTS AT ENTRY AND LANDSCAPING SPACE.

PROPORTIONAL GROUND LEVEL ARTICULATION AT ENTRY

DISTINCT CORNERS AT EACH END OF GROUND LEVEL

STREET VIEW AT BUILDING ENTRY

STREET VIEW AT NW CORNER

STREET VIEW AT NE CORNER

STREET VIEW AT NE CORNER

BOARD GUIDANCE:

INCLUDE LOCAL ART TO RELATE TO THE COMMUNITY AND EXISTING CULTURE

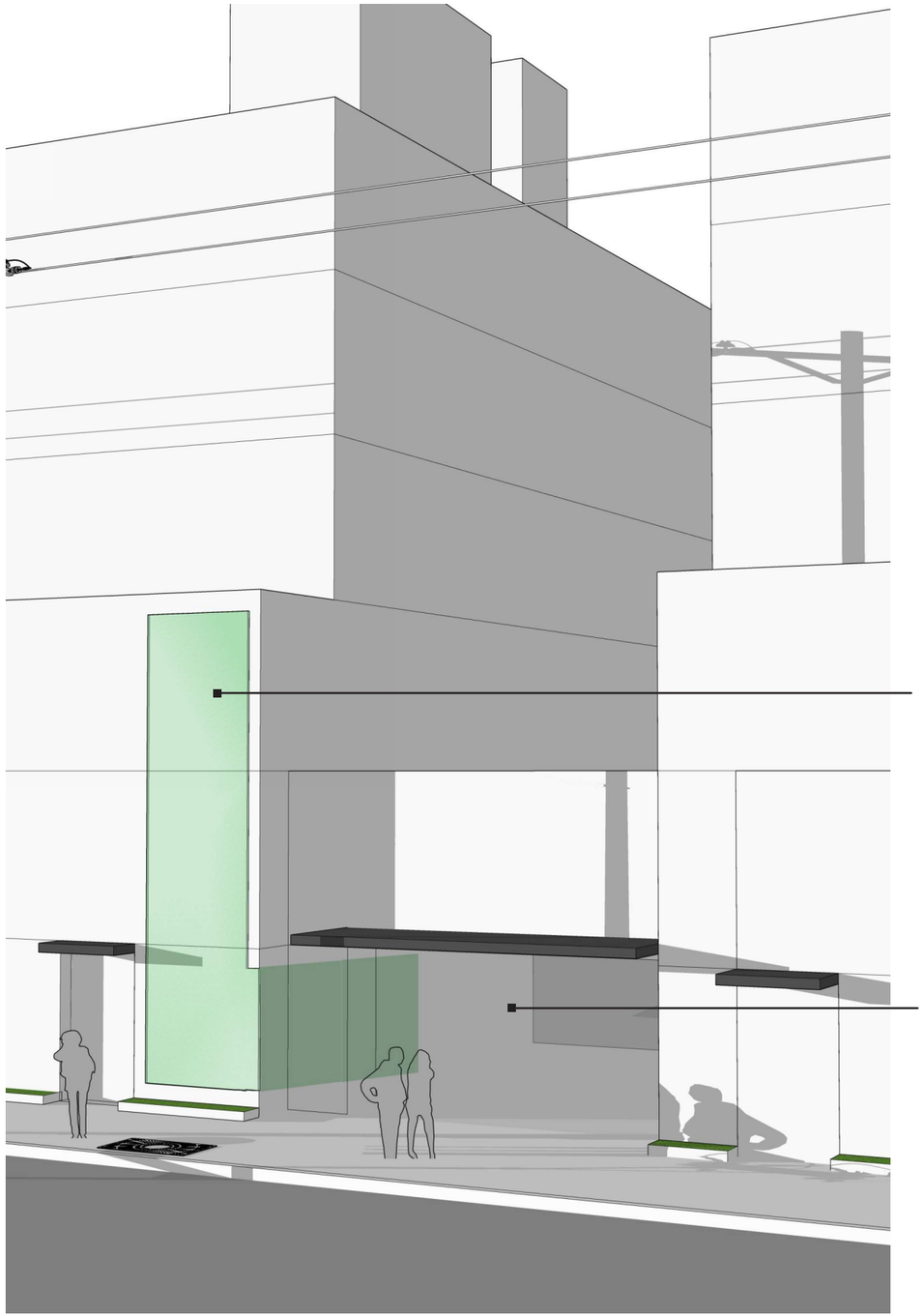
RESPONSE:

THE PROJECT PROPOSES AN ART INSTALLATION EITHER STANDALONE OR INTEGRATED INTO THE EXTERIOR FACADE OF THE BUILDING. THE LOCATION SHOWN IN THE DIAGRAM IS AN IDEAL LOCATION AS IT IS LOCATED NEAR THE ENTRANCE OF THE BUILDING AND ACROSS FROM THE ART REPRESENTED AT THE POLARIS PROJECT. THE ART WOULD AIM TO REPRESENT THE HISTORY OF THE RAINIER BEACH AREA AND ITS INHABITANTS SPANNING FROM THE NATIVE DUWAMISH FAMILIES TO EUROPEAN SETTLERS, ITALIAN, JAPANESE, JEWISH FAMILIES TO AFRICAN AMERICAN FAMILIES, AND DECADES OF NEW FAMILIES SUCH AS MEXICAN, VIETNAMESE, FILIPINO, ETHIOPIAN, AND CAMBODIAN. THE ART AT THE ENTRY IS TO SIGNIFY THE WELCOMING OF ALL DIVERSITY TO THE NEIGHBORHOOD.

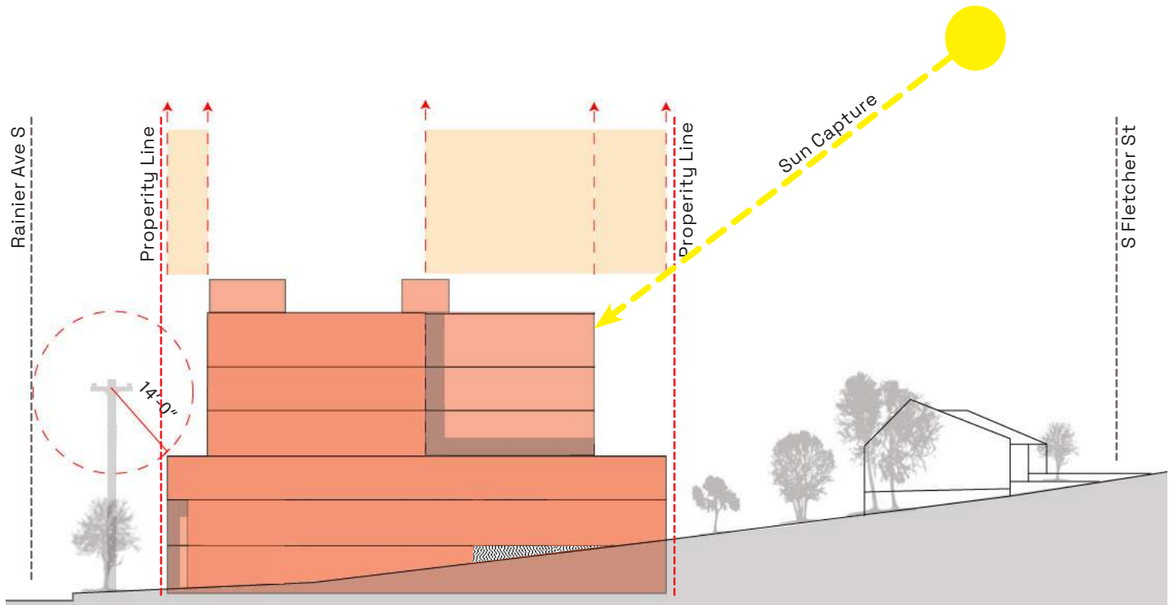
RELEVANT GUIDELINES:

CS3-A-4 EVOLVING NEIGHBORHOODS

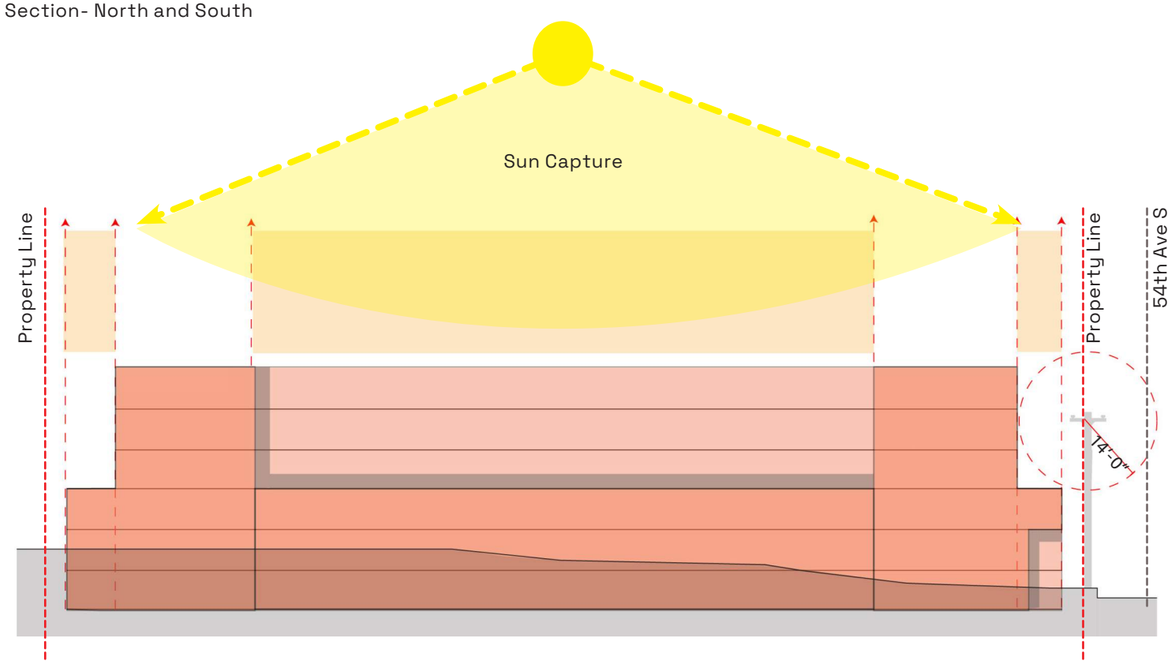
BREAK UP LONG FACADES OF FULL-BLOCK BUILDINGS TO AVOID A MONOLITHIC PRESENCE. PROVIDE DETAIL AND HUMAN SCALE AT STREET-LEVEL, AND INCLUDE REPEATING ELEMENTS TO ADD VARIETY AND RHYTHM TO THE FACADE AND OVERALL BUILDING DESIGN.



Subtractive Building Massing for Performance-Based Architectural Design



Section- North and South



Section- West and East

A Daylighting optimization

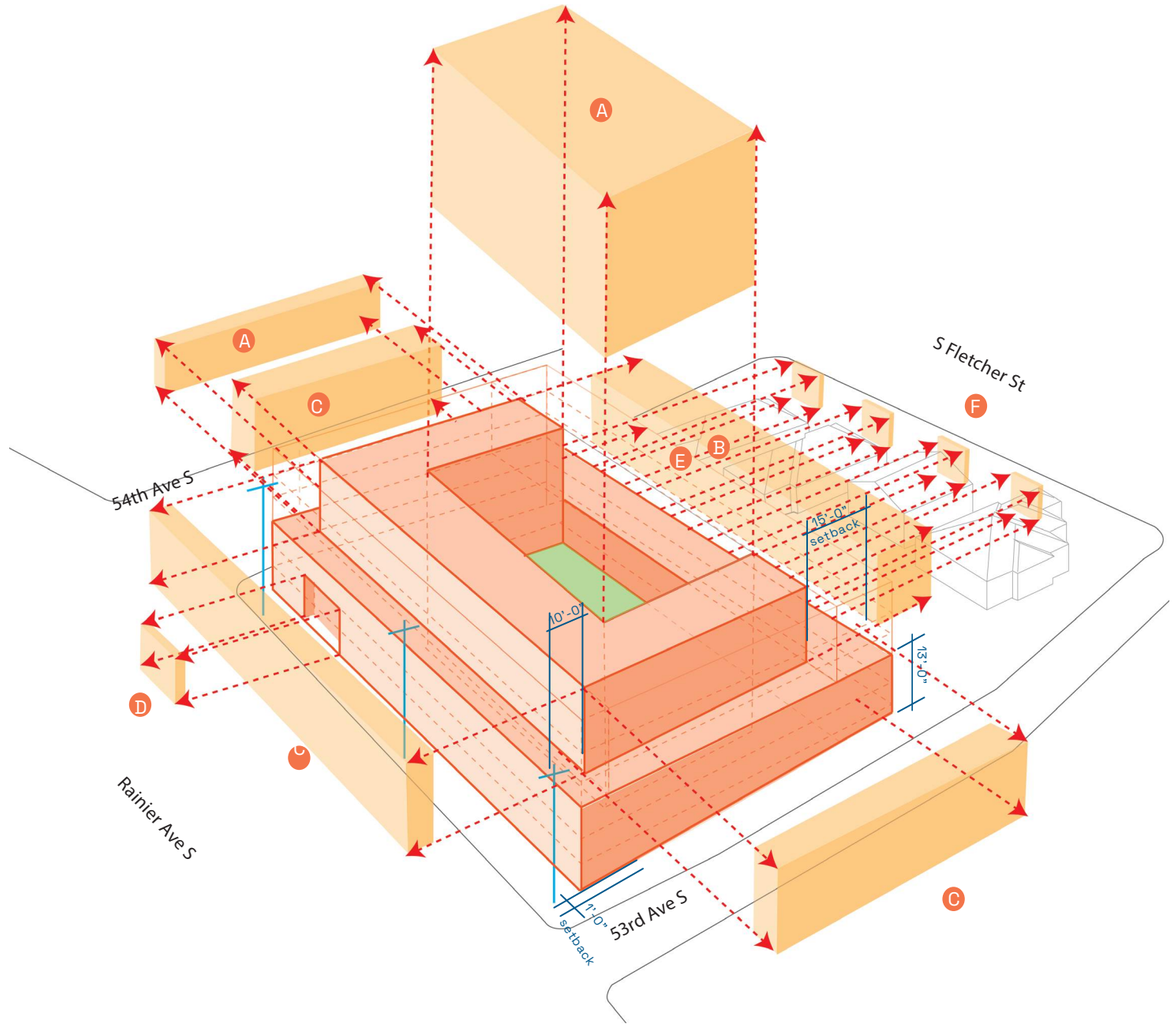
B Setback abutting a rear lot: 15' setback is required above 13' height to a maximum of 40 ft. Additional 3' for every 10 feet of height is required above 40 ft.

C Power poles clearance area

D Entrance

E Departure would be required for the 13' height limit to simplify the massing across the south property line. The 15' setback can be maintained.

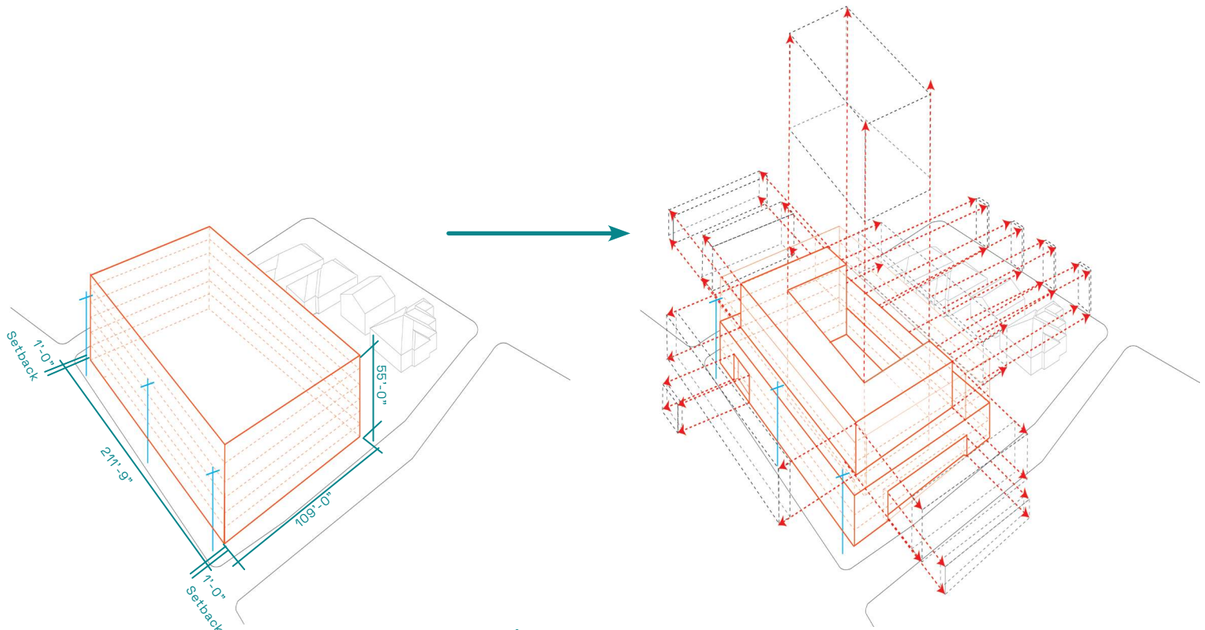
F Strive for a successful transition between zones where a project about a less intense zone. In some areas, the best approach may be to break up the mass of the building and matche scale of adjacent properites in building detailing .



3D view

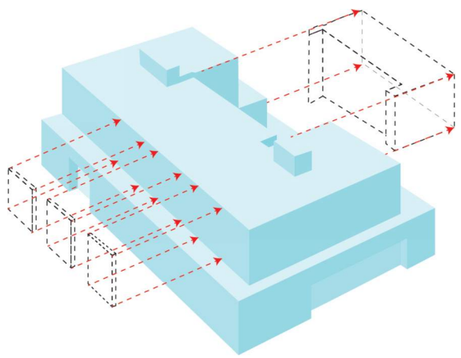
DESIGN MASSING CONCEPT

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



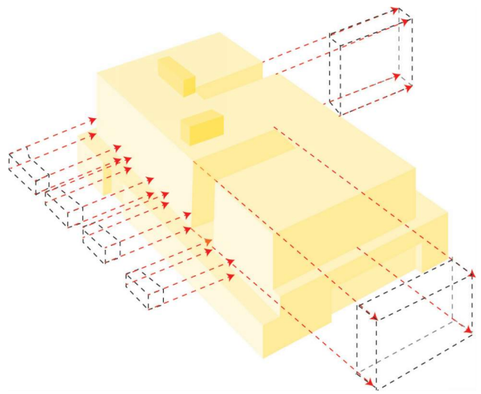
Option #A

- Add facade ridge pattern on level 4- level 6
- Subtractive building massing for performance-light well



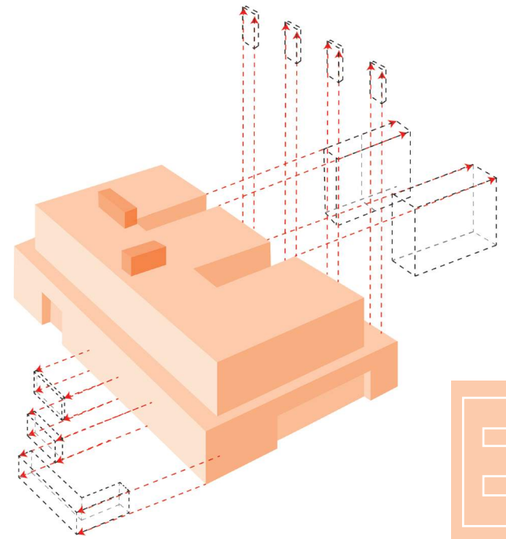
Option #B

- Add facade cascade pattern on level 3
- Subtractive building massing for performance-light well



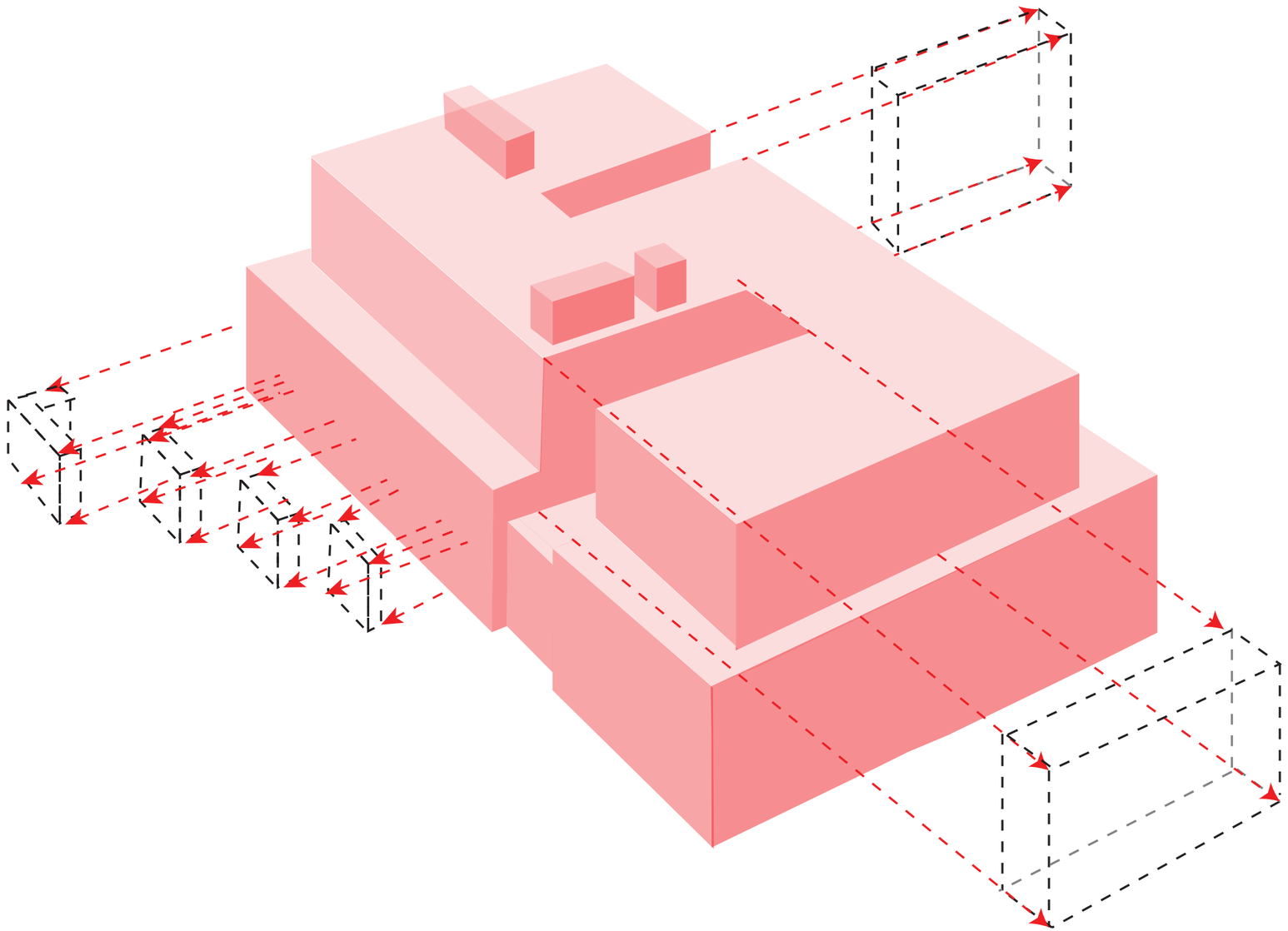
Option #C

- Create Street-level interaction
- Subtractive building massing for performance-light well

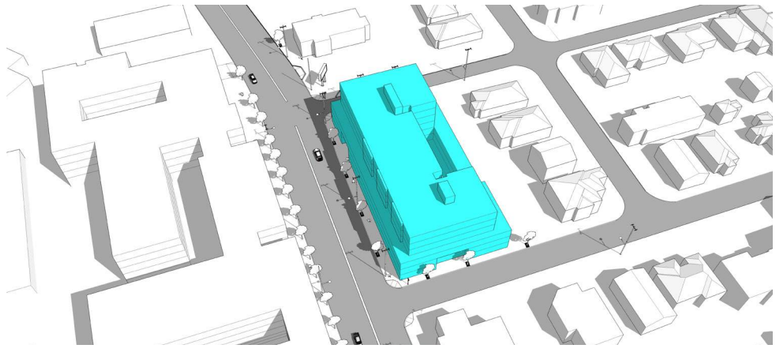


DESIGN MASSING CONCEPT EDG 2

- Reduce Bulk On Rainier Ave S And Along Zone Transition
- Massing Articulation Along Rainier Ave S
- Create A Connection Between Entry and Courtyard



DESIGN CONCEPT A - “RIDGE”



Building Footprint: 19,640 sq. ft.

Total Building Area: 103,102 sq. ft.

Parking: No Required Parking

Departure Requested: None

OPPORTUNITIES

- Massing projection at upper floors as part of architectural language with project across the street
- Articulation of upper levels
- Design composition at lower level
- Generous open common space
- Optimizes views

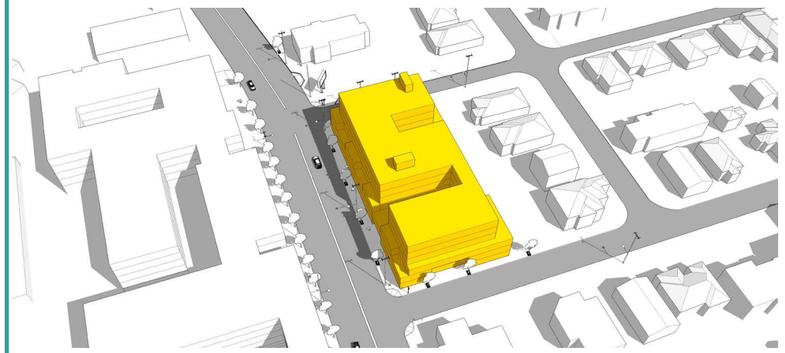
CONSTRAINTS

- Larger perceived podium mass at street level requires careful design composition
- Overall “C-Shaped” massing allows most light in but underdevelops site

DEPARTURES:

- None

DESIGN CONCEPT B - “CASCADE”



Building Footprint: 20,345 sq. ft.

Total Building Area: 98,000 sq. ft.

Parking: No Required Parking

Departure Requested: None

OPPORTUNITIES

- Massing and Modulation is more distinct at podium level
- Strong corners
- Stronger design dialogue between lower building and upper building
- Create spaces for private decks

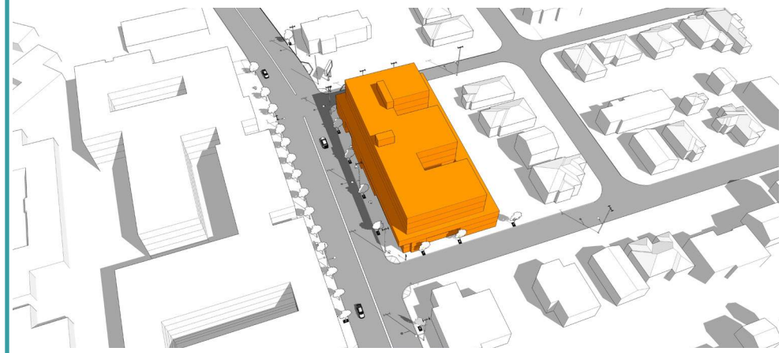
CONSTRAINTS

- More complex building form at South Property Line Where site slopes from west to east (high to low)
- Wider upper facade facing residential zone.

DEPARTURES:

- None

DESIGN CONCEPT C - “SAWTOOTH”



Building Footprint: 19,800 sq. ft.

Total Building Area: 102,000 sq. ft.

Parking: No Required Parking

Departure Requested: Setback

OPPORTUNITIES

- Modulation of street facade engaging at street level distinct form at live-work unit
- Building entry readily identifiable
- Visual interest of building in either direction traveled on Rainier Ave S
- Allows upper levels to be simple
- Optimizes development density of site by allowing more affordable units to be added
- Upper massing at south property line more compatible with residential zone

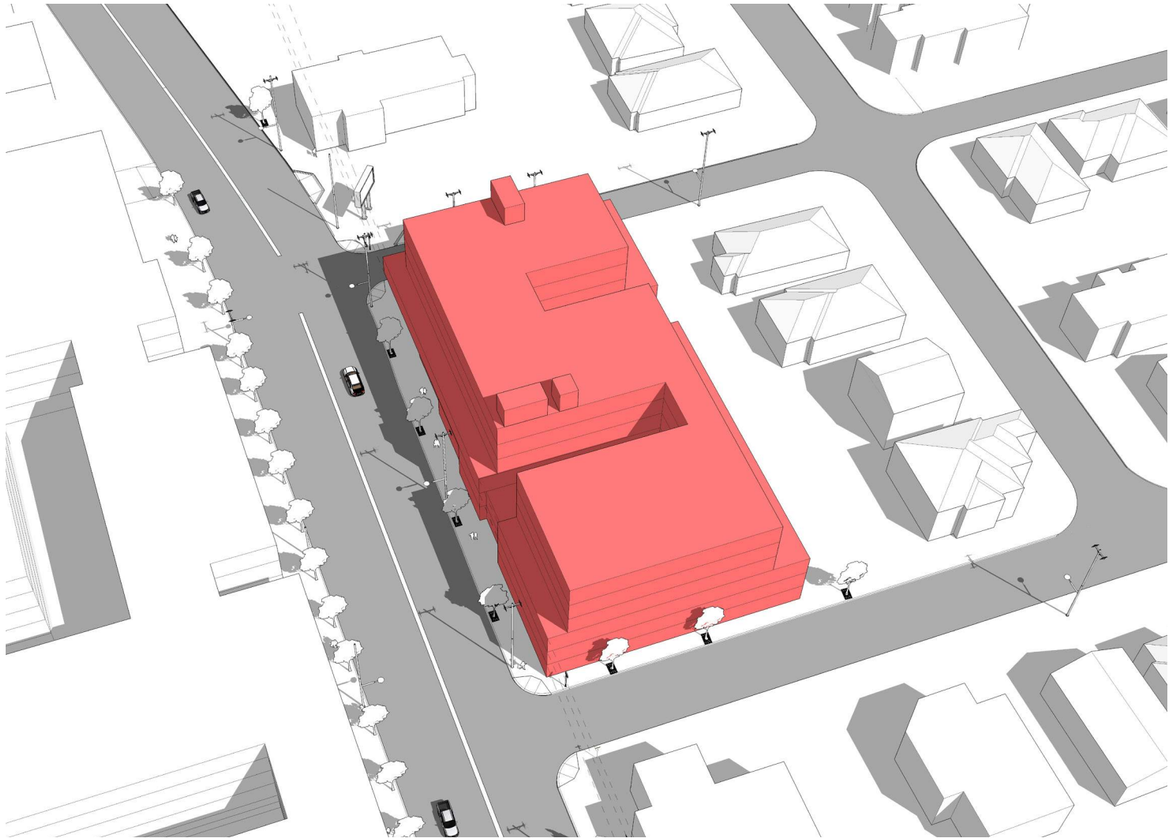
CONSTRAINTS

- Potential shadows in light wells at additional floor at south end of building

DEPARTURES:

- Site at south property lines slopes west to east (hight to low). 13’ height and 15’ setback would need to be maintained at each point of the slope creating a more complex building form both externally and internally. Departure would be required for the 13’ height limit to simplify the massing across the south property line. The 15’ setback can be maintained.

DESIGN CONCEPT D - EDG 2



Building Footprint: 20,101 sq. ft.

Total Building Area: 100,024 sq. ft.

Parking: No Required Parking

Departure Requested: Setback

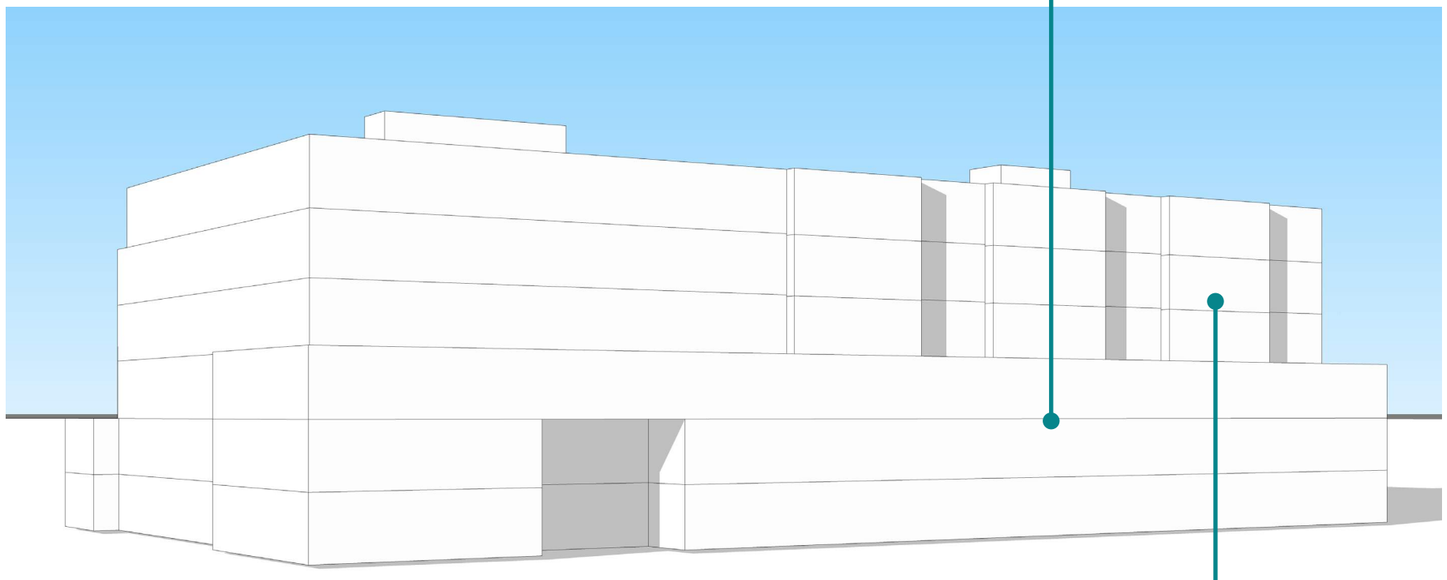
OPPORTUNITIES

- Modulation of street-facade engaging at street-level distinct form at live-work unit
- Building entry readily identifiable
- Strong building corner at NW
- Strong building corner at NE
- Upper level modulation along Rainier Ave S
- Upper level modulation along zone transition at South property line to be more compatible with residential zone
- Stronger design dialogue between lower and upper building

DEPARTURES:

- None

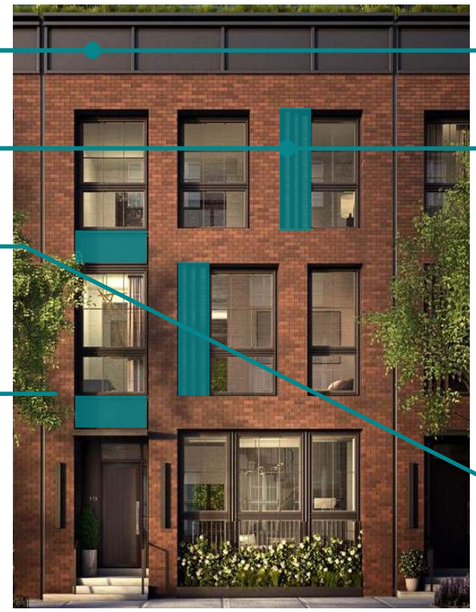
CONCEPT INSPIRATION - “RIDGE”

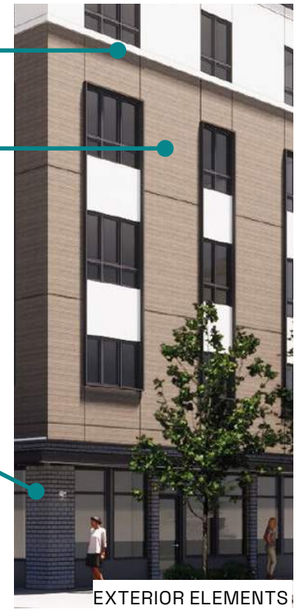


CORNICE

FIBER CEMENT ACCENT

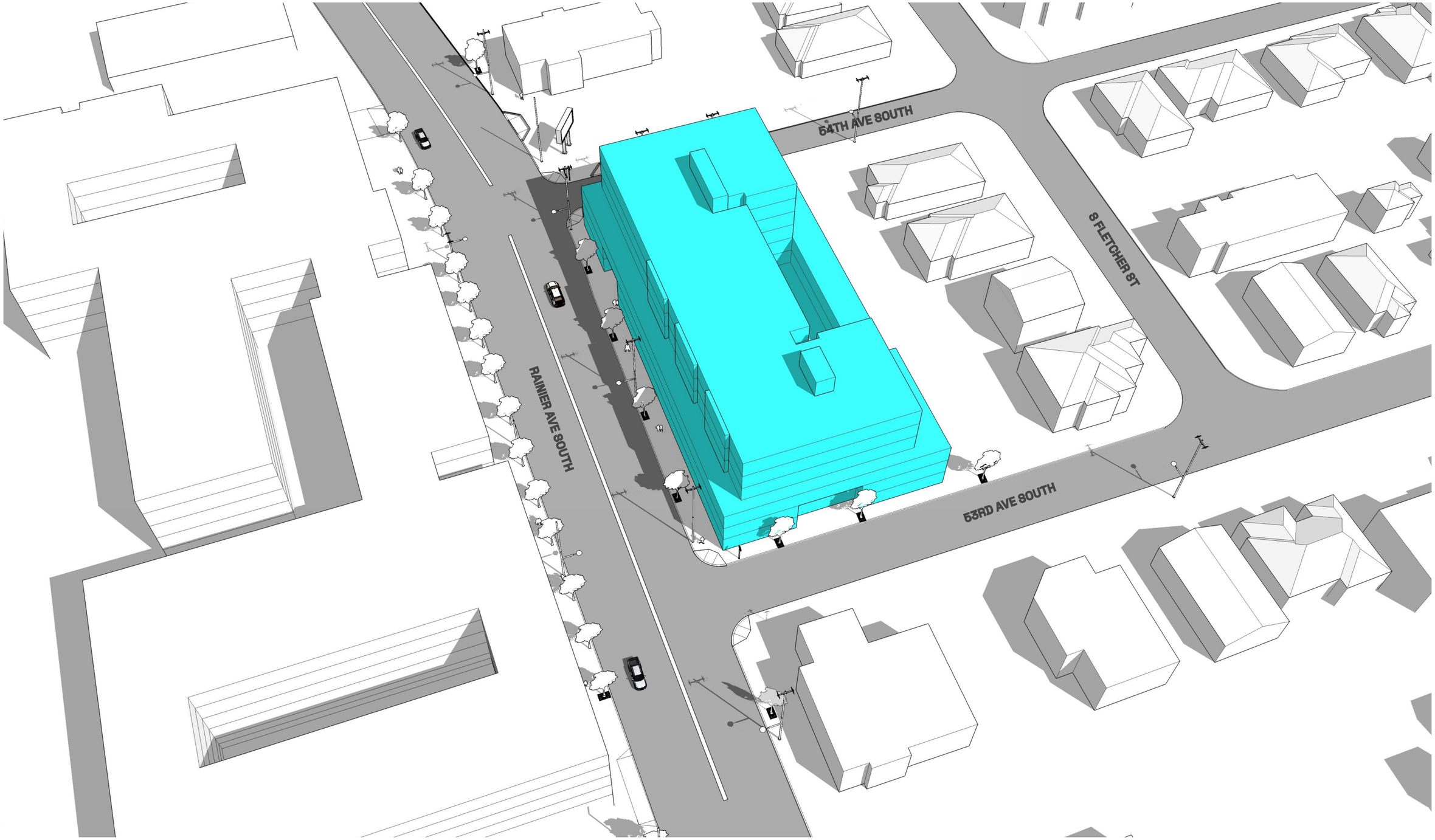
BRICK

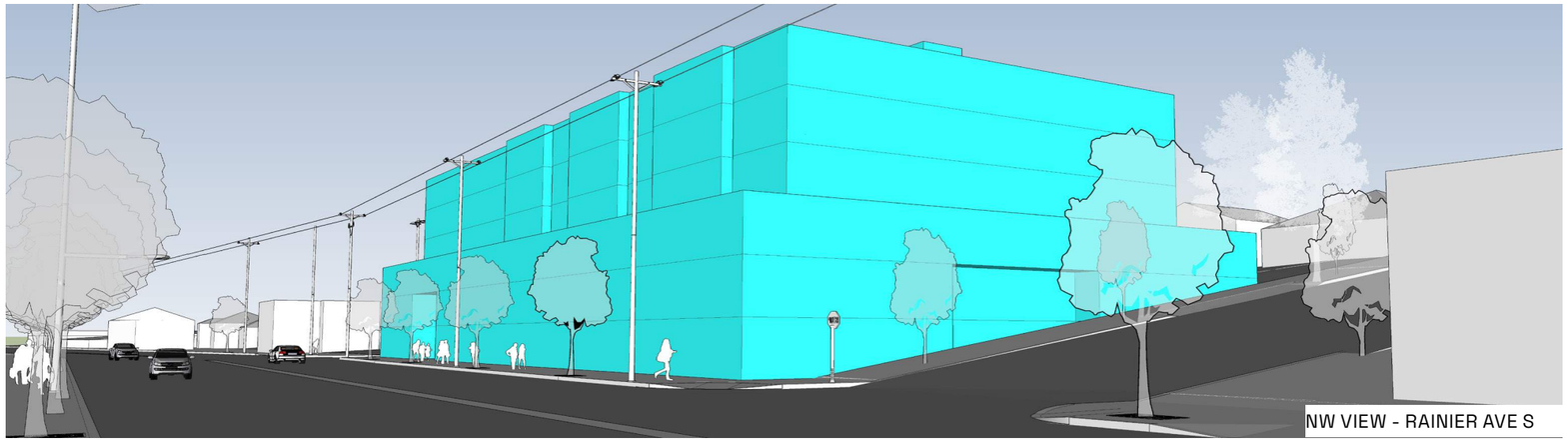




EXTERIOR ELEMENTS

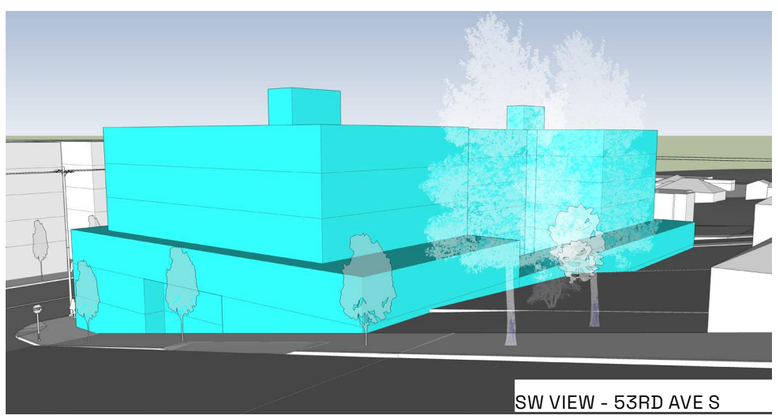
PROJECTED BAYS


64TH AVE SOUTH
S FLETCHER ST
RAINIER AVE SOUTH
63RD AVE SOUTH

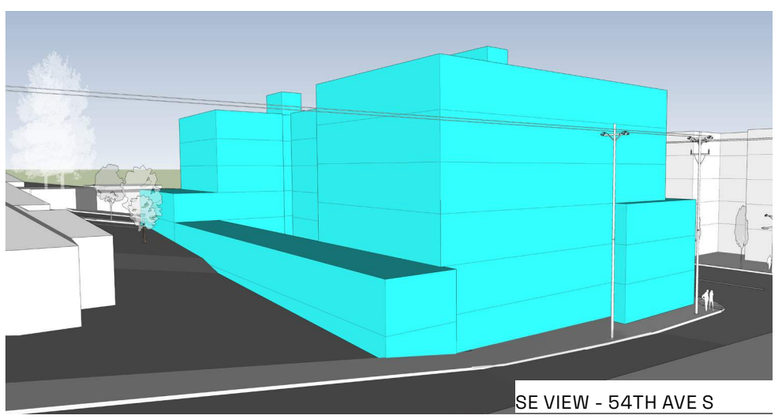


NW VIEW - RAINIER AVE S

NE VIEW - RAINIER AVE S



SW VIEW - 53RD AVE S



SE VIEW - 54TH AVE S

DESIGN CONCEPT A - “RIDGE”

OPPORTUNITIES:

- Massing projection at upper floors as part of architectural language with project across the street
- Articulation of upper levels
- Design composition at lower level
- Generous open common space
- Optimizes views

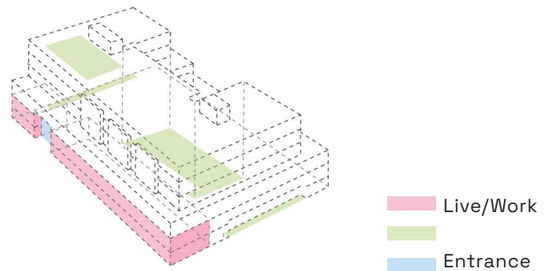
CONSTRAINTS:

- Larger perceived podium mass at street level requires careful design composition
- Overall “C-Shaped” massing allows most light in but underdevelops site

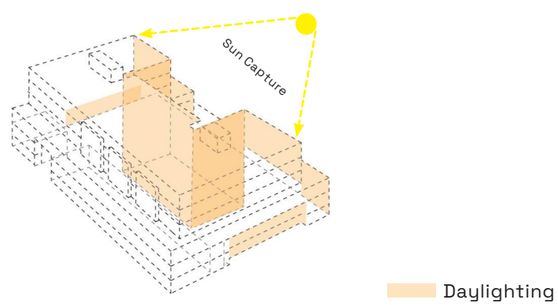
DEPARTURES:

- None

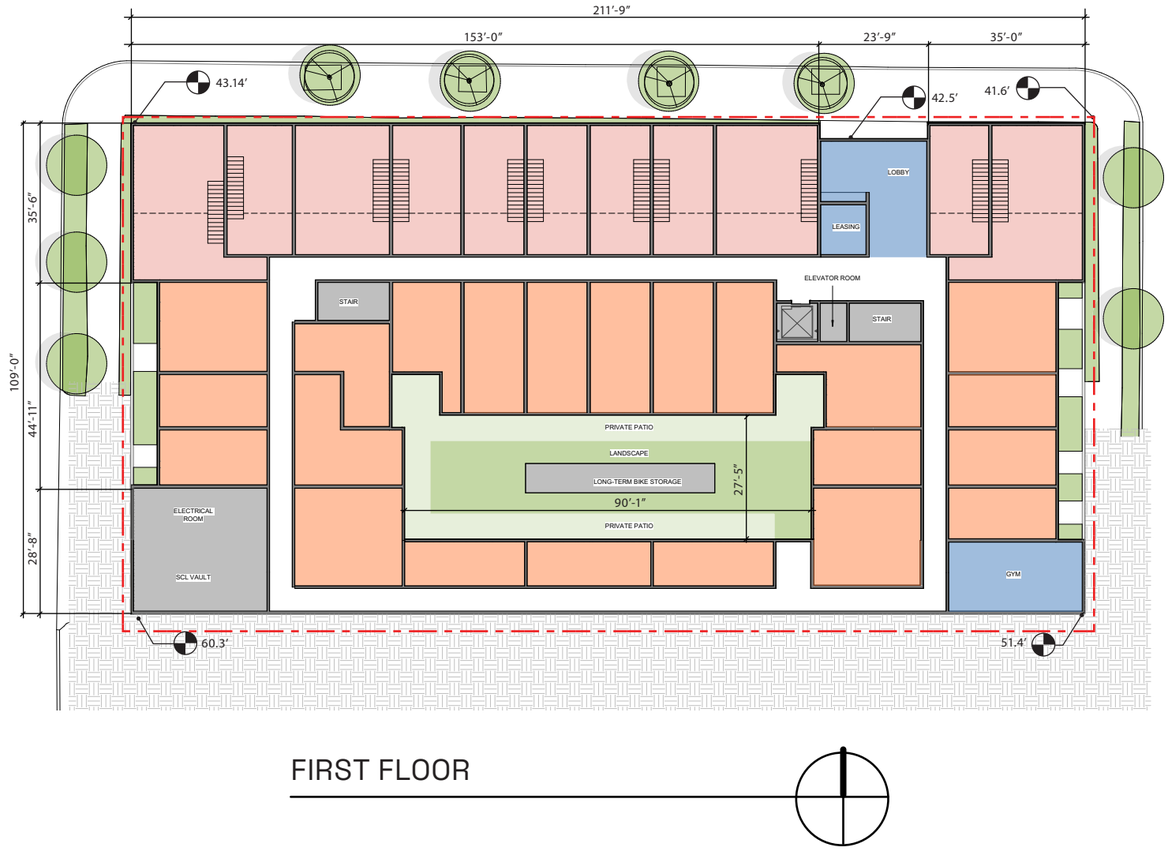
FEATURES:



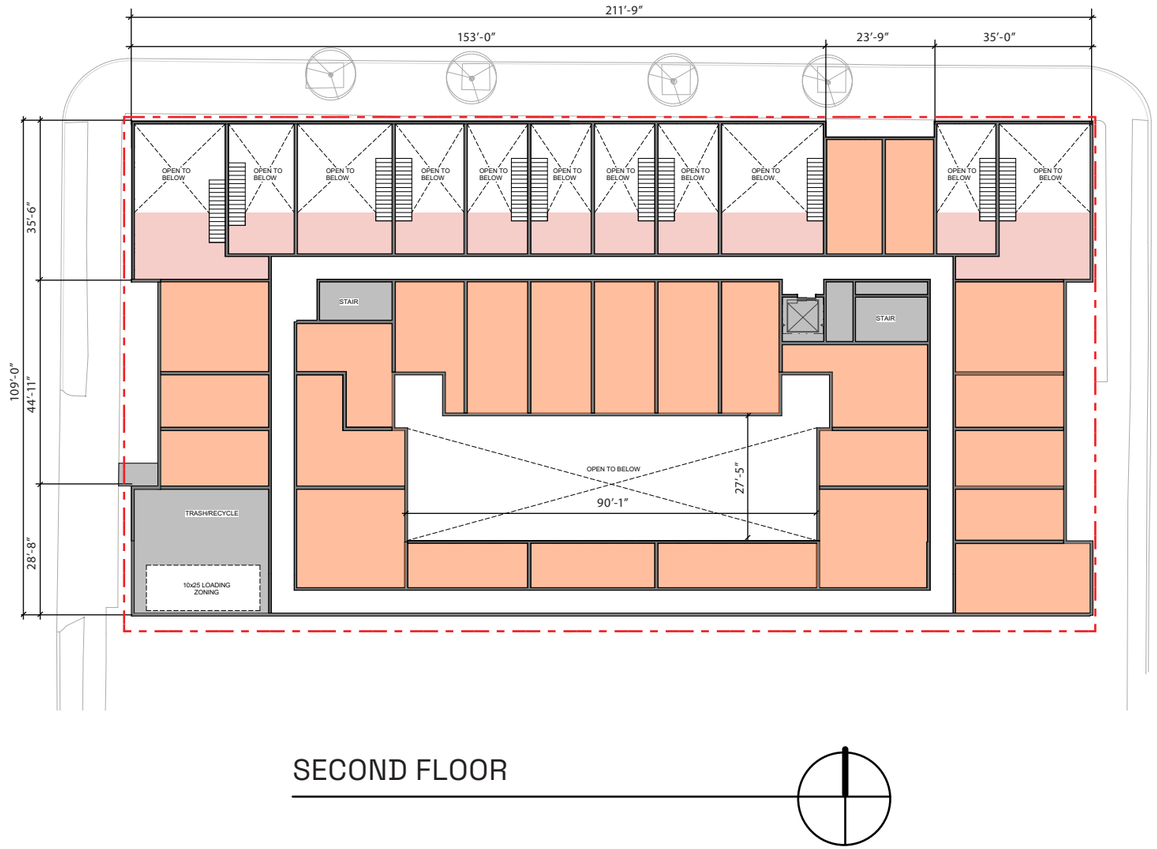
SUNLIGHT EFFECT:



SECTION 08 / DESIGN CONCEPT A-FLOOR PLAN / EDG 1



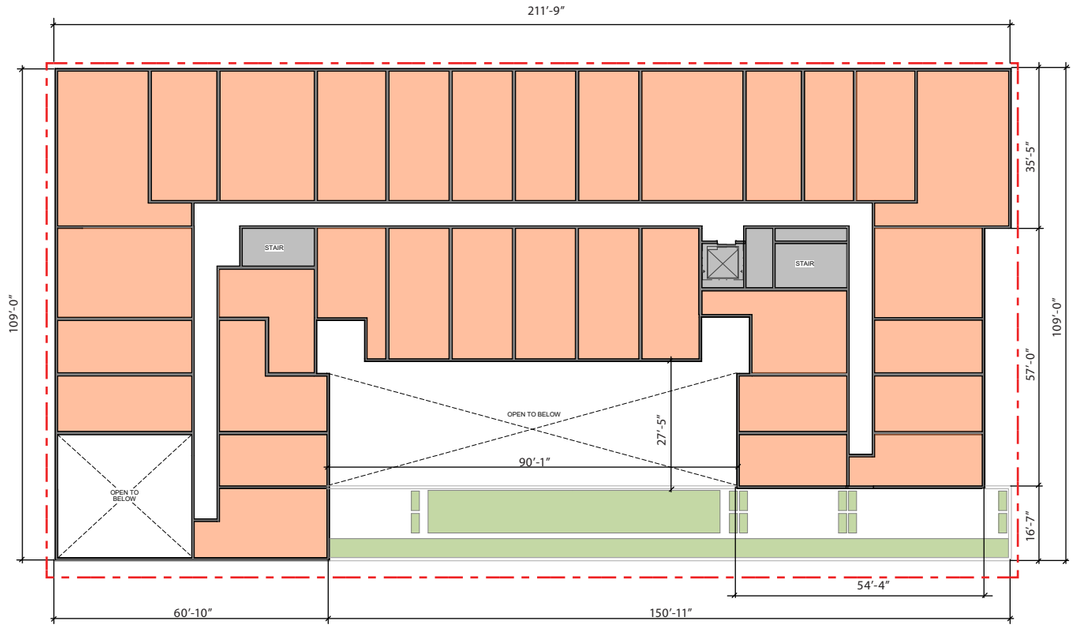
FIRST FLOOR



SECOND FLOOR

LEGEND

- LIVE/WORK
- RESIDENTIAL
- RESIDENTIAL AMENITY SPACE
- BUILDING SERVICES
- PROPOSED LANDSCAPE



THIRD FLOOR

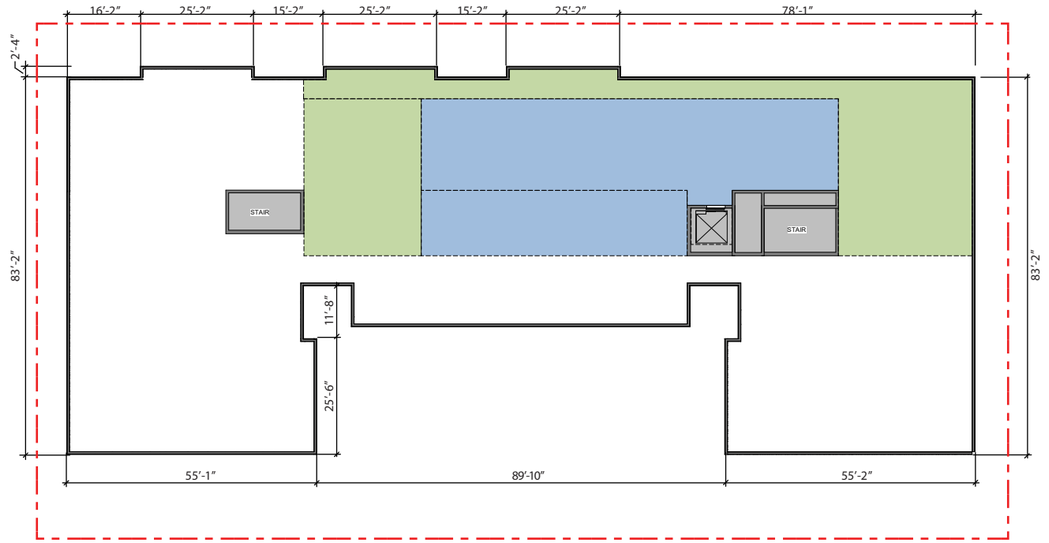
FOURTH-SIXTH FLOOR

LEGEND

RESIDENTIAL

BUILDING SERVICES

SECTION 08 / DESIGN CONCEPT A-FLOOR PLAN / EDG 1



ROOF

LEGEND

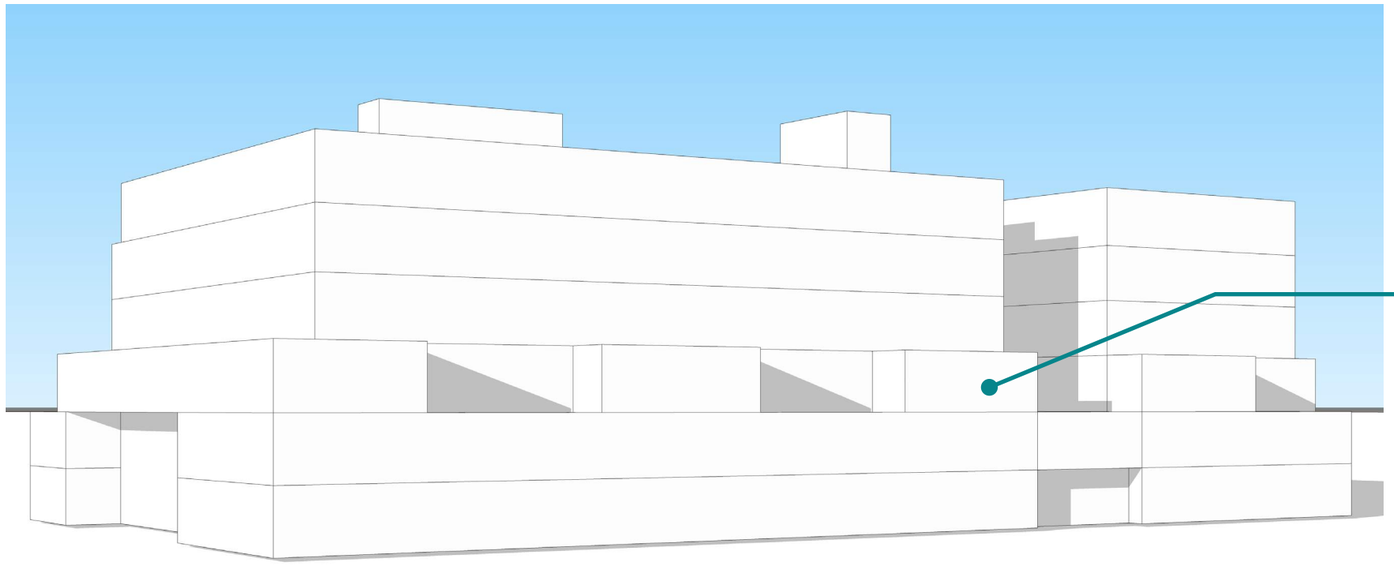
RESIDENTIAL

RESIDENTIAL AMENITY SPACE

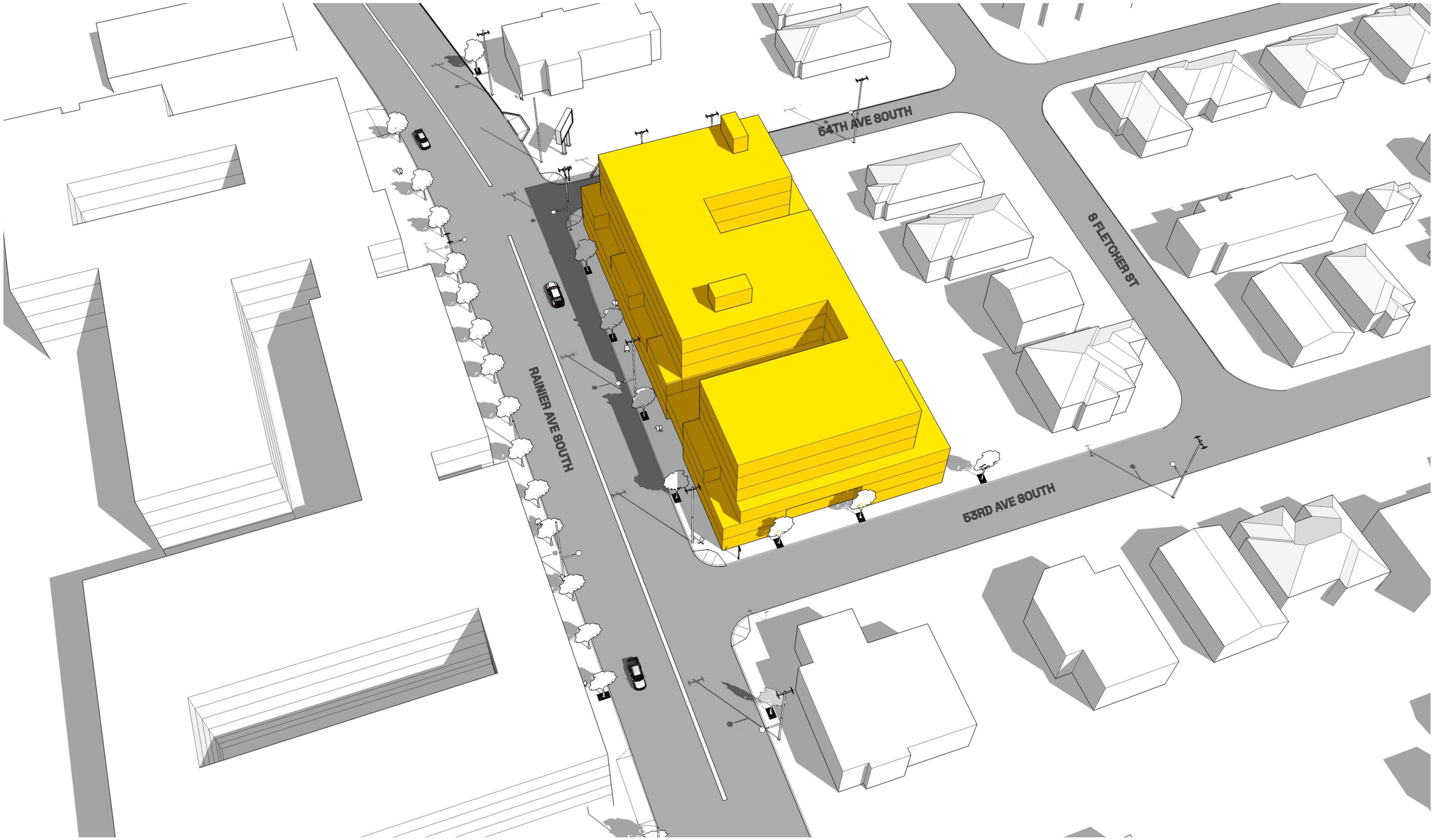
BUILDING SERVICES

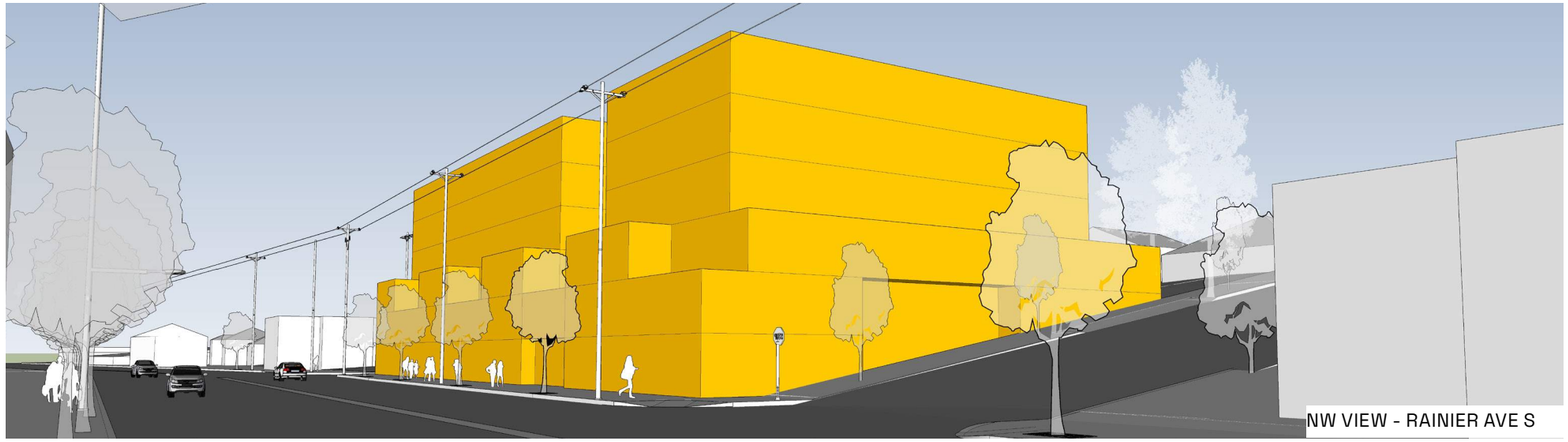
PROPOSED LANDSCAPE

CONCEPT INSPIRATION - “ CASCADE”



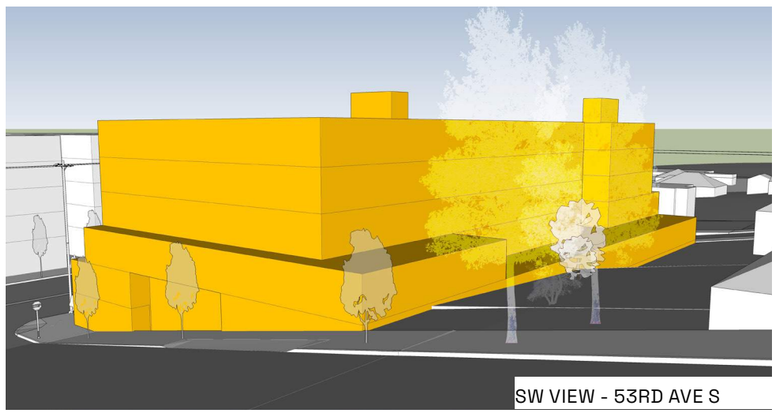
EXTERIOR ELEMENTS


64TH AVE SOUTH
8 FLETCHER ST
RAINIER AVE SOUTH
53RD AVE SOUTH

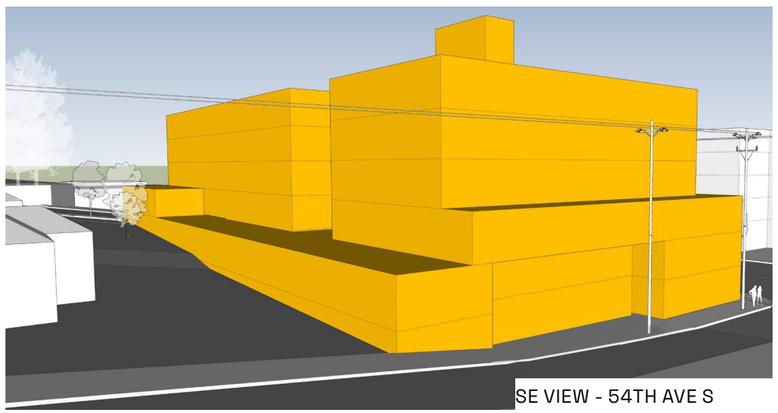


NW VIEW - RAINIER AVE S

NE VIEW - RAINIER AVE S



SW VIEW - 53RD AVE S



SE VIEW - 54TH AVE S

DESIGN CONCEPT B - “CASCADE”

OPPORTUNITIES:

- Massing and Modulation is more distinct at podium level
- Strong corners
- Stronger design dialogue between lower building and upper building
- Create spaces for private decks

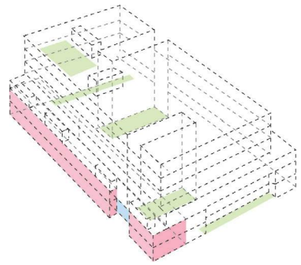
CONSTRAINTS:

- More complex building form at South Property Line Where site slopes from west to east (high to low)
- Wider upper facade facing residential zone.

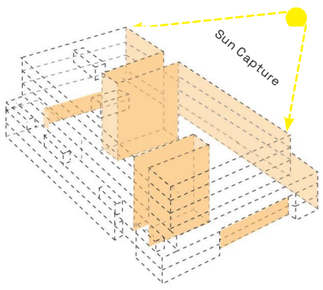
DEPARTURES:

- None

FEATURES:

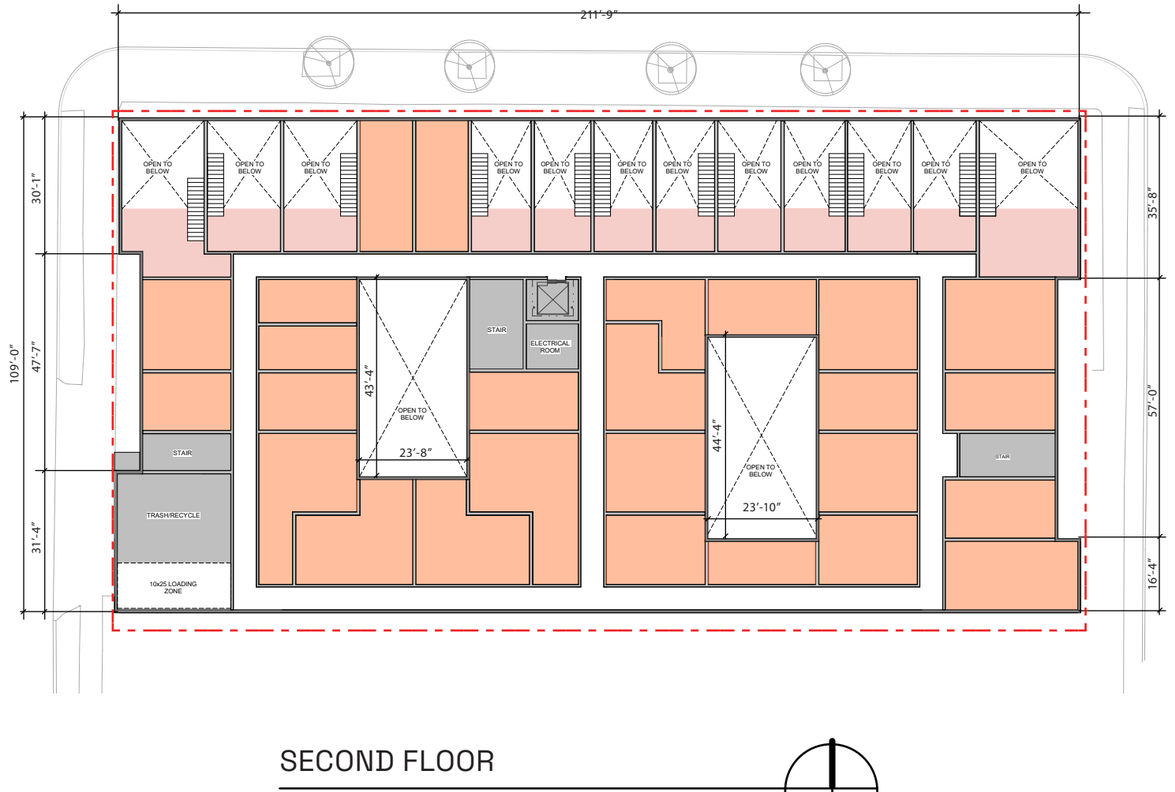


SUNLIGHT EFFECT:



SECTION 08 / DESIGN CONCEPT B-FLOOR PLAN / EDG 1

FIRST FLOOR

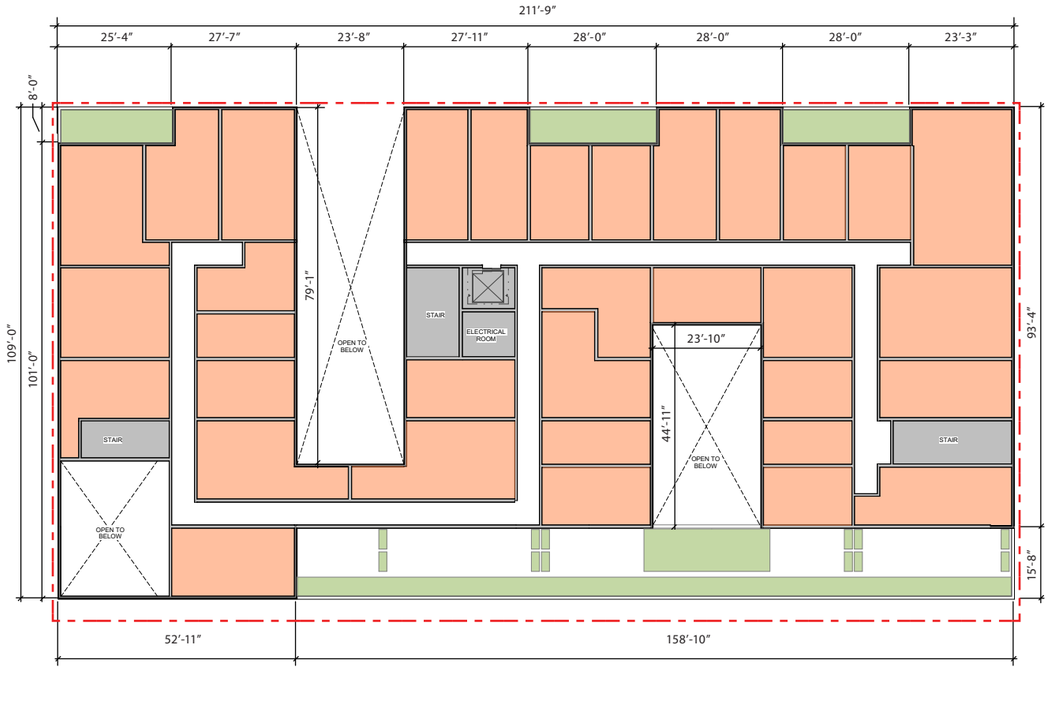


SECOND FLOOR

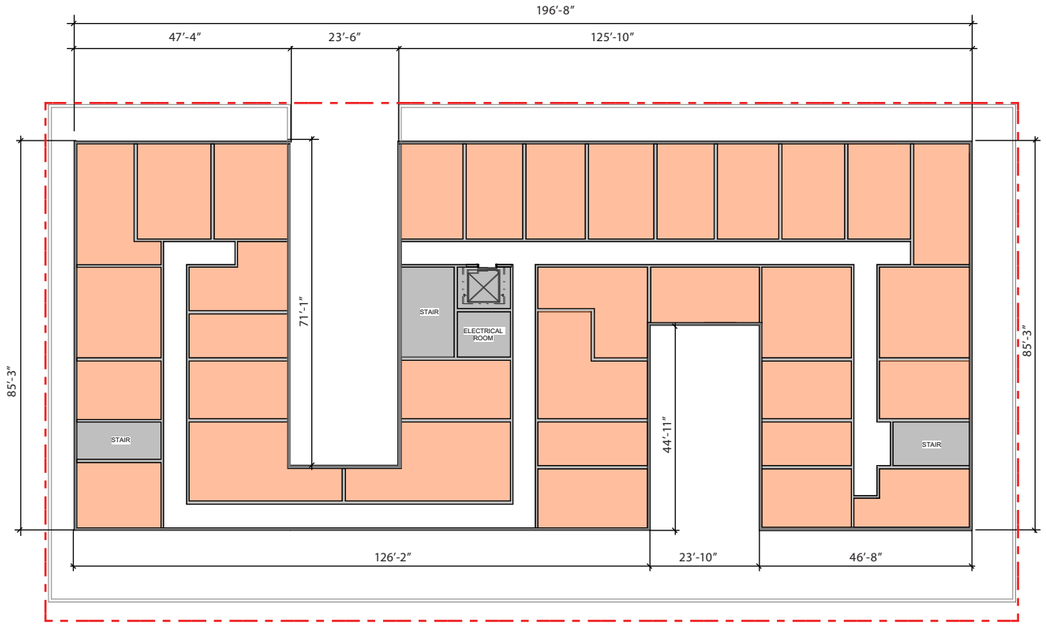
LEGEND

- LIVE/WORK
- RESIDENTIAL
- RESIDENTIAL AMENITY SPACE
- BUILDING SERVICES
- PROPOSED LANDSCAPE

SECTION 08 / DESIGN CONCEPT B-FLOOR PLAN / EDG 1



THIRD FLOOR



FOURTH-SIXTH FLOOR

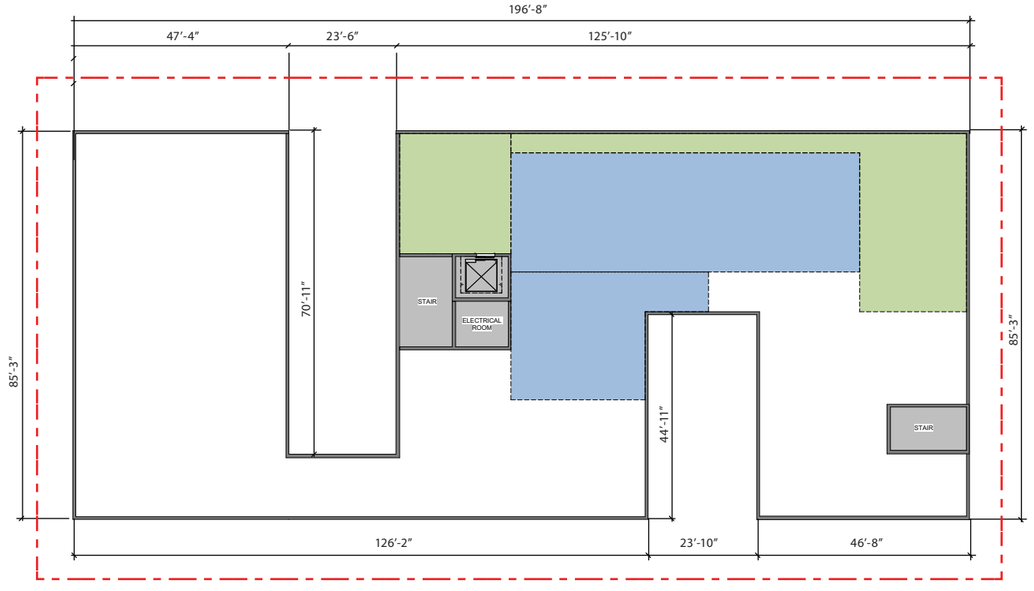
LEGEND

RESIDENTIAL

BUILDING SERVICES

PROPOSED LANDSCAPE

SECTION 08 / DESIGN CONCEPT B-FLOOR PLAN / EDG 1



ROOF

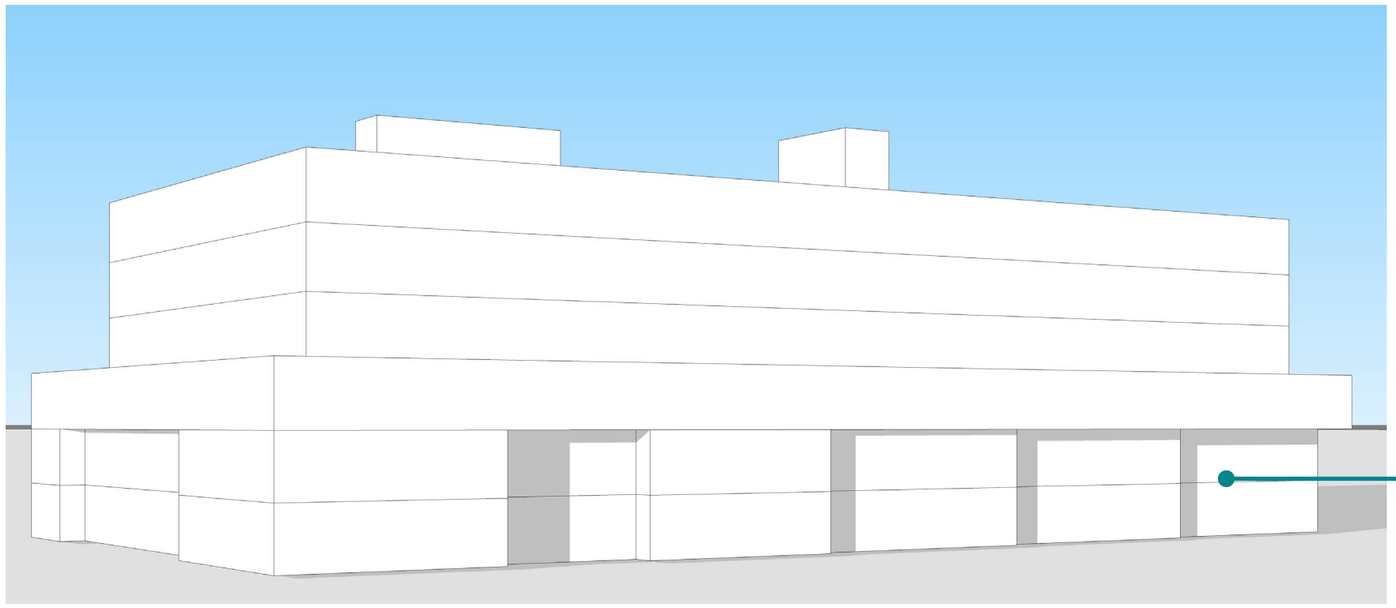
LEGEND

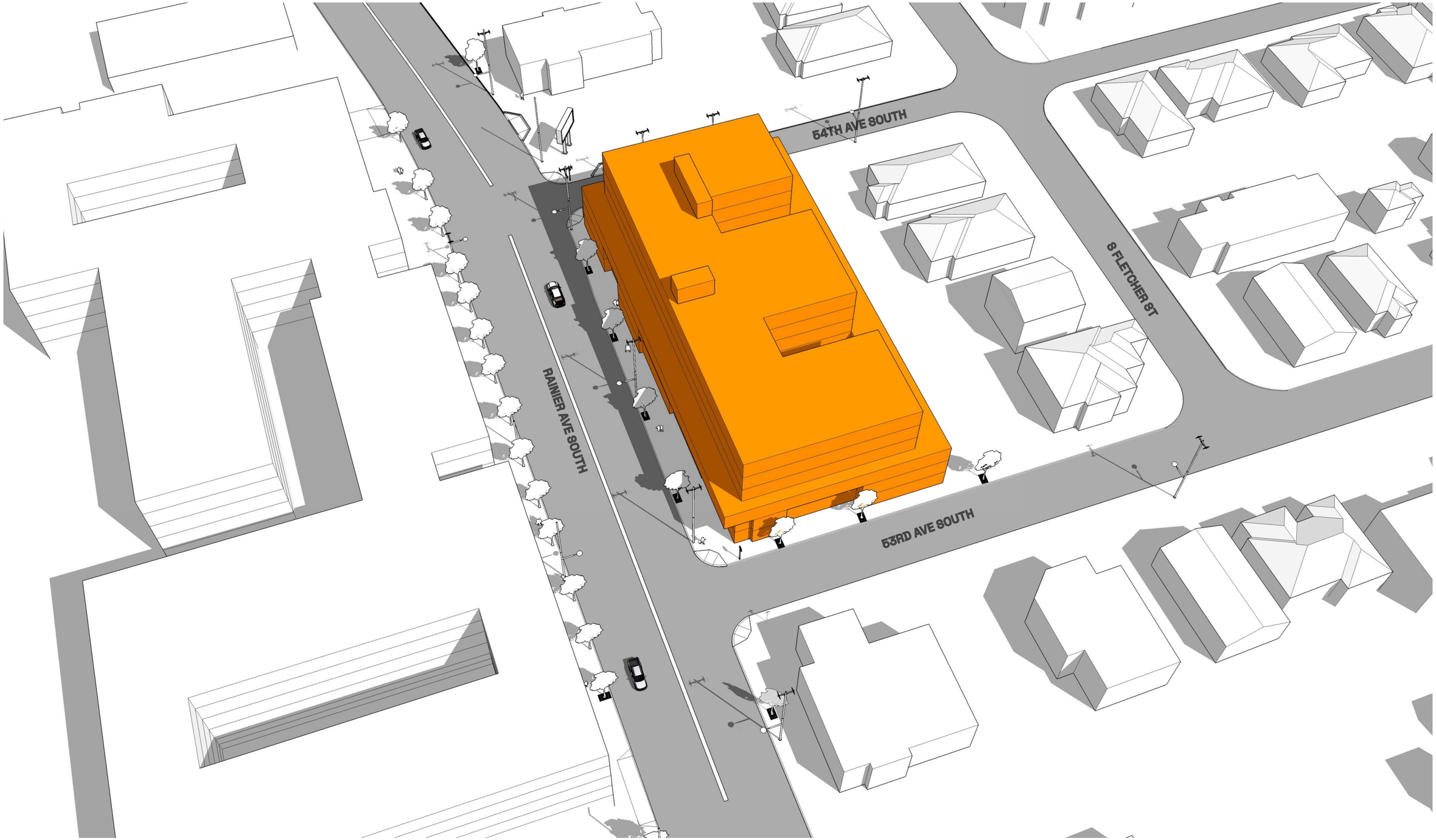
RESIDENTIAL AMENITY SPACE

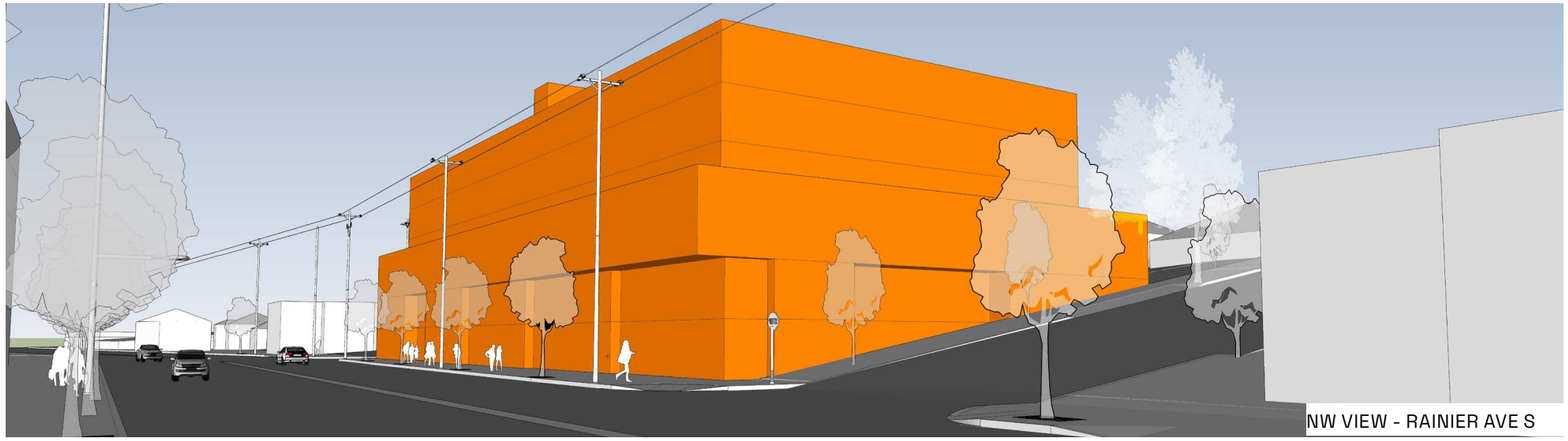
BUILDING SERVICES

PROPOSED LANDSCAPE

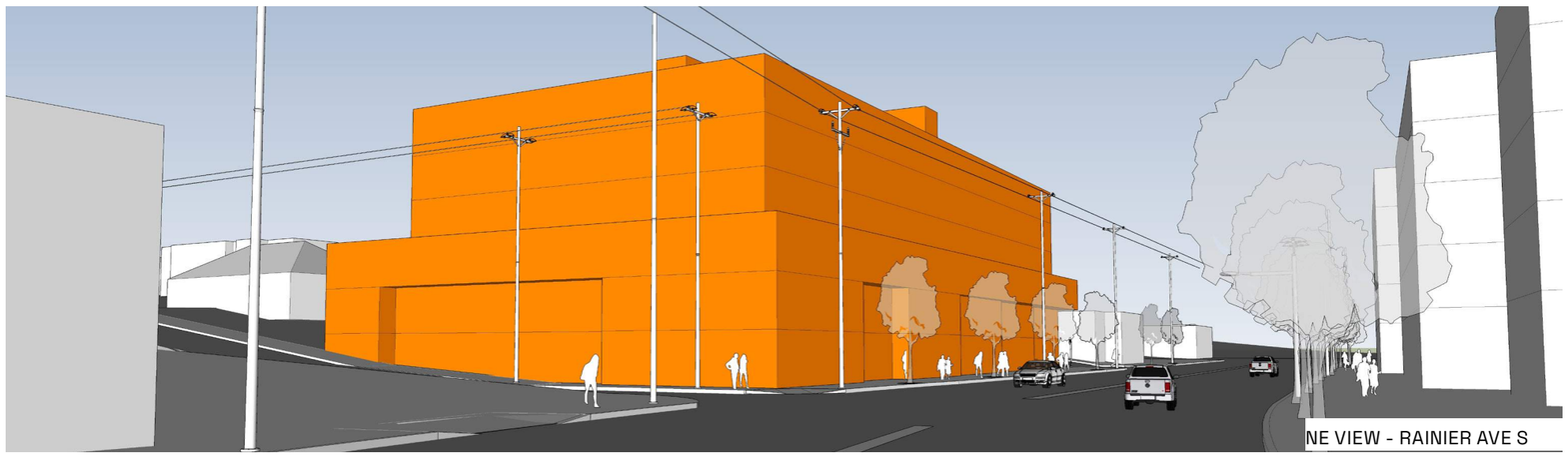
CONCEPT INSPIRATION - “ SAWTOOTH”



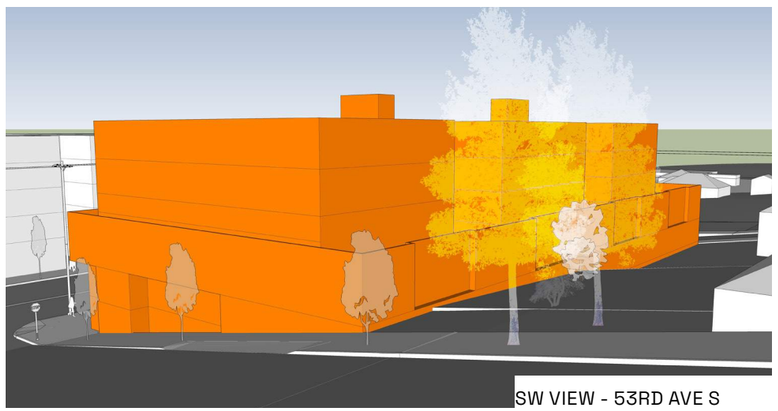

54TH AVE SOUTH
RAINIER AVE SOUTH
53RD AVE SOUTH
S FLETCHER ST



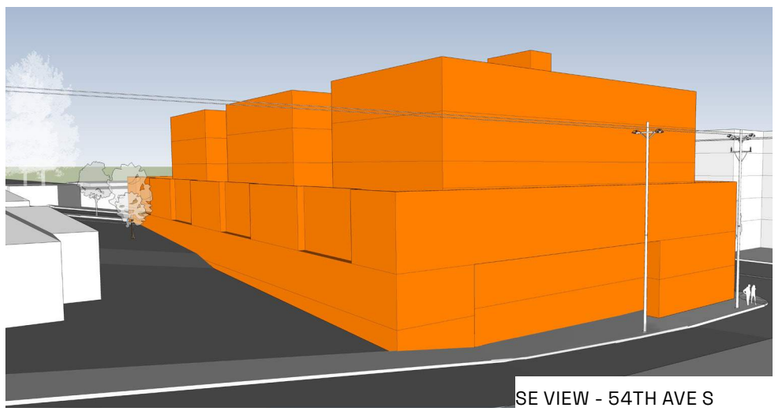
NW VIEW - RAINIER AVE S



NE VIEW - RAINIER AVE S



SW VIEW - 53RD AVE S



SE VIEW - 54TH AVE S

DESIGN CONCEPT C - “SAWTOOTH”

OPPORTUNITIES

- Modulation of street facade engaging at street level distinct form at live-work unit
- Building entry readily identifiable
- Visual interest of building in either direction traveled on Rainier Ave S
- Allows upper levels to be simple
- Optimizes development density of site by allowing more affordable units to be added
- Upper massing at south property line more compatible with residential zone

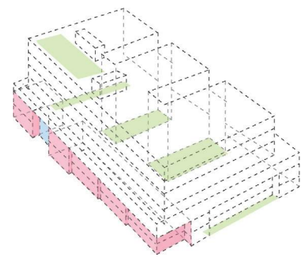
CONSTRAINTS

- Potential shadows in light wells at additional floor at south end of building

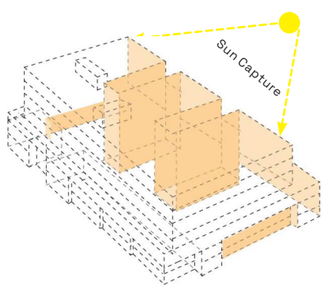
DEPARTURES:

- Site at south property lines slopes west to east (hight to low). 13’ height and 15’ setback would need to be maintained at each point of the slope creating a more complex building form both externally and internally. Departure would be required for the 13’ height limit to simplify the massing across the south property line. The 15’ setback can be maintained.

FEATURES:

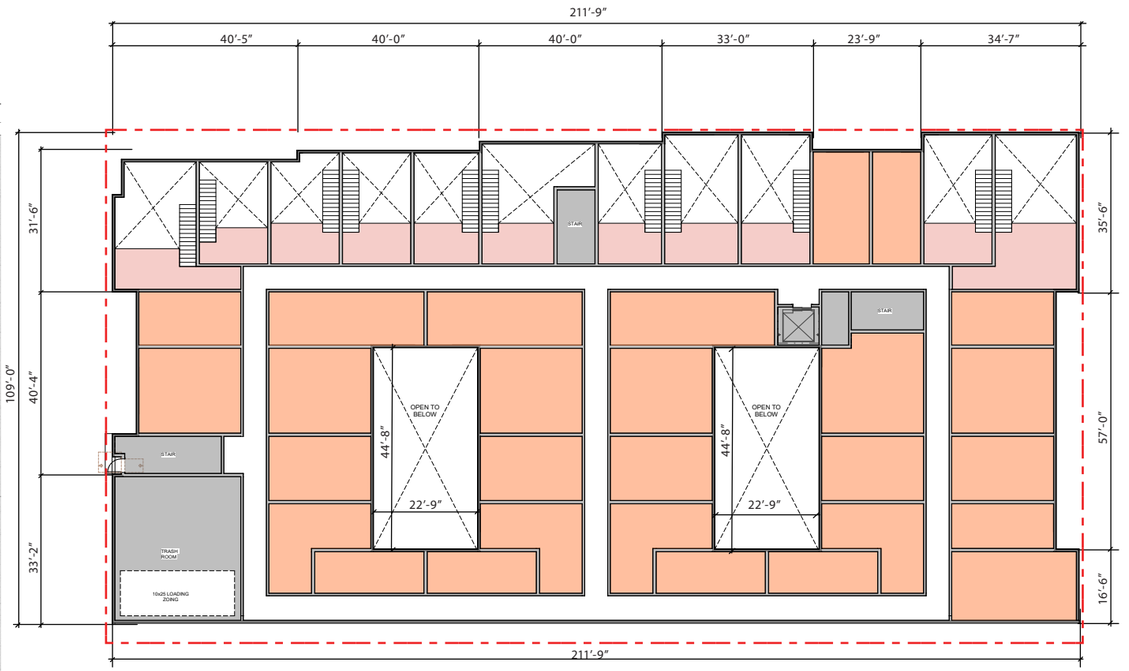


SUNLIGHT EFFECT:



SECTION 08 / DESIGN CONCEPT C-FLOOR PLAN / EDG 1

FIRST FLOOR

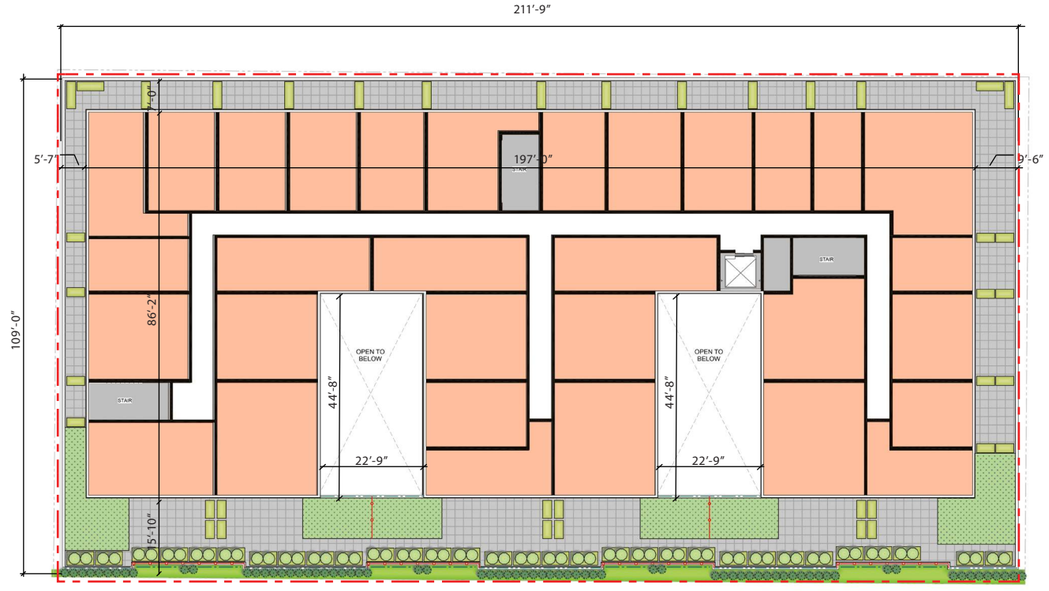


SECOND FLOOR

LEGEND

- LIVE/WORK
- RESIDENTIAL
- RESIDENTIAL AMENITY SPACE
- BUILDING SERVICES
- PROPOSED LANDSCAPE

THIRD FLOOR



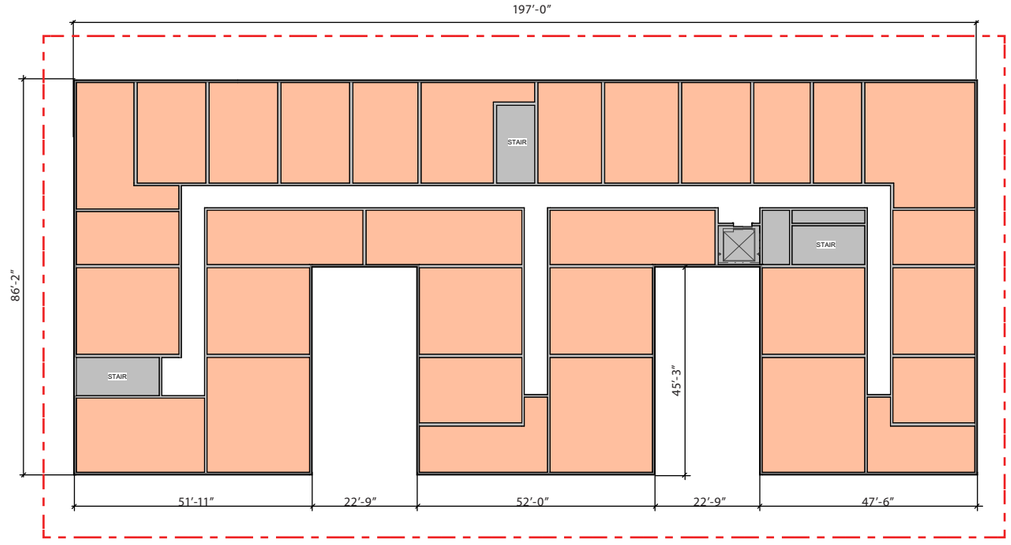
FOURTH FLOOR

LEGEND

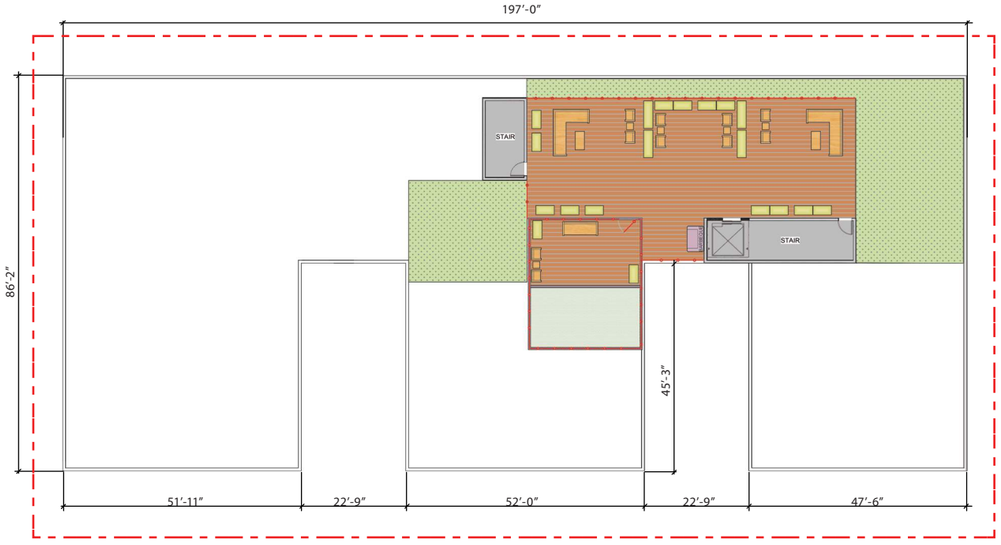
RESIDENTIAL

BUILDING SERVICES

PROPOSED LANDSCAPE



FIFTH-SIXTH FLOOR



ROOF

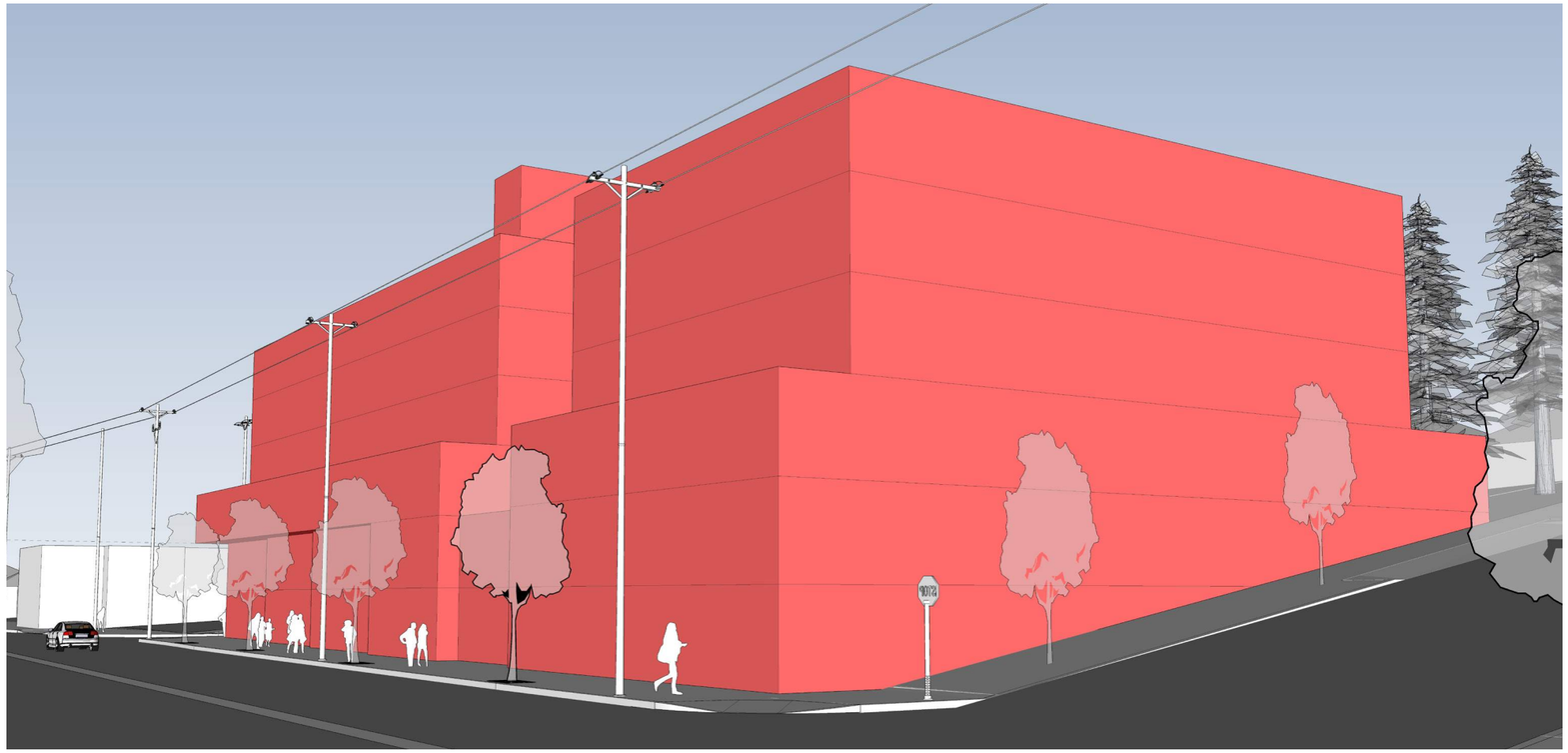
LEGEND

RESIDENTIAL

OUTSIDE SEATING

BUILDING SERVICES

PROPOSED LANDSCAPE

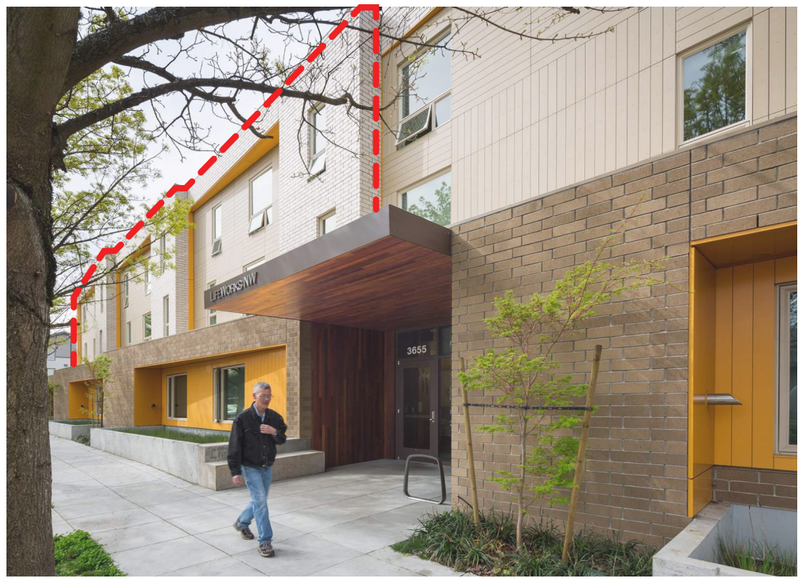


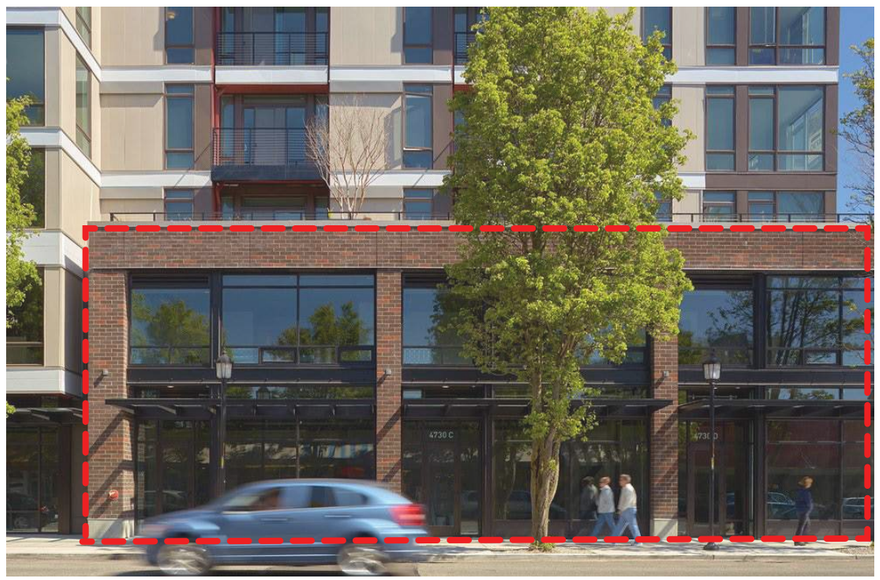
DESIGN CONCEPT D - EDG 2- STRONG CORNERS

- Building Footprint: 20,101 sq. ft
- Total Building Area: 100,024 sq. ft
- Parking: No Required Parking
- Departure Requested: Setback

OPPORTUNITIES:

- Modulation of street-facade engaging at street-level distinct form at live-work unit
- Building entry readily identifiable
- Strong building corner at NW
- Strong building corner at NE
- Upper level modulation along Rainier Ave S
- Upper level modulation along zone transition at South property line to be more compatible with residential zone
- Stronger design dialogue between lower and upper building



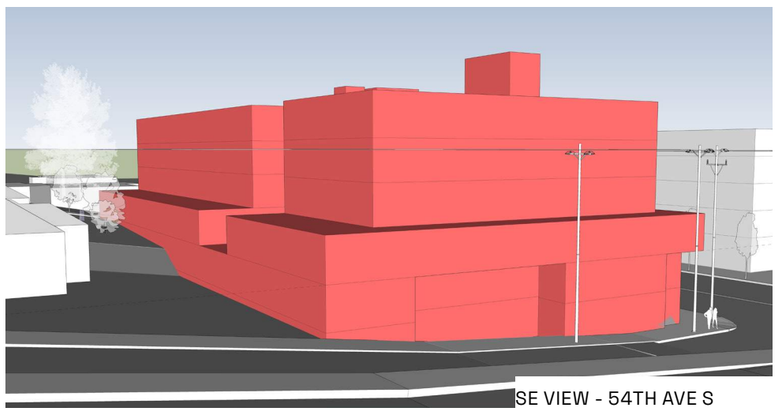



54TH AVE SOUTH
8 FLETCHER ST
RAINIER AVE SOUTH
53RD AVE SOUTH

NW VIEW - RAINIER AVE S

NE VIEW - RAINIER AVE S

SW VIEW - 53RD AVE S



SE VIEW - 54TH AVE S

DESIGN CONCEPT D-EDG 2 - STRONG CORNERS

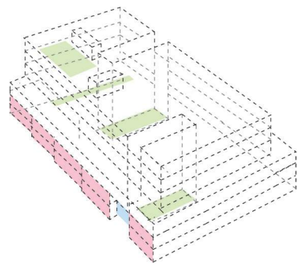
OPPORTUNITIES

- Modulation of street-facade engaging at street-level distinct form at live-work unit
- Building entry readily identifiable
- Strong building corner at NW
- Strong building corner at NE
- Upper level modulation along Rainier Ave S
- Upper level modulation along zone transition at South property line to be more compatible with residential zone
- Stronger design dialogue between lower and upper building

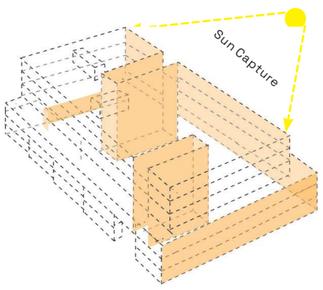
DEPARTURES:

- None

FEATURES:



SUNLIGHT EFFECT:



SECTION 08 / DESIGN CONCEPT D-FLOOR PLAN / EDG 2

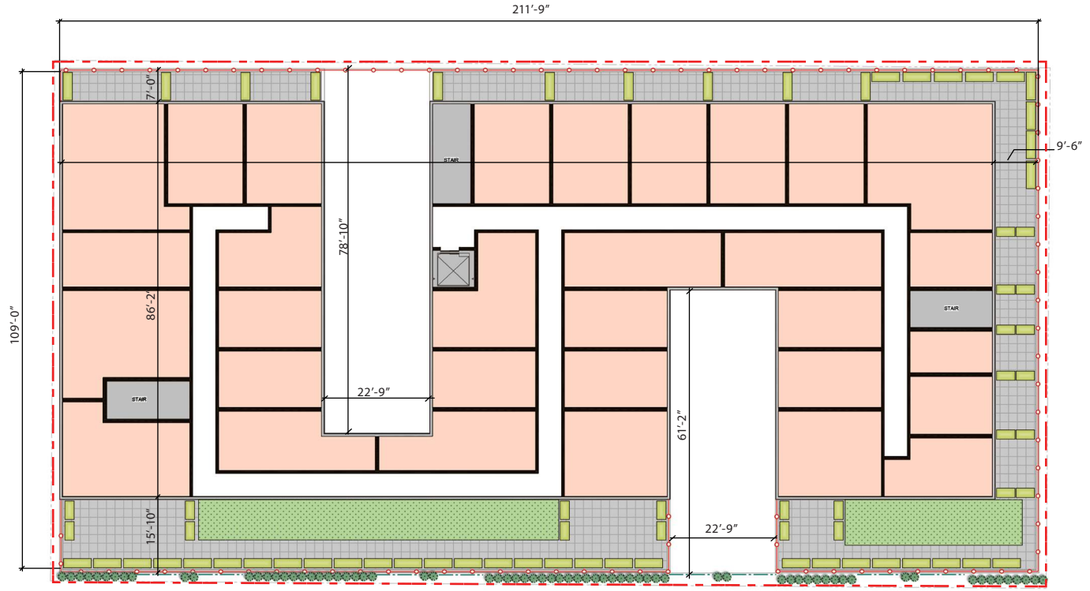
FIRST FLOOR

SECOND FLOOR

LEGEND

- LIVE/WORK
- RESIDENTIAL
- RESIDENTIAL AMENITY SPACE
- BUILDING SERVICES
- PROPOSED LANDSCAPE

THIRD FLOOR



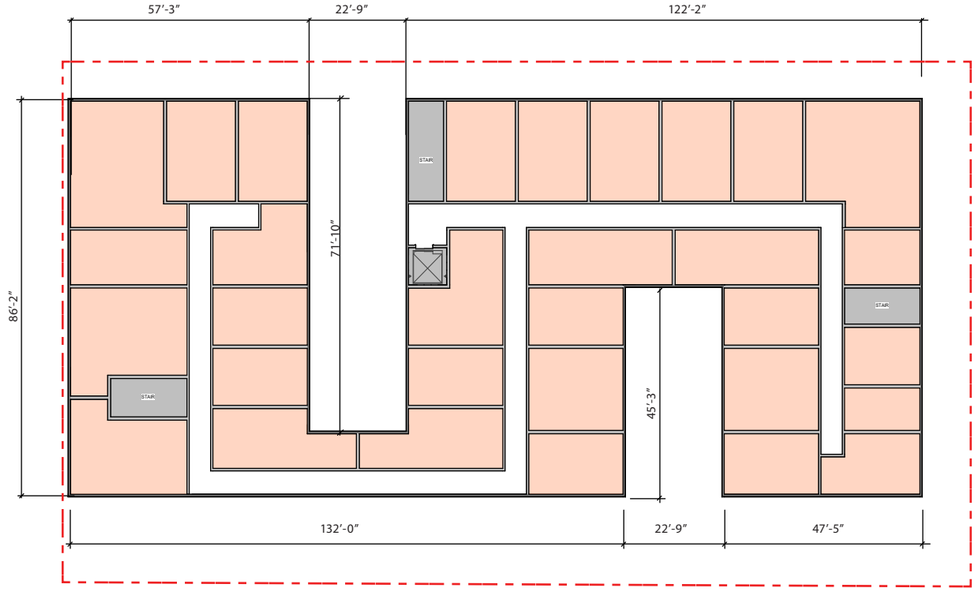
FOURTH FLOOR

LEGEND

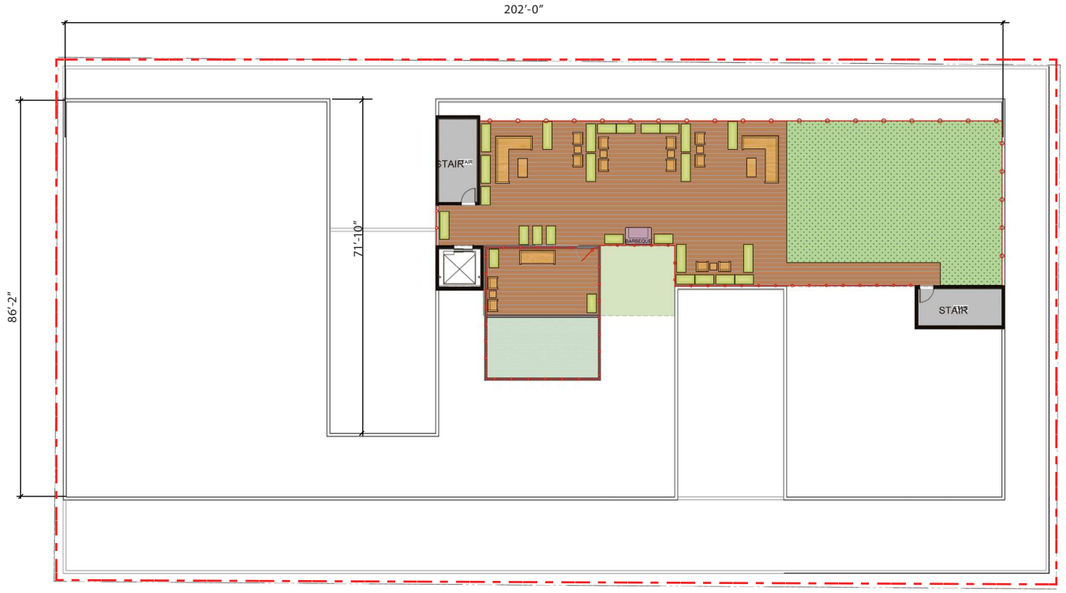
RESIDENTIAL

BUILDING SERVICES

PROPOSED LANDSCAPE



FIFTH-SIXTH FLOOR

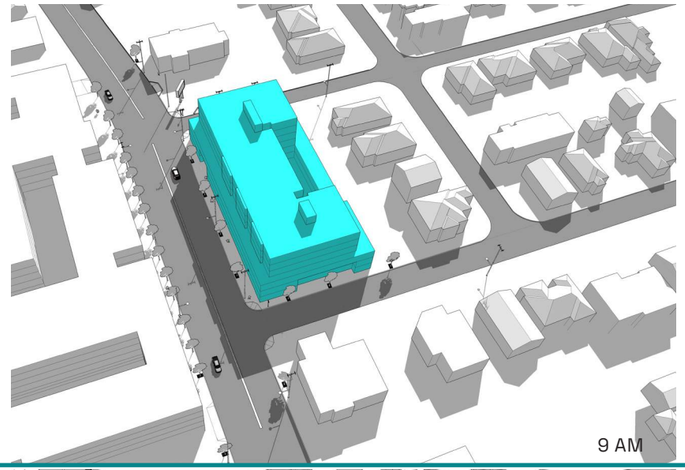


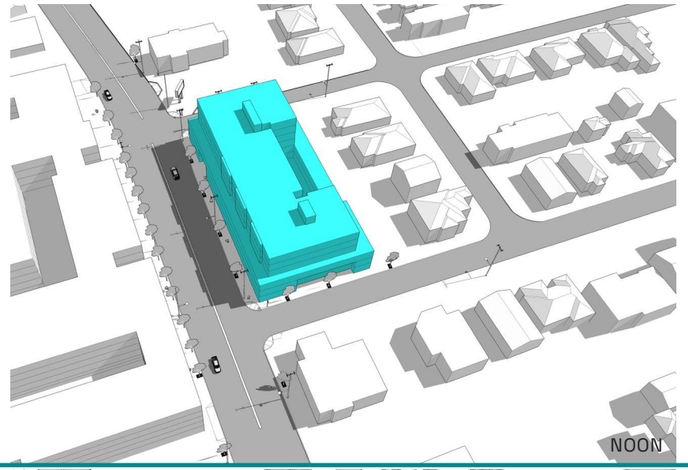
ROOF

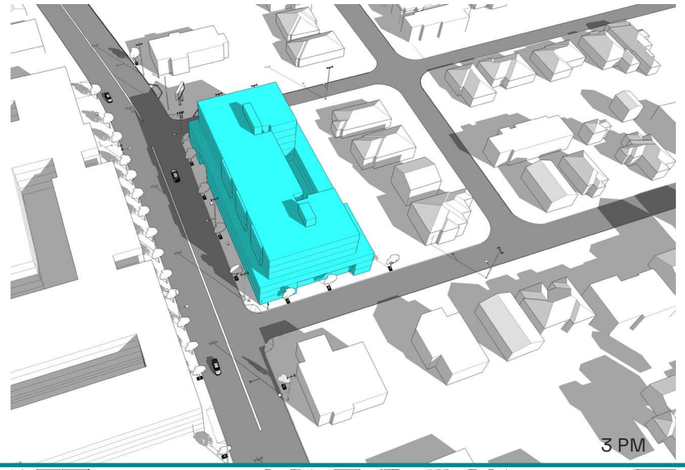
LEGEND

- RESIDENTIAL
- OUTSIDE SEATING
- BUILDING SERVICES
- PROPOSED LANDSCAPE

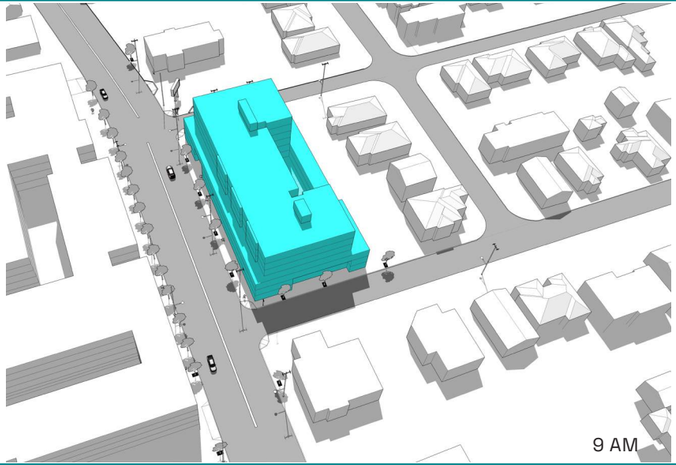
MARCH / SEPT 21

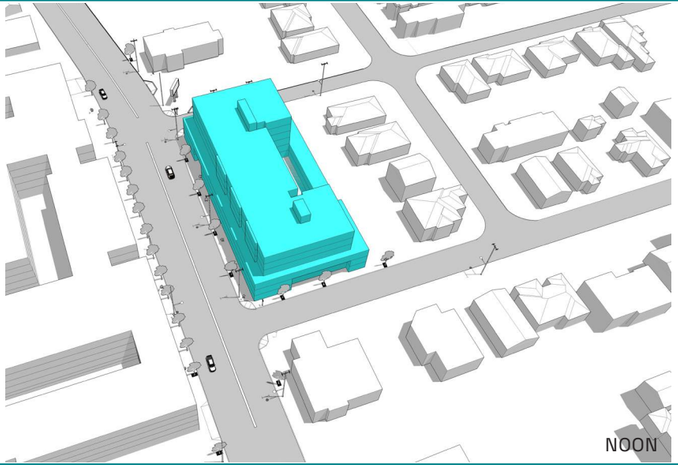


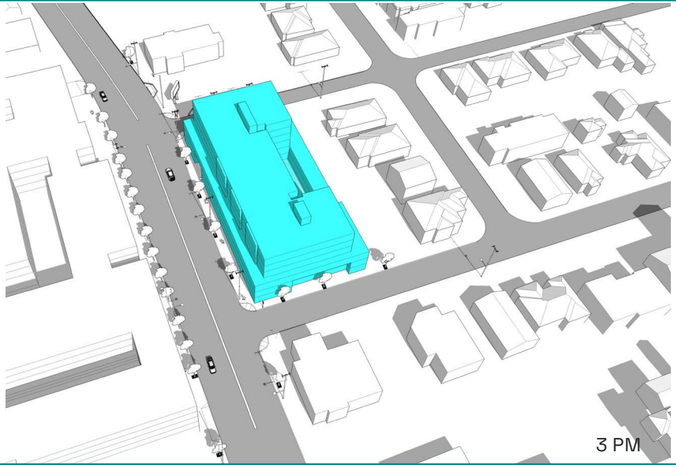




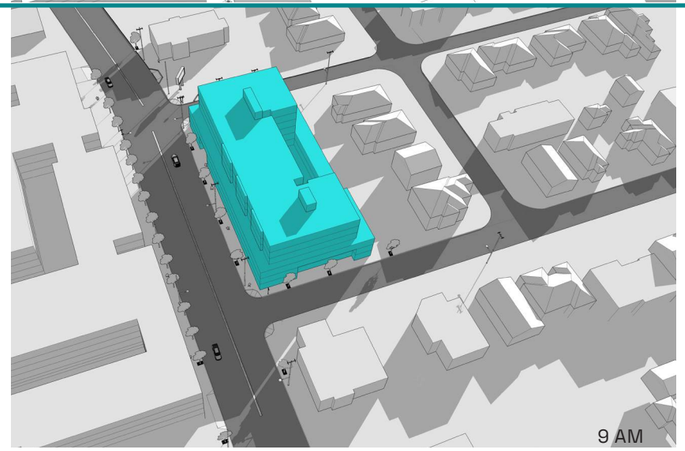
JUNE 21

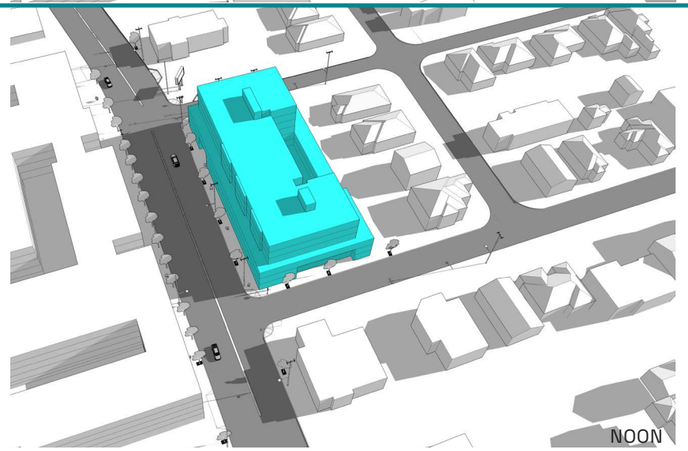


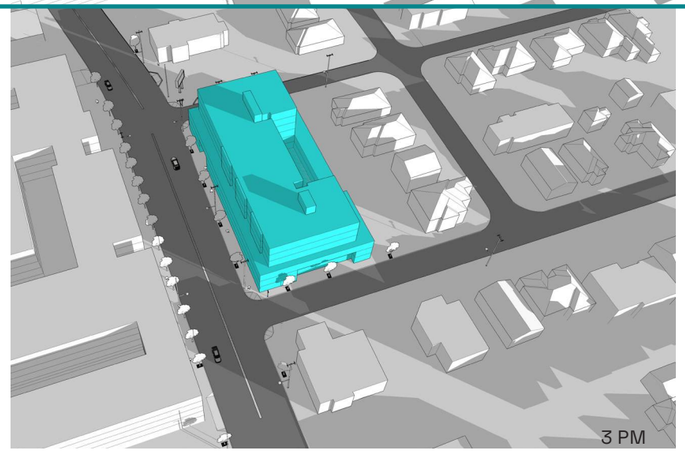




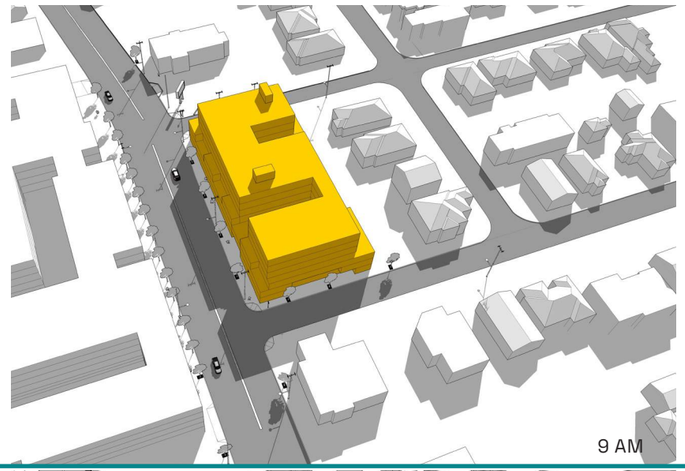
DECEMBER 21

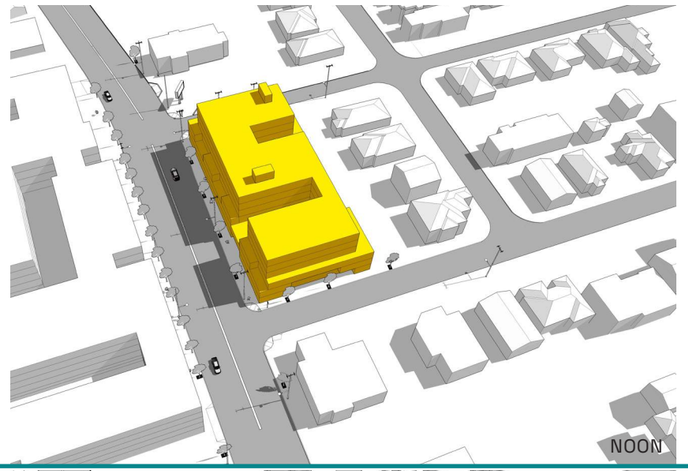






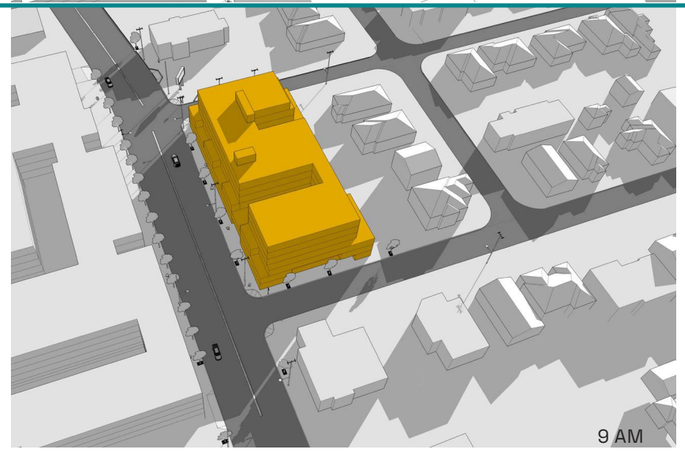
MARCH / SEPT 21

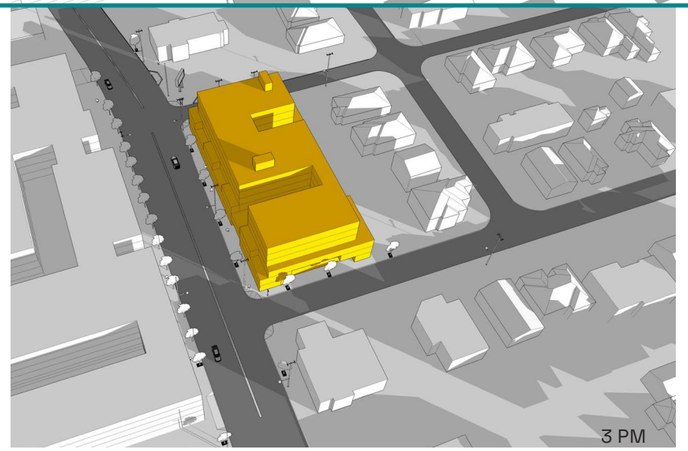




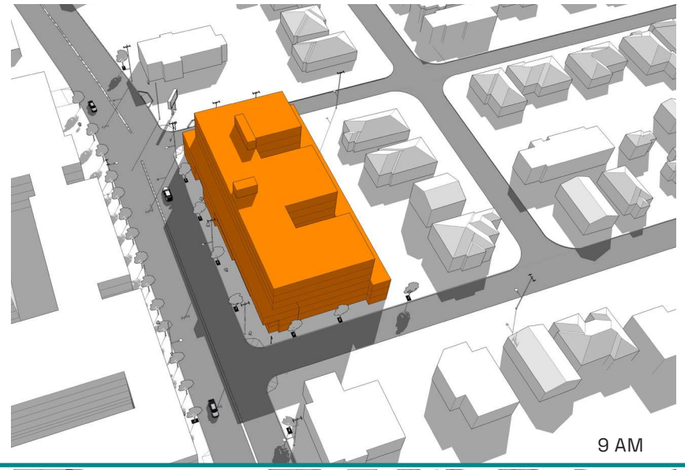
JUNE 21

DECEMBER 21

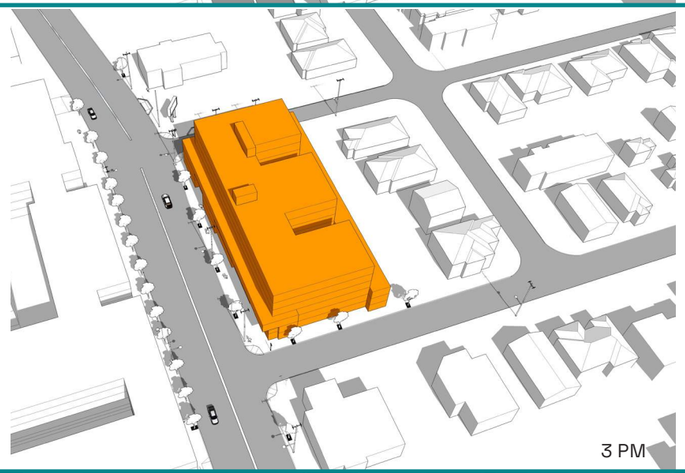




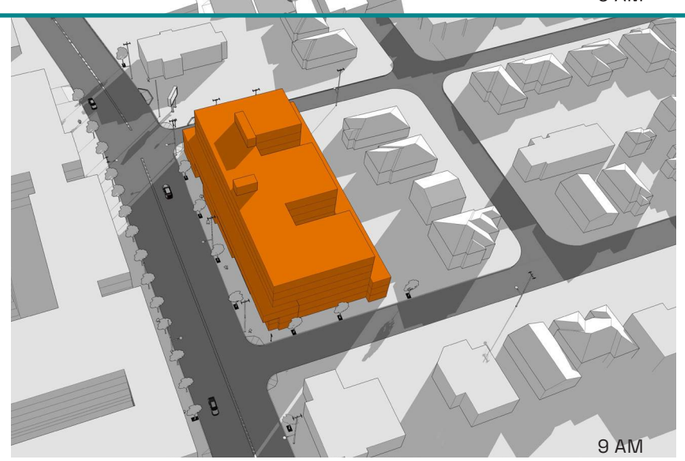
MARCH / SEPT 21



JUNE 21

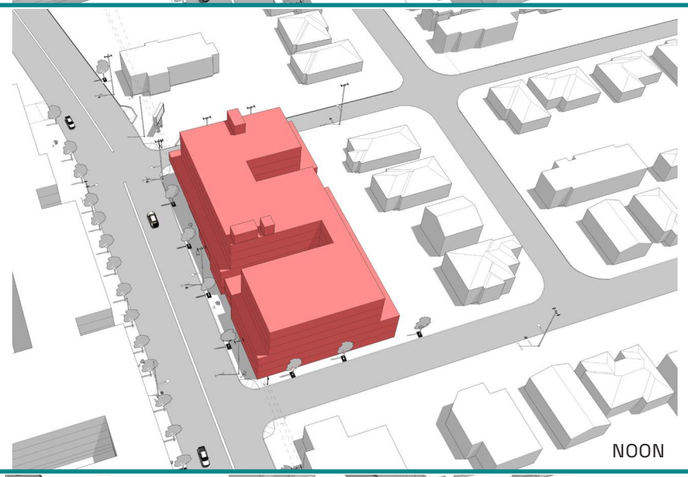


DECEMBER 21



MARCH / SEPT 21

JUNE 21



DECEMBER 21

DEVELOPMENT STANDARD/ DEPARTURE REQUEST

23.47A.014.B.3 SETBACK:

Waive the 15-foot setback for portion of the building that exceeds 13-feet height.

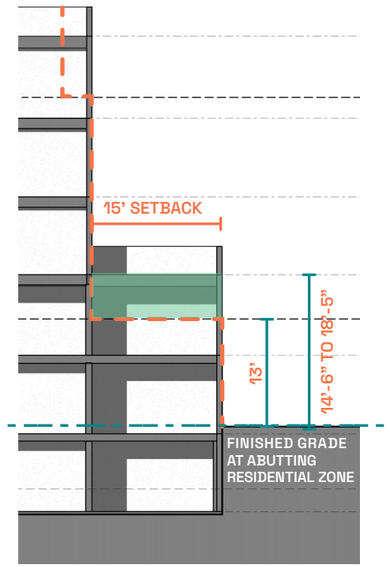
RATIONALE FOR REQUEST

Given the topography, the massing for a portion of the building abutting the residential zone exceeds the height at which the 15-ft setback is required to begin.

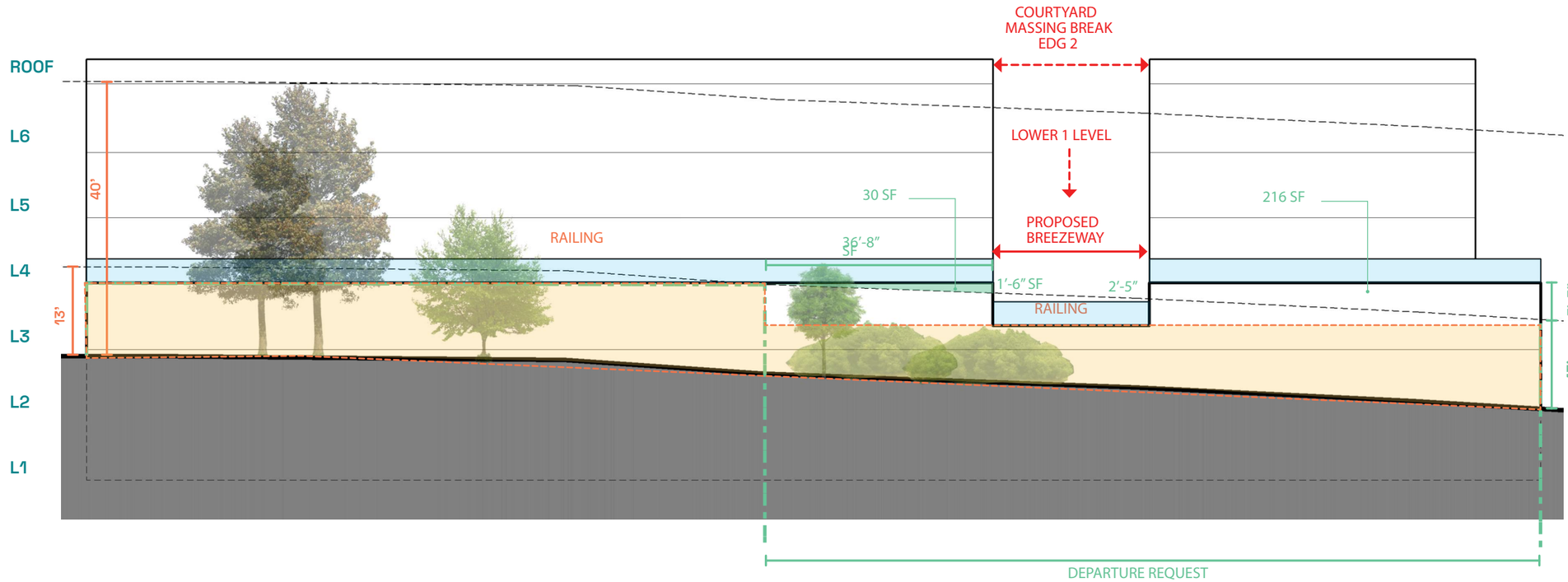
The project intends to comply with a 15-foot setback but requests that a departure be granted for the portion of the building that is not in compliance with the 13' height limit for the horizontal setback (shown below in green). The design of the building will benefit from simplifying the form in alignment to the preferred building modulation.

Following the design guideline CS2.D.4 Massing, the massing choice of this proposal enables solar exposure for the units in the courtyard while strengthening the massing and urban form of the overall building design modulation. Private outdoor patios are proposed for units on level 4. This is a better massing as it separates those proposed patios from single-family yards below to minimize disruption of privacy and outdoor activities per CS2.D.5 Respect for Adjacent Sites.

ZONING CODE CONTEXT
(SECTION VIEW)



PROPOSED CONDITION
(SOUTH ELEVATION VIEW)



ALTERNATIVE LOWER BUILDING MASS

DEPARTURE REQUEST

OPEN RAILINGS MAY EXTEND UP TO 4 FT, PARAPETS MAY EXTEND UP TO 2 FT ABOVE HEIGHT WHERE SETBACK BEGINS

ZONING ENVELOPE

CS2.D.

4. Massing Choices: "Strive for successful transition between zones where a project abuts a less intense zone In some areas, the best approach may be to lower the building height, break up the mass of the building, and/or match the scale of adjacent properties in building detail."

BOARD GUIDANCE:

PROVIDE RATIONALE THAT CLEARLY ARTICULATES HOW THE DEPARTURE RESULTS IN A DESIGN WHICH BETTER RESPONDS TO THE NEIGHBORHOOD AND BETTER MEETS THE DESIGN GUIDELINES. PROVIDE SPECIFIC DIMENSIONS.

RESPONSE:

A 246 SF PORTION OF THE BUILDING EXCEEDS THE 13' HEIGHT LIMIT FOR THE 15' HORIZONTAL SETBACK AT THE ABUTTING RESIDENTIAL ZONE. THE PROJECT PROPOSES THAT THE MODULATION OF THE 13' HEIGHT SETBACK ALIGNS WITH THE MASSING BREAK OF THE UPPER LEVEL INSTEAD OF STEPPING THE LENGTH OF THE BUILDING DOWN.

THIS BETTER MEETS THE DESIGN GUIDELINES OF CS2-D HEIGHT, BULK, AND SCALE AND CS2-C FULL BLOCK SITES. FIRST , IT COMPLEMENTS THE MASSING CHOICE THAT BREAKS UP THE LONG FACADE OF THE BUILDING BY FOCUSING THE MASSING BREAK AT ONE LOCATION, THEREBY SIMPLIFYING THE URBAN FORM OF THE BUILDING. THIS ALIGNMENT ALONG WITH THE STEPPING OF THE BUILDING ENABLES BETTER SOLAR EXPOSURE FOR THE COURTYARD UNITS. EXISTING VEGETATION ON THE ADJACENT SITES CREATE A NATURAL BUFFER FROM THE HEIGHT OF THE PROPOSED DEVELOPMENT.

IN ADDITION PROPOSALS FOR PLANTINGS AT GROUND LEVEL AND LANDSCAPE SCREENING WILL AID IN MITIGATING BUILDING HEIGHT PERCEPTION.

FINALLY, THIS PROPOSAL RESPECTS THE ADJACENT SITE BY ALLOWING THE BUILDING CORRIDOR TO CONTINUE THROUGH VERSUS CREATING MORE PRIVATE PATIOS AND UNIT WINDOWS FACING INTO THE SPACES OF THE ADJACENT BUILDING RESIDENTS AT THIS CRITICAL FLOOR LEVEL.

RELEVANT GUIDELINES:

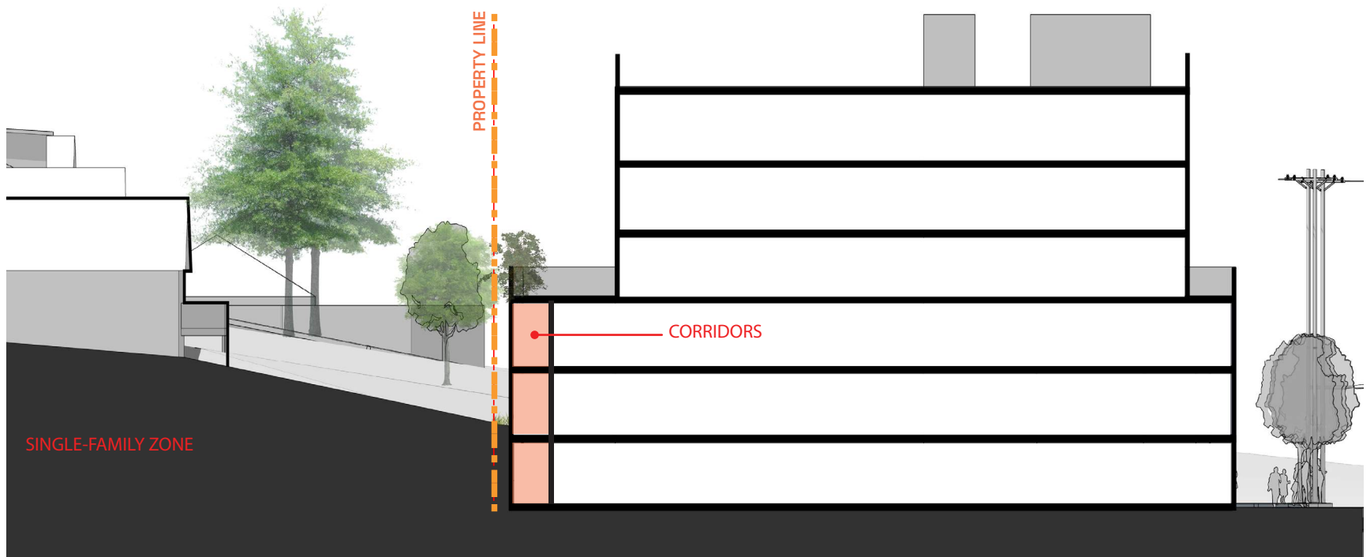
CS2-C RELATIONSHIP TO BLOCK

BREAK UP LONG FACADES OF FULL-BLOCK BUILDINGS TO AVOID A MONOLITHIC PRESENCE. PROVIDE DETAIL AND HUMAN SCALE AT STREET-LEVEL, AND INCLUDE REPEATING ELEMENTS TO ADD VARIETY AND RHYTHM TO THE FACADE AND OVERALL BUILDING DESIGN.

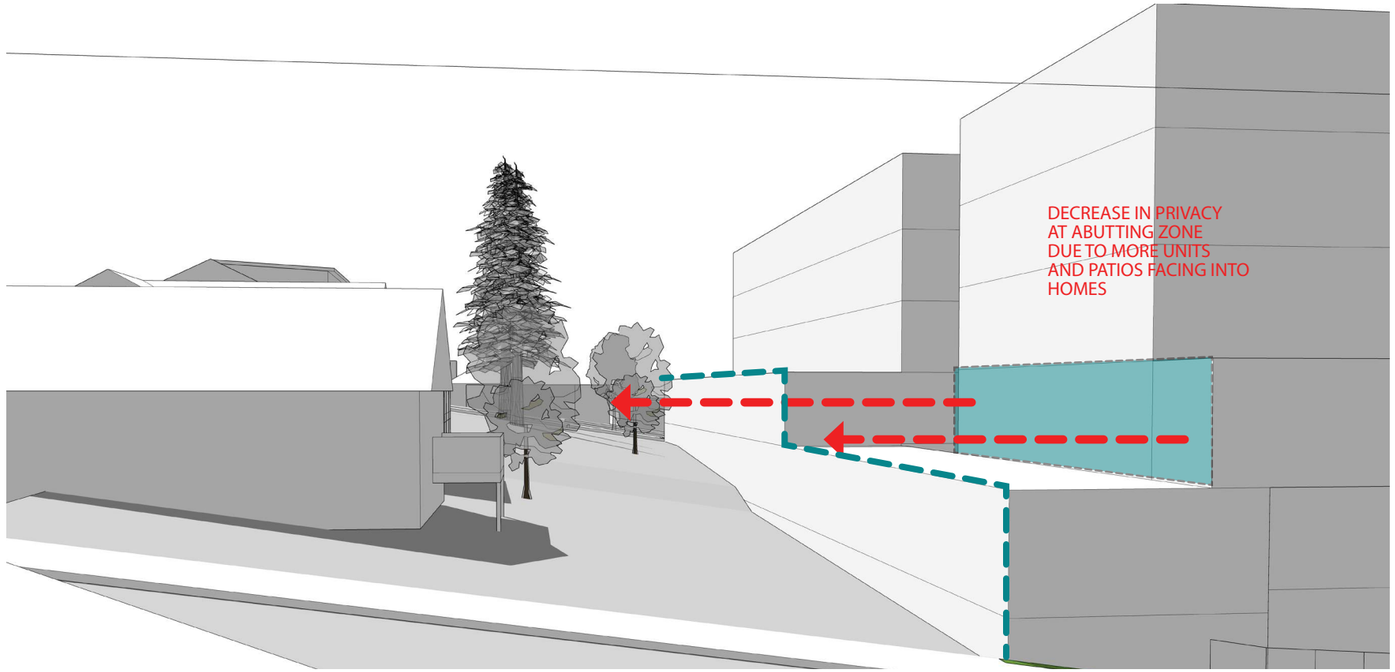
CS2-D HEIGHT, BULK, AND SCALE

CS2-D-1. EXISTING DEVELOPMENT AND ZONING: REVIEW THE HEIGHT, BULK, AND SCALE OF NEIGHBORING BUILDINGS AS WELL AS THE SCALE OF DEVELOPMENT ANTICIPATED BY ZONING FOR THE AREA TO DETERMINE AN APPROPRIATE COMPLEMENT AND/OR TRANSITION.

CS2-D-2. EXISTING SITE FEATURES: USE CHANGES IN TOPOGRAPHY, SITE SHAPE, AND VEGETATION OR STRUCTURES TO HELP MAKE A SUCCESSFUL FIT WITH ADJACENT PROPERTIES.

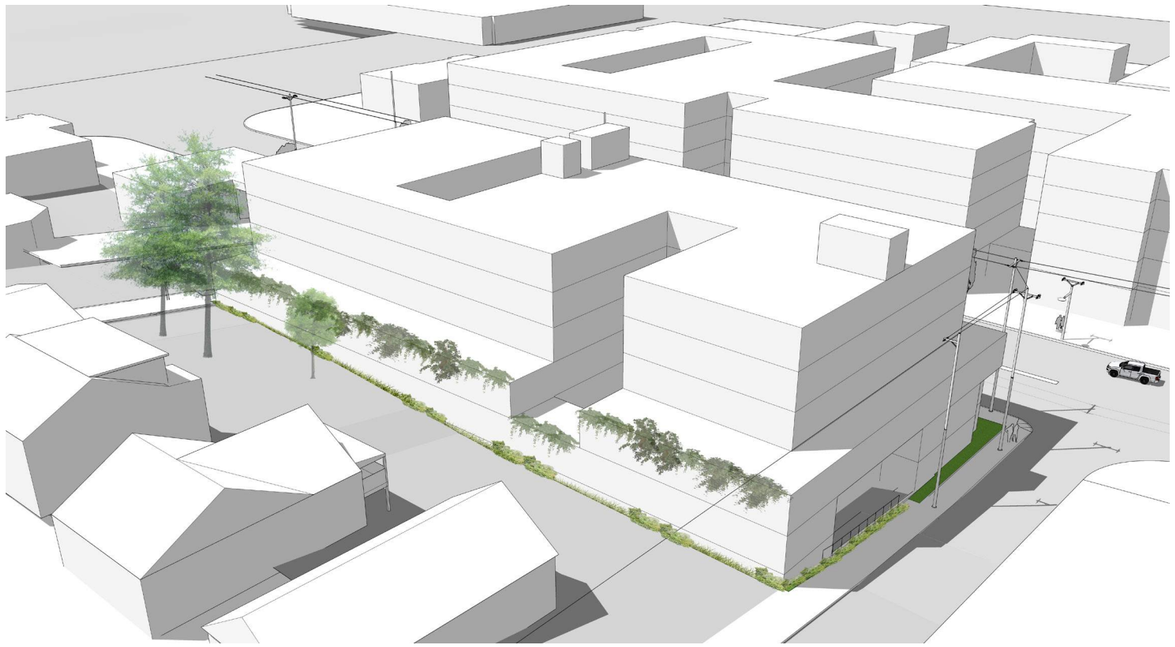


SECTION AT PROPOSED BUILDING AND ADJACENT ZONE



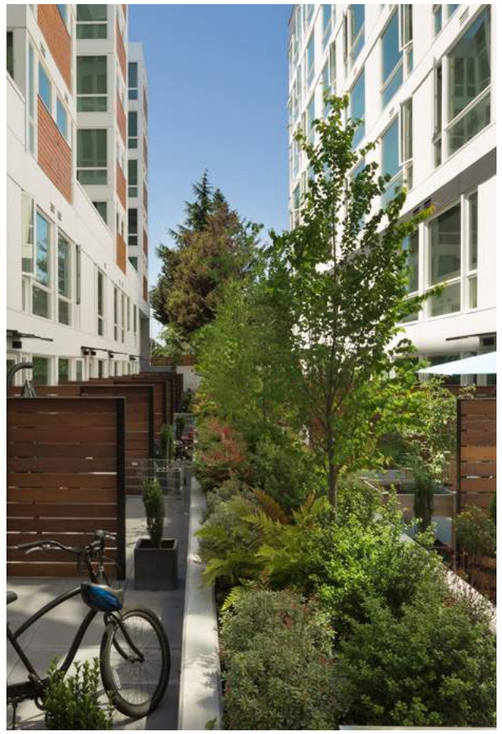
ZONE TRANSITION AT COMPLIANT BUILDING MASSING

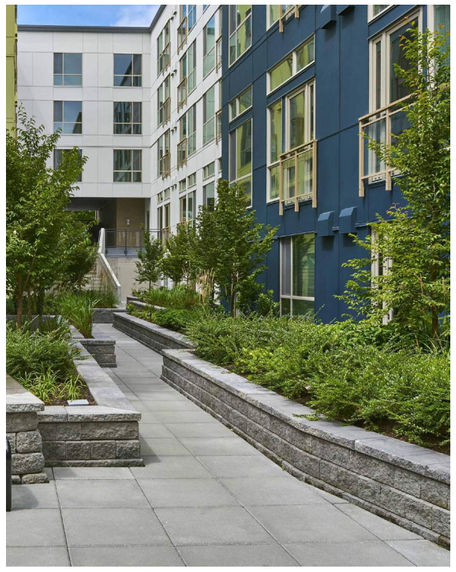
SW VIEW - PROPOSED MODULATION AT ZONE TRANSITION

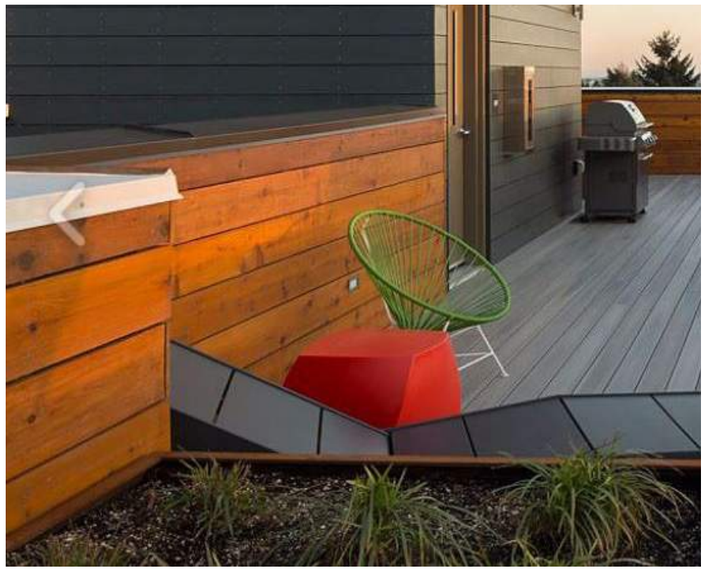


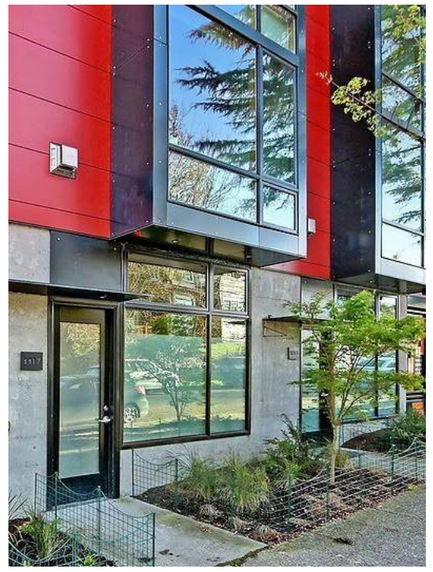
SE VIEW - PROPOSED MODULATION AT ZONE TRANSITION

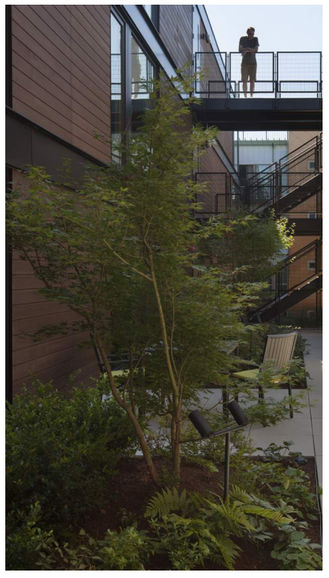
SOUTH ELEVATION- PROPOSED MODULATION AT ZONE TRANSITION

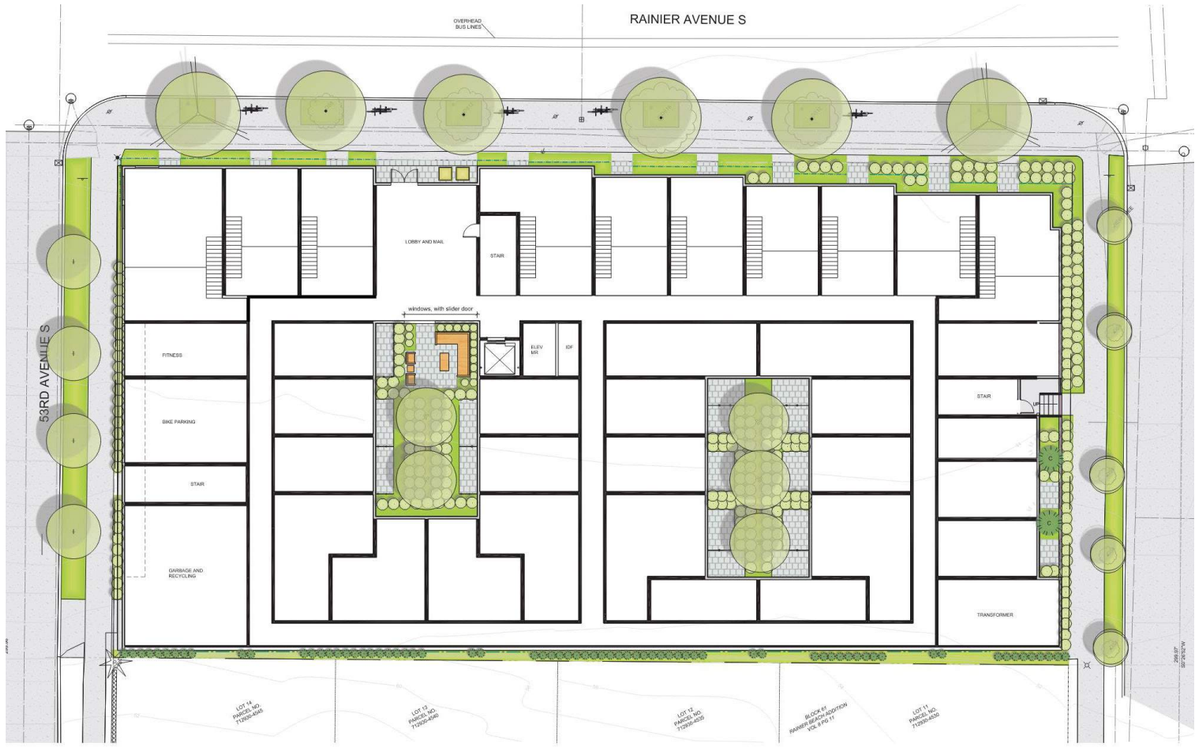




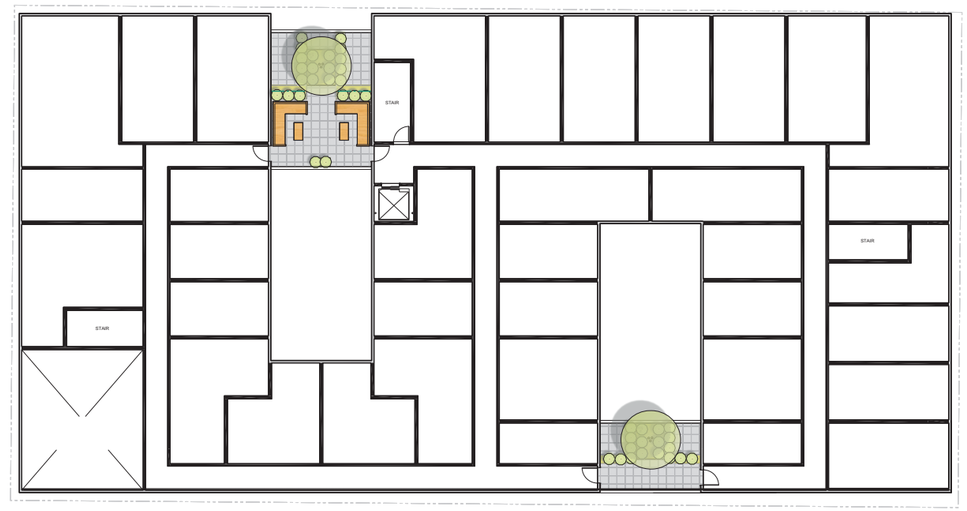




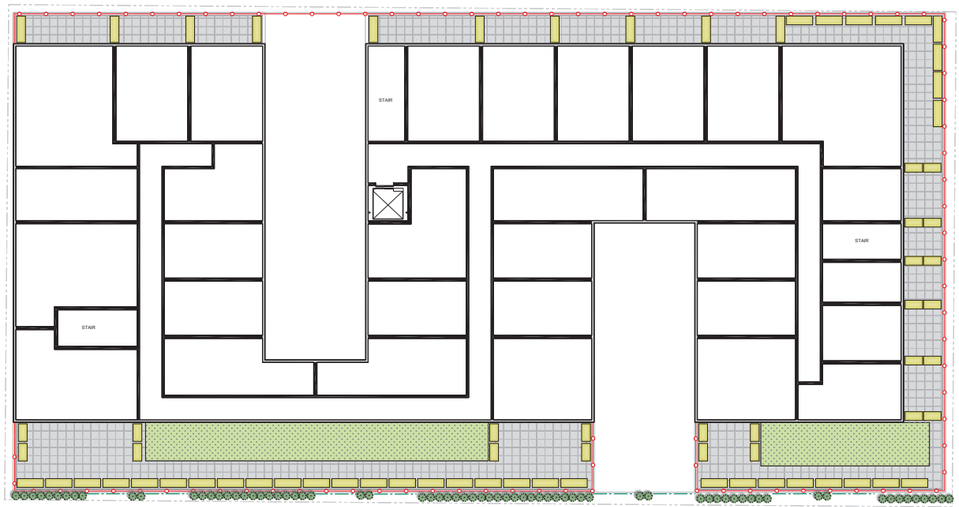




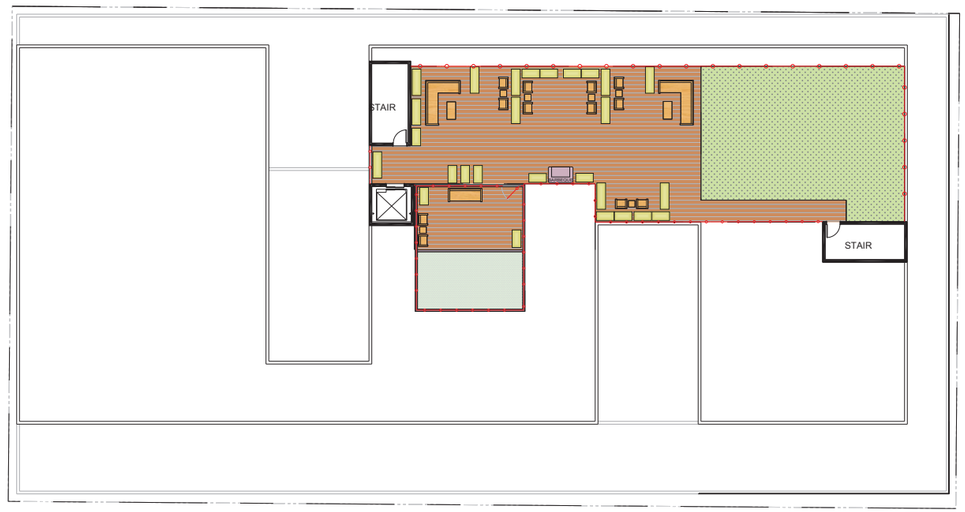
LANDSCAPE PLAN - GROUND LEVEL



LANDSCAPE PLAN - LEVEL 3



LANDSCAPE PLAN - LEVEL 4



LANDSCAPE PLAN - ROOF

PLANT SCHEDULE

QUANT	BOTANICAL NAME	COMMON NAME	SIZE
1	MEDIUM SMALL COLUMNAR TREE		
4	CARPINUS CAROLIANA (EXISTING)		
1	CARPINUS CAROLIANA		2.0-2.5" CAL
	STREET TREE FORM		
4	QUERCUS ROBUR (EXISTING)		
2	QUERCUS ROBUR		2.0-2.5" CAL
	STREET TREE FORM		
4	MEDIUM SMALL STREET TREE		2.0-2.5" CAL
	STREET TREE FORM		
76	SMALL COLUMNAR EVERGREEN TREE		
76	SHRUB WITH MATURE HEIGHT OF AT LEAST 24"		2 GAL
	PLANTING AREA, TYPICAL		
	BIORETENTION PLANTING AREA, TYPICAL		
	GREEN ROOF TRAY PLANTING SYSTEM. TRAY SYSTEM WEIGHS UP TO .34 POUNDS PER SQUARE FOOT SATURATED WEIGHT MAXIMUM.		

PERVIOUS PAVING, WITH A TOTAL OF OVER 24" OF GRAVEL AND SOIL BENEATH, MUST MEET SEATTLE PUBLIC UTILITIES DEFINITION OF PERMEABLE PAVING

CONCRETE PAVING OR PAVERS UNDER OVERHANG, NOT COUNTED IN GREEN FACTOR

PEDESTAL PAVER SYSTEM AT LEVEL 3

DECKING AT ROOF GARDEN

DOG RUN AREA, MANUFACTURED TURF OVER PLASTIC GRATE PAVERS ON PEDESTALS WITH WASH DOWN FACILTY

TOURNESOL 'WILSHIRE' PLANTERS, 24" DEEP, AND 36" DEEP FOR TREES

TOURNESOL 'BOULEVARD WOOD PLANTERS', 24" DEEP, AND 36" DEEP FOR TREES

GREEN SCREEN METAL LATTICE

WOOD SCREEN FENCING

CITY OF SEATTLE STANDARD LOOP BIKE RACK (5), TOTAL CAPACITY EQUALS 10 BIKES

DERO SPACE SAVER VERTICAL BIKE RACKS

RAILING, SEE ARCHITECTURAL PLANS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