



POLARIS AT RAINIER BEACH

9400 RAINIER AVENUE SOUTH, SEATTLE, WASHINGTON 98118
RECOMMENDATION PACKAGE - SDCI No:3033410-LU
08.14.2019



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DEVELOPMENT OBJECTIVES

Polaris at Rainier Beach is a proposed high-impact, large-scale affordable housing development that will help mitigate Seattle’s continuing affordable housing crisis by adding approximately 300 to 310 units of new affordable housing for the area workforce earning up to 60% of AMI (AREA MEDIAN INCOME).

Recent additions to the immediate vicinity include the Rainier Beach Community Center, the Rainier Beach branch of the Seattle Public Library, and the Rainier Beach Medical and Dental Clinic building. With limited multi-story and mixed use buildings in the vicinity, this project can contribute to establishing a positive, contemporary context for future development in the neighborhood.

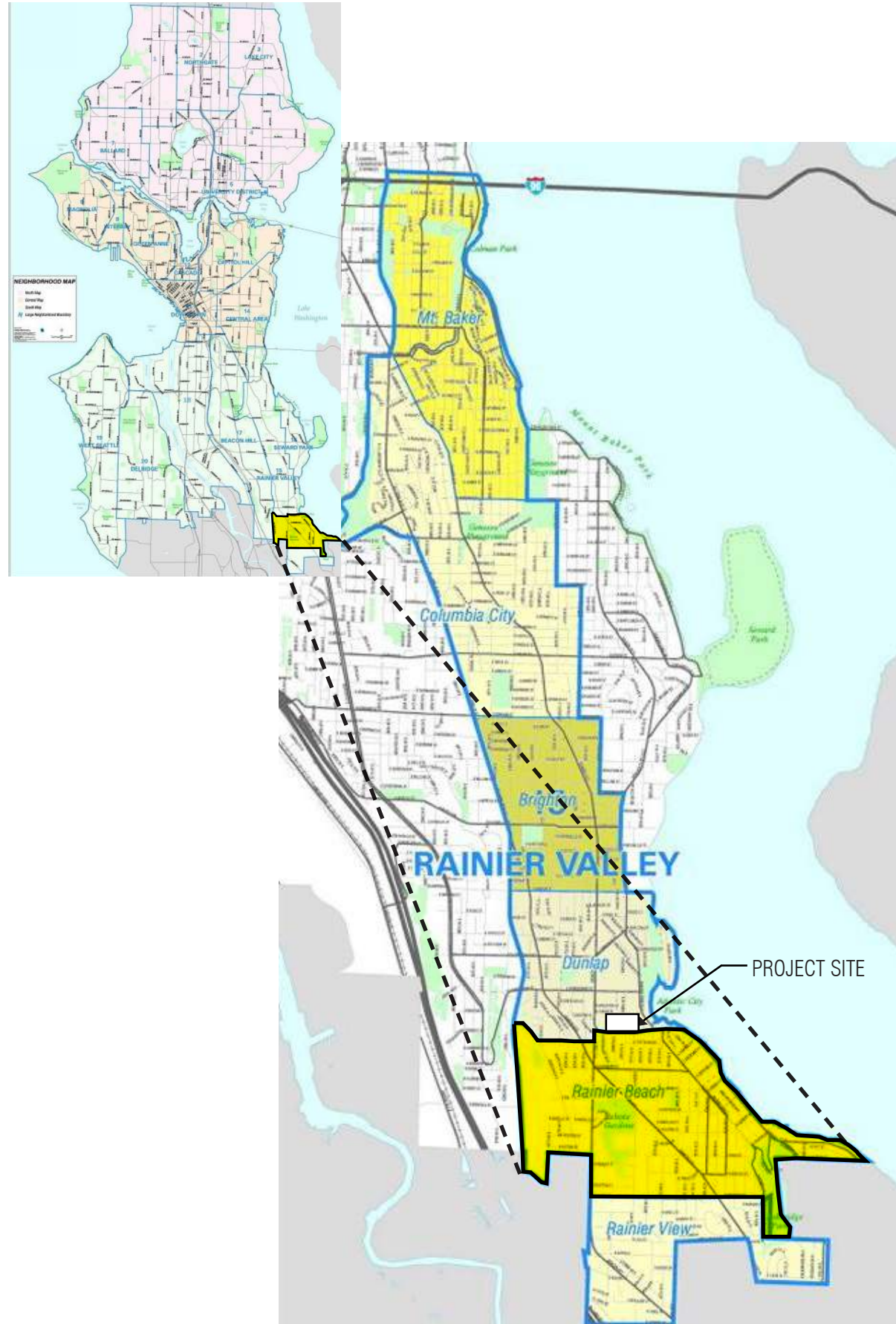
Polaris at Rainier Beach will set the tone for future development in the vicinity by creating a mixed use project consisting of commercial spaces and plazas fronting Rainier Avenue South, residential dwelling units and amenity zones.

PROJECT DATA

RESIDENTIAL UNITS:	
STUDIO:	36
1 BED 1 BATH:	125
2 BED 1 BATH:	63
2 BED 2 BATH:	60
3 BED 2 BATH:	21
TOTAL UNITS	306
GROUND FLOOR INTERIOR AMENITY SPACE:	6,924 SF
GROUND FLOOR COURTYARD AMENITY SPACE:	10,346 SF
GROUND FLOOR COMMERCIAL SPACE:	5,409 SF
PARKING:	
SURFACE LEVEL (R1/C1) PARKING:	0 STALLS
BELOW GRADE PARKING GARAGE:	146 STALLS

PROJECT TEAM

DEVELOPER: POLARIS AT RAINIER BEACH, LLC 120 W CATALDO AVE. SPOKANE, WA 99201 509.891.5162 KEITH JAMES TODD WALTON	ARCHITECT: OLSON PROJECTS 3707 S GRAND BLVD SUITE C SPOKANE, WA 99203 509.844.2169 CHRIS OLSON
ENGINEERS: DCI ENGINEERS 707 W 2ND AVE. SPOKANE, WA 99201 509.455.4448 WADE GELHAUSEN	LANDSCAPE ARCHITECT: AHBL 827 W 1ST AVE SUITE 220 SPOKANE, WA 99201 509.252.5019 CRAIG ANDERSON



PROJECT SITE INFORMATION

PROJECT ADDRESS: 9400 RAINIER AVENUE SOUTH
SEATTLE, WASHINGTON 98118

PARCEL NUMBERS: 7129304810, 7129304905, 7129304900, 7129304985,
7129304890, 7129304885, 7129304880

LEGAL DESCRIPTION:

PARCEL A:
PARCEL A OF SEATTLE BOUNDARY LINE ADJUSTMENT
NO. 9100254, RECORDED UNDER RECORDING
NO. 9106200485, KING COUNTY, WASHINGTON.

PARCEL B:
LOTS 5, 6, 7, 8, 9 AND 10, BLOCK 67, RAINIER BEACH,
ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 8
OF PLATS, PAGE 11, IN KING COUNTY, WASHINGTON;

EXCEPT THAT PORTION OF SAID PREMISES CONDEMNED FOR
RAINIER AVENUE IN KING COUNTY SUPERIOR COURT CAUSE
NO. 87583. BOTH SITUATE IN THE COUNTY OF KING, STATE OF
WASHINGTON

Polaris at Rainier Beach - Community Meeting Notes #1
Rainier Beach Community Center, November 13, 2018, 6:30 PM

Staff at the Community Center provided access to the room just before 6:30 PM. Approximately 16 people attended the Community Meeting, trickling in between 6:30 and 6:40 while the room was set up for the meeting.

Mr. James from the Inland Group welcomed all and thanked them for their interest and participation. A summary of the site plan and proposed project improvements was provided. The highlights of this presentation include the following points:

- One five-story building offering between 330-350 units of workforce housing affordable to households earning 60% of less of area median income is proposed.
- Discussed proposed rents and qualification standards, and long-term ownership approach of Inland Group.
- Potential for permanent supportive housing at lower income set-asides has been abandoned for the site, instead focusing entirely on workforce housing.
- Parking garage access provided on the east side of the Rainier Avenue S. frontage, along with a few stalls for visitors and guests.
- Second access on the west side of the Rainier Avenue S. frontage provided only for a few vehicles, no direct garage access, for drop-off and pick-up at the proposed YMCA Child Development Center.
- Building includes common area amenity and office space and the YMCA facility along the street level frontage, as well as the mentioned accesses.
- Five-story building includes four stories of wood-frame construction over a concrete podium.
- A description of the zoning was provided, noting that currently a total of 4 stories is allowed by code. Developer proposes accomplishing a 5th story via either the pending HALA up-zone or a contract rezone of the site processed simultaneously with the MUP application.

Neighborhood input was lively and included several comments from most everyone in attendance. Comments and suggestions included:

- Most echoed comment was that street level commercial spaces should be incorporated for the long-term benefit of the neighborhood and to activate the street level. A Day Care facility might be a nice amenity, but the community in attendance felt strongly that small businesses (restaurant, services) would be a much better community asset long term.
- Making the neighborhood more walkable is the desire, can be better accomplished with commercial uses along the street frontage. Currently street level reads as a wall, should be more storefronts.
- Look to Baker Station commercial storefronts for design precedent.
- Significant improvements are coming to the area in the form of roads (potential road diet extension), parks (Beer Sheva), potentially public transit (expanded service).
- Neighbors asked us to reach out to King County Metro Transit to request better service, ideas included connections to light rail, better service south, and more frequent service. Density requires excellent public transportation, so public transportation needs to be improved.
- Noted environmental clean-up on the site next door to the south, old oil tanks
- Asked how the design incorporated anything significant from the neighborhood’s history.
- Noted that the project would displace indigenous families of the area and could impact the community in a negative way. Response from Developer was that as of this early design doesn’t yet incorporate historic significant, but it certainly can and will in future iterations. Developer noted the workforce housing will not contribute to gentrification, only redevelopment of an underutilized site which in turn should spur additional economic opportunities in the neighborhood.
- Neighbor commented that the current design looks like an office park with no desirability to live there.
- Neighbor asked about exterior materials and durability. Developer assured the community that products are not inferior and built to last, again reflecting Inland’s goal of long-term ownership.
- Design enhancements suggested include lighting, art and culture, representation of 120 languages spoken among neighborhood residents, and enhanced landscaping with Kubota Gardens as inspiration.
- Asked about employment during construction and upon completion. If funding from City OH received, prevailing wage requirements will be included. If not, then low bid contracts (not necessarily Union or at prevailing wages) would be utilized.
- Asked about the overall timing. Developer response was a MUP in-take planned for end of January ’19, construction start in September ’19 and lasting approximately 2 years.

Mr. James concluded the meeting at 8:30pm and provided a commitment to meet a second time, most likely in mid-December, to discuss the next generation of proposed improvements.

Polaris at Rainier Beach - Community Meeting #2
Rainier Beach Community Center, December 11, 2018

Location:
8825 Rainier Ave S, Seattle, WA 98118. Rainier Beach Community Center (large room)

Attendees:
Keith James - Inland Group
Joshua P LaFreniere - hoist

Display Material:
(4) printed 24x36 display boards (color)
(1) digitally displayed board

Presentation:
Staff at the community center provided access to the room at about 6:30 PM. Three community members attended the meeting, two showing up between 7:00 and 7:15 PM and the third joining at about 7:45 PM

Mr. James from the Inland Group welcomed all and thanked them for their interest and participation. A summary of the site plan and proposed project improvements was provided. The highlights of this presentation include the following points:

- Inland Group background + project types. Experience in ID district
- Community Meeting #1 recap (reference meeting notes #1)
- Changes incorporated since Community Meeting #1:
 - Larger/ more usable courtyards
 - More activation at the street level
 - YMCA no longer integrated into project, retail occupies that location (retail sizes and types based on demand)
 - Creating the illusion of three distinct buildings through the use of different materials, patterns and colors
 - Integration of Rainier Beach Action Coalition logo colors into building elements
 - Large art piece (to be determined) at main entry reflecting the diversity of the neighborhood

Comments:
- Incorporating art is a great way to deter vandals. There were several suggestions to add more art (“as many opportunities for art as possible”) and to be wary that hiring an artist through an organization can be very expensive. Call for artists?
- Many showed interest in when construction would begin and when they could expect leasing to commence.
- Several people also inquired about any setbacks that are possible and what might change with the project if city funding doesn’t come through or HALA upzoning doesn’t happen.
- It was stated that the goal of Inland Group is to break ground in August of 2019 which would set an approximate completion date of August 2021. Schedule could be affected if funding or HALA upzoning does not come through but the changes would be minor.
- There were many questions and concerns about the rents being too high for local community members and who would be able to afford it. Gentrification (“this does the opposite of diversify”).
- Questions about potential opportunities for local community members (art, jobs, affordability, etc)
- Concerns with the lack of research on area’s history and demographics. The project would be displacing the indigenous families of the area and would impact the community in a negative way. Project appears to be very clean and contemporary and will attract “urban professionals” but will detract these indigenous families.
- Comments about how the courtyards provided are “very attractive” and these will in fact help to draw people in.

Conclusion:
- Mr. James concluded the meeting at about 8:30 PM

NEIGHBORHOOD
OUTREACH

Early Outreach effort included:

-High-Impact Method for Printed Outreach

-Multi-Pronged Method for Electronic Outreach

NEIGHBORHOOD CONTEXT

The site is located on the border of the Dunlap and the Rainier Beach Neighborhoods. Multiple landmarks and community assets can be found in the vicinity of the project site.



COMMUNITY MAP



LEGEND

- PROJECT SITE
- NEIGHBORHOOD BOUNDARY
- 9 BLOCK SITE STUDY

COMMUNITY NODES & AMENITIES

REFER TO SHEET EDG 6 FOR FURTHER DOCUMENTATION OF THE COMMUNITY NODES AND AMENITIES LOCAL TO THE PROJECT SITE.

- | | |
|------------------------------------|---|
| (A) RAINIER BEACH COMMUNITY CENTER | (G) STURTEVANT RAVINE NATURAL AREA |
| (B) RAINIER BEACH HIGH SCHOOL | (H) CHIEF SEALTH TRAIL |
| (C) RAINIER BEACH PLAYFIELDS | (I) PUBLIC LIBRARY - RAINIER BEACH BRANCH |
| (D) DUNLAP ELEMENTARY SCHOOL | (J) RAINIER BEACH URBAN FARM & WETLAND |
| (E) SOUTH SHORE PK-8 SCHOOL | (K) KUBOTA GARDEN |
| (F) BEER SHEVA PARK | (L) MARINAS AT LAKE WASHINGTON |



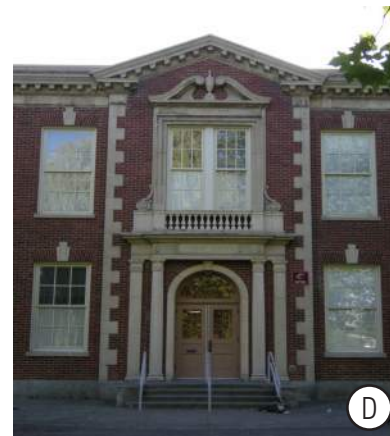
RAINIER BEACH COMMUNITY CENTER



RAINIER BEACH HIGH SCHOOL



RAINIER BEACH PLAYFIELDS



DUNLAP SCHOOL



SOUTH SHORE SCHOOL



BEER SHEVA PARK



STURTEVANT RAVINE NATURAL AREA



CHIEF SEALATH TRAIL



RAINIER BEACH PUBLIC LIBRARY



RAINIER BEACH URBAN FARM & WETLANDS



KUBOTA GARDEN



MARINAS AT LAKE WASHINGTON

COMMUNITY NODES & AMENITIES

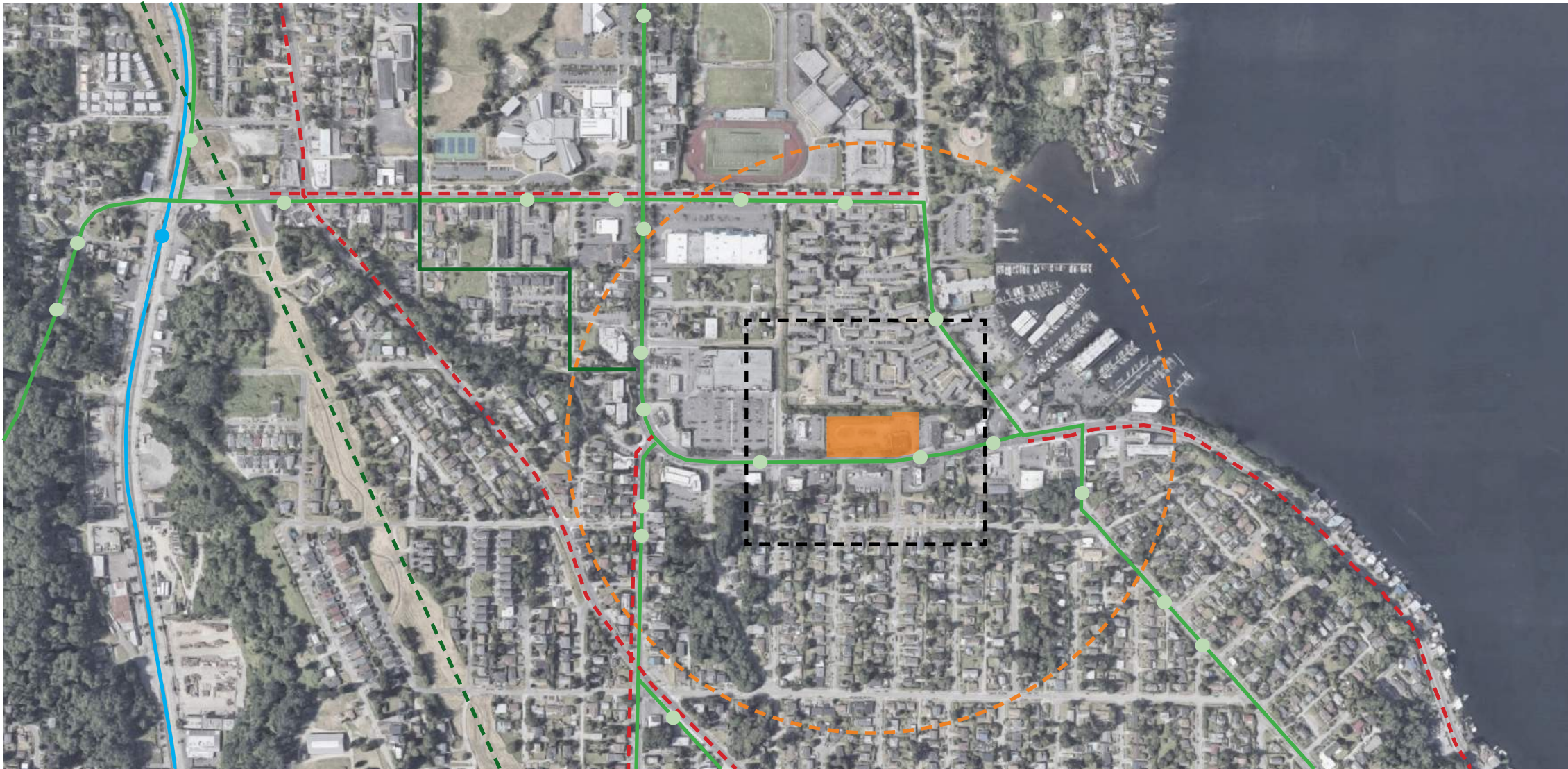
CONTEXT ANALYSIS:

The nodes highlighted represent the diverse community benefits (schools, library, community center) and open recreational areas adjacent to the project.

These resources and amenities paired with a strong transportation network and working wage housing opportunities are crucial to a vibrant and livable community.

TRANSPORTATION & ACCESS
OPPORTUNITIES

CONTEXT ANALYSIS:
There are many options for public transit at the proposed project location. Within a short walk away, residents and users of the proposed project have access to multiple bus routes, neighborhood greenways, bike lanes, and trails. The Link light rail system is less than a mile from the project site.



TRANSPORTATION & ACCESS OPPORTUNITIES



LEGEND

- PROJECT SITE
- CHIEF SEALTH TRAIL
- NEIGHBORHOOD GREENWAY
- LINK LIGHT RAIL STATION
- METRO BUS ROUTE
- BIKE LANE
- 5 MIN WALK - 1/4 MILE RADIUS
- 9 BLOCK SITE STUDY

BUS ROUTES
7, 9, 106, 107, 987

- Plat_Block_Lots_Tracts
- Easements
- Waterways
- Meander Line
- Harbor Lines
- Construction Limit Line
- Bulkhead_Pierhead Lines
- Donation Land Claim
- Other

 Gov't Meander Line Buffer (200 feet)

200 foot buffer surrounding Seattle's historic shoreline. Note the Government Meander Line is visible as described in Platted Lot Lines.

Parcels fronting special designated streets contain development standards as indicated in dark brown text. There are cases where multiple designations occur for the same street.

***** Applies to both sides of the street

***** One side only

There are instances of streets designated on one side of the street which are described in the label with a cardinal (N,S,E, or W) as a suffix.

ECA - SEPA (State Environmental Policy Act)

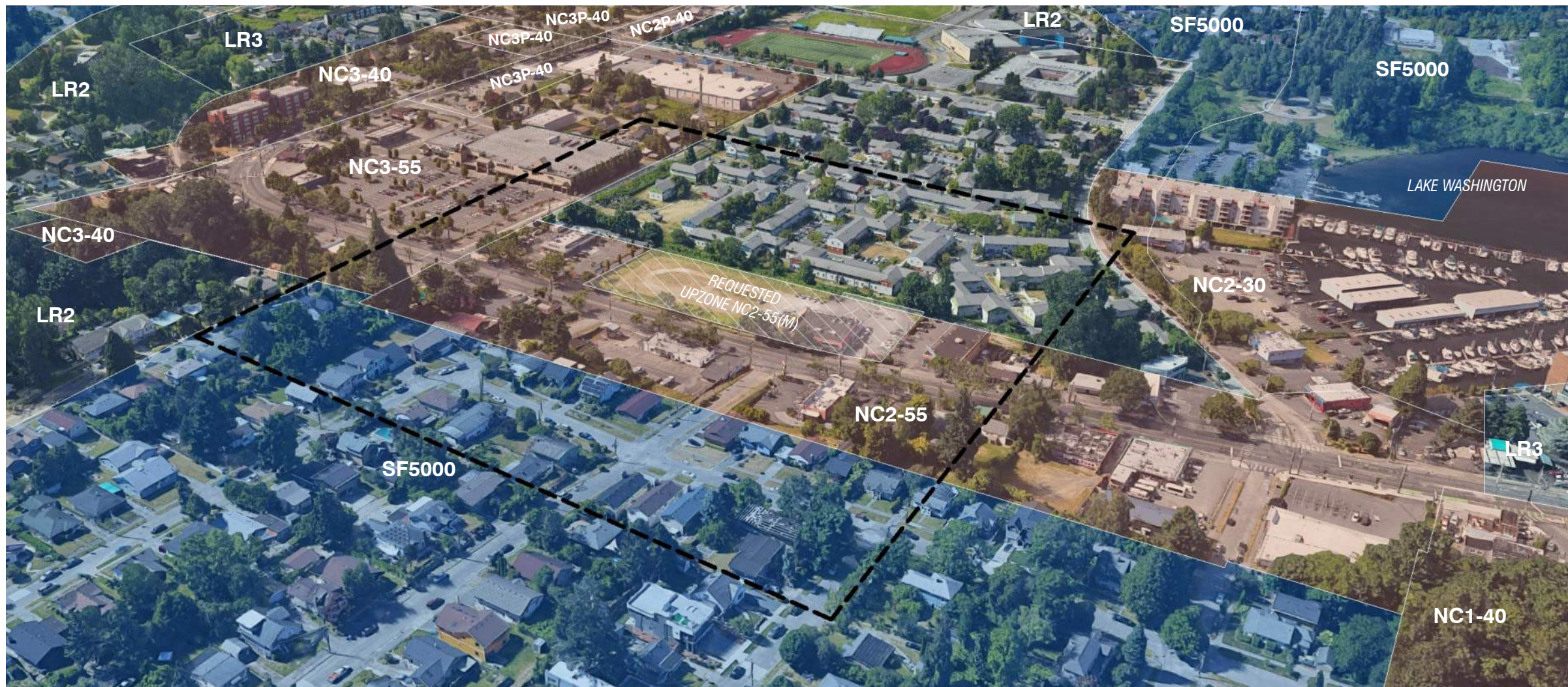
This layer includes geo-hazard areas as well as environmental layers and are listed as follows:

- Forty percent steep slope
- Potential slide areas
- Riparian corridors
- Wetlands
- Known slide areas
- Wildlife habitat

 **Light Rail Station Overlay**

The light rail station area overlay district exists around some light rail stations, and extends approximately [500 feet to 2,500 feet] from the station

EXISTING ZONE: NC2-40, LR3
OVERLAY ZONE: NONE
URBAN VILLAGE: RAINIER BEACH
SPECIALTY CONDITION: SITE WITHIN ECA (ENVIRONMENTALLY CRITICAL AREA)



AERIAL CONTEXT PERSPECTIVE & ZONING

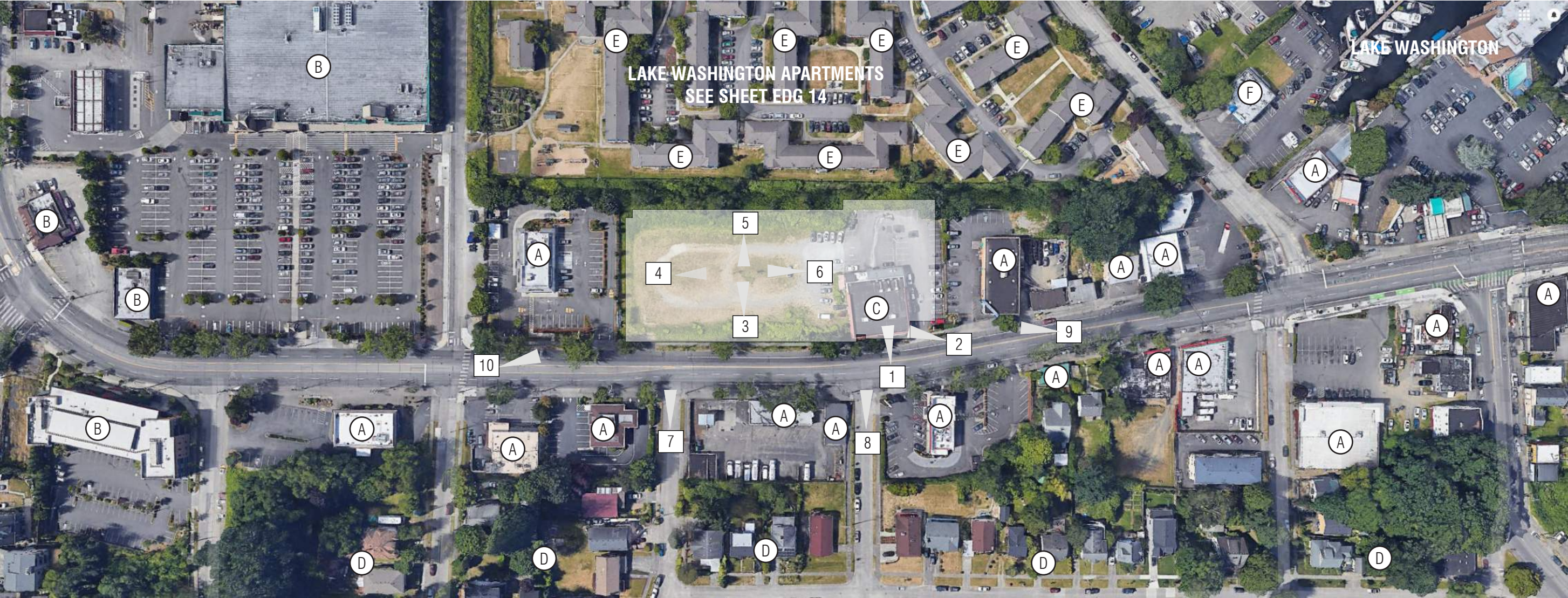


LEGEND

-- 9 BLOCK SITE STUDY

ZONING CODE

ZONING:	NC2-55(M) - MANDATORY AFFORDABILITY SUFFIX LR3 (NO BUILDING CONSTRUCTION IN THIS ZONE) SPECIAL CONDITION: ECA (ENVIRONMENTALLY CRITICAL AREA) OVERLAY ZONE: NONE	MAXIMUM SIZE OF NONRESIDENTIAL USE: (23.47A.010)	PER 23.47A.004 TABLE A
LOT SIZE:	2.04 ACRES (89,115 SF)	STRUCTURE HEIGHT: (23.47A.012)	55' (UPZONE HEIGHT)
PROPOSED AREAS:	LOT COVERAGE: 73,750 SF (BUILDING) TOTAL BUILDING AREA: 330,306 SF TOTAL GARAGE AREA: 63,952 SF	GREEN FACTOR SCORE: (23.47A.016 A.2)	0.3 OR GREATER
ADJACENT ZONING:	N - LR3 S - NC2-55(M) E - NC2-55(M) W- NC2-55(M)	LIGHT AND GLARE STANDARDS (23.47A.022)	- FENCE OR WALL BETWEEN 5' AND 6' IN HEIGHT AT PARKING/DRIVE AREAS - EXTERIOR LIGHT POLES UP TO 40' FROM FINISH GRADE PROVIDED THAT THE WATTS /AREA IS AT LEAST 20% BELOW THE MAX EXTERIOR LIGHTING LEVEL PERMITTED BY ENERGY CODE
PEDESTRIAN DESIGNATED: (23.34.086)	NO - SITE DOES NOT CONTAIN A "P" SUFFIX IN ITS DESIGNATION	AMENITY AREA: (23.47A.024)	MIN 5% OF THE TOTAL GROSS FLOOR AREA IN RESIDENTIAL USE REQUIRED: (RESIDENTIAL)(5%)=330,306 SF 16,515 SF
USE (PROPOSED): (23.47A.004 TABLE A)	MULTI FAMILY (PERMITTED) RESIDENTIAL NOT ALLOWED AT STREET	PROVIDED:	COURTYARD AMENITY SPACE: 10,346 SF INTERIOR AMENITY SPACE: 6,924 SF
FAR: (23.47A.017)	COMMERCIAL ZONES WITH A MANDATORY HOUSING AFFORABILITY SUFFIX 3.75 - MAXIMUM FAR FOR ALL PERMITTED USES ON A LOT 1.5 - MINIMUM FAR 334,181 S.F. AREA ALLOWED PROPOSED FAR: 3.71		TOTAL: 17,270 SF -COMMON AMENITY AREAS SHALL BE MINIMUM HORIZONTAL DIMENSION OF 10' -NO COMMON AMENITY AREA SHALL BE LESS THAN 250 SF
SETBACKS: (23.47A.014)	-STREET - 0' -REAR SETBACK ADJACENT TO RESIDENTIAL - 15' FOR STRUCTURE CONTAINING RESIDENTIAL USE 13' -40' IN HEIGHT. ADDITIONAL 2' SETBACK FOR EVERY 10' ABOVE 40' IN HEIGHT -SIDE SETBACK ADJACENT TO COMMERCIAL - 0'	PARKING AND LOADING: (23.54.015)	COMMERCIAL: NO PARKING REQUIRED FOR FIRST 1,500 SF OF EACH BUSINESS ESTABLISHMENT (23.54.015, D.1) 0 MULTIFAMILY RESIDENTIAL RENT AND INCOME RESTRICTED (23.54.015, TABLE B, III) 0
BLANK WALL: (23.47A.008 A.2)	MAX 20' AT STREET FACING FACADE BETWEEN 2' TO 8' ABOVE SIDEWALK TOTAL MAY NOT EXCEED 40% OF THE STREET FACING FACADE		TOTAL PARKING REQUIRED: 0
STREET FACING FACADE:	STREET-LEVEL FACADES TO BE 10' MAX OF THE STREET LOT LINE, UNLESS WIDER SIDEWALKS, PLAZAS, OR OTHER APPROVED LANDSCAPED OR OPEN SPACES ARE PROVIDED		TOTAL PARKING PROVIDED: 8'-0"X16'-0" 134 7'-6"X15'-0" (COMPACT) 13 TOTAL: 147
STREET LEVEL TRANSPARENCY: (23.47A.008 B.2)	60% OF STREET FACING FACADE BETWEEN 2' AND 8' ABOVE SIDEWALK	BICYCLE PARKING: (23.54.015)	SALES & SERVICES, GENERAL 1 PER 4,000 SF (LONG TERM) 2 1 PER 2,000 SF (SHORT TERM) 3
STREET LEVEL DEPTH: (23.47A.008 B.3)	30' AVERAGE DEPTH, 15' MIN AT STREET FACING FAC ADE		MULTIFAMILY RESIDENTIAL 1 PER DWELLING UNIT (LONG TERM) 306 1 PER 20 DWELLING UNITS (SHORT TERM) 16
STREET LEVEL HEIGHT: (23.47A.008 B.4)	MIN 13' FLOOR-TO-FLOOR HEIGHT FOR NON-RESIDENTIAL USE		TOTAL REQUIRED: LONG TERM 308 SHORT TERM 19
Overhead weather protection: (23.47A.008 C.4)	[DOES NOT APPLY - NOT PEDESTRIAN DESIGNATED STREET]		TOTAL PROVIDED: LONG TERM 308 SHORT TERM 19



AERIAL CONTEXT MAP



SITE PHOTOGRAPH KEY

- REFER TO PAGE 11
- REFER TO PAGE 12
- 1

2

3

4

5

6

7

8

9

10
- EXISTING BUILDING - VIEW TO NORTH

EXISTING BUILDING - VIEW TO NORTHWEST

EXISTING SITE - VIEW TO NORTH

EXISTING SITE - VIEW TO EAST

EXISTING SITE - VIEW TO SOUTH

EXISTING SITE - VIEW TO EAST

53RD AVENUE SOUTH - VIEW TO NORTH

54TH AVENUE SOUTH - VIEW TO NORTH

RAINIER AVENUE SOUTH - VIEW TO WEST

RAINIER AVENUE SOUTH - VIEW TO NORTHEAST

EXISTING BUILDING KEY

- A

B

C

D

E

F
- EXISTING COMMERCIAL BUILDING, NC2-55 ZONE

EXISTING COMMERCIAL BUILDING, NC2-55 ZONE

EXISTING COMMERCIAL BUILDING TO BE DEMOLISHED

EXISTING SINGLE FAMILY RESIDENTIAL, SF 5,000 ZONE

EXISTING MULTI-FAMILY BUILDING, LR3 ZONE

EXISTING COMMERCIAL BUILDING, NC2-55 ZONE



EXISTING BUILDING - VIEW TO NORTH



EXISTING SITE - VIEW TO NORTH



EXISTING SITE - VIEW TO EAST



RAINIER AVENUE SOUTH - VIEW TO NORTHWEST



EXISTING SITE - VIEW TO SOUTH



EXISTING SITE - VIEW TO WEST



53RD AVENUE SOUTH - VIEW TO NORTH



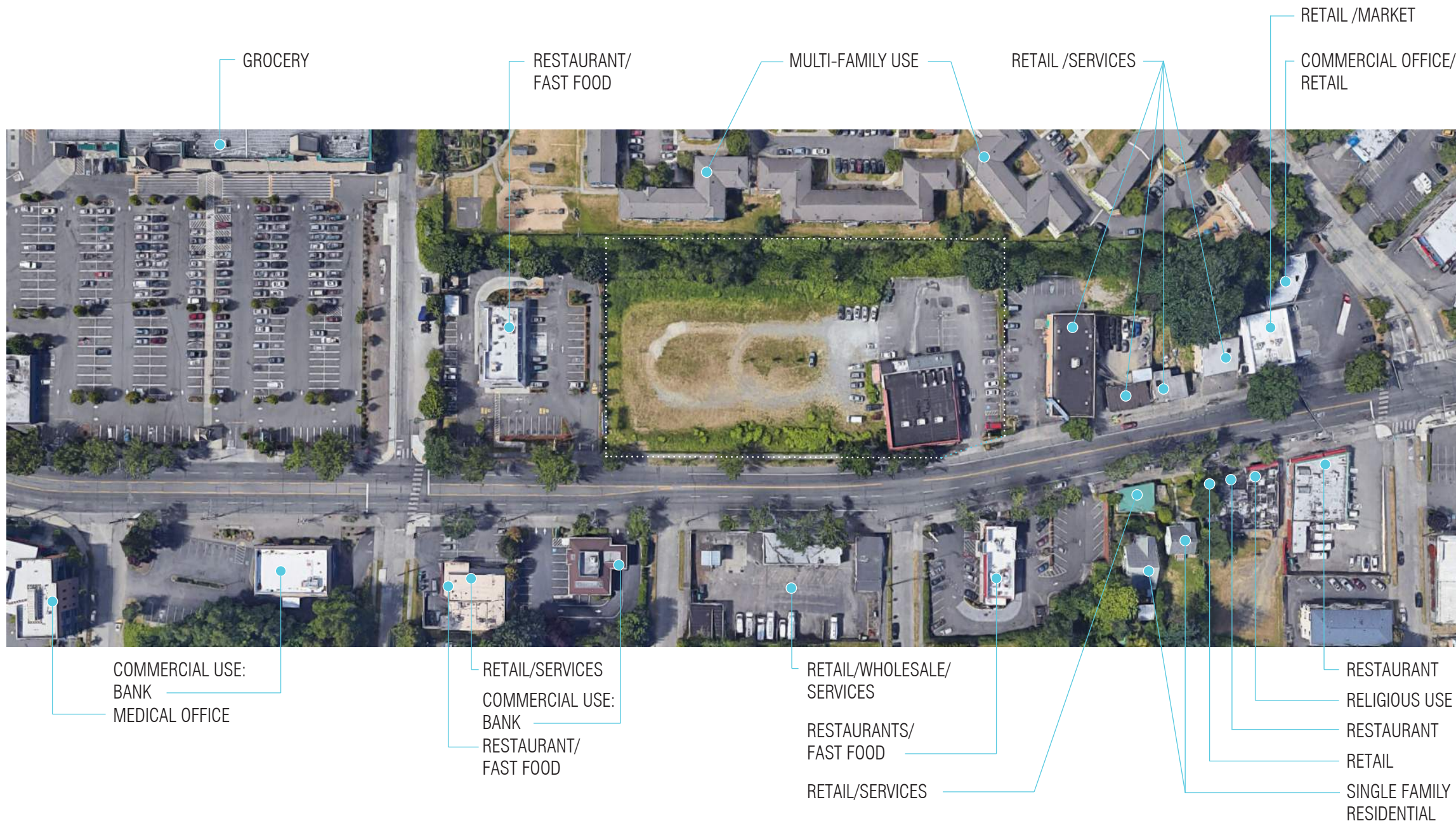
54TH AVENUE SOUTH - VIEW TO NORTH



RAINIER AVENUE SOUTH - VIEW TO WEST



RAINIER AVENUE SOUTH - VIEW TO NORTHEAST



STREET LEVEL USE



STREET LEVEL USE

CONTEXT ANALYSIS:

The immediate 9 block area of the neighborhood is mainly characterized by small to large commercial and retail developments, multi-family apartment buildings, and restaurants on high-traffic principal arterial street (Rainier Avenue South) with single family housing further to the south.

The pedestrian experience is broken by buildings pulled back from the street with the predominance of surface parking and drive thru access. This project has an opportunity to increase the walkability of the street and pedestrian experience.

NEIGHBORHOOD CONTEXT

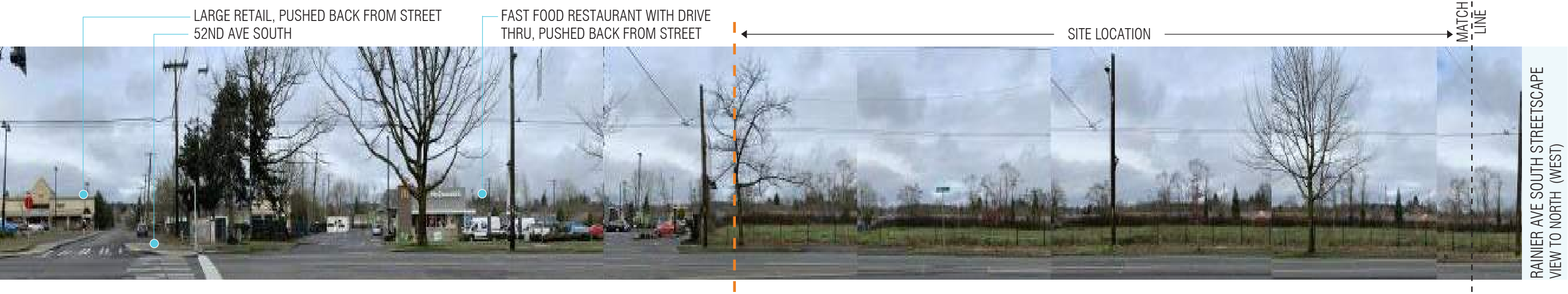
LAKE WASHINGTON APARTMENTS

CONTEXT ANALYSIS:
The adjacent parcel to the north of the proposed project site at 9061 Seward Park Ave S provides 332,900 SF multi-family affordable housing complex spread over 35 wood framed two-story buildings. The complex provides a total of 379 dwelling units and originates from 1947 with multiple alterations through its history including a significant update and rehabilitation in 2014. All units are 1 bedroom units, with 113 serving households earning less than 50% AMI, and the remainder serving households less than 60% AMI. There are approximately 600 parking stalls available to residents, visitors, and staff on the 699,138 SF parcel.





RAINIER AVE SOUTH STREETSCAPE
VIEW KEY PLAN

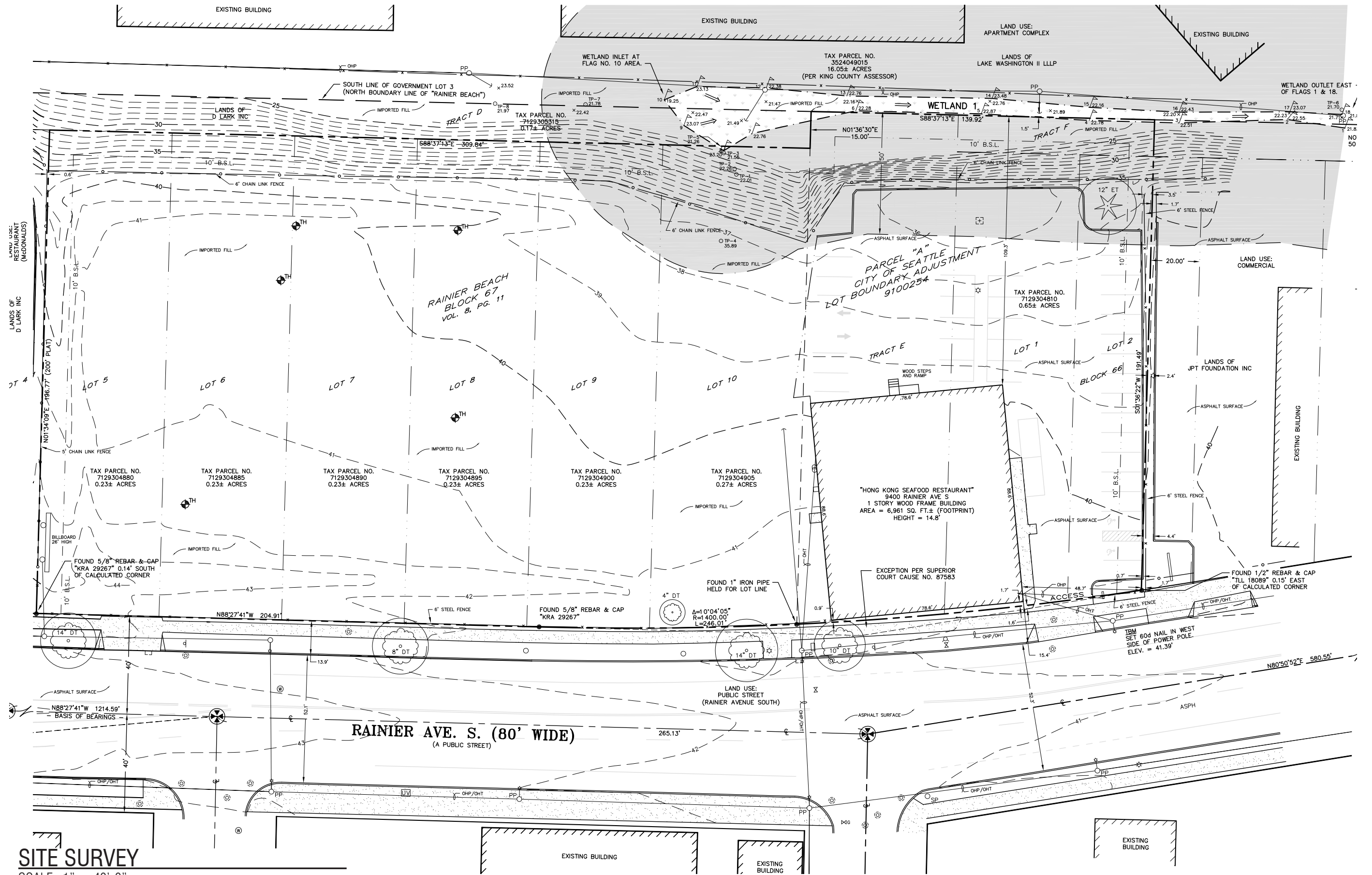


RAINIER AVE SOUTH STREETSCAPE
VIEW TO NORTH (WEST)

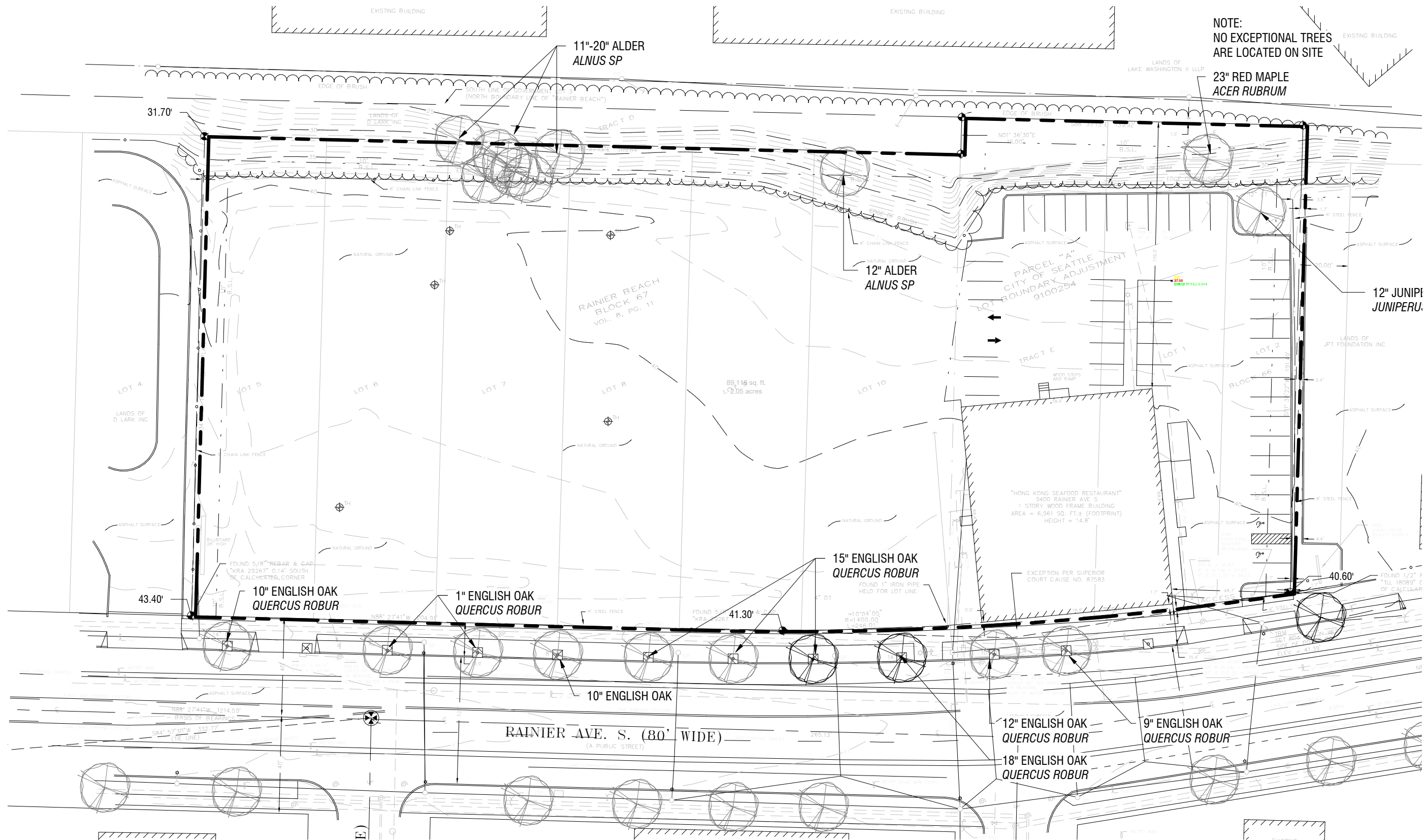


RAINIER AVE SOUTH STREETSCAPE
VIEW TO NORTH (EAST)





SITE SURVEY
SCALE: 1" = 40'-0"



TREE SURVEY
 SCALE: 1" = 40'-0"

SITE ACCESS STUDY

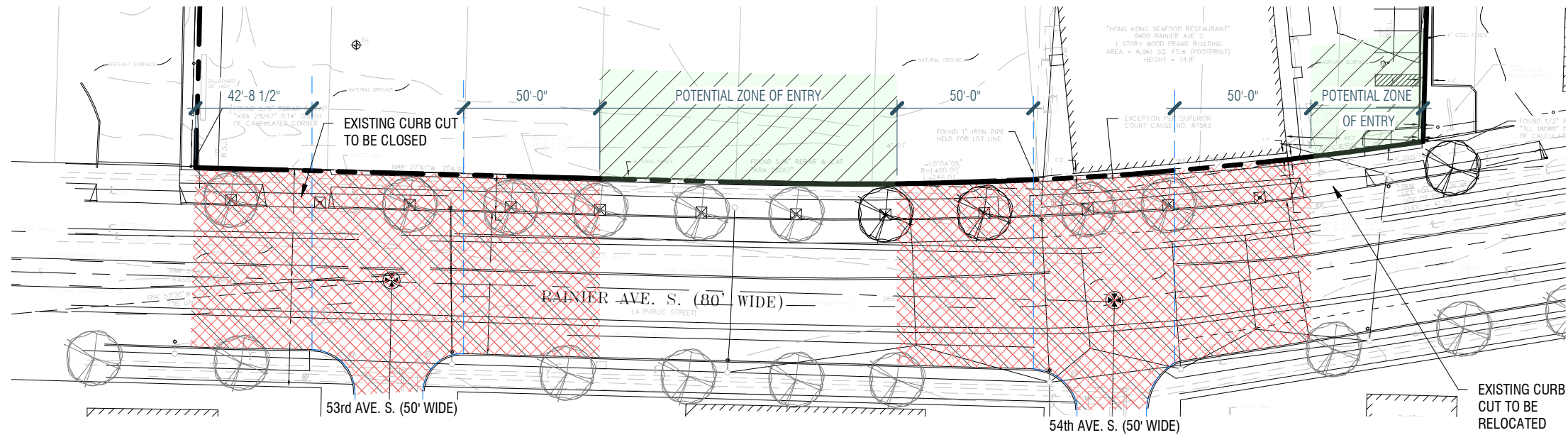
VEHICULAR ACCESS & CIRCULATION:

The existing site features two curb cuts with no alley access present on the site. A minimum intersection clearance of 50'-0" from the curb return of both 53rd Avenue South and 54th Avenue South at Rainier Avenue South is required. Both existing curb cuts are to be closed in order to comply with the intersection clearance requirements. Two potential access points to the site are identified in the Vehicular Access Plan Study - a potential mid-block entry and a potential east access point.

A single new curb cut along Rainier Avenue South is desired. A mid-block vehicular garage access is undesirable as it would emphasize the importance of the garage entry and disrupt the walkability of the project - a specific priority of the proposed development. A single entry near the east boundary of the site will ease the impact on pedestrians and bicyclists accessing potential commercial/retail and residential uses of the project.

Surface parking lots - which are predominately found throughout the neighborhood - are to be avoided in lieu of preferred below grade parking. The garage entry on any design proposal is not to be a dominant design feature.

Service uses and trash/recycling collection are to be located within the below grade garage. Trash receptacle staging is to be planned in an area screened from significant pedestrian/street views.



VEHICULAR ACCESS STUDY PLAN

SCALE: 1" = 50'-0"



EDG GUIDANCE SUMMARY

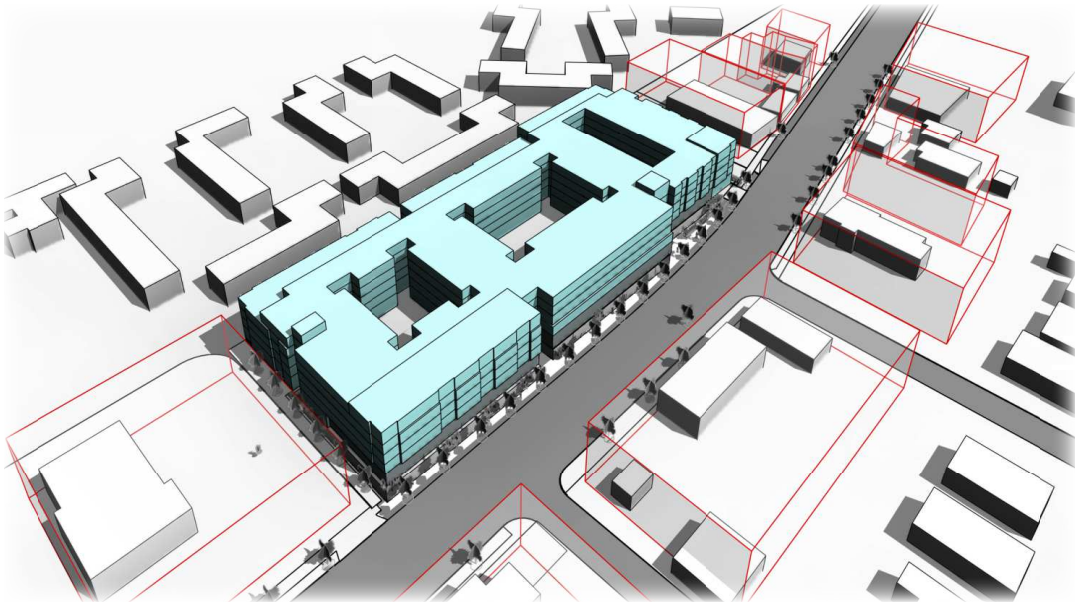
GUIDANCE		RESPONSE	
1. Mass & Response to Context	a. Staff supports aspects of each of the three massing options, particularly the upper-level rear setback of options 1 and 3, and the courtyard proportions of options 1 and 2. Staff ultimately recommends further development of Option 3, the applicant’s preferred massing option, in a manner that incorporates positive aspects of the other two options and responds to the guidance discussed herein. (DC2-A, DC3). b. In response to public comment, Staff supports the use of full building breaks and vertical recesses to reduce the perceived bulk and scale, and to create the appearance of three separate structures. (CS2-D, DC2) c. Staff supports the upper-level setback and full setback of the central portion of the mass along the north property line as it responds well to site topography and reduces massing impacts on adjacent sites. Staff specifically prioritizes Design Guidelines CS1-C, Topography; CS2-D, Height, Bulk, and Scale; and DC2-A-1, Site Characteristics and Uses. (CS1-C, CS2-D, DC2-A-1) d. Staff notes that elevator and stair cores should be internalized to minimize massing impacts associated with the additional penthouse height. (CS2-D, DC2-A) e. Staff specifically prioritizes Design Guideline CS3-A-4, Evolving Neighborhoods, which states, “In neighborhoods where architectural character is evolving or otherwise in transition, explore ways for new development to establish a positive and desirable context for others to build upon in the future.” (CS3-A-4)	a. In response to public comment, Staff supports the use of full building breaks and vertical recesses to reduce the perceived bulk and scale, and to create the appearance of three separate structures. (CS2-D, DC2). NOTE: THE REFERED OPTION IS A NEW OPTION DEVELOPED IN RESPONSE TO A WETLAND DISCOVERED AFTER INITIAL EDG WAS SUBMITTED. THE OPTION IMPLEMENTS STAFFS COMMENTS RELATING TO INCORPORATION OF ALL POSITIVE ASPECTS OF ALL OPTIONS. b. Noted c. Noted - The revised mass reflects the upper level setback and the building has also been setback further (40’) to accommodate the sensitive area buffer mitigating the impact on the adjacent site further. d. Elevator and stair cores that project beyond the roof surface are internally located. e. Evolving neighborhood -Throughout the neighborhood, buildings reflect the era in which they were built. There are older, brick and concrete buildings alongside predominantly wood framed buildings from every decade. Recent additions to the immediate vicinity include the Rainier.	a. (DC2-A, DC3) b. (CS2-D, DC2) c. (CS1-C, CS2-D, DC2-A-1) d. (CS2-D, DC2-A) e. (CS3-A-4)
2. Facade Treatment & Secondary Architectural Features	a. Staff supports the use of modulation to enhance the perception of three separate structures along the street edge. This treatment should wrap the overall mass and be applied to the east, west and north facades for a consistent overall architectural expression. Staff specifically prioritizes Design Guideline DC2-B-1, Facade Composition. (DC2, DC2-B-1) b. Staff does not support the use of large-scale panelized materials, as suggested by the “facade composition” precedent image on page 22 of the EDG packet. The facade composition and materiality should instead contribute to a fine-grained texture and reduce the perceived bulk and scale. Staff specifically prioritizes Design Guidelines DC2-D-2, Scale and Texture, and DC4-A, Exterior Elements and Finishes. (CS2-D, DC2-D, DC4-A) c. Staff notes that the facade composition and materiality should be used to differentiate the three portions of the mass, but discourages the use of numerous contrasting colors of a singular material type. Staff recommends the use of varied, yet complementary, material types that would create visual interest with a range of textures and scales. (DC2-B-1, DC2-D-2, DC4-A) d. Staff recommends further exploration of secondary architectural features that add depth and visual interest, activate the facade, and reduce the perceived mass. Incorporate decks, recessed balconies, canopies, and varied rooflines, as depicted in the precedent images on page 24 of the EDG packet. Staff specifically prioritizes Design Guidelines DC2-A-2, Reducing Perceived Mass, and DC2-C, Secondary Architectural Features. (DC2-A-2, DC2-C)	a. The massing has been adjusted to create vertical recessed termination points on the east and west facades. The east end has been reworked to relocate the garage entrance and trash staging area. That move creates a large cut into the building. The west end has a larger recessed unit that terminates the stepped back areas on the top floor and creates a break in the facade. b. Noted. The project will not be using large panels. The facades will be broken up into organized compositions. The exterior material dimensions will be smaller panels with patterns creating a variety of textures and colors. Larger secondary elements within the facade will control the placement and organization. c. Noted. The team will continue to explore material composition. d. Noted. As the facade design matures the use of recesses, bays, and varied roof lines will be used as secondary elements to break down the mass of the structures.	a. (DC2, DC2-B-1) b. (CS2-D, DC2-D, DC4-A) c. (DC2-B-1, DC2-D-2, DC4-A) d. (DC2-A-2, DC2-C)

GUIDANCE		RESPONSE	
2. Facade Treatment & Secondary Architectural Features (cont.)	e. In response to the early public comment documented on page 3 of the EDG packet, Staff specifically prioritizes Design Guideline CS3-B-1, Placemaking, which states, “Explore the history of the site and neighborhood as a potential placemaking opportunity. Look for historical and cultural significance, using neighborhood groups and archives as resources.” Infuse local culture and art into the overall design in an integrated, rather than applied, manner. Consider ongoing planning initiatives in Rainier Beach, such as the Rainier Beach Neighborhood Plan Update. Thoroughly document these studies at the Recommendation phase. (CS3-B-1, DC2) f. Staff supports the inclusion of residential units at the parking level, as shown in options 1 and 3, as it reduces blank wall conditions and the visual impact of the parking structure on adjacent sites. (DC1-C-2)	e. Noted. The team will continue to research and develop a concept that integrates the culture of the neighborhood into the project. f. Noted. Those units remain in the MUP submittal.	e. (CS3-B-1, DC2) f. (CS3-B-1, DC2)
3. Streetscape	a. Staff supports the varied 1-2 story base height as it contributes to a human-scale, differentiates the three different portions of the mass, and breaks up the extensive street frontage. The materiality of the ground level should be highly textured and appropriately robust to establish a fine-grained scale adjacent to the pedestrian realm and promote durability. (DC2-D, DC4-A) b. Staff supports the study of local, small-scale commercial storefronts documented on page 25 of the EDG packet. In agreement with early public comment, Staff recommends applying these studies to achieve a fine-grained texture, varied storefront rhythm, and human-scale adjacent to the pedestrian realm. Explore recessed entries, canopies, pilasters, signage, and coordinated pedestrian amenities and streetscape improvements. (PL1-B-3, PL3, DC2-D, DC4-B) c. Staff specifically prioritizes Design Guidelines PL1-B-3, Pedestrian Amenities, and PL3, Street-Level Interaction. Provide detailed graphics of the ground level and streetscape improvements at the Recommendation phase. The treatment should establish a pedestrian-oriented street edge that promotes human interaction, enlivens the public realm, and incorporates variety along the extensive building frontage. (PL1-B-3, PL3) d. In agreement with SDOT comment, Staff notes that trash staging area appears to be too small for the proposed building size. Coordinate with SPU to develop a trash storage, staging and service plan. Minimize the visual impacts of the trash staging area on the pedestrian realm, and integrate the staging area into the design of the street frontage. (DC1-C-2, DC1-C-4)	a. Noted, the base material of the building facades will be a masonry product. Use of masonry allows for the fine grain detailing and durability along the street. b. The storefronts and street level design has and will continue to evolve using the elements noted in the comment. c. Please see the provided elevation exhibit (sheet L2.02) to gain a better understanding of the intended street level experience. The Polaris project will greatly improve the streetscape fabric in Rainier Beach by enhancing the pedestrian environment along the sidewalk. Building articulations and planting pockets have been arranged to create a dynamic pedestrian thoroughfare. Existing mature street trees will be substantially preserved in order to provide immediate shade and planting maturity to the streetscape. d. The building has been reworked to address onsite trash storage and collection. It is reflected in the submittal.	a. (DC2-D, DC4-A) b. (PL1-B-3, PL3, DC2-D, DC4-B) c. (PL1-B-3, PL3) d. (DC1-C-2, DC1-C-4)
4. Open Space Concept & Landscaping	a. Staff states that a strong open space concept and landscape design is critical to the success of the internal courtyard spaces. The courtyards should be well-designed,attractive spaces that promote a range of activities and social interaction. Provide a detailed landscape plan prepared by a landscape professional at the Recommendation phase. Staff specifically prioritizes Design Guidelines DC3, Open Space Concept; DC3-B-1, Meeting User Needs; DC3-B-4, Multifamily Open Space; and DC3-C-2, Amenities/Features. (DC3, DC3-B-1, DC3-B-4,DC3-C-2) b. Staff is concerned about the proportions of the courtyard in massing Option 3, and notes the proportions of the courtyards in options 1 and 2 are more successful as they allow greater access to sunlight and more usable open space. Study these proportions and apply to enhance Option 3. Eliminate the narrow light wells and convert into well-proportioned, usable courtyards that expand resident amenities and enhance the condition for adjacent residential units. (DC3-B-1, DC3-B-4, DC3-C-2)	a. Ground level patios have not been provided since this is believed to create an unequitable living environment for those units versus others without that opportunity. Instead, Polaris treats the courtyards as communal living spaces where the building’s residential and commercial communities interact. b. Light Wells have been removed and the courtyards have been adjusted in the MUP submittal.	a. (DC3, DC3-B-1, DC3-B-4,DC3-C-2) b. (DC3-B-1, DC3-B-4, DC3-C-2)

GUIDANCE		RESPONSE	
4. Open Space Concept & Landscaping (cont.)	c. In response to the early public comment documented on page 3 of the EDG packet, Staff specifically prioritizes Design Guideline CS3-B-1, Placemaking, which states, “Explore the history of the site and neighborhood as a potential placemaking opportunity. Look for historical and cultural significance, using neighborhood groups and archives as resources.” Infuse local culture and art into the overall design in an integrated, rather than applied, manner. Consider ongoing planning initiatives in Rainier Beach, such as the Rainier Beach Neighborhood Plan Update. Thoroughly document these studies at the Recommendation phase. (CS3-B-1, DC2)	c. Side setbacks used in the design are set to allow openings in the exterior walls. We cannot move the building closer to the lot line. Through the process of dealing with the sensitive area to the north of the site and consolidating the building out of the buffer the project cannot afford to lose more program.	c. (CS3-B-1, DC2)
	d. Staff supports the inclusion of residential units at the parking level, as shown in options 1 and 3, as it reduces blank wall conditions and the visual impact of the parking structure on adjacent sites. (DC1-C-2)	d. Noted. The design of the internal facades will take cues from the exterior facade detailing and material proportion.	d. (DC1-C-2)
	e. Staff recommends using the interior residential lobby and amenity space to activate and spill-out onto the courtyards. Incorporate transparency and porosity at the ground level amenity space adjacent to the courtyard. Staff specifically prioritizes Design Guideline DC3-A-1, Interior/Exterior Fit. (DC3-A-1)	e. The amenity area of the project will integrate with the courtyard and street front. The one story connection at street level will be a transparent zone that promotes tenant entry to the building and courtyard space.	e. (DC3-A-1)
	f. Staff questions how the ground-level residential units will relate to the internal courtyards. Consider incorporating private patios. (DC3-A-1, DC3-B-1)	f. Ground level patios have not been provided since this is believed to create an unequitable living environment for those units versus others without that opportunity. Instead, Polaris treats the courtyards as communal living spaces where the building’s residential and commercial communities interact.	f. (DC3-A-1, DC3-B-1)
	g. Staff specifically prioritizes Design Guideline DC4-D, Trees, Landscape, and Hardscape Materials. (DC4-D)	g. Plant materials and trees have been selected to buffer private units and create outdoor rooms within the courtyards. Buffer landscape planting is provided between communal patio spaces and private ground level units so residents can have some feeling of privacy, but still enjoy a natural environment outside their windows.	g. (DC4-D)
	h. Staff recommends further study of maintaining the existing mature trees within the north setback to buffer the zone transition. (CS1-D-1, CS2-D-2, DC4-D-4)	h. Further consideration has been given to the mature trees in the north setback. The Alder in the setback exhibit signs of deterioration from overcrowding and disease caused by the growth of invasive species (Blackberries and Japanese Knotweed) at their base. Excavation operations and removal of the invasive plants in the setback would damage the root mass of the Alder clusters. In the Landscape Architect’s opinion, these trees may constitute a hazard in the future and should be removed. The red maple on the east end of the setback has been severely pruned on the north side in the existing power line easement. The majority of the tree’s mass is no longer balanced so it may constitute a future hazard. This tree is also exhibiting signs of stress from over pruning and competition from ground-level invasive species. We recommend removal and replacement with species that will not encroach in the utility corridor located north of the property.	h. (CS1-D-1, CS2-D-2, DC4-D-4)

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DESIGN ALTERNATIVE A



BUILDING FOOTPRINT: 71,500 sq. ft.
TOTAL BUILDING AREA: 306,037 sq. ft.
TOTAL GARAGE AREA: 57,700 sq. ft.
FAR: 3.43 (BELOW GRADE PARKING EXEMPT)

UNIT COUNT: 331
PARKING: 156
HEIGHT: 55'-0" to top of roof structure
DEPARTURE REQUESTED: None

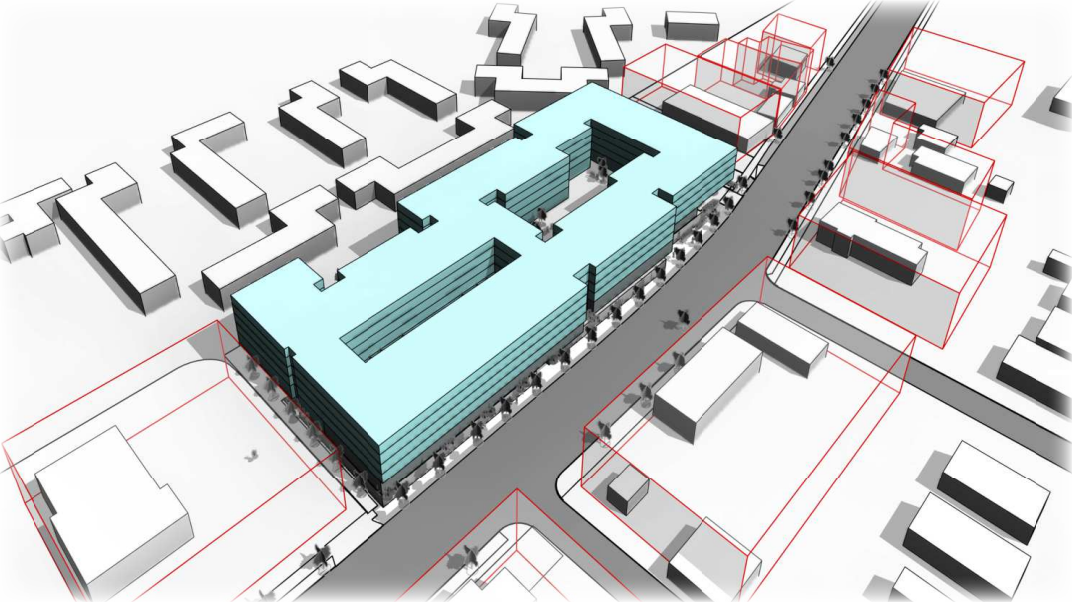
OPPORTUNITIES

- PL3: Street-Level Interaction: Resident entry is given significance when aligned with intersection of Rainier Beach Avenue South and 54th Ave South. The eastern element of the streetfront facade and resident entry are purposefully pulled back from public way to create importance on the pedestrian approach and use.
- DC1-A&B: Arrangement of Interior Uses/Vehicular Access & Circulation: Garage access located on east edge of mass which provides a minimum of 50'-0" from the curb return of 54th Avenue South. Ramp location pushes residential use a floor above neighboring surface parking.
- DC2-A-1: Site Characteristics & Uses: North facade is stepped with the drop in topography.
- DC2-A-2: Reducing Perceived Mass: Vertical breaks in each facade provide relief over length of elevations. Visually creates three separate elements at both north and south (streetfront) elevations.
- DC3-1: Residential Open Space: Two resident use courtyards for common gatherings/interaction and recreational functions with one light well with landscaping.
- VIEWS: Potential views to Lake Washington from upper stories facing northeast.
- MANDATORY AFFORDABILITY: Maximizes affordable dwelling units.
- DEPARTURES: None requested.

CONSTRAINTS

- DC3-1: Residential Open Space: One interior courtyard area is reduced in size to become light well.

DESIGN ALTERNATIVE B



BUILDING FOOTPRINT: 68,145 sq. ft.
TOTAL BUILDING AREA: 280,945 sq. ft.
TOTAL GARAGE AREA: 74,051 sq. ft.
FAR: 3.1 (BELOW GRADE PARKING EXEMPT)

UNIT COUNT: 324
PARKING: 228
HEIGHT: 55'-0" to top of roof structure
DEPARTURE REQUESTED: None

OPPORTUNITIES

- DC1-A&B: Arrangement of Interior Uses/Vehicular Access & Circulation: Garage access located on east edge of mass which provides a minimum of 50'-0" from the curb return of 54th Avenue South. Ramp location pushes residential use a floor above neighboring surface parking.
- DC2: Reducing Perceived Mass: Vertical breaks in south facade provides relief over length of elevation. Visually creates three separate elements at south (streetfront) elevation.
- DC3-1: Residential Open Space: Two large resident use courtyards for common gatherings/interaction and recreational functions.
- VIEWS: Potential views to Lake Washington from upper stories facing northeast.
- MANDATORY AFFORDABILITY: 100% affordable dwelling units.
- DEPARTURES: None requested.

CONSTRAINTS

- PL3: Street-Level Interaction: Single entry is created for resident use mid block with limited room for identifiable entry procession and landscaping leading from the public pedestrian walk.
- DC2: Reducing Perceived Mass: Long, bulky mass with only one significant break on north elevation. No significant break at east facade.

DESIGN ALTERNATIVE C



BUILDING FOOTPRINT: 67,259 sq. ft.
TOTAL BUILDING AREA: 290,380 sq. ft.
TOTAL GARAGE AREA: 60,544 sq. ft.
FAR: 3.26 (BELOW GRADE PARKING EXEMPT)

UNIT COUNT: 322
PARKING: 174
HEIGHT: 55'-0" to top of roof structure
DEPARTURE REQUESTED: None

OPPORTUNITIES

- PL3: Street-Level Interaction: Resident entry is given significance when aligned with intersection of Rainier Beach Avenue South and 54th Ave South. The eastern element of the streetfront facade and resident entry are purposefully pulled back from public way to create importance on the pedestrian approach and use.
- DC1-A&B: Arrangement of Interior Uses/Vehicular Access & Circulation: Garage access located on east edge of mass which provides a minimum of 50'-0" from the curb return of 54th Avenue South. Ramp location pushes residential use a floor above neighboring surface parking.
- DC2-A-1: Site Characteristics & Uses: North facade is stepped with the drop in topography.
- DC2-A-2: Reducing Perceived Mass: Vertical breaks and building cuts break the massing into two perceived buildings with smaller massing elements in order to provide relief over length of elevations.
- DC3-1: Residential Open Space: Two light wells are created and a large resident use courtyard is provided for common gatherings/interaction and recreational functions.
- VIEWS: Potential views to Lake Washington from upper stories facing northeast.
- MANDATORY AFFORDABILITY: 100% affordable dwelling units.
- DEPARTURES: None requested.

CONSTRAINTS

- NONE

DESIGN ALTERNATIVE D - (PREFERRED OPTION)



BUILDING FOOTPRINT: 63,962 sq. ft.
TOTAL BUILDING AREA: 330,306 sq. ft.
TOTAL GARAGE AREA: 63,962 sq. ft.
FAR: 3.7 (BELOW GRADE PARKING EXEMPT)

UNIT COUNT: 306
PARKING: 146
HEIGHT: 66'-0" to top of roof structure
DEPARTURE REQUESTED: None

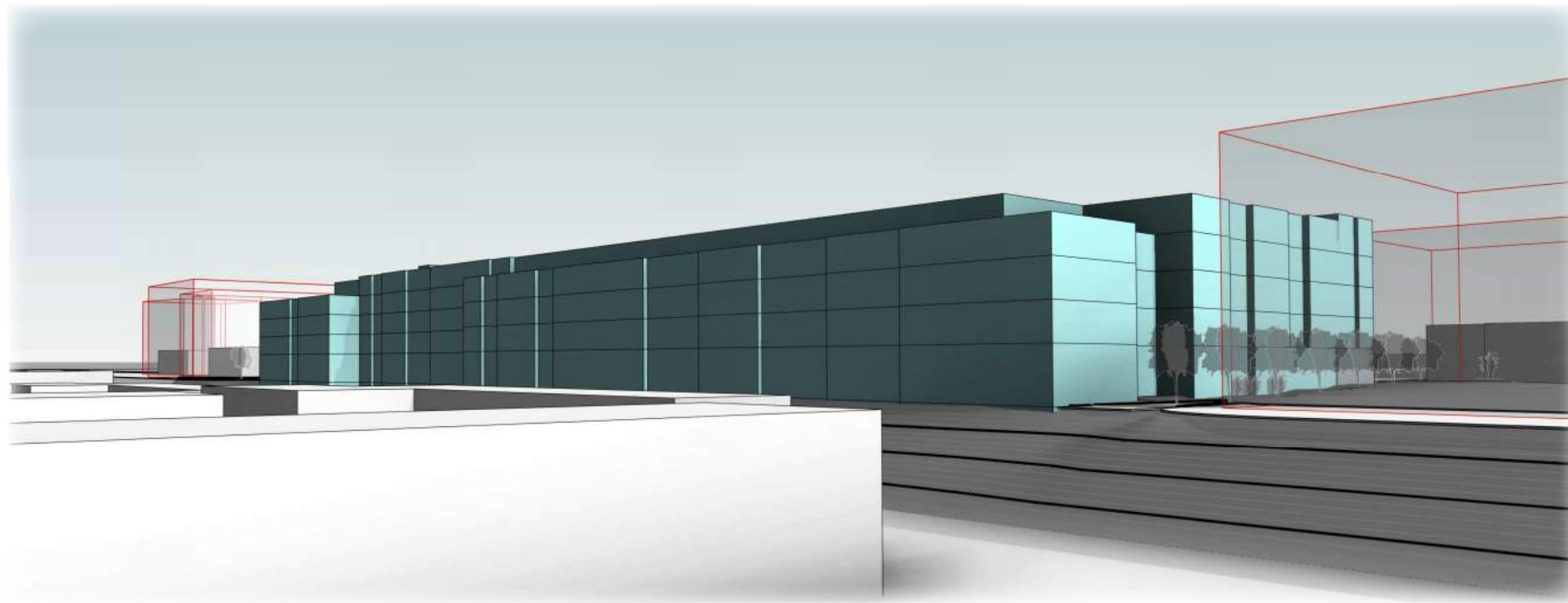
OPPORTUNITIES

- PL3: Street-Level Interaction: Resident entry is given significance when aligned with intersection of Rainier Beach Avenue South and 54th Ave South. The eastern element of the streetfront facade and resident entry are purposefully pulled back from public way to create importance on the pedestrian approach and use.
- DC1-A&B: Arrangement of Interior Uses/Vehicular Access & Circulation: Garage access located on east edge of mass which provides a minimum of 50'-0" from the curb return of 54th Avenue South. Ramp location pushes residential use a floor above neighboring surface parking.
- DC2-A-1: Site Characteristics & Uses: North facade is stepped with the drop in topography.
- DC2-A-2: Reducing Perceived Mass: Vertical breaks and building cuts break the massing into three. Perceived buildings with smaller massing elements in order to provide relief over length of elevations.
- DC3-1: Residential Open Space: Two large resident use courtyards are provided for common gatherings/interaction and recreational functions.
- VIEWS: Potential views to Lake Washington from upper stories facing northeast.
- MANDATORY AFFORDABILITY: 100% affordable dwelling units.
- DEPARTURES: None requested.

DESIGN ALTERNATIVE D WAS DERIVED FROM THE DISCOVERY OF A WETLAND AT THE NORTHEAST BORDER OF THE PROPERTY AND TO MITIGATE SOLID WASTE REMOVAL.



RAINIER AVENUE SOUTH - VIEW TO NORTHWEST



VIEW FROM NORTHWEST OF PROPERTY CORNER TO SOUTHEAST

DESIGN ALTERNATIVE D - PREFERRED

BUILDING FOOTPRINT: 63,962 sq. ft.
TOTAL BUILDING AREA: 330,306 sq. ft.
TOTAL GARAGE AREA: 63,962 sq. ft.
FAR: 3.71 (BELOW GRADE PARKING EXEMPT)

UNIT COUNT: 306
PARKING: 146
HEIGHT: 66'-0" to top of roof structure
DEPARTURE REQUESTED: None

OPPORTUNITIES

- PL3: Street-Level Interaction: Resident entry is given significance when aligned with intersection of Rainier Beach Avenue South and 54th Ave South. The eastern element of the streetfront facade and resident entry are purposefully pulled back from public way to create importance on the pedestrian approach and use.
- DC1-A&B: Arrangement of Interior Uses/Vehicular Access & Circulation: Garage access located on east edge of mass which provides a minimum of 50'-0" from the curb return of 54th Avenue South. Ramp location pushes residential use a floor above neighboring surface parking.
- DC2-A-1: Site Characteristics & Uses: North facade is stepped with the drop in topography.
- DC2-A-2: Reducing Perceived Mass: Vertical breaks and building cuts break the massing into three. perceived buildings with smaller massing elements in order to provide relief over length of elevations.
- DC3-1: Residential Open Space: Two large resident use courtyards are provided for common gatherings/ interaction and recreational functions.
- VIEWS: Potential views to Lake Washington from upper stories facing northeast.
- MANDATORY AFFORDABILITY: 100% affordable dwelling units.
- DEPARTURES: None requested.

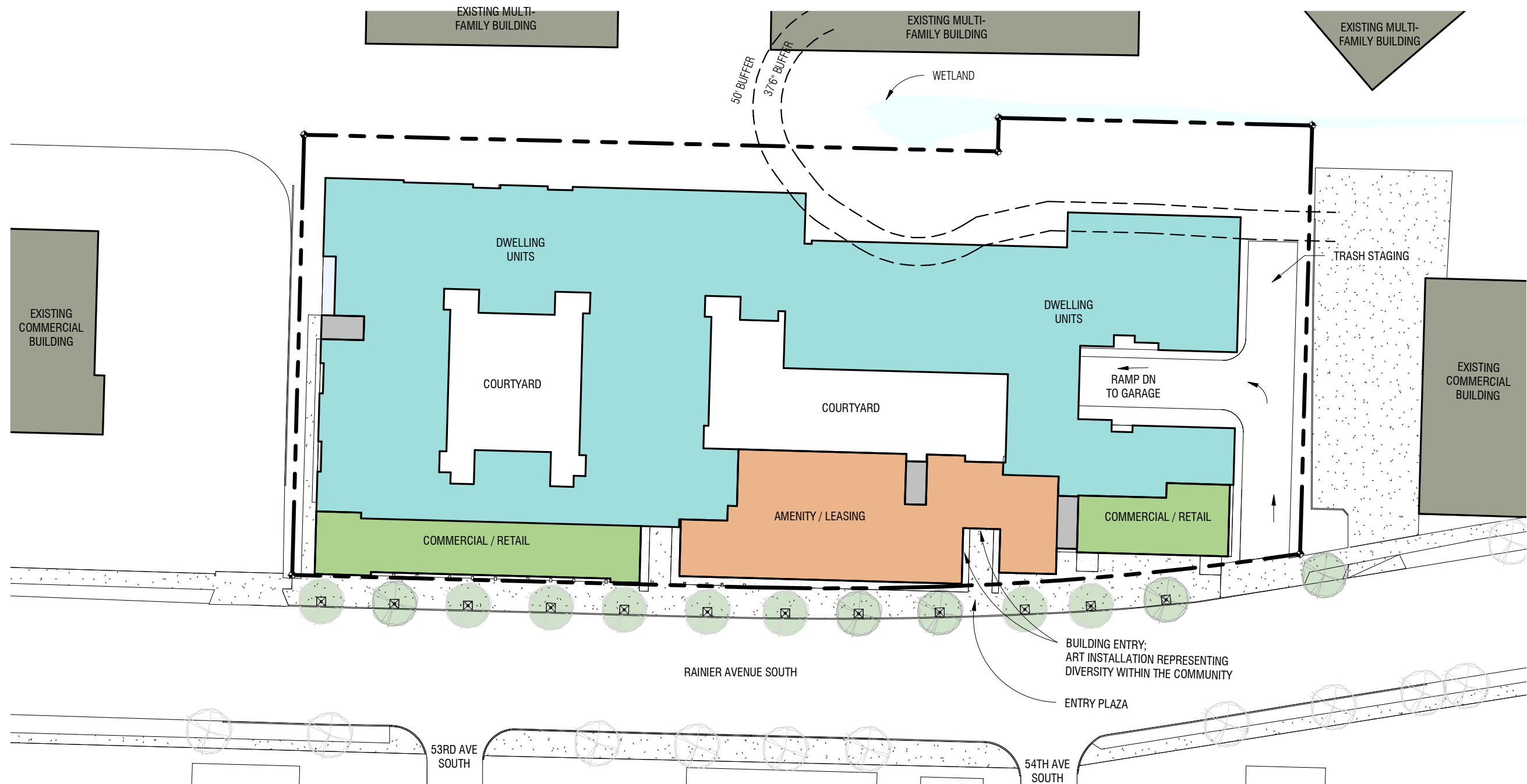
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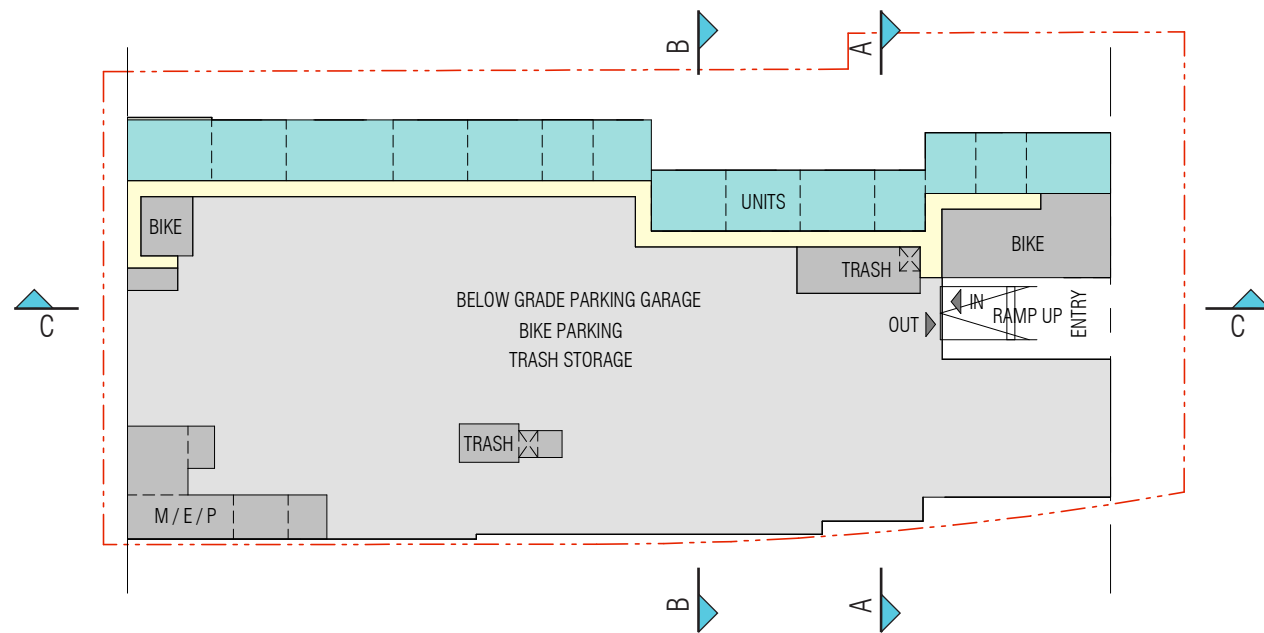
RAINIER AVENUE SOUTH STREETCAPE - VIEW TO NORTHEAST

DESIGN ALTERNATIVE D

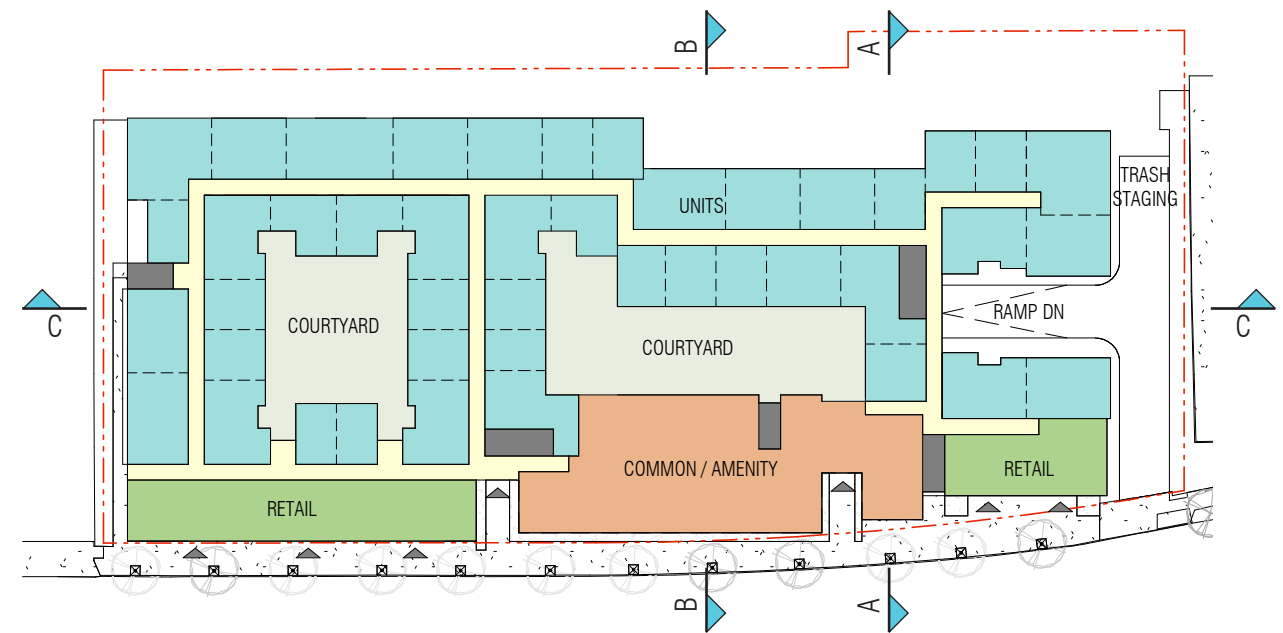




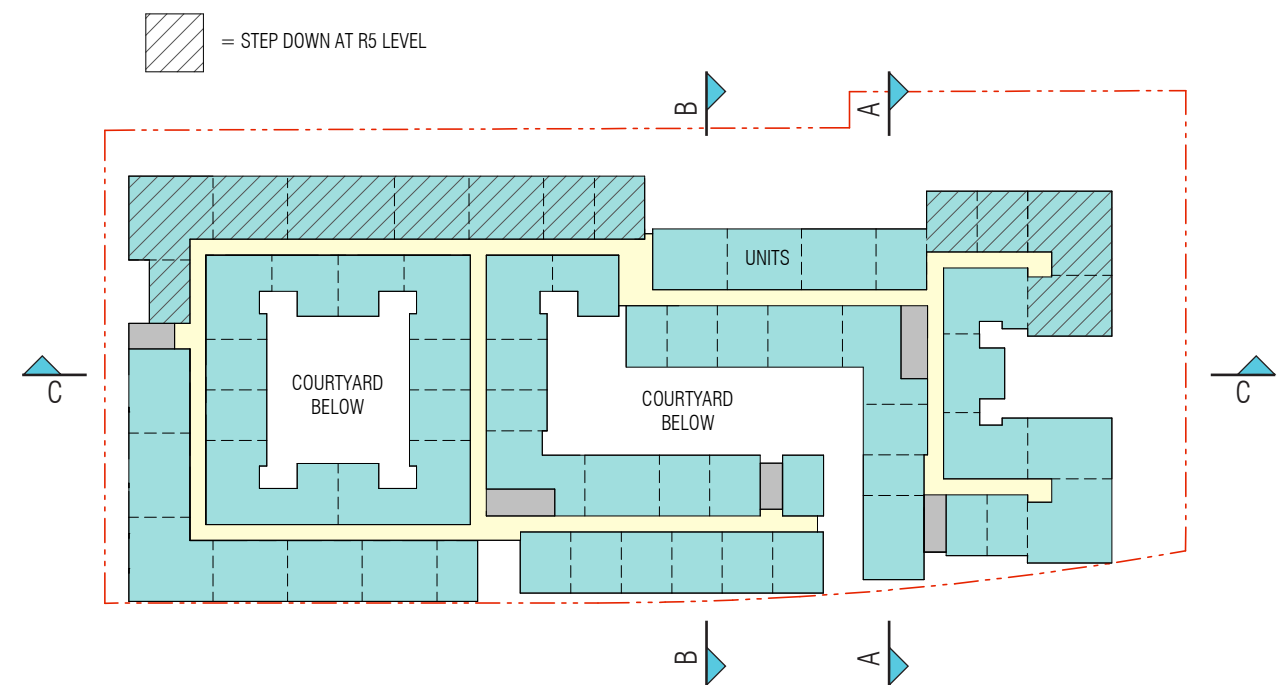

DESIGN ALTERNATIVE D: SITE PLAN
 SCALE: 1" = 50'-0"



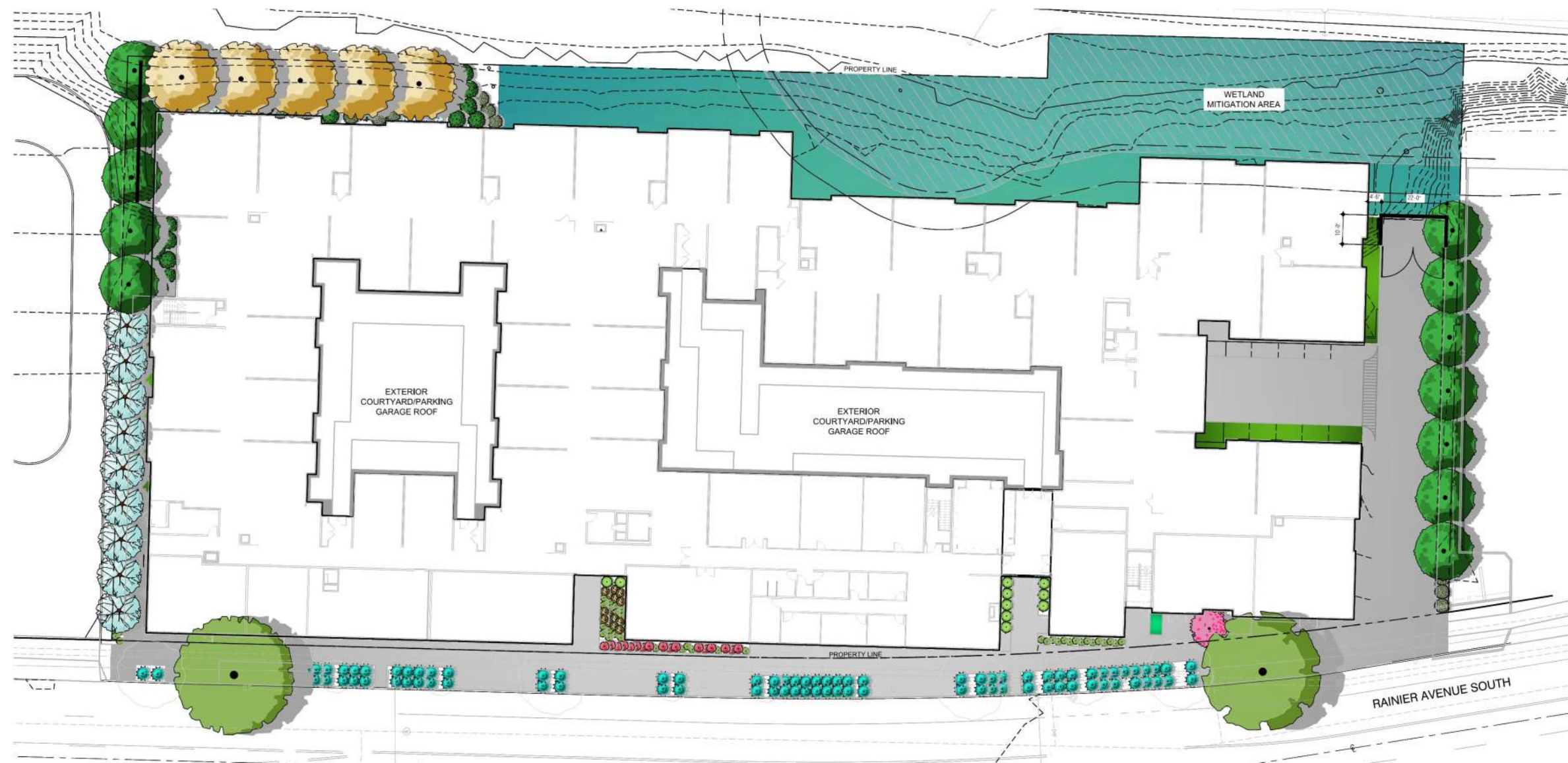
DESIGN ALTERNATIVE D: PARKING LEVEL



DESIGN ALTERNATIVE D: STREET LEVEL

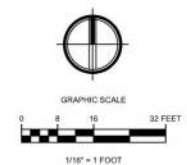


DESIGN ALTERNATIVE D: RESIDENTIAL LEVEL (TYP)



PLANT SCHEDULE

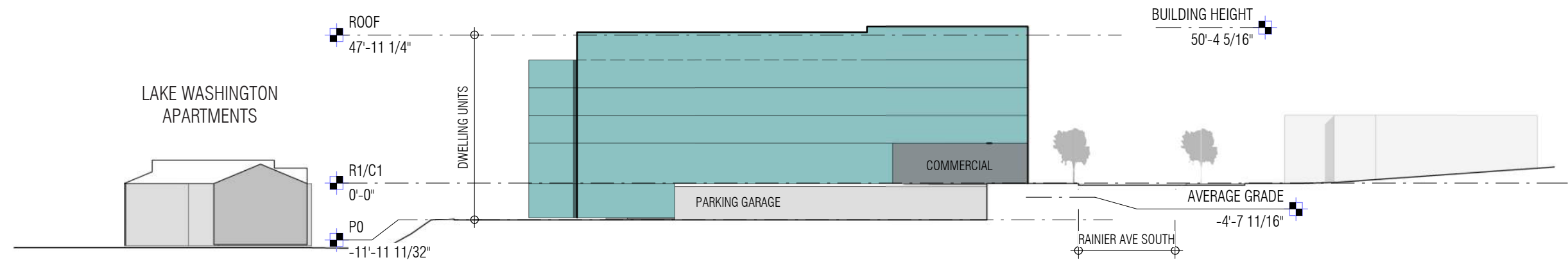
TREES					SHRUBS				
BOTANICAL NAME	COMMON NAME	CONT	QTY		BOTANICAL NAME	COMMON NAME	CONT	QTY	
AMELANCHIER X GRANDIFLORA 'PRINCESS DIANA'	PRINCESS DIANA SERVICEBERRY	1.5" CAL	9		CLEMATIS ARMANDII	EVERGREEN CLEMATIS	1 GAL	6	
FRAXINUS AMERICANA 'AUTUMN APPLAUSE'	WHITE ASH	1.5" CAL	5		CORNUS SERICEA 'KELSEY'	KELSEY DOGWOOD	2 GAL	95	
MALUS X 'GOLDEN RAINDROPS'	CRAB APPLE	1.5" CAL	1		FOTHERGILLA GARDENII	DWARF FOTHERGILLA	2 GAL	34	
QUERCUS COCCINEA	SCARLET OAK	2" CAL	1		LONICERA PILEATA	PRIVET HONEYSUCKLE	2 GAL	109	
QUERCUS ROBUR	ENGLISH OAK	2" CAL	1		NANDINA DOMESTICA 'GULF STREAM' TM	HEAVENLY BAMBOO	2 GAL	21	
ULIA CORDATA 'DE GROOT'	DE GROOT LITTLELEAF LINDEN	1.5" CAL	12		PARTHENOCISSUS TRICUSPIDATA	JAPANESE CREEPER	1 GAL	2	
GROUND COVERS					ROSMARINUS OFFICINALIS 'TUSCAN BLUE'	ROSEMARY	3 GAL	10	
BOTANICAL NAME	COMMON NAME	CONT	SPACING	QTY	SALVIA MICROPHYLLA 'HEATWAVE' TM	FLARE SAGE	1 GAL	24	
PACHYSANDRA TERMINALIS	JAPANESE SPURGE	1 GAL	6" o.c.	2,917	SARCOCOCCA RUSCIFOLIA	FRAGRANT SARCOCOCCA	2 GAL	62	
PRUNUS LAUROCERASUS 'MOUNT VERNON'	MOUNT VERNON LAUREL	1 GAL	24" o.c.	8	TAXUS X MEDIA 'DARK GREEN SPREADER'	DARK GREEN SPREADER YEW	2 GAL	42	



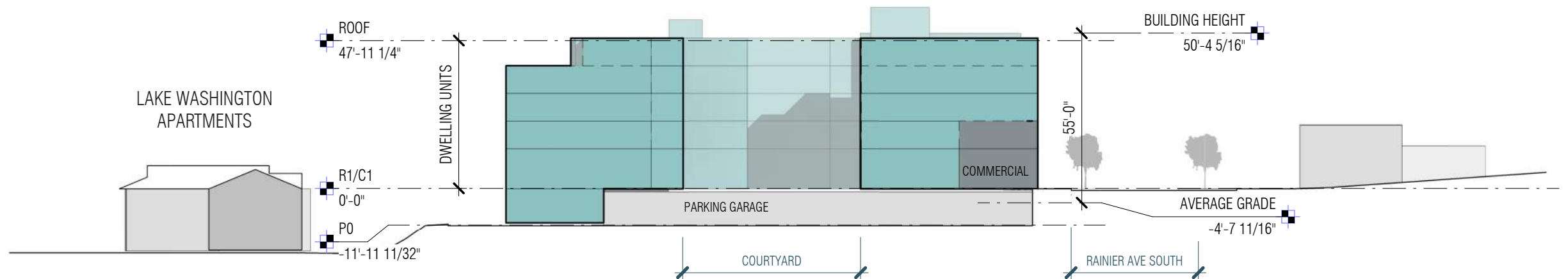


PLANT SCHEDULE

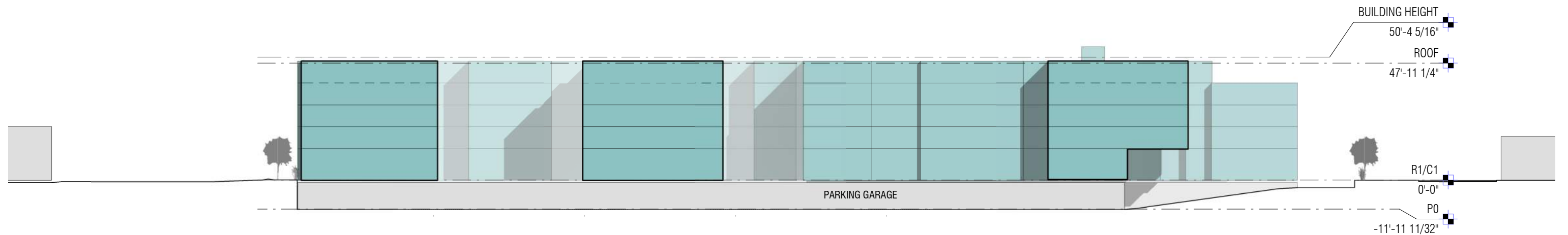
SHRUBS	CODE	BOTANICAL NAME	COMMON NAME	CONT	QTY	
	NG	NANDINA DOMESTICA 'GULF STREAM' TM	HEAVENLY BAMBOO	2 GAL	68	
	NT	NASSELLA TENUISSIMA	TEXAS NEEDLE GRASS	2 GAL	16	
GROUND COVERS	CODE	BOTANICAL NAME	COMMON NAME	CONT	SPACING	QTY
	AM	ARCTOSTAPHYLOS UVA-URSI	MANZANITA	1 GAL	12" o.c.	1,334
	FL	FRAGARIA X 'LIPSTICK'	COASTAL STRAWBERRY	1 GAL	12" o.c.	1,297
	LS	LIRIOPE SPICATA	CREeping LILY TURF	1 GAL	12" o.c.	1,216
	PT	PACHYSANDRA TERMINALIS	JAPANESE SPURGE	1 GAL	6" o.c.	4,885



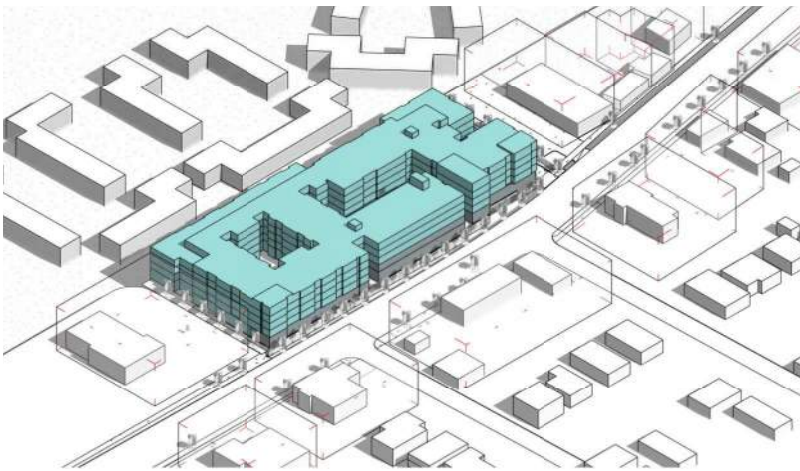
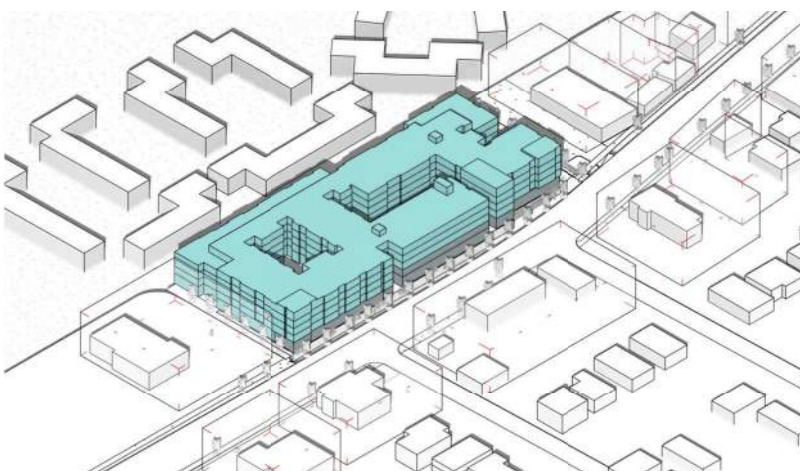
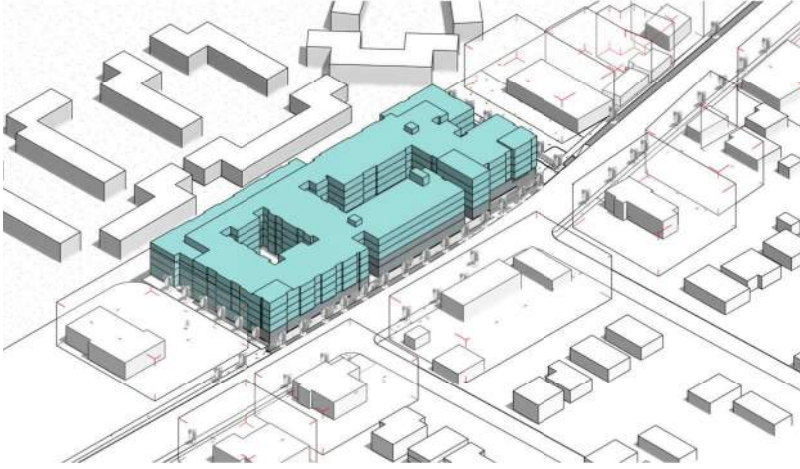
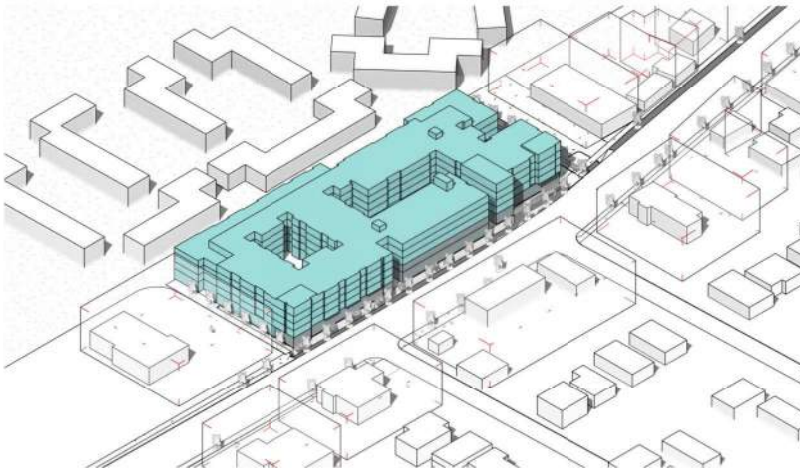
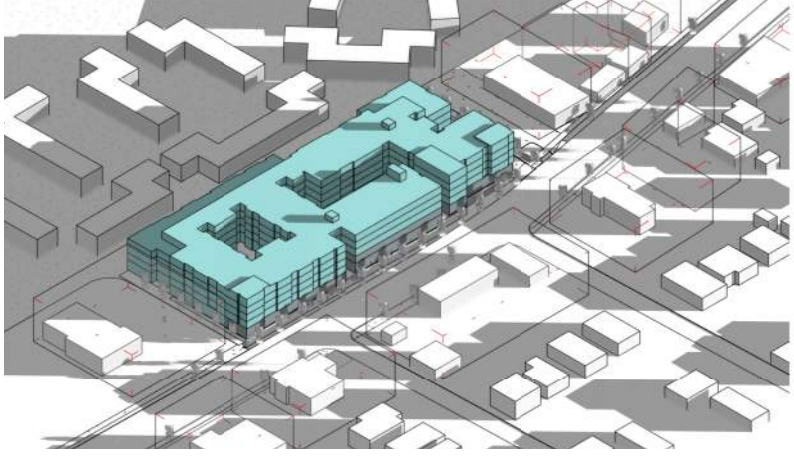
A SITE SECTION - DESIGN ALTERNATIVE D



B SITE SECTION - DESIGN ALTERNATIVE D

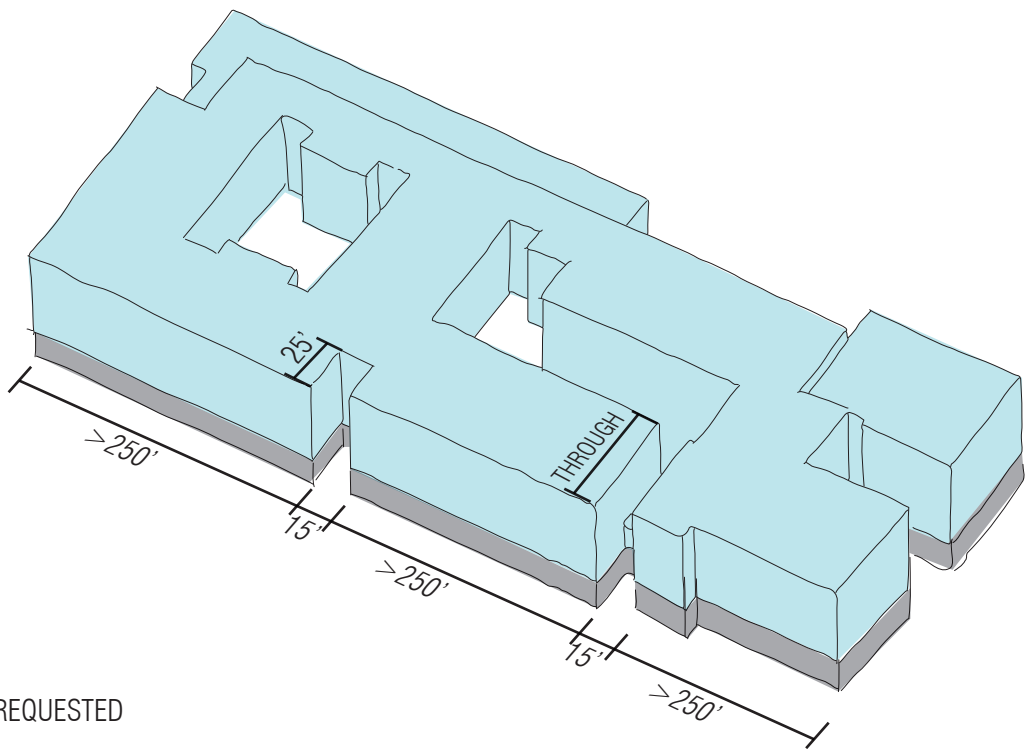
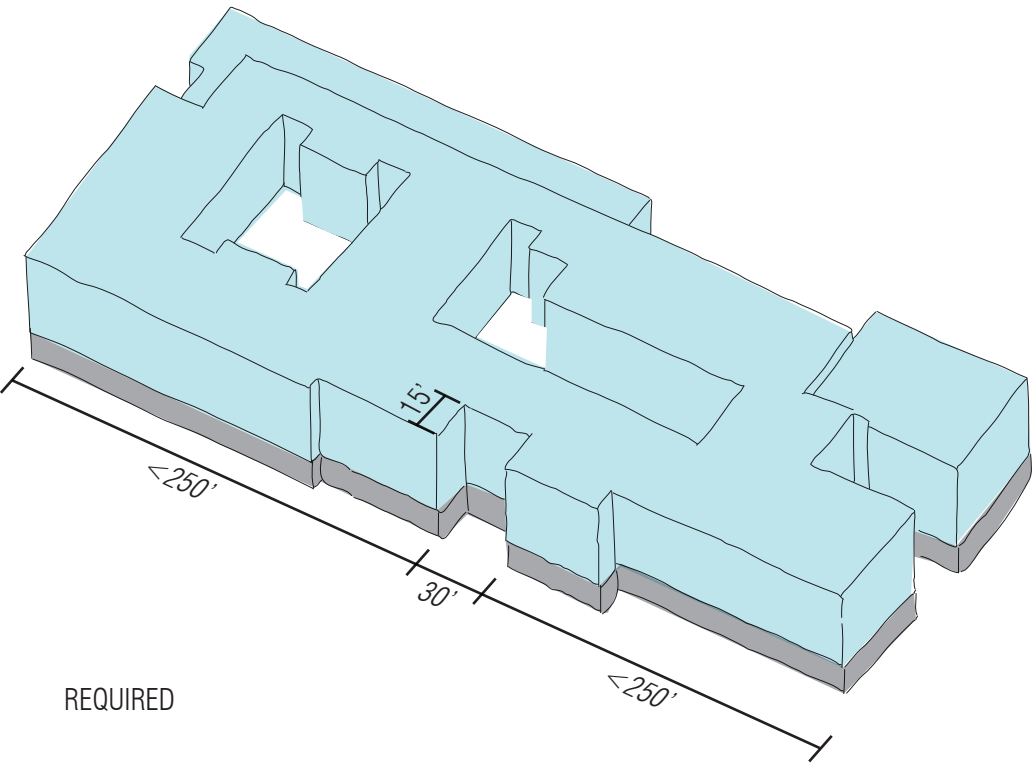


C SITE SECTION - DESIGN ALTERNATIVE D

 9AM	 NOON	 3PM	MARCH / SEPTEMBER 21
 9AM	 NOON	 3PM	JUNE 21
 9AM	 NOON	 3PM	DECEMBER 21

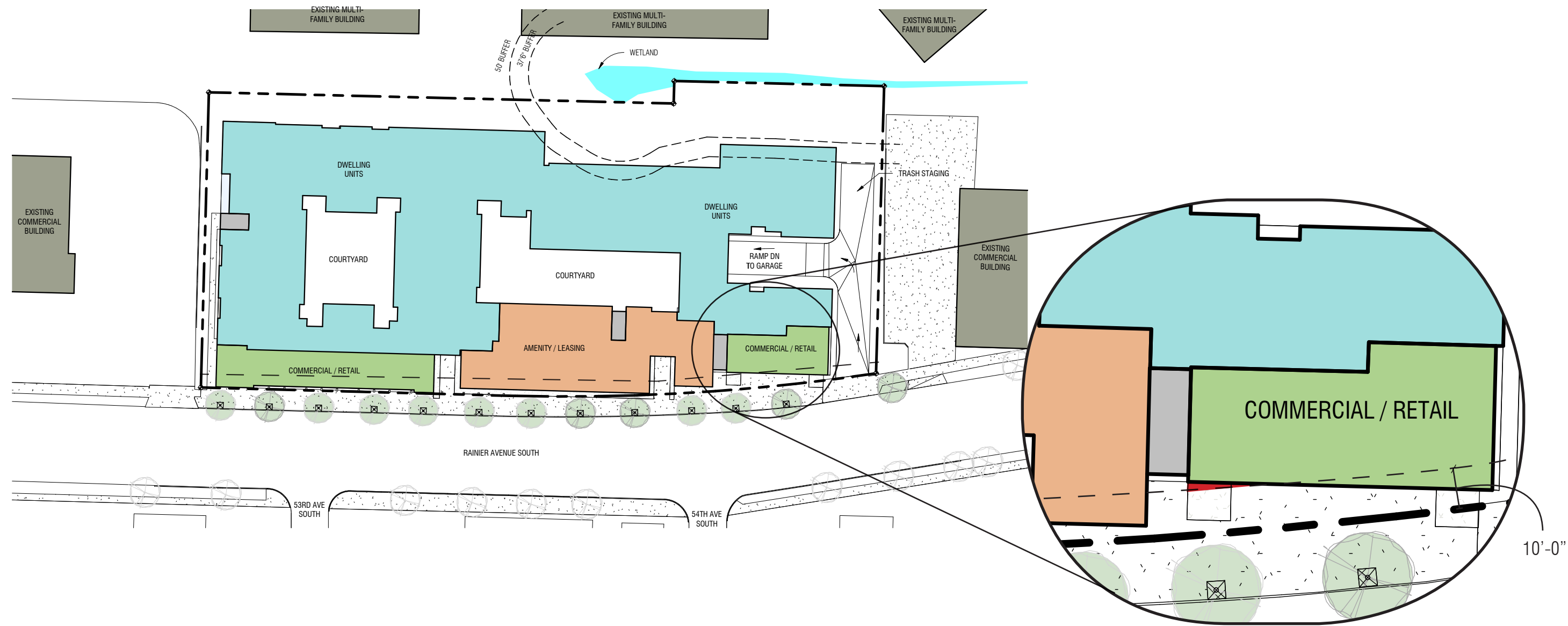
DEPARTURE REQUEST - 1

DESIGN STANDARD	DEPARTURE REQUEST	JUSTIFICATION FOR REQUESTED DEPARTURE	DESIGN GUIDELINES
FACADE MODULATION: (23.47A.014.D) FOR STRUCTURES WITH A WIDTH OF MORE THAN 250 FEET, AT LEAST ONE PORTION OF THE STRUCTURE 30 FEET OR GREATER IN WIDTH MUST BE SET BACK A MINIMUM OF 15 FEET FROM THE FRONT PROPERTY LINE.	ALLOW FOR TWO 15 FEET WIDE PORTIONS OF THE STRUCTURE TO BE SET BACK.	THIS ALLOWS FOR THE STRUCTURE TO BE PERCEIVED AS 3 SEPARATE STRUCTURES, REDUCING THE OVERALL PERCEIVED MASS (DC2-A-2).	DC2-A - MASSING DC2-A-2 - REDUCING PERCEIVED MASS



DEPARTURE REQUEST - 2

DESIGN STANDARD	DEPARTURE REQUEST	JUSTIFICATION FOR REQUESTED DEPARTURE	DESIGN GUIDELINES
SETBACKS: (23.47A.008.1.3) STREET-LEVEL FACADES TO BE 10' MAX OF THE STREET LOT LINE, UNLESS WIDER SIDEWALKS, PLAZAS, OR OTHER APPROVED LANDSCAPED OR OPEN SPACES ARE PROVIDED	ALLOW A DISTANCE GREATER 10' IN ONE LOCATION	ALL OTHER STREET-LEVEL FACADES ARE A MAX OF 10' FROM THE PROPERTY LINE, WITH THE EXCEPTION OF THIS LOCATION. ALLOWS FOR IMPROVED PEDESTRIAN CIRCULATION.	PL1 - CONNECTIVITY









B-1

CB-2

MS-2

CB-2

CB-6

B-3

CB-3



B-1

CB-2

MS-2

CB-6

B-3

MS-1

CB-3



CB-3

CB-6

MS-1

B-3



MS-1

CB-6

CB-1

CB-2





CB-3

CB-2

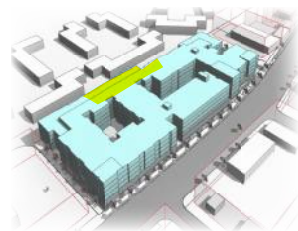
CB-6

MS-1

CB-4

CB-6

CB-5



MS-3

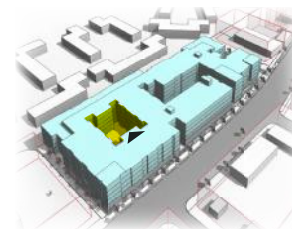
CB-5

CB-4

CB-6

MS-3









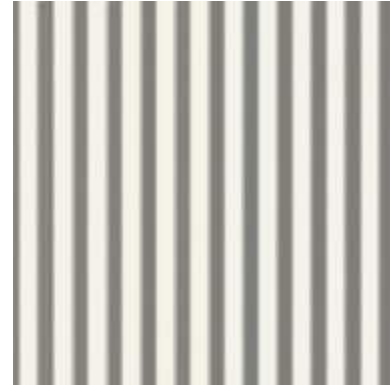
B-1
BRICK
COLOR: BROWN



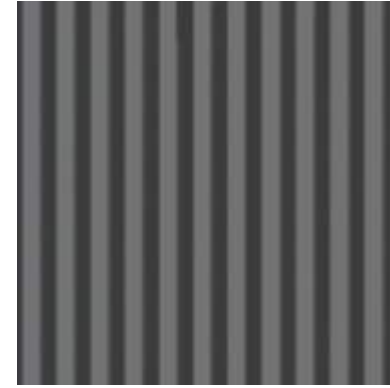
B-2
BRICK
COLOR: GREY



B-3
BRICK
COLOR: DARK GREY



MS-1
METAL SIDING - FLEX SERIES
COLOR: REGAL WHITE



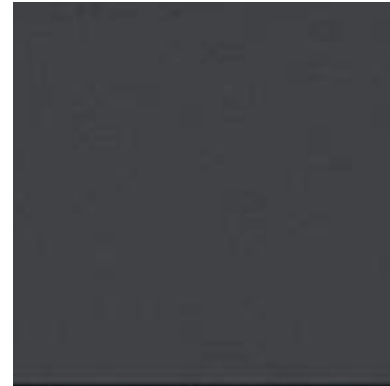
MS-2
METAL SIDING - FLEX SERIES
COLOR: OLDTOWN GREY



MS-3
METAL SIDING - FLEX SERIES
COLOR: SLATE GRAY



CB-1
CERACLAD - CONTEMPORARY
SMOOTH
COLOR: ASH



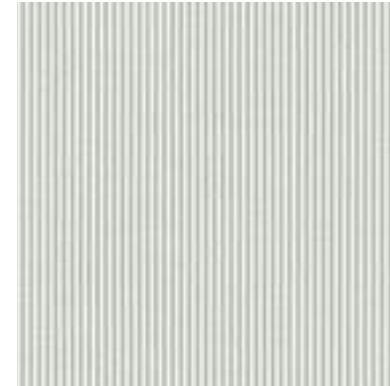
CB-2
CERACLAD - CONTEMPORARY
SMOOTH
COLOR: SUMI



CB-3
CERACLAD - CONTEMPORARY
SMOOTH
COLOR: SLATE



CB-4
CERACLAD - CONTEMPORARY
SMOOTH
COLOR: COCOA



CB-5
CERACLAD - ZEN GARDEN
COLOR: ASH



CB-6
CERACLAD - RUSTIC WOOD
COLOR: COFFEE



WINDOW FRAME
RESIDENTIAL VINYL
COLOR: BLACK

DESIGN GUIDELINES

CONTEXT & SITE

CS1: NATURAL SYSTEMS AND SITE FEATURES:

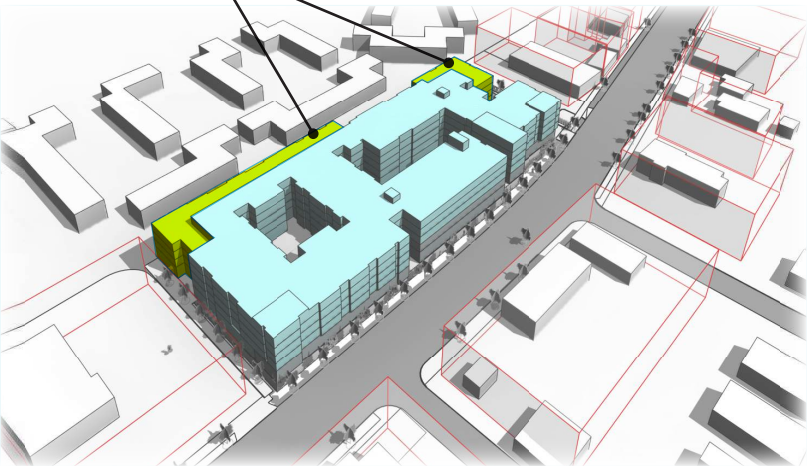
The lot dimensions dictate the proposed building to be oriented with longer facades to face north and south. Window size and form has been studied to take advantage of natural daylight. The development team intends to maintain existing and provide additional deciduous trees along Rainier Avenue South to protect the southern facade from excessive solar gain. There is no significant grade change along street frontage of Rainier Avenue South although there is a significant grade fall occurring within the rear setback along the north property line.

The project team will explore drainage systems as opportunities such as rain gardens, bioswales, green roofs, and new plantings to manage on-site stormwater.

CS2-D-2: EXISTING SITE FEATURES

The project site is relatively flat along the south property line dropping approximately 2 1/2 ft over the approximate 450' of continuous street frontage from east to west. Historic fills have leveled the site from north to south. There is a significant grade fall approaching the north property line. The preferred design alternative proposes purposefully stepping the building down with the existing grade in order to reduce the impact of the mass on adjacent neighbors.

BUILDING STEPS
DOWN WITH GRADE



CS3: ARCHITECTURAL CONTEXT & CHARACTER

Evolving neighborhood - Throughout the neighborhood, buildings reflect the era in which they were built. There are older, brick and concrete buildings alongside predominantly wood framed buildings from every decade. Recent additions to the immediate vicinity include the Rainier Beach Community Center, the Rainier Beach branch of the Seattle Public Library, and the Rainier Beach Medical and Dental Clinic building. With limited multi-story and mixed use buildings in the vicinity, this project can contribute to establishing a positive, contemporary context for future development in the neighborhood.

The existing restaurant on site was found to have been originally constructed in 1969. The project team is currently beginning the process of historical review on the structure to provide assistance to the Department of Neighborhoods Historic Preservation staff and DPD to determine any potential landmark status eligibility.

Opportunities to create placemaking by potentially partnering with Rainier Beach Action Coalition to incorporate art with cultural elements or contextually significant theme to the neighborhood.



PUBLIC LIFE

PL1: OPEN SPACE CONNECTIVITY

Project goals include enhancing pedestrian infrastructure with purposeful and engaging entry conditions, canopies for weather protection and shade, appropriate lighting, landscape and site improvements while providing an engaging building base appropriate to street level use and scale.



PL2: WALKABILITY

Purposeful design to for safety and accessibility for all users is paramount. There are opportunities to enhance the walkability of the street by fronting the building and internal building uses to the street, providing engagement of the street with purposeful storefront and pedestrian entries while de-emphasizing the vehicular entry, and omitting at-grade parking which can be commonly found in the surrounding properties.

The proposal will incorporate a significant amount of transparent storefront at the ground level in order to provide management, building users, and tenants a clear view of the street frontage and building entries. Residential uses additionally have access to views on all sides of the proposed building to provide supervision to public way below enhancing safety throughout the site.

Downlighting placed under the building's overhang and lighting at foot-level may signify the entrance and pedestrian pathways, providing a safe environment for users without being intrusive to neighboring properties, and aiding the creation of a safe environment in the neighborhood.



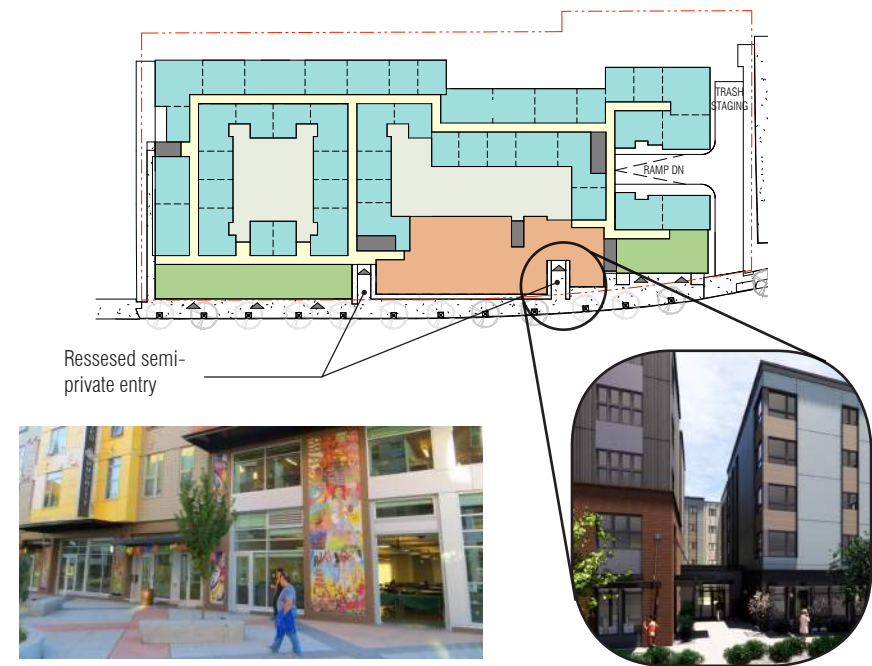
DESIGN GUIDELINES

PUBLIC LIFE

PL3: STREET-LEVEL INTERACTION

In developing the proposed design alternatives, the surrounding neighborhood was carefully studied, specifically how existing buildings interact with the street and their respective entry conditions. This information provided inspiration for both how to achieve effective engagement with the street as well as ways in which to relate to the existing context. Retail entries are proposed with weather protection and are appropriately sized to occupant load and comfort. Pedestrian engagement is with visual interaction through building openings and transparency within the modulation of the building's base.

A semi-private entry is created for resident use which is emphasized through design cues such as being recessed in the building massing with opportunities for landscaping to create a welcoming and identifiable area leading from the public pedestrian walk.



PL4: ACTIVE TRANSPORTATION

Multiple modes of transportation including walking, bicycling, public transit, and private vehicle are found within the immediate area of the project site.

The neighborhood is connected with the downtown core and greater Seattle area by public transportation. Access to four different bus transit routes with transit stops within approximately two blocks of the proposed project. Rainier Beach Station (Link light rail station) is accessible at approximately 0.9 miles from the project site.

Secure and protected bicycle storage will be provided for building residents. Additional onsite bicycle parking stalls will be provided for other building users and public use.

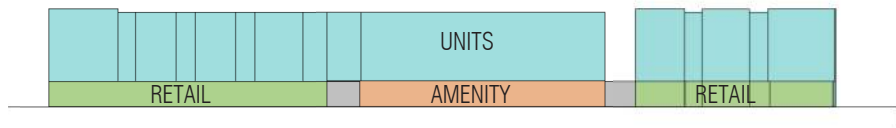


DESIGN CONCEPT

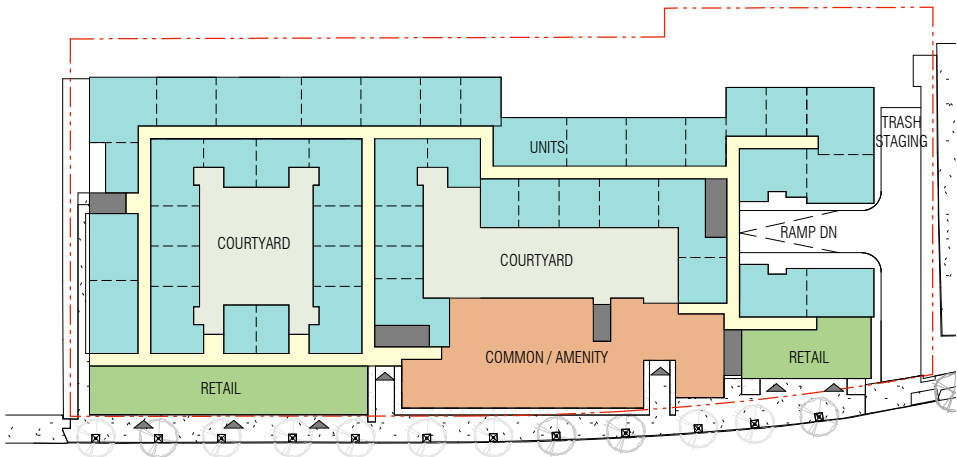
DC1 PROJECT USES & ACTIVITIES

DC1-A: ARRANGEMENT OF INTERIOR USES

Retail and leasing suites are located in prominent areas located for convenient public and visitor wayfinding with direct connection to the public way. Residential dwelling units are placed above the street level commercial/retail, amenity, and leasing use.



Balanced street level commercial/retail nodes are proposed to anchor the project creating a framework for a strong resident entry and leasing/amenity infill. The main building entry is proposed to be located on axis with the intersection of 54th Avenue South and Rainier Avenue South creating a significance and order to the orientation of the building program..



DC2 ARCHITECTURAL CONCEPT

DC2-A-2: REDUCING PERCEIVED MASS

Design cues for the project derive from study of neighborhood building scale/massing, use, and site circulation. The project creates an opportunity for a contemporary building with massing appropriate to a mid-block development. There also is an opportunity to create street level landscaping which will enhance the desirability and use of the pedestrian connections in and around the site.

The project site fronts approximately 450' of Rainier Avenue South. With the proposed upzone to NC-55(M) - Mandatory Affordability Suffix from the current NC2-40 zoning, the arrangement of the building massing has been studied to better incorporate the design into the neighborhood. Dividing the mass at multiple locations with continuous vertical breaks allows deliberate modulation in the facade. This is proposed in order to reduce the perceived mass of the development and to give the appearance that the project is broken into three smaller complementary elements which are more appropriately incorporated into the scale of the surrounding neighborhood. A strong base is scaled to the pedestrian level and increases street character while helping establish a unified building language.



DESIGN GUIDELINES

DC2 ARCHITECTURAL CONCEPT DC2-B-1: FACADE COMPOSITION

The use of the building will be expressed in the facade composition. Well proportioned glazing units will create a varied, but common language across the proposed residential function of the design. The facade is to be varied through use of vertical modulation and projections framing the upper fenestration. A roof parapet at each mass will provide a continuous datum relating the language of masses to create a unified composition. Lengths of blank walls are consciously limited.

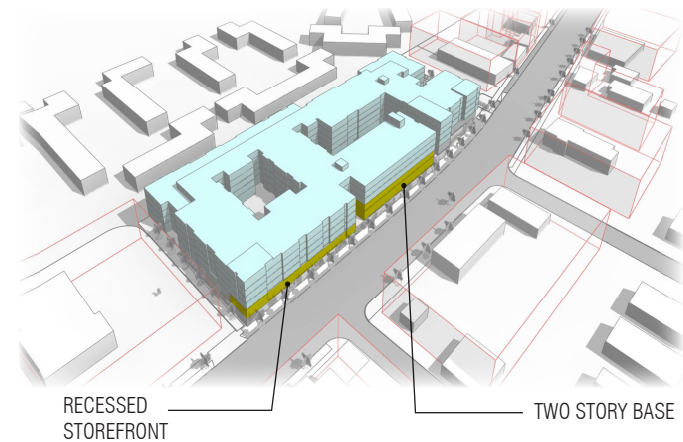
The building base will vary its structured layout to express materials, variety of scale, and building use. Canopies are to provide street level scale and to further enhanced the rhythm and depth of the facade. The repetitive storefront and structure of the proposed design are to compliment the placement of the existing street trees.



DC2 ARCHITECTURAL CONCEPT DC2-D-1: HUMAN SCALE

Human scale elements in the facade / building occur in the following manner.

The use of elevated planters at the street level.
Recessed entrys and awnings at the storefronts.
Smaller segments of awning vs continuous awnings.
Integration of a two story base in some locations.



DC3: OPEN SPACE CONCEPT

Open space is planned to create an amenity to building residents. Three courtyards in the preferred design alternative are created for resident use providing a place for resident functions and interaction. Potential courtyard features including landscaped amenity areas, common barbeques, recreational activities, and seating are being explored.



DC4: EXTERIOR ELEMENTS & FINISHES DC4-A, DC4-B, DC4-C, DC4-D

A combination of exposed concrete, masonry, prefinished cementitious panels, and glazing create a palette of materials that ensure a vibrant, yet durable and low maintenance exterior design appropriate to the climate and the fabric of the neighborhood.

Signage will be studied to add interest to the streetscape and be compatible to the building design.

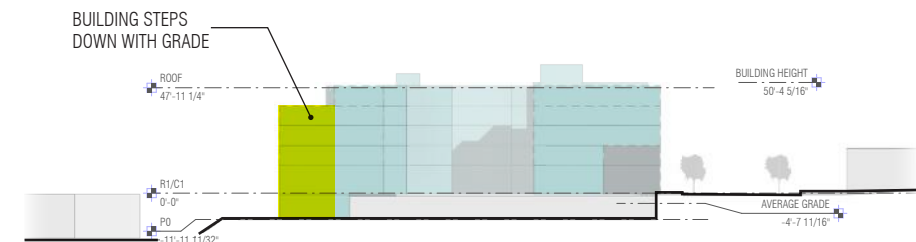
Lighting will be used to increase site safety at the pedestrian level along the building facade and to highlight architectural, artistic, and potential landscape details of the project. Lighting cut-off will be studied to avoid glare and light pollution transmitting from the project site.

Durable climate appropriate plantings and materials will be selected to enhance the street presence of the project and the experience of the pedestrian user. The scale and color of the plantings and physical landscape elements will be developed to define building features and entries. Street trees will provide shade to pedestrians and solar protection to the building.



CS2.D.2: EXISTING SITE FEATURES

The site is primarily flat with a slope along the north property line. The building mass design alternatives study how the massing responds to the slope by stepping down the hillside. The mass starts to takes the shape of the site and reduces the perceived scale and height of the building from views to the north.





FACADE COMPOSITION



STREET LEVEL INTERACTION, WALKABILITY & ART INTEGRATIONS



PUBLIC SPACE/COURTYARD



WALKABILITY

PLAZA ROBERTO MAESTAS
BEACON HILL



FACADE COMPOSITION, MATERIALS & TEXTURE



FACADE COMPOSITION, MATERIALS & TEXTURE



FACADE COMPOSITION, MATERIALS & TEXTURE



FACADE COMPOSITION, MATERIALS & TEXTURE

ANGELINE APARTMENTS
COLUMBIA CITY



FACADE COMPOSITION & TEXTURE



TEXTURE

PAX FUTURA BUILDING
COLUMBIA CITY



LOCATION CONTEXT

SEATTLE PUBLIC LIBRARY
RAINIER BEACH



WALKABILITY

RAINIER BEACH COMM. CENTER
RAINIER BEACH

MEDICAL & DENTAL CLINIC
RAINIER BEACH



FACADE COMPOSITION, TEXTURE & MATERIALITY



FACADE COMPOSITION



FACADE COMPOSITION

OLD TOWN
RAINIER BEACH



STREETFRONT ENGAGEMENT, WALKABILITY & TEXTURE



FACADE COMPOSITION, LOCAL RETAIL COMMERCIAL ENTRIES & TEXTURE



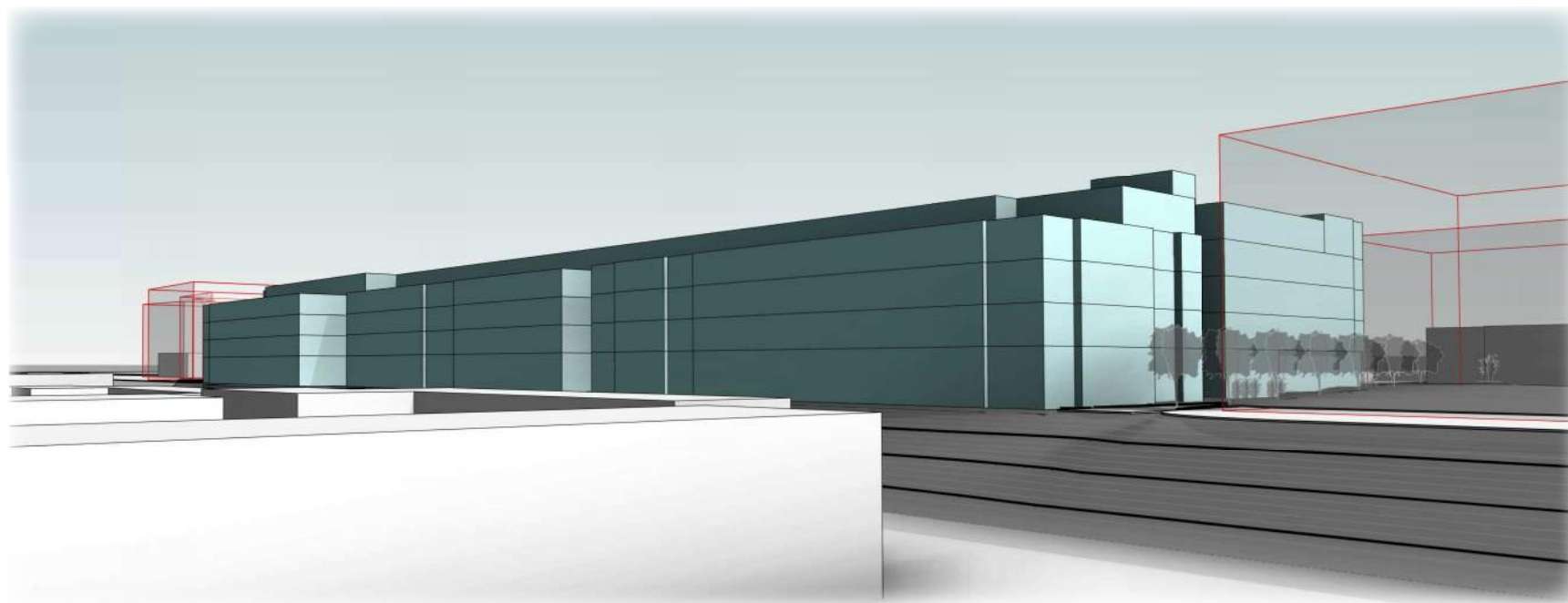
BEACH COURT APARTMENTS
RAINIER BEACH



COMPOSITION, LOCAL ART & CONTEXT



RAINIER AVENUE SOUTH - VIEW TO NORTHWEST



VIEW FROM NORTHWEST OF PROPERTY CORNER TO SOUTHEAST

DESIGN ALTERNATIVE A

BUILDING FOOTPRINT: 71,500 sq. ft.
TOTAL BUILDING AREA: 306,037 sq. ft.
TOTAL GARAGE AREA: 57,700 sq. ft.
FAR: 3.43 (BELOW GRADE PARKING EXEMPT)

UNIT COUNT: 331
PARKING: 156
HEIGHT: 55'-0" to top of roof structure
DEPARTURE REQUESTED: None

OPPORTUNITIES

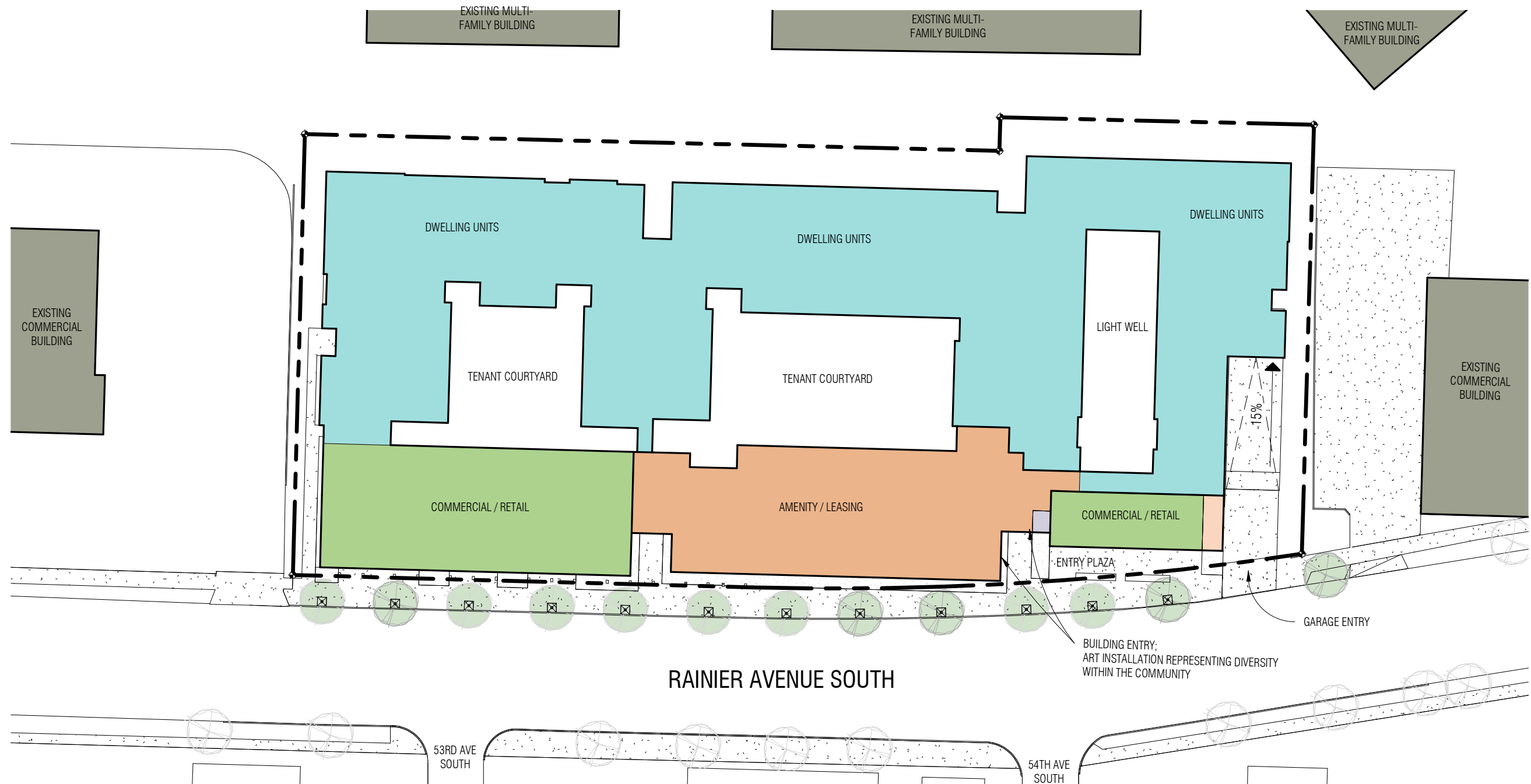
- PL3: Street-Level Interaction: Resident entry is given significance when aligned with intersection of Rainier Beach Avenue South and 54th Ave South. The eastern element of the streetfront facade and resident entry are purposefully pulled back from public way to create importance on the pedestrian approach and use.
- DC1-A&B: Arrangement of Interior Uses/Vehicular Access & Circulation: Garage access located on east edge of mass which provides a minimum of 50'-0" from the curb return of 54th Avenue South. Ramp location pushes residential use a floor above neighboring surface parking.
- DC2-A-1: Site Characteristics & Uses: North facade is stepped with the drop in topography.
- DC2-A-2: Reducing Perceived Mass: Vertical breaks in each facade provide relief over length of elevations. Visually creates three separate elements at both north and south (streetfront) elevations.
- DC3-1: Residential Open Space: Two resident use courtyards for common gatherings/interaction and recreational functions with one light well with landscaping.
- VIEWS: Potential views to Lake Washington from upper stories facing northeast.
- MANDATORY AFFORDABILITY: Maximizes affordable dwelling units.
- DEPARTURES: None requested.

CONSTRAINTS

- DC3-1: Residential Open Space: One interior courtyard area is reduced in size to become light well.



RAINIER AVENUE SOUTH STREETCAPE - VIEW TO NORTHEAST

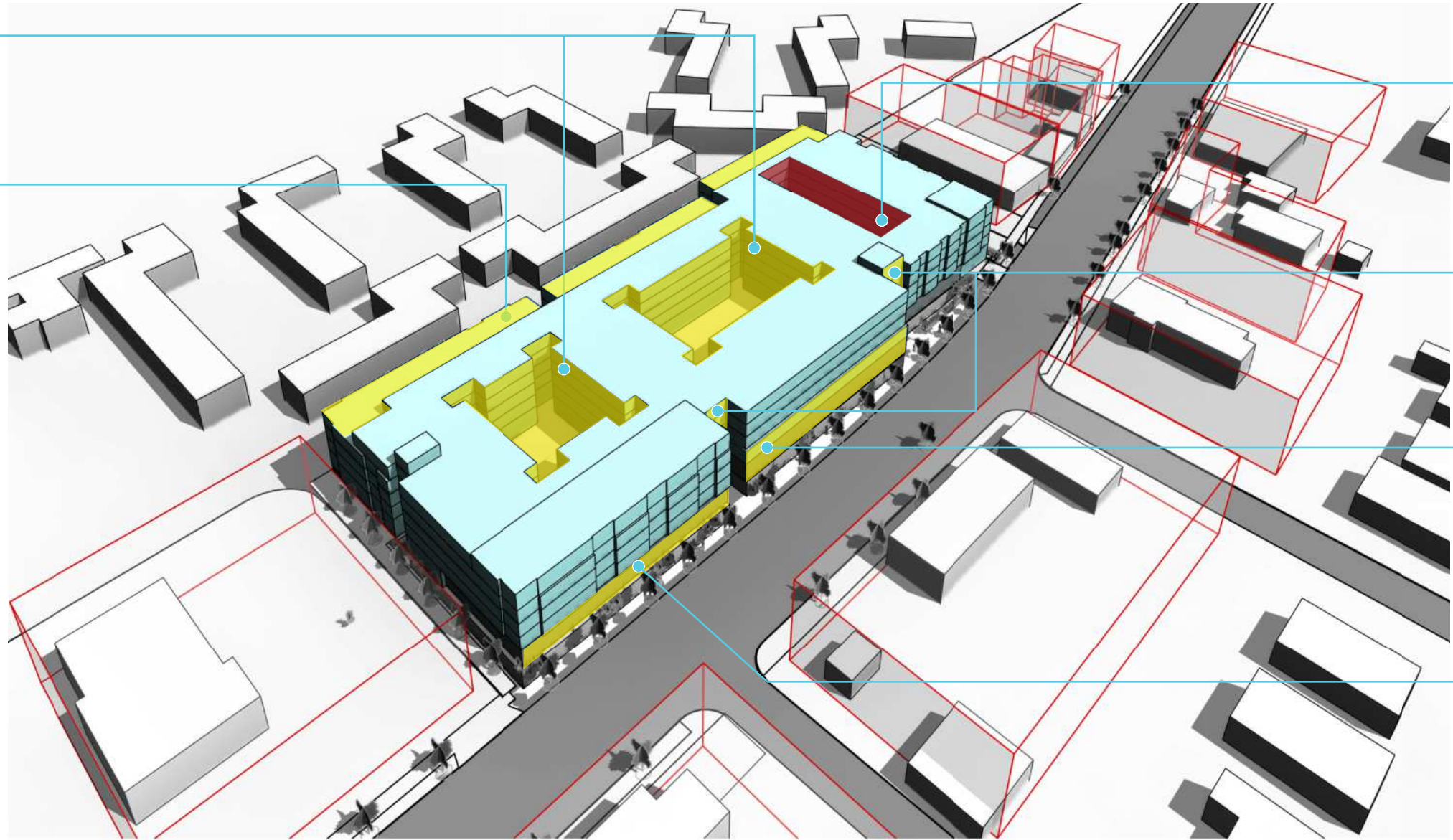



DESIGN ALTERNATIVE A: SITE PLAN
 SCALE: 1" = 50'-0"

DESIGN ALTERNATIVE A

THE INTERIOR COURTYARD EXCEEDS A 1:1 RATIO PROVIDING AMPLE LIGHT AND REUSABLE AREAS FOR TENANTS

ALT A EXPLORES THE STEP DOWN OF THE NORTH FACADE TO REDUCE TO MASS TO THE NORTH

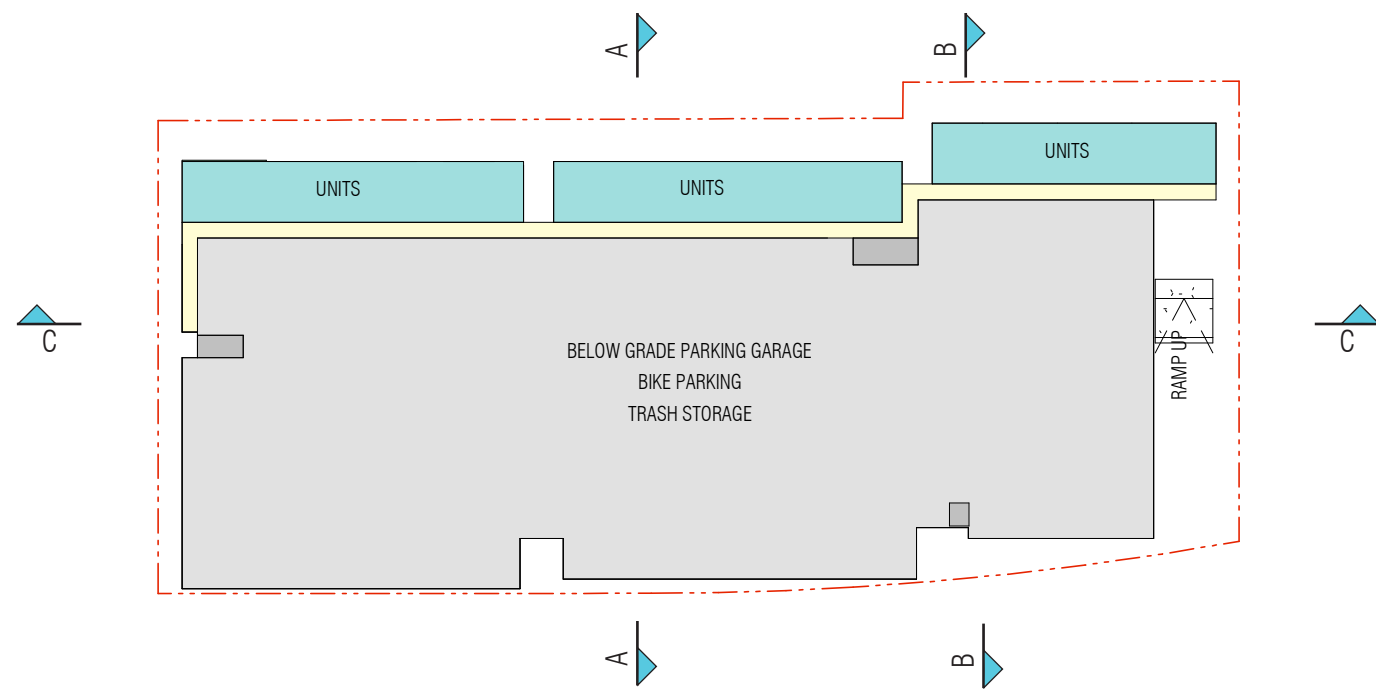


LIGHTWELL IS NARROW. ORIENTED NORTH SOUTH TO ALLOW DAYLIGHT IN. NO USEABLE FLOOR AREA

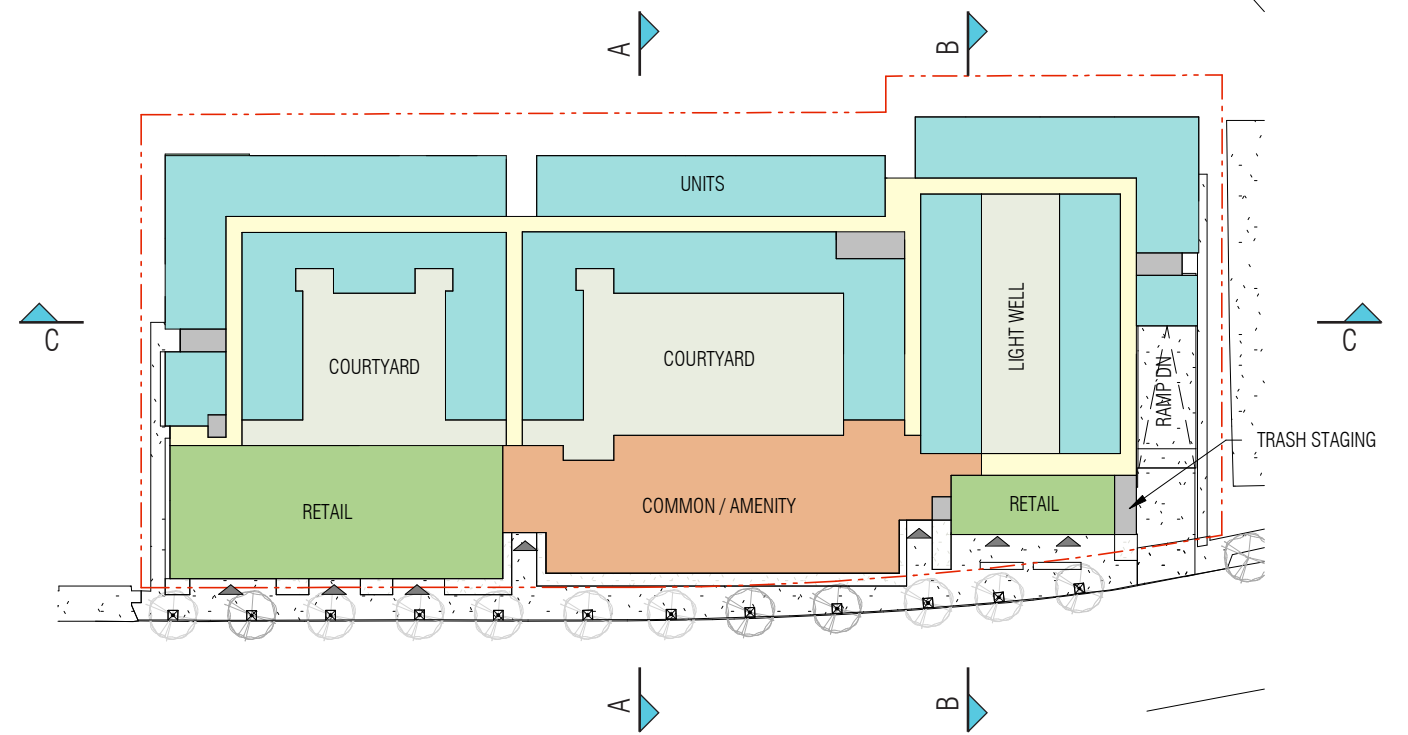
VERTICAL RECESS TO BREAK UP THE STREET FACADE INTO DISTINCT BUILDINGS

TWO STORY BASE AT CENTER BUILDING

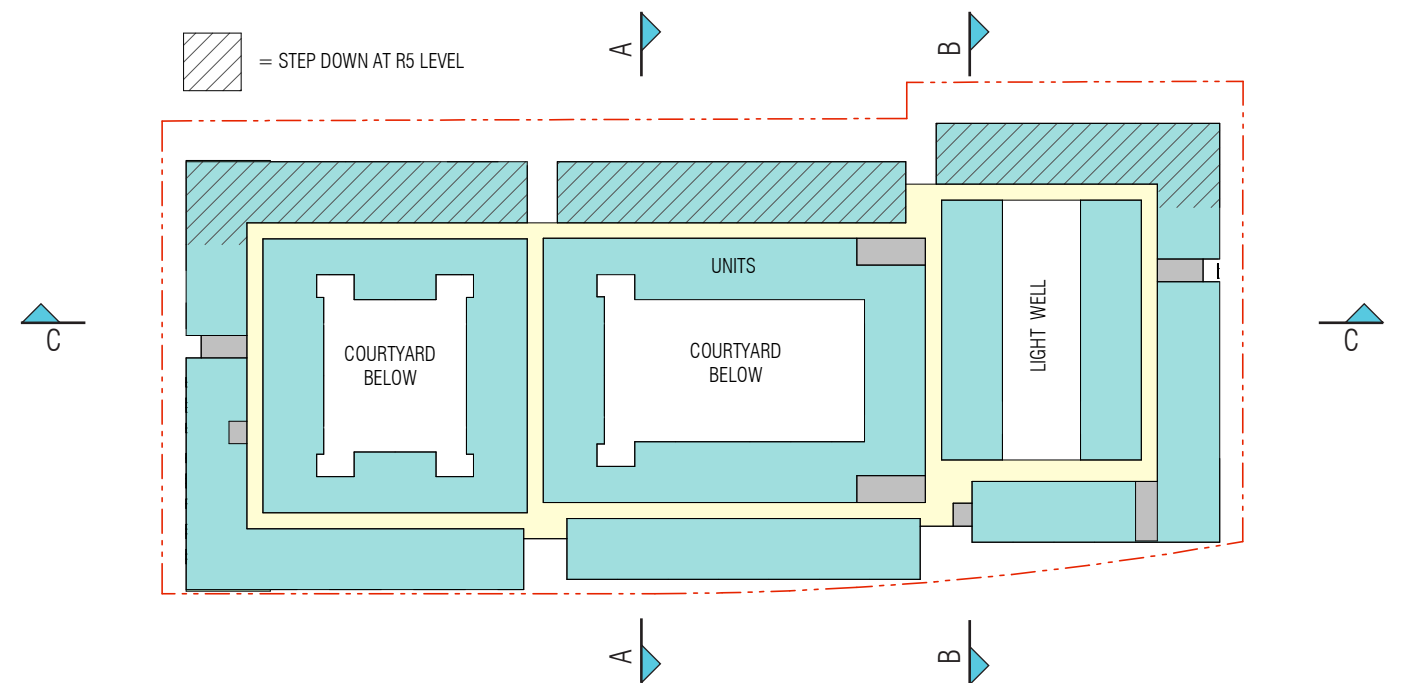
RECESSED BASE AT MAIN FLOOR



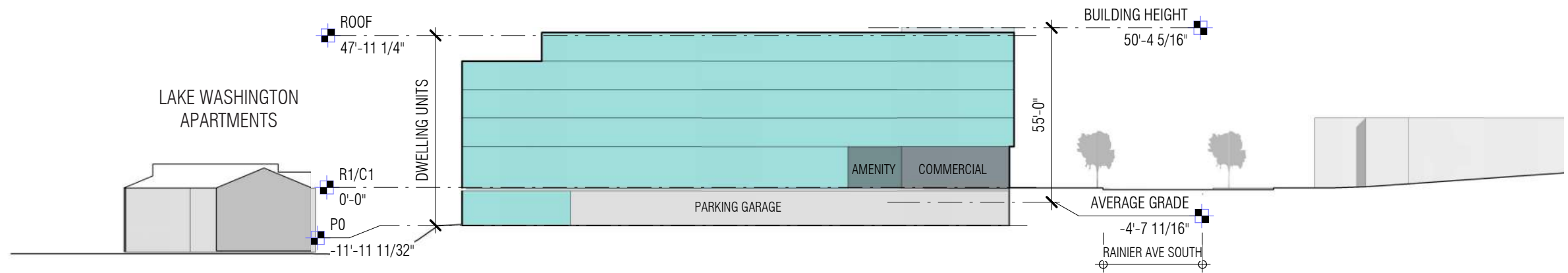
DESIGN ALTERNATIVE A: PARKING LEVEL



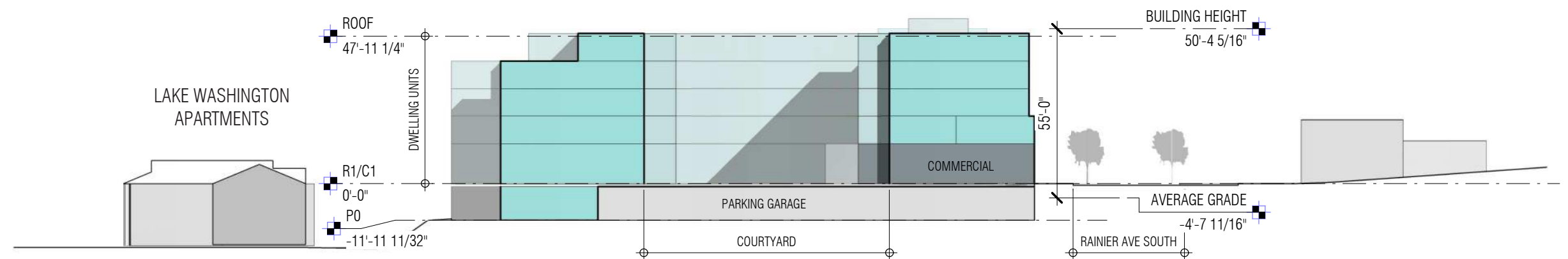
DESIGN ALTERNATIVE A: STREET LEVEL



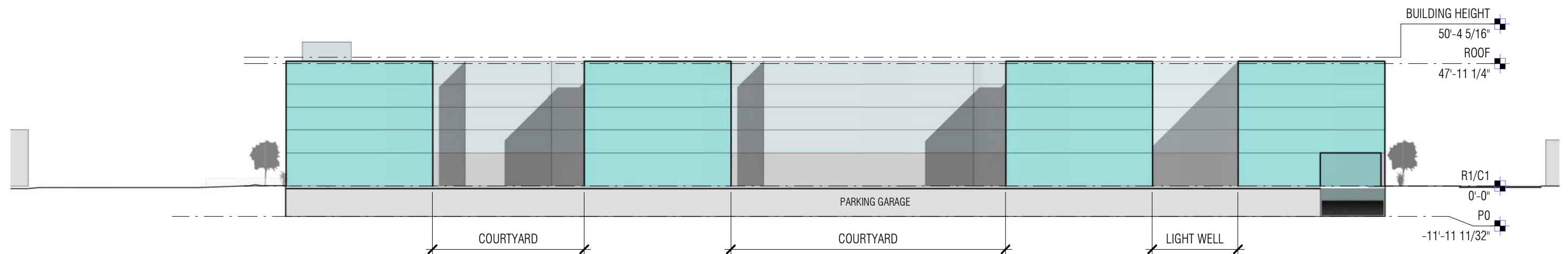
DESIGN ALTERNATIVE A: RESIDENTIAL LEVEL (TYP)



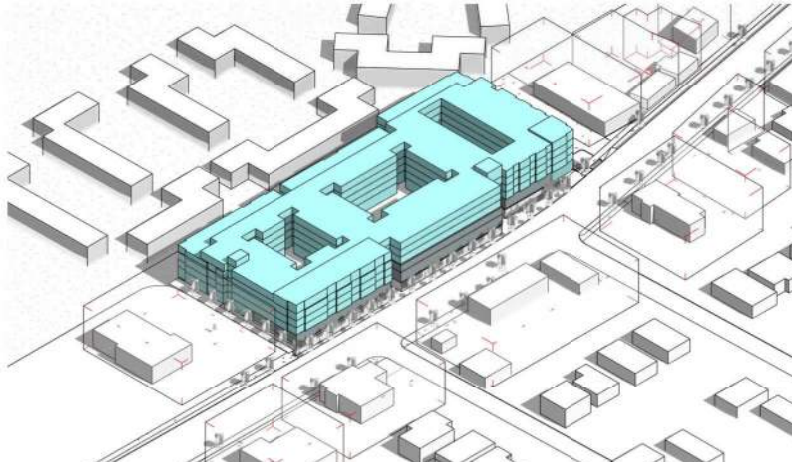
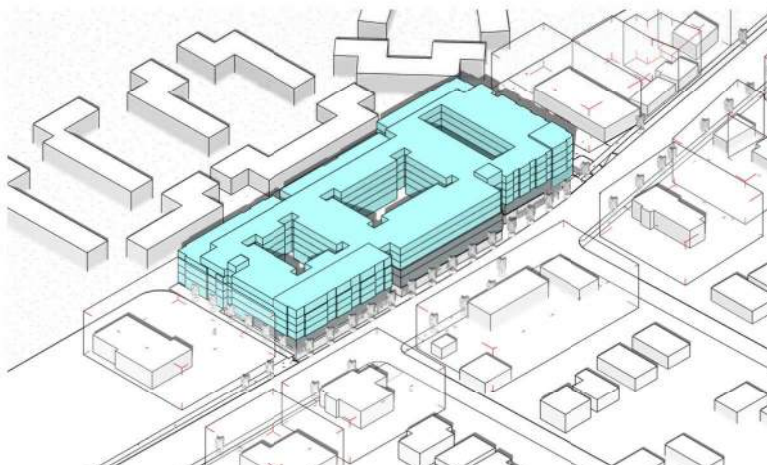
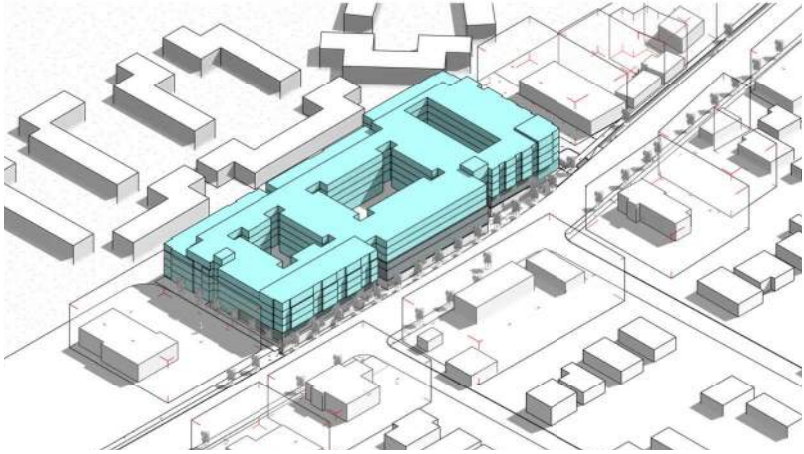
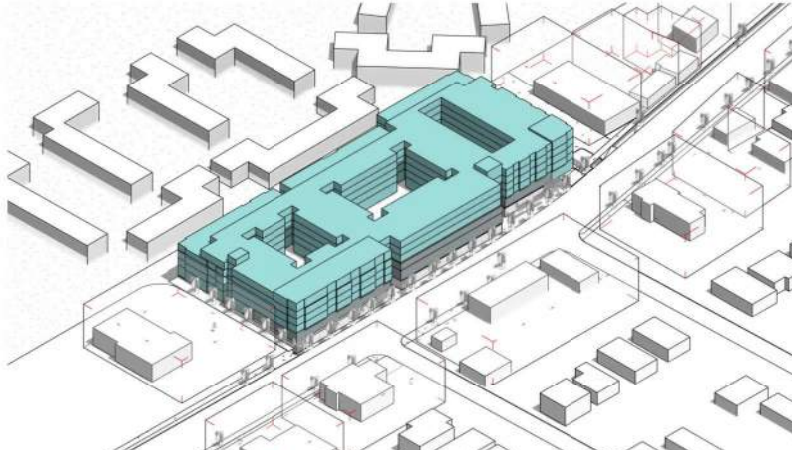
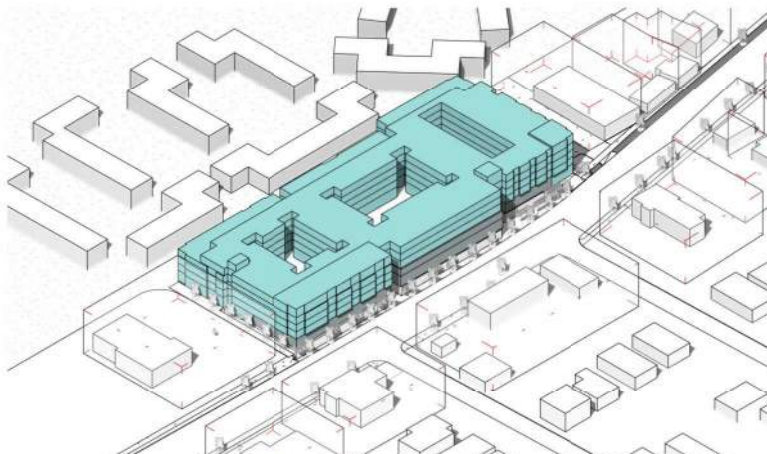
A SITE SECTION - DESIGN ALTERNATIVE A



B SITE SECTION - DESIGN ALTERNATIVE A

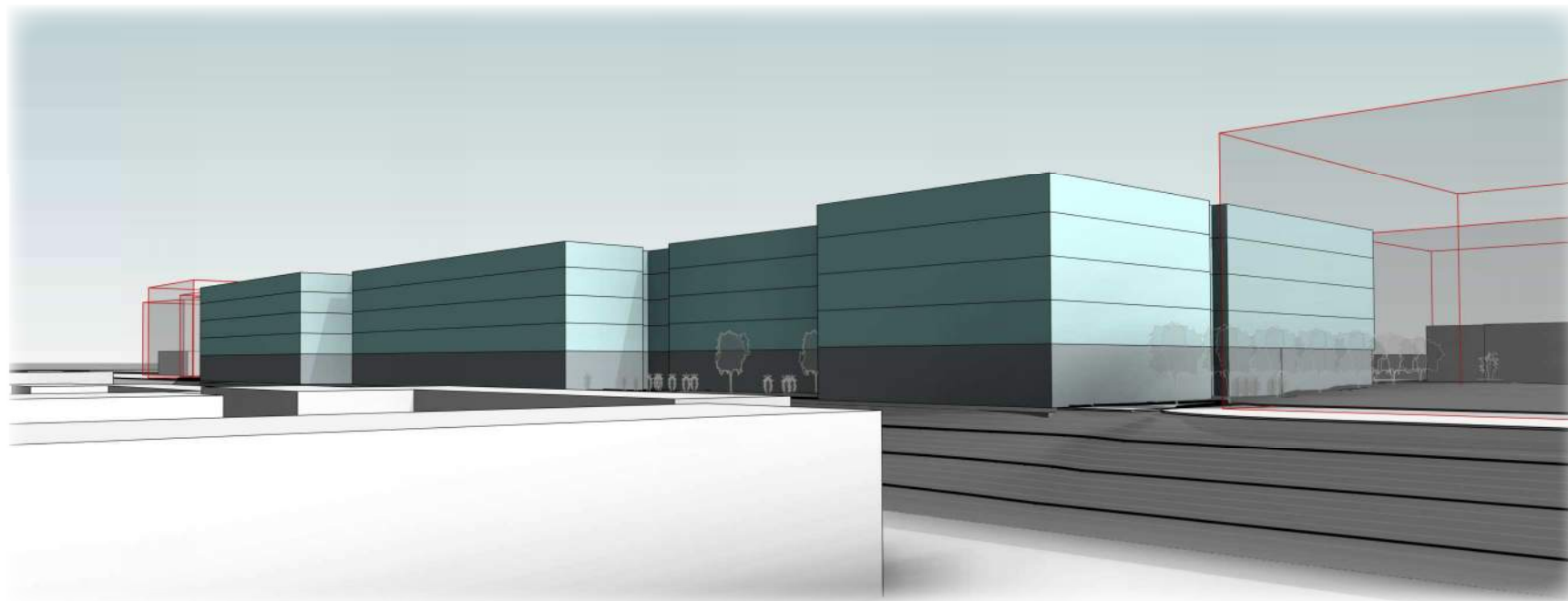


C SITE SECTION - DESIGN ALTERNATIVE A

 9AM	 NOON	 3PM	MARCH / SEPTEMBER 21
 9AM	 NOON	 3PM	JUNE 21
 9AM	 NOON	 3PM	DECEMBER 21



RAINIER AVENUE SOUTH - VIEW TO NORTHWEST



VIEW FROM NORTHWEST OF PROPERTY CORNER TO SOUTHEAST

DESIGN ALTERNATIVE B

BUILDING FOOTPRINT: 68,145 sq. ft.
TOTAL BUILDING AREA: 280,945 sq. ft.
TOTAL GARAGE AREA: 74,051 sq. ft.
FAR: 3.15 (BELOW GRADE PARKING EXEMPT)

UNIT COUNT: 324
PARKING: 228
HEIGHT: 55'-0" to top of roof structure
DEPARTURE REQUESTED: None

OPPORTUNITIES

- DC1-A&B: Arrangement of Interior Uses/Vehicular Access & Circulation: Garage access located on east edge of mass which provides a minimum of 50'-0" from the curb return of 54th Avenue South. Ramp location pushes residential use a floor above neighboring surface parking.
- DC2: Reducing Perceived Mass: Vertical breaks in south facade provides relief over length of elevation. Visually creates three separate elements at south (streetfront) elevation.
- DC3-1: Residential Open Space: Two large resident use courtyards for common gatherings/interaction and recreational functions.
- VIEWS: Potential views to Lake Washington from upper stories facing northeast.
- MANDATORY AFFORDABILITY: 100% affordable dwelling units.
- DEPARTURES: None requested.

CONSTRAINTS

- PL3: Street-Level Interaction: Single entry is created for resident use mid block with limited room for identifiable entry procession and landscaping leading from the public pedestrian walk.
- DC2: Reducing Perceived Mass: Long, bulky mass with only one significant break on north elevation. No significant break at east facade.



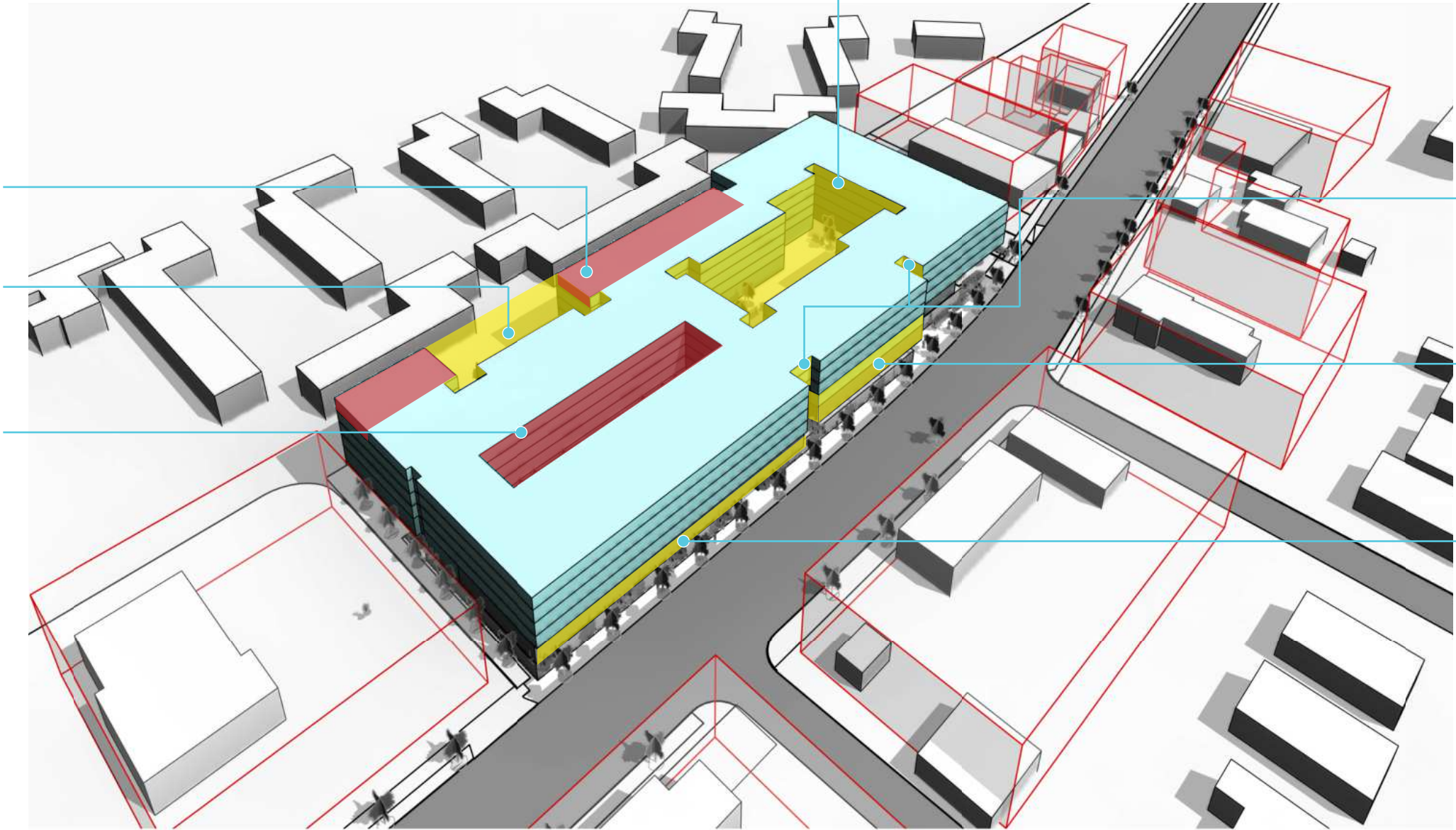
RAINIER AVENUE SOUTH STREETCAPE - VIEW TO NORTHEAST

THE INTERIOR COURTYARD EXCEEDS
A 1:1 RATIO PROVIDING AMPLE
LIGHT AND USABLE AREAS FOR
TENANTS

PROGRAM DOES NOT ALLOW STEP
DOWN TO NORTH

ALT B EXPLORES LARGE RECESS
TO BREAKDOWN THE MASS TO THE
NORTH

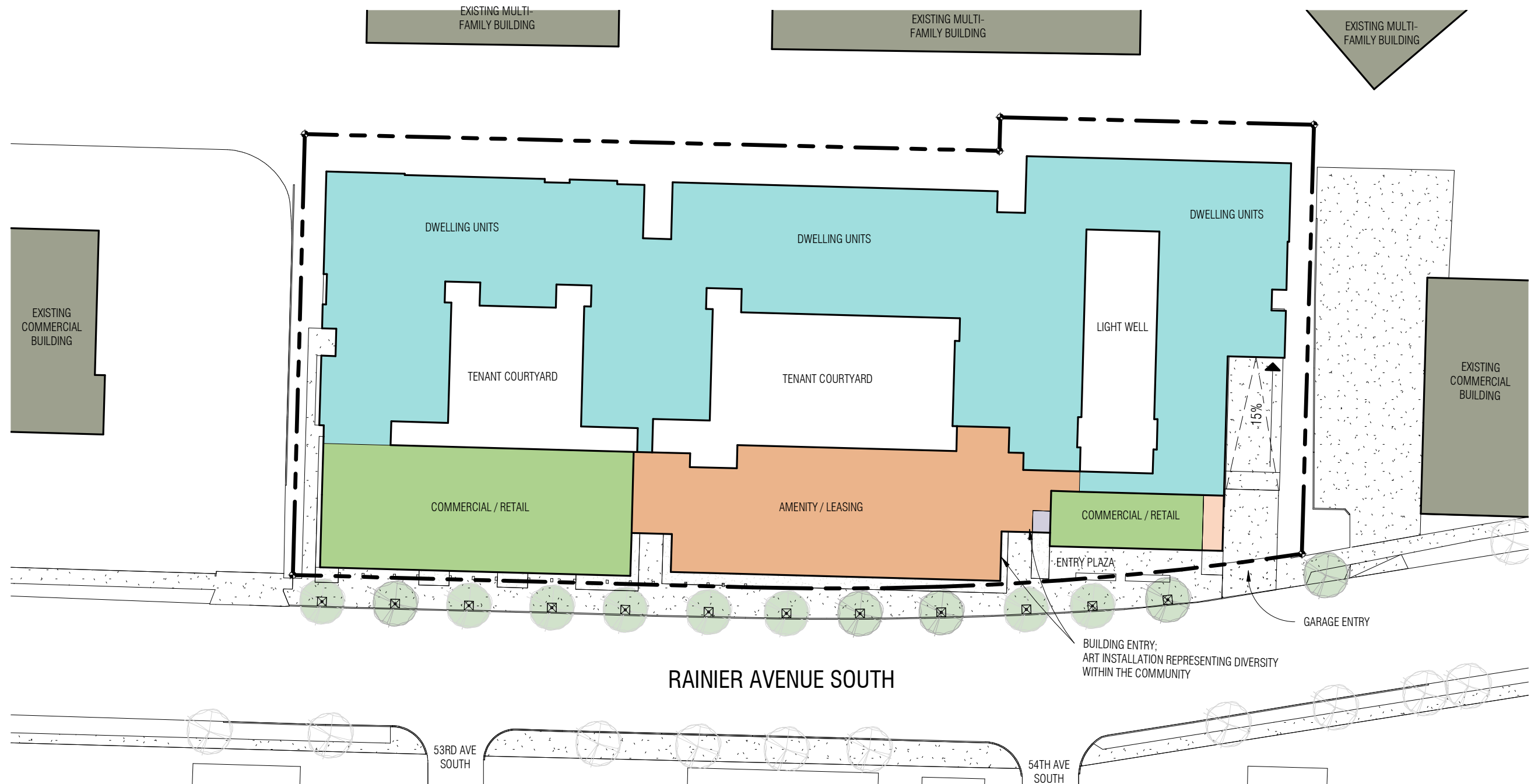
LIGHTWELL IS NARROW, ORIENTED
EAST WEST, CHALLENGING
DAYLIGHT. NO USEABLE FLOOR
AREA



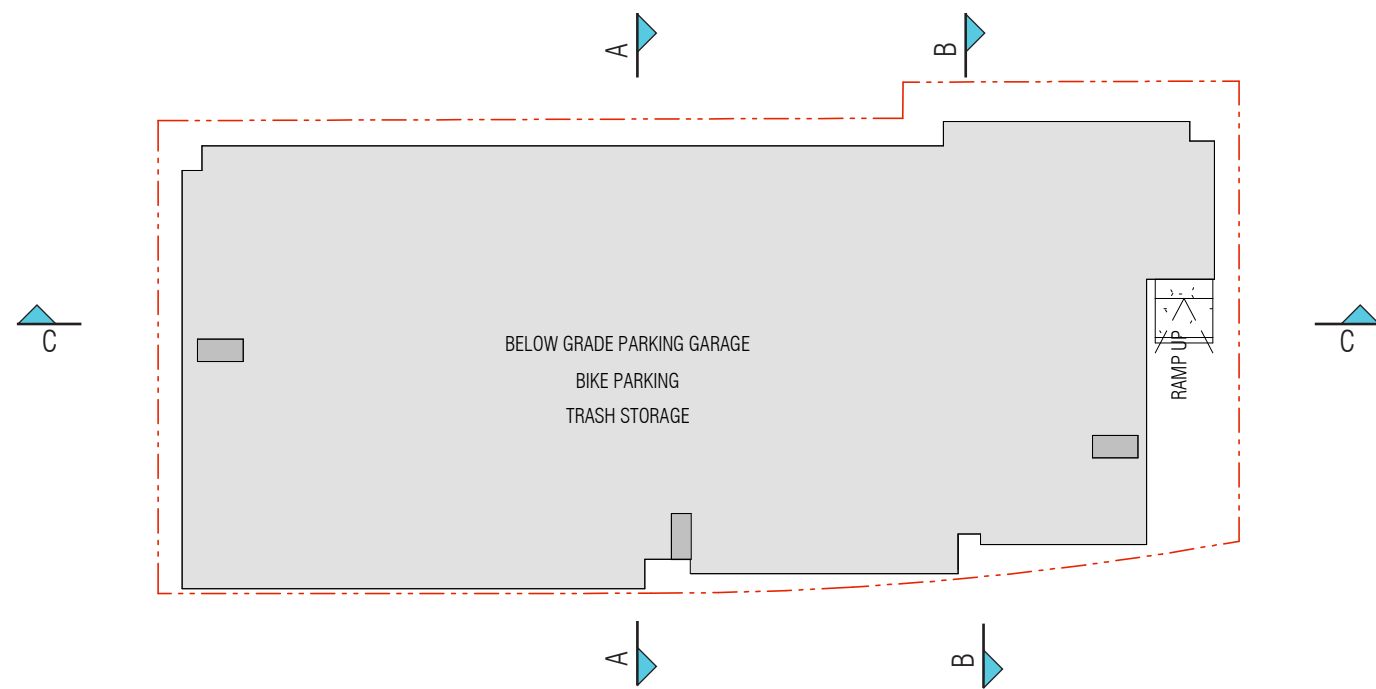
VERTICAL RECESS TO BREAK
UP THE STREET FACADE INTO
DISTINCT BUILDINGS

TWO STORY BASE AT CENTER
BUILDING

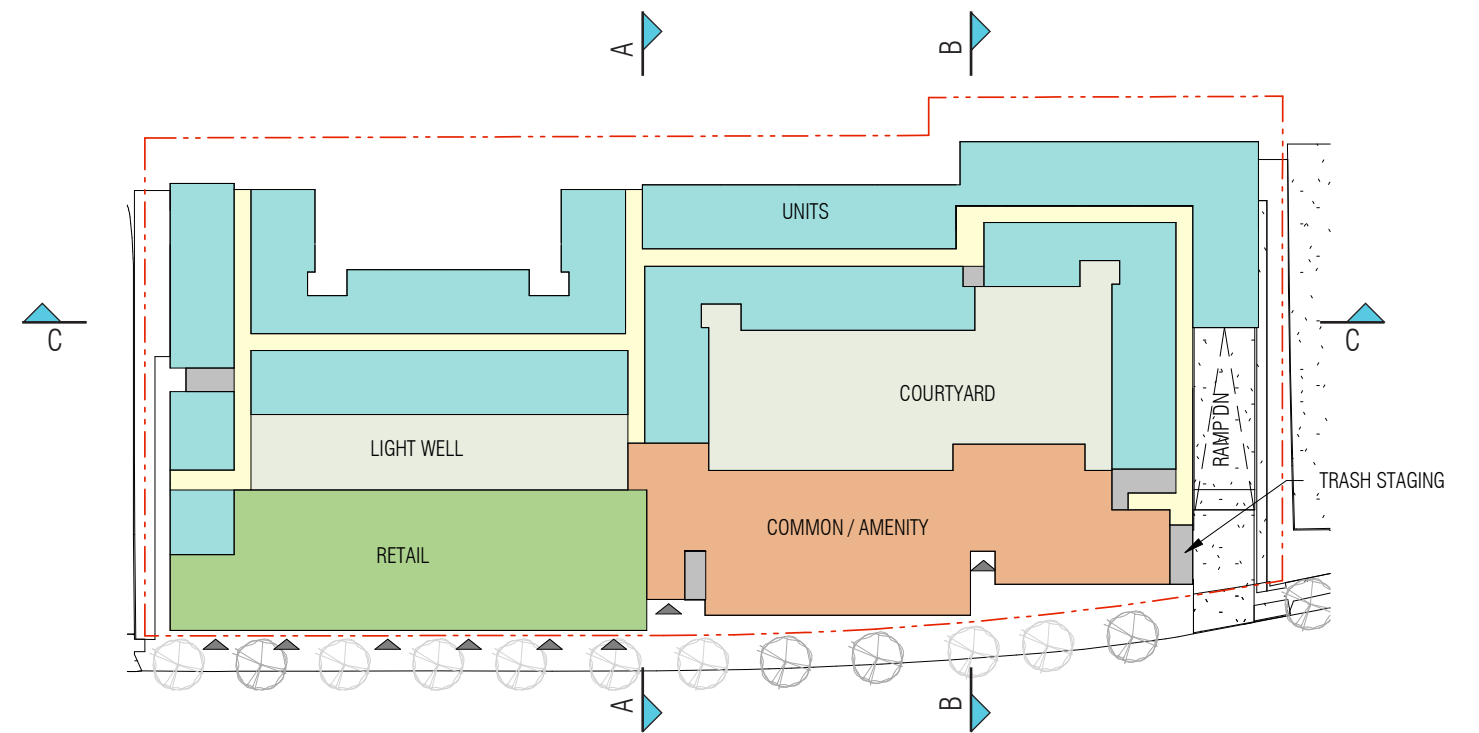
RECESSED BASE AT MAIN FLOOR



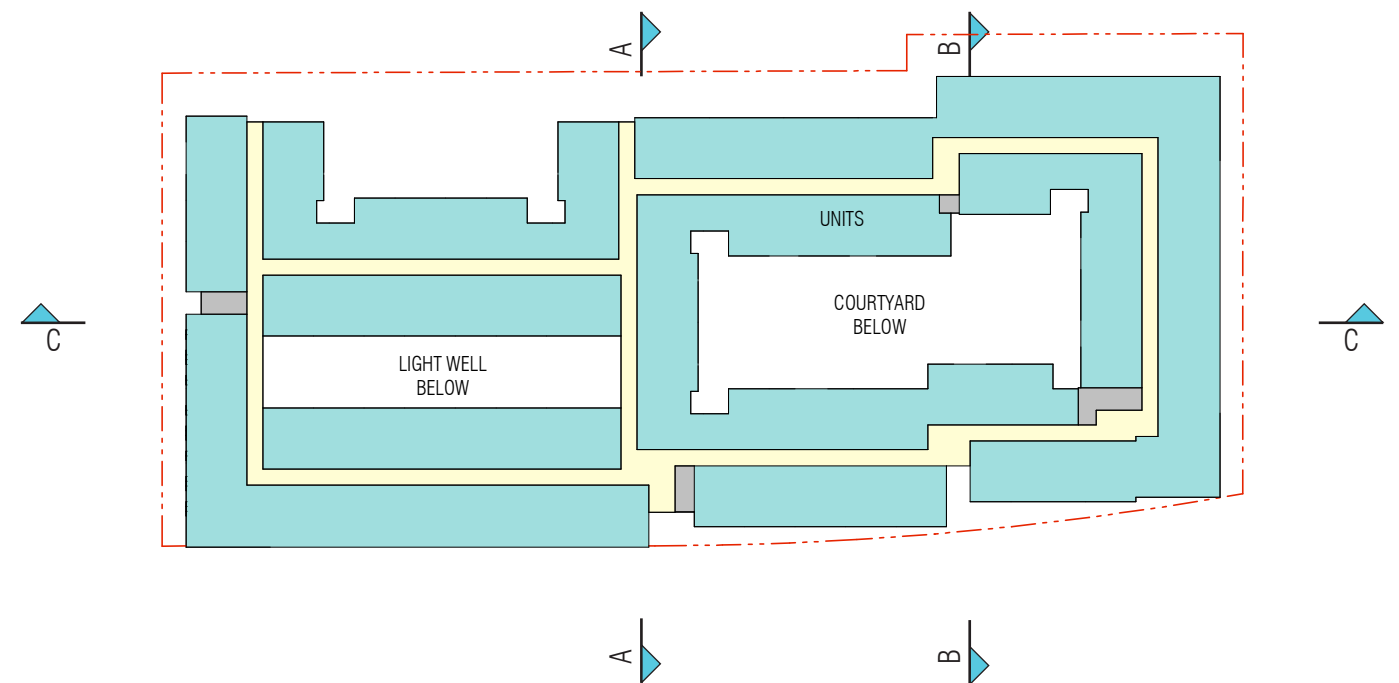

DESIGN ALTERNATIVE B: SITE PLAN
 SCALE: 1" = 50'-0"



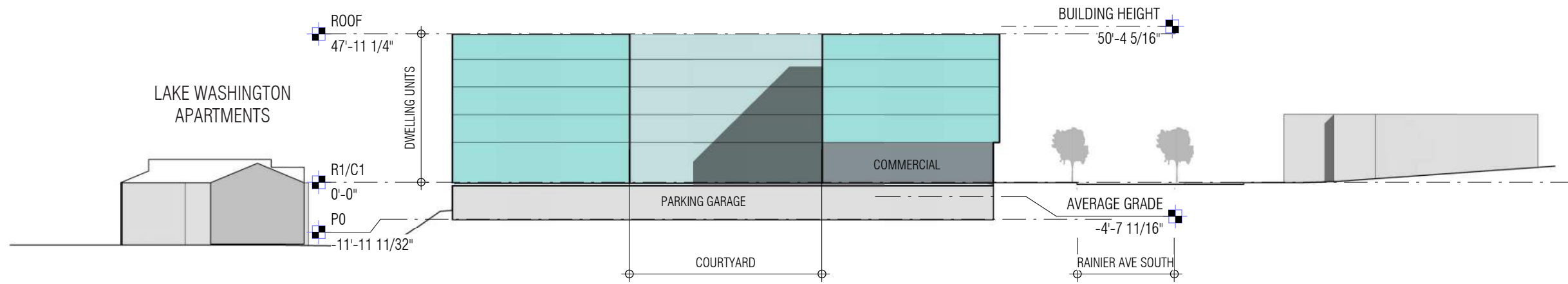
DESIGN ALTERNATIVE B: PARKING LEVEL



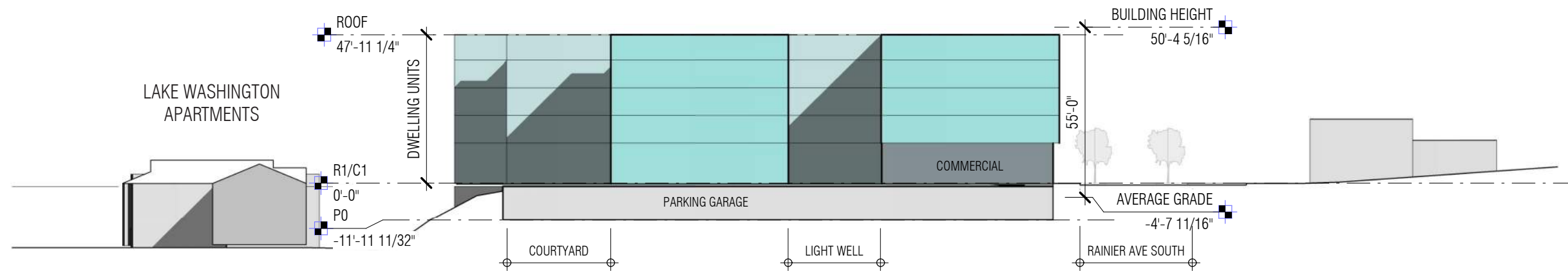
DESIGN ALTERNATIVE B: STREET LEVEL



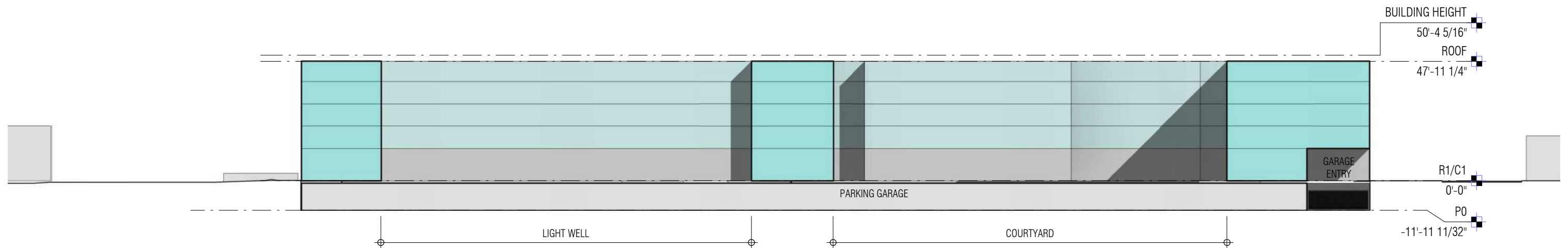
DESIGN ALTERNATIVE B: RESIDENTIAL LEVEL (TYP)



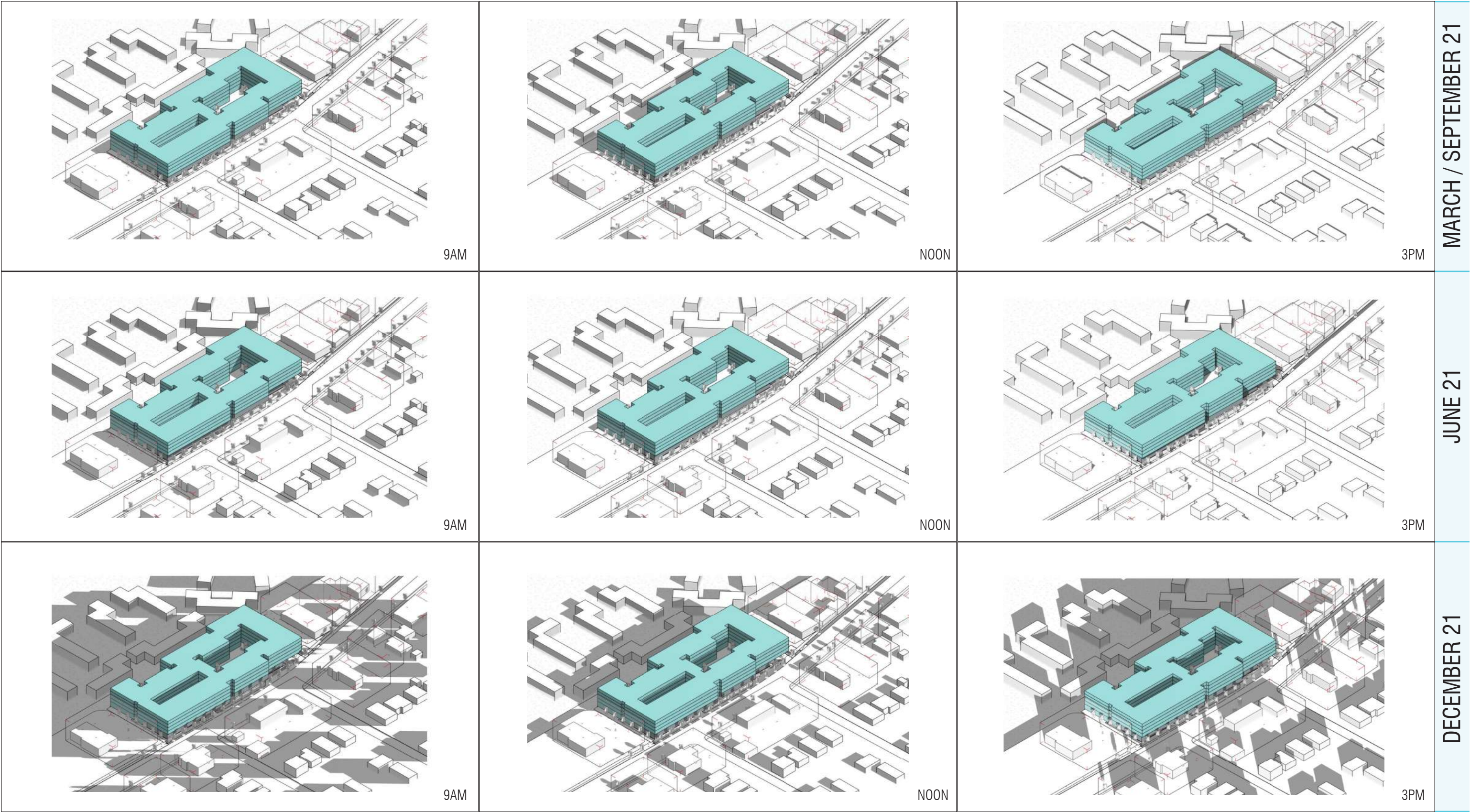
A SITE SECTION - DESIGN ALTERNATIVE B

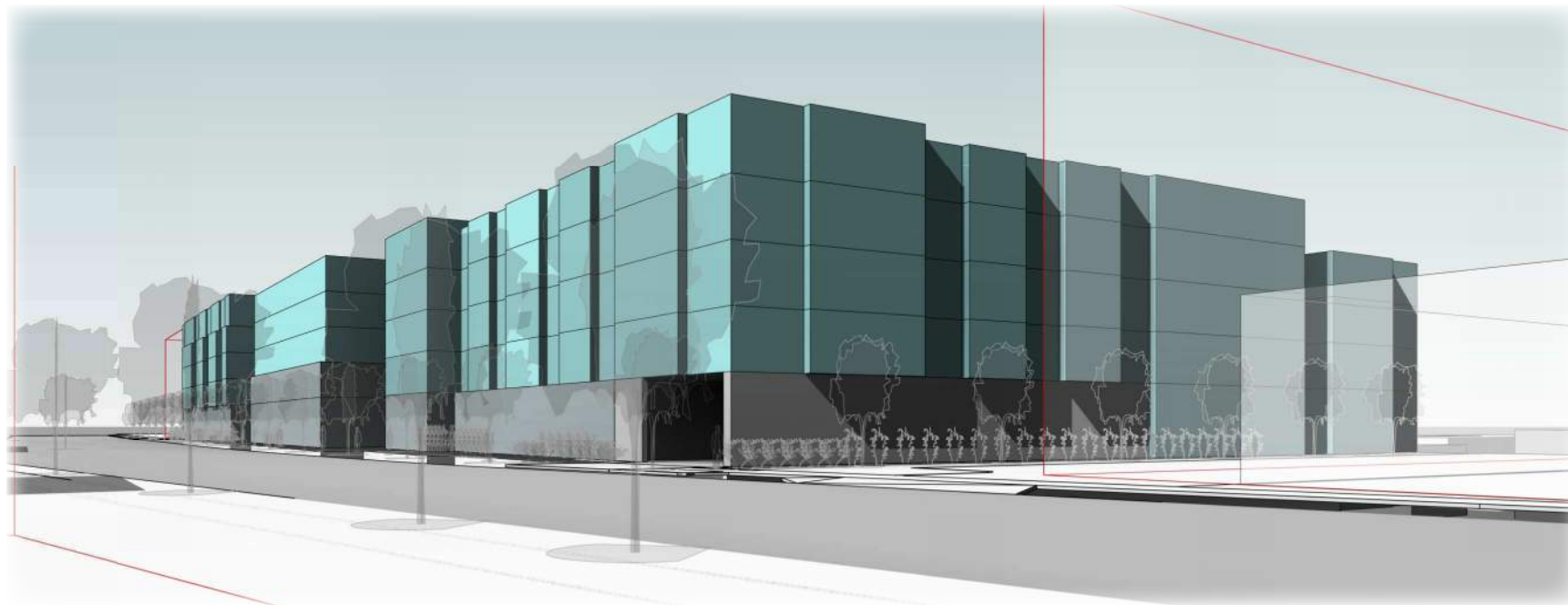


B SITE SECTION - DESIGN ALTERNATIVE B

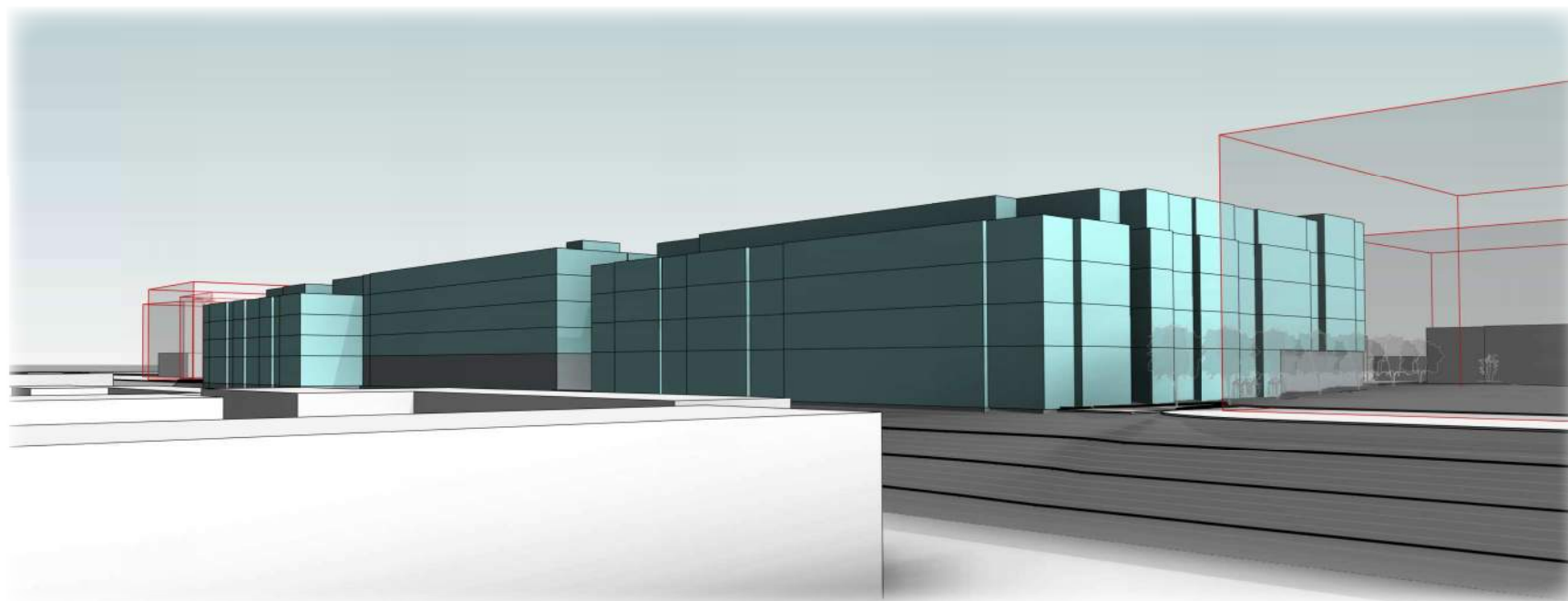


C SITE SECTION - DESIGN ALTERNATIVE B





RAINIER AVENUE SOUTH - VIEW TO NORTHWEST



VIEW FROM NORTHWEST OF PROPERTY CORNER TO SOUTHEAST

DESIGN ALTERNATIVE C

BUILDING FOOTPRINT: 67,259 sq. ft.
 TOTAL BUILDING AREA: 290,380 sq. ft.
 TOTAL GARAGE AREA: 60,544 sq. ft.
 FAR: 3.26 (BELOW GRADE PARKING EXEMPT)

UNIT COUNT: 322
 PARKING: 174
 HEIGHT: 55'-0" to top of roof structure
 DEPARTURE REQUESTED: None

OPPORTUNITIES

- PL3: Street-Level Interaction: Resident entry is given significance when aligned with intersection of Rainier Beach Avenue South and 54th Ave South. The eastern element of the streetfront facade and resident entry are purposefully pulled back from public way to create importance on the pedestrian approach and use.
- DC1-A&B: Arrangement of Interior Uses/Vehicular Access & Circulation: Garage access located on east edge of mass which provides a minimum of 50'-0" from the curb return of 54th Avenue South. Ramp location pushes residential use a floor above neighboring surface parking.
- DC2-A-1: Site Characteristics & Uses: North facade is stepped with the drop in topography.
- DC2-A-2: Reducing Perceived Mass: Vertical breaks and building cuts break the massing into two perceived buildings with smaller massing elements in order to provide relief over length of elevations.
- DC3-1: Residential Open Space: Two light wells are created and a large resident use courtyard is provided for common gatherings/interaction and recreational functions.
- VIEWS: Potential views to Lake Washington from upper stories facing northeast.
- MANDATORY AFFORDABILITY: 100% affordable dwelling units.
- DEPARTURES: None requested.

CONSTRAINTS

- NONE



RAINIER AVENUE SOUTH STREETCAPE - VIEW TO NORTHEAST

DESIGN ALTERNATIVE C

THE INTERIOR COURTYARD
MEET AND EXCEEDS A 1:1 RATIO
PROVIDING AMPLE LIGHT AND
USABLE AREAS FOR TENANTS

VERTICAL CUT IN BUILDING TO
BREAK UP MASS AND ALLOW
LIGHT TO PENETRATE

ALT C EXPLORES THE STEP DOWN OF
THE NORTH FACADE TO REDUCE TO
MASS TO THE NORTH

LIGHTWELL IS NARROW.
ORIENTED NORTH SOUTH
TO ALLOW DAYLIGHT IN. NO
USEABLE FLOOR AREA



ALT C EXPLORES THE STEP DOWN OF
THE NORTH FACADE TO REDUCE TO
MASS TO THE NORTH

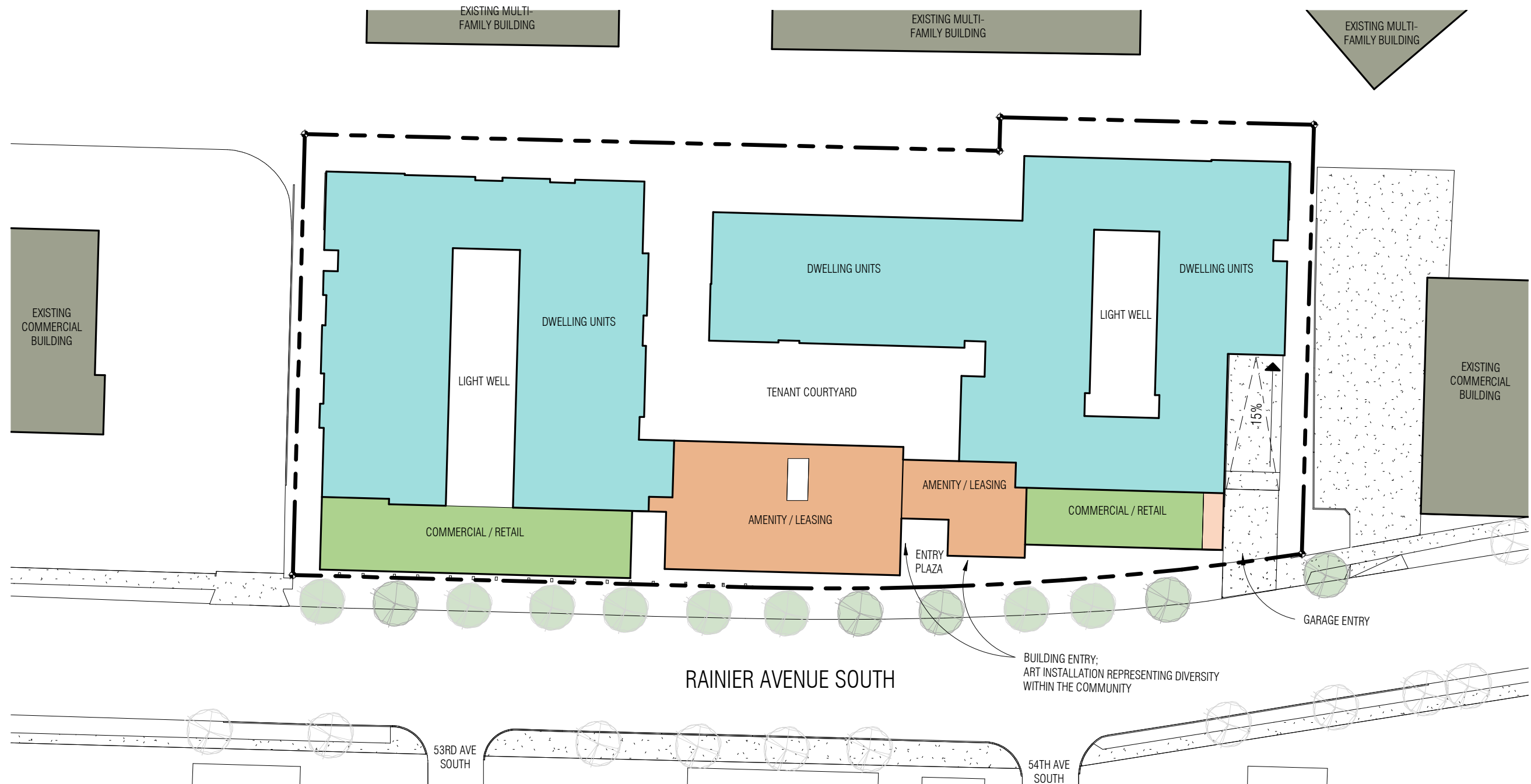
LIGHTWELL IS NARROW.
ORIENTED NORTH SOUTH
TO ALLOW DAYLIGHT IN. NO
USEABLE FLOOR AREA

VERTICAL CUT IN BUILDING
TO BREAK UP MASS AND
ALLOW LIGHT TO PENETRATE
COURTYARD

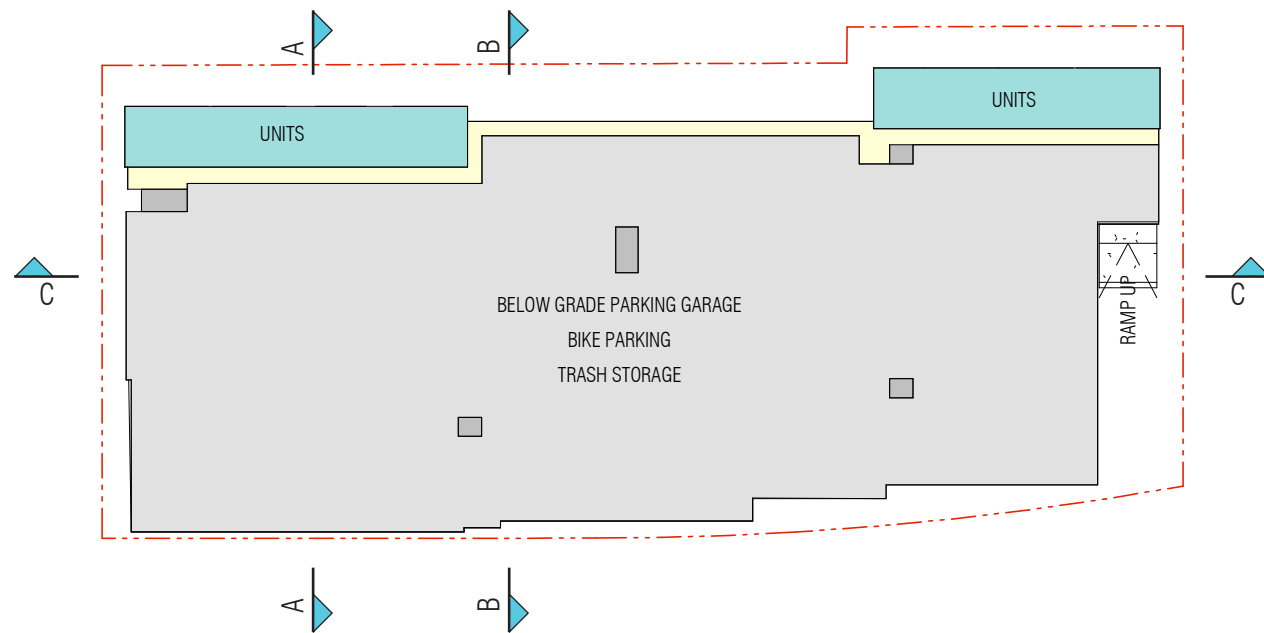
VERTICAL RECESS TO BREAK
UP THE STREET FACADE INTO
DISTINCT BUILDINGS

TWO STORY BASE AT CENTER
BUILDING

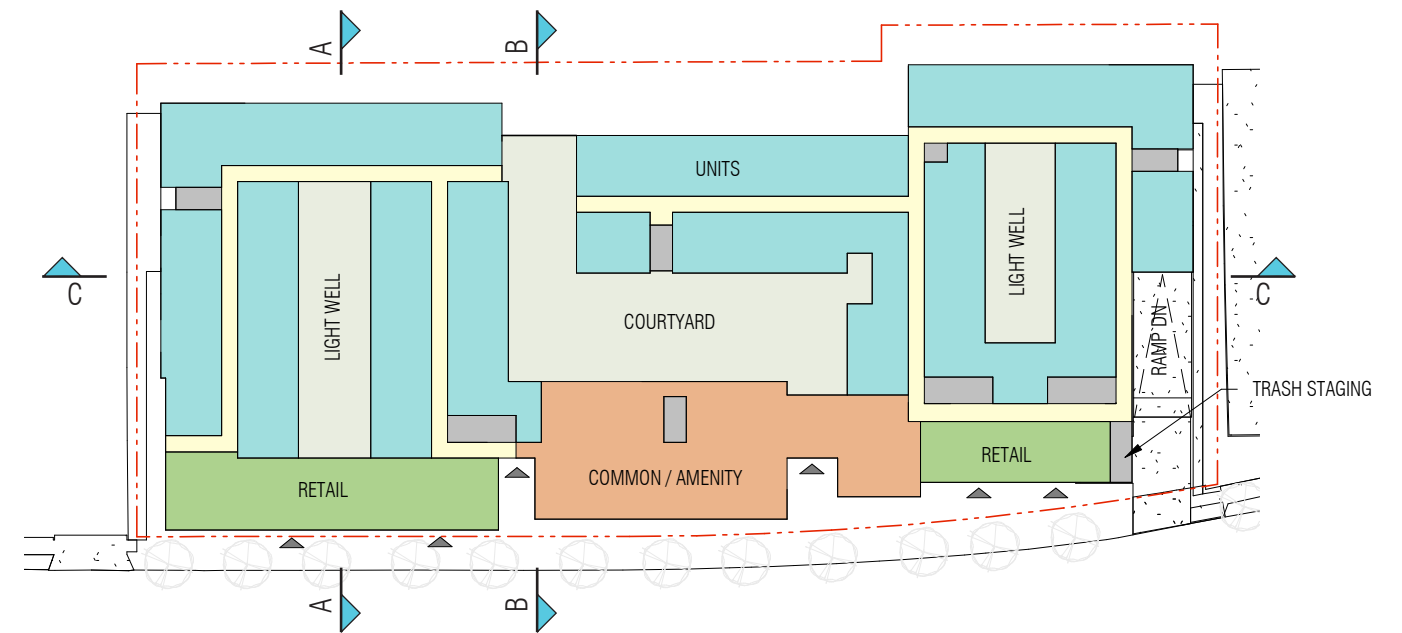
RECESSED BASE AT MAIN FLOOR



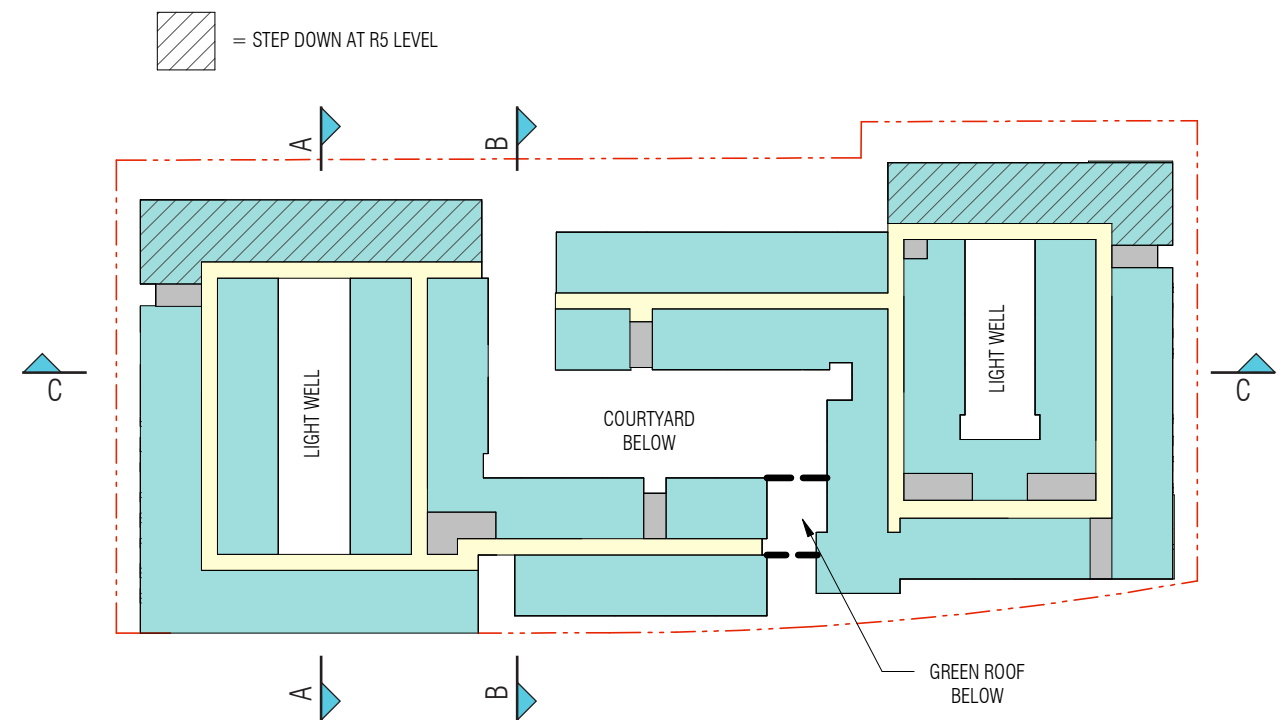
 **DESIGN ALTERNATIVE C: SITE PLAN**
SCALE: 1" = 50'-0"



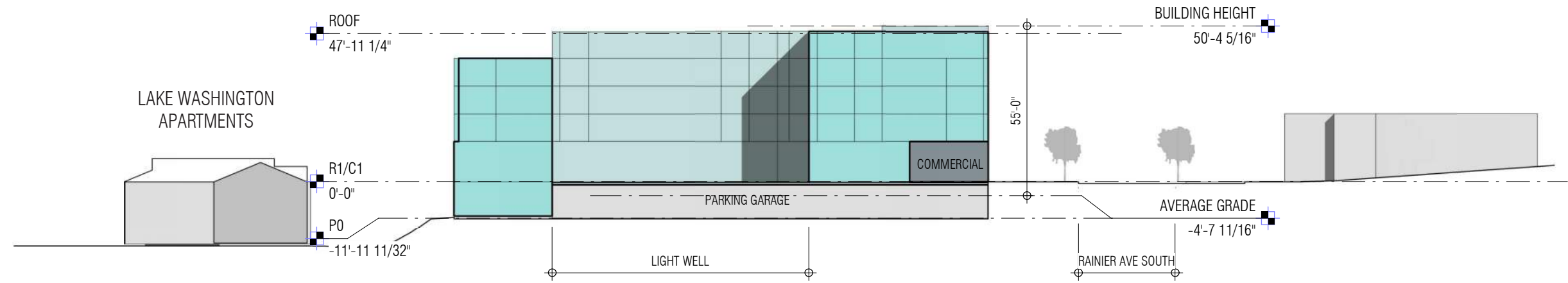
DESIGN ALTERNATIVE C: PARKING LEVEL



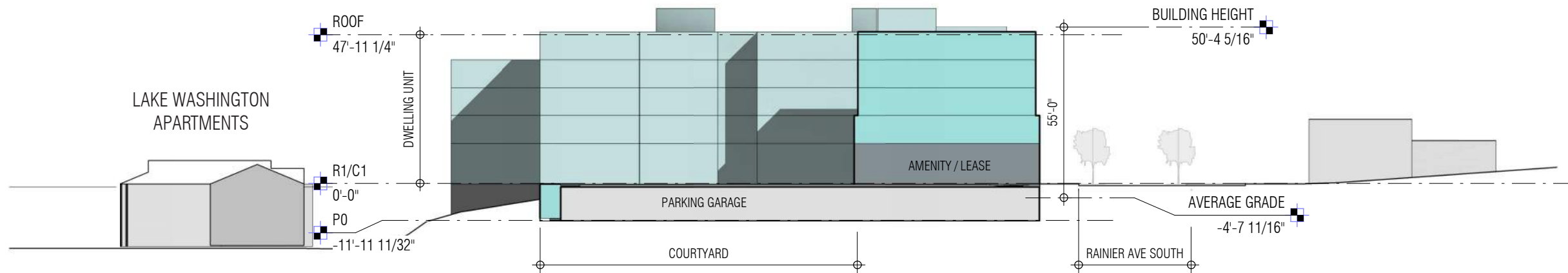
DESIGN ALTERNATIVE C: STREET LEVEL



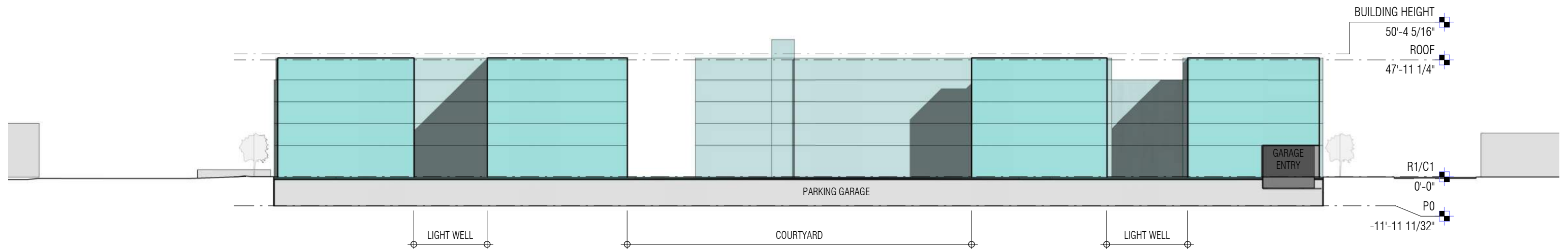
DESIGN ALTERNATIVE C: RESIDENTIAL LEVEL (TYP)



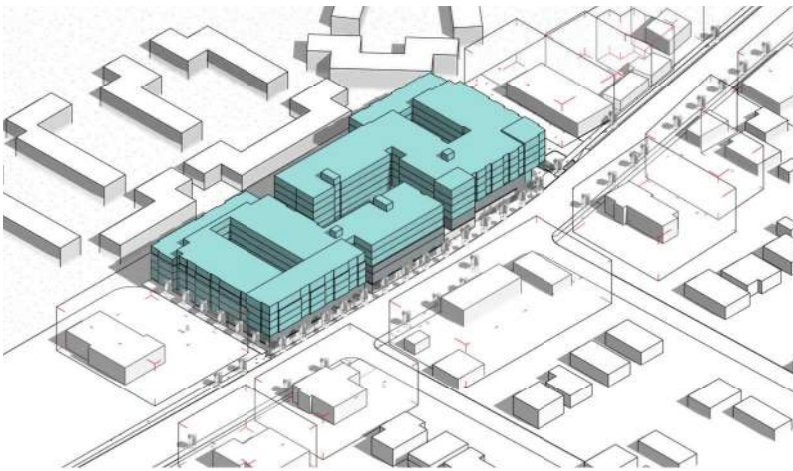
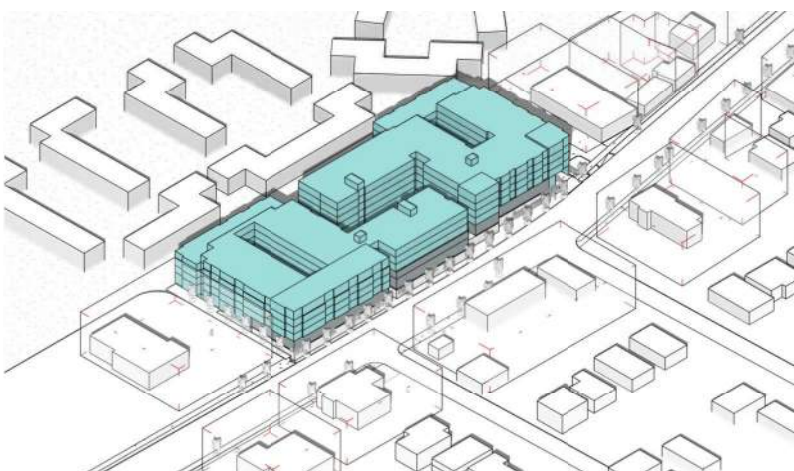
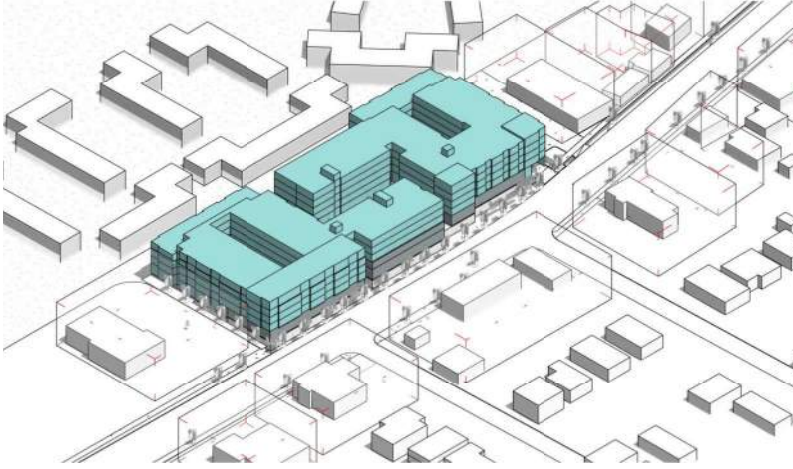
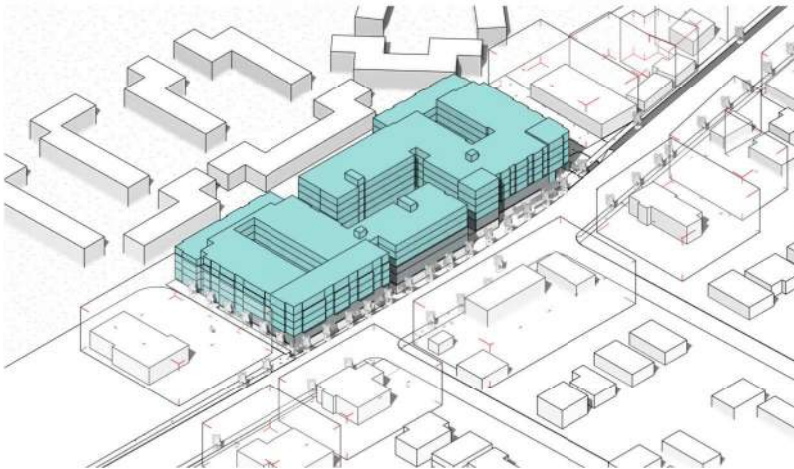
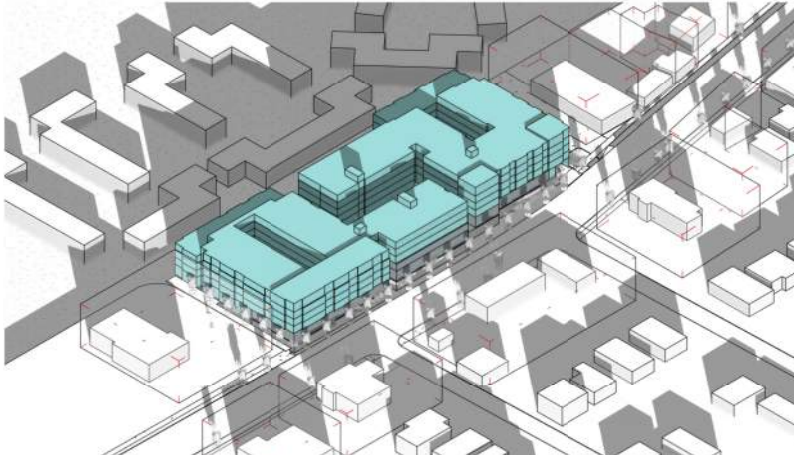
A SITE SECTION - DESIGN ALTERNATIVE C



B SITE SECTION - DESIGN ALTERNATIVE C



C SITE SECTION - DESIGN ALTERNATIVE C

 9AM	 NOON	 3PM	MARCH / SEPTEMBER 21
 9AM	 NOON	 3PM	JUNE 21
 9AM	 NOON	 3PM	DECEMBER 21