DESIGN REVIEW RECOMMENDATION





TIBEB.
SPACE

9420 & 9428 RAINIER AVE S

SDCI PROJECT #3034255-LU
FEBRUARY 14TH, 2022

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PROJECT INFORMATION

ADDRESS:

9420 & 9428 Rainier Ave S
Seattle, WA 98118

SDCI PROJECT NUMBER: 3036372-EG
3034255-LU

LEGAL DESCRIPTION:

PARCEL A:
RAINIER BEACH ADD E 20 FT OF 4 LESS N 25 FT & 5 LESS N 25 FT
Plat Block: 66
Plat Lot: 4-5

PARCEL B:
RAINIER BEACH ADD
Plat Block: 66
Plat Lot: 6

PARCEL NO:

PARCEL A:
712930-4826

9420 Rainier Ave S
Seattle, WA 98118

PARCEL B`:
712930-4835

9428 Rainier Ave S
Seattle, WA 98118

PROJECT TEAM:

OWNER:
EZRA TESHOME
1510 14th Ave
Seattle, WA 98122
(206) 3910326

ARCHITECT:
TIBEB.SPACE
4210 8th Ave NE, Unit A
Seattle, WA 98105
Contact: Alemseged Bishu
(206) 4225358

COLLABORATORS:
Alemseged Bishu
Thiru Manickam



PROJECT DATA (PREFERRED OPTION)

GROSS FLOOR AREA:	APP. 64,000
RESIDENTIAL UNITS	
STUDIO	23
1-BEDROOM	31
2-BEDROOM	11
TOTAL NO. OF UNITS	65
COMMERCIAL	
TOTAL AREA:	APP. 4,000
AMENITY SPACES	
TOTAL INTERIOR AND EXTERIOR:	APP. 7,000
TOTAL NO. OF PARKING STALLS:	
VEHICLE (BELOW GRADE)	26
BICYCLE (BELOW GRADE)	68
BICYCLE (ON ROW)	4

DEVELOPMENT OBJECTIVES:

HOUSING
Provide additional housing to Rainier Beach neighborhood for a diverse group of residents.

The project plans to dedicate a percentage of the total number of units at affordable rates to meet the MHA performance requirements.

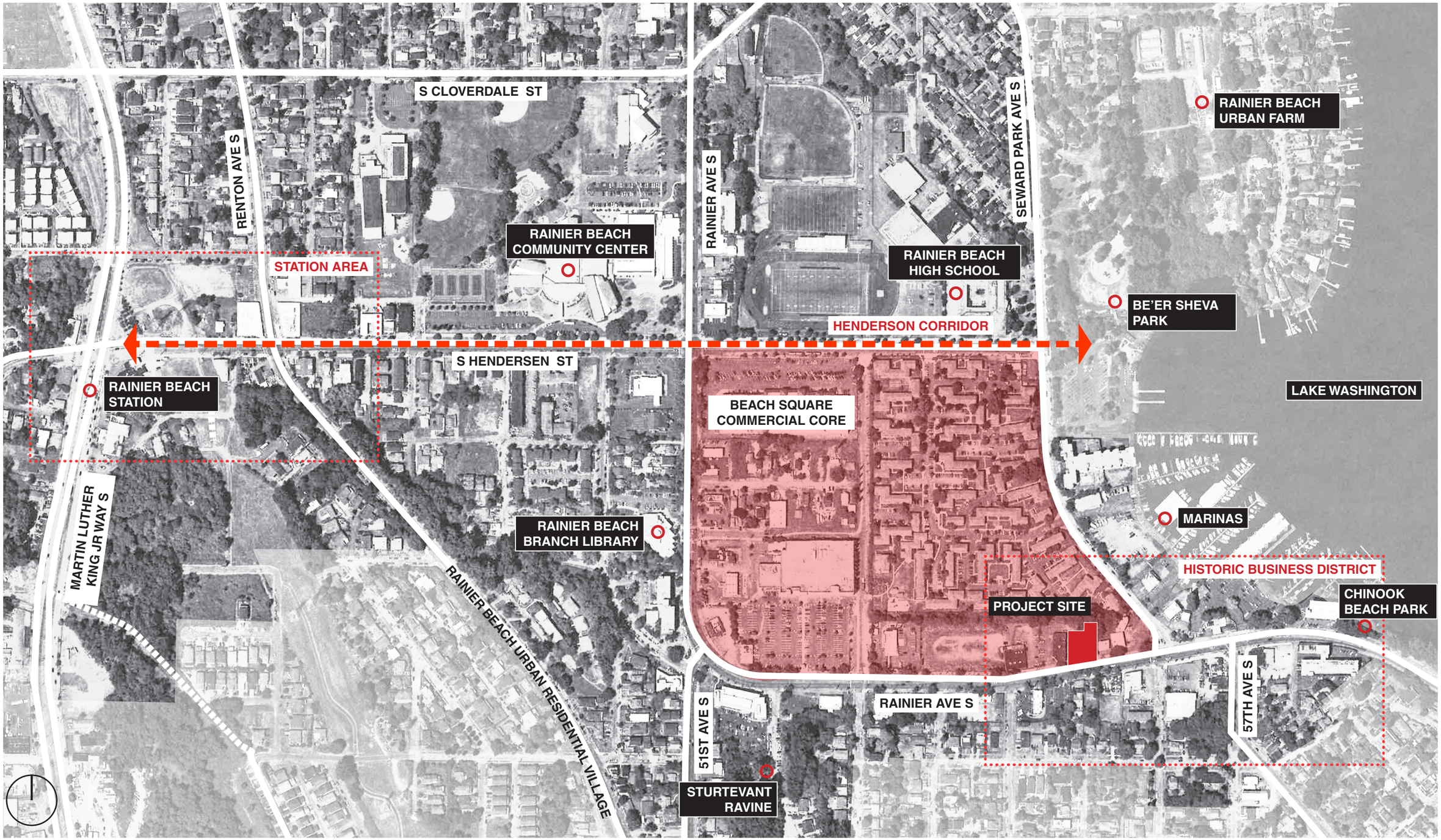
COMMUNITY
Celebrate and contribute to the character of Rainier Beach as a culturally rich and diverse neighborhood.

Participate in actively engaging programs and activities within the neighborhood that build on Rainier Beach's cultural diversity. The design will incorporate spatial and programmatic elements that will facilitate such activities.

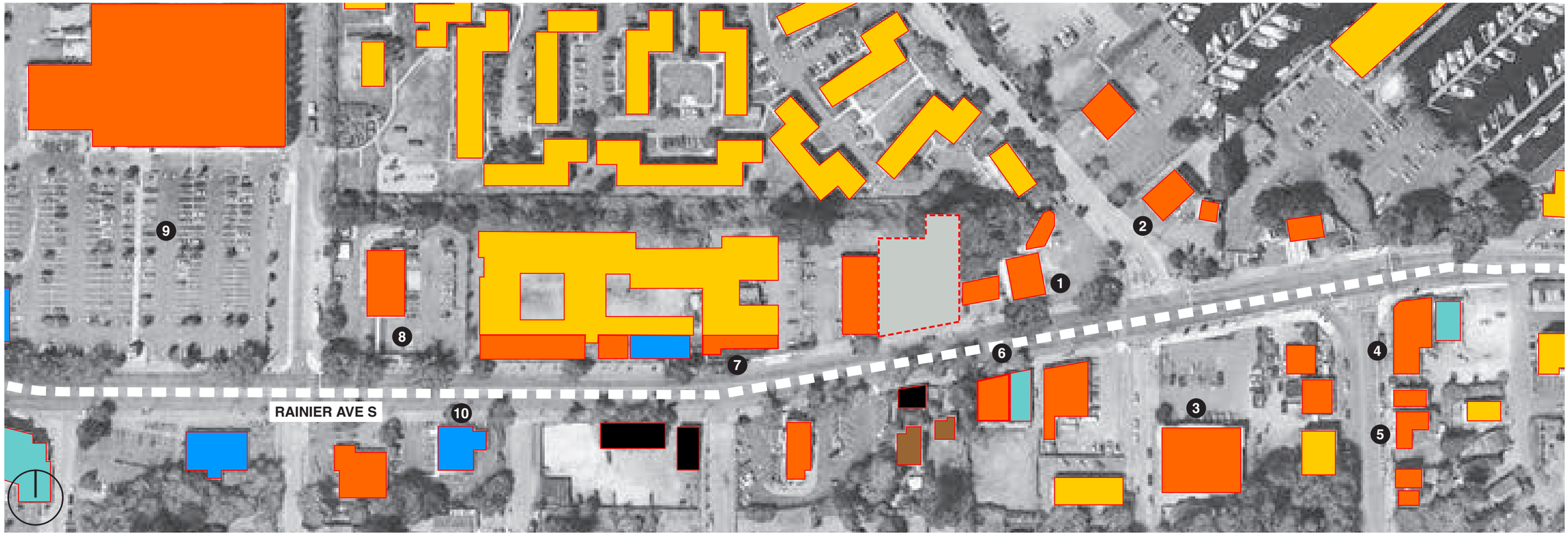
COMMERCIAL AND HISTORIC CORE
Contribute to the development of the 'Beach Square' commercial core. Reinforce the characteristics of the Historic Business District.

ECONOMIC
Provide spaces for meeting and interaction to encourage community engagement, participation and exchange.

Contribute to the creation of a strong local economy by providing spaces for businesses and through job creation.


S CLOVERDALE ST
RENTON AVE S
RAINIER BEACH COMMUNITY CENTER
STATION AREA
RAINIER BEACH STATION
S HENDERSEN ST
MARTIN LUTHER KING JR WAY S
RAINIER BEACH BRANCH LIBRARY
RAINIER BEACH URBAN RESIDENTIAL VILLAGE
RAINIER AVE S
SEWARD PARK AVE S
RAINIER BEACH HIGH SCHOOL
HENDERSON CORRIDOR
RAINIER BEACH URBAN FARM
BE'ER SHEVA PARK
LAKE WASHINGTON
BEACH SQUARE COMMERCIAL CORE
MARINAS
HISTORIC BUSINESS DISTRICT
PROJECT SITE
CHINOOK BEACH PARK
RAINIER AVE S
51ST AVE S
57TH AVE S
STURTEVANT RAVINE

4.2 & 5.1 VICINITY MAP: BUILDING USES

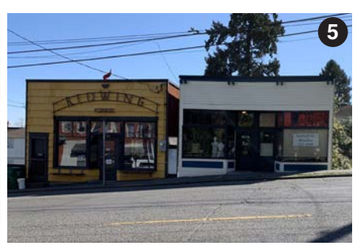


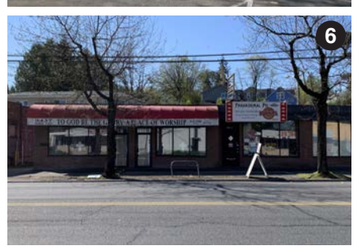




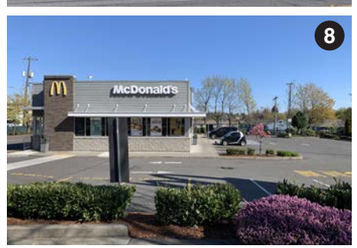










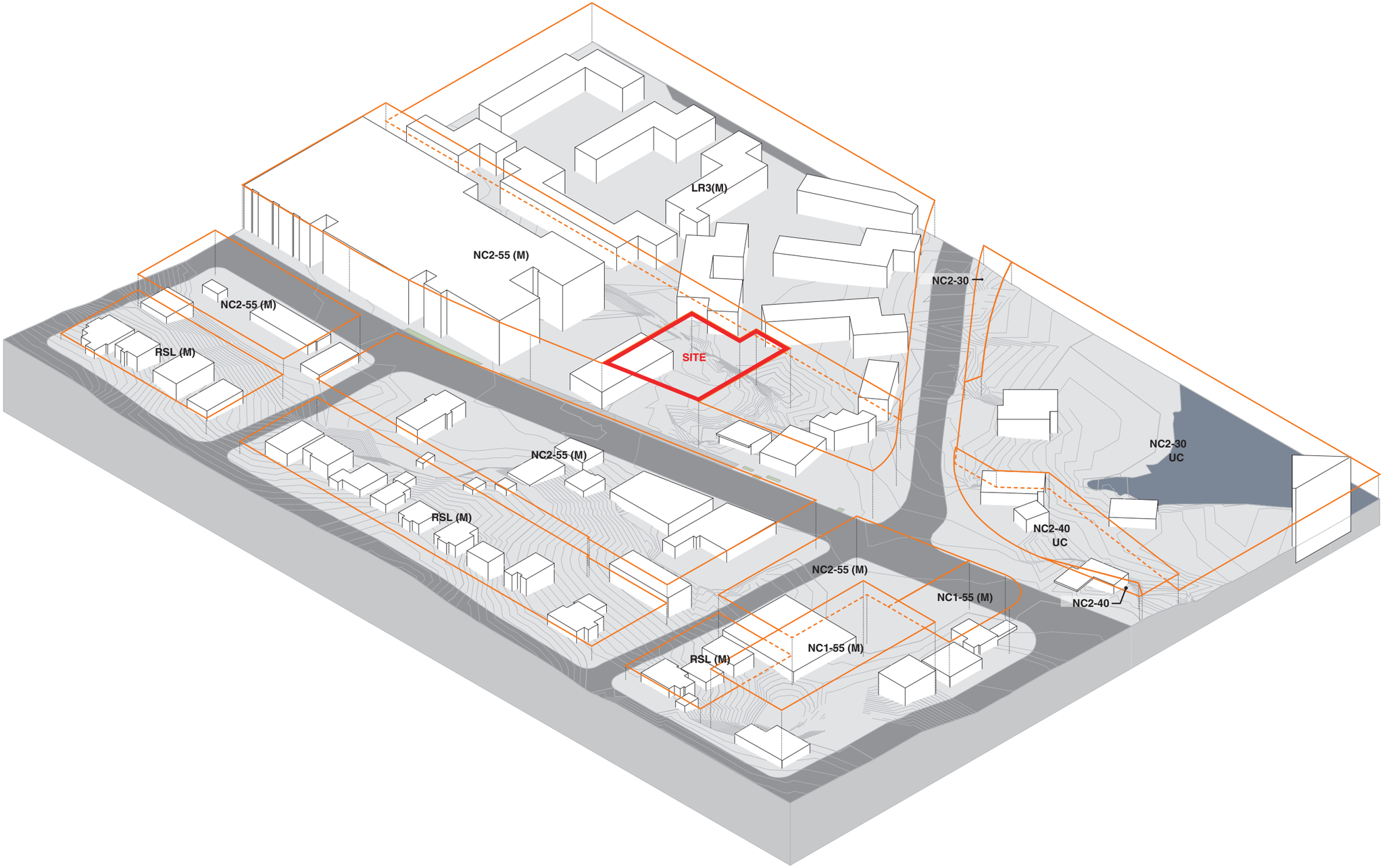






PROJECT SITE
Commercial - Retail
Commercial - Business
Residential - Single-Family
Residential - multi-Family
Institutional
Closed / Vacant

4.3 VICINITY AXON: ZONING



6.1 DEVELOPMENT STANDARDS COMPLIANCE

SDCI Project Number: 3034255-LU
Project Address: 9420 & 9428 Rainier Ave S, Seattle, WA 98118
Parcel Numbers: 712930-4826 & 712930-4853
Zoning: NC2-55 (M), Neighborhood Commercial
Lot Area: 15,881 (Combined)

General Information

Zoning Adjacent to Sites	LR3 (M) - Low-Rise Residential (North) NC2-55 (M) - Neighborhood Commercial (East) NC2-55 (M) - Neighborhood Commercial (South) NC2-55 (M) - Neighborhood Commercial (West)
Zoning Overlays	Rainier Beach Residential Urban Village
Frequent Transit Service Area	Yes
Pedestrian-Designated Zone	No
Critical Area	ECA - Steep Slope, Liquefaction, Peat Settlement, Wetland (located in neighboring property)
Street	Rainier Ave S - 80 ft wide Principal Arterial

Seattle Municipal Code (SMC) Zoning Summary

Code Section	**Subject**	**Summary**	PROPOSED
23.47A	**Commercial (NC2)**		
23.47A.004	Permitted and Prohibited Uses	Residential, Permitted Ground Floor Commercial, Permitted subject to Table A For 23.47A.004	
23.47A.004 (Table A)	Uses in Commercial Zones	Offices, General Sales and Services upto 25,000sf permitted.	Less than 4,000sf proposed, refer to sheets **T1.002 & T1.003** for gross floor areas.
23.47A.005	Street-Level Uses	No Residential Uses proposed on street-level street-facing facade. 23.47A.005.D - Not Applicable as project is not located in pedestrian-designated zone.	
23.47A.008.A.2.b & c	Street-Level Development Standards (Blank Facades)	Blank segments of the street-facing facade between 2 feet and 8 feet above the sidewalk may not exceed 20 feet in width. The total of all blank facade segments may not exceed 40% of the width of the facade of the structure along the street.	Refer to sheet **T1.004, Street-Level Standards** for Blank Facades and location of Street-level, street-facing facades.
23.47A.008.A.3	Street-Level Development Standards (Location)	Street-level, street-facing facades shall be located within 10 feet of the street lot line, unless wider sidewalks, plazas, or other approved landscaped or open spaces are provided.	
23.47A.008.B.2.a	Street-Level Development Standards (Transparency)	60% of the street-facing facade between 2 ft and 8ft above the sidewalk shall be transparent.	
23.47A.008.B.3.a	Street-Level Development Standards (Depth, Non-Residential)	Non-residential uses greater than 600 square feet shall extend an average depth of at least 30 ft and a min. depth of 15 ft from the street-level, street-facing facade.	Refer to sheet **T1.005, Street-Level Standards, Non-Residential** AVERAGE DEPTH AT: **RETAIL SPACE 1 = 60.99 FT** **RETAIL SPACE 2 = 39.23 FT**
23.47A.008.B.4	Street-Level Development Standards (Height, Non-Residential)	Non-residential uses at street level shall have a floor-to-floor height of at least 13 ft.	
23.47A.010	Maximum Size of Non-Residential Use	Per Table of Section 23.47A.004 (see summary above)	

6.1 DEVELOPMENT STANDARDS COMPLIANCE

23.47A.012	Structure Height	55ft	Maximum Allowable Structure Height = 55ft (per SMC23.47A.012) + 3ft (per SMC23.47A.012.A.3) = 58 ft above Average Grade Level Structure Height Proposed = **57' - 5"** above AGL. Stair and Elevator Penthouses proposed extend by upto 14' - 5" above Maximum Allowable Structure Height. See sheet **T1.007 Average Grade Level & Rooftop Features** and sheet **A3.100MUP - A3.102MUP** for Building Sections. Refer to sheet **A1.106MUP, Roof Level Floor Plan** for setbacks from property lines.
23.47A.013.A	Floor Area Ratio	3.75 No Minimum FAR required per 23.47A.013.E.1.a as project is not located in a pedestrian-designated zone.	Approximately 55,053sf of gross floor area & 15,881sf of combined lot area. **Proposed FAR = 3.46** Refer to sheets **T1.002 & T1.003, FAR Calculations.**
23.47A.013.B.2 & 23.47A.013.B.4.b	Floor Area Ratio Exemptions	All portions of a story that extend no more than 4 ft above existing or finish grade. Above-grade parking on a lot containing a peat settlement-prone ECA - up to 25% of lot area and as approved by the Director	
23.47A.014	Setback Requirements	None required. Project does not abut a lot in Single-Family, LR, MR, or HR zones.	
23.47A.016.2	Landscaping Requirements	Green Factor score of 0.3 or greater required.	Refer to Landscape Architecture Drawings.
23.47A.024.A	Amenity Area	An area equal to 5% of total gross area in residential use excluding mechanical equipment and accessory parking is required for amenity area.	Approximately 47,568sf of residential gross floor area (parking not included) Amenity Area required = 47,568 x 0.05 = 2,378sf **Amenity Areas Provided = 8,261sf** = 17% of total Gross Area in Residential Use (7,523sf Exterior Private and Common Amenity Areas + 738 Indoor Common Amenity Area) Refer to sheet **T1.008, Amenity Area Calculations**
23.54.015.K	Required Parking - Bicycle	Per Table D for 23.54.015: General Sales and Services (item A.6) 1 per 2,000sf for long-term & 1 per 2,000sf for short-term Multi-family structures (item D.2): 1 per dwelling unit for long-term & 1 per 20 dwelling units For residential uses, after the first 50 spaces for bicycles are provided, additional spaces are required at three-quarters the ratio. For long-term bicycle parking, calculation of the minimum requirement shall round up the result to the nearest whole number. For short-term bicycle parking, calculation of the minimum requirement shall round up the result to the nearest whole even number.	Non-Residential Use - Approximately 4,000sf of - 1 long-term and 2 short-term, required. Residential Use - Approximately 65 dwelling units provided - 50 + (15*0.75) = 62 long-term and 4 short-term required. **Proposed Bicycle Parking = 66 long-term and 6 short-term**

23.54.030	**Parking Space and Access Standards**		
23.47A.032.A.1.b	Access to Parking	If access is not provided from an alley and the lot abuts only one street, access is permitted from the street, and limited to one two-way curb cut.	The project does not abutt an alley and access is provided from adjacent street.
23.54.015	Required Parking (Residential)	Per Table B for 23.45.015 Item M, Parking is not required for all residential uses in urban villages that are not within an urban center or the Station Area Overlay District, if the non-residential use is located within a frequent transit service area.	Per Director's Rule DR15-2018 and Frequent Transit Area Service Map the project is located in a frequent transit service area, thus no minimum off-street parking is required for residential and non-residential uses proposed.
23.54.015	Required Parking (Non - Residential)	Per Table A for 23.45.015 Item K, Parking is not required for all non-residential uses in urban villages that are not within an urban center or the Station Area Overlay District, if the non-residential use is located within a frequent transit service area.	

23.54.030.B.1.b	Parking Space Requirements (Residential)	When more than five parking spaces are provided, a minimum of 60 percent of the parking spaces shall be striped for medium vehicles. The minimum size for a medium parking space shall also be the maximum size.	A total of **26 parking spaces** provided. 19 medium parking spaces and 7 small parking spaces. Refer to **Project Data Sheet T0.002** and **Level P01 Floor Plan, A1.100MUP**
23.54.030.D.1.a	Driveway - Width (Residential)	Driveway width. Driveways less than 100 feet in length that serve 30 or fewer parking spaces shall be a minimum of 10 feet in width for one-way or two-way traffic.	Driveway length = 62.3ft Total number of parking provided = 26 Driveway width provided = 12ft Refer to sheet **A1.100MUP, Level P01 Floor Plan**
23.54.030.D.3	Driveway - Slope	No portion of a driveway, shall exceed a slope of 15 percent.	Refer to sheet **A3.100MUP, North-South Building Sections.** A maximum slope of 18.1% proposed. **(A DEPARTURE IS REQUESTED)**
23.54.030.E	Parking Aisles	90 degrees parking angle; stall length 19 ft = 24 ft aisle width, stall length 16 ft = 22 ft aisle width, stall width 15ft = 20ft aisle width.	Minimum 22ft parking aisle provided.
23.54.030.F.1.a.1	Curb Cuts (Residential)	1 Curb cut, per Table B for 23.54.030 - Curb cuts for principal arterial street frontage	1 Curb cut provided.
23.54.030.F.1.b.1	Curb Cut Width (Residential)	23 ft on principal arterials	12ft wide curb-cut provided.
23.54.030.G	Sight Triangle	For two way driveways less than 22 feet wide, a sight triangle on both sides of the driveway is required. For two way driveways 22 feet wide or more, a sight triangle on the side of the driveway used as an exit shall be provided	Sight-triangle provided on both sides of a two-way driveway, refer to **A1.101MUP, L01 Floor Plan.** Refer to Zoning Departure Summary for additional notes.
23.54.030.L	Electric Vehicle (EV) Charging Infrastructure	A minimum of 20% parking spaces shall be EV-ready. At least one accessible parking space shall be EV-ready	20% of parking spaces will be EV ready including 1 accessible parking space.

23.54.040	**Solid Waste and Recyclable Materials Storage and Access**		
23.54.040.B	Storage Requirement	Per Table A for 23.54.040, Shared Storage Space for Solid Waste Containers: For 51-100 Dwelling Units - 375sf plus 4sf for each additional unit above 50 For non-residential development 0-5000 sf of gross floor area - 82sf (only 50% of this is required for mixed-use developments with a shared space.)	Approximately 5,000sf of Retail - 82sf *50% = 41sf Approximately 70 dwelling units provided - 375 + (20*4) = 455sf Total Required: 496sf of Shared Storage Space for Solid Waste Containers **Proposed shared storage space for solid waste containers = 1,060sf**

25.05.790	**State Environmental Policy Act**		
25.05.800	Categorical Exemptions (Exemption for Residential Uses)	Per Table A for 25.05.800, For Zone NC3, within urban centers and urban villages where growth estimates have not been exceeded, the number of exempt dwelling units is 200.	Project is located in Rainier Beach Residential Urban Village where SEPA exemption levels for “infill development” are in effect, per Director's Rule 2019-16. The project has a total of 65 units. Thus the project meets the SEPA exemption.
25.05.800	Categorical Exemptions (Exemption for Non-Residential Uses)	Per Table B for 25.05.800, For Zone NC3, new non-residential development that does not exceed 4,000sf of 'Area of Use' (Gross Square Feet), and located outside urban centers and hub urban villages is exempt from SEPA review.	The project is located in Rainier Beach Residential Urban Village and is outside of Urban Centers and Hub Urban Villages. The project proposes less than 4,000sf of indoor non-residential use and less than 750 sf of outdoor seating area for restaurants. The project thus meets SEPA categorical exemption per Table A for SMC 25.05.800 and Director's Rule 2019-17

7.1-7.8 COMPOSITE SITE PLAN



0 16 32 64ft

PROJECT SITE INFORMATION

PROJECT ADDRESS:
9420 & 9428 Rainier Avenue South
Seattle, WA 98118

PARCEL NUMBERS:
Parcel A - 712930-4826
Parcel B - 712930-4835

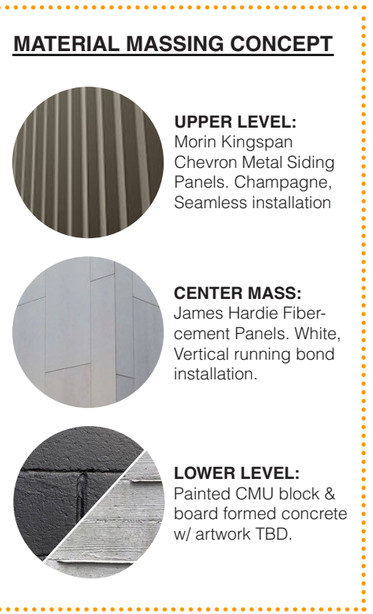
LEGAL DESCRIPTION:
Parcel A - RAINIER BEACH ADD E 20 FT OF 4
LESS N 25 FT & 5 LESS N 25 FT
Parcel B - RAINIER BEACH ADD



01.a.i View of building from southeast corner



01.a.ii View of building from northeast corner



1. Massing options shown in the EDG packet:

a. The massing will be visible from all sides for some time. Provide modulation on the north and east sides of the building, to help mitigate the height, bulk, and scale as perceived from the south east and the north east. Staff suggests carrying the upper level setback on the south, around to east, to reinforce the architectural concept provided in the packet.

RESPONSE: Material changes at the ground level (painted CMU & board-formed concrete w/ mural elements) and the upper level (warm, reflective corrugated metal) help to break down the scale and have distinct textures that can be experienced at various distances and lighting conditions. Upper level setbacks at the building's two most visible corners (southeast & northeast) further erodes it's mass and provides additional angles for light reflectivity. Above the ground level, the east facade is set well back from the property line and features projecting balconies and planted terraces to capitalize on views out to Lake Washington.

[...]

d. Staff noted that the massing provided in the packet does not accurately show the void portion indicated as the proposed terrace at ground level. Moving forward, all 3D representation of the building should accurately show interior versus exterior spaces.

RESPONSE: 3D representation has been updated throughout the document to reflect current massing. The design has developed to change the referenced terrace to an enclosed, program flexible community focused space, which will be elaborated in later sections.









OPTION A: Setback reintroduces a right angle at the top corner, providing continuity with what is occurring at ground level with the concrete parking entrance.

This option remains the preferred approach to the setback. By mimicking what is occurring at ground level, there is a sense of cohesiveness to the massing at the corner, particularly when experienced from the street.



OPTION B: Setback is reversed to reflect the northeast corner. Although this repeats a similar condition at the NE corner, at this corner there is no upper (bulkhead) level that helps to reinforce the slightly enhanced offset.



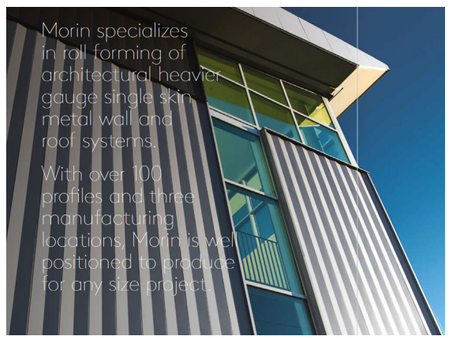
OPTION C: Setback is parallel to the primary mass. This approach breaks the corner visually, but does not introduce any shift to the geometry which would have otherwise helped to differentiate the upper massing.

This setback is reasonably successful but misses out on an opportunity to relate the top level to the ground by reintroducing the right angle, further emphasizing the base as a departure.



The upper level amenity space and roof terrace access at the northeast corner features stepped back massing and large windows to capitalize on views out to Lake Washington. The new angle introduced by the upper level setback visually cues this as distinct from the residences and softens what could otherwise be an imposing corner of the mass.







The upper level will feature a material change to textured metal siding that will both help break down the scale of the residential mass and add visual appeal with the way the material receives and reflects light

1. Massing options shown in the EDG packet:

[...]

b. Because of the site topography and the visibility from many vantage points, design the top floor amenity space (assumed to be enclosed) to be interesting and engaging. Staff recommends studying various roof forms for this space and other means to call attention to this special feature.

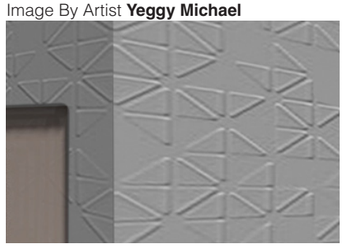
RESPONSE: The upper level will feature a material change to textured metal siding that will both help break down the scale of the residential mass and add visual appeal with the way the material receives and reflects light. The change in form and fenestration resulting from the corner setbacks and amenity space providing roof terrace access further defines this portion of the massing as unique and introduces additional angles for the play of light and shadow.

c. Include building sections, both north/south and east/west, that include the adjacent existing structures. Dash in the development potential of the adjacent sites and include dimensions from the structures to property line.

RESPONSE: Refer to Section 16.0 for building sections that include adjacent structures and development potential of adjacent sites.



Image By Artist **Yeggy Michael**



Board-formed concrete adds quality texture to the portion of the pedestal surround the necessities of parking entry and trash room. Additional relief artwork will be considered, with the understanding that the east facade of the pedestal is likely to be obscured by future development of the adjacent site.







The team will collaborate with artist **Yeggy Michael** to develop an artwork using paint and fabricated elements over the painted CMU. The artwork will be inspired by traditional weaving patterns and story-telling from East African traditions. Current renderings show the extent of the area where the art work will be applied and not the actual piece.











8.3 ITEMIZED RESPONSE TO EDG REPORT

2. Facade Design

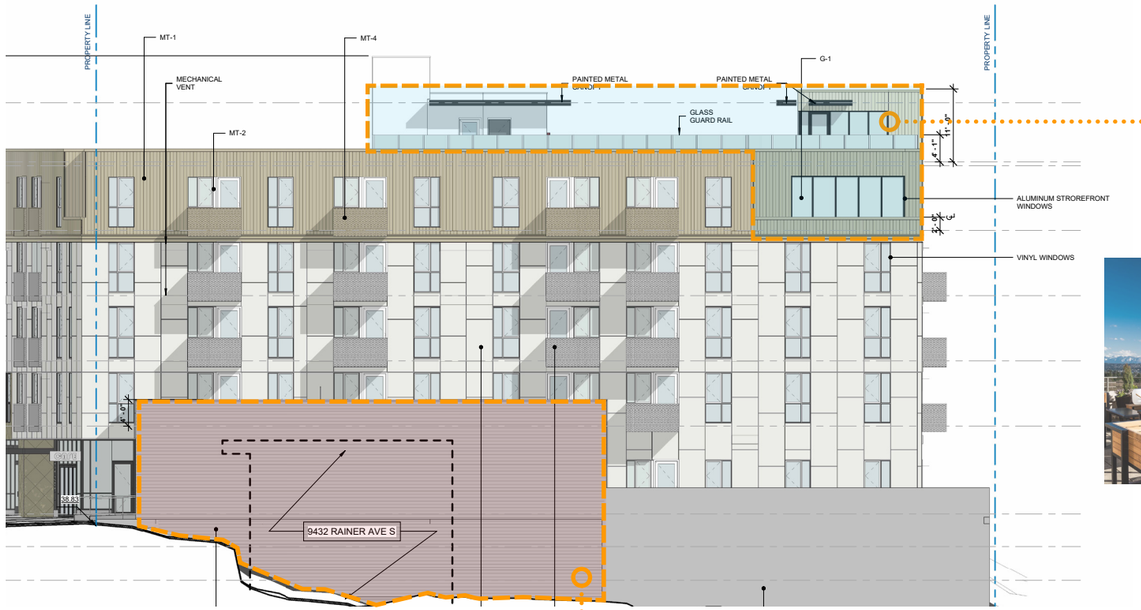
a. This project will be highly visible until the adjacent properties are developed; therefore, design each facade to be attractive and well-proportioned. Provide a strong composition of elements, including fenestrations, material placement, and secondary architectural features like balconies.

RESPONSE: Refer to Section 11.0 for building elevations & Section 12.0 for additional material information.

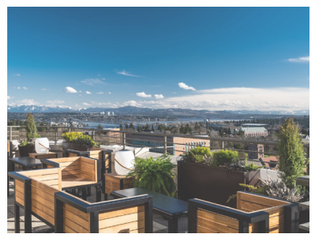
b. Preferred option B is proposed to be built out to the property line in several locations which will result in large blank walls along visible facades. Intentionally design all blank walls, including retaining walls and building service elements, with the use of high-quality materials, texture, reveals, artwork or other means to help break down the scale of blank wall facades.

RESPONSE: The material massing concept consists of painted CMU & board formed concrete at the lower level around storefront and service elements, a central mass intended to be visually recessive, and a featured material at the upper level of textured metal siding. As the most visible from up close, the CMU and concrete areas of the facade provide the best opportunity for adornment, and an artist is being commissioned to consider these walls. As previously discussed, the big move of a material change at the upper level also adds interest to the portions of the building most visible from farther away. The central portion is left relatively simple so as not to compete with these more assertive moves, relying on fenestration and subtle texture through the installation pattern of the fiber-cement panels.

[...]



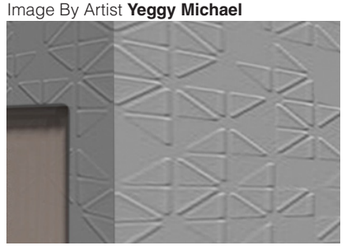
Amenity space and roof terrace at northeast corner, setback from the busy street and oriented to view corridor.





Area of setback with additional windows and projecting balconies to capitalize on views to Lake Washington

Image By Artist **Yeggy Michael**





Area with board-formed concrete with possible relief mural by the artist.



2. Facade Design

[...]

c. The courtyard facades will be visible from the street, units facing it, and the multi- level terraces at the base. Extend the overall architectural design concept for the building into this space.

RESPONSE: Refer to Section 11.0 for building elevations, including courtyard facades, which will extend the material and fenestration concept from the other elevations.

d. Although the street facing facades are paramount, the design of the east facade is critical because of its visibility from farther away. The facade concept and composition must therefore be legible from various distances. Provide diagrams and other graphics to help illustrate how the facade design takes this into consideration.

RESPONSE: The east facade is critical in both it's visibility and opportunity for views out to Lake Washington. At the lower level, the concrete wall enclosing the trash room extends nearly to the property line but will use board-formed texture to add interest. This wall is likely to be eventually obscured by the development of the adjacent site. Beginning on the second level, the building is set back 15.5 feet to ensure it maintains access to light and air if the site to the east is developed. Projecting balconies and landscaped terraces at the roof and above the trash room bring additional depth and texture to the facade and provide locations to experience the building's most appealing view corridor.





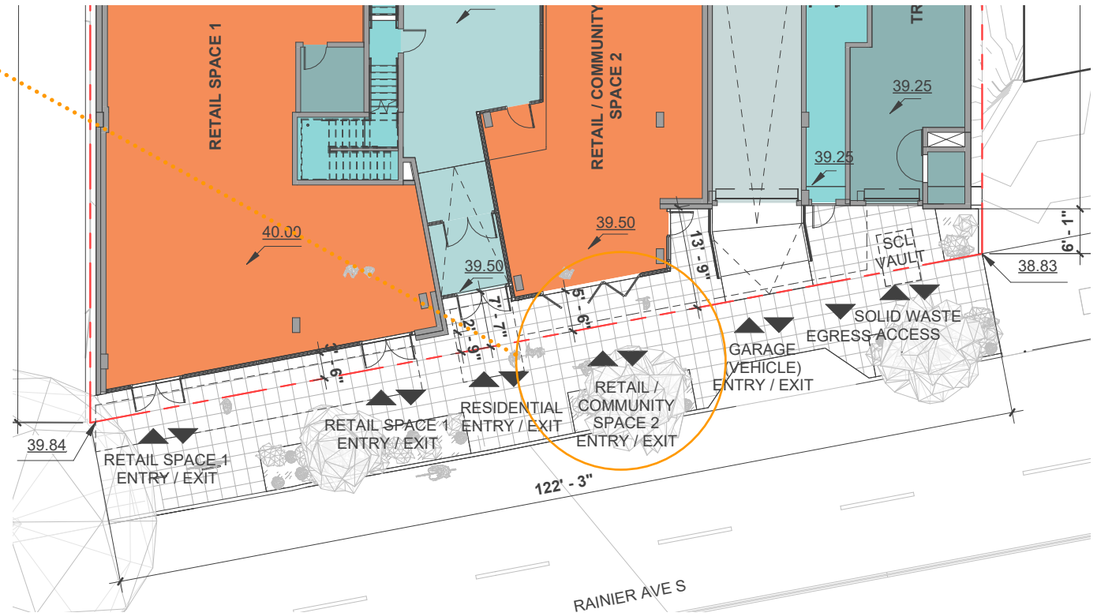
Examples of successful spaces to be learned from for new design:



19th & Mercer
Capitol Hill, Seattle



Melrose Market
Capitol Hill, Seattle



3. Site Planning, Ground Floor and Street Edges:

a. Staff appreciates the intent to provide an exterior terrace at ground level with multiple residential-scaled retail spaces around it [...] Develop this area further in conjunction with the landscape plan to provide a cohesive and layered design.

RESPONSE: This area has been further developed to provide a much more flexible space which can be programmed as both an enclosed space for events, community gatherings, cafe, etc. and also one that opens to the public right of way suggesting a blurred boundary between the inside and outside. This space is also visually and physically be connected to a larger residential lobby which can allow it to extend and be used in more ways. We believe this typology of space is more attuned to the context and will sustain an efficient use.

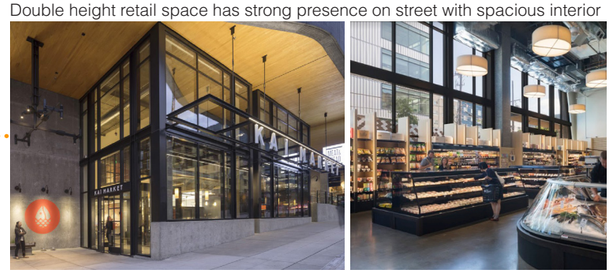
This revision will allow an enhanced safety, clarity and way-finding for the residents, users of the spaces and the general public.

b. The inspiration image provided for the design of the outdoor covered retail and entry terrace shows a space that is quite successful. Staff encourages the applicant to include similar elements

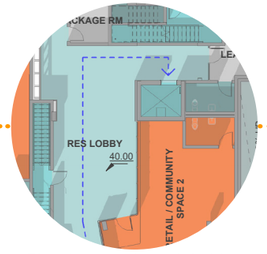
RESPONSE: Please refer to additional successful references to the left on this page that relate to the proposed updates.



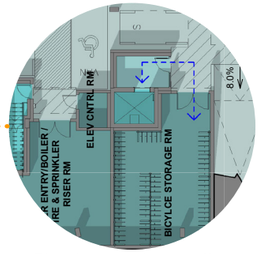
Double height retail space has strong presence on street with spacious interior



Kai Market
South Lake Union, Seattle



Bicycle route through Lobby



Bicycle route down to Garage

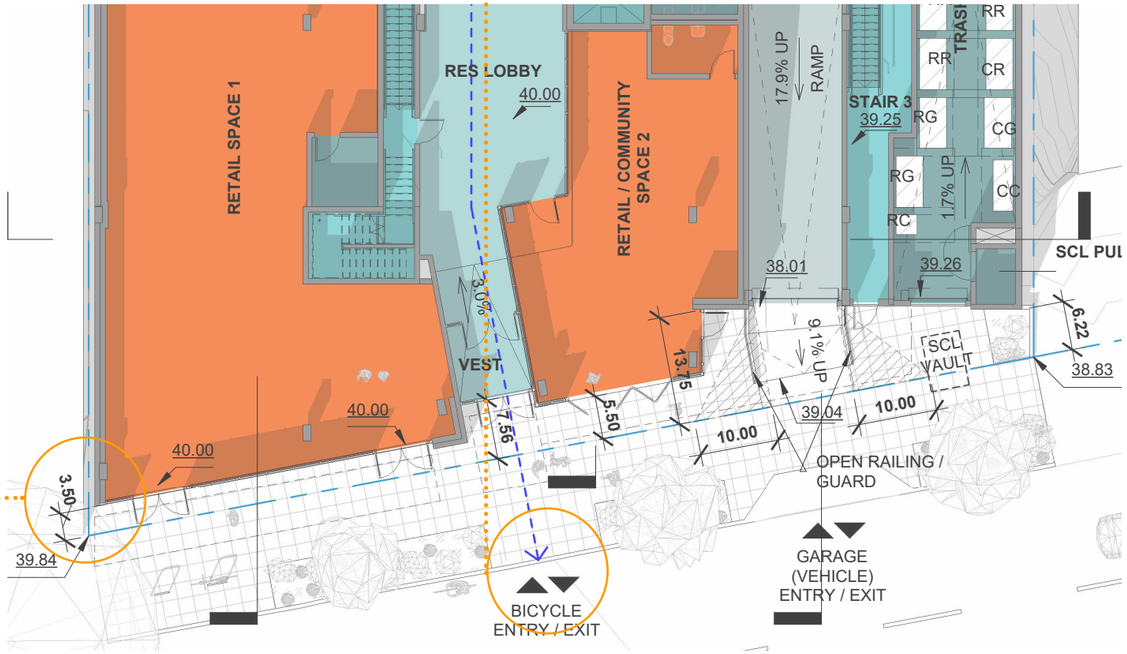


19th & Mercer
Capitol Hill, Seattle



Melrose Market
Capitol Hill, Seattle

Setback provides opportunity for seating / dining



3. Site Planning, Ground Floor and Street Edges:

[...]

c. The entry to retail 1 appears to have a substantial recess beyond the 3' setback from property line. Further develop this entry to allow for potential seating or spill out space to encourage more interaction with the pedestrian realm.

RESPONSE: The setback for this retail is currently 3'-6" this combined with the 8ft wide pedestrian pathway in the ROW will afford great opportunity for pedestrian engagement, dependent on the eventual tenant. Also refer to Landscape Plans.

[...]

g. Staff is excited by the proposed 2-story retail space, its expression at the street, and the interaction with second level residential terrace. Retain this part of the design moving forward.

RESPONSE: Retail Space 1 will be nearly double height at the street, creating a generous experience as well as increasing it's presence as a pedestal for the residential levels.

h. With the residential lobby set back from the street and up a partial level, the design of signage and way-finding is important. Provide signage way-finding information moving forward.

RESPONSE: The design has developed and now the residential entry vestibule is directly off the sidewalk. Signage will still be incorporated to distinguish this entry from the retail and community space entrances.

i. Provide information on how residents access the bike room.

RESPONSE: Bike room access will happen through the residential lobby and down the elevator into the garage.





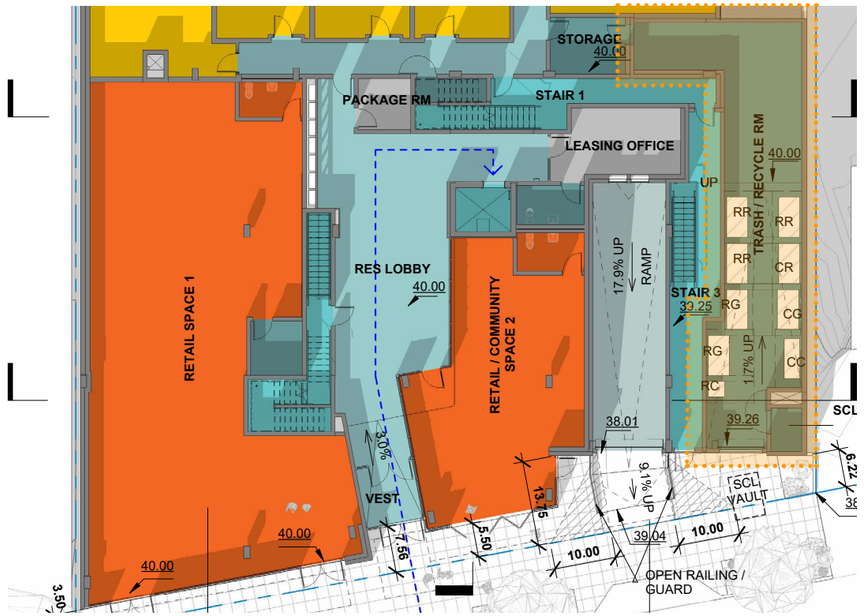
Trash Room Palette:



Dark Fiber Cement Panels



Board Formed Concrete



3. Site Planning, Ground Floor and Street Edges:

[...]

d. A landscape buffer between the accessible ramp and garage access is encouraged to provide separation between pedestrians and vehicles. Develop the plan to increase public safety in this location.

RESPONSE: This area of the design has changed, moving the entry vestibule and operable partition for the community space out to the sidewalk and away from the driveway. There will be a built up curb and landscape elements to separate the driveway from the service entry to the community space.

e. Develop the design of the trash staging area. The enclosure design needs to include architectural elements to help mitigate the potential blank wall conditions along the right-of-way.

RESPONSE: The design now includes a full trash/recycle room with as indicated on the plan. Board formed concrete with commissioned artwork and visually recessive dark fiber-cement planks at the entry will introduce texture while allowing this area to not become a focal area of the facade.

f. Provide a floor plan of the trash staging area confirming that there is ample space for residential and commercial trash staging to fit with building egress requirements as indicated on the first-floor plan.

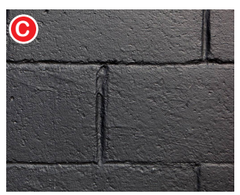
RESPONSE: There will not be any staging area for the trash. The bins will be picked up by SPU drivers from inside the trash collection room which has been designed per SMC requirements and has been approved by SPU reviewer.

[...]

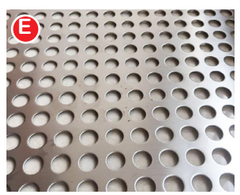




A UPPER LEVEL:
Morin Kingspan Chevron Metal Siding Panels. Champagne, Seamless installation.



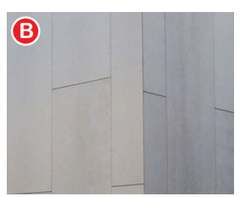
C RETAIL PEDESTAL:
Dark Painted CMU Block with Mural or artwork applied. Horizontal running bond installation.



E RAILINGS & BALCONIES:
Perforated Metal Panels. Color to be determined by location.



G TRASH ROOM ENTRY:
HardiePlank Fiber-cement Siding. Dark Color TBD.



B CENTER MASS:
James Hardie Fiber-cement Panels. White, Verical running bond installation.



D RETAIL PEDESTAL:
Glass & Dark Metal Storefront System.



F WINDOWS:
VPI Endurance Vinyl Windows. Color to be determined by location.



H PARKING PEDESTAL:
Board-formed Concrete with potential artwork or landscape elements

4. Design Concept Development

a. Staff applauds the applicant for including the Architectural Massing Concept – Material Study. The use of a base, middle and top massing concept is appropriate for this changing neighborhood and fitting in with the existing context. Staff looks forward to seeing how the different levels of transparency at the bottom and top counter the monolith that will be the middle.

RESPONSE: The massing & material concept is further expanded and explained in Section 12.0.

b. The inspiration images provided for the treatment of fenestrations and materials appears to be heading in an exciting direction. Staff expects to see the development of the project to include storefronts with large operable portions, high-quality cladding materials both at ground level and the upper volumes, various screening approaches with texture and pattern, playfully composed, deeply set, residential fenestrations, and elegant and light treatment to the top of the building.

RESPONSE: The design seeks to attain as much quality and visual interest as possible within the constraints of the project. Materiality, fenestrations and composition of massing has been carefully considered to achieve this.

c. The inspiration images also imply that the top-level will include roof forms that will take on a different treatment. The applicant should incorporate this idea and per guidance above, look to apply this to the top-level amenity space.

RESPONSE: The material change and additional setbacks that carve into the massing at the top level provide a legible 'crown' that breaks down the overall scale of the building and gives additional aesthetic quality to the top level amenity area.



ROOF TERRACE:
Access is shared for all residents through a shared amenity space at the upper northeast corner.

PRIVATE TERRACES:
Access is limited to residents with adjoining units to the various terraces, similar to balconies.



d. With the various carving of the mass, the connection of outdoor terraces becomes an important condition to consider. Moving forward, make clear what is private and what is common amenity area and how they interact with the street. Include information on railing height and style, screening, or other privacy measures between spaces and a clear landscape approach.

RESPONSE: The design has been clarified to include only the courtyard and roof terraces, which all have controlled access exclusive to residents. The street frontage will still be community-serving amenity focused in it's programming, but access will be limited to operational hours.

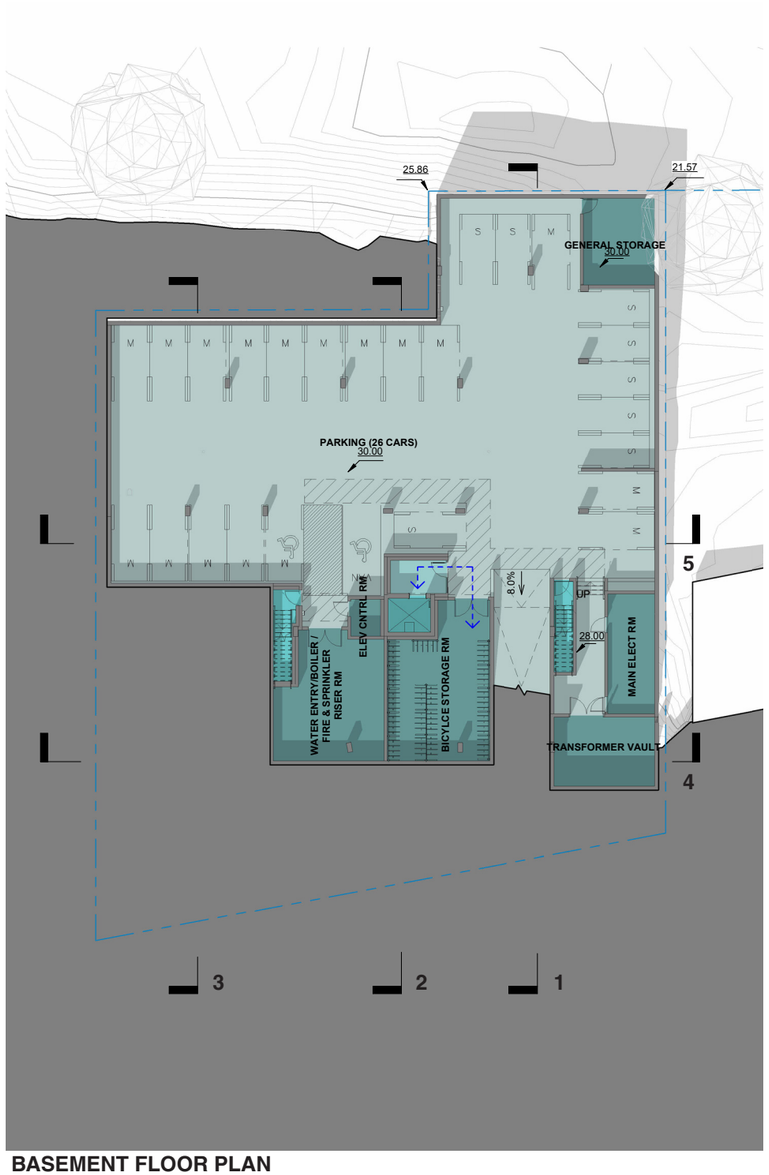
e. Incorporate secondary architectural features, such as balconies, to help mitigate the blank facades on all facades.

RESPONSE: The design of the facades has been developed to include balconies on the east and north facades and metal screens at the south facade and surrounding the west courtyard where projecting balconies would not be feasible.

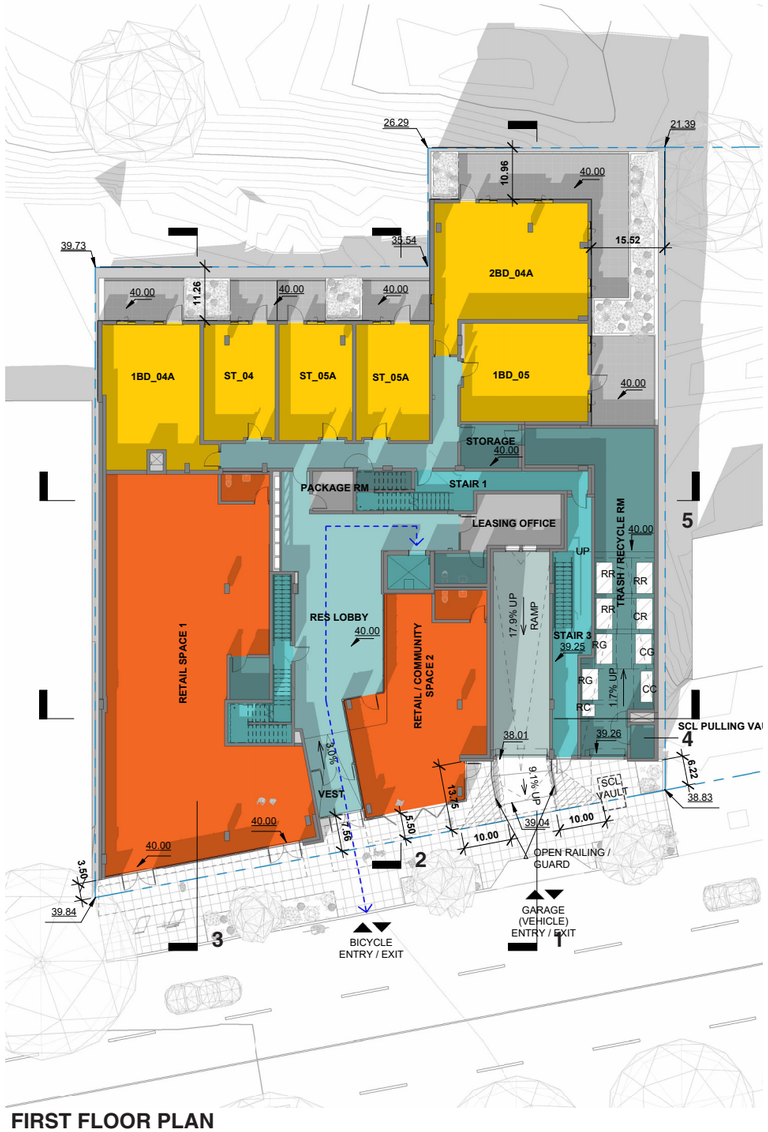
f. Design required mechanical venting so that it appears intentional on all facades and is integrated into the architectural approach. PL2-C.2, DC2-B.1

RESPONSE: Mechanical venting will be integrated with the architecture to reduce it's visibility where possible, and is considered within the materiality and composition where it has to be expressed.

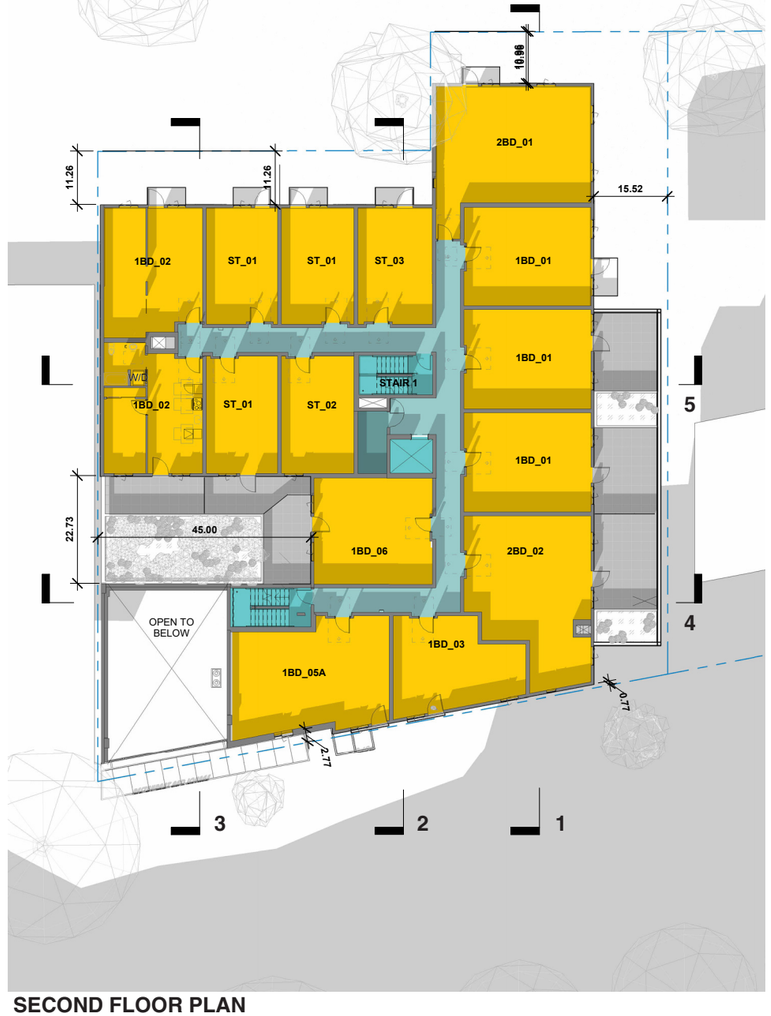
9.1-9.9 FLOOR PLANS



BASEMENT FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN

0 16 32 64ft

Note: Dimensions shown are for reference only.

RESIDENTIAL UNIT | COMMERCIAL | OUTDOOR TERRACE | AMENITY AREA | MECHANICAL ROOM | CIRCULATION VERTICAL | CIRCULATION HORIZONTAL | PARKING

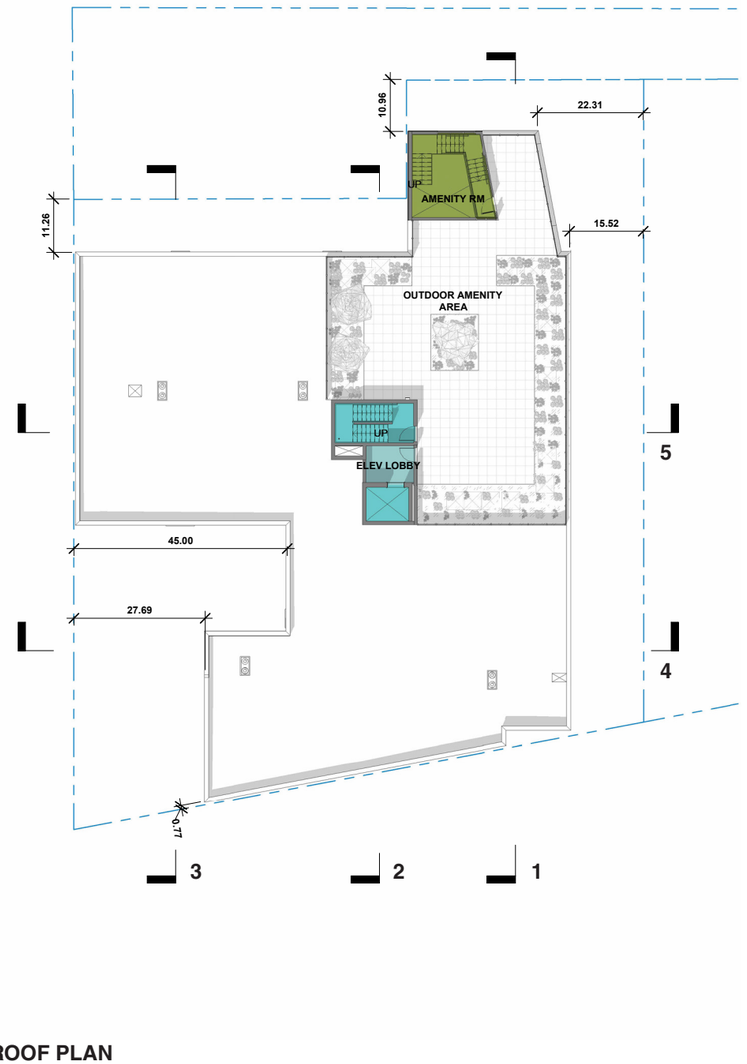
9.1-9.9 FLOOR PLANS



THIRD & FOURTH FLOOR PLAN



FIFTH FLOOR PLAN



ROOF PLAN

0 16 32 64ft

Note: Dimensions shown are for reference only.

RESIDENTIAL UNIT | COMMERCIAL | OUTDOOR TERRACE | AMENITY AREA | MECHANICAL ROOM | CIRCULATION VERTICAL | CIRCULATION HORIZONTAL | PARKING

10.0 LANDSCAPE PLAN & PLANTING PLAN



STREET LEVEL AND PODIUM

0 20 40 N

10.1-10.3 LANDSCAPE PLAN



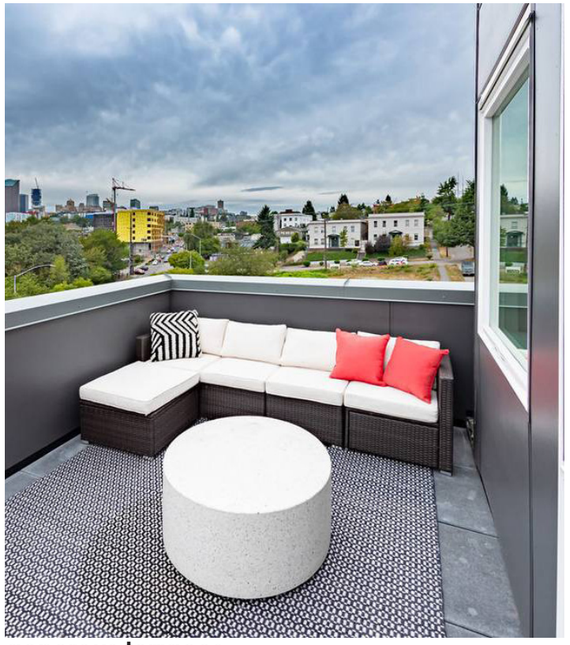
landscape buffer along busy frontage



retail spills over onto sidewalk

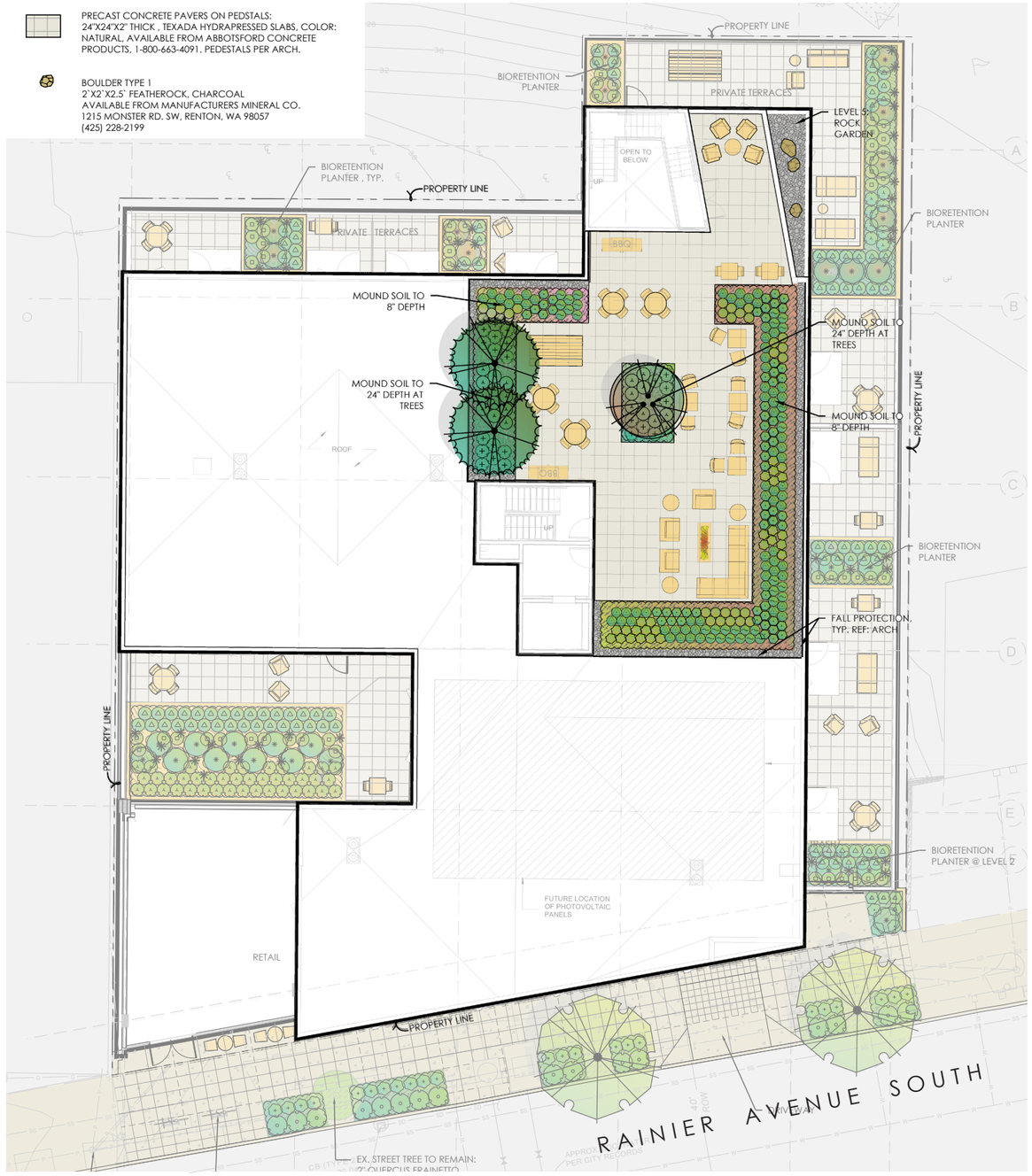


planters frame space



generous terraces

10.0 LANDSCAPE PLAN & PLANTING PLAN



ROOF LEVEL

0 20 40 N

10.1-10.3 LANDSCAPE PLAN



lightweight boulders punctuate corner



landscape wraps terrace



mounded soil at trees



cozy fire spot

Street and Podium Level

SPORTWORKS TOFINO BIKE RACK WITH CANE-DETECTABLE CROSSBAR, CAPACITY: 2 BIKES

PLANT SCHEDULE

STREET TREES	BOTANICAL / COMMON NAME	SIZE	COND
	QUERCUS PHELLOS WILLOW OAK	2.5" CAL.	B&B
SHRUBS, PERENNIALS, GRASSES	**BOTANICAL / COMMON NAME**	**SIZE**	**COND**
	CORNUS SERICEA `CARDINAL` CARDINAL RED-TWIG DOGWOOD	2 GAL.	CONT.
	CORNUS SERICEA `KELSEYI` KELSEYI DOGWOOD	1 GAL.	CONT.
	DISTYLIUM X `PIIDIST-V` TM CINNAMON GIRL DISTYLIUM	1 GAL.	CONTAINER
	ILEX GLABRA `COMPACTA` COMPACT INKBERRY	1 GAL.	CONT.
	IRIS TENAX OREGON IRIS	1 GAL.	CONT.
	JUNCUS EFFUSUS SOFT RUSH	1 GAL.	CONT.
	ROSA X `AMBER` AMBER GROUNDCOVER ROSE	1 GAL.	CONT.
	SPIRAEA X BUMALDA `ANTHONY WATERER` ANTHONY WATERER SPIRAEA	1 GAL.	CONT.

Roof Level

PLANT SCHEDULE

TREES	BOTANICAL NAME	COMMON NAME
	LAGERSTROEMIA INDICA X FAURIEI `MUSKOGEE`	MUSKOGEE CRAPE MYRTLE
	PINUS CONTORTA CONTORTA	SHORE PINE
SHRUBS, PERENNIALS, GRASSES	**BOTANICAL NAME**	**COMMON NAME**
	ACHILLEA X `ISLAND PINK`	ISLAND PINK YARROW
	ACHILLEA X `MOONSHINE`	MOONSHINE YARROW
	BRACHYGLOTTIS GREYI	DAISY BUSH
	HELIANTHEMUM NUMMULARIUM `WISLEY PINK`	WISLEY PINK SUNROSE
	NASSELLA TENUISSIMA	MEXICAN FEATHERGRASS
	SEDUM X `AUTUMN JOY`	AUTUMN JOY SEDUM
	SPOROBOLUS HETEROLEPIS	PRAIRIE DROPSEED
GROUND COVERS	**BOTANICAL NAME**	**COMMON NAME**
	OPHIOPOGON PLANISCAPUS `NIGRESCENS`	BLACK MONDO GRASS
	SEDUM X	SEDUM TILE `COLORMAX`

PLANTS

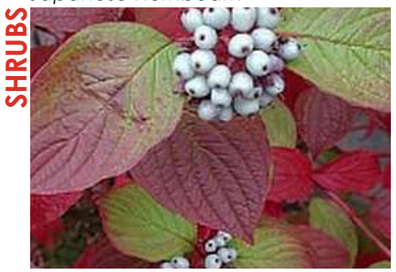
Street and Podium Level

TREES



Carpinus japonica
Japanese Hornbeam

SHRUBS



Cornus kelseyii
Kelsey Redtwig Dogwood



Ilex glabra 'Shamrock'
'Shamrock' Inkberry



Spiraea x bumalda
Spirea



Iris tenax
Oregon Iris

GROUNDCOVERS



Fragraria chiloensis
Coastal Strawberry



Liriope spicata
Creeping Lilyturf

Roof Level



Lagerstroemia 'Muscogee'
Muscogee Crape Myrtle



Pinus contorta 'Contorta'
Shore Pine



Brachyglottis greyii
Daisy Bush



Achillea 'Moonshine'
'Moonshine' Yarrow



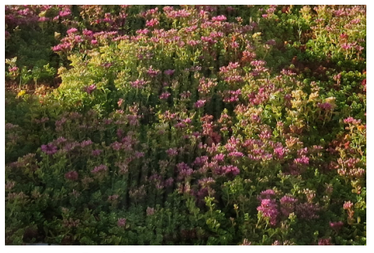
Sedum 'Autumn Joy'
'Autumn Joy' Sedum



Sporobolus heterolepis
Prairie Dropseed



Ophiopogon P. 'Nigrescens'
Black Mondo Grass



Sedum Roof



EXTERIOR MATERIALS LEGEND

EXTERIOR MATERIALS & FINISHES		EXTERIOR MATERIALS & FINISHES	
CMU-2	PAINTED CONCRETE MASONRY UNIT	FC-1	FIBERCEMENT SIDING - WHITE
MT-1	CORRUGATED METAL - CHAMPAGNE	FC-2	FIBERCEMENT PLANK - DARK GREY
MT-2	BREAK-METAL PANEL - WHITE	G-1	WINDOW GLAZING
MT-3	BREAK-METAL PANEL - BLACK	CIP-1	CAST-IN-PLACE BOARD-FORMED CONCRETE
MT-4	PERFORATED METAL SCREEN - CHAMPAGNE	CIP-2	CAST-IN-PLACE CONCRETE
MT-5	PERFORATED METAL SCREEN - WHITE	CMU-1	CONCRETE MASONRY UNIT WALL W/ PAINTED GRAPHICS / PUBLIC ART

0 8 16 32ft

SOUTH ELEVATION



EAST ELEVATION

EXTERIOR MATER

EXTERIOR MATERIALS & FINISHES		EXTERIOR MATERIALS & FINISHES	
CMU-2	PAINTED CONCRETE MASONRY UNIT	FC-1	FIBERCEMENT SIDING - WHITE
MT-1	CORRUGATED METAL - CHAMPAGNE	FC-2	FIBERCEMENT PLANK - DARK GREY
MT-2	BREAK-METAL PANEL - WHITE	G-1	WINDOW GLAZING
MT-3	BREAK-METAL PANEL - BLACK	CIP-1	CAST-IN-PLACE BOARD-FORMED CONCRETE
MT-4	PERFORATED METAL SCREEN - CHAMPAGNE	CIP-2	CAST-IN-PLACE CONCRETE
MT-5	PERFORATED METAL SCREEN - WHITE	CMU-1	CONCRETE MASONRY UNIT WALL W/ PAINTED GRAPHICS / PUBLIC ART

0 8 16 32ft



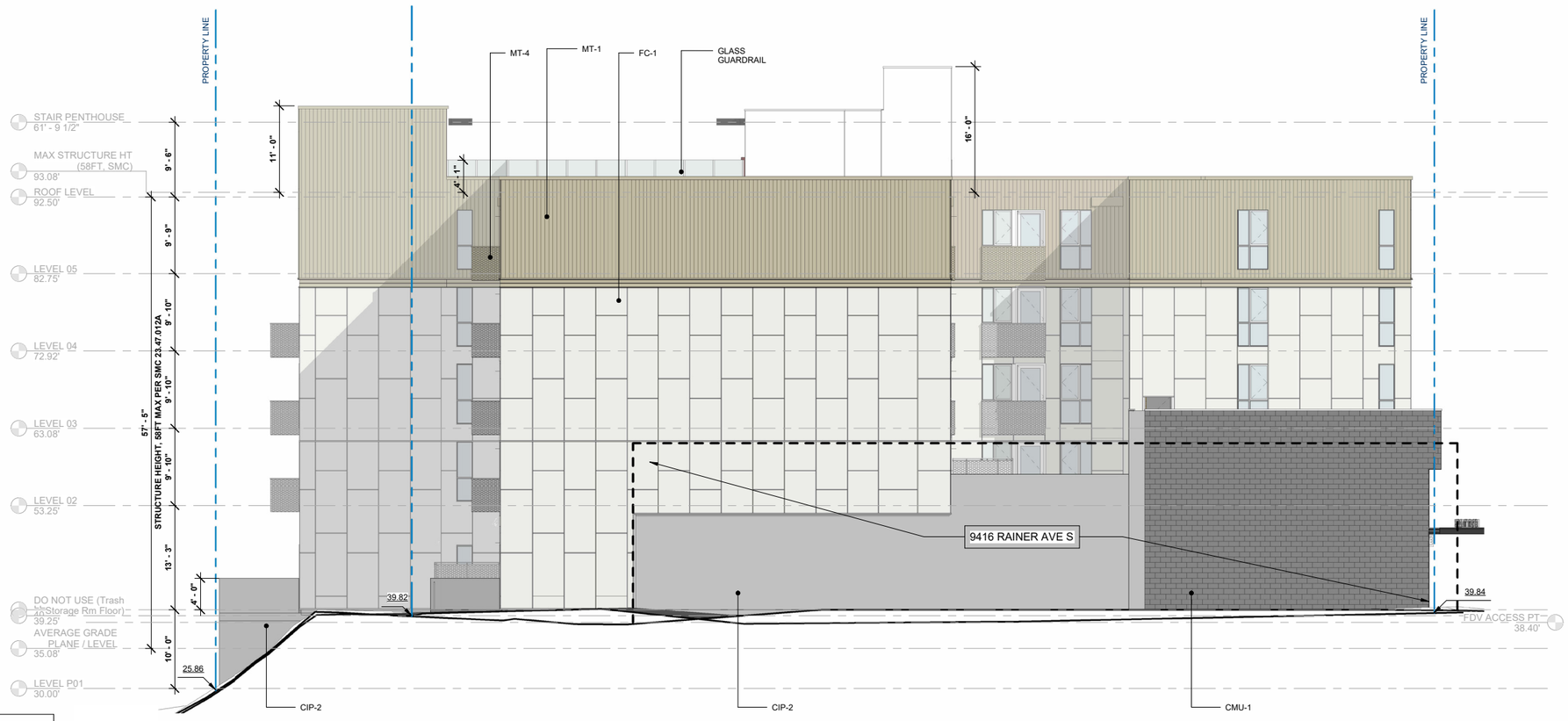
NORTH ELEVATION

EXTERIOR MATERIALS LEGE

EXTERIOR MATERIALS & FINISHES

CMU-2	PAINTED CONCRETE MASONRY UNIT	FC-1	FIBERCEMENT SIDING - WHITE
MT-1	CORRUGATED METAL - CHAMPAGNE	FC-2	FIBERCEMENT PLANK - DARK GREY
MT-2	BREAK-METAL PANEL - WHITE	G-1	WINDOW GLAZING
MT-3	BREAK-METAL PANEL - BLACK	CIP-1	CAST-IN-PLACE BOARD-FORMED CONCRETE
MT-4	PERFORATED METAL SCREEN - CHAMPAGNE	CIP-2	CAST-IN-PLACE CONCRETE
MT-5	PERFORATED METAL SCREEN - WHITE	CMU-1	CONCRETE MASONRY UNIT WALL W/ PAINTED GRAPHICS / PUBLIC ART

0 8 16 32ft

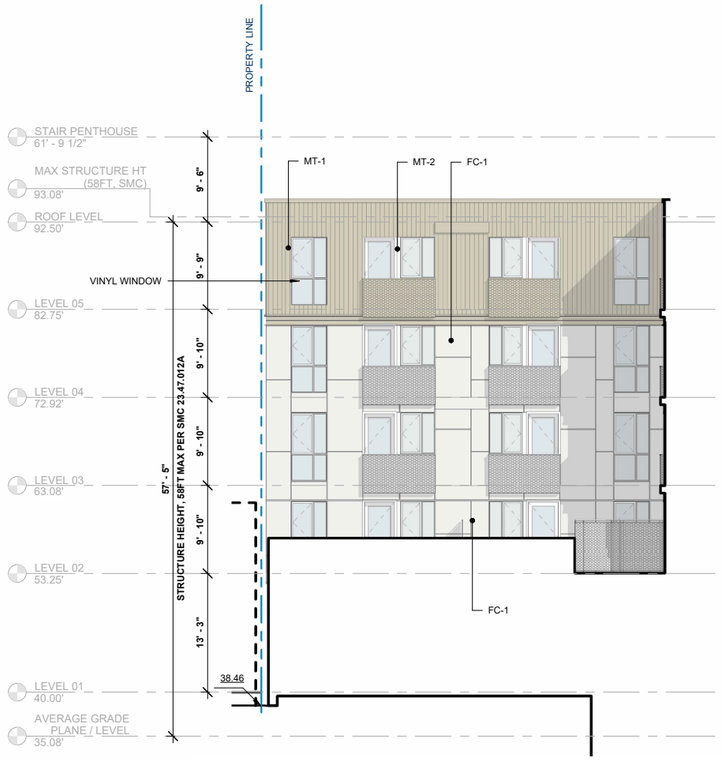


WEST ELEVATION

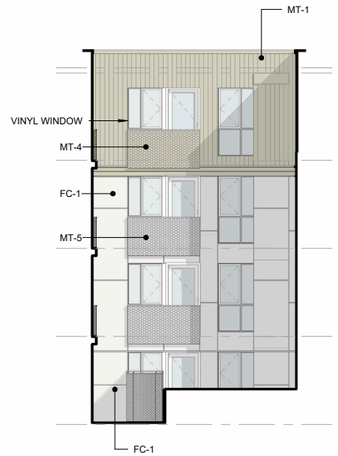
EXTERIOR MATERIALS LEGEND

EXTERIOR MATERIALS & FINISHES		EXTERIOR MATERIALS & FINISHES	
CMU-2	PAINTED CONCRETE MASONRY UNIT	FC-1	FIBERCEMENT SIDING - WHITE
MT-1	CORRUGATED METAL - CHAMPAGNE	FC-2	FIBERCEMENT PLANK - DARK GREY
MT-2	BREAK-METAL PANEL - WHITE	G-1	WINDOW GLAZING
MT-3	BREAK-METAL PANEL - BLACK	CIP-1	CAST-IN-PLACE BOARD-FORMED CONCRETE
MT-4	PERFORATED METAL SCREEN - CHAMPAGNE	CIP-2	CAST-IN-PLACE CONCRETE
MT-5	PERFORATED METAL SCREEN - WHITE	CMU-1	CONCRETE MASONRY UNIT WALL W/ PAINTED GRAPHICS / PUBLIC ART

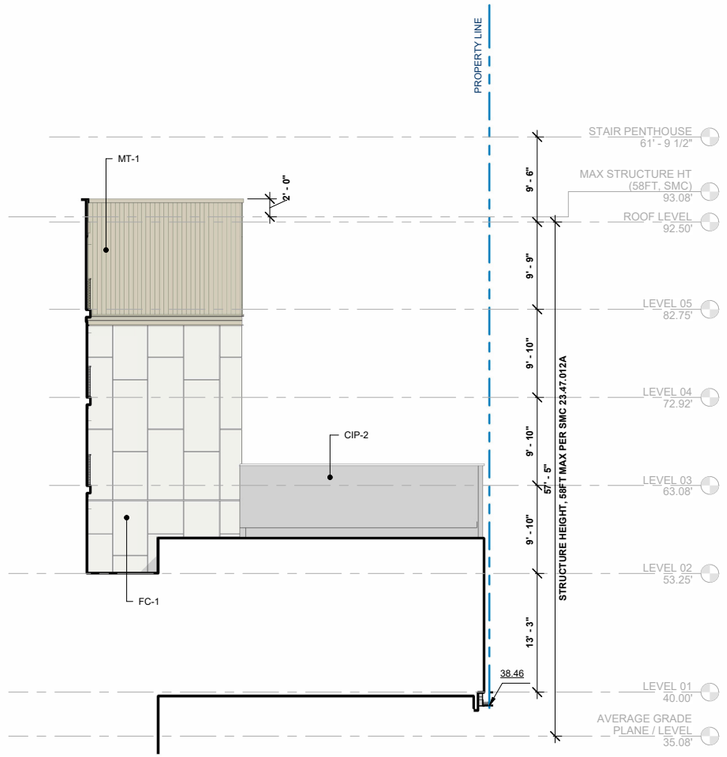
0 8 16 32ft



WEST BAY - SOUTH ELEVATION



WEST BAY - WEST ELEVATION



WEST BAY - NORTH ELEVATION

EXTERIOR MATERIALS LEGEND

EXTERIOR MATERIALS & FINISHES		EXTERIOR MATERIALS & FINISHES	
CMU-2	PAINTED CONCRETE MASONRY UNIT	FC-1	FIBERCEMENT SIDING - WHITE
MT-1	CORRUGATED METAL - CHAMPAGNE	FC-2	FIBERCEMENT PLANK - DARK GREY
MT-2	BREAK-METAL PANEL - WHITE	G-1	WINDOW GLAZING
MT-3	BREAK-METAL PANEL - BLACK	CIP-1	CAST-IN-PLACE BOARD-FORMED CONCRETE
MT-4	PERFORATED METAL SCREEN - CHAMPAGNE	CIP-2	CAST-IN-PLACE CONCRETE
MT-5	PERFORATED METAL SCREEN - WHITE	CMU-1	CONCRETE MASONRY UNIT WALL W/ PAINTED GRAPHICS / PUBLIC ART

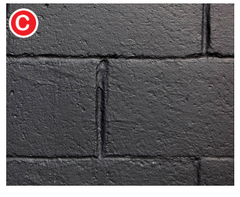
0 8 16 32ft

12.1 BUILDING MATERIAL PALETTE

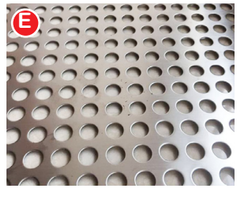




UPPER LEVEL:
Morin Kingspan Chevron Metal Siding Panels. Champagne, Seamless installation



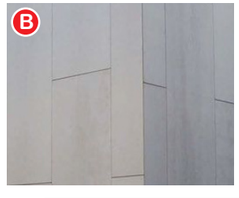
RETAIL PEDESTAL:
Dark Painted CMU Block with Mural or artwork applied. Horizontal running bond installation.



RAILINGS & BALCONIES:
Perforated Metal Panels. Color to match metal siding



TRASH ROOM ENTRY:
HardiePlank Fiber-cement Siding. Dark Color TBD.



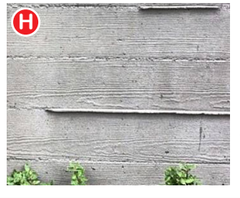
CENTER MASS:
James Hardie Fiber-cement Panels. White, Verical running bond installation.



RETAIL PEDESTAL:
Glass & Dark Metal Storefront System.



WINDOWS:
VPI Endurance Vinyl Windows. White.

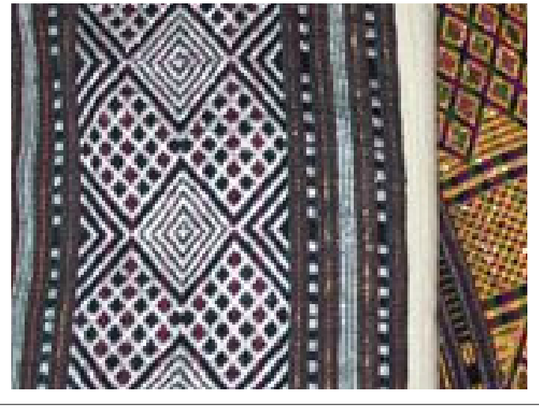


PARKING PEDESTAL:
Board-formed Concrete with potential artwork or landscape elements

12.1 BUILDING MATERIAL PALETTE









PEDESTAL CONCEPT:

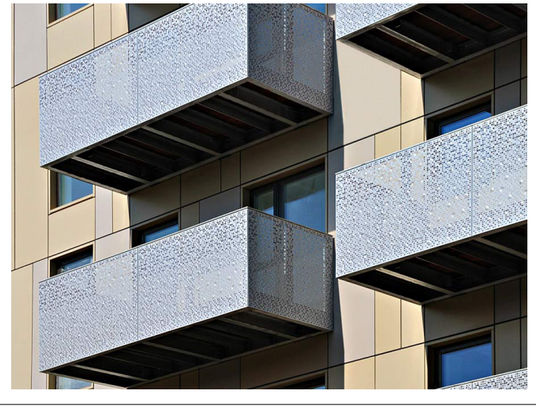
At the west, the solid portion of the pedestal is painted with a super-graphic pattern that could be a motif used in other areas of the design. The team will collaborate with artist **Yeggy Michael** to develop an artwork using paint and fabricated elements over the painted CMU. The artwork will be inspired by traditional weaving patterns and story-telling from East African traditions. Current renderings show the extent of the area where the art work will be applied and not the actual

At the east, board-formed concrete adds rich texture and horizonality to the enclosure for the trash room and parking entry. Mural artwork by the same artist will be incorporated from the west portion may carry over to add interest and tie the base together.

12.1 BUILDING MATERIAL PALETTE









CENTER MASS CONCEPT:

The central mass of the building is kept relatively simple to allow the interesting materials at the base and crown to be highlighted. Fiber-cement panels are installed in a vertical running bond pattern to give subtle texture and motion to the facades.

Additional texture is provided through perforated metal screens and projecting balconies on the East and North facades. Vinyl window frames and mechanical venting elements are color matched to the facade to reinforce it's inauspicious, monolithic nature.

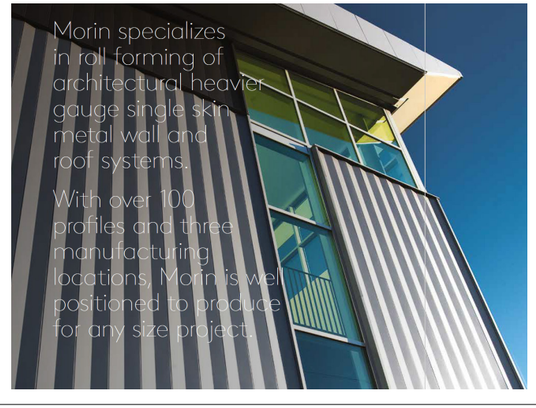
12.1 BUILDING MATERIAL PALETTE

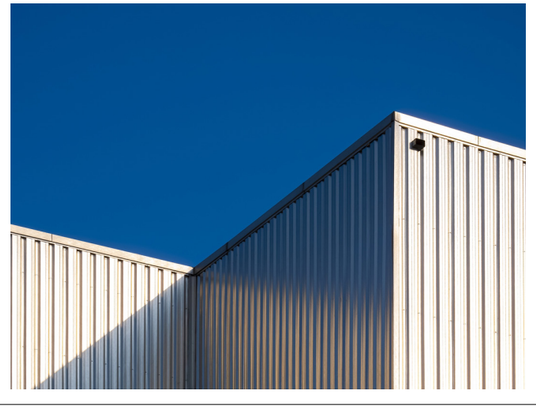


UPPER LEVEL & ROOF CONCEPT:

The top level of the building will feature seamless metal siding with a deep chevron texture and warm golden champagne color. This material provides a distinct and dignified ‘crown’ for the building on the portion of the building most visible from a distance. The color, reflectivity and texture of the material makes it highly variable with different lighting conditions and times of day, adding interesting and eye-catching moments while still maintaining a seamless, cohesive material appearance









SW Corner



SE Corner

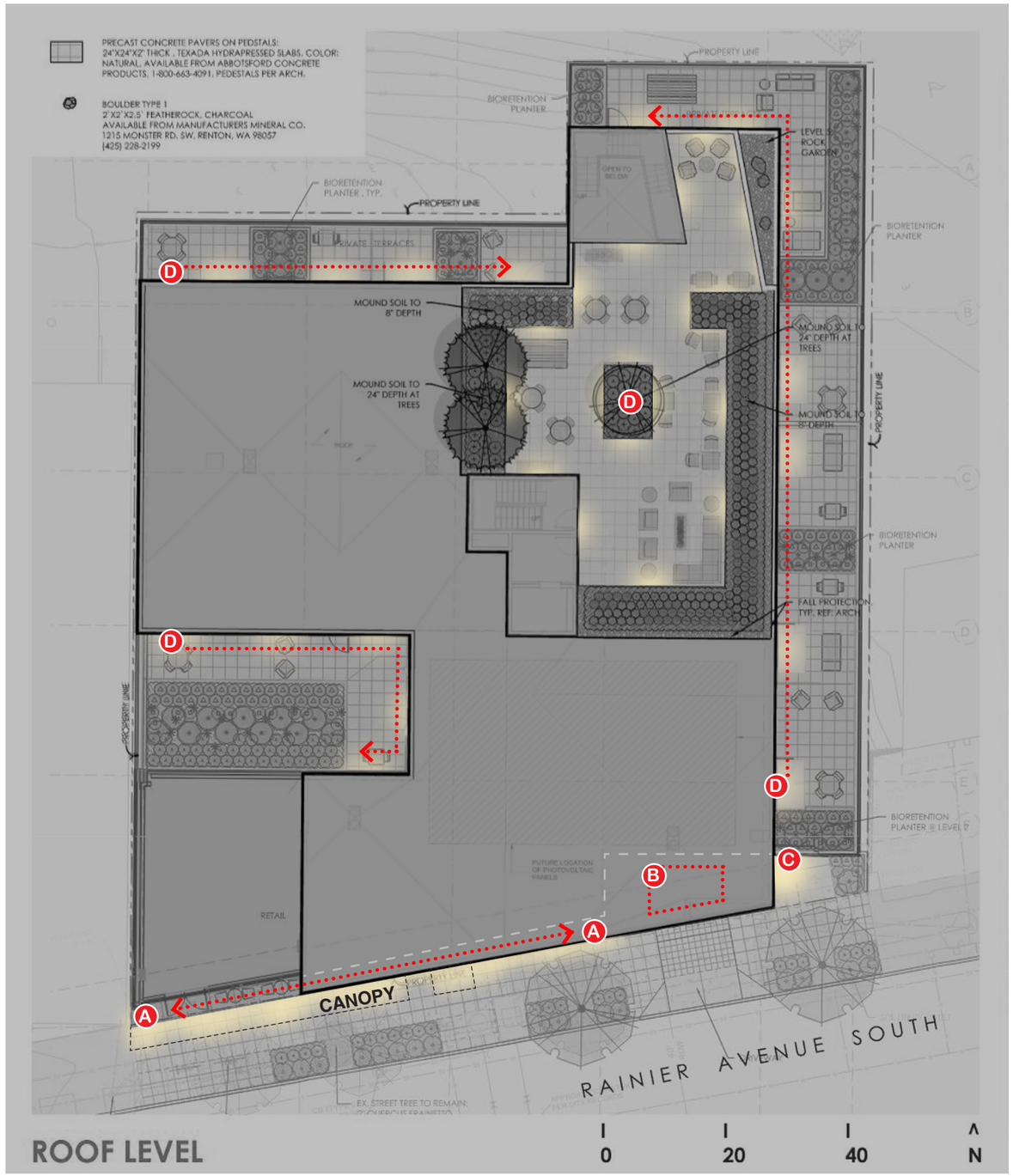


East Facade from Street



NE Corner

14.0 EXTERIOR LIGHTING PLAN





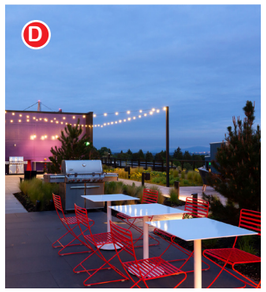
LED down-lights, equally spaced to be fixed to underside of canopy along sidewalk and at retail and apartment entrances. Additional illumination onto sidewalk will occur from light leak through storefront.



Recessed can lights in the soffit overhanging the driveway entry for the underground parking.



Integrated sconce lighting at doors to trash room & stair egress at southeast of building.



Lighting at private terraces and roof deck to be determined in coordination with landscape design.



East Union
Central District, Seattle

15.0 SIGNAGE CONCEPT PLAN



APPROACH TO SIGNAGE:

Signage elements will be used to provide distinction and consistency when experienced by a pedestrian on the street and for a viewer at a distance. These will help reinforce and distinguish the Residential Entry, the more defined Retail 1 / commercial establishment and Retail 2 which is flexible, playful and almost an extension the residential lobby.



Retail 1: Sign above canopy & blade at entrance



Lobby: Address on canopy & back-lit sign at entrance



Retail 2: Interior illuminated sign & blade at entrance







N-S SECTION 1

0 8 16 32ft

Note: Dimensions shown are for reference only.

RESIDENTIAL UNIT | COMMERCIAL | OUTDOOR TERRACE | AMENITY AREA | MECHANICAL ROOM | CIRCULATION VERTICAL | CIRCULATION HORIZONTAL | PARKING



N-S SECTION 2

0 8 16 32ft

Note: Dimensions shown are for reference only.

RESIDENTIAL UNIT | COMMERCIAL | OUTDOOR TERRACE | AMENITY AREA | MECHANICAL ROOM | CIRCULATION VERTICAL | CIRCULATION HORIZONTAL | PARKING

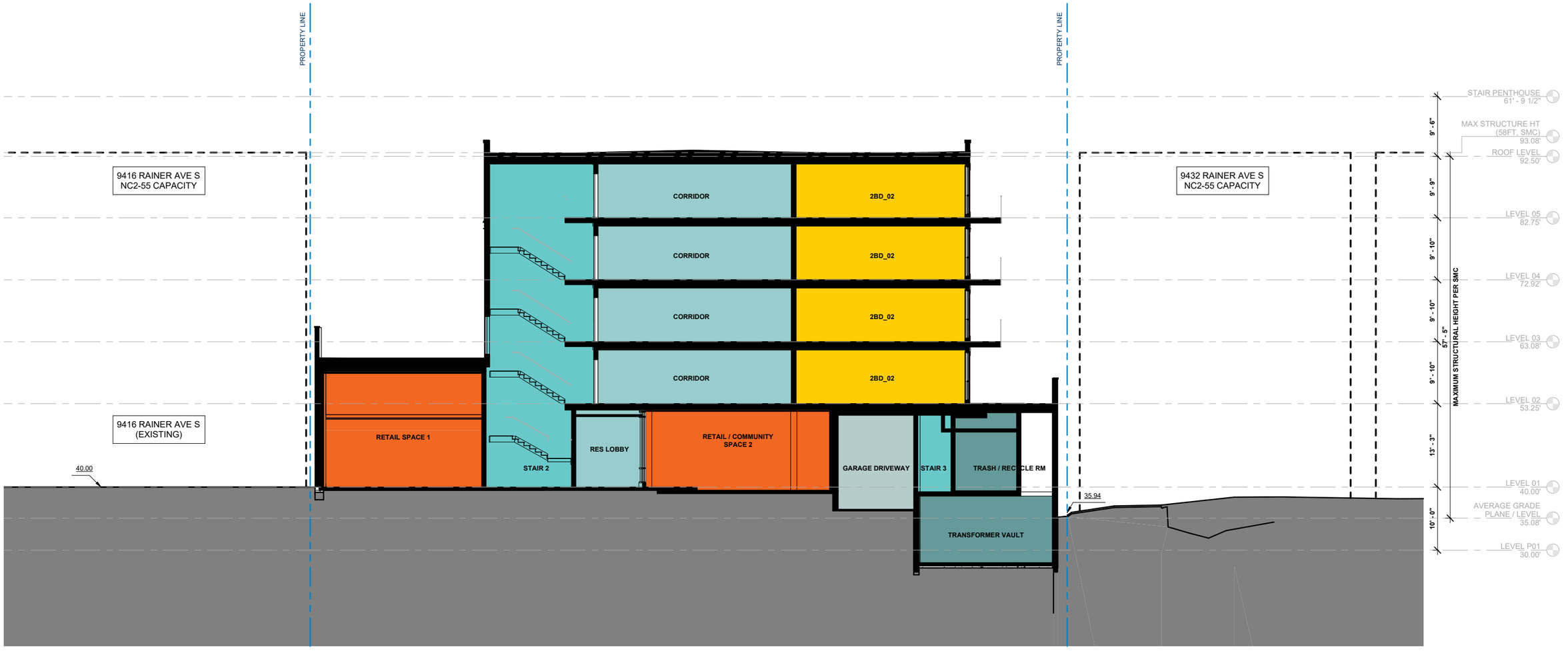


N-S SECTION 3

0 8 16 32ft

Note: Dimensions shown are for reference only.

RESIDENTIAL UNIT | COMMERCIAL | OUTDOOR TERRACE | AMENITY AREA | MECHANICAL ROOM | CIRCULATION VERTICAL | CIRCULATION HORIZONTAL | PARKING



E-W SECTION 1

0 8 16 32ft

Note: Dimensions shown are for reference only.

RESIDENTIAL UNIT | COMMERCIAL | OUTDOOR TERRACE | AMENITY AREA | MECHANICAL ROOM | CIRCULATION VERTICAL | CIRCULATION HORIZONTAL | PARKING



E-W SECTION 2

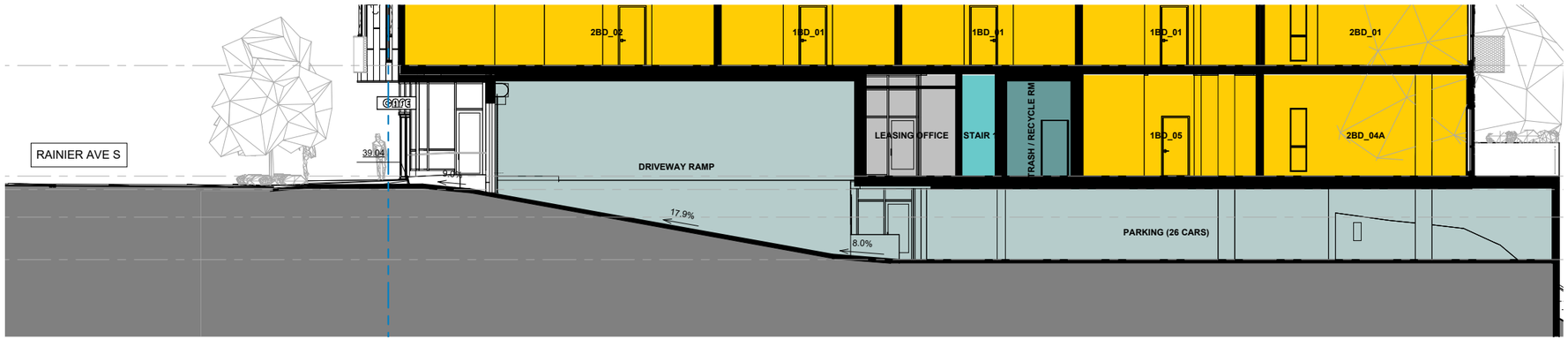
0 8 16 32ft

Note: Dimensions shown are for reference only.

RESIDENTIAL UNIT | COMMERCIAL | OUTDOOR TERRACE | AMENITY AREA | MECHANICAL ROOM | CIRCULATION VERTICAL | CIRCULATION HORIZONTAL | PARKING

Zoning Departure Summary

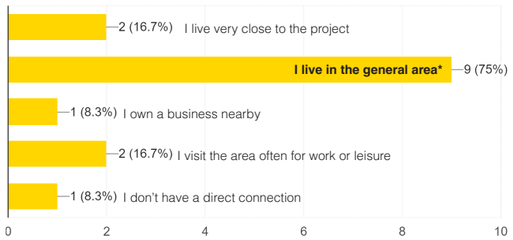
Code Section	Subject	Code Requirement	PROPOSED DESIGN DEPARTURE
23.47A	**Commercial (NC2)**		
23.54.030.D.3	Driveway - Slope	No portion of a driveway, shall exceed a slope of 15 percent,	A maximum slope of 18% proposed. By having a ramp steeper than the maximum allowed for a shorter run, we were able to make the parking garage more efficient and completely underground along Rainier Avenue side. As opposed to our previous iterations, this has allowed us to lower the elevation of Level 01, thus providing an improved pedestrian experience, improved connectivity of the various programs at the ground level and without compromising the capacity of the garage.



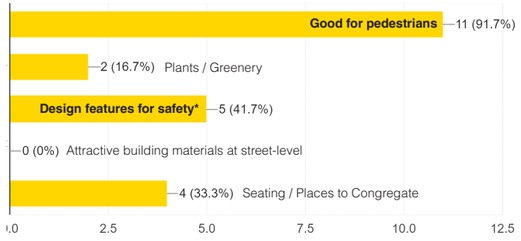
18.1 SUMMARY OF PUBLIC OUTREACH

The following is a summary of the responses we received from the community using an Online Survey. The survey was translated in 3 languages including English, Amharic & Somali. A total of 12 responses in English and 1 in Amharic were received.

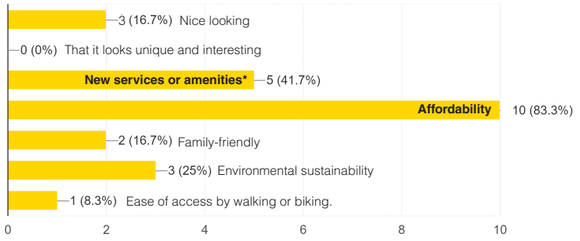
What is your connection to this development project?



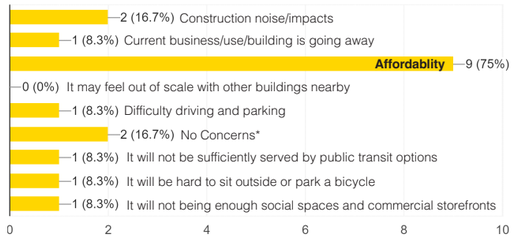
Which are the most important for designing the public areas?



What is most important to you about a new building on this property?



What concerns do you have about the project?



* One more additional response was received than what is indicate.

What types of businesses would you like to see?



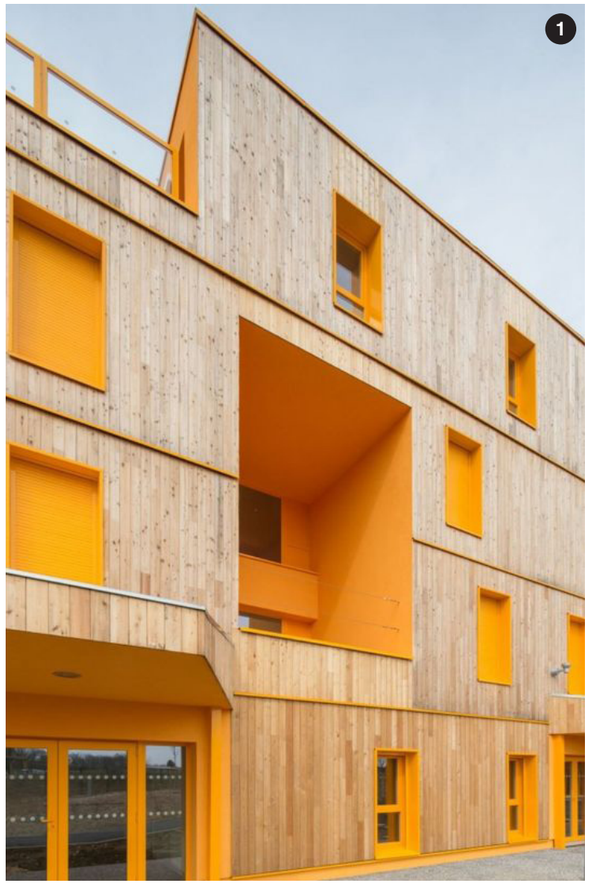
The following additional comments and suggestion were collected:

- Parking and affordability is a concern in our neighborhood.
- It is located in a historically Black/POC area that is experiencing displacement as a result of gentrification. New development projects should not contribute to the displacement.
- Modern commercial space for restaurants, etc is key to developing this area
- Rainier is a very busy, hard to cross street with speeding traffic. Anything your project can do to slow traffic to legal speeds and make outside gathering safe and pleasant will be appreciated!
- 300 senior homes and childcare are coming next door. Check the Neighborhood Plan Update (http://www.rbcoalition.org/downloads/download-library/download-info/rainier-beach-neighborhood-plan-update/). Support the neighborhood vision.
- It great that a project like this is planned in a neighborhood that has long been unappreciated (translated from Amharic)

The following suggestions regarding what would make the building successful were made:

- Community and court area for families to hang out
- Street trees, bike parking
- Spaces for community events that will allow better partnership with organizations that are connected with/advocate for the needs of current neighborhood residents.
- The project is on the 7 and about 1 mile from the Rainier Beach light-rail station. Looking forward, the success of this building depends on integration into a neighborhood that prioritizes transit users
- The neighborhood is filled with single family homes. These should be somewhat large apartments (not micropods)
- Beautiful inside and outside, with public community gathering spaces.
- I believe it needs to incorporate changes to Rainier Avenue. To be successful, new development on Rainier needs to slow down traffic and provide more room for pedestrians. It is currently not a convenient or pleasant piece of street to walk down
- A good management and relationship with neighbors will make the project successful (translated from Amharic)

18.2 DESIGN GUIDELINES: PRECEDENT IMAGES













1 4 5 A relationship between monolithic masses and subtracted voids that highlight special use or programs. These can be used to create / express more intimate areas. It can also be used to suggest a sense of depth and layering which in turn helps to make the mass less imposing.

2 5 A different materiality / modulation at the upper portion of the mass can help emphasize the effect of stacking and layering of volumes but it can also help organize the perceived mass.

3 6 Different levels of transparency will be explored at the ground level to create a richer experience at the pedestrian level. The main retail spaces can be designed to be completely transparent while other transitional spaces such as the entrance of the building, a terrace, secondary retail space, etc. can have some level of screening which will suggest the transition from public to private and a level of intimacy.

18.3 DESIGN GUIDELINES: CULTURAL REFERENCES

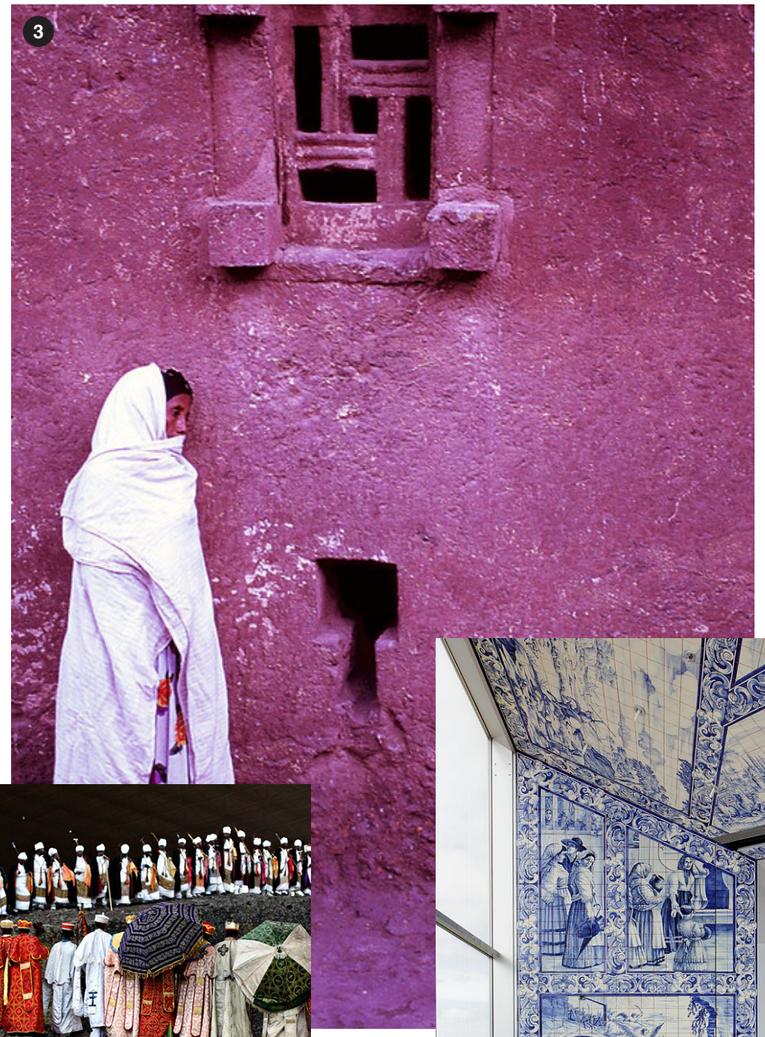




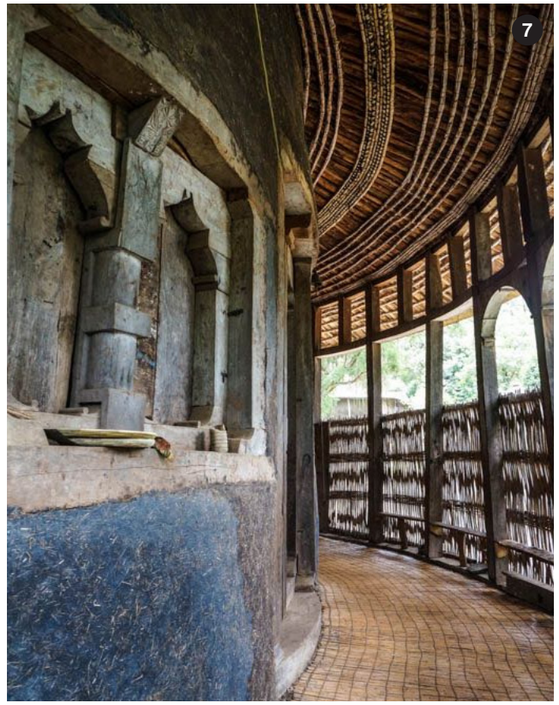
1 2 Some examples of patterns in Ethiopian traditional textile and weaving.

5 6 An example of story-telling applied directly on building elements.

3 4 The building as a safe place and a setting / background for cultural programing.















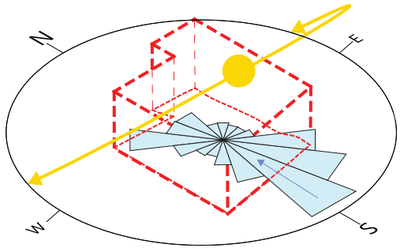
7 8 9 Examples of transitional spaces between public and private and screening used to create a spatial definition.

CS1 Natural Systems and Site Features

B. Sunlight and Natural Ventilation

- The lot is positioned in a way that the building's most prominent facades are towards the south and north. The project aims to enable as many units as possible to receive ample sunlight. The prevailing wind is mainly from the south, as a result it is suggested to locate private outdoor areas facing northeast or southwest. The preferred option will make use of this favorable condition by setting the building mass back from the property-line along the east and north to provide convenient private outdoor areas for the residents.

- Street trees along Rainier Avenue and suspended building features will provide solar shading as much as possible during summer.



C. Topography

1. Land Form
- The topography of the site is a result of a previous site grading activity which has resulted in the steep slope ECA condition. The project has been granted a relief to build on the steep slope.
- The parking garage and the access will be coordinated to work with the existing topography with reduced alteration required.

D. Plants and Habitat

1. On-Site Features
- 19 existing trees at the site were discovered and analyzed and no exceptional tree or groves were identified by a arborist. As such, retention of the trees was not recommended. Due to size of the project site and the limitation in the size of development our preferred option will remove these trees that are at the site. The location of the trees on a steep slope will make it difficult to maintain and incorporate as part of the design of the project.
- The view and reference to Lake Washington is of very important value to the success of the project as well.
- Street trees, green roof and other vegetation will be incorporated into the landscape design of the project.

CS2 Urban Pattern and Form

B. Adjacent Sites, Streets, and Open Spaces

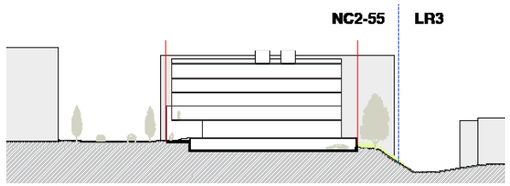
1. Site Characteristics
- The massing of the project will try to highlight the movement the movement experienced on the busy Rainier Avenue S. Also refer to **DC2 Architectural Concept, A. Massing.**

C. Relationship to Block

2. Mid-Block Sites
- The building is aiming to align the overall building height and ground level with the neighboring buildings. This will allow the building the become unified with the overall feel of the context. Also refer to **DC2 Architectural Concept, C. Secondary Architectural Features.**

D. Height, Bulk, and Scale

3. Zoning Transitions
- The bulk of the building mass of the proposed building is setback from property lines where it abuts smaller existing structures or low-rise zones. Also refer to **DC2 Architectural Concept, C. Secondary Architectural Features**



CS3 Architectural Context and Character

A. Emphasizing Positive Neighborhood Attributes

4. Evolving Neighborhoods
- It can be said that the area around the project lacks a well defined character both spatially and in materiality. A new development of similar nature is currently underway to the west of the project site. The project will take cues of datum lines and basic relationships building base and upper mass from the neighboring development. This will help to create a more diverse experience of scale at the pedestrian level. This will also help to establish a continuity between the new developments and existing single-story structures around the area.



DC1 Project Uses and Activities

A. Arrangement of Interior Uses

1. Visibility
- Retail spaces have been located in convenient and prominent locations on the ground floor. The preferred option also offers different layers of visibility for the two retail spaces provided which will allow more variety and a sense of hierarchy.

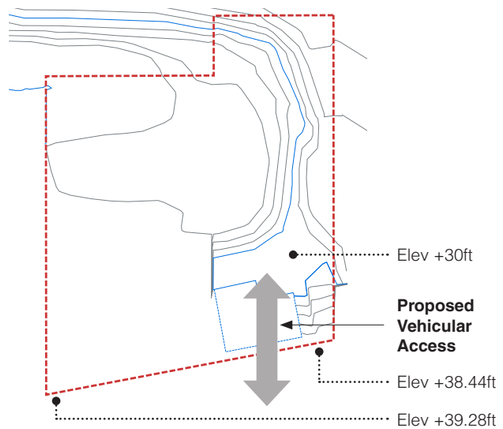
2. Gathering Places
- The sequence of spaces at the ground floor between the pedestrian walkway and the entrance into the residential part of the project will be developed so that it can accommodate gathering spaces. Some areas may be designed to have more sense of privacy and may be developed in relation to the retail uses proposed.

3. Flexibility
- The preferred option with the setback entry allows for creating a transitional space between the public and private zones. The small retail space will accommodate public or private programs as required.
- The large retail space with multiple levels and high ceiling will allow for a flexible programing of the space.

4. Views and Connection
- The project plans to maximize the view and connection with the waterfront.

B. Vehicular Access and Circulation

1. Access Location and Design
- Although the project site lacks an alley for vehicular access, the access driveway in all proposed design options is located close to the southeast corner of the site. This works well with the natural topography of the site, **please see diagram below.** This also helps to avoid conflict with other features of the ground level such as the pedestrian entry, gathering space, the retail use, etc.

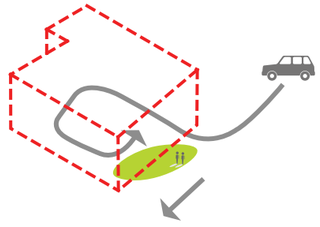


Proposed Parking Garage - **Elev +33.9ft**

DC1 Project Uses and Activities

B. Vehicular Access and Circulation

1. Access Location and Design (cont.)
- The west parcel of the project site has been identified to have a contamination thus minimizing excavation at this location and instead treating the contaminated soil at the site will be an opportunity.
- The intersection of Rainier Ave S and Seward Park S is more than 200ft from the proposed location of the vehicular access.
- Additional design features will be explored to reduce further conflicts with the pedestrian walkway, bicycle path and waste staging areas along the street frontage.



C. Parking and Service Uses

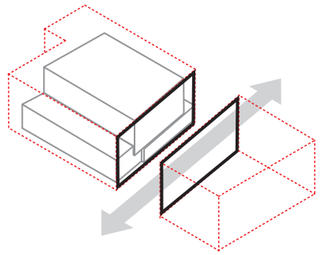
1. Below-Grade Parking
- All options provide a below-grade parking. In trying to negotiate the conditions at the site and as an opportunity to create a variety of levels and transitions at the ground floor between the public and private, the lid of the parking garage will be raised by up to 3.5ft from the street level.

DC2 Architectural Concept

A. Massing

1. Site Characteristics and Uses

- The unusual shape of the project site is mainly attributed to how the street appears to slice / shear-off the south frontage at an angle. This creates an opportunity to create a sense of movement which can replicate the nature of Rainier Avenue as an active street and also to reference the path of the street car that was replaced along which the Rainier Beach neighborhood developed.



- By stacking and shearing of volumes, some of the design options will explore how this sense of movement can be emphasized.

B. Architectural and Facade Composition

1. Facade Composition

- Although there are future plans for the development of the whole neighborhood, the current state around the project site lacks consistency in urban form and architectural character. In response to this and also to maximize the views to the surrounding area from the building our preferred option explores the possibility of setting the mass (bulk) back from the east property line and create a facade that wraps from the front to the side. As the project develops, this will create opportunities for various articulations, and modulations on this facade to be explored.
- Another consideration here is to create a layered facade with by setting back the portion of the front facade at the southwest corner. This will help reduce the perceived mass and it also references and works with the existing urban fabric which is characterized by varied relationships between street-facing facades of neighboring buildings and the street.

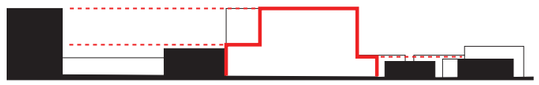


DC2 Architectural Concept

C. Secondary Architectural Features

3. Fit with Neighboring Buildings

- This project will be the second structure of its size per the current zoning around the site. The remaining structures are mainly one and two story buildings which will still remain a characteristic of the area in the long-term. With this in mind, and the additional opportunities of creating a sense of human scale at the ground level, the project tries to explore continuities in scale and massing between the project and other existing buildings and planned projects.

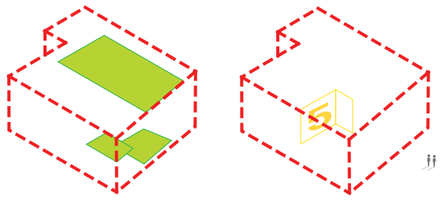


DC3 Open Space Concept

B. Open Space Uses and Activities

1. Multi-Family Open Space:

- A semi-public common area will be provided at the ground floor level. The roof level will serve as the main outdoor area for gathering and for communal activities of residents. In addition to those, the preferred option will have a common outdoor space at an intermediate level as well. These common outdoor areas are located in relation to other programs such as amenity and retail / commercial spaces that will augment the use of the outdoor spaces.



DC4 Exterior Elements and Finishes
B. Signage

2. Coordination with Project Design

- The project will incorporate signage and way-finding as part of the over-all experience and also as a means to provide cultural references and narratives.