BODE RAINIER BEACH

RECOMMENDATION DESIGN GUIDANCE MEETING

MEETING DATE: JUNE 28TH, 2022

PROJECT NUMBER: 3038509-LU

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

BODE

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TABLE OF CONTENTS

SECTION 01

PROJECT OBJECTIVES

ANSWERING THE DEMAND FOR ATTAINABLE APARTMENTS

WHO WE ARE

Here at Bode, we offer a unique approach to building housing in our great city of Seattle. Our company founded in 2005 with a clear mission, to help Seattle communities with attainable housing, providing innovative, effective, and equitable housing solutions so that all people and communities can prosper. We offer a full cycle of development, to create an effective model to serve the Seattle market. From buying properties, financing and designing, to building and managing our properties. With this unique approach we are able to streamline the process and help contribute to growing housing demands.

DENSITY | SUSTAINABILITY | AFFORDABILITY | COMMUNITY

TRANSPORTATION | INNOVATION | OUR VISION

VALUES

Seattle has experienced rapid growth and the housing market is changing rapidly. We strive to enhance affordable apartments for everyone. We believe everyone should live affordably in their neighborhood and community, that why we make every effort to build projects that respond to citywide housing needs. Our quality, efficient and sustainable homes respect our neighborhoods and ensure new families and members can join and engage in the community

Our vision is to establish adequate and affordable housing for a safer and more sustainable future. We created trusted relationships with the communities we serve and offer thousands of homes to renters and families city wide.

BODE QUEEN ANNE

BODE GREEN LAKE

BODE WEST SEATTLE

BODE LAKE CITY

BODE LAKE CITY

BODE COLUMBIA CITY

BODE RAINIER BEACH

1. DEVELOPMENT OBJECTIVES

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. DESIGN OBJECTIVES

One of the top design priorities is to contribute to the activity along the street, bring new character and establish a positive influence to the neighborhood. The neighbors along Aurora are currently car dealerships or retail types without pedestrian oriented streetscape Aurora strip. This project will provide retail spaces along the street frontage, designed with mainly glass facades that open up to the views and allow for a safe environment. Canopies are provide along the street front using fine materials and signage. Landscaping is provided along the street front for creating successful pedestrian connectivity.

3. NEIBORHOOD OBJECTIVES

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 en-gagement. 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 re-main intact.

SECTION 02

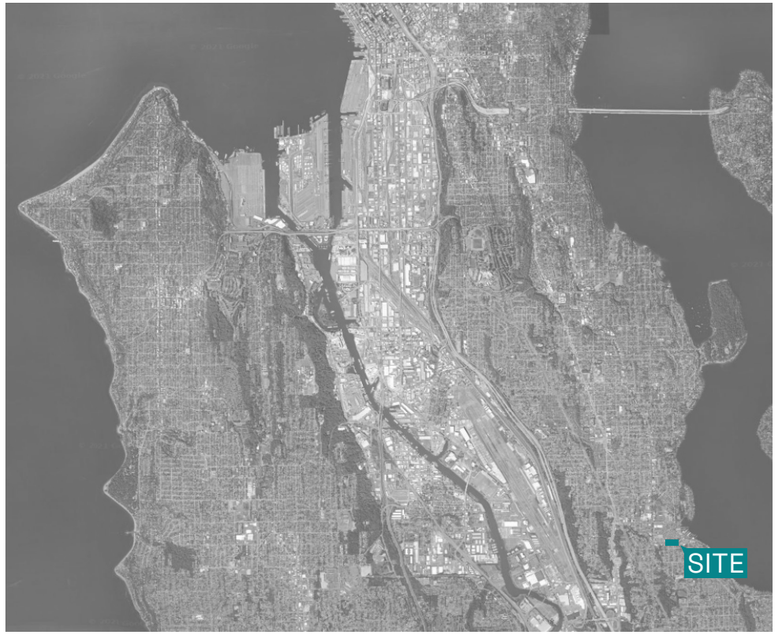
CONTEXT & SITE ANALYSIS

PROJECT INFORMATION

- **ADDRESS:**
  9367 RAINIER AVE S,
  SEATTLE, WA, 98118
- **SDCI PROJECT #:**
  3038509-LU
- **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 185 residential units and 12 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



CONTEXT & SITE ANALYSIS

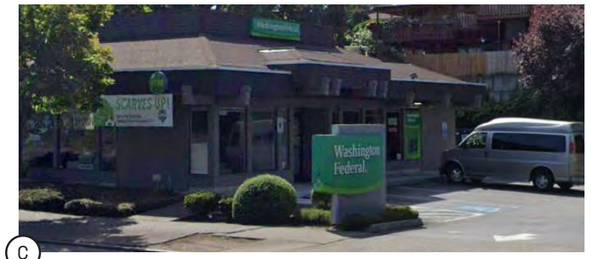
SITE

- **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

A TACO BELL & KFC

B MCDONALD'S



C WASHINGTON FEDERAL

D H&R BLOCK & SUBWAY

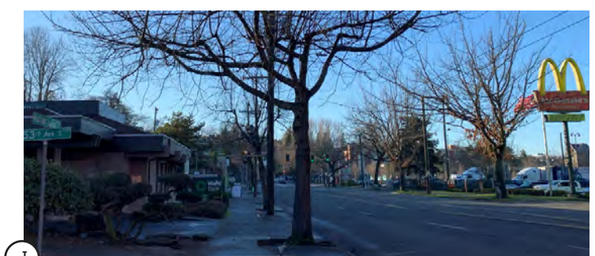
E KEYBANK

F 5-STORY APARTMENT

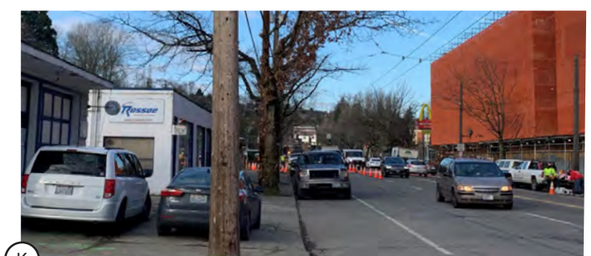
G G BARTON PLACE APARTMENT

H 53RD AVE S - FACING NORTH

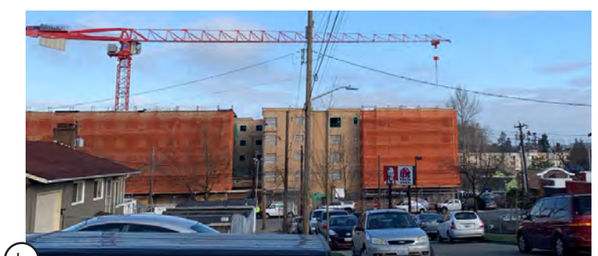
I RAINIER AVE S - FACING WEST



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



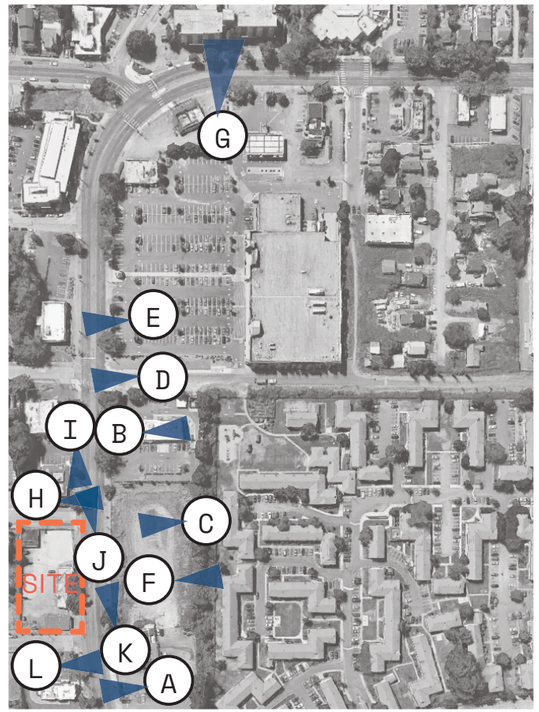
K 54TH AVE S & RAINIER AVE S - FACING WEST



L 54TH AVE S - FACING NORTH

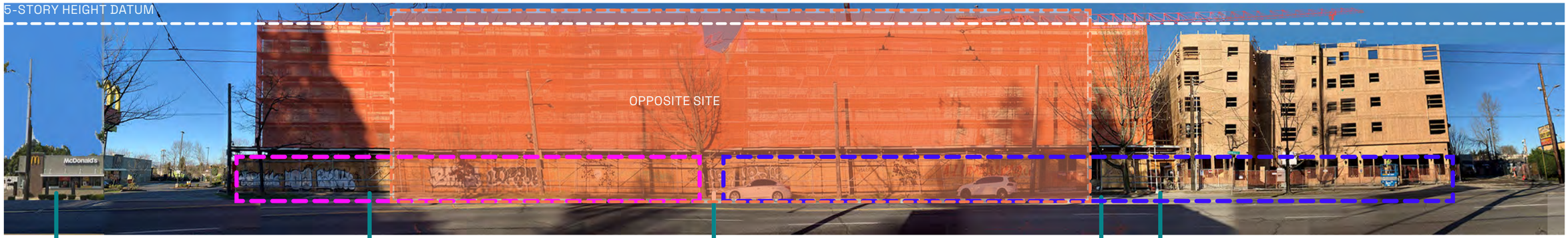
NEIGHBORHOOD CONTEXT

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.



CONTEXT & SITE ANALYSIS

RAINIER AVE S (NORTH) -A-A'



RAINIER AVE S (SORTH) -B-B'

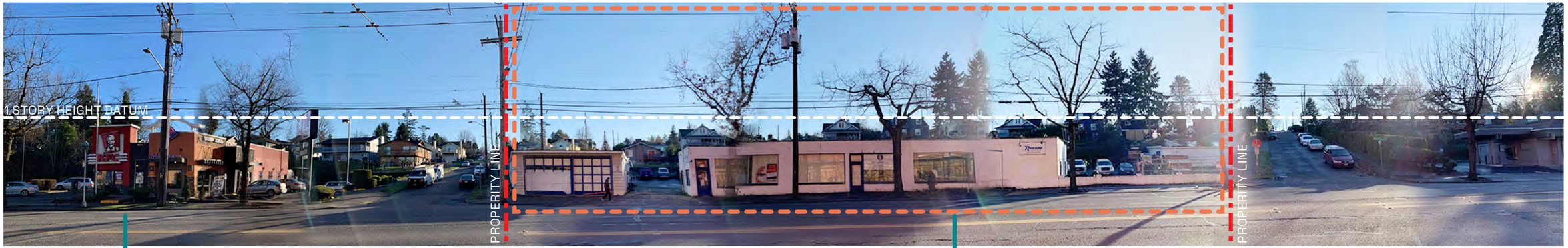
Polaris Rainier Beach is a new affordable housing project across the street from the project site on Rainier Ave S. At a larger scale, the building offers modulation along the street frontage. Recesses,projections, fenestration patterns, and cornices compose the street level elevation of the building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

CONTEXT & SITE ANALYSIS

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

PROJECT SITE: EXISTING BUILDING TO BE DEMOLISHED

RAINIER AVE S (SORTH) -B-B'



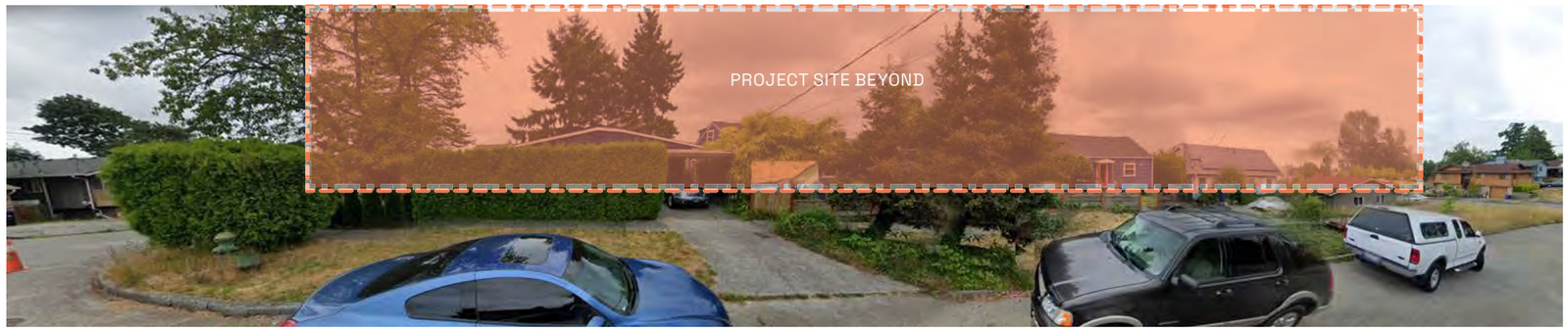
FAST FOOD RESTAURANT
WITH DRIVE THRU

PROJECT SITE: EXISTING
BUILDING TO BE DEMOLISHED

CONTEXT & SITE ANALYSIS

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

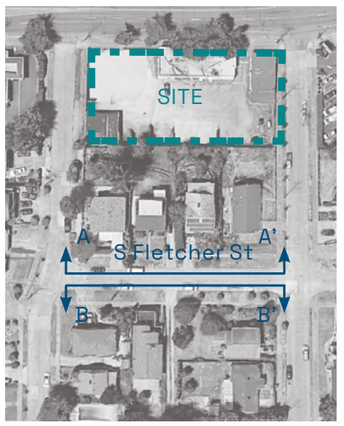
S FLETCHER St (NORTH) -C-C'



CONTEXT & SITE ANALYSIS

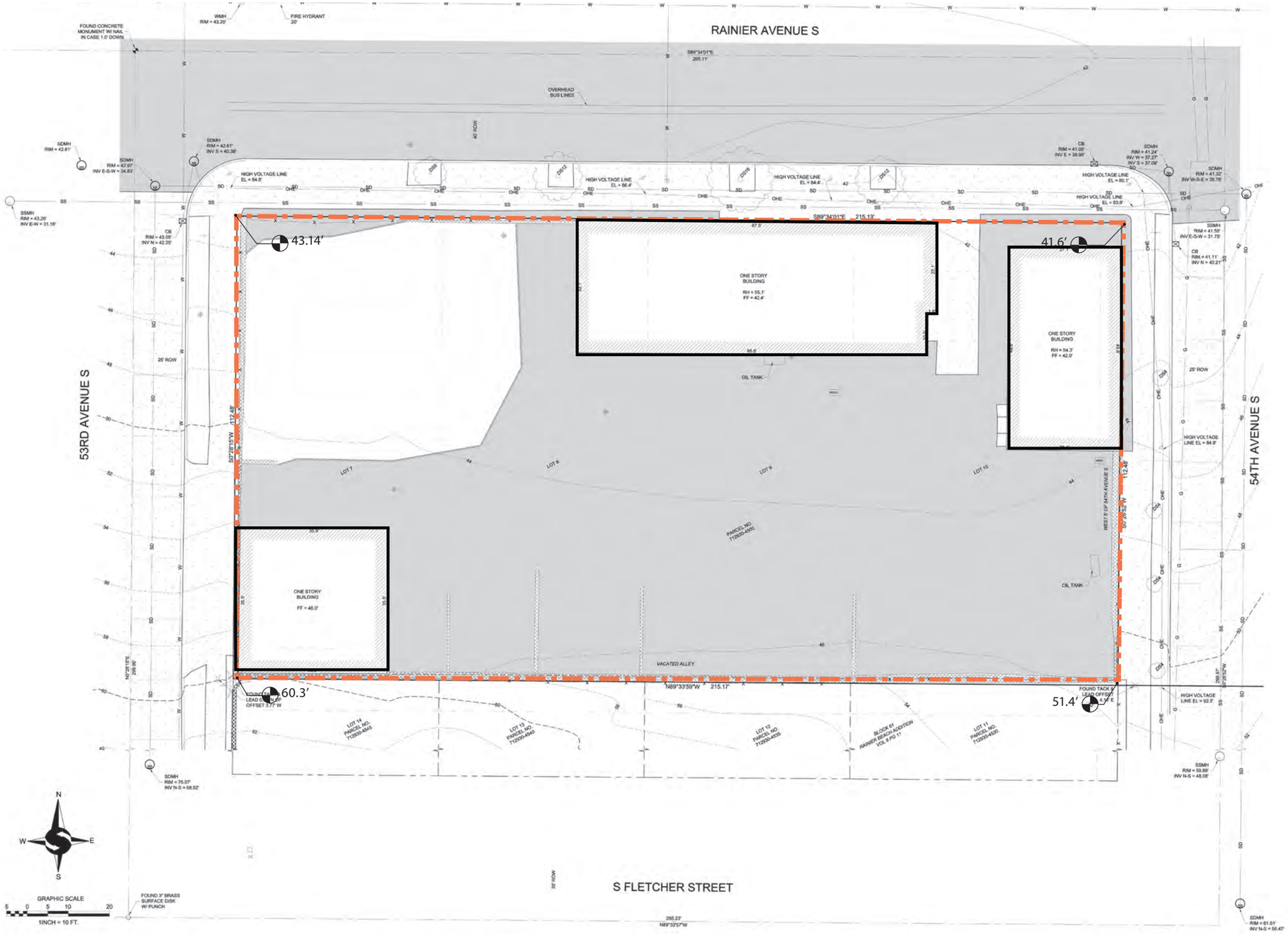
S FLETCHER St (NORTH) -A-A'

S FLETCHER St (SOUTH) -B-B'



LEGAL DESCRIPTION

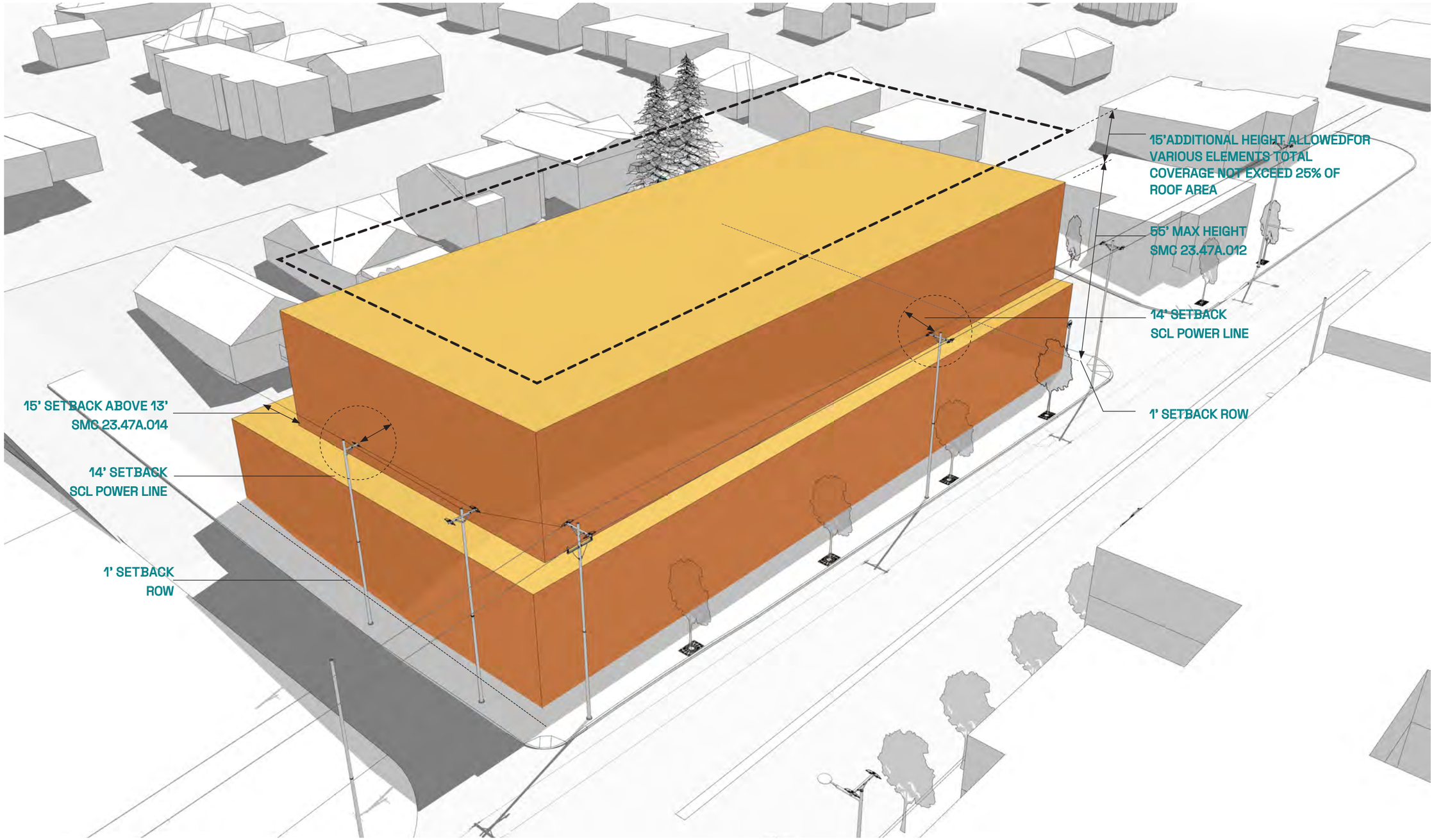
Lots 7,8,9 and 10 in block 61 of Rainier Beach, as per plat recorded in volume 8 of plats, page 11, records of King County, Washington; together with the north 1/2" of vacated alley adjoining; and together with the west 5 feet of 54th Avenue south adjoining situate in the City of Seattle, Seattle of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



ZONING SUMMARY

SMC	REQUIREMENT
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.

SMC	REQUIREMENT
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.


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

SECTION 03

DESIGN EVOLUTION

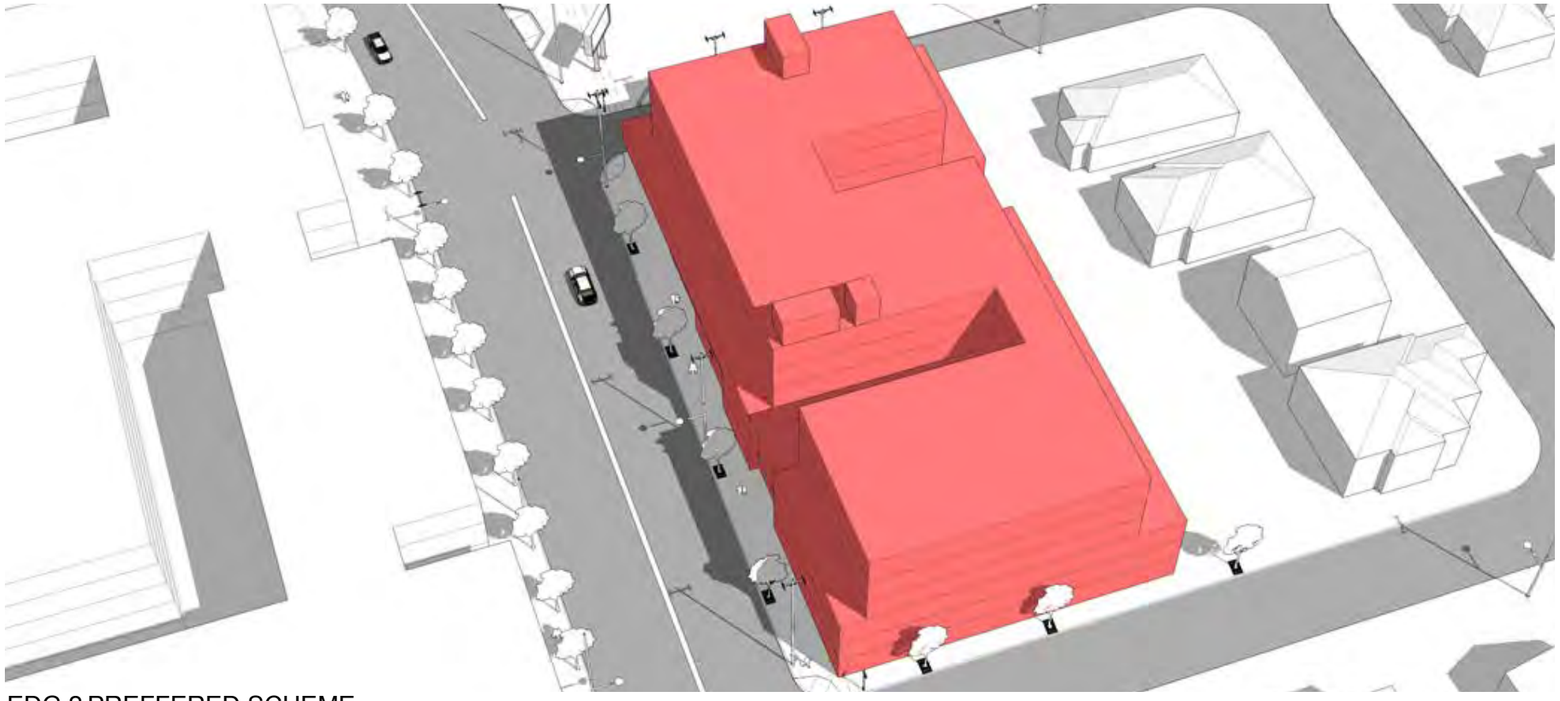
EDG DESIGN CONCEPT SUMMARY

DESIGN CONCEPT D

CONCEPT SUMMARY:

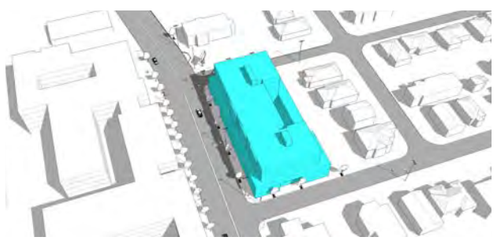
- Six levels of multi-family residential space with approximately 185 residential units and 12 live/work units.
- Approximately 19,800 SF gross floor area per floor and 100,024 GSF total.
- 7,500 SF exterior private residential terraces at level 1, level 2, and level 4.

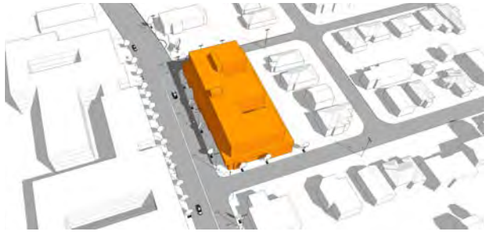
  1,482 SF of interior residential lounge amenity area.
- 2,350 SF residential roof amenity area.
- Parking: No Required Parking
- Departure Requested: Setback



EDG 2 PREFFERED SCHEME

EDG DESIGN MASSING OPTIONS





DESIGN NARRATIVE

The Board discussed the response to the guidance provided at the first EDG meeting and agreed that the new preferred massing Option D was overall successful and supported this option as the basis for further refinement. (CS2-B Adjacent Sites, Streets, and Open Spaces, CS2-C Relationship to the Block, CS2-D Height, Bulk and Scale). The Board agreed that the new Option D appropriately balances the need for modulation along both the Rainier Ave and south facades, providing courtyards along each. (CS2-B Adjacent Sites, Streets, and Open Spaces, CS2-C Relationship to the Block, CS2-D Height, Bulk and Scale).

NOTABLE EVOLUTIONS

EDG NW VIEW - RAINIER AVE S

EVOLUTION OF DESIGN

The evolution of the design was focused on finding the optimum balance between size and scope considering the neighborhood surroundings, a viable functional program and construction budget. The proposed revised building responds to the comments given by the design board and feedback from the community.

1)

BRIDGE ADDITION

While still maintaining much of the “S” shape massing Concept proposed at EDG 2 , a “bridge”, at-upper floors was added as usable direct accessible route from each side of the building. The “bridge” has been further enhanced with increased glazing, material and color treatments to compliment and contrast the design move.

2)

RAINIER STAIR SCALE & PROMINENCE

The proposed massing of Rainier street edge has evolved from the studies shown at EDG2. The proportion of the stair tower mass compared to the other portions of the Rainier facade has greatly increased ans as opposed to the EDG scheme, the block no longer reads as part of the residential units. The proposed design composition will highlight the architectural expression and criticality of the stair feature with judicious applications of facade treatment.

3)

NORTH EAST “SAWTOOTH” SETBACK

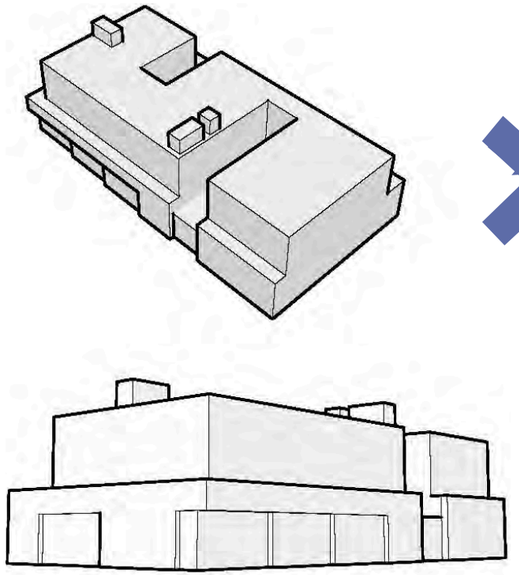
The stepped massing facing Rainier was maintained while further simplified with reduction of the “sawtooth” setback moves at the live-work units. The upper level overhang has been removed. The setback at the upper levels as required for the overhead power lines and is an integral part of the design.

CURRENT NW VIEW - RAINIER AVE S

NOTABLE EVOLUTIONS

DESIGN NARRATIVE

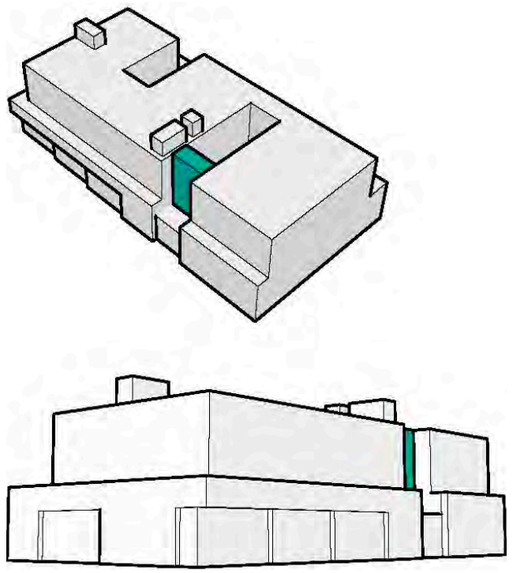
The Board agreed that the new preferred massing Option D was overall successful and supported this option as the basis for further refinement. The Board agreed that the new Option D appropriately balances the need for modulation along both the Rainier Ave and south facades, providing courtyards along each.



EDG SCHEME

DESIGN RESPONSE

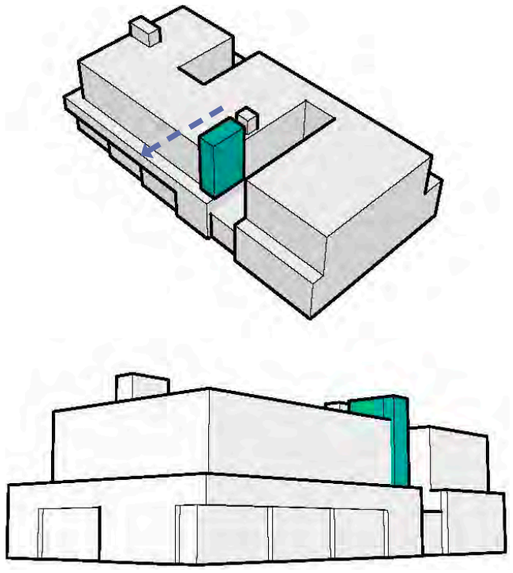
- The design has been elevated to the next phase with a team of consultants while still maintaining its identity as proposed at EDG 2.



1) BRIDGE ADDITION

A “bridge” was added as usable direct accessible route from each side of the building.

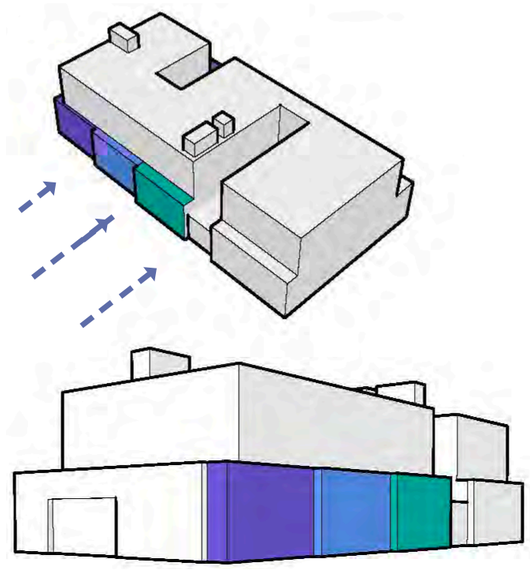
- The project’s preferred massing option D will create north and south-facing open spaces that will play a role in shaping a visual and physical break in the facade and bringing in sufficient sunlight into the courtyard.



2) RAINIER STAIR SCALE & PROMINENCE

The stair tower mass has greatly increased in scale and prominence and no longer reads as part of the residential units.

- The massing has been developed around framing multiple shared and private outdoor amenities that have evolved to further strengthen the courtyard’s access to sunlight, air, and usability of the outdoor amenities.



3) NORTH EAST “SAWTOOTH” SETBACK

Reduce the number of the “sawtooth” setback moves at the live-work units. Removed upper level overhang as required for the overhead power lines.

EDG 2 PRIORITIES & BOARD RECOMMENDATIONS

ITEMIZED RESPONSES

1. MASSING OPTION & RESPONSE TO EDG GUIDANCE

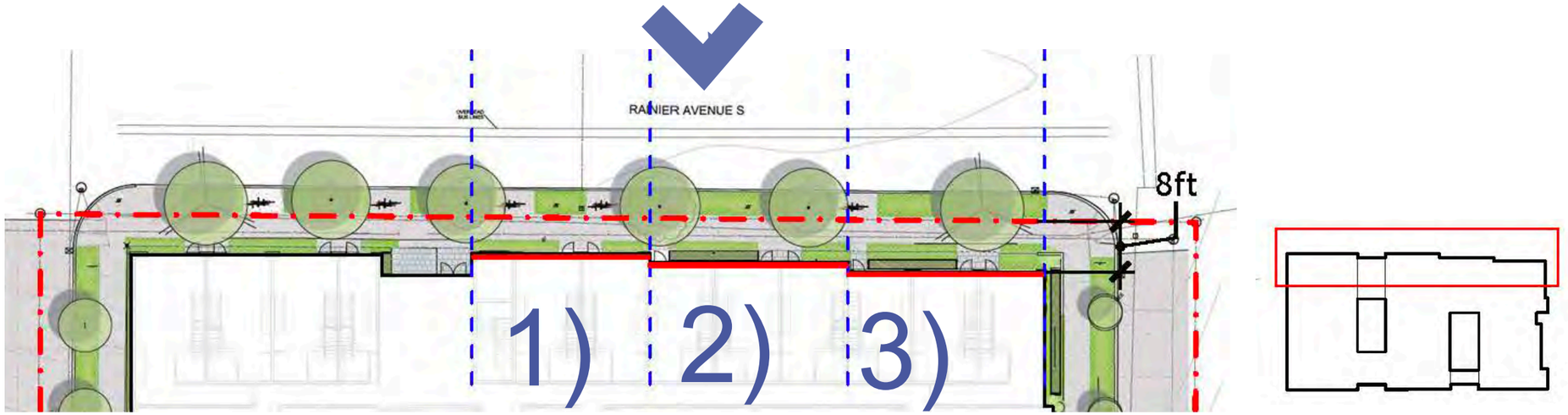
RECOMMENDATION:

The Board discussed the “sawtooth” setback at the live-work units at the northeast and the cantilever of the third level above. While one Board member was concerned with this condition, the majority supported this massing response as an appro-priate solution to the previous guid-ance. The Board appreciated the in-teresting modulation which provides a wider setback from the street and mitigates the monolithic street presence while holding the corner.
(DC2-B Architectural and Façade Composition, PL3-B-3 Buildings with Live/Work Uses, CS2-C-3 Full Block Sites)

EDG 2 NORTH - EAST SETBACK

RESPONSE:

The northeast setback concept proposed at EDG 2 has been maintained and further developed. While reducing the number of the massing moves from 4 to 3, the “sawtooth” articulation has been thoughtfully simplified to identify the corner and strengthen the massing. The proposed 4th, 5th and 6th floors have been modified to increase the setback from overhead power lines establishing the facade planes in a clearer, distinct massing. The massing expression has been further enhanced with material and color treatments to compliment the design moves.



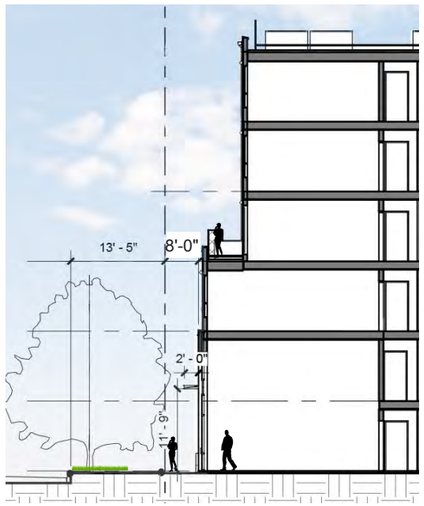
CURRENT NORTH - EAST SETBACK

EDG 2 PRIORITIES & BOARD RECOMMENDATIONS

ITEMIZED RESPONSES

1. MASSING OPTION & RESPONSE TO EDG GUIDANCE

1. RESIDENTIAL ENTRY
2. LOCAL STREET ART
3. BIO PLANTERS
4. LIVE/ WORK CANOPY
5. RESIDENTIAL BALCONIES
6. LIVE/ WORK SPACE
7. SIGNAGE



SECTION AT RAINIER LIVE/ WORKS

STREET VIEW LOOKING AT NORTH EAST SETBACK

Facade steps back 8 feet from the property line, creating a visually interesting corner and providing a space for relief along the street edge. The stepped facade corner will engage and activate the street frontage due to increased setback

Canopies along the street front provide human scale for pedestrians.

Pushed back entries along Aurora to create more of a buffer between the street and the building.

Mainly glass facades open up to the street allows for a safe environment.

Areas for landscaping along the frontage to soften the building edge.

EDG 2 PRIORITIES & BOARD RECOMMENDATIONS

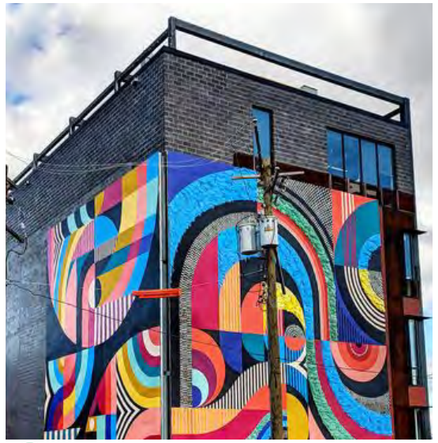
ITEMIZED RESPONSES

1. MASSING OPTION & RESPONSE TO EDG GUIDANCE

1. RESIDENTIAL ENTRY
2. LOCAL STREET ART
3. BIO PLANTERS
4. LIVE/ WORK CANOPY
5. RESIDENTIAL BALCONIES
6. LIVE/ WORK SPACE
7. SIGNAGE

LOCAL STREET ART

The project proposes a local street art located near the entrance of the building and above the open space on the second floor. The art would aim to represent the history of the Rainier Beach area. The art at the entry will signify the welcoming of all diversity to the neighborhood.



2 PRECEDENCE IMAGE - LOCAL STREET ART INSTALLATION INTEGRATED INTO THE EXTERIOR FACADE

PERSPECTIVE: RAINIER AVE S STREET AND 53RD AVE S STREET

EDG 2 PRIORITIES & BOARD RECOMMENDATIONS

ITEMIZED RESPONSES

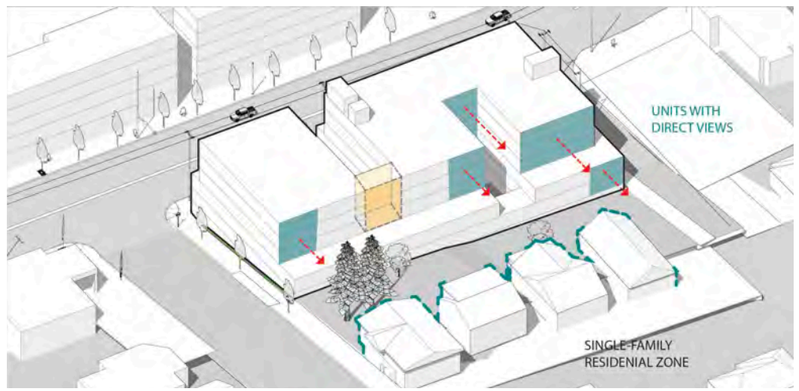
2. ZONE TRANSITION

RECOMMENDATION:

The Board supported the applicant's intent to differentiate the "gasket" at the west courtyard with transparency or a different material treatment. The Board noted they would also be supportive of subtle modulation at this facade element. The Board agreed that the material treatment and overall composition of the south elevation is highly important to providing a sensitive response at the zone transition and breaking down the bulk of the long facade, particularly at the circulation corridors.
(CS2-C Relationship to the Block, CS2-D Height, Bulk and Scale, DC2-B Architectural and Facade Composition)

RESPONSE:

The design has maintained the "gasket" treatment at the west courtyard. To improve the facade articulation and increase the amount of fenestration we incorporated an additional vertical massing recess that will be treated similar to the first "gasket". The two vertical massing recesses break the perceived building mass into 3 strong visual elements providing depth and interest to the south facade.



4 EDG 2 "GASKET" CONCEPT
"Gasket" at the west courtyard with transparency and material treatment.

PERSPECTIVE: SOUTH EAST CORNER

1. TRELLIS SYSTEM
2. RESIDENTIAL BALCONIES
3. WALL PANEL
4. GASKET

To accentuate the "gasket" the materiality differs from the background massing with high contrast darker color to provide visual depth and interest.

The scale and proportion of the massing setback are directly related to the courtyard while also establishing balance to the facade composition.

The massing setback will allow the units located in these areas to receive adequate natural light and air. (CS1-B Sunlight and Natural Ventilation).

EDG 2 PRIORITIES & BOARD RECOMMENDATIONS

ITEMIZED RESPONSES

2. ZONE TRANSITION

RECOMMENDATION:

The Board provided guidance to incorporate landscaping and vegetation along the zone transition and provide screening along the site wall as well as at the upper level terrace. Any greenery and landscaping elements should be designed to be viable and successful in execution.
(CS2-C Relationship to the Block, CS2-D Height, Bulk and Scale)

RESPONSE:

The south elevation along the zone transition has been treated with landscaping and vegetation to provide visual interest and minimize blank walls. The shared open space on the fourth floor has been miti-gated by incorporating a series of planters. These planters will feature plantings of varying heights, includ-ing trees to allow screening to give a sense of protection and separation from the adjacent SF 5000 zoned lot.

1 PRECEDENCE IMAGE - TRELLIS SYSTEM LOCATED ALONG 4TH FLOOR ROOF TERRACE

PERSPECTIVE: SOUTH EAST CORNER

Along the blank facade, the south wall will be treated with both material variations and changes in the plane to provide some visual interest and continuity in design.

The south wall is almost a zero lot line condition where the amount of fenestration is minimized by building code.

1 TRELLIS SYSTEM
2 RESIDENTIAL BALCONIES
3 WALL PANEL
4 GASKET

EDG 2 PRIORITIES & BOARD RECOMMENDATIONS

ITEMIZED RESPONSES

2. ZONE TRANSITION

1. RESIDENTIAL ENTRY
2. LOCAL STREET ART
3. BIO PLANTERS
4. LIVE/ WORK CANOPY
5. RESIDENTIAL BALCONIES
6. LIVE/ WORK SPACE
7. SIGNAGE

4 PRECEDENCE IMAGE -
LIVE/ WORK METAL CANOPY

PERSPECTIVE: RAINIER AVE S STREET AND 54TH AVE S STREET

EDG 2 PRIORITIES & BOARD RECOMMENDATIONS

ITEMIZED RESPONSES

3. FAÇADE COMPOSITION & MATERIAL APPLICATION

RECOMMENDATION:

The Board agreed that the application of materials and detailing at the northeast corner differentiating stepping live/work units would be important to the success of this massing move.
(DC2-B Architectural and Facade Composition)

RESPONSE:

The stepped massing facing Rainier was maintained and further refined to simplify the massing moves. The lowered mass wraps the corner with reduced “sawtooth” setback moves at the live-work units, while the cantilever of the third level above has been removed.

PERSPECTIVE: NORTH WEST CORNER

The base of the Rainier street is clad in brick veneer. This masonry base to the building will give a distinctive material presence to the pedestrian facades

The architectural expression wraps around the corner creating continuity from the north facade to the east, similar to the live/ work treatment.

PERSPECTIVE: NORTH EAST CORNER

Facade steps back 8 feet from the property line, creating a visually interesting corner and providing a space for relief along the street edge. The stepped facade corner will engage and activate the street frontage due to increased setback

1 ACCENT COLOR
“OBSTINATE ORANGE” |
CEMENT BOARD SIDING

2 CEMENT BOARD SIDING AT
MASSING VERTICAL RECESSES

3 BRICK VENEER
AT STREET LEVEL LIVE/ WORK

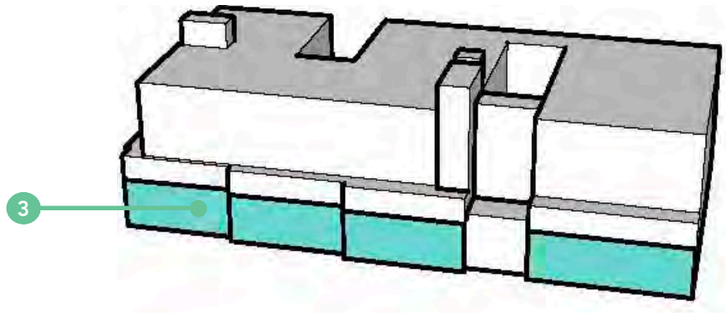
4 SMOOTH CEMENT LAP SIDING
AT LOWER FLOORS AND
STAIR TOWERS

5 CEMENT BOARD SIDING
AT UPPER FLOORS

EDG 2 PRIORITIES & BOARD RECOMMENDATIONS

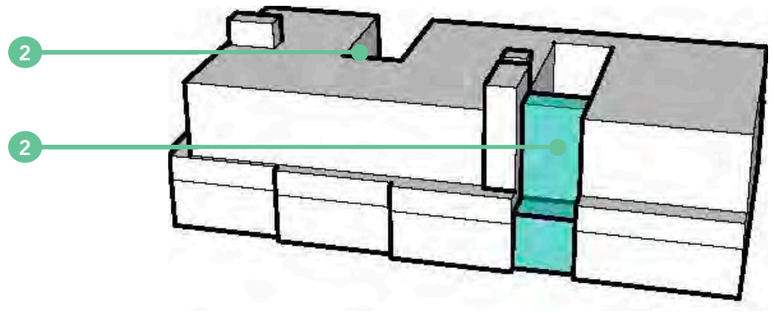
ITEMIZED RESPONSES

3. FAÇADE COMPOSITION & MATERIAL APPLICATION



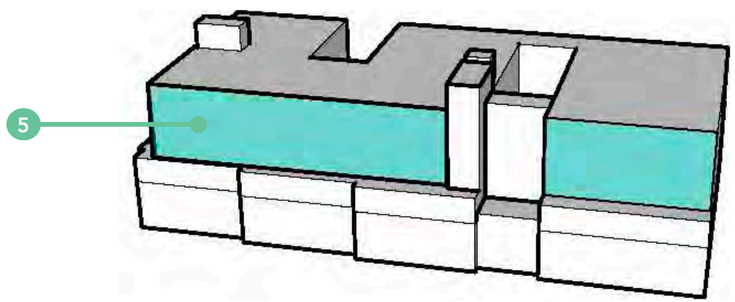
BRICK VENEER AT STREET LEVEL LIVE/ WORKS

Brick veneer will act as the primary material at the live/ work frontage that lends a finer degree of texture and scale to the building. It provides a relief to the overall bulk and scale of ground level and emphasizes the street edge with a pedestrian realm in mind.



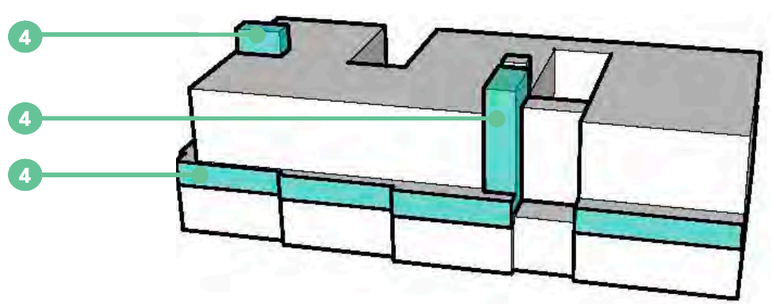
DARK CEMENT BOARD PANEL AT VERTICAL RECESSES

Vertical break in the facade will be treated with dark color, to highlight the "big massing moves" and provide relief over length of frontage responding and visually creating two separate elements at the streetfront and the overall massing.



WHITE CEMENT BOARD PANEL AT UPPER FLOORS

The upper floors is clad in Hardie panels cement boards to reflect durability as an appropriate response to the dense nature of the site. Special attention will be given to the scale of panelized materials, panel reveals details and material transitions, especially at the corner massing.



LAP SIDING AT LOWER FLOORS & VERTICAL CIRCULATION

The materials chosen for the lower residential floors reflect a finer degree of texture and scale to create human scale at the building base. Special attention will be given to the pedestrian scale materials, panel reveals details and material transitions.

2 CEMENT BOARD SIDING AT MASSING VERTICAL RECESSES

3 BRICK VENEER AT STREET LEVEL LIVE/ WORK

4 SMOOTH CEMENT LAP SIDING AT LOWER FLOORS AND STAIR TOWERS

5 CEMENT BOARD SIDING AT UPPER FLOORS

EDG 2 PRIORITIES & BOARD RECOMMENDATIONS

ITEMIZED RESPONSES

3. FAÇADE COMPOSITION & MATERIAL APPLICATION

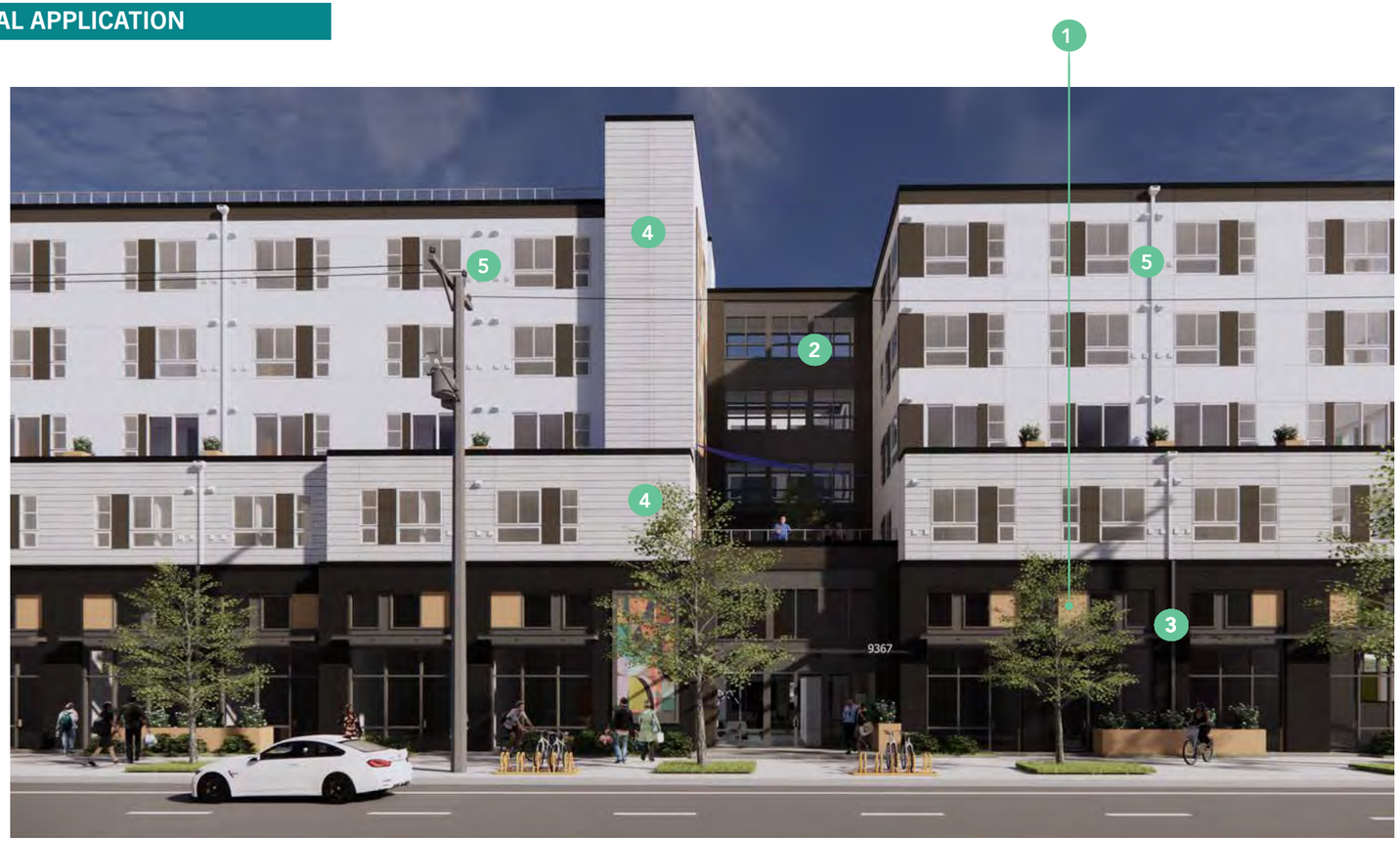
RECOMMENDATION:

The Board provided guidance to carefully study the transition of material application from the east facade around to the south facade and create a human scale at the zone transition.

(DC2-B Architectural and Facade Composition)

RESPONSE:

The east facade expression elevates the idea of visually separat-ing the building horizontally into 2 distinct volumes that wrap around the building corner weaving together horizontal unifying elements. This creates a massing break adjacent to the neighboring single family zone. A large terrace creates visual interest and opportunity for a lively roof gar-den for residents to interact while planting and screens provide privacy for the residents.

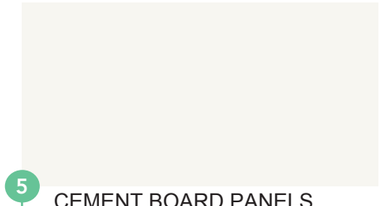


PERSPECTIVE : NORTH FACADE

The project proposes a variety of building materials to create rich and dynamic facades while maintaining an overall unified design concept. Special attention will be payed to the street level commercial live/ work and residential elements with details to provide interest at the pedestrian level. The design concept will encompass all elevations unifying the overall design.

1 ACCENT COLOR
“OBSTINATE ORANGE” |
CEMENT BOARD SIDING

2 CEMENT BOARD PANELS AT
MASSING VERTICAL RECESSES



3 BRICK VENEER
AT STREET LEVEL LIVE/ WORK

4 SMOOTH CEMENT LAP SIDING
AT LOWER FLOORS AND
STAIR TOWERS

5 CEMENT BOARD PANELS
AT UPPER FLOORS

EDG 2 PRIORITIES & BOARD RECOMMENDATIONS

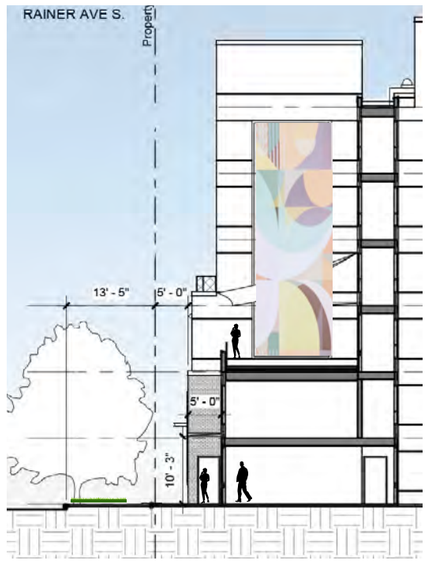
ITEMIZED RESPONSES

3. FAÇADE COMPOSITION & MATERIAL APPLICATION

1. RESIDENTIAL ENTRY
2. LOCAL STREET ART
3. BIO PLANTERS
4. LIVE/ WORK CANOPY
5. RESIDENTIAL BALCONIES
6. LIVE/ WORK SPACE
7. SIGNAGE

1 RESIDENTIAL ENTRY

Residential entry is defined with a strong massing recess and distinct material selection that provides relief to the overall bulk and scale of the project. The Rainier street edge is articulated to emphasize the entry sequence with the pedestrian realm in mind. This will provide a strong sense of arrival to semi-private area, overhead coverage, and a small pocket of semi-private amenity space.



SECTION: RESIDENTIAL ENTRY

STREET VIEW: RAINIER RESIDENTIAL ENTRY

EDG 2 PRIORITIES & BOARD RECOMMENDATIONS

ITEMIZED RESPONSES

3. FAÇADE COMPOSITION & MATERIAL APPLICATION

1. RESIDENTIAL ENTRY
2. LOCAL STREET ART
3. BIO PLANTERS
4. LIVE/ WORK CANOPY
5. RESIDENTIAL BALCONIES
6. LIVE/ WORK SPACE
7. SIGNAGE

PRECEDENCE IMAGE -
ENTRANCE METAL- GLASS CANOPY

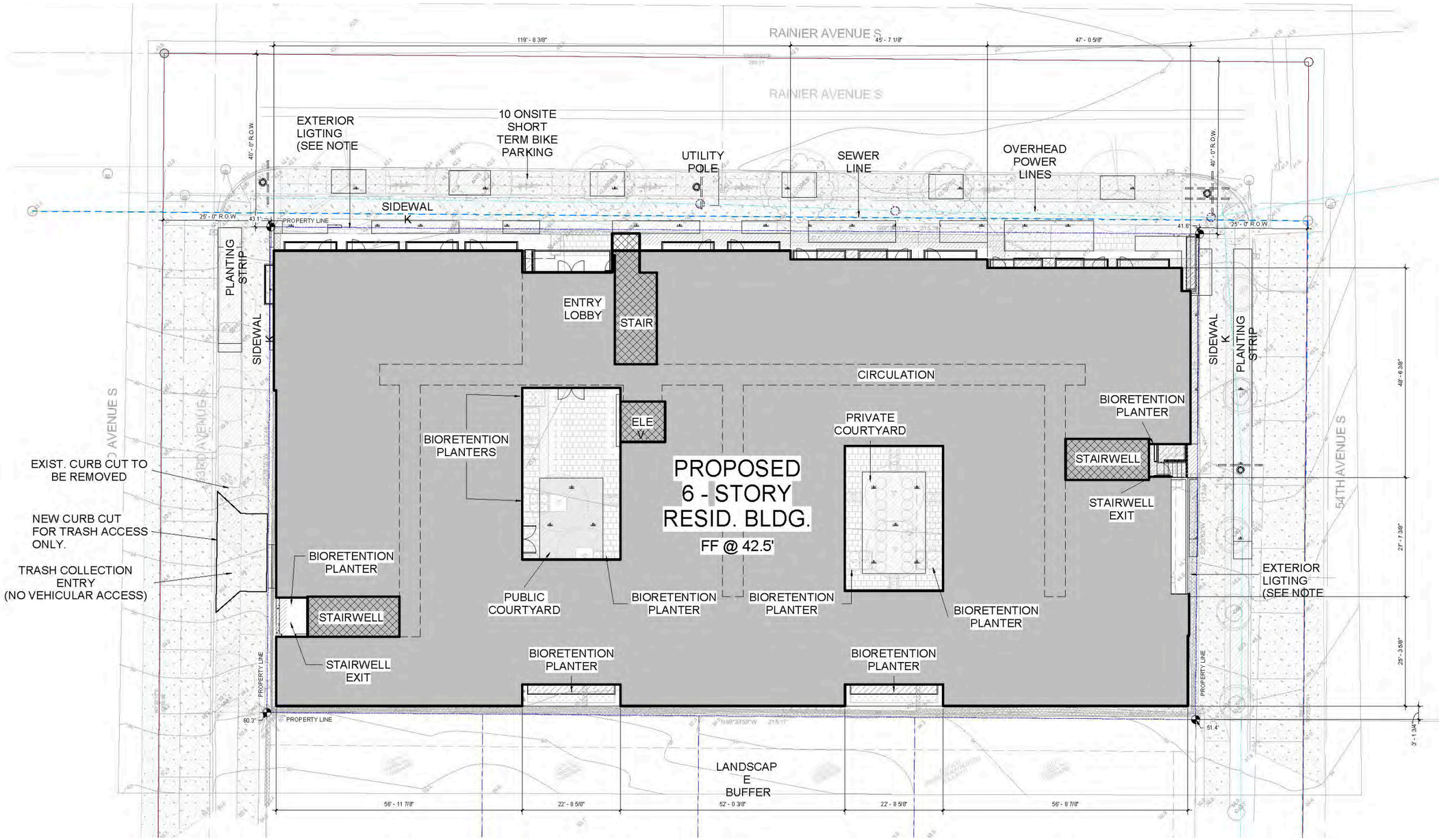
STREET VIEW RAINIER RESIDENTIAL ENTRY

SECTION 04

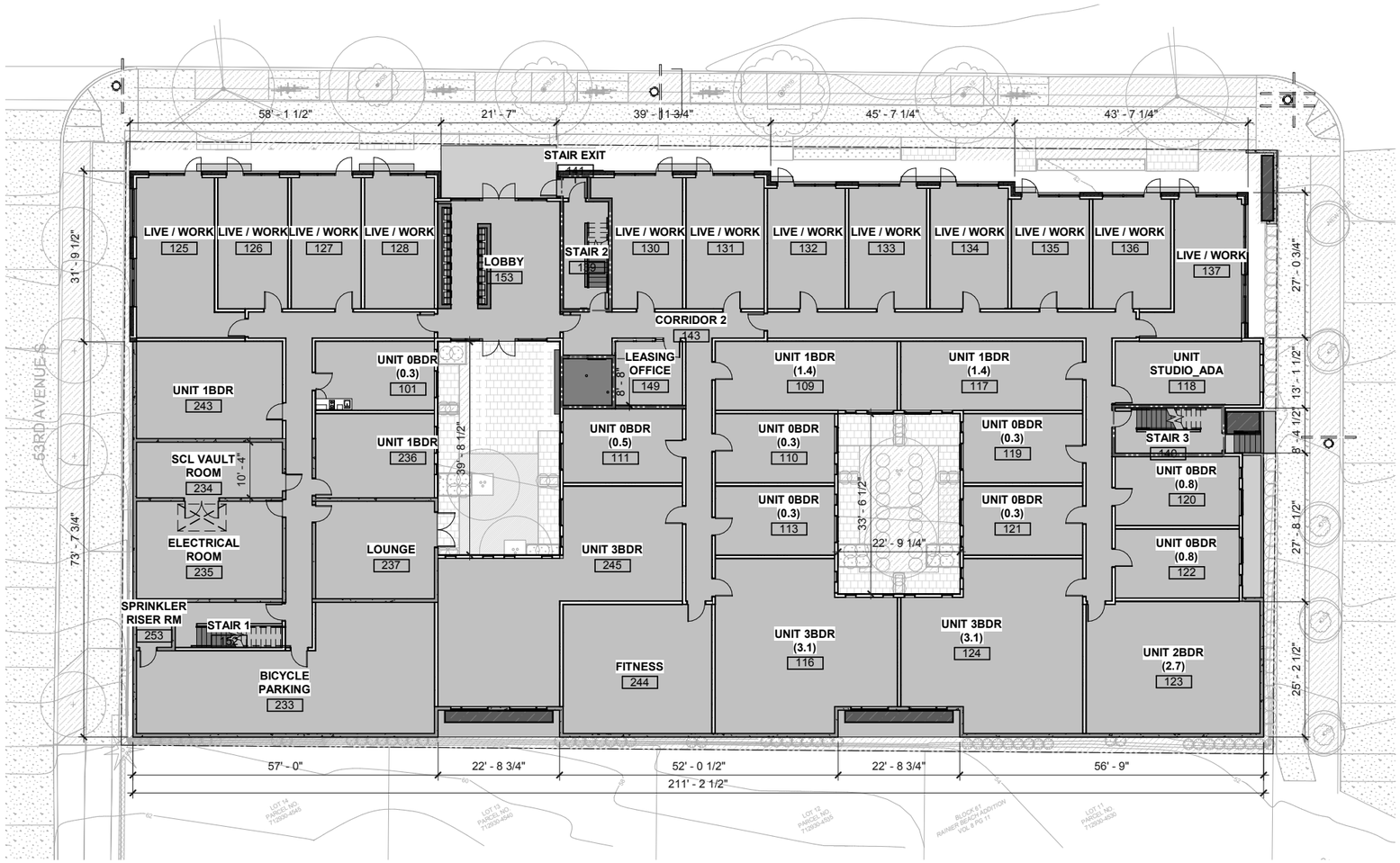
CONCEPT DEVELOPMENT

PROJECT DOCUMENTS

COMPOSITE SITE PLAN

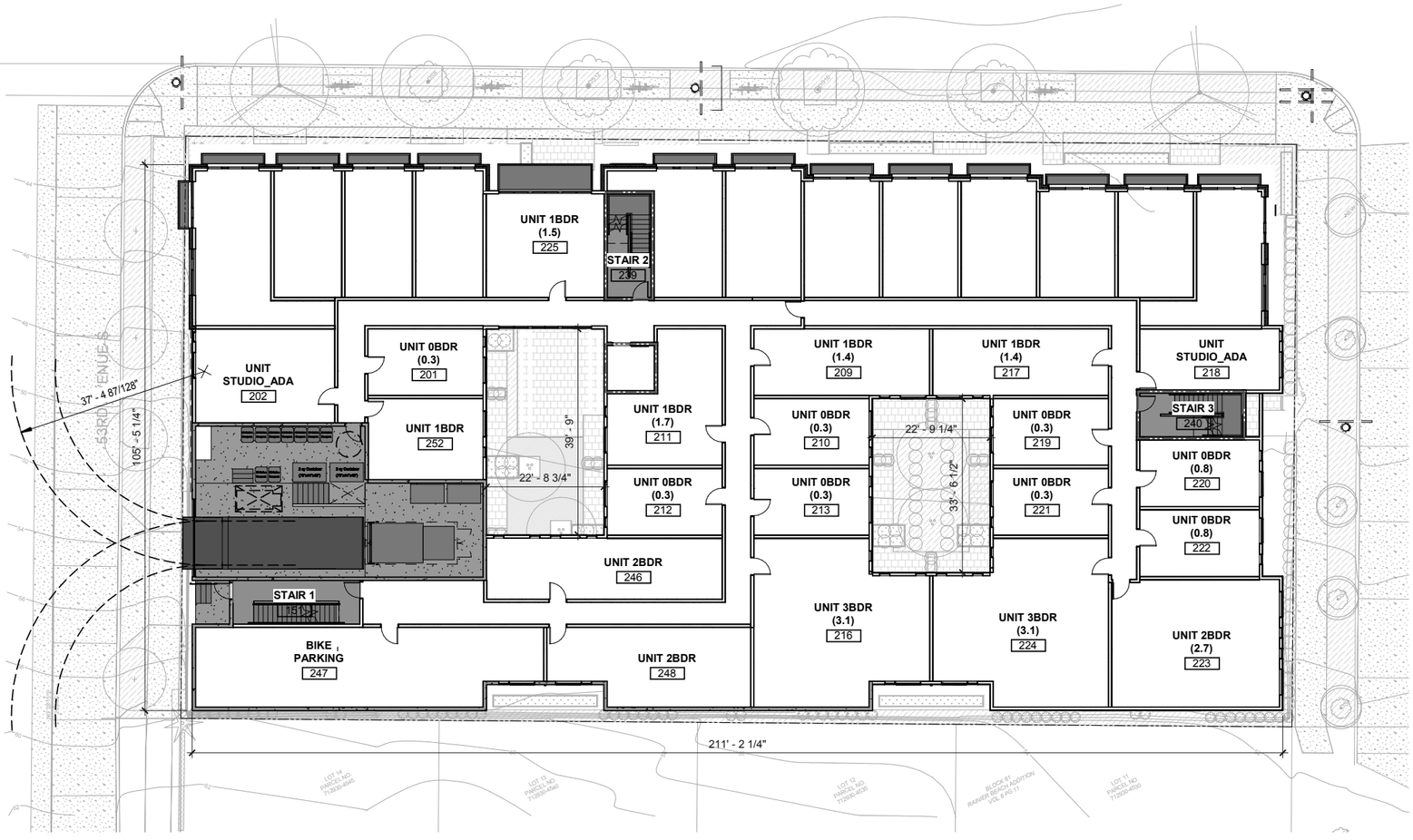


FLOOR PLANS



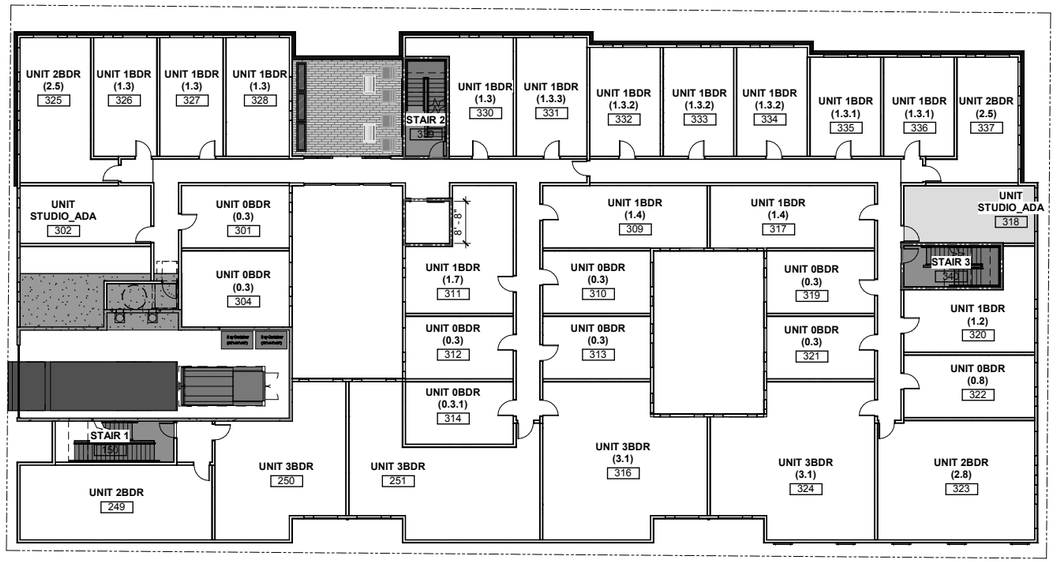
GROUND FLOOR PLAN

FLOOR PLANS

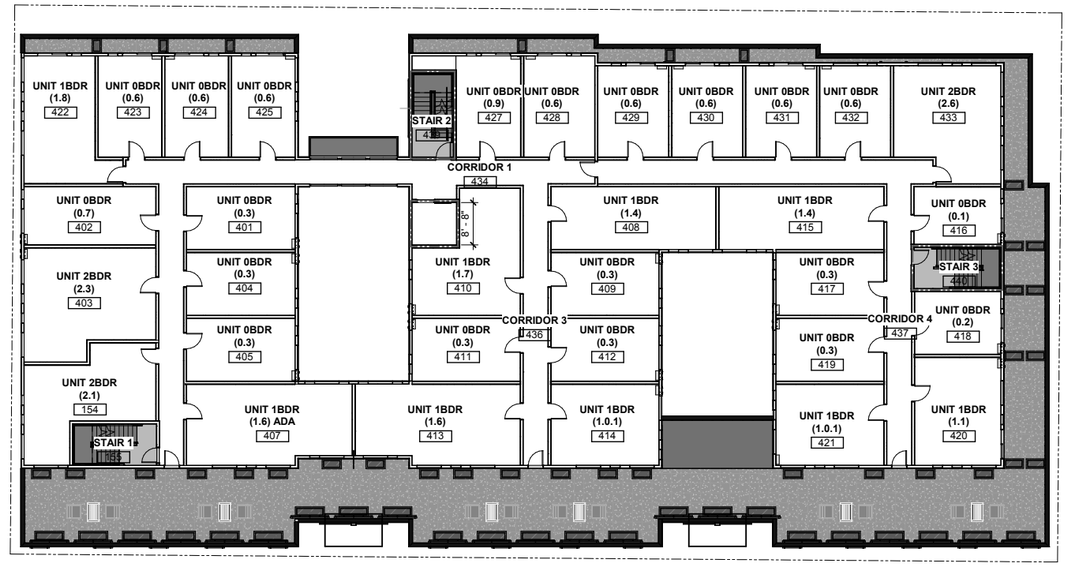


2ND FLOOR PLAN

FLOOR PLANS

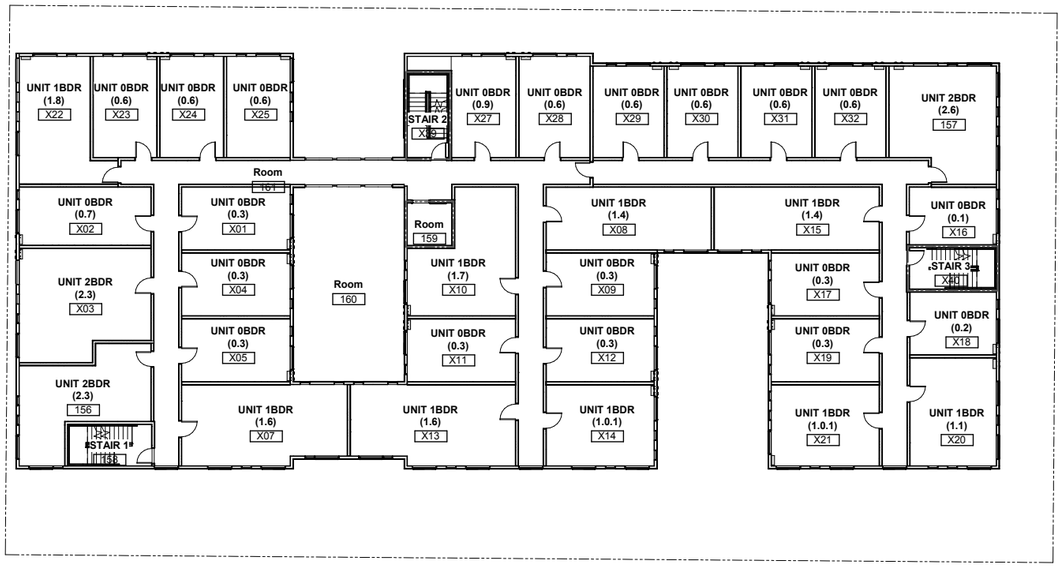


3RD FLOOR PLAN

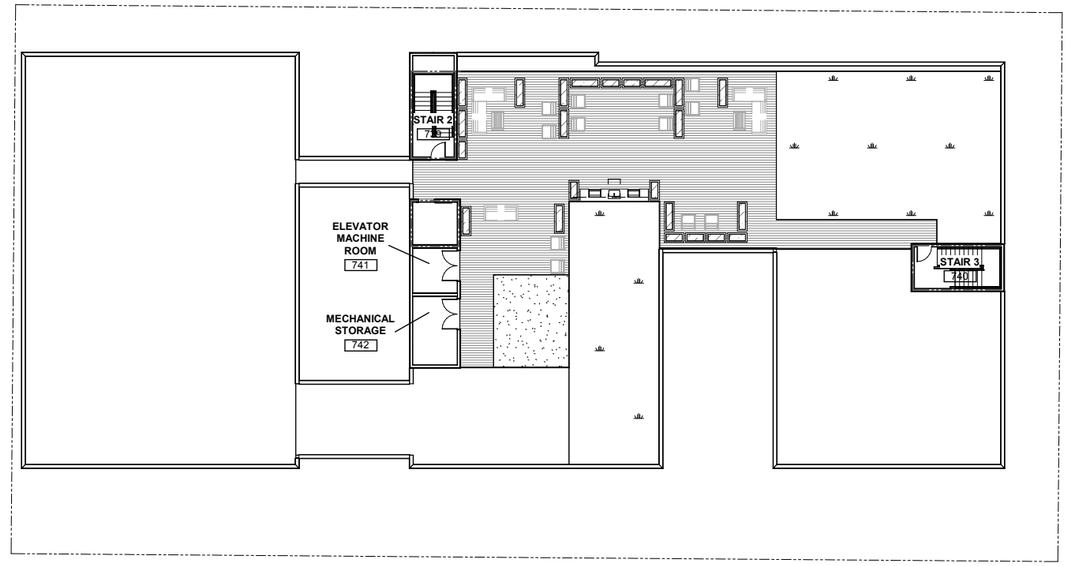


4TH FLOOR PLAN

FLOOR PLANS



5TH & 6TH FLOOR PLAN



ROOF PLAN

53RD AVE S STREET |WEST ELEVATION & MATERIALS

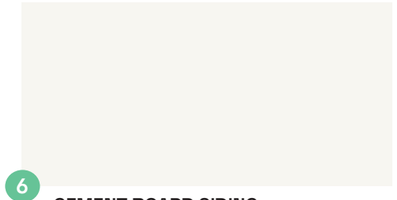
1 **CEMENT BOARD SIDING**
"OBSTINATE ORANGE"
Sw6884 by Sherwin Williams.

2 **BRICK VENEER "COAL CREEK"**
AT LIVE/ WORK
Brick veneer, running bond "Coal Creek" by Mutual Materials.

3 **CONCRETE**

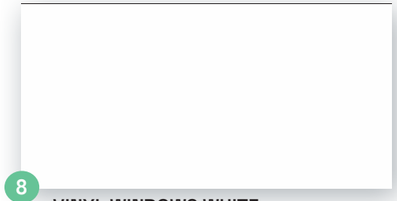
4 **GLASS RAILING**

5 **CEMENT BOARD SIDING "IRON ORE"**
Cement board panel siding with reveals painted to match wall SW7069 "Iron Ore" by Sherwin Williams.



6 **CEMENT BOARD SIDING**
"HIGH REFLECTIVE WHITE"
Cement board panel siding with reveals painted to match wall SW7757 "High Reflective White" by Sherwin Williams.

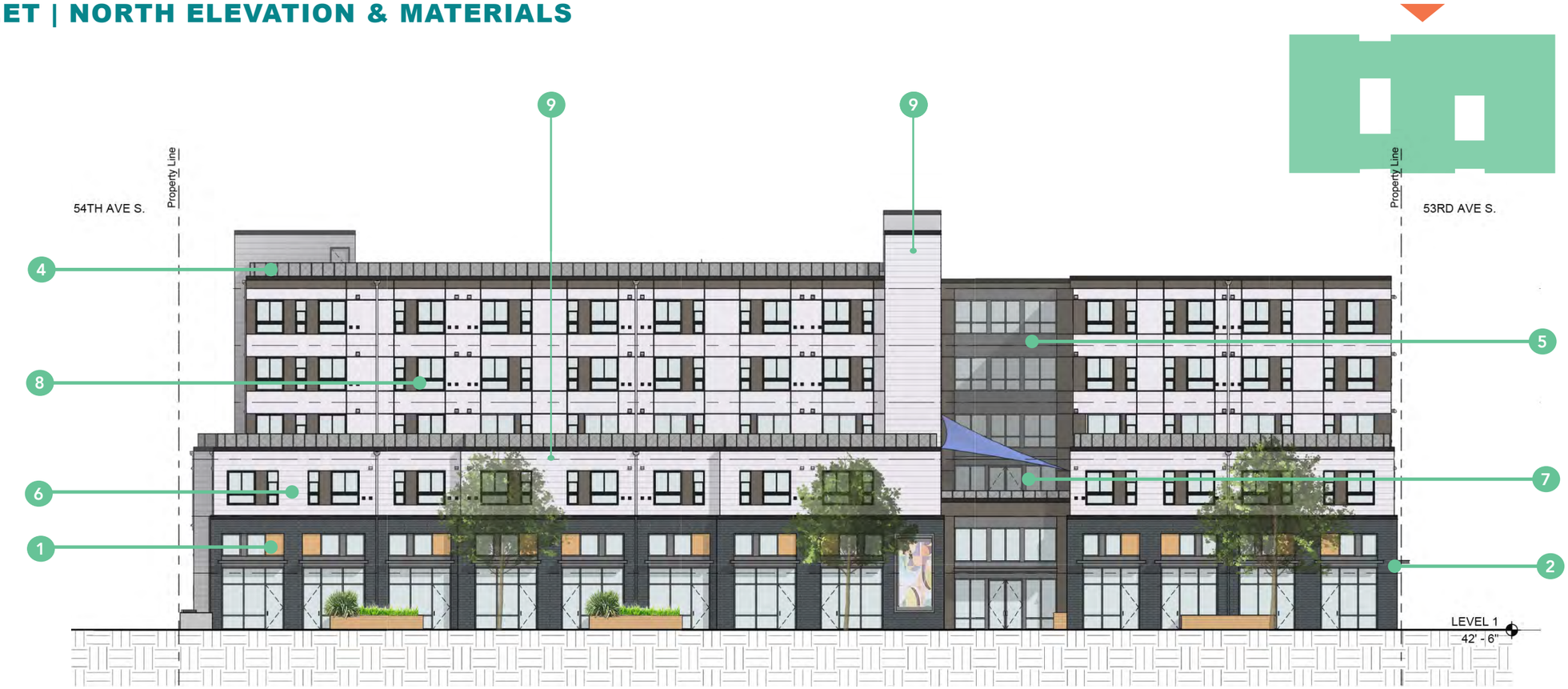
7 **VINYL WINDOWS BLACK**



8 **VINYL WINDOWS WHITE**

9 **SMOOTH CEMENT LAP SIDING**
"HIGH REFLECTIVE WHITE"
SW7757 "High Reflective White" by Sherwin Williams.

RAINIER AVE S STREET | NORTH ELEVATION & MATERIALS



1 **CEMENT BOARD SIDING "OBSTINATE ORANGE"**
Sw6884 by Sherwin Williams.

2 **BRICK VENEER "COAL CREEK" AT LIVE/ WORK**
Brick veneer, running bond "Coal Creek" by Mutual Materials.

3 **CONCRETE**

4 **GLASS RAILING**

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7 **VINYL WINDOWS BLACK**

8 **VINYL WINDOWS WHITE**

9 **SMOOTH CEMENT LAP SIDING "HIGH REFLECTIVE WHITE"**
SW7757 "High Reflective White" by Sherwin Williams.

SOUTH ELEVATION & MATERIALS

1 **CEMENT BOARD SIDING "OBSTINATE ORANGE"**
Sw6884 by Sherwin Williams.

2 **BRICK VENEER "COAL CREEK" AT LIVE/ WORK**
Brick veneer, running bond "Coal Creek" by Mutual Materials.

3 **CONCRETE**

4 **GLASS RAILING**

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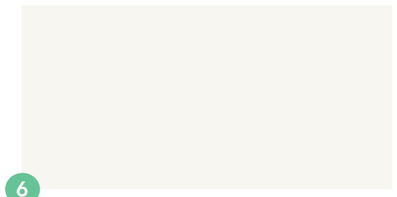

6 **CEMENT BOARD SIDING "HIGH REFLECTIVE WHITE"**
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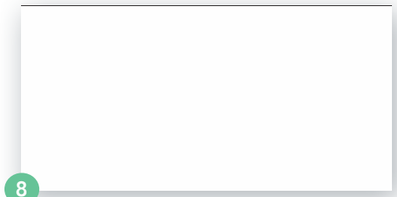
7 **VINYL WINDOWS BLACK**



8 **VINYL WINDOWS WHITE**

9 **SMOOTH CEMENT LAP SIDING "HIGH REFLECTIVE WHITE"**
SW7757 "High Reflective White" by Sherwin Williams.

54TH AVE S STREET | EAST ELEVATION & MATERIALS

1 **CEMENT BOARD SIDING**
"OBSTINATE ORANGE"
Sw6884 by Sherwin Williams.

2 **BRICK VENEER "COAL CREEK"**
AT LIVE/ WORK
Brick veneer, running bond "Coal Creek" by Mutual Materials.

3 **CONCRETE**

4 **GLASS RAILING**

5 **CEMENT BOARD SIDING "IRON ORE"**
Cement board panel siding with reveals painted to match wall SW7069 "Iron Ore" by Sherwin Williams.

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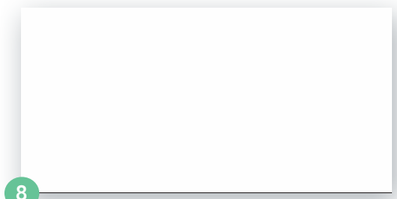
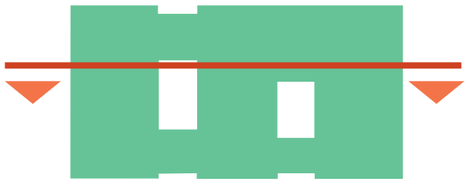
7 **VINYL WINDOWS BLACK**

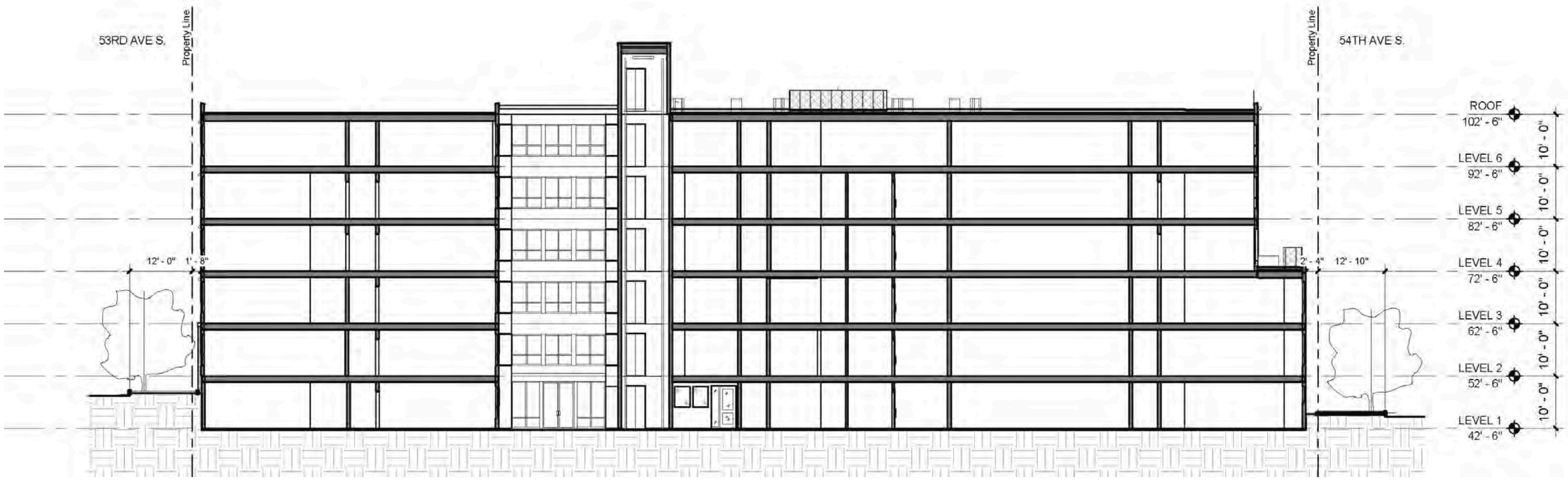


8 **VINYL WINDOWS WHITE**

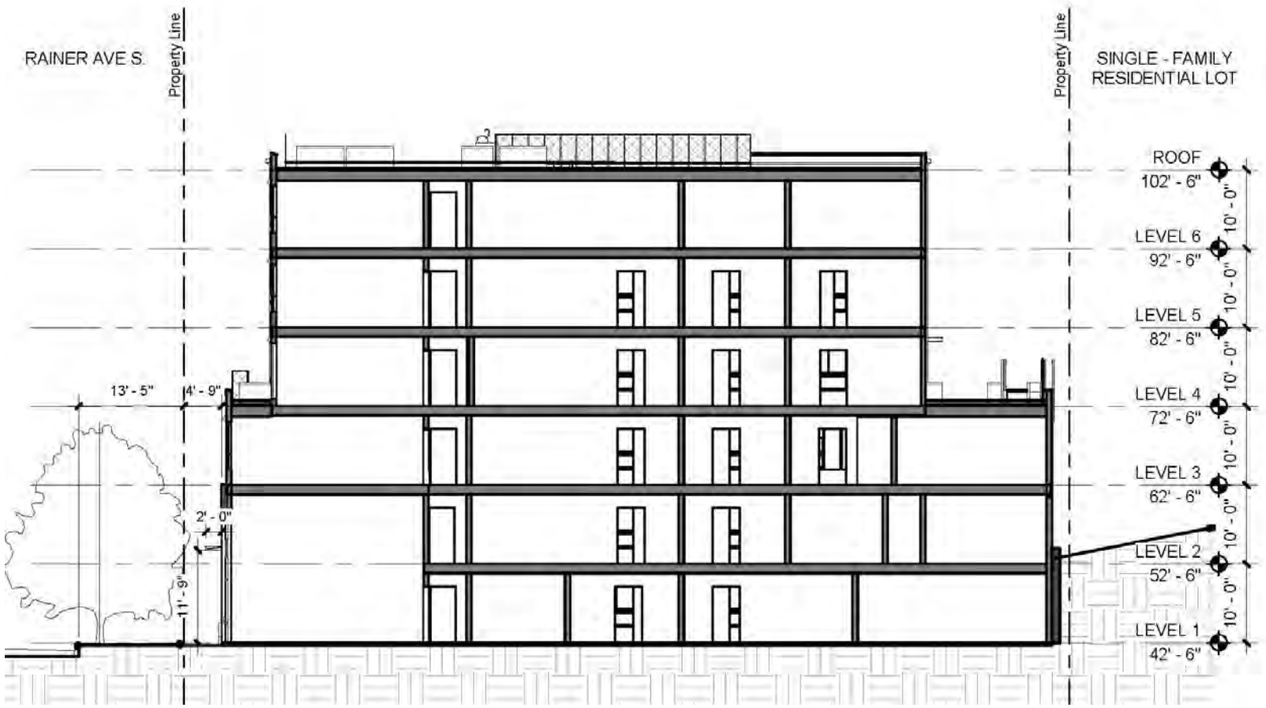
9 **SMOOTH CEMENT LAP SIDING**
"HIGH REFLECTIVE WHITE"
SW7757 "High Reflective White" by Sherwin Williams.

EAST -WEST BUILDING SECTION

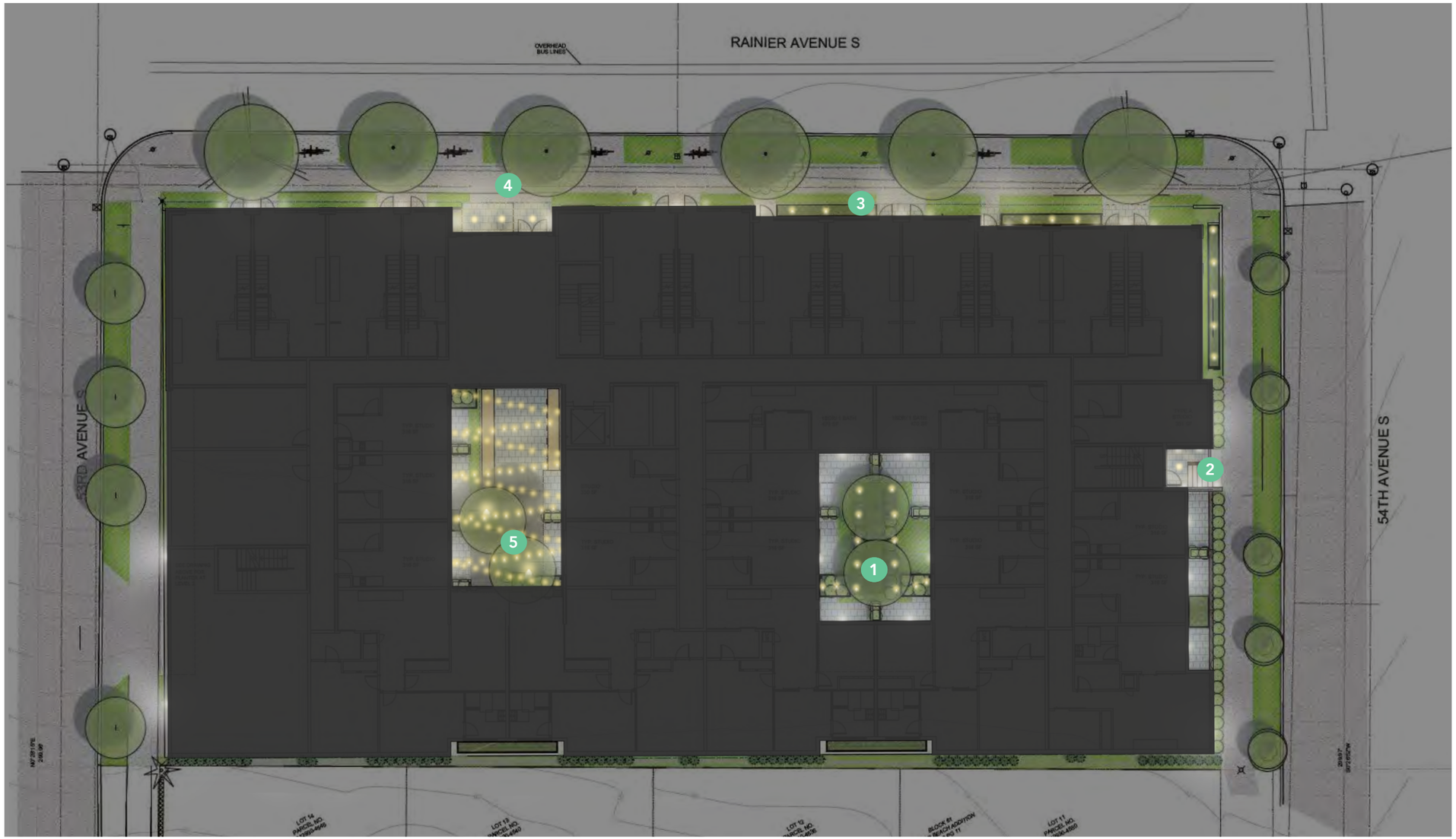




NORTH -SOUTH BUILDING SECTION



EXTERIOR LIGHTING PLAN



1 LANDSCAPING UP-LIGHTING

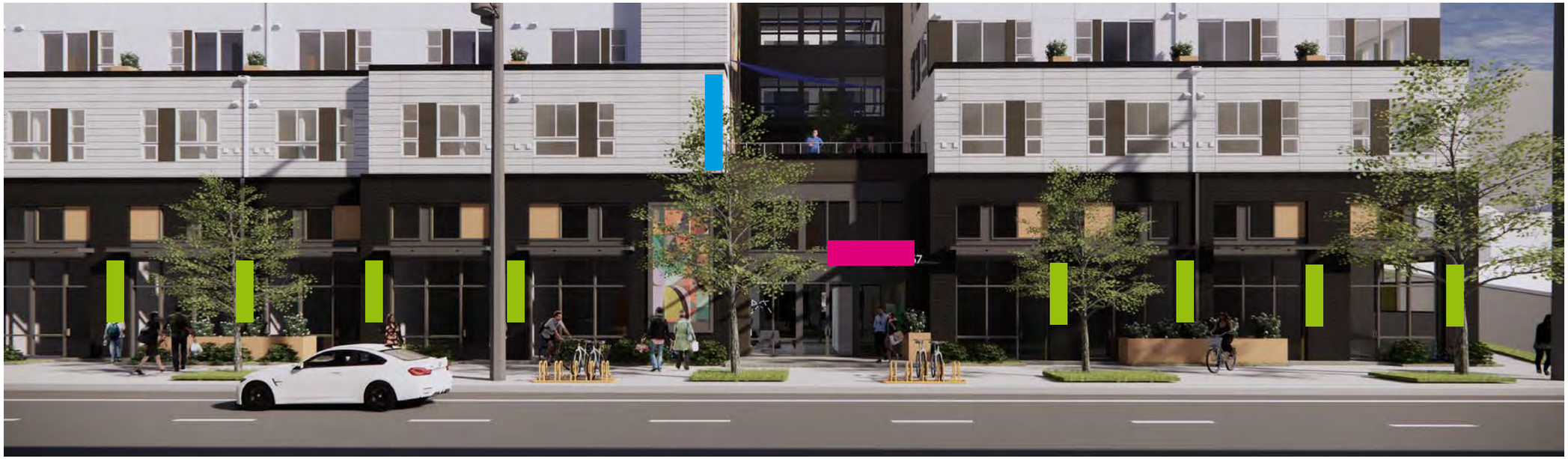
2 STEP LIGHTING

3 EXTERIOR SCONCE

4 DOWNLIGHT SOFFIT / AWNING LIGHTING

5 STRING LIGHTING

SIGNAGE CONCEPTS



RAINIER AVENUE S BLADE SIGNAGE

PRECEDENCE IMAGE: BLADE SIGN

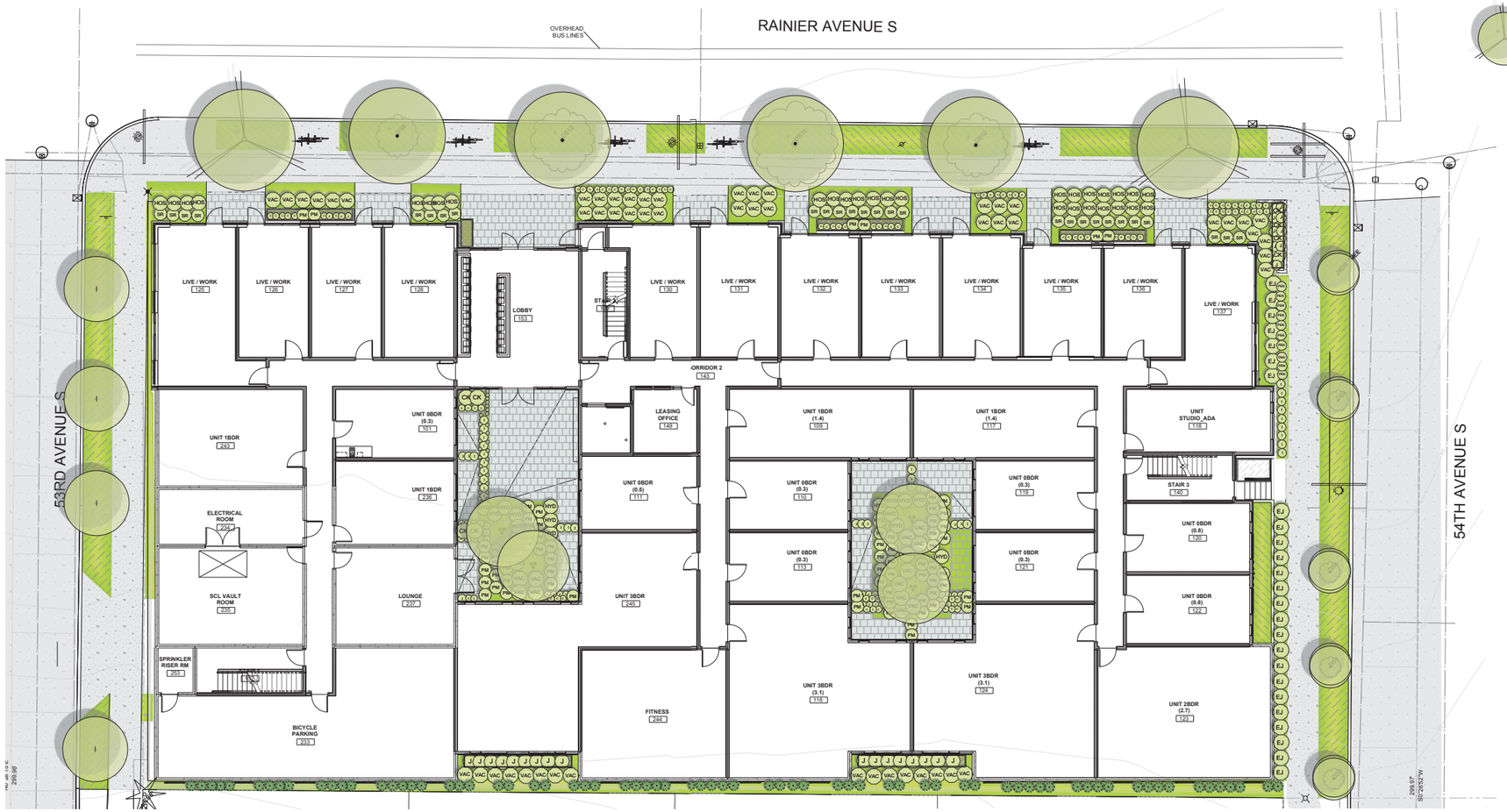
AWNING SIGNAGE FOR MAIN RESIDENTIAL ENTRANCE

PRECEDENCE IMAGE: AWNING SIGNAGE

LIVE/ WORK ENTRY SIGNAGE: INTEGRATED INTO WALL

PRECEDENCE IMAGE: WALL MOUNTED SIGNAGE

CONCEPT DEVELOPMENT



PLANT SCHEDULE

	QUANT		BOTANICAL NAME	COMMON NAME	SIZE	SPACING
	4		MEDIUM SMALL COLUMNAR TREE		1.5" CAL	
	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			
C	126	#	CAREX OSHIMENSIS 'EVERLIME'	EVERCOLOR EVERLIME VARIEGATED SEDGE	1 GAL	
CK	* 8	#	CORNUS KEYLSYII	DWARF REDTWIG DOGWOOD	2 GAL	
EJ	* 25	#	EUONYMUS JAPONICUS 'GREEN SPIRE'	'GREEN SPIRE' EUONYMUS	2 GAL	
HB	* 0	#	HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	2 GAL	
HR	0	#	HEMEROCALIS HAPPY RETURNS	DAY LILY HAPPY RETURNS	1 GAL	
HOS	29	#	HOSTA KROSSA REGAL	KROSSA REGAL HOSTA	2' GAL	
HYD	* 19	#	HYDRANGEA QUERCIFOLIA PEE WEE	DWARF OAKLEAF HYDRANGEA	2 GAL	
I	* 127	#	ILEX CRENATA 'SKY PENCIL'	SKY PENCIL JAPANESE HOLLY	2 GAL	
J	* 25	#	JUNCUS INFLEXUS 'BLUE ARROWS'	BLUE ARROWS RUSH	1 GAL	
	* 71	#	JUNIPERUS SCOPULORUM 'BLUE ARROW'	BLUE ARROW JUNIPER	6'	
L	42	#	LIRIOPE SILVERY SUNPROOF	SILVERY SUNPROOF MONDO GRASS	1 GAL	
MS	* 0	#	MISCANTHUS YAKU JIMA	SEMI DWARF MAIDEN GRASS	2 GAL	
PAV	* 77	#	PENNISETUM 'HAMELN'	DWARF FOUNTAIN GRASS	1 GAL	
PU	* 69	#	POLYSTICHUM MUNITUM	SWORD FERN	1 GAL	
POT	* 22	#	POTENTILLA MANGO TANGO	MANGO TANGO POTENTILLA	2 GAL	
PAV	0	#	PRUNUS 'MT VERNON'	MT VERNON LAUREL	1 GAL	
RA	* 24	#	ROSEMARINUS 'ARP'	ARP ROSEMARY	2 GAL	
SS	* 34	#	SARCOCOCCA RUSCIFOLIA	TALL SARCOCOCCA	2 GAL	
VAC	* 67	#	VACCINIUM OVATUM 'THUNDERBIRD'	THUNDERBIRD EVERGREEN HUCKLEBERRY	2 GAL	
	VINES					
AQ	15		AKEBIA QUINATA VARIGATA	VARIGATED FIVE LEAF AKEBIA	2 GAL	
CH	15		CLEMATIS HENRYII	WHITE FLOWERING CLEMATIS	2 GAL	
	120	#	ARCTOSTAPHYLOS UVA-URSI 'MASSACHUSETTS'	KINNIKINNICK MASSACHUSETTS	1 GAL	24" O.C.
	120	#	VINCA MINOR 'WINE'	WINE COLOR FLOWERING PERIWINKLE	1 GAL	18" O.C.
			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&4

DECKING AT ROOF GARDEN

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

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

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

RAILING, SEE ARCHITECTURAL PLANS

SDOT URBAN FORESTRY REQUIRES TO **PRESERVE AND PROTECT EXISTING STREET TREES** IN THE RIGHT OF WAY PER STANDARD PLAN 132/133, PER STANDARD SPEC. 8-01.3(2)B. PLEASE SCHEDULE TREE PROTECTION INSPECTION PRIOR TO CONSTRUCTION, BY CALLING THE SDOT TREE LINE AT (206) 684-TREE

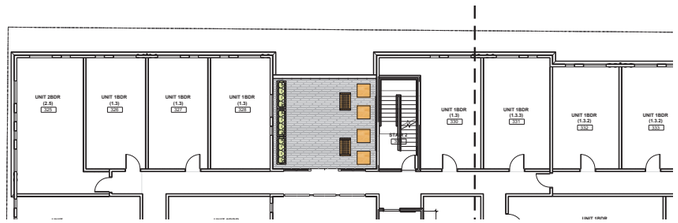
CONTACT SDOT URBAN FORESTRY (206-684-5693) TO COORDINATE STREET TREE SELECTION, AS WELL AS ANY OTHER WORK IN THE RIGHT OF WAY ***BEFORE*** WORK COMMENCES ON-SITE. ALSO CONTACT URBAN FORESTRY FOR INSPECTION AND APPROVAL OF NEW STREET TREES.

ALL PLANTINGS AND LANDSCAPE ELEMENTS REQUIRED AS PART OF THIS BUILDING PERMIT MUST BE MAINTAINED FOR THE LIFE OF THE PROJECT. IF ALTERATIONS OR FAILURES REDUCE LANDSCAPE FEATURES TO A LEVEL BELOW THE MINIMUM REQUIRED PLANTING AREA OR GREEN FACTOR SCORE, NEW FEATURES MUST BE ADDED TO COMPENSATE. THIS REQUIREMENT ALSO APPLIES TO LANDSCAPE IMPROVEMENTS IN THE RIGHT-OF-WAY.

SEE ARCHITECTURAL PLANS FOR AMENITY SPACE CALCULATIONS

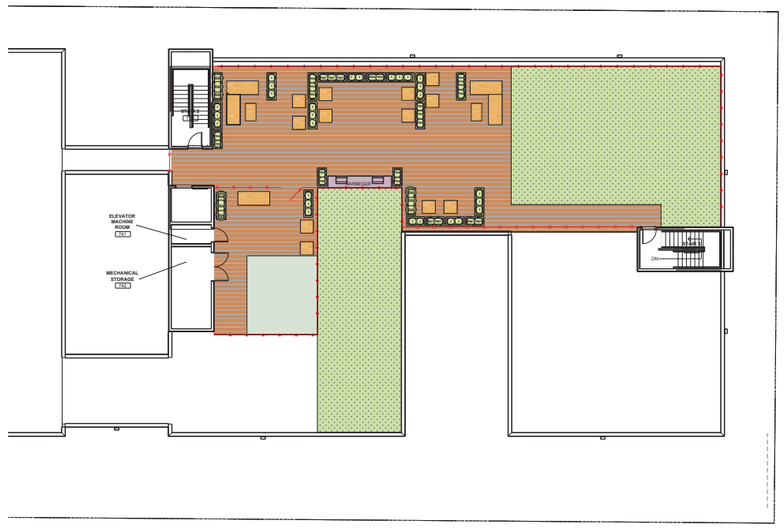
LANDSCAPE PLAN- GROUND LEVEL

CONCEPT DEVELOPMENT



LANDSCAPE PLAN- LEVEL 3

LANDSCAPE PLAN- LEVEL 4



LANDSCAPE PLAN-ROOF LEVEL

CANDIDATE PLANT AND LANDSCAPE FEATURES

SARCOCOCCA RUSCIFOLIA

POTENTILLA MANGO TANGO

AKEBIA QUINATA VARIGATA FIVE

HEMEROCALIS HAPPY RETURNS

ILEX CRENATA 'SKY PENCIL' SKY PENCIL

CAREX OSHIMENSIS 'EVERLIME'

POLYSTICHUM MUNITUM

JLIRIOPE SILVERY SUNPROOF

HOSTA KROSSA REGAL

VACCINIUM OVATUM 'THUNDERBIRD'

JUNIPERUS 'BLUE ARROW'

QUERCUS ROBUR

ARCTOSTAPHYLOS 'MASSACHUSETTS'

SARCOCOCCA RUSCIFOLIA

QUERCUS ROBUR

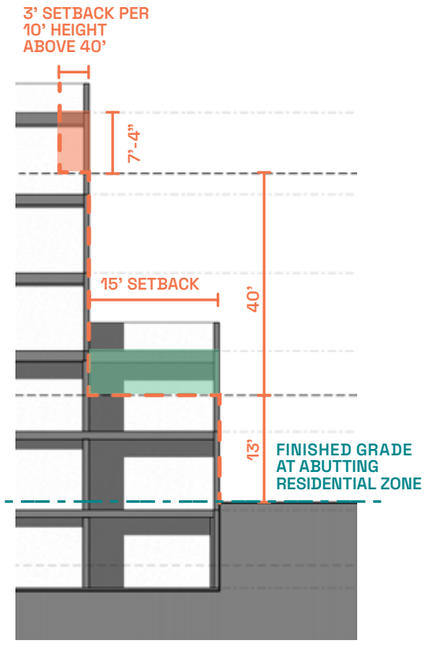
CORNUS KEYLSY

SECTION 05

DEVELOPMENT STANDARD DEPARTURES

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.



ZONING CODE CONTEXT
(SECTION VIEW)

ZONING ENVELOPE

ZONING COMPLIANT

DEPARTURE REQUEST

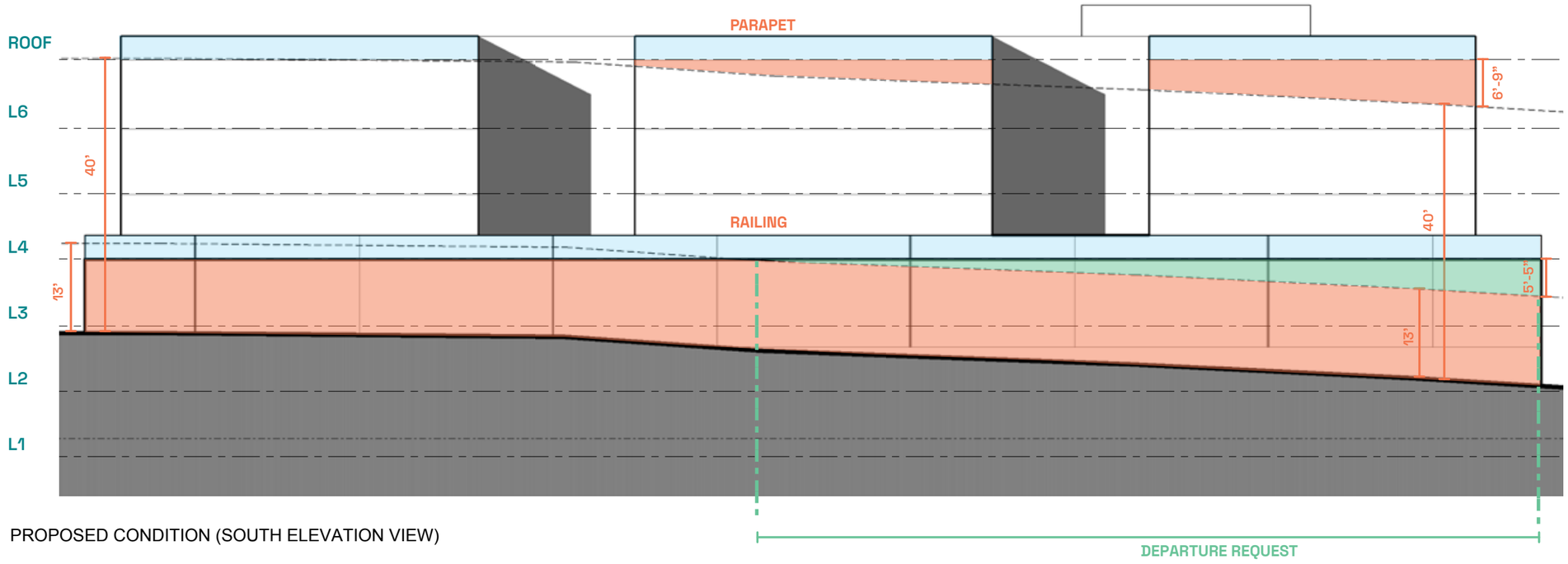
OPEN RAILINGS MAY EXTEND UP TO 4 FT, PARAPETS MAY EXTEND UP TO 2 FT ABOVE HEIGHT

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.

The design of the building will benefit from simplifying the form. With fewer steps in building height this will also benefit the structure and interior space of the building. To also address the perceived bulk of this portion of the building, the project follows Seattle Design Guideline CS2 D.2 through 4. The proposed approach would be to add modulation to this abutting south wall at the single-family zone transition.

A number of the properties have existing vegetation that screens the property from the new development. The scale of the wall breaks down to be more respectful for the adjacent homes. In addition, ground vegetation will help reduce the height scale and wall vegetation will help also soften the wall surfaces as walls. Detailing of the exterior cladding will bring a sense of scale as well.



PROPOSED CONDITION (SOUTH ELEVATION VIEW)

RELEVANT GUIDELINES:

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 HEIGHT, BULK, AND SCALE

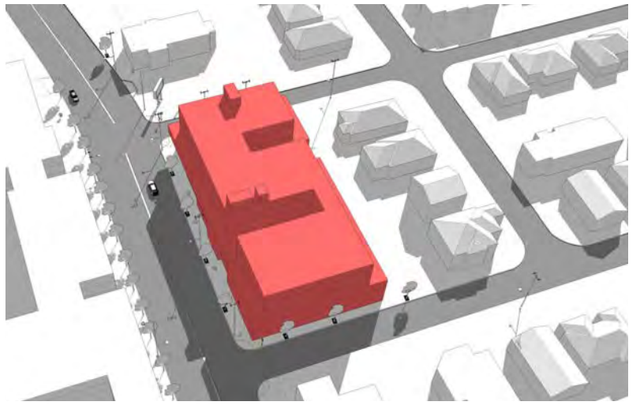
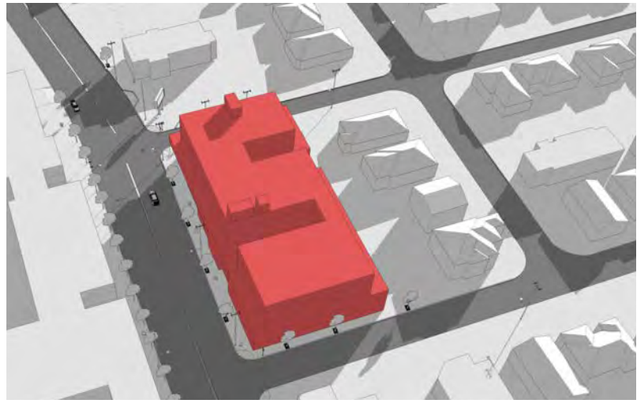
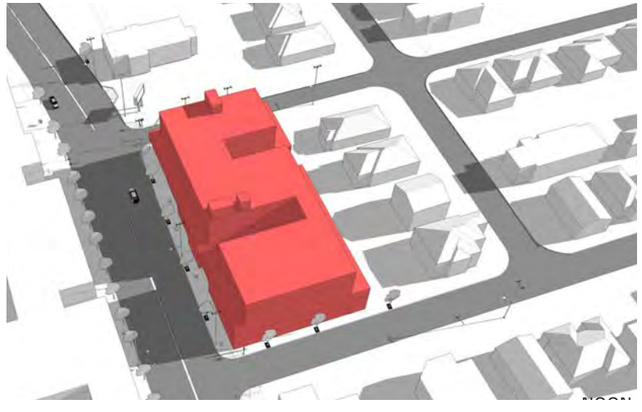
CS2-D-2. EXISTING SITE FEATURES: USE CHANGES IN TOPOGRAPHY, SITE SHAPE, AND VEGETATION OR STRUCTURES TO HELP MAKE A SUCCESSFUL FIT WITH ADJACENT PROPERTIES.

CS2-C RELATIONSHIP TO BLOCK

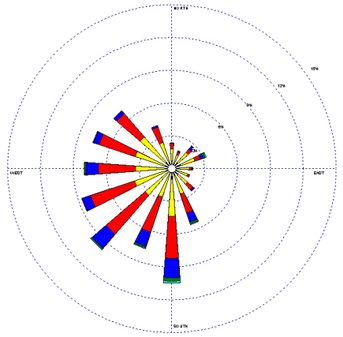
BREAK UP LONG FACADES OF FULL-BLOCK BUILDINGS TO AVOID A MONOLITHIC PRESENCE. PROVIDE DETAIL AND HUMAN SCALE AT STREET-LEVEL, AND INCLUDE REPEATING ELEMENTS TO ADD VARIETY AND RHYTHM TO THE FACADE AND OVERALL BUILDING DESIGN.

SECTION 06

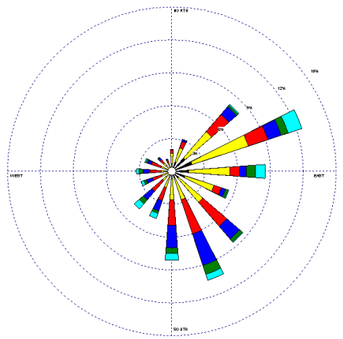
APPENDIX

	9 AM	NOON	3PM
MARCH / SEPT 21			
JUNE 21			
DECEMBER 21			

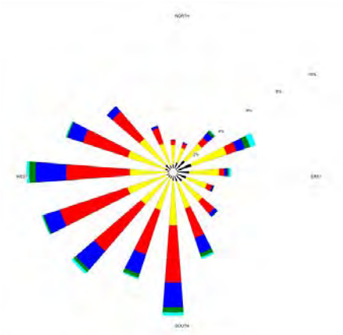
SOLAR STUDY



MARCH



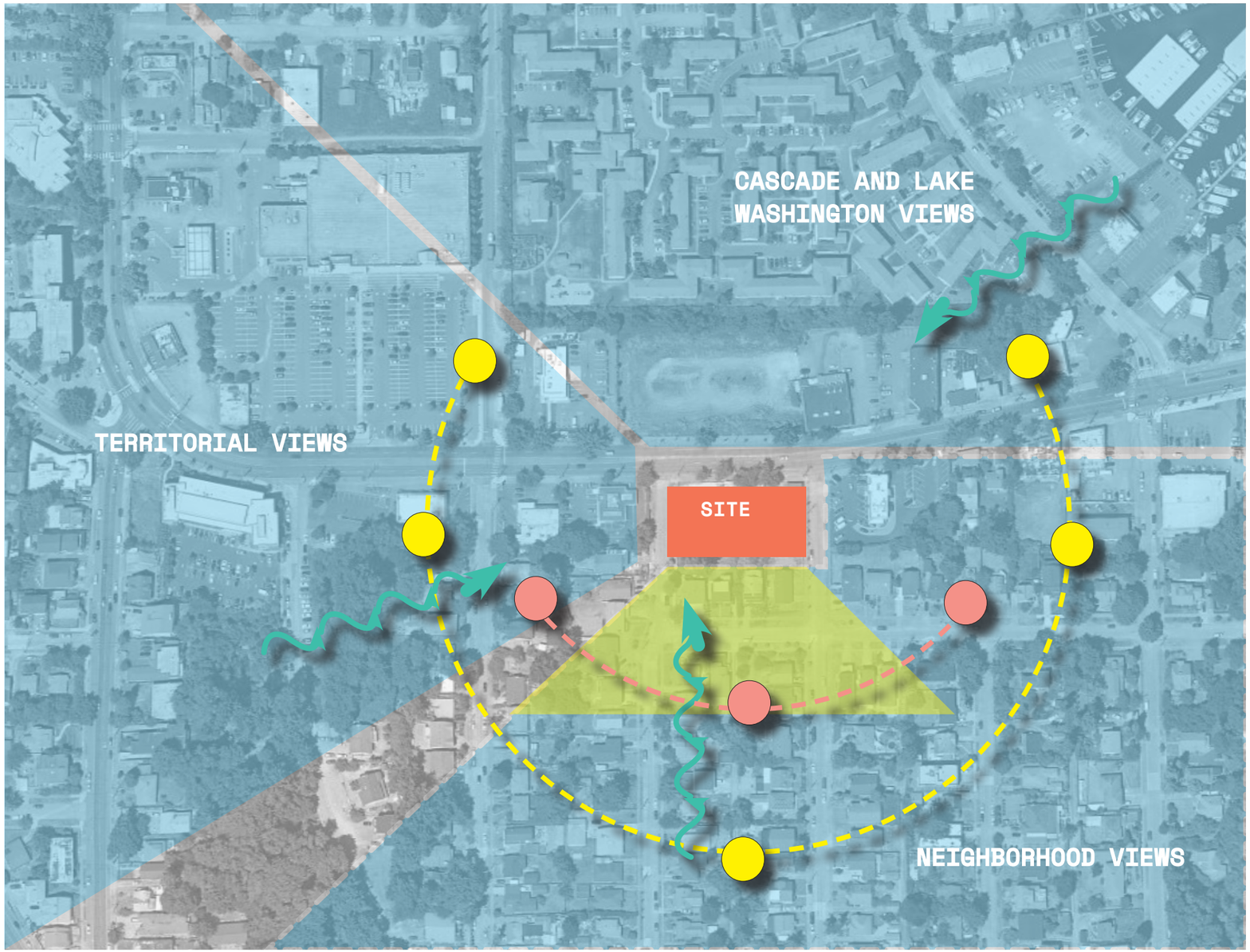
JUNE



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



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

SITE VIEW + SUN PATH STUDY

SUMMARY OF PUBLIC OUTREACH

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 informa-tion 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 di-verse. 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.

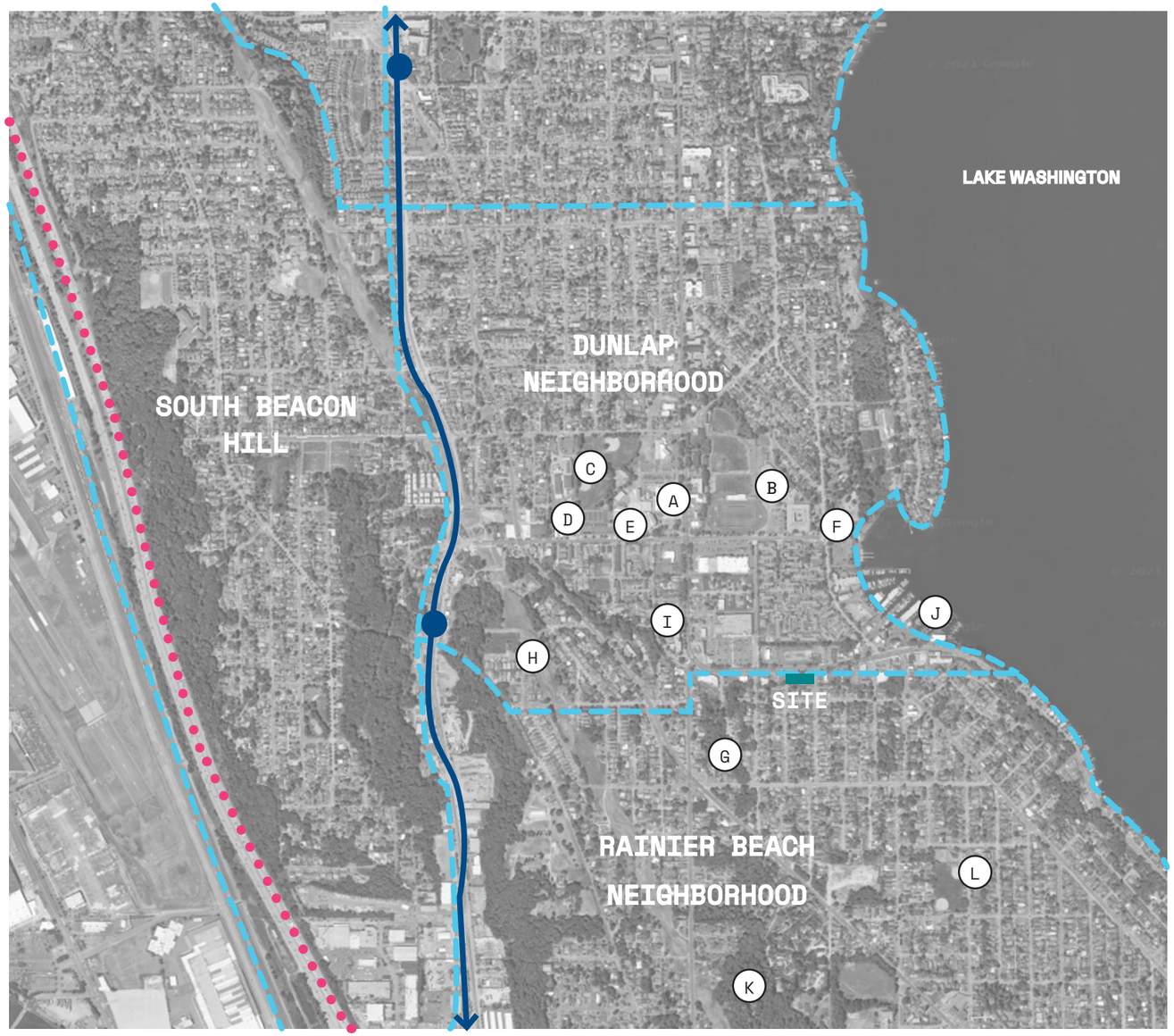
Design: Comments about new construction on this site were positive. Overall, the sentiment was that the neighborhood needed some improvement where old buildings were left unimproved or unmanaged. Visual appearance was emphasized among the comments received. Many respondents said, “it will improve the 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 out-door 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 sugges-tion 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.

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

URBAN DESIGN ANALYSIS

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

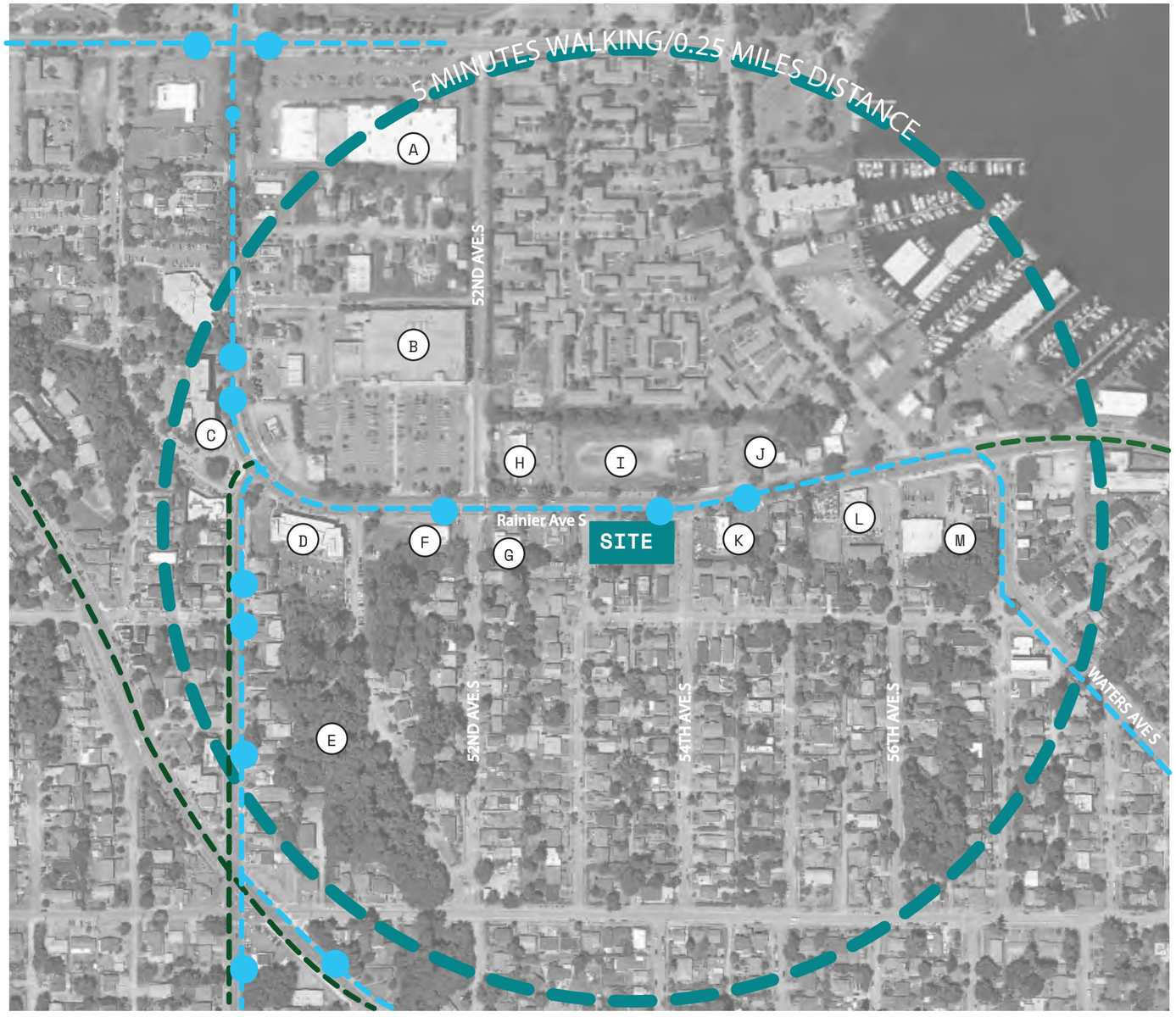
L EMERSON ELEMENTARY SCHOOL

URBAN DESIGN ANALYSIS

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.

LEGEND

- PROJECT SITE
- SINGLE-FAMILY RESIDENTIAL
- RESIDENTIAL
- APARTMENTS (MIXED USE BUILDING)
- OFFICE AND PUBLIC SERVICE
- RETAIL
- PARKING
- GENERAL TRAFFIC
- PEDESTRIAN ACCESS
- BUS STATION

STREET LEVEL USE

DESIGN GUIDELINES

SECTION B: ZONE TRANSITION NEAR 53RD

CS2: URBAN PATTERN AND FORM

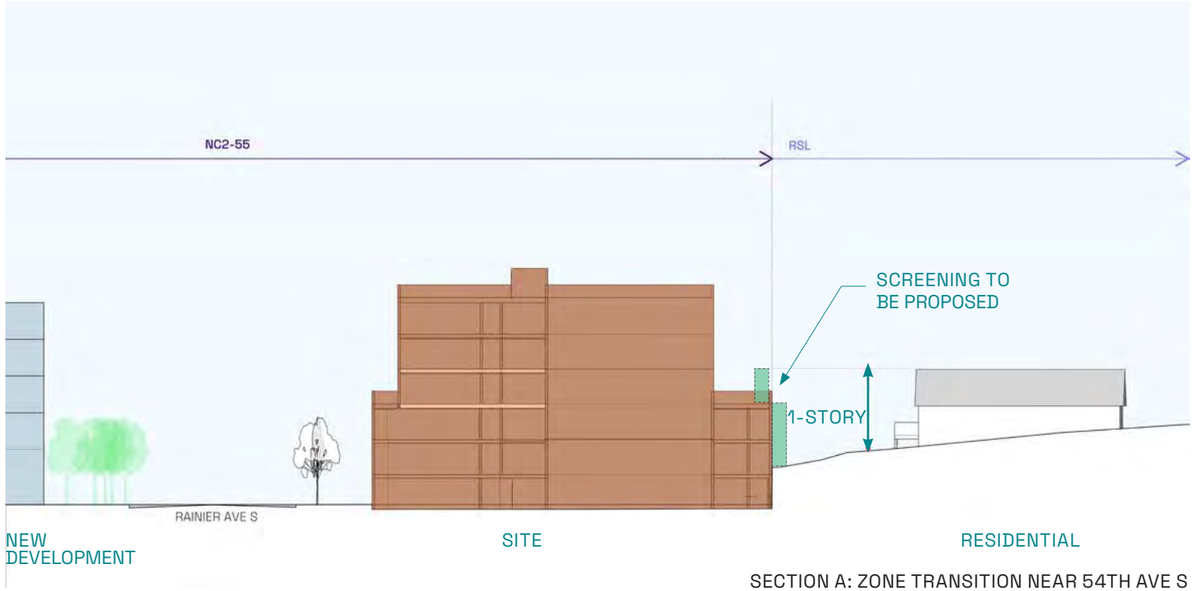
Height, Bulk, and Scale/Zone Transitions/Massing (D1-5):

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.



SECTION A: ZONE TRANSITION NEAR 54TH AVE S

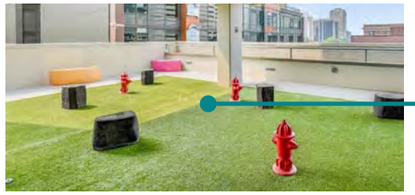
EXISTING SITE FEATURES

DESIGN GUIDELINES

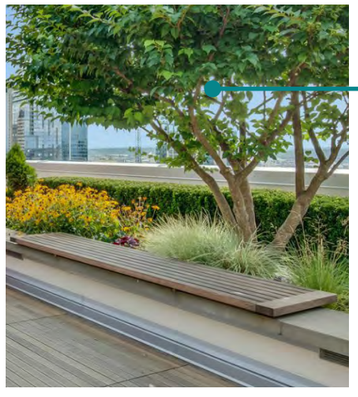
DESIGN CONCEPT

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

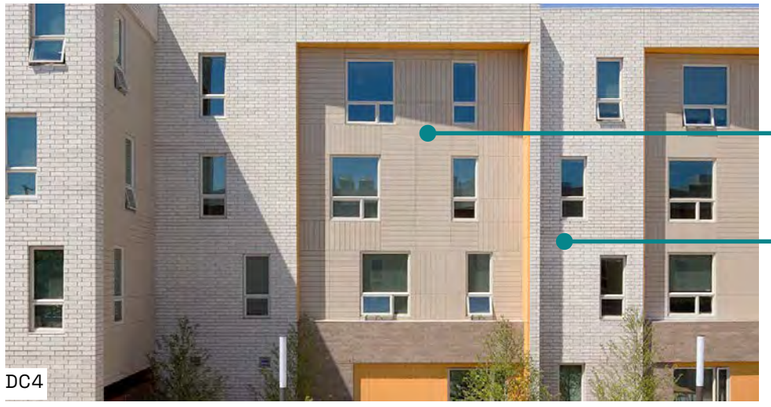


ROOF DECK
LANDSCAPING AND
GREEN ROOF

COMMON AREA

DC4: EXTERIOR ELEMENTS AND FINISHES

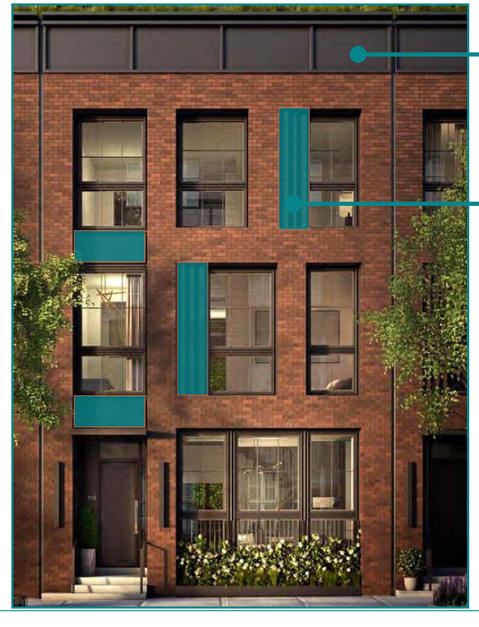
Building Materials: The project proposes to uses brick as a base material where possible and economical. This material on the street-level presents one of the most enduring elements that respond to many existing commercial buildings on Rainier Ave S as well as complements the new development across the 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

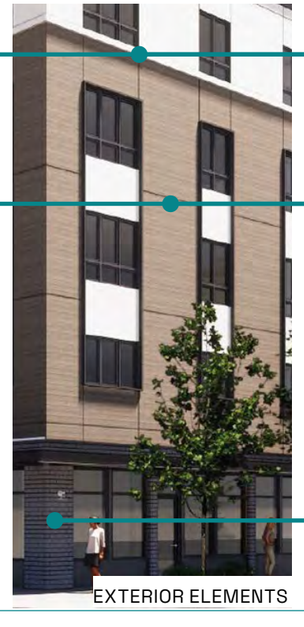
BRICK

DC4



CORNICE

FIBER CEMENT ACCENT



BRICK

EXTERIOR ELEMENTS

DESIGN GUIDELINES

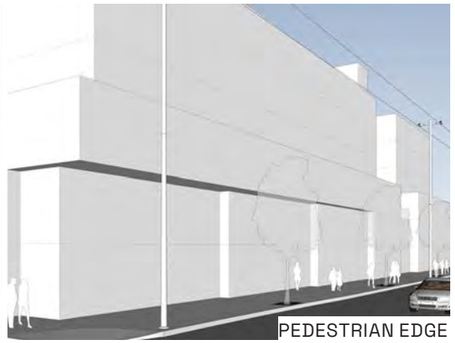
PUBLIC LIFE

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.

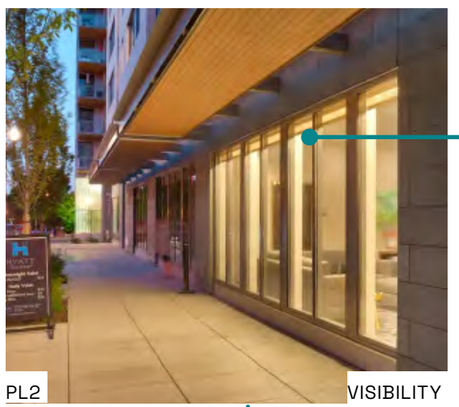
PL1



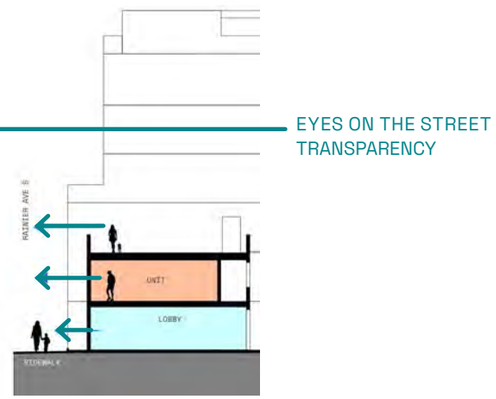
PEDESTRIAN EDGE

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.



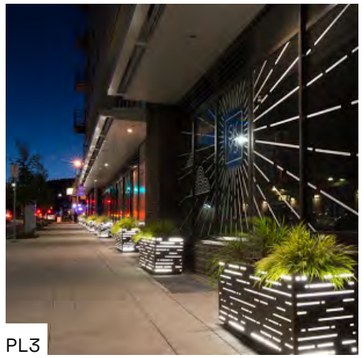
PL2



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.

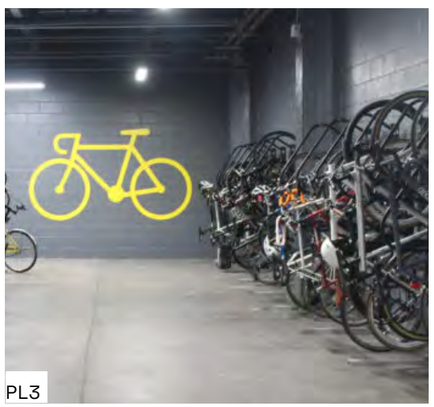


PL3

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

DESIGN GUIDELINES

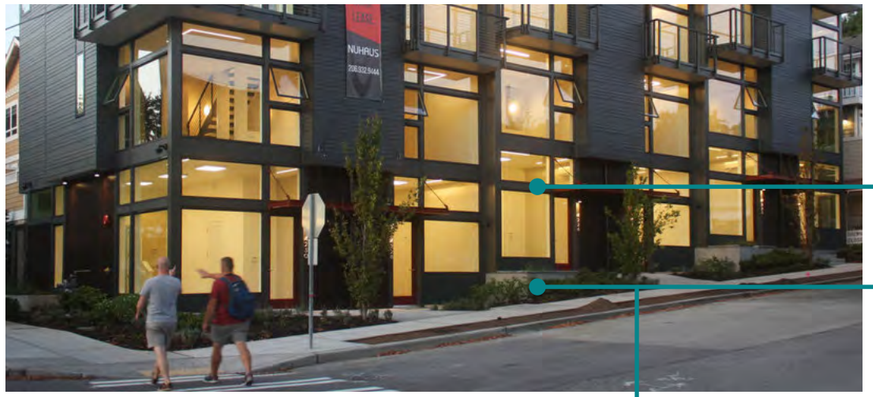
PUBLIC LIFE

PL3 STREET-LEVEL INTERACTION

B/C. RESIDENTIAL EDGES: LIVE-WORK

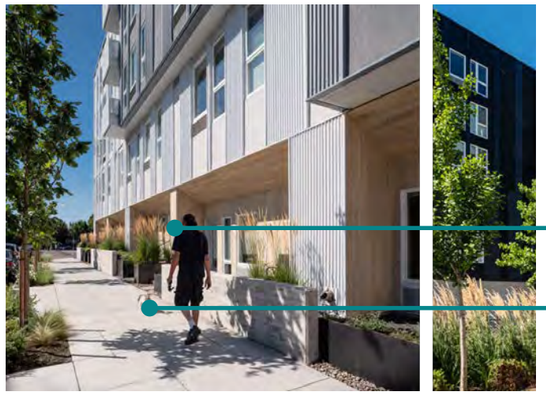
SUCCESSFUL LIVE-WORK PROJECT REQUIRE THE FOLLOWING ELEMENTS FROM THE DESIGN GUIDELINES:

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