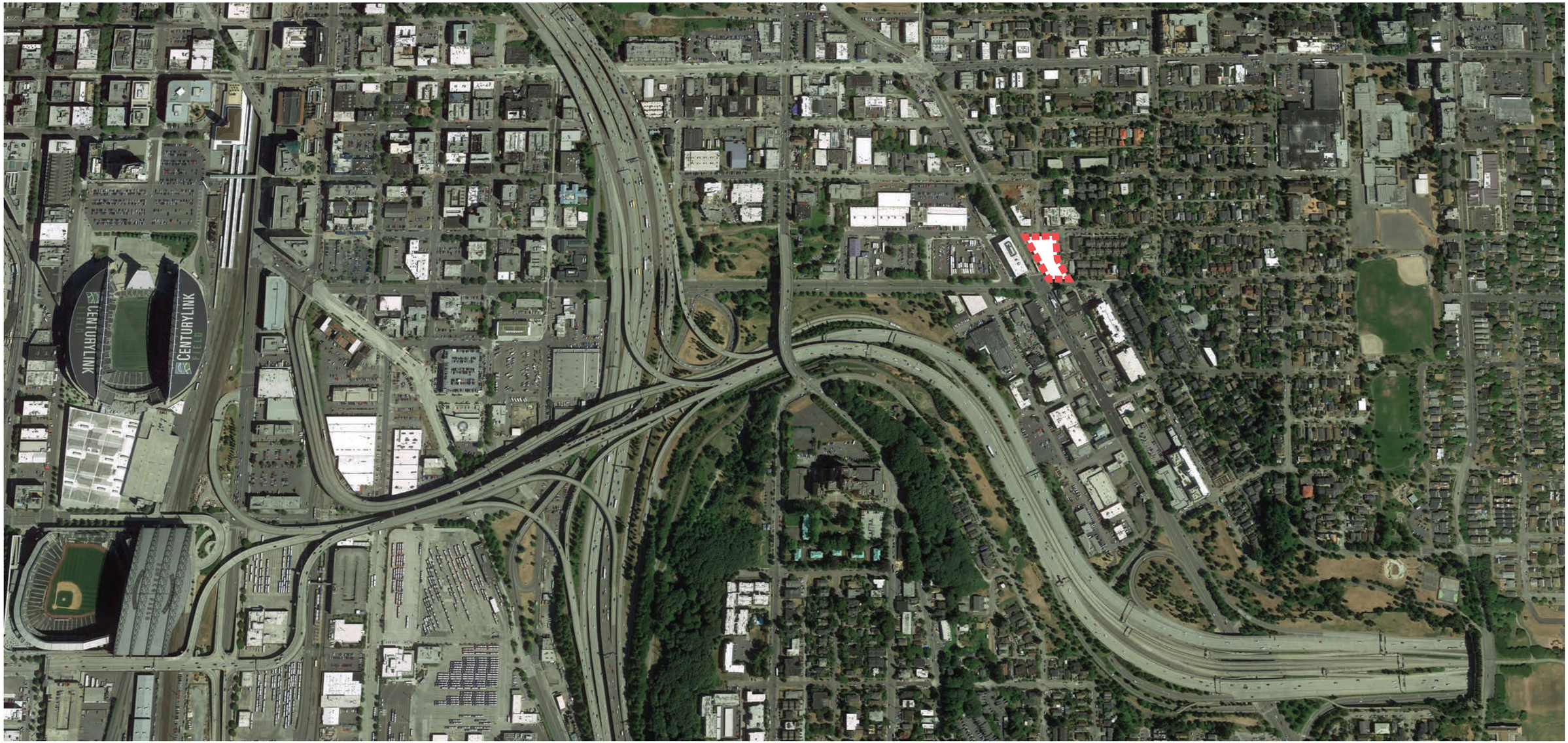

DPD# 3019544

718 RAINIER AVE S

EARLY DESIGN GUIDANCE

MEETING DATE: JUNE 23, 2015

TABLE OF CONTENTS

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DEVELOPMENT OBJECTIVES

COMMERCIAL
- ±15,000 SF street level commercial
- Commercial space sub-dividable into 1 - 5 spaces.
- ±85 commercial parking spaces.
- Loading zone on alley (shared with residential).

RESIDENTIAL
- 140-150 apartments.
- Residential lobby, on-site building management and leasing offices.
- Common amenity areas: indoor ground floor living room, indoor rooftop community room; outdoor landscaped rooftop deck; amenity rooftop green house for food production.
- ±85 below grade car parking spaces
- ±150 bike parking spaces
- Loading zone on alley for move-in/move-out (shared with commercial)

SITE

The project site consists of four parcels located on the east side of Rainier Avenue S between S Dearborn Street and S Lane Street. The parcels are currently occupied by two single-story restaurants, a two-story wood frame commercial building housing a coffee shop, and a one-story masonry service building.

Zoning at the site is Neighborhood Commercial (NC2-65). The site is in the 23rd and Union-Jackson Residential Urban Village. The site is also located within the boundary of a Multifamily Property Tax Exemption (MFTE) Program target area.

The site area is 27,903 SF. Highest elevations on the site are at 128', lowest elevations are around 105'. The site slopes about 23' from northeast to southwest.

PROJECT

The proposed project is a 7-story mixed use building that will be approximately 70' tall and 186,000 SF.

The design intent is to shape the complex site and program into a legible, responsive building that contributes positively to the urban character of the street with well-designed commercial spaces and apartments that are affordable and hospitable.

The developer intends to participate in the City's Multifamily Property Tax Exemption (MFTE) program. The project will provide a minimum of 20% of units leased at or below 65% median income for studio units and 75% median income for 1-bedroom units. The purpose of the MFTE program is to:

"Encourage the development of multifamily housing opportunities within the city of Seattle.

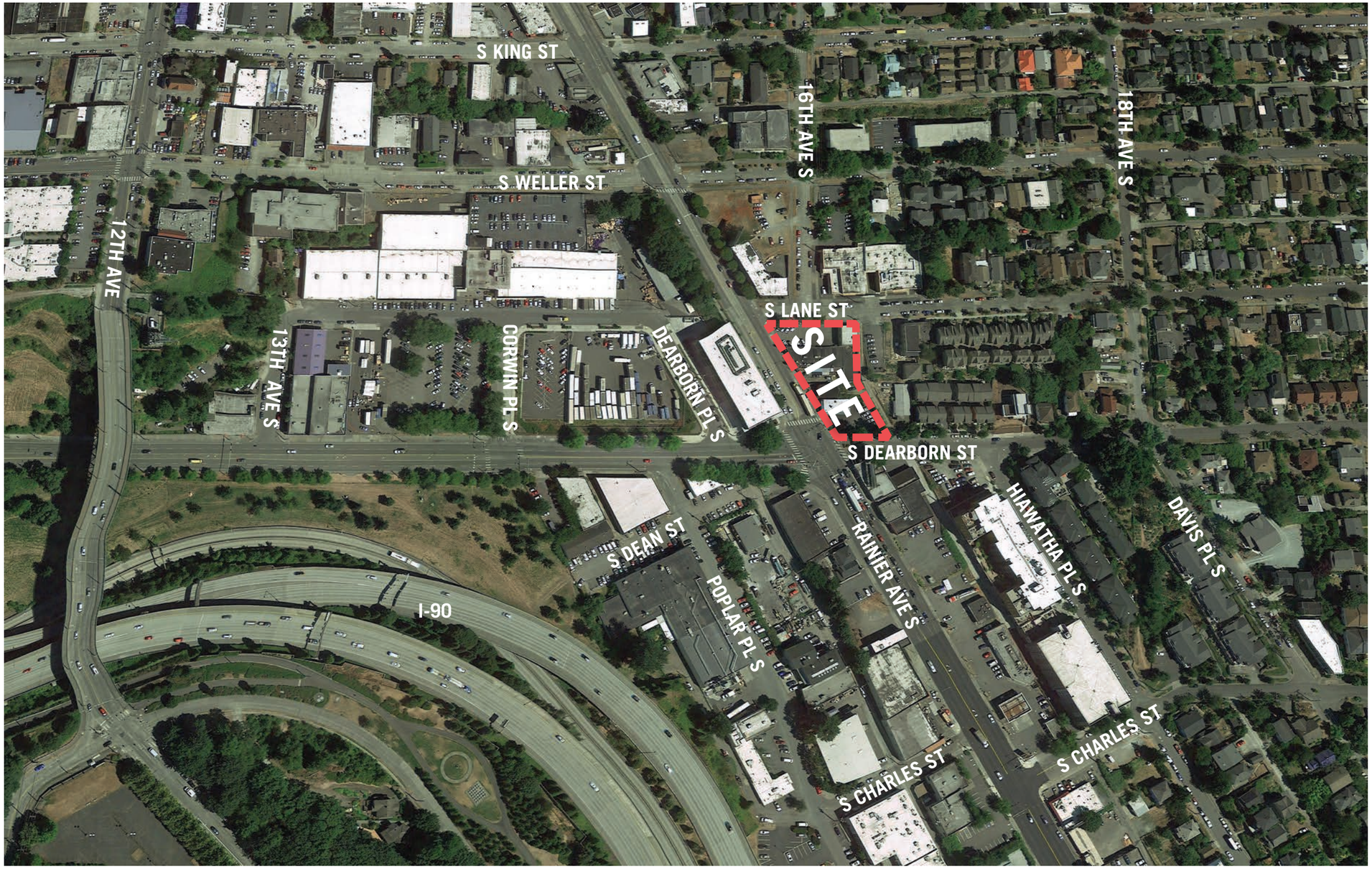
Increase the supply of housing opportunities for moderate-wage workers.

Increase the supply of multifamily housing opportunities in urban growth centers.

Contribute neighborhood development and community revitalization.

Encourage the development of mixed-income housing."

City of Seattle
Office of Housing Website



CONTEXT ANALYSIS VICINITY

The project site faces Rainier Ave S to the west, S Dearborn to the south and S Lane Street to the north. To the east is an alley.

The neighborhood has a mix of uses. Commercial and light industrial uses dominate the streetscape north, south and west. To the east is a lowrise residential area that includes small scale multifamily, townhouses and single family residences. To the southeast, along Hiawatha, are larger scale multi-family buildings.

The neighborhood building character is also eclectic. Across Rainier Ave S and S Dearborn St, buildings are visibly commercial or small scale industrial. Seattle Goodwill Industries 5, across from the project site on Rainier Ave S, is a new addition to the neighborhood (completed in 2012) . Other than this, most buildings in the vicinity on Rainier Ave S are thirty-plus years old and typically auto-oriented commercial buildings with billboards, adjacent surface parking or garages and curb cuts along the sidewalk. The residential area to the east is a mix of traditional and contemporary structures. Buildings range from single family residences to townhouses, and lowrise multifamily buildings. The traditional buildings are reflected most through pitched roof forms.

The site forms part of a visible divide between large parcel commercial buildings and parking lots to the south and west and smaller-scale, denser residential buildings to the east.

OPPORTUNITIES

The Goodwill building 5 offers good guidance for addressing the neighborhood context in a contemporary way. The building has a simple, legible form animated by urban scale architectural elements and a playful rhythm of windows, material and color. It is a strong street wall building that steps back at the corner of S Dearborn St and Rainier Ave S where traffic is heaviest. The project features an above-grade cistern which is industrial in character and architecturally expressive about stormwater management.

Newer multifamily developments on Hiawatha Pl S 13 15 have small scale commercial spaces (art gallery, bike shop, dance/fitness studio).

Neighborhood buildings

5 Seattle Goodwill Industries

6 Goodwill Store

7 Art Space

8 West Coast Printing

9 Pharmacy

10 Bud and Co Automotive

11 Decor and Pho Hai Yen

12 Altercare

13 Pontedera Condos / Commercial

14 Drycleaners / Gas Station

15 Hiawatha Art Space Lofts / Commercial

16 Golden Auto Glass Services / Puget Sound Solar

17 Veterinary Hospital

18 Wood Studio/Recycling Depot

19 Kellans Motorworks

20 12th Ave Iron

21 Commercial

Existing Buildings on Site

Four existing buildings on site will be demolished. Three of these are older than 50 years. DON has preliminarily confirmed that none of the 50+ year buildings would be considered historic.

1 Mi La Cay

2 @ Cafe

3 Tea Garden

4 Shop

SITE

1. Mi La Cay
2. @ Cafe
3. Tea Garden
4. Shop

ADJACENT BUILDINGS

5. Seattle Goodwill Industries
6. Goodwill Store
7. Art Space
8. West Coast Printing
9. Pharmacy
10. Bud and Co Automotive
11. Decor and Pho Hai Yen
12. Altercare
13. Pontedera Condos / Commercial
14. Drycleaners / Gas Station
15. Hiawatha Art Space Lofts / Commercial
16. Golden Auto Glass Services / Puget Sound Solar
17. Veterinary Hospital
18. Wood Studio/Recycling Depot
19. Kellans Motorworks
20. 12th Ave Iron
21. Commercial

N

CONTEXT ANALYSIS ZONING

The site is in the 23rd and Union-Jackson Residential Urban Village. Rainier is the western boundary of this Urban Village. Across Rainier is the start of the Chinatown/International District Urban Center Village.

Zoning at the site is Neighborhood Commercial (NC2-65).

Zoning south: Industrial (IC-65).

Zoning west: Downtown Mixed Commercial (DMC 85/65 - 150).

Zoning north: Neighborhood Commercial (NC2-65) and Lowrise Residential Commercial. (LR3 RC).

Zoning east: Lowrise Residential (LR3).

From the standpoint of the streets, Rainier Ave S is a diagonal cut through the street grid. South of site, Rainier's angle (and that of I-5) influences the street grid for several blocks to the east. At the site, the street grid is defined by Rainier's angle to the west and rectilinear grid to the east. These give the site its irregular shape.

Zoning around the site maps roughly to the changing topography and street grid. The site faces larger scale, commercial, industrial, and auto-oriented uses along Rainier Ave S and to the north and south where slopes are flat or modestly sloped and the street grid is shaped by Rainier. East of the site, where it is steeper and governed by the rectilinear street grid, the neighborhood is smaller scale and residential.

OPPORTUNITIES

Unusual site geometry / topography

Site requires responsive building form

Adjacent Zoning/Uses

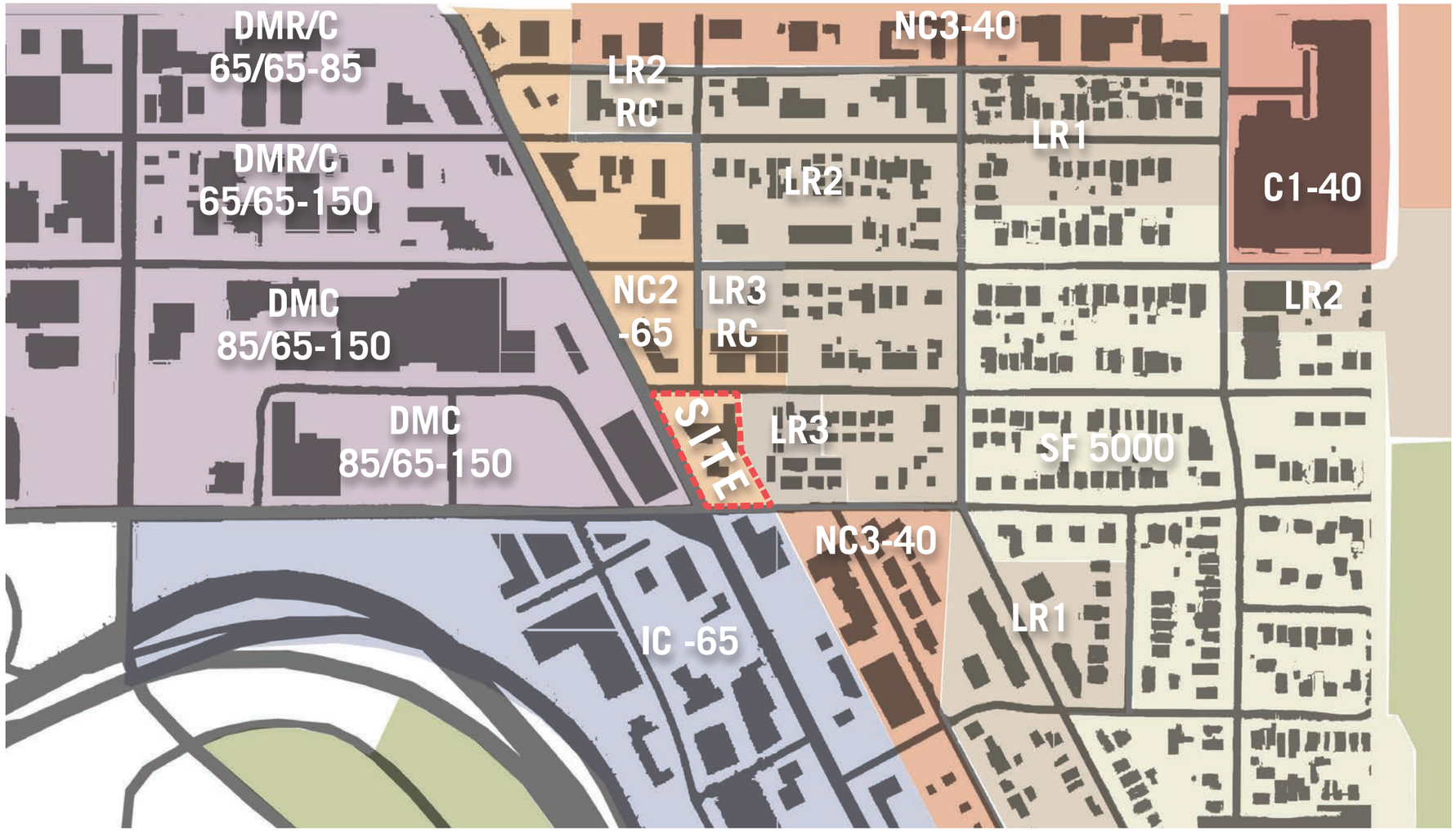
LR3 Zone to east suitable for residential units facing alley

Commercial character of Rainier supports commercial use at street level

CONSTRAINTS

Unusual site geometry

Site does not lend itself to simple form



Project Site Zoning	718 Rainer Ave. S.		NC2-65
Zoning Adjacent	North		NC2-65 /NE Property NC2-40
to Project Site	East		LR3/residential
	South		IC-65
	West		DMC 85/65 - 150
Permitted Uses	23.47A.004		Residential
			Retail Sales / Commercial
			Restaurants
Street Level Use	23.47.005.C		Permitted uses allowed at first floor including residential
Street Level Development	23.47A.008.A.2.b		Blank segments of street-facing façade between 2' & 8' may not exceed 20' in width
Standards	23.47A.008.A.2.c		Total blank façade segments may not exceed 40% of the width of the street-facing façade
	23.47A.008.A.3.		Street facing facades shall be located within 10ft of street lot line unless wider sidewalk, plaza or landscaping
	23.47A.008.B.2.a		60% of the commercial street-facing façade between 2' & 8" above the sidewalk shall be transparent
	23.47A.008.B.3		Nonres. uses shall be 30' average and 15' min. depth from the street-level, street-facing façade.
	23.47A.008.B.3		Nonresidential uses at street level shall have a floor-to-floor height of at least 13'.
Structure Height	23.47A.012		Allowable structure height = 65'
	DR 4-2012		Height measurement based on "Option for calculating average grade level to measure height" per SMC 23.86.006.A.2.
			Greenhouse for food production permitted to exceed height limit by 15'.
FAR	23.47A.013, Table A		FAR = 4.75 x 27,903 = 132,539 S.F. Max.
	23.47A.013.D		Gross floor area below grade is not counted towards FAR.
Setback Reqs.	23.47A.014.B.3		Structures containing residential use @ at alley of residential zone - 15ft above 13ft to 40ft. Above 40ft - 2ft for every 10ft.
	23.47A.014.B.4		One-half of the width of an abutting alley may be counted as part of the required setback
	23.47A.014.F		Alley loading parallel to alley - 12 foot setback required from alley center line - for 12ft in height
			.
Landscape and Screening	23.47A.016.A.2		With more than 4 units, landscaping must achieve a Green Factor score of .30 or greater
Standards	23.47.A.016.B		Street trees are required.
Amenity Area	23.47A.024.A		5% of total gross residential floor area, excluding area used for mechanical equipment and accessory parking
	23.47A.024.B2		Amenity areas shall not be enclosed
	23.47A.024.B.4		Common amenity area shall be 250 s.f. min and no horiz. dimension shall be less than 10'.
	23.47A.024.B.5		Private balconies/decks shall be 60 s.f. min and no horiz. dimension shall be less than 5'.
Parking Location & Access	23.47A.032.A.1		Access to parking shall be from the alley if the lot abuts an alley improved to standards of Section 23.53.030.C
			Per 23.53.030.C Improved if 12 ft wide and paved. Min. Alley is currently not paved.
	23.53.030 TABLE B		16' alley required in NC-2 zone.
Required Parking	23.54.015, Table A.J	Non-residential	Not required - within urban village located within 1,320 ft. of frequent transit stop
	23.54.015, Table B.M	Residential	Not required - within urban village located within 1,320 ft. of frequent transit stop
Parking Space Standards	23.54.030		Parking for residential uses in excess of the quantity required by Section 23.54.015 is exempt from subsections 23.54.030.A and 23.54.030.B.
	23.54.030.B.1.b.		60% spaces required by 23.54.015 shall be striped for Medium vehicles
	23.54.030.D.2.a.2	Residential uses	Two-way traffic at least 20' wide
	23.54.030.D.2.a.2	Nonresidential uses	Two-way traffic driveways shall be 22' min. & 25' max. width.
	23.54.030.D.3		Max. driveway slope is 15%.
	23.54.030.G.1		For two-way driveways 20' wide, a sight triangle on both sides of the driveway shall be provided
Bike Parking	23.54.015, Table E	Comm /eat and drink	1per 12k SF long term 1 per 4k SF short term
		Comm / sales general	1per 12k SF long term 1 per 4k SF short term
		Residential	1 stall/4 dwelling units
Solid Waste	23.54.040.B		Mixed use development that contains both residential and nonresidential uses shall meet the storage space requirements shown in Table A for 23.54.040 for residential development plus 50 percent of the requirement for nonresidential development. Storage space for garbage may be shared between residential and nonresidential uses, but separate spaces for recycling shall be provided.
	23.54.040.D		For 9 dwelling units or more, the min. horiz. dimension of required storage space is 12'.
	From Table 23.54.040 Table A		Required (100-150 dwelling units)
			Required (10000-15000 SF commercial)
			Total required storage space 750 s.f.
	23.54.040.F		Direct access from alley or street required for containers larger than 2 cubic yards

CONTEXT ANALYSIS TRANSPORTATION

The site has a high degree of walkability, is on many bus routes and the protected bike route to Downtown. It's proximity to the International District, Downtown, Central District, Capitol Hill and south Seattle make it central to many modes of transportation. Transit opportunities will increase with the completion of the Light Rail East Link Extension. The Dearborn and 23rd station will be a 10 minute walk from the site. Service at this station is slated to start in 2023.

The corner of Rainier and Dearborn is also a prominent auto intersection. Northbound, the intersection is a high traffic turning point from south Seattle to I-5, downtown and the stadiums. Southbound, it begins the transition from the International District and Central District to South Seattle and provides access to I-90.

OPPORTUNITIES

Crossroads of zoning, street grid, uses

Walkability and proximity to multiple modes of transport enhance mixed-use program and work-force housing.

Frontage on Rainier and Dearborn

High traffic (car, bus, ped) on Rainier - commercial exposure, residential access

Bike route on Dearborn - commercial exposure, residential access

Bus routes, pedestrian crosswalks

Goodwill building

Strong street wall

Setback for pedestrians at corner

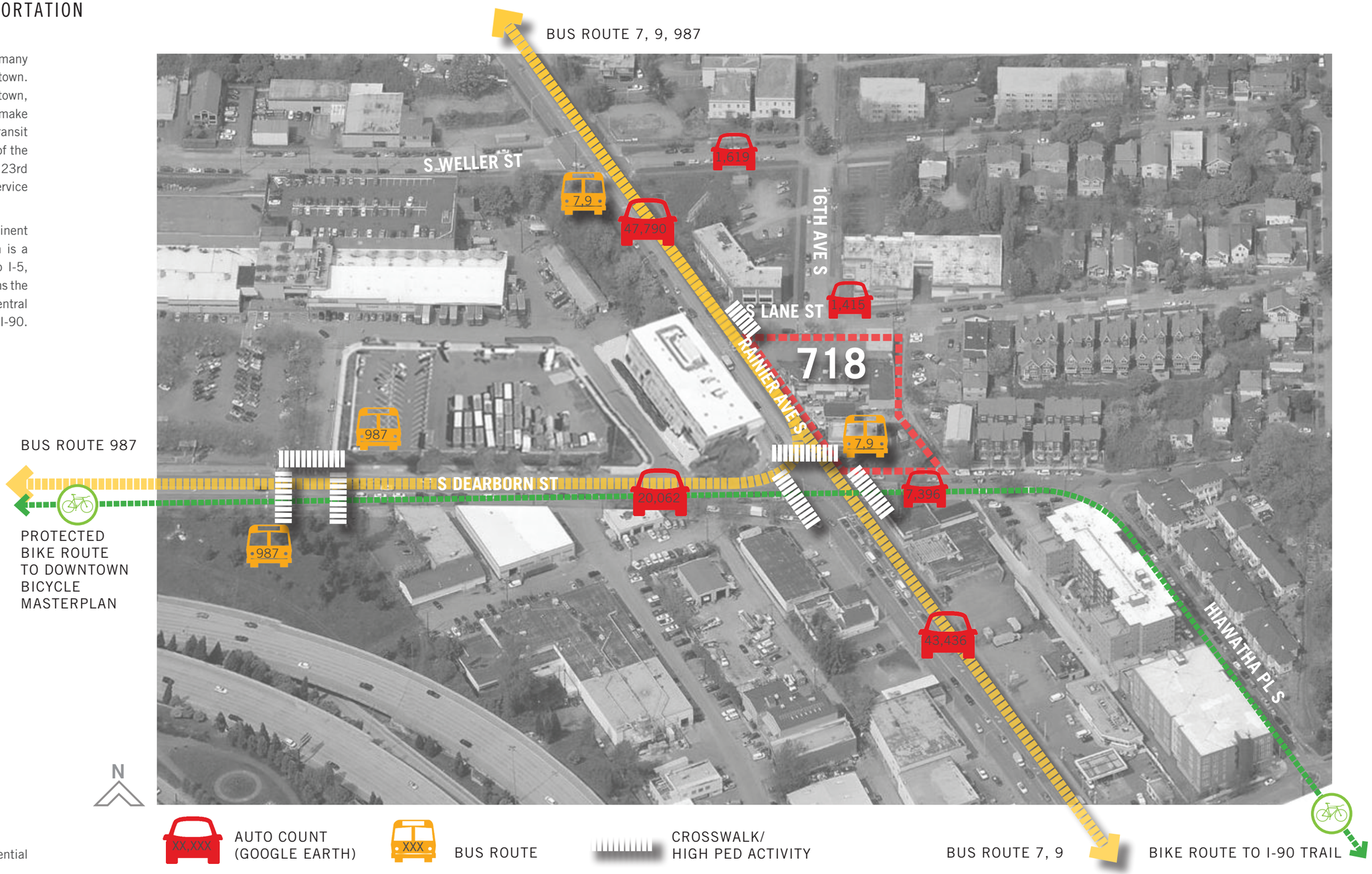
Bus stop

CONSTRAINTS

Frontage, heavy traffic on Rainier

Noise, pollution may impact Rainier facing residential units

Alley condition, angled geometry



ENVIRONMENTAL CONTEXT

The site is well situated for solar access. The site slopes from northeast to southwest. This supports alignment between massing goals (stepping the building with grade) and solar access especially in terms of south facing amenity spaces.

On clear days, Mt. Rainier is in view from Rainier Ave S at the project site. At upper levels, the building will offer views south to Rainier Valley and Beacon Hill, west to the Stadiums and Puget Sound and northwest to downtown.

OPPORTUNITIES

Sloped, southwest facing site

Building that steps with topography

Reduced massing at south

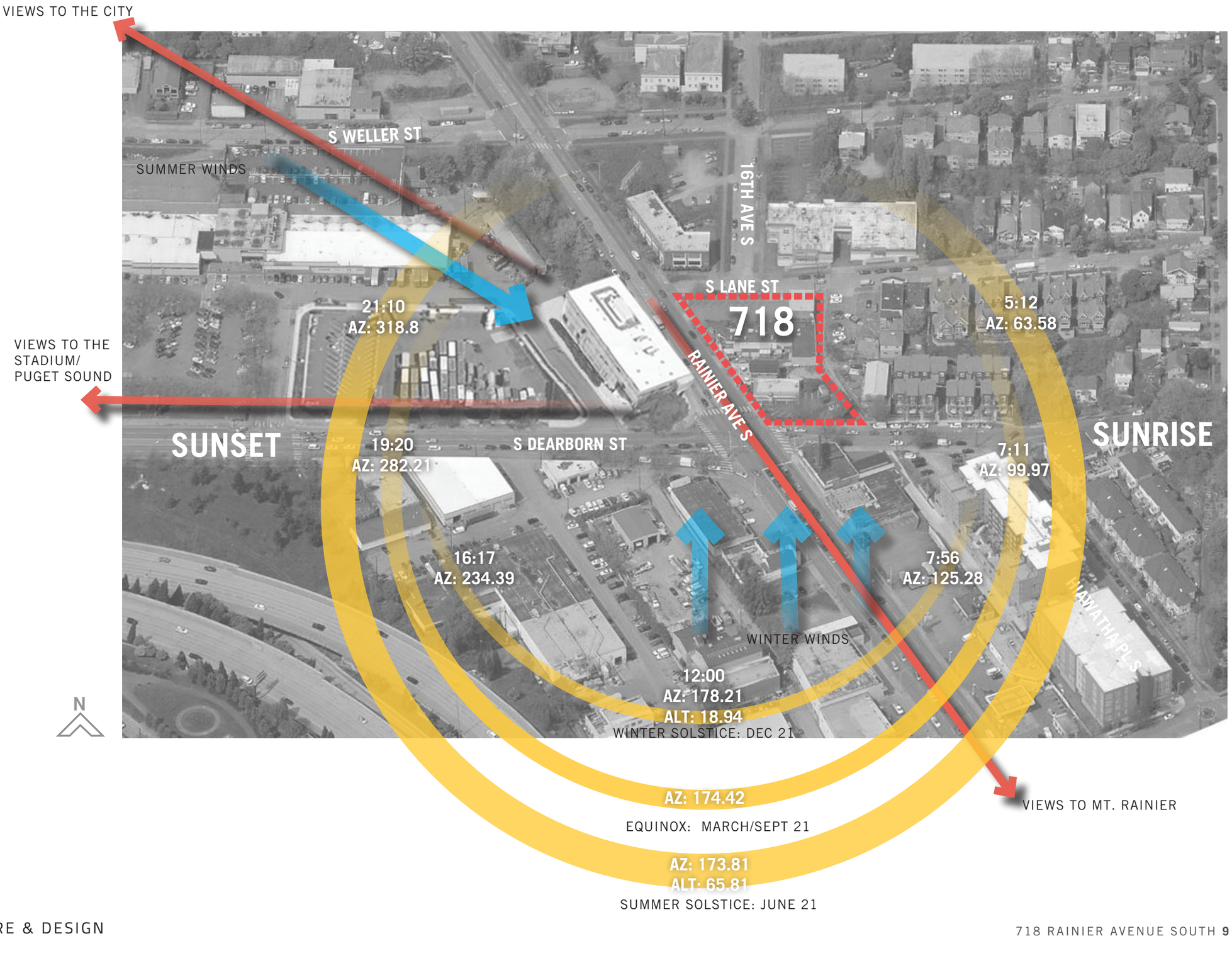
South facing common areas / roof deck

Potential for expressed drainage / rainwater collection that follows contours of site

Views

Views to Rainier (residential units)

Views to SODO/Downtown (residential units)



EXISTING SITE CONDITIONS RAINIER AVE S

EAST

SITE

8 West Coast Printing

3 Tea Garden

2 @ Cafe

1 Mi La Cay

WEST

18 Wood Studio/Recycling Depot

17 Veterinary Hospital

16 Golden Auto Glass Services / Puget Sound Solar

10 **Bud and Co Automotive**

11 **Decor and Pho Hai Yen**

13 **Pontedera Condos/ Commercial**

12 **Altercare**

14 **Drycleaners / Gas Station**

11 **Hiawatha Art Space Lofts / Commercial**

ACROSS FROM SITE

5 **Seattle Goodwill Industries**

EXISTING SITE CONDITIONS S DEARBORN ST

NORTH

7 **Art Space**

6 **Goodwill Store**

SOUTH

ACROSS FROM SITE

13 **Pontedera Condos / Commercial**

10 **Bud and Co Automotive**

SITE

5 Seattle Goodwill Industries

1 Mi La Cay

16 Golden Auto Glass Services / Puget Sound Solar

20 12th Ave Iron

21 Commercial

EXISTING SITE CONDITIONS S LANE ST

SOUTH

SITE

4 **Shop**

3 **Tea Garden Restaurant**

NORTH

ACROSS FROM SITE

8 **West Coast Printing**

9 **Pharmacy**

SURFACE CONDITIONS

Curbs, sidewalks and alleys around the site are in variable condition. SDOT is in the process of completing sidewalk improvements at the corner of Rainier and Dearborn. Elsewhere around the site, curbs and sidewalks will be evaluated for retention or replacement.

As part of the project, the developer will improve the entire alley from Dearborn to Lane Street. Current alley conditions are substandard. The kink in alley geometry and steep slopes are challenges.

Highest elevations on the site are at 128', lowest elevations are around 105'.

OPPORTUNITIES

Sloped, southwest facing site

Building that steps with topography

Reduced massing at south

South facing common areas / roof deck

Expressed drainage / rainwater collection

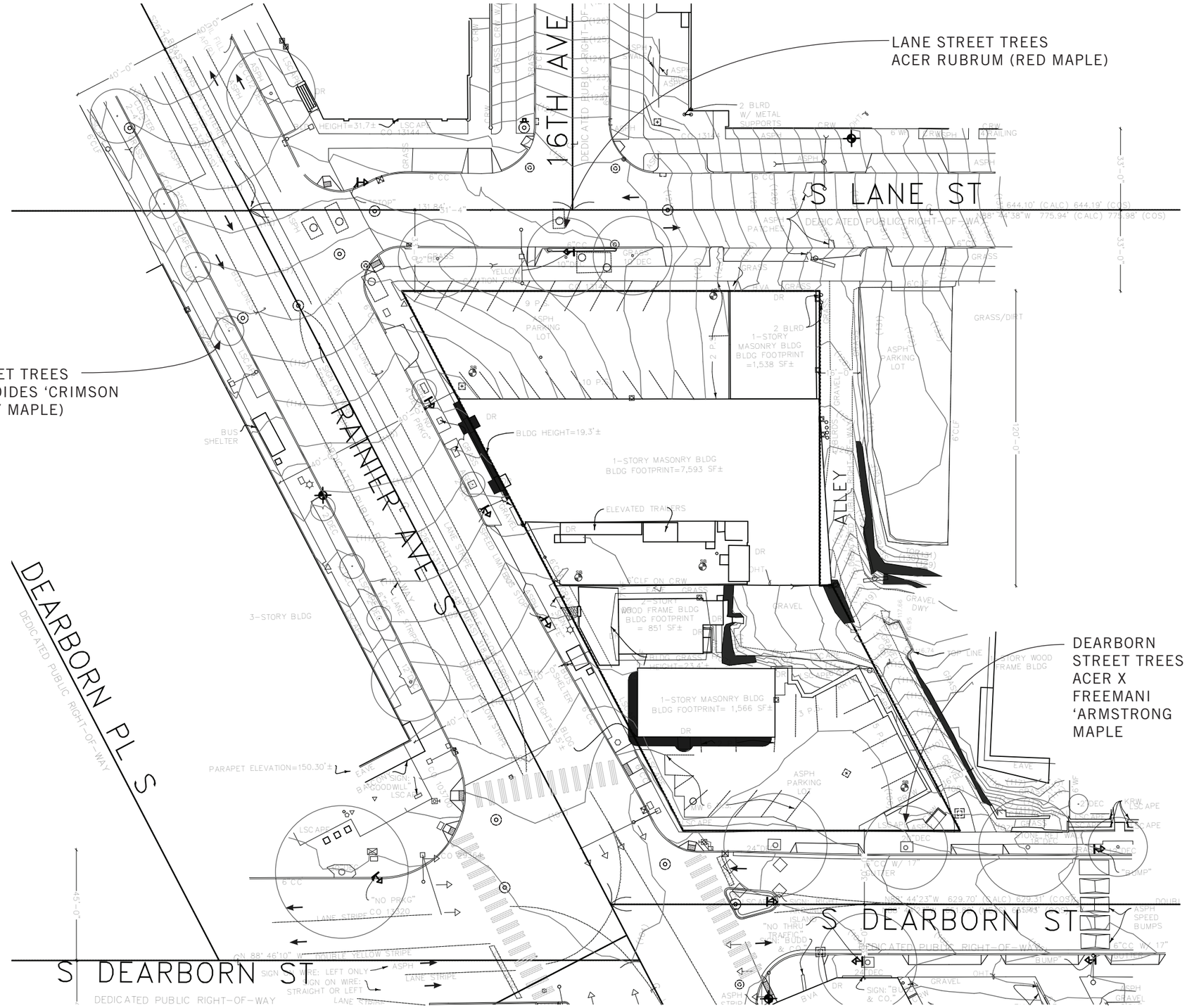
CONSTRAINTS

Topography

Site slopes approximately 23' from northeast to southwest

Power poles on alley

Alley condition, angled geometry



EXISTING SITE CONDITIONS TREES & UTILITIES

Currently, power poles and overhead lines on the alley are extensive. The design team met with SCL as part of the EDG Presubmittal Conference to review removal and relocation options:

1: Pole can be terminal pole.

2: South-facing street light can likely be removed. Pole possibly removed if alt power provided to West Coast Print sign.

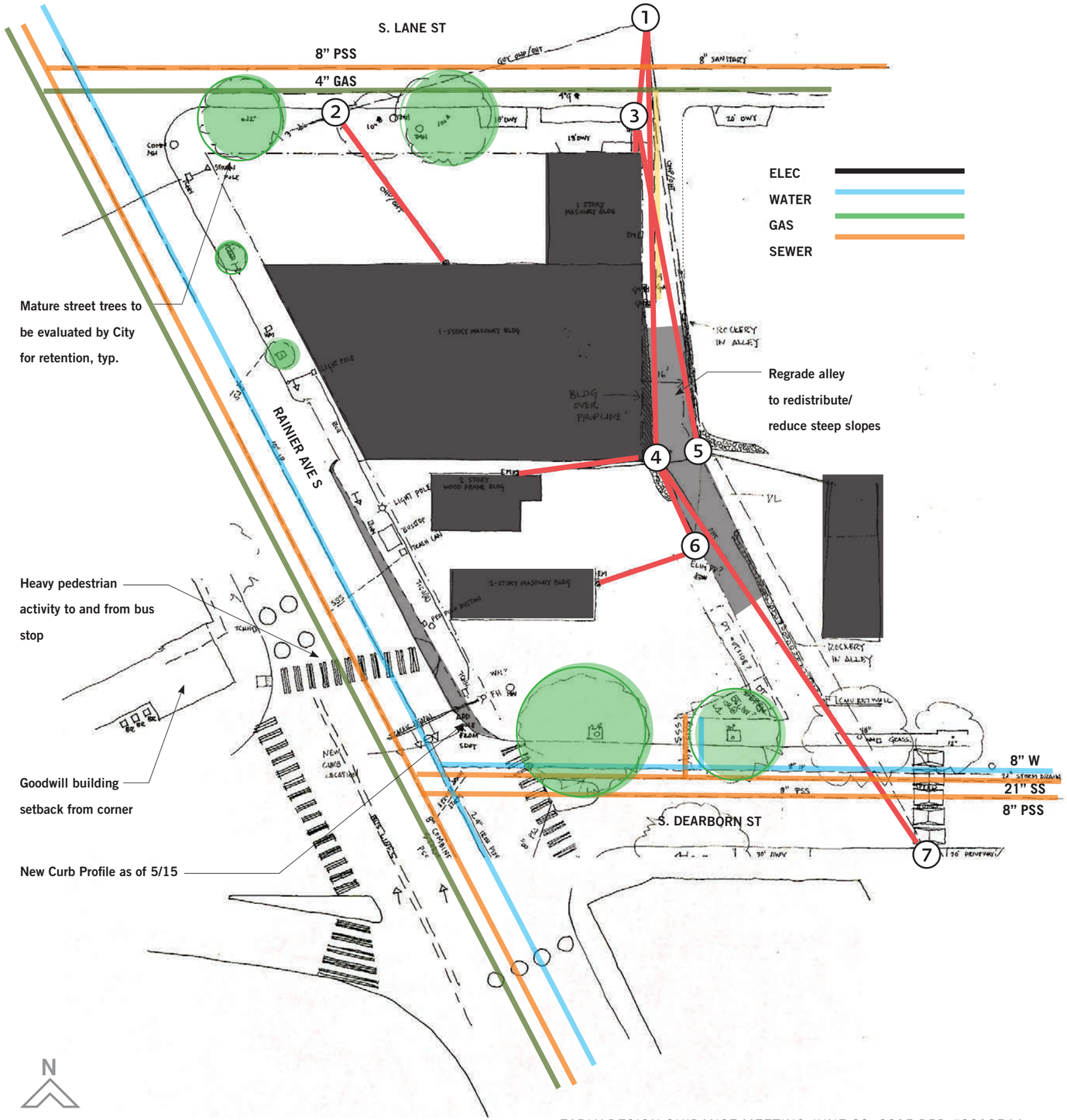
3, 4, 6: Possible to remove pole if relocate tel/comm lines.

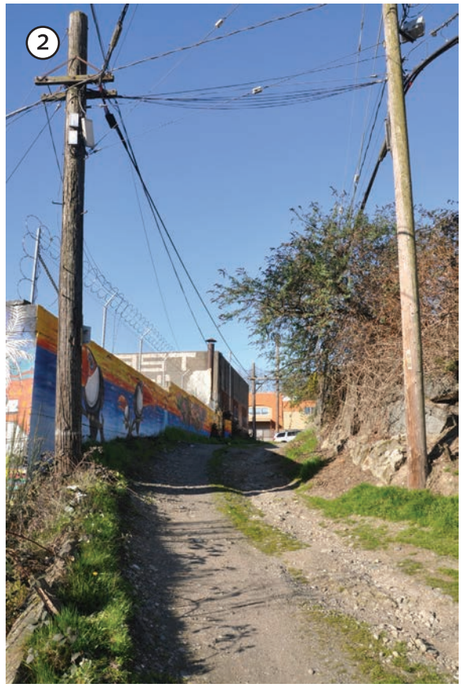
5: High volt lines to pole 7 are not used and could be removed. Could also be terminal pole.

Lane street trees are Acer Rubrum (Red Maple)

Dearborn street trees are Acer x Freemani 'Armstrong Maple (Armstrong Freeman (Red) Maple

Rainier Ave Street trees are Acer platanoides 'Crimson King (Crimson King Norway Maple)





View mid-alley looking north.

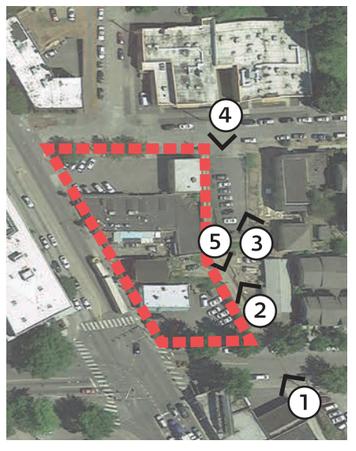
View of upper alley looking north.

View of mid-alley looking south

View of alley and adjacent property. Rockery at adjacent property encroaches on alley.

View of alley from S Dearborn St.

Alley photos show unimproved conditions on the alley and extensive power poles and overhead power lines. The alley will be improved to a 16' wide width from Dearborn to Lane.



CONTEXT AND SITE		
CS1. Natural Systems and Site Features		
A. Energy Use	1. Energy Choices	Utility rooms located on alley or below grade. Potential service connections on alley, Lane or Dearborn. No connections on Rainier. Unoccupied roof oriented for solar and drainage/water collection opportunities.
B. Sunlight and Natural Ventilation	1. Sun and Wind 2. Daylight and Shading 3. Managing Solar Gain	Community spaces located/oriented for southern exposure. Relatively shallow residential unit depths support daylight penetration. Day-lit corridors have option for passive ventilation. Building mass sets back from alley to reduce shadows on adjacent structures. Shading devices/window bays at west elevation are options. Deciduous street trees on Rainier – shading for commercial spaces.
C. Topography	1. Land Form 2. Elevation Changes	Building massing steps with topography, away from LR3 zone. Commercial space floor plates step with sidewalk grades. Drainage, sequence of bio-retention follows site slopes.
D. Plants and Habitat	1. On-Site Features 2. Off-Site Features	Landscape opportunities at multiple floor levels. Greenhouse for food production. Mature street trees to be evaluated for retention by City. New and replacement street trees will be provided on S Rainier Ave. Building setbacks allow for street level landscape on Lane, Rainier and Dearborn.
E. Water	*1. Natural Water Features:* *2. Adding Interest with Drainage:*	Roof forms are being explored as an expressive way to collect/divert rainwater. Secondary architectural features (e.g. downspouts) also to be explored. Possible locations are marked for rainwater collection through a system of bioretention planters or rain gardens along edges of the project.
CS2. Urban Pattern and Form		
A. Location in the City and Neighborhood	1. Sense of Place: 2. Architectural Presence:	Topographical transition – views to Mt. Rainier and Downtown Entry point to South Seattle/Rainier Valley Only a handful of new buildings - opportunity to build on positive precedents Overall design cues taken Goodwill building: Strong street wall with setback Dearborn corner. Cohesive form with contemporary lines. Commercial design cues from Hiawatha multifamily: Opportunity for pedestrian friendly corridor from Hiawatha to Dearborn/Rainier. Transparency, rhythm, scale to be created by repetition of materials and color.
B. Adjacent Sites, Streets, and Open Spaces	1. Site Characteristics 2. Connection to the Street 3. Character of Open Space	Refer to PL3.A (Entries) Refer to PL4.C (Planning Ahead for Transit) Refer to CS1.D (Plants and Habitat) and CS1.E (Water) for landscaping concepts.
C. Relationship to the Block	1. Corner Sites 2. Mid block Sites 3. Full block Sites	Building corner set back at areas of greatest pedestrian activity. Strong commercial street wall along Rainier Upper level setbacks, roof forms provide relief while maintaining urban street wall. Roof form turns to the ground to create a strong wall. Strong street wall with setbacks to break down the massing. Variations in building height/material reduce scale along Lane, Dearborn and alley. Transition to the smaller scale residential development to the east.
D. Height, Bulk, and Scale	1. Existing Development and Zoning 2. Existing Site features 3. Zone Transitions 4. Massing Choices 5. Respect for Adjacent Sites	Options are formal responses to complex, irregularly shaped site and program. Intent is to use site efficiently and respond to variety of conditions (neighborhood and environmental patterns) around the site. Residential units set back from the busy Rainier Ave S Units also set back from the alley to create a buffer zone adjacent to LR3. Refer to CS2.C (Relationship to the Block) for discussion on building massing.
CS3. Architectural Context and Character		
A. Emphasizing Positive Neighborhood Attributes	1. Fitting Old and New Together 2. Contemporary Design 3. Established Neighborhoods 4. Evolving Neighborhoods	Refer to CS2.A (Location in the City and Neighborhood)
B. Local History and Culture	1. Placemaking 2. Historical/ Cultural References	

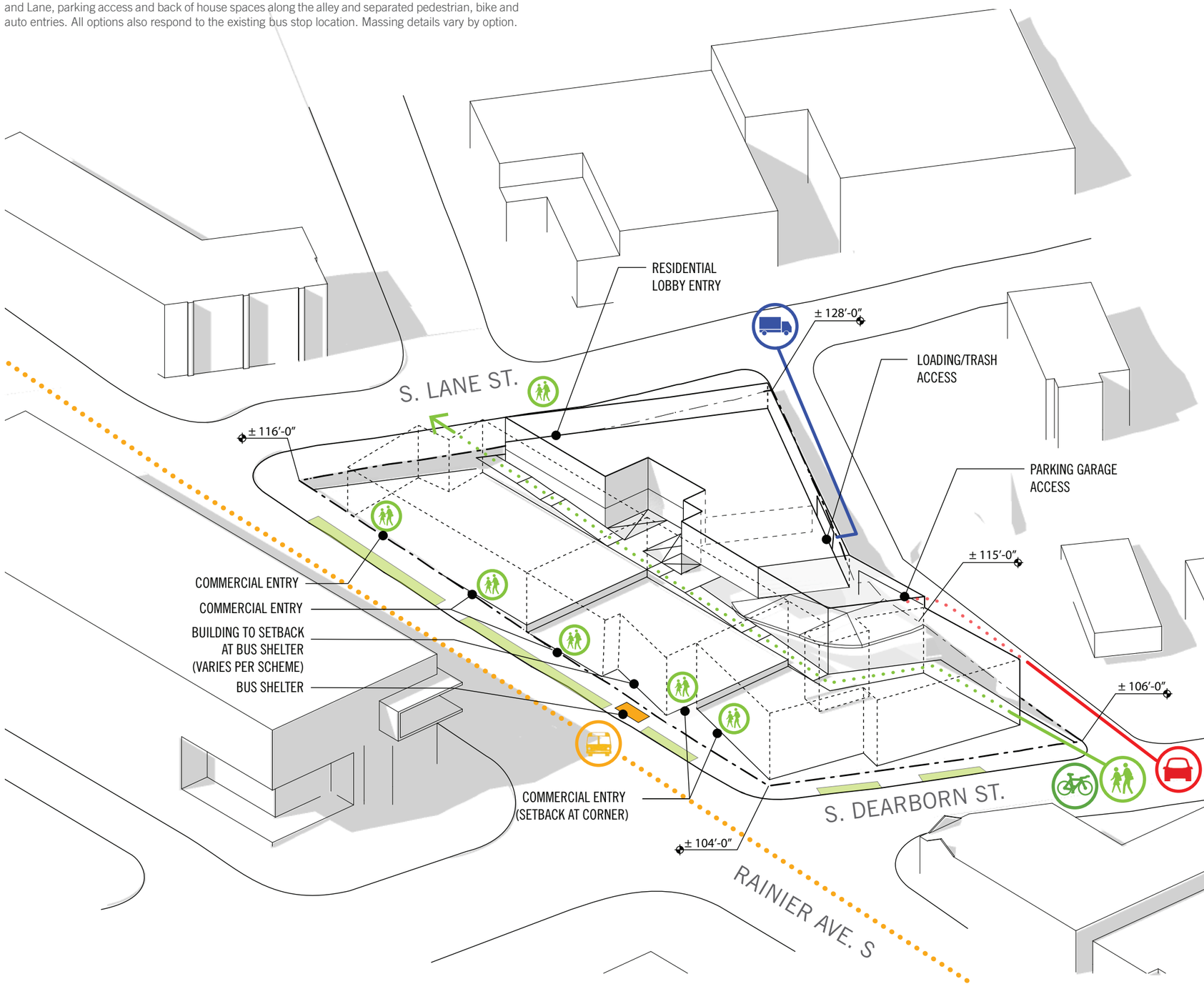
PUBLIC LIFE		
PL1. Open Space Connectivity		
A. Network of Open Space	1. Enhancing Open Space 2. Adding to public life	Intent is for generous street level landscaping. Potential for at grade, on-site landscape amenity at corner of Lane St and Rainier Ave S in options 2 and 3. Setback at bus stop. Refer to PL4.C (Planning Ahead for Transit)
B. Walkways and Connections	1. Pedestrian Infrastructure 2. Pedestrian Volumes 3. Pedestrian Amenities	Options provide pedestrian scale massing at street level with intentional setbacks for circulation and landscaping. Refer to CS2.A (Location in the City and Neighborhood). Refer to PL4.C (Planning ahead for Transit). Refer to CS1.D (Plants and Habitat) and CS1.E (Water).
C. Outdoor Uses and Activities	1. Selecting Activity Areas 2. Informal Community Uses 3. Year Round Activity	Residential deck oriented for solar exposure and views to Mt. Rainier and skyline. Greenhouse provides opportunities for year round gardening.
PL2. Walkability		
A. Accessibility	1. Access for All 2. Access Challenges	All entries to be designed for accessible access from street. Interior circulation spine connects commercial spaces to building interior and parking garage. Spine also provides accessible residential entrances at Lane and Dearborn.
B. Safety and Security	1. Eyes on the Street 2. Lighting for Safety 3. Street-Level Transparency	High degree of transparency to be provided at commercial spaces and residential lobby. Apartment units are oriented towards the street and alley. Pedestrian and entry lighting will be provided.
C. Weather Protection	1. Locations and Coverage 2. Design Integration 3. People-Friendly spaces	Canopies to be provided at commercial and residential entries.
D. Wayfinding	1. Design as Wayfinding	Commercial entries and residential entries to be marked through building massing and setbacks, transparency, landscaping, canopies, and signage.
PL3. Street-Level Interaction		
A. Entries	1. Design Objectives 2. Common Entries 3. Individual Entries 4. Ensemble of Elements	Main entrances for the commercial spaces will be located directly off the Rainier Ave S with other possible entry locations on S. Dearborn St and S Lane St. Residential entry will be located on the quieter S. Lane St. Additional pedestrian and bicycle entry is provided on S Dearborn St.
B. Residential Edges	1. Security and Privacy 2. Ground–level Residential 3. Buildings with Live/Work Uses 4. Interaction	The residential lobby, roof deck, community room, and greenhouse provided to encourage interaction among residents.
C. Retail Edges	1. Porous Edge 2. Visibility: 3. Ancillary Activities:	Commercial setbacks make room for pedestrian activity, landscape.
PL4. Active Transportation		
A. Entry Locations and Relationship	1. Serving all Modes of Travel 2. Connections to All Modes	Refer to PL4.B Refer to DC1.B
B. Planning Ahead for Bicyclists	1. Early Planning 2. Bike Facilities 3. Bike Connections	Bicycle circulation is separated from vehicular circulation. Bicycle entry is located at S Dearborn St, connects bike path directly to existing bicycle route and building internal circulation spine.
C. Planning Ahead for Transit	1. Influence on Project Design 2. On-site Transit Stops 3. Transit connections	Coordinate bus stop with project.

DESIGN CONCEPT		
DC1. Project Uses and Activities		
A. Arrangement of Interior Uses	1. Visibility 2. Gathering Places 3. Flexibility 4. Views and Connections	Commercial spaces designed for flexibility to accommodate larger tenants and subdivision. Refer to PL2.B (Safety and Security), PL3.A (Entries) and PL3.C (Retail Edges).
B. Vehicular Access/Circ	1. Access Location and Design 2. Facilities for Alternative Transportation	Vehicular traffic is directed to the alley. Back of house spaces located below grade and at the alley. Clear division of vehicular/pedestrian/bicycles.
C. Parking and Service Uses	1. Below-Grade Parking 2. Visual Impacts 3. Multiple Uses 4. Service Uses	Parking entry and loading docks/trash receptacles are located in the alley. All parking is below grade.
DC2. Architectural Concept		
A. Massing	1. Site Characteristics and Uses 2. Reducing Perceived Mass	Refer to CS2.C (Relationship to the Block) and CS2.D (Height, Bulk and Scale)
B. Architectural and Facade Composition	1. Façade Composition 2. Blank Walls	Back of house spaces intentionally placed in the alley and below grade in order to minimize blank walls along the three main streets.
C. Secondary Architecture Features	1. Visual Depth and Interest 2. Dual Purpose Elements 3. Fit with Neighboring Buildings	Greenhouse Window bays, sun shades, decks Roof forms, downspouts
D. Scale and Texture	1. Human Scale 2. Texture	Seating elements and canopies are being studied. Window patterns, secondary elements are being studies.
E. Form and Function	1. Legibility and Flexibility	Fenestration for the commercial spaces may be designed to read as legible bays. Floor slabs and interior circulation designed for flexibility subdivision.
DC3. Open Space Concept		
A. Building - Open Space Relationship	1. Interior/Exterior Fit	Refer to PL1.A (Network of Open Space)
B. Open Space Uses and Activities	1. Meeting User Needs 2. Matching Uses to Conditions 3. Connections to Other Open Space 4. Multifamily Open Space	Roof deck and greenhouse provided as amenities to encourage social interaction.
C. Design	1. Reinforce Existing open Space 2. Amenities/Features 3. Support Natural Areas	Refer to PL1.A (Network of Open Space)
DC4. Exterior Elements and Finishes		
A. Building Materials	1. Exterior Finish Materials 2. Climate Appropriateness	Durable, low maintenance, attractive materials will be selected for the project. Particular attention will be paid to the materials at street/pedestrian grade.
B. Signage	1. Scale and Character 2. Coordination with Project Design	Signage will be provided.
C. Lighting	1. Functions 2. Avoiding glare	Lighting will be provided to highlight architectural/landscape features.
D. Trees, Landscape and Hardscape Materials	1. Choice of Plant Materials 2. Hardscape Materials 3. Long Range Planning 4. Place making	Landscaping planned along Rainier, Dearborn and Lane. Bioretention planters including native plants are being considered.
E. Project Assembly and Lifespan	1. Deconstruction	Commercial spaces designed for flexible subdivision for long term viability of spaces. Project considering use of prefabricated modules or modular components.

View of bus stop at the project site and Mt. Rainier in the distance. Views of Mt. Rainier on sunny days are defining feature of the neighborhood.

ARCHITECTURAL CONCEPT STREET LEVEL DIAGRAM

Concept diagram shows design intent around the site. All options propose active uses on Rainier, Dearborn and Lane, parking access and back of house spaces along the alley and separated pedestrian, bike and auto entries. All options also respond to the existing bus stop location. Massing details vary by option.



LOADING/TRASH ACCESS

PARKING GARAGE CIRCULATION

DC1.B Parking, loading and trash pickup accessed from alley.

DC1.C Parking, back of house spaces below grade or face the alley. Building is setback 2' - 4' along alley.

PEDESTRIAN CIRCULATION

PL2.A Residential Lobby , commercial back entry on Lane

CS1.C Secondary residential entry on Dearborn.

PL3.A Accessible commercial entries step along Rainier. Internal access corridor provides accessible access from parking to all uses and to Dearborn.

CYCLISTS

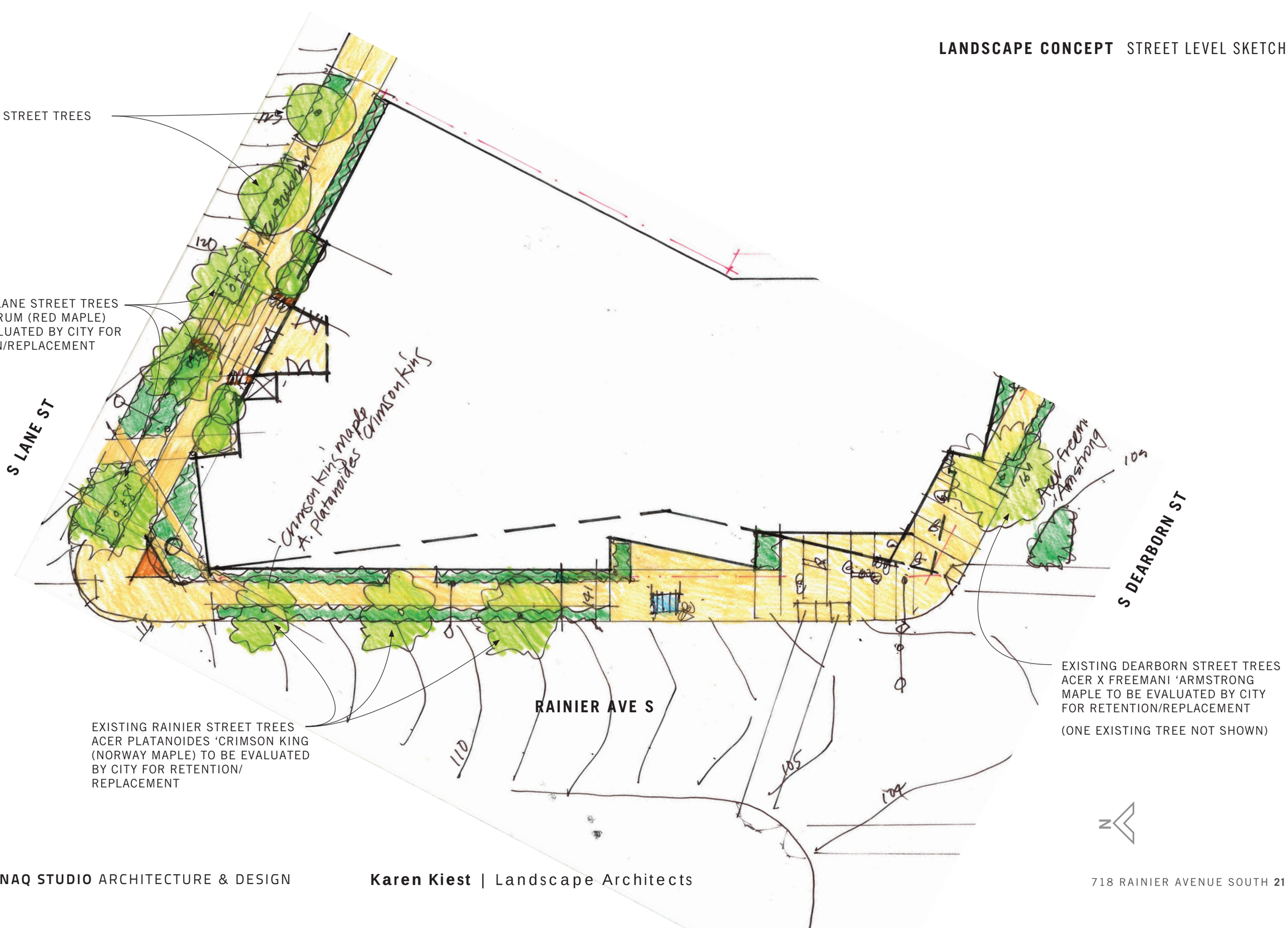
PL4.B Secondary residential entry also functions as bike access point from Dearborn (bike lane).

BUS LINE / BUS STOP

PL4.C Building steps back to respond to bus stop.

PROPOSED STREET TREES

EXISTING LANE STREET TREES
ACER RUBRUM (RED MAPLE)
TO BE EVALUATED BY CITY FOR
RETENTION/REPLACEMENT



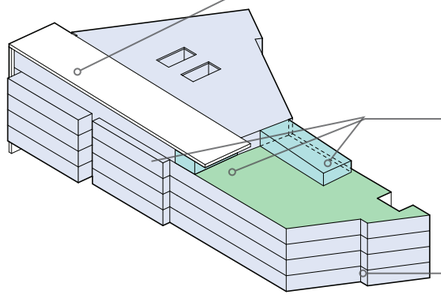
EXISTING RAINIER STREET TREES
ACER PLATANOIDES 'CRIMSON KING
(NORWAY MAPLE) TO BE EVALUATED
BY CITY FOR RETENTION/
REPLACEMENT

EXISTING DEARBORN STREET TREES
ACER X FREEMANI 'ARMSTRONG
MAPLE TO BE EVALUATED BY CITY
FOR RETENTION/REPLACEMENT

(ONE EXISTING TREE NOT SHOWN)

ARCHITECTURAL CONCEPT BUILDING USE DIAGRAMS

Architectural concept diagrams for Options 2 and 3 show distribution of uses throughout the building.
Option 1 massing varies but follows similar approach



LEVEL 3-7

ROOF

CS1.A CS1.C CS1.E DC2.B

Building height, massing steps with topography.
Sloped roofs at unoccupied roofs.
Unoccupied roofs slope, orientation support rainwater collection and solar energy infrastructure.

RESIDENTIAL AMENITY

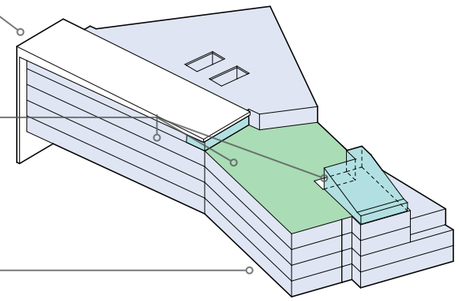
CS1.B CS2.A PL3.B DC3.B DC3.C

Common areas / roof deck have southern exposure, views to Mt Rainier and downtown
Greenhouse provides year round gardening and food production.

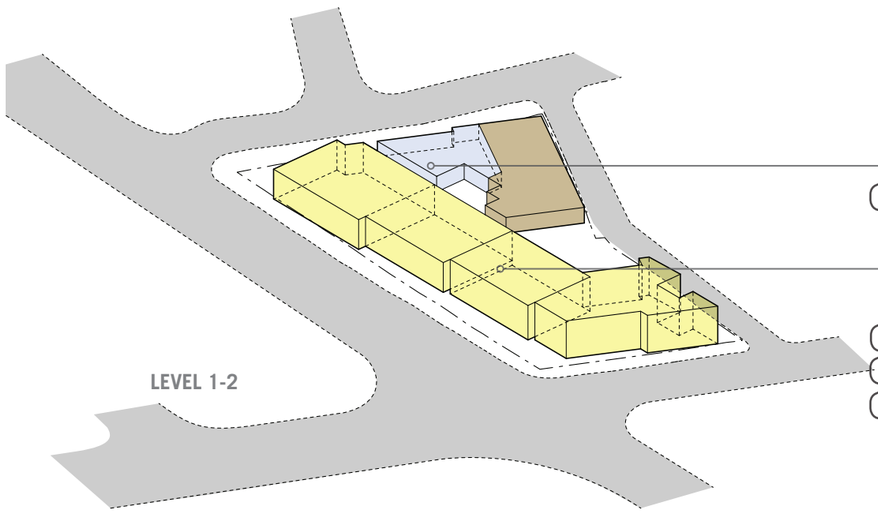
RESIDENTIAL UNITS

PL2.B PL3.B DC1.A

Units provide eyes on the street.
Units setback from the street and alley.
All schemes have opportunities for decks, modulation and setbacks as additional buffer between units and Rainier, LR3 zone.



LEVEL 3-7



LEVEL 1-2

RESIDENTIAL LOBBY

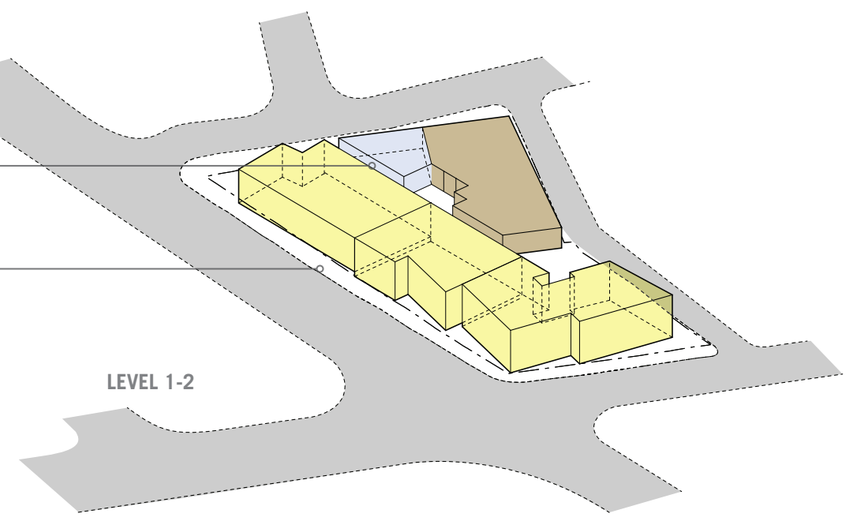
PL3.A PL3.B

Lobby located on quieter Lane St.
Active street level uses on three sides of the building.

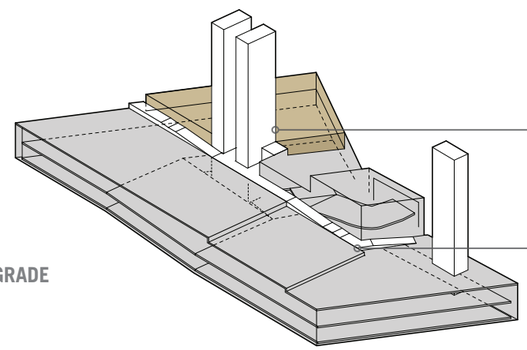
COMMERCIAL SPACES

CS1.C PL2.A PL2.B PL3.A PL3.C DC1.A DC3.A

Active street level uses on three sides of the building.
Stepped commercial slab allows for at grade entry and subdivision for 1-5 commercial spaces.
Generous floor to ceiling heights, mezzanines possible. Street level transparency.
Commercial setbacks at areas of heaviest pedestrian and vehicular activity.



LEVEL 1-2



BELOW GRADE

BACK OF HOUSE

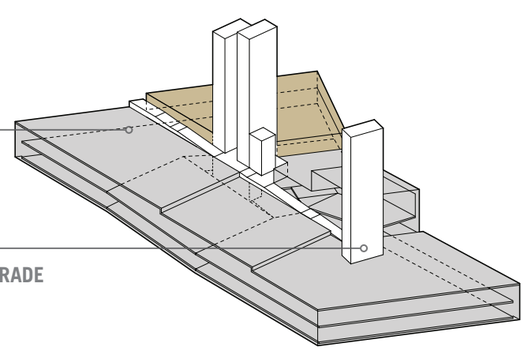
DC1.B DC1.C

Utility / back of house located below grade and at alley.
Minimize blank walls at street level.

PARKING

DC1.B DC1.C

Garage entry at alley.
All parking below grade.



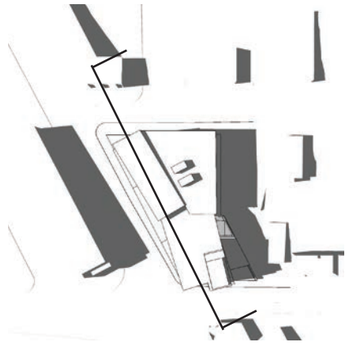
BELOW GRADE

OPTION 2

OPTION 3

ARCHITECTURAL CONCEPT DIAGRAMMATIC SECTION THROUGH COMMERCIAL SPACES

Concept section shows building massing and commercial spaces stepping with grades. Elevation of commercial floor plates are to be aligned with grades along Rainier to provide accessible entries and opportunities for smaller subdivision. At taller commercial spaces, mezzanine and/or Level 2 commercial are possible.



CS1.E Roof form slopes to collect rainwater and support solar infrastructure

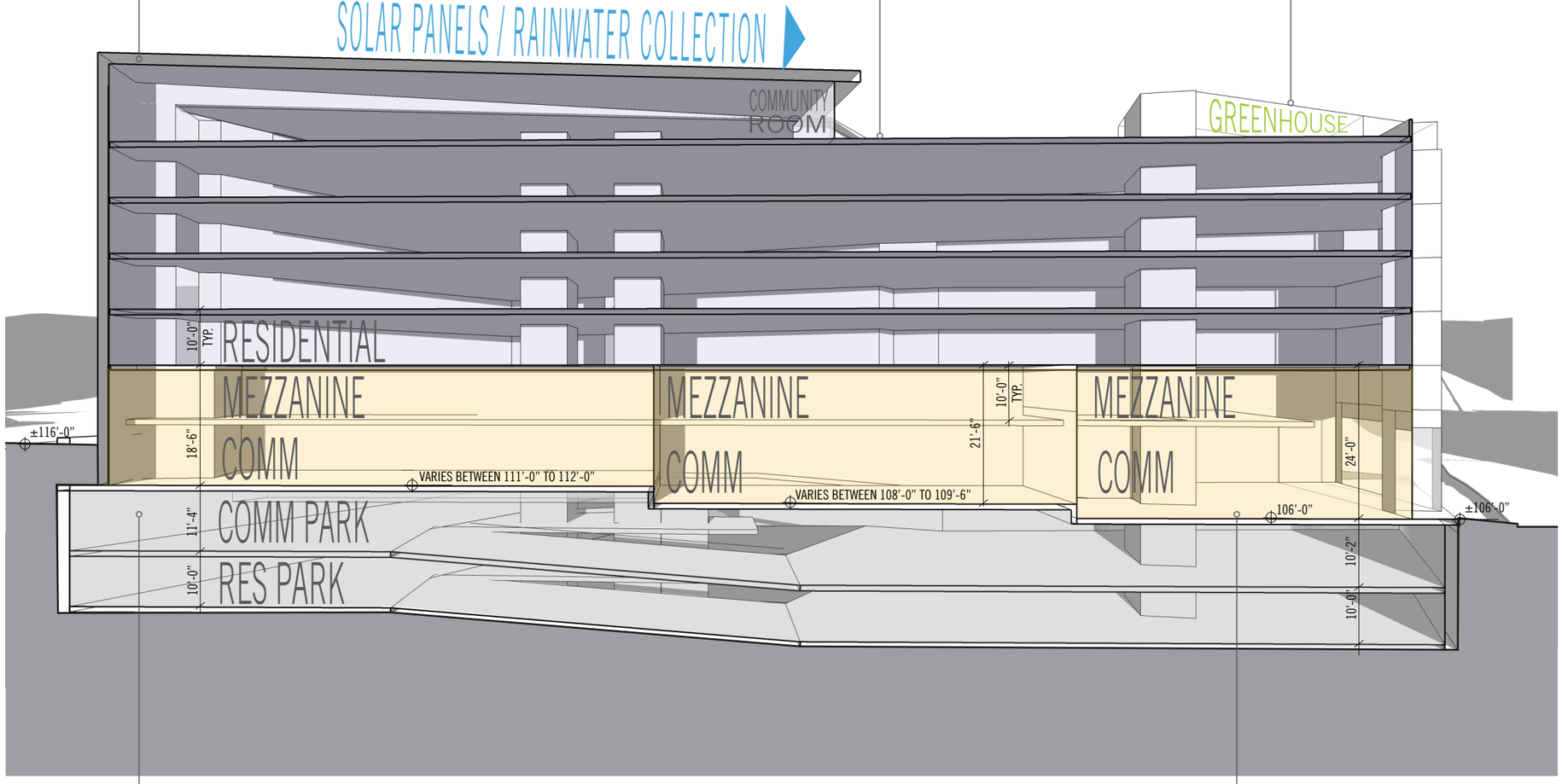
CS1.C Building height steps with topography.

PL1.C Roof deck and community room oriented for south exposure, summer winds, and views of Mt Rainier and city skyline.

CS1.B

CS2.A

PL1.C Greenhouse provides opportunity for year round gardening and food production. Location varies by option.



DC1.C All parking below grade.

CS1.C Commercial spaces step with topography

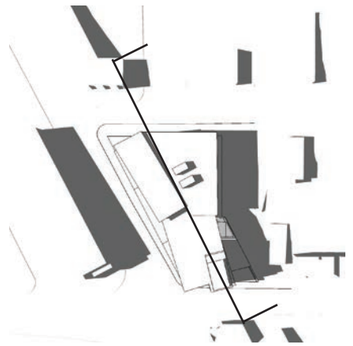
PL2.A Storefront glazing provides street level transparency.

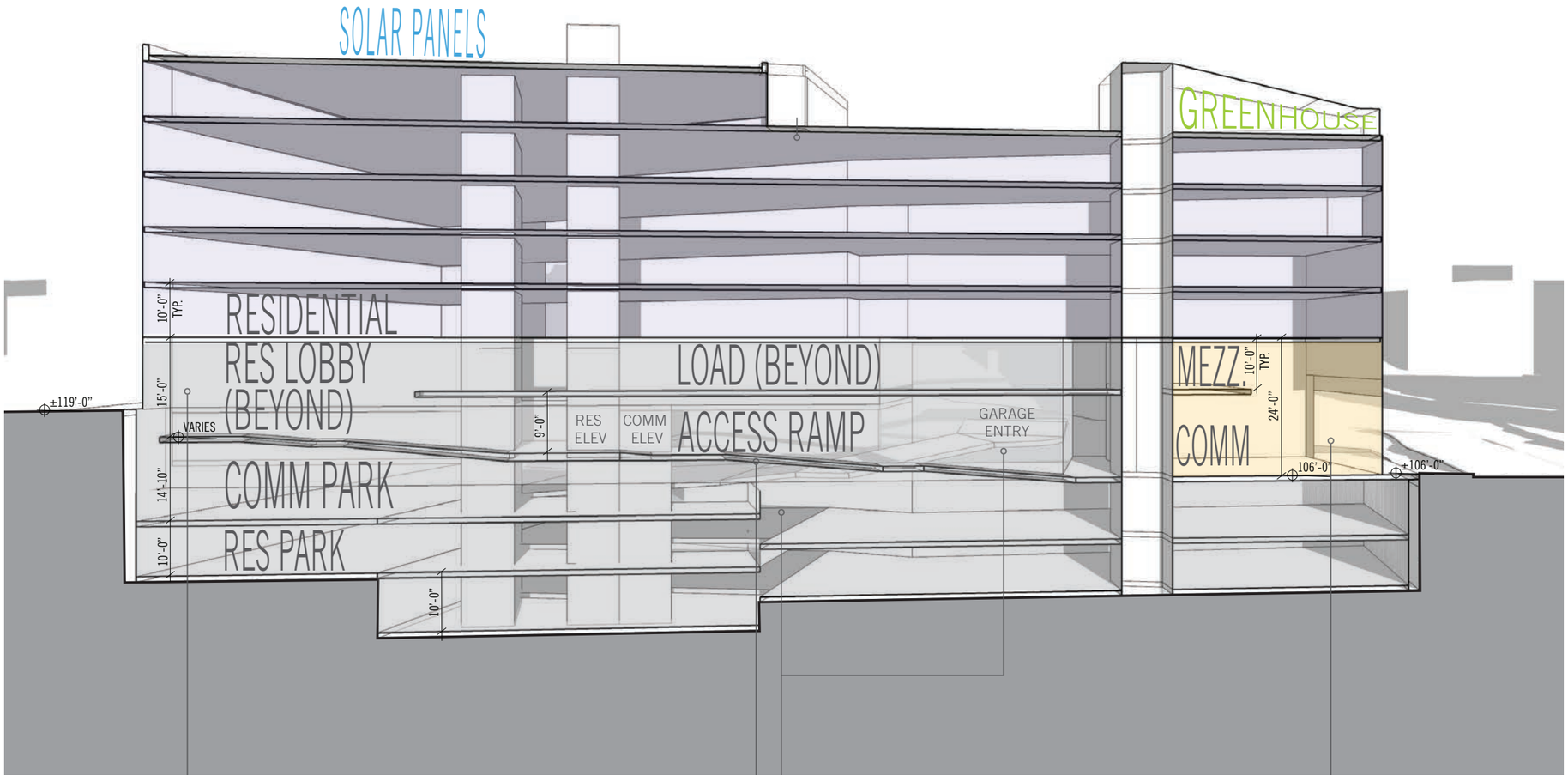
PL2.B Generous floor to ceiling heights. Opportunity for mezzanines or Level 2 commercial - varies by option.

DC1.A

ARCHITECTURAL CONCEPTS DIAGRAMMATIC SECTION THROUGH INTERNAL ACCESS PATH

Internal access path provides accessible connection between parking and commercial and residential spaces. Access path, which runs from Dearborn to Lane, also provides dedicated bike access into the building from Dearborn.





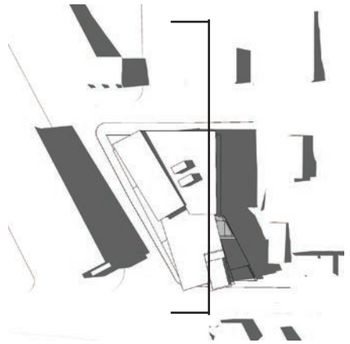
PL2.A PL2.B PL3.A Residential lobby on quieter S. Lane St. Street level transparency.

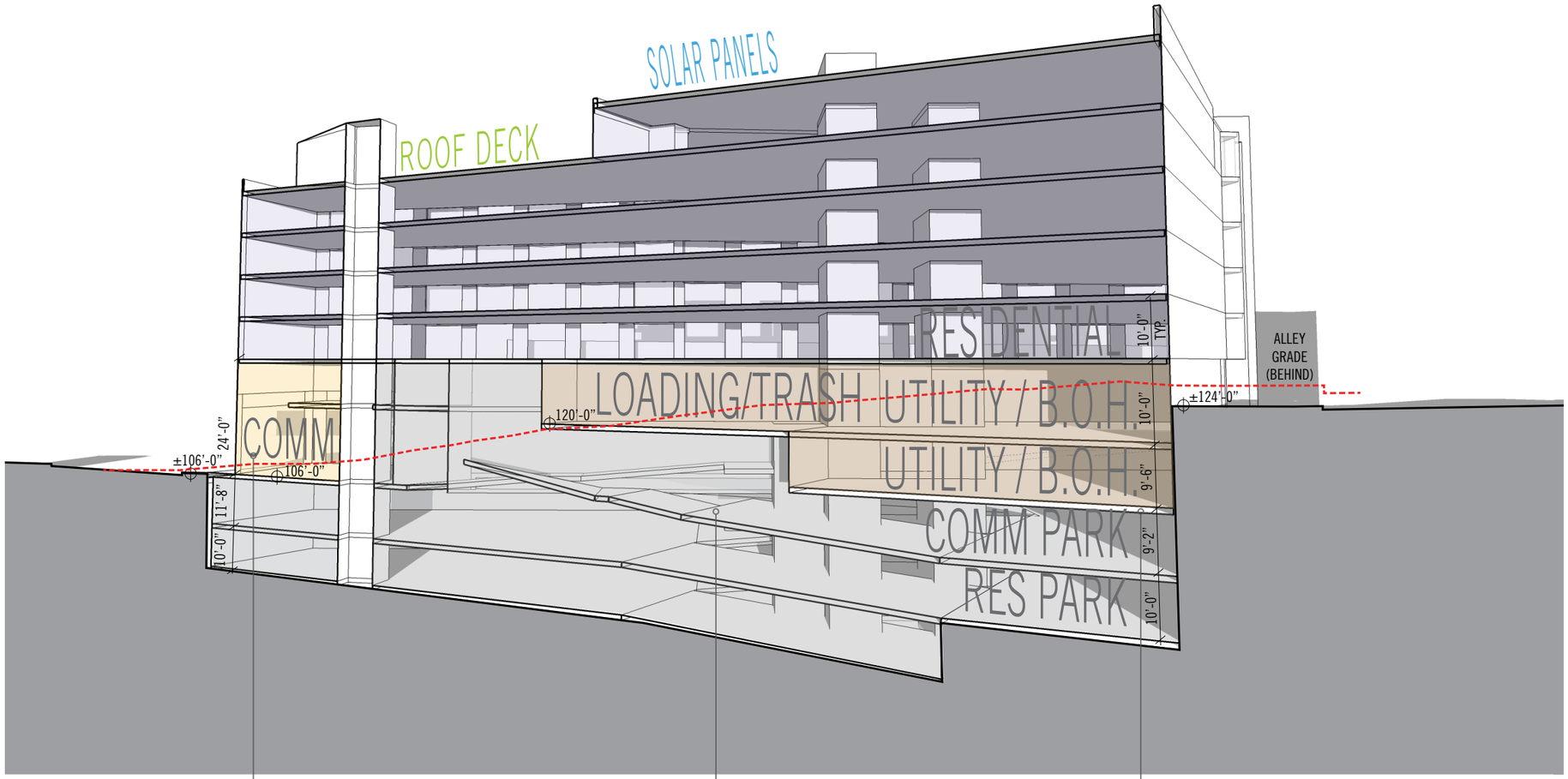
DC1.B DC1.C Parking garage access at alley. All parking below grade.

DC1.A PL2.A Interior corridor provides accessible entrance to commercial space from parking garage.

PL2.A PL2.B PL3.A Commercial space with entry Transparency on S Dearborn St.

In all options, parking access and back of house/utility areas are located on the alley and/or below grade.





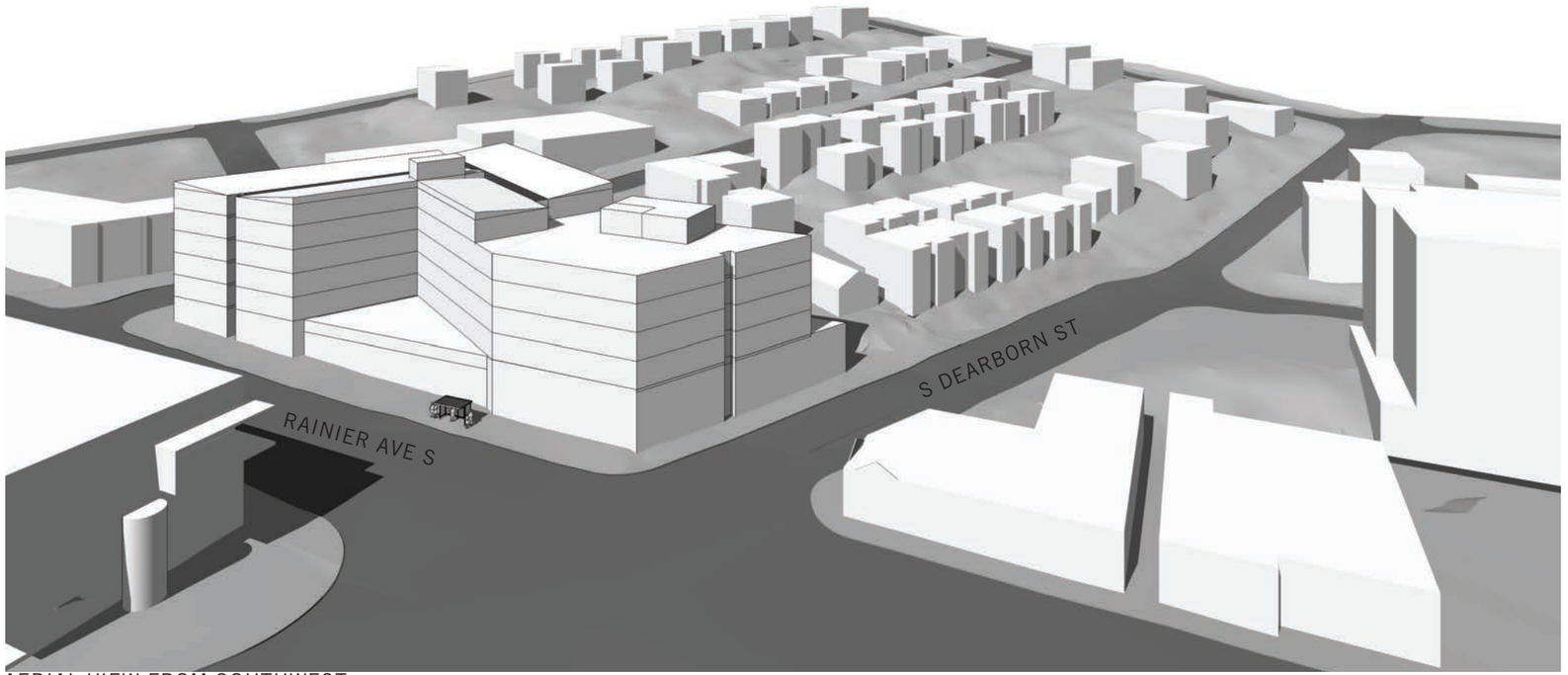
CS1.C Two-story commercial space
Entry at grade
PL2.A PL2.B Transparency on S Dearborn St.

DC1.C Parking below grade.

DC1.C Back of house spaces located below grade or on alley.

OPTION 1 SNAKE SCHEME

Massing selectively integrates site geometry with efficient internal organization at residential levels. Concentrates building massing at the site corners, creates urban scale setback on Rainier.



AERIAL VIEW FROM SOUTHWEST

PROS

- "Z" shaped scheme has urban scale setback on Rainier, breaks down building massing, provides additional south facing units.
- Setback is an opportunity for a large-scale landscape element - landscaped L3 podium deck that serves as buffer for residents and brings visible greenery to Rainier.
- Alley setback responds to smaller scale LR3 zone.
- Street level setback at bus stop.
- Stepped roof heights allow for large south facing roof deck, greenhouse.
- Option results in efficient use of site, largest number of units.
- Separation of commercial and residential parking.
- Residential massing could be combined with Option 2 or Option 3 commercial/parking.

CONS

- Option concentrates massing at corners, most active portions of site. Further development would require erosion of massing at street level.
- Option does not currently respond to corner of site at S Dearborn St and Rainier Ave S.
- Success of option depends on facade development.
- Irregularly shaped and narrow commercial spaces.
- Commercial parking does not provide enough spaces to be viable - more parking needed to make commercial viable.
- Limited residential views down Rainier.

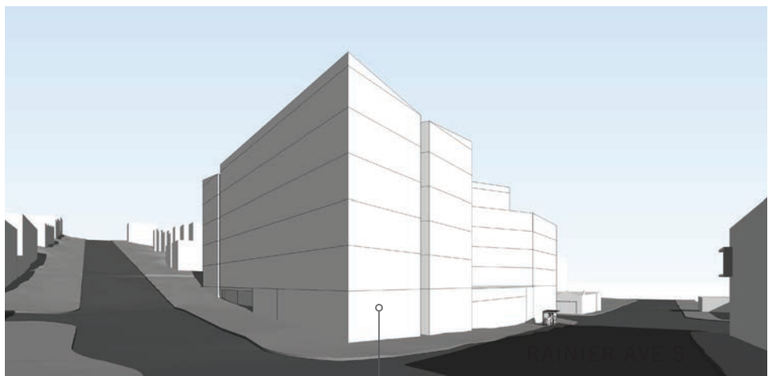
PROJECT DATA

Commercial:	13,546 SF
Residential:	159 Units
Parking Spaces:	28 Commercial
	83 Residential
Gross Floor Area:	158,522 SF
FAR:	4.53 (126,348 SF)

STREET VIEW FROM SOUTH WEST

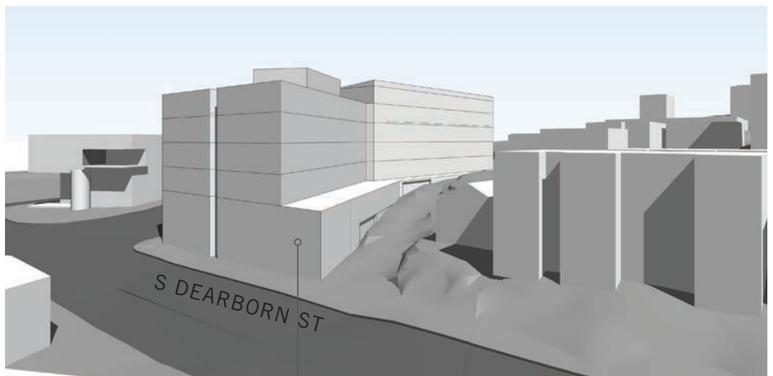
CS2.D Mid-block setback breaks down building scale and is an opportunity for L3 courtyard/landscape roof facing Rainier.

STREET VIEW FROM NORTH WEST



CS2.D Massing concentrated at corner, creates strong street wall

STREET VIEW FROM SOUTH EAST



CS2.D
DC2.A
Alley setback pulls away from smaller scale residential.

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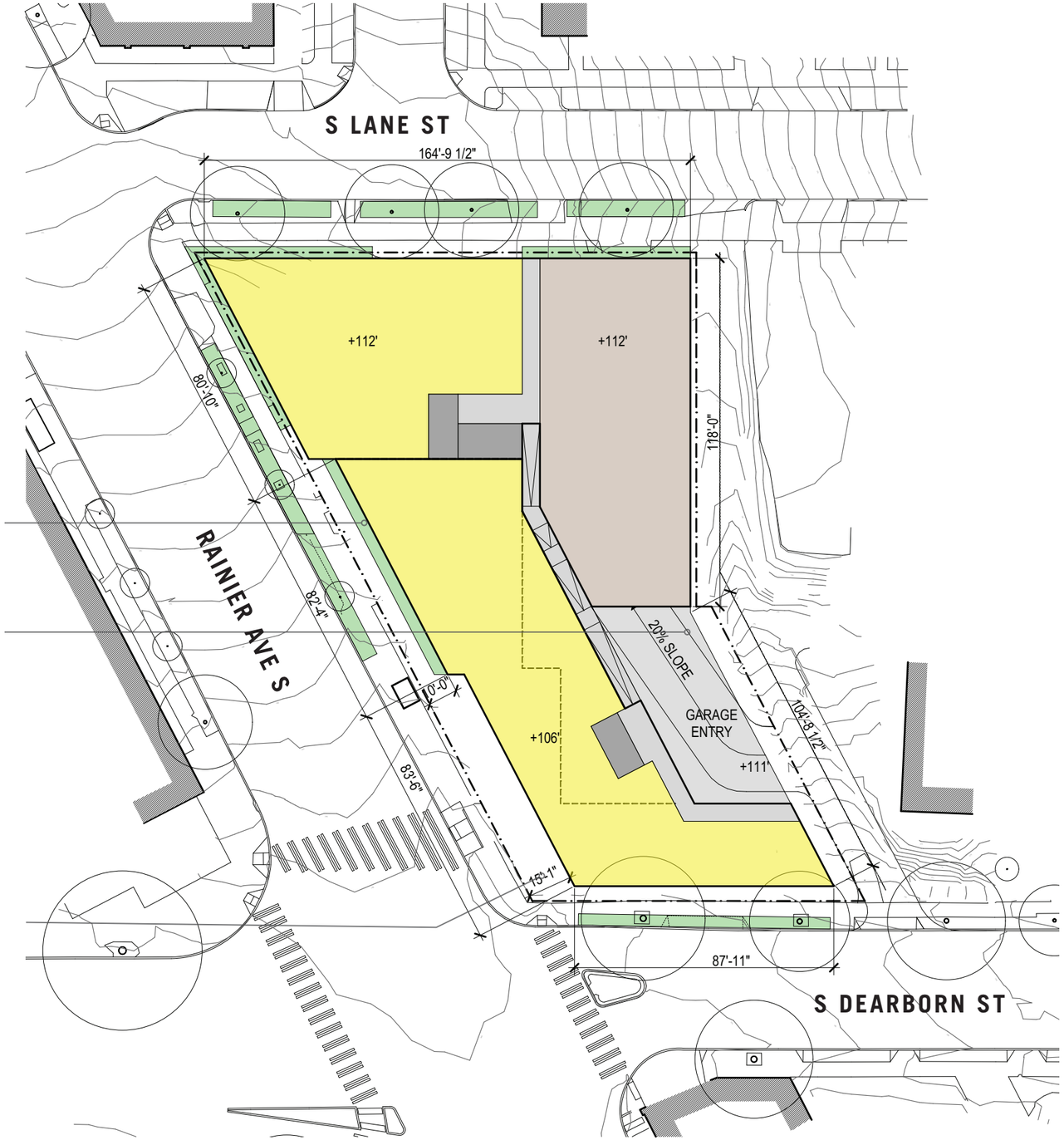
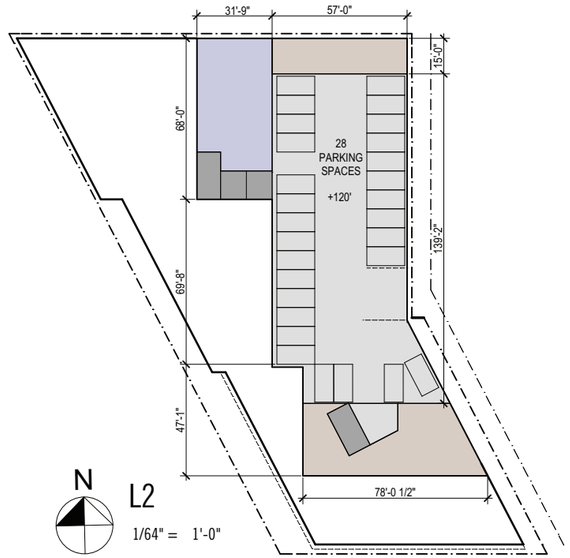
OPTION 1 SNAKE SCHEME

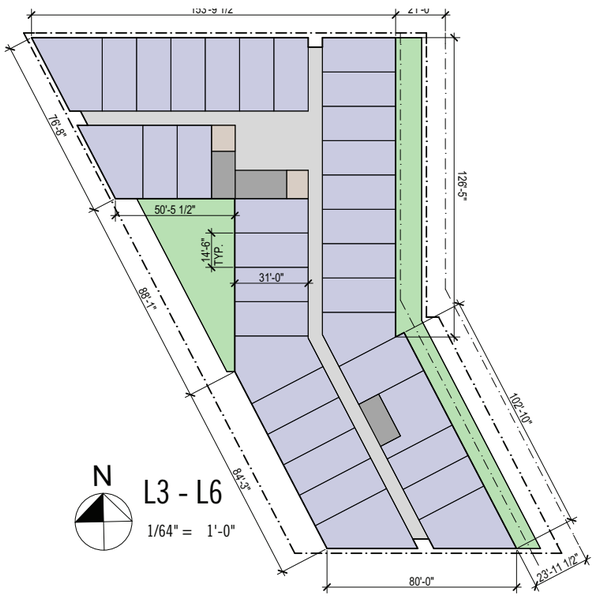
CS1.E CS2.B PL1.B Street level setbacks enlarge sidewalk. Allow for at grade landscaping, pedestrian circulation space, bus stop.

DC1.B DC2.A Alley setback responds to site shape, provides better sight lines and vehicular access





DC1.B L2 Commercial parking separated from residential parking on B1.



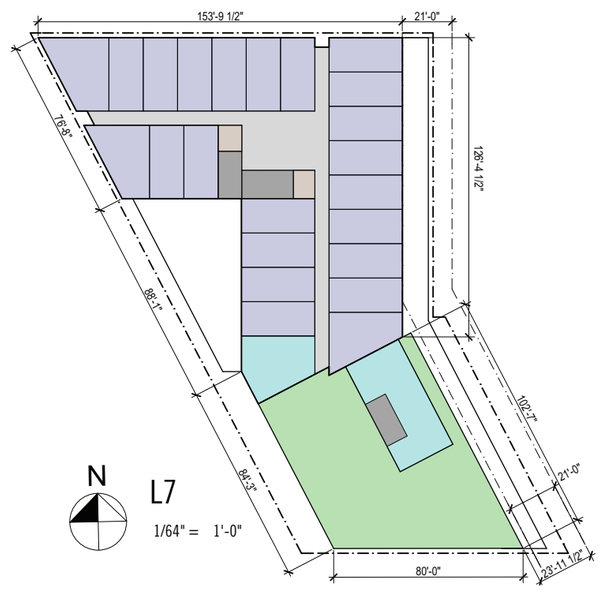
CS1.B Plan selectively builds on site geometry.

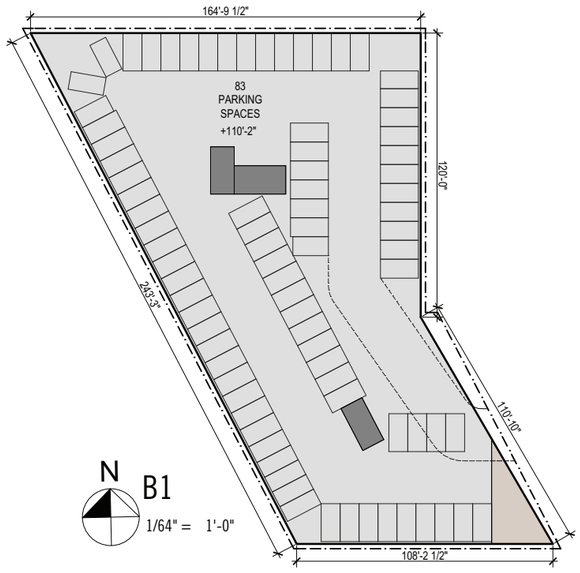
CS2.B Units oriented to street and alley. Daylight corridors, natural ventilation opportunities at three locations.

CS2.D Setback along Rainier Ave S creates buffer at residential units, opportunity for L3 landscaping.

Set back along alley minimizes shading on adjacent sites.

Note: landscape podium at L3 only.



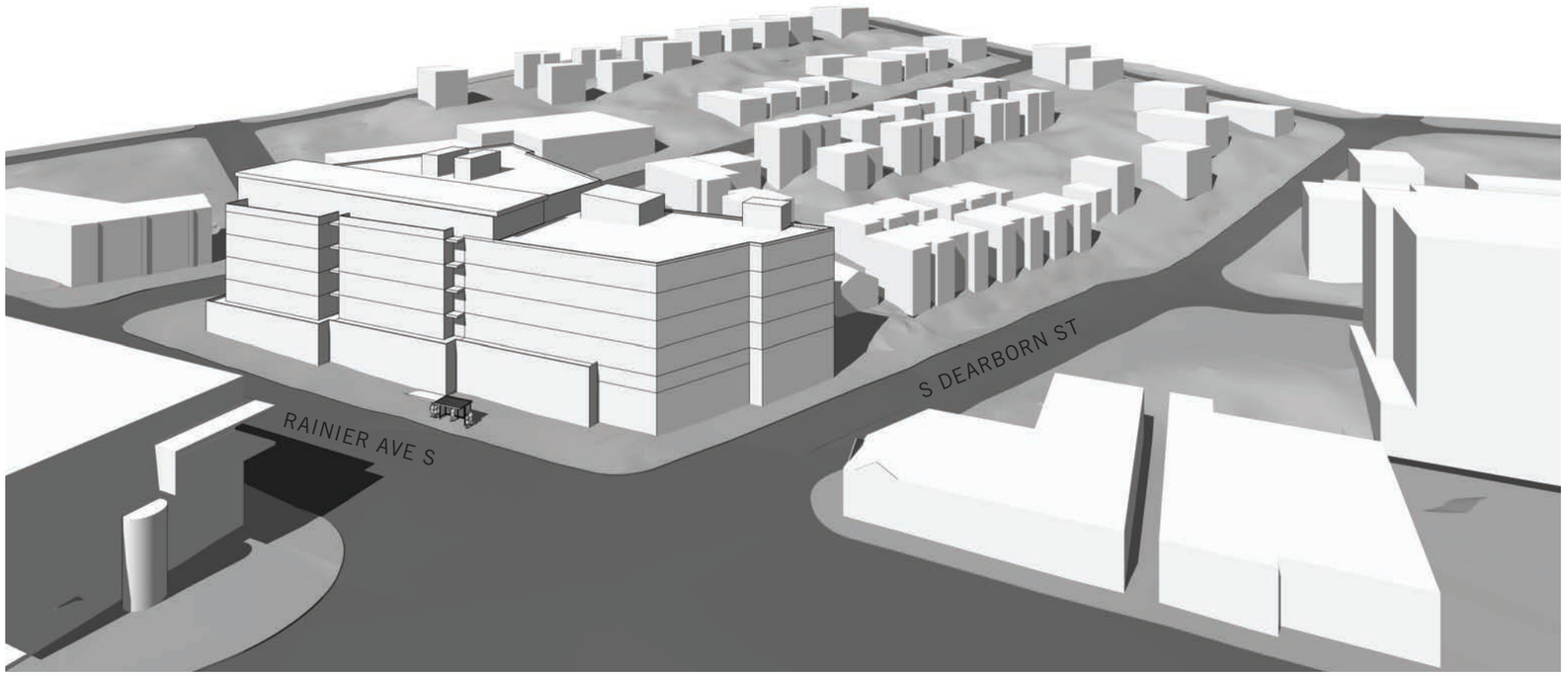


PLAN KEY

- RESIDENTIAL UNIT LOBBY
- COMMERCIAL
- MECH/UTILITY
- VERTICAL CIRCULATION
- HORIZONTAL CIRCULATION
- PARKING
- RES OUTDOOR AMENITY
- RES INDOOR AMENITY

OPTION 2 STEP SCHEME

Massing concentrated along Rainier. Incremental building setbacks make a strong street wall modulated by large scale bays.



AERIAL VIEW FROM SOUTHWEST

PROS

- Rectilinear modulation on Rainier suggests a “background” building with regular streetwall.
- Massing setbacks along Rainier make a generous sidewalk with space for landscape, pedestrian activity and bus stop. Setbacks expand the southbound view frame of Mt. Rainier.
- Setbacks along alley responds to smaller scale LR3 zone.
- Geometry of commercial spaces is regular/orthogonal, allows for flexible subdivision.
- Stepped roof heights allow for large south facing roof deck, greenhouse.
- Below grade parking provides good parking ratio for commercial and residential uses.

CONS

- Building massing is loaded on Rainier, feels large at street level.
- Modulated bays may be too large to achieve desired sense of scale - approach may be better suited to a smaller scale building.
- Option is least efficient: largest FAR and circulation space but fewest number of residential units and smallest commercial space.
- Combined entry for commercial and residential parking requires close coordination of uses/access.

POTENTIAL DEPARTURES

Per SMC 23.47A.014.B.3. Setback Requirements, departure may be required for encroachment on the L7 alley setback at the northwest building corner. See Departures page for diagram.

PROJECT DATA

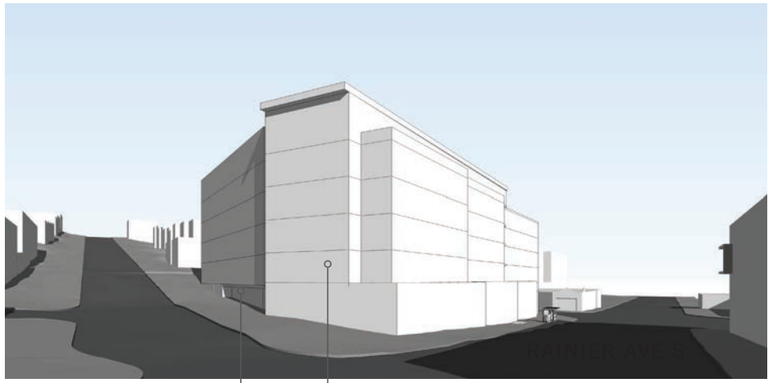
Commercial:	17,667 SF
Residential:	143 Units
Parking Spaces:	86 Commercial
	96 Residential
Gross Floor Area:	186,954 SF
FAR:	4.62 (128,927 SF)

STREET VIEW FROM SOUTH WEST

CS2.C, CS2.D, DC2.A — Strong, rectilinear street wall with modulated massing. Massing steps down and away from street.

CS2.B, CS2.D, PL1.B — Strong corner at ground level. Corner is set back at crosswalk, busiest pedestrian zone.

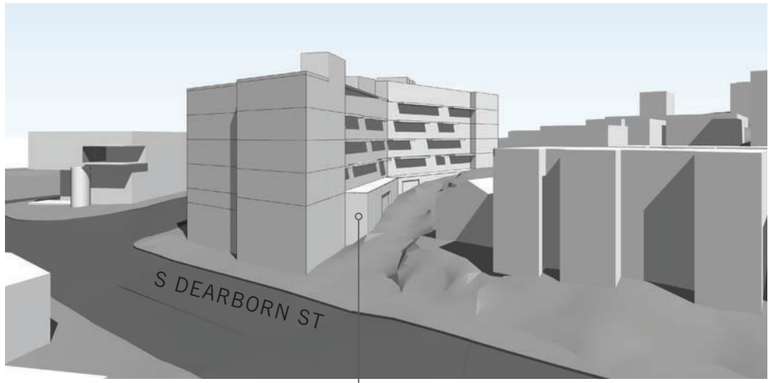
STREET VIEW FROM NORTH WEST



Break in massing at residential entry on Lane.

CS2.B, CS2.D, DC2.A — Modulation separates residential lobby from commercial spaces at street level.

STREET VIEW FROM SOUTH EAST



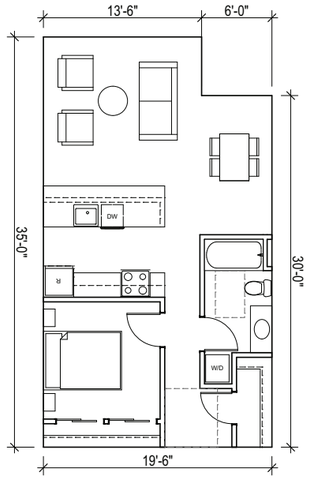
CS2.D, DC2.A — Ground to sky setback at alley reduces scale at LR3, facilitates sight lines and access to parking.

Sunshading or decks are opportunities for additional buffer to LR3.

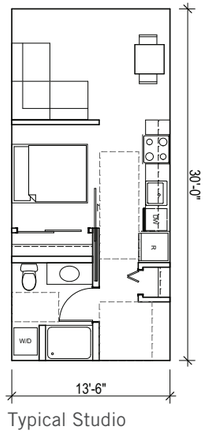
FACADE / MASSING STUDIES

Wide bay facade study: repeating rhythm of three studio units and one expanded studio.

Narrow bay facade study: repeating rhythm of two studios and one expanded studio.



Expanded studio

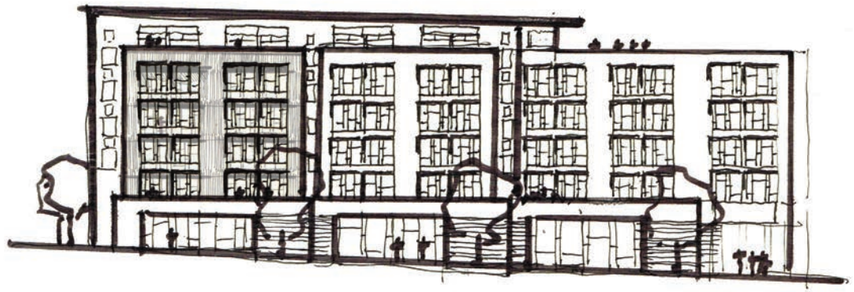


Typical Studio

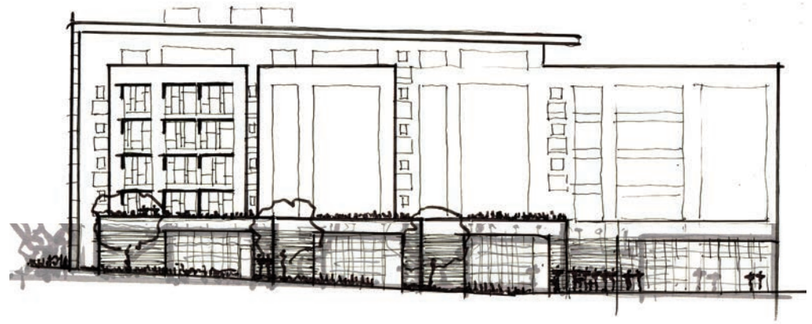
Building scale, modulation and facade rhythm derive from bays with three studios and one expanded studio. 1 BR, 2 BR units located at north and south ends of the building.

Option has small number of unit plans with arrangement of units directly expressed on the facade.

Further development would include facade studies to explore secondary architectural features (decks, sun shading), window patterns, material and texture.



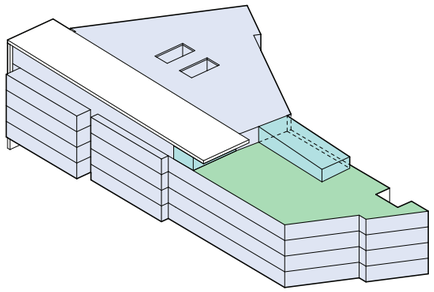
Wide bay study with ganged windows, residential sunshade

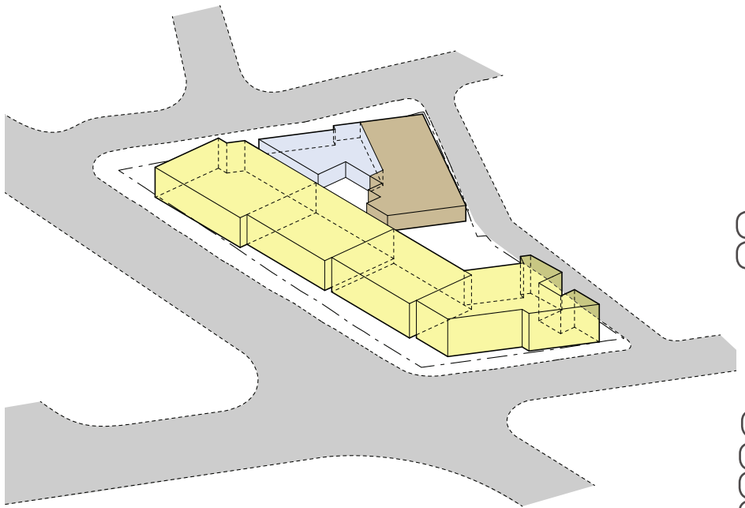


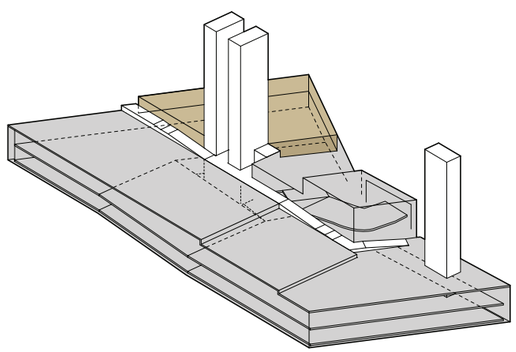
Narrow bay study with ganged windows, asymmetrical bay, residential sunshade

Wide bay study with “field” of windows, residential shutter

OPTION 2 STEP SCHEME







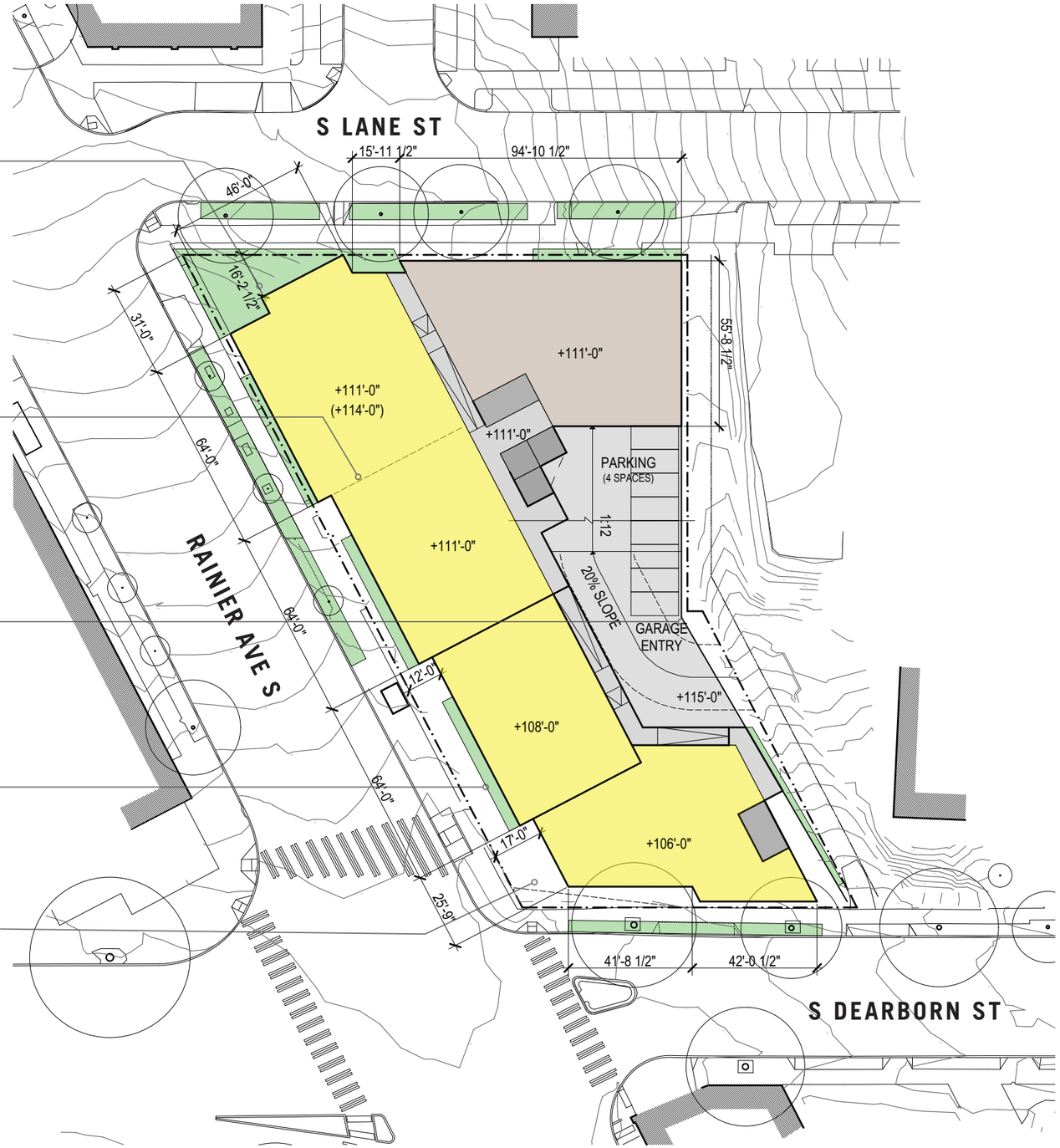
PL1.A Setback at corner. Room for landscape, bioretention, creates buffer between residential lobby and Rainier.

DC1.A Flexible commercial spaces
Can be divided in 1 - 5 spaces.

DC1.B
DC2.A Alley setback responds to irregular geometry, provides better sight lines, easier vehicular access

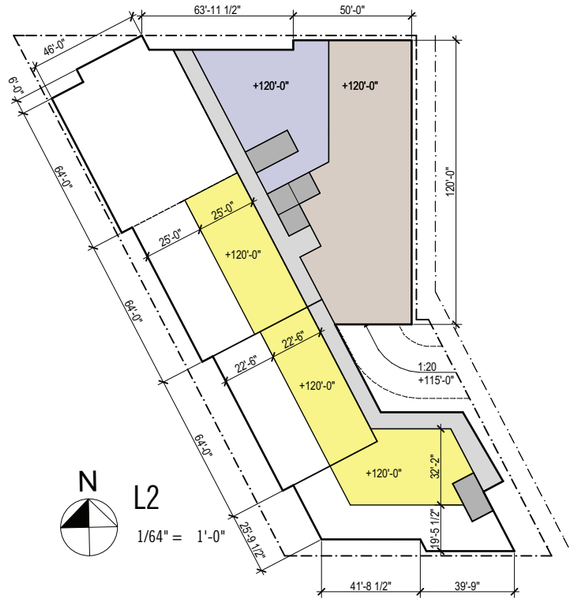
CS1.E
CS2.A
CS2.B
PL1.B Street level setbacks enlarge sidewalk. Allow for at grade landscaping, pedestrian circulation space, bus stop. Expands southbound view frame of Mt. Rainier.

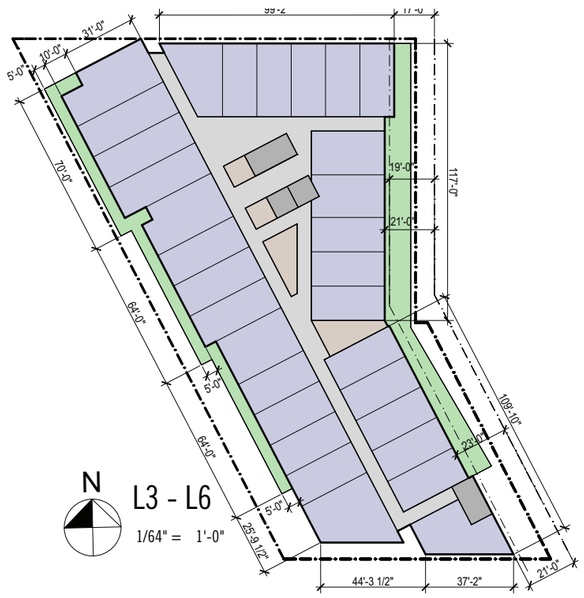
CS2.B
PL1.B Setback at corner responds to busy intersection and take cues from Goodwill building.

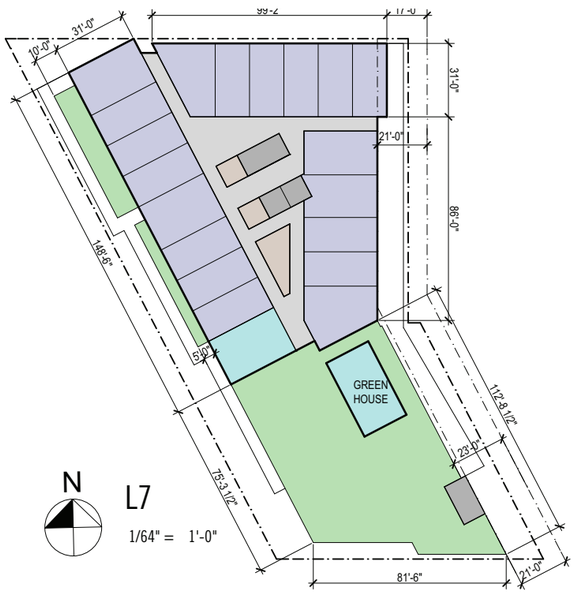


LEVEL 1

NOT TO SCALE





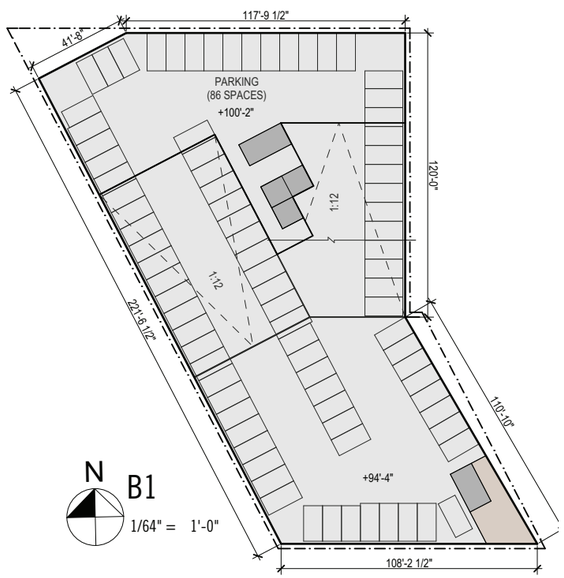


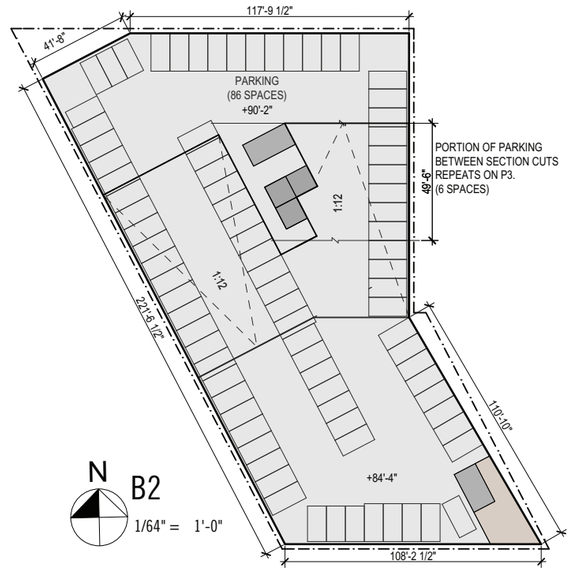
CS1.B Plan fills irregularly shaped site.
Units orient to street and alley

CS2.B Units step back along Rainier Ave S. for buffer from street.

CS2.D Units step back at alley, minimize impact on adjacent sites.
Opportunities for light and ventilation for corridors at three locations.

Note: landscape podium at L3 only.

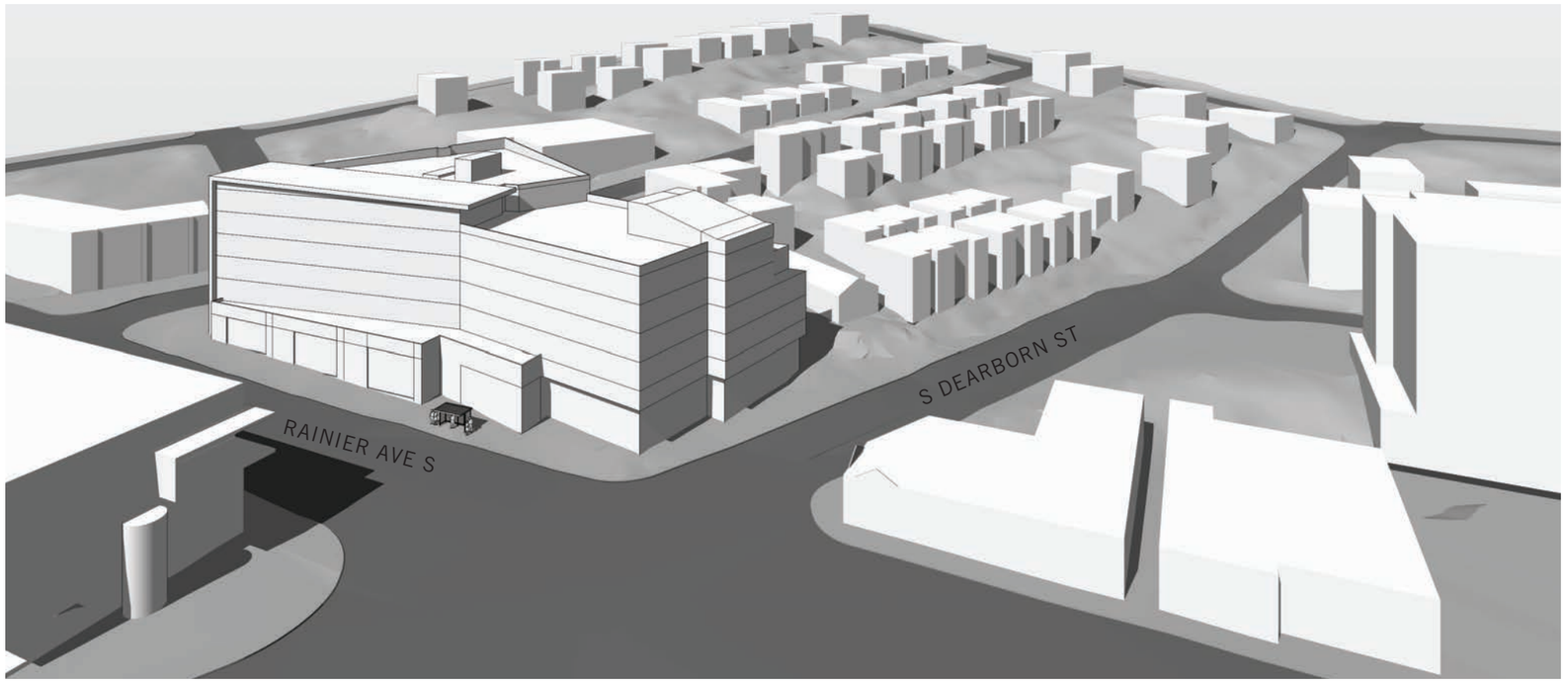




PLAN KEY
- RESIDENTIAL UNIT LOBBY
- COMMERCIAL
- MECH/UTILITY
- VERTICAL CIRCULATION
- HORIZONTAL CIRCULATION
- PARKING
- RES OUTDOOR AMENITY
- RES INDOOR AMENITY

OPTION 3 ‘Y’ SCHEME

Building massing expresses irregular site geometry. Angled form contracts at the middle of site, remains compact to the south where site is narrower.



AERIAL VIEW FROM SOUTHWEST

PROS

- Organization supports pedestrian-scale commercial, setbacks at residential units.
- Angled form pulls residential units away from street. Bay windows are opportunity to shape views and control passive solar.
- Building sets back and steps down at alley, responds to smaller scale LR3 zone.
- Setbacks at Dearborn corner and bus stop enlarge the sidewalk at the most active corner of the site, provide space for landscape, sidewalk spillover.
- Geometry of commercial spaces is regular/relatively orthogonal, allow for flexible subdivision.
- Stepped roof heights allow for large south facing roof deck, greenhouse.
- Below grade parking provides good parking ratio for commercial and residential uses..
- Irregular building form has potential to enhance site identity, visibility.

CONS

- Combined entry for commercial and residential parking requires close coordination of uses/access.
- Success of bays depends on execution.

PROJECT DATA

Commercial:	22,490 SF
Residential:	148 Units
Parking:	86 Commercial
	96 Residential
Gross Floor Area:	187,790 SF
FAR:	4.58 (127,771 SF)

POTENTIAL DEPARTURES

Per SMC 23.47A.014.B.3. Setback Requirements, departure may be required for encroachment on the L6 alley setback at the southeast corner of the building. See Departures page for diagram.

STREET VIEW FROM SOUTHWEST

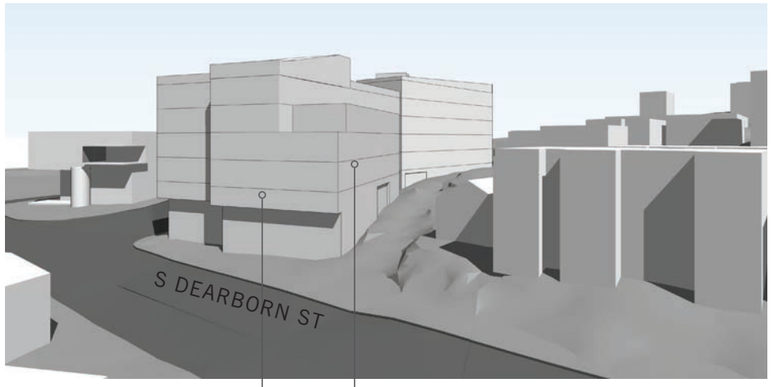
CS2.C, CS2.D, DC2.A — Pedestrian scale commercial street wall. Upper level setback buffers residential units from Rainier.

CS2.B, CS2.D, PL1.B — Strong corner set back to align with Goodwill. Setback located at crosswalk, busiest pedestrian zone.

STREET VIEW FROM NORTHWEST

CS2.B, CS2.D, DC2.A — Roof/wall element creates strong corner, modulation reduces building scale, separates residential lobby from commercial spaces at street level.

STREET VIEW FROM SOUTHEAST



CS2.B — Building steps back along Dearborn, creates more generous sidewalk

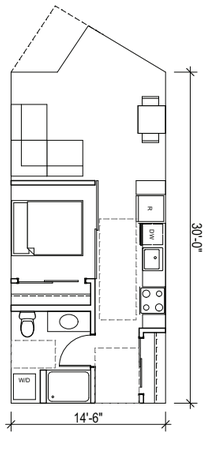
CS2.B, CS2.D, DC2.A, PL1., PL3.C — Massing steps down toward alley, transitions to smaller scale development to the east, LR3 zone. Ground level setback at alley facilitates sight lines, auto access.

Facade study: “no bay” study emphasizes angled building form.

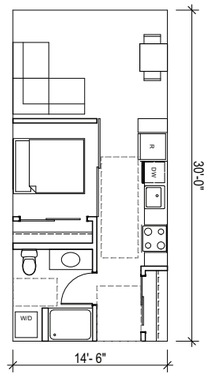
Facade study: bay windows concentrated at upper floors, provide views and solar shading along the entire facade. “Field” of bays create texture. At street level, mix of solid and void, large scale windows, and canopies support pedestrian-scale commercial character.

Facade study: bay windows concentrated at units with greatest western exposure. Organization becomes an urban scale element.

Facade study: bay windows organized into vertical bays.



BAY STUDIO



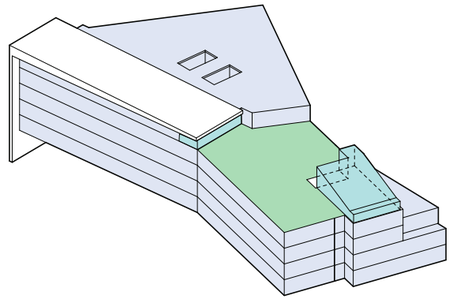
TYPICAL STUDIO

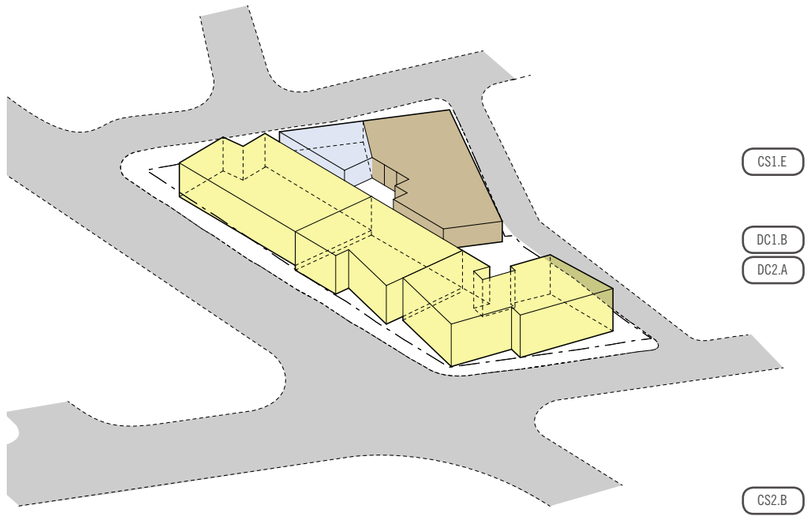
Building scale, modulation and facade rhythm derive from arrangement of bay studio and studio units. 1 BR, 2 BR units located at north and south ends of the building.

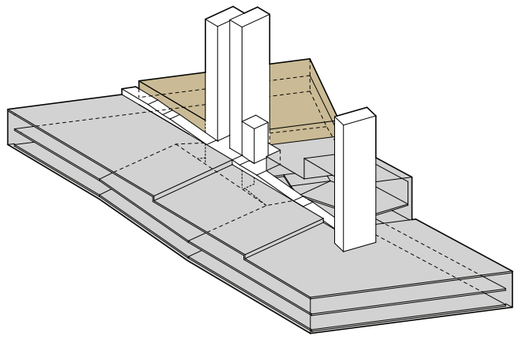
Location of bay units informed by areas of building with greatest exposure to sun, views and Rainier impacts.

Facade studies to explore development of bay, window patterns, material and texture.

OPTION 3 ‘Y’







PL1.A Setback at corner. Room for landscape, bioretention, creates buffer between residential lobby and Rainier.

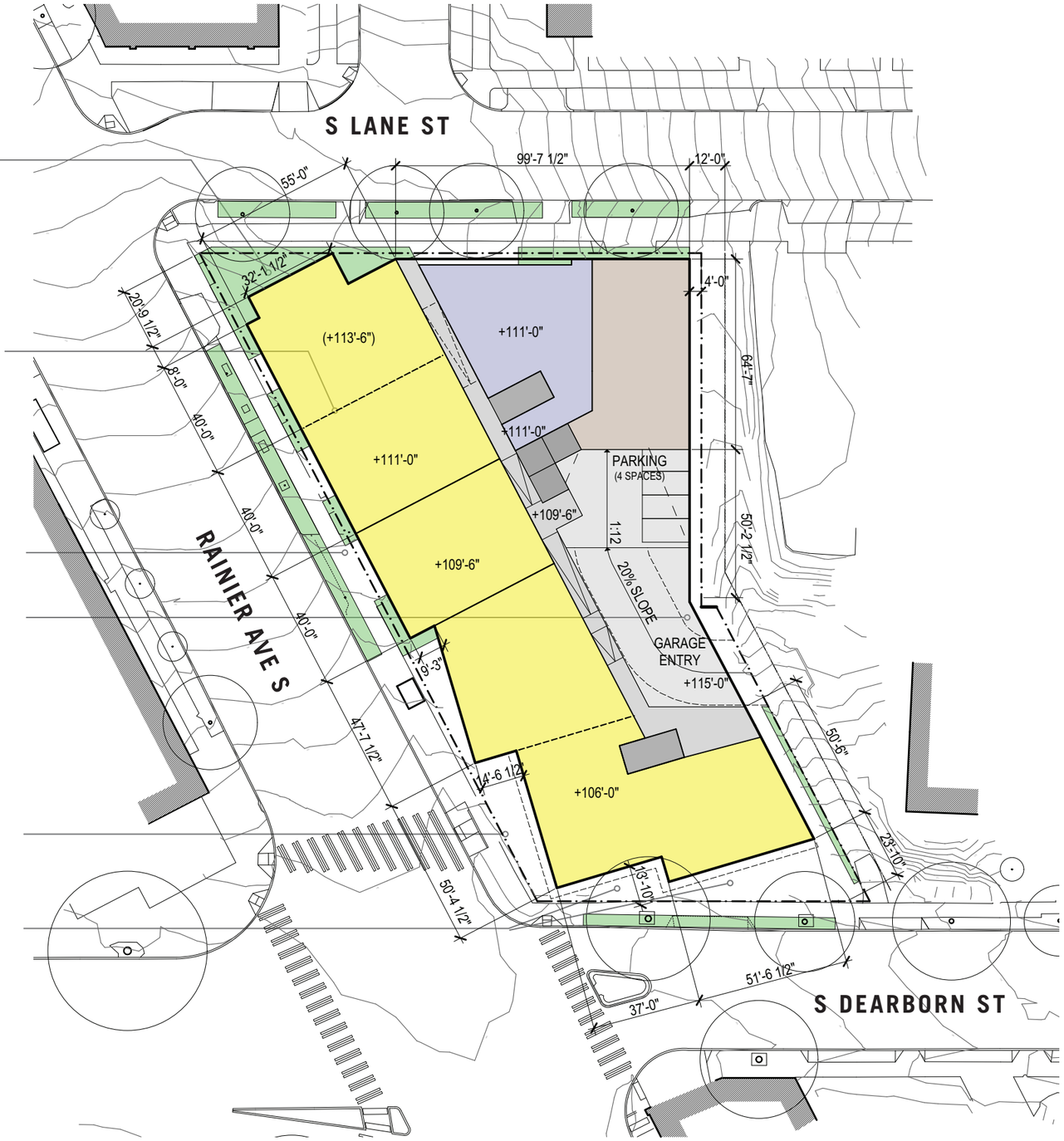
DC1.A Flexible commercial spaces
Can be divided in 1 - 5 spaces.

CS1.E Street level setbacks enlarge sidewalk. Allow for at grade landscaping, pedestrian circulation space, bus stop.

DC1.B
DC2.A Alley setback in response to site shape, supports better sight lines and vehicular access

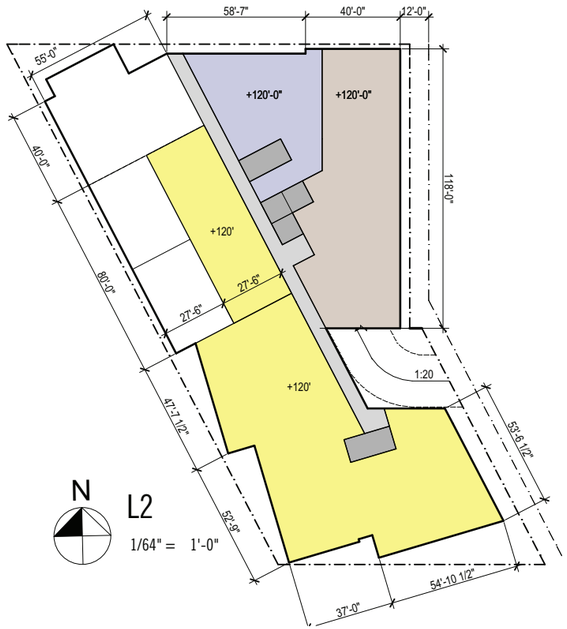
CS2.B
PL1.B Setback at corner responds to busy intersection and take cues from Goodwill building.

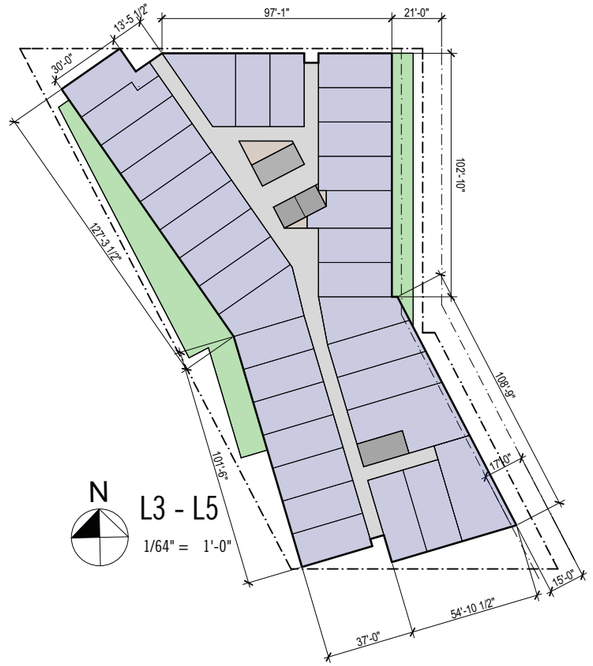
CS2.B
PL1.
PL3.C Setback along Dearborn enlarges sidewalk, create opportunities for sidewalk spillover from commercial.

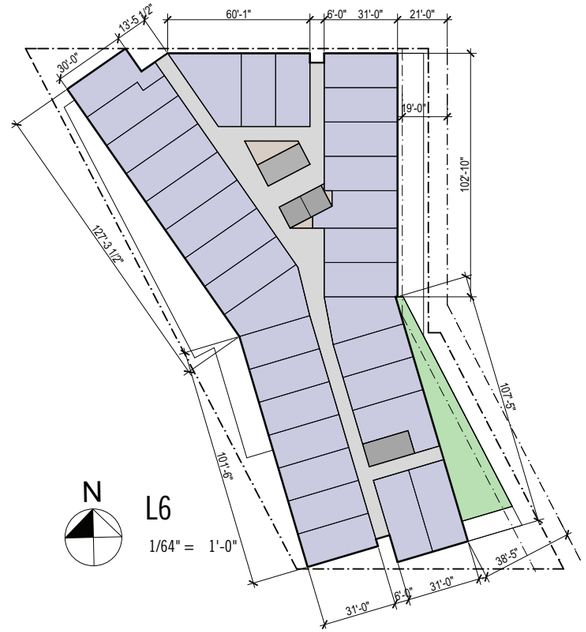


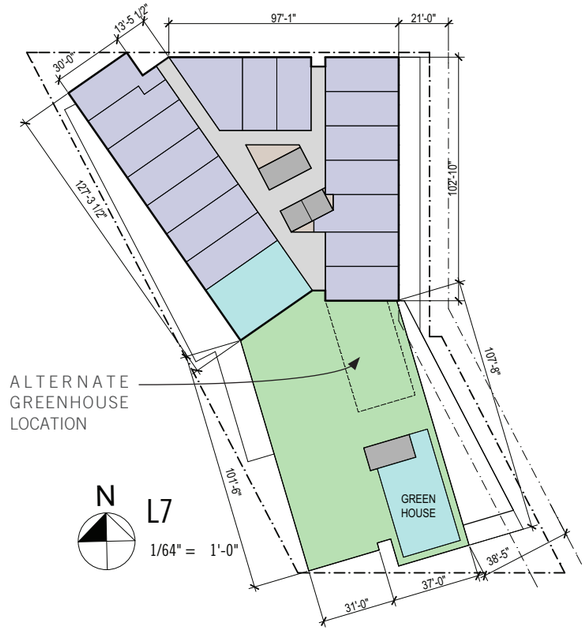
LEVEL 1

NOT TO SCALE





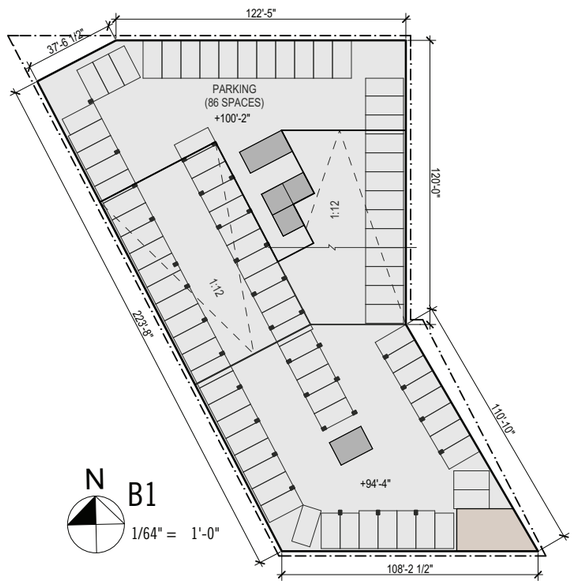


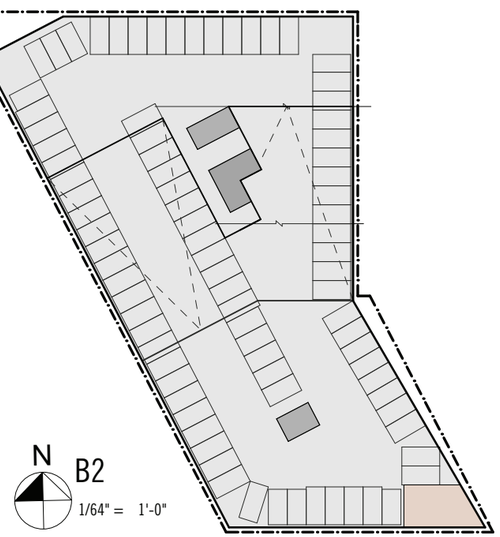


CS1.B CS2.B CS2.D

‘Y’ shaped building responds to irregularly shaped site. Units oriented towards the street and alley. Angled form pulls back from Rainier and alley. Opportunities for light and ventilation for corridors at three locations.

Landscape podium at L3 only.





PLAN KEY

- RESIDENTIAL UNIT LOBBY
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- MECH/UTILITY
- VERTICAL CIRCULATION
- HORIZONTAL CIRCULATION
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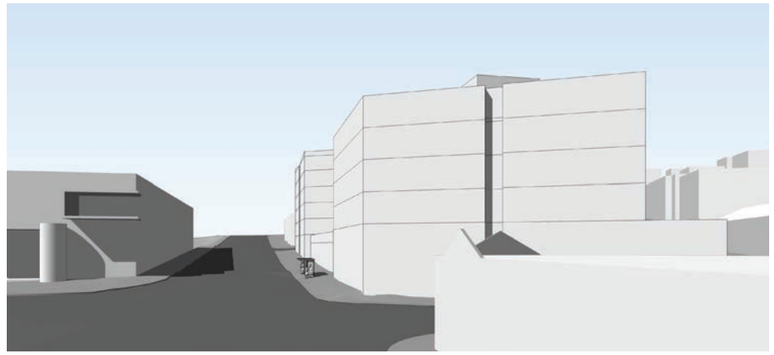
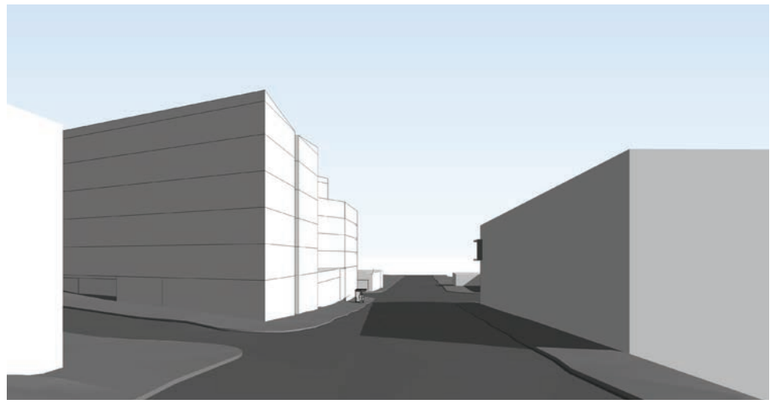
- RES INDOOR AMENITY

OPTION SUMMARY PROS & CONS

OPTION 1: SNAKE SCHEME



STREET VIEW looking north on Rainier Ave S



STREET VIEW looking south on Rainier Ave S

PROS

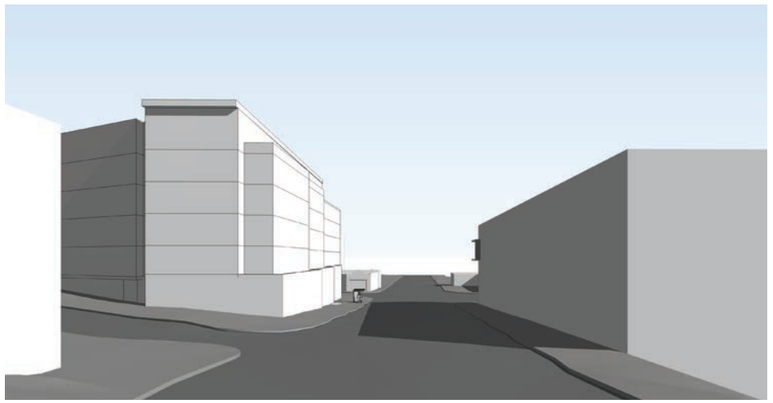
- Urban scale setback on Rainier, breaks down building massing.
- Setback is an opportunity for a large-scale landscape element on Rainier.
- Alley setback responds to smaller scale LR3 zone.
- Street level setback at bus stop.
- Stepped roof heights allow for large south facing roof deck, greenhouse.
- Efficient use of site, largest number of units.
- Separation of commercial and residential parking.
- Residential massing can be combined with Option 2 or Option 3 parking/ commercial.

CONS

- Option concentrates massing at corners, most active portions of site. Further development would require erosion of massing at street level.
- Option does not currently respond to corner of site at S Dearborn St and Rainier Ave S.
- Success of option depends on facade development.
- Irregularly shaped and narrow commercial spaces.
- Commercial parking does not provide enough spaces to be viable - more parking needed to make commercial viable.
- Limited residential views down Rainier.

OPTION 2: STEP SCHEME

STREET VIEW looking north on Rainier Ave S



STREET VIEW looking south on Rainier Ave S

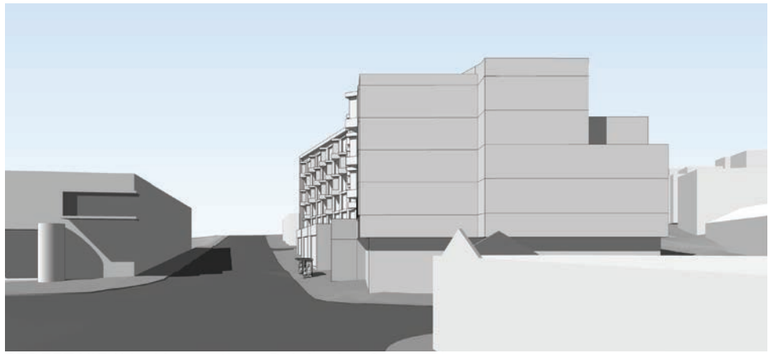
PROS

- Rectilinear modulation on Rainier suggests a “background” building with regular streetwall.
- Setbacks along Rainier make a generous sidewalk, expands the southbound view frame of Mt. Rainier.
- Setbacks along alley, responds to smaller scale LR3 zone.
- Geometry of commercial spaces is regular/orthogonal, allows for flexible subdivision.
- Stepped roof heights allow for large south facing roof deck, greenhouse.
- Below grade parking provides good parking ratio for commercial and residential uses.

CONS

- Building massing is loaded on Rainier, feels large at street level.
- Modulated bays may be too large to achieve desired sense of scale - approach may be better suited to a smaller scale building.
- Option is least efficient: largest FAR and circulation space but fewest number of residential units and smallest commercial space.
- Combined entry for commercial and residential parking requires close coordination of uses/access.
- Departure may be required.

OPTION 3: Y SCHEME



STREET VIEW looking north on Rainier Ave S

STREET VIEW looking south on Rainier Ave S

PROS

- Angled form contracts mid-site, remains compact at south
- Organization supports small-scale commercial, setbacks at residential units.
- Building sets back, steps down at alley.
- Setbacks at Dearborn corner and bus stop enlarge the sidewalk.
- Geometry of commercial spaces is regular/relatively orthogonal.
- Stepped roof heights allow for large south facing roof deck, greenhouse.
- Good parking ratio.
- Irregular building form has potential to enhance site identity, visibility.

CONS

- Combined entry for commercial and residential parking requires close coordination of uses/access.
- Success of bays depends on execution.
- Departure may be required.

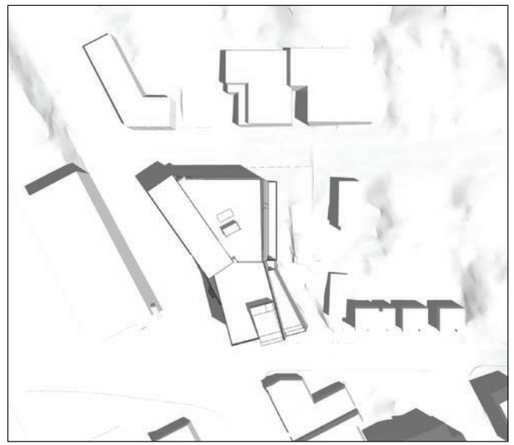
Option 1 and 2 are similar.

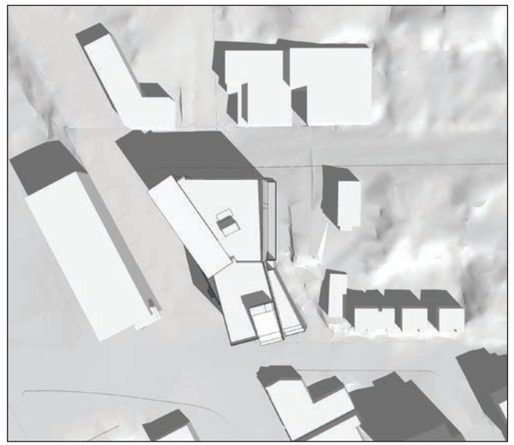
JUNE 21

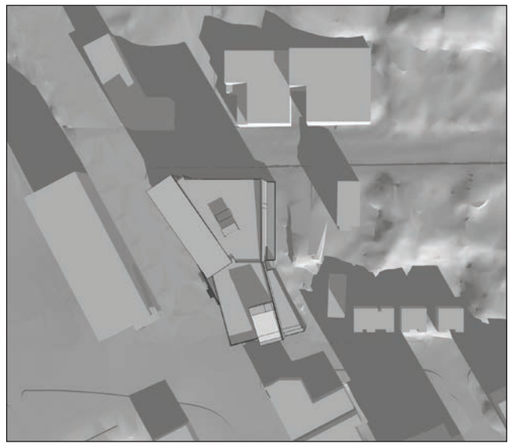
SEPTEMBER 21/ MARCH 21

DECEMBER 21

10:00AM







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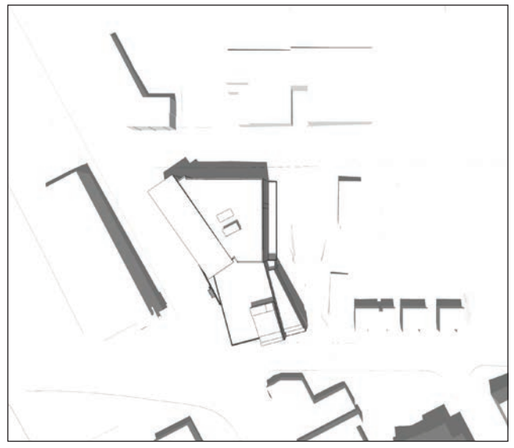

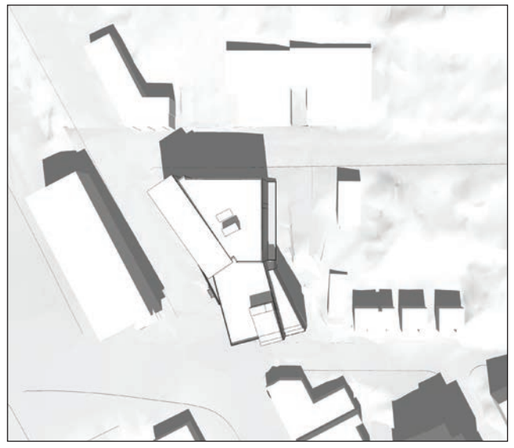

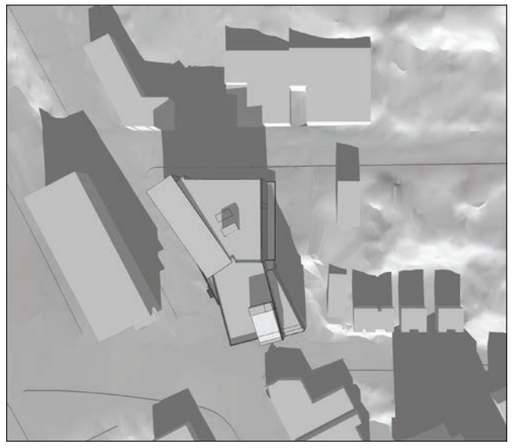

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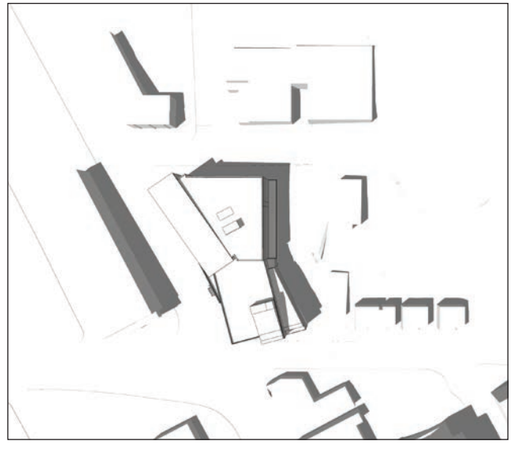
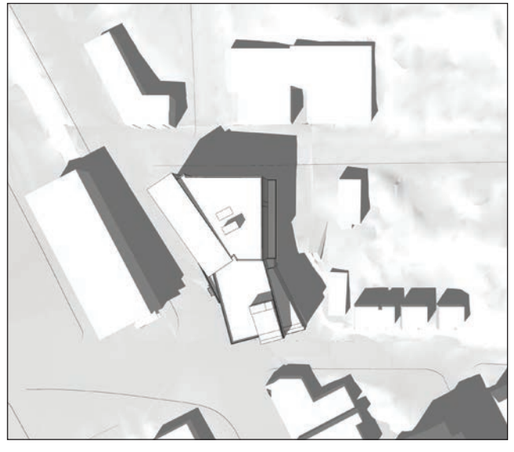
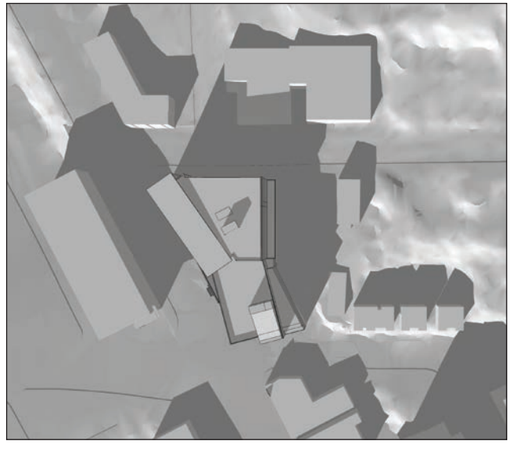






SETBACK FROM LR3 ZONE

All three options provide generous setbacks from the adjacent LR3 zone. Diagrams show typical setbacks for each option.

Option 1 requires no departures. Options 2 and 3 encroach minimally on the required setback in specific locations and require departures.

CODE REQUIREMENT

Per SMC 23.47A.014.B.3. structures containing residential use across the alley from a residential zone are required to setback from the residential zone:

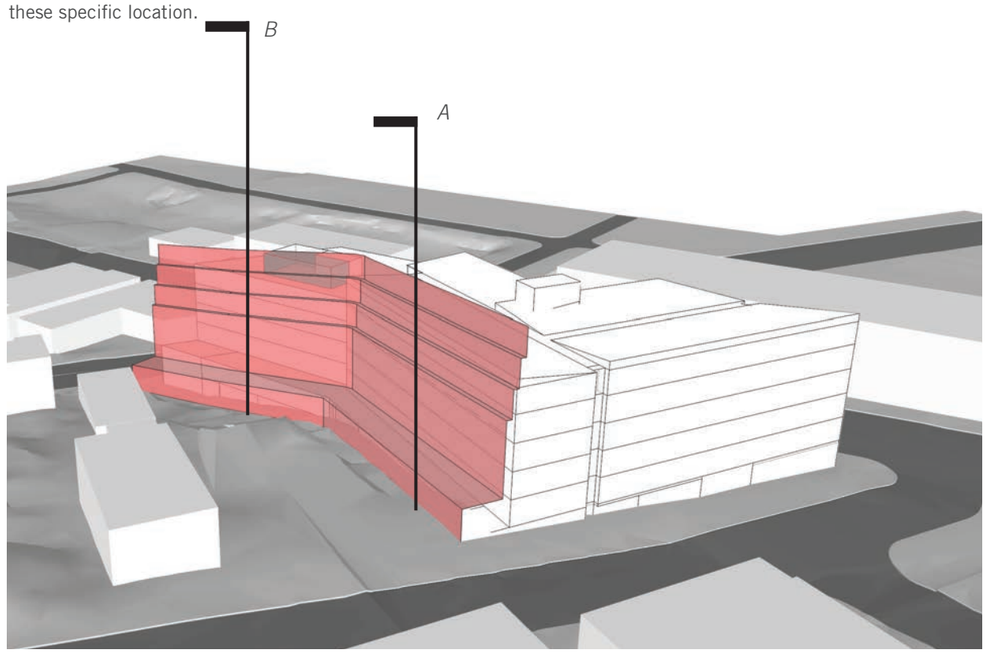
0 - 13’ No setback required

13’ - 40 15’ setback

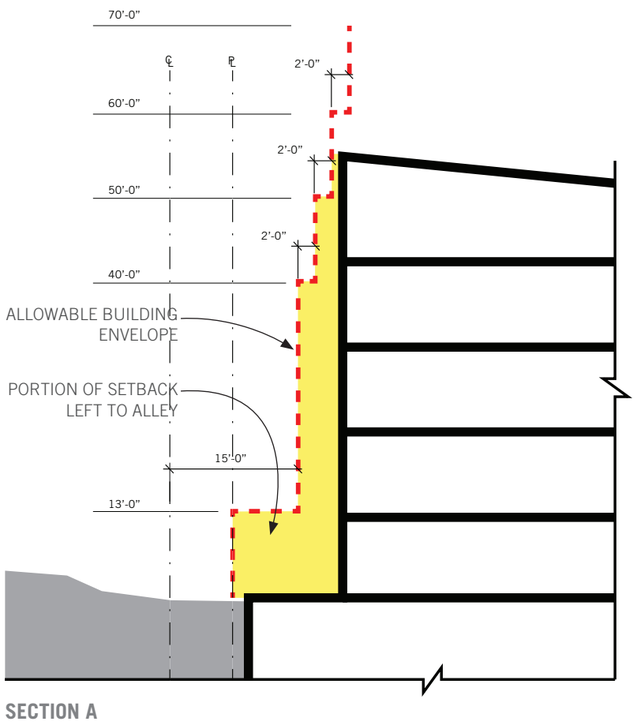
Above 40’, an additional 2’ setback for every 10’ of building height is required. One-half the alley can be counted in the setback.

RATIONALE FOR BOTH DEPARTURES

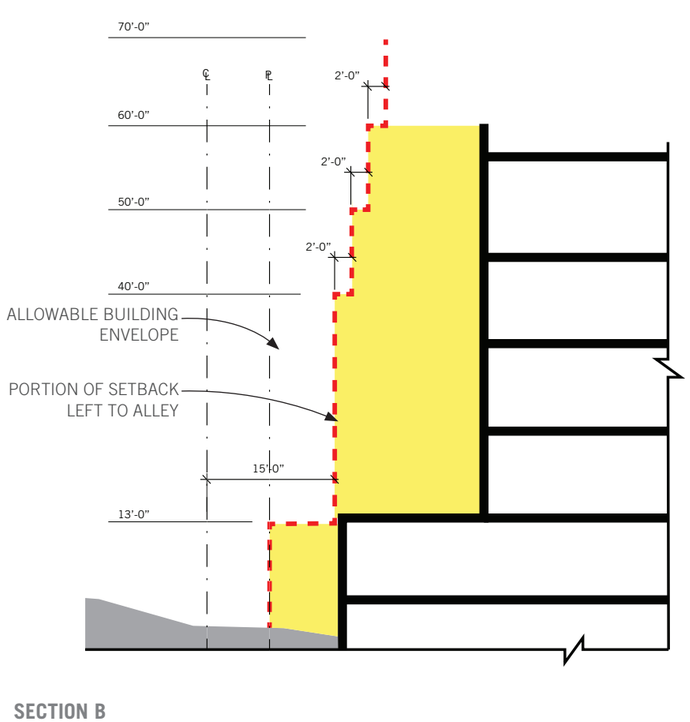
Each option provides significant setback along the alley - more than required by code. The encroachments are localized and due to the irregular shape of site and topography. With the departures, building massing can be driven by design logic for the whole building/site rather than as a direct expression of zoning code at these specific location.



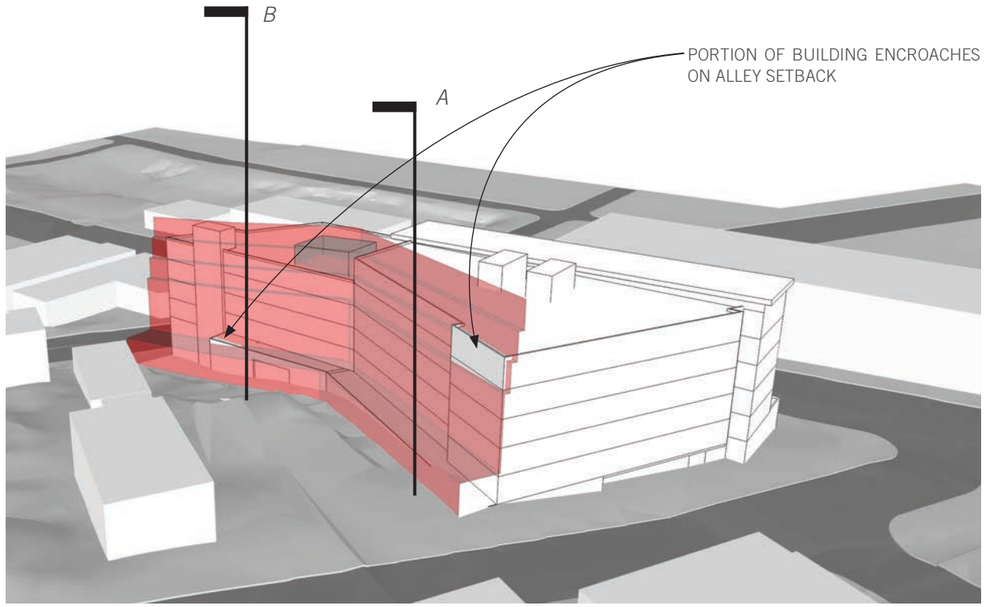
OPTION 1: NO DEPARTURE REQUIRED



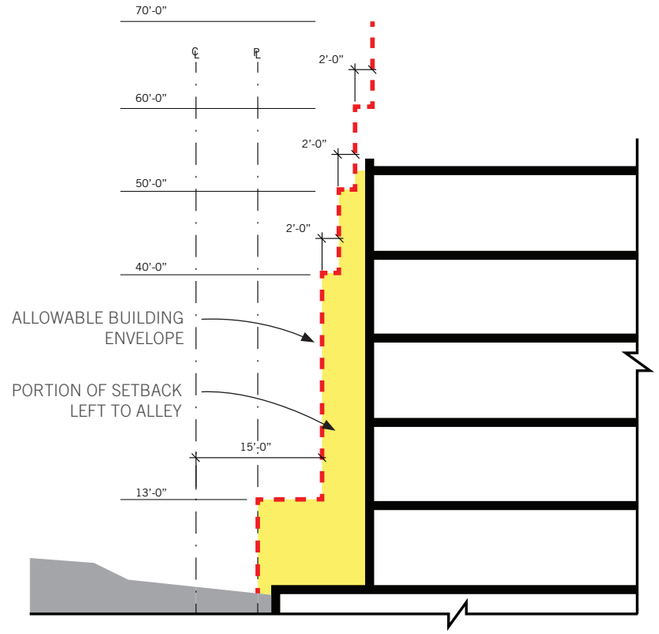
SECTION A



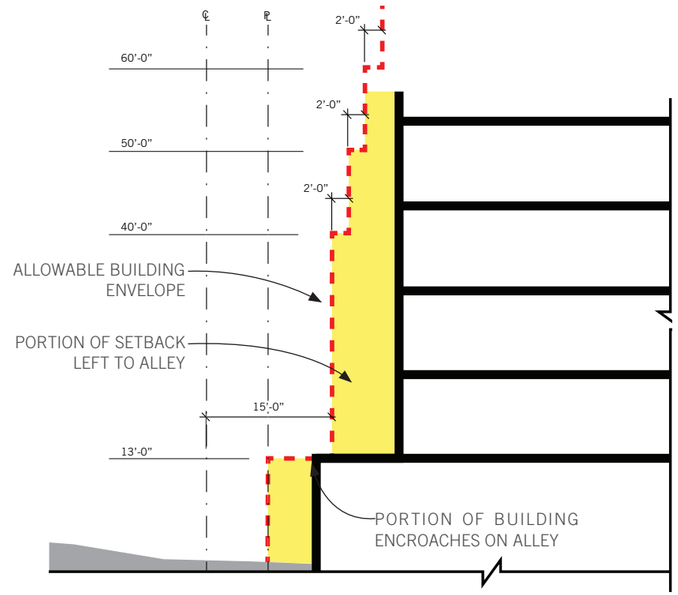
SECTION B



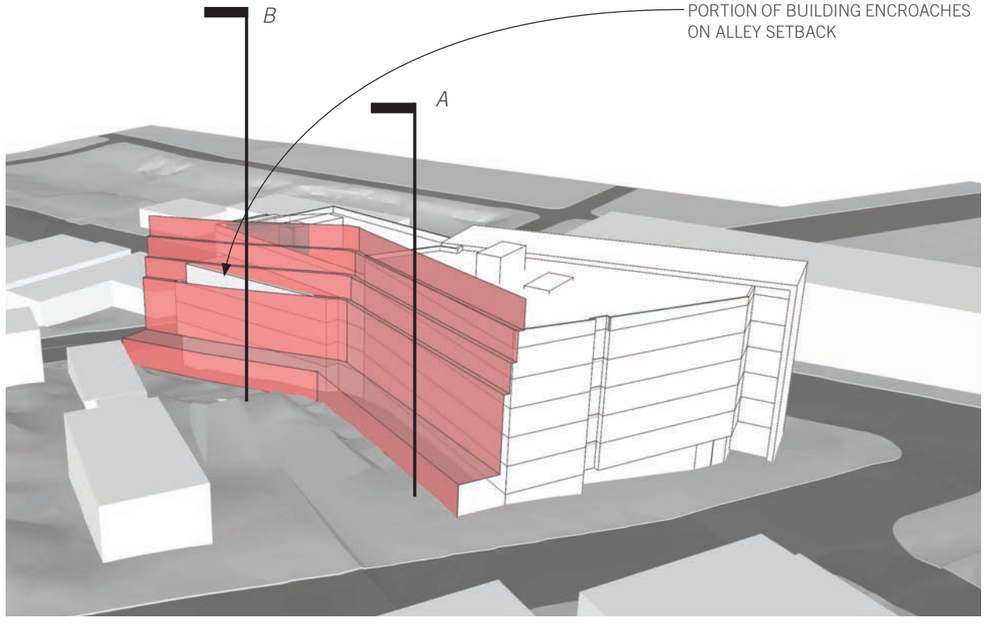
OPTION 2: DEPARTURE REQUEST



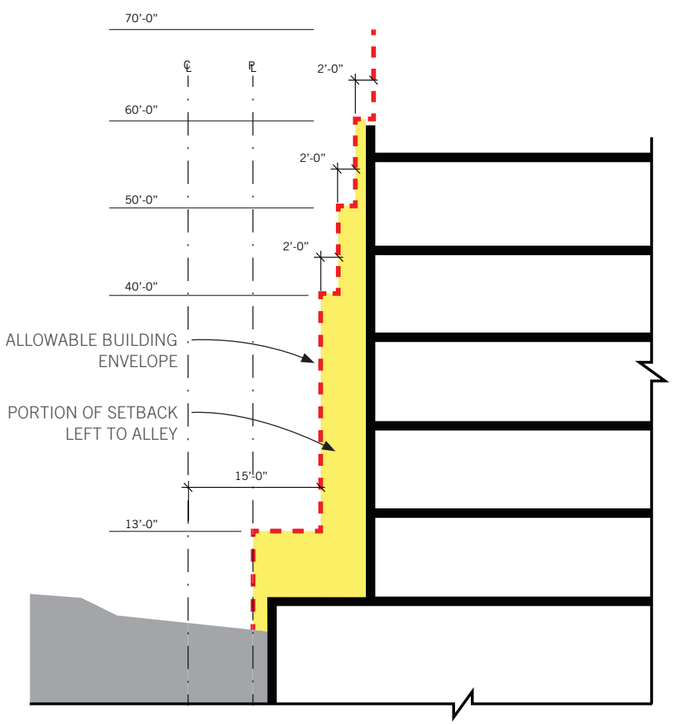
SECTION A



SECTION B



OPTION 3: DEPARTURE REQUEST



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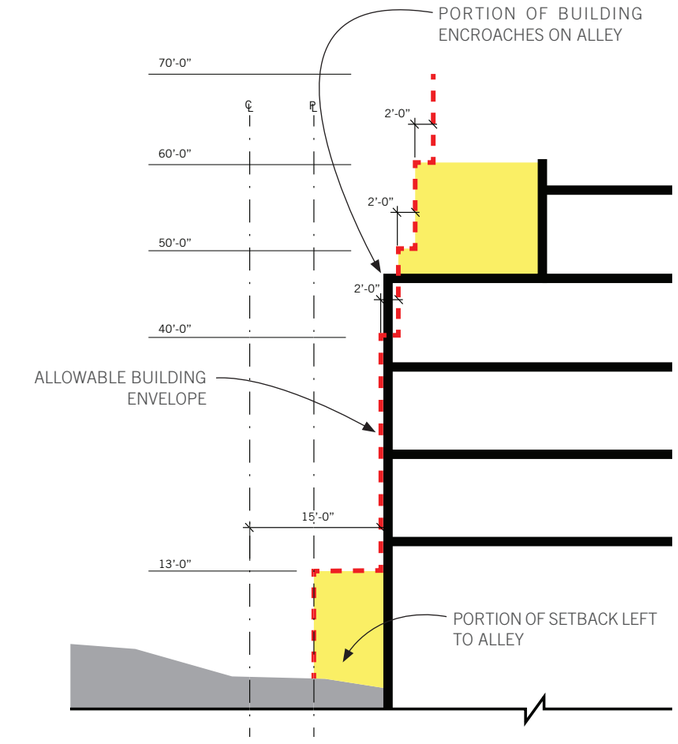
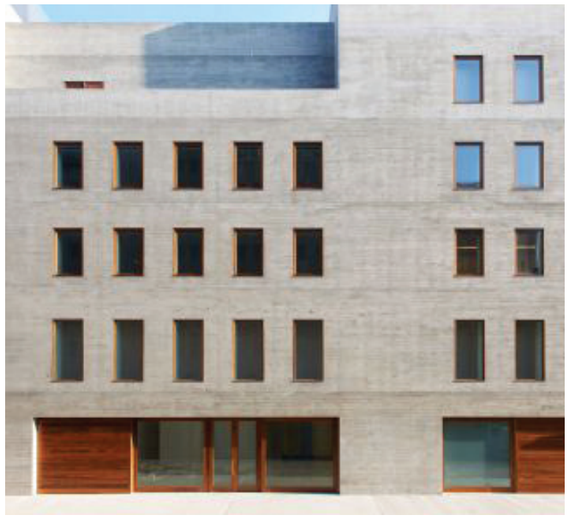


SECTION B

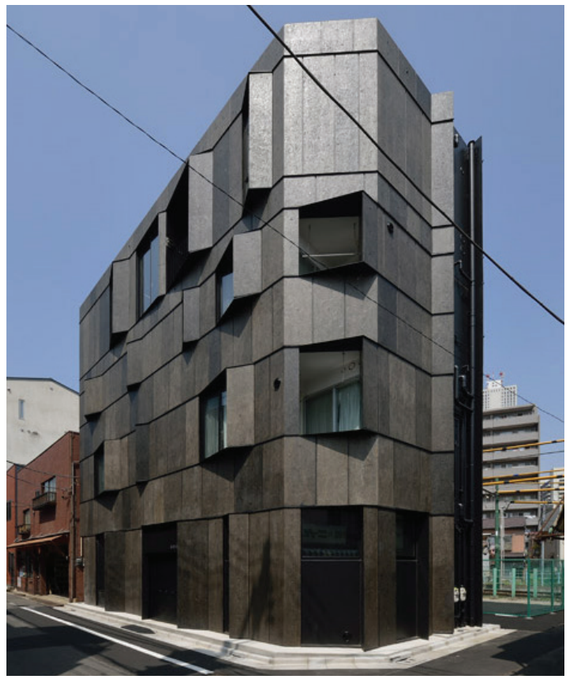
OPTION 1

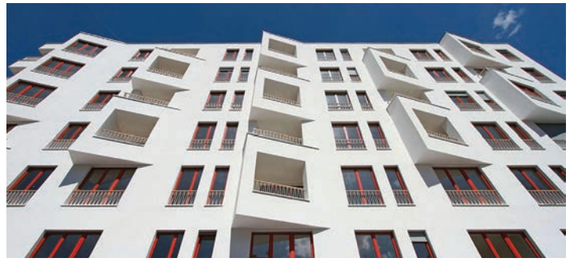
Images present two distinct directions: Top image shows a monochromatic building skin that smoothly follows an irregular building form. Window pattern animates the facade. Bottom image emphasizes building volume and skin with a carved out setback - potential direction for urban scale setback on Rainier.



OPTION 2

Continuous street wall with large scale bays modulate upper level massing (top image). Upper level massing informs street level rhythm of solid and void, asymmetrical use of material and window pattern animates and individualizes commercial frontage (bottom image).





OPTION 3

Angled bays create a direct relationship between unit interior and building exterior. Bays provide an opportunity to use bracketed views, decks, and sun shading as exterior scale and textural elements. Idea images include bays used as objects in a “field” (top image), as texture on a relatively monochromatic facade (middle image) and combined into urban-scale elements (bottom image).

All options include a rooftop greenhouse. The idea is to provide a rooftop amenity area with good solar exposure that provides residents and potentially commercial tenants access to communal, get-your-hands-dirty landscape areas and the opportunity to grow food and herbs.

The design team is still exploring the character and program for the greenhouse. Based on preliminary research, three different approaches are possible. Water collection/reuse strategies should address irrigation for all options.

1 ROOF PODS

In this scenario, the greenhouse would consist of multiple small enclosures that house sets of plants and seating for 1-2 people. The roof pods would be low tech and unconditioned. They would extend the growing season but would not allow for year round food production.

2 PASSIVE SYSTEM GREENHOUSE

In this option, the greenhouse would be a rooftop structure/ architectural feature that houses plants and gardening project space. The structure would be low tech with temperature control through operable windows and doors. The structure would not be mechanically conditioned. This option would extend the growing season but would not allow for year round food production.

3 ACTIVE SYSTEM GREENHOUSE

Similar to the Passive System Greenhouse, this option would be a rooftop structure/architectural feature that houses plants and gardening project space. The structure would be mechanically conditioned and would allow for year round food production. This option would require the most up front costs and maintenance.

1. ROOF PODS

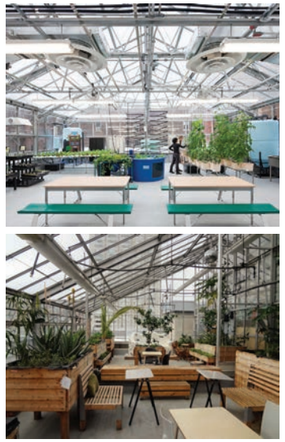
Individualized enclosures or unenclosed

Extended growing season

2. PASSIVE SYSTEMS GREENHOUSE

Enclosed, passive temperature control,

Extended growing season



3. ACTIVE SYSTEMS GREENHOUSE

Enclosed, mechanically conditioned

Year round growth

PRECEDENTS RAINWATER COLLECTION AND REUSE

The project team is exploring opportunities for expressed rainwater collection and reuse. Strategies under consideration include urban scale and secondary architectural elements that double function as conduits for water and elements that bring scale and detail to the project: sloped roofs, expressed and/or sculptural downspouts and planters at multiple levels of the project. All schemes provide placeholder landscape at multiple levels of the project - where feasible and sensible, these may be bio-retention planters.

The resource-use intent is to treat flow of water around the site and to minimize the amount of water that reenters the sewer system. The architectural idea is to manage water flow from high to low in an expressed way that adds to the functionality and character of the building.

DOWNSPOUTS

Secondary architectural elements: expressed and/or sculptural downspouts double function as conveyors of rainwater and elements that add scale and detail to the project.

ROOFS / ROOF ELEMENTS

Urban scale roof forms serve as means of transferring large amounts of rainwater to targeted areas of the project site.