

3809 Rainier Ave. Apartments

3809 Rainier Ave. S. Seattle WA 98118

Tuesday, June 13, 2023

Project# 3040401-EG

LEV architecture
design | planning | consulting

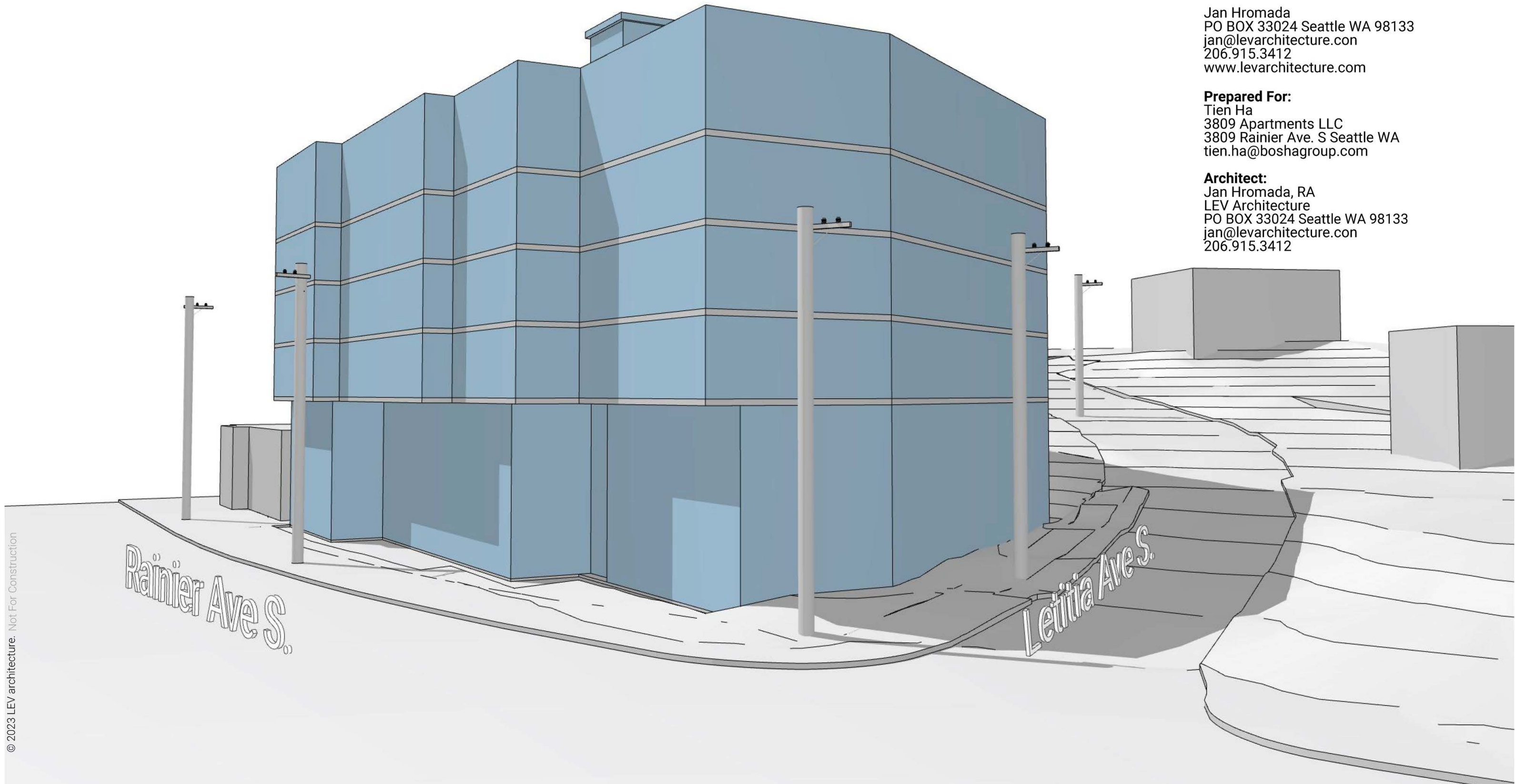
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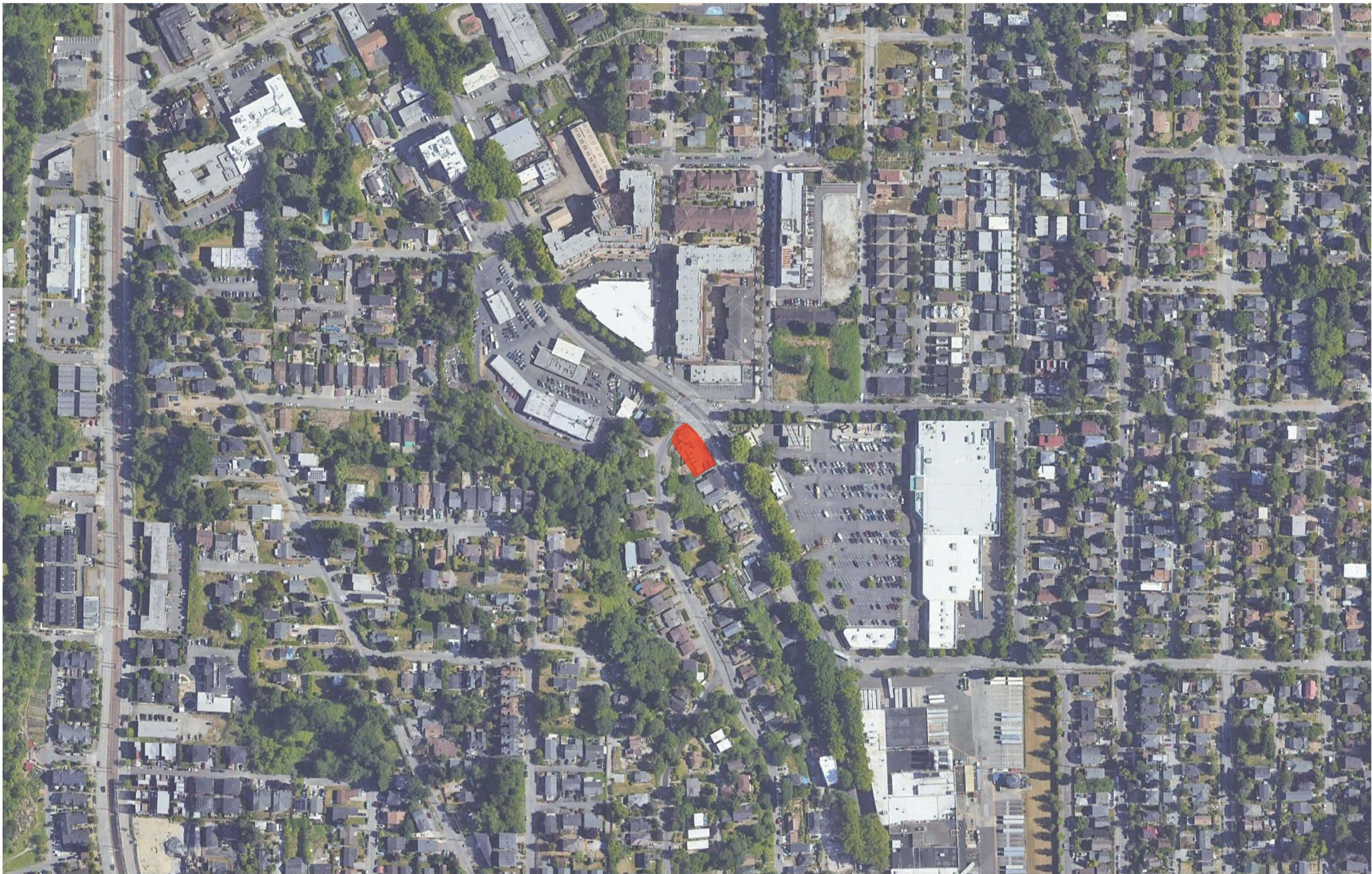




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Development Objectives

Project Program

Pre-Application #
3040401-EG

Parcel Number
5609000215

Legal Description
MONTROSE ADD LESS 7 FT SEWER R/W
Plat Block: 1
Plat Lot: 35 THRU 38

Site Area
10,724 SF

Zoning Classification
NC2-55(M)

ECA
No

Mandatory Housing Affordability (MHA)
Yes

FAR
4.25 (45,577 sq.ft. max.)

Overlay(s)
Mt. Baker (Hub Urban Village)
Frequent Transist Area

Front Yard Setback	NA
Side Yard Setback	NA
Rear Yard Setback	15ft @ +13ft, 23.47A.014.B.4

Height Limit
55ft

Number of Units
56 units + 2 Live-Work Units

Proposed Parking
11 Stall Garage

Proposed Bicycle Parking
Short-term= 4
Long-term= 58

Commercial
991 Commercial SF + 1,512 SF Live-Work (2 Units)

Building Gross
45,889.60 SF

Development Objectives

A proposed development at the corner of Rainier Ave S and Letitia Ave S will consist of a five-story residential building with 56 market rate units and two Live-Work units. A dedicated residential lobby will be provided at the ground level. Although a landscape buffer is not required along either street, the proposal will include new accessible crossings at both streets as part of the ROW improvements. The project site is zoned NC2-55(M) and located within several overlays, including the Southeast Seattle Reinvestment Area, Rainier & Genesee Business District, and the Mt. Baker Urban Village Hub. The project aims to enhance the urban edge at the corner of Rainier Ave S and Letitia Ave S and extend the mixed-use residential development to the north.

The site is situated on a major collector street surrounded by numerous businesses and housing. The area features a variety of commercial, mixed-use, and multifamily buildings running along Rainier Ave S. The proposed development is within walking and biking distance to several public parks and transit lines.

The main building entry will be located at street level along Rainier Ave S, while entry to the parking garage will be on the west side, with access via the existing alley. The garage will provide 11 parking stalls, including accessible parking, with elevator access to the floors above.




Public Outreach Mailer

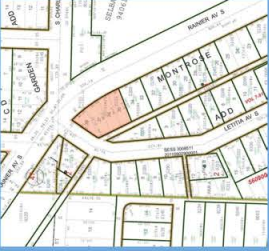
A printed mailer was mailed out to all businesses and residences within a 500ft radius of the project site on 04/08/23

EARLY COMMUNITY OUTREACH ON NEW DEVELOPMENT

TIẾP CẬN CỘNG ĐỒNG SỚM TRÊN PHÁT TRIỂN MỚI
WADINTA BULSHADA HORE HORUMAR CUSUB
ቀደምት ማህበረሰብ ማስተዋወቅ በአዲስ ልማት ላይ



Project Address
Địa chỉ dự án
Ciwaanka Mashruuca
የፕሮጀክት አድራሻ
3809 Rainier Ave S.
Seattle, WA 98118



Contact Person for the Project
Người liên hệ cho dự án
La xidhiidh Qofka Mashruuca
የፕሮጀክቱን ሰው ያነጋግሩ


Lily Tran
Bosha Group
lily.tran@boshagroup.com

Proposal Summary
Proposed 5 story mixed use building. Ground floor retail and live/work units with a small garage off Letitia Ave S. 4 residential stories above the ground floor. 15 apartment units per floor for a total of 60 units.


Tóm tắt đề xuất
Tòa nhà sử dụng hỗn hợp 5 tầng được đề xuất. Các đơn vị bán lẻ và sống/làm việc ở tầng trệt với một ga ra nhỏ ngoài Letitia Ave S. 4 tầng dân cư phía trên tầng trệt. 15 căn hộ mỗi tầng với tổng số 60 căn hộ.

Soo-jeedinta oo kooban
La soo jeediyay 5 sheeko dhismo isku dhafan. Tafaariiqda dabaqa dhulka hoostiisa ah iyo unugyo nool/shaqo leh oo leh garaash yar oo ka baxsan Letitia Ave S. 4 sheekooyin la dego oo ka sarreeya dabaqa hoose. 15 guri dabaq ah oo wadartoodu tahay 60 unug.

የፕሮጀክት ማጠቃለያ
የታሰበ ባለ 5 ፎቅ ድብልቅ አጠቃቀም ግንባታ። የከርሰ ምድር ችርቻሮ እና የቀጥታ/የሰራ ክፍሎች ከሌተሺያ እሴት ኤስ 4 ወጣ ያለ ትንሽ ጋራዥ ከመሬት ወለል በላይ። በአንድ ፎቅ 15 አፓርተሞንት በአጠቃላይ 60 ክፍሎች.



Visit project website
Truy cập trang web dự án
Booqo shabakada mashruuca
የፕሮጀክት ድር ጣቢያን ይጎብኙ
www.lilytran6.wixsite.com/3809rainier



Take an online survey to provide your input
Truy cập trang web dự án Thực hiện một cuộc khảo sát trực tuyến để cung cấp thông tin đầu vào của bạn
si aad u bixiso fikradaada
ግብዓትዎን ለማቅረብ የመስመር ላይ ዳሰሳ ያድርጉ
www.surveymonkey.com/r/YCGS8TD

Online Survey

An online survey was made available from 01/31/23 to 04/19/23 and was produced in accordance with City of Seattle guidelines. There were no respondents.

Online Survey Comments

What is your connection to this development project?

No comments submitted.

What is most important to you about a new development at this property?

No comments submitted.

What concerns do you have about the project?

No comments submitted.

What opportunities or benefits might be achieved by this project?

No comments submitted.

Does this neighborhood have an adequate supply of homes that are affordable to people of all incomes?

No comments submitted.

Is there anything specific about this property of neighborhood that would be important for us to know?

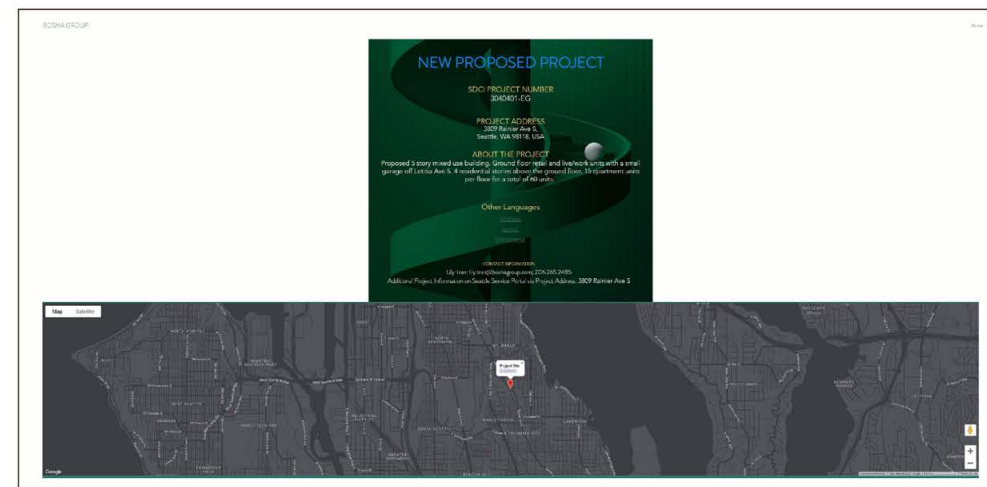
No comments submitted.

What else would help to make the new project successful for decades to come?

No comments submitted.

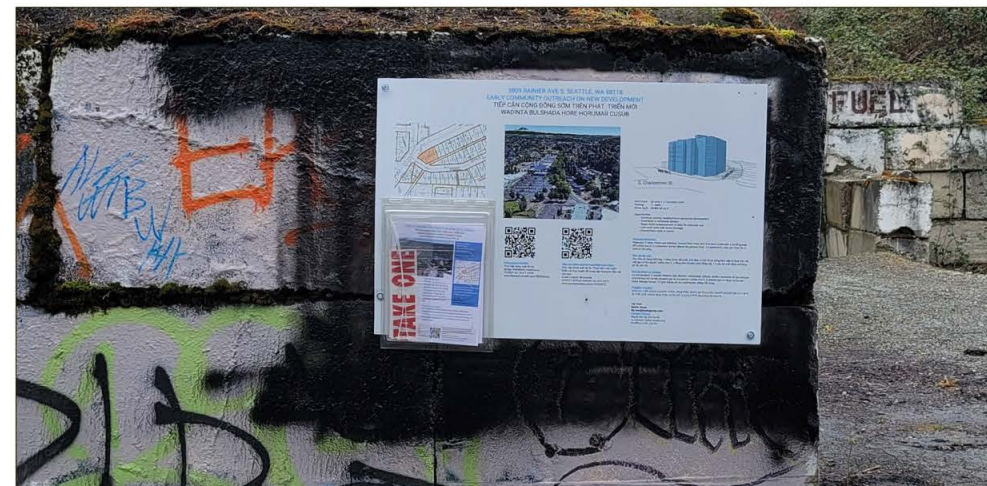
Interactive Website

An interactive website with comment field was made available from 01/31/23



Site Poster

A 2'x3' poster was mounted on the sidewalk, adjacent to the project site, with tear off flyers on 04/08/23



LEGEND

ALD

DEC

MAP

MANHOLE

INLET, TYPE 250A

CB, TYPE 240C

FIRE HYDRANT

WATER METER

STREET LIGHT

WATER VALVE

GUY ANCHOR

COMMUNICATION VAULT

OHPT

ECAB

FOUND 1/4 SECTION CORNER

ECO BLOCKS

PED PUSH BUTTON

PED PUSH BUTTON PEDESTAL

FOUND MONUMENT IN CASE

SET/FOUND BOUNDARY MARKER, AS DESCRIBED

SET/FOUND NAIL AS DESCRIBED

WMH

8"PS

8"W

G

P

T

OHP

X

X

EV

OP

EM

EPP

CHH

TRSB

WMH

SANITARY SEWER LINE

WATER LINE

GAS LINE

POWER LINE (UNDERGROUND)

TELEPHONE LINE (UNDERGROUND)

OVERHEAD POWER

WOOD FENCE

CHAIN LINK FENCE

BUILDING LINE

WALL

ASPHALT SURFACE

CONCRETE SURFACE

ROCKERY

GRAVEL SURFACE

SLOPES WITH AT LEAST 10' RISE & HZ DIST. OF 25' OR LESS

ELECTRIC VAULT

GUY POLE

TRAFFIC LIGHTS

ELECTRIC METER

ELECTRIC POWER POLE

COMMUNICATIONS HANDHOLE

TRAFFIC SIG CTRL BOX

POWER POLE W/LIGHT SIGN

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03

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Existing Site

Proposed Project Site

One parcel, approximately 10,585 sq ft, on the corner of Rainier Ave S and Letitia Ave S. The site is currently vacant and used for equipment/material staging and storage.

Adjacent Buildings and Uses

To the North:
Rainier Ave S; Existing 1-story Restaurant, built 1963
Letitia Ave S; Existing 1-story Public Utility Building, built in 1955

To the East:
Rainier Ave S; Existing 1-story, Shopping Center & gas station, built in 1994

To the South:
Existing 1-story Auto Body Shop, built in 1956

To the West:
Existing Alley, Vacant lot zoned SFR

Solar Access

ROW to the North and East provide plentiful solar exposure.

Views

Views of Rainier, Seattle skyline, and parks to the North, South, and West from upper levels.
Views of Lake Washington to the East.

Traffic and Parking

Rainier Ave S is a two-way street with four traffic lanes and one turning lane. There are sidewalks on both sides of the street. Letitia Ave S. is a two-way street with two traffic lanes. There are no designated bike lanes and no street parking on either adjacent street.

Streetscape

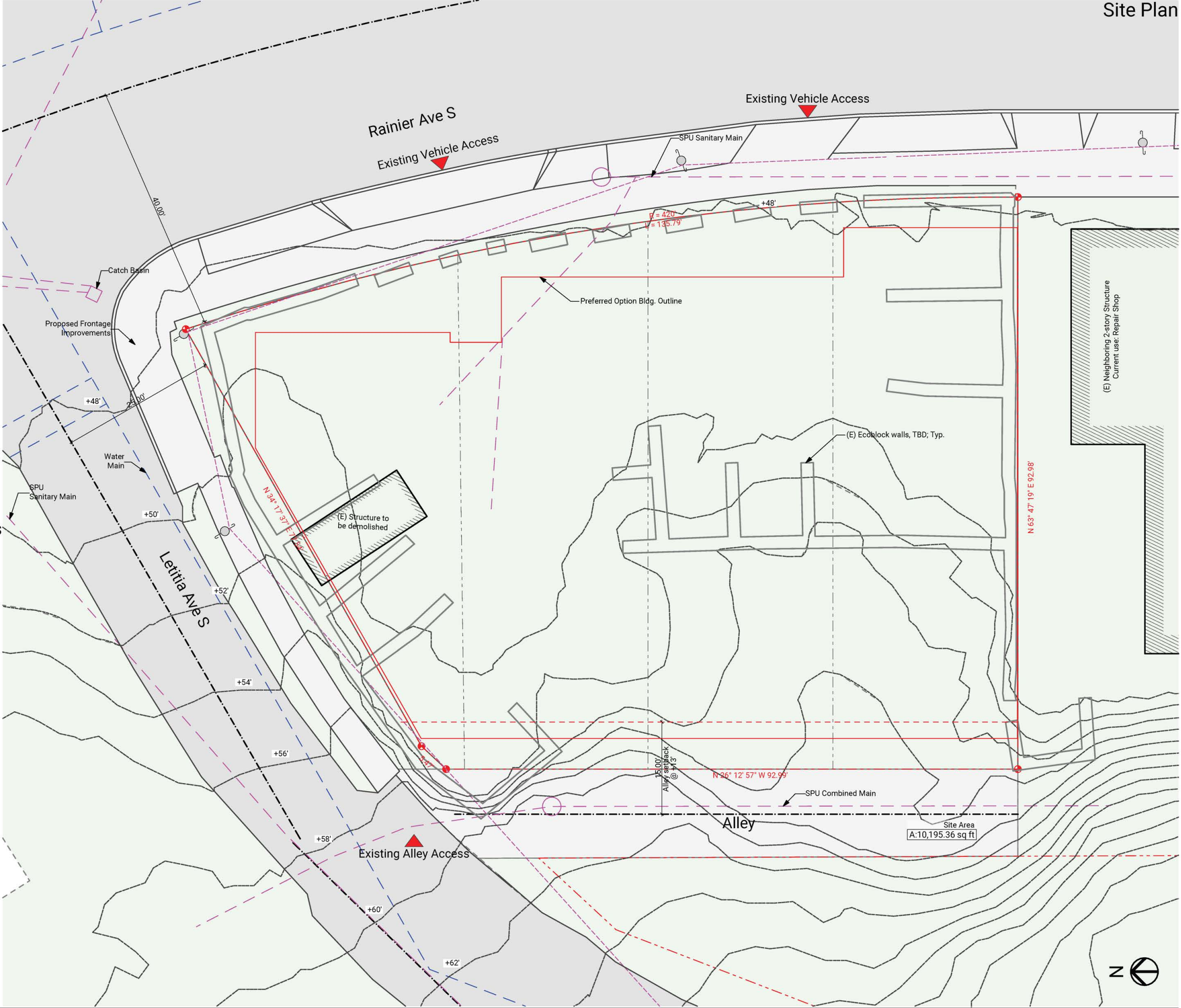
The Northern tip of the site forms a crosswalk, across Rainier Ave S to the East and Letitia Ave S to the North. There are sidewalks along the Southern portion of the street, adjacent to the project site. There are no sidewalks along the Northern portion of Letitia Ave S. Neither street contains planting strips. Power Poles are located adjacent to both the North-West and East lot lines along both streets.

Trees

The site is vacant with no exceptional trees.

Legal Description

MONTROSE ADD LESS 7 FT SEWER R/W
Plat Block: 1
Plat Lot: 35 THRU 38



Urban Design Analysis

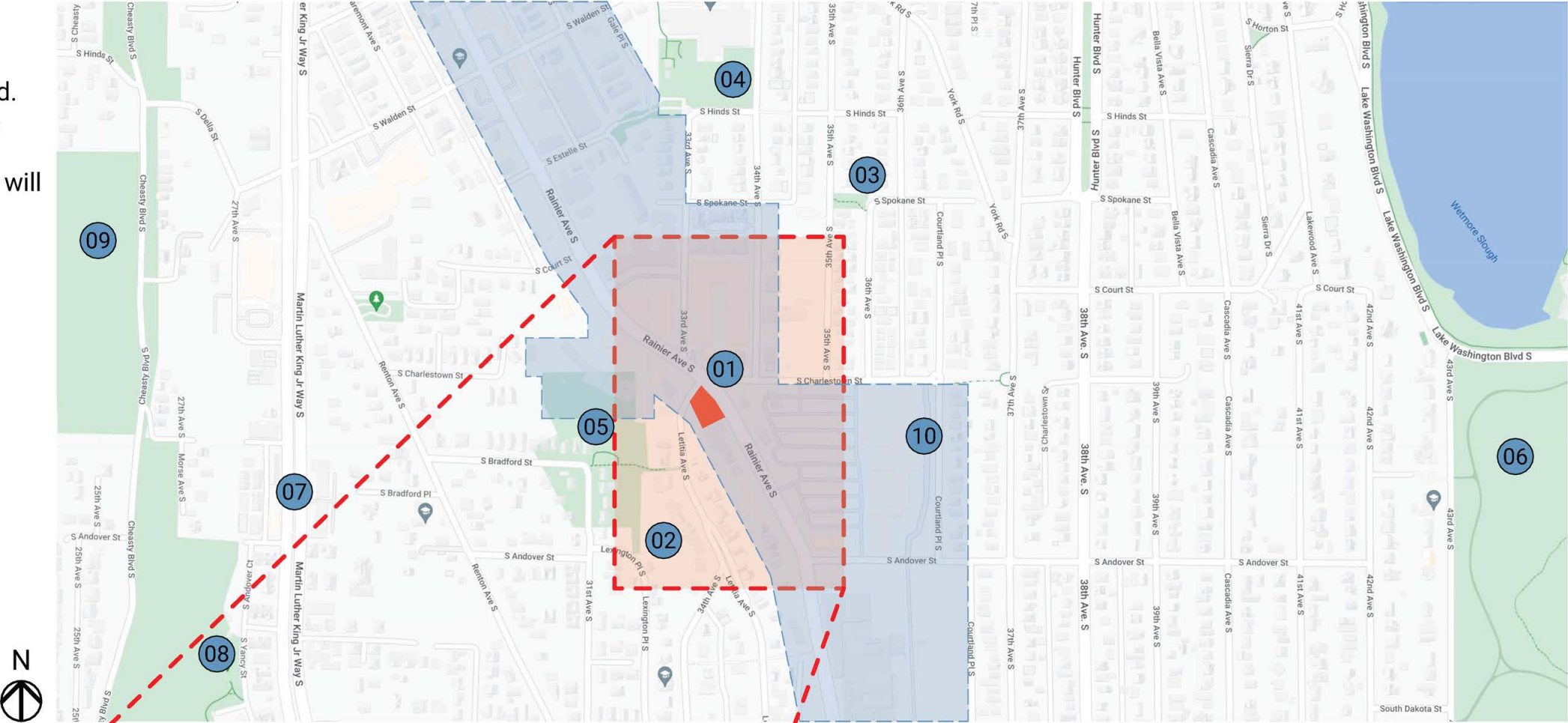
Existing Site

The existing site is undeveloped. Its current use is for landscape material storage. One existing structure exists on the site and will be demolished.

Design Cues

The project is located at a prominent intersection in its neighborhood, surrounded by commercial activities. The immediate area has already seen successful multi-family housing developments.

The project seamlessly blends into the existing street and neighborhood with its mixed-use ground floor, which enhances the area's vibrancy and livability.



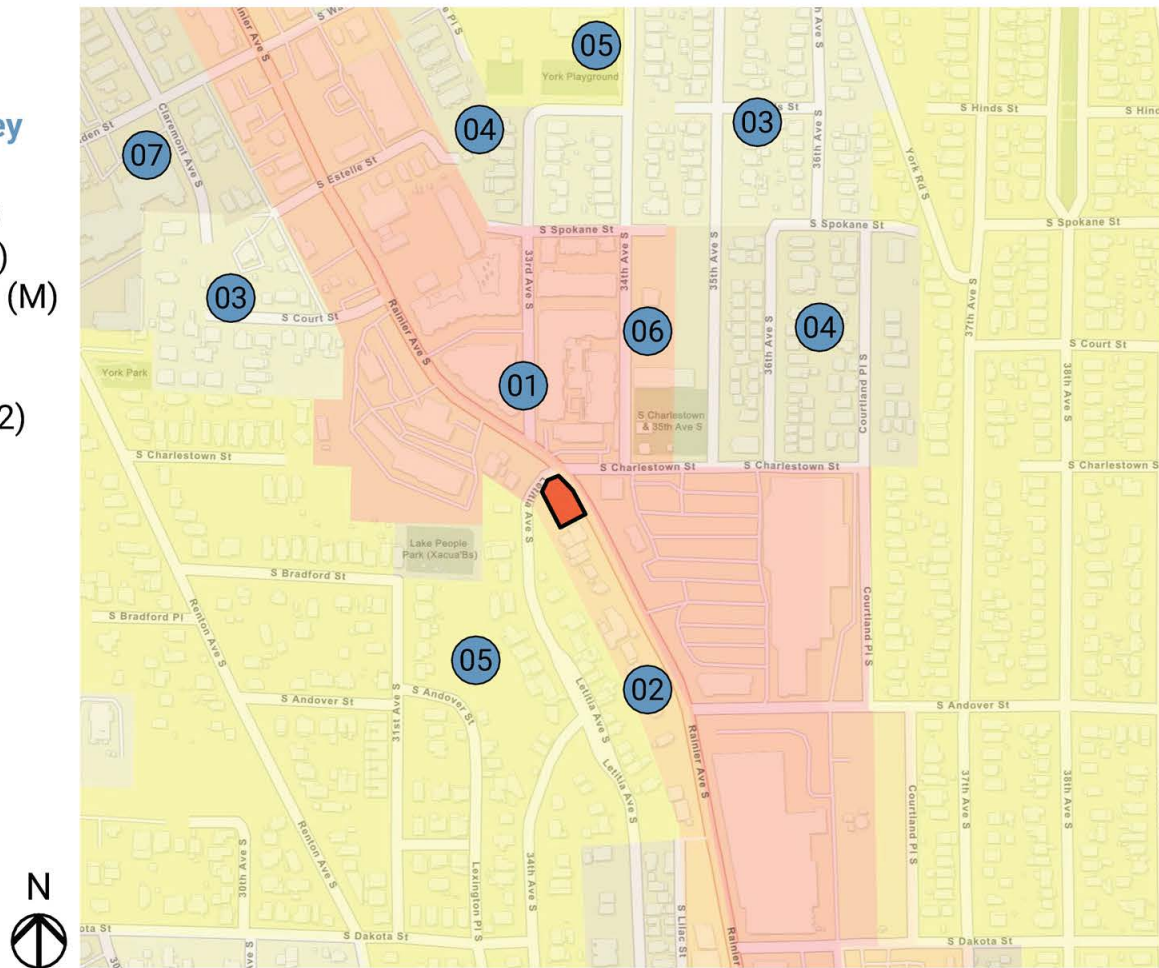
- Map Key
- 1. Project Site
 - 2. 3 Block Study Area
 - 3. Courtland Place Community Gardens
 - 4. John Muir Elementary School / York Playground
 - 5. Lake People Park
 - 6. Genesee Park & Playfield
 - 7. Link Light Rail
 - 8. Rainier Vista Dakota W P-Patch
 - 9. Cheasty Boulevard Park
 - 10. Southeast Seattle Reinvestment Area - Chapter 23.67 & Rainier/Genesee Business District Overlay



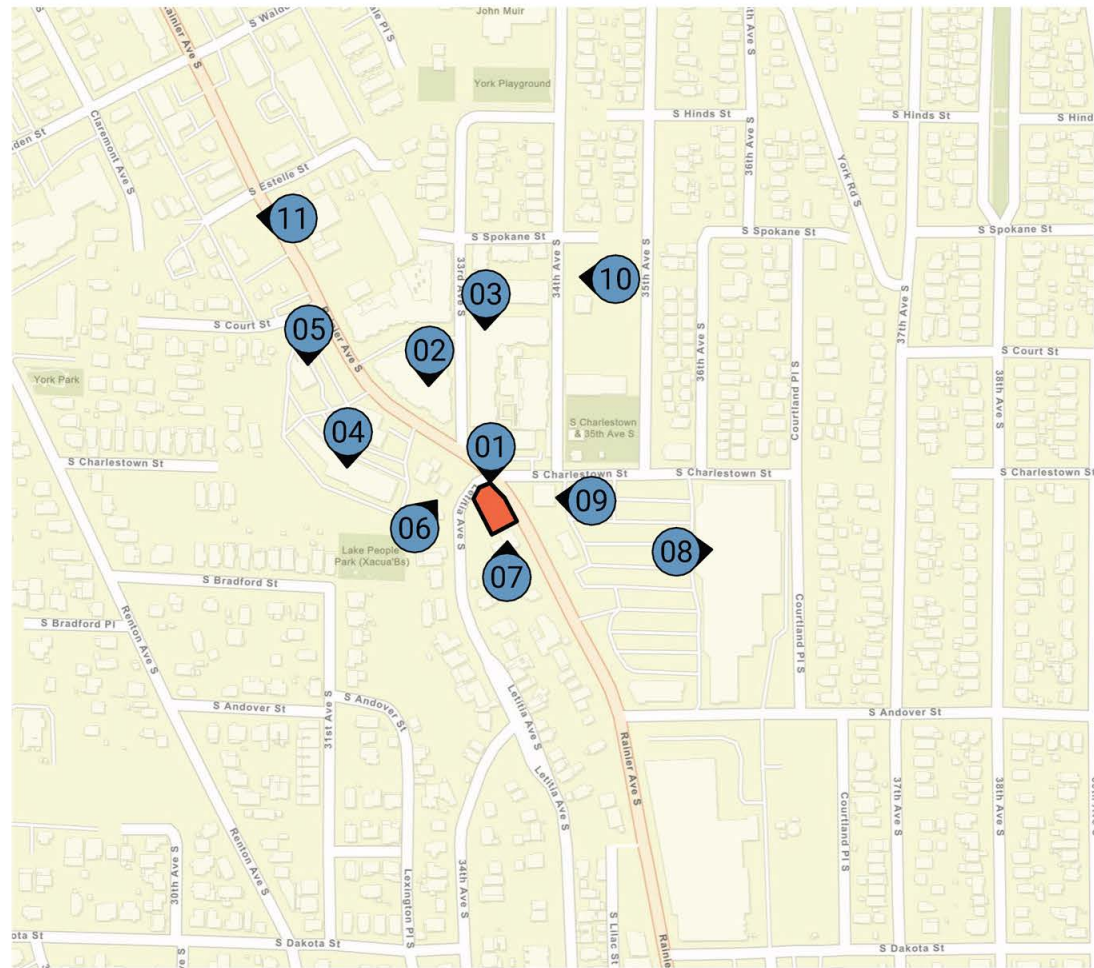
Aerial View

Zoning Key

1. C2-75
2. NC2-55
3. RSL (M)
4. LR2 RC (M)
5. NR3
6. C1-55
7. LR3 (M2)



Zoning Map



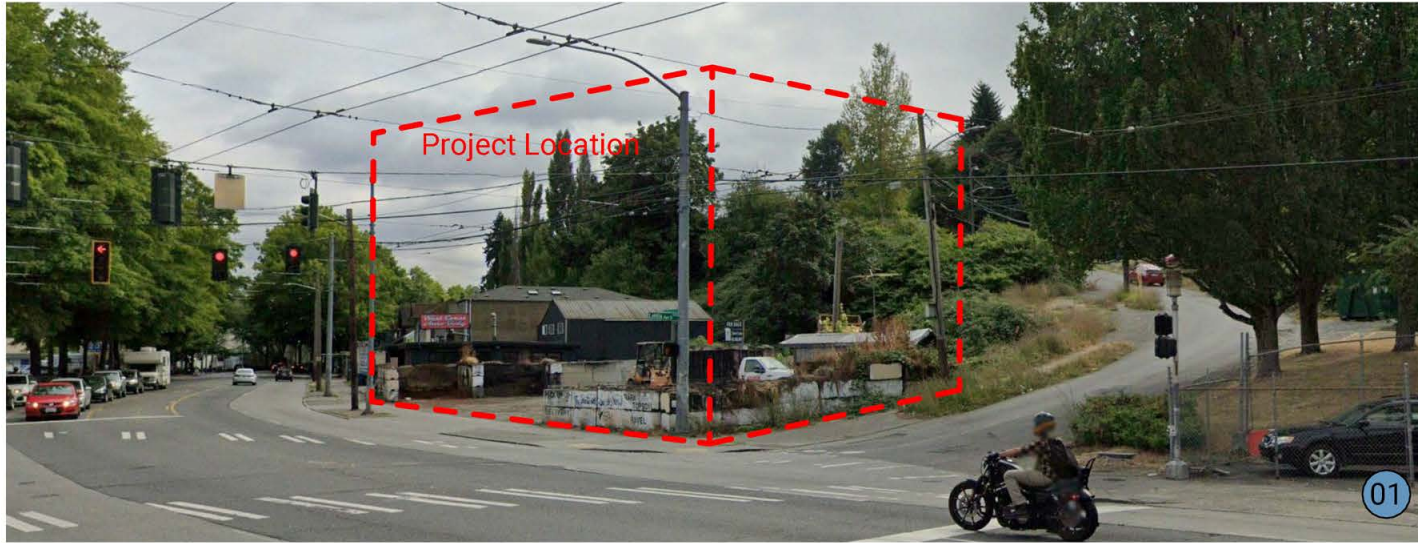
Neighborhood Cues

Neighborhood Cues Key

1. Project Site
2. Commercial, West Coast Self Storage
3. Residential, Dakota At Rainier Court
4. Commercial, Service King Collision
5. Commercial, Legacy Auto Sales
6. Commercial, Obo Auto Sales
7. Commercial, Westcoast Auto Body
8. Grocery, Safeway
9. Fuel, Safeway
10. Residential, Spokane At Rainier Court
11. Residential, DESC The Estelle



Context Images



Interesction of Charlestown St. & Letitia Ave S. Looking South-West

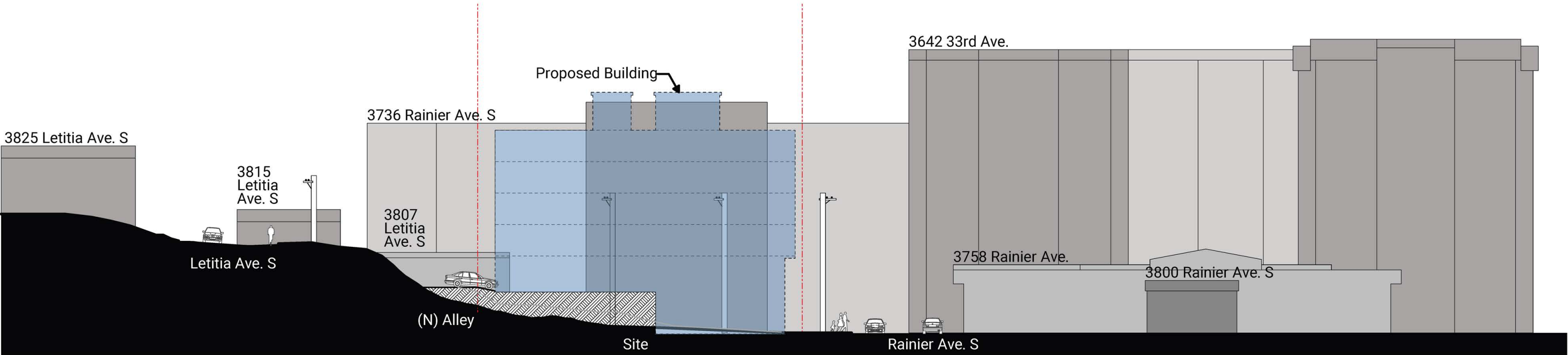
Zoning Code Summary				
Applicable Zoning	SMC Section	Subsection	Requirement	Provided
Permitted and Prohibited uses	23.47.004	Table A	J.1. Residential uses not listed below - Conditionally permitted. Residential uses may be permitted in C2 zones as a conditional use subject to the following criteria 23.47A.006.3.a	60 residential units + 2 live-work units proposed
Floor Area Ratio (FAR) limits	23.47A.013	Table B	FAR 4.25 for 55' Height Limit	Compliant
Structure Height	23.47A.012		55'-0" height limit	Compliant
Multifamily zones with a mandatory housing affordability suffix			MHA applies to developpment in this zone	Compliant - Performance Option
Setbacks and Seperations	23.47A.014.B.3	Exhibit C	Setbacks: Front = N/A, Side Yard Setback = N/A, Rear Yard Setbcak = 15ft @ + 13ft	Departure requested for preferred option 1;Opt. 2 &3 Compliant
	23.47A.014.B.4		One-half of the width of an abutting alley may be counted as part of the required setback. For the purpose of this Section 23.47A.014, the alley width and the location of the rear lot line shall be determined prior to any dedication that may be required for alley improvement purposes.	
Amenity Area	23.47A.024	A	Amenity areas are required in an amount equal to 5 percent of the total gross floor area in residential use, except as otherwise specifically provided in this <u>Chapter 23.47A</u> . Gross floor area, for the purposes of this subsection 23.47A.024.A, excludes areas used for mechanical equipment and accessory parking. For the purposes of this subsection 23.47A.024.A, bioretention facilities qualify as amenity areas.	Compliant
Landscaping Standards	23.47A.016	A.2	Landscaping that achieves a Green Factor score of 0.3 or greater, pursuant to Section 23.86.019, is required for any lot with: a.development containing more than four new dwelling units or a congregate residence	Will comply
	23.47A.016	B.1	Street trees are required when any development is proposed	Will comply
Parking location and access	23.47A.032	A.1.C	If access is not provided from an alley and the lot abuts two or more streets, access is permitted across one of the side street lot lines pursuant to subsection 23.47A.032.C, and curb cuts are permitted pursuant to subsection 23.54.030.F.2.a.1.	Compliant
Required Parking	23.54.015	Table B.M	No minimum requirement. Residential use is located within a frequent transit service area	Proposal includes 7 parking stalls in ground floor garage
Solid waste and recyclable materials storage and access	23.54.040	Table A	Shared Storage Space for Solid Waste Containers. Residential development with 26-50 dwelling units shall have a minimum area for shared storage space of 375 square feet. Non-Residential developments of 0-5,000 sf shall have a minimum area for shared storage space of 82 sf.	Compliant



B | Letitia Ave S. Street Section



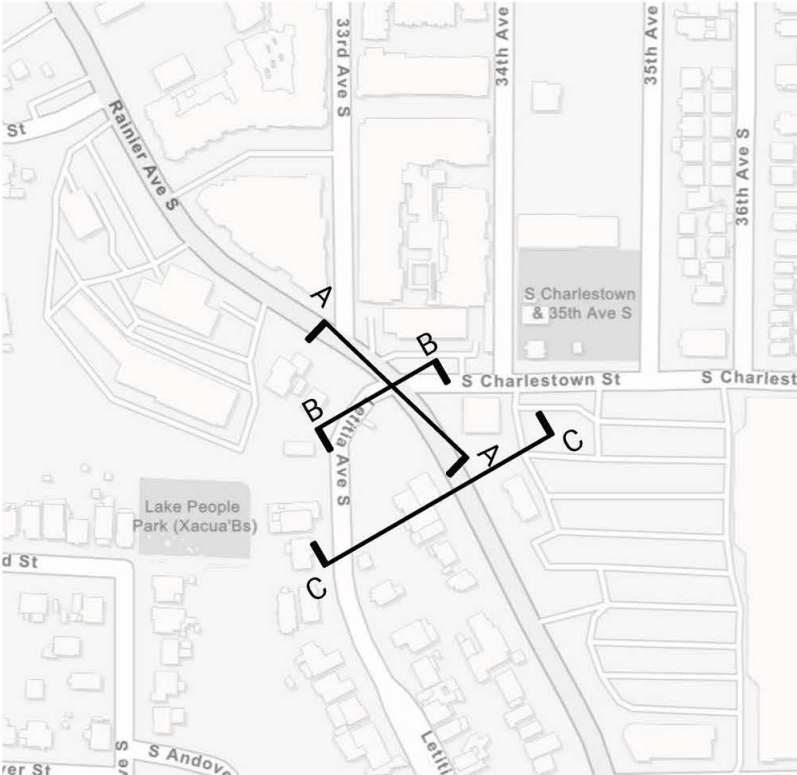
A | Rainier Ave S. Street Section



C | Site Street Section



A | Rainier Ave S. Street Section (continued)



Priority Design Guidelines

Southeast Design Review Board District
Mount Baker Town Center

CS1-C Topography

Seattle Design Guideline:
Use natural systems and features of the site and its surroundings as a starting point for project design.

- I. Land Form
- II. Elevation Changes

Response:
The site is mostly fl at and gently sloped. The slope undergoes a sudden and steep grade increase at the South-West corner of the property. There is no opportunity to allow the building to gradually "step up". The site sits at the bottom of a moderate hillside.

The proposal includes a solution to the grade change by providing covered off alley parking. The streetfront and corner are located at the lowest elevation of the site. The building uses a mixed use program along the street front to provide a double-height exterior facade.

CS2-C Relationship To The Block

Seattle Design Guideline:
Corner sites can serve as gateways or focal points; both require careful detailing at the first three floors due to their high visibility from two or more streets and long distances. Consider using a corner to provide extra space for pedestrians and a generous entry, or build out to the corner to provide a strong urban edge to the block.

- I. Corner Sites

Response:
The site's North-East corner forms the intersection of Ranier Ave. S and Letitia Ave. This corner designates an end to the single family zoning to the West, and the beginning of mixed-residential /commercial zoning to the east.

The project proposes a built out corner to provide a strong urban edge. The corner's ground floo r contains a double- height retail bay. Further development will make this corner increasingly transparent to the increasing street and intersection activity.

CS2-D Height, Bulk, And Scale

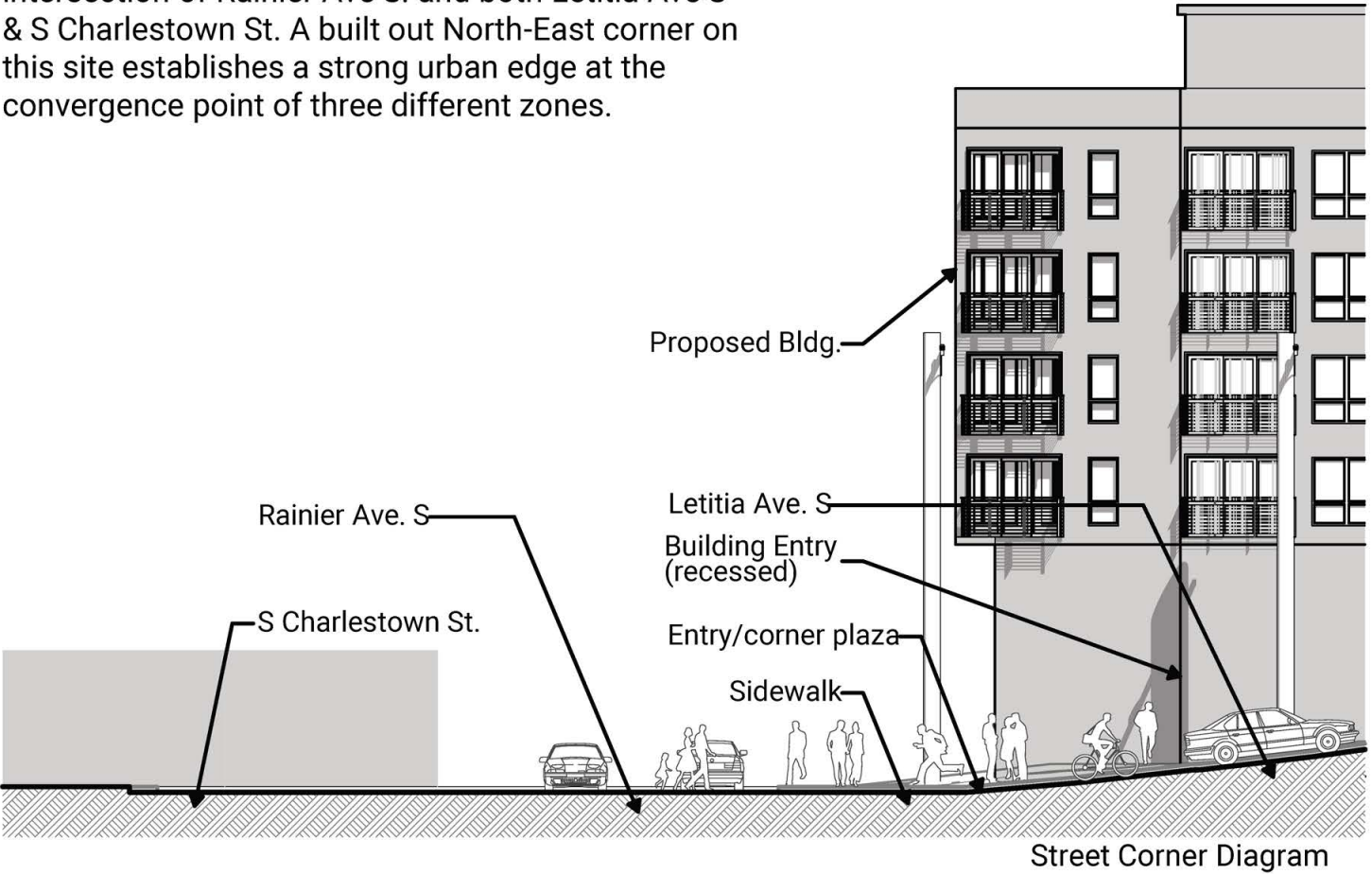
Seattle Design Guideline:
For projects located at the edge of different zones, provide an appropriate transition or complement to the adjacent zone(s). Projects should create a step in perceived height, bulk and scale between the anticipated development potential of the adjacent zone and the proposed development.

- III. Zone Transitions

Response:
The site is zoned NC2-55 and directly borders NR3 zoning to the West. To the North and East of the site is C2-75 zoning. It sits at the Northern end of a narrow strip of NC2-55 zoning that extends South along Rainier Ave S.

A development such as proposed helps create a transition in height between C2-75 zoning and NR3. Projects to the North-East have a significantly higher height limit at 75' compared to the site's 55'. NR3 zoning to the West is limited to 25' in height.

The North-East corner plays a prominent role at the intersection of Rainier Ave S. and both Letitia Ave S & S Charlestown St. A built out North-East corner on this site establishes a strong urban edge at the convergence point of three different zones.



CS2 Urban Pattern and Form

Seattle Design Guideline:
Strengthen the most desirable forms, characteristics and patterns of the streets, block faces, and open spaces in the surrounding area.

- I. Location in the city and neighborhood
- II. Adjacent sites, streets, and open spaces
- III. Relationship to the block
- IV. Height, bulk, and scale

Response:
In its current form the site is undeveloped and acts as a repository for landscape material. Total redevelopment of the site is integral to continued use and development of the neighborhood and city.

The proposal continues existing patterns of multi-family development along Rainier Ave S. Including retail and Live-Work units on the ground floor. These features create a strong relationship to the existing commercial uses that surround it.

The buildings height and modulation are purposefully consistent with existing multi-family in the area and the Seattle Municipal Code.

PL2 Walkability

Seattle Design Guideline:
Create a safe and comfortable walking environment that is easy to navigate and well-connected to existing pedestrian walkways and features.

- I. Accessibility
- II. Safety and security
- III. Weather protection
- IV. Wayfinding

Response:
The proposal includes strong street level interaction by enhancing the pedestrian access and safety along Rainier and Letitia. By increasing residential fenestration along the East facade; the project is able to be consistent with CPTED design principles. Specifically the "eyes on the street" principle. Corner signage and storefront provide wayfinding to residents and others.

PL3 Street- Level Interaction

Seattle Design Guideline:
Encourage human interaction and activity at the street-level with clear connections to building entries and edges.

- I. Entries
- II. Retail edges
- III. Residential edges
- IV. Non-residential frontage

Response:
Modulation along the buildings front edge allow for clearly designated retail, live-work, and building entries. At the ground floor level, the majority of street frontage is reserved for non-residential uses. These uses include two retail bays and two street facing Live-Work units. The primary residential entry is at street level along Rainier Ave S.

PL4 Active Transportation

Seattle Design Guideline:
Incorporate design features that facilitate active forms of transportation such as walking, cycling, and use of transit.

- I. Entry locations and relationships
- II. Planning ahead for cyclists
- III. Planning ahead for transit

Response:
The parking / vehicular access is provided through an existing alley along the western property line. This allows for pedestrian access to be oriented along the sidewalk and Rainier Ave S. Bike parking is provided in a secure interior space to encourage and support cycling. The proposal will enhance the overall walkability of the area by extensive right of way improvements. These enhancements provide integration along and adjacent to existing transit routes.

DC1 Project Uses and Activities

Seattle Design Guideline:
Optimize the arrangement of uses and activities on site.

- I. Arrangement of interior uses
- II. Vehicular access and circulation
- III. Parking and service uses

Response:
All non-residential uses are oriented to the street and accessed directly from the pedestrian path. No new curb cuts or interruptions to the sidewalk are proposed. To enhance the safety of the site, vehicular access is limited and oriented along the abutting alley. The parking is enclosed to help minimize its visual impact.

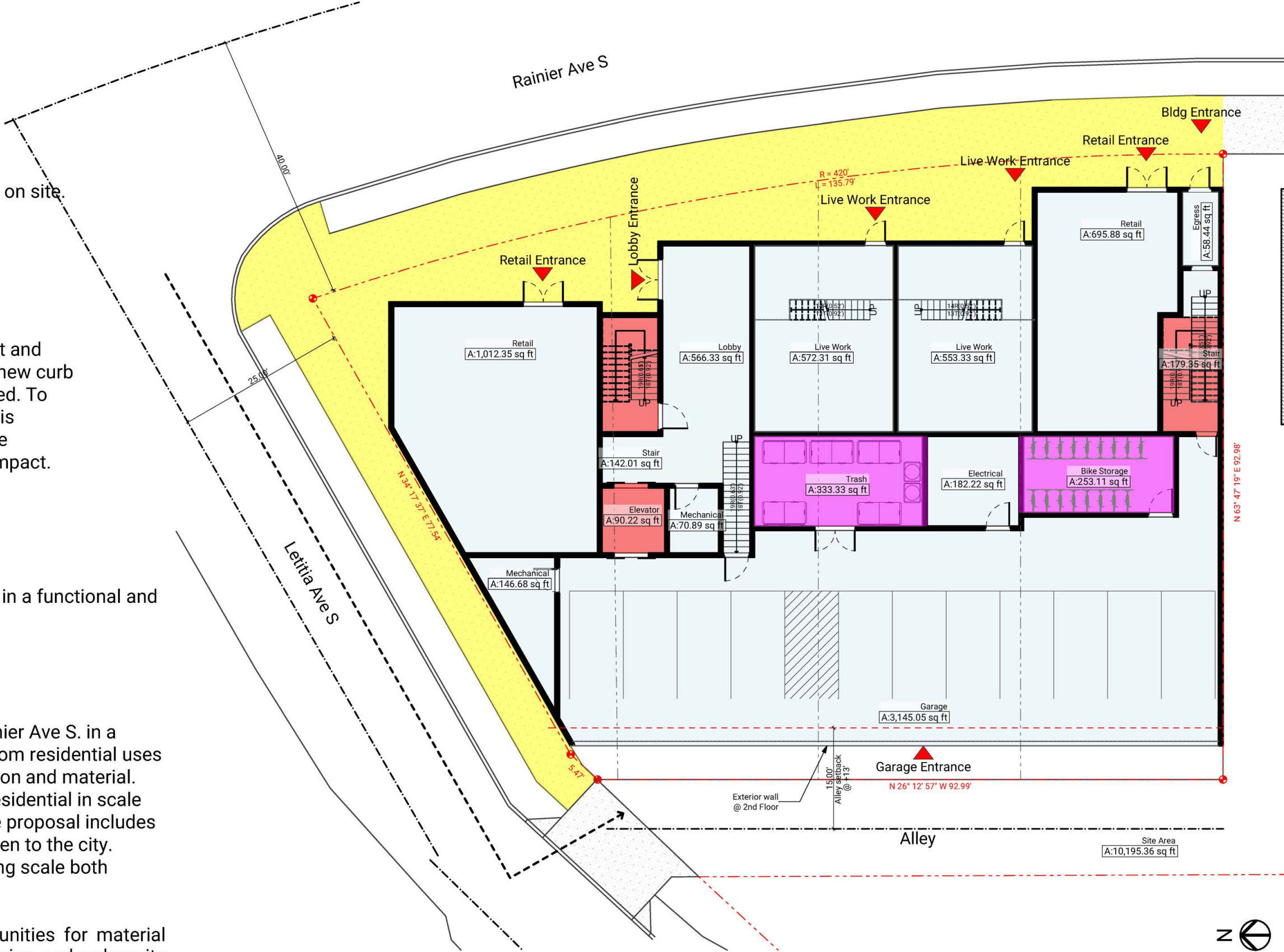
DC2 Architectural Concept

Seattle Design Guideline:
Develop an architectural concept that will result in a functional and harmonious design.

- I. Massing

Response:
The proposed massing follows the curve of Rainier Ave S. in a linear fashion. Street level uses are separated from residential uses on the upper levels through storefront fenestration and material. Fenestration above the ground level becomes residential in scale with a mix of fixed and operable windows. The proposal includes Juliet balconies that allow for the interiors to open to the city. These features enhance the massing by providing scale both vertically and horizontally.

Each stepback in modulation provides opportunities for material variations that complement the building's massing and reduce its perceived bulk.

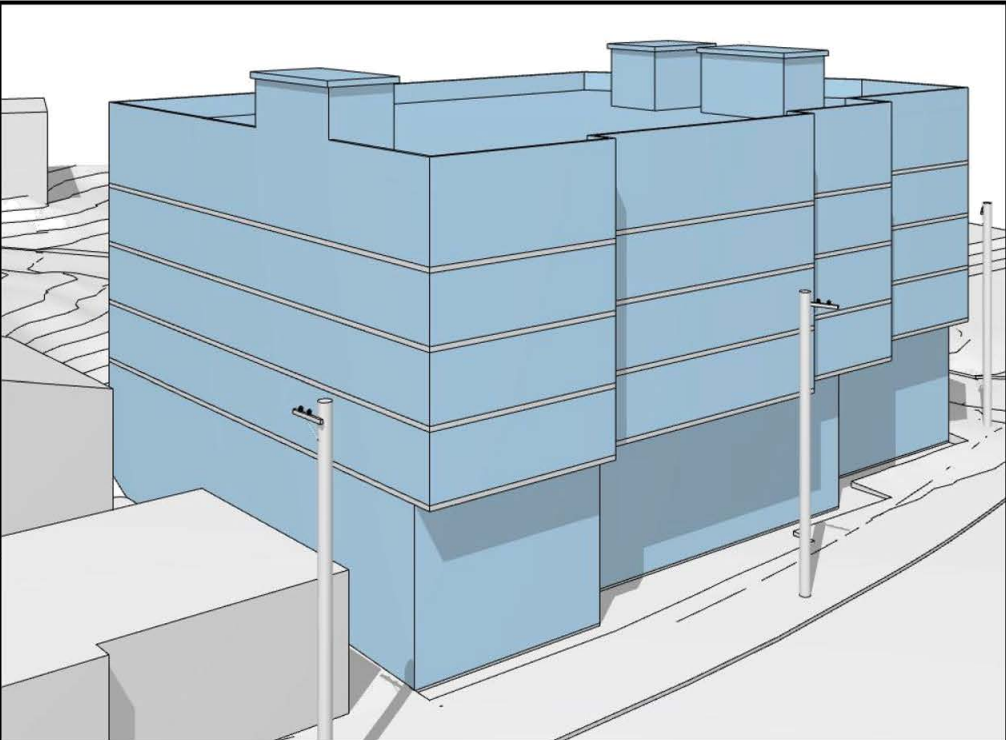


Building Circulation Diagram

Key

- Pedestrian Access
- Trash Bikes
- Interior Covered
- Vertical circulation
- Vehicle Access
- Entry

Preferred Massing Option



Option 1

Stories

Unit Count

Parking

Gross Sq.ft.

Req. DSD

5

56 units + 2 Live-Work units

11 stalls

45,556.71sq.ft.

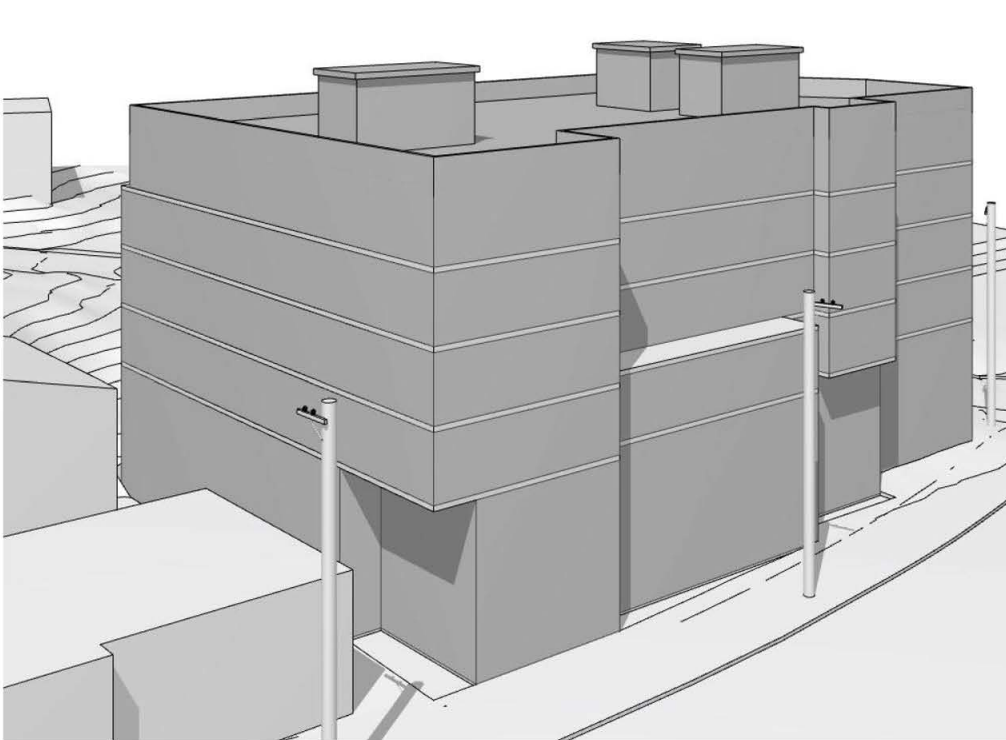
Yes

Opportunities

- Continue existing neighborhood residential development
- Contribute to increased density
- Begin initial redevelopment of alley for vehicular use
- Live-work units with street frontage
- Ground floor retail at corner

Constraints

- Development of the alley will require a more robust engineering plan
- Development Standards Departure #1 provides relief to facilitate required alley improvements.



Option 2

Stories

Unit Count

Parking

Gross Sq.ft.

Req. DSD

5

56 units + 2 Live-Work units

None

43,522.03 sq.ft.

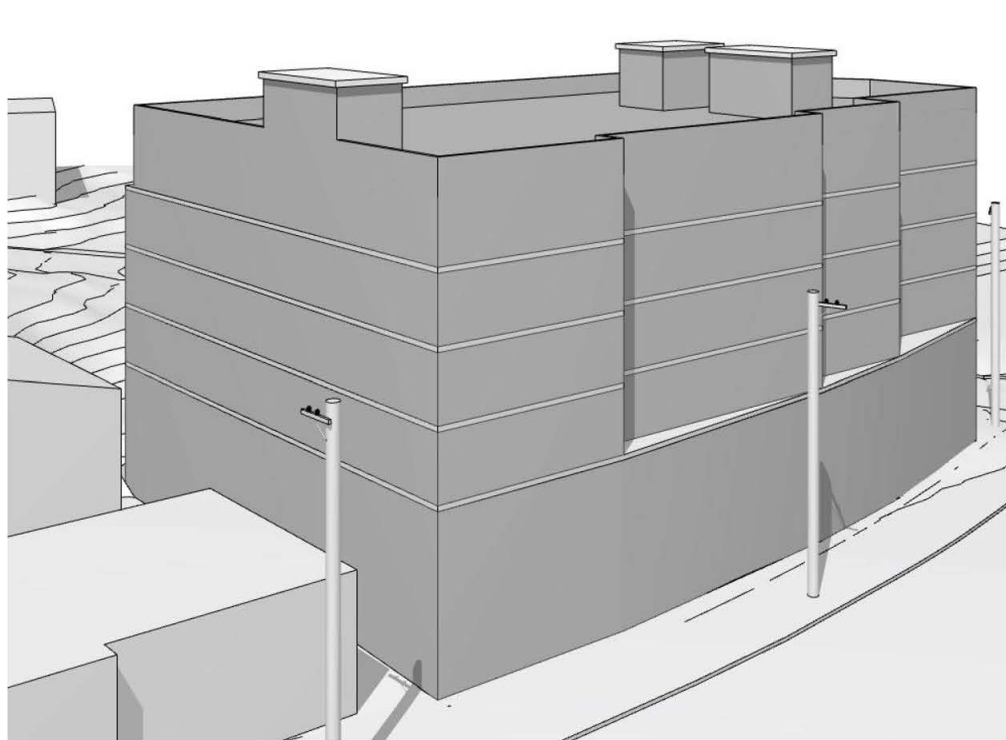
Compliant

Opportunities

- Continue existing neighborhood residential development
- Contribute to increased density
- Additional ground floor units with lofts and increased sq.ft.
- Live-work units with street frontage
- Ground floor retail at corner
- Building circulation allows for natural light and constant building illumination, enhancing wayfinding.

Constraints

- The site has a sudden and steep grade change along its West property line.
- The height limit imposes a strong need to maximize available floor and site area
- In-efficient circulation decreases unit density



Option 3

Stories

Unit Count

Parking

Gross Sq.ft.

Req. DSD

5

60 + 2 Live-Work units

None

44,768.83 sq.ft.

Compliant

Opportunities

- Continue existing neighborhood residential development
- Contribute to increased density
- Additional ground floor units with lofts and increased sq.ft.
- Live-work units with street frontage
- Efficient circulation allows for increased unit density

Constraints

- The height limit requires maximizing available site area
- The site imposes and in-organic curvature on the ground floor
- Lack of alley development results in no on site vehicle parking

Option 1 - Site Plan

Massing Option 1 - Preferred Option

The proposed massing will provide 56 market rate apartments with an additional two live-work units on the ground floor, orientated for pedestrian access. Two retail spaces are provided, one at either end of the building.

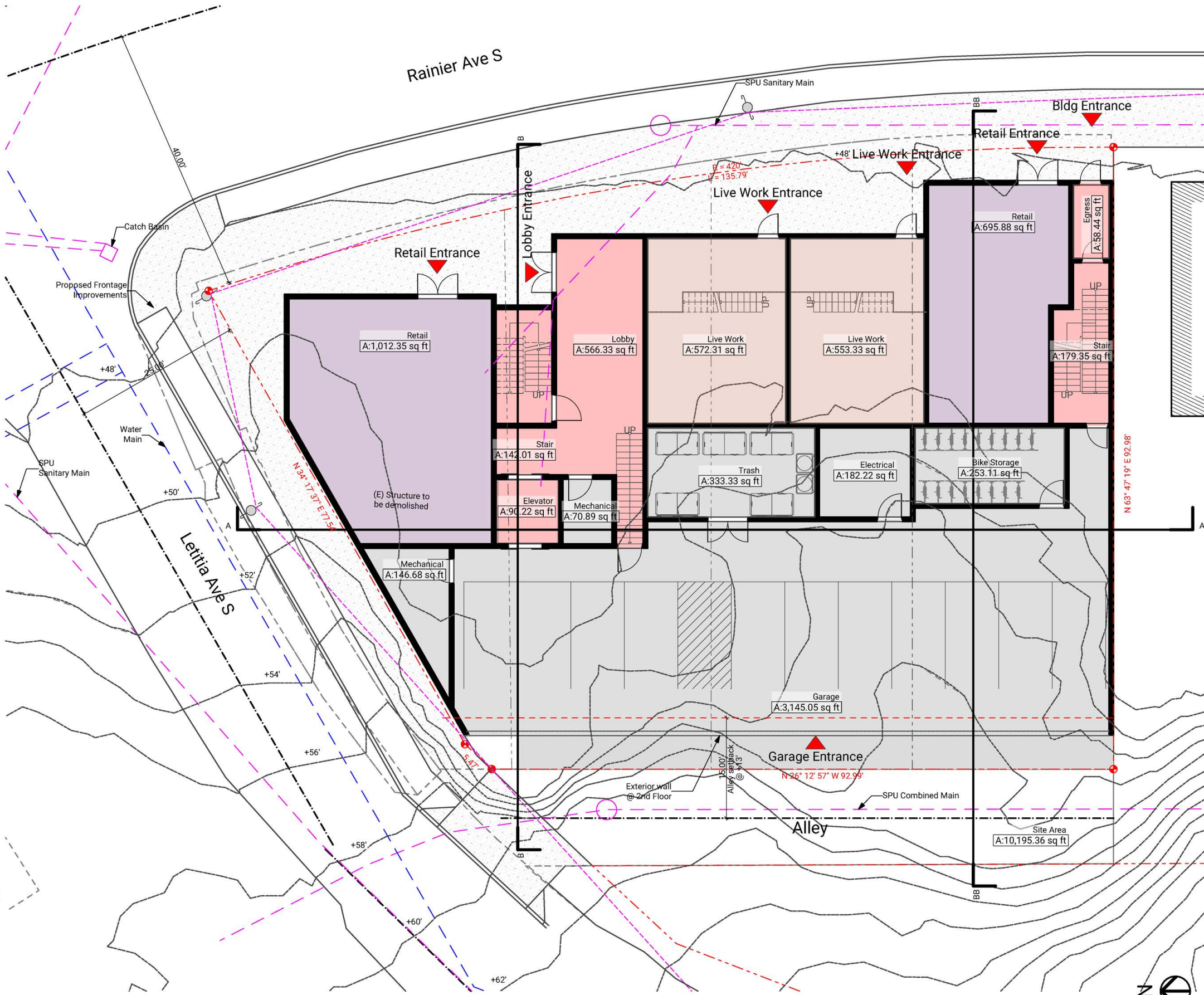
A dedicated residential entry lobby and egress complete the street along Rainier Ave S. Street frontage use and building modulation allow for gradual transition between uses at the pedestrian level.

This proposal includes 11 covered parking stalls. Parking is accessed from the existing alley to the west. This arrangement allows for maximum distancing between vehicular and pedestrian use and access to the building.

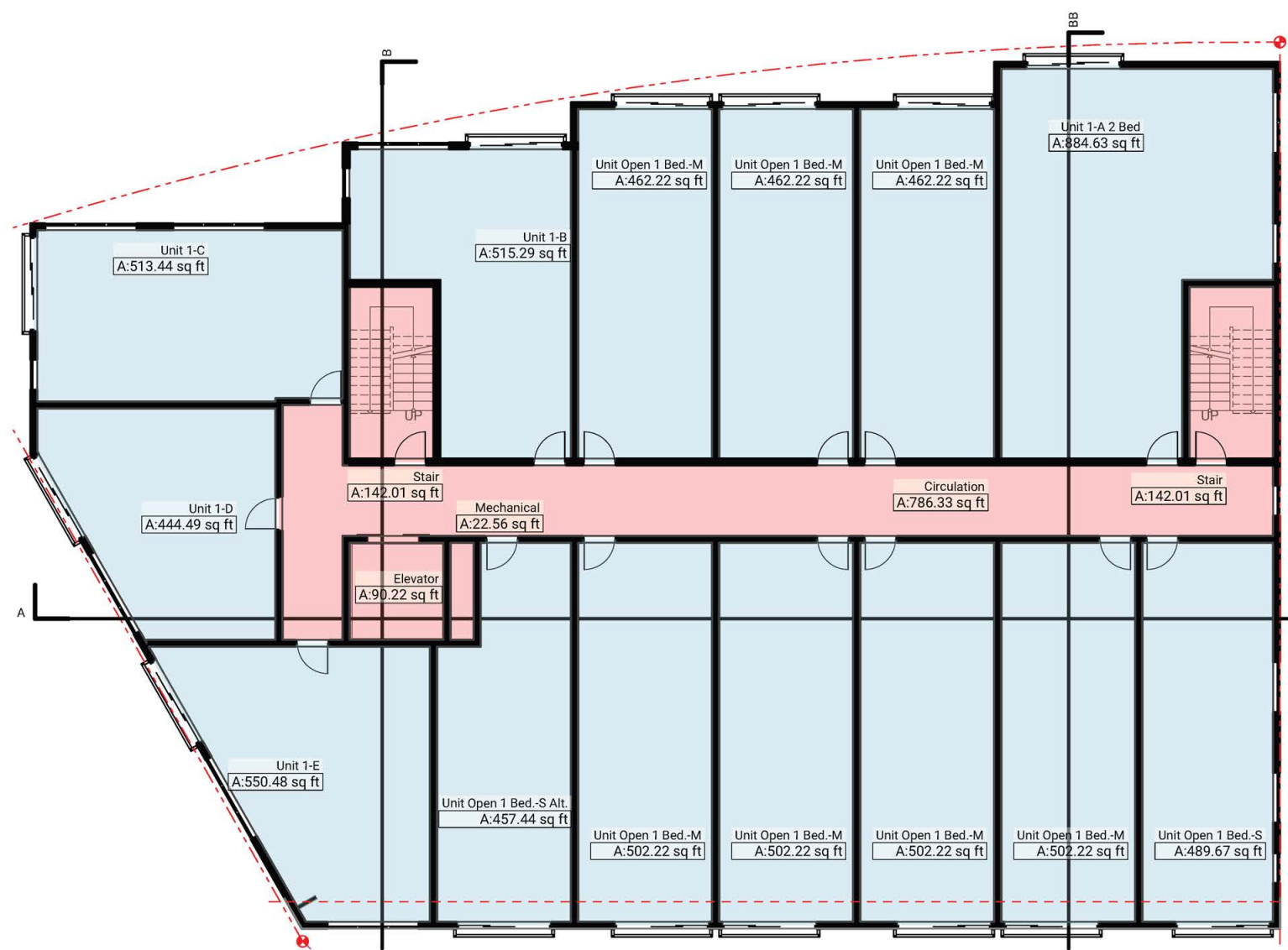
Gross Floor Area Option 1		
Home Story	Zone Name	Calculated Area
Ground Floor	Gross Floor Area	8,319.35
Second Floor	Gross Floor Area	9,182.89
Third Floor	Gross Floor Area	9,182.89
Fourth Floor	Gross Floor Area	9,182.89
Fifth Floor	Gross Floor Area	9,182.89
Roof	Gross Floor Area	505.80
		45,556.71 ft²

Development Standard Departure
See Page 24 Departure Diagram Request #1

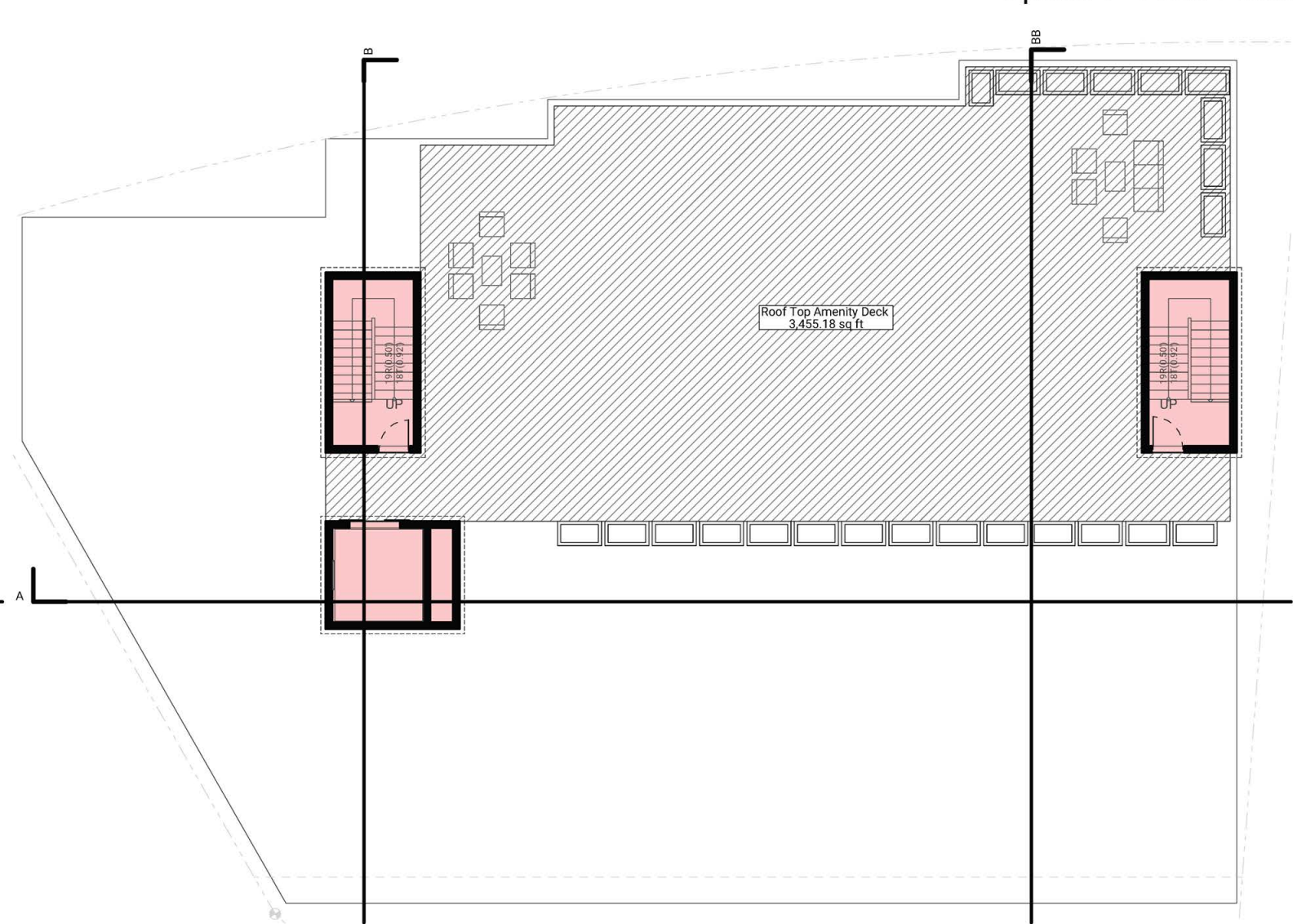
- Key**
- Retail
 - Live-Work
 - Utility / Parking
 - Circulation
 - Residential



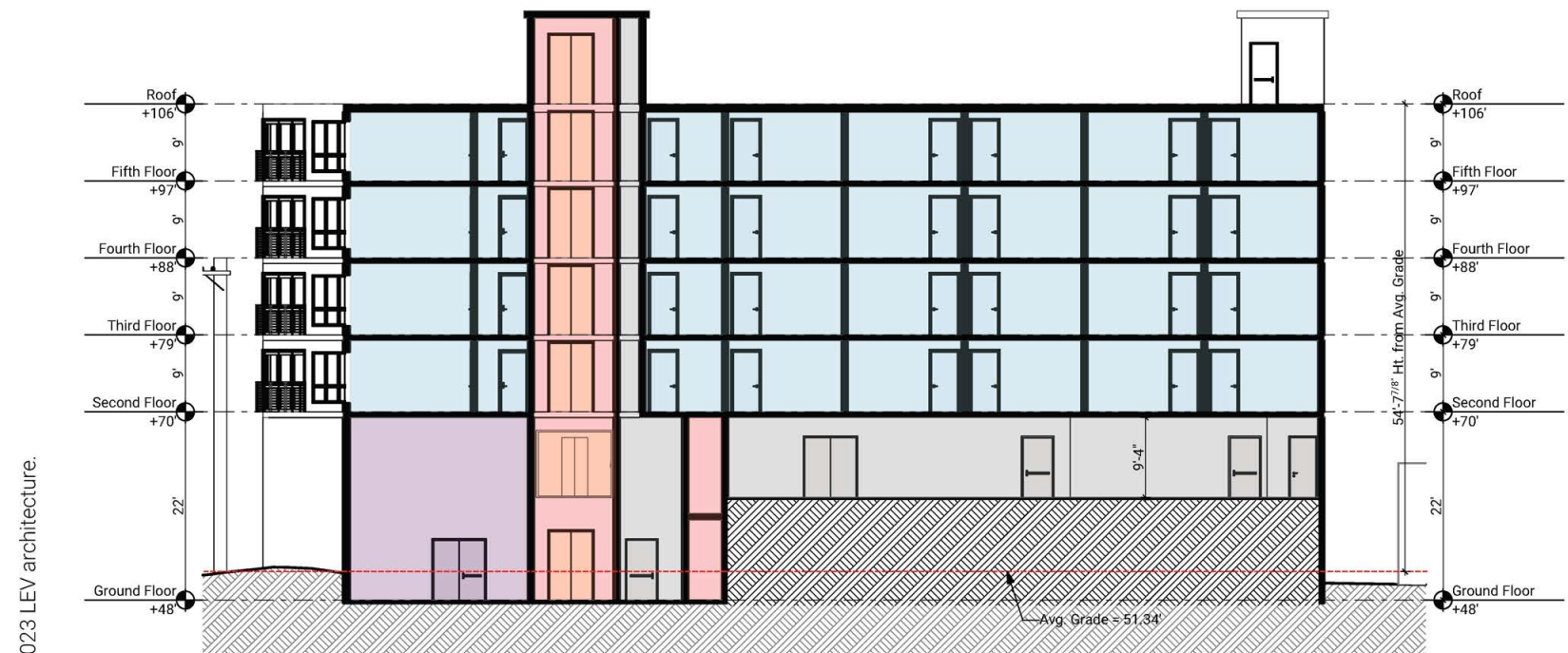
Option 1 Ground Floor Plan



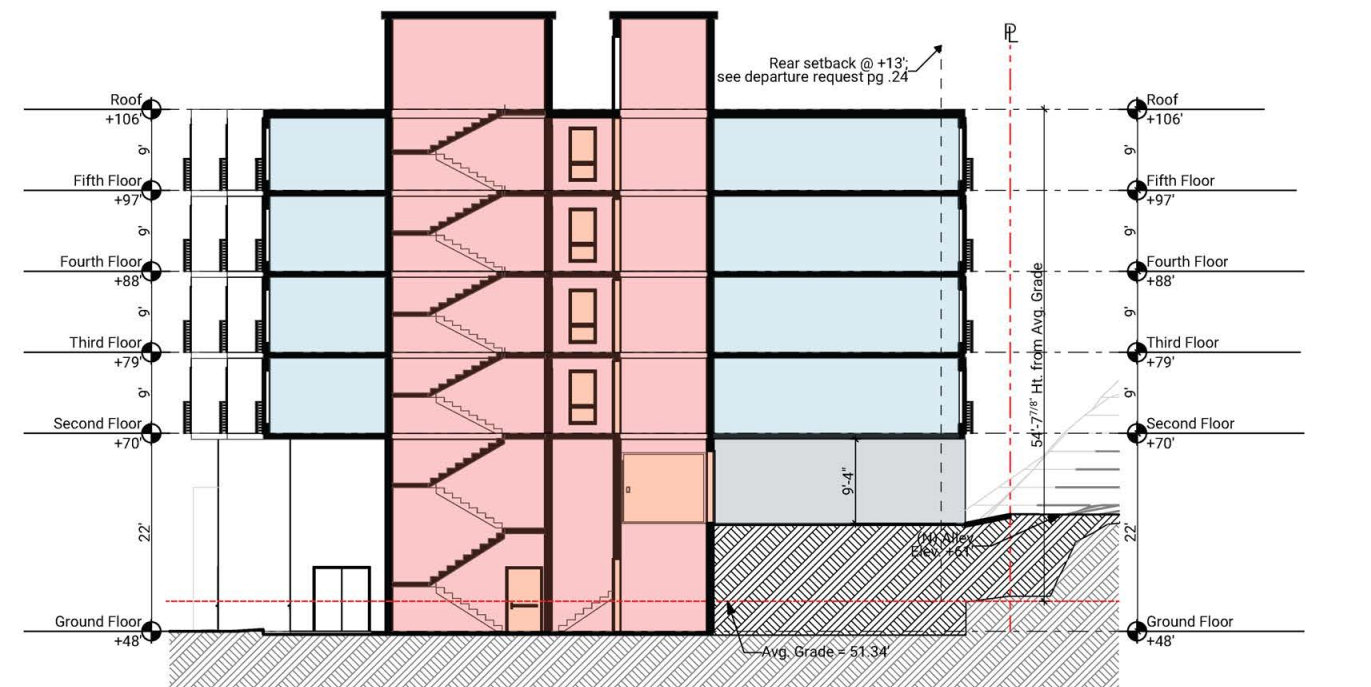
Option 1 Second- Fifth Floor Plan



Option 1 Roof Plan

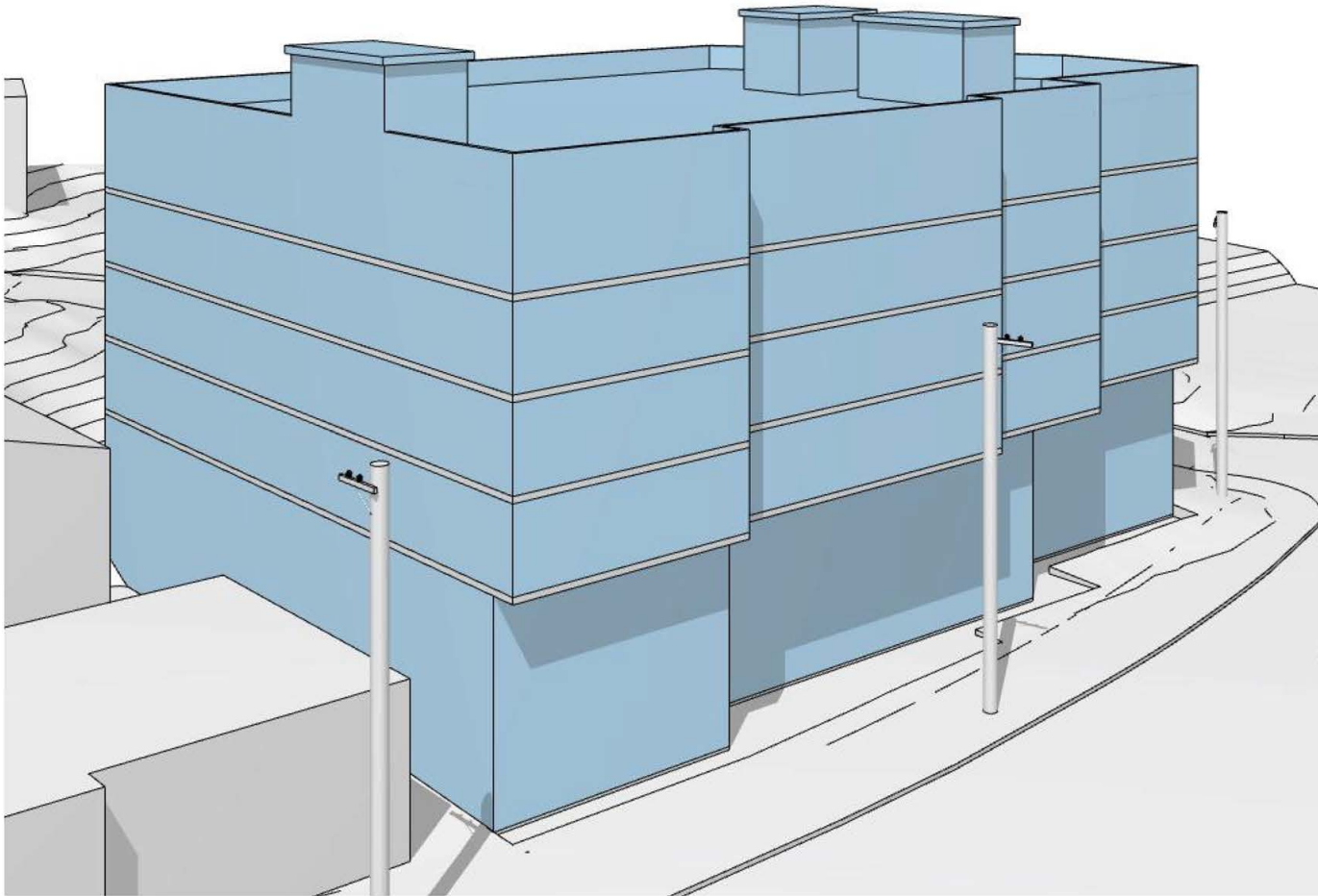


North - South Opt. 1

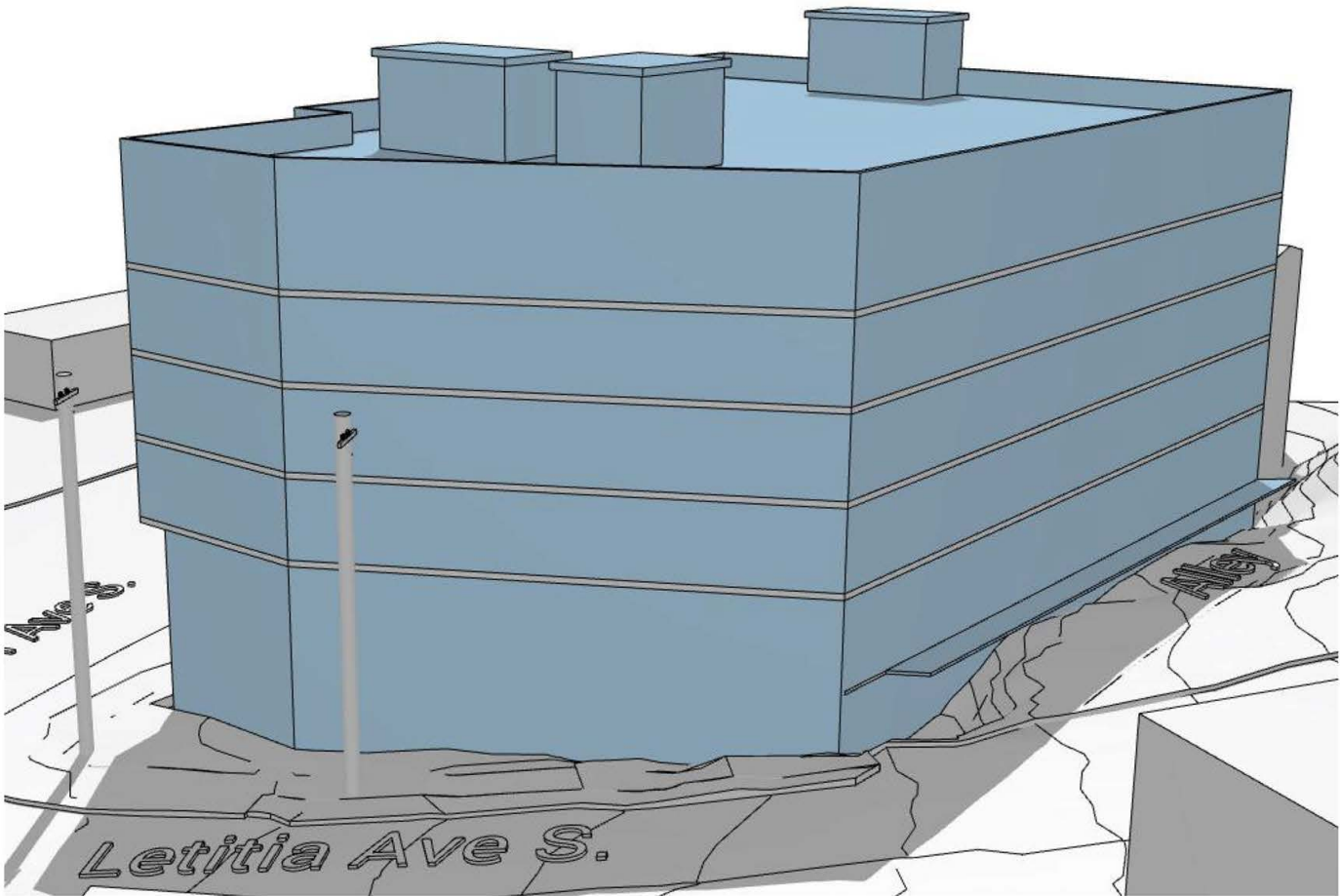


East - West Opt. 1

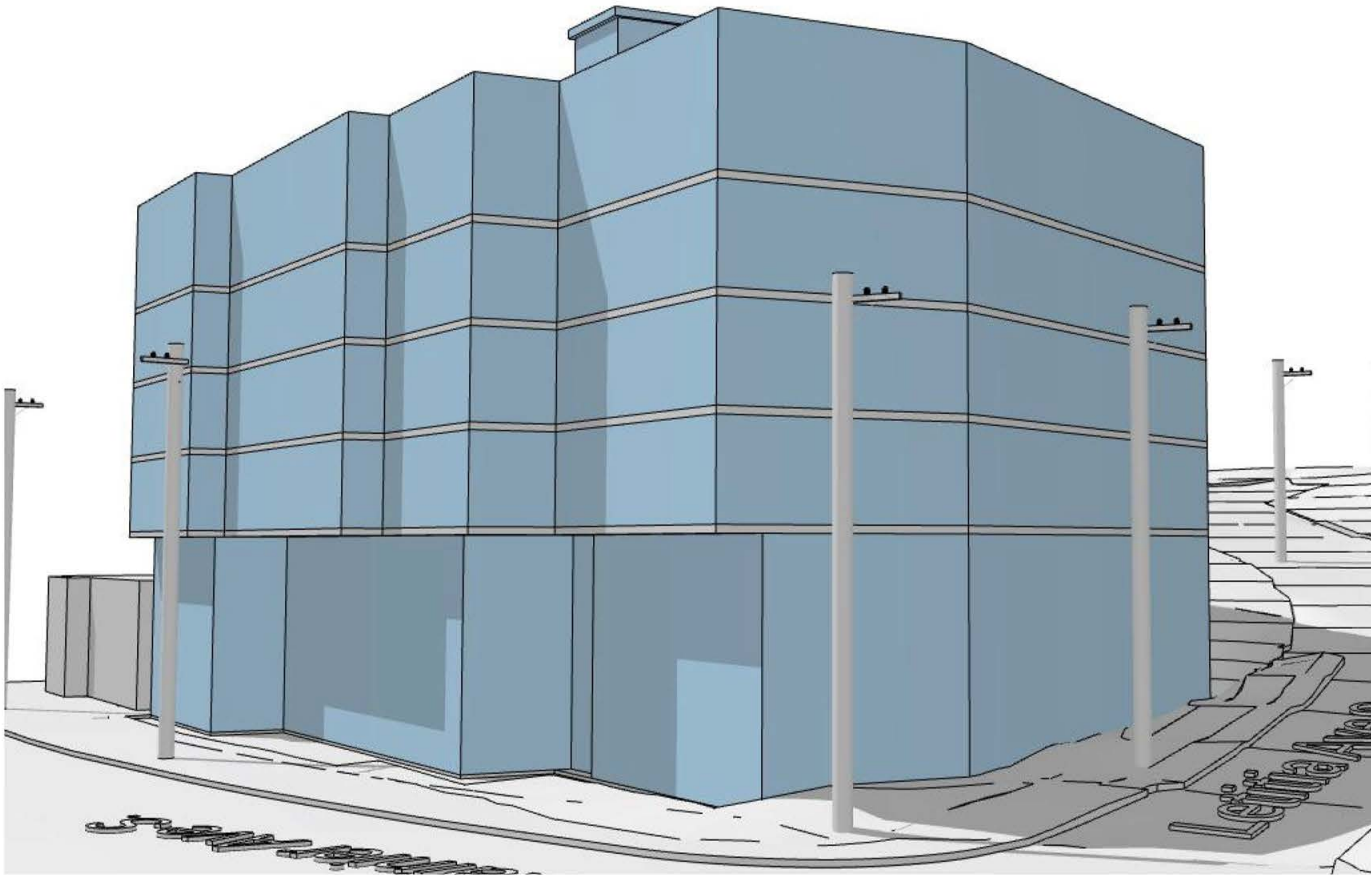
Option 1 - Massing



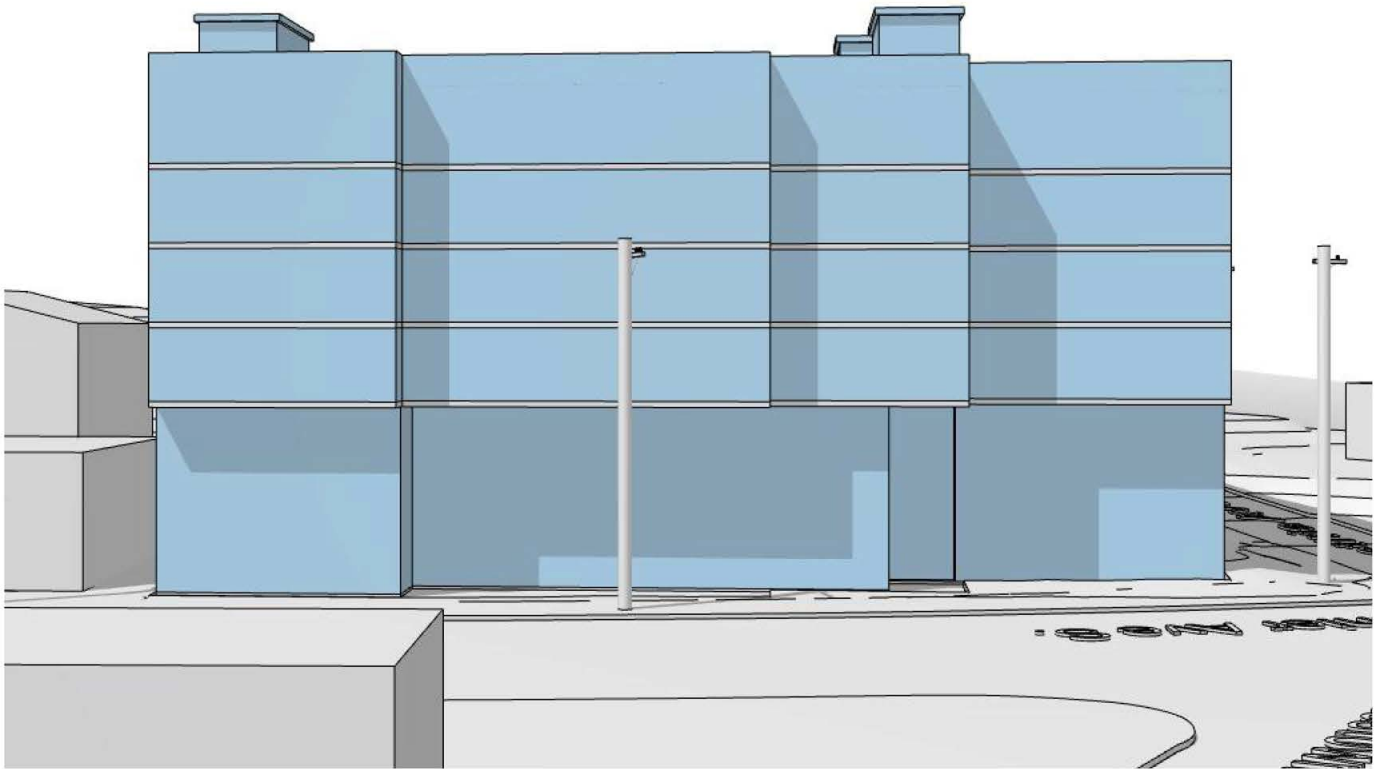
Massing Option 1 Perspective 1



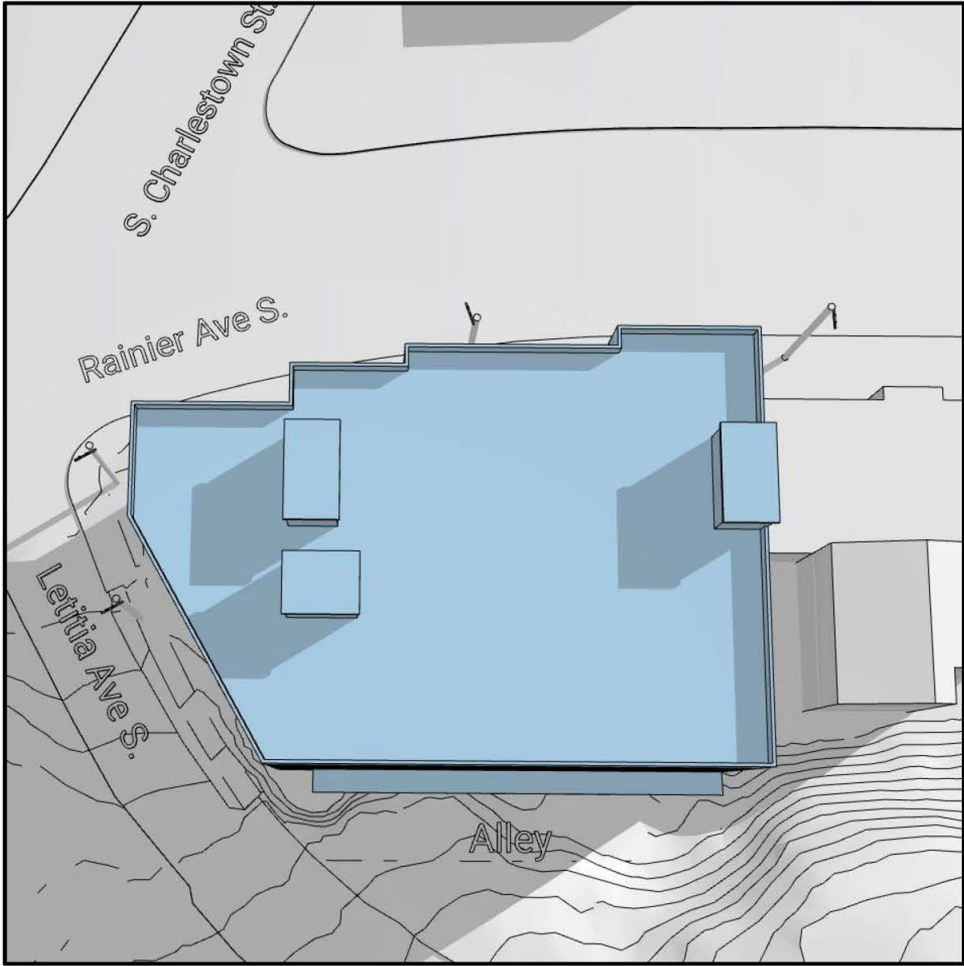
Massing Option 1 Perspective 2



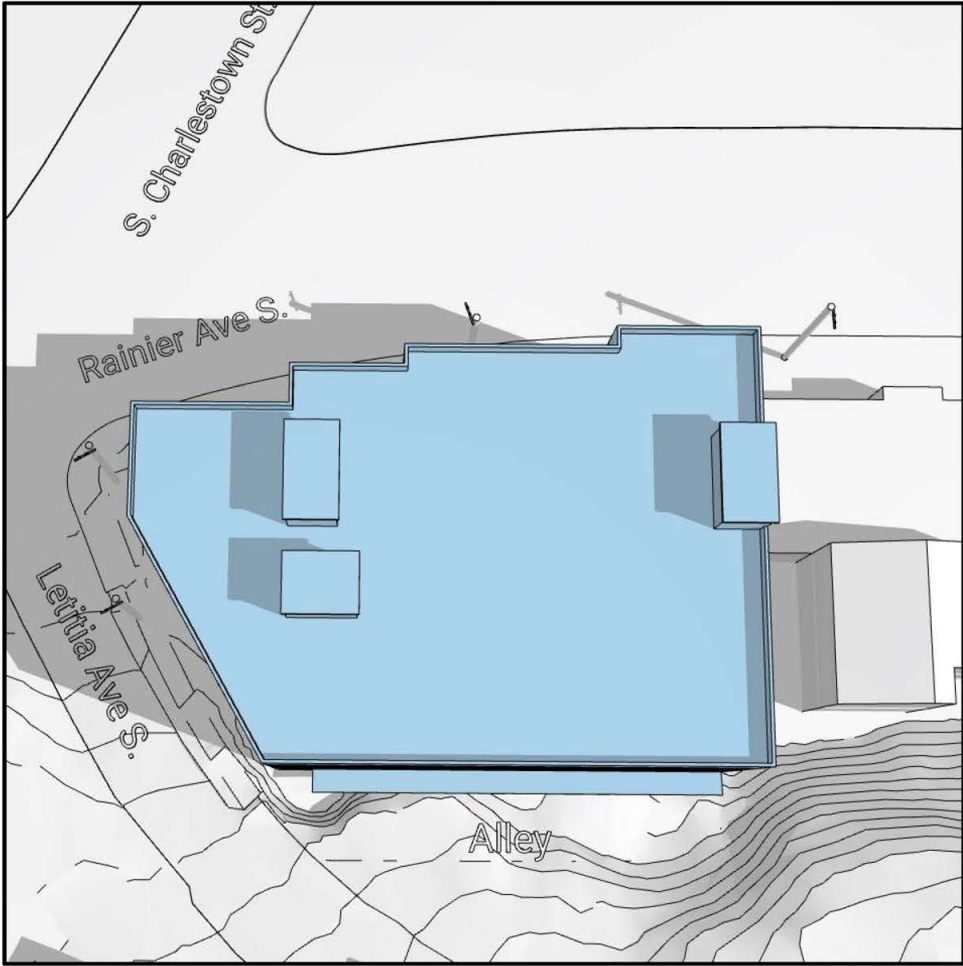
Massing Option 1 Street Perspective 1



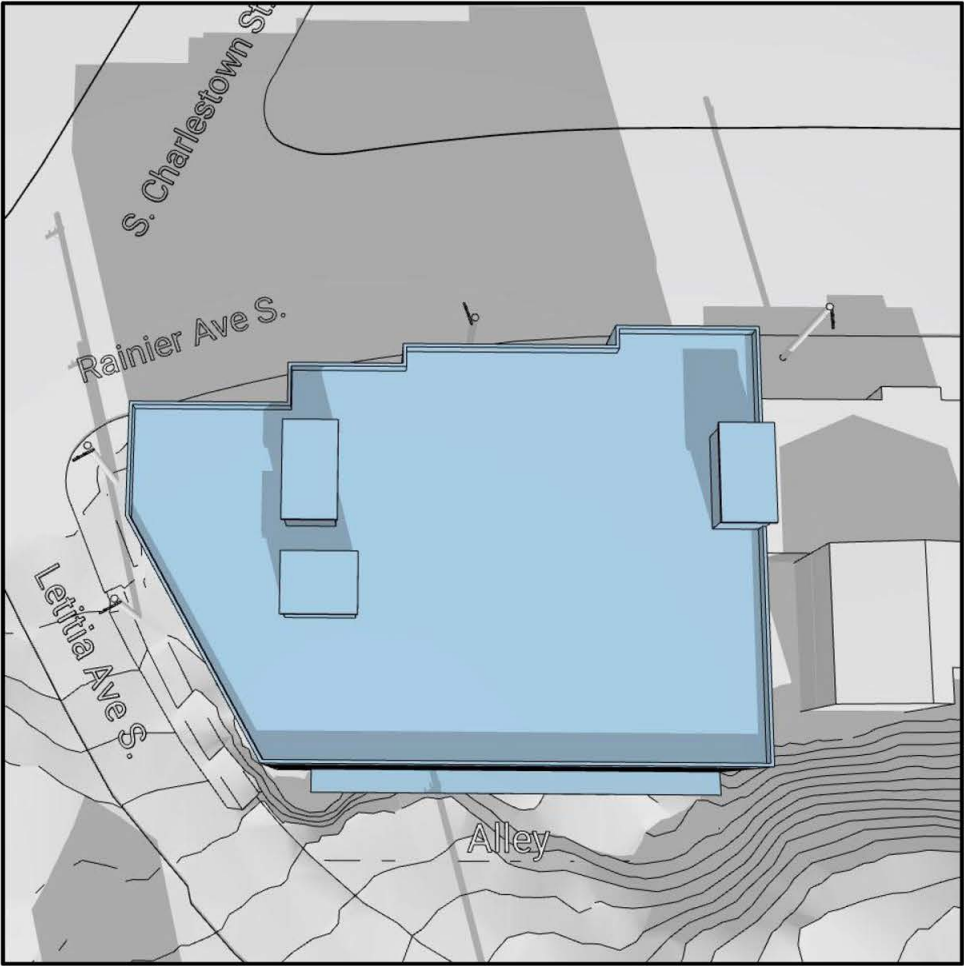
Massing Option 1 Street Perspective 2



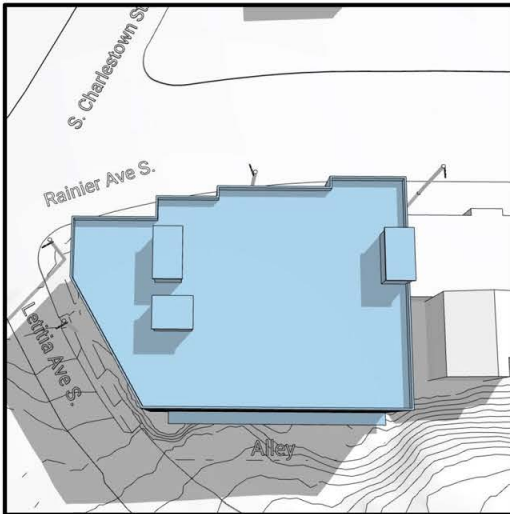
March 21st 9AM



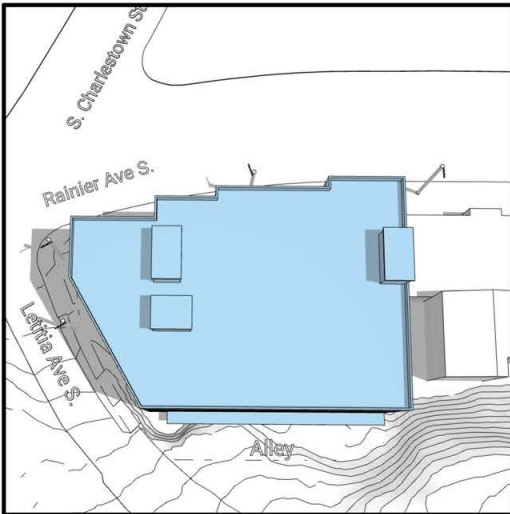
March 21st 12PM



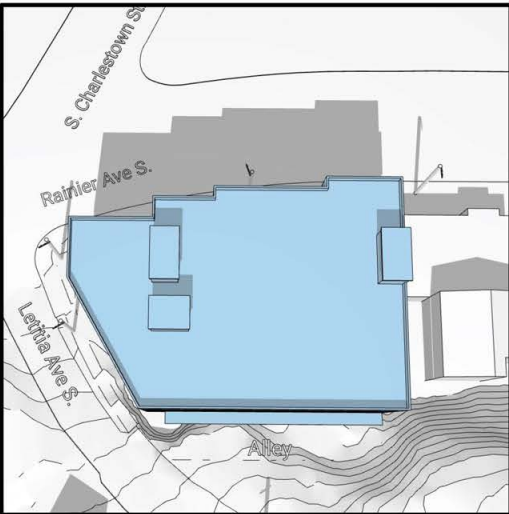
March 21st 3PM



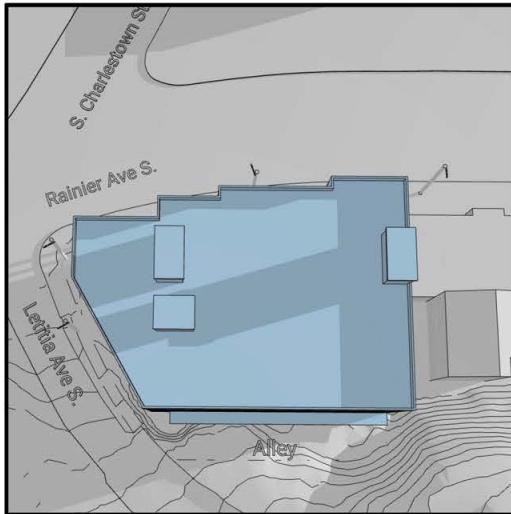
June 21st 9AM



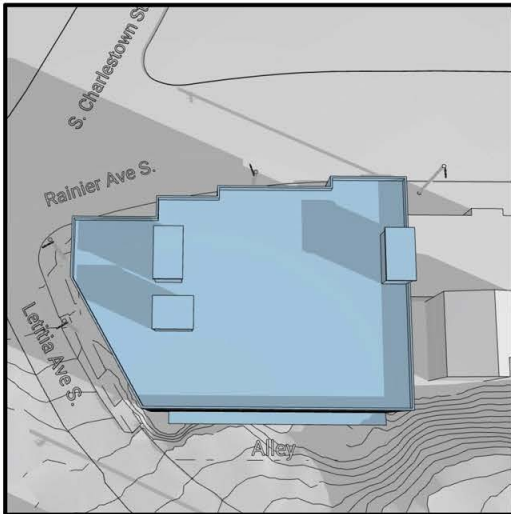
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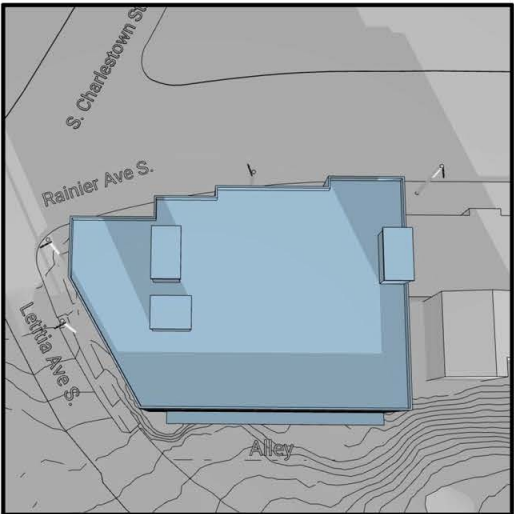
June 21st 3PM



December 21st 9AM



December 21st 12PM



December 21st 3PM



Option 2 - Site Plan

Massing Option 2

The proposed massing will provide 60 market rate apartments with an additional two live-work units on the ground floor, orientated for pedestrian access. Two retail spaces are provided, one at either end of the building. Four ground floor units will provide lofted areas inside and a small sub-grade patio along the western edge of the building.

A dedicated residential entry lobby and egress complete the street along Rainier Ave S. Street frontage use and building modulation allow for gradual transition between uses at the pedestrian level.

This proposal includes no parking. Utility access is provided along Letitia Ave S for solid waste collection and electrical servicing.

Gross Floor Area Option 2		
Home Story	Zone Name	Calculated Area
Ground Floor	Gross Floor Area	8,715.23
Second Floor	Gross Floor Area	8,868.15
Third Floor	Gross Floor Area	8,574.15
Fourth Floor	Gross Floor Area	8,574.15
Fifth Floor	Gross Floor Area	8,275.27
Roof	Gross Floor Area	515.08
		43,522.03 ft²

Key

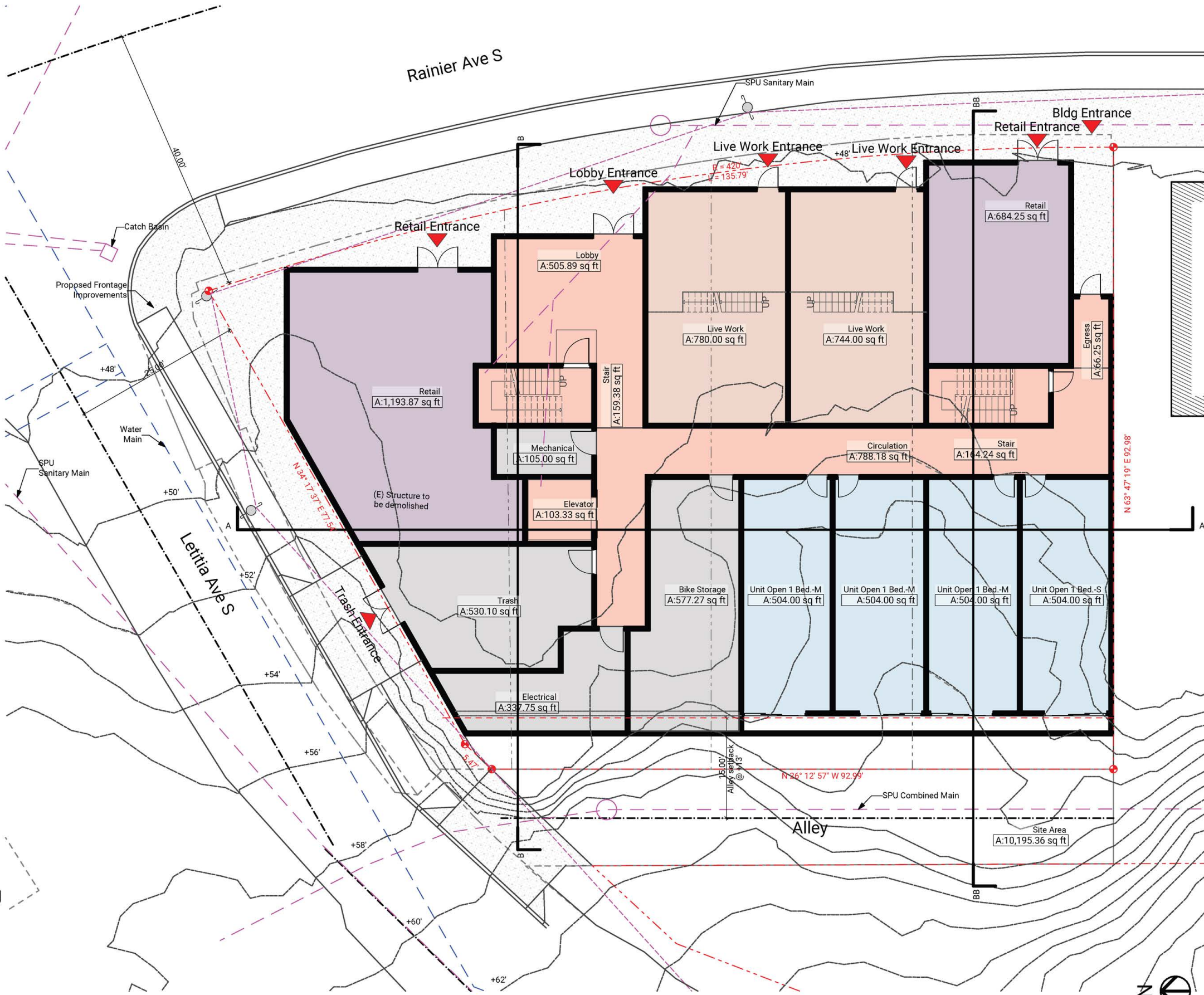
Retail

Live-Work

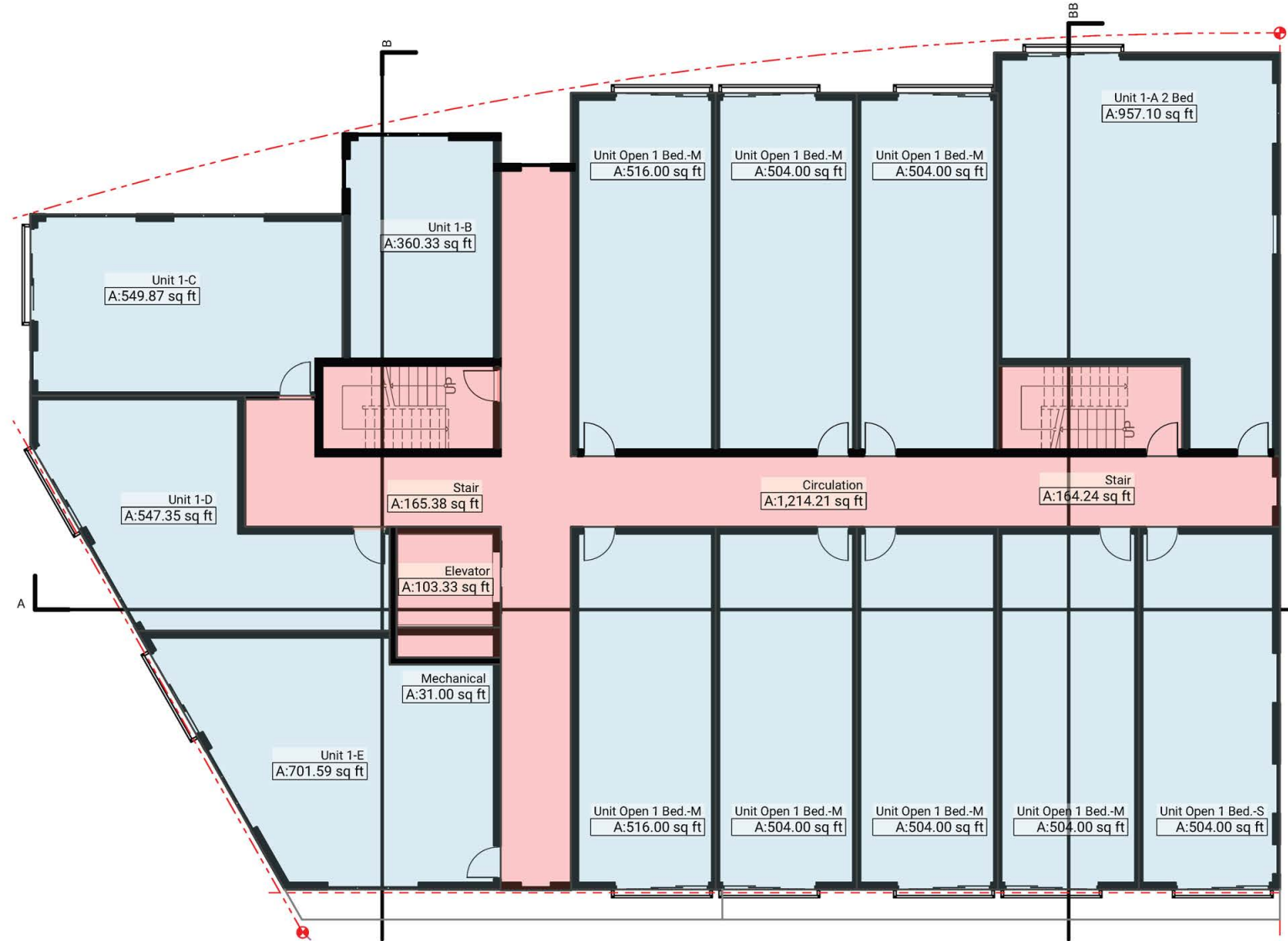
Utility / Parking

Circulation

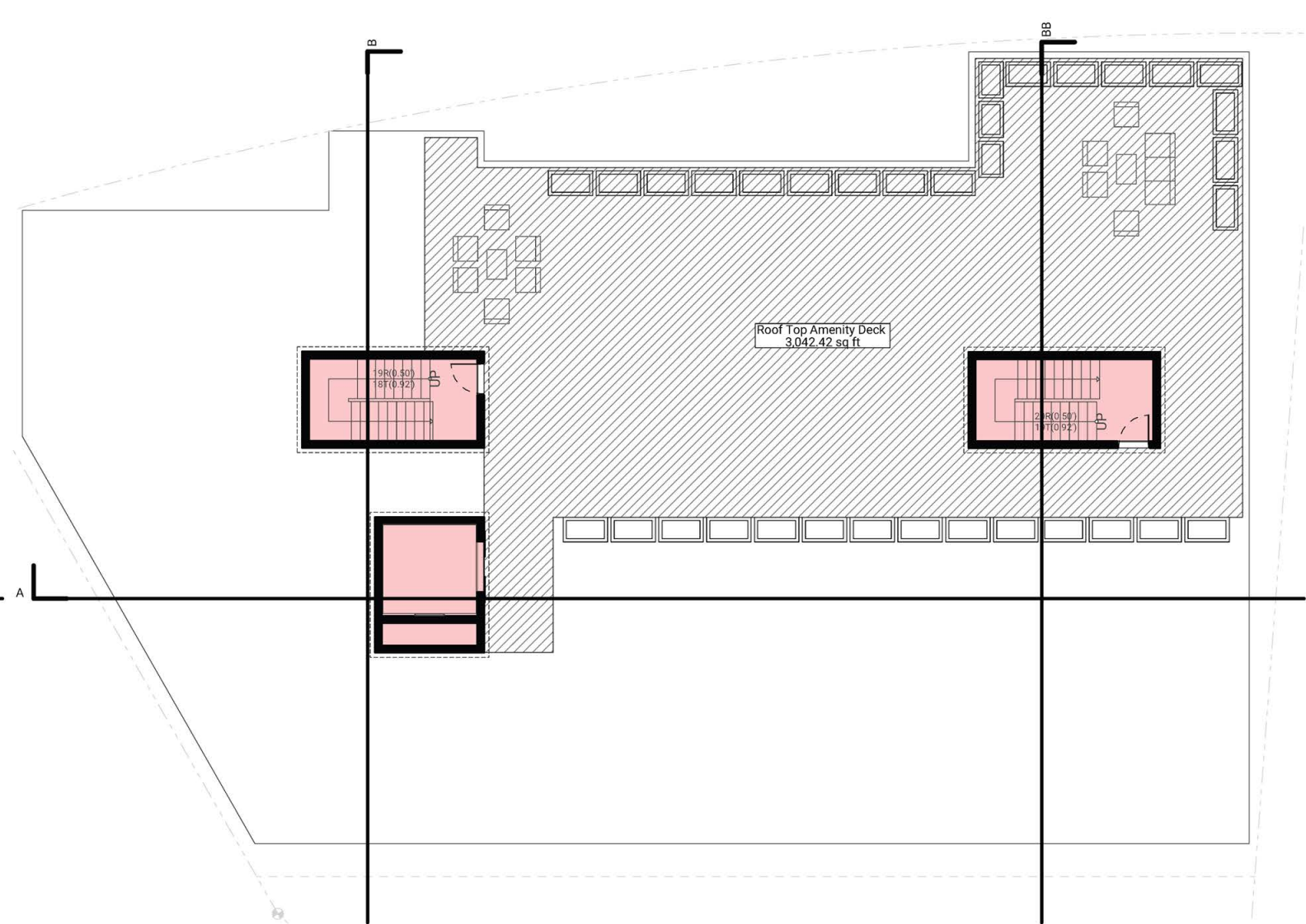
Residential



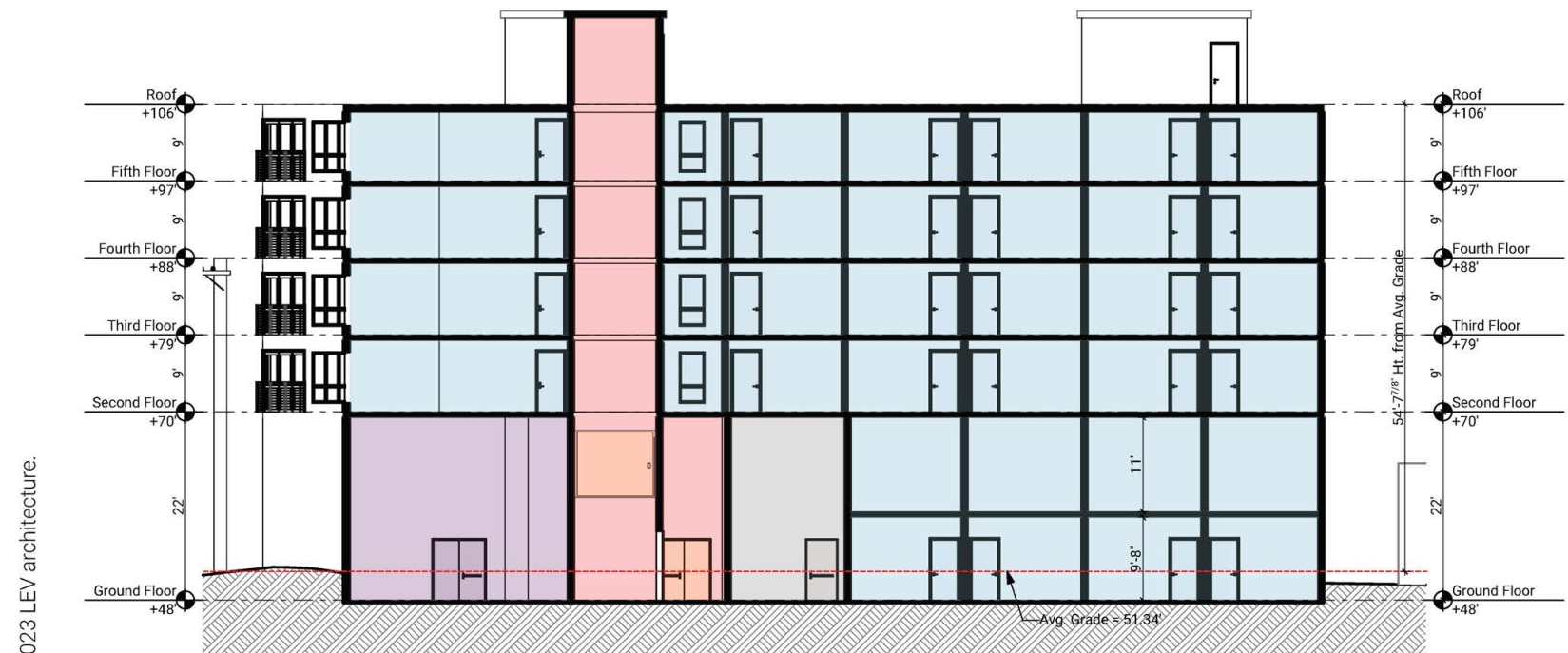
Option 2 Ground Floor Plan



Option 2 Second- Fifth Floor Plan



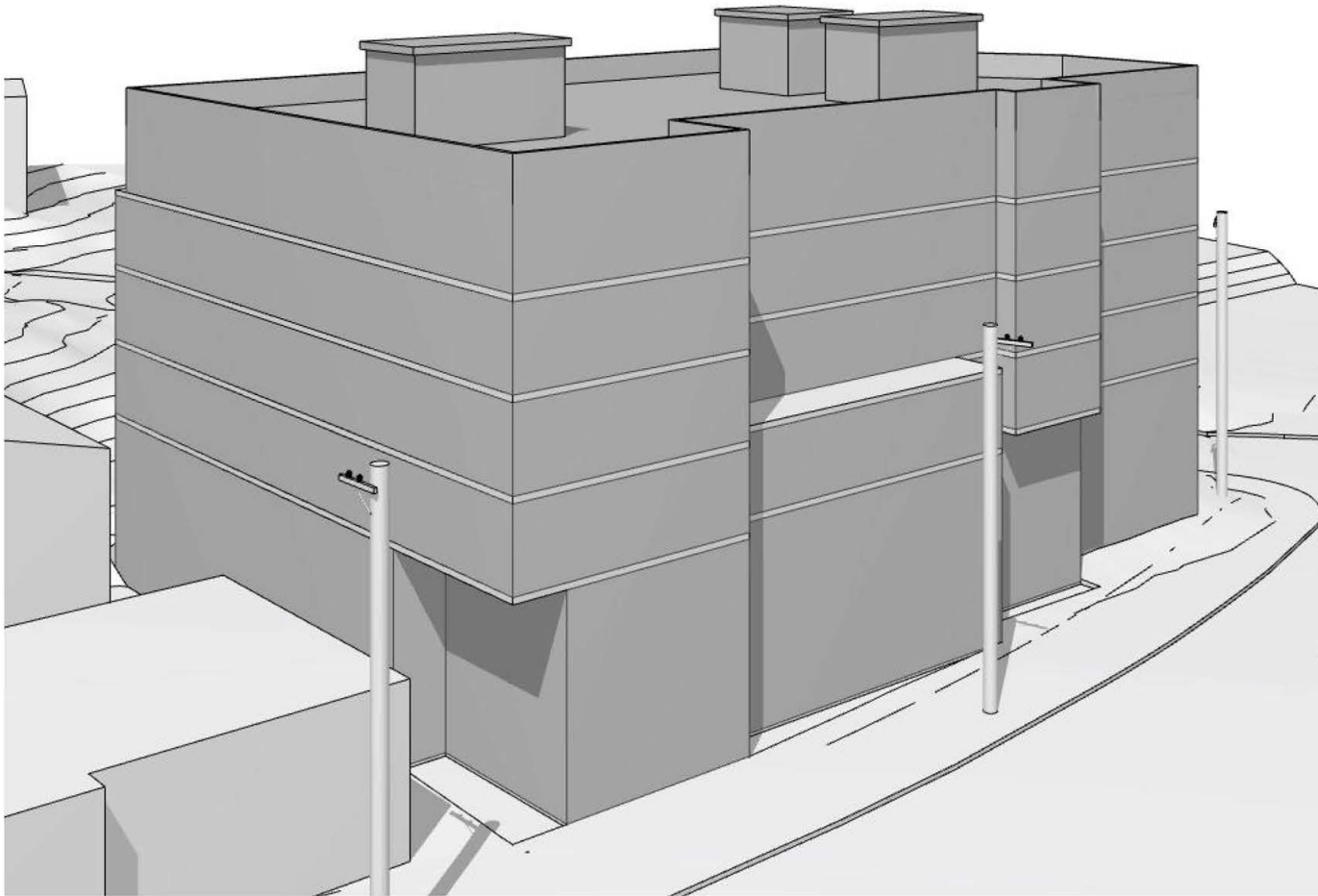
Option 2 Roof Plan



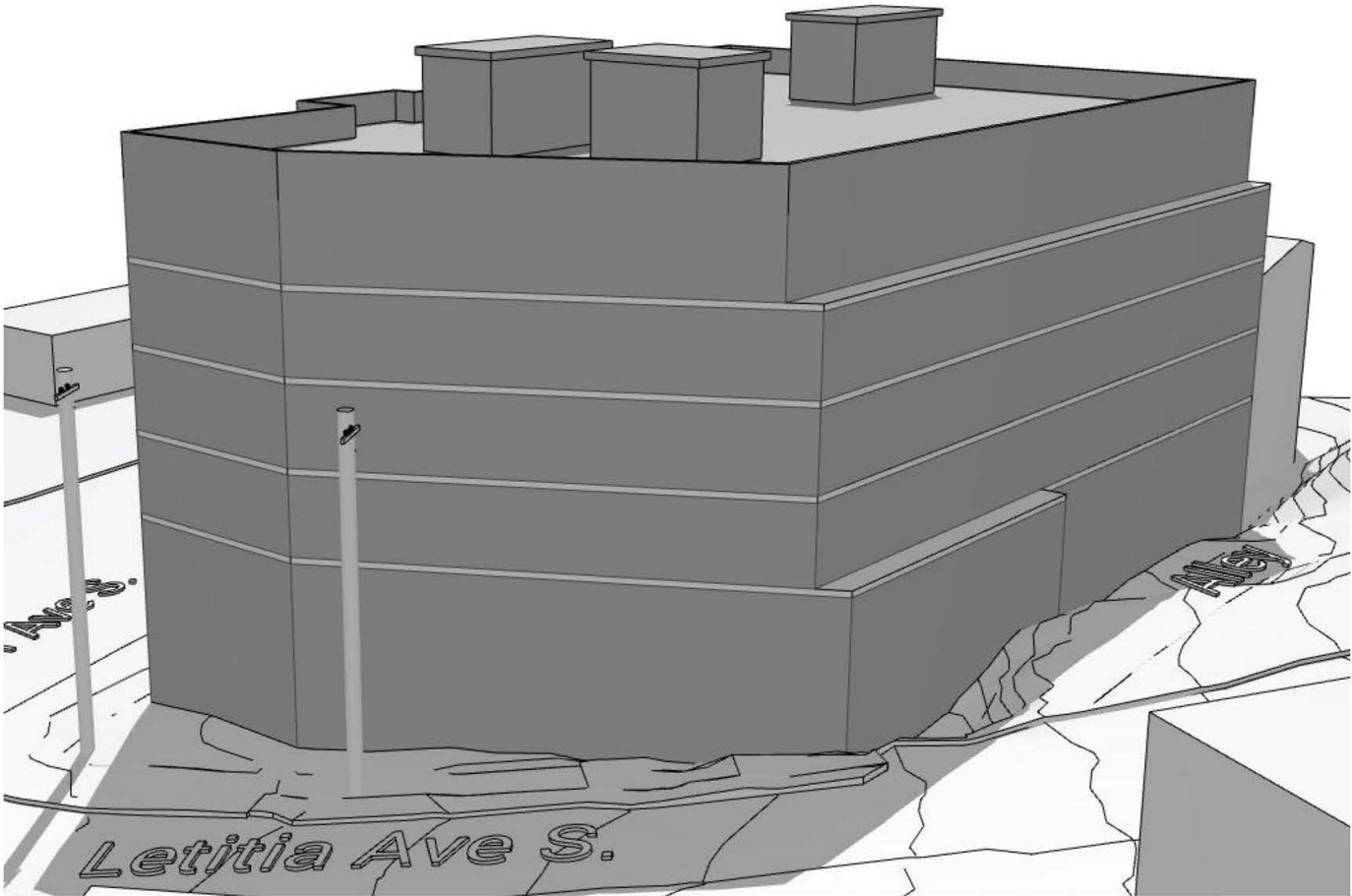
North - South Opt. 2



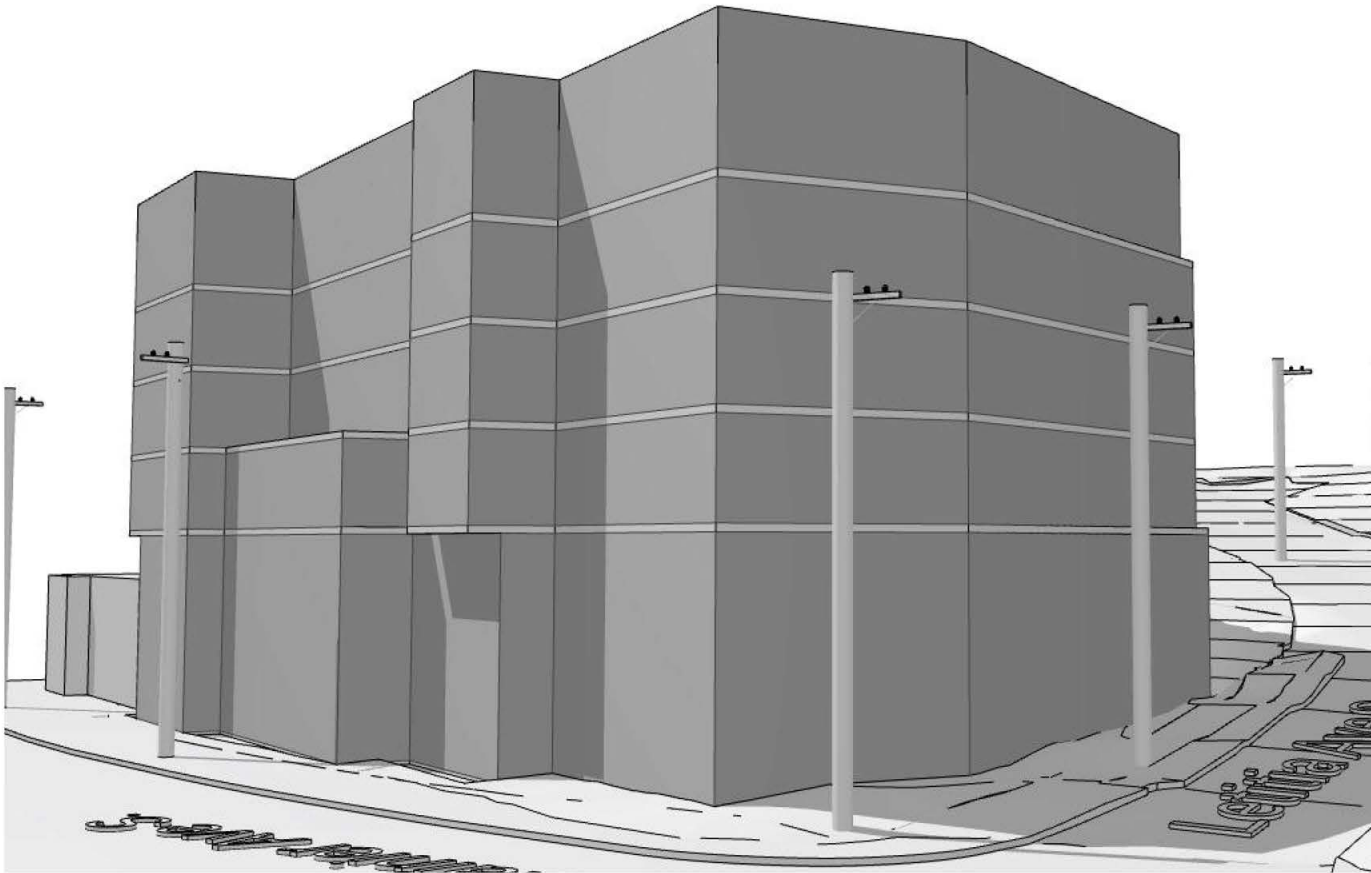
East - West Opt. 2



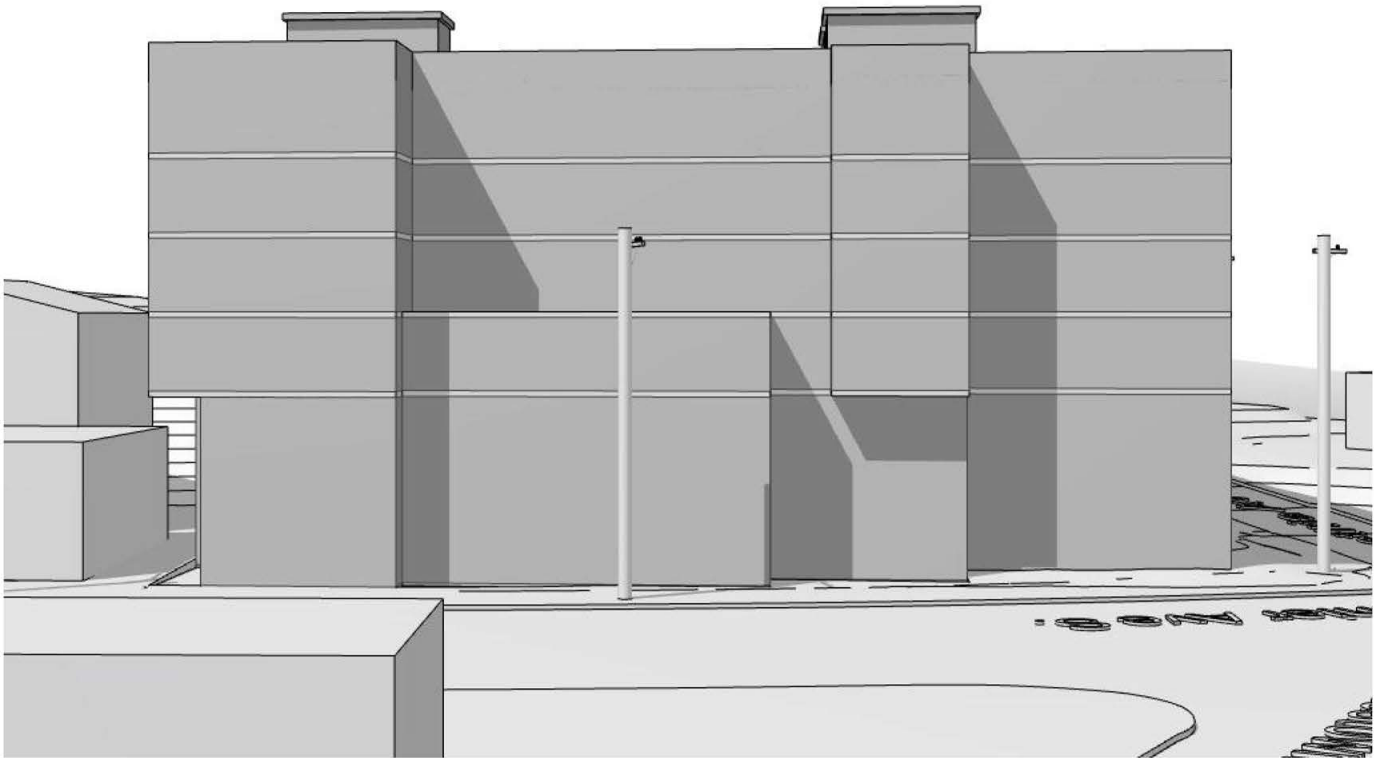
Massing Option 2 Perspective 1



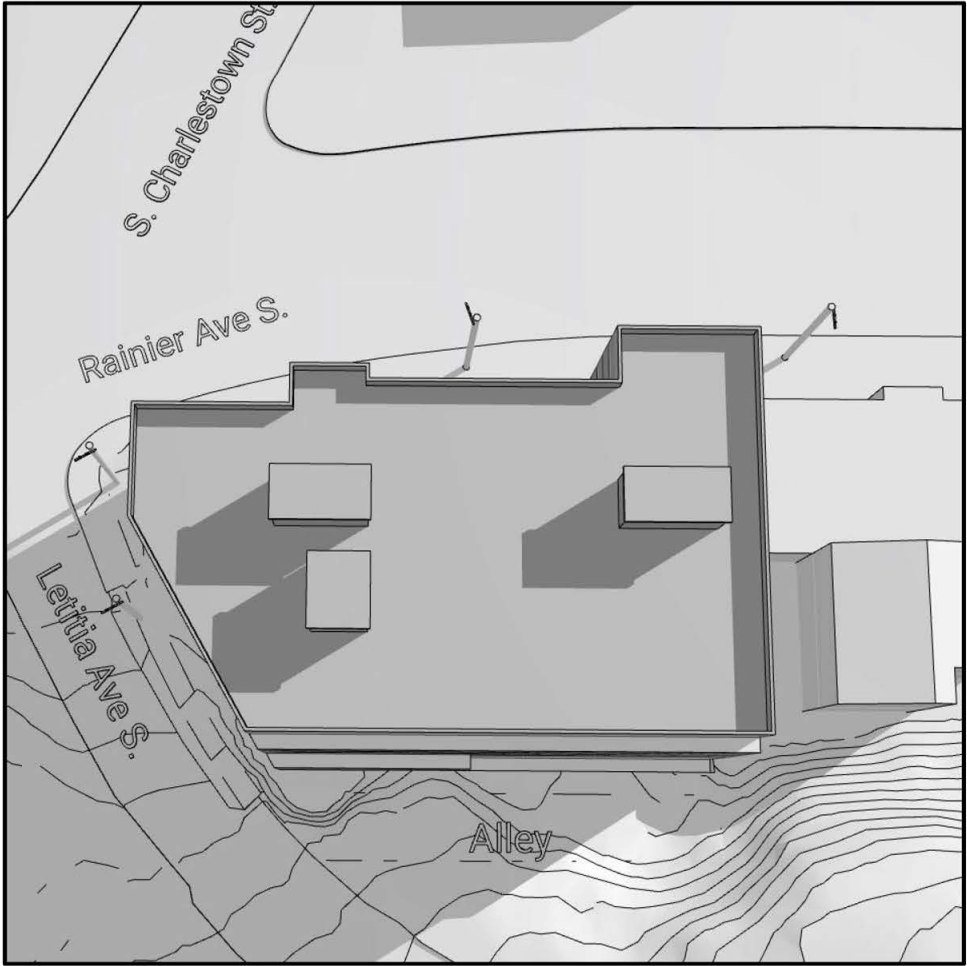
Massing Option 2 Perspective 2



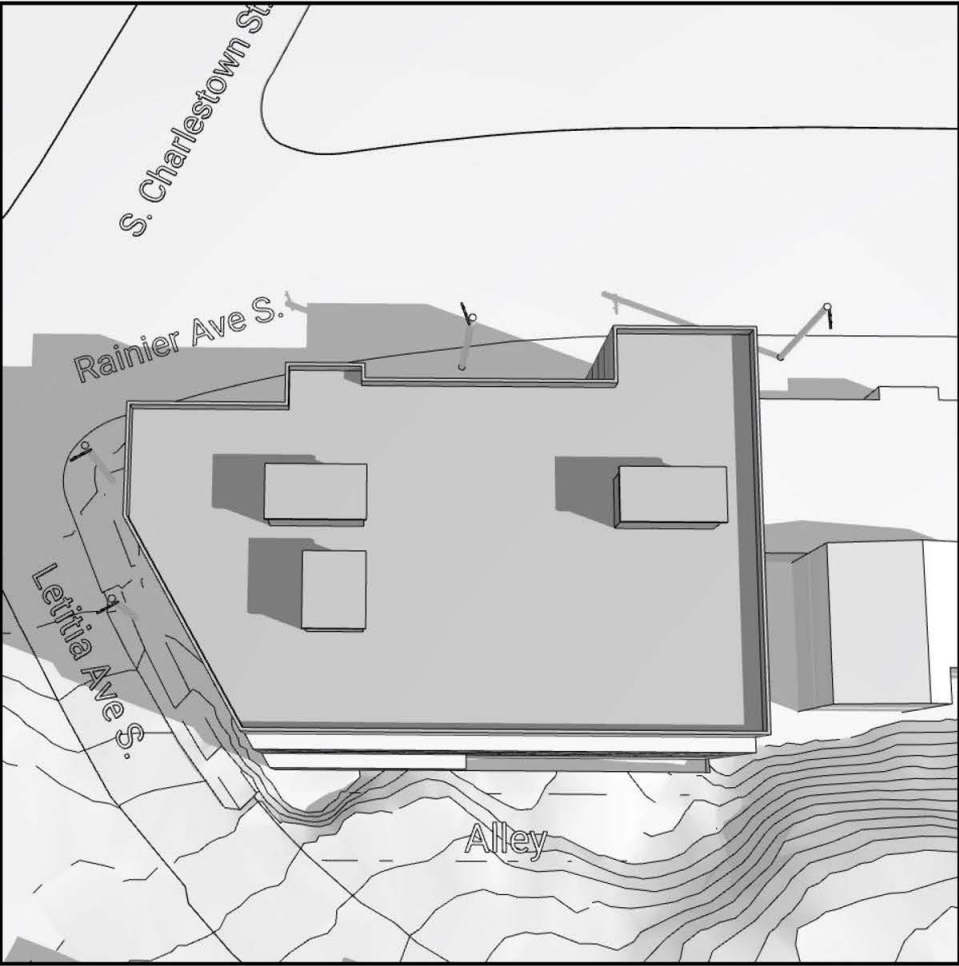
Massing Option 2 Street Perspective 1



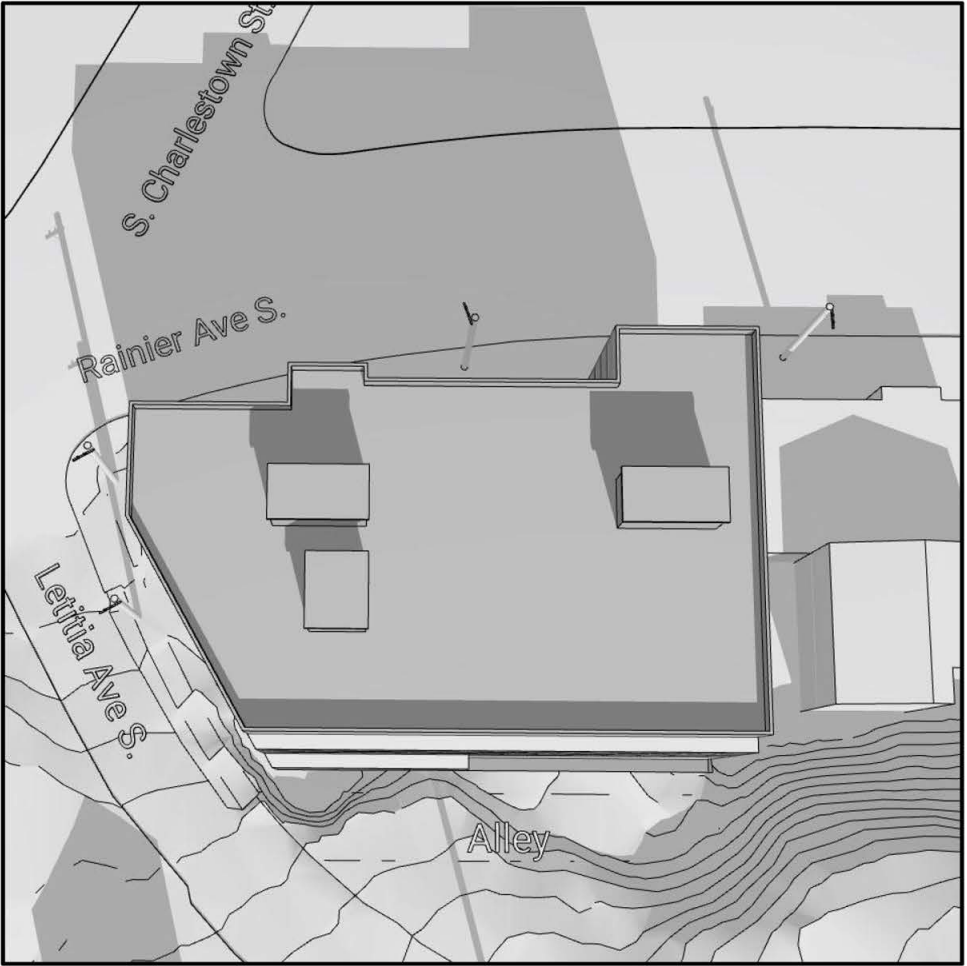
Massing Option 2 Street Perspective 2



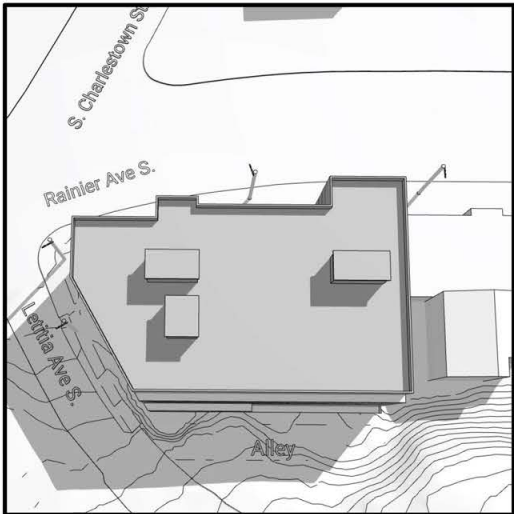
March 21st 9AM



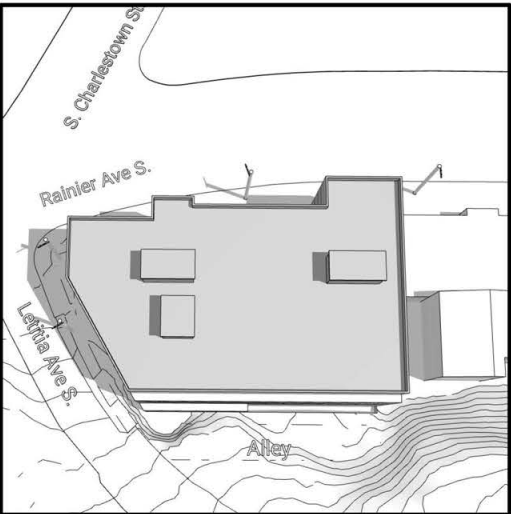
March 21st 12PM



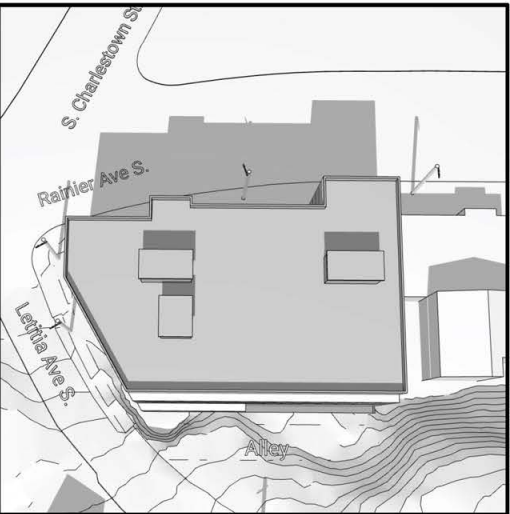
March 21st 3PM



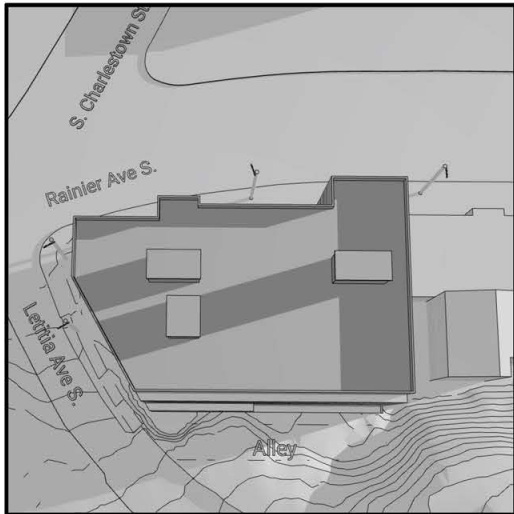
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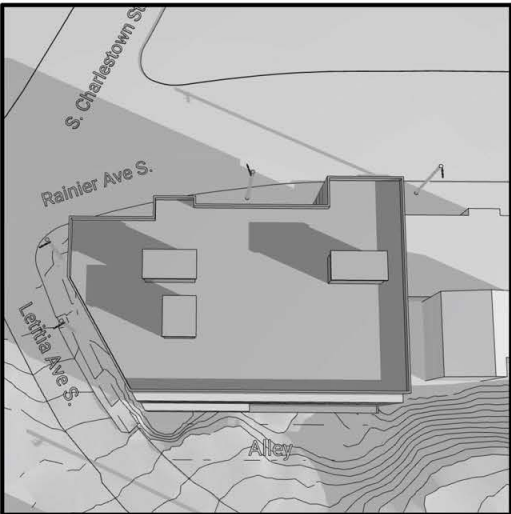
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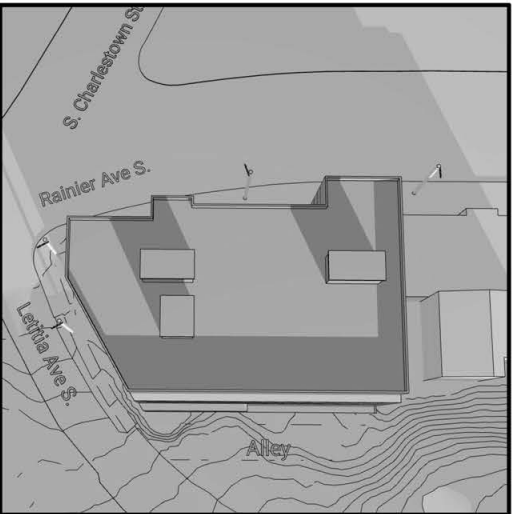
June 21st 3PM



December 21st 9AM



December 21st 12PM



December 21st 3PM



Option 3 - Site Plan

Massing Option 3

The proposed massing will provide 60 market rate apartments and two Live-Work units on the ground floor. One retail space is provided at the corner of Rainier Ave S and Letitia Ave S. A second retail space is provided at the South-East corner of the building. Four ground floor units will provide lofted areas inside and a small sub-grade patio along the western edge of the building.

A dedicated residential entry lobby, parking garage entrance, and egress complete the street along Rainier Ave S. Street frontage use and building modulation allow for gradual transition between uses at the pedestrian level.

This proposal provides seven parking stalls accessed via an existing curb cut along Rainier Ave S. Utility access is provided along Letitia Ave S for solid waste collection and electrical servicing.

Gross Floor Area Option 3		
Home Story	Zone Name	Calculated Area
Ground Floor	Gross Floor Area	9,005.30
Second Floor	Gross Floor Area	8,889.15
Third Floor	Gross Floor Area	8,889.15
Fourth Floor	Gross Floor Area	8,889.15
Fifth Floor	Gross Floor Area	8,590.27
Roof	Gross Floor Area	505.81
		44,768.83 ft²

Key

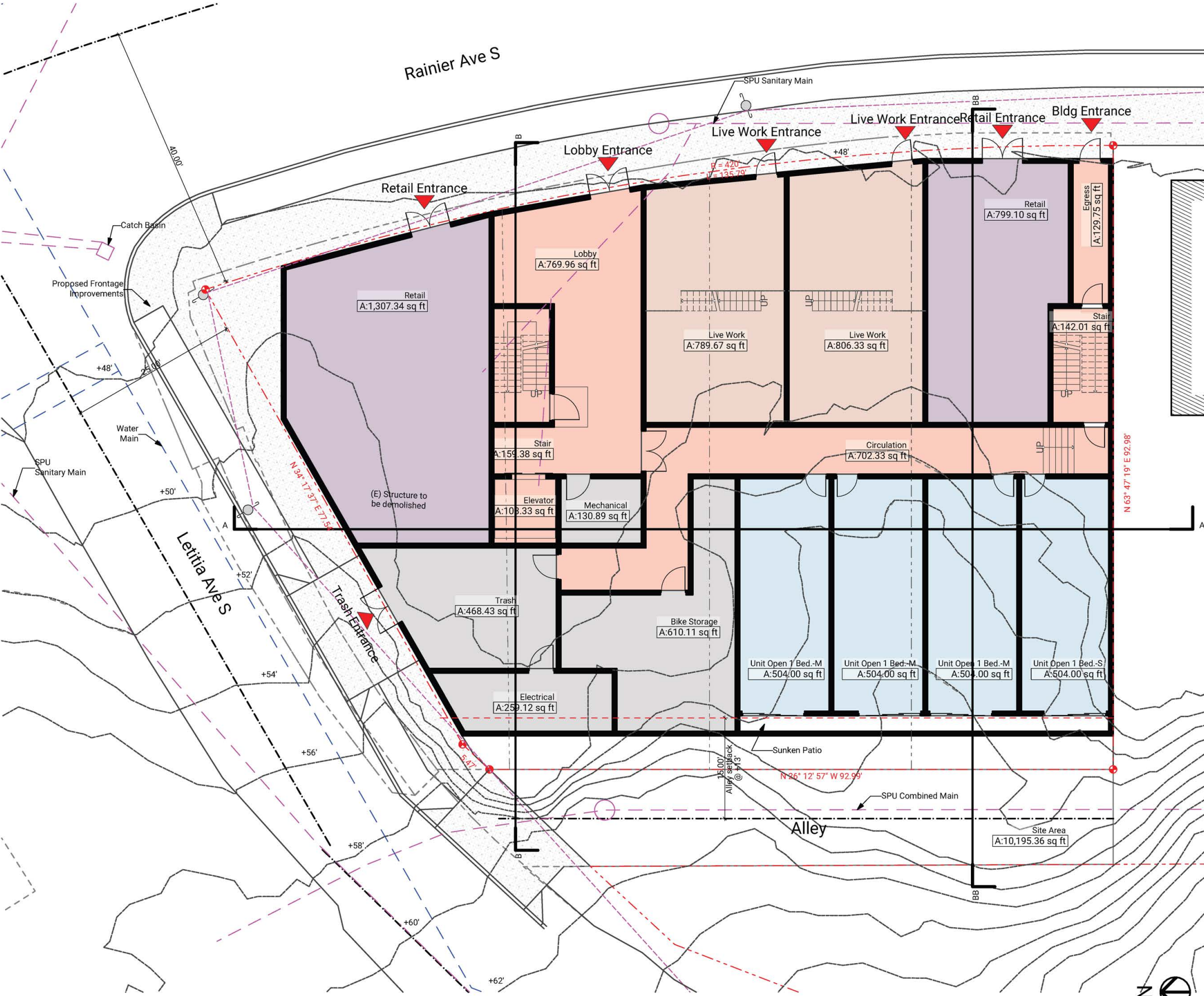
Retail

Live-Work

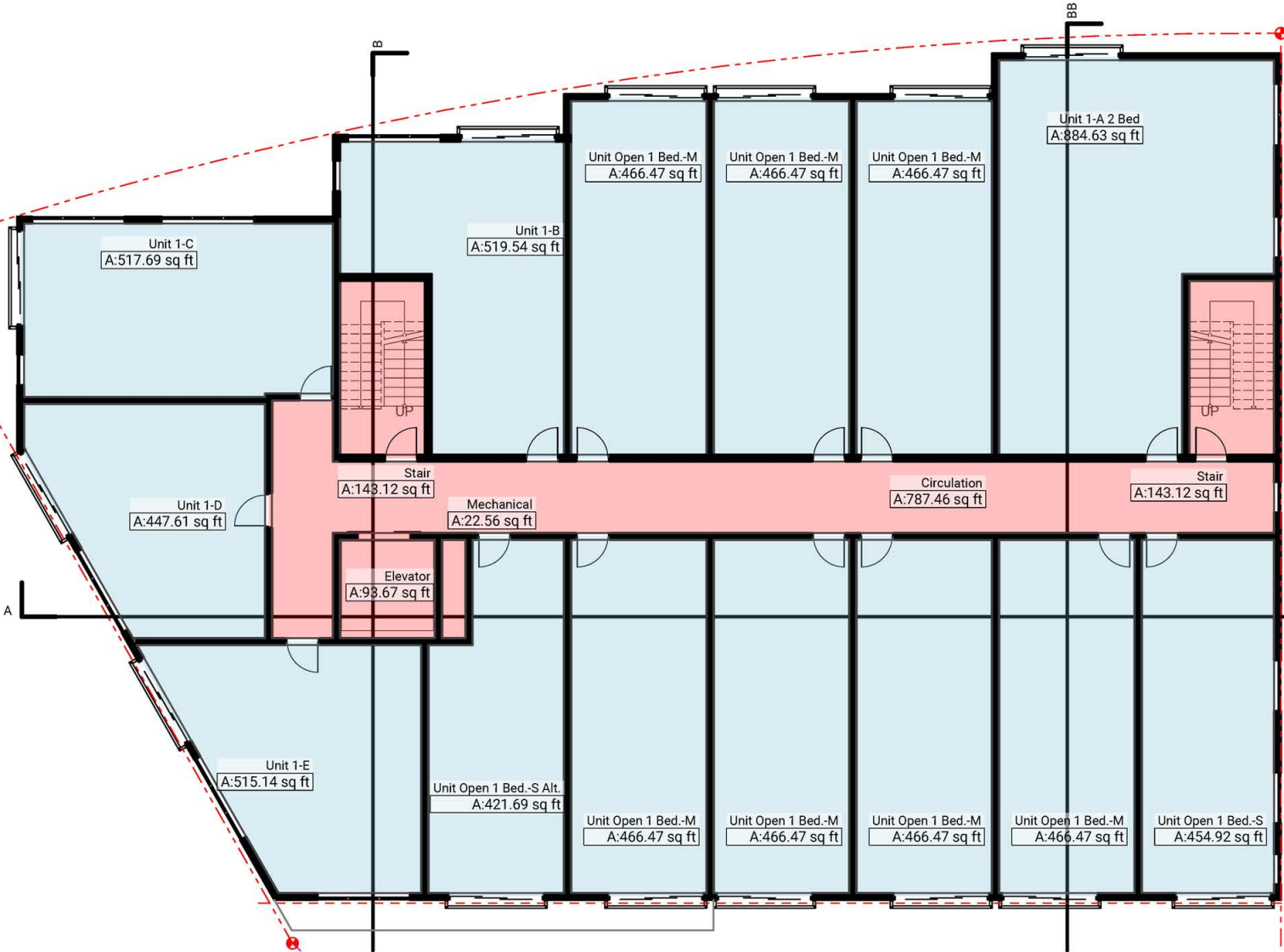
Utility / Parking

Circulation

Residential

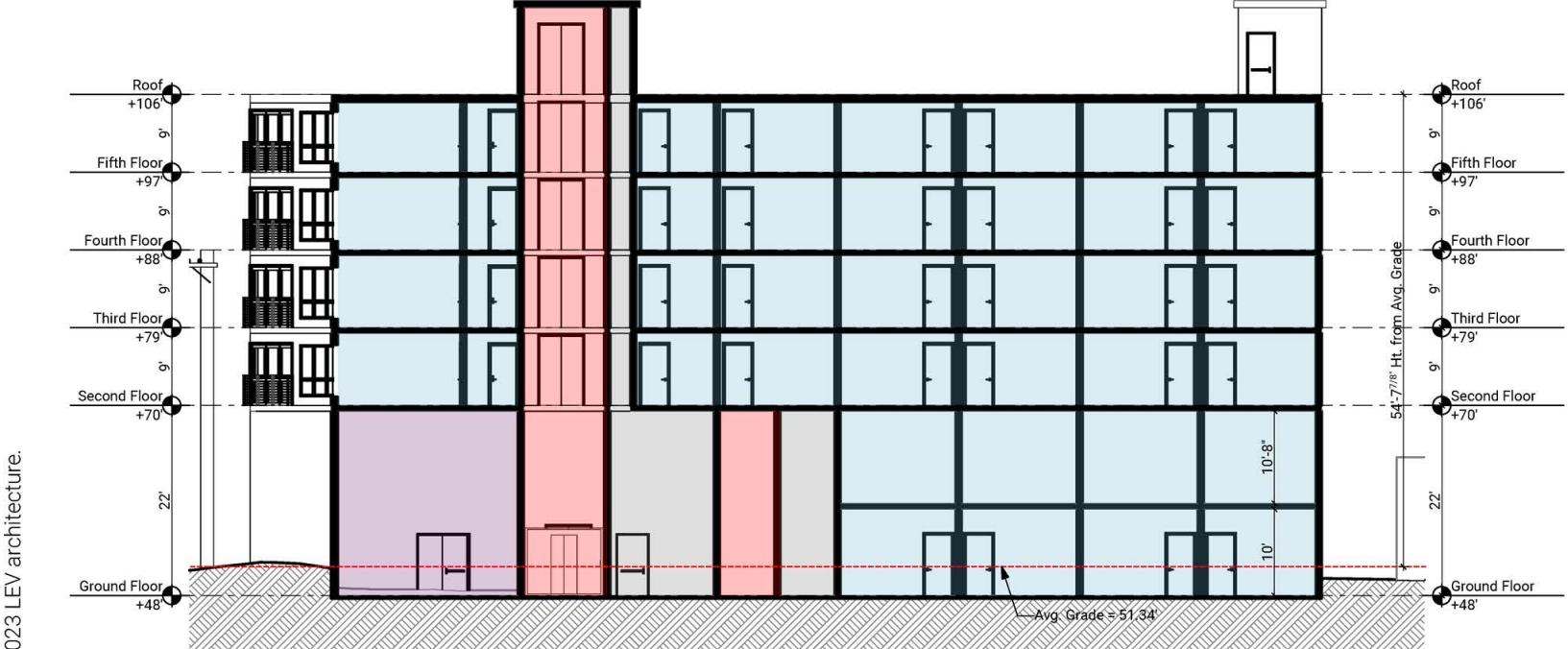
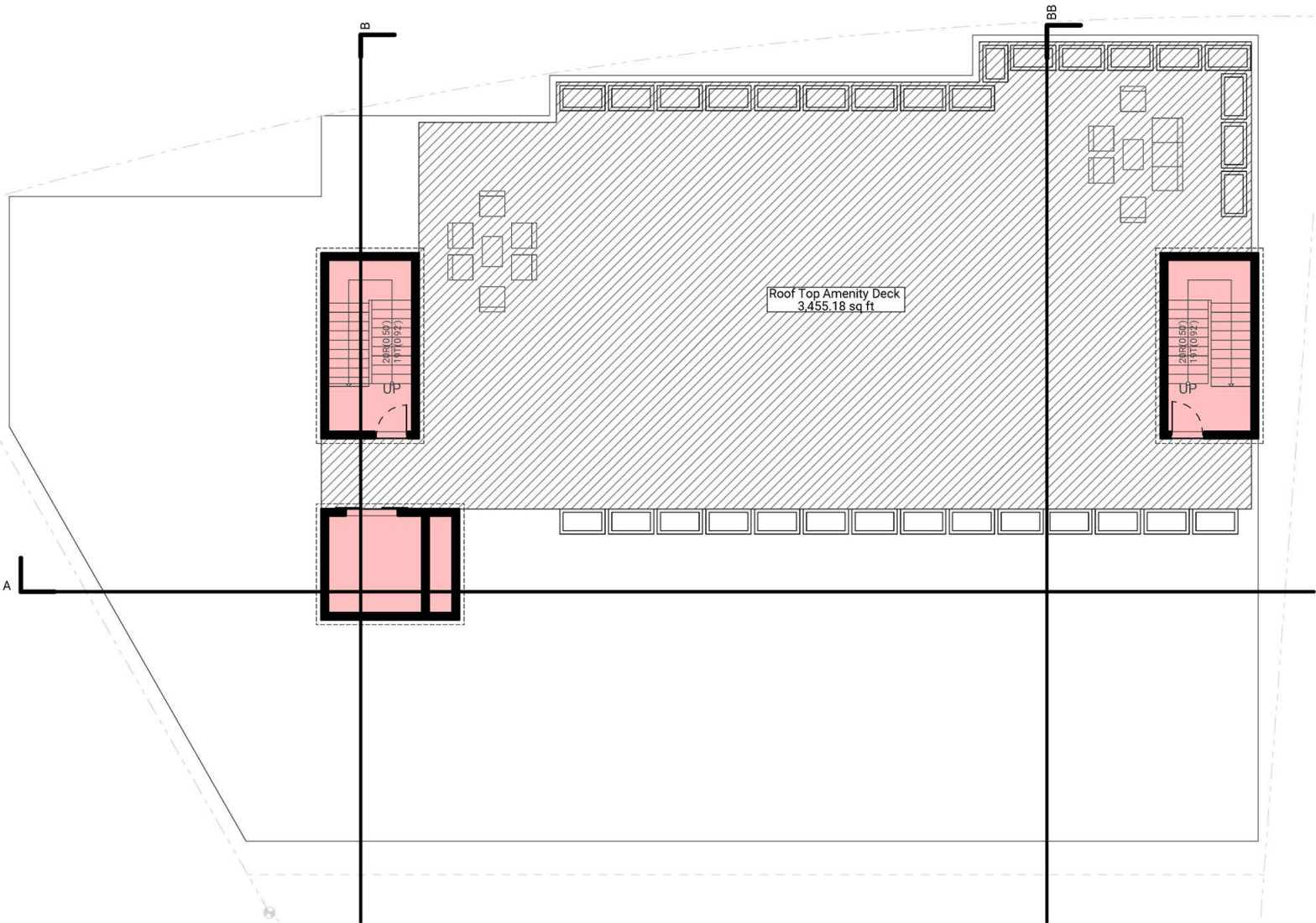


Option 3 Ground Floor Plan

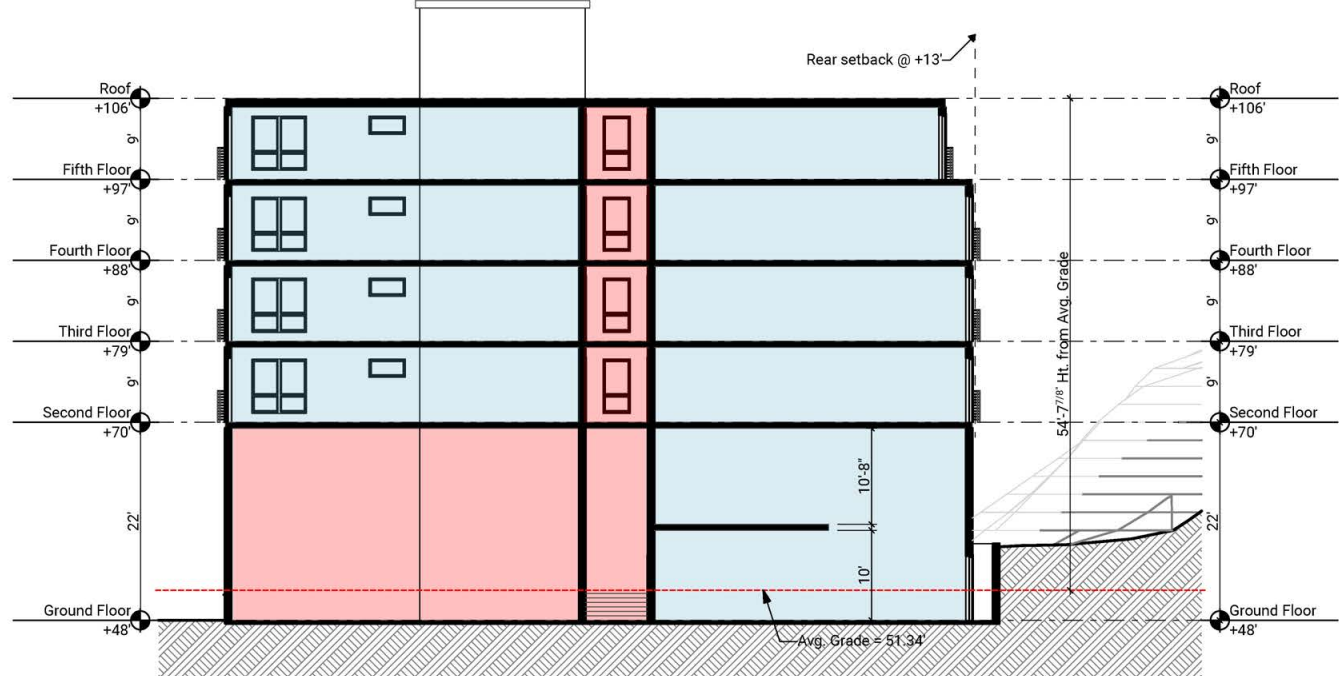


Option 3 Second- Fifth Floor Plan

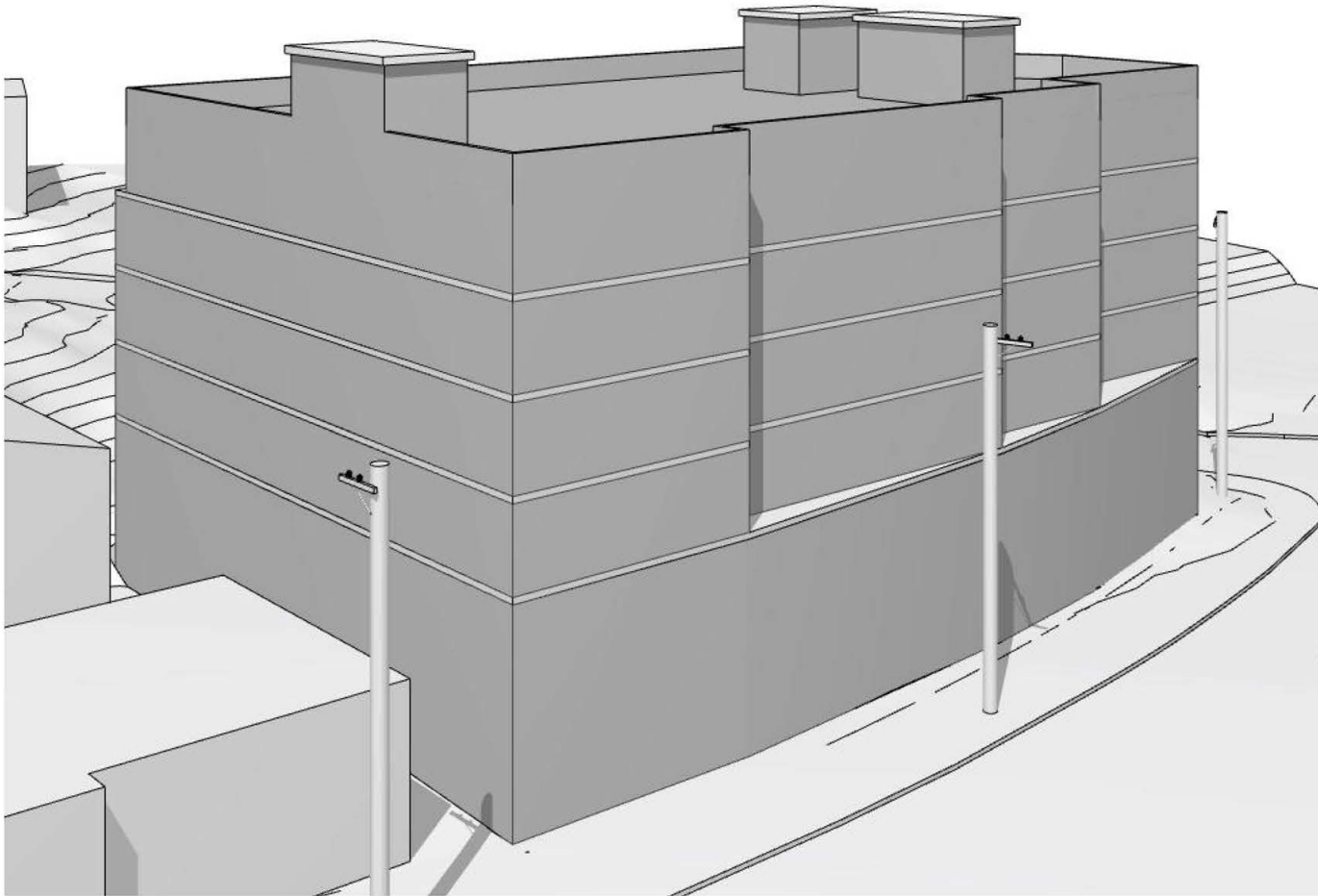
Option 3 Roof Plan



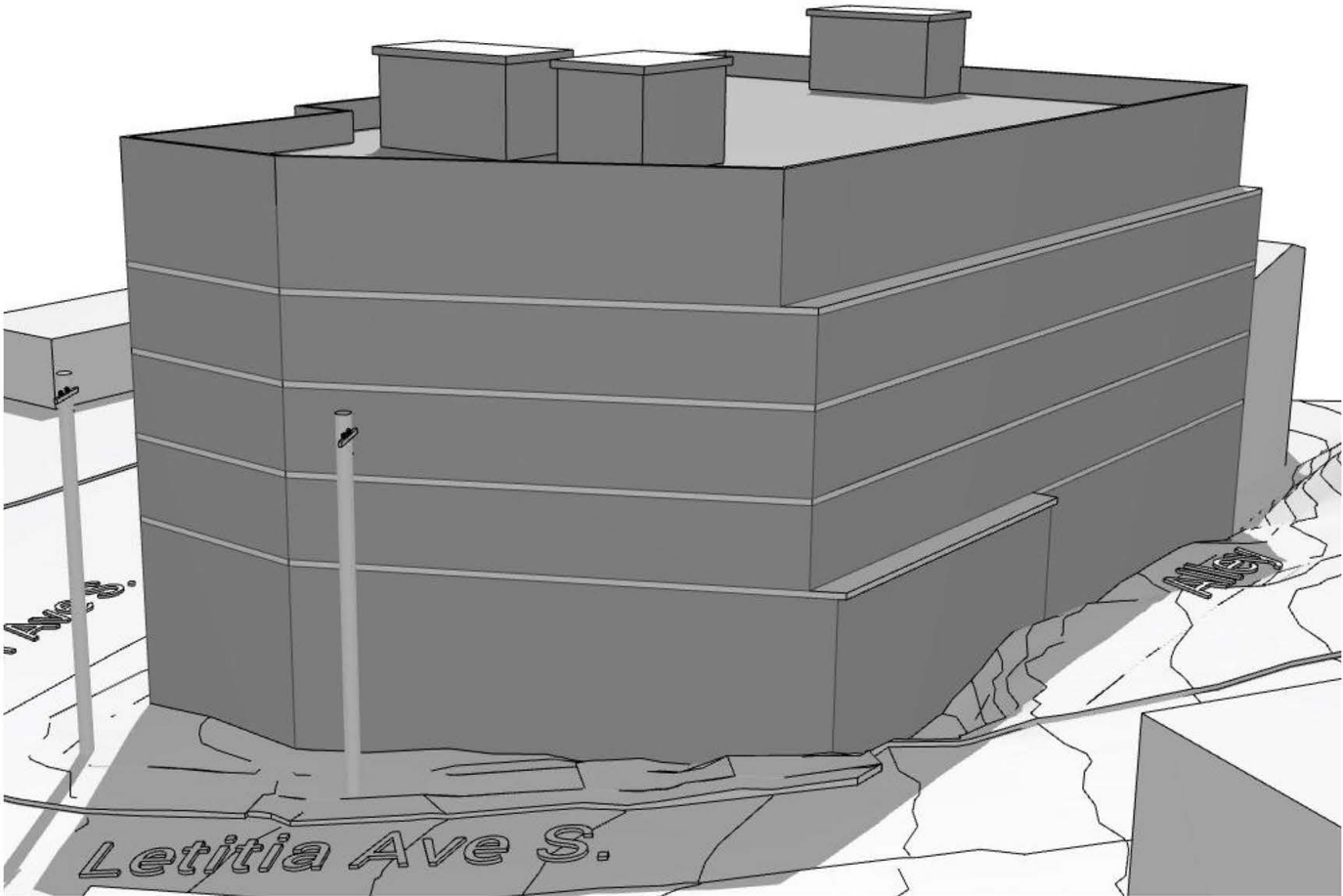
North - South Opt. 3



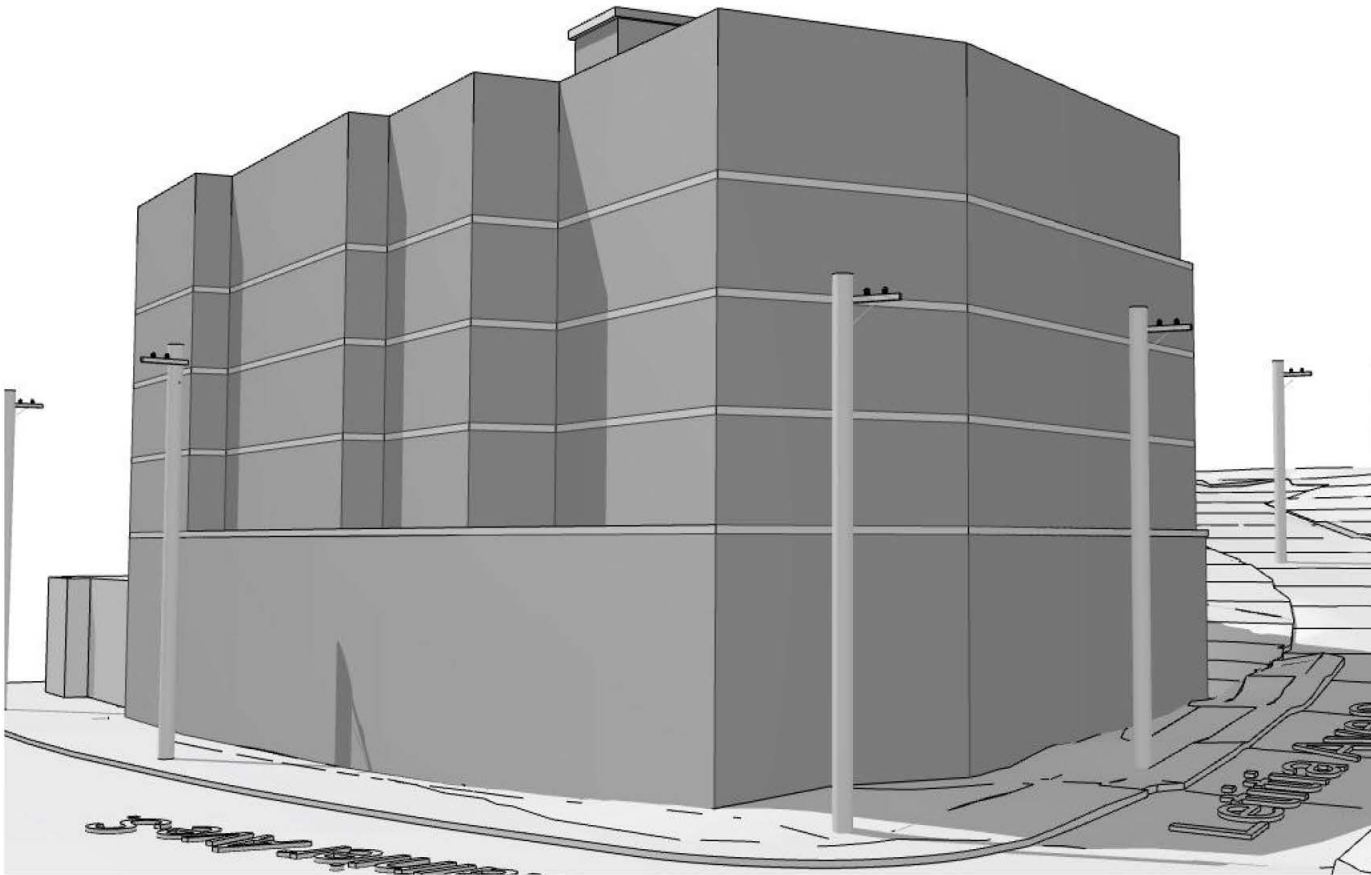
East - West Opt. 3



Massing Option 3 Perspective 1



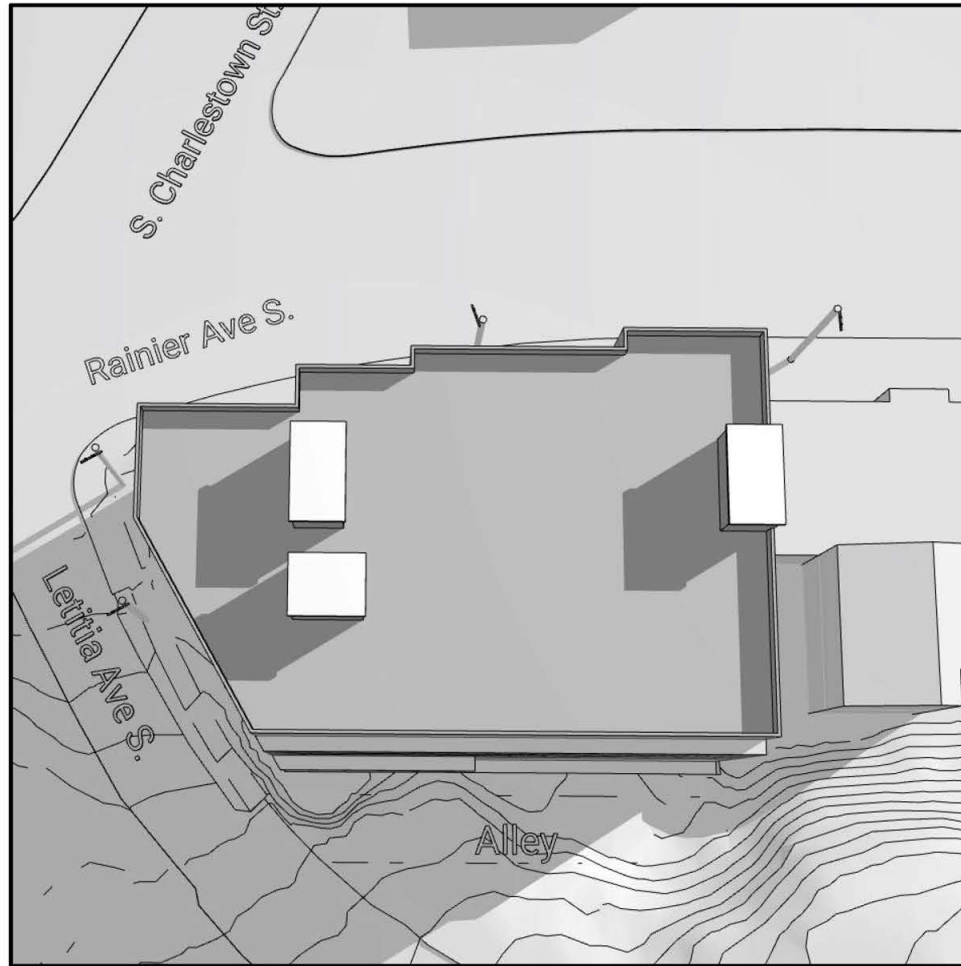
Massing Option 3 Perspective 2



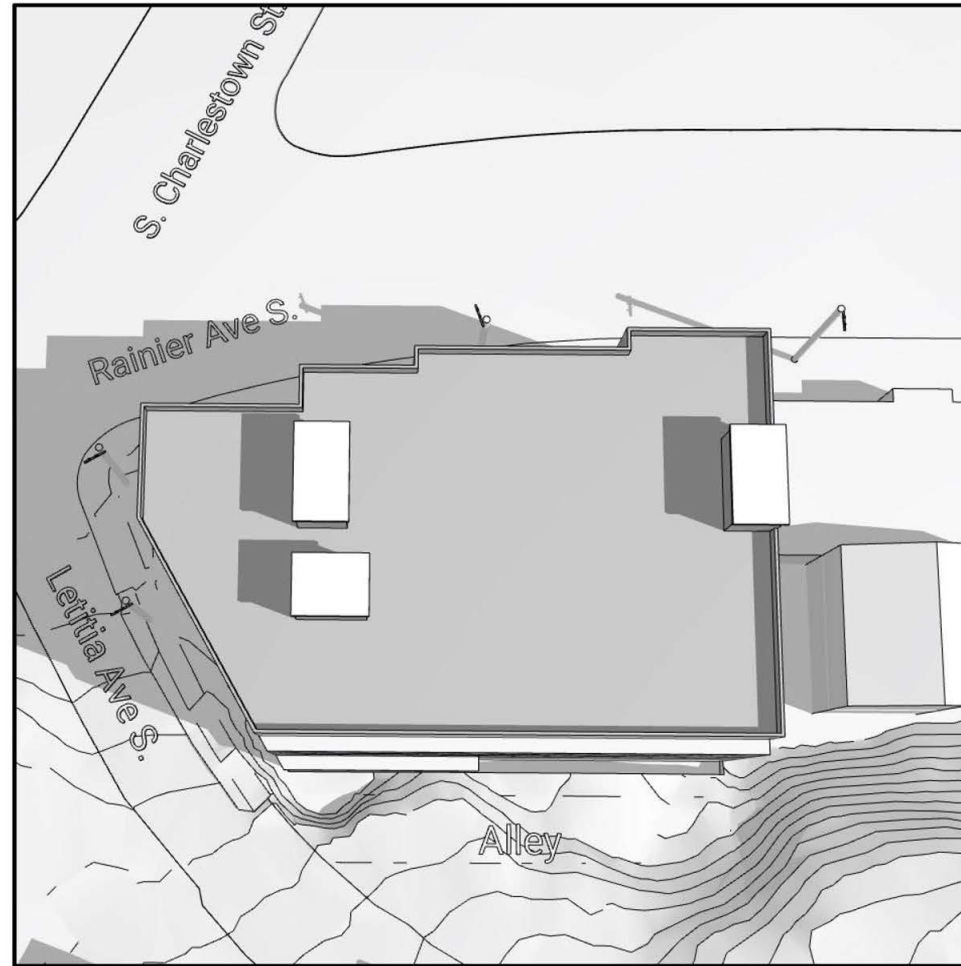
Massing Option 3 Street Perspective 1



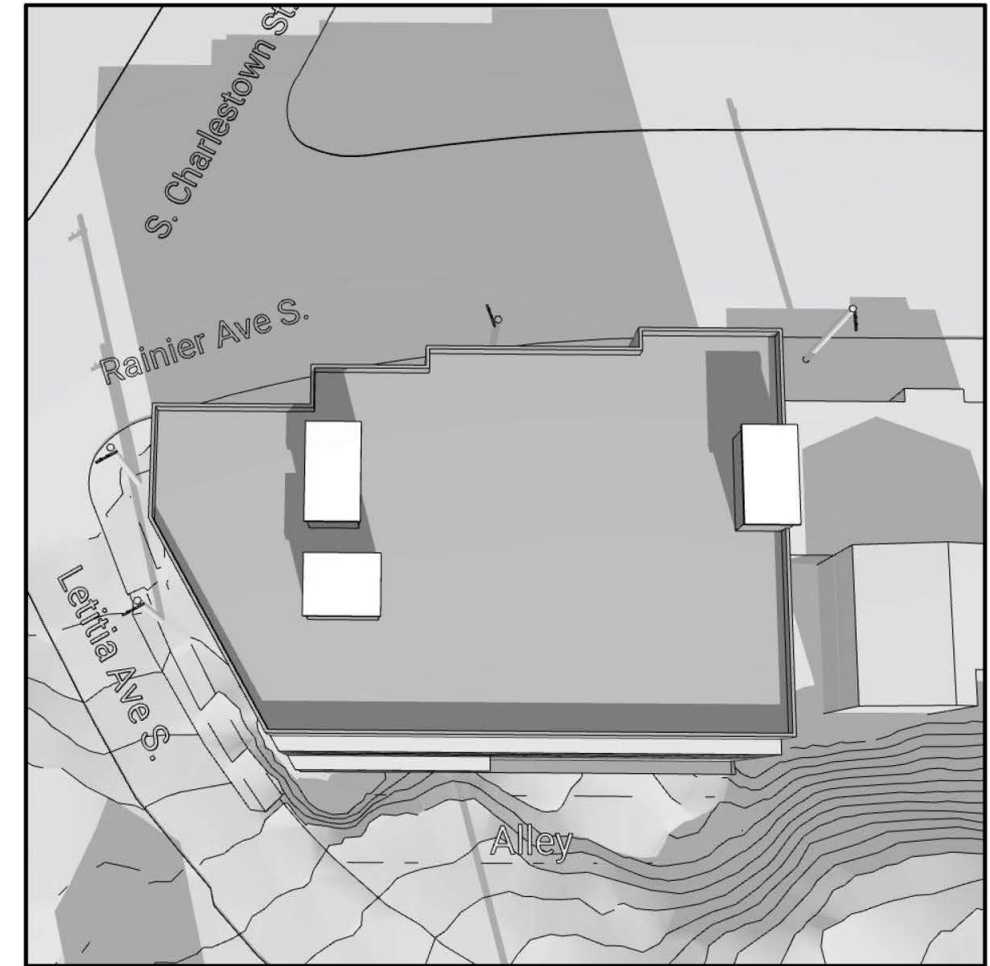
Massing Option 3 Street Perspective 2



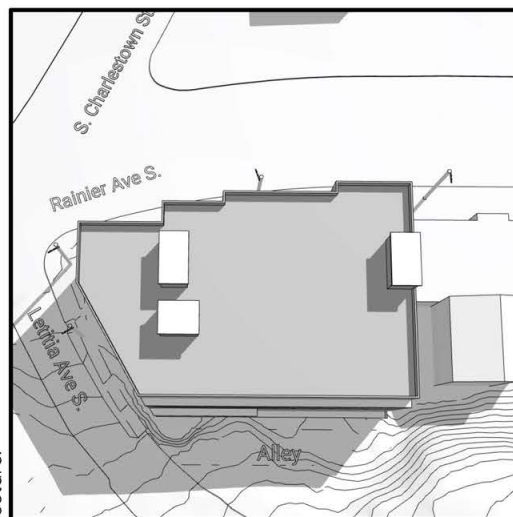
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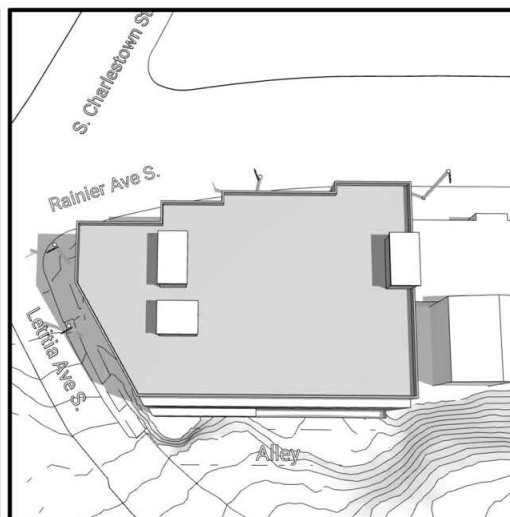
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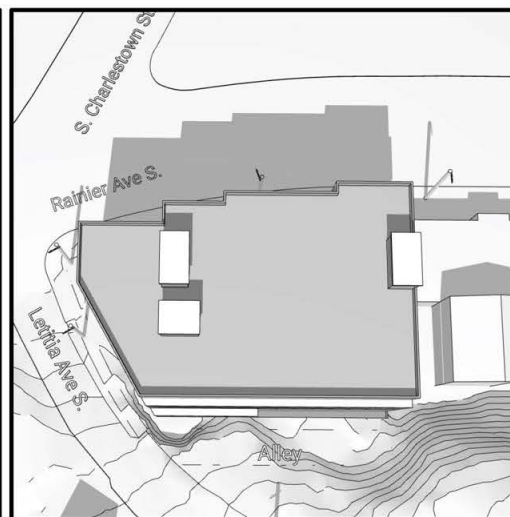
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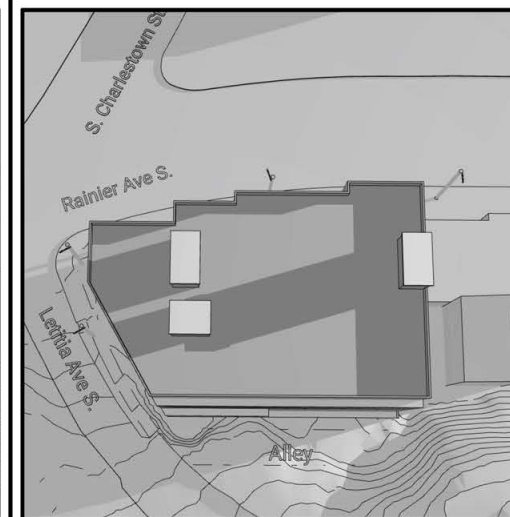
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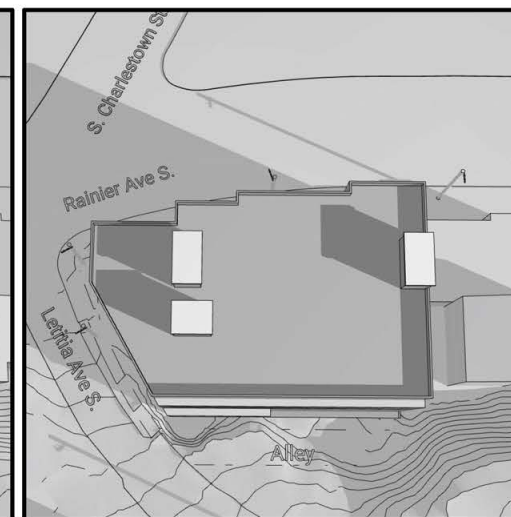
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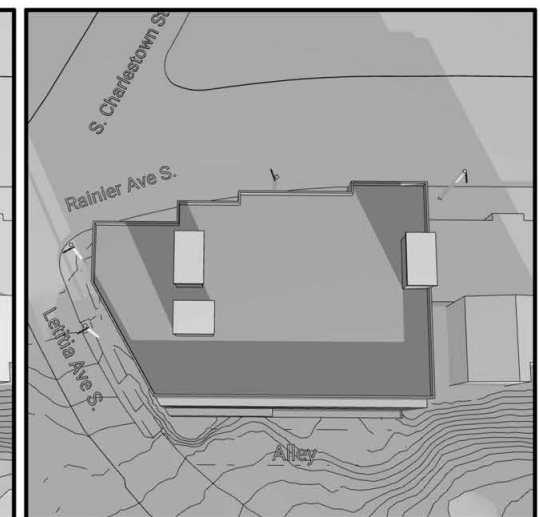
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December 21st 3PM



Departure Diagrams

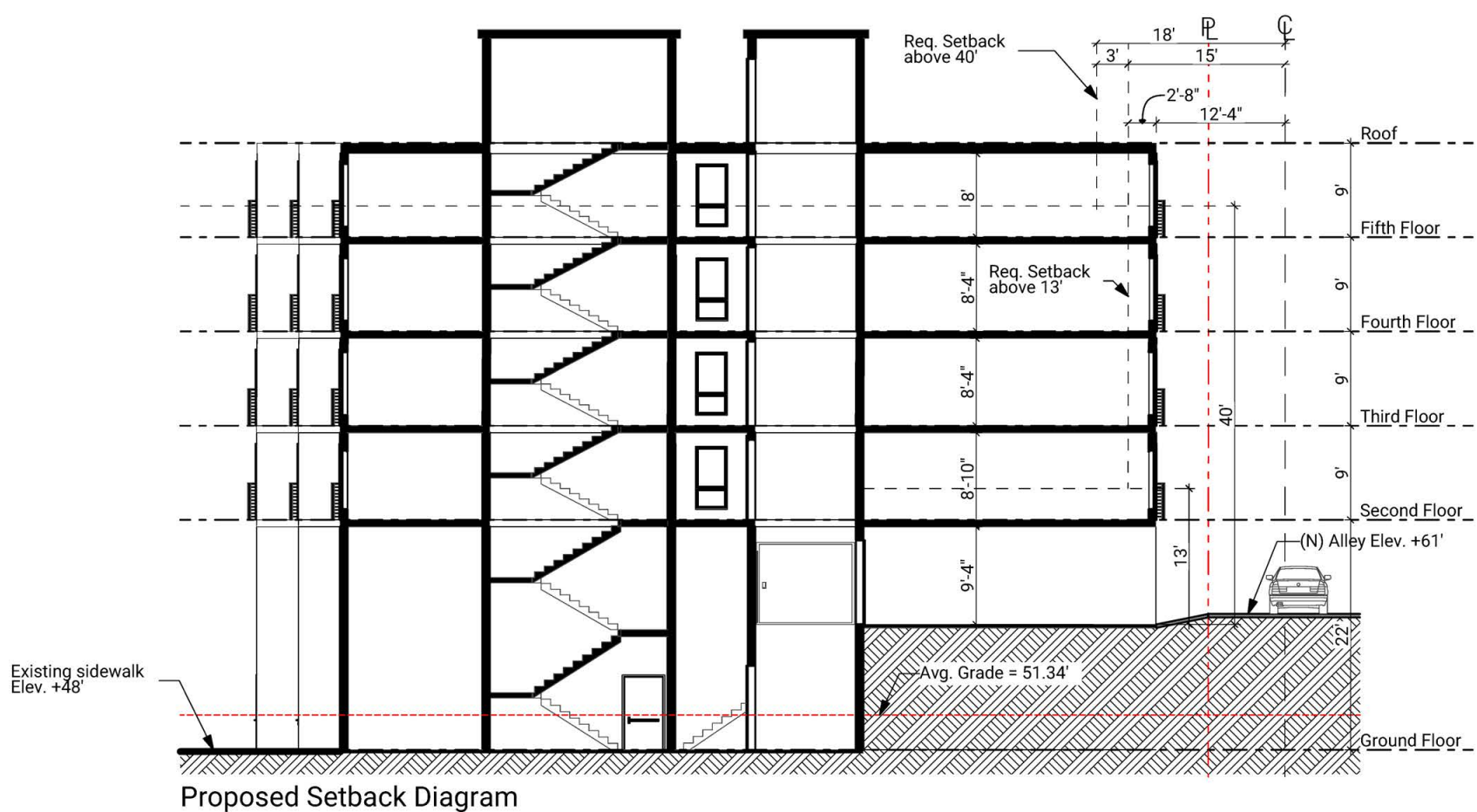
Development Standard Departure #1

The code requires a 15' setback from the rear lot line at building portions 13'-40' in height, additional 3' setback per 10' in height above 40' (SMC 23.47A.014.B.3). Preferred massing option 1 proposes no setback above 13' along the rear property line.

Rationale: By vertically stacking all exterior walls along the western portion of the building, we ensure consistency with the intent of CSC-1 Topography. Implementing upper level setbacks along the alley, however, would compromise the building's overall massing and disrupt the desired "edge" effect between adjacent zones. The proposed vertical stacking not only addresses these concerns but also facilitates a simplified and stronger structural solution.

It is important to note that SDOT has expressed a strong desire to develop the alley along the West property line. To achieve this objective, significant cut/fill operations and the construction of retaining walls will be necessary throughout the length of the building.

Please be informed that, as discussed in the meeting on March 13th, 2023, SDOT fully supports this departure from the original plan. Their endorsement is based on the shared goal of advancing the development of the alley in this specific location.

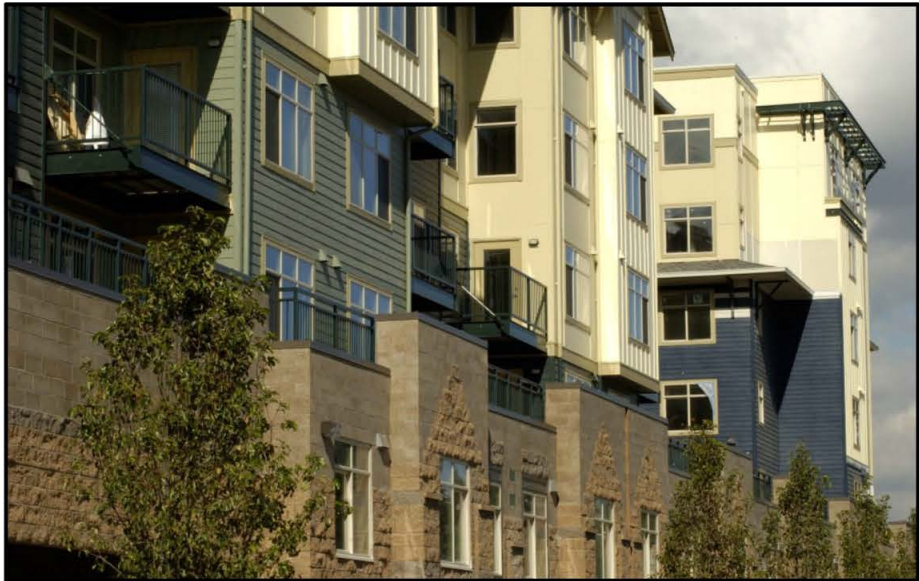




Spokane at Rainier court
Informs modulation and fenestration of proposed building.
Source: *Spokaneatrainiercourt.com*



DESC The Estelle
Informs ground floor storefront and interior unit layout/mix.
Source: *CPLinc.com*



Dakota at Rainier Court
Informs exterior material and balcony unit design of proposed building.
Source: *SEEDSeattle.com*



Courtland Place at Rainier Court
Informs storefront and ground floor development / modulation of proposed building.
Source: *SEEDSeattle.com*



Columbia Gardens at Rainier Court
Informs fenestration and exterior material of proposed building.
Source: *rentcafe.com*