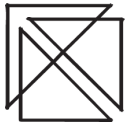




COLUMBIA CITY LANDMARK DISTRICT  
CERTIFICATE OF APPROVAL CYCLE 1  
DRAFT BRIEFING PACKAGE  
DONH-COA-00736  
OCTOBER 17TH, 2022

5001, 5015 & 5021 RAINIER AVENUE SOUTH  
SEATTLE, WA 98118




**NEIMAN TABER**  
ARCHITECTURE FOR THE NORTHWEST  
1435 34TH AVENUE  
SEATTLE, WA 98122  
(206) 760-5550  
WWW.NEIMANTABER.COM



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 NORTH



S FERDINAND ST

S HUDSON ST

S PEARL ST

S DAWSON ST



COLUMBIA CITY



PROPOSAL

The proposed new development is a six-story mixed use structure in approximately 97,173 SF of new building area. The structure contains (122) residential apartments on the upper five floors; a permanent home for two local cultural institutions on the ground and second levels; a generous amenity space on the roof deck; and storage, amenity space and utilities at the rear of the main level. The project will be served by (19) parking spaces to the rear of level 1. Existing buildings and surface parking on site to be removed.

PROJECT GOALS

- 1. Develop building that is compatible with the streetscape and adjacent building massing.
- 2. Provide affordable housing, especially family-sized units.
- 3. Provide a permanent home for Jazz Night School and L.E.M.S. Bookstore.

PROJECT INFORMATION

SITE ADDRESS	5001, 5015 & 5021 Rainier Ave S Seattle, WA 98118
PARCEL NUMBER	564960-0135 564960-0133 564960-0130
SDCI #	XXXXXX-EG
APPLICANT	Neiman Taber Architects 1435 34th Ave Seattle, WA 98122 (206) 760-5550
CONTACT	David Neiman dn@neimantaber.com
ZONING	NC2-65
OVERLAYS	Columbia City Residential Urban Village
LOT SIZE	7,460 SF 5,040 SF 9,514 SF
ALLOWABLE FAR	4.50 FAR
PROPOSED GFA	97,173 SF
PROPOSED FAR	4.23
PROPOSED UNITS	(122) Total Units (45) Studio Units (50) 1-Bedroom Units (4) 2-Bedroom Units (23) 3-Bedroom Units
PROPOSED PARKING	(19) Parking Lots
FREQUENT TRANSIT	Yes

PROJECT TEAM

OWNER	Ben Rankin Conlin Columbia LLC 706 34th Avenue Seattle, WA 98122 (206) 459-2240
ARCHITECT	David Neiman Neiman Taber Architects 1435 34th Avenue Seattle, WA 98122 (206) 760-5550

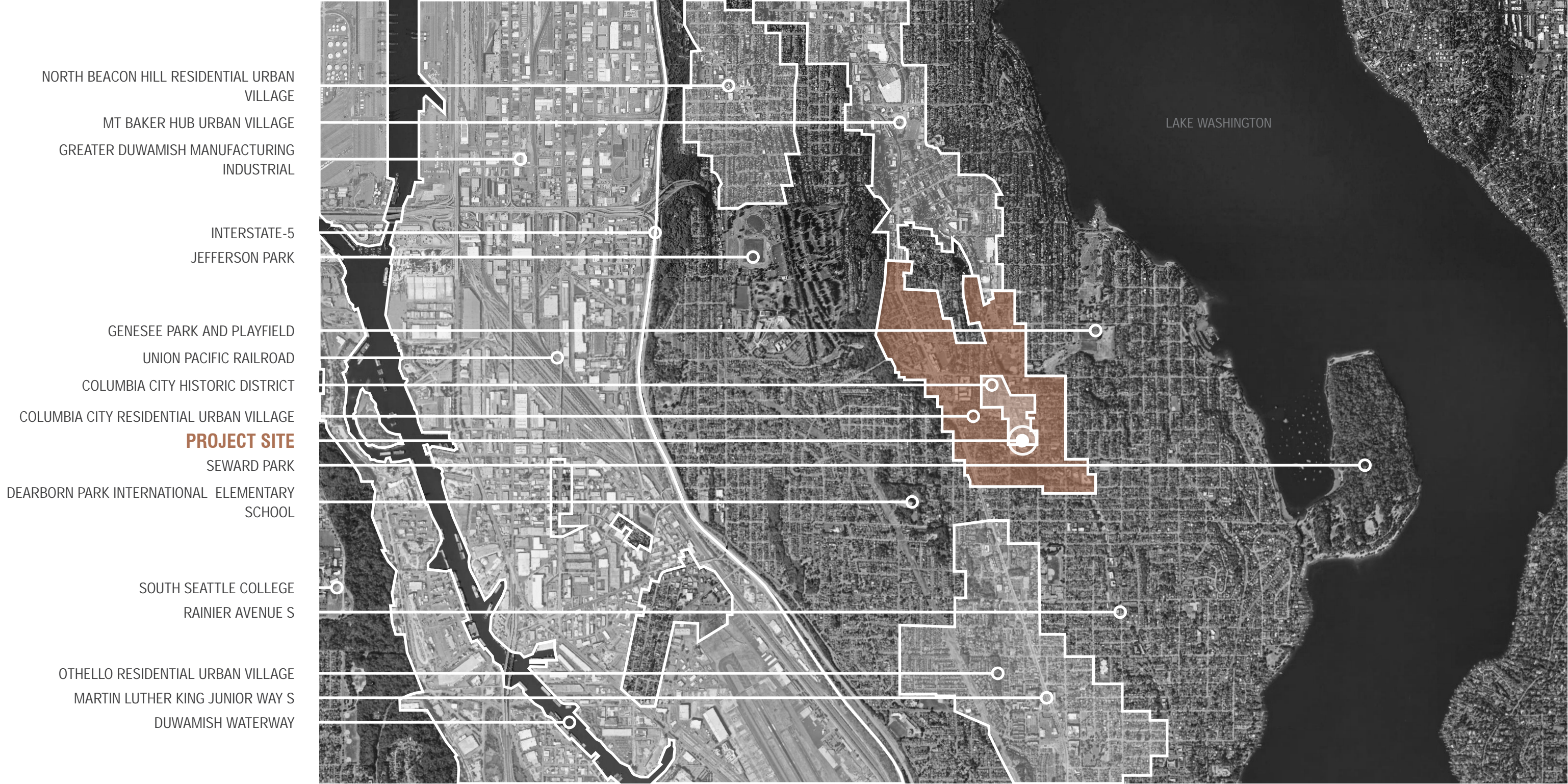


**EXISTING CONDITIONS**

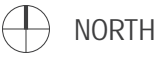


EXISTING CONDITIONS

COLUMBIA CITY RESIDENTIAL URBAN VILLAGE + THE CITY



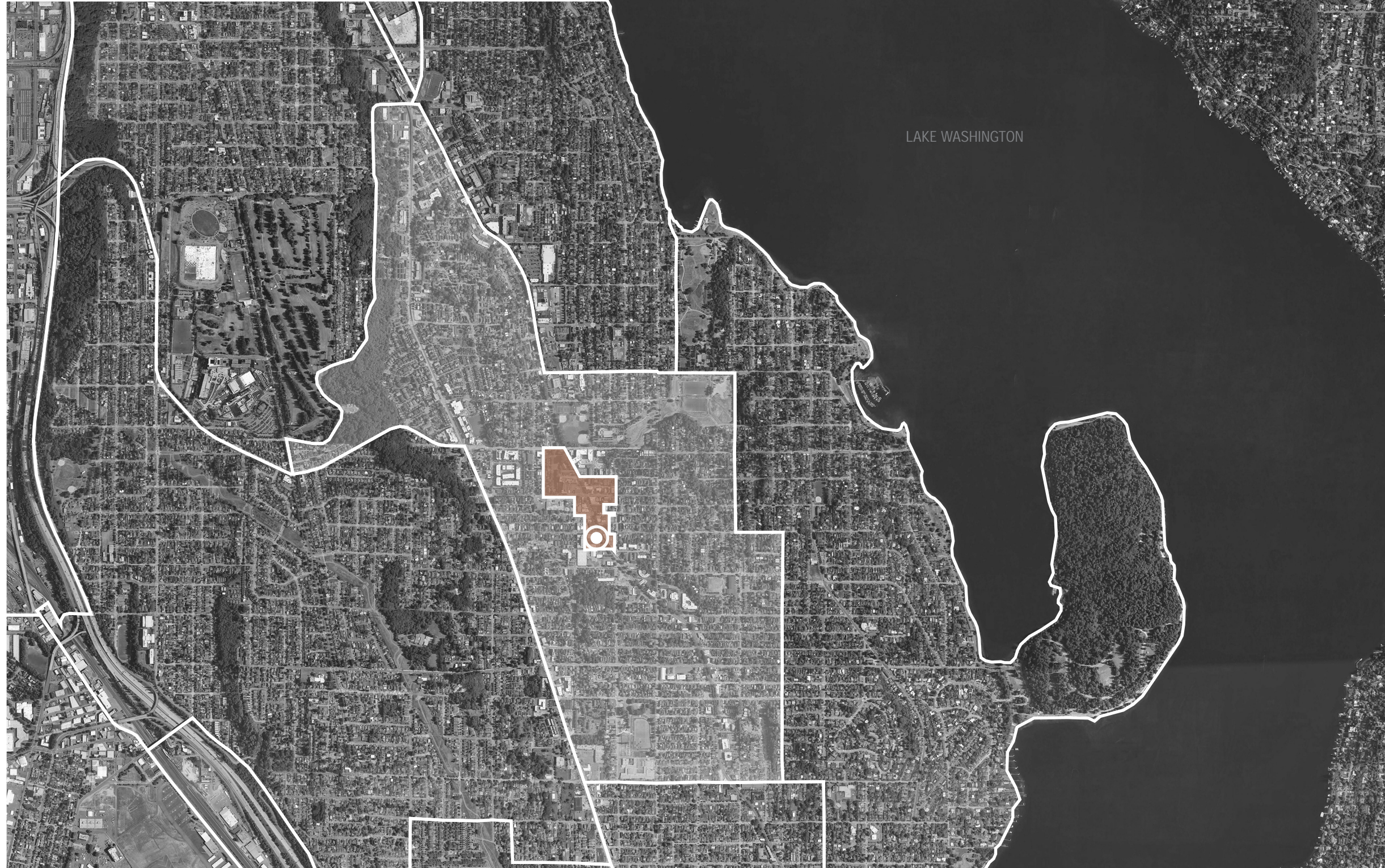
URBAN RESIDENTIAL VILLAGES MAP





# EXISTING CONDITIONS

## COLUMBIA CITY NEIGHBORHOOD AND LANDMARK DISTRICT



COLUMBIA CITY NEIGHBORHOOD AND THE LANDMARK DISTRICT





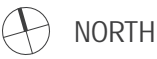
# EXISTING CONDITIONS

## IMMEDIATE CONTEXT & CULTURAL LANDMARKS

The project is located within the Columbia City Historic District, a vibrant community with a number of landmarks, regular events and a strong cultural identity. Columbia City hosts a weekly farmer’s market adjacent to PCC market and into Columbia Park throughout a large part of the year. Columbia Park hosts other events, as well, such as summer outdoor movie nights. Beatwalk is a monthly music festival, in Columbia City, that takes place at multiple venues, including sidewalk locations. The community also has Black community landmarks, including L.E.M.S. Bookstore and the Royal Esquire Club. Multiple murals add color and meaning to the streetscape.

- A. COLUMBIA PARK & COLUMBIA CITY FARMER’S MARKET
- B. RAINIER ARTS CENTER
- C. ARK LODGE CINEMA
- D. ROYAL ROOM
- E. MURALS
- F. ROYAL ESQUIRE CLUB
- G. COLUMBIA CITY THEATER
- H. MYERS MUSIC CLOCK
- I. FERDINAND FESTIVAL STREET
- J. RUMBA NOTES LOUNGE

 HISTORIC DISTRICT





# EXISTING CONDITIONS

## IMMEDIATE CONTEXT & CULTURAL LANDMARKS



A | COLUMBIA PARK & COLUMBIA CITY FARMER'S MARKET



B | RAINIER ARTS CENTER



C | ARK LODGE CINEMA



D | THE ROYAL ROOM



D | MURALS

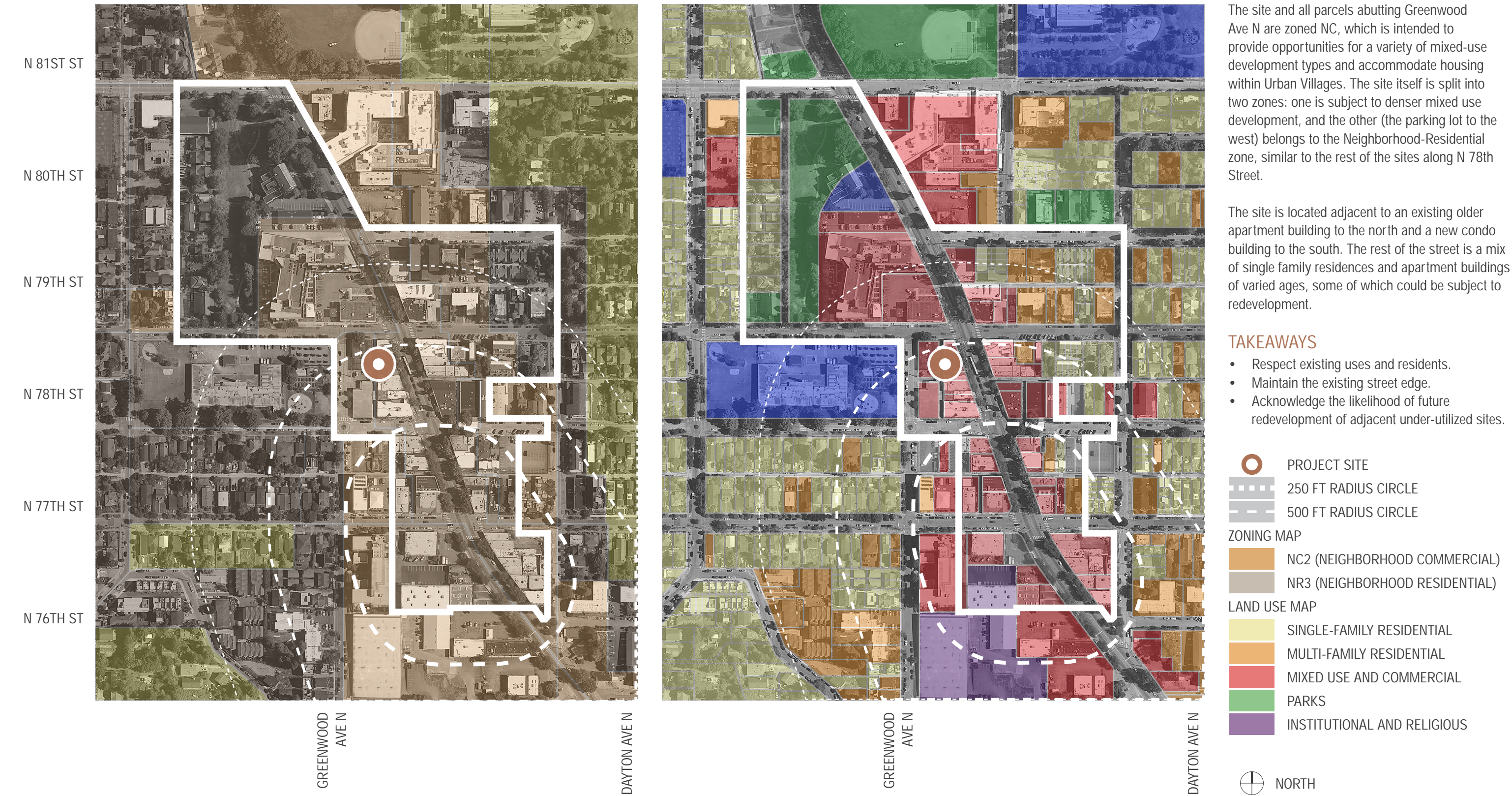


F | ROYAL ESQUIRE CLUB



# EXISTING CONDITIONS

## ZONING + LAND USE





# PENDING COMPLETION OF EARLY COMMUNITY OUTREACH



# STANDARDS + GUIDELINES

## COLUMBIA CITY LANDMARK DISTRICT DESIGN GUIDELINES

### CATEGORY

#### SITING

13A / NEW CONSTRUCTION

### CITATION

New construction shall be compatible with historic buildings in terms of the setback, orientation, spacing, and distance from adjacent buildings.

1. Commercial buildings adjacent to public open space, including Columbia Park and the Columbia Library grounds, should front on and relate to the street(s) and the public open spaces through, including but not limited to, the use of: (a) entryways, windows, pedestrian scale site lighting, awnings, and signage that clearly identify uses and shops but that are scaled to the pedestrian; (b) site furniture, artwork, or amenities such as fountains, benches, pergolas, and kiosks; and (c) landscaping that screens undesirable elements or that enhances the space and architecture.

**2. At the District’s primary intersections (South Edmunds, South Ferdinand and South Hudson Sts), corner developments should feature angled corner entrances that foster pedestrian activity and reinforce historic precedent and the importance of the intersections.**

Because commercial street facades are uniformly located at the front property lines, there is a strong street edge definition in the District. **Continuous street walls with little or no ground-level setbacks are the historical precedent.**

1. Primary facades and main entrances shall front on the street. Garages located on primary elevations are discouraged.
2. Residential buildings adjacent to public open space, including Columbia Park and the Columbia Library grounds, should front on the public open spaces and relate to the open space through the use of entryways, porches, and permeable landscaping. Fences are discouraged.

#### SETBACK

13B / NEW CONSTRUCTION

### MASSING / SCALE

13B / NEW CONSTRUCTION

Massing, or physical bulk and size, of all new buildings in the District must be consistent with the massing of existing historic buildings.

i. Commercial

A. Height. New developments exceeding the typical one to three story height of the District’s historic buildings should honor the scale, massing, and proportion of the adjacent buildings.

ii. Residential

**A. Height/Width. New construction that exceeds the height and width of adjacent buildings should be designed to be compatible by breaking up the mass of the building to conform to widths of residential historic buildings in the District.**

The form, or overall shape, of new construction should relate to neighboring historic buildings and promote a visual sense of continuity. Unusual building and roof forms are discouraged.

i. Commercial

A. Roof Form

1. Design rooflines to reflect the traditional roof configurations found on historic commercial buildings within the District.
2. Detailing of the parapets of commercial buildings with cornices and stepping is preferred.

ii. Residential

A. Roof Form. Design and maintain rooflines to reflect traditional roof configurations and pitches found on historic residential buildings in the District

#### FORM

13C / NEW CONSTRUCTION





### CITATION

#### FACADE COMPOSITION

13D / NEW CONSTRUCTION

### CODE STATEMENT

Use a solid-to-void ratio, or window-to-wall ratio, that is similar to that which is found on historic buildings within the block and throughout the District. Façade design must provide visual interest (depth and relief) and avoid large unbroken surface areas.

i. Commercial

**A. Windows. Alignment, proportions and groupings of windows on upper floors should relate to the ground-floor building elements, as well as be sympathetic to the fenestration patterns of the historic building stock within the District.**

B. Storefronts/Doors

1. For compatibility with the small town character of the District's commercial storefronts, design street-facing walls with multiple bays and entryways to develop an architectural rhythm consistent with other commercial buildings. Long uninterrupted walls shall be avoided.

2. To provide street-level interest that enhances the pedestrian environment, the ground floor shall have highly visible linkages with the street. The ground floor of new construction with street frontage should have generous storefront windows.

**3. Canopies and awnings are encouraged.**

ii. Residential

A. Windows and Doors

1. The relationship of width to height of windows and doors and their placement on the façade should reflect the same relationship found on other residential historic buildings within the District.

2. Window and door casing and trim should be designed with depth and visual relief.

### MATERIALS, COLORS & FINISHES

5E / NEW CONSTRUCTION

**Materials commonly used on historic buildings in the District are preferred. Colors should be subdued and consistent with the historic buildings within the District.**

i. Commercial

A. Building facades should be brick, wood, stone, and stucco, or a combination thereof.

B. Storefront materials should be brick, wood, concrete, stone, glass or tile.

C. Wood windows and doors are preferred. Metal windows and storefront systems will be reviewed for compatibility with neighboring historic buildings. Vinyl and other synthetic materials are discouraged.

ii. Residential

A. Building facades should be clad in stucco, brick, or wood clapboard, shiplap or shingle siding, or a combination thereof. Synthetic materials and faux wood graining are discouraged.

B. Wood and metal-clad windows are preferred. Vinyl windows are discouraged.





## SITE & CONTEXT ANALYSIS



SITE & CONTEXT ANALYSIS

STREET ELEVATIONS

SOUTH HUDSON STREET  
FACING NORTH

PROJECT SITE



SOUTH HUDSON STREET  
FACING SOUTH

OPPOSITE OF PROJECT SITE





SITE & CONTEXT ANALYSIS  
STREET ELEVATIONS

RAINIER AVENUE SOUTH  
FACING EAST

PROJECT SITE



RAINIER AVENUE SOUTH  
FACING WEST

OPPOSITE OF PROJECT SITE





URBAN DESIGN ANALYSIS

DEVELOPMENT INVENTORY: NEW CONSTRUCTION PRECEDENTS



A | 3700 S HUDSON STREET | PAX FUTURA



B | 5201 RAINIER AVENUE S



## URBAN DESIGN ANALYSIS

### DEVELOPMENT INVENTORY: NEW BUILDINGS OUTSIDE BUT ADJACENT TO THE HISTORIC DISTRICT



C | 5201 42<sup>ND</sup> AVENUE S + 5256 RAINIER AVE S | JOSEPHINE APARTMENTS



D | 3701 S HUDSON STREET | GREENHOUSE APARTMENTS

#### ADJACENT PROJECTS

The areas adjacent to the historic district have seen substantial development over the last few years, with additional projects proposed or under construction. While some have made passing reference to the materials and organization of the historic buildings, most are undistinguishable from buildings found throughout the city in what is sometimes known as developer modernism. They are characterized by the use of a wide variety of materials, fenestration patterns, and secondary elements.



E | 4720 RAINIER AVENUE S | ALTA ARLO APARTMENTS





# URBAN DESIGN ANALYSIS

## DEVELOPMENT INVENTORY: HISTORIC BUILDINGS WITHIN THE HISTORIC DISTRICT

### HISTORIC CONTEXT

The historic structures within the historic district are mostly one-three-story buildings with ground floor retail and upper level apartments or office uses. The commercial base is typically expressed with a taller floor height and higher levels of glazing. The upper level homes and offices have shorter floor to floor and lower levels of glazing, typically in the form of punched window openings within a solid masonry or wood of stucco clad wall. is usually a row of shops and cultural avenues, while the shorter upper floors are homes or offices. The architectural expression between the lower and upper floors are also highlighted through changes in material, secondary architectural details, and organizational system.



F | 3803 S EDMUNDS STREET



G | 4873 RAINIER AVENUE S



H | 4820 RAINIER AVENUE S



I | 4909 RAINIER AVENUE S



J | 4851 RAINIER AVENUE S



K | 3810 S FERDINAND STREET



# URBAN DESIGN ANALYSIS

## DEVELOPMENT INVENTORY: NEW BUILDINGS WITHIN THE HISTORIC DISTRICT

### NEW CONSTRUCTION IN THE DISTRICT

There has been limited new construction within the historic district. It ranges from large scale project such as the Angeline Apartments which show minimal response to the historic context to 4915 Rainier Ave S, a small project that appears to be making a strong effort to blend into the historic fabric. The majority of new projects fall in the middle, small to mid-sized projects that offer both modern architectural expression with strong gestures towards the existing building fabric.



L | 3711, 3715 & 3717 S ANGELINE STREET



M | 3815B S EDMUNDS STREET



N | 4915 RAINIER AVENUE S



O | 3829 S EDMUNDS STREET



P | 4801 RAINIER AVENUE S | ANGELINE APARTMENTS



# SITE & CONTEXT ANALYSIS

## FABRIC CONTINUITY | MASSING

### FABRIC CONTINUITY

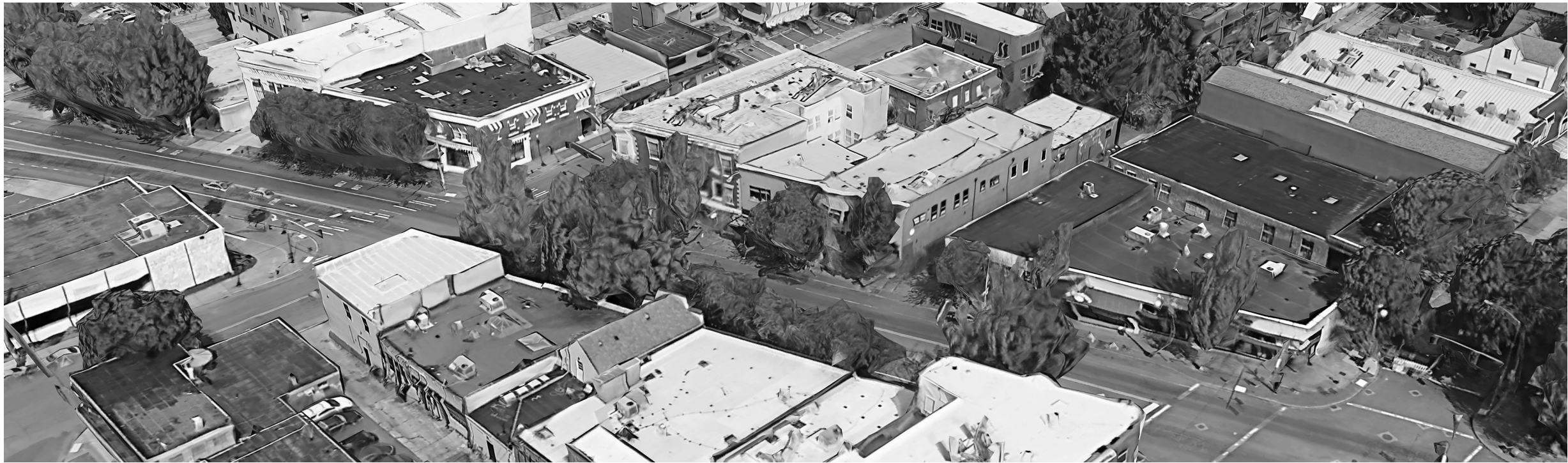
As described in *Columbia City Landmark District Design Guidelines*, the District has a strong street edge with buildings located at the front of the property lines. Continuous street walls with little or no ground-level setbacks are the historical precedent.



K | RAINIER AVE S BETWEEN S PEARL STREET AND S EDMUNDS STREET

### MASSING

Scale of structures, in relationship to other structures, is small and relatively uniform. Scale varies between one and three stories, typically.



H | RAINIER AVENUE S BETWEEN S ANGELINE ST AND S FERDINAND STREET



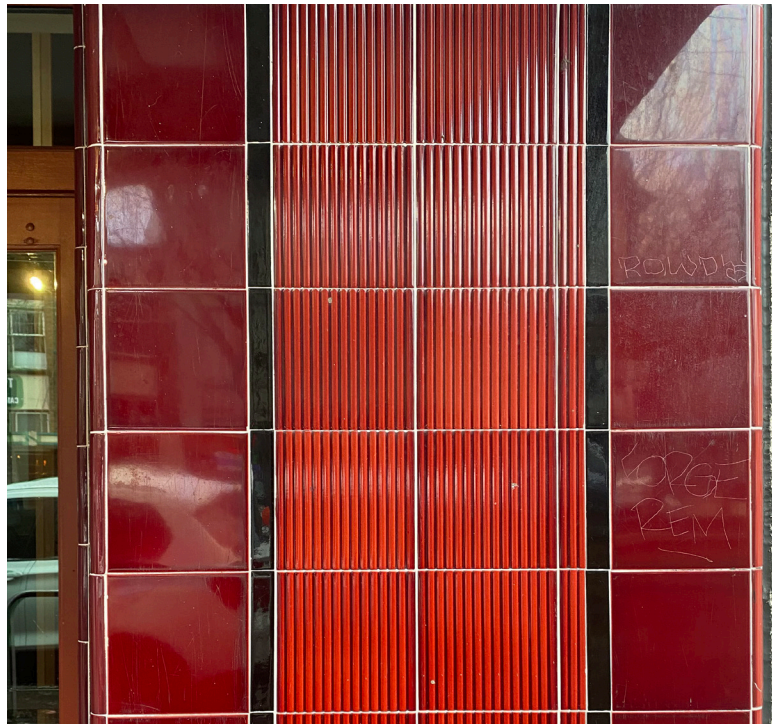
# SITE & CONTEXT ANALYSIS

## MATERIALITY

**MATERIALITY**  
As described in *Columbia City Landmark District Design Guidelines*, building facades are clad with materials such as brick, wood and stucco, which are consistent and create the historic character throughout the District.



Q | PAINTED WOOD SIDING



K | TILE



P | BRICK



C | PAINTED BRICK



M | STUCCO



Q | PAINTED WOOD SIDING



# SITE & CONTEXT ANALYSIS

## FACADE COLOR COMPOSITION

### CALM COLOR SCHEMES

Colors are subdued and are consistent with a historic colors palette. Appropriate colors are colors such as tan, slate blue, sage green, light yellow and so forth.

### LINKING TOP AND BOTTOM

XXX



K | 3722 S HUDSON STREET



L | 3803 S EDMUNDS STREET



M | 4812 RAINIER AVENUE S



H | 4851 RAINIER AVENUE S



N | 4860 RAINIER AVENUE S



H | 4914 RAINIER AVENUE S



# SITE & CONTEXT ANALYSIS

## FENESTRATION ARTICULATION | HORIZONTAL GROUPING

### HORIZONTAL GROUPING

Windows placed with regular rhythm or grouped with regularity and symmetry.

### ARTICULATION

Window casing and trim has depth and visual relief.



O | 4909 RAINIER AVENUE S



K | 3803 S EDMUNDS STREET



P | 4851 RAINIER AVENUE S



C | 4820 RAINIER AVENUE S



M | 3815 S EDMUNDS ST



Q | 3722 S HUDSON STREET



# SITE & CONTEXT ANALYSIS

## THE CORNER

### CORNER EXPRESSION

As described in *Columbia City Landmark District Design Guidelines*, corner developments frequently feature angled corner entrances that foster pedestrian activity and reinforce the importance of intersections.



K | 4868 RAINIER AVENUE S



L | 3803 S EDMUNDS STREET



M | 3850 37TH AVENUE S



H | 4820 RAINIER AVENUE S



N | 4873 RAINIER AVENUE S



H | 4902 RAINIER AVENUE S



# SITE & CONTEXT ANALYSIS

## STOREFRONTS | CANOPIES

### STOREFRONTS

Buildings have a greater proportion of window and door openings than wall spaces on the pedestrian level. Fenestration typically allows visibility into the business. Transoms above canopies bring light into the business and link top of facade to bottom.

### CANOPIES

Marquees, awnings and canopies are common in the historic district, often linking together to form a continuous protected pedestrian way.



O | 3700 S FERDINAND STREET



K | 3808 S EDMUNDS STREET



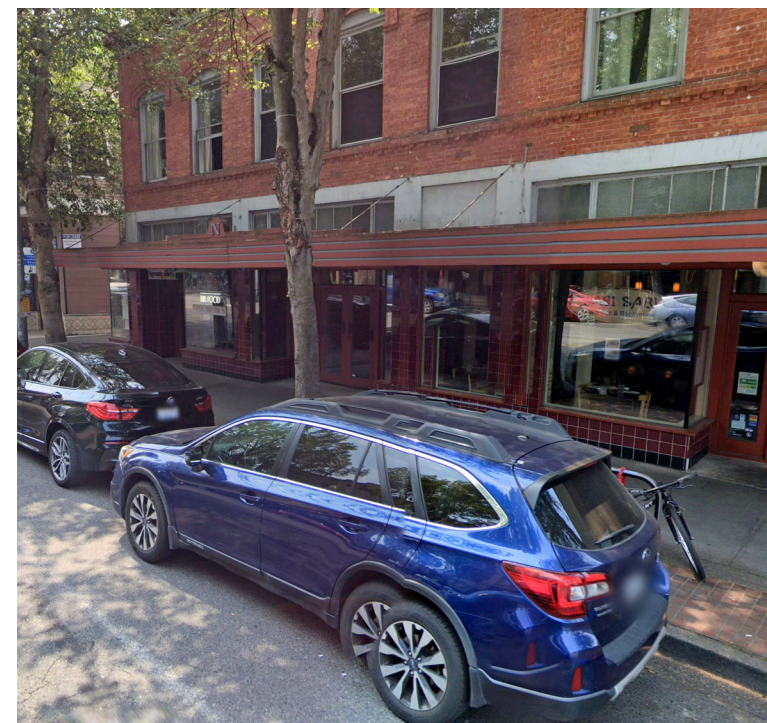
P | 4850 37TH AVENUE S



C | 4855 RAINIER AVENUE S



M | 4863 & 4865 RAINIER AVENUE S



Q | 4909 RAINIER AVENUE S



# SITE & CONTEXT ANALYSIS

## SCALE | TRANSITIONS

### TRANSITIONS

Building heights are pedestrian-scaled and vary between one and three stories.



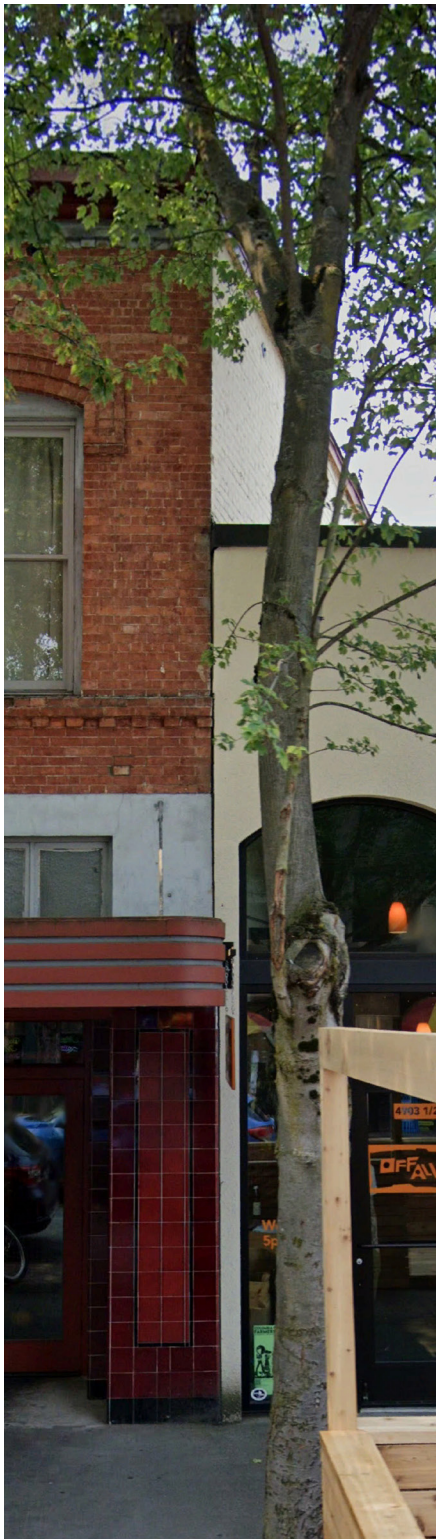
H | 3803 S EDMUNDS STREET



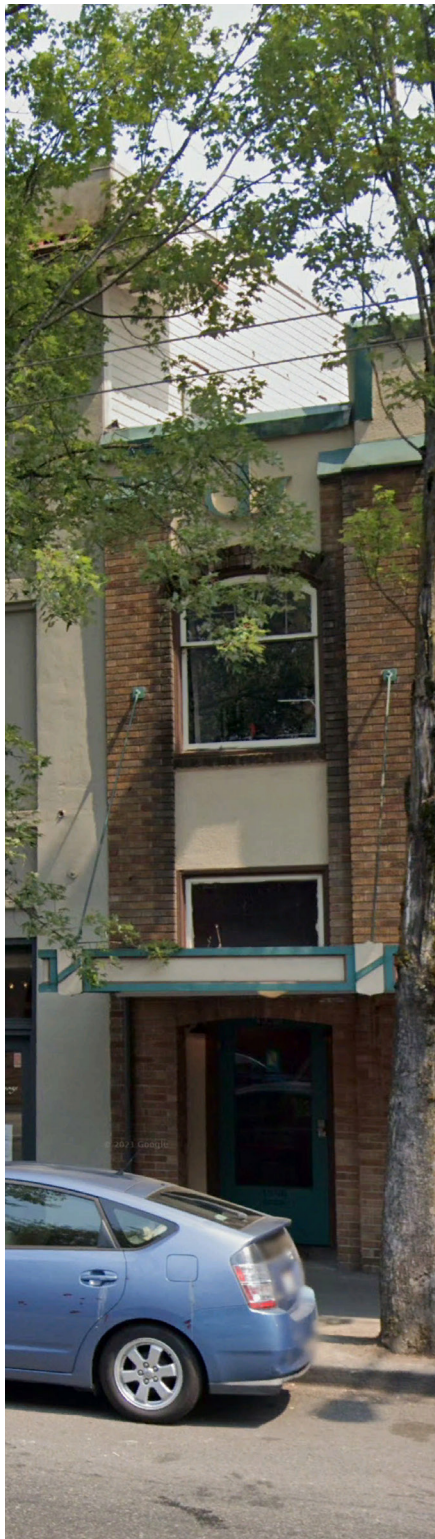
N | 4812 RAINIER AVENUE S



H | 4851 RAINIER AVENUE S



H | 4909 RAINIER AVENUE S



H | 4903 RAINIER AVE S



# SITE & CONTEXT ANALYSIS

## ORNAMENTS

### ORNAMENT

Detail in architectural elements provides interest at multiple scales. Brick patterning occurs around fenestration openings and at the cornice of facades. Pilasters, columns and other stucco are accented with tile, capitals, or even simple trim. Canopy edges are also adorned with patterning. The ornament is eclectic throughout the District but is consistent within each building.



C | 4909 RAINIER AVENUE S



M | 74820 RAINIER AVENUE S



M | 3815 S EDMUNDS ST



M | 4864 RAINIER AVE S



M | 4812 RAINIER AVENUE S



C | 3700 S FERDINAND STREET



M | 4868 RAINIER AVENUE S



M | 4909 RAINIER AVENUE S



M | 3803 S EDMUNDS STREET



M | 5016 RAINIER AVE S



# SITE & CONTEXT ANALYSIS

## CONSTRAINTS AND OPPORTUNITIES

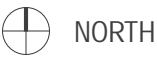
### CONSTRAINTS

- The side entrance to the Hudson Building is a zero lot line condition. The new project will provide access to the existing entrance, as a courtesy.
- Power lines require clearance
- Contamination on site
- High water table
- Irregularly shaped site
- Historic fabric requires sensitivity
- There will be a difference in scale between existing buildings and the new mixed use project.

### OPPORTUNITIES

- The site is flat, simplifying building entries and construction
- The site is a corner site, located at the intersection of two streets in a dense neighborhood. The building will be prominent in the community.
- Located in business district with strong cultural identity.
- Few privacy issues with surrounding buildings
- Mature street trees contribute to a generous pedestrian way

INSERT SITE PLAN





**SITE & CONTEXT ANALYSIS**  
CONSTRAINTS AND OPPORTUNITIES

**CONSTRAINTS**



A | POWER LINES REQUIRE CLEARANCE



B | REQUIRED ACCESS TO HUDSON BUILDING



C | IRREGULARLY-SHAPED SITE ADDS COMPLEXITY TO BUILDING PLAN

**OPPORTUNITIES**



D | FLAT SITE SIMPLIFIES ENTRIES AND CONSTRUCTION



E | MATURE STREET TREES & PEDESTRIAN WAY



F | CORNER SITE CREATES A PROMINENT BUILDING PRESENCE



**DESIGN OPTIONS**



# DESIGN OPTIONS

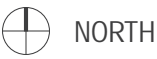
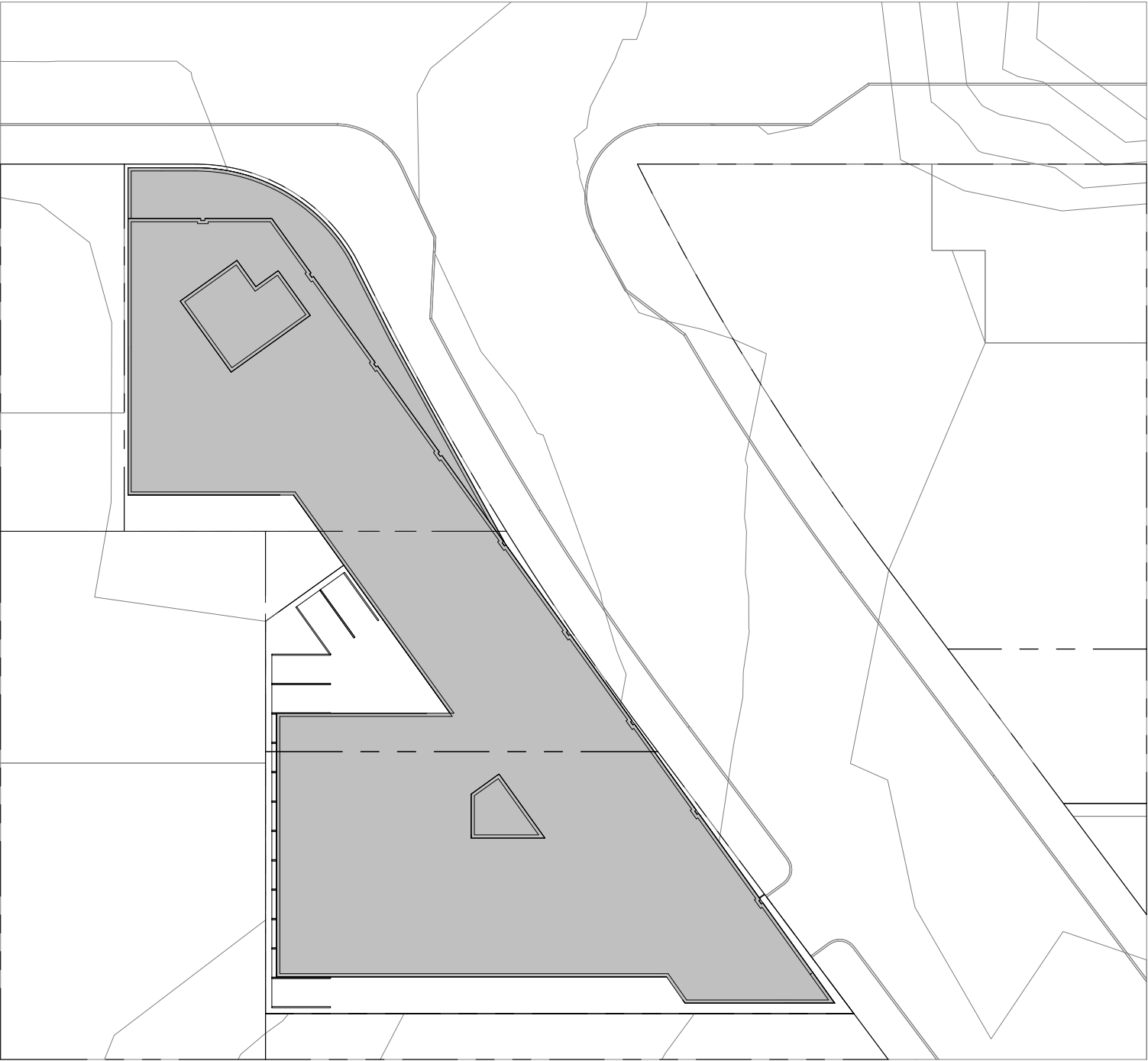
## SCHEME A | OVERVIEW

### DESCRIPTION

Scheme A focuses on the base of the building. It establishes a distinct 1 story base that is sympathetic with the pattern of development in the historic district, featuring a masonry podium, transparent storefronts, and a continuous canopy over the sidewalk. At the corner, the one story base steps in front of the building above to create a clear 1-story building presence at the corner of Rainier and Hudson that matches the scale of building on the other three corners of the intersection. The building above is materially distinct from the podium below. A pattern is expressed in the façade that reflects the 30' bay that is seen in the older building facades throughout the Rainier corridor. The corners are celebrated with a curved volume at street level that follows the property line, and an angled reveal in the top volume that accentuates the corner.

### DESIGN GUIDELINES

XXX





**DESIGN OPTIONS**  
SCHEME A | PERSPECTIVE VIEWS





**DESIGN OPTIONS**  
SCHEME A | PERSPECTIVE VIEWS





# DESIGN OPTIONS

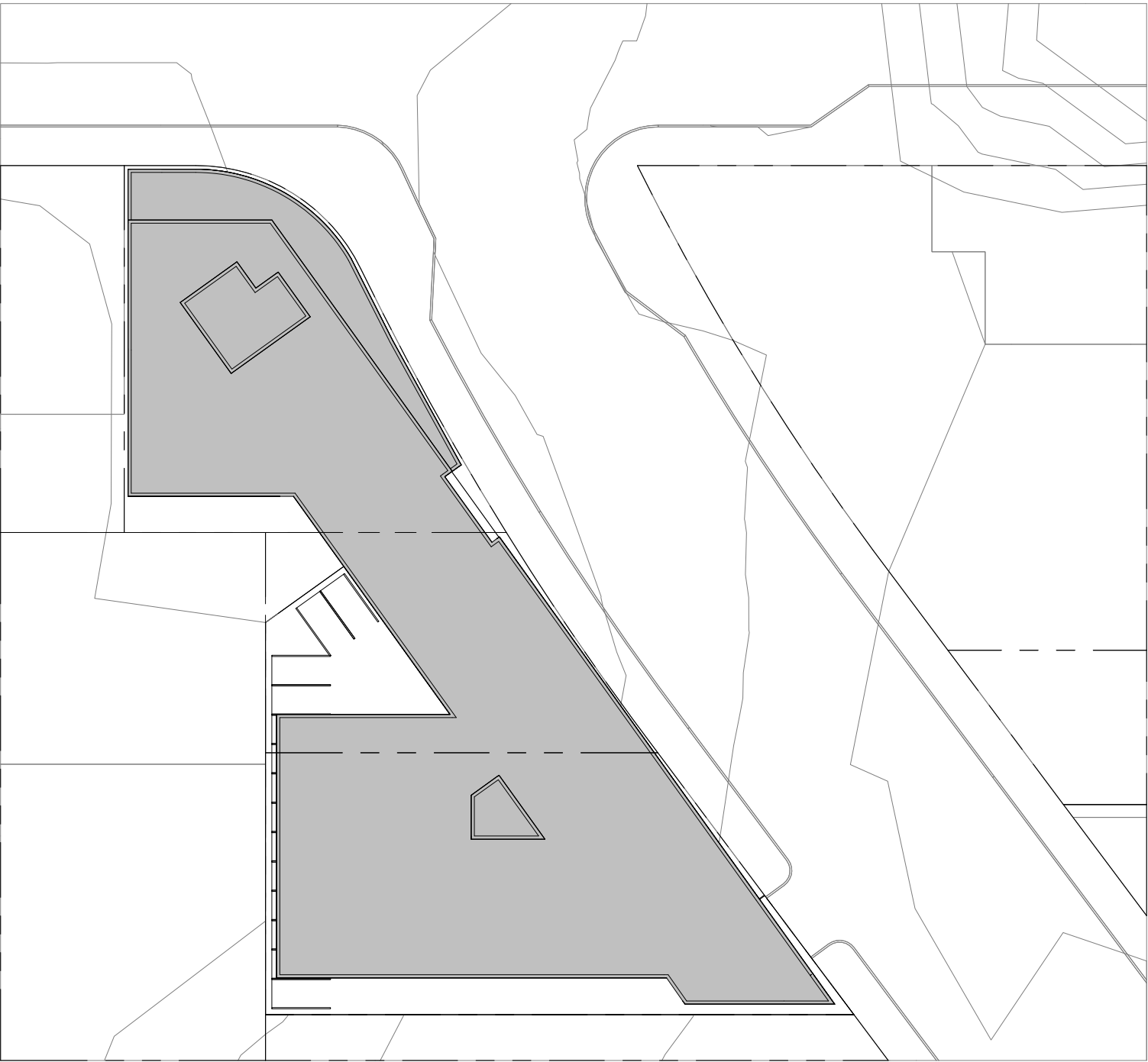
## SCHEME B | OVERVIEW

### DESCRIPTION

Scheme B focuses on the corner of the building as a transition point that marks the end of the historic district. The corner of the building is made more prominent by creating a 2-story pavilion that features transparent storefronts below and punched windows above, similar to the building forms that comprise the historic fabric along the Rainier corridor. The corner pavilion is distinct from the remainder of the building. A reveal along the Rainier façade creates a distinct break in the façade. To the south of the façade, the building transitions to a more contemporary building expression, with the podium level recessed in order to create a more generous sidewalk. The upper portion of the building features punched windows of similar proportions (but larger scale) to what we see in the historic fabric.

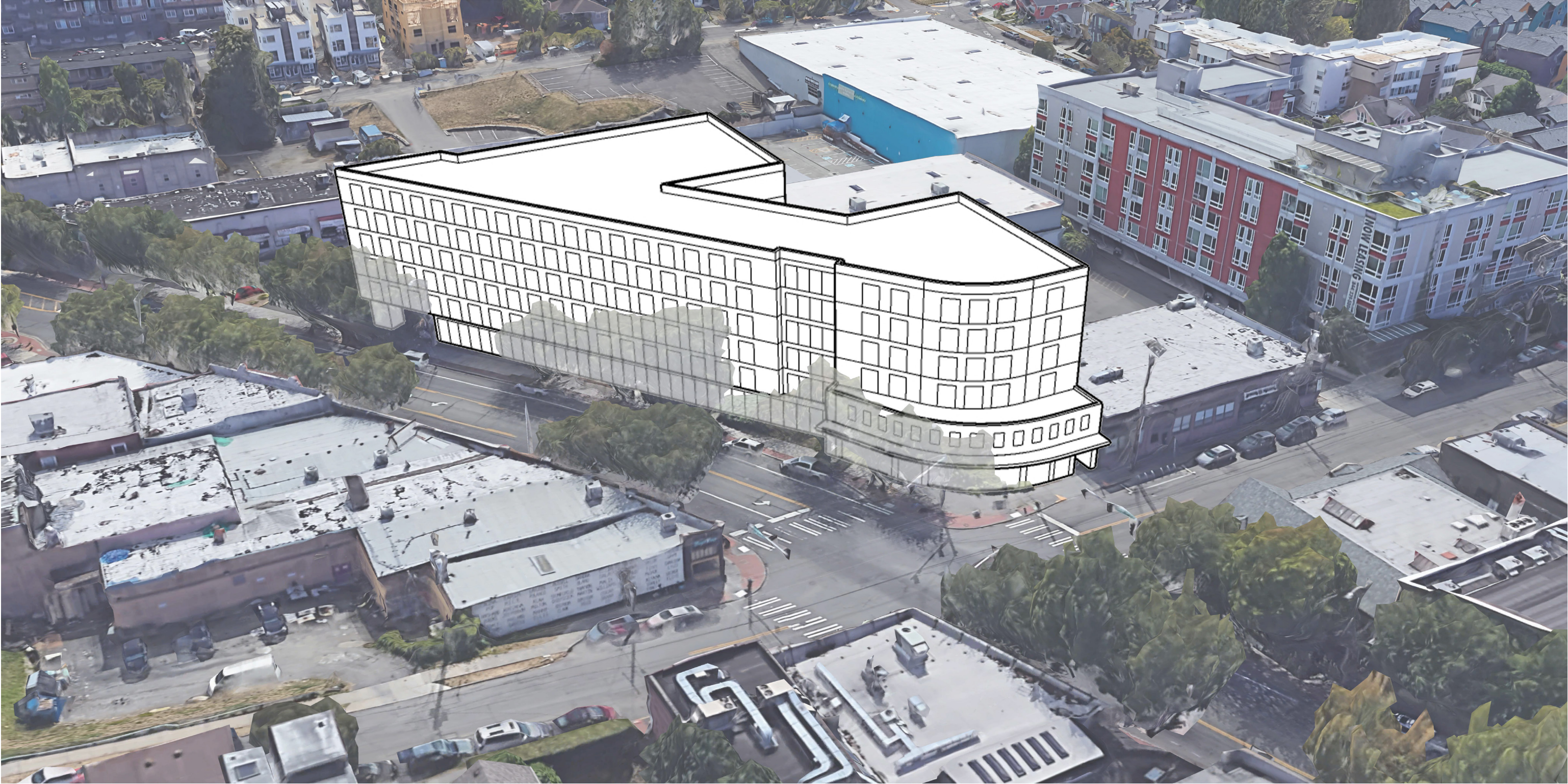
### DESIGN GUIDELINES

XXX





**DESIGN OPTIONS**  
SCHEME B | PERSPECTIVE VIEWS





**DESIGN OPTIONS**  
SCHEME B | PERSPECTIVE VIEWS





# DESIGN OPTIONS

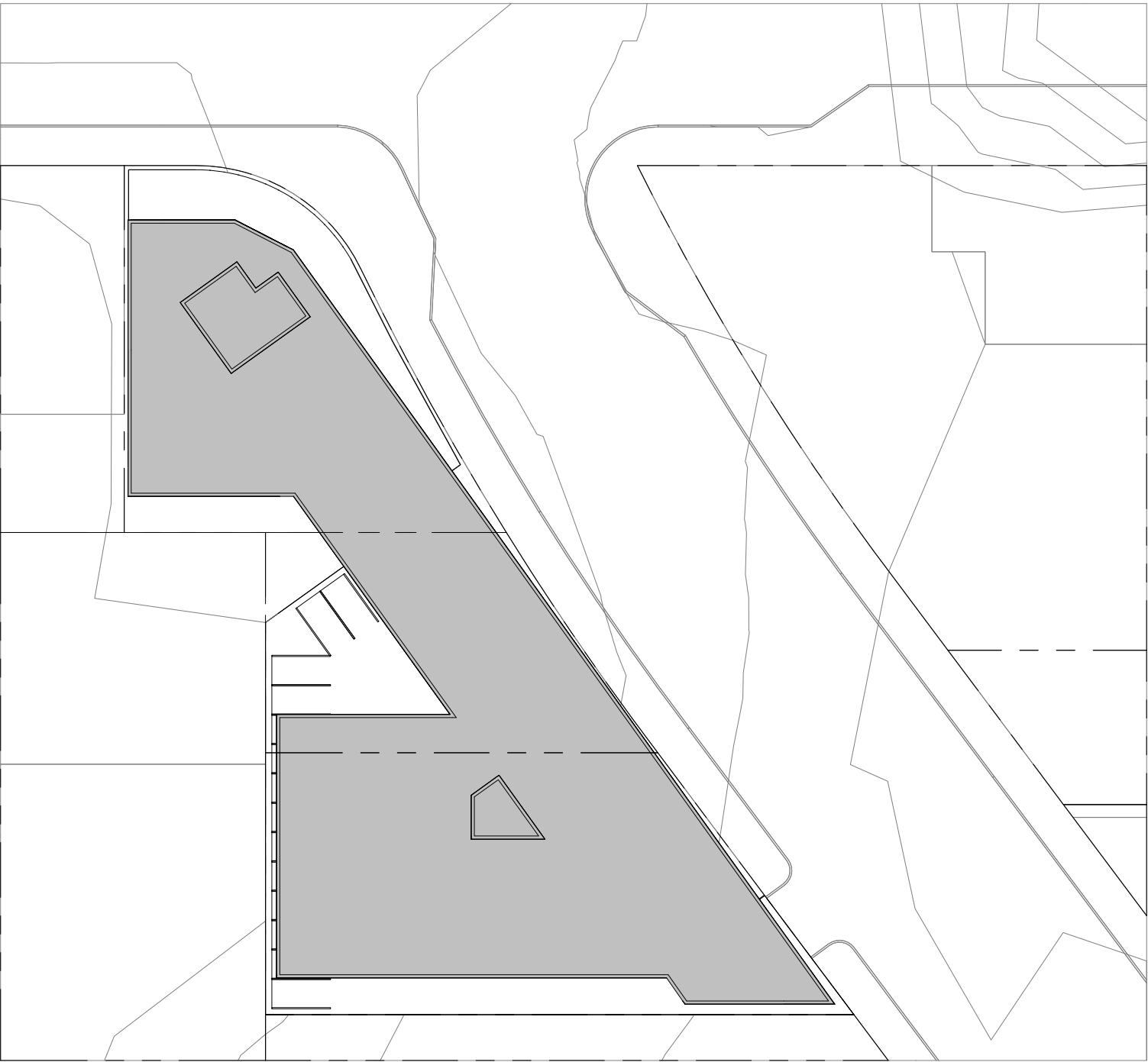
## SCHEME C | OVERVIEW

### DESCRIPTION

Scheme C focuses on the overall building aesthetic, focusing on the creation of a quiet, whole fabric building that feels appropriate to the context. The building design uses masonry along all of the public facades. The geometry is simplified relative to the other schemes, featuring a restrained building form that is continuous from top to bottom. Rather than grow the building base towards the corner, the entire building is held back from the intersection, creating open space at the corner and an opportunity for some covered arcade area next to the corner. The overhead canopies are discontinuous, expressing each bay. A chamfer in the plan at the corner provides an opportunity to emphasize the building corner as well as the building entry.

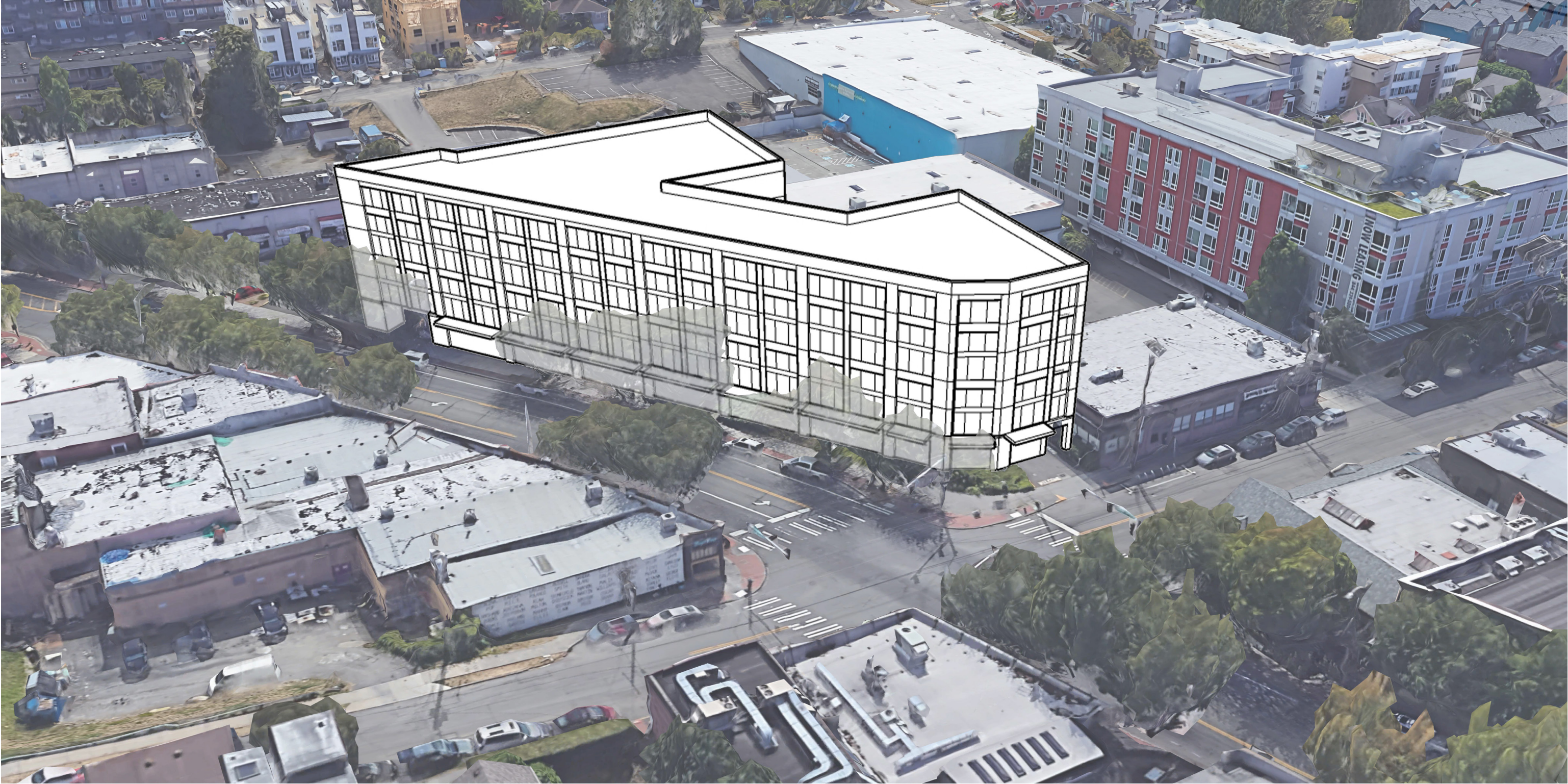
### DESIGN GUIDELINES

XXX





SCHEME STUDY  
SCHEME C





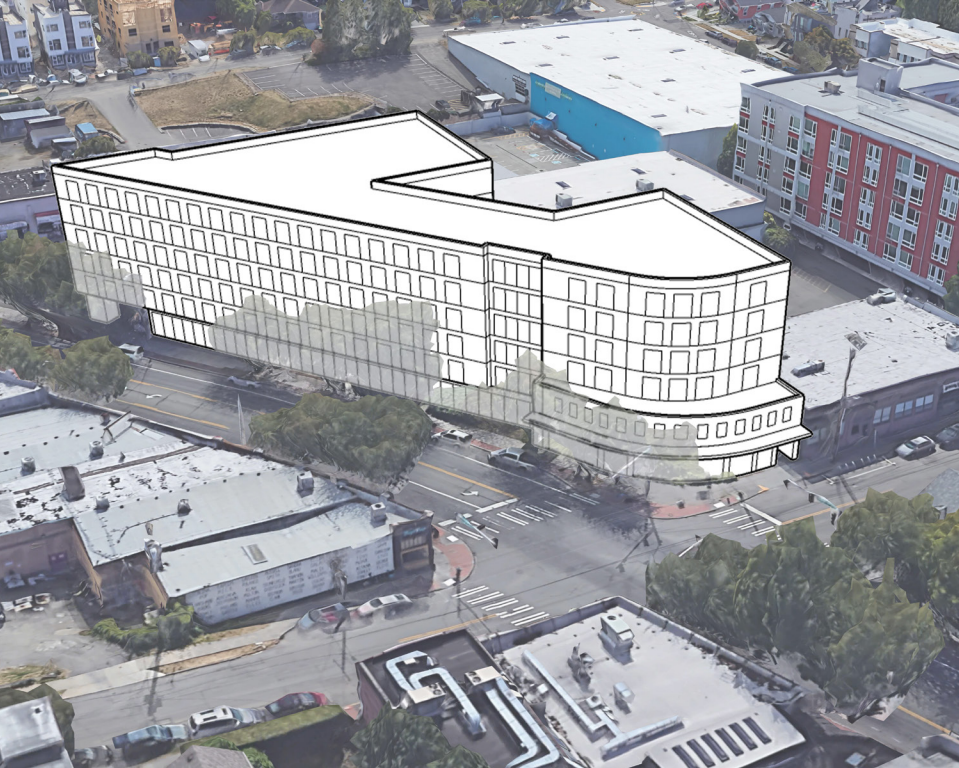




DESIGN OPTIONS  
COMPARATIVE ANALYSIS



SCHEME A:  
XX



SCHEME B:  
XX



SCHEME C:  
XX



**PRIOR WORK**



PRIOR WORK

NEIMAN TABER ARCHITECTS



701 S JACKSON ST | SEATTLE, WA  
Apartment building + ground-floor retail. International Special Review District. (On the Boards)







LITTLEFIELD APARTMENTS ANNEX | 205 19TH AVE E | SEATTLE, WA  
Apartment building addition to historic building (On the Boards)



500 BROADWAY | SEATTLE, WA  
Apartment building + ground-floor retail (Under Construction)