

5416 Rainier Avenue South

Design Review Packet / Land Use #3034508-LU / MUP Resubmittal #2 Date: 12.1.20



Project Information

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Contact List

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Tacoma, WA, 98402

Owner:
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Des Moines, WA 98198

Structural Engineer:
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934 Broadway, Suite 100
Tacoma, WA, 98402

Civil Engineer:
David Evans and Associates
934 Broadway, Suite 100
Tacoma, WA, 98402

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

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

Development Statistics

Zoning: NC2-55(M)
Proposed Building Height: 55'-6"
Allowable FAR/Zoning Change FAR: 3.75
Proposed FAR: 3.75
Number of Units: 29 Units
Commercial SF: 525 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 Information

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Site Context

The small 4911 square foot site is located in Columbia City surrounded by the neighborhoods of 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

SITE

SOUTH BRANDON STREET

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 and playful materiality; 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.



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BUS ROUTE

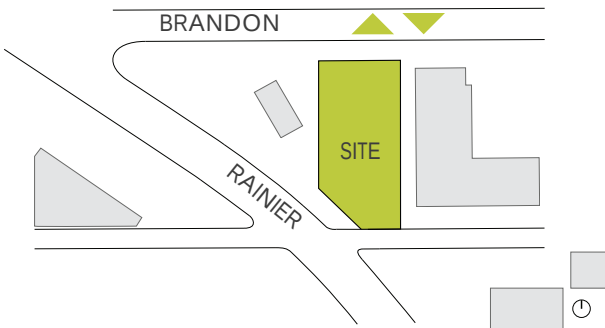
Site Analysis

Streetscapes

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South Brandon Street facing South



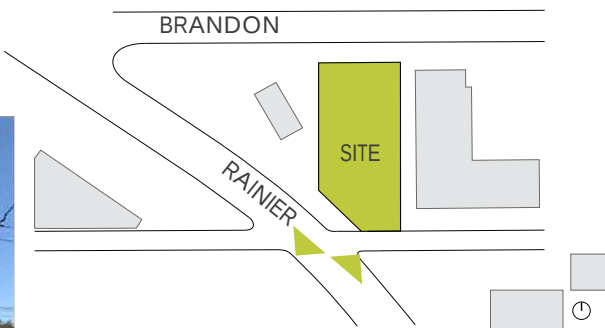
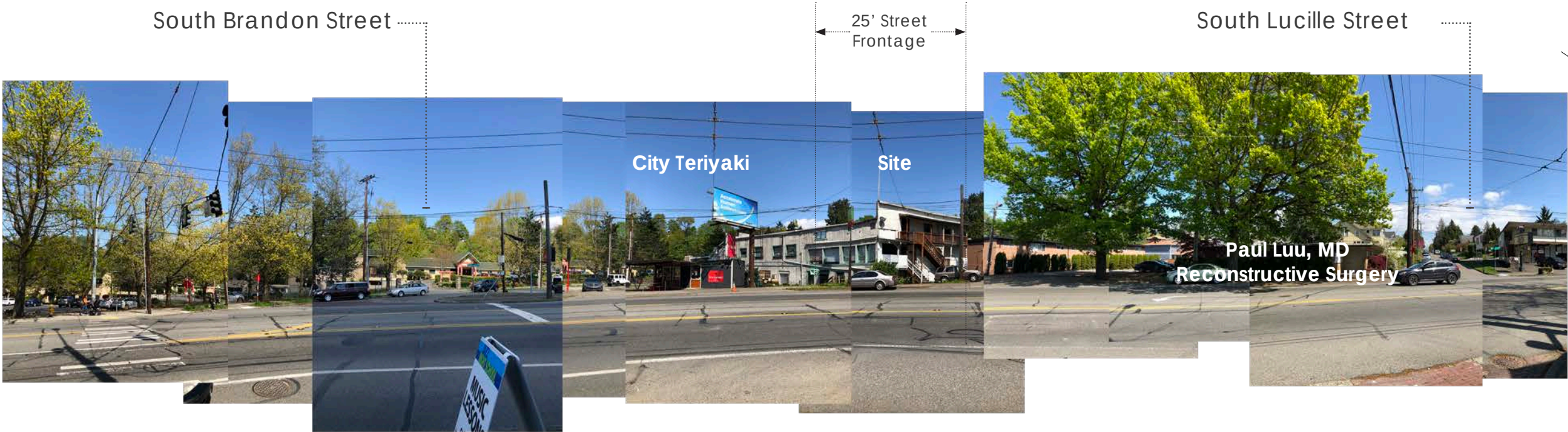
South Brandon Street facing North

Site Analysis

Streetscapes

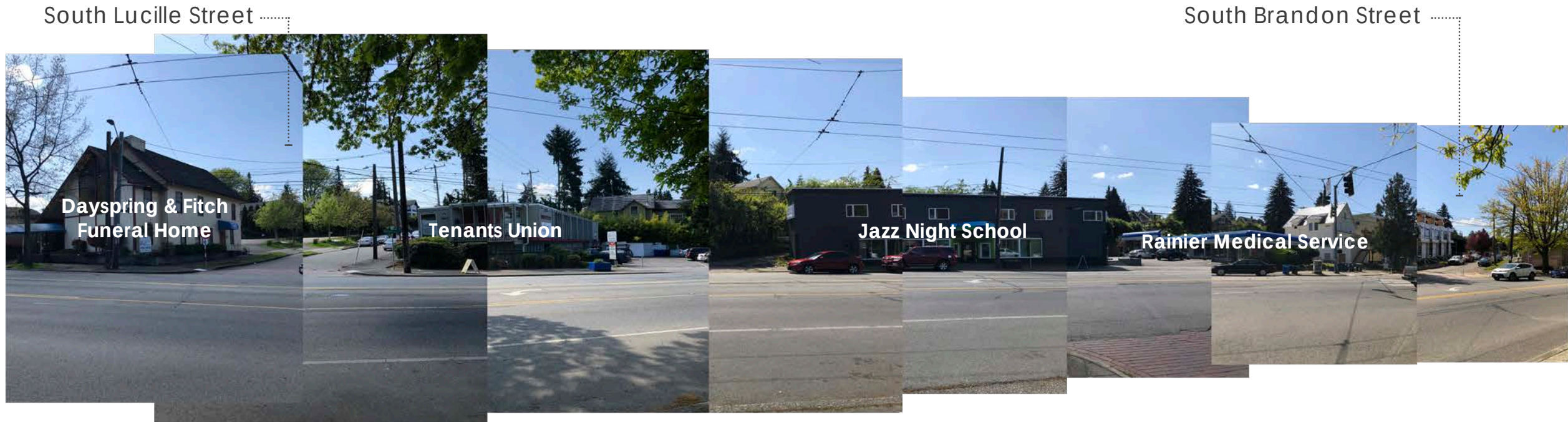
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- Observations
- Surrounding context composed of 1 & 2 story buildings with minimal new construction.
 - Existing facades/materials exhibit muted color tones with richer accent colors.

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



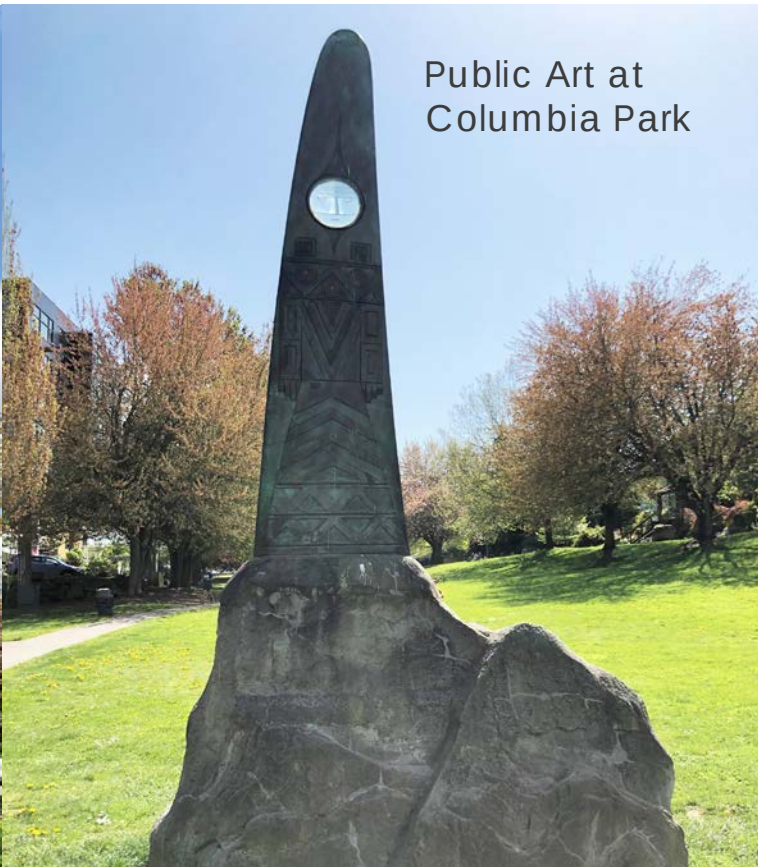
Wrought Iron Fence at Angeline Apartments



Public Art



Rainier Art Center



Public Art at Columbia Park



Neighborhood Graffiti Art



Columbia Branch The Seattle Public Library

Urban Design Analysis

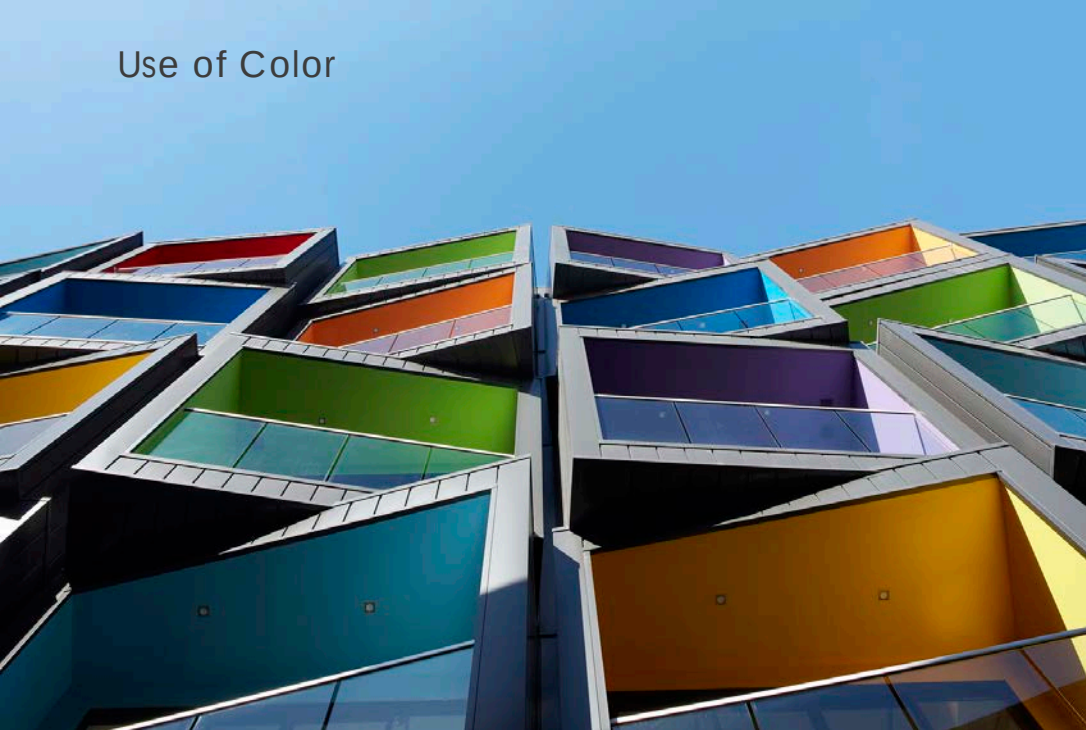
Design Precedent

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Use of Color



Slight irregularity to geometry



Simple Forms

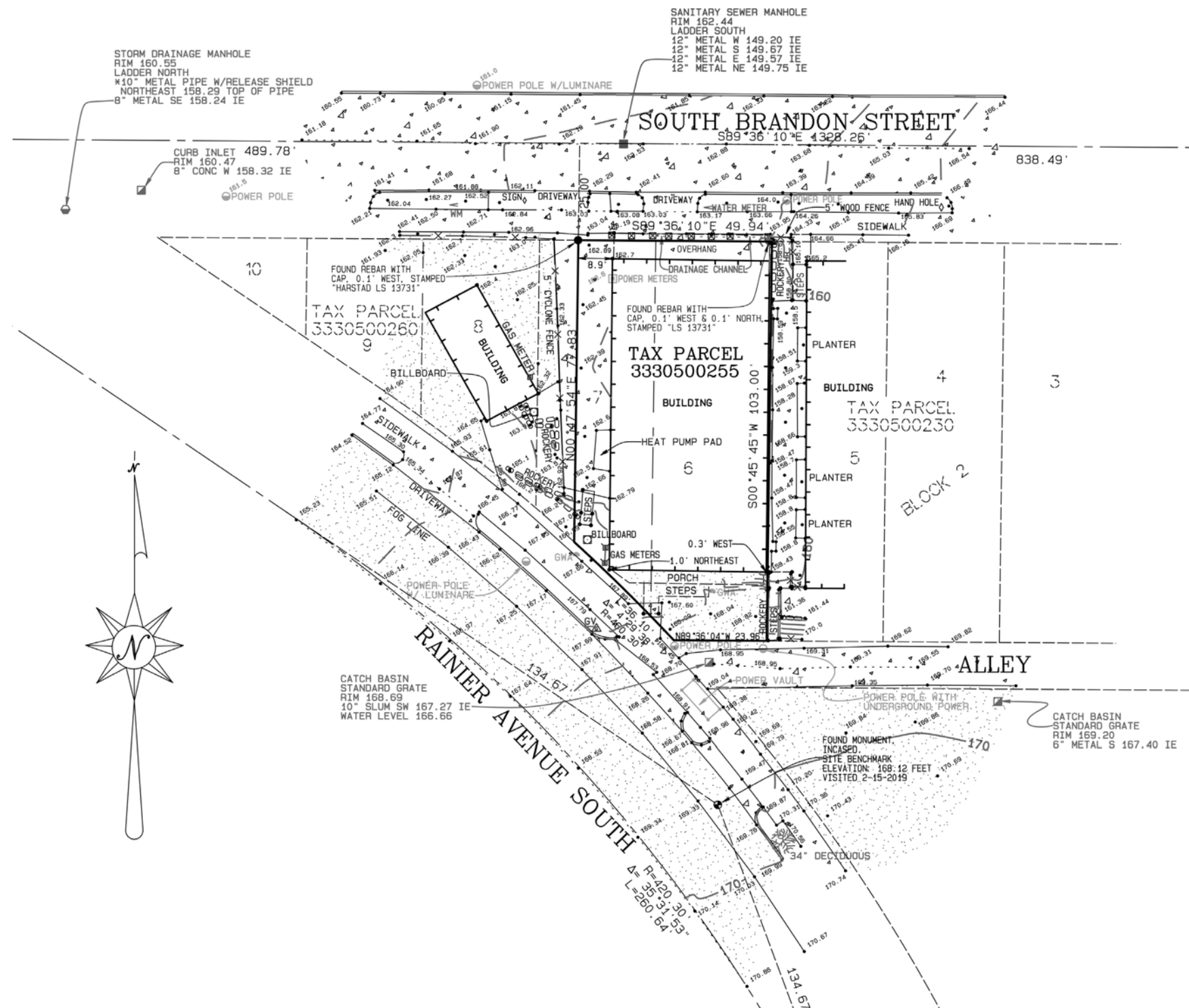


Use of Mural/Art

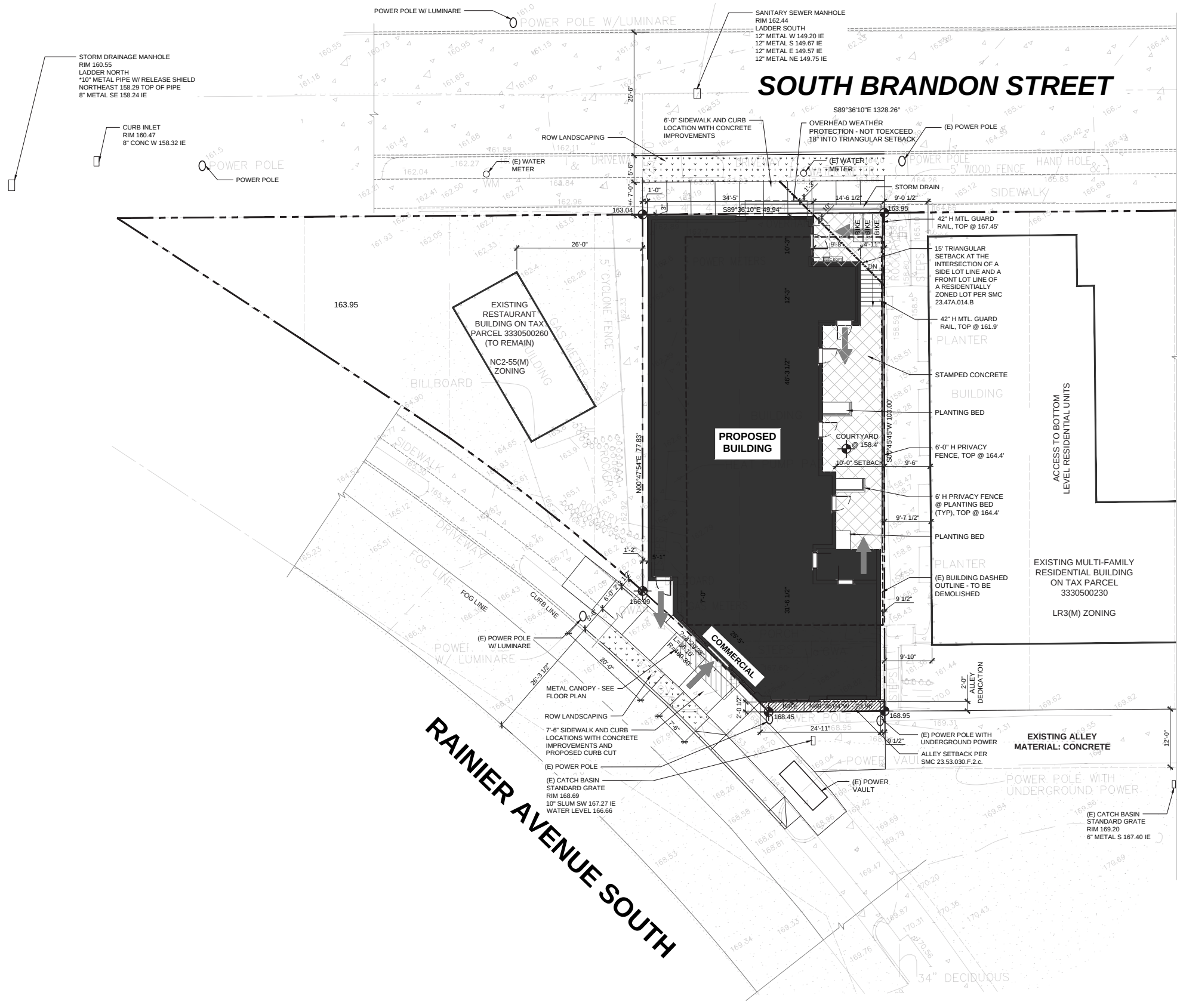


Survey

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Site Plan

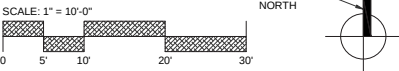


PROJECT INFORMATION

ADDRESS:	5416 RAINIER AVENUE S SEATTLE, WA 98118
OWNER:	MARIO EARL MCM REALTY INVESTMENTS 22030 7TH AVE S DES MOINES, WA 98198
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.
TAX PARCEL:	3330500255
LOT COVERAGE:	81% BUILDING COVERAGE. 19% COURTYARD AND ENTRANCE
ZONING: UPDATES	NC2-55 (PURSUANT TO 2020 SEATTLE REZONING)
PARKING REQUIRED:	NOT REQUIRED INSIDE COLUMBIA VILLAGE
BUILDING HEIGHT:	THE PROPOSED BUILDING HEIGHT IS 55'-6" FROM AVERAGE GRADE PLANE TO THE TOP OF PAVING AT THE ROOF DECK, WHICH IS 6" ABOVE THE MAXIMUM ALLOWABLE BUILDING HEIGHT, BUT LESS THAN THE TWO FEET ALLOWED FOR ROOF DECKS NOTED ABOVE. THE TOP OF PARAPETS/GUARDRAILS IS 3'-6" ABOVE THE ROOF DECK, FOR A TOTAL HEIGHT OR 59'-0". THIS IS EQUAL TO THE MAXIMUM HEIGHT ALLOWED FOR THE STRUCTURE HEIGHT PLUS THE MAXIMUM 4' ALLOWED FOR PARAPETS: 55'-6" (HT. TO ROOF DECK) + 3'-6" (PARAPET/GUARDRAIL) = 59'-0" = 55'-0" (MAX. STRUCTURE HT.) + 4'-0" (MAX. PARAPET HT.)
MAXIMUM FAR:	18,037.5 (4,810 X 3.75)
CURRENT:	17,962 SF
MANDATORY HOUSING AFFORDABILITY - RESIDENTIAL (MHA-R): PERFORMANCE OP.:	19 STUDIO + 21+ BEDROOM 21 TOTAL UNITS
PERCENTAGE OF UNITS TO BE AFFORDABLE PER SMC TABLE B FOR 23.58C.050: 6% 21 UNITS X 6% = 1.26 2 MHA-R PERFORMANCE UNIT TO BE PROVIDED	

SITE PLAN NOTES:

- SEE ALL DRAWINGS FOR CALLOUTS IN COMMON. THE DRAWINGS DO NOT ANNOTATE ALL OCCURRENCES OF ELEMENTS FOR CONSTRUCTION. SUFFICIENT INFORMATION HAS BEEN PROVIDED TO PRECISELY CONSTRUCT THE PROJECT. IT IS THE CONTRACTORS RESPONSIBILITY TO COORDINATE THE ARCHITECTS DESIGN INTENT IN AREAS THAT ARE NOT FULLY DETAILED.
- REFER TO THE CIVIL DRAWINGS FOR RELATED INFORMATION.
- REFER TO THE LANDSCAPING DRAWINGS FOR PLANTING AND IRRIGATION DESIGN AS WELL AS SITE AMENITY FEATURES.
- SEE ELECTRICAL DRAWINGS FOR SITE LIGHTING DESIGN (BIDDER DESIGN).
- CONTRACTOR TO PROVIDE CUT SHEETS FOR ALL SITE WORK AMENITIES TO ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO COMMENCING CONSTRUCTION.
- CONTRACTOR SHALL CONFIRM FINISH CONTROL JOINT PATTERN AT FLATWORK LOCATED AT ALL BUILDING ENTRANCES PRIOR TO PERFORMING WORK.
- SIDEWALK FINISHES SHALL BE "LIGHT BROOM" FINISH CONFORMING TO ACCESSIBILITY STANDARDS.
- SEE CIVIL DRAWINGS FOR FLAT WORK GRADES AND CROSS SLOPES. CONTRACTOR SHALL REVIEW FINAL GRADING FOR ACCESSIBLE PEDESTRIAN PATHWAYS IN FIELD WITH ARCHITECT PRIOR TO POUR. ALL ACCESSIBLE PATH CONSTRUCTION SHALL STRICTLY ADHERE TO MAX GRADE AND CROSS SLOPES.
- EXISTING STRUCTURE ON SITE TO BE DEMOLISHED IN ITS ENTIRETY. NEW CONSTRUCTION PROPOSED
- AN SDOT CONSTRUCTION USE IN THE RIGHT OF WAY PERMIT SHALL BE REQUIRED BY SDOT FOR ANY AWNINGS/CANOPIES EXTENDING INTO THE RIGHT-OF-WAY.



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 option 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 area’s 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 a street and an alley; to the East and West by a small building and billboard and to the East by a residential complex within zone LR-3. Following required land-use code regarding setbacks and height the proposed solution responds as necessary to assure feasibility. The a portion of the West facade 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:*

- a. Distance to the edge of a less (or more) intensive zone;*
- b. Differences in development standards between abutting zones;*
- c. 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);*
- d. Adjacencies to different neighborhoods or districts; adjacencies to parks, open spaces, significant buildings or view corridors; and*
- e. 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 proposed scheme is creating relationships to its East side neighbor by aligning façade components and with a reduced height similar to the existing building. The East adjacency has a 10’ setback which 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.

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: The proposed scheme demonstrates 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 people’s daily routine. The mural will also participate in this endeavor. At the pedestrian scale, canopies and storefront facing Rainier will help slow down the somewhat “fast “and noisy environment. To the East the building faces the residential neighborhood so a roof-top amenity space, residential courtyard and some private outdoor decks have been located.

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: There is 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: Overhead protection at main entrances has been provided 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: The main entrances have been designed to accentuate openness and connection to the outside by the use a storefront wall system as well as welcoming canopies.

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 land-use considerations, the building has been designed and oriented based off of its uses. A commercial space has been located along Rainier Avenue South, the residential entry has been located at South Brandon Street and private decks have been sited to face the 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 façades are composed to express the use and function 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 commercial space. The Rainier façade wraps the corner at the Alley 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 has been used 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: Materials have been selected based off of the buildings use. Mineral material such as brick, stone and/or concrete with a mix of fine metal components are paired with field materials, with carefully selected accent colors, like fiber cement and metal panels used at specific locations to enhance entrances and other building uses.

1. Massing and Context

- a. Staff supports the preferred Option 3 and asks the applicant to proceed with development based on this option. The following positive aspects are the basis of this support:
- i. The (implied) high quality materials and clean and expressive detailing of same. (DC4-A *Building Materials*)
 - ii. The ground level response to existing context including the residential character of South Brandon Street and the commercial character of Rainier Avenue South. (CS2-2 *Relationship to the Block*, PL3-A *Entries*)

Response: A material palette on page 26-27 illustrates the materials selected and called out. The design selectively uses a higher quality material at locations that are more prominent to Rainier Avenue and at a pedestrian level.

- b. The design precedent images on page nine of the EDG packet illustrate simple forms, use of color and art, and irregular geometry. The massing begins to echo these traits. With further development of the massing and architectural concept, design a compelling interpretation of these precedents.

Response: The site is naturally irregular helping to define the buildings shape. A mural is proposed along Rainier Avenue since fenestration is not an option due to building codes. Color is used on the private decks facing the residential neighborhood as well as the main canopy at the residential entry highlighting the residential use.

- c. These massing transitions to the less intense zone to the east with upper level setbacks, while the north elevation responds to the residential character of South Brandon Street by locating the primary residential entry at the northeast corner. These moves are supported, and staff recommends careful attention to the privacy of the abutting residential uses. Describe those design strategies utilized to minimize privacy impacts.

Response: A fence has been located at the courtyard to assist with privacy for the new and existing residence. In addition, the residential amenity has been relocated at the roof to better minimize privacy concerns.

- d. The amenity area is proposed at the southeast corner, atop the first floor and abutting the alley and east property line. While this location offers eyes on the street at the alley, those potential privacy impacts to the residential uses to the east are a concern. In contrast, option 1 proposes the amenity area at the roof, overlooking Rainier Avenue South. Explore locating the shared amenity area at the roof or other design solutions to mitigate privacy impacts for abutting residential uses. (CS2-D *Height, Bulk, and Scale*)

Response: The residential amenity has been relocated at the roof to better minimize privacy concerns.

1. Massing and Context

- e. The project responds to the existing neighborhood context and residential character of South Brandon Street by locating the primary residential entry at the northeast corner of the site while positioning a live-work unit along Rainier Avenue South in response to the commercial character of the corridor. Staff supports this program and recommends the entries be carefully detailed to reflect their respective street character. (PL3-A *Entries*)

Response: In lieu of the live-work a commercial space has been located along Rainier. Storefront and brick have been used for high visibility and durability. At the residential entry the brick ends at a concrete coping providing a more residential feel.

- f. The trash storage room is located entirely within the structure facing the alley, which is supported. Acknowledging public comment, carefully design this use along with trash staging, consider the circulation of the area and abutting uses. (DC2-A *Site Characteristics*)

Response: The trash storage room has been designed with adequate square footage to allow for staging at trash pick-up days.

2. Architectural Concept

- a. Due to the existing context and lot shape, all four elevations will be visible in some form from the public realm. With this in mind, carefully design all facades considering the composition and architectural expression of the building as a whole. Staff supports the intent to wrap the Rainier Avenue South corner with the alley to create a facade with a continuous gesture. (DC2-B *Facade Composition*)

Response: All four elevations are being designed acknowledging visibility.

- b. The west elevation along the property line will be covered by future development of the abutting site; however, given the current context, will be quite visible from Rainier Avenue South. Due to its high degree of visibility, carefully detail this elevation. Look to neighborhood cues for inspiration. Note the community outreach summary that encouraged playful materiality and/or fenestration as an alternative to a mural. (CS2-A *Location in the City and Neighborhood*, CS2-C *Relationship to the Block*, CS3-2 *Emphasizing Positive Neighborhood Attributes*, DC2-B *Facade Composition*)

Response: Due to restrictions by the building code fenestration is not allowed along the west facade. The design takes into consideration playful materiality by using various metal panels with different sized reveals providing texture. A mural is still an option for a portion of this facade as this cue was found in the neighborhood.

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 2feet 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.

SMC 23.47A.012
Structure Hieght

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 on 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 accessory 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.

EDG Proposals

Option Comparison

5416 Rainier Avenue South, Seattle, 98118 | Design Review Packet SDCI #3034508-LU

Selected for Design Review



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.

PROPOSAL SUMMARY

Shadow Study

5416 Rainier Avenue South, Seattle, 98118 | Design Review Packet SDCI #3034508-LU



MARCH / SEPT. 21 - 9AM



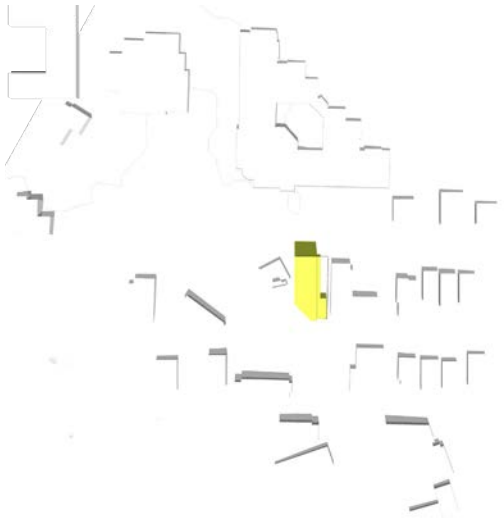
MARCH / SEPT. 21 - 12PM



MARCH / SEPT. 21 - 3PM



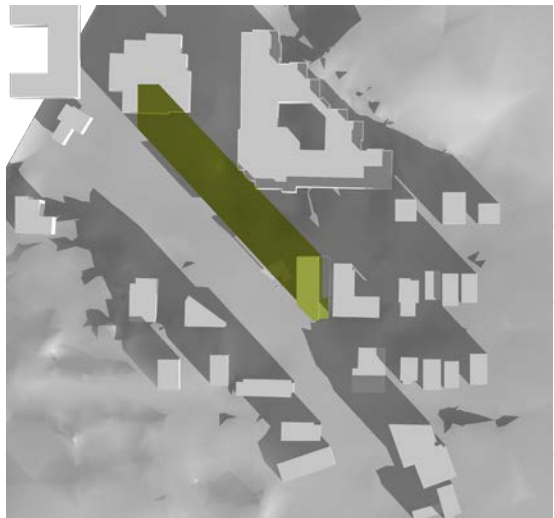
JUNE 21 - 9AM



JUNE 21 - 12PM



JUNE 21 - 3PM



DECEMBER 21 - 9AM



DECEMBER 21 - 12PM



DECEMBER 21 - 3PM



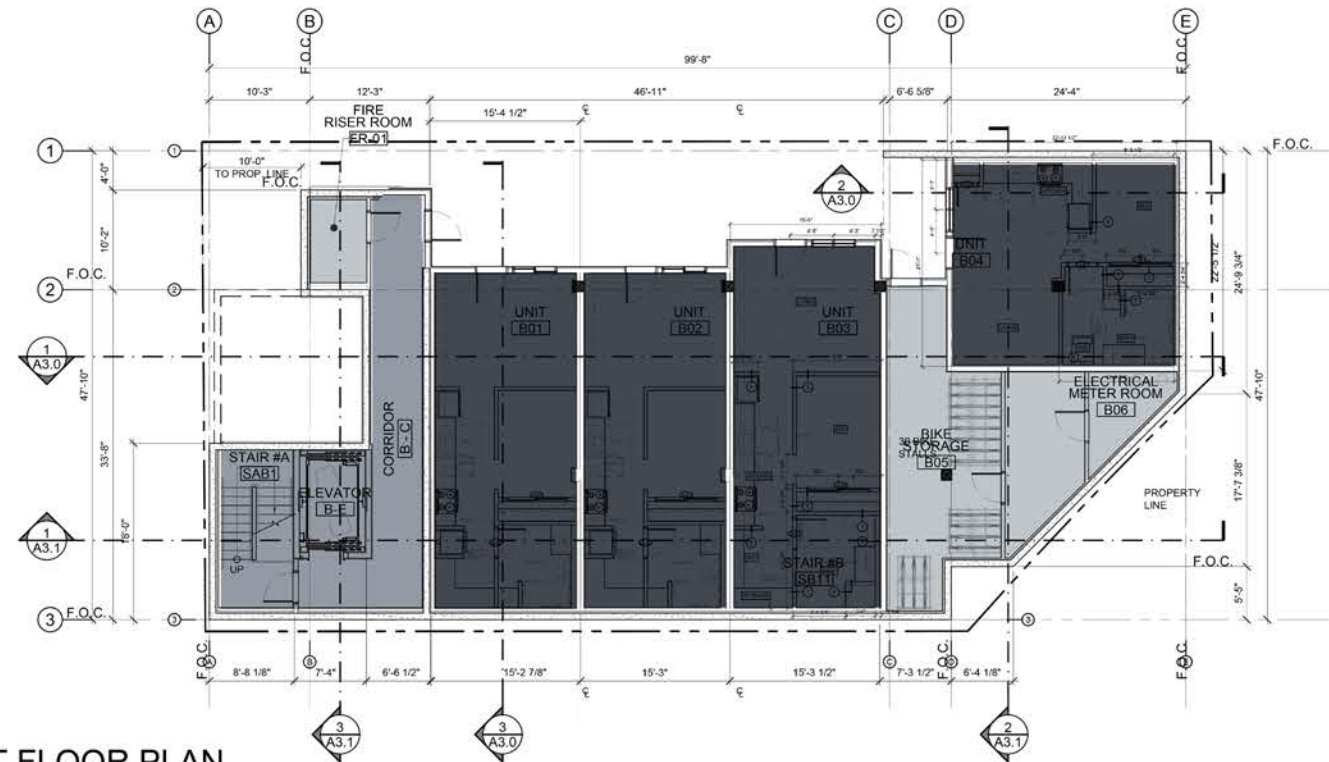
DRB Proposal

Plan

5416 Rainier Avenue South, Seattle, 98118 | Design Review Packet SDCI #3034508-LU

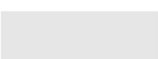
JGA Jon Graves Architects & Planners, PLLC

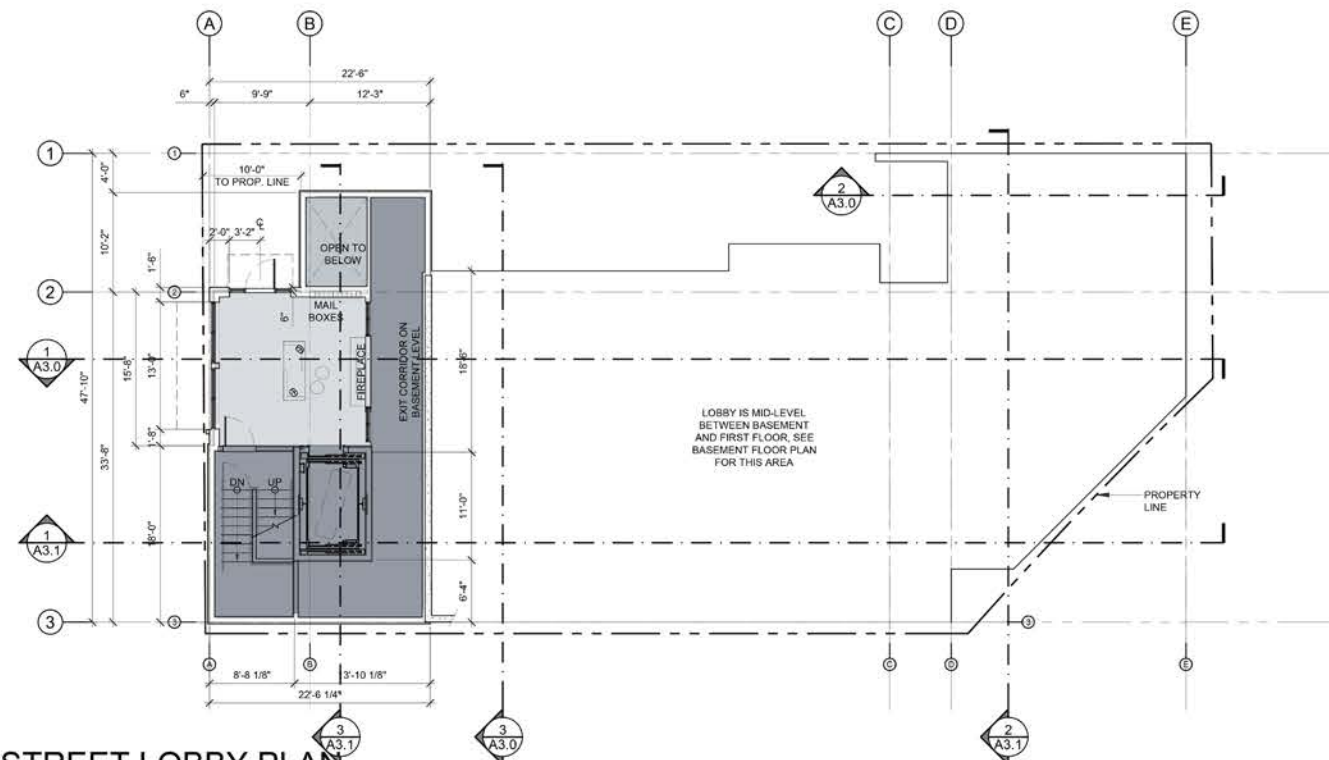
18



1 BASEMENT FLOOR PLAN

Legend

	Residential
	Circulation
	Back of House
	Lobby
	Commercial



2 BRANDON STREET LOBBY PLAN



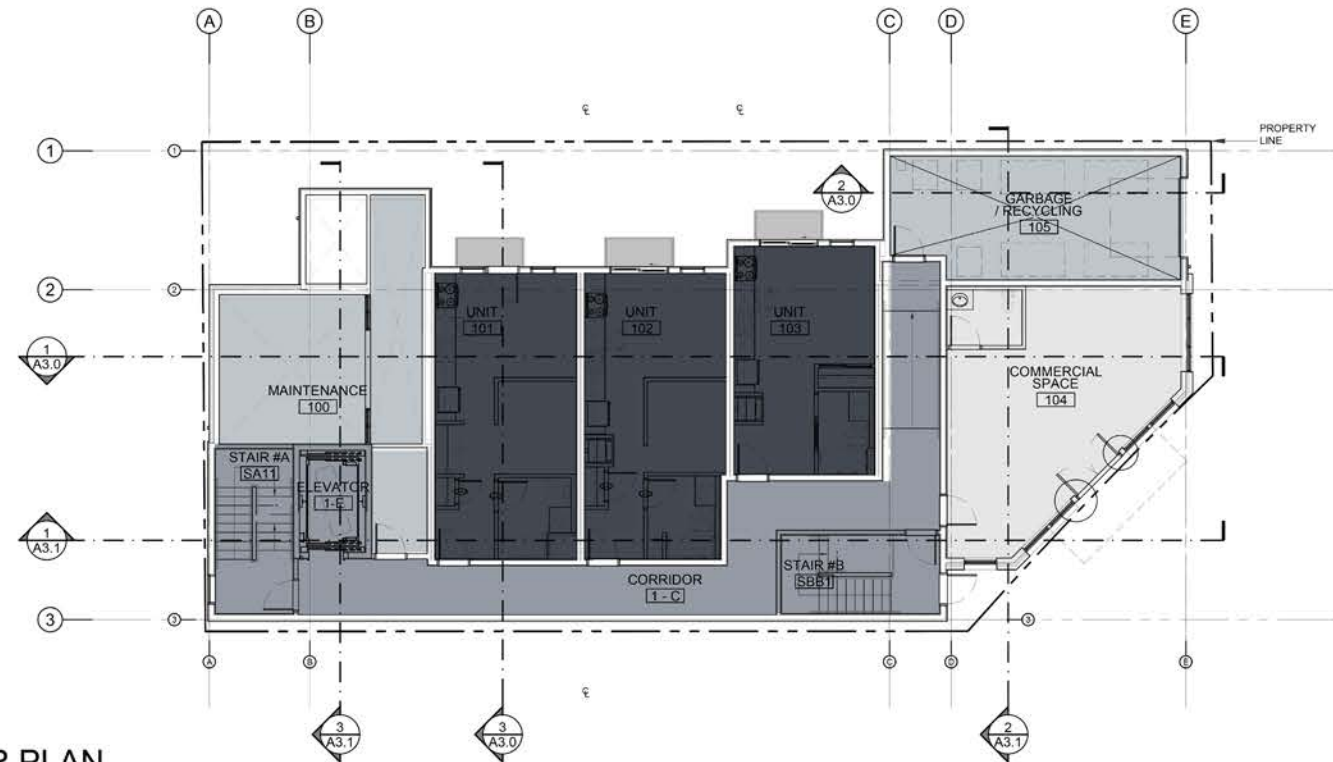
DRB Proposal

Plan

5416 Rainier Avenue South, Seattle, 98118 | Design Review Packet SDCI #3034508-LU

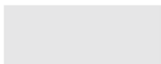
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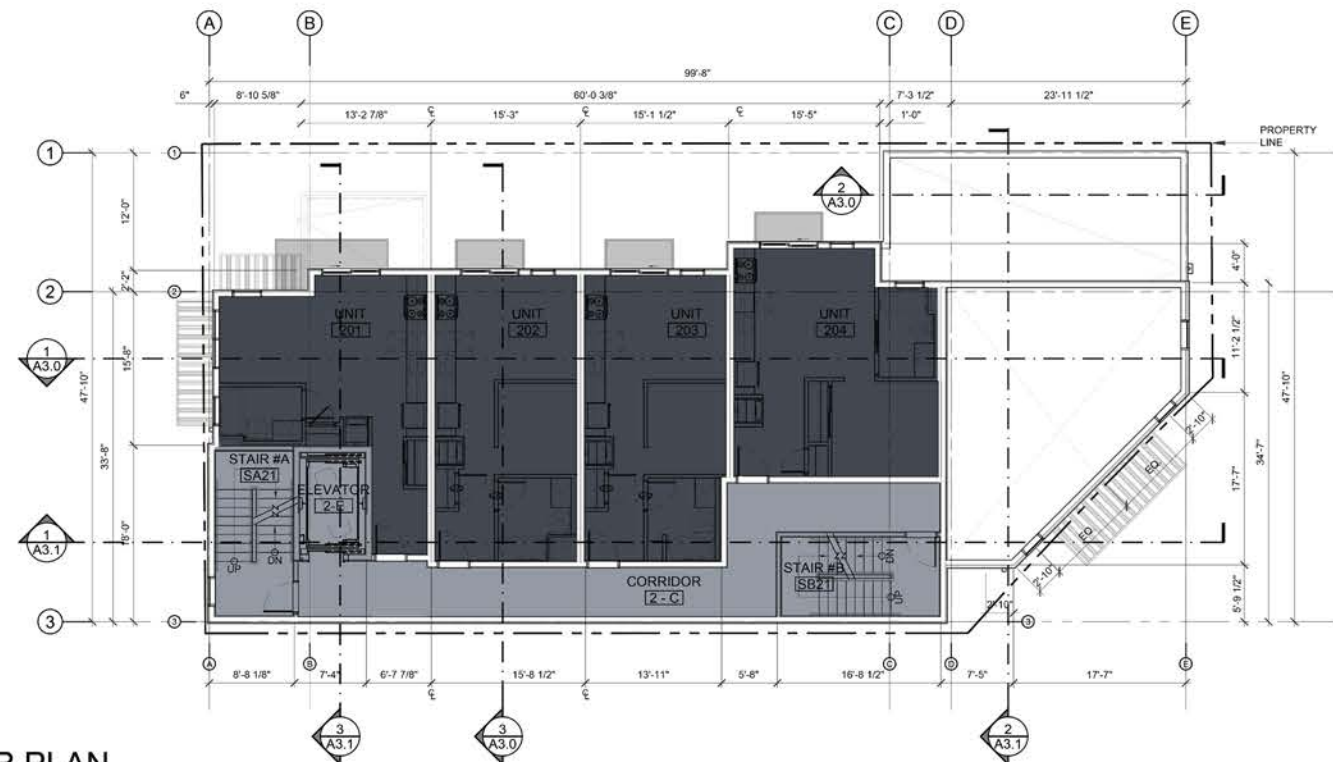
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1 1ST FLOOR PLAN

Legend

	Residential
	Circulation
	Back of House
	Lobby
	Commercial



2 2ND FLOOR PLAN



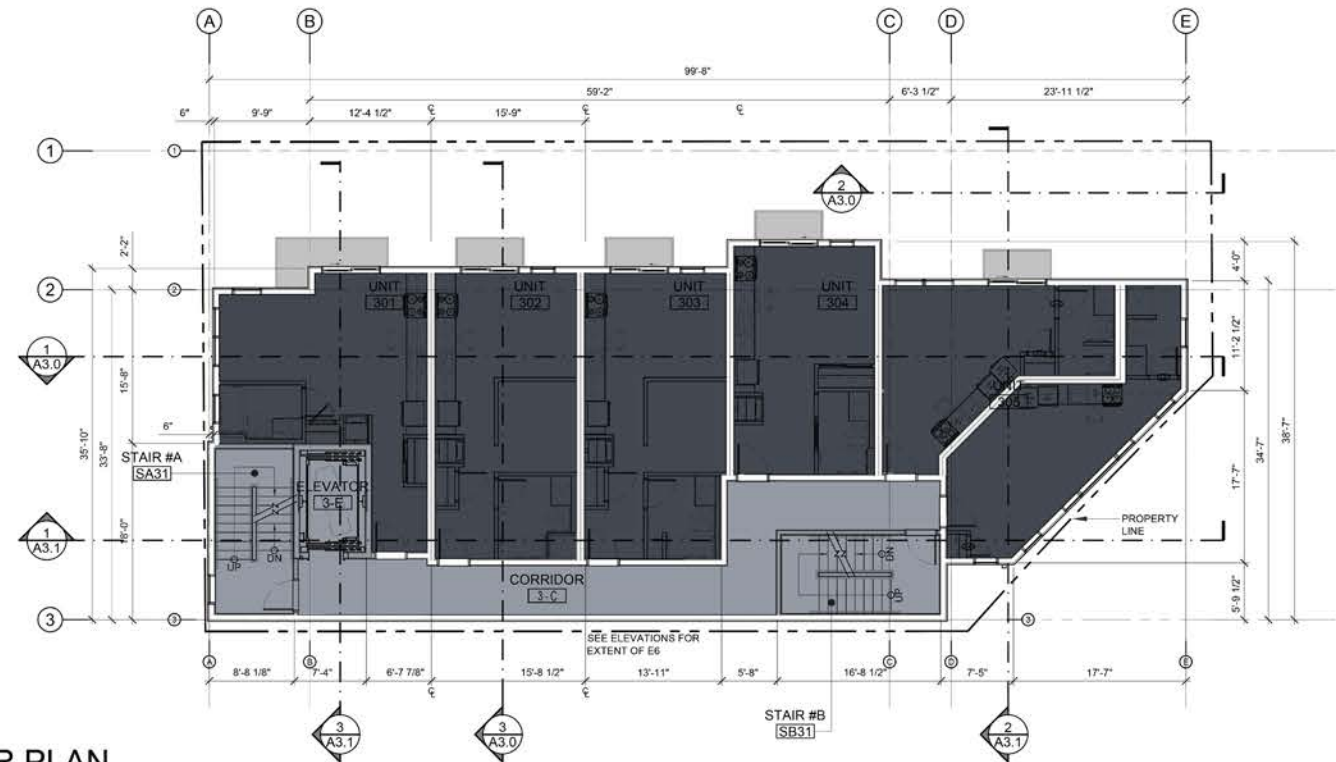
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Plan

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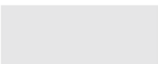
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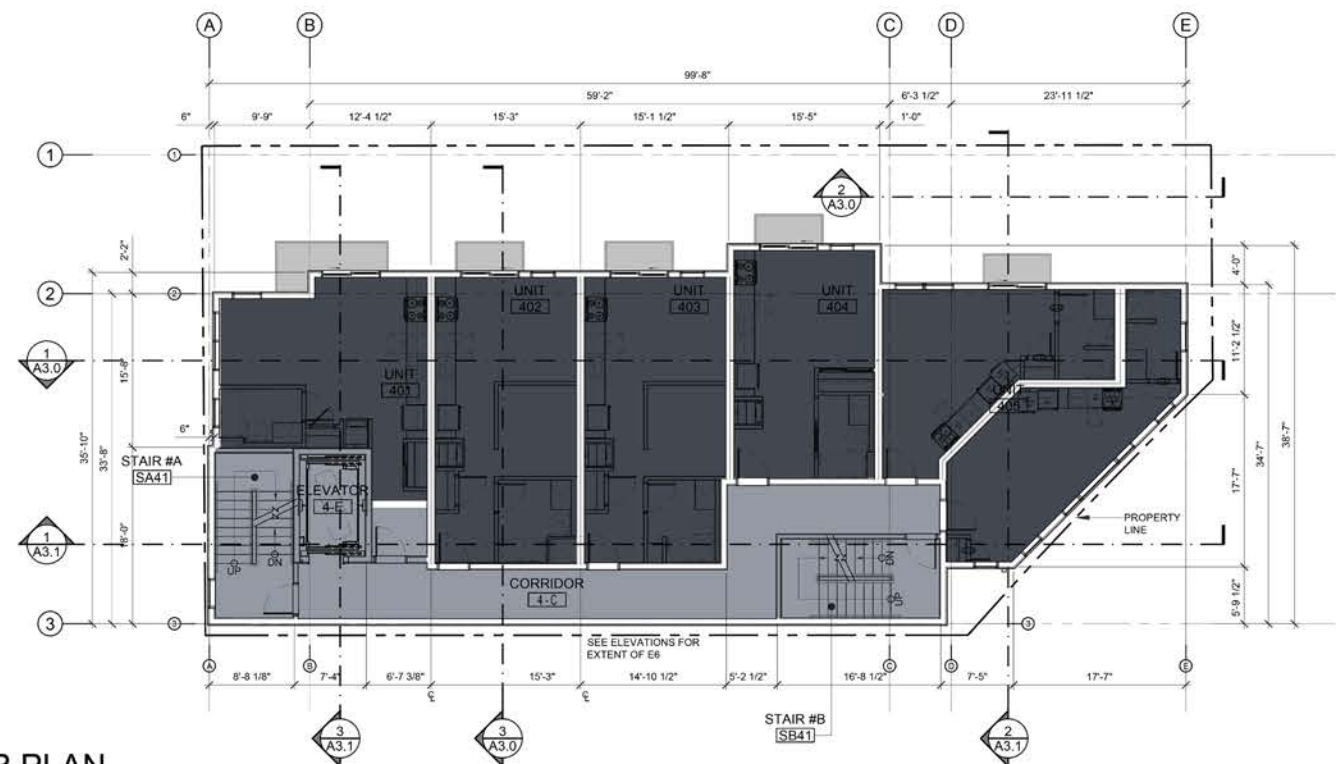
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1 3RD FLOOR PLAN

Legend

-  Residential
-  Circulation
-  Back of House
-  Lobby
-  Commercial



2 4TH FLOOR PLAN



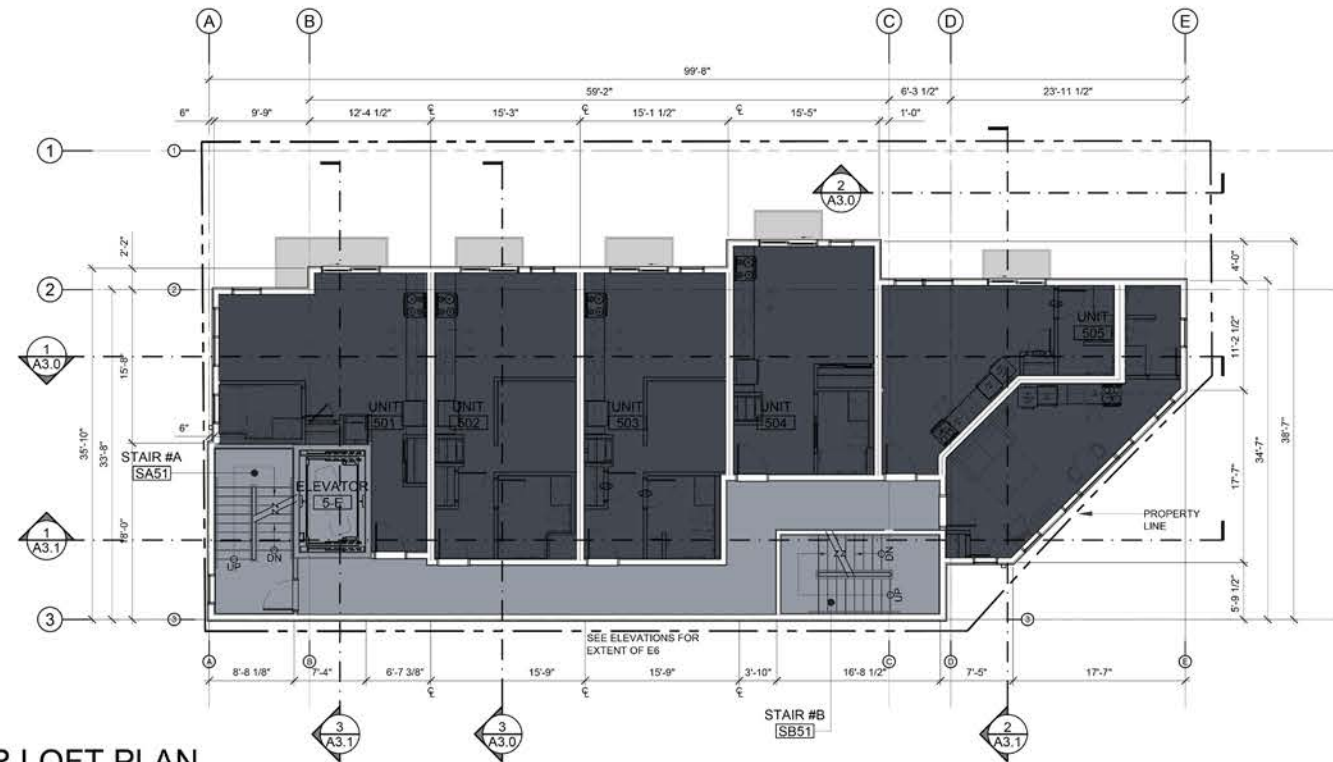
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Plan

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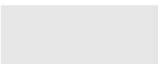
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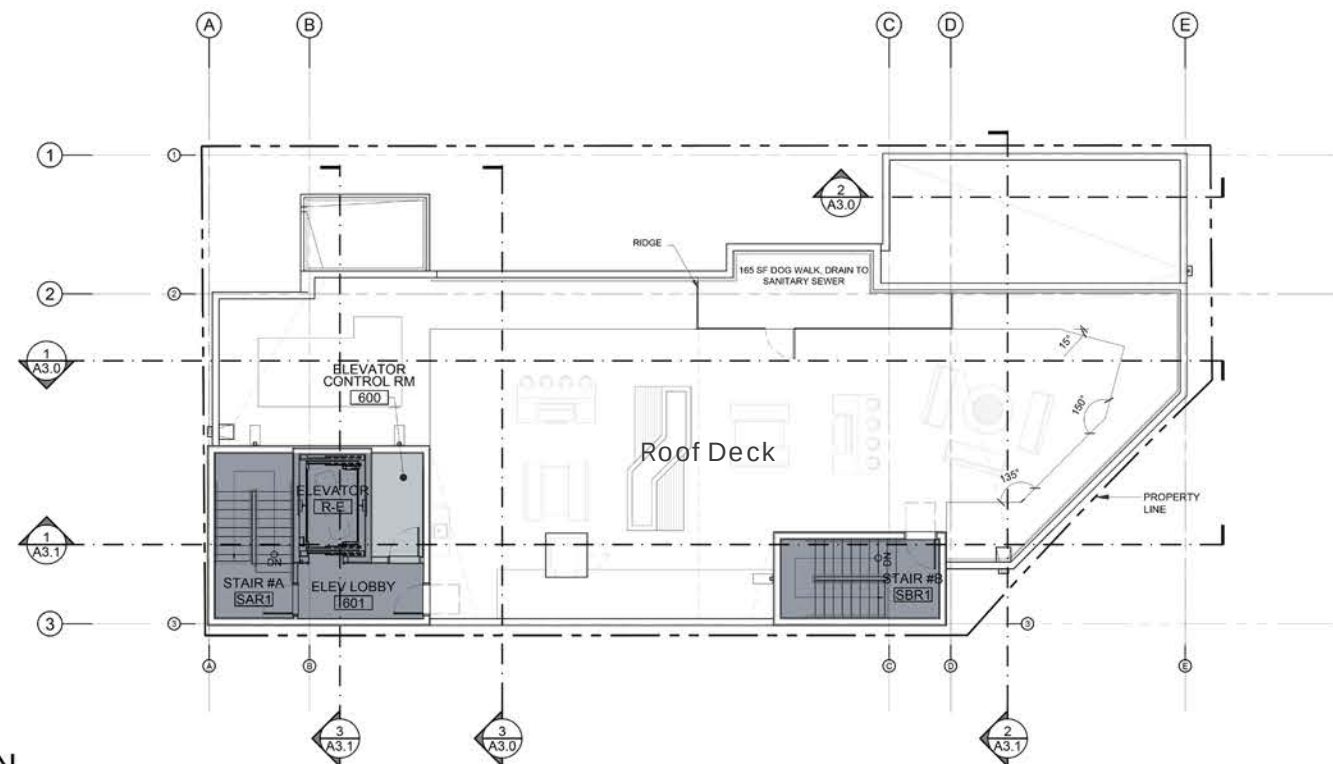
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1 4TH FLOOR LOFT PLAN

Legend

	Residential
	Circulation
	Back of House
	Lobby
	Commercial



2 ROOF PLAN



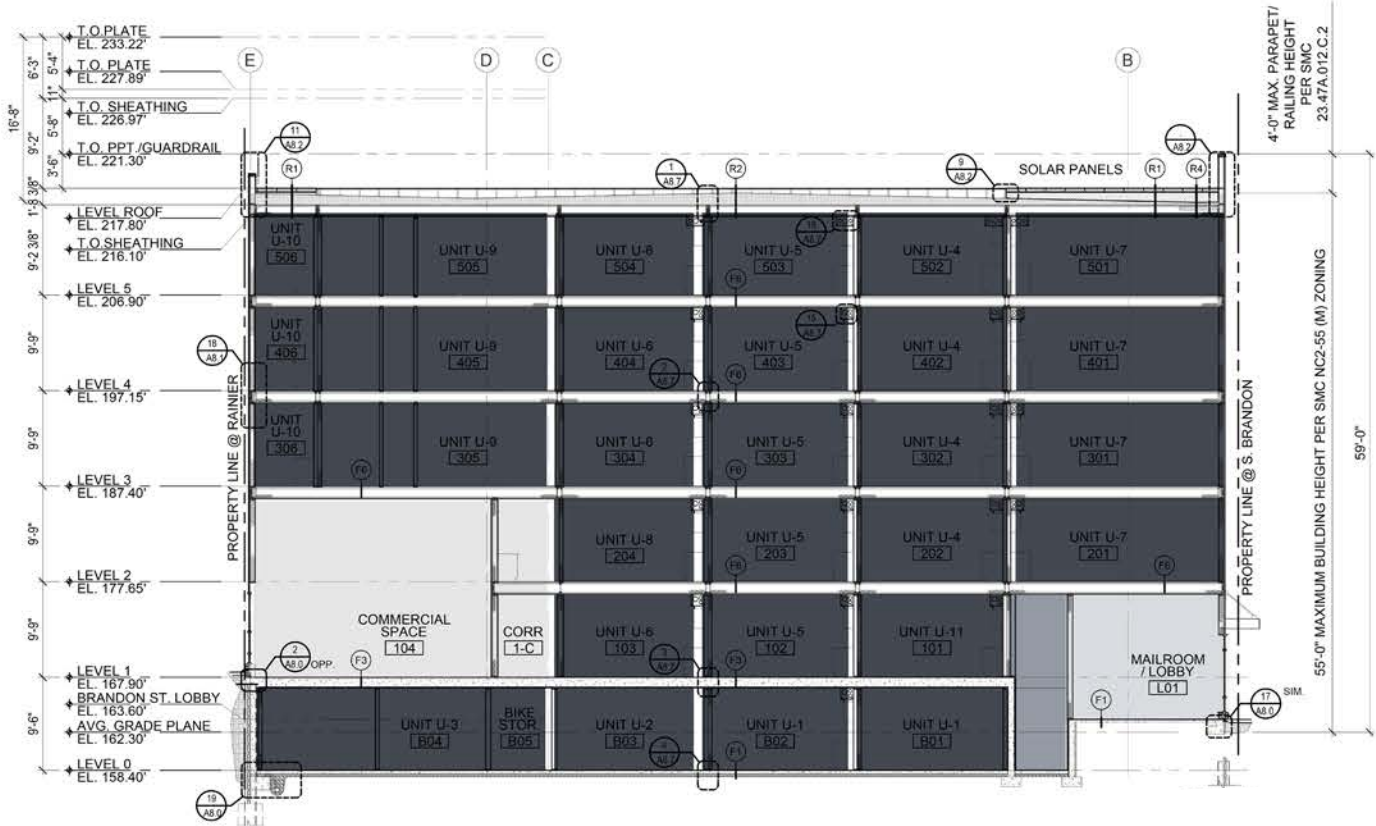
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Section

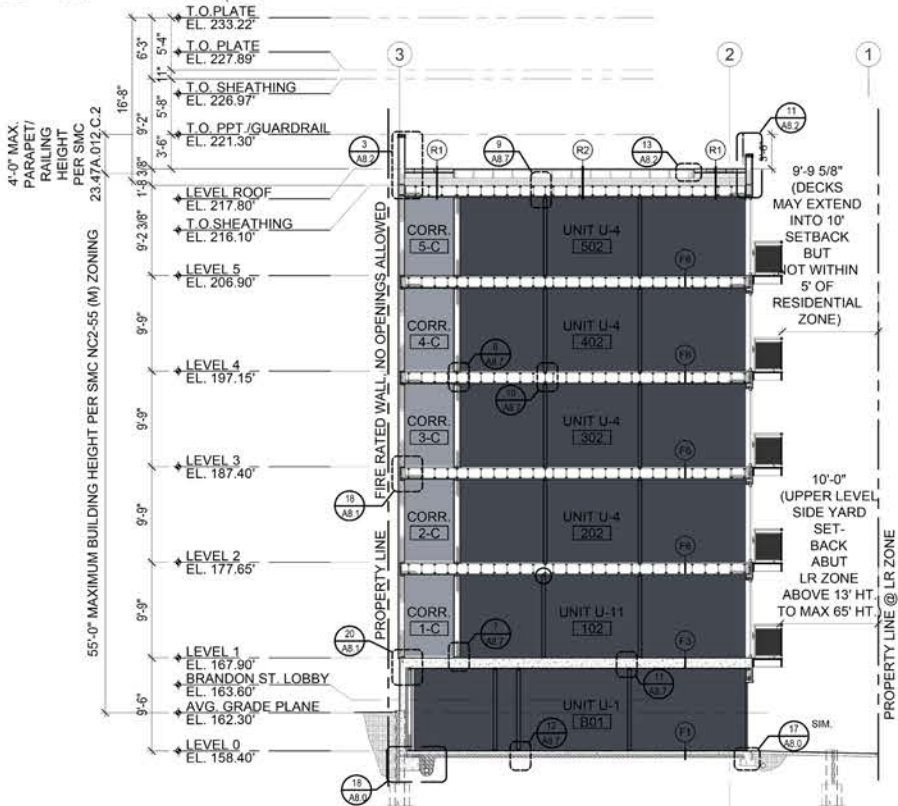
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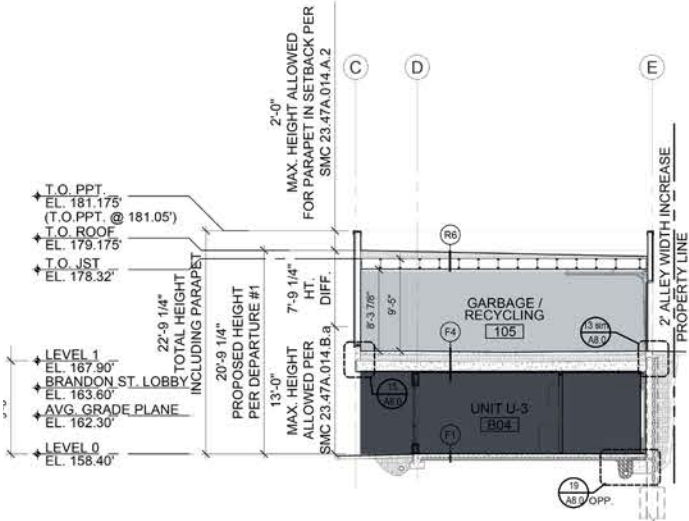
South to North Building Section



West to East Building Section

Legend

- Residential
- Circulation
- Back of House
- Lobby
- Commercial



South to North Building Section

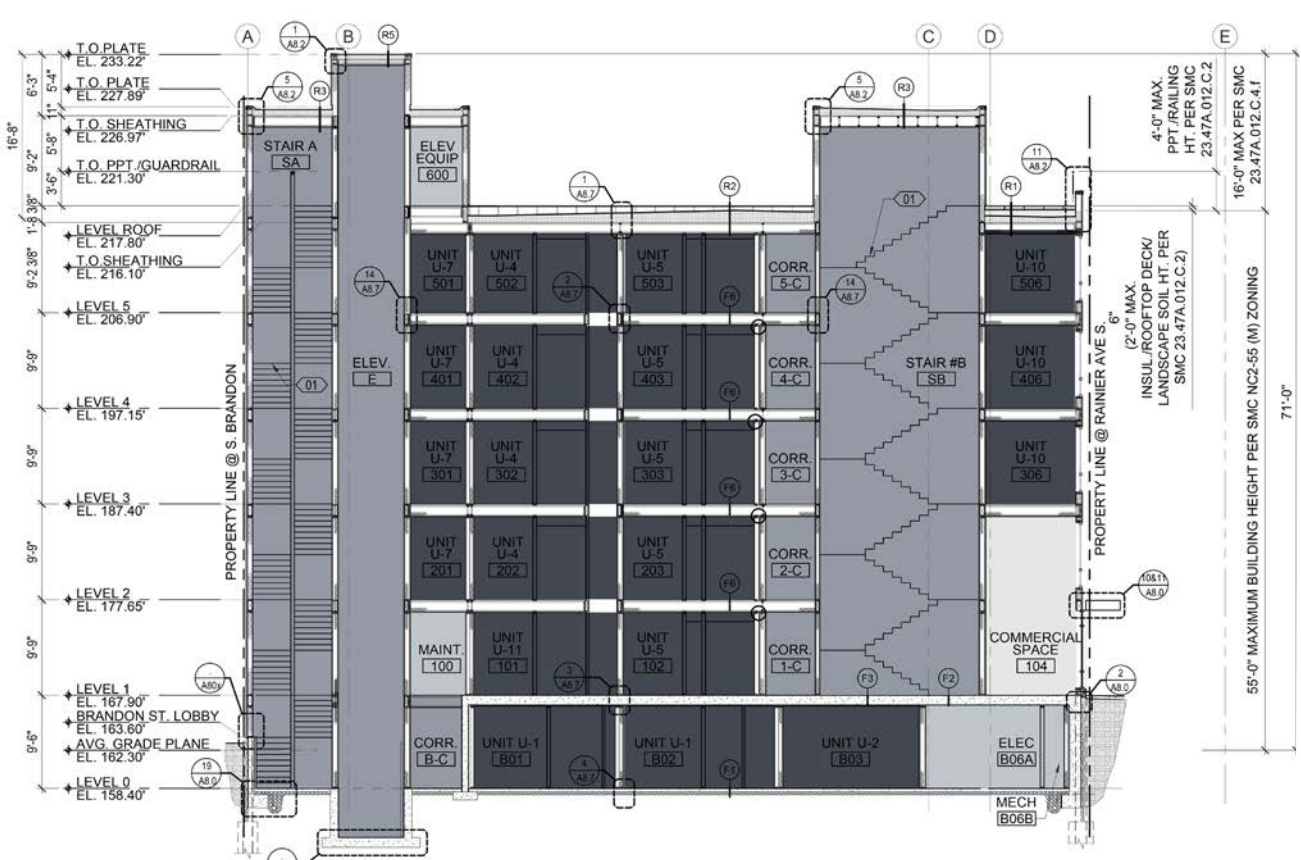
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Section

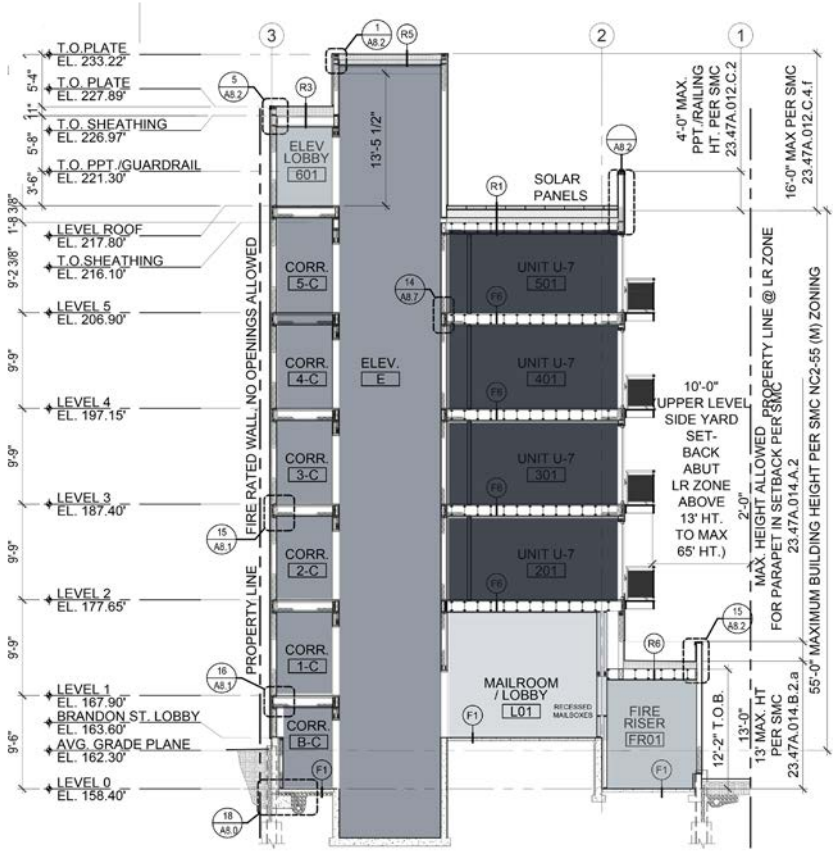
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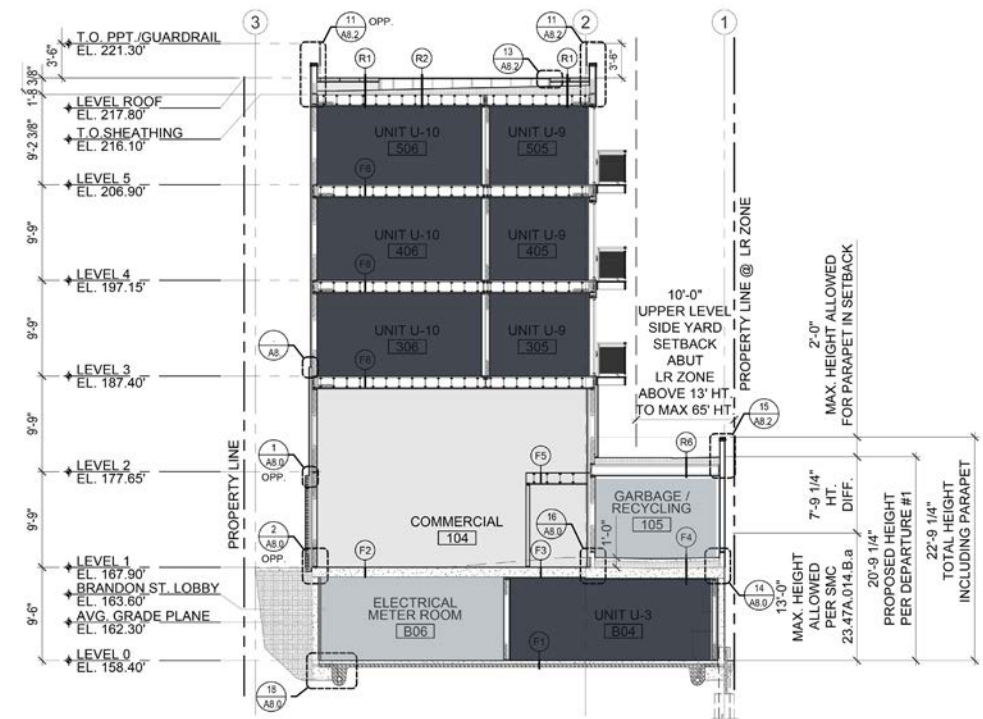
North to South Building Section



West to East Building Section

Legend

- Residential
- Circulation
- Back of House
- Lobby
- Commercial



West to East Building Section

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Elevation

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East Building Elevation

MATERIALS/ELEMENTS KEY NOTES:

- 01 HARDIE PANEL SIDING W/ REVEALS - PAINT PER SCHEDULE
- 02 METAL PARAPET COPING - PAINTED PER SCHEDULE
- 03 ALUMINUM STOREFRONT SYSTEM - COLOR PER SCHEDULE
- 04 FABRICATED METAL CANOPY - COLOR PER SCHEDULE
- 05 CANOPY TIEBACKS & CONNECTION ELEMENTS - PAINTED PER SCHEDULE
- 06 FIBER CEMENT LAP SIDING - COLOR PER SCHEDULE
- 07 BOX RIB SIDING - PREFINISHED COOL TAHOE BLUE
- 08 BRICK - TBD w/ COLOR BOARD
- 09 HOLLOW METAL DOOR - PAINTED PER SCHEDULE
- 10 PREMANUFACTURED JULIETTE BALCONIES, CONNECTIONS AND RAILINGS - PAINTED PER SCHEDULE
- 11 VINYL DOOR / WINDOW PER SCHEDULE, COLOR SELECTED BY ARCHITECT PROVIDED BY MANUFACTURER'S STANDARD COLOR CHART
- 12 CONDUCTOR BOX AND DOWNSPOUT - COLOR SELECTED BY ARCHITECT PROVIDED BY MANUFACTURER'S STANDARD COLOR CHART
- 13 PAINTED MURAL
- 14 AEP SPAN PRESTIGE SERIES METAL WALL PANEL - PREFINISHED COLOR COOL OLD TOWN GRAY
- 15 GLAZED RAILING SYSTEM - PAINTED PER SCHEDULE
- 16 ARCHITECTURAL FINISH EXPOSED CONCRETE

EXTERIOR FINISH SCHEDULE:

- PT-1 PAINT: SHERWIN WILLIAMS SW 6244 "NAVAL"
- PT-2 PAINT: SHERWIN WILLIAMS SW 6990 "CAVIAR"
- PT-3 PAINT: SHERWIN WILLIAMS SW 9021 "NAPLES YELLOW"
- PT-4 PAINT: SHERWIN WILLIAMS SW 7660 "EARL GRAY"
- PT-5 PAINT: SHERWIN WILLIAMS SW 6253 "OLYMPUS WHITE"

EXTERIOR LEGEND:

- EXHAUST VENT COVERS
- EXTERIOR LIGHT FIXTURES
- WINDOWS PER SCHEDULE

North Building Section

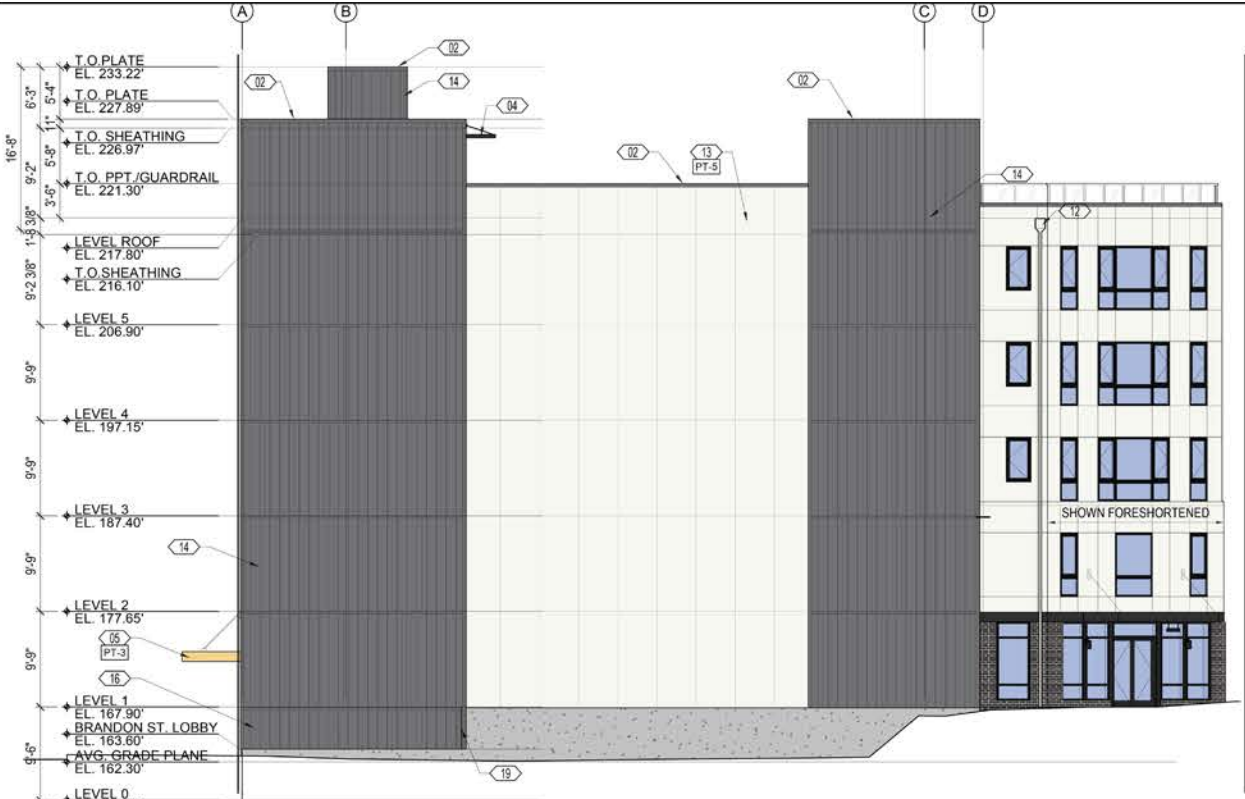
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Elevation

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West Building Elevation



South Building Elevation

- MATERIALS/ELEMENTS KEY NOTES:
- 01 HARDIE PANEL SIDING W/ REVEALS - PAINT PER SCHEDULE
 - 02 METAL PARAPET COPING - PAINTED PER SCHEDULE
 - 03 ALUMINUM STOREFRONT SYSTEM - COLOR PER SCHEDULE
 - 04 FABRICATED METAL CANOPY - COLOR PER SCHEDULE
 - 05 CANOPY TIEBACKS & CONNECTION ELEMENTS - PAINTED PER SCHEDULE
 - 06 FIBER CEMENT LAP SIDING - COLOR PER SCHEDULE
 - 07 BOX RIB SIDING - PREFINISHED COOL TAHOE BLUE
 - 08 BRICK - TBD w/ COLOR BOARD
 - 09 HOLLOW METAL DOOR - PAINTED PER SCHEDULE
 - 10 PREMANUFACTURED JULIETTE BALCONIES, CONNECTIONS AND RAILINGS - PAINTED PER SCHEDULE
 - 11 VINYL DOOR / WINDOW PER SCHEDULE, COLOR SELECTED BY ARCHITECT PROVIDED BY MANUFACTURER'S STANDARD COLOR CHART
 - 12 CONDUCTOR BOX AND DOWNSPOUT - COLOR SELECTED BY ARCHITECT PROVIDED BY MANUFACTURER'S STANDARD COLOR CHART
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 - 14 AEP SPAN PRESTIGE SERIES METAL WALL PANEL - PREFINISHED COLOR COOL OLD TOWN GRAY
 - 15 GLAZED RAILING SYSTEM - PAINTED PER SCHEDULE
 - 16 ARCHITECTURAL FINISH EXPOSED CONCRETE

- EXTERIOR FINISH SCHEDULE:
- PT-1 PAINT: SHERWIN WILLIAMS SW 6244 "NAVAL"
 - PT-2 PAINT: SHERWIN WILLIAMS SW 6990 "CAVIAR"
 - PT-3 PAINT: SHERWIN WILLIAMS SW 9021 "NAPLES YELLOW"
 - PT-4 PAINT: SHERWIN WILLIAMS SW 7660 "EARL GRAY"
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- EXTERIOR LEGEND:
- EXHAUST VENT COVERS
 - EXTERIOR LIGHT FIXTURES
 - WINDOWS PER SCHEDULE

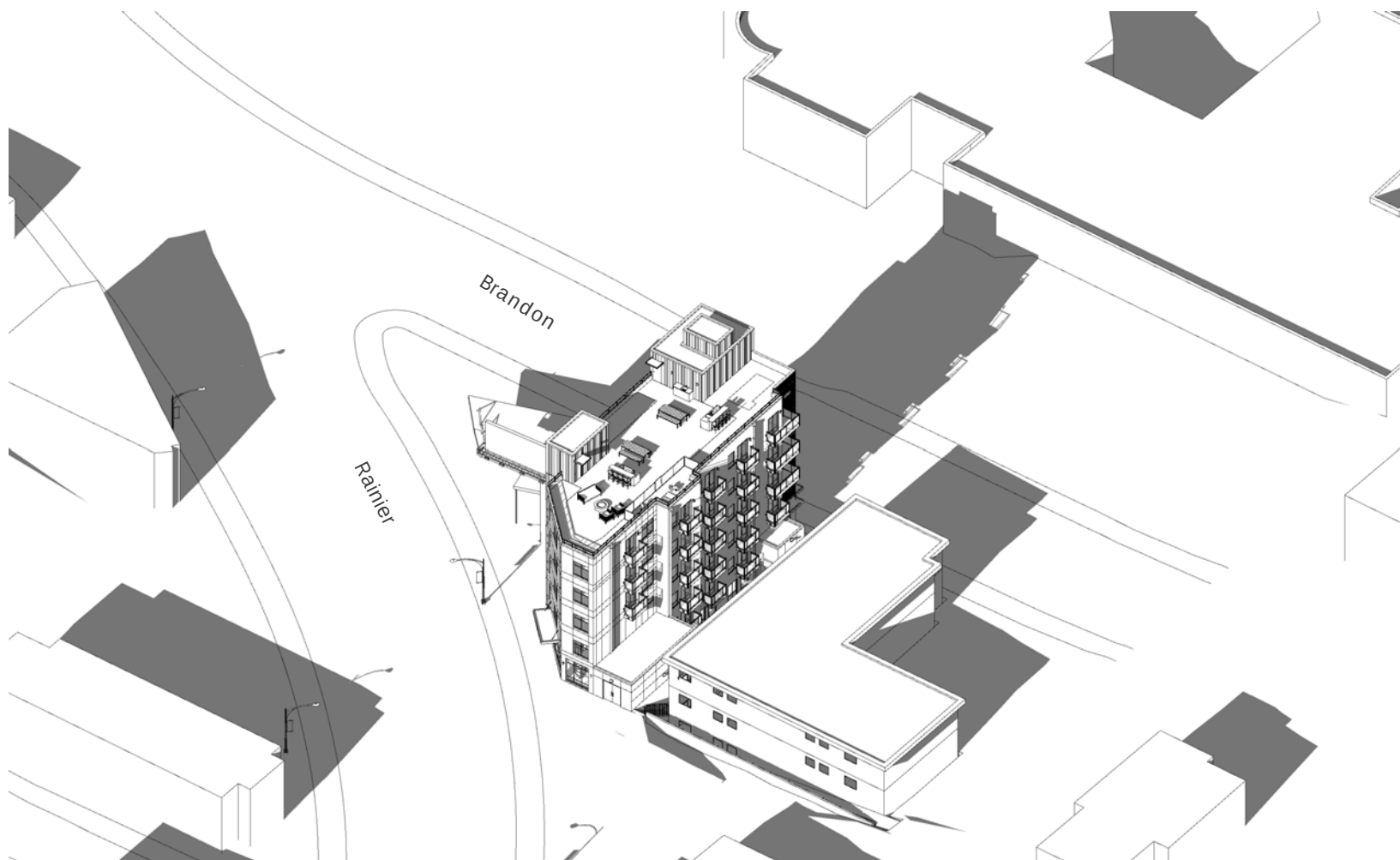
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Shadow Study

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January 21 at 12pm



January 21 at 12pm

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Material Palette images

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Variation of Metal Wall Panel



Cementitious Panel System



Dark Brick Base at Entries

*See Elevations on page 24 & 25 for material locations.

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Material Palette Images

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Cementitious Lap Siding facing residential zone



Mural Art facing Rainier Avenue



Horizontal Metal Panel System

Mural Design Intention

The intent is, at an ulterior date, to create a mural on the West wall of the proposed project. The wall is to be built right against the West bound property line and will be “blank” with no setbacks as it will act as a fire separator between the (2) properties. We understand the property to the West may be developed as some point but from our client understanding it is believed to be at a much further time in the future which gave the design team the idea to propose a mural to make this “blank” wall more interesting as it will be extremely visible with great exposure to Rainier Avenue and to the neighborhood community. To create the mural, it is intended to source a local artist to tell the story of the neighborhood, its personalities, and perhaps its rich jazz and wide diverse cultural and musical history. Is it also envisioned to have some sort of community involvement in the process perhaps to get input on artist selection and mural creation. The “blank” wall (canvas) is to be erected in accordance to all code requirements and regulations, providing fire separation, weather protection and structural needs. It will also be made of a mural-compatible, cement fiber, flat-panel substrate and will be finished with colors in line with the current building color schemes to make the wall visually acceptable until the mural comes to life.

*See Elevations on page 24 & 25 for material locations.

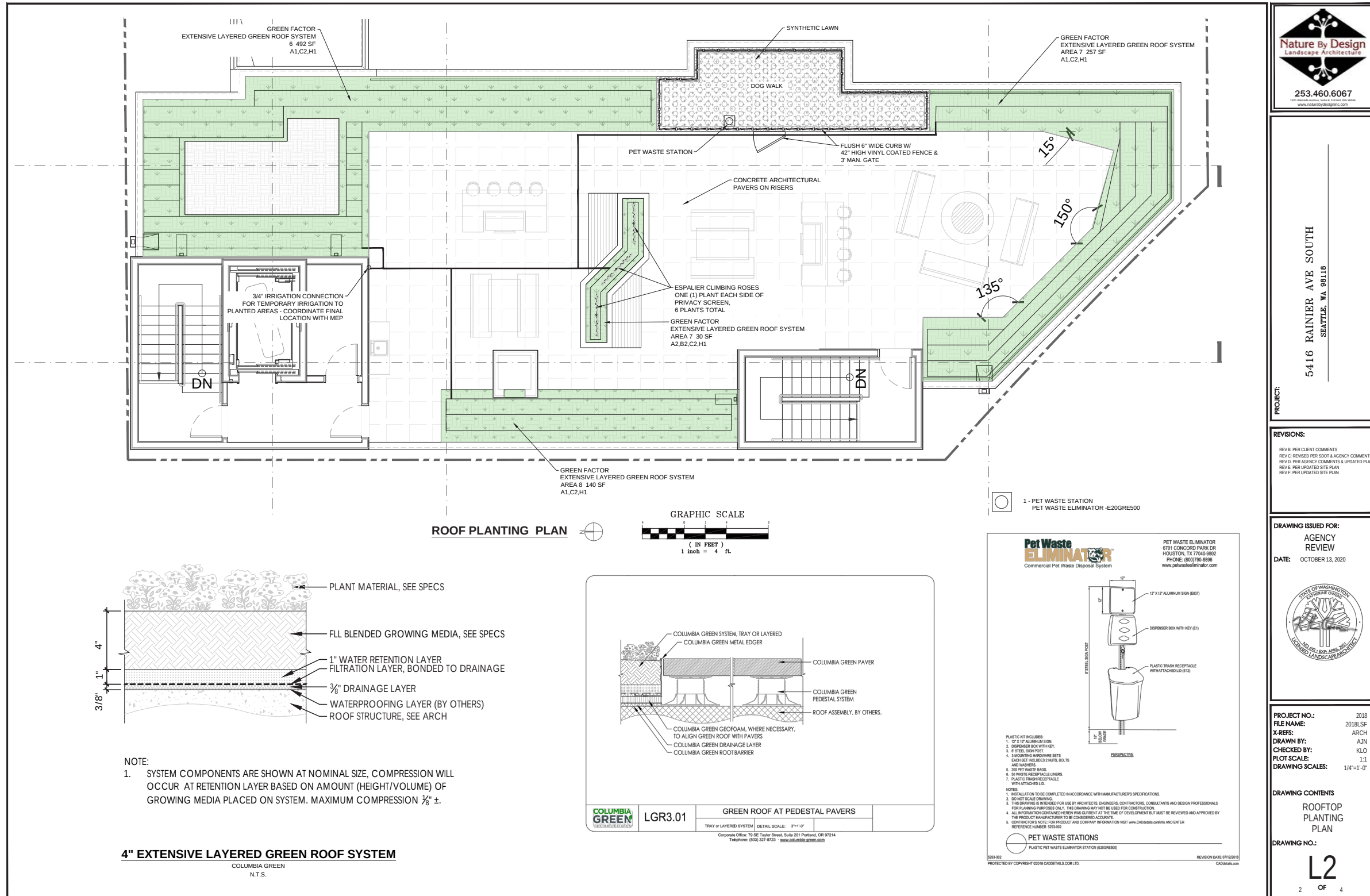
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Roof Top Landscape

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Exterior Building Signage at Rainier

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Building Signage along Rainier Avenue South

*Building Name and Tenant Name to be determined.



1 Exterior Canopy Signage



2 Backlit Exterior Signage

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Exterior Building Signage at Brandon

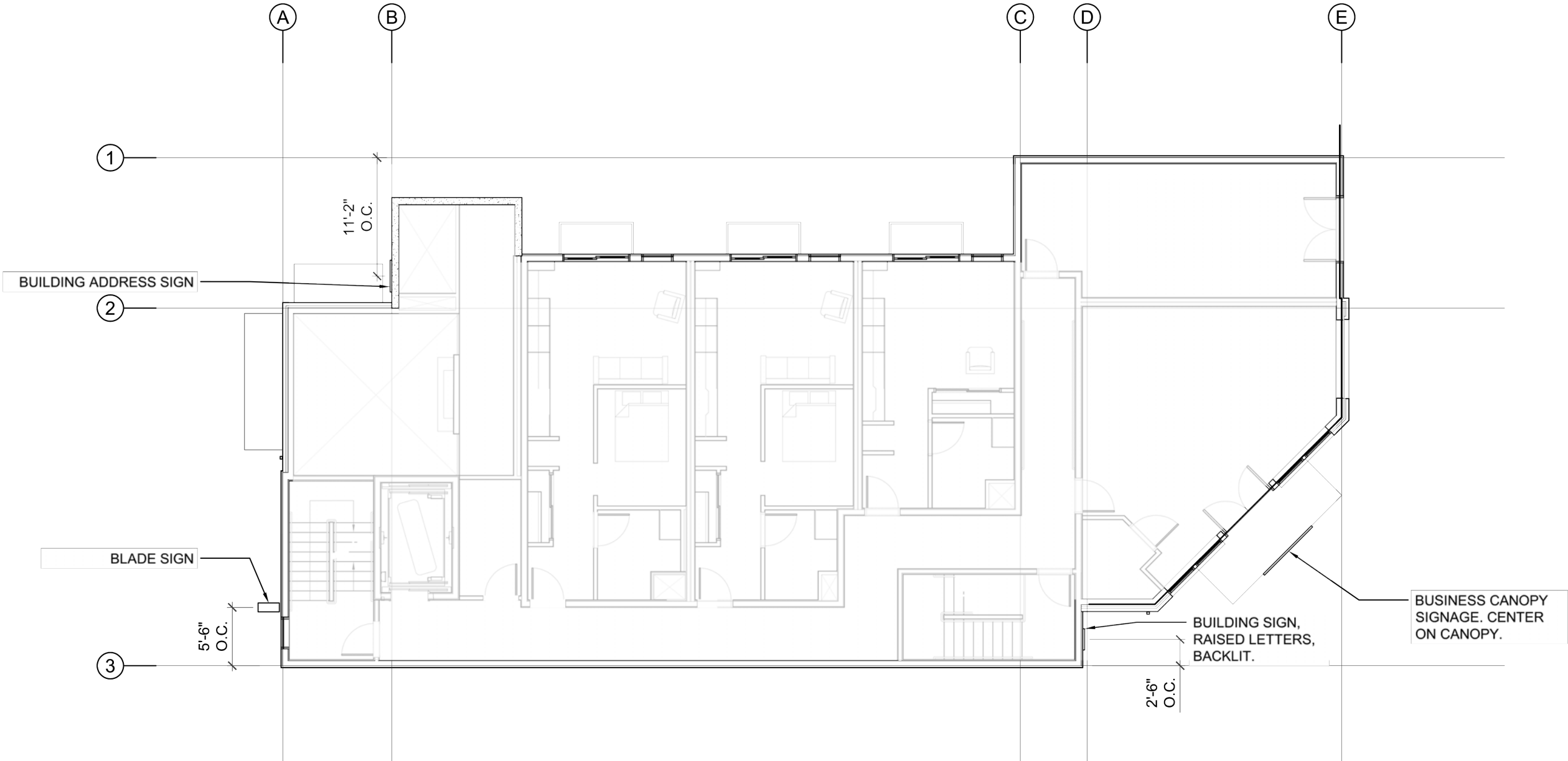
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Exterior Building Signage Plan

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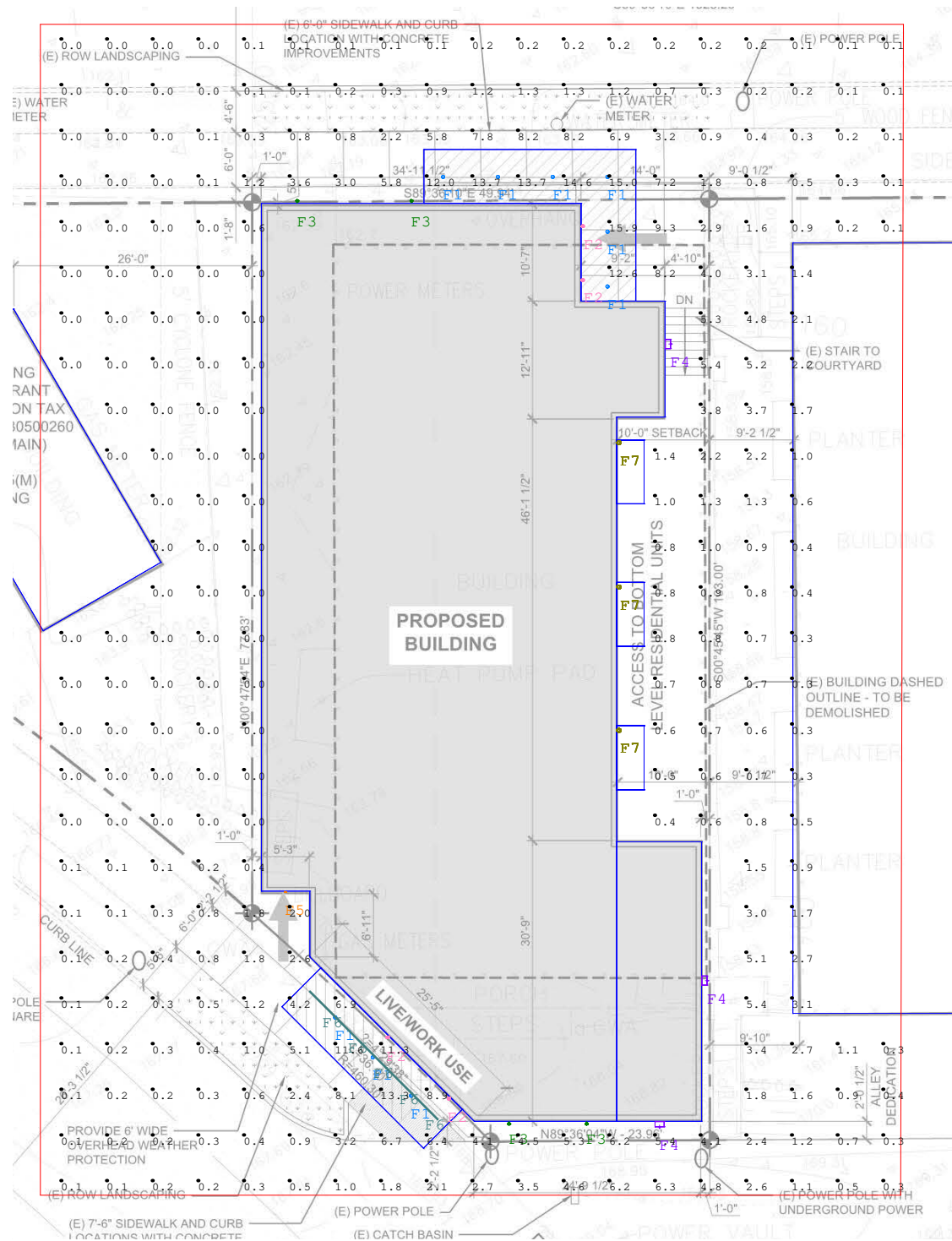
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Exterior Lighting Study

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F1



F2



F3



F4



F5



F7

*Image courtesy of connexION

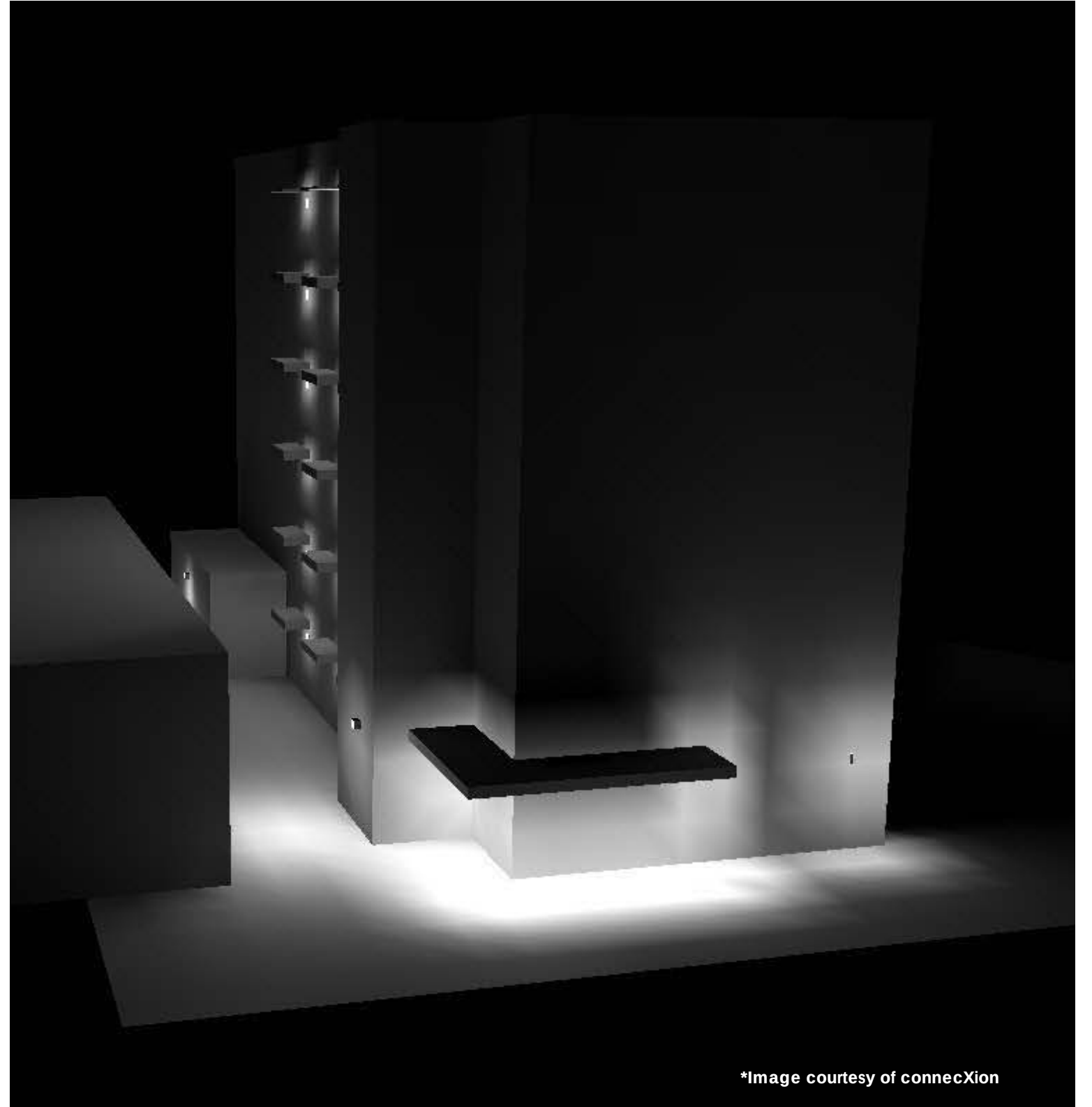
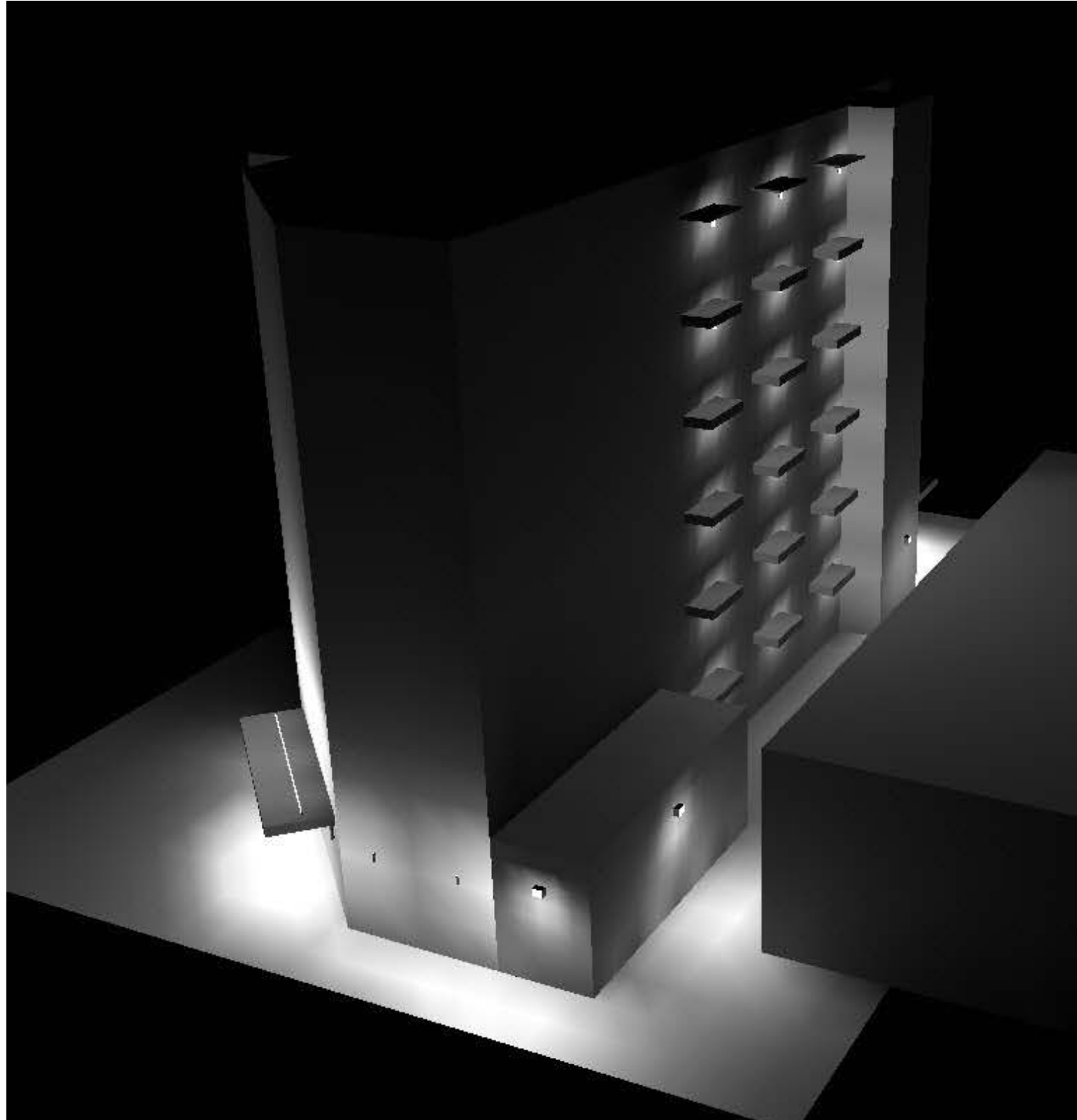
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Exterior Lighting Study

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*Image courtesy of connecXion

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Rendering

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Mural Art is shown for graphic purposes only.
Artist to be selected to design and complete mural.



View of Commercial Space on Rainier Avenue South

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Rendering

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Mural Art is shown for graphic purposes only.
Artist to be selected to design and complete mural.

View of Northwest Corner

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Rendering

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View Brandon Street Facade



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Rendering

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View facing North of Rooftop Amenity



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Rendering

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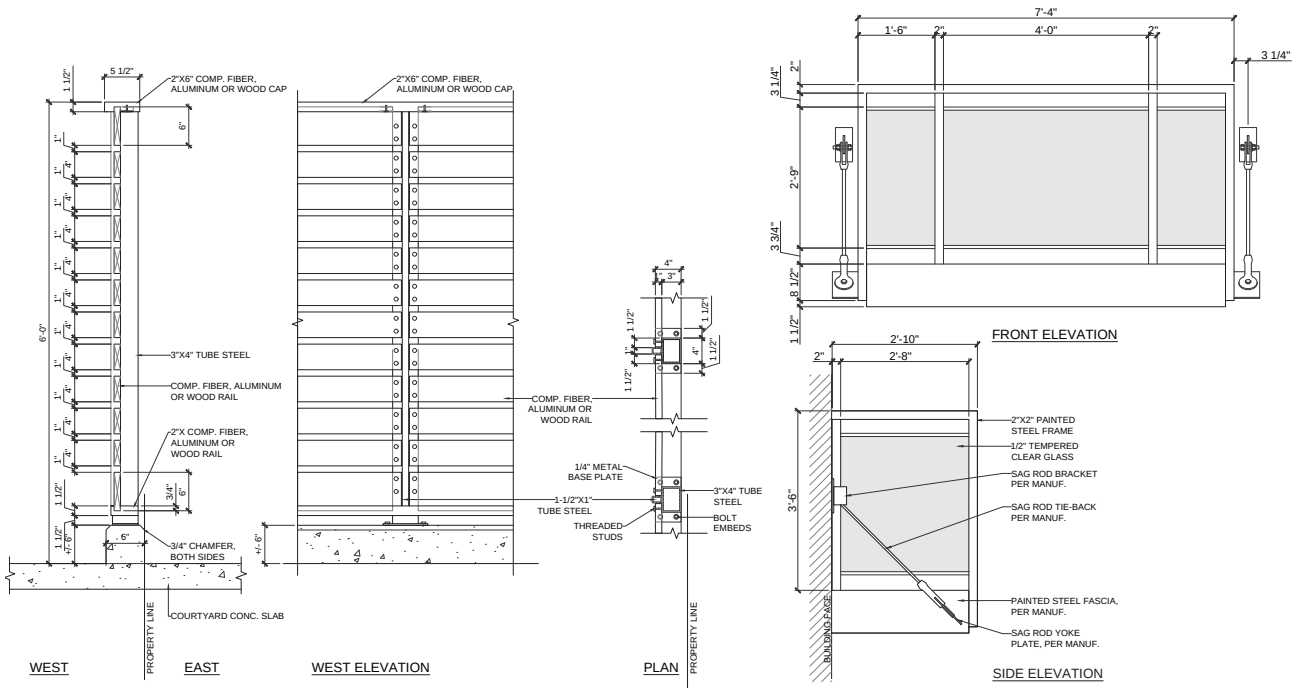


View from Lower Unit



View from Brandon Street

View Privacy Fence and Details



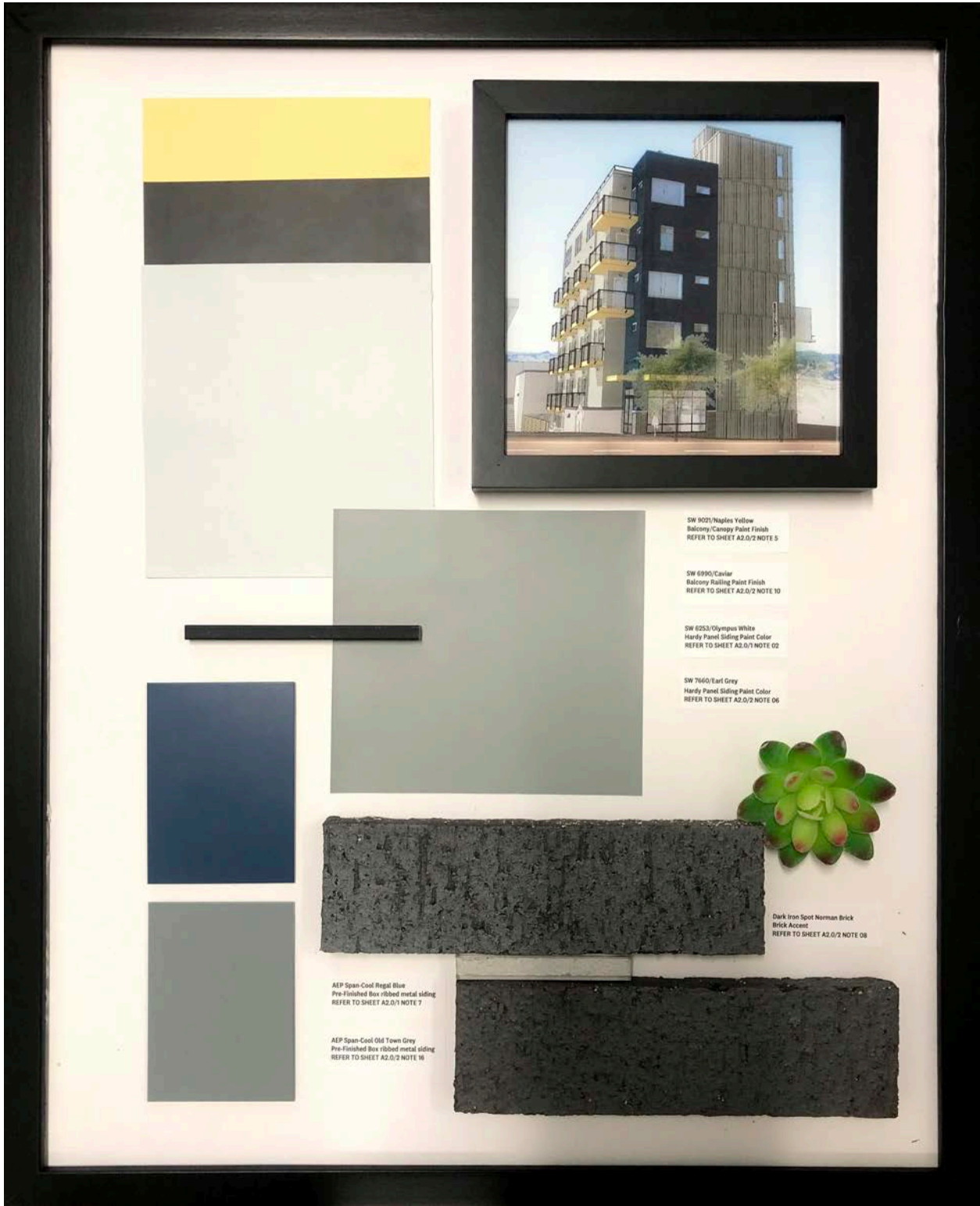
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Material Board

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Departure Information

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Departure #1- Building Setback

Applicable Seattle Municipal Code Sections:

SMC 23.47A.014.A. Rooftop features are not allowed in setbacks, except that for upper-level setbacks:

- 1. Open railings may extend up to 4 feet above the height at which the setback begins.
- 2. Parapets may extend up to 2 feet above the height at which the setback begins.

SMC 23.47A.014.B.2 - Setback requirements for lots abutting or across the alley from residential zones: An upper-level setback is required along any rear or side lot line that abuts a lot in an LR, MR, or HR zone or that abuts a lot that is zoned both commercial and LR, MR, or HR if the commercial zoned portion of the abutting lot is less than 50 percent of the width or depth of the lot, as follows:

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

SMC 23.86.006.A.1 Structure Height Measurement: The height of a structure is the difference between the elevation of the highest point of the structure not excepted from applicable height limits and the average grade level.

SITE DESCRIPTION: The site is zoned NC2-55. The adjacent property to the west is also zoned NC2-55. The site is bounded by South Brandon Street on the north and Rainier Ave South at the southwest. An alley is on the south with the property across the alley zoned NC2-55. The adjacent property to the east is zoned LR3.

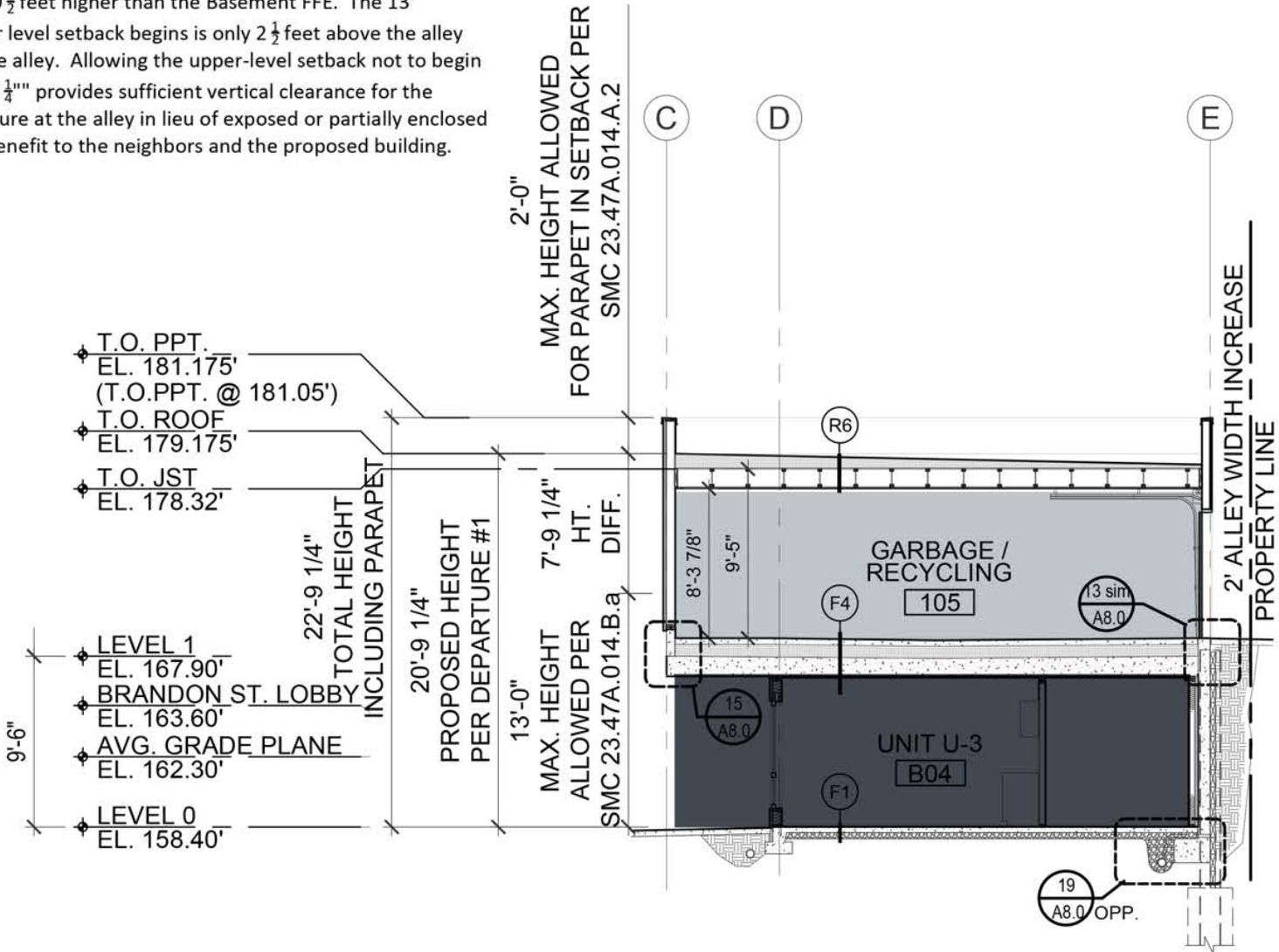
The narrow 50-foot-wide site varies approximately 10' in height, providing an average grade level several feet lower than the alley pavement. An enclosed Garbage/Recycling Room accessed from the alley is proposed at the southeast corner of the site adjacent to the neighboring LR3 property, within the 10' setback requirement. The proposed height to the top of the minimally sloped roof above Basement Finish Floor Elevation (FFE) is 20'-9 1/4", exceeding the maximum allowable 13' in SMC 23.47A.014.B.2 by 7' -9 1/4" where the upper level setback begins. The height above grade at the alley is only approximately 10'-3", the minimum allowed to provide a sloped roof to drain over the Garbage/Recycling Room with ceiling height for overhead door track clearance. The proposed parapet height is an additional 2'-0" from the high point of the roof. Per SMC 23.47A.014.A.2, the parapet may be 2' higher than the basic 13' height for a total wall height of 15' above average grade within the setback. The proposed height to top of parapet from Basement FFE is 22'-9 1/4", or 7'-9 1/4" above allowable.

Average Grade Plane (Basement FFE used as 0 Level, not AGP):	162.30'
LEVEL 0 - Basement	158.40'
Proposed Garbage/Recycling Room Finish Floor Elevation @ alley:	168.90'
Proposed Garbage/Recycling Room highest point of roof plane:	179.175'
Proposed Garbage/Recycling Room top of parapet:	181.175'
Difference to highest point of roof: 179.175'-158.40' = 20.775' =	20'-9 1/4"
20'-9 1/4" - 13'-0" maximum height allowed =	7'-9 1/4"

DEPARTURE REQUEST: ALLOW THE 10' UPPER LEVEL SETBACK TO BEGIN 7'-9 1/4" ABOVE THE 13' -0" DATUM AT 20'-9 1/4" WITH THE PARAPET HEIGHT OF 2' MAXIMUM.

REASONS FOR UPPER LEVEL SETBACK DEPARTURE:

The existing alley grade is approximately 10 1/2 feet higher than the Basement FFE. The 13' standard height allowable before the upper level setback begins is only 2 1/2 feet above the alley grade, too low for an occupied space off the alley. Allowing the upper-level setback not to begin until the structure reaches a height of 20'-9 1/4" provides sufficient vertical clearance for the project to have a fully enclosed trash structure at the alley in lieu of exposed or partially enclosed trash and recycling containers, which is a benefit to the neighbors and the proposed building.



JON GRAVES ARCHITECTS & PLANNERS, PLLC