GRAND STREET COMMONS

ADMINISTRATIVE EARLY DESIGN GUIDANCE #3035316-EG
FEBRUARY 10, 2020

WEST BLOCK

1765 22nd Ave S



Mt. Baker Housing
LAKE UNION PARTNERS
HAL Real Estate
RUNBERG ARCHITECTURE GROUP
HEWITT

PAGE INTENTIONALLY LEFT BLANK

TABLE OF CONTENTS

DEVELOPMENT OBJECTIVES

Development Summary 6
Street Classifications 6
Parcel Maps and Summaries 7
Grand Street Commons 8
Community Outreach 10

CULTURAL ANALYSIS

Historic Context 14
Neighborhood Diversity 17
Cultural Objectives 17

URBAN DESIGN ANALYSIS

Urban Centers and Villages 21
Neighborhood Industrial Context 22
Figure Ground 23
Neighborhood Development & Uses 24
Traffic and Walkability 26
Opportunities and Constraints 27
Landscape Analysis 28
Landscape Opportunities 29
Roadway Diagrams 30
Open Space Diagrams 31

DESIGN GUIDELINES

Applicant's Highest Priority 34
Central Area 36
Architectural Response 37

URBAN DESIGN APPROACH

Buildings and Street Character 43
Rainier Ave S 44
22nd Ave S 48
23rd Ave S 52
Street Sections 56
Preferred Massing Summary 58
Landscape Site Plan 59

WEST BLOCK

Site Survey 60
Site Photos 61
Zoning Map & Summary 63
Street Elevations 64
Massing Options Summary 72
- Option A 73
- Option B 83
- Option C- Preferred 93

Departures 102
Landscape Design 104
Preferred Massing West 105

PAGE INTENTIONALLY LEFT BLANK

DEVELOPMENT OBJECTIVES

DEVELOPMENT OBJECTIVES
STREET CLASSIFICATIONS, TOTAL DEVELOPMENT SUMMARY

PROJECT SITE



PRINCIPAL ARTERIAL MINOR ARTERIAL COLLECTOR ARTERIAL NEIGHBORHOOD GREENWAY

STREET CLASSIFICATIONS

- S GRAND STREET- URBAN VILLAGE NEIGHBORHOOD ACCESS STREET
- S HOLGATE STREET- URBAN VILLAGE NEIGHBORHOOD ACCESS STREET
- 23RD AVENUE S- PRINCIPAL ARTERIAL (23rd Ave Corridor Improvement)
- 22ND AVENUE SOUTH -URBAN VILLAGE NEIGHBORHOOD ACCESS STREET
- RAINIER AVENUE S- PRINCIPAL ARTERIAL

DEVELOPMENT SUMMARY

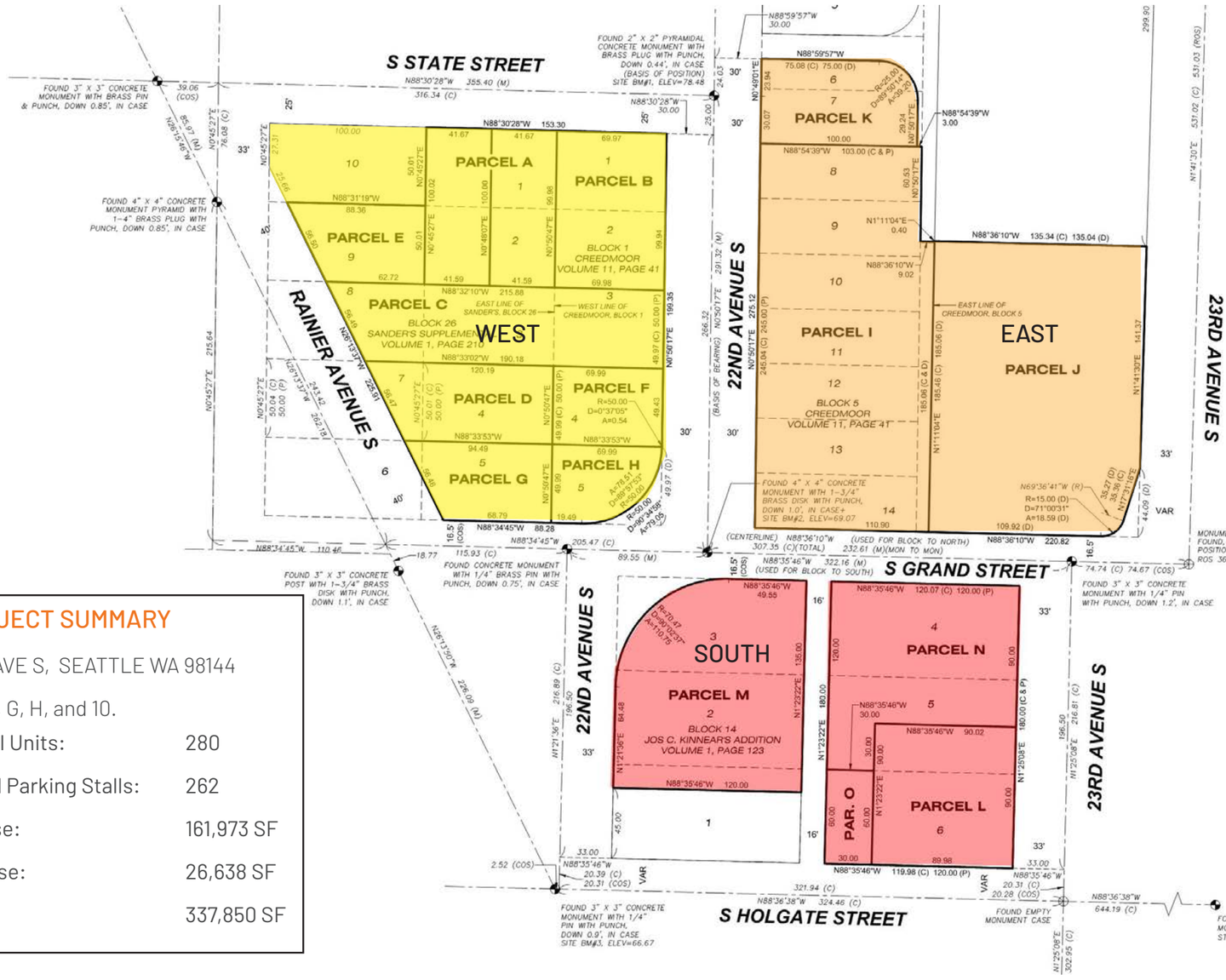
	# OF RESIDENTIAL UNITS	# OF AFFORDABLE UNITS	AREA IN RESIDENTIAL USE	AREA IN COMMERCIAL USE	# OF PARKING STALLS
WEST	280	73	161,973 SF	26,757 SF	268
EAST	293	77	167,816 SF	17,683 SF	155
SOUTH	202	202	123,139 SF	4,588 SF	40
TOTAL	**775**	**352**	**452,928 SF**	**48,909 SF**	**457**

GRAND STREET COMMONS

Grand Street Commons is a transit-oriented 3-block development in the Judkin's Park neighorhood. The development team is working with the Washington Department of Ecology to clean up the brownfield sites which are contaminated from their recent industrial past.

Creative housing solutions and a variety of commercial programming will be incorporated into the new mixed-use, mixed-income community. In addition to the affordable housing proposed by Mount Baker Housing for the south block, affordable housing will be provided on the West and East blocks as well via the MFTE program and onsite performance for MHA. Roughly 45% of the residential apartments at Grand Street Commons will be affordable.

Grand Street Commons provides the opportunity for a new town center that will create an enhanced link between the neighborhood and new transit options while also providing a destination for missing neighborhood services and space for community gathering. Concurrent redevelopment of the three blocks allows for a customized urban design response that will strengthen neighborhood connections, improve safety, and provide needed right-of-way improvements between Rainier Ave S and the open spaces north and east of the project site.



WEST BLOCK PROJECT SUMMARY

Address 1765 22ND AVE S, SEATTLE WA 98144

Parcels A, B, C , D ,E F, G, H, and 10.

Number of Residential Units:	280
Number of Structured Parking Stalls:	262
Area of Residential Use:	161,973 SF
Area in Commercial Use:	26,638 SF
Total Area:	337,850 SF

EAST BLOCK PROJECT SUMMARY

Address 1750 22ND AVE S, SEATTLE WA 98144

Parcels I, J and K.

Number of Residential Units:	293
Number of Structured Parking Stalls:	155
Area of Residential Use:	167,816 SF
Area in Commercial Use:	17,683 SF
Total Area:	288,363 SF

SOUTH BLOCK PROJECT SUMMARY

Address 2201 S GRAND ST, SEATTLE WA 98144

Parcels L, M and N.

Number of Residential Units:	202
Number of Structured Parking Stalls:	40
Area of Residential Use:	123,139 SF
Area in Commercial Use:	4,588 SF
Total Area:	196,854 SF

NOTE: The South Block requires an alley vacation to support the current proposal.

DEVELOPMENT OBJECTIVES
GRAND STREET COMMONS



DEVELOPMENT PROGRAM

West and East Blocks: Lake Union Partners

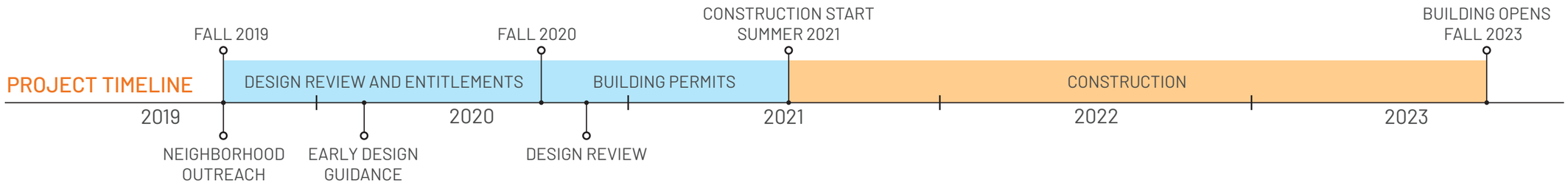
The East and West buildings will collectively provide over 570 new workforce housing rental apartments, 40,000 SF commercial, and 400 parking spaces. The workforce housing units will be a combination of market-rate apartments and affordable units provided via the MHA (Mandatory Housing Affordability) on-site performance option and the MFTE (Multi-Family Tax Exception) program. A variety of commercial spaces will be provided, including both small and large format retail to support the nieghborhood town center concept and provide activity in the neighborhood during both daytime and evening hours.

South Block: Mt. Baker Housing

Pending approval of the alley vacation, this building will provide 200+ units of affordable housing for families at 60% AMI (Area Median Income). Several small-scale commercial spaces are planned for the west and north facades at ground floor to contribute to the dynamic retail environment envisioned along the Grand Street right-of-way.

DESIGN TEAM

Architecture:	Runberg Architecture Group
Landscape Architecture:	Hewitt
Civil:	KPFF Consulting Engineers



To create a mixed income, transit-oriented community featuring Office of Housing funded family units at 60% AMI, market rate apartments and additional affordable units via MHA onsite performance and MFTE programming. This new neighborhood center will feature a variety of retail and commercial uses, pedestrian friendly streets, green public spaces, and proximity to the Judkin's Park Light Rail Station.





Transportation

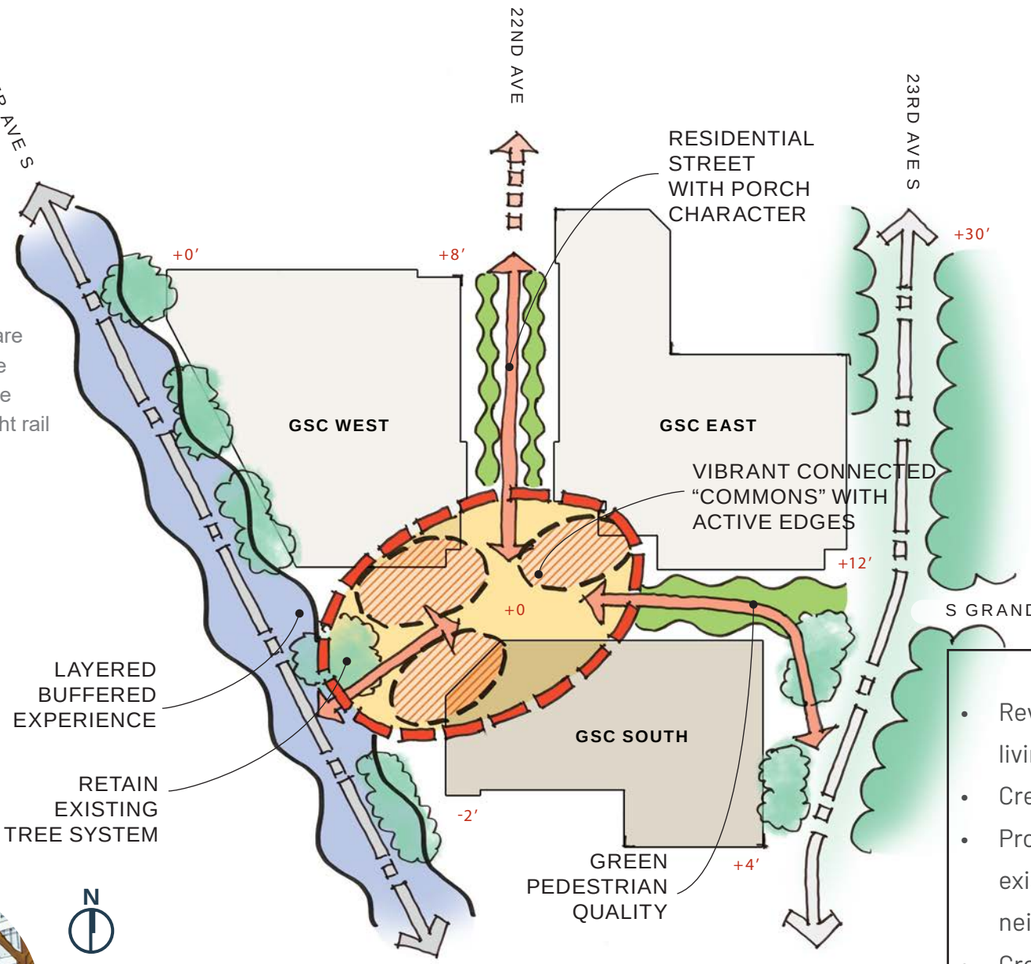
Pedestrian patterns are likely to change in the neighborhood with the introduction of the light rail station at I-90.



Environment

Brownfield sites provide great opportunity for regeneration and rebirth, turning blight into a restorative and productive environment.









Education and Culture

There are significant cultural, institutional and educational centers within close proximity of the site. Consider their programming as influence over the development of the new town center.

OPPORTUNITIES

- Revitalize three brownfield sites into a healthy center for urban living.
- Create a mixed-use, mixed-income community near transit.
- Provide neighborhood open space that supports and connects the existing green spaces, education and cultural institutions in the neighborhood.
- Create an active pedestrian experience with enhanced ROW improvements and public open spaces that will benefit both new residents and the neighborhood at large.
- Develop a spatial response to the Neighborhood Design Guidelines that draws inspiration from local cultural groups.

SUMMARY OF PUBLIC OUTREACH

City of Seattle Department of Neighborhoods

As part of Grand Street Common's development methodology, the Mt. Baker Housing began outreach to stakeholder organizations in the Mt. Baker Neighborhood in Spring of 2018. Initial outreach consisted of gathering input from these organizations on the type of project that they felt would enhance the neighborhood and provide public benefit.

In 2018, Mt. Baker Housing established a Project Information Hotline with staff contact information for those with questions.

The Development Team mailed project notification letters to all residents within 500 feet of the project site in 2019. Notification letters were translated in Mandarin, Japanese, Vietnamese, and Spanish.

On October 24, 2019, Mt. Baker Housing and Lake Union Partners hosted a Community Meeting for neighbors of the project. Fliers for the meeting were posted in businesses near the project site for the 2-3 weeks leading up to the event. The Project Team also updated the Project Information Hotline with translated messaging.

The project architects and design team presented key aspects of the project to the community with the aid of interpreters. A project information sheet was provided to the meeting attendees.
All communications were provided in English and translated in Mandarin, Japanese, Vietnamese, and Spanish.

The Department of Neighborhoods gave official approval of the development's community outreach plan on September 6, 2019.

Grand Street Commons – Community Outreach Plan	
Printed Outreach	*High Impact* • Direct mailings to the residencies and business within 500ft radius of proposed site. • MBH will post translated flyers of community event & meeting of local community centers. We will be doing the 500ft letters in the languages of - Mandarin, Japanese, Vietnamese, Spanish, English • We will post translated fliers at apartment sites to notify them of the community meeting and the coming project
Electronic/Digital Outreach	*High Impact* • Project hotline (information & voicemail) Project info added to DON's "Early Outreach for Design Review Blog. Project added to DON's "Outreach for design review calendar" • Recorded information will include all meeting dates, time, locations & understandable project information in the four languages listed. • We will email all community stakeholders located on the neighborhood snapshot provided by the city of Seattle and not that outreach can be used for Washington Public Records act
In-Person Outreach	*High Impact* • Hosting or Co-hosting a community meeting of at least one hour of presentation/discussion of project

City of Seattle Office of Housing

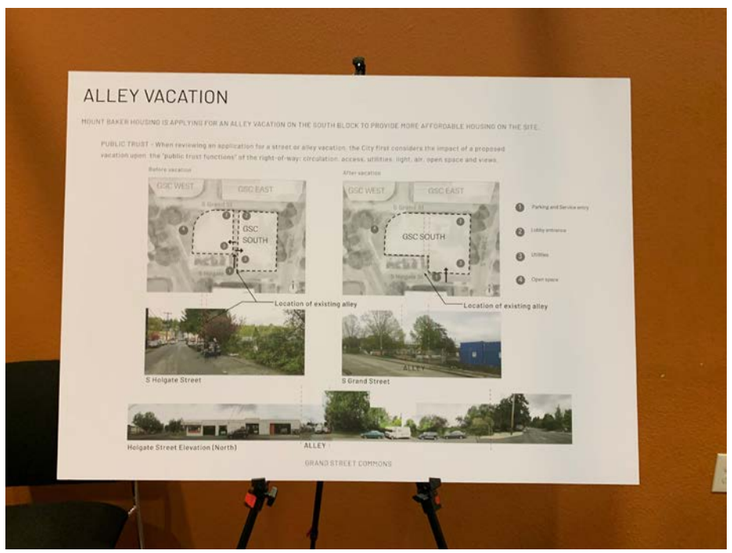
Mt. Baker Housing consulted with the City of Seattle Office of Housing to determine the concentration of subsidized units within the site census block group of the proposed development site in the Fall of 2017.

Mt. Baker Housing received a Consistency Letter from the City of Seattle Office of Housing confirming the project meets the dispersion policies of the City of Seattle (September 11, 2019).

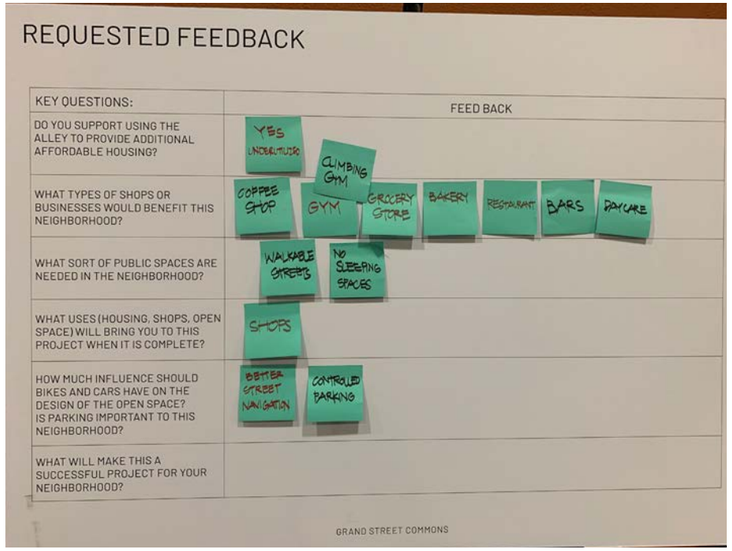
Additional Outreach

Since the project's inception, direction and feedback have been provided by its Board of Directors who include senior management from project stakeholder organizations: Asian Counseling & Referral Service, Wellspring Family Services, and Mt. Baker Community Club.









NEIGHBORHOOD OUTREACH MEETING - OCTOBER 24, 2019

COMMUNITY MEETING - OCTOBER 24, 2019

The first open house took place on October 24, 2019 in the Mount Baker Village Apartments Community Room at 2580 29th Ave S. The following is a sampling of comments collected from community members in attendance at that meeting:

- Pedestrian connections are important in and around the blocks.
- Repeated concern about homeless encampments in the neighborhood. Neighbors like the idea of gathering space but are concerned about how it will be used. Several requested it be designed in a way to discourage camping.
- Neighbors would appreciate more retail to walk to in their neighborhood. Requests included new bars and restaurants, retail, dry cleaning, and professional services.
- Liked the idea of town house units along 22nd Ave S.

DESIGN RESPONSE

The preferred massing scheme accounts for multiple pedestrian points of connection, small and large scale commercial spaces for a variety of programming options, and townhouse apartments along 22nd Ave S. The landscape approach calls for well lit, well programmed open spaces around the proposed buildings to foster a safe and comfortable pedestrian environment.

PAGE INTENTIONALLY LEFT BLANK

CULTURAL ANALYSIS



Map of Rainier Valley, pre-I-90



Electric Rail Cars on Rainier Ave., 1891

The Rainier Avenue Electric Railway was constructed in 1891 by J.K. Edmiston to connect Seattle with adjacent cities. The railway provided interurban access for rural farmers and Seattle commerce and is credited with fueling the initial growth of Rainier Valley.



Regrade at Dearborn St. and Rainier Ave., 1909

To further connections between downtown and rural Rainier Valley, the Dearborn regrade moved more than a million cubic yards of dirt. Farmers were able to more easily transport goods to sell at Pike Place Market.

INTRODUCTION - PHYSICAL HISTORY OF THE RAINIER VALLEY

Rainier Valley was originally home to native "Lake People" who lived primarily along the banks of Lake Washington and used the valley as a footpath connection to the communities along the Puget Sound. Settlers arrived at the end of the 19th Century, dividing up the land and developing the valley. In the early 1900s, the population was largely of Chinese, Italian, Irish and Filipino decent. The valley was settled with farmland and continued to be used as a thoroughfare to connect the city along the Sound to Lake Washington and developments further south.





GARLIC GULCH - Starting around 1900

Starting around 1900, Italian immigrants came to Seattle to work as coal miners, construction laborers, and farmers. They settled in the North Rainier Valley and Beacon Hill areas because of the inexpensive housing, convenient location near downtown, and potential for developing small farm plots. They found a market for their produce in Seattle and the Rainier Valley became known as "garlic gulch" or "Little Italy."

In 1915, about 200 families lived in a 90-square-block area along Rainier Avenue. Many Italian-owned businesses were located in the area, including food imports, Borracchini's Bakery, Oberto Sausage Company, produce stands, grocery stores, a nursery (Malmo's), drug stores, and other shops.

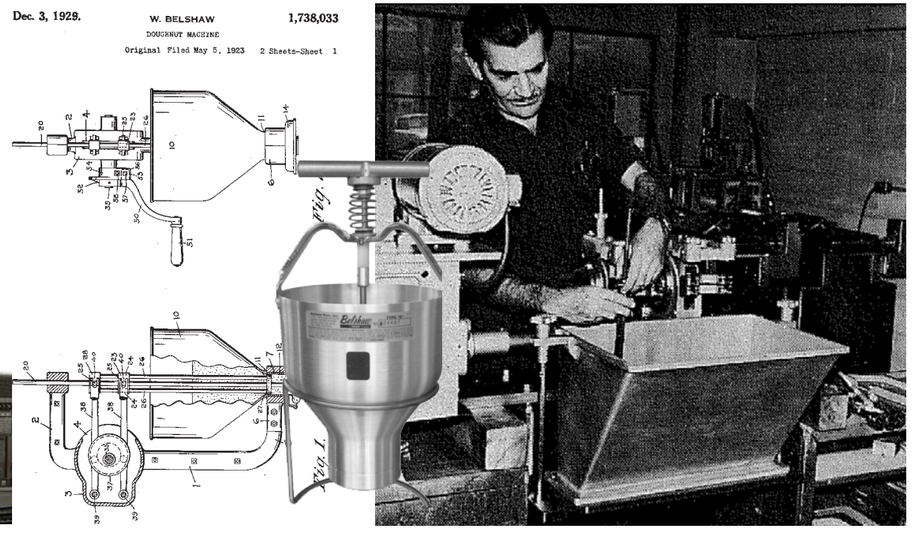


Stewart Lumber Building, 1920's

The Stewart Lumber & Hardware building was constructed in the early 1920's. In its early years, a streetcar spurline ran through the building to deliver lumber.

POST-REGRADE DEVELOPMENT OF RAINIER VALLEY

As the 20th Century got underway, the valley continued to be a means of connecting Seattle to the south. The rail line moved people and goods through the valley, encouraging the development of businesses like Stewart Lumber, which welcomed spur lines through their shops to maximize transport. Other industrial uses abound as well, including the Belshaw Bakery, which resided on the East Block of Grand Street Commons.



Belshaw Bakery

In 1924, Thomas and Walter Belshaw, two Rainier Valley locals, started the Belshaw Brothers Inc. bakery equipment manufacturing business at the current Grand Street Commons site. There, they invented the first automatic doughnut making machines.



CULTURAL ANALYSIS
HISTORIC CONTEXT

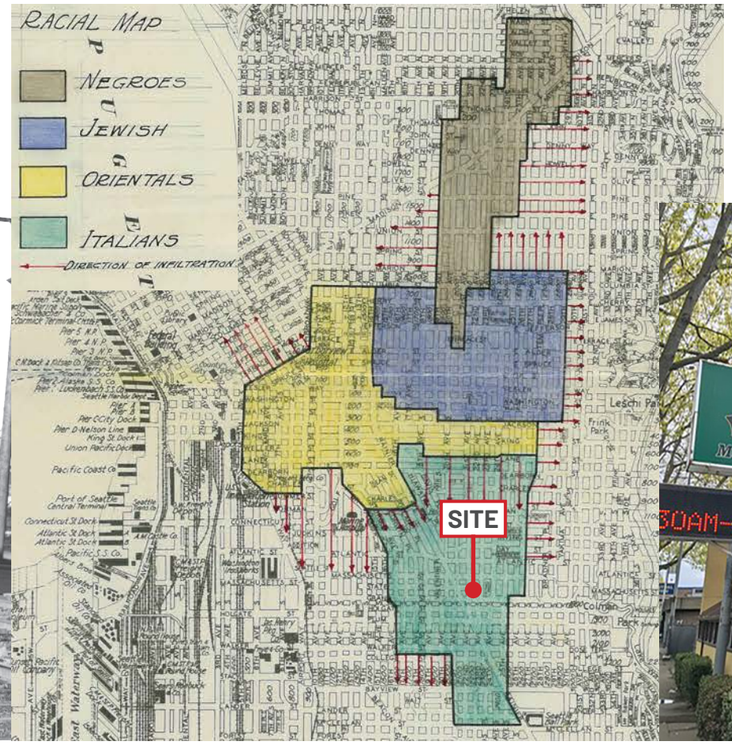
20TH CENTURY POPULATION

As shown in the 1936 Redlining Map, north Rainier Valley was predominantly Italian during the first half of the century. That changed mid-century when I-90 was built through the heart of the community, dispersing the previous population. By the 1960s, discrimation against African Americans limited their options for residence close to the heart of their community in the Central District to Rainier Valley and Beacon Hill. Many African Americans moved to these neighborhoods in the 1960s and 1970s. By 1990, there was a larger African American population in Rainier Valley than there was in the Central District.



Rainier Ave Streetcar at Black Mfg Co., 1936

Throughout its lifetime, the Rainier Avenue Electric Railway (later renamed Seattle Renton & Southern Railway) had a tumultuous relationship with Rainier Valley residents and the City of Seattle. After multiple derailments and failed purchase negotiations, the railway became defunct in 1937.



1936 Racial Map

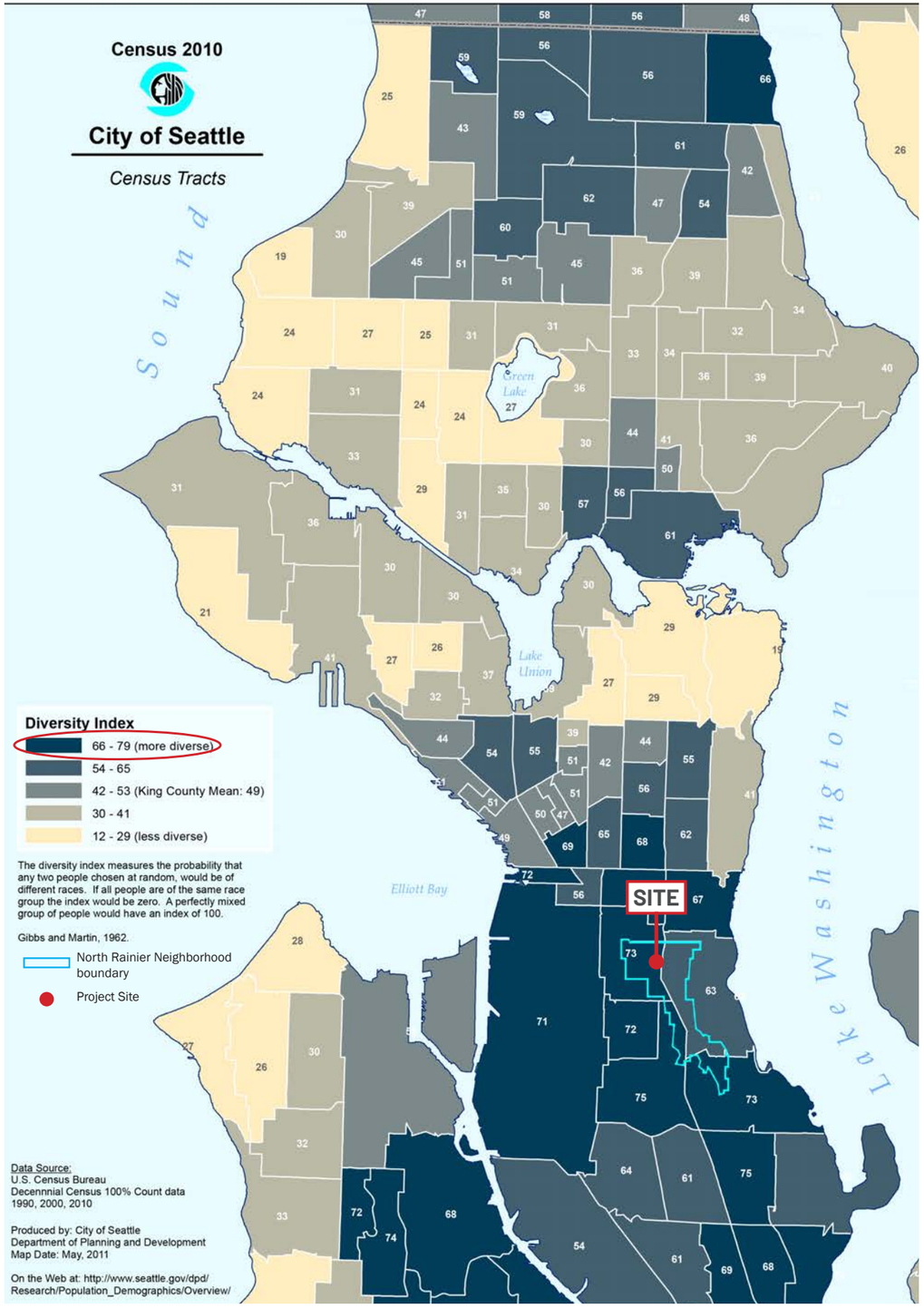
Historically, Seattle's discriminatory real estate covenants in other neighborhoods pushed minority and immigrant groups into the Central District and North Rainier Valley.



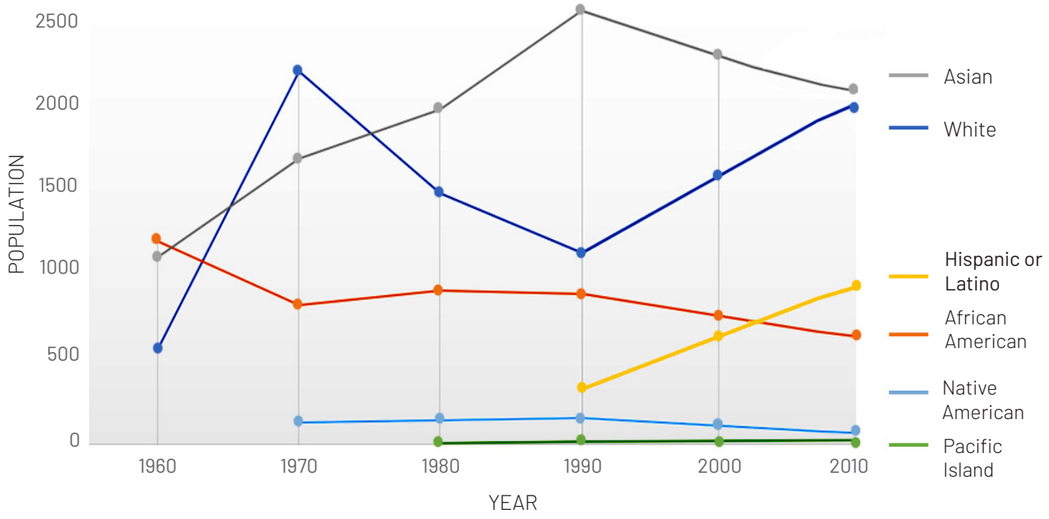


Late 20th Century

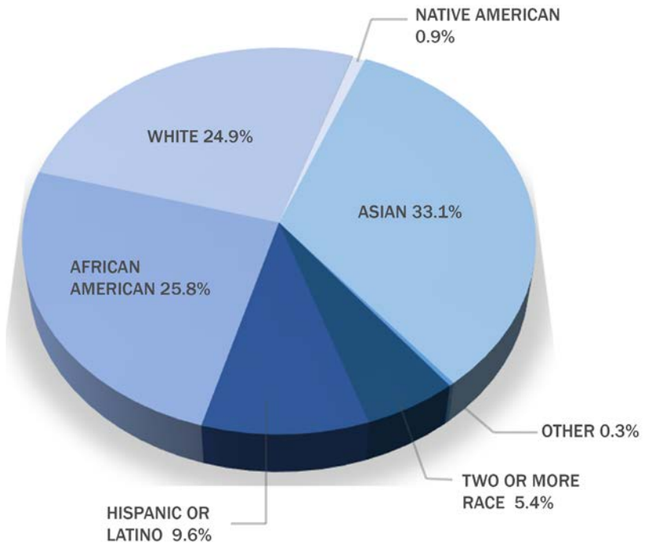
The end of the Vietnam War in 1975 saw the arrival of refugees from Indochina. Hispanics from Latin America took advantage of good property values and Rainier Avenue became multicultural and multilingual. Along with the vestiges of the neighborhood's Italian heritage such as Oberto Meats and Borrachini's Bakery are Mexican bodegas and Vietnamese restaurants offering phò.



CENSUS DATA: DEMOGRAPHIC SHIFT- 1960 to 2010



CURRENT DEMOGRAPHICS



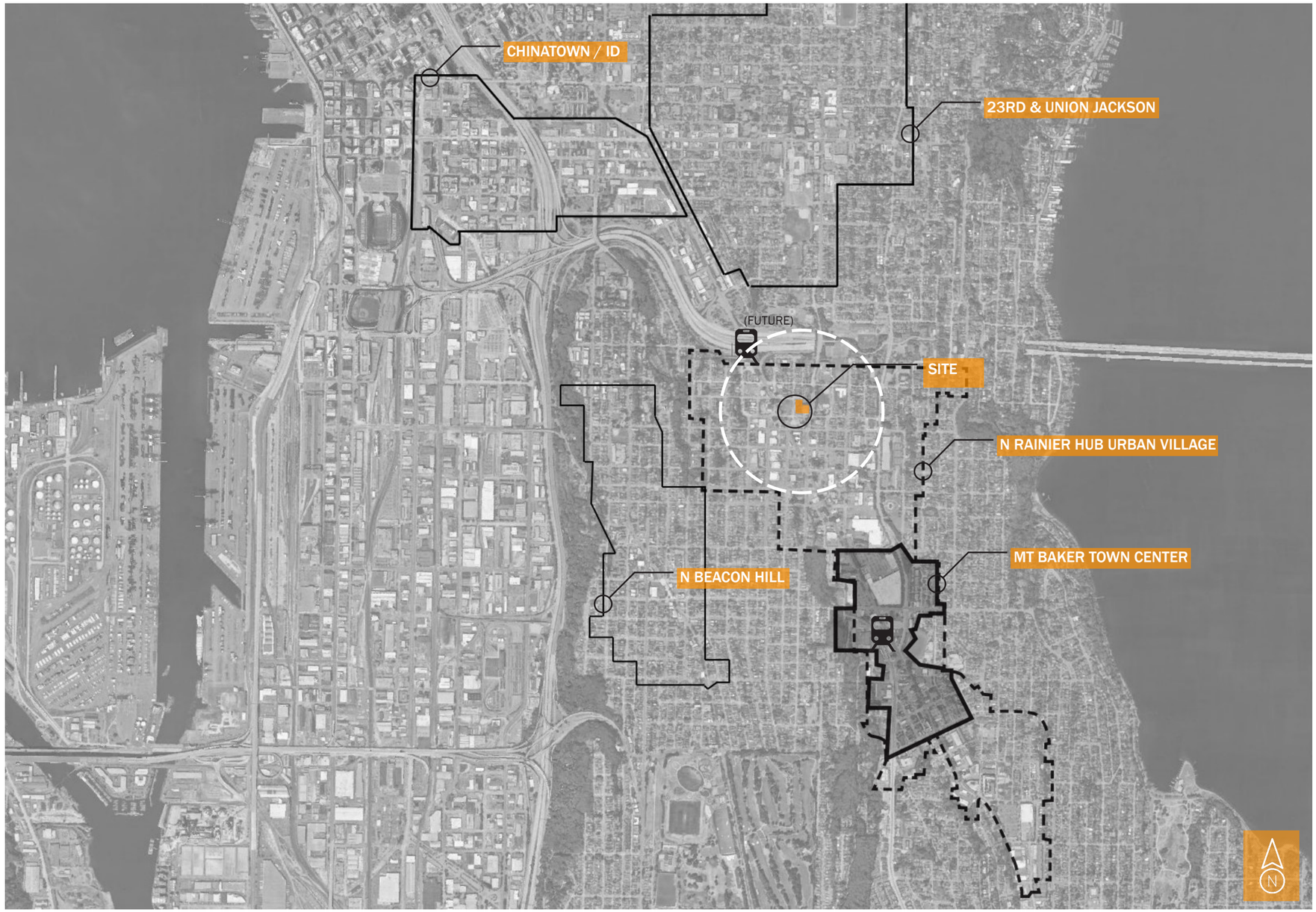
CULTURAL OBJECTIVES

- Identify the communities that defined the neighborhood before its urban core was interrupted by I-90 and understand the populations that have moved into the area since.
- Recognize Rainier Valley as a gateway to the Central Area and draw appropriate cultural inspiration to strengthen this connection.
- Develop a spatial response to the design guidelines that will create places for community interaction that are vital to the preservation and restoration of displaced populations in the area.

PAGE INTENTIONALLY LEFT BLANK

URBAN DESIGN ANALYSIS

PAGE INTENTIONALLY LEFT BLANK



PROJECT URBAN BOUNDARY

The project is located in the
North Rainier HUB Urban Village.

NEIGHBORING URBAN BOUNDARIES

DOWNTOWN URBAN CENTER

- Chinatown / ID Urban Center Village

TOWN CENTER

- Mount Baker Town Center

RESIDENTIAL URBAN VILLAGE

- 23rd and Jackson Residential Urban Village
- North Beacon Hill Residential Urban Village

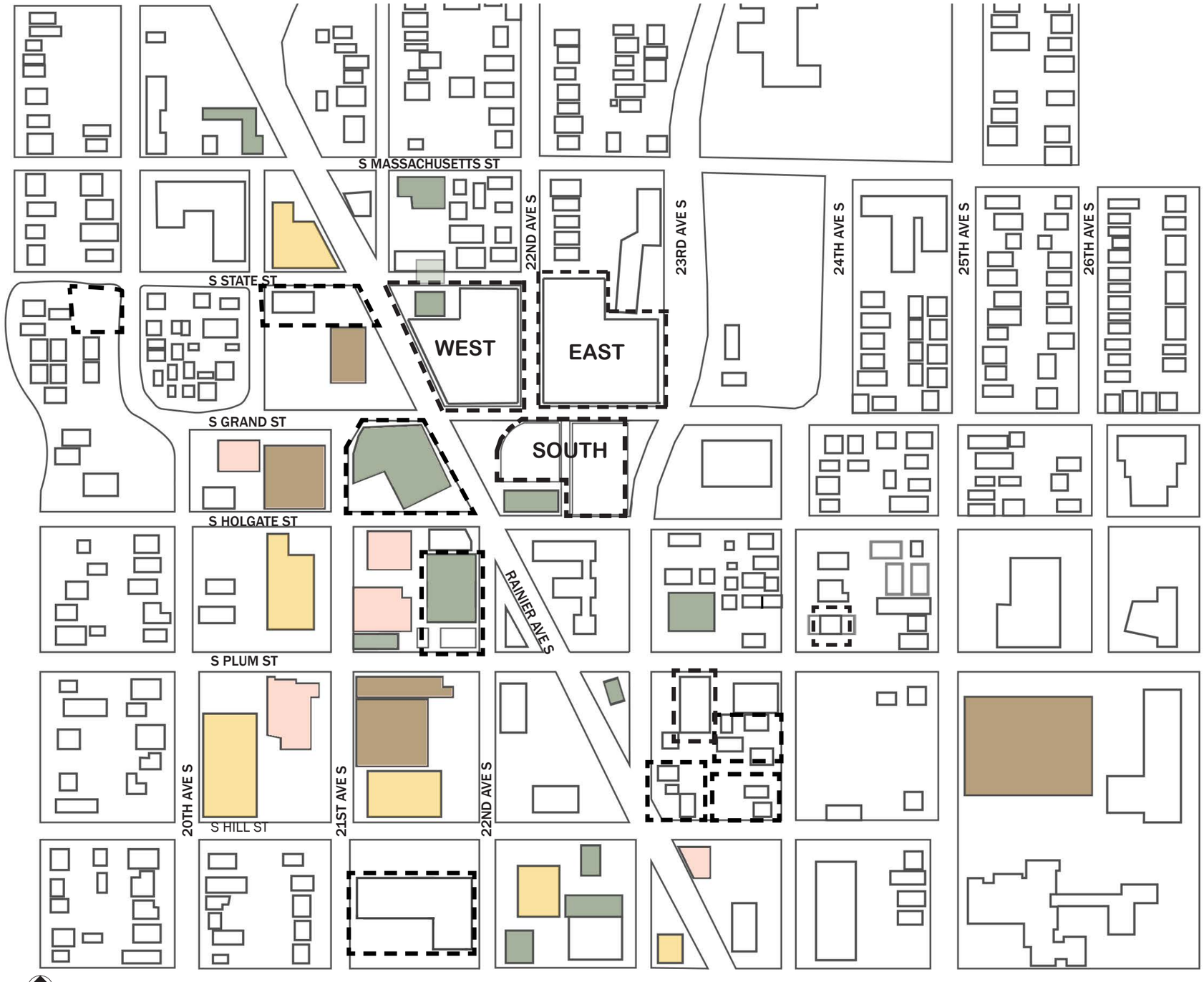
URBAN DESIGN ANALYSIS
NEIGHBORHOOD INDUSTRIAL CONTEXT

INDUSTRIAL PAST

Thanks to the street car line facilitating commercial and industrial use through the valley in the early 20th century, many of the early to midcentury structures in the neighborhood were large footprint industrial / warehouse style buildings. These structures were generally 1 - 2 stories tall and had broad floor plans that absorbed most of their sites, leaving little area for surrounding open space and limiting the number of pedestrian connections in the neighborhoood.

The adjacent diagrams highlights these industrial buildings and identifies the industry associated with each one. Note there were several food supply uses in the neighborhood, many with cultural ties to the southeast Asian and Italian communities that once predominated in the neighborhood.

The concentration of Auto Services speak to the importance of Rainier Ave S as a major thoroughfare for automobiles from the early 20th century through to present day.



Auto Services

Food Warehouse/ Supply

Other industrial Supply/ Services

Storage

Future Development



TRANSITION FROM INDUSTRIAL TO MIXED-USE

By the mid 20th century, this portion of Rainier Valley was well populated by low rise, large footprint buildings serving industrial and warehouse functions. The figure ground analysis illustrates how building scale transitions abruptly at the west edge of the valley as grade rises up Beacon Hill and single family residential becomes predominant. The transition to residential building fabric is more gradual to the east, where topography raises to the Mt. Baker neighborhood and the Central district plateau over the I-90 lid.

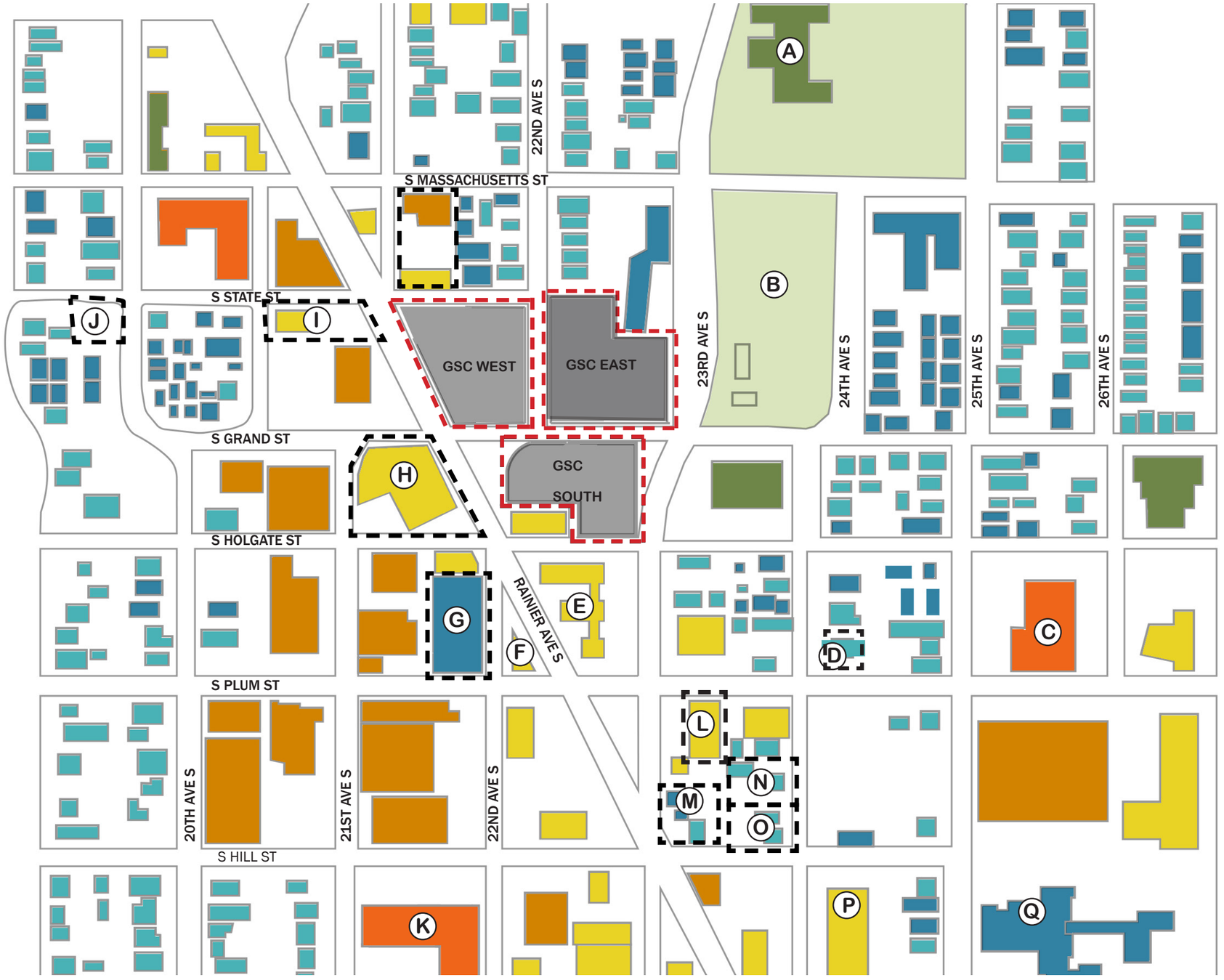
Today, the neighborhood is in a state of transition in anticipationg of the new Judkins Park Light Rail Station as many of the 1- and 2- story buildings are being replaced with 6+ story mixed-use structures along the Rainier corridor. New projects range from groupings of town houses in the transition zone between industrial and residential on either side of Rainier Ave S, to larger footprint mixed use buildings along the arterial route itself.

Grand Street Commons provides opportunity to carry the neighborhood's open space north and east of the project site down into the valley to create a pedestrian friendly node along Rainier as the valley welcomes new mass transit and pedetrian and bicycle activity grows.

6+ Story buildings
4-5 Story buildings
1-3 Story buildings

URBAN DESIGN ANALYSIS

NEIGHBORHOOD DEVELOPMENT & USES



- Recreation / Open Space
- Multifamily / Mixed-Use Residential
- Commercial / Retail / Office
- Civic / Religious
- Industrial / Warehouse / Storage
- Institution / Education
- Single Family Residential
- Future Development



Ⓐ Northwest African American Museum



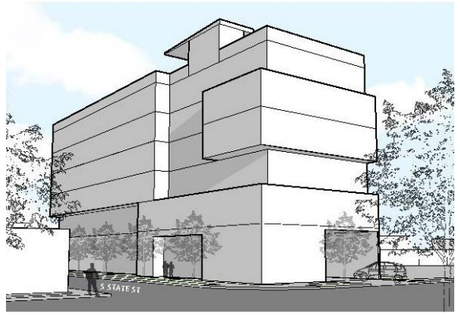
Ⓑ Colman Park / Seattle Children's Playgarden



Ⓒ American Red Cross



Ⓕ Dixon's Used Furniture



Ⓘ Proposed 6 story apartment building



Ⓛ Proposed 5 Story Apartment



Ⓞ Proposed 4 story apartment building



Ⓓ Proposed Townhouses



Ⓖ Proposed 6 story Mix-use buidling



Ⓙ Proposed SEDU building



Ⓜ Proposed 6 story apartment building



Ⓟ FareStart, Youth in Focus,Treehouse, + WA Womens Foundation



Ⓔ Wellspring Family Services



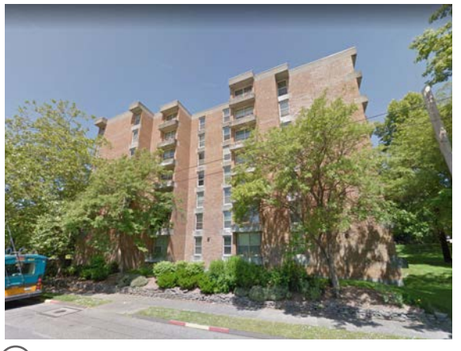
Ⓗ Proposed 7 story apartment building



Ⓚ Proposed 3 story private school

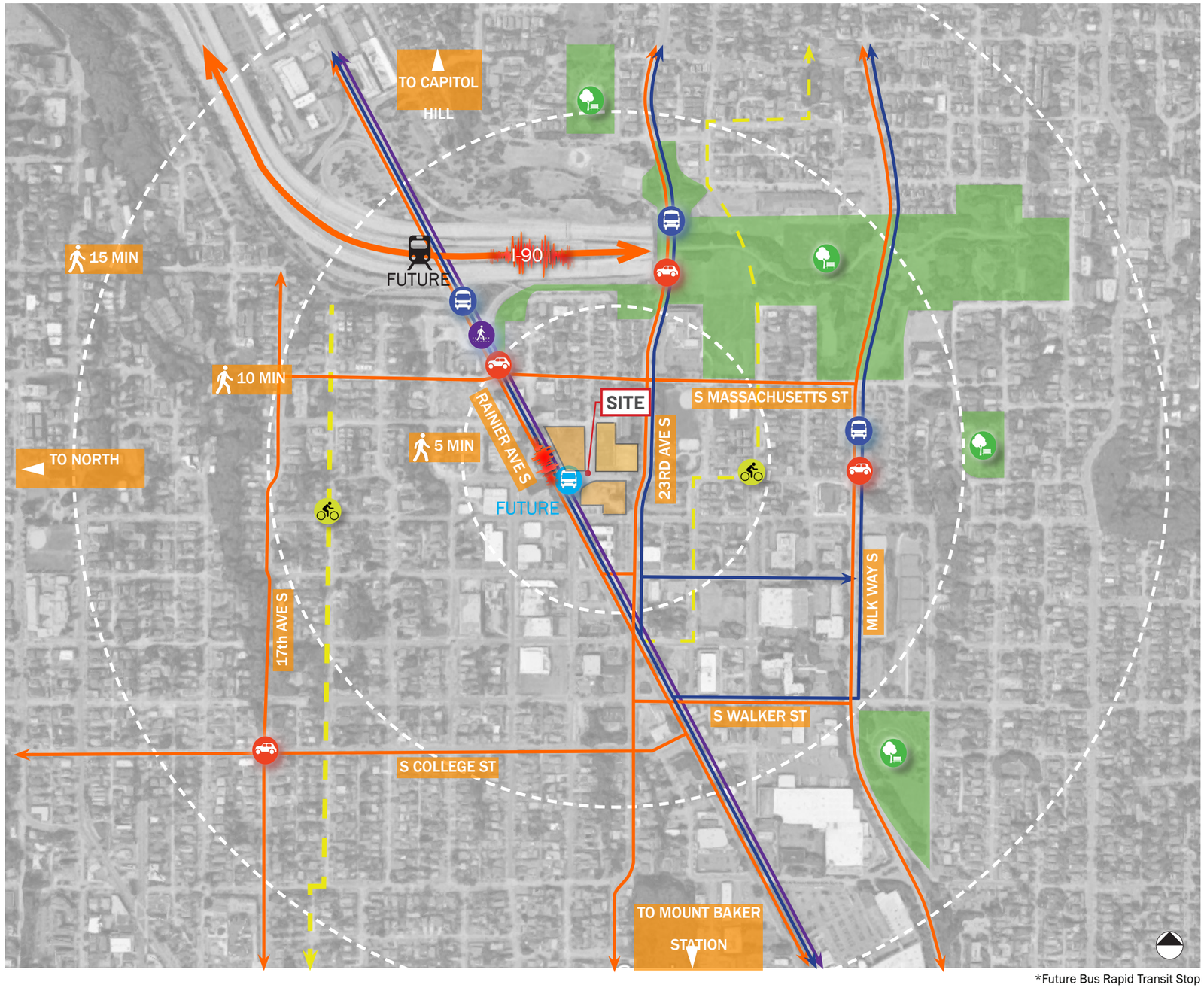


Ⓝ Proposed 4 story apartment building



Ⓠ Center Park Apts (SHA), STAR Public Computer Center

URBAN DESIGN ANALYSIS
TRAFFIC AND WALKABILITY



*Future Bus Rapid Transit Stop as indicated by SDOT Pedestrian

The project is located in an area of the city where North-South movement is accessible and convenient, offering pedestrian and bike paths, vehicle and public transportation routes to Capitol Hill, First Hill, North Beacon Hill, Mount Baker Town Center, and beyond.

CONSTRAINTS

- Noise from nearby light industrial uses
- Noise from Rainier Ave S & I-90
- South block alley limits opportunity for increase in affordable housing.

OPPORTUNITIES

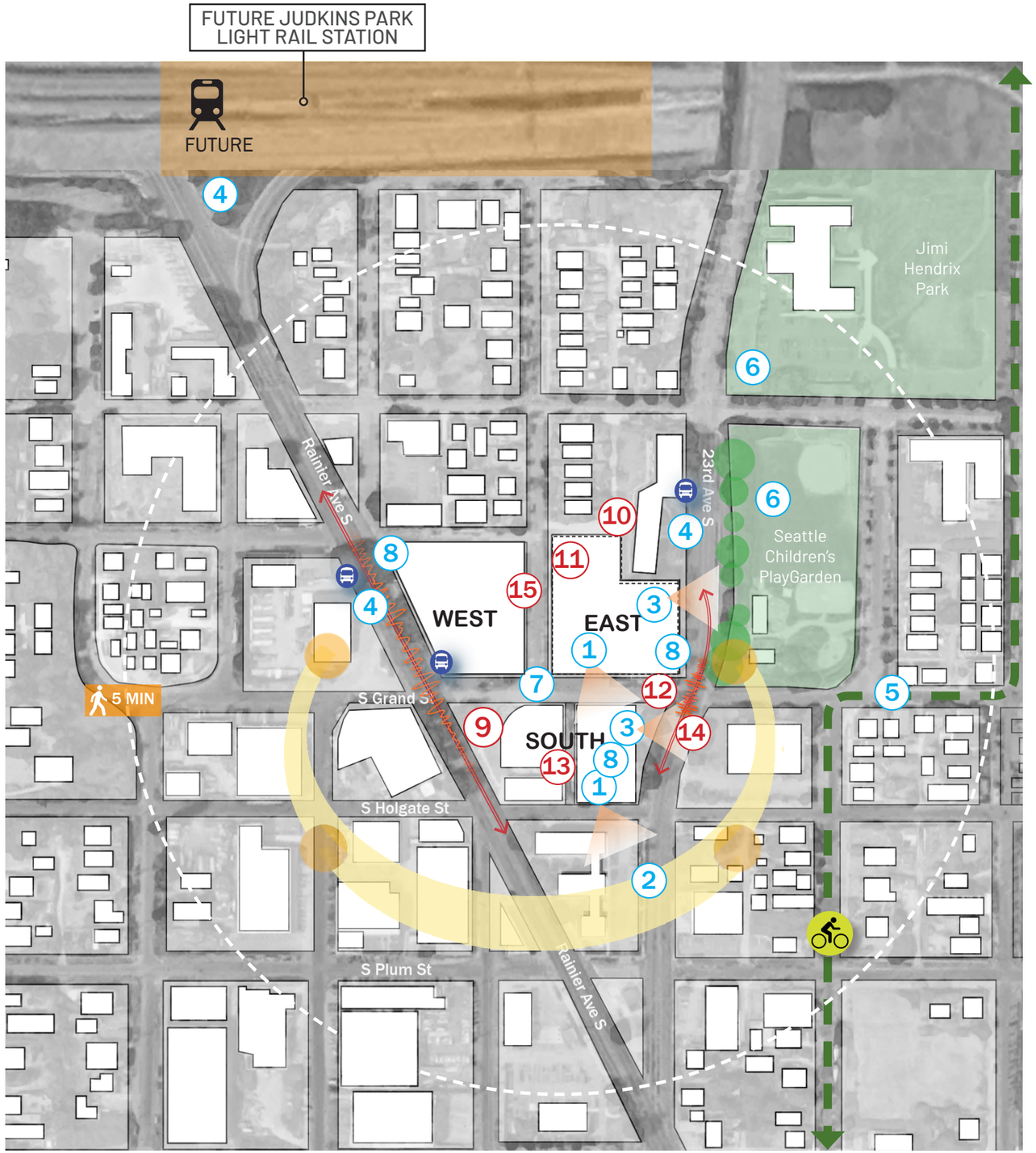
- Fast transit routes to Capitol Hill, First Hill, North Beacon Hill, & Mount Baker Station as well as future transit station to Eastside
- Opportunity to create a new town center with missing services and amenities.

- Main Vehicular Route
- Bus Route
- Bicycle Route
- Main Pedestrian Route
- Park
- Future BRT Stop*
- Environmental/Traffic Noise

Very Walkable
Walk Score 73
Most errands can be accomplished on foot.

Good Transit
Transit Score 67
Many nearby public transportation options.

Very Bikeable
Bike Score 79



OPPORTUNITIES

1. View to Mt Rainier (East and South Blocks)
2. Solar Orientation (All Blocks)
3. View to Green Space (East and South Blocks)
4. Close proximity to mass transit (All Blocks)
5. Close to Bike Routes (All Blocks)
6. Proximity to park and green space (All Blocks)
7. Heart location of Grand Street Commons - opportunity to create a new town center with missing services and neighborhood amenities. (All Blocks)
8. Opportunity for highly visible corners to create gateways to the Commons (All Blocks)

CONSTRAINTS

9. Heavy traffic on Rainier Ave S (South and West Blocks)
10. Short Alley frontage at North side (East Block)
11. Northernmost parcel is zoned MR, not NC3 (East Block)
12. Steep slope at S Grand St and 23rd Ave S (East and South Blocks)
13. Unused alley reduces opportunities for maximizing development potential (South Block)
14. Fast traffic on 23rd Ave S (East and South Blocks)
15. High voltage power lines along 22nd Ave S.

URBAN DESIGN ANALYSIS
LANDSCAPE ANALYSIS



1 23RD AVE S - LOOKING SOUTH



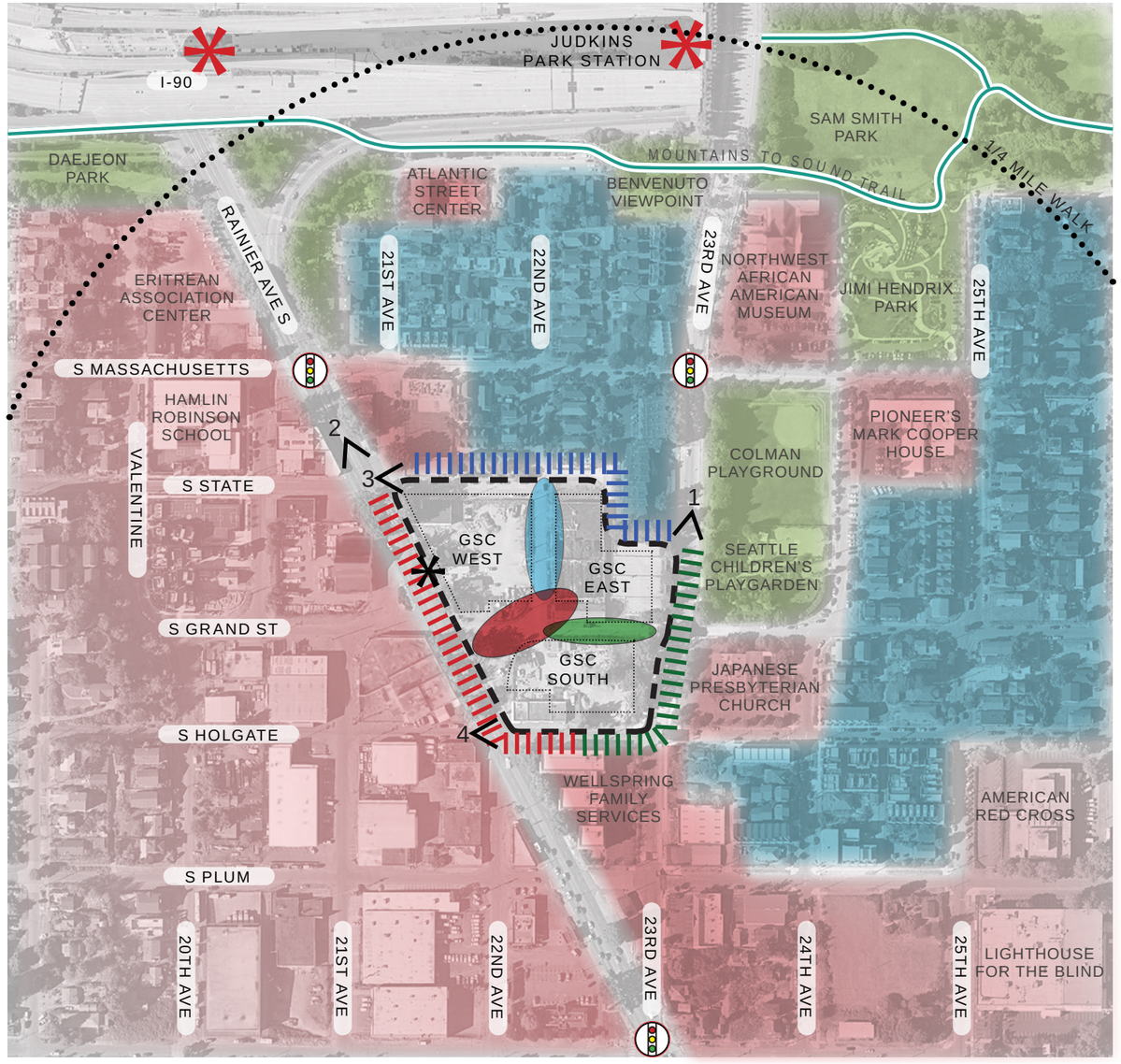
2 RAINIER AVE S - LOOKING SOUTH



3 S STATE STREET - LOOKING EAST



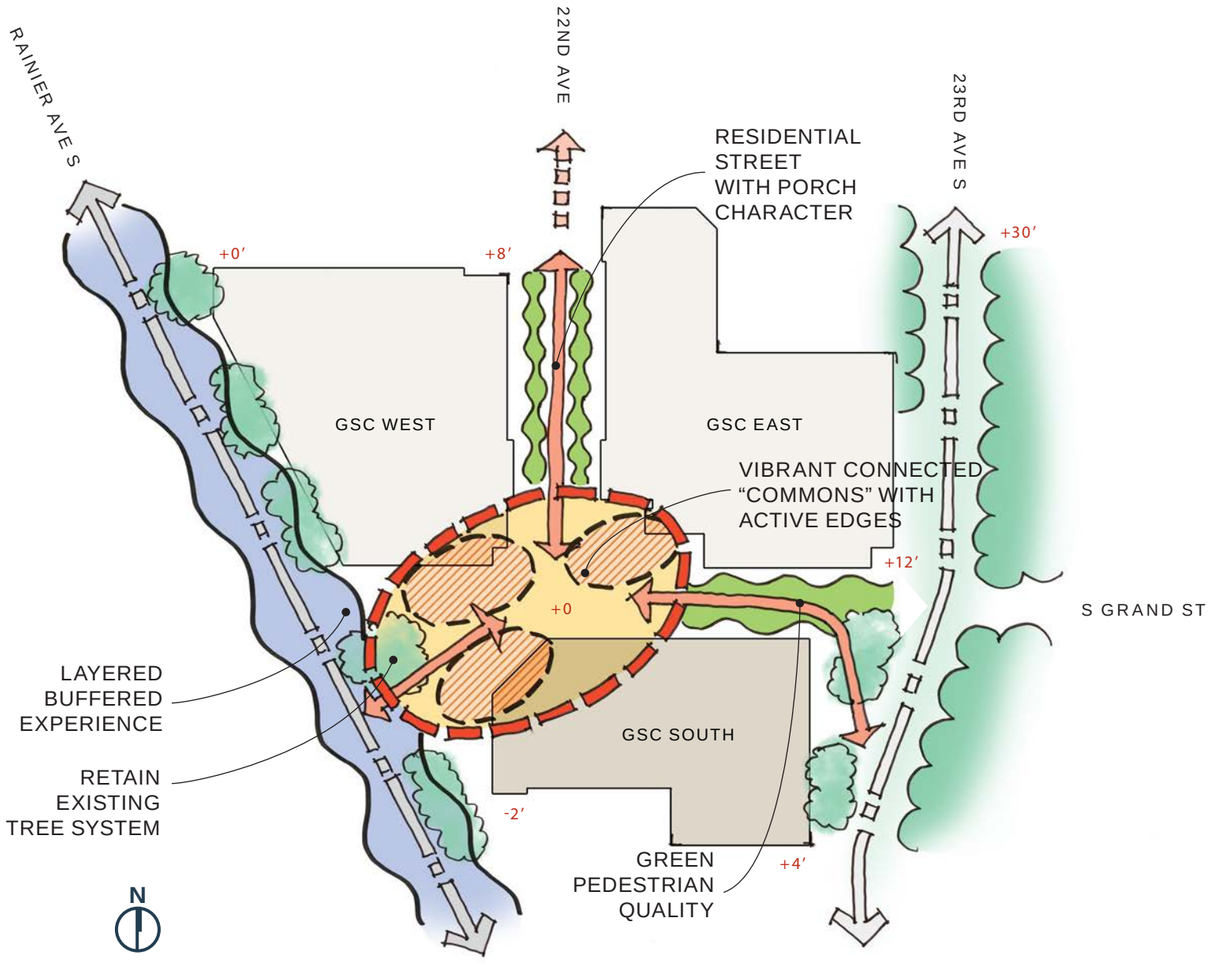
4 S HOLGATE STREET - LOOKING EAST



LEGEND

- PROJECT SITE
- GREEN SPACE SYSTEM
- RESIDENTIAL CHARACTER
- INDUSTRIAL / COMMERCIAL / INSTITUTIONAL CHARACTER
- SIGNALIZED INTERSECTION
- LINK LIGHT RAIL - JUDKINS STATION
- BUS STOP ROUTE #7 (FUTURE RAPID RIDE)
- GREEN SPACE INFLUENCE
- RESIDENTIAL INFLUENCE
- RAINIER FRONTAGE
- GRAND STREET GREEN PEDESTRIAN QUALITY
- 22ND AVE RESIDENTIAL SCALE AND TEXTURE
- RAINIER AVE/GRAND STREET COMMONS

URBAN DESIGN ANALYSIS
LANDSCAPE OPPORTUNITES



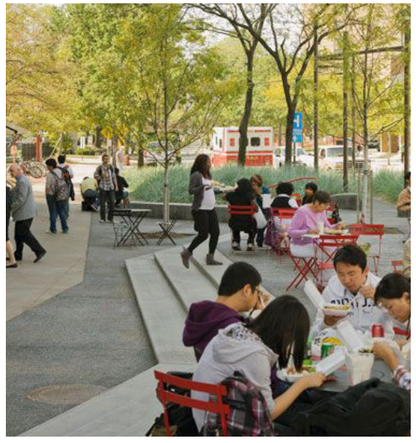

PRESERVE EXISTING TREES

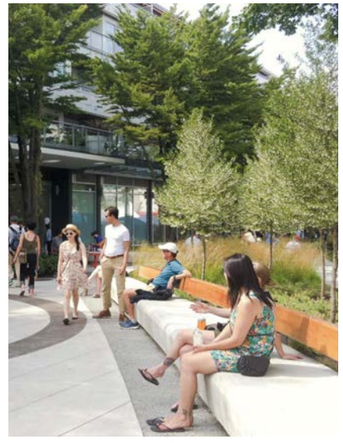

RESIDENTIAL STREET CHARACTER



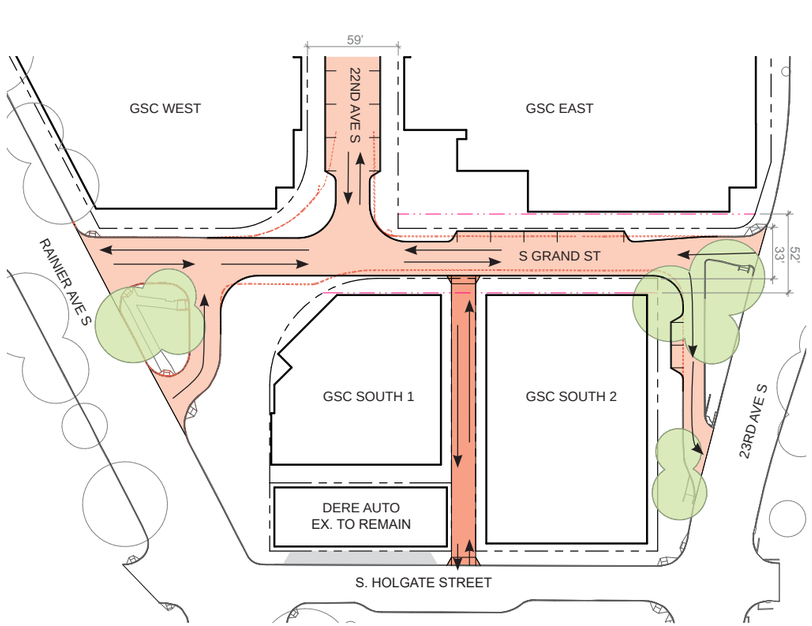
ACTIVE EDGES


GREEN PEDESTRIAN QUALITY


THE COMMONS PLAZA


PEDESTRIAN AMENITY


STORMWATER INTEGRATION



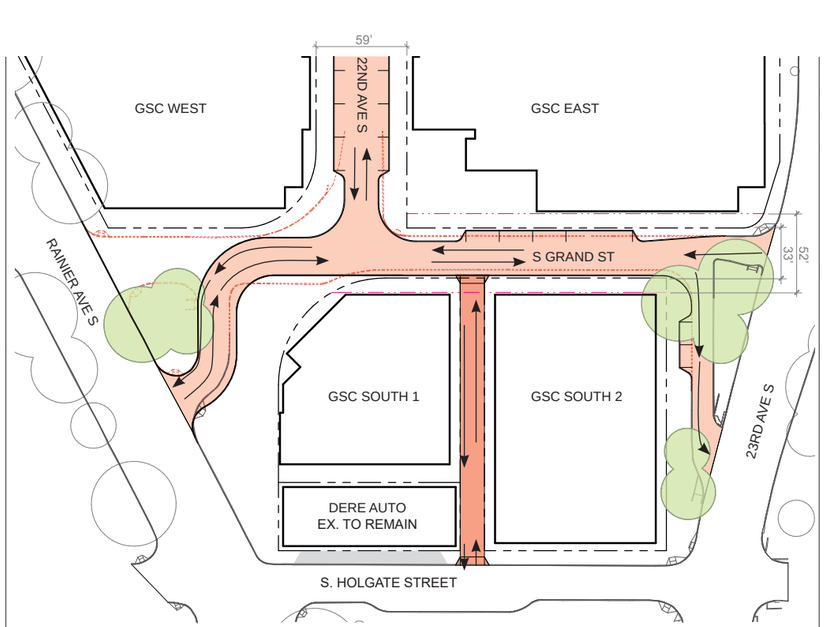
NO ALLEY VACATION
EXISTING GRAND ST. ALIGNMENT

CONSIDERATIONS:

- Increased traffic flow on Grand St: Alley/garage access will add to traffic volume.
- Traffic calming is limited: Retains straight 22' wide roadway per Streets Illustrated and SDOT base requirements.
- Less desirable for retail tenants: One sided parallel parking/loading.
- Underutilized space: Road geometry of intersection of Rainier Ave and Grand St. is undesirable (per SDOT Judkins Park Station Access Study recommendations).

LEGEND

- TRAFFIC DIRECTION
- ROADWAY SYSTEM
- VEHICULAR ALLEY
- EXISTING CURB
- PROPERTY LINE
- EXISTING TREES TO REMAIN



NO ALLEY VACATION
GRAND ST. REALIGNMENT AT RAINIER AVE.

CONSIDERATIONS:

- Increased traffic flow on Grand St: Alley/garage access will add to traffic volume.
- Traffic calming somewhat improved: 22' wide travel way per Streets Illustrated and SDOT base requirements.
- Less desirable for retail tenants: One sided parallel parking/loading.
- Rainier Ave and Grand St intersection geometry slightly improved: Further existing spur road realignment may be needed to provide desired geometry while reducing impact to existing trees and maintaining useable pedestrian area.
- Alley does not provide utility access for the site.



ALLEY VACATION
GRAND ST. REALIGNMENT

CONSIDERATIONS:

- Reduced traffic flow along Grand St: Functions better as a Neighborhood Greenway.
- Traffic is calmed: Road geometry and SDOT allowable 18' wide travel way slows traffic.
- Better parking/curbside management: East and west bound parking/loading options allows greater retail vitality and further slows traffic.
- Realigns Rainier Ave and Grand St. for safer intersection while maintaining existing trees and maximizing pedestrian area (per SDOT Judkins Park Station Access Study recommendations).

SUMMARY

The South Block is pursuing an alley vacation request to eliminate the platted (but non-existant) alley running north/south from S Grand Street to S Holgate Street. In addition, the project proposes to reduce the points of connection between 22nd Ave S and S Grand Street to Rainier Ave S from two curb cuts down to one with a road re-alignment. The road re-alignment does not entail a vacation, but will require coordination and approval by SDOT. The studies above illustrate the impact of the proposed changes on the circulation in and around Grand Street Commons.



NO ALLEY VACATION

CONSIDERATIONS:

- Less desirable open space orientation: Rainier Ave frontage has limited connectivity to Grand St.
- Disconnected "Commons": Connection to other open space opportunity areas is reduced.
- Compromised pedestrian access: Two road crossings to GSC south area reduce safety.

LEGEND

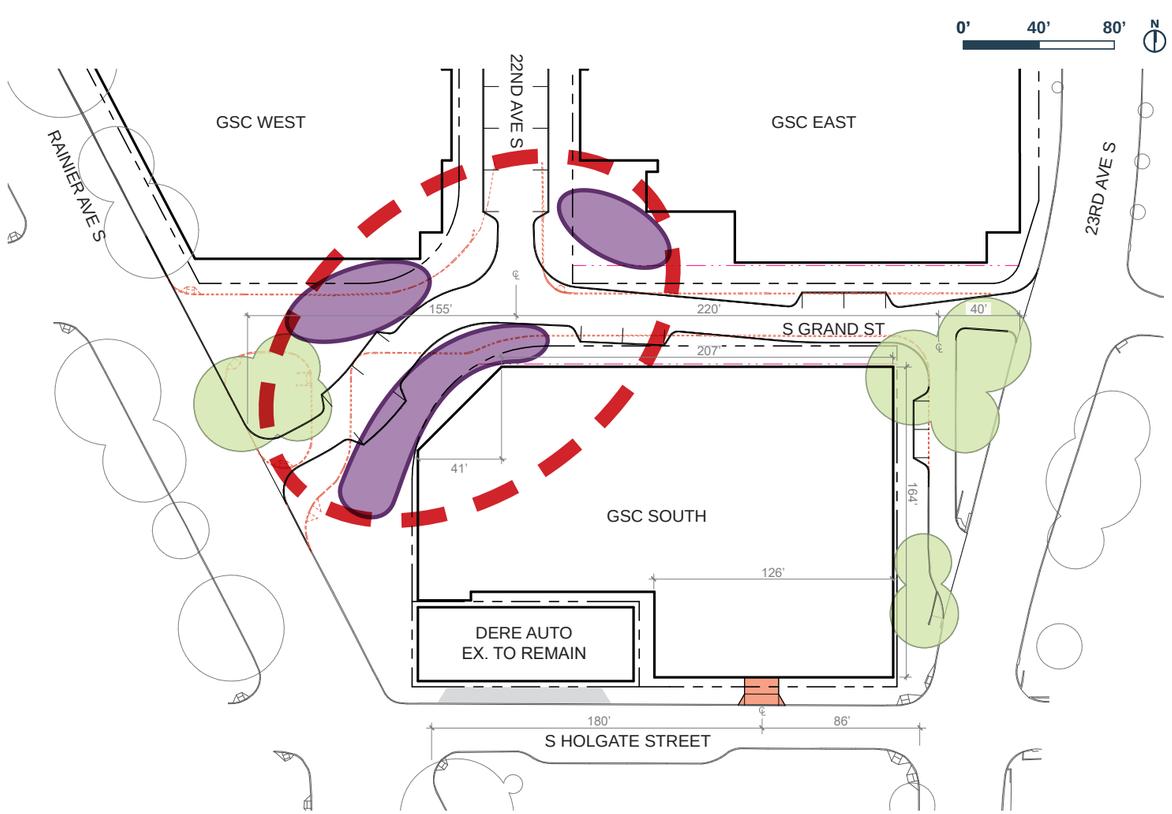
PEDESTRIAN OPEN SPACE OPPORTUNITY

VEHICULAR ALLEY / ACCESS

EXISTING CURB

PROPERTY LINE

EXISTING TREES TO REMAIN



ALLEY VACATION

CONSIDERATIONS:

- Improved open space orientation: Open space along Rainier Ave and Grand St is more usable.
- A connected "Commons": Creates a variety of open spaces that relate to each other and the building adjacencies will result in a more unified space.
- Safer pedestrian access: Reduced road crossings will increase safety.

SUMMARY

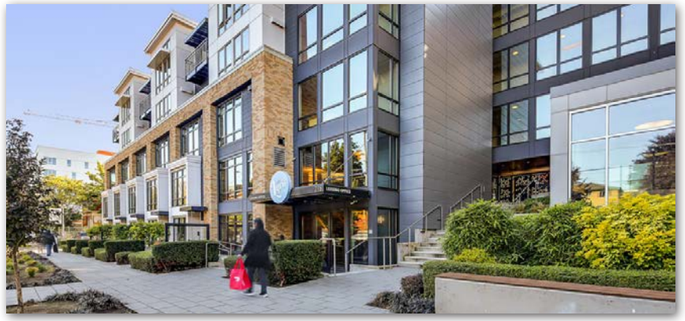
Eliminating the alley on the south block and the the second connection to Rainier Ave S affords Grand Street Commons better opportunity to link and consolidate pedestrian open space in the right-of-way. Furthermore, the building yields additional affordable housing units on the site.

PAGE INTENTIONALLY LEFT BLANK

DESIGN GUIDELINES

DESIGN GUIDELINES
APPLICANT'S HIGHEST PRIORITY

CS2 URBAN PATTERN & FORM



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

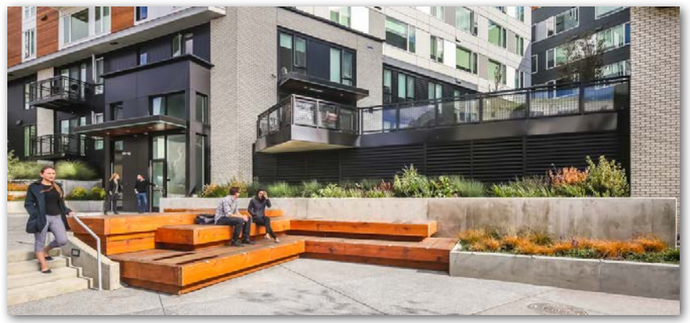
CENTRAL AREA NEIGHBORHOOD SUPPLEMENTAL GUIDANCE

CS2.I. Transition and Delineation of Zones

a. Where denser zones transition to lower density residential zones, provide privacy layering and scale for ground related entrances, porches, and stoops on facades facing the less dense residential zone.
b. In addition to building height, use building massing and articulation to transition to single family scaled fabric. Other acceptable methods include setback, building footprint size and placement on the site, building width, facade modulation, and roof line articulation.
c. The use of appropriately scaled residential elements, such as bay windows and balconies, on larger buildings next to single-family zones are encouraged to better relate to the human scale. This is especially important for buildings four stories or taller.

RESPONSE: At the ground plane, street-level residential entries are held back from the sidewalk and introduce stoop and porch conditions to allow for a public/private zone in which patrons can interact with the community behind. The rhythm of the existing residential fabric along 22nd Ave S is carried through to the architectural massing of the building at the upper levels. This facade modulation gives way to small terraces that act as an additional opportunity for more private engagement of the resident to the public realm.

PL1 CONNECTIVITY



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

CENTRAL AREA NEIGHBORHOOD SUPPLEMENTAL GUIDANCE

PL1.1 Accessible Open Space

b. Larger projects around important neighborhood nodes should create generous recessed entries, corner plazas, and more usuable open space adjoining the streets.

PL1.2 Connection Back to the Community

a. Provide cultural and place-specific open spaces that can be used for a variety of uses including social gathering, festivals, and other larger celebrations.
b. Include weather protection to ensure the space can remain active all year long.
c. Enhance gathering places with lighting, art and features, so that the scale of the art and special features are commensurate with the scale of the new development.
d. Ensure exclusive rooftop, private, or gated open spaces are not the only form of open space provided for the project. Prioritize common, accessible, ground level open space at the building street fronts and/or with courtyards that are not restricted or hidden from street views.

PL1.3 Livability for Families and Elderly

d. Provide multi-generational community gathering spaces for young and old to recreate and converse together.

RESPONSE: Outdoor open space is positioned adjacent to adjoining streets. A variety of spaces with differing scales are provided to encourage a mix of gathering uses by a multi-generational community.

PL3 STREET-LEVEL INTERACTION





Encourage human interaction and activity at the street level with clear connections to building entries and edges.

CENTRAL AREA NEIGHBORHOOD SUPPLEMENTAL GUIDANCE

PL3.1 Frontages

a. Encourage color, material, and signage variation in storefront design.
b. Design ground floor frontages in commercial and mixed-use areas that emulate or improve upon the surrounding pedestrian oriented context, while acknowledging the pedestrian patterns that exist.
g. At residential projects, provide coupled entries where possible to foster a sense of community and visual interest in building entryways. Provide generous porches at these entries to encourage sitting and watching the street.
h. Provide exterior access to ground floor residential units. This interior/exterior connection should occur frequently with entrances placed at a regular interval.

PL3.2 Streetscape Treatment

g. Provide voluntary space abutting the sidewalk right-of-way for businesses to utilize.
h. Encourage a safe, comfortable environment for pedestrians with components of complete streets (ex: wide planter zones, wide sidewalks, and/or building setbacks to allow for usable porches, stoops and outdoor seating).
i. Porches and stoops are the life of the street. Encourage human activity by providing opportunites for neighbors to connect, walk, and talk together on the sidewalk.
j. To facilitate usuable stoops and patios, and to encourage pedestian to resident interaction, buffer private outdoor spaces from the public sidewalk with low walls, planters and landscape layering that defines the private space yet allows for face to face conversations.
k. If floor levels and site grading allows, the private stoop at residential units should be raised above sidewalk grade, using 30" as an average height, with universal access to the unit included elsewhere.

RESPONSE: There are a variety of commercial units throughout Grand Street Commons that will directly relate to the adjacent sidewalk and plaza spaces proposed. Large voluntary setbacks are provided at commercial corners. Ground floor residential will have stoops.

DC2 ARCHITECTURAL CONCEPT



Develop a unified, functional architectural concept that fits well on the site and within its surroundings.

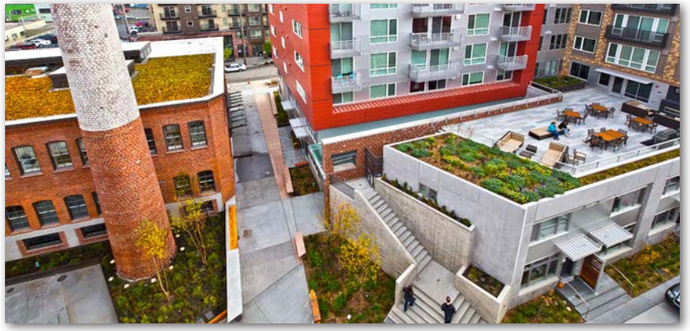
CENTRAL AREA NEIGHBORHOOD SUPPLEMENTAL GUIDANCE

DC2.1 Building Layout and Massing

a. Project concepts should be intelligible and clear. Clarity makes knowledge of the design accessible, thus a larger portion of the community will be able to participate in the planning and design process.
e. Consider all sides of the building and the impacts each facade has on its immediate neighboring context.
i. Encourage clusters of small and local businesses together.

RESPONSE: The massing concept directly addresses the different sides of the building by responding the proposed outdoor "rooms" at each side. Please see the Urban Design Approach section of this packet for more information. Along 22nd Ave S, facade modulation and a strong street-level responses is important to blend in with the existing residential fabric along that street. There are a variety of commercial spaces proposed for each of the three buildings, with all spaces clustered aroudn the proposed plazas at the intersection of S Grand Street and 22nd Ave S.

DC3 OPEN SPACE CONCEPT



Integrate building and open space design so that each complements the other.

CENTRAL AREA NEIGHBORHOOD SUPPLEMENTAL GUIDANCE

DC3.1 Common Open Spaces

a. Where possible, provide common courtyards and yards that are publically visible and accessible. These spaces should be activated and layered, so that there is a graduation from private outdoor space, to the fully shared realm.
c. Provide generous common, open space, including shared courtyards and plazas that serve as extensions of the adjacent public realm.

RESPONSE: The buildings step back at the major retail entrances along S Grand St to allow for various scaled plaza spaces that are publically accessible. The stoops and porches on 22nd Ave S engage the community in a public/ private manner. At the East building, the upper building massing is pulled back on S Grand St for a larger south-facing courtyard to allow eyes-on-the-street. The South building has a podium courtyard that opens to the south and provides shared gathering space for the affordable housing residents.

AG1 CHARACTER AREAS





Contribute to architectural and placemaking character with local history and cultural references.

CENTRAL AREA NEIGHBORHOOD SUPPLEMENTAL GUIDANCE

A1.1 History and Heritage

a. ....Create 'pockets of culture' to represent both the Black American identity within the Central Area, as well as other heritages that have had a large impact on the Central Area's past.
d. Include interpretive opportunities (through visual art, signage, markers, etc) that tell the story of the neighborhood's history in engaging ways.
e. Encourage the building design to reflect the racial, economical, and multi-generational character of the community.
g. Provide amenities appropriate to the activities and interests of the local community, such as basketball hoops, chess boards, tot lots and other family oriented activities.
h. Bicycle use and parking should be encouraged to promote a healthy and active neighborhood and to support local businesses.

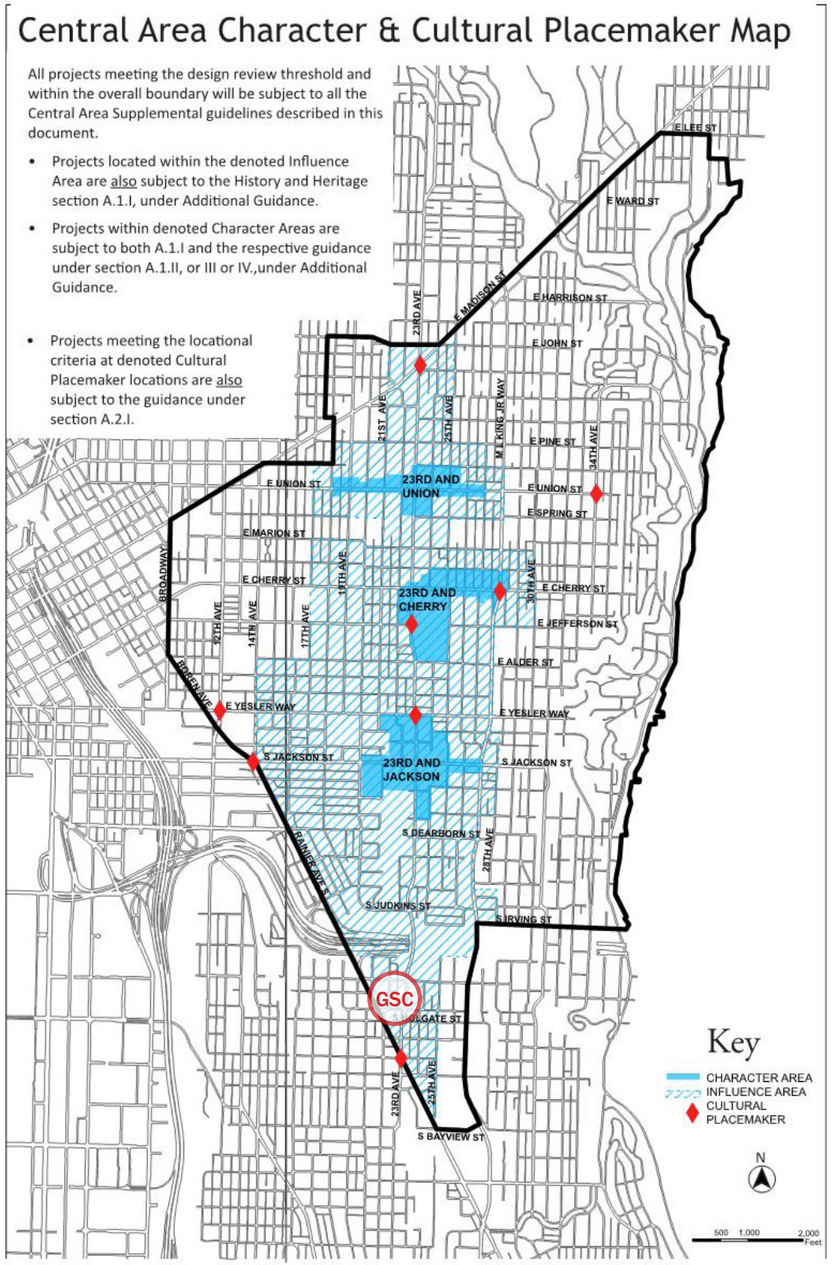
RESPONSE: By looking at the diverse demographic that has and currently reside in the neighbhorhood, the massing concept takes inspiration from the different cultural interpretations of the "Porch", from the African-American to the Japanese and Italian dwellers. In doing so, the Porch informs the way in which each side of the building addresses the outdoor room at which it faces. This allows for a variety of experiences from both the patron of the building as well as the public at large. The project will explore opportunities to include amenities in the plaza space and request feedback during community engagement to determine appropriateness of those amenities. Bicycle parking will be provided as required by code and ample bike parking will be available to the public.

Information Sources: City of Seattle and Central Area Neighborhood Design Guidelines









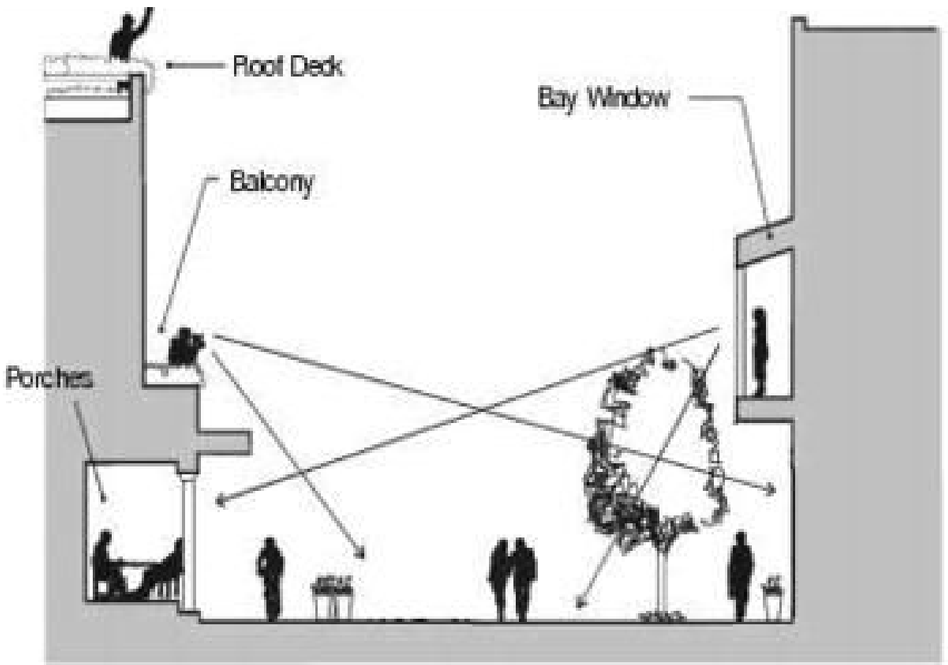
CENTRAL AREA DESIGN GUIDELINES

Grand Street Commons is located in an Influence Area as shown in the adjacent Central Area Character & Cultural Placemaker Map. These areas are subject to the History and Heritgage section of A1.I, which is largely focused on featuring African and Black American culture. Because the project sites are located at the south end of the Central Area, in a portion of the neighborhood that historically featured a strong identity in other minority groups, Grand Street Commons proposes to highlight aspects of the built environment that reference not only African American culture, but Asian and Italian heritage as well. As noted in A.1.1.a, the project should, "...Create 'pockets of culture' to represent both the Black American identity within the Central Area, as well as other heritages that have had a large impact on the Central Area's past."









THE "PORCH" IN THE CENTRAL AREA DESIGN GUIDELINES

All sections of the Central Area Design Guidelines support the concept of the Porch as an architectural feature to include and celebrate in new buildings. Multi-story, mixed use buildings provide opportunity to include this concept in a variety of ways as demonstrated in the diagram to the left. The Porch may be a literal porch or stoops at grade-level residential units. The Porch can also serve commercial functions, similar to the Italian portico. Above grade, the Porch may be a balcony or bay window that provides eyes on the street and allows residents to interact with the streetscape below.

APPLYING THE PORCH TO MIDRISE, MIXED-USE BUILDINGS

Various layers of "porches", such as stoops, balconies, and patios, promote different levels of interaction between the public and private realm. There are opportunites for many styles of "porch" on mixed-use, multi-story buildings such as those at Grand Street Commons. The following pages provide example images and link the spatial manifestations of the 'porch' to some of the cultures bearing influence on the project.

BELOW ARE THE DESIGN GUIDELINES THAT SUPPORT THE "PORCH":

CONTEXT AND SITE

CS1.2.e – create a "room" between the street and the building
CS2.1.a - privacy layering with porches/entries adjacent to less dense res zones

PUBLIC LIFE

PL1.1.a - provide safe and well-connected open spaces
PL1.2.b/PL3.2.c - weather protection
PL1.2c - enhancing gathering spaces with lighting art and features
PL1.2d - prioritize ground level open space not hidden from street views
PL1.3.a - provide safe areas for children to play where they can be seen, incorporate seating for community members to congregate.
PL1.3.d - provide multi-generational community gathering spaces
PL3.1.c – promote transparency and eyes on street
PL3.1.g - generous porches to watch street
PL3.1.h - provide ground floor access to residential units
PL3.2.b - recessed business entries for protection
PL3.2.h – allow for usable porches, stoops and outdoor seating
PL3.2.i - porches and stoops are the life of the street
PL3.2.j, K – facilitate usable stoops and patios and encourage interaction; residential stoops should be raised above sidewalk grade

DESIGN CONCEPT

DC2.1.b - relate to ground, provide transparency
DC2.1.c - break up building mass
DC2.1.h - ground level units with adjacent open space
DC2.1.i - encourage clusters of small and local businesses (promot gathering around these retail pockets)
DC3.1.a - provide common courtyards that are publicly visible and accessible
DC3.1.c - generous open space that serve as extension of public re
DC4.3.d - facades exhibiting a rhythm of fenestration and transparency to connect the inside program to the public realm

DESIGN GUIDELINES
ARCHITECTURAL RESPONSE

ITALIAN - THE PORTICO







AFRICAN AMERICAN - THE STOOP





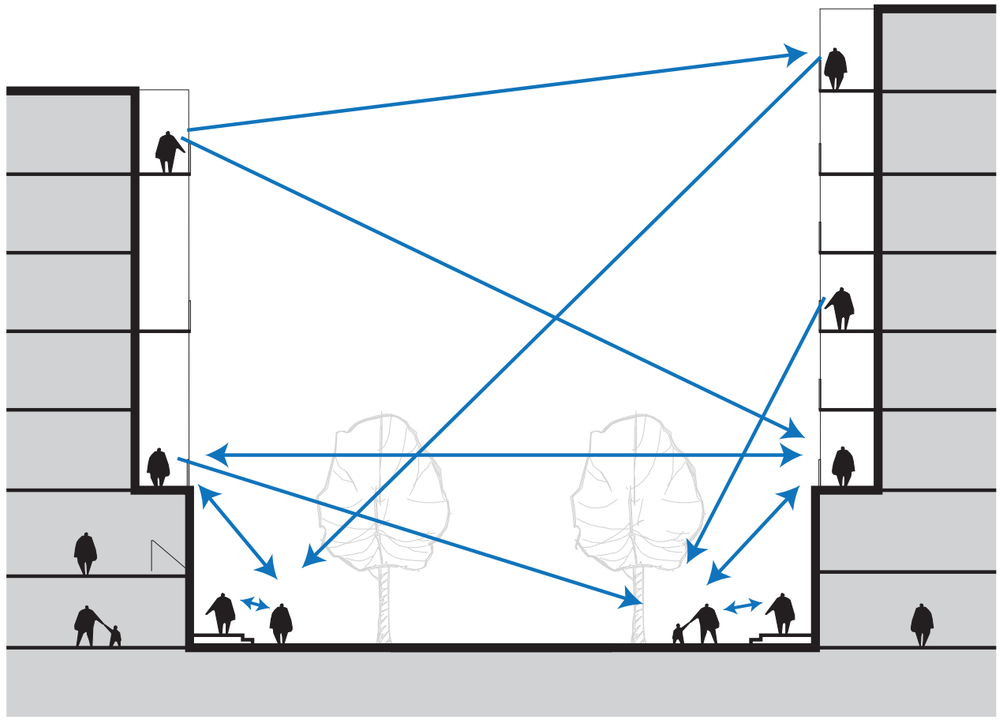


JAPANESE - THE ENGAWA









THE "PORCH" AT GRAND STREET COMMONS

The preferred massing responses embrace three primary opportunities for porch inspired by cultures historic to the site.

PORTICO

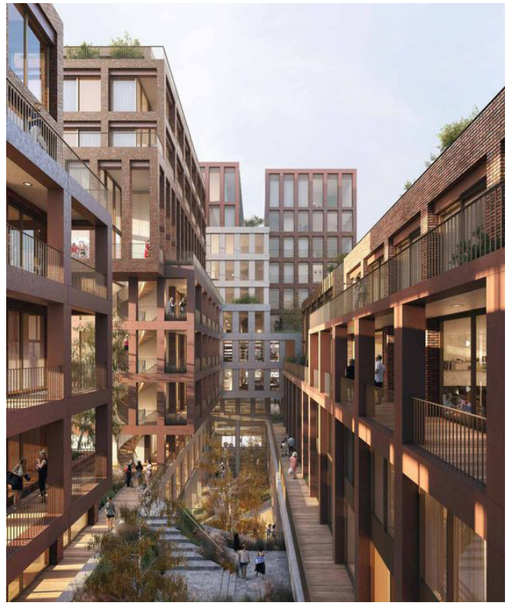
The West and South buildings feature extra tall commercial facades at grade with covered spaces remincent of the Italian Portico. These spaces facilitate public gathering, commerce, and provide priority to pedestrians along commercial right-of-ways.

STOOP

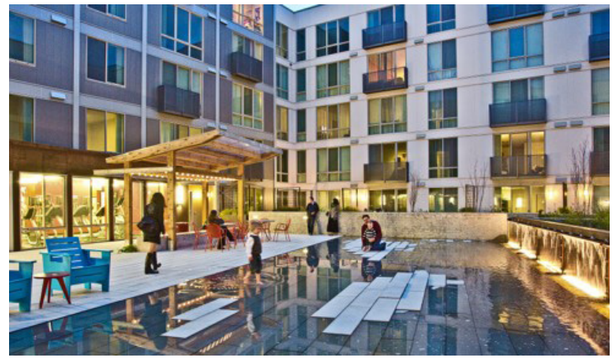
Along 22nd Ave S, both the East and West buildings feature housing at grade with generous setbacks and elevated entry porches to create stoop conditions along the bulk of those facades. Stoops provide opportunites to see and be seen, for people to interact and bridge the gap between public and private.

ENGAWA

Where the sites meet the dense green space along 23rd Ave S, both the South and East buildings will be developed with inspiration from the Japanese engawa, featuring spaces for contemplation and outlook along the east building edges.



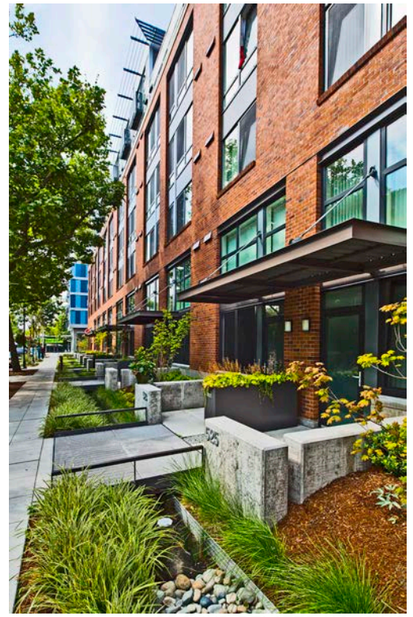
VERTICAL LAYERING OF OUTDOOR SPACES



COURTYARD GATHERING SPACES



RETAIL PORCH



GROUND RELATED HOUSING

PAGE INTENTIONALLY LEFT BLANK

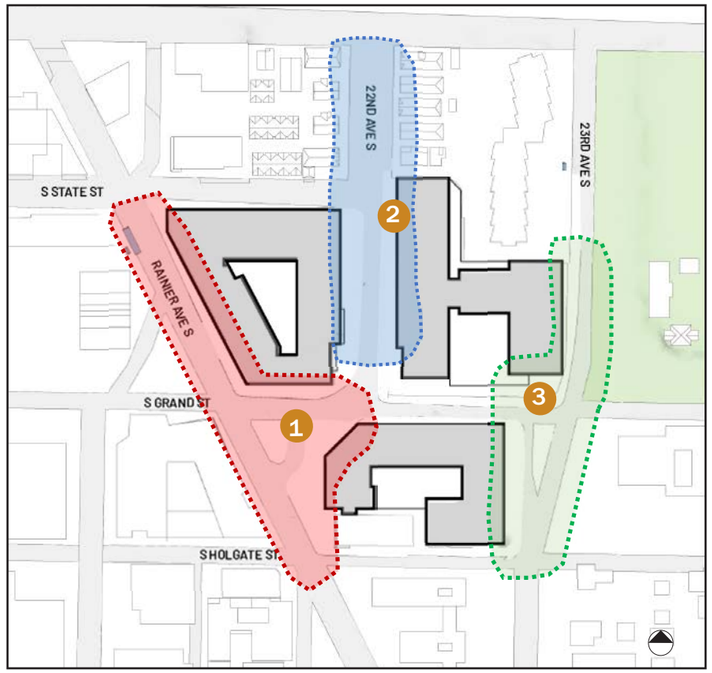
URBAN DESIGN APPROACH

PAGE INTENTIONALLY LEFT BLANK



THREE BUILDINGS

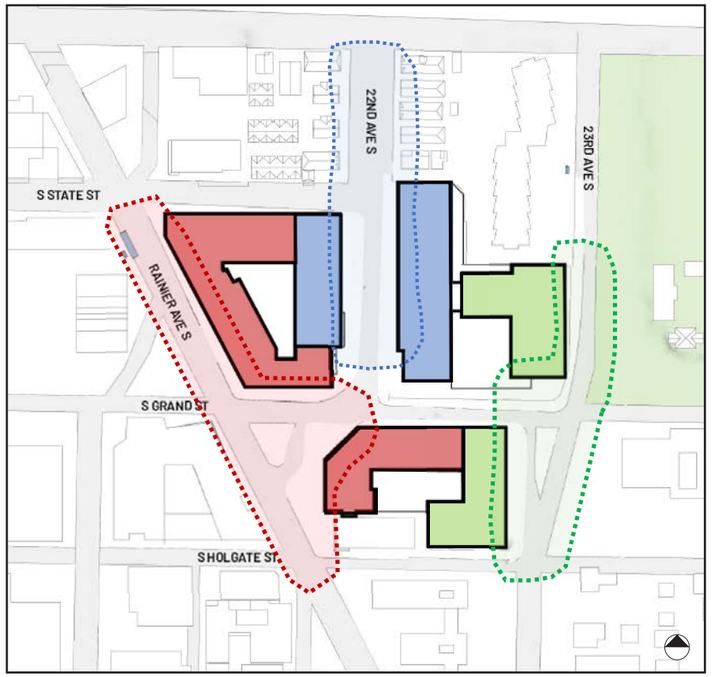
If the three blocks in Grand Street Commons were to be redeveloped in a more common scenario, it's likely each of the three buildings would have their own unique character as they would be developed at different times by different design and development treams. Massing and materials would be developed to respond to the existing context at project inception, which may or may not include the adjacent buildings. Inherently (and often unintentionally), outdoor rooms are created by the new building massing along the adjacent right-of-ways.



STREET CHARACTER

Developing three city blocks at once provides the opportunity to focus on the development of the outdoor rooms into an intentional excercise that will provide maximum benefit to the neighborhood at large. Grand Street Commons has several opportunities to create outdoor rooms between the new buildings:

1. Grand Street Plaza along Rainier Ave S
2. Residential Corridor along 22nd Ave S
3. Intersection of S Grand Street and 23rd Ave S



GRAND STREET COMMONS

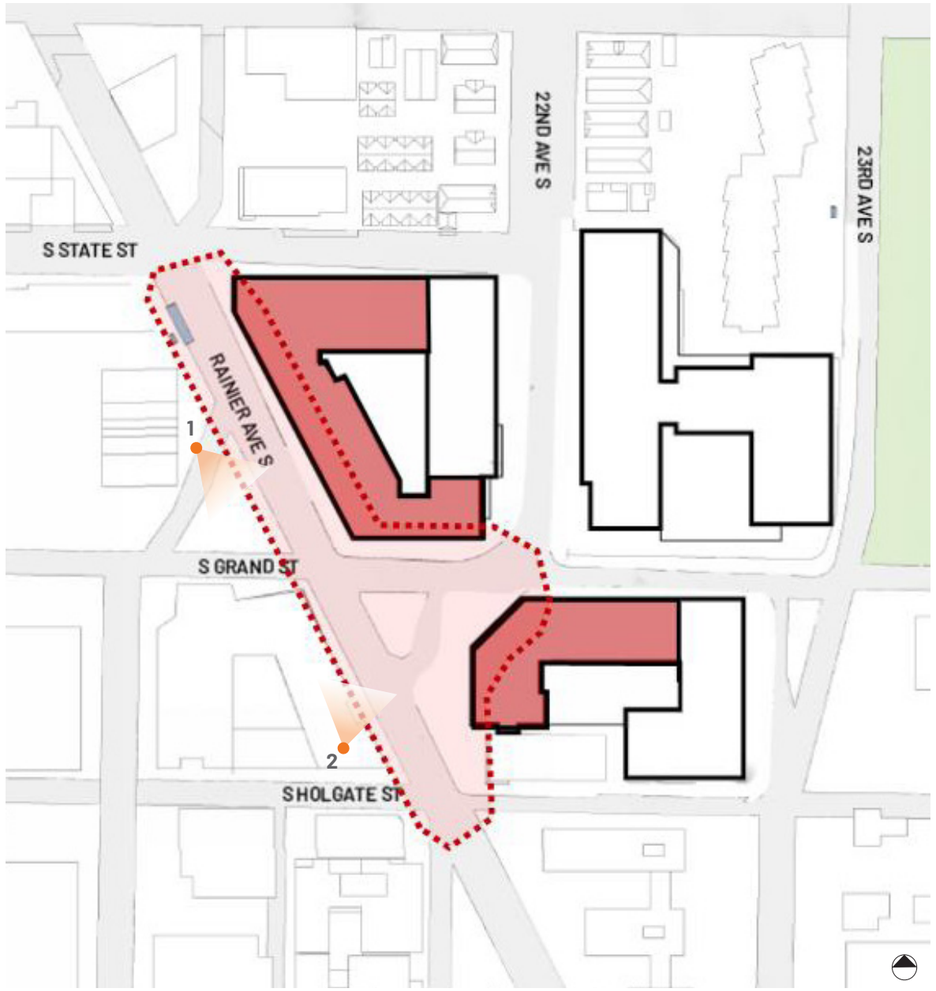
Grand Street Commons proposes to embrace the outdoor room concept to maximize the public experience of the full three block development. The new buildings will have an intentional relationship through massing and materials to the buildings proposed for the opposite side of the right-of-way, creating a cohesive backdrop to the three primary outdoor rooms and a dynamic and unique urban environment.

NOTE: Plans above are diagrammatic and related to the preferred massing options show later in this proposal. They are intended to represent the Urban Design Approach for the project, not specific building designs.

URBAN DESIGN APPROACH
RAINIER AVE S - PHYSICAL ATTRIBUTES

Physical Attributes - **Rainier Ave S**

Busy traffic, high speed, wide right-of-way, most urban and commercial



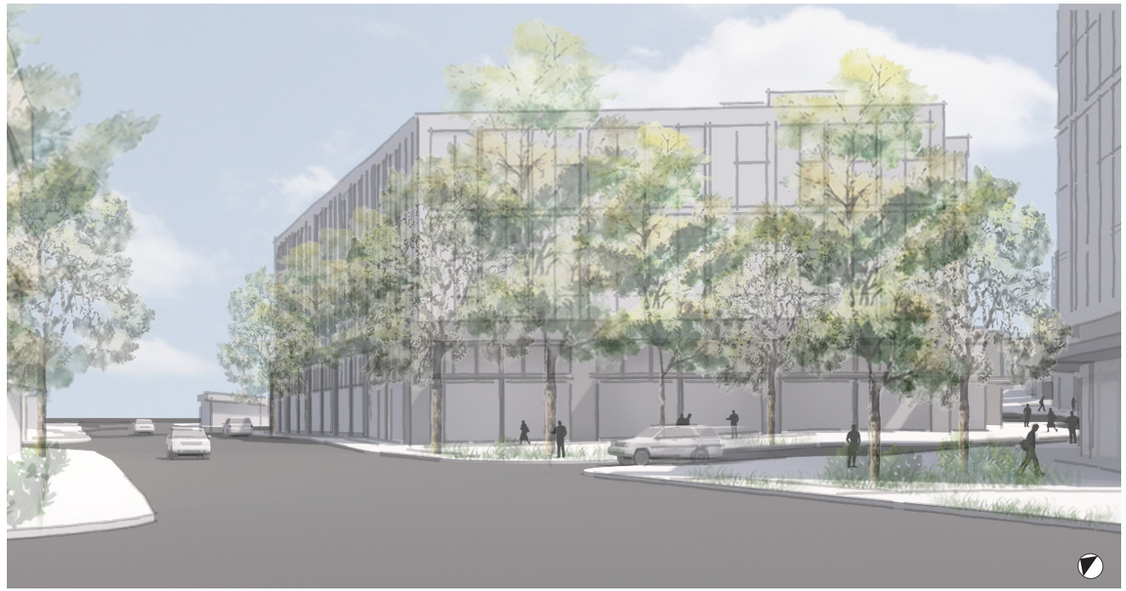


VIEW 1 - LOOKING SOUTHEAST ALONG RAINIER AVE S.
PREFERRED MASSING



VIEW 1 - LOOKING SOUTHEAST ALONG RAINIER AVE S.
GOOGLE EARTH

RAINIER AVE S. - INSPIRATION IMAGES



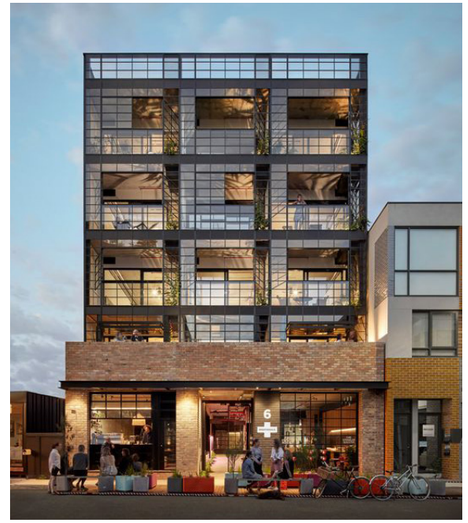
VIEW 2 - LOOKING NORTH ALONG RAINIER AVE S.
PREFERRED MASSING



VIEW 2 - LOOKING NORTH ALONG RAINIER AVE S.
GOOGLE EARTH



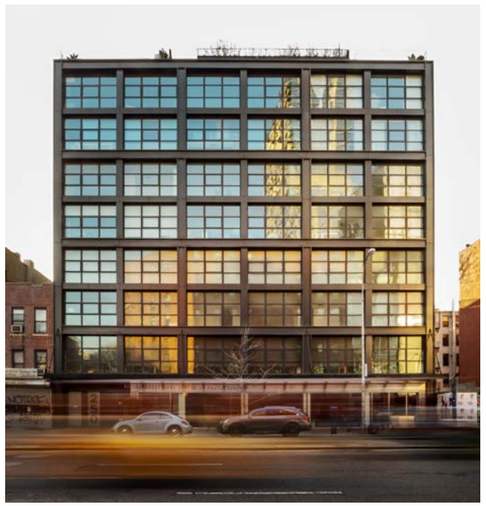
EXPRESSED FLOOR LINES AND STRUCTURAL GRID



MASONRY BASE
AND LIGHTWEIGHT UPPER STORIES



MASONRY FRAME STREET WALL WITH CURVED FORM



STRONG STREET WALL
AND STRUCTURAL EXPRESSION

RAINIER AVE S. MASSING | ARCHITECTURAL EXPRESSION

The industrial history of north Rainier Valley will inform the massing and material development of the West and South buildings along Rainier Ave S, the most commercial and urban right-of-way at Grand Street Commons. Strong street walls, structural expression and the use of masonry or other load bearing material at the base is proposed.

URBAN DESIGN APPROACH

RAINIER AVE S - PORCH AS PORTICO

Physical Ave S Porch = PORTICO

Public Gathering, Commerce, Pedestrian priority.



The Italian portico is a formal space for interaction under the protection of cover for pedestrians at the street front. It often is defined by an expressed structural rhythm in the form of columns that separate the portico from adjacent open space. These spaces are used for protected outdoor dining and other commercial activity. Porticos were often found at civic buildings fronting on large open spaces such as town squares.



The image above combines the critical aspects of the portico - pedestrian priority, overhead weather protection, and space for gathering - in a contemporary architectural language.



The portico could be distilled down further to a singular space without structural rhythm. In this example, the large scale and extensive glazing draw attention to this space, with structural building overhangs defining the portico of this commercial building.



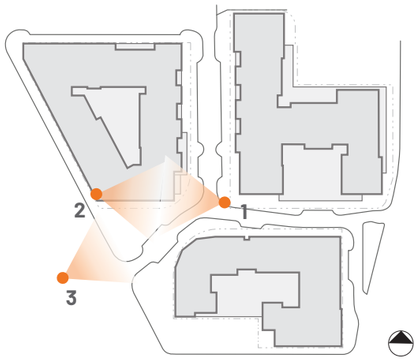
VIEW 1: PERSPECTIVE OFTHE PORTICO AT THE WEST BUILDING, SOUTH FACADE



VIEW 2: PERSPECTIVE FROM WITHIN THE PORTICO AT THE WEST BUILDING, SOUTH FACADE



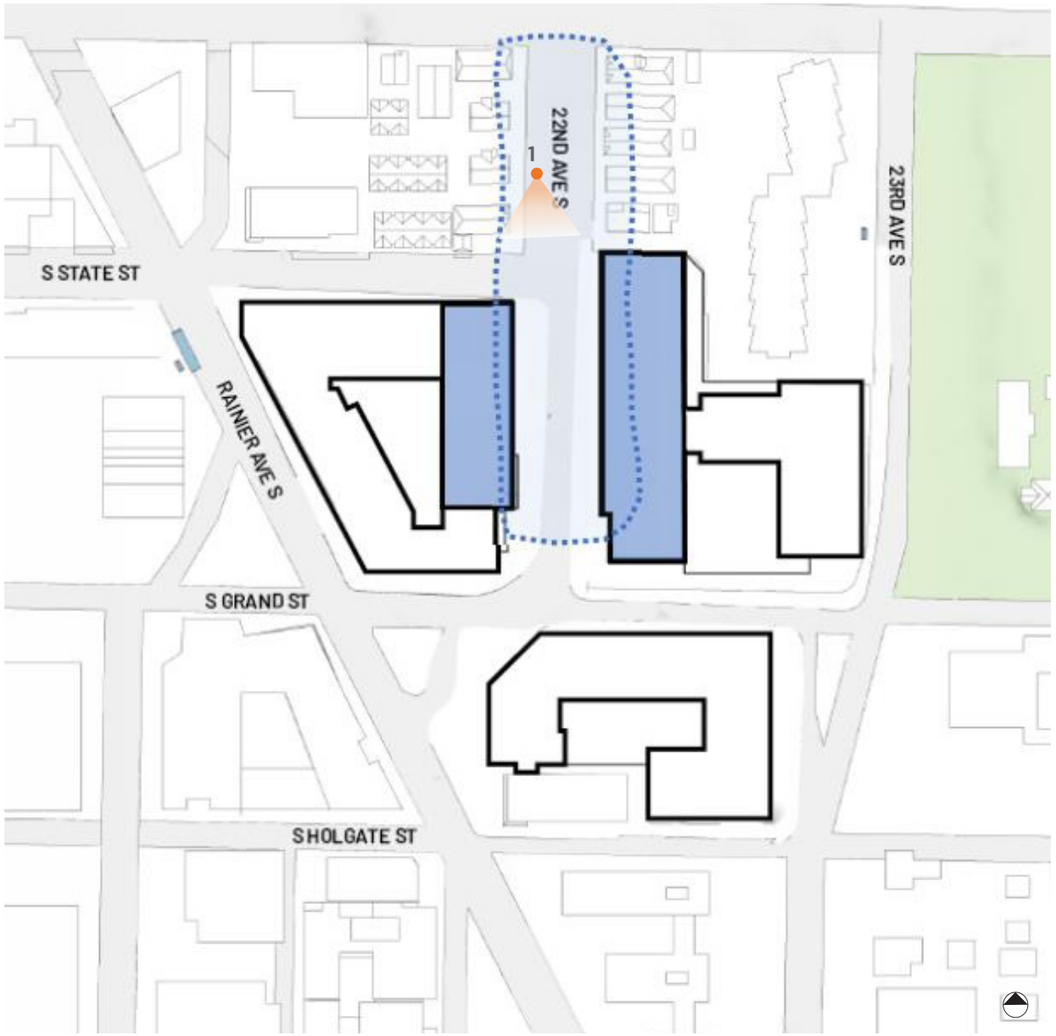
VIEW 3: PERSPECTIVE VIEW OF GRAND STREET COMMONS



URBAN DESIGN APPROACH
22nd AVE S- PHYSICAL ATTRIBUTES

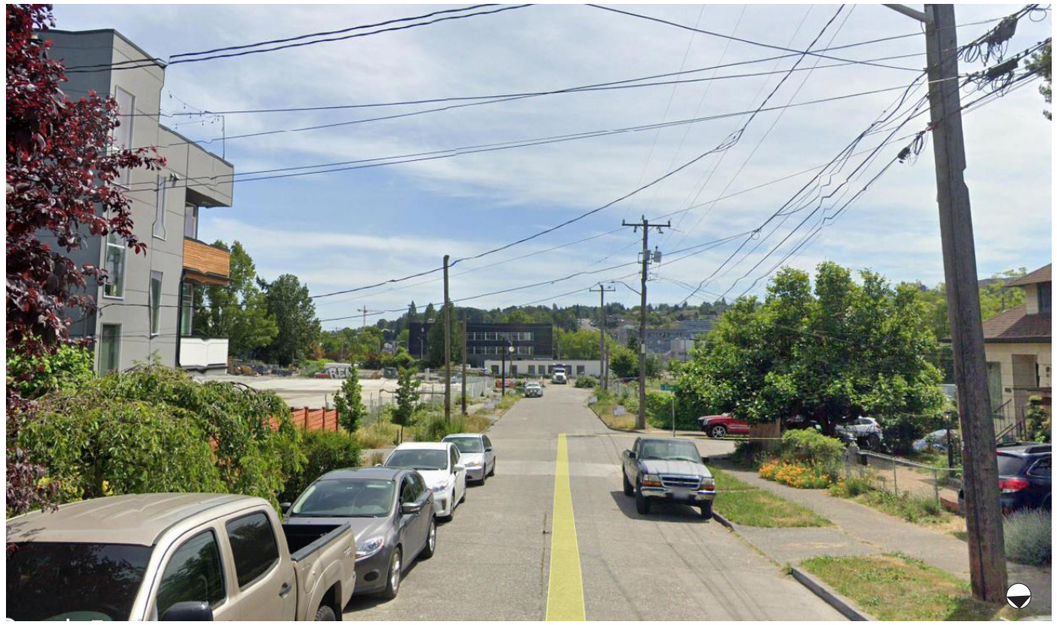
Physical Attributes - **22nd AVE S**

Low traffic, mixed -scale residential, pedestrian opportunity.





VIEW 1 - LOOKING SOUTH ALONG 22ND AVE S.
PREFERRED MASSING



VIEW 1 - LOOKING SOUTH ALONG 22NDS AVE S
GOOGLE EARTH

22nd AVE S - INSPIRATION IMAGES



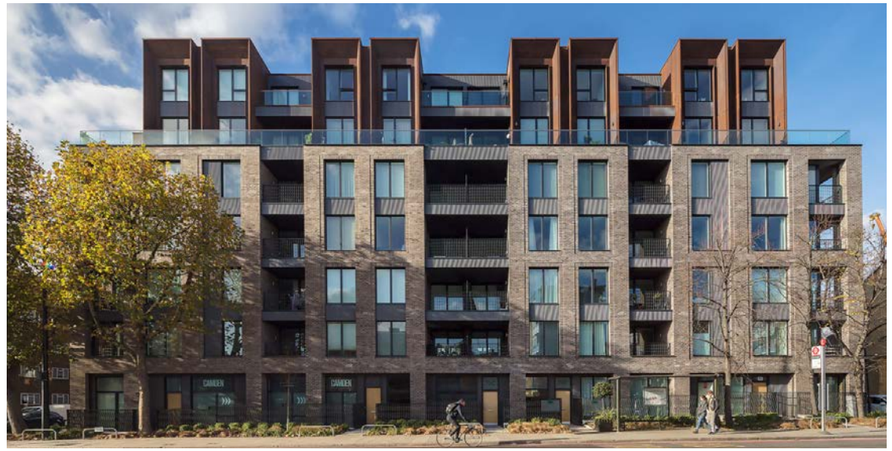
LARGE BALCONIES BETWEEN BAYS



VERTICAL EXPRESSION, NARROW BAYS CARRIED DOWN TO GRADE



TOWNHOUSES WITH TALL STOOPS



VERTICAL EXPRESSION, LARGE BALCONIES, DISTINCT GROUND RELATED RESIDENTIAL LANGUAGE AT BASE



VIEW 2 - PERSPECTIVE OF PREFERRED MASSING ALONG 22ND AVE S



22ND AVE S. MASSING | ARCHITECTURAL EXPRESSION

22nd Ave S will be well protected from the busy traffic east and west of Grand Street Commons by the proposed building massing. This creates an opportunity to extend the residential character already established north of S State Street on 22nd Ave S towards the heart of Grand Street Commons. The outdoor room will be flanked by residential uses at both the East and West blocks.

URBAN DESIGN APPROACH
22nd AVE S - PORCH AS STOOPS

22nd AVE S PORCH= **STOOPS**, balconies and decks

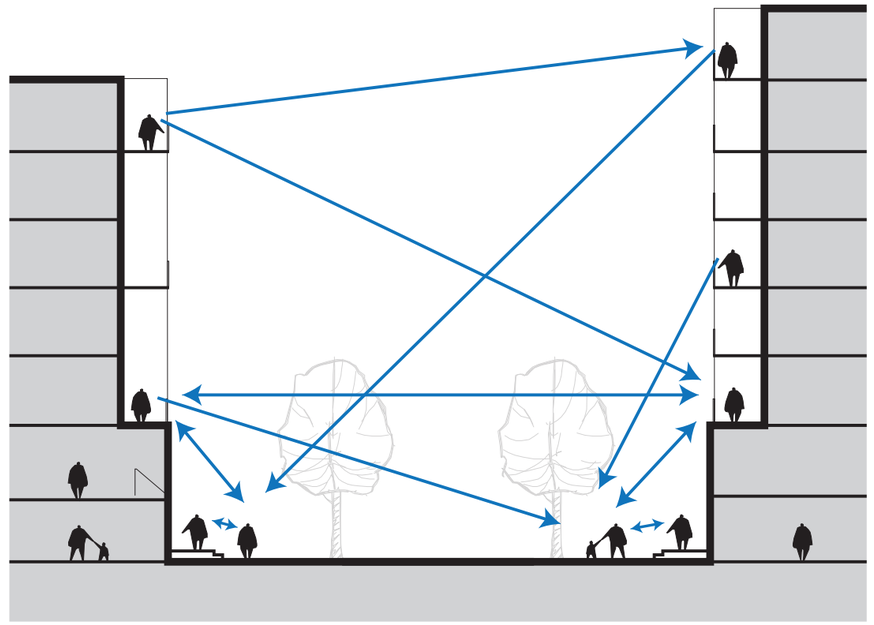
Places to see and be seen.



Urban rowhouses with mixed height entries, stoops, and commercial shops at grade. Large windows at upper stories provide opportunities for interaction with the street below. Paserbys are observed and those occupying the edges watch and interact with urban life.

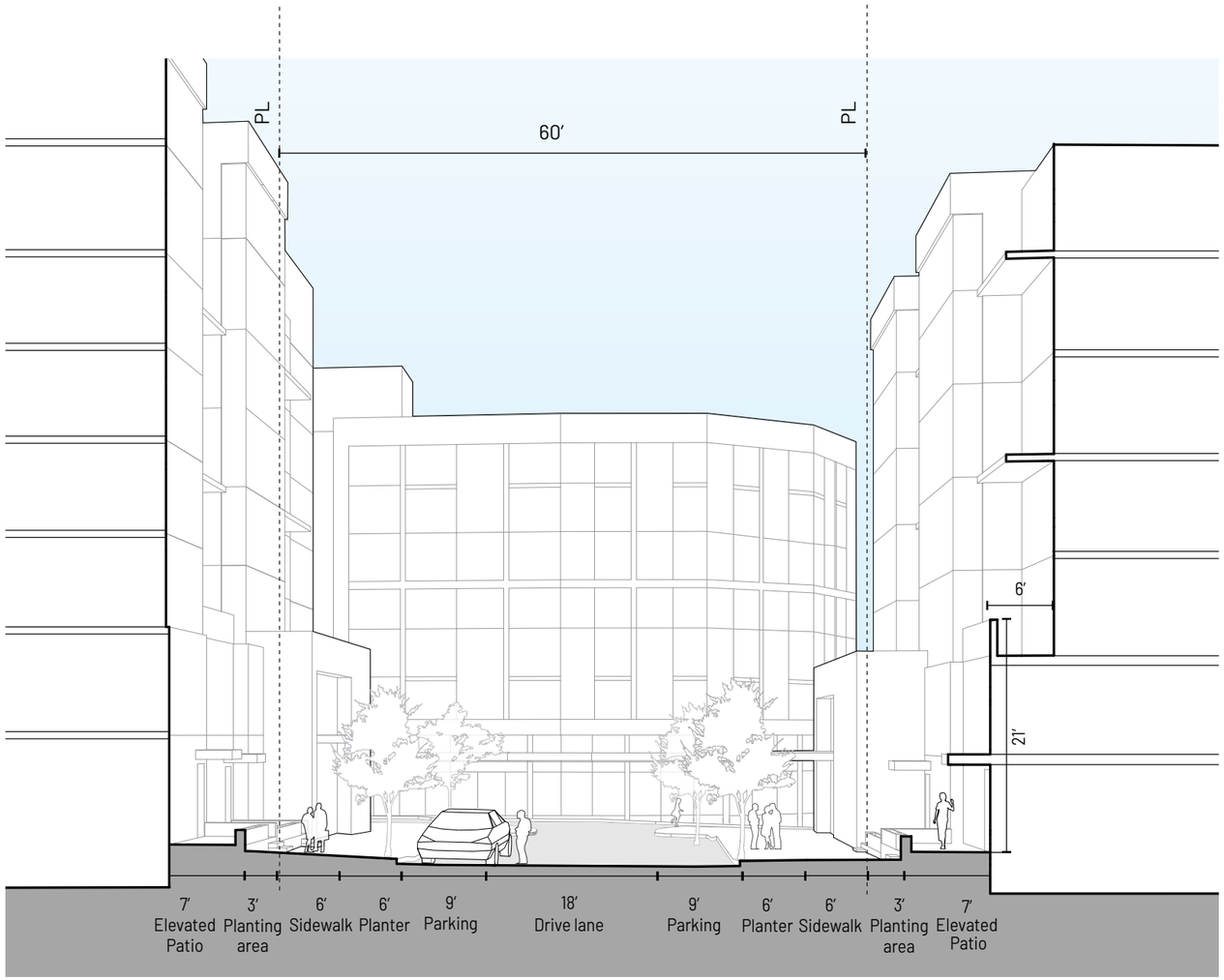


The stoop itself was a place to pass time and make oneself available for social interaction. It acted as an extension of indoor living space and allowed for community interaction.

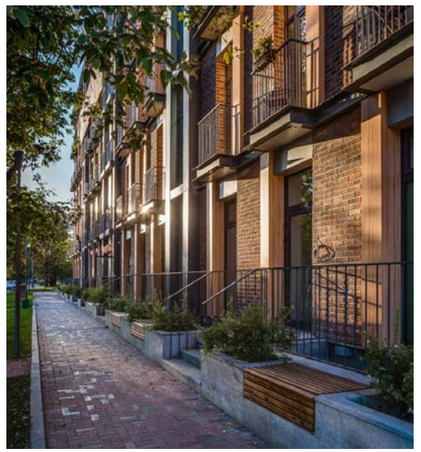


The 'see and be seen' nature of the stoop can be applied to multi-story buildings in the form of upper level patios, balconies and roof decks.

URBAN DESIGN APPROACH
22nd AVE S - PORCH AS STOOPS



STREET SECTION PERSPECTIVE AT 22ND AVE S



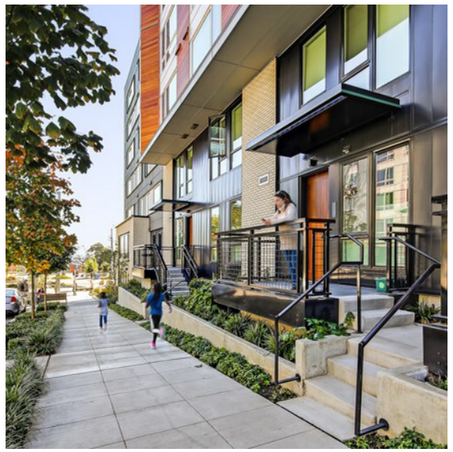
LOW STOOPS WITH INTEGRATED SEATING



ROWHOUSE STYLE STOOPS



HARDSCAPE LOW STOOPS WITH ELEVATED PATIOS AND STAIRS



FRONT PORCH ELEVATED ABOVE THE SIDEWALK WITH PLANTER SEPARATION

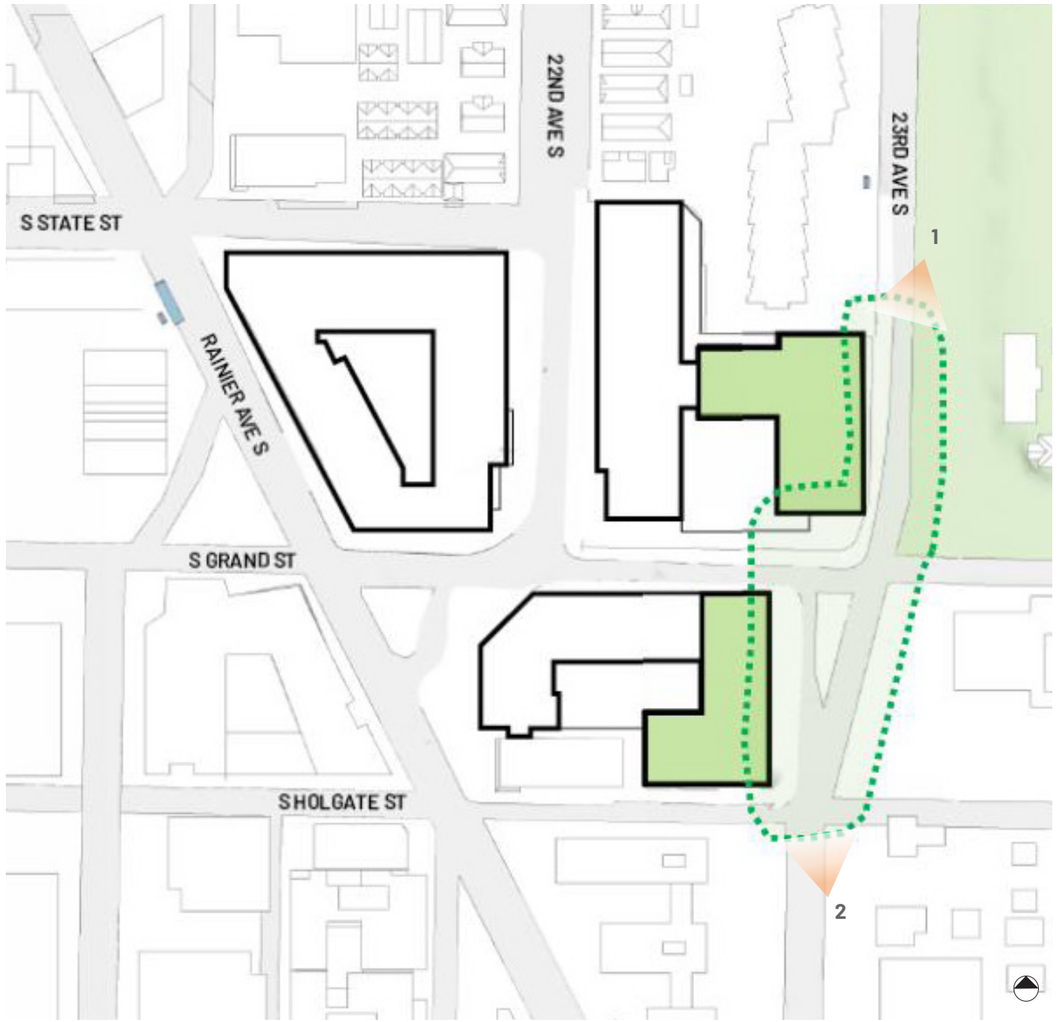
22ND AVE S. MASSING | RESIDENTIAL AT GRADE

Significant setbacks at street level and above are proposed to allow additional space for comfortable public to private transitions. Ground level residential units will feature entries slightly above adjacent sidewalk grade to create stoops. Gracious balconies are planned at the upper levels to provide additional opportunities for residents to interact with the streetscape below.

URBAN DESIGN APPROACH
23rd AVE S- PHYSICAL ATTRIBUTES

Physical Attributes - **23rd AVE S**

Broad street, large trees, established green space





VIEW 1 - LOOKING SOUTH ALONG 23RD AVE S
PREFERRED MASSING



VIEW 1 - LOOKING SOUTH ALONG 23RD AVE S
GOOGLE EARTH

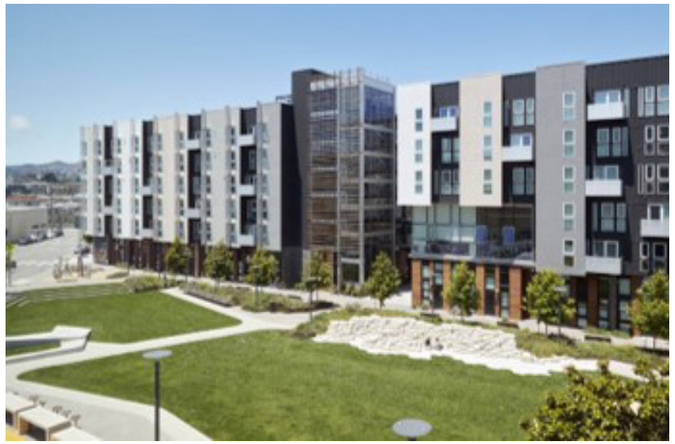
23rd AVE S - INSPIRATION IMAGES



VIEW 2 - LOOKING NORTH ALONG 23RD AVE S
PREFERRED MASSING



VIEW 2 - LOOKING NORTH ALONG 23RD AVE S
GOOGLE EARTH



RHYTHMIC MASSING ADJACENT TO BROAD OPEN SPACE



SIMPLE MASSING ADJACENT TO ENCLOSED OPEN SPACE



RESIDENTIAL UNITS ABOVE PASSIVE GREEN SPACE
(STORMWATER PLANTER)



MULTI-STORY BUILDING ADJACENT TO SIDEWALK + GREEN SPACE
(STORMWATER PLANTER)

23RD AVE S. MASSING | ARCHITECTURAL EXPRESSION

The new buildings on the East and South blocks will form an outdoor room framing the large trees at the traffic island west of 23rd Ave S. This green space in combination with the dense greenery at the park and church east of the site provide an opportunity for quiet residential use. However, fast traffic and significant grade change makeit less friendly to ground related housing than 22nd Ave S. Elevating the ground related housing and separating it from the sidewalk with dense planting or bioretention is recommended. Large street walls with organized facade expression will provide a quiet back drop to the dense greenery along 23rd Ave S. E

URBAN DESIGN APPROACH
23rd AVE S - PORCH AS ENGAWA

23RD AVE S PORCH = ENGAWA

Places for outlook and observation.



The Japanese engawa is a shallow space at the edge of the building fronting nature. It provides space for quiet contemplation by an individual or intimate group. The engawa often floats over the landscape, allowing grade to draw up to or under the walking surface. Overhead weather protection is common, often formed by the overhand of the roof above.



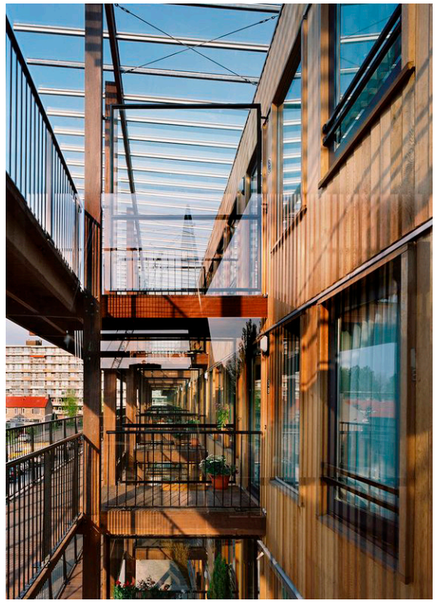
The example above shows a private deck at a residential unit in a multi-family building. It floats over the landscape and provides opportunity to occupy the building edge, adjacent to a densely landscaped courtyard.



The engawa could be applied to a multi-story building in the form of private balconies. These shallow spaces are further removed from grade below, but they still provide residents the ability to occupy the building edge and experience a connection to nature. Stacking balconies provides overhead weather protection to the unit below.



EXTERNAL FRAME SET OFF SKIN CREATE SPACES TO OCCUPY THE BUILDING EDGE



EXTERNAL FRAME SET OFF SKIN CREATE SPACES TO OCCUPY THE BUILDING EDGE



STUDY AT EAST FACADE OF EAST BUILDING SHOWING EXTRUDED FRAME AND OCCUPIABLE SPACE AT BUILDING EDGE



EXTRUDED WOVEN FACADE CREATES FRAME EXTRUDED FROM THE MASSING WITH OCCUPIABLE SPACE IN BETWEEN.



EXTRUDED WOVEN FACADE CREATES FRAME EXTRUDED FROM THE MASSING WITH OCCUPIABLE SPACE IN BETWEEN.

EXTERNAL SKIN TO OCCUPY THE BUILDING EDGE



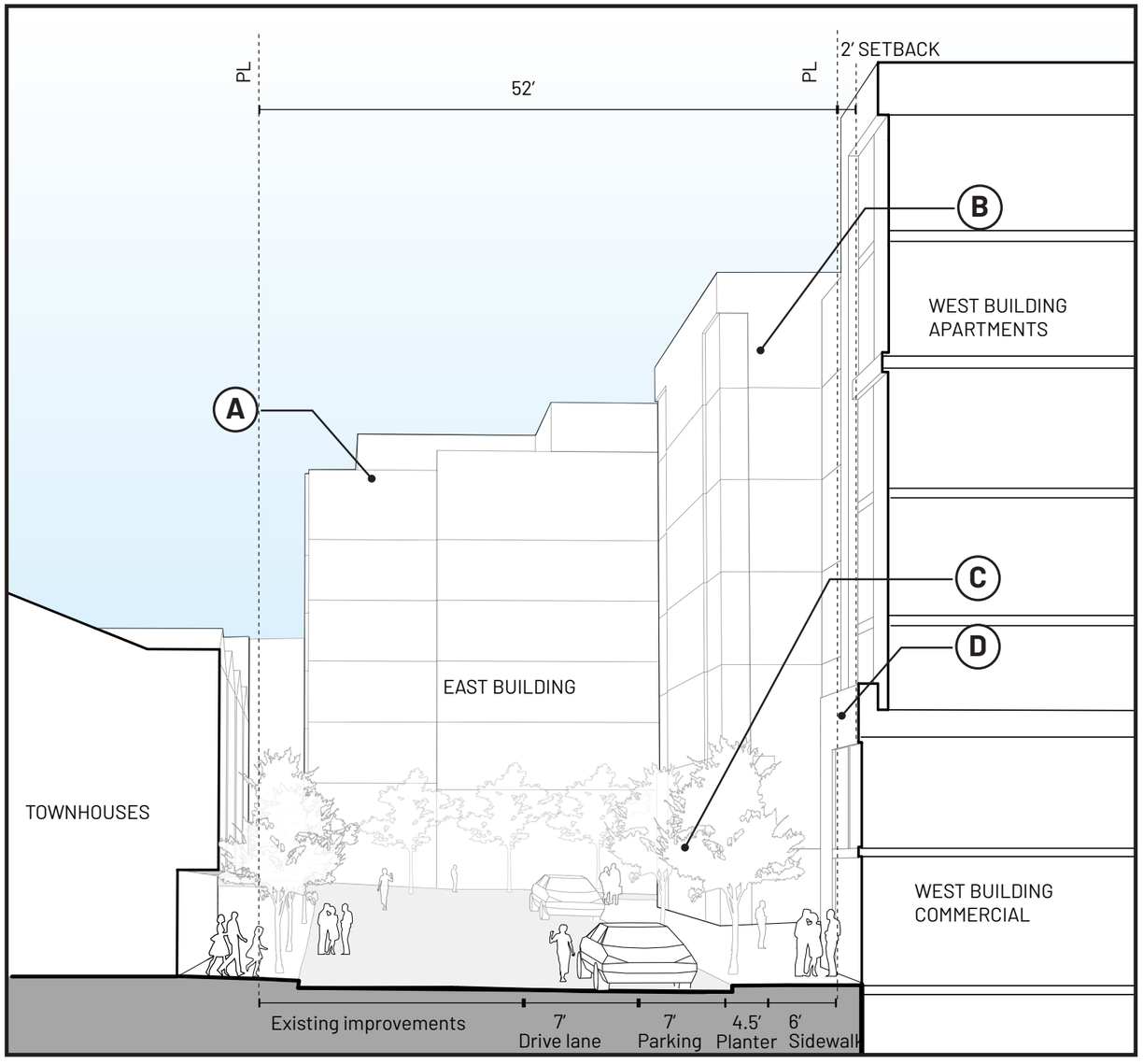
URBAN DESIGN APPROACH
STREET SECTIONS - S STATE STREET

S STATE STREET SECTION

The East and West buildings will both have significant impact on the character of S State Street between Rainier Ave S and 22nd Ave S. The north end of the East building's west-facing facade will provide a visual terminus for the street, which currently looks on a vacant lot and the backside of the senior apartments beyond. The new building features significant setbacks at the top floor to help the massing transition down to the MR zone north of the alley. The West building preferred massing proposes a significant facade break over the parking and loading entry to help break down the scale of the project and provide visual cues to pedestrians and vehicles that a significant building access point is provided along that facade.

Streetscape improvements will include a 6' sidewalk along S State Street, street trees and planter areas agains the curb. Dimensions have been provided on the section perspective to illustrate the right-of-way width.

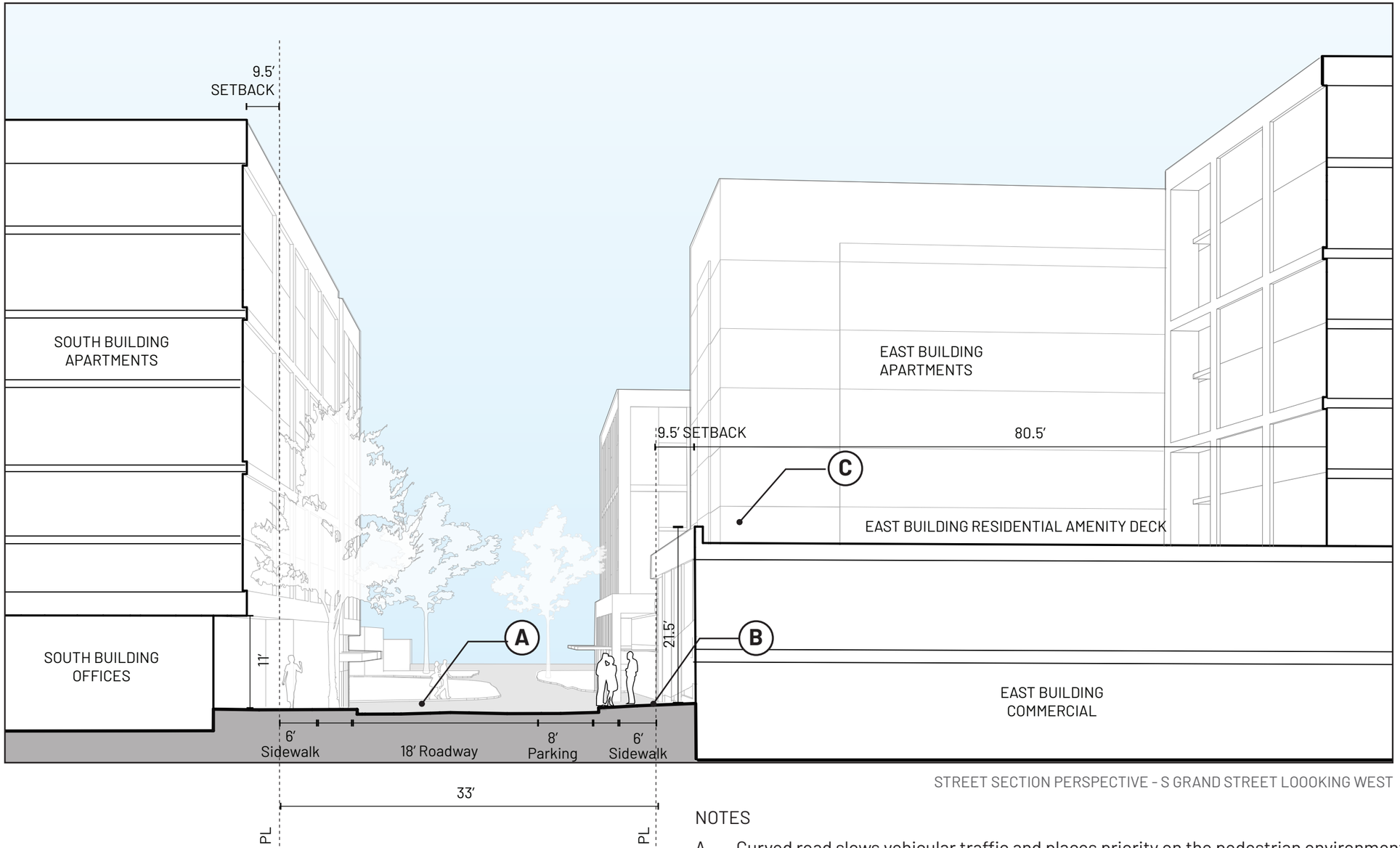




STREET SECTION PERSPECTIVE - S STATE STREET LOOOKING EAST

NOTES

A. East building steps down at top to better relate to lower density buildings north of the alley.
B. Massing break at upper stories helps draw pedestrian and vehicular attention to the garage entry and loading areas.
C. Residential use at NE corner of the West building begins streetscape language to tie into 22nd Avs S improvements.
D. Two story retail base wraps around north facade of West building to establish lower height at grade and better relate to TH units across the street.

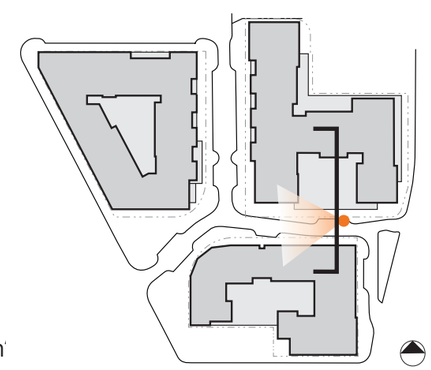


STREET SECTION PERSPECTIVE - S GRAND STREET LOOKING WEST

S GRAND STREET SECTION

S Grand Street is currently unimproved and only 33' feet wide. Increasing to the required 52' right-of-way width will require a 9'-6" building setback on both the East and South blocks. To accentuate the desired pedestrian nature for Grand Street Commons, the project team is proposing a non-standard street section along S Grand St that take advantage of the large building setback to push required right of way improvements like sidewalk widths and planter strips onto private property. This provides the space needed for the roadway itself to accomodate gentle curves, which in turn create deeper pockets of planting space and passively slow down vehicular traffic.

To further enhance the S Grand St right-of-way, the preferred massing on the East block features a large setback at the podium level to relate the residential amentity courtyard to the street area below. The 1.5 - 2 story height above the sidewalk is low enough to allow the edge of the gathering space to engage with the activity below.



NOTES

A. Curved road slows vehicular traffic and places priority on the pedestrian environment.
B. Large setbacks provide more space for planting and street trees.
C. Residential podium deck has close proximity to the street below, creating a large "porch" furthering the connection between public and private space at Grand Street Commons.

MASSING DEVELOPMENT
PREFERRED MASSING SUMMARY



COMBINED AERIAL VIEW OF MASSING DEVELOPMENT OF PREFERRED OPTIONS



LANDSCAPE PLAN WITH PREFERRED BUILDING MASSING

GRAND STREET COMMONS

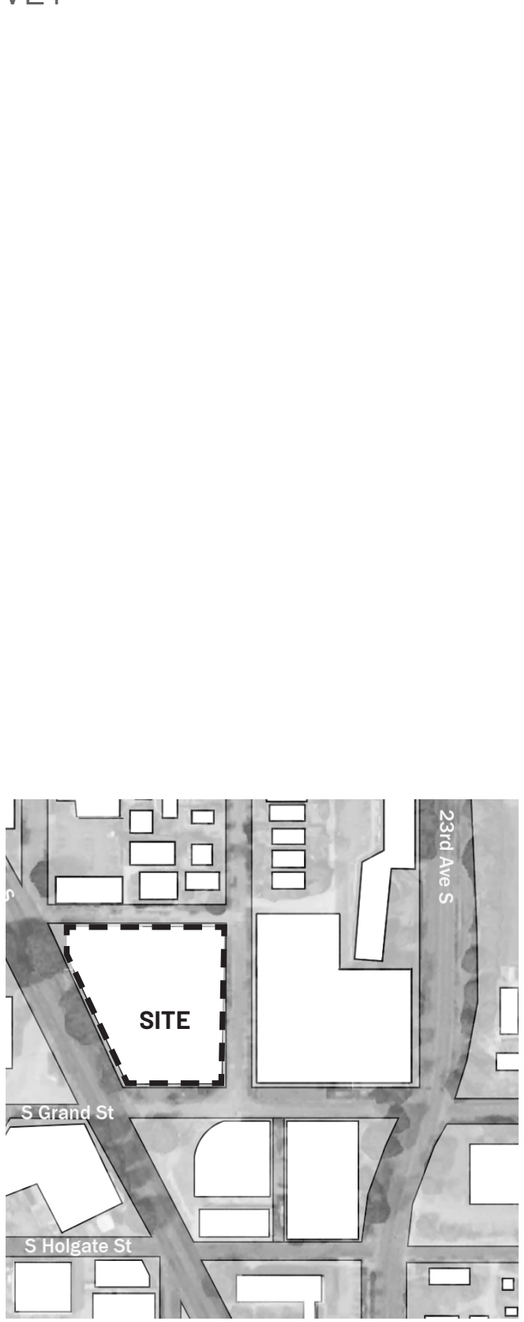
The three buildings at Grand Street Commons all tie into the same streetscape plan. The project team has had preliminary conversations with SDOT to review the South block Alley Vacation and the road realignment proposed for S Grand Street. Pending design guidance from SDOT, some of the key elements intended for the street improvements include:

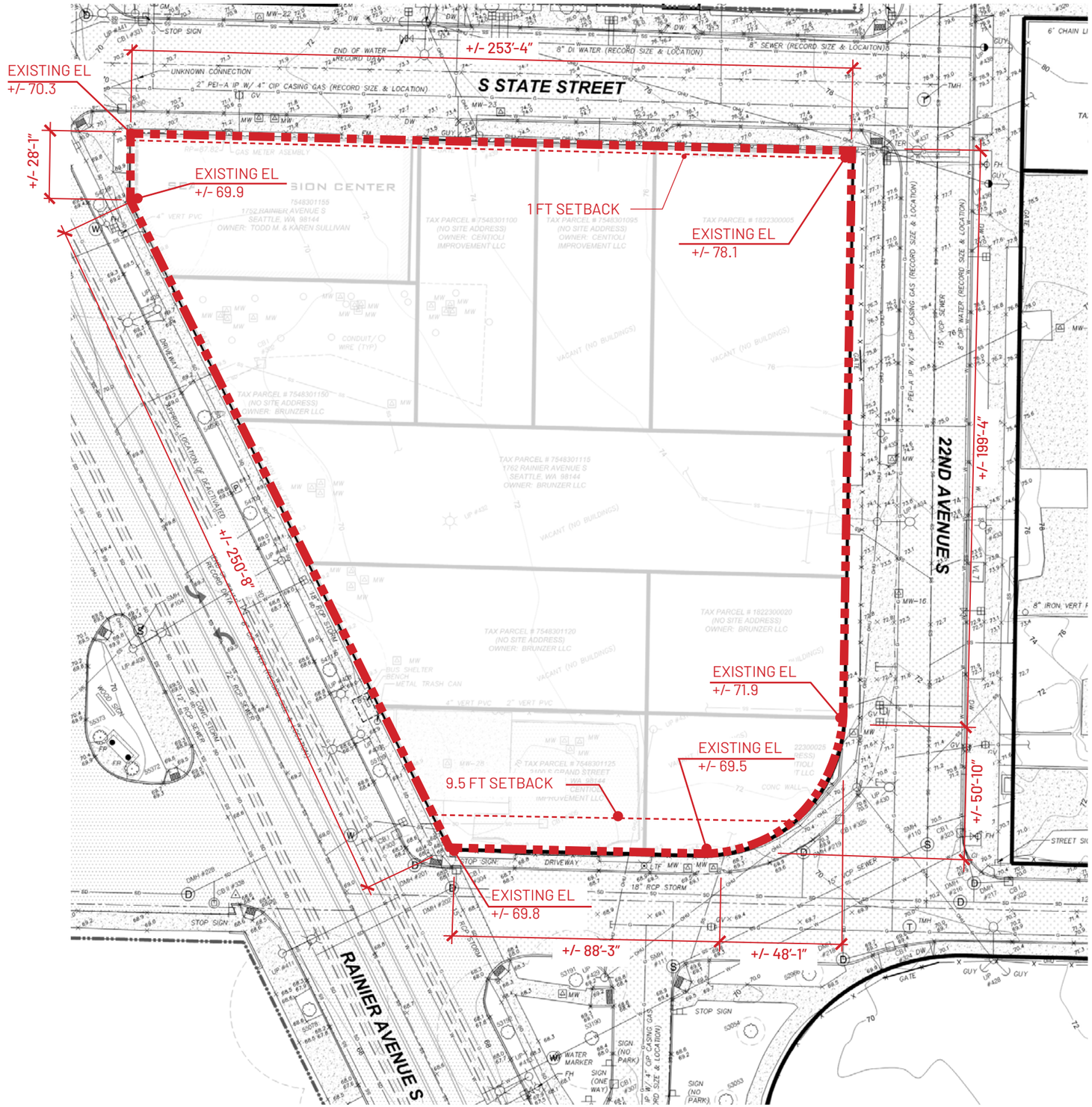
1. Eliminating one of two points of vehicle connection to Rainier Ave S, and therefore increasing the amount of pedestrian space in the right-of-way available for plaza improvements.
2. Including a slight curve to the improved S Grand Street east of the plaza, to further slow vehicle traffic and create a safe and interesting pedestrian environment.
3. Consolidate commercial retail entries near the intersection of S Grand Street and 22nds Ave S.
4. Develop an appropriate streetscape language for residential uses at grade along 22nd Ave S.
5. Begin to identify areas for planting and bioretention at grade.
6. Preserve existing street trees and increase canopy with additional trees.

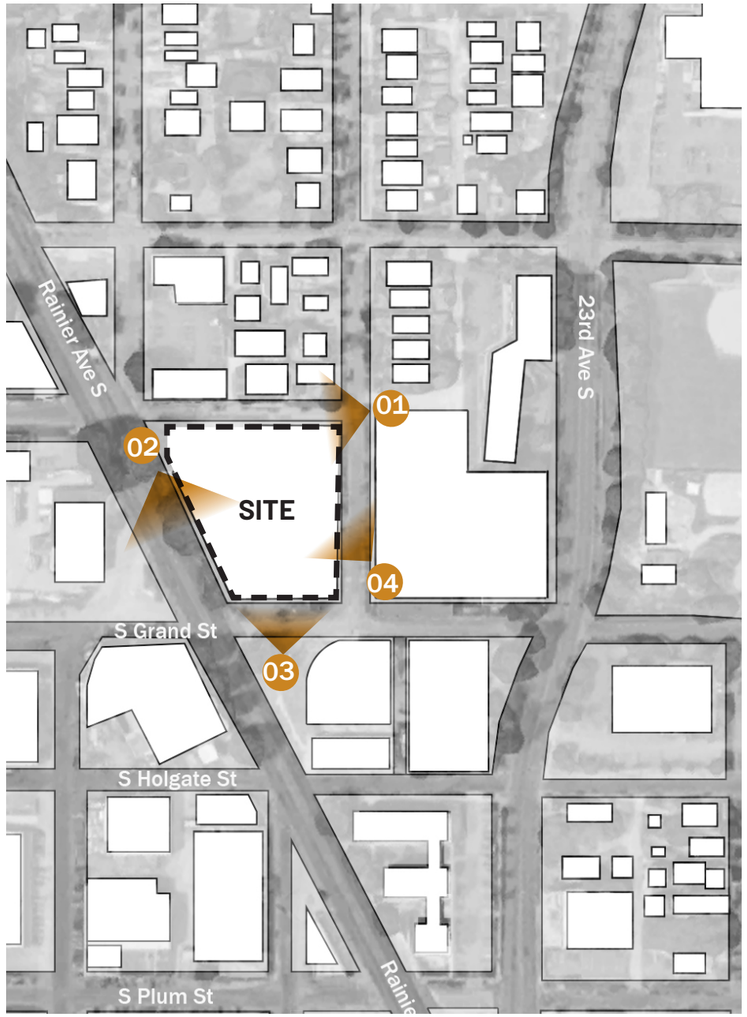
Block by block information and example images may be found later in each design packet. See Table of Contents for page number.

Note: This plan reflects the applicant's preferred building configuration at each block.

WEST BLOCK ANALYSIS
SITE SURVEY









01 S STATE STREET



02 RAINIER AVE S

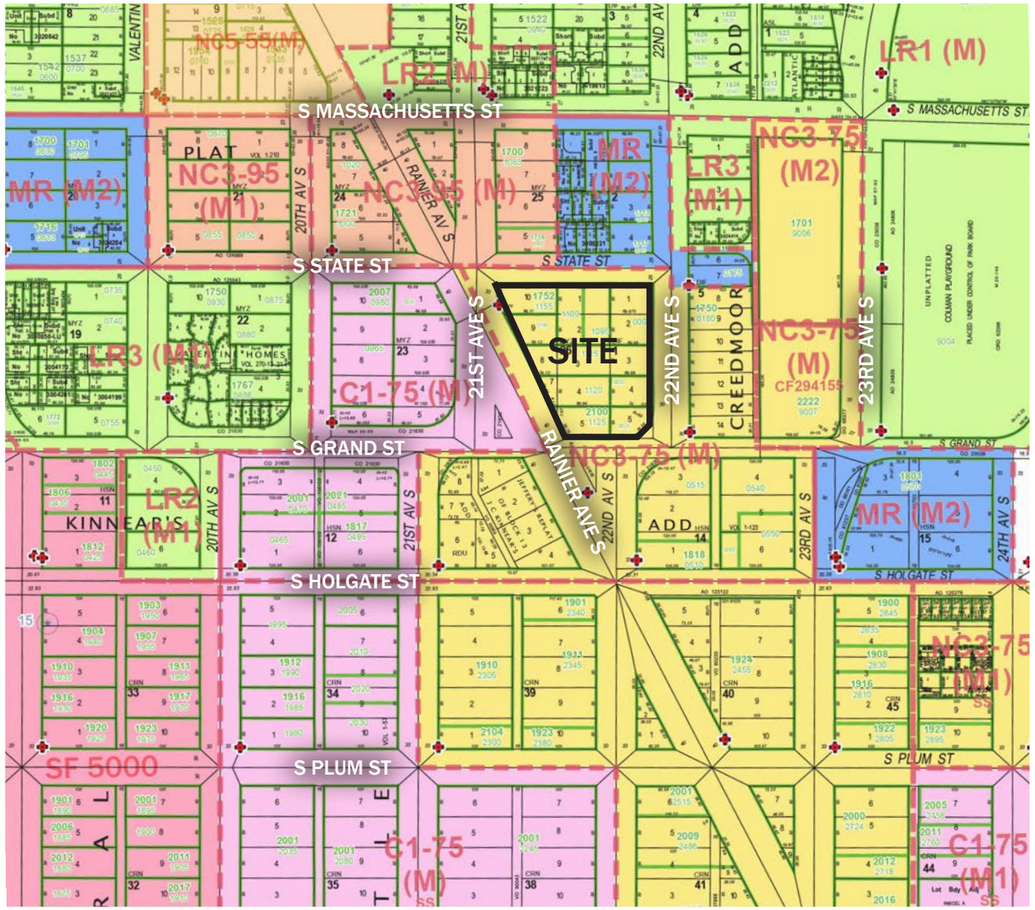


03 SOUTH PROPERTY LINE



04 SITE ALONG 22nd AVE

PAGE INTENTIONALLY LEFT BLANK



LR1 & LR2& LR3

NC3-95

NC3-75

C1-75

MR

SF 5000

ZONING DESIGNATION

NC3-75' (M)

NEARBY ZONING

Northwest of Site: NC3-95' (M)

Northeast of Site: MR (M2)

West of Site: C1-75 (M)

South and East of Site: NC3-75' (M)

NC3-75'
Chapter 23.47A - Commmercial
Key Zoning Code Criteria

Code Section	Topic	Summary
23.47A.005.C	**Street Level Uses**	Limits to residential use at grade do not apply to this project.
23.47A.008.A.2	**Blank Facades**	Blank Facades may not exceed 20' in width or 40% of the width of a structure along the street.
23.47A.008.B	**Non-Residential requirements**	60% Transparency required
		Average depth of 30' and min. depth of 15'
		Floor to floor height is min. 13'-0"
23.47A.008.D	**Residential at grade**	At least on street-level, street-facing façade shall have a visusally prominent entry
		The floor of a dwelling unit shall be 4' above or below sidewalk grade or be set back at least 10 feet from the sidewalk.
23.47A.012	**Structure Height**	Per zone - 75'
23.47A.013	**Floor Area Ratio (FAR)**	FAR = 5.5
23.47A.014	**Setback Requirements**	Upper level setback abutting an MR zone - does not apply when MR zone is part of the same building.
		Upper level setback for street-facing facades - setback of 8 feet is required above 65 feet.
	Façade Modulation	Structures > 250' in width must have one protion of the structure 30 feet or greater setback 15 feet min from the front property line.
	Decks and Balconies	Are permitted within the setback area.
23.47A.016	**Green Factor**	Green Factor of 0.3 or greater is required.
23.47A.022	**Light and Glare**	Exterior lighting must be shielded and directed away from adjacent uses.
		Driveways and parking areas shall be screened from adjacent properties by a fence or wall between 5 feet and 6 feet in height
23.47A.024	**Amenity Area**	5% total fross floor area in residential use.
		Amenity areas shall not be enclosed.
23.47A.032	**Parking Access**	Parking shall be from the alley.
23.54.015	**Parking requirements**	no minimum parking required for residential or commercial use

ZONING SUMMARY

The entire project site is zoned NC3-75' (M). The same zone extends across 22nd Ave S to the east and S Grand Street to the south. The block west of the site on the opposite side of Rainier Ave S is zoned C1-75'. North of the site, there are two zones along the north side of S State Street: NC3-95' (M) to the NW and MR (M2) to the NE.

WEST BLOCK ANALYSIS

STREET ELEVATION - S GRAND STREET

PROJECT SITE



RAINIER AVE S



A. NORTH ELEVATION OF GRAND STREET



23RD AVE S

B. SOUTH ELEVATION OF GRAND STREET

STREET ELEVATION - S GRAND STREET





23RD AVE S



RAINIER AVE S

WEST BLOCK ANALYSIS

STREET ELEVATION - 22nd AVE S

PROJECT SITE



A. WEST ELEVATION OF 22ND AVE S



B. EAST ELEVATION OF 22ND AVE S

STREET ELEVATION - 22nd AVE S



S STATE ST





WEST BLOCK ANALYSIS

STREET ELEVATION - S STATE STREET



RAINIER AVE S

A. NORTH ELEVATION OF S STATE STREET

PROJECT SITE



B. SOUTH ELEVATION OF S STATE STREET

STREET ELEVATION - S STATE STREET



22nd AVE S



RAINIER AVE S



WEST BLOCK ANALYSIS

STREET ELEVATION - RAINIER AVE S

PROJECT SITE

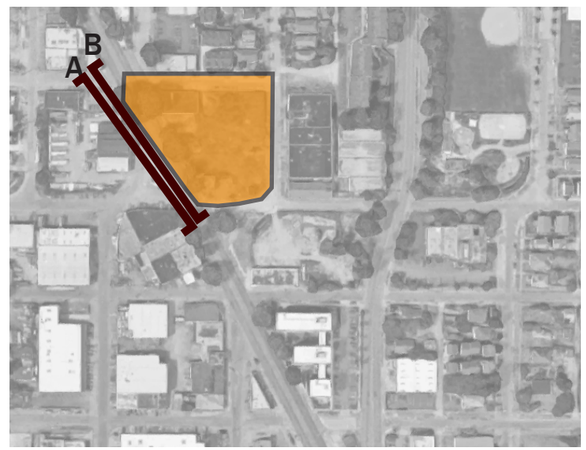


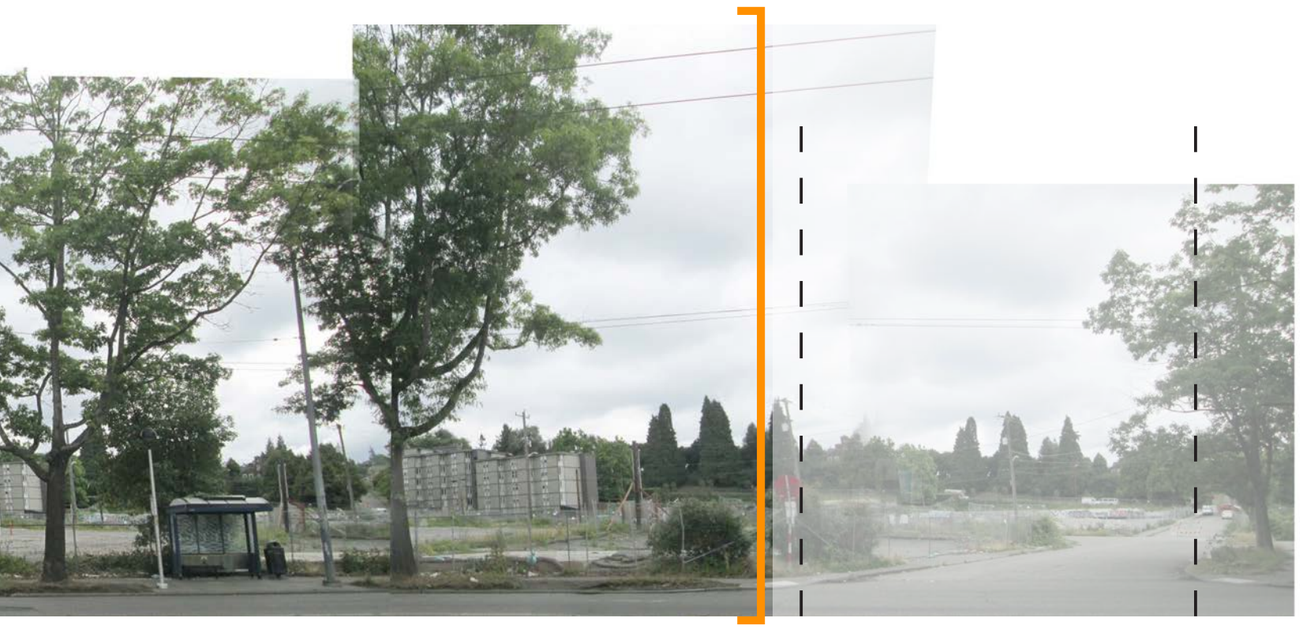
A. EAST ELEVATION OF RAINIER AVE S



B. WEST ELEVATION OF RAINIER AVE S

STREET ELEVATION - RAINIER AVE S





GRAND ST

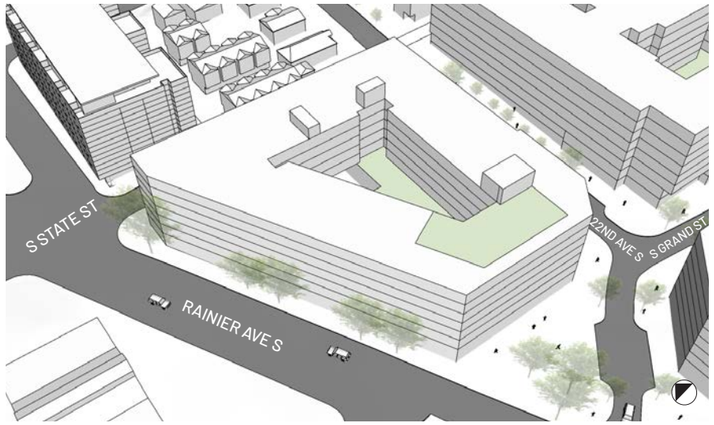


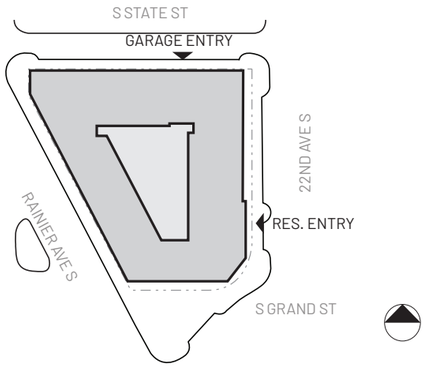
STATE ST

MASSING CONCEPTS

SUMMARY

OPTION A (CODE COMPLIANT)





PROPOSED GROSS RESIDENTIAL: 343,527 SF

- Total Residential Units: 282
- Total Parking: 279
- Total Commercial Area: 27,562 SF

PROS

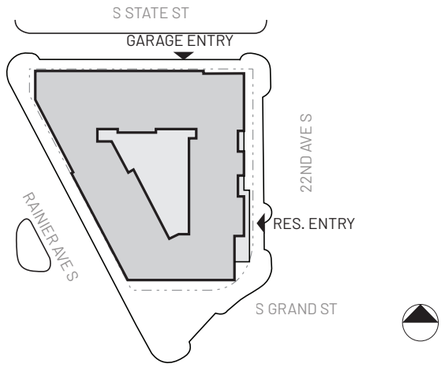
- Code compliant scheme

CONS

- Minimal modulation on all sides
- No relationship between massing and ground plane concepts
- No opportunity for different Porch options facing public spaces
- Loading truck turn radius at curb cuts do not work for proposed program

OPTION B





PROPOSED GROSS RESIDENTIAL: 341,564 SF

- Total Residential Units: 285
- Total Parking: 262
- Total Commercial Area: 26,662 SF

PROS

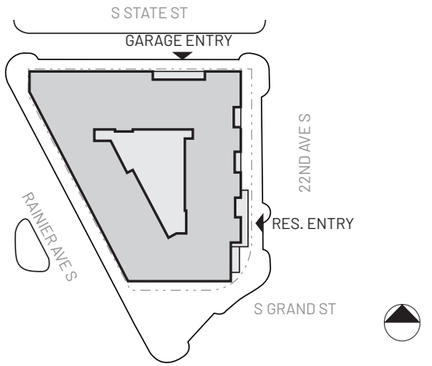
- Greater facade breakdown along Rainier Ave S and 22nd Ave S
- Recessed Porch concept (portico) at south plaza
- Increased modulation and opportunities for stoops/patios along 22nd Ave S

CONS

- Large curb cut on S State S (departure required)
- Minimal modulation along S State St facing existing residential fabric

OPTION C (PREFERRED)





PROPOSED GROSS RESIDENTIAL: 340,447 SF

- Total Residential Units: 280
- Total Parking: 268
- Total Commercial Area: 26,757 SF

PROS

- Consistent facade treatment across Rainier Ave S
- Two-story massing at retail
- Recessed Porch concept (portico) at south plaza
- Increased modulation and opportunities for stoops/patios along 22nd Ave S
- Facade modulation along S States St

CONS

- Large curb cut on S State St (departure required)

OPTION A (CODE COMPLIANT)

PROPOSED GROSS RESIDENTIAL: 343,527 SF

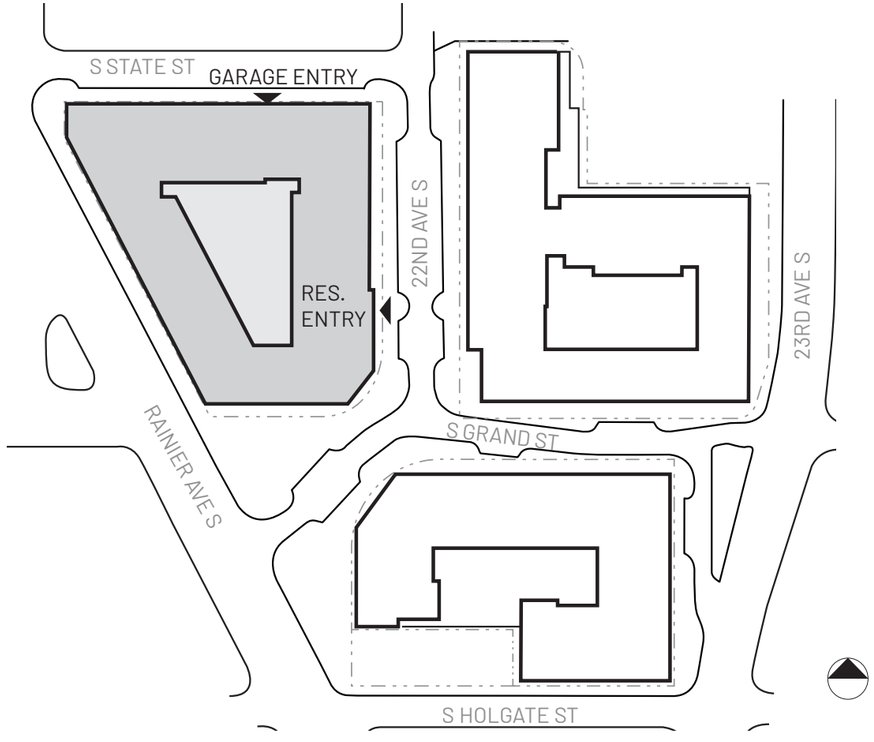
- Total Residential Units: 282
- Total Parking: 279
- Total Commercial Area: 27,562 SF

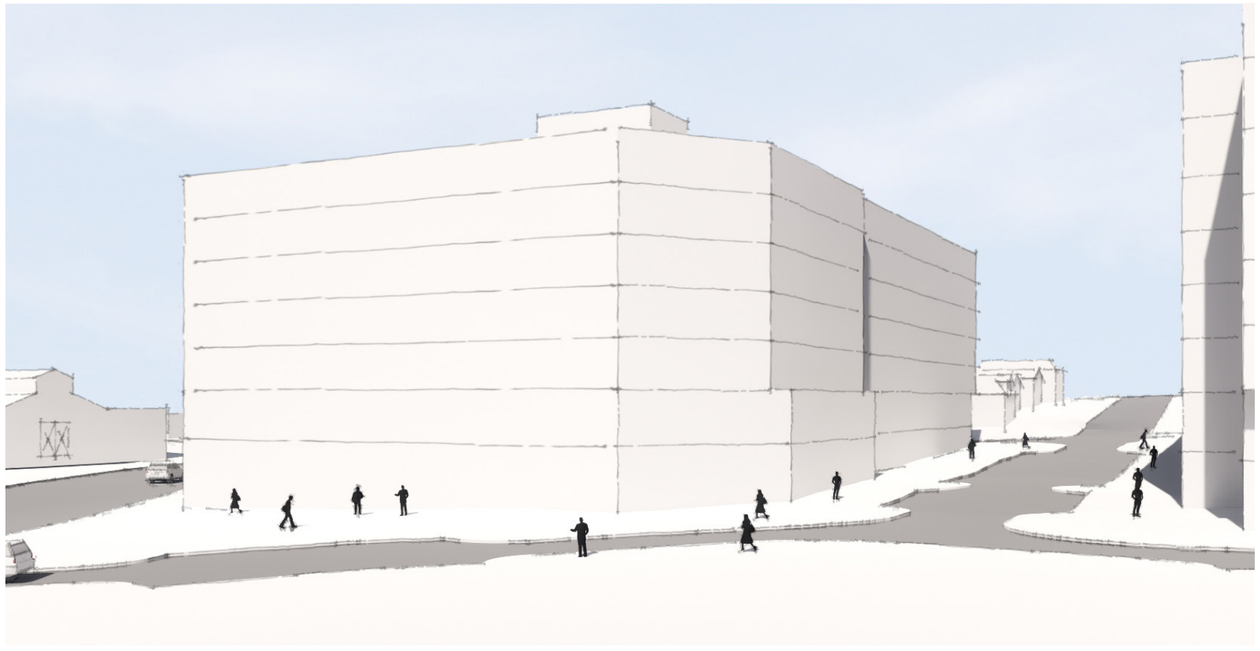
PROS

- Code compliant scheme

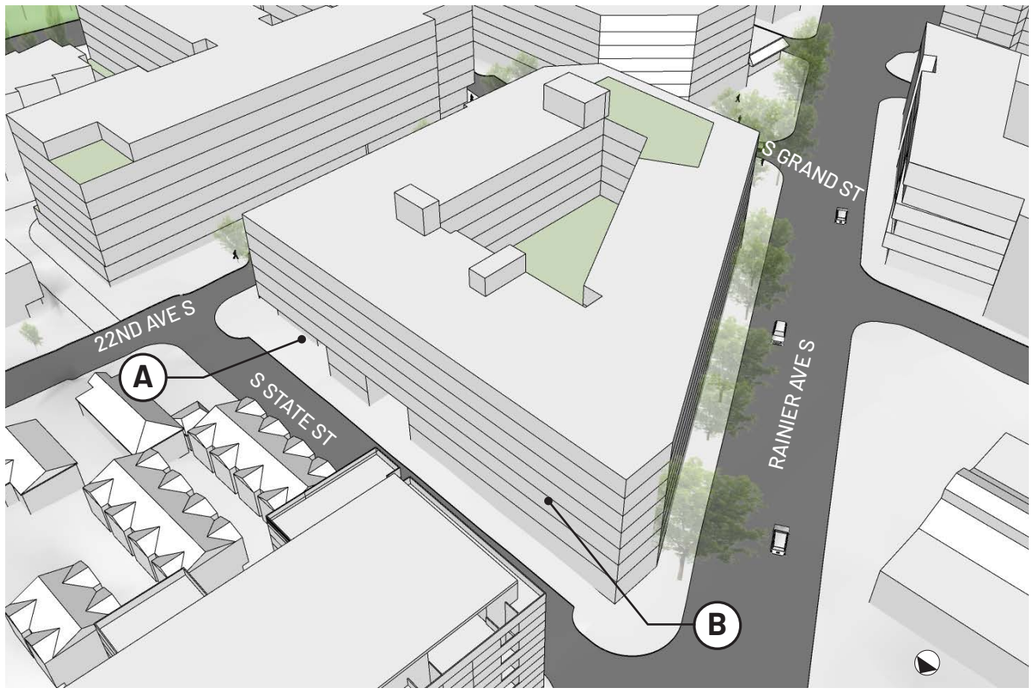
CONS

- Minimal modulation on all sides
- No relationship between massing and ground plane concepts
- No opportunity for different Porch options facing public spaces
- Loading truck turn radius at curb cuts do not work for proposed program





PERSPECTIVE VIEW AT SOUTHEAST CORNER

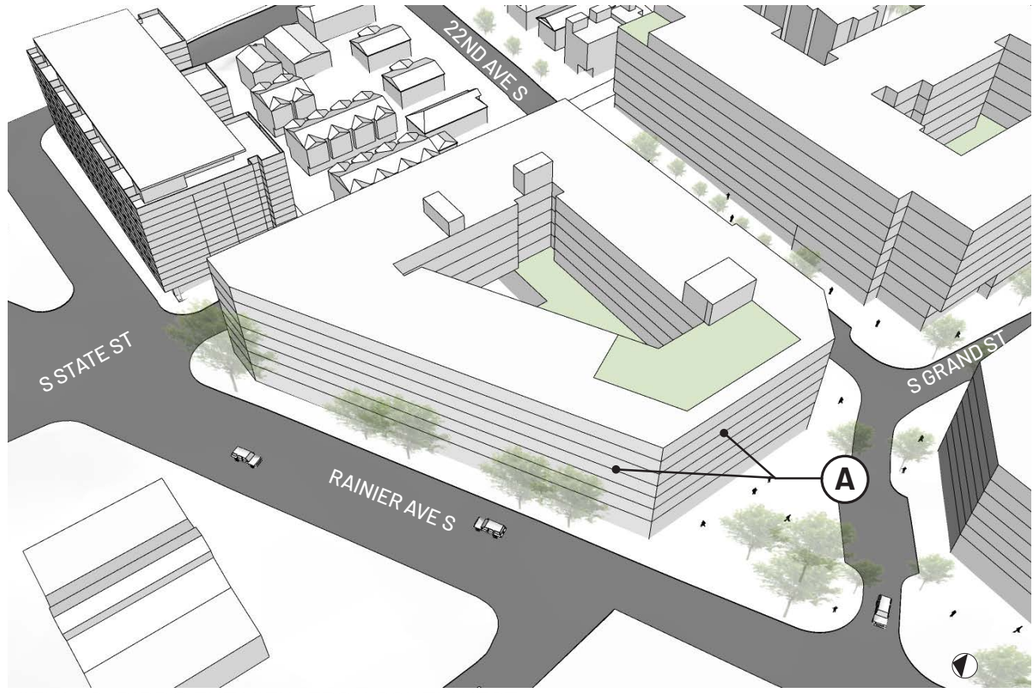


VIEW #1: BIRD'S EYE VIEW FROM NORTHWEST

NOTES

A. The continuous facade on S State St lacks modulation, making a harsh transition to the lower density buildings to the north (in conflict with CS2.1).

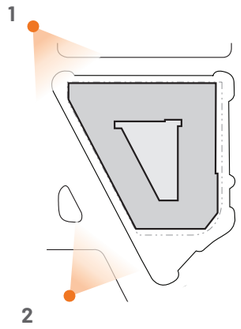
B. Curb cuts are split apart to meet code but increase impact on the pedestrian environment (in conflict with Citywide Guideline DC1.B.1).

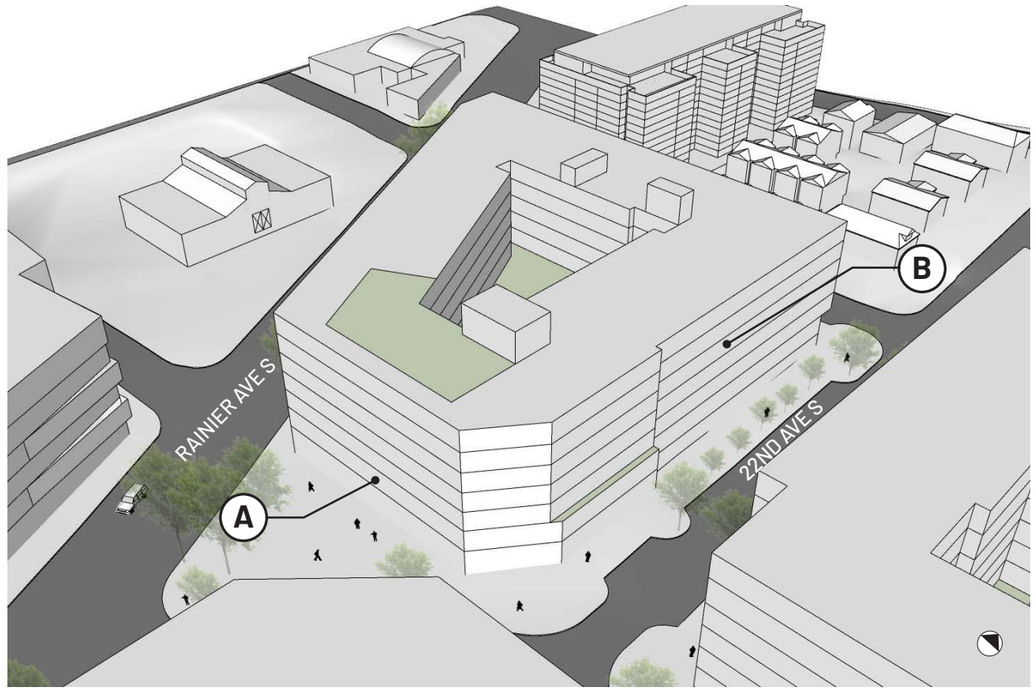


VIEW #2: BIRD'S EYE VIEW FROM SOUTHWEST

NOTES

A. Along the south and west facades, there are continuous street wall of retail but no setbacks for entries (PL1.1.b).

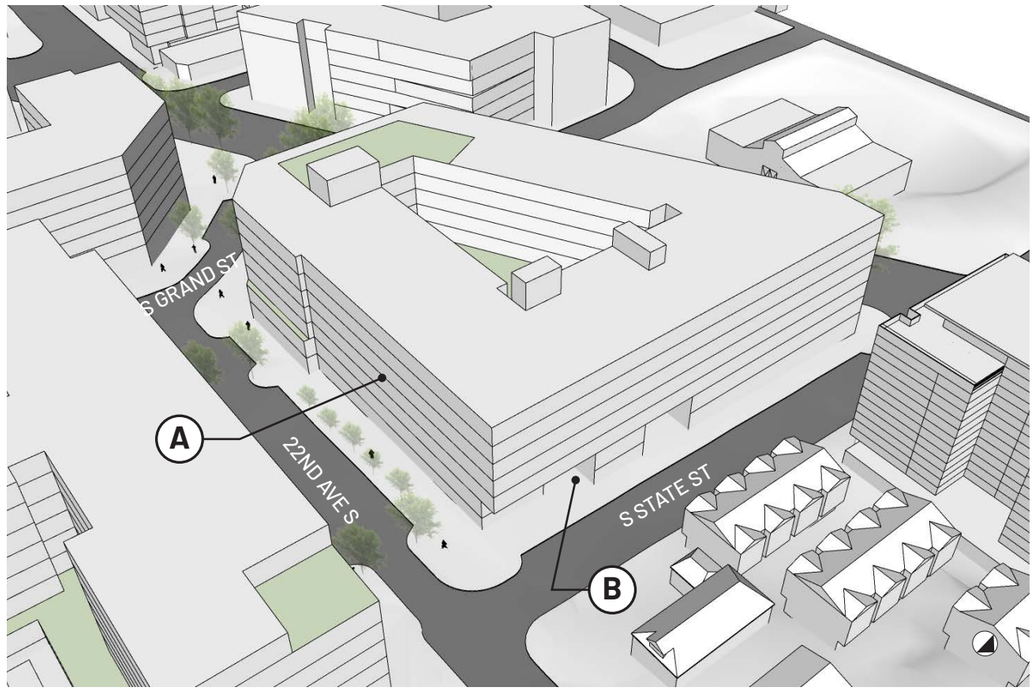




VIEW #3: BIRD'S EYE VIEW FROM SOUTHEAST

NOTES

A. Along the south facade, there is a continuous street wall of retail but no setbacks for entries (PL1.1.b).
B. The east facade lacks modulation, making the transition to the lower density buildings to the north harsh, and does not meet the guideline's goals (CS2.1).



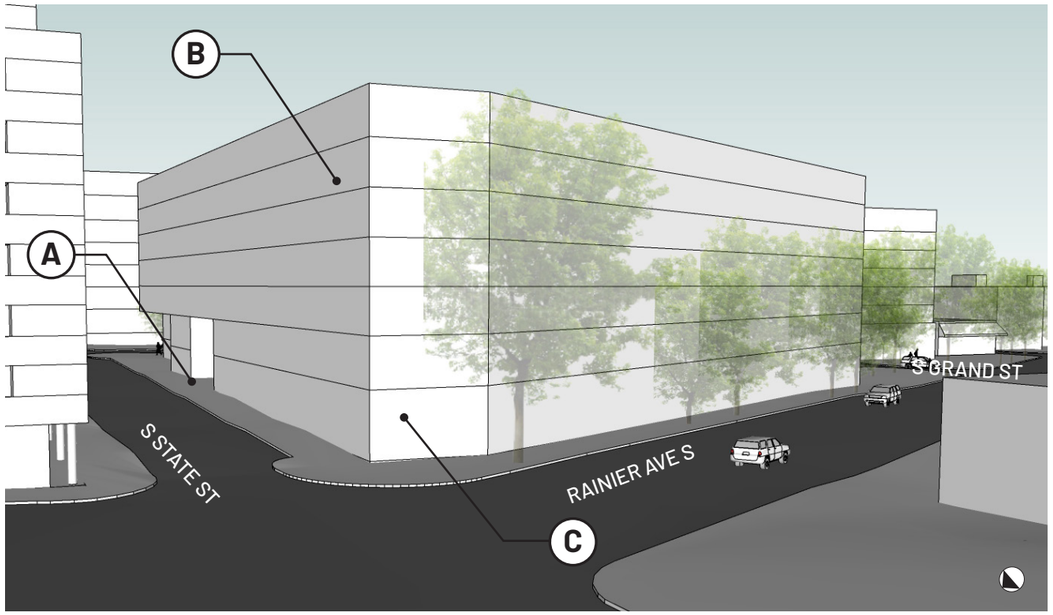
VIEW #4: BIRD'S EYE VIEW FROM NORTHEAST

NOTES

A. The east facade of the massing does have some setback along 22nd Ave S, which provides opportunity for stoops to activate the street (PL3.2.h).
B. Curb cuts are split apart to meet code but increase impact on the pedestrian environment (in conflict with Citywide Guideline DC1.B.1).



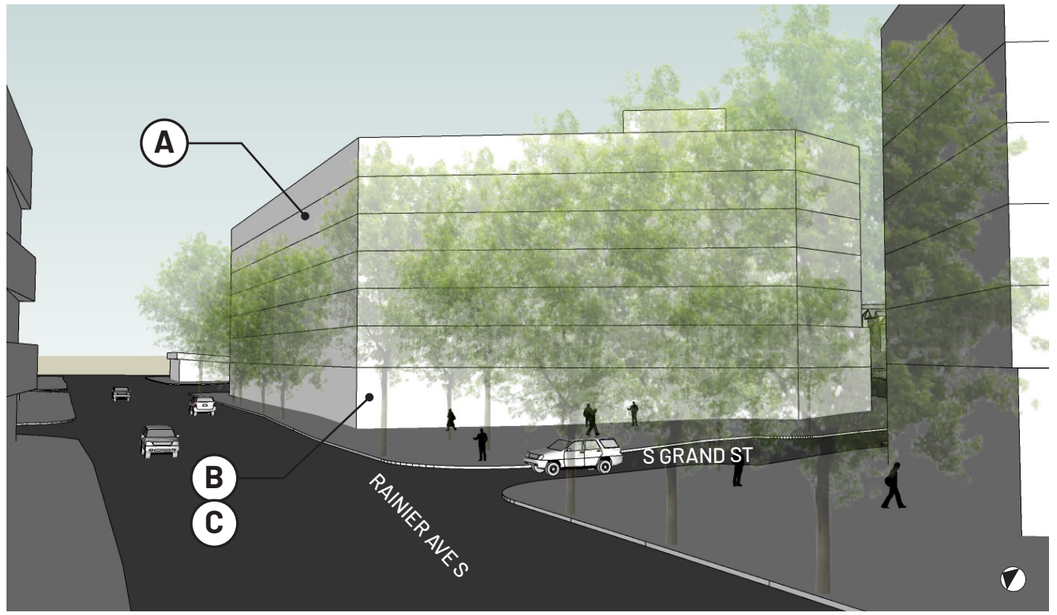
MASSING CONCEPTS
OPTION A - STREET VIEWS



VIEW #5: STREET VIEW LOOKING SOUTH ON RAINIER AVE S

NOTES

A. Curb cuts are split apart to meet code but increase impact on the pedestrian environment (in conflict with Citywide Guideline DC1.B.1).
B. Continuous facade on State Street lacks modulation, making the transition to the lower density buildings to the north harsh (in conflict with CS2.1).
C. The two story commercial base is not expressed differently from the massing above, making it more difficult to identify and providing a less welcoming facade (in conflict with DC2.1.a).

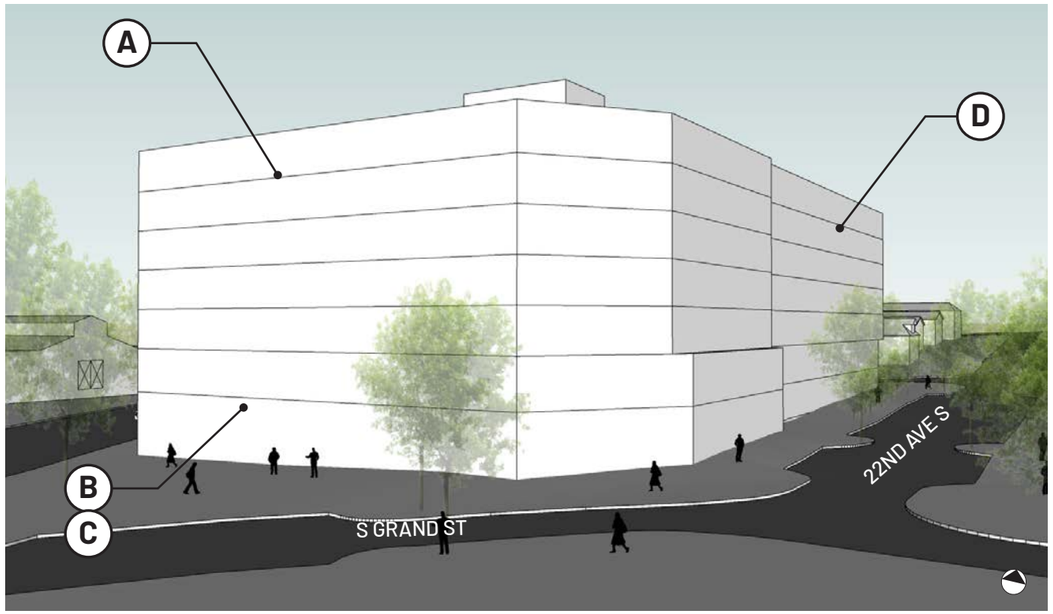


VIEW #6: GRAND ST PEDESTRIAN VIEW FROM SOUTH

NOTES

A. Monolithic upper massing does not break down the massing (in conflict with DC2.1.c, d).
B. Along the south and west sides, there is continuous retail frontage (PL1.1.b).
C. The two story commercial base is not expressed differently from the massing above, making it more difficult to identify and providing a less welcoming facade (in conflict with DC2.1.a).

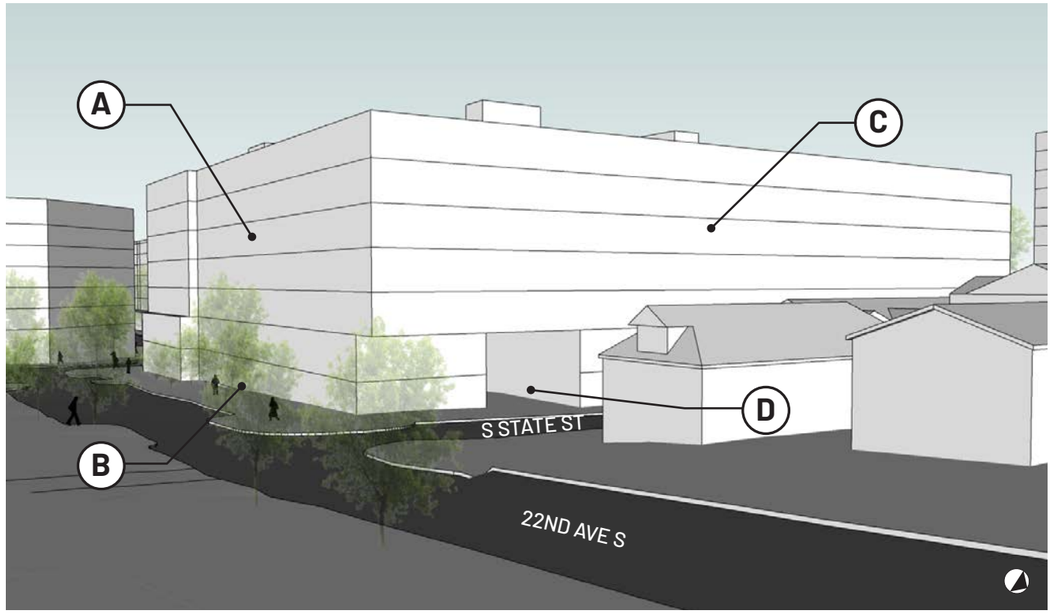




VIEW #7: STREET VIEW LOOKING NORTH ON 22nd AVE S

NOTES

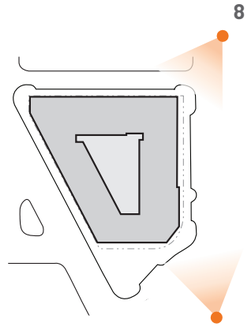
A. Monolithic upper massing does not break down the massing (in conflict with DC2.1.c, d).
B. There is continuous retail frontage at the south facade, fronting the plaza (PL1.1.b).
C. The two story commercial base is not expressed differently from the massing above, making it more difficult to identify and providing a less welcoming facade (in conflict with DC2.1.a).
D. Minimal modulation does not relate to the smaller-scale residential buildings further north on 22nd Ave S (in conflict with CS2.1.b, DC2.1.c).



VIEW #8: STREET VIEW LOOKING SOUTH ON 22ND AVE S

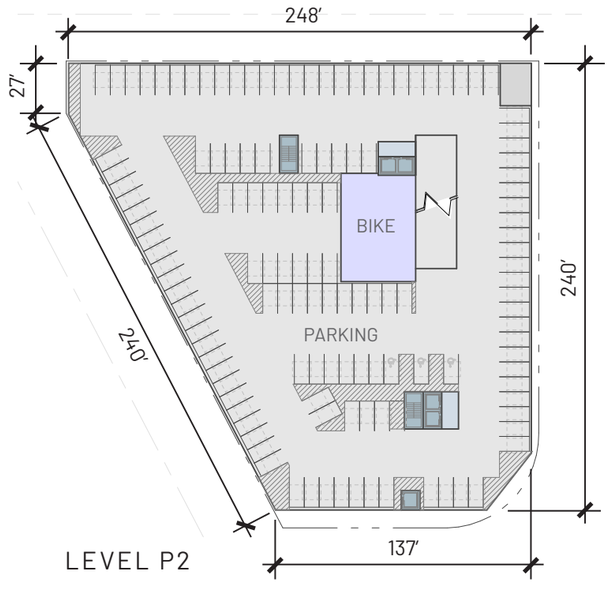
NOTES

A. Minimal modulation does not relate to the smaller-scale residential buildings further north on 22nd Ave S (in conflict with CS2.1.b, DC2.1.c).
B. Setbacks at ground related housing allow landscaping to act as the delineation between public and private spaces and provide opportunities for stoops to activate the street (PL3.1.h, PL3.2.h, DC3.1.b).
C. Continuous facade on State Street lacks modulation, making the transition to the lower density buildings to the north harsh (in conflict with CS2.1).
D. Curb cuts are split apart to meet code but increase impact on the pedestrian environment (in conflict with Citywide Guideline DC1.B.1).

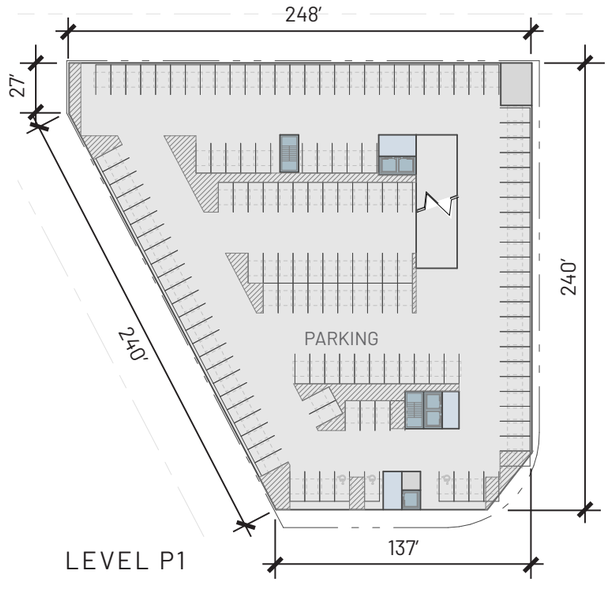


RUNBERG ARCHITECTURE GROUP

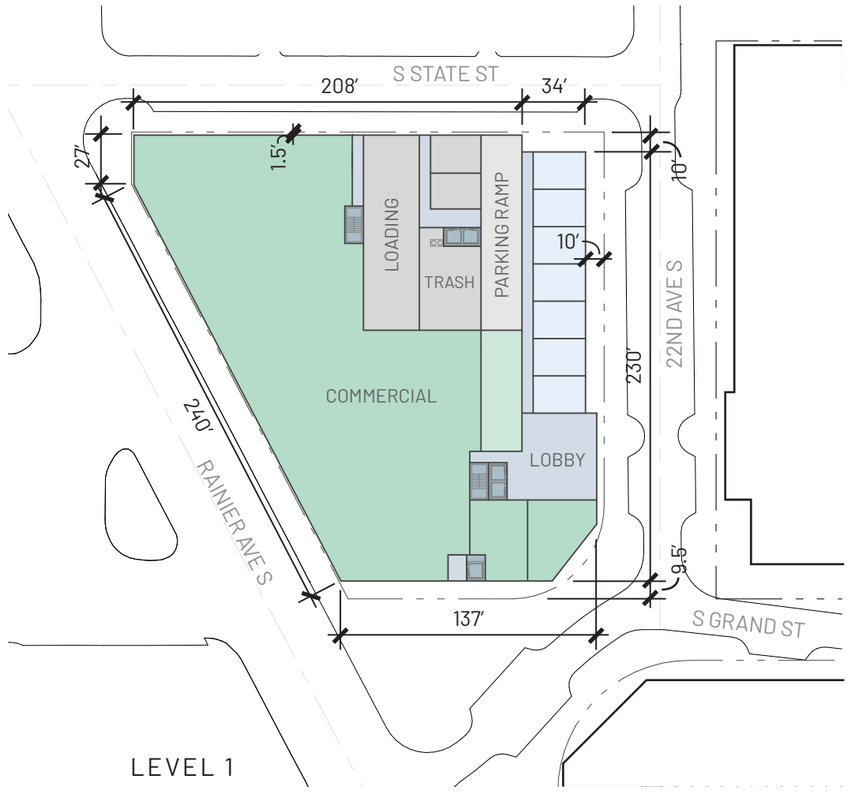
MASSING CONCEPTS
OPTION A - FLOOR PLANS



LEVEL P2



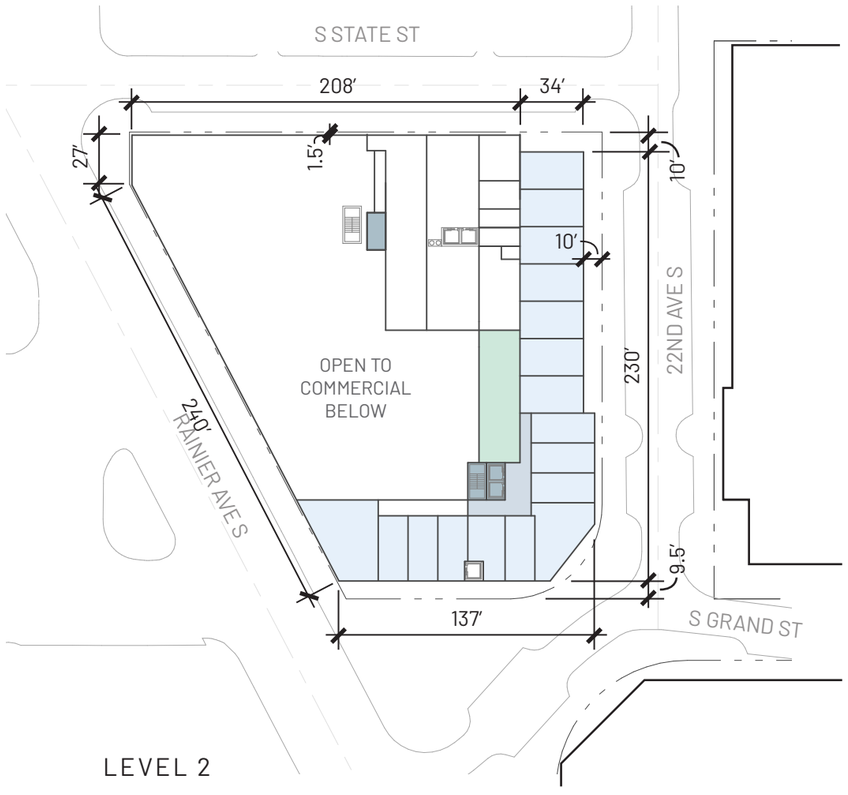
LEVEL P1



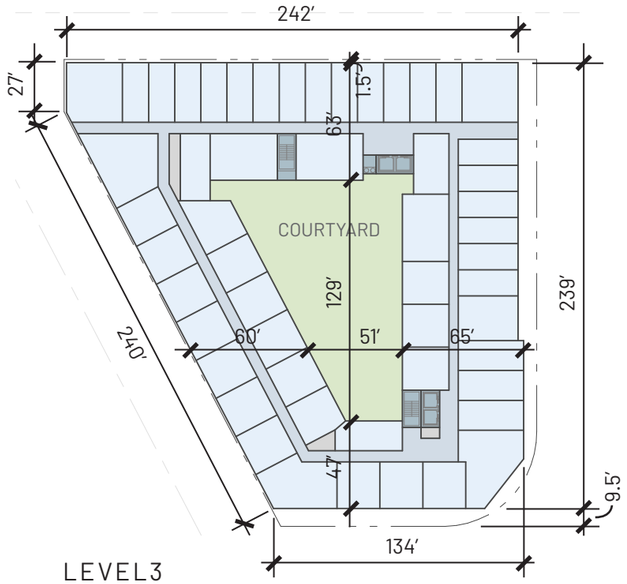
LEVEL 1

RESIDENTIAL
AMENITY SPACE
LOBBY/ CIRCULATION
EXTERIOR DECK
RETAIL

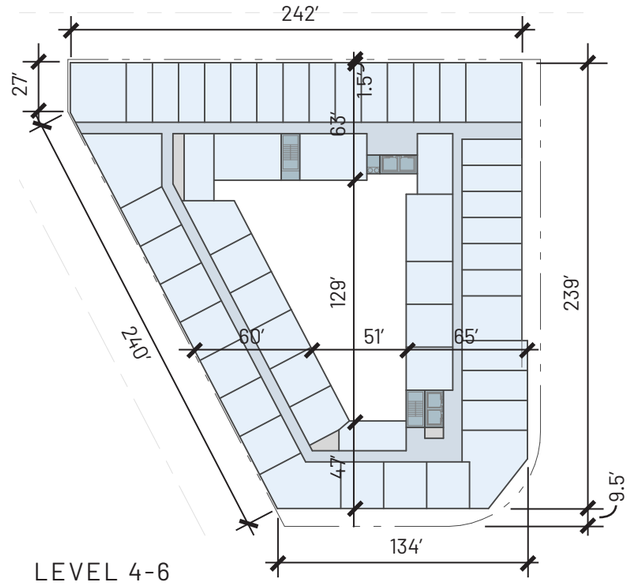
N



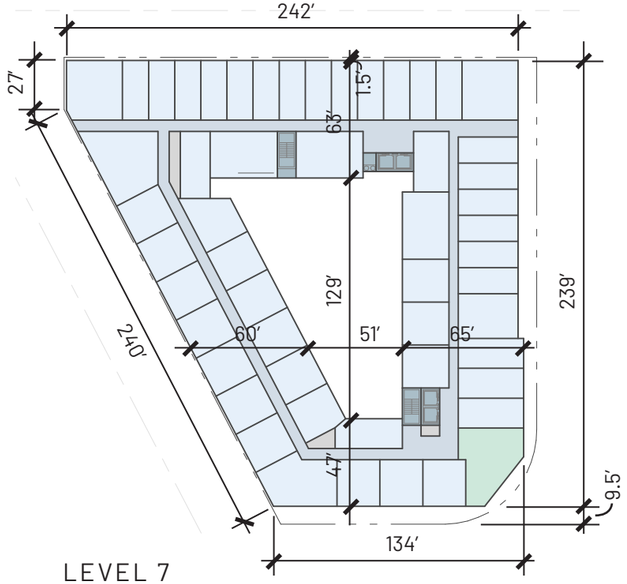
LEVEL 2



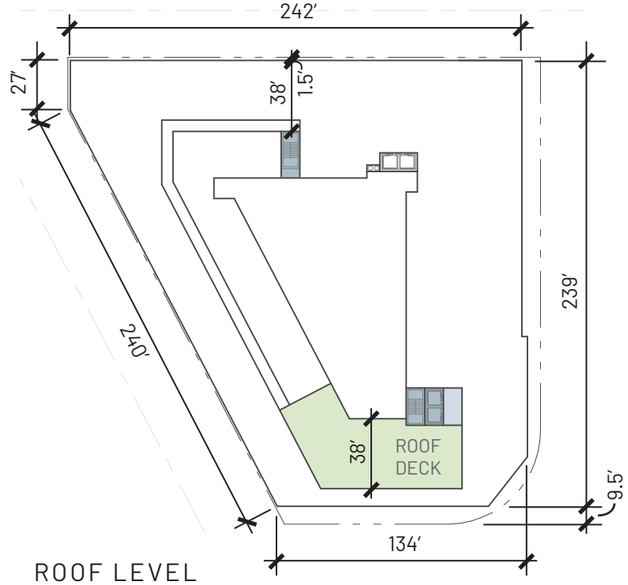
LEVEL3



LEVEL 4-6



LEVEL 7



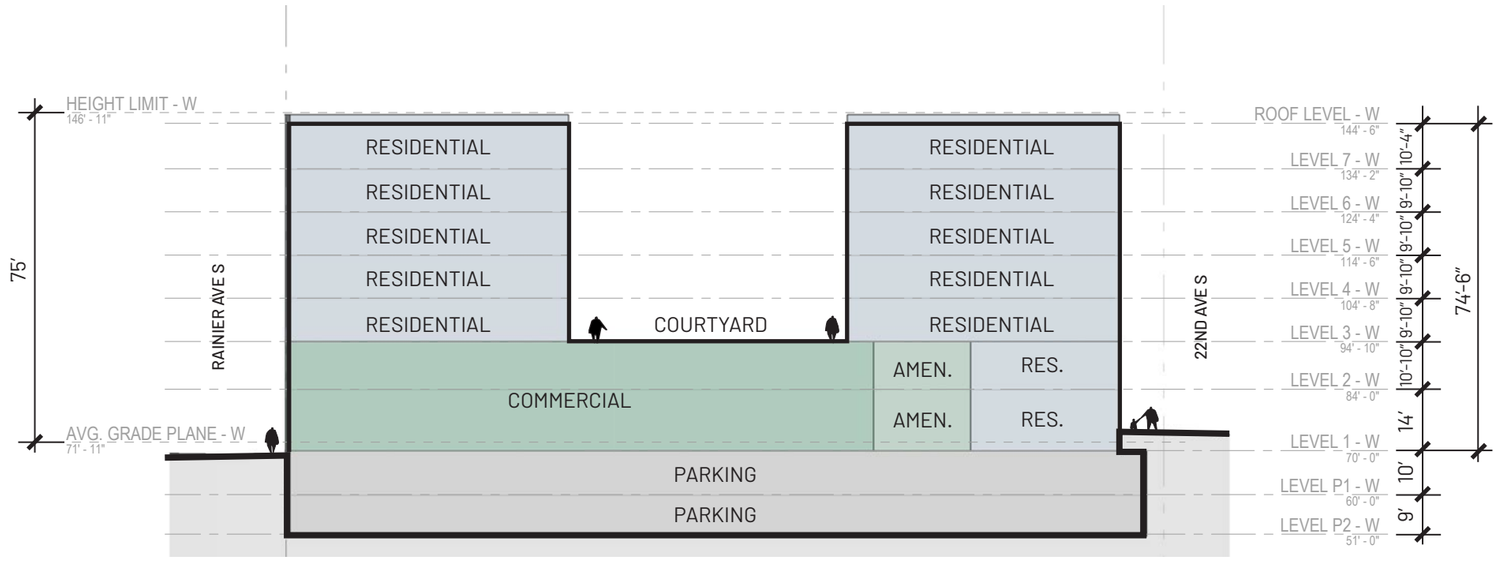
ROOF LEVEL

RESIDENTIAL
LOBBY/ CIRCULATION
RETAIL
AMENITY SPACE
EXTERIOR DECK

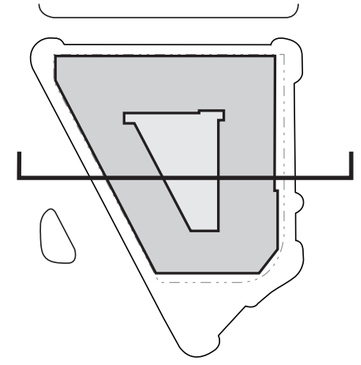
N

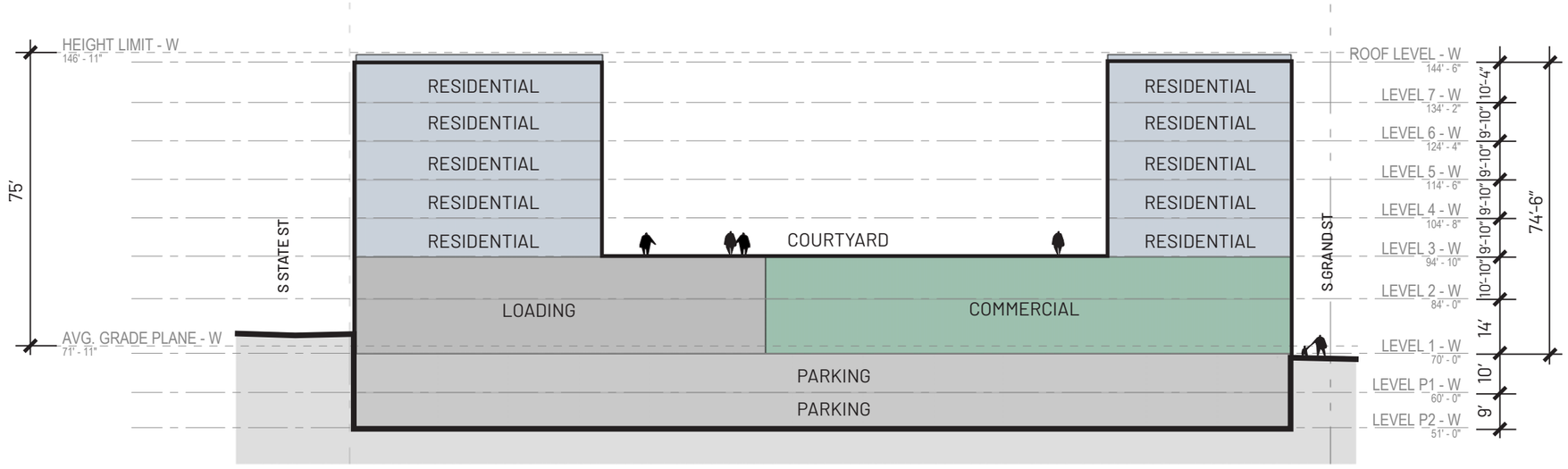
MASSING CONCEPTS

OPTION A - BUILDING SECTIONS

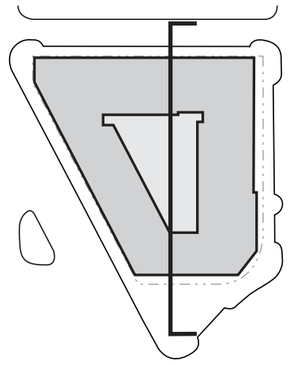


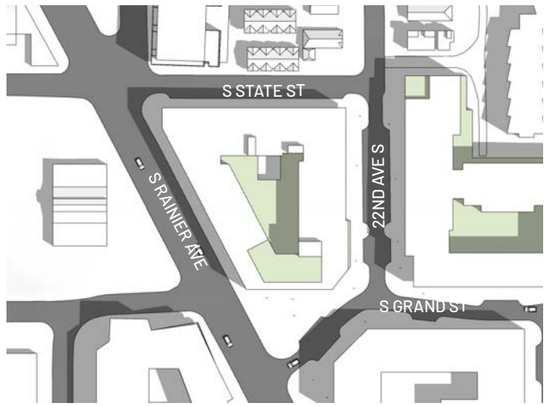
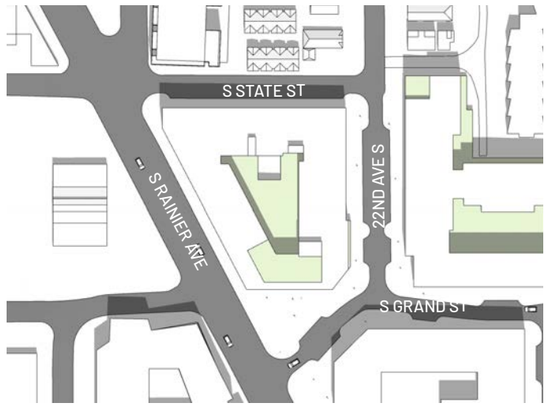
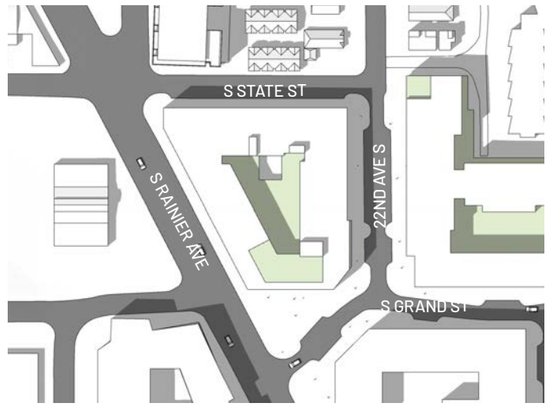
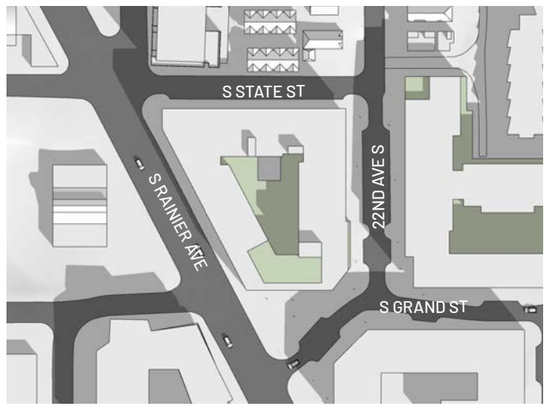
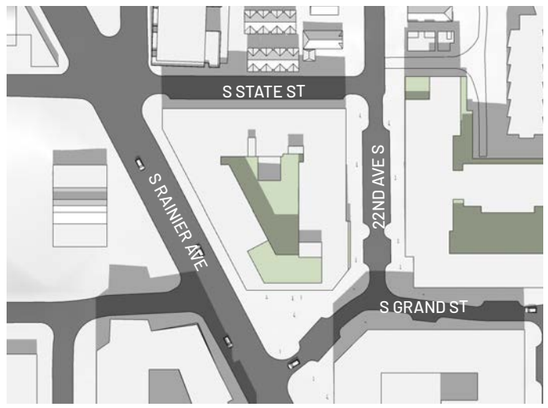
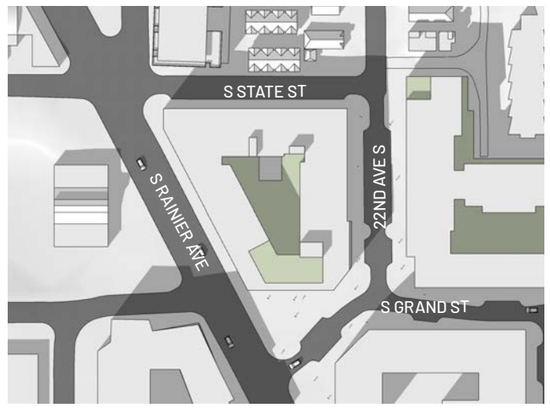
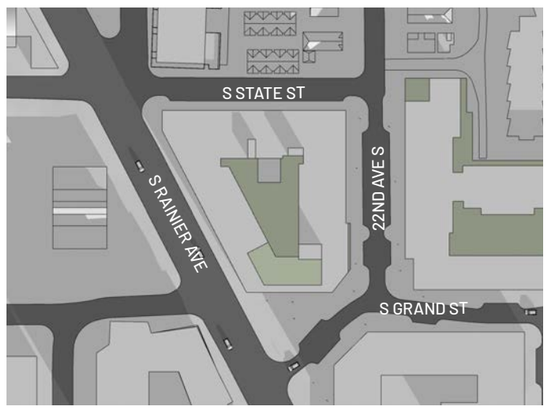
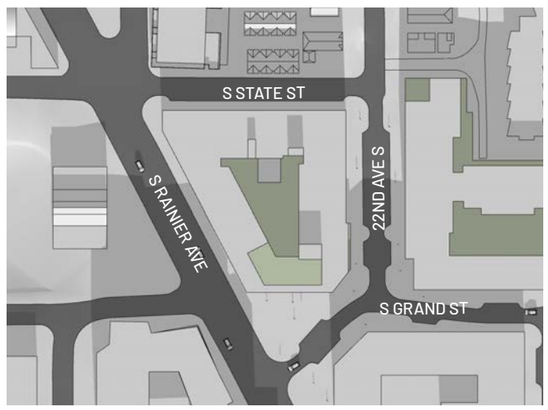
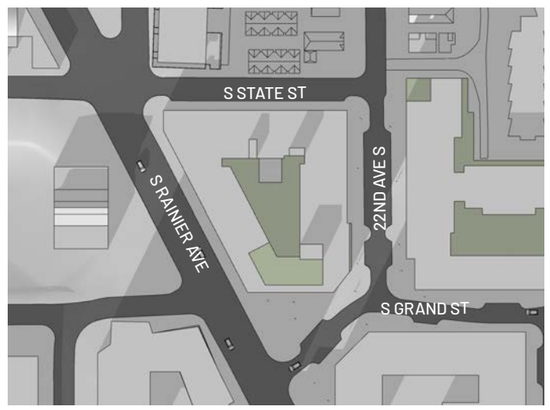
SECTION





SECTION



	10 AM	12 PM	2 PM
JUN 21			
MAR/SEP 21			
DEC 21			

PAGE INTENTIONALLY LEFT BLANK

OPTION B

PROPOSED GROSS RESIDENTIAL: 341,564 SF

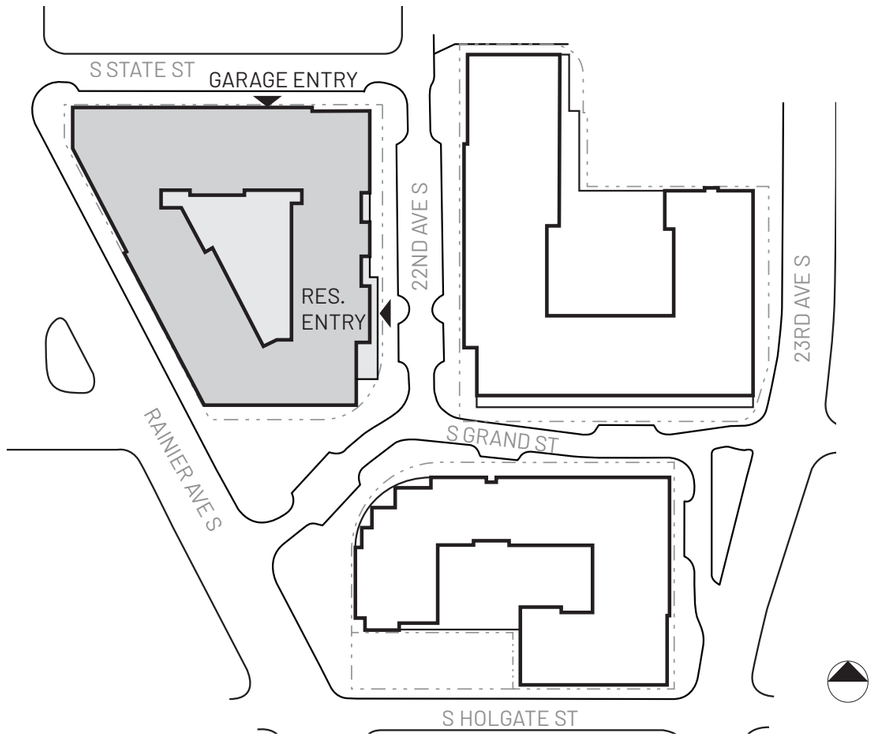
- Total Residential Units: 285
- Total Parking: 262
- Total Commercial Area: 26,662 SF

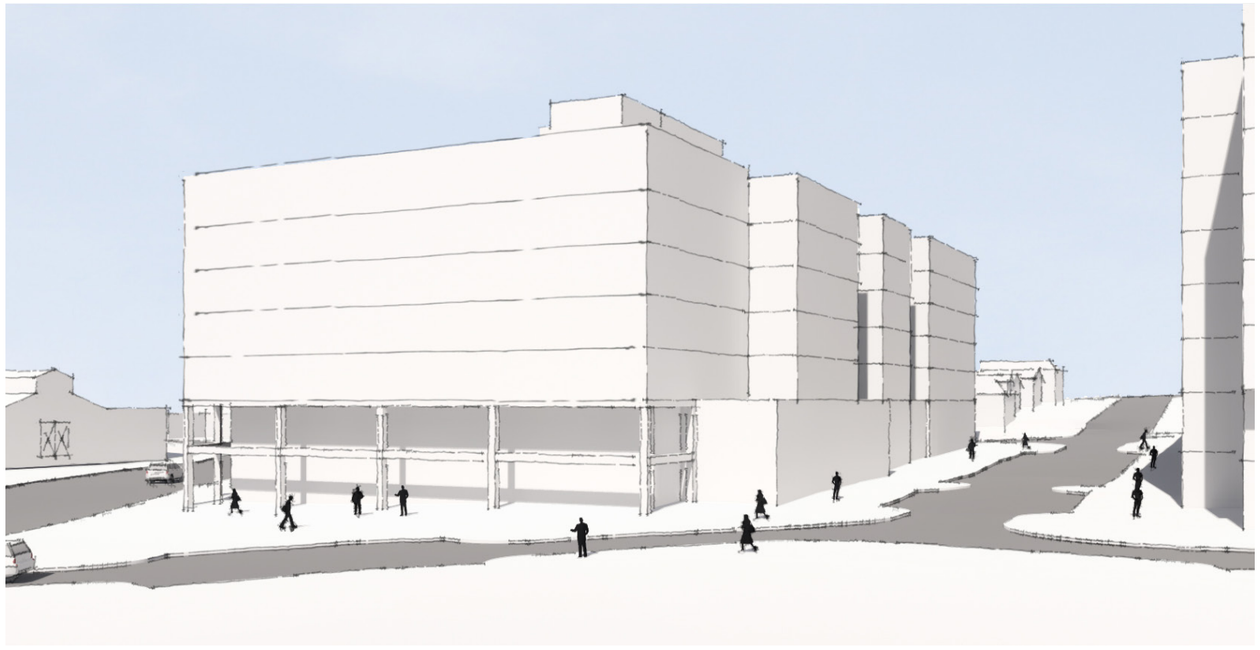
PROS

- Greater facade breakdown along Rainier Ave S and 22nd Ave S
- Recessed Porch concept (portico) at south plaza
- Increased modulation and opportunities for stoops/patios along 22nd Ave S

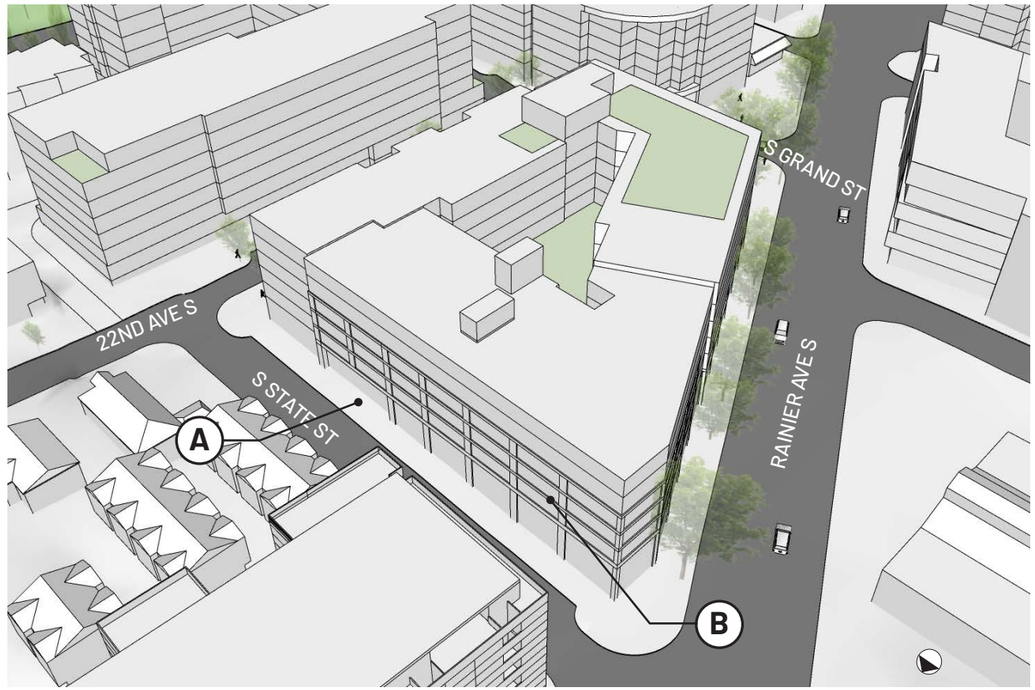
CONS

- Large curb cut on S State S (departure required)
- Minimal modulation along S State St facing existing residential fabric





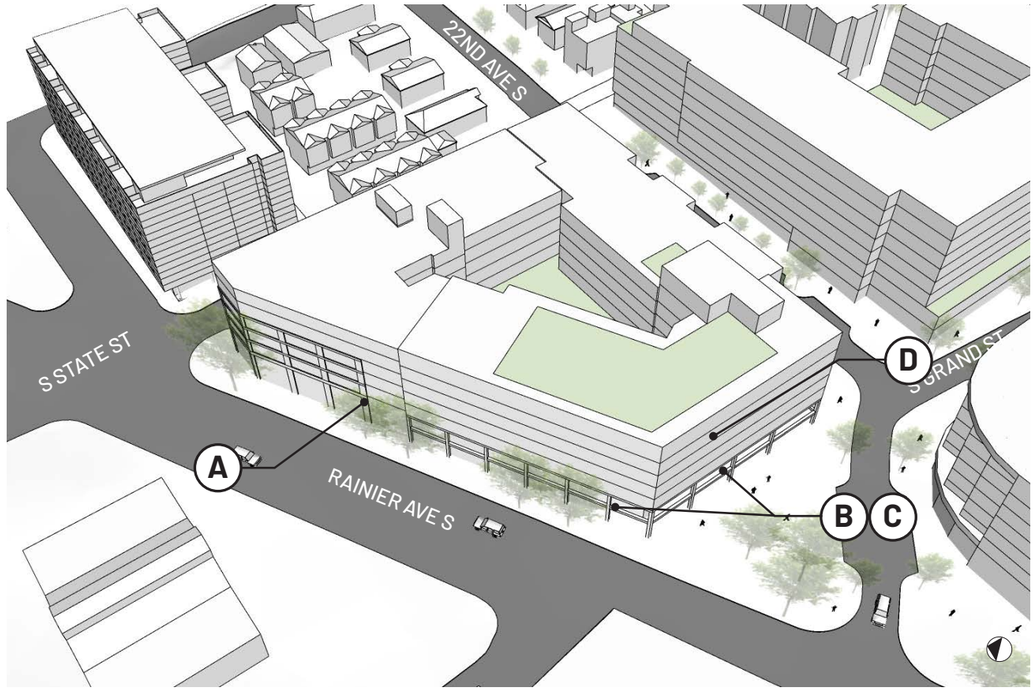
PERSPECTIVE VIEW AT SOUTHEAST CORNER



VIEW #1: BIRD'S EYE VIEW FROM NORTHWEST

NOTES

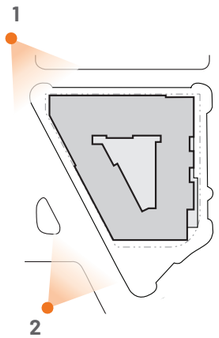
A. Curb cuts are consolidated to reduce impact on the pedestrian environment (Citywide Guideline DC1.B.1).
B. Four story base anchors north end of building and breaks the mass into a quarter-block scale.

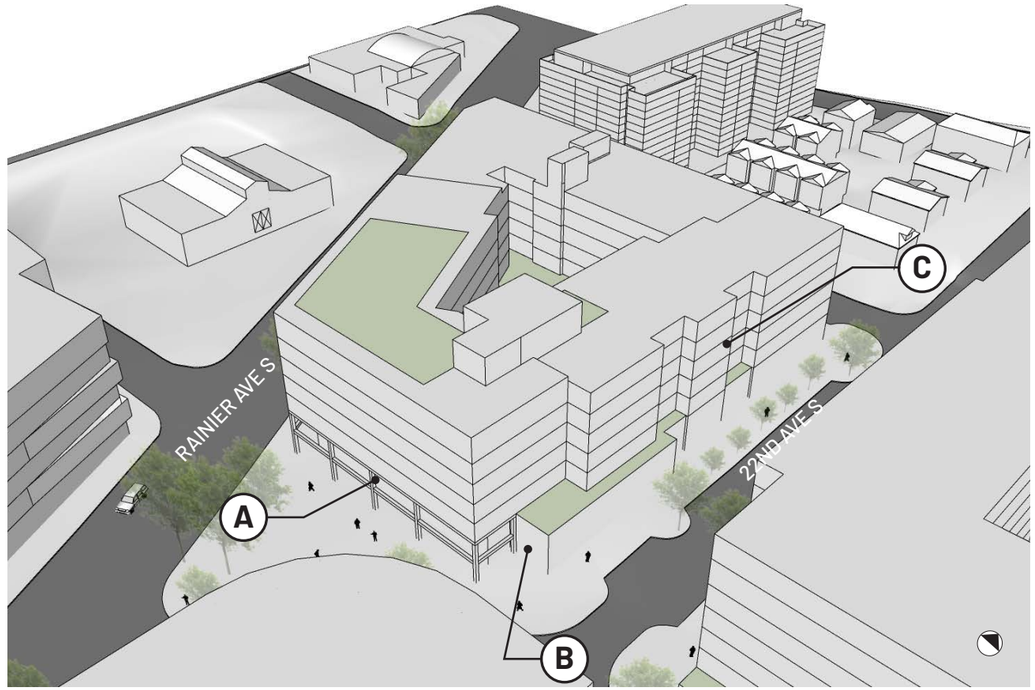


VIEW #2: BIRD'S EYE VIEW FROM SOUTHWEST

NOTES

A. West facade massing is broken down into two distinct building forms so it does not appear as one monolithic building (DC2.1.c).
B. At the south end, a two story retail base is expressed with distinct massing and expressed breaks (PL3.1).
C. Along the south and west sides, there is continuous retail frontage. A covered portico provides additional usable open space adjoining the public plaza, and provides overhead weather protection along the south frontage (PL1.1.b, PL3.2.c).
D. Monolithic upper massing does not break down the massing (in conflict with DC2.1.c, d).

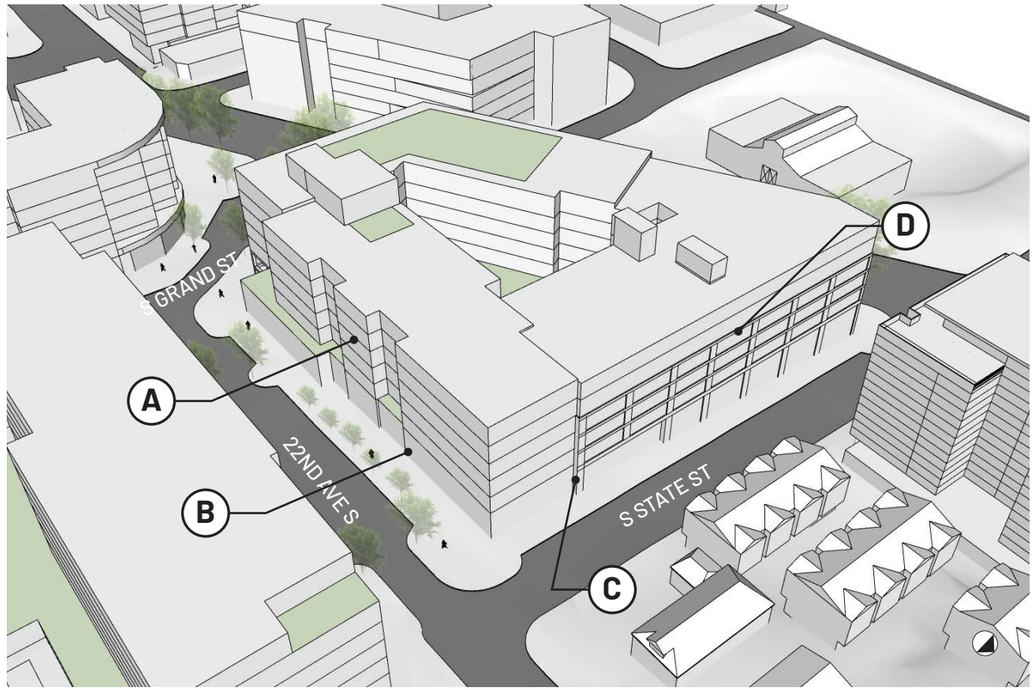




VIEW #3: BIRD'S EYE VIEW FROM SOUTHEAST

NOTES

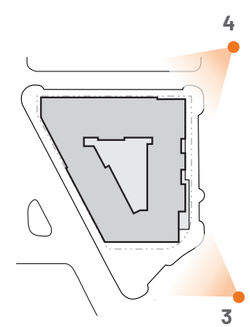
A. Along the south side, there is continuous retail frontage. A covered portico provides additional usable open space adjoining the public plaza, and provides overhead weather protection along the frontage (PL1.1.b, PL3.2.c).
B. Ground level setbacks at the southeast corner provides significant open space adjacent to small scale commercial facades. The space can be utilized by businesses to have activity expand into the outdoor space (PL3.2, DC2.1.i).
C. Broad modulation has been added to create a vertical rhythm along the east facade, better relating to the smaller-scale residential buildings further north on 22nd Ave S (CS2.1.b, DC2.1.c).



VIEW #4: BIRD'S EYE VIEW FROM NORTHEAST

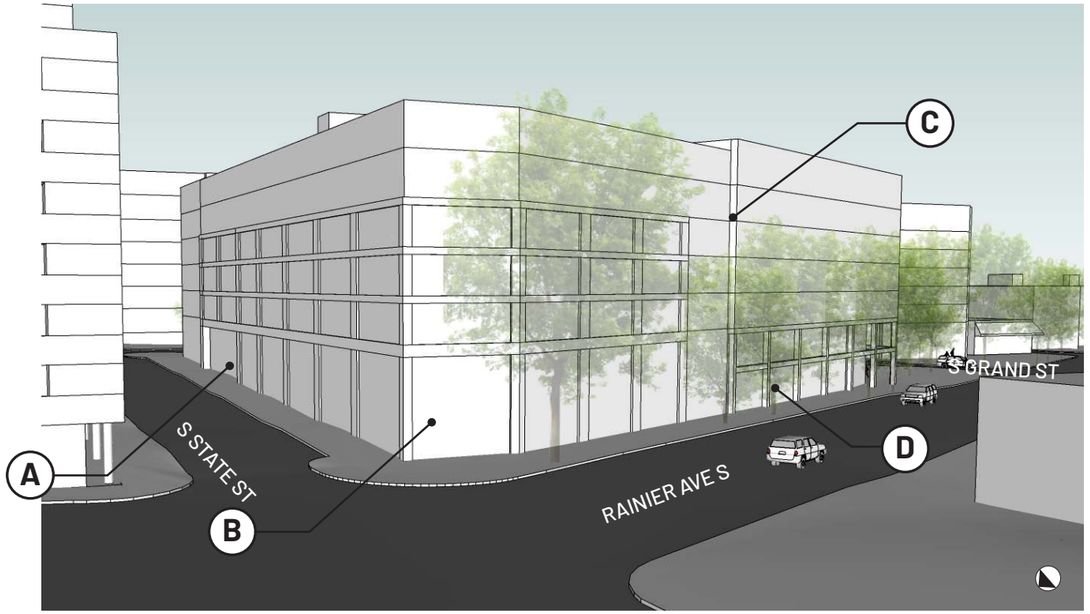
NOTES

A. Broad modulation has been added to create a vertical rhythm along the east facade, better relating to the smaller-scale residential buildings further north on 22nd Ave S (CS2.1.b, DC2.1.c).
B. Setbacks at ground related housing allow landscaping to act as the delineation between public and private spaces and provide opportunities for stoops to activate the street (PL3.1.h, PL3.2.h, DC3.1.b).
C. Curb cuts are consolidated to reduce impact on the pedestrian environment (Citywide Guideline DC1.B.1).
D. North facade massing is broken down with moderate modulation so it does not appear as one monolithic building (DC2.1.c).



RUNBERG ARCHITECTURE GROUP

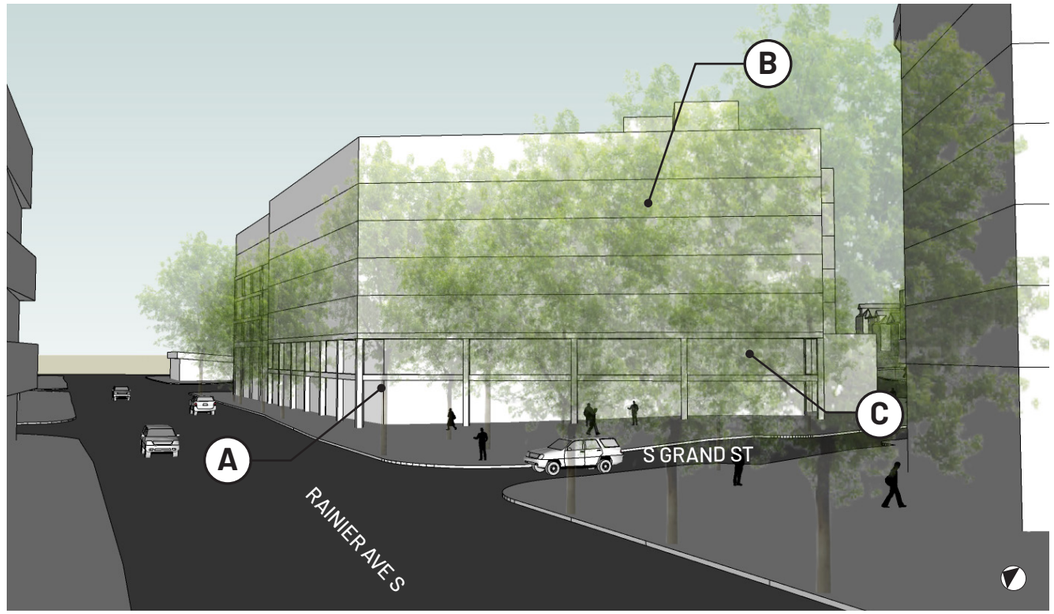
MASSING CONCEPTS
OPTION B - STREET VIEWS



VIEW #5: STREET VIEW LOOKING SOUTH ON RAINIER AVE S

NOTES

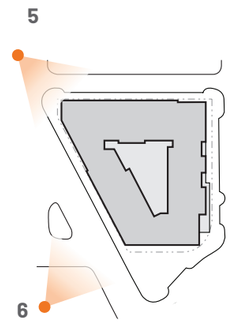
A. Curb cuts are consolidated to reduce impact on the pedestrian environment (Citywide Guideline DC1.B.1).
B. Four story base anchors north end of building and breaks the mass into a quarter-block scale.
C. West facade massing is broken down into two distinct building forms so it does not appear as one monolithic building (DC2.1.c). However, the gap between the massing expressions implies a significant entry or programmatic moment, but it is mid-block retail at grade, contiguous with the adjacent retails spaces.
D. At the south end, a two story retail base is expressed with distinct massing and expressed breaks (PL3.1).

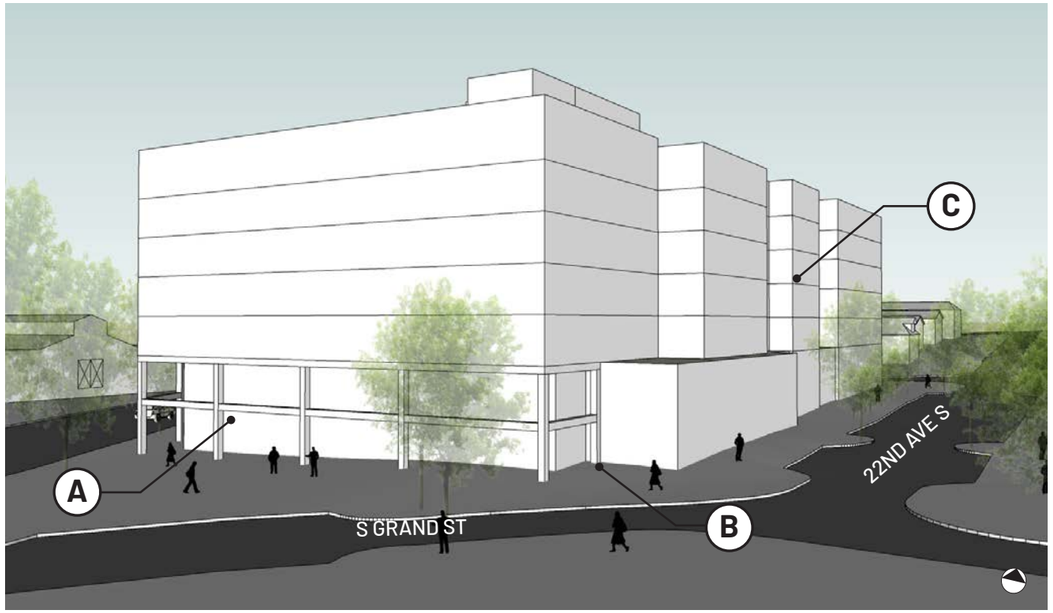


VIEW #6: GRAND ST PEDESTRIAN VIEW FROM SOUTH

NOTES

A. At the south end, a two story retail base is expressed with distinct massing and expressed breaks (PL3.1).
B. Monolithic upper massing does not break down the massing (in conflict with DC2.1.c, d).
C. Along the south and west sides, there is continuous retail frontage. A covered portico provides additional usable open space adjoining the public plaza, and provides overhead weather protection along the south frontage (PL1.1.b, PL3.2.c).

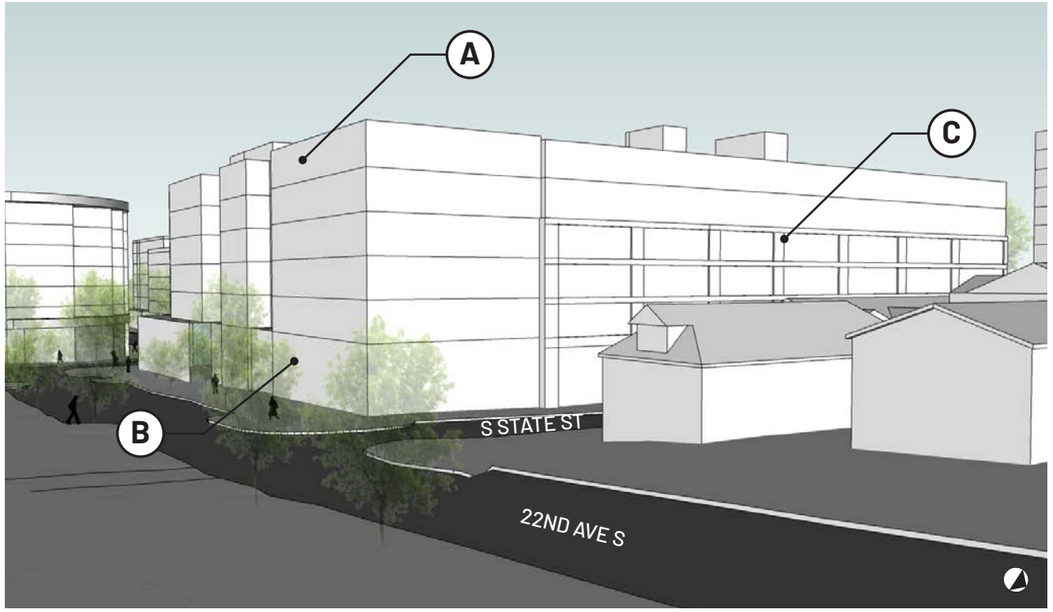




VIEW #7: STREET VIEW LOOKING NORTH ON 22nd AVE S

NOTES

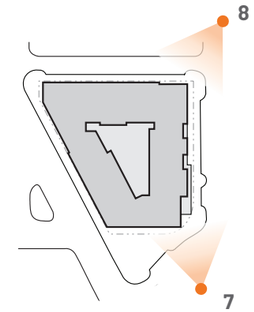
A. Along the south side, there is continuous retail frontage. A covered portico provides additional usable open space adjoining the public plaza, and provides overhead weather protection along the frontage (PL1.1.b, PL3.2.c).
B. Ground level setbacks at the southeast corner provide significant open space adjacent to small scale commercial facades. The space can be utilized by businesses to have activity expand into the outdoor space (PL3.2, DC2.1.i).
C. Broad modulation has been added to create a vertical rhythm along the east facade, better relating to the smaller-scale residential buildings further north on 22nd Ave S (CS2.1.b, DC2.1.c).



VIEW #8: STREET VIEW LOOKING SOUTH ON 22ND AVE S

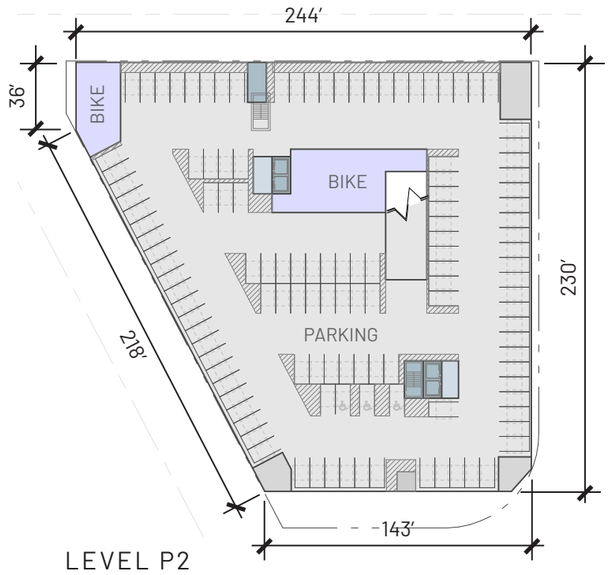
NOTES

A. Broad modulation has been added to create a vertical rhythm along the east facade, better relating to the smaller-scale residential buildings further north on 22nd Ave S (CS2.1.b, DC2.1.c).
B. Setbacks at ground related housing allow landscaping to act as the delineation between public and private spaces and provide opportunities for stoops to activate the street (PL3.1.h, PL3.2.h, DC3.1.b).
C. North facade massing is broken down with moderate modulation so it does not appear as one monolithic building (DC2.1.c).

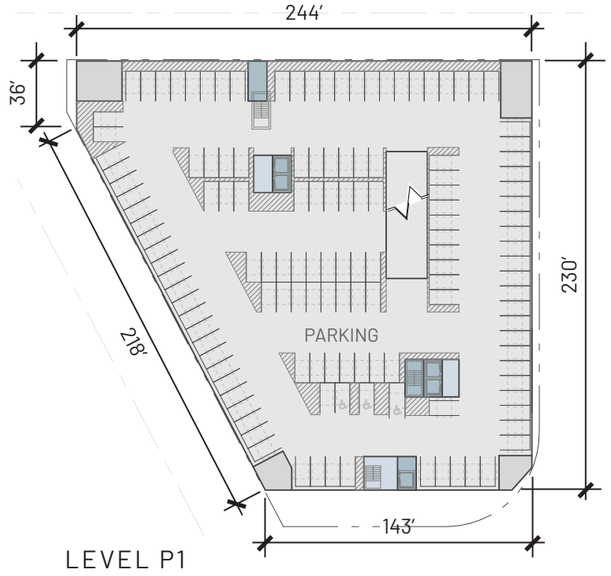


RUNBERG ARCHITECTURE GROUP

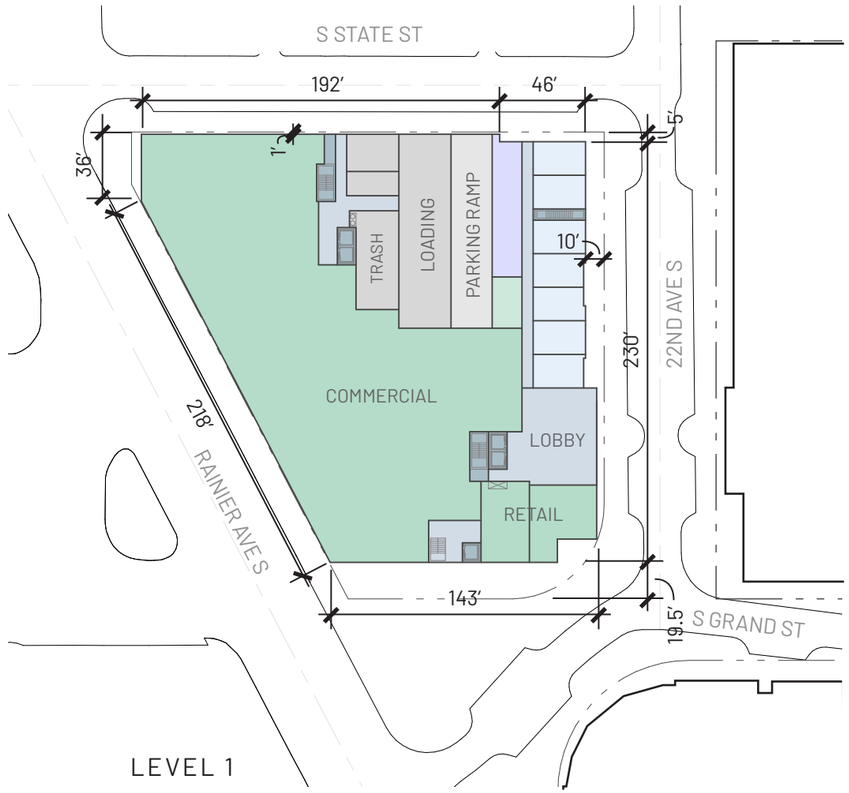
MASSING CONCEPTS
OPTION B - FLOOR PLANS



LEVEL P2



LEVEL P1



LEVEL 1

RESIDENTIAL

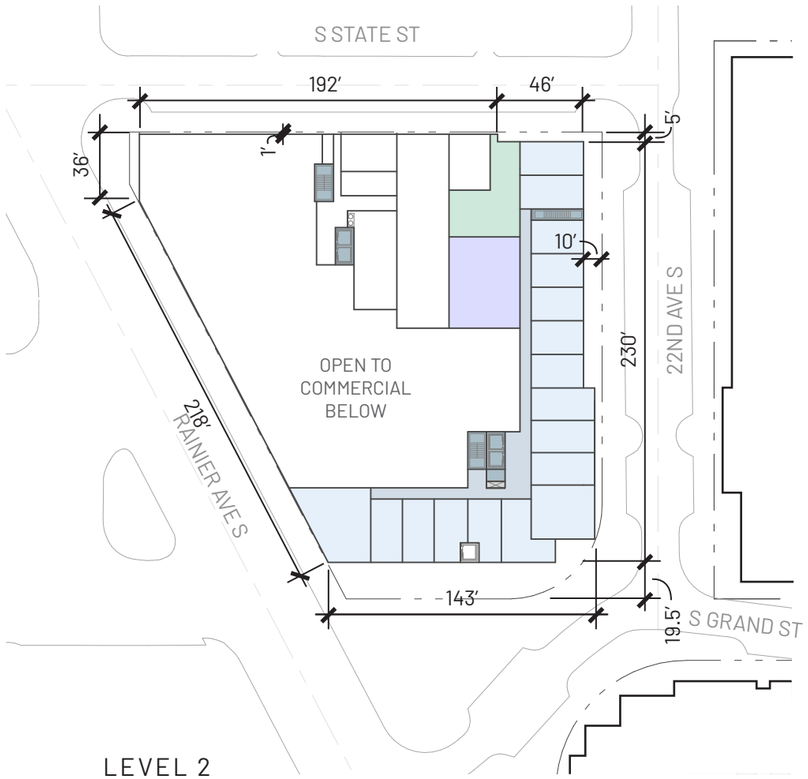
LOBBY/ CIRCULATION

RETAIL

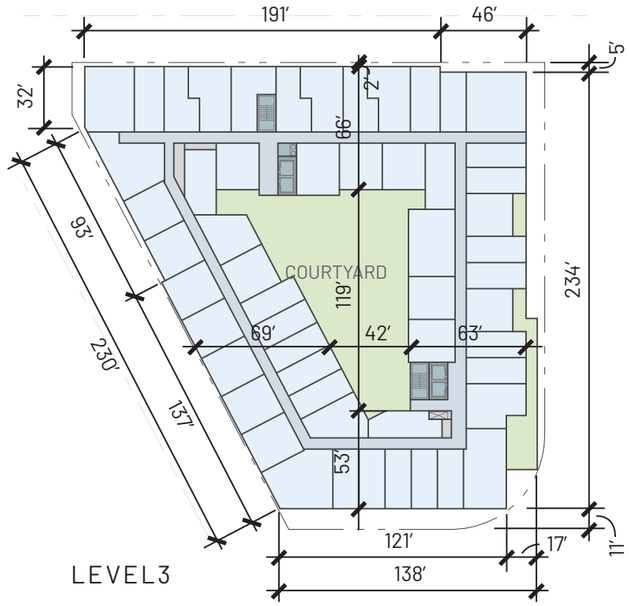
AMENITY SPACE

EXTERIOR DECK

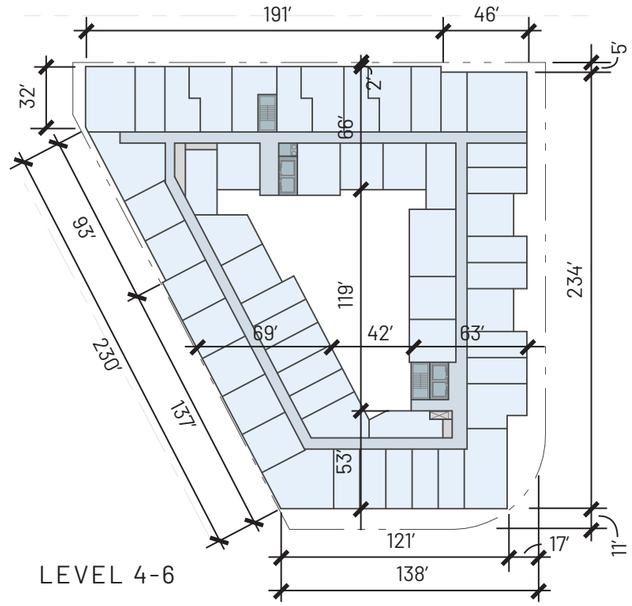
N



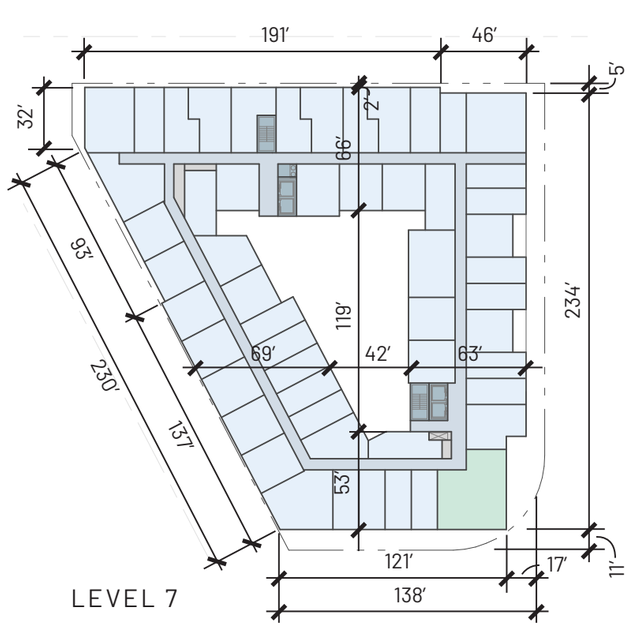
LEVEL 2



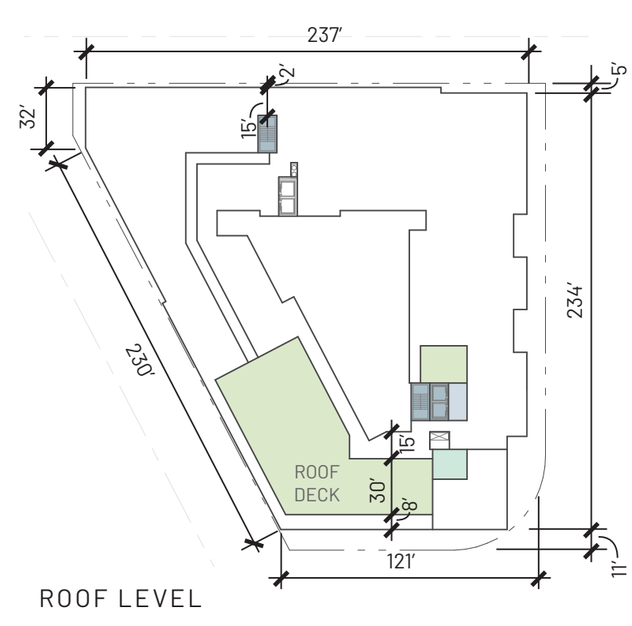
LEVEL3



LEVEL 4-6



LEVEL 7

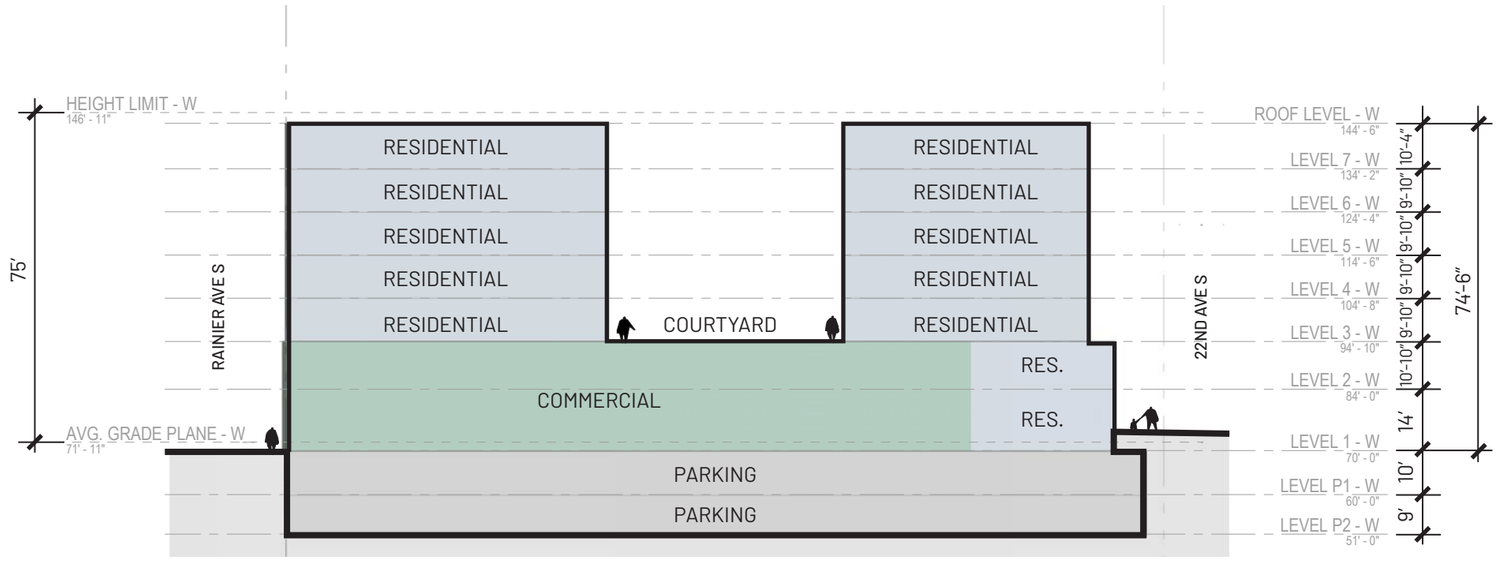


ROOF LEVEL

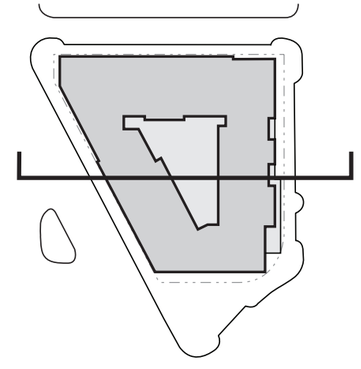
RESIDENTIAL
LOBBY/ CIRCULATION
RETAIL
AMENITY SPACE
EXTERIOR DECK

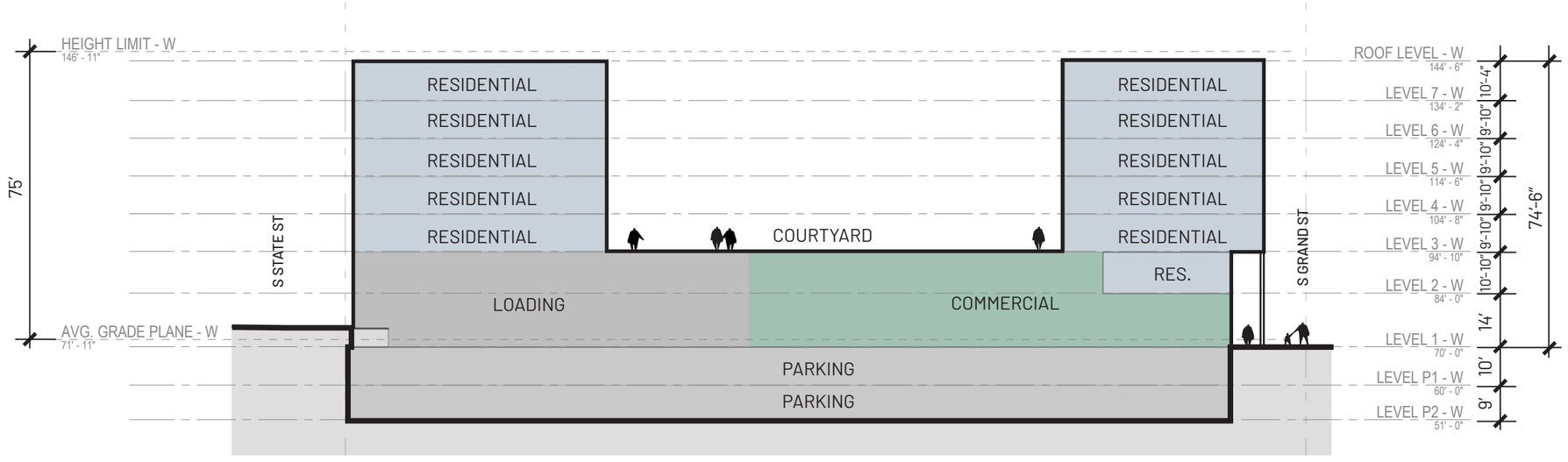
N

MASSING CONCEPTS
OPTION B - BUILDING SECTIONS

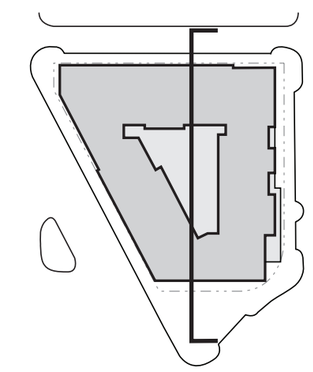


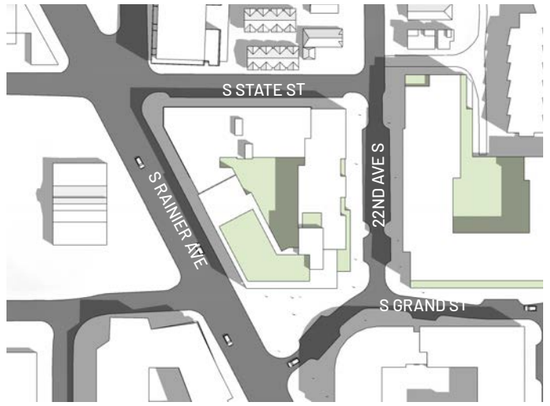
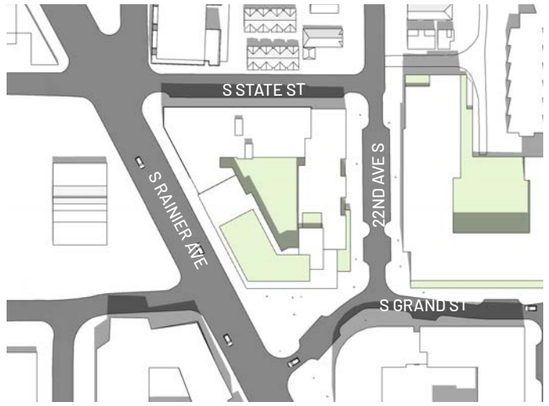
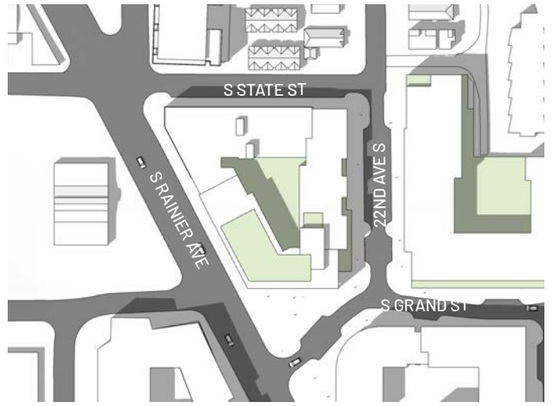
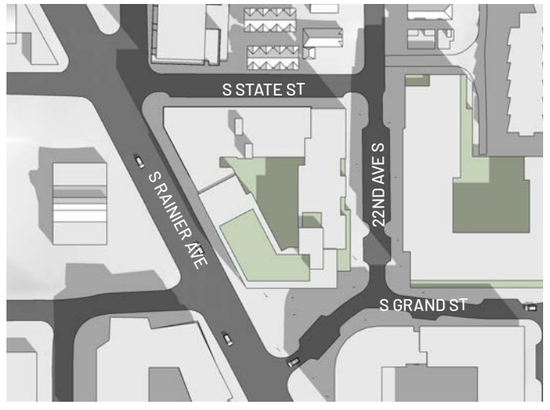
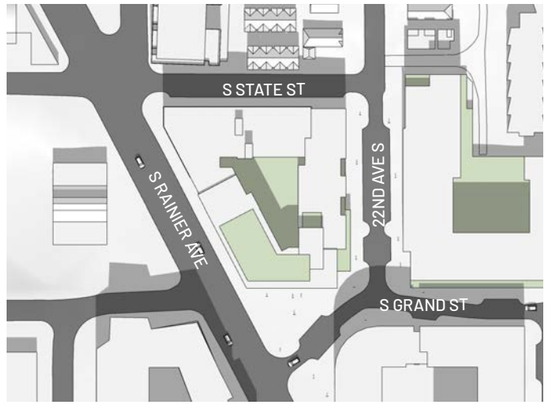
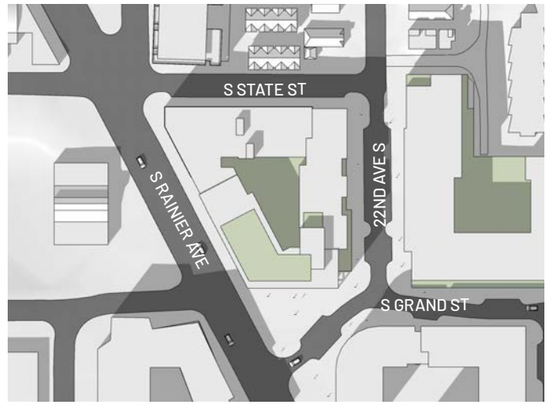
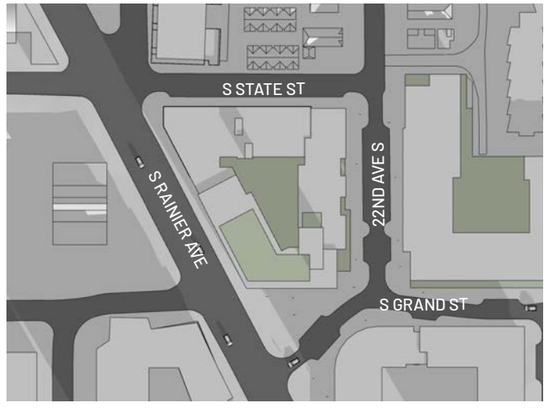
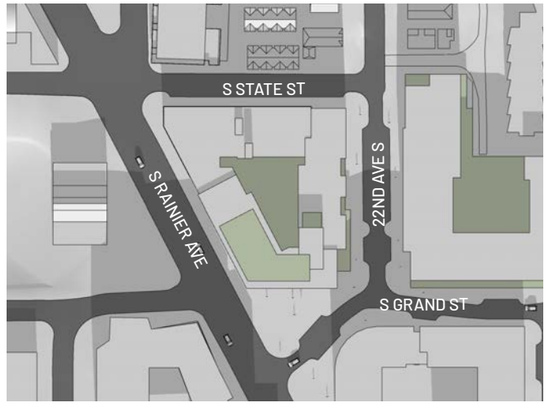
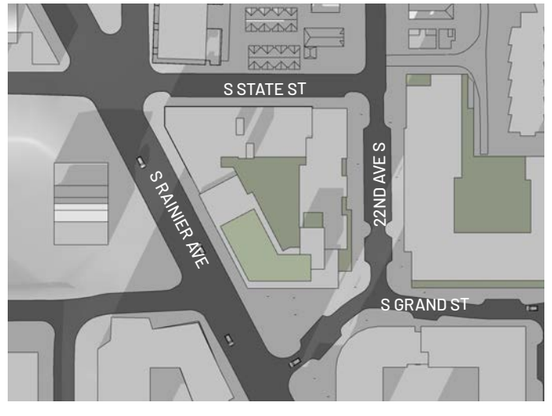
SECTION





SECTION



	10 AM	12 PM	2 PM
JUN 21			
MAR/SEP 21			
DEC 21			

PAGE INTENTIONALLY LEFT BLANK

OPTION C (PREFERRED)

PROPOSED GROSS RESIDENTIAL: 340,447 SF

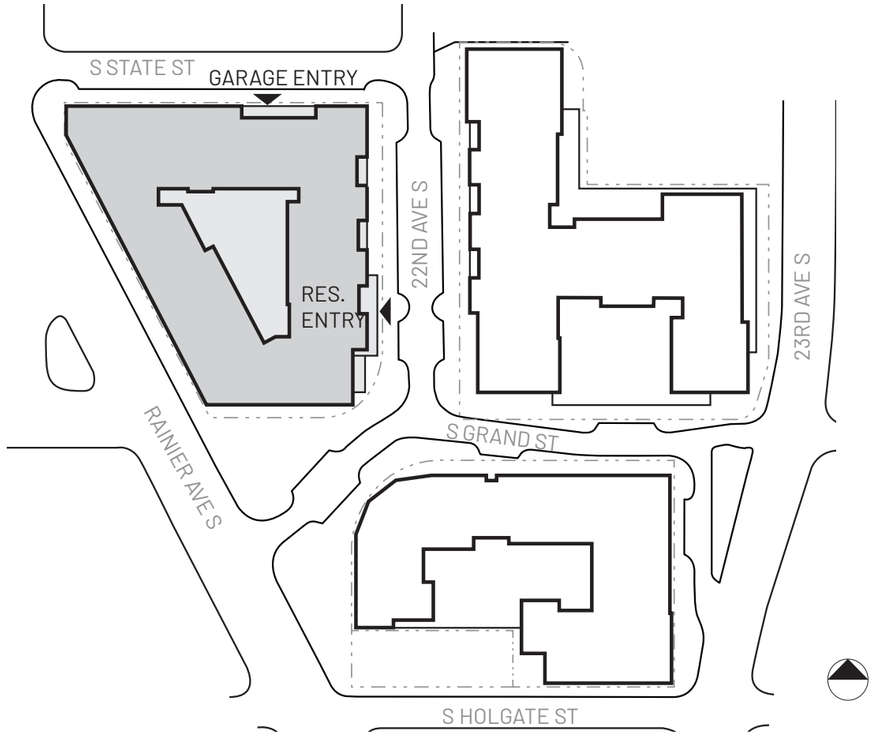
- Total Residential Units: 280
- Total Parking: 268
- Total Commercial Area: 26,757 SF

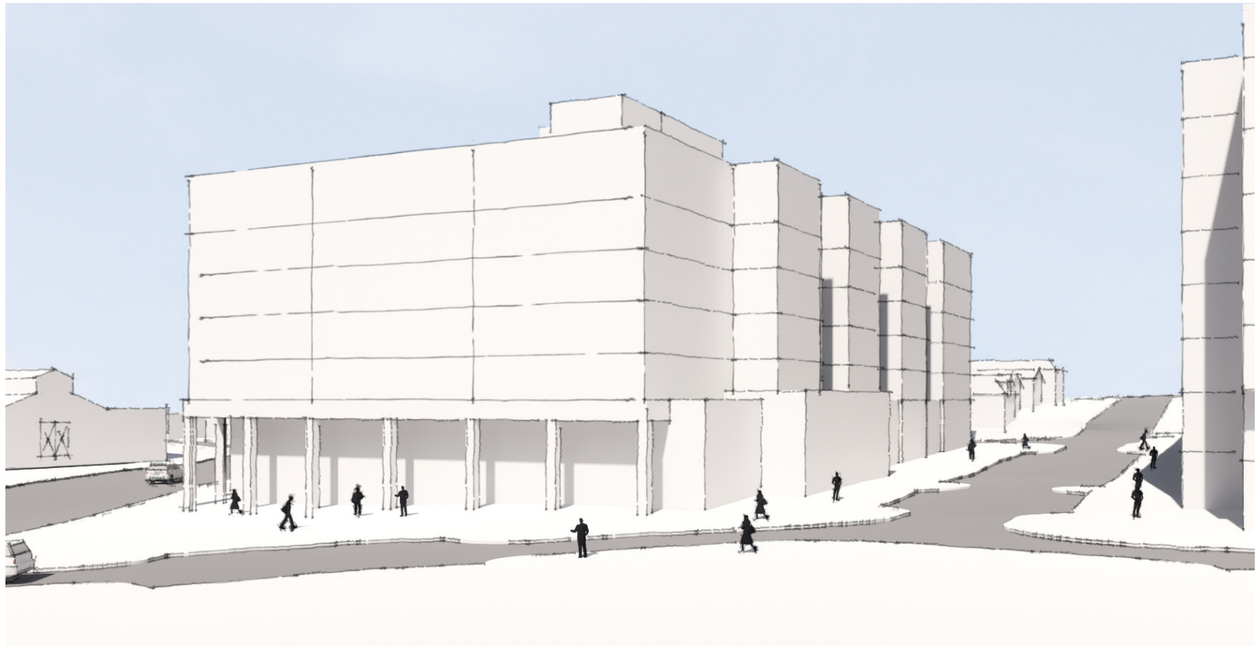
PROS

- Consistent facade treatment across Rainier Ave S
- Two-story massing at retail
- Recessed Porch concept (portico) at south plaza
- Increased modulation and opportunities for stoops/patios along 22nd Ave S
- Facade modulation along S States St

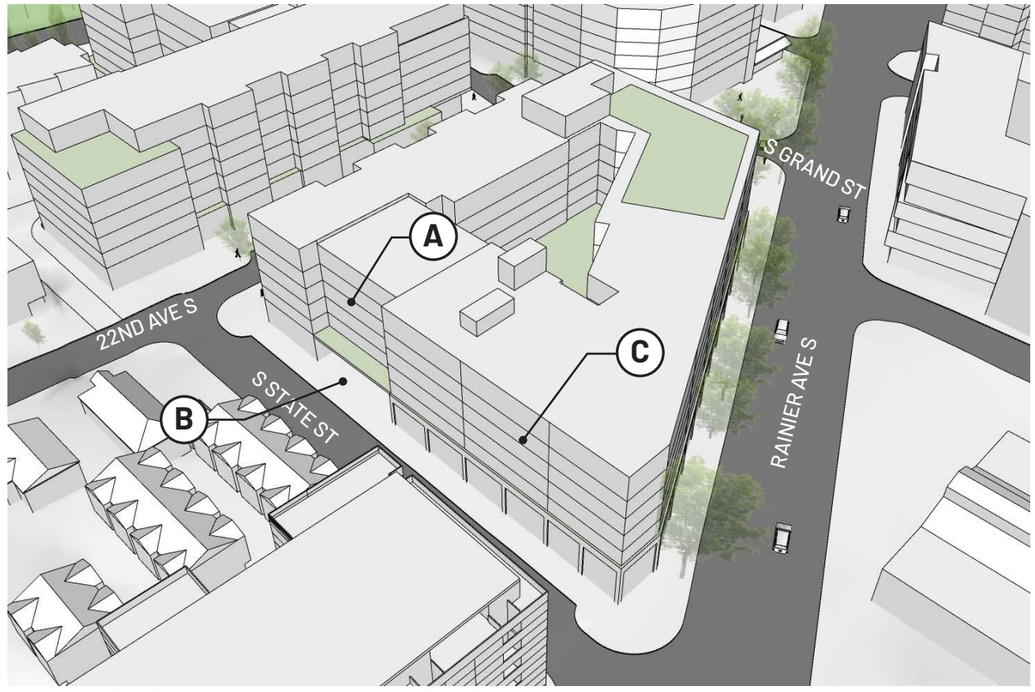
CONS

- Large curb cut on S State St (departure required)





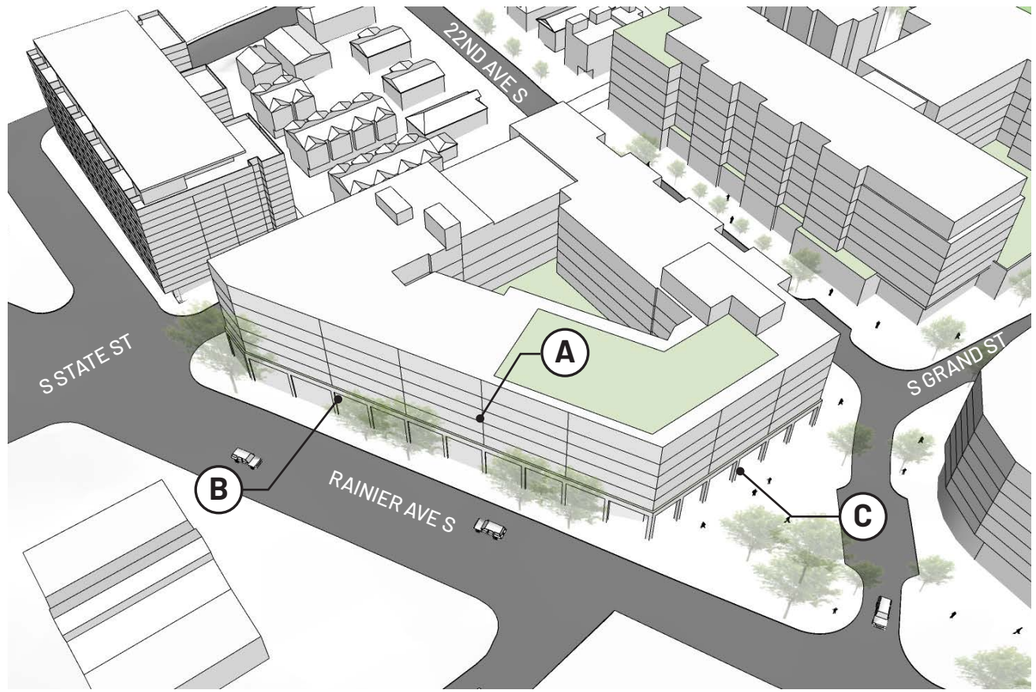
PERSPECTIVE VIEW AT SOUTHEAST CORNER



VIEW #1: BIRD'S EYE VIEW FROM NORTHWEST

NOTES

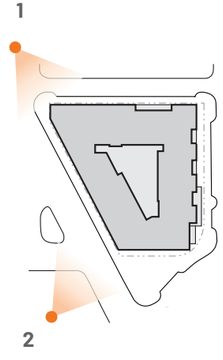
A. North facade massing is broken down with significant modulation so it does not appear as one monolithic building (DC2.1.c).
B. Curb cuts are consolidated to reduce impact on the pedestrian environment (Citywide Guideline DC1.B.1).
C. Facade sections provide rhythm to divide the mass up, taking cues from industrial architectural forms, reflecting on the recent history of the Rainier Valley (DC2.1.c, d).

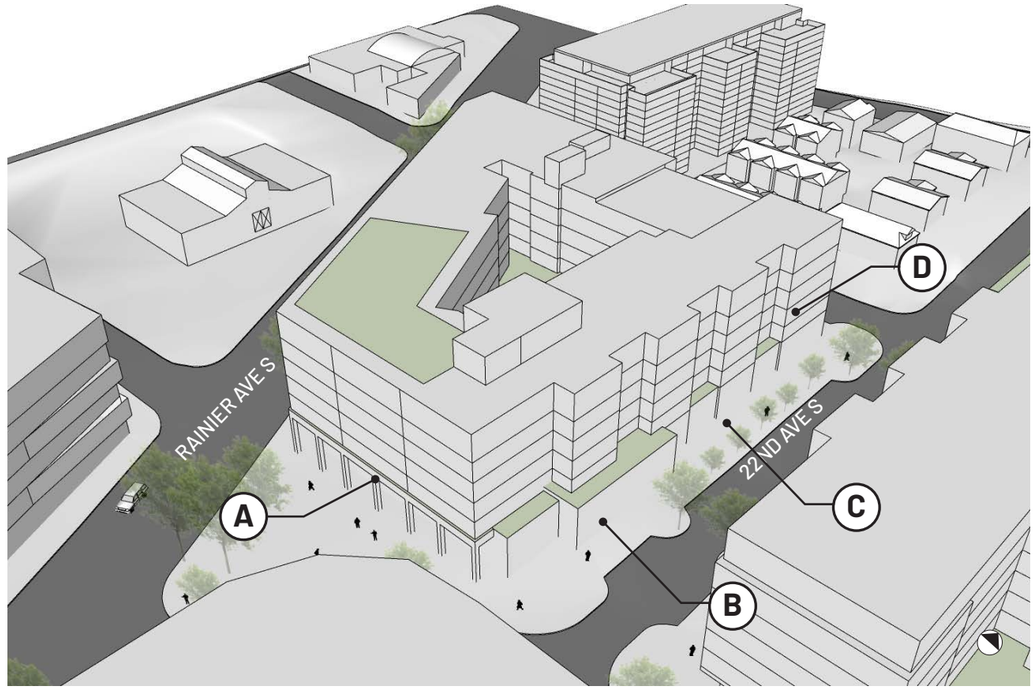


VIEW #2: BIRD'S EYE VIEW FROM SOUTHWEST

NOTES

A. Large scale building volume and continuous street wall is appropriate for the width of Rainier Ave S (DC2.1.d).
B. Facade sections provide rhythm to divide the mass up, taking cues from industrial architectural forms, reflecting on the recent history of the Rainier Valley (DC2.1.c, d).
C. Along the south and west sides, there is continuous retail frontage. A covered portico provides additional usable open space adjoining the public plaza, and provides overhead weather protection along the south frontage (PL1.1.b, PL3.2.c).

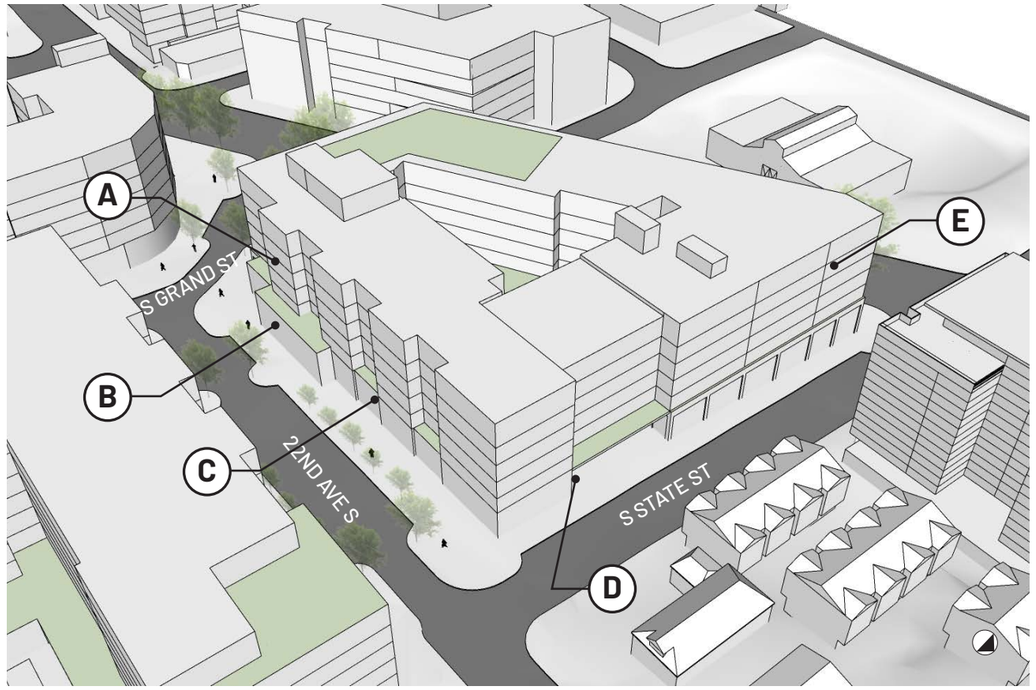




VIEW #3: BIRD'S EYE VIEW FROM SOUTHEAST

NOTES

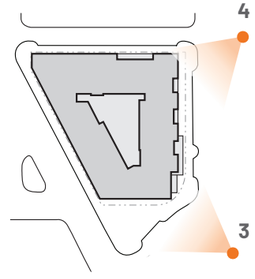
A. Along the south side, there is continuous retail frontage. A covered portico provides additional usable open space adjoining the public plaza, and provides overhead weather protection along the frontage (PL1.1.b, PL3.2.c).
B. Residential lobby is expressed in massing to announce the primary entry to the building (PL3.2.a).
C. Setbacks at ground related housing allow landscaping to act as the delineation between public and private spaces and provide opportunities for stoops to activate the street (PL3.1.h, PL3.2.h, DC3.1.b).
D. Significant modulation added to create a vertical rhythm along the east facade, better relating to the smaller-scale residential buildings further north on 22nd Ave S (CS2.1.b, DC2.1.c).

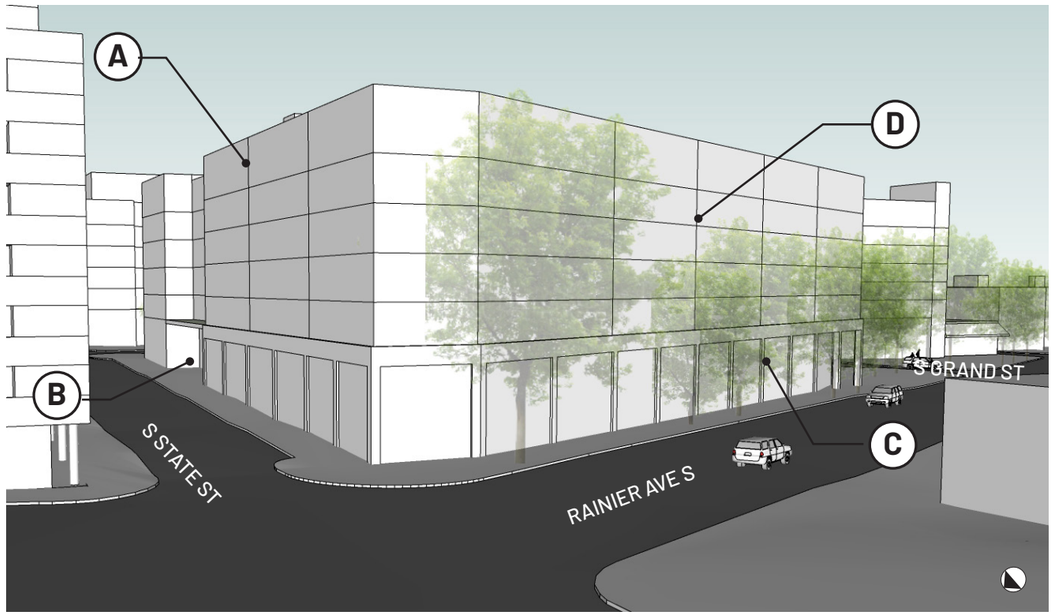


VIEW #4: BIRD'S EYE VIEW FROM NORTHEAST

NOTES

A. Significant modulation added to create a vertical rhythm along the east facade, better relating to the smaller-scale residential buildings further north on 22nd Ave S (CS2.1.b, DC2.1.c).
B. Residential lobby is expressed in massing to announce the primary entry to the building (PL3.2.a).
C. Setbacks at ground related housing allow landscaping to act as the delineation between public and private spaces and provide opportunities for stoops to activate the street (PL3.1.h, PL3.2.h, DC3.1.b).
D. Curb cuts are consolidated to reduce impact on the pedestrian environment (Citywide Guideline DC1.B.1).
E. North facade massing is broken down with significant modulation so it does not appear as one monolithic building (DC2.1.c).

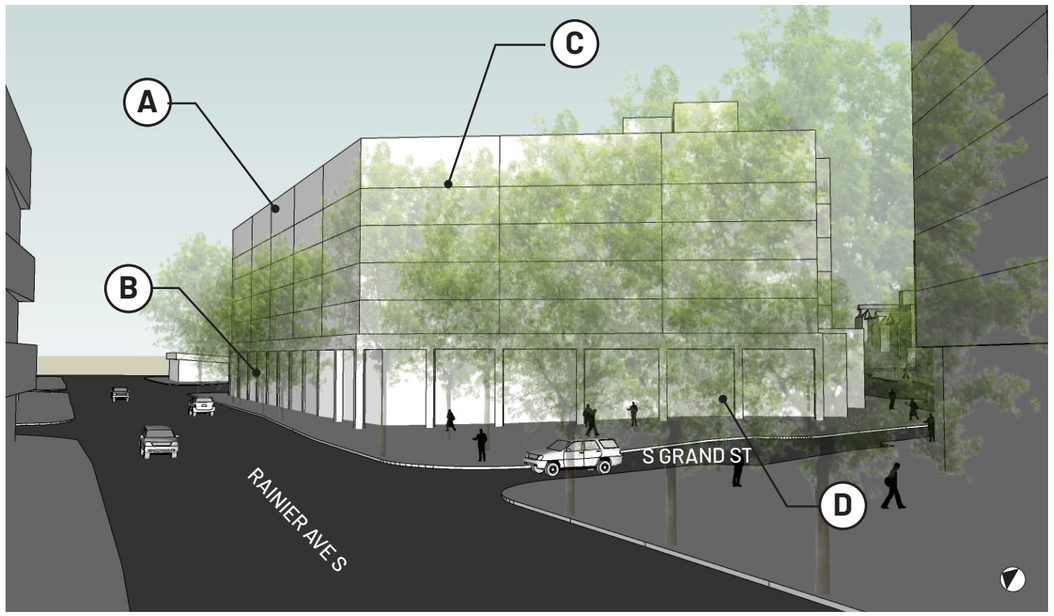




VIEW #5: STREET VIEW LOOKING SOUTH ON RAINIER AVE S

NOTES

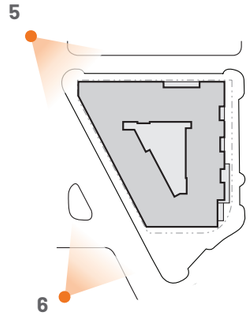
A. North facade massing is broken down with significant modulation so it does not appear as one monolithic building (DC2.1.c).
B. Curb cuts are consolidated to reduce impact on the pedestrian environment (Citywide Guideline DC1.B.1).
C. Two story retail base is expressed with distinct massing and expressed breaks (PL3.1).
D. Facade sections provide rhythm to divide the mass up, taking cues from industrial architectural forms, reflecting on the recent history of the Rainier Valley (DC2.1.c, d).

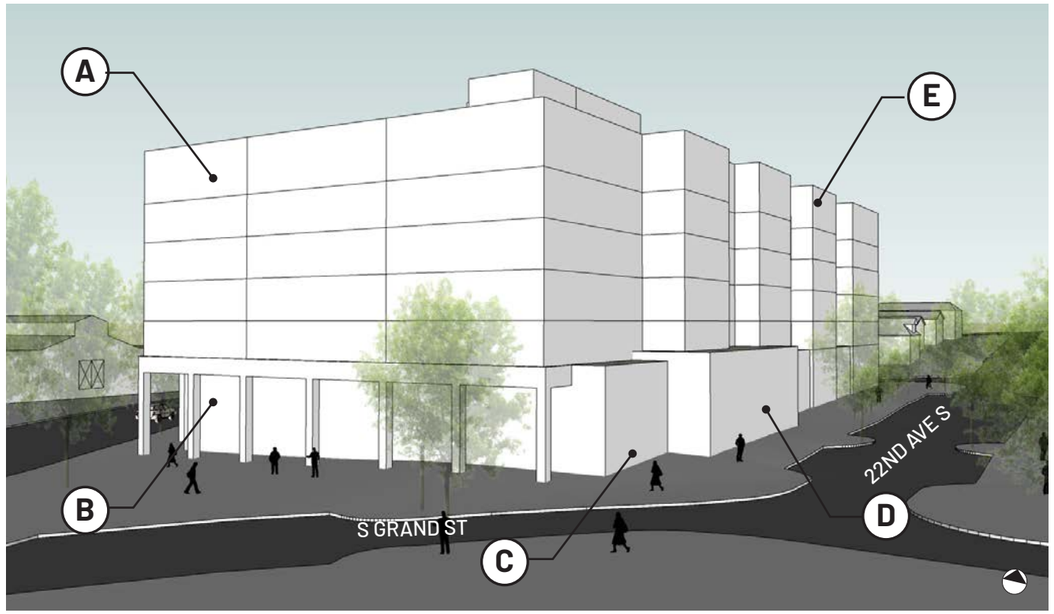


VIEW #6: GRAND ST PEDESTRIAN VIEW FROM SOUTH

NOTES

A. Large scale building volume and continuous street wall is appropriate for the width of Rainier Ave S (DC2.1.d).
B. Two story retail base is expressed with distinct massing and expressed breaks (PL3.1).
C. Facade sections provide rhythm to divide the mass up, taking cues from industrial architectural forms, reflecting on the recent history of the Rainier Valley (DC2.1.c, d).
D. Along the south and west sides, there is continuous retail frontage. A covered portico provides additional usable open space adjoining the public plaza, and provides overhead weather protection along the south frontage (PL1.1.b, PL3.2.c).

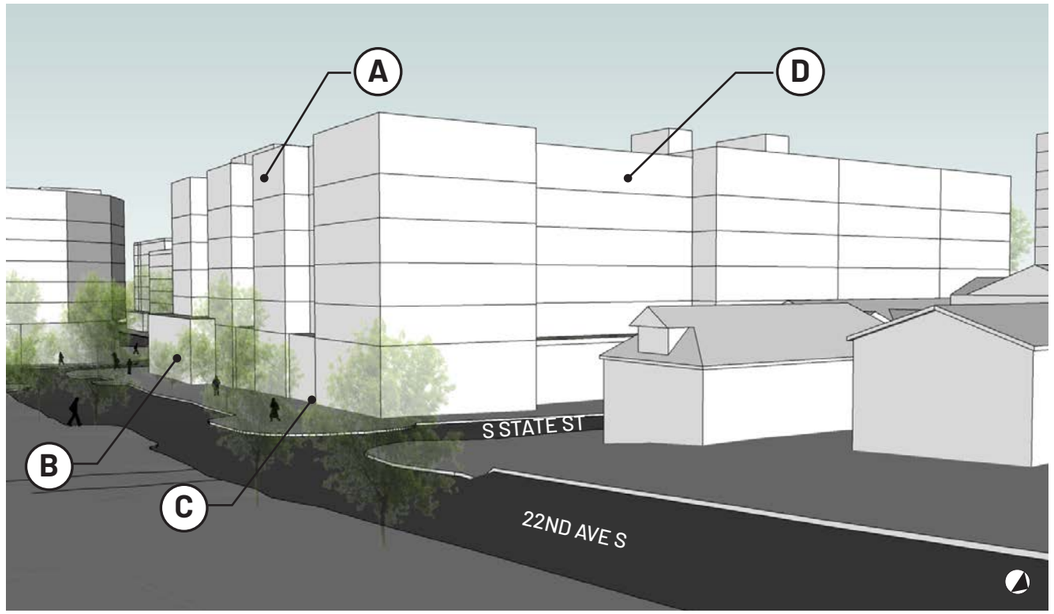




VIEW #7: STREET VIEW LOOKING SOUTH ON 22ND AVE S

NOTES

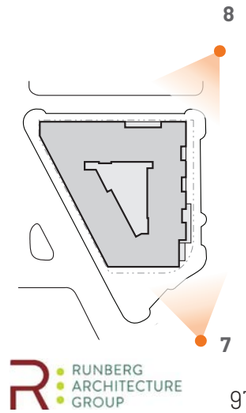
A. Facade sections provide rhythm to divide the mass up, taking cues from industrial architectural forms, reflecting on the recent history of the Rainier Valley (DC2.1.c, d).
B. Along the south side, there is continuous retail frontage. A covered portico provides additional usable open space adjoining the public plaza, and provides overhead weather protection along the frontage (PL1.1.b, PL3.2.c).
C. Ground level setbacks at both facades at the southeast corner provide significant open space adjacent to small scale commercial facades. The space can be utilized by businesses to have activity expand into the outdoor space (PL3.2, DC2.1.i).
D. Residential lobby is expressed in massing to announce the primary entry to the building (PL3.2.a).
E. Significant modulation added to create a vertical rhythm along the east facade, better relating to the smaller-scale residential buildings further north on 22nd Ave S (CS2.1.b, DC2.1.c).



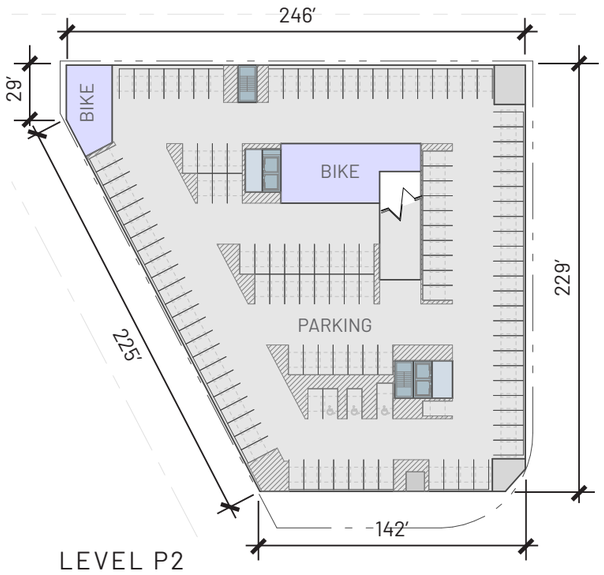
VIEW #8: STREET VIEW LOOKING NORTH ON 22nd AVE S

NOTES

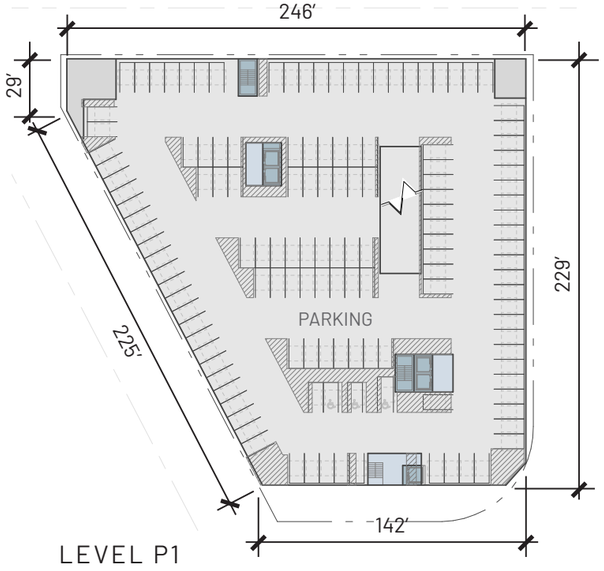
A. Significant modulation added to create a vertical rhythm along the east facade, better relating to the smaller-scale residential buildings further north on 22nd Ave S (CS2.1.b, DC2.1.c).
B. Residential lobby is expressed in massing to announce the primary entry to the building (PL3.2.a).
C. Setbacks at ground related housing allow landscaping to act as the delineation between public and private spaces and provide opportunities for stoops to activate the street (PL3.1.h, PL3.2.h, DC3.1.b).
D. North facade massing is broken down with significant modulation so it does not appear as one monolithic building (DC2.1.c).



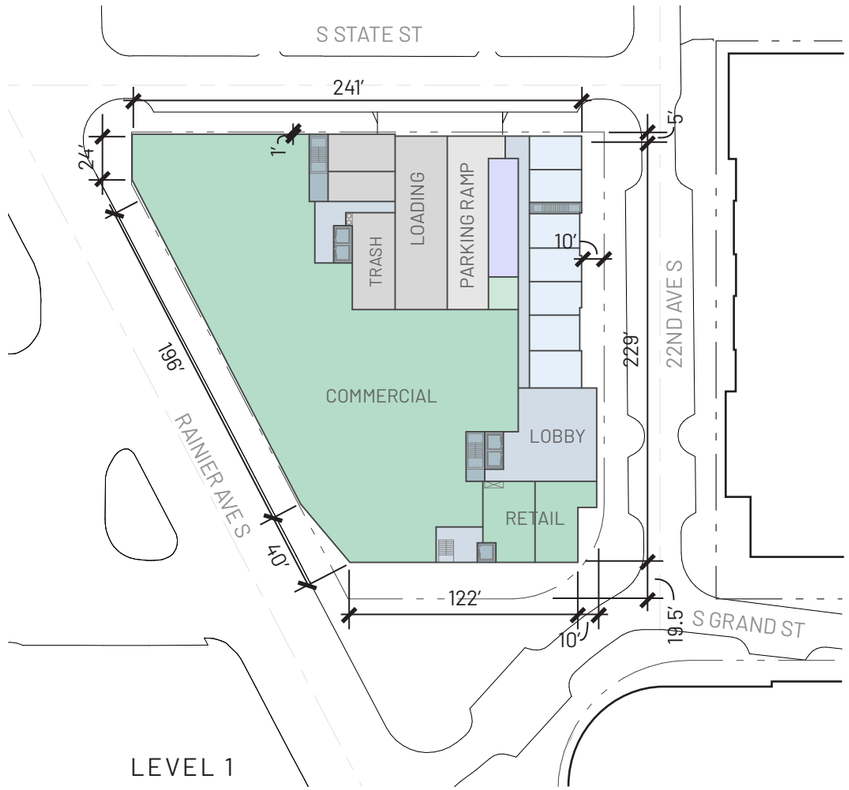
MASSING CONCEPTS
OPTION C - FLOOR PLANS



LEVEL P2



LEVEL P1



LEVEL 1

RESIDENTIAL

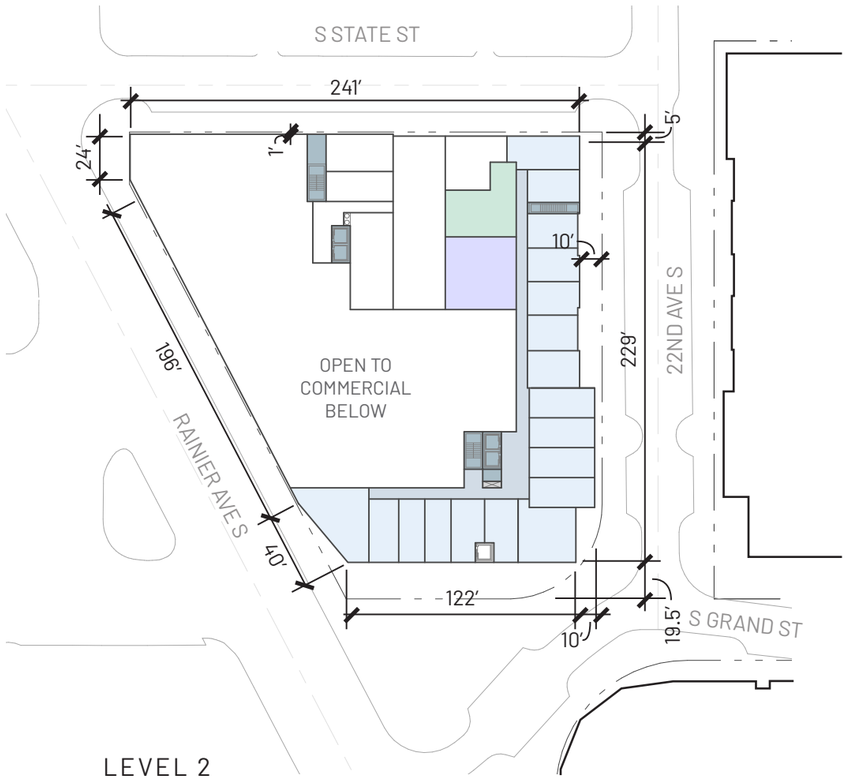
AMENITY SPACE

LOBBY/ CIRCULATION

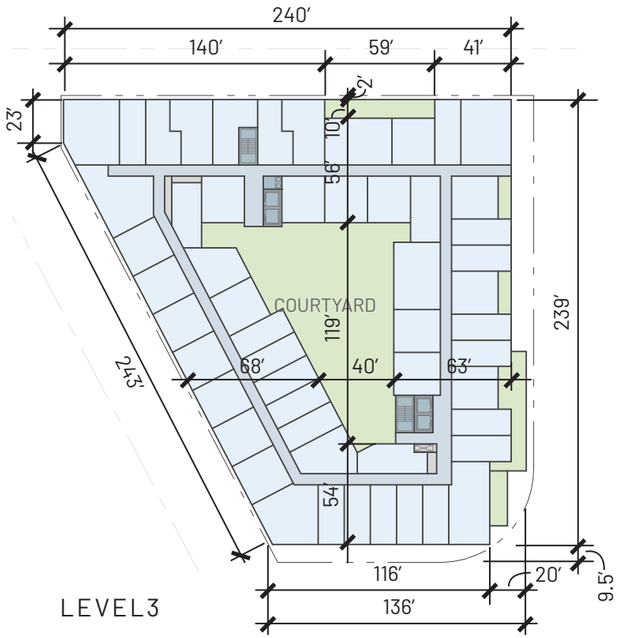
EXTERIOR DECK

RETAIL

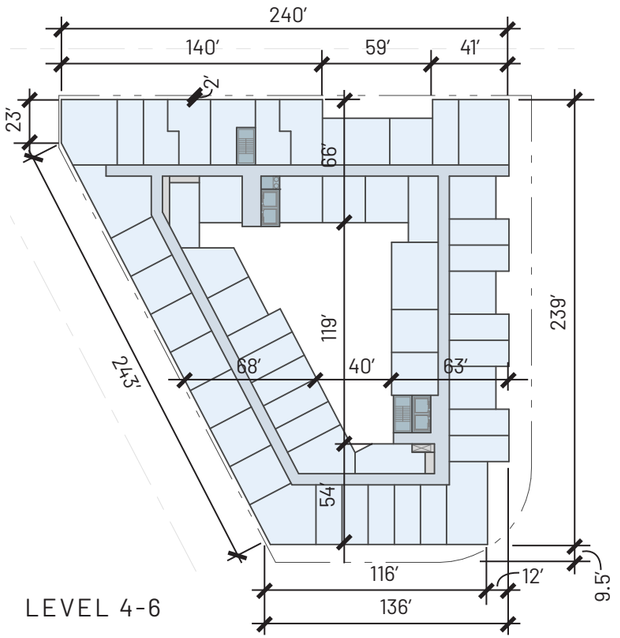
N



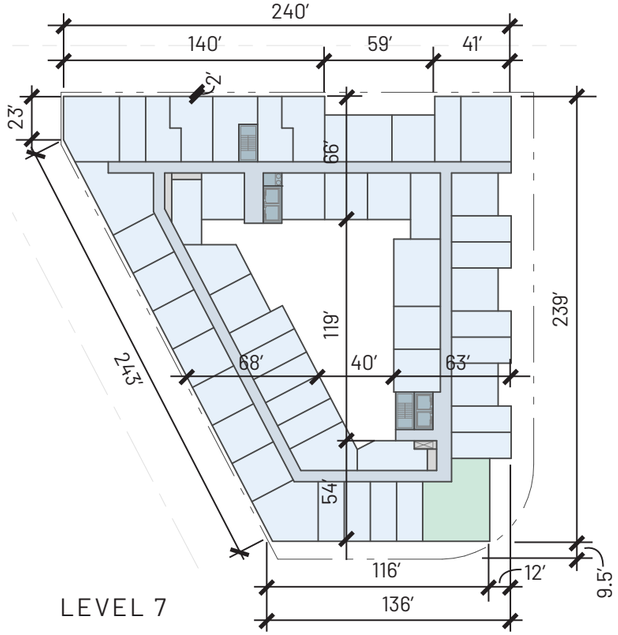
LEVEL 2



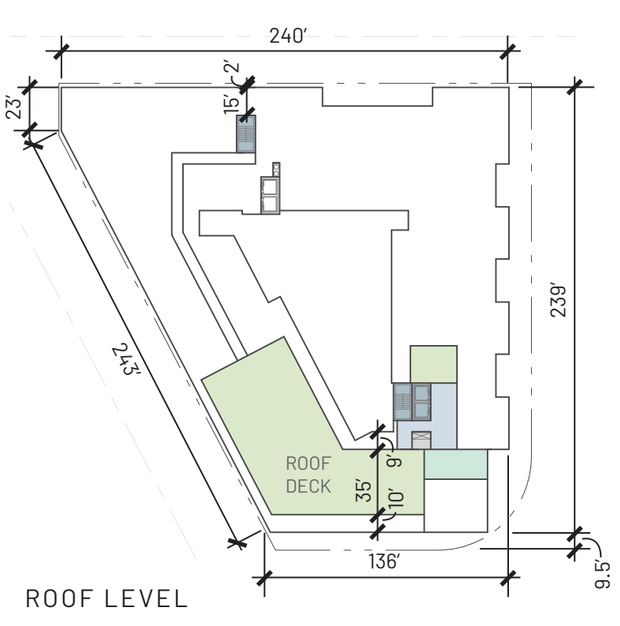
LEVEL3



LEVEL 4-6



LEVEL 7

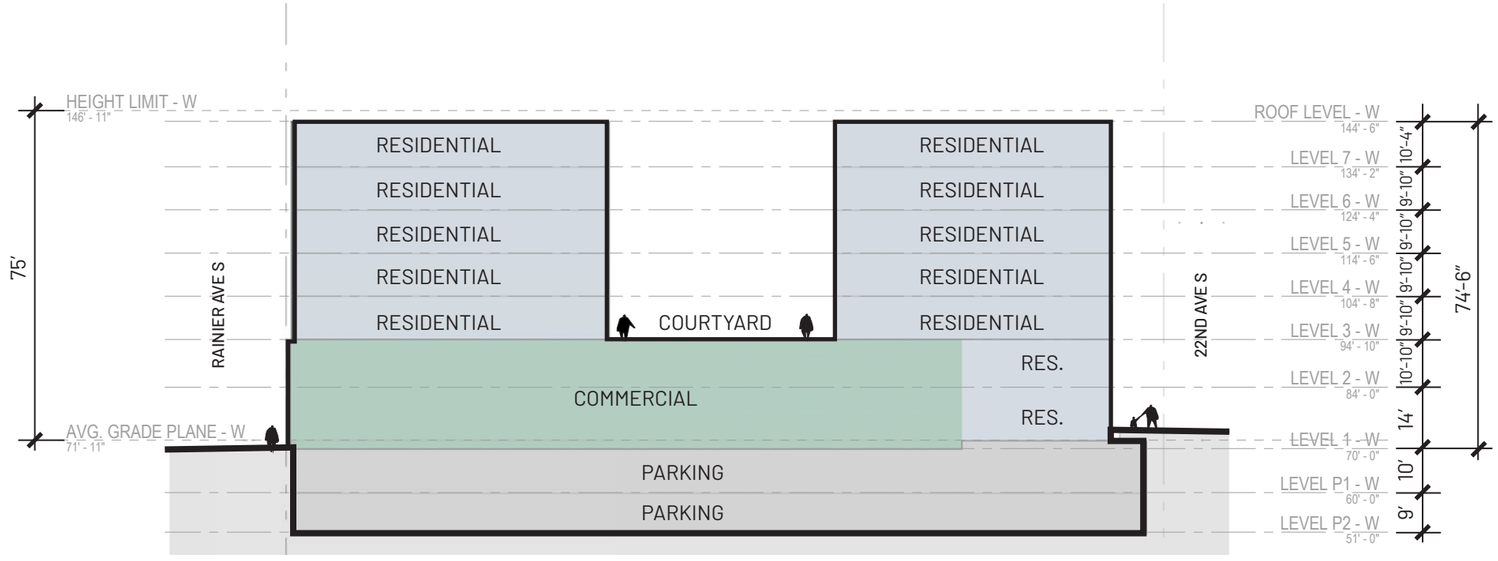


ROOF LEVEL

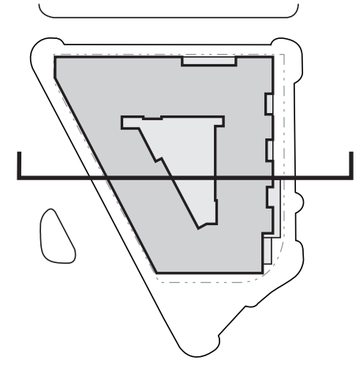
RESIDENTIAL
LOBBY/ CIRCULATION
RETAIL
AMENITY SPACE
EXTERIOR DECK

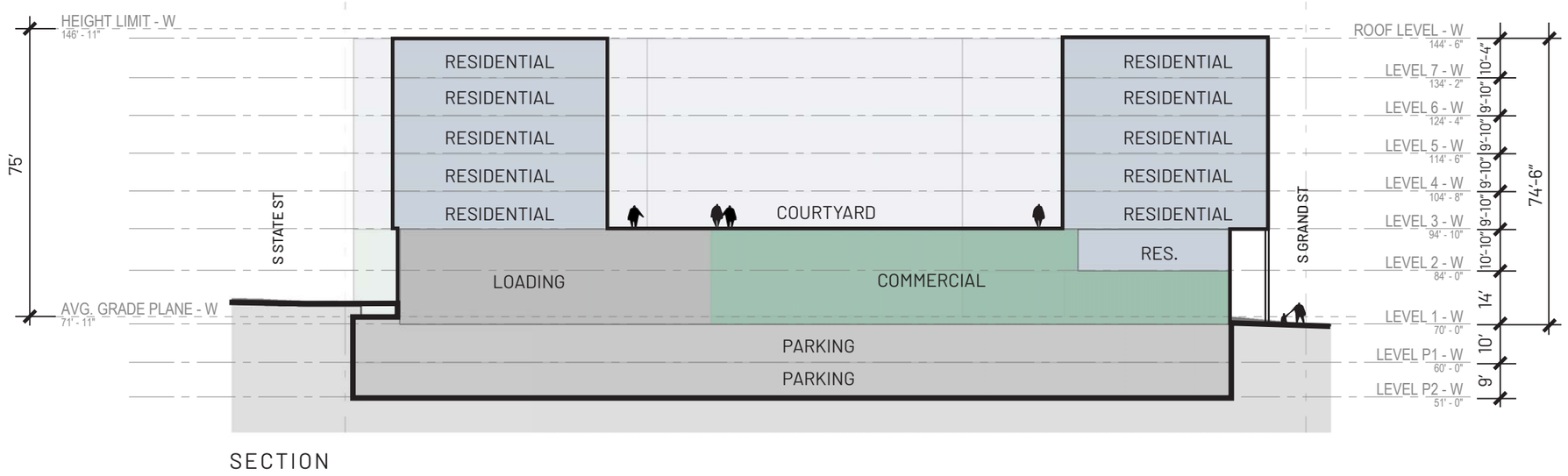
N

MASSING CONCEPTS
OPTION C - BUILDING SECTIONS

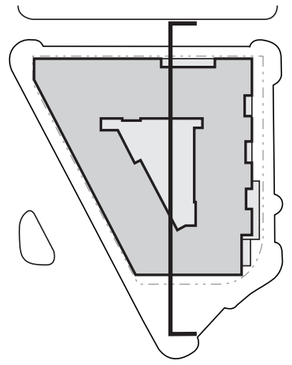


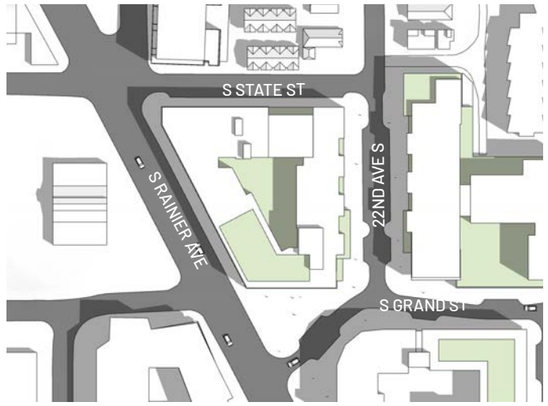
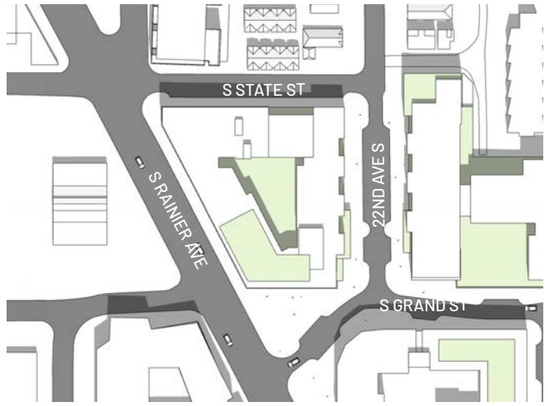
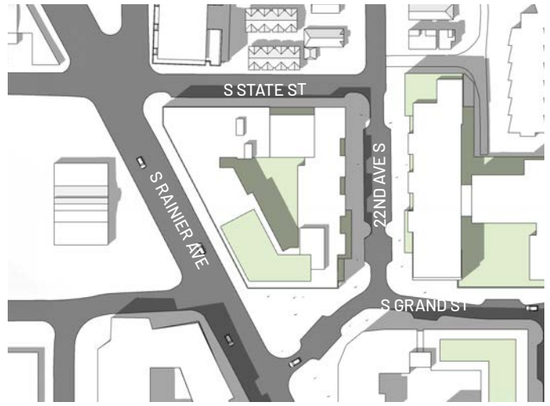
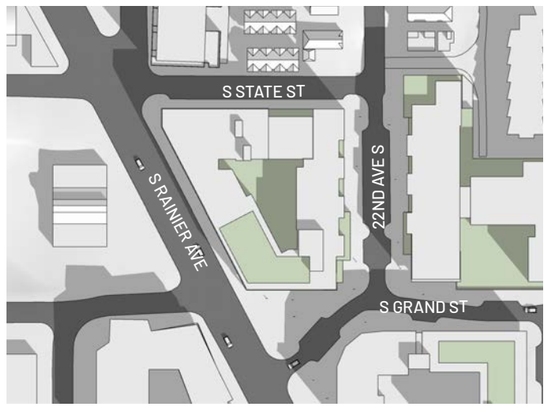
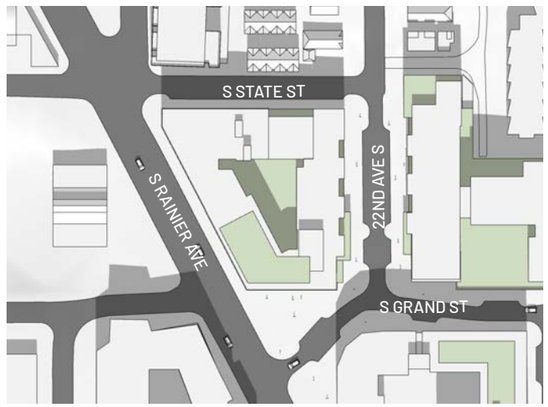
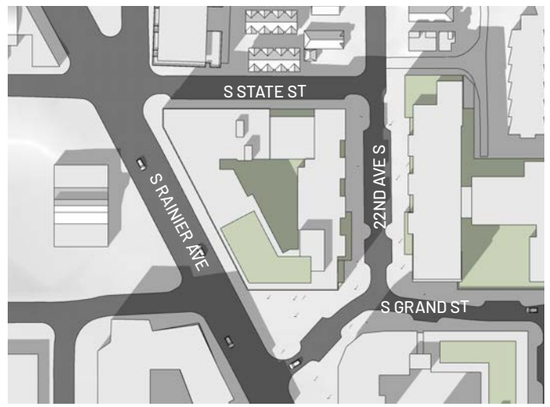
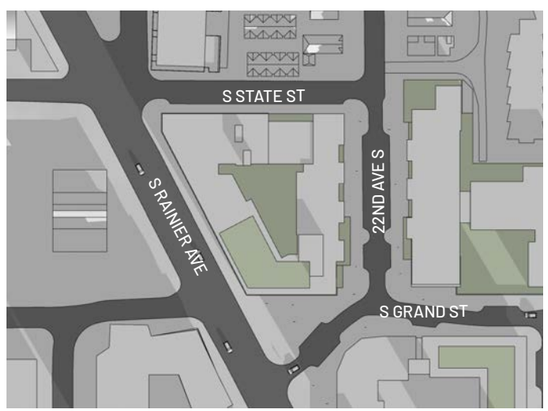
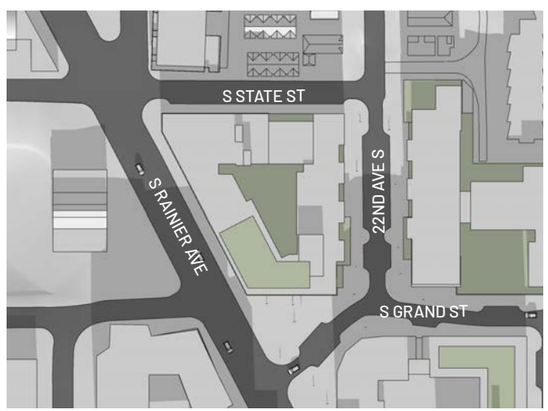
SECTION





SECTION



	10 AM	12 PM	2 PM
JUN 21			
MAR/SEP 21			
DEC 21			

DEPARTURES
POTENTIAL DEPARTURE #1

DEVELOPMENT STANDARD

23.54.030.F.2.B.2: For two-way traffic, the minimum width of curb cuts is 22 feet, and the maximum width is 25 feet, except that the maximum width may be increased to 30 feet if truck and auto access are combined

DEPARTURE REQUEST/PROPOSAL:

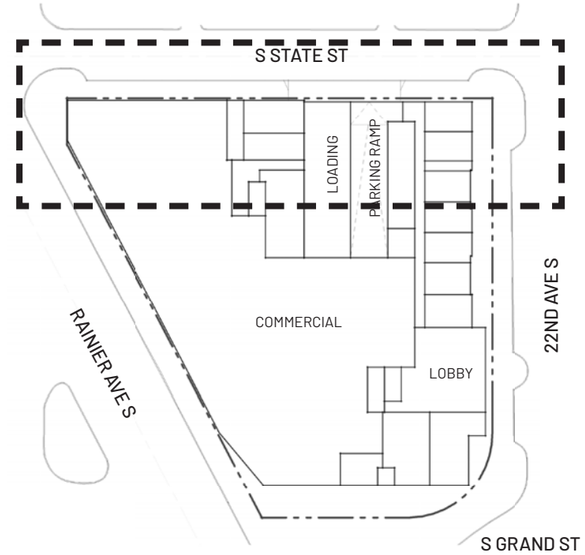
Allow a curb cut in excess of 30 feet on S State Street, an access street.

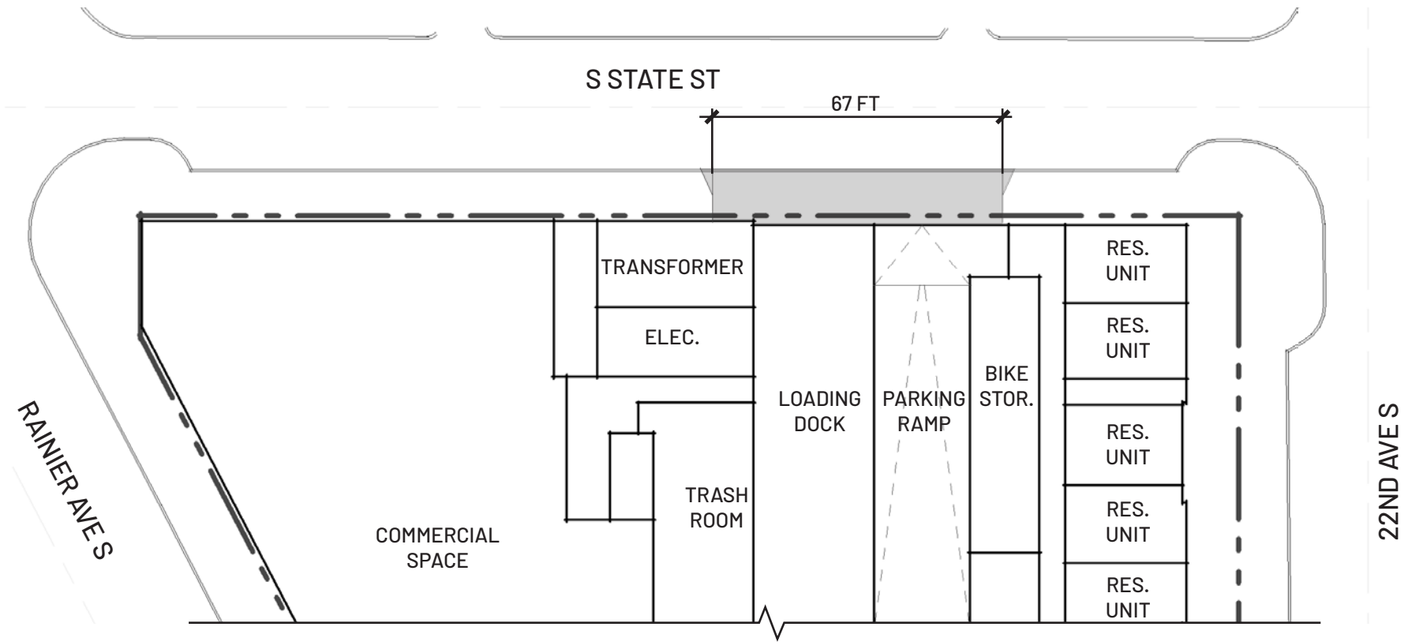
JUSTIFICATION

One combined curb cut is proposed for parking access and loading dock access. The single combined curb-cut consolidates vehicular access and maximizes uninterrupted sidewalks along S State St. City-wide Design Guideline DC1.B.1 encourages minimizing conflict between vehicles and non-motorists and encourages shared driveway use and minimizing number of curb cuts.

SUPPORTING DESIGN GUIDELINE

DC1.B.1 Access Location and Design





DEVELOPMENT STANDARD

23.47A.008.D.2: The floor of a dwelling unit located along the street-level, street-facing facade shall be at least 4 feet above or 4 feet below sidewalk grade or be set back at least 10 feet from the sidewalk

DEPARTURE REQUEST/PROPOSAL:

Allow one side of dwelling unit exterior facing S State S to be setback less than 10 feet from sidewalk.

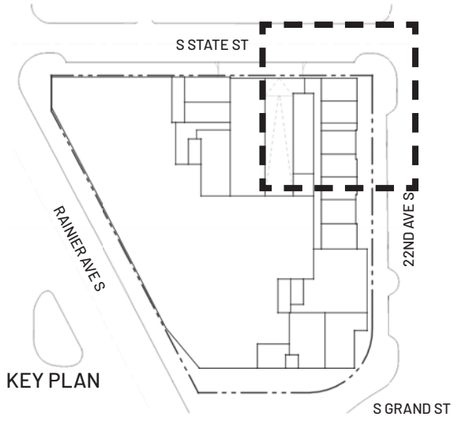
JUSTIFICATION

The primary street-facing facade of the street-level dwelling unit is along 22nd Ave S and is setback by 10 ft to comply with the standard as well as provide landscape and stoop/porch conditions. The north side of the unit that is street-level and street facing will have reduced number of window openings to provide privacy. If this wall was to be setback, a potentially unsafe alcove condition would be created with few 'eyes' on it. Additionally, Central Area design guidelines encourage building forms to engage the ground plane.

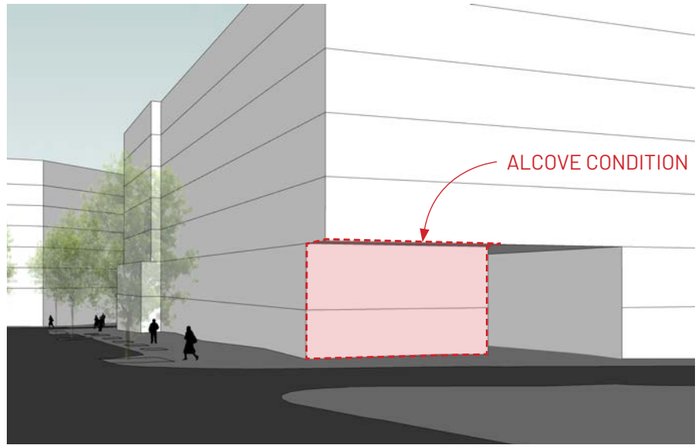
SUPPORTING DESIGN GUIDELINE

PL2.B.1 Eyes on the Street

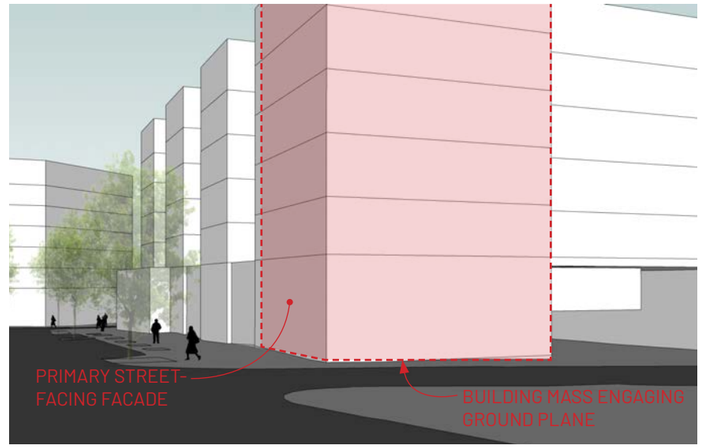
DC2.1.b Building Layout and Massing



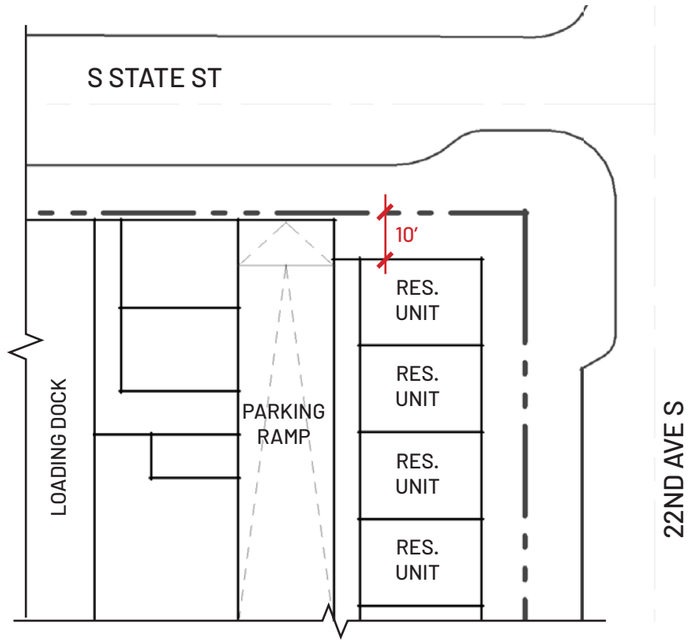
KEY PLAN



STREET VIEW

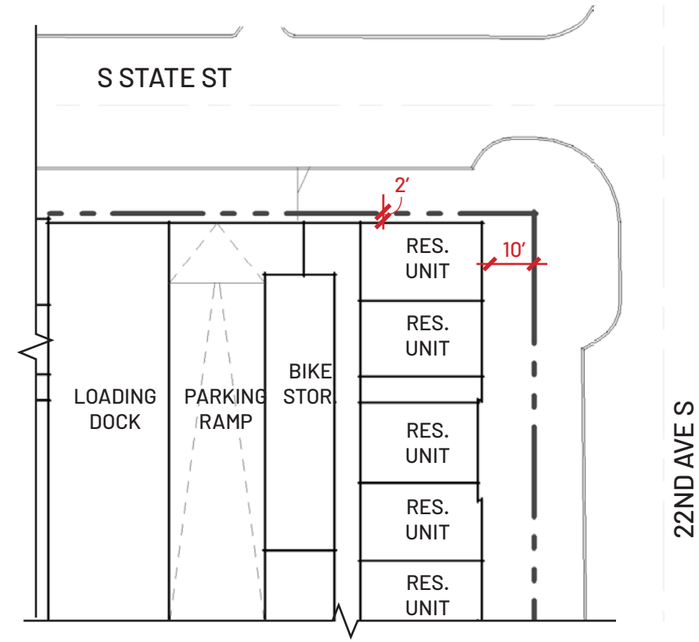


STREET VIEW



PLAN

CODE COMPLIANT CONDITION



PLAN

PROPOSED CONDITION

MASSING CONCEPTS
LANDSCAPE DESIGN



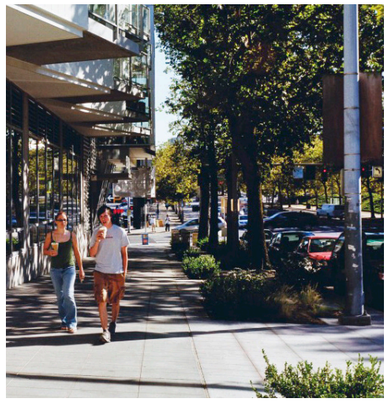
BUFFERED SIDEWALK TO PLAZA CONDITION



LOBBY ENGAGEMENT



RESIDENTIAL STREET CHARACTER



RETAIL STREET CHARACTER



RETAIL SPILL OUT



EXISTING TREE PRESERVATION

RETAIL SPILL OUT

LOBBY ENGAGEMEN



GRAND STREET COMMONS WEST

RUNBERG ARCHITECTURE GROUP



PERSPECTIVE VIEW FROM THE SE

GRAND STREET COMMONS

ADMINISTRATIVE EARLY DESIGN GUIDANCE #3035317-EG
FEBRUARY 10, 2020

EAST BLOCK

1750 22nd Ave S



Mt. Baker Housing
LAKE UNION PARTNERS
HAL Real Estate
RUNBERG ARCHITECTURE GROUP
HEWITT

TABLE OF CONTENTS

DEVELOPMENT OBJECTIVES

Development Summary....6
Street Classifications....6
Parcel Maps and Summaries....7
Grand Street Commons....8
Community Outreach....10

CULTURAL ANALYSIS

Historic Context....14
Neighborhood Diversity....17
Cultural Objectives....17

URBAN DESIGN ANALYSIS

Urban Centers and Villages....21
Neighborhood Industrial Context....22
Figure Ground....23
Neighborhood Development & Uses....24
Traffic and Walkability....26
Opportunities and Constraints....27
Landscape Analysis....28
Landscape Opportunities....29
Roadway Diagrams....30
Open Space Diagrams....31

DESIGN GUIDELINES

Applicant's Highest Priority....34
Central Area....36
Architectural Response....37

URBAN DESIGN APPROACH

Buildings and Street Character....43
Rainier Ave S....44
22nd Ave S....48
23rd Ave S....52
Street Sections....56
Preferred Massing Summary....58
Landscape Site Plan....59

EAST BLOCK

Site Survey....60
Site Photos....61
Zoning Map & Summary....62
Street Elevations....64
Massing Options Summary....72
- Option A....73
- Option B....83
- Option C- Preferred....93

Landscape Design....102
Preferred Massing East....103

PAGE INTENTIONALLY LEFT BLANK

DEVELOPMENT OBJECTIVES

DEVELOPMENT OBJECTIVES
STREET CLASSIFICATIONS, TOTAL DEVELOPMENT SUMMARY

PROJECT SITE



PRINCIPAL ARTERIAL MINOR ARTERIAL COLLECTOR ARTERIAL NEIGHBORHOOD GREENWAY

STREET CLASSIFICATIONS

- S GRAND STREET- URBAN VILLAGE NEIGHBORHOOD ACCESS STREET
- S HOLGATE STREET- URBAN VILLAGE NEIGHBORHOOD ACCESS STREET
- 23RD AVENUE S- PRINCIPAL ARTERIAL (23rd Ave Corridor Improvement)
- 22ND AVENUE SOUTH -URBAN VILLAGE NEIGHBORHOOD ACCESS STREET
- RAINIER AVENUE S- PRINCIPAL ARTERIAL

DEVELOPMENT SUMMARY

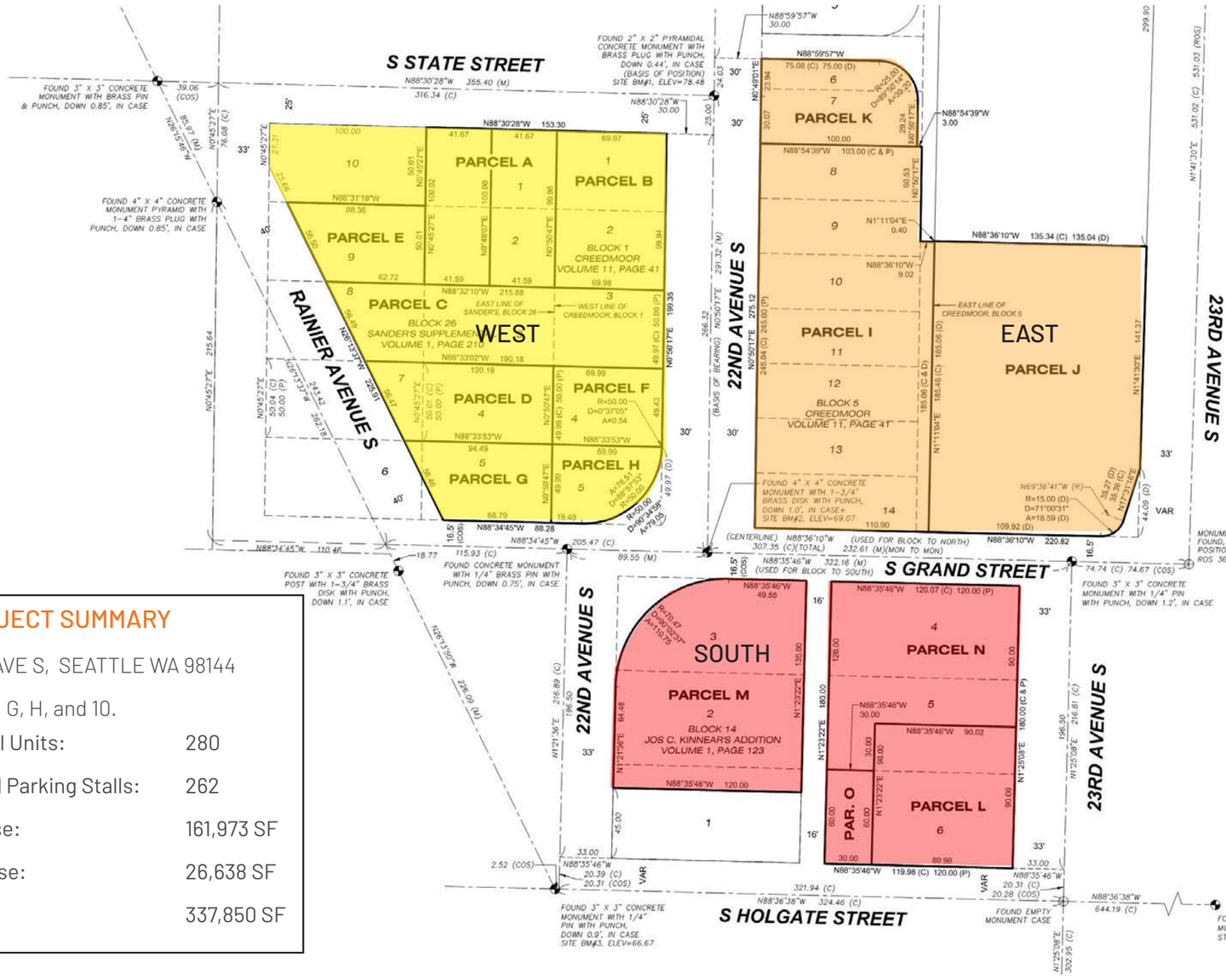
	# OF RESIDENTIAL UNITS	# OF AFFORDABLE UNITS	AREA IN RESIDENTIAL USE	AREA IN COMMERCIAL USE	# OF PARKING STALLS
WEST	280	73	161,973 SF	26,757 SF	268
EAST	293	77	167,816 SF	17,683 SF	155
SOUTH	202	202	123,139 SF	4,588 SF	40
TOTAL	**775**	**352**	**452,928 SF**	**48,909 SF**	**457**

GRAND STREET COMMONS

Grand Street Commons is a transit-oriented 3-block development in the Judkin's Park neighorhood. The development team is working with the Washington Department of Ecology to clean up the brownfield sites which are contaminated from their recent industrial past.

Creative housing solutions and a variety of commercial programming will be incorporated into the new mixed-use, mixed-income community. In addition to the affordable housing proposed by Mount Baker Housing for the south block, affordable housing will be provided on the West and East blocks as well via the MFTE program and onsite performance for MHA. Roughly 45% of the residential apartments at Grand Street Commons will be affordable.

Grand Street Commons provides the opportunity for a new town center that will create an enhanced link between the neighborhood and new transit options while also providing a destination for missing neighborhood services and space for community gathering. Concurrent redevelopment of the three blocks allows for a customized urban design response that will strengthen neighborhood connections, improve safety, and provide needed right-of-way improvements between Rainier Ave S and the open spaces north and east of the project site.



WEST BLOCK PROJECT SUMMARY

Address 1765 22ND AVE S, SEATTLE WA 98144

Parcels A, B, C , D ,E F, G, H, and 10.

Number of Residential Units:	280
Number of Structured Parking Stalls:	262
Area of Residential Use:	161,973 SF
Area in Commercial Use:	26,638 SF
Total Area:	337,850 SF

EAST BLOCK PROJECT SUMMARY

Address 1750 22ND AVE S, SEATTLE WA 98144

Parcels I, J and K.

Number of Residential Units:	293
Number of Structured Parking Stalls:	155
Area of Residential Use:	167,816 SF
Area in Commercial Use:	17,683 SF
Total Area:	288,363 SF

SOUTH BLOCK PROJECT SUMMARY

Address 2201 S GRAND ST, SEATTLE WA 98144

Parcels L, M and N.

Number of Residential Units:	202
Number of Structured Parking Stalls:	40
Area of Residential Use:	123,139 SF
Area in Commercial Use:	4,588 SF
Total Area:	196,854 SF

NOTE: The South Block requires an alley vacation to support the current proposal.

DEVELOPMENT OBJECTIVES
GRAND STREET COMMONS



DEVELOPMENT PROGRAM

West and East Blocks: Lake Union Partners

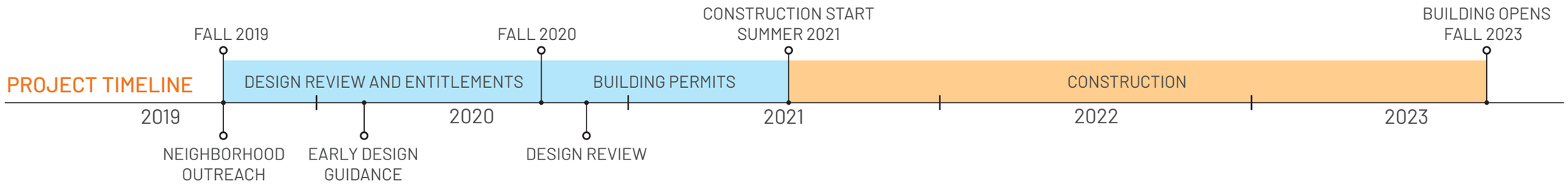
The East and West buildings will collectively provide over 570 new workforce housing rental apartments, 40,000 SF commercial, and 400 parking spaces. The workforce housing units will be a combination of market-rate apartments and affordable units provided via the MHA (Mandatory Housing Affordability) on-site performance option and the MFTE (Multi-Family Tax Exception) program. A variety of commercial spaces will be provided, including both small and large format retail to support the nieghborhood town center concept and provide activity in the neighborhood during both daytime and evening hours.

South Block: Mt. Baker Housing

Pending approval of the alley vacation, this building will provide 200+ units of affordable housing for families at 60% AMI (Area Median Income). Several small-scale commercial spaces are planned for the west and north facades at ground floor to contribute to the dynamic retail environment envisioned along the Grand Street right-of-way.

DESIGN TEAM

Architecture:	Runberg Architecture Group
Landscape Architecture:	Hewitt
Civil:	KPFF Consulting Engineers



To create a mixed income, transit-oriented community featuring Office of Housing funded family units at 60% AMI, market rate apartments and additional affordable units via MHA onsite performance and MFTE programming. This new neighborhood center will feature a variety of retail and commercial uses, pedestrian friendly streets, green public spaces, and proximity to the Judkin's Park Light Rail Station.





Transportation

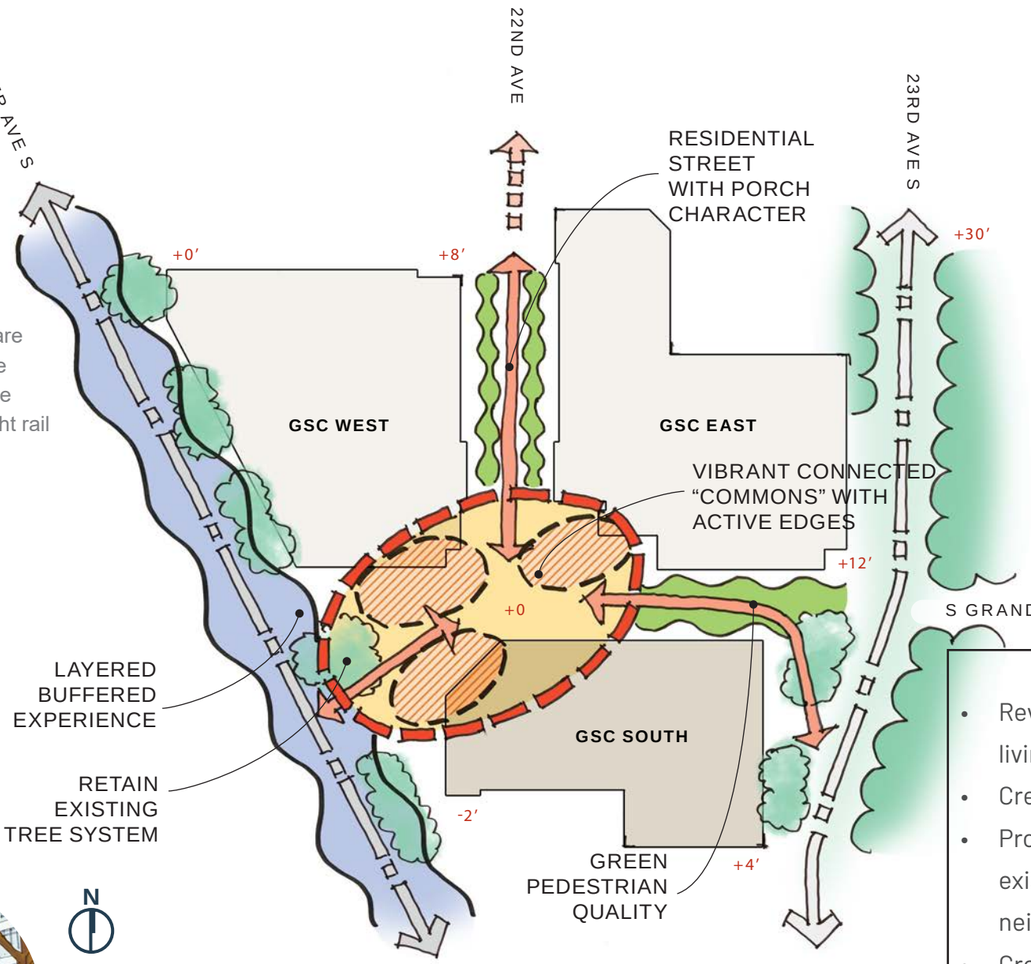
Pedestrian patterns are likely to change in the neighborhood with the introduction of the light rail station at I-90.



Environment

Brownfield sites provide great opportunity for regeneration and rebirth, turning blight into a restorative and productive environment.









Education and Culture

There are significant cultural, institutional and educational centers within close proximity of the site. Consider their programming as influence over the development of the new town center.

OPPORTUNITIES

- Revitalize three brownfield sites into a healthy center for urban living.
- Create a mixed-use, mixed-income community near transit.
- Provide neighborhood open space that supports and connects the existing green spaces, education and cultural institutions in the neighborhood.
- Create an active pedestrian experience with enhanced ROW improvements and public open spaces that will benefit both new residents and the neighborhood at large.
- Develop a spatial response to the Neighborhood Design Guidelines that draws inspiration from local cultural groups.

SUMMARY OF PUBLIC OUTREACH

City of Seattle Department of Neighborhoods

As part of Grand Street Common's development methodology, the Mt. Baker Housing began outreach to stakeholder organizations in the Mt. Baker Neighborhood in Spring of 2018. Initial outreach consisted of gathering input from these organizations on the type of project that they felt would enhance the neighborhood and provide public benefit.

In 2018, Mt. Baker Housing established a Project Information Hotline with staff contact information for those with questions.

The Development Team mailed project notification letters to all residents within 500 feet of the project site in 2019. Notification letters were translated in Mandarin, Japanese, Vietnamese, and Spanish.

On October 24, 2019, Mt. Baker Housing and Lake Union Partners hosted a Community Meeting for neighbors of the project. Fliers for the meeting were posted in businesses near the project site for the 2-3 weeks leading up to the event. The Project Team also updated the Project Information Hotline with translated messaging.

The project architects and design team presented key aspects of the project to the community with the aid of interpreters. A project information sheet was provided to the meeting attendees.
All communications were provided in English and translated in Mandarin, Japanese, Vietnamese, and Spanish.

The Department of Neighborhoods gave official approval of the development's community outreach plan on September 6, 2019.

Grand Street Commons – Community Outreach Plan	
Printed Outreach	*High Impact* • Direct mailings to the residencies and business within 500ft radius of proposed site. • MBH will post translated flyers of community event & meeting of local community centers. We will be doing the 500ft letters in the languages of - Mandarin, Japanese, Vietnamese, Spanish, English • We will post translated fliers at apartment sites to notify them of the community meeting and the coming project
Electronic/Digital Outreach	*High Impact* • Project hotline (information & voicemail) Project info added to DON's "Early Outreach for Design Review Blog. Project added to DON's "Outreach for design review calendar" • Recorded information will include all meeting dates, time, locations & understandable project information in the four languages listed. • We will email all community stakeholders located on the neighborhood snapshot provided by the city of Seattle and not that outreach can be used for Washington Public Records act
In-Person Outreach	*High Impact* • Hosting or Co-hosting a community meeting of at least one hour of presentation/discussion of project

City of Seattle Office of Housing

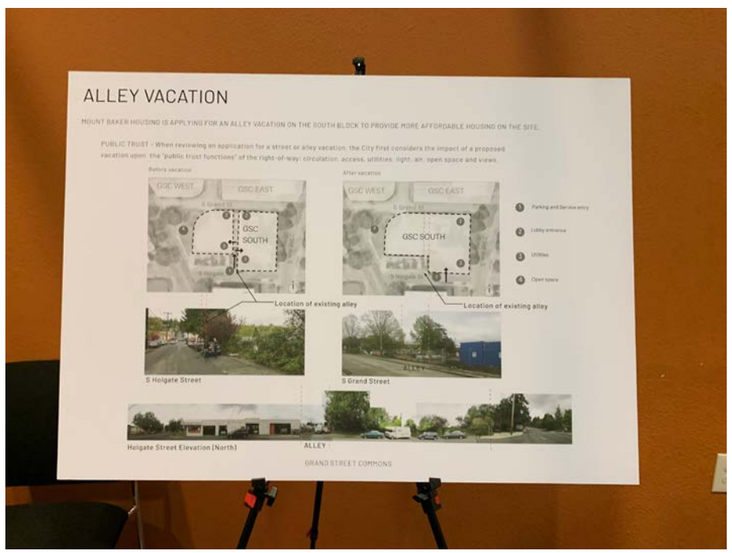
Mt. Baker Housing consulted with the City of Seattle Office of Housing to determine the concentration of subsidized units within the site census block group of the proposed development site in the Fall of 2017.

Mt. Baker Housing received a Consistency Letter from the City of Seattle Office of Housing confirming the project meets the dispersion policies of the City of Seattle (September 11, 2019).

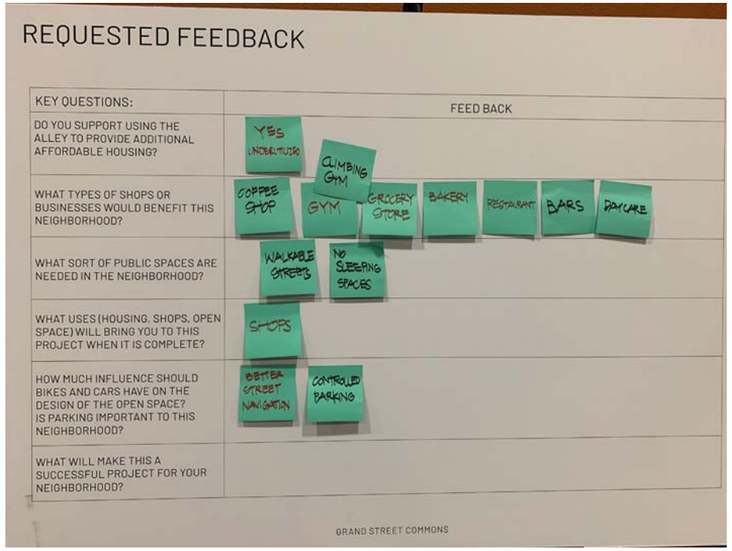
Additional Outreach

Since the project's inception, direction and feedback have been provided by its Board of Directors who include senior management from project stakeholder organizations: Asian Counseling & Referral Service, Wellspring Family Services, and Mt. Baker Community Club.









NEIGHBORHOOD OUTREACH MEETING - OCTOBER 24, 2019

COMMUNITY MEETING - OCTOBER 24, 2019

The first open house took place on October 24, 2019 in the Mount Baker Village Apartments Community Room at 2580 29th Ave S. The following is a sampling of comments collected from community members in attendance at that meeting:

- Pedestrian connections are important in and around the blocks.
- Repeated concern about homeless encampments in the neighborhood. Neighbors like the idea of gathering space but are concerned about how it will be used. Several requested it be designed in a way to discourage camping.
- Neighbors would appreciate more retail to walk to in their neighborhood. Requests included new bars and restaurants, retail, dry cleaning, and professional services.
- Liked the idea of town house units along 22nd Ave S.

DESIGN RESPONSE

The preferred massing scheme accounts for multiple pedestrian points of connection, small and large scale commercial spaces for a variety of programming options, and townhouse apartments along 22nd Ave S. The landscape approach calls for well lit, well programmed open spaces around the proposed buildings to foster a safe and comfortable pedestrian environment.

PAGE INTENTIONALLY LEFT BLANK

CULTURAL ANALYSIS



Map of Rainier Valley, pre-I-90



Electric Rail Cars on Rainier Ave., 1891

The Rainier Avenue Electric Railway was constructed in 1891 by J.K. Edmiston to connect Seattle with adjacent cities. The railway provided interurban access for rural farmers and Seattle commerce and is credited with fueling the initial growth of Rainier Valley.



Regrade at Dearborn St. and Rainier Ave., 1909

To further connections between downtown and rural Rainier Valley, the Dearborn regrade moved more than a million cubic yards of dirt. Farmers were able to more easily transport goods to sell at Pike Place Market.

INTRODUCTION - PHYSICAL HISTORY OF THE RAINIER VALLEY

Rainier Valley was originally home to native "Lake People" who lived primarily along the banks of Lake Washington and used the valley as a footpath connection to the communities along the Puget Sound. Settlers arrived at the end of the 19th Century, dividing up the land and developing the valley. In the early 1900s, the population was largely of Chinese, Italian, Irish and Filipino decent. The valley was settled with farmland and continued to be used as a thoroughfare to connect the city along the Sound to Lake Washington and developments further south.





GARLIC GULCH - Starting around 1900

Starting around 1900, Italian immigrants came to Seattle to work as coal miners, construction laborers, and farmers. They settled in the North Rainier Valley and Beacon Hill areas because of the inexpensive housing, convenient location near downtown, and potential for developing small farm plots. They found a market for their produce in Seattle and the Rainier Valley became known as "garlic gulch" or "Little Italy."

In 1915, about 200 families lived in a 90-square-block area along Rainier Avenue. Many Italian-owned businesses were located in the area, including food imports, Borracchini's Bakery, Oberto Sausage Company, produce stands, grocery stores, a nursery (Malmo's), drug stores, and other shops.

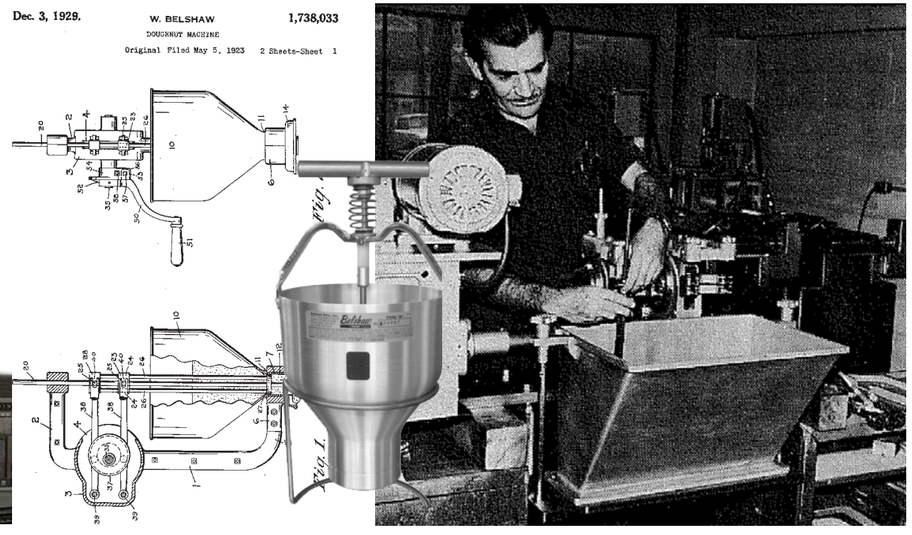


Stewart Lumber Building, 1920's

The Stewart Lumber & Hardware building was constructed in the early 1920's. In its early years, a streetcar spurline ran through the building to deliver lumber.

POST-REGRADE DEVELOPMENT OF RAINIER VALLEY

As the 20th Century got underway, the valley continued to be a means of connecting Seattle to the south. The rail line moved people and goods through the valley, encouraging the development of businesses like Stewart Lumber, which welcomed spur lines through their shops to maximize transport. Other industrial uses abound as well, including the Belshaw Bakery, which resided on the East Block of Grand Street Commons.



Belshaw Bakery

In 1924, Thomas and Walter Belshaw, two Rainier Valley locals, started the Belshaw Brothers Inc. bakery equipment manufacturing business at the current Grand Street Commons site. There, they invented the first automatic doughnut making machines.



CULTURAL ANALYSIS
HISTORIC CONTEXT

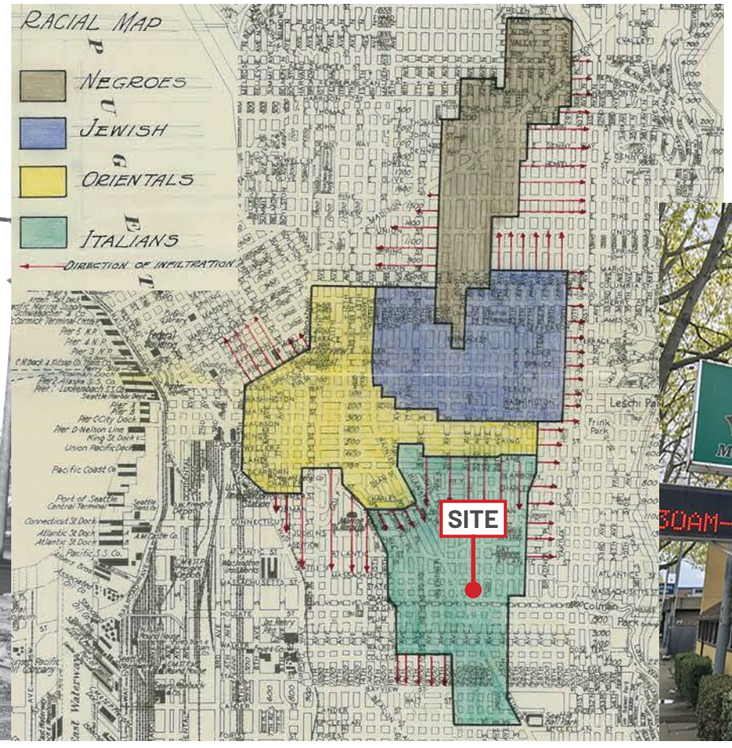
20TH CENTURY POPULATION

As shown in the 1936 Redlining Map, north Rainier Valley was predominantly Italian during the first half of the century. That changed mid-century when I-90 was built through the heart of the community, dispersing the previous population. By the 1960s, discrimation against African Americans limited their options for residence close to the heart of their community in the Central District to Rainier Valley and Beacon Hill. Many African Americans moved to these neighborhoods in the 1960s and 1970s. By 1990, there was a larger African American population in Rainier Valley than there was in the Central District.



Rainier Ave Streetcar at Black Mfg Co., 1936

Throughout its lifetime, the Rainier Avenue Electric Railway (later renamed Seattle Renton & Southern Railway) had a tumultuous relationship with Rainier Valley residents and the City of Seattle. After multiple derailments and failed purchase negotiations, the railway became defunct in 1937.



1936 Racial Map

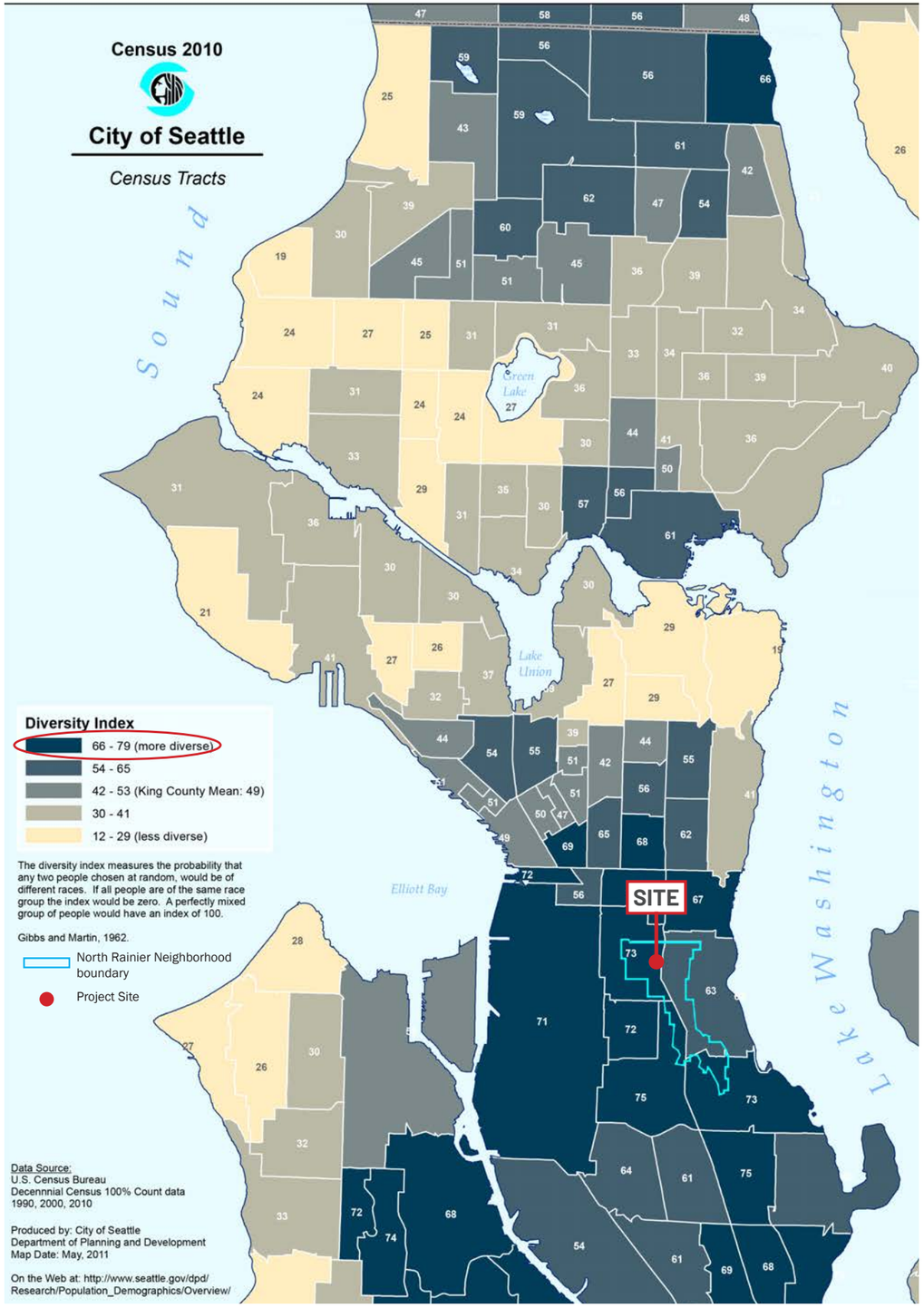
Historically, Seattle's discriminatory real estate covenants in other neighborhoods pushed minority and immigrant groups into the Central District and North Rainier Valley.



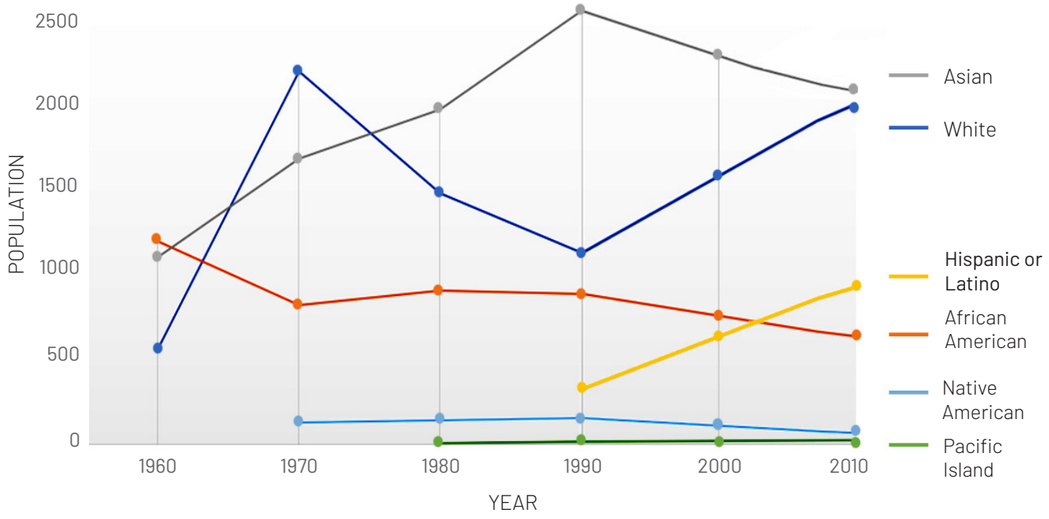


Late 20th Century

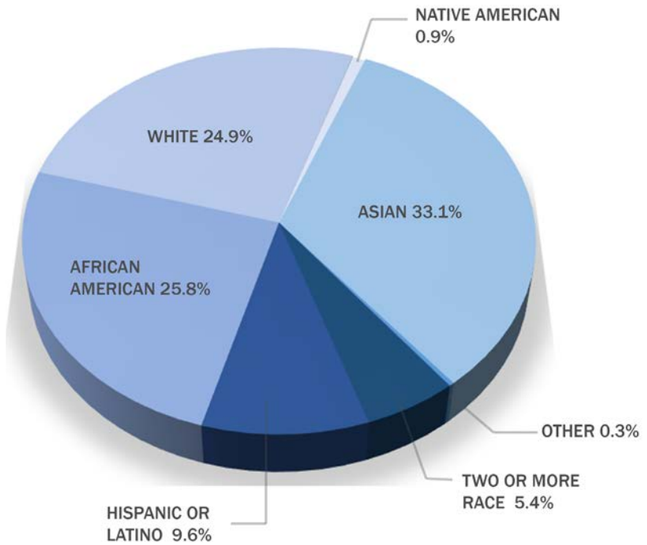
The end of the Vietnam War in 1975 saw the arrival of refugees from Indochina. Hispanics from Latin America took advantage of good property values and Rainier Avenue became multicultural and multilingual. Along with the vestiges of the neighborhood's Italian heritage such as Oberto Meats and Borrachini's Bakery are Mexican bodegas and Vietnamese restaurants offering phò.



CENSUS DATA: DEMOGRAPHIC SHIFT- 1960 to 2010



CURRENT DEMOGRAPHICS



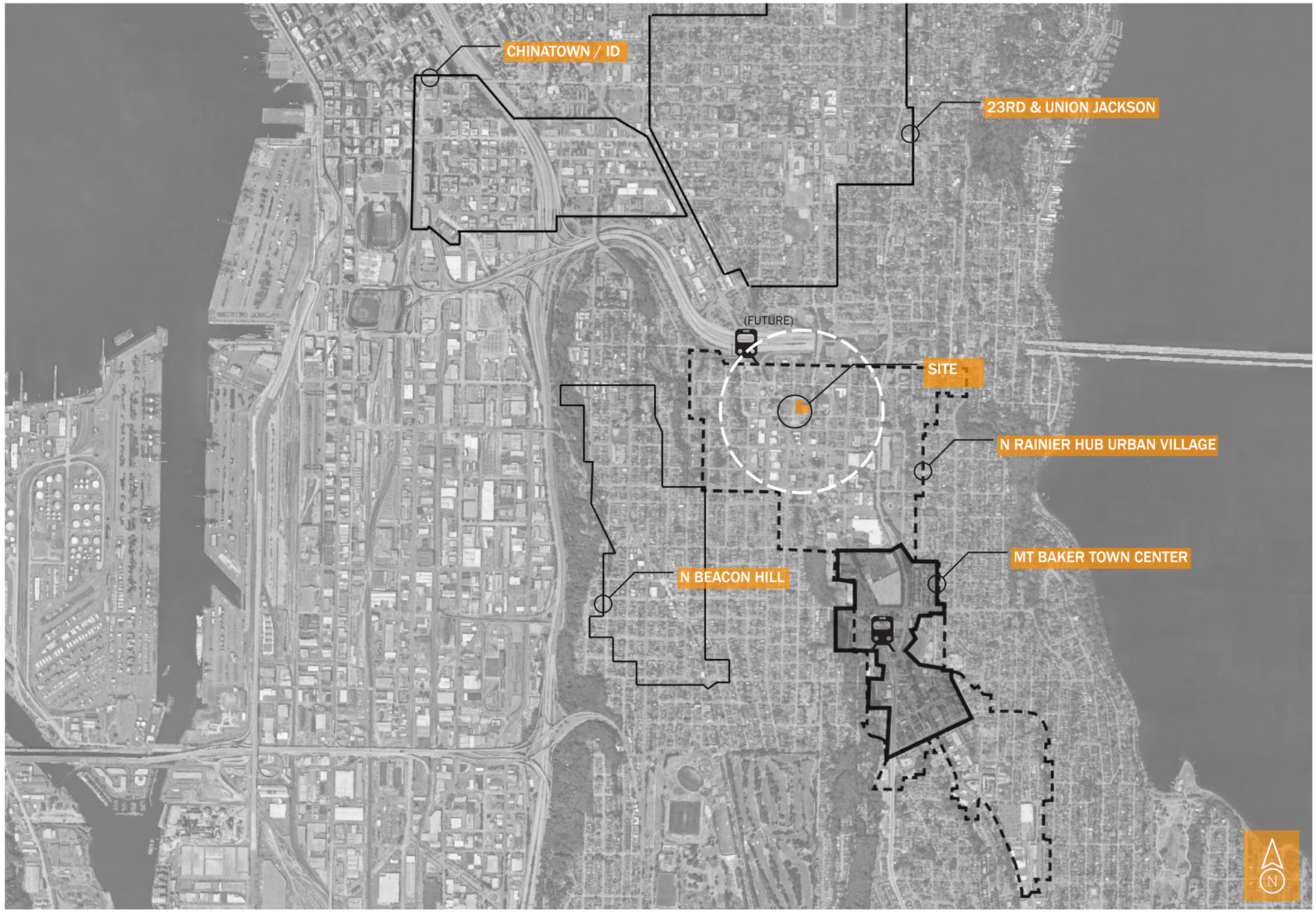
CULTURAL OBJECTIVES

- Identify the communities that defined the neighborhood before its urban core was interrupted by I-90 and understand the populations that have moved into the area since.
- Recognize Rainier Valley as a gateway to the Central Area and draw appropriate cultural inspiration to strengthen this connection.
- Develop a spatial response to the design guidelines that will create places for community interaction that are vital to the preservation and restoration of displaced populations in the area.

PAGE INTENTIONALLY LEFT BLANK

URBAN DESIGN ANALYSIS

PAGE INTENTIONALLY LEFT BLANK



PROJECT URBAN BOUNDARY

The project is located in the
North Rainier HUB Urban Village.

NEIGHBORING URBAN BOUNDARIES

DOWNTOWN URBAN CENTER

- Chinatown / ID Urban Center Village

TOWN CENTER

- Mount Baker Town Center

RESIDENTIAL URBAN VILLAGE

- 23rd and Jackson Residential Urban Village
- North Beacon Hill Residential Urban Village

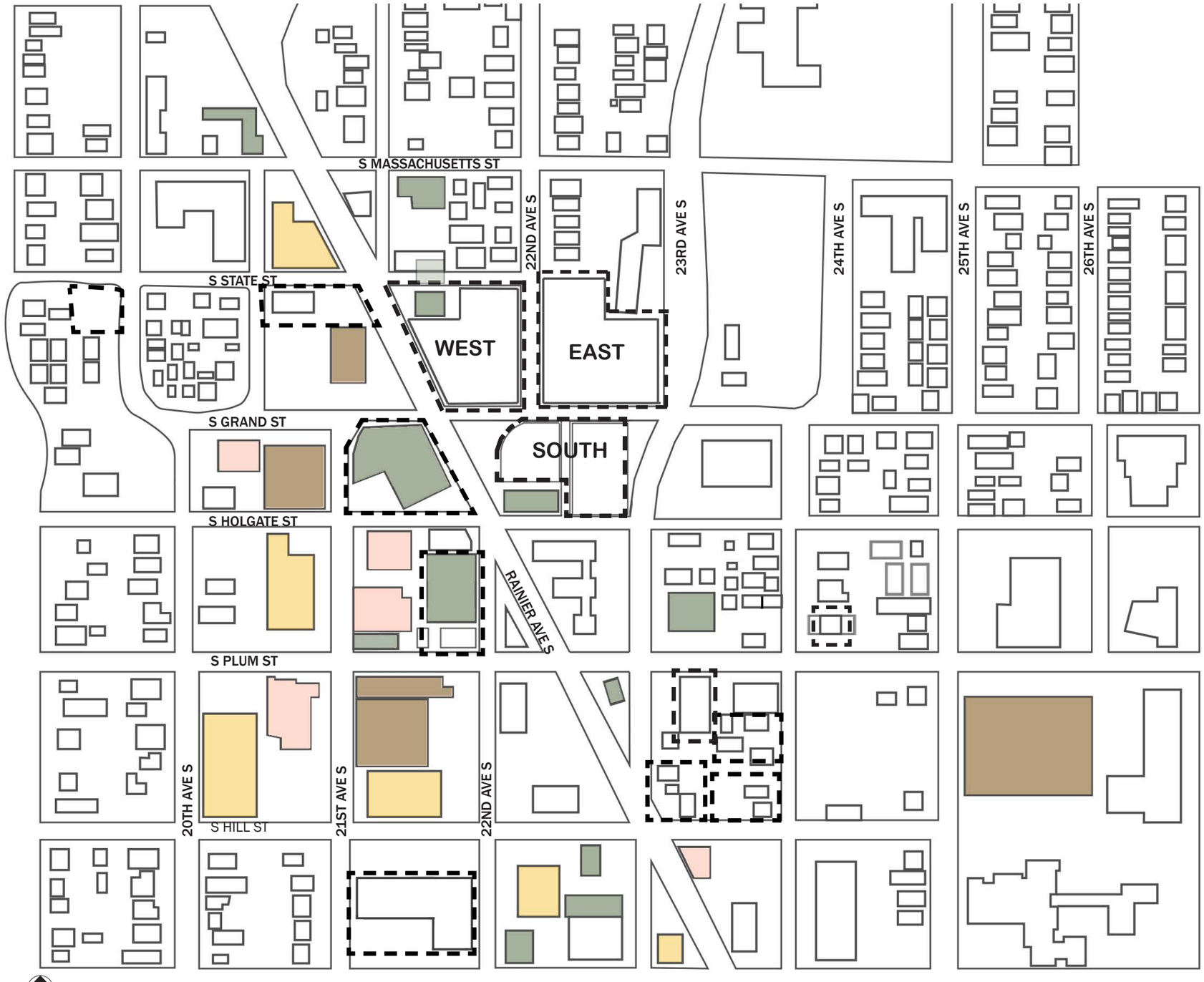
URBAN DESIGN ANALYSIS
NEIGHBORHOOD INDUSTRIAL CONTEXT

INDUSTRIAL PAST

Thanks to the street car line facilitating commercial and industrial use through the valley in the early 20th century, many of the early to midcentury structures in the neighborhood were large footprint industrial / warehouse style buildings. These structures were generally 1 - 2 stories tall and had broad floor plans that absorbed most of their sites, leaving little area for surrounding open space and limiting the number of pedestrian connections in the neighborhoood.

The adjacent diagrams highlights these industrial buildings and identifies the industry associated with each one. Note there were several food supply uses in the neighborhood, many with cultural ties to the southeast Asian and Italian communities that once predominated in the neighborhood.

The concentration of Auto Services speak to the importance of Rainier Ave S as a major thoroughfare for automobiles from the early 20th century through to present day.



Auto Services

Food Warehouse/ Supply

Other industrial Supply/ Services

Storage

Future Development



TRANSITION FROM INDUSTRIAL TO MIXED-USE

By the mid 20th century, this portion of Rainier Valley was well populated by low rise, large footprint buildings serving industrial and warehouse functions. The figure ground analysis illustrates how building scale transitions abruptly at the west edge of the valley as grade rises up Beacon Hill and single family residential becomes predominant. The transition to residential building fabric is more gradual to the east, where topography raises to the Mt. Baker neighborhood and the Central district plateau over the I-90 lid.

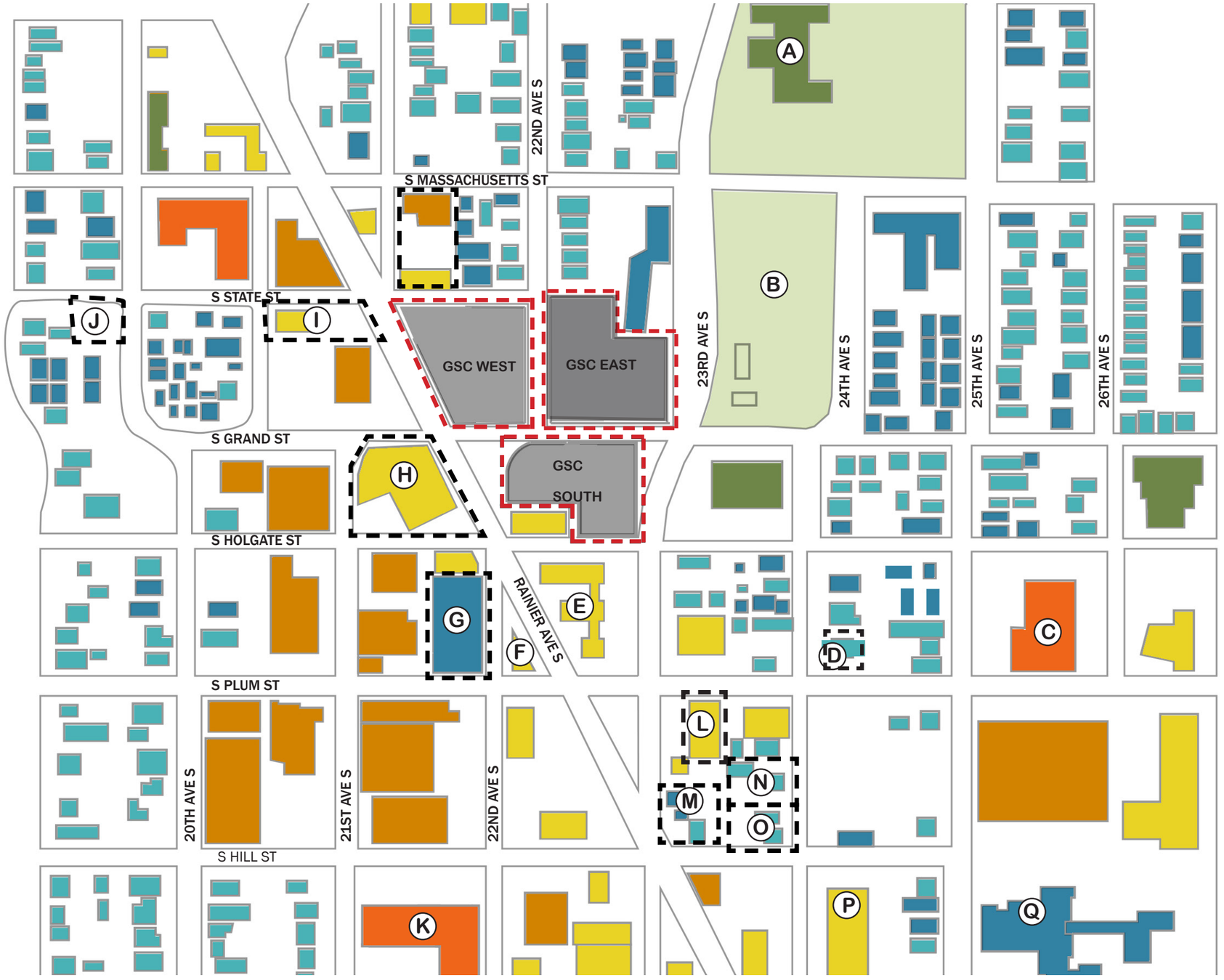
Today, the neighborhood is in a state of transition in anticipationg of the new Judkins Park Light Rail Station as many of the 1- and 2- story buildings are being replaced with 6+ story mixed-use structures along the Rainier corridor. New projects range from groupings of town houses in the transition zone between industrial and residential on either side of Rainier Ave S, to larger footprint mixed use buildings along the arterial route itself.

Grand Street Commons provides opportunity to carry the neighborhood's open space north and east of the project site down into the valley to create a pedestrian friendly node along Rainier as the valley welcomes new mass transit and pedetrian and bicycle activity grows.

6+ Story buildings
4-5 Story buildings
1-3 Story buildings

URBAN DESIGN ANALYSIS

NEIGHBORHOOD DEVELOPMENT & USES



- Recreation / Open Space
- Multifamily / Mixed-Use Residential
- Commercial / Retail / Office
- Civic / Religious
- Industrial / Warehouse / Storage
- Institution / Education
- Single Family Residential
- Future Development



Ⓐ Northwest African American Museum



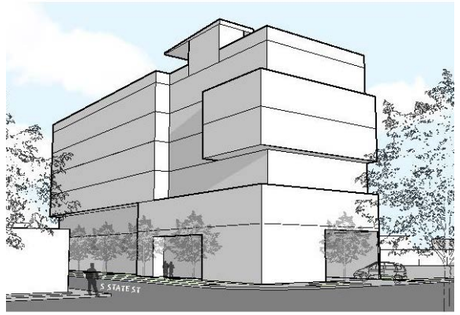
Ⓑ Colman Park / Seattle Children's Playgarden



Ⓒ American Red Cross



Ⓕ Dixon's Used Furniture



Ⓘ Proposed 6 story apartment building



Ⓛ Proposed 5 Story Apartment



Ⓞ Proposed 4 story apartment building



Ⓓ Proposed Townhouses



Ⓖ Proposed 6 story Mix-use buidling



Ⓙ Proposed SEDU building



Ⓜ Proposed 6 story apartment building



Ⓟ FareStart, Youth in Focus,Treehouse, + WA Womens Foundation



Ⓔ Wellspring Family Services



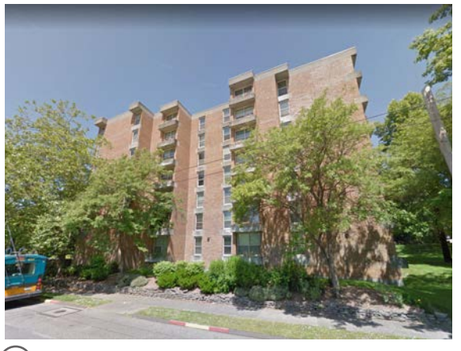
Ⓗ Proposed 7 story apartment building



Ⓚ Proposed 3 story private school

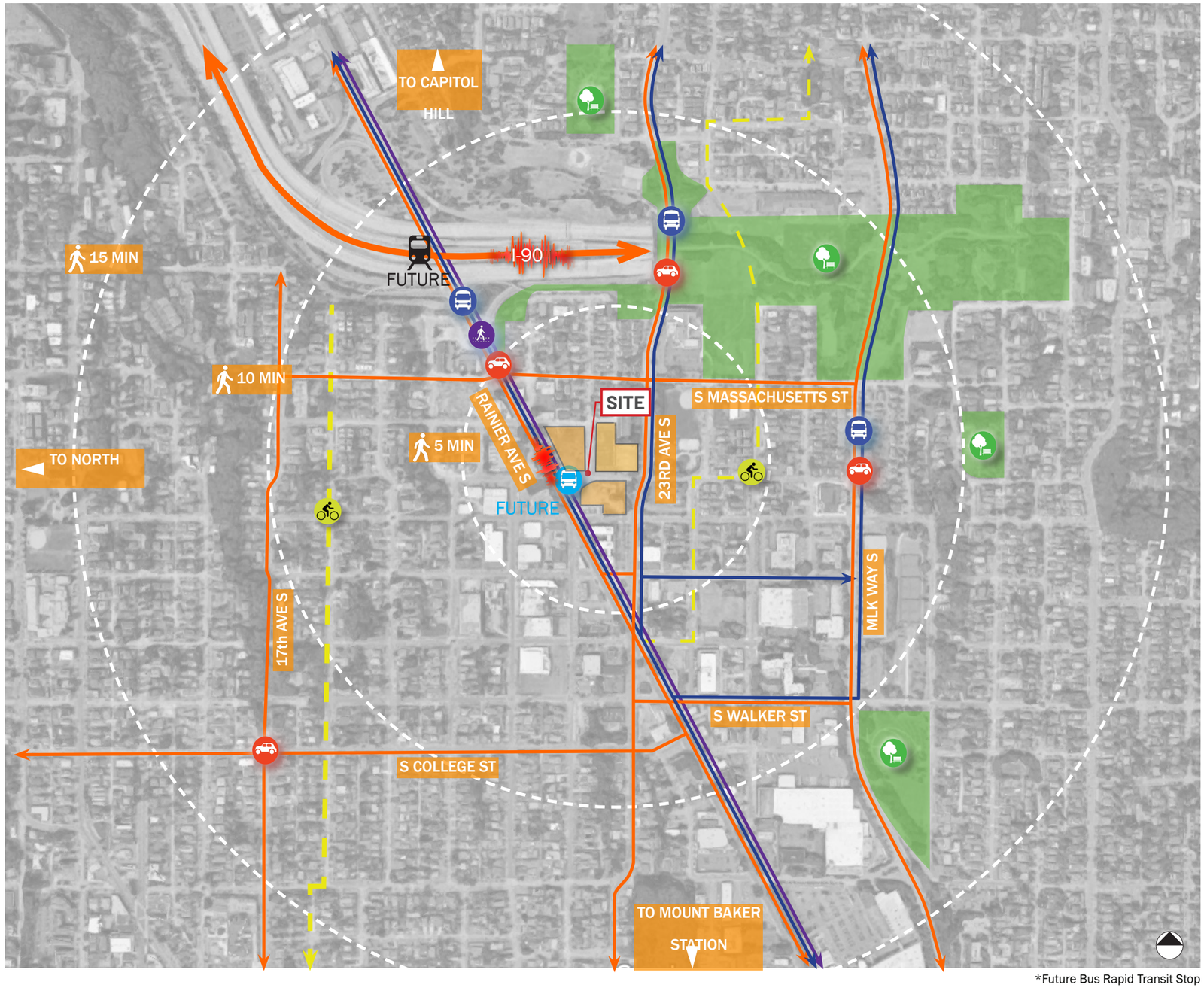


Ⓝ Proposed 4 story apartment building



Ⓠ Center Park Apts (SHA), STAR Public Computer Center

URBAN DESIGN ANALYSIS
TRAFFIC AND WALKABILITY



*Future Bus Rapid Transit Stop as indicated by SDOT Pedestrian

The project is located in an area of the city where North-South movement is accessible and convenient, offering pedestrian and bike paths, vehicle and public transportation routes to Capitol Hill, First Hill, North Beacon Hill, Mount Baker Town Center, and beyond.

CONSTRAINTS

- Noise from nearby light industrial uses
- Noise from Rainier Ave S & I-90
- South block alley limits opportunity for increase in affordable housing.

OPPORTUNITIES

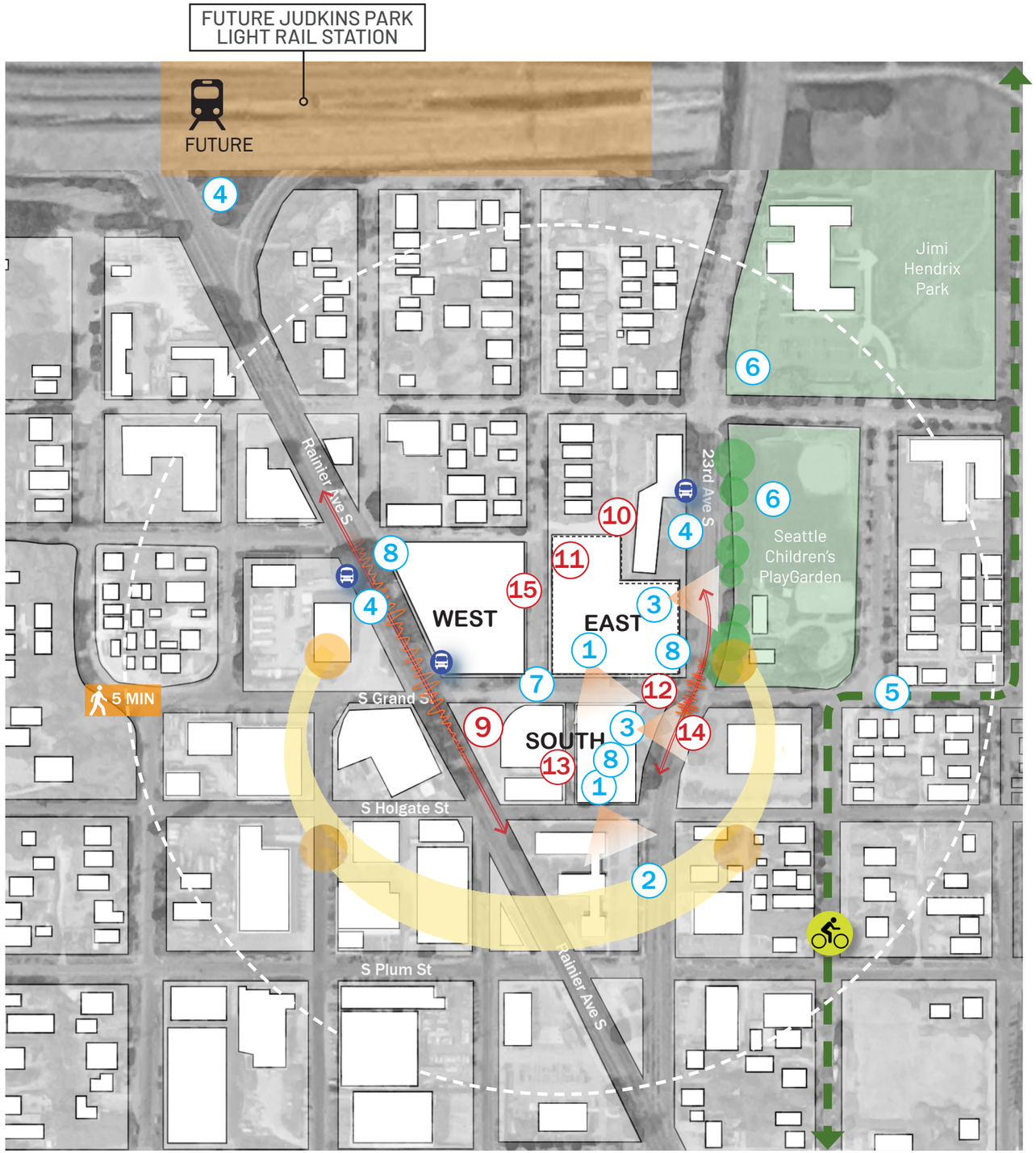
- Fast transit routes to Capitol Hill, First Hill, North Beacon Hill, & Mount Baker Station as well as future transit station to Eastside
- Opportunity to create a new town center with missing services and amenities.

- Main Vehicular Route
- Bus Route
- Bicycle Route
- Main Pedestrian Route
- Park
- Future BRT Stop*
- Environmental/Traffic Noise

Very Walkable
Walk Score 73
Most errands can be accomplished on foot.

Good Transit
Transit Score 67
Many nearby public transportation options.

Very Bikeable
Bike Score 79



OPPORTUNITIES

1. View to Mt Rainier (East and South Blocks)
2. Solar Orientation (All Blocks)
3. View to Green Space (East and South Blocks)
4. Close proximity to mass transit (All Blocks)
5. Close to Bike Routes (All Blocks)
6. Proximity to park and green space (All Blocks)
7. Heart location of Grand Street Commons - opportunity to create a new town center with missing services and neighborhood amenities. (All Blocks)
8. Opportunity for highly visible corners to create gateways to the Commons (All Blocks)

CONSTRAINTS

9. Heavy traffic on Rainier Ave S (South and West Blocks)
10. Short Alley frontage at North side (East Block)
11. Northernmost parcel is zoned MR, not NC3 (East Block)
12. Steep slope at S Grand St and 23rd Ave S (East and South Blocks)
13. Unused alley reduces opportunities for maximizing development potential (South Block)
14. Fast traffic on 23rd Ave S (East and South Blocks)
15. High voltage power lines along 22nd Ave S.

URBAN DESIGN ANALYSIS
LANDSCAPE ANALYSIS



1 23RD AVE S - LOOKING SOUTH



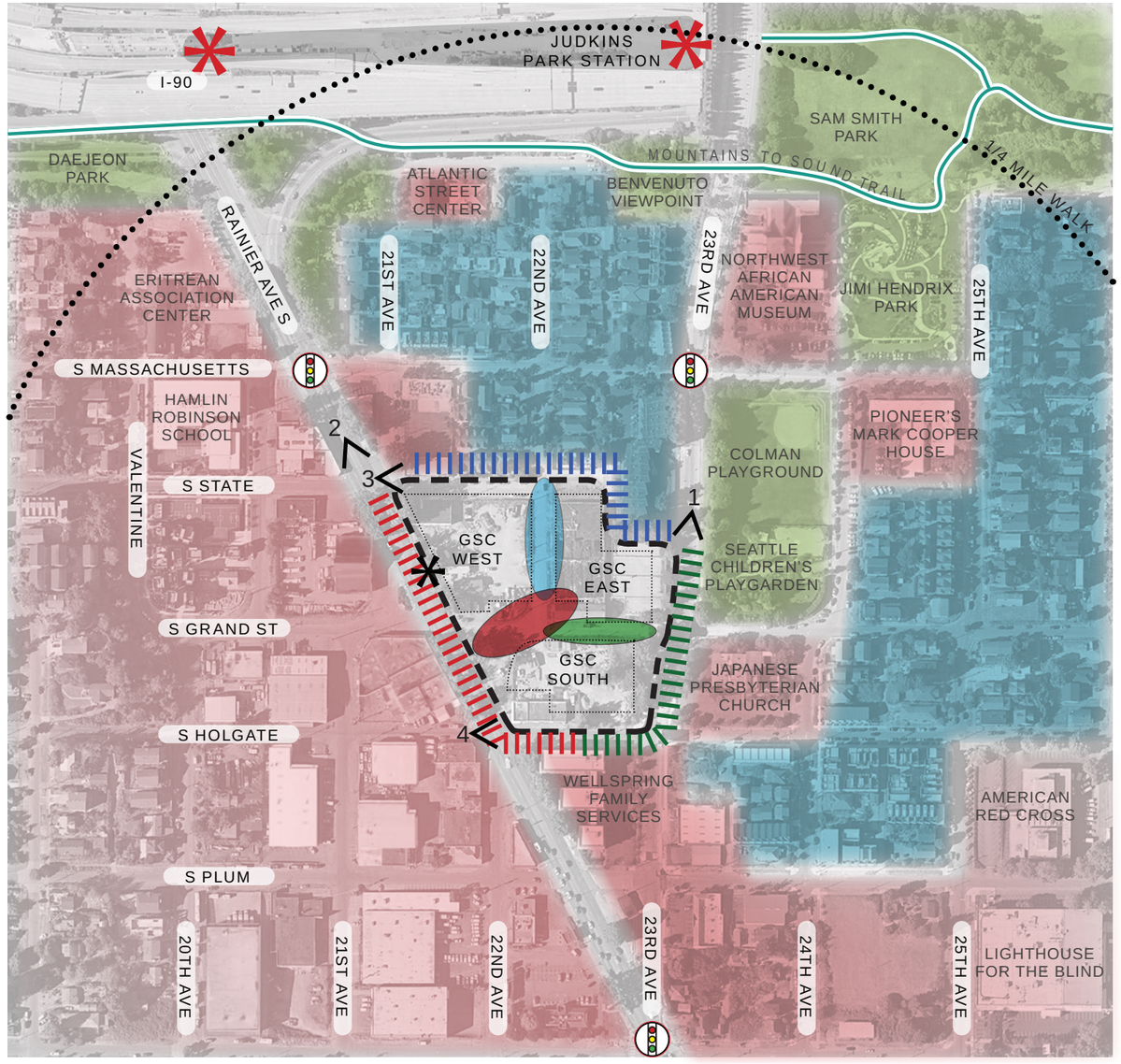
2 RAINIER AVE S - LOOKING SOUTH



3 S STATE STREET - LOOKING EAST



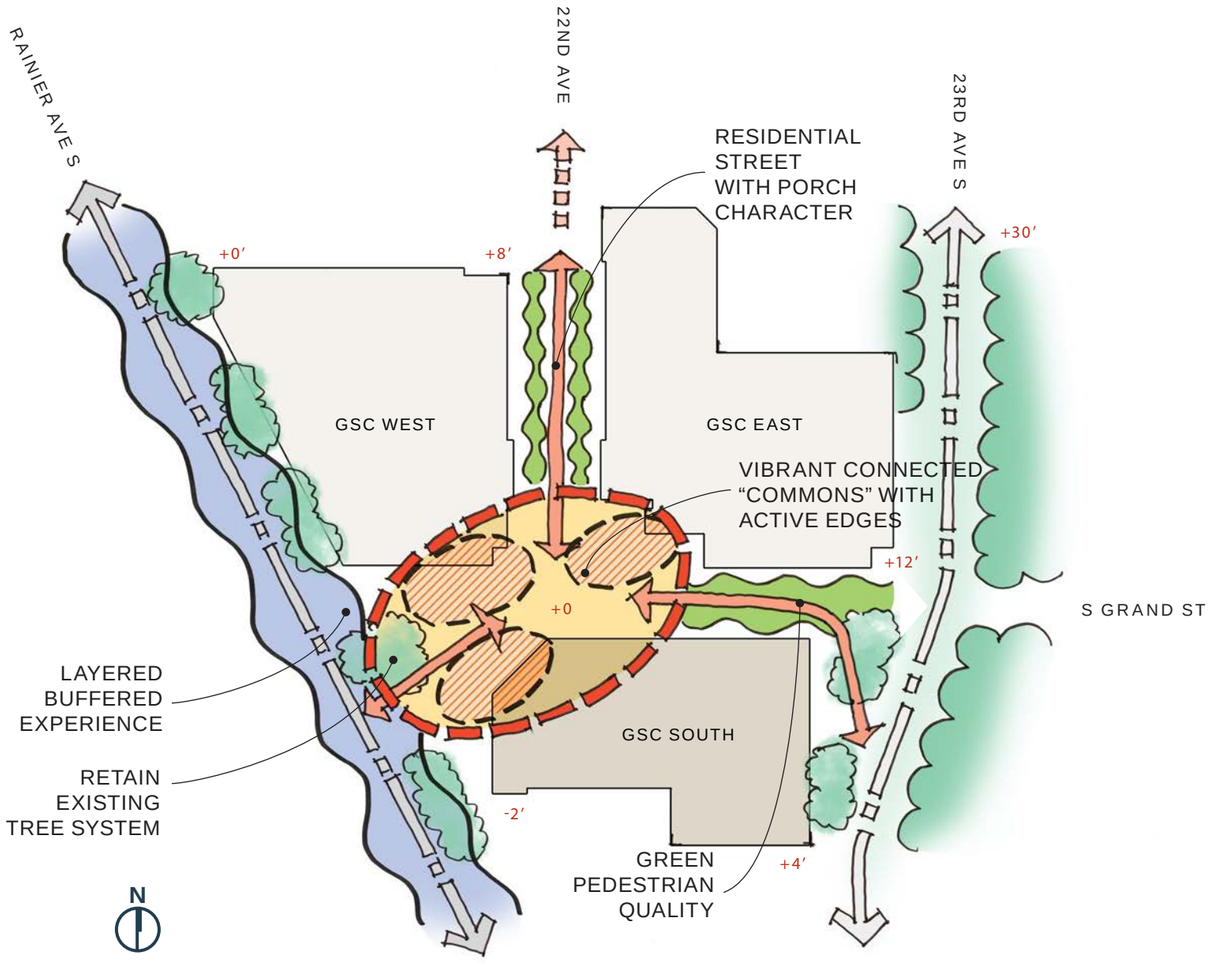
4 S HOLGATE STREET - LOOKING EAST



LEGEND

- PROJECT SITE
- GREEN SPACE SYSTEM
- RESIDENTIAL CHARACTER
- INDUSTRIAL / COMMERCIAL / INSTITUTIONAL CHARACTER
- SIGNALIZED INTERSECTION
- LINK LIGHT RAIL - JUDKINS STATION
- BUS STOP ROUTE #7 (FUTURE RAPID RIDE)
- GREEN SPACE INFLUENCE
- RESIDENTIAL INFLUENCE
- RAINIER FRONTAGE
- GRAND STREET GREEN PEDESTRIAN QUALITY
- 22ND AVE RESIDENTIAL SCALE AND TEXTURE
- RAINIER AVE/GRAND STREET COMMONS

URBAN DESIGN ANALYSIS
LANDSCAPE OPPORTUNITES



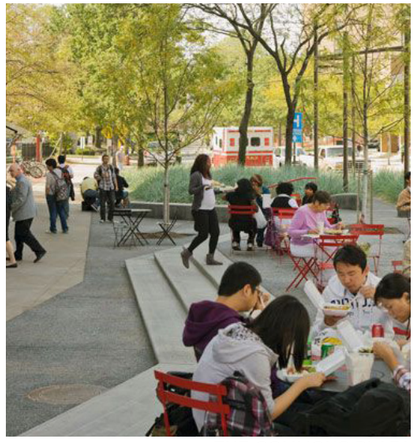

PRESERVE EXISTING TREES

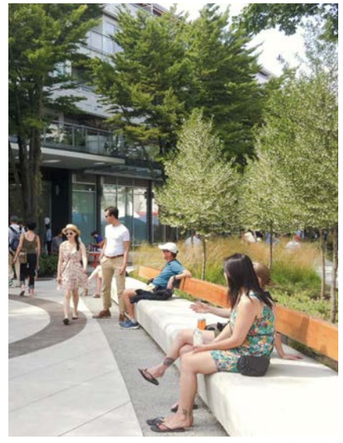

RESIDENTIAL STREET CHARACTER



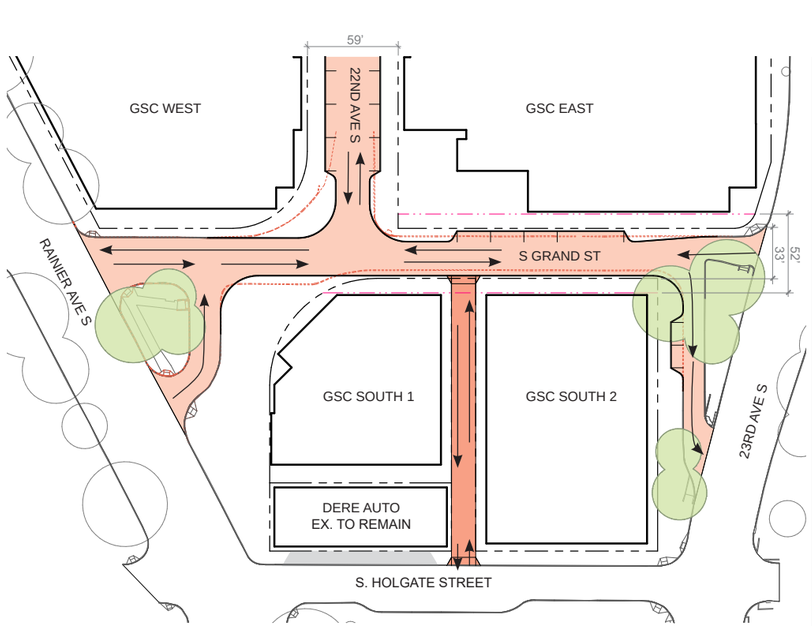
ACTIVE EDGES


GREEN PEDESTRIAN QUALITY


THE COMMONS PLAZA


PEDESTRIAN AMENITY


STORMWATER INTEGRATION



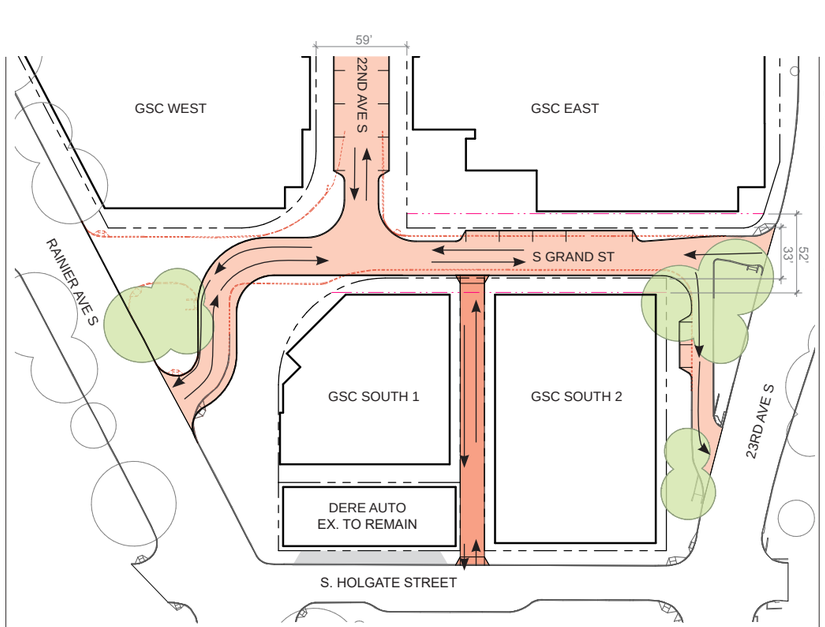
NO ALLEY VACATION
EXISTING GRAND ST. ALIGNMENT

CONSIDERATIONS:

- Increased traffic flow on Grand St: Alley/garage access will add to traffic volume.
- Traffic calming is limited: Retains straight 22' wide roadway per Streets Illustrated and SDOT base requirements.
- Less desirable for retail tenants: One sided parallel parking/loading.
- Underutilized space: Road geometry of intersection of Rainier Ave and Grand St. is undesirable (per SDOT Judkins Park Station Access Study recommendations).

LEGEND

- TRAFFIC DIRECTION
- ROADWAY SYSTEM
- VEHICULAR ALLEY
- EXISTING CURB
- PROPERTY LINE
- EXISTING TREES TO REMAIN



NO ALLEY VACATION
GRAND ST. REALIGNMENT AT RAINIER AVE.

CONSIDERATIONS:

- Increased traffic flow on Grand St: Alley/garage access will add to traffic volume.
- Traffic calming somewhat improved: 22' wide travel way per Streets Illustrated and SDOT base requirements.
- Less desirable for retail tenants: One sided parallel parking/loading.
- Rainier Ave and Grand St intersection geometry slightly improved: Further existing spur road realignment may be needed to provide desired geometry while reducing impact to existing trees and maintaining useable pedestrian area.
- Alley does not provide utility access for the site.



ALLEY VACATION
GRAND ST. REALIGNMENT

CONSIDERATIONS:

- Reduced traffic flow along Grand St: Functions better as a Neighborhood Greenway.
- Traffic is calmed: Road geometry and SDOT allowable 18' wide travel way slows traffic.
- Better parking/curbside management: East and west bound parking/loading options allows greater retail vitality and further slows traffic.
- Realigns Rainier Ave and Grand St. for safer intersection while maintaining existing trees and maximizing pedestrian area (per SDOT Judkins Park Station Access Study recommendations).

SUMMARY

The South Block is pursuing an alley vacation request to eliminate the platted (but non-existant) alley running north/south from S Grand Street to S Holgate Street. In addition, the project proposes to reduce the points of connection between 22nd Ave S and S Grand Street to Rainier Ave S from two curb cuts down to one with a road re-alignment. The road re-alignment does not entail a vacation, but will require coordination and approval by SDOT. The studies above illustrate the impact of the proposed changes on the circulation in and around Grand Street Commons.



NO ALLEY VACATION

CONSIDERATIONS:

- Less desirable open space orientation: Rainier Ave frontage has limited connectivity to Grand St.
- Disconnected "Commons": Connection to other open space opportunity areas is reduced.
- Compromised pedestrian access: Two road crossings to GSC south area reduce safety.

LEGEND

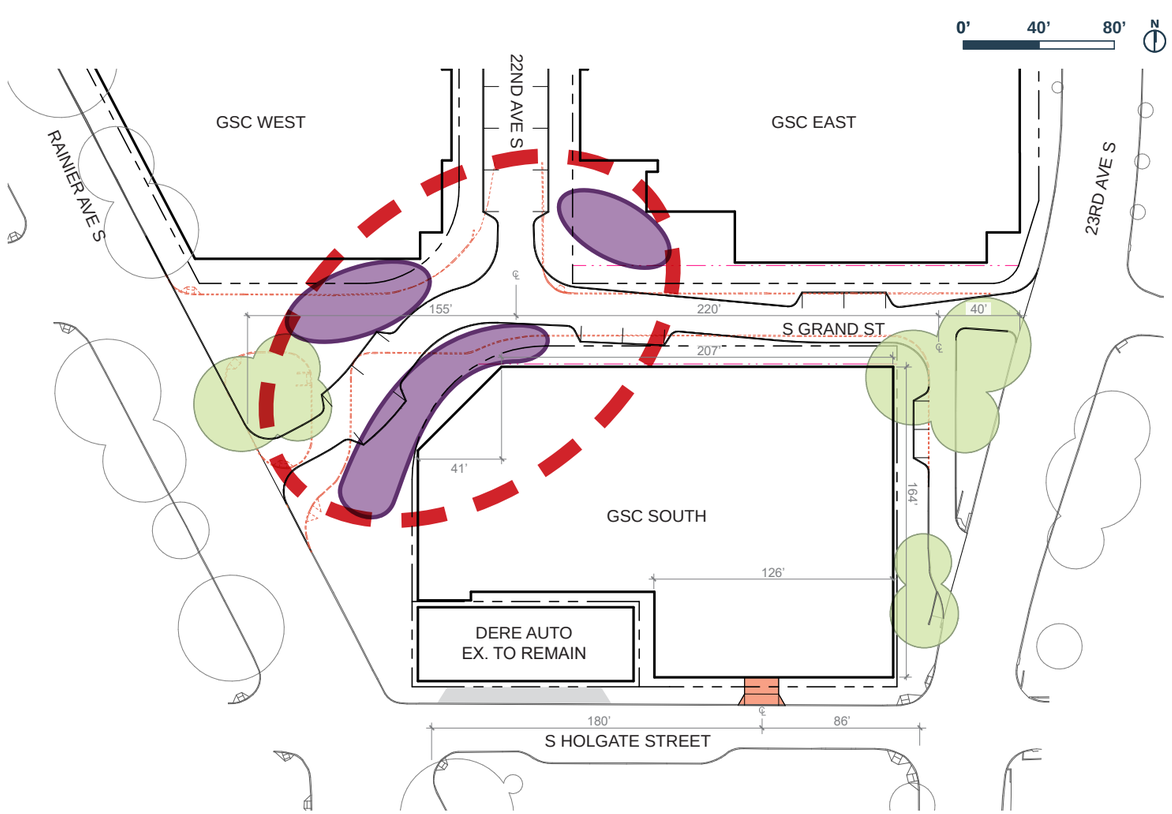
PEDESTRIAN OPEN SPACE OPPORTUNITY

VEHICULAR ALLEY / ACCESS

EXISTING CURB

PROPERTY LINE

EXISTING TREES TO REMAIN



ALLEY VACATION

CONSIDERATIONS:

- Improved open space orientation: Open space along Rainier Ave and Grand St is more usable.
- A connected "Commons": Creates a variety of open spaces that relate to each other and the building adjacencies will result in a more unified space.
- Safer pedestrian access: Reduced road crossings will increase safety.

SUMMARY

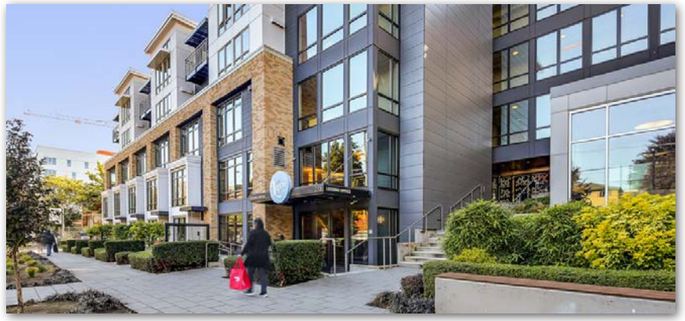
Eliminating the alley on the south block and the the second connection to Rainier Ave S affords Grand Street Commons better opportunity to link and consolidate pedestrian open space in the right-of-way. Furthermore, the building yields additional affordable housing units on the site.

PAGE INTENTIONALLY LEFT BLANK

DESIGN GUIDELINES

DESIGN GUIDELINES
APPLICANT'S HIGHEST PRIORITY

CS2 URBAN PATTERN & FORM



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

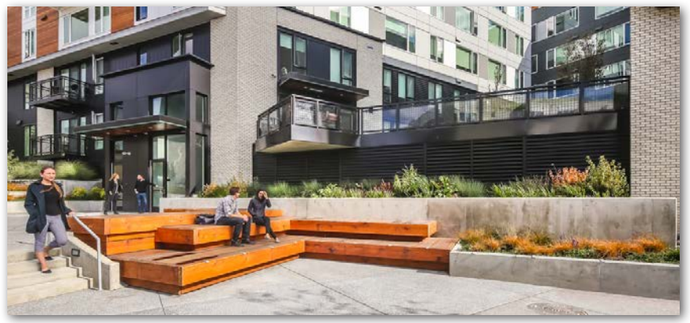
CENTRAL AREA NEIGHBORHOOD SUPPLEMENTAL GUIDANCE

CS2.I. Transition and Delineation of Zones

a. Where denser zones transition to lower density residential zones, provide privacy layering and scale for ground related entrances, porches, and stoops on facades facing the less dense residential zone.
b. In addition to building height, use building massing and articulation to transition to single family scaled fabric. Other acceptable methods include setback, building footprint size and placement on the site, building width, facade modulation, and roof line articulation.
c. The use of appropriately scaled residential elements, such as bay windows and balconies, on larger buildings next to single-family zones are encouraged to better relate to the human scale. This is especially important for buildings four stories or taller.

RESPONSE: At the ground plane, street-level residential entries are held back from the sidewalk and introduce stoop and porch conditions to allow for a public/private zone in which patrons can interact with the community behind. The rhythm of the existing residential fabric along 22nd Ave S is carried through to the architectural massing of the building at the upper levels. This facade modulation gives way to small terraces that act as an additional opportunity for more private engagement of the resident to the public realm.

PL1 CONNECTIVITY



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

CENTRAL AREA NEIGHBORHOOD SUPPLEMENTAL GUIDANCE

PL1.1 Accessible Open Space

b. Larger projects around important neighborhood nodes should create generous recessed entries, corner plazas, and more usuable open space adjoining the streets.

PL1.2 Connection Back to the Community

a. Provide cultural and place-specific open spaces that can be used for a variety of uses including social gathering, festivals, and other larger celebrations.
b. Include weather protection to ensure the space can remain active all year long.
c. Enhance gathering places with lighting, art and features, so that the scale of the art and special features are commensurate with the scale of the new development.
d. Ensure exclusive rooftop, private, or gated open spaces are not the only form of open space provided for the project. Prioritize common, accessible, ground level open space at the building street fronts and/or with courtyards that are not restricted or hidden from street views.

PL1.3 Livability for Families and Elderly

d. Provide multi-generational community gathering spaces for young and old to recreate and converse together.

RESPONSE: Outdoor open space is positioned adjacent to adjoining streets. A variety of spaces with differing scales are provided to encourage a mix of gathering uses by a multi-generational community.

PL3 STREET-LEVEL INTERACTION





Encourage human interaction and activity at the street level with clear connections to building entries and edges.

CENTRAL AREA NEIGHBORHOOD SUPPLEMENTAL GUIDANCE

PL3.1 Frontages

a. Encourage color, material, and signage variation in storefront design.
b. Design ground floor frontages in commercial and mixed-use areas that emulate or improve upon the surrounding pedestrian oriented context, while acknowledging the pedestrian patterns that exist.
g. At residential projects, provide coupled entries where possible to foster a sense of community and visual interest in building entryways. Provide generous porches at these entries to encourage sitting and watching the street.
h. Provide exterior access to ground floor residential units. This interior/exterior connection should occur frequently with entrances placed at a regular interval.

PL3.2 Streetscape Treatment

g. Provide voluntary space abutting the sidewalk right-of-way for businesses to utilize.
h. Encourage a safe, comfortable environment for pedestrians with components of complete streets (ex: wide planter zones, wide sidewalks, and/or building setbacks to allow for usable porches, stoops and outdoor seating).
i. Porches and stoops are the life of the street. Encourage human activity by providing opportunites for neighbors to connect, walk, and talk together on the sidewalk.
j. To facilitate usuable stoops and patios, and to encourage pedestian to resident interaction, buffer private outdoor spaces from the public sidewalk with low walls, planters and landscape layering that defines the private space yet allows for face to face conversations.
k. If floor levels and site grading allows, the private stoop at residential units should be raised above sidewalk grade, using 30" as an average height, with universal access to the unit included elsewhere.

RESPONSE: There are a variety of commercial units throughout Grand Street Commons that will directly relate to the adjacent sidewalk and plaza spaces proposed. Large voluntary setbacks are provided at commercial corners. Ground floor residential will have stoops.

DC2 ARCHITECTURAL CONCEPT



Develop a unified, functional architectural concept that fits well on the site and within its surroundings.

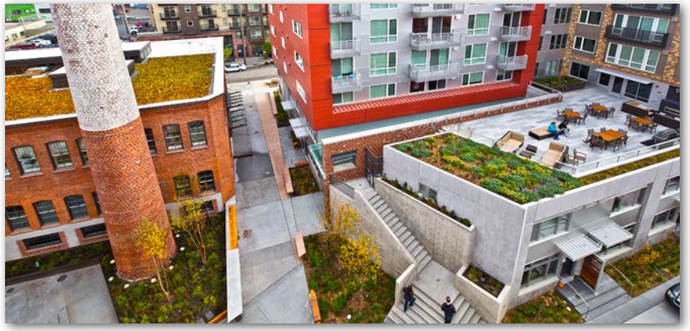
CENTRAL AREA NEIGHBORHOOD SUPPLEMENTAL GUIDANCE

DC2.1 Building Layout and Massing

a. Project concepts should be intelligible and clear. Clarity makes knowledge of the design accessible, thus a larger portion of the community will be able to participate in the planning and design process.
e. Consider all sides of the building and the impacts each facade has on its immediate neighboring context.
i. Encourage clusters of small and local businesses together.

RESPONSE: The massing concept directly addresses the different sides of the building by responding the proposed outdoor "rooms" at each side. Please see the Urban Design Approach section of this packet for more information. Along 22nd Ave S, facade modulation and a strong street-level responses is important to blend in with the existing residential fabric along that street. There are a variety of commercial spaces proposed for each of the three buildings, with all spaces clustered aroudn the proposed plazas at the intersection of S Grand Street and 22nd Ave S.

DC3 OPEN SPACE CONCEPT



Integrate building and open space design so that each complements the other.

CENTRAL AREA NEIGHBORHOOD SUPPLEMENTAL GUIDANCE

DC3.1 Common Open Spaces

a. Where possible, provide common courtyards and yards that are publically visible and accessible. These spaces should be activated and layered, so that there is a graduation from private outdoor space, to the fully shared realm.
c. Provide generous common, open space, including shared courtyards and plazas that serve as extensions of the adjacent public realm.

RESPONSE: The buildings step back at the major retail entrances along S Grand St to allow for various scaled plaza spaces that are publically accessible. The stoops and porches on 22nd Ave S engage the community in a public/ private manner. At the East building, the upper building massing is pulled back on S Grand St for a larger south-facing courtyard to allow eyes-on-the-street. The South building has a podium courtyard that opens to the south and provides shared gathering space for the affordable housing residents.

AG1 CHARACTER AREAS





Contribute to architectural and placemaking character with local history and cultural references.

CENTRAL AREA NEIGHBORHOOD SUPPLEMENTAL GUIDANCE

A1.1 History and Heritage

a. ....Create 'pockets of culture' to represent both the Black American identity within the Central Area, as well as other heritages that have had a large impact on the Central Area's past.
d. Include interpretive opportunities (through visual art, signage, markers, etc) that tell the story of the neighborhood's history in engaging ways.
e. Encourage the building design to reflect the racial, economical, and multi-generational character of the community.
g. Provide amenities appropriate to the activities and interests of the local community, such as basketball hoops, chess boards, tot lots and other family oriented activities.
h. Bicycle use and parking should be encouraged to promote a healthy and active neighborhood and to support local businesses.

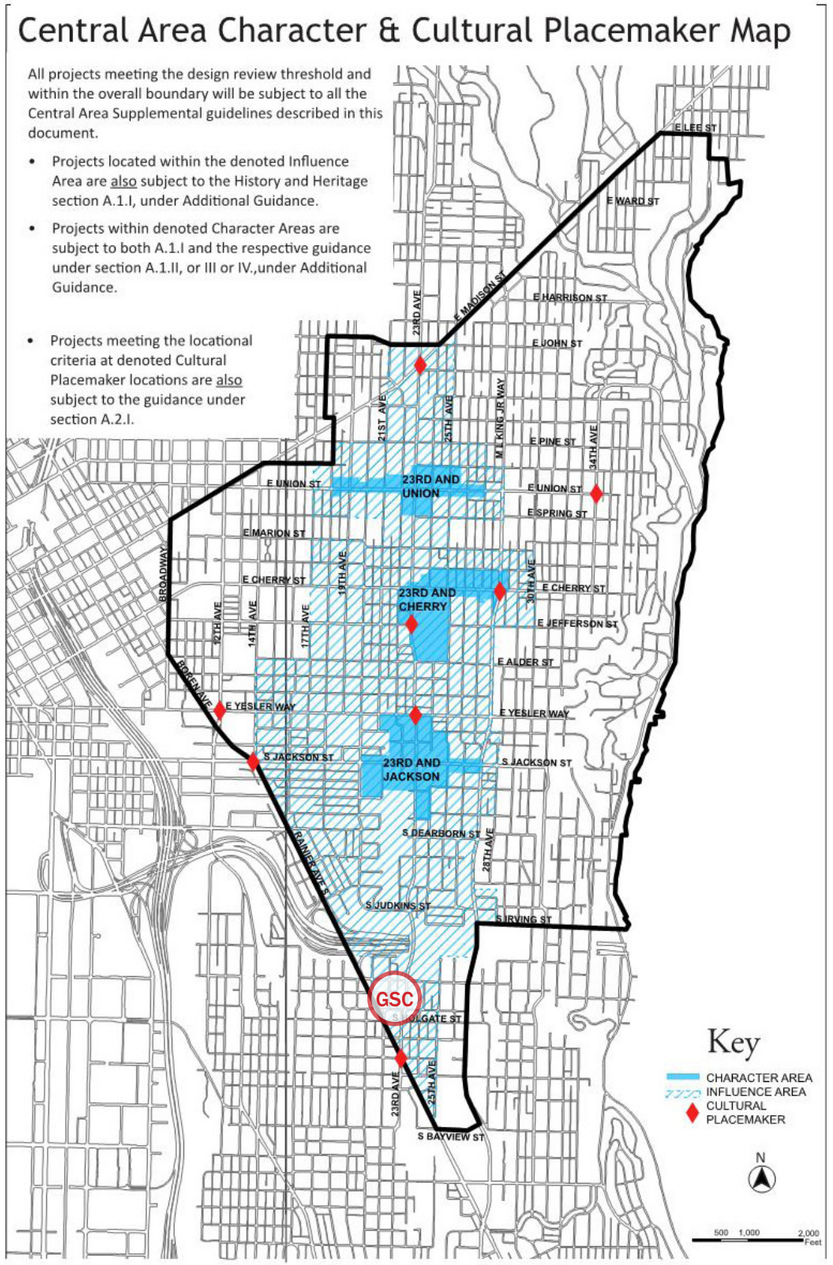
RESPONSE: By looking at the diverse demographic that has and currently reside in the neighbhorhood, the massing concept takes inspiration from the different cultural interpretations of the "Porch", from the African-American to the Japanese and Italian dwellers. In doing so, the Porch informs the way in which each side of the building addresses the outdoor room at which it faces. This allows for a variety of experiences from both the patron of the building as well as the public at large. The project will explore opportunities to include amenities in the plaza space and request feedback during community engagement to determine appropriateness of those amenities. Bicycle parking will be provided as required by code and ample bike parking will be available to the public.

Information Sources: City of Seattle and Central Area Neighborhood Design Guidelines









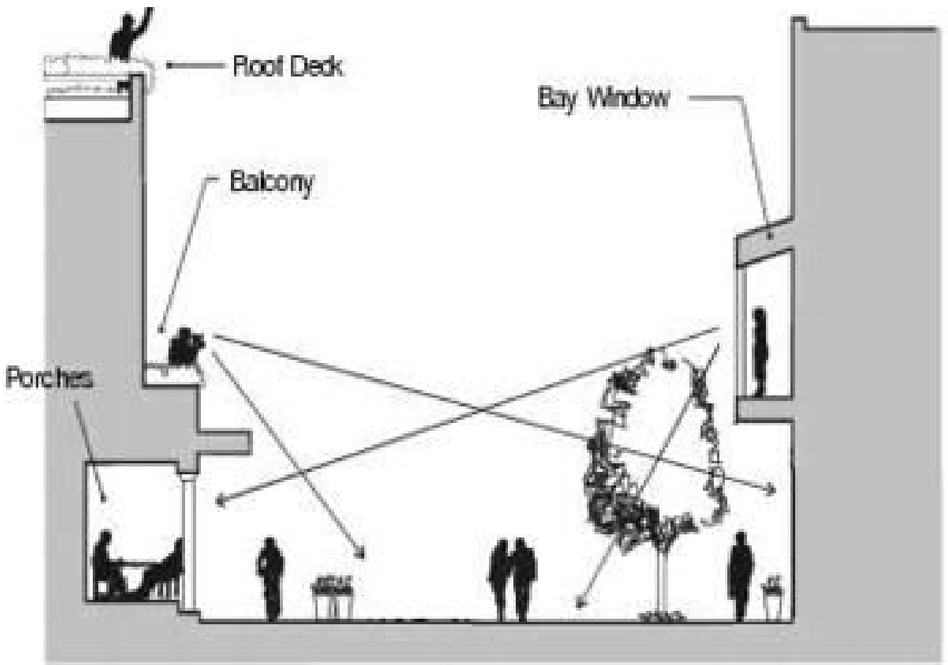
CENTRAL AREA DESIGN GUIDELINES

Grand Street Commons is located in an Influence Area as shown in the adjacent Central Area Character & Cultural Placemaker Map. These areas are subject to the History and Heritgage section of A1.I, which is largely focused on featuring African and Black American culture. Because the project sites are located at the south end of the Central Area, in a portion of the neighborhood that historically featured a strong identity in other minority groups, Grand Street Commons proposes to highlight aspects of the built environment that reference not only African American culture, but Asian and Italian heritage as well. As noted in A.1.1.a, the project should, "...Create 'pockets of culture' to represent both the Black American identity within the Central Area, as well as other heritages that have had a large impact on the Central Area's past."









THE "PORCH" IN THE CENTRAL AREA DESIGN GUIDELINES

All sections of the Central Area Design Guidelines support the concept of the Porch as an architectural feature to include and celebrate in new buildings. Multi-story, mixed use buildings provide opportunity to include this concept in a variety of ways as demonstrated in the diagram to the left. The Porch may be a literal porch or stoops at grade-level residential units. The Porch can also serve commercial functions, similar to the Italian portico. Above grade, the Porch may be a balcony or bay window that provides eyes on the street and allows residents to interact with the streetscape below.

APPLYING THE PORCH TO MIDRISE, MIXED-USE BUILDINGS

Various layers of "porches", such as stoops, balconies, and patios, promote different levels of interaction between the public and private realm. There are opportunites for many styles of "porch" on mixed-use, multi-story buildings such as those at Grand Street Commons. The following pages provide example images and link the spatial manifestations of the 'porch' to some of the cultures bearing influence on the project.

BELOW ARE THE DESIGN GUIDELINES THAT SUPPORT THE "PORCH":

CONTEXT AND SITE

CS1.2.e – create a "room" between the street and the building
CS2.1.a - privacy layering with porches/entries adjacent to less dense res zones

PUBLIC LIFE

PL1.1.a - provide safe and well-connected open spaces
PL1.2.b/PL3.2.c - weather protection
PL1.2c - enhancing gathering spaces with lighting art and features
PL1.2d - prioritize ground level open space not hidden from street views
PL1.3.a - provide safe areas for children to play where they can be seen, incorporate seating for community members to congregate.
PL1.3.d - provide multi-generational community gathering spaces
PL3.1.c – promote transparency and eyes on street
PL3.1.g - generous porches to watch street
PL3.1.h - provide ground floor access to residential units
PL3.2.b - recessed business entries for protection
PL3.2.h – allow for usable porches, stoops and outdoor seating
PL3.2.i - porches and stoops are the life of the street
PL3.2.j, K – facilitate usable stoops and patios and encourage interaction; residential stoops should be raised above sidewalk grade

DESIGN CONCEPT

DC2.1.b - relate to ground, provide transparency
DC2.1.c - break up building mass
DC2.1.h - ground level units with adjacent open space
DC2.1.i - encourage clusters of small and local businesses (promot gathering around these retail pockets)
DC3.1.a - provide common courtyards that are publicly visible and accessible
DC3.1.c - generous open space that serve as extension of public re
DC4.3.d - facades exhibiting a rhythm of fenestration and transparency to connect the inside program to the public realm

DESIGN GUIDELINES
ARCHITECTURAL RESPONSE

ITALIAN - THE PORTICO







AFRICAN AMERICAN - THE STOOP





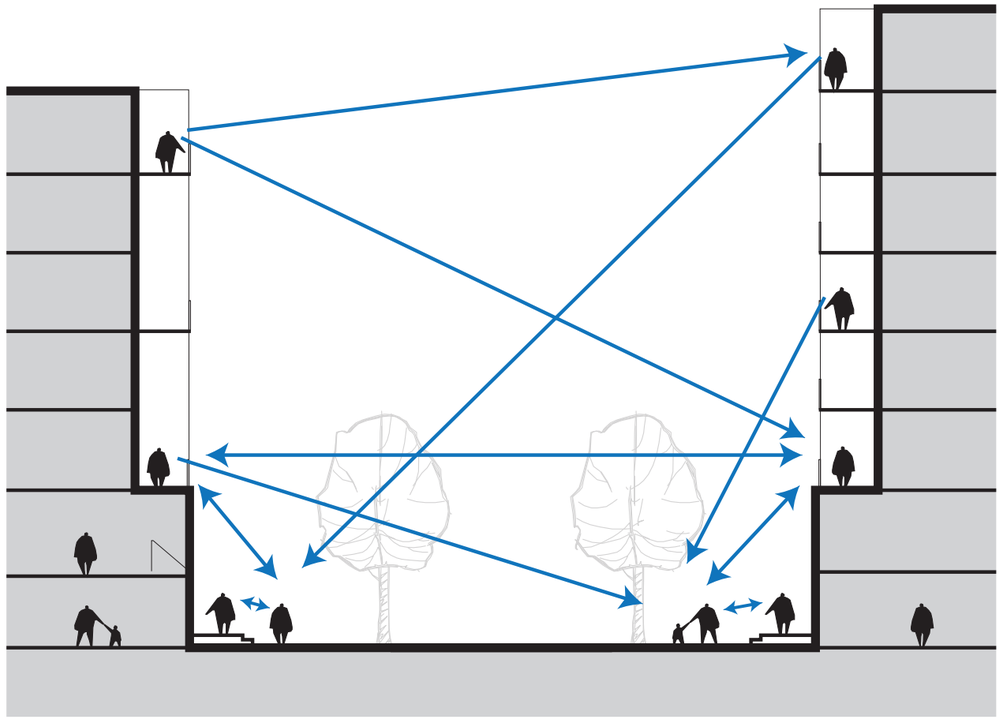


JAPANESE - THE ENGAWA









THE "PORCH" AT GRAND STREET COMMONS

The preferred massing responses embrace three primary opportunities for porch inspired by cultures historic to the site.

PORTICO

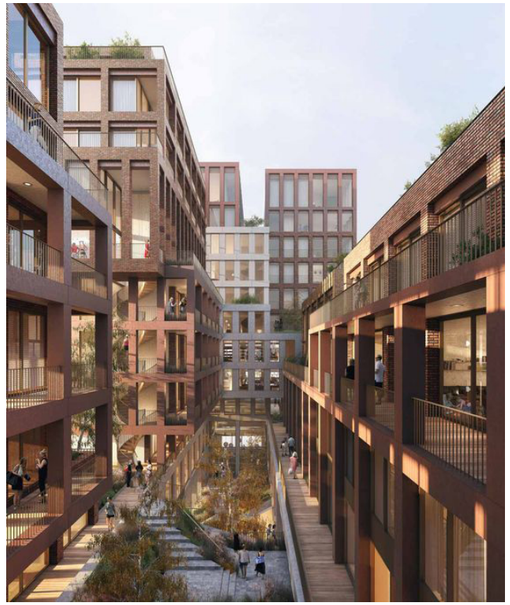
The West and South buildings feature extra tall commercial facades at grade with covered spaces remincent of the Italian Portico. These spaces facilitate public gathering, commerce, and provide priority to pedestrians along commercial right-of-ways.

STOOP

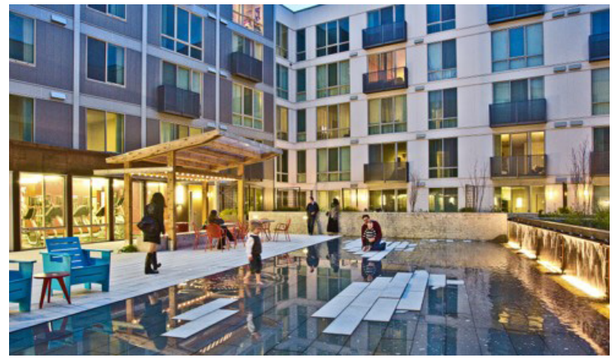
Along 22nd Ave S, both the East and West buildings feature housing at grade with generous setbacks and elevated entry porches to create stoop conditions along the bulk of those facades. Stoops provide opportunites to see and be seen, for people to interact and bridge the gap between public and private.

ENGAWA

Where the sites meet the dense green space along 23rd Ave S, both the South and East buildings will be developed with inspiration from the Japanese engawa, featuring spaces for contemplation and outlook along the east building edges.



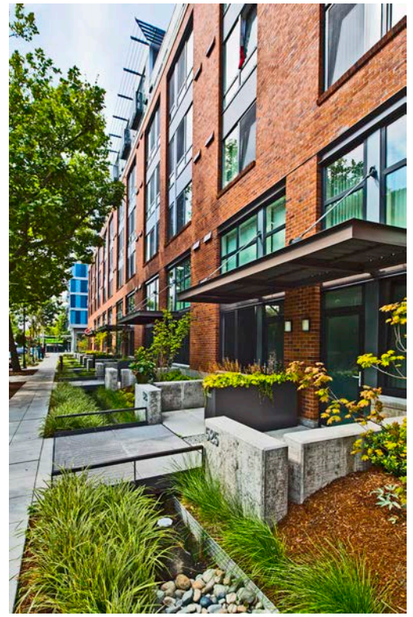
VERTICAL LAYERING OF OUTDOOR SPACES



COURTYARD GATHERING SPACES



RETAIL PORCH



GROUND RELATED HOUSING

PAGE INTENTIONALLY LEFT BLANK

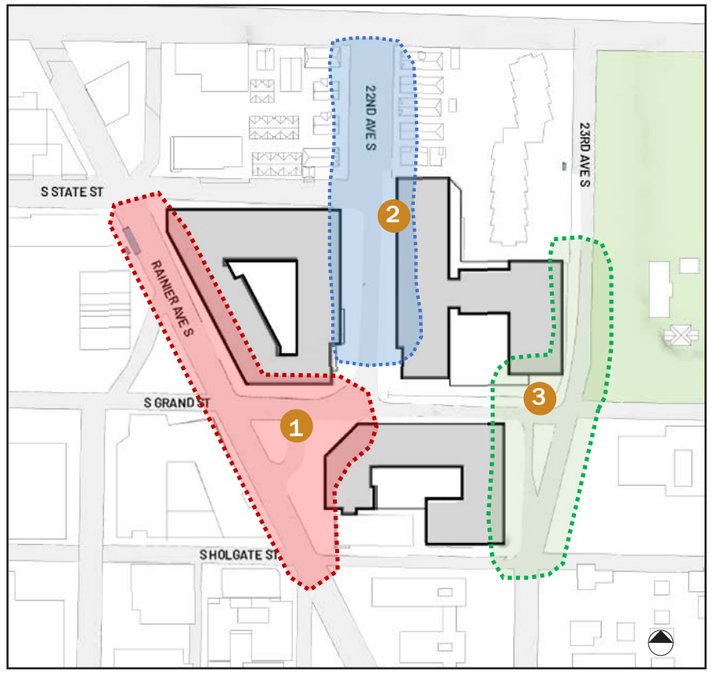
URBAN DESIGN APPROACH

PAGE INTENTIONALLY LEFT BLANK



THREE BUILDINGS

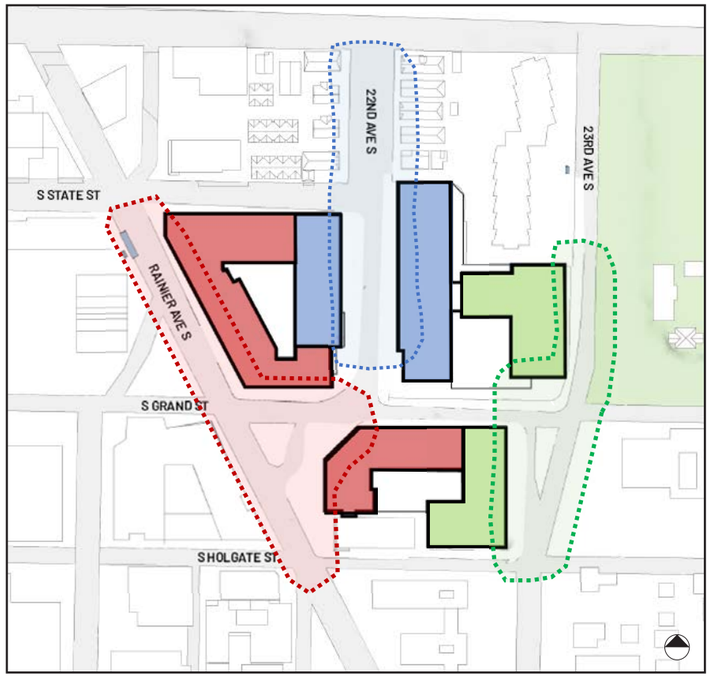
If the three blocks in Grand Street Commons were to be redeveloped in a more common scenario, it's likely each of the three buildings would have their own unique character as they would be developed at different times by different design and development treams. Massing and materials would be developed to respond to the existing context at project inception, which may or may not include the adjacent buildings. Inherently (and often unintentionally), outdoor rooms are created by the new building massing along the adjacent right-of-ways.



STREET CHARACTER

Developing three city blocks at once provides the opportunity to focus on the development of the outdoor rooms into an intentional excercise that will provide maximum benefit to the neighborhood at large. Grand Street Commons has several opportunities to create outdoor rooms between the new buildings:

1. Grand Street Plaza along Rainier Ave S
2. Residential Corridor along 22nd Ave S
3. Intersection of S Grand Street and 23rd Ave S



GRAND STREET COMMONS

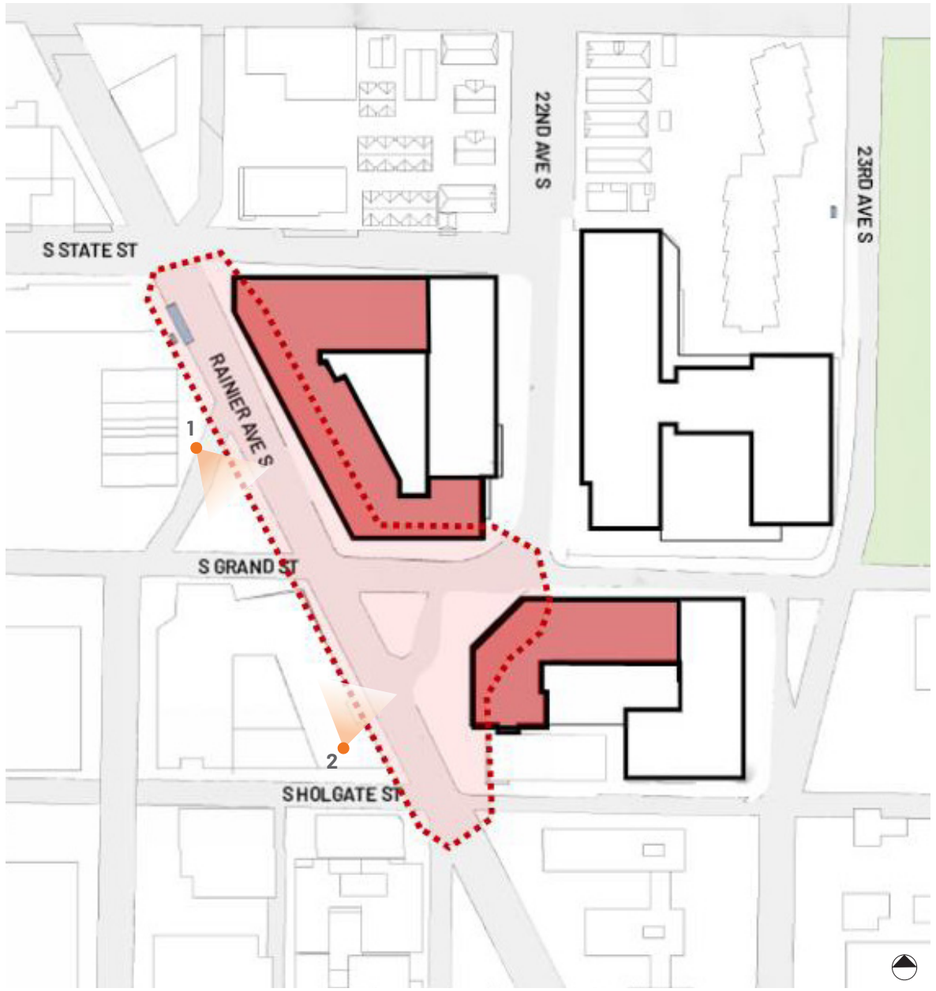
Grand Street Commons proposes to embrace the outdoor room concept to maximize the public experience of the full three block development. The new buildings will have an intentional relationship through massing and materials to the buildings proposed for the opposite side of the right-of-way, creating a cohesive backdrop to the three primary outdoor rooms and a dynamic and unique urban environment.

NOTE: Plans above are diagrammatic and related to the preferred massing options show later in this proposal. They are intended to represent the Urban Design Approach for the project, not specific building designs.

URBAN DESIGN APPROACH
RAINIER AVE S - PHYSICAL ATTRIBUTES

Physical Attributes - **Rainier Ave S**

Busy traffic, high speed, wide right-of-way, most urban and commercial



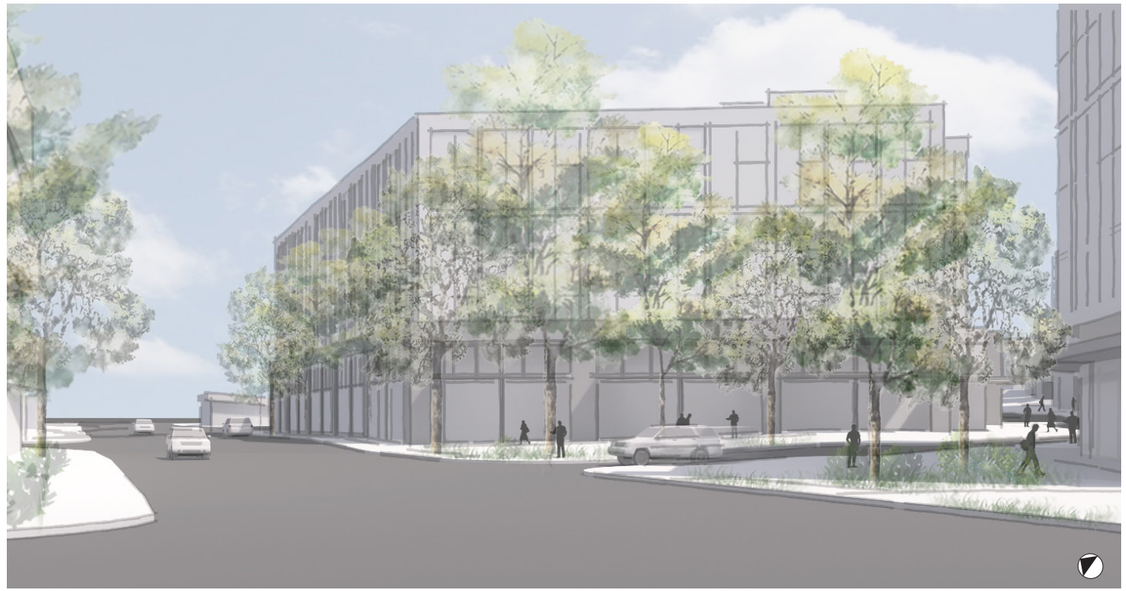


VIEW 1 - LOOKING SOUTHEAST ALONG RAINIER AVE S.
PREFERRED MASSING



VIEW 1 - LOOKING SOUTHEAST ALONG RAINIER AVE S.
GOOGLE EARTH

RAINIER AVE S. - INSPIRATION IMAGES



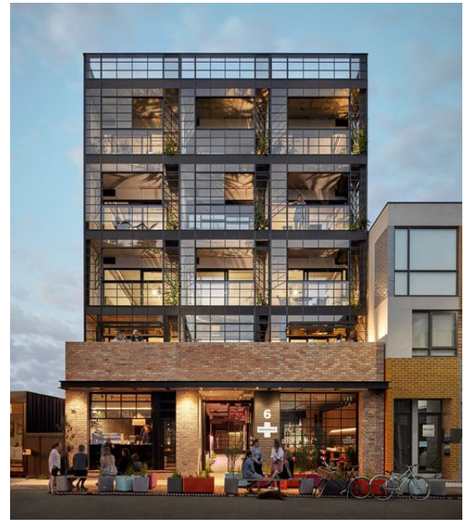
VIEW 2 - LOOKING NORTH ALONG RAINIER AVE S.
PREFERRED MASSING



VIEW 2 - LOOKING NORTH ALONG RAINIER AVE S.
GOOGLE EARTH



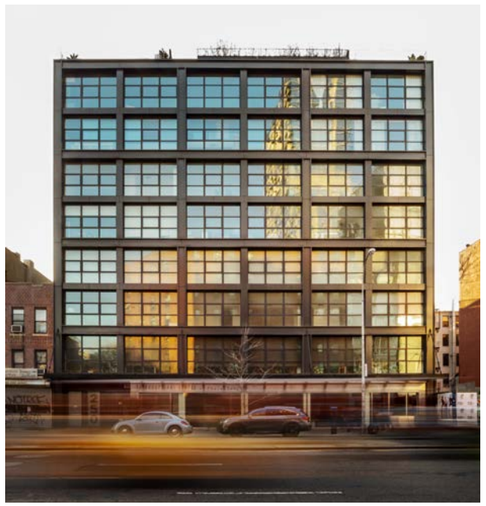
EXPRESSED FLOOR LINES AND STRUCTURAL GRID



MASONRY BASE
AND LIGHTWEIGHT UPPER STORIES



MASONRY FRAME STREET WALL WITH CURVED FORM



STRONG STREET WALL
AND STRUCTURAL EXPRESSION

RAINIER AVE S. MASSING | ARCHITECTURAL EXPRESSION

The industrial history of north Rainier Valley will inform the massing and material development of the West and South buildings along Rainier Ave S, the most commercial and urban right-of-way at Grand Street Commons. Strong street walls, structural expression and the use of masonry or other load bearing material at the base is proposed.

URBAN DESIGN APPROACH

RAINIER AVE S - PORCH AS PORTICO

Physical Ave S Porch = PORTICO

Public Gathering, Commerce, Pedestrian priority.



The Italian portico is a formal space for interaction under the protection of cover for pedestrians at the street front. It often is defined by an expressed structural rhythm in the form of columns that separate the portico from adjacent open space. These spaces are used for protected outdoor dining and other commercial activity. Porticos were often found at civic buildings fronting on large open spaces such as town squares.



The image above combines the critical aspects of the portico - pedestrian priority, overhead weather protection, and space for gathering - in a contemporary architectural language.



The portico could be distilled down further to a singular space without structural rhythm. In this example, the large scale and extensive glazing draw attention to this space, with structural building overhangs defining the portico of this commercial building.



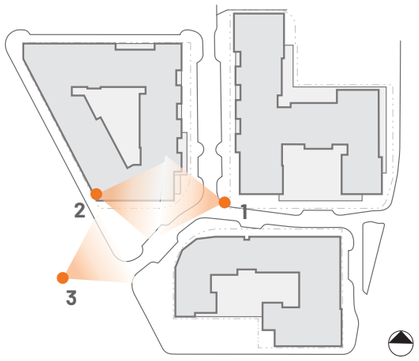
VIEW 1: PERSPECTIVE OFTHE PORTICO AT THE WEST BUILDING, SOUTH FACADE



VIEW 2: PERSPECTIVE FROM WITHIN THE PORTICO AT THE WEST BUILDING, SOUTH FACADE



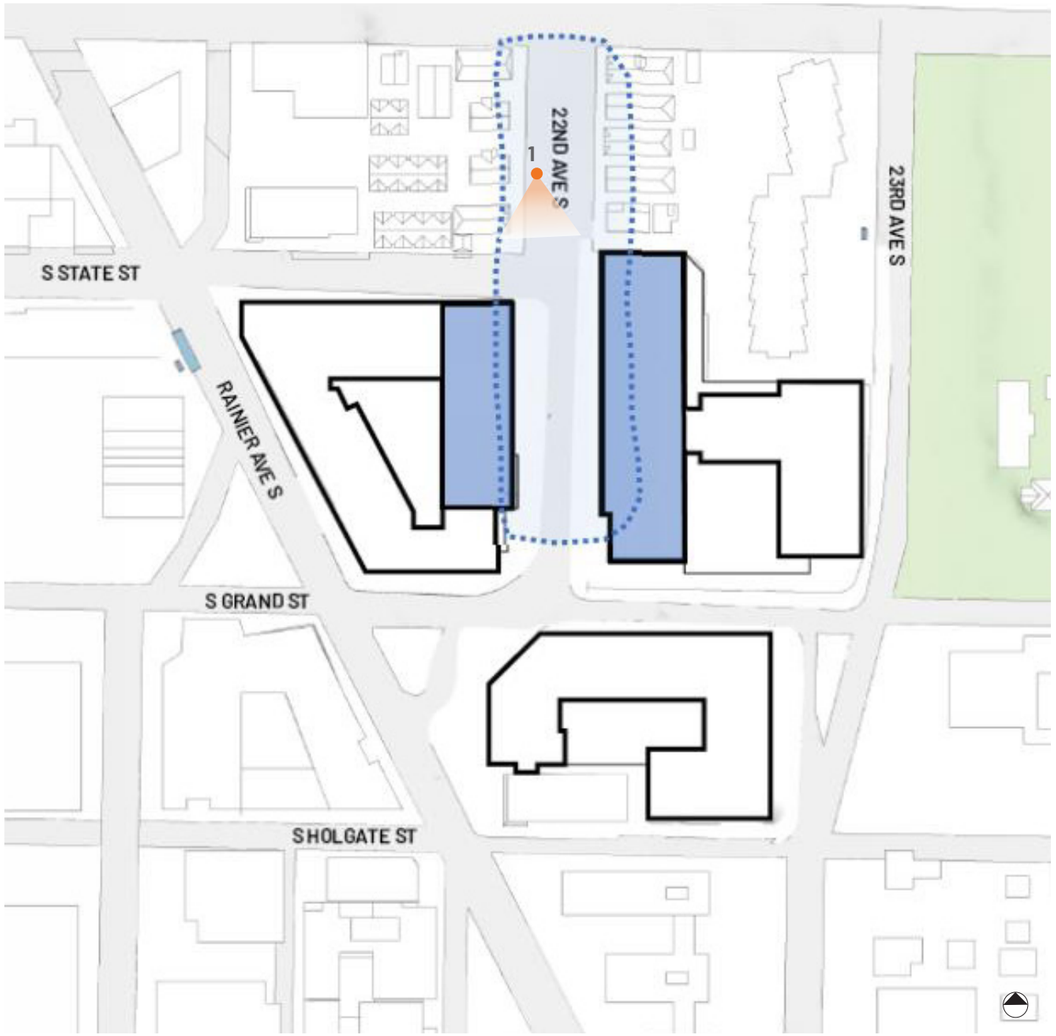
VIEW 3: PERSPECTIVE VIEW OF GRAND STREET COMMONS



URBAN DESIGN APPROACH
22nd AVE S- PHYSICAL ATTRIBUTES

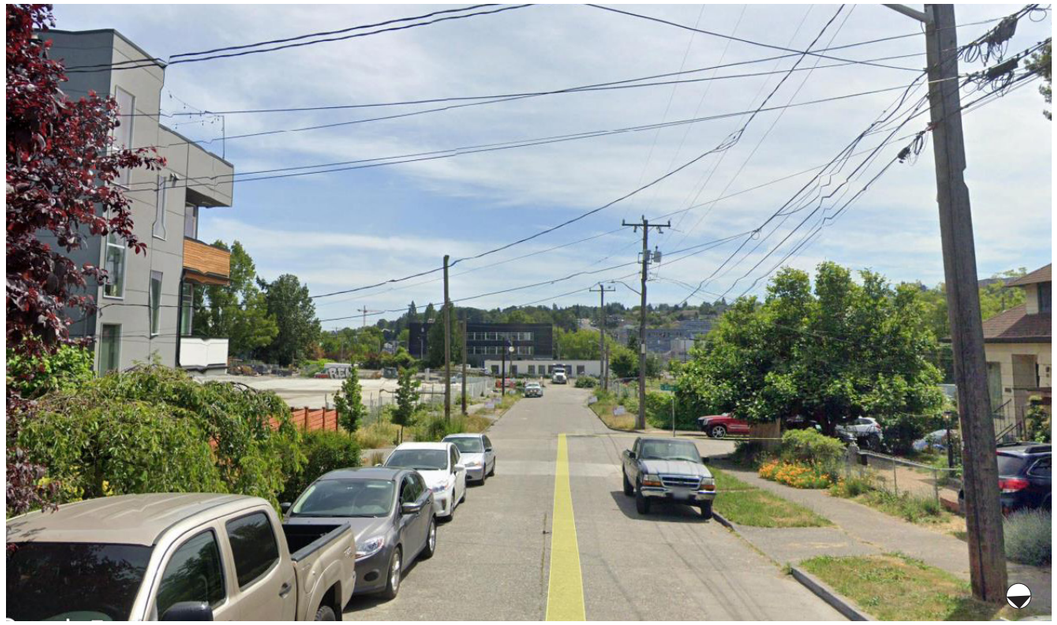
Physical Attributes - **22nd AVE S**

Low traffic, mixed -scale residential, pedestrian opportunity.





VIEW 1 - LOOKING SOUTH ALONG 22ND AVE S.
PREFERRED MASSING



VIEW 1 - LOOKING SOUTH ALONG 22NDS AVE S
GOOGLE EARTH

22nd AVE S - INSPIRATION IMAGES



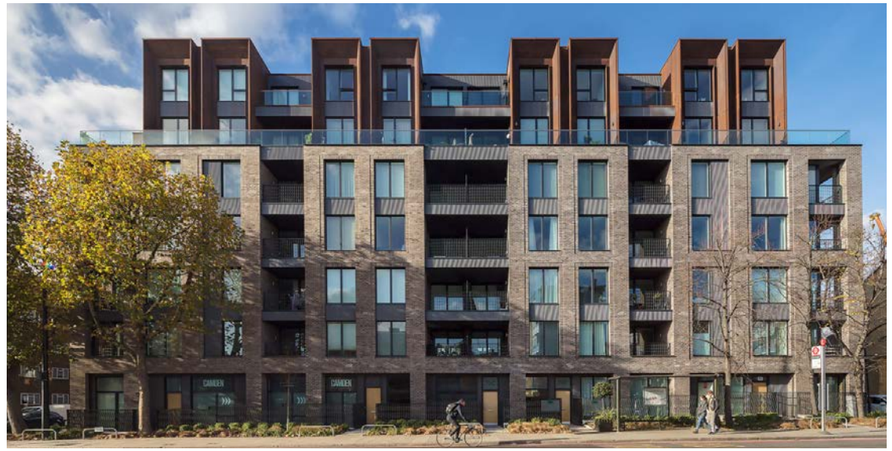
LARGE BALCONIES BETWEEN BAYS



VERTICAL EXPRESSION, NARROW BAYS CARRIED DOWN TO GRADE



TOWNHOUSES WITH TALL STOOPS



VERTICAL EXPRESSION, LARGE BALCONIES, DISTINCT GROUND RELATED RESIDENTIAL LANGUAGE AT BASE



VIEW 2 - PERSPECTIVE OF PREFERRED MASSING ALONG 22ND AVE S



22ND AVE S. MASSING | ARCHITECTURAL EXPRESSION

22nd Ave S will be well protected from the busy traffic east and west of Grand Street Commons by the proposed building massing. This creates an opportunity to extend the residential character already established north of S State Street on 22nd Ave S towards the heart of Grand Street Commons. The outdoor room will be flanked by residential uses at both the East and West blocks.

URBAN DESIGN APPROACH
22nd AVE S - PORCH AS STOOPS

22nd AVE S PORCH= **STOOPS**, balconies and decks

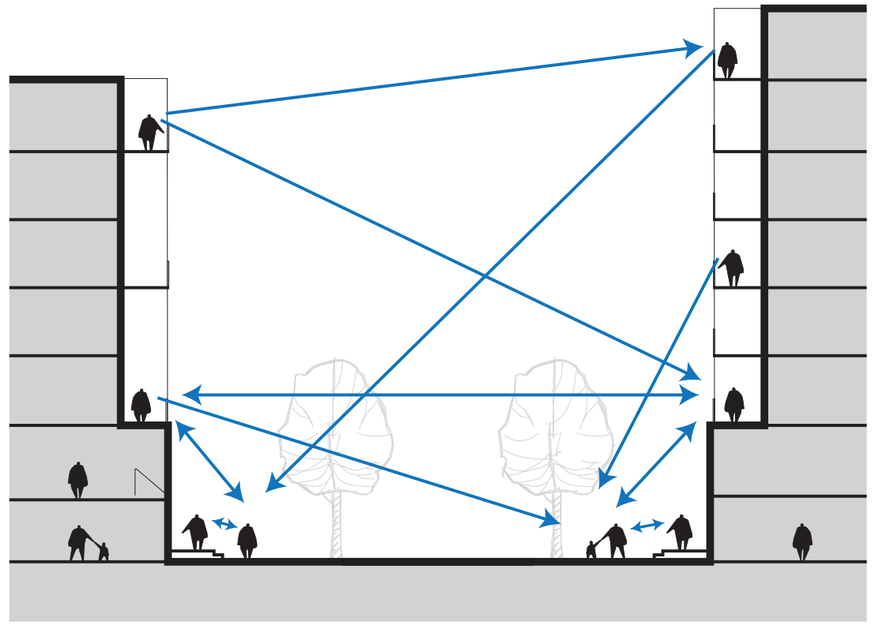
Places to see and be seen.



Urban rowhouses with mixed height entries, stoops, and commercial shops at grade. Large windows at upper stories provide opportunities for interaction with the street below. Paserbys are observed and those occupying the edges watch and interact with urban life.

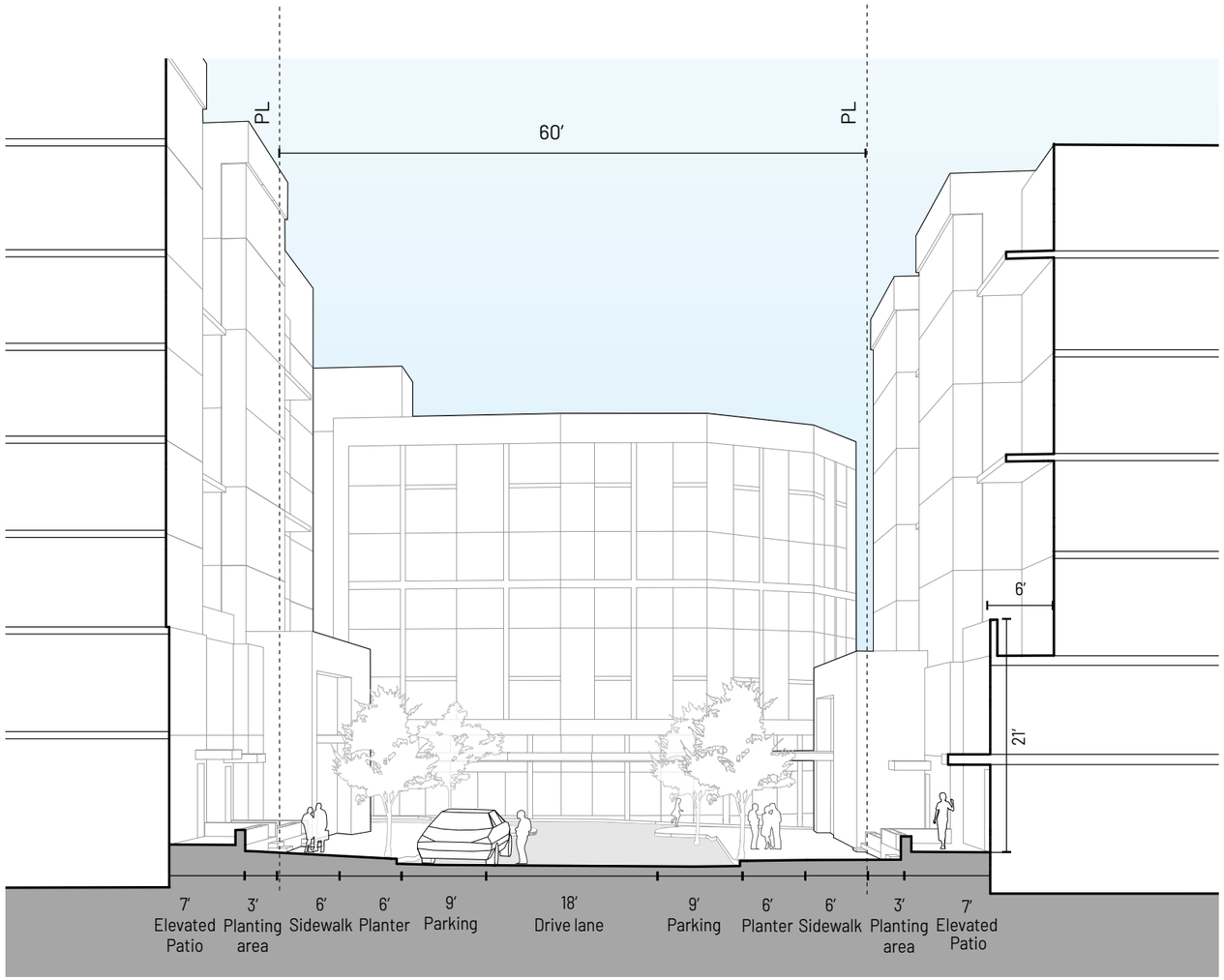


The stoop itself was a place to pass time and make oneself available for social interaction. It acted as an extension of indoor living space and allowed for community interaction.

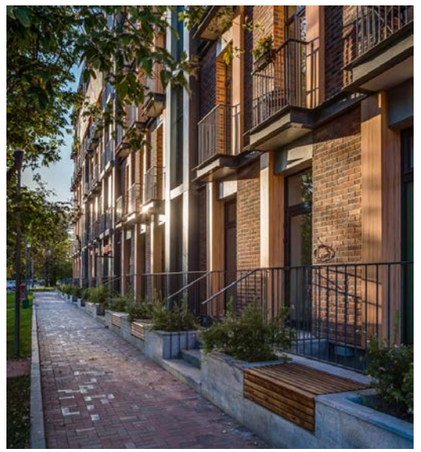


The 'see and be seen' nature of the stoop can be applied to multi-story buildings in the form of upper level patios, balconies and roof decks.

URBAN DESIGN APPROACH
22nd AVE S - PORCH AS STOOPS



STREET SECTION PERSPECTIVE AT 22ND AVE S



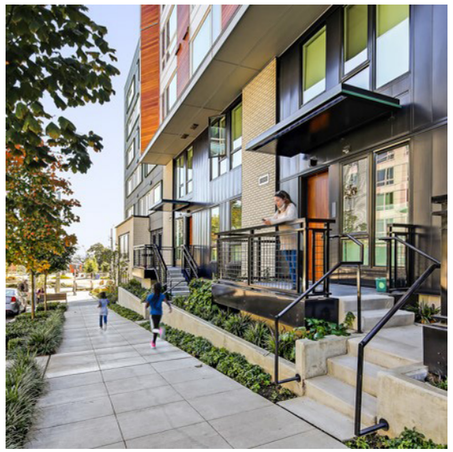
LOW STOOPS WITH INTEGRATED SEATING



ROWHOUSE STYLE STOOPS



HARDSCAPE LOW STOOPS WITH ELEVATED PATIOS AND STAIRS



FRONT PORCH ELEVATED ABOVE THE SIDEWALK WITH PLANTER SEPARATION

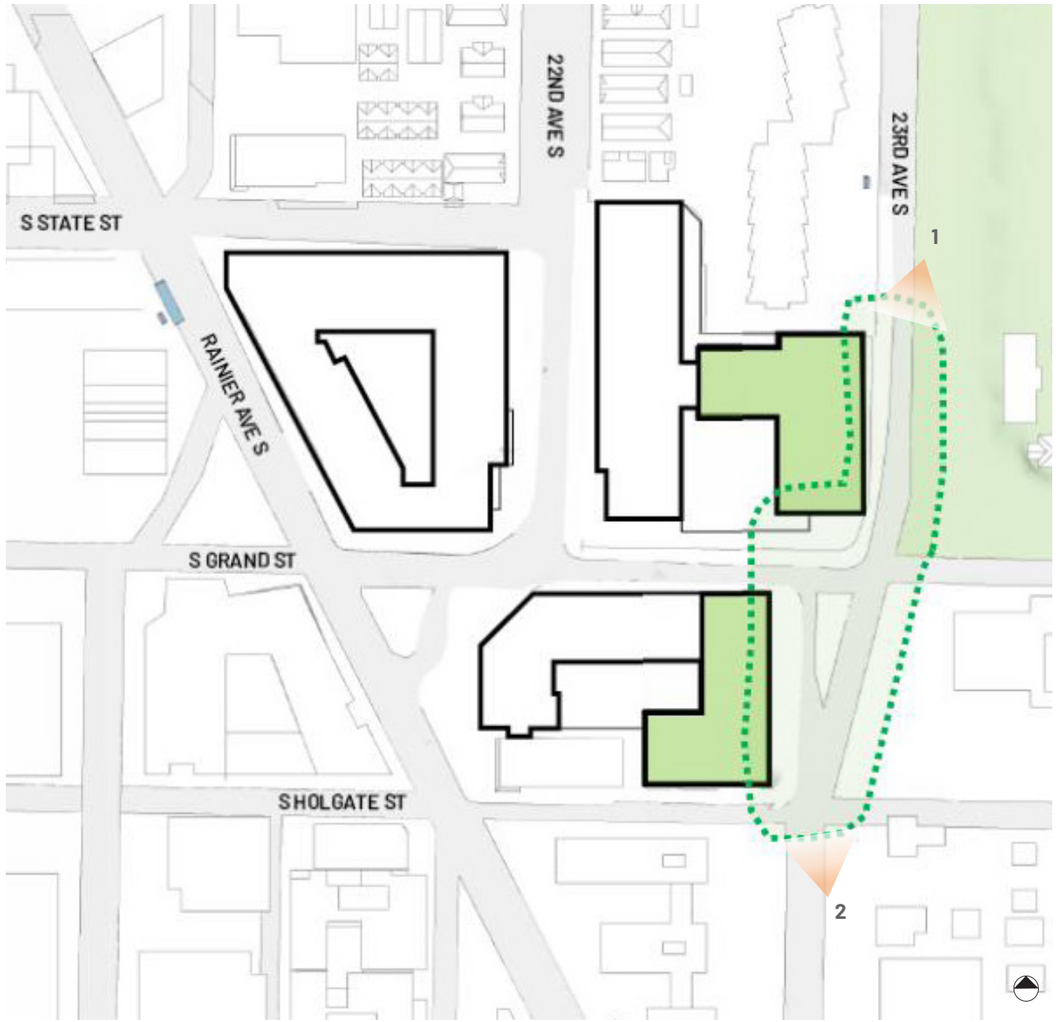
22ND AVE S. MASSING | RESIDENTIAL AT GRADE

Significant setbacks at street level and above are proposed to allow additional space for comfortable public to private transitions. Ground level residential units will feature entries slightly above adjacent sidewalk grade to create stoops. Gracious balconies are planned at the upper levels to provide additional opportunities for residents to interact with the streetscape below.

URBAN DESIGN APPROACH
23rd AVE S- PHYSICAL ATTRIBUTES

Physical Attributes - **23rd AVE S**

Broad street, large trees, established green space





VIEW 1 - LOOKING SOUTH ALONG 23RD AVE S
PREFERRED MASSING



VIEW 1 - LOOKING SOUTH ALONG 23RD AVE S
GOOGLE EARTH

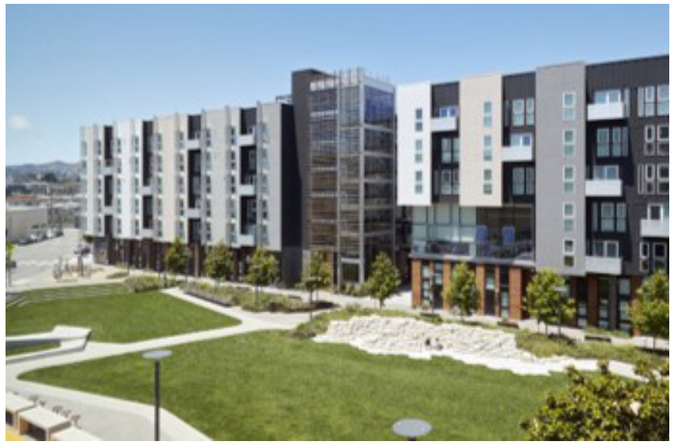
23rd AVE S - INSPIRATION IMAGES



VIEW 2 - LOOKING NORTH ALONG 23RD AVE S
PREFERRED MASSING



VIEW 2 - LOOKING NORTH ALONG 23RD AVE S
GOOGLE EARTH



RHYTHMIC MASSING ADJACENT TO BROAD OPEN SPACE



SIMPLE MASSING ADJACENT TO ENCLOSED OPEN SPACE



RESIDENTIAL UNITS ABOVE PASSIVE GREEN SPACE
(STORMWATER PLANTER)



MULTI-STORY BUILDING ADJACENT TO SIDEWALK + GREEN SPACE
(STORMWATER PLANTER)

23RD AVE S. MASSING | ARCHITECTURAL EXPRESSION

The new buildings on the East and South blocks will form an outdoor room framing the large trees at the traffic island west of 23rd Ave S. This green space in combination with the dense greenery at the park and church east of the site provide an opportunity for quiet residential use. However, fast traffic and significant grade change makeit less friendly to ground related housing than 22nd Ave S. Elevating the ground related housing and separating it from the sidewalk with dense planting or bioretention is recommended. Large street walls with organized facade expression will provide a quiet back drop to the dense greenery along 23rd Ave S. E

URBAN DESIGN APPROACH
23rd AVE S - PORCH AS ENGAWA

23RD AVE S PORCH = ENGAWA

Places for outlook and observation.



The Japanese engawa is a shallow space at the edge of the building fronting nature. It provides space for quiet contemplation by an individual or intimate group. The engawa often floats over the landscape, allowing grade to draw up to or under the walking surface. Overhead weather protection is common, often formed by the overhand of the roof above.



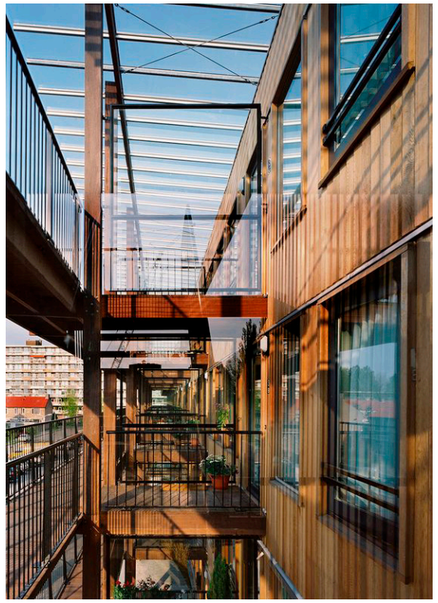
The example above shows a private deck at a residential unit in a multi-family building. It floats over the landscape and provides opportunity to occupy the building edge, adjacent to a densely landscaped courtyard.



The engawa could be applied to a multi-story building in the form of private balconies. These shallow spaces are further removed from grade below, but they still provide residents the ability to occupy the building edge and experience a connection to nature. Stacking balconies provides overhead weather protection to the unit below.



EXTERNAL FRAME SET OFF SKIN CREATE SPACES TO OCCUPY THE BUILDING EDGE



EXTERNAL FRAME SET OFF SKIN CREATE SPACES TO OCCUPY THE BUILDING EDGE



STUDY AT EAST FACADE OF EAST BUILDING SHOWING EXTRUDED FRAME AND OCCUPIABLE SPACE AT BUILDING EDGE



EXTRUDED WOVEN FACADE CREATES FRAME EXTRUDED FROM THE MASSING WITH OCCUPIABLE SPACE IN BETWEEN.



EXTRUDED WOVEN FACADE CREATES FRAME EXTRUDED FROM THE MASSING WITH OCCUPIABLE SPACE IN BETWEEN.

EXTERNAL SKIN TO OCCUPY THE BUILDING EDGE



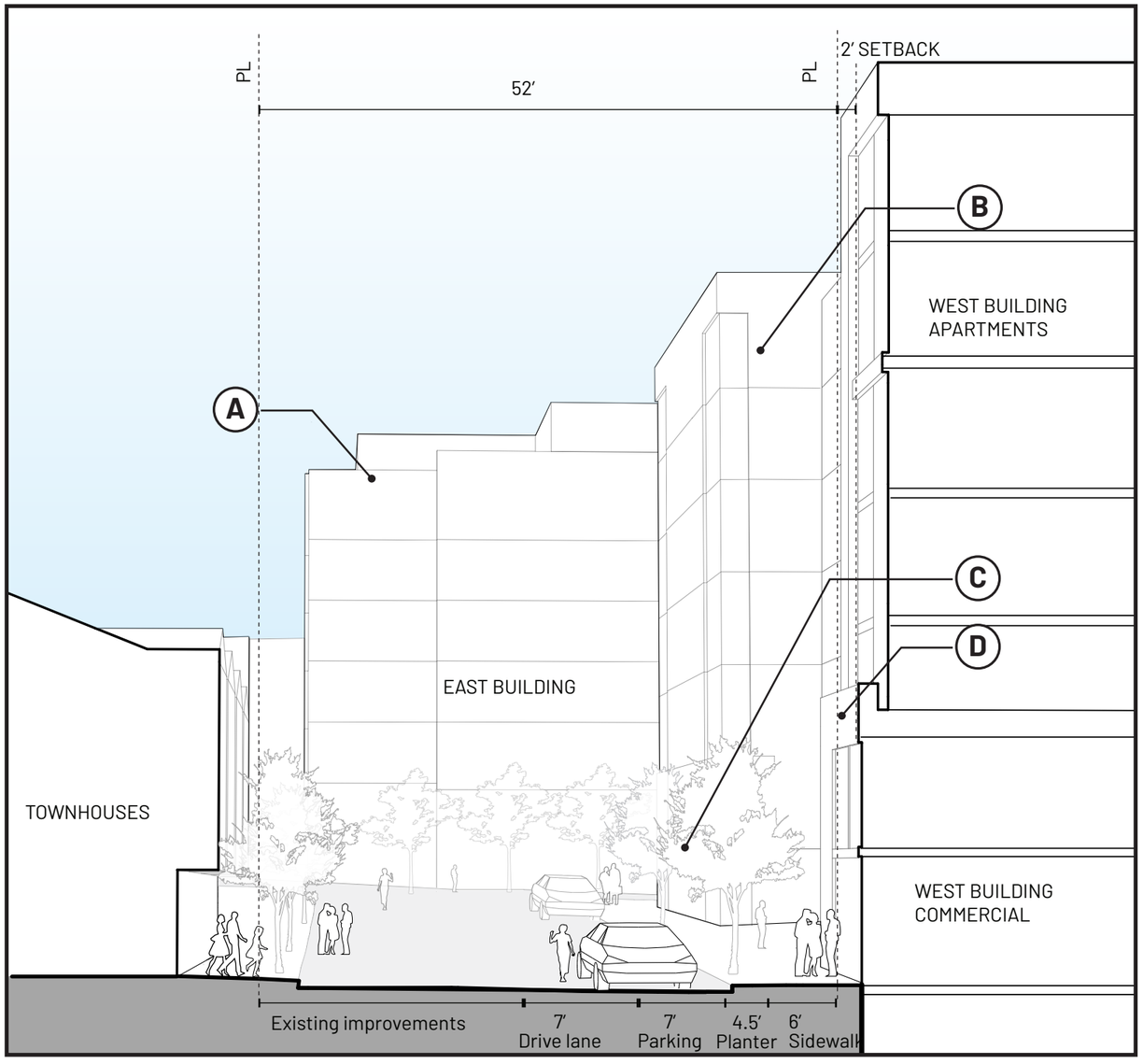
URBAN DESIGN APPROACH
STREET SECTIONS - S STATE STREET

S STATE STREET SECTION

The East and West buildings will both have significant impact on the character of S State Street between Rainier Ave S and 22nd Ave S. The north end of the East building's west-facing facade will provide a visual terminus for the street, which currently looks on a vacant lot and the backside of the senior apartments beyond. The new building features significant setbacks at the top floor to help the massing transition down to the MR zone north of the alley. The West building preferred massing proposes a significant facade break over the parking and loading entry to help break down the scale of the project and provide visual cues to pedestrians and vehicles that a significant building access point is provided along that facade.

Streetscape improvements will include a 6' sidewalk along S State Street, street trees and planter areas agains the curb. Dimensions have been provided on the section perspective to illustrate the right-of-way width.

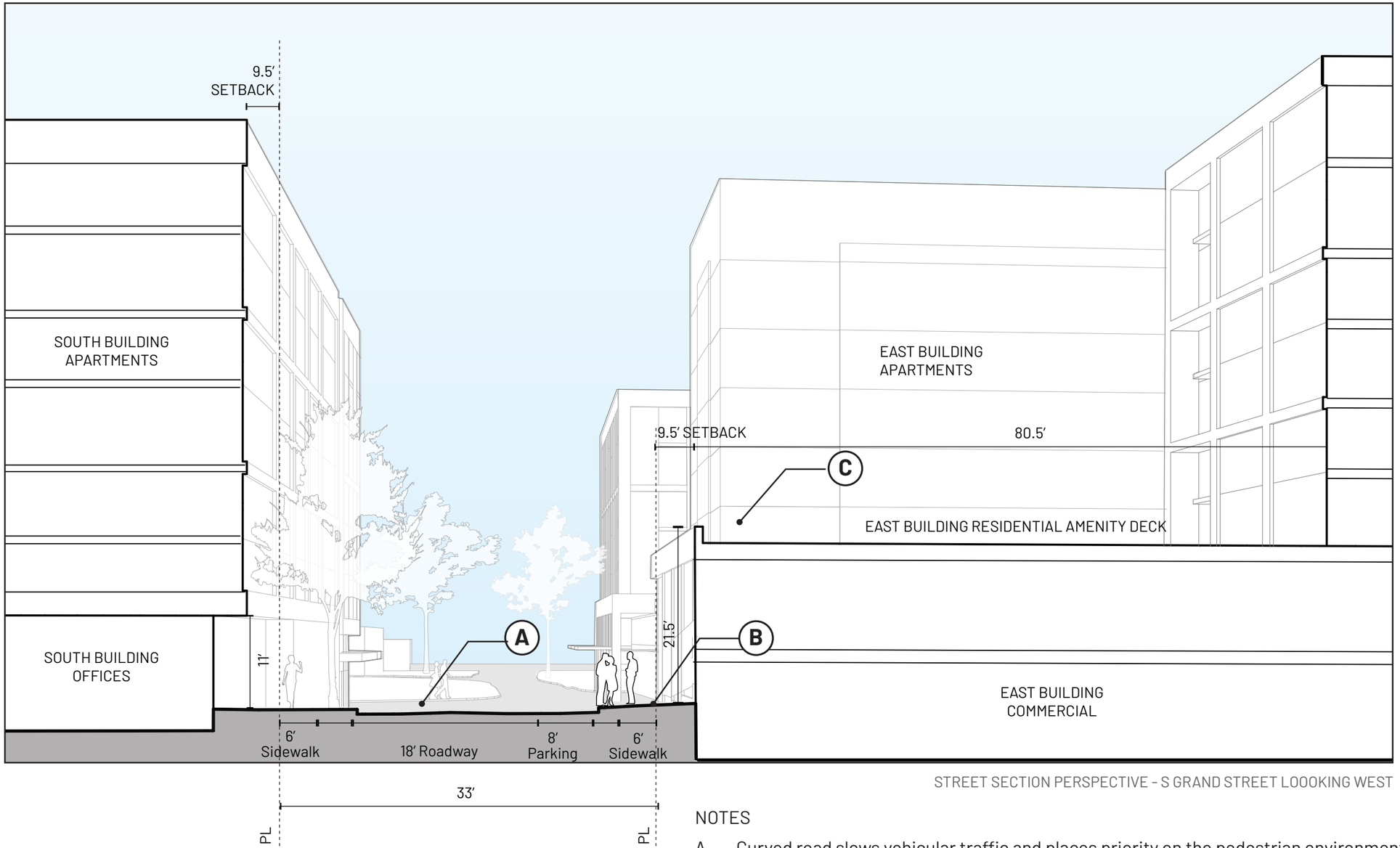




STREET SECTION PERSPECTIVE - S STATE STREET LOOOKING EAST

NOTES

A. East building steps down at top to better relate to lower density buildings north of the alley.
B. Massing break at upper stories helps draw pedestrian and vehicular attention to the garage entry and loading areas.
C. Residential use at NE corner of the West building begins streetscape language to tie into 22nd Avs S improvements.
D. Two story retail base wraps around north facade of West building to establish lower height at grade and better relate to TH units across the street.

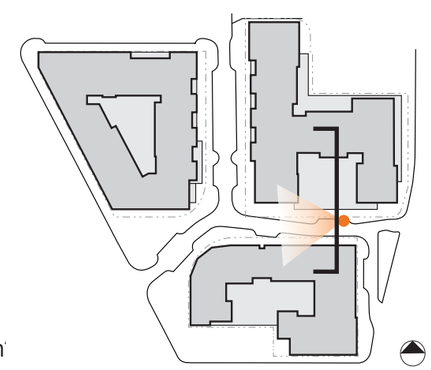


STREET SECTION PERSPECTIVE - S GRAND STREET LOOKING WEST

S GRAND STREET SECTION

S Grand Street is currently unimproved and only 33' feet wide. Increasing to the required 52' right-of-way width will require a 9'-6" building setback on both the East and South blocks. To accentuate the desired pedestrian nature for Grand Street Commons, the project team is proposing a non-standard street section along S Grand St that take advantage of the large building setback to push required right of way improvements like sidewalk widths and planter strips onto private property. This provides the space needed for the roadway itself to accomodate gentle curves, which in turn create deeper pockets of planting space and passively slow down vehicular traffic.

To further enhance the S Grand St right-of-way, the preferred massing on the East block features a large setback at the podium level to relate the residential amentity courtyard to the street area below. The 1.5 - 2 story height above the sidewalk is low enough to allow the edge of the gathering space to engage with the activity below.



NOTES

A. Curved road slows vehicular traffic and places priority on the pedestrian environment.
B. Large setbacks provide more space for planting and street trees.
C. Residential podium deck has close proximity to the street below, creating a large "porch" furthering the connection between public and private space at Grand Street Commons.

MASSING DEVELOPMENT
PREFERRED MASSING SUMMARY



COMBINED AERIAL VIEW OF MASSING DEVELOPMENT OF PREFERRED OPTIONS



LANDSCAPE PLAN WITH PREFERRED BUILDING MASSING

GRAND STREET COMMONS

The three buildings at Grand Street Commons all tie into the same streetscape plan. The project team has had preliminary conversations with SDOT to review the South block Alley Vacation and the road realignment proposed for S Grand Street. Pending design guidance from SDOT, some of the key elements intended for the street improvements include:

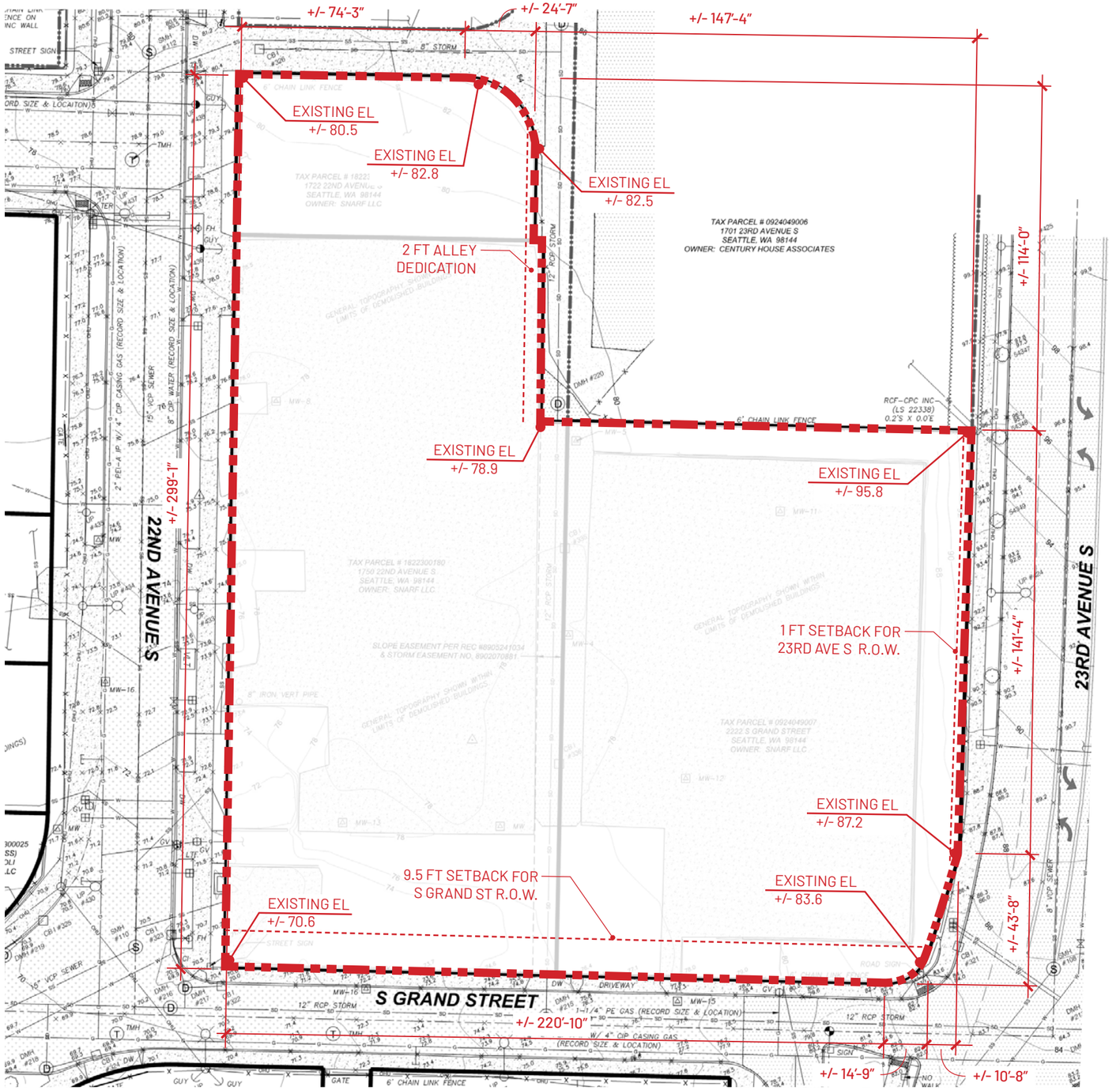
1. Eliminating one of two points of vehicle connection to Rainier Ave S, and therefore increasing the amount of pedestrian space in the right-of-way available for plaza improvements.
2. Including a slight curve to the improved S Grand Street east of the plaza, to further slow vehicle traffic and create a safe and interesting pedestrian environment.
3. Consolidate commercial retail entries near the intersection of S Grand Street and 22nds Ave S.
4. Develop an appropriate streetscape language for residential uses at grade along 22nd Ave S.
5. Begin to identify areas for planting and bioretention at grade.
6. Preserve existing street trees and increase canopy with additional trees.

Block by block information and example images may be found later in each design packet. See Table of Contents for page number.

Note: This plan reflects the applicant's preferred building configuration at each block.

EAST BLOCK ANALYSIS
SITE SURVEY







2 VIEW FROM WEST





3 NORTH ALLEY ACCESS



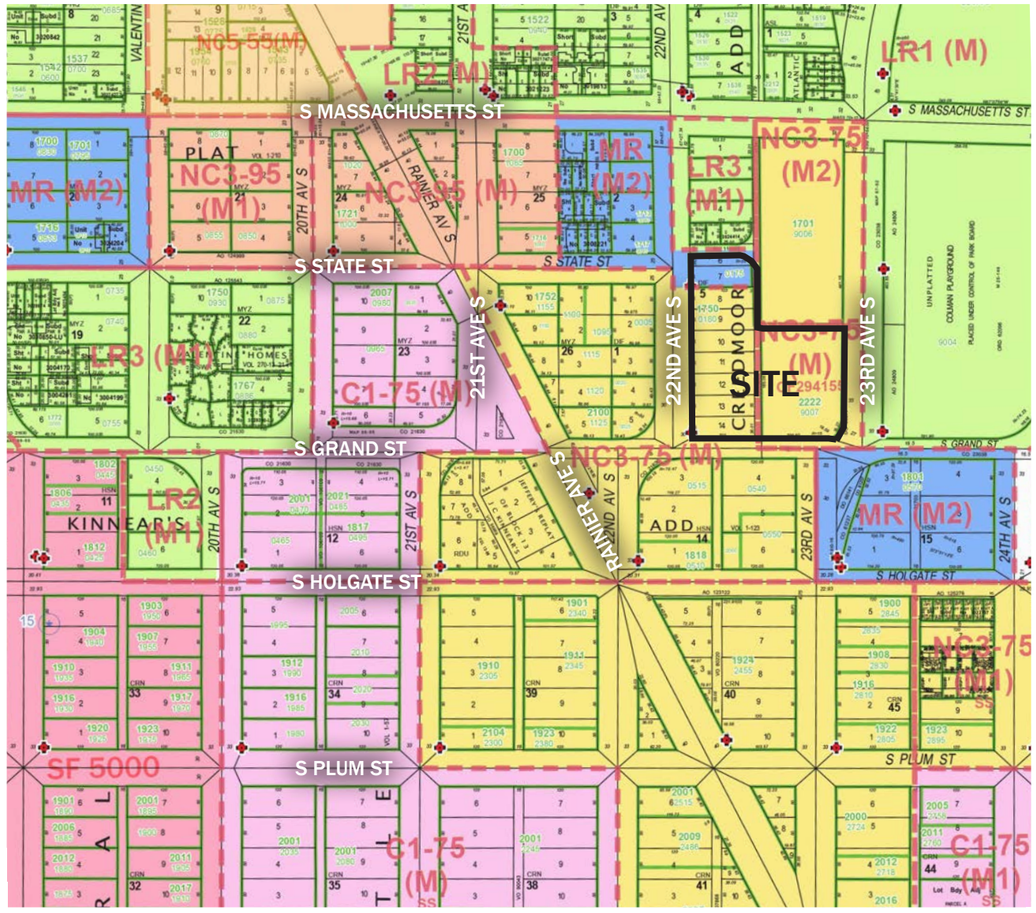
1 VIEW FROM S GRAND ST



4 VIEW TO PARK ACROSS THE STREET

EAST BLOCK ANALYSIS

ZONING MAP - EAST BLOCK



- LR1 & LR2& LR3
- NC3-95
- NC3-75
- C1-75
- MR
- SF 5000

ZONING DESIGNATION

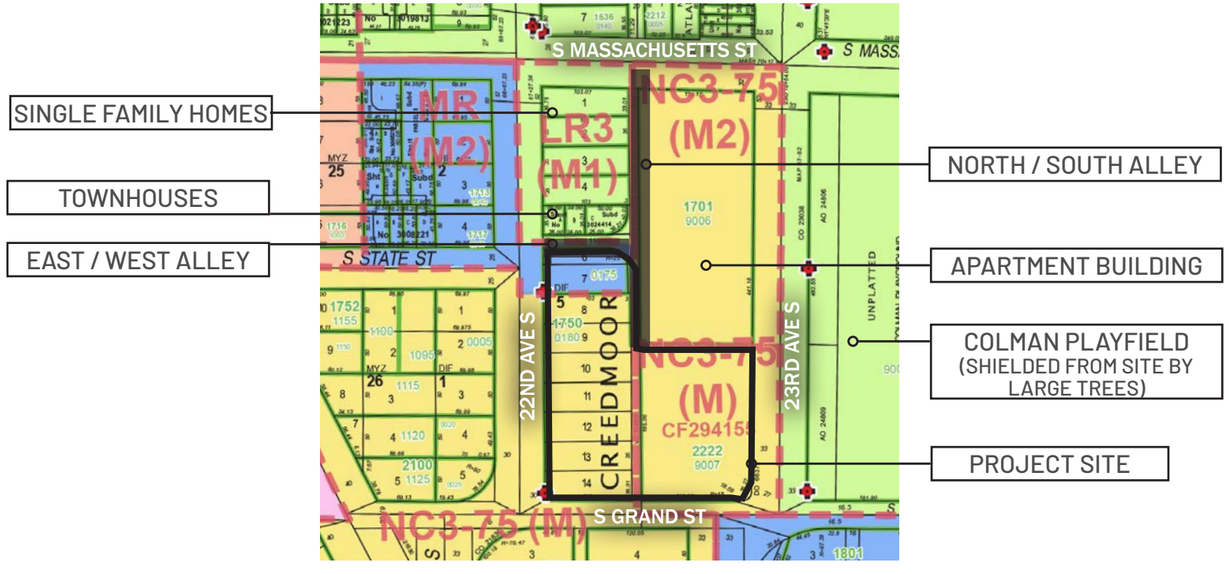
Current zoning: MR (M2) on the northernmost parcel, NC3-75' (M) south and east of the north end.

ZONING SUMMARY

The East Block spans two zones. The northernmost parcel is zoned MR (M2) and the remainder of the project site is zoned NC3-75 (M). The building will be designed to comply with both sets of zoning requirements. See the summary tables to the right to better understand how the two zones differ.

The majority of the block bound by 22nd Ave S to the west, S Grand Street to the south, 23rd Ave S to the east and S Massachusetts Street to the north is zoned NC3-75. The parcel occupying the NE corner of the block is zoned NC3-75 (M2); that is the only parcel directly adjacent to the project site; all other neighbors are separated from the project site by a right-of-way. The NC3-75 (M2) parcel is currently occupied by a midrise apartment building that houses elderly people of primarily Japanese decent. There is an alley that separates the north end of the project site from the LR3 (M1) zoned lots at the northwest corner of the block. The LR3 (M1) lots are primarily single family homes; the southernmost parcel, adjacent to the alley, has been recently developed into townhomes.

Colman Playfield is due east of the site, across 23rd Ave S. The playfield is not visible from the site as it is at a higher elevation and there is a large grove of mature trees between the playfield and 23rd Ave S. The proposed project is not anticipated to contribute to any shading of the playfield; shadow studies will be provided to confirm.



MR
Chapter 23.45 - Multi-Family
Key Zoning Code Criteria

Code Section	Topic	Summary
23.45.504	**Permitted Uses**	Residential, business support services, general sales and service, medical service, office, restaurant and parking are permitted outright
23.45.510	**Floor Area (FAR)**	4.5 with an MHA suffix
23.45.514	**Structure Height**	80 feet
23.45.518	**Setbacks and Separations**	Front and Side from Street lot lines: 7' average, 5' minimum Rear setback: 10' from a rear lot abutting an alley Side setback: above 42' in height: 10 feet average, 7' mimum. Unenclosed porches or steps not higher than 4 feet may extent within 4 feet of the street lot line. Unenclosed decks and balconies may project max 4 feet into the required setbacks provided they are min 5 feet from the lot line.
23.45.522	**Amenity Area**	5% of the gross floor area in residential use. Not more than 50% of the amenity area may be enclosed.
23.45.524	**Green Factor**	0.5 or greater required.
23.45.529	**Design Standards**	min 20% of the area of the street facing façade shall consist of windows and/or doors. Division of the façade into multiple planes is required. A principal street-facing shared entrance is required.
23.45.530	**Green Building Standards**	Projects with FAR greater than 3.45 must comply with Green Building Standards
23.47A.032	**Parking Access**	Parking shall be from the alley.
23.54.015	**Parking requirements**	no minimum parking required for residential or commercial use

NC3-75'
Chapter 23.47A - Commmercial
Key Zoning Code Criteria

Code Section	Topic	Summary
23.47A.005.C	**Street Level Uses**	Limits to residential use at grade do not apply to this project.
23.47A.008.A.2	**Blank Facades**	Blank Facades may not exceed 20' in width or 40% of the width of a structure along the street.
23.47A.008.B	**Non-Residential requirements**	60% Transparency required
		Average depth of 30' and min. depth of 15'
		Floor to floor height is min. 13'-0"
23.47A.008.D	**Residential at grade**	At least on street-level, street-facing façade shall have a visusally prominent entry
		The floor of a dwelling unit shall be 4' above or below sidewalk grade or be set back at least 10 feet from the sidewalk.
23.47A.012	**Structure Height**	Per zone - 75'
23.47A.013	**Floor Area Ratio (FAR)**	FAR = 5.5
23.47A.014	**Setback Requirements**	Upper level setback abutting an MR zone - does not apply when MR zone is part of the same building.
		Upper level setback for street-facing facades - setback of 8 feet is required above 65 feet.
	Façade Modulation	Structures > 250' in width must have one protion of the structure 30 feet or greater setback 15 feet min from the front property line.
	Decks and Balconies	Are permitted within the setback area.
23.47A.016	**Green Factor**	Green Factor of 0.3 or greater is required.
23.47A.022	**Light and Glare**	Exterior lighting must be shielded and directed away from adjacent uses.
		Driveways and parking areas shall be screened from adjacent properties by a fence or wall between 5 feet and 6 feet in height
23.47A.024	**Amenity Area**	5% total fross floor area in residential use.
		Amenity areas shall not be enclosed.
23.47A.032	**Parking Access**	Parking shall be from the alley.
23.54.015	**Parking requirements**	no minimum parking required for residential or commercial use

STREET ELEVATION - S GRAND STREET

PROJECT SITE



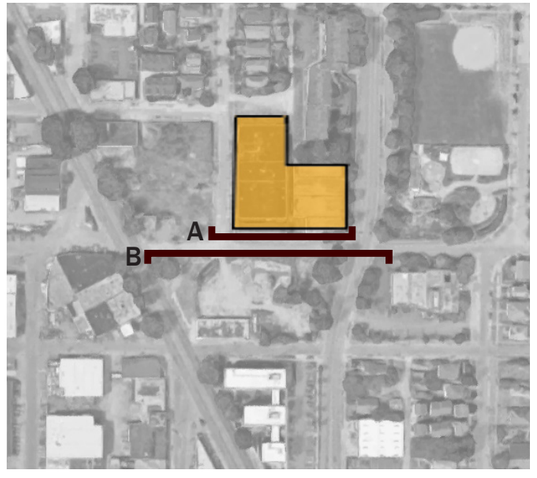
A. NORTH ELEVATION OF GRAND STREET



23RD AVE S

B. SOUTH ELEVATION OF GRAND STREET

STREET ELEVATION - S GRAND STREET







RAINIER AVE S

EAST BLOCK ANALYSIS
STREET ELEVATION - NORTH ALLEY



22ND AVE S

ALLEY

A. NORTH ELEVATION OF ALLEY



NORTH-SOUTH ALLEY

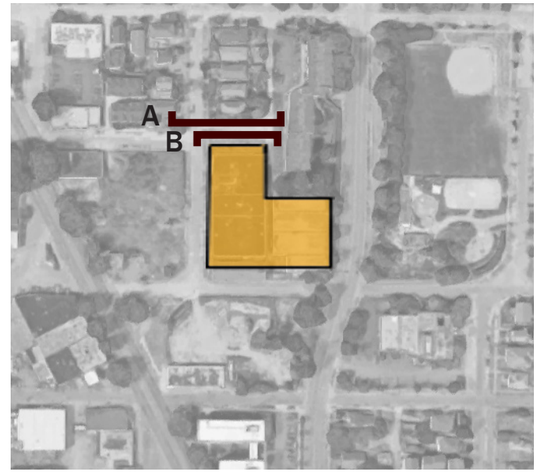
PROJECT SITE



EAST-WEST ALLEY

B. 22ND AVE S

STREET ELEVATION - NORTH ALLEY





22ND AVE S

EAST BLOCK ANALYSIS

STREET ELEVATION - 23RD AVE S



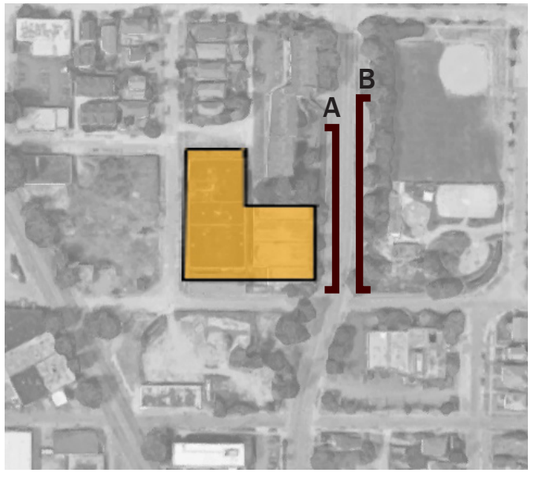
A. WEST ELEVATION OF 23RD AVE S



B. EAST ELEVATION OF 23RD AVE S

STREET ELEVATION - 23RD AVE S







ATTLE CHILDREN'S PLAYGROUND

S GRAND ST

EAST BLOCK ANALYSIS

STREET ELEVATION - 22ND AVE S

PROJECT SITE



A. EAST ELEVATION OF 22ND AVE S



B. WEST ELEVATION OF 22ND AVE S

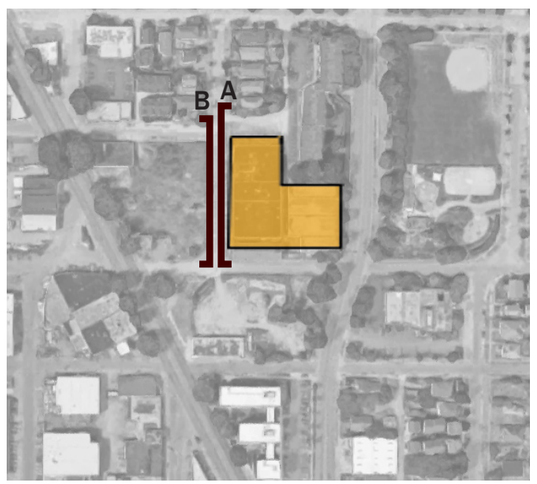
STREET ELEVATION - 22ND AVE S



S GRAND ST



S STATE ST

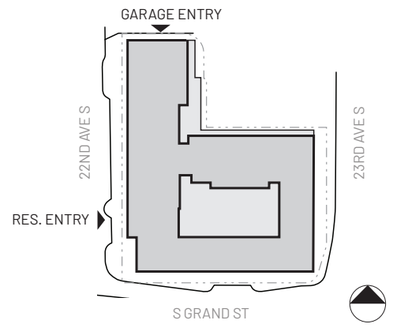


MASSING CONCEPTS

SUMMARY

OPTION A (CODE COMPLIANT)





PROPOSED GROSS RESIDENTIAL: 312,664 SF

- Total Residential Units: 316
- Total Parking: 159
- Total Commercial Area: 17,755 SF

PROS

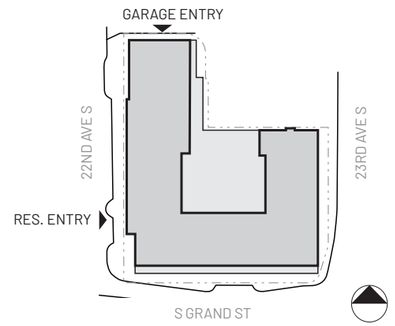
- Code compliant scheme

CONS

- Minimal modulation on all sides
- No relationship between massing and ground plane concepts
- Minimal sun exposure at courtyard
- No opportunity for different Porch options facing public spaces
- Lower energy efficiency due to higher exterior wall-to-floor ratio
- Higher building cost burden to MHA onsite performance

OPTION B





PROPOSED GROSS RESIDENTIAL: 308,044 SF

- Total Residential Units: 320
- Total Parking: 156
- Total Commercial Area: 18,164 SF

PROS

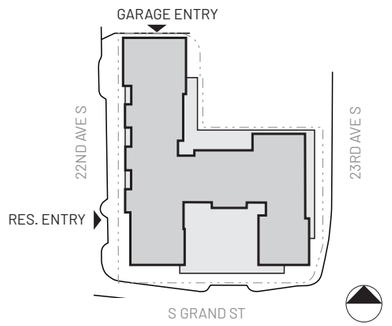
- Code compliant scheme

CONS

- Minimal modulation on all sides
- Minimal relationship between massing and ground plane concepts
- Minimal sun exposure at courtyard
- Few opportunities for different Porch options facing public spaces

OPTION C (PREFERRED)





PROPOSED GROSS RESIDENTIAL: 288,363 SF

- Total Residential Units: 293
- Total Parking: 155
- Total Commercial Area: 17,683 SF

PROS

- Code Compliant Scheme
- Large courtyard facing Grand St
- Majority of outdoor space has sun exposure
- Additional upper-story massing setback from adjacent LR zone to the north
- Modulation at facades relate ground plane concepts
- Variety of different Porch opportunities are available at all sides of building

OPTION A (CODE COMPLIANT)

PROPOSED GROSS RESIDENTIAL: 310,664 SF

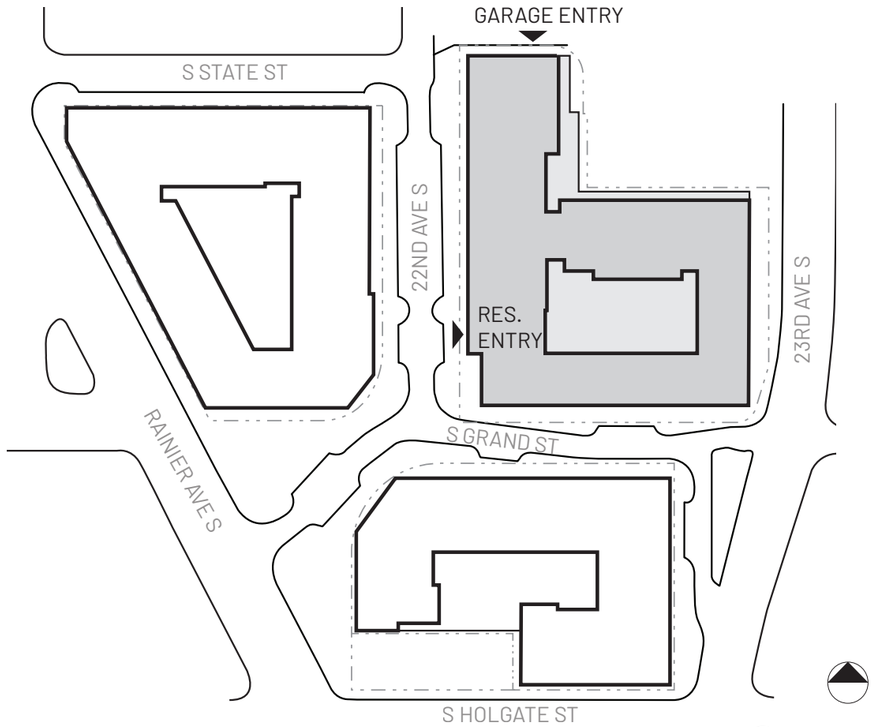
- Total Residential Units: 316
- Total Parking: 157
- Total Commercial Area: 17,713 SF

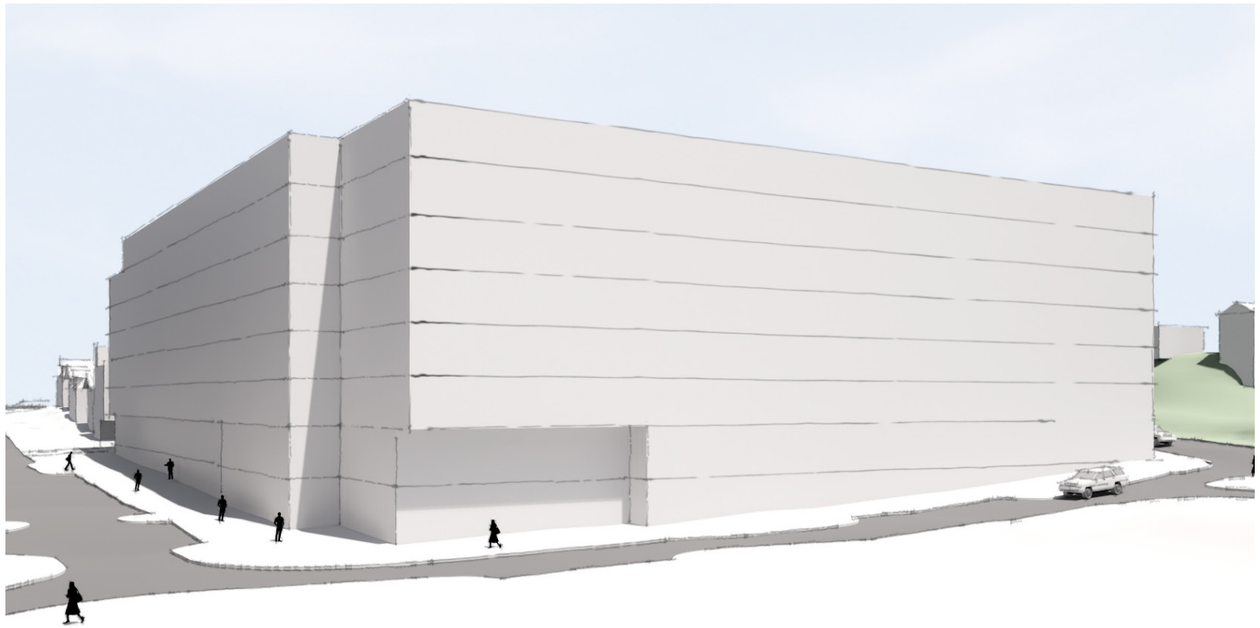
PROS

- Code compliant scheme

CONS

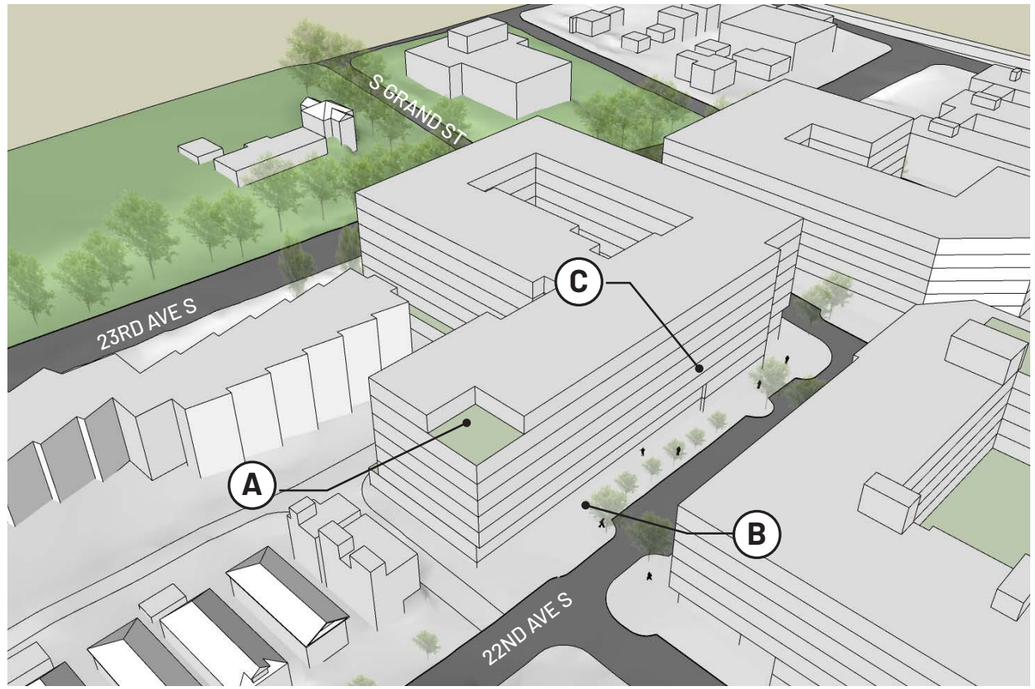
- Minimal modulation on all sides
- No relationship between massing and ground plane concepts
- Minimal sun exposure at courtyard
- No opportunity for different Porch options facing public spaces
- Lower energy efficiency due to higher exterior wall-to-floor ratio
- Higher building cost burden to affordable housing program





PERSPECTIVE VIEW AT SOUTHEAST CORNER

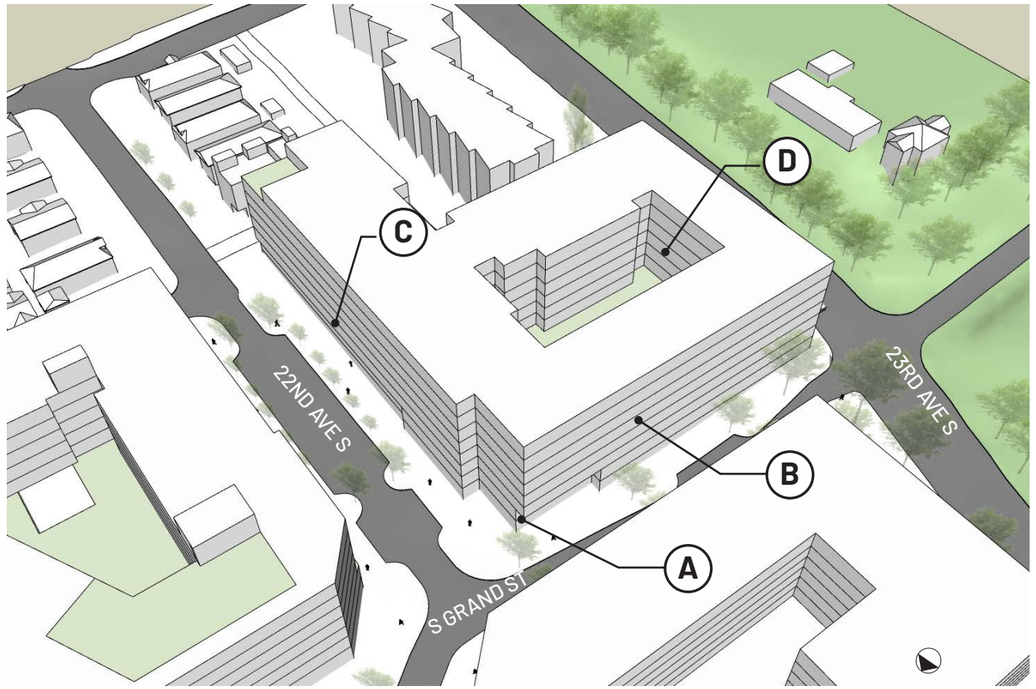
OPTION A - MASSING



VIEW #1: BIRD'S EYE VIEW FROM NORTHWEST

NOTES

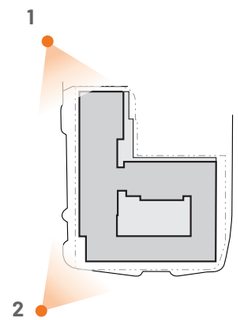
A. Small upper level setback at northwest corner of the building acknowledges lower density MR zoning to the north of the shared alley (CS2.1.b).
B. A setback on the west facade along 22nd Ave S provides opportunity for stoops to activate the street (PL3.2.h).
C. The west facade lacks modulation, making the transition to the lower density buildings to the north harsh, and does not meet the guideline's goals (CS2.1).

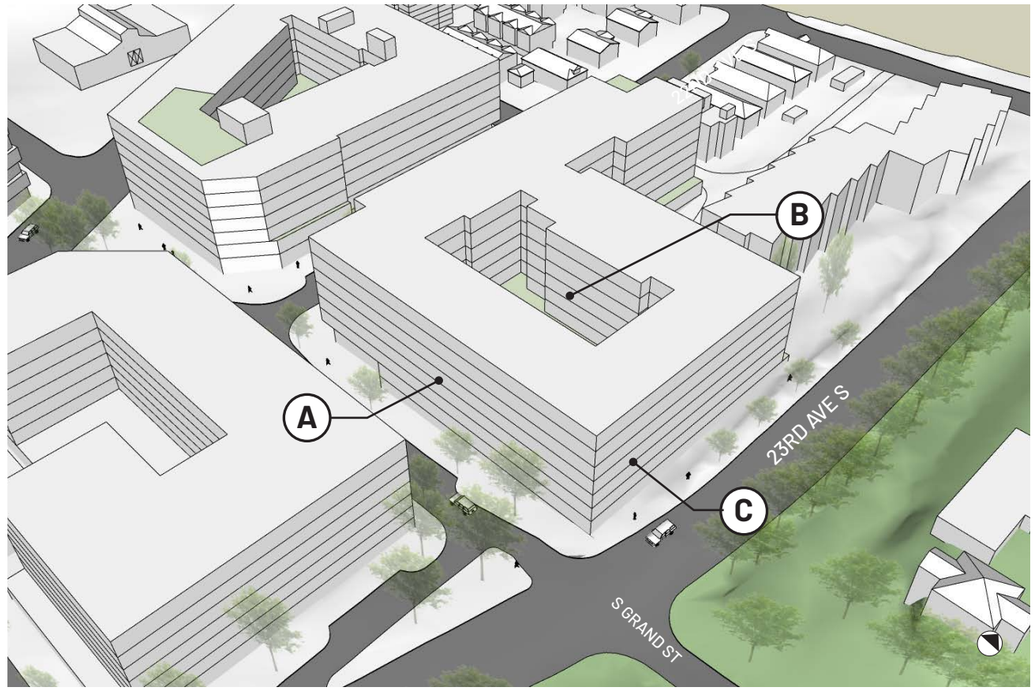


VIEW #2: BIRD'S EYE VIEW FROM SOUTHWEST

NOTES

A. The southwest corner is setback from the street (PL3.2.g).
B. The south facade lacks modulation and provides little relief to the street experience along S Grand St (PL3.2.b) .
C. The west facade lacks modulation, making the transition to the lower density buildings to the north harsh, and does not meet the guideline's goals (CS2.1.b).
D. The building's interior courtyard compromises access to direct sunlight and has no visual connection to grade (in conflict with PL1.2.d).

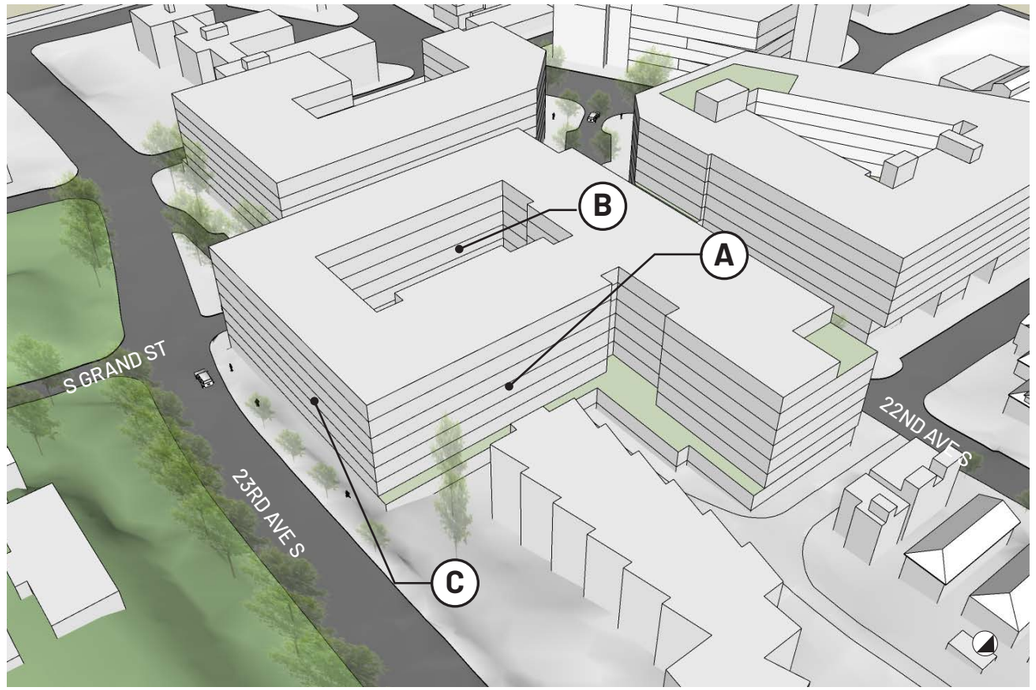




VIEW #3: BIRD'S EYE VIEW FROM SOUTHEAST

NOTES

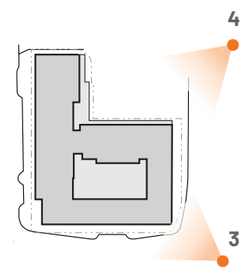
A. The south facade lacks modulation and provides little relief to the street experience along S Grand St (PL3.2.g).
B. The building's interior courtyard compromises access to direct sunlight and has no visual connection to grade (in conflict with PL1.2.d).
C. Without an upper setback along the east facade along 22nd Ave S, there is no outdoor occupied area engaging the street (in conflict with PL2.2.h).



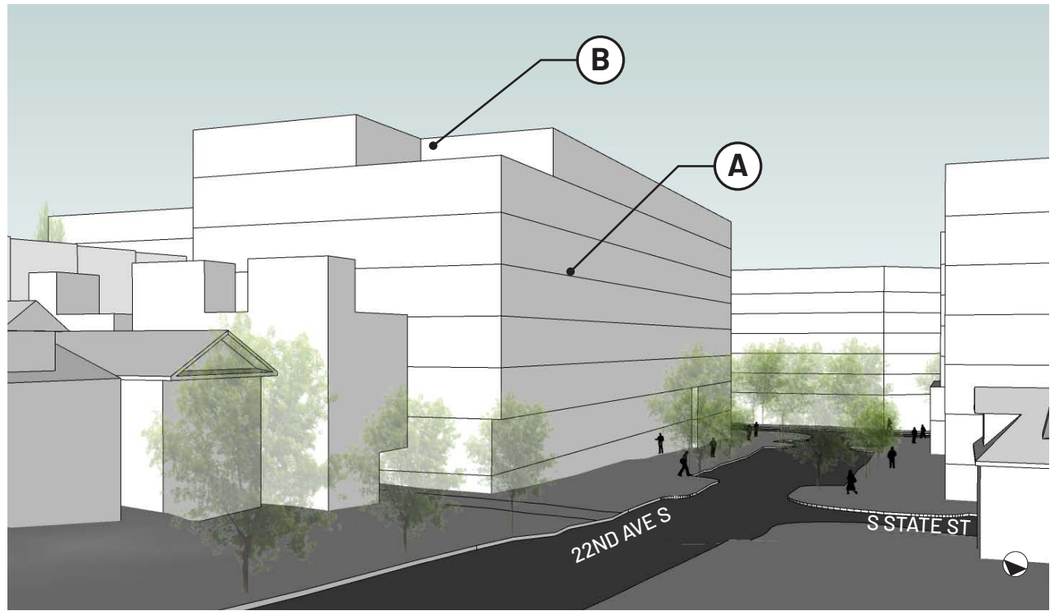
VIEW #4: BIRD'S EYE VIEW FROM NORTHEAST

NOTES

A. The north facade is pushed to the north. The placement on site and lack of modulation fail to transition to the scale of the existing residential buildings to the north (in conflict with CS2.1.b).
B. The building's interior courtyard compromises access to direct sunlight and has no visual connection to grade (in conflict with PL1.2.d).
C. Without an upper setback along the east facade along 22nd Ave S, there is no outdoor occupied area engaging the street (in conflict with PL2.2.h).



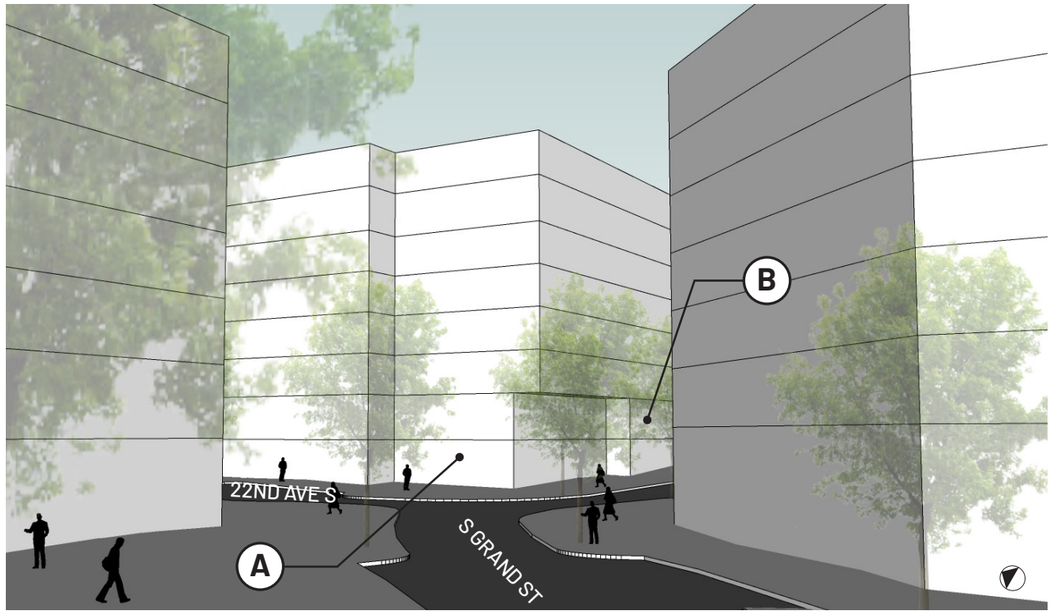
MASSING CONCEPTS
OPTION A - STREET VIEWS



VIEW #5: STREET VIEW LOOKING SOUTH ON 22ND AVE S

NOTES

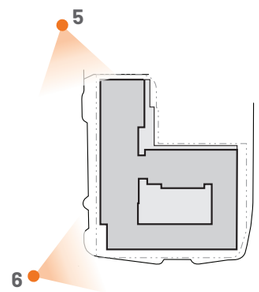
A. The east facade lacks modulation, making the transition to the lower density buildings to the north harsh, and does not meet the guideline's goals (CS2.1).
B. Small upper level setback at northwest corner of the building acknowledges lower density MR zoning to the north of the shared alley (CS2.1.b).

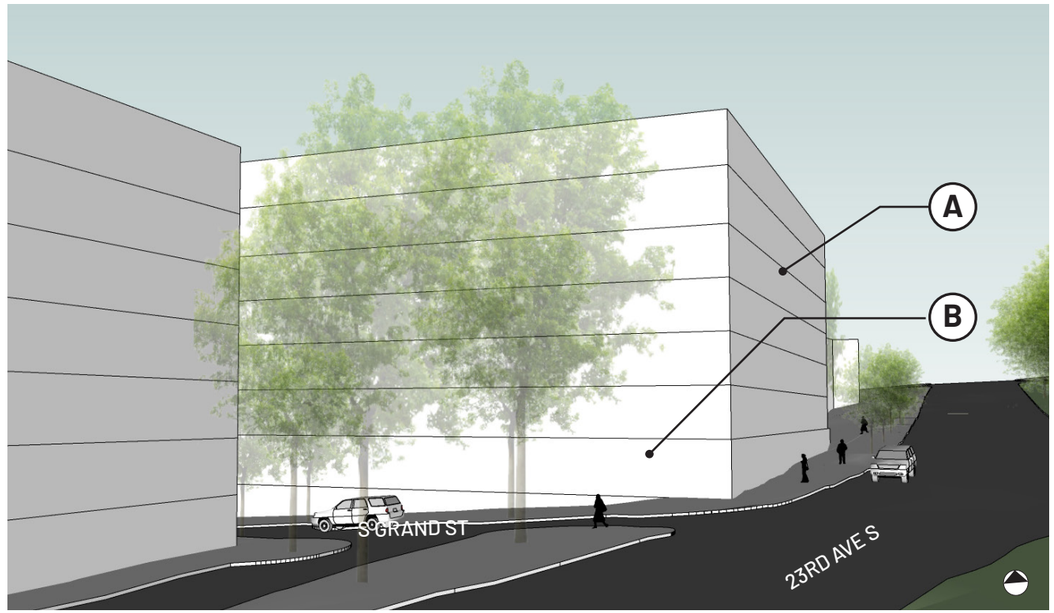


VIEW #6: S GRAND ST PEDESTRIAN VIEW FROM WEST

NOTES

A. The southwest corner is setback from the street (PL3.2.g).
B. Along the south side, there is a continuous street wall of retail and a setback for entries at the west end (PL1.1.b).

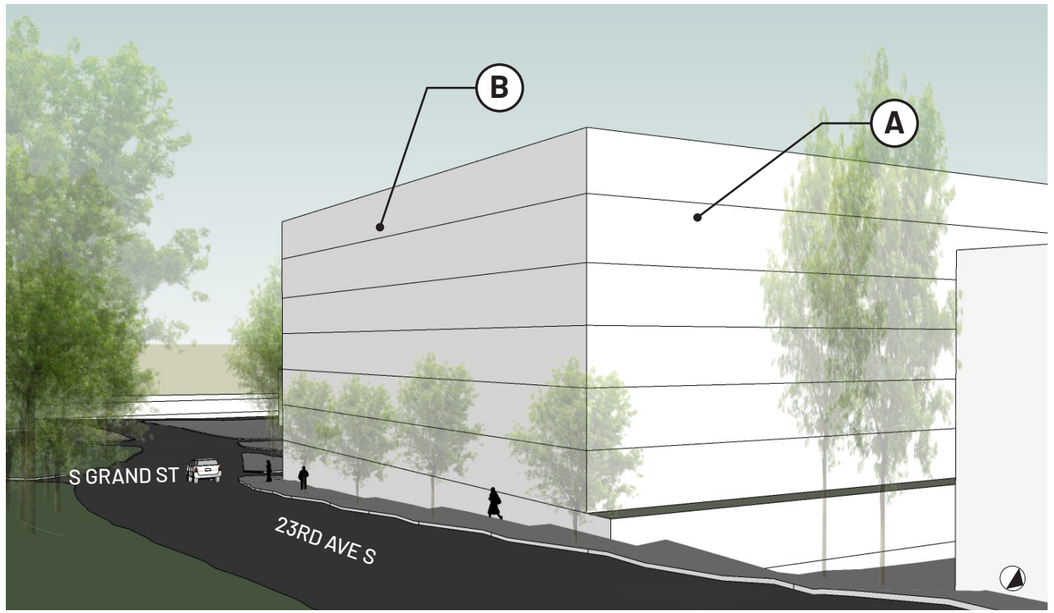




VIEW #7: STREET VIEW LOOKING NORTH ON 23RD AVE S

NOTES

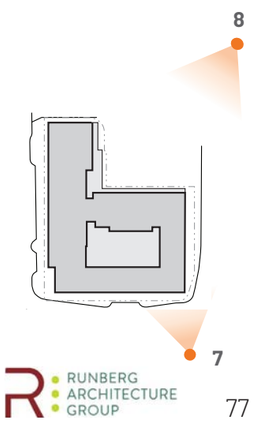
A. Without an upper setback along the east facade along 23rd Ave S, there is no outdoor occupied area engaging the street (in conflict with PL2.2.h).
B. Simple massing at the south east corner does not call attention to the commercial entry at grade (PL3.2.a).



VIEW #8: STREET VIEW LOOKING SOUTH ON 23RD AVE S

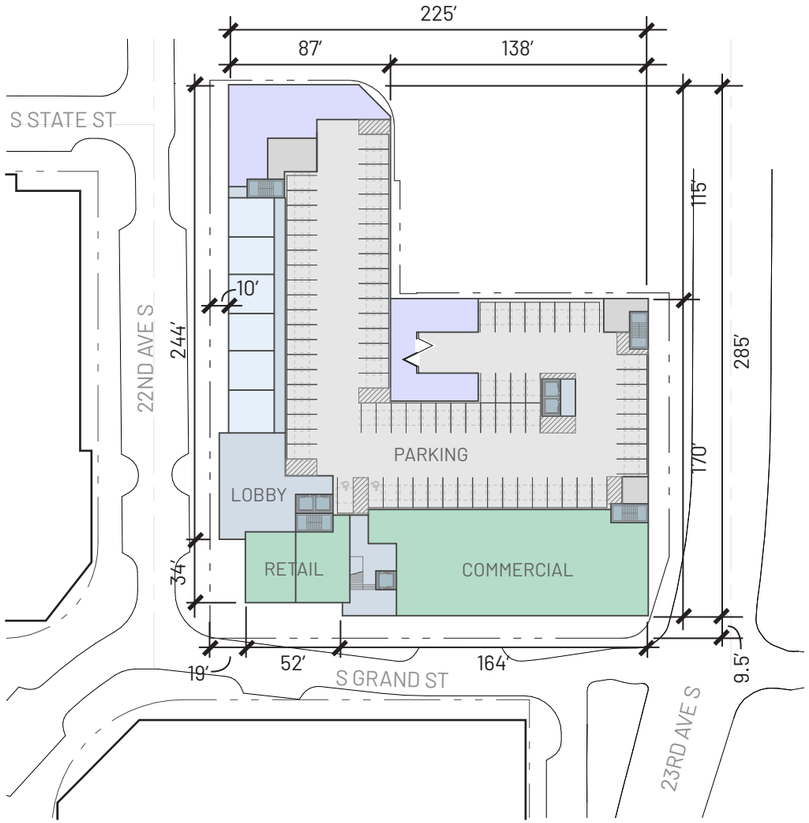
NOTES

A. The north facade is pushed to the north, with minimal setbacks. The placement on site and lack of modulation fail to transition to the scale of the existing residential buildings to the north (in conflict with CS2.1).
B. Without an upper setback along the east facade along 22nd Ave S, there is no outdoor occupied area engaging the street (in conflict with PL2.2.h).

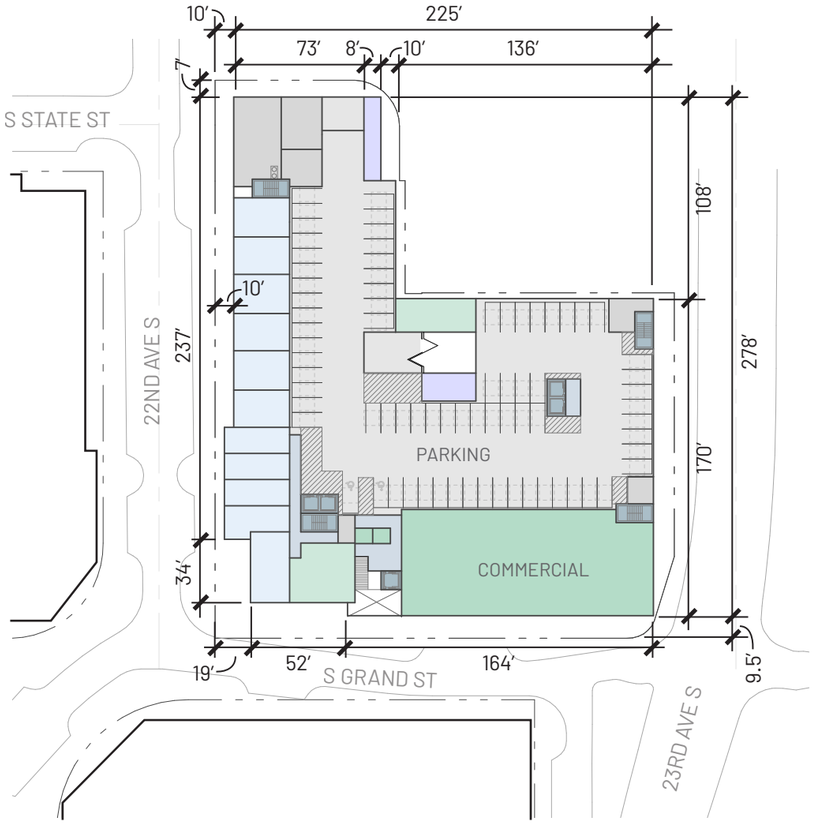


RUNBERG ARCHITECTURE GROUP

MASSING CONCEPTS
OPTION A - FLOOR PLANS



LEVEL 1



LEVEL 2

RESIDENTIAL

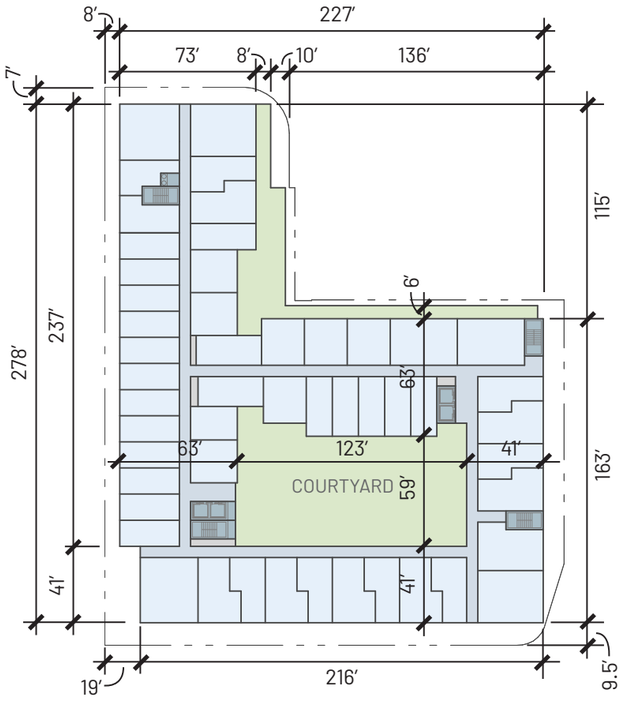
LOBBY/ CIRCULATION

AMENITY SPACE

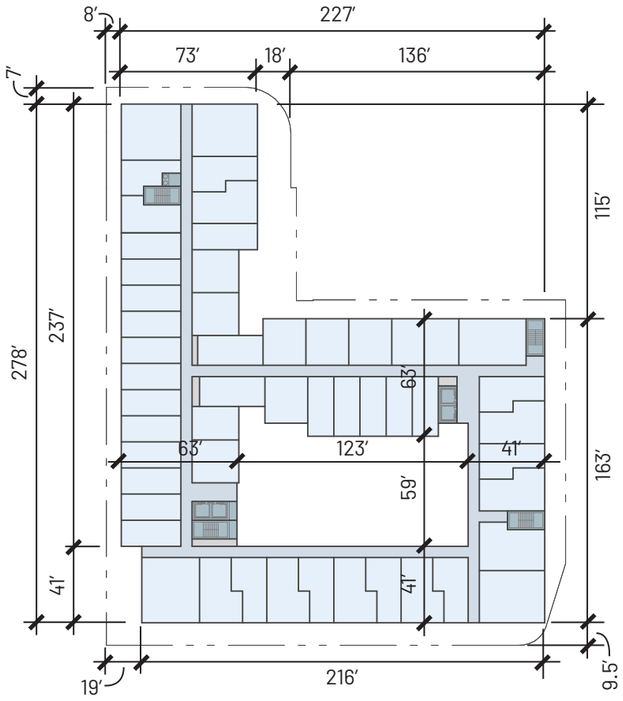
ROOF DECK

RETAIL

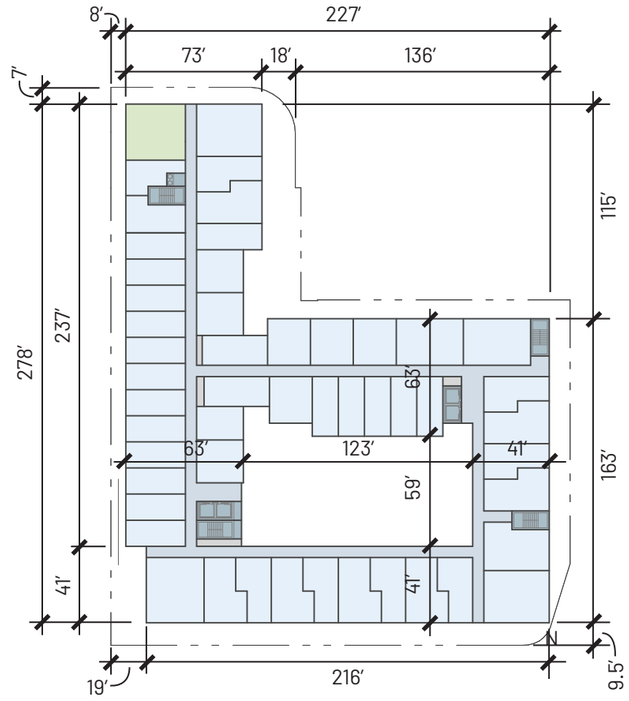
OPTION A - FLOOR PLANS



LEVEL 3



LEVEL 4-7



LEVEL 8

RESIDENTIAL

LOBBY/ CIRCULATION

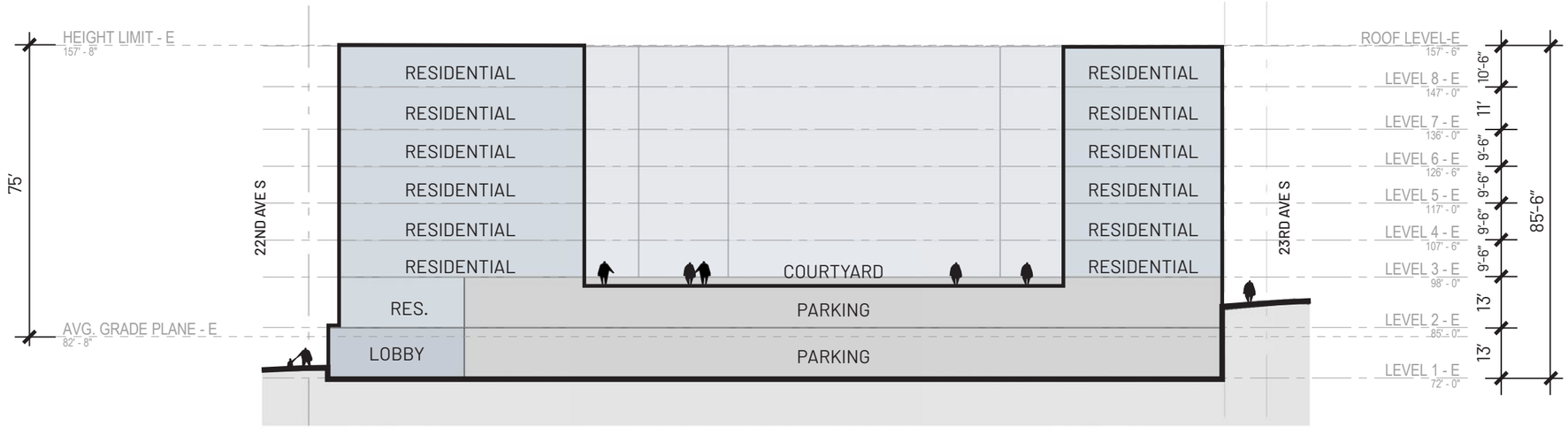
AMENITY SPACE

ROOF DECK

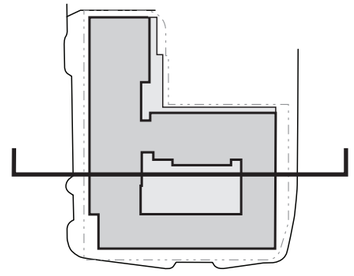
RETAIL

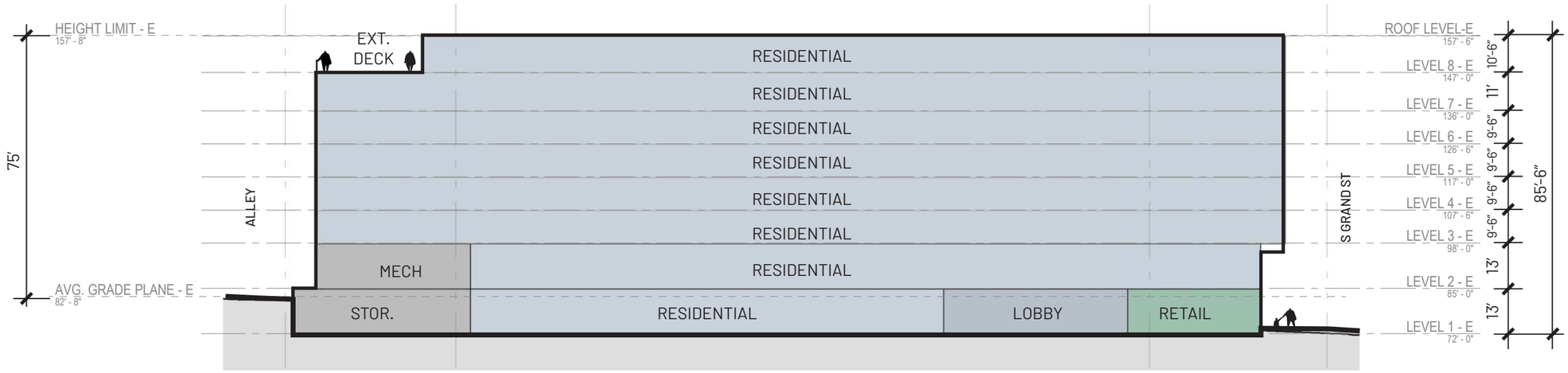
MASSING CONCEPTS

OPTION A - BUILDING SECTIONS

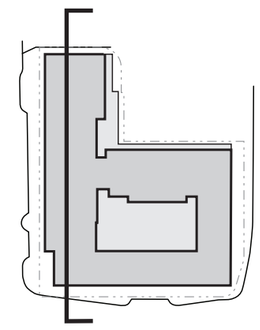


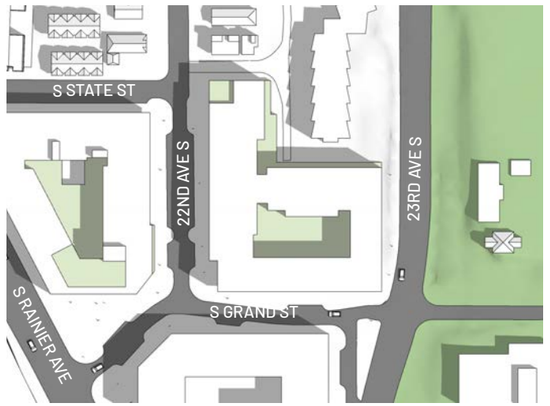
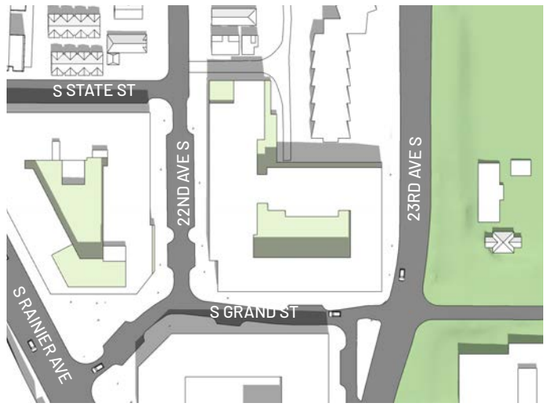
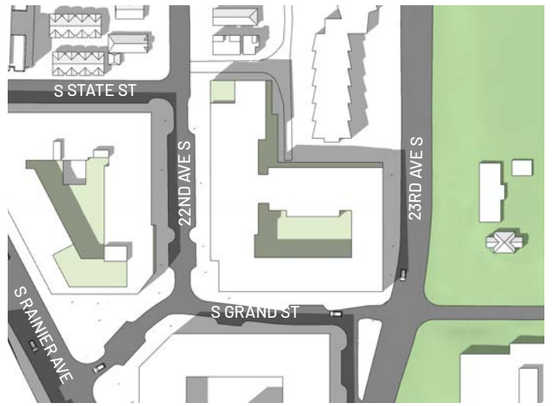
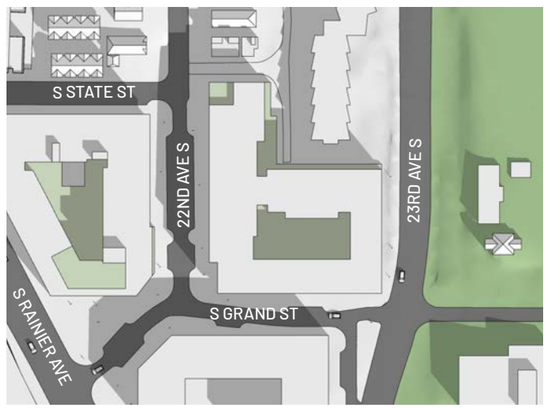
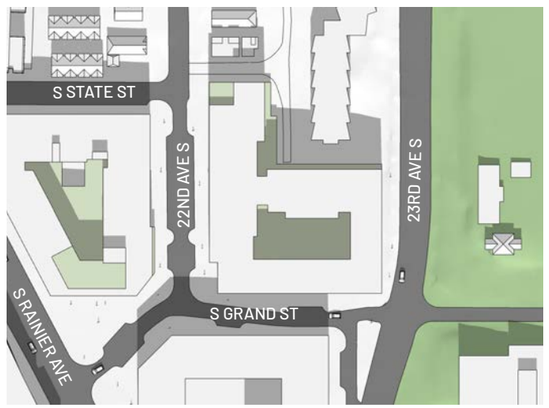
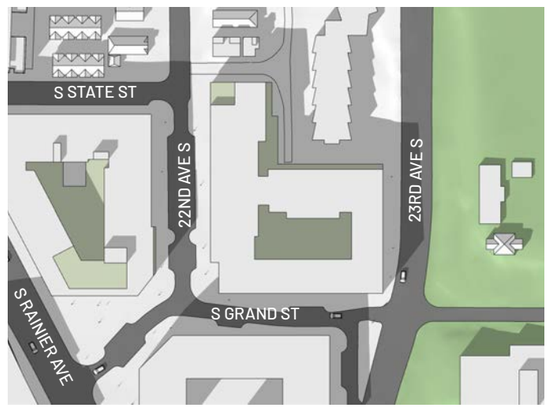
SECTION





SECTION



	10 AM	12 PM	2 PM
JUN 21			
MAR/SEP 21			
DEC 21			

PAGE INTENTIONALLY LEFT BLANK

OPTION B

PROPOSED GROSS RESIDENTIAL: 309,145 SF

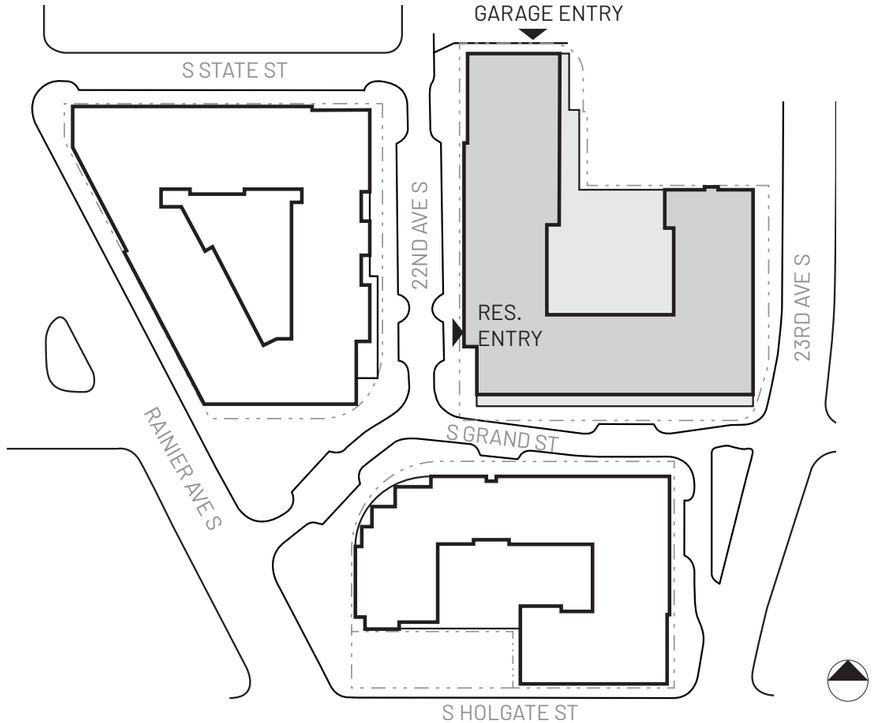
- Total Residential Units: 321
- Total Parking: 156
- Total Commercial Area: 18,202 SF

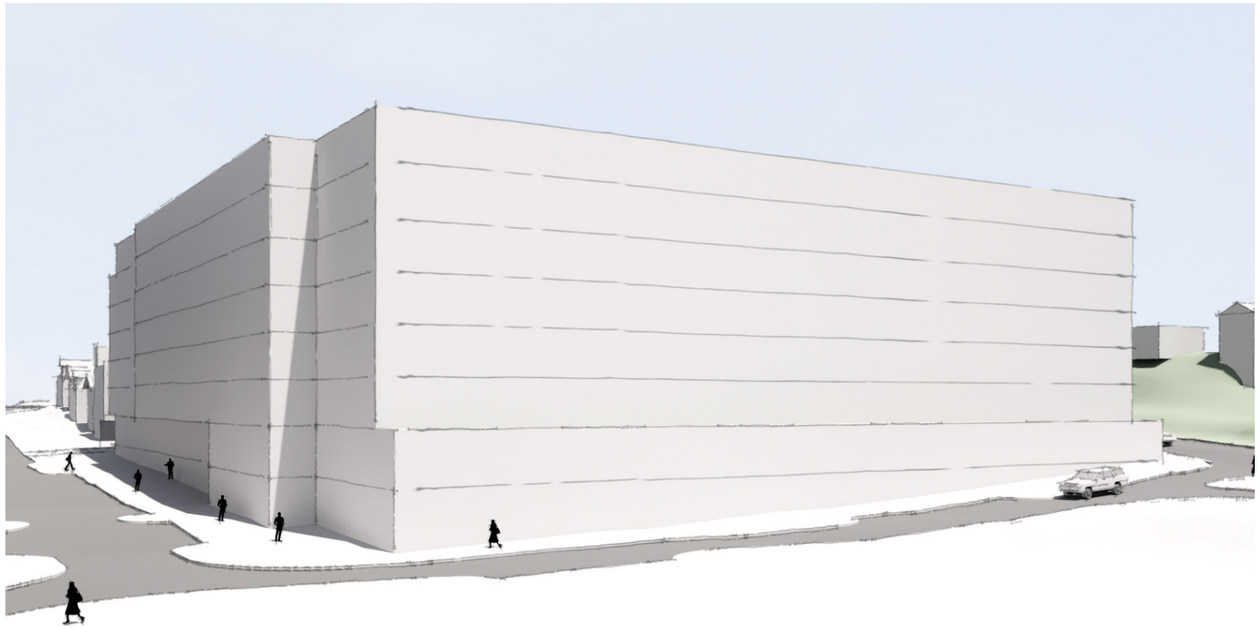
PROS

- Code compliant scheme

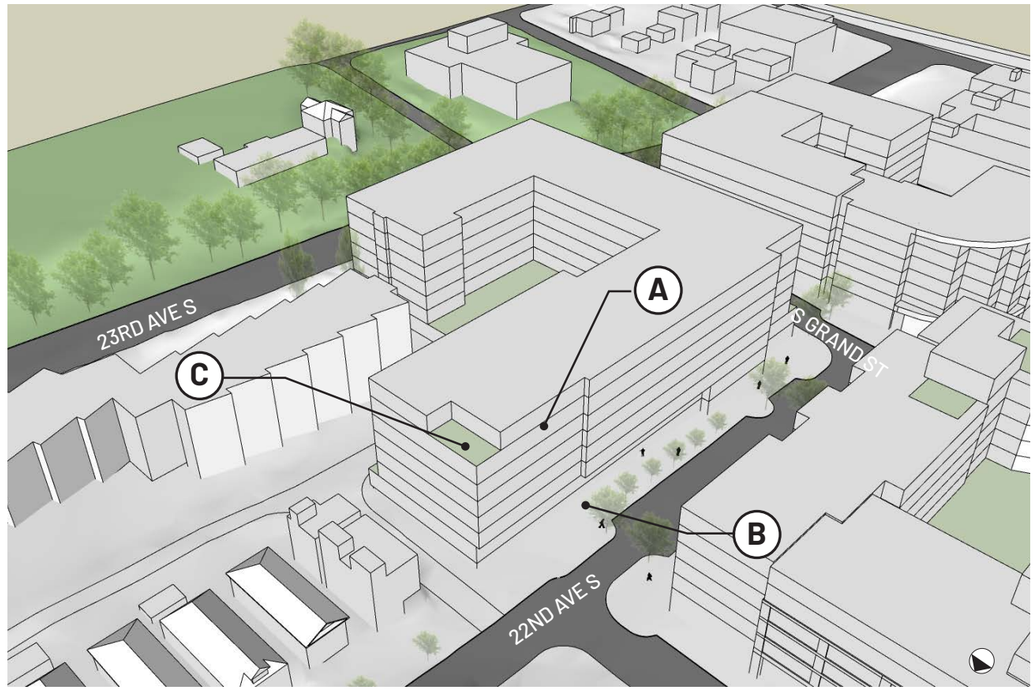
CONS

- Minimal modulation on all sides
- Minimal relationship between massing and ground plane concepts
- Minimal sun exposure at courtyard
- Few opportunities for different Porch options facing public spaces





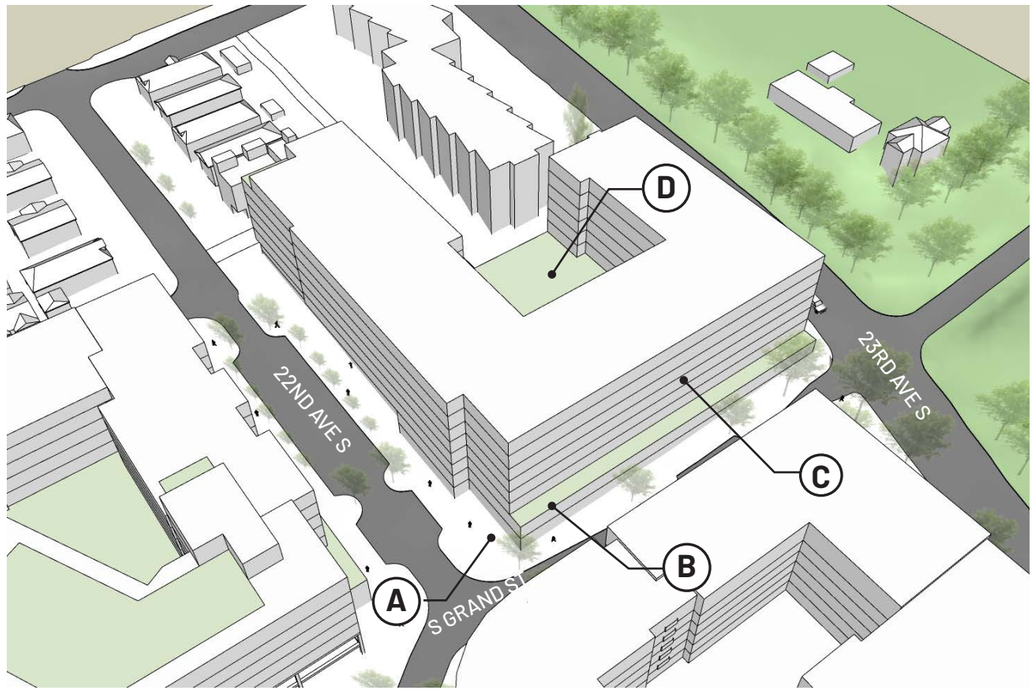
PERSPECTIVE VIEW AT SOUTHEAST CORNER



VIEW #1: BIRD'S EYE VIEW FROM NORTHWEST

NOTES

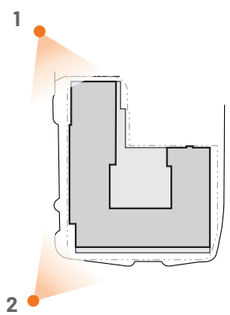
A. The west elevation has additional modulation beyond the code compliant massing, but lacks significant articulation to relate to the residential scale to the north (CS2.1).
B. Setback from 22nd Ave S provides opportunity for stoops to activate the street (PL3.2.h, DC3.1.b).
C. Small upper level setback at north end of building acknowledges lower density MR zoning to the north of the shared alley (CS2.1.b).

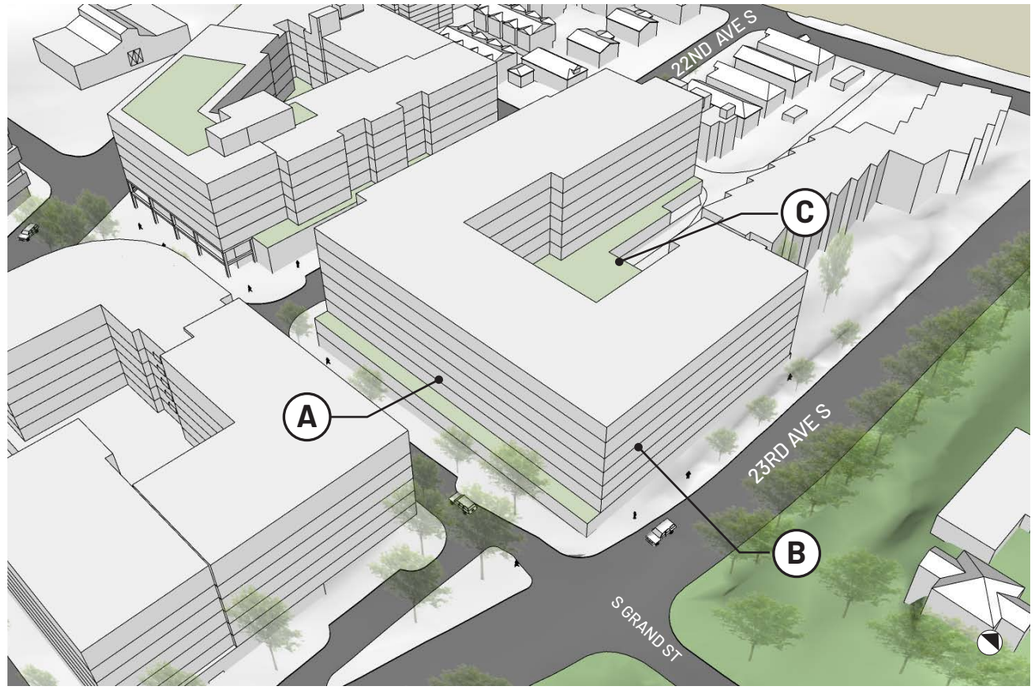


VIEW #2: BIRD'S EYE VIEW FROM SOUTHWEST

NOTES

A. The southwest corner is setback from the street (PL3.2.g).
B. Along the south side, there is a continuous street wall of retail but no setbacks for entries or usable space adjoining the street at each end (PL1.1.b).
C. The south facade lacks modulation and provides little relief to the street experience along S Grand St (in conflict with DC3.1.c).
D. North facing courtyard is fully hidden from street view and prevents connection to activity along S Grand Street (in conflict with PL1.1.d).

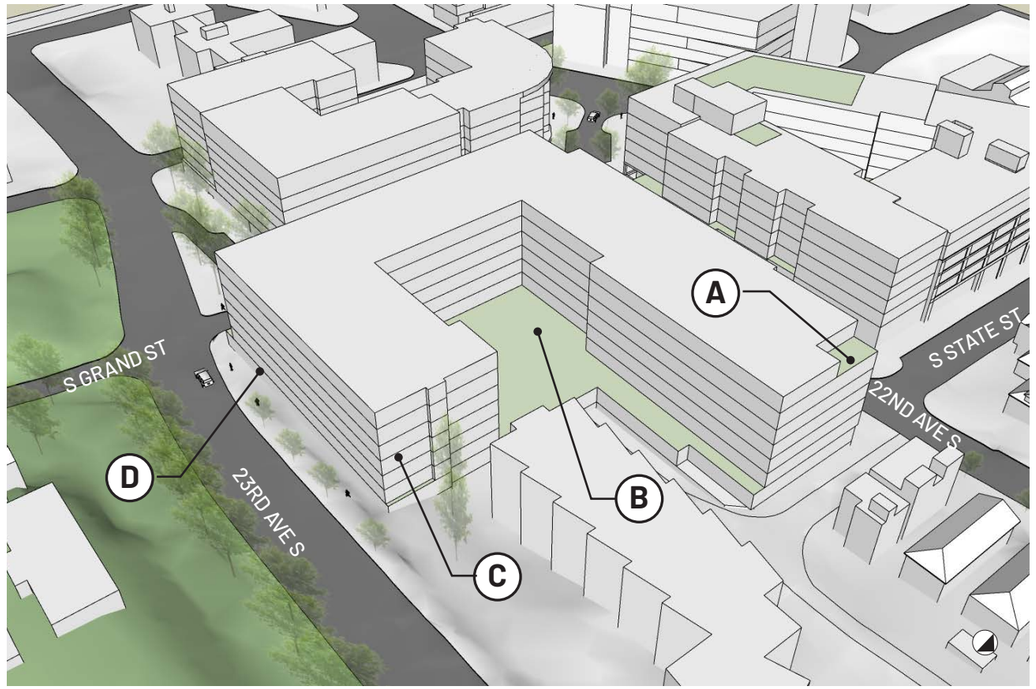




VIEW #3: BIRD'S EYE VIEW FROM SOUTHEAST

NOTES

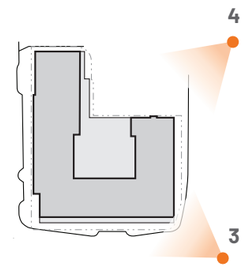
A. Along the south side, there is a continuous street wall of retail but no setbacks for entries or usable space adjoining the street at each end (PL1.1.b).
B. The solid street wall without setback along 23rd provides no outdoor area to engage with the street (in conflict with PL2.2.h).
C. North facing courtyard is fully hidden from street view and prevents connection to activity along S Grand Street (in conflict with PL1.1.d).

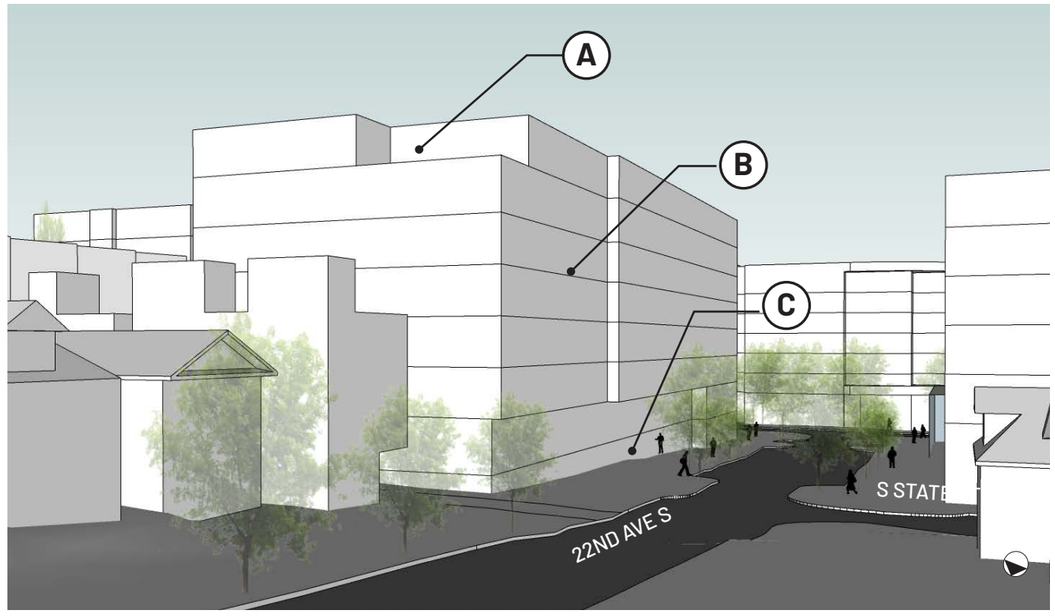


VIEW #4: BIRD'S EYE VIEW FROM NORTHEAST

NOTES

A. Small setback at north end of building acknowledges lower density MR zoning to the north of the shared alley (CS2.1).
B. The north-facing courtyard provides massing relief for the existing development to the north. However, the north facing courtyard lacks solar access and noise generated by gatherings in the space would negatively impact the neighbors.
C. Minimal setback at north property line will limit opportunity for openings and create a blank facade (in conflict with DC2.1.e).
D. The solid street wall without setback along 23rd provides no outdoor area to engage with the street (in conflict with PL2.2.h).

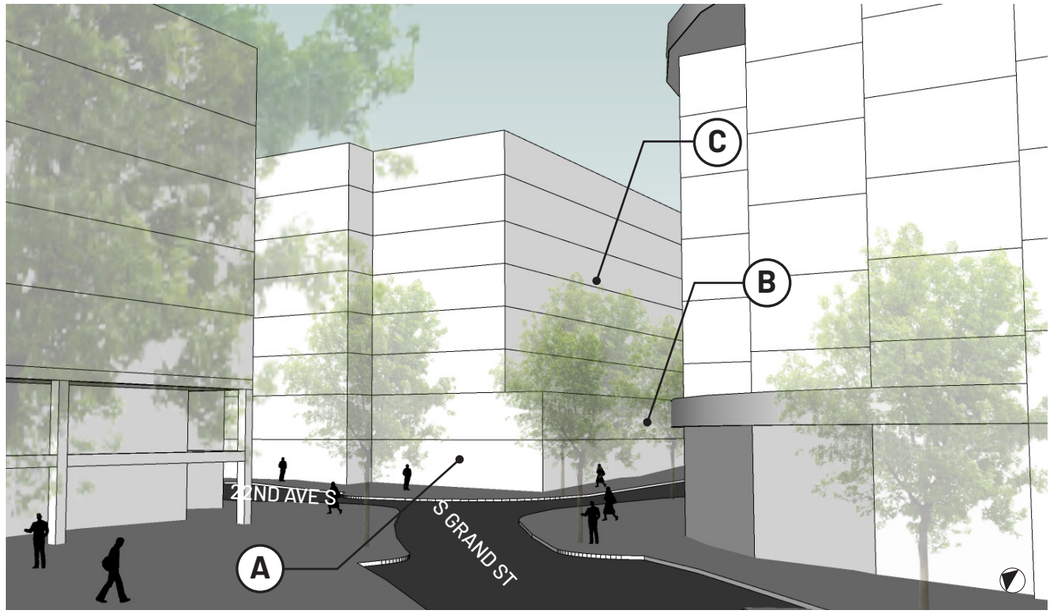




VIEW #5: STREET VIEW LOOKING SOUTH ON 22ND AVE S

NOTES

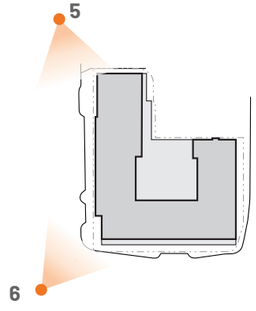
A. Small setback at north end of building acknowledges lower density MR zoning to the north of the shared alley (CS2.1).
B. The west elevation has additional modulation beyond the code compliant massing, but lacks significant articulation to relate to the residential scale to the north (CS2.1).
C. Setback from 22nd Ave S provides opportunity for stoops to activate the street (PL3.2.h).

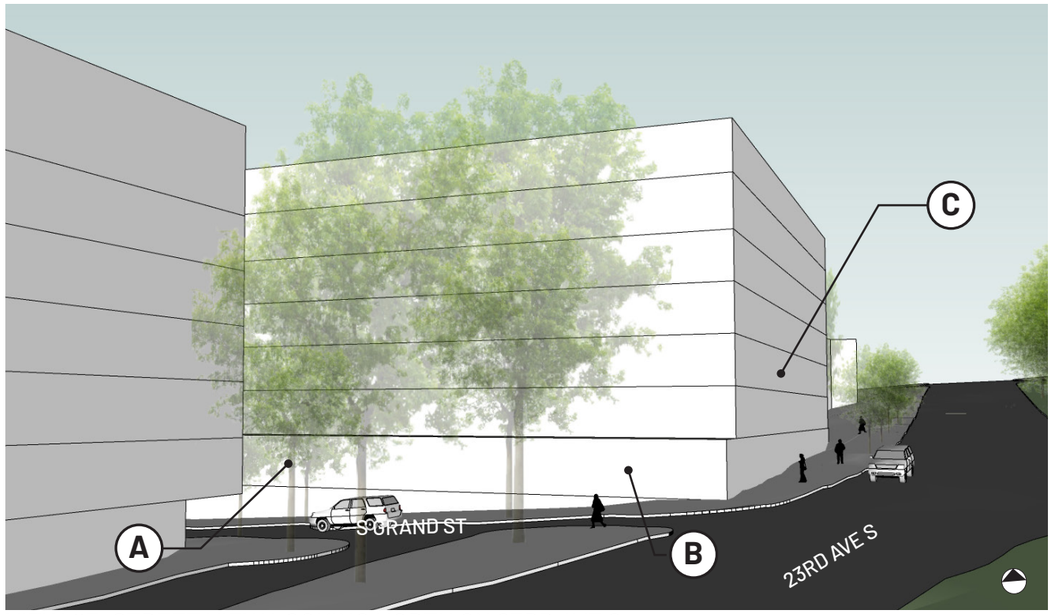


VIEW #6: S GRAND ST PEDESTRIAN VIEW FROM WEST

NOTES

A. The southwest corner is setback from the street (PL3.2.g).
B. Along the south side, there is a continuous street wall of retail but no setbacks for entries or usable space adjoining the street at each end (PL1.1.b).
C. The south facade lacks modulation and provides little relief to the street experience along S Grand St (in conflict with DC3.1.c).

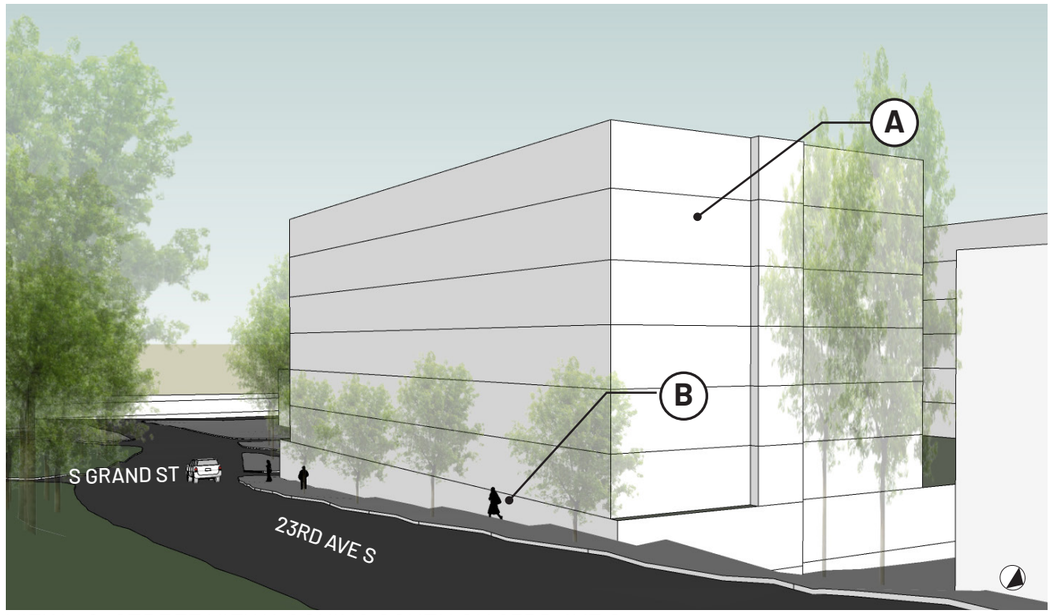




VIEW #7: STREET VIEW LOOKING NORTH ON 23RD AVE S

NOTES

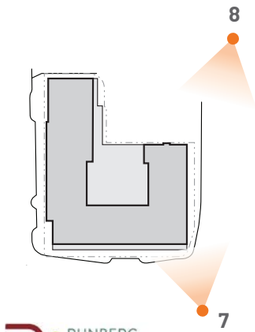
A. Along the south side, there is a continuous street wall of retail but no setbacks for entries or usable space adjoining the street at each end (PL1.1.b).
B. Lack of setback or modulation change at the southeast corner does not call attention to important level 2 commercial entry at east end of S Grand Street (in conflict with DC2.1.b).
C. The solid street wall without setback along 23rd provides no outdoor area to engage with the street (in conflict with PL2.2.h).



VIEW #8: STREET VIEW LOOKING SOUTH ON 23RD AVE S

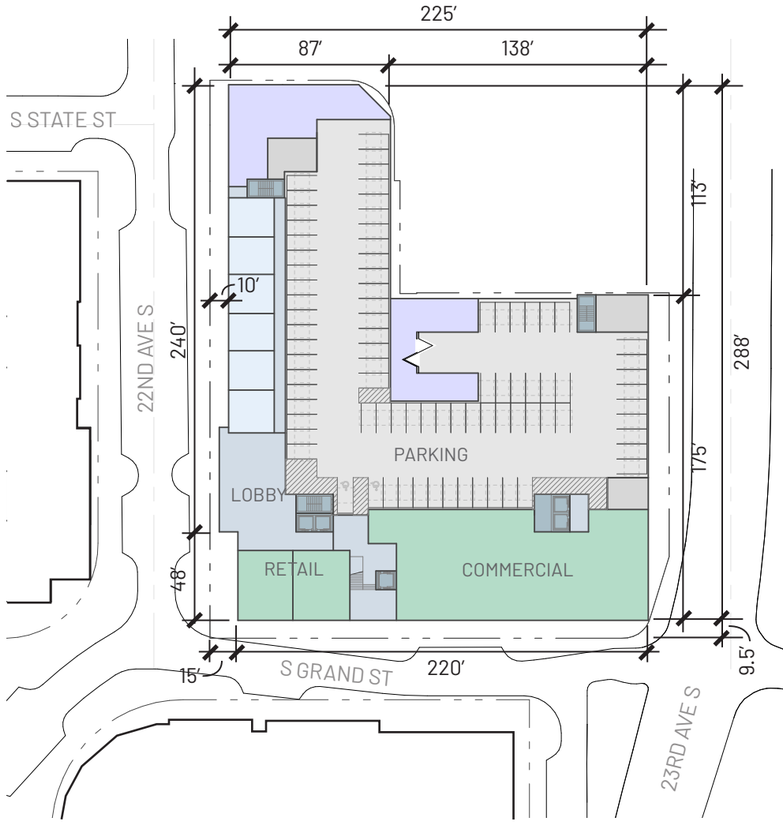
NOTES

A. Minimal setback at north property line will limit opportunity for openings and create a blank facade (in conflict with DC2.1.e).
B. The solid street wall without setback along 23rd provides no outdoor area to engage with the street (in conflict with PL2.2.h).

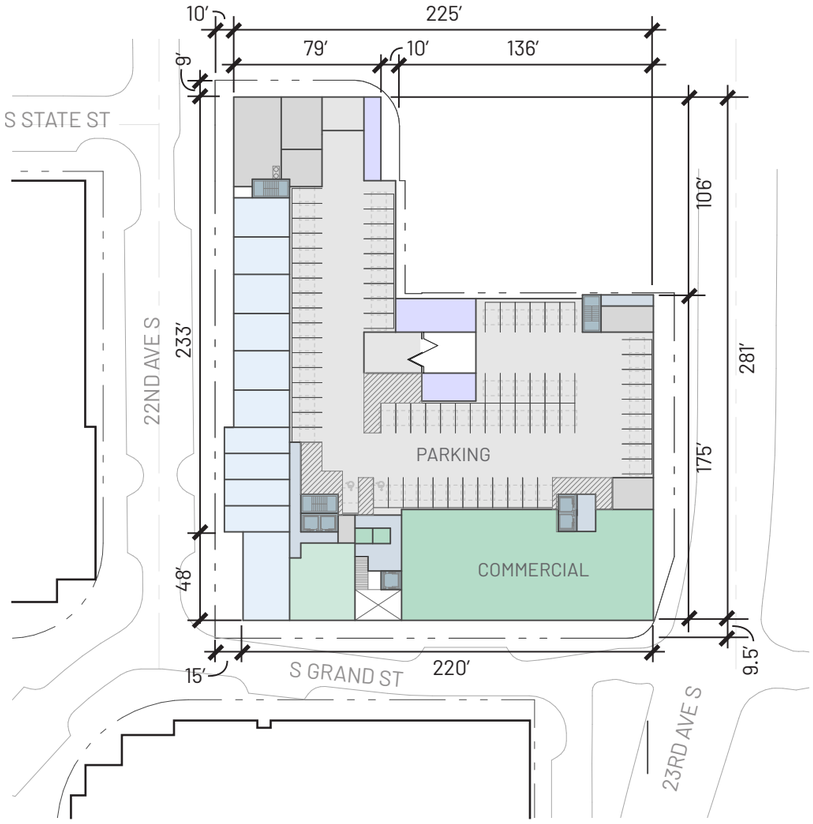


RUNBERG ARCHITECTURE GROUP

MASSING CONCEPTS
OPTION B - FLOOR PLANS



LEVEL 1



LEVEL 2

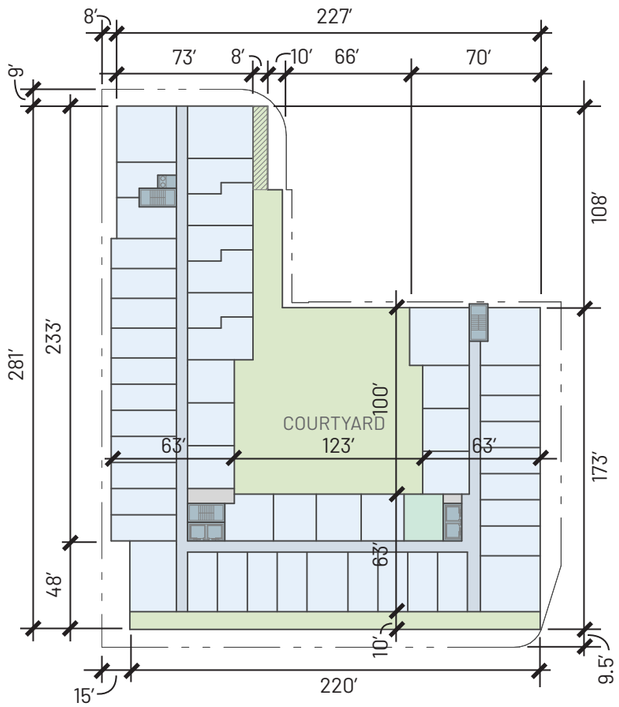
RESIDENTIAL

LOBBY/ CIRCULATION

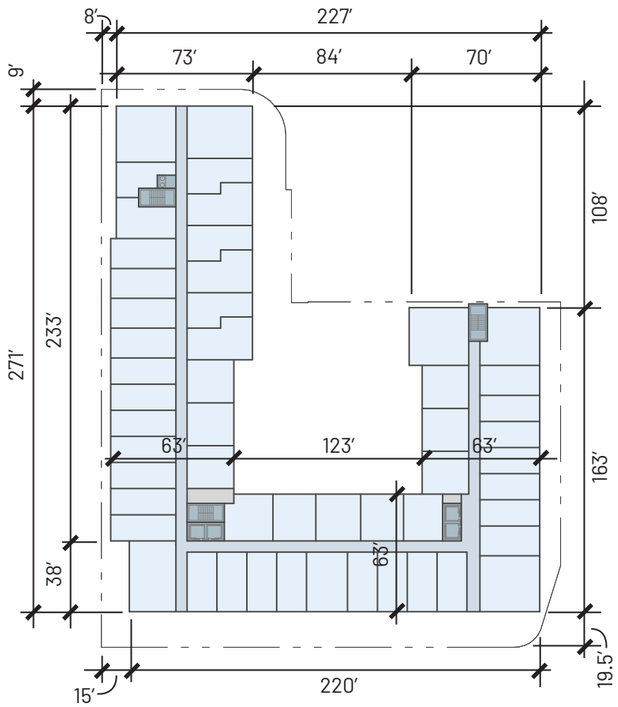
AMENITY SPACE

ROOF DECK

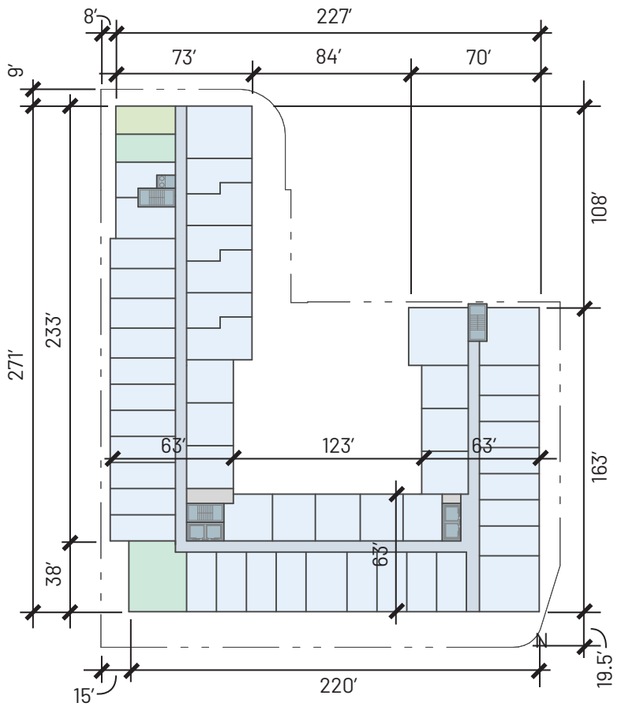
RETAIL



LEVEL 3



LEVEL 4-7



LEVEL 8

RESIDENTIAL

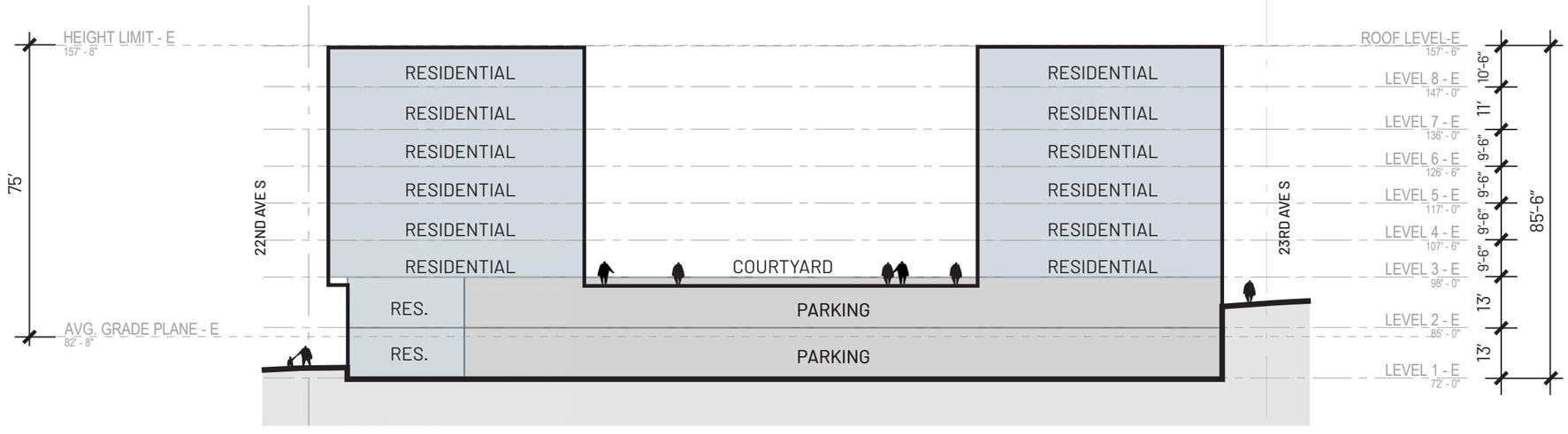
LOBBY/ CIRCULATION

AMENITY SPACE

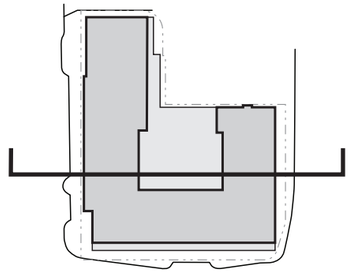
ROOF DECK

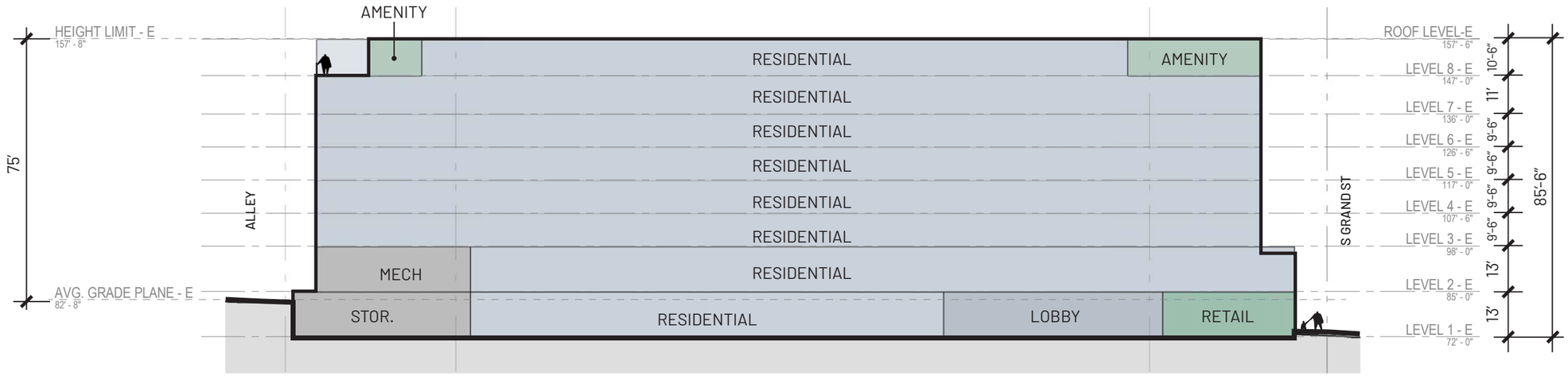
RETAIL

MASSING CONCEPTS
OPTION B - BUILDING SECTIONS

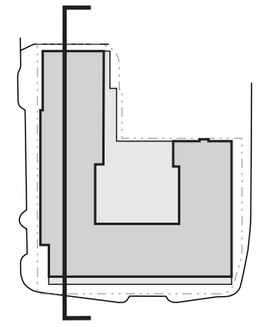


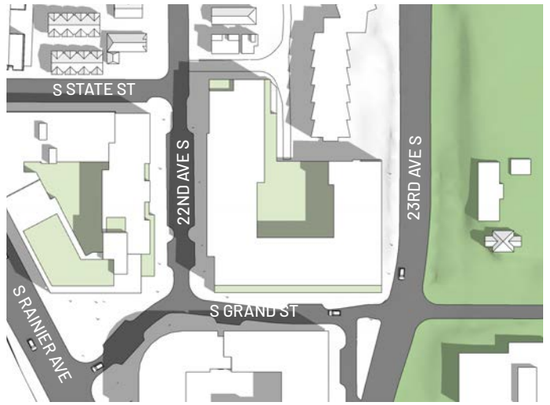
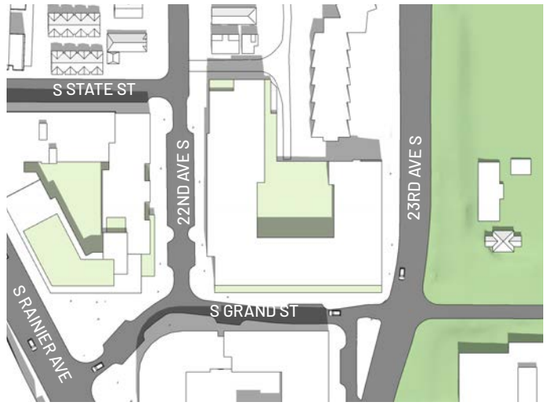
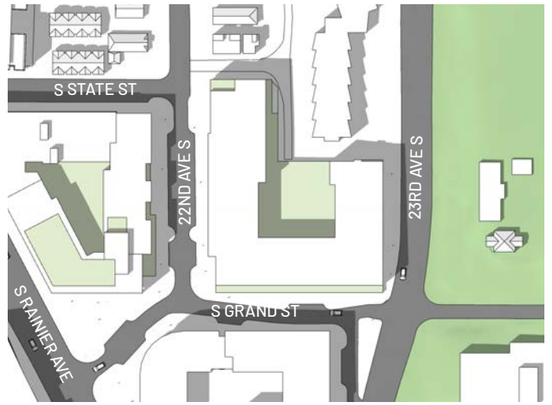
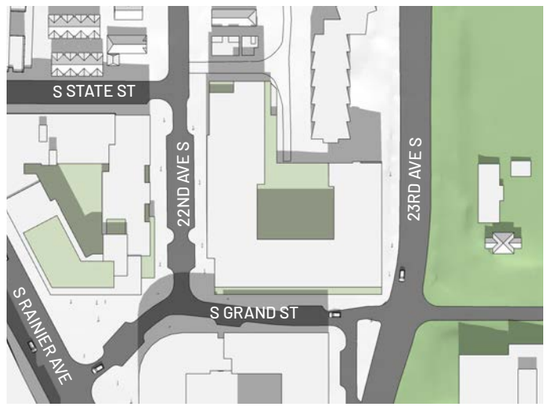
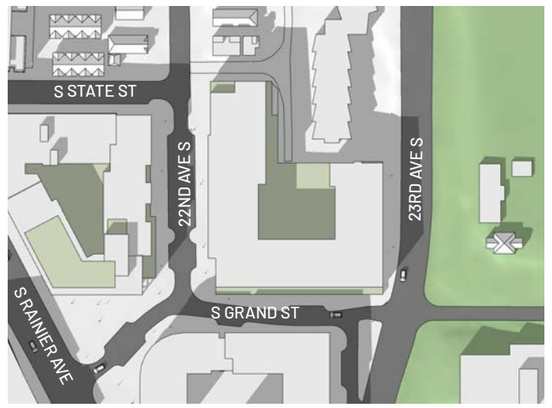
SECTION





SECTION



	10 AM	12 PM	2 PM
JUN 21			
MAR/SEP 21			
DEC 21			

PAGE INTENTIONALLY LEFT BLANK

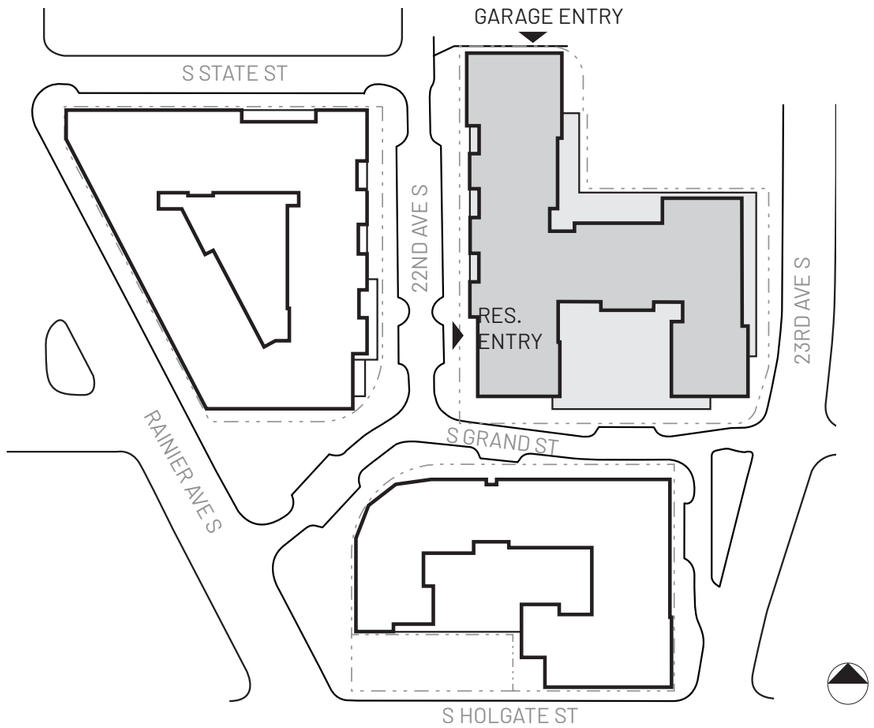
OPTION C (PREFERRED)

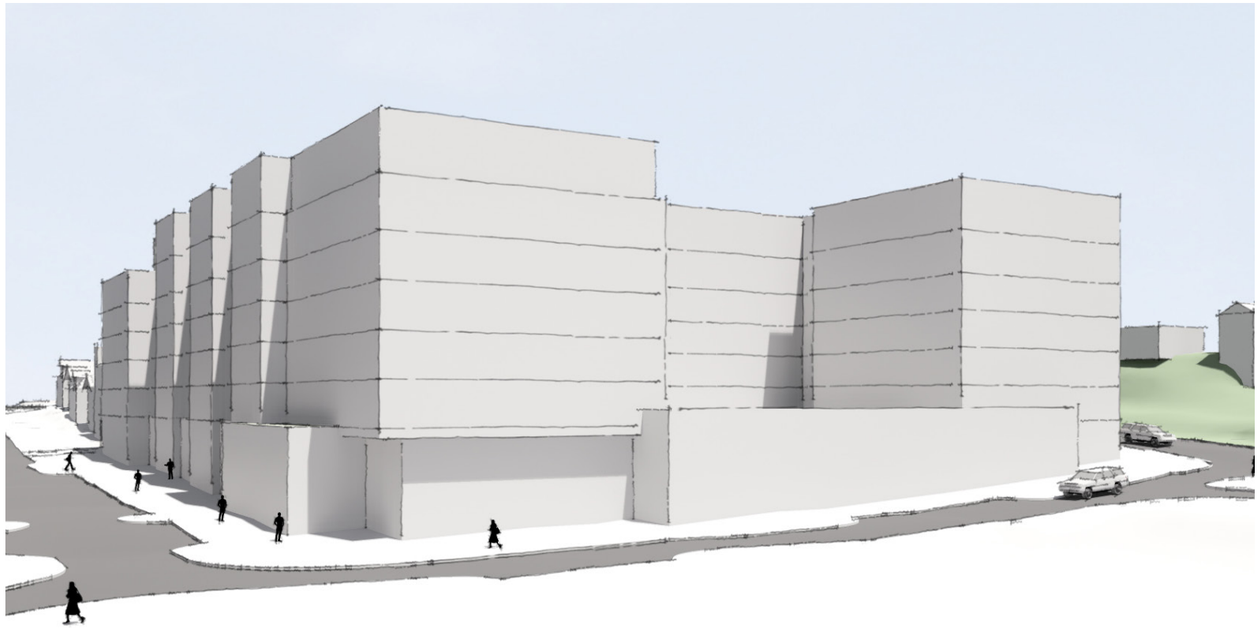
PROPOSED GROSS RESIDENTIAL: 288,363 SF

- Total Residential Units: 293
- Total Parking: 155
- Total Commercial Area: 17,683 SF

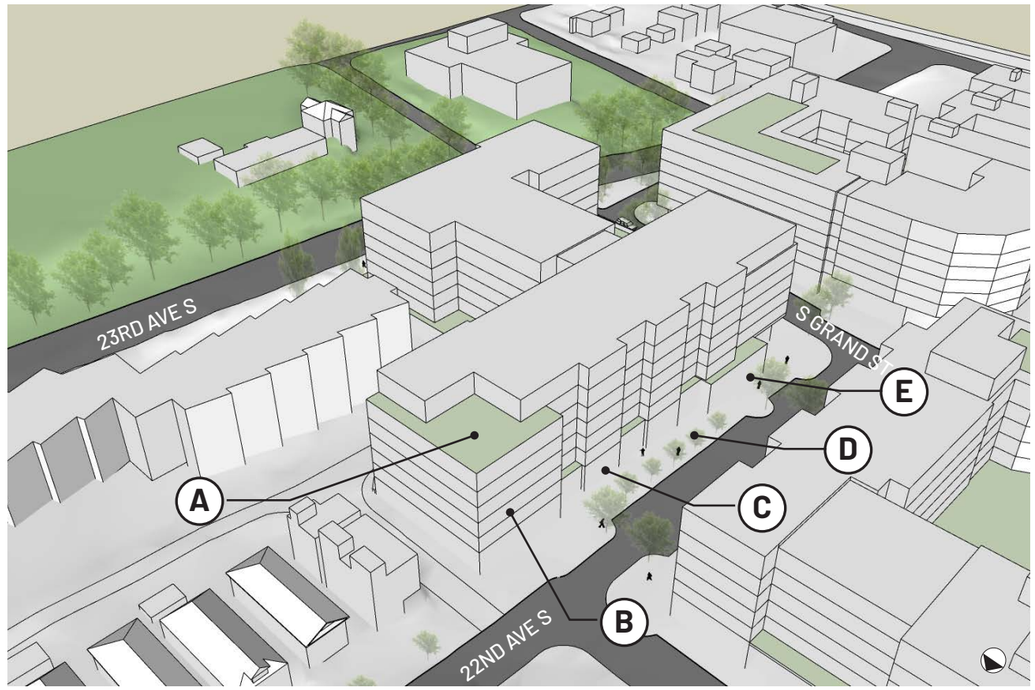
PROS

- Code Compliant Scheme
- Large courtyard facing Grand St
- Majority of outdoor space has sun exposure
- Additional upperstory massing setback from adjacent LR zone to the north
- Modulation at facades relate ground plane concepts
- Variety of different Porch opportunities are available at all sides of building





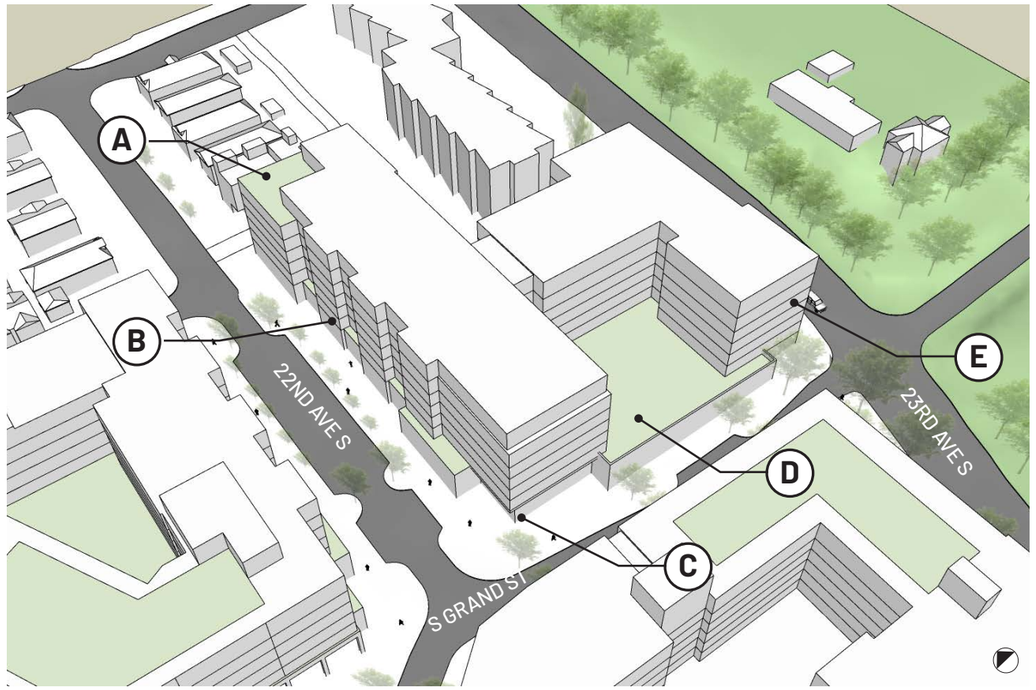
PERSPECTIVE VIEW AT SOUTHEAST CORNER



VIEW #1: BIRD'S EYE VIEW FROM NORTHWEST

NOTES

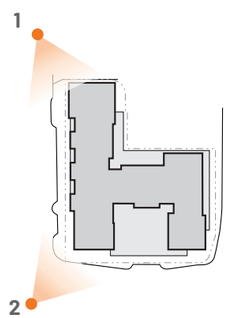
A. Large upper level setback at north end of building acknowledges lower density MR zoning to the north of the shared alley, improving on the conditions shown in the previous two schemes (CS2.1.b).
B. Corner massing provides focal point at east end of S State St (DC2.1.d).
C. Significant modulation added to create a vertical rhythm along the west facade, better relating to the smaller-scale residential buildings further north on 22nd Ave S (CS2.1.b, DC2.1.c).
D. Setbacks at ground related housing allow landscaping to act as the delineation between public and private spaces (PL3.1.h, DC3.1.b).
E. Residential lobby is expressed in massing to announce the primary entry to the building (PL3.2.a).

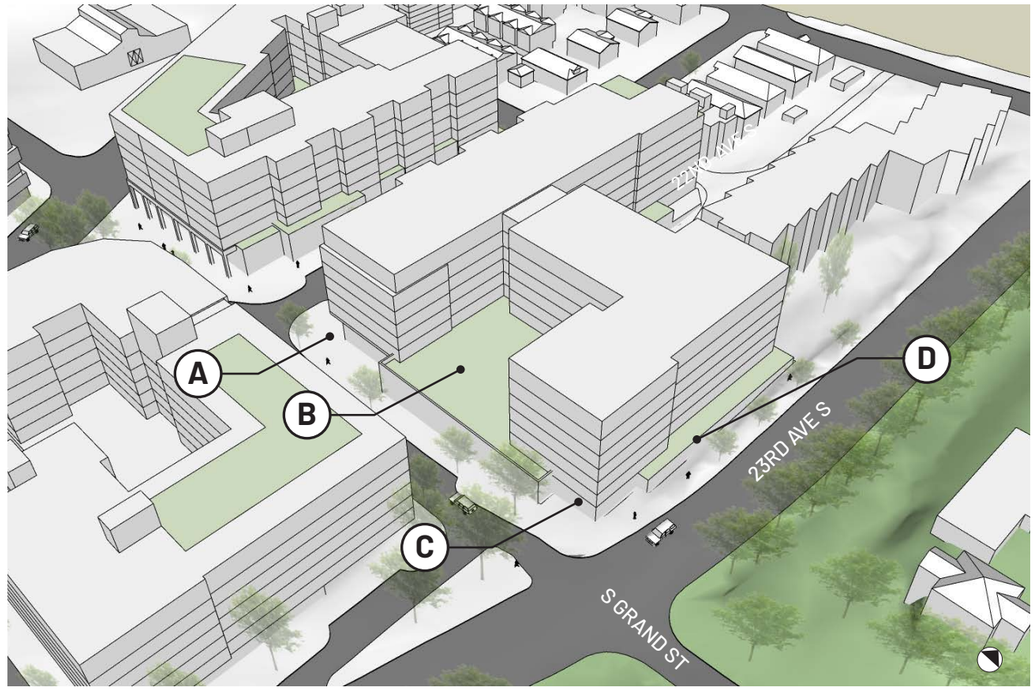


VIEW #2: BIRD'S EYE VIEW FROM SOUTHWEST

NOTES

A. Large upper level setback at north end of building acknowledges lower density MR zoning to the north of the shared alley, improving on the conditions shown in the previous two schemes (CS2.1.b).
B. Significant modulation added to create a vertical rhythm along the west facade, better relating to the smaller-scale residential buildings further north on 22nd Ave S (CS2.1.b, DC2.1.c).
C. Ground level setbacks at both facades at the southwest corner provide significant open space adjacent to small scale commercial facades (PL3.2, DC2.1.i).
D. Large south facing podium deck orients shared residential amenity space towards better solar orientation, protecting neighbors to the north from noise and has a visual connection to S Grand Street (DC2.1.f, DC3.1.c. PL1.3.b).
E. Upper level massing is broken into smaller sections along S Grand Street, creating a smaller and more varied building form on that street (DC2.1.c).

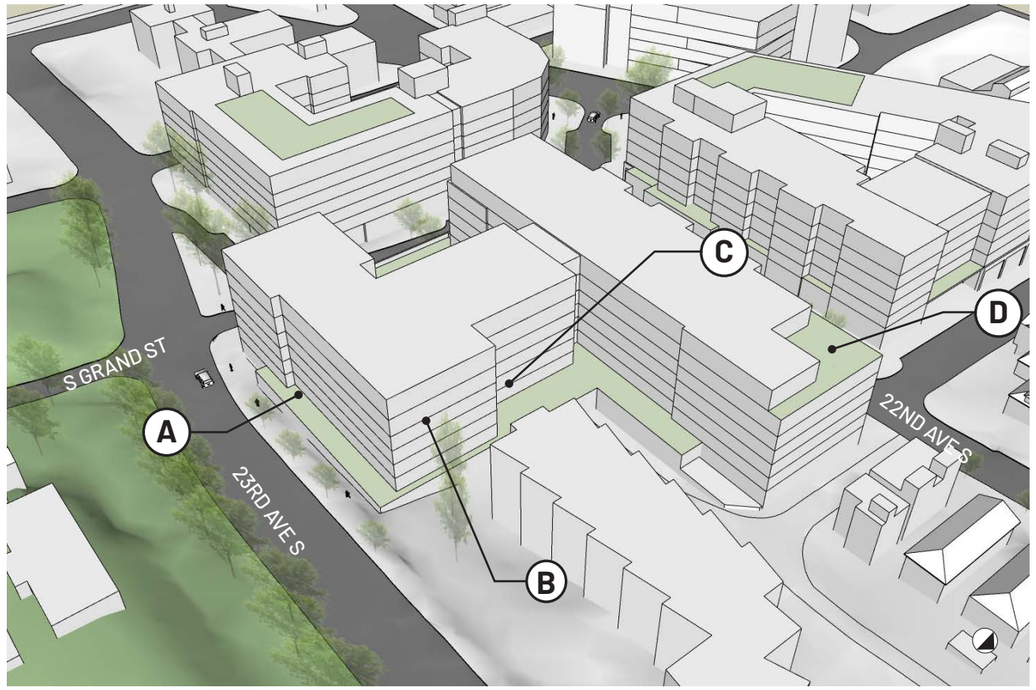




VIEW #3: BIRD'S EYE VIEW FROM SOUTHEAST

NOTES

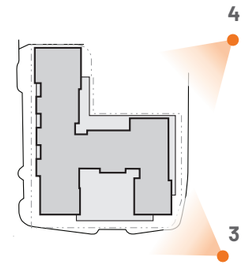
A. Ground level setbacks at both facades at the southwest corner provide significant open space adjacent to small scale commercial facades (PL3.2, DC2.1.i).
B. Large south facing podium deck orients shared residential amenity space towards better solar orientation, protecting neighbors to the north from noise and has a visual connection to S Grand Street (DC2.1.f, DC3.1.c. PL1.3.b).
C. Setback at southeast corner calls attention to an important commercial corner entry at level 2 and grounds the upper level massing (PL3.2.b, DC2.1.b).
D. Setbacks at the podium along 23rd Ave S provide outdoor area to engage with the street (PL3.2.h).

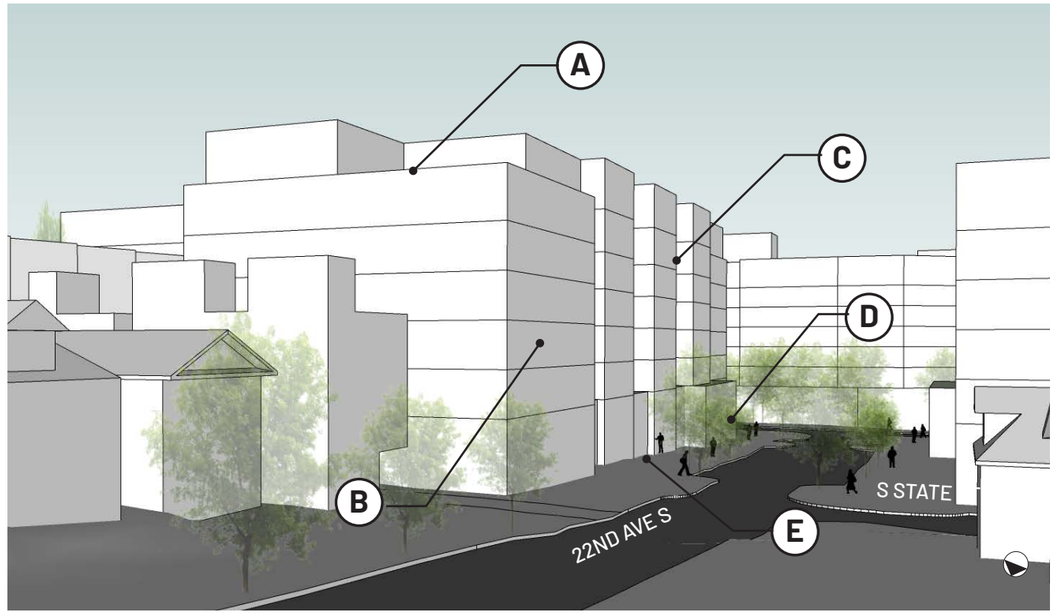


VIEW #4: BIRD'S EYE VIEW FROM NORTHEAST

NOTES

A. Setbacks at the podium along 23rd Ave S provide outdoor area to engage with the street (PL3.2.h).
B. Northermost facade is set back from north property line to allow windows and avoid a blank facade condition (DC2.1.e).
C. A smaller courtyard to the north features private patios only (no common gathering) to reduce noise impact to neighbors to the north, while still providing modulation and massing relief (CS2.1.b).
D. Large upper level setback at north end of building acknowledges lower density MR zoning to the north of the shared alley, improving on the conditions shown in the previous two schemes (CS2.1.b).

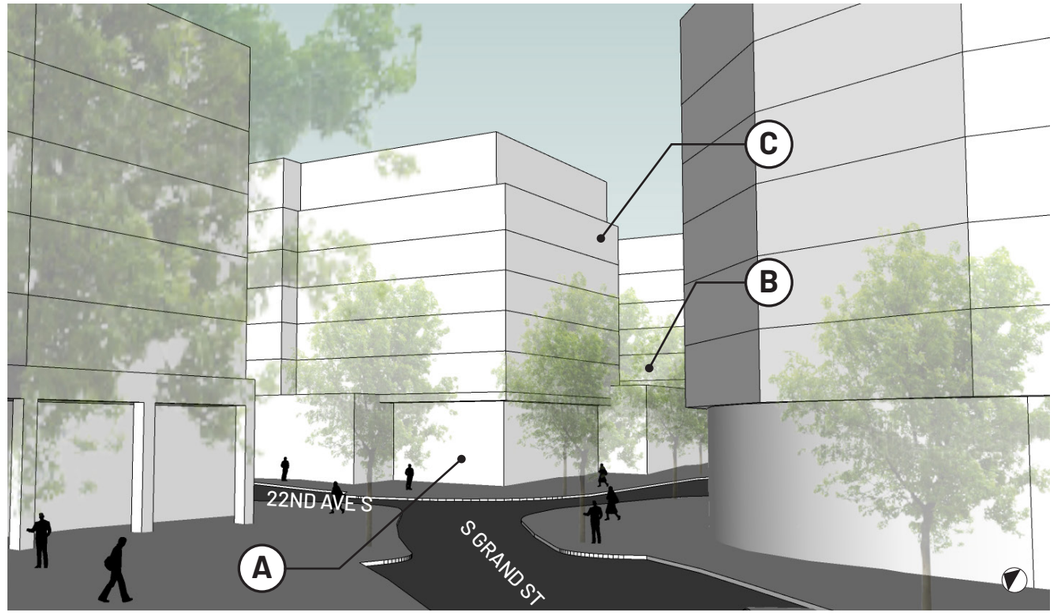




VIEW #5: STREET VIEW LOOKING SOUTH ON 22ND AVE S

NOTES

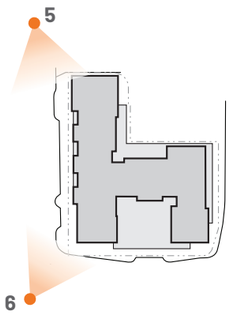
A. Large upper level setback at north end of building acknowledges lower density MR zoning to the north of the shared alley, improving on the conditions shown in the previous two schemes (CS2.1.b).
B. Corner massing provides focal point at east end of S State St (DC2.1.d).
C. Significant modulation added to create a vertical rhythm along the west facade, better relating to the smaller-scale residential buildings further north on 22nd Ave S (CS2.1.b, DC2.1.c).
D. Residential lobby is expressed in massing to announce the primary entry to the building (PL3.2.a).
E. Setbacks at ground related housing allow landscaping to act as the delineation between public and private spaces (PL3.1.h, DC3.1.b).

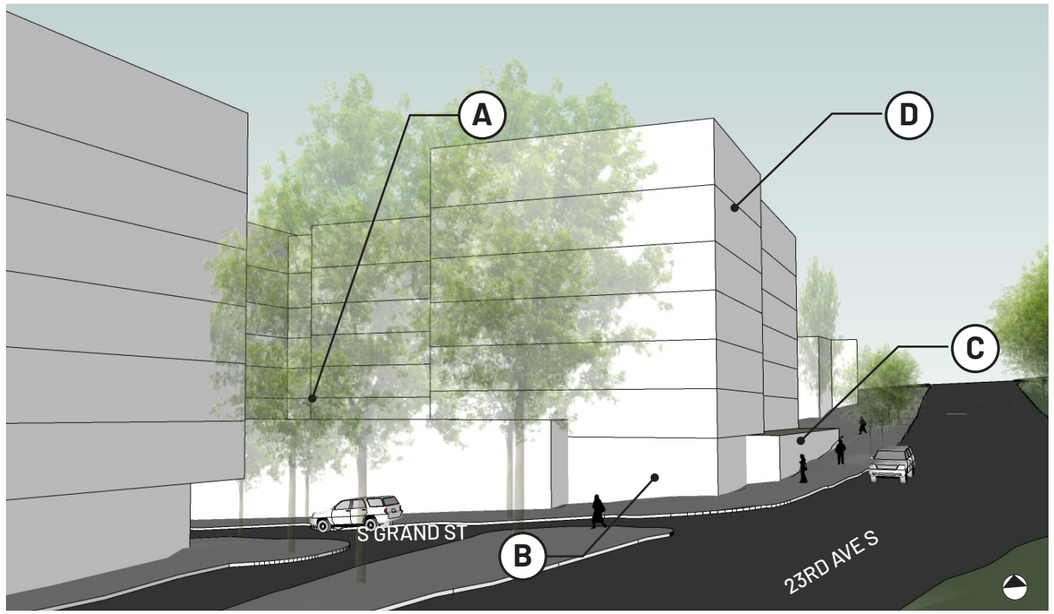


VIEW #6: S GRAND ST PEDESTRIAN VIEW FROM WEST

NOTES

A. Ground level setbacks at both facades at the southwest corner provide significant open space adjacent to small scale commercial facades. The space is recessed with a building overhang above and will also have overhead weather protection at a pedestrian scale. The space can be utilized by businesses to have activity expand into the outdoor space (PL3.2, DC2.1.i).
B. Large south facing podium deck orients shared residential amenity space towards better solar orientation, protecting neighbors to the north from noise and has a visual connection to S Grand Street (DC2.1.f, DC3.1.c. PL1.3.b).
C. Upper level massing is broken into smaller sections along S Grand Street, creating a smaller and more varied building form on that street (DC2.1.c).

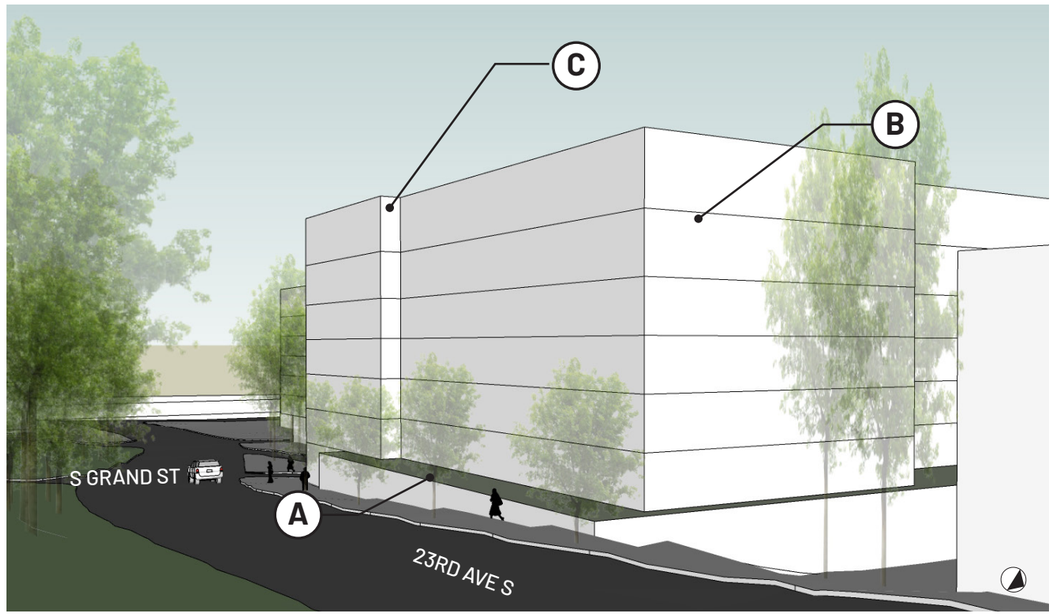




VIEW #7: STREET VIEW LOOKING NORTH ON 23RD AVE S

NOTES

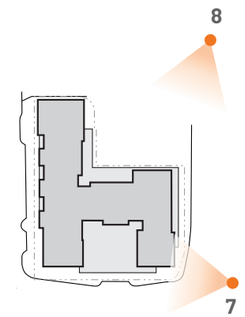
A. Large south facing podium deck orients shared residential amenity space towards better solar orientation, protecting neighbors to the north from noise and has a visual connection to S Grand Street (DC2.1.f, DC3.1.c. PL1.3.b).
B. Setback at southeast corner calls attention to an important commercial corner entry at level 2 and grounds the upper level massing (PL3.2.b, DC2.1.b).
C. Setbacks at the podium along 23rd Ave S provide outdoor area to engage with the street (PL3.2.h).
D. Upper level massing is broken into smaller sections creating a smaller and more varied building form (DC2.1.c).



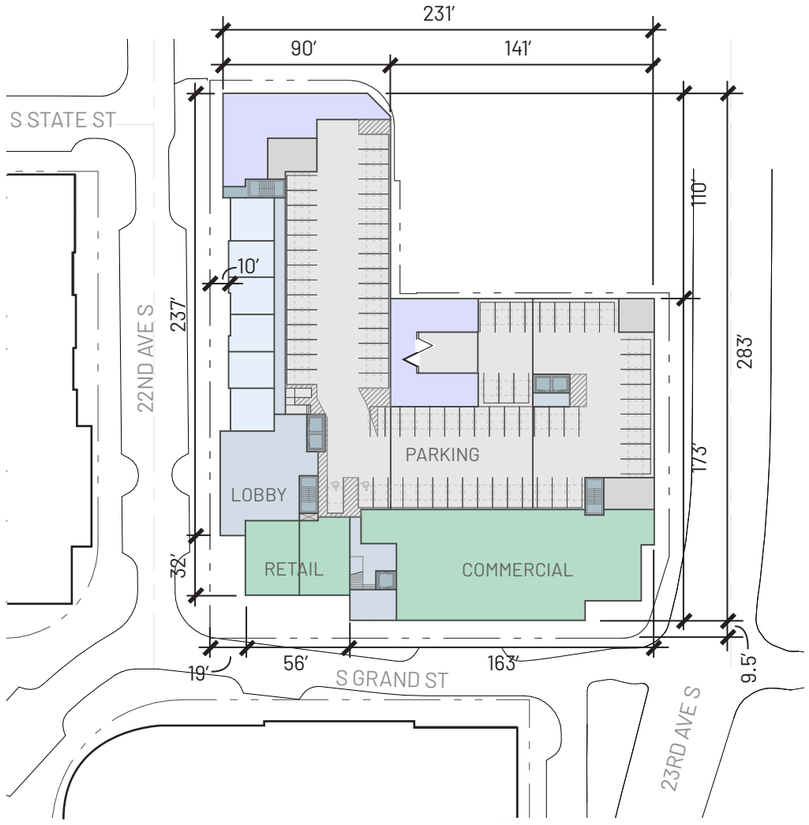
VIEW #8: STREET VIEW LOOKING SOUTH ON 23RD AVE S

NOTES

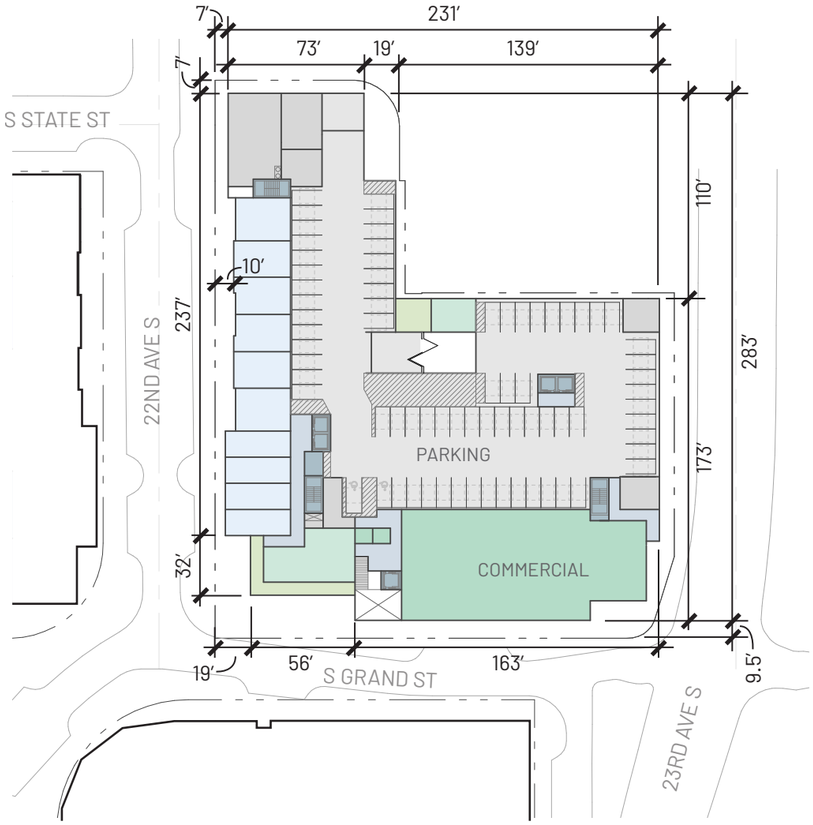
A. Setbacks at the podium along 23rd Ave S provide outdoor area to engage with the street (PL3.2.h).
B. Northermost facade is set back from north property line to allow windows and avoid a blank facade condition (DC2.1.e).
C. Upper level massing is broken into smaller sections creating a smaller and more varied building form (DC2.1.c).



MASSING CONCEPTS
OPTION C - FLOOR PLANS



LEVEL 1



LEVEL 2

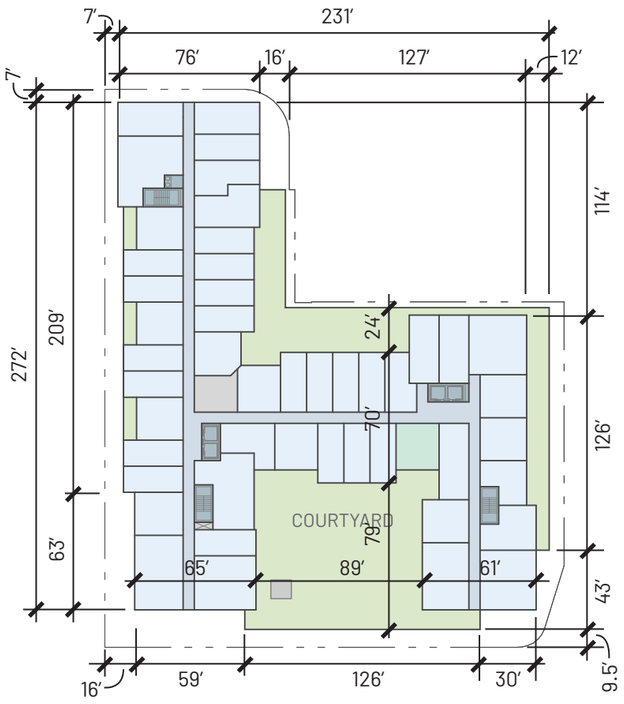
RESIDENTIAL

LOBBY/ CIRCULATION

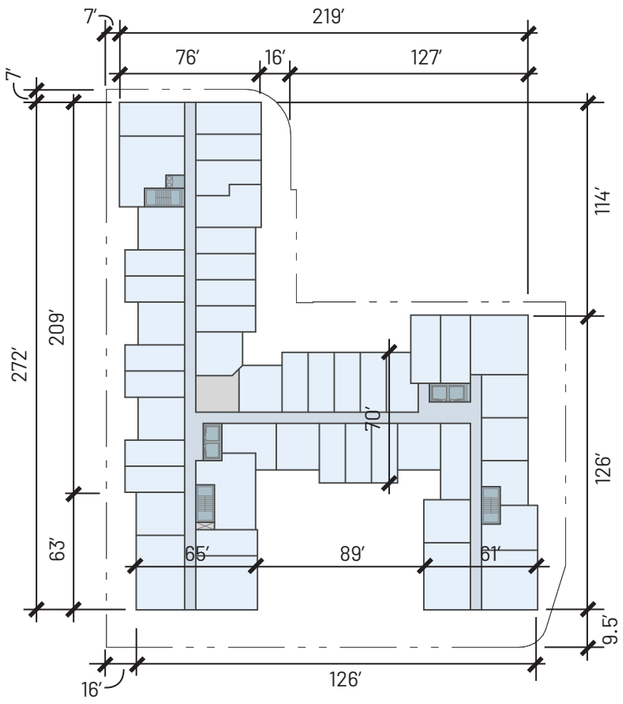
AMENITY SPACE

ROOF DECK

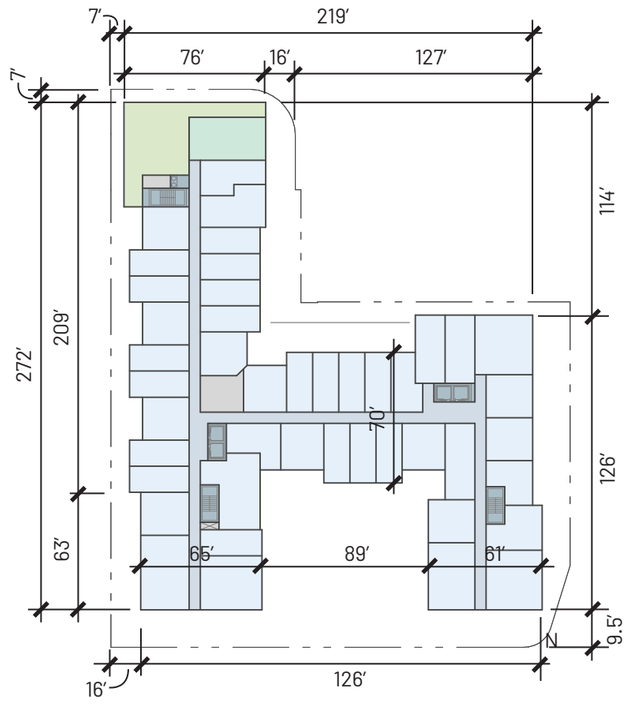
RETAIL



LEVEL 3



LEVEL 4-7



LEVEL 8

RESIDENTIAL

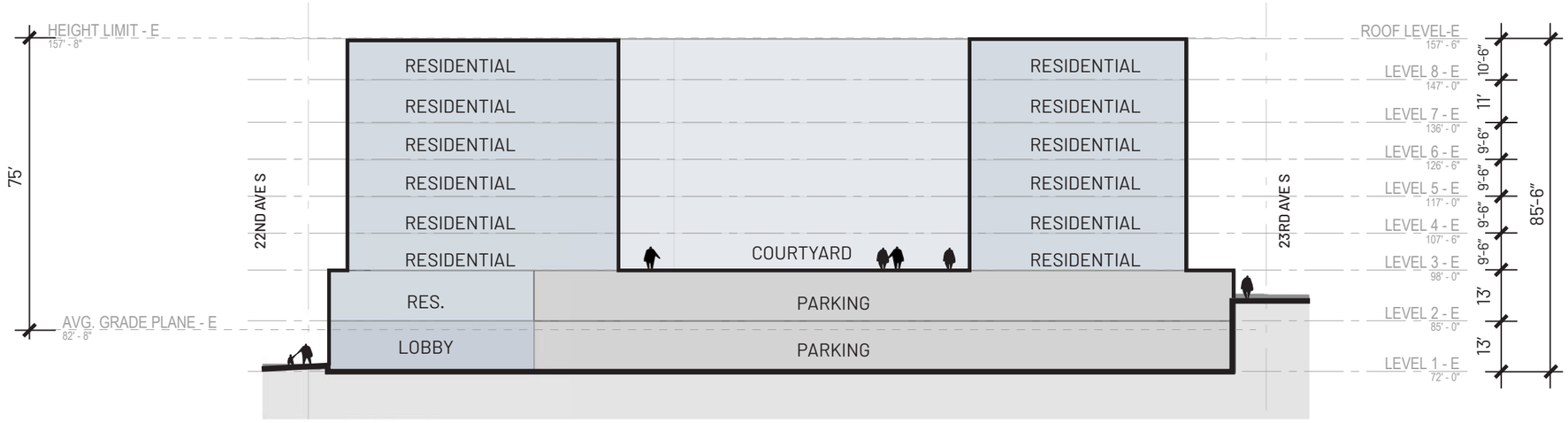
LOBBY/ CIRCULATION

AMENITY SPACE

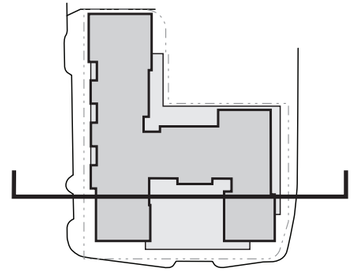
ROOF DECK

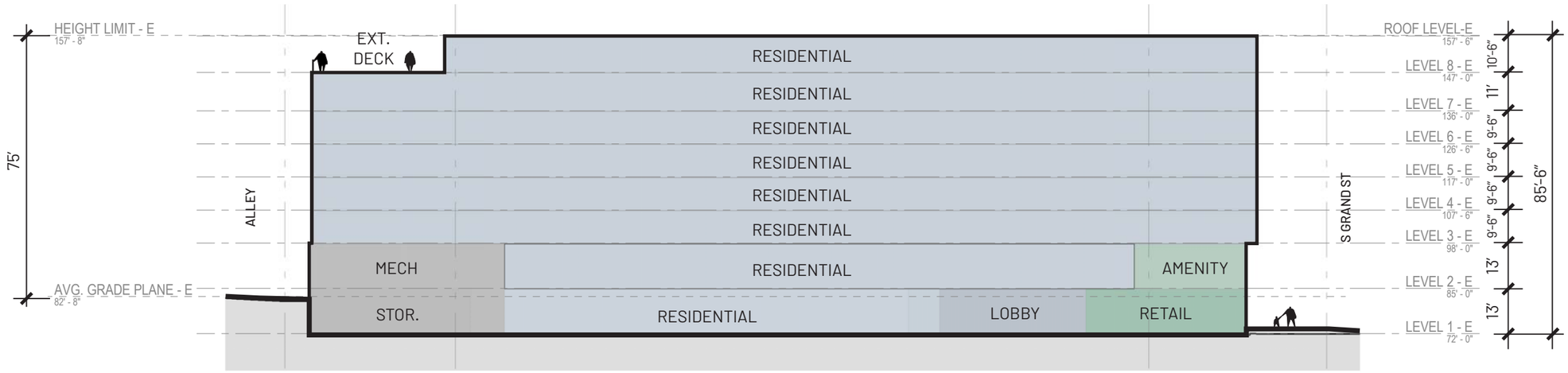
RETAIL

MASSING CONCEPTS
OPTION C - BUILDING SECTIONS

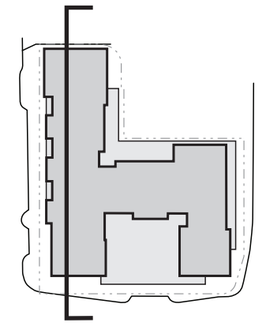


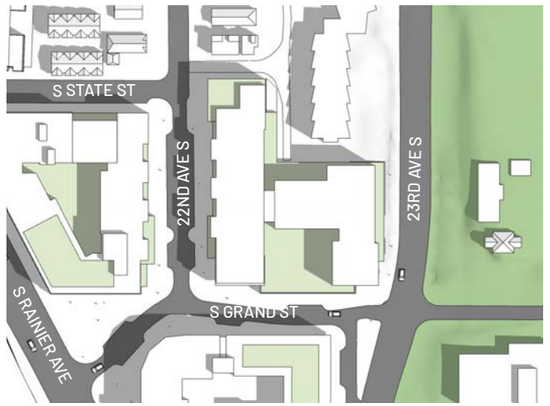
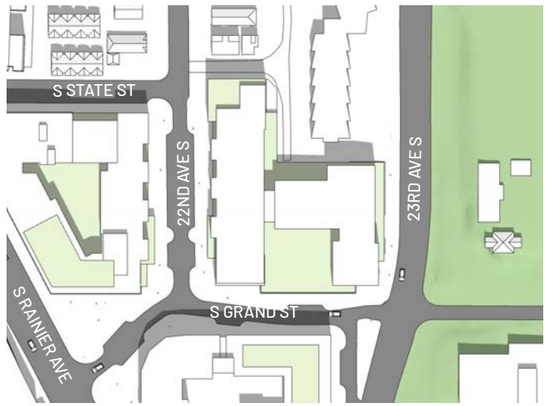
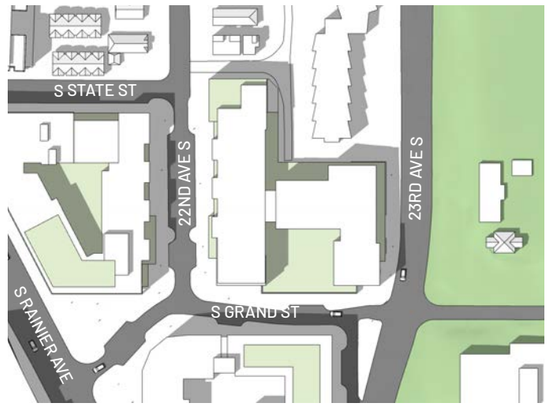
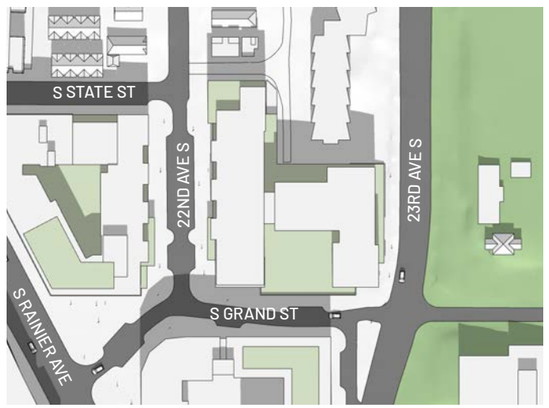
SECTION





SECTION



	10 AM	12 PM	2 PM
JUN 21			
MAR/SEP 21			
DEC 21			

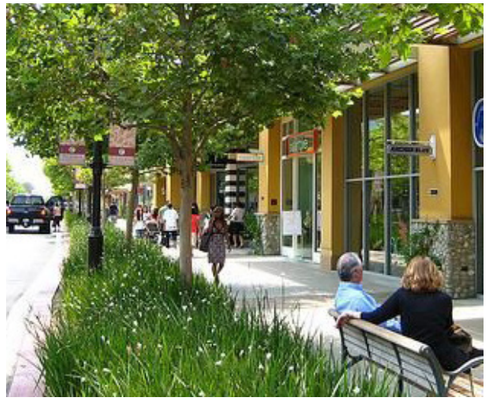
MASSING CONCEPTS
LANDSCAPE DESIGN



RESIDENTIAL STREET CHARACTER



STORMWATER INTEGRATION



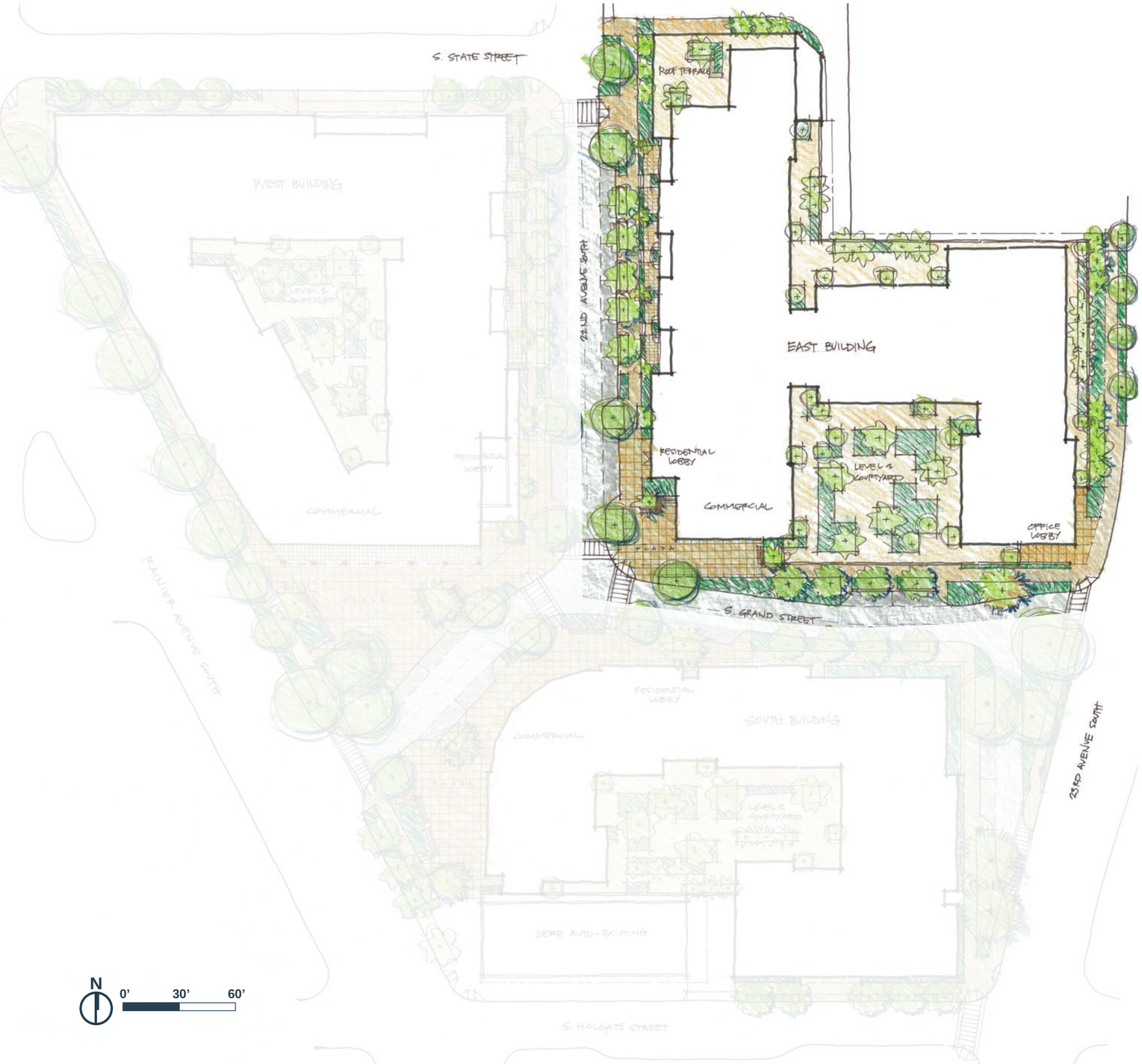
GREEN PEDESTRIAN EXPERIENCE



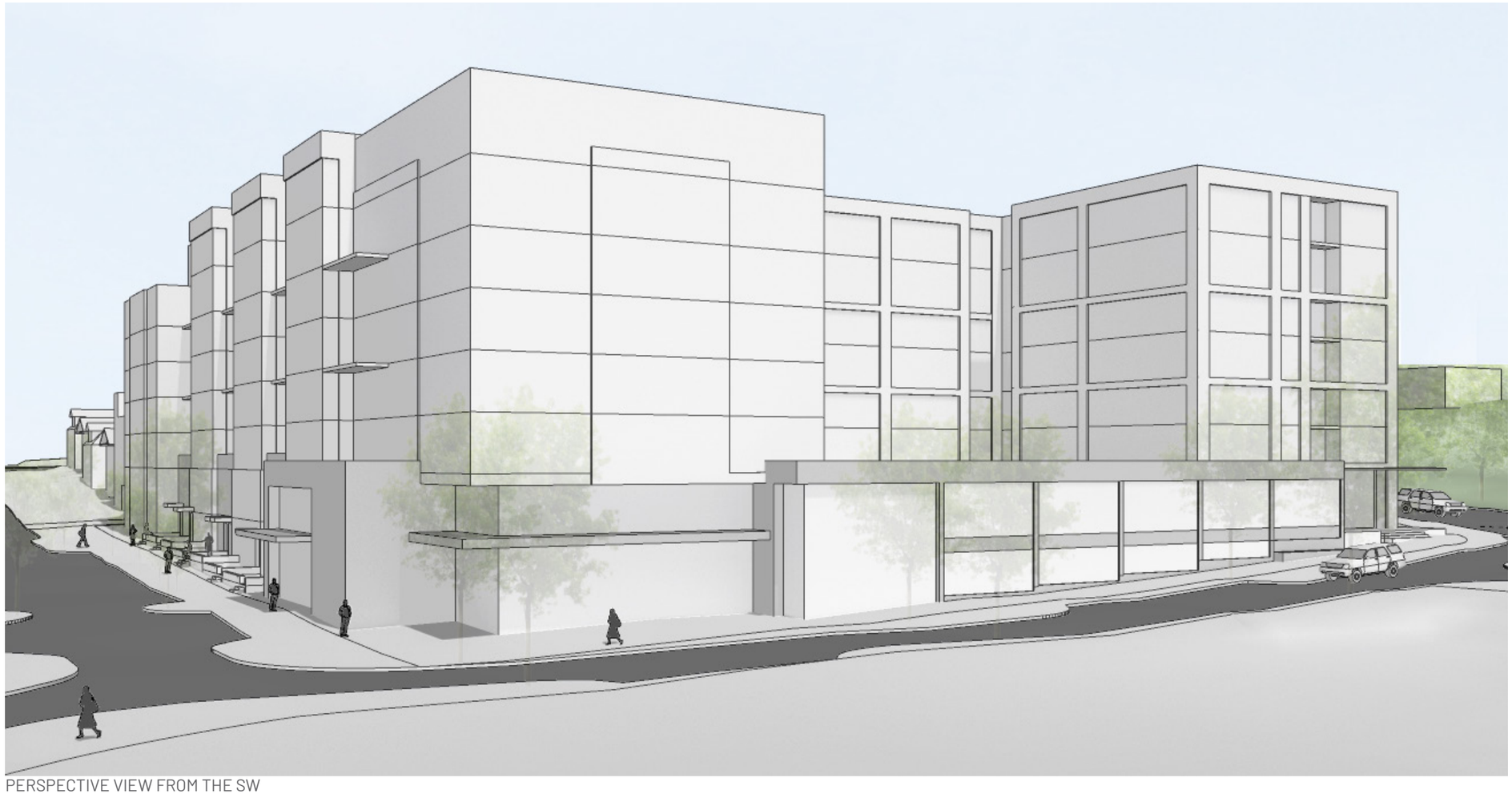
RETAIL SPILL OUT



LOBBY ENGAGEMENT



GRAND STREET COMMONS EAST



PERSPECTIVE VIEW FROM THE SW

GRAND STREET COMMONS

ADMINISTRATIVE EARLY DESIGN GUIDANCE #3035318 and #3035499-EG
FEBRUARY 10, 2020

SOUTH BLOCK

2201 S GRAND STREET



Mt. Baker Housing | LAKE UNION PARTNERS | HAL Real Estate | RUNBERG ARCHITECTURE GROUP | HEWITT

PAGE INTENTIONALLY LEFT BLANK

TABLE OF CONTENTS

DEVELOPMENT OBJECTIVES

Development Summary 6
Street Classifications 6
Parcel Maps and Summaries 7
Grand Street Commons 8
Community Outreach 10

CULTURAL ANALYSIS

Historic Context 14
Neighborhood Diversity 17
Cultural Objectives 17

URBAN DESIGN ANALYSIS

Urban Centers and Villages 21
Neighborhood Industrial Context 22
Figure Ground 23
Neighborhood Development & Uses 24
Traffic and Walkability 26
Opportunities and Constraints 27
Landscape Analysis 28
Landscape Opportunities 29
Roadway Diagrams 30
Open Space Diagrams 31

DESIGN GUIDELINES

Applicant's Highest Priority 34
Central Area 36
Architectural Response 37

URBAN DESIGN APPROACH

Buildings and Street Character 43
Rainier Ave S. 44
22nd Ave S. 48
23rd Ave S. 52
Street Sections 56
Preferred Massing Summary 58
Landscape Site Plan 59

SOUTH BLOCK

Site Survey 60
Site Photos 61
Zoning Map & Summary 63
Street Elevations 64
No Alley-Vacation Study 72
Massing Options Summary 74
Option A 75
Option B 85
Option C- Preferred 95
Landscape Design 104
Preferred Massing South 106

PAGE INTENTIONALLY LEFT BLANK

DEVELOPMENT OBJECTIVES

DEVELOPMENT OBJECTIVES
STREET CLASSIFICATIONS, TOTAL DEVELOPMENT SUMMARY

PROJECT SITE



PRINCIPAL ARTERIAL MINOR ARTERIAL COLLECTOR ARTERIAL NEIGHBORHOOD GREENWAY

STREET CLASSIFICATIONS

- S GRAND STREET- URBAN VILLAGE NEIGHBORHOOD ACCESS STREET
- S HOLGATE STREET- URBAN VILLAGE NEIGHBORHOOD ACCESS STREET
- 23RD AVENUE S- PRINCIPAL ARTERIAL (23rd Ave Corridor Improvement)
- 22ND AVENUE SOUTH -URBAN VILLAGE NEIGHBORHOOD ACCESS STREET
- RAINIER AVENUE S- PRINCIPAL ARTERIAL

DEVELOPMENT SUMMARY

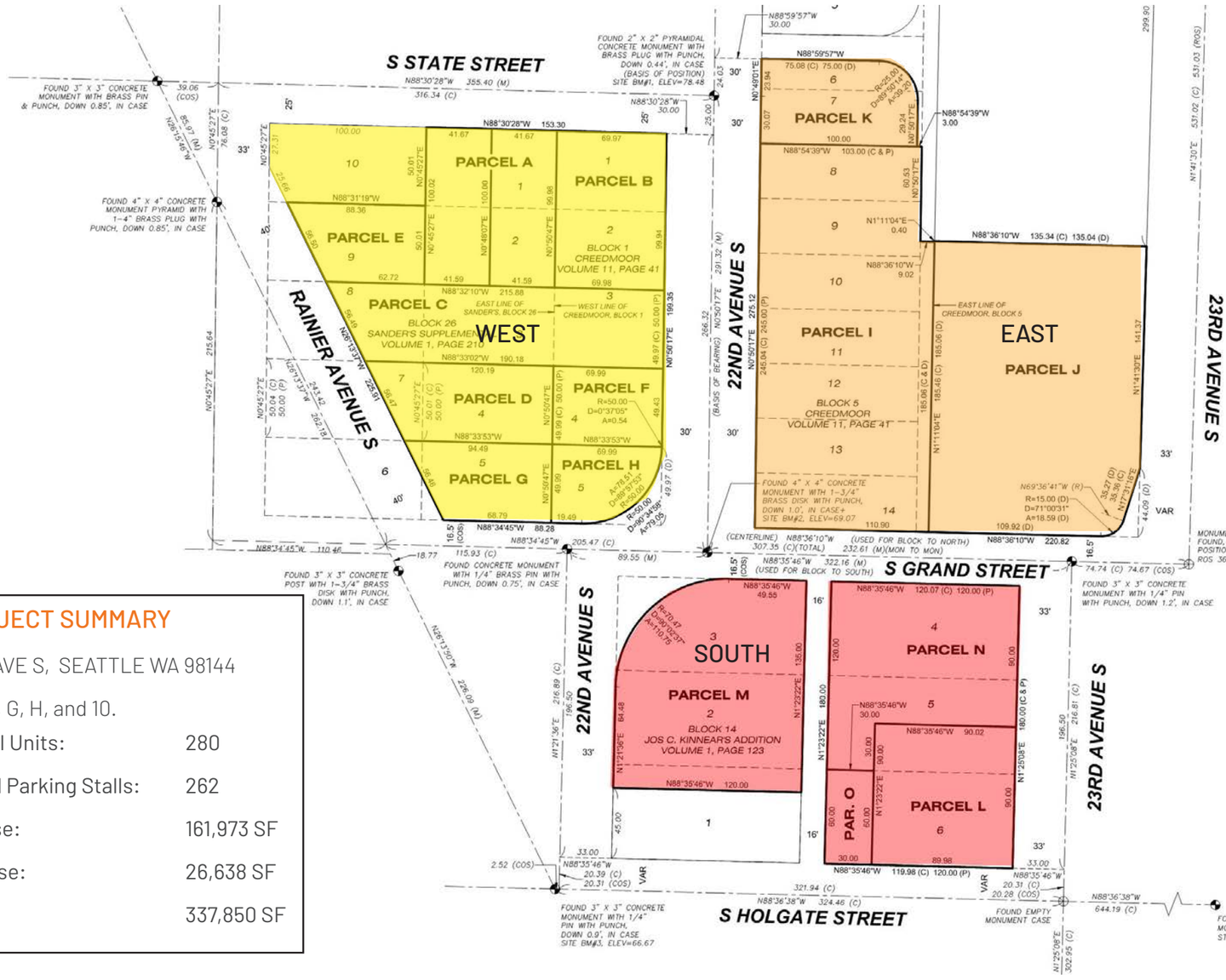
	# OF RESIDENTIAL UNITS	# OF AFFORDABLE UNITS	AREA IN RESIDENTIAL USE	AREA IN COMMERCIAL USE	# OF PARKING STALLS
WEST	280	73	161,973 SF	26,757 SF	268
EAST	293	77	167,816 SF	17,683 SF	155
SOUTH	202	202	123,139 SF	4,588 SF	40
TOTAL	**775**	**352**	**452,928 SF**	**48,909 SF**	**457**

GRAND STREET COMMONS

Grand Street Commons is a transit-oriented 3-block development in the Judkin's Park neighorhood. The development team is working with the Washington Department of Ecology to clean up the brownfield sites which are contaminated from their recent industrial past.

Creative housing solutions and a variety of commercial programming will be incorporated into the new mixed-use, mixed-income community. In addition to the affordable housing proposed by Mount Baker Housing for the south block, affordable housing will be provided on the West and East blocks as well via the MFTE program and onsite performance for MHA. Roughly 45% of the residential apartments at Grand Street Commons will be affordable.

Grand Street Commons provides the opportunity for a new town center that will create an enhanced link between the neighborhood and new transit options while also providing a destination for missing neighborhood services and space for community gathering. Concurrent redevelopment of the three blocks allows for a customized urban design response that will strengthen neighborhood connections, improve safety, and provide needed right-of-way improvements between Rainier Ave S and the open spaces north and east of the project site.



WEST BLOCK PROJECT SUMMARY

Address 1765 22ND AVE S, SEATTLE WA 98144

Parcels A, B, C , D ,E F, G, H, and 10.

Number of Residential Units:	280
Number of Structured Parking Stalls:	262
Area of Residential Use:	161,973 SF
Area in Commercial Use:	26,638 SF
Total Area:	337,850 SF

EAST BLOCK PROJECT SUMMARY

Address 1750 22ND AVE S, SEATTLE WA 98144

Parcels I, J and K.

Number of Residential Units:	293
Number of Structured Parking Stalls:	155
Area of Residential Use:	167,816 SF
Area in Commercial Use:	17,683 SF
Total Area:	288,363 SF

SOUTH BLOCK PROJECT SUMMARY

Address 2201 S GRAND ST, SEATTLE WA 98144

Parcels L, M and N.

Number of Residential Units:	202
Number of Structured Parking Stalls:	40
Area of Residential Use:	123,139 SF
Area in Commercial Use:	4,588 SF
Total Area:	196,854 SF

NOTE: The South Block requires an alley vacation to support the current proposal.

DEVELOPMENT OBJECTIVES
GRAND STREET COMMONS



DEVELOPMENT PROGRAM

West and East Blocks: Lake Union Partners

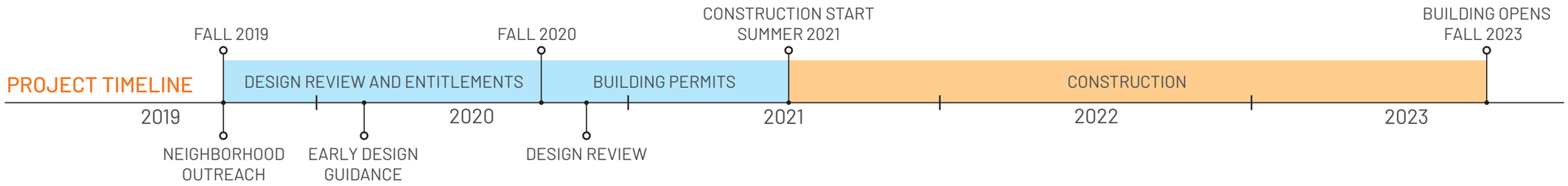
The East and West buildings will collectively provide over 570 new workforce housing rental apartments, 40,000 SF commercial, and 400 parking spaces. The workforce housing units will be a combination of market-rate apartments and affordable units provided via the MHA (Mandatory Housing Affordability) on-site performance option and the MFTE (Multi-Family Tax Exception) program. A variety of commercial spaces will be provided, including both small and large format retail to support the nieghborhood town center concept and provide activity in the neighborhood during both daytime and evening hours.

South Block: Mt. Baker Housing

Pending approval of the alley vacation, this building will provide 200+ units of affordable housing for families at 60% AMI (Area Median Income). Several small-scale commercial spaces are planned for the west and north facades at ground floor to contribute to the dynamic retail environment envisioned along the Grand Street right-of-way.

DESIGN TEAM

Architecture:	Runberg Architecture Group
Landscape Architecture:	Hewitt
Civil:	KPFF Consulting Engineers



To create a mixed income, transit-oriented community featuring Office of Housing funded family units at 60% AMI, market rate apartments and additional affordable units via MHA onsite performance and MFTE programming. This new neighborhood center will feature a variety of retail and commercial uses, pedestrian friendly streets, green public spaces, and proximity to the Judkin's Park Light Rail Station.





Transportation

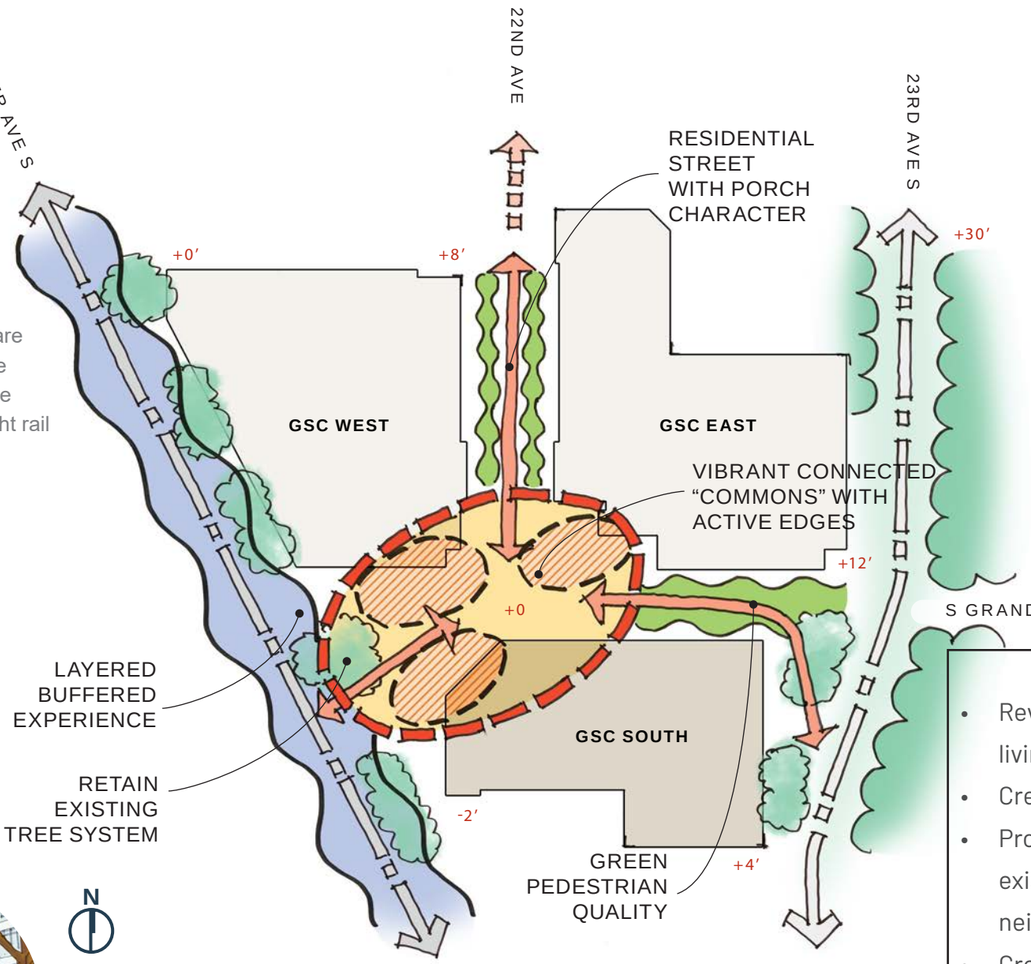
Pedestrian patterns are likely to change in the neighborhood with the introduction of the light rail station at I-90.



Environment

Brownfield sites provide great opportunity for regeneration and rebirth, turning blight into a restorative and productive environment.









Education and Culture

There are significant cultural, institutional and educational centers within close proximity of the site. Consider their programming as influence over the development of the new town center.

OPPORTUNITIES

- Revitalize three brownfield sites into a healthy center for urban living.
- Create a mixed-use, mixed-income community near transit.
- Provide neighborhood open space that supports and connects the existing green spaces, education and cultural institutions in the neighborhood.
- Create an active pedestrian experience with enhanced ROW improvements and public open spaces that will benefit both new residents and the neighborhood at large.
- Develop a spatial response to the Neighborhood Design Guidelines that draws inspiration from local cultural groups.

SUMMARY OF PUBLIC OUTREACH

City of Seattle Department of Neighborhoods

As part of Grand Street Common's development methodology, the Mt. Baker Housing began outreach to stakeholder organizations in the Mt. Baker Neighborhood in Spring of 2018. Initial outreach consisted of gathering input from these organizations on the type of project that they felt would enhance the neighborhood and provide public benefit.

In 2018, Mt. Baker Housing established a Project Information Hotline with staff contact information for those with questions.

The Development Team mailed project notification letters to all residents within 500 feet of the project site in 2019. Notification letters were translated in Mandarin, Japanese, Vietnamese, and Spanish.

On October 24, 2019, Mt. Baker Housing and Lake Union Partners hosted a Community Meeting for neighbors of the project. Fliers for the meeting were posted in businesses near the project site for the 2-3 weeks leading up to the event. The Project Team also updated the Project Information Hotline with translated messaging.

The project architects and design team presented key aspects of the project to the community with the aid of interpreters. A project information sheet was provided to the meeting attendees.
All communications were provided in English and translated in Mandarin, Japanese, Vietnamese, and Spanish.

The Department of Neighborhoods gave official approval of the development's community outreach plan on September 6, 2019.

Grand Street Commons – Community Outreach Plan	
Printed Outreach	*High Impact* • Direct mailings to the residencies and business within 500ft radius of proposed site. • MBH will post translated flyers of community event & meeting of local community centers. We will be doing the 500ft letters in the languages of - Mandarin, Japanese, Vietnamese, Spanish, English • We will post translated fliers at apartment sites to notify them of the community meeting and the coming project
Electronic/Digital Outreach	*High Impact* • Project hotline (information & voicemail) Project info added to DON's "Early Outreach for Design Review Blog. Project added to DON's "Outreach for design review calendar" • Recorded information will include all meeting dates, time, locations & understandable project information in the four languages listed. • We will email all community stakeholders located on the neighborhood snapshot provided by the city of Seattle and not that outreach can be used for Washington Public Records act
In-Person Outreach	*High Impact* • Hosting or Co-hosting a community meeting of at least one hour of presentation/discussion of project

City of Seattle Office of Housing

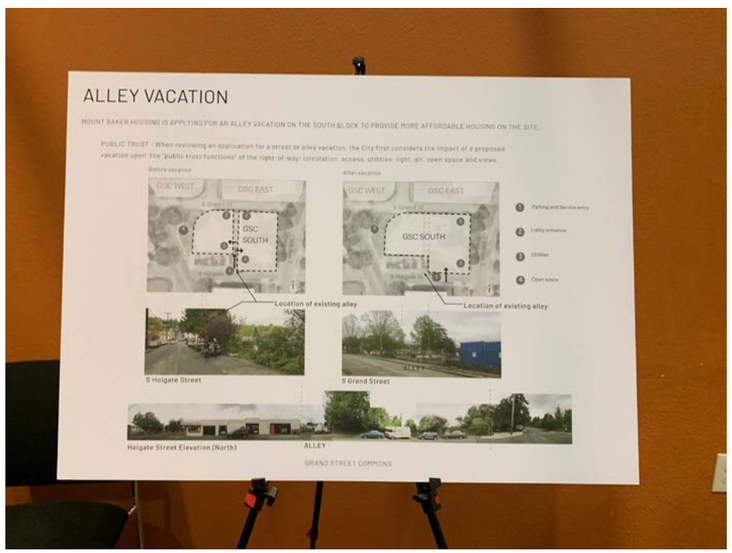
Mt. Baker Housing consulted with the City of Seattle Office of Housing to determine the concentration of subsidized units within the site census block group of the proposed development site in the Fall of 2017.

Mt. Baker Housing received a Consistency Letter from the City of Seattle Office of Housing confirming the project meets the dispersion policies of the City of Seattle (September 11, 2019).

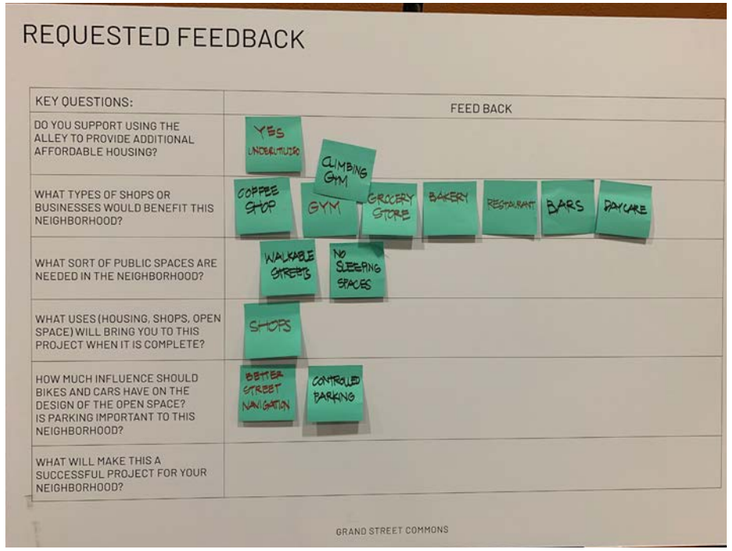
Additional Outreach

Since the project's inception, direction and feedback have been provided by its Board of Directors who include senior management from project stakeholder organizations: Asian Counseling & Referral Service, Wellspring Family Services, and Mt. Baker Community Club.









NEIGHBORHOOD OUTREACH MEETING - OCTOBER 24, 2019

COMMUNITY MEETING - OCTOBER 24, 2019

The first open house took place on October 24, 2019 in the Mount Baker Village Apartments Community Room at 2580 29th Ave S. The following is a sampling of comments collected from community members in attendance at that meeting:

- Pedestrian connections are important in and around the blocks.
- Repeated concern about homeless encampments in the neighborhood. Neighbors like the idea of gathering space but are concerned about how it will be used. Several requested it be designed in a way to discourage camping.
- Neighbors would appreciate more retail to walk to in their neighborhood. Requests included new bars and restaurants, retail, dry cleaning, and professional services.
- Liked the idea of town house units along 22nd Ave S.

DESIGN RESPONSE

The preferred massing scheme accounts for multiple pedestrian points of connection, small and large scale commercial spaces for a variety of programming options, and townhouse apartments along 22nd Ave S. The landscape approach calls for well lit, well programmed open spaces around the proposed buildings to foster a safe and comfortable pedestrian environment.

PAGE INTENTIONALLY LEFT BLANK

CULTURAL ANALYSIS



Map of Rainier Valley, pre-I-90



Electric Rail Cars on Rainier Ave., 1891

The Rainier Avenue Electric Railway was constructed in 1891 by J.K. Edmiston to connect Seattle with adjacent cities. The railway provided interurban access for rural farmers and Seattle commerce and is credited with fueling the initial growth of Rainier Valley.



Regrade at Dearborn St. and Rainier Ave., 1909

To further connections between downtown and rural Rainier Valley, the Dearborn regrade moved more than a million cubic yards of dirt. Farmers were able to more easily transport goods to sell at Pike Place Market.

INTRODUCTION - PHYSICAL HISTORY OF THE RAINIER VALLEY

Rainier Valley was originally home to native "Lake People" who lived primarily along the banks of Lake Washington and used the valley as a footpath connection to the communities along the Puget Sound. Settlers arrived at the end of the 19th Century, dividing up the land and developing the valley. In the early 1900s, the population was largely of Chinese, Italian, Irish and Filipino decent. The valley was settled with farmland and continued to be used as a thoroughfare to connect the city along the Sound to Lake Washington and developments further south.





GARLIC GULCH - Starting around 1900

Starting around 1900, Italian immigrants came to Seattle to work as coal miners, construction laborers, and farmers. They settled in the North Rainier Valley and Beacon Hill areas because of the inexpensive housing, convenient location near downtown, and potential for developing small farm plots. They found a market for their produce in Seattle and the Rainier Valley became known as "garlic gulch" or "Little Italy."

In 1915, about 200 families lived in a 90-square-block area along Rainier Avenue. Many Italian-owned businesses were located in the area, including food imports, Borracchini's Bakery, Oberto Sausage Company, produce stands, grocery stores, a nursery (Malmo's), drug stores, and other shops.

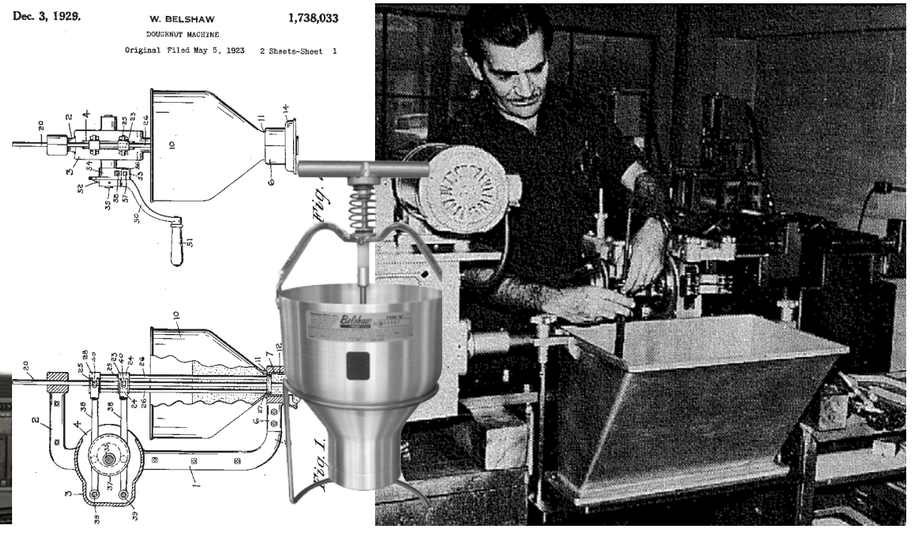


Stewart Lumber Building, 1920's

The Stewart Lumber & Hardware building was constructed in the early 1920's. In its early years, a streetcar spurline ran through the building to deliver lumber.

POST-REGRADE DEVELOPMENT OF RAINIER VALLEY

As the 20th Century got underway, the valley continued to be a means of connecting Seattle to the south. The rail line moved people and goods through the valley, encouraging the development of businesses like Stewart Lumber, which welcomed spur lines through their shops to maximize transport. Other industrial uses abound as well, including the Belshaw Bakery, which resided on the East Block of Grand Street Commons.



Belshaw Bakery

In 1924, Thomas and Walter Belshaw, two Rainier Valley locals, started the Belshaw Brothers Inc. bakery equipment manufacturing business at the current Grand Street Commons site. There, they invented the first automatic doughnut making machines.



CULTURAL ANALYSIS
HISTORIC CONTEXT

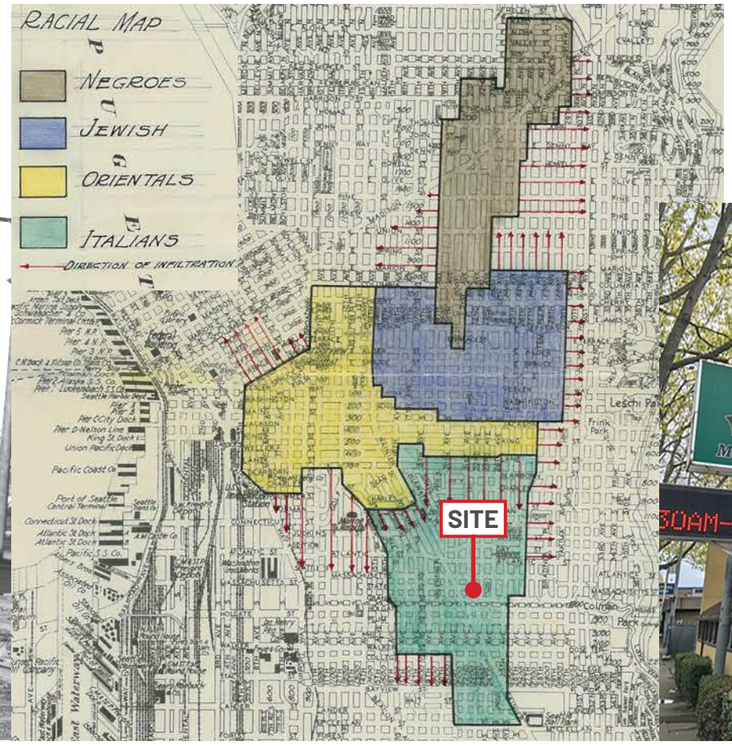
20TH CENTURY POPULATION

As shown in the 1936 Redlining Map, north Rainier Valley was predominantly Italian during the first half of the century. That changed mid-century when I-90 was built through the heart of the community, dispersing the previous population. By the 1960s, discrimation against African Americans limited their options for residence close to the heart of their community in the Central District to Rainier Valley and Beacon Hill. Many African Americans moved to these neighborhoods in the 1960s and 1970s. By 1990, there was a larger African American population in Rainier Valley than there was in the Central District.



Rainier Ave Streetcar at Black Mfg Co., 1936

Throughout its lifetime, the Rainier Avenue Electric Railway (later renamed Seattle Renton & Southern Railway) had a tumultuous relationship with Rainier Valley residents and the City of Seattle. After multiple derailments and failed purchase negotiations, the railway became defunct in 1937.



1936 Racial Map

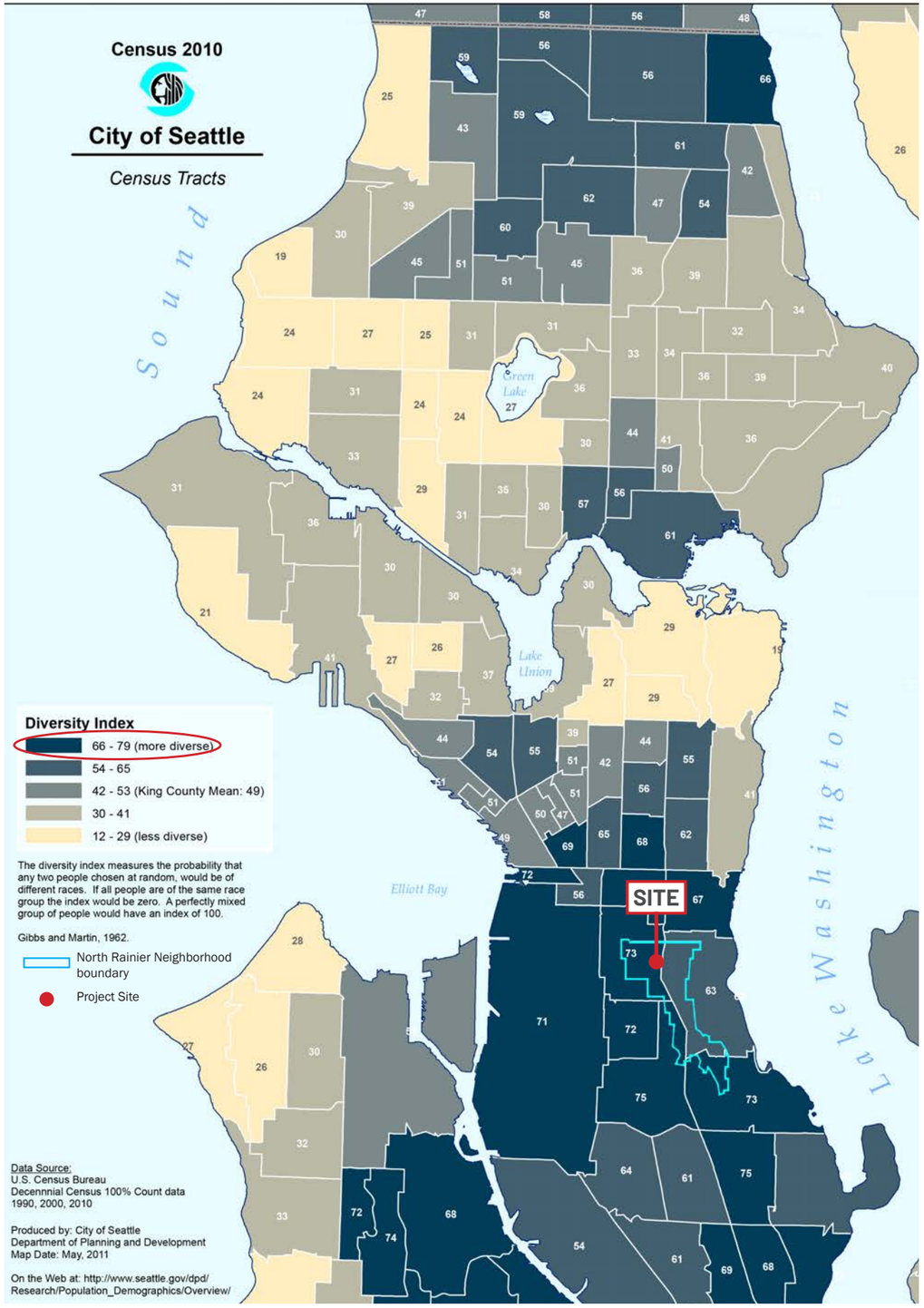
Historically, Seattle's discriminatory real estate covenants in other neighborhoods pushed minority and immigrant groups into the Central District and North Rainier Valley.



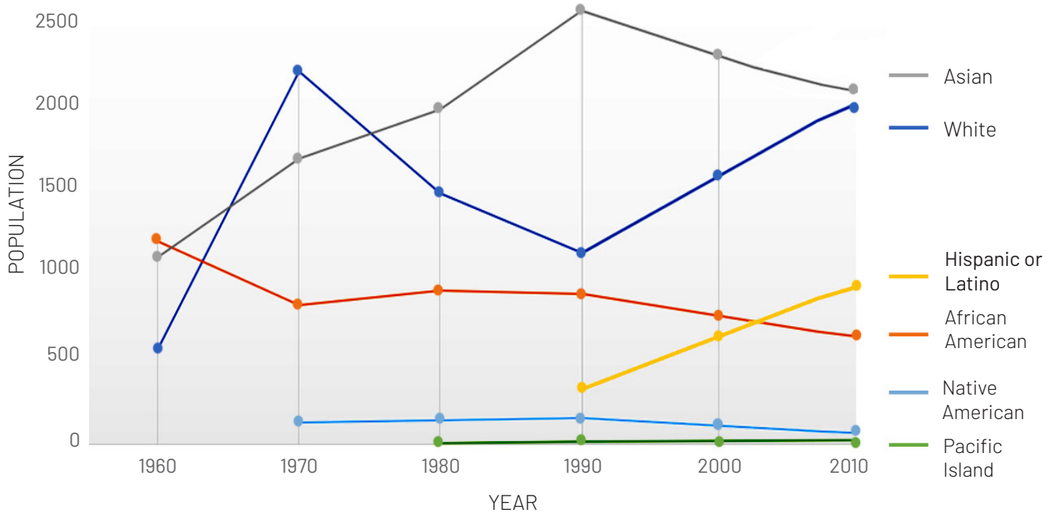


Late 20th Century

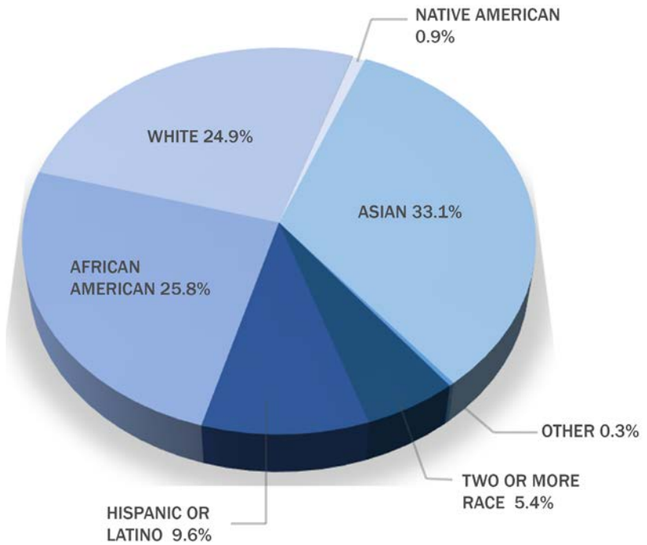
The end of the Vietnam War in 1975 saw the arrival of refugees from Indochina. Hispanics from Latin America took advantage of good property values and Rainier Avenue became multicultural and multilingual. Along with the vestiges of the neighborhood's Italian heritage such as Oberto Meats and Borrachini's Bakery are Mexican bodegas and Vietnamese restaurants offering phò.



CENSUS DATA: DEMOGRAPHIC SHIFT- 1960 to 2010



CURRENT DEMOGRAPHICS



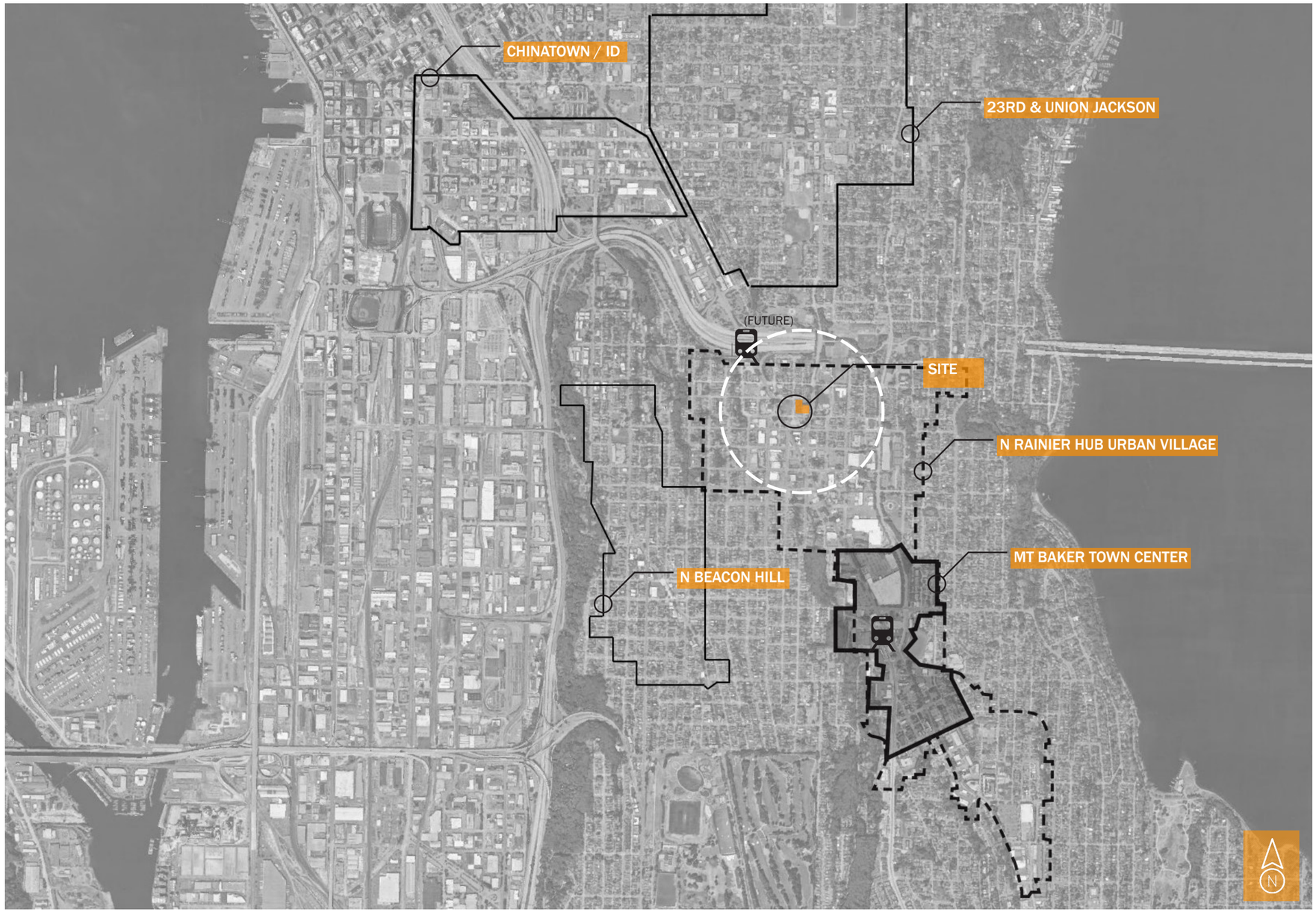
CULTURAL OBJECTIVES

- Identify the communities that defined the neighborhood before its urban core was interrupted by I-90 and understand the populations that have moved into the area since.
- Recognize Rainier Valley as a gateway to the Central Area and draw appropriate cultural inspiration to strengthen this connection.
- Develop a spatial response to the design guidelines that will create places for community interaction that are vital to the preservation and restoration of displaced populations in the area.

PAGE INTENTIONALLY LEFT BLANK

URBAN DESIGN ANALYSIS

PAGE INTENTIONALLY LEFT BLANK



PROJECT URBAN BOUNDARY

The project is located in the
North Rainier HUB Urban Village.

NEIGHBORING URBAN BOUNDARIES

DOWNTOWN URBAN CENTER

- Chinatown / ID Urban Center Village

TOWN CENTER

- Mount Baker Town Center

RESIDENTIAL URBAN VILLAGE

- 23rd and Jackson Residential Urban Village
- North Beacon Hill Residential Urban Village

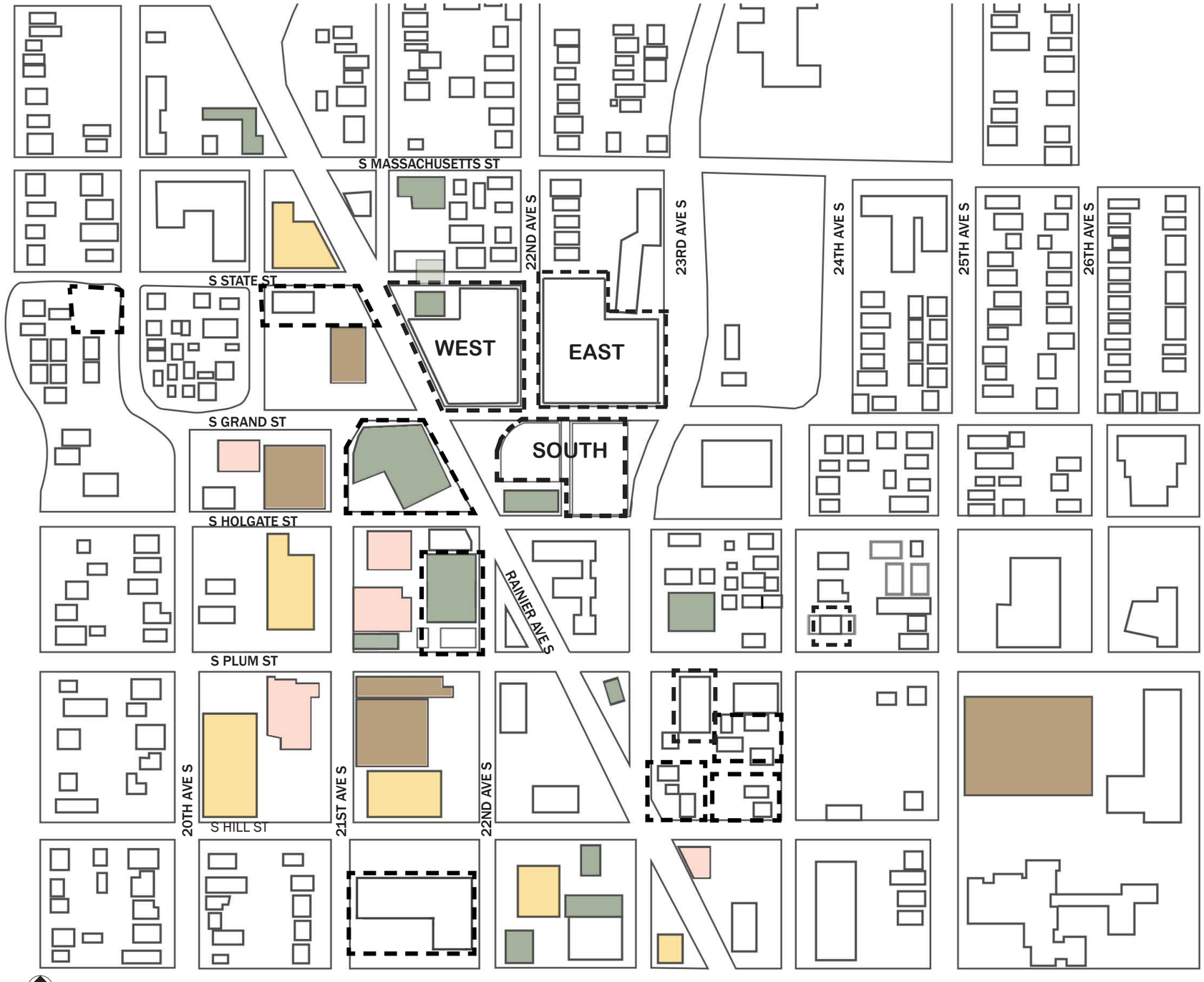
URBAN DESIGN ANALYSIS
NEIGHBORHOOD INDUSTRIAL CONTEXT

INDUSTRIAL PAST

Thanks to the street car line facilitating commercial and industrial use through the valley in the early 20th century, many of the early to midcentury structures in the neighborhood were large footprint industrial / warehouse style buildings. These structures were generally 1 - 2 stories tall and had broad floor plans that absorbed most of their sites, leaving little area for surrounding open space and limiting the number of pedestrian connections in the neighborhoood.

The adjacent diagrams highlights these industrial buildings and identifies the industry associated with each one. Note there were several food supply uses in the neighborhood, many with cultural ties to the southeast Asian and Italian communities that once predominated in the neighborhood.

The concentration of Auto Services speak to the importance of Rainier Ave S as a major thoroughfare for automobiles from the early 20th century through to present day.



Auto Services

Food Warehouse/ Supply

Other industrial Supply/ Services

Storage

Future Development



TRANSITION FROM INDUSTRIAL TO MIXED-USE

By the mid 20th century, this portion of Rainier Valley was well populated by low rise, large footprint buildings serving industrial and warehouse functions. The figure ground analysis illustrates how building scale transitions abruptly at the west edge of the valley as grade rises up Beacon Hill and single family residential becomes predominant. The transition to residential building fabric is more gradual to the east, where topography raises to the Mt. Baker neighborhood and the Central district plateau over the I-90 lid.

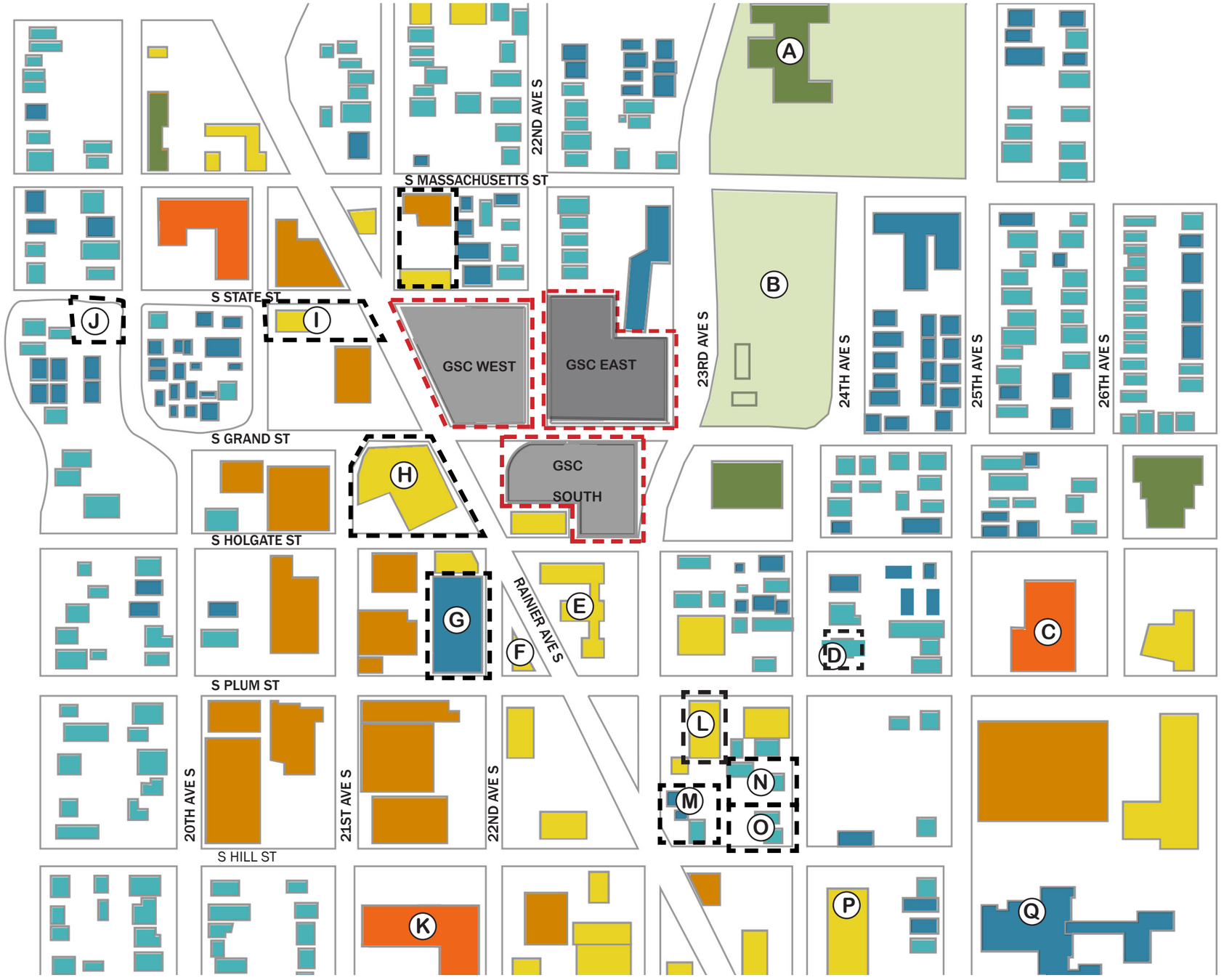
Today, the neighborhood is in a state of transition in anticipationg of the new Judkins Park Light Rail Station as many of the 1- and 2- story buildings are being replaced with 6+ story mixed-use structures along the Rainier corridor. New projects range from groupings of town houses in the transition zone between industrial and residential on either side of Rainier Ave S, to larger footprint mixed use buildings along the arterial route itself.

Grand Street Commons provides opportunity to carry the neighborhood's open space north and east of the project site down into the valley to create a pedestrian friendly node along Rainier as the valley welcomes new mass transit and pedetrian and bicycle activity grows.

6+ Story buildings
4-5 Story buildings
1-3 Story buildings

URBAN DESIGN ANALYSIS

NEIGHBORHOOD DEVELOPMENT & USES



- Recreation / Open Space
- Multifamily / Mixed-Use Residential
- Commercial / Retail / Office
- Civic / Religious
- Industrial / Warehouse / Storage
- Institution / Education
- Single Family Residential
- Future Development



Ⓐ Northwest African American Museum



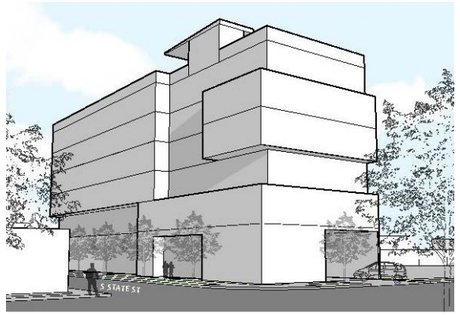
Ⓑ Colman Park / Seattle Children's Playgarden



Ⓒ American Red Cross



Ⓕ Dixon's Used Furniture



Ⓘ Proposed 6 story apartment building



Ⓛ Proposed 5 Story Apartment



Ⓞ Proposed 4 story apartment building



Ⓓ Proposed Townhouses



Ⓖ Proposed 6 story Mix-use buidling



Ⓙ Proposed SEDU building



Ⓜ Proposed 6 story apartment building



Ⓟ FareStart, Youth in Focus,Treehouse, + WA Womens Foundation



Ⓔ Wellspring Family Services



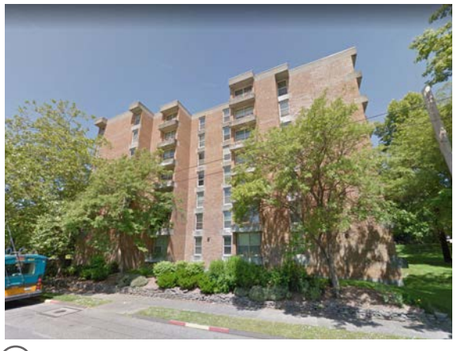
Ⓗ Proposed 7 story apartment building



Ⓚ Proposed 3 story private school

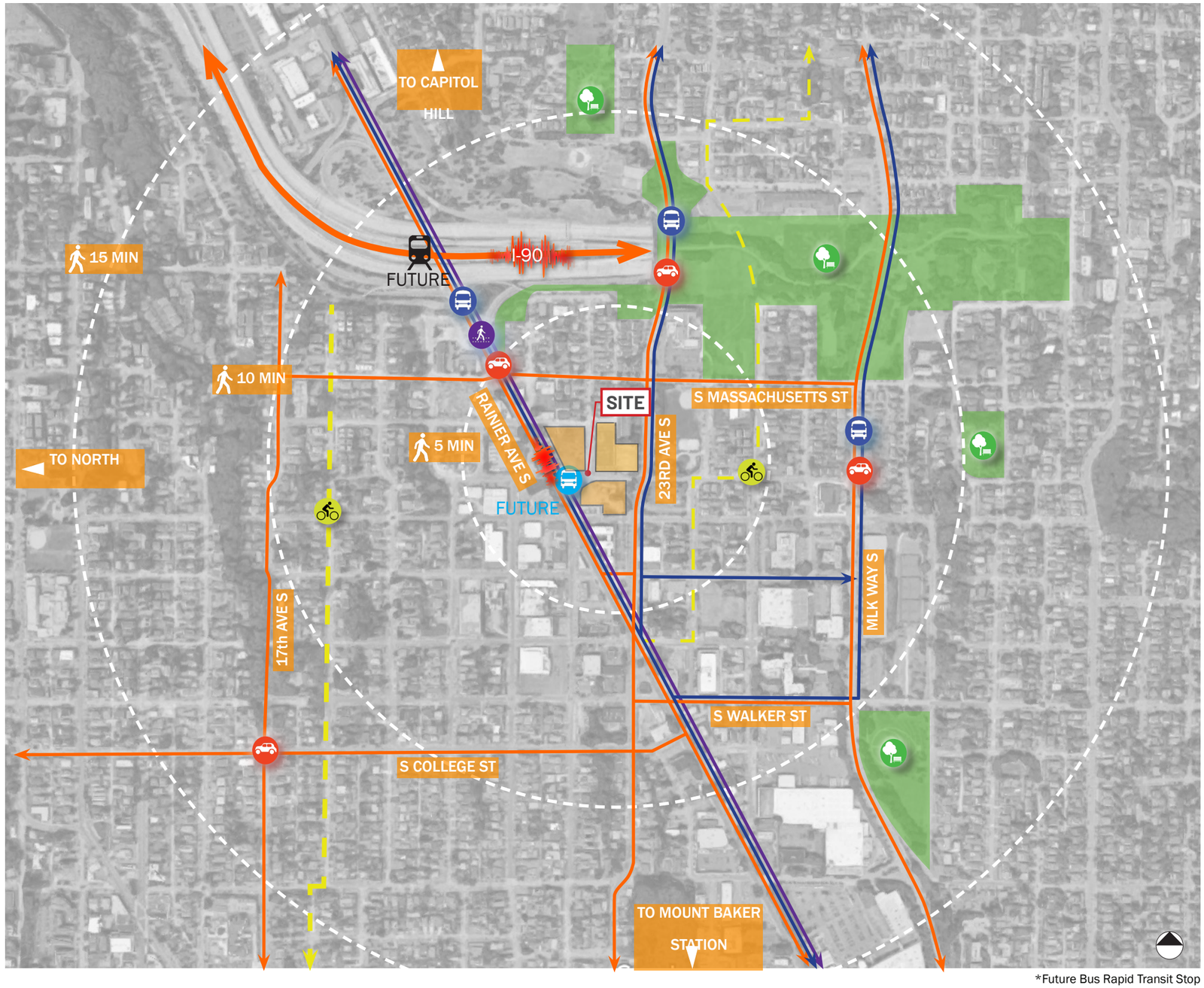


Ⓝ Proposed 4 story apartment building



Ⓠ Center Park Apts (SHA), STAR Public Computer Center

URBAN DESIGN ANALYSIS
TRAFFIC AND WALKABILITY



*Future Bus Rapid Transit Stop as indicated by SDOT Pedestrian

The project is located in an area of the city where North-South movement is accessible and convenient, offering pedestrian and bike paths, vehicle and public transportation routes to Capitol Hill, First Hill, North Beacon Hill, Mount Baker Town Center, and beyond.

CONSTRAINTS

- Noise from nearby light industrial uses
- Noise from Rainier Ave S & I-90
- South block alley limits opportunity for increase in affordable housing.

OPPORTUNITIES

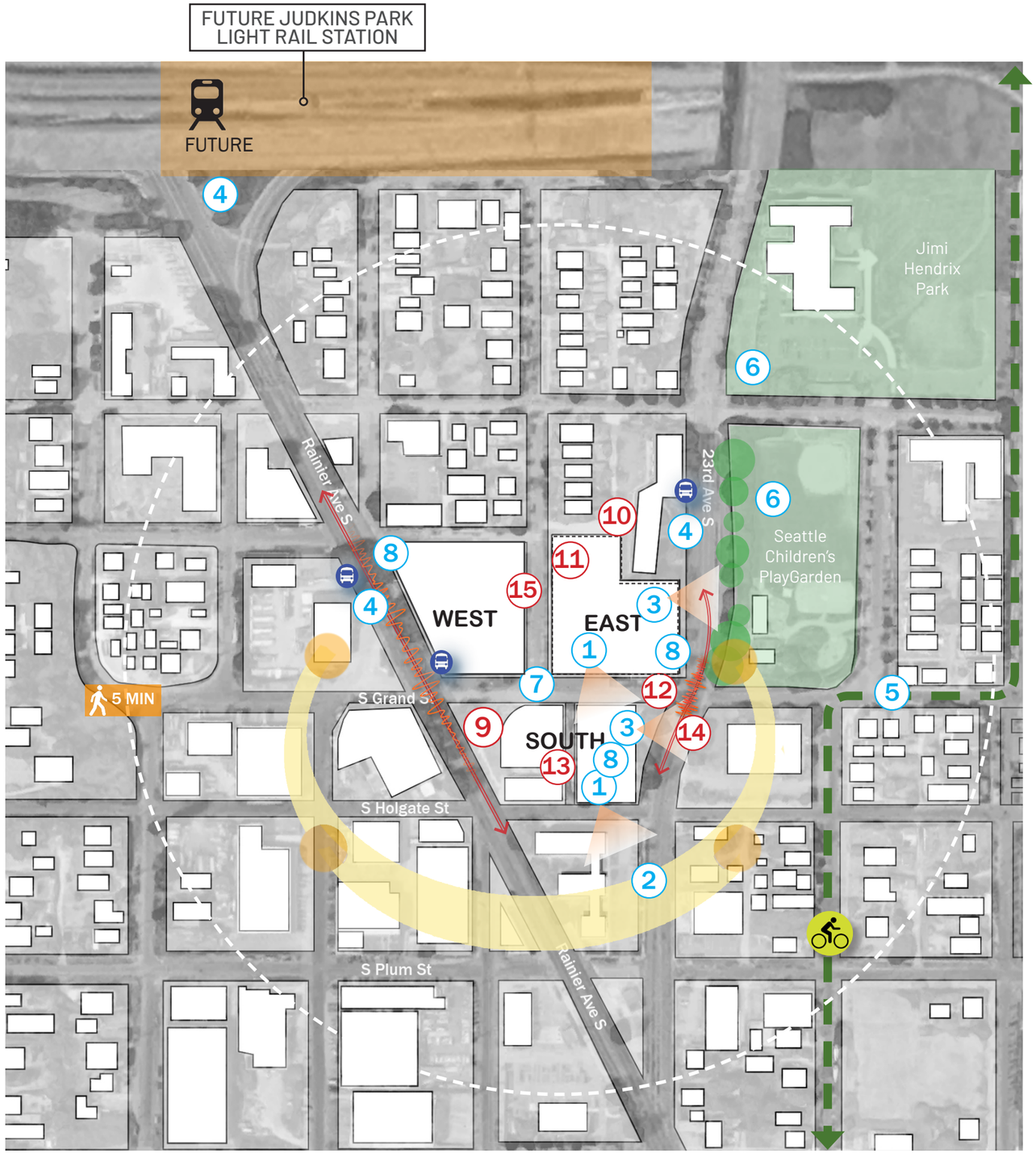
- Fast transit routes to Capitol Hill, First Hill, North Beacon Hill, & Mount Baker Station as well as future transit station to Eastside
- Opportunity to create a new town center with missing services and amenities.

- Main Vehicular Route
- Bus Route
- Bicycle Route
- Main Pedestrian Route
- Park
- Future BRT Stop*
- Environmental/Traffic Noise

Very Walkable
Walk Score 73
Most errands can be accomplished on foot.

Good Transit
Transit Score 67
Many nearby public transportation options.

Very Bikeable
Bike Score 79



OPPORTUNITIES

1. View to Mt Rainier (East and South Blocks)
2. Solar Orientation (All Blocks)
3. View to Green Space (East and South Blocks)
4. Close proximity to mass transit (All Blocks)
5. Close to Bike Routes (All Blocks)
6. Proximity to park and green space (All Blocks)
7. Heart location of Grand Street Commons - opportunity to create a new town center with missing services and neighborhood amenities. (All Blocks)
8. Opportunity for highly visible corners to create gateways to the Commons (All Blocks)

CONSTRAINTS

9. Heavy traffic on Rainier Ave S (South and West Blocks)
10. Short Alley frontage at North side (East Block)
11. Northernmost parcel is zoned MR, not NC3 (East Block)
12. Steep slope at S Grand St and 23rd Ave S (East and South Blocks)
13. Unused alley reduces opportunities for maximizing development potential (South Block)
14. Fast traffic on 23rd Ave S (East and South Blocks)
15. High voltage power lines along 22nd Ave S.

URBAN DESIGN ANALYSIS
LANDSCAPE ANALYSIS



1 23RD AVE S - LOOKING SOUTH



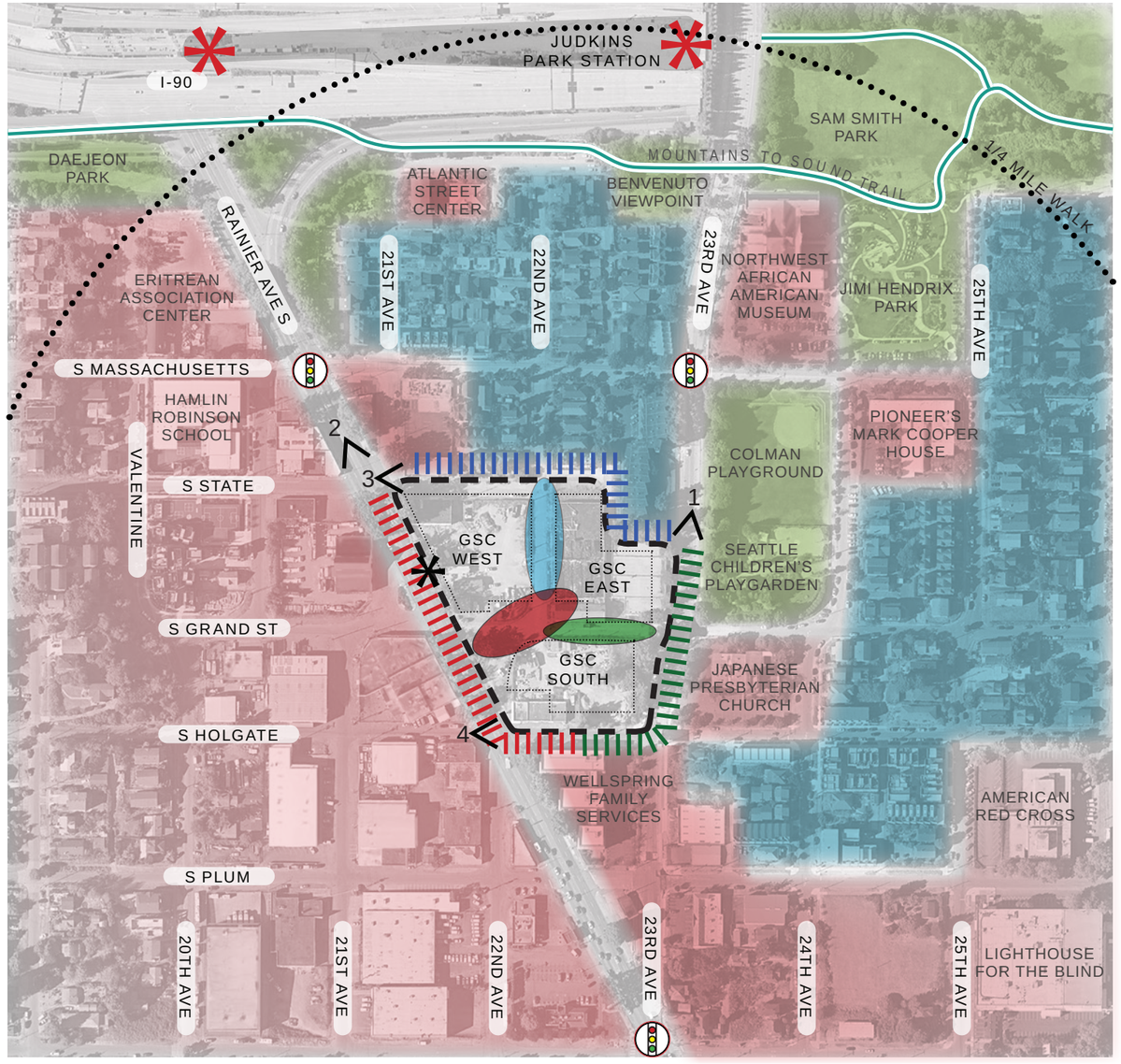
2 RAINIER AVE S - LOOKING SOUTH



3 S STATE STREET - LOOKING EAST



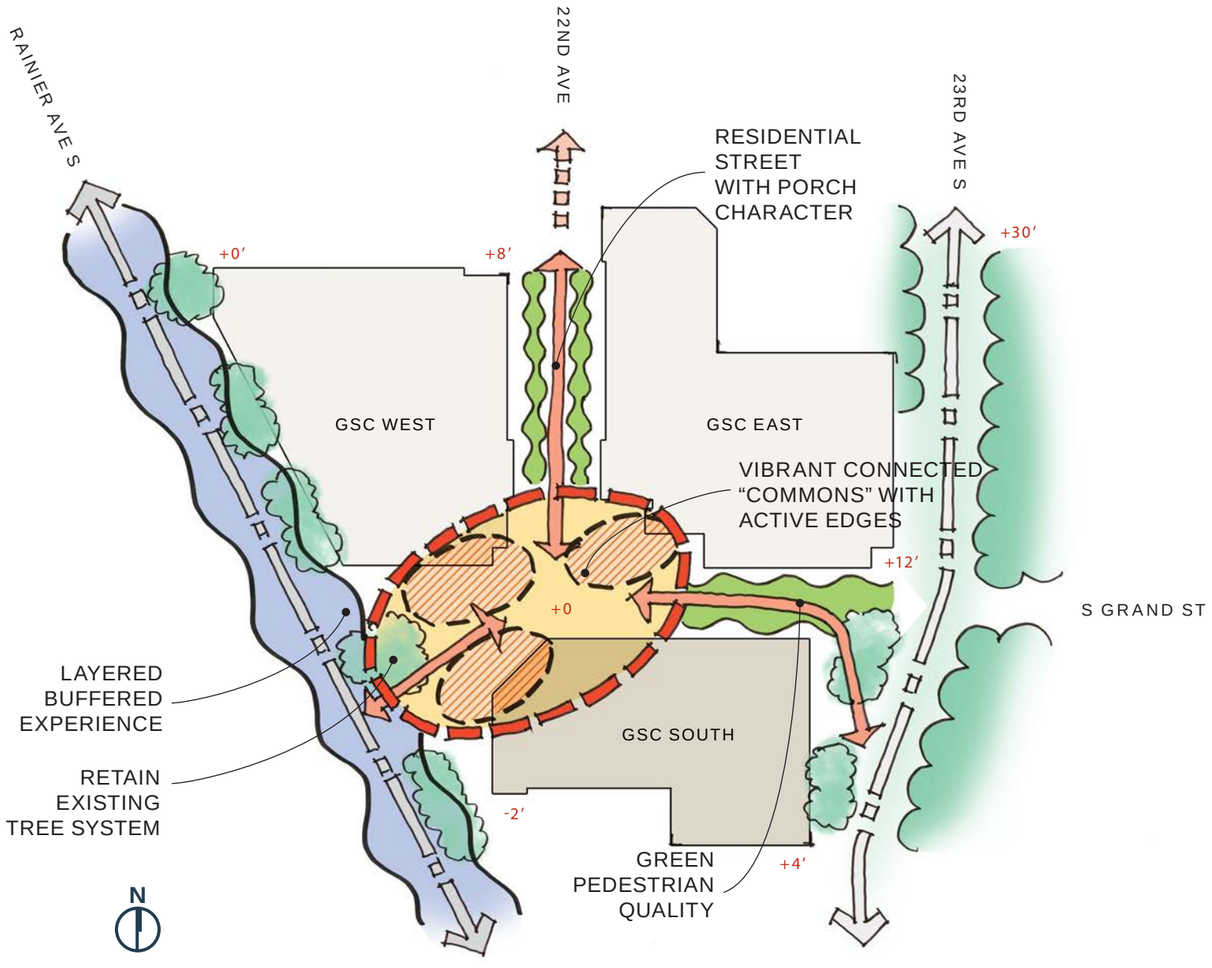
4 S HOLGATE STREET - LOOKING EAST



LEGEND

- PROJECT SITE
- GREEN SPACE SYSTEM
- RESIDENTIAL CHARACTER
- INDUSTRIAL / COMMERCIAL / INSTITUTIONAL CHARACTER
- SIGNALIZED INTERSECTION
- LINK LIGHT RAIL - JUDKINS STATION
- BUS STOP ROUTE #7 (FUTURE RAPID RIDE)
- GREEN SPACE INFLUENCE
- RESIDENTIAL INFLUENCE
- RAINIER FRONTAGE
- GRAND STREET GREEN PEDESTRIAN QUALITY
- 22ND AVE RESIDENTIAL SCALE AND TEXTURE
- RAINIER AVE/GRAND STREET COMMONS

URBAN DESIGN ANALYSIS
LANDSCAPE OPPORTUNITES



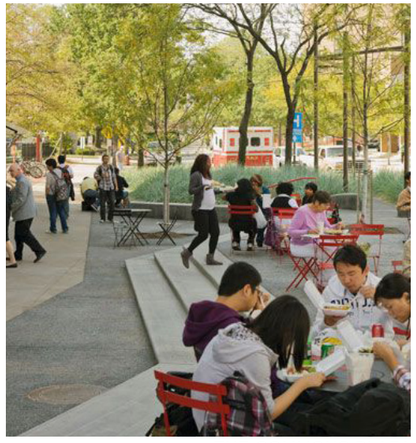

PRESERVE EXISTING TREES

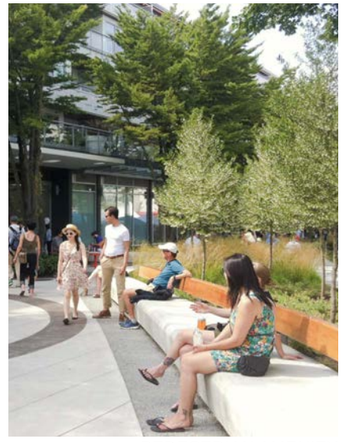

RESIDENTIAL STREET CHARACTER



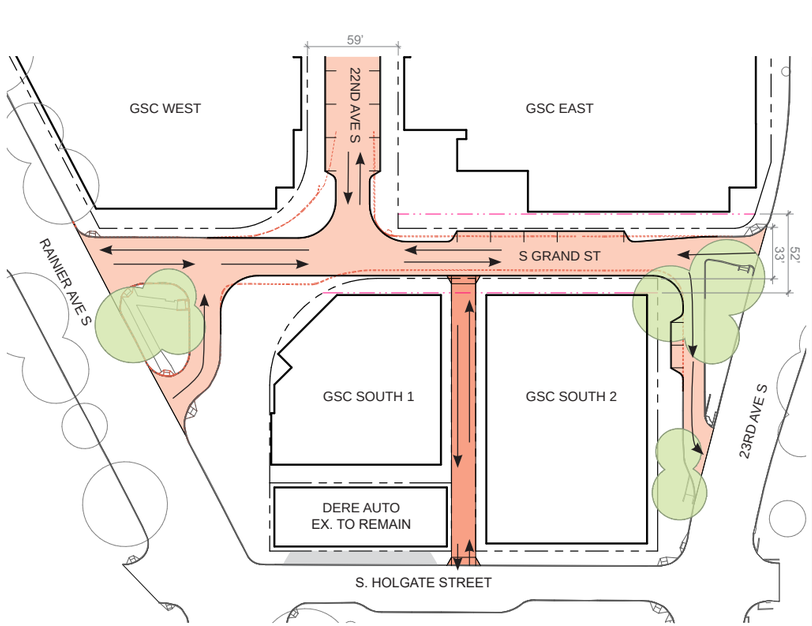
ACTIVE EDGES


GREEN PEDESTRIAN QUALITY


THE COMMONS PLAZA


PEDESTRIAN AMENITY


STORMWATER INTEGRATION



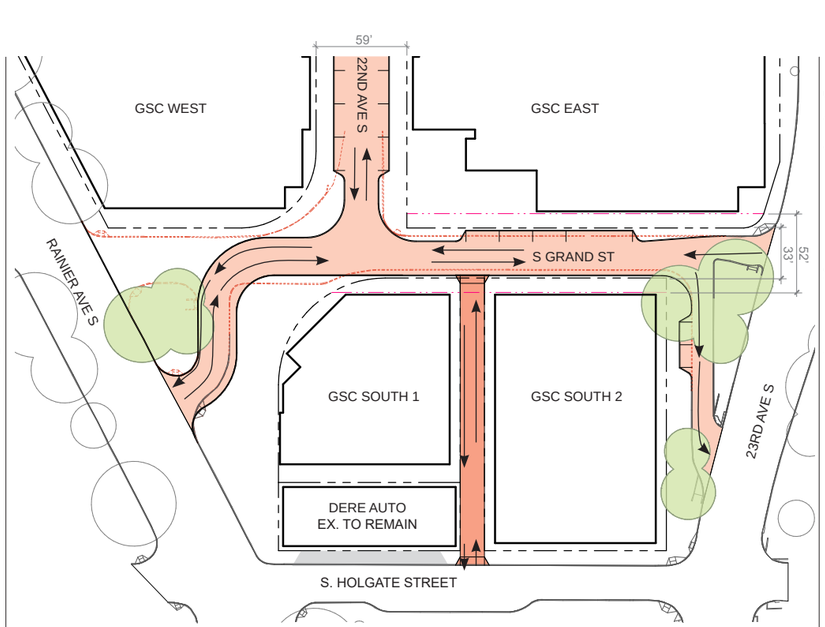
NO ALLEY VACATION
EXISTING GRAND ST. ALIGNMENT

CONSIDERATIONS:

- Increased traffic flow on Grand St: Alley/garage access will add to traffic volume.
- Traffic calming is limited: Retains straight 22' wide roadway per Streets Illustrated and SDOT base requirements.
- Less desirable for retail tenants: One sided parallel parking/loading.
- Underutilized space: Road geometry of intersection of Rainier Ave and Grand St. is undesirable (per SDOT Judkins Park Station Access Study recommendations).

LEGEND

- TRAFFIC DIRECTION
- ROADWAY SYSTEM
- VEHICULAR ALLEY
- EXISTING CURB
- PROPERTY LINE
- EXISTING TREES TO REMAIN



NO ALLEY VACATION
GRAND ST. REALIGNMENT AT RAINIER AVE.

CONSIDERATIONS:

- Increased traffic flow on Grand St: Alley/garage access will add to traffic volume.
- Traffic calming somewhat improved: 22' wide travel way per Streets Illustrated and SDOT base requirements.
- Less desirable for retail tenants: One sided parallel parking/loading.
- Rainier Ave and Grand St intersection geometry slightly improved: Further existing spur road realignment may be needed to provide desired geometry while reducing impact to existing trees and maintaining useable pedestrian area.
- Alley does not provide utility access for the site.



ALLEY VACATION
GRAND ST. REALIGNMENT

CONSIDERATIONS:

- Reduced traffic flow along Grand St: Functions better as a Neighborhood Greenway.
- Traffic is calmed: Road geometry and SDOT allowable 18' wide travel way slows traffic.
- Better parking/curbside management: East and west bound parking/loading options allows greater retail vitality and further slows traffic.
- Realigns Rainier Ave and Grand St. for safer intersection while maintaining existing trees and maximizing pedestrian area (per SDOT Judkins Park Station Access Study recommendations).

SUMMARY

The South Block is pursuing an alley vacation request to eliminate the platted (but non-existant) alley running north/south from S Grand Street to S Holgate Street. In addition, the project proposes to reduce the points of connection between 22nd Ave S and S Grand Street to Rainier Ave S from two curb cuts down to one with a road re-alignment. The road re-alignment does not entail a vacation, but will require coordination and approval by SDOT. The studies above illustrate the impact of the proposed changes on the circulation in and around Grand Street Commons.



NO ALLEY VACATION

CONSIDERATIONS:

- Less desirable open space orientation: Rainier Ave frontage has limited connectivity to Grand St.
- Disconnected "Commons": Connection to other open space opportunity areas is reduced.
- Compromised pedestrian access: Two road crossings to GSC south area reduce safety.

LEGEND

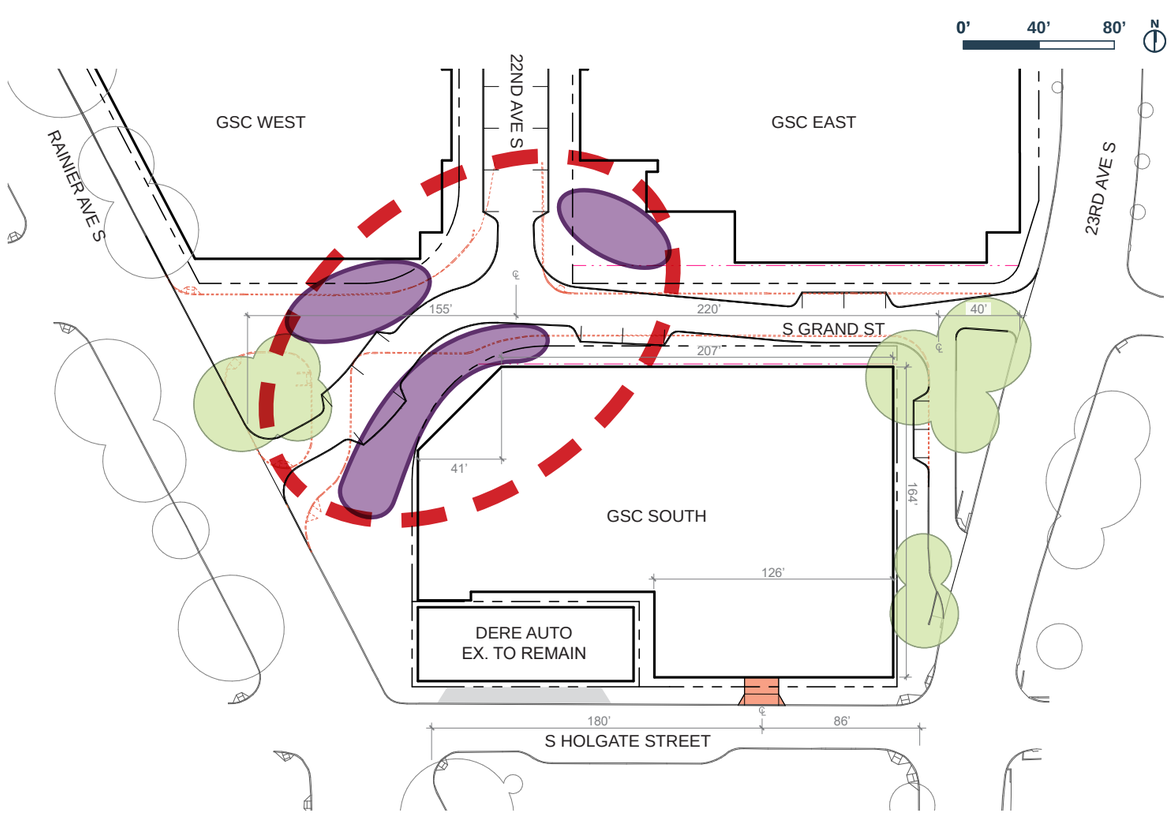
PEDESTRIAN OPEN SPACE OPPORTUNITY

VEHICULAR ALLEY / ACCESS

EXISTING CURB

PROPERTY LINE

EXISTING TREES TO REMAIN



ALLEY VACATION

CONSIDERATIONS:

- Improved open space orientation: Open space along Rainier Ave and Grand St is more usable.
- A connected "Commons": Creates a variety of open spaces that relate to each other and the building adjacencies will result in a more unified space.
- Safer pedestrian access: Reduced road crossings will increase safety.

SUMMARY

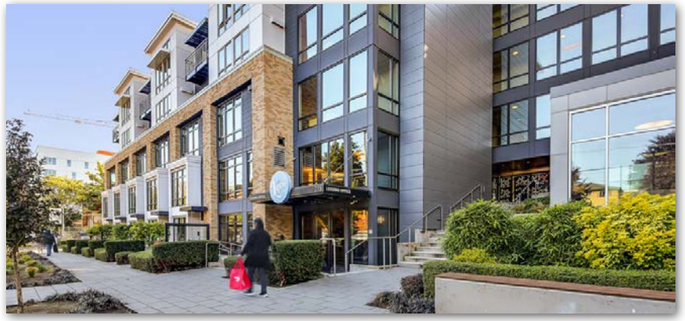
Eliminating the alley on the south block and the the second connection to Rainier Ave S affords Grand Street Commons better opportunity to link and consolidate pedestrian open space in the right-of-way. Furthermore, the building yields additional affordable housing units on the site.

PAGE INTENTIONALLY LEFT BLANK

DESIGN GUIDELINES

DESIGN GUIDELINES
APPLICANT'S HIGHEST PRIORITY

CS2 URBAN PATTERN & FORM



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

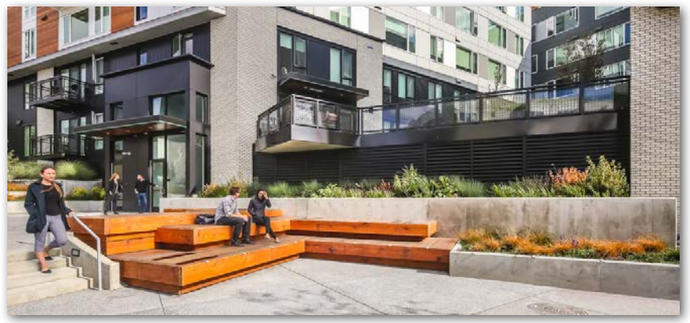
CENTRAL AREA NEIGHBORHOOD SUPPLEMENTAL GUIDANCE

CS2.I. Transition and Delineation of Zones

a. Where denser zones transition to lower density residential zones, provide privacy layering and scale for ground related entrances, porches, and stoops on facades facing the less dense residential zone.
b. In addition to building height, use building massing and articulation to transition to single family scaled fabric. Other acceptable methods include setback, building footprint size and placement on the site, building width, facade modulation, and roof line articulation.
c. The use of appropriately scaled residential elements, such as bay windows and balconies, on larger buildings next to single-family zones are encouraged to better relate to the human scale. This is especially important for buildings four stories or taller.

RESPONSE: At the ground plane, street-level residential entries are held back from the sidewalk and introduce stoop and porch conditions to allow for a public/private zone in which patrons can interact with the community behind. The rhythm of the existing residential fabric along 22nd Ave S is carried through to the architectural massing of the building at the upper levels. This facade modulation gives way to small terraces that act as an additional opportunity for more private engagement of the resident to the public realm.

PL1 CONNECTIVITY



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

CENTRAL AREA NEIGHBORHOOD SUPPLEMENTAL GUIDANCE

PL1.1 Accessible Open Space

b. Larger projects around important neighborhood nodes should create generous recessed entries, corner plazas, and more usuable open space adjoining the streets.

PL1.2 Connection Back to the Community

a. Provide cultural and place-specific open spaces that can be used for a variety of uses including social gathering, festivals, and other larger celebrations.
b. Include weather protection to ensure the space can remain active all year long.
c. Enhance gathering places with lighting, art and features, so that the scale of the art and special features are commensurate with the scale of the new development.
d. Ensure exclusive rooftop, private, or gated open spaces are not the only form of open space provided for the project. Prioritize common, accessible, ground level open space at the building street fronts and/or with courtyards that are not restricted or hidden from street views.

PL1.3 Livability for Families and Elderly

d. Provide multi-generational community gathering spaces for young and old to recreate and converse together.

RESPONSE: Outdoor open space is positioned adjacent to adjoining streets. A variety of spaces with differing scales are provided to encourage a mix of gathering uses by a multi-generational community.

PL3 STREET-LEVEL INTERACTION





Encourage human interaction and activity at the street level with clear connections to building entries and edges.

CENTRAL AREA NEIGHBORHOOD SUPPLEMENTAL GUIDANCE

PL3.1 Frontages

a. Encourage color, material, and signage variation in storefront design.
b. Design ground floor frontages in commercial and mixed-use areas that emulate or improve upon the surrounding pedestrian oriented context, while acknowledging the pedestrian patterns that exist.
g. At residential projects, provide coupled entries where possible to foster a sense of community and visual interest in building entryways. Provide generous porches at these entries to encourage sitting and watching the street.
h. Provide exterior access to ground floor residential units. This interior/exterior connection should occur frequently with entrances placed at a regular interval.

PL3.2 Streetscape Treatment

g. Provide voluntary space abutting the sidewalk right-of-way for businesses to utilize.
h. Encourage a safe, comfortable environment for pedestrians with components of complete streets (ex: wide planter zones, wide sidewalks, and/or building setbacks to allow for usable porches, stoops and outdoor seating).
i. Porches and stoops are the life of the street. Encourage human activity by providing opportunites for neighbors to connect, walk, and talk together on the sidewalk.
j. To facilitate usuable stoops and patios, and to encourage pedestian to resident interaction, buffer private outdoor spaces from the public sidewalk with low walls, planters and landscape layering that defines the private space yet allows for face to face conversations.
k. If floor levels and site grading allows, the private stoop at residential units should be raised above sidewalk grade, using 30" as an average height, with universal access to the unit included elsewhere.

RESPONSE: There are a variety of commercial units throughout Grand Street Commons that will directly relate to the adjacent sidewalk and plaza spaces proposed. Large voluntary setbacks are provided at commercial corners. Ground floor residential will have stoops.

DC2 ARCHITECTURAL CONCEPT



Develop a unified, functional architectural concept that fits well on the site and within its surroundings.

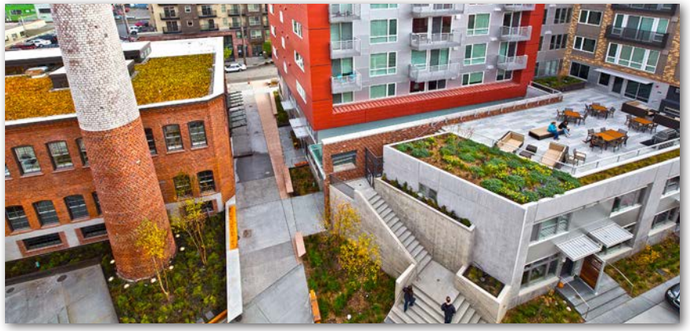
CENTRAL AREA NEIGHBORHOOD SUPPLEMENTAL GUIDANCE

DC2.1 Building Layout and Massing

a. Project concepts should be intelligible and clear. Clarity makes knowledge of the design accessible, thus a larger portion of the community will be able to participate in the planning and design process.
e. Consider all sides of the building and the impacts each facade has on its immediate neighboring context.
i. Encourage clusters of small and local businesses together.

RESPONSE: The massing concept directly addresses the different sides of the building by responding the proposed outdoor "rooms" at each side. Please see the Urban Design Approach section of this packet for more information. Along 22nd Ave S, facade modulation and a strong street-level responses is important to blend in with the existing residential fabric along that street. There are a variety of commercial spaces proposed for each of the three buildings, with all spaces clustered aroudn the proposed plazas at the intersection of S Grand Street and 22nd Ave S.

DC3 OPEN SPACE CONCEPT



Integrate building and open space design so that each complements the other.

CENTRAL AREA NEIGHBORHOOD SUPPLEMENTAL GUIDANCE

DC3.1 Common Open Spaces

a. Where possible, provide common courtyards and yards that are publically visible and accessible. These spaces should be activated and layered, so that there is a graduation from private outdoor space, to the fully shared realm.
c. Provide generous common, open space, including shared courtyards and plazas that serve as extensions of the adjacent public realm.

RESPONSE: The buildings step back at the major retail entrances along S Grand St to allow for various scaled plaza spaces that are publically accessible. The stoops and porches on 22nd Ave S engage the community in a public/ private manner. At the East building, the upper building massing is pulled back on S Grand St for a larger south-facing courtyard to allow eyes-on-the-street. The South building has a podium courtyard that opens to the south and provides shared gathering space for the affordable housing residents.

AG1 CHARACTER AREAS





Contribute to architectural and placemaking character with local history and cultural references.

CENTRAL AREA NEIGHBORHOOD SUPPLEMENTAL GUIDANCE

A1.1 History and Heritage

a. ....Create 'pockets of culture' to represent both the Black American identity within the Central Area, as well as other heritages that have had a large impact on the Central Area's past.
d. Include interpretive opportunities (through visual art, signage, markers, etc) that tell the story of the neighborhood's history in engaging ways.
e. Encourage the building design to reflect the racial, economical, and multi-generational character of the community.
g. Provide amenities appropriate to the activities and interests of the local community, such as basketball hoops, chess boards, tot lots and other family oriented activities.
h. Bicycle use and parking should be encouraged to promote a healthy and active neighborhood and to support local businesses.

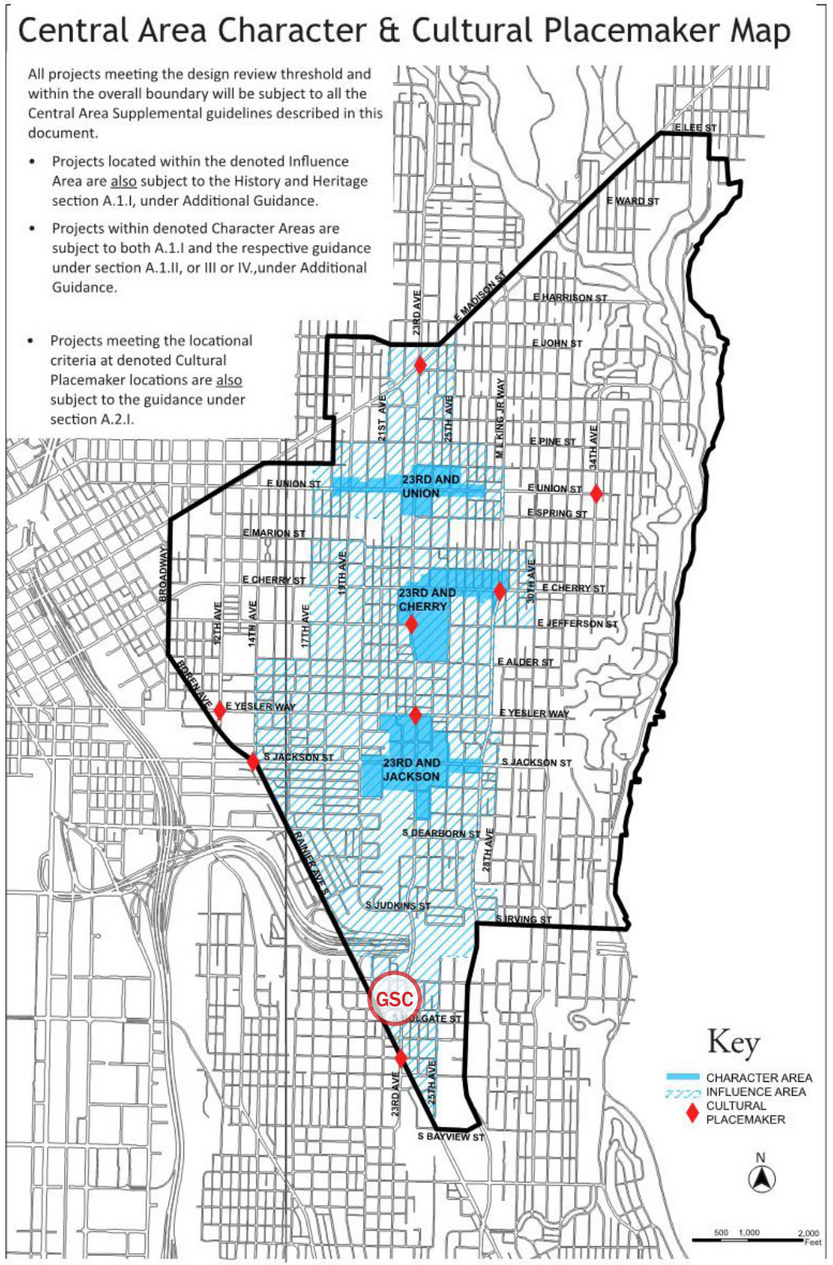
RESPONSE: By looking at the diverse demographic that has and currently reside in the neighbhorhood, the massing concept takes inspiration from the different cultural interpretations of the "Porch", from the African-American to the Japanese and Italian dwellers. In doing so, the Porch informs the way in which each side of the building addresses the outdoor room at which it faces. This allows for a variety of experiences from both the patron of the building as well as the public at large. The project will explore opportunities to include amenities in the plaza space and request feedback during community engagement to determine appropriateness of those amenities. Bicycle parking will be provided as required by code and ample bike parking will be available to the public.

Information Sources: City of Seattle and Central Area Neighborhood Design Guidelines









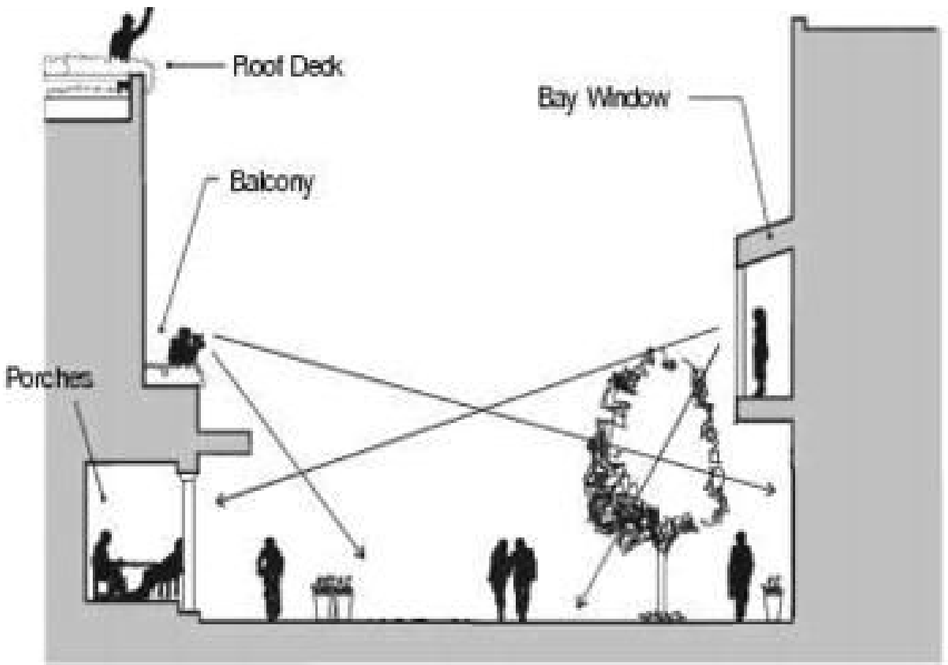
CENTRAL AREA DESIGN GUIDELINES

Grand Street Commons is located in an Influence Area as shown in the adjacent Central Area Character & Cultural Placemaker Map. These areas are subject to the History and Heritgage section of A1.I, which is largely focused on featuring African and Black American culture. Because the project sites are located at the south end of the Central Area, in a portion of the neighborhood that historically featured a strong identity in other minority groups, Grand Street Commons proposes to highlight aspects of the built environment that reference not only African American culture, but Asian and Italian heritage as well. As noted in A.1.1.a, the project should, "...Create 'pockets of culture' to represent both the Black American identity within the Central Area, as well as other heritages that have had a large impact on the Central Area's past."









THE "PORCH" IN THE CENTRAL AREA DESIGN GUIDELINES

All sections of the Central Area Design Guidelines support the concept of the Porch as an architectural feature to include and celebrate in new buildings. Multi-story, mixed use buildings provide opportunity to include this concept in a variety of ways as demonstrated in the diagram to the left. The Porch may be a literal porch or stoops at grade-level residential units. The Porch can also serve commercial functions, similar to the Italian portico. Above grade, the Porch may be a balcony or bay window that provides eyes on the street and allows residents to interact with the streetscape below.

APPLYING THE PORCH TO MIDRISE, MIXED-USE BUILDINGS

Various layers of "porches", such as stoops, balconies, and patios, promote different levels of interaction between the public and private realm. There are opportunites for many styles of "porch" on mixed-use, multi-story buildings such as those at Grand Street Commons. The following pages provide example images and link the spatial manifestations of the 'porch' to some of the cultures bearing influence on the project.

BELOW ARE THE DESIGN GUIDELINES THAT SUPPORT THE "PORCH":

CONTEXT AND SITE

CS1.2.e – create a "room" between the street and the building
CS2.1.a - privacy layering with porches/entries adjacent to less dense res zones

PUBLIC LIFE

PL1.1.a - provide safe and well-connected open spaces
PL1.2.b/PL3.2.c - weather protection
PL1.2c - enhancing gathering spaces with lighting art and features
PL1.2d - prioritize ground level open space not hidden from street views
PL1.3.a - provide safe areas for children to play where they can be seen, incorporate seating for community members to congregate.
PL1.3.d - provide multi-generational community gathering spaces
PL3.1.c – promote transparency and eyes on street
PL3.1.g - generous porches to watch street
PL3.1.h - provide ground floor access to residential units
PL3.2.b - recessed business entries for protection
PL3.2.h – allow for usable porches, stoops and outdoor seating
PL3.2.i - porches and stoops are the life of the street
PL3.2.j, K – facilitate usable stoops and patios and encourage interaction; residential stoops should be raised above sidewalk grade

DESIGN CONCEPT

DC2.1.b - relate to ground, provide transparency
DC2.1.c - break up building mass
DC2.1.h - ground level units with adjacent open space
DC2.1.i - encourage clusters of small and local businesses (promot gathering around these retail pockets)
DC3.1.a - provide common courtyards that are publicly visible and accessible
DC3.1.c - generous open space that serve as extension of public re
DC4.3.d - facades exhibiting a rhythm of fenestration and transparency to connect the inside program to the public realm

DESIGN GUIDELINES
ARCHITECTURAL RESPONSE

ITALIAN - THE PORTICO







AFRICAN AMERICAN - THE STOOP





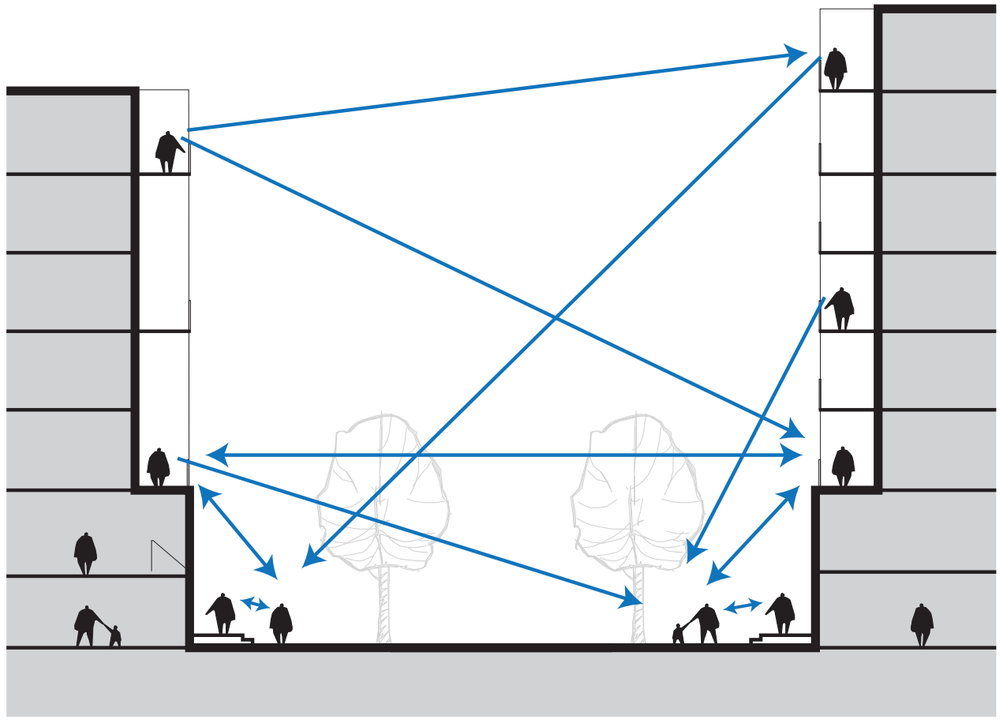


JAPANESE - THE ENGAWA









THE "PORCH" AT GRAND STREET COMMONS

The preferred massing responses embrace three primary opportunities for porch inspired by cultures historic to the site.

PORTICO

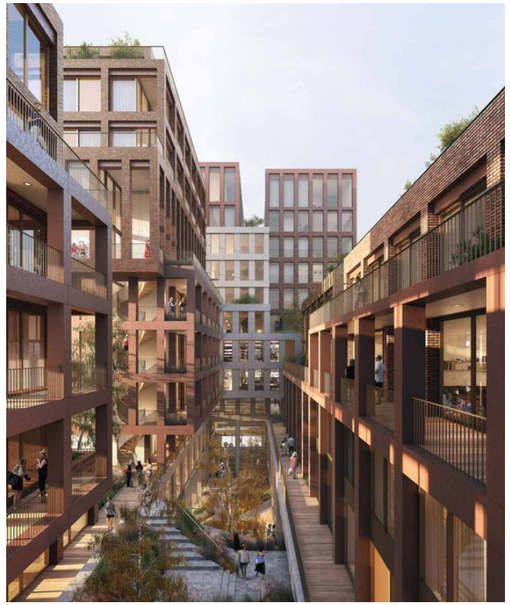
The West and South buildings feature extra tall commercial facades at grade with covered spaces remincent of the Italian Portico. These spaces facilitate public gathering, commerce, and provide priority to pedestrians along commercial right-of-ways.

STOOP

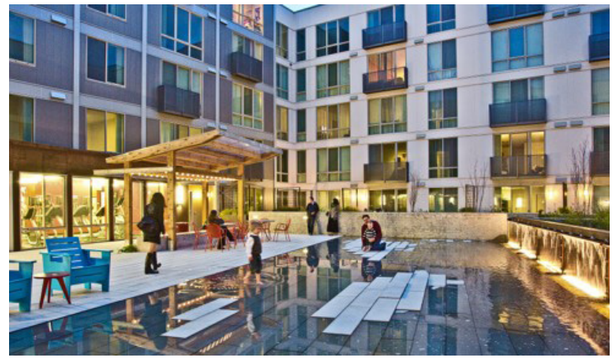
Along 22nd Ave S, both the East and West buildings feature housing at grade with generous setbacks and elevated entry porches to create stoop conditions along the bulk of those facades. Stoops provide opportunites to see and be seen, for people to interact and bridge the gap between public and private.

ENGAWA

Where the sites meet the dense green space along 23rd Ave S, both the South and East buildings will be developed with inspiration from the Japanese engawa, featuring spaces for contemplation and outlook along the east building edges.



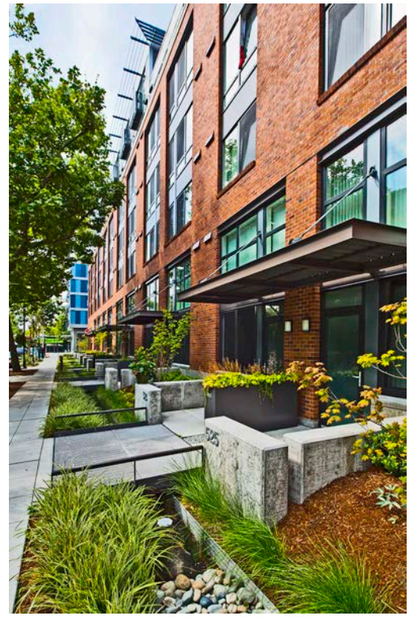
VERTICAL LAYERING OF OUTDOOR SPACES



COURTYARD GATHERING SPACES



RETAIL PORCH



GROUND RELATED HOUSING

PAGE INTENTIONALLY LEFT BLANK

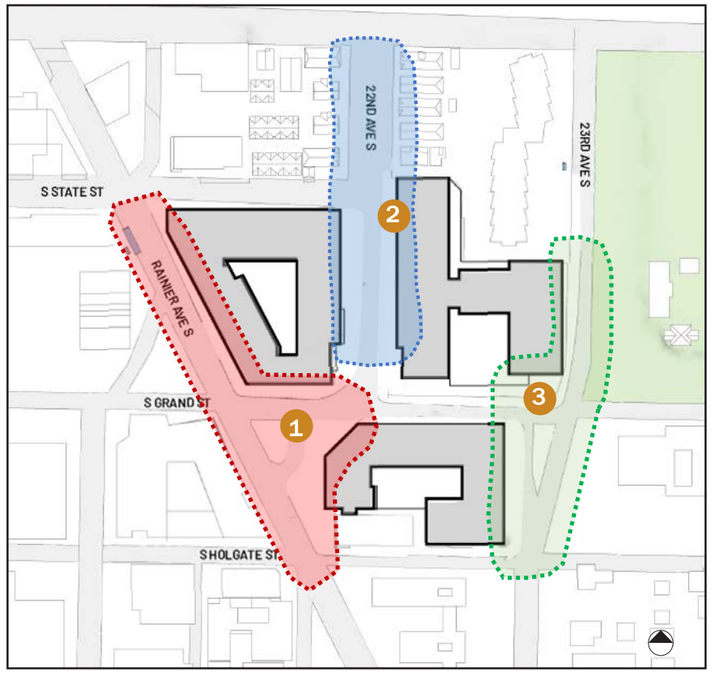
URBAN DESIGN APPROACH

PAGE INTENTIONALLY LEFT BLANK



THREE BUILDINGS

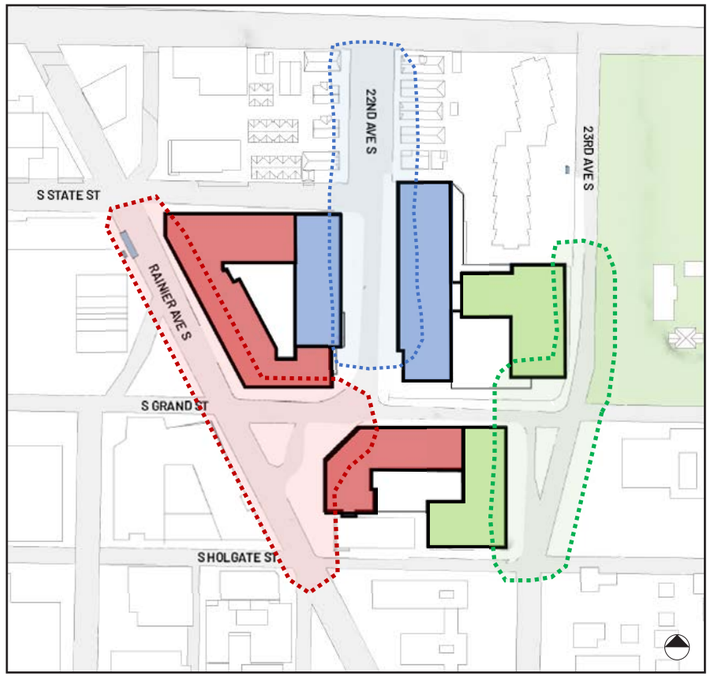
If the three blocks in Grand Street Commons were to be redeveloped in a more common scenario, it's likely each of the three buildings would have their own unique character as they would be developed at different times by different design and development treams. Massing and materials would be developed to respond to the existing context at project inception, which may or may not include the adjacent buildings. Inherently (and often unintentionally), outdoor rooms are created by the new building massing along the adjacent right-of-ways.



STREET CHARACTER

Developing three city blocks at once provides the opportunity to focus on the development of the outdoor rooms into an intentional excercise that will provide maximum benefit to the neighborhood at large. Grand Street Commons has several opportunities to create outdoor rooms between the new buildings:

1. Grand Street Plaza along Rainier Ave S
2. Residential Corridor along 22nd Ave S
3. Intersection of S Grand Street and 23rd Ave S



GRAND STREET COMMONS

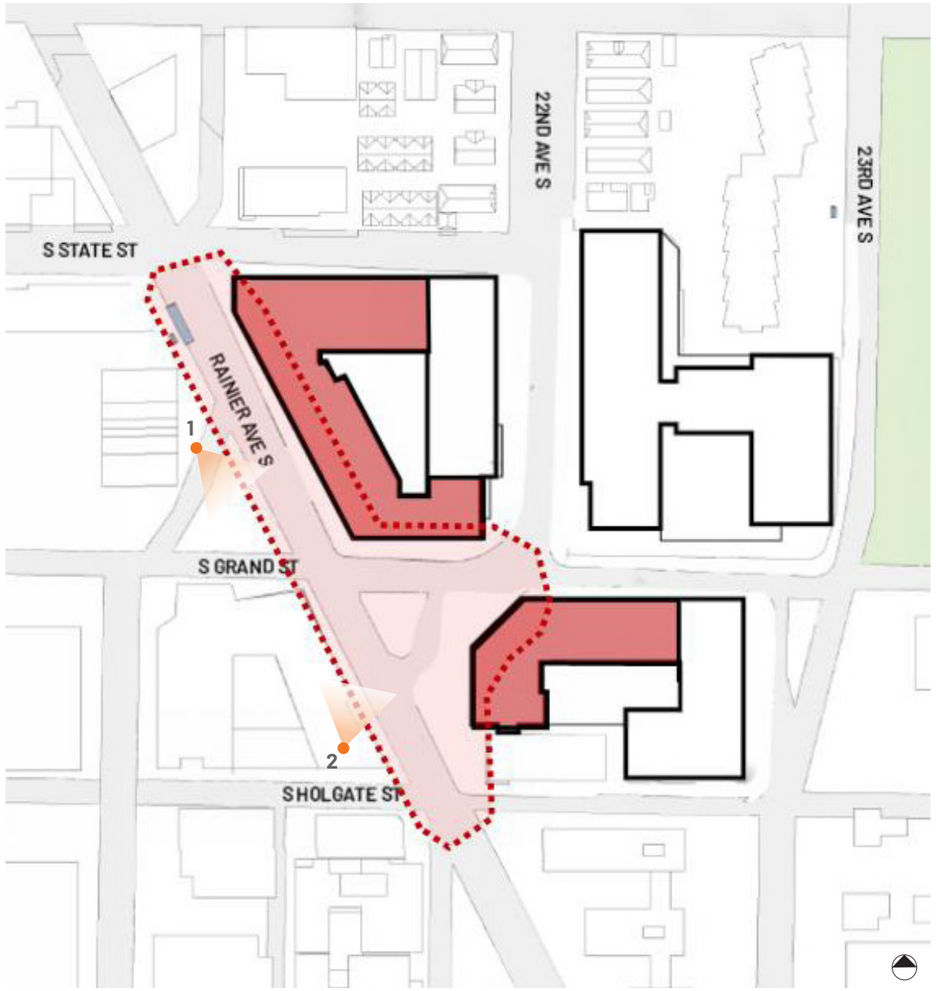
Grand Street Commons proposes to embrace the outdoor room concept to maximize the public experience of the full three block development. The new buildings will have an intentional relationship through massing and materials to the buildings proposed for the opposite side of the right-of-way, creating a cohesive backdrop to the three primary outdoor rooms and a dynamic and unique urban environment.

NOTE: Plans above are diagrammatic and related to the preferred massing options show later in this proposal. They are intended to represent the Urban Design Approach for the project, not specific building designs.

URBAN DESIGN APPROACH
RAINIER AVE S - PHYSICAL ATTRIBUTES

Physical Attributes - **Rainier Ave S**

Busy traffic, high speed, wide right-of-way, most urban and commercial



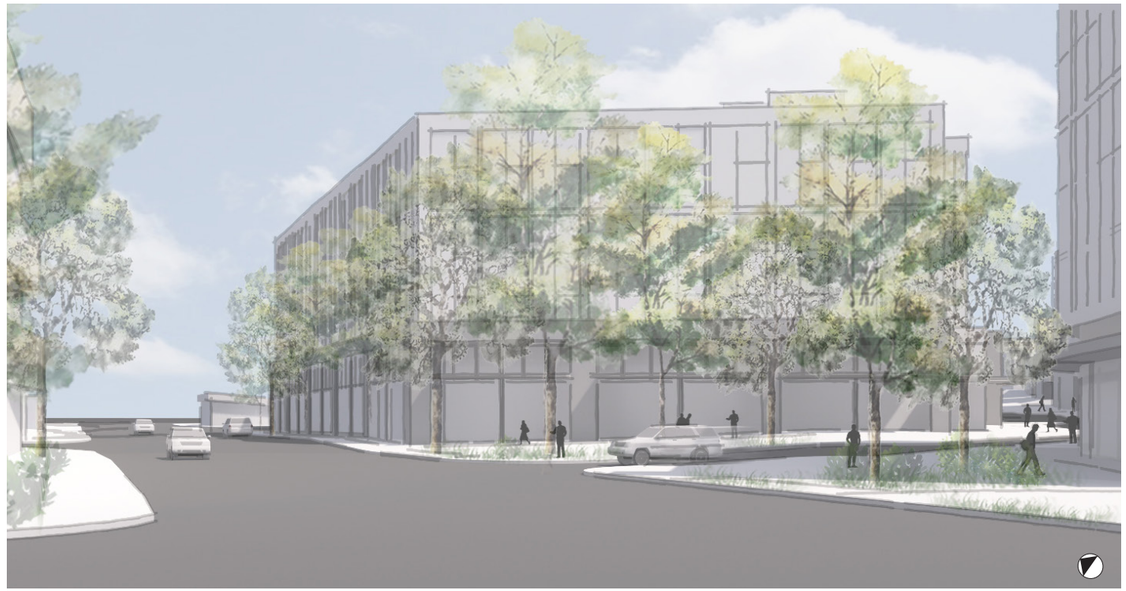


VIEW 1 - LOOKING SOUTHEAST ALONG RAINIER AVE S.
PREFERRED MASSING



VIEW 1 - LOOKING SOUTHEAST ALONG RAINIER AVE S.
GOOGLE EARTH

RAINIER AVE S. - INSPIRATION IMAGES



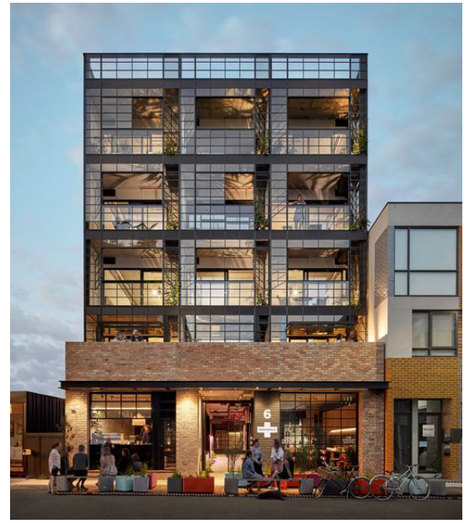
VIEW 2 - LOOKING NORTH ALONG RAINIER AVE S.
PREFERRED MASSING



VIEW 2 - LOOKING NORTH ALONG RAINIER AVE S.
GOOGLE EARTH



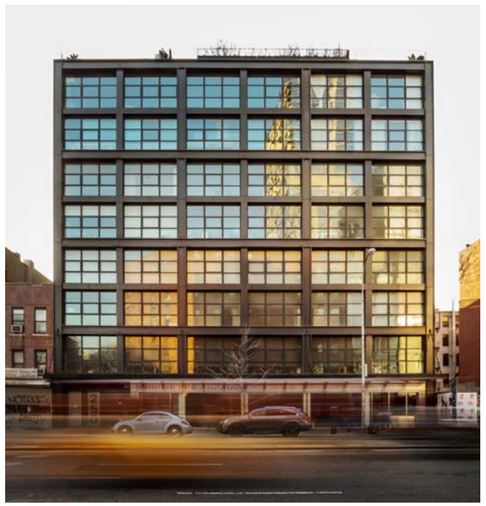
EXPRESSED FLOOR LINES AND STRUCTURAL GRID



MASONRY BASE
AND LIGHTWEIGHT UPPER STORIES



MASONRY FRAME STREET WALL WITH CURVED FORM



STRONG STREET WALL
AND STRUCTURAL EXPRESSION

RAINIER AVE S. MASSING | ARCHITECTURAL EXPRESSION

The industrial history of north Rainier Valley will inform the massing and material development of the West and South buildings along Rainier Ave S, the most commercial and urban right-of-way at Grand Street Commons. Strong street walls, structural expression and the use of masonry or other load bearing material at the base is proposed.

URBAN DESIGN APPROACH

RAINIER AVE S - PORCH AS PORTICO

Physical Ave S Porch = PORTICO

Public Gathering, Commerce, Pedestrian priority.



The Italian portico is a formal space for interaction under the protection of cover for pedestrians at the street front. It often is defined by an expressed structural rhythm in the form of columns that separate the portico from adjacent open space. These spaces are used for protected outdoor dining and other commercial activity. Porticos were often found at civic buildings fronting on large open spaces such as town squares.



The image above combines the critical aspects of the portico - pedestrian priority, overhead weather protection, and space for gathering - in a contemporary architectural language.



The portico could be distilled down further to a singular space without structural rhythm. In this example, the large scale and extensive glazing draw attention to this space, with structural building overhangs defining the portico of this commercial building.



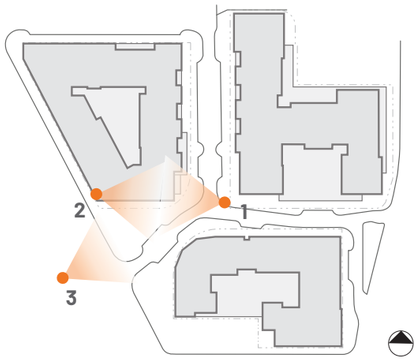
VIEW 1: PERSPECTIVE OFTHE PORTICO AT THE WEST BUILDING, SOUTH FACADE



VIEW 2: PERSPECTIVE FROM WITHIN THE PORTICO AT THE WEST BUILDING, SOUTH FACADE



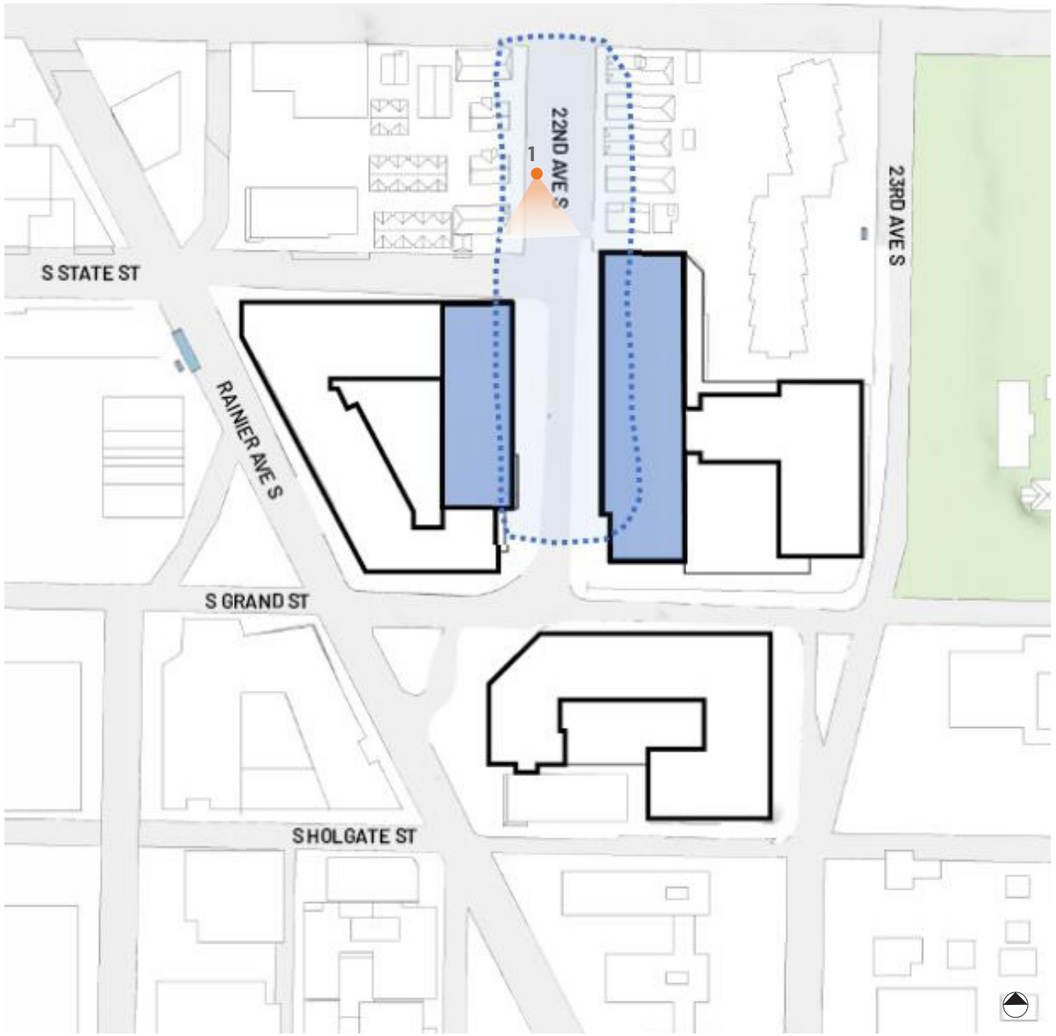
VIEW 3: PERSPECTIVE VIEW OF GRAND STREET COMMONS



URBAN DESIGN APPROACH
22nd AVE S- PHYSICAL ATTRIBUTES

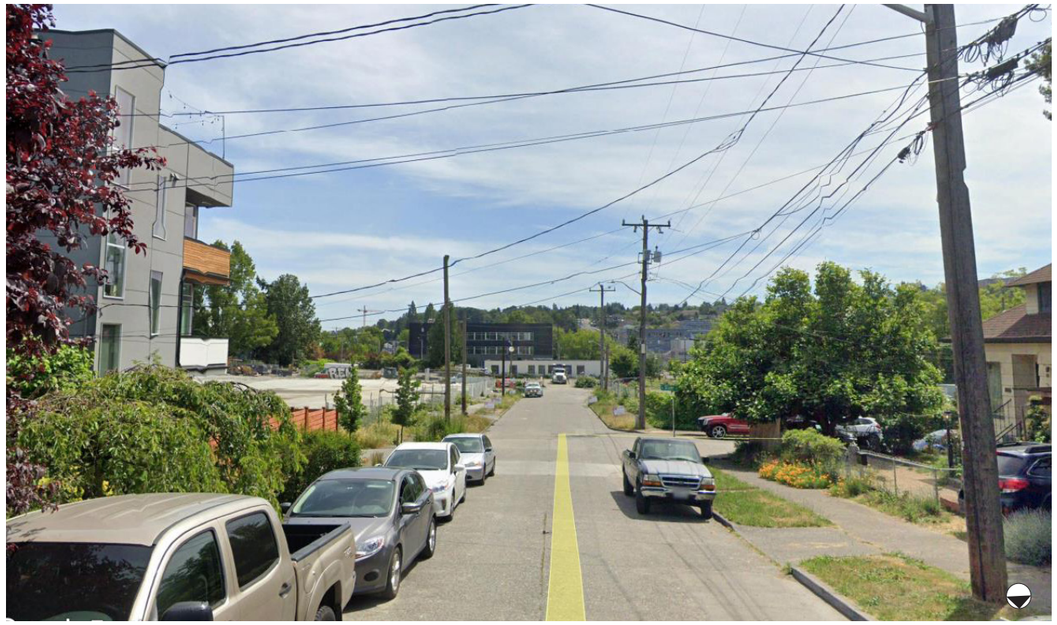
Physical Attributes - **22nd AVE S**

Low traffic, mixed -scale residential, pedestrian opportunity.





VIEW 1 - LOOKING SOUTH ALONG 22ND AVE S.
PREFERRED MASSING



VIEW 1 - LOOKING SOUTH ALONG 22NDS AVE S
GOOGLE EARTH

22nd AVE S - INSPIRATION IMAGES



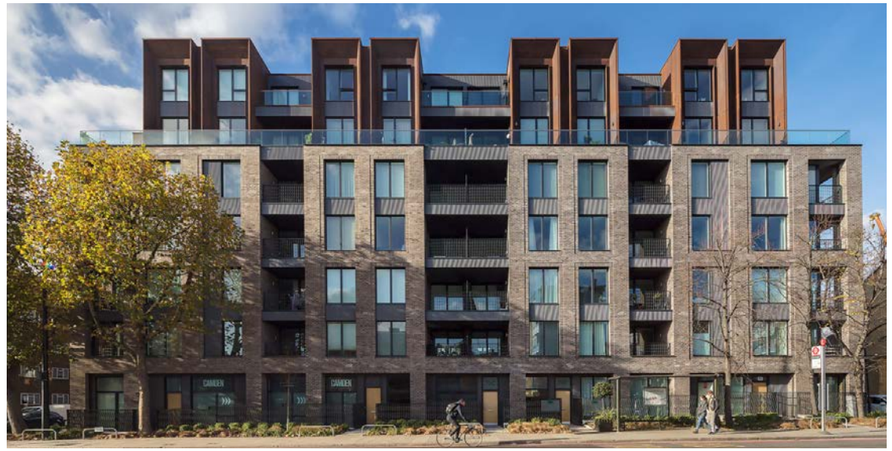
LARGE BALCONIES BETWEEN BAYS



VERTICAL EXPRESSION, NARROW BAYS CARRIED DOWN TO GRADE



TOWNHOUSES WITH TALL STOOPS



VERTICAL EXPRESSION, LARGE BALCONIES, DISTINCT GROUND RELATED RESIDENTIAL LANGUAGE AT BASE



VIEW 2 - PERSPECTIVE OF PREFERRED MASSING ALONG 22ND AVE S



22ND AVE S. MASSING | ARCHITECTURAL EXPRESSION

22nd Ave S will be well protected from the busy traffic east and west of Grand Street Commons by the proposed building massing. This creates an opportunity to extend the residential character already established north of S State Street on 22nd Ave S towards the heart of Grand Street Commons. The outdoor room will be flanked by residential uses at both the East and West blocks.

URBAN DESIGN APPROACH
22nd AVE S - PORCH AS STOOPS

22nd AVE S PORCH= **STOOPS**, balconies and decks

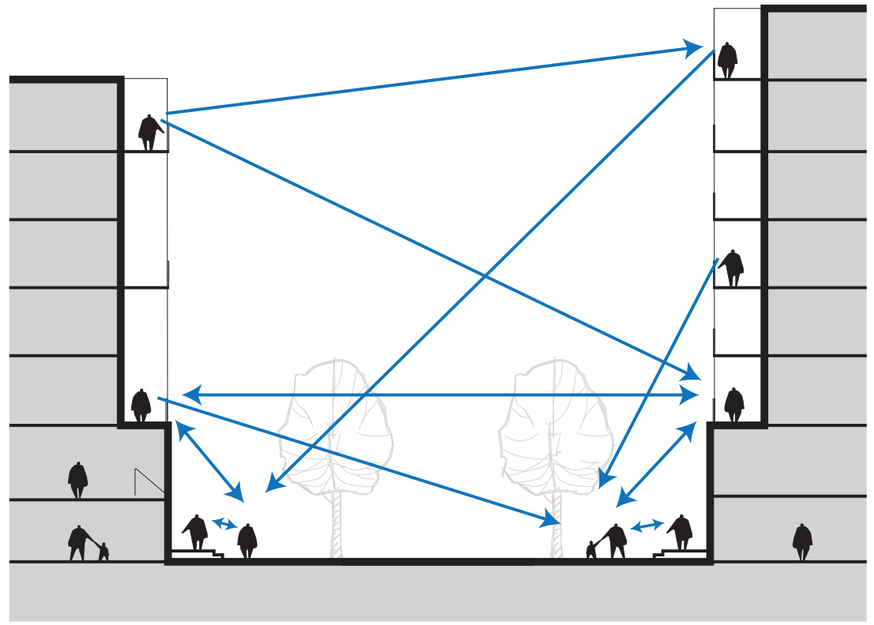
Places to see and be seen.



Urban rowhouses with mixed height entries, stoops, and commercial shops at grade. Large windows at upper stories provide opportunities for interaction with the street below. Paserbys are observed and those occupying the edges watch and interact with urban life.

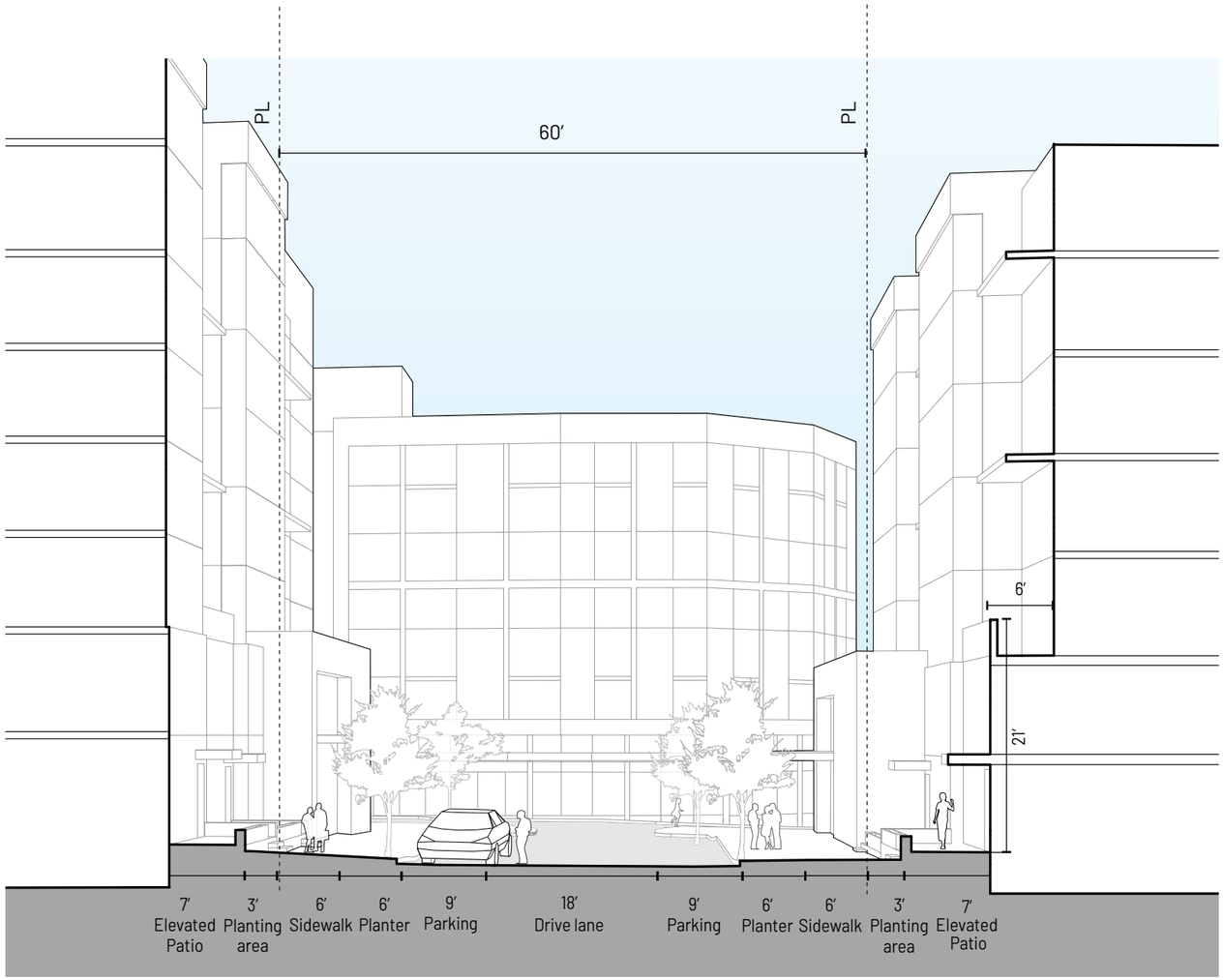


The stoop itself was a place to pass time and make oneself available for social interaction. It acted as an extension of indoor living space and allowed for community interaction.

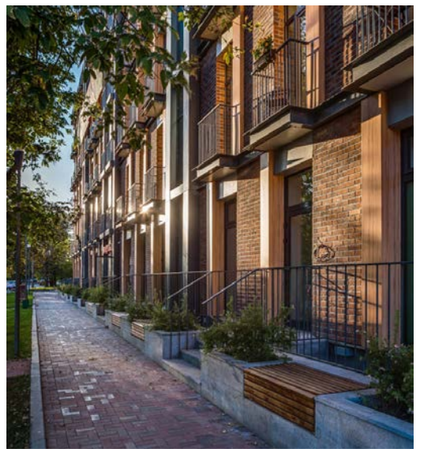


The 'see and be seen' nature of the stoop can be applied to multi-story buildings in the form of upper level patios, balconies and roof decks.

URBAN DESIGN APPROACH
22nd AVE S - PORCH AS STOOPS



STREET SECTION PERSPECTIVE AT 22ND AVE S



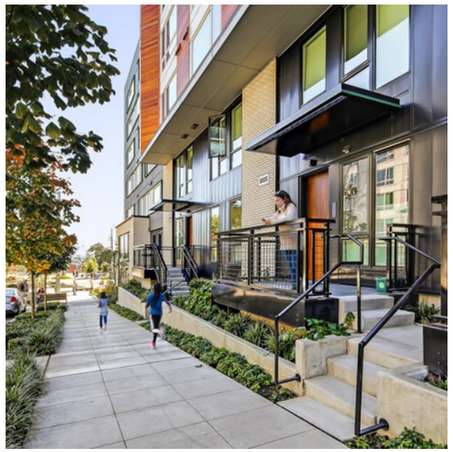
LOW STOOPS WITH INTEGRATED SEATING



ROWHOUSE STYLE STOOPS



HARDSCAPE LOW STOOPS WITH ELEVATED PATIOS AND STAIRS



FRONT PORCH ELEVATED ABOVE THE SIDEWALK WITH PLANTER SEPARATION

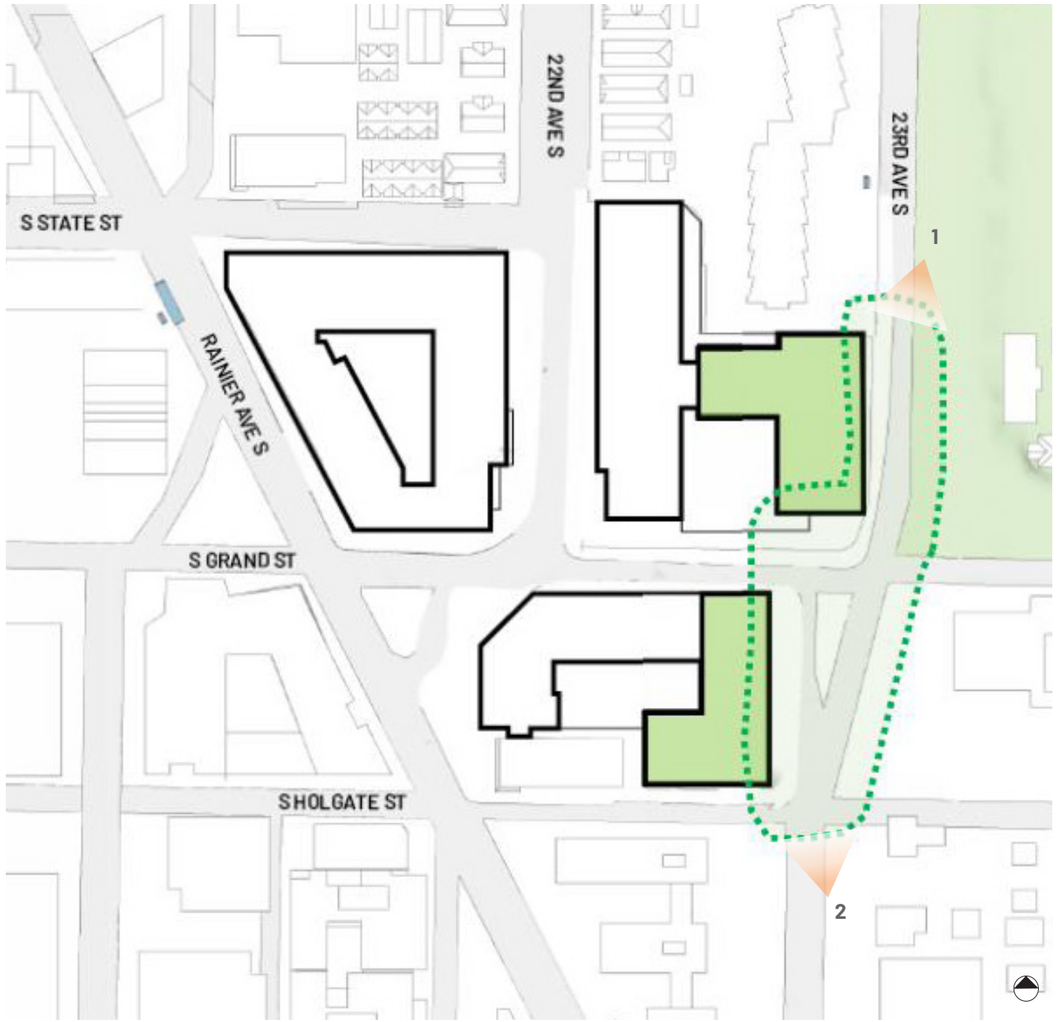
22ND AVE S. MASSING | RESIDENTIAL AT GRADE

Significant setbacks at street level and above are proposed to allow additional space for comfortable public to private transitions. Ground level residential units will feature entries slightly above adjacent sidewalk grade to create stoops. Gracious balconies are planned at the upper levels to provide additional opportunities for residents to interact with the streetscape below.

URBAN DESIGN APPROACH
23rd AVE S- PHYSICAL ATTRIBUTES

Physical Attributes - **23rd AVE S**

Broad street, large trees, established green space





VIEW 1 - LOOKING SOUTH ALONG 23RD AVE S
PREFERRED MASSING



VIEW 1 - LOOKING SOUTH ALONG 23RD AVE S
GOOGLE EARTH

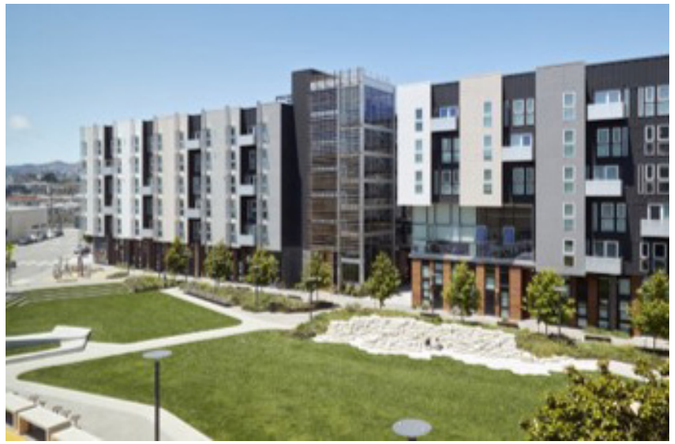
23rd AVE S - INSPIRATION IMAGES



VIEW 2 - LOOKING NORTH ALONG 23RD AVE S
PREFERRED MASSING



VIEW 2 - LOOKING NORTH ALONG 23RD AVE S
GOOGLE EARTH



RHYTHMIC MASSING ADJACENT TO BROAD OPEN SPACE



SIMPLE MASSING ADJACENT TO ENCLOSED OPEN SPACE



RESIDENTIAL UNITS ABOVE PASSIVE GREEN SPACE
(STORMWATER PLANTER)



MULTI-STORY BUILDING ADJACENT TO SIDEWALK + GREEN SPACE
(STORMWATER PLANTER)

23RD AVE S. MASSING | ARCHITECTURAL EXPRESSION

The new buildings on the East and South blocks will form an outdoor room framing the large trees at the traffic island west of 23rd Ave S. This green space in combination with the dense greenery at the park and church east of the site provide an opportunity for quiet residential use. However, fast traffic and significant grade change makeit less friendly to ground related housing than 22nd Ave S. Elevating the ground related housing and separating it from the sidewalk with dense planting or bioretention is recommended. Large street walls with organized facade expression will provide a quiet back drop to the dense greenery along 23rd Ave S. E

URBAN DESIGN APPROACH
23rd AVE S - PORCH AS ENGAWA

23RD AVE S PORCH = ENGAWA

Places for outlook and observation.



The Japanese engawa is a shallow space at the edge of the building fronting nature. It provides space for quiet contemplation by an individual or intimate group. The engawa often floats over the landscape, allowing grade to draw up to or under the walking surface. Overhead weather protection is common, often formed by the overhand of the roof above.



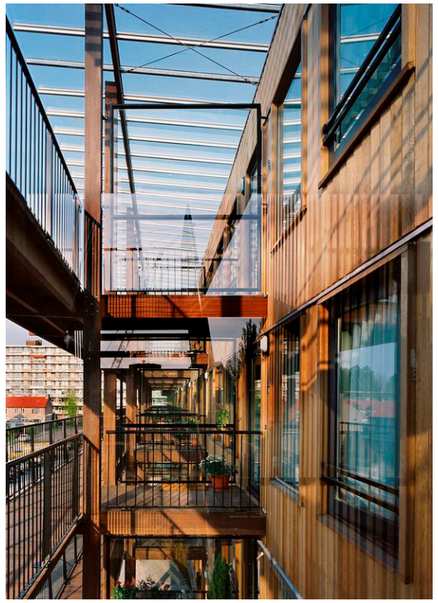
The example above shows a private deck at a residential unit in a multi-family building. It floats over the landscape and provides opportunity to occupy the building edge, adjacent to a densely landscaped courtyard.



The engawa could be applied to a multi-story building in the form of private balconies. These shallow spaces are further removed from grade below, but they still provide residents the ability to occupy the building edge and experience a connection to nature. Stacking balconies provides overhead weather protection to the unit below.



EXTERNAL FRAME SET OFF SKIN CREATE SPACES TO OCCUPY THE BUILDING EDGE



EXTERNAL FRAME SET OFF SKIN CREATE SPACES TO OCCUPY THE BUILDING EDGE



STUDY AT EAST FACADE OF EAST BUILDING SHOWING EXTRUDED FRAME AND OCCUPIABLE SPACE AT BUILDING EDGE



EXTRUDED WOVEN FACADE CREATES FRAME EXTRUDED FROM THE MASSING WITH OCCUPIABLE SPACE IN BETWEEN.



EXTRUDED WOVEN FACADE CREATES FRAME EXTRUDED FROM THE MASSING WITH OCCUPIABLE SPACE IN BETWEEN.

EXTERNAL SKIN TO OCCUPY THE BUILDING EDGE



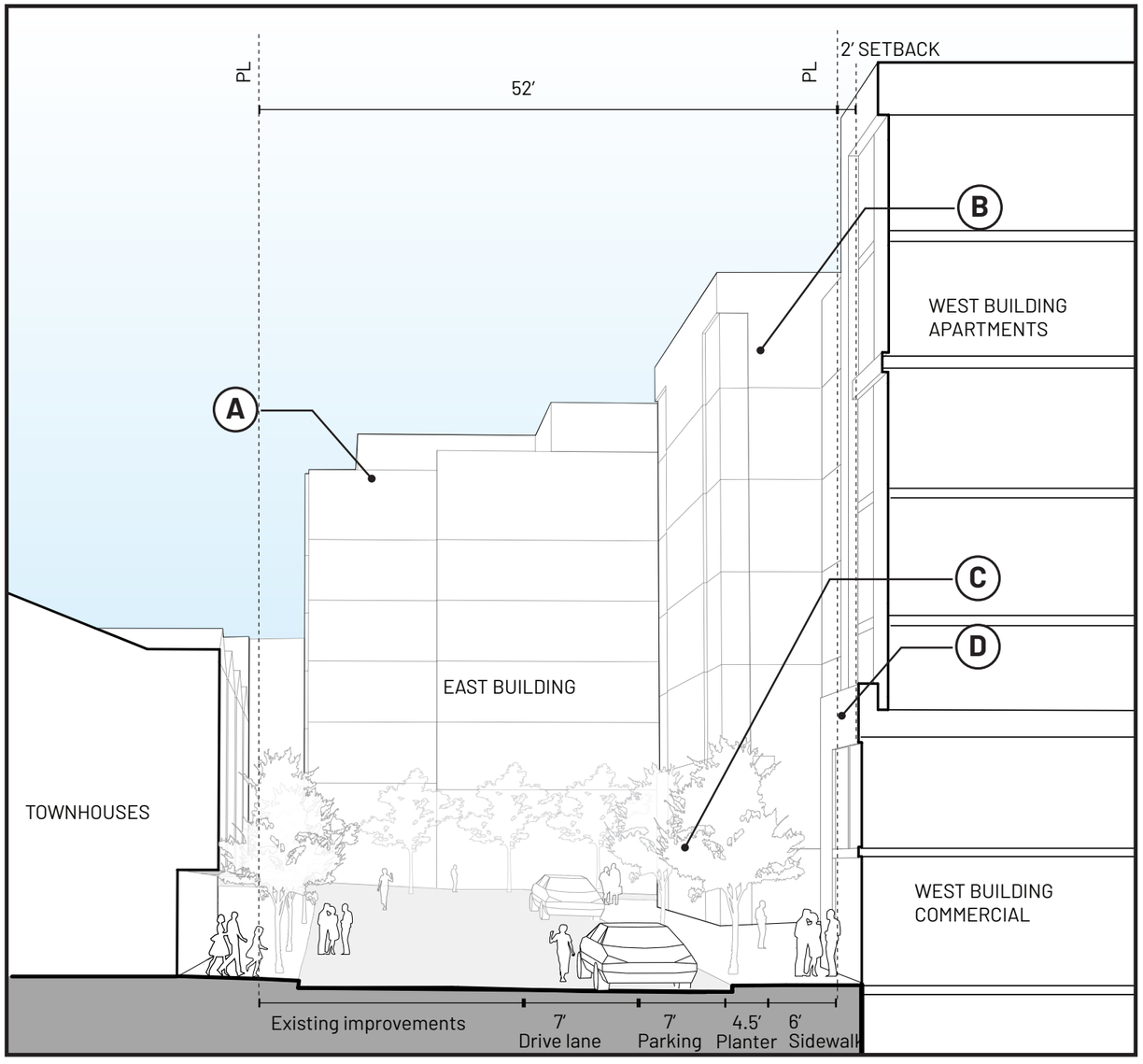
URBAN DESIGN APPROACH
STREET SECTIONS - S STATE STREET

S STATE STREET SECTION

The East and West buildings will both have significant impact on the character of S State Street between Rainier Ave S and 22nd Ave S. The north end of the East building's west-facing facade will provide a visual terminus for the street, which currently looks on a vacant lot and the backside of the senior apartments beyond. The new building features significant setbacks at the top floor to help the massing transition down to the MR zone north of the alley. The West building preferred massing proposes a significant facade break over the parking and loading entry to help break down the scale of the project and provide visual cues to pedestrians and vehicles that a significant building access point is provided along that facade.

Streetscape improvements will include a 6' sidewalk along S State Street, street trees and planter areas agains the curb. Dimensions have been provided on the section perspective to illustrate the right-of-way width.

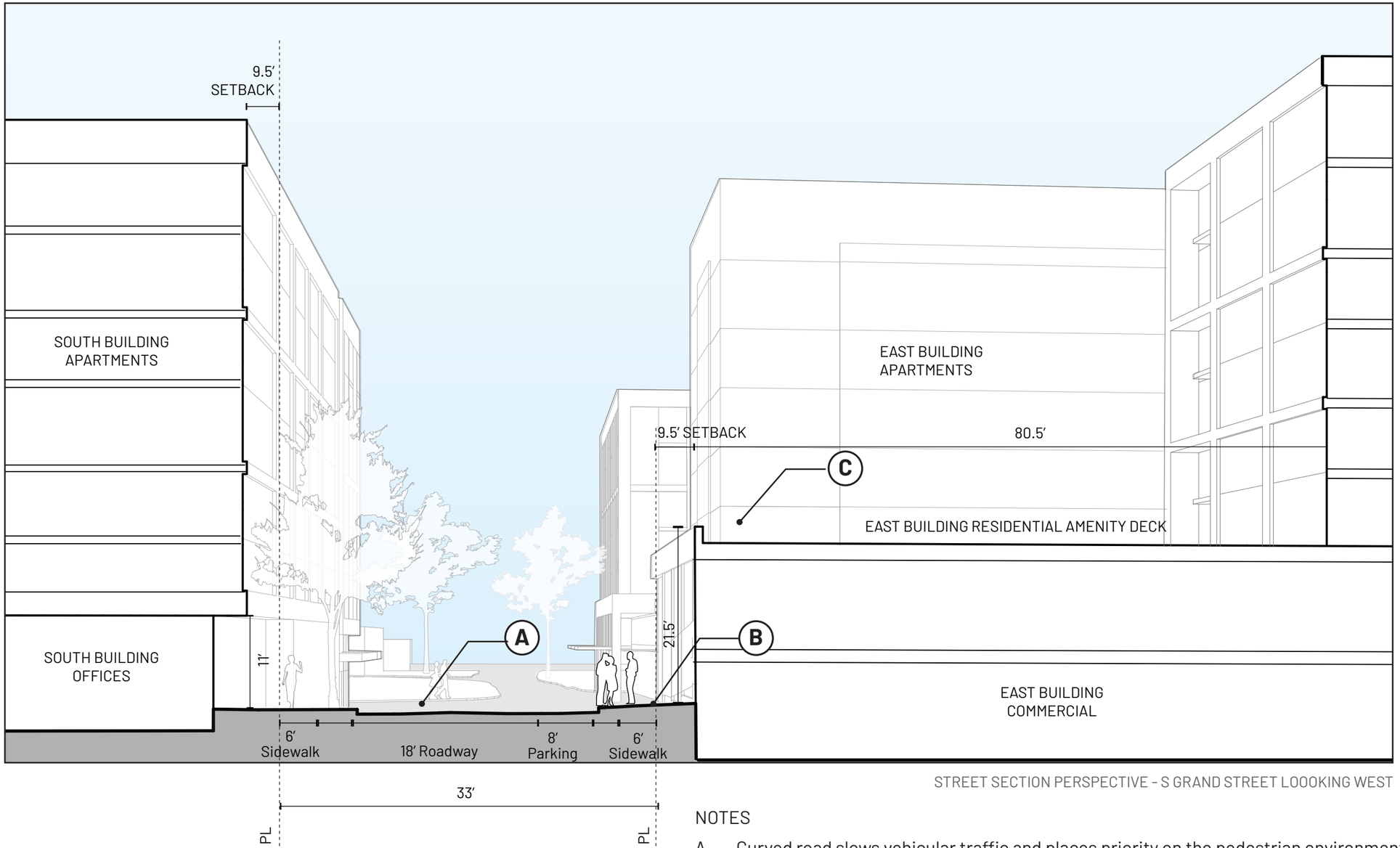




STREET SECTION PERSPECTIVE - S STATE STREET LOOOKING EAST

NOTES

A. East building steps down at top to better relate to lower density buildings north of the alley.
B. Massing break at upper stories helps draw pedestrian and vehicular attention to the garage entry and loading areas.
C. Residential use at NE corner of the West building begins streetscape language to tie into 22nd Avs S improvements.
D. Two story retail base wraps around north facade of West building to establish lower height at grade and better relate to TH units across the street.

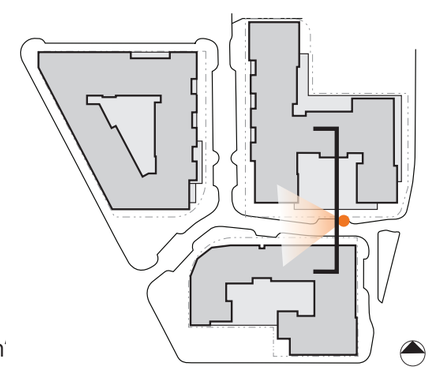


STREET SECTION PERSPECTIVE - S GRAND STREET LOOKING WEST

S GRAND STREET SECTION

S Grand Street is currently unimproved and only 33' feet wide. Increasing to the required 52' right-of-way width will require a 9'-6" building setback on both the East and South blocks. To accentuate the desired pedestrian nature for Grand Street Commons, the project team is proposing a non-standard street section along S Grand St that take advantage of the large building setback to push required right of way improvements like sidewalk widths and planter strips onto private property. This provides the space needed for the roadway itself to accomodate gentle curves, which in turn create deeper pockets of planting space and passively slow down vehicular traffic.

To further enhance the S Grand St right-of-way, the preferred massing on the East block features a large setback at the podium level to relate the residential amentity courtyard to the street area below. The 1.5 - 2 story height above the sidewalk is low enough to allow the edge of the gathering space to engage with the activity below.



NOTES

A. Curved road slows vehicular traffic and places priority on the pedestrian environment.
B. Large setbacks provide more space for planting and street trees.
C. Residential podium deck has close proximity to the street below, creating a large "porch" furthering the connection between public and private space at Grand Street Commons.

MASSING DEVELOPMENT
PREFERRED MASSING SUMMARY



COMBINED AERIAL VIEW OF MASSING DEVELOPMENT OF PREFERRED OPTIONS



LANDSCAPE PLAN WITH PREFERRED BUILDING MASSING

GRAND STREET COMMONS

The three buildings at Grand Street Commons all tie into the same streetscape plan. The project team has had preliminary conversations with SDOT to review the South block Alley Vacation and the road realignment proposed for S Grand Street. Pending design guidance from SDOT, some of the key elements intended for the street improvements include:

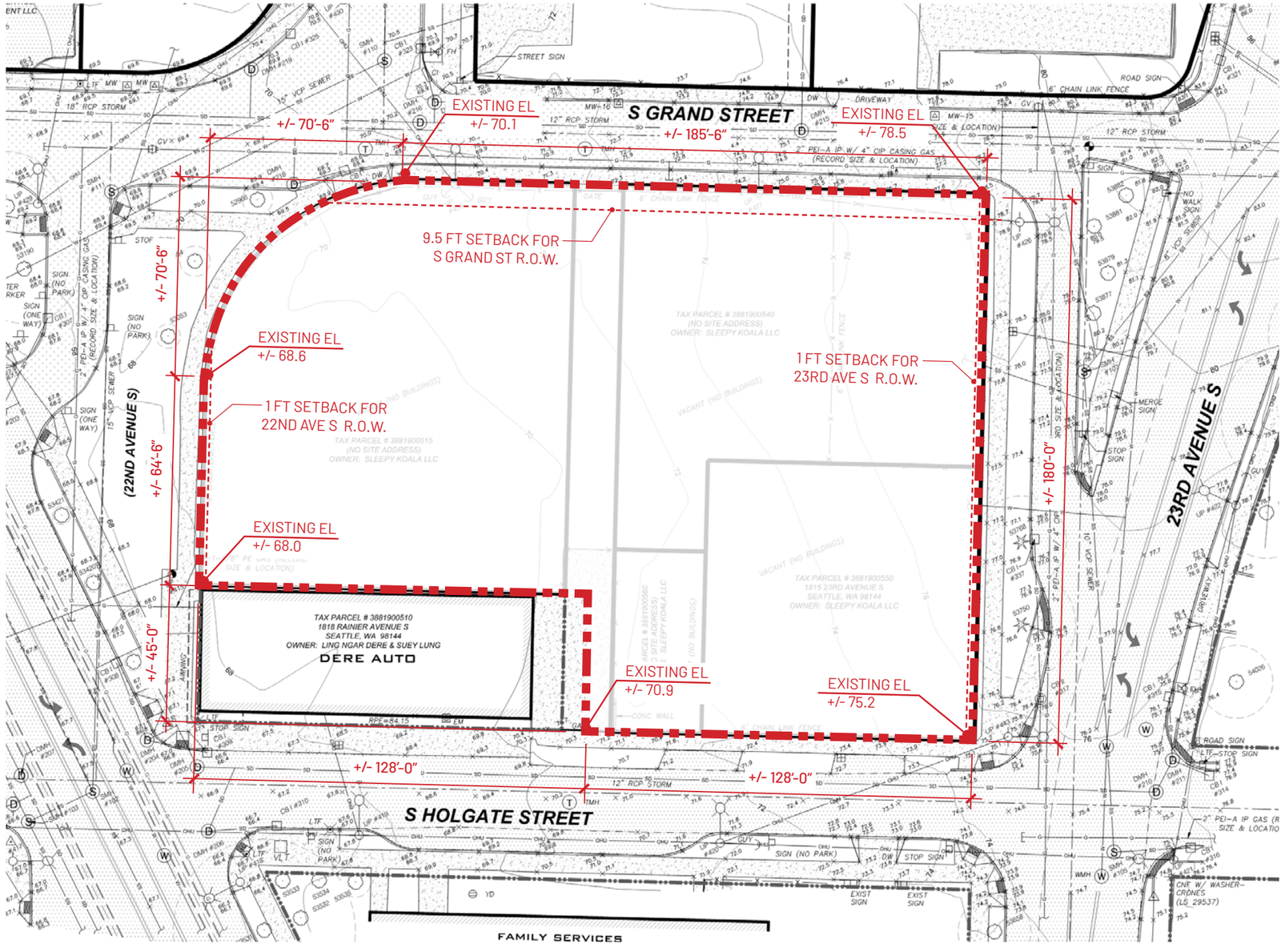
1. Eliminating one of two points of vehicle connection to Rainier Ave S, and therefore increasing the amount of pedestrian space in the right-of-way available for plaza improvements.
2. Including a slight curve to the improved S Grand Street east of the plaza, to further slow vehicle traffic and create a safe and interesting pedestrian environment.
3. Consolidate commercial retail entries near the intersection of S Grand Street and 22nds Ave S.
4. Develop an appropriate streetscape language for residential uses at grade along 22nd Ave S.
5. Begin to identify areas for planting and bioretention at grade.
6. Preserve existing street trees and increase canopy with additional trees.

Block by block information and example images may be found later in each design packet. See Table of Contents for page number.

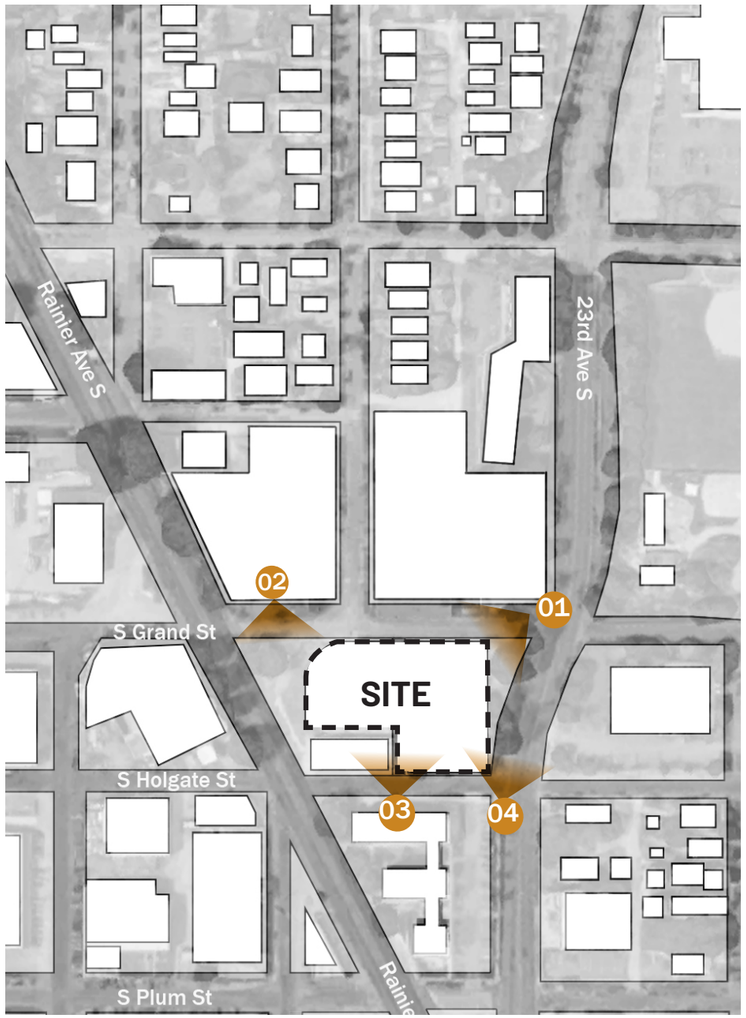
Note: This plan reflects the applicant's preferred building configuration at each block.

SOUTH BLOCK ANALYSIS
SITE SURVEY





SITE PHOTOS





01 View from Site Northeast



02 View from Site Northwest



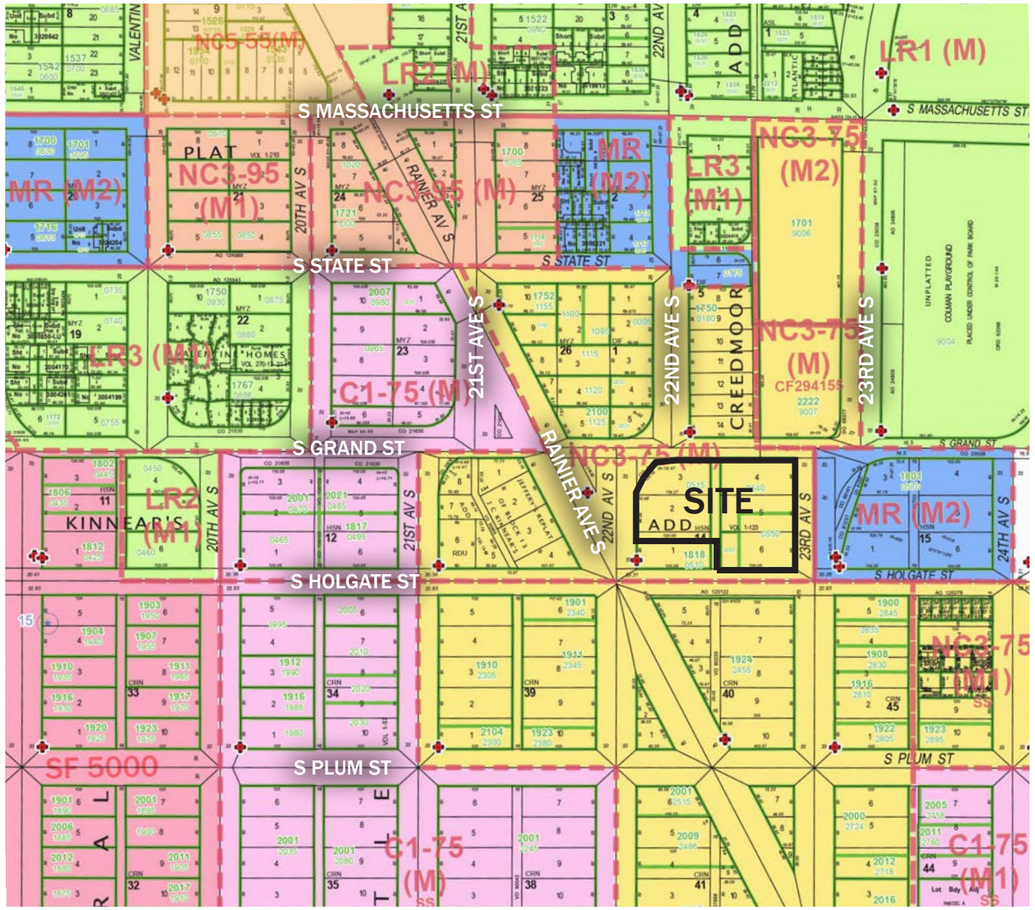
03 Alley



04 23rd Ave

PAGE INTENTIONALLY LEFT BLANK

SUMMARY- SOUTH BLOCK



- LR1 & LR2& LR3
- NC3-95
- NC3-75
- C1-75
- MR
- SF 5000

ZONING DESIGNATION

NC3-75' (M)

NEARBY ZONING

North, West and South of Site: NC3-75' (M)

East of Site: MR (M2)

NC3-75'
Chapter 23.47A - Commmercial
Key Zoning Code Criteria

Code Section	Topic	Summary
23.47A.005.C	**Street Level Uses**	Limits to residential use at grade do not apply to this project.
23.47A.008.A.2	**Blank Facades**	Blank Facades may not exceed 20' in width or 40% of the width of a structure along the street.
23.47A.008.B	**Non-Residential requirements**	60% Transparency required
		Average depth of 30' and min. depth of 15'
		Floor to floor height is min. 13'-0"
23.47A.008.D	**Residential at grade**	At least on street-level, street-facing façade shall have a visusally prominent entry
		The floor of a dwelling unit shall be 4' above or below sidewalk grade or be set back at least 10 feet from the sidewalk.
23.47A.012	**Structure Height**	Per zone - 75'
23.47A.013	**Floor Area Ratio (FAR)**	FAR = 5.5
23.47A.014	**Setback Requirements**	Upper level setback abutting an MR zone - does not apply when MR zone is part of the same building.
		Upper level setback for street-facing facades - setback of 8 feet is required above 65 feet.
	Façade Modulation	Structures > 250' in width must have one protion of the structure 30 feet or greater setback 15 feet min from the front property line.
	Decks and Balconies	Are permitted within the setback area.
23.47A.016	**Green Factor**	Green Factor of 0.3 or greater is required.
23.47A.022	**Light and Glare**	Exterior lighting must be shielded and directed away from adjacent uses.
		Driveways and parking areas shall be screened from adjacent properties by a fence or wall between 5 feet and 6 feet in height
23.47A.024	**Amenity Area**	5% total fross floor area in residential use.
		Amenity areas shall not be enclosed.
23.47A.032	**Parking Access**	Parking shall be from the alley.
23.54.015	**Parking requirements**	no minimum parking required for residential or commercial use

ZONING SUMMARY

The entire project site is zoned NC3-75' (M). The same zone extends across S Grand Street to the north, Rainer Ave S to the west, and S Holgate Street to the south. The block east of the site on the opposite side of 23rd Ave S is zoned MR (M2). This block is pursuing an alley vacation to eliminate the plotted (but unimproved) alley running north/south through the center of this block.

SOUTH BLOCK ANALYSIS

STREET ELEVATION - S GRAND STREET



RAINIER AVE S

A. NORTH ELEVATION OF GRAND STREET



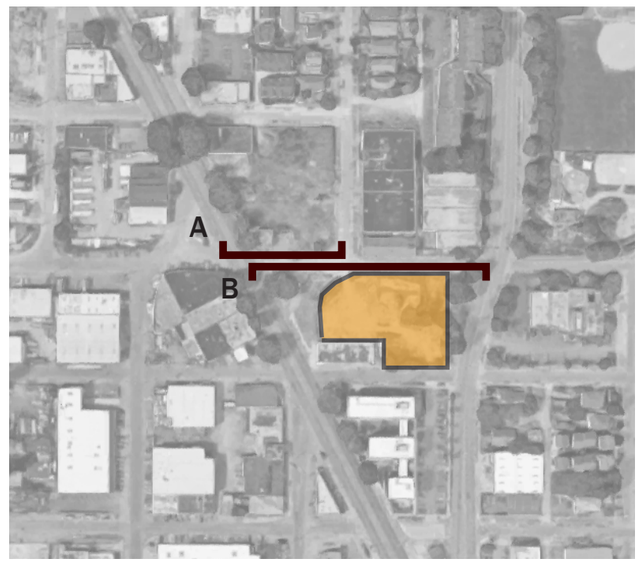
23RD AVE S

B. SOUTH ELEVATION OF GRAND STREET

STREET ELEVATION - S GRAND STREET



22nd AVE S



PROJECT SITE



ALLEY



RAINIER AVE S

SOUTH BLOCK ANALYSIS

STREET ELEVATION - 23rd AVE S

PROJECT SITE



A. WEST ELEVATION OF 23rd AVE S

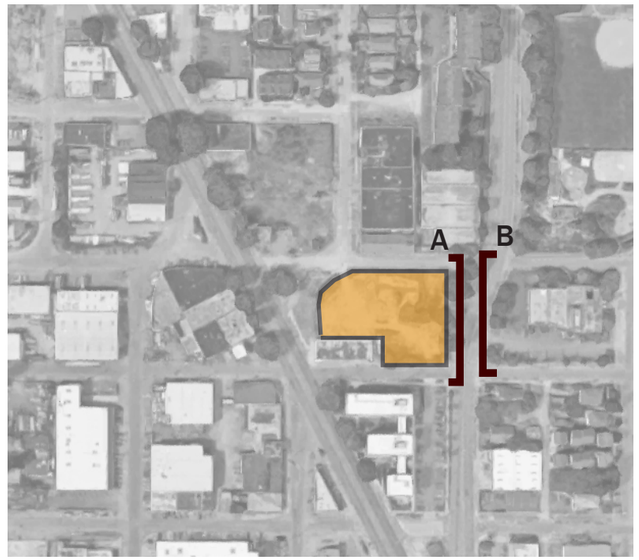


B. EAST ELEVATION OF 23rd AVE S

STREET ELEVATION - 23rd AVE S



S GRAND ST





S HOLGATE ST.

SOUTH BLOCK ANALYSIS

STREET ELEVATION - S HOLGATE STREET



A. NORTH ELEVATION OF S HOLGATE STREET



B. SOUTH ELEVATION OF S HOLGATE STREET

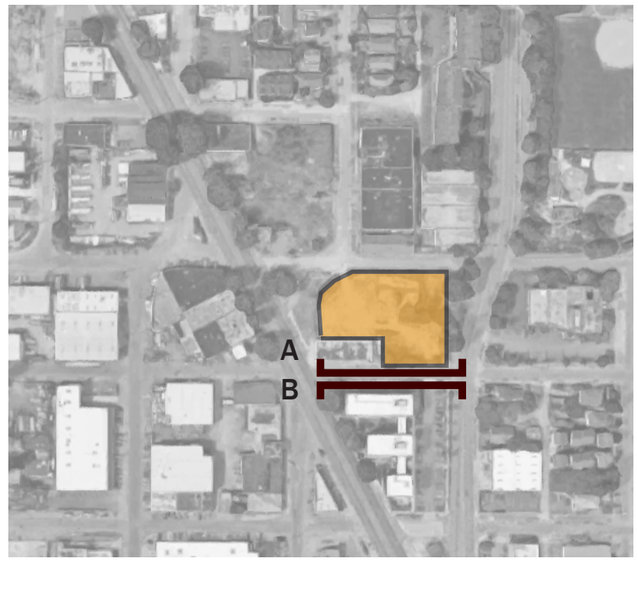
STREET ELEVATION - S HOLGATE STREET



23RD AVE S



RAINIER AVE S



SOUTH BLOCK ANALYSIS

STREET ELEVATION - RAINIER AVE S

PROJECT SITE



S GRAND ST

A. EAST ELEVATION OF RAINIER AVE S



S HOLGATE STREET

B. WEST ELEVATION OF RAINIER AVE S

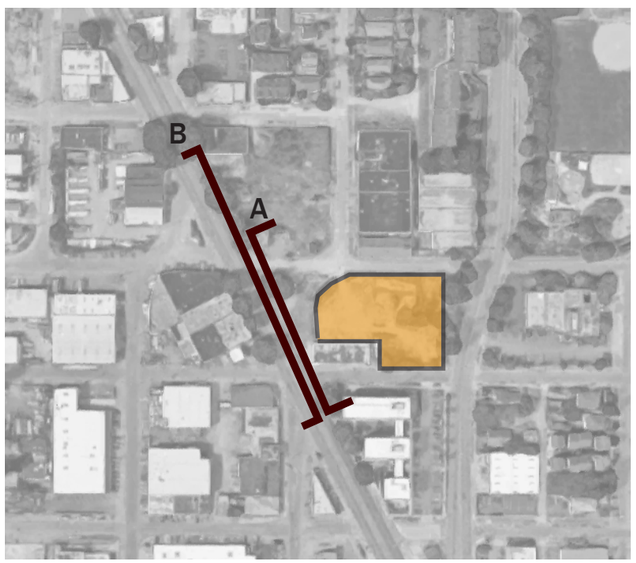
STREET ELEVATION - RAINIER AVE S



S HOLGATE STREET



S GRAND ST



MASSING STUDY
NO ALLEY-VACATION STUDY

SUMMARY

The South block is comprised of two parcels separated by a north/ south public alley. The alley property is not in public use, nor does it contain public utilities. Vacation of the alley is proposed to allow for more affordable housing units, built in a single building. Combining the parcels results in a continuous street frontage along S. Grand Street uninterrupted by curb-cuts to support the overall urban design vision for Grand Street Commons.

A Pre-Petition Meeting was held with the Seattle Design Commission on 11/21/19. At the meeting the applicant demonstrated the potential public trust and benefits of alley vacation.

The SDC generally supported pursuit of the proposed vacation and provided the following guidance (summary taken from SDC Meeting Minutes dated 12/13/19):

1. Form and massing should reflect transition from high density along Rainier to low density along 23rd Ave.
2. Building perimeter should thoughtfully interact with surrounding streetscape.
3. Don't neglect facades on streets NOT facing Grand Street.
4. Clarify how public plaza space will be used.
5. Make sure it feels public, not an extension of private spaces.
6. Make sure the public space serves the broader neighborhood.
7. Broaden community engagement, incorporate community preferences, and consider including spaces for locally owned and minority owned businesses.

DATA SUMMARY

- Number of Buildings: 2
- Total Residential Units: 168
- Parking located below grade

PROS

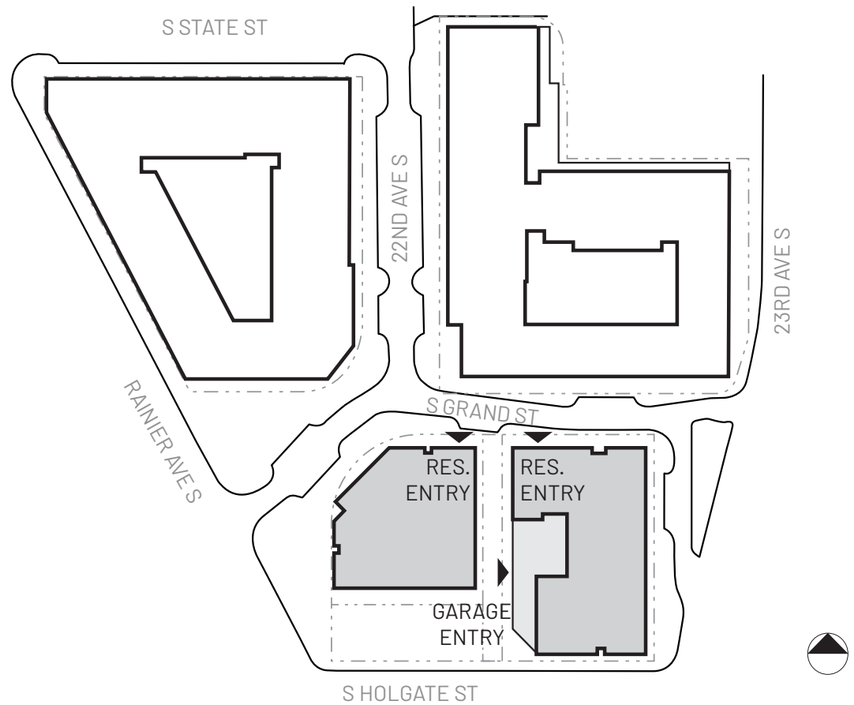
- Eliminates the need for an alley vacation.
- Alley provides service access within the site rather than along perimeter streets.

CONS

- Alley curb-cut increases traffic congestion, reduces pedestrian safety on S. Grand St.
- Less opportunity for continuous activation of street frontage on S. Grand St.
- Fewer affordable apartments possible.
- Two separate buildings results in higher cost of construction, more public funds required.
- Below grade parking required.
- Redundant lobbies and support services required.

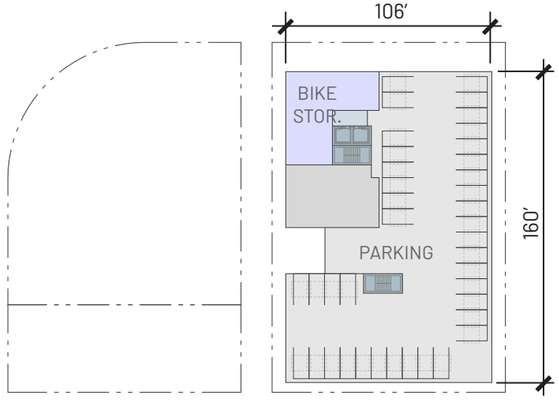
COMPARISON CHART

	WITHOUT ALLEY VACATION	WITH ALLEY VACATION	RESULT OF ALLEY VACATION
# OF BUILDINGS	2	1	One less building eliminates redundancy in building services, consolidates parking and loading access points, reduces operation costs and improves security.
COST OF CONSTRUCTION	$77,198,455	$85,377,966	More efficient construction and elimination of redundant services such as vertical circulation, lobbies and trash space reduces the total cost of construction by approximately $70,000/unit.
# OF APARTMENTS	168	202	Provides 35 additional units of affordable housing. In addition, the percentage of family sized units increases from 21% to 29% in the single building configuration.
OH / COST PER UNIT	$137,345	$83,309	40% reduction in cost per unit for the Office of Housing funding. This generates 35 additional housing units while simultaneously saving over $4.7 million in Office of Housing costs.

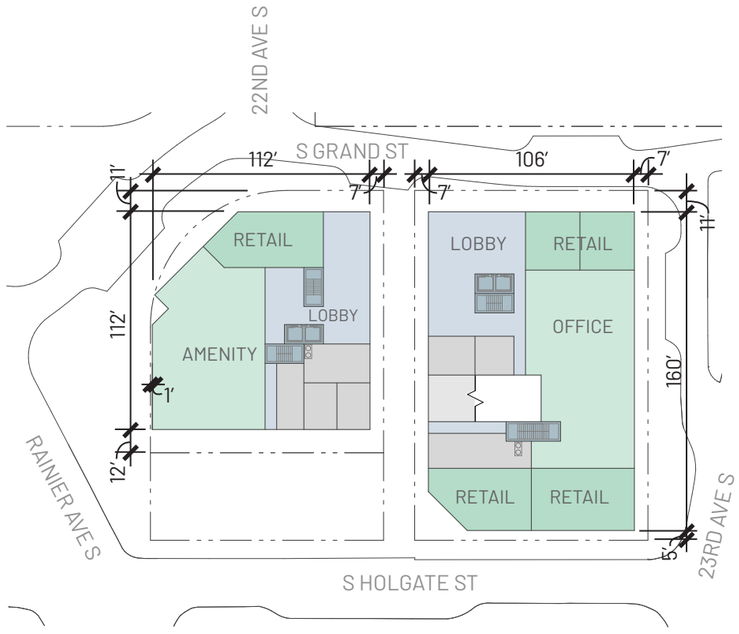




PERSPECTIVE VIEW FROM NORTHWEST CORNER



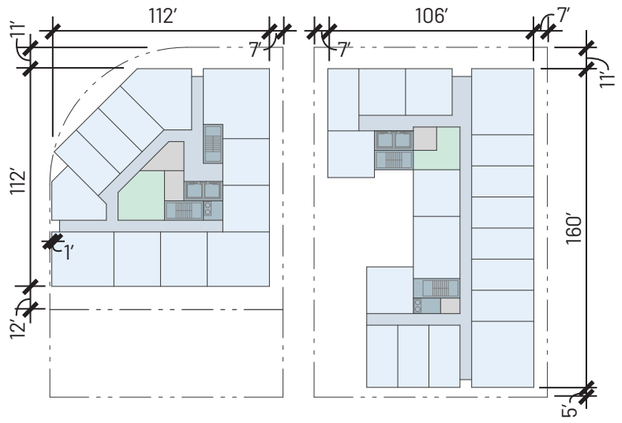
LEVEL P1



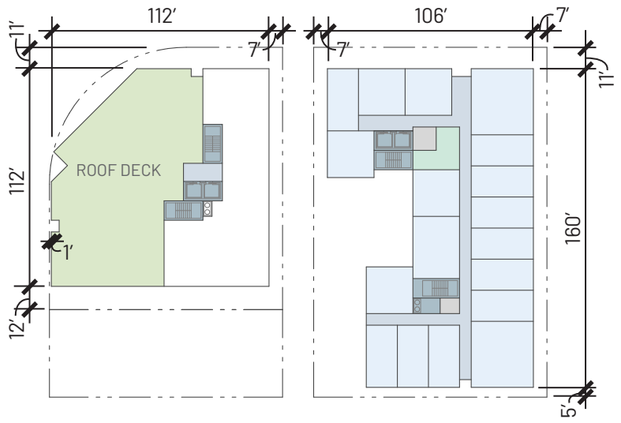
LEVEL 1



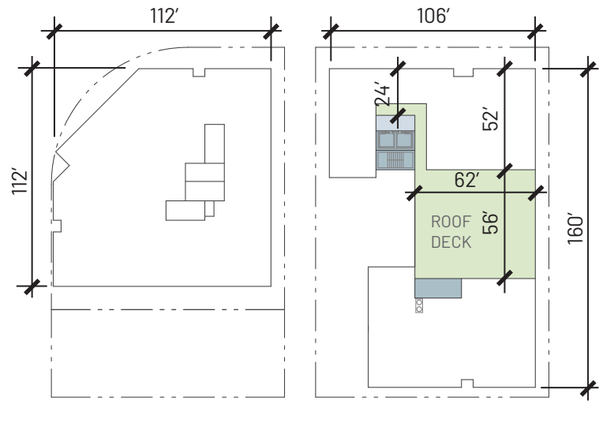
LEVEL 2



LEVEL 3-6



LEVEL 7



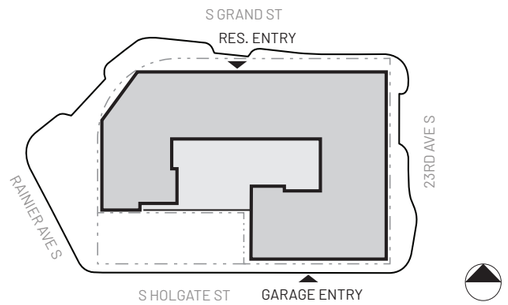
ROOF LEVEL

RESIDENTIAL
LOBBY/ CIRCULATION
AMENITY SPACE
ROOF DECK
RETAIL

MASSING CONCEPTS
SUMMARY

OPTION A (CODE COMPLIANT)





PROPOSED GROSS RESIDENTIAL: 200,132 SF

- Total Residential Units: 202
- Total Parking: 41
- Total Commercial Area: 10,282 SF

PROS

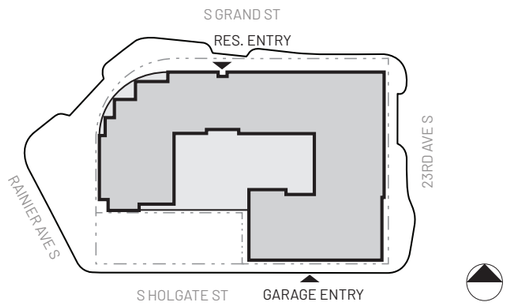
- Code compliant scheme.
- Resident courtyard opens to south.
- Service functions consolidated to a single curb cut on Holgate, no curb cuts along other streets.

CONS

- Minimal modulation on all sides.
- No relationship between massing and ground plane concepts.
- No setbacks at grade for exterior commercial use or to denote prominent entry points.
- Angled massing at northwest cornerprovides a softer transiton between the west and north facades, but is less successful than the preferred option.

OPTION B





PROPOSED GROSS RESIDENTIAL: 195,436 SF

- Total Residential Units: 202
- Total Parking: 40
- Total Commercial Area: 9,791 SF

PROS

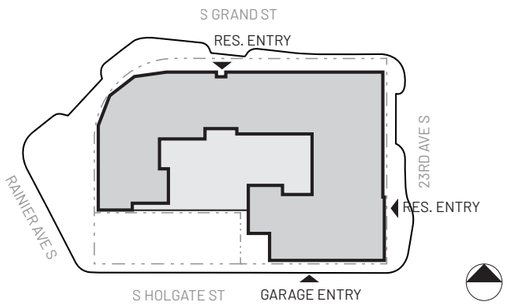
- Code compliant scheme.
- Massing erosion at northwest corner responds to West building massing and creates interest at the proposed public plaza.
- Prominent entries are set back at grade, though other portions of the facade are not.
- Resident courtyard opens to south.
- Service functions consolidated to a single curb cut on Holgate, no curb cuts along other streets.

CONS

- Commercial spaces are not set back to provide space for exterior function or engage the right of way.
- Eroded building massing at upper levels may prove impractical to build and does not greatly enhance the pedestrian experience at grade.

OPTION C (PREFERRED)





PROPOSED GROSS RESIDENTIAL: 195,526 SF

- Total Residential Units: 202
- Total Parking: 40
- Total Commercial Area: 9,361 SF

PROS

- Code compliant scheme.
- Faceted corner provides massing continuity between west and north facades, reinforcing the open space pattern created by the new street geometry.
- Faceted corner responds to West Building and the proposed public plaza.
- Mid-block building modulation acknowledges the intersection of S. Grand St and 22nd Ave S. further breaking down the scale of the building.
- Facade modulation relates to ground plane concepts and streetscape.
- Setbacks at grade enhance streetscape concepts and mark prominent entries.
- Resident courtyard opens to south.
- Service functions consolidated to a single curb cut on Holgate, no curb cuts along other streets.

OPTION A (CODE COMPLIANT)

PROPOSED GROSS RESIDENTIAL: 200,132 SF

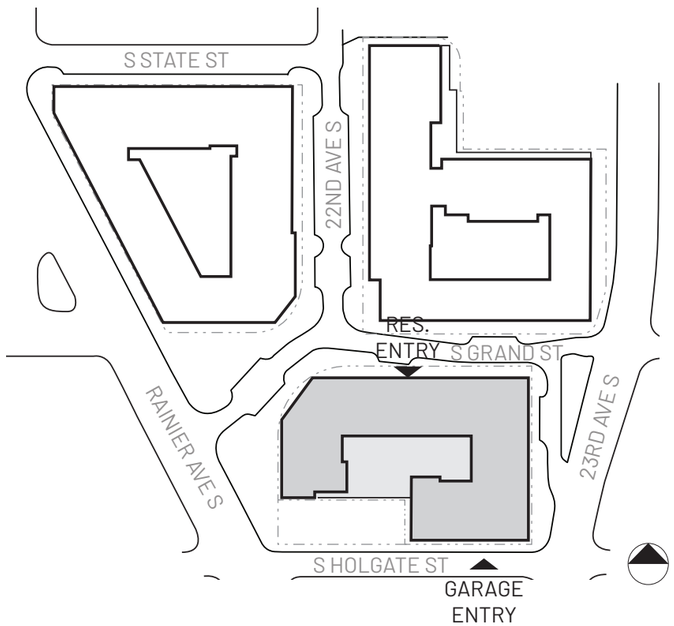
- Total Residential Units: 202
- Total Parking: 41
- Total Commercial Area: 10,282 SF

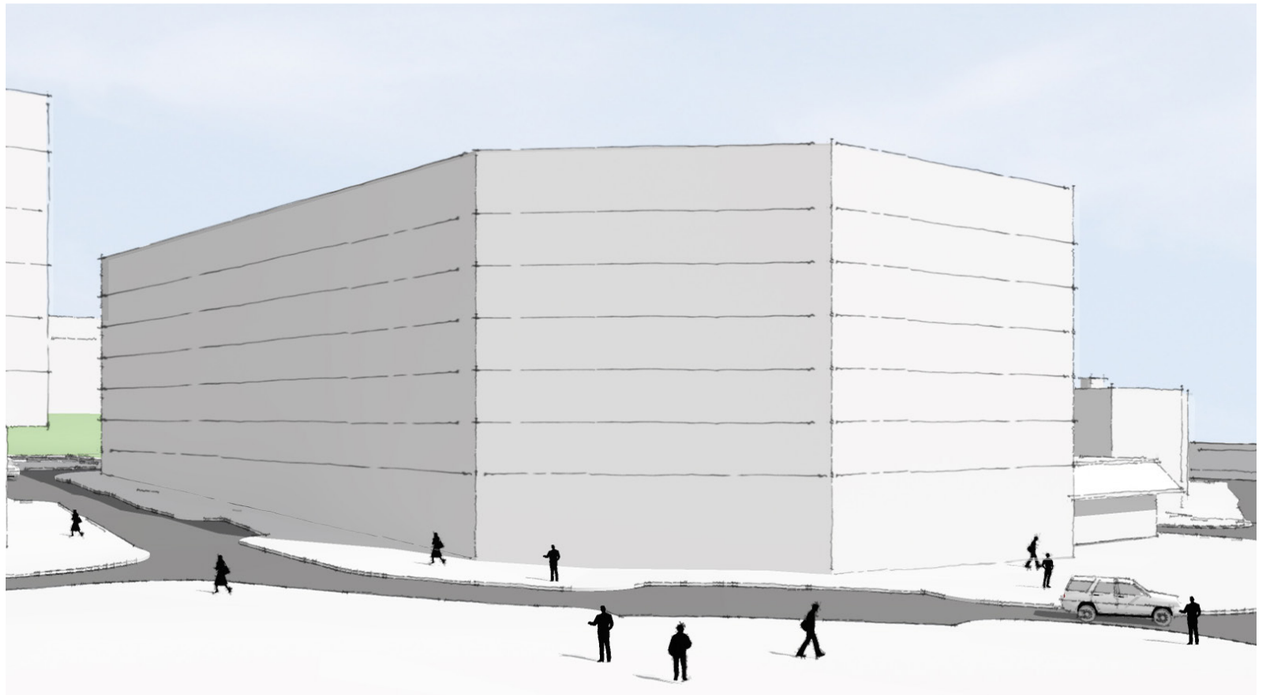
PROS

- Code compliant scheme.
- Resident courtyard opens to south.
- Service functions consolidated to a single curb cut on Holgate, no curb cuts along other streets.

CONS

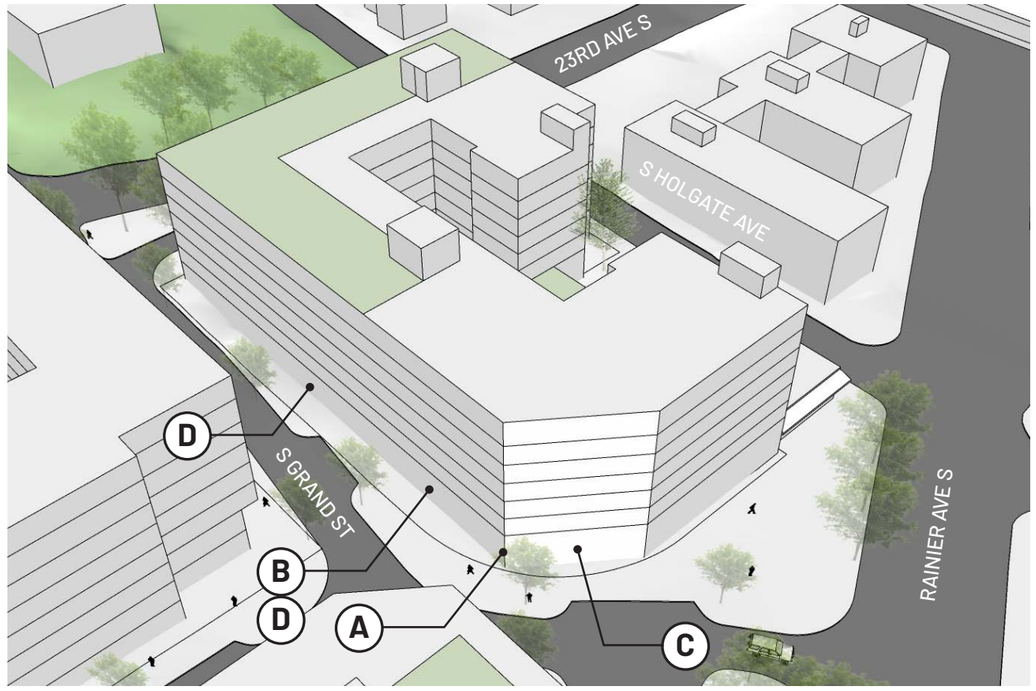
- Minimal modulation on all sides.
- No relationship between massing and ground plane concepts.
- No setbacks at grade for exterior commercial use or to denote prominent entry points.
- Angled massing at northwest cornerprovides a softer transiton between the west and north facades, but is less successful than the





PERSPECTIVE VIEW AT NORTHWEST CORNER

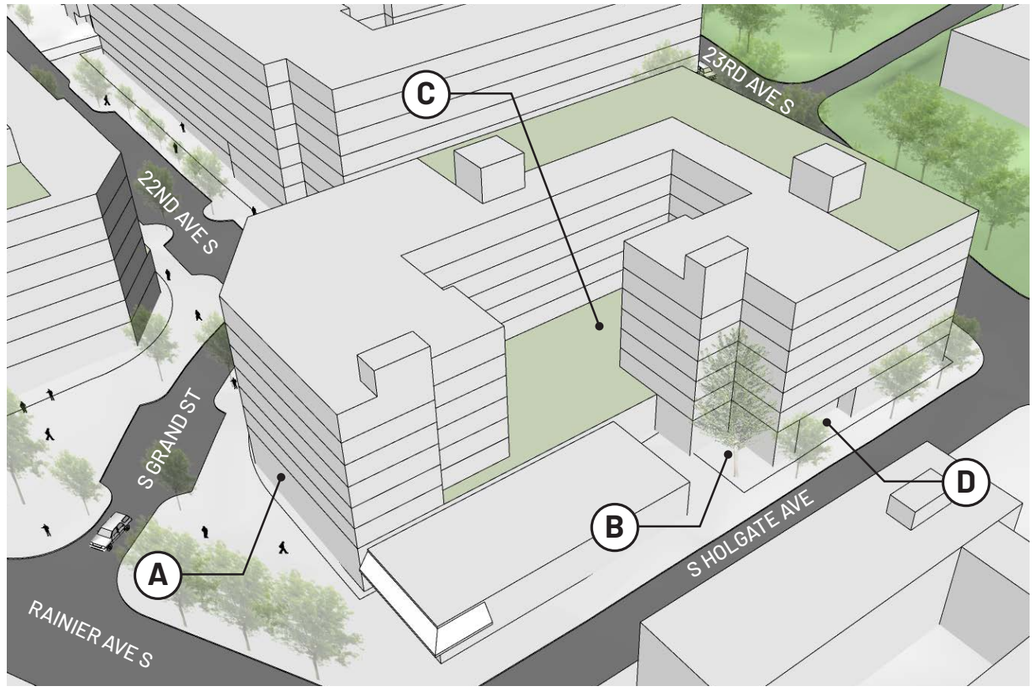
MASSING CONCEPTS
OPTION A - MASSING



VIEW #1: BIRD'S EYE VIEW FROM NORTHWEST

NOTES

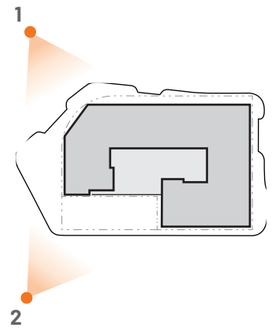
A. Lack of setbacks at grade does not provide exterior open space that engages the sidewalks and public plaza (PL1.1.b and PL3.2.g).
B. Building massing does not respond to or acknowledge the important intersection of 22nd Ave S. and S. Grand St (DC2.1.e)
C. Angled massing responds somewhat to the unique geometry of the site and helps maintain a sense of openess at the public plaza (PL1.2.d and DC2.1e).
D. Building massing does not clearly indicate entry locations for the multiple functions at grade (PL1.1.b).

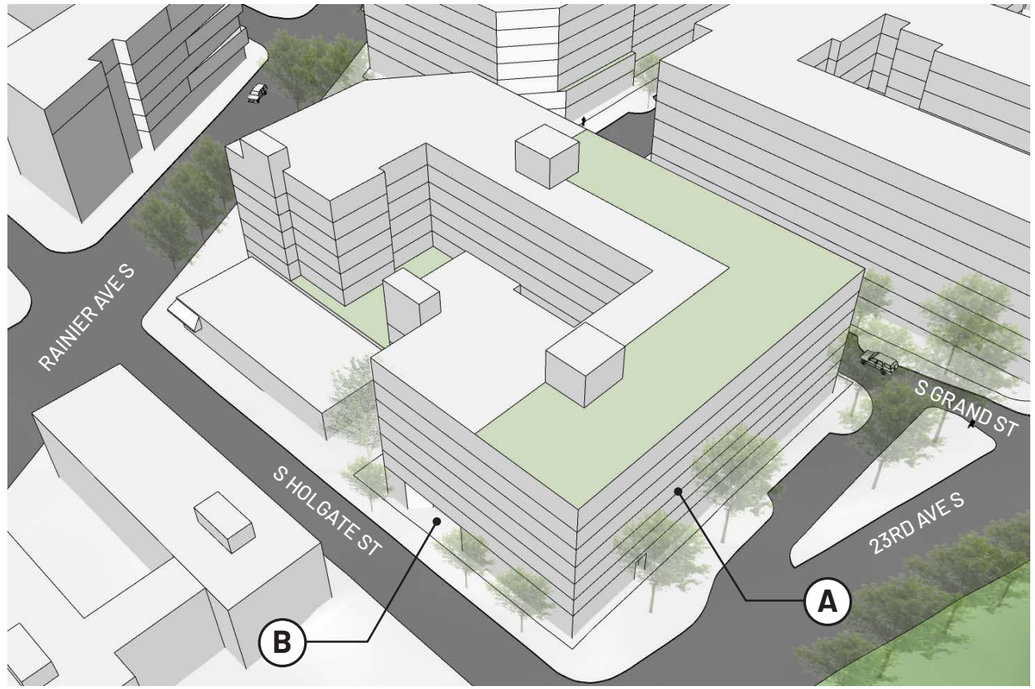


VIEW #2: BIRD'S EYE VIEW FROM SOUTHWEST

NOTES

A. Lack of setbacks at grade elminiates the opportunity for exterior commercial use that further engages the right of way and public plaza (PL1.1.b and PL3.2.g).
B. Building corner is setback to retain an existing, exceptional tree.
C. South facing courtyard provides preferred solar orientation (DC2.1.f).
D. Consolidated curb cut along S. Holgate St eliminates need for curb cuts along other busier streets.

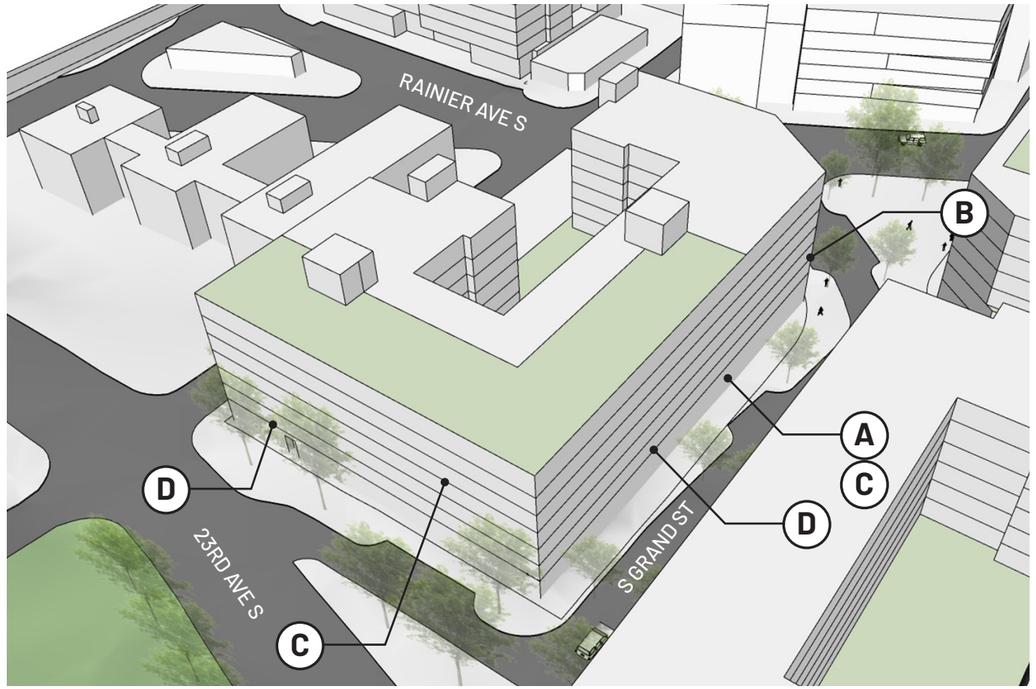




VIEW #3: BIRD'S EYE VIEW FROM SOUTHEAST

NOTES

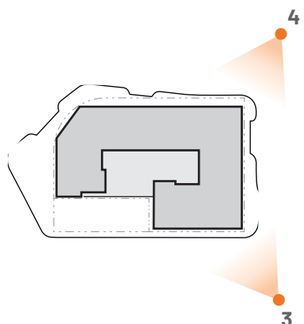
A. Continuous massing along 23rd Ave S. does not address the change in density from the west to the east sides of the site, as recommended by SDC and design guideline CS2.1.b.
B. Service functions are isolated to S. Holgate St with a single curb cut at the garage entry.



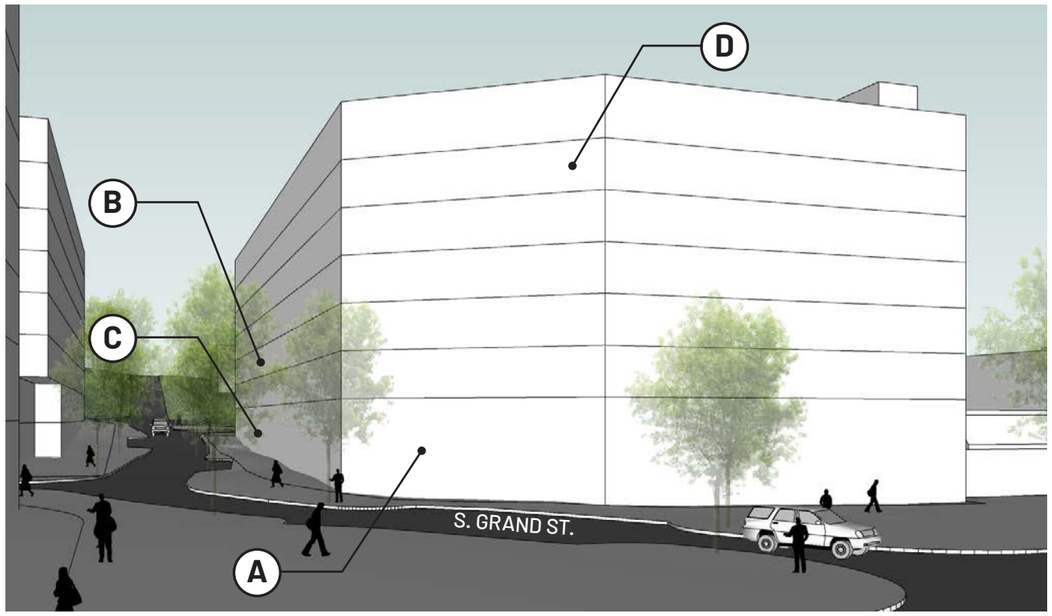
VIEW #4: BIRD'S EYE VIEW FROM NORTHEAST

NOTES

A. Building massing doesn't relate to the ground plane concepts or clearly indicate entry points (PL1.1.b).
B. Building massing does not acknowledge the public use of the adjacent open spaces as recommended by SDC and design guideline DC3.1.c.
C. All sides of the building lack the modulation and variation encouraged by design guideline DC2.1.c.
D. Lack of modulation between the ground floor and upper levels does not indicate the different interior uses of the building (DC2.1.a).



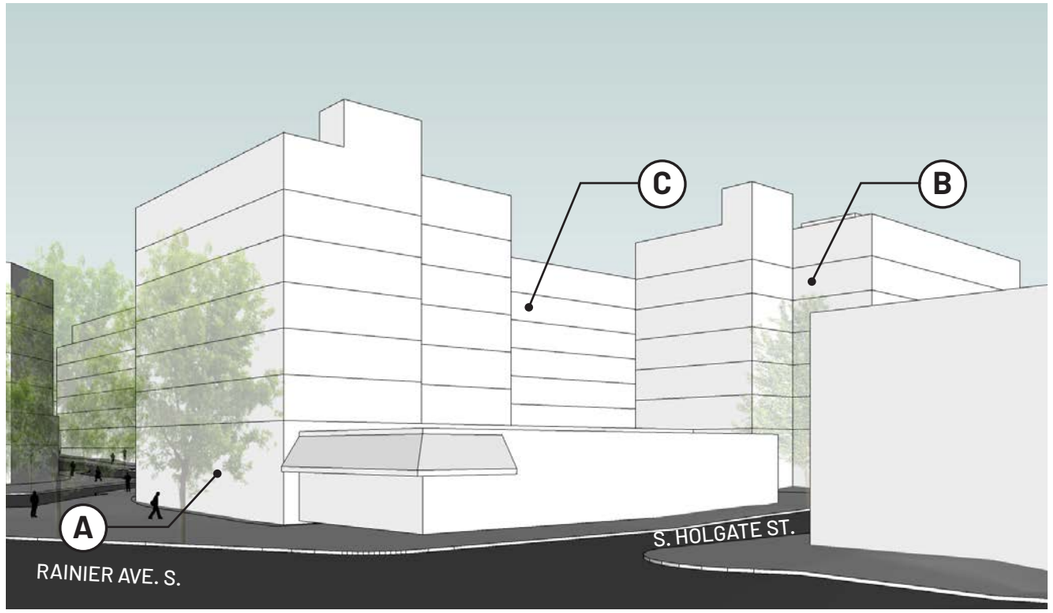
MASSING CONCEPTS
OPTION A - STREET VIEWS



VIEW #5: STREET VIEW LOOKING SOUTHEAST FROM S. GRAND ST AND RAINIER AVE S.

NOTES

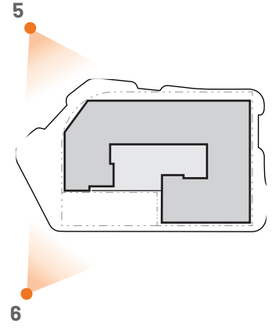
A. Lack of setbacks at grade reduces opportunities for generous recessed entries and diminishes the pedestrian experience of the streetscape (PL1.1.b and PL3.2.g).
B. Building massing does not respond to the street intersection (DC2.1.e).
C. Building massing does not indicate entry locations or that multiple functions exist at grade. (PL1.1.b).
D. Angled massing provides a softer transition between the west and north facades, but is less successful than the preferred option.

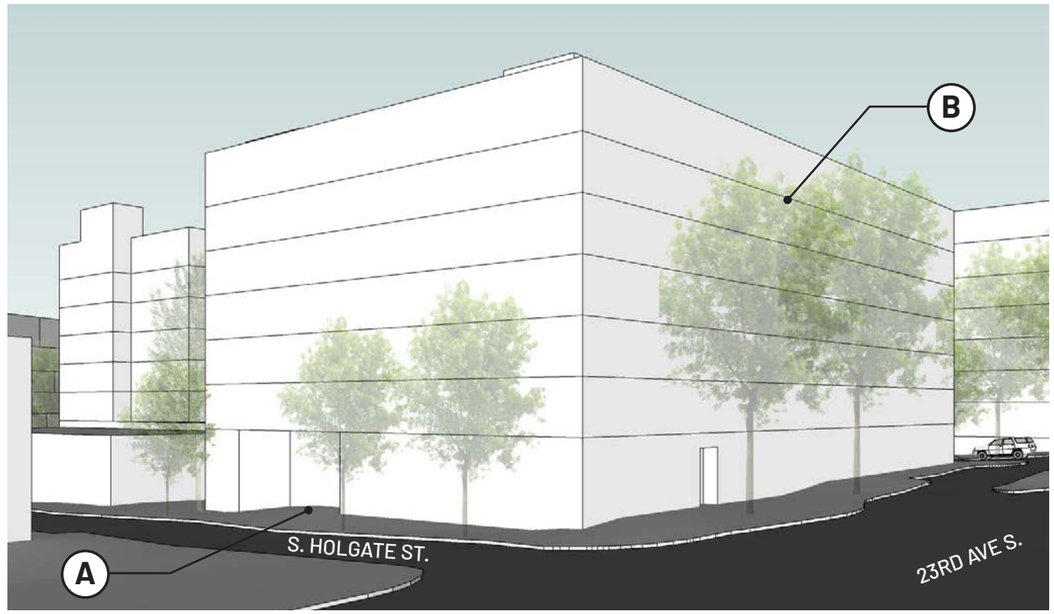


VIEW #6: STREET VIEW LOOKING NORTHEAST FROM S. HOLGATE ST AND RAINIER AVE S.

NOTES

A. Lack of setbacks at grade limits the usable open space adjacent to the right of way and public plaza at S. Grand St and Rainier Ave S. (PL1.1.b and PL3.2.g).
B. Building corner is set back to retain an existing, exceptional tree.
C. Courtyard faces south to provide desirable solar orientation and natural light (DC2.1.f).

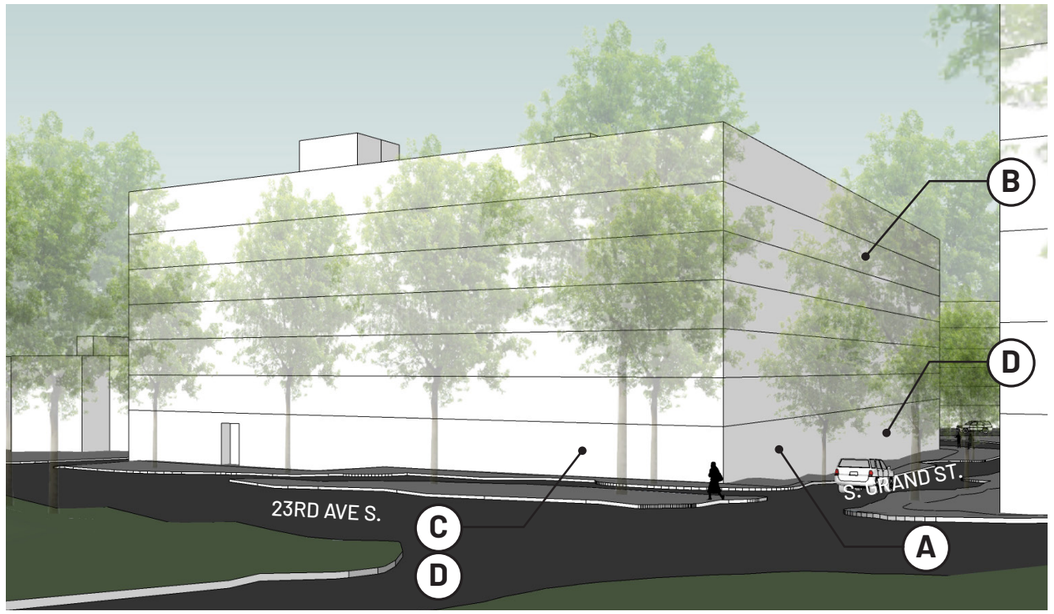




VIEW #7: STREET VIEW LOOKING NORTHWEST FROM S. HOLGATE ST AND 23RD AVE S.

NOTES

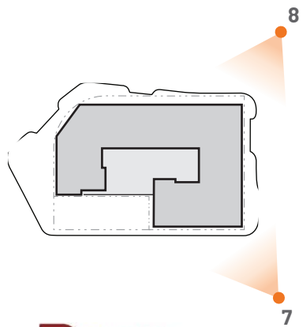
A. Garage entry and service functions are located on S. Holgate, a local access only street.
B. Building massing doesn't acknowledge the lower density along 23rd Ave S. as recommended per SDC and design guideline CS2.1.b.



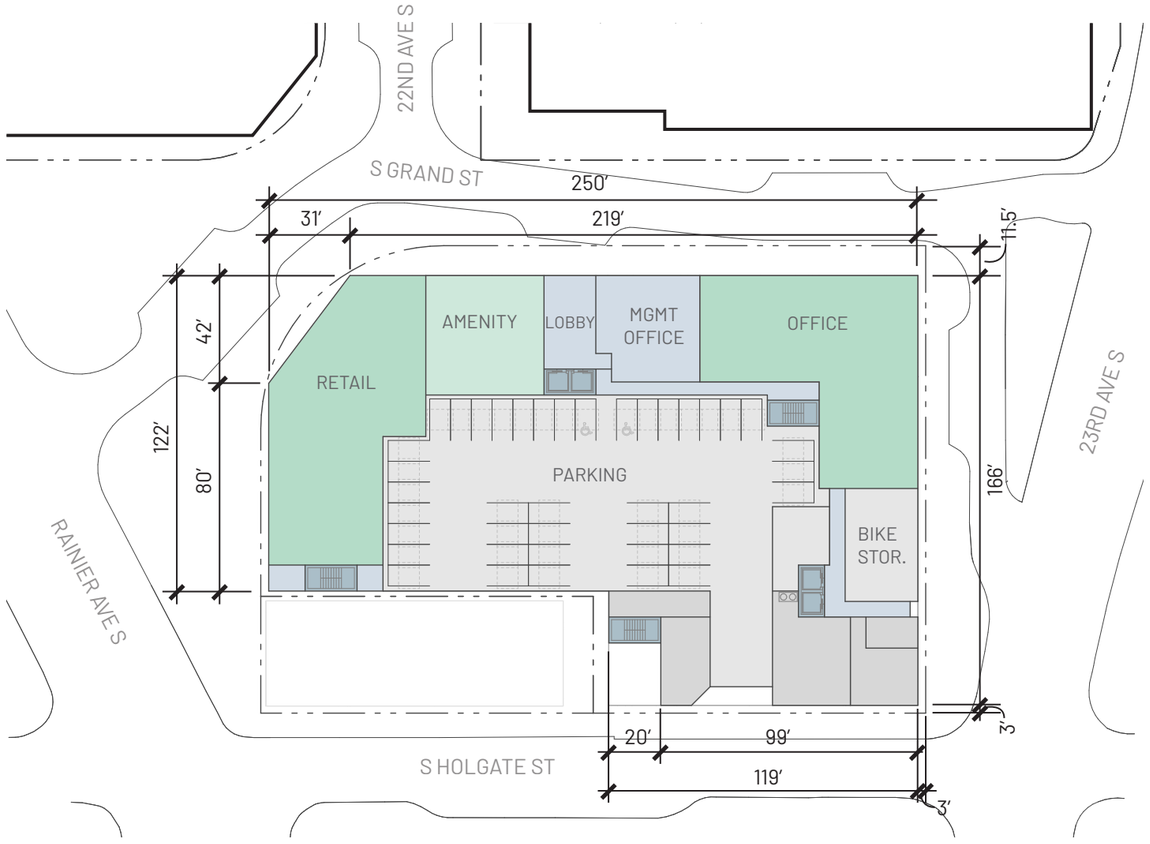
VIEW #8: STREET VIEW LOOKING SOUTHWEST FROM S. GRAND ST AND 23RD AVE S.

NOTES

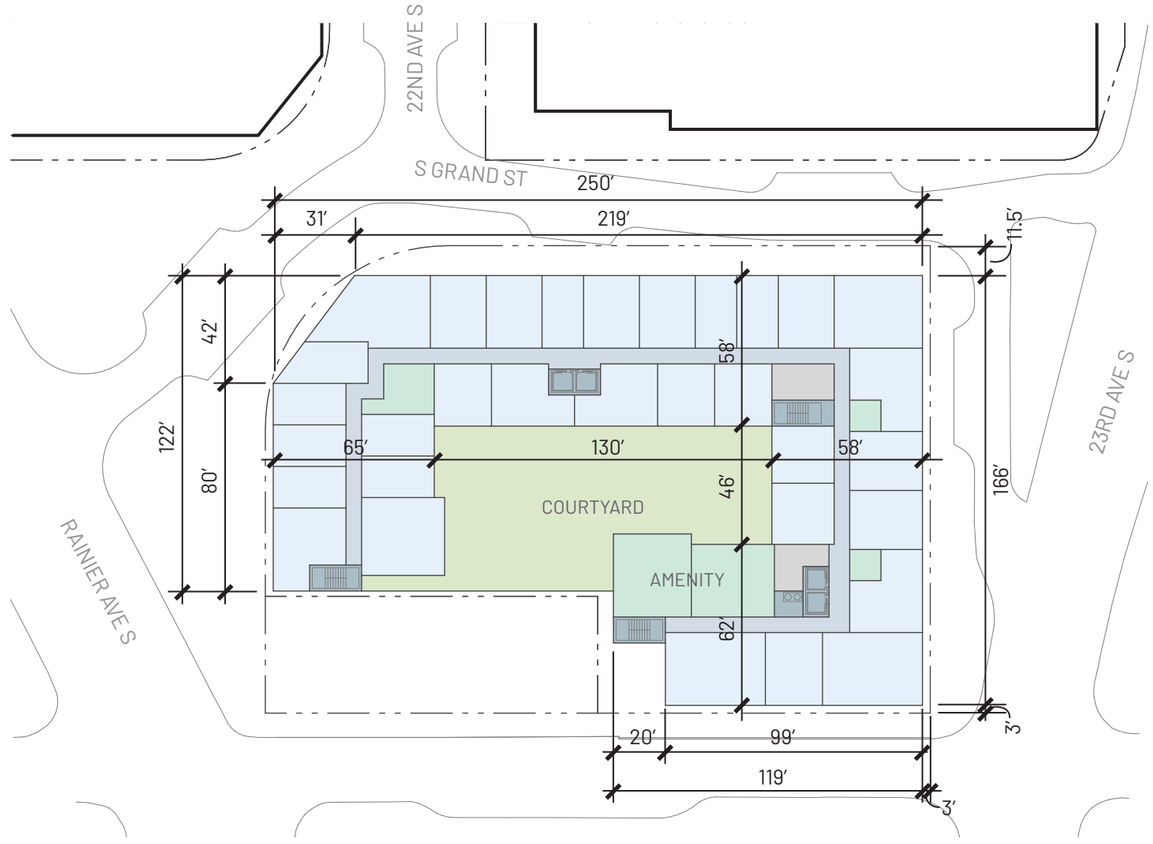
A. Building massing does not relate to streetscape or acknowledge public use of adjacent open spaces as recommended per SDC.
B. Building massing does not provide the modulation encouraged by design guideline DC2.1.c.
C. Lack of modulation between the ground floor and upper residential levels does not address the different functions proposed for the interior (DC2.1.a).
D. Lack of setbacks prevents any spillout use at the commercial space on the corner and eliminates the possibility of wider landscaped areas on 23rd Ave S (PL3.2.g).



MASSING CONCEPTS
OPTION A - FLOOR PLANS



LEVEL 1



LEVEL 2

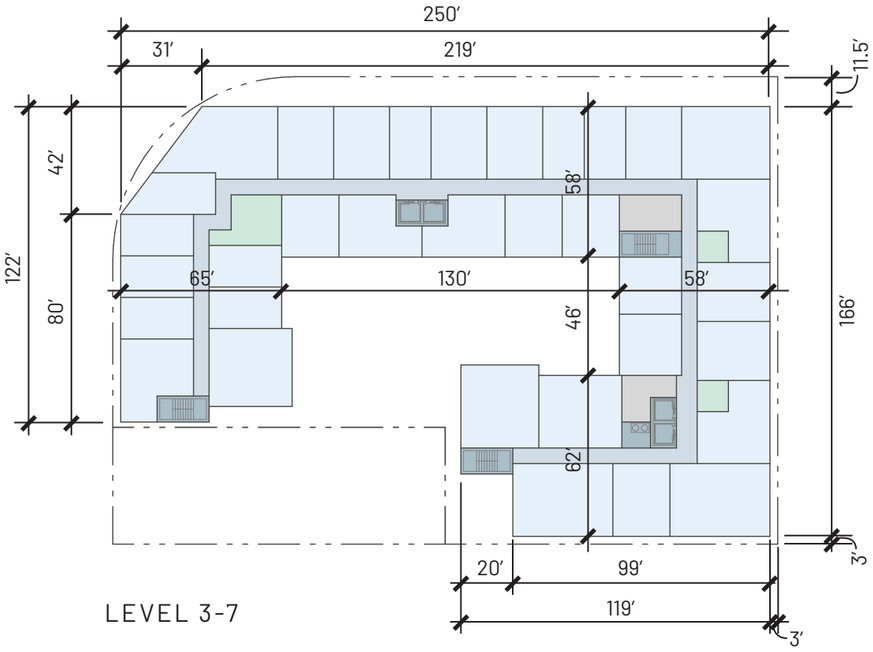
RESIDENTIAL

LOBBY/ CIRCULATION

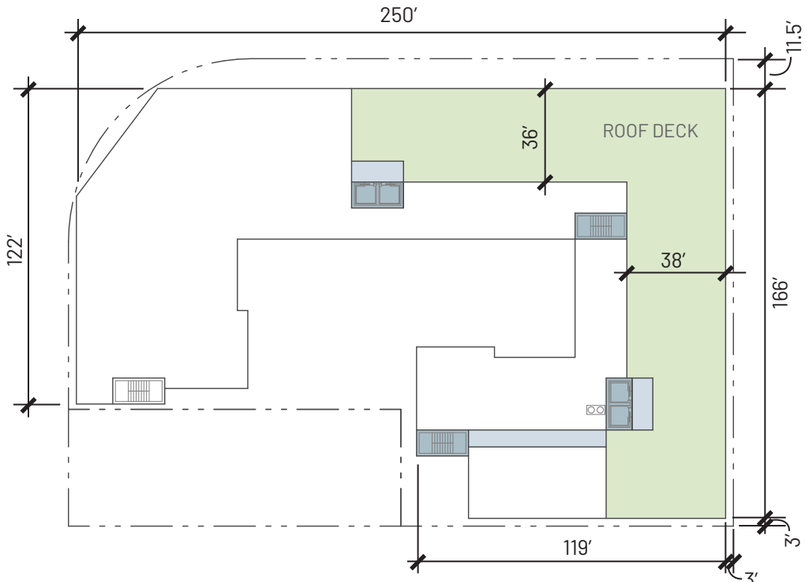
AMENITY SPACE

ROOF DECK

RETAIL



LEVEL 3-7



ROOF LEVEL

RESIDENTIAL

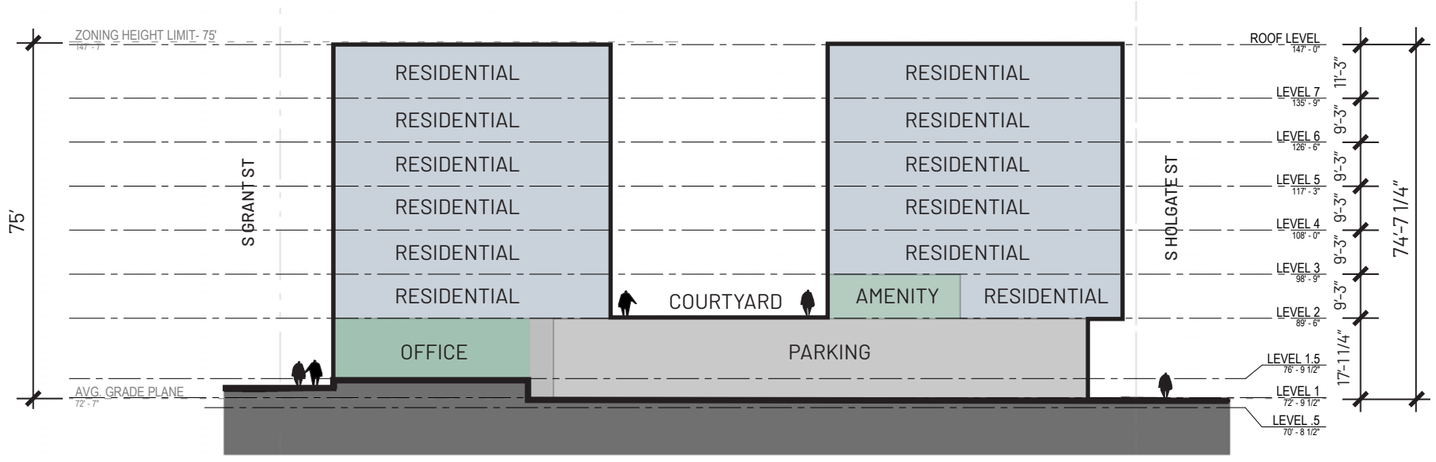
AMENITY SPACE

RETAIL

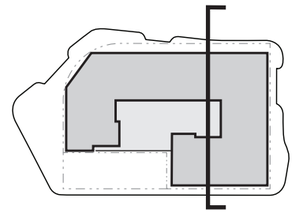
LOBBY/ CIRCULATION

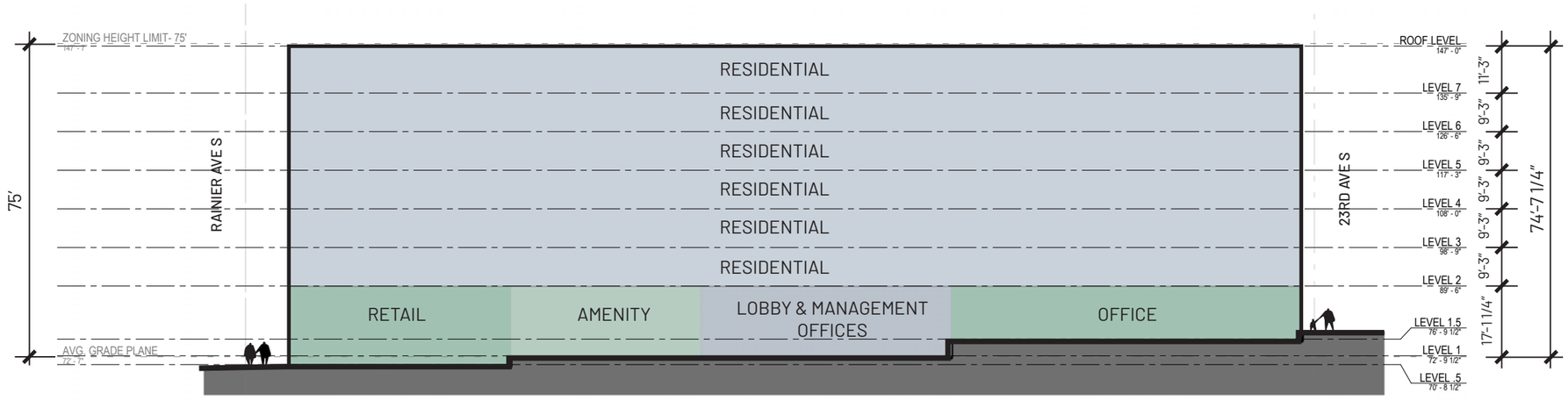
ROOF DECK

MASSING CONCEPTS
OPTION A - BUILDING SECTIONS

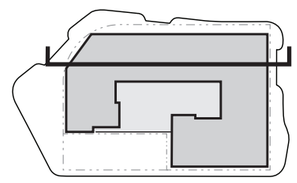


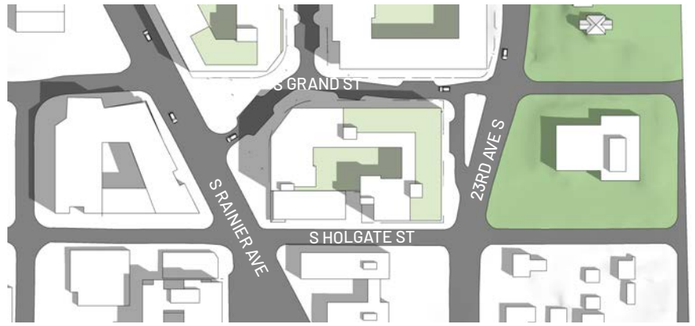
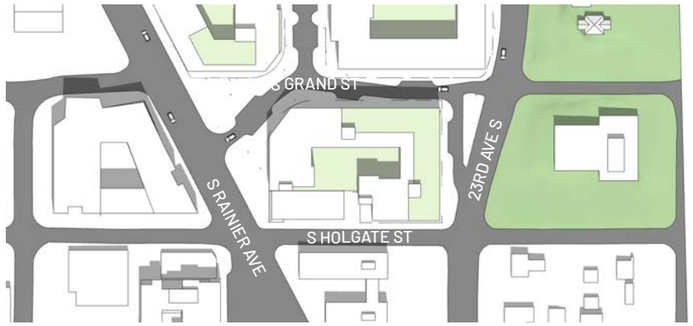
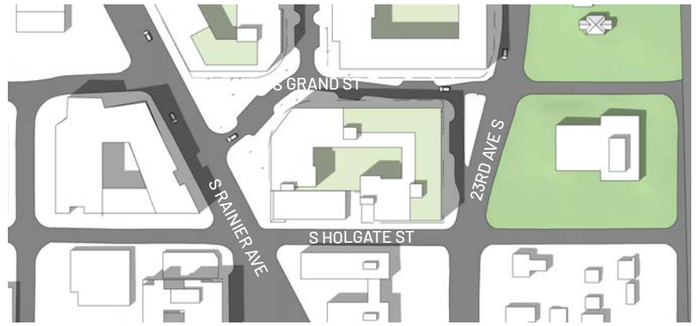
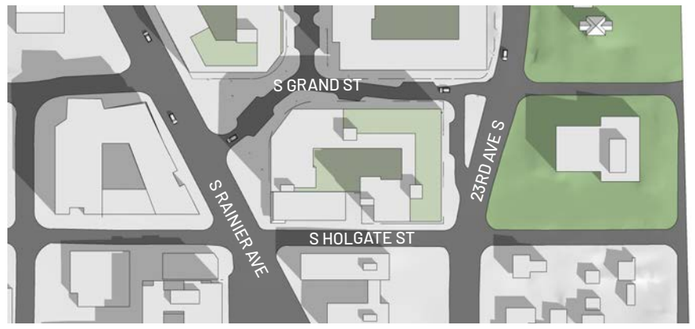
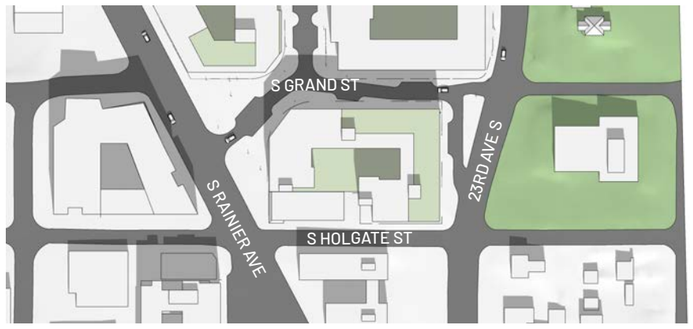
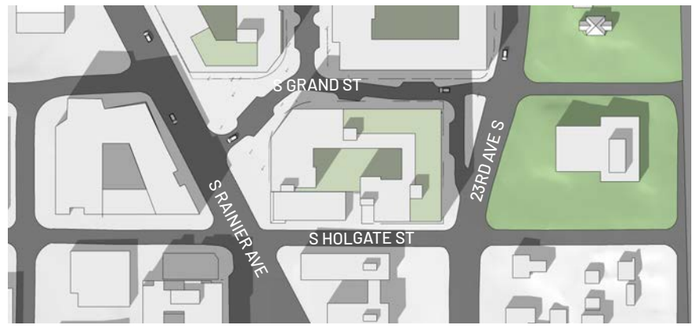
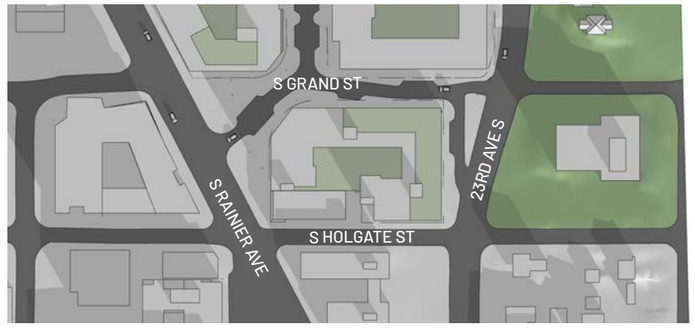
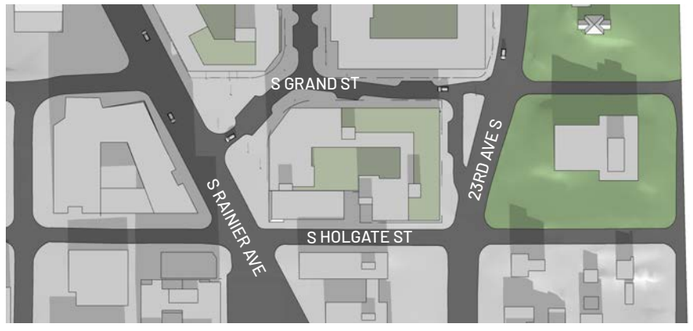
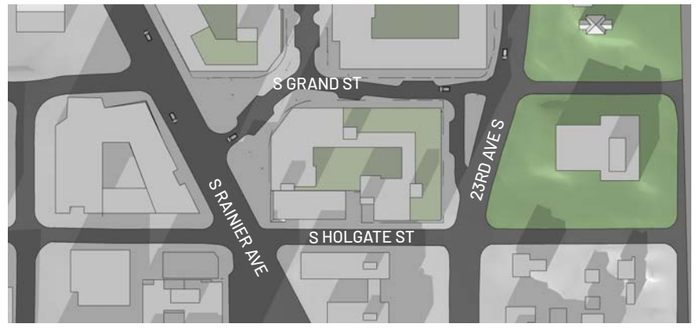
NORTH - SOUTH SECTION





EAST - WEST SECTION



	10 AM	12 PM	2 PM
JUN 21			
MAR/SEP 21			
DEC 21			

PAGE INTENTIONALLY LEFT BLANK

OPTION B

PROPOSED GROSS RESIDENTIAL: 195,436 SF

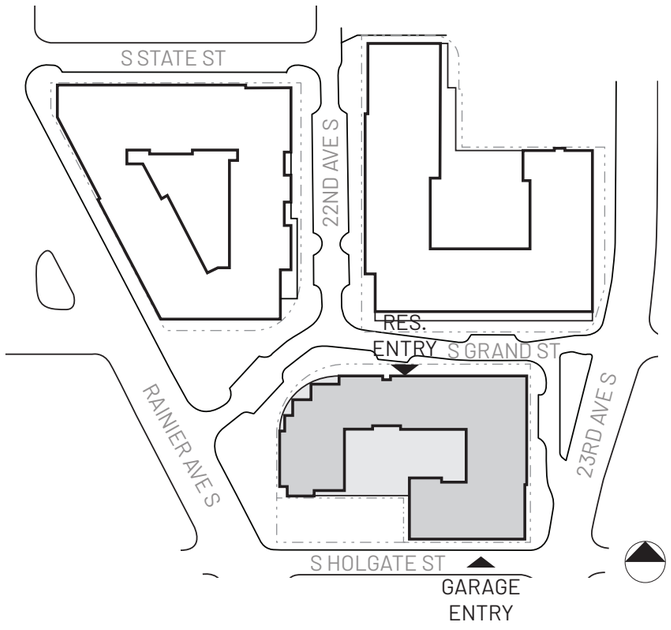
- Total Residential Units: 202
- Total Parking: 40
- Total Commercial Area: 9,791 SF

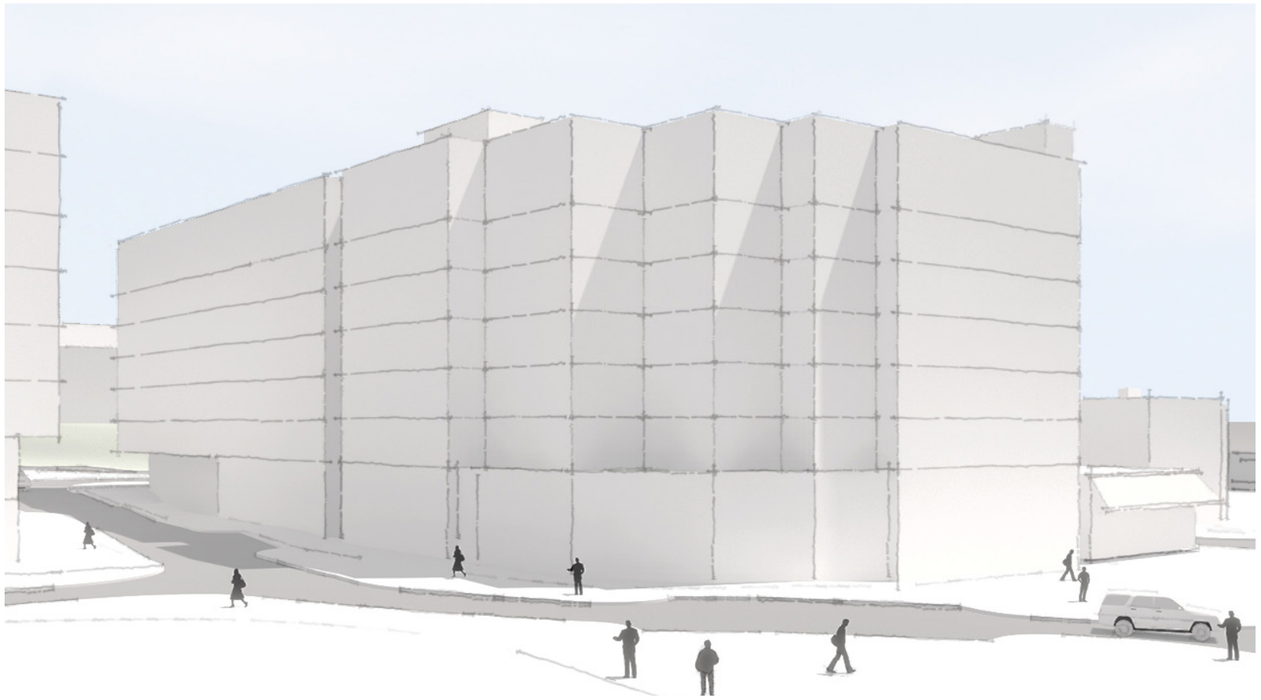
PROS

- Code compliant scheme.
- Massing erosion at northwest corner responds to West building massing and creates interest at the proposed public plaza.
- Prominent entries are set back at grade, though other portions of the facade are not.
- Resident courtyard opens to south.
- Service functions consolidated to a single curb cut on Holgate, no curb cuts along other streets.

CONS

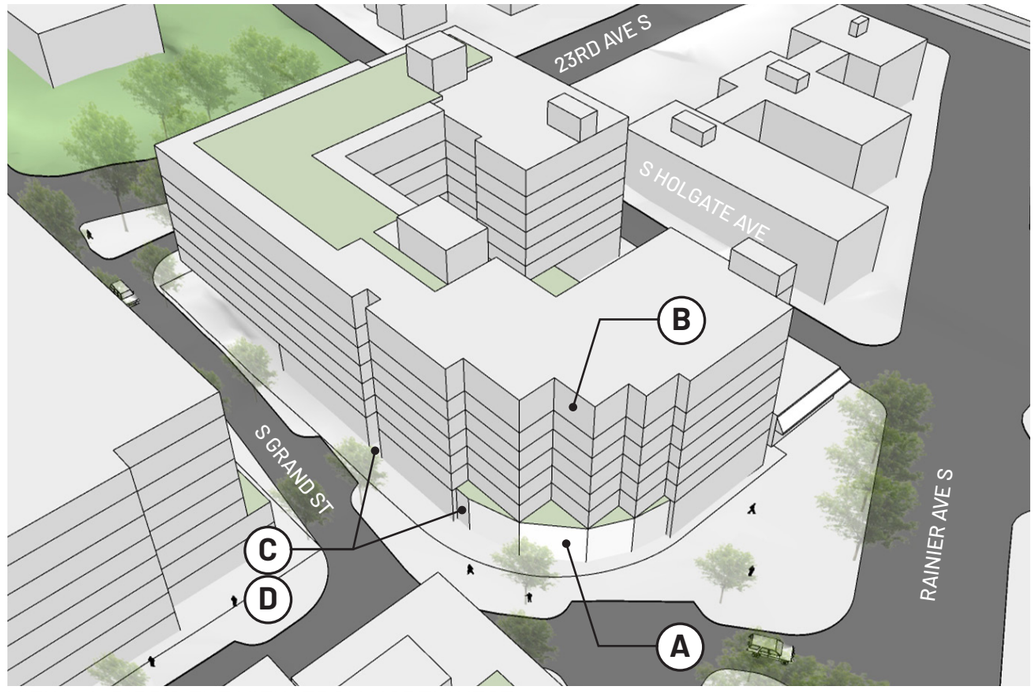
- Commercial spaces are not set back to provide space for exterior function or engage the right of way.
- Eroded building massing at upper levels may prove impractical to build and does not greatly enhance the pedestrian experience at grade.





PERSPECTIVE VIEW AT NORTHWEST CORNER

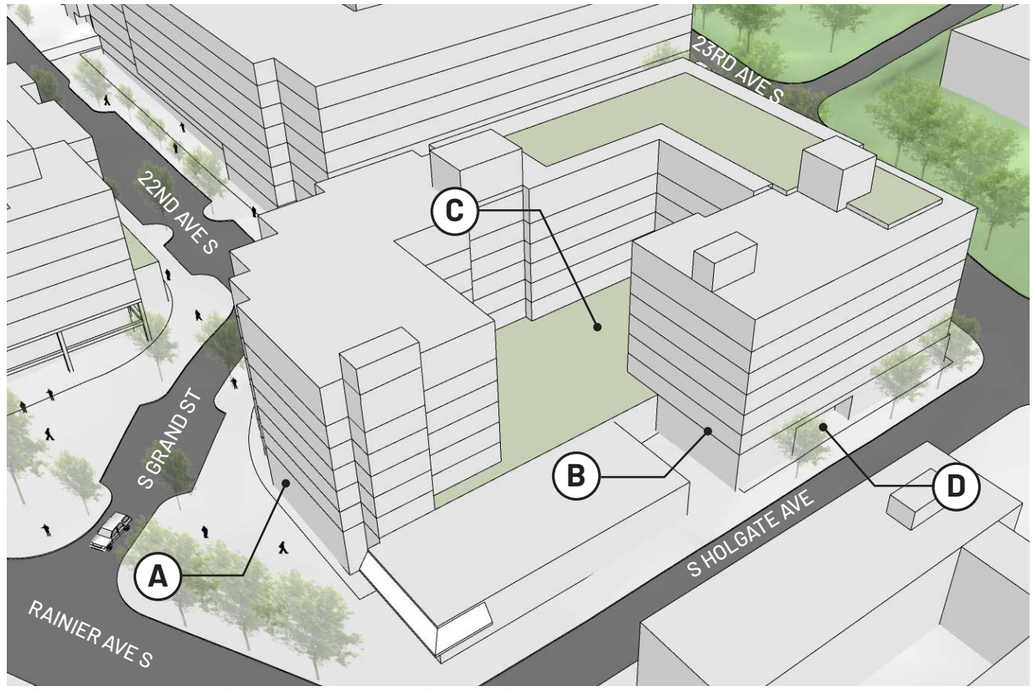
MASSING CONCEPTS
OPTION B - MASSING



VIEW #1: BIRD'S EYE VIEW FROM NORTHWEST

NOTES

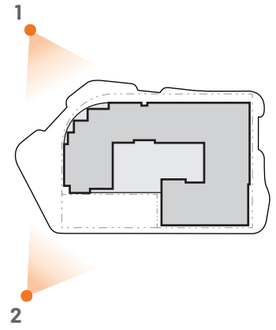
A. Corner massing responds to the unique geometry of the site.
B. Eroded corner massing above the retail base divides the building into smaller facade widths (CS2.1.b).
C. Only entry points are set back at grade, not the rest of the facade, which eliminates exterior open space that could engage the right of way and public plaza (PL1.1.b and PL3.2.g).
D. Entries and facade modulation acknowledge the intersection of 22nd Ave S. and S. Grand St (DC2.1.e).

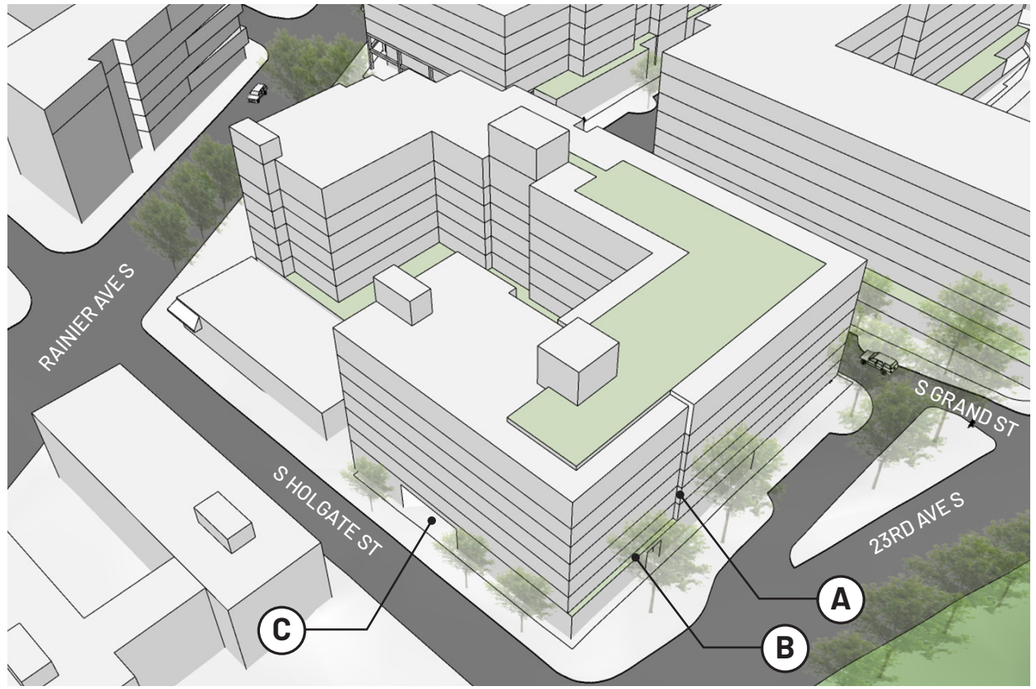


VIEW #2: BIRD'S EYE VIEW FROM SOUTHWEST

NOTES

A. Lack of setbacks at grade prevents commercial spillout into adjacent public plaza and engagement of the streetscape (PL1.1.b and PL3.2.g).
B. Building corner assumes existing, exceptional tree is removed.
C. South facing courtyard provides preferred solar orientation (DC2.1.f).
D. Consolidated curb cut along S. Holgate St eliminates need for curb cuts along other busier streets.

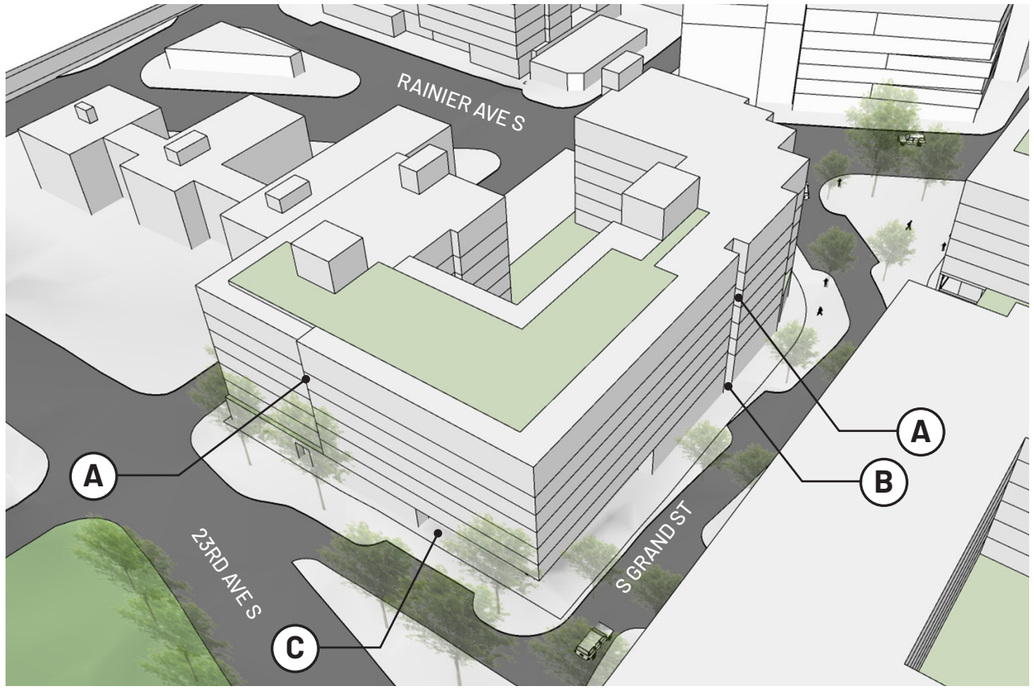




VIEW #3: BIRD'S EYE VIEW FROM SOUTHEAST

NOTES

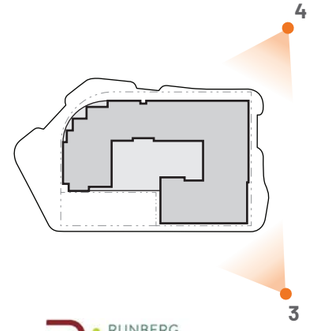
A. Building massing along 23rd Ave S. is modulated to address the change in density from the west to east sides of the site, as recommended by SDC and design guideline CS2.1.b.
B. Upper, residential levels are set back from the exterior wall at grade to provide relief for the existing street trees.
C. Service functions are isolated to S. Holgate St with a single curb cut at the garage entry.



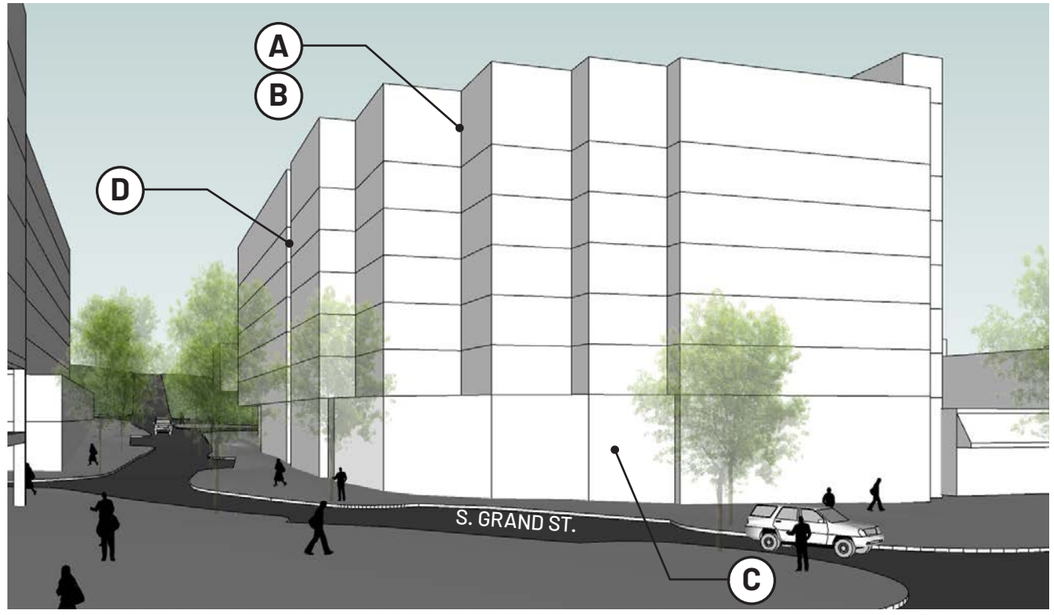
VIEW #4: BIRD'S EYE VIEW FROM NORTHEAST

NOTES

A. Corner modulation divides the building into three smaller massings with clear breaks at both the ground and upper levels (CS2.1.b).
B. Building massing provides a more clear indication of main entry points (PL1.1.b).
C. Building massing and setbacks at grade indicate different interior functions (DC2.1.a).



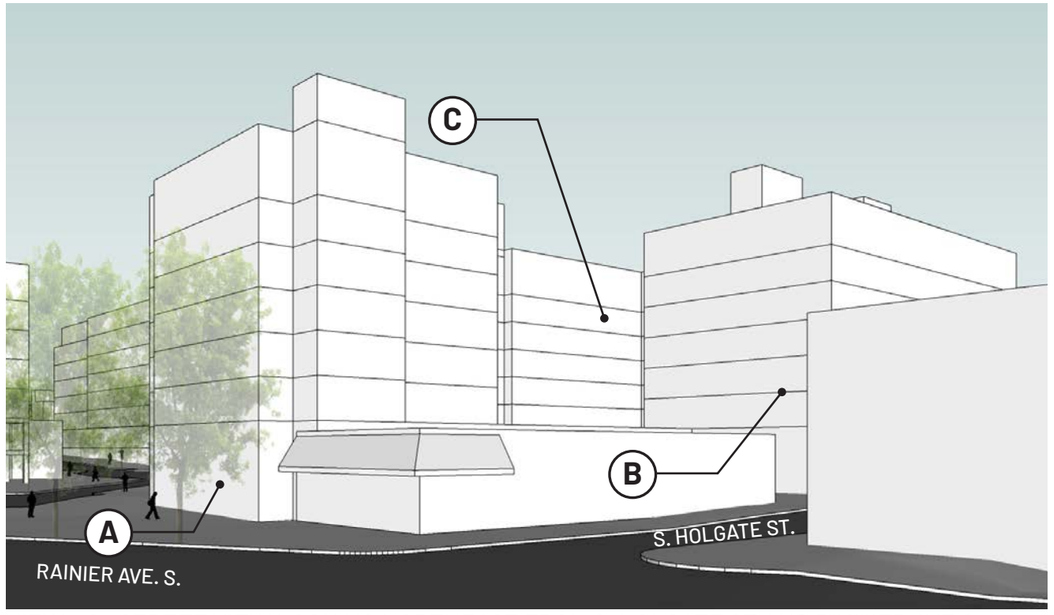
MASSING CONCEPTS
OPTION B - STREET VIEWS



VIEW #5: STREET VIEW LOOKING SOUTHEAST FROM S. GRAND ST AND RAINIER AVE S.

NOTES

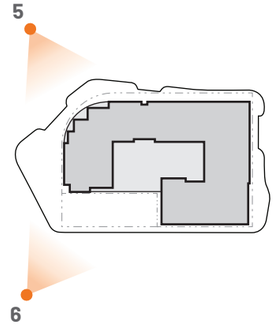
A. Staggered massing responds to the geometry of the site and articulates the prominent commerical corner.
B. Staggered massing helps break the upper levels into smaller facade widths (CS2.1.b).
C. Lack of setbacks at grade reduces opportunities for generous recessed entries and diminishes the pedestrian experience of the streetscape (PL1.1.b and PL3.2.g).
D. Facade modulation addresses the intersection of 22nd Ave S. and S. Grand St (DC2.1.e).

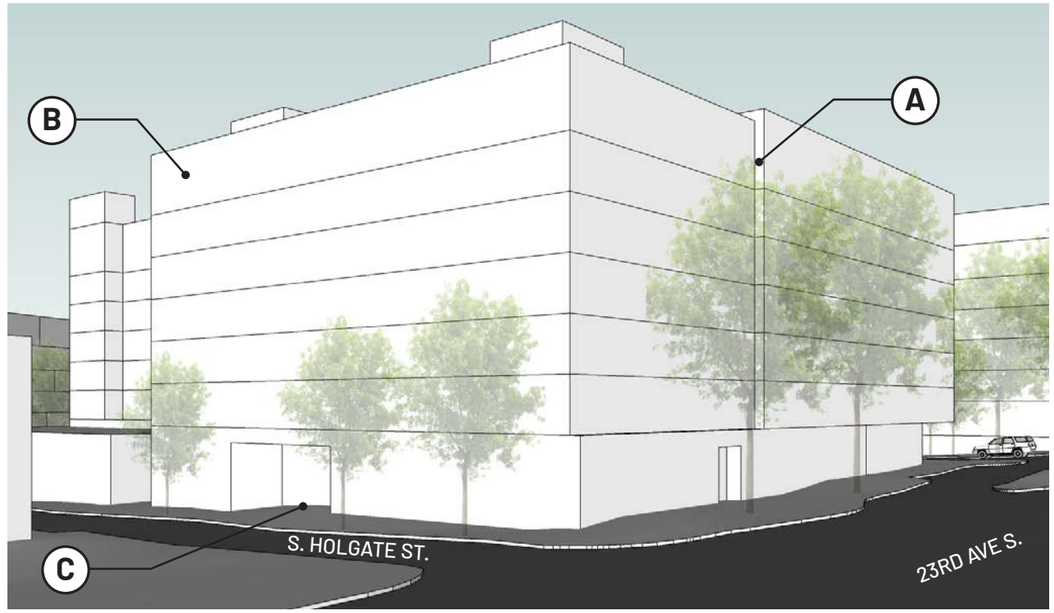


VIEW #6: STREET VIEW LOOKING NORTHEAST FROM S. HOLGATE ST AND RAINIER AVE S.

NOTES

A. Lack of setbacks at grade limits the usable open space adjacent to the right of way and public plaza at S. Grand St and Rainier Ave S. (PL1.1.b and PL3.2.g).
B. Building corner assumes existing, exceptional street tree is removed.
C. Courtyard faces south to provide desirable solar orientation and natural light (DC2.1.f).

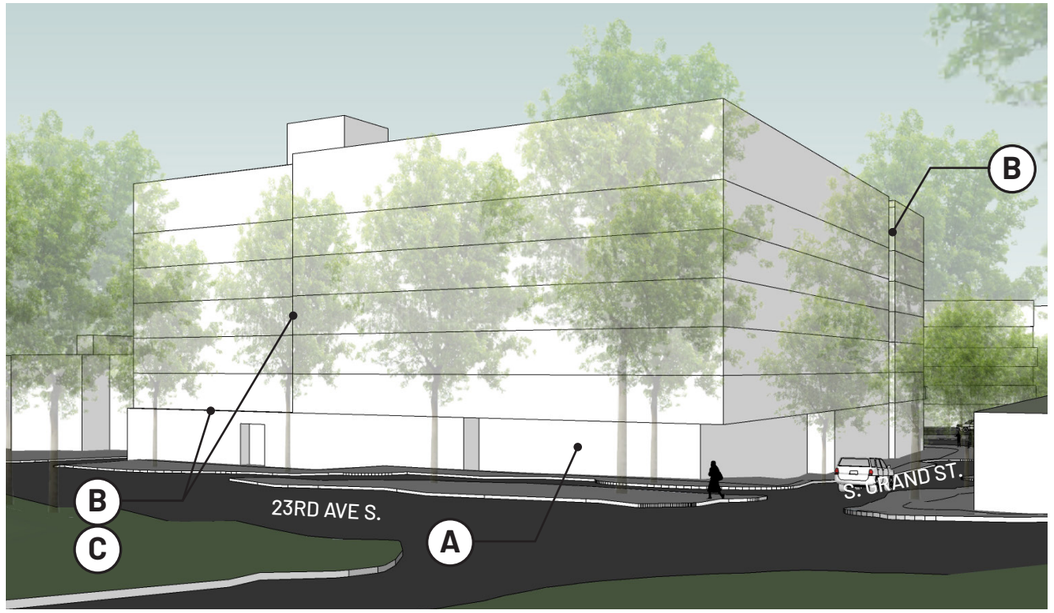




VIEW #7: STREET VIEW LOOKING NORTHWEST FROM S. HOLGATE ST AND 23RD AVE S.

NOTES

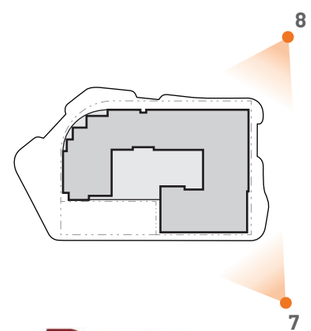
A. Building massing is staggered mid-facade to acknowledge the reduced density along 23rd Ave S as recommended by SDC and design gudeline CS2.1.b.
B. Building corner assumes the existing, exceptional tree will be removed.
C. Garage entry and service functions are located on S. Holgate, a local access only street.



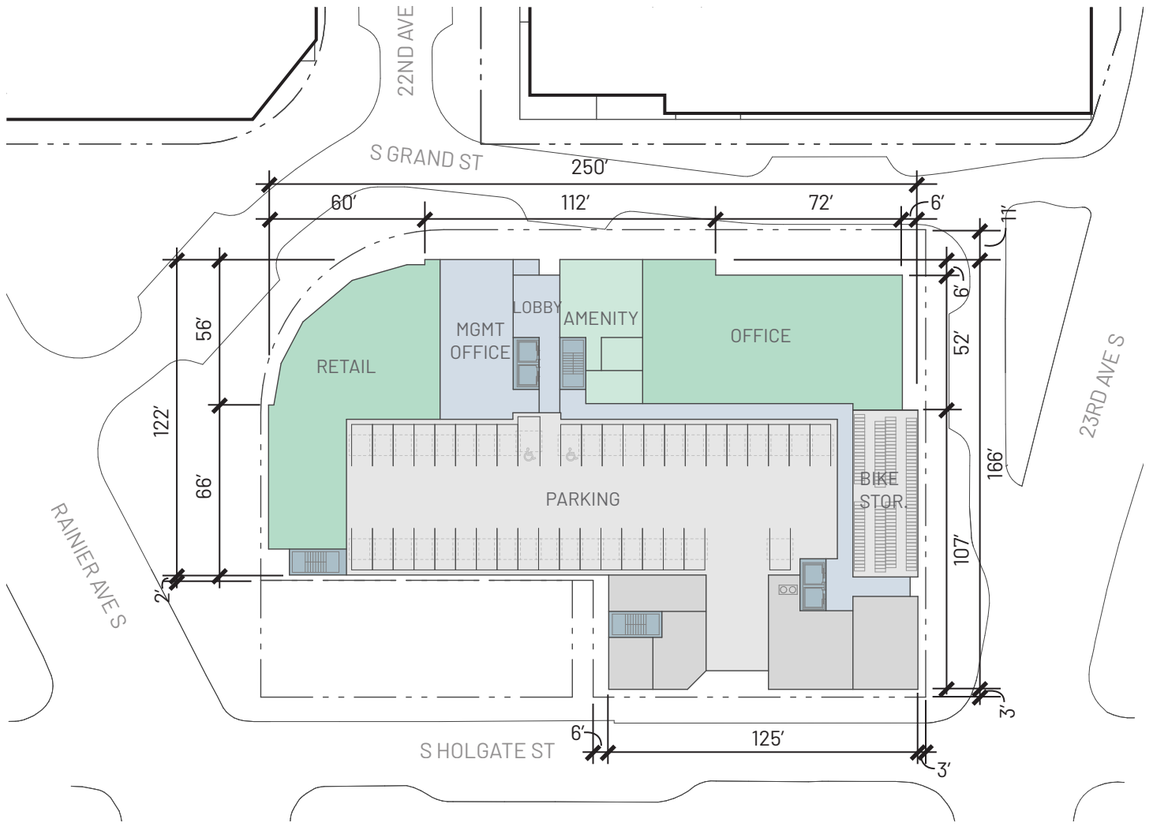
VIEW #8: STREET VIEW LOOKING SOUTHWEST FROM S. GRAND ST AND 23RD AVE S.

NOTES

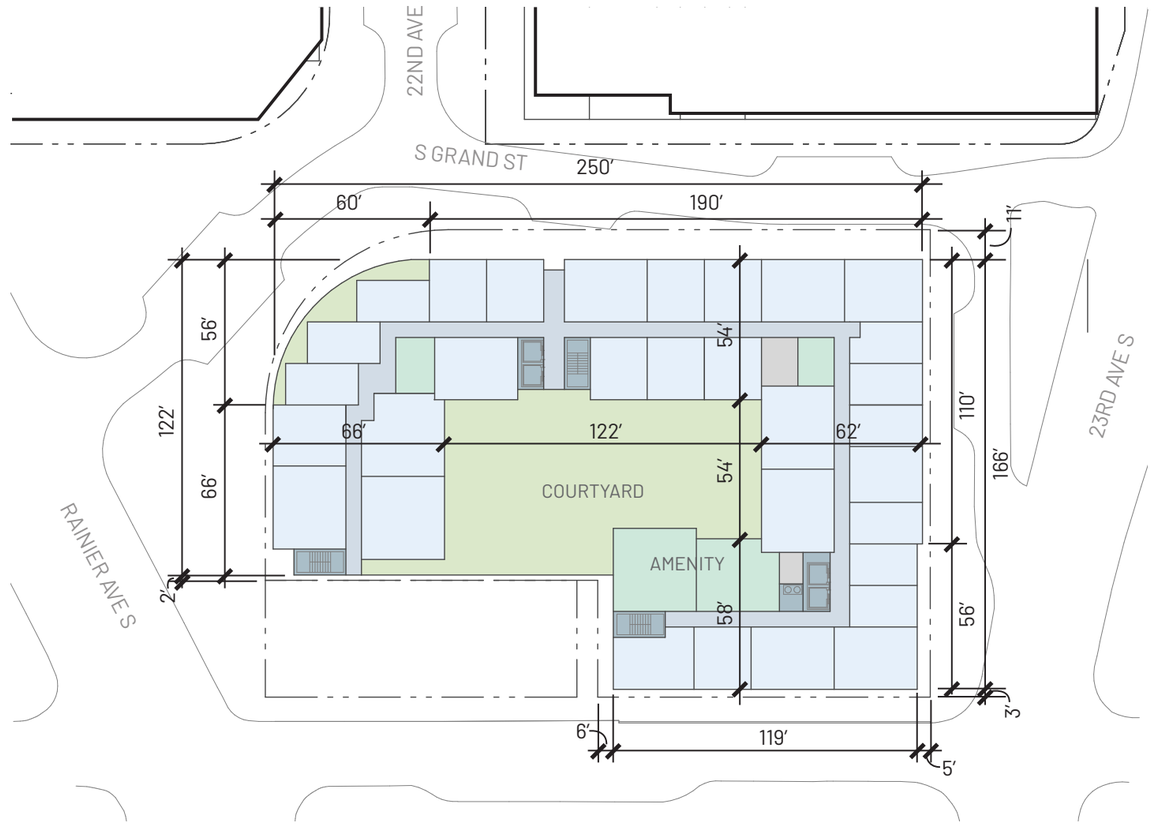
A. Setbacks at grade provide relief for the corner as well as opportunities for deeper landscaping beds to further increase the lush streetscape along 23rd Ave S. (PL1.1.b).
B. Setbacks between the ground and upper floors, as well as modulations along the facade indicate a variety of interior uses per design guideline DC2.1.a and acknowledge the reduced density at 23rd Ave S. as recommended by SDC.
C. Small modulations provide as simple backdrop for the existing street trees while maximizing the useful interior area for residential units.



MASSING CONCEPTS
OPTION B - FLOOR PLANS



LEVEL 1



LEVEL 2

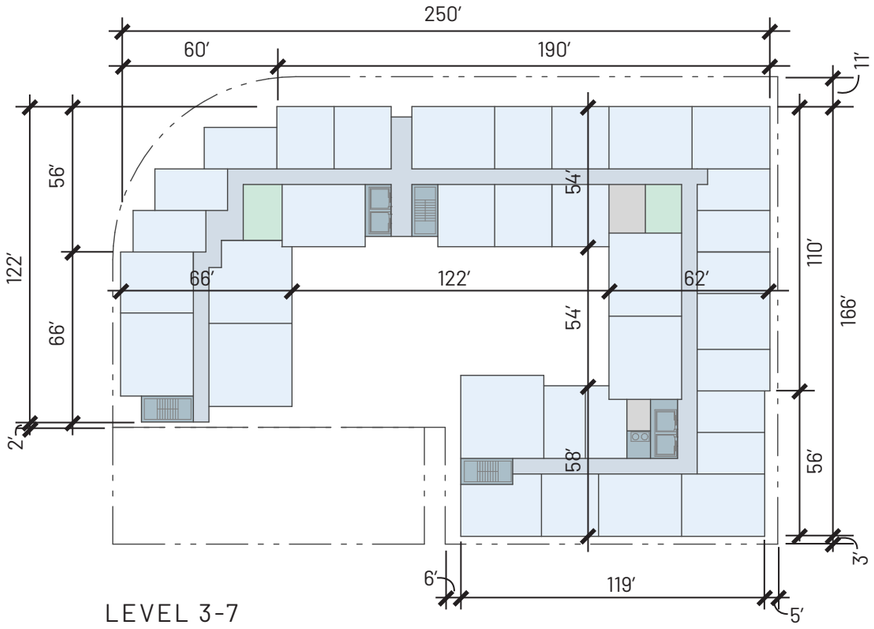
RESIDENTIAL

LOBBY/ CIRCULATION

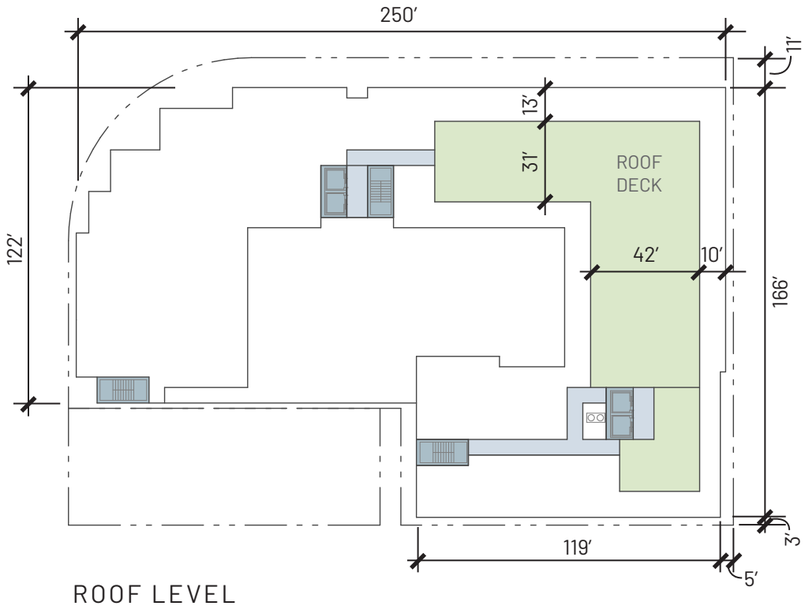
AMENITY SPACE

ROOF DECK

RETAIL



LEVEL 3-7



ROOF LEVEL

RESIDENTIAL

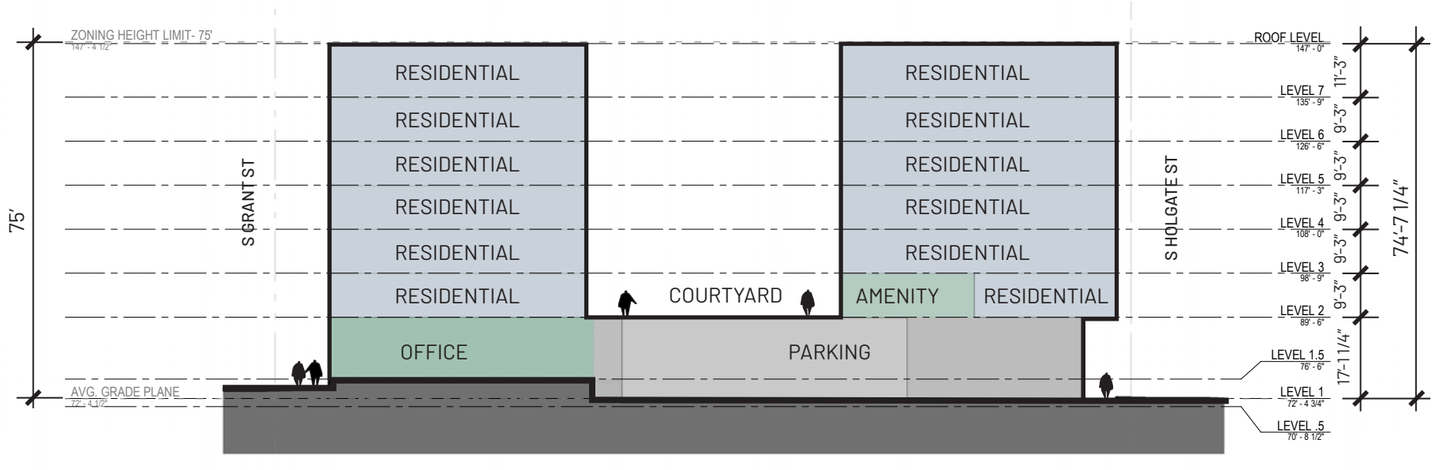
LOBBY/ CIRCULATION

AMENITY SPACE

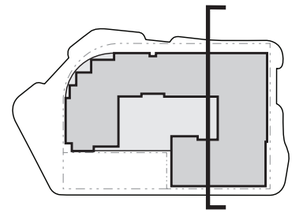
ROOF DECK

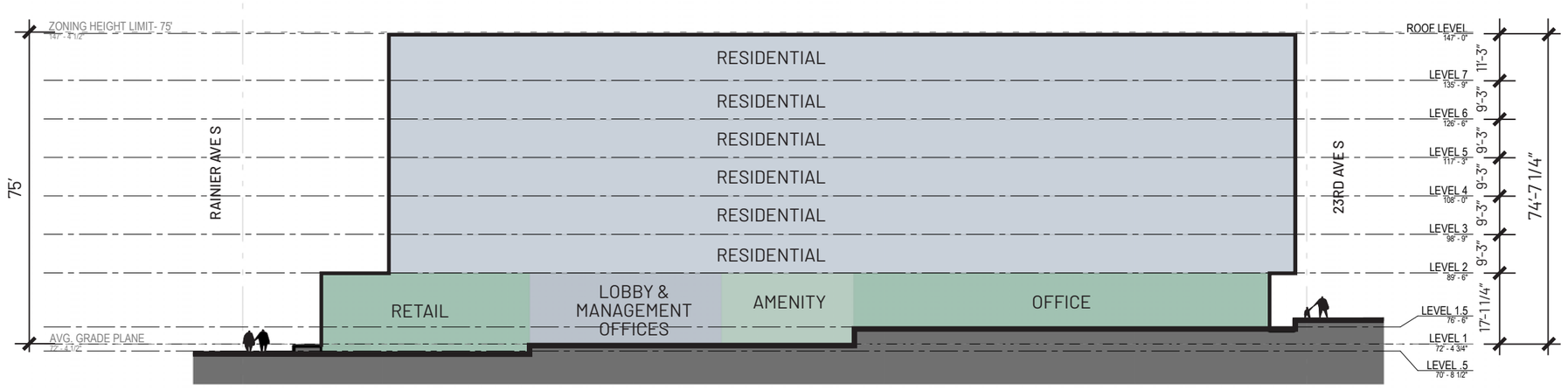
RETAIL

MASSING CONCEPTS
OPTION B - BUILDING SECTIONS

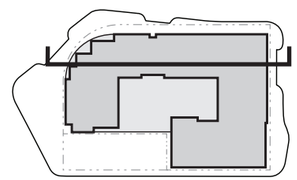


NORTH - SOUTH SECTION



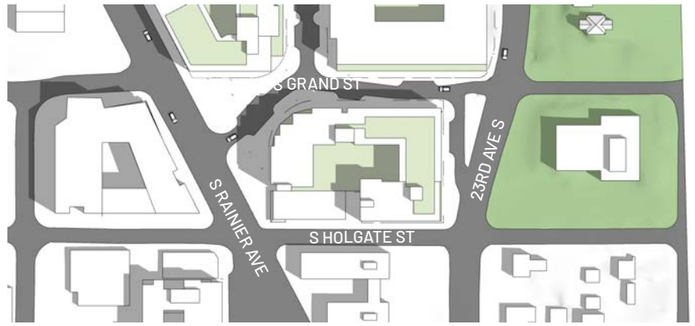


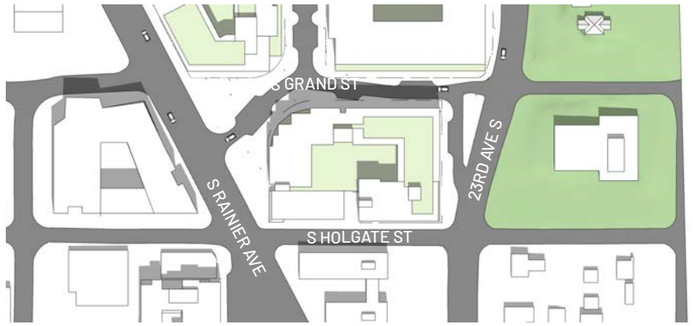
EAST - WEST SECTION

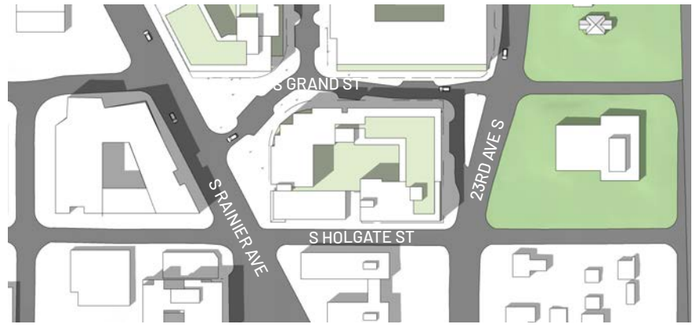


10 AM | 12 PM | 2 PM

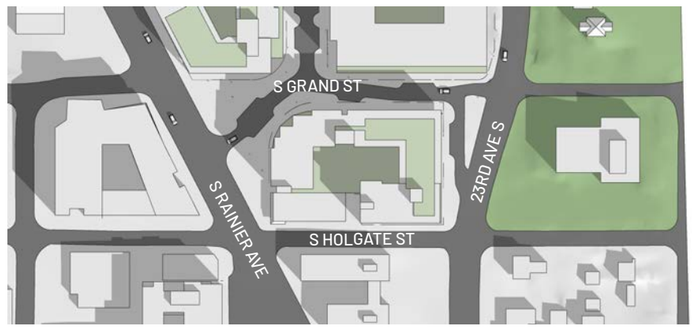
JUN 21

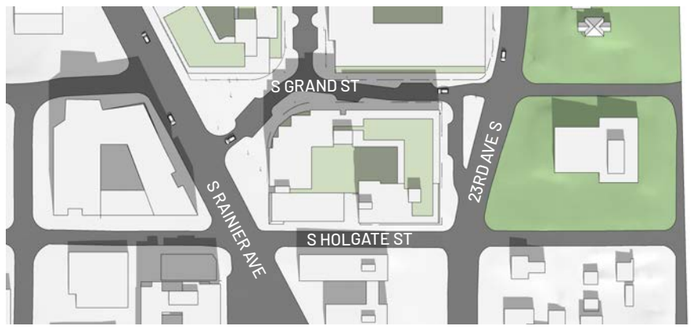


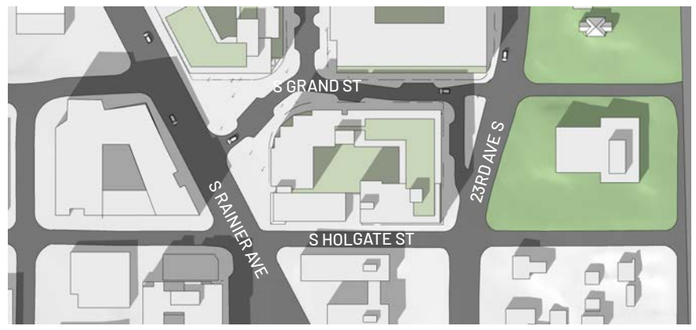




MAR/SEP 21

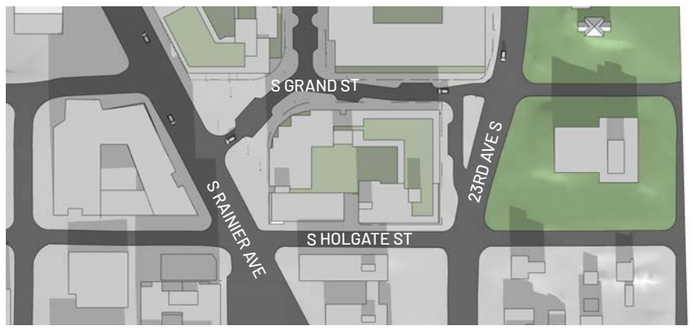


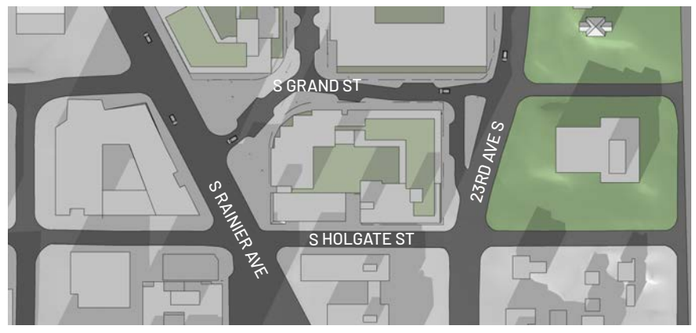




DEC 21







PAGE INTENTIONALLY LEFT BLANK

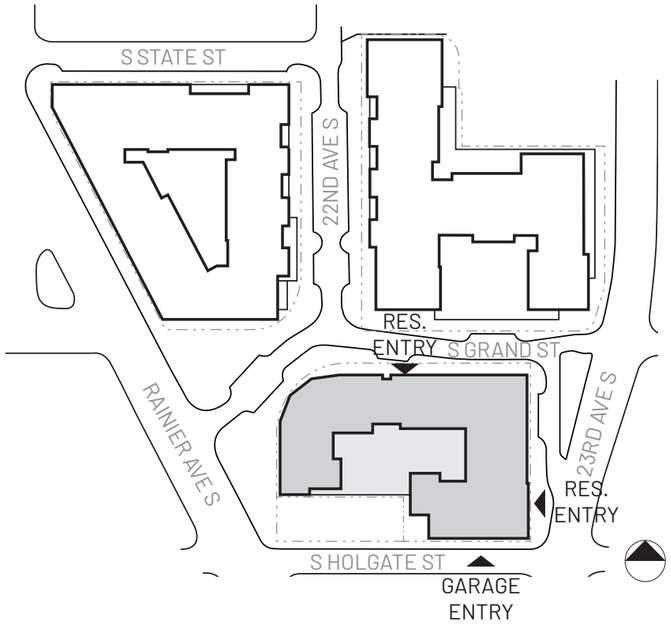
OPTION C (PREFERRED)

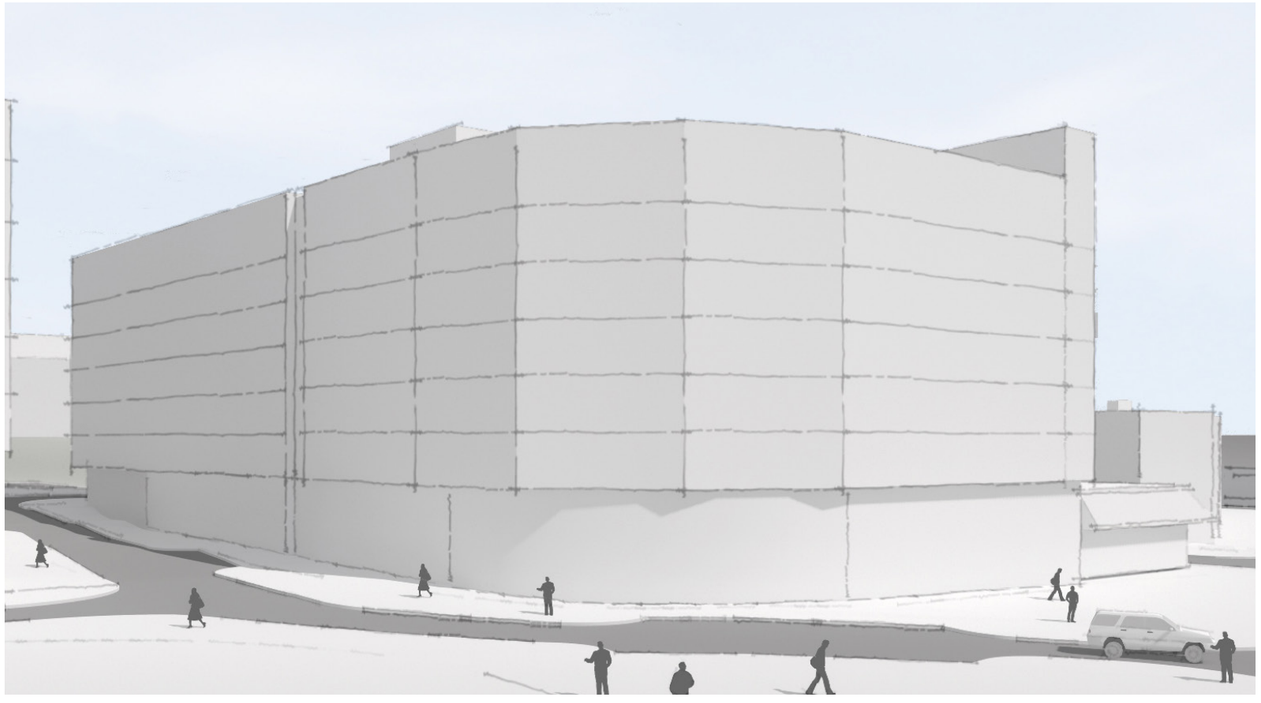
PROPOSED GROSS RESIDENTIAL: 195,526 SF

- Total Residential Units: 202
- Total Parking: 40
- Total Commercial Area: 9,361 SF

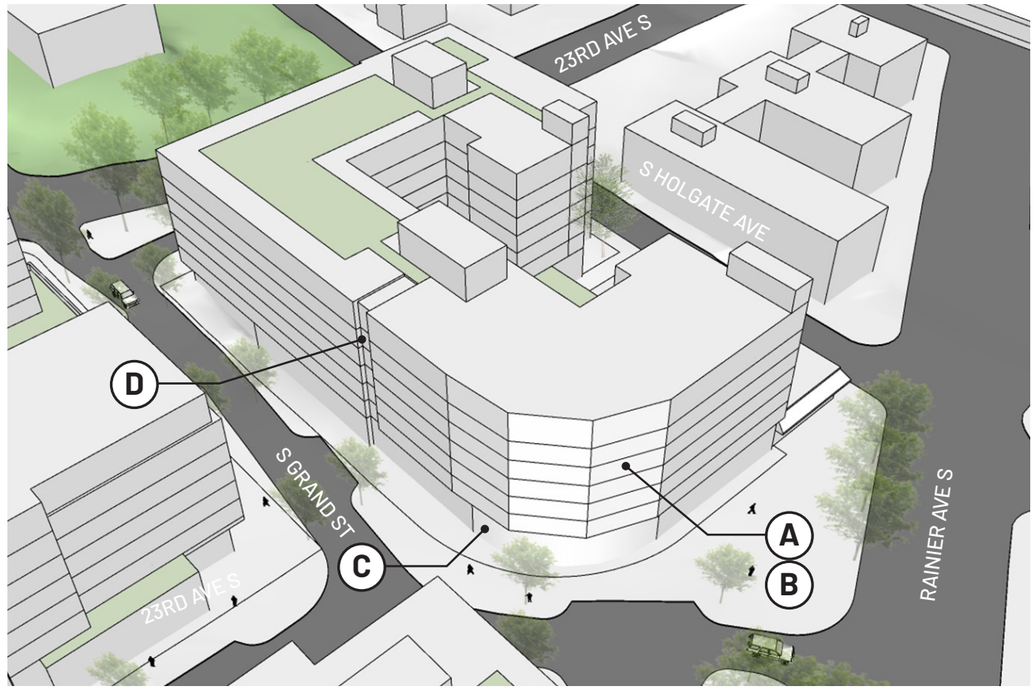
PROS

- Code compliant scheme.
- Faceted corner provides massing continuity between west and north facades, reinforcing the open space pattern created by the new street geometry.
- Faceted corner responds to West Building and the proposed public plaza.
- Mid-block building modulation acknowledges the intersection of S. Grand St and 22nd Ave S. further breaking down the scale of the building.
- Facade modulation relates to ground plane concepts and streetscape.
- Setbacks at grade enhance streetscape concepts and mark prominent entries.
- Resident courtyard opens to south.
- Service functions consolidated to a single curb cut on Holgate, no curb cuts along other streets.





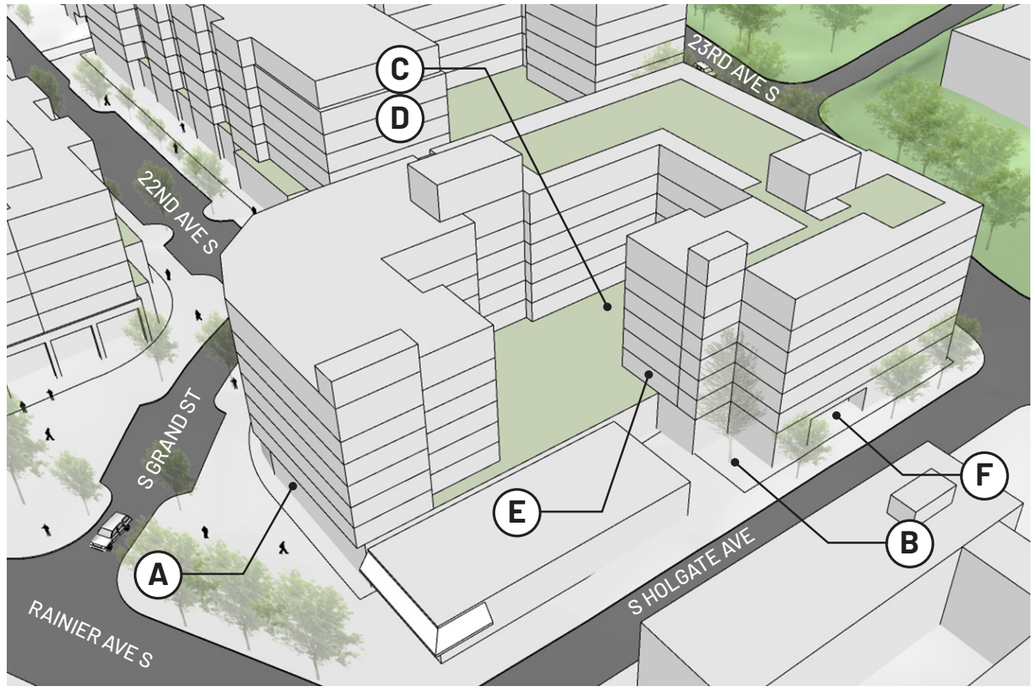
PERSPECTIVE VIEW AT NORTHWEST CORNER



VIEW #1: BIRD'S EYE VIEW FROM NORTHWEST

NOTES

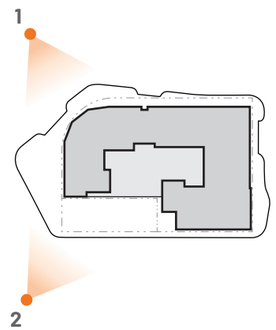
A. Faceted upper level facade responds to the geometery of the site and provides a smooth transition between the west and north facades (DC2.1.c).
B. Building scale feels somewhat larger than in Option B, but is appropriate relative to the adjacent public uses, including the generous public plaza and Rainier Ave S. (DC2.1.d).
C. Setbacks at grade provide exterior space for commercial functions adjacent to the plaza and the ability to further activate the public realm (PL3.2.b and PL3.2.g).
D. Facade modulation at prominent entry locations acknowledges the intersection of 22nd Ave S. and S. Grand St. while further breaking down the building massing (CS2.1.b and DC2.1.e).

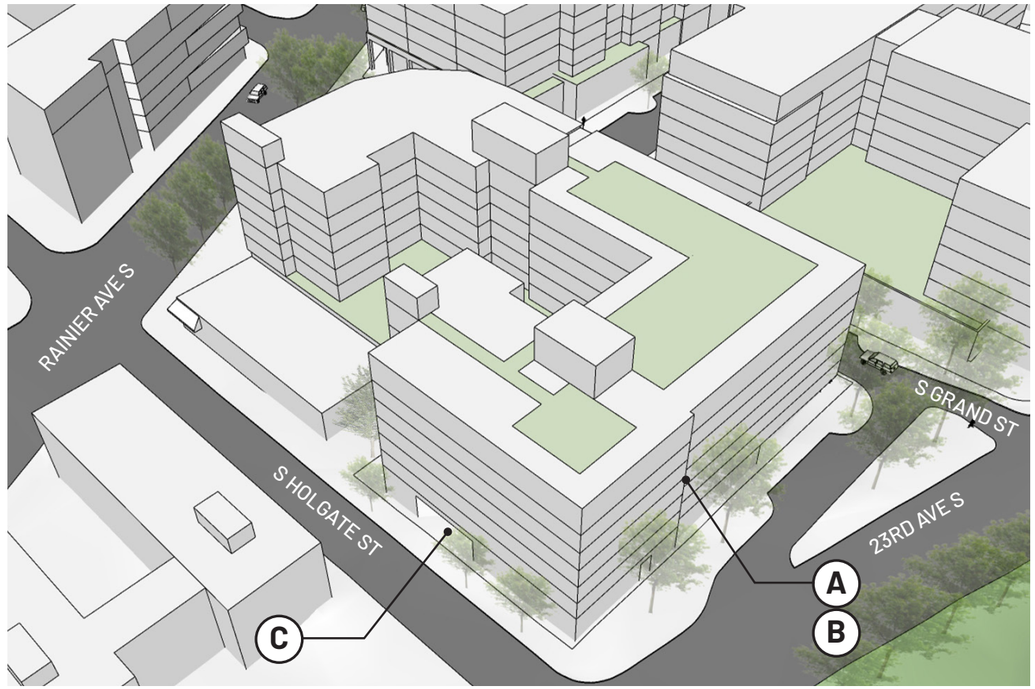


VIEW #2: BIRD'S EYE VIEW FROM SOUTHWEST

NOTES

A. Setbacks at grade allow for exterior commercial use that engages the adjacent public plaza (PL1.1.b and PL3.2.g).
B. Building corner is setback to retain an existing, exceptional tree.
C. South facing courtyard provides preferred solar orientation (DC2.1.f).
D. The courtyard will have both private patios and larger, amenity areas where families can gather and play (PL1.3.d).
E. Interior amenity spaces immediately adjacent to the courtyard open onto these shared areas to further activate the space (PL1.3.d).
F. Consolidated curb cut along S. Holgate St eliminates need for curb cuts along other busier streets.

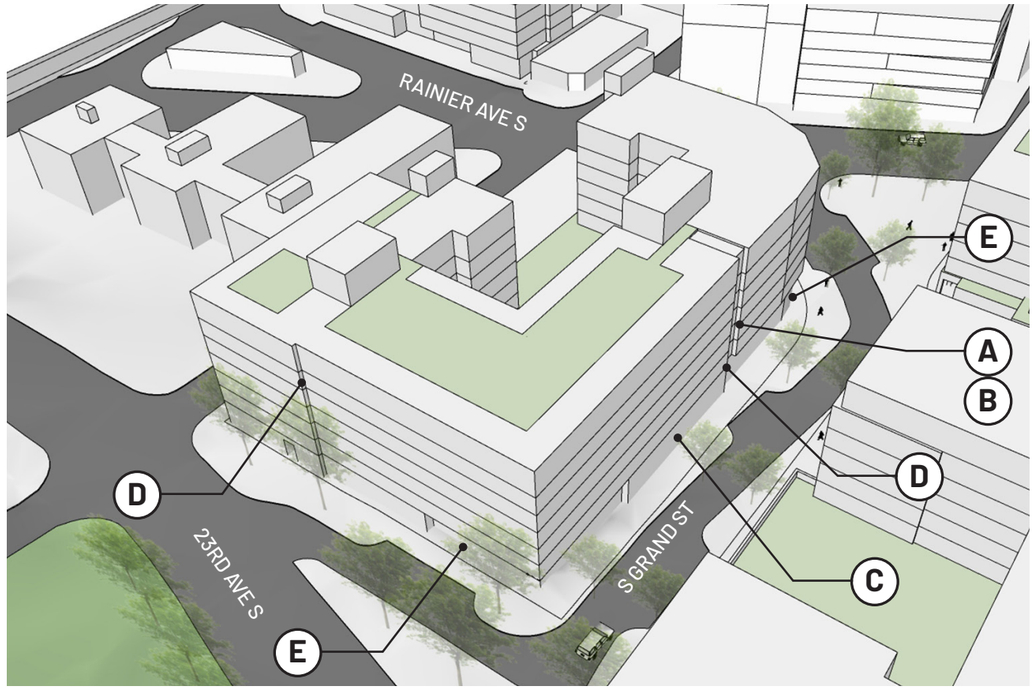




VIEW #3: BIRD'S EYE VIEW FROM SOUTHEAST

NOTES

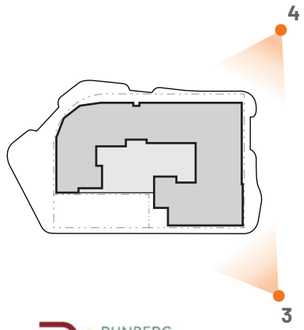
A. Building massing along 23rd Ave S. is modulated to address the change in density from the west to east sides of the site, as recommended by SDC and design guideline CS2.1.b.
B. Facade modulation provides interest, but allows the streetscape to remain the focal point.
C. Service functions are isolated to S. Holgate St with a single curb cut at the garage entry.



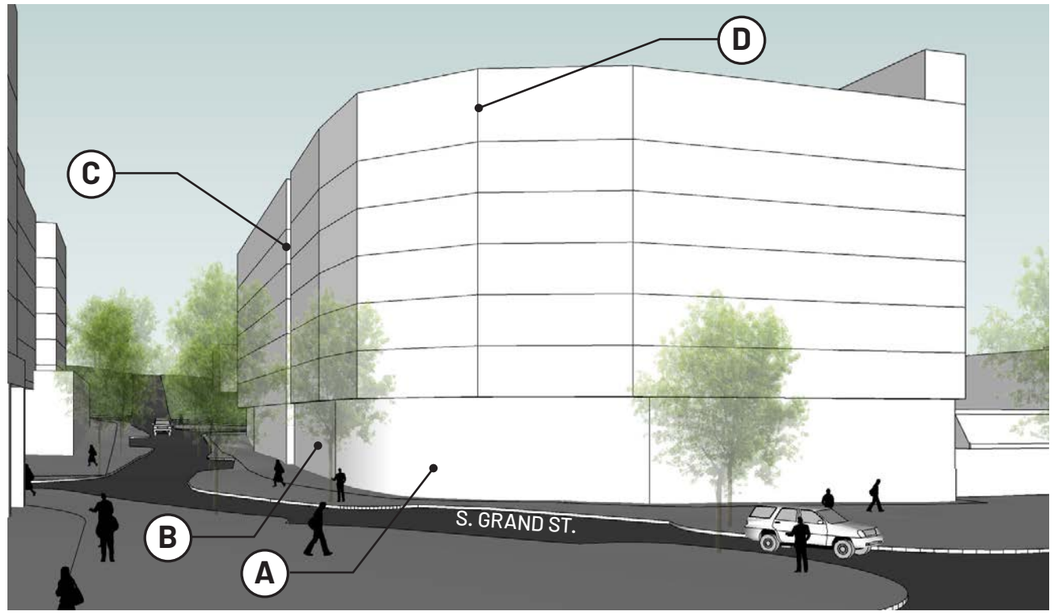
VIEW #4: BIRD'S EYE VIEW FROM NORTHEAST

NOTES

A. Vertical articulation occurs at a key point, responding to the location of the main residential lobby and addressing the adjacent intersection. (DC2.1.e)
B. Building massing provides a more clear indication of main entry points (PL1.1.b).
C. Indoor community spaces are located at grade and will be highly transparent (PL1.1.c).
D. Corner modulation divides the building into three smaller massings with clear breaks at both the ground and upper levels. (CS2.1.b)
E. Building massing and setbacks at grade indicate different interior functions per design guideline DC2.1.a and acknowledge the adjacent open spaces as recommended by SDC.



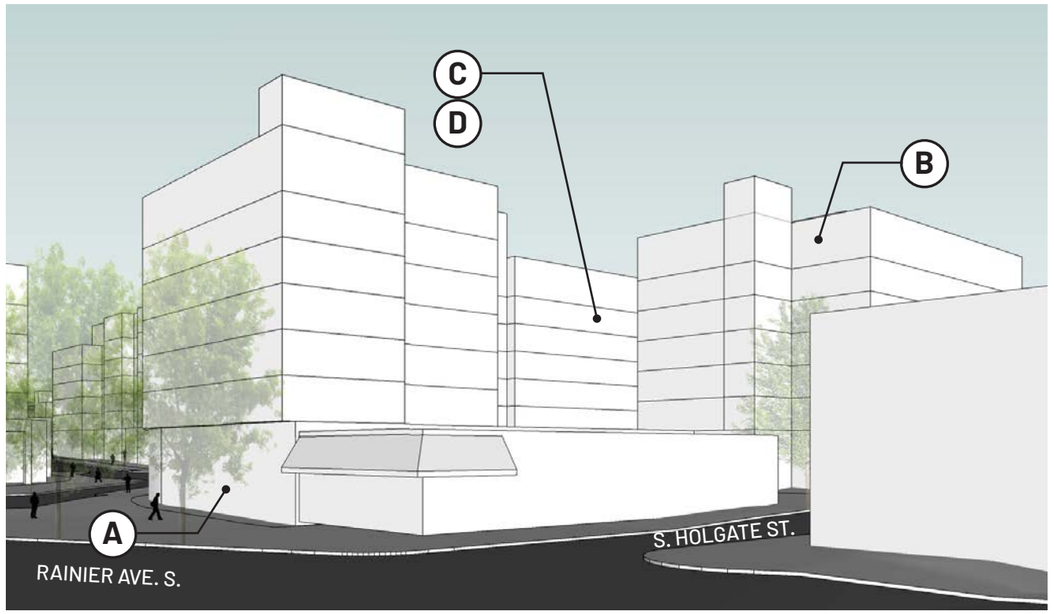
MASSING CONCEPTS
OPTION C - STREET VIEWS



VIEW #5: STREET VIEW LOOKING SOUTHEAST FROM S. GRAND ST AND RAINIER AVE S.

NOTES

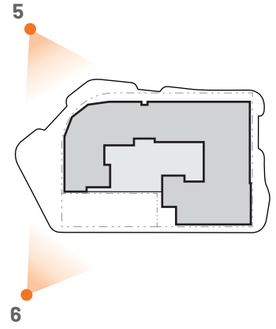
A. Option provides the greatest setback at grade to facilitate more generous entry points and maximize usable open space adjoining the right of way (PL1.1.b and PL3.2.g).
B. Building setback at grade extends from the intersection of 22nd Ave S. and S. Grand St. to the plaza, enhancing the public realm (DC3.1.c).
C. Facade modulation and entry points address the intersection of 22nd Ave S. and S. Grand St (DC2.1.e).
D. Faceted upper level facade responds to the geometery of the site and begins to modulate the facade into 50-75 ft. massing widths (DC2.1.c).

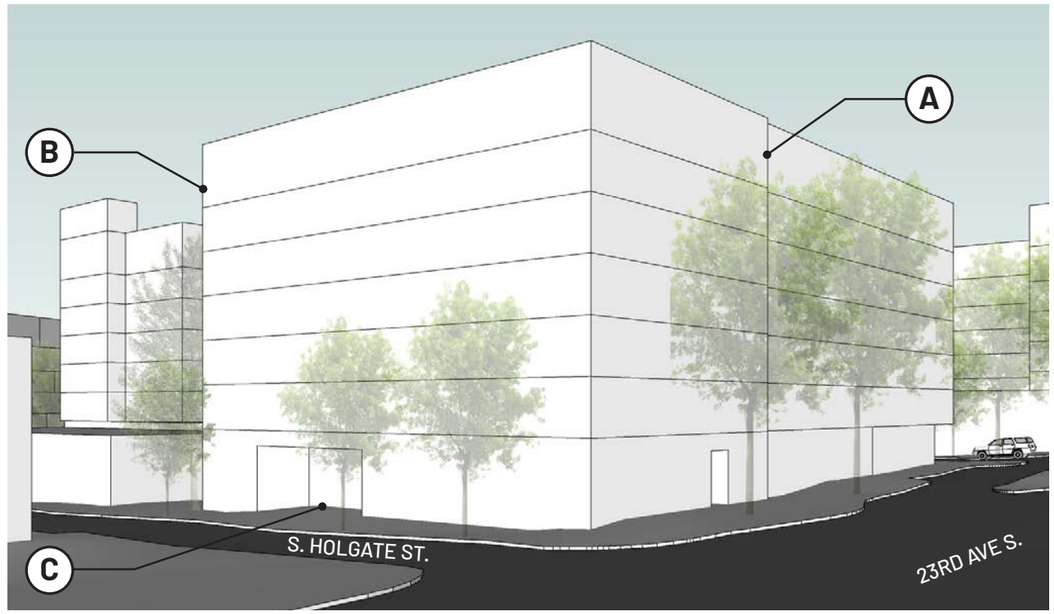


VIEW #6: STREET VIEW LOOKING NORTHEAST FROM S. HOLGATE ST AND RAINIER AVE S.

NOTES

A. Option provides the greatest setback at grade to facilitate more generous entry points and maximize usable open space adjoining the right of way (PL1.1.b and PL3.2.g).
B. Building corner is set back to retain an existing, exceptional tree.
C. Courtyard faces south to provide desirable solar orientation and natural light (DC2.1.f).
D. A variety of uses are planned for the courtyard to facilitate family gathering and resident interaction of all ages (PL1.3.g).

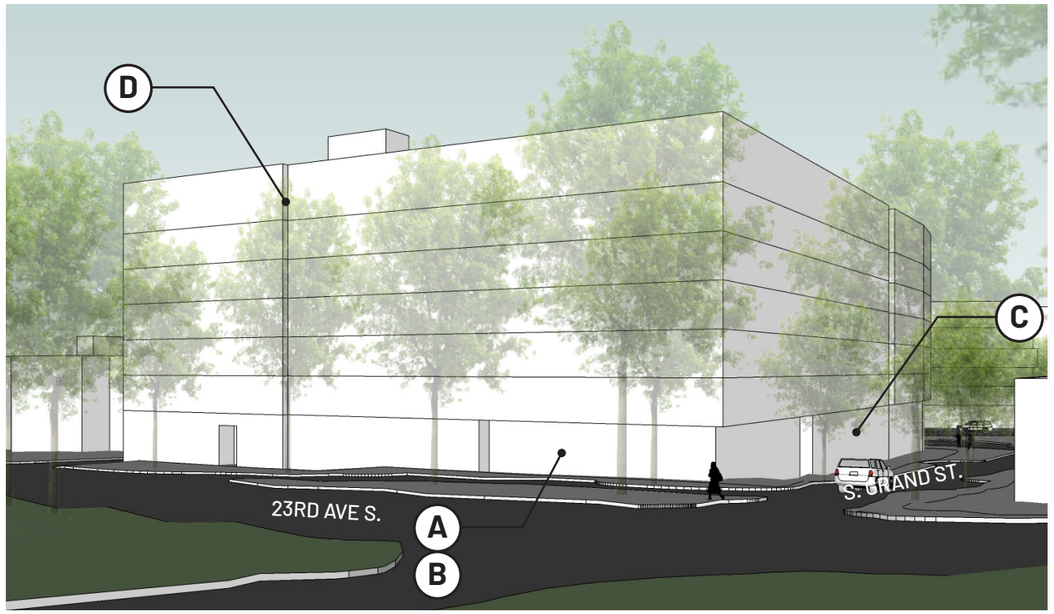




VIEW #7: STREET VIEW LOOKING NORTHWEST FROM S. HOLGATE ST AND 23RD AVE S.

NOTES

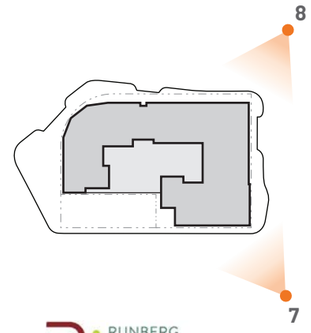
A. Building massing along 23rd Ave S. is modulated to address the change in density from the west to east sides of the site, as recommended by SDC and design guideline CS2.1.b.
B. The building corner is set back to retain an existing, exceptional tree.
C. Garage entry and service functions are located on S. Holgate, a local access only street.



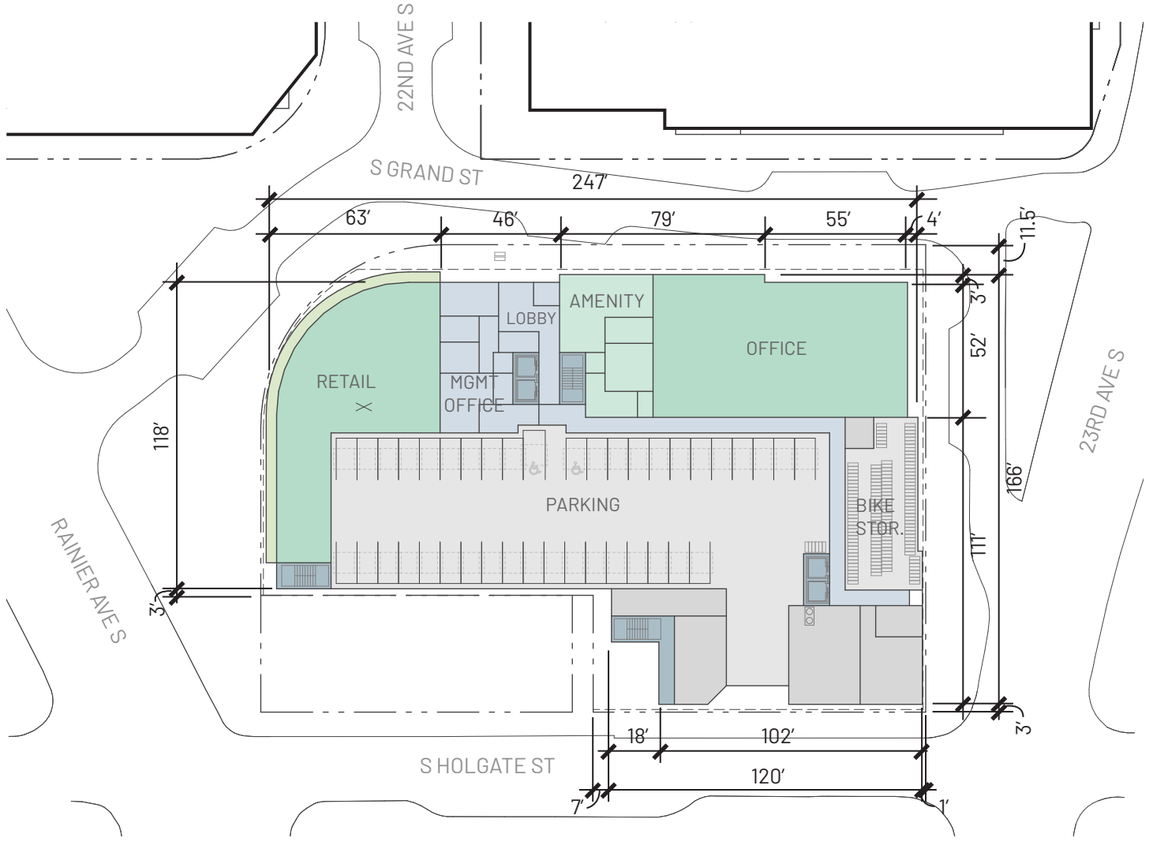
VIEW #8: STREET VIEW LOOKING SOUTHWEST FROM S. GRAND ST AND 23RD AVE S.

NOTES

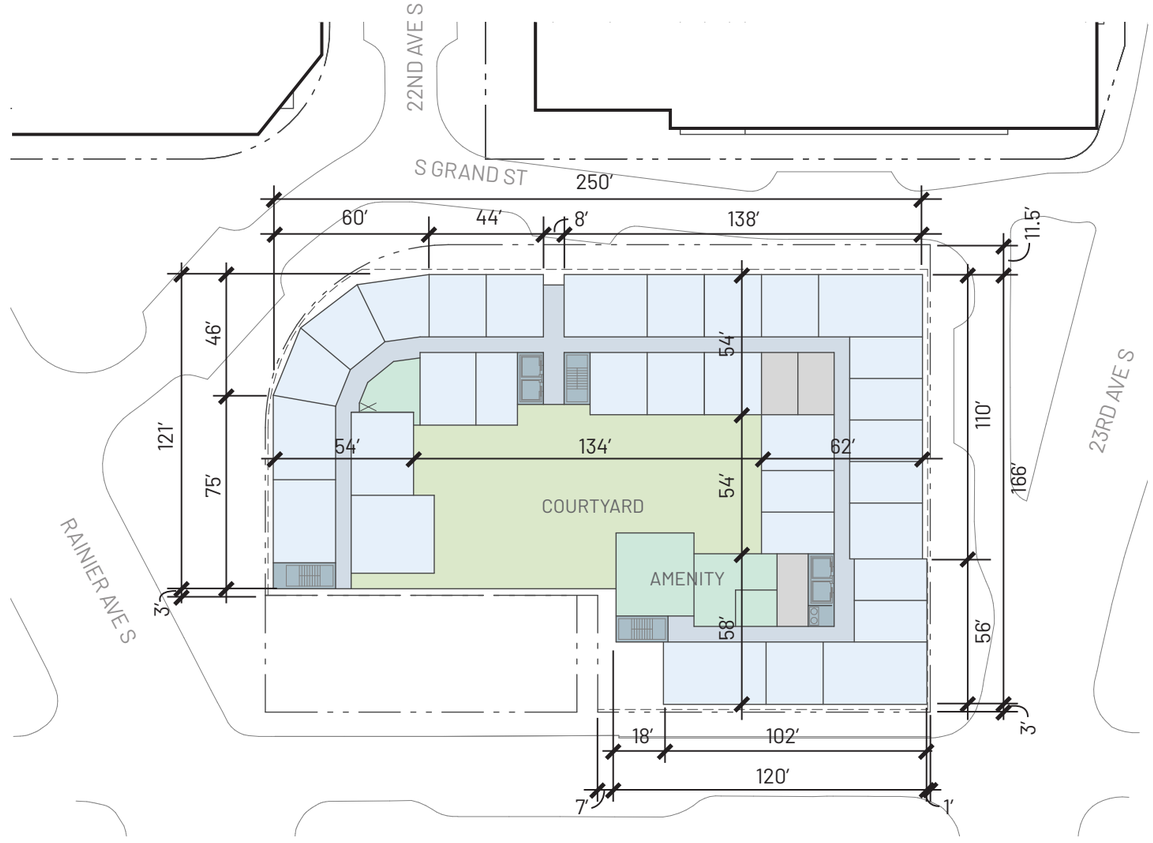
A. Setbacks at grade along Grand and 23rd create a space for outlook and observation of the established green space along 23rd (PL3.2.j).
B. Building setback at grade also provides space for lush landscaping, to further enhance the green corridor along 23rd (CS1.2.e).
C. Indoor community spaces are located at grade and will be highly transparent (PL1.1.c).
D. Setbacks and modulations along the facade acknowledge the reduced density at 23rd Ave S. as recommended by SDC and design guideline CS2.1.b.



MASSING CONCEPTS
OPTION C - FLOOR PLANS



LEVEL 1



LEVEL 2

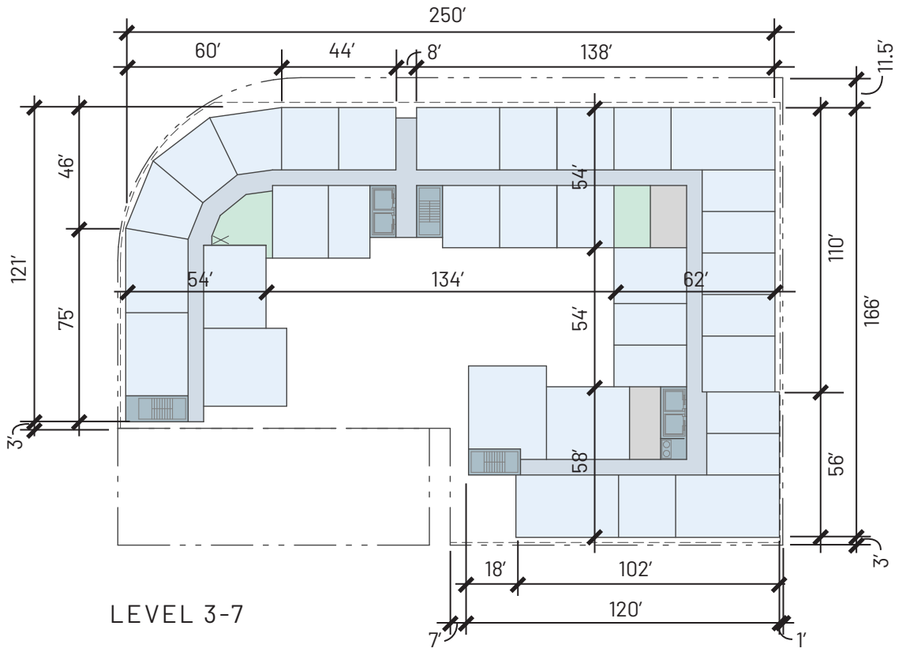
RESIDENTIAL

LOBBY/ CIRCULATION

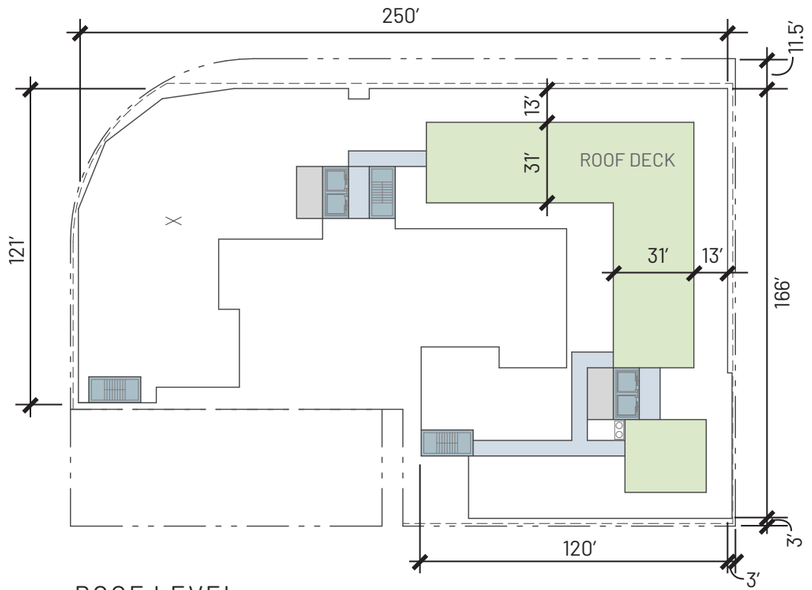
AMENITY SPACE

ROOF DECK

RETAIL



LEVEL 3-7



ROOF LEVEL

RESIDENTIAL

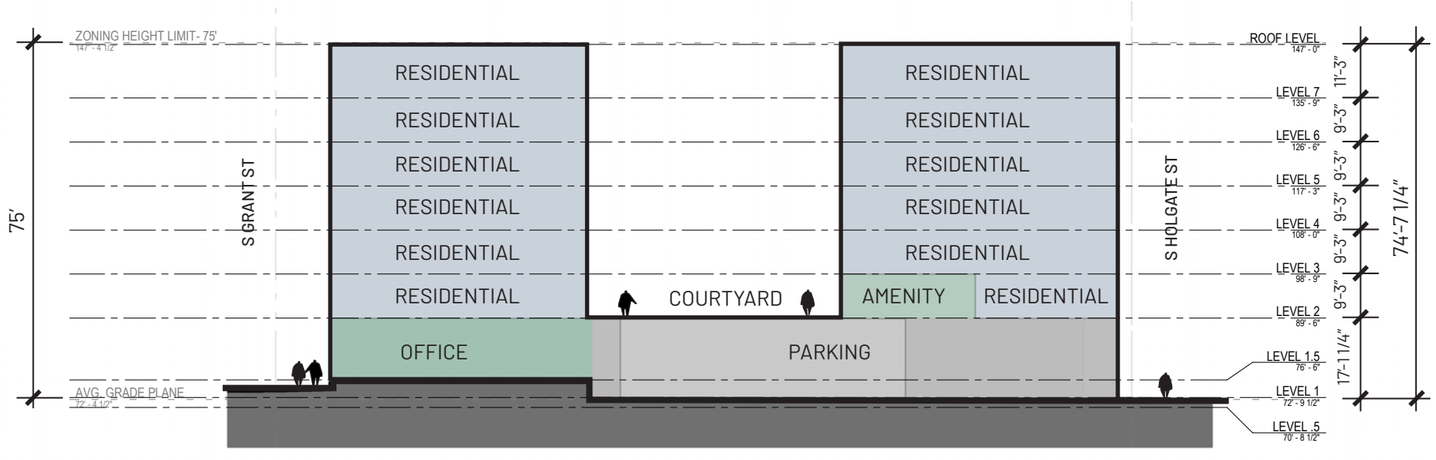
AMENITY SPACE

RETAIL

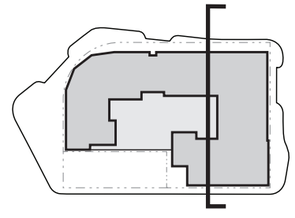
LOBBY/ CIRCULATION

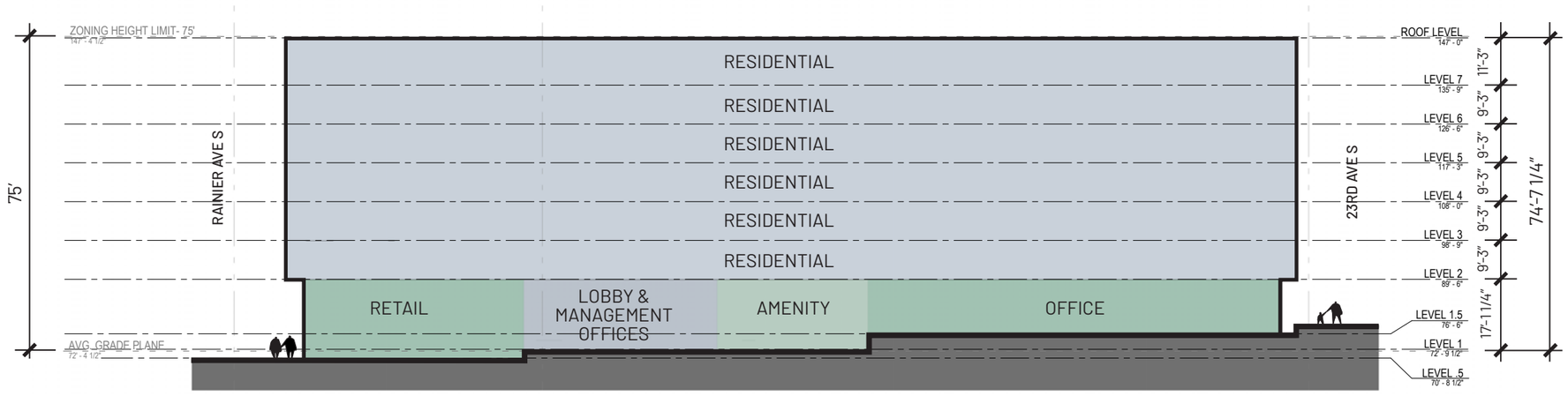
ROOF DECK

MASSING CONCEPTS
OPTION C - BUILDING SECTIONS

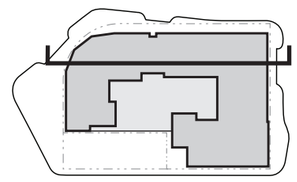


NORTH - SOUTH SECTION



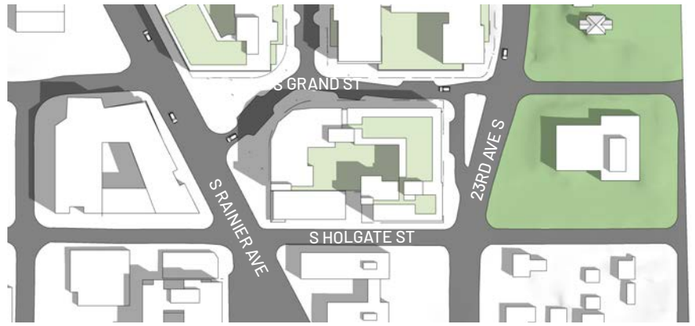


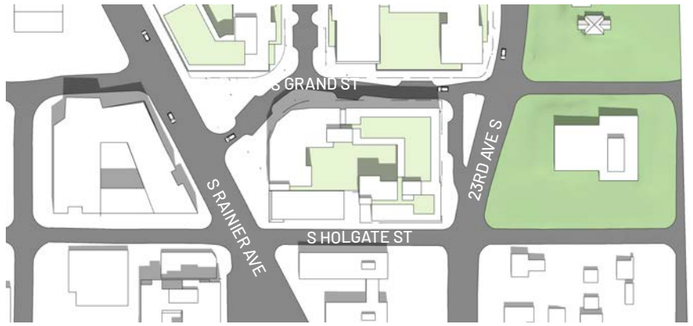
EAST - WEST SECTION

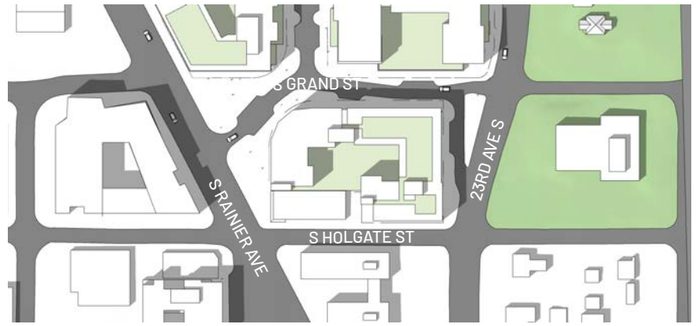


10 AM | 12 PM | 2 PM

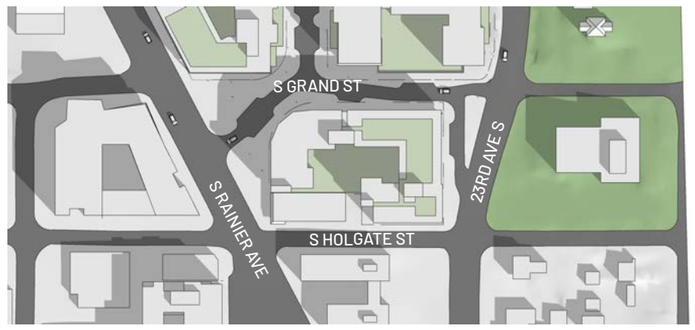
JUN 21

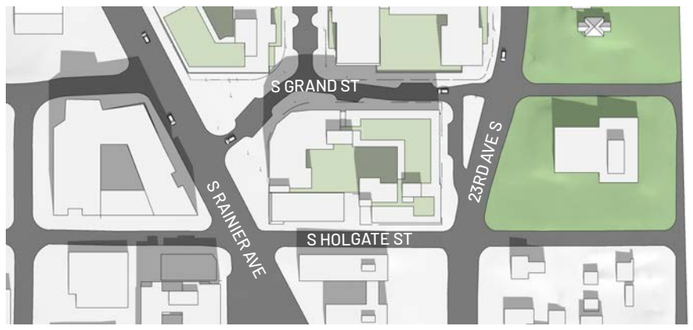


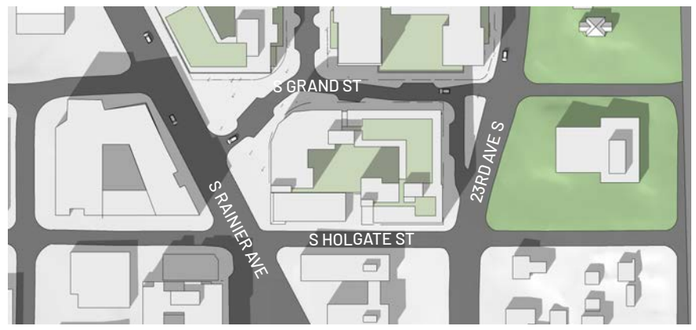




MAR/SEP 21

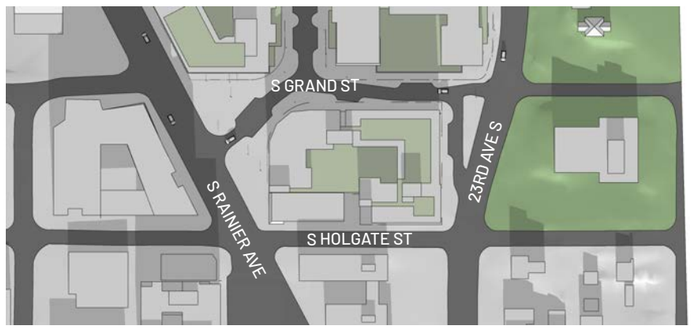






DEC 21



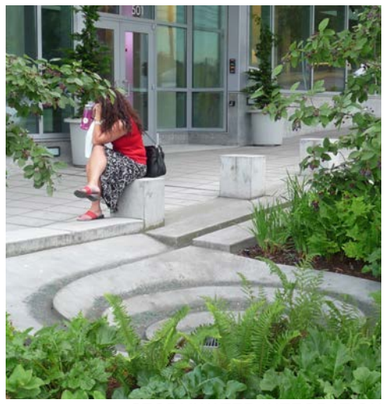




MASSING CONCEPTS
LANDSCAPE DESIGN



GREEN PEDESTRIAN EXPERIENCE



STORMWATER INTEGRATION



RETAIL STREET CHARACTER



RETAIL SPILL OUT



LOBBY ENGAGEMENT



PROPOSED ALLEY VACATION SUMMARY

At the pre-petition meeting on 11/21/19, the Seattle Design Commission generally supported the pursuit of the proposed alley vacation and provided the following guidance (summary taken from SDC Meeting Minutes dated 12/13/19). The preferred massing (Option C) addresses each of these points as follows.

1. **Form and massing should reflect transition from high density along Rainier to low density along 23rd Ave.**

Facade modulation breaks the massing from one uniform building down to three smaller volumes that can be treated with a variety of subtle modulations, color, and pattern in response to the change in density across the site.

2. **Building perimeter should thoughtfully interact with surrounding streetscape.**

Setbacks and facade modulation address key intersections, express main entry points, and respond to broad massing moves of the buildings across the right of way.

3. **Don't neglect facades on streets NOT facing Grand Street.**

The faceted upper massing and recessed storefront at grade provide interest along Rainier Ave S. in scale with the fast paced nature of the street. The corner setbacks, widened landscape, and smaller massing moves respond to the quieter nature of 23rd Ave S. while reinforcing the lush streetscape. The large, south facing courtyard provides relief to S. Holgate St and Dero Auto at the southwest corner of the block.

4. **Clarify how public plaza space will be used.**

The public plaza design will provide much needed open space to the neighborhood at large. The proposed road realignment and alley vacation will transform a public space that would be otherwise vehicle-dominated into a pedestrian friendly network of open spaces. These will serve all community residents, the commercial spaces at grade, and neighbors passing through on their way to mass transit. Functionally, the open space will incorporate seating, planting, and some areas of overhead weather protection, as well as other amenities for the neighborhood that will be coordinated with SDOT and approved via Street Improvement Plan review.

5. **Make sure it feels public, not an extension of private spaces.**

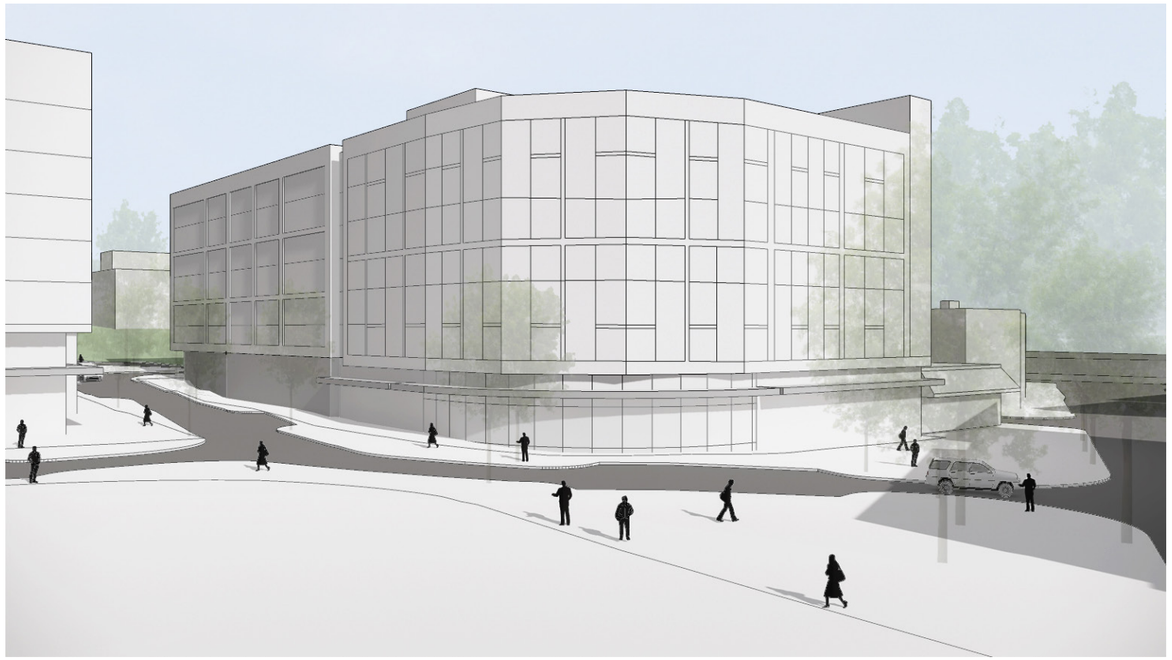
The plaza provides a unique opportunity to design a dynamic open space where the lines between private use and public areas are blurred. The team envisions exterior commerical spillout space adjacent to the plaza with porous boundaries and direct connections to the public realm. These circulation paths will activate the public space by creating foot traffic to services such as coffee shops and cafes, which will support the use of the public space of the Commons.

6. **Make sure the public space serves the broader neighborhood.**

North Rainier Valley is evolving from an industrial neighborhood to a true mixed-use community. Several new development projects in the vicinity of Grand Street Commons will increase the local population and require new services as well as new neighborhood open space. The proposed roadway revisions will increase the amount of pedestrian and green space in the right of way, which will provide an amenity for the entire local community. The plaza spaces will be open and accessible to the public 24 hours a day, while surrounding commercial uses at grade and residential units overlooking the plaza will provide eyes on public spaces to increase safety and security.

7. **Broaden community engagement, incorporate community preferences, and consider including spaces for locally owned and minority owned businesses.**

The project has begun a community outreach process to meet with neighbors and learn what elements they feel are critical to the success of their neighborhood as it becomes denser and additional mass transit is added. We are collecting community input on the types and uses for the outdoor open spaces, and also what types of businesses and services are missing from the neighborhood. The team is intentially diversifying the commerical spaces across the three blocks to provide a variety of sizes and conditions available to tenants.



PERSPECTIVE VIEW FROM THE SW

	WITHOUT ALLEY VACATION	WITH ALLEY VACATION	RESULT OF ALLEY VACATION
# OF BUILDINGS	2	1	One less building eliminates redundancy in building services, consolidates parking and loading access points, reduces operation costs and improves security.
COST OF CONSTRUCTION	$77,198,455	$85,377,966	More efficient construction and elimination of redundant services such as vertical circulation, lobbies and trash space reduces the total cost of construction by approximately $70,000/unit.
# OF APARTMENTS	168	202	Provides 35 additional units of affordable housing. In addition, the percentage of family sized units increases from 21% to 29% in the single building configuration.
OH / COST PER UNIT	$137,345	$83,309	40% reduction in cost per unit for the Office of Housing funding. This generates 35 additional housing units while simultaneously saving over $4.7 million in Office of Housing costs.