DESIGN RECOMMENDATION PACKAGE

900 RAINIER AVE. S.
SEATTLE, WA 98144

DESIGN REVIEW
SDCI # 3036456-EG
MUP # 3035290-LU
10/01/2021

APPLICANT AND ARCHITECT:
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JACKSON | MAIN
ARCHITECTURE

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PROPOSAL
PROJECT DATA

STREET ADDRESS:

900, 912, 1130 RAINIER AVE. S.
SEATTLE, WA 98144

PROJECT PROFILE:

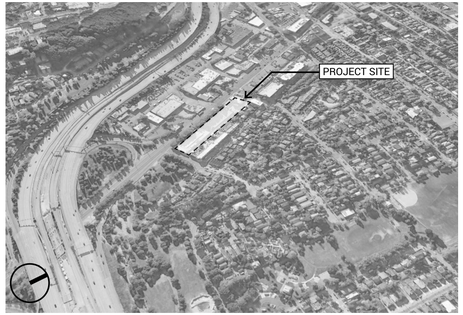
SITE AREA: 64,995 SF

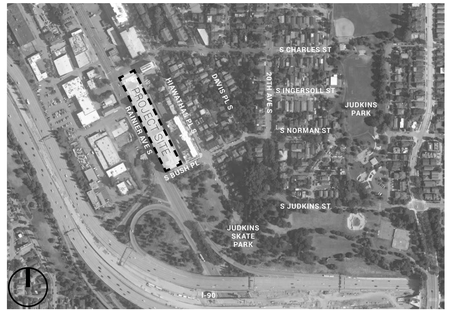
PROPOSED USE:
APARTMENTS + LODGING + RETAIL

MAX. FAR: 5.5
(5.5)(64,995) = 357,472 SF

ZONING: NC3-75 (M1)

OVERLAY:
23RD & UNION-JACKSON RESIDENTIAL
URBAN VILLAGE





PROJECT GOALS:

OZ Navigator is a partnership between Nitze-Stagen and Housing Diversity Corporation focused on developing Opportunity Zone projects that contribute to the vibrancy and economic diversity of the communities in which they are located.

This project will build much needed, high-quality mixed-income workforce housing in the Rainier neighborhood. It will link to the future light rail station and is designed as a transit-oriented mixed-use development. As part of the design, it will create community connections that preserve a landmark building and celebrate the rich history of the neighborhood.

Ground floor retail will be a mix of authentic, neighborhood goods and services, and the selection of retail tenants will be informed by input from the surrounding community members.

DEVELOPMENT OBJECTIVES:
The applicant proposes to build an eight story multi-family apartment building over a one-story parking garage. This multi-family development will support approximately 398 units, 2,000 sf of ground floor retail spaces, 5,000 sf of rooftop deck, and 5,600 sf of outdoor amenity spaces composed of courtyards; 3,000 sf bike parking and 23,500 sf parking (approximately 136 double-stacked spaces). The total project will be roughly 246,000 sf.

EXISTING SITE:

The project site comprises of 3 parcels (APN's: 713230-0370 (49,000 SF), 713230-0435 (8,000 SF), 713230-0445 (8,000 SF)) with a total length of approximately 650' by 100' wide. The 3 parcels are located east of Rainier Ave S and between S. Bush Place to the south and S. Charles Street to the north, as well as an unnamed alley on the east side of the property. There is an existing office building - The Black Manufacturing Building - located on the 1130 parcel. It has a historic landmark status and will be preserved. There is a restaurant at 900 Rainier Ave, a 2-story commercial building at 912 Rainier Ave, and a 2-story parking structure on the northern portion of 1130- parcel, all of which will be demolished.

The approximate length of developable land of the 3 parcels is 410'-0" by 100'-0". There is an approximate 14'-0" grade change over this developable land with the lowest point being at the center of the southeast property line and the highest being at the northeast corner. Power lines exist along the entire length of the alley, requiring a 14'-0" setback.

ZONING AND OVERLAY:

The project parcels are all located within the NC3-75 (M1) zone, indicating that the structure may go up to 75'-0" and contains a mandatory housing affordability requirements. It is located within the 23rd & Union-Jackson Residential Urban Village Overlay.

NEIGHBORHOOD DEVELOPMENT:

Surrounding the proposed project are a variety of project types, from retail, restaurants, to apartments, connected by a number of various transportation modes, both existing and proposed. The neighborhood is within an opportunity zone with a strong emphasis on serving the community.

SUMMARY CONTEXT ANALYSIS

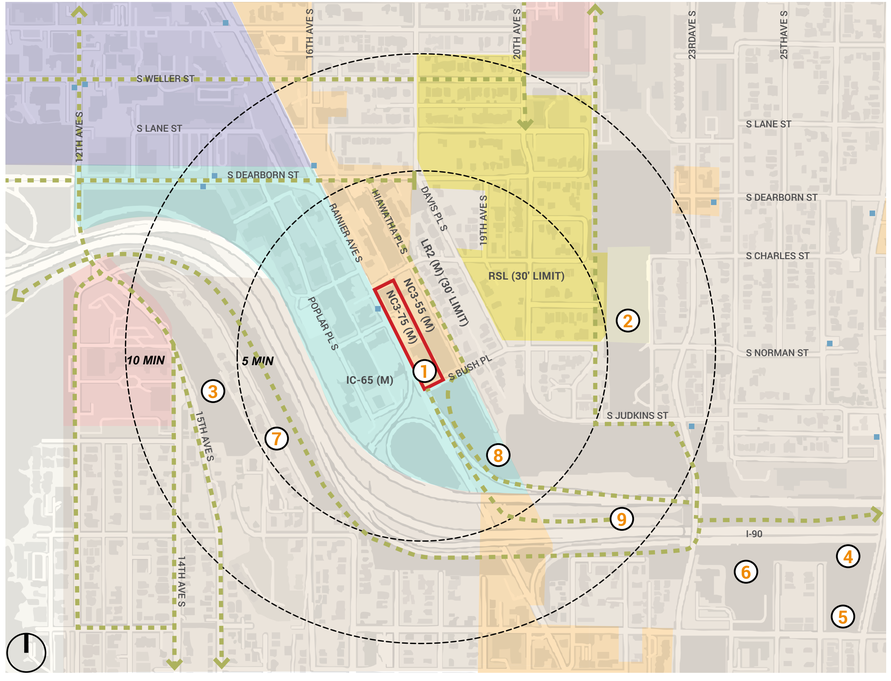
SUMMARY CONTEXT ANALYSIS
VICINITY / ZONING MAP

KEY:

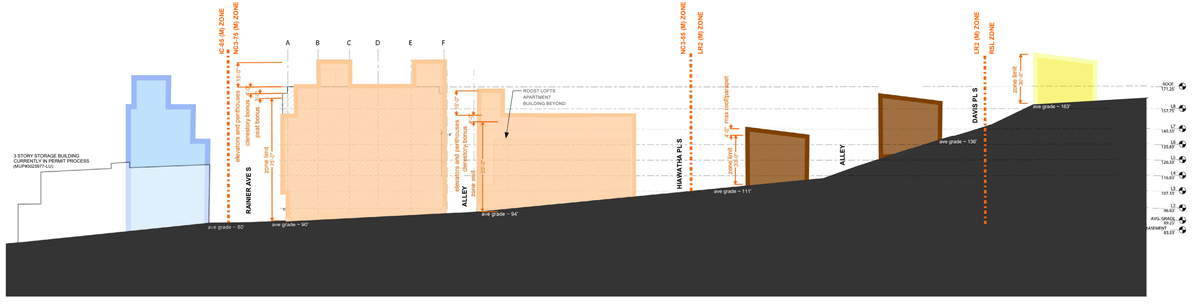
- PRIMARY ACCESS ROAD
- PRIMARY BICYCLE/ PEDESTRIAN ROUTE
- POINT OF INTEREST
- WALKSHED
- PROJECT SITE
- BUS STOP
- SF 5000 ZONE
- RSL ZONE
- NC ZONE
- LR ZONE
- DOWNTOWN ZONE
- MIXED USE ZONE
- INDUSTRIAL ZONE

POINTS OF INTEREST

1 BLACK MANUFACTURING BUILDING
2 JUDKINS PLAYFIELD
3 LEWIS PARK
4 SAM SMITH PARK
5 BLUE DOG POND
6 JIMI HENDRIX PARK
7 DAEJEON PARK
8 JUDGE CHARLES M. STOKES OVERLOOK
9 FUTURE LIGHT RAIL STATION

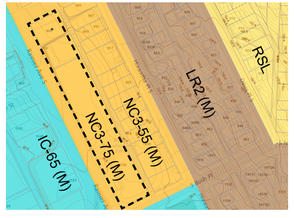


SUMMARY CONTEXT ANALYSIS
ZONE TRANSITIONS

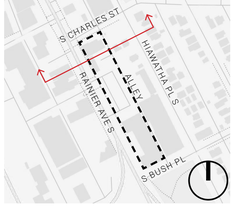


ZONE TRANSITION SECTION
SECTION THROUGH NORTHEAST EDGE OF PROPERTY LINE THROUGH ADJACENT ZONE

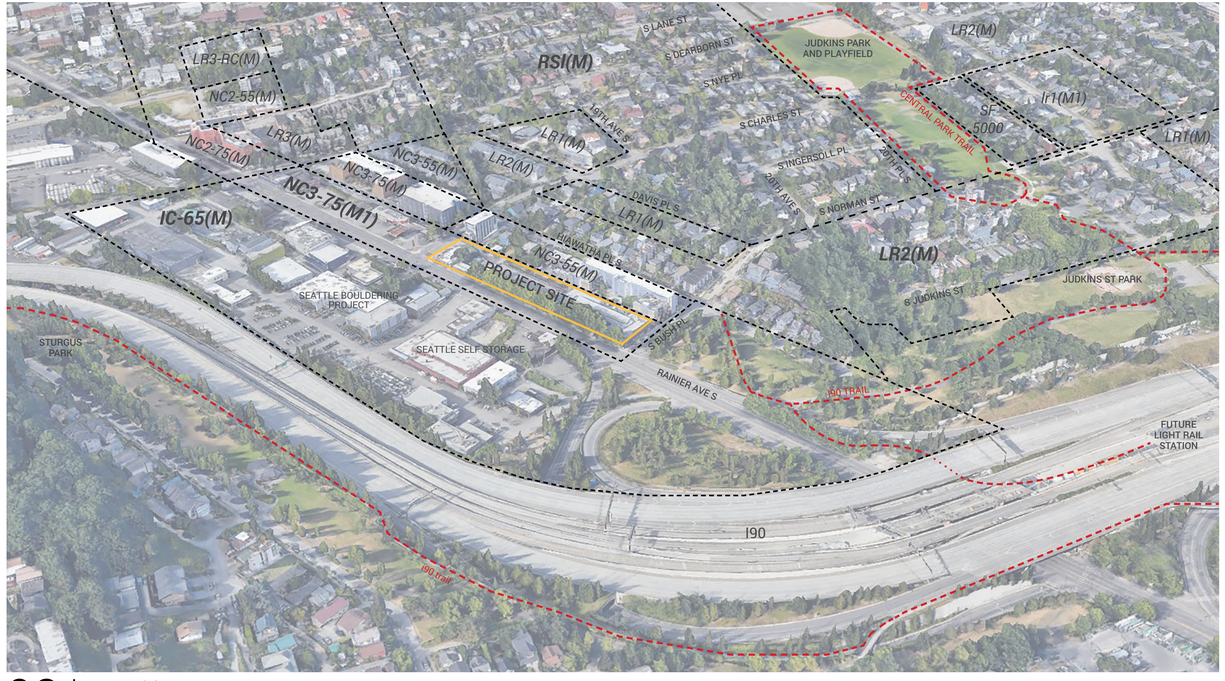
ENLARGED VIEW OF ADJACENT ZONES:



STREET SECTION KEY:



JACKSON | MAIN ARCHITECTURE



SURROUNDING USES

1 BLACK MANUFACTURING BUILDING
2 JUDKINS PLAYFIELD
3 LEWIS PARK
4 SEATTLE BOULDERING PROJECT
5 SEATTLE SELF STORAGE
6 HIAWATHA APARTMENT
7 DAEJEON PARK
8 JUDGE CHARLES M. STOKES OVERLOOK
9 FUTURE LIGHT RAIL STATION
10 SHELL GAS STATION
11 ULI'S FAMOUS SAUSAGE FACTORY
12 I-90 TRAIL - LINK TO JUDKINS PARK

BUS STOP
LINK LIGHT RAIL STATION

SUMMARY CONTEXT ANALYSIS

ZONING DATA

ADDRESS: 900, 912, 1130 RAINIER AVE. S. SEATTLE, WA 98144
PARCEL #'S: 713230-0370 (49,000 SF); 713230-0435 (8,000 SF); 713230-0445 (8,000 SF)
ZONING: NC3-75 (M1)
OVERLAY: 23RD & UNION-JACKSON RESIDENTIAL URBAN VILLAGE
SITE AREA: 64,995 SF

[SMC 23.47A.004] PERMITTED USES - [COMPLIES]

- PERMITTED OUTRIGHT: RESIDENTIAL APARTMENTS AND TRANSIENT LODGING

[SMC 23.47A.008] STREET LEVEL DEVELOPMENT STANDARDS

STREET-LEVEL DEVELOPMENT STANDARDS

- BLANK FAÇADES
  - BLANK SEGMENTS OF THE STREET-FACING FAÇADE BETWEEN 2 FEET AND 8 FEET ABOVE THE SIDEWALK MAY NOT EXCEED 20 FEET IN WIDTH. [COMPLIES]
  - THE TOTAL OF ALL BLANK FAÇADE SEGMENTS MAY NOT EXCEED 40% OF THE WIDTH OF THE FAÇADE OF THE STRUCTURE ALONG THE STREET. [COMPLIES @ APPROX. 37%]
- STREET-LEVEL, STREET-FACING FAÇADES SHALL BE LOCATED WITHIN 10 FEET OF THE STREET LOT LINE UNLESS WIDER SIDEWALKS, PLAZAS, OR OTHER APPROVED LANDSCAPED OR OPEN SPACES ARE PROVIDED. [COMPLIES]

NON-RESIDENTIAL STREET-LEVEL REQUIREMENTS - [COMPLIES]

- TRANSPARENCY
  - 60% OF THE STREET-FACING FAÇADE BETWEEN 2 FEET AND 8 FEET ABOVE THE SIDEWALK SHALL BE TRANSPARENT. [COMPLIES @ APPROX. 63%]
- DEPTH PROVISIONS FOR NEW STRUCTURES OR NEW ADDITIONS TO EXISTING STRUCTURES
  - NON-RESIDENTIAL USES GREATER THAN 600 SQ. FEET SHALL EXTEND AN AVERAGE DEPTH OF 30 FEET AND A MIN. DEPTH OF 15 FEET FROM THE STREET-FACING FAÇADE. [COMPLIES]
  - NON-RESIDENTIAL USES LESS THAN 600 SQ. FEET IN SIZE SHALL EXTEND AN AVERAGE DEPTH OF 20 FEET AND A MIN. DEPTH OF 10 FEET FROM THE STREET-FACING FAÇADE. [NOT ANTICIPATED]
  - IF NON-RESIDENTIAL USE GREATER THAN 50% OF THE STRUCTURE'S FOOTPRINT, THE DIRECTOR MAY MODIFY THE STREET-FACING FAÇADE / DEPTH REQUIREMENTS TO ADHERE. [NOT ANTICIPATED]
- NON-RESIDENTIAL USES AT STREET LEVEL SHALL HAVE A FLOOR-TO-FLOOR HEIGHT OF AT LEAST 13 FEET. [COMPLIES]

[SMC 23.58C] MANDATORY HOUSING AFFORDABILITY (MHA)

- MHA "HIGH" PERFORMANCE/PAYMENT AREA PER MAP A 23.58.C.050
- PER 23.58.C.050 TABLE B AND M-1 SUFFIX AND HIGH-PERFORMANCE AREA MHA REQUIRES (MIN.) 10% OF TOTAL UNITS SET-ASIDE TO BE DEVELOPED IN (EACH) STRUCTURE:
  - DISTRIBUTED THROUGHOUT (EACH) STRUCTURE
  - SHALL BE COMPARABLE TO OTHER UNITS

[SMC 23.58B] MANDATORY HOUSING AFFORDABILITY (MHA) FOR COMMERCIAL DEVELOPMENT

- ADDITIONAL 8% OF COMMERCIAL 'CHARGEABLE AREA' SF (BEYOND FIRST 4,000 GSF OF STREET LEVEL COMMERCIAL USES) SHALL BE PROVIDED IN THE FORM OF HOUSING UNIT(S) WITH SAME REQUIREMENTS RE: COMPARABILITY AS ABOVE.

[23.47A.012] STRUCTURE HEIGHT

ALLOWED MAXIMUM BASE HEIGHT:	75'-0"
PEAT HEIGHT BONUS:	3'-0"
CLERESTORY HEIGHT BONUS:	4'-0"
TOTAL MAXIMUM BASE BUILDING HEIGHT:	**82'-0" [ALLOWED] / 82'-0" [PROPOSED]**
15' ADDITIONAL ALLOWED FOR STAIR AND ELEVATOR PENTHOUSES:	97'-0" [ALLOWED] / 97'-0" [PROPOSED]

[SMC 23.47A.013] FLOOR AREA RATIO (FAR)

- BASE FAR: 5.50
- (5.50)(64,995 SF) **= 357,472 SF [ALLOWED] / 286,000 total SF [PROPOSED] (4.4 FAR)**

[SMC 23.47.A.014] SETBACK REQUIREMENTS

UPPER-LEVEL SETBACKS FOR STREET-FACING FAÇADES - [SEE DEPARTURE #1]

- PORTIONS OF STRUCTURES ABOVE 65 FEET MUST BE SET BACK FROM THE FRONT LOT LINE BY AN AVERAGE DEPTH OF 8 FEET.
- NO MORE THAN 20 PERCENT OF THE PORTION OF THE STRUCTURE THAT MUST BE SET BACK MAY HAVE A SETBACK OF LESS THAN 5 FEET.
- FAÇADE MODULATION: FOR STRUCTURES WITH A WIDTH OF MORE THAN 250 FEET, ONE PORTION OF THE STRUCTURE 30 FEET OR GREATER IN WIDTH MUST BE SET BACK A MIN. OF 15 FEET. [COMPLIES]

STRUCTURES AND PROJECTIONS IN REQUIRED SETBACKS - [COMPLIES]

- DECKS AND BALCONIES WITH OPEN RAILINGS MAY EXTEND INTO THE REQUIRED SETBACK, BUT ARE NOT PERMITTED WITHIN 5 FEET OF A LOT IN A RESIDENTIAL ZONE, EXCEPT IF NO MORE THAN 18 INCHES ABOVE EXISTING OR FINISHED GRADE.
- EAVES, CORNICES, AND GUTTERS PROJECTING NO MORE THAN 18 INCHES FROM THE STRUCTURE FAÇADE ARE PERMITTED IN REQUIRED SETBACKS.
- EXTERIOR SITUATED DUMPSTERS AND OTHER TRASH RECEPTACLES ARE NOT PERMITTED WITHIN 10 FEET OF ANY LOT LINE THAT ABUTS A RESIDENTIAL ZONE AND MUST BE SCREENED.
- WHERE ACCESS TO A LOADING BERTH IS FROM THE ALLEY, AND TRUCK LOADING IS PARALLEL TO THE ALLEY, A SETBACK OF 12 FT. IS REQ. FOR THE LOADING BERTH, TO A HEIGHT OF 12 FEET.

[23.47A.016] LANDSCAPING AND SCREENING STANDARDS

LANDSCAPING REQUIREMENTS - [COMPLIES]

- LANDSCAPING THAT ACHIEVES A GREEN FACTOR SCORE OF 0.3 OR GREATER, PURSUANT TO SECTION 23.86.019.

STREET TREE REQUIREMENTS - [COMPLIES]

- STREET TREES REQUIRED (EXCEPTIONS IN SUBSECTION 23.47A.016.B.2 AND SECTION 23.53.015). EXISTING STREET TREES CAN BE REMOVED PER APPROVAL BY DIR. OF TRANSPORTATION.
- IF IT IS NOT FEASIBLE TO PLANT STREET TREES IN A RIGHT-OF-WAY PLANTING STRIP, A 5-FOOT SETBACK SHALL BE PLANTED WITH STREET TREES ALONG THE STREET PROPERTY LINE OR LANDSCAPING OTHER THAN TREES SHALL BE PROVIDED IN THE PLANTING STRIP, SUBJECT TO APPROVAL BY THE DIRECTOR OF TRANSPORTATION. [PROJECT HAS PROVIDED NECESSARY AT-GRADE SETBACKS TO PERMIT NEW STREET TREES BACK OF CURB ON BOTH FRONTAGES PER 23.47A.016.B STREET TREE REQUIREMENTS. IN ADDITION, WHERE POSSIBLE, EXISTING OAK TREES ON RAINIER AVENUE SOUTH ARE BEING RETAINED WITH A TRANSITION OF THE SIDEWALK TO THE CURB, WHERE IT MEETS THE EXISTING WALK TO THE SOUTH. THIS APPROACH HAS BEEN CAREFULLY REVIEWED AND APPROVED BY SDOT URBAN FORESTRY.]

GENERAL STANDARDS FOR SCREENING AND LANDSCAPING WHERE REQUIRED FOR SPECIFIC USES - [NOT ANTICIPATED]

- SCREENING SHALL CONSIST OF FENCES, WALLS, OR LANDSCAPED AREAS, INCLUDING BIORETENTION FACILITIES OR LANDSCAPED BERMS. MIN. HEIGHT PER SUBSECTION 23.47A.016.D.
- LANDSCAPED AREAS REQUIRED UNDER SUBSECTION 23.47A.016.D MUST MEET RULES PROMULGATED BY THE DIRECTOR PURSUANT TO SUBSECTION 23.47A.016.A.1.

OTHER USES OR CIRCUMSTANCES. SCREENING AND LANDSCAPING IS REQUIRED ACCORDING TO TABLE B FOR 23.47A.016 - [NOT ANTICIPATED - TRASH ROOM PROVIDED IN BUILDING]

- GARBAGE DUMPSTERS IN NC1, NC2, OR NC3 ZONES, OR ASSOCIATED WITH STRUCTURES CONTAINING A RESIDENTIAL USE IN C1 OR C2 ZONES REQUIRE A MINIMUM 6' HIGH SCREENING

[SMC 23.47A.022] LIGHT AND GLARE STANDARDS

- INTERIOR LIGHTING IN PARKING GARAGES MUST BE SHIELDED TO MINIMIZE NIGHTTIME GLARE AFFECTING NEARBY USES.
- TO PREVENT VEHICLE LIGHTS FROM AFFECTING ADJACENT PROPERTIES, DRIVEWAYS AND PARKING AREAS FOR MORE THAN TWO (2) VEHICLES SHALL BE SCREENED FROM ADJACENT PROPERTIES BY A FENCE OR WALL BETWEEN FIVE (5) FEET AND SIX (6) FEET IN HEIGHT, OR SOLID EVERGREEN HEDGE OR LANDSCAPED BERM AT LEAST FIVE (5) FEET IN HEIGHT.
- [COMPLIES - PARKING IS ENCLOSED/SCREENED]

[SMC 23.47A.024] AMENITY AREA - [COMPLIES]

MIN. 5% TOTAL GFA IN RESIDENTIAL USE; BIORETENTION DOES QUALIFY AS AMENITY AREA; ACCESS TO AT LEAST ONE COMMON OR PRIVATE AMENITY AREA; SHALL NOT BE ENCLOSED; COMMON AMENITY AREAS = MIN. HORIZ. DIM OF 10-FEET AND NO LESS THAN 250 SF; PRIVATE AMENITY AREAS = MIN. 60 SF AND MIN. HORIZ. DIM OF 6-FEET

- COMMON AMENITY SPACE (FOR PROPOSED RESIDENTIAL GSF OF APPROX. 157,701 SF) = **7,885 SF [REQUIRED] / APPROX. 11,000 SF [PROVIDED]**

[SMC 23.47A.032] PARKING LOCATION AND ACCESS - [TO COMPLY]

- PARKING PROVIDED SHALL MEET THE SIZE AND CIRCULATION STANDARDS OF THE SEATTLE ZONING CODE.
- ACCESS SHALL BE FROM ALLEY (INCLUDING SOLID WASTE/TRASH ACCESS)
- BERTH(S): 10-FT WIDE X 14-FT CLEAR HEIGHT X 35-FT LENGTH (POTENTIAL REDUCTION TO 25-FT LENGTH WITH DIRECTOR'S APPROVAL);
  "LOW DEMAND": 60K TO 160K (EXCLUSIVE OF PARKING AREAS) = 2 BERTHS
  160K TO 264K SF = 3 BERTHS; 264K TO 388K SF = 4 BERTHS

[SMC 23.54.015] PARKING RATIOS

VEHICLES:

- SITE IS WITHIN CURRENT FREQUENT TRANSIT SERVICE AREA: 130 PARKING STALLS PROVIDED FOR COMPLIANCE WITH ALL STANDARDS.

BICYCLES:

- MULTIFAMILY:
  - 1/DU + 1/SEDU LONG TERM; 1/20 DU SHORT TERM
- LODGING - 3 PER 40 RENTABLE UNITS
- NON-RESIDENTIAL:
  - OFFICE: 1/2,000 SF GFA LONG TERM; 1/10,000 SF GFA SHORT TERM
  - GENERAL SALES/SERVICE, MEDICAL SERVICES: 1/4,000 SF LONG TERM; 1/2,000 SF SHORT TERM
  - EATING/DRINKING ESTAB.: 1/5,000 SF LONG TERM; 1/1,000 SF SHORT TERM

[SMC 23.54.030.L.] ELECTRIC PARKING

- RESIDENTIAL: MIN. 20% OF SPACES IN STRUCTURED PARKING SHALL BE EV-READY
- NON-RESIDENTIAL USES: MIN. 10% OF SPACES SHALL BE EV-READY

[SMC 23.54.030] PARKING LAYOUT AND DRIVE AISLES

- RESIDENTIAL USES:
  - MIN. 60% MEDIUM, 40% ANY SIZE BUT IF STRIPED FOR LARGE THAN MIN.
  - AISLE WIDTH SHALL BE PER MEDIUM STALLS
- NON-RESIDENTIAL USES: [NOT ANTICIPATED]
  - LESS THAN 10 SPACES: SMALL = MAX. 25%; LARGE = MIN. 75%
  - 11 TO 19 SPACES: SMALL = MIN. 35% / MAX. 65% SMALL; LARGE = MIN. 35%
  - 20 OR MORE: SMALL = MIN. 35% / MAX. 65% SMALL; LARGE = MIN. 35%
- FOR ALL: MAX. 50-FOOT BACKING DISTANCE, NO TANDEM PARKING

	WIDTH	LENGTH	AISLE WIDTH @90 DEG.
"LARGE" VEHICLE SPACE	8.5'	19.0'	24.0'
"MEDIUM" VEHICLE SPACE	8.0'	16.0'	22.0'
"SMALL" VEHICLE SPACE	7.5'	15.0'	20.0'
ADA/ BARRIER FREE	8.0' + ACCESS AISLE	19.0'	22.0'

[SMC 23.54.040] SOLID WASTE AND RECYCLABLE MATERIALS STORAGE

- 575 SQUARE FEET PLUS 4 SQUARE FEET FOR EACH ADDITIONAL UNIT ABOVE 100, PLUS A REDUCTION OF 15% FOR DEVELOPMENTS CONTAINING >100 UNITS WHEN STORAGE SPACE PROVIDED HAS A MINIMUM HORIZONTAL DIMENSION OF 20 FEET
- RESIDENTIAL: 398 UNITS = 575 SF + (4 SF X 298 UNITS) = 1,767 SF - 15% = 1,502 SF
- COMMERCIAL: 0-5,000 SQUARE FEET: 82 SF; MIXED USE 50% REDUCTION = 41 SF
- TOTAL REQUIRED: 1,543 SF / APPROX. 1,562 SF [PROVIDED]

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ITEMIZED RESPONSE TO LAND USE CORRECTION NOTICE #2

1) Courtyard balconies and railings separating public and private courtyards have been **upgraded** to have glass rails to maximize visual transparency, visually reduce the courtyards depth by pulling in movement and activity from the balcony users, visually enhance the width of the courtyards by the translucent glass rails, and at the same time soften the feel of the courtyard space.

At the balconies on the tower elements, we are keeping the horizontal railing design, to help provide hierarchy. We are also keeping the horizontal design on the east (alley) façade.
The balconies have been modified from horizontal rails to glass rails where described.

2) The community gathering space is being activated by the flanking residential lobby and the north entry to the BMB. The other three courtyards will be activated by commercial retail spaces, the northern lobby and elevated residential units approachable from the street. In addition, they will be used by the pedestrian public as an urban refuge.

3) All four courtyards will be tied together with a common episodic art theme. It is our intent that this art be tied to the historic background of the BMB and the Central Area. Our client has already **engaged** a community based art consultant who is deeply enmeshed in this area and we are engaged in doing surveys of artists as we refine our theme for the pedestrian/resident experience. One art piece will be located in each courtyard with the most prominent piece located in the community gathering space.
We have added art cylinders as placeholders for future art pieces.

4) We have **added** street level detailing in the courtyards including lighting and signage at building entries, durable and tactile materials at the sidewalk elevation.

5) Placement of street trees and **increased** width of the sidewalk is a significant improvement in the pedestrian experience. Improved Landscaping, and bio-filtration planters helps to soften and separate the public from the private.
We have reduced the planters along the courtyards and plaza to increase the walkable paved area.

6) Warm tinted paving in the courtyards, and fixed bench seating built from wood help activate courtyards.
Paving and benches have been updated as described.

7) We have **increased** the area dimensions of street level fenestration and better related it to windows above.

We have **maximized** the upper level windows relative to the units giving the façade a consistent pattern and rhythm. The relationship between the storefront windows and the residential windows above has been improved. The southern vertical tower elements now have greater hierarchy with the introduction of double tall tandem windows. This helps set these vertical elements apart.

The Level 3 windows now relate to the residential windows above not the commercial windows below.

There is an over all window organization that is employed on all of the building façades. This includes three primary window types used in a variety of combinations in order to enhance the verticality and bay structure of the overall massing.

8) All of the street front windows are now set back to create a 5"-6" shadow line.
Windows have been modified as described.

9) Overhanging building soffits are now clad with warm wood. This includes the ceiling treatment of the south lobby, which now extends to the exterior.
Soffits have been modified from metal to wood as described.

10) We have **adjusted, simplified, and organized** the building materials to emphasize verticality and bay structure.

The upper level massing has been given a shade darker siding to differentiate it and help it recede.

4' wide by 6' deep "hinges" have been added at each bay from L3 to L8 to accentuate the verticality of each volume and break the mass. We have opted for this "hinge" in lieu of adding west facing windows to maintain the building envelope's energy efficiency and structural integrity.

Siding material/color changes generally occur at inside corners. There are a few exceptions to this. We have studied not changing the material / colors on the west facing fingers and the proportions are awkward. See the elevation graphic in the package.
Building materials have been modified as described.

11) Steel lintels have been **added** to the street front windows set in masonry. The Lintel details will tie into the awning detailing.

12) We have introduced architectural projections, horizontal "belt" trims on L3 and L8, and projecting canopies and balconies. The "belt" trims will be break metal, 12" wide on L3 and 18" wide on L8.

13) The depth and number of balconies are impeded and limited by the proximity to power poles and required setbacks. We have maximized the provision of balconies along the east (alley) elevation.

14) The lobby interiors will tie historical references from the Black Manufacturing Building and the Central Area.

From the Landmarks Preservation Board:
"The feedback the team has received from the ARC has been entirely positive, for both the new building's form and its massing relationship to the landmarked building, as well as the character of the proposed landscaping and materials. The ARC appreciates the form of the building with street facing courtyards, as both an acknowledgment of the Black Manufacturing Building. But also see it as reminiscent of a historic apartment model that is employed throughout the city, including at other landmarked properties. This appears to be a rational and compatible approach in the context of the landmark.

I am confident that the full Board will share this understanding and vote to support the setback departures that allow the proposed building to take this form."

The team intends to further enhance this influence by the introduction of relevant art installations at the courtyards accentuated by a prominent art piece at the south plaza.

These are the key qualities we are looking for and would like expressed in each CALL:

- Site specific: Thoughtfully integrated into the project, feels like it belongs where it is (as opposed to dropped from outer space).
- Well crafted & durable. Will hold up and look great for many many years
- Engaging: Something that excites the senses, invites interaction, with surfaces that are inviting to the touch/eye/ear.
- Approachable: Art that does not require an MFA to appreciate.
- Memorable: Hard to define, but you know it when you see it. It's the "it" quality that we're all hoping for.
- Should reflect, honor, connect to local history and culture(s).
- Should contribute to placemaking.
- Should be pleasing and seen as a value-add to the community and tenants.

ITEMIZED RESPONSE TO LAND USE CORRECTION NOTICE #2
SUMMARY OF IMPROVEMENTS

Staff Comment:

Section 2 of EDG 2 Guidance discusses courtyard design.
The packet should include additional detail and consideration of the design of courtyard balconies. Balconies can have a negative effect of further reducing the visual width of the already narrow courtyards. Conversely, they can have a positive benefit of providing visual definition of overhead space within the courtyards and also for activating the courtyard spaces. Consider design elements such as the railing type and the undersides of the balconies for reducing the visual bulk of each balcony while enhancing the expression of the balconies from the street and courtyard levels.

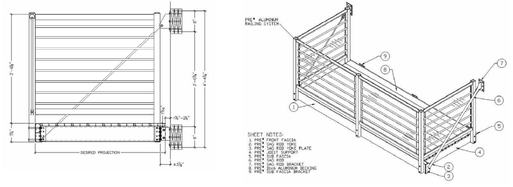
Core Design Concepts - Applicant Response

Courtyard balconies and railings separating public and private courtyards have been upgraded to have glass rails to maximize visual transparency, visually reduce the courtyards depth by pulling in movement and activity from the balcony users, visually enhance the width of the courtyards by the translucent glass rails, and at the same time soften the feel of the courtyard space.

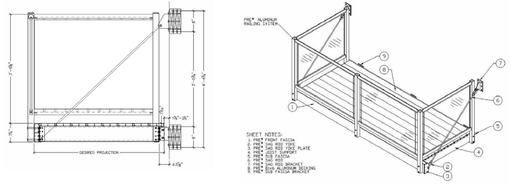
At the balconies on the tower elements, we are keeping the horizontal railing design, to help provide hierarchy. We are also keeping the horizontal design on the east (alley) façade.

We studied four balcony options:
- dark bronze aluminum
- dark bronze aluminum with wood soffit
- light gray power coated
- clear anodized aluminum

We settled on clear anodized aluminum.

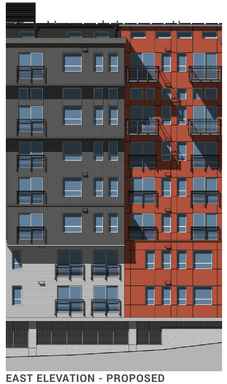


HORIZONTAL STAINLESS STEEL CABLE RAILING



GLASS RAILING

ITEMIZED RESPONSE TO LAND USE CORRECTION NOTICE #2
COURTYARD BALCONIES



EAST ELEVATION - PROPOSED
HORIZONTAL BALCONY RAILS
ON THE ALLEY FAÇADE, TYP.

WEST ELEVATION - PROPOSED
HORIZONTAL BALCONY RAILS
ON THE SOUTH TOWER ELEMENTS

WEST ELEVATION - PROPOSED
GLASS BALCONY RAILS
FOR MOST OF RAINIER FAÇADE

BALCONY OPTION 1

BALCONY OPTION 2

BALCONY OPTION 3

BALCONY OPTION 4 - PREFERRED

JACKSON | MAIN ARCHITECTURE

DESIGN REVIEW
SDCI # 3036456-EG
OCTOBER 01, 2021

Staff Comment:

EDG 2 Guidance 4c. With the comment above, the Recommendation phase should contain the following information to show that the dimensions and design of the gathering space will serve the intended function envisioned by the Central Area Design Guidelines for a community gathering space:
i. Demonstrate how the space can meet the intent of the Central Area guidelines to serve as a large gathering space for social gatherings, performances, etc. (Central Area PL1-2. Connection Back to the Community)
ii. Include sections of Courtyard 1 showing the relationships of planter heights surrounding the courtyard to the open space. Ensure that planters allow for a landscaped transition from building façades to open space without creating visual barriers (Central Area DC3-1. Common Open Spaces, DC3-A-1. Interior/Exterior Fit, DC3-C-3. Support Natural Areas).
iii. Provide three-dimensional study showing how the large gathering intent of this space can be met with the incorporation of the existing trees and associated planters (CS2-B-3. Character of Open Space).
iv. Show how the space will be enhanced with lighting, art, and other features to meet the stated public art intent of the EDG packet and the intent of the Central Area Design Guidelines (Central Area PL1-2-C. Enhance Gathering Spaces)

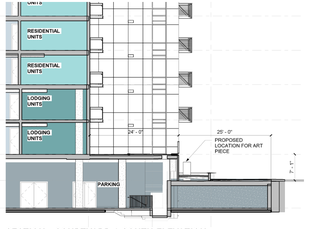
Please add the studies listed above into the Recommendation packet to aid in the understanding of the large gathering space. The sketched sections provide a conceptual understanding, but the Recommendation packet should include larger hard-lined dimensioned sections. Please also include the information listed above to understand how the space can be organized for large gatherings, how the existing tree canopy, planter heights, lighting, etc, will affect the space. What intent will there be for public art or other façade elements to visually emphasize the space?

Core Design Concepts - Applicant Response

We see the community gathering space being activated by the flanking residential lobby and the north entry to the BMB. The other three courtyards will be activated by commercial retail spaces, the northern lobby and elevated residential units approachable from the street. In addition, they will be used by the pedestrian public as an urban refuge. All four of these spaces will be tied together with a common episodic art theme. It is our intent that this art be tied to the historic background of the BMB and the central area. Our client has already engaged a community based art consultant who is deeply enmeshed in this area and we are engaged in doing surveys of artists as we refine our theme for the pedestrian/resident experience. One art piece will be located in each courtyard with the most prominent piece located in the community gathering space.

The plaza, with an open area of about 1,040 square feet, could be used for large gatherings of up to 70 people. Occasional pop-up farm stands, craft markets, performances can be held at this open space. In addition, events requiring vehicular access, such as food trucks, can also spill onto the double loading bays at the alley side with direct pedestrian access from Rainier Ave S.

We have also reduced the planters to maximize the pedestrian use of this space. (The previous site plan on page 20 illustrates the larger planter area.)



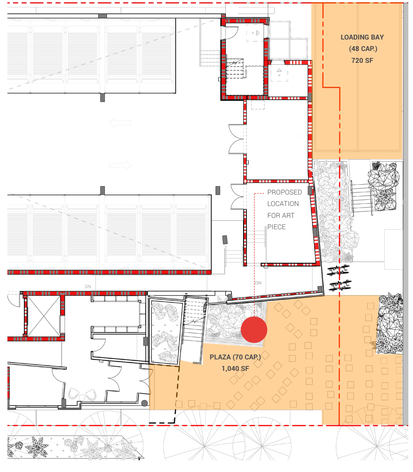
SECTION - COURTYARD 1 SOUTH ELEVATION

Seattle Design Guidelines & Central Area Neighborhood Sup. Guidance

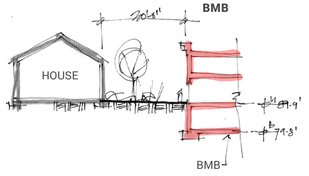
PL1. Connectivity
Complement and contribute to the network of open spaces around the site and the connections among them.

DC3. Open Space Concept
Integrate building and open space design so that each complements the other.

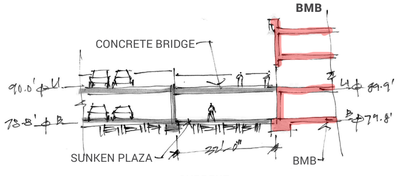
CS2. Urban Pattern and Form
Strengthen the most desirable forms, characteristics, and patterns of the streets of the streets, block faces, and open spaces in the surrounding area.



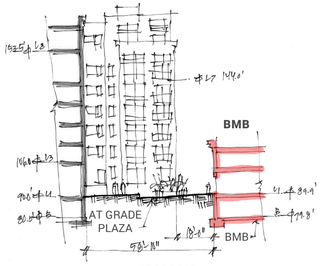
ITEMIZED RESPONSE TO LAND USE CORRECTION NOTICE #2
COMMUNITY GATHERING SPACE



SECTIONS - COURTYARD 1 LOOKING EAST - ORIGINAL

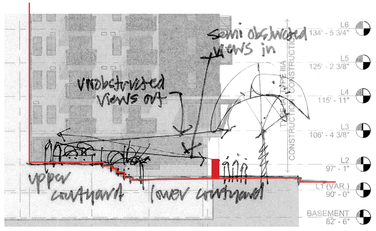


CURRENT



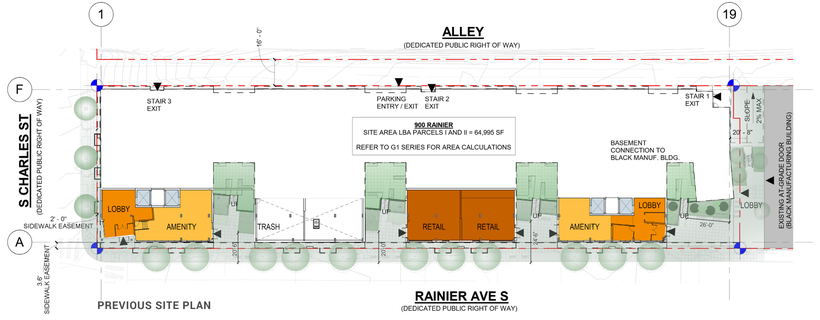
PROPOSED

COMMUNITY GATHERING SPACE COURTYARD



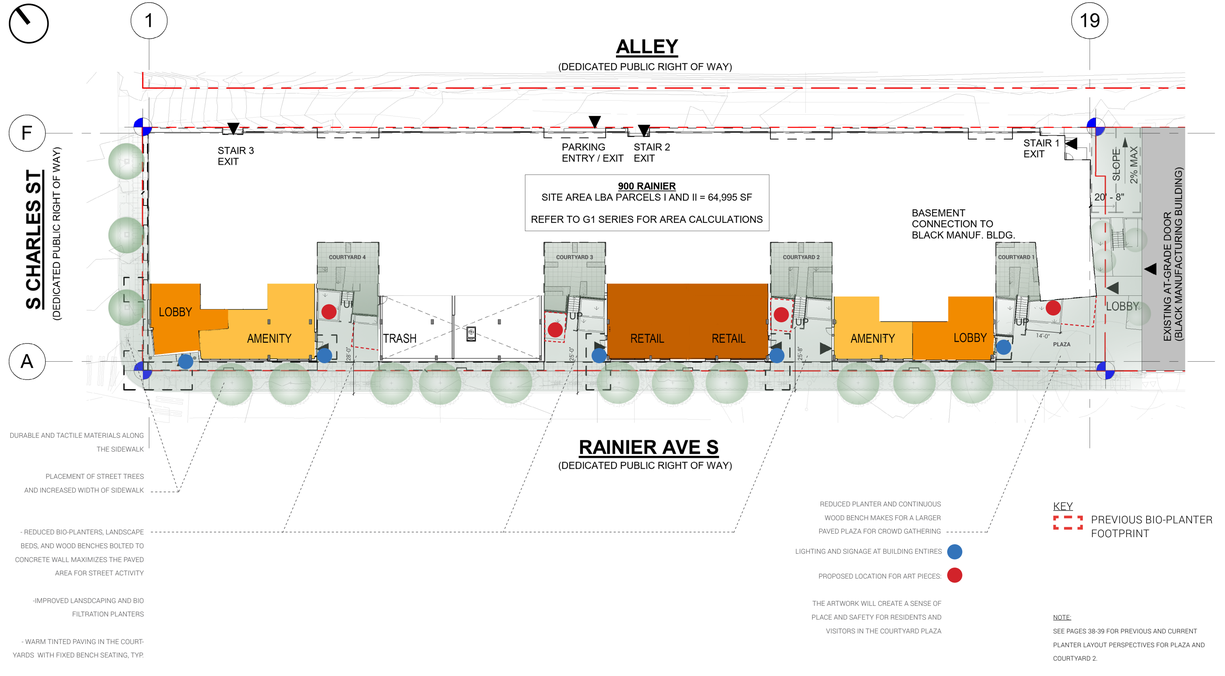
SECTION - COURTYARD 1 SOUTH ELEVATION

Staff Comment:	*Core Design Concepts - Applicant Response*	*Seattle Design Guidelines & Central Area Neighborhood Sup. Guidance*
EDG 2 Guidance 2d. Ground-Level Secondary Massing. The new Option 4 within the EDG 2 packet lacks sufficient secondary massing along the base of the courtyards and the Rainier Avenue S. frontage. Staff reaffirms the need for secondary massing that will allow for a relatable human-scaled façade along the Rainier Ave. S. street frontage. The two-story ground-level massing at shown on page 98 n the image labeled "500 Broadway" is a successful example of a two-story secondary massing that would be appropriate along the street frontage and courtyard spaces (CS2-C-3. Full Block Sites, DC2-D-1. Human Scale). The Recommendation packet does not appear to address EDG 2 guidance related to improving the pedestrian-oriented design along the Rainier frontage. Of particular concern are the portions of sidewalk along the projecting massing elements. The sidewalk and lanter widths are only slightly larger than the SDOT minimum requirements. The wide roadway and the lack of on-street parking to separate the pedestrian zone from the roadway makes additional pedestrian-oriented design features appropriate. The relationship of e building design should be improved related to pedestrian scale, as described in the EDG 2 report. Design elements such as larger windows, additional doors, chamfered corners, and greater aperture depth within the façade should be considered along this façade. The westernmost retail space shown in the EDG 2 design has been removed. Please demonstrate how design guidelines related to walkability (PL2), street-level interaction (PL3), and human scale (DC2-D-1) will be addressed in the design of the ground-level.	We have added street level detailing in the courtyards including lighting and signage at building entries, durable and tactile materials at the sidewalk elevation. Placement of street trees remain consistent, and increased width of the sidewalk from the planter reduction is a significant improvement in the pedestrian experience. Improved Landscaping, and bio-filtration planters helps to soften and separate the public from the private. Warm tinted paving in the courtyards, and fixed bench seating built from wood help activate these urban refuges. We have increased the area dimensions of street level fenestration and better related it to windows above. Steel lintels have been added to the street front windows set in masonry. All of the street front windows are now back set to create a 5"-6" shadow line. The Lintel details will tie into the awning detailing. We intend to further enhance this experience by the introduction of 4 episodic art installations at the courtyards accentuated by a prominent art installation at the south plaza. See response to #8 for additional information on this art and historical tie in. Overhanging building soffits are now clad with warm wood. his includes the ceiling treatment of the south lobby, which now extends to the exterior.	***PL2. Walkability*** Create a safe and confortable walking environment that is easy to navigate and well-connected to existing pedestrian walkways and features. ***PI3. Street-Level Interaction*** Encourage human interaction and activity at the street-level with clear connections to building entries and edges. ***DC2. Architectural Concept*** Develop a unified, functional architectural concept that fits well on the site, and its surroundings.

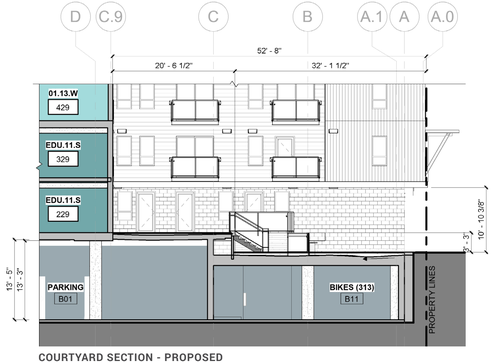


PREVIOUS SITE PLAN

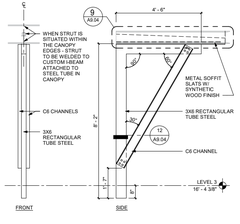
ITEMIZED RESPONSE TO LAND USE CORRECTION NOTICE #2
RAINIER PEDESTRIAN FRONTAGE DESIGN



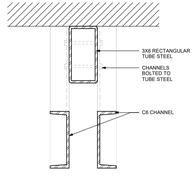
JACKSON | MAIN ARCHITECTURE



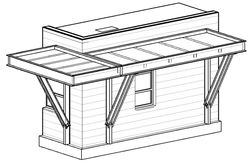
COURTYARD SECTION - PROPOSED



CANOPY STRUT ELEVATIONS



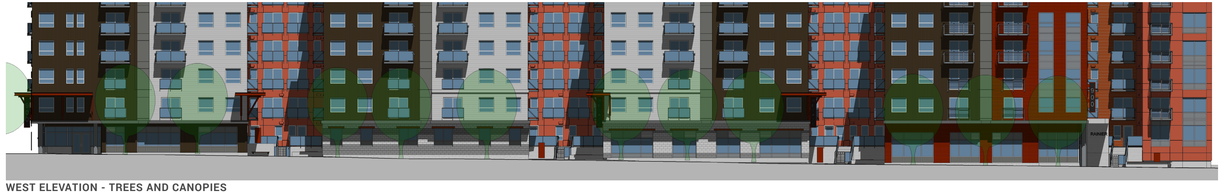
CANOPY STRUT SECTION DETAIL



Since the head height will be compressed at North , canopies break down the mass by bracketing two levels rather than one. This is the reason they have diagonal struts as well.

STREET FRONTAGE DESIGN

ITEMIZED RESPONSE TO LAND USE CORRECTION NOTICE #2
RAINIER PEDESTRIAN FRONTAGE DESIGN



WEST ELEVATION - TREES AND CANOPIES

WEST ELEVATION - BEFORE [GLAZING - 1,410SF]

WEST ELEVATION - PROPOSED [GLAZING - 1,468SF]

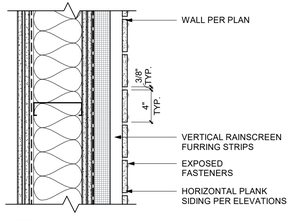
- Increased street level fenestration, outline of previous street level openings are shown, typical.
- Street level fenestration better related to windows above.

KEY
PREVIOUS L3 WINDOW LAYOUT
PREVIOUS STOREFRONT LAYOUT
PREVIOUS L3 WINDOW LAYOUT OVERLAY
PREVIOUS STOREFRONT LAYOUT OVERLAY

JACKSON | MAIN ARCHITECTURE

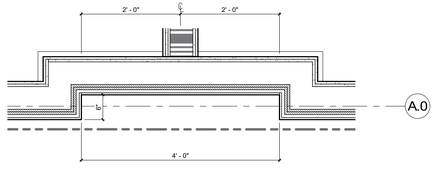
DESIGN REVIEW
SDCI # 3036456-EG
OCTOBER 01, 2021

Staff Comment:	*Core Design Concepts - Applicant Response*	*Seattle Design Guidelines & Central Area Neighborhood Sup. Guidance*
EDG 2 Guidance 5a: The elevation drawings on packet pages 70 and 71 show the intent to employ color and/or materials changes along the street-facing façades without corresponding massing shifts. With the large proposed building size, color/material changes by themselves will be insufficient to express the design concept. Shifts in color/material will need to be accompanied by legible massing shifts (DC2-B-1. Façade Composition, DC2-D-2. Texture, Central Area DC4-2. Building Materials). EDG 2 Guidance 5b: Building materials should be chosen to add façade depth throughout the project design. Flat untextured materials and apertures that are flush with the exterior façade will not suffice in breaking up the upper volumes. (DC2-C-1. Visual Depth and Interest, Central Area DC4-2. Building Materials, DC4-A-1. Exterior Finish Materials). The building design still shows the intent for shifts in color along all façades that do not coincide with massing shifts. These changes in material and color do not appear to improve the expression of the overall concept. Simplify the use of materials and colors as described in the EDG 2 guidance.	The three dimensional drawings and renderings better exhibit the visual effect of the massing shifts indicated by the volumetric subtractions made by the split level courtyards, along with the street level building setback. In addition, we have introduced architectural projections, horizontal "belt" trims on L3 and L8, and projecting canopies and balconies along with vertical "hinges" at each bay. The upper level massing has been given a shade darker siding to differentiate it and help it recede. Siding material/color changes generally occur at inside corners. There are a few exceptions to this. We have studied not changing the material / colors on the west facing fingers and the proportions are awkward. See the elevation graphic in the package.	***DC2. Architectural Concept*** Develop a unified, functional architectural concept that fits well at the site and its surrounding. ***DC4. Exterior Elements and Finished*** Use appropriate and high quality elements and finishes for the building and open spaces



NOTE:
REFER TO SIDING MANUFACTURER FOR ATTACHMENT DETAILS

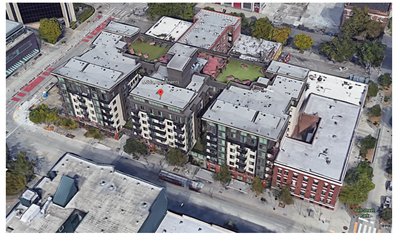
SIDING DETAIL @ RED TOWER

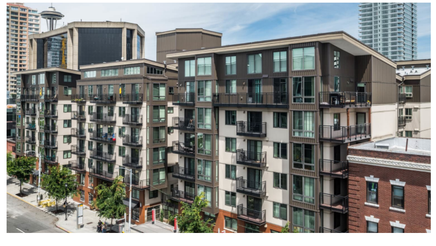


TYPICAL HINGE DETAIL SETBACK

ITEMIZED RESPONSE TO LAND USE CORRECTION NOTICE #2
RAINIER FAÇADE DESIGN

WEST FAÇADE DESIGN





Moda Appartments, Seattle, WA:

(images to the left)

- Building size: ~ 240 L x 110' W x 98' H
- Courtyard size: ~ 23' x 75'

Moda Appartments is an example of one material in each finger. Please see west elevation alternative material schemes on pages 26-27.

KEY

- 4' W X 6" D HINGES AT EACH BAY
- 12" BELT TRIM
- 18" BELT TRIM
- TOWER MASSING

JM JACKSON | MAIN ARCHITECTURE

DESIGN REVIEW
SDCI # 3036456-EG
OCTOBER 01, 2021

WEST ELEVATION ALTERNATIVE SCHEME 1

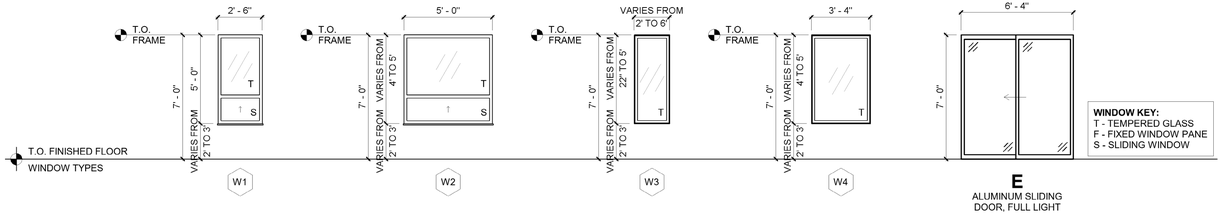
WEST ELEVATION ALTERNATIVE SCHEME 2

ITEMIZED RESPONSE TO LAND USE CORRECTION NOTICE #2
RAINIER FAÇADE DESIGN

WEST ELEVATION ALTERNATIVE SCHEME 3: This material study shows the proportion issues with a single material on the west facing façades.

WEST ELEVATION ALTERNATIVE SCHEME 3 - PREFERRED

Staff Comment:	***Core Design Concepts - Applicant Response***	***Seattle Design Guidelines & Central Area Neighborhood Sup. Guidance***
EDG 2 Guidance 5d. Improve the organization of upper-façade windows along the Rainier Avenue S. frontage to better relate to the massing. Specifically, windows on the west façades closest to the street frontage lack consistent spacing and framing within each façade. Include details at the Recommendation phase to show how window organization and detailing will add depth to the façades and provide three-dimensional views to show how window placement and use of materials/modulation will be expressed along building corners. (DC2-B-1. Façade Composition, DC2-D-2. Texture, Central Area DC4-3. Building Details and Elements). The window pattern on the west façade of the Recommendation appears relatively unchanged compared to the EDG 2 packet. Please address EDG 2 guidance related to window pattern. Most of the examples shown on EDG 2 packet pages 28, 31, and 41 show relatively strong examples of window patterns that support the conceptual expression of the building massing through the use of window depth, consistent window size, and consistent spacing and framing within the façade. colors as described in the EDG 2 guidance.	We have maximized the upper level windows relative to the units giving the façade a consistent pattern and rhythm. The relationship between the storefront windows and the residential windows above has been improved. The southern vertical tower elements now have greater hierarchy with the introduction of double tall tandem windows. This helps set these vertical elements apart. As mentioned in #3 above all of the street front windows are now back set to create a 5"-6" shadow line. The Level 3 windows now relate to the residential windows above not the commercial windows below. There is an over all window organization that is employed on all of the building façades. This includes three primary window types used in a variety of combinations in order to enhance the verticality and bay structure of the overall massing.	***DC2. Architectural Concept*** Develop a unified, functional architectural concept that fits well at the site and its surrounding. ***DC4. Exterior Elements and Finished*** Use appropriate and high quality elements and finishes for the building and open spaces



ITEMIZED RESPONSE TO LAND USE CORRECTION NOTICE #2
WEST FAÇADE WINDOW PATTERN

WEST ELEVATION - BEFORE

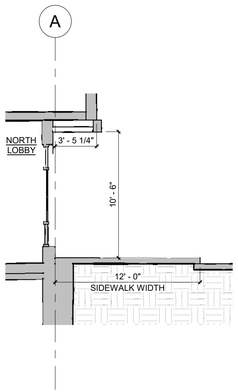
WEST ELEVATION - PROPOSED

Staff Comment:

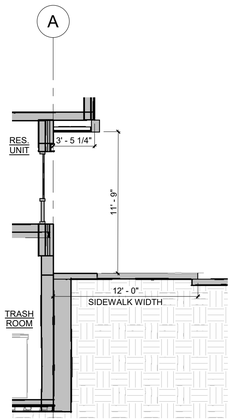
The lower level design of the street frontages appears to be relatively complex, especially with the addition of new canopies that were not shown at EDG 2. Provide more detail within the packet showing the pedestrian level design along the street frontages. Show dimensioned sections along street frontages. Include details showing the intent of overhead weather protection design (height, materials, opacity). Show enlarged elevation drawings of the various portions of the façades.

Core Design Concepts - Applicant Response

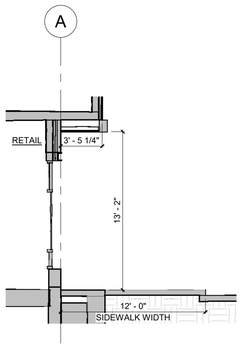
The graphics now show a section through the south lobby entry and through one of the retail entries with dimensions.



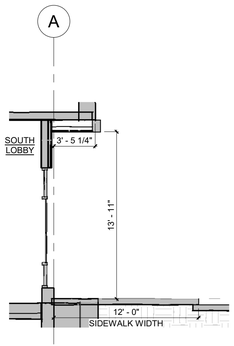
SIDEWALK SETION @ N AMENITY
RAINIER AVE. S.



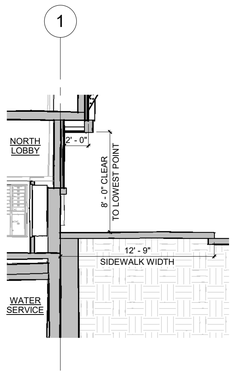
SIDEWALK SETION @ RESIDENTIAL
RAINIER AVE. S.



SIDEWALK SETION @ RETAIL
RAINIER AVE. S.

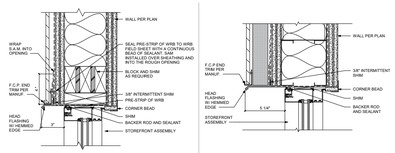


SIDEWALK SETION @ S AMENITY
RAINIER AVE. S.



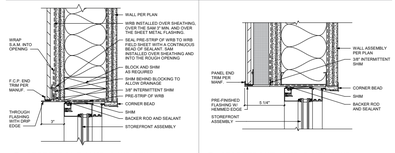
SIDEWALK SETION @ N LOBBY
S. CHARLES ST.

ITEMIZED RESPONSE TO LAND USE CORRECTION NOTICE #2
PEDESTRIAN FRONTAGE DESIGN



17 STOREFRONT HEAD @ WD STUD 3" = 1'-0"

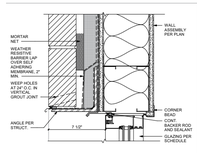
13 STOREFRONT HEAD @ MTL STUD 3" = 1'-0"



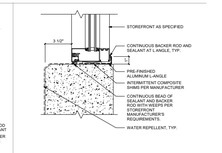
18 STOREFRONT JAMB @ WD STUD 3" = 1'-0"

14 STOREFRONT JAMB @ MTL STUD 3" = 1'-0"

STOREFRONT HEAD, JAMB, SILL DETAILS

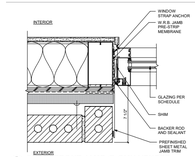


19 STOREFRONT HEAD @ CMU VENEER 3" = 1'-0"

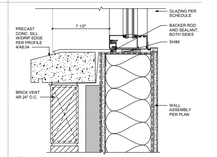


15 STOREFRONT JAMB/SILL @ CONCRETE 3" = 1'-0"

18 STOREFRONT JAMB @ WD STUD 3" = 1'-0"

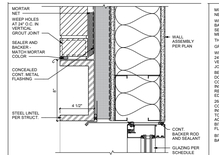


20 STOREFRONT JAMB @ CMU VENEER 3" = 1'-0"



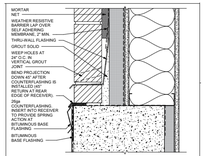
16 STOREFRONT SILL @ CMU VENEER 3" = 1'-0"

STOREFRONT HEAD, JAMB, SILL DETAILS

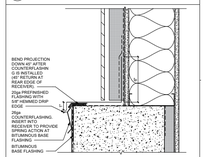


4 STOREFRONT HEAD W/ STEEL LINTEL 3" = 1'-0"

STOREFRONT STEEL LINTEL DETAIL

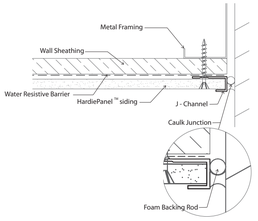


6 CMU VENEER @ CONCRETE CURB 3" = 1'-0"

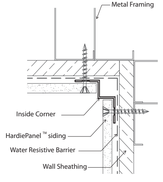


7 MATERIAL TRANSITION @ CONC. CURB 3" = 1'-0"

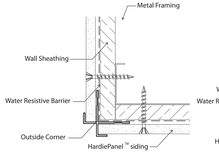
MATERIAL TRANSITION AT GROUND



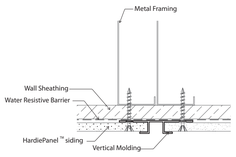
FRY REGLET
J-CHANNEL



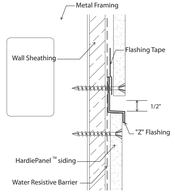
FRY REGLET
INSIDE CORNER



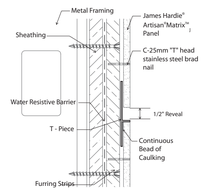
FRY REGLET
OUTSIDE CORNER



FRY REGLET
VERTICAL MOLDING



FRY REGLET
Z FLASHING



FRY REGLET
T-PIECE

Staff Comment:

Section 3 in the EDG 2 guidance discusses the need to clarify the concept expression of the east façade. The east façade design within the Recommendation packet does not appear to address this guidance. Revise the east elevation to emphasize the vertical elements instead of the horizontal elements, which tend to emphasize the length of the building. Simplify and organize the use of materials and colors changes within the façade to better express the concept. Consider the incorporation of secondary architectural features such as balconies onto the east façade, as shown on the west façade, to reduce perceived mass and add visual depth. Include dimensions in drawings showing the amount of modulation depth within the façade.

Core Design Concepts - Applicant Response

We have adjusted, simplified, and organized the building materials to emphasize verticality and bay structure along the alley. The north end is accentuated by colors and materials wrapping from the north façade along S. Charles St.

The depth and number of balconies are impeded and limited by the proximity to power poles and required setbacks. We have maximized the provision of balconies along the east (alley) elevation.

ITEMIZED RESPONSE TO LAND USE CORRECTION NOTICE #2
ZONE AND EXISTING BUILDING TRANSITION

SE PERSPECTIVE - ALONG ALLEY - BEFORE

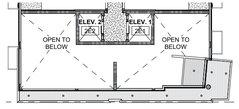
SE PERSPECTIVE - ALONG ALLEY - PROPOSED

SE PERSPECTIVE - ALONG ALLEY - BEFORE
SE PERSPECTIVE - ALONG ALLEY - PROPOSED

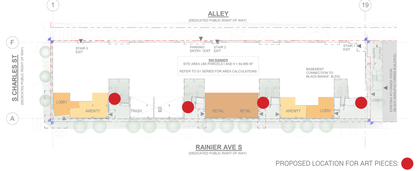
ITEMIZED RESPONSE TO LAND USE CORRECTION NOTICE #2
ZONE AND EXISTING BUILDING TRANSITION

SE PERSPECTIVE - ALONG ALLEY - BEFORE
SE PERSPECTIVE - ALONG ALLEY - PROPOSED

Staff Comment:	*Core Design Concepts - Applicant Response*	*Seattle Design Guidelines & Central Area Neighborhood Sup. Guidance*
The EDG and Recommendation packets include information on the history of the Central District. Please demonstrate in the Recommendation packet how this project will address Influence Area Guidelines within the Central Area Guidelines (Section A.1.1).	The lobby interiors will tie historical references from the Black Manufacturing Building and the Central Area. From the Landmarks Preservation Board: "The feedback the team has received from the ARC has been entirely positive, for both the new building's form and its massing relationship to the landmarked building, as well as the character of the proposed landscaping and materials. The ARC appreciates the form of the building with street facing courtyards, as both an acknowledgment of the Black Manufacturing Building. But also see it as reminiscent of a historic apartment model that is employed throughout the city, including at other landmarked properties. This appears to be a rational and compatible approach in the context of the landmark. I am confident that the full Board will share this understanding and vote to support the setback departures that allow the proposed building to take this form." The team intends to further enhance this influence by the introduction of relevant art installations at the courtyards accentuated by a prominent art piece at the south plaza. These are the key qualities we are looking for and would like expressed in each CALL: • Site specific: Thoughtfully integrated into the project, feels like it belongs where it is (as opposed to dropped from outer space). • Well crafted & durable. Will hold up and look great for many many years • Engaging: Something that excites the senses, invites interaction, with surfaces that are inviting to the touch/eye/ear. • Approachable: Art that does not require an MFA to appreciate. • Memorable: Hard to define, but you know it when you see it. It's the "it" quality that we're all hoping for. • Should reflect, honor, connect to local history and culture(s). • Should contribute to placemaking. • Should be pleasing and seen as a value-add to the community and tenants.	***A1. Character Area*** Contribute to architectural and placemaking characterwith local history and cultural references.

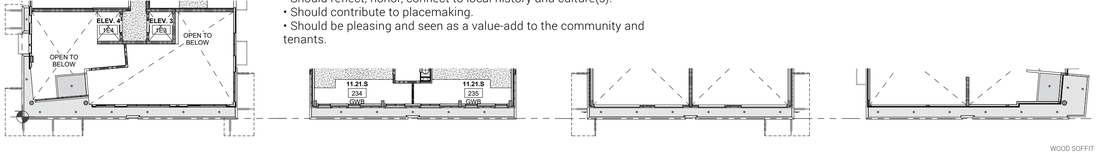


LOBBY CEILING CONTINUATION TO THE OUTSIDE CANOPY PROJECTIONS



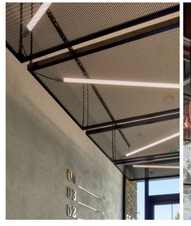
PROPOSED LOCATION FOR ART PIECES

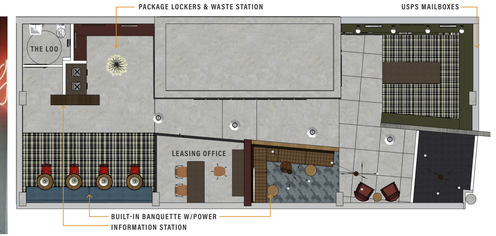
THE THEME OF "SOUTH SEATTLE MYCELIUM NETWORK". THIS ARTWORK WILL CREATE A SENSE OF PLACE AND SAFETY FOR RESIDENTS AND VISITORS IN THE COURT-YARD PLAZAS.

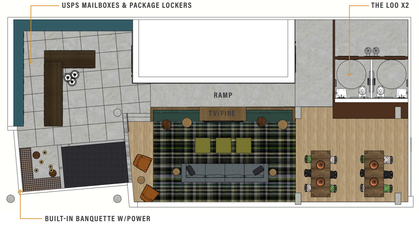


WOOD SOFFIT

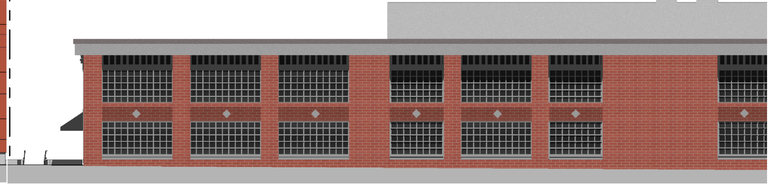
ITEMIZED RESPONSE TO LAND USE CORRECTION NOTICE #2
CENTRAL AREA GUIDELINES







WEST ELEVATION WITH BMB - BRICK COLORS



PLAZA - COMMUNITY GATHERING SPACE

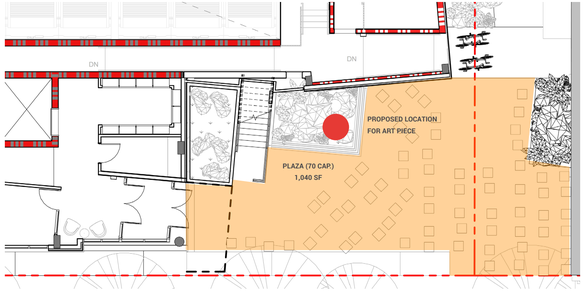
COURTYARD 2

Before

PLAZA - COMMUNITY GATHERING SPACE

ITEMIZED RESPONSE TO LAND USE CORRECTION NOTICE #2
BEFORE/AFTER IMAGES

PLAZA - COMMUNITY GATHERING SPACE



After

COURTYARD 2

PLAZA - COMMUNITY GATHERING SPACE

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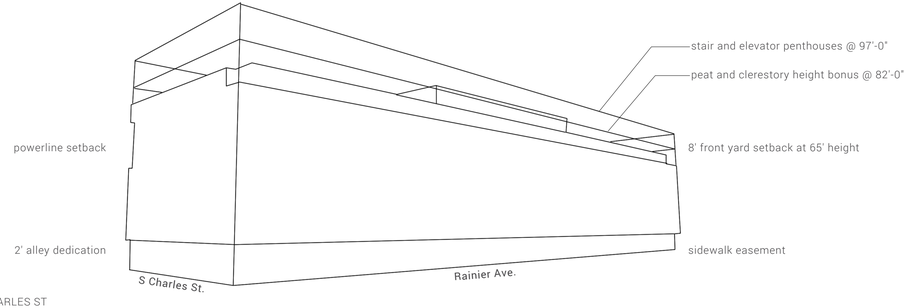
ITEMIZED RESPONSE TO EDG #2

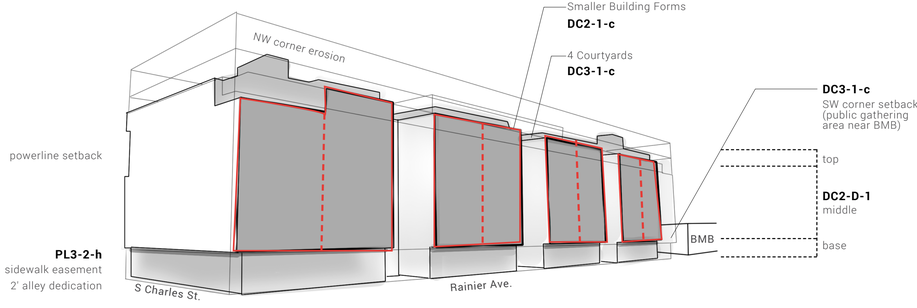
Staff Comment:	***Core Design Concepts - Applicant Response***	***Seattle Design Guidelines & Central Area Neighborhood Sup. Guidance***
Staff supports moving forward with the new Option 4 included within the EDG 2 packet. This design has taken steps to address concerns identified in the initial Early Design Guidance related to street frontage and courtyard massing. Prior to Recommendation phase, the massing of Option 4 will need to be further refined to address guidance below ***(Transition and Delineation of Zones, CS2-D-3. Zone Transitions, Central Area PL3-2-h. Comfortable Pedestrian Environment, Central Area DC2-1-c. Smaller and Varied Building Forms, DC2-D-1. Human Scale, Central Area DC3-1-c. Common Open Space).***	***1)*** Building mass is vertically broken into 5 smaller forms ("Fingers") by 4 courtyards. - The "Fingers" vary in ground floor uses and material changes along their façades. - The dimensions of the "Fingers" have a human scale (DC2-D-1) and the widths are consistent with existing multi-family residential buildings in the Central Area. - Vertical change in materials at four of the "Fingers" add additional vertical modulation, further breaking down each form. ***2)*** Horizontal modulation is achieved in using materials and setbacks to create a top, middle, and base. - A pedestrian easement along Rainier Ave. and S. Charles along with resulting building overhang, added overhead canopies, and street tree canopy combine to create a pedestrian scale environment at the sidewalk. - A consistent step back at the upper floors of each Finger, rendered in a consistent material provides a 'cap' or 'top' to the building mass. ***3)*** The courtyards created by the "Fingers" are oriented to Rainier Ave. to: - Expand and connect to public realm (PL3-2-h) - Provide street level public gathering areas adjacent to the sidewalk, retail, and amenity spaces of the ground floor (DC2-1-c) - The south courtyard, the largest of the four, includes additional public common space for a variety activities located between proposed project and historic Black Manufacturing Building (BMB). It will be an enhanced gathering space for occupants of both buildings. The newly paved courtyard will contains areas for seating that are buffered by landscaping, preserved street trees, and an activated connection to BMB's entrance. ***4)*** The proposed design achieves the 75' height limit and provides an appropriate street face on Rainier Ave. This height is appropriate at the base of the hill that rises to the east.	***CS2-D-3. Zone Transitions:*** ***Applicant Response:*** The adjacent zone to the west is IC-65(M), which has a similar scale of development allowed. There is not a zone transition to the east as the adjacent zoning across the alley is NC3. There is a slightly lower height limit across the alley, but the scale of development allowed there too is similar to this proposal. The alley and Rainier Ave. right-of-way provide natural transitions. The development also proposes appropriate modulation on the alley façade to provide interest at the highest levels of the building that will be visible in the long term. ***PL3-2-h. Complete Streets:*** ***Applicant Response:*** The proposed project adds to sidewalk width on Rainier Ave. through a sidewalk easement, shifts the sidewalk away from the curb, and provides a landscape strip to buffer pedestrians from fast moving traffic on Rainier Ave. This approach has been carefully reviewed and approved by SDOT Urban Forestry. The four proposed courtyards along Rainier Ave. provide additional pedestrian gathering areas with outdoor seating and access to building amenities separate from and at the same level as the sidewalk. ***DC2-D-1. Human Scale:*** ***Applicant Response:*** Proposed secondary elements include weather protection (canopies) over the retail entries, human scale storefront glazing, landscape planters, and benches to help emphasize the human scale. Along with the street tree canopy, the proposed façade materials create a clear two story base in the pedestrian zone along street façades. ***DC2-1-c. Encourage Smaller and Varied Building Forms:*** ***Applicant Response:*** The design team has used color and material changes to group the base, middle, and the top to break down the scale of the building form along Rainier Ave. The location of canopies along the street have been adjusted to reinforce the base of the building. Additionally, building mass is broken into five smaller forms by four courtyards. Horizontal patterns are taken from the adjacent Black Manufacturing Building. ***DC3-1-c.Common Open Space*** ***Applicant Response:*** The four shared courtyards each provide a public area adjacent to the sidewalk and private area on the interior. The public and private areas of the courtyards are separated by landscaped bio-retention planters and a raised 4' elevation change. The public courtyard areas are located at street level, expanding the public active space, and connecting it to the retail and building amenity spaces. The largest courtyard includes area available to the community for a variety of activities. This courtyard is designed as the central, common open space available for use by occupants of adjacent buildings with a through connection to the alley from Rainier Ave.

ITEMIZED RESPONSE TO EDG #2
SDCI PRIORITY 1. MASSING OPTIONS AND DESIGN CONCEPTS



ZONING COMPLIANT MASSING
NW PERSPECTIVE - ALONG RAINIER AVE. S AND S CHARLES ST

PROPOSED MASSING
NW PERSPECTIVE - ALONG RAINIER AVE. S AND S CHARLES ST



Staff Comment:

Staff acknowledges the positive changes incorporated into Option 4 within the EDG 2 packet to address the courtyard design concerns raised in the EDG report, including the increased courtyard width of three feet, the addition of balconies as secondary elements along the exterior façades, and stepping-back a portion of the top floor surrounding the courtyards. Ultimately, these changes result in only minor modifications and remain insufficient to address the fundamental issue of the incompatibility of the basic courtyard massing proportions to the creation of inviting, human-scaled spaces. Continued refinement of courtyard massing is needed to address the following elements and will be critical for the design to adequately respond to the issues raised.

2a. Courtyard Proportions. Increase courtyard widths to improve the relationship of courtyard proportions to human-scale and to better serve as inviting spaces for pedestrian seating and amenities. The proposed 26-foot width of the courtyard space combined with the 8-story height of the surrounding walls does not provide an inviting space for seating, outdoor space related to adjacent commercial spaces, or outdoor private space. Similarly-proportioned spaces tend to serve more as light wells rather than inviting, usable and programmed spaces. At the Recommendation phase, include precedent images of constructed developments with similar courtyard proportions to those of the proposed development that successfully include usable and welcoming spaces ***(PL1-B-2. Pedestrian Volumes, Central Area PL3-2-g. Voluntary Spaces, Central Area PL3-2-h. Comfortable Pedestrian Environment, DC2-D-1. Human Scale, DC2-A-2. Reducing Perceived Mass, DC3-C-2. Amenities and Features).***

2b. Lower Courtyard Spaces. The lower courtyard spaces closest to the street frontage are relatively small and lack defined space for seating and outdoor space related to the adjacent non-residential uses. This portion of the courtyard is best suited to meet applicable guidelines for pedestrian amenities. These lower courtyard spaces should be enlarged in width/depth dimensions and provided with seating to concentrate activity along the street frontage, where pedestrian activity and the greater availability of sunlight will provide more-effective seating areas ***(PL1-B-2. Pedestrian Volumes, PL2-A-2. Access Challenges, Central Area PL3-2-g. Voluntary Spaces, Central Area PL3-2-h. Comfortable Pedestrian Environment, PL3-C-1. Porous Edge, Central Area DC3-1-c. Common Open Space, DC2-A-2. Reducing Perceived Mass, DC2-D-1. Human Scale, DC3-C-2. Amenities and Features).***

2c. Upper Courtyard Spaces. The upper courtyard spaces located deeper within each courtyard are less-suited to serve as inviting outdoor spaces due to their separation from the street frontage and the tendency for these spaces to be shaded for most of the day throughout the year due to the tall and narrow courtyard volumes. This additional courtyard depth for the upper courtyard should be redistributed to enlarge the lower courtyard spaces along the street frontage and to reduce the overall courtyard depth to allow for a stronger zone transition along the east façade consistent with zone transition guidance below ***(PL1-B-2. Pedestrian Volumes, Central Area PL3-2-g. Voluntary Spaces, Central Area PL3-2-h. Comfortable Pedestrian Environment, PL3-C-1. Porous Edge, DC2-D-1. Human Scale, DC3-1-c. Common Open Space, DC3-C-2. Amenities and Features).***

2d. Ground-Level Secondary Massing. The new Option 4 within the EDG 2 packet lacks sufficient secondary massing along the base of the courtyards and the Rainier Ave. S. frontage. Staff reaffirms the need for secondary massing that will allow for a relatable human-scaled façade along the Rainier Ave. S. street frontage. The two-story ground-level massing at shown on page 74 on the image labeled "500 Broadway" is a successful example of a two-story secondary massing that would be appropriate along the street frontage and courtyard spaces ***(CS2-C-3. Full Block Sites, DC2-D-1. Human Scale).***

Core Design Concepts - Applicant Response

1) (2a) Courtyard proportions:

- During the EDG discussions, three courtyard spaces were widened from 23' to 26' to better serve as inviting spaces for pedestrian seating and amenities. Courtyards cannot be widened further without compromising unit livability. Changing the geometry of the courtyards is not feasible. (PL1-B-2)
- The courtyard depth was decreased from 60' to 53' to improve the courtyards as inviting, usable and programmed spaces.

2) (2b) Lower Courtyard Spaces:

- The size of Bio-planters was reduced, increasing the available pedestrian and improve pedestrian experience, the previously proposed bio-planters in the courtyards have been changed to ground-level landscaping (PL1-B-2). To meet Green Factor requirements, previous bio-planters areas are designed to ground level landscape areas expanding the courtyard area devoted to ground level street scape.
- Areas of new fixed seating were added to landscape plans to concentrate activity along the street frontage (PL3-2-h, PL2 - A - 2)

3) (2c) Upper Courtyard Spaces:

- The upper private courtyard to serve as safe refuge for residential units separated from the activity of the street.
- These upper courtyards create protected 'porch-like' entrances to residential units at street level.

4) (2d) Ground Level Secondary Massing:

- Material change, building overhangs, building canopies, and street tree canopies combine to create a human scaled façade at the street level and courtyards.
- Along with the increase in courtyard widths to 26', and the depth decrease to 53' in the original proposal, the canted bays have been eliminated. These modifications opened up the courtyards, allowing for more light, and improve the functionality of the private residential area of the courtyards.

Seattle Design Guidelines & Central Area Neighborhood Sup. Guidance

PL1-B-2. Pedestrian Volumes
and PL3-2-h. Comfortable Pedestrian Environment
Applicant Response:
The proposed project adds to the street section on Rainier Ave. through a sidewalk easement, and provides a landscape strip to buffer pedestrians from fast moving traffic on Rainier Ave.

These improvements are anticipated to create a safer sidewalk experience compared to existing conditions.

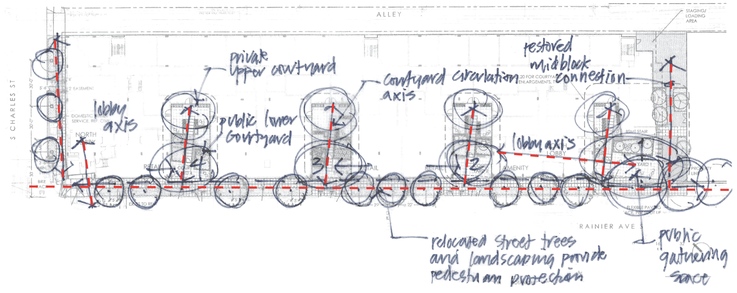
PL2-A-2. Access Challenges
Applicant Response:
Outdoor seating incorporated into the proposed design allows respite and opportunities for gathering within courtyard public realm accessible from the sidewalk.

PL3-2-g. Voluntary Spaces
Applicant Response:
The courtyards are designed to be well-connected at the street level allowing for retail spill-out at the street level separated from safe, private places of refuge from Rainier Ave. at the upper residential level of the courtyard.

PL3-C-1. Porous Edge
Applicant Response:
The courtyards are connected to retail at the street level providing a physical connection. Storefront glazing at multiple entries and retail areas provide visual interaction between sidewalk and retail/residential spaces.

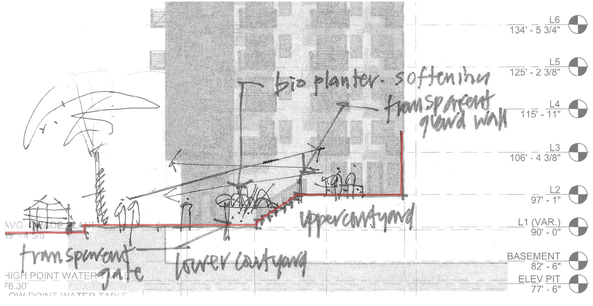
CS2-C-3. Full Block Sites
DC2-A-2. Reducing Perceived Mass
DC2-D-1. Human Scale
Applicant Response:
See response on pages 14-15.

DC3-1-c. Common Open Space
DC3-C-2. Amenities and Features
Applicant Response:
The largest courtyard, between the proposed building and Black Manufacturing Building, includes additional area that will be usable by the community for a variety of activities. This courtyard is designed as the central, common open space of the proposed project available for use by occupants of adjacent buildings with a through connection to the alley to Rainier Ave. This courtyard replaces a sunken plaza that currently does not respond to Rainier Ave. or the alley, and in doing so, does not serve the community.



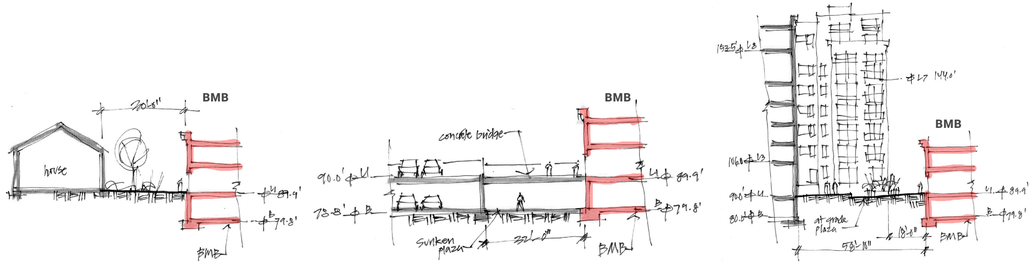
CONNECTIVITY DIAGRAM

COURTYARD SECTION

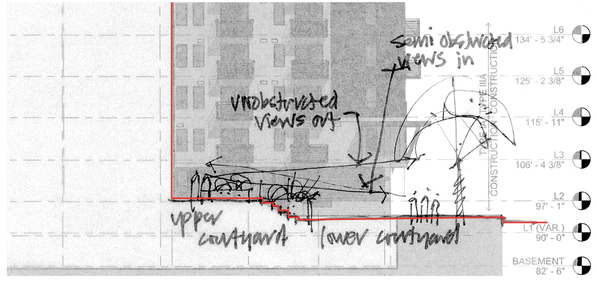


Staff Comment:	***Core Design Concepts - Applicant Response***	***Seattle Design Guidelines & Central Area Neighborhood Sup. Guidance***
Repeating concerns and issues raised at the first EDG, the combination of the long façade length, 8-story height along the alley façade, and the general lack of façade modulation appears unprecedented in the neighborhood. The additional factor of its location along a zone transition generates the need for significant modulation to both visually segment the façade and to provide a height and scale transition to adjacent land. ***3a.*** East Elevation Hierarchy. Revise the hierarchy of massing elements along the east elevation to improve the legibility of the courtyard concept and the relationship of the massing to the zone transition. The façade currently reads as a relentlessly long façade along the east property line with periodic vertically-oriented indentations. In order to further evolve the proposed design to meet this guidance, implement the following massing revisions to change the emphasis of this façade design to read as a set-back primary façade with secondary massing extensions toward the east property line ***(CS2-D-3. Zone Transitions, CS2-D-4. Massing Choices)*** ***3ai.*** Widen the vertical recesses corresponding with the courtyards and vertically extend their height along the full height of the east façade to improve their legibility as integrated expressions of the building concept. As currently proposed in Option 4, these recesses read as shallow, superficial indentations within the façade ***(CS2-C-3. Full Block Sites, Central Area DC2-1-c. Smaller and Varied Building Forms, DC2-B-1. Façade Composition).*** ***3aii.*** Shorten the height of massing elements extending to the east property line to read as secondary masses that step-down to the zone transition. The step- down height transition of these massing elements should be measured in terms of stories rather than feet. The precedent image of the Creston Ave. Residences on packet page 41 should serve as a successful example of this expression with a taller recessed mass in the middle of the building and shorter masses extending forward to address context ***(CS2-C-3. Full Block Sites, Central Area DC2-1-c. Smaller and Varied Building Forms, DC2-B-1. Façade Composition).*** ***3b.*** Along the east façade, significantly increase the modulation depth between the primary façade and the massing extensions toward the east property line to achieve a legible depth. The proposed 3-foot depth is unlikely to be legible within a façade of the proposed length. The depth of massing shifts within the Creston Ave. Residences image on packet page 41 achieves a series of legible façade steps, each with a modulation depth that appears to be significantly greater than three feet ***(CS2-C-3. Full Block Sites, CS2-D-4. Massing Choices, Central Area DC2-1-c. Smaller and Varied Building Forms, DC2-B-1. Façade Composition).***	***1) (3a)*** East Elevation Hierarchy: - Vertical indentations have been incorporated into the east façade that correspond to the location of each courtyard on the west façade. - The vertical elements of each stair tower is a vibrant color accentuating their verticality and visually separating the east façade into distinct forms. ***2) (3ai)*** Width of Vertical Recesses: - Vertical recesses along the east façade are designed to corresponding width of the west facing courtyards as seen on page 27, floor plans. - The project design includes these vertical recesses for two-thirds of the façade which provides the highest impact to the alley façade. A strong horizontal base with openings patterned similar to the Black Manufacturing Building creates a strong base along the east façade. - Accentuating the vertical elements of the stairs down to the alley grade in contrast to the upper level vertical recesses creates a strong composition of elements and maintains a stronger base on this façade. ***3) (3aii)*** Zone Transition: **-** There is not a zone transition to the east. There is a slighty lower height limit across the alley, but the scale of development allowed there is similar to this proposal with the same zoning designation. The alley provides a natural transition. This is not a transition to a single-family zone. Repeating elements of openings along the alley garage level create a Rhythm similar in scale to the Black Manufacturing Building openings. The natural hill to the east of the proposed site adds to the height of any proposed development on sites to the east. - Façade modulation, roof line articulation, and material change have been revised to improve the relationship of the massing to the height transition. ***4) (3b)*** Modulation Depth: - The design team has worked to align multiple plane changes to create a whole building composition. Modulation is created by 2' alley dedication along the base, power line setbacks at various heights along the façade, and a set back at the roof level. On east elevation, in concert with all façades, the materials and colors define a base, middle, and top. Modulation depth has been designed to emphasize "top" definition, and keep the coherency of east elevation. (DC2-1-c, CS2-D-4, DC2-B-1)	***CS2-C-3. Full Block Sites*** ***DC2-1-c. Smaller and Varied Building Forms*** ***Applicant Response:*** On the east elevation, in concert with all façades, the materials and colors define a base, middle, and top. In addition, vibrant vertical color accentuates and separates the east façade into distinct forms. Within those forms the façade undulates in response to power line setbacks creating a highly varied façade along the alley. ***CS2-D-3. Zone Transitions*** ***CS2-D-4. Massing Choices:*** ***Applicant Response:*** There is not a zone transition to the east. There is a slighty lower height limit across the alley, but the scale of development allowed there is similar to this proposal with the same zoning designation. The alley provides a natural transition. This is not a transition to a single-family zone. Façade modulation, roof line articulation, and material change have been revised to improve the relationship of the massing to the height transition. Repeating elements of openings along the alley garage level create a rhythm similar in scale to the Black Manufacturing Building openings, and the grade change minimizes the difference between two zones. ***DC2-B-1. Façade Composition*** ***Applicant Response:*** The design team has worked to align plane changes, proportions of building elements, courtyards, colors and materials to create a whole building composition. On east elevation, in concert with all façades, the materials and colors define a base, middle, and top. In addition, vibrant vertical color accentuates and separates the east façade into distinct forms. Within those forms, the façade undulates in response to power line setbacks. Juliette and full sized balconies in strategic locations further add to the layered composition of this façade. Modulation depth has been designed to emphasize top/cap definition, and keep the coherency of the east elevation with the other façades of the design.

Staff Comment:	***Core Design Concepts - Applicant Response***	***Seattle Design Guidelines & Central Area Neighborhood Sup. Guidance***
Staff appreciates the intent to use the southernmost courtyard space along Rainier Ave. S. As currently designed, it does not appear to be appropriately organized as a community space for larger gatherings. The design and organization should be revised and clarified. ***4a.*** Relocate the bicycle parking shown within this space to another location that will not interfere with the ability of the space to serve as a gathering space. ***(Central Area PL1-2 Connection Back to the Community, PL4-B. Planning Ahead for Bicyclists).*** ***4b.*** Fixed seating shown within the EDG 2 packet is minimal. Include additional design features to signal the intent of the space as a community gathering space ***(PL3-B-4.Interaction, PL1-B-3. Pedestrian Amenities, PL1-C-2. Informal Community Uses, DC3- B-2. Matching Uses to Conditions).*** ***4c.*** With the comment above, the Recommendation phase should contain the following information to show that the dimensions and design of the gathering space will serve the intended function envisioned by the Central Area Design Guidelines for a community gathering space: ***4ci.*** Demonstrate how the space can meet the intent of the Central Area guidelines to serve as a large gathering space for social gatherings, performances, etc. ***(Central Area PL1-2. Connection Back to the Community)*** ***4cii.*** Include sections of Courtyard 1 showing the relationships of planter heights surrounding the courtyard to the open space. Ensure that planters allow for a landscaped transition from building façades to open space without creating visual barriers ***(Central Area DC3-1. Common Open Spaces, DC3-A-1. Interior/Exterior Fit, DC3-C-3. Support Natural Areas).*** ***4ciii.*** Provide three-dimensional study showing how the large gathering intent of this space can be met with the incorporation of the existing trees and associated planters ***(CS2-B-3. Character of Open Space).*** ***4c iv.*** Show how the space will be enhanced with lighting, art, and other features to meet the stated public art intent of the EDG packet and the intent of the Central Area Design Guidelines ***(Central Area PL1-2-C. Enhance Gathering Spaces)***	***1) (4a)*** Bicycle Parking: - Proposed bicycle parking has been re-located from the southern Community courtyard and re-distributed along the sidewalk, which opens the central open space to serve as a community gathering space. This also provides bike parking opportunities at multiple locations along Rainier Ave. ***2) (4b)*** Fixed Seating: **-** The design team has worked to incorporate fixed seating opportunities in each street facing courtyard along Rainier Ave.. These will be incorporated into the board formed concrete bio planter walls. ***3) (4c- 4c iv)*** Gathering Space: - The largest courtyard, between the proposed building and Black Manufacturing Building, includes additional area that will be usable by the public and adjacent building occupants for a variety of activities. This courtyard is designed to be the central, common open space, and replaces an existing sunken plaza that has no connection to Rainier Ave. or the alley. - Courtyard sketches, site and landscape plans, as well as, sections, elevations, and perspective views have been provided in this package demonstrating the increase in area and street connectivity over current and past conditions. The design team has discussed a public art piece that would relate to the history of the area and an opportunity for dialogue with local artists and community members.	***PL1-2 Connection Back to the Community:*** ***Applicant Response:*** The north-south and east-west sections, demonstrated on pages 17, 23, 34, and 35, of the southern courtyard demonstrate the connection to Rainier Ave. and between the project and the Black Manufacturing Building. ***PL4-B. Planning Ahead for Bicyclists:*** ***Applicant Response:*** Proposed bicycle parking, shown on page 30, has been re-located from the southern Community courtyard and re-distributed along the sidewalk opening a central open space to serve as a gathering space, and providing bike parking opportunities at multiple locations along the building and Rainier Ave. ***PL1-B-3. Pedestrian Amenities / PL1-C-2. Informal Community Uses / PL3-B-4. Interaction*** ***Applicant Response:*** The design team has worked to incorporate fixed seating opportunities in each street facing courtyard along Rainier Ave. These will be incorporated with the landscaping alongside the bio-planters. The Community courtyard is designed with a central open space to serve as a gathering space. It's openness allows for a number of configurations for social gatherings. The choice of seating and art will be influenced by the retainage of 2 mature red oak trees. ***CS2-B-3. Character of Open Space:*** ***DC3-1 Common Open Spaces*** ***Applicant Response:*** The southern Community courtyard also contains bio-planters serving to separate the public gathering area from private 'porch' entries of ground level courtyard facing units. The height of the bio-planters is approximately 4' , the height of the natural step in the PT slab. Their depth is both adequate to sustain plantings and to act as a transition between building façade to open spaces. ***DC3-B-2. Matching Uses to Conditions:*** ***Applicant Response:*** The southern Community courtyard will naturally change with the seasons as the existing street trees and proposed courtyard trees will lose their leaves providing more sunlight in the winter. With new leaves the courtyard will become well shaded during warm summer days. ***DC3-C-3. Support Natural Areas:*** ***Applicant Response:*** The project team has worked with SDOT and urban forestry to integrate the existing trees into the courtyard rhythm and supplement it with proposed street trees that meet SDOT current standards.



SECTIONS - COURTYARD 1 LOOKING EAST - ORIGINAL | CURRENT | PROPOSED



SECTION - COURTYARD 1 SOUTH ELEVATION

Staff Comment:	***Core Design Concepts - Applicant Response***	***Seattle Design Guidelines & Central Area Neighborhood Sup. Guidance***
5a. The elevation drawings on packet pages 44 and 45 show the intent to employ color and/or materials changes along the street-facing façades without corresponding massing shifts. With the large proposed building size, color/material changes by themselves will be insufficient to express the design concept. Shifts in color/material will need to be accompanied by legible massing shifts ***(DC2-B-1. Façade Composition, DC2-D-2. Texture, Central Area DC4-2. Building Materials).*** ***5b.*** Building materials should be chosen to add façade depth throughout the project design. Flat untextured materials and apertures that are flush with the exterior façade will not suffice in breaking up the upper volumes. ***(DC2-C-1. Visual Depth and Interest, Central Area DC4-2. Building Materials, DC4-A-1. Exterior Finish Materials).*** ***5c.*** The north façade is an example of a conceptual façade design with a relatively strong window pattern and grouping. Incorporate legible vertically-oriented modulation to supplement the window pattern and horizontal modulation aligned with shifts in materials/colors ***(DC2-B-1. Façade Composition, Central Area DC4-3. Building Details and Elements).*** ***5d.*** Improve the organization of upper-façade windows along the Rainier Ave. S. frontage to better relate to the massing. Specifically, windows on the west façades closest to the street frontage lack consistent spacing and framing within each façade. Include details at the Recommendation phase to show how window organization and detailing will add depth to the façades and provide three- dimensional views to show how window placement and use of materials/modulation will be expressed along building corners. ***(DC2-B-1. Façade Composition, DC2-D-2. Texture, Central Area DC4-3. Building Details and Elements).***	***1) (5a)*** Color, Materials, Massing shifts: - Specific material and color grouping at the base the middle and the top breaks down the scale of the building along Rainier and all façades. - Changes in materials and color correspond to shifts in massing for a majority of the proposed design. Clear detailing of material transitions and various material textures are employed throughout. ***2) (5b)*** Façade Depth and Materials: The design team has used texture and materials to: - break down the scale of the building - reinforce the connection to materials and textures of the Black Manufacturing Building. - emphasize the human scale by grouping the base the middle and the top - exhibit rhythm with vertically-oriented modulation. ***3) (5c)*** Window Pattern: - The window pattern and grouping has been updated to meet a more legible vertically-oriented modulation style. - The windows and balconies are intentionally organized into bays vertically strengthening window patterns and groupings on all façades. - By grouping the windows, the scale of each face is minimized making the building more approachable and exhibiting a human scale. ***4) (5d)*** Upper-façade Window Organization: - Design team met with city planner to better understand the intent of this comment, and has updated window patterns and grouping throughout to better relate to the massing. - 3d views on page 25 have been provided in this package to show window organization in relation to massing and modulation. - Building elevations on pages 45-48 give a comprehensive view of window patterns and proposed building materials.	***DC2-B-1. Façade Composition:*** ***Applicant Response:*** On all building façades, the design team has used paired material/setback changes to break down the scale of the building. The base of the building is identified using concrete masonry units, board formed concrete and exposed concrete. The upper levels will be clad in with multiple sizes, patterns, and colors of panel siding interwoven with metal box rib siding to accentuate massing shifts and create an overall textured rhythm for the middle of the building design. A dark color metal box rib siding is used at upper level setbacks to create a clear top and accentuate receding building mass. ***DC2-C-1. Visual Depth and Interest:*** ***Applicant Response:*** Balconies, awnings, courtyards, and reveals have been incorporated into the façade design. Weather protection over the retail entries, storefront glazing, landscape planters, and benches encourage active street life. ***DC2-D-2. Texture:*** ***DC4-2 Building Materials:*** ***DC4-3 Building Details and Elements*** ***DC4-A-1. Exterior Finish Materials:*** ***Applicant Response:*** Texture, materials, and building details have been used to break down the scale of the building, reinforce the connection to Black Manufacturing Building, and emphasize the human scale by identifying the base, the middle, and the top. These elements work in concert to create a legible vertical rhythm, express horizontal rhythm at the base, and are in keeping with a quality affordable housing project.

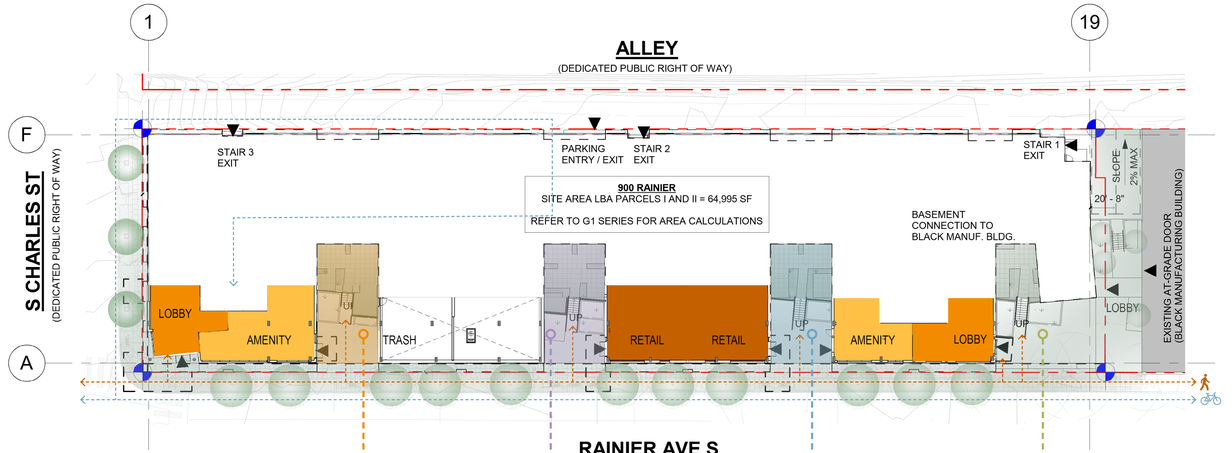
ITEMIZED RESPONSE TO EDG #2
SDCI PRIORITY 5. FAÇADE DESIGN

WINDOW PATTERN CORRESPONDING TO MASSING SHIFTS

MATERIALS CHANGES CORRESPONDING TO MASSING SHIFTS

IDENTIFYING BASE, MIDDLE, TOP

DESIGN



"URBAN COURT"

- Private outdoor space to be used by residents at upper portion of courtyards.

- Gathering space at bottom of courtyard for public.

"ZEN GARDEN"

- Refuge from street / soften middle of building

- Seating spaces for retail to spill out on / lots of wood benches, plush grasses

- Courtyards located towards Rainier Ave. which directly responds to Central Area Design Guidelines L1-1-a, PL1-2-a

"THE CONNECTOR"

- Connects retail, amenity, and lobby / Retail and amenity spill out space

- Tables for 2-4 at bottom of courtyard

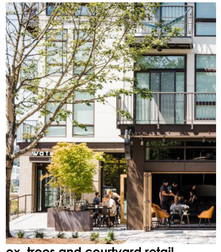
"COMMUNITY GATHERING SPACE"

- Most public courtyard / No large barriers / Open to the sidewalk

- Small sculpture / art space dedicated to the BMB

- Connect to the BMB

active streetscape



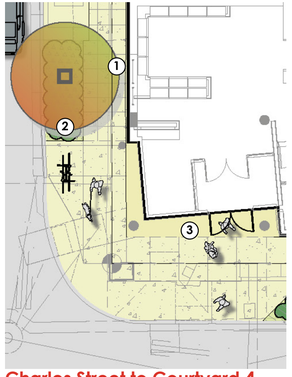
ex. trees and courtyard retail

room for bikes

terraces

bioretention planters

COMPOSITE LANDSCAPE / HARDSCAPE PLAN
LANDSCAPE PLAN



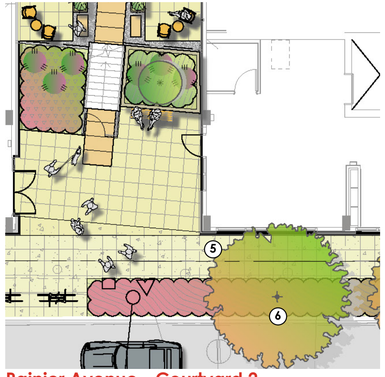
Charles Street to Courtyard 4

Charles Street

1 2' pedestrian easement permits standard 6' sidewalk

2 'Starlight' Dogwood, Kousa x nuttallii 'KN4 -43', SDOT 9/14

3 North Lobby Entry pulls back at corner



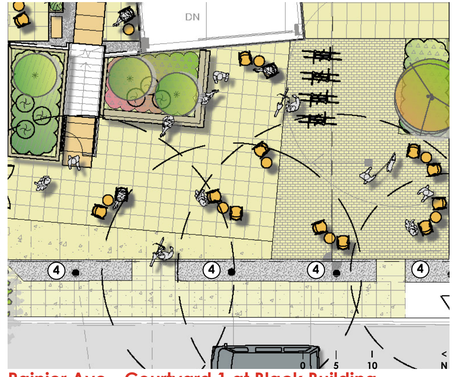
Rainier Avenue - Courtyard 2

Rainier Avenue

4 Existing tree proposed to be retained, back of walk notched at each tree –w flexible paving - SDOT 6/4, 9/14

5 3.6' pedestrian easement permits standard 6' sidewalk

6 Urban Pinnacle Oak, Quercus macrocarpa 'JFS-KW3', SDOT

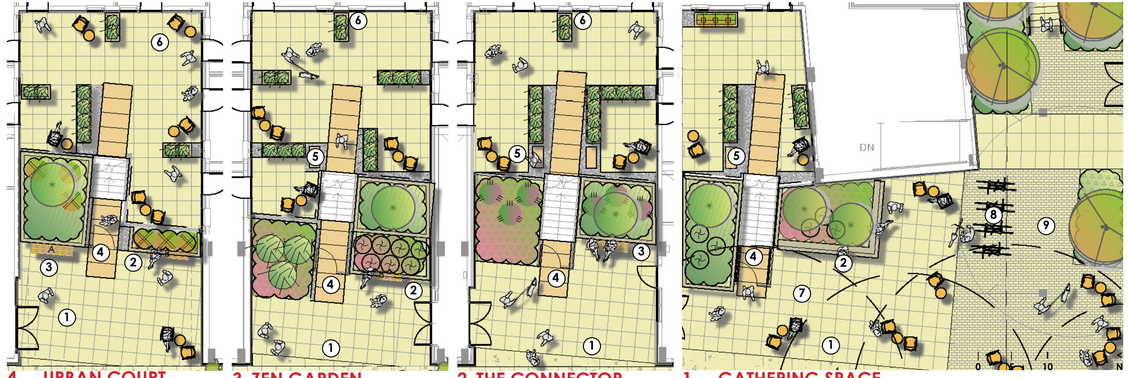


Rainier Ave. -Courtyard 1 at Black Building

'Starlight' Dogwood

Urban Pinnacle Oak

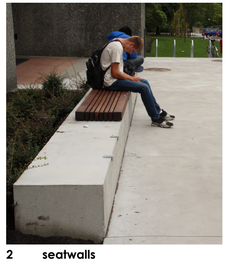
Existing Scarlet Oak Trees



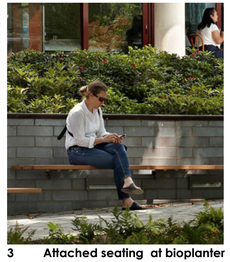
4 URBAN COURT | 3 ZEN GARDEN | 2 THE CONNECTOR | 1 GATHERING SPACE

COURTYARDS

1 entry court - angled to street
2 seatwalls
3 attached seating at bioplanters
4 gate to connector walk and stair
5 paver to private terrace
6 raised planters for privacy
7 flexible seating
8 bike corral
9 permeable pavers



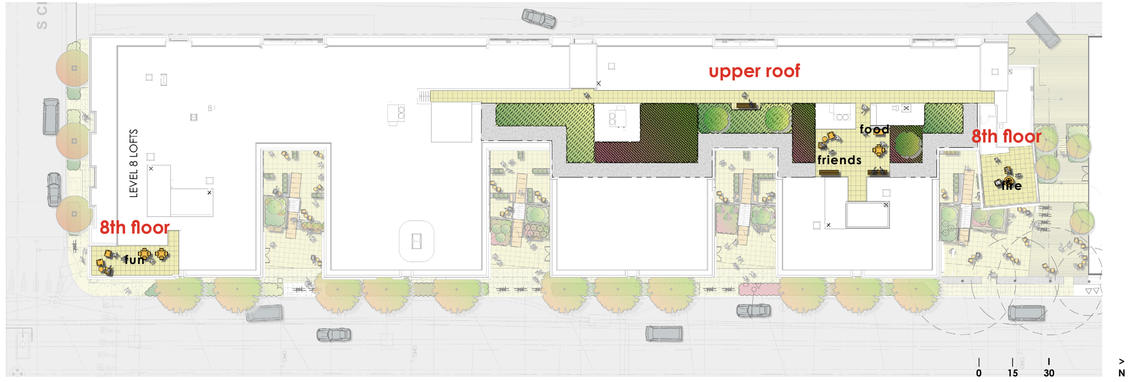
2 seatwalls



3 Attached seating at bioplanter

5 paver to private terrace

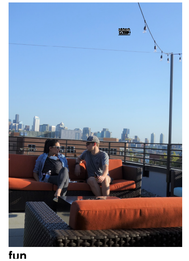
7 flexible seating



fire

friends

food



fun

COMPOSITE LANDSCAPE / HARDSCAPE PLAN

PLANTS

PLANT LIST

BOTANICAL NAME	COMMON NAME
QUERCUS FRAINETTO 'SCHMIDT' - PER SHANE DEWALD/SDOT LIF, 9/14/2020	FOREST GREEN OAK
CORNUS KOUSA X NUTTALLII 'KN4-43' - PER SHANE DEWALD/SDOT LIF, 9/14/2020	STARLIGHT DOGWOOD
ON-SITE TREES	
SMALL DECIDUOUS TREE	
SHRUBS & GROUNDCOVERS (TO BE CHOSEN FROM THE LIST BELOW)	
CORNUS STOLONIFERA 'KELSEYI' *	'KELSEYI' RED TWIG DOGWOOD
BUXUS MICROPHYLLA JAPONICA 'WINTER GEM' **	'WINTER GEM' JAPANESE BOXWOOD
SPIRAEA X BUMALDA 'DENISTAR' **	SUPERSTAR SPIRAEA
ROSA ' SCARLET' FLOWER CARPET	'SCARLET ' FLOWER CARPET ROSE
ILEX CRENATA **	JAPANESE HOLLY
LONICERA PILEATA**	BOXLEAF HONEYSUCKLE
NANDINA DOMESTICA 'GULF STREAM' **	'GULF STREAM' HEAVENLY BAMBOO
VIBURNUM DAVIDII	DAVID'S VIBURNUM
TAXUS BACCATA 'FASTIGIATA' **	IRISH YEW
MATTEUCCIA STRUTHERERIOPTERIS	OSTERICH FERN
RHODODENDRON 'HINO CRIMSON'	'HINO CRIMSON' EVERGREEN AZALEA
POLYSTICHUM MUNITUM	SWORD FERN
PIERIS JAPONICA	LILY OF THE VALLEY
PLANTERS, LEVEL 2	
PHYLLOSTACHYS AUREA	GOLDEN BAMBOO
GROUNDCOVERS	
50% CAREX OBNUPTA	50% SLOUGH SEDGE
25% IRIS TENAX	25% OREGON IRIS
25% JUNCUS PATENS	25% CALIFORNIA GREY RUSH
LIROPE SPICATA	LIRIOPE
75% EPIMEDIUM ALPINUM **	75% EPIMEDIUM
25% POLYSTICHUM MUNITUM **	25% SWORD FERN
MAHONIA REPENS *	CREEPING MAHONIA
POLYSTICHUM MUNITUM	SWORD FERN
GAULTHERIA SHALLON	SALAL

TREES

Quercus frainetto 'Schmidt'
Forest Green Oak

Cornus kousa x nuttallii
Starlight Dogwood

Acer palmatum
Japanese Maple

Amelanchier 'Autumn Brilliance'
'Autumn Brilliance' Amelanchier

SHRUBS

Cornus kelseyii
Kelsey Redtwig Dogwood

Buxus japonica 'Winter Gem'
'Winter Gem' Japanese Boxwood

Spiraea x bumalda 'Denistar'
Superstar Spirea

Ilex crenata 'Convexa'
Convex-leafed Japanese Holly

Lonicera pileata
Boxleaf Honeysuckle

Nandina 'Gulf Stream'
'Gulf Stream' Heavenly Bamboo

Viburnum davidii
David's Viburnum

Rhododendron 'Hino Crimson'
'Hino Crimson' Azalea

GROUNDCOVERS

Carex obnupta
Slough Sedge

Liriope spicata
Creeping Lilyturf

Epimedium x perralchicum
'Frohnleiten' / Barrenwort

Gaultheria shallon
Salal

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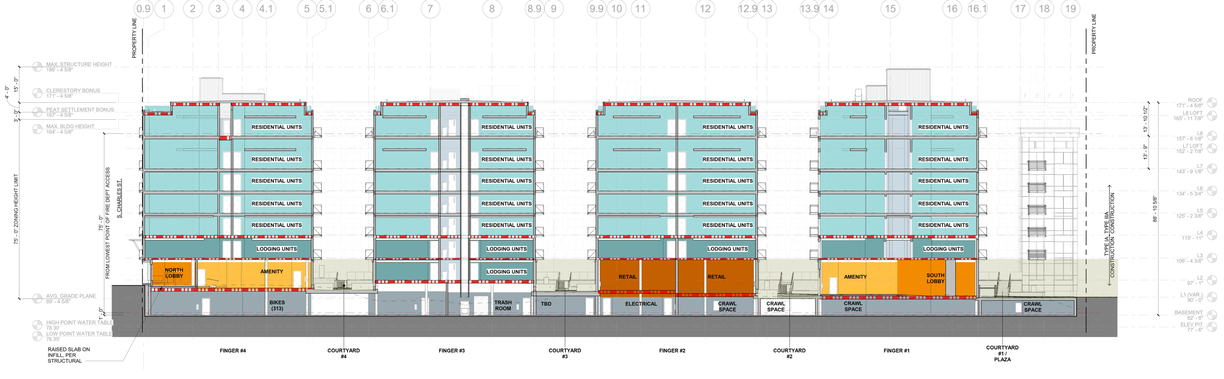


NORTH - SOUTH ELEVATION

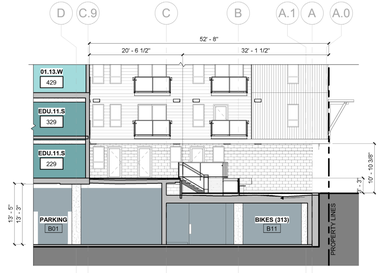
COLOR LEGEND

- RESIDENTIAL
- LOBBY
- LODGING
- RETAIL
- CIRCULATION
- PARKING
- PARKING (FAR EXEMPT)
- UTILITY

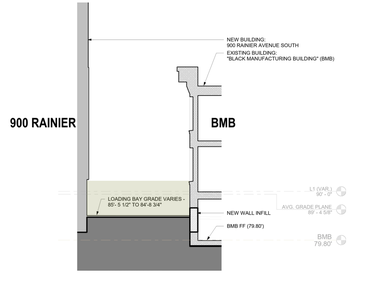
EAST-WEST ELEVATION_FINGER

COLOR LEGEND

- RESIDENTIAL
- LOBBY
- LODGING
- RETAIL
- CIRCULATION
- PARKING
- PARKING (FAR EXEMPT)
- UTILITY



EAST-WEST ELEVATION_COURTYARD



EAST-WEST ELEVATION_BMB CONNECTION

RENDERINGS
SW STREET-LEVEL PERSPECTIVE

RENDERINGS
SE STREET-LEVEL PERSPECTIVE

"THE CONNECTOR" COURTYARD

"COMMUNITY GATHERING SPACE" COURTYARD

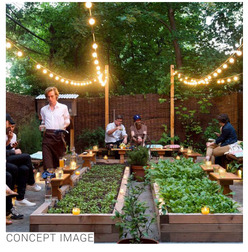
CONCEPT IMAGE

CONCEPT IMAGE

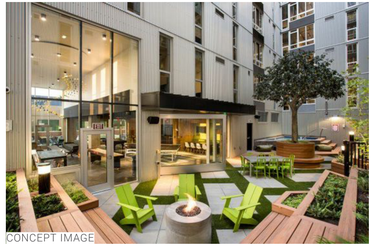
RENDERINGS
COURTYARDS

"THE CONNECTOR" COURTYARD

"URBAN COURT" COURTYARD AT NIGHT



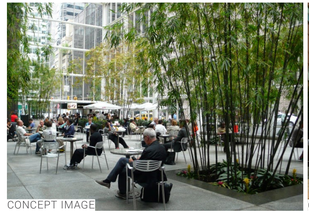
CONCEPT IMAGE



CONCEPT IMAGE

"COMMUNITY GATHERING SPACE" COURTYARD

"COMMUNITY GATHERING SPACE" COURTYARD

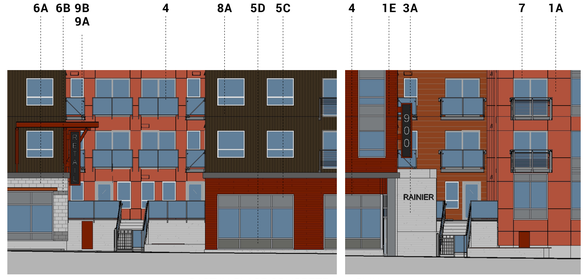

CONCEPT IMAGE

CONCEPT IMAGE

CONCEPT IMAGE

CONCEPT IMAGE

MATERIALS AND COLOR PALETTE



MATERIAL LEGEND

1 CEMENT PANEL SIDING
A) COLOR SW 6629
SMOOTH PANEL
B) COLOR SW7081
VERTICAL, 6" HIGH PANEL
C) COLOR SW6349
HORIZONTAL,12" HIGH PANEL
D) COLOR SW6260
HORIZONTAL, 8" HIGH PANEL
E) COLOR SW7599
HORIZONTAL, 4" HIGH PANEL
Running Bond, Spaced 3/8" apart with SS exposed fasteners

3 CAST-IN-PLACE CONCRETE
A) BOARD FORM
B) NATURAL

4 ANODIZED ALUMINUM
CLEAR

5 GLASS
A) CLEAR GLASS - RESIDENTIAL
B) GRAY TINT - STOREFRONT
C) SPANDREL GLASS
DECO HT-BLACK - STOREFRONT
D) SPANDREL GLASS
SW7599 - STOREFRONT

6 CMU
A) SMOOTH - WILLOW
B) SMOOTH -CHARCOAL - ACCENT BANDING

7 VINYL WINDOW
WHITE EXTERIOR / WHITE INTERIOR

8 METAL BOX RIB
A)WEATHERED COPPER
B)COOL MIDNIGHT BRONZE

9 POWDER COATED METAL
A) COLOR SW 7083 - CANOPY
B) COLOR SW 7599 - CANOPY

10 STUCCO
BMB WINDOW INFILL - SW 7004 SNOWBOUND

1. CEMENT PANEL SIDING

1A. SW6629 (JALAPENO)

1B. SW7081 (SENSUOUS)

1C. SW6349 (PENNYWISE)
ALUMINUM EIFS PLUGGING TO BE PAINTED TO MATCH SIDING. PANEL JOINTS PER ELEVATIONS.

1D. SW6260 (UNIQUE)

1E. SW7599 (BRICK PAVER)

9A. COLOR SW 7083 (DARKROOM)

9B. COLOR SW 7599 (BRICK PAVER)

8A. METAL BOX RIB
WEATHERED COPPER

8B. METAL BOX RIB
COOL MIDNIGHT BRONZE
THIS MATERIAL HAS BEEN ADDED TO THE PALETTE

5A. GLASS
SN 68-CLEAR

5B. GLASS
SG-SN 68-GRAY TINT

5C. SPANDREL GLASS
LIGHT GRAY

5D. SPANDREL GLASS
DARK GRAY

10. STUCCO
BMB WINDOW INFILL
MATCH EXISTING BMB NORTH WALL

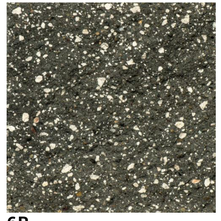
6A. CMU
SMOOTH - WILLOW

3A. CONCRETE
HORIZONTAL BOARD FORM

3B. CONCRETE
NATURAL

4. ANODIZED ALUMINUM
STOREFRONT FRAME
LIGHT GRAY

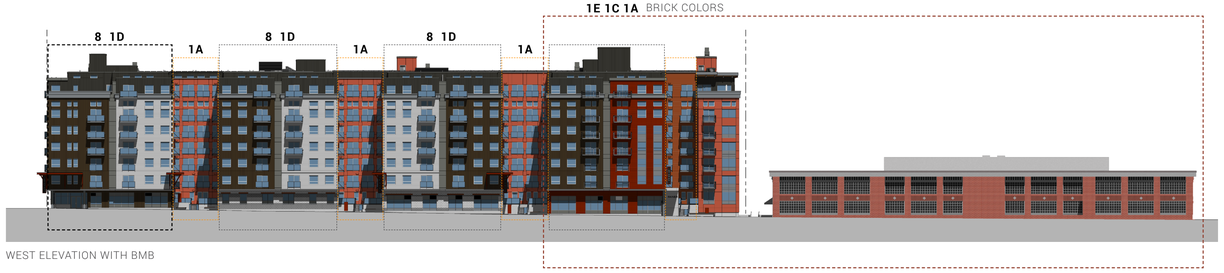
7. VINYL WINDOW
WHITE EXTERIOR
WHITE INTERIOR



6B. CMU
ACCENT BANDING - SMOOTH - CHARCOAL

ELEVATIONS

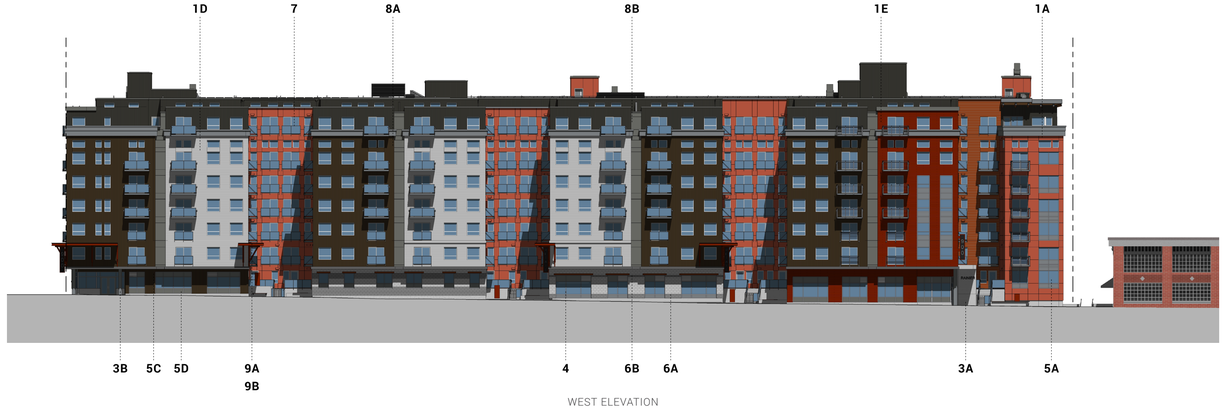
WEST ELEVATION WITH BMB



WEST ELEVATION WITH BMB

WEST ELEVATION WITH BMB - BRICK COLORS

ELEVATIONS
WEST



WEST ELEVATION

MATERIAL LEGEND

1 CEMENT PANEL SIDING
A) COLOR SW 6629
SMOOTH PANEL
B) COLOR SW7081
VERTICAL, 6" PANEL STRIPS
C) COLOR SW6349
HORIZONTAL,12" PANEL STRIPS
D) COLOR SW6260
HORIZONTAL, 8" PANEL STRIPS
E) COLOR SW7599
HORIZONTAL, 4" PANEL STRIPS
Running Bond, Spaced 3/8" apart with SS exposed fasteners
*ALUMINUM EXTRUSIONS TO BE PAINTED TO MATCH SIDING. PANEL JOINTS PER ELEVATIONS.

3 CAST-IN-PLACE CONCRETE
A) BOARD FORM
B) NATURAL

4 ANODIZED ALUMINUM
CLEAR

5 GLASS
A) CLEAR GLASS - RESIDENTIAL
B) GRAY TINT - STOREFRONT
C) SPANDREL GLASS
DECO HT-BLACK - STOREFRONT
C) SPANDREL GLASS
SW7599 - STOREFRONT

6 CMU
A) SMOOTH - WILLOW
B) SMOOTH -CHARCOAL - ACCENT BANDING

7 VINYL WINDOW
WHITE EXTERIOR / WHITE INTERIOR

8 METAL BOX RIB
A)WEATHERED COPPER
B)COOL MIDNIGHT BRONZE

9 POWDER COATED METAL
A) COLOR SW 7083 - CANOPY
B) COLOR SW 7599 - CANOPY

10 STUCCO

ELEVATIONS
EAST

EAST ELEVATION

MATERIAL LEGEND

1 CEMENT PANEL SIDING
A) COLOR SW 6629
SMOOTH PANEL
B) COLOR SW7081
VERTICAL, 6" PANEL STRIPS
C) COLOR SW6349
HORIZONTAL,12" PANEL STRIPS
D) COLOR SW6260
HORIZONTAL, 8" PANEL STRIPS
E) COLOR SW7599
HORIZONTAL, 4" PANEL STRIPS
Running Bond, Spaced 3/8" apart with SS exposed fasteners
*ALUMINUM EXTRUSIONS TO BE PAINTED TO MATCH SIDING. PANEL JOINTS PER ELEVATIONS.

3 CAST-IN-PLACE CONCRETE
A) BOARD FORM
B) NATURAL

4 ANODIZED ALUMINUM
CLEAR

5 GLASS
A) CLEAR GLASS - RESIDENTIAL
B) GRAY TINT - STOREFRONT
C) SPANDREL GLASS
DECO HT-BLACK - STOREFRONT
C) SPANDREL GLASS
SW7599 - STOREFRONT

6 CMU
A) SMOOTH - WILLOW
B) SMOOTH -CHARCOAL - ACCENT BANDING

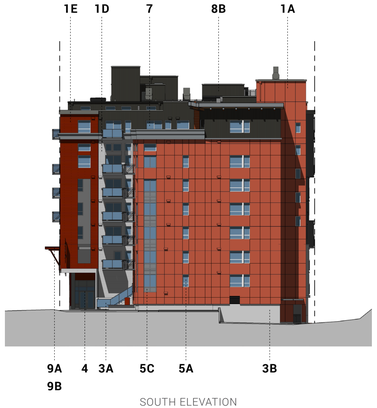
7 VINYL WINDOW
WHITE EXTERIOR / WHITE INTERIOR

8 METAL BOX RIB
A)WEATHERED COPPER
B)COOL MIDNIGHT BRONZE

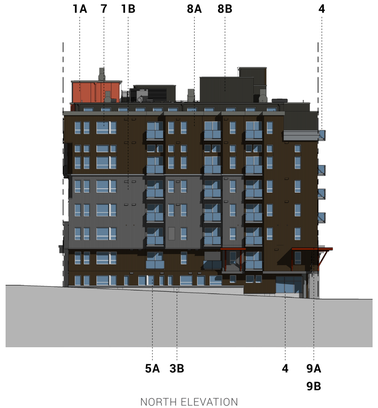
9 POWDER COATED METAL
A) COLOR SW 7083 - CANOPY
B) COLOR SW 7599 - CANOPY

10 STUCCO

ELEVATIONS
NORTH AND SOUTH



SOUTH ELEVATION



NORTH ELEVATION

MATERIAL LEGEND

1 CEMENT PANEL SIDING

A) COLOR SW 6629
SMOOTH PANEL

B) COLOR SW7081
VERTICAL, 6" PANEL STRIPS

C) COLOR SW6349
HORIZONTAL,12" PANEL STRIPS

D) COLOR SW6260
HORIZONTAL, 8" PANEL STRIPS

E) COLOR SW7599
HORIZONTAL, 4" PANEL STRIPS
Running Bond, Spaced 3/8" apart with SS exposed fasteners

*ALUMINUM EXTRUSIONS TO BE PAINTED TO MATCH SIDING. PANEL JOINTS PER ELEVATIONS.

3 CAST-IN-PLACE CONCRETE
A) BOARD FORM
B) NATURAL

4 ANODIZED ALUMINUM
CLEAR

5 GLASS
A) CLEAR GLASS - RESIDENTIAL
B) GRAY TINT - STOREFRONT
C) SPANDREL GLASS
DECO HT-BLACK - STOREFRONT
C) SPANDREL GLASS
SW7599 - STOREFRONT

6 CMU
A) SMOOTH - WILLOW
B) SMOOTH -CHARCOAL - ACCENT BANDING

7 VINYL WINDOW
WHITE EXTERIOR / WHITE INTERIOR

8 METAL BOX RIB
A)WEATHERED COPPER
B)COOL MIDNIGHT BRONZE

9 POWDER COATED METAL
A) COLOR SW 7083 - CANOPY
B) COLOR SW 7599 - CANOPY

10 STUCCO

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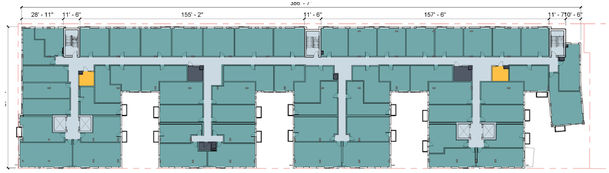
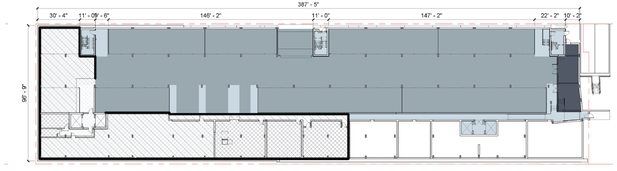


LEVEL 3 FLOOR PLAN

LEVEL 2 FLOOR PLAN

LEVEL 1 FLOOR PLAN



BASEMENT FLOOR PLAN

PLAN LEGEND

- RESIDENTIAL
- LOBBY
- AMENITY - OUTDOOR/PUBLIC
- AMENITY - INDOOR
- LODGING
- RETAIL
- CIRCULATION
- CIRCULATION (FAR EXEMPT)
- PARKING
- PARKING (FAR EXEMPT)
- UTILITY
- UTILITY (FAR EXEMPT)

ROOF PLAN

LEVEL 8 FLOOR PLAN

LEVEL 4 - 7 FLOOR PLANS

PLAN LEGEND

- RESIDENTIAL
- LOBBY
- AMENITY - OUTDOOR/PUBLIC
- AMENITY - INDOOR
- LODGING
- RETAIL
- CIRCULATION
- CIRCULATION (FAR EXEMPT)
- PARKING
- PARKING (FAR EXEMPT)
- UTILITY
- UTILITY (FAR EXEMPT)

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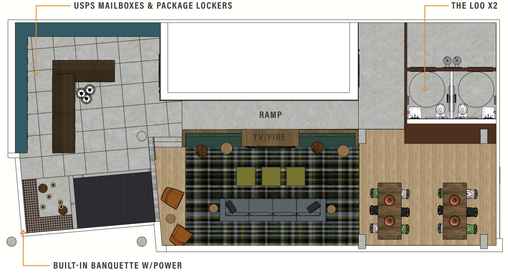


LOBBY DESIGNS
floor plan details

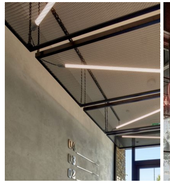
SOUTH
WHAT'S WORKIN'

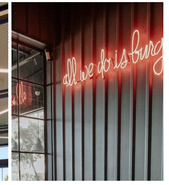
- THE BANQUETTES ON EITHER SIDE OF THE LEASING OFFICE CREATE A WELL DEFINED SENSE OF PLACE AND UTILIZE THESE SOMEWHAT NARROW SPACES EFFICIENTLY
- THE ANGLED GESTURE AT THE RAMP REINFORCES THE CONNECTION TO THE PLAZA OUTSIDE
- THE LOO IS WELL SCREENED FROM THE PUBLIC AREAS
- HOLDS 200 USPS MAILBOXES, 40 USPS PACKAGE LOCKERS, & 66 DIGITAL PACKAGE LOCKERS

NORTH
WHAT'S WORKIN'

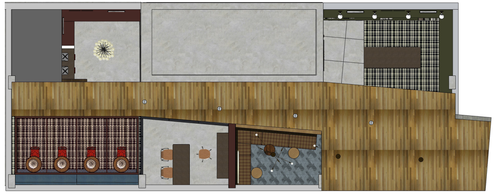
- MAINTAINING THE RAMP AT THE ELEVATOR CORE CREATES A VERY CLEAR CIRCULATION PATH.
- THE LOO IS WELL SCREENED FROM THE PUBLIC AREAS -- ONE COULD BE CONVERTED TO STORAGE AND/OR A JANITOR CLOSET IF THAT PROGRAM IS DEEMED MORE USEFUL.
- SINCE CIRCULATION CAN FLOW AROUND THE PRIMARY AMENITY SPACE, WE COULD ADD PARTITIONS THAT ALLOW THIS ROOM TO BE CLOSED FOR PRIVATE FUNCTIONS.
- HOLDS 200 USPS MAILBOXES, 40 USPS PACKAGE LOCKERS, & 66 DIGITAL PACKAGE LOCKERS

SOUTH LOBBY
design features



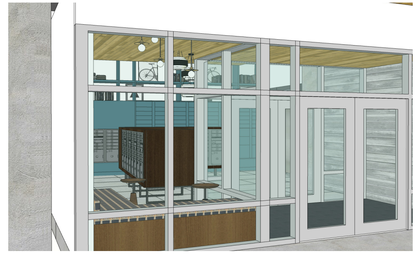


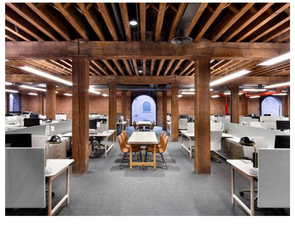
SOUTH LOBBY
ceiling design - wood deck

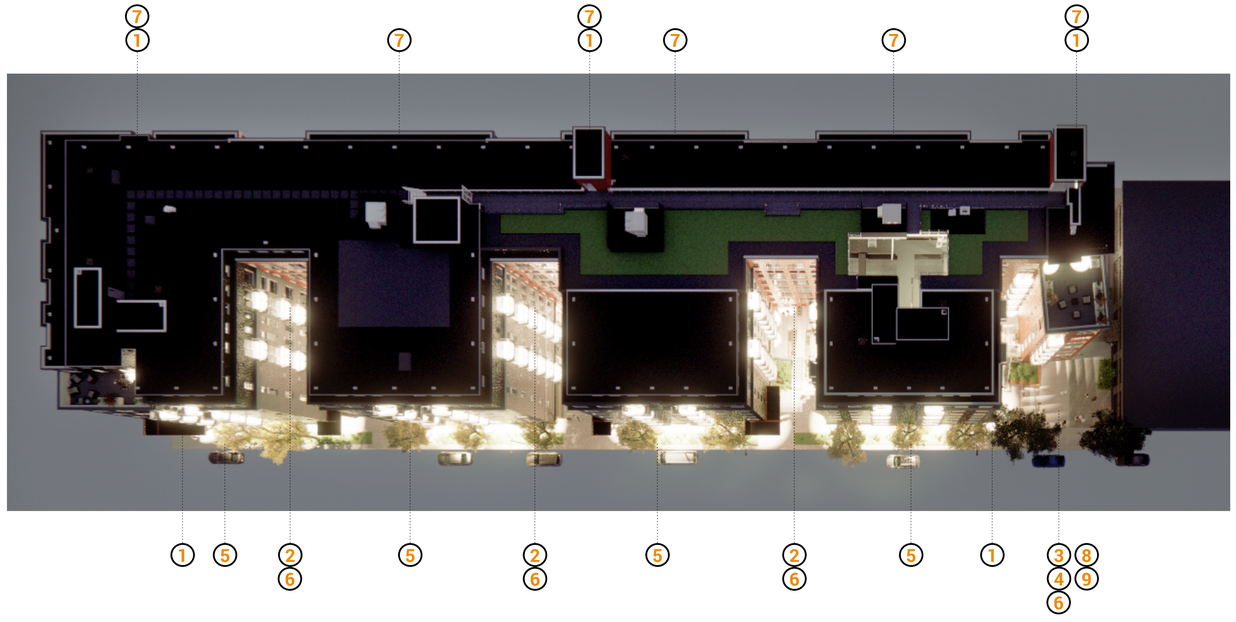


NORTH LOBBY
ceiling design - metal cone deck

NORTH LOBBY
ceiling design - wood deck







C1/C1NL (1)
SATCO
13.5W / LED / 7" FLUSH / 30K / ROUND / 120V
#S29331
@ENTRIES

C21/C21NL (4)
RP LIGHTING
14W / LED / 4-3/8" FLUSH / 30K / ROUND / 120V
#8121H - 4" LED ARCHITECTURAL FRAME-IN KIT
@ PUBLIC OPEN SPACE

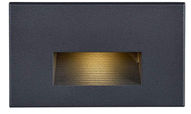
C22 (7)
LUMARK
18W / LED / 5-3/4" X 3-5/8" X 6-3/4" / 30K / 120V
#XTOR2B-Y-BK - CROSSTOUR LED
@ALLEY FAÇADE_LOADING AREAS AND STAIR TOWERS

C23 (2)
NUVO
10W / LED / 5" X 3.42" X 6.75" / 30K / 120V
#62-1139 - DOWN SCONCE
@RESIDENTIAL BALCONIES

S1 (5)
G&G
9W / LED / 2'-0" / 35K / 120V
#GPX-LDR-10/25 - STRIP LIGHT
@ UNDERSIDE OF SIDEWALK CANOPIES
@ AT REVEALS TO DEFINE MASSING

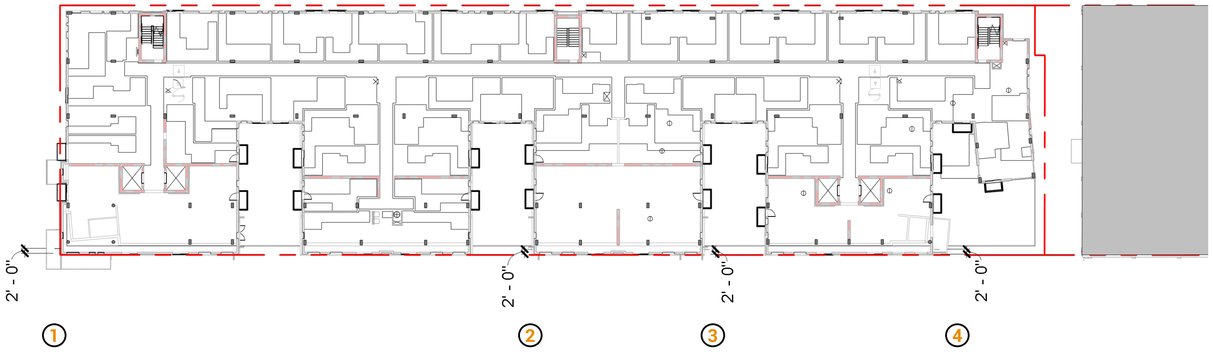
S2 (8)
RAB
24W / LED / 6.5" X 6.5" X 42" / 30K / 120V
#BLED24YK - LED BOLLARD
@ PUBLIC OPEN SPACE

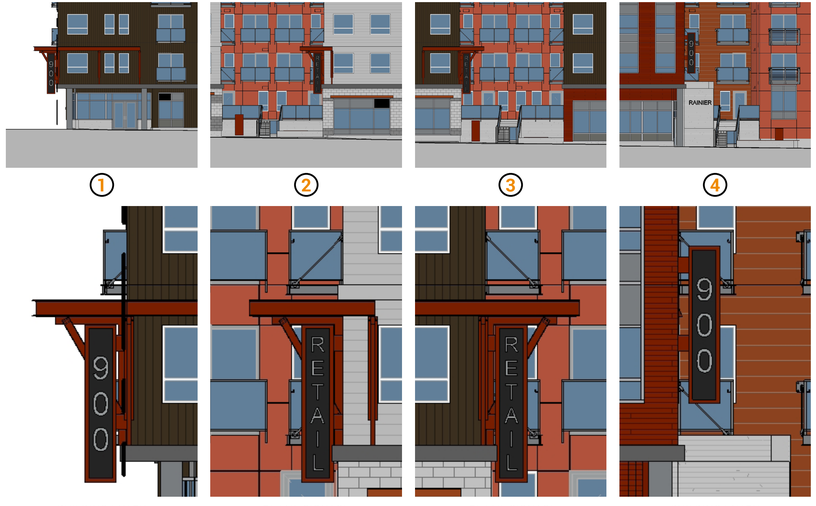
S3 (3)
KICHLER
15W / LED / 10" / 30K / ROUND / 120V
#15295AZT - IN-GROUND WELL LIGHT
@ PUBLIC OPEN SPACE

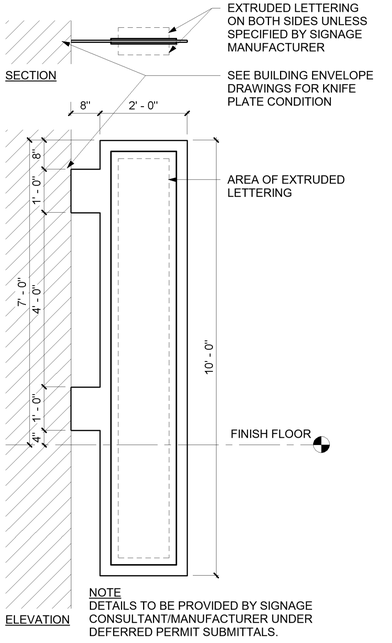


S4 (6)
NUVO
5W / LED / 3" X 1-5/8" / 30K / 120V
#65-403 - HORIZONTAL STEP LIGHT
@WEST FAÇADE GREEN SPACES

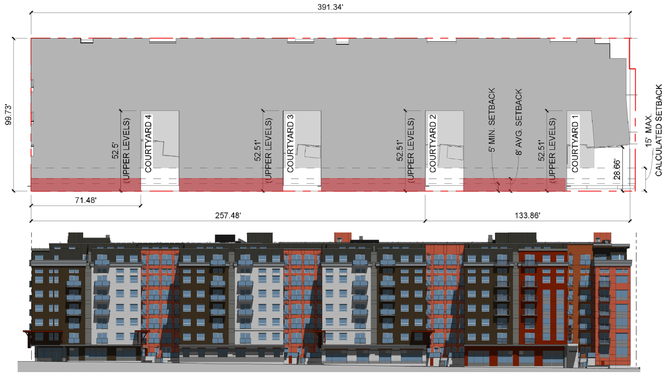
S2 (9)
HINKLEY
WALL MOUNT LANTERN
#FORGE 12070BK
@ PUBLIC OPEN SPACE


2' - 0"
2' - 0"
2' - 0"
2' - 0"
1
2
3
4

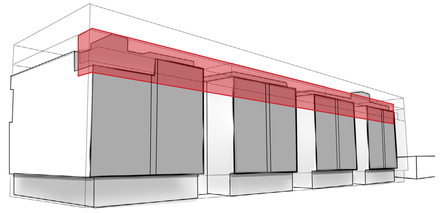

1
2
3
4
900
RETAIL
RETAIL
900
BUILDING ENTRY
RETAIL SIGNAGE
RETAIL SIGNAGE
BUILDING ENTRY


SECTION
EXTRUDED LETTERING ON BOTH SIDES UNLESS SPECIFIED BY SIGNAGE MANUFACTURER
SEE BUILDING ENVELOPE DRAWINGS FOR KNIFE PLATE CONDITION
8"
2' - 0"
8"
1' - 0"
7' - 0"
4' - 0"
1' - 0"
4"
10' - 0"
AREA OF EXTRUDED LETTERING
FINISH FLOOR
ELEVATION
NOTE
DETAILS TO BE PROVIDED BY SIGNAGE CONSULTANT/MANUFACTURER UNDER DEFERRED PERMIT SUBMITTALS.

DEPARTURES



WEST ELEVATION



PERSPECTIVE - NORTHWEST CORNER

CODE REQUIREMENT

DEPARTURE

UPPER LEVEL SETBACKS (SMC 23.47A.014): THE CODE REQUIRES AN AVERAGE UPPER LEVEL SETBACK OF 8 FEET FOR PORTIONS OF STREET-FACING FaçadeS ABOVE A HEIGHT OF 65 FEET, UP TO THE HEIGHT LIMIT. THE CODE REQUIRES THAT NO MORE THAN 20 PERCENT OF THE PORTION OF THE STRUCTURE THAT MUST BE SET BACK MAY HAVE A SETBACK OF LESS THAN 5 FEET.

AVERAGE SETBACK CALCULATIONS, EXPRESSED AS AN AREA:

(8' X 391.3') SF = 3,130.4 SF
TOTAL STREET FRONTAGE OVER 65' TO BE SETBACK

OF THIS TOTAL, 1,797 PROVIDED

PROPOSED DEPARTURE

PROPOSAL: THE CODE REQUIRES AN AVERAGE SETBACK OF 8' ALONG RAINIER AVE S. THE APPLICANT PROPOSES REDUCING AVERAGE SETBACK TO 4.59' ALONG RAINIER; HOWEVER WHEN ACCOUNTING FOR FULL COURTYARD DEPTH THE AVERAGE IS 13.5' AND EXCEEDS CODE.

AVERAGE SETBACK CALCULATION, OVER 65':

STANDARD CALCULATIONS:
(71.1' x 0') + (26' x 15') + (67' x 0') + (26' x 15') + (67' x 0') + (26' x 15')
+ (66.5' x 0') + (41.8' x 15')

= 1,797 SF / 391.3' = 4.59'

4.59' AVG. SETBACK
WHEN COURTYARD CALC. DEPTH CAPPED AT 15'

DEPARTURE SEEKS TO PROVIDE 1,333.4 SF LESS Façade SETBACK ON THE FRONTAGE THAN REQUIRED BY CODE, BASED ON THE CALC. METHOD IN THE CODE. BUT IN LIEU PROVIDES AN ADDITIONAL 3,497 SF OF SETBACK AT THE COURTYARDS THAT WILL BE USED BY RESIDENTS AND THE PUBLIC, AND INCREASE THE LIGHT, AIR, AND LIVABILITY OF A GREATER NUMBER OF UNITS.

AVERAGE SETBACK CALCULATION, OVER 65':

CALCULATIONS INCLUDING FULL COURTYARD DEPTH:
(71.1' x 0') + (26' x 52.5') + (67' x 0') + (26' x 52.5') + (67' x 0') + (26' x 52.5')
+ (66.5' x 0') + (41.8' x 28.5')

= 5,286.3 SF / 391.3' = 13.5'

13.5' AVG. SETBACK
WHEN CALCULATED WITH FULL COURTYARD DEPTH

RATIONALE

RESPONSE: THE PROJECT TEAM HAS DESIGNED THE COURTYARDS TO DEMONSTRATE THEIR APPROPRIATE SCALE, RELATIONSHIP, TO RAINIER AVE. AND THE TRANSITION AT THE HISTORIC LANDMARK TO THE SOUTH. THE PROJECT TECHNICALLY REQUIRES A DEPARTURE, BUT FUNCTIONALLY PROVIDES MORE AREA IN SETBACKS THAT IS MORE MEANINGFUL, WHICH MEETS THE INTENT OF THE DESIGN GUIDELINES. THE PEDESTRIAN ORIENTED, HUMAN SCALE DESIGN APPROACH OF EACH COURTYARD IS A MORE SUCCESSFUL RESPONSE THAN AN ADDITIONAL 3' ROOFTOP SETBACK THAT MEETS THE ZONING ENVELOPE.

THE EAST AND SOUTH ELEVATIONS SHOW THE PEDESTRIAN SCALE ENTRANCES ORIENTED TO THE PRIMARY RAINIER AVE PATHS OF TRAVEL. THE STREET LEVEL COURTYARD RENDERINGS INCLUDED IN THE EDG PACKET FURTHER DEMONSTRATE HOW PEDESTRIANS, VISITORS, AND BUILDING RESIDENTS ALIKE WILL BE ABLE TO PHYSICALLY INTERACT WITH THE ADDED AREA AT THE STREET LEVEL THE COURTYARDS PROVIDE. THE FULL ZONING 8' SETBACK AT L8 WILL HAVE NO IMPACT AT THE PEDESTRIAN LEVEL COMPARED TO THE PROJECT PROPOSAL.

THANK YOU!

MISCELLANEOUS FOLLOWING FROM EDG

APPENDIX

EDG REFERENCE PAGES

NEIGHBORHOOD HISTORY:

One of the first settlers of Central Area, William Grose, was an African American who arrived in Seattle in 1861, and soon became a successful businessman. The area attracted other African Americans and became one of the first Black settlements in Seattle.

Other ethnic groups also settled in the Central Area, creating a vibrant and diverse community. However after WWII housing discrimination forced Seattle's growing Black population into the Central Area. This, along with movement of the Central Area's Jewish, European American, and Japanese American residents to other parts of the city made the Central Area a primarily Black neighborhood.

As a consequence of redlining, the neighborhood suffered from neglect in the form of discriminatory investment practices, and African Americans were frequently limited in their access to banking, healthcare, retail merchandise, and even groceries.

The inequalities endured by Seattle's Black residents during these times makes preserving African American culture and community a high priority in the Central Area, wherein much of this history, culture, and community are contained.

CENTRAL AREA NEIGHBORHOOD DESIGN GUIDELINES.
CITY OF SEATTLE, OFFICE OF PLANNING AND COMMUNITY DEVELOPMENT.
ADOPTED 2018.

A HUB FOR BLACK ART, BUSINESS, AND COMMUNITY:

Following Capitol Hill's designation in 2014, the Central District is being planned as Seattle's second official Cultural Arts District.

Historically, the Central District has been a hub for black art, business, and community. Between the 1930s and 60s - when African Americans in Seattle were mostly limited to living in the Central District ... there were jazz clubs in the neighborhood catering to the high demand for nightlife from soldiers and civilians stationed and working in the city during Seattle's stint as a center for World War II-era defense industry.

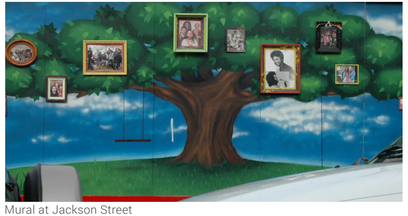
The Central District's Jackson Street was called home by over a dozen clubs were located in 1948, according to Paul de Barros in his book Jackson Street After Hours: The Roots of Jazz in Seattle. The Seattle jazz scene also sparked the careers of several notable black jazz musicians during this time period such as Quincy Jones (who attended Garfield High School), Ray Charles, and Ernestine Anderson. The late 60s and early 70s produced black funk bands who gained national recognition such as Cold and Bold Together and Black on White Affair.

HTTPS://WWW.CAPITOLHILLSEATTLE.COM/2015/11/A-HUB-FOR-BLACK-ART-BUSINESS-AND-COMMUNITY-CD PLANNED-AS-SEATTLE-ARTS-DISTRICT/

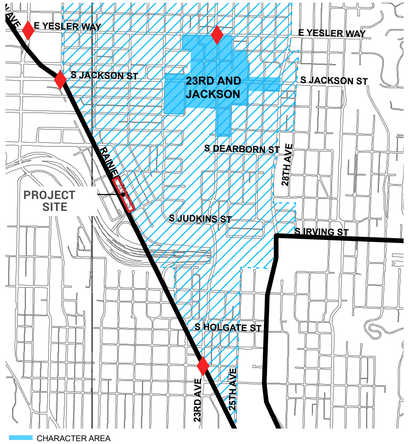
""The Fountain of Triumph", 23rd and Union
ARTIST: JAMES WASHINGTON, PHOTO: THE JAMES W. WASHINGTON, JR. & JANIE ROGELLA WASHINGTON

Pratt Fine Art Center

The Odean Jazz Orchestra, c. 1925.
Photo courtesy of the University of Washington Special Collections and the Black Heritage Society of Washington State



Mural at Jackson Street
FLICKR PHOTO/CURTIS CRONN (CC BY NC ND)/HTTP://BIT.LY/1W5D0P4



BLACK CATALOGUE - 1920

BLACK CATALOGUE - 1924

BLACK CATALOGUE - 1925

BLACK CATALOGUE - 1928

3 LOOKING SOUTHEAST IN BLACK MANUFACTURING BUILDING COURTYARD

5 LOOKING SOUTH ADJACENT TO SITE IN ALLEY

8 LOOKING SE FROM PARKING LOT TOWARDS BLACK MANUFACTURING BUILDING

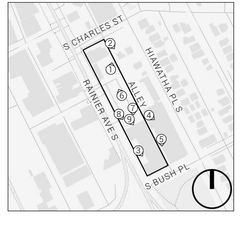
7 LOOKING SE FROM PARKING LOT TOWARDS BLACK MANUFACTURING BUILDING

Nitze-Stagen and Housing Diversity Corporation are forerunners in the conservation of iconic, heritage buildings and will be bringing their expertise to preserve the Black Manufacturing Building. Specifically, Nitze-Stagen has been a partner in the successful adaptive reuse of Sears Roebuck now Starbucks Center, Union Station, Merrill Place, and the Ainsworth & Dunn Warehouse.

HISTORY OF BUILDING:

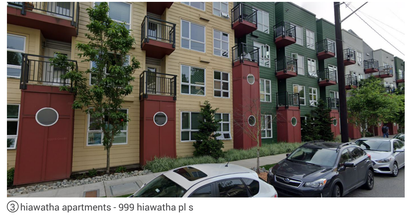
- A tract of land was secured on Rainier Boulevard, where the permanent factory was constructed during the year 1914, the equipment was moved in, and on **January 1, 1915**, the Black Manufacturing Company was established in a home of its own.
- When it was built, it was the largest overall factory west of Chicago.
- Architect **Andrew Willatsen**, who designed the building in 1914, was already established as an exceptionally talented residential architect after a number of years generating outstanding residential projects.
- The building featured more than 15,000 SF of windows and a shed roof skylight provided healthy daylight for the employees.
- The company continued its successful operation until 1981 when the company was disbanded. The building was vacant from 1981 until 1984, when it was extensively remodeled as corporate headquarters for Darigold LLC.
- On September 8, 1987, The Seattle City Council, by a 9-0 vote designated the building as a **Seattle landmark**.
- The building was renovated in 1999 and 2000 by CMGI. George Black was quite proud to be able to make the claim that his building was the most up-to-date factory building in America, built entirely of Washington-made materials and by Washington workers.

INFORMATION AND IMAGES COURTESY OF JOHN B. COLLINS "BLACK (BLACK BEAR) MANUFACTURING COMPANY HISTORICAL HIGHLIGHTS/TIMELINE" WRITTEN ON 12/21/2017.



①rainier apartments - 622 rainier ave s

②muir apartments - 718 rainier ave s



③hiawatha apartments - 999 hiawatha pl s

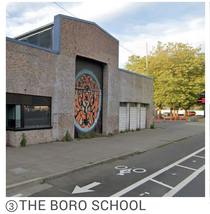
④plymouth apartments - 501 rainier ave s

⑤pratt park apartments - 1800 s jackson st

⑥modera jackson - 1801 s jackson s

①JUDKINS PARK

②JUDKINS SKATE PARK



③THE BORO SCHOOL

④GOODWILL TRAINING AND EDUCATION

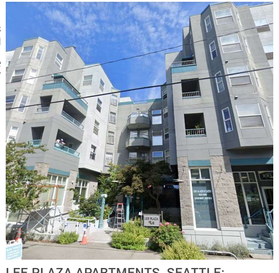
⑤SEA SELF STORAGE II

⑥THE PONDETERA CONDO COMPLEX

⑦SEATTLE BOULDERING PROJECT

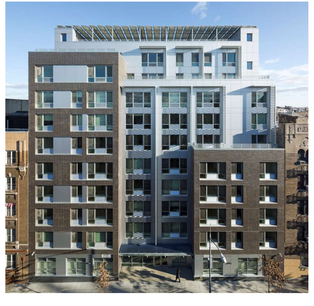
⑧GOODWILL SEATTLE

1400 NE MULTNOMAH, PORTLAND:
- Folded ground level façades provide scale and space along sidewalk
- Folded upper façades reduce massive appearance, allow for light into courtyard.



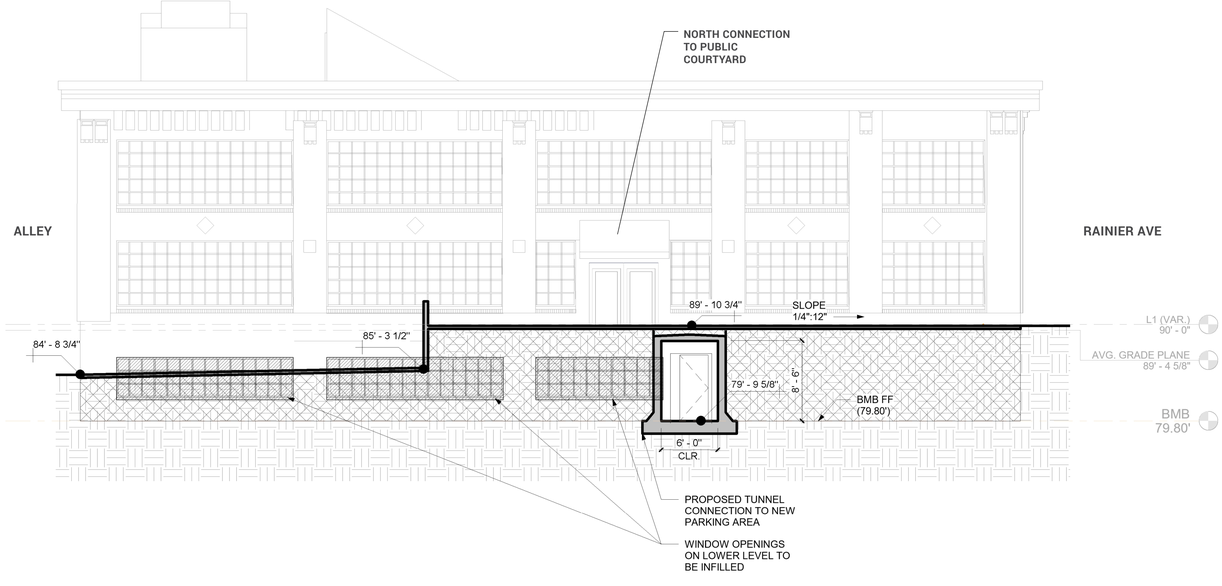
LEE PLAZA APARTMENTS, SEATTLE:
- Incorporation of massing shifts and façade modulation to provide human scale within courtyard.
- Roofline shifts and façade transition to allow additional light into courtyard.

TRACE NORTH APARTMENTS, SEATTLE:
- Generous courtyard dimensions
- Incorporation of landscaping into courtyard
- Some façade modulation along courtyard



MODA APARTMENTS, SEATTLE:
- Similar courtyard and bay widths to EDG massing Option 3
- Overly narrow courtyards with few elements of scale along exterior walls
- Livability concerns with close proximity of residential units across courtyards
- Few massing elements providing scale along street frontage

CRESTON AVE RESIDENCES, NYC:
- Significant massing shifts that could be utilized along a zone transition
- Significant setback of upper levels
- significant bay expression
- General stepping down of height from middle to edge of site with significant depth of steps



APPENDIX

EXISTING SITE CONDITIONS

EXISTING SITE CONDITIONS

PROPOSED PROJECT SITE

- 3 parcels are located east of Rainier Ave. and between S. Bush Place to the south and S. Charles Street
- Site Area = 64,995 SF and measures roughly 650'-0" by 100'-0".

TOPOGRAPHY

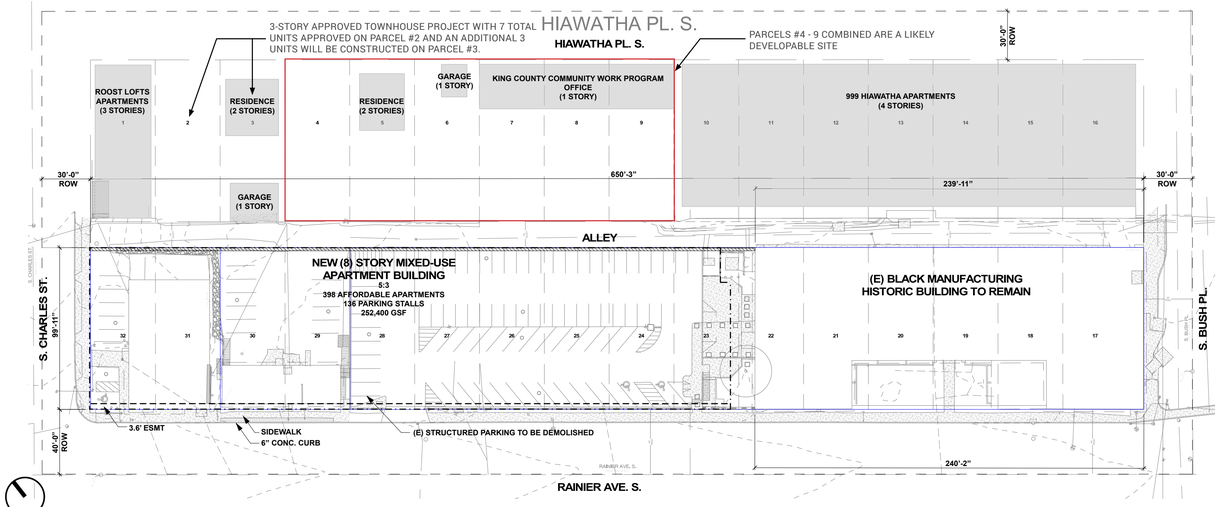
- There is an approximate 14'-0" grade change over this developable land with the lowest point being at the center of the southeast property line and the highest being at the northeast corner.

ADJACENT BUILDINGS AND USES

- There is an existing office building - The Black Manufacturing Building - located on the 1130 parcel. It has a historic landmark status and will be preserved.
- There is a restaurant at 900 Rainier Ave, a 2-story commercial building at 912 Rainier Ave, and a 2-story parking structure on northern portion of 1130- parcel, all of which will be demolished.

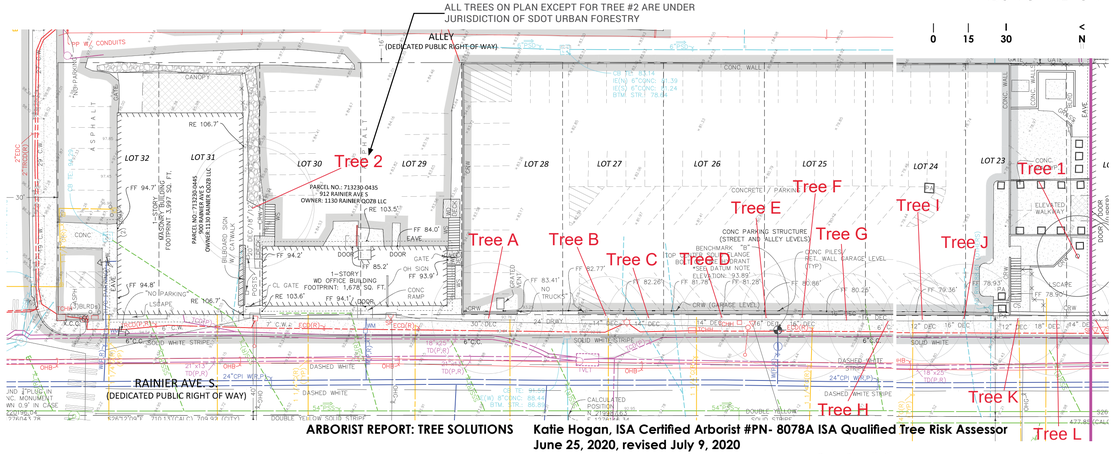
LEGAL DESCRIPTION

- Parcel A: Lots 17 through 28, inclusive, in block 4, plat of Rainier Boulevard addition to the City of Seattle, according to the plat thereof recorded in volume 9 of plats, page 59, records of King County, Washington.
- Parcel B: Lots 29 and 30, inclusive, in block 4, plat of Rainier Boulevard addition to the City of Seattle, according to the plat thereof recorded in volume 9 of plats, page 59, records of King County, Washington.
- Parcel C: Lots 31 and 32, inclusive, in block 4, plat of Rainier Boulevard addition to the City of Seattle, according to the plat thereof recorded in volume 9 of plats, page 59, records of King County, Washington.
- All situated in the County of King, State of Washington.



APPENDIX

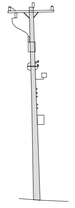
ARBORIST REPORT FINDINGS



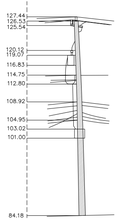
ARBORIST REPORT: TREE SOLUTIONS **Katie Hogan, ISA Certified Arborist #PN- 8078A ISA Qualified Tree Risk Assessor**
June 25, 2020, revised July 9, 2020

Scarlet Oak Trees: A through L

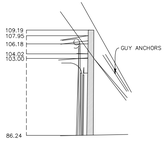
TSI Tree ID	Parcel #	Scientific Name	Common Name	DSH (inches)	DSH Multistem	Health Condition	Structural Condition	Dripline Radius (feet) N	E	S	W	Exceptional Threshold	Exceptional by Size	Notes
Trees located on or adjacent to project area														
1	713230-0370	*Pinus sylvestris*	Scots pine	18.0		Good	Good	16.8	19.3	11.8	12.8	*24.0*	-	Compacted soils, growing near building, no access, DSH estimated
2	713230-0445	*Acer macrophyllum*	Bigleaf maple	22.8	10,7,10,8,8, 12	Fair	Fair	21.0	24.0	21.0	23.0	*30.0*	-	Dieback, no access, DSH estimated
A	713230-0370	*Quercus coccinea*	Scarlet oak	27.0		Good	Fair	20.6	25.1	23.6	31.1	*SDOT*	-	Narrow codominant unions, lifting sidewalk
B	713230-0370	*Quercus coccinea*	Scarlet oak	16.3		Good	Good	20.7	21.7	10.7	24.7	*SDOT*	-	
C	713230-0370	*Quercus coccinea*	Scarlet oak	14.0		Good	Good	10.6	20.6	10.1	25.6	*SDOT*	-	
D	713230-0370	*Quercus coccinea*	Scarlet oak	16.0		Good	Good	11.2	19.7	10.7	26.7	*SDOT*	-	
E	713230-0370	*Quercus coccinea*	Scarlet oak	14.4		Good	Good	9.6	21.1	10.1	25.6	*SDOT*	-	
F	713230-0370	*Quercus coccinea*	Scarlet oak	15.1		Good	Good	9.1	29.6	9.6	25.6	*SDOT*	-	
G	713230-0370	*Quercus coccinea*	Scarlet oak	15.6		Good	Fair	10.7	23.7	12.2	28.7	*SDOT*	-	Narrow codominant union
H	713230-0370	*Quercus coccinea*	Scarlet oak	16.5		Good	Good	12.7	22.2	12.2	28.7	*SDOT*	-	
I	713230-0370	*Quercus coccinea*	Scarlet oak	17.2		Good	Fair	13.2	20.7	9.7	28.7	*SDOT*	-	Narrow codominant union
J	713230-0370	*Quercus coccinea*	Scarlet oak	12.5		Good	Fair	10.0	24.0	8.5	26.5	*SDOT*	-	Previously topped
K	713230-0370	*Quercus coccinea*	Scarlet oak	15.4		Good	Fair	14.6	22.1	13.1	27.6	*SDOT*	-	Narrow codominant unions
L	713230-0370	*Quercus coccinea*	Scarlet oak	13.8		Good	Fair	13.1	25.6	11.6	27.6	*SDOT*	-	Narrow codominant unions



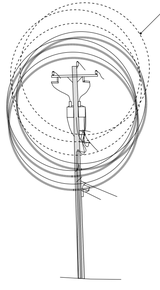
POWER POLE NO.: 2
LOOKING SOUTHWEST



POWER POLE NO.: 2
LOOKING NORTHEAST



UTILITY POLE
LOOKING NORTHEAST



POWER POLE NO.: 4
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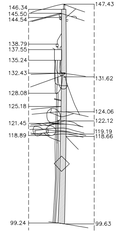
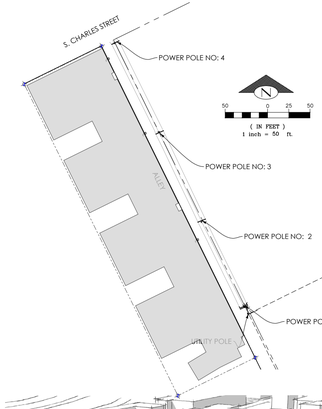
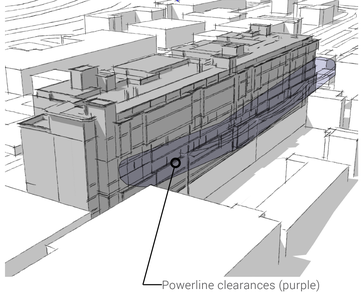
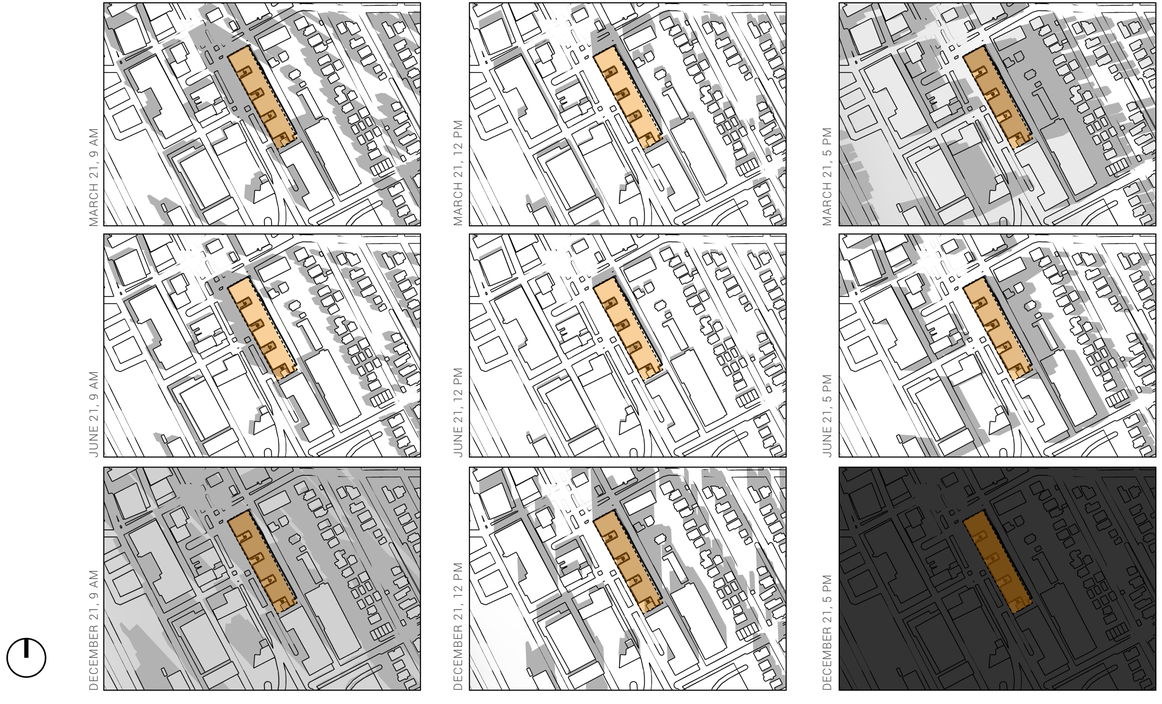


POWER POLE NO.: 4
LOOKING NORTHEAST





Powerline clearances (purple) shaping the massing of the structure



JACKSON | MAIN ARCHITECTURE

DESIGN REVIEW
SDCI # 3036456-EG
OCTOBER 01, 2021

APPENDIX
DEVELOPER PAST WORK EXPERIENCE

OZ NAVIGATOR

OZ Navigator is a partnership of two-Seattle based developers focused on the long-term ownership of Opportunity Zone projects that emphasize community-centric vibrancy and economic diversity.

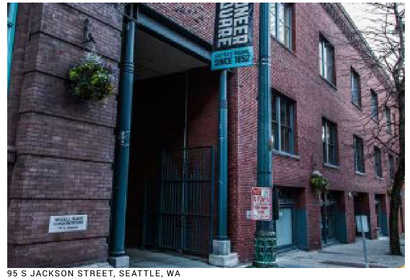
They combine expertise in adaptive reuse, designing spaces for authentic neighborhood retail, and the provision of high-quality and financially attainable mixed-income rental housing.

Their combined portfolios focus on projects located close to mass-transit with high walkability scores and an emphasis on creating a positive social impact.

224 S WASHINGTON STREET, SEATTLE, WA

500 BROADWAY, SEATTLE, WA

2819 ELLIOTT AVENUE, SEATTLE, WA


95 S JACKSON STREET, SEATTLE, WA

510 BROADWAY, SEATTLE, WA

NIWA, LOWER QUEEN ANNE, SEATTLE, WA

ROYSTONE, LOWER QUEEN ANNE, SEATTLE, WA

ASCEND, PORTLAND, OR

LOFTS AT SECOND AND MAIN, RENTON, WA

REDMOND SQUARE, REDMOND, WA

MARYMOOR, REDMOND, WA

ALEXAN CENTRAL PARK, PORTLAND, OR

REDMOND CITY CENTER, REDMOND, WA

ALEXAN CENTRAL PARK, PORTLAND, OR