

5416 RAINIER AVENUE SOUTH

EARLY DESIGN GUIDANCE SDCI #3034508-LU / DATE



PROJECT INFORMATION

2

5416 Rainier Avenue South, Seattle, 98118 | Early Design Guidance SDCI #3034508-LU

JGA Jon Graves Architects & Planners, PLLC

Table of Contents

Project Proposal	2-3
Site Analysis	4-7
Urban Design Analysis	8-9
Survey	10
Site Plan	11
Seattle Design Guidelines	12-13
Zoning Summary	14
Street Elevation	15
Proposal Summary	16-17
Architectural Concepts	18-30
Preferred Architectural Concept	32-38

Contact List

Architect:
Jon Graves Architects & Planners, PLLC
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Tacoma, WA, 98402

Owner:
MCM Realty Investments

Soil Engineer:
GeoEngineers
17425 NE. Union Hill Road, Suite 250
Redmond, WA, 98052

Structural Engineer:
Swenson Say Faget
934 Broadway, Suite 100
Tacoma, WA, 98402

Survey:
Centre Pointe Consultants
14209 29th Street East, Suite 105
Sumner, WA, 98390

Development Statistics

Zoning: NC2-55(M)
Proposed Building Height: 55'-0"
Allowable FAR/Zoning Change FAR: 3.75
Proposed FAR: 3.748
Number of Units: 27-29 Units
Number of Live-Work Units/SF: 0-1 Units @ 1250 SF

Project Information

Site Address: 5416 Rainier Avenue South, Seattle, WA 98118
SDCI Project Number: 3034508-LU
Parcel Number: 3330500255
Site Area: 4911 Square Feet
Overlay Designation: Columbia City Residential Urban Village
Parking Requirement: None
Legal Description: LOTS 6 AND 7, EXCEPT THE WEST 10 FEET OF SAID LOT 7, BLOCK 2, HILLMAN CITY ADDITION TO THE CITY OF SEATTLE, DIVISION NO.1, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 10 OF PLATS, PAGE 57, IN KING COUNTY, WASHINGTON.

PROJECT PROPOSAL

3

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Site Context

The small 4911 square foot site is located in the Rainier Valley surrounded by the neighborhoods of Columbia City, Dunlap, Seward Park, New Holly and Rainier Beach all west of Lake Washington. Rainier Valley is one of the most culturally and economically diverse neighborhoods in the Pacific Northwest. The site itself has five sides that are bordered by Rainier Avenue South, South Brandon Street, an existing alley and two adjacent sites making it an infill site. The site to the west is a single story Teriyaki restaurant with an existing billboard. The site to the east is a two story above grade multi-family apartment building.

RAINIER AVENUE SOUTH

SOUTH BRANDON STREET

SITE

Design Objective

The design objective is to create a building that is fitting to the area and relates to the already established context and feel of the Rainier Valley neighborhood. Taking cues from the vicinity's diverse and colorful vibe the aim is to create a delightful new addition to the local community.

Community Outreach

After completing the Department of Neighborhood's Community Outreach process we are summarizing the design related comments to: a desire for bike parking in lieu of car parking; excitement regarding the prospect of potential commercial space; a desire for a green wall, playful materiality and/or fenestration as an alternative to a mural along the west facade; in addition to some type of community engagement at the South Brandon street level facade.

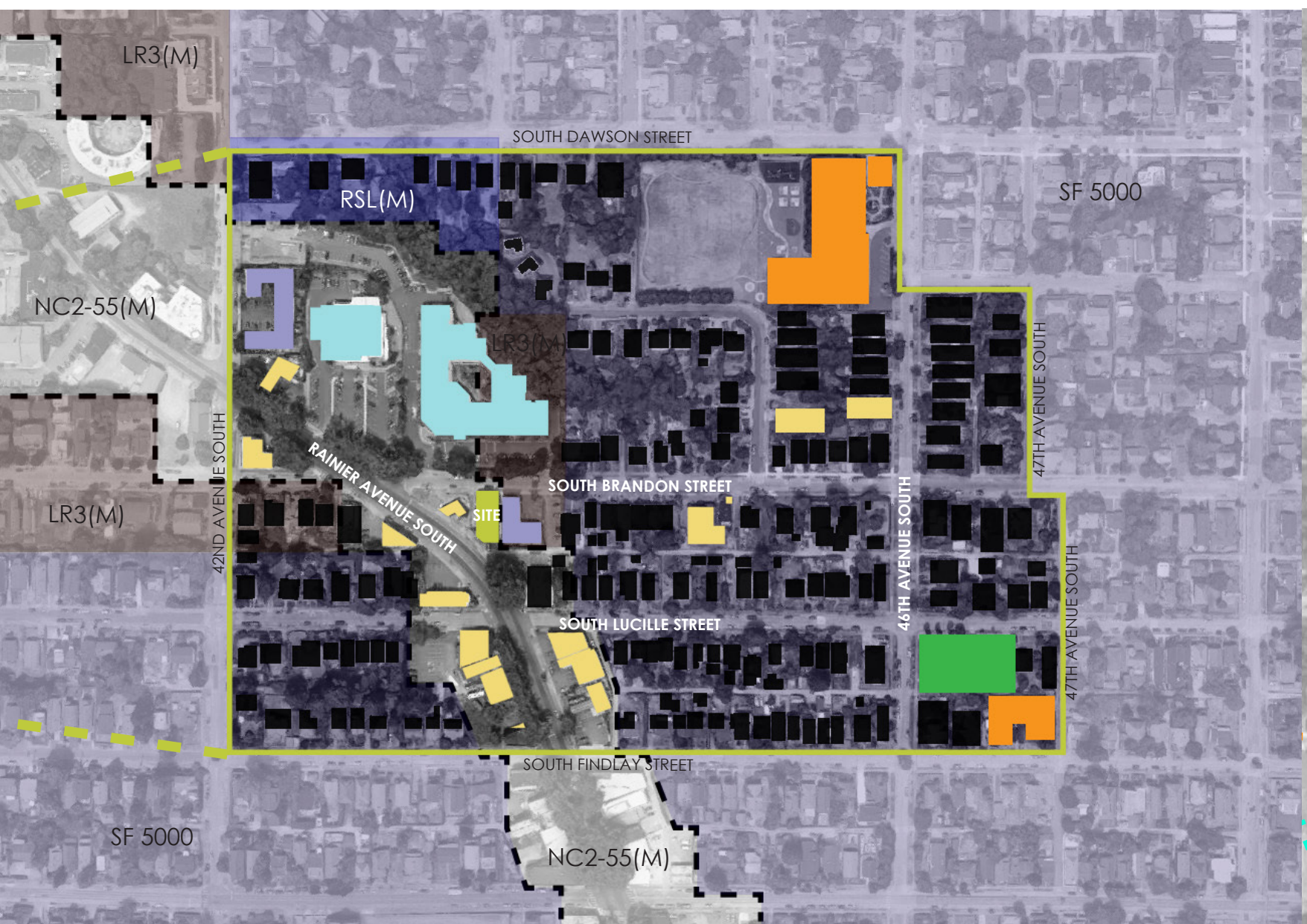
SITE ANALYSIS

Urban Site Context/9-Block Usage Analysis

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The site is located in an NC2-55(M) Zone adjacent to an LR3(M) within the Columbia City Residential Urban Village.



- SINGLE FAMILY
- COMMERCIAL
- MEDICAL
- EDUCATION
- MULTI-FAMILY
- PARK

SITE ANALYSIS

Public Transit Map

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The site is located on major bus routes connecting it directly to downtown Seattle via Routes 7 and 9.



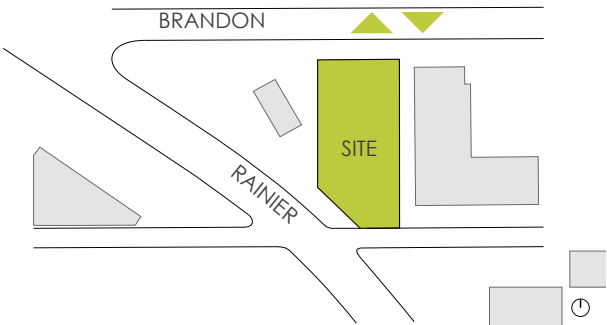
SITE ANALYSIS

Streetscapes

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6



South Brandon Street facing South



South Brandon Street facing North

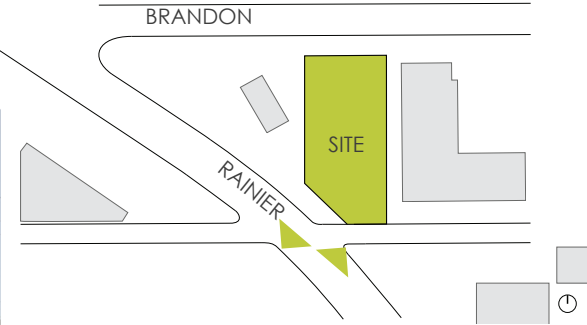
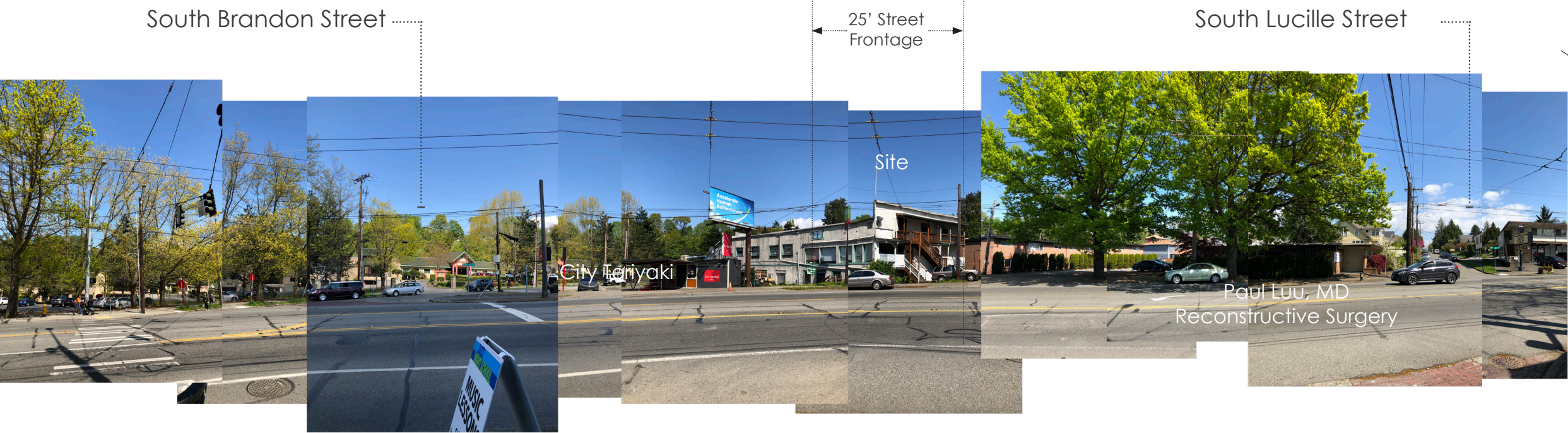
SITE ANALYSIS

Streetscapes

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7



- Observations
- Surrounding context composed of 1 & 2 story buildings with minimal new construction.
 - Facades/materials exhibit muted color tones with richer accent colors.

Rainier Avenue South facing East



Rainier Avenue South facing West

URBAN DESIGN ANALYSIS

Neighborhood Vicinity

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Neighborhood Art



Blown Glass Light at Angeline Apartments



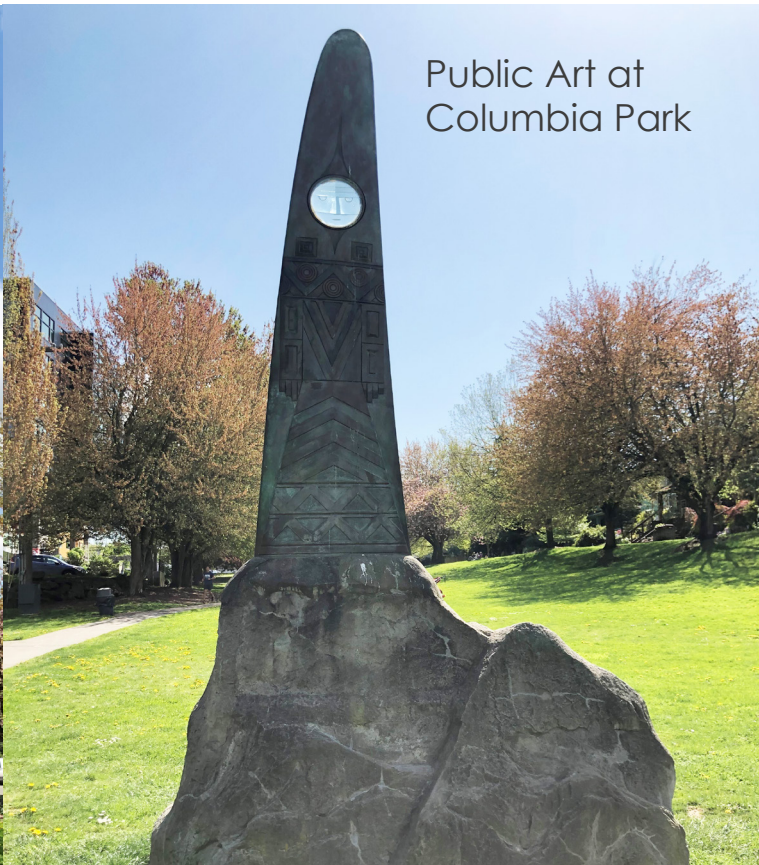
Wrought Iron Fence at Angeline Apartments



Public Art



Rainier Art Center



Public Art at Columbia Park



Neighborhood Graffiti Art



Columbia Branch
The Seattle Public Library

URBAN DESIGN ANALYSIS

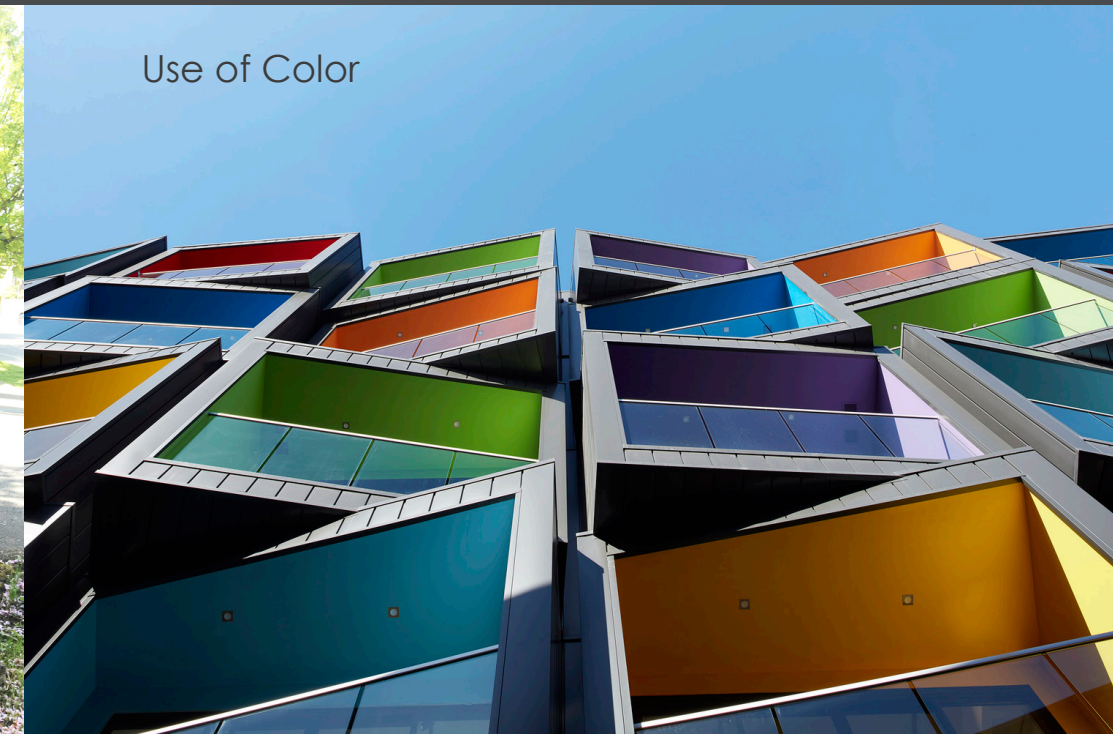
Design Precedent

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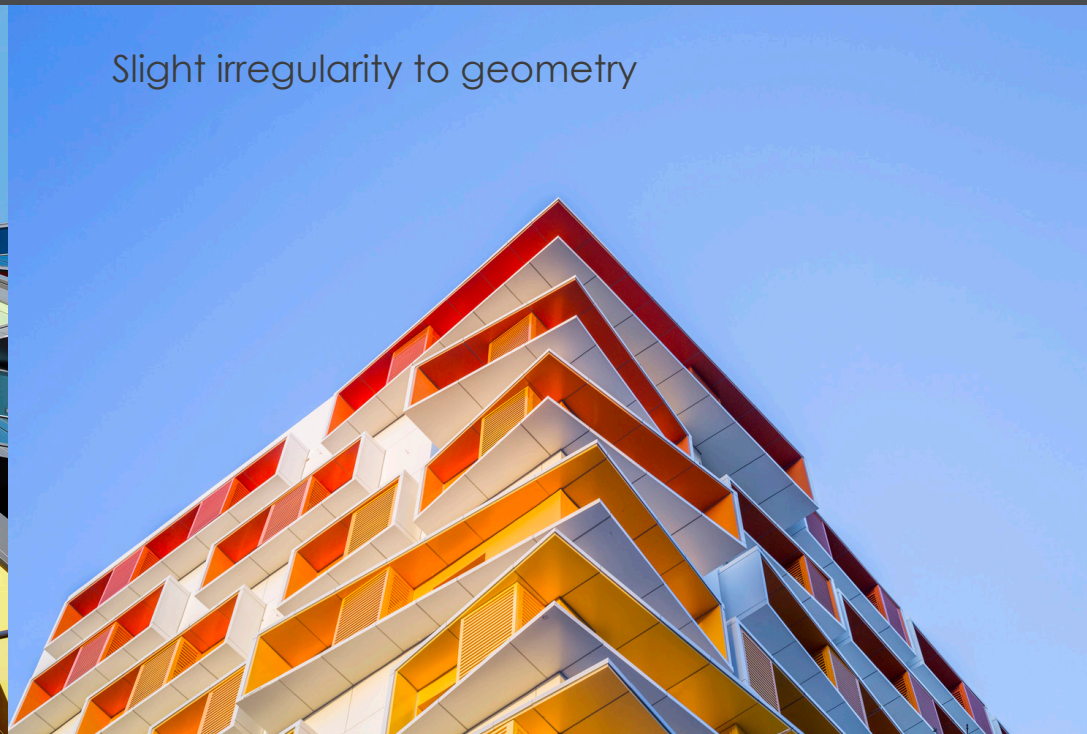
9

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Use of Color



Slight irregularity to geometry



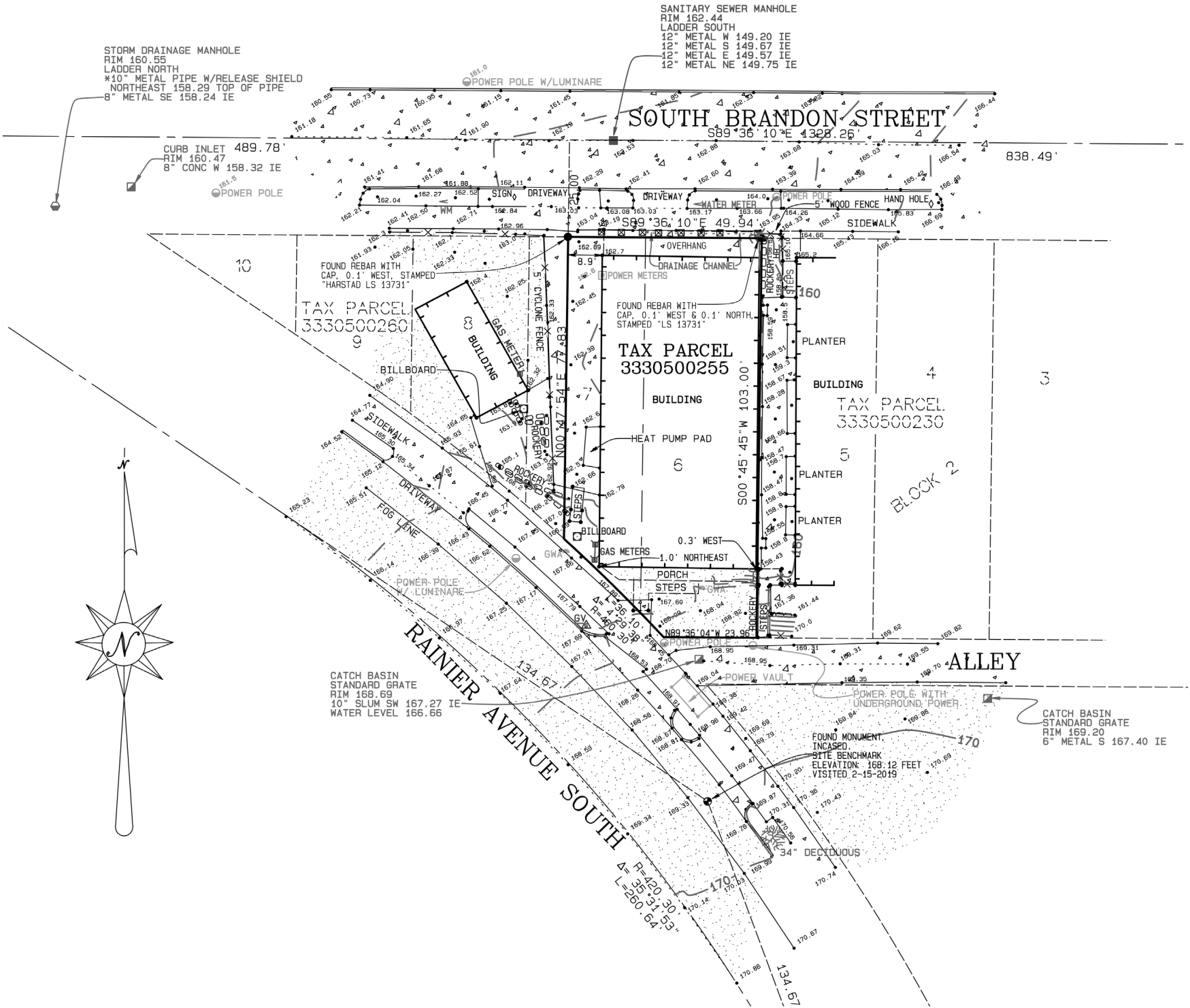
Use of Porosity



Simple Forms

Use of Mural/Art





SITE PLAN

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SITE AREA:

A small portion of the site is located along Rainier Ave. S. It is bordered to the east with an existing two story multi-family building and to the west by an existing teriyaki restaurant and billboard.

LEGAL DESCRIPTION:

Lots 6 & 7, BLK 2, Hillman City Division #1, EXC W 10' of Lot 7 Tenant Address: 5418 Rainier Av S

ZONING DESIGNATION:

NC2-55(M)



CS2. Urban Pattern and Form

A.1. Location in the City and Neighborhood. Sense of Place: *Emphasize attributes that give Seattle, the neighborhood, and/or the site its distinctive sense of place. Design the building and open spaces to enhance areas where a strong identity already exists, and create a sense of place where the physical context is less established. Examples of neighborhood and/or site features that contribute to a sense of place include patterns of streets or blocks, slopes, sites with prominent visibility, relationships to bodies of water or significant trees, natural areas, open spaces, iconic buildings or transportation junctions, and land seen as a gateway to the community.*

Response: The proposed options address the notion of “gateway to the community” by its location, its relation to the street and to the Colombia Village neighborhood southern limit. Coming to the neighborhood from the South you will see, per new zoning NC2-55(M), a taller building than any adjacent buildings which act as statement towards the areas new direction.

C.2. Relationship to the Block. Mid-Block Sites: *Look to the uses and scales of adjacent buildings for clues about how to design a mid-block building. Continue a strong street-edge where it is already present, and respond to datum lines created by adjacent buildings at the first three floors. Where adjacent properties are undeveloped or underdeveloped, design the party walls to provide visual interest through materials, color, texture, or other means.*

Response: The site is surrounded to the North and the South by streets, alley and to the East and West by an odd shaped lot with a small building and a billboard additionally to the East by a residential complex within zone LR-3. Following required land-use code regarding setbacks and height the proposed (3) massing solutions respond as necessary to assure feasibility. The East boundary due to zoning and proximity, requires a greater effort which is reflected through height reduction and setback. The West “blank” wall will act as a canvas for a local artist to create a mural representing the community.

D.3. Height, Bulk, and Scale. Zone Transitions: *For projects located at the edge of different zones, provide an appropriate transition or complement to the adjacent zone(s). Projects should create a step in perceived height, bulk and scale between the anticipated development potential of the adjacent zone and the proposed development. Factors to consider:*

- Distance to the edge of a less (or more) intensive zone;*
- Differences in development standards between abutting zones;*
- The type of separation from adjacent properties (e.g. separation by property line only, by an alley or street or open space, or by physical features such as grade change);*
- Adjacencies to different neighborhoods or districts; adjacencies to parks, open spaces, significant buildings or view corridors; and*
- Shading to or from neighboring properties.*

CS3. Architectural Context and Character

Response: The site context is primarily streets and an alley. There is one building to the East which is in an LR3 zone with greater height restrictions. On the Southern side of the site the (3) proposed schemes are creating relationships to its East side neighbor by aligning façade components and with a reduced height similar to the existing building. The North adjacency has a 10' setback which we believe works nicely to create a viable massing transitional solution. There is also a site elevation differences creating a 4 foot differential between Rainier Ave and Brandon. Option 3 relates to Brandon, options 1 & 2 relate to Rainier and the Alley.

A.2. Emphasizing Positive Neighborhood Attributes. Contemporary Design: *Explore how contemporary designs can contribute to the development of attractive new forms and architectural styles; as expressed through use of new materials or other means.*

Response: All Options will have by its shape and definition the ability to demonstrate in its materiality a contemporary expression of materials, compositions and assemblages. Its immediate street context with an almost constant wave of car traffic, is an ideal scenario for such expression tentatively captioning moments in peoples daily routine. The mural will also participate in this endeavor. On a different scale and speed, at the pedestrian level, canopies and storefront facing Rainier would help slowing down somewhat the “fast “and noisy environment helping introducing to the inner part of the project; its residential component discovering towards the East an elevated amenity space, a courtyard and some private outdoor spaces.

PL2. Walkability

A.1. Accessibility. Access for All: *Provide access for people of all abilities in a manner that is fully integrated into the project design. Design entries and other primary access points such that all visitors can be greeted and welcomed through the front door. Refrain from creating separate “back door” entrances for persons with mobility limitations.*

Response: All Options have a main entrance and lobby providing a welcoming environment and accessibility to all members of the community including persons with mobility limitations.

C.1. Weather Protection. Locations and Coverage: *Overhead weather protection is encouraged and should be located at or near uses that generate pedestrian activities such as entries, retail uses, and transit stops. Address changes in topography as needed to provide continuous coverage the full length of the building, where possible.*

Response: All Options are providing overhead protection at main entrances to welcome visitors and occupants.

PL3. Street Level Interaction

A.1. Entries. Design Objectives: Design primary entries to be obvious, identifiable and distinctive with clear lines of sight and lobbies visually connected to the street. Scale and detail them to function well for their anticipated use and also to fit with the building of which they are a part, differentiating residential and commercial entries with design features and amenities specific to each.

a. Office/commercial lobbies should be visually connected to the street through the primary entry and sized to accommodate the range and volume of foot traffic anticipated;

c. Common entries to multi-story residential buildings need to provide privacy and security for residents but also be welcoming and identifiable to visitors. Design features emphasizing the entry as a semi-private space are recommended and may be accomplished through signage, low walls and/or landscaping, a recessed entry area, and other detailing that signals a break from the public sidewalk.

Response: All proposed Options have, at their main entrances, design elements to accentuate openness and connection to the outside, the street and sidewalk by the use of a storefront wall system as well as welcoming canopies.

B.3. Residential Edges. Buildings with Live/Work Uses: Maintain active and transparent facades in the design of live/work residencies that are required to orient the nonresidential portions of the unit toward the street. Design the first floor so it can be adapted to other commercial use as needed in the future.

Response: Option 3 is proposing a Live-Work on Rainier with a street facing space enclosed with storefront wall system allowing visibility and openness. The same treatment is proposed for Option 1 & 2 but offering lobby and a main entrance to the residence.

DC2. Architectural Concept

A.1. Site Characteristics and Uses: Arrange the mass of the building taking into consideration the characteristics of the site and the proposed uses of the building and its open space. In addition, special situations such as very large sites, unusually shaped sites, or sites with varied topography may require particular attention to where and how building massing is arranged as they can accentuate mass and height.

Response: Due to a very small site and a need for the owner to provide as many units to the community as possible we, the designers following land-use and zoning codes, believed to have achieved balanced solutions responding to site context forces and uses while creating a more “open” building, massing transition and site with courtyard on its Eastern side facing the residential neighborhood.

B. 1. Facade Composition: Design all building facades-including alleys and visible roofs-considering the composition and architectural expression of the building as a whole. Ensure that all facades are attractive and well-proportioned through the placement and detailing of all elements, including bays, fenestration, and materials, and any patterns created by their arrangement. On sites that abut an alley, design the alley facade and its connection to the street carefully. At a minimum, consider wrapping the treatment of the street-facade around the alley corner of the building.

Response: The proposed Options express their façades true to the uses and functions with distinctions between living components and the more public oriented spaces. The fenestration follows the residential unit rhythm versus a more open layout for lobby, entrance and/or live-work. At grade facing Rainier the façade by its composition will connect by “wrapping” the corner with the Alley façade creating a more continuous gesture avoiding the side wall effect.

D.2. Texture: Design the character of the building, as expressed in the form, scale, and materials, to strive for a fine-grained scale, or “texture”, particularly at the street level and other areas where pedestrians predominate.

Response: Particular attention for all Options are envisioned to address more detailed materials, finishes, textures and transitions especially at grade where pedestrian activities are predominant.

DC4. Materials

A. Building Materials. Exterior Finish Materials: Building exteriors should be constructed of durable and maintainable materials that are attractive even when viewed up close. Materials that have texture, pattern, or lend themselves to a high quality of detailing are encouraged.

Response: All proposed Options are envisioned to reflect higher material compositions where regular usage is to be considered. Mineral material such as brick, stone and/or concrete with a mix of fine metal components are to be used paired with field materials, with carefully selected accent colors, like fiber cement and/or phenolic panels used at specific locations enhancing entrances and other components.

ZONING SUMMARY

Code Compliance

5416 Rainier Avenue South, Seattle, 98118 | Early Design Guidance SDCI #3034508-LU

Zoning:
NC2-55(M)

Parcel Numbers:
3330500255

SMC 23.47A.008
Street Level Development Standards

A.2.b. Blank segments of the street-facing facade between 2 feet and 8 feet above the sidewalk may not exceed 20 feet in width.

A.2.c. The total of all blank facade segments may not exceed 40 percent of the width of the facade of the structure along the street.

A.3. Street level 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.

B.2.a. Sixty percent of the street-facing facade between 2 feet and 8 feet above the sidewalk shall be transparent.

B.3. Non-residential uses shall extend an average depth of at least 30 feet and a minimum depth of 15 feet from the street-level facade.

B.4. Non-residential uses at street level shall have floor-to-floor height of at least 13 feet.

D.1. At least one of the street-level street-facades containing a residential use shall have a visually prominent pedestrian entry.

D.2. The floor of a dwelling unit located along the street-level street-facing facade shall be at least 4 feet above or 4 feet below side-

walk grade or be set back at least 10 feet from the sidewalk.

E.1. Live-work units. The “work” portion must be located at street level and shall be a minimum depth of 15 feet and shall not contain the residential portions of the unit.

SMC 23.47A.012
Structure Height

55' Maximum height limit

SMC 23.47A.013
Floor Area Ratio

FAR: 3.75
The following do not count towards the FAR per SMC 23.47.A.013.D.:
All underground stories or portions of stories;
All portions of stories that extend no more than 4 feet above existing or finished grade, whichever is lower;

SMC 23.47A.014
Setback Requirement

B.3. For structures containing a residential use, a setback is required along any side or rear lot line that abuts a lot in a residential zone or that is across an alley from a lot in a residential zone.

a. Fifteen feet for portions of structures above 13 feet in height to a maximum of 40 feet; and

b. For each portion of a structure above 40 feet in height, additional setback at a rate of 2 feet of setback for every 10 feet by which the height of such portion exceeds 40 feet.

B.5. No entrance, window, or other opening is permitted closer than 5 feet to an abutting residentially-zoned lot.
E. Structures in required setbacks.
1. Decks and balconies
a. Decks with open railings may extend into the required setback, but are not permitted within 5 feet of a lot in a residential zone.

SMC 23.47A.016
Landscaping and screening standards

A.2. Landscaping that achieves a Green Factor score of .3 or greater is required for any lot with
a. Development containing more than four new dwelling units or a congregate residence.

SMC 23.47A.024
Amenity Area

A. Amenity areas are required in an amount equal to 5 percent of the total gross floor area in residential use

B. Required amenity areas shall meet the following standards, as applicable:
1. All residents shall have access to at least one common or private amenity area.
2. Amenity areas shall not be enclosed.
4. Common amenity areas shall have a minimum horizontal dimension of 10 feet, and no horizontal dimension shall be less than 6 feet.
5. Private balconies and decks shall have a minimum area of 60 square feet and no horizontal dimension shall be less than 6 feet.
6. Rooftop areas excluded because they are near minor communication utilities and ac-

cessory communication devices,, pursuant to subsection 23.57.012.c1.d, do not qualify as amenity areas.

SMC 23.53.030
Alley Improvements in all zones

C.1.a Minimum width for and alley in an NC2 zone is 12 ft

SMC 23.54.015
Required Parking
Not Required.

STREET ELEVATION

15

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Rainier Avenue South facing East



South Brandon Street facing North

PROPOSAL SUMMARY

Option Comparison

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16



Scheme 1*

Units: 27
FAR:
Maximum FAR: 18,416.25 (4,911 x 3.75)
Current FAR: 17,665 SF (all floors except basement)
Difference: -750 SF
Departures: None

Scheme 2*

Units: 29
FAR:
Maximum FAR: 18,416.25 (4,911 x 3.75)
Current FAR: 18,330 SF (all floors except basement)
Difference: -86.25 SF
Departures:
Departure #1: Building within site triangle along South Brandon Street.
Departure #2: Building is 1'-8" above height limit adjacent to LR-3 Zone.

Scheme 3 (Preferred)*

Units: 28(Including 2-Live-Work Units)
FAR:
Maximum FAR: 18,416.25 (4,911 x 3.75)
Current FAR: 17,850 SF (all floors except basement)
Difference: -566 SF
Departures:
Departure #1: Building is 1'-8" above height limit adjacent to LR-3 Zone.

**Based off of comments recieved from the Community Outreach process we will move forward with exploring alternatives to the west facade mural concept in addition to exploring a massing that creates a more neighborhood friendly vibe at Brandon Street.*

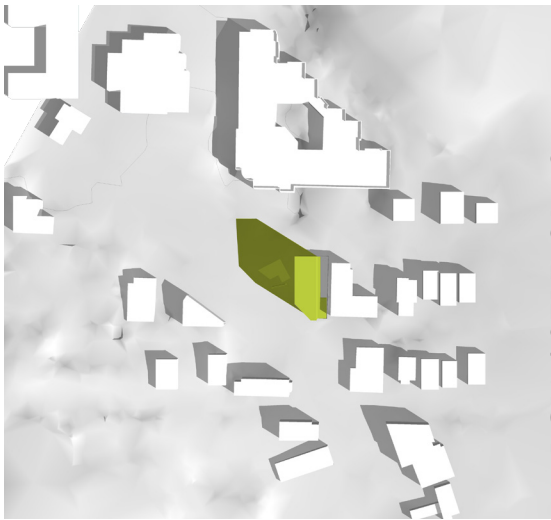
PROPOSAL SUMMARY

Shadow Study

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17



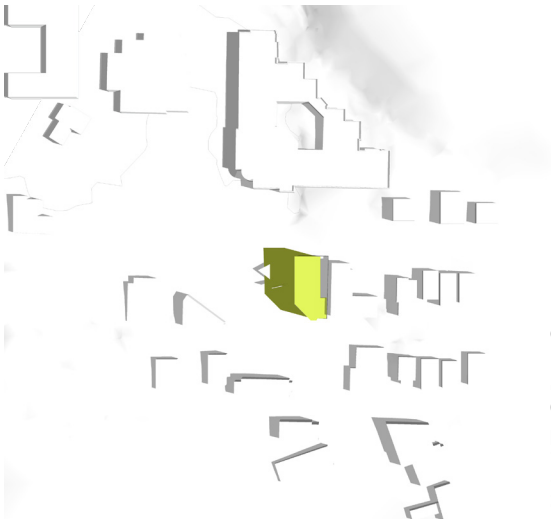
MARCH / SEPT. 21 - 9AM



MARCH / SEPT. 21 - 12PM



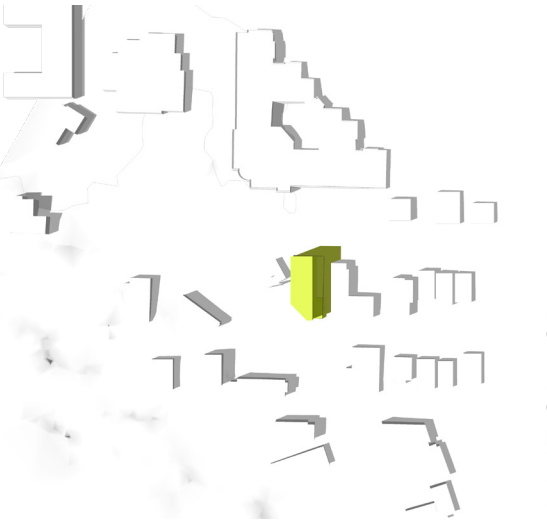
MARCH / SEPT. 21 - 3PM



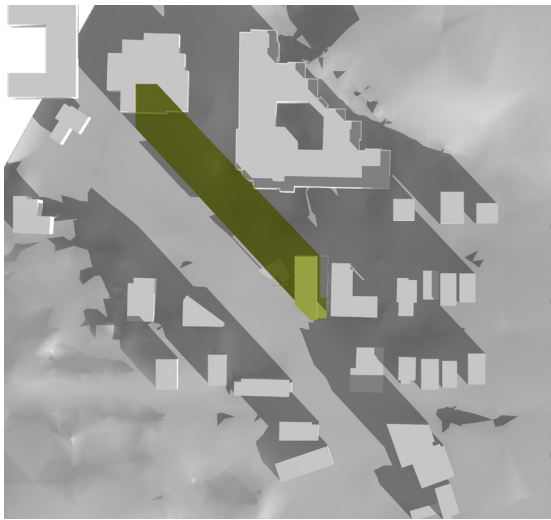
JUNE 21 - 9AM



JUNE 21 - 12PM



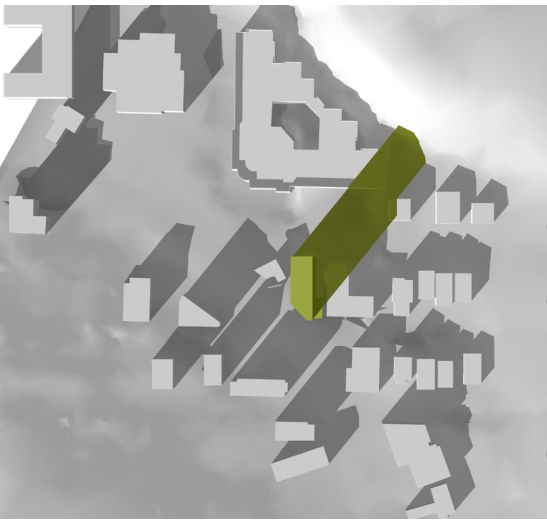
JUNE 21 - 3PM



DECEMBER 21 - 9AM



DECEMBER 21 - 12PM



DECEMBER 21 - 3PM

Option 1: Site & Ground Floor Plan

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18



*FINISH FLOOR AT S. BRANDON ST. IS 4' LOWER THAN RAINIER AVE. S.



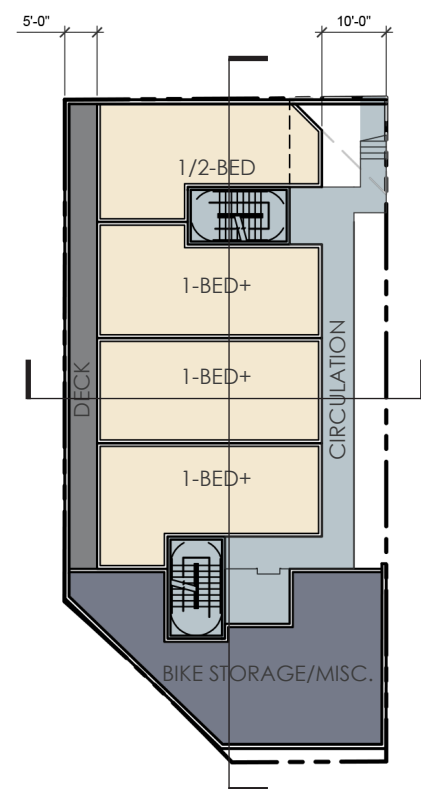
MASSING CONCEPTS

Option 1: Plans & Section

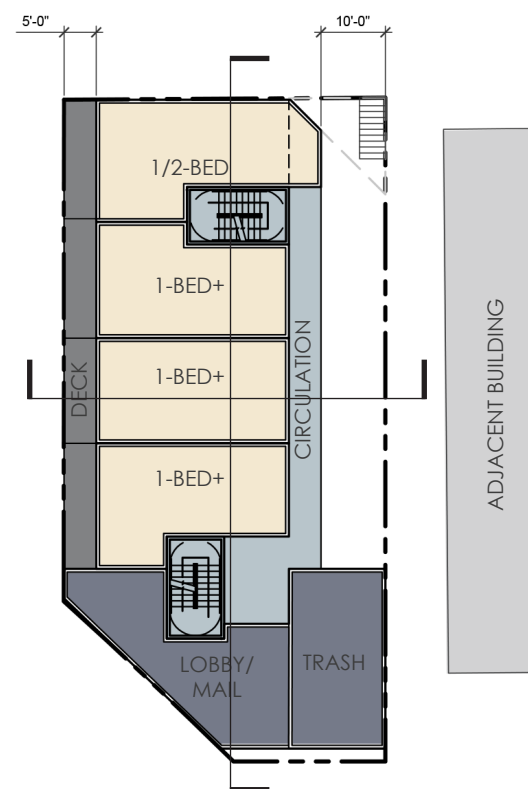
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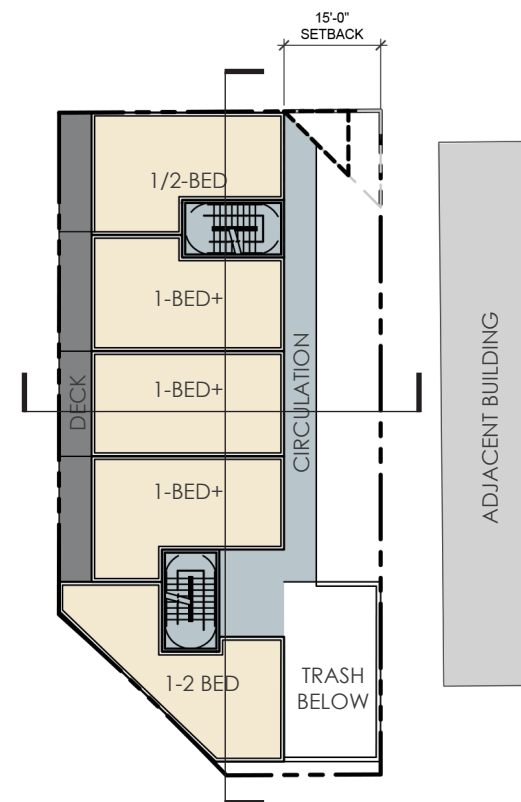
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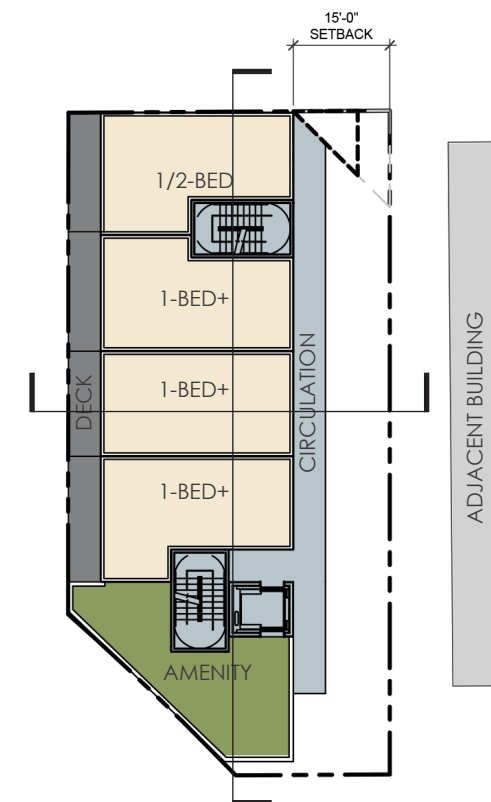
LEVEL 0



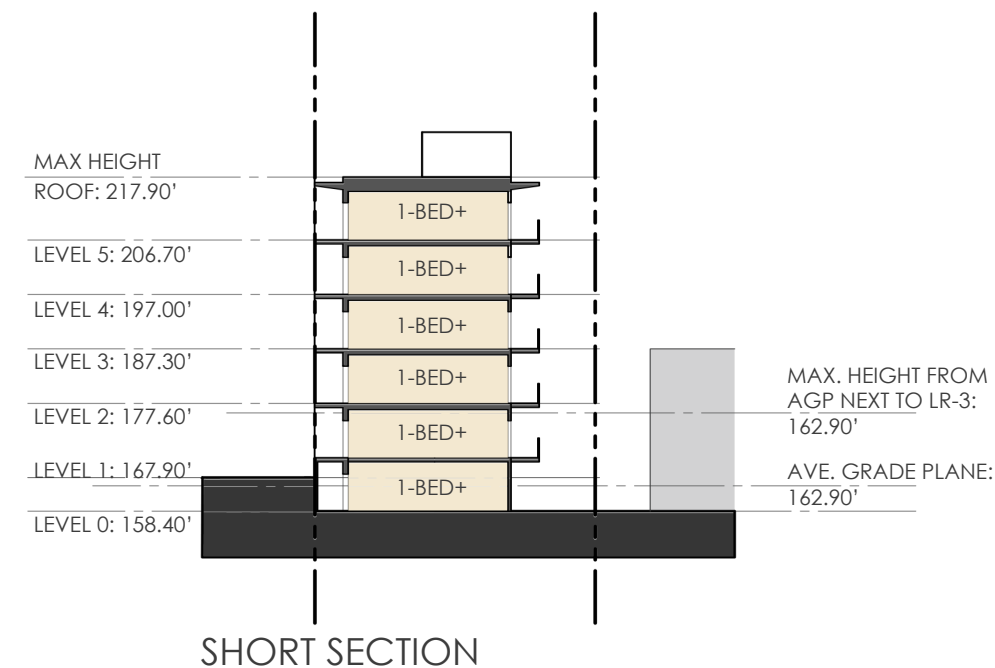
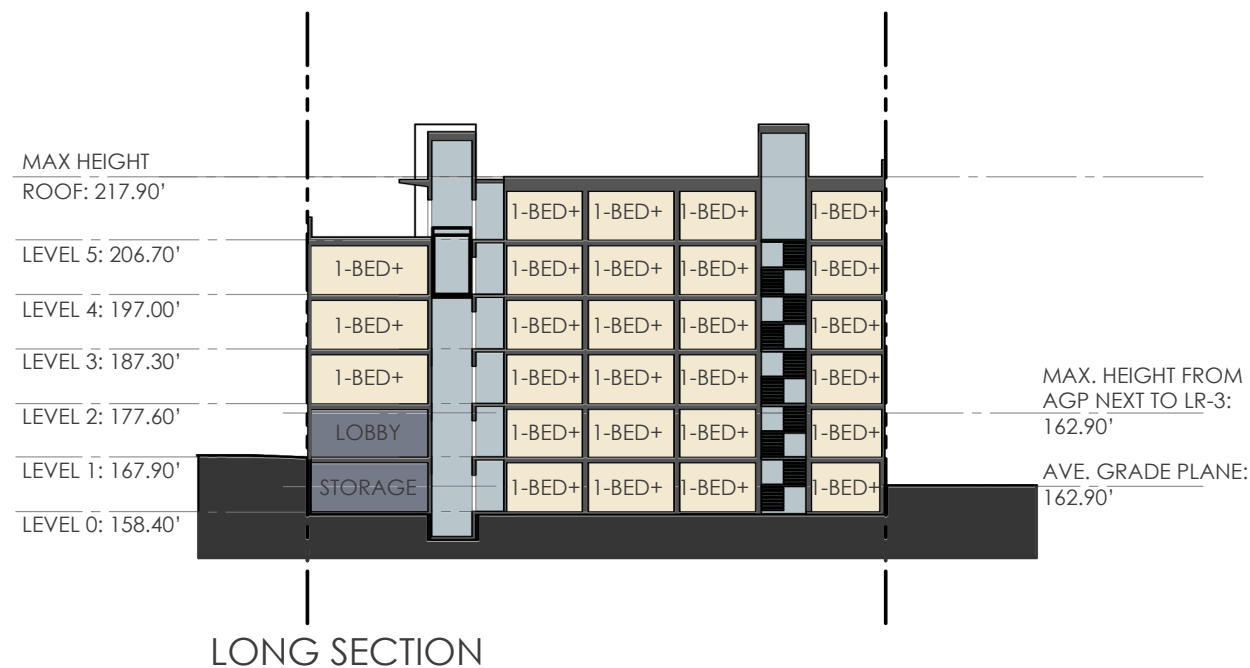
LEVEL 1



LEVELS 2-4



LEVEL 5



MASSING CONCEPTS

Option 1: Use Diagrams

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MASSING CONCEPTS

Option 1: Perspectives

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21

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MASSING CONCEPTS

Option 1: Pedestrian Experience Views

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22

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View facing South

MASSING CONCEPTS

Option 1: Pedestrian Experience Views

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23

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View facing North

MASSING CONCEPTS

Option 2: Site & Ground Floor Plan

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24



*FINISH FLOOR AT S. BRANDON ST. IS 4' LOWER THAN RAINIER AVE. S.



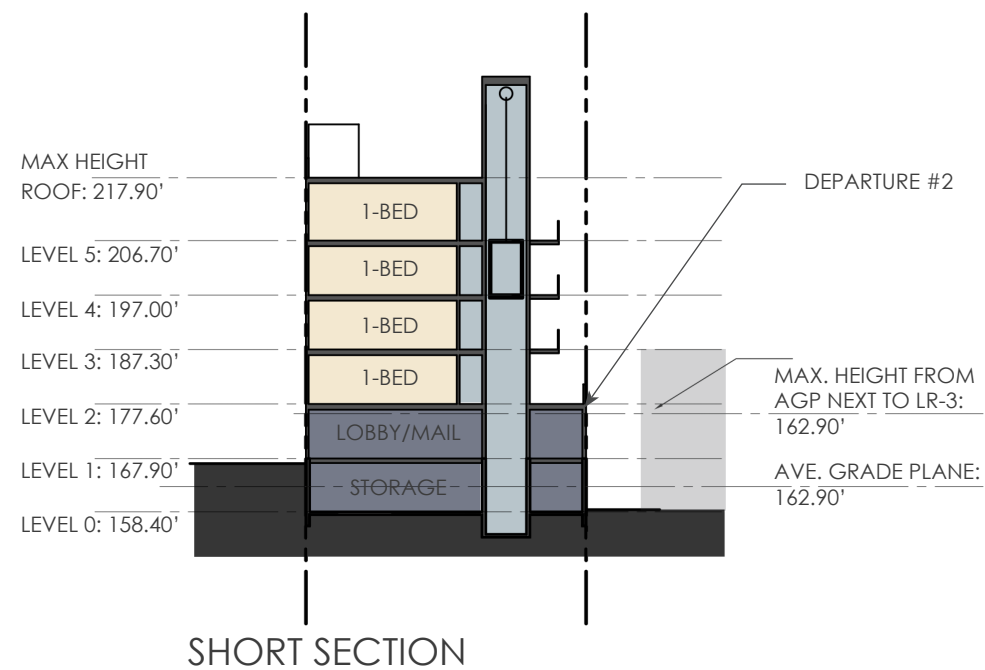
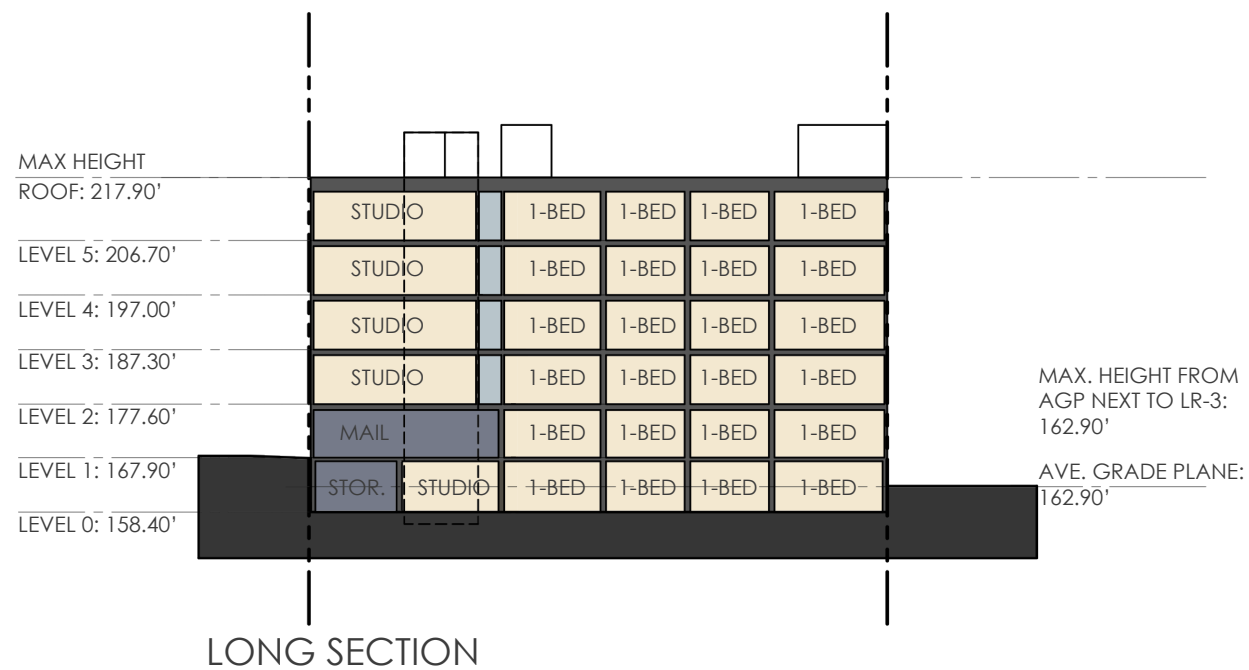
MASSING CONCEPTS

Option 2: Plans & Section

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25



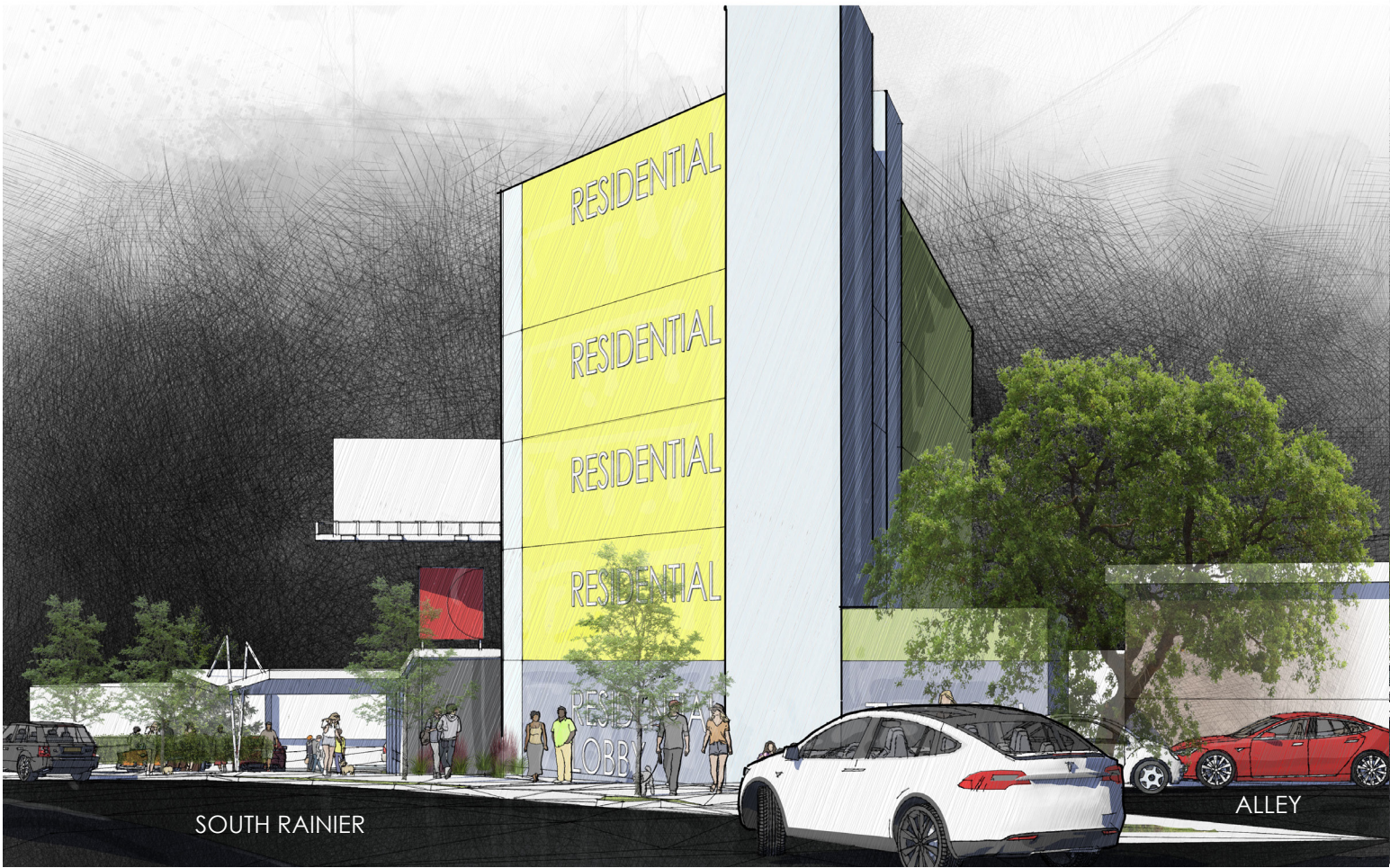
MASSING CONCEPTS

Option 2: Use Diagrams

5416 Rainier Avenue South, Seattle, 98118 | Early Design Guidance SDCI #3034508-LU

26

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MASSING CONCEPTS

Option 2: Perspectives

5416 Rainier Avenue South, Seattle, 98118 | Early Design Guidance SDCI #3034508-LU

27

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MASSING CONCEPTS

Option 2: Pedestrian Experience Views

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28

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View facing South

MASSING CONCEPTS

Option 2: Pedestrian Experience Views

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View facing North

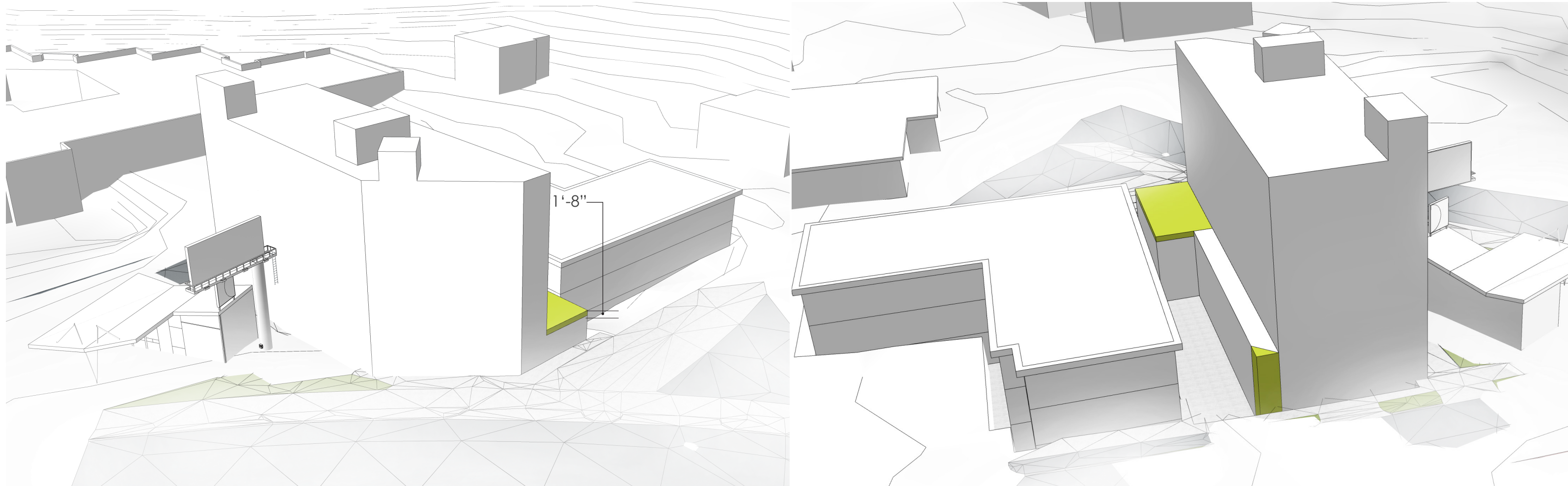
PREFERRED ARCHITECTURAL CONCEPT

Option 2: Departure Diagram

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30



Zoning Standard:

Departure 1. SMC 23.47A.014: A site triangle setback is required since site is abutting a residential zone.

Departure 2. SMC 23.47A.014.2.: An upper-level setback is required along any rear or side lot line that abuts a lot in an LR, MH, or HR zone.

a. Ten feet for portions of structures above 13 feet in height to a maximum of 65 feet.

Requested Departures:

Departure 1. The drawing on the right illustrates the portion of the building that is encroaching in the 15' site triangle.

Departure 2. The drawing to the left illustrates the portion of the building that does not setback ten feet above the 13' required setback. The height of the requested departure is 1'-8".

Rationale:

Departure 1. Since there is no car access on site we believe that there is no need for the triangle allows the building to be maximized at South Brandon Street.

Departure 2. The added 1'-8" of building height at this location allows the project to have a fully enclosed trash structure along the alley as well as an outdoor amenity for residents.

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PREFERRED ARCHITECTURAL CONCEPT

Option 3: Site & Ground Floor Plan

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32



*FINISH FLOOR AT S. BRANDON ST. IS 4' LOWER THAN RAINIER AVE. S.

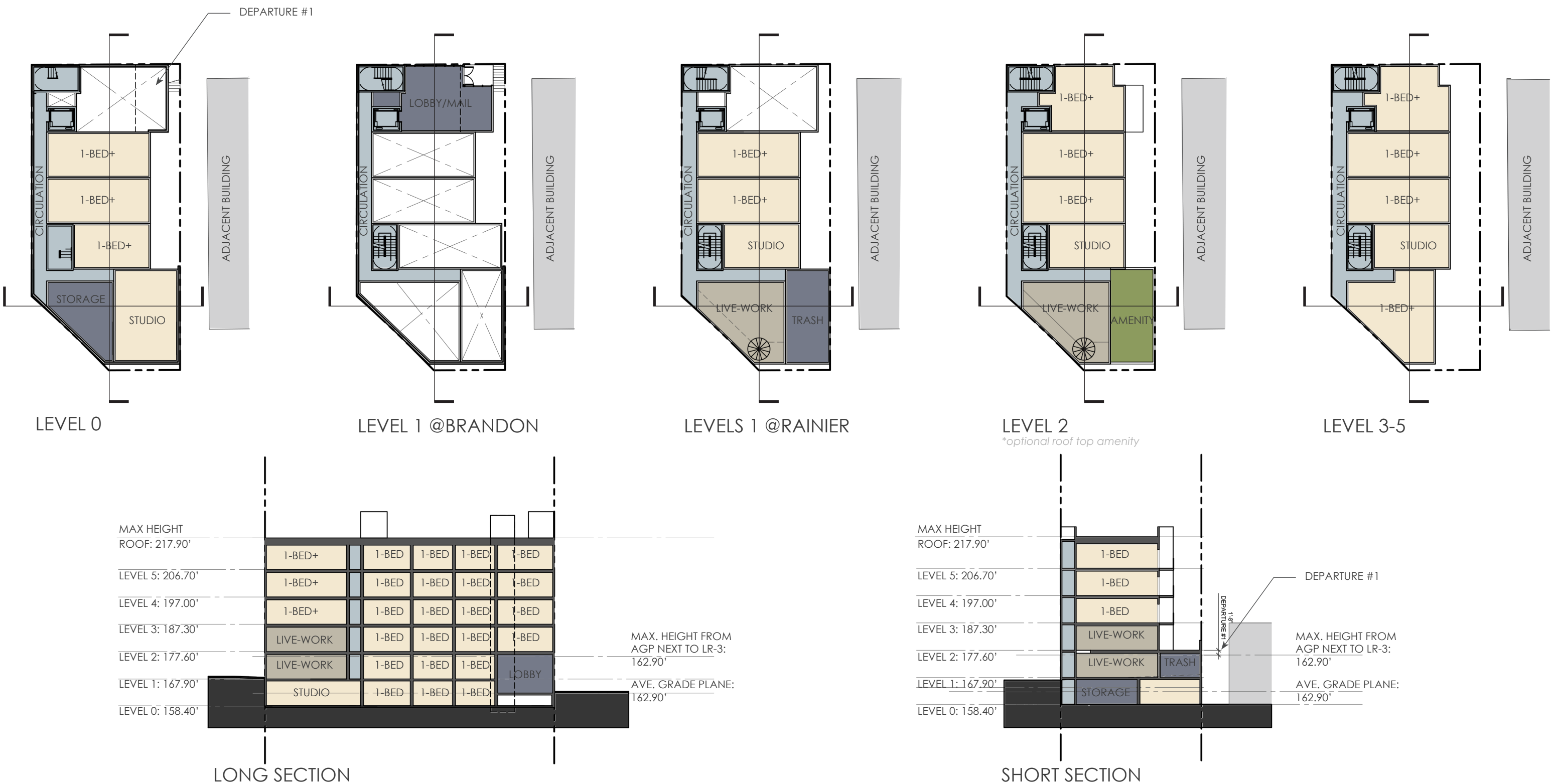
PREFERRED ARCHITECTURAL CONCEPT

Option 3: Plans & Section

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33



PREFERRED ARCHITECTURAL CONCEPT

Option 3: Use Diagrams

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34



PREFERRED ARCHITECTURAL CONCEPT

Option 3: Perspectives

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35



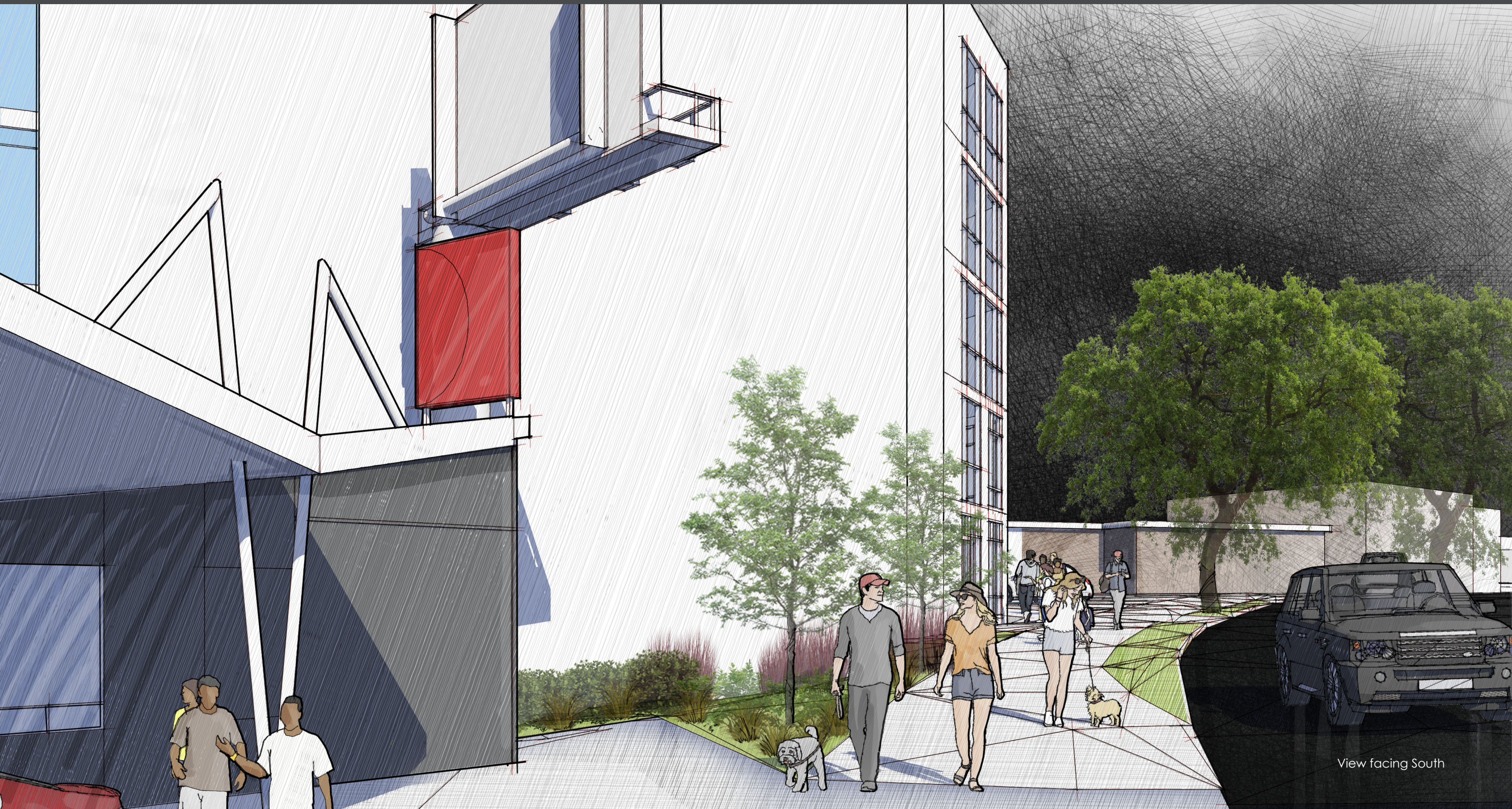
PREFERRED ARCHITECTURAL CONCEPT

Option 3: Pedestrian Experience Views

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36

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View facing South

PREFERRED ARCHITECTURAL CONCEPT

Option 3: Pedestrian Experience Views

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37

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View facing North

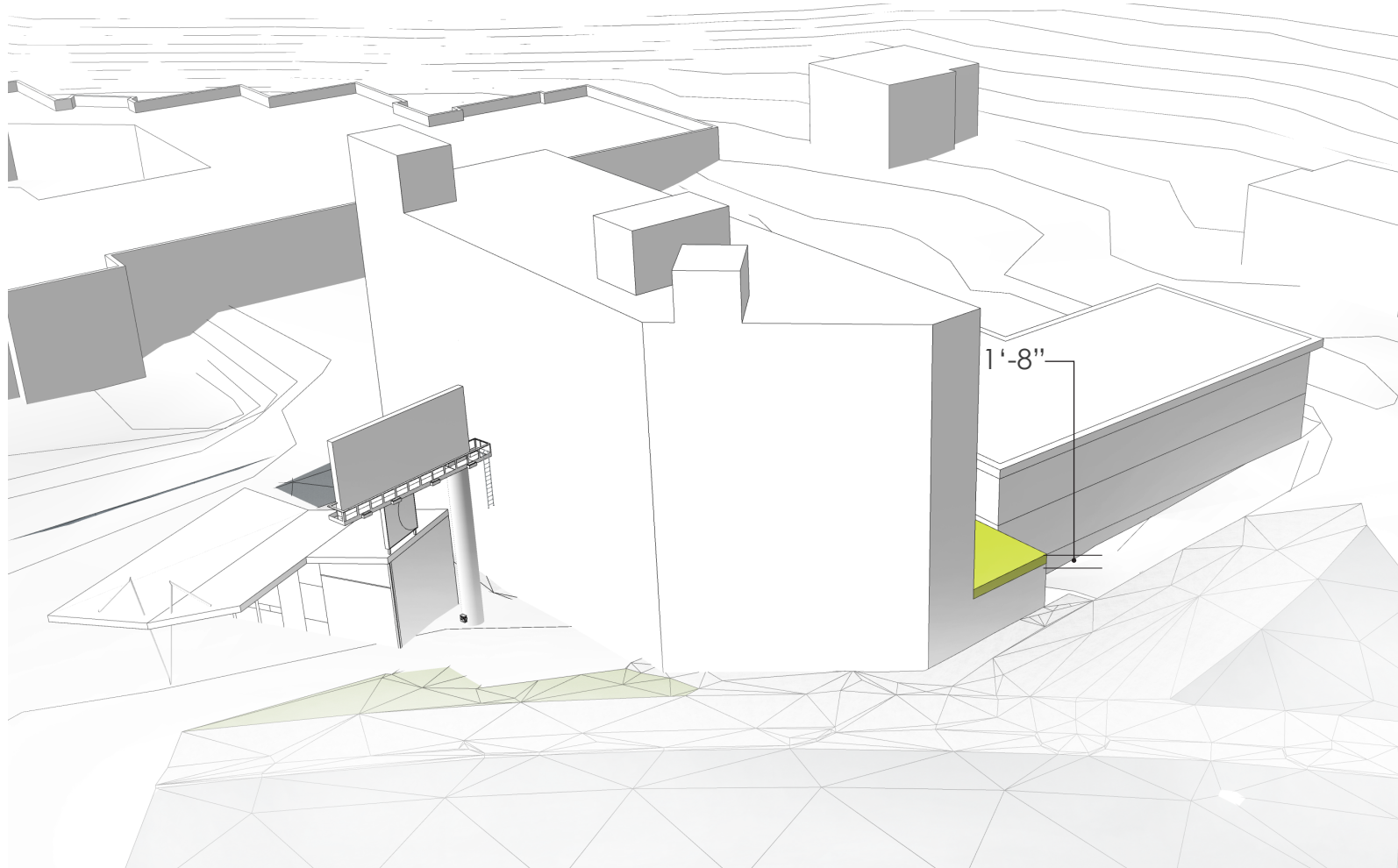
PREFERRED ARCHITECTURAL CONCEPT

Option 3: Departure Diagram

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38



Zoning Standard:

Departure 1. SMC 23.47A.014.2.: An upper-level setback is required along any rear or side lot line that abuts a lot in an LR, MH, or HR zone.
a. Ten feet for portions of structures above 13 feet in height to a maximum of 65 feet.

Requested Departures:

Departure 1. The drawing to the left illustrates the portion of the building that does not setback ten feet above the 13' required setback. The height of the requested departure is 1'-8".

Rationale:

Departure 1. The added 1'-8" of building height at this location allows the project to have a fully enclosed trash structure along the alley as well as an outdoor amenity for residents.

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JON GRAVES ARCHITECTS & PLANNERS, PLLC