GRAND STREET COMMONS

ADMINISTRATIVE DESIGN GUIDANCE - RECOMMENDATION REVIEW #3035344
October 9, 2020

WEST BLOCK

1765 22ND AVE S



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

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WEST BLOCK

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GSC | PROJECT OVERVIEW

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	282	78	161,308 SF	26,405 SF	263
EAST	292	80	167,306 SF	21,612 SF	153
SOUTH	202	202	134,853 SF	11,581SF	30
TOTAL	**776**	**360**	**463,467 SF**	**59,598 SF**	**446**

GRAND STREET COMMONS

Grand Street Commons is a transit-oriented 3-block development in the Judkin's Park neighborhood. The development team is working with the Washington Department of Ecology to clean up the brown field 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.

DEVELOPMENT OBJECTIVES
GRAND STREET COMMONS

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

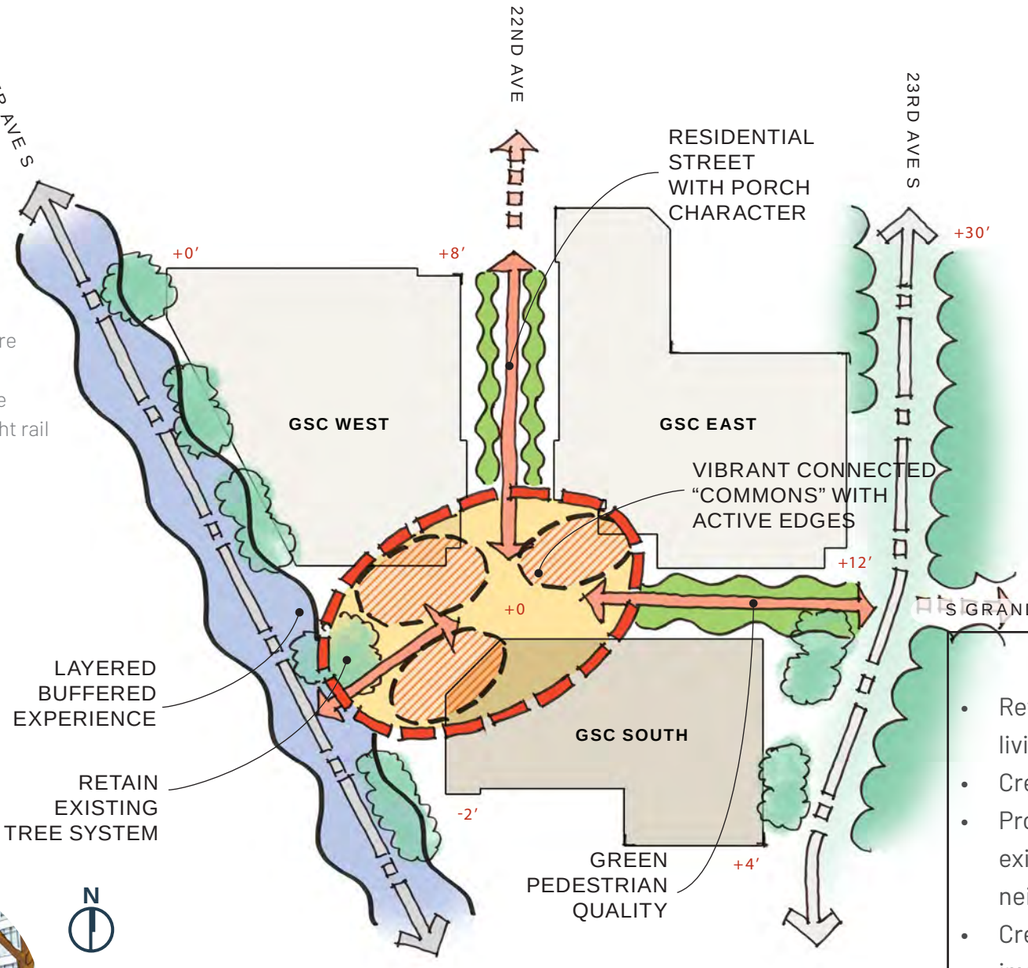
Pedestrian patterns are likely to change in the neighborhood with the introduction of the light rail station at I-90.



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.

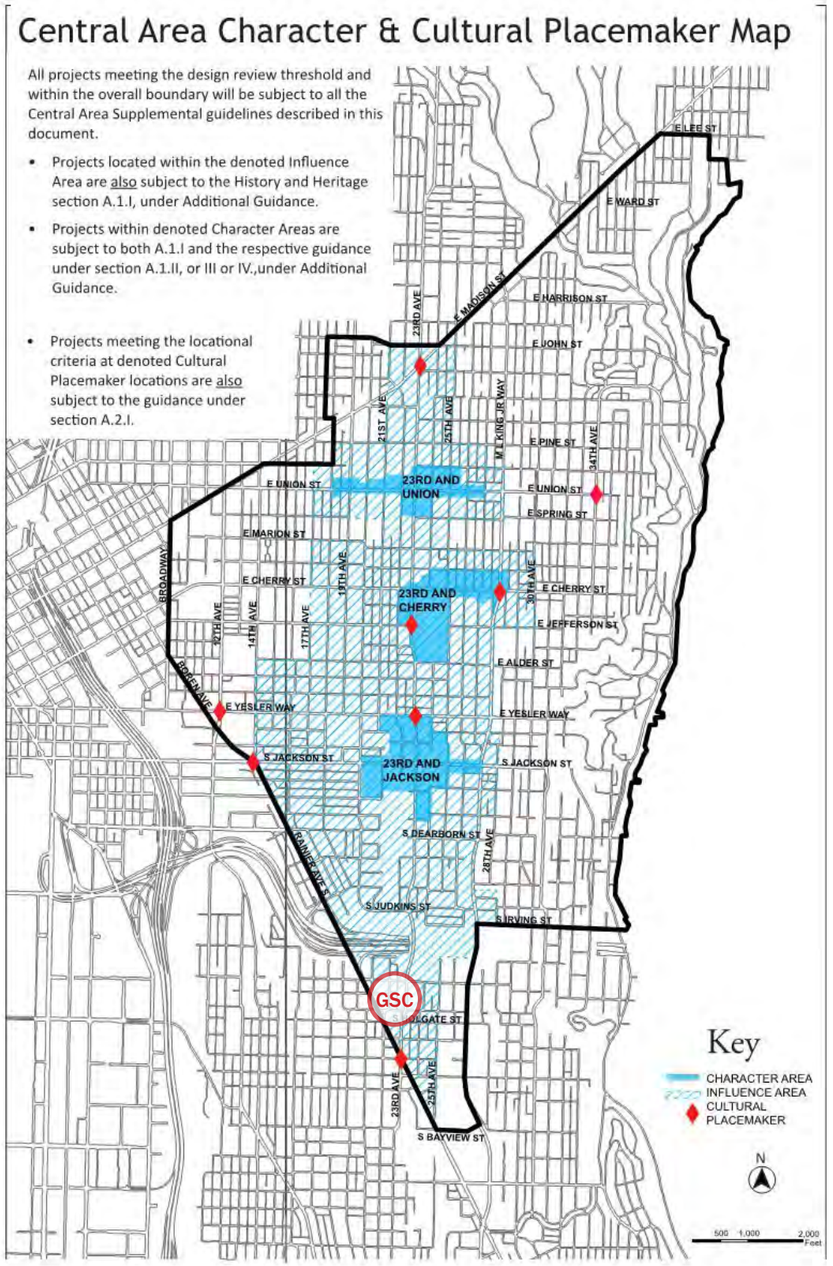
OPPORTUNITIES

- 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.









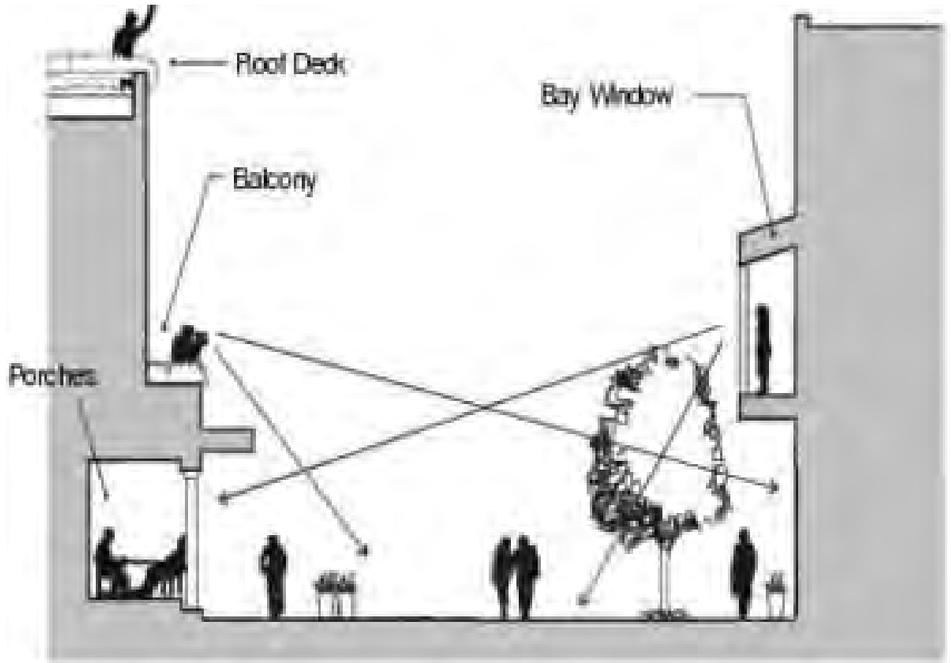
CENTRAL AREA DESIGN GUIDELINES

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 Heritage 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 opportunities 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





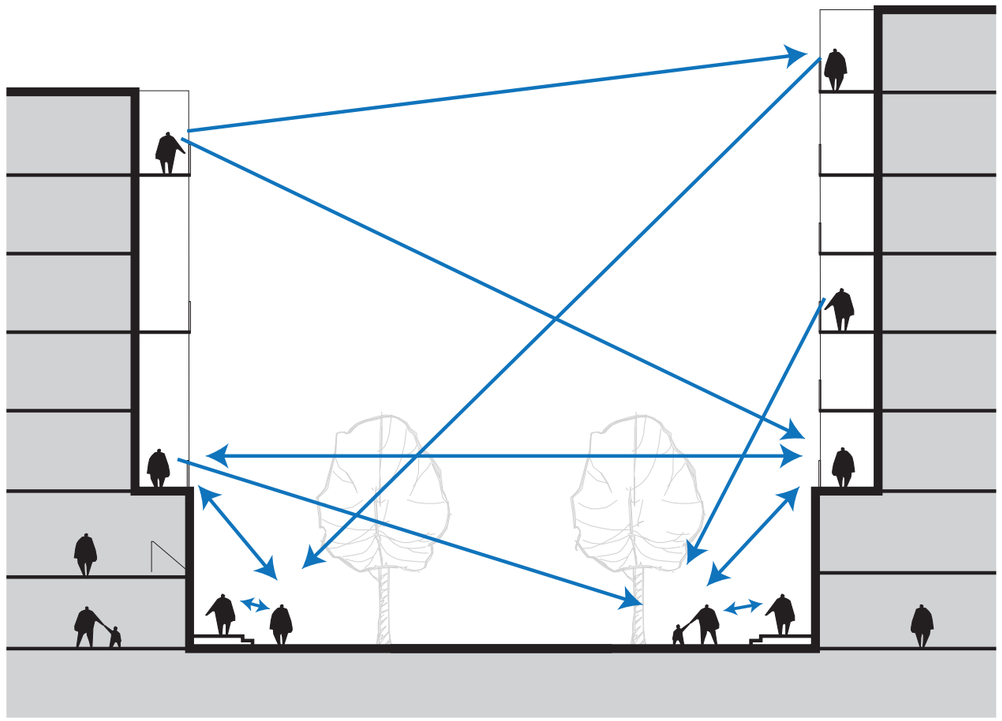


JAPANESE - THE ENGAWA









THE "PORCH" AT GRAND STREET COMMONS

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

PORTICO

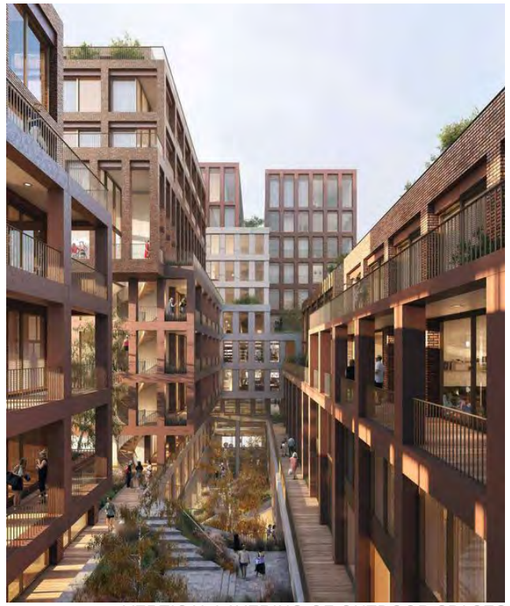
The West and South buildings feature extra tall commercial facades at grade with covered spaces reminiscent of the Italian Portico. These spaces facilitate public gathering, commerce, and provide priority to pedestrians along commercial right-of-ways.

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 opportunities 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

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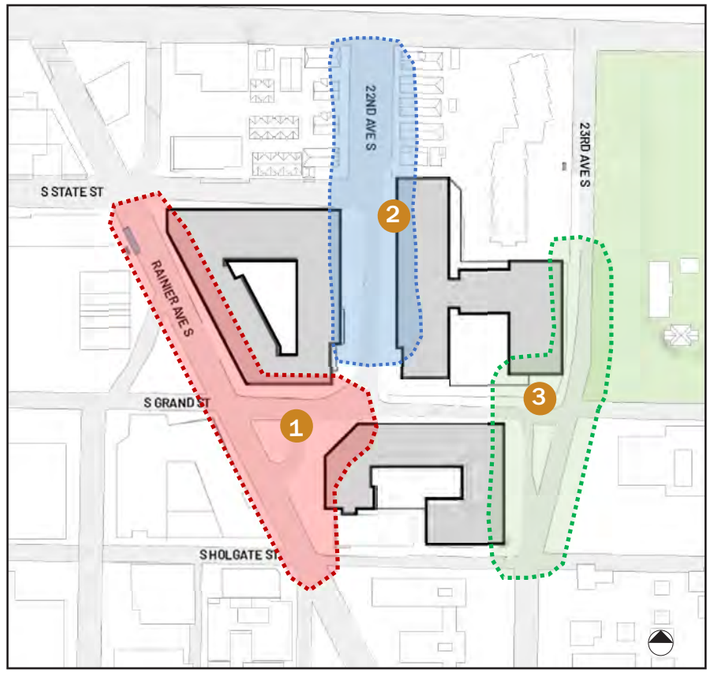
GSC | URBAN DESIGN APPROACH

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THREE BUILDINGS

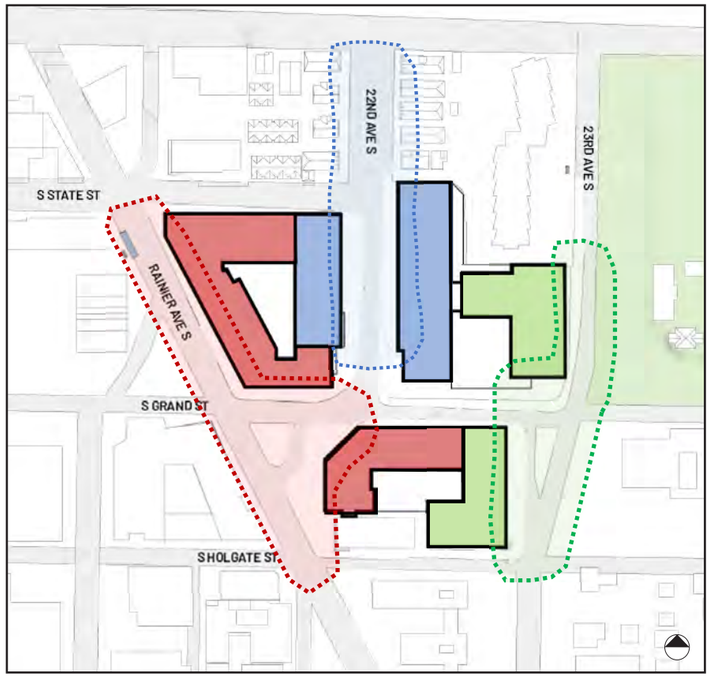
If the three blocks in Grand Street Commons were to be redeveloped in a more common scenario, it's likely each of the three buildings would have their own unique character as they would be developed at different times by different design and development teams. Massing and materials would be developed 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 exercise 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

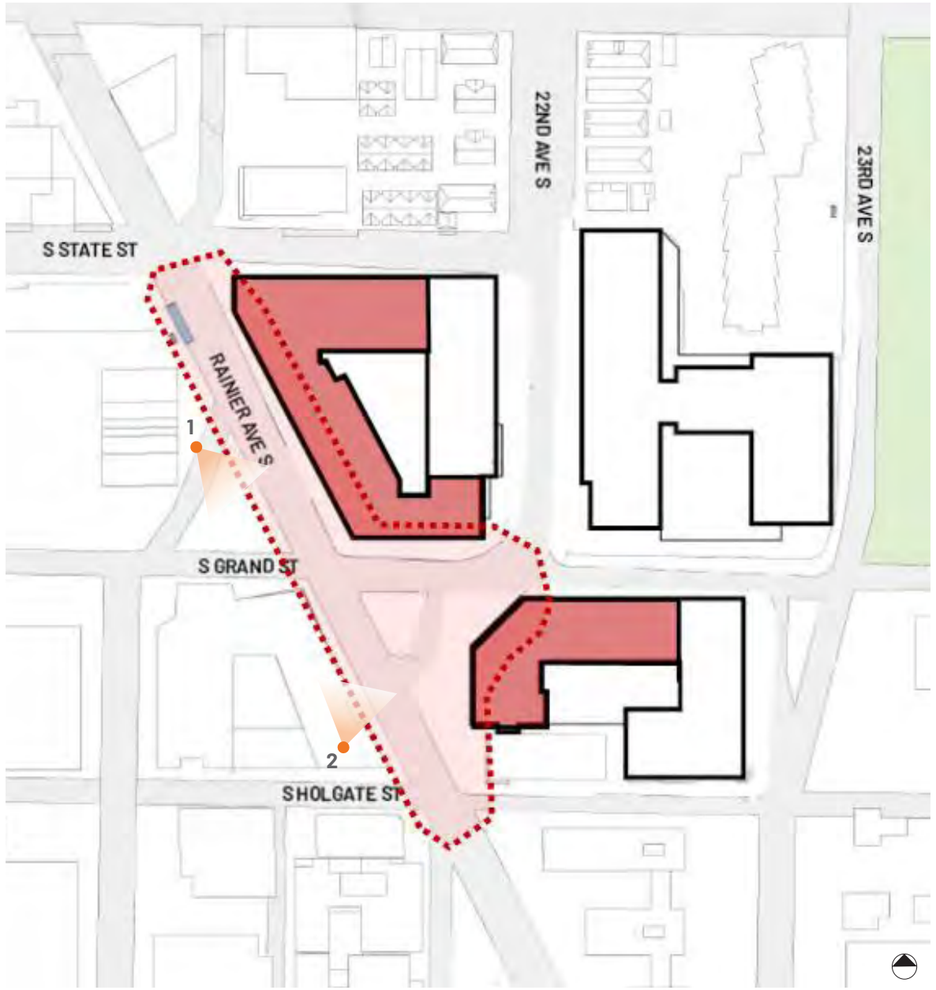
Grand Street Commons proposes to embrace the outdoor room concept to maximize the public experience of the full three block development. The new buildings will have an intentional relationship through massing and materials to the buildings proposed for the opposite side of the right-of-way, creating 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 shown 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.
CURRENT DESIGN



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

RAINIER AVE S. - INSPIRATION IMAGES



VIEW 2 - LOOKING NORTH ALONG RAINIER AVE S.
CURRENT DESIGN



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



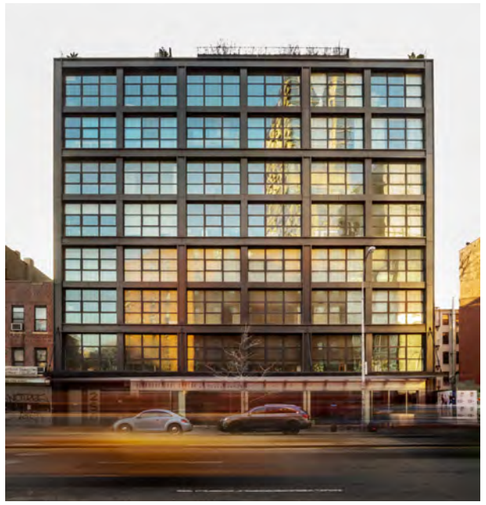
EXPRESSED FLOOR LINES AND STRUCTURAL GRID



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 OF THE PORTICO AT THE WEST BUILDING, FROM THE EAST BUILDING PODIUM



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



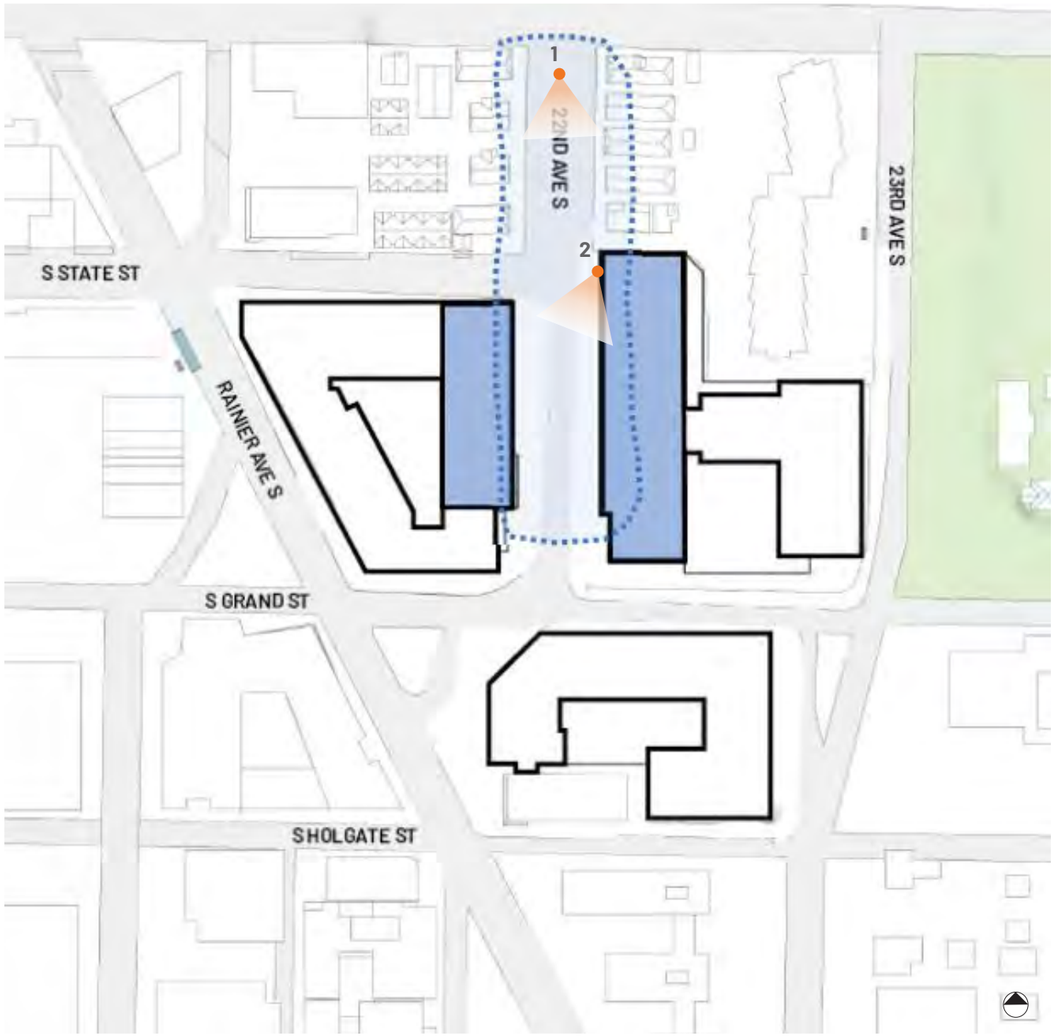
VIEW 3: PERSPECTIVE VIEW OF GRAND STREET COMMONS



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.
CURRENT MASSING



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

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

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.



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



VIEW 2 @ EDG

URBAN DESIGN APPROACH
22nd AVE S - PORCH AS STOOPS

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

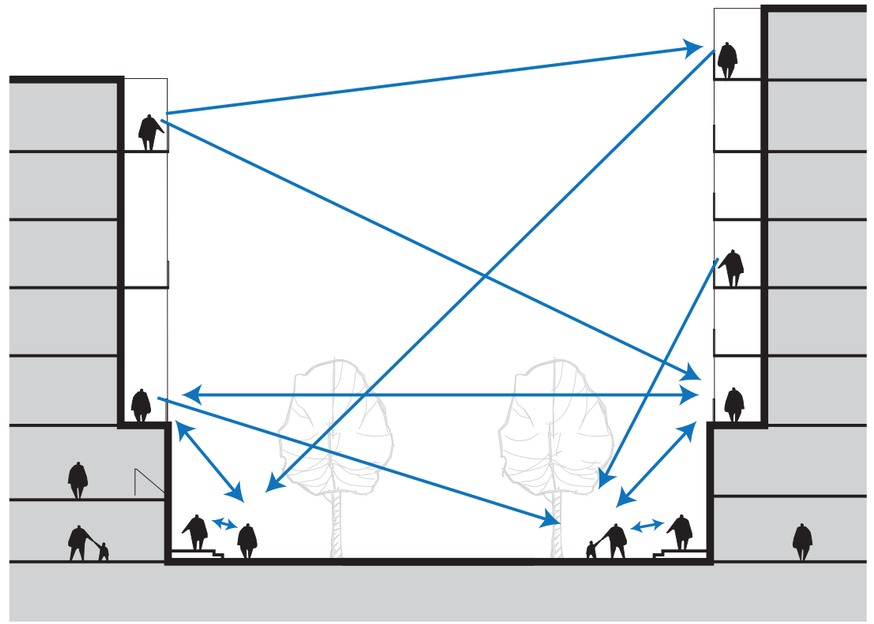
Places to see and be seen.



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. Passersby 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.

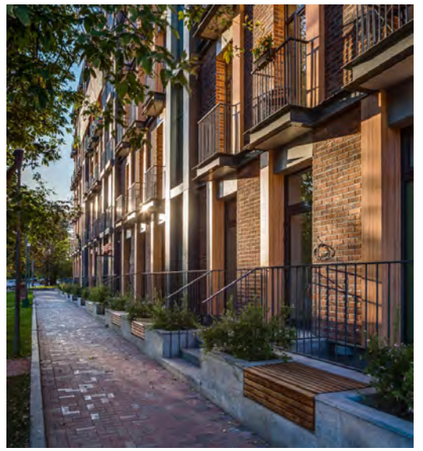


The 'see and be seen' nature of the stoop can be applied to multi-story buildings in the form of upper level patios, balconies and roof decks.

URBAN DESIGN APPROACH
22nd AVE S - PORCH AS STOOPS



VIEW LOOKING SOUTH ALONG 22nd AVE S @ GROUND-RELATED RESIDENTIAL PORCHES



LOW STOOPS WITH INTEGRATED SEATING



ROWHOUSE STYLE STOOPS



HARDSCAPE LOW STOOPS WITH ELEVATED PATIOS AND STAIRS



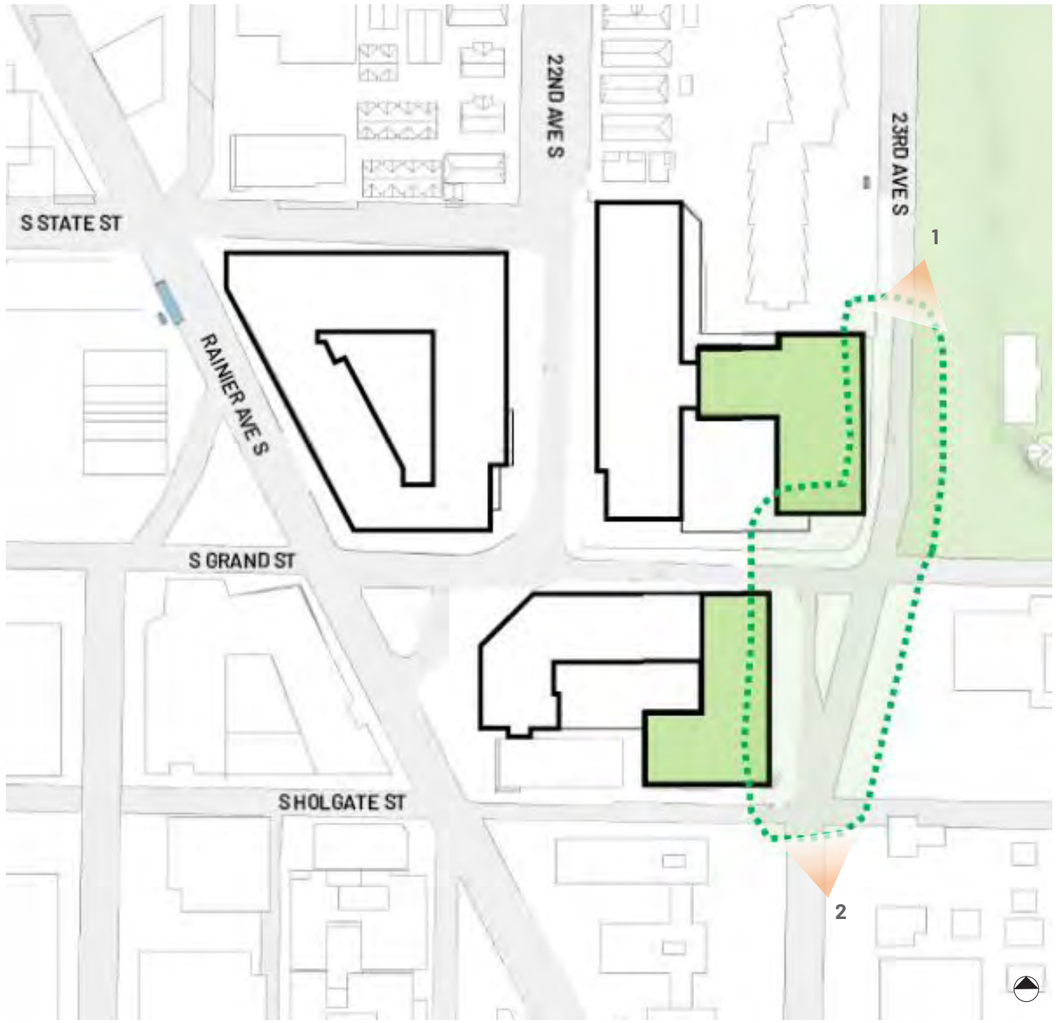
FRONT PORCH ELEVATED ABOVE THE SIDEWALK WITH PLANTER SEPARATION

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
CURRENT DESIGN



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

URBAN DESIGN APPROACH
23rd AVE S - INSPIRATION IMAGES



VIEW 2 - LOOKING NORTH ALONG 23RD AVE S
CURRENT DESIGN



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



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 make it 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

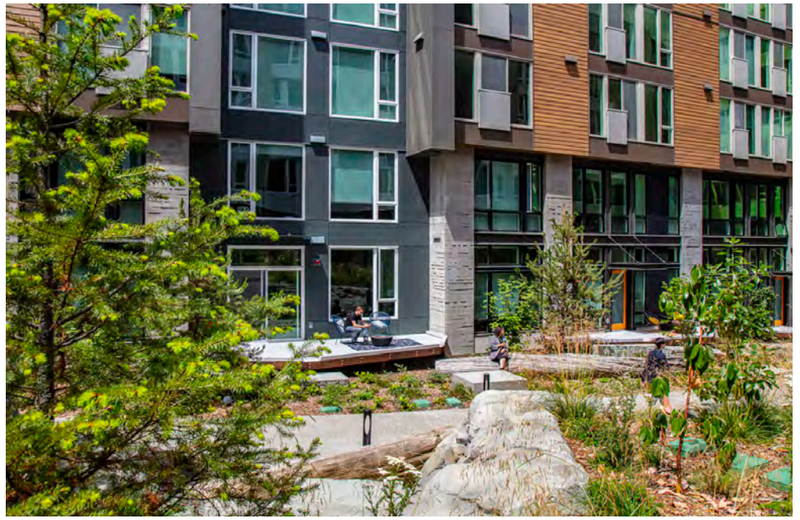
URBAN DESIGN APPROACH
23rd AVE S - PORCH AS ENGAWA

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.

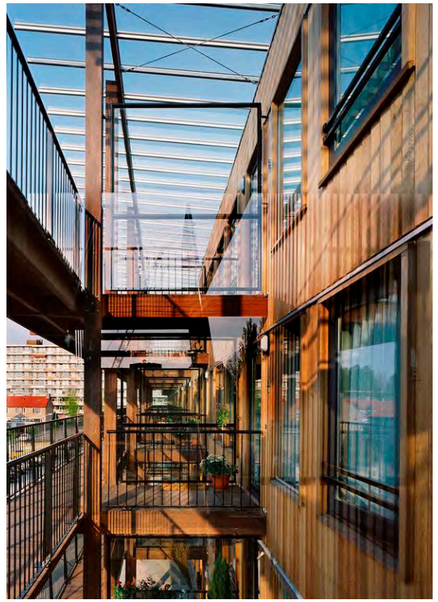


The engawa could be applied to a multi-story building in the form of private balconies. These shallow spaces are further removed from grade below, but they still provide residents the ability to occupy the building edge and experience a connection to nature. Stacking balconies provides overhead weather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

The design approach evolved between EDG and MUP to make the sense of the Engawa more achievable for the South Block affordable housing project. Revisiting the Engawa example images, we identified the option for both an “occupied” façade and a “woven” façade. It seemed appropriate to use this distinction to help break down the massing on both the East and South blocks and apply a façade language that was achievable and relatable between the two buildings.



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



EXTERNAL FRAME SET OFF SKIN CREATE SPACES TO OCCUPY THE 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



EAST FACADE OF EAST BUILDING CURRENT PROPOSAL



EAST FACADE OF EAST BUILDING @ EDG

MASSING DEVELOPMENT
PREFERRED MASSING SUMMARY



COMBINED AERIAL VIEW OF MASSING DEVELOPMENT OF PREFERRED OPTIONS



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. 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.

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WEST BLOCK | RESPONSE TO EARLY DESIGN GUIDANCE

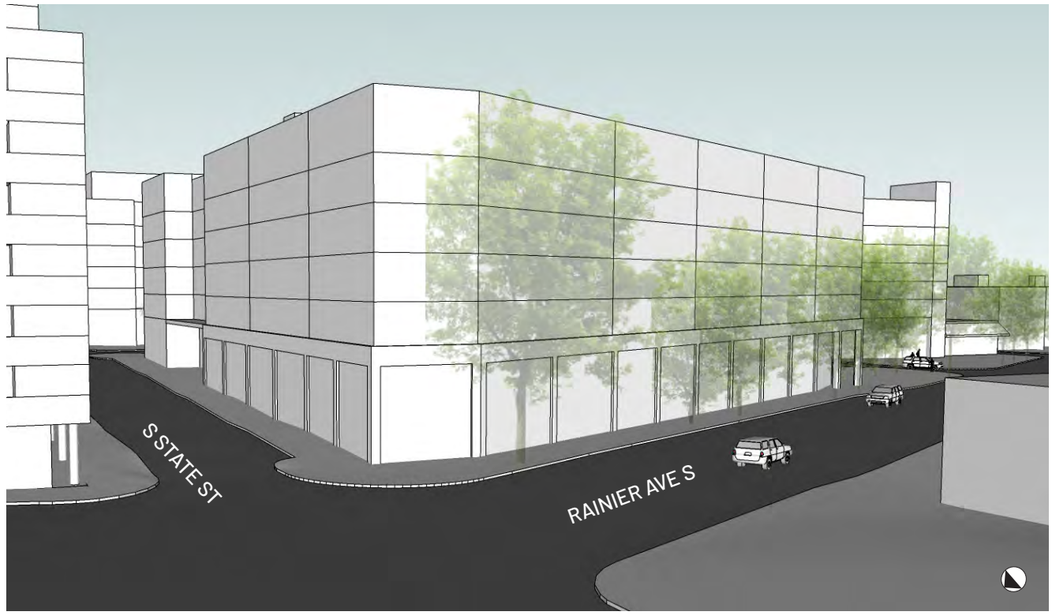
RESPONSE TO EARLY DESIGN GUIDANCE
MASSING AND SITE CONFIGURATION

Staff considered the three massing alternatives, which are very similar in terms of in height and bulk but differ in the proposed modulation and articulation of the building façades. Staff is generally supportive of the preferred massing alternative (Option C), noting the proposed massing begins to respond to the surrounding neighborhood context by utilizing shifts in the building massing to provide a more appropriate residential scale along 22nd Avenue South. Continue to explore how the building massing relates to the adjacent properties and develop a design that alleviates potential massing impacts on properties to the north of the site. (CS2-A-2. Architectural Presence, CS2-D-1 Existing Development and Zoning).

RESPONSE: The design has developed to feature an expressed structural frame at the "red" building massing which wraps from the west end of S State Street, down the length of the Rainier Ave S frontage, across the plaza frontage at the south façade and into the lower end of the 22nd Ave S frontage where it terminates into the residential lobby entry. The EDG diagrams implied the structural frame at the commercial base only, but it has since evolved to carry up the full height of the façade for a more cohesive and high-quality architectural expression. As shown in the EDG diagrams, this continuous building massing intentionally creates a strong street wall in response to Rainier Ave S, a heavily trafficked, wide right-of-way. However, to help break up the perceived bulk of the upper level massing, the light colored frame is in high contrast to the dark infill panel and dark windows, thereby providing a rhythm of structural bays across the façade in roughly 45' wide intervals. These dimensions correspond to the original parcel widths along the Rainier Ave S frontage, providing appropriate scale for the neighborhood context. The brick frame façade references industrial architecture, providing both reference to the neighborhood's recent industrial past, and incorporating high-quality building materials that instills a sense of permanence and visual interest for this most prominent massing element on the building. It also creates an orderly and attractive backdrop for Grand Street Commons public plaza. [DC2-B-1 Façade Composition, DC2-C-1 Visual Depth and Interest, DC4-A-1 Exterior Finish Materials, DC4-2-b Variation and High-Quality materials, DC4-3-d Exhibit Rhythm and Transparency]



CURRENT VIEW OF THE NW CORNER



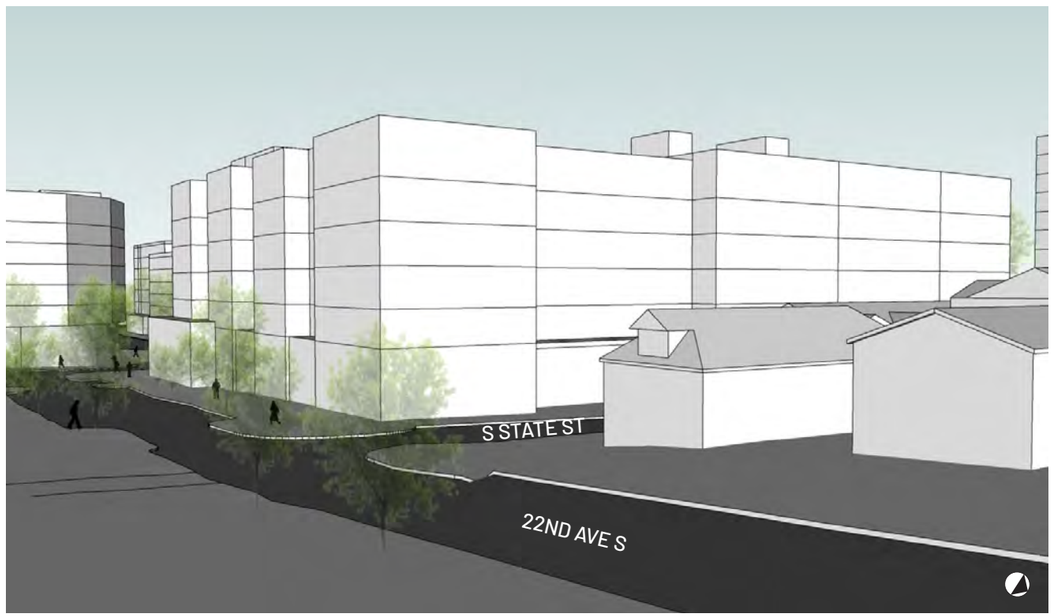
STREET VIEW LOOKING SOUTH ON RAINIER AVE S @ EDG



CURRENT STREET VIEW LOOKING NORTH ON 22nd AVE S



CURRENT STREET VIEW OF THE NORTH FACADE FROM S STATE STREET AND RAINIER AVE S.



STREET VIEW LOOKING NORTH ON 22nd AVE S @ EDG

a) Staff is concerned with lack of modulation in the preferred massing along the north and west property lines, which will be prominently visible from the residential townhomes across S State Street and Rainier Avenue South respectively. Staff recommends breaking up the perceived bulk of the upper level massing through façade articulation/material treatment. Also explore incorporating a more significant break in the roof line at the recessed portion of the north façade to reinforce this shift in the massing and further minimize the perceived bulk to the structure. (CS2-1-b. Transition using Massing and Articulation, DC2-A-2 Reducing Perceived Mass).

RESPONSE: Along S State Street there is a large massing break proposed between the brick frame massing and the NE corner volume. The massing break is roughly 60' wide by 10' deep. The massing break, in concert with a change in color and materiality, has significant impact in breaking down the scale of the north façade. Additionally, balconies have been added to the north façade to enhance the residential quality of the upper stories. [CS2-1-b Transition using Massing and Articulation]. Significant attention has been paid to development of the ground level uses along S State Street, see additional description and diagrams later in this packet.



VIEW 1: PERSPECTIVE VIEW FROM THE PORTICO TO THE PLAZA



VIEW 2: PERSPECTIVE VIEW FROM THE SE ACROSS THE PLAZA BACK TO THE WEST BUILDING

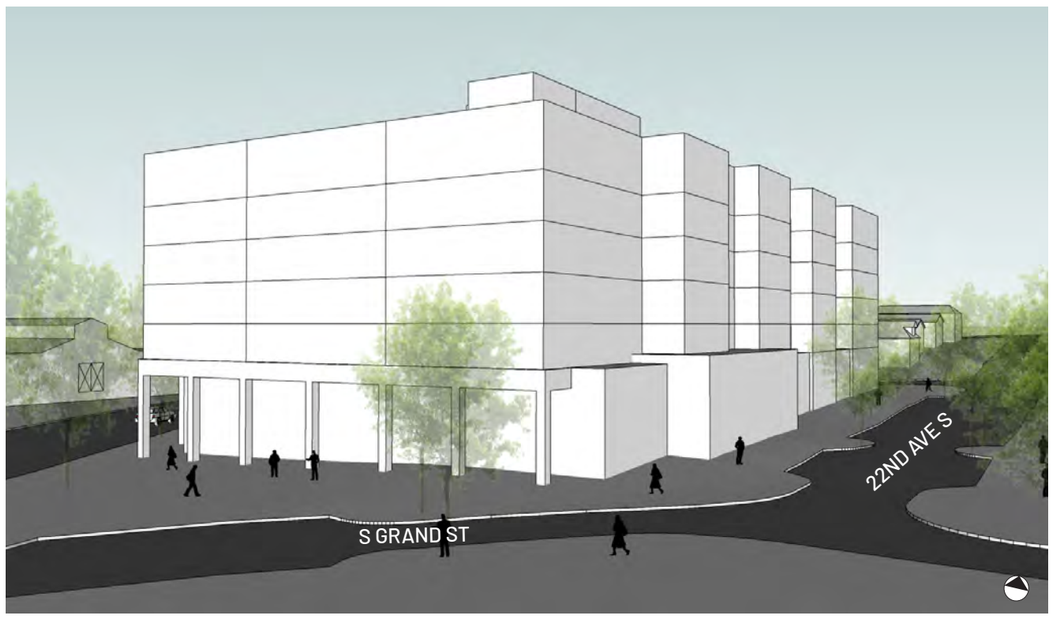
b) Staff supports setting back the lower levels at the south end of the structure, allowing for a covered portico which can provide usable open space adjacent to the public plaza. As the design of the building evolves, maintain a high level of permeability and visibility between the public plaza and retail spaces. (PL1-2.a Multi-purpose Gathering Spaces, PL1-2-b Weather Protection, PL3-1-c. Promote transparency).

RESPONSE: Along the plaza frontage the storefront pulls away from the brick frame façade (see response to 1a, above), creating a two-story open portico facing south. This portico provides primary entry space to the retail units along the south façade, as well as access to a small lobby with stair and elevator connection to the commercial parking garage below. The storefront material will be highly transparent to maximize visual connection between the commercial uses and the public plaza. [PL1-2.a Multi-purpose Gathering Spaces, PL1-2-b Weather Protection, PL3-1-c. Promote Transparency]





VIEW 3: STREET VIEW LOOKING NORTH ON 22ND AVE S



VIEW 3: STREET VIEW LOOKING NORTH ON 22ND AVE S @ EDG

c) Staff supports the vertical rhythm created by the projecting bays on the east façade but is concerned with the perceived height of the structure in relation to the smaller-scaled residential buildings located north along 22nd Avenue South. Reduce the height of the bays so that they do not extend to the top of the structure, giving the building the appearance of an upper level setback to help break down the façade to a more appropriate residential scale. (CS1-2-a. Impact on Solar Access, DC2-A-2 Reducing Perceived Mass).



VIEW SOUTH on 22nd Ave E

RESPONSE: The design has maintained the rhythm of vertical bays as shown in the preferred EDG massing. To accentuate this rhythm, the materiality of the bays differs from the background massing, and both use materials common to residential construction to reflect the residential context directly north of the project site [CS2-D-3 Zone Transitions and DC2-C-3 Fit with Neighboring Buildings]. As directed, the height of the bays has been lowered to be shorter than the parapet at the main roof line to make them more diminutive volumes in comparison to the overall scale of the project. To give the appearance of an upper level setback, each of the bays have a strong cornice line and material and color transition at level 7. The cornice line aligns with the upper level setback of the northernmost bay (see response to item 1b above), giving the building the overall impression of a 6-story massing, not the full 7-story massing [DC2-A-2 Reducing Perceived Mass]. Note that the height of the bays internal to the east elevation have no impact to neighboring properties beyond GSC-EAST, directly east of this site, being developed concurrent with this project [CS1-2-a Impact on Solar Access].

RESPONSE TO EARLY DESIGN GUIDANCE
FACADE COMPOSITION - RAINIER AVE S



STREET VIEW AT THE NW CORNER



VIEW OF WEST BUILDING AT PLAZA

a) Staff recommends selecting a material palette that fits well into the neighboring context and is applied in a manner that helps break down the massing to a more appropriate scale and reinforces the proposed shifts in the massing along all façades. Staff also recommends the applicant consider how views into the development can influence their application strategy, especially at the southern end and north east corner of the structure which are prominently visible as you enter the site. (CS2-A-2. Architectural Presence, DC4-A-1 Exterior Finish Materials, DC4-2-a Reinforce Local Cultural References).

RESPONSE: This neighborhood is in a state of rapid redevelopment as there are several new midrise buildings in design and construction within immediate vicinity of this site (see our EDG application for more information). Beyond the residential context directly north of the site along 22nd Ave S and the existing (many soon to be replaced) commercial buildings along Rainier Ave S, there is little existing context upon which to draw material inspiration for the new buildings. Therefore, the project team looked to the neighborhood's recent industrial past and drew upon industrial / warehouse architectural influences, as well as more traditional residential cladding such as painted lap and panel siding. The result is an application of a framed brick façade along the 'red' (west) volume of the building that evokes post-industrial warehouse architecture, establishing grounded massing along the entire Rainier Ave S frontage and the south façade overlooking Grand Street Commons plaza. The human scale of masonry and the depth and texture provided by the brick frame elevates the quality and sense of permanence of the building.



AERIAL VIEW OF WEST BUILDING ALONG RAINIER AVE S



EAST ELEVATION ALONG 22nd AVE S



STREET VIEW LOOKING SOUTH ON 22ND AVE S

At the 'inner' portions of the site – along the body of the 22nd Ave S façade, the courtyard facades and the corner volume at the intersection with S State Street at the NE corner, a mix of materials commonly found in low and mid-rise housing such as painted lap and fiber cement panel provide color, texture and material that relates to the residential context north and east of the site. The proposed mix of materiality helps break down the scale of the building into distinct massing elements that better fit into the neighborhood context and reinforce the concepts of each of the outdoor rooms created between the three buildings at Grand Street Commons. [CS2-A-2 Architectural Presence, CS3-A-1 Fitting Old and New Together, CS3-A-4 Evolving Neighborhoods, CS3-1-b Continue Existing Neighborhood Fabric, DC2-1-c Encourage Smaller and Varied Building Forms, DC2-1-d Relate Scale and Form to the Adjacent Public Realm, DC4-A-1 Exterior Finish Materials]



STREET VIEW LOOKING SOUTH ON 22ND AVE S

RESPONSE TO EARLY DESIGN GUIDANCE
FACADE COMPOSITION - S STATE STREET



STREET VIEW AT THE NW CORNER

b) Staff is concerned with the pedestrian experience along S State Street and recommends the north façade is designed to allow for visual connections into the retail space by providing a high level of transparency on the ground floor at the north west corner of the structure. This high level of transparency should continue for the retail spaces along Rainier Avenue South and the public plaza to the south of the building. (PL3-C-1 Porous Edge).

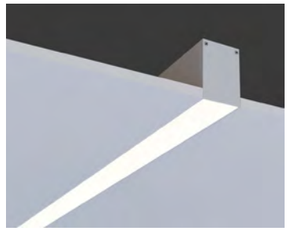
RESPONSE: The majority of the base of the brick-frame building massing (the "red" massing per the EDG diagrams) features highly transparent retail storefront around all three facades as recommended. This transparency carries from the NW corner of the building and extends across the S State Street frontage, or approximately 1/3rd of the north façade at grade. Since the time of the EDG the design of the street level facade along S State Street has been given significant consideration, particularly to provide more visual interest and improve safety and security at th e service facade between the transformer vault and loading areas. PL3-C-1 Porous Edge]. The project proposes using a perforated metal facade that may be applied to the loading dock door, helping it blend into the facade and provide a more welcoming pedestrian experience. Indirect lighting behind the metal facade provides visual interest at night and contributes to the safety and security of the pedestrian experience.



STREET VIEW AT THE NW CORNER



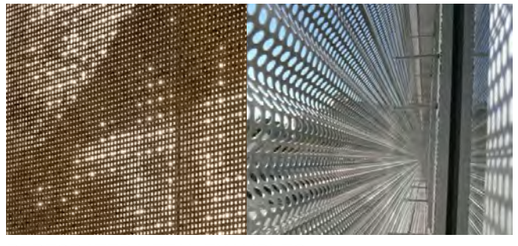
STREET VIEW AT THE NW CORNER



SOFFIT LIGHTING



SCONCES



PERFORATED METAL EXAMPLES



STREET VIEW LOOKING NORTH ON 22ND AVE S



CURRENT EAST ELEVATION

c) Staff supports the use of façade articulation as shown on the east façade and recommends the inclusion of secondary architectural elements to provide visual depth and interest to the building. (DC2-A-2 Reduce Perceived mass, DC2-C-1 Visual Depth and Interest).

RESPONSE: Along 22nds Ave S, at grade the Porch is a series of private residential porches addressing the adjacent sidewalk. These porches are defined by surrounding planters, elevated height above the adjacent sidewalk, and shallow roof structures that provide weather protection and define the private space along the side of the right-of-way. The porch structures each serve two residential units, with a wood-like fin wall providing screening between the two entry doors.

At the upper stories there are a series of wide balconies occupying the recesses between the vertical bays to provide additional opportunity for 'porch' conditions, providing additional depth and visual interest to the east façade. These balconies feature railings made of welded wire mesh, matching the industrial inspiration of the west facade balconies. [DC2-A-2 Reducing Perceived Mass, DC2-C-1 Visual Depth and Interest, DC2-C-2 Dual Purpose Elements].

RESPONSE TO EARLY DESIGN GUIDANCE

PRIMARY ENTRIES AND GROUND LEVEL USES - RESIDENTIAL LOBBIES



STREET VIEW LOOKING NORTH ON 22ND AVE S

a) Staff supports the proposed location for the primary residential entry, which is located on the interior of the site along 22nd Avenue South. To help improve the visibility, Staff recommends incorporating additional design elements, signage, and vertical design cues to highlight the residential entry and lobby. Staff also recommends the design of this residential entry should differ from the entry proposed for the Grand Street Commons East Block. (PL3-A-2 Common Entries)



STREET VIEW LOOKING SOUTH ON 22ND AVE S

RESPONSE: The residential lobby entry remains near the south end of the 22nd Ave S frontage as shown in the EDG preferred massing. Since the time of the EDG, the volume of the lobby has been revised from a 2-story element to a single story to differentiate it from the adjacent retail spaces in the brick massing at the SE corner of the site. The materiality differs from the retail spaces as well. The design of the lobby space is inspired by the residential porches further north along 22nd Ave S, using the same materials and proportions but at a larger, enclosed space. A broad canopy provides overhead weather protection and space for pedestrians to pause along the right-of-way. [PL2-C Weather Protection, PL3-A-2 Common Entries].



VIEW FROM EAST BLOCK PORCH LOOKING SW ALONG 22ND AVE S



VIEW OF RESIDENTIAL PORCHES ALONG 22nd AVE S

b) Staff supports the proposed layout of the ground level uses for the preferred massing alternative, which creates a strong retail presence along Rainier Avenue South and provides more residential character along 22nd Avenue South. Staff also supports the use of transitional spaces at the ground level residential units to help further distinguish the entry areas and to provide a buffer from public to private, as the entries are close to and easily accessible from the sidewalk. (PL3-1-h Exterior Access at Ground Level, PL3-B-2 Ground level Residential, PL3-A-4 Ensemble of Elements).

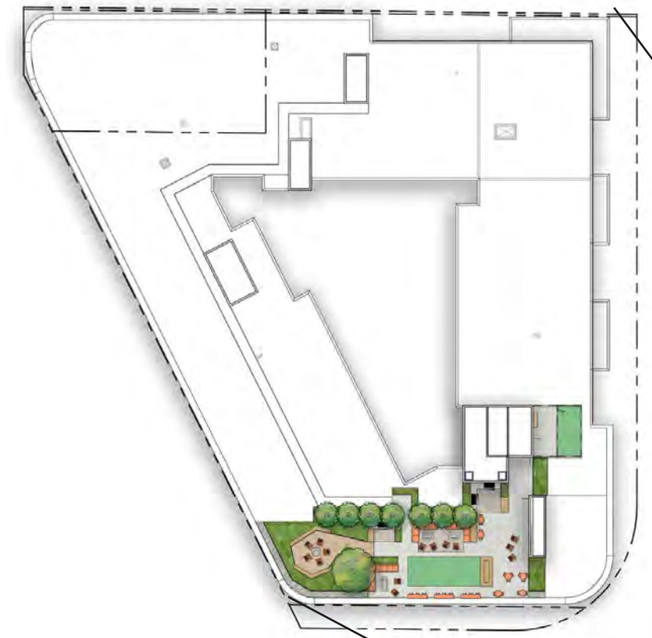
RESPONSE: The ground level uses remain largely the same as presented in the preferred option for EDG. The residential entries along 22nd Ave S have been developed to further enhance the transition from public sidewalk to private residential unit. These unit entries have been coupled per neighborhood feedback and PL3-1-g Coupled Entries. As we developed these entries, we realized their proximity to sidewalk elevation made them more of a 'porch' than a 'stoop', primary difference being the elevation change of 2-3 risers verse 6-10 risers.

To enhance the design of the porch we looked at additional examples from neighborhoods with predominant African American culture. We learned a defining feature of a successful porch is use of an overhead structure to define the private space. We've since added overhead coverage to the 22nd Ave porches to encourage occupants to occupy them during multiple seasons. Additionally, stormwater planters provide planted buffers between the porches for a layering of landscape that aids in the transition from public to private. [PL3-1-h Exterior Access at Ground Level, PL3-2-I Porches and Stoops, PL3-B-2 Ground level Residential, PL3-A-4 Ensemble of Elements]

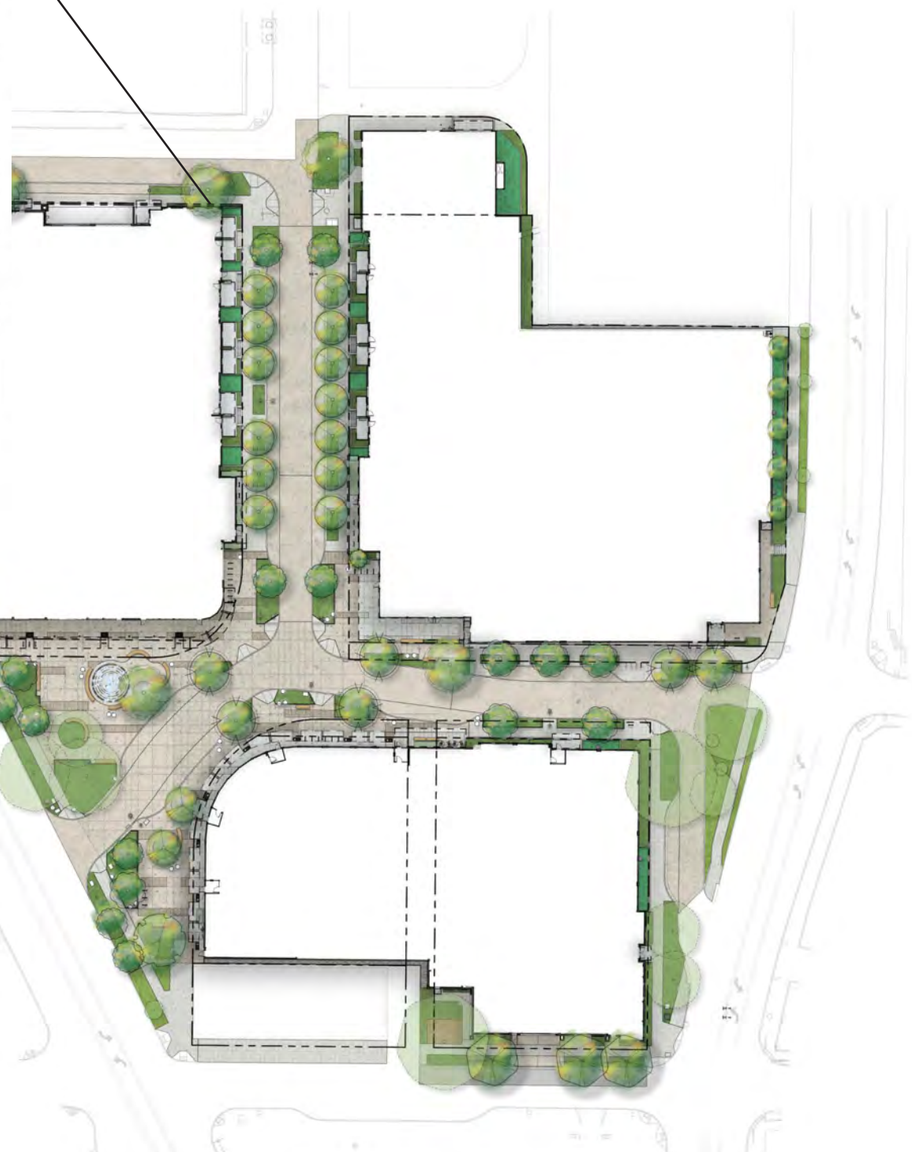
RESPONSE TO EARLY DESIGN GUIDANCE
LANDSCAPING AND AMENITY AREAS

a) Staff supports the design and location of the landscaping and amenity areas as shown in Option 3, highlighting the variation in size and program on the site. Staff recommends exploring how the intended usability of these areas will continue to influence the design as the project evolves and suggests incorporating different hard-scape materials to help delineate the public and semi-public spaces at the public plaza at the southern end of the site. (DC3-B Open Space Uses and Activities, DC3-C-2 Amenities / Features, DC3-1-b Delineate Between Shared and Private Spaces).

RESPONSE: The large amenity roof deck at the upper roof features lounge zones, BBQs and fire pits, as well as seating perches at the building edge to overlook activity at the plaza below and take advantage of views to Mt Rainier. The internal podium level roof deck at level 3 will be utilized for stormwater detention, featuring large planters at the center of the space and private patios at the perimeter. [PL1-3-a Safe Play Areas, PL1-3-d Multi-Generational Gathering Spaces, DC3-B Open Space Uses and Activities, DC3-1 Common Open Spaces]. At the south façade there is a 9'-6" deep setback (open to the sky) and the plaza extends another 10'-3" into the portico, providing a total 19'-9" deep setback space directly adjacent to the public plaza. In order to maximize the impact of the plaza and provide the most benefit to the neighborhood, at this time there is no plan to have a definitive boundary between the public and private spaces at grade. The goal is to make the space welcoming and inviting to all as an extension of the public realm. We anticipate the retail spaces at the SE corner of the building may use a portion of the private property in the plaza for outdoor seating to support their businesses. The plaza itself is being designed to have some green space, seating, and landscape elements to help buffer from the noise and traffic along Rainier Ave S. [CS2-B Adjacent Sites, Streets, and Open Spaces, PL1-A Network of Open Spaces, PL1-C Outdoor Uses and Activities, PL1-C-2 Informal Community Uses. PL1-2 Connection Back to the Community, DC3-1-c Extend the Public Realm].



WEST BUILDING ROOF PLAN



GROUND LEVEL SITE PLAN



PERSPECTIVE VIEW FROM THE PORTICO TO THE PLAZA



WEST BUILDING AT PLAZA

b) Staff supports the relationship established between the private amenity areas and public life along 22nd Avenue South and recommends the applicant explore how the design of the other amenity areas on site relate both physically and visually to nearby open areas. (DC3- B-3 Connections to Other Open Space, DC3-1-a Visible and Accessible Common Courtyards.)

RESPONSE: At the large amenity roof deck, the activity of the gathering spaces has been concentrated along the south end of the roof, overlooking the plaza space below. [CS2-B-2 Connection to the Street, PL1-B-3 Pedestrian Amenities, DC3-B-3 Connections to Other Open Space]. Most importantly, the south façade of the building is setback significantly against the public plaza along S Grand Street. The first 9'-6" deep setback is open air and expands the physical presence of the plaza. The south facing storefront façade is set back an additional 10'-0" from the brick frame of the levels above to create a double height covered space, referred to as the "portico." This portico provides publicly accessible open space with overhead weather protection. Several commercial entries and access to the commercial parking garage are located along the portico, making this space a vital element to the support and success of the adjacent Grand Street Commons Plaza. [CS2-B-3 Character of Open Space, CS2-1-d Reduce Building Mass Using Passageways, PL1-A-2 Adding to Public Life, PL1-2-b Weather Protection, DC3-B-3 Connections to Other Open Space]

RESPONSE TO EARLY DESIGN GUIDANCE
VEHICULAR ACCESS AND SERVICE USES



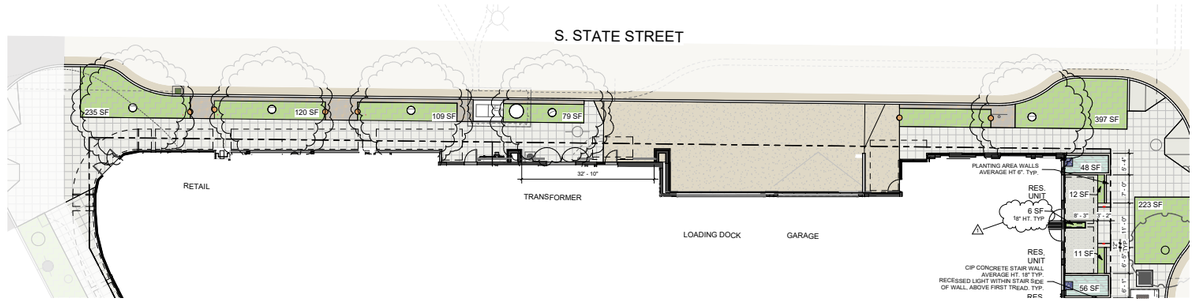
CURRENT STREET VIEW AT THE NW CORNER



CURRENT STREET VIEW AT THE NW CORNER

Staff supports locating access to the on-site parking and trash storage area off S State Street but was concerned with the extent of the curb cut needed and the potential conflict between pedestrian traffic and vehicles accessing the parking. Staff recommends incorporating a combination of elements (landscaping, seating, etc.) to help minimize the impact of the curb cut and make the area more aesthetically pleasing. Staff also recommends differentiating the hardscape material at the curb cut and the installation of various safety measures to increase pedestrian safety. The safety measures should be visual; not audible. (DC1-B-1 Access Location and Design, DC1-C-4 Service Uses)

RESPONSE: The landscape design incorporates a variety of hardscape and softscape treatments to make the frontage along S State Street more pedestrian friendly. The project will be providing new sidewalk, planting strip, street trees and street lighting. The west end of the S State Street façade is highly transparent and commercial in nature, carrying the same pedestrian friendly language around from the West façade along the north frontage. Overhead weather protection is proposed to help enhance the pedestrian nature of this façade as well. As recommended, the hardscape at the curb cut will have a different scale and color treatment for safety, signaling the activity of use to pedestrians passing across the loading and parking driveways. Because of the narrow right-of-way condition there is not enough room for SDOT approved benches, but the team proposes to incorporate seating 'perches' to provide opportunity for pedestrians to rest and make a colorful patterning across this streetscape frontage. [DC1-B-1 Access Location and Design, DC1-C-4 Service Uses]



PROPOSED LANDSCAPE PLAN ALONG S STATE STREET

WEST BLOCK | DESIGN DEVELOPMENT

EDG MASSING - VIEW FROM SOUTH



PLAZA VIEW @ EDG



PLAZA VIEW - CURRENT PROPOSAL

DESIGN DEVELOPMENT
NORTH ELEVATION @ S STATE STREET

CS2.D.3, CS2.1.B+C, DC2.1C

Materiality on the bays changes at the top floor, bringing the perceived height down one level to better relate to the lower density development north of S State Street along 22nd Ave S.

DC2.1.C

North facade massing is broken down with significant modulation so it does not appear as one monolithic building.

CS2.1C, PL3.1.C

Balconies provide opportunity for outdoor activity at upper floors, providing additional eyes on the street below and interaction between the public and private realms.

CS3.1.A, DC2.1.C, DC4.3.B

Brick frame at west massing references the neighborhood's industrial past and has bay spacing based on the historic plat widths on the site.



NORTH ELEVATION



CS2.B.2, PL2.B, DC1.B+C

Lack of an alley on this block forced service access to the street frontage. To help mitigate the impacts, a facade treatment has been developed to allow cladding to run across the loading dock door, providing an intentional, built-in look and minimizing the loading dock impact on the streetscape. Indirect lighting will make this frontage feel more welcoming and improve safety and security for pedestrians utilizing the secondary residential entries along S State Street.

CS2.C.1, PL3.1

Mechanical requirements at commercial storefront have been consolidated to the bays at the center of the frontage, leaving the corners free for clear glazing for the full two story commercial space, highlighting the importance of the corner entries and making them more prominent.

WEST ELEVATION @ RAINIER AVE S

PL3.1

Mechanical requirements at commercial storefront have been consolidated to the bays at the center of the frontage, leaving the corners free for clear glazing for the full two story commercial space, highlighting the importance of the corner entries and making them more prominent.

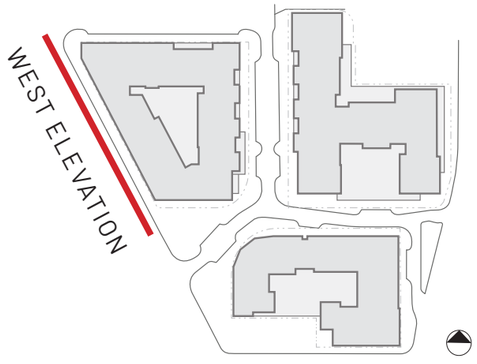
CS3.1.A, DC2.1.C, DC4.3.B

Brick frame at west massing references the neighborhood's industrial past and has bay spacing based on the historic plat widths on the site.

CS2.1C, PL3.1.C

Balconies provide opportunity for outdoor activity at upper floors, providing additional eyes on the street below and interaction between the public and private realms.





CS3.1.C, PL3.1.C

Continuous retail frontage along the Rainier Ave S generates pedestrian activity. Two story, transparent storefront allows high visibility from the street into the large format retail use expected for this commercial space.

PL3.1.E, DC2.1.C

Frequent entrances and expressed breaks along the storefront break down the scale of the building and create an architectural rhythm based on the original plats widths on site.

PL1.1.B, PL3.2.C, DC2.2.F

A covered portico at the retail space at the south end provides additional usable open space adjoining the public plaza, providing weather protection along the frontage.

DESIGN DEVELOPMENT
SOUTH ELEVATION @ PLAZA

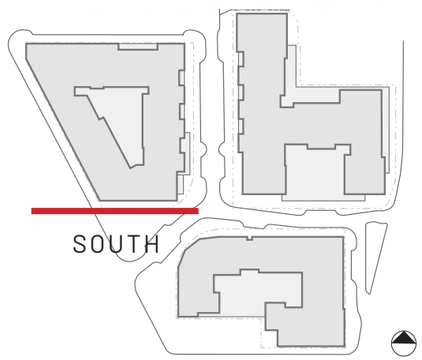
CS3.1.A, DC2.1.C, DC4.3.B

Brick frame at plaza massing references the neighborhood's industrial past and has bay spacing based on the historic plat widths on the site.

CS2.1C, PL3.1.C

Balconies provide opportunity for outdoor activity at upper floors, providing additional eyes on the street below and interaction between the public and private realms.





PL1.1.B, PL3.2.C, DC3.1.C

Continuous retail frontage along the plaza generates pedestrian activity and active use of the adjacent open space.

PL1.1.B, PL3.2.C, PL3.1, DC2.2.F

A covered portico at the retail space at the south end provides additional usable open space adjoining the public plaza, providing weather protection along the frontage.

Canopies extend beyond the portico facade to provide additional protected area for pedestrians to gather and circulate.

EAST ELEVATION @ 22ND AVE S

CS3.1.A, DC2.1.C, DC4.3.B

Brick frame at plaza massing references the neighborhood's industrial past and has bay spacing based on the historic plat widths on the site.

CS2.1C, PL3.1.C

Large balconies provide opportunity for outdoor activity at upper floors, providing additional eyes on the street below and interaction between the public and private realms.

CS2.1.B, DC2.1C

Significant modulation creates a vertical rhythm along the east facade, better relating to the smaller-scale residential buildings further north along 22nd Ave S.

CS2.1.B+C, DC2.1C

Materiality on the bays changes at the top floor, bringing the perceived height down one level to better relate to the lower density development north of S State Street.



PL1.1.B, PL3.2.C, DC2.2.F

A covered portico at the retail space at the south end provides additional usable open space adjoining the public plaza, providing weather protection along the frontage.

DC2.1.C

The residential lobby has its own massing proud of the building to announce the primary entry. Material and scale mimics the residential porches further north along 22nd Ave S.

PL3.1.G, PL3.2.I+J+K, A.1.1.A

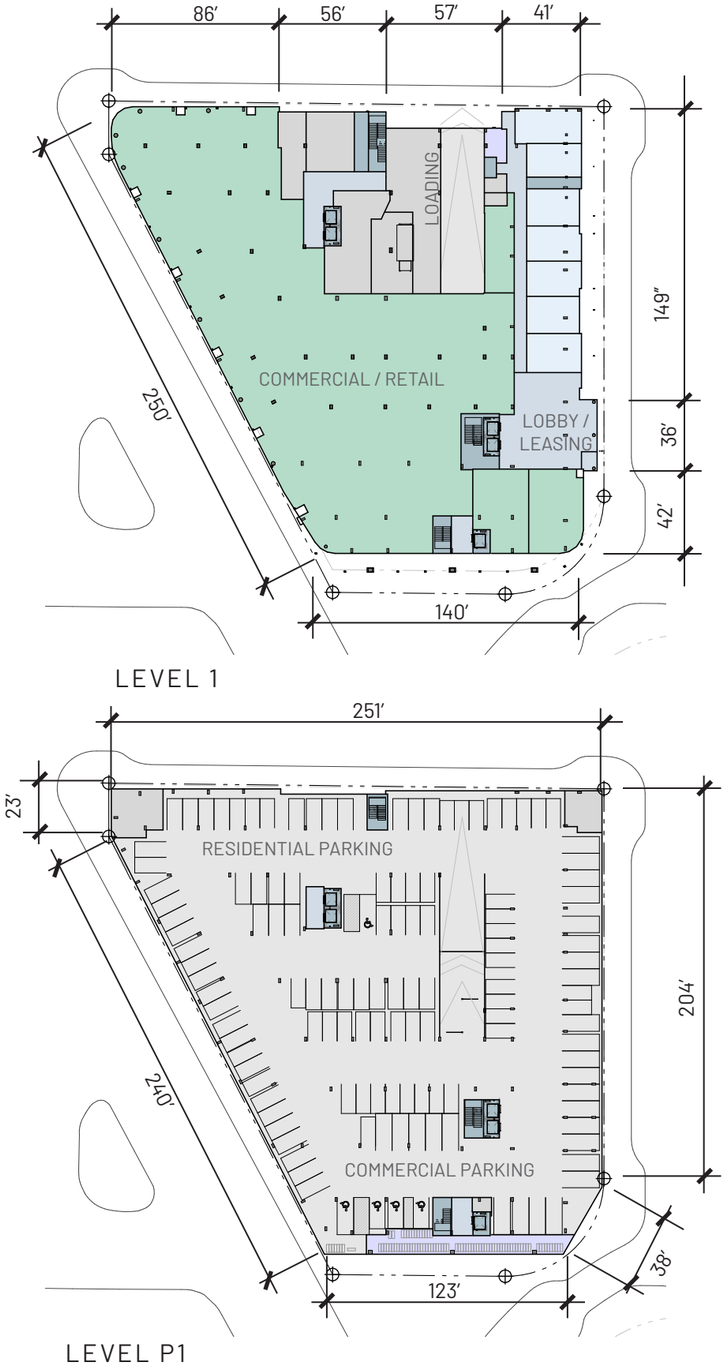
Residential porches are elevates above sidewalk grade and planting areas buffer the public to private transition. Each porch has a roof to define the outdoor room and provide weather protection, encouraging the tenants to use the space throughout the year. Porches are grouped in couples to foster a sense of community.

PL3.1.H, PL3.2.H, DC3.1.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.

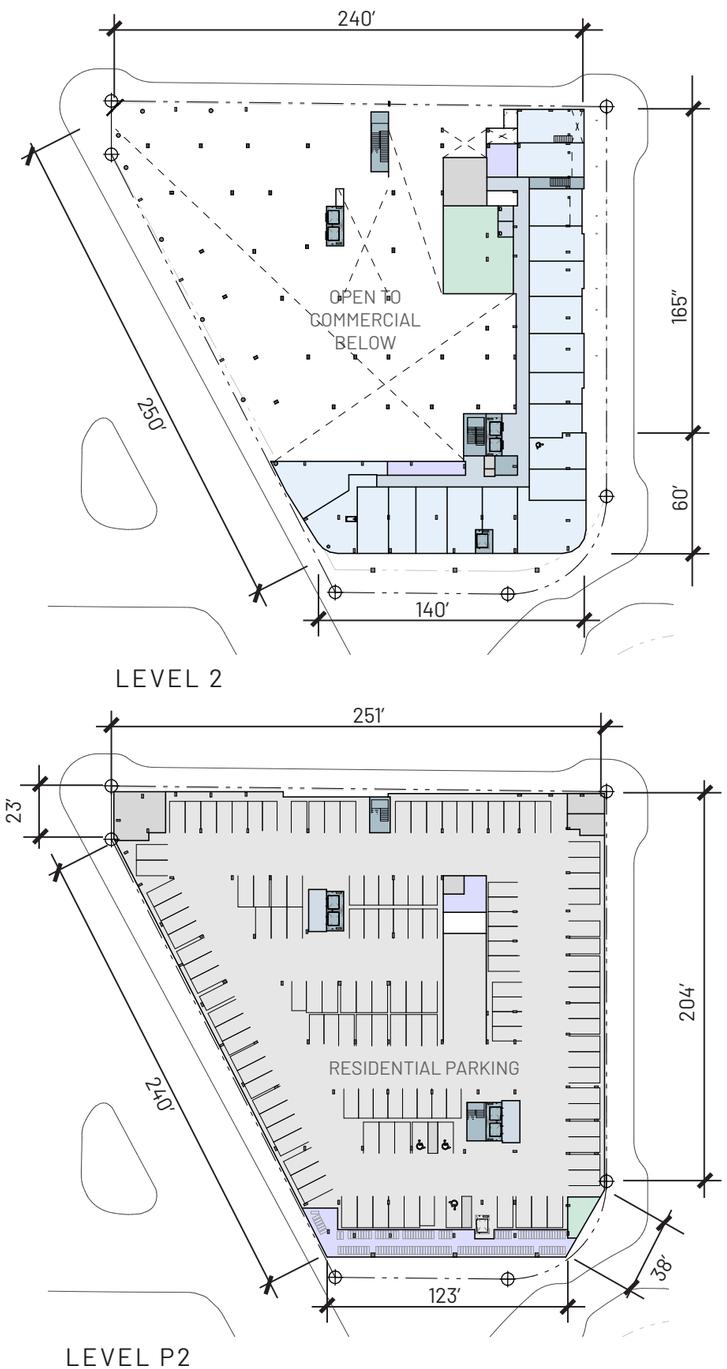


DESIGN DEVELOPMENT
FLOOR PLANS



LEVEL 1

LEVEL P1



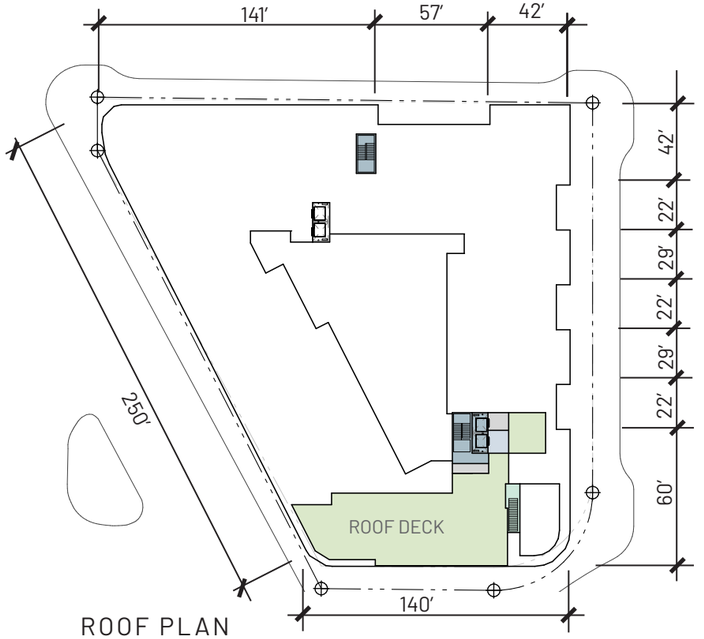
LEVEL 2

LEVEL P2

- RESIDENTIAL
- LOBBY/ CIRCULATION
- AMENITY SPACE
- ROOF DECK
- RETAIL



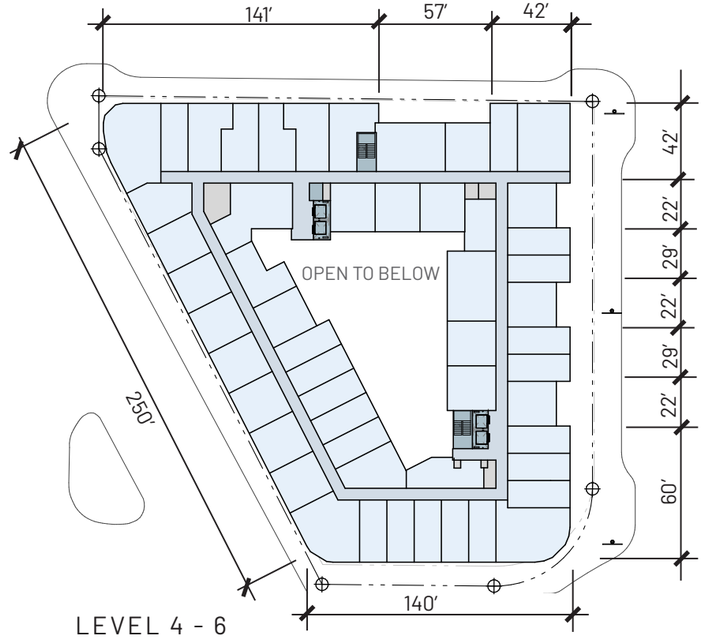
LEVEL 7



ROOF PLAN



LEVEL 3



LEVEL 4 - 6

RESIDENTIAL

LOBBY/ CIRCULATION

AMENITY SPACE

ROOF DECK

RETAIL

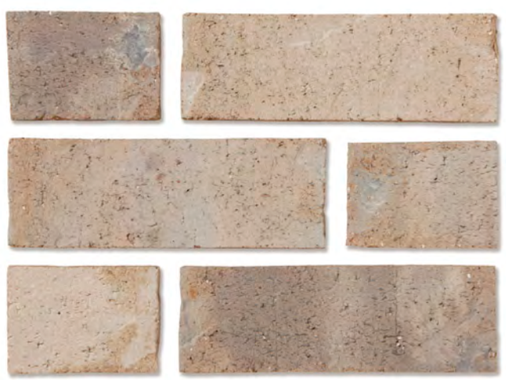
DESIGN DEVELOPMENT
EXTERIOR MATERIALS





SOUTH ELEVATION

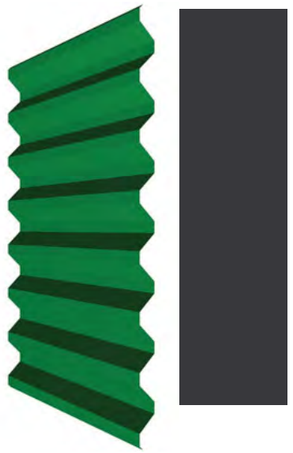
A. STANDARD BRICK
MUTUAL MATERIALS
COLOR: CANYON MIST (STANDARD BLEND)



B. FLAT PANEL
COLORS: BLACK, DARK GREY



C. CORRUGATED METAL
AEP SPAN MINI-V
COLOR: DARK GREY



D. VINYL WINDOWS
COLOR: BLACK



E. STOREFRONT
MATERIAL: ALUMINUM
COLOR: BLACK





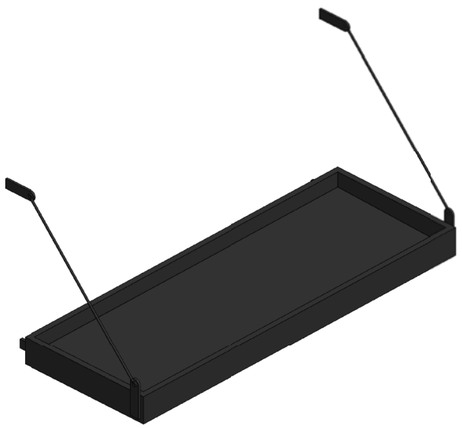


EAST ELEVATION

F. STEEL CANOPIES

MATERIAL: STEEL

COLOR: BLACK FRAME WITH LIGHTER METAL INFILL PANEL



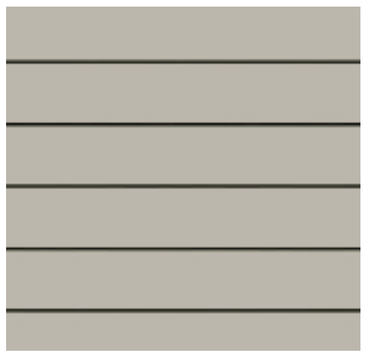
G. FIBER CEMENT SMOOTH PANELS

Color: Slate Gray at bays, Light Grey at townhouse base and top floors of bays.



H. FIBER CEMENT LAP SIDING

Color: Light Grey (same paint color as light gray smooth panels)



I. WOOD TONE CLADDING

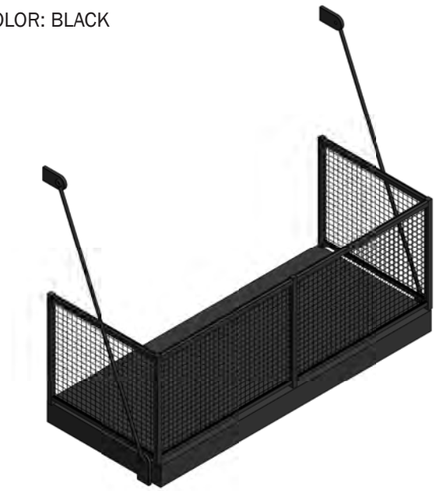
Color: Stonewood panel, “Shadewell Oak”



J. BOLT-ON BALCONIES

MATERIAL: ALUMINUM W/ WELDED WIRE MESH GUARDS

COLOR: BLACK



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SOUTH BUILDING COLORS
LAP SIDING FC
COLOR: TAN
FLAT PANEL FC
COLOR: DARK GREY
FRAME FC
COLOR: DARK BRONZE
SOUTH BUILDING
COLORS FOR BOTH BUILDINGS
STOREFRONT + INFILL METAL PANEL
COLOR: MATTE BLACK
FLAT PANEL FC
COLOR: MEDIUM GREY
BRICK - MUTUAL MATERIALS
COLOR: CANYON MIST
WEST BUILDING COLORS
FLAT METAL PANEL
COLOR: MIDNIGHT BRONZE
LAP SIDING FC
COLOR: LIGHT GREY
CORRUGATED METAL PANEL
COLOR: DARK BRONZE
WEST BUILDING


SOUTH BUILDING COLORS
ACCENT PANEL - FC
COLOR: GOLD
WHITE FRAME + LAP SIDING - FC
COLOR: WHITE
WINDOWS - VINYL
COLOR: WHITE
SOUTH BUILDING - NE CORNER
SOUTH + EAST BUILDING COLORS
FIBER CEMENT (FC)
COLOR: MEDIUM GREY
STORE FRONT + ACCENT PANEL - METAL
COLOR: MATTE BLACK
FIBER CEMENT (FC)
COLOR: DARK GREY
BRICK - MUTUAL MATERIALS
COLOR: DESERT WHITE
EAST BUILDING COLORS
WINDOWS - VINYL
COLOR: BLACK
WOOD ACCENT PANEL - STONEWOOD
COLOR: MONTICELLO MAPLE
EAST BUILDING - SOUTH FACADE

DESIGN DEVELOPMENT
SIGNAGE AND LIGHTING

PL3-B-1 SAFETY & SECURITY:

Exterior lighting has been carefully considered to provide adequate lighting levels around all pedestrian level frontages of the building.

The West building has the most exposure to traffic along Rainier Ave S, as well as the largest commercial spaces. Illuminated signage is anticipated at the NW and SW corners of the structure. The portico features suspended globe lighting, referencing the Garlic Globe lights in the plaza. Commercial canopies have marquee style lighting to bring illumination out to the canopy edge.

Parking and service access features an illuminated wall at the north facade to increase visual interest and provide a safe pedestrian condition.

The residential porches along 22nd Ave S feature overhead porch lights and landscape lighting at the planter level.



GLOBE LIGHTS AT RETAIL (A)



MARQUEE LIGHTING EXAMPLE (D)



LEVEL 1 LIGHTING PLAN


A - SUSPENDED GLOBE LIGHTS


B - GLOBE SCONCE


C- SCONCE AT BRICK OR CONC.


D - MARQUEE LIGHTS


E - INDUSTRIAL SCONCE


F - SIGNAGE SCONCE


G - CANOPY EDGE LIGHTS


H - LED ACCENT LIGHTING


I - LANDSCAPE LIGHTS


J - PORCH LIGHT





1 LARGE CANOPY OR SOFFIT MOUNTED COMMERCIAL SIGNAGE



2 PARKING



3 RETAIL CANOPY SIGNS



4 ILLUMINATED MARKET SIGNAGE - WALL OR CANOPY MOUNTED





5 FACADE MOUNTED RESIDENTIAL SIGNAGE



VIEW OF COMMERCIAL FACADE ALONG S GRAND STREET

① ② ③ ④

RETAIL SIGNAGE

A variety of retail signage will be required for the commercial uses around Grand Street Commons. Smaller scale retail and restaurant uses will feature smaller blade and canopy signs, while larger commercial tenants will likely require large format, illuminated signage to announce their presence to drivers along Rainier Ave S and 23rd Ave S.

⑤

RESIDENTIAL SIGNAGE

Residential signage will be clear, simple and bold. The project expects to feature a combination of back lit lettering mounted on the woodtone cladding and canopy mounted signage.

DESIGN DEVELOPMENT
LANDSCAPE PLANS



WEST BLOCK - AT GRADE LANDSCAPE PLAN

01

Standard 2’x2’ Concrete Sidewalk

03

Flexible porous paving

05

Unit Patios / Stoops

11

Bike Racks

08

Bioretention Planter

10

Seating Plinth

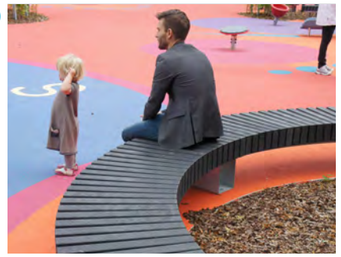
01 STANDARD 2’X2’ SIDEWALK
02 SPECIALTY CONCRETE PAVING
03 FLEXIBLE POROUS PAVING
04 CONCRETE STAIRS W/ METAL HANDRAILS
05 UNIT PATIOS
06 SLOPING PLANTER W/ +/- 6” CURB
07 RAISED PLANTER
08 BIORETENTION PLANTER
09 BENCH SEATING
10 SEATING PLINTH
11 BIKE RACKS
12 LEAN RAIL
13 PEDESTRIAN LIGHTING
14 PLANTING EDGE PROTECTION RAIL
15 ACTIVATING FEATURE
16 PLANTED BUFFER



WEST BLOCK - AT GRADE LANDSCAPE PLAN

02

Specialty Concrete Paving

09

Bench Seating

12

Lean Rail

13

Pedestrian Lighting

14

Planting Edge Protection Rail

16

Planted Buffer

01 STANDARD 2’X2’ SIDEWALK
02 SPECIALTY CONCRETE PAVING
03 FLEXIBLE POROUS PAVING
04 CONCRETE STAIRS W/ METAL HANDRAILS
05 UNIT PATIOS
06 SLOPING PLANTER W/ +/- 6” CURB
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11 BIKE RACKS
12 LEAN RAIL
13 PEDESTRIAN LIGHTING
14 PLANTING EDGE PROTECTION RAIL
15 ACTIVATING FEATURE
16 PLANTED BUFFER

DESIGN DEVELOPMENT
LANDSCAPE DESIGN



WEST BLOCK - PODIUM LEVEL

0’ 15’ 30’

01 UNIT PATIOS
02 INTENSIVE PLANTING AREAS
03 BIORETENTION PLANTER W/ RAINWATER RUNNELS
04 WOOD PRIVACY SCREENS
05 LIT TREES

01

Precast Concrete Paving

02

Intensive Planting Areas

03

Rainwater Runnels

04

Privacy Screen

05

Lit Trees

RUNBERG ARCHITECTURE GROUP HEWITT



WEST BLOCK - ROOF LEVEL

02

Wood Tile Pavers

03

Artificial turf (Activity Area)

04

Intensive Planting Areas

06

Outdoor Fire Elements

07

Movable Furniture

09

Counter Height Seating

01 PRECAST CONCRETE PAVERS
02 WOOD TILE PAVERS
03 ARTIFICIAL TURF (ACTIVITY AREA)
04 INTENSIVE PLANTING AREAS
05 OUTDOOR GRILLING AREA
06 OUTDOOR FIRE ELEMENTS
07 MOVABLE FURNITURE
08 WOOD SEATING
09 COUNTER HEIGHT EDGE SEATING
10 LIT TREES
11 ARTIFICIAL TURF (DOG AREA)

DESIGN DEVELOPMENT
PLANTING PALETTE: STREET TREES



Quercus phellos
Willow oak



Parrotia persica 'Vanessa'
Persian ironwood



Cornus controversa 'June Snow'
June snow dogwood



Ulmus propinqua 'JFS-Bieberich'
Emerald sunshine elm



Ulmus americana 'Princeton'
Princeton elm



Liriodendron tulipifera 'JFS-Oz'
Emerald city tulip tree



Cornus kousa x nuttallii 'Starlight'
Starlight hybrid dogwood



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PLANTING PALETTE: GRAND STREET PLAZA

FIELD



Carex divulsa
Berkely sedge



Pennisetum alopecuroides 'Hameln'
Hameln fountain grass



Fragaria chiloensis
Beach strawberry

STRUCTURE



Vaccinium ovatum
Evergreen huckleberry



Miscanthus sinensis 'Morning Light'
Morning light maidengrass



Rosa bonica
Bonica rose



Rhaphiolepis umbellata 'Minor'
Dwarf yeddo hawthorn

ACCENTS



Allium cernuum
Nodding onoin



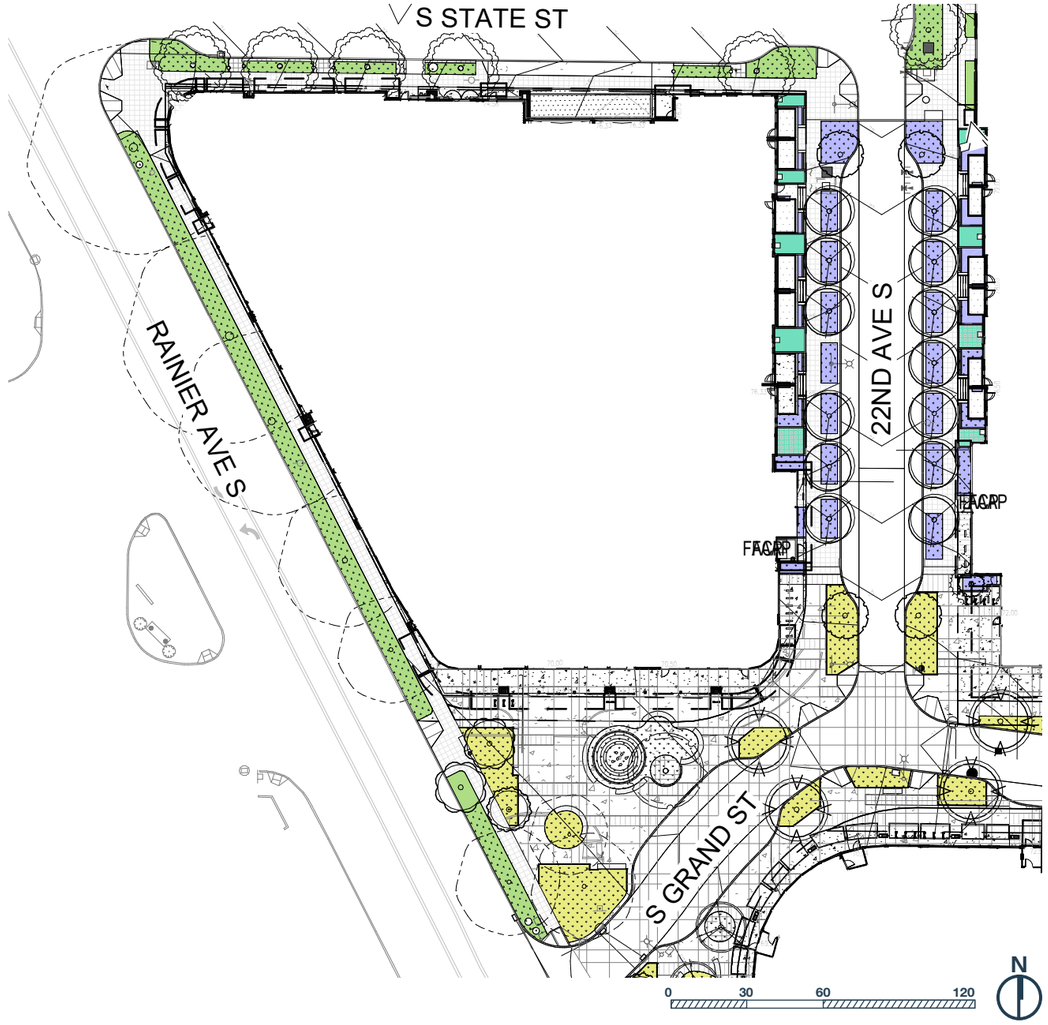
Achillea millefolium
Yarrow



Allium 'Globemaster'
Globemaster allium



Echinacea purpurea 'Magnus'
Magnus coneflower



DESIGN DEVELOPMENT

PLANTING PALETTE: PERIMETER STREETSCAPES

FIELD



Prunus laurocerasus 'Mt Vernon'
Mt Vernon laurel



Liriope spicata
Creeping lilyturf



Rubus pentalobus
Creeping bramble



Mahonia nervosa
Dwarf Oregon grape

STRUCTURE



Rhaphiolepis umbellata 'Minor'
Dwarf yeddo hawthorn



Clethra alnifolia 'Hummingbird'
Hummingbird summersweet



Pennisetum alopecuroides 'Hameln'
Hameln fountain grass

ACCENTS



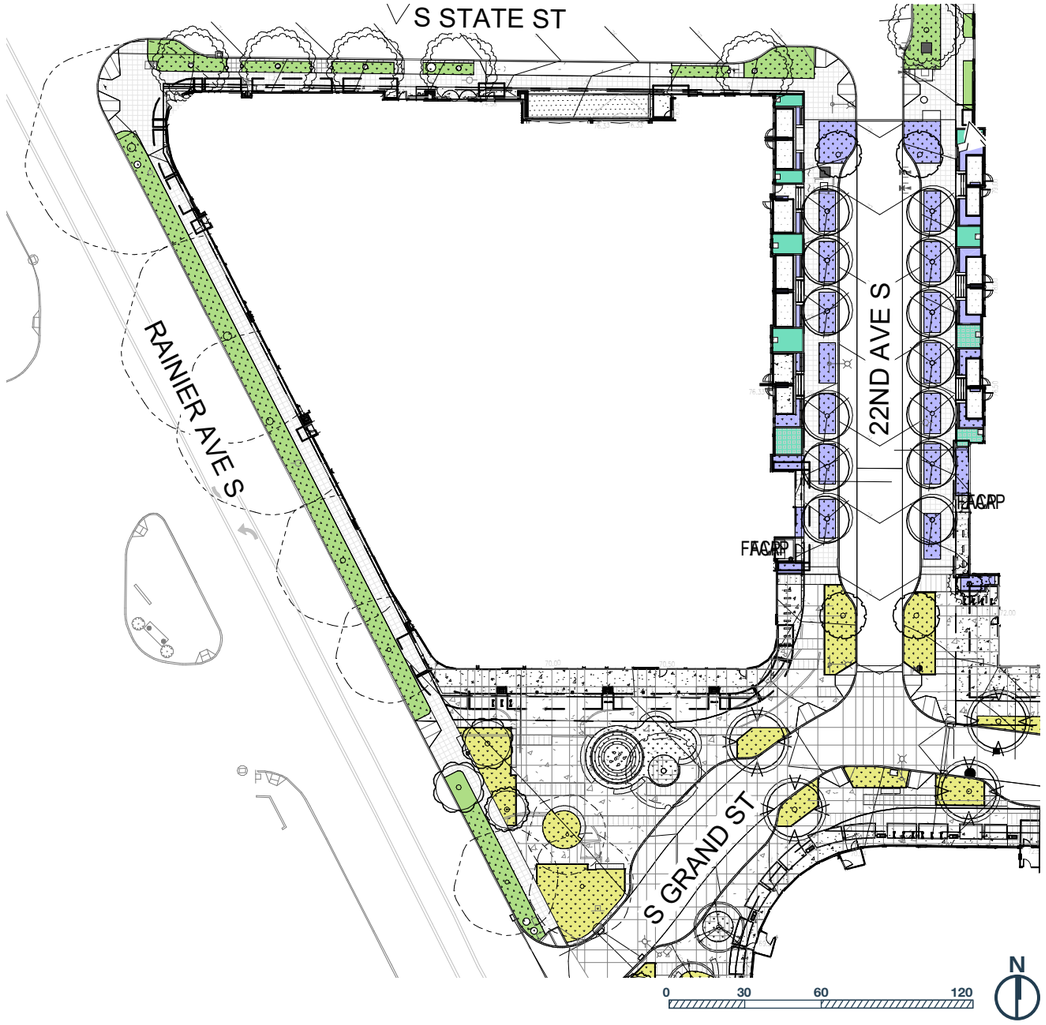
Achillea millefolium
Yarrow



Hemerocallis 'Stella D'oro'
Stella D'oro daylily



Echinacea purpurea 'Magnus'
Magnus coneflower



RUNBERG ARCHITECTURE GROUP

HEWITT

DESIGN DEVELOPMENT
PLANTING PALETTE: BIORETENTION

FIELD



Acorus gramineus 'Ogon'
Golden variegated sweet flag



Juncus patens 'Elk Blue'
Elk blue rush



Liriope muscari 'Royal Purple'
'Royal Purple' lilyturf



Blechnum spicant
Deer fern

STRUCTURE



Cornus sericea 'Farrow'
Arctic fire dogwood



Spiraea douglasii
Rose spiraea



Osmunda regalis
Royal fern

ACCENTS



Ligularia stenocephala 'The Rocket'
Rocket ligularia



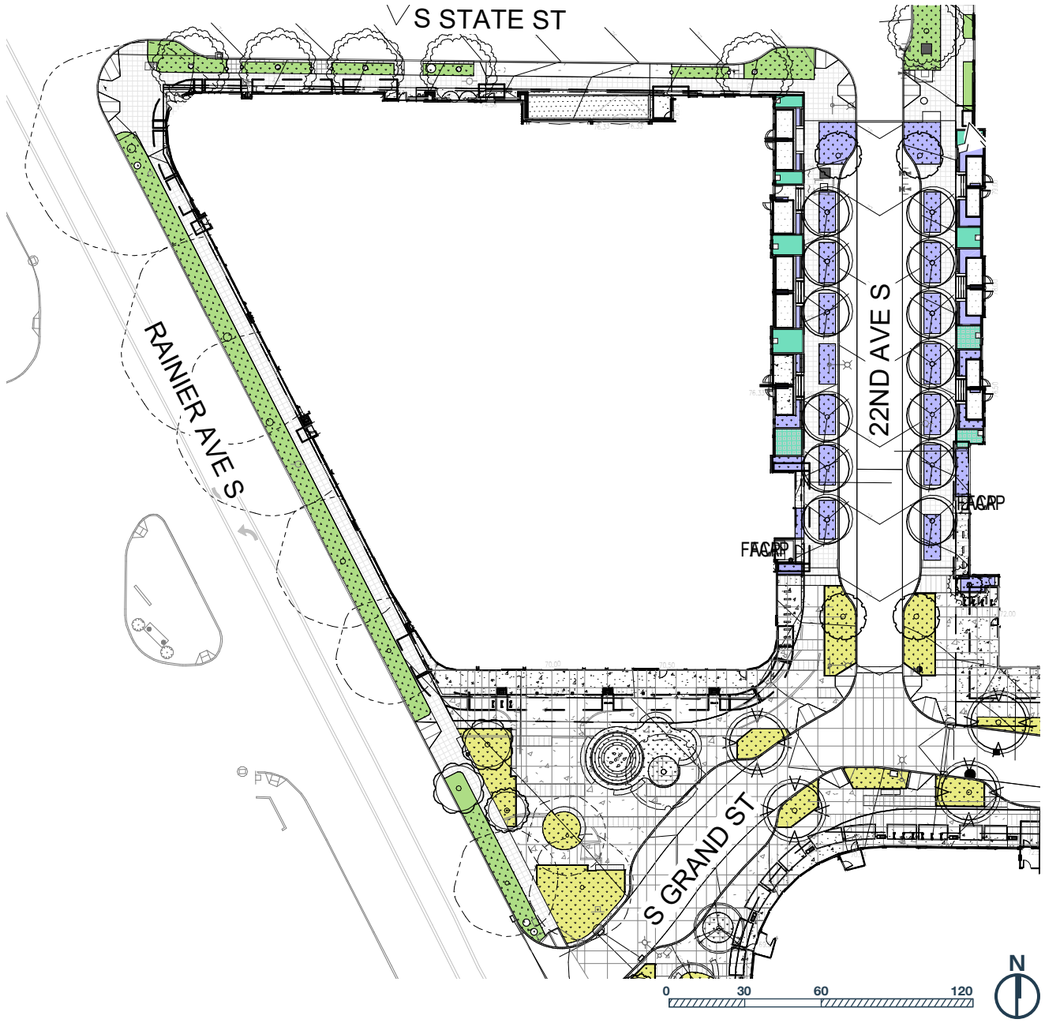
Iris siberica 'Caesar's Brother'
Caesar's Brother Siberian iris



Hosta 'Guacamole'
Guacamole hosta



Cammasia quamash
Camas



DESIGN DEVELOPMENT
PLANTING PALETTE: BIORETENTION

FIELD



Acorus gramineus 'Ogon'
Golden variegated sweet flag



Juncus patens 'Elk Blue'
Elk blue rush



Liriope muscari 'Royal Purple'
'Royal Purple' lilyturf



Blechnum spicant
Deer fern

STRUCTURE



Cornus sericea 'Farrow'
Arctic fire dogwood



Spiraea douglasii
Rose spiraea



Osmunda regalis
Royal fern

ACCENTS



Ligularia stenocephala 'The Rocket'
Rocket ligularia



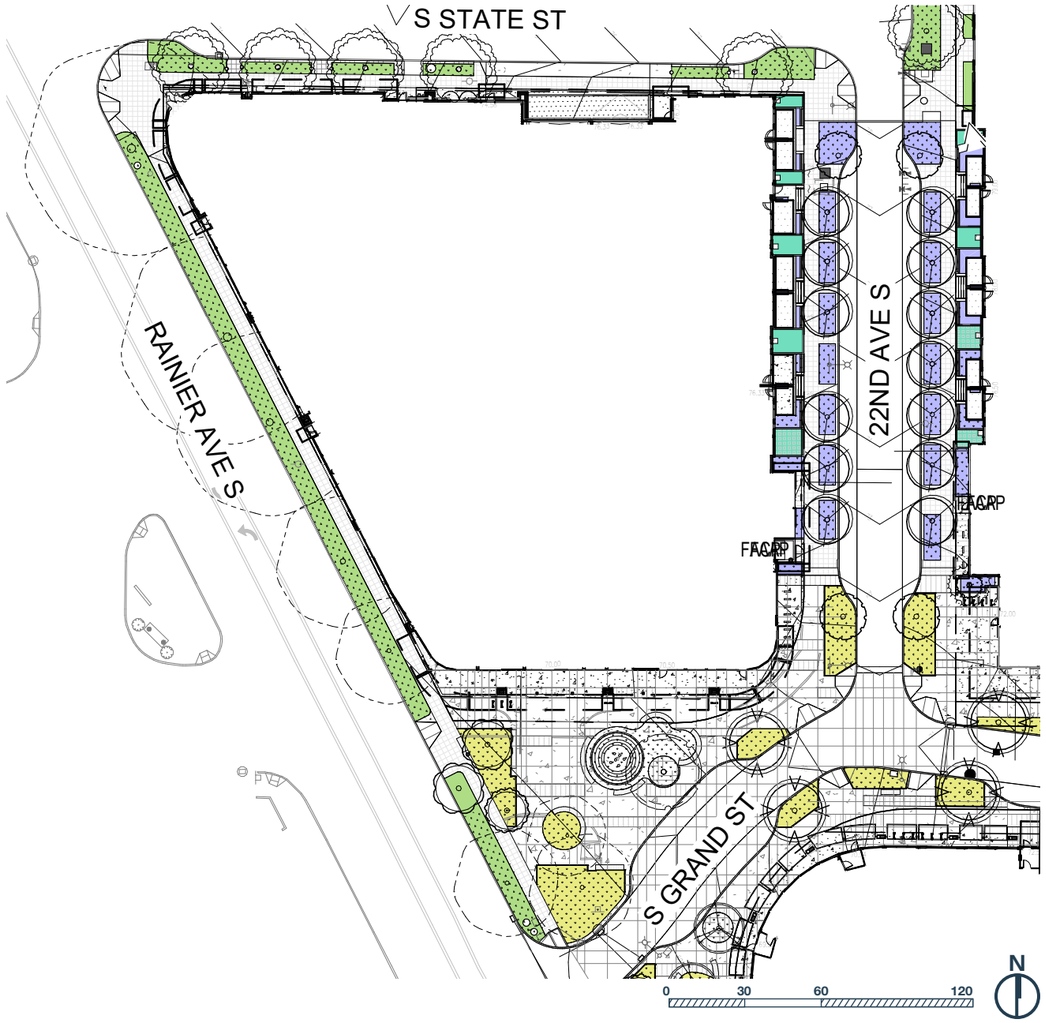
Iris siberica 'Caesar's Brother'
Caesar's Brother Siberian iris



Hosta 'Guacamole'
Guacamole hosta



Cammasia quamash
Camas



RUNBERG ARCHITECTURE GROUP

HEWITT

DESIGN DEVELOPMENT
PLANTING PALETTE: ROOF LEVELS

FIELD



Prunus laurocerasus 'Mt Vernon'
Mt Vernon laurel



Dryopteris erythrosa 'Brilliance'
Brilliance autumn fern



Mahonia nervosa
Dwarf Oregon grape



Pennisetum alopecuroides 'Hameln'
Hameln fountain grass

STRUCTURE



Lonicera pileata
Privit honeysuckle



Hydrangea paniculata 'Limelight'
Limelight panicle hydrangea

ACCENTS



Achillea millefolium
Yarrow



Rudbeckia fulgida 'Little Goldstar'
Little goldstar black-eyed Susan

FIELD



Juncus patens 'Elk Blue'
Elk blue rush

STRUCTURE



Cornus sericea 'Farrow'
Arctic fire dogwood

ACCENTS



Ligularia stenocephala 'The Rocket'
Rocket ligularia



Iris siberica 'Caesar's Brother'
Caesar's Brother Siberian iris



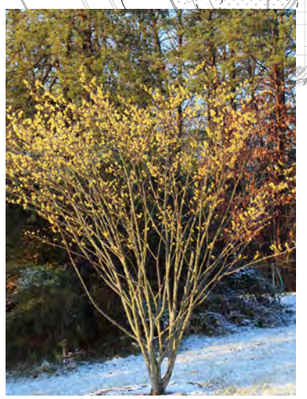
Liriodendron tulipifera 'JFS-Oz'
Emerald city tulip tree



Rhamnus purshiana
Cascara



Parrotia persica 'Vanessa'
Persian ironwood



Hamamelis × intermedia 'Arnold Promise'
Arnold promise witch hazel



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WEST BLOCK | DEPARTURES

DEPARTURES
RESIDENTIAL SETBACK AT GRADE

DEPARTURE REQUEST 1 - RESIDENTIAL USE AT GRADE

REQUIREMENT	REQUEST / PROPOSAL	JUSTIFICATION
23.47A.008.D.2 Where residential uses are located along a street-level, street-facing facade, the following requirements apply unless exempted by subsection 23.47A.008.G: 2: The floor of a dwelling unit located along the street-level, street-facing facade shall be at lease 4 feet above or 4 feet below sidewalk grade or be setback at lease 10 feet from the sidewalk.	Allow one side of a dwelling unit exterior facing S State Street to be setback less than 10 feet from the sidewalk.	The primary street-facing facade of the street-level dwelling unit is along 22nd Ave S and is setback by 10 feet 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 a 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.



<u>23.47A.008.D.2:</u> 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

22ND AVE S: UNITS AT GRADE SETBACK 10' FROM SIDEWALK

S GRAND ST: UNITS GREATER THAN 4' ABOVE SIDEWALK GRADE

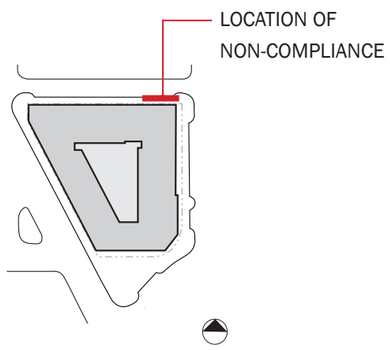
RAINIER AVE S: UNITS GREATER THAN 4' ABOVE SIDEWALK

<u>(COMPLIANT)</u>

S STATE ST: SINGLE TOWNHOUSE UNIT LESS THAN 10' FROM SIDEWALK.

<u>(DEPARTURE REQUIRED)</u>

PLAN VIEW OF NE CORNER AT LEVEL 1





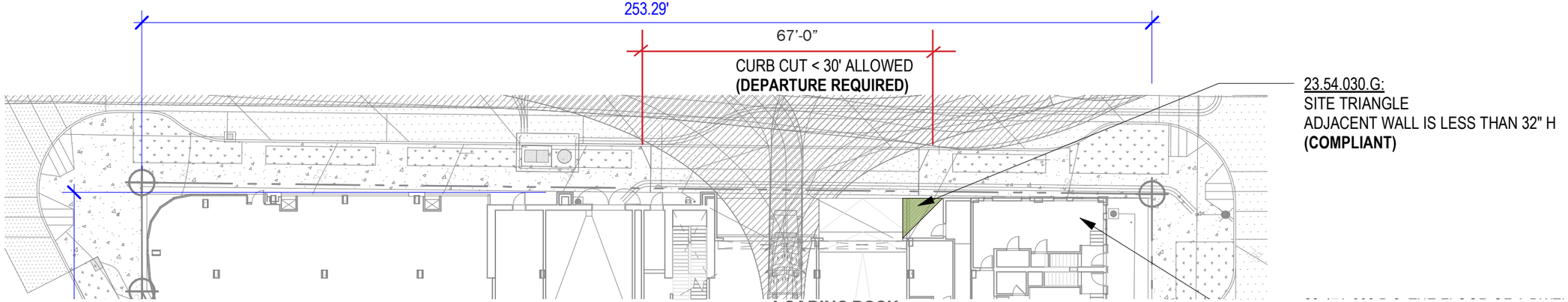
PERSPECTIVE VIEW OF NE CORNER AT LEVEL 1

DEPARTURE REQUEST 2 - CURB CUT WIDTH

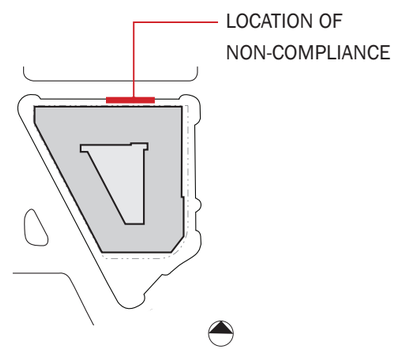
REQUIREMENT	REQUEST / PROPOSAL	JUSTIFICATION
23.54.030.F.2.b For two-way traffic, the minimum width of curb cuts is 22 feet and the maximum width is 25 feet, except that the maximum width may be increased to 30 feet if truck and auto access are combined.	Allow a curb cut in excess of 30 feet on S State Street, an access street.	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 Street. There are no other curb cuts proposed on the project. City-wide Design Guideline DC1.B.1 encourages minimizing conflict between vehicles and non-motorists and encouraged shared driveway use and minimizing curb cuts.



STREET VIEW AT LOADING DOCK



PLAN VIEW OF FRONTAGE ALONG S STATE STREET



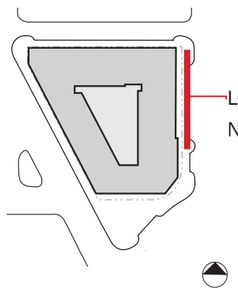
DEPARTURES
LOT LINE REQUIREMENT

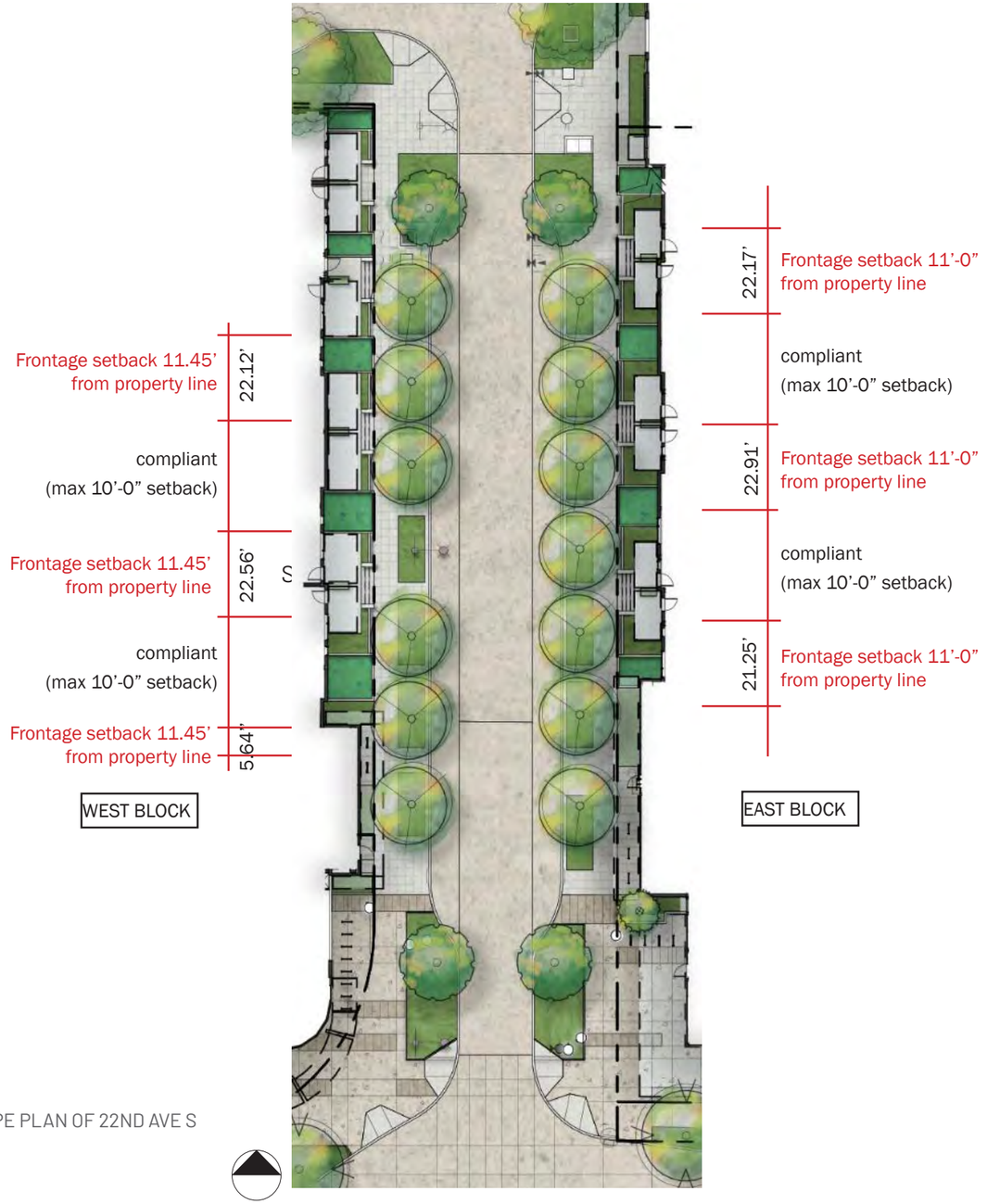
DEPARTURE REQUEST 3 - STREET LEVEL 10' LOT LINE REQUIREMENT

REQUIREMENT	REQUEST / PROPOSAL	JUSTIFICATION
23.47A.008.A.3: Street level, street facing facades shall be located within 10 feet of the street lot line, unless wider sidewalks, plazas, or other approved landscaped or open spaces are provided.	The facade of the at grade town houses along 22nd Ave S are setback an additional 1.45' to 2.45' beyond the 10 feet maximum permitted.	The town houses along 22nd Ave S are within 4 feet of sidewalk grade and are required to be setback at least 10 feet per 23.47A.008.D.2. Setting the requested sections back an additional 1 foot allows modulation along this facade (DC2-1c). These areas accommodate porches for town house units, which are encouraged by PL3 Street-Level Interaction.



VIEW LOOKING SOUTH ON 22ND AVE S.





LANDSCAPE PLAN OF 22ND AVE S

WEST BLOCK | RENDERINGS

RENDERINGS

NORTHWEST CORNER AT RAINIER AVE S AND S STATE STREET



SOUTH FACADE AT GRAND STREET PLAZA



GRAND STREET COMMONS

ADMINISTRATIVE DESIGN REVIEW - RECOMMENDATION REVIEW #3035309
October 9, 2020

EAST BLOCK

1750 22ND AVE S



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

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GSC | PROJECT OVERVIEW

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	282	78	161,308 SF	26,405 SF	263
EAST	292	80	167,306 SF	21,612 SF	153
SOUTH	202	202	134,853 SF	11,581SF	30
TOTAL	**776**	**360**	**463,467 SF**	**59,598 SF**	**446**

GRAND STREET COMMONS

Grand Street Commons is a transit-oriented 3-block development in the Judkin's Park neighborhood. 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.

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

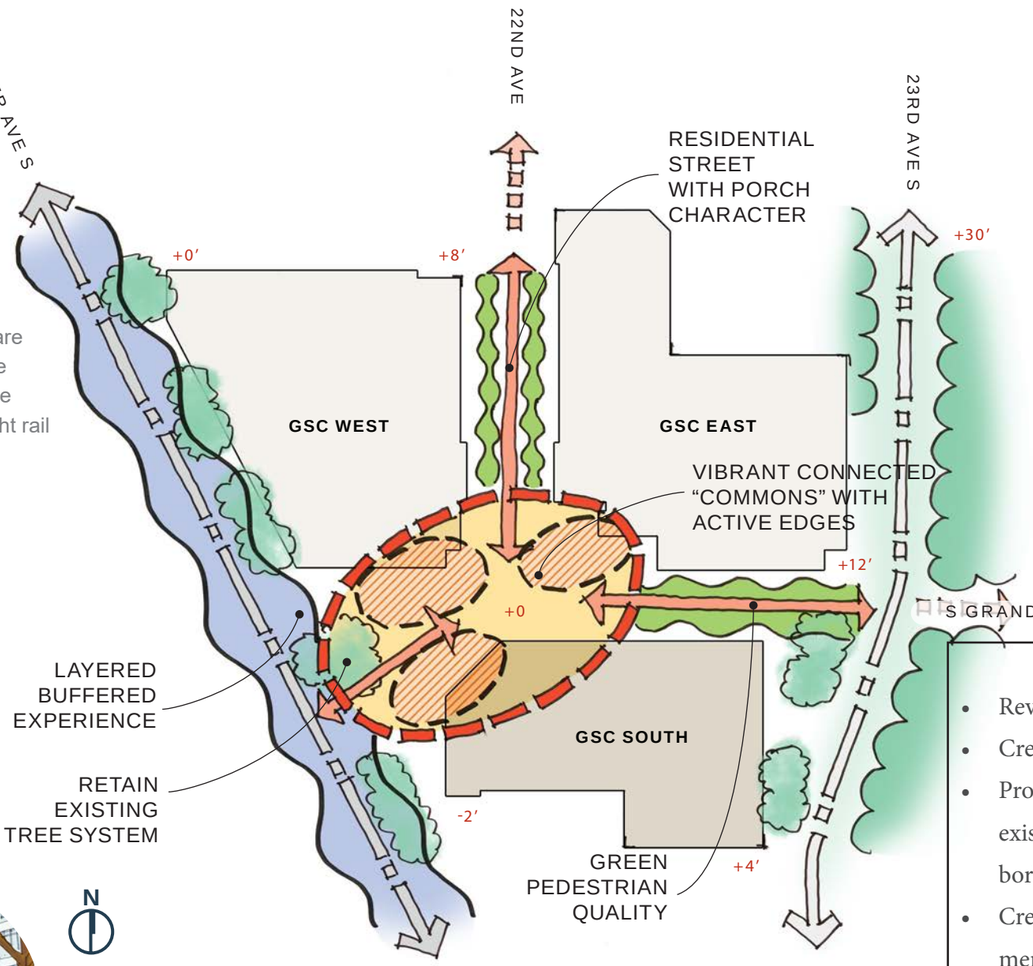
Pedestrian patterns are likely to change in the neighborhood with the introduction of the light rail station at I-90.



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.

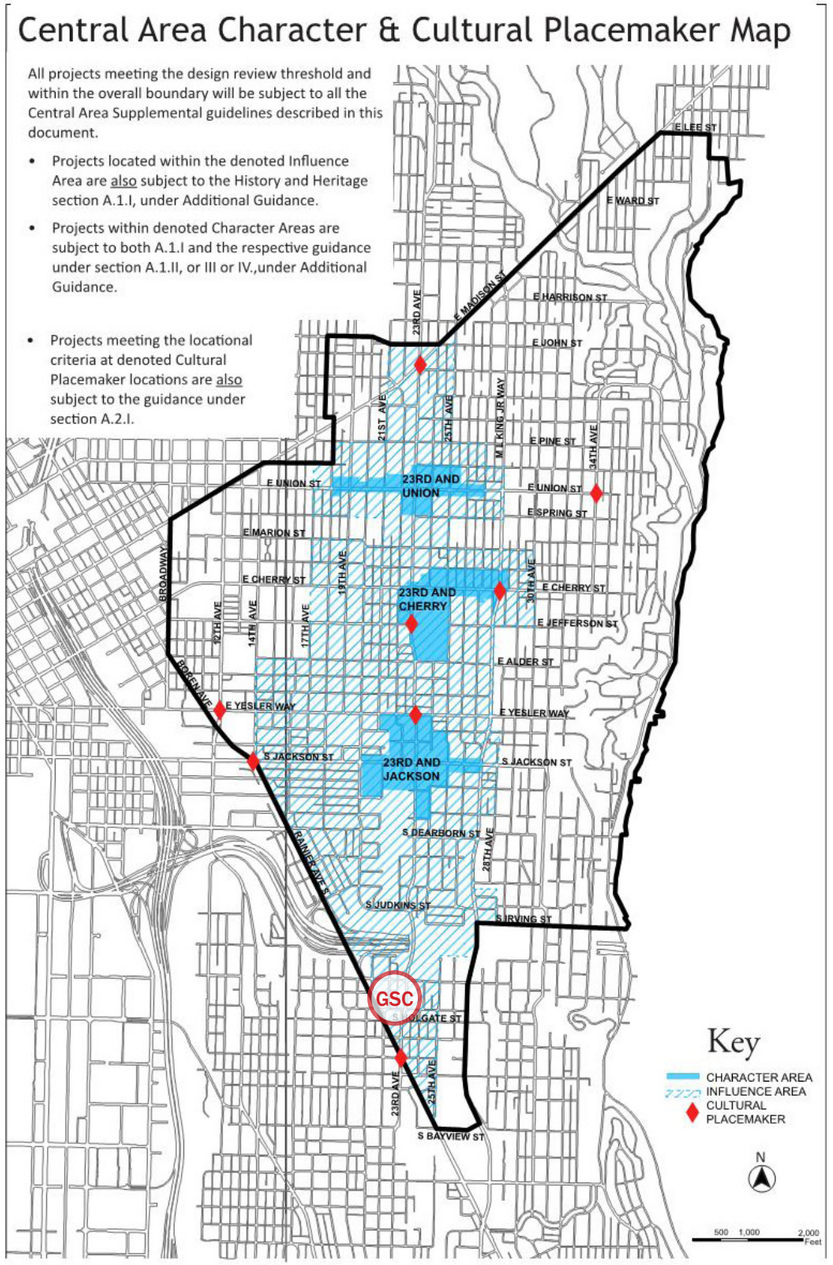
OPPORTUNITIES

- 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.









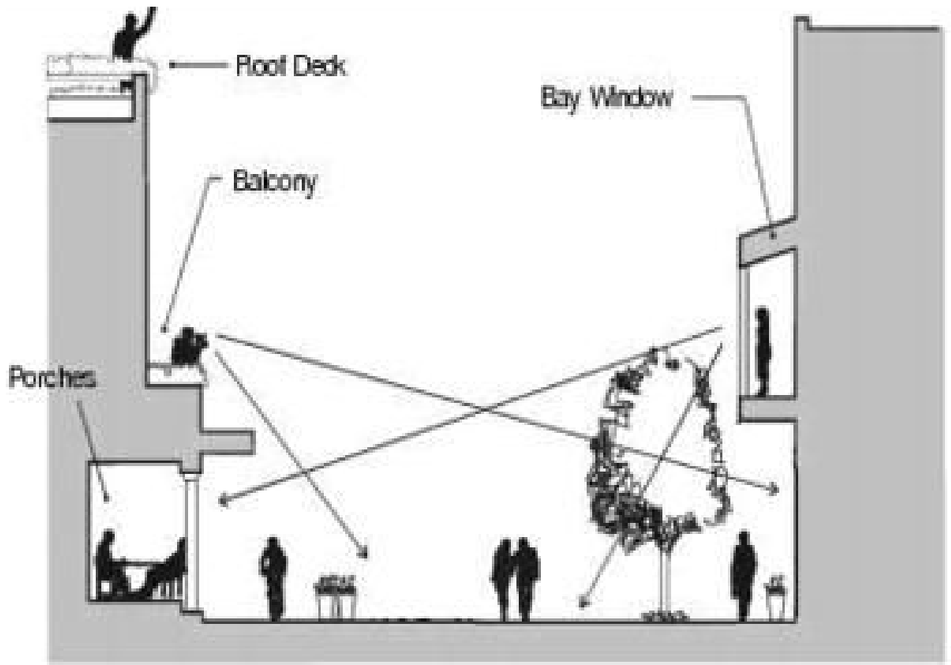
CENTRAL AREA DESIGN GUIDELINES

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 Heritage 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 opportunities 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





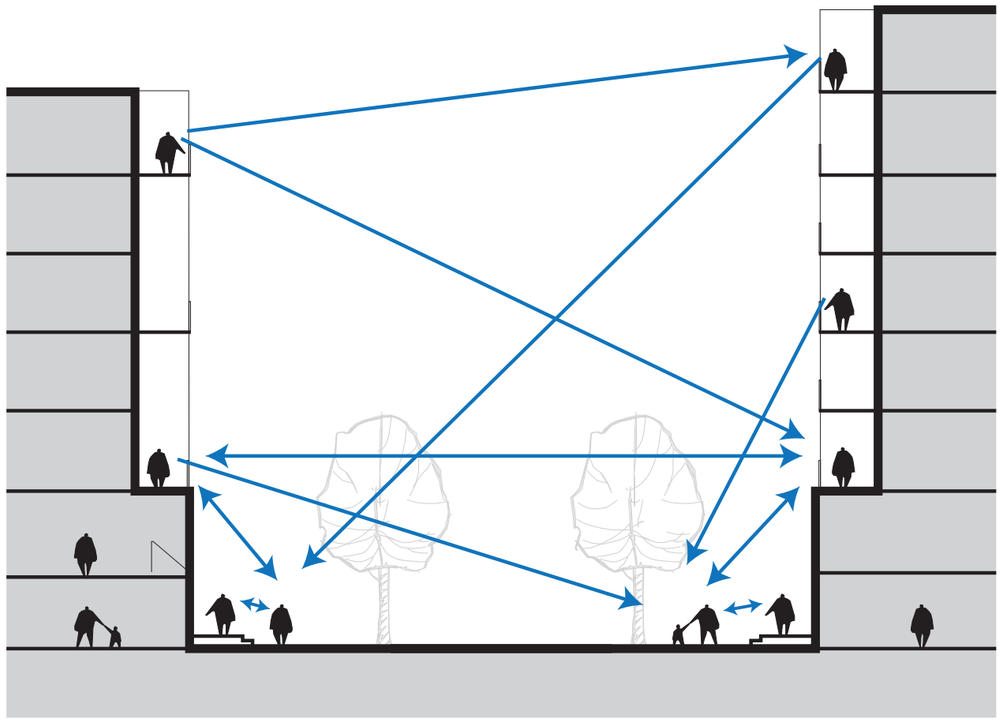


JAPANESE - THE ENGAWA









THE "PORCH" AT GRAND STREET COMMONS

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

PORTICO

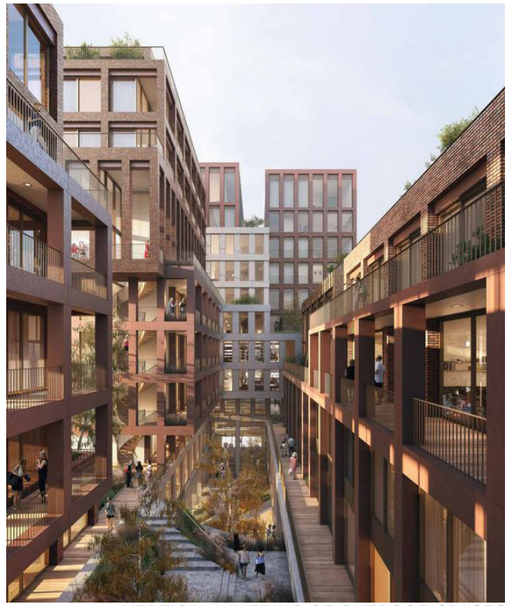
The West and South buildings feature extra tall commercial facades at grade with covered spaces reminiscent of the Italian Portico. These spaces facilitate public gathering, commerce, and provide priority to pedestrians along commercial right-of-ways.

STOOP

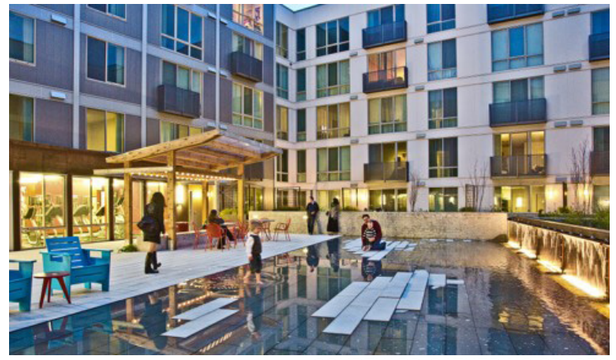
Along 22nd Ave S, both the East and West buildings feature housing at grade with generous setbacks and elevated entry porches to create stoop conditions along the bulk of those facades. Stoops provide opportunities to see and be seen, for people to interact and bridge the gap between public and private.

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.



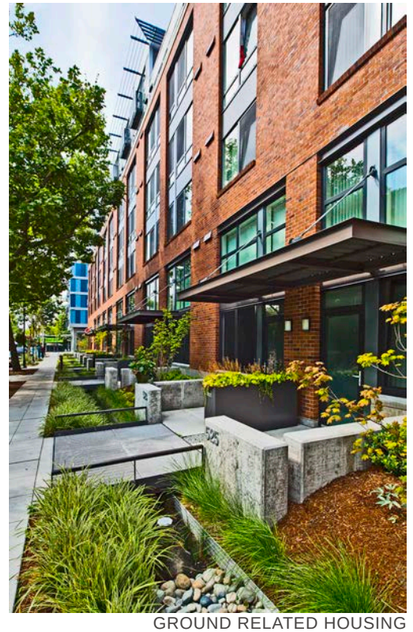
VERTICAL LAYERING OF OUTDOOR SPACES



COURTYARD GATHERING SPACES



RETAIL PORCH



GROUND RELATED HOUSING

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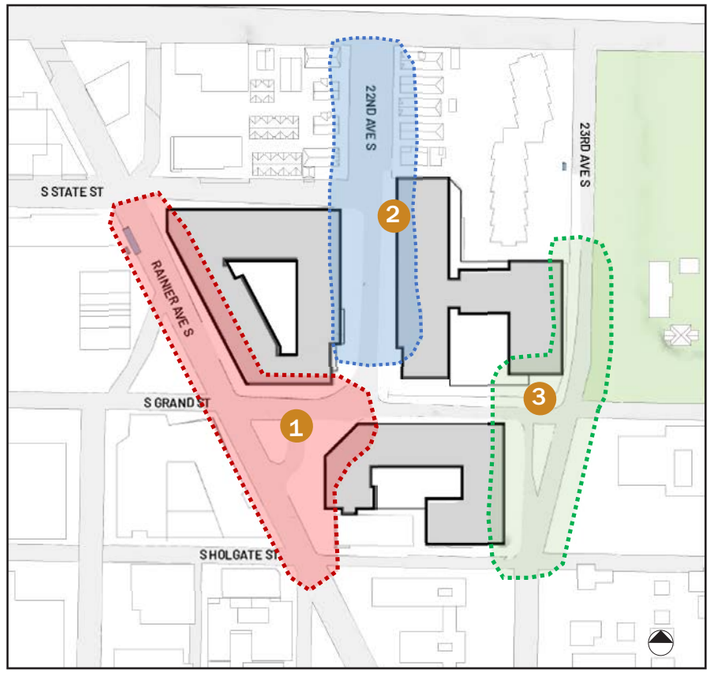
GSC | URBAN DESIGN APPROACH

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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 teams. 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.



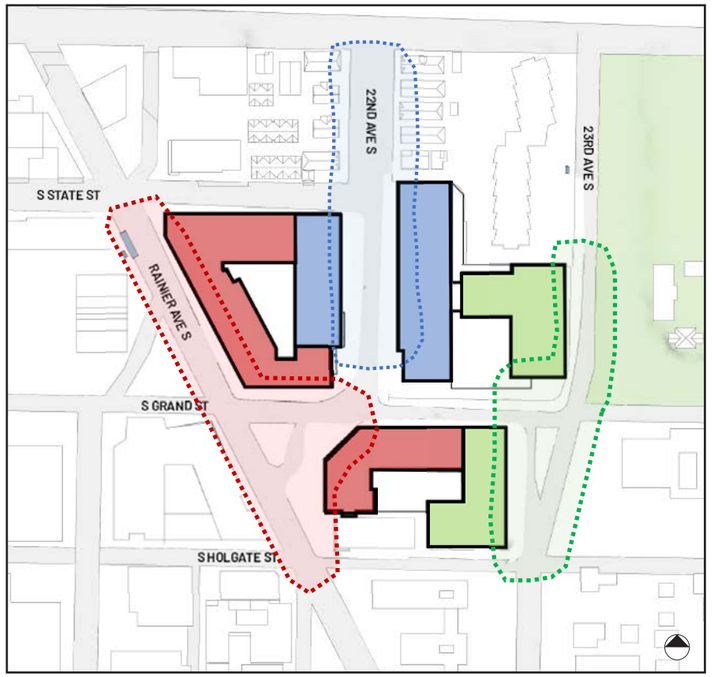
STREET CHARACTER

Developing three city blocks at once provides the opportunity to focus on the development of the outdoor rooms into an intentional exercise 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

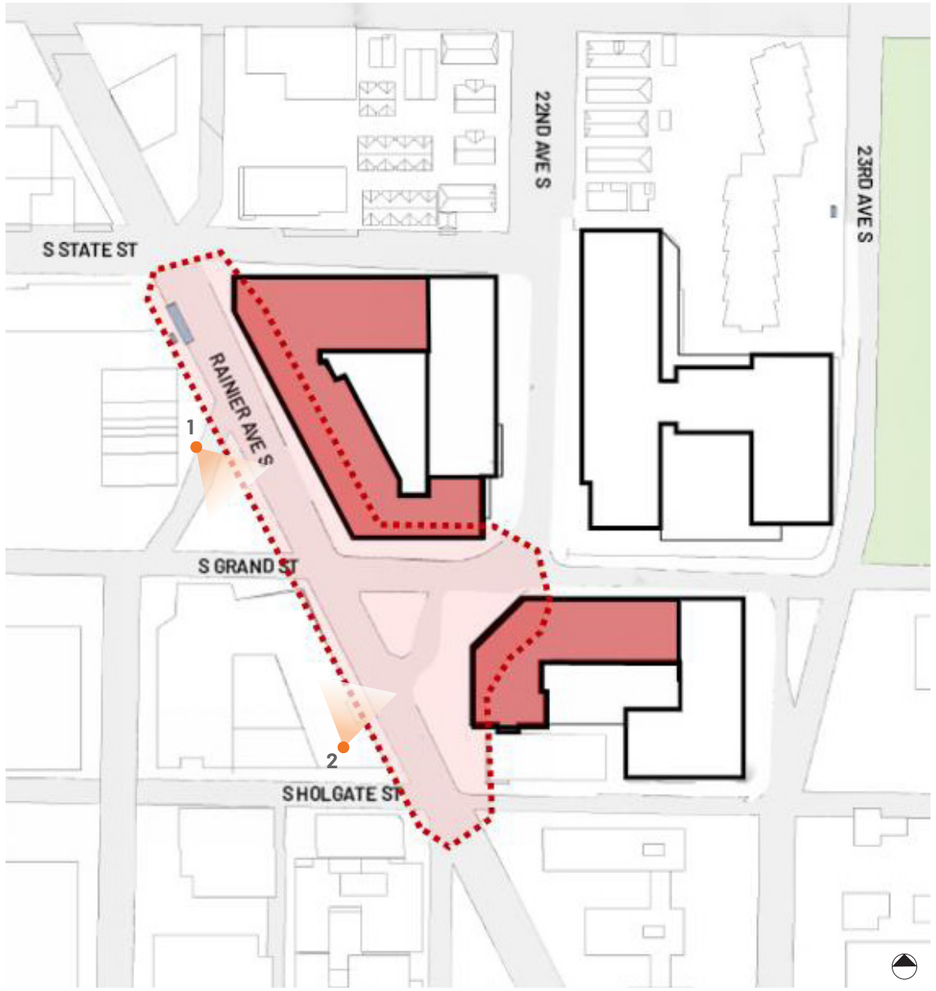
Grand Street Commons proposes to embrace the outdoor room concept to maximize the public experience of the full three block development. The new buildings will have an intentional relationship through massing and materials to the buildings proposed for the opposite side of the right-of-way, creating 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 shown 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.
CURRENT DESIGN



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

RAINIER AVE S. - INSPIRATION IMAGES



VIEW 2 - LOOKING NORTH ALONG RAINIER AVE S.
CURRENT DESIGN



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



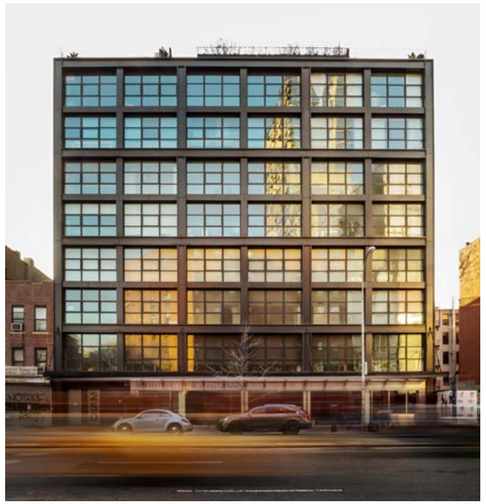
EXPRESSED FLOOR LINES AND STRUCTURAL GRID



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 OF THE PORTICO AT THE WEST BUILDING, FROM THE EAST BUILDING PODIUM



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



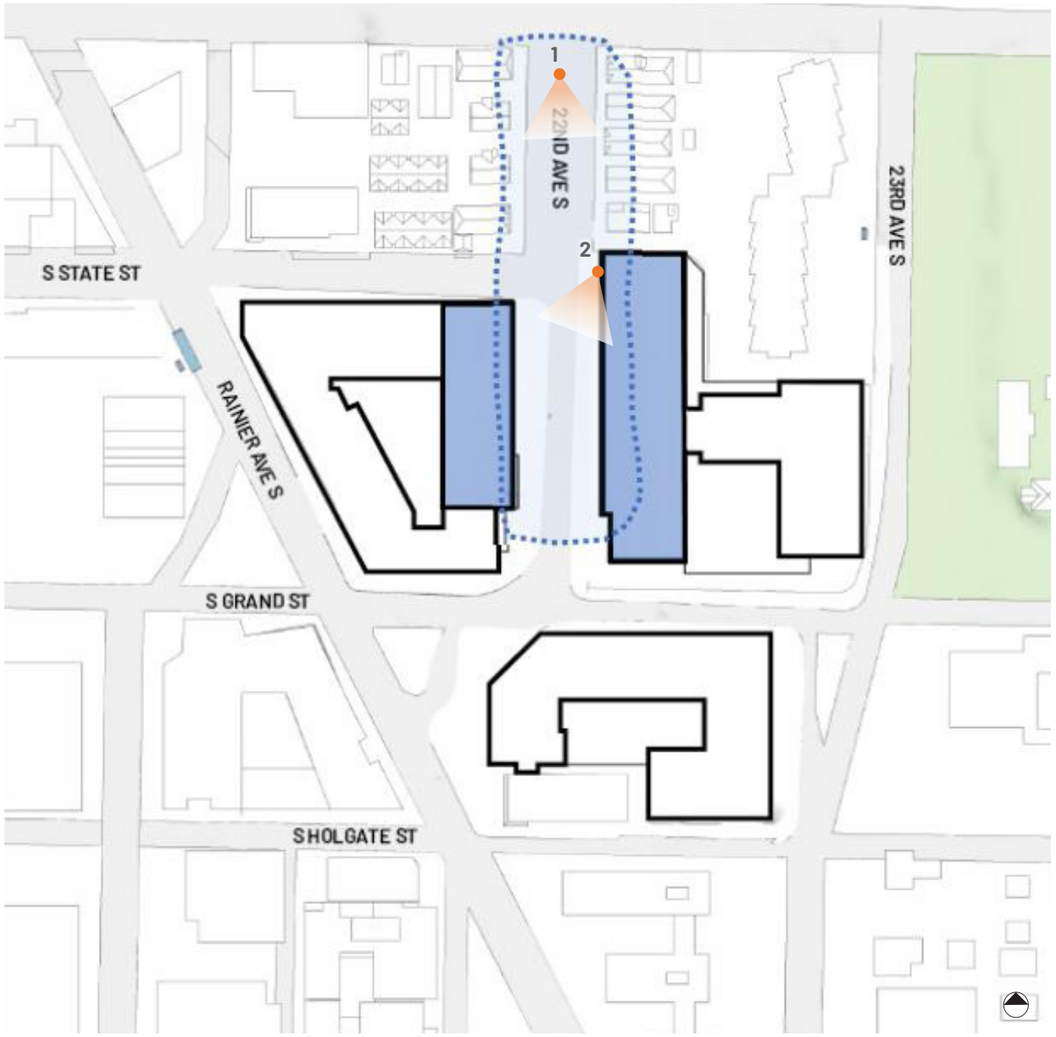
VIEW 3: PERSPECTIVE VIEW OF GRAND STREET COMMONS



URBAN DESIGN APPROACH
22nd AVE S- PHYSICAL ATTRIBUTES

Physical Attributes - **22nd AVE S**

Low traffic, mixed -scale residential, pedestrian opportunity.



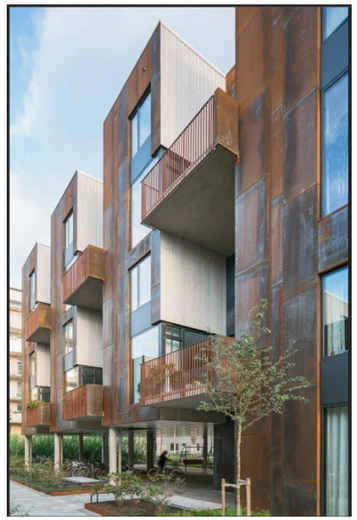


VIEW 1 - LOOKING SOUTH ALONG 22ND AVE S.
CURRENT MASSING



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

22nd AVE S - INSPIRATION IMAGES



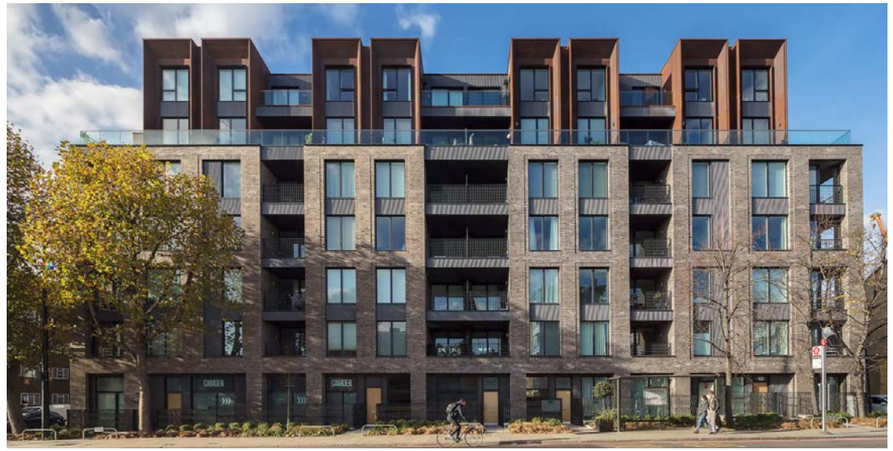
LARGE BALCONIES BETWEEN BAYS



VERTICAL EXPRESSION, NARROW BAYS CARRIED DOWN TO GRADE



TOWNHOUSES WITH TALL STOOPS



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

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.



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



VIEW 2 @ EDG

URBAN DESIGN APPROACH
22nd AVE S - PORCH AS STOOPS

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

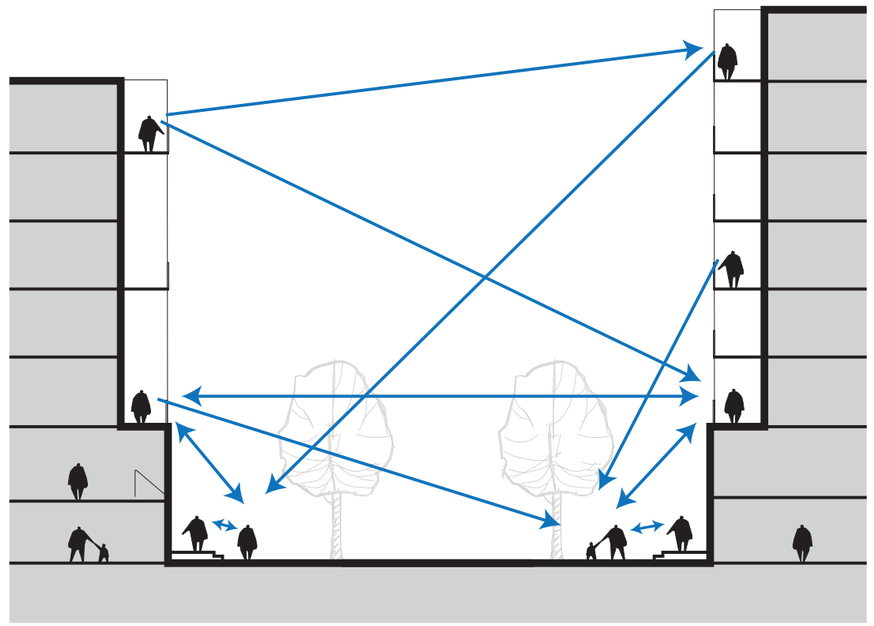
Places to see and be seen.



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. Passersby 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.

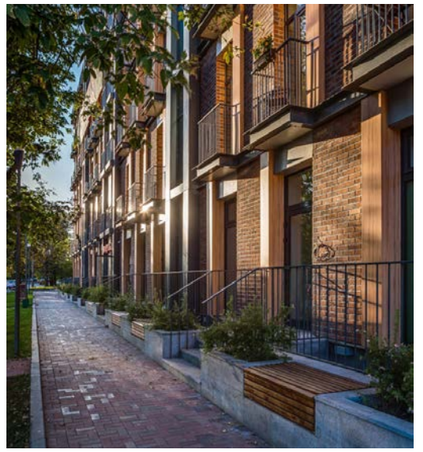


The 'see and be seen' nature of the stoop can be applied to multi-story buildings in the form of upper level patios, balconies and roof decks.

URBAN DESIGN APPROACH
22nd AVE S - PORCH AS STOOPS



VIEW LOOKING SOUTH ALONG 22nd AVE S @ GROUND-RELATED RESIDENTIAL PORCHES



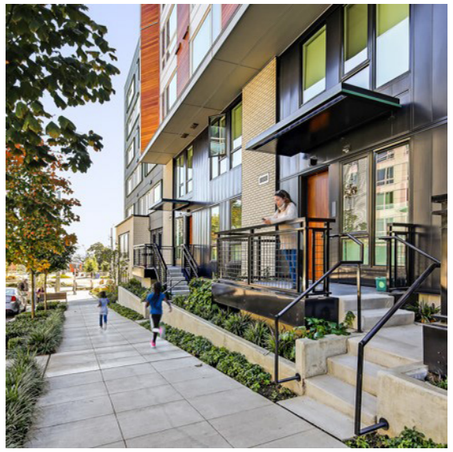
LOW STOOPS WITH INTEGRATED SEATING



ROWHOUSE STYLE STOOPS



HARDSCAPE LOW STOOPS WITH ELEVATED PATIOS AND STAIRS



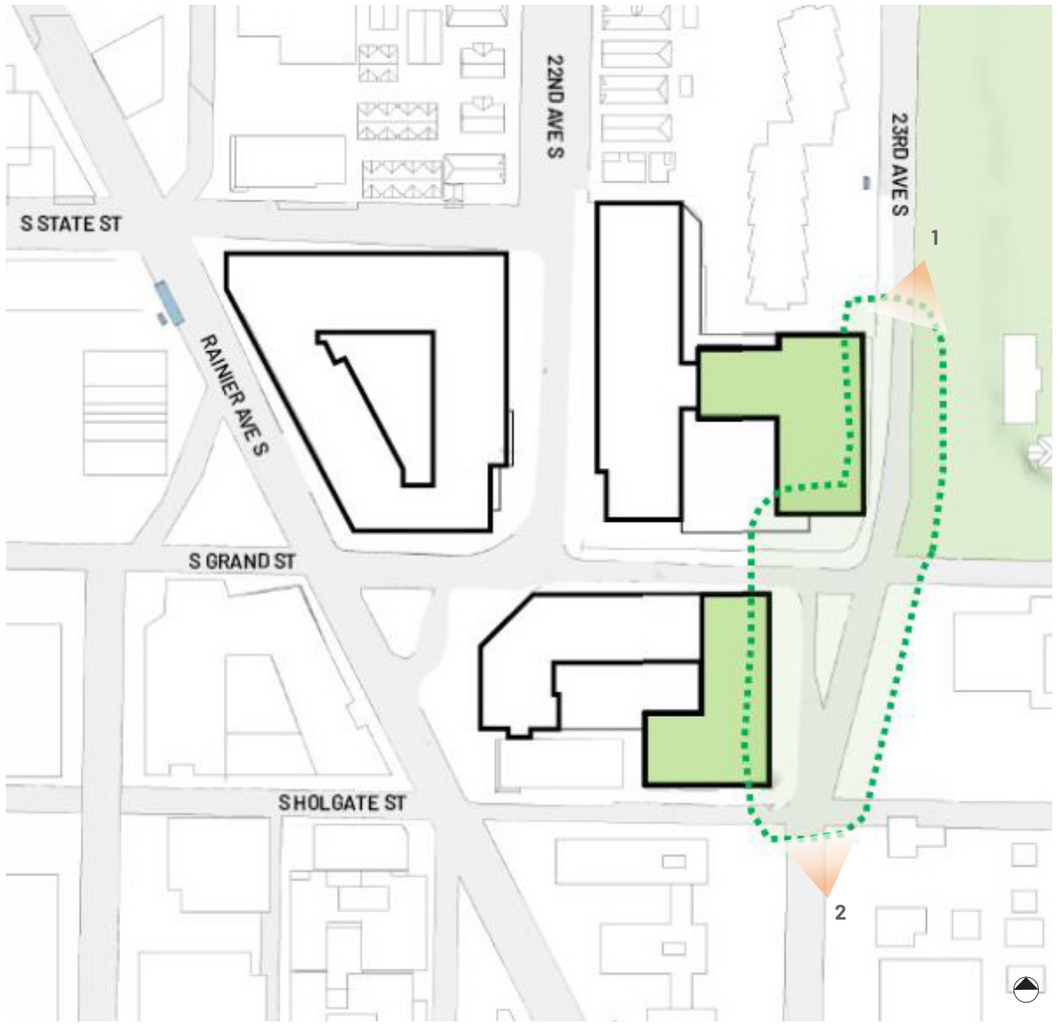
FRONT PORCH ELEVATED ABOVE THE SIDEWALK WITH PLANTER SEPARATION

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
CURRENT DESIGN



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

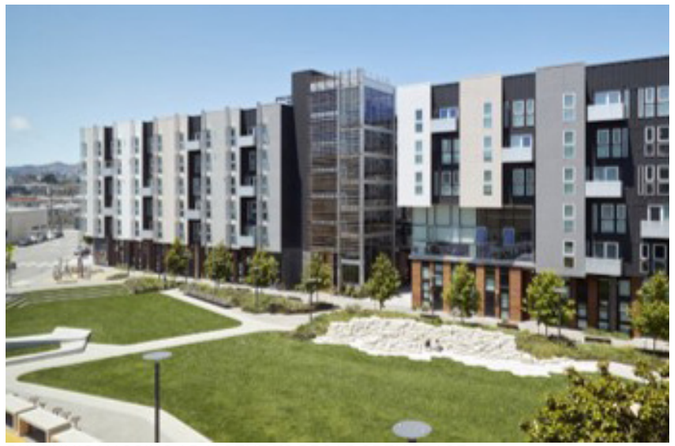
URBAN DESIGN APPROACH
23rd AVE S - INSPIRATION IMAGES



VIEW 2 - LOOKING NORTH ALONG 23RD AVE S
CURRENT DESIGN



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



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 make it 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.

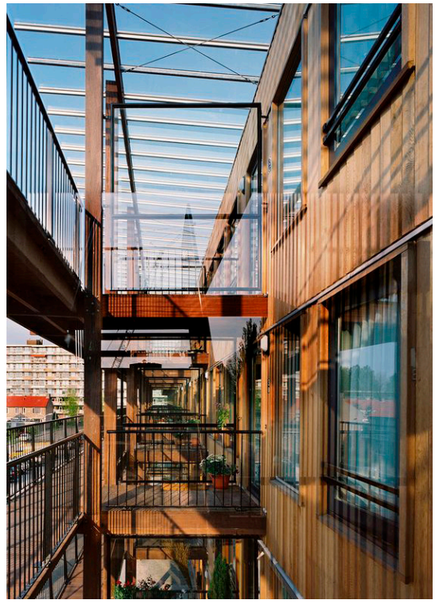


The engawa could be applied to a multi-story building in the form of private balconies. These shallow spaces are further removed from grade below, but they still provide residents the ability to occupy the building edge and experience a connection to nature. Stacking balconies provides overhead weather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

The design approach evolved between EDG and MUP to make the sense of the Engawa more achievable for the South Block affordable housing project. Revisiting the Engawa example images, we identified the option for both an “occupied” façade and a “woven” façade. It seemed appropriate to use this distinction to help break down the massing on both the East and South blocks and apply a façade language that was achievable and relatable between the two buildings.



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



EXTERNAL FRAME SET OFF SKIN CREATE SPACES TO OCCUPY THE 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



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



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

MASSING DEVELOPMENT
PREFERRED MASSING SUMMARY



COMBINED AERIAL VIEW OF MASSING DEVELOPMENT OF PREFERRED OPTIONS



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. 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.

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EAST BLOCK | RESPONSE TO EARLY DESIGN GUIDANCE

RESPONSE TO EARLY DESIGN GUIDANCE
MASSING AND SITE CONFIGURATION

Staff considered the three massing alternatives, which differ in the upper level massing modulation and in the design and location of the amenity areas on site. Staff is generally supportive of the preferred massing alternative (Option C), noting the proposed massing responded well to the surrounding neighborhood context, provided a buffer from the adjacent apartment building to the north, and provided more variation in the building form when compared to the other buildings in the Grand Street Commons development. (CS2-A-2. Architectural Presence, CS2-D-1 Existing Development and Zoning).

a) Staff is concerned with lack of modulation in the preferred massing along the east property line, which will be prominently visible from 23rd Avenue South. Staff recommends breaking down the scale and perceived bulk of the upper level massing through secondary architectural elements/material treatment that help convey the notion of the Japanese engawa. (CS2-1-b Transition using massing and articulation, DC2-A-2 Reducing Perceived Mass.)

RESPONSE: Since the time of the EDG and initial MUP application, significant thought has been given to the development of the Engawa concept along 23rd Ave S at both the East and South buildings at Grand Street Commons. In revisiting the inspiration images, the team identified an opportunity for an 'occupied' facade and a 'woven' facade. The woven facade evokes the depth and layering suggested by the engawa for the corner volume of the East building, as well as the South building. The two-story weave pattern has a strong relationship between the two buildings, with scale, color and materiality references between the South and East buildings creating a simple and legible backdrop to the established green space along 23rd Ave S. On the East building, the 'woven' facade occupies the SE corner volume, where layers of high quality cladding materials such as brick, colored fibercement and wood panels are layered together to create visual interest. The layered quality is further accentuated by the addition of Juliette balconies that will allow residents to open the façade and appreciate the tall trees and lush foliage of the park across 23rd Ave S. [CS1-D-2 Off-site Features].

The northern volume is a more literal expression of the Engawa with large and small balconies populating the entire east façade, allowing residents to 'occupy' the facade. The frame from the SE corner sets back and transitions to a simple cladding material with accent color to accentuate the depth of the frame itself. This color treatment provides a depth and interest to the building that not only defines occupiable space for the residents, but also expresses that façade depth to people passing by [DC2-C-1 Visual Depth and Interest]. The northern mass is set back from the property line to provide deep patios at Level 3, which approach sidewalk grade at the northernmost end of the building. This helps the new building transition height, bulk and scale to the neighboring mid-rise apartment building to the north. [CS2-D-3 Zone Transitions]



CURRENT PROPOSED EAST ELEVATION



CURRENT PROPOSED EAST ELEVATION



EAST ELEVATION @ EDG



EAST ELEVATION @ EDG



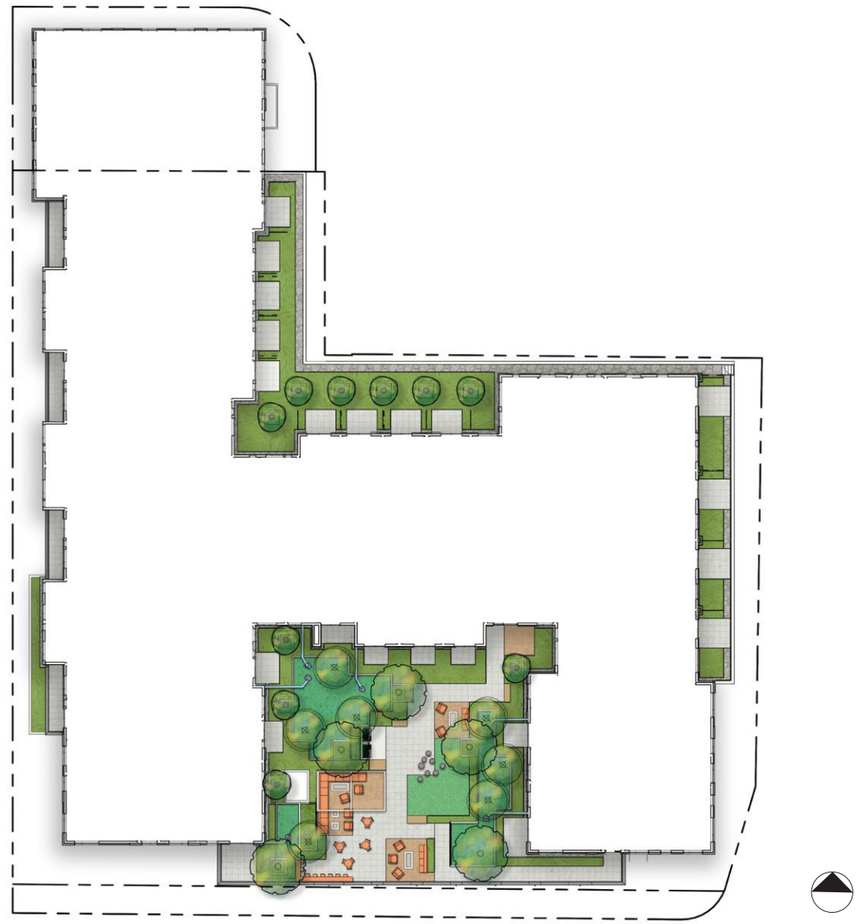
CURRENT VIEW LOOKING SOUTH ON 22ND AVE S



STREET VIEW LOOKING SOUTH ON 22ND AVE S @ EDG

b) Staff supports setting back the upper level at the north end of the structure to provide some relief in response to the zone transition north of the shared alley. (CS2-D-3. Zone Transitions)

RESPONSE: The design has maintained a large setback at the top floor of the north end of the structure as shown in the preferred EDG massing. The setback has been modified to allow a wrap-around roof deck at the east, north and west sides of the common room, thereby reducing the height, bulk and scale impact not just on the west and north facades, but on the east as well [CS2-D-3 Zone Transitions. CS2-D-5 Respect for Adjacent Sites].



PODIUM LEVEL LANDSCAPE PLAN

c) Staff supports the massing modulation along the south façade to allow for a large outdoor amenity space that takes advantage of the solar orientation and minimizes potential noise impacts on the adjacent properties to the north. (CS1-B-2 Daylight and Shading, CS2-D-5 Respect for Adjacent Sites).

RESPONSE: The design has maintained the large common amenity courtyard as shown in the EDG massing.



SW CORNER @ EDG



CURRENT SW CORNER

d) Staff is concerned with the ground level setback at the south west corner of the structure, which is prominently visible as you enter the development from Rainier Avenue South via S Grand Street and serves as the backdrop for the large public plaza. Staff recommends grounding the upper level massing at this corner to improve the overall architectural presence. (CS2-A-2 Architectural Presence)

RESPONSE: The project team has revised the design to carry the 'woven' facade of brick, fiber cement and wood panels to the SW corner volume. Elevating this high-contrast volume up above the street provides maximum exposure to the glassy commercial storefront at grade. The setback area facilitates spill out activity from the retail spaces, strengthening their connection to the larger plaza spaces on the South and West blocks, while providing ample space for pedestrian activity. The high contrast, high quality claddings at the upper stories help draw attention to the retail uses occupying the corner at grade, with deep canopies provided for overhead weather protection, as well as opportunity to install lighting and signage at this highly visible commercial corner. This corner will be a focal point from the Grand Street Commons central plaza and will help define the character of that larger public realm. [CS2-A-1 Sense of Place, CS2-A-2 Architectural Presence, CS2-B-3 Character of Open Space, CS2-C-1 Corner Sites].



WEST ELEVATION



22ND AVE S BAYS AS VIEWED FROM THE SOUTH



VIEW OF THE WEST FACADE FROM S STATE STREET

e) Staff supports the vertical rhythm created by the projecting bays on the west façade but is concerned with the perceived height of the structure in relation to the smaller-scaled residential buildings located north along 22nd Avenue South. Reduce the height of the bays so that they do not extend to the top of the structure, giving the building the appearance of an upper level setback to help break down the façade to a more appropriate residential scale. (CS1-2-a Impact on Solar Access, DC2-A-2 Reducing Perceived Mass)

RESPONSE: The design has maintained the rhythm of vertical bays as shown in the preferred EDG massing. To accentuate this rhythm the materiality of the bays differs from the background massing, and both use materials common to residential construction to reflect the residential context directly north of the project site [CS2-D-3 Zone Transitions and DC2-C-3 Fit with Neighboring Buildings]. As directed at EDG, the height of the bays was reduced so that they do not extend to the top of the structure. At MUP application the top floors of the bays were given a contrasting color in attempt to reduce the perceived height, but the land use correction noted a preference to maintain a consistent materiality from base to top of bay. The result is simplification of the facade which puts emphasis on the two corner elements , with the center bays providing significant modulation and rhythm akin to the smaller scale residential development north along 22nd Ave S.

RESPONSE TO EARLY DESIGN GUIDANCE
FACADE COMPOSITION

Staff supports the proposed architectural design concept for the Grand Street Commons development, which embraces the cultural heritage of the community as expressed through the outdoor room. Staff also supports the relationship established between the structures by incorporating the portico, the stoop, and the Japanese engawa across the development. As the project design evolves, explore how the massing and material application can be unique to each building while reinforcing these established relationships. Staff requests elevations/perspectives of all façades are provided at recommendation to clearly illustrate how the buildings relate to one another.

a) Staff recommends selecting a material palette that fits well into the neighboring context and is applied in a manner that helps break down the massing to a more appropriate scale and reinforces the proposed shifts in the massing along all façades. Staff also recommends the applicant consider how views into the development can influence their application strategy, especially at the south west and north west corners of the structure which are prominently visible as you enter the site. (CS2-A-2 Architectural Presence, DC4-A-1 Exterior Finish Materials, DC4-2-a Reinforce Local Cultural References).

RESPONSE: There are three prominent building corners on the East block. To provide a cohesive design and develop a sense of place, the three primary corners share the same 'woven' facade language and materiality developed in response to the Engawa concept on 23rd Ave S. White brick, colored fiber cement and wood panels are layered in a weaving pattern around the window openings on the upper stories to create a high quality, high contrast facade. The human scale of masonry and the depth and texture provided by the brick frames elevate the quality and sense of permanence at these important building corners, particularly at the SW corner which is a focal point for the Grand Street Commons main plaza, and the SE corner, which is a gateway corner from the east and the uphill approach from 23rd Ave S. At the 'inner' portions of the site – along the body of the 22nd Ave S façade, the courtyard facades and the body of the building along 23rd Ave S, a mix of materials commonly found in low and mid-rise housing such as painted lap and fiber cement panel provide color, texture and material that relates to the residential context north and east of the site. The proposed mix of materiality helps break down the scale of the building into distinct massing elements that better fit into the neighborhood context and reinforce the concepts of each of the outdoor rooms created between the three buildings at Grand Street Commons. [CS2-A-2 Architectural Presence, CS3-A-1 Fitting Old and New Together, CS3-A-4 Evolving Neighborhoods, CS3-1-b Continue Existing Neighborhood Fabric, DC2-1-c Encourage Smaller and Varied Building Forms, DC2-1-d Relate Scale and Form to the Adjacent Public Realm, DC4-A-1 Exterior Finish Materials]



SW CORNER AS VIEWED FROM THE PLAZA


SE CORNER AS VIEWED FROM 23RD AVE S



NW CORNER AS VIEWED FROM RAINIER AVE S


NW CORNER AS VIEWED FROM THE NORTH



SE CORNER AS VIEWED FROM 23RD AVE S



VIEW SOUTH ALONG 23RD AVE S

b) Staff is concerned with the pedestrian experience along 23rd Avenue South and recommends the applicant incorporate landscaping or other design treatments that have a human scaled texture to minimize the appearance of the blank wall and create a more pleasant experience along this facade. (CS2-1-c Relate to Human Scale, PL3-2-f Limit Solid Barriers and Blank Walls).

RESPONSE: The blank wall along the east facade has been reduced in length and height since EDG. The remaining wall has been mitigated by incorporating a series of large stormwater planters along the entire east side of the wall, in the deep setback between the garage structure and the east property line. These planters will feature plantings of varying heights, including trees, as requested by SDOT. The building is setback significantly from the easternmost wall at level 3 and above, improving access to light and air for the plantings and pedestrians. The setback is occupied by private residential patios, elevated above the adjacent sidewalk grade. [CS1-D-1 On Site Features, CS1-E-2 Adding Interest with Project Drainage, CS1-2-e Protect Sidewalks, PL3-2-k Raise Private Stoops Above Sidewalk Grade, PL3-2-f Limit Solid Barriers and Blank Walls]

c) Staff supports the use of façade articulation as shown on the building façades and recommends the inclusion of secondary architectural elements to provide depth and visual interest to the building. Staff also supports the inclusion of balconies along 23rd Avenue South, creating a visual connection between the residential units and greenspace to the east of the site. (DC2-A-2 Reducing Perceived Mass, DC2-C-1 Visual Depth and Interest).

RESPONSE: As suggested by the massing studies at EDG, a series of large and small balconies occupy the east facade, providing opportunity for residents to occupy the facade per the Engawa concept. These balconies provide depth and interest to the facade as well, opening up the building towards the green space along 23rd Ave S. [DC2-A-2 Reducing Perceived Mass, DC2-C-1 Visual Depth and Interest, DC2-C-2 Dual Purpose Elements]. As illustrated and described in response to other guidance in this packet, the corner volumes apply high quality, high contrast materials to provide visual depth and interest at the primary building corners. A deep canopy and highly transparent storefront at the SW corner voluntary setback creates a welcoming commercial environment and provide a visual terminus to the Grand Street Commons plaza. Deep bays, balconies and at-grade porches along 22nd Ave S, reinforce the residential character of that street.

RESPONSE TO EARLY DESIGN GUIDANCE
PRIMARY ENTRIES AND GROUND LEVEL USES



VIEW OF RESIDENTIAL ENTRY FROM 22nd AVE S



PROPOSED VIEW FROM PLAZA



SW CORNER COMMERCIAL SPACE AND SETBACK AT GRADE WITH RESIDENTIAL LOBBY TO LEFT (NORTH)

a) Staff supports the proposed location for the primary residential entry, which is located on the interior of the site along 22nd Avenue South. To help improve the visibility, Staff recommends incorporating additional design elements, signage, and vertical design cues to highlight the residential entry and lobby. Staff also recommends the design of this residential entry should differ from the entry proposed for the Grand Street Commons West Block and is easily distinguishable from the entries into the nearby retail spaces. (PL3-A-2 Common Entries)

RESPONSE: The residential lobby entry remains near the south end of the 22nd Ave S frontage as shown in the EDG massing. Since the time of the EDG, the volume of the lobby has been revised from a 2-story element to a single story to differentiate it from the adjacent retail spaces at the SW corner of the site. As shown in the views on this page, the intention is for the corner retail and two story commercial volume along S Grand Street to have maximum visibility from Grand Street Commons plaza. Commercial uses are given visual prominence to reinforce the development as a new town center for the neighborhood at large. While the residential entry should be recognizable, it should not be the most prominent feature at this important intersection. Drawing from the residential proportions and materiality to the north of the site, the materiality of the lobby space is inspired by the residential porches further north along 22nd Ave S frontage, using the same materials and proportions but at a larger, enclosed space. A broad canopy provides overhead weather protection and space for pedestrians to pause along the right-of-way. [PL2-C Weather Protection, PL3-A-2 Common Entries].



SOUTH ELEVATION ALONG S GRAND STREET



VIEW FROM A RESIDENTIAL PORCH ALONG 22ND AVE S



SOUTH ELEVATION ALONG S GRAND STREET @ EDG

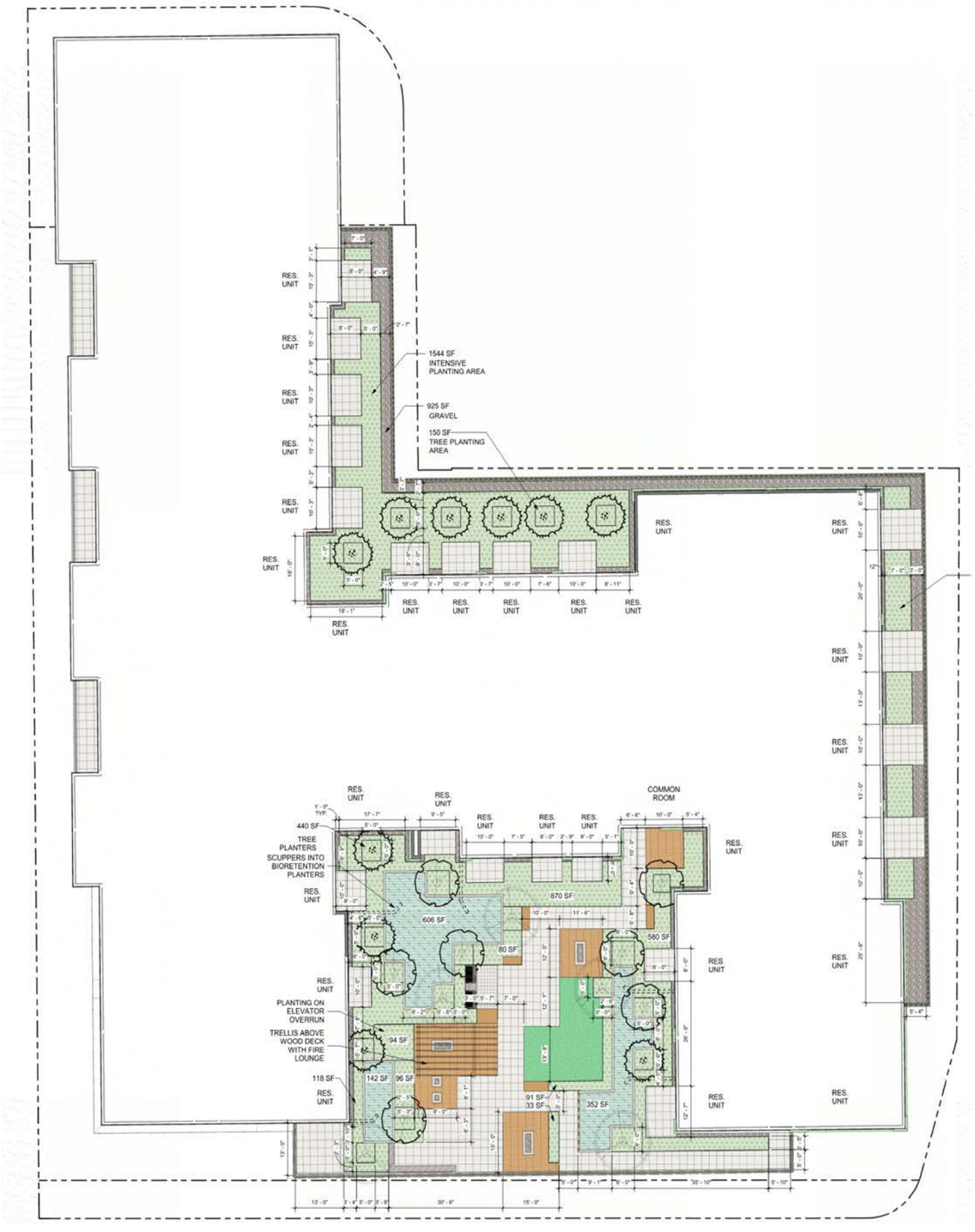
b) Staff supports the proposed layout of the ground level uses for the preferred massing alternative, which creates a strong retail presence along South Grand Street and provides more residential character along 22nd Avenue South and 23rd Ave S. Staff also supports the use of transitional spaces at the ground level residential units to help further distinguish the entry areas and to provide a buffer from public to private, as the entries are close to and easily accessible from the sidewalk. (PL3-1-h Exterior Access at Ground Level, PL3-B-2 Ground level Residential, PL3-A-4 Ensemble of Elements).

RESPONSE: The ground level uses remain largely the same as presented in the preferred option for EDG. The residential entries along 22nd Ave S have been developed to further enhance the transition from public sidewalk to private residential unit. These unit entries have been coupled per neighborhood feedback and PL3-1-g Coupled Entries. As we developed these entries, we realized their proximity to sidewalk elevation made them more of a 'porch' than a 'stoop', primary difference being the elevation change of 2-3 risers verse 6-10 risers. To enhance the design of the porch we looked at additional examples from neighborhoods with predominant African American culture. We learned a defining feature of a successful porch is use of an overhead structure to define the private and defendable space. We've since added overhead coverage to the 22nd Ave porches to encourage occupants to occupy them during multiple seasons. Additionally, stormwater planters provide planted buffers between the porches for a layering of landscape that aids in the transition from public to private. [PL3-1-h Exterior Access at Ground Level, PL3-2-I Porches and Stoops, PL3-B-2 Ground level Residential, PL3-A-4 Ensemble of Elements]

RESPONSE TO EARLY DESIGN GUIDANCE
LANDSCAPING AND AMENITY AREAS

a) Staff supports the design and location of the landscaping and upper level amenity areas as shown in Option 3, highlighting the variation in size and program on the site. Staff also supports the proposed vegetation used to break down the scale of the larger amenity areas recommends exploring how the intended usability of these areas will continue to influence the design as the project evolves. (PL1-2-f Rooftop Vegetation DC3-B Open Space Uses and Activities, DCS-C-2 Amenities/Features).

RESPONSE: The large courtyard amenity roof deck at level three features private patios at the perimeter buffered from shared spaces via large stormwater and traditional planting areas. The shared spaces propose areas for kids to play, an activity lawn, lounge zones, BBQs and fire pits, as well as seating perches at the building edge to overlook activity on the street down below. The upper roof deck at level 8 has a similar mix of zones, and the small uppermost roof deck will be reserved for small gatherings. [PL1-3-a Safe Play Areas, PL1-3-d Multi-Generational Gathering Spaces, DC3-B Open Space Uses and Activities, DC3-1 Common Open Spaces].





SW CORNER COMMERCIAL SETBACK



SE CORNER AND S GRAND STREET FRONTAGE


VIEW FROM LEVEL 3 AMENITY ROOF DECK OVERLOOKING S GRAND STREET

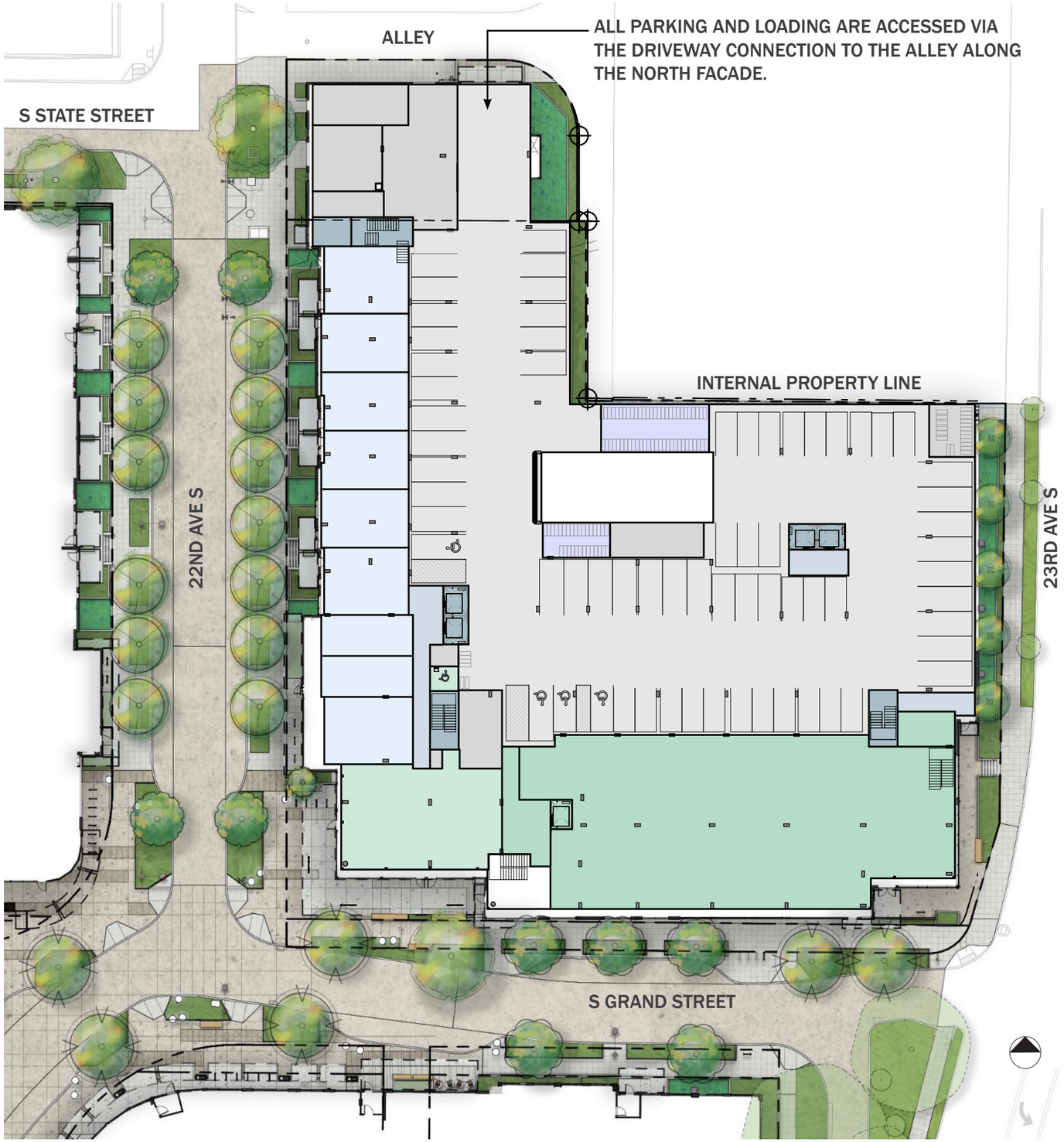
b) Staff supports the visual connection established between the private amenity areas and public life along 22nd Avenue South and South Grand Street. Staff recommends the applicant explore how the design can evolve to introduce placemaking opportunities at the ground level. (CS2-B-2 Connection to the Street, PL3-2-g Voluntary Spaces).

RESPONSE: The voluntary setback at the SE building corner provides a street level connection to the second story commercial space and gives pedestrians space for respite from the fast traffic along 23rd Ave S. The SW corner setback provides ample spill out space for the adjacent retail uses and creates open space that complements the plaza on the South and West blocks. Both corner setbacks have great solar access, making them more appealing for pedestrians and commercial patrons. [CS2-B-2 Connection to the Street, PL1-B-3 Pedestrian Amenities, DC3-B-3 Connections to Other Open Space].

RESPONSE TO EARLY DESIGN GUIDANCE
VEHICULAR ACCESS AND SERVICE USES

5. Vehicular Access and Service Uses: Staff supports locating access to the on-site parking and trash storage area via a shared alley off 22nd Avenue South, minimizing potential conflict between pedestrian traffic and vehicles accessing the parking. (DC1-B-1 Access Location and Design, DC1-C-4 Service Uses)

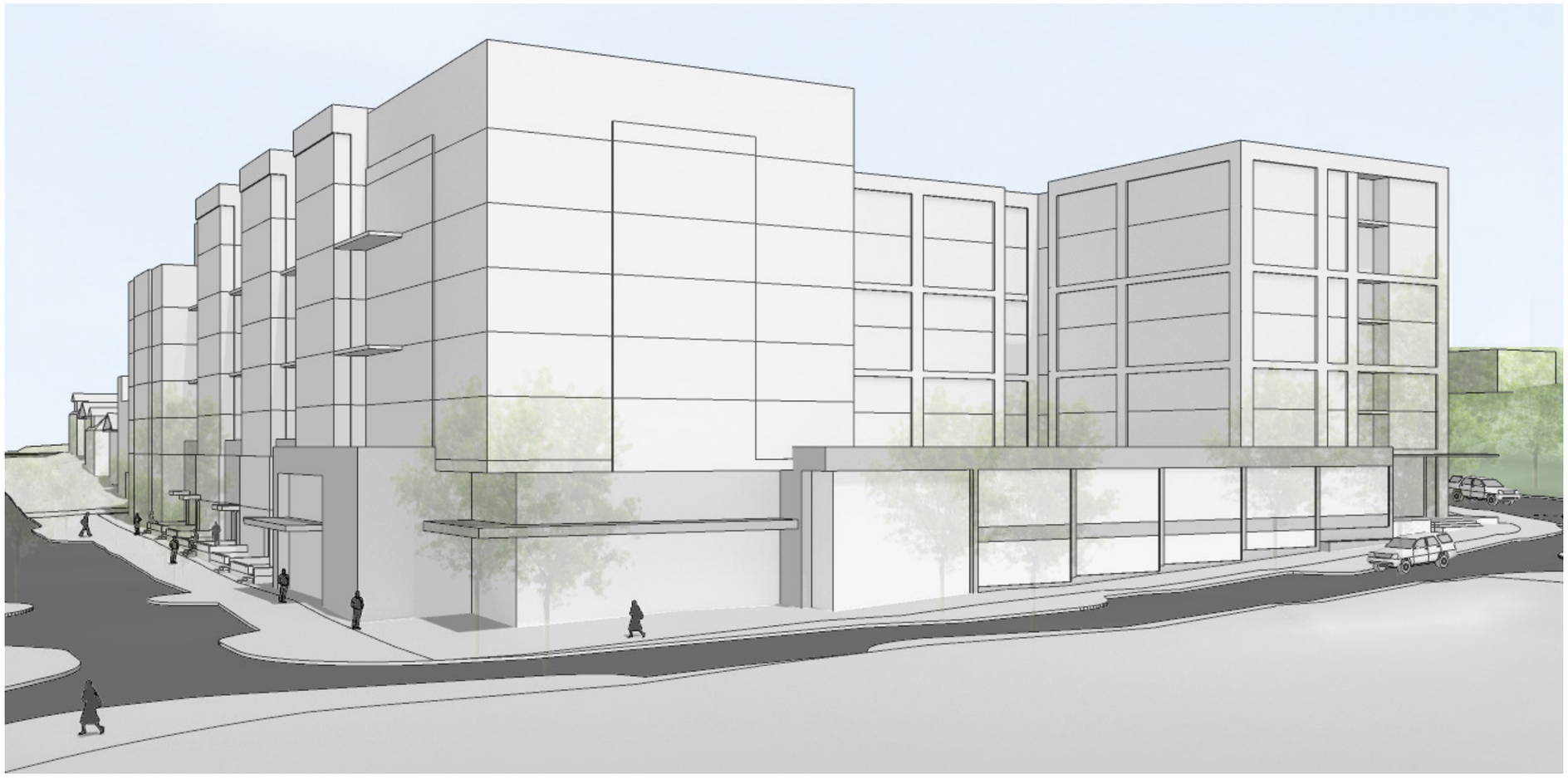
RESPONSE: Vehicular and services uses remain off the north alley as proposed at the time of the EDG.



GRAND STREET COMMONS EAST

RUNBERG ARCHITECTURE GROUP

EAST BLOCK | DESIGN DEVELOPMENT



SOUTH FACADE AT EDG



SOUTH FACADE - CURRENT PROPOSAL

DESIGN DEVELOPMENT
WEST ELEVATION

CS2.1B, DC2.1.D

Upper level setback at the north end of the building acknowledges the lower density MR zoning north of the shares alley. The corner massing features high quality, high contrast materials that provide a focal point at the east end of S State Street.

CS2.1C, PL3.1.C

Large balconies provide opportunity for outdoor activity at upper floors, providing additional eyes on the street below and interaction between the public and private realms.

CS2.1.B, DC2.1C

Significant modulation creates a vertical rhythm along the west facade, better relating to the smaller-scale residential buildings further north along 22nd Ave S.



PL3.1.H, PL3.2.H, DC3.1.B

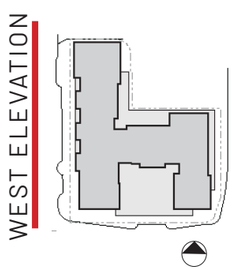
Setbacks at ground related housing allow landscaping to act as the delineation between public and private spaces and provide opportunities for stoops to activate the street.

PL3.1.G, PL3.2.I+J+K, A.1.1.A

Residential porches are elevated above sidewalk grade and planting areas buffer the public to private transition. Each porch has a roof to define the outdoor room and provide weather protection, encouraging the tenants to use the space throughout the year. Porches are grouped in couples to foster a sense of community.

PL3.A.1.C, DC2.1.C

The residential lobby has its own massing proud of the building to announce the primary entry. Material and scale mimics the residential porches further north along 22nd Ave S.



DC2

The SW corner massing creates a strong presence at the primary viewpoint for the building as see from Grand Street Commons plaza to the SE. The scale, proportion and materiality are directly related to the SE corner woven facade concept to provide consistency and balance to the facade composition.

CS2.C.3, DC2.1C, DC4.2

The upper level massing is broken into two distinct sections along S Grand Street, creating smaller and more varied building forms. High quality, high contrast materials are applied in a woven pattern, referencing the Engawa concept along 23rd Ave S,



PL1.A+C, PL3.2, DC2.1.I

Ground level setbacks at the SW corner provide significant open space adjacent to small scale commercial facades. A large canopy provides overhead weather protection and a sense of enclosure for this outdoor room, encouraging extended season use by the commercial tenants and the public at large.

CS2.D.5, DC2.1.F, DC3.1.C, PL1.3.B

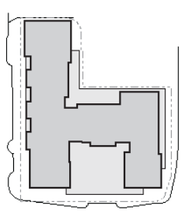
The large south facing podium deck orients shared resident amenity space towards good solar orientation, directing noise and activity towards the public realm along S Grand Street, rather than towards the retirement apartments north of the site. There is opportunity for outlook and overlook at the podium edge, allowing residents to engage with the street below.

PL3.2.B, DC2.1.B

A setback at the SE corner provides extra transition space for pedestrians near the intersection of 23rd Ave S and S Grand Street and calls attention to the corner commercial entry.

PL4.B+C

SE corner direct access to the residential garage and bike storage provides easy access to the sidewalk for bicyclists and a short cut for residents walking up to the future light rail station stop at Judkins Park.



SOUTH ELEVATION

DESIGN DEVELOPMENT
EAST ELEVATION

CS2.B, DC2.C+D, DC4

Three different claddings create a woven pattern, adding depth and visual interest to the upper story massing at the SE corner.

CS2.C.3, DC2.1.C

A distinct massing break along the east facade is accentuated by color and materiality changes that are related but contrasting with one another. This transition breaks the massing into smaller and more varied building

DC2.1.E, DC2.B.2

The northernmost facade (near 23rd Ave S) is set back from the north property line to allow windows and avoid a blank facade condition.



PL3.2.B, DC2.1.B

A setback at the SE corner provides extra transition space for pedestrians near the intersection of 23rd Ave S and S Grand Street and calls attention to the corner commercial entry.

CS1.C+E

Stormwater planters are stepped along 23rd Ave S, acknowledging the significant grade change along this facade. Tall plantings within the planters screen the adjacent blank wall.

PL3.B

Residential units along 23rd Ave S are elevated above the street with private patios that overlook the stormwater planters and sidewalk below.



DC2.1.E, DC2.B.2

The northernmost facade (near 23rd Ave S) is set back from the north property line to allow windows and avoid a blank facade condition.

CS2.1B, DC2.1.D, DC2.A.2

Upper level setback at the north end of the building acknowledges the lower density MR zoning north of the shares alley.



CS2.D.4

The north facade is modulated and provides significant setback at the residential levels to respect the adjacent retirement community north of the site.

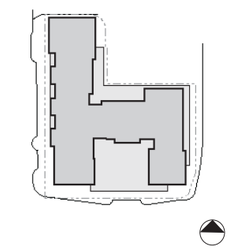
DC1.B,1, DC1.C.1

Parking access, loading and trash are accessed off the existing alley. The ground floor massing is setback 7'-0" from the property line, providing more circulation space along the 20'-0" wide alley.

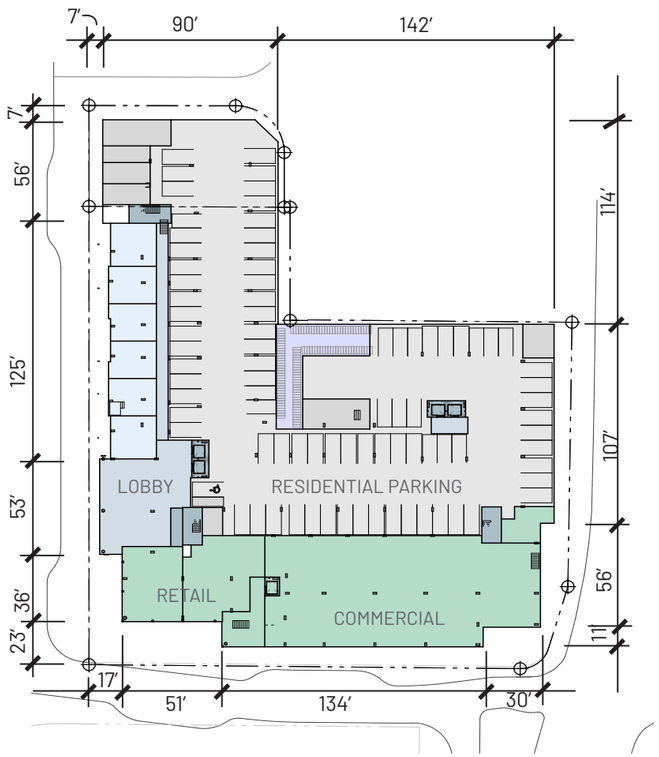
DC2.B

The facade expression of the upper stories, including the same high-quality materials, is carried across the north elevation along the full width of the alley facade, completing a coherent volumetric expression of the NE corner massing, even though it is not a street-facing facade.

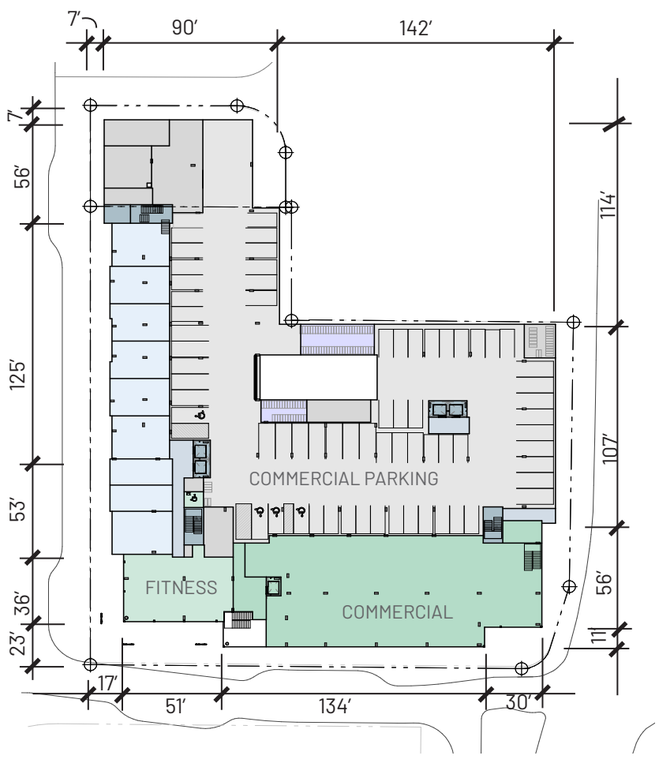
NORTH



DESIGN DEVELOPMENT
FLOOR PLANS



LEVEL 1



LEVEL 2



LEVEL 3

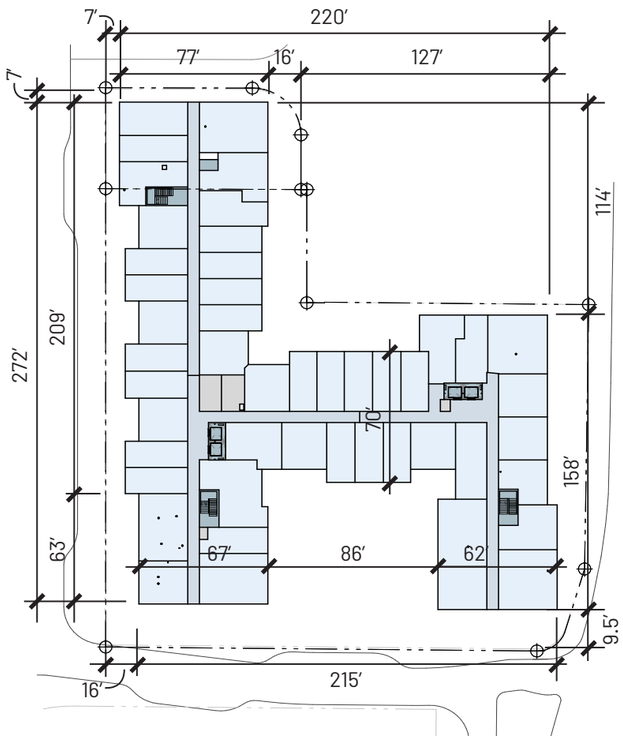
RESIDENTIAL

LOBBY/ CIRCULATION

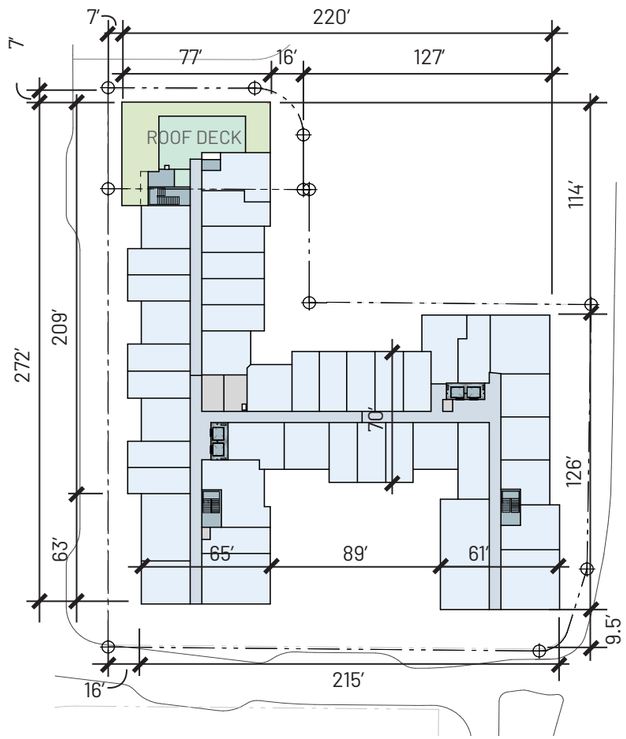
AMENITY SPACE

ROOF DECK

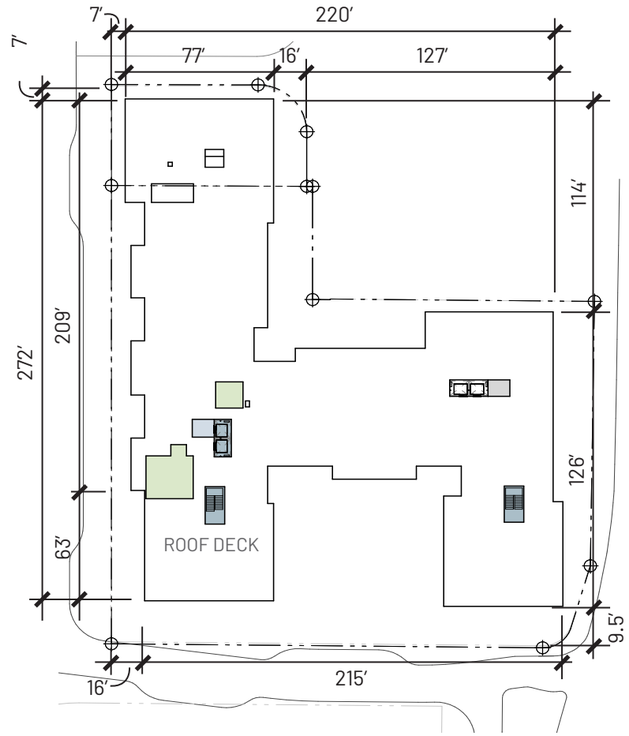
RETAIL



LEVEL 4 - 7



LEVEL 8



ROOF PLAN

RESIDENTIAL

LOBBY/ CIRCULATION

AMENITY SPACE

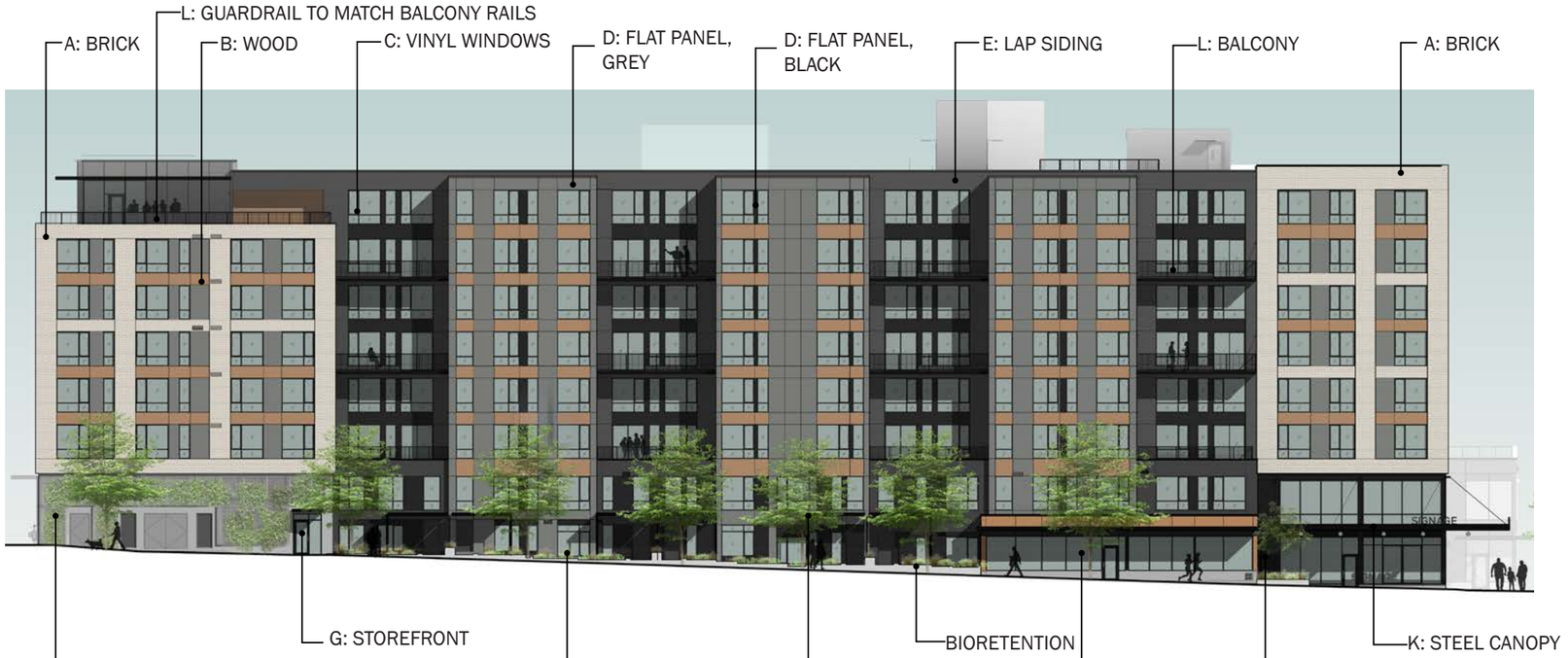
ROOF DECK

RETAIL

DESIGN DEVELOPMENT
EXTERIOR MATERIALS



WEST ELEVATION



A. STANDARD BRICK
COLOR: DESERT WHITE (MUTUAL MATERIALS)



B. WOOD TONE CLADDING
COLOR: LIGHT OAK



C. VINYL WINDOWS
COLOR: BLACK



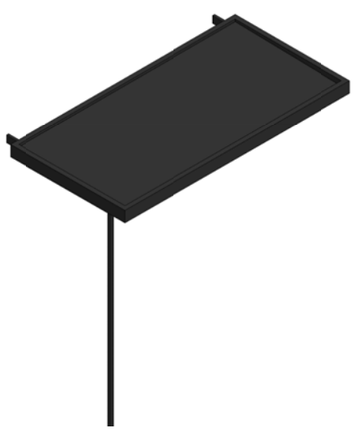
D. FIBER CEMENT SMOOTH PANELS
Colors: White, Grey, Black



E. FIBER CEMENT LAP SIDING
Color: Dark Grey



F. PORCH CANOPIES
MATERIAL: STEEL WITH WOOD SOFFITS





SOUTH ELEVATION



EAST ELEVATION

G. STOREFRONT

MATERIAL: ALUMINUM

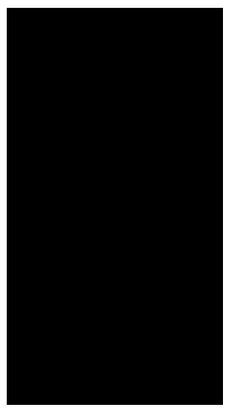
COLOR: BLACK



H. METAL FLAT PANEL

PRODUCT: CITADEL

COLORS: BLACK



I. METAL SIDING

AEP SPAN FLEX SERIES

COLOR: MATTE BLACK



J. CAST IN PLACE CONCRETE

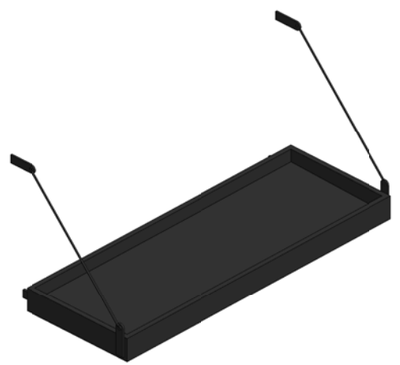
COLOR: NATURAL



K. STEEL CANOPIES

MATERIAL: STEEL

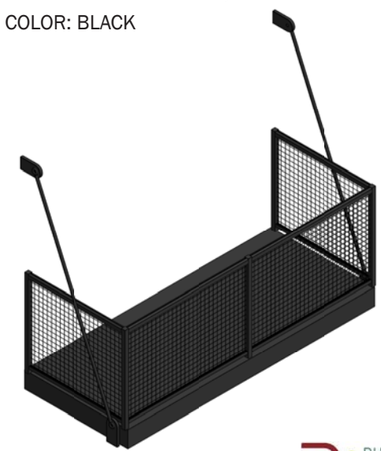
COLOR: BLACK FRAME WITH LIGHTER METAL INFILL PANEL



L. BOLT-ON BALCONIES

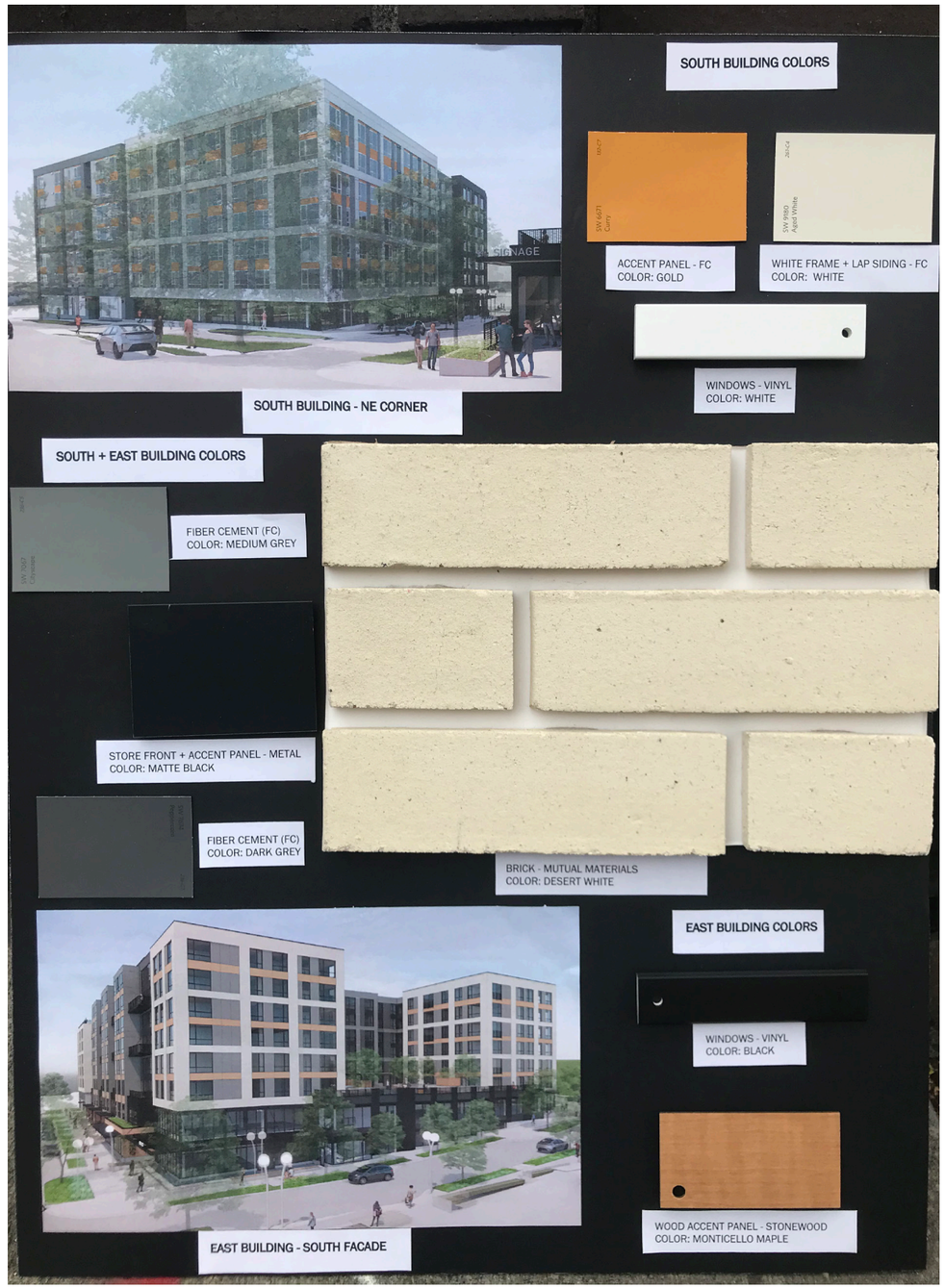
MATERIAL: ALUMINUM W/ WELDED WIRE MESH GUARDS

COLOR: BLACK



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SOUTH BUILDING COLORS
LAP SIDING FC
COLOR: TAN
FLAT PANEL FC
COLOR: DARK GREY
FRAME FC
COLOR: DARK BRONZE
SOUTH BUILDING
COLORS FOR BOTH BUILDINGS
STOREFRONT + INFILL METAL PANEL
COLOR: MATTE BLACK
FLAT PANEL FC
COLOR: MEDIUM GREY
BRICK - MUTUAL MATERIALS
COLOR: CANYON MIST
WEST BUILDING COLORS
FLAT METAL PANEL
COLOR: MIDNIGHT BRONZE
LAP SIDING FC
COLOR: LIGHT GREY
CORRUGATED METAL PANEL
COLOR: DARK BRONZE
WEST BUILDING


SOUTH BUILDING COLORS
ACCENT PANEL - FC
COLOR: GOLD
WHITE FRAME + LAP SIDING - FC
COLOR: WHITE
WINDOWS - VINYL
COLOR: WHITE
SOUTH BUILDING - NE CORNER
SOUTH + EAST BUILDING COLORS
FIBER CEMENT (FC)
COLOR: MEDIUM GREY
STORE FRONT + ACCENT PANEL - METAL
COLOR: MATTE BLACK
FIBER CEMENT (FC)
COLOR: DARK GREY
BRICK - MUTUAL MATERIALS
COLOR: DESERT WHITE
EAST BUILDING COLORS
WINDOWS - VINYL
COLOR: BLACK
WOOD ACCENT PANEL - STONEWOOD
COLOR: MONTICELLO MAPLE
EAST BUILDING - SOUTH FACADE

DESIGN DEVELOPMENT
SIGNAGE AND LIGHTING

PL3-B-1 SAFETY & SECURITY:

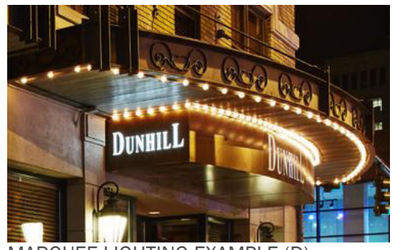
Exterior lighting has been carefully considered to provide adequate lighting levels around all pedestrian level frontages of the building.

The commercial frontage along S Grand Street and the two southern corners feature a combination of lighting elements including canopy lighting and building façade mounted sconces at the vertical wall elements between glazing. Both the SE and SW corners of the block have ample pedestrian lighting to support the commercial entries and activity generated by potential retail or restaurant uses visible from the plaza at Grand Street Commons.

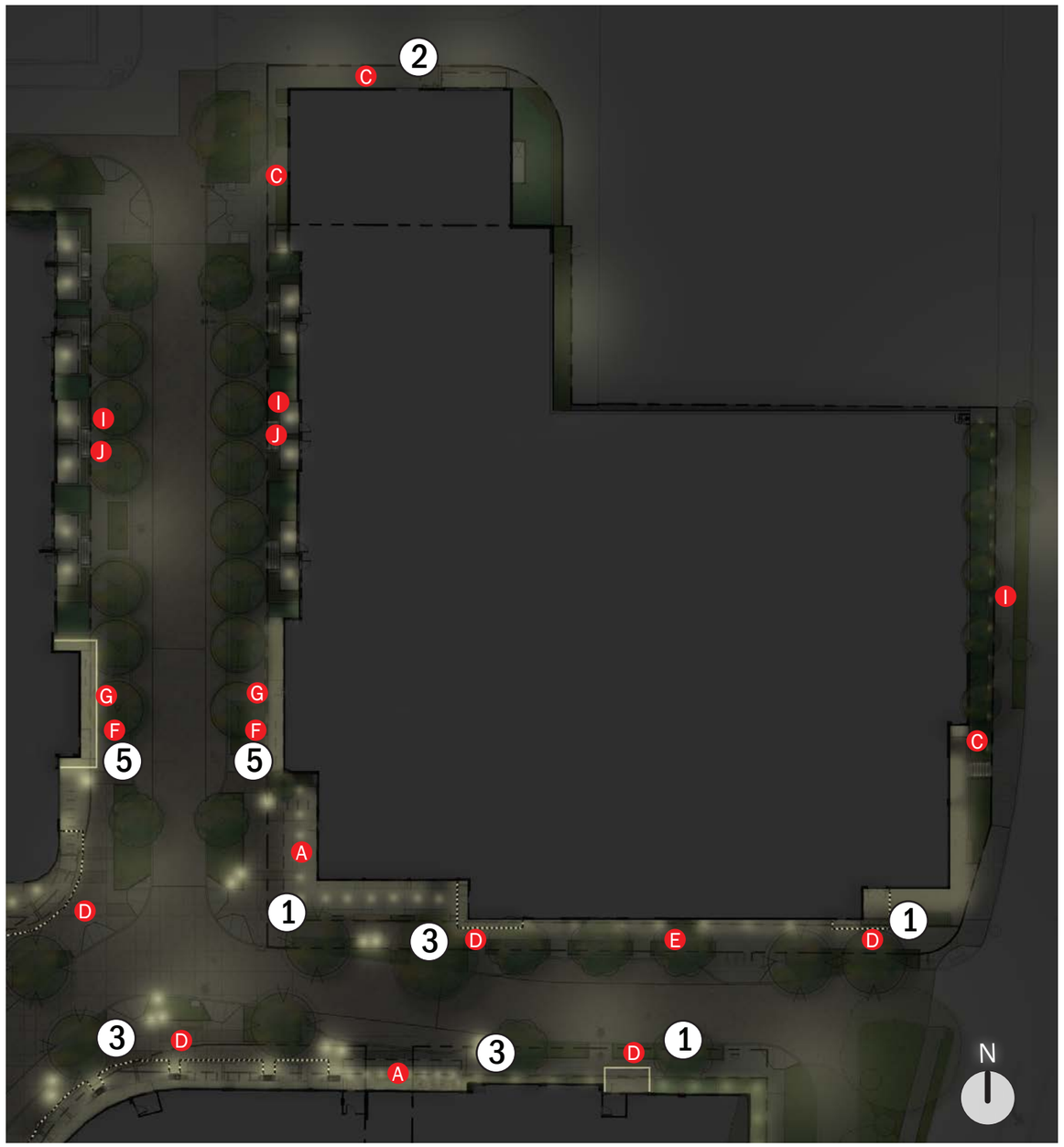
The residential porches along 22nd Ave S feature overhead porch lights and landscape lighting at the planter level.



GLOBE LIGHTS AT RETAIL (A)



MARQUEE LIGHTING EXAMPLE (D)

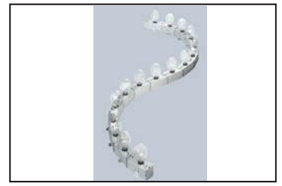


LEVEL 1 LIGHTING PLAN


A - SUSPENDED GLOBE LIGHTS


B - GLOBE SCONCE

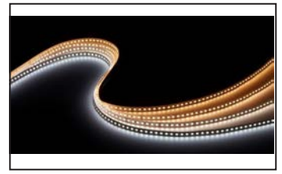

C- SCONCE AT BRICK OR CONC.


D - MARQUEE LIGHTS


E - INDUSTRIAL SCONCE


F - SIGNAGE SCONCE


G - CANOPY EDGE LIGHTS


H - LED ACCENT LIGHTING


I - LANDSCAPE LIGHTS


J - PORCH LIGHT





1 LARGE CANOPY OR SOFFIT MOUNTED COMMERCIAL SIGNAGE



2 PARKING



3 RETAIL CANOPY SIGNS



4 ILLUMINATED MARKET SIGNAGE - WALL OR CANOPY MOUNTED





5 FACADE MOUNTED RESIDENTIAL SIGNAGE



VIEW OF COMMERCIAL FACADE ALONG S GRAND STREET

① ② ③ ④

RETAIL SIGNAGE

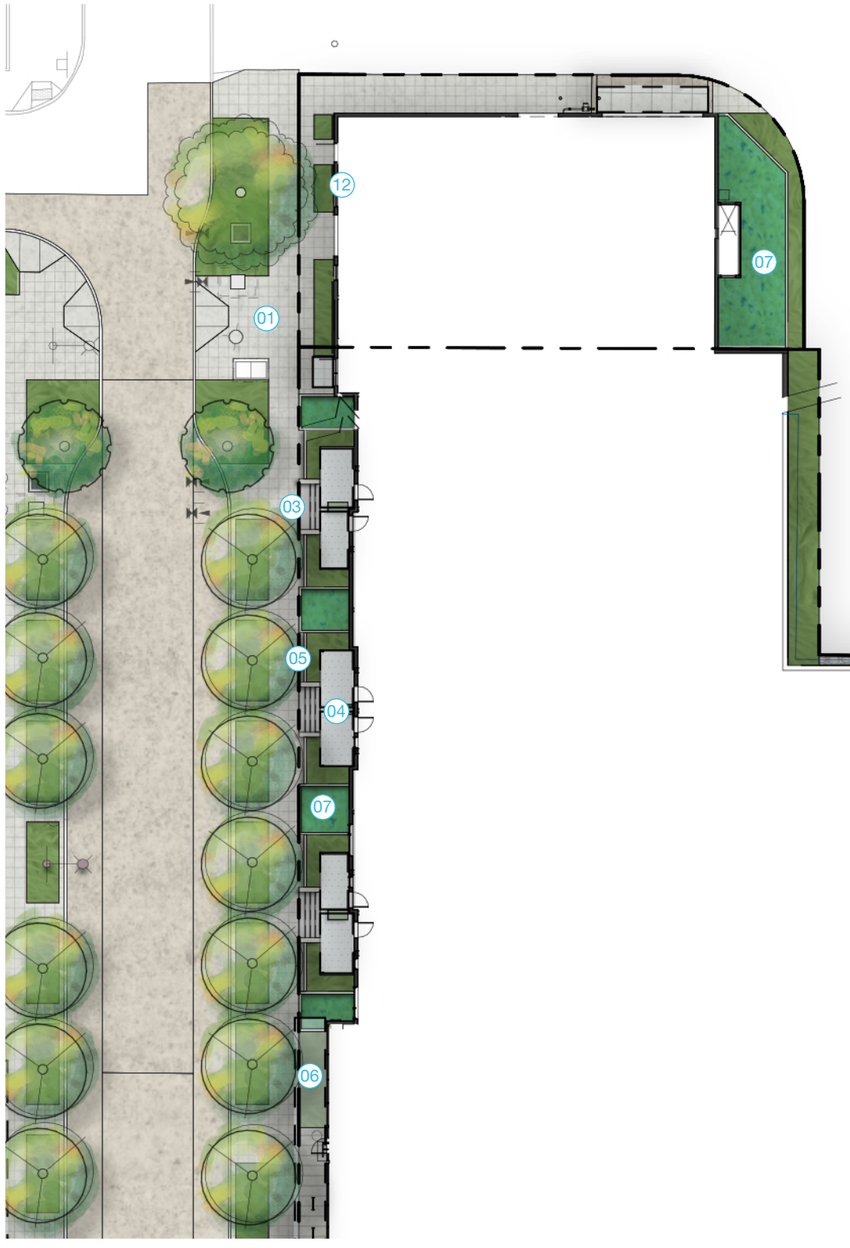
A variety of retail signage will be required for the commercial uses around Grand Street Commons. Smaller scale retail and restaurant uses will feature smaller blade and canopy signs, while larger commercial tenants will likely require large format, illuminated signage to announce their presence to drivers along Rainier Ave S and 23rd Ave S.

⑤

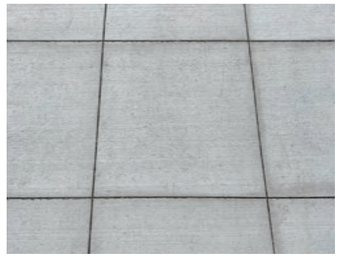
RESIDENTIAL SIGNAGE

Residential signage will be clear, simple and bold. The project expects to feature a combination of backlit lettering mounted on the woodtone cladding and canopy mounted signage.

DESIGN DEVELOPMENT
LANDSCAPE DESIGN



WEST BLOCK - AT GRADE LANDSCAPE PLAN

01

Standard 2’x2’ Concrete Sidewalk

04

Unit Patios / Stoops

07

Bioretention Planter

12

Vegetated Wall

01 STANDARD 2’X2’ SIDEWALK
02 SPECIALTY CONCRETE PAVING
03 CONCRETE STAIRS W/ METAL HANDRAILS
04 UNIT PATIOS
05 SLOPING PLANTER W/ +/- 6” CURB
06 RAISED PLANTER
07 BIORETENTION PLANTER
08 BENCH SEATING
09 BIKE RACKS
10 PEDESTRIAN LIGHTING
11 PLANTING EDGE PROTECTION RAIL
12 VEGETATED WALL



EAST BLOCK - AT GRADE LANDSCAPE PLAN

01

Standard 2'x2' Concrete Sidewalk

02

Specialty Concrete Paving

08

Bench Seating

09

Bike Racks

10

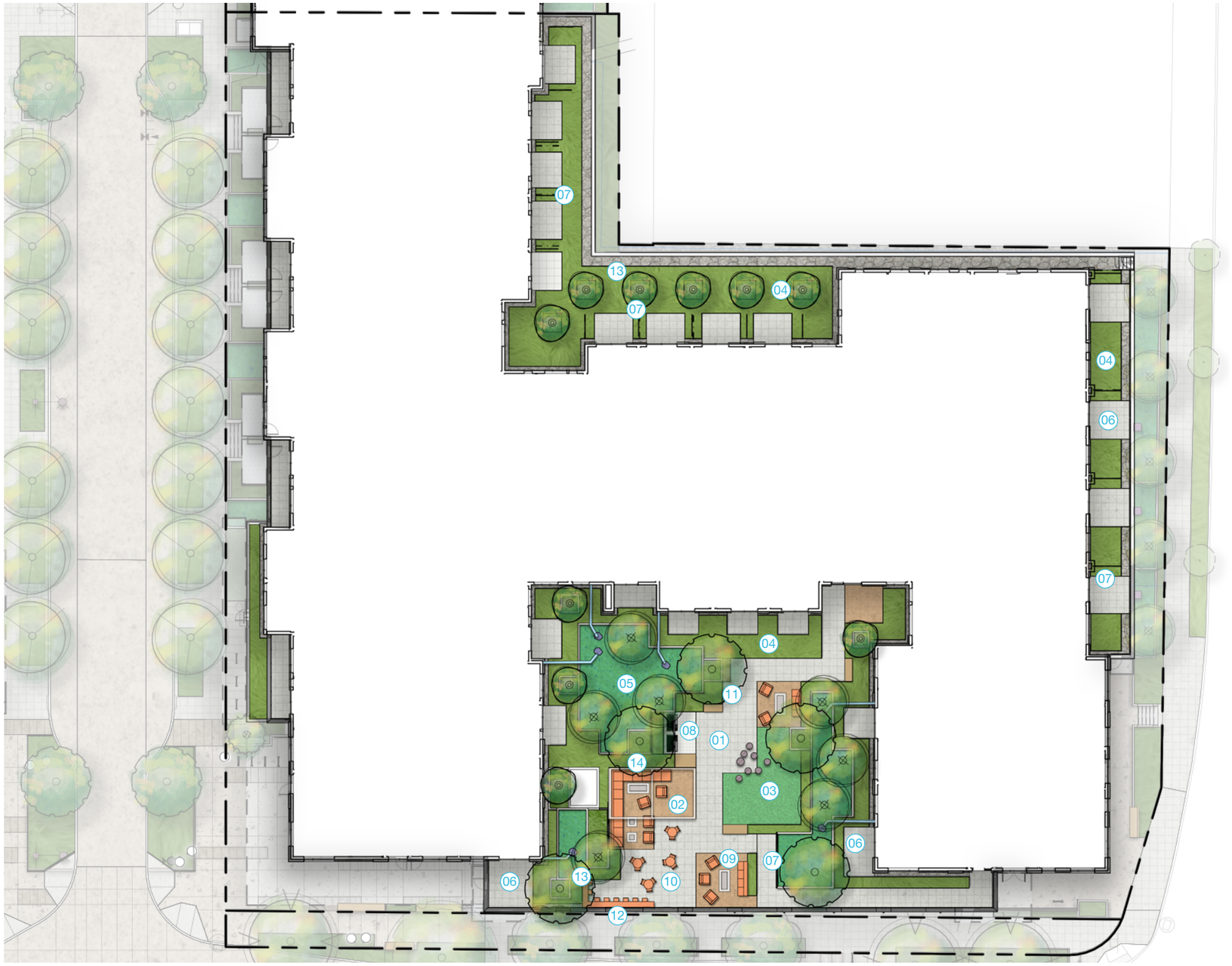
Pedestrian Lighting

11

Planting Edge Protection Rail

01 STANDARD 2'X2' SIDEWALK
02 SPECIALTY CONCRETE PAVING
03 CONCRETE STAIRS W/ METAL HANDRAILS
04 UNIT PATIOS
05 SLOPING PLANTER W/ +/- 6" CURB
06 RAISED PLANTER
07 BIORETENTION PLANTER
08 BENCH SEATING
09 BIKE RACKS
10 PEDESTRIAN LIGHTING
11 PLANTING EDGE PROTECTION RAIL
12 VEGETATED WALL

DESIGN DEVELOPMENT
LANDSCAPE DESIGN



EAST BLOCK - PODIUM LEVEL

0’ 15’ 30’

01

Precast Concrete Pavers

02

Wood Tile Pavers

03

Artificial turf

04

Intensive Planting Areas

05

Bioretention Planting Areas

09

Outdoor Fire Elements

11

Wood Seating

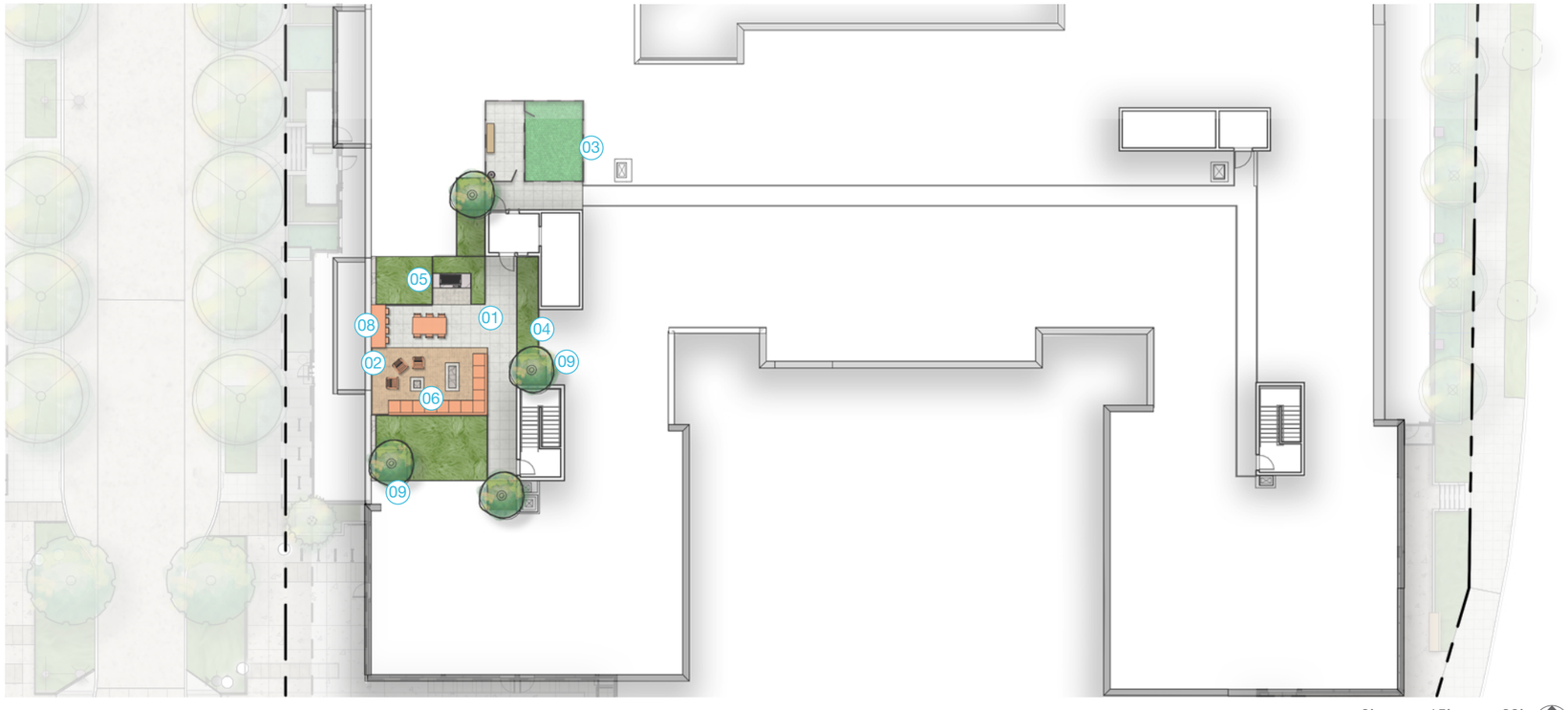
14

Trellis

01 PRECAST CONCRETE PAVERS
02 WOOD TILE PAVERS
03 ARTIFICIAL TURF ACTIVITY AREA
04 INTENSIVE PLANTING AREAS
05 BIORETENTION PLANTER W/ RAINWATER RUNNELS
06 UNIT PATIOS
08 OUTDOOR GRILLING AREA
09 OUTDOOR FIRE ELEMENTS
10 MOVABLE FURNITURE
11 WOOD SEATING
12 COUNTER HEIGHT EDGE SEATING
13 LIT TREES



EAST BLOCK - ROOF LEVEL 08



EAST BLOCK - ROOF LEVEL 09

02



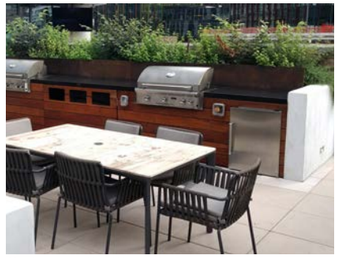
Wood Tile Pavers

04



Intensive Planting Areas

05



Outdoor Grilling Area

06



Outdoor Fire Elements

07



Movable Furniture

08



Counter Height Seating

01 PRECAST CONCRETE PAVERS
02 WOOD TILE PAVERS
03 ARTIFICIAL TURF (PET AREA)
04 INTENSIVE PLANTING AREAS
05 OUTDOOR GRILLING AREA
06 OUTDOOR FIRE ELEMENTS
07 MOVABLE FURNITURE
08 COUNTER HEIGHT EDGE SEATING
09 LIT TREES

DESIGN DEVELOPMENT
PLANTING PALETTE: STREET TREES



Quercus phellos
Willow oak



Parrotia persica 'Vanessa'
Persian ironwood



Cornus controversa 'June Snow'
June snow dogwood



Ulmus propinqua 'JFS-Bieberich'
Emerald sunshine elm



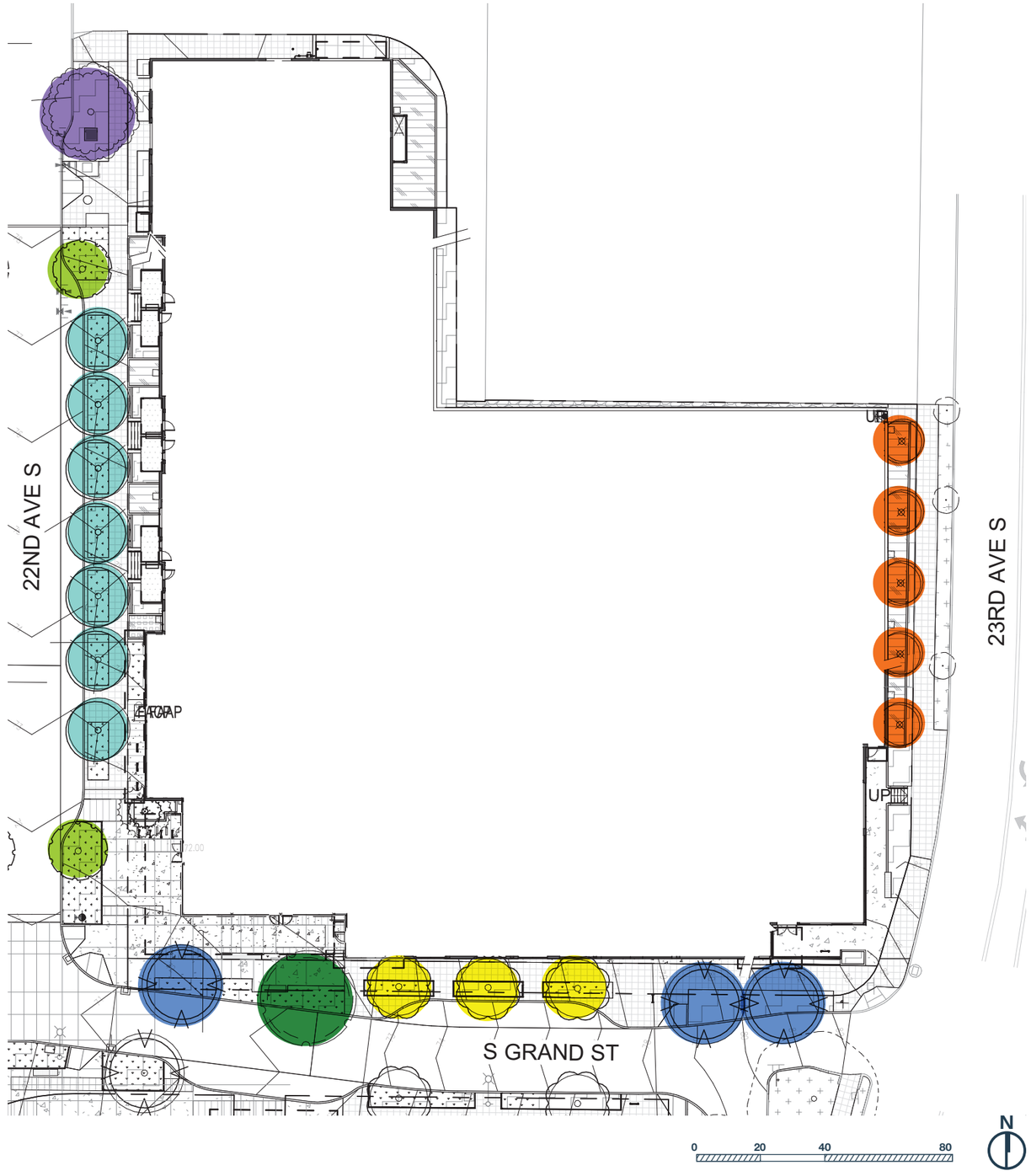
Ulmus americana 'Princeton'
Princeton elm



Liriodendron tulipifera 'JFS-Oz'
Emerald city tulip tree



Rhamnus purshiana
Cascara



PLANTING PALETTE: GRAND STREET, PERIMETER STREETS-

FIELD



Mahonia nervosa
Dwarf Oregon grape



Liriope spicata
Creeping lilyturf

STRUCTURE



Polystichum munitum
Sword fern



Rhaphiolepis umbellata 'Minor'
Dwarf yeddo hawthorn

ACCENTS



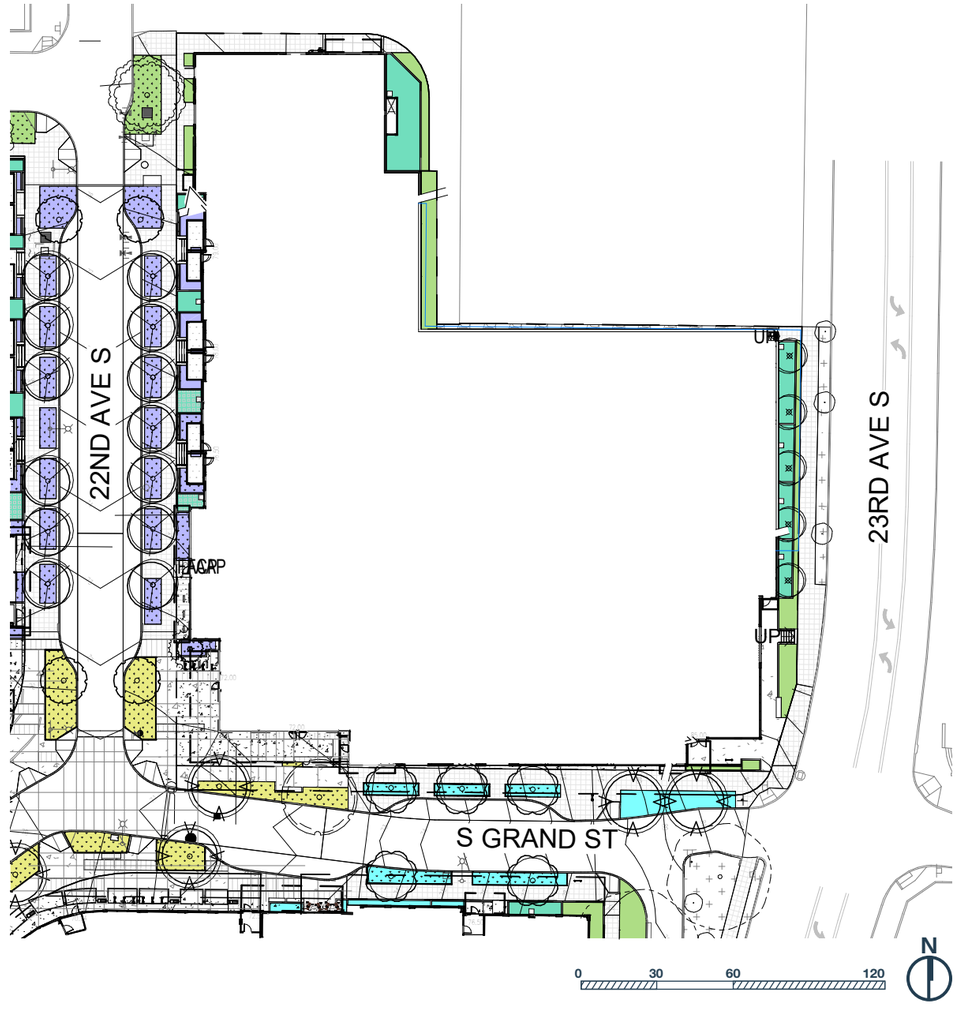
Aquilegia caerulea
Colorado blue columbine



Carex oshimensis 'Everlime'
Everlime sedge



Anemone sylvestris
Snowdrop anemone



FIELD



Prunus laurocerasus 'Mt Vernon'
Mt Vernon laurel



Liriope spicata
Creeping lilyturf



Rubus pentalobus
Creeping bramble



Mahonia nervosa
Dwarf Oregon grape

STRUCTURE



Rhaphiolepis umbellata 'Minor'
Dwarf yeddo hawthorn



Clethra alnifolia 'Hummingbird'
Hummingbird summersweet



Pennisetum alopecuroides 'Hameln'
Hameln fountain grass

ACCENTS



Achillea millefolium
Yarrow



Hemerocallis 'Stella D'oro'
Stella D'oro daylily



Echinacea purpurea 'Magnus'
Magnus coneflower

DESIGN DEVELOPMENT
PLANTING PALETTE: ROOF LEVELS

FIELD



Prunus laurocerasus 'Mt Vernon'
Mt Vernon laurel



Dryopteris erythrosa 'Brilliance'
Brilliance autumn fern



Mahonia nervosa
Dwarf Oregon grape



Pennisetum alopecuroides 'Hameln'
Hameln fountain grass

STRUCTURE



Lonicera pileata
Privit honeysuckle



Hydrangea paniculata 'Limelight'
Limelight panicle hydrangea

ACCENTS



Achillea millefolium
Yarrow



Rudbeckia fulgida 'Little Goldstar'
Little goldstar black-eyed Susan

FIELD



Juncus patens 'Elk Blue'
Elk blue rush

STRUCTURE



Cornus sericea 'Farrow'
Arctic fire dogwood

ACCENTS



Ligularia stenocephala 'The Rocket'
Rocket ligularia



Iris siberica 'Caesar's Brother'
Caesar's Brother Siberian iris



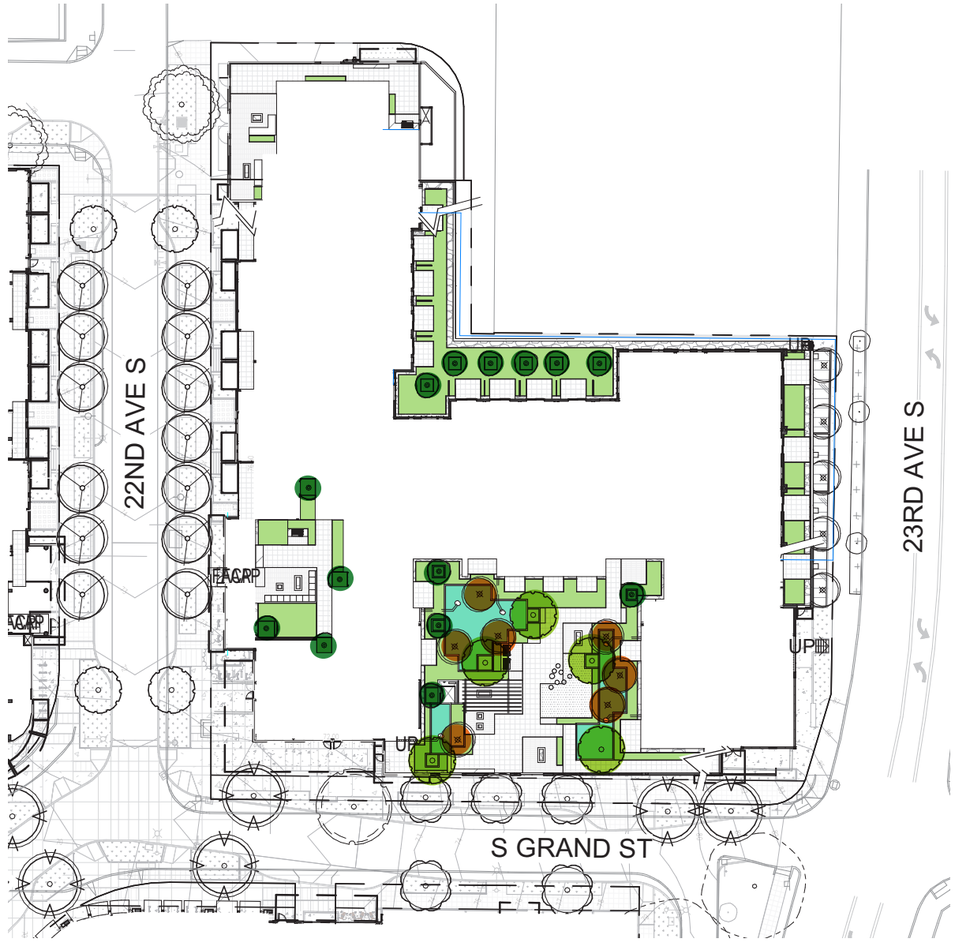
Lagerstroemia indica 'Tuscarora'
Tuscarora crape myrtle



Parrotia persica 'Vanessa'
Persian ironwood



Hamamelis × intermedia 'Arnold Promise'
Arnold promise witch hazel



PLANTING PALETTE: BIORETENTION

FIELD



Acorus gramineus 'Ogon'
Golden variegated sweet flag



Juncus patens 'Elk Blue'
Elk blue rush



Liriope muscari 'Royal Purple'
'Royal Purple' lilyturf



Blechnum spicant
Deer fern

STRUCTURE



Cornus sericea 'Farrow'
Arctic fire dogwood



Spiraea douglasii
Rose spiraea



Osmunda regalis
Royal fern

ACCENTS



Ligularia stenocephala 'The Rocket'
Rocket ligularia



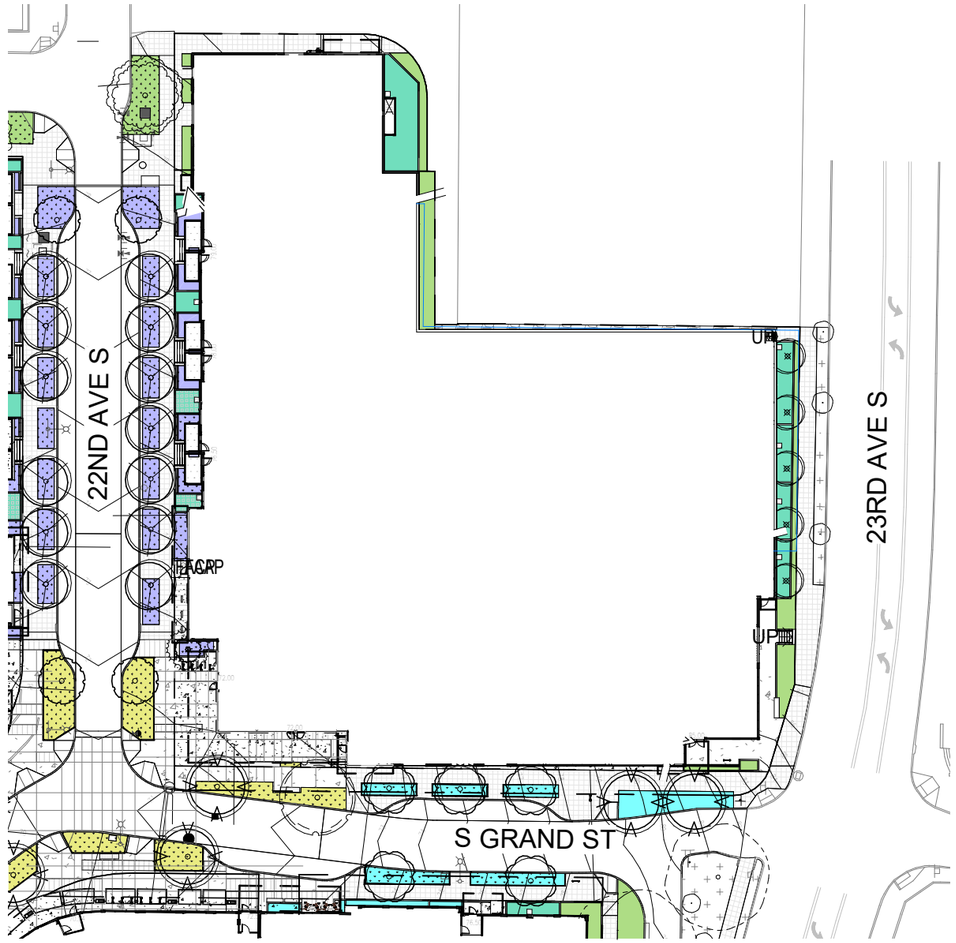
Iris siberica 'Caesar's Brother'
Caesar's Brother Siberian iris



Hosta 'Guacamole'
Guacamole hosta



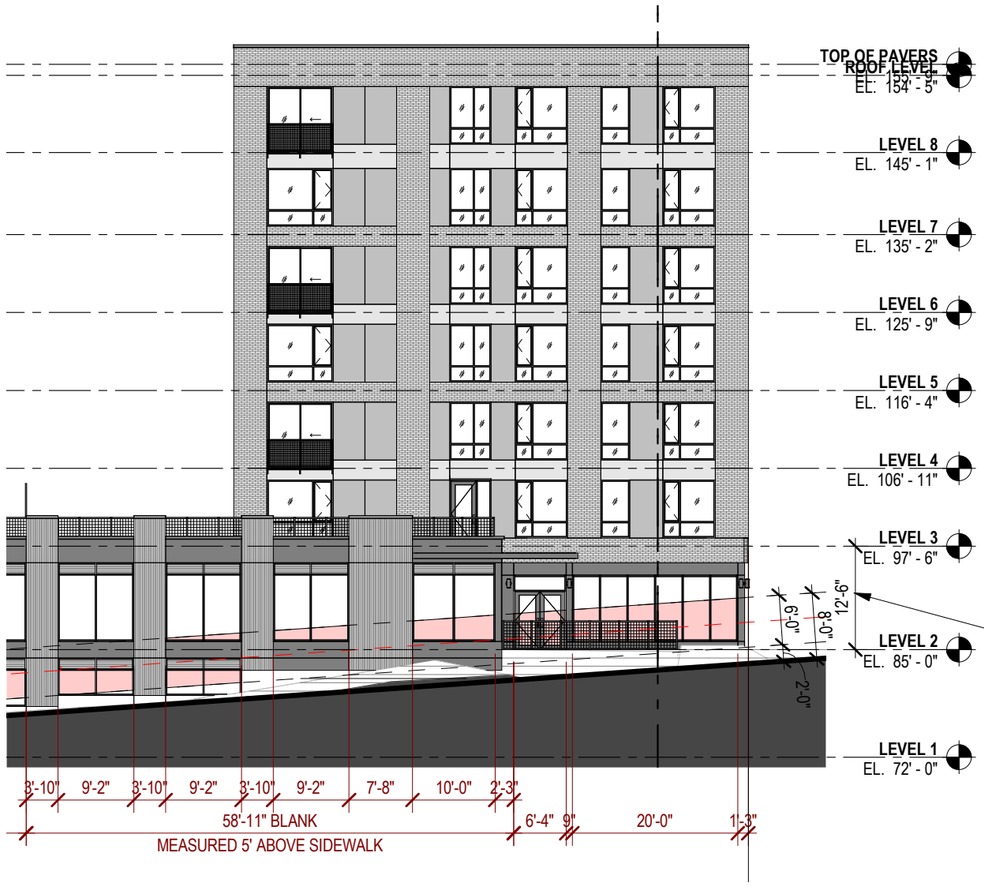
Cammasia quamash
Camas



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EAST BLOCK | DEPARTURES

DEPARTURE #1
NON-RESIDENTIAL FLOOR HEIGHT





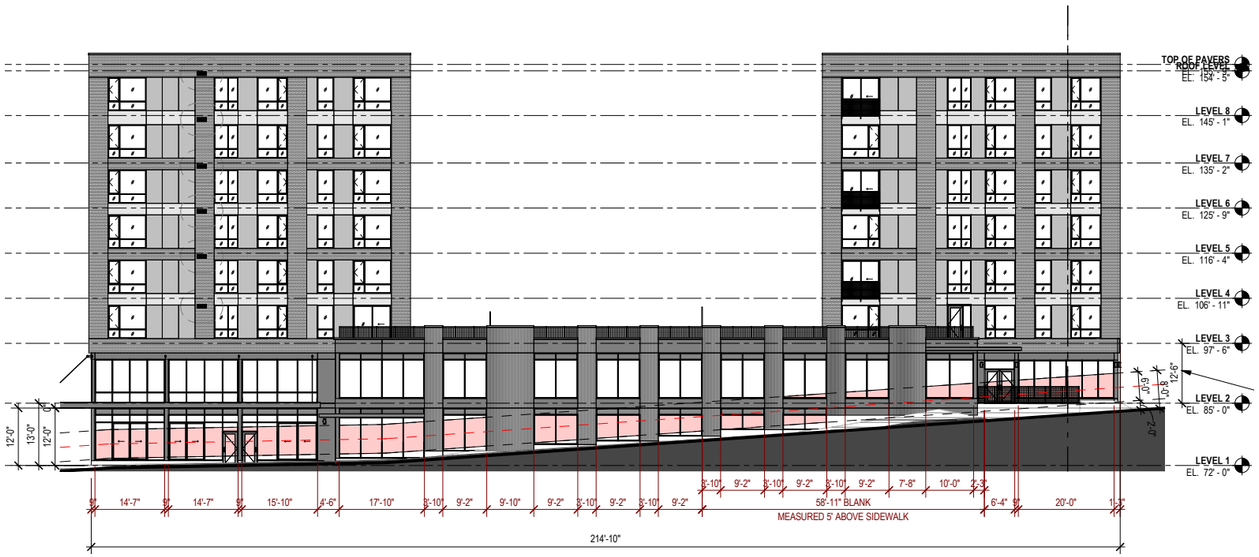
VIEW OF PRIMARY COMMERCIAL ENTRY FROM GRAND STREET PLAZA

12'-6" FLOOR TO FLOOR HEIGHT

DEPARTURE REQUEST 1 - NON-RESIDENTIAL FLOOR-TO-FLOOR HEIGHT

REQUIREMENT	REQUEST / PROPOSAL	JUSTIFICATION
23.47A.008.B: Non-residential street-level requirements: 4. Height provisions for new structures or new additions to existing structures. Non-residential uses at street level shall have a floor-to-floor height of at least 13 feet.	To allow 12'-6" floor-to-floor height for the portion of Level 2 retail that is at street level (less than the 13'-0" required).	Due to steep grades along S Grand Street, the second floor commercial space becomes a street-level at the east end near 23rd Ave S. There is a primary entrance to the level 2 commercial space at the west end, facing the Grand Street Commons, which far exceeds the minimum 13'-0" floor to floor height. The slight reduction in height at level 2 only will maintain leasability of the space while allowing the level 3 common amenity courtyard to be closer in elevation to the streetscape and therefore better connected to the public realm. PL1-C-1 Selecting Activity Areas and PL1-2-d Common and Accessible Open Spaces.

DEPARTURE #2
BLANK FACADE - SOUTH

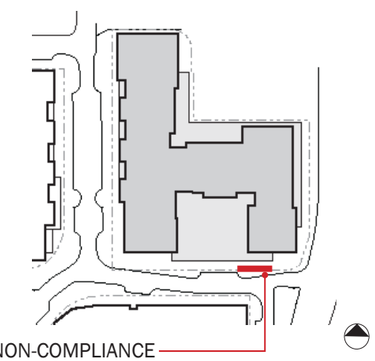


DEPARTURE REQUEST 2A - BLANK FACADE LENGTH		
REQUIREMENT	**REQUEST / PROPOSAL**	**JUSTIFICATION**
23.47A.008.a.2: Blank Facades. a. For purposes of this Section, facade segments are considered blank if they do not include at least one of the following: 1) windows; 2) entryways or doorways; 3) stairs, stoops or porticos; 4) decks or balconies; or 5) screening and landscaping the facade itself. b. Blank segments of the street-facing facade between 2 feet and 8 feet above the sidewalk may not exceed 20 feet in width. c. The total of all blank facade segments may not exceed 40% of the width of the facade of the structure along the street.	The total length of blank facade proposed is 58'-11" at 5' above sidewalk grade (see measurement requirements in 23.86.028). Max length permitted by code is 20'-0".	There is a segment of blank wall at 5' above sidewalk level that is 58'-11" wide. The maximum length of blank wall permitted is 20'-0". The reason for this is that the sidewalk slopes dramatically and the floor line between Level 1 and Level 2 carries across the facade at this location. It should be noted that the 58'-11" length is only along the straight line at 5'-0" above sidewalk elevation. Along that portion of the facade there are segments of window (either at level 1 or level 2) between 2'-0" and 8'-0" above grade that do reduced the length of blank facade to less thank 20'-0" max. The design strives to maximize visibility between the commercial levels and the sidewalk realm in alignment with PL3-1 Frontages and PL3-2 Streetscape Treatment.

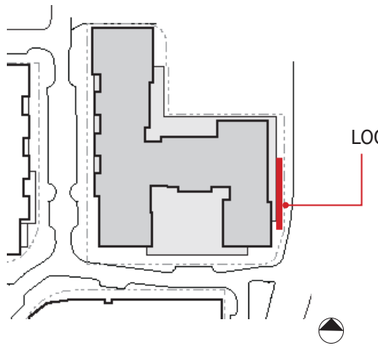
DEPARTURE REQUEST 2B - BLANK FACADE PERCENT		
REQUIREMENT	**REQUEST / PROPOSAL**	**JUSTIFICATION**
23.47A.008.a.2: Blank Facades. a. For purposes of this Section, facade segments are considered blank if they do not include at least one of the following: 1) windows; 2) entryways or doorways; 3) stairs, stoops or porticos; 4) decks or balconies; or 5) screening and landscaping the facade itself. b. Blank segments of the street-facing facade between 2 feet and 8 feet above the sidewalk may not exceed 20 feet in width. c. The total of all blank facade segments may not exceed 40% of the width of the facade of the structure along the street.	The total amount of blank facade proposed is 41%; 40% is the max percentage permitted.	The total percentage of blank wall slightly exceeds code maximum. The reason for this large percentage of blank facade on the south facade is largely due to the measurement being taken exclusively at 5'-0" above sidewalk grade, thus generating the long blank wall segment described in Departure 2A above. If the measurement took into account all facade area between 2'-0" and 8'-0" above grade, the total % of blank facade would be closer to 14% blank facade, well within code allowances. The design strives to maximize visibility between the commercial levels and the sidewalk realm in alignment with PL3-1 Frontages and PL3-2 Streetscape Treatment.



SOUTH ELEVATION (PARTIAL)



DEPARTURE #3
BLANK FACADE - EAST



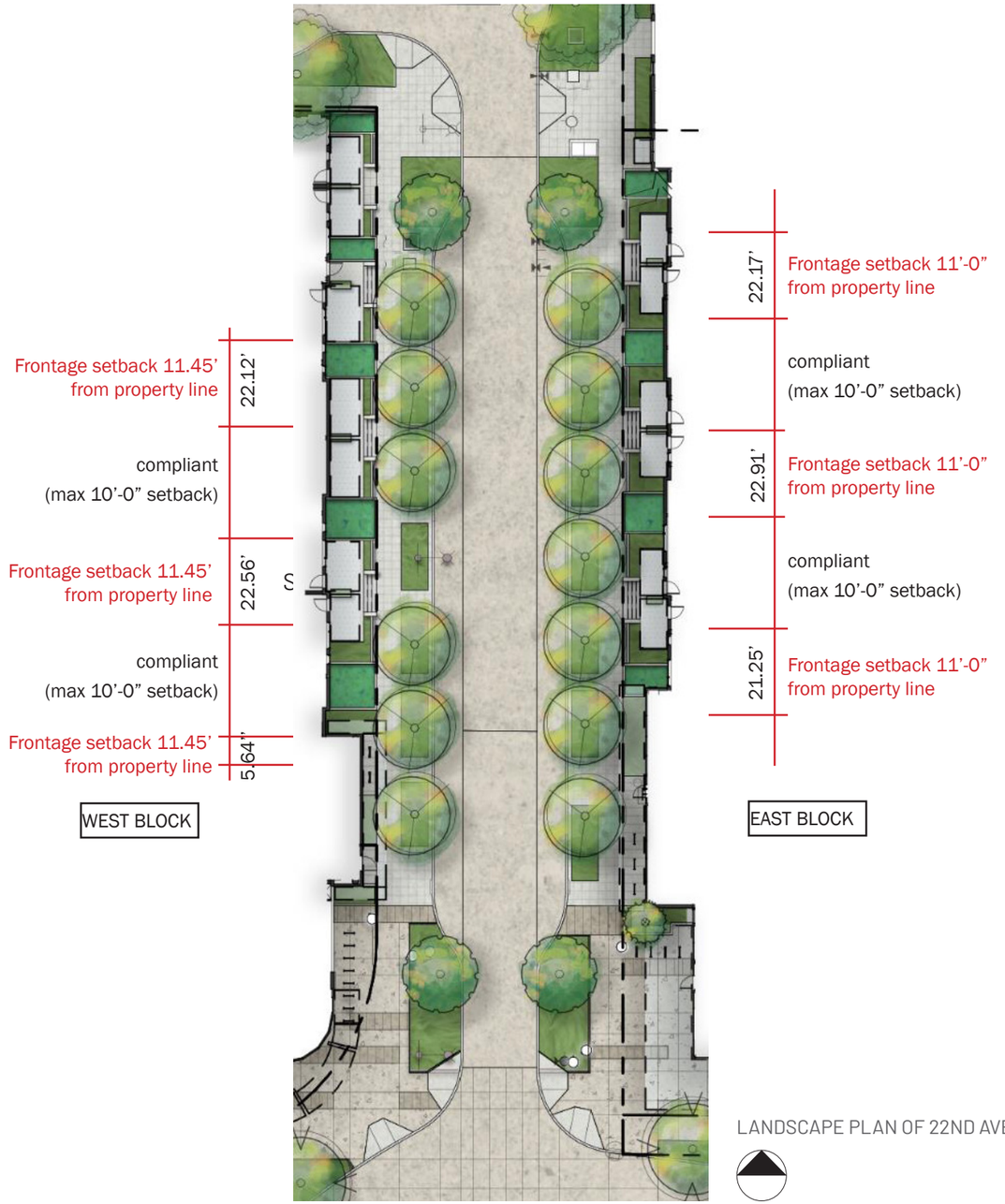


EAST FACADE ALONG 23RD AVE S



DEPARTURE REQUEST 3A - BLANK FACADE LENGTH		
REQUIREMENT	**REQUEST / PROPOSAL**	**JUSTIFICATION**
23.47A.008.a.2: Blank Facades. a. For purposes of this Section, facade segments are considered blank if they do not include at least one of the following: 1) windows; 2) entryways or doorways; 3) stairs, stoops or porticos; 4) decks or balconies; or 5) screening and landscaping the facade itself. b. Blank segments of the street-facing facade between 2 feet and 8 feet above the sidewalk may not exceed 20 feet in width. c. The total of all blank facade segments may not exceed 40% of the width of the facade of the structure along the street.	The total length of blank facade proposed is 76'-6" at 5' above sidewalk grade (see measurement requirements in 23.86.028). Max length permitted by code is 20'-0".	There is a segment of blank wall at 5' above sidewalk level that is 76'-6" wide. This wall will be constructed of cast-in-place concrete and will provide a backdrop to the large storm water planters between the wall and the sidewalk. These storm planters will feature tall grasses and several trees that will provide vertical screening of the wall year-round. However, these plantings are not technically "on the facade" itself, so a departure is requested to address this discrepancy. The proposes design meets the intents of CS1 Natural Systems and Site Features and DC3 Open Space Concept.

DEPARTURE REQUEST 3B - BLANK FACADE PERCENT		
REQUIREMENT	**REQUEST / PROPOSAL**	**JUSTIFICATION**
23.47A.008.a.2: Blank Facades. a. For purposes of this Section, facade segments are considered blank if they do not include at least one of the following: 1) windows; 2) entryways or doorways; 3) stairs, stoops or porticos; 4) decks or balconies; or 5) screening and landscaping the facade itself. b. Blank segments of the street-facing facade between 2 feet and 8 feet above the sidewalk may not exceed 20 feet in width. c. The total of all blank facade segments may not exceed 40% of the width of the facade of the structure along the street.	The total amount of blank facade proposed is 49%; 40% is the max percentage permitted.	As noted in Departure request 3A, there will be large stormwater planters along the east facade, between the largest segment of blank wall and the sidewalk, providing vertical plant material that will screen the building along this facade at sidewalk elevation. Because this long segment of stormwater planter does not contribute to reduction in length of the blank wall segments, the total percentage of blank wall exceeds maximum requirements in code. In effect, the stormwater planters will provide a soft transition from the private patios at level 3 down to the sloping sidewalk along 23rd Ave S. The proposed design meets the intents of CS1 Natural Systems and Site Features and DC 3 Open Space Concept.-

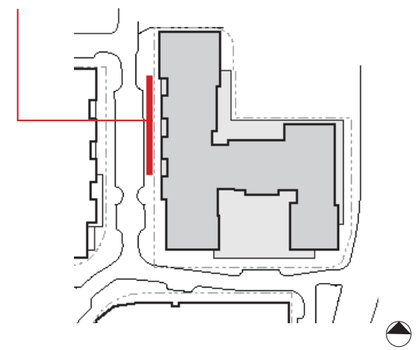


LANDSCAPE PLAN OF 22ND AVE S

DEPARTURE REQUEST 4 - STREET LEVEL 10’ LOT LINE REQUIREMENT

REQUIREMENT	REQUEST / PROPOSAL	JUSTIFICATION
23.47A.008.A.3: Street level, street facing facades shall be located within 10 feet of the street lot line, unless wider sidewalks, plazas, or other approved landscaped or open spaces are provided.	Three approximately 22’ wide sections of facade along 22nd Ave S are setback an additional 1’ beyond the 10 feet maximum.	The town houses along 22nd Ave S are within 4 feet of sidewalk grade and are required to be setback at least 10 feet per 23.47A.008.D.2. Setting the requested sections back an additional 1 foot allows modulation along this facade (DC2-1c). These areas accommodate porches for town house units, which are encouraged by PL3 Street-Level Interaction.

LOCATION OF NON-COMPLIANCE

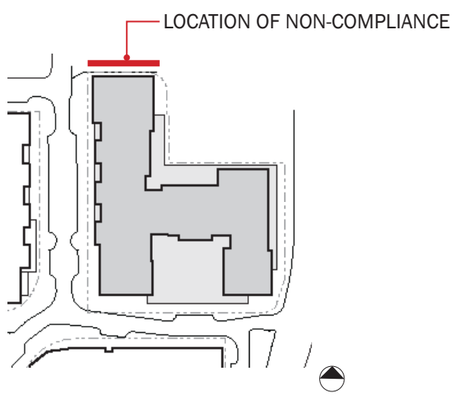


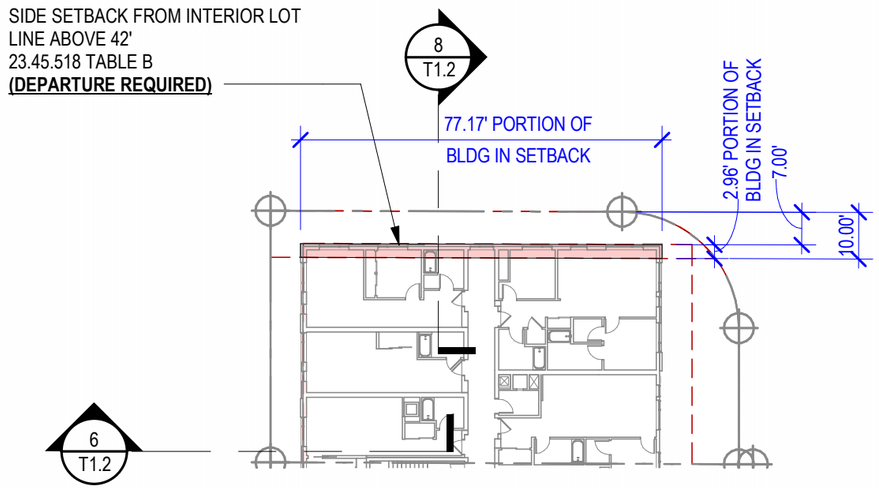
DEPARTURE #5
SIDE YARD SETBACK

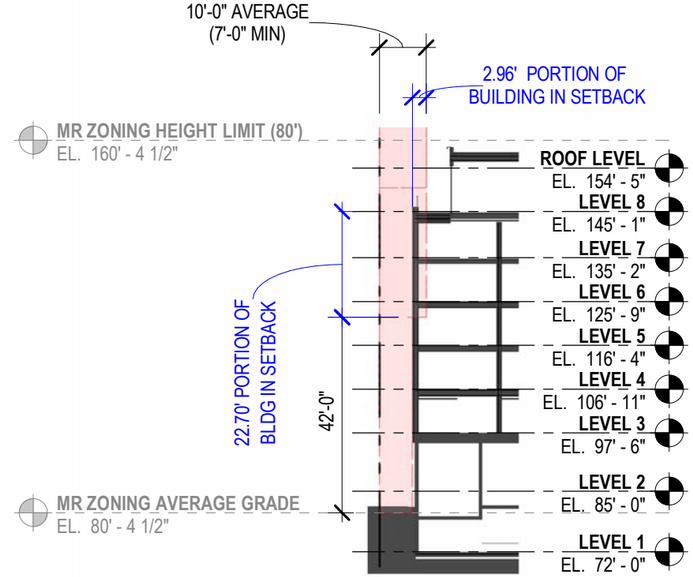
DEPARTURE REQUEST 5 - SIDE SETBACK FROM INTERIOR LOT LINE		
REQUIREMENT	**REQUEST / PROPOSAL**	**JUSTIFICATION**
23.45.518B MR Zones 1. Minimum setbacks for the MR zone are shown in Table B for 23.45.518 and subsection 23.45.518.B.2. Side setback from interior lot line: For portions of a structure: - 42 feet or less in height: 7 feet average, 5 feet minimum - Above 42 feet in height: 10 feet average, 7 feet minimum	A portion of the structure approximately 2.96' x 22.7' encroaches into the 10 foot average setback from an interior lot line above 42 feet in height at levels 5 through 7.	Encroaching into the setback above 41' allows the 5 story brick volume along the north alley lot line to relate to the height and scale of the other brick volumes on the project, helping to create a clear massing concept (DC2.1a) while still breaking down the mass of the project into smaller volumes (DC2-1.c). The alley provides an additional 16'-0" separation from the neighboring property to the north. Unlike a typical interior lot line, there is this significant right-of-way buffer that provides a natural transition, making the effective setback from the northernmost property line 23'-0", which is 13'-0"greater than code requirements.



NORTH FACADE AT THE ALLEY







EAST BLOCK | RENDERINGS

RENDERINGS
SOUTHWEST CORNER VIEW FROM THE PLAZA




SIGNAGE

GRAND STREET COMMONS

ADMINISTRATIVE DESIGN GUIDANCE - RECOMMENDATION REVIEW #3035498
October 9, 2020

SOUTH BLOCK

2201 S GRAND STREET



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

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SOUTH BLOCK

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GSC | PROJECT OVERVIEW

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	282	78	161,308 SF	26,405 SF	263
EAST	292	80	167,306 SF	21,612 SF	153
SOUTH	202	202	134,853 SF	11,581SF	30
TOTAL	**776**	**360**	**463,467 SF**	**59,598 SF**	**446**

GRAND STREET COMMONS

Grand Street Commons is a transit-oriented 3-block development in the Judkin's Park neighborhood. 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.

DEVELOPMENT OBJECTIVES
GRAND STREET COMMONS

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

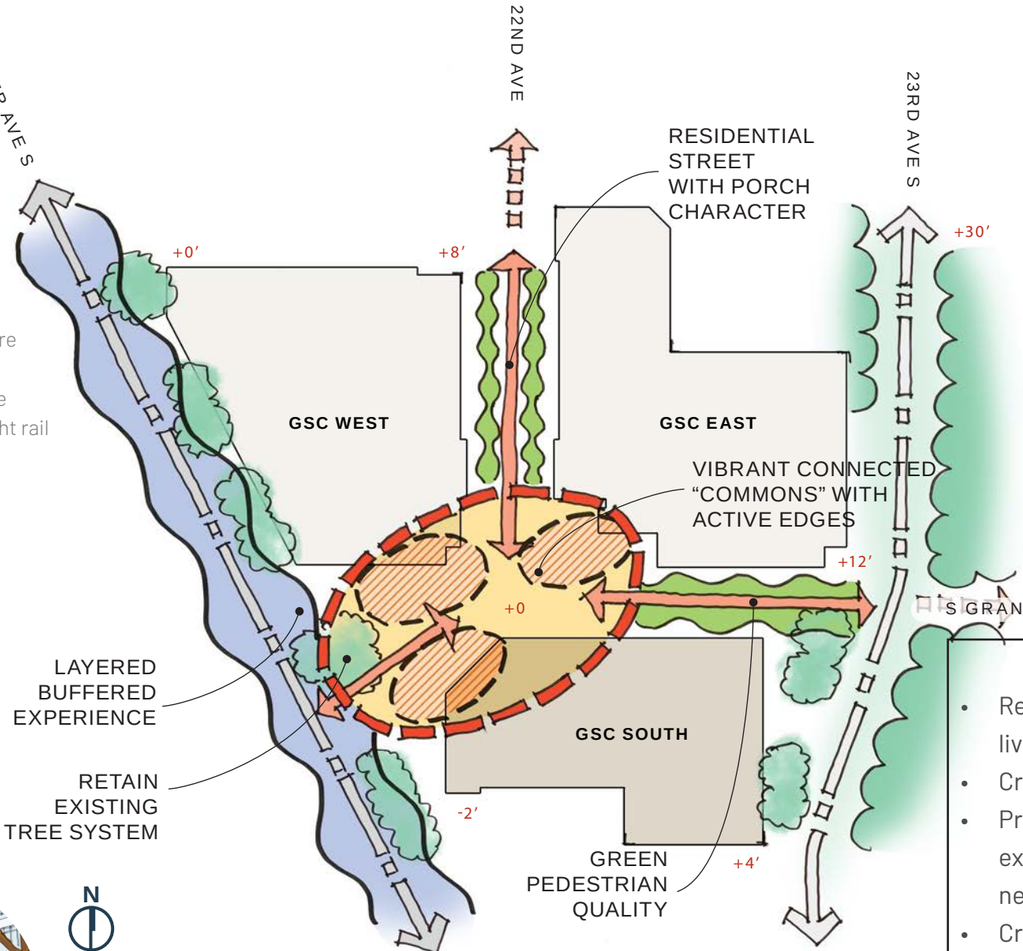
Pedestrian patterns are likely to change in the neighborhood with the introduction of the light rail station at I-90.



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.

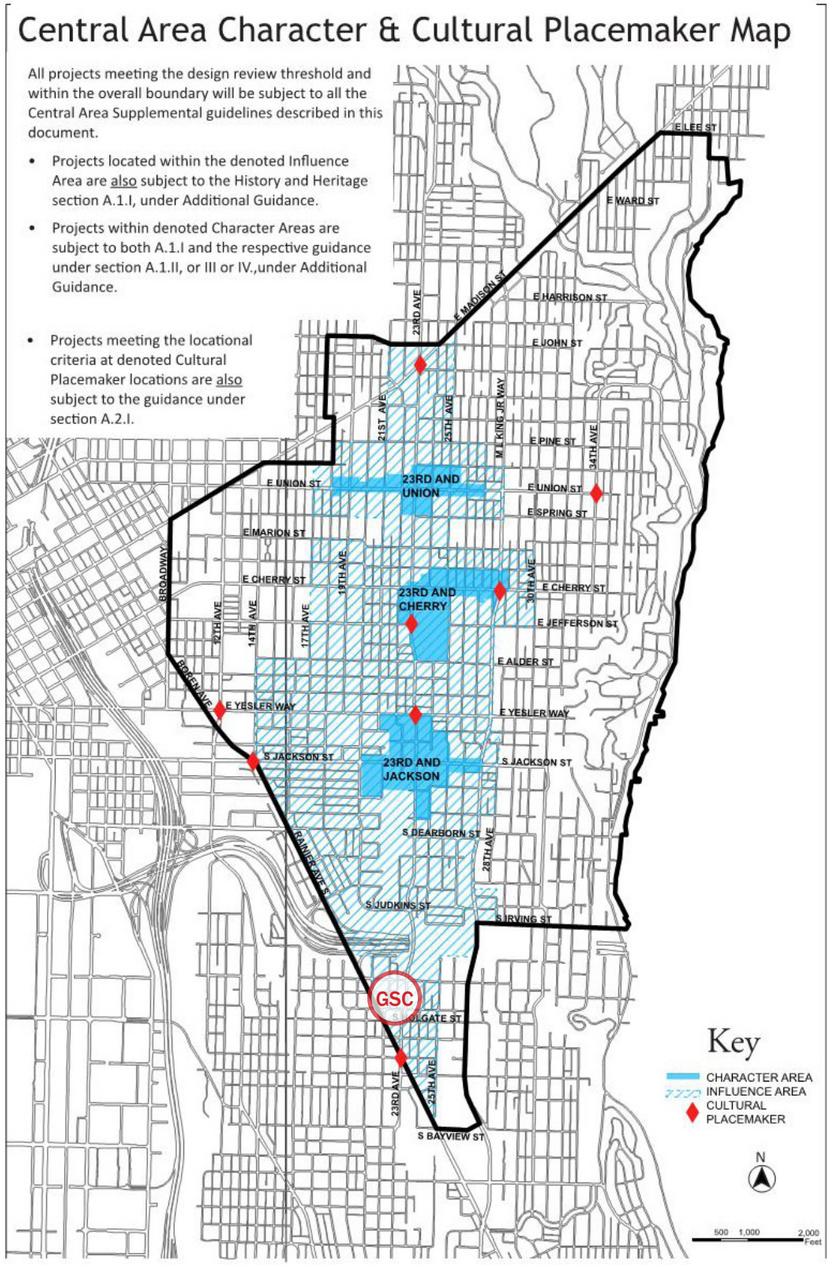
OPPORTUNITIES

- 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.









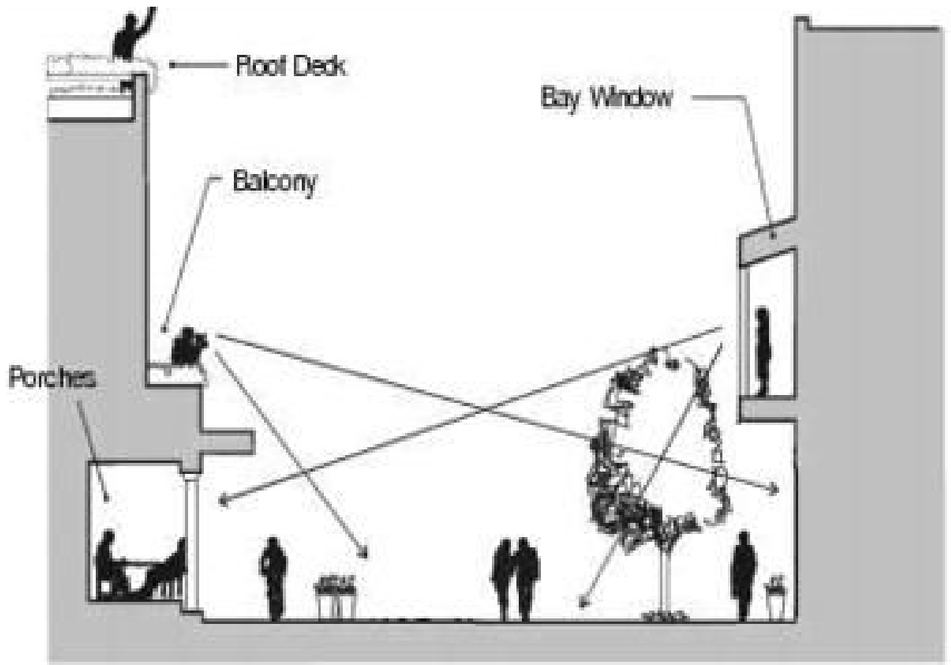
CENTRAL AREA DESIGN GUIDELINES

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 Heritage 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 opportunities 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





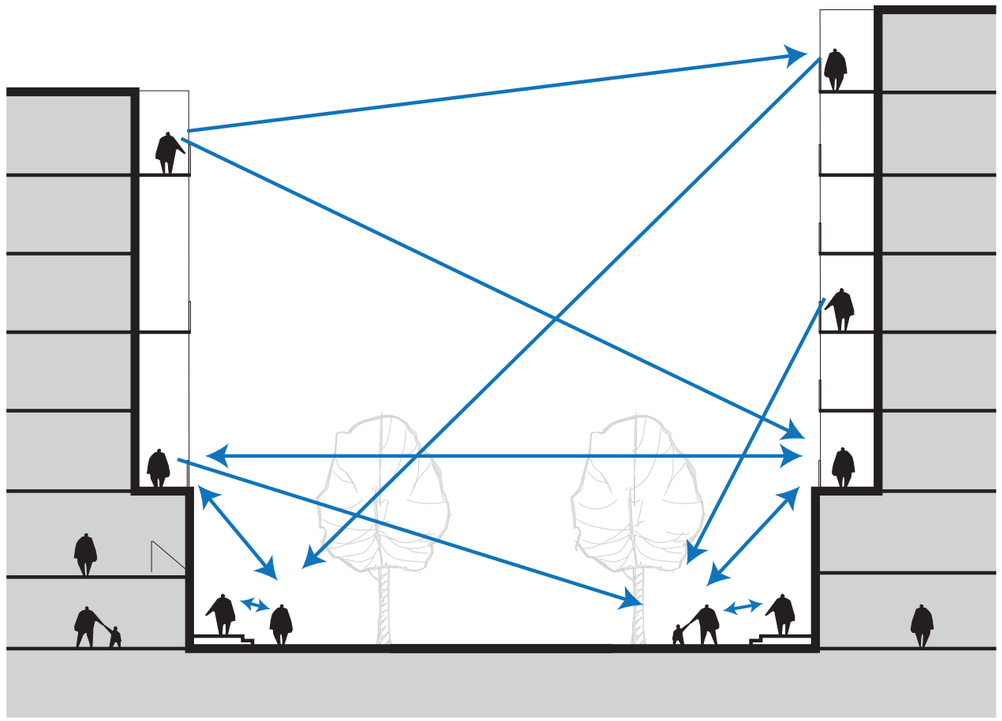


JAPANESE - THE ENGAWA









THE "PORCH" AT GRAND STREET COMMONS

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

PORTICO

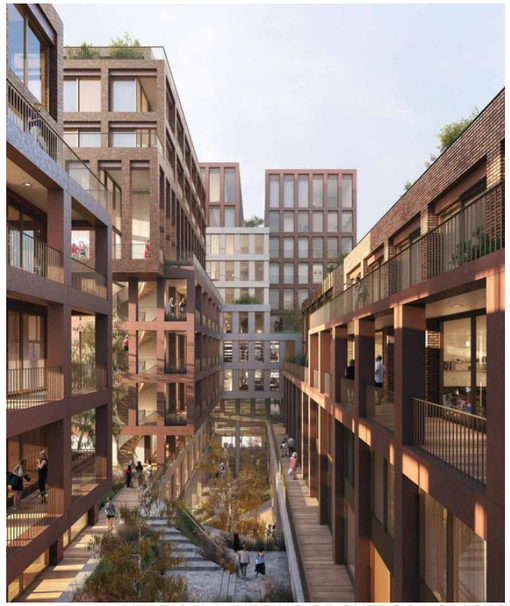
The West and South buildings feature extra tall commercial facades at grade with covered spaces reminiscent of the Italian Portico. These spaces facilitate public gathering, commerce, and provide priority to pedestrians along commercial right-of-ways.

STOOP

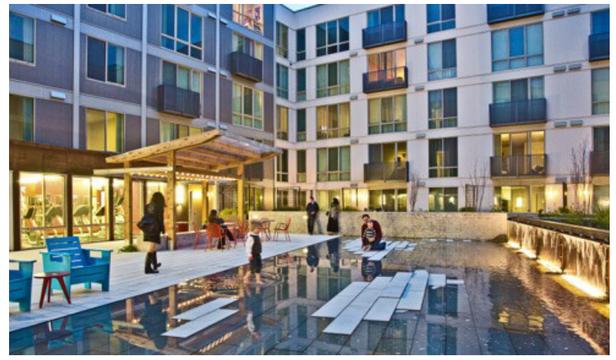
Along 22nd Ave S, both the East and West buildings feature housing at grade with generous setbacks and elevated entry porches to create stoop conditions along the bulk of those facades. Stoops provide opportunities to see and be seen, for people to interact and bridge the gap between public and private.

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.



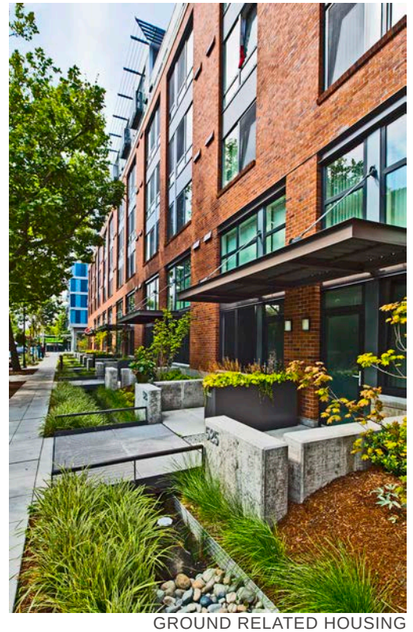
VERTICAL LAYERING OF OUTDOOR SPACES



COURTYARD GATHERING SPACES



RETAIL PORCH



GROUND RELATED HOUSING

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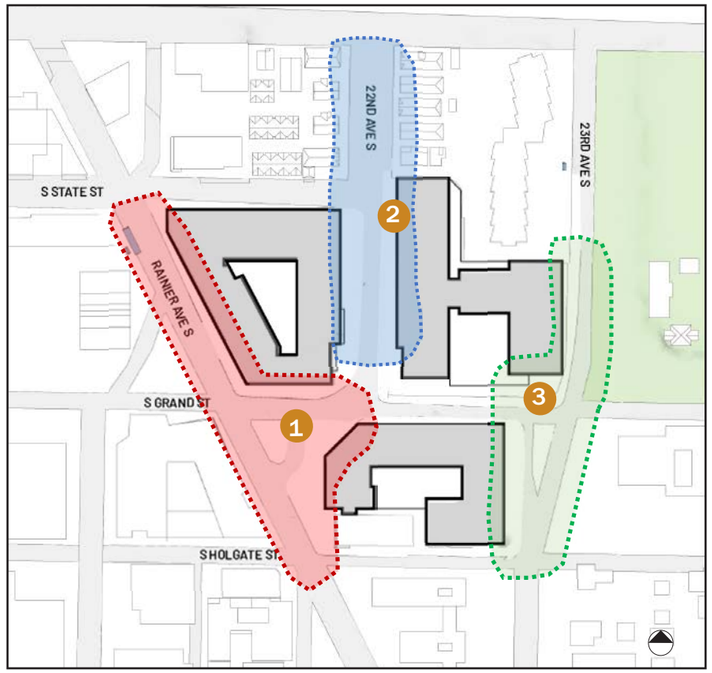
GSC | URBAN DESIGN APPROACH

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THREE BUILDINGS

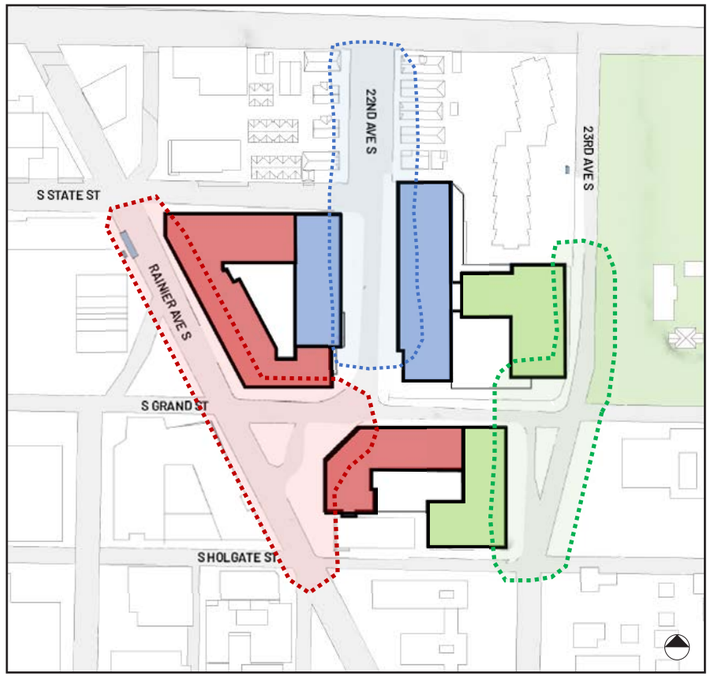
If the three blocks in Grand Street Commons were to be redeveloped in a more common scenario, it's likely each of the three buildings would have their own unique character as they would be developed at different times by different design and development teams. Massing and materials would be developed 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 exercise 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

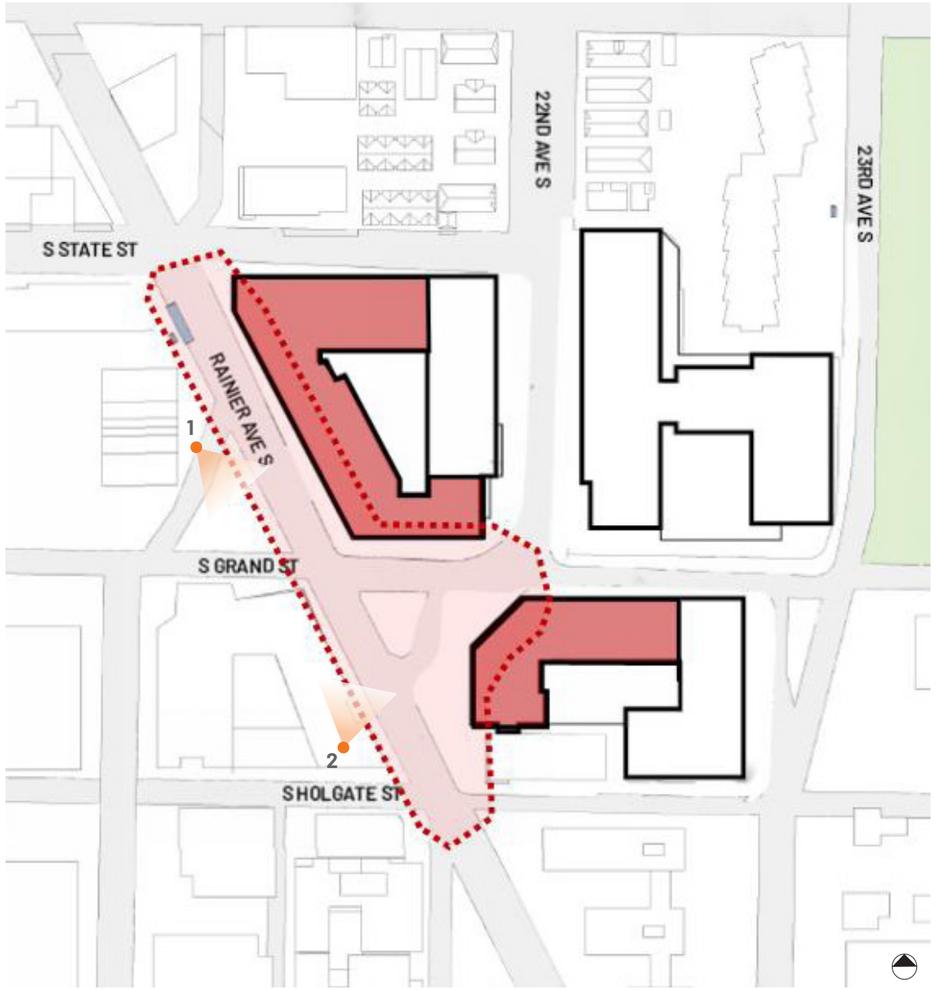
Grand Street Commons proposes to embrace the outdoor room concept to maximize the public experience of the full three block development. The new buildings will have an intentional relationship through massing and materials to the buildings proposed for the opposite side of the right-of-way, creating 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 shown 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.
CURRENT DESIGN



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

RAINIER AVE S. - INSPIRATION IMAGES



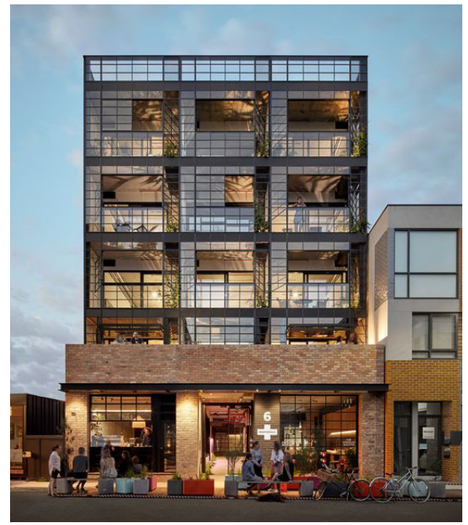
VIEW 2 - LOOKING NORTH ALONG RAINIER AVE S.
CURRENT DESIGN



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



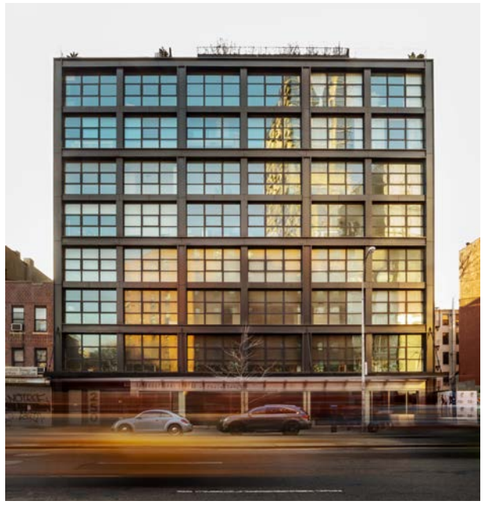
EXPRESSED FLOOR LINES AND STRUCTURAL GRID



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.



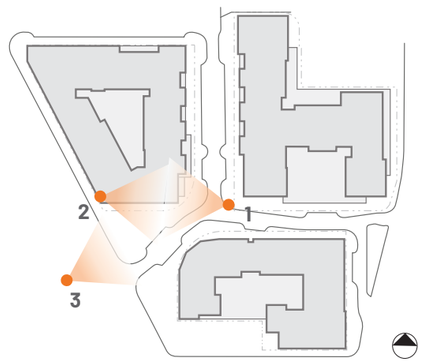
VIEW 1: PERSPECTIVE OF THE PORTICO AT THE WEST BUILDING, SOUTH FACADE



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



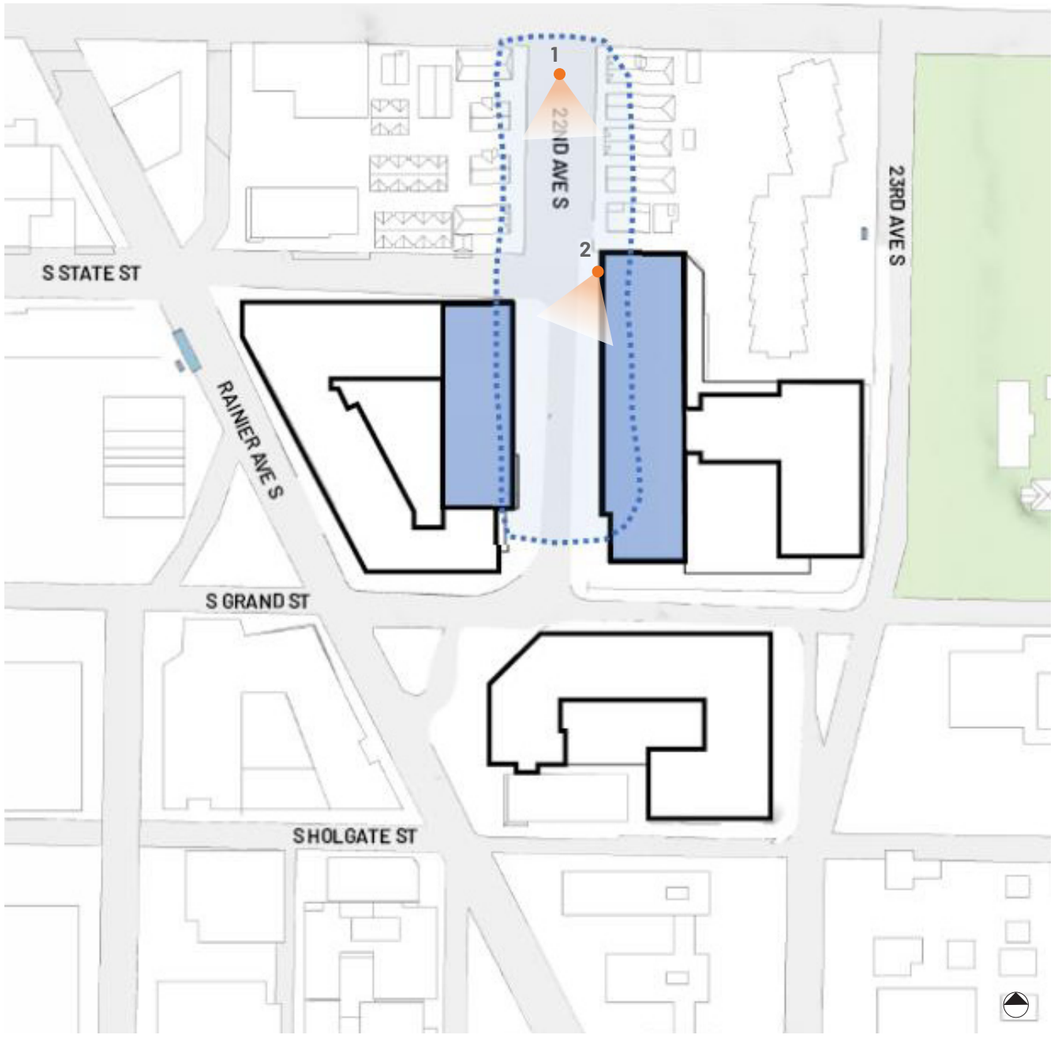
VIEW 3: PERSPECTIVE VIEW OF GRAND STREET COMMONS



URBAN DESIGN APPROACH
22nd AVE S- PHYSICAL ATTRIBUTES

Physical Attributes - **22nd AVE S**

Low traffic, mixed -scale residential, pedestrian opportunity.



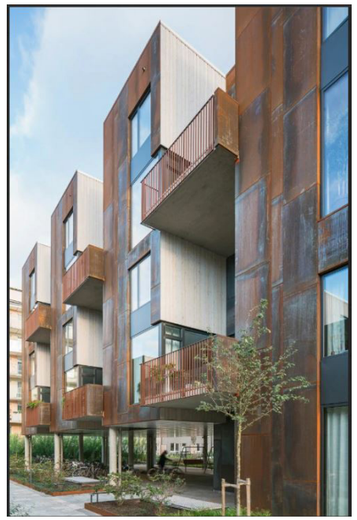


VIEW 1 - LOOKING SOUTH ALONG 22ND AVE S.
CURRENT MASSING



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

22nd AVE S - INSPIRATION IMAGES



LARGE BALCONIES BETWEEN BAYS



VERTICAL EXPRESSION, NARROW BAYS CARRIED DOWN TO GRADE



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



TOWNHOUSES WITH TALL STOOPS



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



VIEW 2 @ EDG

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.

RUNBERG ARCHITECTURE GROUP

URBAN DESIGN APPROACH
22nd AVE S - PORCH AS STOOPS

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

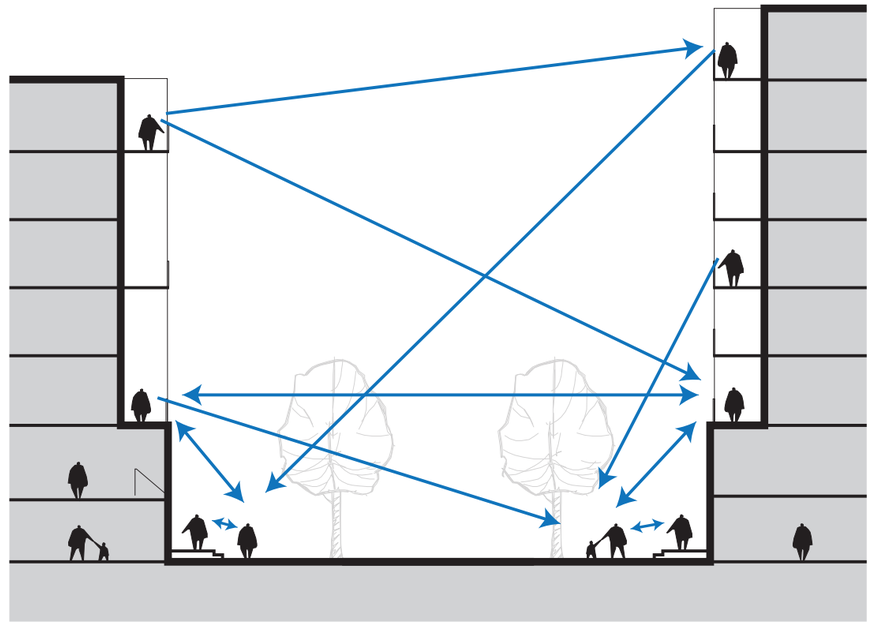
Places to see and be seen.



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. Passersby 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.

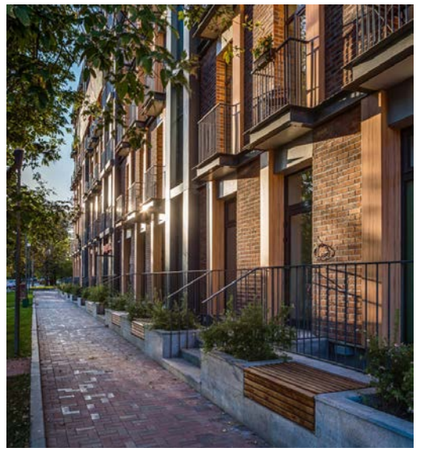


The 'see and be seen' nature of the stoop can be applied to multi-story buildings in the form of upper level patios, balconies and roof decks.

URBAN DESIGN APPROACH
22nd AVE S - PORCH AS STOOPS



VIEW LOOKING SOUTH ALONG 22nd AVE S @ GROUND-RELATED RESIDENTIAL PORCHES



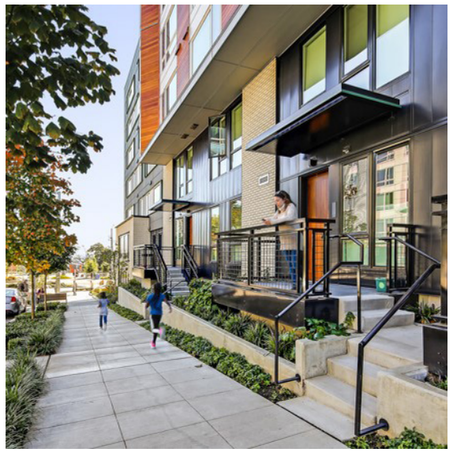
LOW STOOPS WITH INTEGRATED SEATING



ROWHOUSE STYLE STOOPS



HARDSCAPE LOW STOOPS WITH ELEVATED PATIOS AND STAIRS



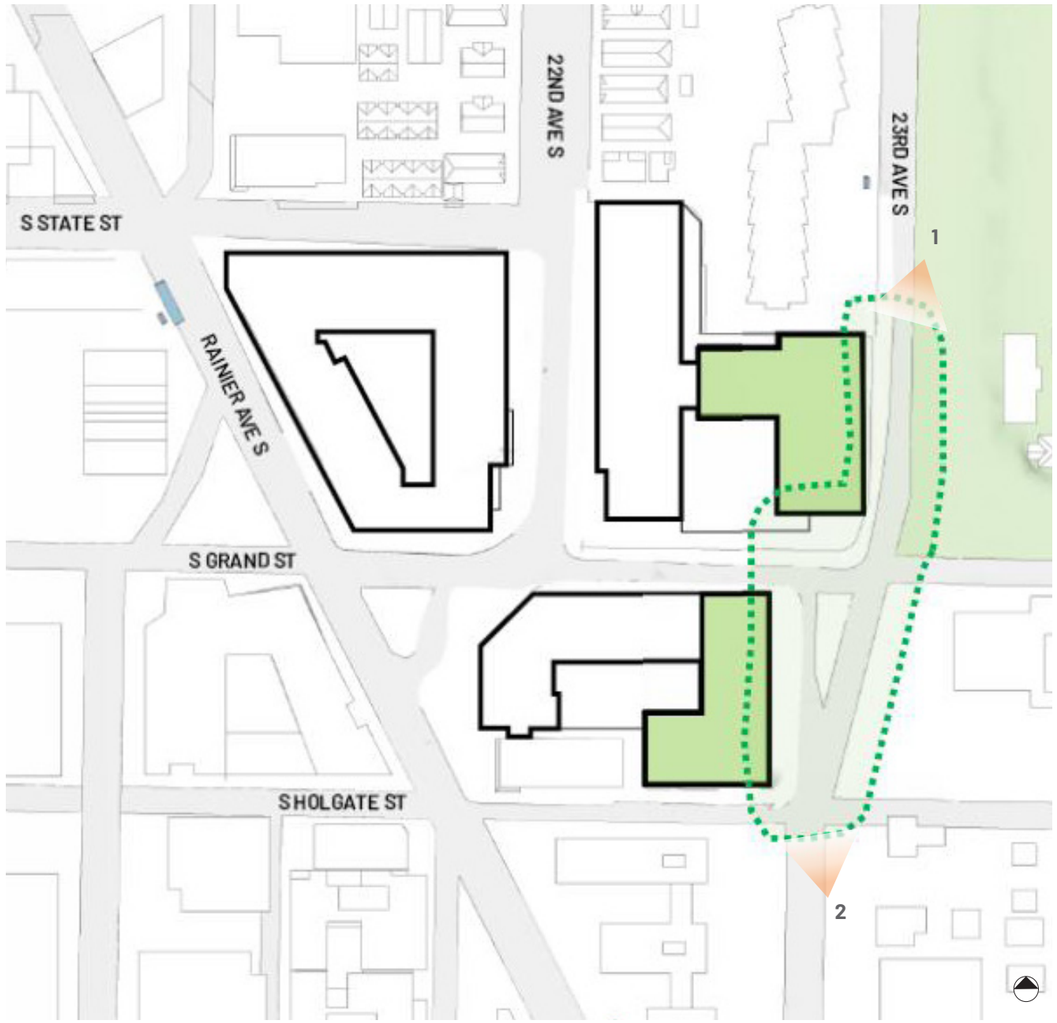
FRONT PORCH ELEVATED ABOVE THE SIDEWALK WITH PLANTER SEPARATION

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
CURRENT DESIGN



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

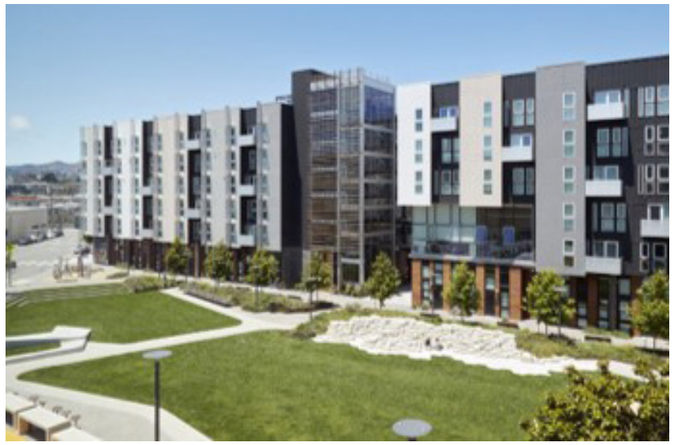
23rd AVE S - INSPIRATION IMAGES



VIEW 2 - LOOKING NORTH ALONG 23RD AVE S
CURRENT DESIGN



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



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 make it 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.

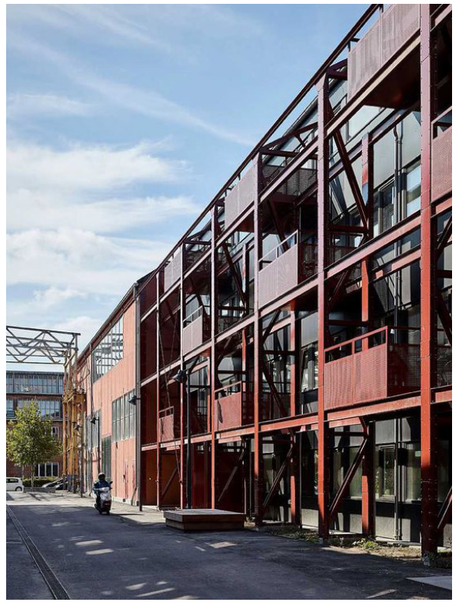


The example above shows a private deck at a residential unit in a multi-family building. It floats over the landscape and provides opportunity to occupy the building edge, adjacent to a densely landscaped courtyard.

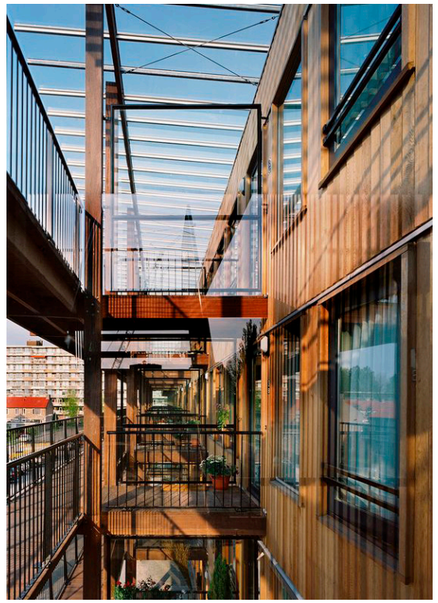


The engawa could be applied to a multi-story building in the form of private balconies. These shallow spaces are further removed from grade below, but they still provide residents the ability to occupy the building edge and experience a connection to nature. Stacking balconies provides overhead weather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

The design approach evolved between EDG and MUP to make the sense of the Engawa more achievable for the South Block affordable housing project. Revisiting the Engawa example images, we identified the option for both an “occupied” façade and a “woven” façade. It seemed appropriate to use this distinction to help break down the massing on both the East and South blocks and apply a façade language that was achievable and relatable between the two buildings.



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



EXTERNAL FRAME SET OFF SKIN CREATE SPACES TO OCCUPY THE 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



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



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

MASSING DEVELOPMENT
PREFERRED MASSING SUMMARY



COMBINED AERIAL VIEW OF MASSING DEVELOPMENT OF PREFERRED OPTIONS



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. 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.

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SOUTH BLOCK | RESPONSE TO EARLY DESIGN GUIDANCE

RESPONSE TO EARLY DESIGN GUIDANCE
MASSING AND SITE CONFIGURATION

Staff considered the three massing alternatives, which are very similar in terms of in height and bulk but differ in the proposed modulation and articulation at the north west corner of the structure. Staff also considered the design of the massing if the alley vacation was not permitted and is generally supportive of the preferred massing alternative (Option 3), noting the faceted corner helps to frame the entry portal into the Grand Street Commons development and the modulation provided on the north and south façades begin to break down the bulk of the massing. Continue to explore how the building massing relates to the adjacent properties and develop a design that alleviate potential massing impacts on properties to the south of the site. (CS2-A-2. Architectural Presence, CS2-D-1. Existing Development and Zoning)



VIEW AT RAINIER AVE S PLAZA

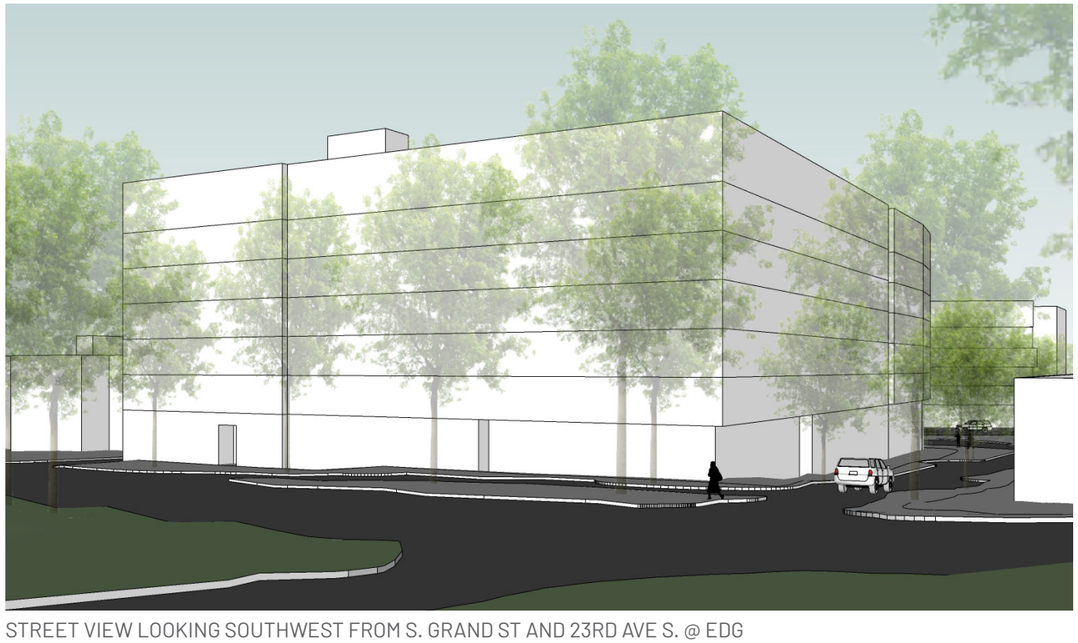


EAST ELEVATION VIEW ALONG 23rd AVE S

The design approach evolved between EDG and MUP to make the sense of the Engawa more achievable for the South Block affordable housing project. Revisiting the Engawa example images, we identified the option for both an “occupied” façade and a “woven” façade. It seemed appropriate to use this distinction to help break down the massing on both the East and South blocks and apply a façade language that was achievable and relatable between the two buildings.



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



STREET VIEW LOOKING SOUTHWEST FROM S. GRAND ST AND 23RD AVE S. @ EDG

a. Staff is concerned with lack of modulation in the preferred massing along the east property line, which will be prominently visible from 23rd Avenue South. Staff recommends breaking down the scale and perceived bulk of the upper level massing through secondary architectural elements/material treatment that help convey the notion of the Japanese engawa. (CS2-1-b. Transition using Massing and Articulation, DC2-A-2. Reducing Perceived Mass)

RESPONSE: Since the time of the EDG and initial MUP application, significant thought has been given to the development of the Engawa concept along 23rd Ave S at both the East and South buildings at Grand Street Commons. In revisiting the inspiration images the team identified an opportunity for an 'occupied' facade (see the East building east elevation) and a 'woven' facade. The woven facade evokes the depth and layering suggested by the engawa for the affordable housing project. The two-story weave pattern has a strong relationship between the two buildings, with scale, color and materiality references between the South and East buildings creating a simple and legible backdrop to the established green space along 23rd Ave S.

To mitigate the scale of the building, an expressed 4" deep frame is proposed, ganging two floors together to provide a visual organization to the massing that results in three major divisions above the base rather than six. The frame is complementary to the architectural frame expression being developed on the sister development at Grand Street Commons East.

The design seeks to maintain simplicity with the frame as a quiet backdrop both to the green spaces across 23rd Ave S and the mature street trees immediately in front of the project. The design explicitly does not express the top floor(s) different from the lower floors. Due to the significant rise in topography on the east side of 23rd(average of 30 ft and more), any neighboring development to the east will be significantly higher. Instead, the façade along the east has been modified to express two smaller masses with a 2 foot offset (the southern portion is pulled forward by 2 ft). The northern portion is expressed with the frame "floating" above the office level, which is pulled back from the street to provide a wide, richly landscaped planter that will enhance both the sidewalk pedestrian level and also the interior office experience. The southern portion has the "frame" element extended to the ground, where the residential secondary "move-in" entrance and staff maintenance office are located. This grounded expression recognizes the corner of S Holgate and 23rd Ave S. To further distinguish the two massings along 23rd Ave S the colors of the two frames contrast with one another, and their infill patterns reference one another to create a complimentary facade.

RESPONSE TO EARLY DESIGN GUIDANCE
MASSING AND SITE CONFIGURATION

b. Staff supports the vertical recess provided along S Grand Street, which begins to break down the scale of the building as experienced from within the development. Continue to explore how the design of the north façade will reinforce the massing modulation and further break down the perceived bulk and scale. (DC2-A-2. Reducing Perceived Mass)

RESPONSE: The north façade has been developed to further break down the perceived bulk and scale by strengthening the differentiation in architectural languages on either side of the vertical recess. To the west of the vertical recess, a strong brick base has been added, creating a portico along the retail frontage. Upper story cladding is oriented in a vertical pattern featuring dark windows and cladding to reference the West block of Grand Street Commons. To the east of the vertical recess, the Engawa 'woven' facade features a strong frame organization with lighter yet complementary colors. The vertical recess terminates at the apartment building entrance and internal community space, further reinforcing the "porch" concept at this major building entrance.



STREET LEVEL PERSPECTIVE LOOKING EAST ON S GRAND STREET



NORTH ELEVATION ALONG S GRAND STREET



LEVEL 2 PODIUM DECK



AERIAL VIEW FROM THE SOUTH WEST

c. Staff supports the massing modulation along the south façade to allow for a large outdoor amenity space that takes advantage of the solar orientation. (CS1-B-2. Daylight and Shading).

RESPONSE: The large outdoor amenity space that opens to the south to take advantage of the solar orientation is maintained as shown in EDG. In addition, the building is notched at the corner to allow space for preservation of a large cedar tree.

FACADE COMPOSITION



VIEW OF THE NORTH AND WEST FACADES FROM THE PLAZA



VIEW SOUTH FROM 22nd AVE S @ GRADE

Staff supports the proposed architectural design concept for the Grand Street Commons development, which embraces the cultural heritage of the community as expressed through the outdoor room. Staff also supports the relationship established between the structures by incorporating the portico, the stoop, and the Japanese engawa across the development. As the project design evolves, explore how the massing and material application can be unique to each building while reinforcing these established relationships. Staff requests elevations/perspectives of all façades be provided at recommendation to clearly illustrate how the buildings relate to one another.

a. Staff recommends selecting a material palette that fits well into the neighboring context, applied in a manner that helps break down the massing to a more appropriate scale, and reinforces the proposed shifts in the massing along all façades. Staff also recommends the applicant consider how views into the development can influence their application strategy, especially along the north façade, which is prominently visible at the southern terminus of 22nd Avenue South. (CS2-A-2. Architectural Presence, DC4-A-1. Exterior Finish Materials, DC4-2-a. Reinforce Local Cultural References)

RESPONSE: This neighborhood is in a state of rapid redevelopment as there are several new midrise buildings in design and construction within immediate vicinity of this site (see our EDG application for more information). There is little existing context upon which to draw material inspiration for the new buildings. Therefore, the project team looked to the neighborhood's recent industrial past and drew upon industrial / warehouse architectural influences, as well as more traditional residential cladding such as painted lap and panel siding. Sister developments at Grand Street Commons East and West are incorporating large scale brick frames that evoke post-industrial warehouse architecture. The development at Grand Street Commons South (this proposal) is strategically proposing the brick at the base facing the most public plaza on the west end of the site. This vocabulary is carefully extended far enough to the east that it captures the terminus of 22nd Ave S and contributes to the cohesiveness of the three-block project as a whole. The industrial frame vocabulary is expressed in a combination of fibercement panel and lap siding which relate to the residential context around the site. [CS2-A-2 Architectural Presence, CS3-A-1 Fitting Old and New Together, CS3-A-4 Evolving Neighborhoods, CS3-1-b Continue Existing Neighborhood Fabric, DC2-1-c Encourage Smaller and Varied Building Forms, DC2-1-d Relate Scale and Form to the Adjacent Public Realm, DC4-A-1 Exterior Finish Materials]



VIEW OF SE CORNER ALONG 23rd AVE S

b. Echoing public comment, staff supports the use of façade articulation as shown on the building façades and recommends the inclusion of secondary architectural elements to provide depth and visual interest to the building. Staff also supports the inclusion of balconies along 23rd Avenue South, creating a visual connection between the residential units and greenspace to the east of the site. (DC2-A-2. Reducing Perceived Mass, DC2-C-1. Visual Depth and Interest)



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

RESPONSE: As described in the massing and site configuration response, a 4" deep "frame" element has been developed as a secondary vocabulary to provide visual organization and interest to the building and creates a layered facade evoking the woven response to the Engawa concept. A series of Juliette balconies have been added to the east and south facades to allow residents to open sliding doors towards the mature trees, providing depth and visual interest on the elevations.



VIEW OF THE WEST ELEVATION ALONG THE PLAZA



VIEW OF THE COMMERCIAL PORTICO ALONG THE PLAZA

c. Staff encourages a high level of transparency be provided on the ground floor at the north west corner of the structure to allow visual connections into the retail space from the public plaza. (PL3-C-1. Porous Edge)

RESPONSE: The northwest corner maximizes transparency in the storefront window system and has been developed to include a strong brick base that defines the portico along this edge of the urban plaza. The brick piers provide material richness to the human experience at this edge as well as provide consistency with the brick base at the other retail areas in the three-block development.



NORTH ELEVATION VIEW LOOKING EAST ON S GRAND STREET



STREET LEVEL PERSPECTIVE LOOKING EAST ON S GRAND STREET

Staff supports the proposed location for the building's residential entries, which locate the primary residential entry on the interior of the site along S Grand Street and a secondary residential entry along 23rd Avenue South. To help improve visibility, Staff recommends incorporating additional design elements, signage, and vertical design cues to highlight the residential entries and lobby. Staff also recommends the design of the primary residential entry be easily distinguishable from the entries into the nearby retail and office spaces. (PL3-A-2. Common Entries)

RESPONSE: The primary residential entry is located below a significant vertical reveal in the north façade massing, which provides a natural and obvious marker for the entry. An overhead canopy, signage, and outdoor seating further serve to highlight this entry as well as express human activity of the front porch, while being fully accessible at sidewalk grade. The architectural language of the primary residential entry is completely different from either the retail entries (which are off of the brick portico on the west) or the office entry (to the east).

b. Staff supports the proposed layout of the ground level uses for the preferred massing alternative, which creates a strong retail presence along the public plaza at the west end of the structure. Staff also supports locating the office use at the northeast corner of the site which allows for the residential lobby to be prominently visible within the development. (PL3-C-2. Visibility, PL3-C-3. Ancillary Activities)

RESPONSE: The layout of these uses remains as shown at EDG.



PODIUM LEVEL LANDSCAPE PLAN

a. Staff supports the design and location of the landscaping and upper level amenity area as shown in Option 3. Staff encourages the use of vegetation to break down the scale of the large amenity area recommends exploring how the intended usability of these areas will continue to influence the design as the project evolves. PL1-2-f. Rooftop Vegetation, DC3-B. Open Space Uses and Activities, DC3-C-2. Amenities/Features)

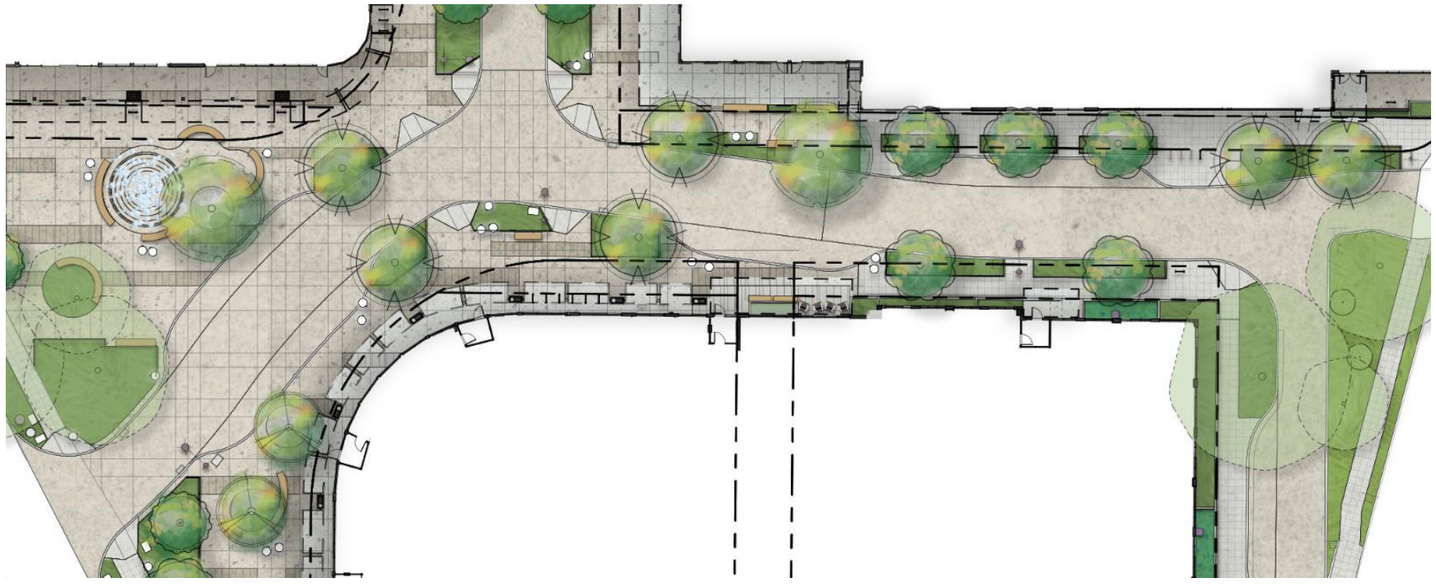
RESPONSE: The raised courtyard is now developed to include a children's play area and areas for smaller groups to congregate. Small private decks are avoided in favor of a larger multi-use consolidated space.



VIEW LOOKING EAST ON S GRAND STREET



AERIAL VIEW LOOKING EAST ON S GRAND STREET



PARTIAL LANDSCAPE SITE PLAN

b. Staff is concerned with the lack of ground level amenity space along S Grand Street and recommends the applicant explore how the design can evolve to introduce more placemaking opportunities at the ground level. (PL3-2-g. Voluntary Spaces)

RESPONSE: The streetscape along S Grand Street has been further developed with distinctive sidewalk paving and street furnishings to support the parking / pickup / dropoff at the primary residential entry and enhance a sense of place. This area will be supported by the residential leasing and management staff who provide oversight and safety. (PL1-A-1. Enhancing Open Space, PL1-2-e. Hardscapes, PL2-B-1 Eyes on the Street).

Furthermore, the Plaza at Grand Street Commons adjacent to the building will provide significant open space for the tenants and neighborhood at large. This plaza will feature amenities such as outdoor seating, space for gathering and events, custom hardscape design, significant trees for shade and overhead lighting to provide interest and enhance safety.



SOUTH ELEVATION ALONG S HOLGATE STREET

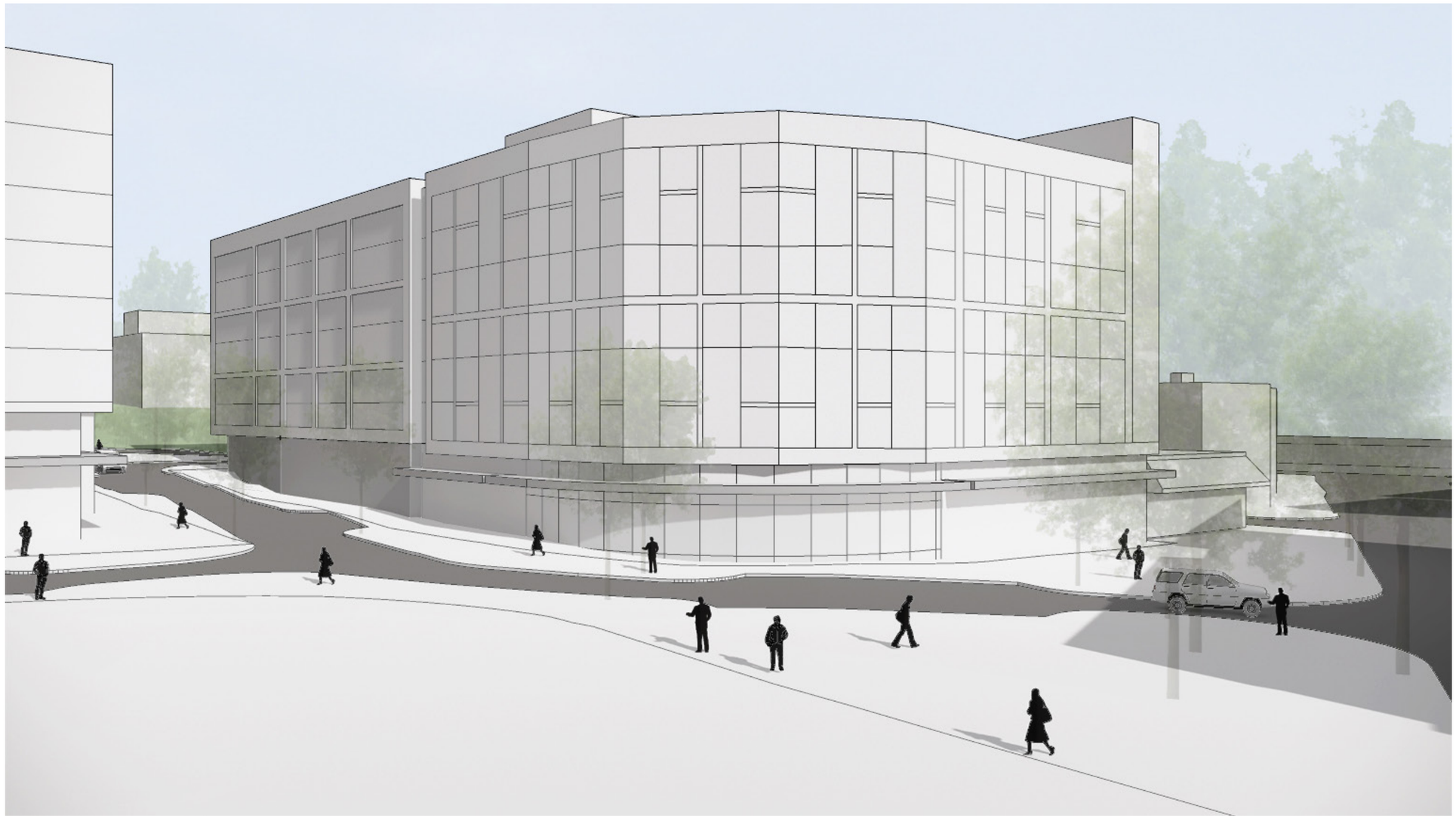


SOUTH FACADE PERSPECTIVE VIEW FROM 23RD AVE S

Staff supports locating access to the on-site parking and trash storage area of S Holgate Street, minimizing potential conflict between pedestrian traffic on the interior of the development and vehicles accessing the parking. However, Staff is concerned with the design of the loading area near 23rd Avenue South and recommends incorporating a combination of design and safety elements to connect the sidewalk adjacent to the building to the sidewalk along 23rd Avenue South, improving the pedestrian flow in this area. (DC1-B-1. Access Location and Design, DC1-C-4. Service Uses)

RESPONSE: The sidewalk along 23rd Ave S will follow the angle of 23rd Ave S to connect to the corner of 23rd and S Holgate, rather than connect across 23rd Spur adjacent to the parking/loading space as was previously shown. This sidewalk alignment is preferred by SDOT and maintains crossings at corner locations where drivers are used to seeing pedestrians crossing.

SOUTH BLOCK | DESIGN DEVELOPMENT



NORTHWEST CORNER AT EDG



NORTHWEST CORNER - CURRENT PROPOSAL

DESIGN DEVELOPMENT
NORTH ELEVATION - S GRAND STREET

CS2.A, DC4

Black windows and alternating cladding bands break down the scale and relate to the vertical rhythm at the West block plaza facade.

CS2.B, DC4

Three colors of fibercement cladding create a woven pattern, adding depth and visual interest to the upper story massing over the office program at grade.

CS2.C.3, DC2.1.C

Massing break extends the full width of the residential lobby, providing a significant break in the facade, highlighting the location of the residential entry and breaking down the scale of the building along this longest facade.

DC2.1.C

Faceted upper level facade responds to the geometry of the site and provides a smooth transition between west and north facades.



PL3.A.1, DC1.A.1

The commercial entry features contrasting storefront, signage and a colored canopy.

CS1

Stepped planters buffer this sort segment of blank facade between the office and residential entries.

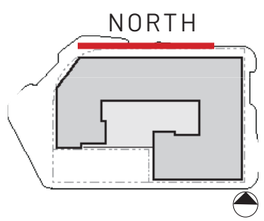
PL2.C, PL3.A.1.C

Residential entry features an extra deep canopy providing overhead weather protection at the entry and for the seating along this front 'porch' of the residential program.

PL1.1.B, PL3.2.C, PL3.1, DC2.2.F

A covered portico at the retail space at the south end provides additional usable open space adjoining the public plaza, providing weather protection along the frontage.

Canopies extend beyond the portico facade to provide additional protected area for pedestrians to gather and circulate.



WEST ELEVATION - RAINIER AVE S PLAZA

DC2.1.C

Faceted upper level facade responds to the geometry of the site and provides a smooth transition between west and north facades.

CS2.A, DC4

Black windows and alternating cladding bands break down the scale and relate to the vertical rhythm at the West block plaza facade.



CS3.1.A, DC2.1.C, DC4.3.B

Brick frame at plaza massing references the neighborhood's industrial past and has bay spacing based on the historic plat widths on the site.

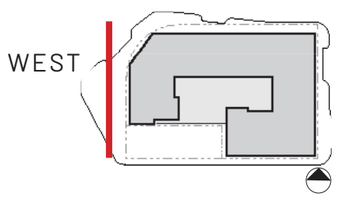
PL1.1.B, PL3.2, DC3.1.C

Continuous retail frontage along the plaza generates pedestrian activity and active use of the adjacent open space. Setbacks at grade provide exterior space for commercial functions adjacent to the plaza and the ability to further activate the public realm.

PL1.1.B, PL3.2.C, PL3.1, DC2.2.F

A covered portico at the retail space provides additional usable open space adjoining the public plaza, providing weather protection along the frontage.

Canopies extend beyond the portico facade to provide additional protected area for pedestrians to gather and circulate.



DESIGN DEVELOPMENT
SOUTH ELEVATION - S HOLGATE STREET

CS2.C.2, DC2.1.E

South facing wall has been set back from internal property line significantly enough to allow for a similar fenestration pattern permitted on the street-facing facades.

DC2.1.F, DC3.B.4, PL1.3.D

South facing courtyard provides preferred solar orientation. The courtyard has space where families can gather and play.



PL1.3.d

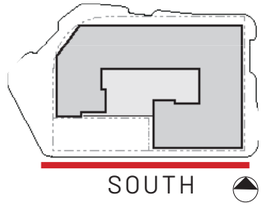
Interior amenity spaces immediately adjacent to the courtyard open onto these shared areas to further activate the gathering space.

CS1.D

Building corner at former Alley is set back to retain an existing exceptional tree.

DC1.B, DC1.C

Service and parking access is consolidated into one curb cut on S Holgate Street, eliminating the need for any curb cuts on busier streets (including S Grand Street, location of the platted Alley's north end.)



EAST ELEVATION - 23rd AVE S

CS2.C.3, DC2.1.C

A distinct massing break along the east facade is accentuated by color and materiality changes that are related but contrasting with one another.

CS2.B, DC2.C+D, DC4

Three colors of fibercement cladding create a woven pattern, adding depth and visual interest to the upper story massing over the office program at grade.



DC2.A.B

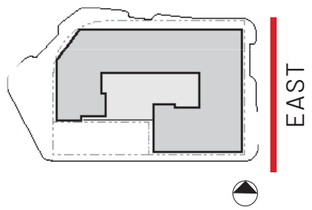
The SE corner massing is grounded to the earth, providing an anchor point that contrasts the glassy base occupied by the office use under the NE corner volume.

PL3.A.1.C, DC4.B

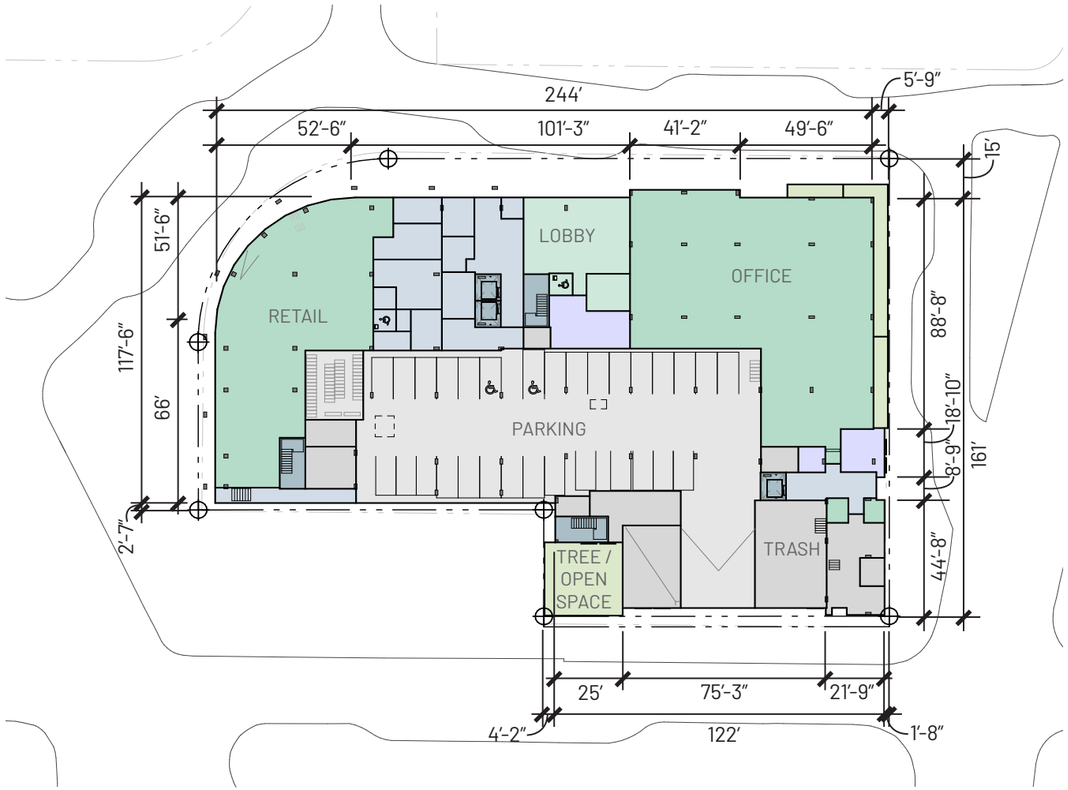
Secondary residential entry is identified with storefront doors, signage and a canopy overhead.

CS1.E, PL2.B, DC2.B

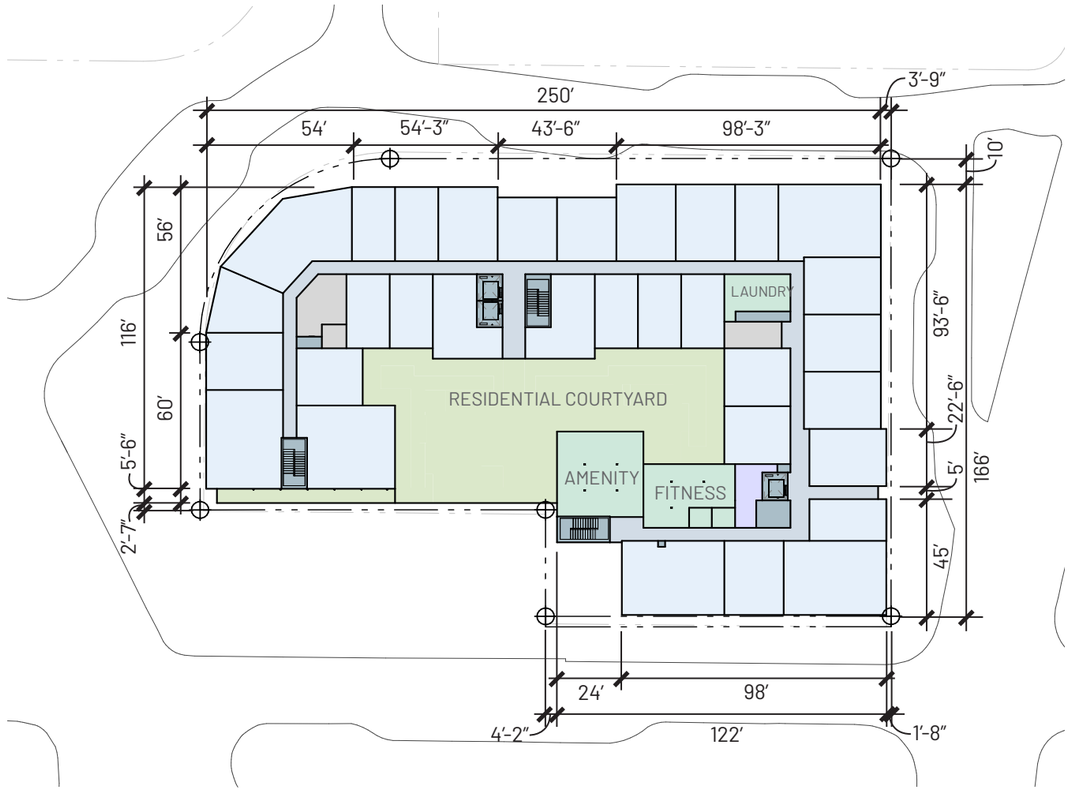
Office frontage is primarily transparent storefront for visibility and eyes on the street. High contrast materials and color denote the internal program difference of the ground level from the residential floors above. Bioretention planters along this facade treat onsite stormwater.



DESIGN DEVELOPMENT
FLOOR PLANS



LEVEL 1



LEVEL 2

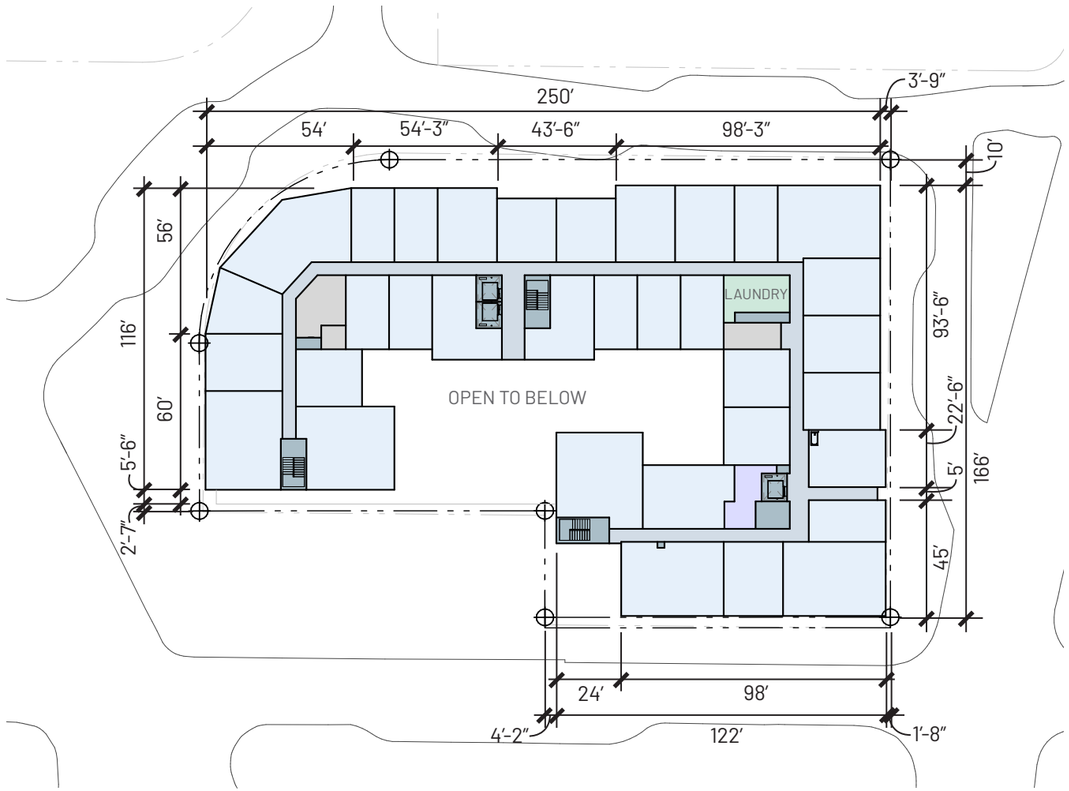
RESIDENTIAL

LOBBY/ CIRCULATION

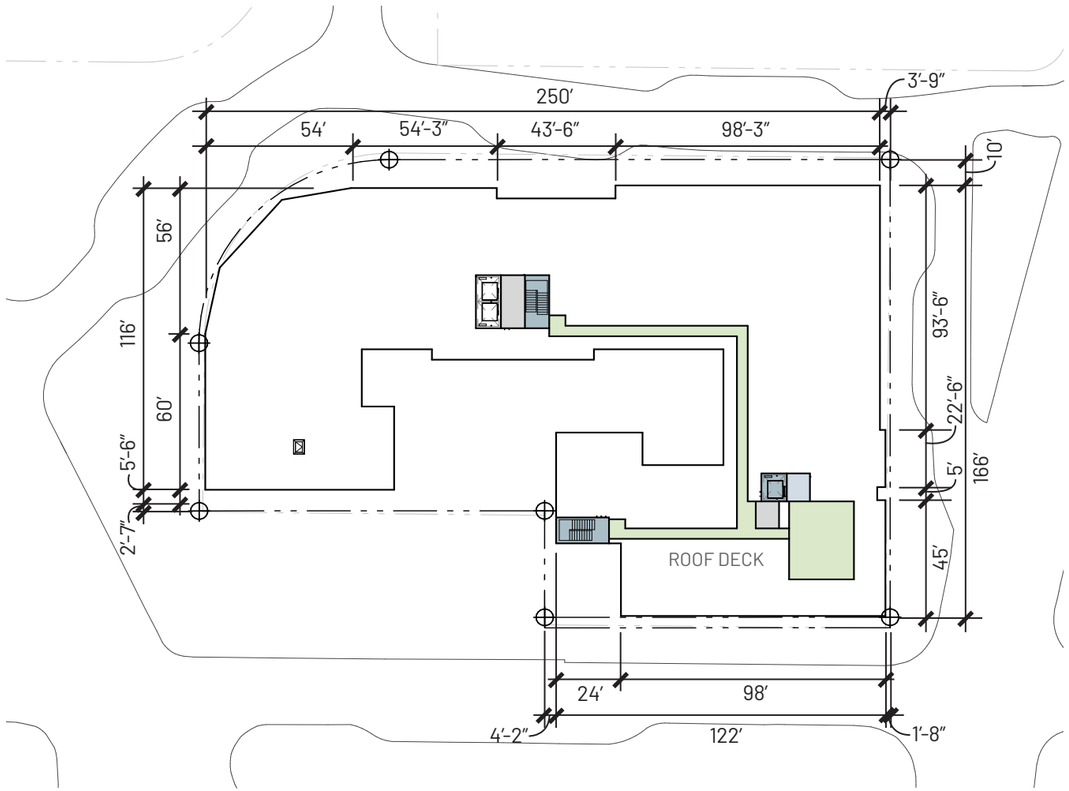
AMENITY SPACE

ROOF DECK

RETAIL



LEVEL 3 - 7



ROOF PLAN

RESIDENTIAL

LOBBY/ CIRCULATION

AMENITY SPACE

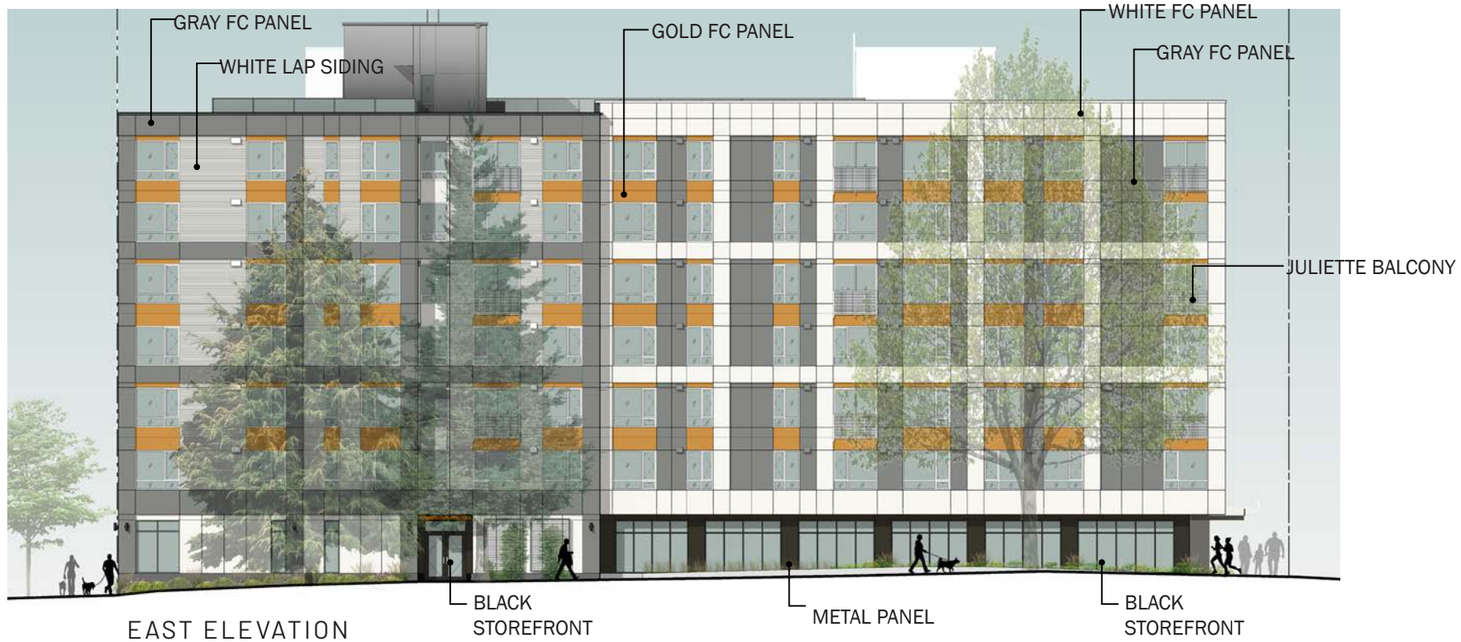
ROOF DECK

RETAIL

DESIGN DEVELOPMENT
EXTERIOR MATERIALS



NORTH ELEVATION



EAST ELEVATION

D. VINYL WINDOWS
COLOR: WHITE OR BLACK



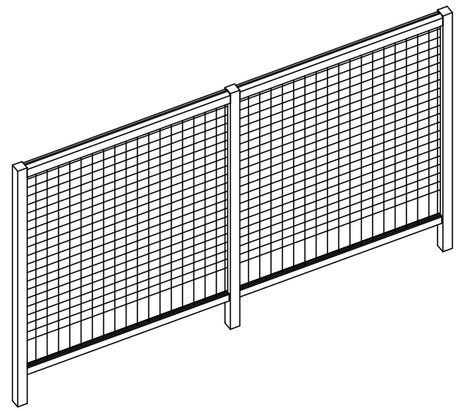
G. FIBER CEMENT SMOOTH PANELS
Colors: White, Grey, Gold
Tan, Dark Grey, Black



H. FIBER CEMENT LAP SIDING
Colors: Light Grey and Taupe



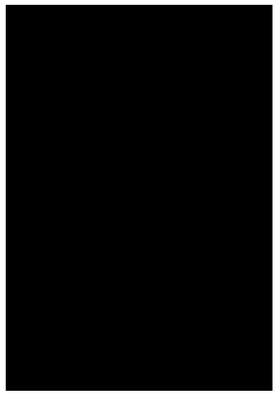
J. JULIETTE BALCONIES
MATERIAL: ALUMINUM W/ WELDED WIRE MESH GUARDS
COLOR: WHITE



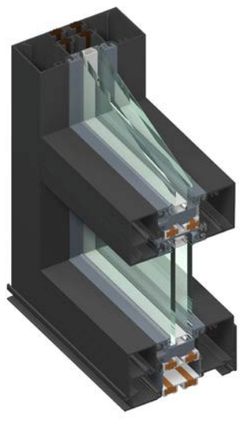
A. STANDARD BRICK
MUTUAL MATERIALS
COLOR: CANYON MIST (STANDARD BLEND)



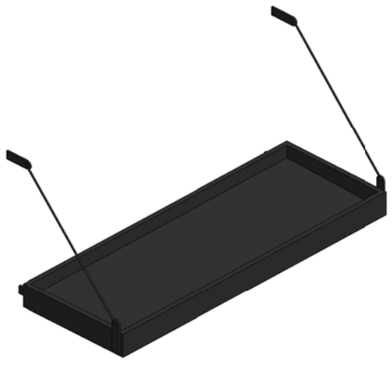
B. METAL PANEL
COLORS: TO MATCH
ADJACENT STOREFRONT



E. STOREFRONT
MATERIAL: ALUMINUM
COLOR: BLACK

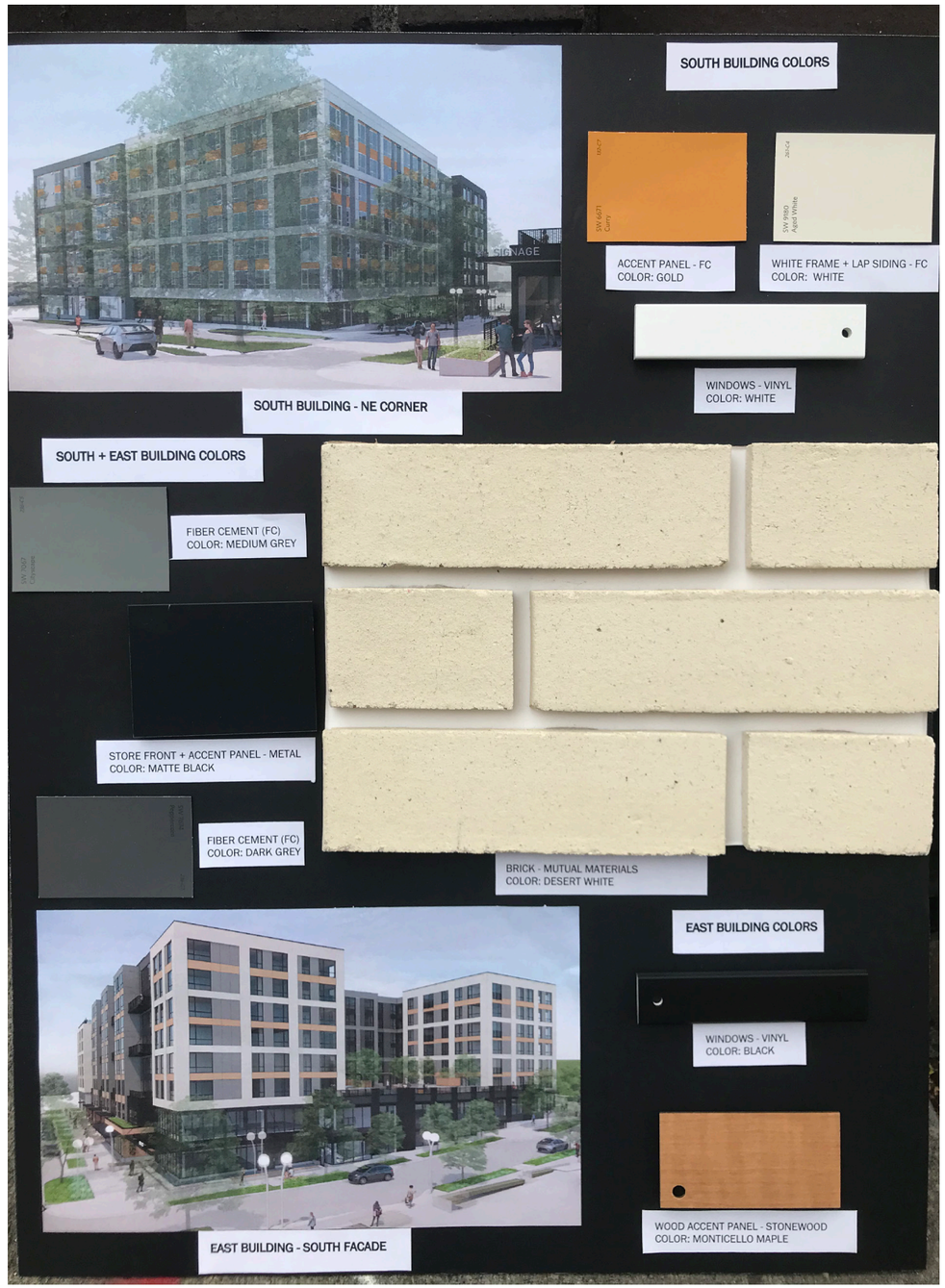


F. STEEL CANOPIES
MATERIAL: STEEL
COLOR: BLACK FRAME WITH LIGHTER METAL INFILL PANEL



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SOUTH BUILDING COLORS
LAP SIDING FC
COLOR: TAN
FLAT PANEL FC
COLOR: DARK GREY
FRAME FC
COLOR: DARK BRONZE
SOUTH BUILDING
COLORS FOR BOTH BUILDINGS
STOREFRONT + INFILL METAL PANEL
COLOR: MATTE BLACK
FLAT PANEL FC
COLOR: MEDIUM GREY
BRICK - MUTUAL MATERIALS
COLOR: CANYON MIST
WEST BUILDING COLORS
FLAT METAL PANEL
COLOR: MIDNIGHT BRONZE
LAP SIDING FC
COLOR: LIGHT GREY
CORRUGATED METAL PANEL
COLOR: DARK BRONZE
WEST BUILDING


SOUTH BUILDING COLORS
ACCENT PANEL - FC
COLOR: GOLD
WHITE FRAME + LAP SIDING - FC
COLOR: WHITE
WINDOWS - VINYL
COLOR: WHITE
SOUTH BUILDING - NE CORNER
SOUTH + EAST BUILDING COLORS
FIBER CEMENT (FC)
COLOR: MEDIUM GREY
STORE FRONT + ACCENT PANEL - METAL
COLOR: MATTE BLACK
FIBER CEMENT (FC)
COLOR: DARK GREY
BRICK - MUTUAL MATERIALS
COLOR: DESERT WHITE
EAST BUILDING COLORS
WINDOWS - VINYL
COLOR: BLACK
WOOD ACCENT PANEL - STONEWOOD
COLOR: MONTICELLO MAPLE
EAST BUILDING - SOUTH FACADE

DESIGN DEVELOPMENT
SIGNAGE AND LIGHTING

PL3-B-1 SAFETY & SECURITY:

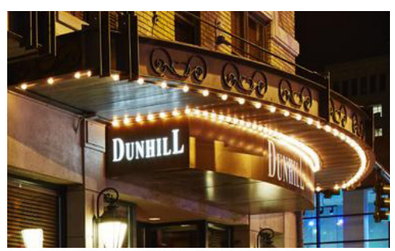
Exterior lighting has been carefully considered to provide adequate lighting levels around all pedestrian level frontages of the building.

The commercial frontage along S Grand Street and the plaza features canopy lighting and sconces on the brick piers to insure a well-lit pedestrian environment. The broad, deep canopy at the residential entry at the gasket along S Grand Street features suspended globe lights to reference the Garlic Globe lighting feature proposed for the plaza pedestrian lighting.

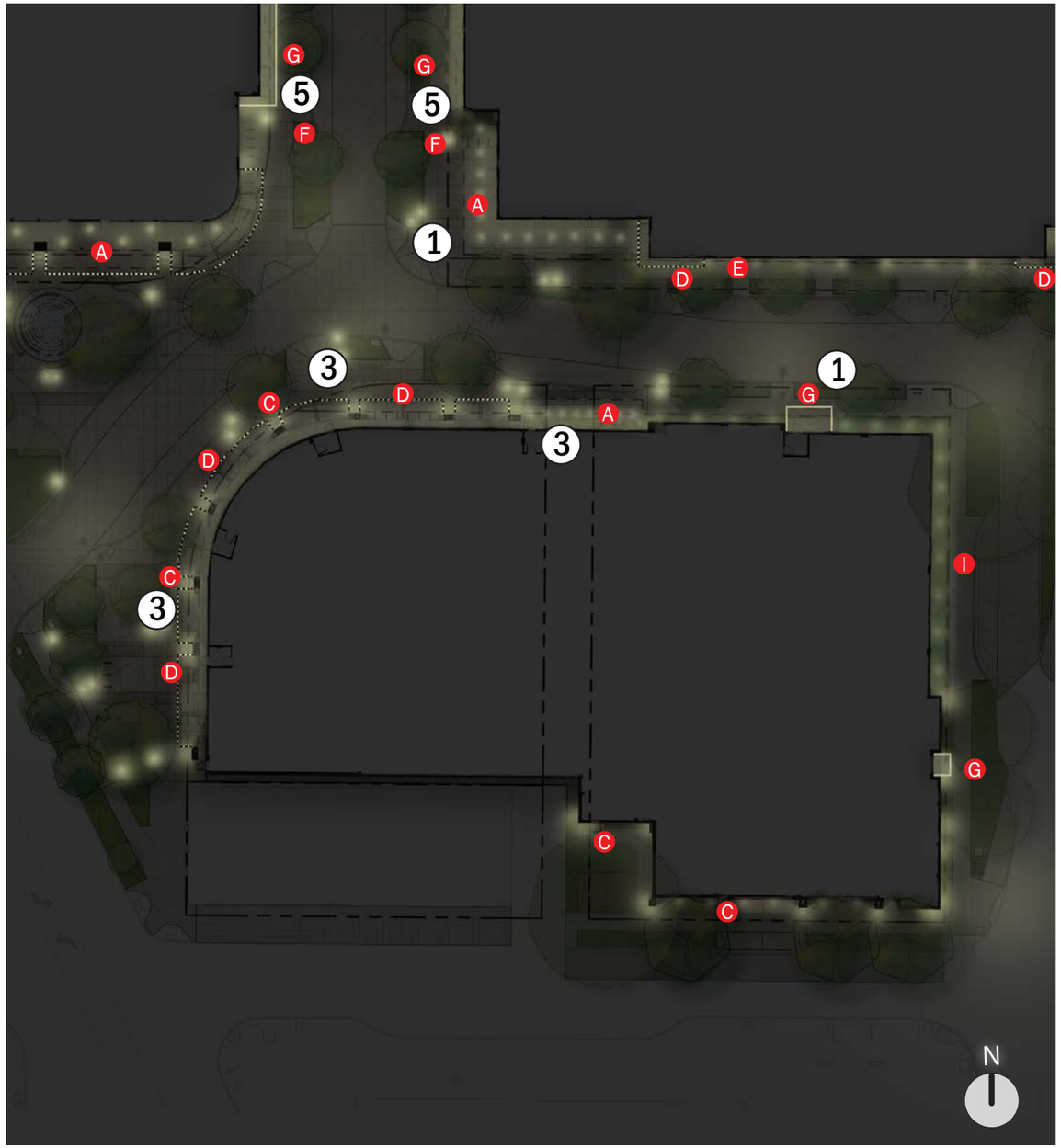
Around the east and south facades,



GLOBE LIGHTS AT RESIDENTIAL CANOPY (A)



MARQUEE LIGHTING EXAMPLE (D)



LEVEL 1 LIGHTING PLAN


A - SUSPENDED GLOBE LIGHTS


B - GLOBE SCONCE

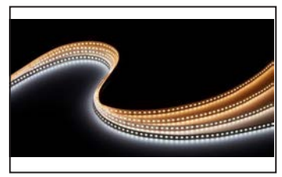

C- SCONCE AT BRICK OR CONC.


D - MARQUEE LIGHTS


E - INDUSTRIAL SCONCE


F - SIGNAGE SCONCE


G - CANOPY EDGE LIGHTS


H - LED ACCENT LIGHTING


I - LANDSCAPE LIGHTS


J - PORCH LIGHT





1 LARGE CANOPY OR SOFFIT MOUNTED COMMERCIAL SIGNAGE



2 PARKING

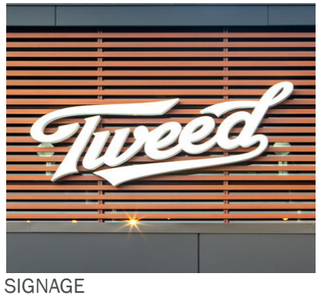


3 RETAIL CANOPY SIGNS



4 ILLUMINATED MARKET SIGNAGE - WALL OR CANOPY MOUNTED





5 FACADE MOUNTED RESIDENTIAL SIGNAGE



NORTH AND WEST FACADE SIGNAGE AND LIGHTING

① ② ③ ④

RETAIL SIGNAGE

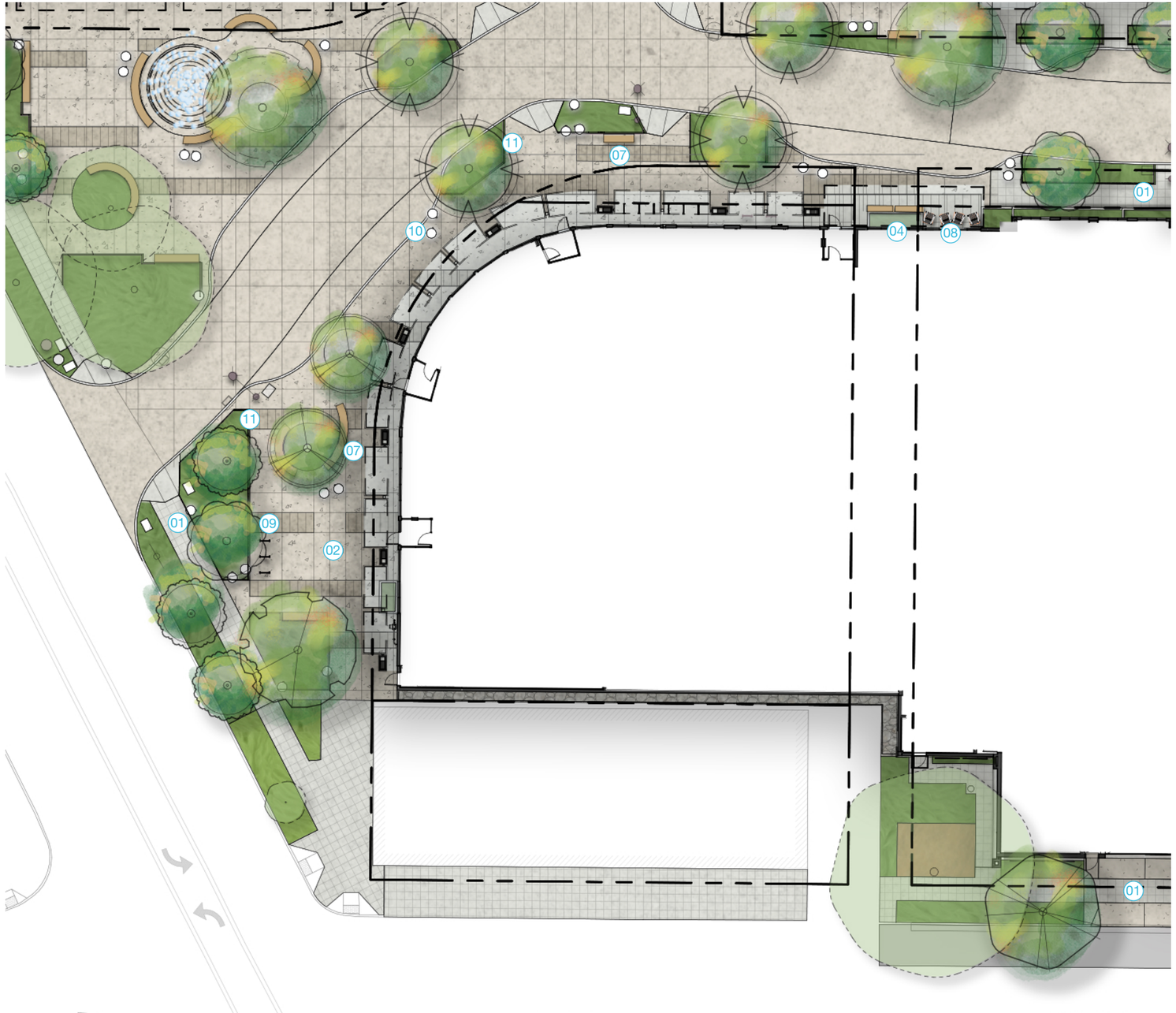
A variety of retail signage will be required for the commercial uses around Grand Street Commons. Smaller scale retail and restaurant uses will feature smaller blade and canopy signs, while larger commercial tenants will likely require large format, illuminated signage to announce their presence to drivers along Rainier Ave S and 23rd Ave S.

③

RESIDENTIAL SIGNAGE

On the South block, residential signage will likely be mounted to the face of the main entry canopy, similar to the retail signage.

DESIGN DEVELOPMENT
LANDSCAPE DESIGN



SOUTH BLOCK - AT GRADE LANDSCAPE PLAN

02

Specialty Concrete Paving

07

Bench Seating

08

Fixed Seating

09

Bike Racks

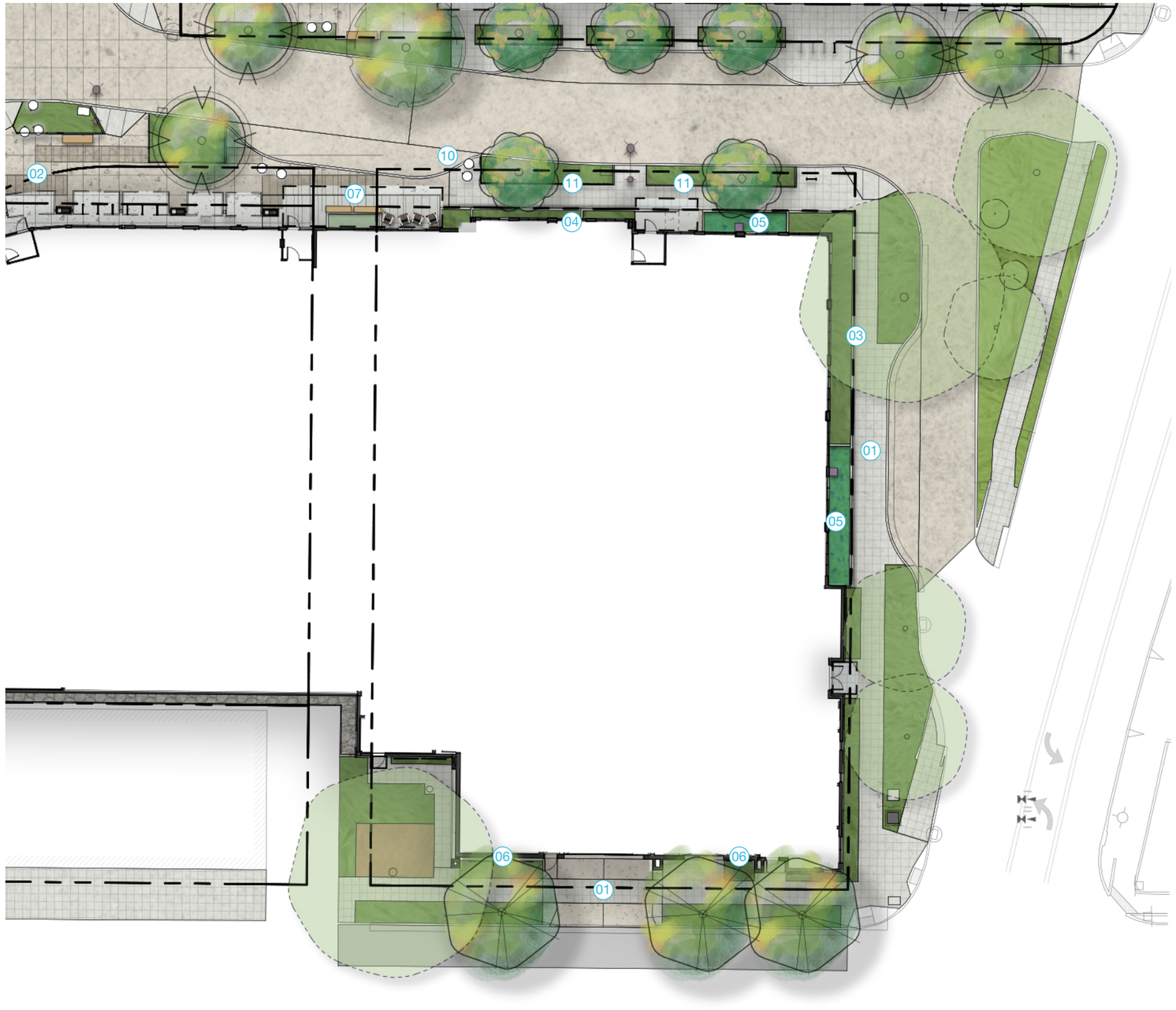
10

Pedestrian Lighting

11

Planting Edge Protection Rail

01 STANDARD 2’X2’ SIDEWALK
02 SPECIALTY CONCRETE PAVING
03 SLOPING PLANTER W/ +/- 6” CURB
04 RAISED PLANTER
05 BIORETENTION PLANTER
06 GREEN WALL TRELLIS
07 BENCH SEATING
08 FIXED SEATING
09 BIKE RACKS
10 PEDESTRIAN LIGHTING
11 PLANTING EDGE PROTECTION RAIL



SOUTH BLOCK - AT GRADE LANDSCAPE PLAN

0’ 15’ 30’

01

Standard 2’x2’ Concrete Sidewalk

02

Specialty Concrete Paving

05

Bioretention Planter

06

Vegetated Wall

07

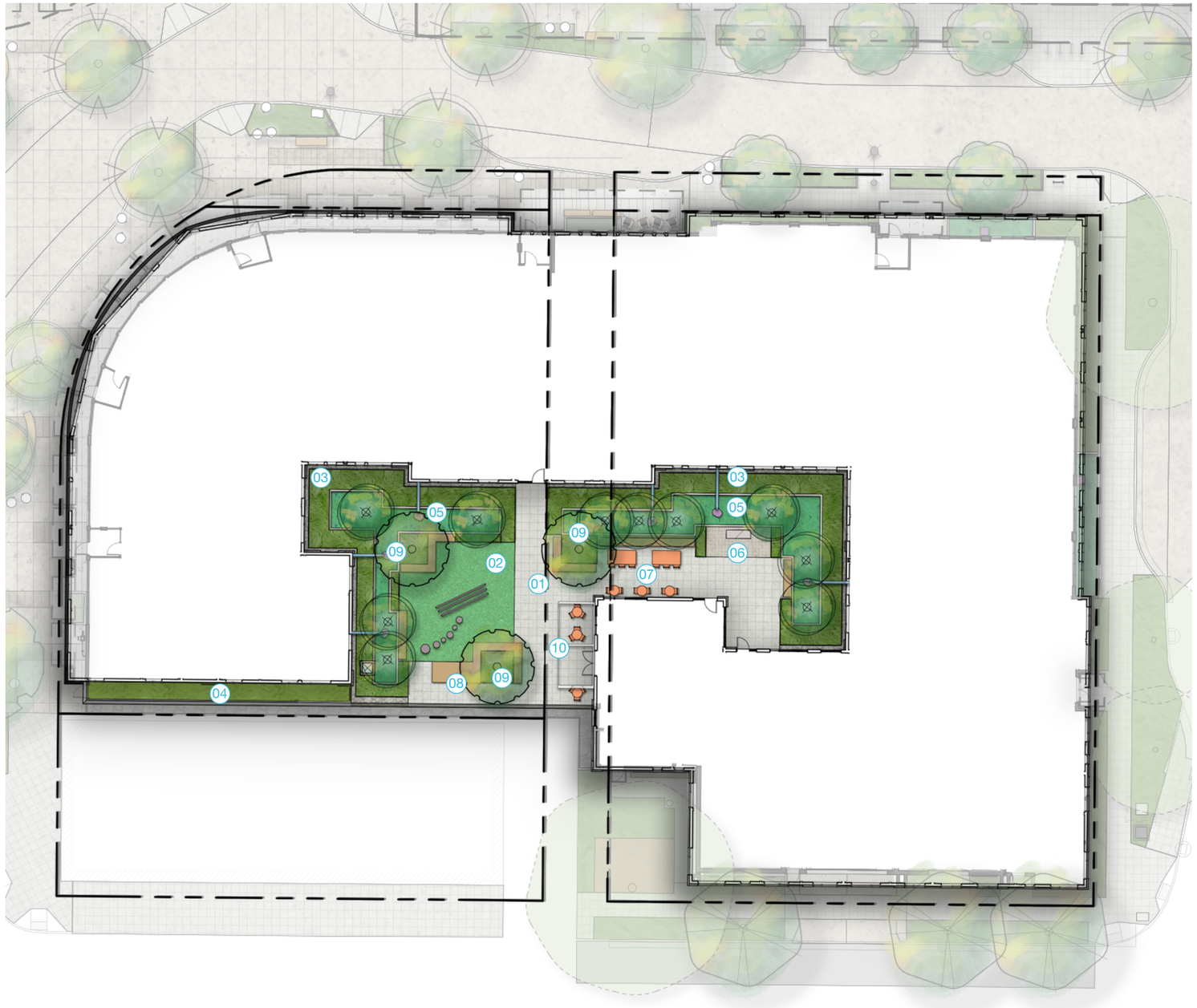
Bench Seating

11

Planting Edge Protection Rail

01 STANDARD 2’X2’ SIDEWALK
02 SPECIALTY CONCRETE PAVING
03 SLOPING PLANTER W/ +/- 6” CURB
04 RAISED PLANTER
05 BIORETENTION PLANTER
06 VEGETATED WALL
07 BENCH SEATING
08 FIXED SEATING
09 BIKE RACKS
10 PEDESTRIAN LIGHTING
11 PLANTING EDGE PROTECTION RAIL

DESIGN DEVELOPMENT
LANDSCAPE DESIGN



SOUTH BLOCK - PODIUM LEVEL

0’ 15’ 30’



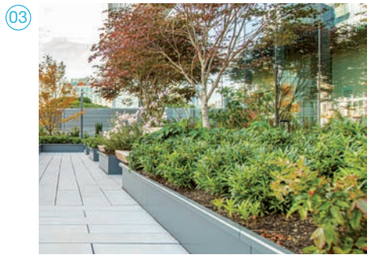
01 Precast Concrete Pavers



02 Artificial turf (Activity Area)



04 Bioretention Planting Areas



03 Intensive Planting Areas

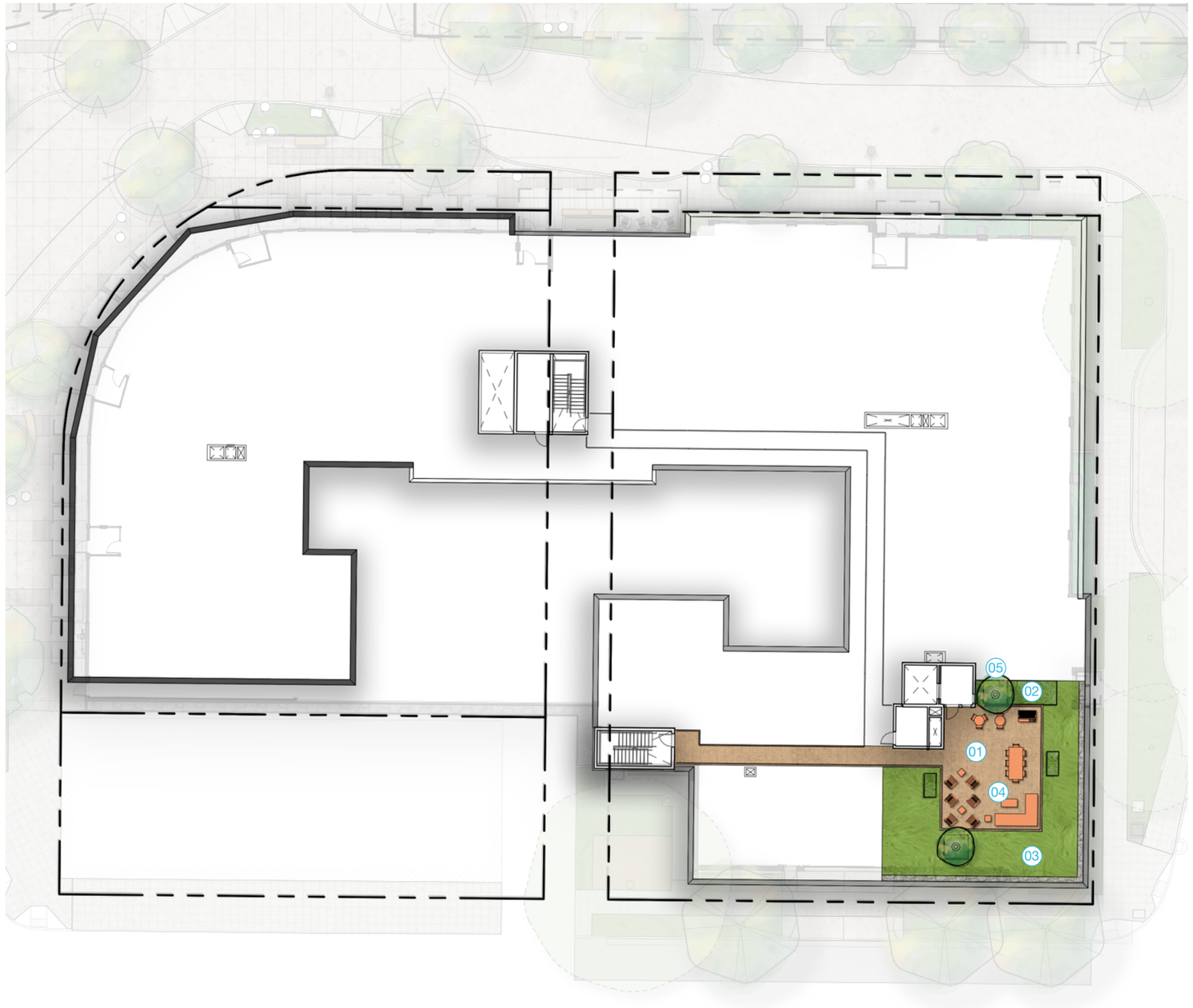


07 Wood Seating



09 Trellis

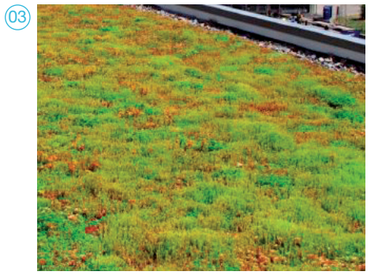
01 PRECAST CONCRETE PAVERS
02 ARTIFICIAL TURF ACTIVITY AREA
03 INTENSIVE PLANTING AREAS
04 EXTENSIVE PLANTING AREAS
05 BIORETENTION PLANTER W/ RAINWATER RUNNELS
06 OUTDOOR GRILLING AREA
07 MOVABLE FURNITURE
08 WOOD SEATING
09 LIT TREES
10 TRELLIS



SOUTH BLOCK - ROOF LEVEL


01 Wood Tile Pavers


02 Intensive Planting Area


03 Extensive Planting - Green Roof


04 Movable Furniture

01 WOOD TILE PAVERS
02 INTENSIVE PLANTING AREAS
03 EXTENSIVE PLANTING AREAS
04 MOVABLE FURNITURE
05 LIT TREES

DESIGN DEVELOPMENT
PLANTING PALETTE: STREET TREES



Quercus phellos
Willow oak



Parrotia persica 'Vanessa'
Persian ironwood



Cercidiphyllum japonicum
Katsura tree



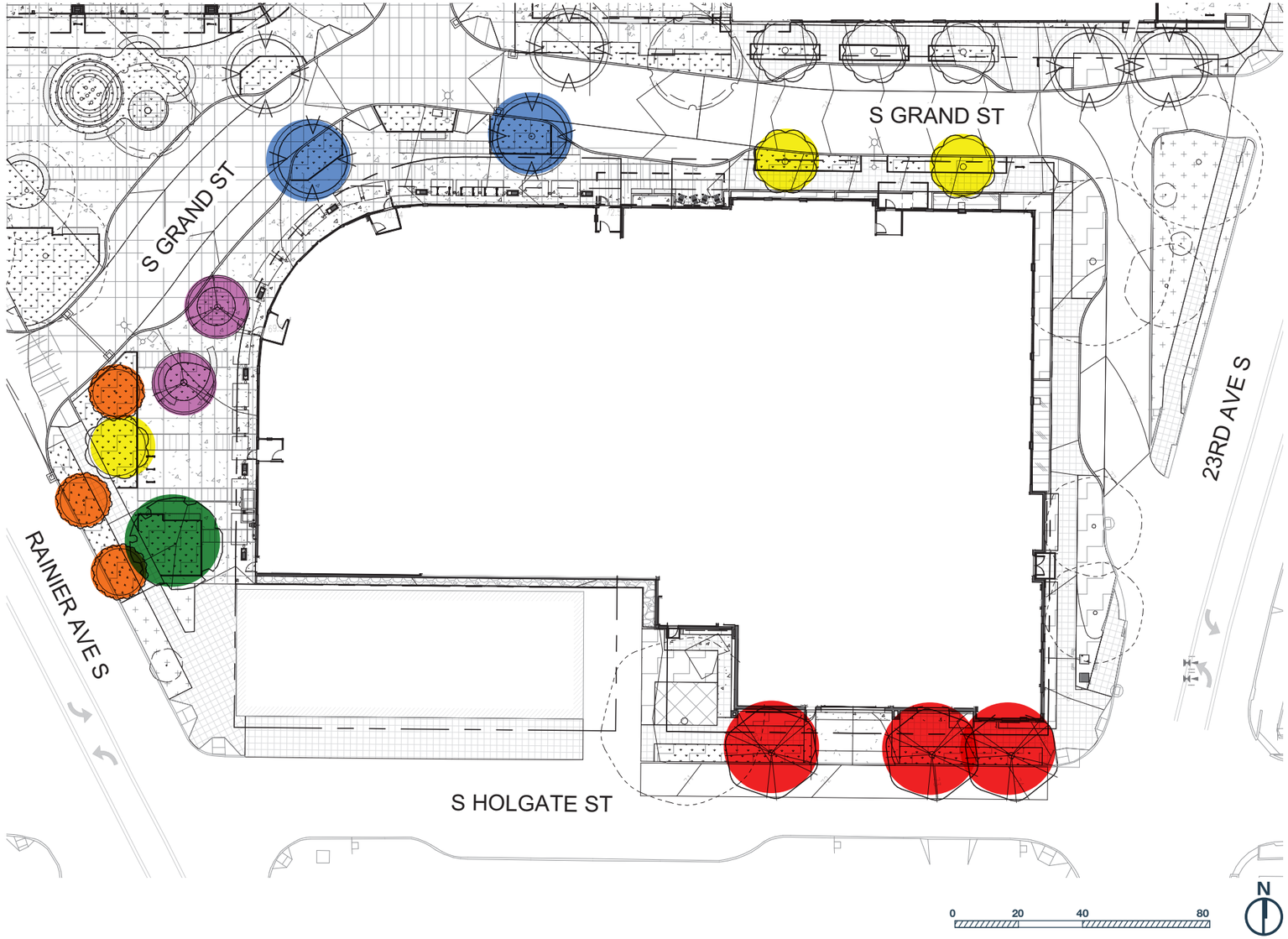
Ulmus propinqua 'JFS-Bieberich'
Emerald sunshine elm



Liriodendron tulipifera 'JFS-Oz'
Emerald city tulip tree



Cornus kousa x nuttallii 'Starlight'
Starlight hybrid dogwood



RUNBERG ARCHITECTURE GROUP

HEWITT

DESIGN DEVELOPMENT

PLANTING PALETTE: PLAZA AND GRAND STREET

FIELD



Carex divulsa
Berkely sedge



Pennisetum alopecuroides 'Hameln'
Hameln fountain grass



Fragaria chiloensis
Beach strawberry

STRUCTURE



Vaccinium ovatum
Evergreen huckleberry



Miscanthus sinensis 'Morning Light'
Morning light maidengrass

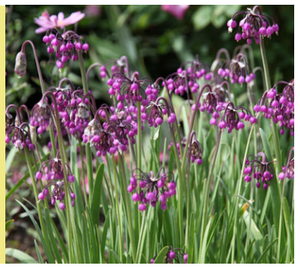


Rosa bonica
Bonica rose



Rhaphiolepis umbellata 'Minor'
Dwarf yeddo hawthorn

ACCENTS



Allium cernuum
Nodding onoin



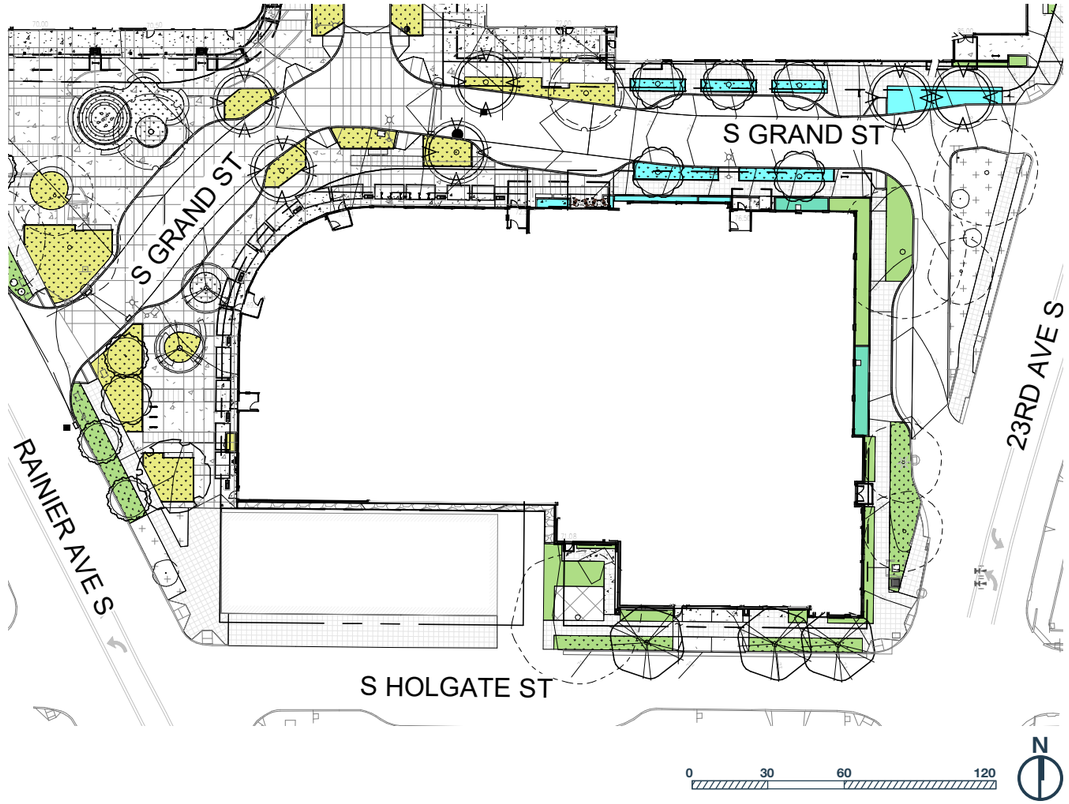
Achillea millefolium
Yarrow



Allium 'Globemaster'
Globemaster allium



Echinacea purpurea 'Magnus'
Magnus coneflower



FIELD



Mahonia nervosa
Dwarf Oregon grape



Liriope spicata
Creeping lilyturf

STRUCTURE



Polystichum munitum
Sword fern



Rhaphiolepis umbellata 'Minor'
Dwarf yeddo hawthorn

ACCENTS



Aquilegia caerulea
Colorado blue columbine



Carex oshimensis 'Everlime'
Everlime sedge



Anemone sylvestris
Snowdrop anemone

HEWITT RUNBERG ARCHITECTURE GROUP

DESIGN DEVELOPMENT

PLANTING PALETTE: PERIMETER STREETSCAPES

FIELD



Prunus laurocerasus 'Mt Vernon'
Mt Vernon laurel



Liriope spicata
Creeping lilyturf



Rubus pentalobus
Creeping bramble



Mahonia nervosa
Dwarf Oregon grape

STRUCTURE



Rhaphiolepis umbellata 'Minor'
Dwarf yeddo hawthorn



Clethra alnifolia 'Hummingbird'
Hummingbird summersweet



Pennisetum alopecuroides 'Hameln'
Hameln fountain grass

ACCENTS



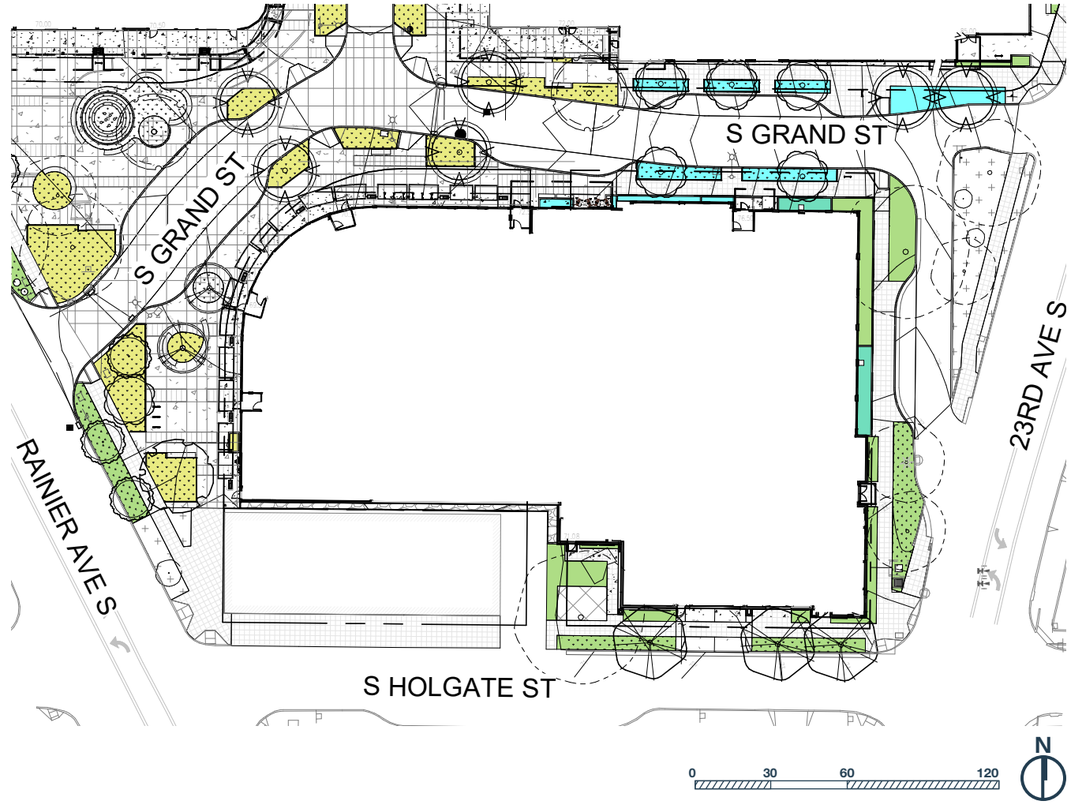
Achillea millefolium
Yarrow



Hemerocallis 'Stella D'oro'
Stella D'oro daylily



Echinacea purpurea 'Magnus'
Magnus coneflower



PLANTING PALETTE: BIORETENTION

FIELD



Acorus gramineus 'Ogon'
Golden variegated sweet flag



Juncus patens 'Elk Blue'
Elk blue rush



Liriope muscari 'Royal Purple'
'Royal Purple' lilyturf



Blechnum spicant
Deer fern

STRUCTURE



Cornus sericea 'Farrow'
Arctic fire dogwood



Spiraea douglasii
Rose spiraea



Osmunda regalis
Royal fern

ACCENTS



Ligularia stenocephala 'The Rocket'
Rocket ligularia



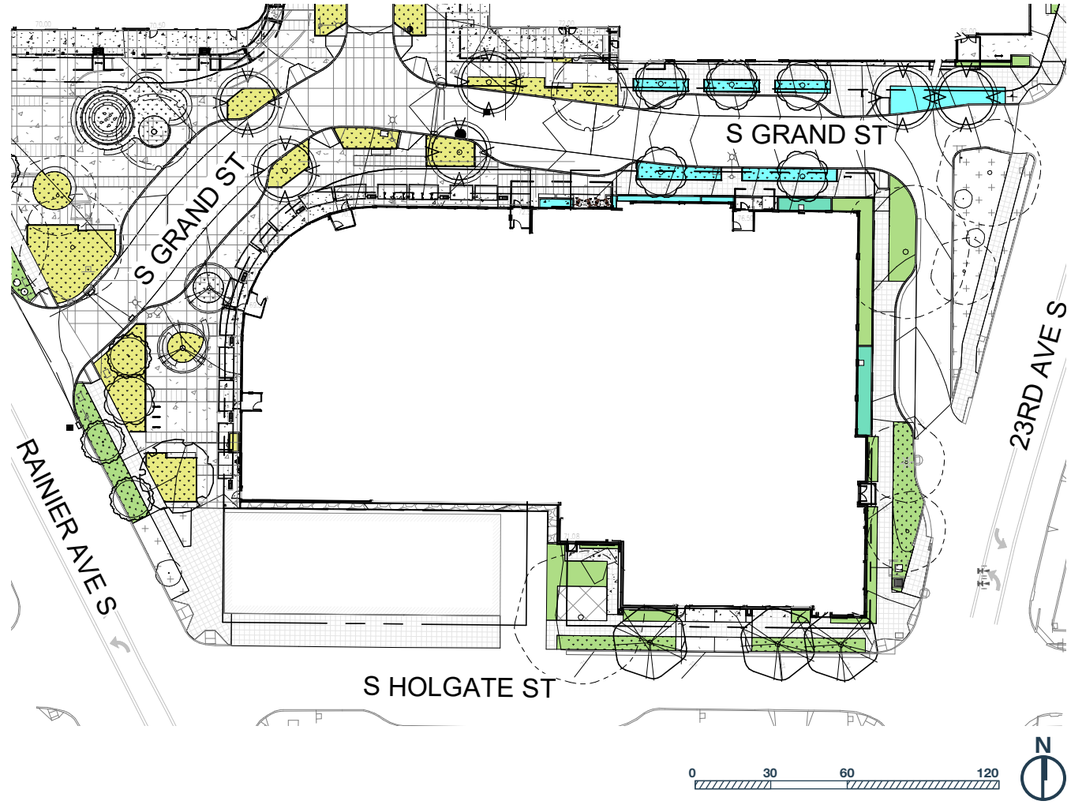
Iris siberica 'Caesar's Brother'
Caesar's Brother Siberian iris



Hosta 'Guacamole'
Guacamole hosta



Cammasia quamash
Camas



DESIGN DEVELOPMENT
PLANTING PALETTE: ROOF LEVELS

FIELD



Prunus laurocerasus 'Mt Vernon'
Mt Vernon laurel



Dryopteris erythrosa 'Brilliance'
Brilliance autumn fern



Mahonia nervosa
Dwarf Oregon grape



Pennisetum alopecuroides 'Hameln'
Hameln fountain grass

STRUCTURE



Lonicera pileata
Privit honeysuckle



Hydrangea paniculata 'Limelight'
Limelight panicle hydrangea

ACCENTS



Achillea millefolium
Yarrow



Rudbeckia fulgida 'Little Goldstar'
Little goldstar black-eyed Susan

FIELD



Juncus patens 'Elk Blue'
Elk blue rush

STRUCTURE



Cornus sericea 'Farrow'
Arctic fire dogwood

ACCENTS



Ligularia stenocephala 'The Rocket'
Rocket ligularia

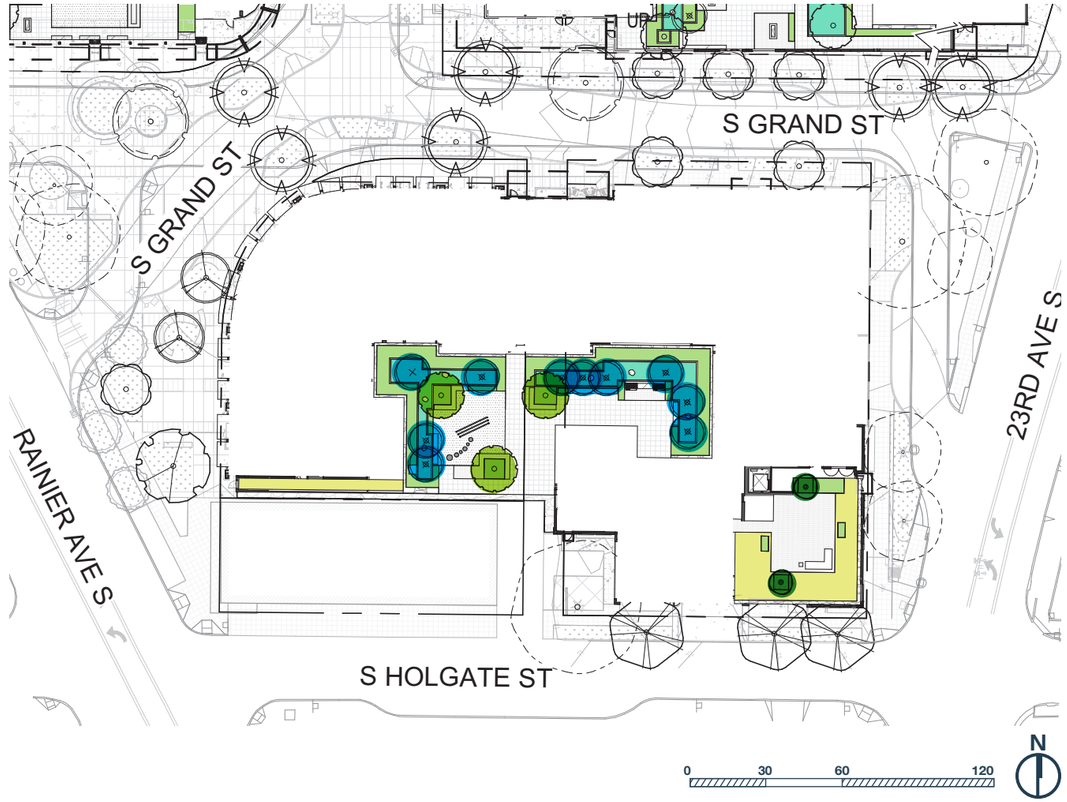


Iris siberica 'Caesar's Brother'
Caesar's Brother Siberian iris

FIELD



Prevegetated sedum mat





Lagerstroemia indica 'Tuscarora'
Tuscarora crape myrtle



Parrotia persica 'Vanessa'
Persian ironwood



Rhamnus purshiana
Cascara

SOUTH BLOCK | DEPARTURES

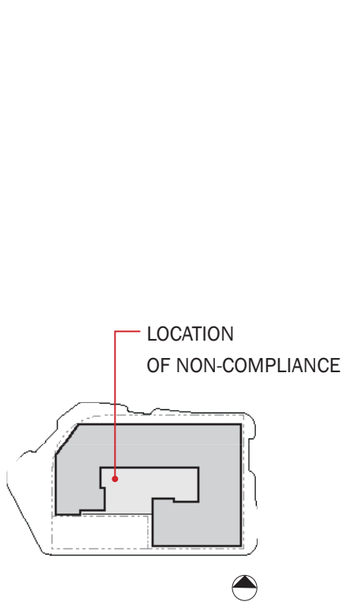
DEPARTURES
AMENITY AREA

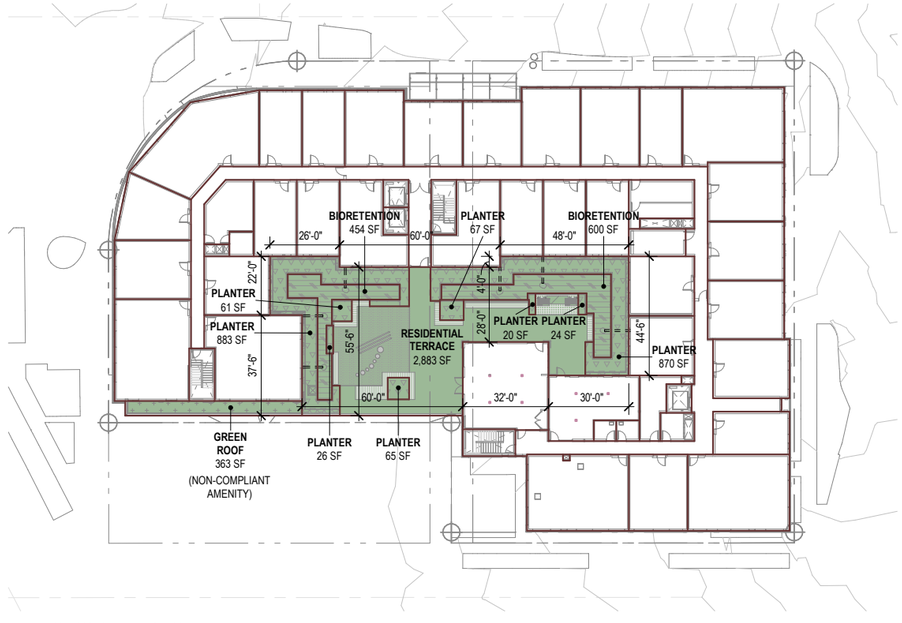
DEPARTURE REQUEST - AMENITY AREA

REQUIREMENT	REQUEST / PROPOSAL	JUSTIFICATION
23.47A.024 Amenity area A. Amenity areas are required in an amount equal to 5% of the total gross floor area in residential use, except as otherwise specifically provided in Ch 23/47A. excludes areas uses for mechanical equipment and accessory parking. For the purposes of this subsection 23.47A.024.A, bioretention facilities qualify as amenity areas. B. Required amenity areas shall meet the following standards, as applicable: 1. All residents shall have access to at least one common or private amenity area. 2. Amenity areas shall not be enclosed. 3. Parking areas do not quality. 4. Common amenity areas shall have a minimum horizontal dimension of 10 feet, and no common amenity areas shall be less than 250 sf in size.	To allow approximately 6,770 sf of outdoor amenity area (4% of total gross floor area).	The project is located adjacent to public outdoor amenity spaces like Seattle Children's Play Area, Jimi Hendrix Park, and the future plaza at Rainier Ave S & S Grand Street. The project is focusing on providing amenity space in the form of common space rather than individual pockets of privatized space. This better supports PL1-2-a Multi-Purpose Gathering Spaces, PL1-3 Livability for Families and Elderly. In particular, the raised courtyard at level 2 will include a secure children's play structure (PL1-3-a), outdoor gathering area, and strong connections to an indoor common amenity area. Residential use outdoor spaces that connect to indoor amenities are preferred for improved safety and security (DC1-A-2, DC3-B-1, DC3-B-4, DC3-1-a). For that reason, a rooftop deck for resident uses is avoided. Indoor amenities also include a fitness center, computer lab / business center, and media center for year-round resident enjoyment by all ages. The project is additionally providing 1,023 sf of bioretention, planters, and green roof that is not included in the amenity area calculation because it does not meet the measurement requirements, but those investments should be considered as additional justification for granting this departure.

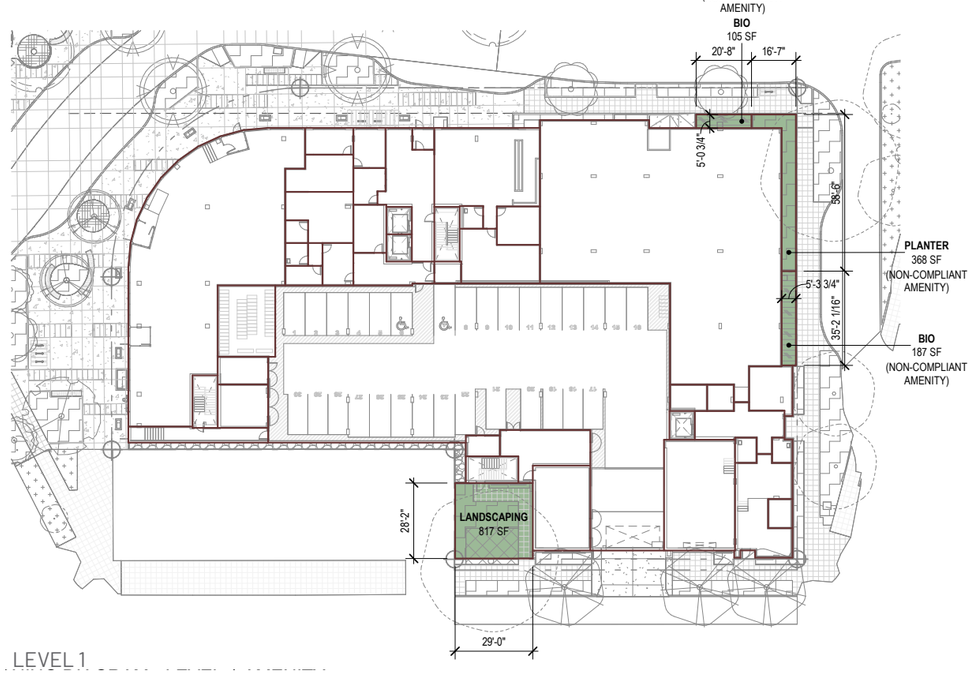


AERIAL VIEW FROM THE SOUTH WEST





LEVEL 2 PODIUM DECK



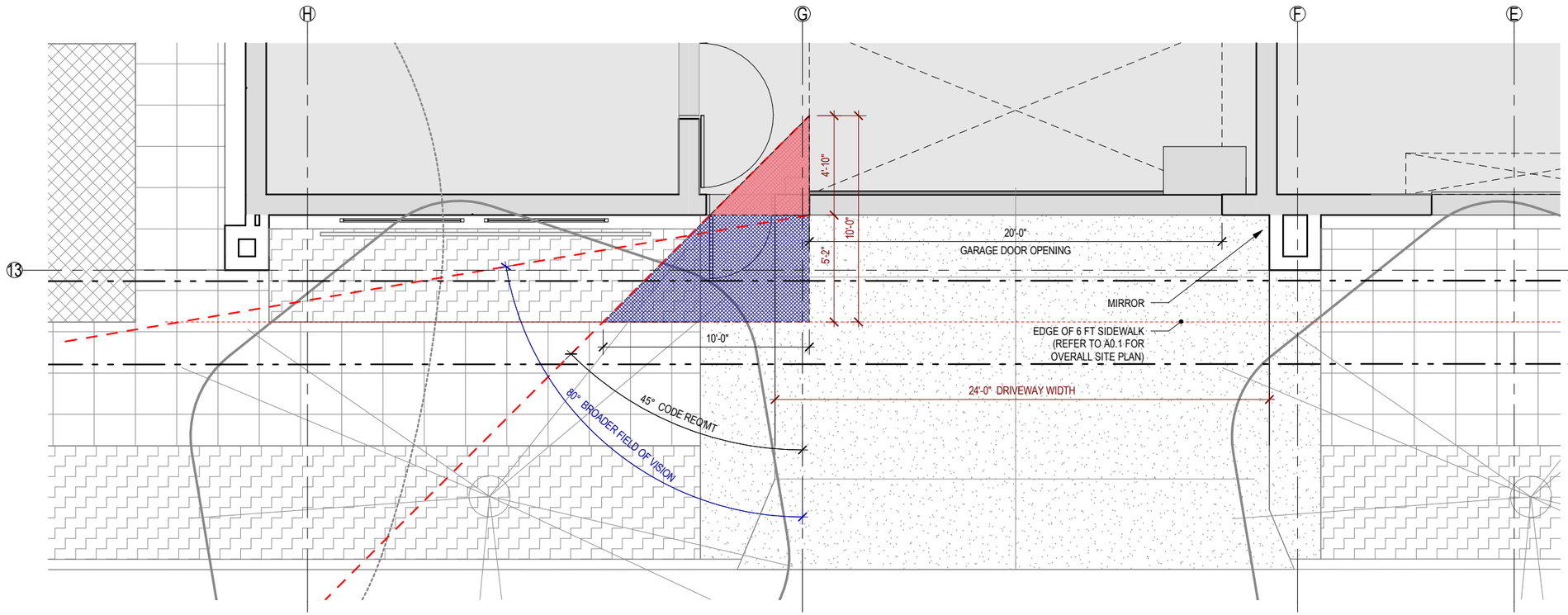
LEVEL 1

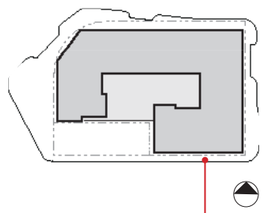
DEPARTURE REQUEST - SIGHT TRIANGLE

REQUIREMENT	REQUEST / PROPOSAL	JUSTIFICATION
23.54.030.G For two way driveways or easements 22 feet wide or more, a sight triangle on the side of the driveway used as an exit shall be provided, and shall be kept clear of any obstruction for a distance of 10 feet from the intersection of the driveway or easement with a driveway, easement, sidewalk, or curb intersection if there is no sidewalk. The entrance and exit lanes shall be clearly identified.	To allow for a 4'-0" encroachment into the sight triangle.	The project proposes to recess the facade west of the driveway (exit side) a depth of 5'-2" from the back of the sidewalk for a distance of approximately 26'-2", which provides a wider view angle of the street than if the structure adhered to the code required sight triangle. Mirrors shall also be provided to enhance drivers' view of the sidewalk.



SOUTH FACADE PERSPECTIVE VIEW FROM 23RD AVE S





LOCATION OF NON-COMPLIANCE