

Ethiopian Village

Mixed Use Affordable Senior Housing in Rainier Beach

Project Address - 8323 Rainer Ave South Seattle WA 98118

Early Design Guidance (EDG) Meeting – Administrative Review

East Design Review Board – SDCI Project #: 3032485-EG

Owner: Ethiopian Community in Seattle

Architect: Environmental Works Community Design Center

Development Consultant: Beacon Development Group



Existing Site (Looking North)

Index

1.	Development Objectives	18. - 19.	Community Design and Outreach Process
2.	Project Location	20. - 23.	Cultural Design
3.	Vicinity Map & Surrounding Uses	24. - 25.	Neighborhood Development Patterns
4.	3D Aerial Photograph	26.	Neighborhood Design Cues
5.	Zoning Map	27.	Zoning Code Analysis
6.	Existing Site Plan	28. - 38.	Applicable Design Guidelines
7.	Existing Site: Topography and Retaining Walls	40. - 41.	Comparison of Design Options and Massing Concepts
8. - 11.	Key Plan and Site Photographs	42. - 43.	Option 1 (Preferred & Code Compliant)
12. - 13.	Streetscape Photographs	44. - 45.	Option 2
14.	Environmental Conditions	46. - 47.	Option 3
15.	Proposed Multimodal and Safety Improvements	48.	Departure Summary
16.	Transportation Analysis	49.	Sun/Shadow Graphical Analysis (Preferred)
17.	History & Background	50.	Examples of Environmental Work's Built Projects

(page intentionally left blank)



DEVELOPMENT OBJECTIVES

Number of Residential Units: 90 units; 1 bedrooms and studio units

Amount of total commercial square footage: 14,600 s.f. new and existing building

Number and location of parking stalls: 43 spaces

Summary of Development Objectives:

- To enhance and constructively contribute to the neighborhood with a high quality mixed-use facility.
- To provide low-income senior housing in South Seattle for vulnerable populations at risk of displacement.
- To provide an increased offering of community services through the expansion of the existing Ethiopian Community Center.
- To create new housing for often isolated low income seniors that encourages participation in the community.
- To connect the senior residents to the community center, coffee house, and indoor/outdoor amenity spaces.
- To enhance the street level experience along Rainier Avenue S. with the addition of outdoor landscaped plaza space, an Ethiopian coffee house, and improved landscaping and street trees in the right of way.
- To provide neighborhood access to amenities including: meeting rooms, a commercial kitchen and a large multi-purpose room for events and community meetings.
- To preserve and enhance the existing community center building.
- To meet or exceed the State Evergreen Sustainable Development Standards (ESDS).

EXISTING SITE AND DEVELOPMENT INFORMATION

The proposed project is a single development that will be comprised of the remodel of the existing Ethiopian Community in Seattle (ECS) building and a 5 story addition containing expanded community center facilities and low income housing units at the address: 8323 Rainier Ave S.

8323 Rainer Ave S. - Existing Structures & Uses

- Single-Story Masonry Commercial Building; Approx. 9398 SF; Built 1953
- Current Use - Community Center
- Parking Lot - Surface parking for 62 vehicles
- Landscaping - No existing trees on site; Grass/Brush/Blackberries populate the slopes on the west/northwest areas of the existing site and street trees vary in size and condition.

Overall Topography

- The lot is primarily flat with an embankment ranging from 4' to 13' on the north and west sides
- Along Rainier Avenue South (east side of property), from south to north: Grade drops approx. 1'-0" over 303'
- Along S. Rose Street (north side of property), from east to west: Grade rises 13' over 129.7'
- Along west side of proposed development, from north to south: Grade rises 1'-6" over 303'
- Along south side of proposed development, from west to east: Grade drops 12'-9" in the first 18' and then 9" over the remaining 111'

Adjacent Sidewalks in Right-Of-Way

From Property Line to Face-of-Curb at gutter along Rainier Avenue South: 14', including 11' existing sidewalk with 4 street trees in minimal cutouts and a bus stop shelter

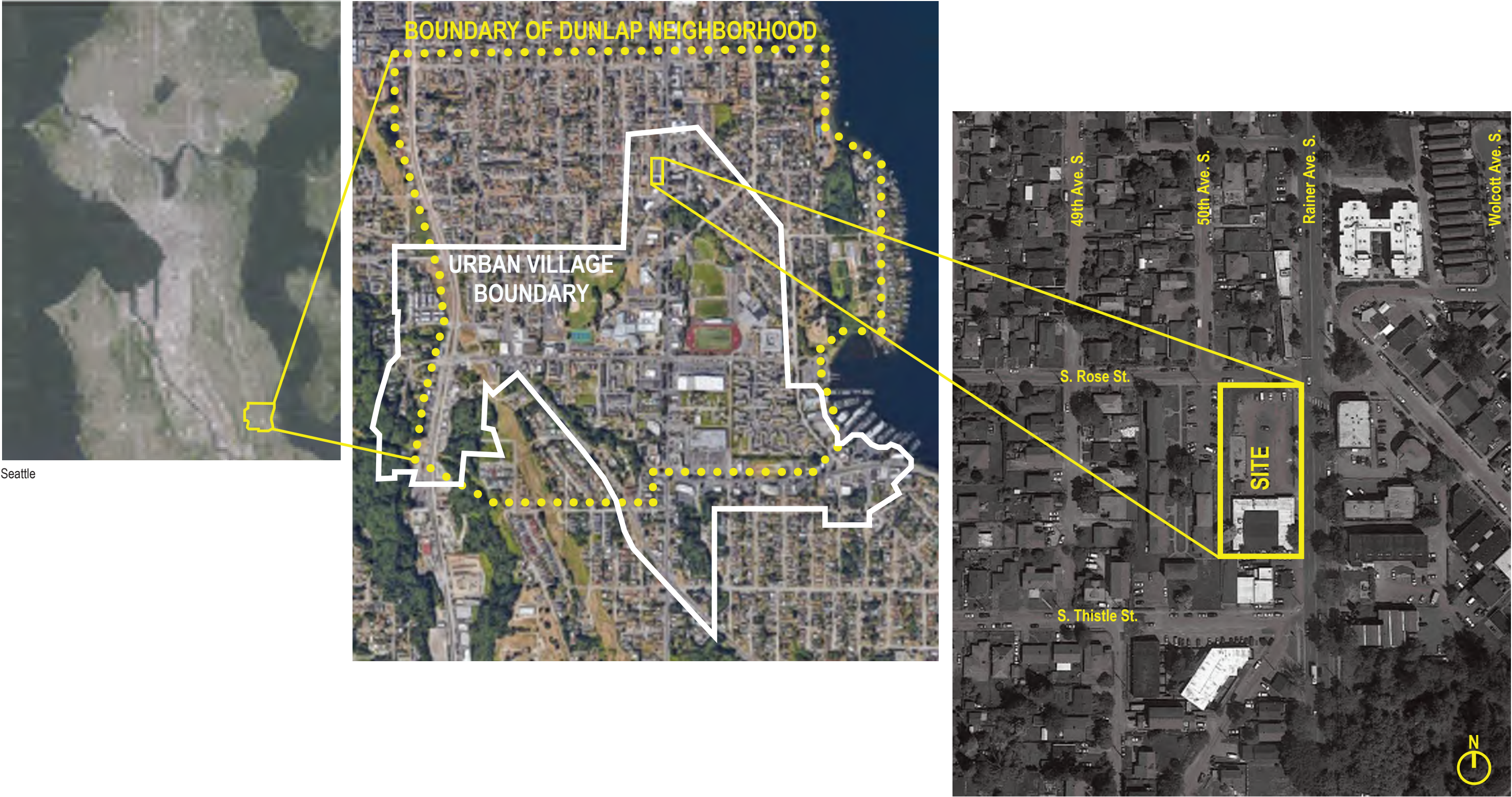
From Property Line to Face-of-Curb at gutter along S. Rose Street: Unimproved street with no curb and a 5' wide concrete sidewalk; 11'-6" from street edge will be developed with a 6" curb, 6' planting strip and a 5' sidewalk

Adjacent Existing Structures Across the Streets

- Across S. Rose St. (to the north): Small commercial at the corner of Rainier Avenue South and single family residences.
- Across Rainier Avenue (to the east): Two story mixed use building, surface parking and small residential apartment buildings
- Adjacent to the property to the south: Rose Street Auto Repair
- Adjacent to the property to the west: Seward Park Apartments, (8) two story multi-family buildings



URBAN DESIGN ANALYSIS: PROJECT LOCATION



URBAN DESIGN ANALYSIS: VICINITY MAP & SURROUNDING USES



LEGEND

- ① Multifamily Housing
- ② Rose Street Auto - Commercial
- ③ Multifamily Housing - Seward Park Apartments
- ④ Valley Commons - Multifamily Housing
- ⑤ Multifamily Housing
- ⑥ Two-Story - Retail
- ⑦ Single Story - Retail (Project Site)
- ⑧ Proposed Multifamily Housing Development
- ⑨ Multifamily Housing - Seward Park Apartments
- ⑩ Mixed Use/ Multifamily Housing
- ⑪ Single Family House
- ⑫ Bilisee Market - Retail
- ⑬ Union Market - Retail
- ⑭ Single Story - Retail
- ⑮ Mixed Use/ Multifamily Housing
- ⑯ Single Family House
- ⑰ Single Family House on S. Rose Street



Bilisee Market



Union Store



Rose Street Auto



Single Family Residences on S. Rose St.



Seward Park Apartments

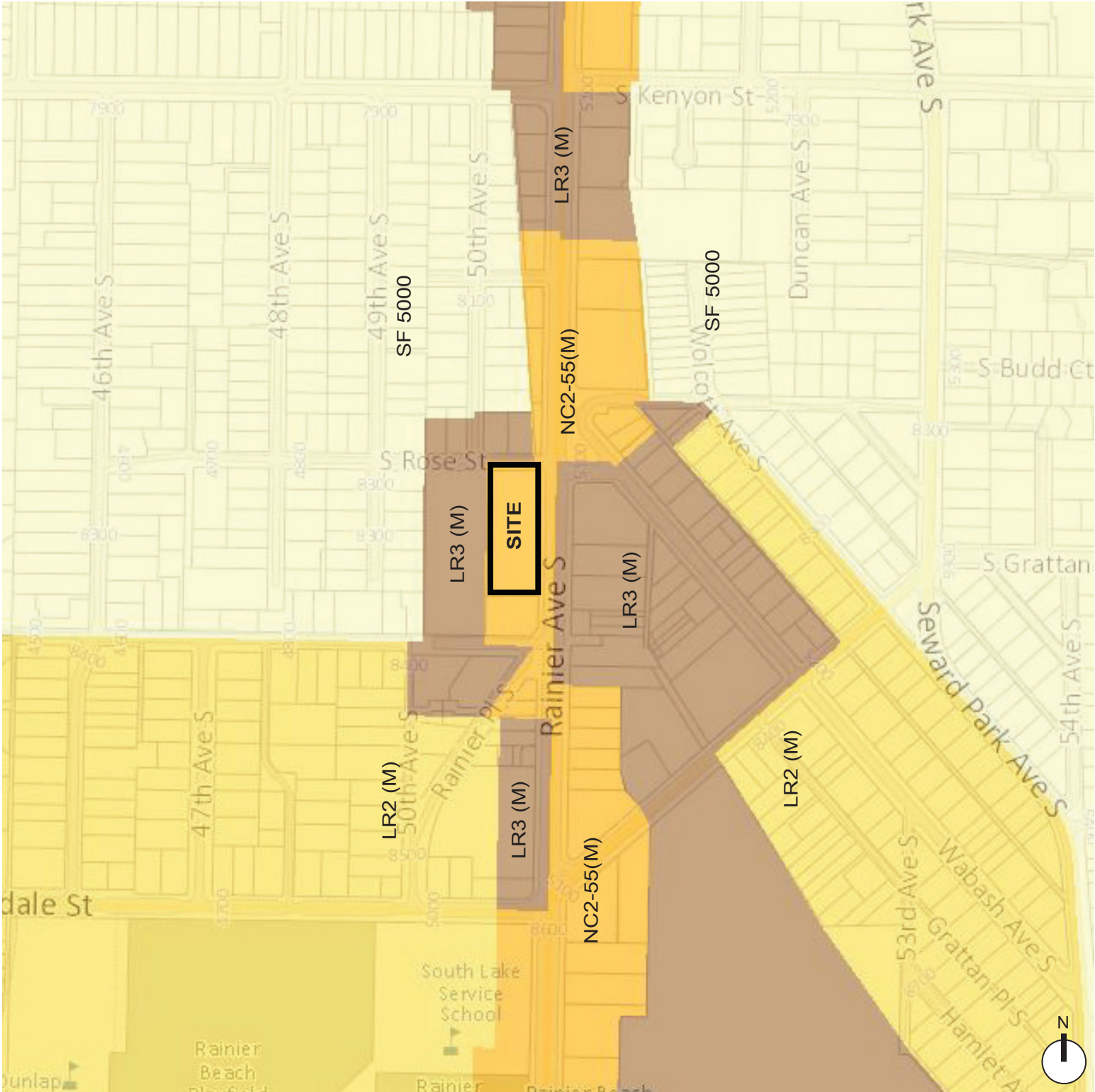


Seward Park Apartments



URBAN DESIGN ANALYSIS: 3D AERIAL PHOTOGRAPH (LOOKING SOUTH)

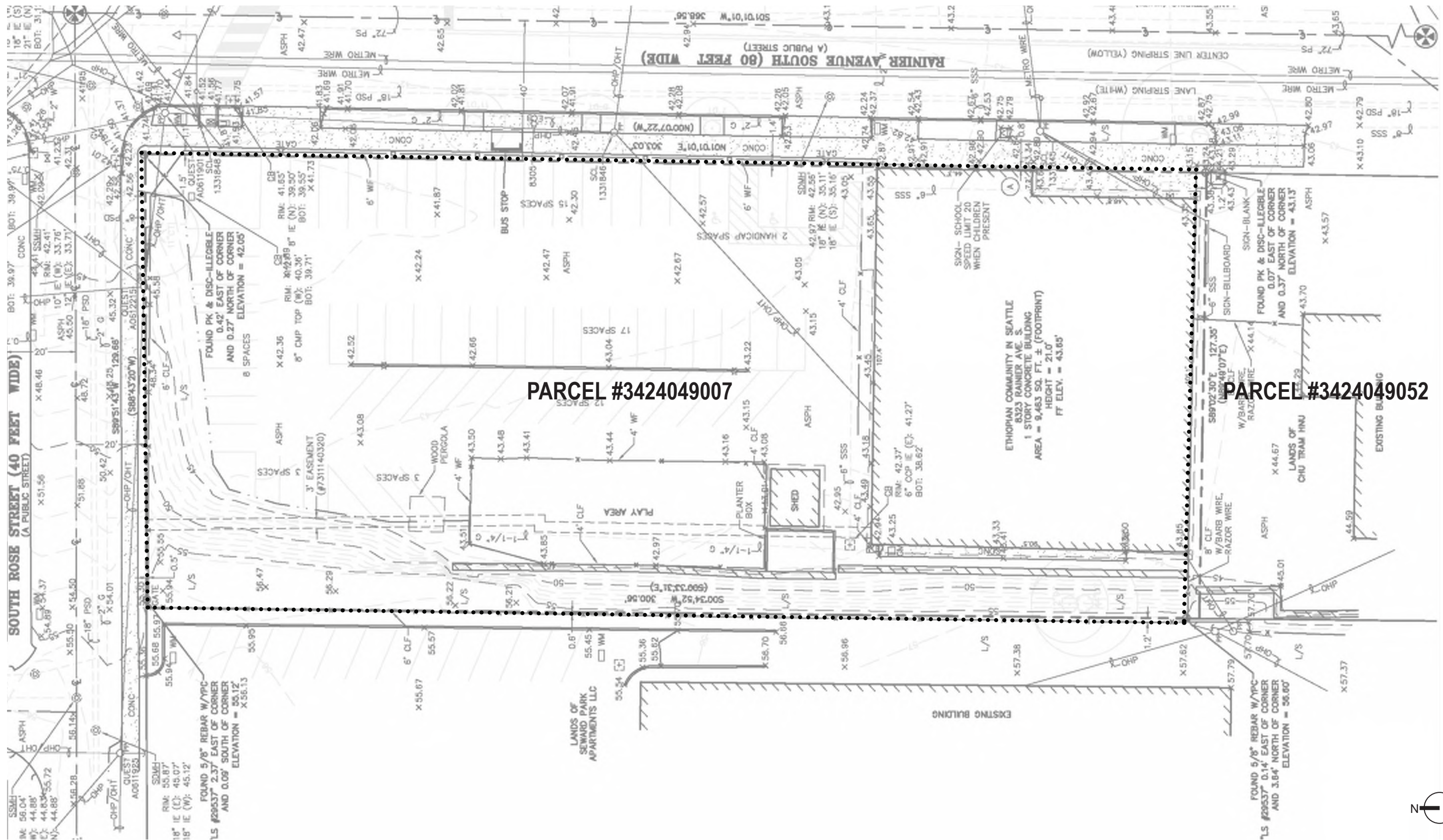




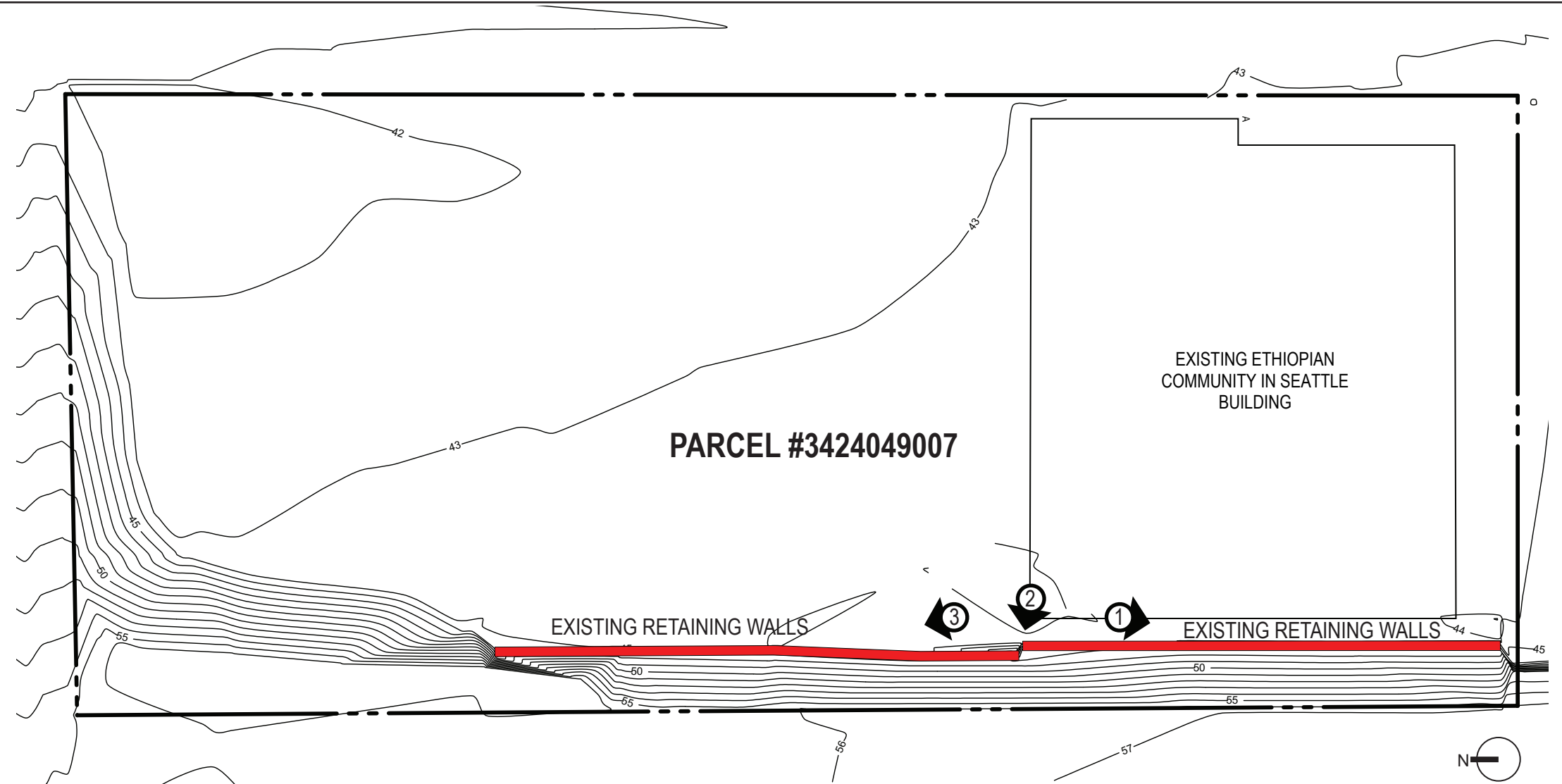
Zoning Legend

- COMMERCIAL
- SEATTLE MIXED
- NEIGHBORHOOD COMMERCIAL
- HIGH-DENSITY MULTI-FAMILY
- LOWRISE MULTI-FAMILY
- RESIDENTIAL SMALL LOT

6



EXISTING SITE: TOPOGRAPHY & RETAINING WALLS









View looking east across Rainier Ave. S.



View looking north towards S. Rose St.



View looking west towards neighboring LR3(M) zoned property

URBAN DESIGN ANALYSIS: STREETSCAPE PHOTOS

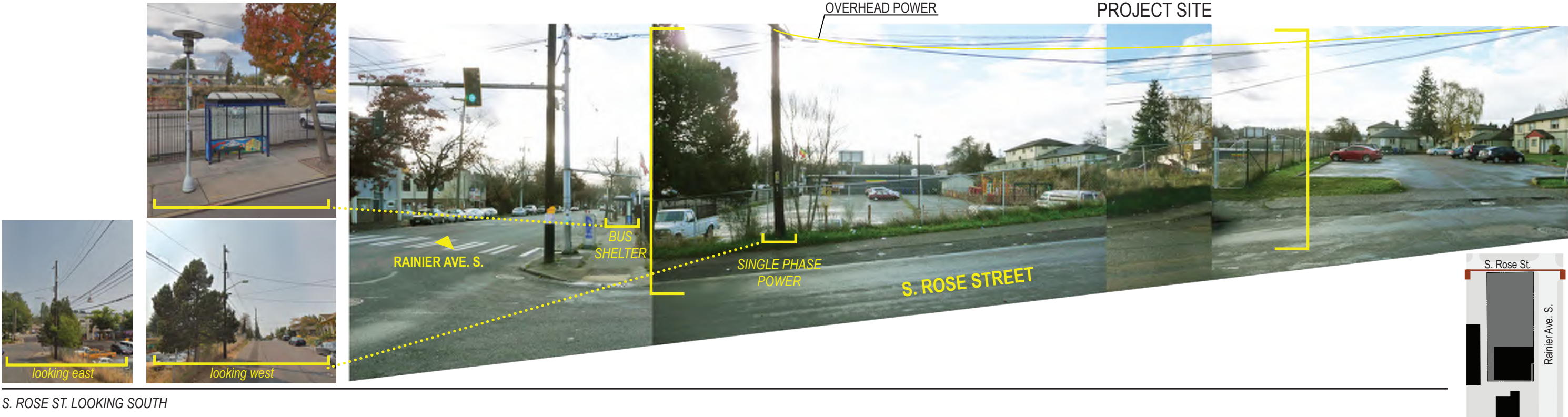


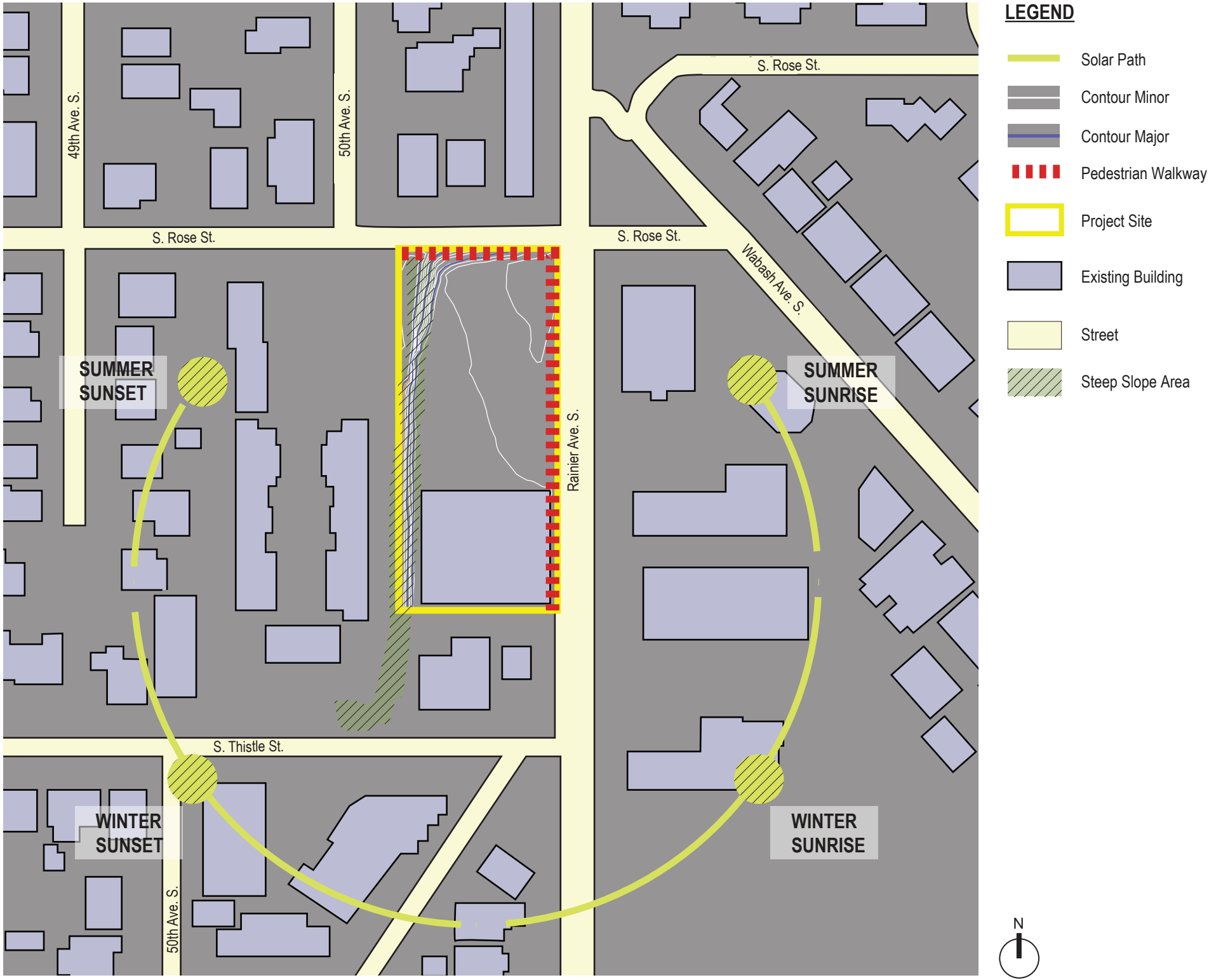
RAINIER AVE. S. LOOKING WEST



S. THISTLE ST. LOOKING NORTH

URBAN DESIGN ANALYSIS: STREETSCAPE PHOTOS

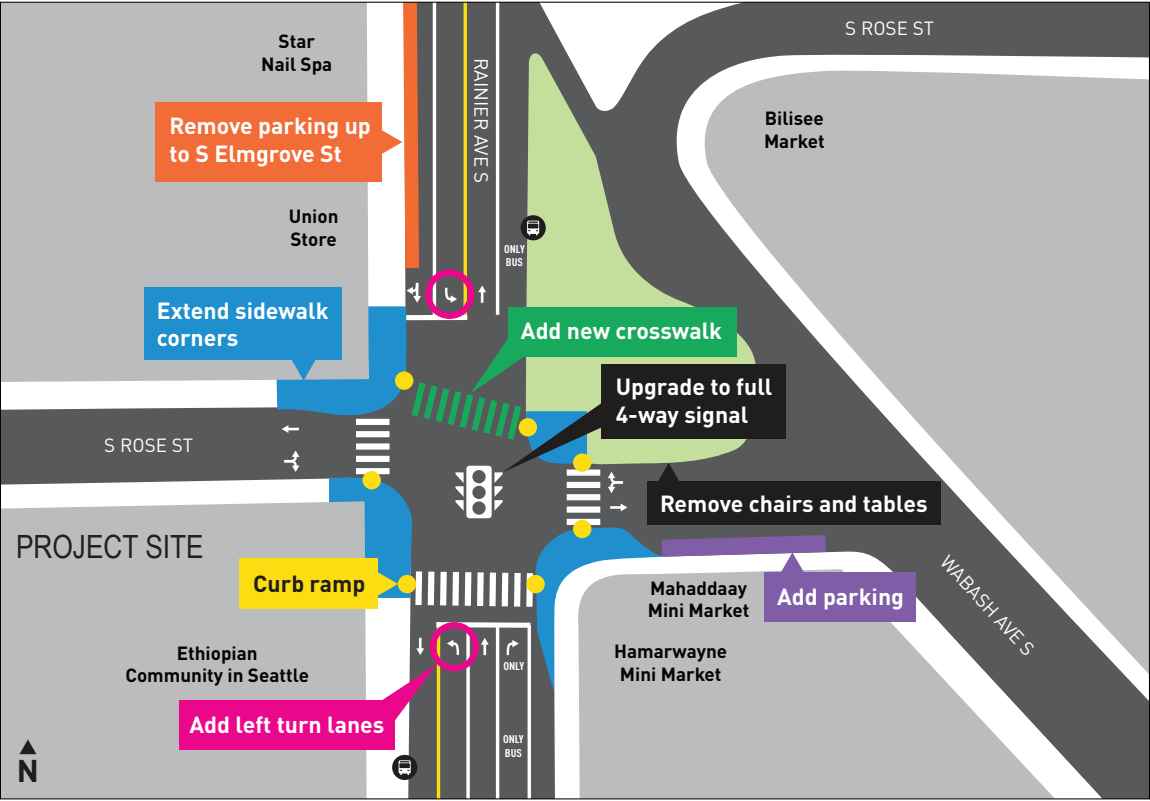




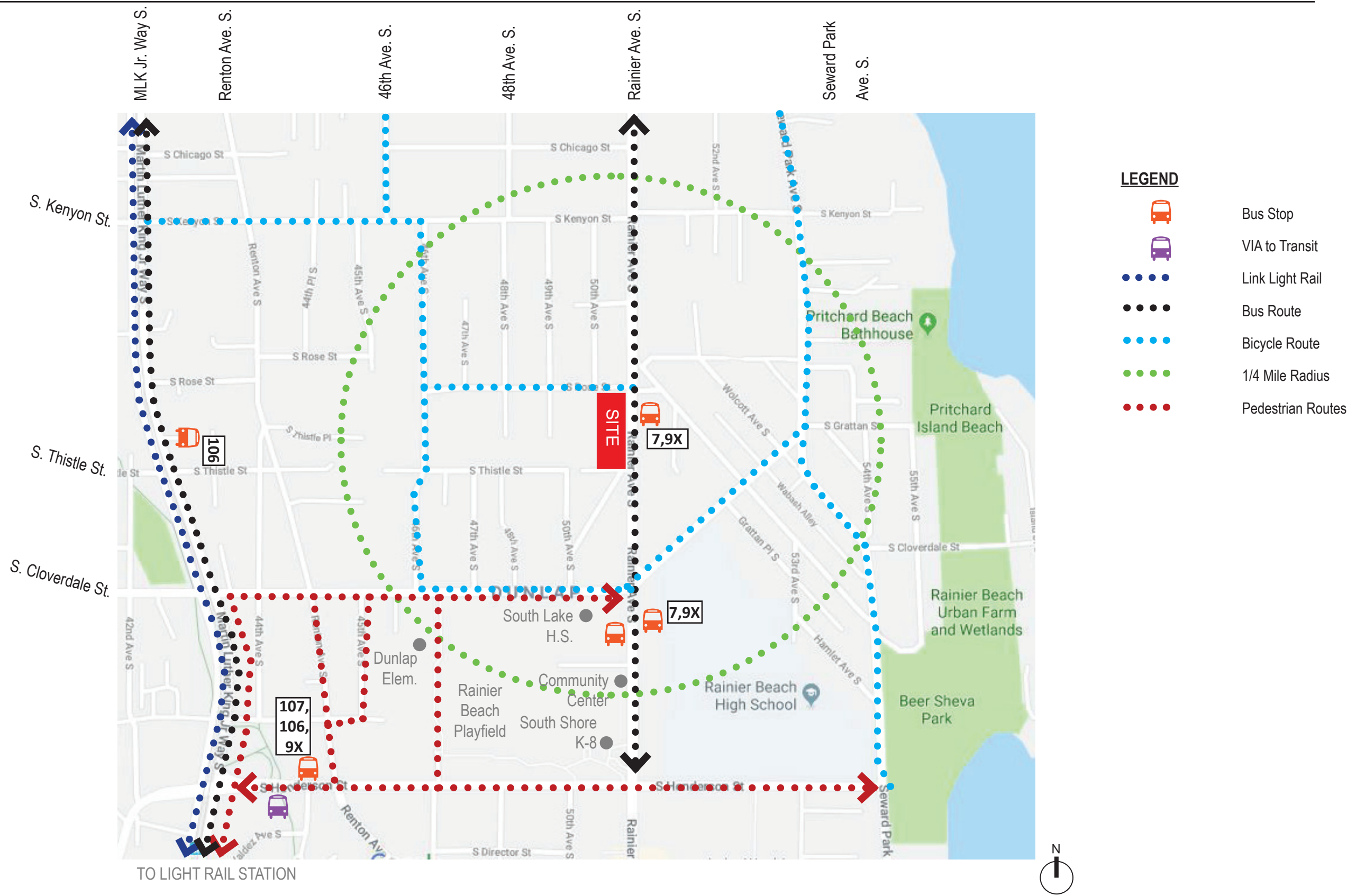
NEIGHBORHOOD CONTEXT

Rainier Avenue South is a relatively level street with a high level of traffic. Plans are under development to include a Rapid Ride transit line and rechannelization of the street along with safety improvements at the Rainier Ave. S. and S. Rose St. intersection. The stretch of Rainier Avenue South is just north of the Rainier Beach commercial hub which includes: Safeway, many small shops and restaurants, the Rainier Beach Library, Rainier Beach Community Center, several schools, a senior apartment building, and more. This stretch is presently more of an arterial corridor than a destination location, however, this project aims to respond to that context while providing usable street level landscaped exterior space and improved street plantings and trees to support the expanding use of the community center and to improve the pedestrian experience along this portion of Rainier Ave. S.

RAINIER IMPROVEMENTS
New Signal and Crosswalk at Rainier and Rose in 2020



URBAN DESIGN ANALYSIS: TRANSPORTATION ANALYSIS



ETHIOPIAN COMMUNITY IN SEATTLE (ECS)

ECS traces its roots back to 1980 when Ethiopians in Seattle gathered to discuss the formation of a local organization focused on preserving culture and enhancing camaraderie. In 1987, the organization incorporated as a non-profit, community-based organization designed and led entirely by the Ethiopian community. Today ECS creates opportunities for economic and cultural development, educational advancement, and recreation for Ethiopians and the broader East African community in the Puget Sound area. This includes new arrivals needing culturally relevant support and assistance; adopted Ethiopian children and their families who seek connections with the local Ethiopian community; Ethiopian Americans and their families; and other East African communities in our area.

ECS is a valuable community resource for Ethiopian and East African families seeking social, educational and economic support. In 2015, ECS served 887 children, youth, adults and seniors through the following programs: case management and community referrals, housing assistance, job referrals, citizenship preparation, youth tutoring and school break cultural camps, and senior wellness services.

PROPOSED ETHIOPIAN COMMUNITY CENTER

The street level of the building will be occupied by the Ethiopian Community in Seattle’s Community Center. The ECS was established in 1980 and, since 2010, has been located at the existing facility on the site. The improved development will activate the street with a coffee shop and public plazas that are welcoming and inviting to the larger community. The renovated facility (9,464 sq. ft.) and new construction (5,136 sq. ft.) will include the following rooms/spaces:

- Ethiopian coffee shop – almost triple the size of the existing shop and accessible from the street to the wider neighborhood; its central location allows it to act as a second lobby and reception area for the community center.
- Community hall - almost twice as large as the existing hall, it will provide both a place for the Ethiopian community to gather as well as an income stream to the community center through rentals.
- Meeting room accessible from the community center and also directly from the street for after hour rentals independent of community center hours and staffing.
- Multi-use room that is also accessible to the senior residents above independent of community center hours and staffing.
- 20-station computer lab to provide computer literacy programs for seniors and immigrants, homework help for children and computer access for those who don’t have computers at home. This room is accessible to senior residents above independent of community center hours and staffing.
- Classroom for after school and summer programs.
- Five private offices for community center staff.
- Library area.
- Commercial Kitchen – available for rent to small caterers and people in the cottage food industry; used several times a week for food preparation for community center programs like senior lunches, summer camps, monthly community breakfasts, etc.; and available to caterers for large events in the community hall.
- Reception/waiting area.
- Restrooms.
- Play area for children participating in community center programs.

PROPOSED ETHIOPIAN VILLAGE HOUSING PROJECT

The upper 4 floors of the project will provide affordable housing serving low-income senior residents earning 30% - 60% of median income. The Ethiopian Community in Seattle is deeply concerned about elders in their community and the larger neighborhood who are unable to afford decent housing and are often isolated due to language, transportation and mobility issues. They are constructing this project to help address Seattle’s housing affordability crisis and the economic displacement that is occurring because of it. The project will provide 90 new units consisting of approximately 56% studios and 44% one bedroom apartments. The residents of the housing project will have access to many of the services and amenities located in the community center as well as amenities like an exercise room, outdoor spaces, service provider offices and a community gathering room located on the upper residential floors and specifically for the senior residents.



COMMUNITY DESIGN & OUTREACH PROCESS

ETHIOPIAN VILLAGE VISIONING WORKSHOP: 06/04/2017

FOCUS:

To collect ideas for redeveloping the Ethiopian Community in Seattle site, specifically to understand what works well, needs improvement, or is missing from the existing community center building. Additionally, this workshop had a goal of understanding the preference of the community for cultural and regional images, symbols, and spaces.

KEY THEMES & CONSIDERATIONS:

- The importance of the coffee shop as a heart of the community center and a social hub for the community
- Importance of strengthening the intergenerational programs by providing space for youth, adults , and seniors
- Provide a well thought out entry sequence to support the existing culture of long hellos and goodbyes
- Provide additional spaces for expression of culture and art including exhbition and library space
- Improve pedestrian safety at site by relocating parking access
- Provide openness of space and improved visibility
- The building should express Ethiopian culture and have space for displaying cultural objects

ADDITIONAL COMMENTS/DISCUSSION:

- Activate building for more hours and add elements that connect to the neighborhood and community
- Modernize spaces - community hall, coffee shop, computer lab, and other community center spaces

ETHIOPIAN VILLAGE COMMUNITY DESIGN WORKSHOP: 08/06/2017

FOCUS:

To identify shared values and design ideas for the future Ethiopian Community in Seattle development and common design approaches for the project using a hands-on programming design activity. 8 groups of attendees at separate tables discussed design ideas building on the experience of the first workshop. These design concepts were discussed and the group identified themes that were shared from the various concepts.

KEY THEMES & CONSIDERATIONS:

- Outdoor space should be consolidated into one larger street level plaza space along Rainier Ave. S.
- Meeting hall should be generously sized with a prominent location off of the plaza
- Coffee shop should be central to the design
- Natural daylighting at community center
- Meeting room along Rainier Ave. S.



ETHIOPIAN VILLAGE COMMUNITY DESIGN WORKSHOP: 10/01/2017

FOCUS:
To provide the community an opportunity to respond to the drawings that came out of the conversations from prior community meeting design activities and conversations.

- KEY THEMES & CONSIDERATIONS:**
- Details were discussed about the quantity of parking that would best serve the community hall and the appropriate size for the community hall
 - Discussed the qualities of outdoor space on Rainier Ave. S. and outdoor play space in location away from Rainier Ave. S.
 - Discussed visibility of community center program off of Rainier and the importance of having site lines from coffee shop to plaza



ETHIOPIAN VILLAGE COMMUNITY DESIGN WORKSHOP: 02/05/2019

FOCUS:
To provide an update to the community on the status of the design and to have an opportunity for community feedback and reactions to the progress of the design.

- KEY THEMES & CONSIDERATIONS:**
- Discussed details about the variety of spaces being provided to serve the needs of Ethiopian community members from a range of ages
 - Discussed the importance of flexibility in the community hall space for community center programming
 - Emphasized the importance of spaces for long greetings and socialization as a part of the entry sequence to the community center and throughout the project



EARLY COMMUNITY OUTREACH MEETING: 06/02/2019

- COMMENTS/DISCUSSION:**
- Interest in access location to parking, hope for load/unload space on Rainier Ave. S., questions over the schedule and duration of construction, comments on providing as much parking as possible, and hope for a building design that reflects Ethiopian culture



CULTURAL DESIGN: Culturally Relevant Ethiopian Design Concepts + Precedents



1 OBELISK IN AKSUM AT NORTHERN STELAE PARK

- AKSUM, ETHIOPIA
- Distinctive keyhole shape of curved top of obelisk
 - Intricate bas-relief carving on surface of stone
 - Rhythm and proportion of decorative elements

2 ETHIOPIAN FLAG

- Culturally important symbol representing the land, peace and hope, and strength
- Colors carry a lot of meaning and will inform details in the project

3 VERNACULAR BUILDINGS

- Distinctive round form and materiality
- Texture, patterning, and color

4 MESOB

- Pattern, rhythm, colors, and distinctive shape

5 MESOB AND JEBENA

- Ritual and tradition around coffee preparation and service





6

6 VERNACULAR BUILDING

- Distinctive round form and detailing at the peak of the natural roof

7 VERNACULAR BUILDINGS

- Variation in materiality, distinctiveness of roof forms, and varied textures

8 DEBRE DAMO MONASTERY

TIGRAY, ETHIOPIA

- Materiality and color
- Patterning of material coursing and variations in texture

9 MILLENIUM PAVILION

GONDAR, ETHIOPIA

- Distinctive texture and coiled detail
- Round shape and relationship between lighter textured roof to monolithic masonry base

10 ROCK HEWN STRUCTURE

LALIBELA, ETHIOPIA

- Reference of Aksum stelae detailing in railings, windows, and carved portico space
- Mass, material, and color
- Sequential and terraced relationship of spaces



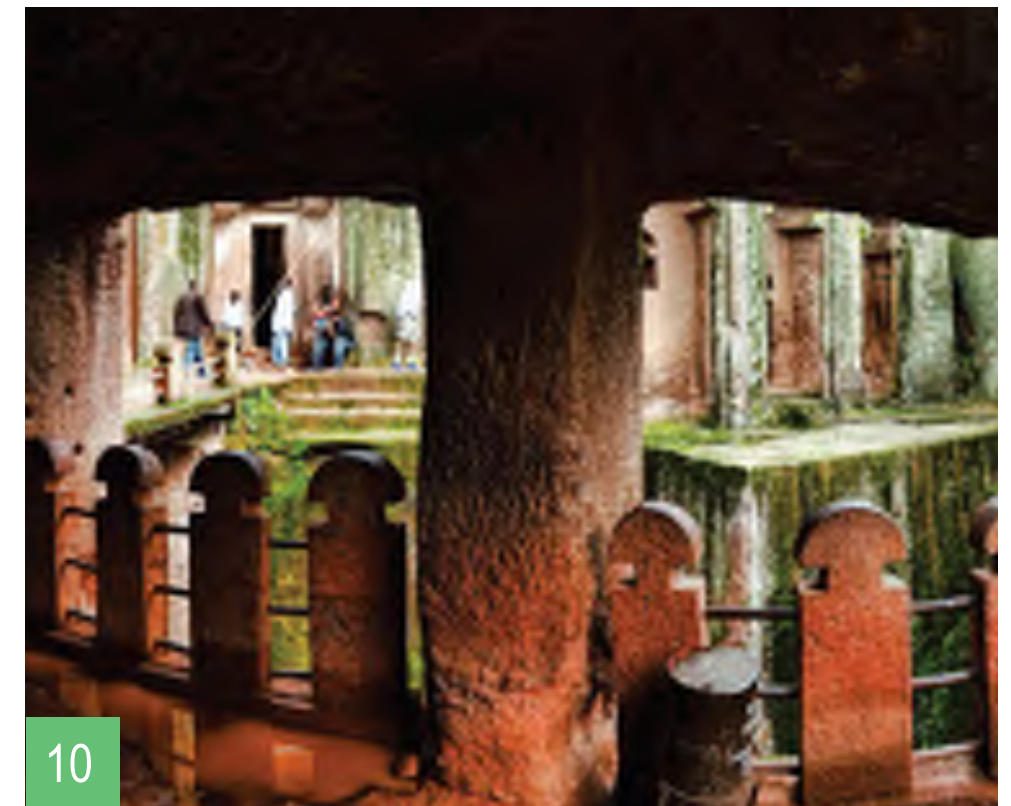
7



8



9



10

CULTURAL DESIGN: Culturally Relevant Ethiopian Design Concepts + Precedents



11 SAMPLE OF RECENT CONSTRUCTION
- Masonry coursing and color variation
- Reference to vernacular shapes



12 SAMPLE OF RECENT CONSTRUCTION
ADDIS ABABA, ETHIOPIA
- Reference to Aksum
- Natural colors



13 VERNACULAR BUILDINGS
- Masonry coursing and color variation
- Distinctive round buildings and roof pitch

14 DEBRE BIRHAN
GONDAR, ETHIOPIA
- Massing of colonnade
- Arched detailing
- Masonry coursing and color variation



15 FASILIDES CASTLE
GONDAR, ETHIOPIA
- Reference to Aksum
- Massing at openings
- Detailing at balconies





16

16 EMPEROR MENELIK'S EGGHOUSE
ADDIS ABABA, ETHIOPIA
- DECORATION AND PATTERNING



17

17 PASTEL ALLEYWAYS
HARAR, ETHIOPIA



18

18 DEBRE DAMO MONASTERY
HARAR, ETHIOPIA
- EXPRESSION OF MASS AT OPENING
- MINIMAL DETAILING
- EARTHEN COLORS AND TEXTURES

19 ANKOBER LODGE
ANKOBER, ETHIOPIA
- USE OF NATURAL MATERIALS
- STRUCTURAL AND DECORATIVE PATTERNING
- TEXTURE AND MASS OF ROOF

20 GUEST HOUSE
HARAR, ETHIOPIA
- DETAILING OF OPENINGS
- TEXTURE OF PAVING
- PROPORTION OF SPACE



19



20

EXISTING NEIGHBORHOOD DEVELOPMENT PATTERNS

NEIGHBORHOOD CONTEXT

The streetscape is becoming more urban as new development happens. Many lots that were developed more than 10 years ago have surface parking lots facing the street, small buildings or houses with green space around them, or one story commercial buildings. The newer development tends to hold the street edge and be 4-5 stories tall. Given the current development standard, this stretch of Rainier Avenue South will develop a more urban context as development happens





POSITIVE NEIGHBORHOOD DESIGN CUES



Mixed Use Affordable Housing
Image Credit: Mercy Housing Northwest



Community Center
Image Credit: Nakano Associates



Street Facing Art
Image Credit:Google Street View



Education
Image Credit:Rainier Valley Historical Society



Curved Massing & Colorful Building Materials
Image Credit: Rolluda Architects



Curved Massing & Varied Materials Including Masonry
Image Credit: Graham Builds

NEIGHBORHOOD CONTEXT

The surrounding neighborhood offers a variety of building types of various ages and architectural styles with no one prevailing or dominant architectural expression. The area is in a state of transition - within two blocks of the site the scales and uses of buildings vary from single family and low-rise/low density residential structures to multi-story mixed use structures and large commercial/retail structures. There is no prevailing architectural style. Instead, an eclectic collection of functional buildings and architectural styles exist side by side due to the range of years development has taken place in the area.

As one of the earlier lots to develop, it is our goal to provide a well designed building that creates a pleasing edge to this arterial streetscape, including design elements that relate to existing buildings in the Rainier Beach/Dunlap area as shown in the images to the left:

- ① Varied materials including masonry, either with a wainscot or the entire first floor.
- ② Punch windows at the upper levels.
- ③ Opportunities for public art installations.
- ④ Metal siding and panelized siding.
- ⑤ Balanced rhythm of windows and decorative windows.
- ⑥ Generous storefront at street level
- ⑦ Decorative window profiles

Address: 8323 Rainier Avenue South, Seattle WA 98118
Site Area: 38,836 Square Feet

Zone: Rainier Beach (Residential Urban Village)
NC2-55 (M)

Permitted Outright:
Proposed Uses: SMC 23.47A.004 Table A
J.1 Residential Uses - Permitted
E.1 Institutions - 25,000 Sq. Ft.
23.47A.010 (size limit is for each separate institution if run by separate entities
- Land use coaching note)

**Pedestrian
Designated Zone:** No

**Frequent Transit
Service:** Yes

Lot Area: 38,836 Square Feet

**Height
Requirements:** 55 feet

**Setback
Requirements:** No setbacks except from abutting residential lot
23.47A.014 Residential uses abutting a residential lot.

**Floor Area
Ratio (FAR):** 3.75 if MHA 55 - 145,635 Sq. Ft.

**Street Level
Requirements:** SMC 23.47A.008.A.2.c Blank Façades
Blank Segments of Façade May Not Exceed 40% of Façade Width;
SMC 23.47A.008.B.2.a Transparency
60% of Street Façade Between 2' & 8' Above Sidewalk Shall be Transparent, Driveway
at Street Level Can be Subtracted From Transparency Calculation

SMC 23.47A.008.B.3 & B.4 Non-Residential Uses
Shall Extend an Average Depth of at Least 30' and a Min. Depth of 15' from the Street
Level Façade
Non-Residential Uses at Street Level Shall Have a Floor-to-Floor Height of at Least
13'

Amenity Area: SMC 23.47A.024
5% of Total Gross Residential Floor Area Required to be Amenity Areas
Common Amenity Area - 250 S.F. Min., 10' Minimum Width
Amenity Area Shall Not be Enclosed

Landscaping: SMC 23.47A.016A.2 - Required Green Factor Score of 0.30 or Greater
SMC 23.47A.016.B - Street Trees are Required

Critical Areas: 40% Steep Slope
Applying for steep slope waiver

Vehicle Parking: No Minimum Requirement - Urban Village in Frequent Transit Zone. No residential or institutional
parking requirements

Total proposed parking = 43 spaces

Bicycle Parking:	SMC 23.54.015 Table D	Long Term	Short Term
		Community Centers Multi Family	1 per 4,000 S.F. 1 per 4 Units up to 50 plus .75 factor/ unit above 50 None

To be provided per code.

Solid Waste: Access required on S. Rose St.



APPLICABLE DESIGN GUIDELINES

GUIDELINE	DESCRIPTION	SUB-GUIDELINE	APPLICANT RESPONSE
CONTEXT AND SITE			
CS1 Natural Systems & Site Features		A. Energy Use	Proposed: The building is favorably sited with its long façades east to west providing more consistent solar exposure and daylighting which will lead to potential energy savings. The project is also being developed using the Evergreen Sustainable Design Standards and in so doing will encourage socially sustainable living, use energy star appliances, provide central laundry services, have efficient lighting, have sub-metered units, and provide photovoltaic ready design.
		B. Sunlight and Natural Ventilation	Proposed: Residential levels - Windows will be specified to have glazing that reduces heat gain. All the double loaded residential corridors will have windows at the ends to provide daylight to the interior circulation. The windows at the ends of the corridors will be operable to provide natural cross ventilation at each residential floor. Units will each have operable windows at sleeping rooms and living areas to provide opportunities for cross ventilation at each unit Commercial level - A clerestory skylight will be added to the existing windowless community hall. In addition, the large hall will be connected to the street-facing classroom via a moveable partition which will also provide additional daylight into the space. All the new community center spaces have generous windows along Rainier Avenue South. Those that aren't along the street (multi-use room and computer lab) were located back from the street because their use is compatible with lower levels of exterior light. These rooms will have relites that will capture some natural light from adjacent spaces with exterior exposures. The building is sited to minimize impacts on adjacent residential sites to the west and there will be the possibility to explore landscaping at grade and above a P.T. deck at the west side to provide shading plantings on the west side. Street tree plantings on the east side will provide some morning shading at the community center.
		C. Topography	Existing Conditions: The majority of the site is flat along the east property line. There is a steep embankment along the north and west edges of the property that extends up to approximately 15' above Rainier Avenue South. The north edge of the site has a slope up along S. Rose. St. Proposed: We are proposing locating the parking at the ground level of Rainier Avenue where it will be concealed by the hill and accessed by ramping down from a mid block driveway along S. Rose Street . We will have a P.T. level at the first floor and this will allow an upper level of parking accessed at the high side of S. Rose. St. This will allow us to remove all parking access from Rainier Ave S. so that we can maximize the community center use along Rainier Ave. S. and allows our residential levels to be located above the high point of the site embankment. This project proposed using the existing grade change to minimize the mass of the building against the adjacent residential zones.

GUIDELINE	DESCRIPTION	SUB-GUIDELINE	APPLICANT RESPONSE
		D. Plants and Habitat	Existing Conditions: The building site is currently a surface parking lot with blackberries and other weeds along the perimeter so there is are no significant trees or vegetation. The site is also not adjacent to any areas of natural habitats. Proposed: The project will maintain existing street trees that are in good health and will add street trees along S. Rose. St. and Rainier Avenue S. per SDOT requirements. Additional new landscape will be added along Rainier Ave. S. and will be designed to connect to a new landscaped plaza.
		E. Water	Existing Conditions: There are no natural water features on the site. Proposed: The required drainage control measures will be met using planters running along the west property line in the 15'-0" residential setback. Approximately 1/3 of the residences will overlook this area and the residential common areas will open onto it. These water retention elements will be designed and planted to create an attractive green space for the residents to enjoy as well as a green edge where the property abuts the neighboring multi-family lowrise zone.
CS2 Urban Pattern and Form	Strengthen the most desireable forms, characteristics and patterns of the streets, block faces, and open spaces in the surrounding area.	A. Location in the City and Neighborhood	Existing Conditions: The Rainier Valley has long been home to many of the immigrants who call Seattle home. After being displaced by gentrification from the Central District, the Ethiopian community has called this site home for the past 7 years. Proposed: The Ethiopian community is a large and vibrant part of Seattle and the building will celebrate their heritage through the use of color, cultural motifs and a large entry plaza with a coffee shop. The site occupies nearly an entire block along Rainier Avenue South near the commercial hub of the Rainier Beach neighborhood. The hub includes shopping, schools, the Rainier Beach Community Center, Rainier Beach Library, multi-family residences and open green space associated with the schools and community center. At this project's location, Rainier Avenue is transitioning from an Urban Center connector road to an Urban Village Main road. Rainier is also a designated transportation arterial and Rapid Ride corridor. This stretch of Rainier Avenue South has a wide variety of buildings from repurposed houses to small one story commercial structures to newer multi-story mixed use buildings that create a transitional urban fabric. The lots are zoned for neighborhood commercial and multi-family uses and it is assumed the scale will increase as new buildings are built.

APPLICABLE DESIGN GUIDELINES

GUIDELINE	DESCRIPTION	SUB-GUIDELINE	APPLICANT RESPONSE
		B. Adjacent Sites, Streets, and Open Spaces C. Relationship to the Block	Existing Conditions: The surrounding streets in this area are laid out along two competing grids laid out at 45 degrees to each other. As such, the intersection of S Rose St, S Wabash St, and Rainier Avenue S is not a singular intersection marked by four corner lots. While this lot is a corner lot, it reads as more of a mid block lot, part of the fabric of a busy arterial. In addition, we are required to set back from the corner due to the overhead power lines running up S Rose Street. Proposed: We have chosen to emphasize the pedestrian experience as you walk along the length of the lot and wait for buses at the stop mid-block, rather than focusing on the corner. Improving the public realm along the length of our site is accomplished in two ways. First, a large plaza is proposed along Rainier Avenue to provide space for people arriving at the community center to gather, to create outdoor seating for the coffee shop, and to create a welcome widening of the relatively narrow sidewalk area for passers by. The layout of the plaza will include planting areas, some with elevated edges to provide seating, an area of tables and chairs for the coffee shop, and a covered area for people waiting for the bus. This amenity will benefit pedestrians walking along Rainier by creating a pleasant and varied streetscape. It will benefit building residents by creating a buffer between the residential entrance and the busy street for the senior residents. It will benefit the Ethiopian community by providing a place to linger and socialize before and after events or while enjoying a cup of coffee, as well as connecting the community center to the larger neighborhood. Second, the building design includes durable and interesting materials at the street level, including large areas of glazing looking in to the coffee shop and other public areas of the community center.
		D. Height, Bulk, and Scale	Existing Conditions: The lots along Rainier Avenue S are zoned for neighborhood commercial and multi-family uses and it is assumed the scale will increase as new buildings are built. With the passage of HALA, the height allowance for this and other sites in the area increase along Rainier Avenue. Additionally, the neighboring lots to the southwest of the site are in review for a future development of a multi-story housing project that will increase the scale of the neighboring residential buildings to 4 stories if that project continues to construction. Proposed: The building will be 5 stories tall with the community center on the ground floor and residential above. The site slopes up away from Rainier so that the building will be 4 stories where it abuts the L zone to the west. In addition, the layout of the residential floors is in a 'H' shape with the primary spine along the east side of the lot with two shorter bars projecting out towards Rainier and two bars of varying lengths projecting towards the west property line. This will break down the bulk of the building along Rainier and at the west. On the west side of the building, the bulk of the building is set back 42'-0" from the west property line and 15'-0" at the one residential bar that extends to the northwest corner of the lot. We are choosing not to build out to the property line for the first 13'-0" of height to provide some buffer to the residential zoned lots. The façade will be broken up with modulation and fenestration. This will minimize the impact of this building on the neighboring lots. In addition, we are retaining the existing 1 story building on the south portion of the lot which further reduces this project's impact on neighbors.

GUIDELINE	DESCRIPTION	SUB-GUIDELINE	APPLICANT RESPONSE
CS3 Architectural Context and Character	Contribute to the architectural character of the neighborhood.	A. Emphasizing Positive Neighborhood Attributes	Existing Conditions: The Rainier corridor is evolving rapidly. There are newer buildings in the form of the Rainier Beach Community Center, South Lake High, and South Shore K-8 providing examples of contemporary buildings with a diverse palette of materials contrasted against historic buildings like the one Dunlap Elementary School occupies. The larger fabric of the neighborhood consists of a wide range of single family residential and small apartment buildings of varying styles that have started in the past few years to be remodeled. Newer, larger multifamily residential developments have been developed around Othello and are starting to move south. HALA is aiming to encourage large scale development along the S. Henderson St. corridor. One goal of this project is to provide an anchor for the Ethiopian Community in Seattle in this rapidly changing neighborhood. Proposed: The building will be a proud representation of the vibrant East African presence in Seattle. The building will incorporate cultural motifs and colors recognizable as Ethiopian while also welcoming the larger neighborhood into the building through the low income senior housing above, the coffee shop located front and center on the plaza, and various rooms for rent and services available to larger Seattle community in need of them.
		B. Local History and Culture	Existing Conditions: The Rainier Valley has historically been home to many waves of immigrants as well as the African American community as it has been pushed out of the Central District. This building is being built by the Ethiopian Community in Seattle and their partners and celebrates this vital neighborhood history. The existing community center on the site will be refurbished and continue to serve the community. While not an historic structure, it has a nearly 50 year history in the neighborhood with varied tenants ranging from a Chinese restaurant to a house of worship and daycare.

APPLICABLE DESIGN GUIDELINES

PUBLIC LIFE			
PL1 Connectivity	Complement and contribute to the network of open spaces around the site and the connections among them.	A. Network of Open Spaces	Proposed: This project will provide a large entry plaza along Rainier Avenue South that is designed to foster community interaction. The plaza will encourage mixing and interaction between the low-income senior residents above, the Ethiopian community, and the larger neighborhood thru the coffee shop, seating areas, bus stop and access to the many amenities provided by the community center (meeting rooms, community hall, computer lab, etc.). Like many more communal cultures, long greetings and good byes before and after events are an integral part of Ethiopian culture and the plaza will provide a space for that community interaction to happen, as well as space for events and activities to spill outside. The project continues a trend in the neighborhood to provide outdoor space similar to the recent improvements in the planted island between S. Rose St. and Wabash Ave S.
		B. Walkways and Connections	Proposed: This building is very pedestrian oriented as most residents will rely on walking and public transportation to get around. In addition, many visitors to the community center are recent immigrants with limited access to a car. They and other community members will often arrive by public transportation, foot or car share. The bus stop will be integrated into the plaza design and the plaza itself will provide a space for people to rest, interact and enjoy a cup of coffee. The existing public right-of way is maintained, and in most places widened, to create a friendlier pedestrian environment.
		C. Outdoor Uses and Activities	Proposed: The east facing plaza will have good exposure for morning sun exposure and will be well lit at night. This space will provide clear points of entry to the community center, coffee shop and nearby residential lobby. The planting areas and ample seating will encourage people to remain in the space and engage with each other and the streetscape in general. Street trees will be planted along both Rainier Ave S and S Rose Street as well as several planting areas in the plaza that may also include trees. The Ethiopian Community currently displays events from a bulletin board by its main entrance, operates a coffee shop, and has a relationship with the Rainier Beach Action Coalition to provide a seasonal farmer's market. The goal is to continue this programming after the building is constructed to maintain these positive informal community uses. We are proposing an east facing amenity deck at the second floor connected to a residential commons for more private outdoor access with exposure to morning sun. This space is conceived as a year round amenity space for residents and has a visual connection to the activity of the plaza. On the west side of the building we are proposing providing a larger amenity deck at the second floor with south and west exposure to provide an outdoor play area and outdoor access off of the residential commons and community center to support youth programming in the community center.

PL2 Walkability	Create a safe and comfortable walking environment that is easy to navigate and well-connected to existing pedestrian walkways and features.	A. Accessibility	Proposed: Accessibility is very important to the project as the apartments above are senior housing. All floors are accessible by elevator and there are elevators located at either end of the building to minimize the distances seniors have to walk to their apartments. On the ground floor, the community center is 100% accessible with wide hallways, frequent seating areas, good lighting, and no stairs. The primary access to the building is from Rainier Ave S. with direct access to public transportation.
		B. Safety and Security	Proposed: The plaza will be well lit and will provide clear points of entry to the community center, coffee shop and residential lobby. The open spaces around the building are generous and do not create any tight passageways or dead ends. While the existing building does not have a lot of street level transparency, the new building will provide both transparency at the street level and eyes on the street from the residential units above. There will be a residential manager's office at the residential lobby with visual connection to the plaza and street, a community center reception area with oversight of the plaza and entry to the community center, and additional oversight from the coffee shop staff to the plaza and street should provide overlapping supervision of public amenity space.
		C. Weather Protection	Proposed: All entrances into the building will have overhead weather protection. The bus stop will be incorporated into a portion of the building that provides weather protection.
		D. Wayfinding	Proposed: The design of the plaza creates a clear path of travel to all the main entries to the building (the community center, the coffee shop and the residential lobby) thru the placement of the entries relative to the street and plaza, overhead canopies, pavement patterns and lighting.

APPLICABLE DESIGN GUIDELINES

GUIDELINE	DESCRIPTION	SUB-GUIDELINE	APPLICANT RESPONSE
PL3 Street-Level Interaction	Encourage human interaction and activity at the street-level with clear connections to building entries and edges.	A. Entries	Proposed: The functions of this building are all inter-related and this is reflected in the fact that all three functions (community center, coffee shop, and residential) enter directly off or near to the central plaza. As the primary public entry to the building, the community center entrance is the most prominent in the plaza and will have design features like overhead protection, lighting, a distinctive massing, and signage that emphasize its prominence. Coffee is central to Ethiopian (and Seattle!) culture and the coffee shop acts as a second lobby to the community center. As such, its entrance is also prominently located on the plaza and leads directly to the larger area where there will be seating as well as facing towards the bus stop. The residential lobby will be defined as its own entry directly off of Rainier Ave. S. and will be easily identifiable from the street and plaza using weather protection, lighting, signage, and articulation of the building elevation.
		B. Residential Edges	N/A along Rainier Ave. S. At the second floor west elevation there is a large landscaped amenity area providing buffer to neighboring developments.
		C. Retail Edges	Proposed: The community center will have multiple entries to accommodate the large hall and those entries will provide transparency into the community center. The primary entry will be through a vestibule with a large amount of transparency and is off of the large central plaza. The coffee shop is a central design element in the plaza and will have significant glazing as well as both interior seating and exterior seating. It acts as a hub for both the plaza and the community center, acting as a de-facto second lobby to the community center. The residential lobby also connects directly to the sidewalk near the plaza to encourage the residents to take advantage of the social opportunities and services available at the community center.
PL4 Active Transporation	Incorporate design features that facilitate active forms of transporation such as walking, bicycling, and use of transit	A. Entry Locations and Relationships	Proposed: This building is located on a frequent transit arterial and no parking is required by code. The parking entrances are located on South Rose Street, away from the pedestrian and transit focused Rainier street front.
		B. Planning Ahead for Bicycles	Proposed: In anticipation of intermodal transit and people biking down to the rapid transit corridor there is both short term and long term bike parking proposed for the project. Long term parking will be off of the parking area in an enclosed and secure storage space, whereas, short term parking will be provided along Rainier Ave. S. and integrated intermittently between street plantings.
		C. Planning Ahead for Transit	Proposed: A Rapid Ride bus stop is planned for this block and will be integrated into the plaza and building design. In addition, the coffee shop entry and residential entry are conveniently located to the bus stop to facilitate elderly residents easily accessing public transit as well as making it easy to grab a quick cup of coffee before catching your bus.

GUIDELINE	DESCRIPTION	SUB-GUIDELINE	APPLICANT RESPONSE
DESIGN CONCEPT			
DC1 Project Uses and Activities	Optimize the arrangement of uses and activities on site	A. Arrangement of Interior Uses	Proposed: The ground floor of this building is occupied by the Ethiopian Community Center. The central entry plaza provides a generous space to accommodate all the various activities anticipated and provides a welcoming 'front porch' for the community to gather in. Central to the plaza is the coffee shop with its entry off the broadest area of the plaza. This allows for outdoor seating set back from the noise of Rainier Ave. S. and should minimize congestion at the Rapid Ride bus stop. On the interior, the coffee shop flows into the large central hallway that connects all the functions of the community center and allows the receptionist and/or barista to keep an eye on the entrances and common spaces. Off the central hallway there are medium sized meeting rooms as well as offices for staff. These meeting rooms will be keyed to be accessible after hours for residents and the general public to encourage activities at a wide range of hours. At the south end of the hall, in the existing community center, there is a large community hall, a classroom for after school and summer programs, and a commercial kitchen.
		B. Vehicular Access and Circulation	Proposed: All pedestrian access to both the residential and commercial parts of the project is from the central plaza on Rainier Ave. S.. All vehicular access, including trash collection, is off of S. Rose Street. This should help minimize conflicts between cars, pedestrians, and public transit. Short term bike storage is accessed directly off the sidewalk and plaza. Long term bike storage is located off of the parking area and accessed adjacent to the vehicular ramp. There is a separate access to the parking area for bicyclists. From the parking lot there are two points of access to the building. At the north end is the main residential lobby. At the south end is the community center entry that also acts as a secondary residential entry to facilitate residents accessing the community center as well as minimizing the distance residents have to walk to their apartments at the upper levels.
		C. Parking and Service uses	Proposed: The parking lot has been located at the back (west) side of the lot and is effectively buried by the steep hill to the west and the housing above while providing direct access to the community center on the ground floor. Access to the parking lot is off of S. Rose Street to minimize its visual impact and potential conflicts with pedestrians and traffic along Rainier. All the service areas of the building are accessed off of the parking lot.
DC2 Architectural Concept	Develop an architectural concept that will result in a unified and functional design that fits well on the site and within its surroundings.	A. Massing	Proposed: The primary mass of the building is located along the west edge of the site and it steps down and breaks into smaller volumes as the grade drops down to Rainier Avenue S, the primary street facing façade. Along Rainier the building has two flanking volumes on either side of a central plaza and coffee shop, creating a 'H' shaped residential building above. The pedestrian experience is dominated by the plaza and the presence of a 1 story element in the center that is the coffee shop with a pergola. The inside face of the plaza is one story and the residential bar above is stepped back to create a second floor outdoor amenity area for the residents and to minimize the bulk of the building against the plaza.



APPLICABLE DESIGN GUIDELINES

GUIDELINE	DESCRIPTION	SUB-GUIDELINE	APPLICANT RESPONSE
		B. Architectural and Façade Composition	Proposed: The community center will have a welcoming presence on the plaza and street. There will be lots of color incorporated, primarily the red, yellow and green of Ethiopia's flag. In addition, several motifs common to Ethiopian history and culture will be incorporated into the design. Options include detailing of the windows, a shade structure at the plaza, and hardscaping elements. All of these elements will serve to create a balanced composition on the ground floor that is continued above in the residential floors. The residential 'bars' consist of double loaded corridors. Each hallway ends with a window, at the center of each end façade. There are no blank walls in the project.
		C. Secondary Architectural features	Proposed: Several elements contribute to the visual interest and depth of the building. The overall massing of the building as an "H" shape provides articulation of the overall building by breaking down the overall length of any individual section of the elevation. The building massing is further articulated with recesses at the ends of corridors, extending the building vestibule into the plaza to create a unique two story element, and detailing at all of the building entries with recesses and awnings.
		D. Scale and Texture	Proposed: Human scale elements along Rainier and the plaza include planting areas and fixed and movable seating on the plaza; articulation of the community center elevation and glazing to match the ground level uses; a colorful pattern of windows looking into the community center vestibule; patterned pavement on the plaza; and attractive lighting and signage. The street level walls are being proposed to be a different material from the residential levels above to provide some differentiation and an opportunity for a nice materiality at the street level.
		E. Form and Function	Proposed: Particular attention has been paid to the entrances to the various functions of the building to increase the legibility between them for people visiting the building. The residential entry is its own distinct entrance at the northeast corner of the project. Its proximity to the sidewalk, as well as the glazing into the lobby, and awning will help visitors to the apartments above identify the residential entry. The coffee shop is located adjacent to a cultural element at the center of the plaza. The seating inside and plentiful glazing will make this community space inviting to the public and easily identifiable as a coffee shop. The community center entrance is the only one with double doors and will be located closest to the street to invite people in. It will also be identified by signage, lighting, and overhead protection.

DC3 Open Space Concept	Integrate open space design with the design of the building so that each complements the other.	A. Building-Open Space Relationship	Proposed: The plaza is central to the community center and the residential units above, creating a singular entry point for the uses in the building. There are two additional open spaces in this project. On the second floor there is an outdoor amenity area adjacent to the residential community spaces on both the east and west sides that will provide an area for residents to be outside and from the east side overlook the activity on the plaza and street. This second floor outdoor area will be adjacent to a large community room, kitchen and offices for the residents.
		B. Open Space Uses and Activities	Proposed: The entry plaza has been shaped and sized to provide flexibility for a variety of uses related to the community center, coffee shop, and broader community use. The second floor amenity decks have been sized to provide both a quieter outdoor seating area and an area for outdoor play and convening to support community center youth programs and residential outdoor uses.
		C. Design	Proposed: There is not a strong existing pattern of open spaces along this portion of Rainier, nor are there many natural areas. The plaza design will contain a mix of hardscape areas and plantings to soften the edges of the plaza and provide pleasant areas to sit. The upper amenity areas will be designed to accommodate their specific functions - socializing and relaxing on the 2nd floor residential area and active outdoor play area on the west side.

APPLICABLE DESIGN GUIDELINES

GUIDELINE	DESCRIPTION	SUB-GUIDELINE	APPLICANT RESPONSE
DC4 Exterior Elements and Finishes	Use appropriate and high quality elements and finishes for the building and its open spaces.	A. Building Materials	Proposed: We need to find a balance in the cost of materials to provide durability throughout while providing higher quality in the areas where people are closest to the materials. We are proposing a fiber cement lap siding for the upper residential levels and varying color to provide some differentiation in the massing. At the community center level and at the exterior amenity levels we are proposing one floor of masonry that will allow opportunities for adding additional detail through bond patterns and banding. This will be contrasted with glazing and painted steel canopies with wood soffits.
		B. Signage	Proposed: Since the street level commercial space is a community center run by the Ethiopian community in Seattle and they are developing this building in partnership with Human Good and others, the signage will be closely tied to the design of the plaza and building rather than being left to future tenants.
		C. Lighting	Proposed: Lighting will be designed to provide safe and secure access to the parking, courtyard, bicycle storage and entries. We also plan to provide lighting on the plaza to highlight specific features of the building and plaza.
		D. Trees, Landscape and Hardscape Materials	Proposed: We will be providing durable and stress tolerant plantings and trees in new planting strips along Rainier Avenue S. and S. Rose St. In more sheltered areas of the plaza and at the second floor amenity areas we have some opportunities to explore plants that reflect qualities of plantings from the Ethiopian bioregion in combination with native plantings. Hardscaped areas are to be designed to have color, texture, and patterns that reflect Ethiopian culture.
		E. Project Assembly and Lifespan	Proposed: This project will be updating and upgrading the existing building on site as well as constructing the new portion of the community center with the residential uses above. It is of great importance to the Ethiopian Community in Seattle that the building is durable and attractive for many years to come. Materials and systems have been chosen with that in mind.



COMPARISON OF OPTIONS

OPTION 1 (PREFERRED & CODE COMPLIANT)

Opportunities

- Outdoor space on east and west sides of the building
- Balanced composition that accentuates the plaza and ground level entries along Rainier Ave. S.
- Prominently located coffee shop
- No departures requested & code compliant option

Constraints

- Two levels of parking is costly
- 2nd level of parking is adjacent to amenity area



OPTION 2

Opportunities

- Large outdoor space away from Rainier Ave. S.
- Direct connection to the sidewalk for the coffee shop

Constraints

- Concentrates massing along Rainier Ave S. creating a tall wall along the street
- Entry plaza is not as large as the community would like
- Two levels of parking is costly
- 2nd level of parking is adjacent to amenity area



OPTION 3

Opportunities

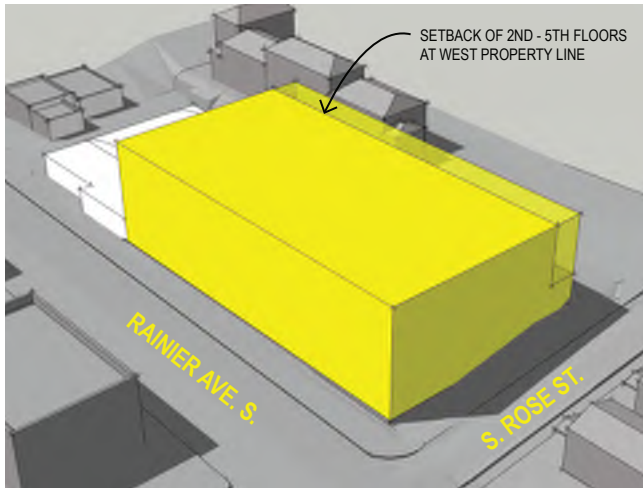
- Coffee shop has a distinctive expression in plaza
- Varied massing and elevation along Rainier Ave. S.
- Terraced outdoor spaces along Rainier Ave. S.

Constraints

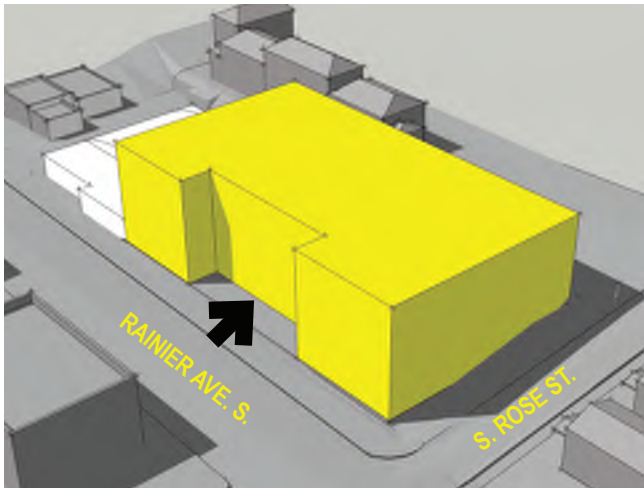
- Most expensive approach to parking
- Concentrates massing against neighbors at the West
- Rooftop exterior space is expensive to build and maintain



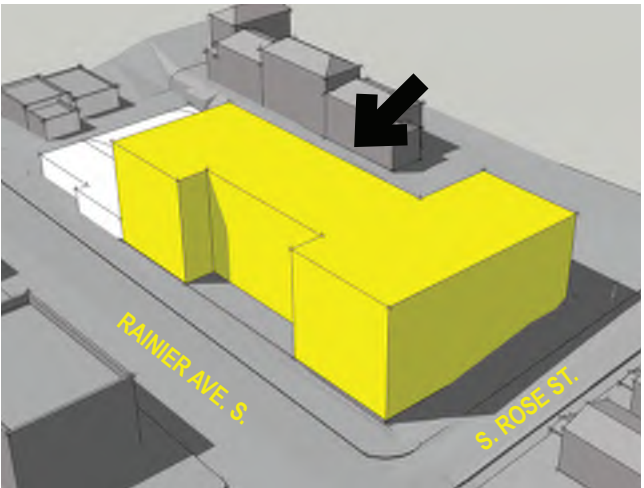
OPTION 1



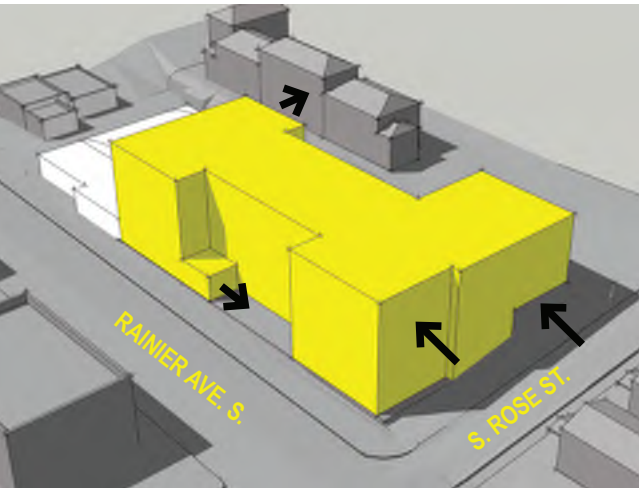
Total Buildable Envelope



Street Plaza
Creating a place to gather

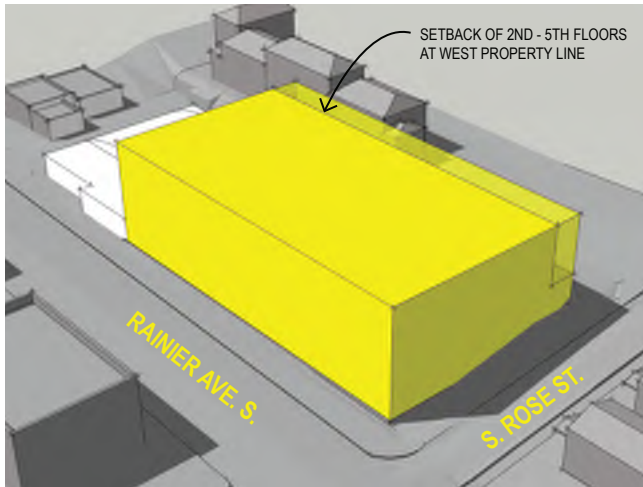


2nd Floor West Amenity Deck
A quieter & safer place for outdoor play and gathering

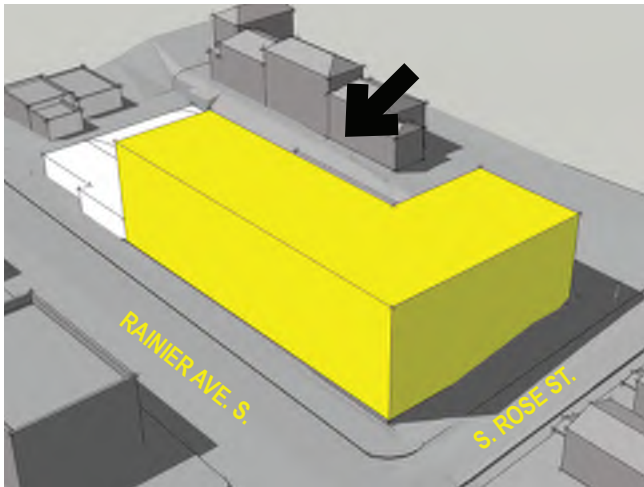


Articulating the Envelope
Accentuating the entry and breaking up long elevations

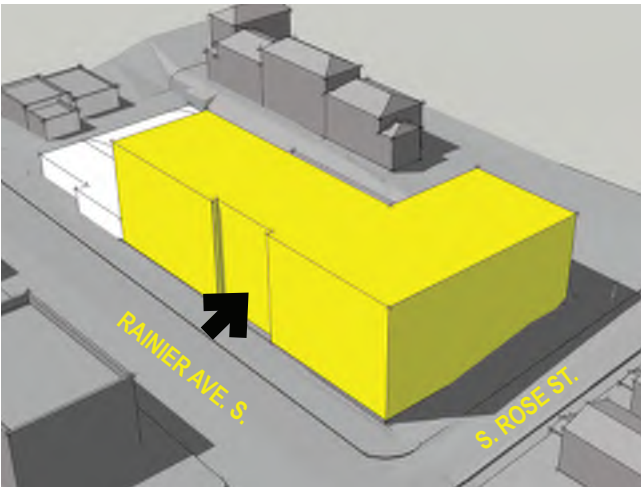
OPTION 2



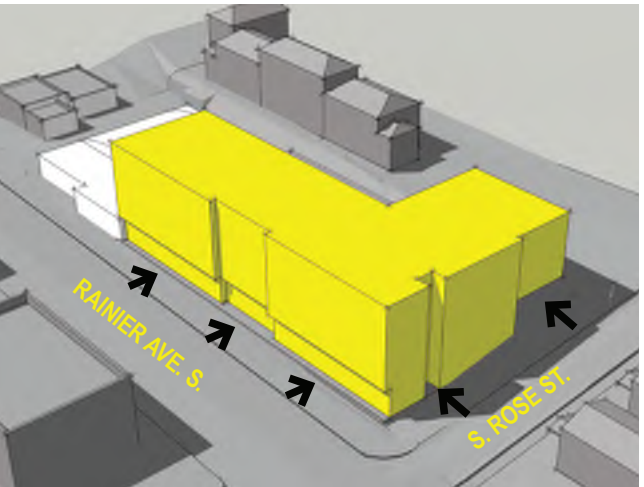
Total Buildable Envelope



Amenity Deck
Creating a quiet, large outdoor amenity space

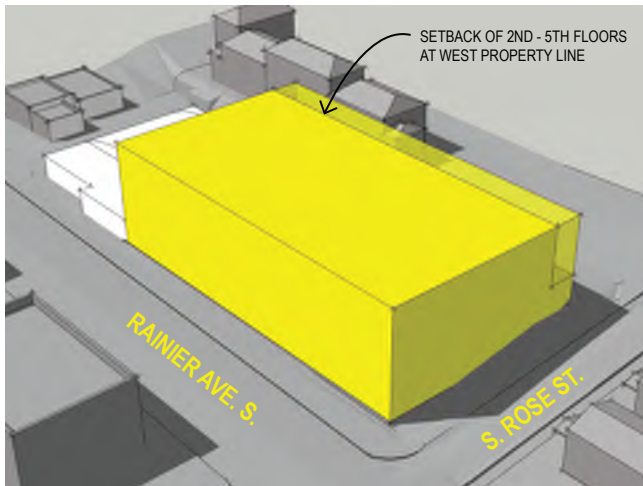


Articulating the Envelope
Varying the massing of the longest elevation

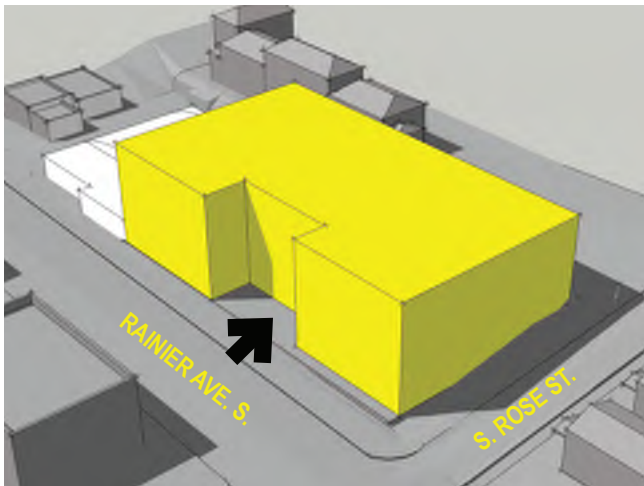


Enlivening the Street
Providing additional space and definition at the street

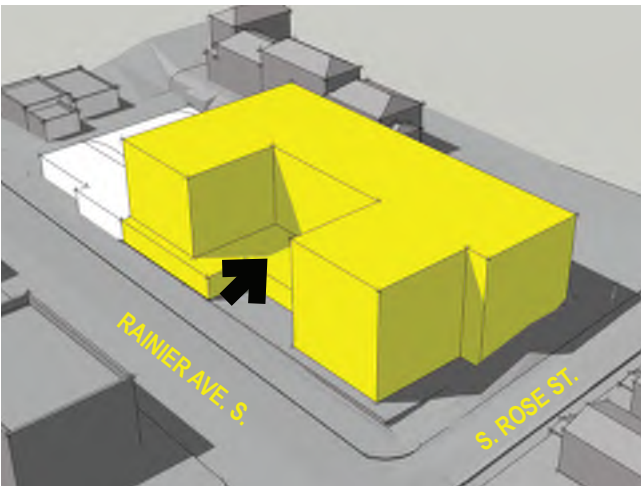
OPTION 3



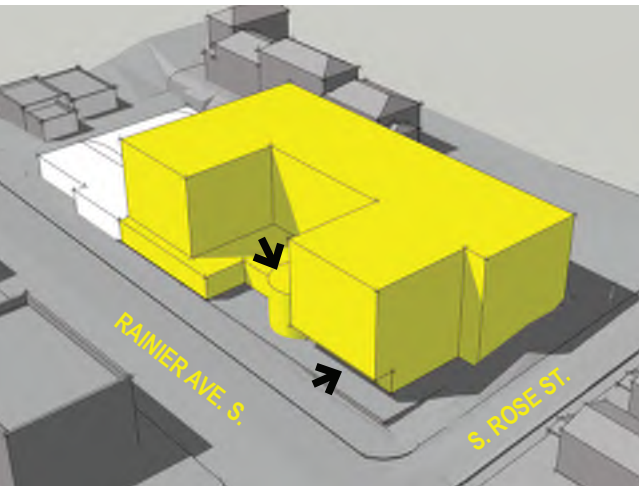
Total Buildable Envelope



Street Plaza
Creating a place to gather



2nd Floor East Amenity Deck
Creating additional amenity area on Rainier Ave. S.



Enlivening the Street
Defining key program and accentuating the entries

OPTION 1 (PREFERRED & CODE COMPLIANT)

CONCEPT DESCRIPTION

Option 01 proposes renovating the existing Ethiopian Community in Seattle building and building 4 stories of affordable senior housing over a community center expansion. The 8323 Rainier Ave S. building is sited to front Rainier Ave. S. and S. Rose St. while limiting the massing to the residential zone to the West. Along Rainier Avenue S. the building is divided into two equal 5 story volumes framing a large street level plaza. A second level terrace extending off of the residential common space defines a unique entry to the community center and provides some residential outdoor space that has a visual connection to the plaza. A separate housing entry is defined on the North end of the site and a new entry into the existing community center building will be defined in the existing building to support the expanded area and use of the community center. The generous open space on the West side of the building will provide residential and community center outdoor space along with outdoor play area to support youth programming of the community center.

Opportunities:

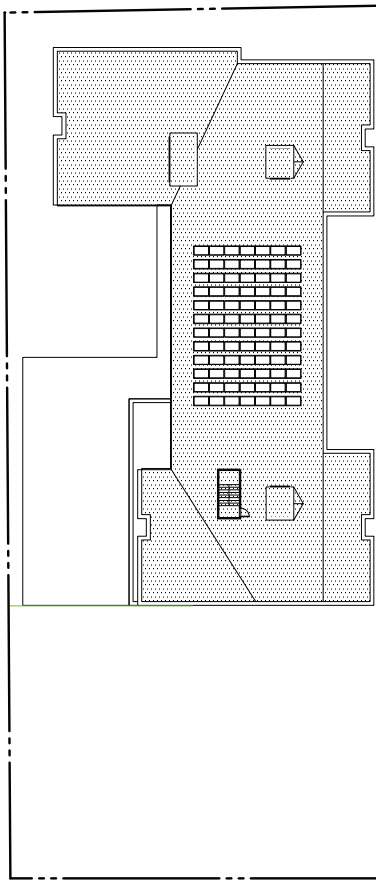
- No design departures requested; The proposal is code compliant.
- Centrally located coffee shop provides a second lobby/reception area for the community center and opens to the plaza inviting the community at large into the plaza and project.
- Balanced composition along Rainier Ave. S. that accentuates the plaza and community center entry.
- Provides generous outdoor space in a safe location off of Rainier Ave S. with South and West exposure for natural light.
- Plaza is “right sized” - good as an entry area to the coffee shop and community center but not too big to be attractive to loitering

Constraints:

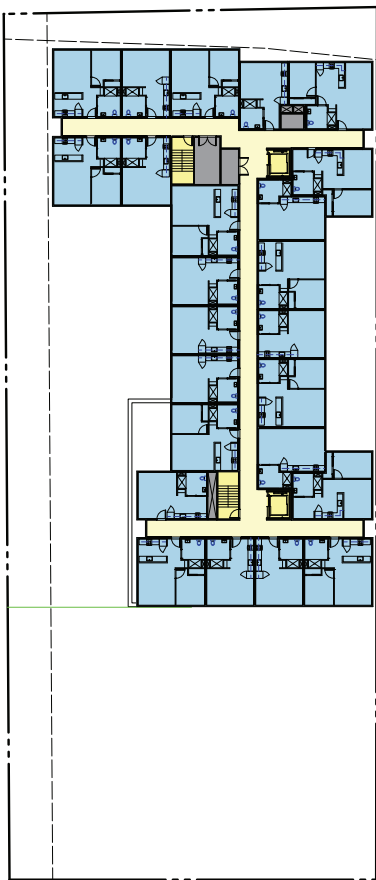
- Two levels of parking is more costly to the building
- Second level of parking is adjacent to the outdoor amenity space

LEGEND

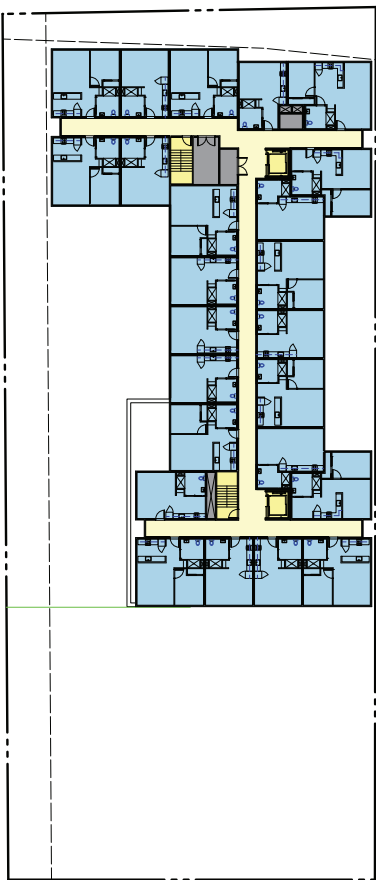
- HORIZONTAL CIRCULATION
- VERTICAL CIRCULATION
- RESIDENTIAL
- COMMUNITY SPACE
- UTILITY & MISCELLANEOUS
- PLAZA
- LANDSCAPED SITE AREAS
- CONC. HARDSCAPE
- ▲ BUILDING ENTRY



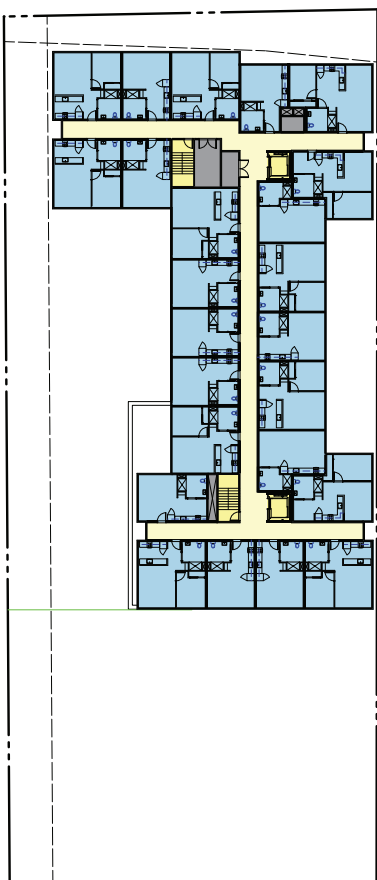
6 Roof Plan
N.T.S.



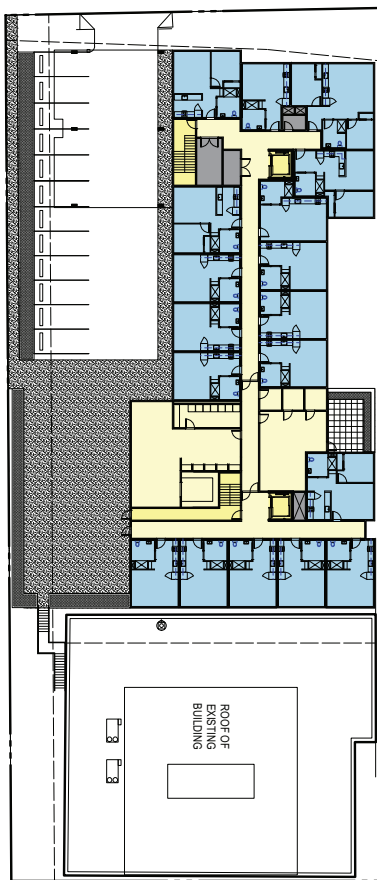
5 Fifth Floor Plan
N.T.S.



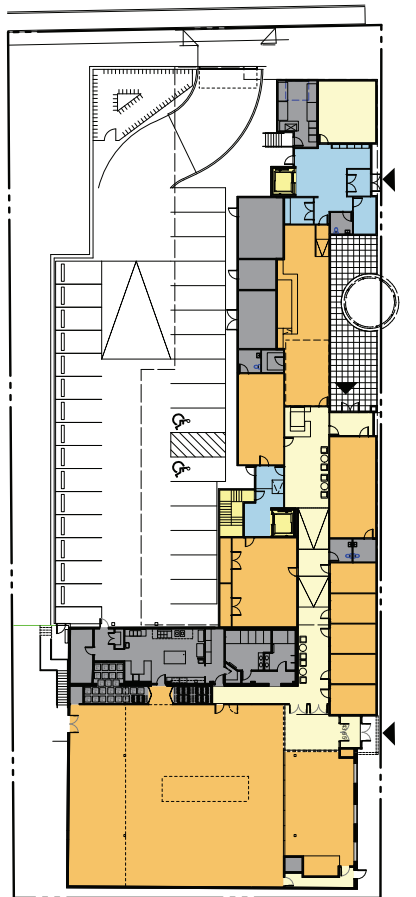
4 Fourth Floor Plan
N.T.S.



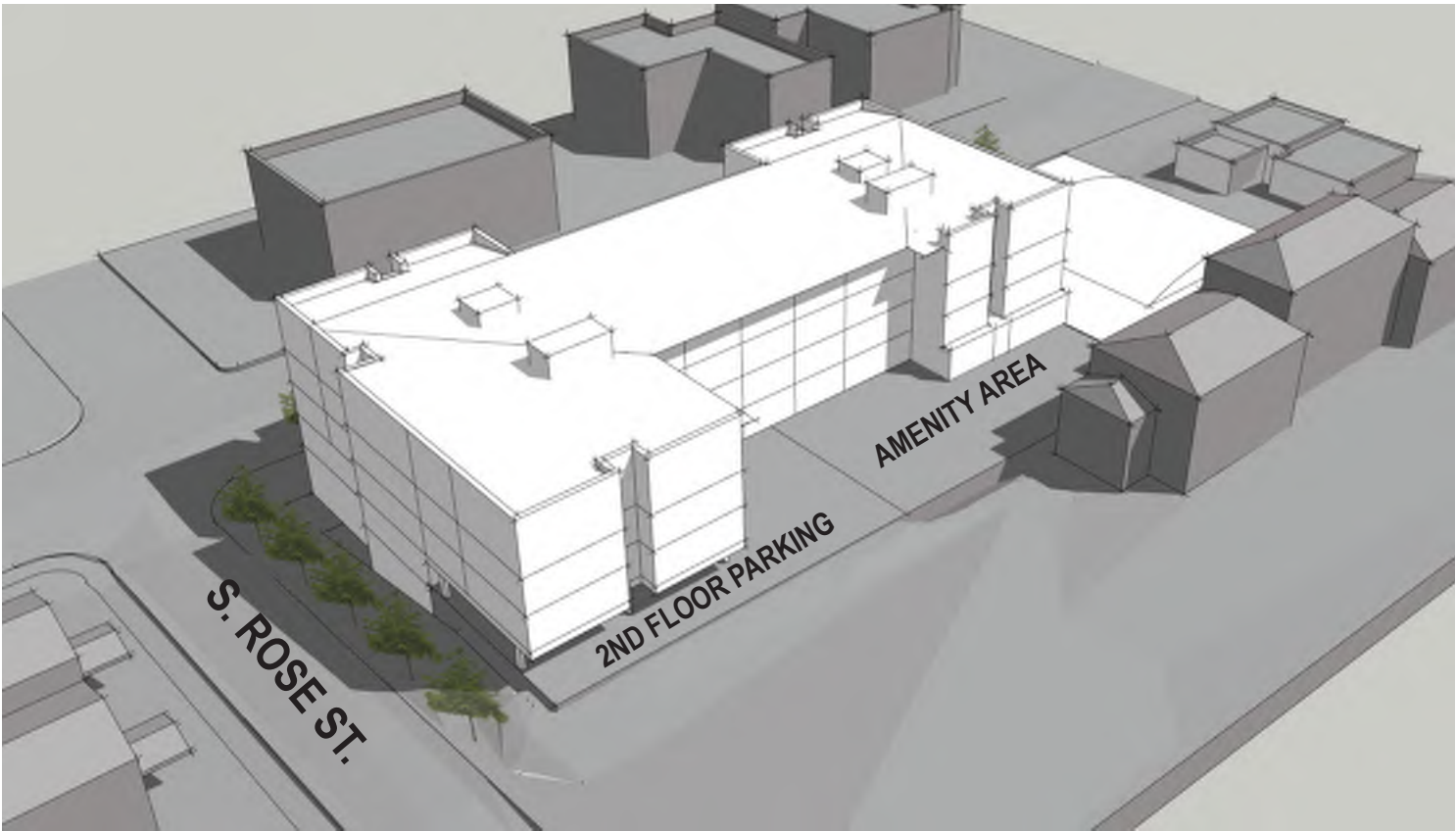
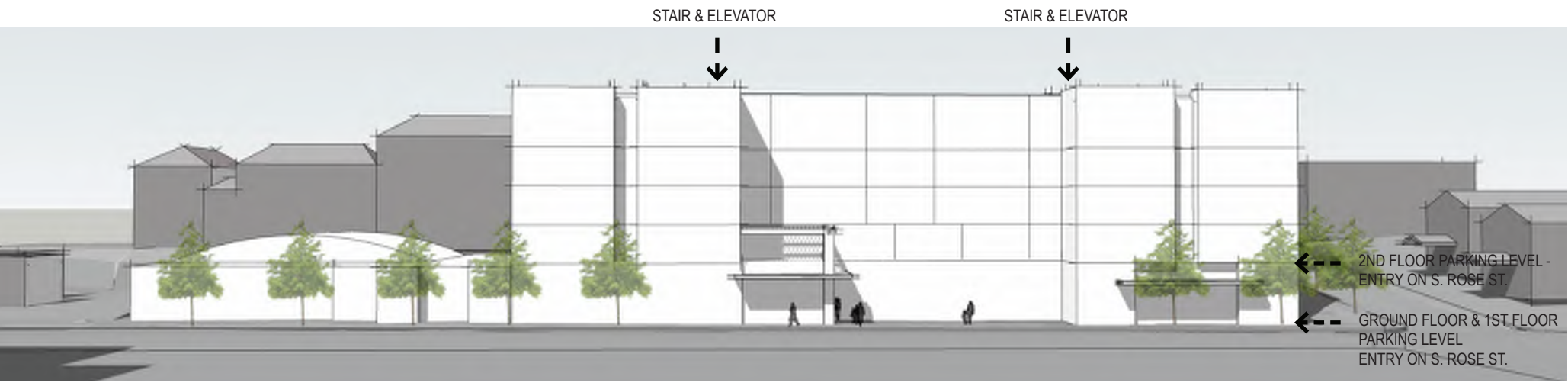
3 Third Floor Plan
N.T.S.



2 Second Floor Plan
N.T.S.



1 First Floor Plan
N.T.S.



OPTION 2

CONCEPT DESCRIPTION

Option 02 proposes renovating the existing Ethiopian Community in Seattle building and building 4 stories of affordable senior housing over a community center expansion. The 8323 Rainier Ave S. building is sited to front Rainier Ave. S. and S. Rose St. while minimizing the massing to the residential zone to the West. Along Rainier Avenue S. the building has a slight modulation at the upper levels and more varied modulation at the ground level to create opportunities to define the residential and community center entries. Outdoor amenity space in this option is concentrated on the West side at the second floor level grade. The generous open space on the West side of the building will provide residential and community center outdoor space along with outdoor play area to support youth programming of the community center.

Opportunities:

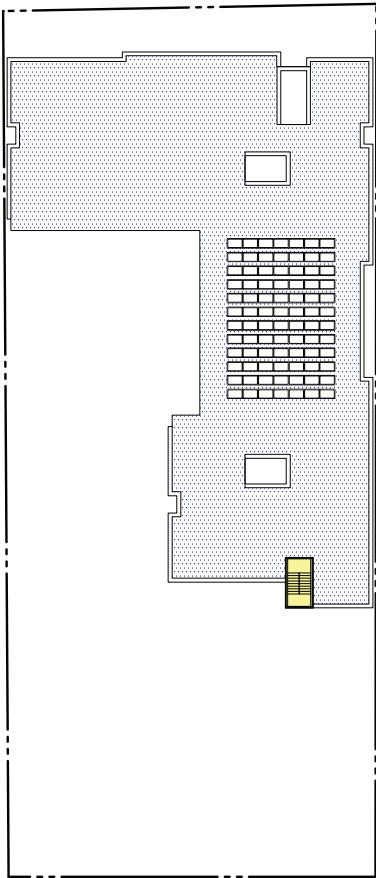
- Centrally located coffee shop provides a second lobby/reception area for the community center and opens directly onto the sidewalk inviting the community at large into the project.
- Provides generous outdoor space in a safe location off of Rainier Ave S. with South and West exposure for natural light.

Constraints:

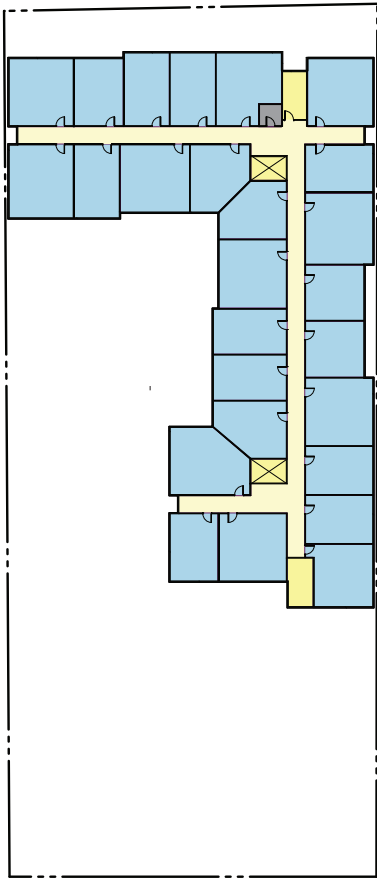
- Concentrates the massing of the building along Rainier Ave. S. creating a tall wall along the street.
- Entry plaza is not as big as the community desires and does not allow space for the shelter that is an important cultural symbol
- Two levels of parking is more costly to the building.
- Second level of parking is adjacent to the outdoor amenity space

LEGEND

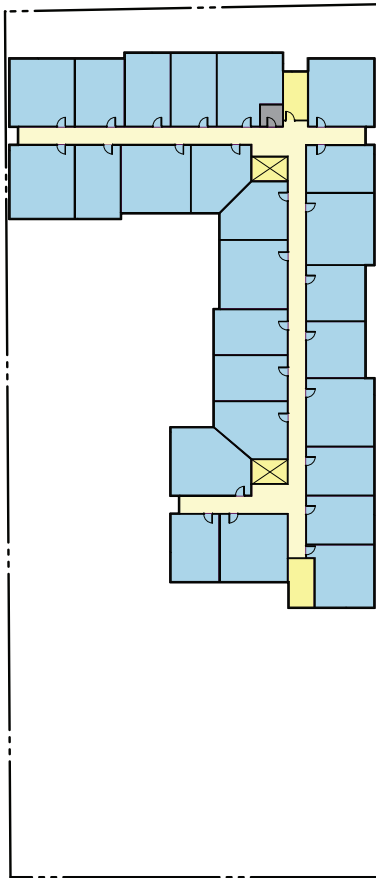
- HORIZONTAL CIRCULATION
- VERTICAL CIRCULATION
- RESIDENTIAL
- COMMUNITY SPACE
- UTILITY & MISCELLANEOUS
- PLAZA
- LANDSCAPED SITE AREAS
- CONC. HARDSCAPE
- BUILDING ENTRY



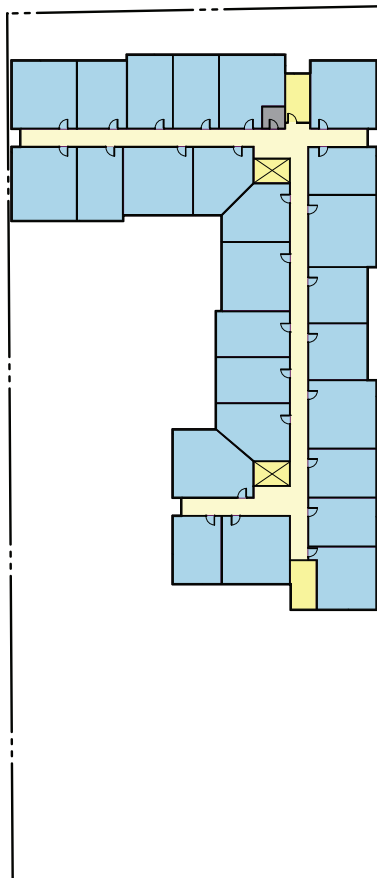
6 Roof Plan
N.T.S.



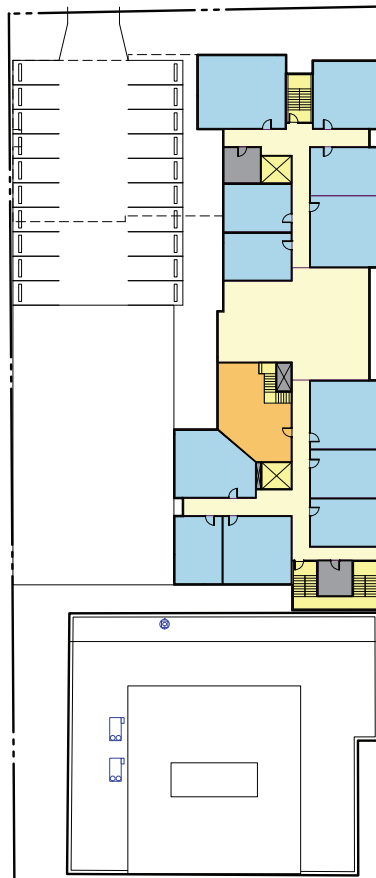
5 Fifth Floor Plan
N.T.S.



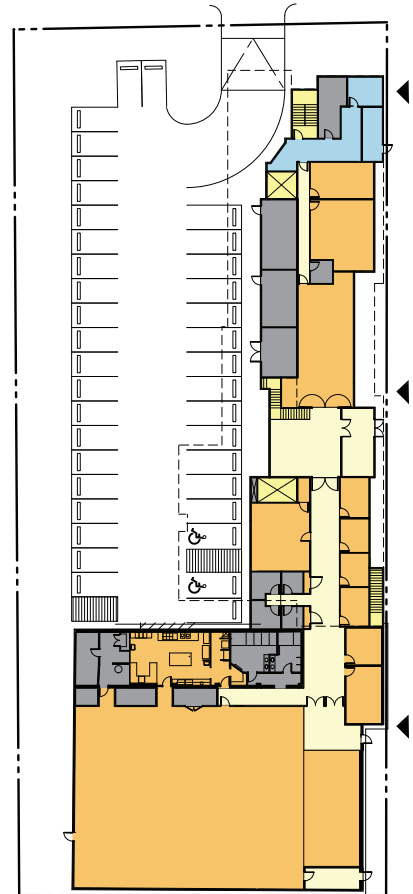
4 Fourth Floor Plan
N.T.S.



3 Third Floor Plan
N.T.S.

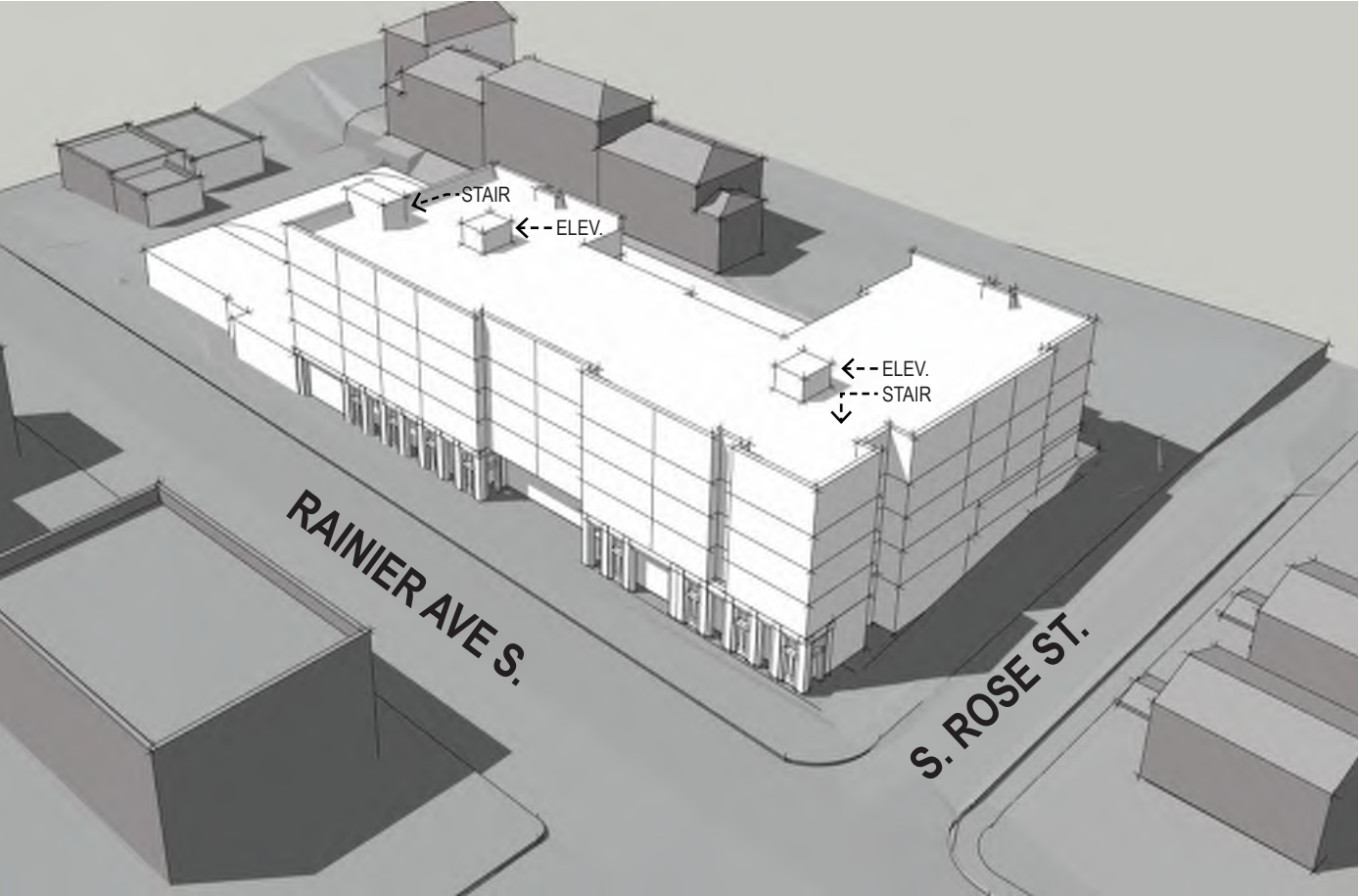
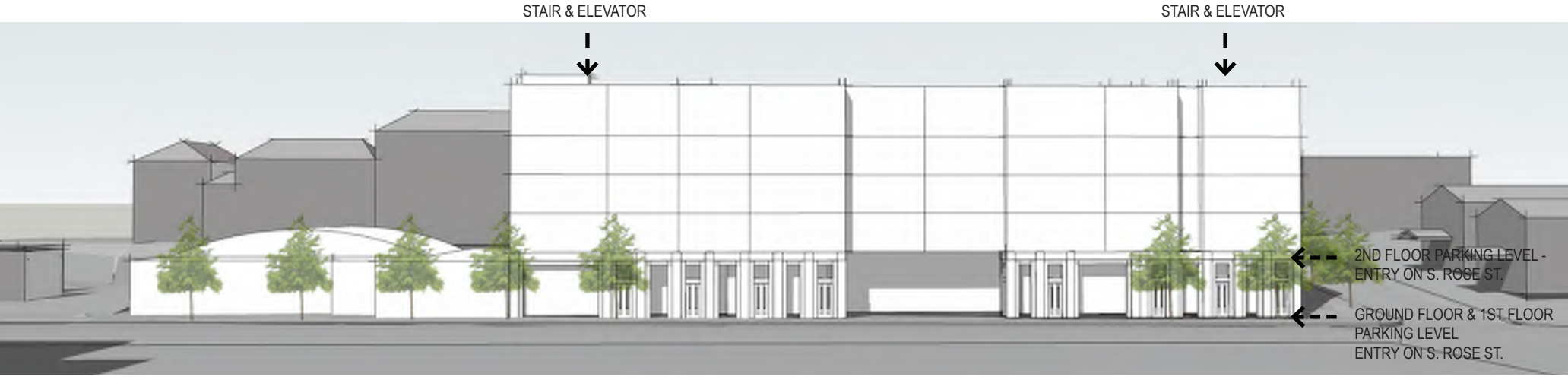


2 Second Floor Plan
N.T.S.



1 First Floor Plan
N.T.S.





OPTION 3

CONCEPT DESCRIPTION

Option 03 proposes renovating the existing Ethiopian Community in Seattle building and building 4 stories of affordable senior housing over a community center expansion. The 8323 Rainier Ave S. building is sited to front Rainier Ave. S. and S. Rose St. at the lowest level and the bulk of the massing is stepped back to the West edge of the property at the housing levels. A second level terrace provides a visual connection for the residents in their amenity space to the activity of the community center plaza and the street level. Residential amenity space will need to serve a dual purpose and provide outdoor play space for youth programming.

Opportunities:

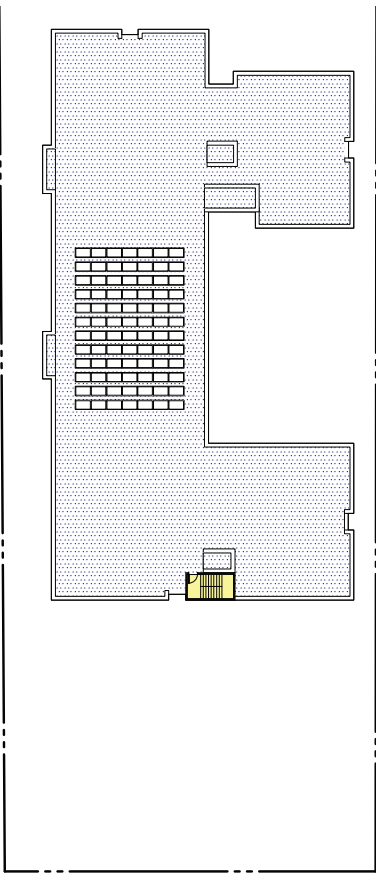
- Centrally located coffee shop provides a prominent distinctive cultural feature along Rainier ave.
- Minimizes the massing along Rainier Ave. S. creating a more varied elevation.
- Outdoor space terraces up from Rainier creating visual engagement at the street level.
- Event entry is located off of a generous plaza and configuration of rentable spaces allows multiple options for community rental after hours.

Constraints:

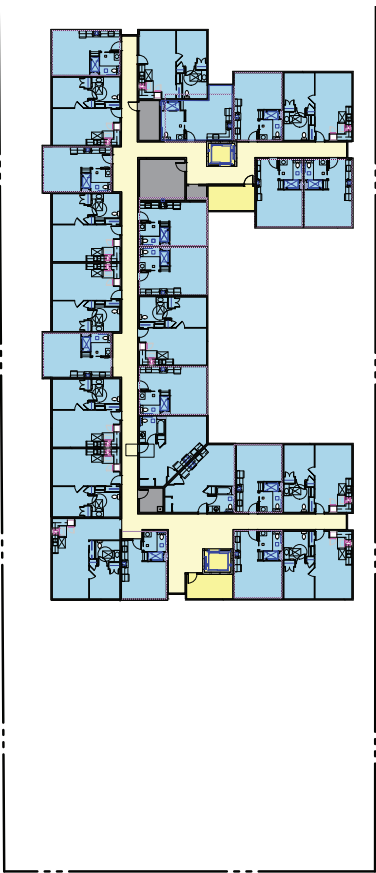
- Concentrates the massing of the building to the West of the site near the residential zoning.
- Creates challenging wayfinding to second floor exterior outdoor play for community center youth programming.
- The rooftop exterior outdoor space is more expensive to build and maintain.

LEGEND

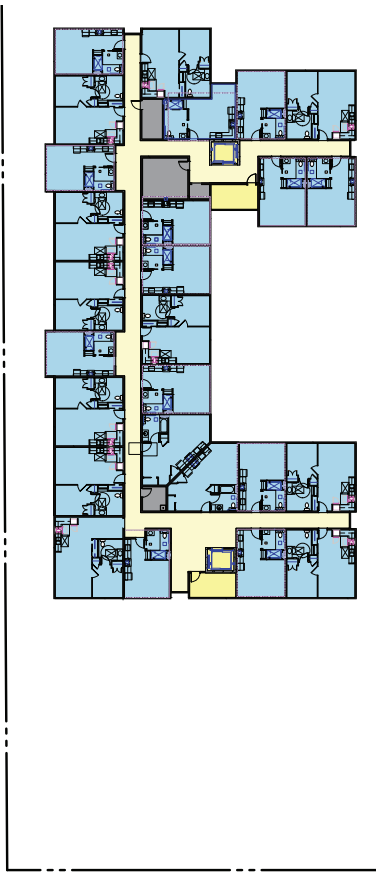
- HORIZONTAL CIRCULATION
- VERTICAL CIRCULATION
- RESIDENTIAL
- COMMUNITY SPACE
- UTILITY & MISCELLANEOUS
- PLAZA
- LANDSCAPED SITE AREAS
- CONC. HARDSCAPE
- BUILDING ENTRY



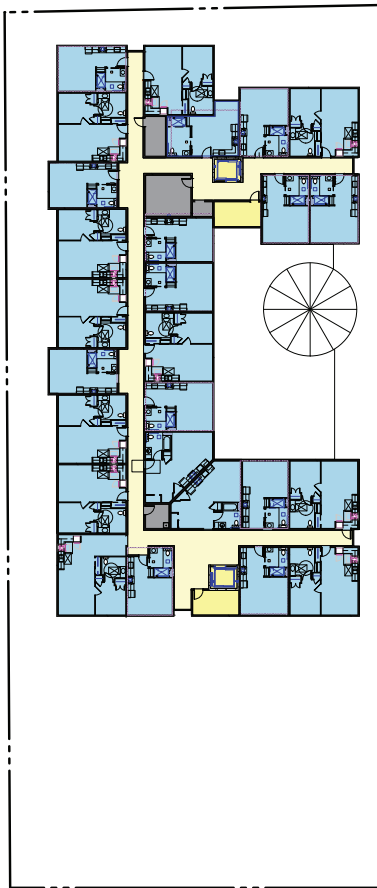
6 Roof Plan
N.T.S.



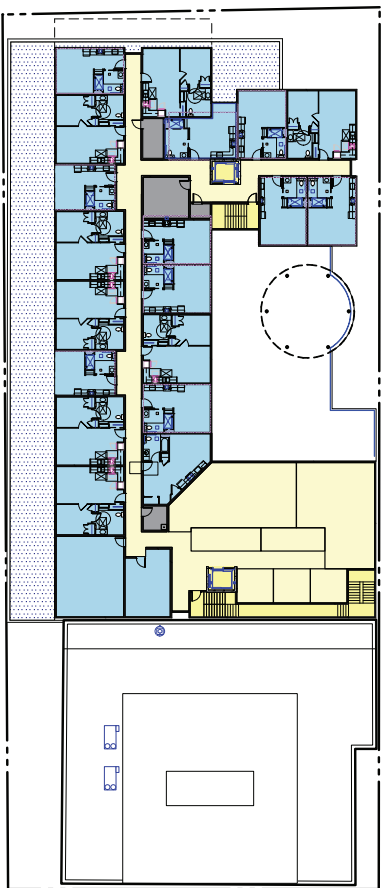
5 Fifth Floor Plan
N.T.S.



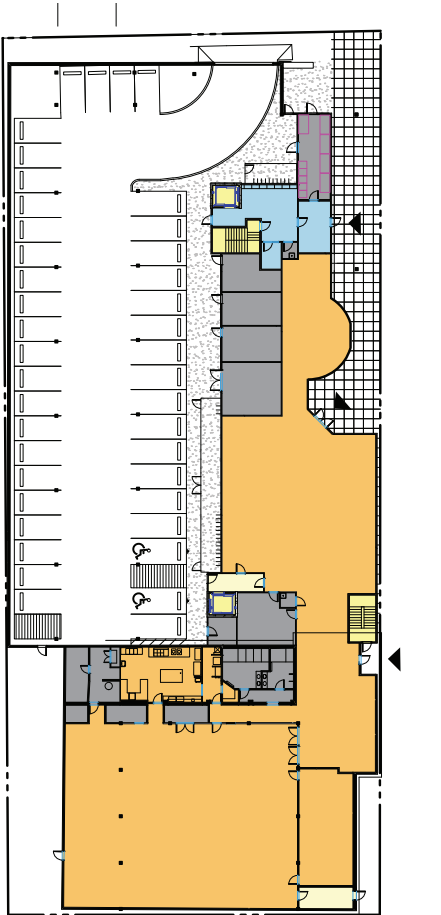
4 Fourth Floor Plan
N.T.S.



3 Third Floor Plan
N.T.S.

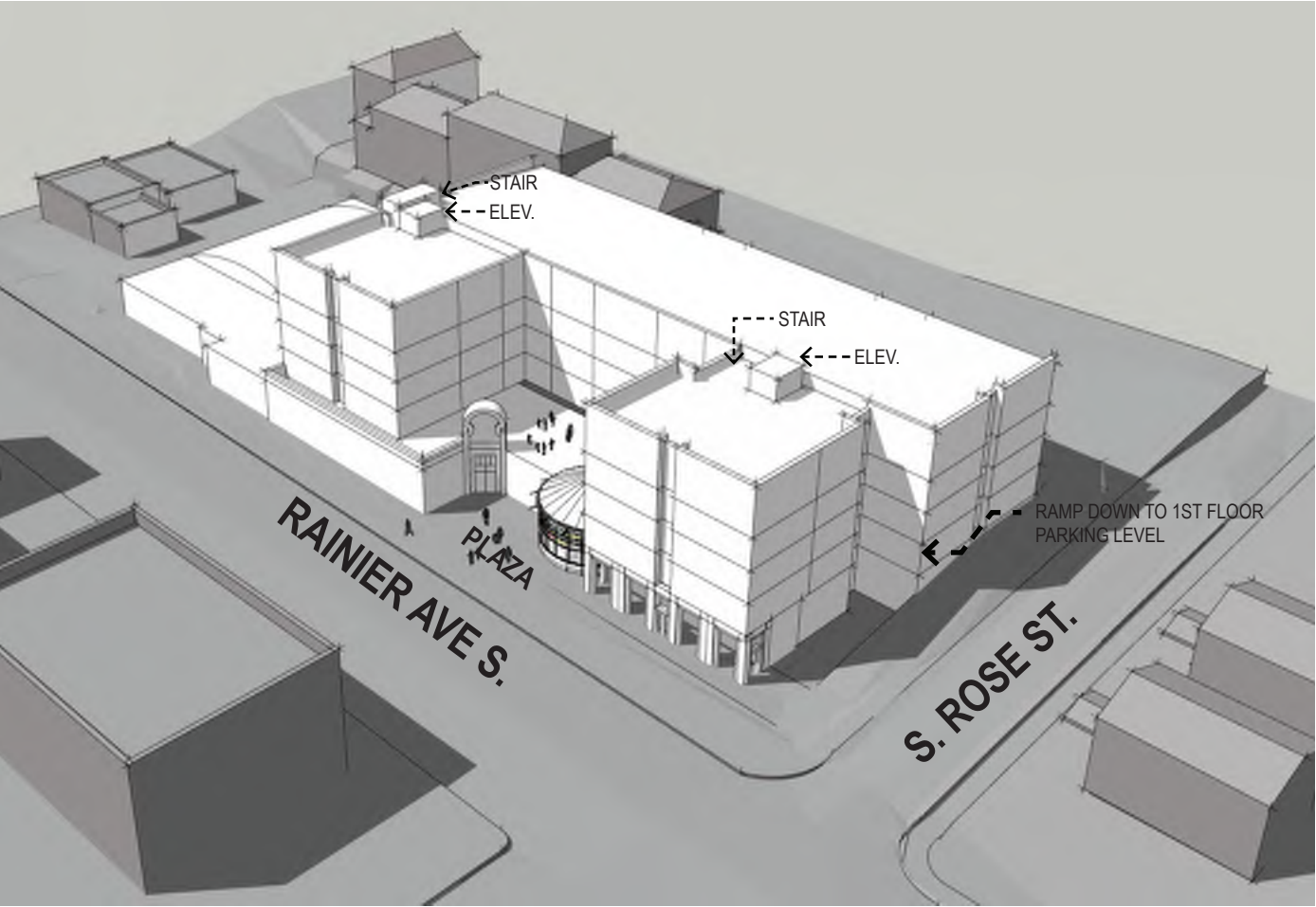
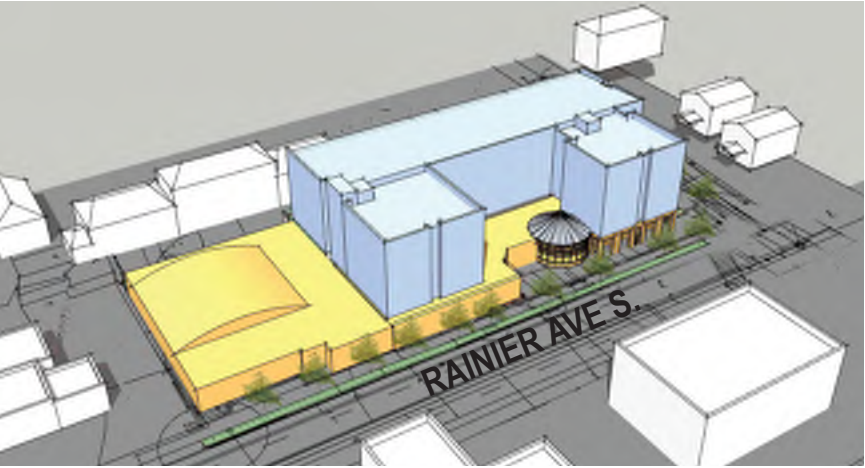
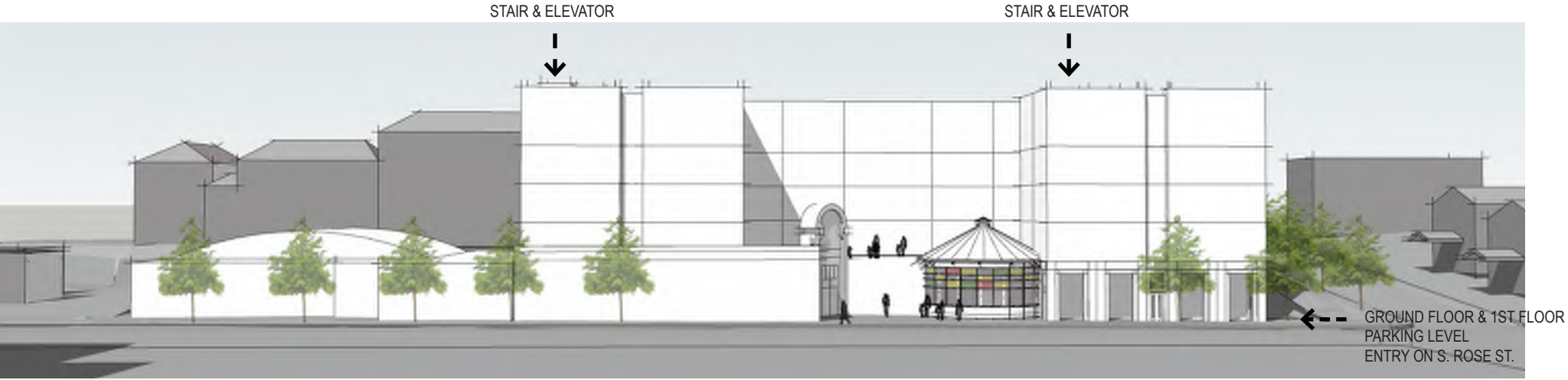


2 Second Floor Plan
N.T.S.



1 First Floor Plan
N.T.S.

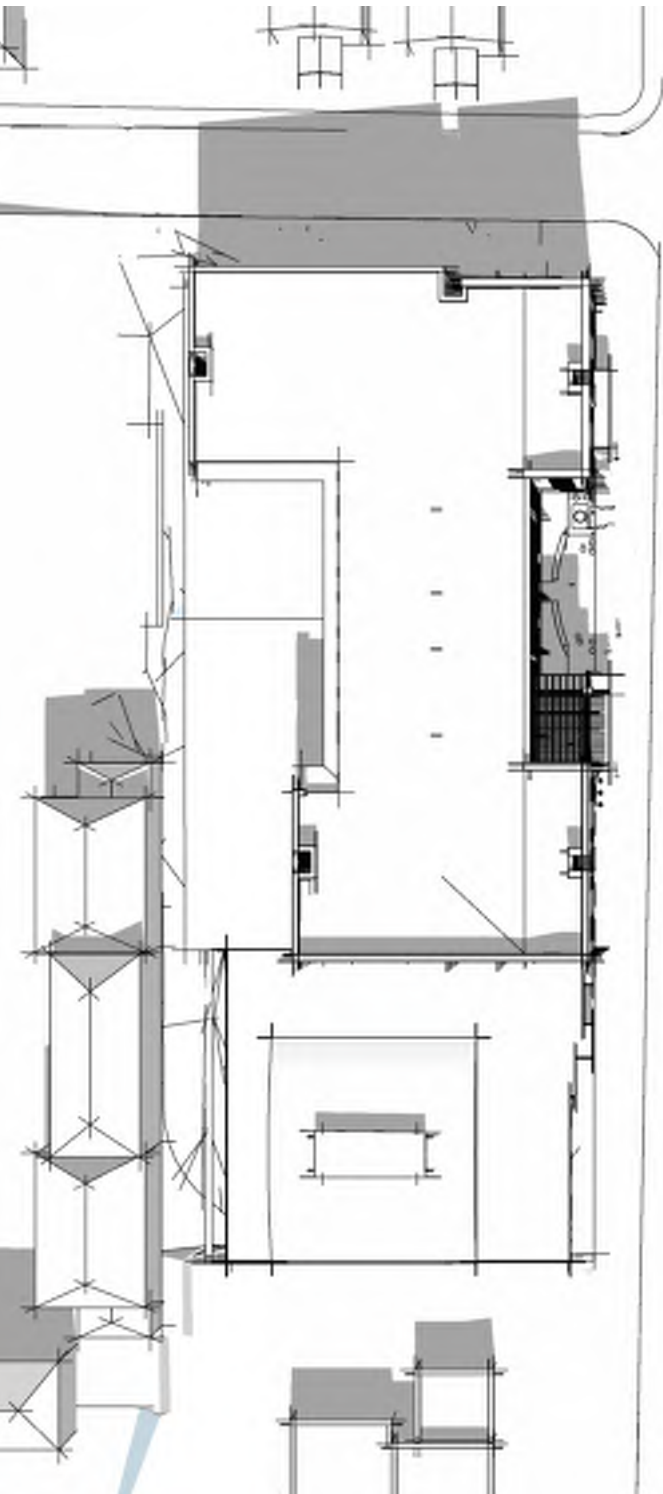




DEPARTURE SUMMARY

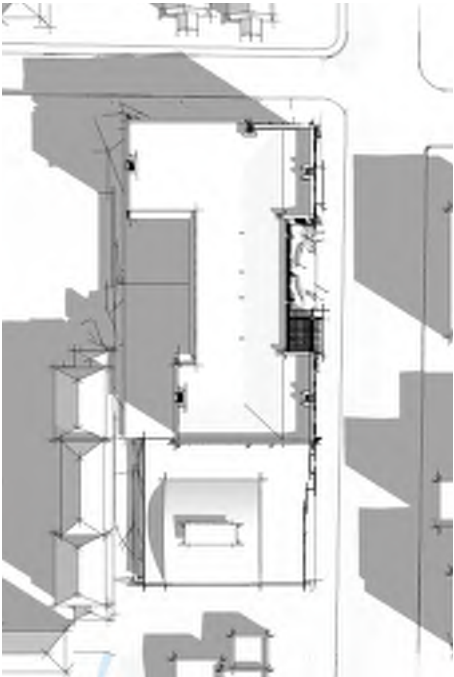
NO DEPARTURES PROPOSED

MARCH/SEPTEMBER 21ST - EQUINOX

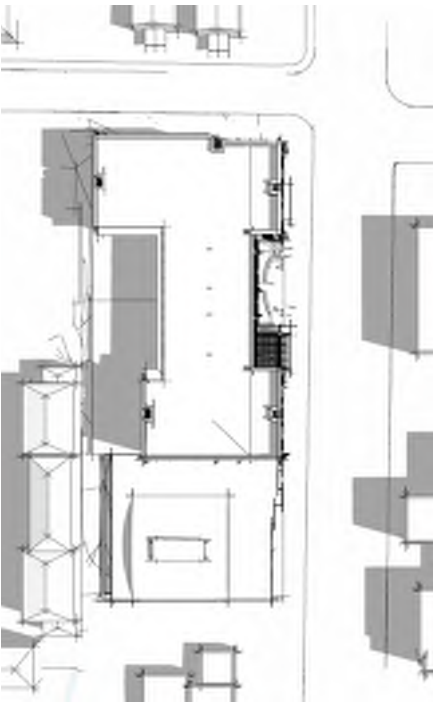


NOON

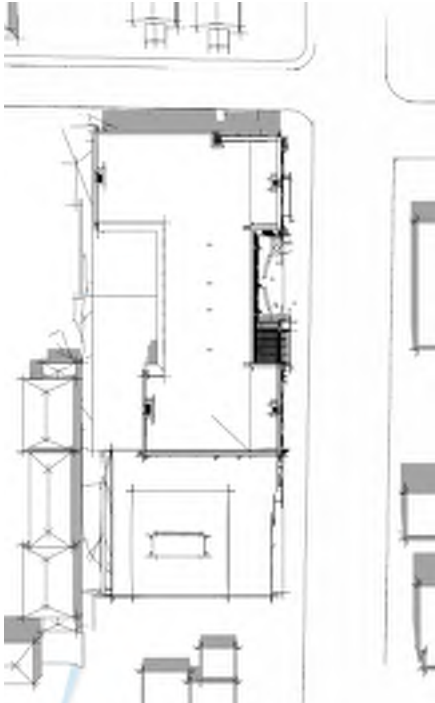
JUNE 21ST



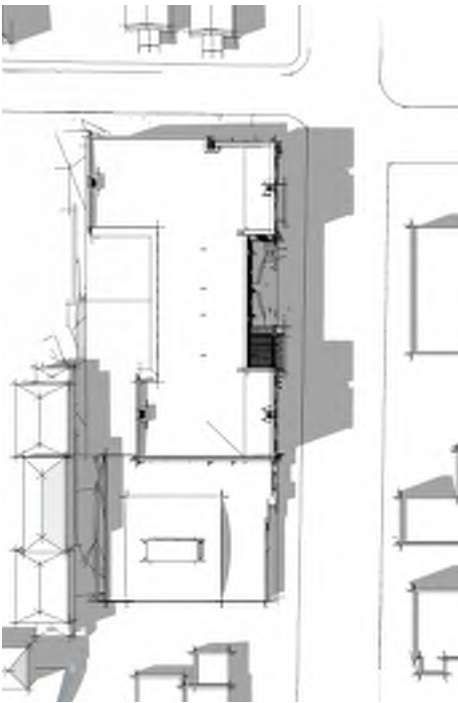
9AM



9AM

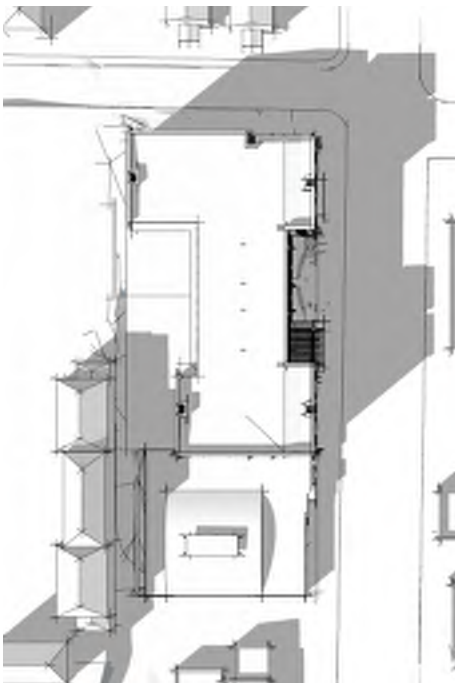


NOON

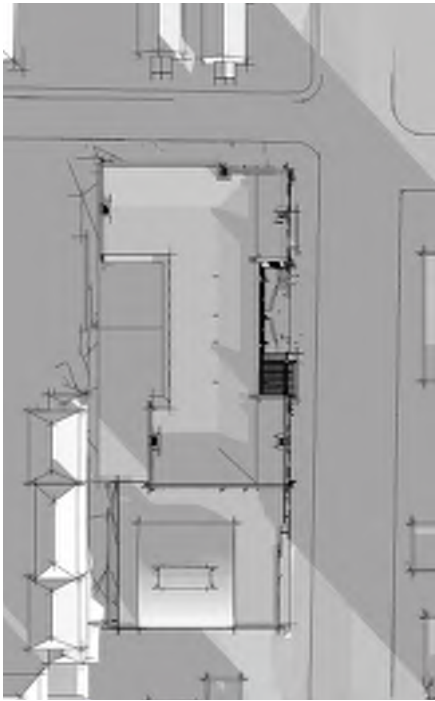


3PM

DECEMBER 21ST



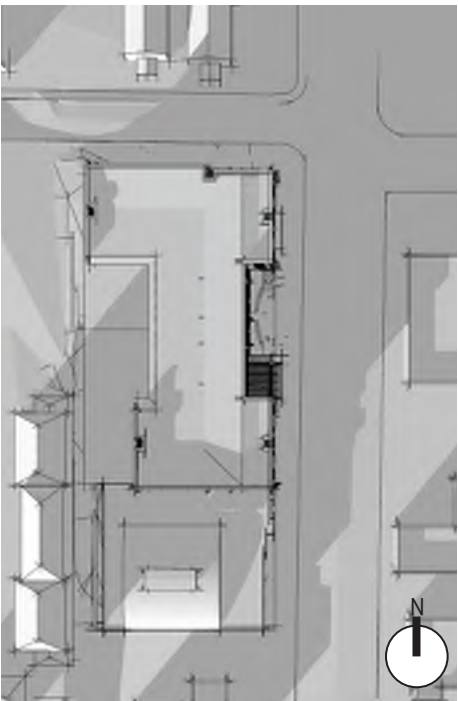
3PM



9AM



NOON



3PM



EXAMPLES OF ENVIRONMENTAL WORKS' BUILT PROJECTS

