



PROJECT DESCRIPTION

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PROJECT SUMMARY

PROJECT ADDRESS
4029 RAINIER AVE S, SEATTLE WA 98118

DPD PROJECT NUMBER
3032382-LU, 6675677-CN

OWNER'S NAME
Alder Investments, LLC

ZONING INFORMATION
NC2-40
MT BAKER (HUB URBAN VILLAGE)
FREQUENT TRANSIT CORRIDOR

PARCEL NUMBER
1604602235

LOT AREA
3,473 SF

LEGAL DESCRIPTION
CLAREMONT ADD PORS OF
LOT 1 & 2 & ALL 23-24-25
LY ELY OF SEWER R/W LESS ST

OF UNITS
SEDU: 26

FAR SQUARE FOOTAGE
MAX FAR ALLOWED - 3,473 SF X (3.0 FAR) = 10,419 SF
9,056 FAR SF PROPOSED

PARKING STALLS
0 PARKING STALLS REQUIRED, 0 PROVIDED
26 BICYCLE STORAGE REQUIRED
27 BICYCLE STORAGE PROVIDED



9-BLOCK AERIAL

DEVELOPMENT OBJECTIVES

THE OWNER PROPOSES THE CONSTRUCTION OF 26 SEDU UNITS. THE EXISTING DUPLEX ON THE PARCEL WILL BE DEMOLISHED. THE PARCEL IS IDEAL FOR A SEDU DEVELOPMENT DUE TO ITS PROXIMITY TO I-5 AND THE RAINIER/GENESEE BUSINESS DISTRICT. RAINIER AVE S. IS A FREQUENT TRANSIT CORRIDOR, AND THE PROJECT PROVIDES AN APPROPRIATE SCALED TRANSITION BETWEEN COMMERCIAL AND SINGLE FAMILY RESIDENTIAL.

EXISTING SITE

THE PROJECT SITE IS LOCATED ON RAINIER AVE S, BETWEEN S ANDOVER STREET TO THE NORTH AND SOUTH DAKOTA STREET TO THE SOUTH. OPPOSITE OF THE PROJECT PARCEL ON RAINIER AVE S IS THE DARIGOLD WAREHOUSE. TO THE EAST OF THE SITE IS AN ALLEY, ACROSS FROM WHICH ARE SINGLE FAMILY HOUSES. AN INCOME TAX OFFICE IS ADJACENT TO THE NORTH OF THE PROJECT SITE. THE S. LILAC STREET, A RIGHT OF WAY WITH PUBLIC ACCESS STAIRS CLIMBING UP THE SITE TERRAIN BORDERS THE PROJECT TO THE SOUTH. LAKE WASHINGTON WATERFRONT IS LESS THAN A MILE AWAY FROM THE SITE AND JEFFERSON PARK IS A FEW BLOCKS TO THE WEST AND GENESEE PARK IS TO THE EAST.

ZONING AND OVERLAY DESIGNATION

THE PROJECT PARCEL IS ZONED NC2-40 IN THE MT BAKER HUB URBAN VILLAGE. COMMERCIAL ZONE TO THE EAST AND SINGLE FAMILY TO THE WEST ARE THE IMMEDIATE ADJACENT PARCELS OF THE SITE. LR2 ZONE OCCUPIES THE SOUTH WEST CORNER FROM THE SITE. THE SITE IS LOCATED WITHIN A FREQUENT TRANSIT CORRIDOR SO NO PARKING IS REQUIRED.



SITE CONTEXT - STREET ELEVATION



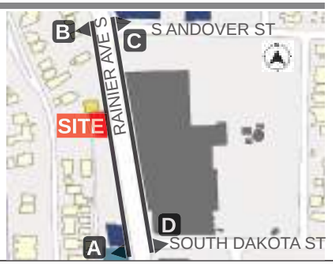
A STREET VIEW ALONG RAINIER AVE S, LOOKING EAST TOWARDS PROJECT SITE

ALONG RAINIER AVE, AT THE FRONT OF THE PROJECT SITE, THE SITE IS ADJACENT TO A RIGHT OF WAY WITH A PUBLIC ACCESS STAIR AND AN INCOME TAX OFFICE.



C STREET VIEW ALONG RAINIER AVE S, LOOKING WEST ACROSS FROM THE PROJECT SITE

ALONG RAINIER AVE, ACROSS FROM THE PROJECT SITE, IS THE DARIGOLD WAREHOUSE WITH A GIANT COLORFUL MURAL BETWEEN S ANDOVER AND S DAKOTA ST.



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SITE CONTEXT - STREET ELEVATION



PROJECT SITE | INCOME TAX OFFICE | VACANT | SIGLE FAMILY RESIDENTIAL

STREET VIEW ALONG RAINIER AVE S, LOOKING EAST TOWARDS PROJECT SITE **B**

ALONG RAINIER AVE, AT THE FRONT OF THE PROJECT SITE, THE SITE IS ADJACENT TO A RIGHT OF WAY WITH A PUBLIC ACCESS STAIR AND AN INCOME TAX OFFICE.



DARIGOLD WAREHOUSE | **RAINIER AVE S** | *S DAKOTA STREET*

STREET VIEW ALONG RAINIER AVE S, LOOKING WEST ACROSS FROM THE PROJECT SITE **D**

ALONG RAINIER AVE, ACROSS FROM THE PROJECT SITE, IS THE DARIGOLD WAREHOUSE WITH A GIANT COLORFUL MURAL BETWEEN S ANDOVER AND S DAKOTA ST.





A SOUTH OF PROJECT SITE
- Sloped Site
- S Lilac St Right of way
- Public Stair



B PROJECT SITE
- Existing Building to be demolished
- Transition from Arterial to Building Facade



C ADJACENT PROPERTY
- Tax Office to the North
- Setback from Rainier
- Allows for prominent Building Corner



D NORTH OF PROJECT SITE
- Single Family Home to the North
- Sloped Site

SURROUNDING DEVELOPMENTS



E NORTH OF SITE - 3600 RAINIER AVE S
- Multi-family Development two blocks to the North
- Similar Residential Use
- New High Density Development
- Similar Material Palette



F NORTH OF SITE - 3600 RAINIER AVE S



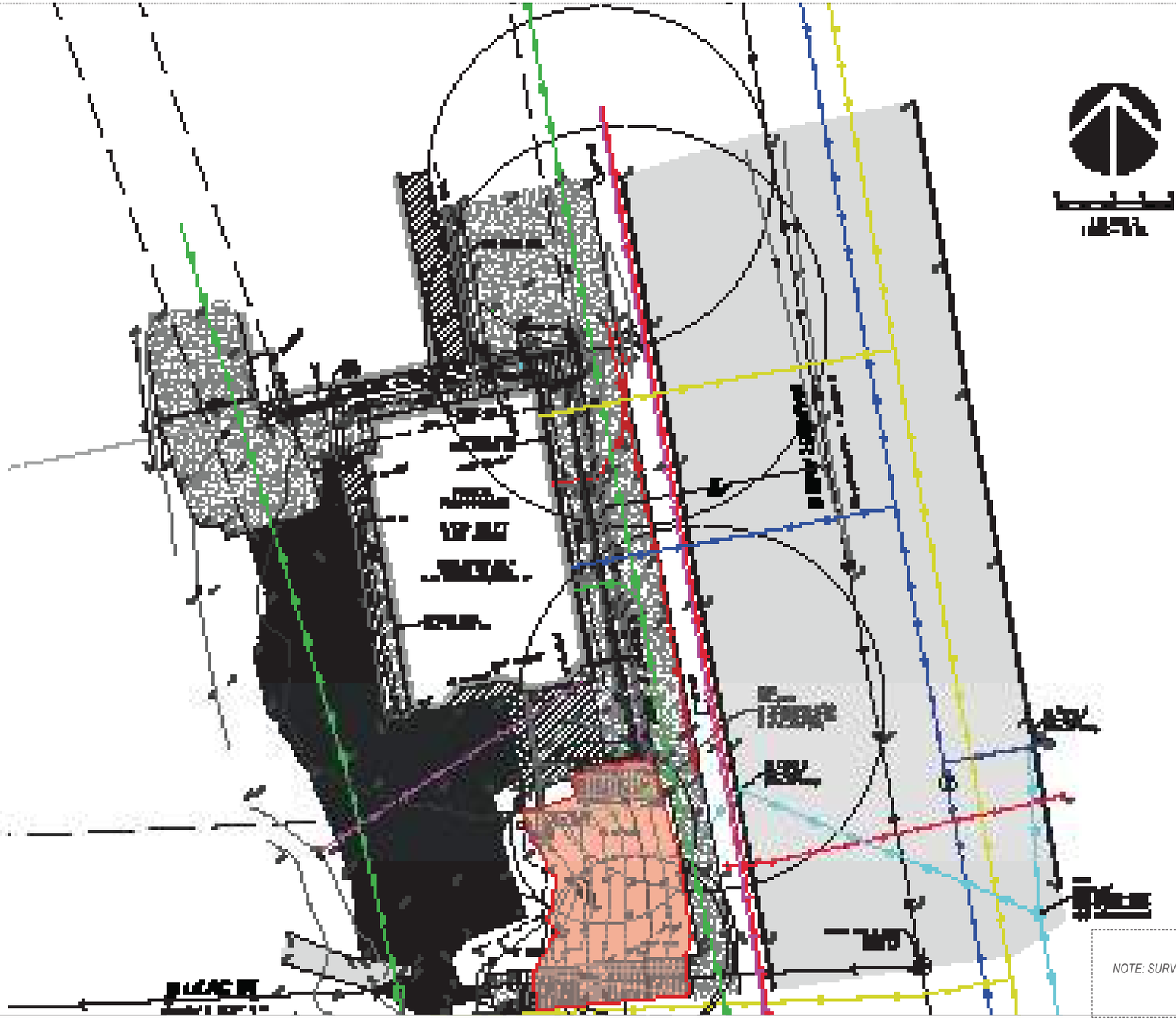
G NORTH OF SITE - 3495 RAINIER AVE S
- Multi-family Development three blocks to the North
- Similar Residential Use
- Rainier Street Frontage
- Entry Lobby Sequence at Corner
- Similar Material Palette



H NORTH OF SITE - 3495 RAINIER AVE S







NOTE: SURVEY HAS BEEN SCALED BY 50%.

SURROUNDING USES OTHER THAN SINGLE FAMILY

- RETAIL USE
- MULTI-FAMILY
- HOSPITALS/CLINICS
- COMMERCIAL / OFFICE
- SCHOOL
- INDUSTRIAL
- GREEN SPACE
- CHURCH
- GYM



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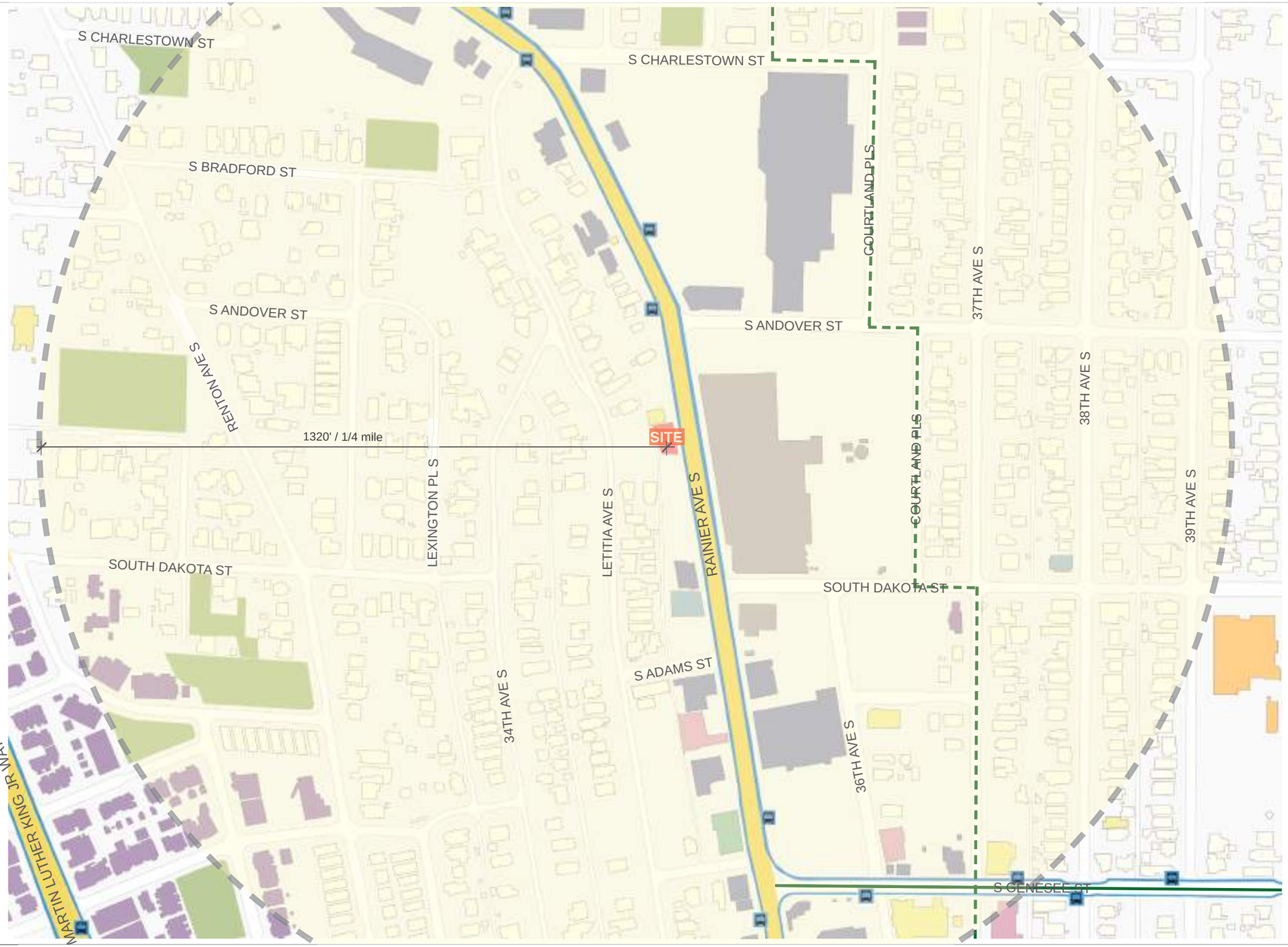
SITE ANALYSIS

BUS LINE
7, 9, 50, 987

BICYCLE LANE
PROTECTED LANE
NEIGHBORHOOD GREENWAY

MAJOR ARTERIAL

1/4 MILE RADIUS



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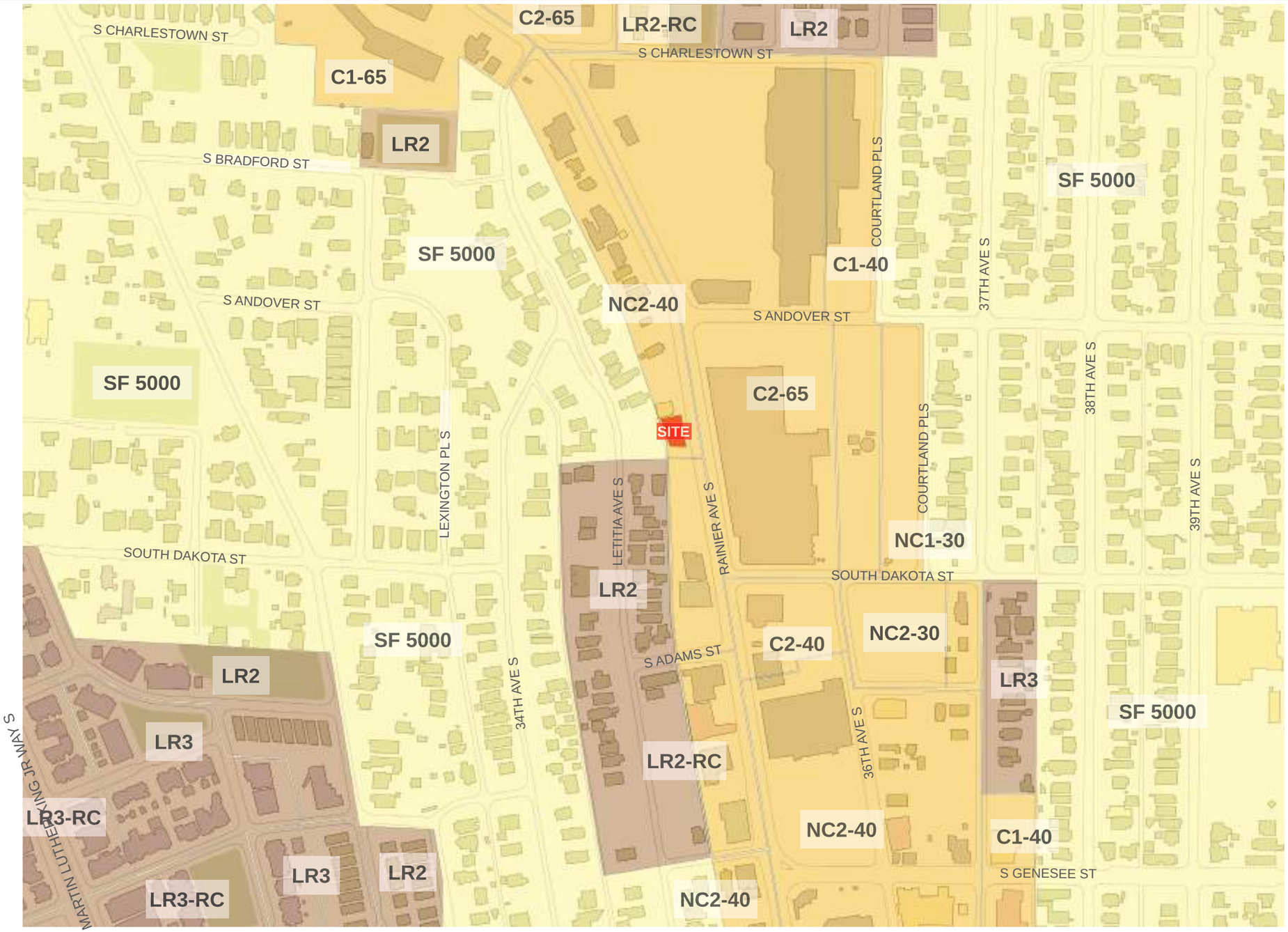
N

SINGLE FAMILY (SF) 5000

LOWRISE 2 (LR2)
LOWRISE 3 (LR3)

NEIGHBORHOOD COMMERCIAL 1 (NC1)
NEIGHBORHOOD COMMERCIAL 2 (NC2)

COMMERCIAL 1 (C1)
COMMERCIAL 2 (C2)

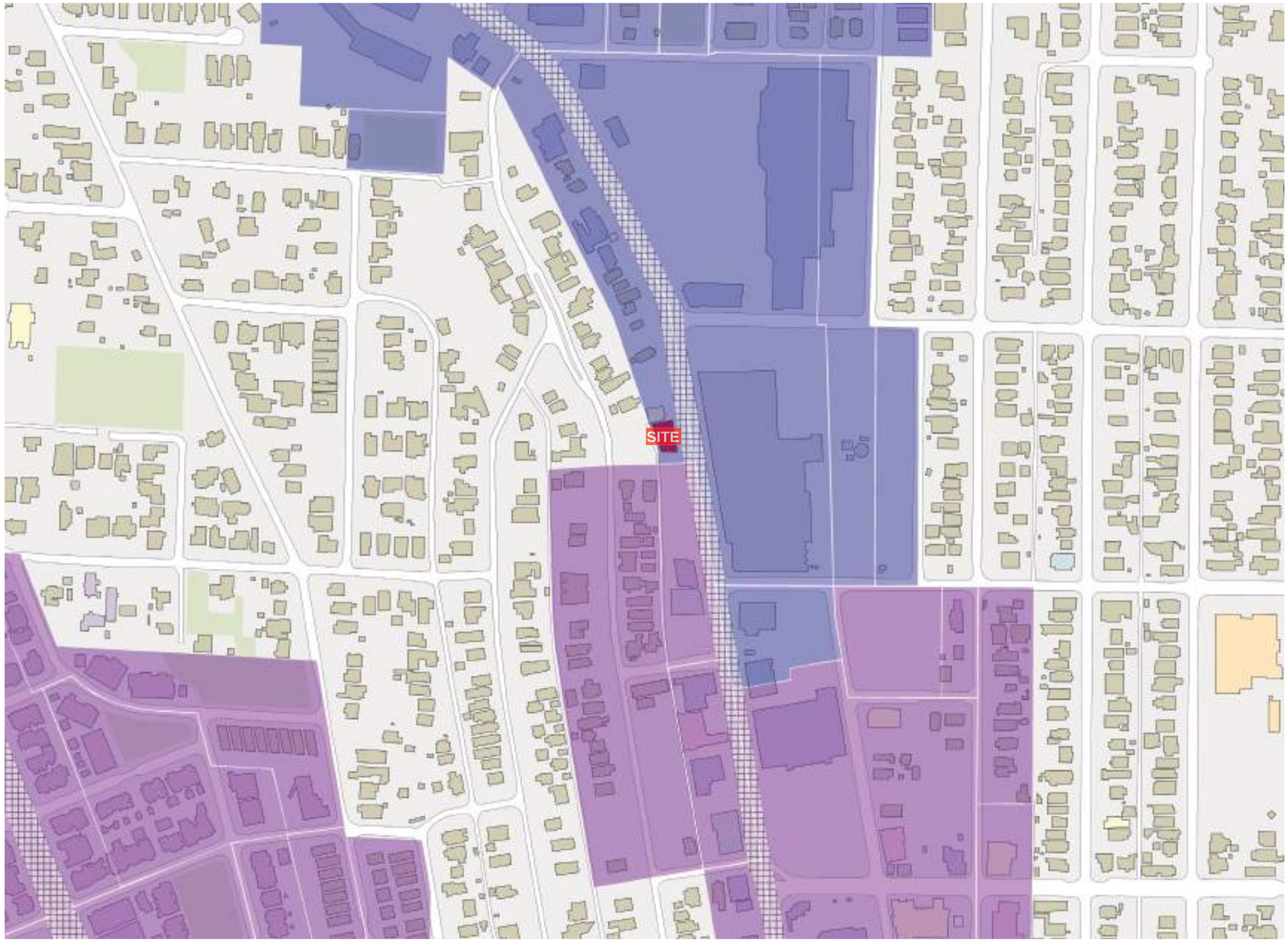


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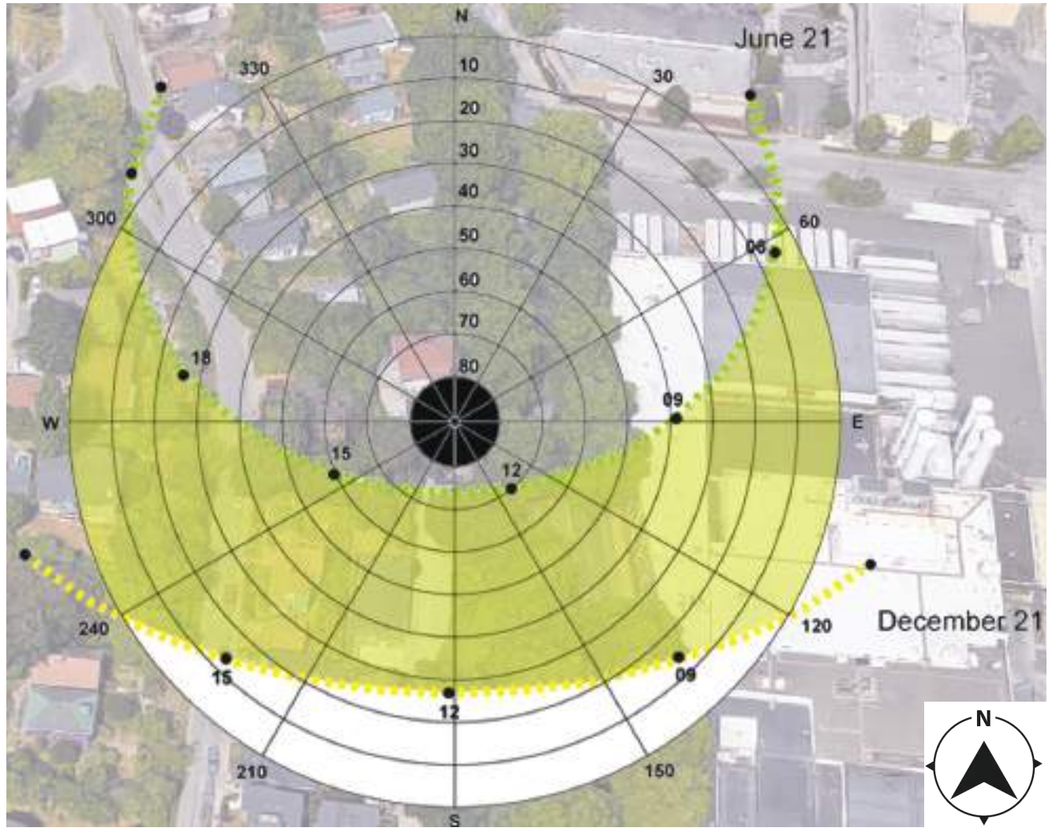
HUB URBAN VILLAGE

RESIDENTIAL URBAN VILLAGE

FREQUENT TRANSIT CORRIDOR



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SOLAR ACCESS

Best solar access is curently from the south, west and north since the project will be taller than the surrounding existing buildings. The north elevation of the building does not have windows because of it's proximity to the property line against the neighboring property.

Most units should benefit from direct sunlight throughout the year during midday hours. The abundance of trees and their canopies cast shadows over the neighboring buildings, but the project is 4 story tall and the trees around it will be trimmed to allow light in.



VIEWS

Views will be blocked to the east and west by the neighboring existing buildings on the lower floors. There are potential views of Lake Washington to the west from the units above the second floor.

Territorial views to the west and south will be possible for units above the 3rd floor.

TRAFFIC / ACCESS PATTERNS

The site is located on a major artorial Rainier Ave S with multiple means of transportation and access. Rainier Ave S is a high traffic street with large trees and landscaped sidewalks that are conducive to pedestrians. The site also has an alley in the back for the main point of access for trash collection. Both the alley and Rainier Ave S will be available for bike access to the building.

There are several bike friendly streets around the site with Lake Washington to the East and Cheasty Trail to the West. This will promote bicycle use and the building will have adequate bike storage inside.

Several bus line services 7, 9, 50,and 987 travelling North/South and East/West qualifies the site for Frequent Transit.

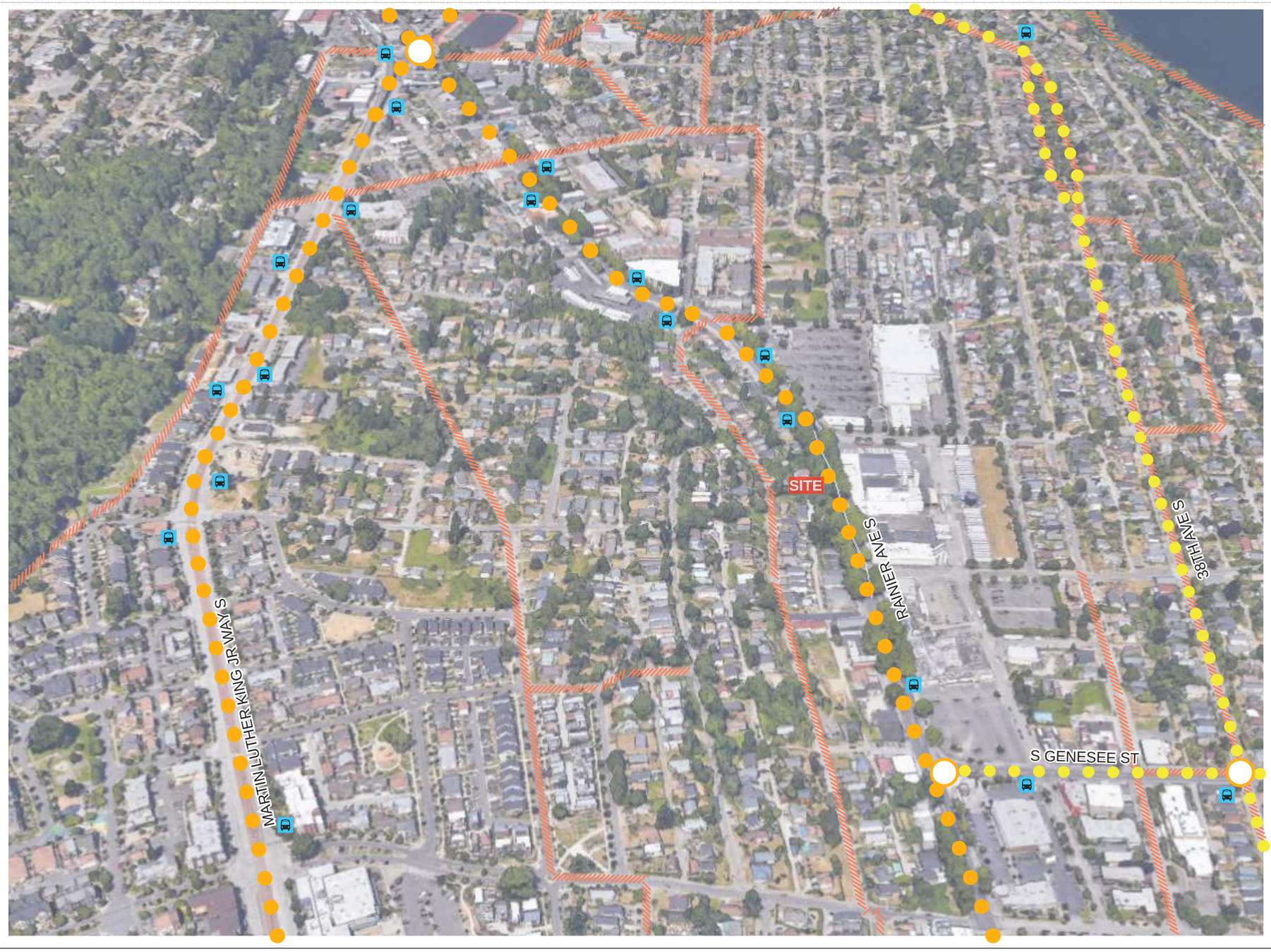
MARJOR ARTERIALS

PRIMARY ACCESS ROADS

BIKE PATHS

NODES

BUS STOPS



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ZONING ANALYSIS - LAND USE CODE SUMMARY

23.47A.002 SCOPE OF PROVISIONS
NEIGHBORHOOD COMMERCIAL 2 (NC2-40).

23.47A.004 PERMITTED AND PROHIBITED USES
TABLE A. RESIDENTIAL USES ARE PERMITTED OUTRIGHT SUBJECT TO PROVISIONS OF THIS TITLE.
THE PROPOSAL COMPLIES WITH THIS SECTION OF THE LAND USE CODE.

23.47A.008 STREET-LEVEL DEVELOPMENT STANDARDS
A.2 BLANK FACADES BLANK SEGMENTS OF THE STREET-FACING FACADE BETWEEN 2 FEET AND 8 FEET ABOVER THE SIDEWALK MAY NOT EXCEED 20 FEET IN WIDTH.
D. WHERE RESIDENTIAL USES ARE LOCATED ALONG A STREET-FACING FACADE, THE FOLLOWING REQUIREMENTS APPLY UNLESS EXEMPTED BY SUBSECTION 23.47A.008.G:
1. AT LEAST ONE OF THE STREET-LEVEL STREET-FACING FACADES CONTAINING A RESIDENTIAL USE SHALL HAVE A VISUALLY PROMINENT PEDESTRIAN ENTRY; AND
2. THE FLOOR OF A DWELLING UNIT LOCATED ALONG THE STREET_LEVEL STREET-FACING FACADE SHALL BE AT LEAST 4 FEET BELOW SIDEWALK GRADE OR BE SET BACK AR LEASE 10 FEET FROM SIDEWALK. AN EXCEPTION TO THE STANDARDS OF THIS SUBSECTION 23.44.008.D.2 MAY BE GRANTED AS A TYPE I DECISION IF THE FOLLOWING CRITERIA ARE MET:
a. AN ACCESSIBLE ROUTE TO THE UNIT IS NOT ACHIEVEABLE IF THE STANDARD IS APPLIED OR EXISTING SITE CONDITIONS SUCH AS TOPOGRAPHY MAKE ACCESS IMPRACTICAL IF THE STANDARD IS APPLIED;
b. THE FLOOR IS AT LEAST 18 INCHES ABOVE AVERAGE SIDEWALK GRADE OR 4 FEET BELOW SIDEWALK GRADE, OR IS SET BACK AT LEAST 10 FEET FROM THE SIDEWALK; AND
c. THE VISUALLY PROMINENT PEDESTRIAN ENTRY IS MAINTAINED.
THE PROPOSAL COMPLIES WITH THIS SECTION OF THE LAND USE CODE.

23.47A.012 STRUCTURE HEIGHT
NC2-40 - 40' HEIGHT MAXIMUM
A.1 THE HEIGHT OF A STRUCTURE MAY EXCEEDTHE OTHERWISE APPLICABLE LIMIT BY UP TO 4 FEET, SUBJECT TO SUBSECTION 23.47A.012.A.1.a, PROVIDED THE FOLLOWING CONDITIONS ARE MET: EITHER:
a. A FLOOR-TO-FLOOR HEIGHT OF 13 FEET OR MORE IS PROVIDED FOR NON-RESIDENTIAL USES AT STREET LEVEL; OR
b. A RESIDENTIAL USE IS LOCATED ON A STREET_LEVEL, STREET_FACING FACADE, PROVIDED THAT THE AVERAGE HEIGHT OF THE EXTERIOR FACADES OF ANY PORTION OF A STORY THAT IS PARTIALLY BELOW-GRADE DOES NOT EXCEED 4 FEET, MEASURED FROM EXISTING OR FINISHED GRADE, WCHIEVER IS LESS, AND THE FIRST FLOOR OF THE STRUCTURE AT OR ABOVE GRADE IS AT LEAST 4 FEET ABOVE SIDEWALK GRADE.
THE PROPOSAL COMPLIES WITH THIS SECTION OF THE LAND USE CODE.

23.47A.013 FLOOR AREA RATIO
A.1. ALL GROSS FLOOR AREA NOT EXEMPT,UNDER SUBSECTION 23.47A.013.D IS COUNTED AGAINST THE MAX GROSS FLOOR AREA ALLOWED BY THE PERMITTED FAR.
TABLE A. TOTAL FAR PERMITTED ON RESIDENTIAL USE = 3.0
THE PROPOSAL COMPLIES WITH THIS SECTION OF THE LAND USE CODE.

23.47A.014 SETBACK REQUIREMENTS
B.3. FOR A STRUCTURE CONTAINING A RESIDENTIAL USE, A SETBACK IS REQUIRED ALONG ANY SIDE OR REAR LOT LINE THAT ABUTS A LOT IN A RESIDENTIAL ZONE OR THAT IS ACROSS AN ALLEY FROM A LOT IN A RESIDENTIAL ZONE, OR THAT ABUTS A LOT THAT IS ZONED BOTH COMMERCIAL AND RESIDENTIAL IF THE COMMERCIAL ZONED PORTION OF THE AbUTTING LOT IS LESS THAN 50% OF THE WIDTH OR DEPTH OF THE LOT AS FOLLOWS:
a. FIFTEEN FEET FOR PORTIONS OF STRUCTURE ABOVE 13 FEET IN HEIGHT TO A MAXIMUM OF 40 FEET; AND
b. FOR EACH PORTION OF A STRUCTURE ABOVE 40 FEET IN HEIGHT, ADDITIONAL SETBACK AT THE RATE OF 2 FEET OF SETBACK FOR EVERY 10 FEET BY WHICH THE HEIGHT OF SUCH PORTION EXCEEDS 40 FEET (EXHIBIT C 23.47A.014)
B.3. ONE-HALF OF THE WIDTH OF AN ABUTTING ALLEY MAY BE COUNTED AS PART OF THE REQUIRED SETBACK.
E.1 DECKS AND BALCONIES DECKS WITH OPEN RAILINGS MAY EXTEND INTO THE REQUIRED SETBACK, BUT ARE NOT PERMITTED WITHIN 5 FEET OF A LOT IN A RESIDENTIAL ZONE.
E.2 EAVES, CORNICES, AND GUTTERS PROJECTING NO MORE THAN 18 INCHES FROM THE STRUCTURE FACADE ARE PERMITTED IN THE REQUIRED SETBACKS.
THE PROPOSAL COMPLIES WITH THIS SECTION OF THE LAND USE CODE.

23.47A.016 LANDSCAPING AND SCREENING STANDARDS
A.2 GREEN FACTOR SCORE OF 0.3 OR GREATER.
B.1 STREET TREES REQUIRED WHEN NEW DEVELOPMENT IS PROPOSED. EXISTING TREES SHALL BE RETAINED UNLESS DIRECTOR OF TRANSPORTATION APPROVES THEIR REMOVAL.
THE PROPOSAL COMPLIES WITH THIS SECTION OF THE LAND USE CODE.

23.47A.024 AMENITY AREA
A. REQUIRED AT LEAST 5% OF TOTAL GROSS FLOOR AREA
THE PROPOSAL COMPLIES WITH THIS SECTION OF THE LAND USE CODE.

23.47A.032 PARKING LOCATION AND ACCESS
A.1a IN NC ZONES ACESS TO PARKING SHALL BE FROM ALLEY.
THE PROPOSAL COMPLIES WITH THIS SECTION OF THE LAND USE CODE.

23.54.015 REQUIRED PARKING
A. TABLE B 23.54.015 REQUIRED PARKING FOR RESIDENTIAL USES. NO MINIMUM REQUIREMENT FOR ALL RESIDENTIAL USES IN COMMERCIAL ZONES IF THE RESIDENTIAL USE IS LOCATED WITHIN A FREQUENT TRANSIT SERVICE AREA.
THE PROPOSAL COMPLIES WITH THIS SECTION OF THE LAND USE CODE.

CS. CONTEXT AND SITE

CS1 NATURAL SYSTEMS AND SITE FEATURES

A TOPOGRAPHY
A.1. ELEVATION CHANGES
THE PLACEMENT OF STRUCTURES TAKES INTO CONSIDERATION THE TOPOGRAPHY CHANGES OF THE SITE BY GRADUALLY STEPPING UP FROM STREET LEVEL BACK TO THE ALLEY & CREATING ACCESS TO BOTH ALLEY & STREET ELEVATIONS.

CS2 URBAN PATTERN AND FORM

A ADJACENT SITES, STREETS, AND OPEN SPACES
A.1. CONNECTION TO THE STREET
THE PROJECT INCORPORATES A RAMP FOR ACCESSIBILITY TO THE MAIN ENTRY & TO CREATE A BUFFER BETWEEN THE SIDEWALK. THIS BRINGS THE FINISHED LEVEL UP 4 FEET FROM THE SIDEWALK PROVIDING PRIVACY FROM THE STREET. UNITS & AMENITY AREA WILL HAVE WINDOWS TO CONNECT TO THE STREET VISUALLY. THE PATTERENED CONCRETE WILL ADD INTEREST & TEXTURE TO THE STREET FACADE.

B RELATIONSHIP TO THE BLOCK
B.1. MID-BLOCK SITES
THE SITE IS SITUATED ALONG AN UNINTERRUPTED STRETCH OF RAINIER AVE S. THIS DEVELOPMENT WILL BE ONE OF THE FIRST TO INCREASE HEIGHT & DENSITY IN THE AREA. KEEPING THE BUILDING TO 4 FLOORS WITH THE ENTRY LEVEL PARTIALLY BELOW GRADE, WILL MINIMIZE THE VISUAL IMPACT.

CS3 ARCHITECTURAL CONTEXT AND CHARACTER

A EMPHASIZING POSITIVE NEIGHBORHOOD ATTRIBUTES
A.1. ESTABLISHED NEIGHBORHOODS
THE PROPOSED DESIGN INCORPORATES THE USE OF DARK SIDING AT THE BASE AND WARMER COLORS ON THE TOP, COMPATIBLE WITH THE THEME SEEN THROUGHOUT THE NEIGHBORING STRUCTURES.

PL. PUBLIC LIFE

PL1 CONNECTIVITY

A WALKWAYS AND CONNECTIONS
A.1. PEDESTRIAN AMENITIES
ACCESS TO THE BUILDING'S ENTRY IS PROVIDED VIA A SINGLE ENTRY POINT WITH STAIRWAY AND RAMP AT EACH SIDE FOR EASY AND DIRECT ACCESS. THE DESIGN PROPOSES A RECESSED ENTRY THAT ACTS AS A SHEILD FROM WEATHER AS WELL AS THE SIDEWALK TRAFFIC.

PL2 WALKABILITY

A SAFETY AND SECURITY
A.1. EYES ON THE STREET
PROPOSING ENTRY THAT IS RAISED 4 FEET FROM THE SIDEWALK VIA STAIRS AND RAMP ENCOURAGE NATURAL SAFETY AND SURVEILLANCE. GLAZING FROM THE UNITS & THE AMENITY AREA WILL INCREASE SECURITY & INTERACTION WITH THE STREET.

PL3 STREET-LEVEL INTERACTION

A ENTRIES
A.1. ENSEMBLE OF ELEMENTS
THE LOBBY ENTRY DOOR IS RECESSED FOR WEATHER PROTECTION AND A DISTINCT ACCESS POINT FROM THE SIDEWALK WITH A LANDSCAPE AREA NEXT TO IT.

B RESIDENTIAL EDGES
B.1. SECURITY AND PRIVACY
THE PROPOSED BUILDING IS ELEVATED FROM THE STREET LEVEL AND WILL HAVE LANDSCAPING AND ENTRY STAIRWAYS THAT WILL SERVE AS A BUFFER FOR SECURITY AND PRIVACY.

DC. DESIGN CONCEPT

DC1 PROJECT USES AND ACTIVITIES

A VEHICULAR ACCESS AND CIRCULATION
A.1. ACCESS LOCATION AND DESIGN
THE PROJECT PROPOSES 27 BICYCLE PARKING INSIDE THE SAFETY OF THE BUILDING & WEATHER PROTECTED.

B PARKING AND SERVICE USES
B.1. VISUAL IMPACTS
LOCATING THE BICYCLE PARKING INSIDE THE BUILDING PROVIDES NO VISUAL IMPACT IN THE NEIGHBORHOOD.

DC2 ARCHITECTURAL CONCEPT

A MASSING
A.1. REDUCED PERCEIVED MASS
RAILINGS, BALCONIES AND CHANGES IN DEPTHS AND MATERIALS ARE INCORPORATED WITHIN THE DESIGN WITH THE PURPOSE OF VISUALLY BREAKING UP THE MASSING.

B ARCHITECTURAL AND FAÇADE COMPOSITION
B.1. FAÇADE COMPOSITION
DIFFERENT MATERIALS HAVE BEEN PROPOSED IN THE FRONT FACADES TO CREATE VISUALLY DISTINCTIVE AREAS. DARK LAP SIDING AS BASE, WIDE HARDIE PANELS AS A VERTICAL ELEMENT BETWEEN THE UNITS, COLORED ACCENTS, AND METAL PANELS TO INCORPORATE A SOFTER AND ORGANIC MATERIAL INTO THE OVERALL AESTHETIC. ON THE OTHER FACADES THE USE OF DIFFERENT COLOR LAP SIDING ALSO HELPS TO IDENTIFY THE DIFFERENCE BETWEEN BASE, BUILDING AND TOP PARAPETS.

CO. COMMUNITY OUTREACH SUMMARY

THE COMMUNITY OUTREACH MEETING WAS HELD ON OCTOBER 28th 2018. NO ATTENDEES AND NO COMMUNITY PRESENCE AT THE MEETING. THE FOLLOWING COMMENTS AND CONCERNS WERE SENT VIA ONLINE TO THE CITY BY THE COMMUNITY MEMBERS. THE FOLLOWING COMMENTS AND CONCERNS WERE DISCUSSED.

CO1 PARKING

A CONCERN ABOUT LACK OF ON-SITE PARKING. APPRECIATES PROPOSED BIKE PARKING.

CO2 SITE

A MAINTAIN AND BEAUTIFY SIDEWALK AND LILAC STREET STAIRS
B CLEAN UP AND PAVE THE ALLEY AND PROVIDE ADEQUATE LIGHTING.

CO3 DESIGN

A DECREASE NUMBER OF UNITS TO MAKE SPACE FOR PARKING

DESIGN GUIDELINE RESPONSE

1. DESIGN CONCEPT, ARCHITECTURAL COMPOSITION & MASSING:

a. At EDG, the design team was encouraged to strengthen the projecting vertical bays as the design evolved to break down the mass of the building. The proposed 8-3/4” difference between the bays minimally achieves that. Increase the difference in depth to at least 10”-12” between each bay to in crease legibility. (DC2.A.2)

i. The change in material color helps achieve the goal to break down the mass but the proposed red accent color appears random and does not relate to the overall design concept and does not pair well with the sage green metal panel color choice. The red accent panels color should be adjusted to reflect an accent color used elsewhere in the building, such as the web gray color proposed. (DC2.B.1)

PER OUR CONVERSATION IN MEETING WITH YOU ON FEBRUARY 7TH, WE HAVE PROVIDED TWO OPTIONS TO ACCENTUATE THE VERTICAL BAYS. THE RED ACCENT PANELS ON THE EAST FAÇADE HAVE BEEN REVISED TO A MIX OF TWO DIFFERENT LAP SIDINGS – 3” AND 9” EXPOSURES. THE ACCENT COLOR HAS ALSO BEEN REVISED TO A WARMER TONE THAT COMPLIMENTS THE METAL PATINA OF THE SOUTH STAIR TOWER. THE SECOND OPTION OF WOODTONE SIDING, A CEMENTITIOUS LAP PANEL THAT LOOKS LIKE WOOD, HAS BEEN PROVIDED AS AN ALTERNATE DESIGN. THE ACCENT COLOR HAS ALSO BEEN ADDED IN THE WEST FAÇADE TO TIE THE BUILDING TOGETHER VISUALLY.

2. SITE & BUILDING CIRCULATION:

a. This block frontage of Rainier Avenue South, north and south of the site, experiences high volumes of moving traffic with no areas to pull over for pick ups and drop offs. Therefore, the alley west of the site serves as the main vessel for those coming to and leaving the site, as well as other parcels along the block. Additionally, tenants moving into and out of the building will use the alley for staging trucks and vehicles. In order to access the building from the alley, the pedestrian route is overly circuitous and lengthy. This route is tedious, cumbersome, and extremely challenging for ADA access. Provide a building entrance along the alley would ad dress the issue. An entrance into the stair tower on the north side the building is a logical location. (PL1.B,PL2.A)

b. Provide a lift in the building, as proposed at the EDG phase, to aid those who may be impaired by stairs. (PL1.A.1, PL2.A)

PER OUR CONVERSATION IN MEETING WITH YOU ON FEBRUARY 7TH, A DIRECT ACCESS THROUGH THE NORTH STAIR AT MID-LANDING HAS BEEN PROVIDED VIA AN EXTERIOR STAIR AND LANDING FROM THE ALLEY SIDE.

3. RAINIER AVENUE SOUTH FRONTAGE/STREETSCAPE:

a. Staff remains concerned about the entry ramp's presence on the streetscape of Rainier Avenue South. The design has done little to soften the ramp's visual appearance. Continue to explore design interventions to better integrate this feature into the street frontage and engagement between this site and the sidewalk. The following suggestions should be explored to help improve this condition: (CS2.B.2, PL.1.B, PL.2.A, PL3.A)

i. Provide an artistic concrete expression along the face of the ramp that provides texture and interest to flank and compliment the Dari gold mural on the other side of Rainier Avenue South. (PL3.A.2)

ii. To further soften the entry, push the building down further to mitigate the height of the ramp along the street. (CS2.B.2, PL.1.B, PL.2.A, PL3.A)

b. The soffit that extends the length of the building above the ramp will be highly visible to those entering the building and walking along the sidewalk. Warm the entry experience by extending the wood soffit seen at the entry canopy to the length of the building. (PL3.A.2)

PER OUR CONVERSATION IN MEETING WITH YOU ON FEBRUARY 7TH, THE CONCRETE WILL HAVE AN ARTISTIC EXPRESSION WITH THE VARYING DEPTH OF THE ARCHITECTURAL FORMED CONCRETE. A MINIMUM ½" VERTICAL REVEALS WITH VARIATIONS IN HEIGHT AND DEPTH WILL BE PROVIDED. SEE EXAMPLES ON THE "MATERIAL AND DETAILS" PAGES OF THE REC. PACKET. AS DISCUSSED THE BUILDING CANNOT BE LOWERED DUE TO ZONING REQUIREMENTS OF 4' ABOVE GRADE FOR RESIDENTIAL USES IN A COMMERCIAL ZONE.

AS RECOMMENDED, THE WOOD SOFFIT HAS BEEN EXTENDED FROM THE ENTRY CANOPY FOR THE FULL LENGTH OF THE SOFFIT.

4. SOUTH LILAC STREET FRONTAGE

a. At EDG, staff concurred with public comment about the importance of site security and supported a design that maintains a safe environment at the street/hill climb. Minimal lighting is shown at the south end of the building. Add additional exterior lighting at that location to aid in the safety and security on South Lilac Street. (PL2.B.2)

PER OUR CONVERSATION IN MEETING WITH YOU ON FEBRUARY 7TH, ADDITIONAL EXTERIOR LIGHTS HAVE BEEN PROVIDED ON THE SOUTH FAÇADE TO AID IN SAFETY AND SECURITY ON SOUTH LILAC STREET. SEE THE LIGHTING PLAN AND SOUTH ELEVATION.

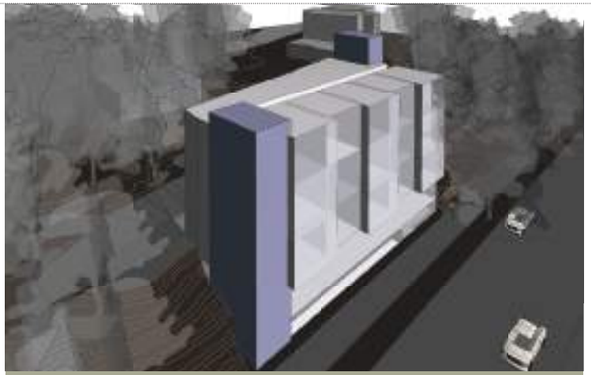
OPTION COMPARISON



EDG: Option 1

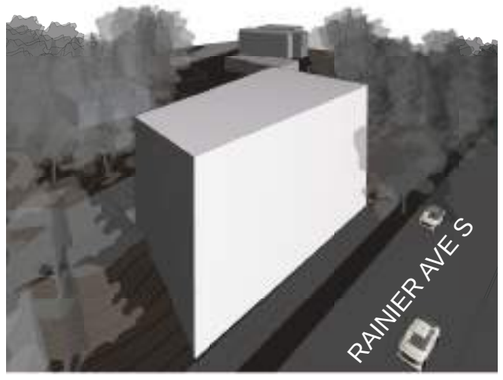


EDG: Option 2

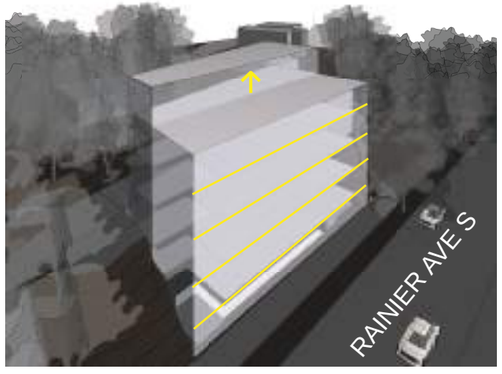


EDG: Option 3 (Preferred Design)

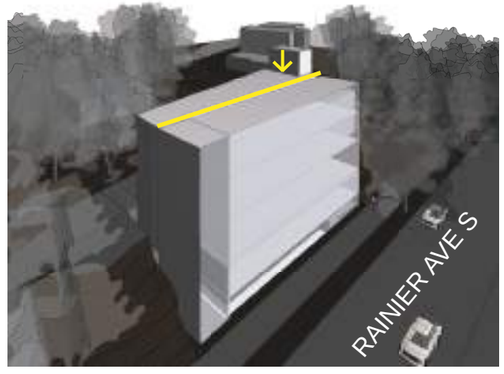
	EDG: Option 1	EDG: Option 2	EDG: Option 3 (Preferred Design)
# OF UNITS:	26 SEDU	26 SEDU	26 SEDU
AMENITY AREA:	449 SF required < 836 SF provided	449 SF required < 1,856 SF provided	449 SF required < 836 SF provided
FAR:	MAX allowed - 10,419 SF > 8,962.5 provided	MAX allowed - 10,419 SF > 9,640 provided	MAX allowed - 10,419 SF > 9,085 SF provided
BIKE STALL:	26	26	26
OPPORTUNITIES:	Maximixed Amenity Area No departures from Land Use code	Highest density of all options Corner Unit Windows Private Amenity Area on Level 5	Modulated Building Mass Maximixed Amenity Area
CONSTRAINTS:	No Massing Modulation	Level of Egress through Alley Highest cost to build Structure more imposing to residential across the alley	Reduced Density Trash Departure Request (Approved)
CODE COMPLIANCE:	Yes, code compliant	Yes, code compliant	Yes, code compliant



LOT BOUNDARY
- No Setbacks
- 1' Alley Dedication
- 40' Maximum Height



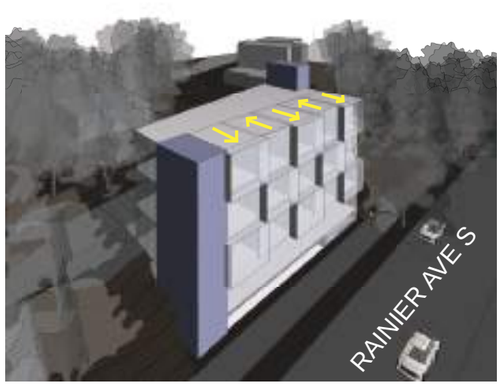
HEIGHT DENSITY
- Maximum Use of Terrain
- Separation of Volumes
- 40' Max Height from Separate Grades



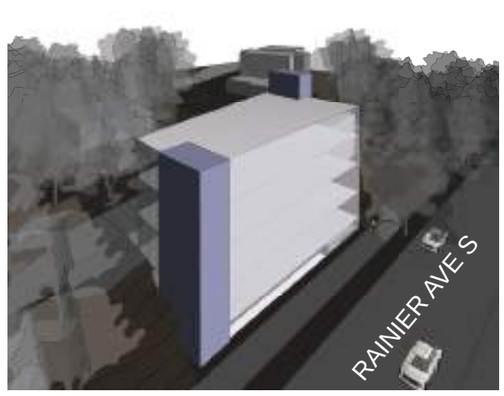
CIRCULATION
- Corridor Divides the Mass in Two
- Uniform Building Height
- Use of Alley as Secondary Access



EDG: Option 3 (Preferred Design)



FACADE
- Alternate Unit Types
- Facade Articulation
- Building Modulation



MASSING
- North & South Stair Tower
- Prominent Corners
- Ease of Access

GENERATIVE DIAGRAMS



GROUND FLOOR IS SET BACK VIA A RAMP ALONG THE FRONT ELEVATION. THIS PROVIDES RELIEF FROM THE SIDEWALK AND CREATES MASSING.THE UNITS ARE RAISED 4'-0" ABOVE GRADE FOR PRIVACY. THE USE OF BOARD FORMED CONCRETE ON THE RAMP PROVIDES WARMTH IN THE INTERACTION BETWEEN SIDEWALK AND BUILDING.



SQUARE OPENINGS IN THE STAIRCASE TOWER CREATE A PLAYFULLNESS TO THE BUILDING CORNER AS WELL AS PROVIDE AN ABUNDANCE OF LIGHT FOR STAIRWAY. IT ALSO BREAKS UP THE MASSING OF THE DOMINANT FEATURE.

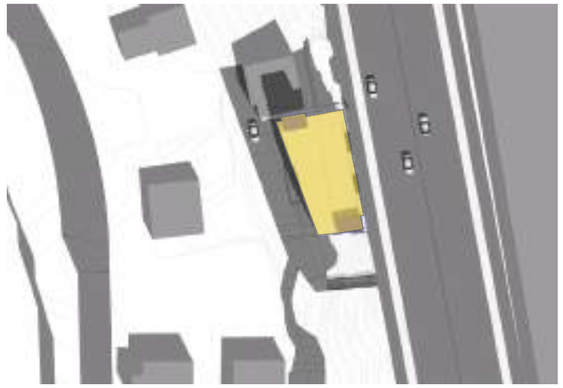
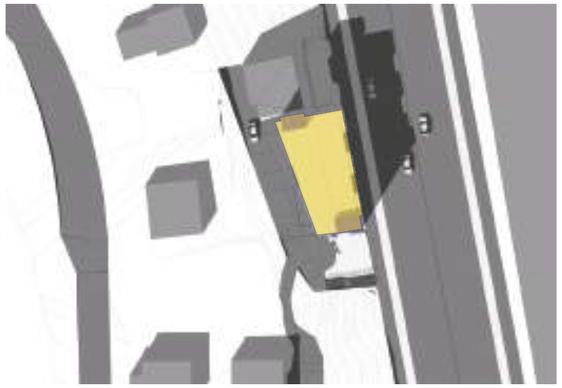
ALTERNATING UNITS ARE PULLED BACK TO CREATE A DIFFERENTIATION ON THE FRONT FACADE. WINDOW OF THE UNITS FOCUS ON THE VIEW TO THE EAST.



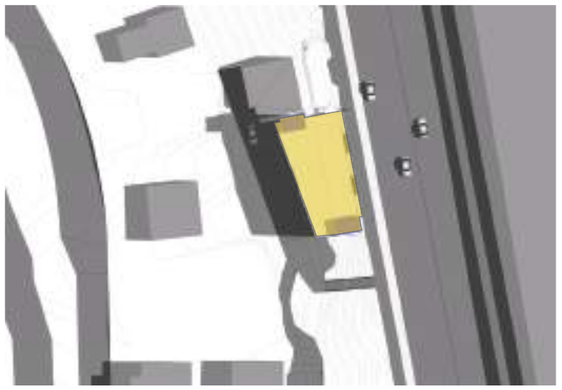
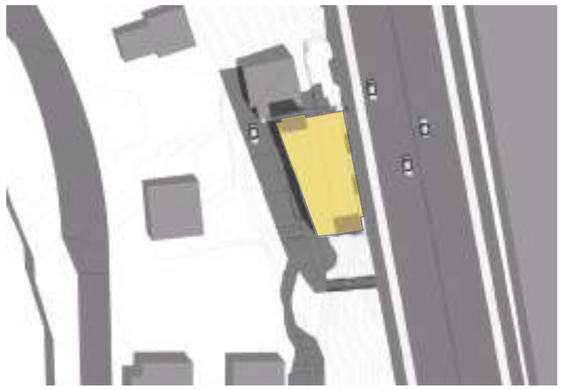
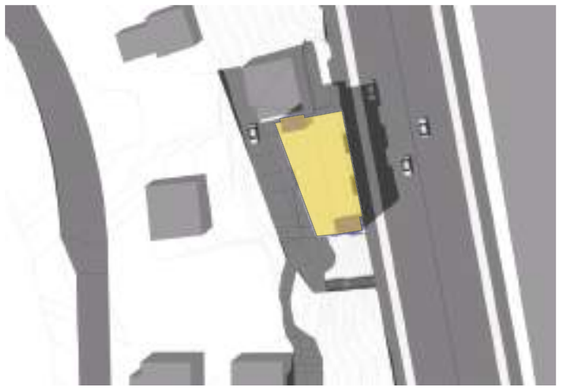
ALTERNATING MATERIALS CREATING VISUAL INTEREST TO THE VARYING LOCATIONS AND MASSINGS ON THE OVERALL BUILDING.



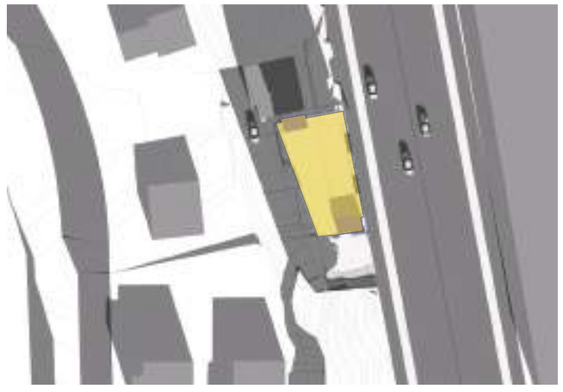
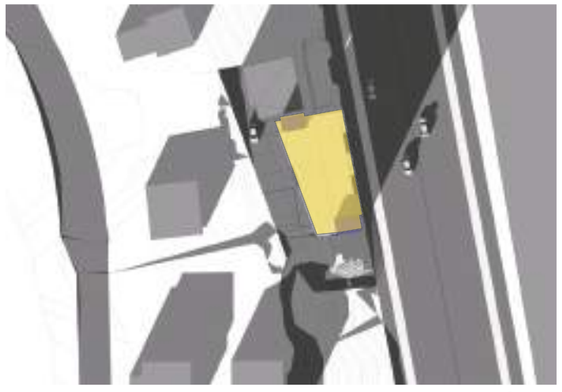
H+dlT collaborative, llc

EQUINOX
MARCH21 / SEPT 21

SUMMER SOLSTICE
JUNE 21

WINTER SOLSTICE
DECEMBER 21

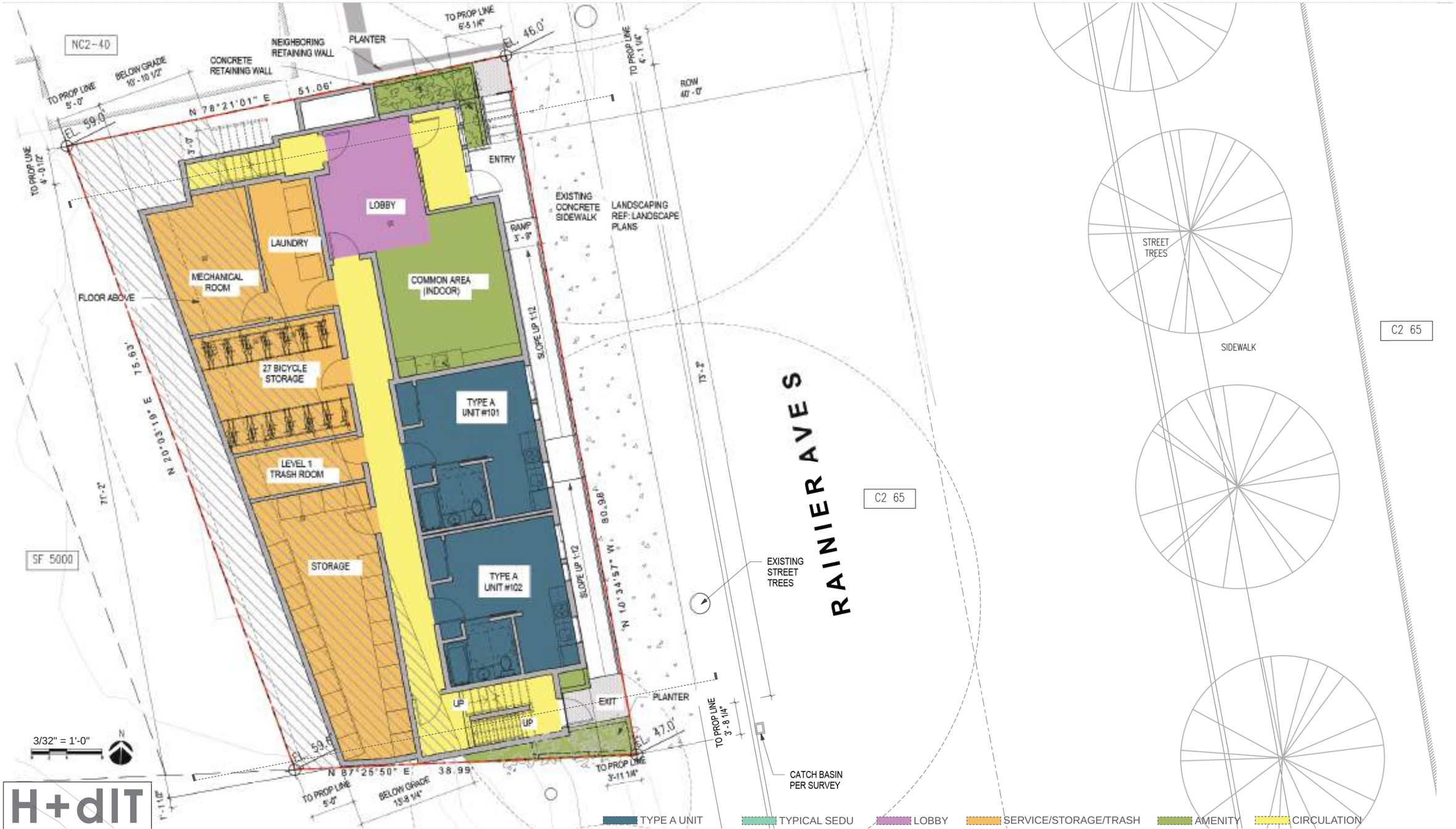
9 AM

12 PM

3 PM

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SITE PLAN - LEVEL 1



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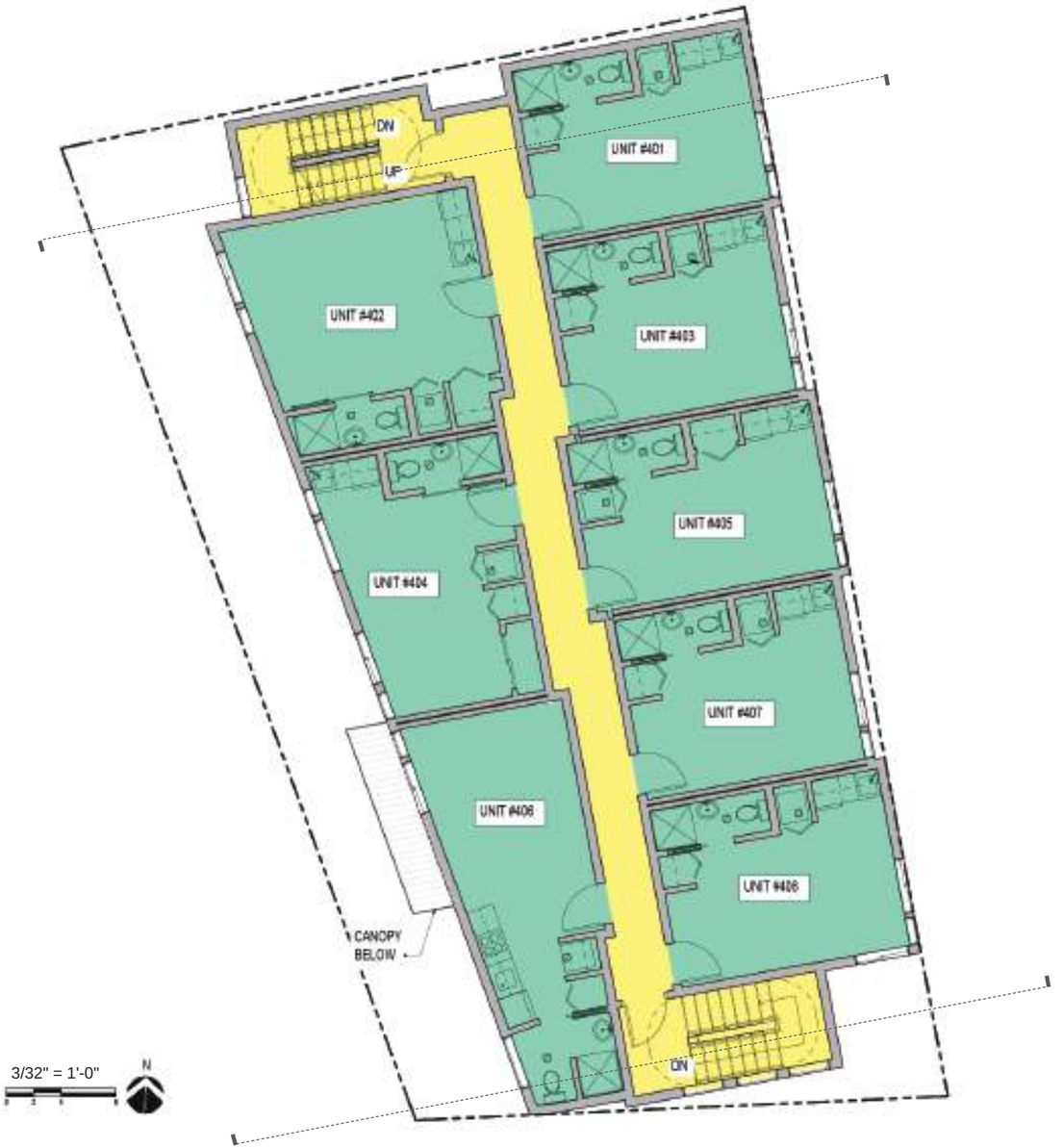
FLOOR PLAN - LEVEL 2



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FLOOR PLAN - LEVEL 3 & 4

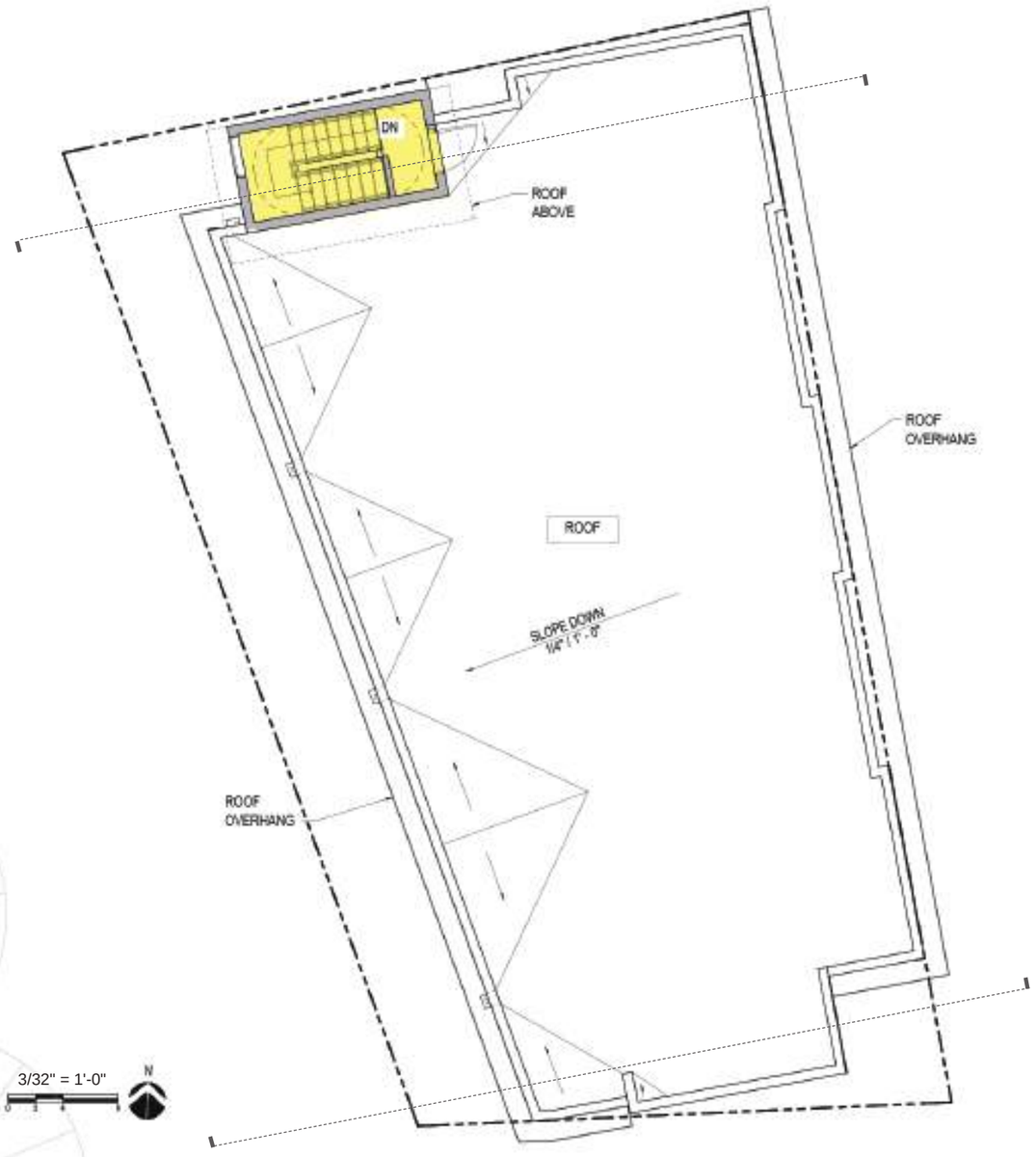




H+dlT collaborative, llc

TYPE A UNIT | TYPICAL SEDU | LOBBY | SERVICE/STORAGE/TRASH | AMENITY | CIRCULATION

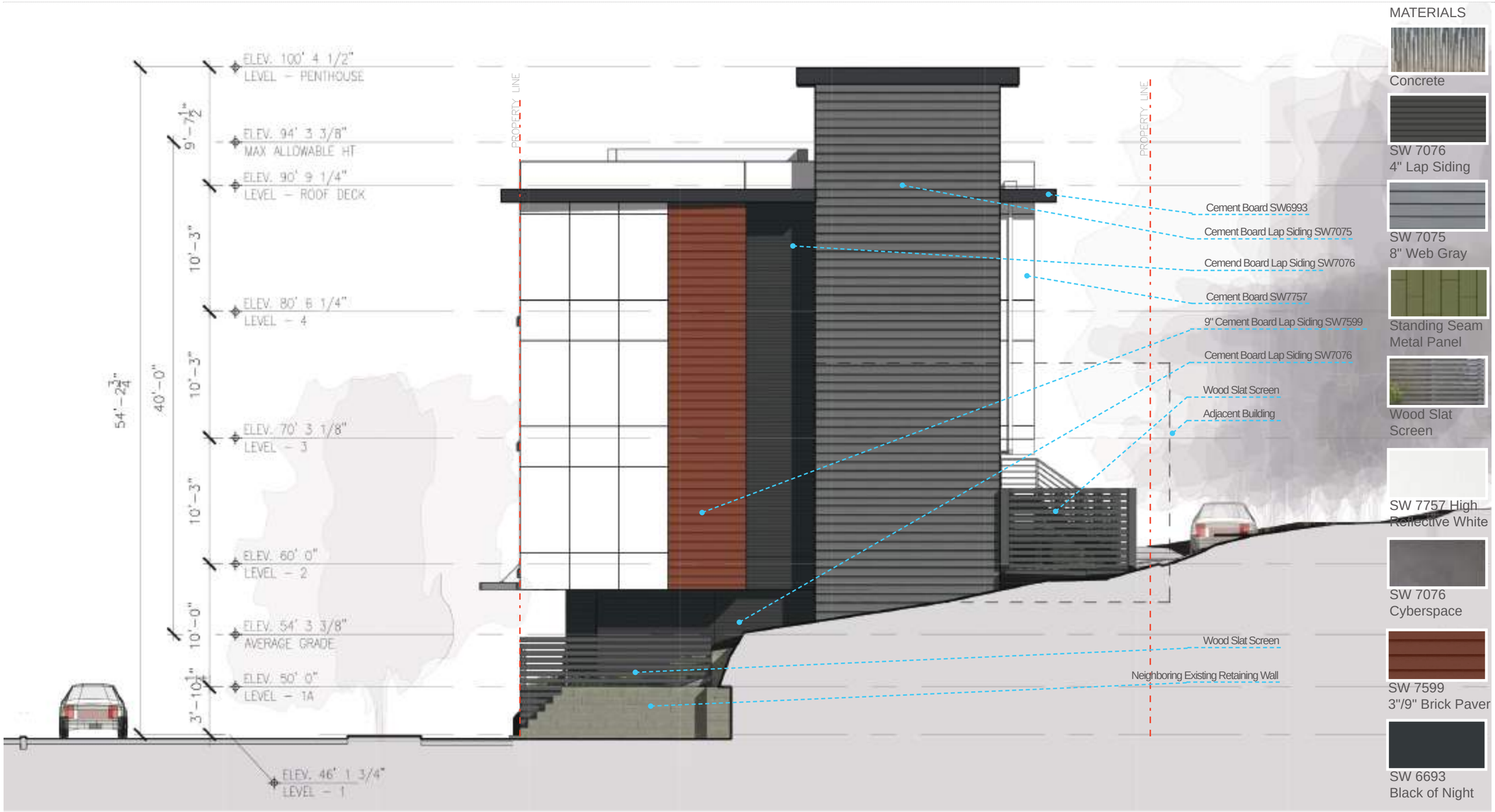
FLOOR PLAN - LEVEL ROOF



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TYPE A UNIT | TYPICAL SEDU | LOBBY | SERVICE/STORAGE/TRASH | AMENITY | CIRCULATION

OPTION 1 - ELEVATION - NORTH



MATERIALS

- Concrete
- SW 7076 4" Lap Siding
- SW 7075 8" Web Gray
- Standing Seam Metal Panel
- Wood Slat Screen
- SW 7757 High Reflective White
- SW 7076 Cyberspace
- SW 7599 3"/9" Brick Paver
- SW 6693 Black of Night

1/8" = 1'-0"

0 4 8 16

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OPTION 1 - ELEVATION - EAST



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1/8" = 1'-0"

0 4 8 16

OPTION 1 - ELEVATION - SOUTH



MATERIALS

Concrete

SW 7076
4" Lap Siding

SW 7075
8" Web Gray

Standing Seam
Metal Panel

Wood Slat
Screen

SW 7757 High
Reflective White

SW 7076
Cyberspace

SW 7599
3"/9" Brick Paver

SW 6693
Black of Night

1/8" = 1'-0"

0 4 8 16

H+dlT
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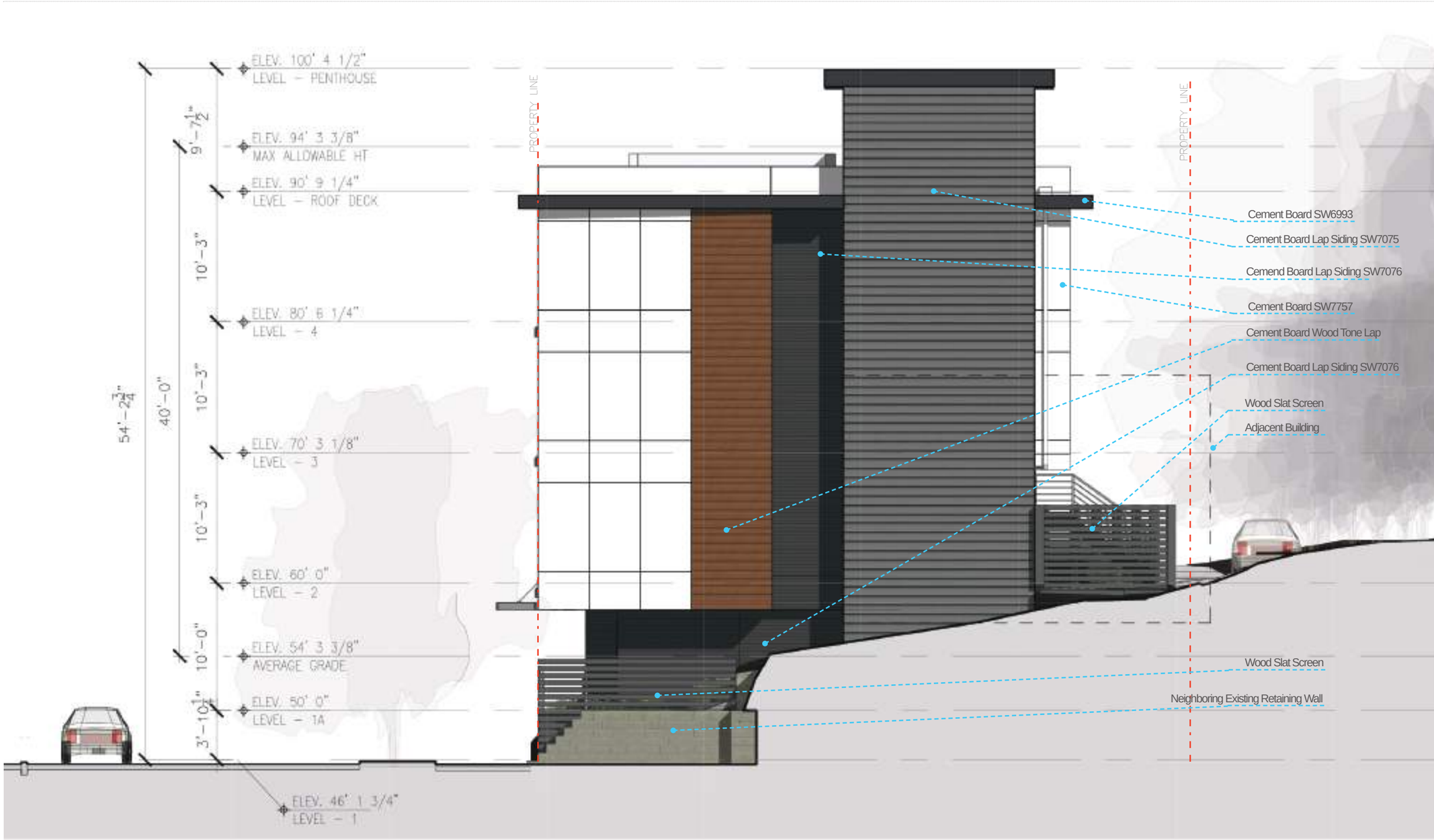
OPTION 1 - ELEVATION - WEST



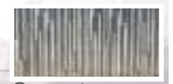
1/8" = 1'-0"

0 4 8 16

OPTION 2 - ELEVATION - NORTH



MATERIALS



Concrete



SW 7076
4" Lap Siding



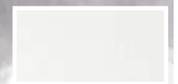
SW 7075
8" Web Gray



Standing Seam
Metal Panel



Wood Slat
Screen



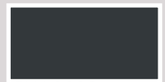
SW 7757 High
Reflective White



SW 7076
Cyberspace



Cement Board
Wood Tone
Rustic Series
Warm Expresso



SW 6693
Black of Night

1/8" = 1'-0"

0 4 8 16

H+dlT
collaborative, llc

OPTION 2 - ELEVATION - EAST



1/8" = 1'-0"

0 4 8 16

OPTION 2 - ELEVATION - SOUTH



MATERIALS

Concrete

SW 7076
4" Lap Siding

SW 7075
8" Web Gray

Standing Seam
Metal Panel

Wood Slat
Screen

SW 7757 High
Reflective White

SW 7076
Cyberspace

Cement Board
Wood Tone
Rustic Series
Warm Expresso

SW 6693
Black of Night

1/8" = 1'-0"

0 4 8 16

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OPTION 2 - ELEVATION - WEST



1/8" = 1'-0"

0 4 8 16

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SECTION - ALONG NORTH STAIR



1/8" = 1'-0"

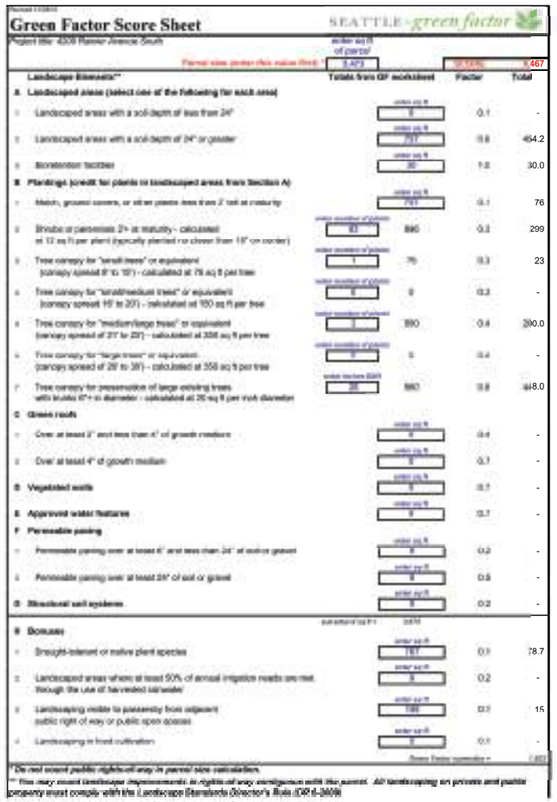
0 4 8 16


PROPERTY LINE
PROPERTY LINE
TYPICAL UNIT
TYPICAL UNIT
STAIRS
TRASH AREA
STORAGE
ALLEY
SIDEWALK
RAINIER AVE S
ELEV. 100' 4 1/2"
LEVEL - PENTHOUSE
ELEV. 94' 3 3/8"
MAX ALLOWABLE HT
ELEV. 90' 9 1/4"
LEVEL - ROOF DECK
ELEV. 80' 6 1/4"
LEVEL - 4
ELEV. 70' 3 1/8"
LEVEL - 3
ELEV. 60' 0"
LEVEL - 2
ELEV. 54' 3 3/8"
AVERAGE GRADE
ELEV. 50' 0"
LEVEL - 1A
ELEV. 46' 1 3/4"
LEVEL - 1
8'-7 1/2"
10'-3"
10'-3"
10'-3"
10'-0"
3'-10 1/4"
54'-2 3/4"
40'-0"

1/8" = 1'-0"

0 4 8 16

LANDSCAPE PLAN - PLANTING DETAILS



Green Factor Score Sheet

SEATTLE green factor

Project title: 4029 Rainier Avenue South

Enter sq ft of parcel: 5,473

Enter total sq ft from GF worksheet: 8,105 | Factor: 1.481 | Total: 8,467

Landscape Elements**	Totals from GF worksheet	Factor	Total
A Landscaped areas (select one of the following for each area)			
i Landscaped areas with a soil depth of less than 24"	0	0.1	-
ii Landscaped areas with a soil depth of 24" or greater	757	0.6	454.2
iii Bioretention facilities	20	1.5	30.0
B Plantings (credit for plants in landscaped areas from Section A)			
i Mature, ground covers, or all ex plants less than 2' tall at maturity	761	0.1	76
ii Shrubs or perennials 2'+ at maturity - calculated at 12 sq ft per plant (typically planted no closer than 18" on center)	83	3.6	299
iii Tree canopy for "small trees" or equivalent (canopy spread 8' to 19') - calculated at 75 sq ft per tree	1	0.3	23
iv Tree canopy for "small/medium trees" or equivalent (canopy spread 15' to 20') - calculated at 150 sq ft per tree	0	0.3	-
v Tree canopy for "medium/large trees" or equivalent (canopy spread of 21' to 29') - calculated at 308 sq ft per tree	1	0.4	290.0
vi Tree canopy for "large trees" or equivalent (canopy spread of 29' to 39') - calculated at 358 sq ft per tree	0	0.4	-
vii Tree canopy for preservation of large existing trees with trunks 6"+ in diameter - calculated at 26 sq ft per inch diameter	20	0.9	418.0
C Green roofs			
i Over at least 2" and less than 4" of growth medium	0	0.4	-
ii Over at least 4" of growth medium	0	0.7	-
D Vegetated walls	0	0.7	-
E Approved water features	0	0.7	-
F Permeable paving			
i Permeable paving over at least 6" and less than 24" of soil or gravel	0	0.2	-
ii Permeable paving over at least 24" of soil or gravel	0	0.5	-
G Structural soil systems	0	0.2	-
H Bonuses			
i Drought-tolerant or native plant species	187	0.1	18.7
ii Landscaped areas where at least 50% of annual irrigation needs are met through the use of harvested rainwater	0	0.2	-
iii Landscaping visible to passersby from adjacent public right-of-way or public open spaces	150	0.1	15
iv Landscaping in front cultivation	0	0.1	-

Do not count public rights-of-way in parcel size calculations.

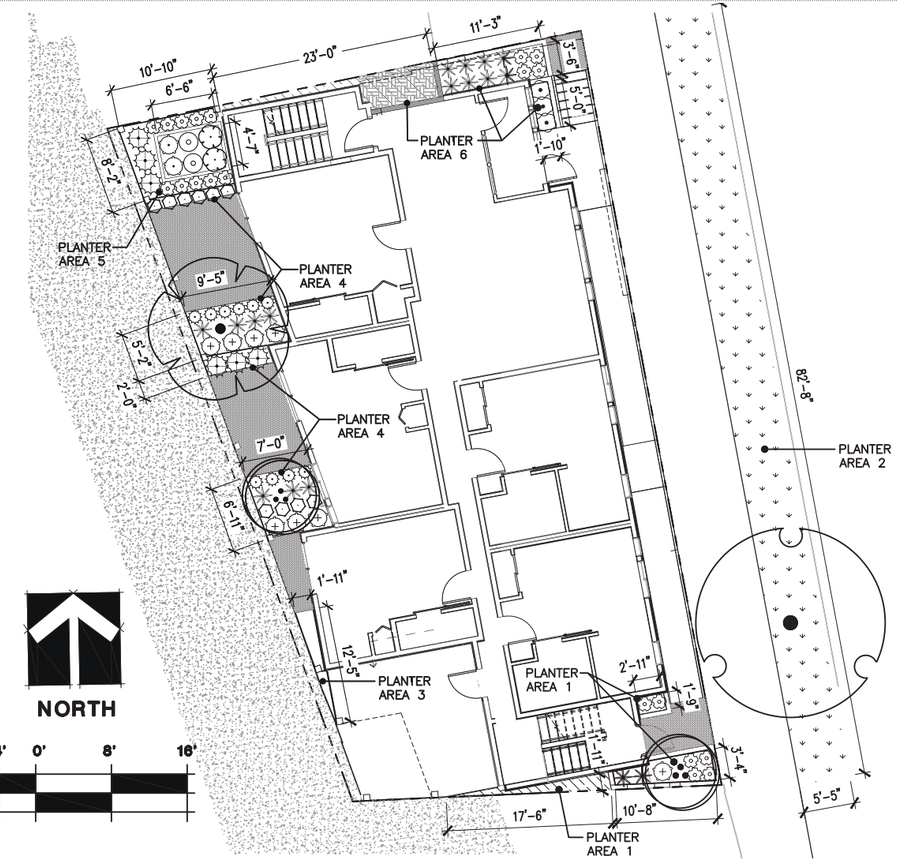
** This may count landscape improvements in rights-of-way contiguous with the parcel. All landscaping on private and public property must comply with the Landscape Standards Director's Rule (DR 6-2009)

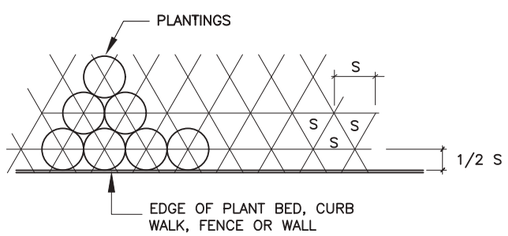
Revised 11/2018

SEATTLE green factor

Green Factor Worksheet*

		Planting Area 1	2	3	4	5	6	TOTAL**
A1	square feet							0
A2	square feet	48	448	14	118	48	88	787
A3	square feet					30		30
B1	square feet	48	448	14	118	48	88	787
B2	# of plants	9			38	19	17	83
B3	# of trees				1			1
B4	# of trees							0
B5	# of trees	1			1			2
B6	# of trees							0
B7	# of trees		28					28
C1	square feet							0
C2	square feet							0
D	square feet							0
E	square feet							0
F1	square feet							0
F2	square feet							0
G	square feet							0
H1	square feet	48	448	14	118	76	88	787
H2	square feet							0
H3	square feet	48		14			88	148
H4	square feet							0

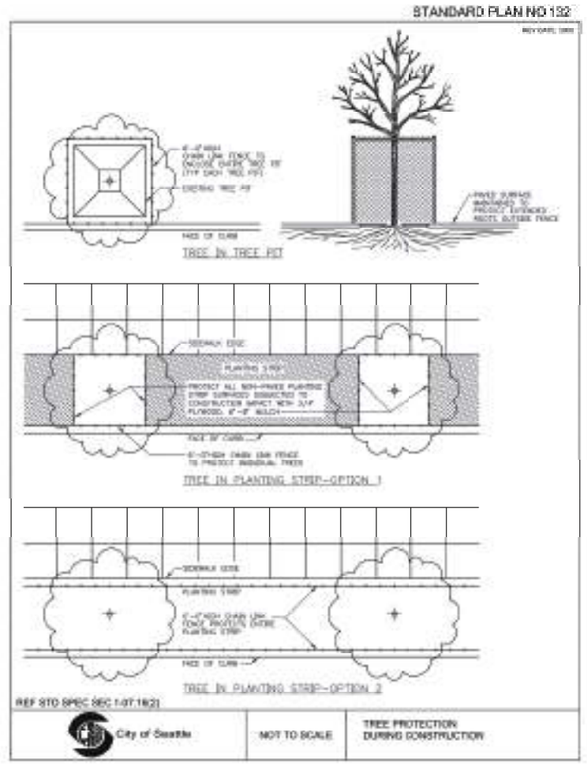




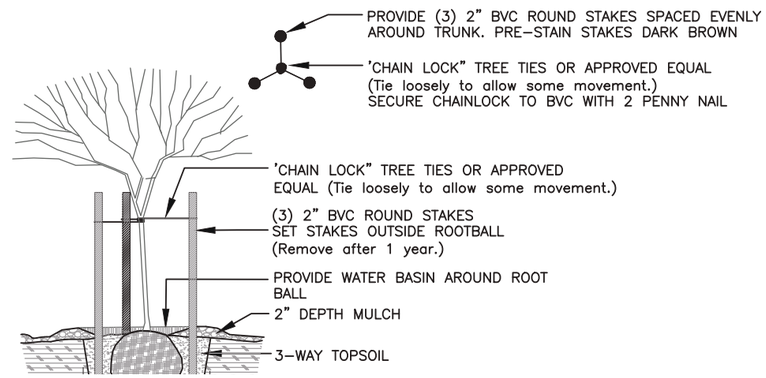
S = SPACING AS SHOWN ON PLANS

GROUNDCOVER PLANT SPACING

NOT TO SCALE

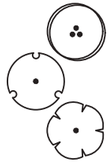


PLAN VIEW OF STAKING



H+dlT collaborative, llc

PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY
	ACER CIRCINATUM / VINE MAPLE	B & B		6'–8' MIN. HT.	2
	EXISTING STREET TREE / TO REMAIN	EXISTING			1
	STEWARTIA PSEUDOCAMELLIA / JAPANESE STEWARTIA	B & B	2" CAL. STREET TREE QUALITY		1

SHRUBS	BOTANICAL / COMMON NAME	SIZE	FIELD2	FIELD3	QTY
	CAREX OBNUPTA / SLOUGH SEDGE DROUGHT TOLERANT	1 GAL			2
	CAREX OSHIMENSIS 'EVERORO' / EVERORO JAPANESE SEDGE DROUGHT TOLERANT	1 GAL			20
	CAREX TESTACEA 'PRAIRIE FIRE' / PRAIRIE FIRE SEDGE DROUGHT TOLERANT	5 GAL			10
	CORNUS ALBA 'BAILHALO' TM / IVORY HALO DOGWOOD DROUGHT TOLERANT	2 GAL			2
	EPIMEDIUM X RUBRUM / RED BARRENWORT DROUGHT TOLERANT	1 GAL			10
	HELICTOTRICHON SEMPERVIRENS 'SAPHIRSPRUDEL' / SAPHIRE FOUNTAIN BLUE OAT GRASS DROUGHT TOLERANT	1 GAL			6
	IMPERATA CYLINDRICA 'RED BARON' / JAPANESE BLOOD GRASS DROUGHT TOLERANT	1 GAL			3
	JUNCUS EFFUSUS / SOFT RUSH DROUGHT TOLERANT	1 GAL			2
	NANDINA DOMESTICA 'MOON BAY' TM / HEAVENLY BAMBOO DROUGHT TOLERANT	2 GAL			8
	POLYSTICHUM MUNITUM / WESTERN SWORD FERN DROUGHT TOLERANT	1 GAL			17

GROUND COVERS	BOTANICAL / COMMON NAME	CONT	FIELD2	FIELD3	SPACING	QTY
	TURF SOD RYEGRASS / PERENNIAL RYEGRASS	NA				449 SF
	VINCA MINOR 'VARIEGATA' / VARIEGATED PERIWINKLE	4"POT				54 SF

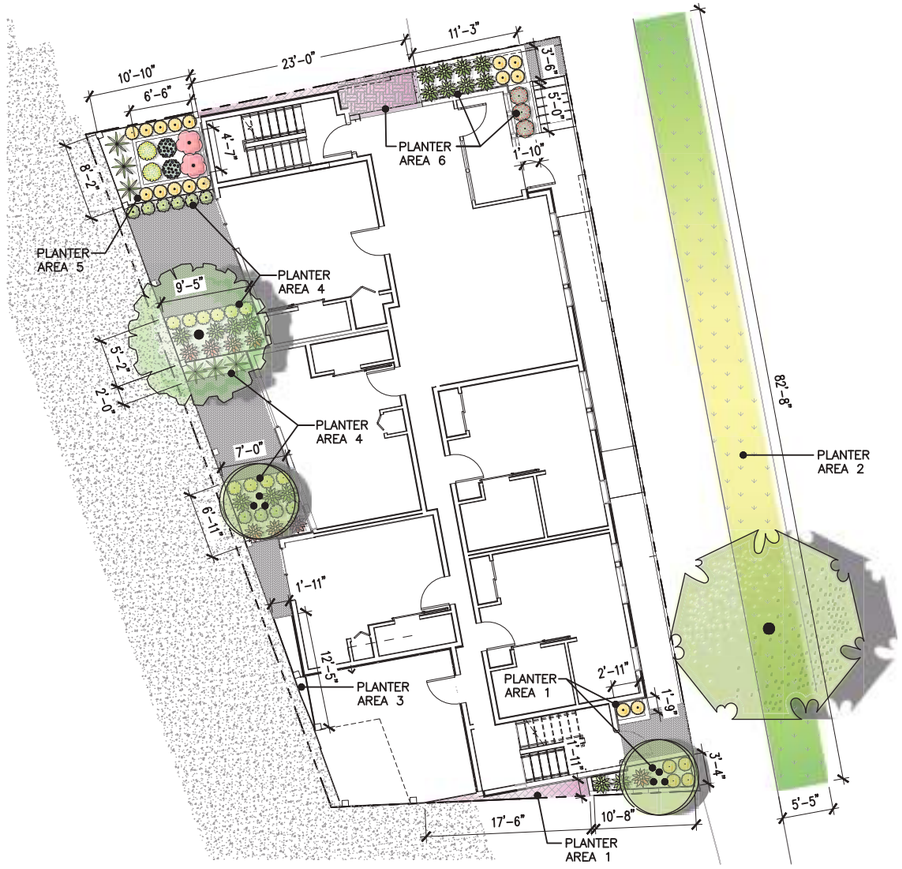
LANDSCAPE PLAN - RENDERED PLANTING PLAN

PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME
	ACER CIRCINATUM / VINE MAPLE
	EXISTING STREET TREE / TO REMAIN
	STEWARTIA PSEUDOCAMELLIA / JAPANESE STEWARTIA

SHRUBS	BOTANICAL / COMMON NAME
	CAREX OBNUPTA / SLOUGH SEDGE DROUGHT TOLERANT
	CAREX OSHIMENSIS 'EVERORO' / EVERORO JAPANESE SEDGE DROUGHT TOLERANT
	CAREX TESTACEA 'PRAIRIE FIRE' / PRAIRIE FIRE SEDGE DROUGHT TOLERANT
	CORNUS ALBA 'BAILHALO' TM / IVORY HALO DOGWOOD DROUGHT TOLERANT
	EPIMEDIUM X RUBRUM / RED BARRENWORT DROUGHT TOLERANT
	HELICTOTRICHON SEMPERVIRENS 'SAPHIRSPRUDEL' / SAPHIRE FOUNTAIN BLUE OAT GRASS DROUGHT TOLERANT
	IMPERATA CYLINDRICA 'RED BARON' / JAPANESE BLOOD GRASS DROUGHT TOLERANT
	JUNCUS EFFUSUS / SOFT RUSH DROUGHT TOLERANT
	NANDINA DOMESTICA 'MOON BAY' TM / HEAVENLY BAMBOO DROUGHT TOLERANT
	POLYSTICHUM MUNITUM / WESTERN SWORD FERN DROUGHT TOLERANT

GROUND COVERS	BOTANICAL / COMMON NAME
	TURF SOD RYEGRASS / PERENNIAL RYEGRASS
	VINCA MINOR 'VARIEGATA' / VARIEGATED PERIWINKLE





1 VINE MAPLE



2 INCENSE CEDAR



3 VARIEGATED JAPANESE SEDGE



4 EVERORO JAPANESE SEDGE



5 PRAIRIE FIRE SEDGE



6 IVORY HALO DOGWOOD

TREES

SHRUBS



7 RED BARRENWORT



8 SAPHIRE FOUNTAIN BLUE OAT GRASS

9 SOFT RUSH

10 MOON BAY NANDINA

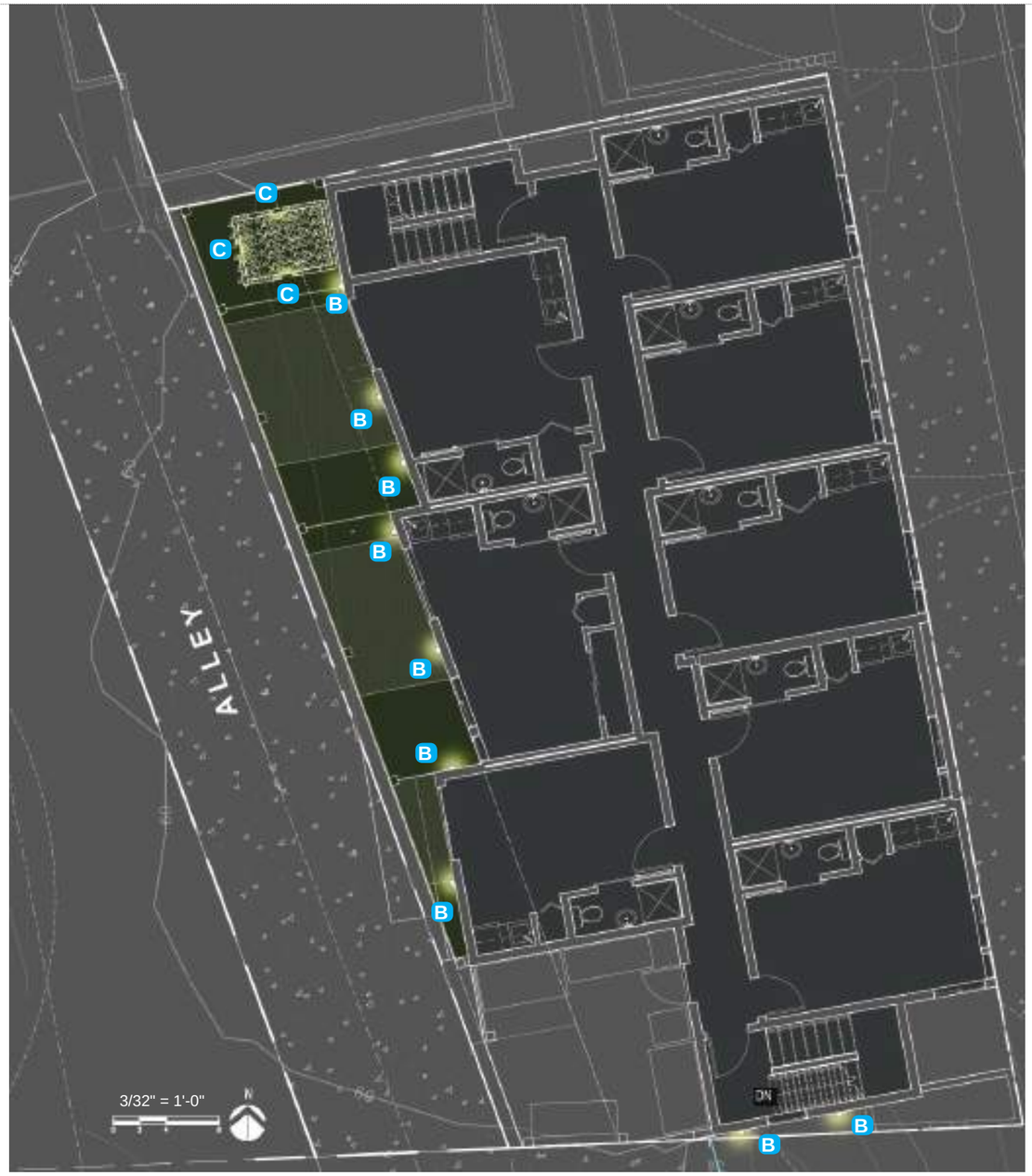
11 VARIGATED PERIWINKLE

SHRUBS

GROUNDCOVER



LEVEL 1 - RAINIER AVE S



LEVEL 2 - ALLEY



A WALL MOUNTED SCONCE LIGHT AT ENTRY



B WALL MOUNTED DOWN LIGHT



C LANDSCAPE LIGHT



D WALL MOUNTED DOWN LIGHT



E SOFFIT CAN LIGHT

3D VIEW - SOUTHEAST CORNER



PERSPECTIVE OF SOUTHEAST CORNER FROM RAINIER AVE S TOWARDS SOUTH DAKOTA ST





PERSPECTIVE OF NORTHEAST CORNER OF RAINIER AVE S TOWARDS S ANDOVER ST



3D VIEW - SOUTHWEST CORNER

PERSPECTIVE OF SOUTHWEST CORNER FROM THE BACK ALLEY





BIRD"S EYE VIEW LOOKING DOWN FROM SOUTHEAST CORNER OF RAINIER AVE S ABOVE THE DARIGOLD BUILDING



3D VIEW - ENTRY/SIGNAGE

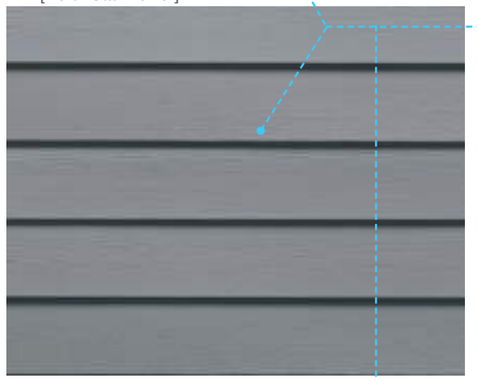







METAL WALL PANEL
4029 RAINIER AVE S
Project Number: # 3032448-EG
Administrative Design Review
H+dIT Collaborative, LLC
FIBER CEMENT PANELS
FIBER CEMENT PANELS
FIBER CEMENT PANELS
ACCENT PAINT FIBER CEMENT PANELS
ACCENT PAINT FIBER CEMENT PANELS
WOOD SLAT SCREEN
H+dIT
collaborative llc
architecture+planning+design

8" Lap Siding
Beveled Fiver Cement Panels
[North Stair Tower]







SW7075 Web Gray

Cement Board
Wood Tone
Rustic Series
Warm Expresso

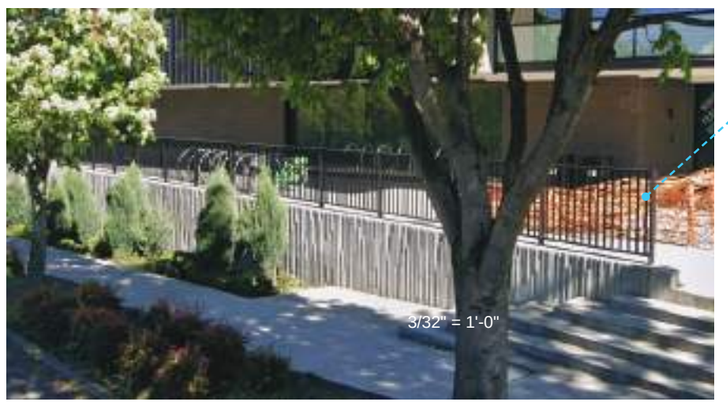
SW7599 Brick Paver

4" Lap Siding
Beveled Fiver Cement Panels
[Entry and the East Facade - First Floor]

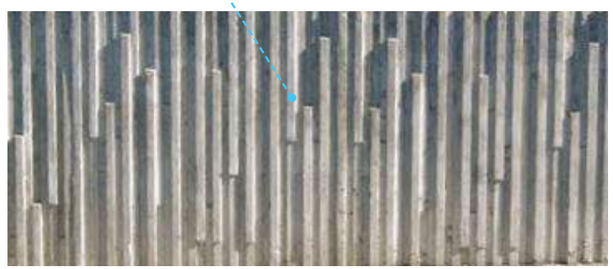




SW7076 Cyberspace

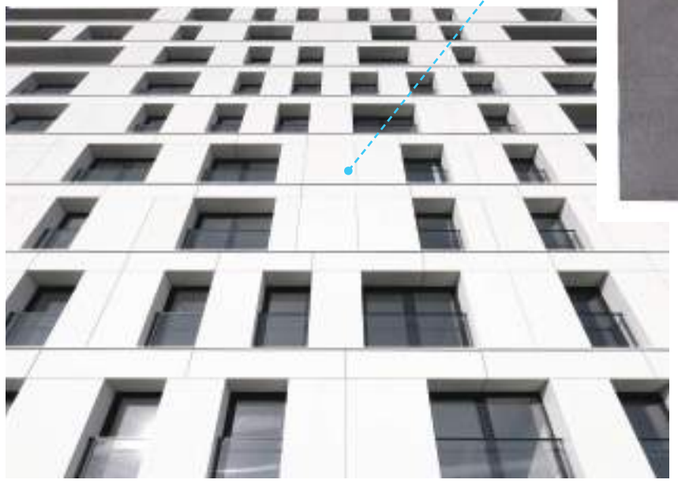


Architectural Formed Concrete
Ramp Retaining Wall
[East Facade adjacent to Sidewalk, next to Entry]
1/2" Vertical Reveals min.



SW7757 High Reflective White

Fiber Cement Panels
White, Dark Grey & Red Accent Panels
[All Upper Floors]



SW7076 Cyberspace

SW6993 Black of Night





Wood Slat Screen
Grey or Natural Wood Slat
[To enclose Trash Area by Alley]

Standing Seam Metal Panel



Stair Tower



Nu Ray Metals - Metallic Antique Patina





CODE SECTION	Table A 23.45.040
CODE REQUIREMENT	375 SF Shared Storage for Solid Waste for 26-50 Residential Dwelling Units
PROPOSED DESIGN DEPARTURE	225 SF Shared Storage for Solid Waste for 26 SEDU units
REASONING FOR DEPARTURE	Table A 23.54.040 requires 225 SF Trash area for 16-25 Dwelling Units & 375 SF Trash area for 26-50 Dwelling Units for a Residential Development. This project has 26 Small Efficiency Dwelling Units (SEDU) which produces less solid waste impact than a typical Multi-family dwelling unit. The project is provided with adequate Trash/Recycle/Compost Dumpsters as required for 26 Units by SPU in the 226 SF designated trash area. There is 4'-8 1/2" feet of clearance between the edge of the dumpster and the entry space, and a total of 7'-9" clearance to maneauver the dumpsters in and out of the trash area. Therefore, we request for a Departure to be allowed to use the 225 SF Shared Storage for Solid waste for the 26 SEDU units for this project.

Table A for 23.54.040: Shared Storage Space for Solid Waste Containers	
Residential development	Minimum area for shared storage space
2-8 dwelling units	84 square feet
9-15 dwelling units	150 square feet
16-25 dwelling units	225 square feet
26-50 dwelling units	375 square feet

Trash & Recycle Dumpsters

Cubic yards of Garbage = 26 SEDU units = 2.6 cubic yards REQUIRED
10

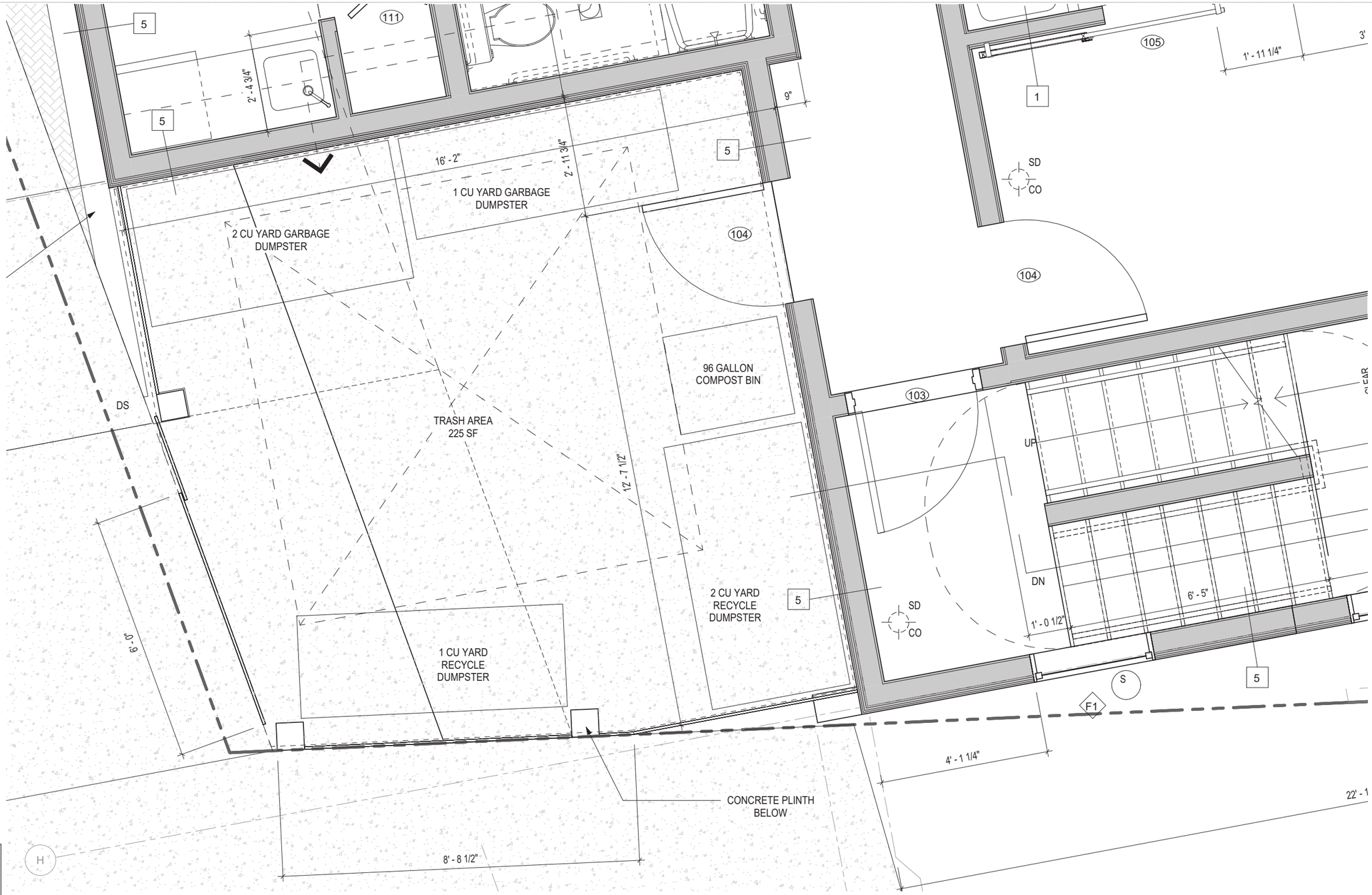
3 Cubic Yard Containers PROVIDED (72"x43") for 26 SEDU units

Compost Bins

One 96 gallon cart REQUIRED for 5 - 50 Residential Dwelling units
One 96 gallon cart PROVIDED for 26 SEDU units



LEVEL 2


111
105
104
103
5
1
SD
CO
2' - 4 3/4"
9"
16' - 2"
2' - 11 3/4"
1 CU YARD GARBAGE DUMPSTER
2 CU YARD GARBAGE DUMPSTER
96 GALLON COMPOST BIN
TRASH AREA 225 SF
DS
12' - 7 1/2"
2 CU YARD RECYCLE DUMPSTER
1 CU YARD RECYCLE DUMPSTER
6' - 0"
1' - 11 1/4"
3'
UP
DN
6' - 5"
1' - 0 1/2"
S
F1
4' - 1 1/4"
CONCRETE PLINTH BELOW
8' - 8 1/2"
22' - 1