

4740 RAINIER AVE S

SEATTLE, WA 98118
DPD# 3035538

ADMINISTRATIVE DESIGN REVIEW (CB 119769)
EARLY DESIGN GUIDANCE MEETING
5.4.2020

studio MENG STRAZZARA

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PROJECT INFORMATION

PROJECT ADDRESS
4740 RAINIER AVE S
SEATTLE, WA 98118

SDCI PROJECT #
3035538

EDG #
1

CONTACTS

ARCHITECT
STUDIO MENG STRAZZARA
2001 WESTERN AVE, SUITE 200
SEATTLE, WA 98102

CONTACT:
LUCAS BRANHAM, AIA
206-587-3797
LBRANHAM@STUDIOMS.COM

LANDSCAPE ARCHITECT
KAREN KIEST LANDSCAPE ARCHITECTS
111 WEST JOHN STREET, SUITE 306
SEATTLE, WA 98119

CONTACT:
KAREN KIEST
206-323-6032
KKIEST@KK-LA.COM

DEVELOPER
CP RAINIER LLC

CONTACT:
ERIC CYZNER
908-208-2650
ECYZNER@GMAIL.COM

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DEVELOPMENT OBJECTIVES & SUMMARY OF PUBLIC OUTREACH

PROJECT INFORMATION

3.4
the proposal seeks to create a mixed-use commercial and residential building within the heart of columbia city. small retail spaces that serve local businesses are planned to reflect the community-centric nature of columbia city. residential housing above will provide needed housing near light-rail stations. ample underground parking is proposed to satisy the needs of the residential and commercial uses.

the project site is located at the at northeast corner of rainier ave s and s angeline st, just outside of the historic columbia city landmark district. due to the non-orthogonal orientation of rainier, an obtuse angle is created at the corner of the site allowing for high-visibility particularly when traveling north on rainier. this pattern language created by the streetscape is reflected in building forms along rainier, with northeast and southwest wide-angled corners and northwest and southeast acute corners.

the design process began with careful consideration of the historic and contemporary context of the site. fenestration patterns, existing datums, storefront design, and material selections were studied and were used to influence the design options. the design options show an evolution of thought process taking into account existing patterns of the neighborhood while also responding sensitively to adjacent uses.

PROJECT DATA

3.1
RESIDENTIAL UNITS
73-78

3.2
COMMERCIAL
3,500 - 4,500 SF

3.3
PARKING
84-90 STRUCTURED STALLS

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DEVELOPMENT OBJECTIVES & SUMMARY OF PUBLIC OUTREACH



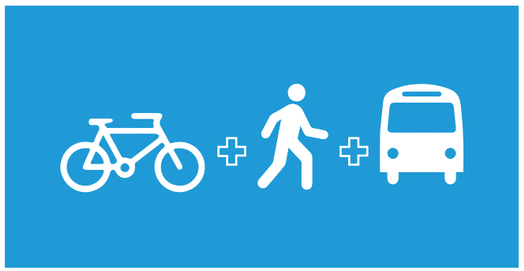
LIGHTS-ON



LANDSCAPE



SECURITY



TRANSIT ORIENTED DESIGN



NEIGHBORHOOD BENEFIT



INTEGRATION



RIGHT-OF-WAY IMPROVEMENTS



COMFORT



DENSITY

GOALS

LIGHTS-ON
Residential units and commercial spaces provide lighting for safety

LANDSCAPE
Street level landscape provide pleasant pedestrian experience and connection to the street

SECURITY
Residential and commercial spaces add security by providing 'eyes on the street'

TRANSIT ORIENTED DESIGN
Maximize residential and commercial uses to support nearby (0.4 miles) Columbia City Light Rail Station

NEIGHBORHOOD BENEFIT
Create positive mixed-use development that strengtens existing neighborhood connections

INTEGRATION
Complement existing eclectic architectural styles of Columbia City neighborhood

RIGHT-OF-WAY IMPROVEMENTS
Paving patterns, landscape, bicycle racks, and seating create opportunites for public interaction

COMFORT
Provide access to daylight and air for proposed new residenital units and neighboring properties

DENSITY
Stacked housing provides desired density near transit hub

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- *Required equity outreach*: **Offer Somali and Amharic interpretation services for the meeting if requested via hotline or email 5 days in advance. Invite the community groups listed on the Columbia City neighborhood snapshot.**
- *What we did:* Somali and Amharic interpretation services were offered for the meeting on the hotline voicemail and the poster. We invited community groups listed on the Columbia City neighborhood snapshot to the meeting. Voicemail script, poster, list of groups invited, and emailed invitations are included in Appendix A.
- *Date completed:* October 30, 2019

- *Required equity outreach:* **Hang the poster at the project site, along with other locations.**
- *What we did:* The poster was hung at the project site along with other locations. The poster distribution list and photo documentation are included in Appendix A.
- *Date completed:* October 30, 2019

What We Heard From the Community

Summary of Comments/Questions Heard at the Community Meeting on November 13, 2019:

Design-Related Comments

- **Design**. One attendee inquired what the plan is for the eastern edge of the building. Another attendee expressed support for drawing inspiration from two landmarks buildings nearby. One attendee expressed support for the retail element of the building's design fitting the surrounding business district.
- **Height**. One attendee inquired about the building's anticipated height. Another attendee inquired whether the building height will come all the way up to Rainier Ave S, and encouraged considering ground level set-backs along Rainier.
- **Plaza**. One attendee encouraged considering having a vegetative plaza space.
- **Sidewalk**. One attendee expressed support for utilizing bollards for safety and to provide a sense of protection to pedestrians from the street, while also showcasing a nice consistency with the historic district.
- **Entrance**. One attendee inquired about residential/commercial space access and inquired whether there is access on Angeline. Another attendee expressed support for having a discreet residential entrance to prevent people from cutting through the lot.

Non-Design-Related Comments

- **Bicycles**. One attendee inquired whether the developer anticipates having any bike racks visible from the street.
- **Charging Station.** One attendee inquired whether the building will have an electric vehicle charging station.
- **Developer**. One attendee inquired who the project developer is, and whether they purchase of the site is complete.
- **Environmental**. One attendee inquired about the state of the ground underneath the property.
- **Entitlements**. One attendee inquired what an entitlement is.
- **Parking.** One attendee noted that with apartments developers don't have to do parking, which is less expensive.
- **Retail**. One attendee inquired about the project team's thoughts re: the site's relationship to the neighborhood's business district, and shared that the local business association's vision focuses on independent, locally-owned businesses. One attendee encouraged the developer to see if it's economically-feasible to create smaller retail spaces for small sole-proprietors, and said that their general sense is its better if spaces are small. One attendee noted that they would like to see a wider diversity of business owners in the retail spaces in the new building.
- **Permitting**. One attendee inquired whether the permitting process has started.
- **Road**. Several attendees expressed concerns about traffic near the site and conflicts between drivers and bicyclists especially with new PCC Community Market in the area.
- **Trash**. One attendee expressed concern that waste and recycling in a multifamily building is challenging and encouraged the project team to consult with Seattle Public Utilities about creating a thoughtful collection area.
- **Units.** One attendee inquired how the spaces will be divided between retail and residential units.
- **Timing.** One attendee inquired regarding the timeline for the project.

Miscellaneous Comments

- **Outreach**. One attendee inquired where the meeting was advertised, and which community organizations received notification, and expressed concern that the Columbia City website and the Columbia City Business Association did not list it on their calendars, and said it seems like the meeting is designed to tick a box rather than draw people. Another attendee suggested putting a poster up at the Early Learning Center across from the site. One attendee expressed support for offering translators at the meeting.
- **Miscellaneous**. Several attendees thanked the project team for coming to meet with the community about the project.

One comment regarding bike racks was received via email and is included in Appendix A. No comments were received via the project hotline.

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Photos
Event Date: November 13, 2019
Event Location: Rainier Arts Center

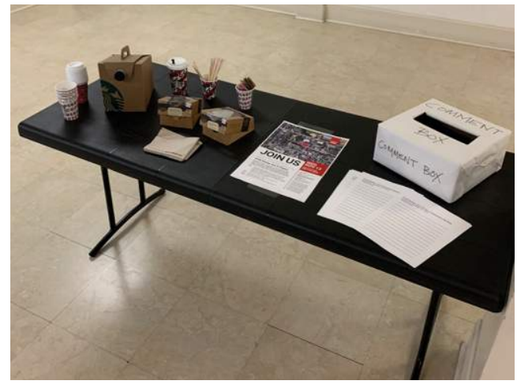
Project Address:	4740 Rainier Ave S, Seattle WA 98118
Brief Description:	This project proposes construction of a new mixed-use building consisting of 4 levels of residential units over ground level with 4,200 sf of commercial, residential units, amenity space and bike storage. Parking for 80 vehicles to be provided at two underground parking levels.
Contact:	Natalie Quick
Applicant:	CP Rainier LLC
Contact Information:	4740RainierAveS@earlyDRoutreach.com
Type of building:	Mixed-use
Neighborhood:	Columbia City
In Equity Area:	Yes













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4.0 structures footprints + uses
SITE PLAN

KEY

- project property line
- lot line
- structure
- adj. structures within first 30'

restaurant, table service

1 1-story

day care center

2 1-story

apartment

3 2-stories

multiple residence (low rise)

4 3-stories

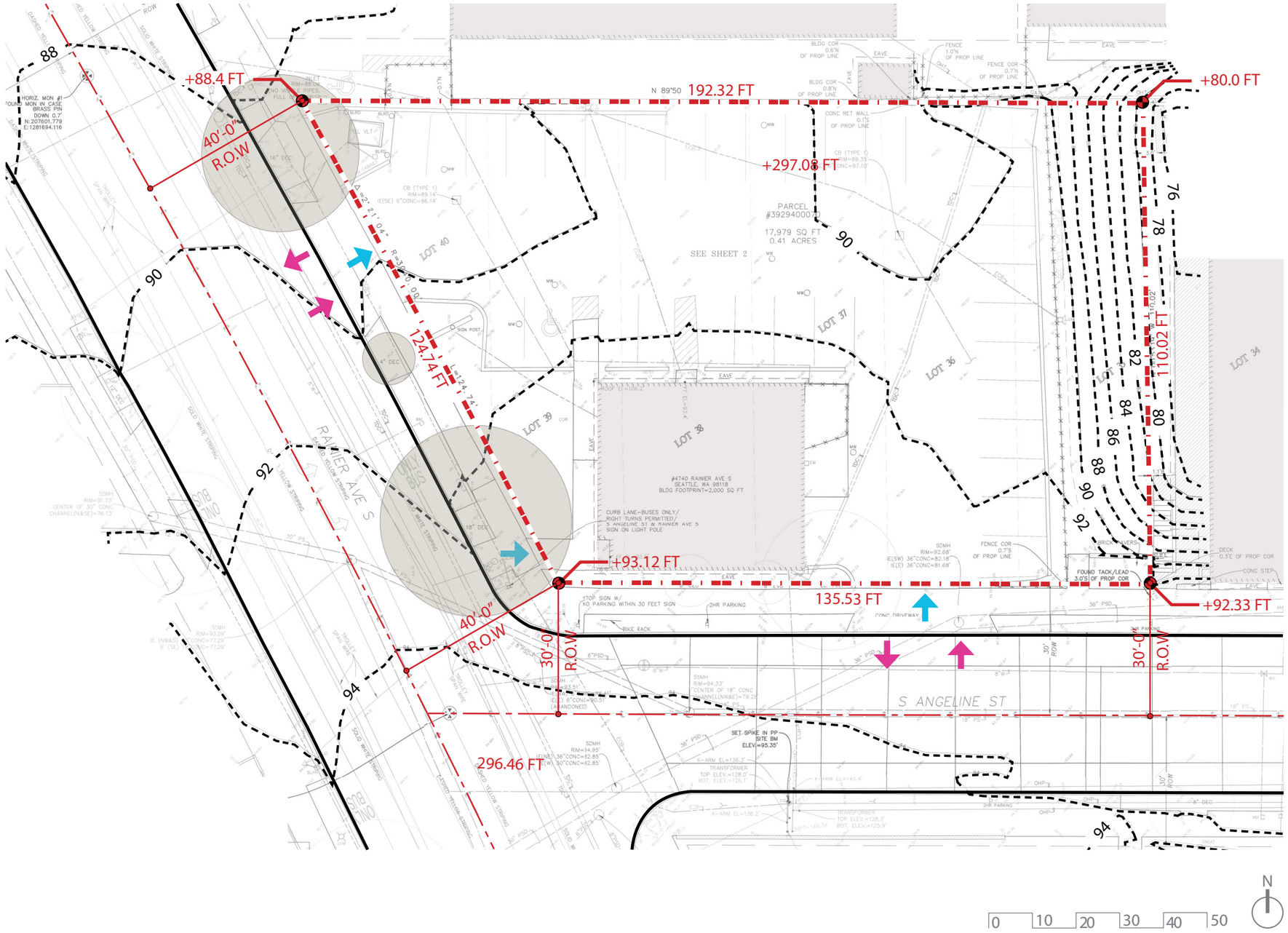


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SURVEY

LEGAL DESCRIPTION

Per statutory warranty deed Rec. No. 20190206001807
Lots 35 through 40, inclusive, block 2, Kramer Heights addition, according to the plat thereof recorded in volume 13 of plats, page 66, records of King County, washington. Except that portion of lots 39 and 40, condemned for Rainier Avenue in King County Superior court cause no. 87583, as provided for in ordinance No. 29364 of City of Seattle; together with that portion of vacated 37th Avenue South abutting said lot, as vacated by ordinance No. 48589, which attached by operation of law. Situate in the County of King, State of Washington.

KEY

- existing vehicular access
- existing pedestrian access
- curb edge
- street centerline
- street tree
- spot elevations
- topography
- structure
- project property line

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RESIDENTIAL URBAN VILLAGE

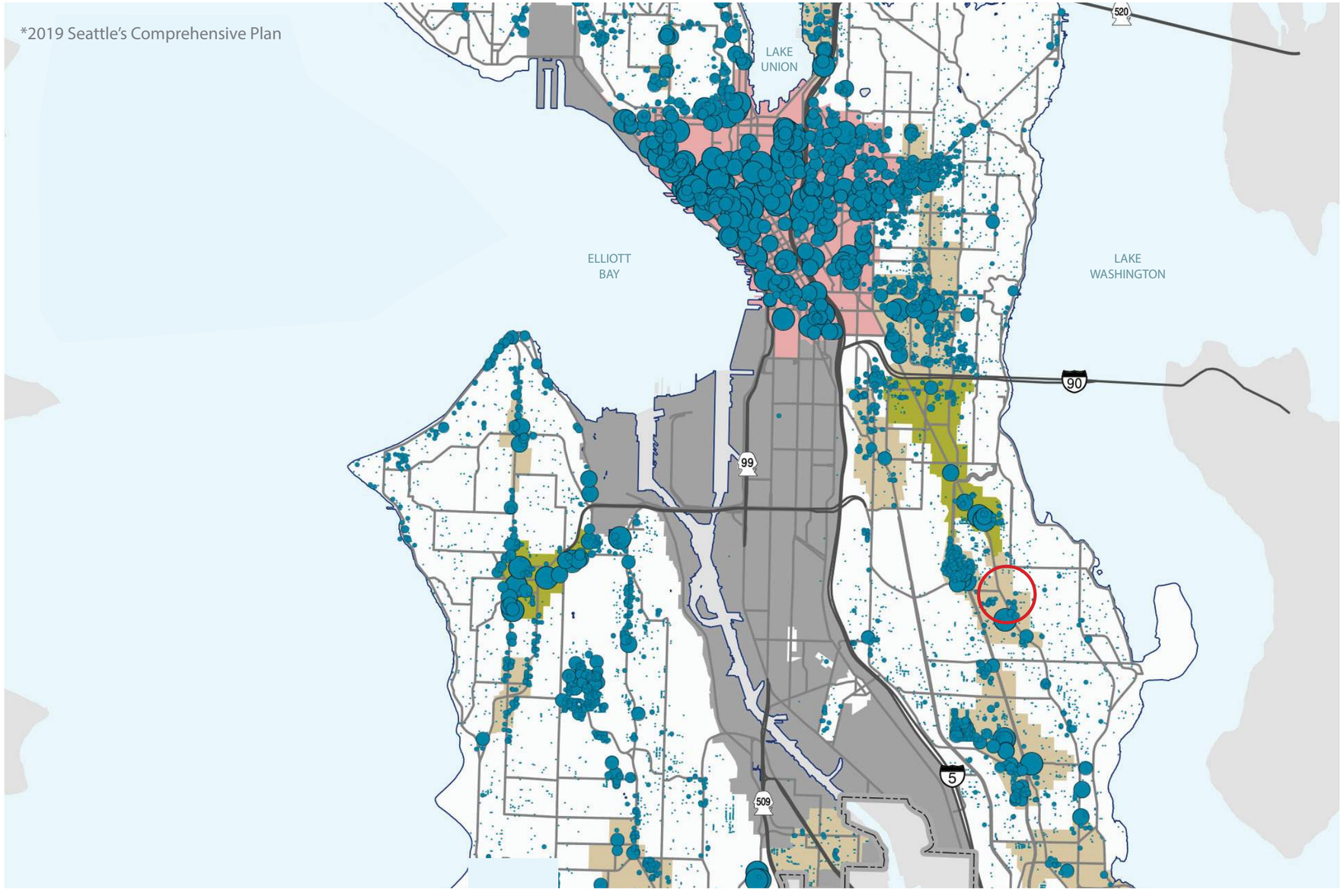
Densest of Seattle's neighborhoods. They act as both regional centers and local neighborhoods that offer a diverse mix of uses.

KEY

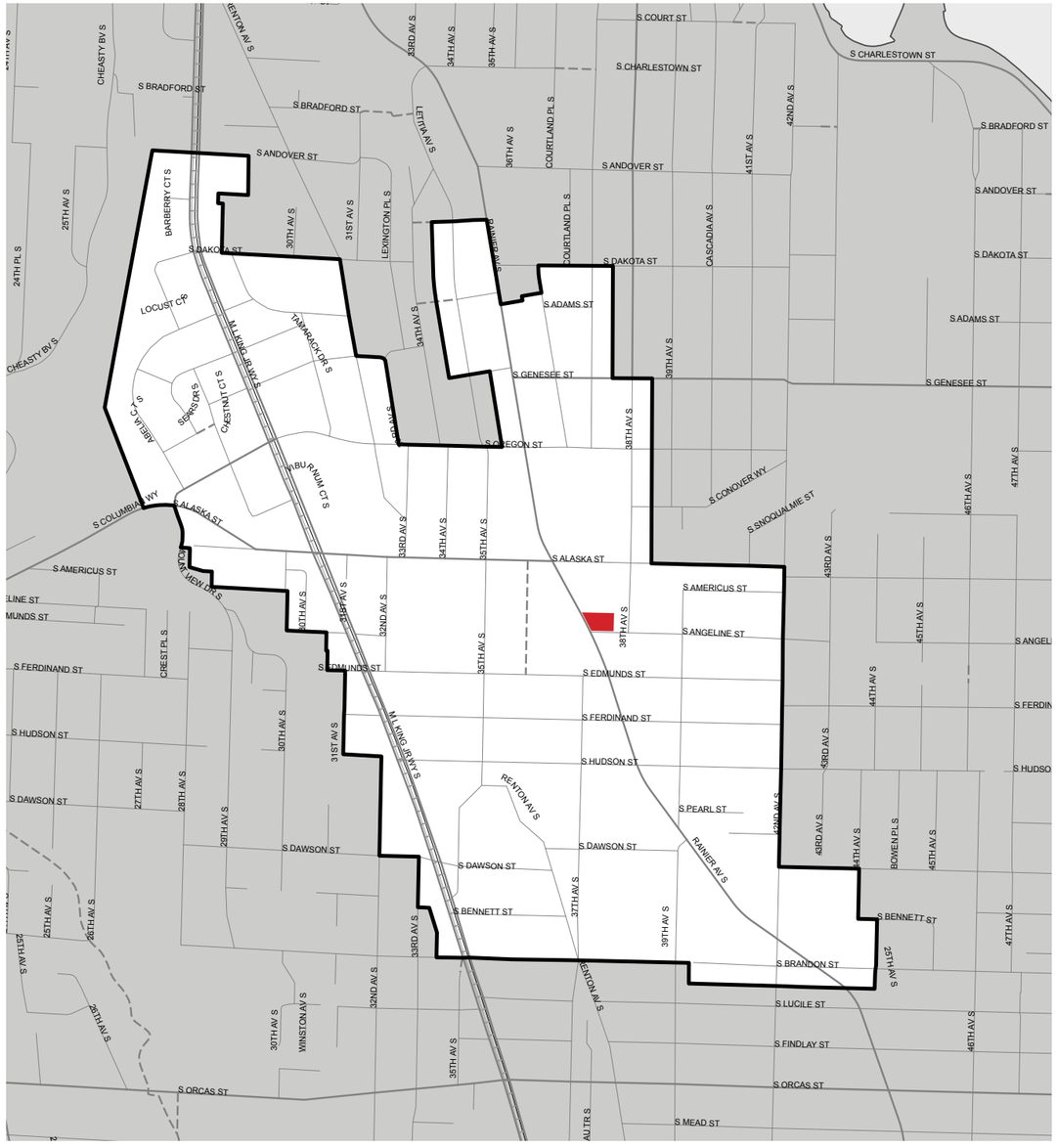
- Urban Center
- Hub Urban Village
- Residential Urban Village
- Manufacturing Industrial
- Remainder of city

Housing Units Built 1995-2014

- 1
- 2-5
- 6-10
- 11-20
- 21-50
- 51-100
- 100+



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The goals and objectives supporting the Columbia City vision provide context and clarity for the design.

Columbia City Neighborhood Plans:
CC-P1 Strive to make the Columbia City area safe and efficient for bicycles and pedestrians.
CC-P3 Maximize community benefits through the management of parking around the light rail station.
CC-P9 Encourage mixed-use and pedestrian-scale development within the Columbia City and Hillman City business districts
CC-P10 Strive to retain and build upon the unique pedestrian-friendly qualities of the Columbia City, Hillman City, and Genesee business districts.
CC-G8 A community with a variety of available housing options for a mix of income levels and household sizes.
CC-P15 Strive to maintain existing neighborhood scale and character and promote transit-oriented development, where appropriate.
CC-P18 Maximize light rail-related investments to ensure the development of quality housing with appropriate community amenitiesthe development of quality housing with appropriate community amenities.
CC-P20 Encourage housing as part of mixed-use development projects, including live–work spaces, within the business districts; consider rezoning appropriate areas within the urban village to NC/R designations.

KEY

- Village Boundary
- Project Property

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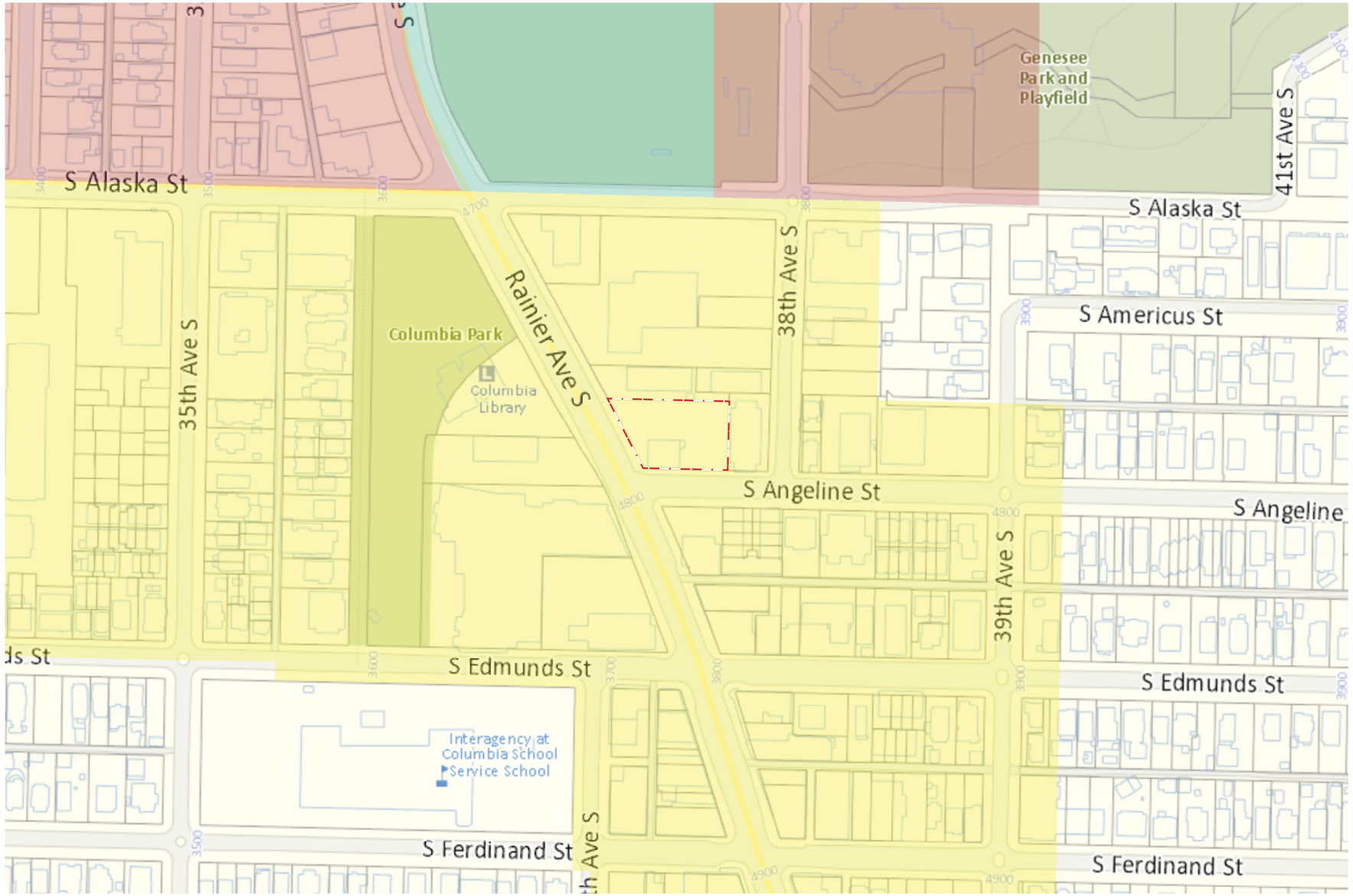
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SOUTHEAST SEATTLE REINVESTMENT AREA

The project site is located within the Southeast Seattle Reinvestment Area.

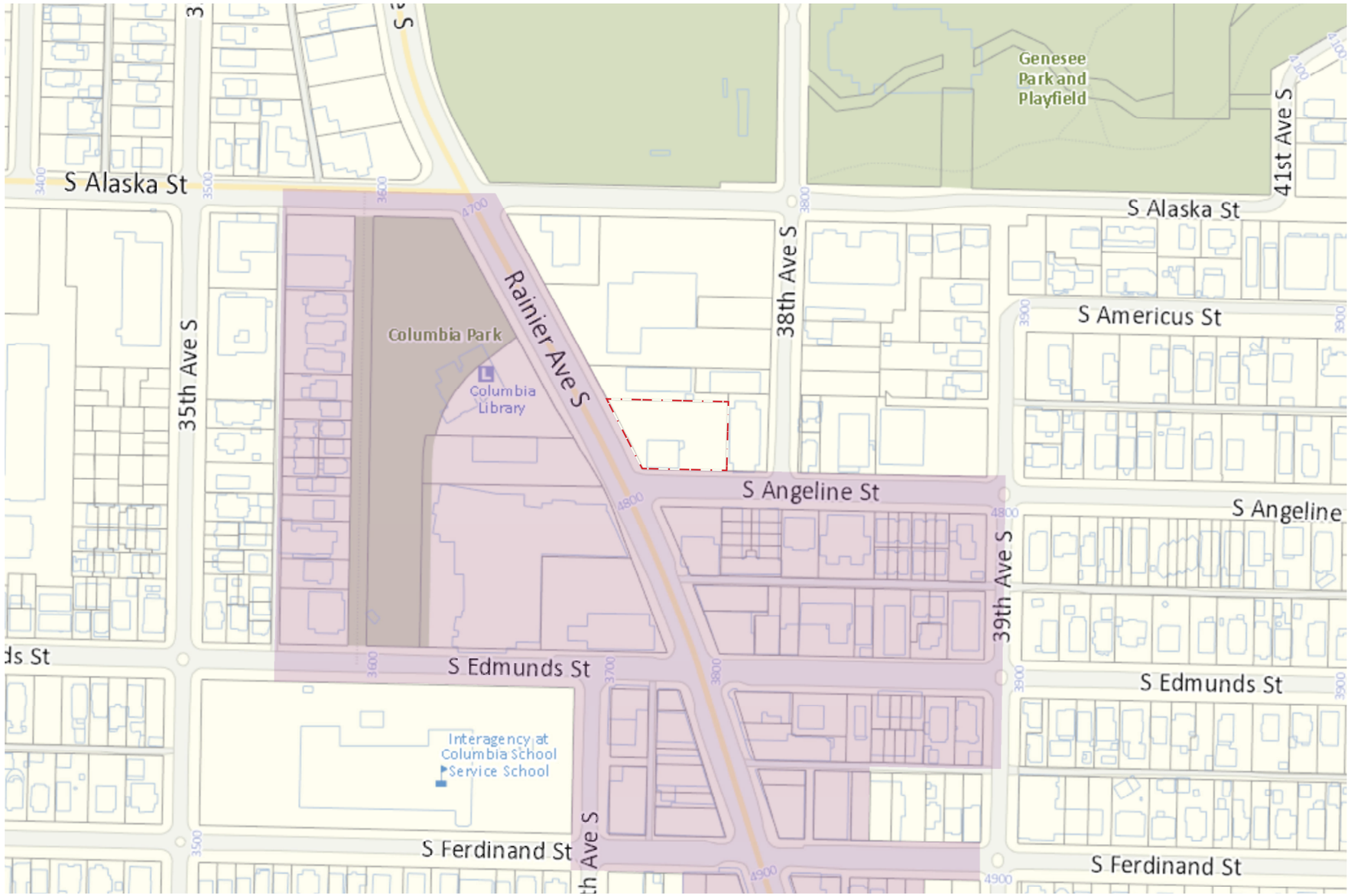
KEY

- Southeast Seattle Reinvestment Area
- Southeast Seattle Reinvestment Area & Rainier/Genesee Business District
- Rainier/GeneseeBusiness District



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COLUMBIA CITY LANDMARK DISTRICT

The project site is located just outside of the Columbia City Landmark District.

KEY

Columbia City Landmark District

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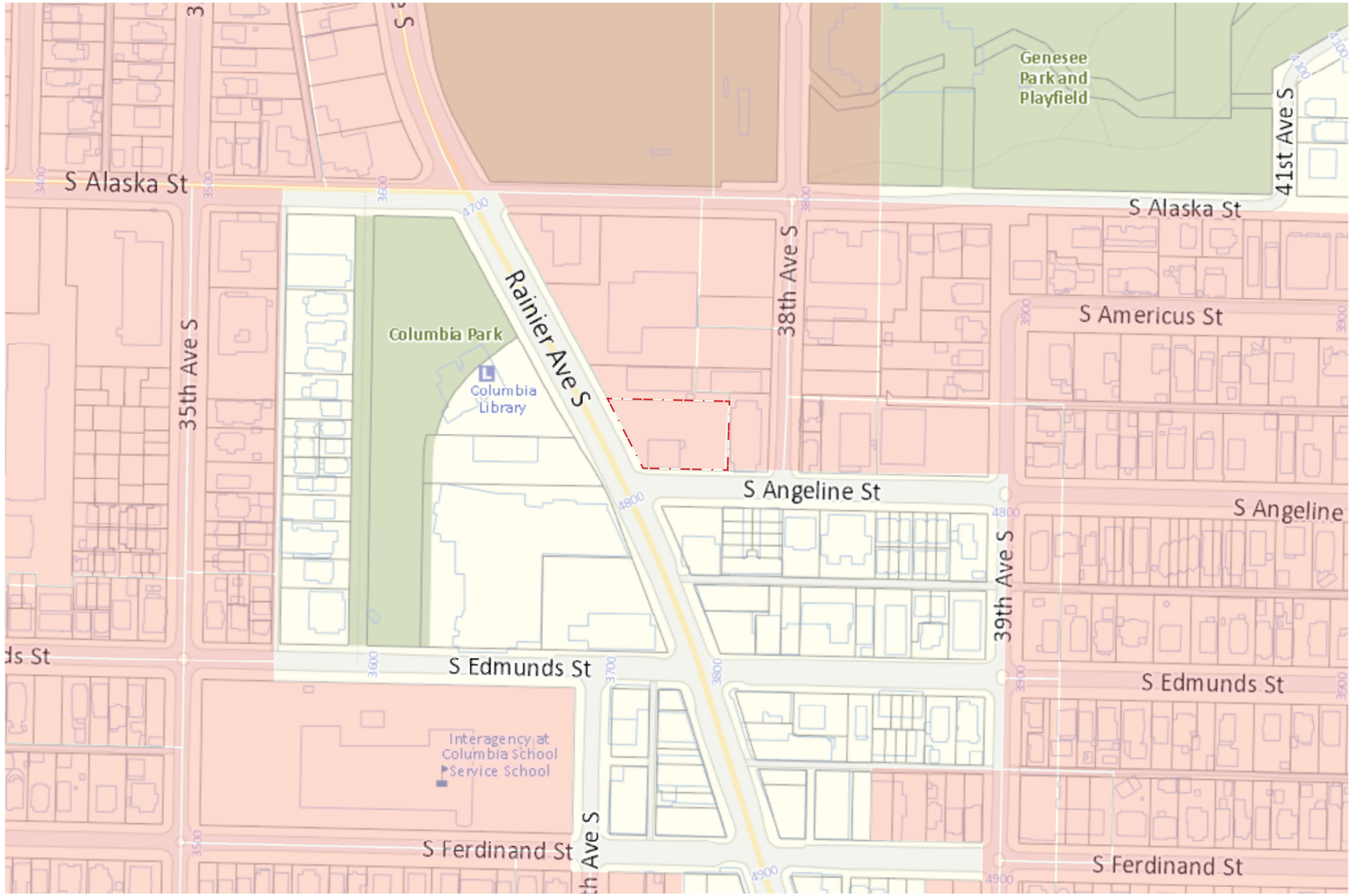
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5.0 MHA
URBAN DESIGN ANALYSIS

Mandatory Housing Affordability (MHA) ensures that growth brings affordability. MHA requires new development to include affordable homes or contribute to a City fund for affordable housing. The City of Seattle implemented this requirement by changing zoning to allow larger development and more housing.

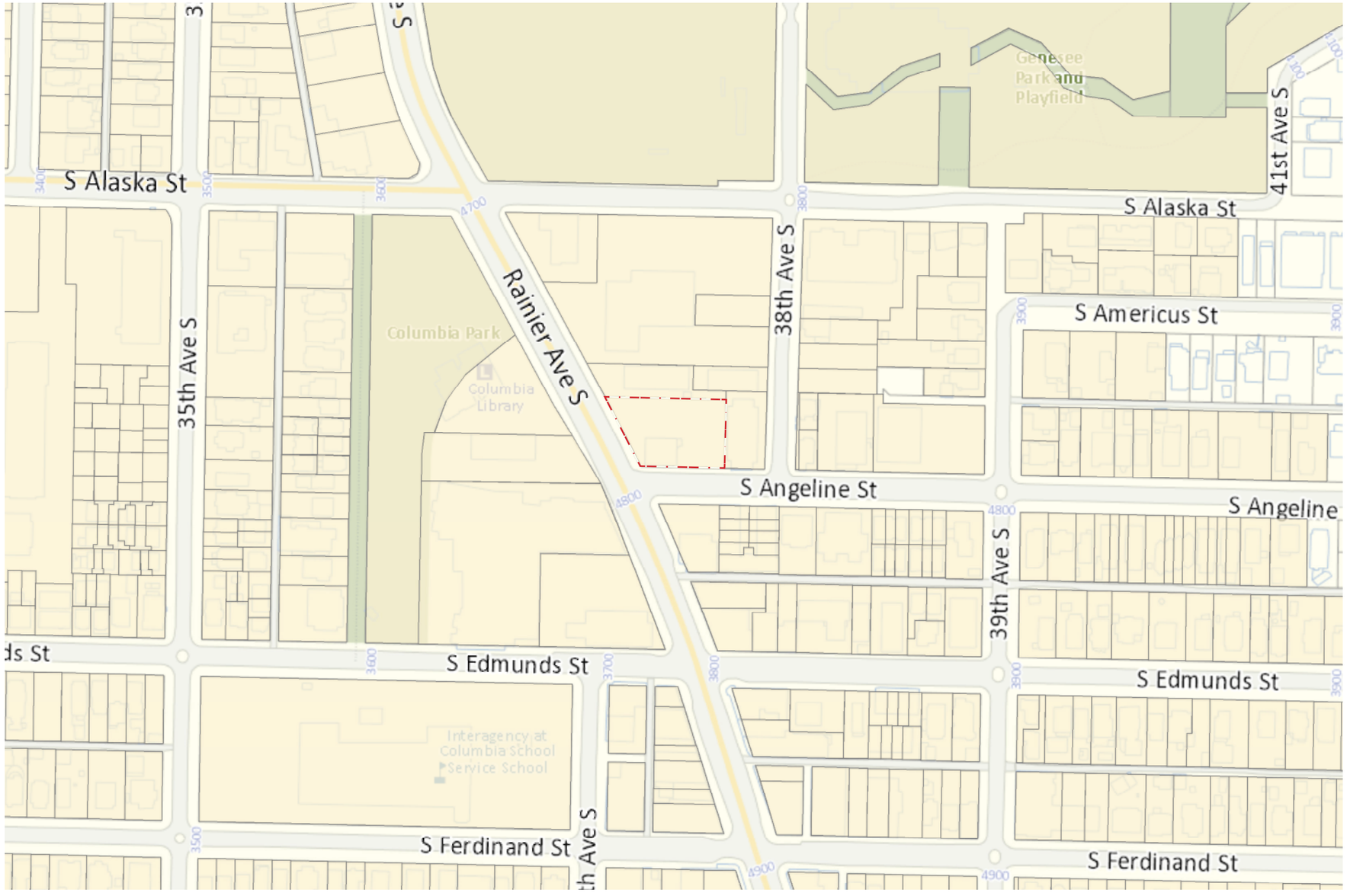
KEY

Mandatory Housing Affordability (MHA) Zone



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Property may be eligible for a reduced parking requirement based on the zone and proposed use. Seattle Municipal Code SMC23.54.015 and 23.54.020

KEY

Frequent Transit Service Area

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5.0 environmentally critical areas
URBAN DESIGN ANALYSIS

There are three (3) ECA designations listed on the project site. There is a 40% steep slope at the eastern portion of the site. The site is located within a liquefaction zone. Finally, there is a 1000' methane buffer that overlays the site.

The project team will work with the City of Seattle to address these items during the permitting phase.

KEY

- Steep Slope (40% average) - ECA1
- Potential Slide Area - ECA2
- Riparian Corridor - ECA3
- Wetland - ECA4
- Liquefaction Prone Area - ECA5

Flood Prone Area - ECA6 & Other

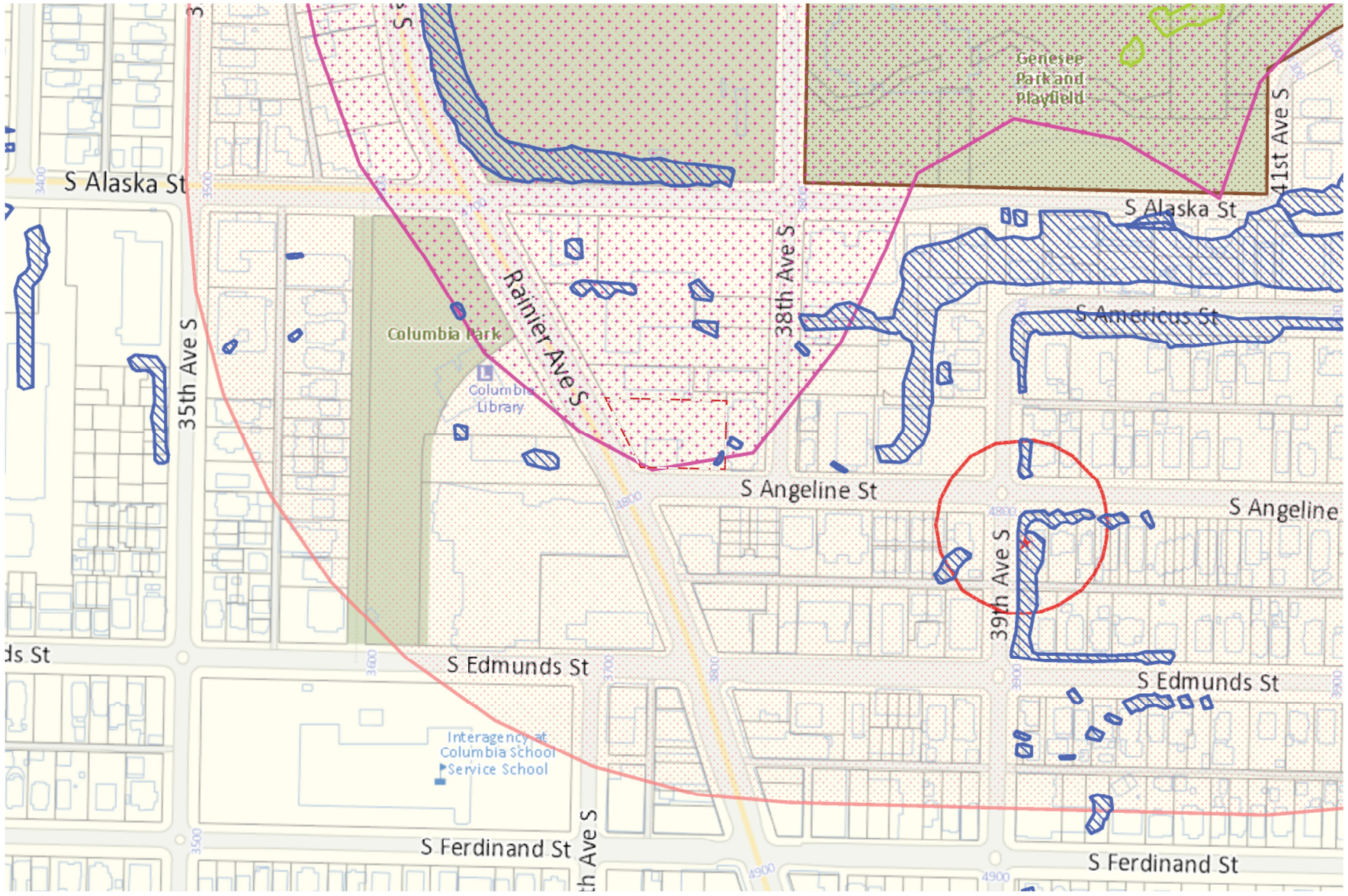
- Flood-Prone - 1996 Firm
- Flood-Prone - Other Sources
- Overlap Areas

Landfill (Historical) - ECA7

- Abandoned Landfill
- 1000' Methane Buffer
- Known Slide Events - ECA8
- Known Slide Areas - ECA8
- Wildlife Habitat - ECA9

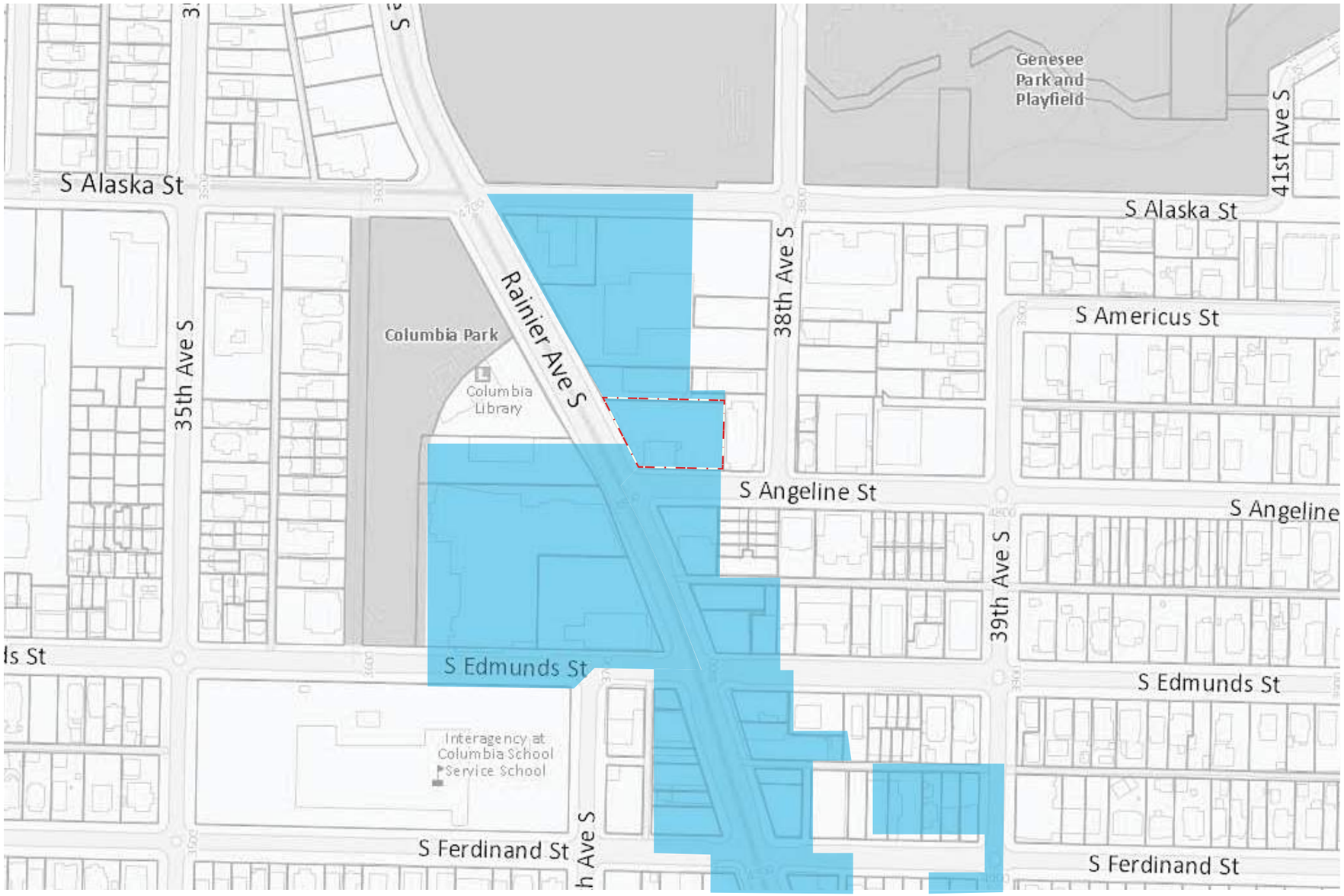
Peat Settlement Prone Areas - ECA11

- Category 1
- Category 2



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Project Property

N

0 75 150 300FT

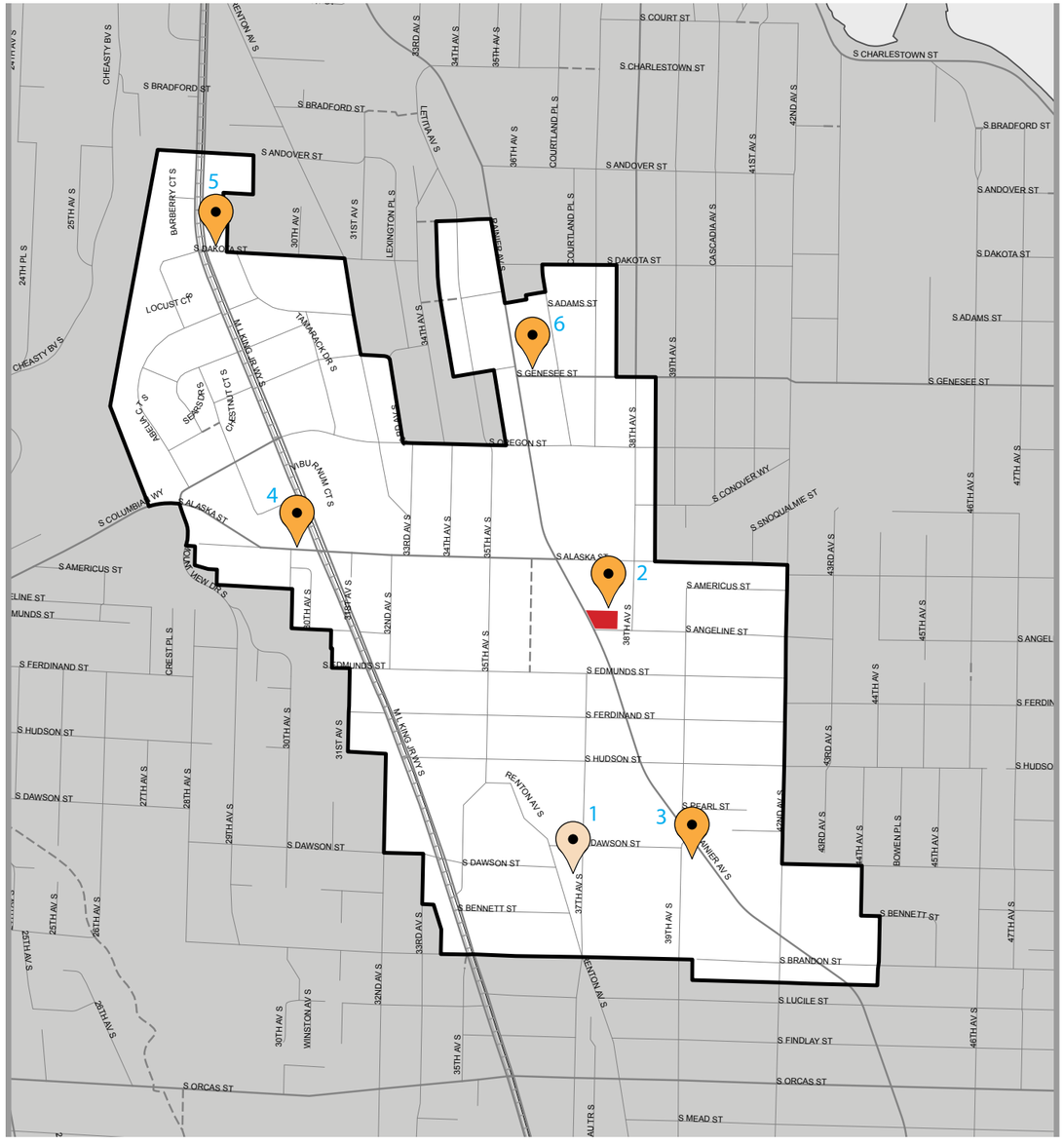
The pedestrian zone (P Zone) designation, also referred to as Pedestrian Retail Areas, is intended to "preserve or encourage intensely retail and pedestrian-oriented shopping districts where non-auto modes of transportation to and within the district are strongly favored." The designation does not impact the development capacity of the area i.e. does not increase or decrease the permitted height or density for new development).

KEY

Commercial / Mixed-Use

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N

0 0.1 0.2 0.3 MI

Project Property

Columbia City Residential Urban Village Boundary

Applied

1 5217 Rainier Ave S — #3025781

Status:	Applied	App. Date:	04/17/2017
Value ($)	20,270,000	Stories:	5
Resid. Units:	85	Parking Spaces:	81
Office Sq. Ft.:	-	Retail Sq. Ft.:	-

Approved

2 4716 Rainier Ave S — #3019517

Status:	Approved	App. Date:	12/26/2016
Value ($)	36,425,000	Stories:	7
Resid. Units:	240	Parking Spaces:	245
Office Sq. Ft.:	-	Retail Sq. Ft.:	29,709

3 5201 Rainier Ave S — #3018378

Status:	Approved	App. Date:	10/28/2018
Value ($)	12,500,000	Stories:	6
Resid. Units:	108	Parking Spaces:	52
Office Sq. Ft.:	-	Retail Sq. Ft.:	1,607

4 4689 M L King Jr Way S — #3017381

Status:	Approved	App. Date:	09/05/2016
Value ($)	12,500,000	Stories:	4
Resid. Units:	96	Parking Spaces:	82
Office Sq. Ft.:	7,226	Retail Sq. Ft.:	-

5 2950 S Dakota St — #3020140

Status:	Approved	App. Date:	10/21/2019
Value ($)	5,017,000	Stories:	4
Resid. Units:	80	Parking Spaces:	-
Office Sq. Ft.:	-	Retail Sq. Ft.:	-

6 4221 37th Ave S — #3026298

Status:	Approved	App. Date:	07/24/2019
Value ($)	2,850,000	Stories:	4
Resid. Units:	51	Parking Spaces:	-
Office Sq. Ft.:	-	Retail Sq. Ft.:	-

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1



2



3



4



5



6



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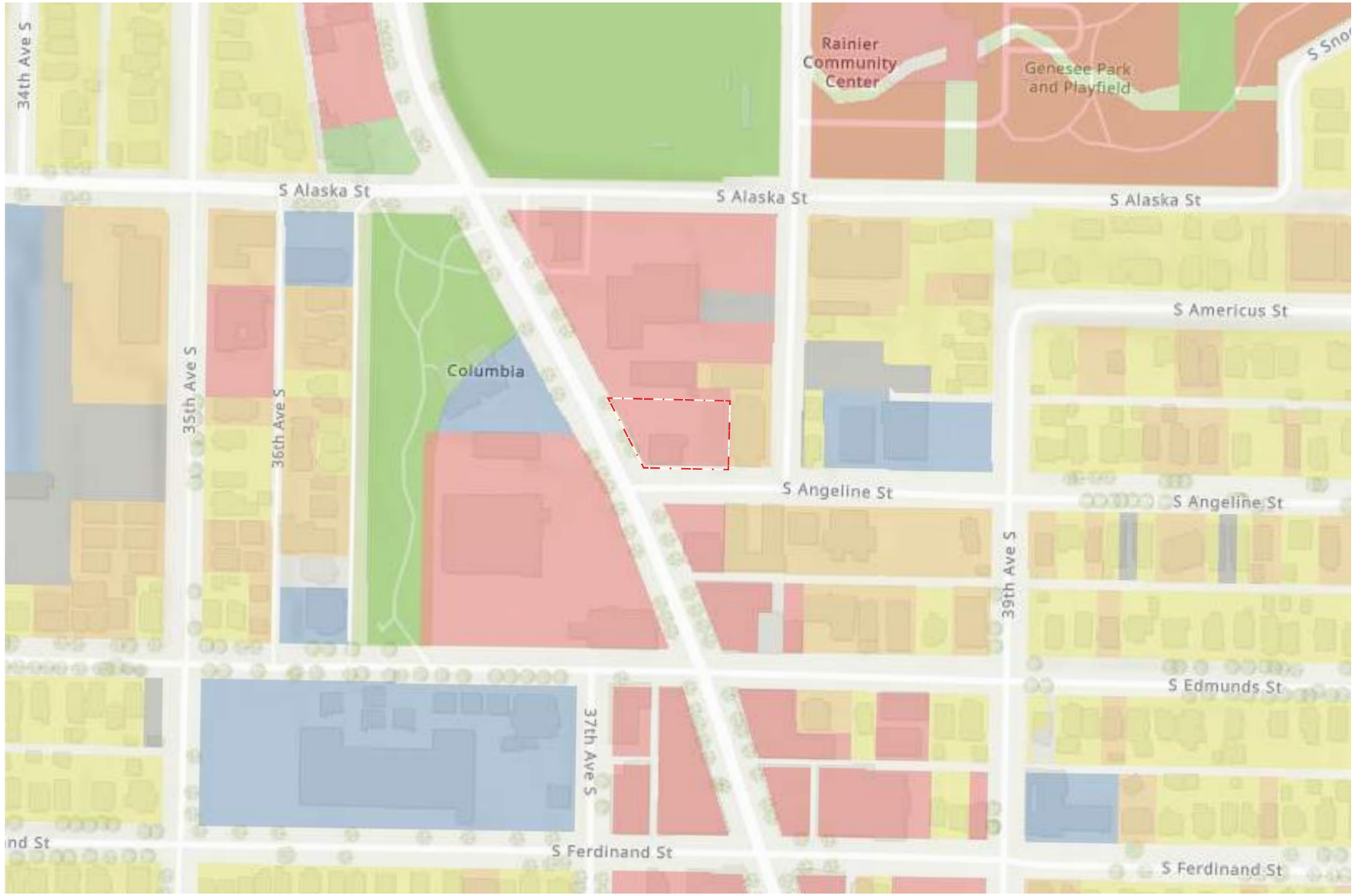
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COMMERCIAL / MIXED-USE

The project site is zoned for commercial and mixed-use development.

KEY

- Commercial / Mixed-Use
- Easement
- Industrial
- Major Institution & Public Facilities / Utilities
- Multi-family
- Parks / Open Space / Cemetries
- Reservoirs / Water bodies
- Single Family
- Unkown
- Vacant



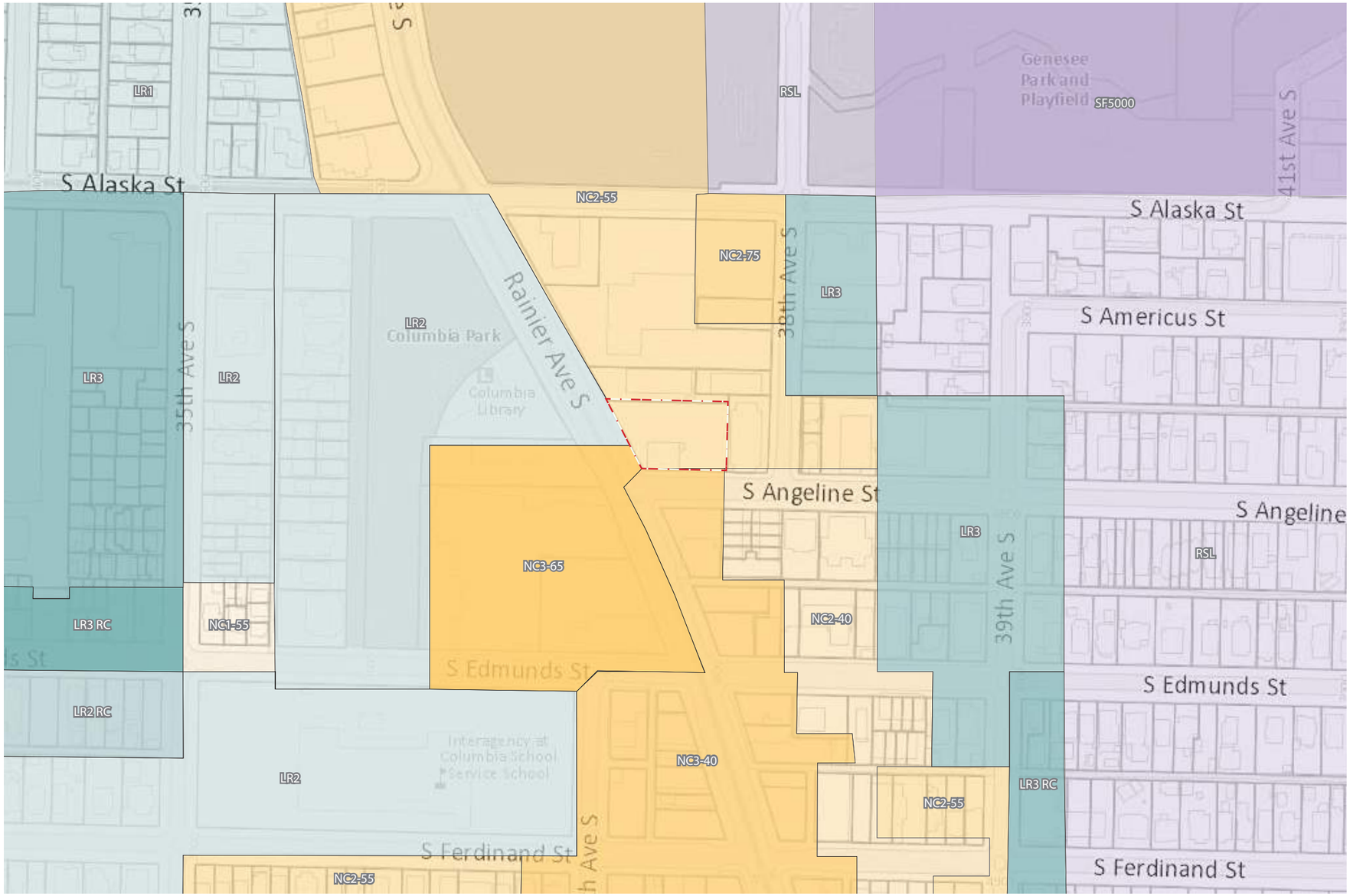
N

0 75 150 300FT

Project Property

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Project Property

N

0 75 150 300FT

NEIGHBORHOOD COMMERCIAL 3

The project site is located within the NC2-55 zone. The NC2-55 zone is a moderately-sized pedestrian-oriented shopping area that provides a full range of retail sales and services to the surrounding neighborhood.

KEY

- Single-Family 5000, 30' Height Limit — SF5000
- Residential Small Lot, 30' Height Limit — RSL
- Neighborhood Commercial 1, 55' Height Limit — NC1-55
- Neighborhood Commercial 2, 40' Height Limit — NC2-40
- Neighborhood Commercial 2, 55' Height Limit — NC2-55
- Neighborhood Commercial 2, 75' Height Limit — NC2-75
- Neighborhood Commercial 3, 40' Height Limit — NC3-40
- Neighborhood Commercial 3, 65' Height Limit — NC2-65
- Lowrise 1, 22-30' Height Limit — LR1
- Lowrise 2, 22-40' Height Limit — LR2
- Lowrise 2, Residential Commercial, 22-40' Height Limit — LR2 RC
- Lowrise 3, 22-50' Height Limit — LR3
- Lowrise 3, Residential Commercial, 22-50' Height Limit — LR3 RC

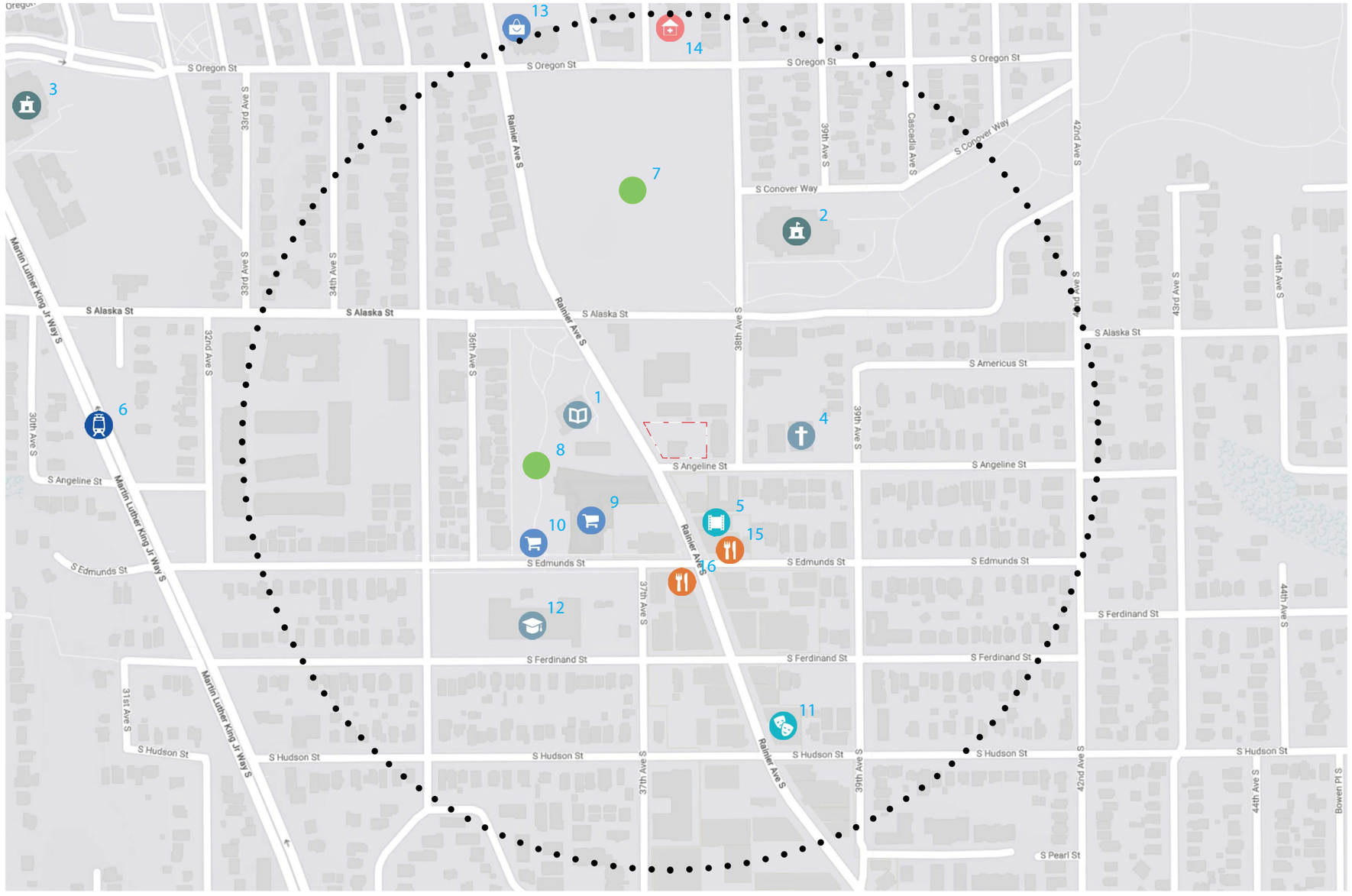
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5.0 landmark / destinations
URBAN DESIGN ANALYSIS

KEY

- Library
- 1 Columbia Branch - The Seattle Public Library
- Community Center
- 2 Rainier Community Center
- 3 Rainier Vista Boys & Girls Club
- Religious
- 4 Columbia City Church of Hope
- Theater
- 5 Ark Lodge Cinemas
- Light Rail Station
- 6 Columbia City Link Light Rail Station
- Natural
- 7 Rainier Playfield
- 8 Columbia Park
- Grocery
- 9 PCC Community Markets
- 10 Columbia City Farmers Market
- Arts & Culture
- 11 Columbia City Theater
- Education
- 12 Interagency Academy
- Shopping
- 13 Walgreens
- Clinic
- 14 Rainier Park Medical Clinic
- Restaurants
- 15 Molly Moon's
- 16 La Medusa



N

0 75 150 300 600 1,200FT

Project Property Line

Pedestrian Shed - 5-minute walk

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16

NEIGHBORHOOD CONTEXT

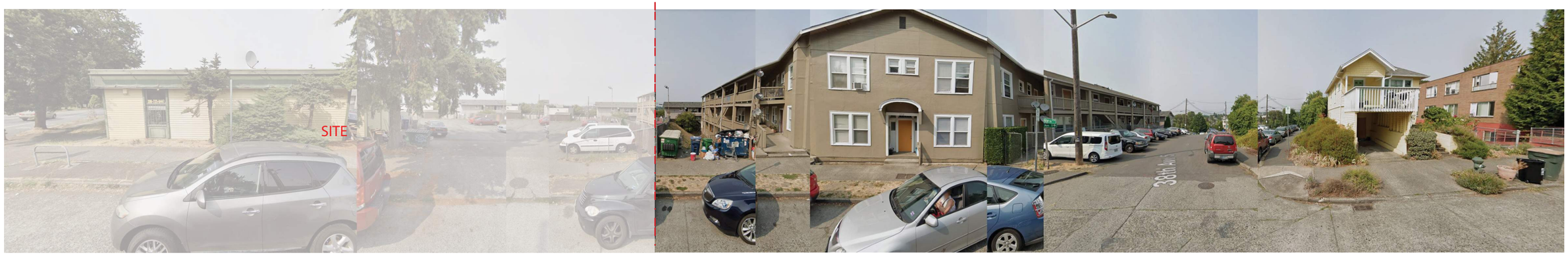
The surrounding neighborhood context is made up of a variety of landmarks and destinations. There is an abundant amount of open space to the north and east of the site with Rainier Playfield and Columbia Park located respectively. Development growth will continue in the area due to the opening of the Columbia City Link Rail Station. The Columbia Branch Seattle Public Library, Ark Lodge Cinemas, PCC Cummunity Market, Columbia City Theater, and an array of boutique commercial vendors are nearby amenities. The site's neighborhood community is bolstered by its numerous centers for gathering such as the Columbia City Farmer's Market. Physical, mental, and spiritual health can be accomodated to the neighborhood use with proximate religious, medical, and athletic uses nearby.

1 Columbia Branch - The Seattle Public Library // 2 Rainier Community Center // 3 Rainier Vista Boys & Girls Club // 4 Columbia City Church of Hope // 5 Ark Lodge Cinemas // 6 Columbia City Link Rail Station // 7 Rainier Playfield // 8 Columbia Park // 9 PCC Community Markets // 10 Columbia City Farmers Market // 11 Columbia City Theater // 12 Interagency Academy // 13 Walgreens // 14 Rainier Park Medical Clinic // 15 Molly Moon's // 16 La Medusa

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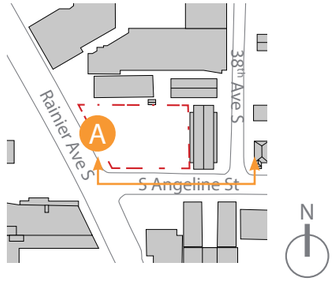
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A SOUTH ANGELINE STREET **FACING SITE**



Pho Bo | 3716 S Angeline Apartments | 38th Avenue South | 3728 South Angeline Street

KEY PLAN



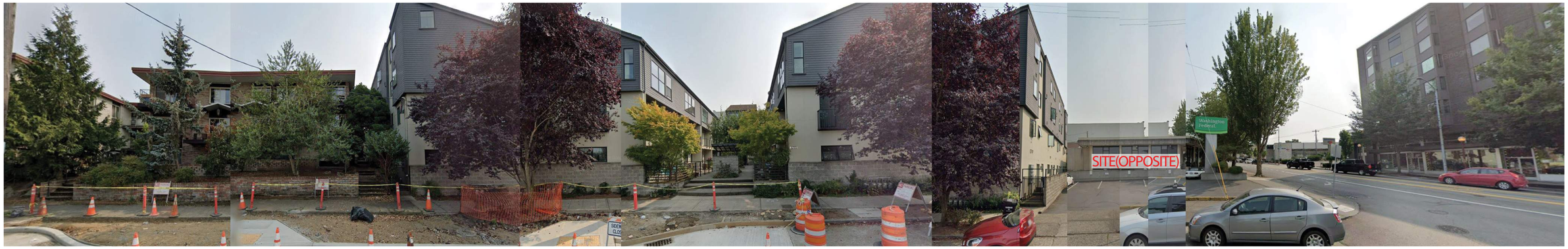
KEY

- Commercial / Retail
- Mixed-Use
- Office Building
- Public

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OPPOSITE SITE — SOUTH ANGELINE STREET B

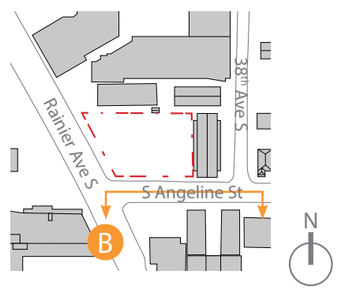


Vali Vue | 3711 S Angeline Apartments | Washington Federal | Rainier Ave South

KEY

- Commercial / Retail
- Mixed-Use
- Office Building
- Residential

KEY PLAN



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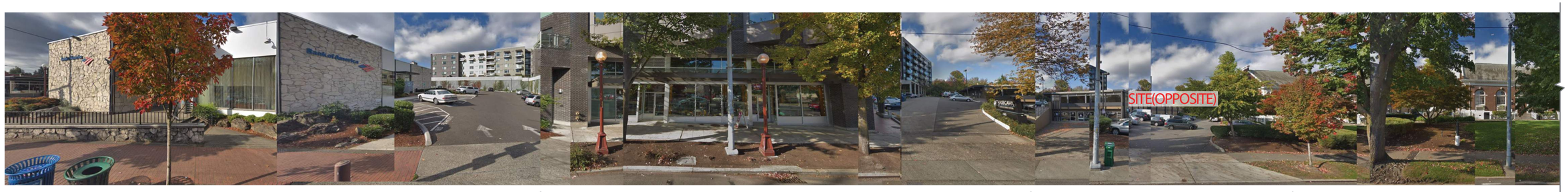
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A RAINIER AVE SOUTH **FACING SITE**



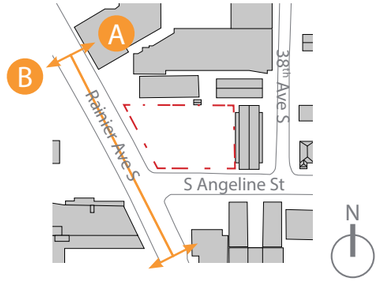
Rainier Playfield | South Alaska Street | Premier Group Insurance | Burdick's Security | Gym Smithy

B RAINIER AVE SOUTH **OPPOSITE SITE**



Bank of America | Angeline Apartments | Hasegawa Professional Building

KEY PLAN



KEY

- Commercial / Retail
- Mixed-Use
- Office Building
- Public

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FACING SITE RAINIER AVE SOUTH A



Prudential Financial | Seed of Life | Pho Bo | South Angeline Street | Washington Federal | Ark Lodge Cinemas

OPPOSITE SITE RAINIER AVE SOUTH B



Seattle Public Library - Columbia Branch | Columbia Park | South Alaska Street | Columbia Funeral Home

KEY

- Commercial / Retail
- Mixed-Use
- Office Building
- Public

KEY PLAN



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5.0 nine-block area site axon
URBAN DESIGN ANALYSIS



KEY

Project Property

N

0 150 300

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7

ARCHITECTURAL CHARACTER

The proximate neighborhood to the site is a diverse area made up of historic homes and shopfronts, especially along Rainier Avenue in which the site is located.

Community estimates have put the number of new homes in the planning pipeline as numbering at least 1,500. Many of these new developments showcase a modern style while others pay homage to the historic stylings found in the area.

The 9-block area surrounding the site has two distinct architectural styles- modern and classical. Simple lines, durable materials, and form following function characterize the modern style. The classical style with classic order, brick materiality, and attention to cornice detailing and ornament.

1 #3019517 240 Unit, 245 Parking Spaces, 29,700 SF of Retail Mixed-Use Building // 2 Live-Work Building // 3 Ark Lodge Cinema // 4 La Medusa Sicilian-Inspired Food // 5 Angeline Apartments 193 Units // 6 Mixed-Use Building // 7 #3022891 4-Story, 31 SEDU, and 1 Apartment Unit Building

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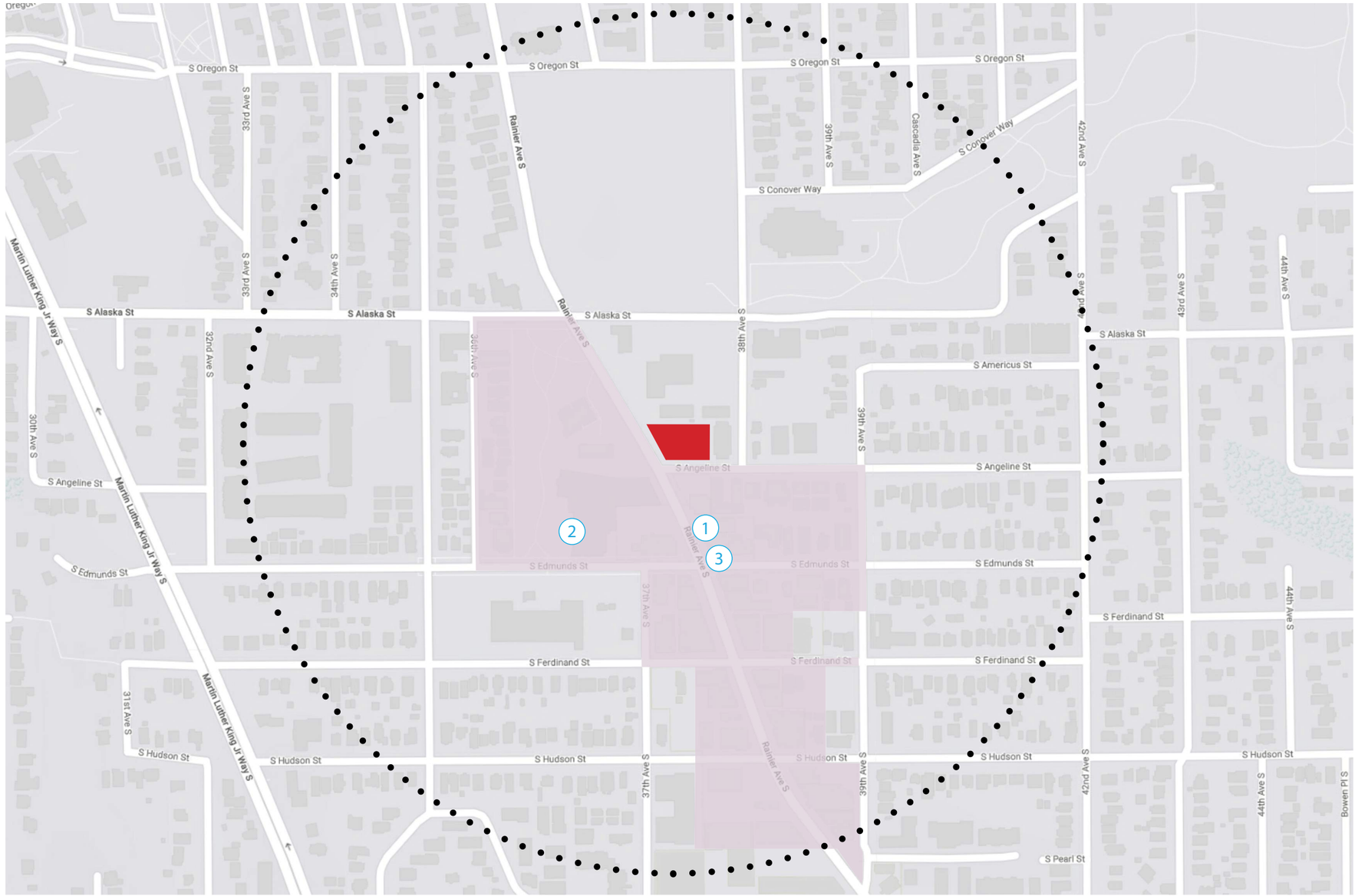
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5.0 fenestration map
URBAN DESIGN ANALYSIS

KEY

1. Ark Lodge Cinema
   4816 Rainier Ave South
   1921
2. Angeline Apartments
   4801 Rainier Ave South
   2014
3. Toby Building
   4850 Rainier Ave South
   1920

Columbia City Landmark District



N

0 75 150 300 600 1,200FT

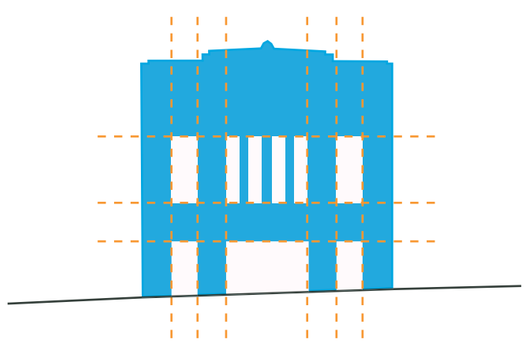
Project Property

Pedestrian Shed - 5-minute walk

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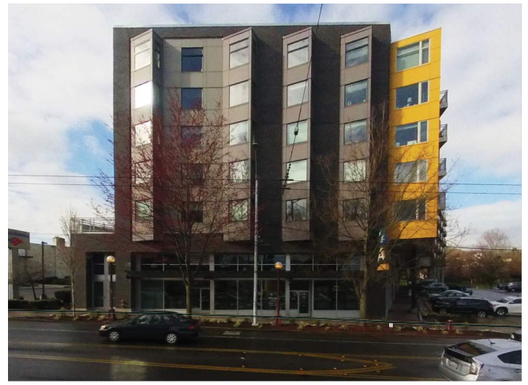


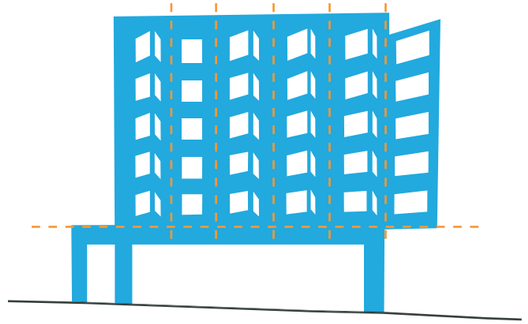


1

ORDERED BAYS

- vertical alignment
- symmetrical facade
- fenestrations created by openings in structure



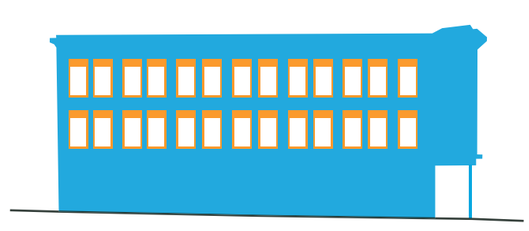


2

EXPANSIVE GLAZING

- vertical alignement
- stacked fenestration openings
- energy-efficient windows





3

APERTURE DETAILING

- accentuates openings
- creates rhythm to facade
- adds depth and relief to planar facades

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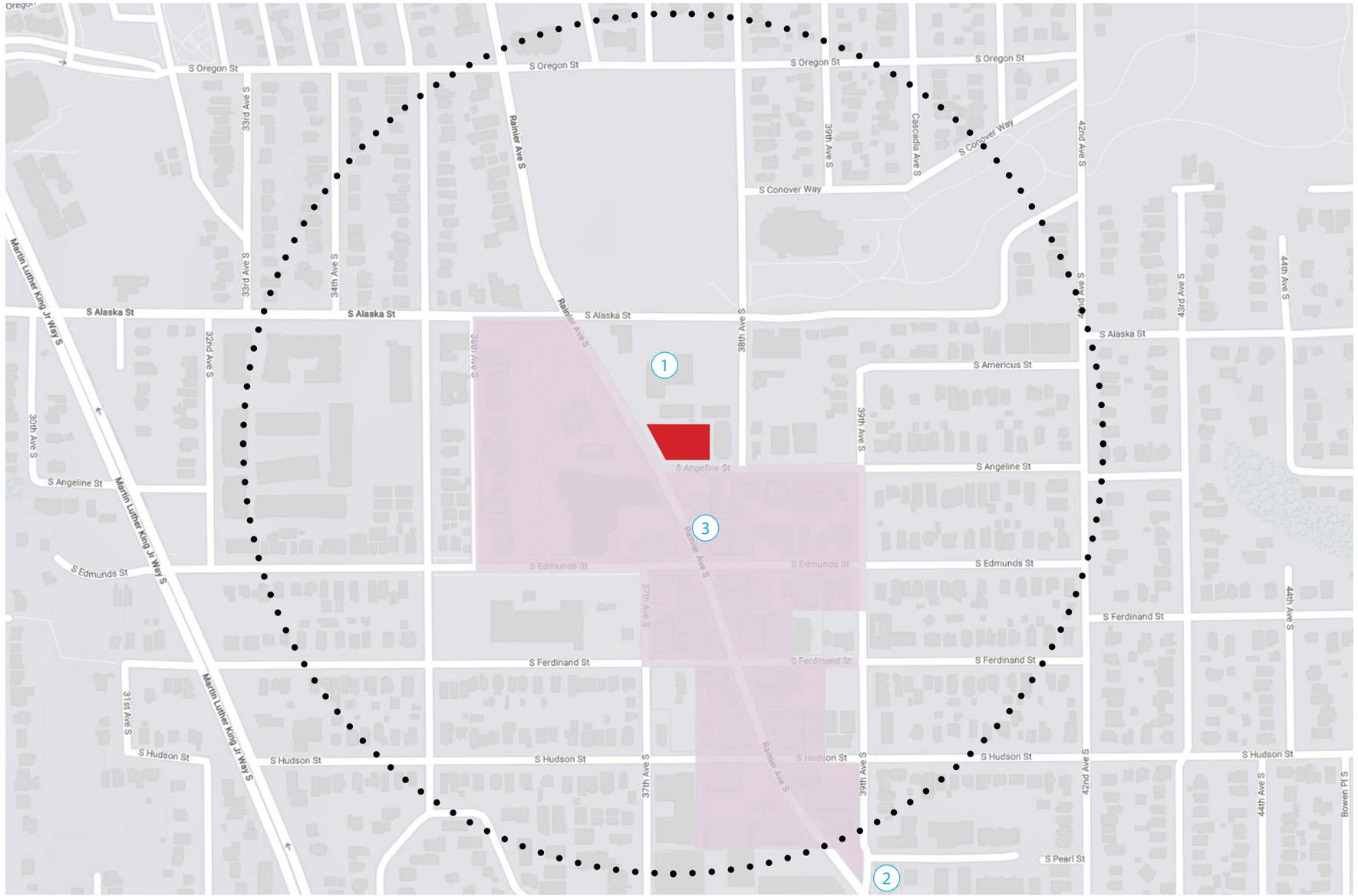
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5.0 datums map
URBAN DESIGN ANALYSIS

KEY

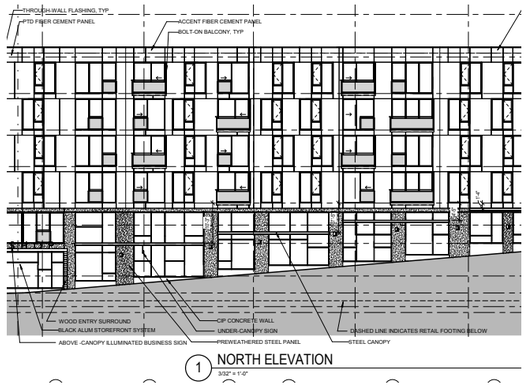
1. Apartments w/ name yet TBD
   4716 Rainier Ave South
   Currently Under Construction
2. Apartments w/ name yet TBD
   5256 RAINIER AVE South
   Currently Under Construction
3. Ark Lodge Cinema
   4816 Rainier Ave South
   1921

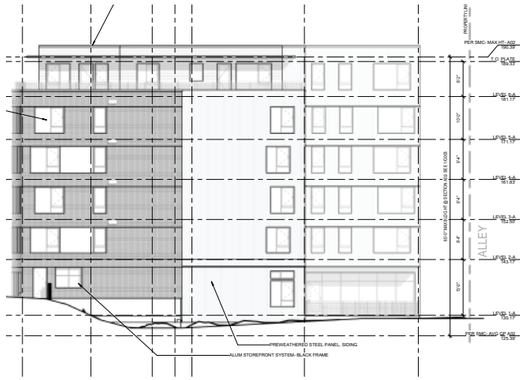
Columbia City Landmark District



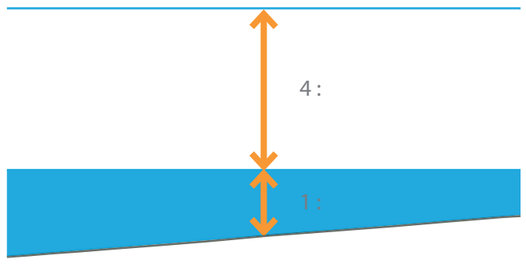
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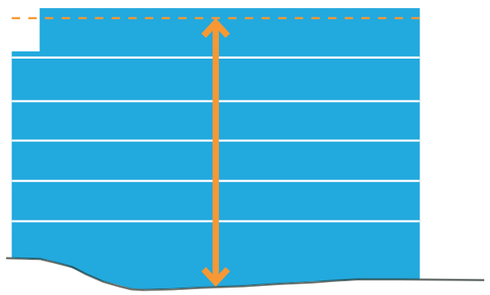
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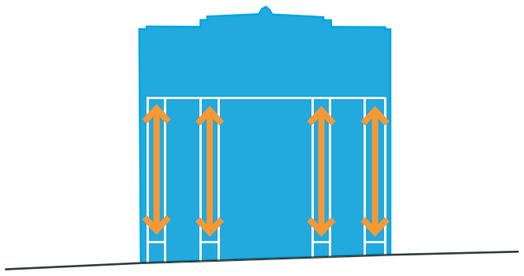












1

BASE-TO-UPPER LEVELS RATIO

- strong foundation geared towards pedestrian
- elevated commercial base
- consistent spacing of upper levels

2

PRESCRIBED BULK & SCALE

- multi-story mixed-use structures
- neighborhood-scaled commercial spaces
- desired density near transit station

3

VERTICAL ACCENTUATION

- establishes facade rhythm
- upward perspective
- creates pedestals

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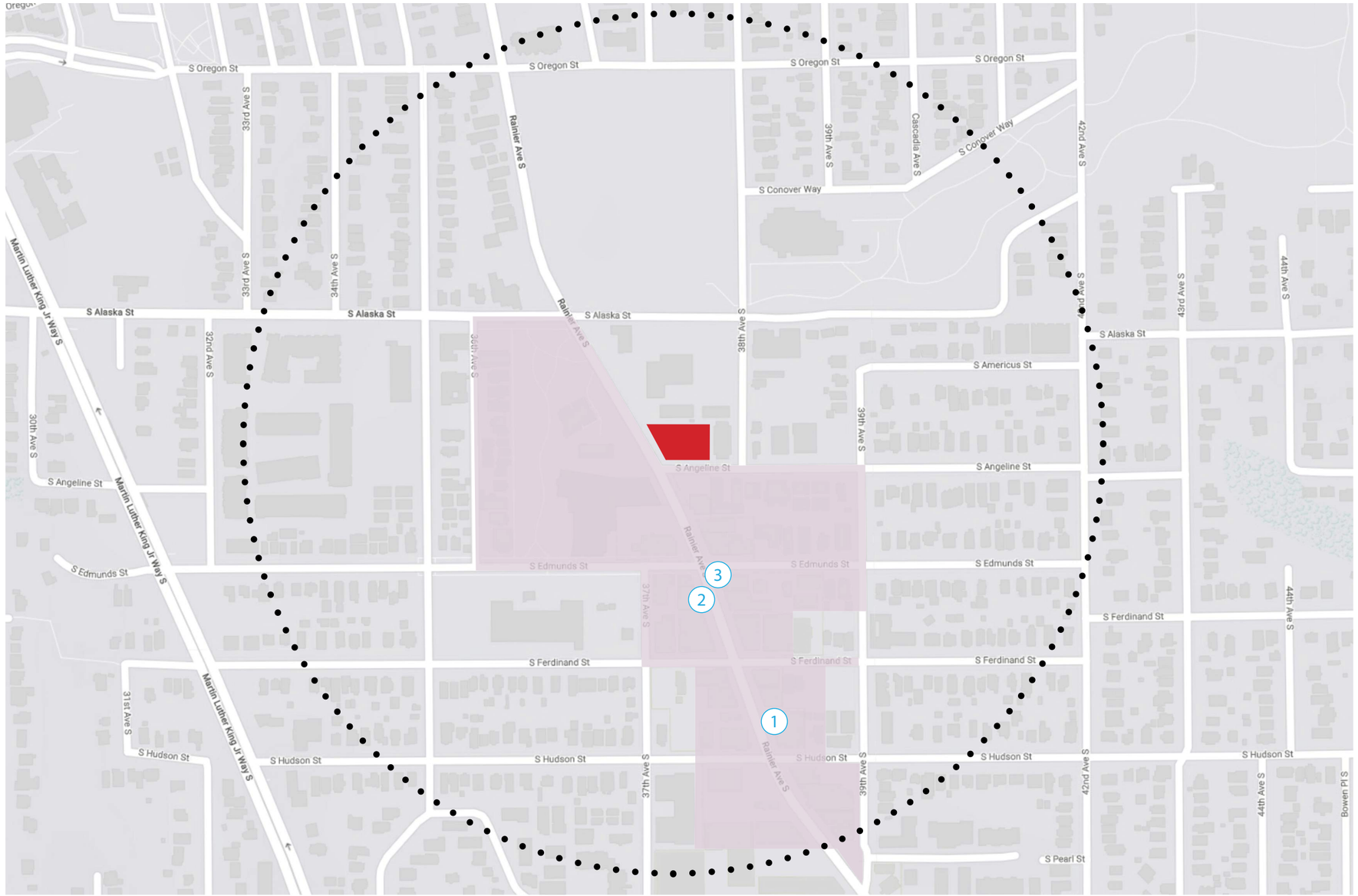
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5.0 storefront map
URBAN DESIGN ANALYSIS

KEY

1. Columbia Cafe/ Columbia City Ale House
   4914 Rainier Ave South
   1918
2. Calvert Baker/ La Medusa - Little City Hall
   4857 Rainier Ave South
   1927
3. Toby Building
   4850 Rainier Ave South
   1907

Columbia City Landmark District



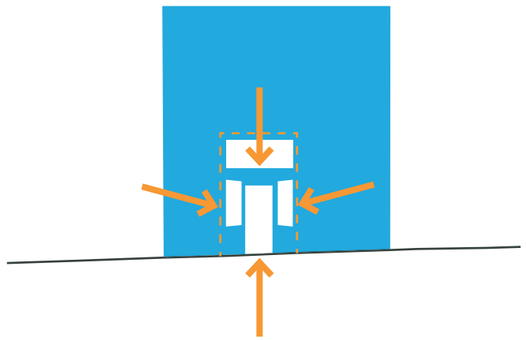
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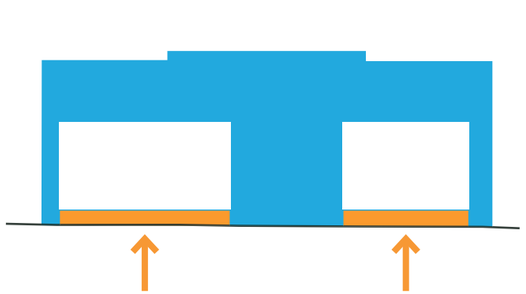




1

RECESSED ENTRIES

- provides weather protection
- signifies entry point
- opportunity for corner glazing



2

DECORATIVE SILL

- breaks scale
- adds detail
- retailer protection from foot and vehicle traffic



3

CELEBRATED CORNER

- beckons interest
- invites entry
- weather protection

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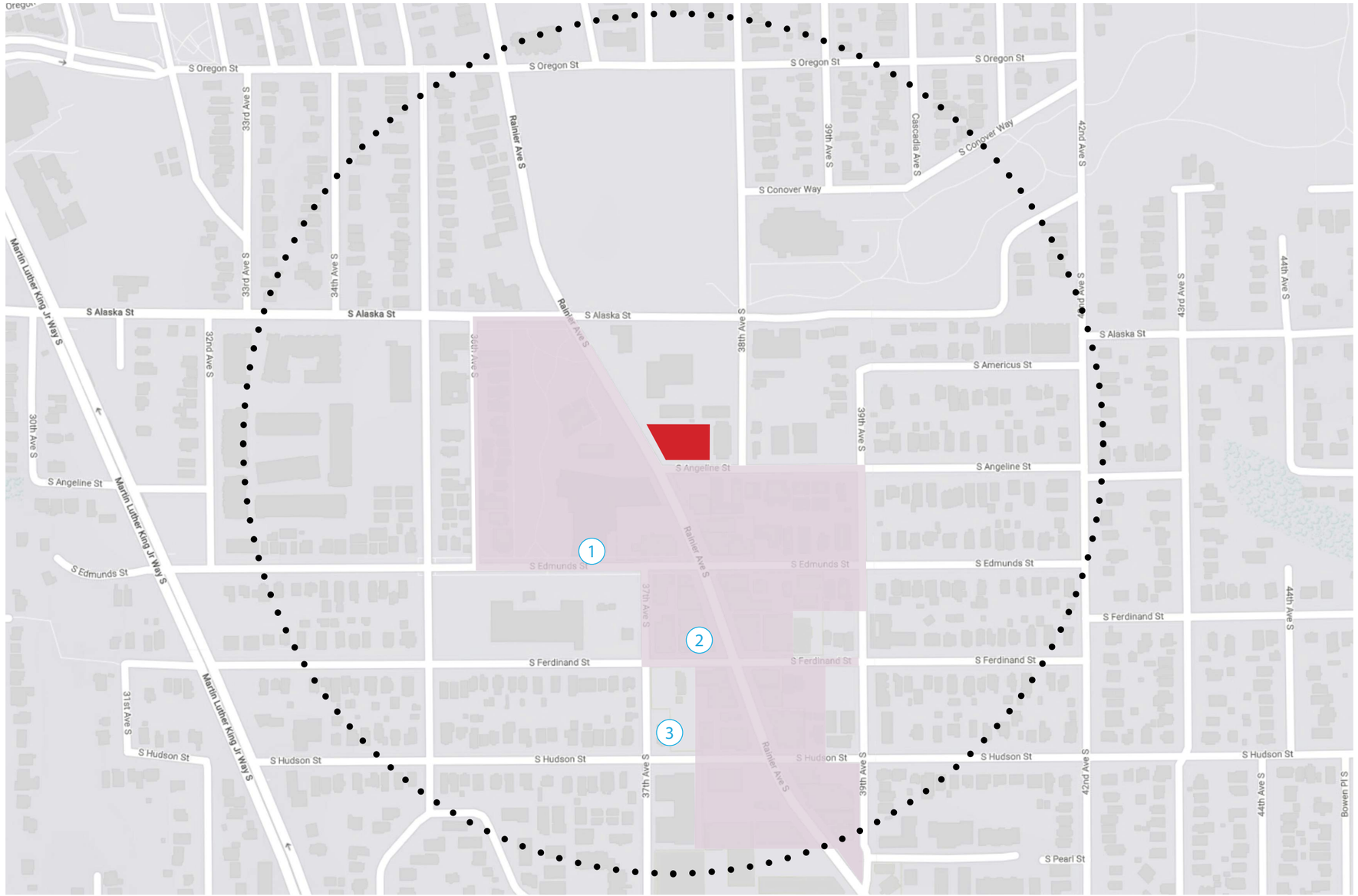
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5.0 materials map
URBAN DESIGN ANALYSIS

KEY

1. Angeline Apartments
   4801 Rainier Ave South
   2014
2. Rainier Valley Investment Company
   4873 Rainier Ave South
   1913
3. Pax Futura
   3700 S Hudson Street
   2018

Columbia City Landmark District



N

0 75 150 300 600 1,200FT

Project Property

Pedestrian Shed - 5-minute walk

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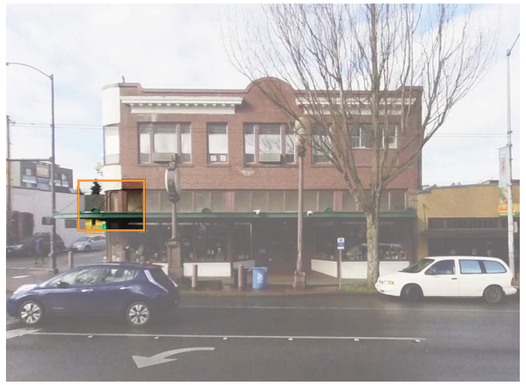
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1

BRICK

- variety of finishes, colors, and orientation
- homage to the historic
- can be utilized in contemporary styles



2

STEEL CANOPY

- robust
- pedestrian weather protection
- historic district precedence



3

FIBER CEMENT

- high quality material
- neighborhood context
- allows for a variety of detailing opportunities

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KEY

- Project Site
- Neighborhing Developments with permits or in construction
- Potential Neighboring Development Parcels

*Zoning Heights Shown As Approximation

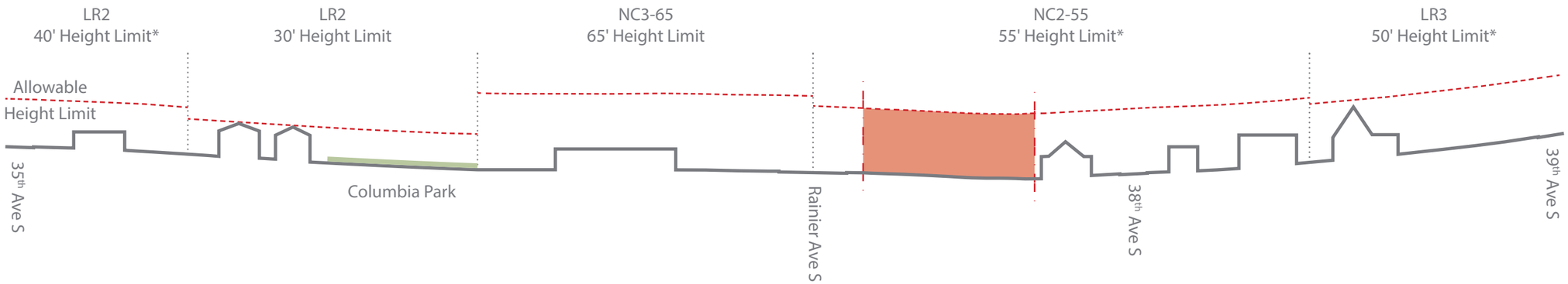
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0 150 300

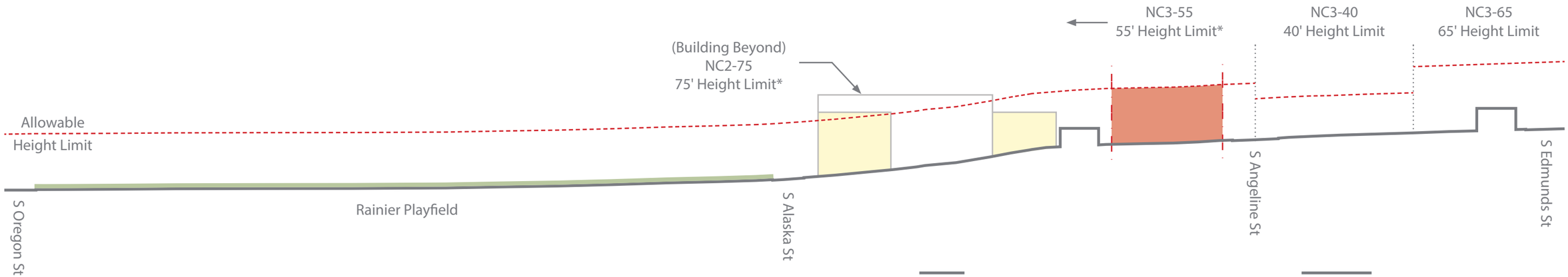
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A EAST-WEST



B NORTH-SOUTH

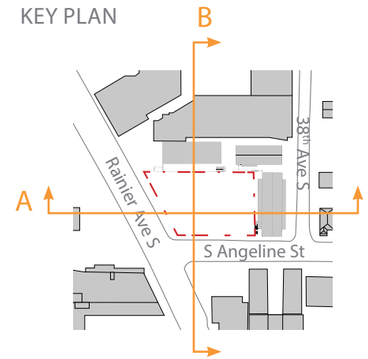


KEY

- Project Site
- Neighborhing Developments with permits or in construction
- Park

*Height limit allowed with MHA zoning applied

KEY PLAN



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ARTERIAL CLASSIFICATION



- Principal Arterial
- Minor Arterial

TRANSIT CLASSIFICATION



- Major Transit Route

FREIGHT NETWORK



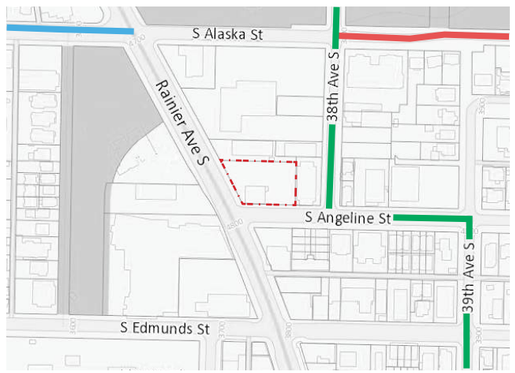
- Minor

STREET TYPE DESIGNATION



- Urban Village Main
- Urban Village Neighborhood
- Urban Village Neighborhood Access

BIKE FACILITIES



- Sharrow
- In Street, Minor Separation
- Neighborhood Greenway

N

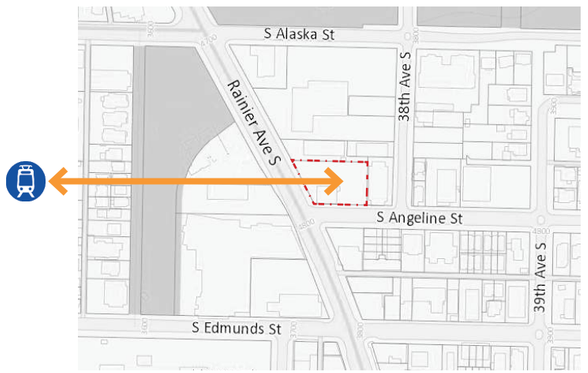
0 200

SIGNED BIKE ROUTES



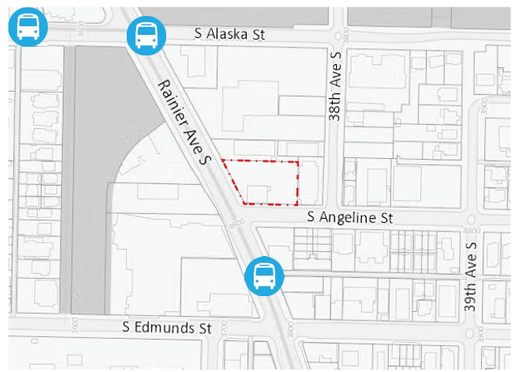
- Signed Bike Routes

RAIL TRANSIT



- 3 min
- 9 min
- 4 min

BUS STOPS



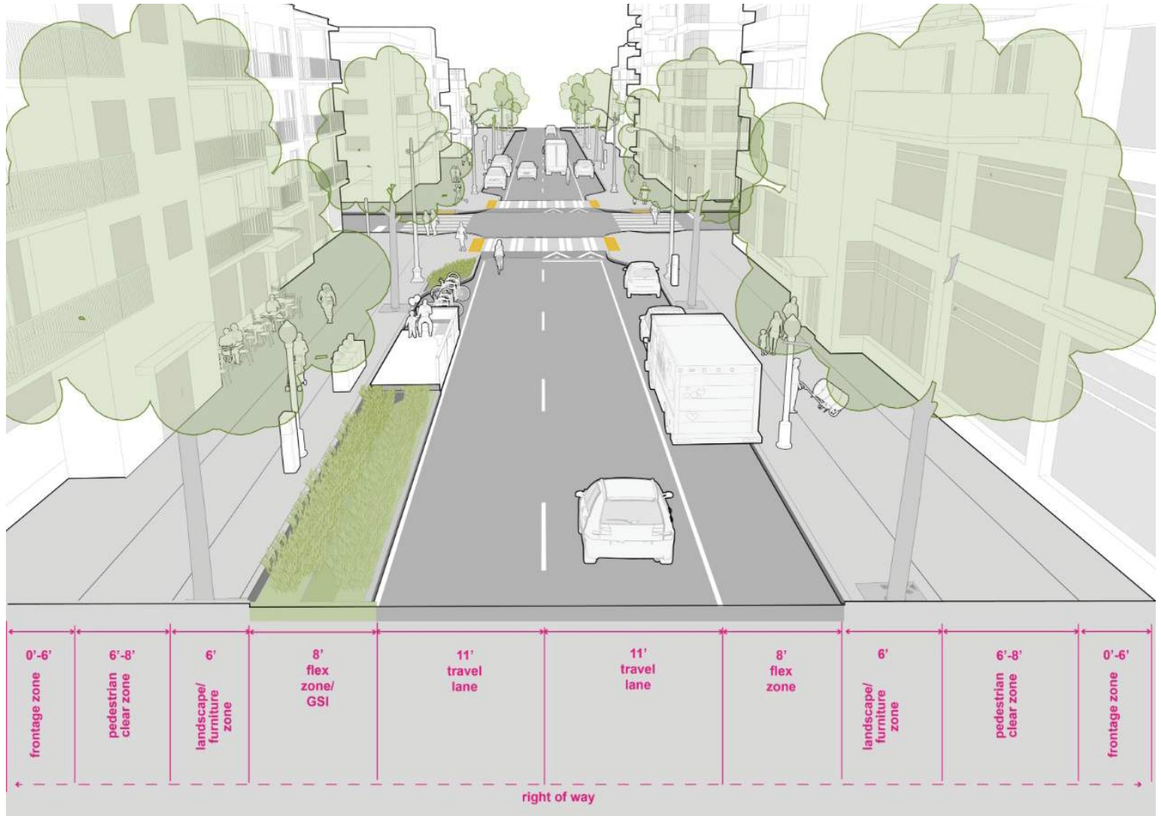
Routes: 7, 9, 50

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S ANGELINE ST

1.0 Urban Village Neighborhood Access



KEY PLAN



Street Type
Urban Village Neighborhood Access (Fig 1.0)

Arterial Classification
Not Designated

ROW Width - Minimum
52'

Curb Radii
25'

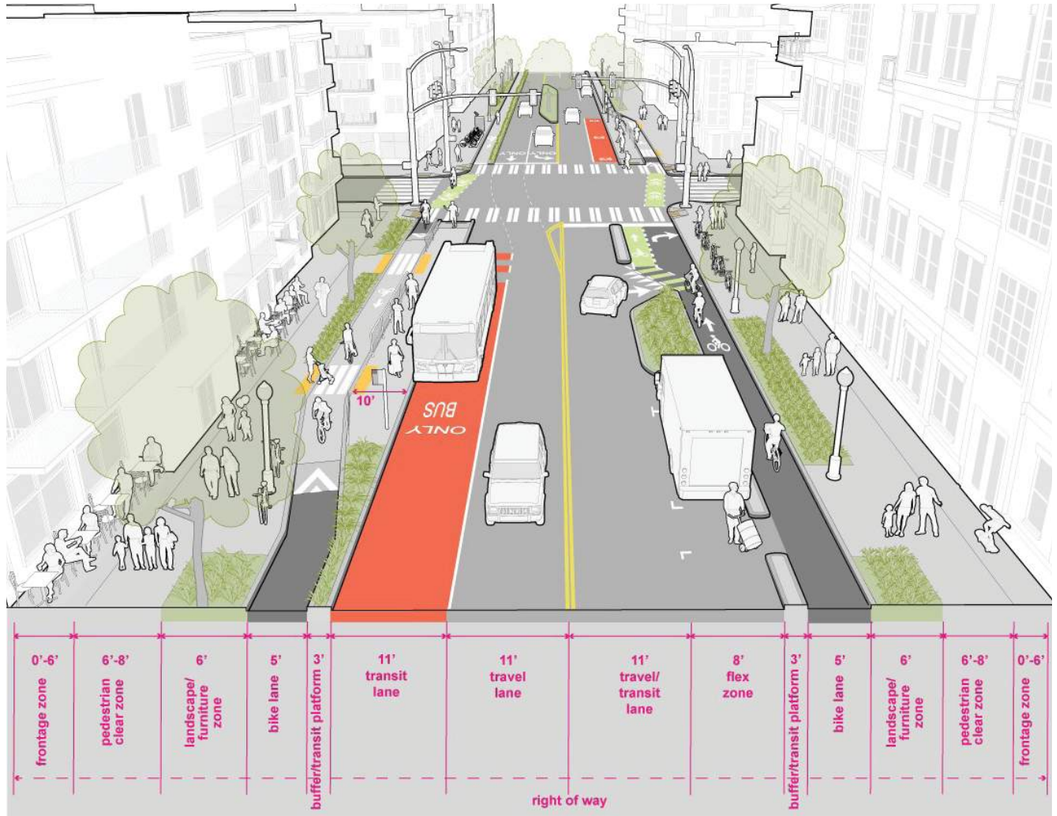
Pedestrian Master Plan
Priority Investment Network

Urban Village P-Zone
Yes

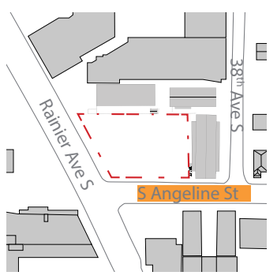
Land Use Constraints
Y

RAINIER AVE S

2.0 Urban Village Main



KEY PLAN



Street Type
Urban Village Main (Fig 2.0)

Arterial Classification
Principal Arterial

ROW Width - Minimum
69'

Curb Radii
25'

Transit Master Plan
Frequent Transit Network

Freight Master Plan
Minor Freight

Pedestrian Master Plan
Priority Investment Network

Urban Village P-Zone
Yes

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5.0 existing site
URBAN DESIGN ANALYSIS

Parcel
392940-0070

Site Address
4740 RAINIER AVE S 98118

Geo Area
40-60

Property Types
C

Land Sq/Ft
17,878

Acres
0.41

Building Description
Restaurant

of Buildings Aggregated
1

Predominant Use
Restaurant, Table Service (350)

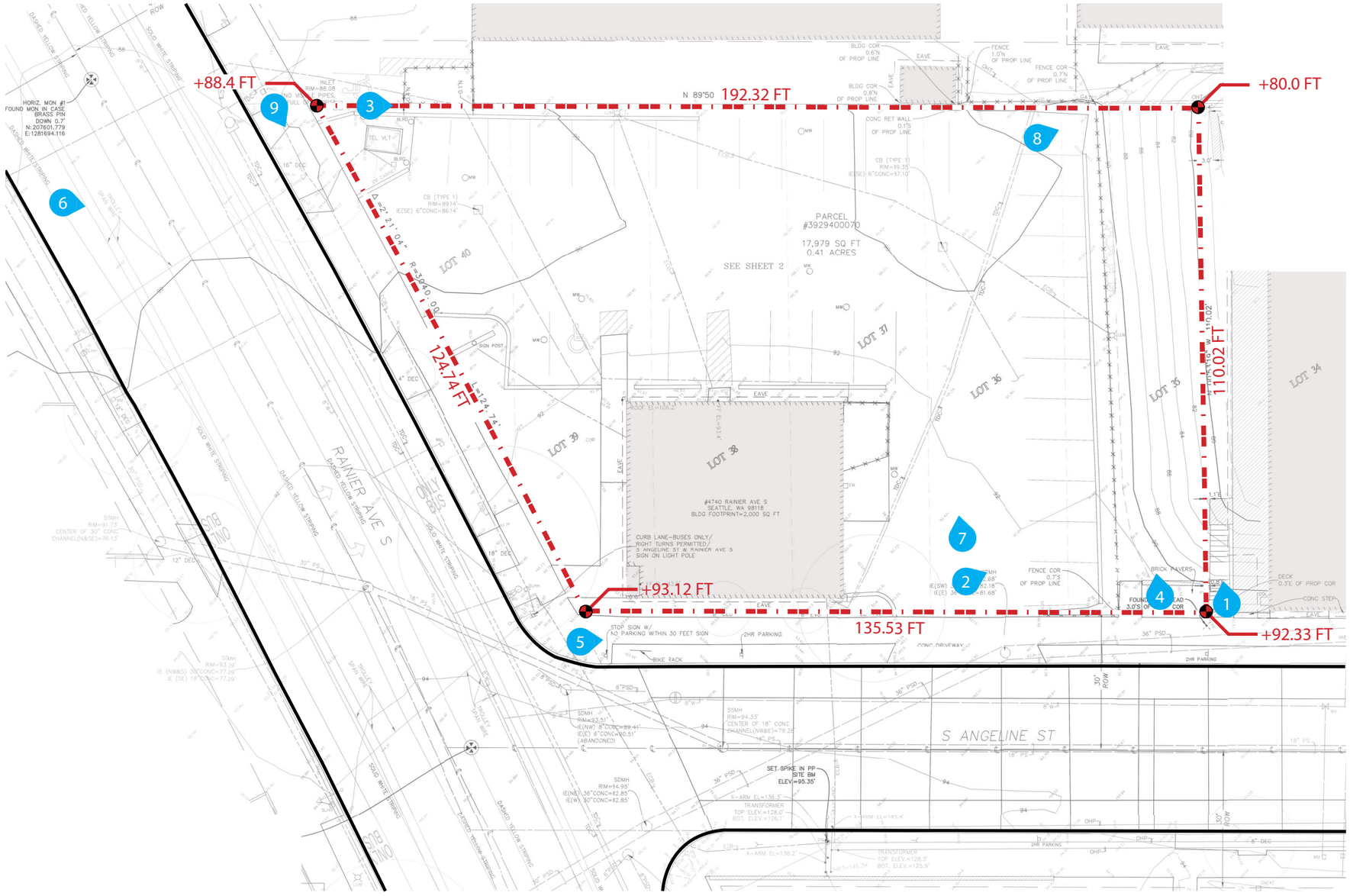
Year Built
1975

Shape
Rect or Slight Irreg

Stories
1

Height
12'

Gross Sq / Ft
2,021



N

0 10 20 30 40 50

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1


2


3


4


5



6


7


8



9

KEY

1 South-east property corner looking from sidewalk entry to neighboring site

2 Looking at neighboring property to the east from site's existing surface parking

3 Looking at northern fence line that dilineates property line

4 Looking at property's grade along eastern property line

5 Looking east down S Angeline St sidewalk from property corner

6 Looking at existing curb cut and sidewalk along Rainier Ave S

7 Looking north from on-site existing surface parking to northern property line / fence line

8 Looking at corner condition of fencing junction at north-east vicinity of site

9 Looking south down Rainier Ave S sidewalk from north-west vicinity of site and ROW

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6.0 seattle municipal code
ZONING DATA

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23.47A.004
Uses (Table A)

Follow chart for permitted uses and SF
See also 23.47A.010

23.47A.004.G.2
Live-Work Units

In pedestrian-designated zones, live-work units shall not occupy more than 20% of the street-level street-facing facade along designated principal pedestrian streets. Minimum depth is 15 feet (23.47A.008.E.1)

23.47A.005.C.1
Residential Uses at Street Level

Residential uses may occupy, in aggregate, no more than 20% of the street-level street facing facade in pedestrian zone & special review districts.

23.47A.008.A.2
Blank Facades

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 facades segments may not exceed 40 percent of the width of the facade of the structure along the street

Street level street facing facade shall be located within 10 feet of the street lot line

23.47A.008.A.3
Street Level Street Facing Facades

Street-Level street facing facade segments shall be located within 10 feet of the street lot line, unless wider sidewalks, plazas, or other approved landscaped or open spaces are required.

23.47A.008.B.2
Transparency

60% of the street-facing facade between 2 feet and 8 feet above the sidewalk shall be transparent.

23.47A.008.B.3
Non-Residential Depth

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

23.47A.008.D.2
Dwelling Unit Along Street-Level

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.

23.47A.010
Maximum Size of Non-Residential Use

1. Use 23.47A.004 Table A for size
2. C1 & C2 Office - 1 FAR or 35,000 SF, whichever is greater
3. NC1 Grocery- 10,000 SF to max 23,000 SF with expansion or replacement

23.47A.012
Structure Height

In zones with 30 ft or 40 ft mapped height limit:
- +4 ft with 13 ft floor-to-floor at street level
- +7 ft with 16 ft floor-to-floor at street level & minimum one 12,000 SF retail space

23.47A.013
FAR Outside Station Area Overlay (Table A)

NC2-40:	3.25 (mixed) / 3.0 (single) FAR
NC2-55 (M):	3.75 (maximum for all, no separation on mixed or single)

23.47A.014
Setback

0' (not adjacent to residential zone)

23.47A.017
Mandatory housing suffix standards (M), (M1) or (M2)

55ft- 1.5 Min
3.75 Solely
3.75 all uses

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CS CONTEXT & SITE

CS1-B.2
Natural Systems & Site Features
Daylight & Shading

Maximize daylight for interior and exterior spaces and minimize shading on adjacent sites through the placement and/or design of structures on the site

Response

Daylight harvesting for interior and exterior spaces sought by configuration of massing in preferred option and placement of large fenestration openings.



CS CONTEXT & SITE

CS2-A.2
Urban Pattern & Form
Architectural Presence

Evaluate the degree of visibility or architectural presence that is appropriate or desired given the context, and design accordingly. Buildings that contribute to a strong street edge, especially at the first three floors, are particularly important to the creation of a quality public realm that invites social interaction and economic activity. Encourage all building facades to incoproate design detail, articulation and quality materials.

Response

While the proposed project sits on a small parcel relative to nearby newer developments, the obtuse angle of the site along Rainier Ave S and S Angeline St establishes a corner with high visibility and presence on the street. Material selections for the street facing facades will focus on quality and durability.



CS CONTEXT & SITE

CS2-B.2
Urban Pattern & Form
Connection to the Street

Identify opportunities for the project to make a strong connection to the street and carefully consider how the building will interact with the public realm. Consider the qualities and character of the streetscape— its physical features (sidewalk, parking, landscape strip, street trees, travel lanes, and other amenities) and its function (major retail street or quieter residential street)—in siting and designing the building.

Response

The commercial nature of Rainier Ave S provides opportunity for the project to make a strong connection with the pedestrian realm. Building program uses, transparency levels, overhead weather protection, and landscaping will all be informed with thoughtfulness to the streetscape connection.



CS CONTEXT & SITE

CS2-C.1
Urban Pattern & Form
Corner Sites

Corner sites can serve as gateways or focal points; both require careful detailing at the first three floors due to their high visibility from two or more streets and long distances. Consider using a corner to provide extra space for pedestrians and a generous entry, or build out to the corner to provide a strong urban edge to the block.

Response

The high visibility of both the north and south corners warrants consideration of building interaction at the pedestrian level and from pedestrian level views. additional space for pedestrian movement and interaction with development encouraged while maintaining a strong connection to the street.

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CS CONTEXT & SITE

CS2-D.1
Urban Pattern & Form
Existing Development & Zoning

Review the height, bulk, and scale of neighboring buildings as well as the scale of development anticipated by zoning for the area to determine an appropriate complement and/or transition. Note that existing buildings may or may not reflect the density allowed by zoning or anticipated by applicable policies

Response

The project is in a NC2P-55 zone and directly adjacent to NC2P-55/NC2-55 and across the street from NC2P-65. The project scale fits with both existing and anticipated zoning, along with newer developments along Rainier Ave S.



CS CONTEXT & SITE

CS2-D.1
Urban Pattern & Form
Respect for Adjacent Sites

Respect adjacent properties with design and site planning to minimize disrupting the privacy and outdoor activities of residents in adjacent buildings.

Response

The proposed preferred option provides the most respect for adjacent properties with throughfully placed setbacks at the (2) neighboring property lines. These setbacks push the building mass proud of the street.



CS CONTEXT & SITE

CS3-A.1
Architectural Context & Character
Fitting Old & New Together

Create compatibility between new projects, and existing architectural context, including historic and modern designs, through building articulation, scale and proportion, roof forms, detailing, fenestration, and/or the use of complementary materials

Response

The project seeks to be compatible within the contextual fabric of Columbia City by pulling positive aspects from both the columbia city historic district and adjacent contemporary projects.

PL PUBLIC LIFE

PL1-B.3
Connectivity
Pedestrian Amenities

Opportunities for creating lively, pedestrian-oriented open spaces to enliven the area and attract interest and interaction with the site and building should be considered. Visible access to the building's entry should be provided.

Response

Pedestrian amenities will be carefully selected based on the character of the streetscapes. Site lighting, landscaping, signage, bicycle parking, storefront design, recessed entries and overhead weather protection will help to enhance these pedestrian amenties while also creating an attractive frontage.

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PL PUBLIC LIFE

PL2-A.1
Walkability
Access for All

Provide access for people of all abilities in a manner that is fully integrated into the project design. Design entries and other primary access points such that all visitors can be greeted and welcomed through the front door.

Response

Access points to the commercial spaces and residential lobby entrance will utilize accessible entries that welcome all. Ramps and stairs are to be avoided.



PL PUBLIC LIFE

PL2-B.1
Walkability
Eyes on Street

Create a safe environment by providing lines of sight and encouraging natural surveillance through strategic placement of doors, windows, balconies and street-level uses.

Response

The project seeks to create a safe environment for both pedestrians and residents alike. High levels of glazing will be utilized to provide light and eyes on the street.



PL PUBLIC LIFE

PL2-C.1
Walkability
Weather Protection Locations & Coverage

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

Response
Overhead weather protection proposed at retail uses and residential main entry to encourage walkability. Many examples of canopies exist within Columbia City neighbhorhood and serve as design references.

PL PUBLIC LIFE

PL3-A.1
Street-Level Interaction
Primary entries

Design primary entries to be obvious, identifiable, and distinctive with clear lines of sight and lobbies visually connected to the street.

Response
Primary residential entry signified with recessed entry and signage and located on more residenital S Angeline St. The commercial entries are designed with recessed entries alluding to precedence of retail entries found throughout Columbia City.

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PL PUBLIC LIFE

PL3-C.1
Street-Level Interaction
Porous Edge

Engage passersby with opportunities to interact visually with the building interior using glazing and transparency. Create multiple entries where possible and make a physical and visual connection between people on the sidewalk and retail activities in the building.

Response
Multiple recessed entries, especially a broad corner recess at the southwest, with large storefronts and thoughtfully detailed openings create porous edge condition on Rainier to encourage visual and physical connections.

DC DESIGN CONCEPT

DC1-B.1
Project Uses & Activities
Parking & Vehicle Access

Choose locations for vehicular access, service uses, and delivery areas that minimize conflict between vehicles and non-motorists wherever possible. Emphasize use of the sidewalk for pedestrians, and create safe and attractive conditions for pedestrians, bicyclists, and drivers.

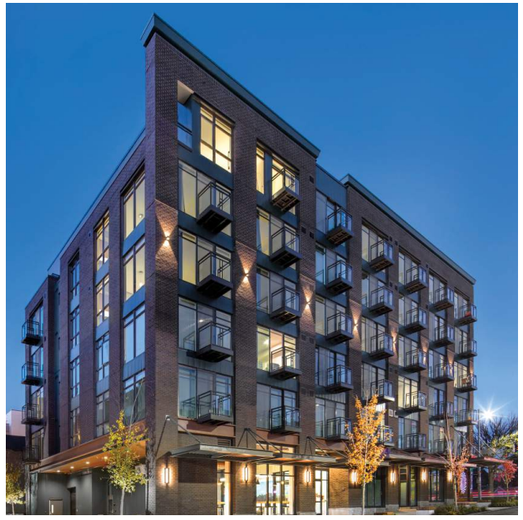
Response
Vehicle and refuse service access deliberately placed at least intensive portion of the lot to minimize conflicts with pedestrians, bicyclists, and drivers.

DC DESIGN CONCEPT

DC2.B.1
Architectural Concept
Facade Composition

Design all building facades—including alleys and visible roofs—considering the composition and architectural expression of the building as a whole. Ensure that all facades are attractive and well-proportioned through the placement and detailing of all elements, including bays, fenestration, and materials, and any patterns created by their arrangement.

Response
All building facades carefully consider the level of prominence, visibility, and adjacencies to craft a facade composition that suits the project as a whole.



DC DESIGN CONCEPT

DC4-A.1
Exterior Elements & Finishes
Building Materials

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

Response
High-quality and durable materials to be selected to create an attractive appearance. Materials that age beautifully, such as brick, are considered for prime frontages with high degree of visibility.

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	Option 1	Option 2	Option 3 - Preferred
Concept	O	J	U
# Units	78	74	73
Commercial	3,500 sf	4,500 sf	4,600 sf
FAR Utilization	100%	100%	100%
Total Gross SF	108,000 sf	102,000 sf	100,500 sf
Parking Stalls	Residential Required = 0 Proposed = 90	Residential Required = 0 Proposed = 86	Residential Required = 0 Proposed = 88
Opportunities	• private courtyard amenity • maximum development potential	• commercial use located on principal pedestrian street • large corner volume cut creates unique massing	• sensitive setbacks to north and south • small commerical spaces oriented towards Rainier Ave • massing influenced by Columbia City neighborhood context • floor plan allows for diverse mix of units • minimum amount of blank walls
Constraints	• bulky massing does not respond to context • minimal north and east setbacks create blank walls • north and east units restrict access to daylight • curb cut on Rainier disrupts pedestrian streetscape • majority of commercial uses oriented away from Rainier Ave pedestrian frontage	• blank wall at east property line adjacent to apartments • massing creates deep units with less access to daylight • egress stair disrupts prominent Rainier facade • massing setbacks does not appropriately respond to site context	• creating safe residential and commercial environment
Compliance	Departures: access to parking, non-residential uses	No Departures	No Departures

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8.0 option 1
ARCHITECTURAL MASSING CONCEPTS

DESCRIPTION

Option 1 maximizes the development potential for the site. Open space in concentrated within the center of the massing and perimeter cut-outs to allow for unit windows.

While an attractive frontage is obtained on the streetfronts, this option has the highest amount of blank walls of any of the proposals. Furthermore, the commercial uses neglect the primary commercial street of Rainier.

SUMMARY

Stories: 7
2 below-grade
5 above-grade

Unit Count: 78

Floor Area: 67,000 SF

Parking: 90 stalls

OPPORTUNITIES

- private courtyard amenity
- maximum development potential

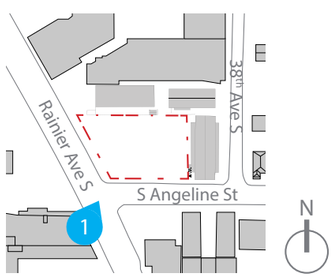
CONSTRAINTS

- bulky massing does not respond to context
- minimal north and east setbacks create blank walls
- north and east units restrict access to daylight
- curb cut on Rainier disrupts pedestrian streetscape
- majority of commercial uses oriented away from Rainier Ave pedestrian frontage



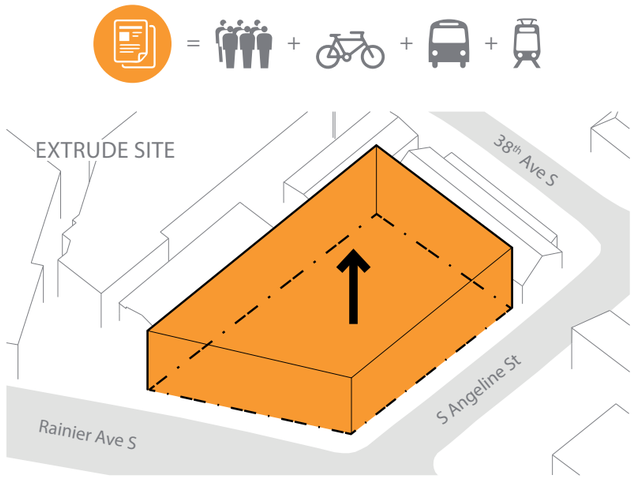
1 AERIAL VIEW looking north-west

KEY PLAN

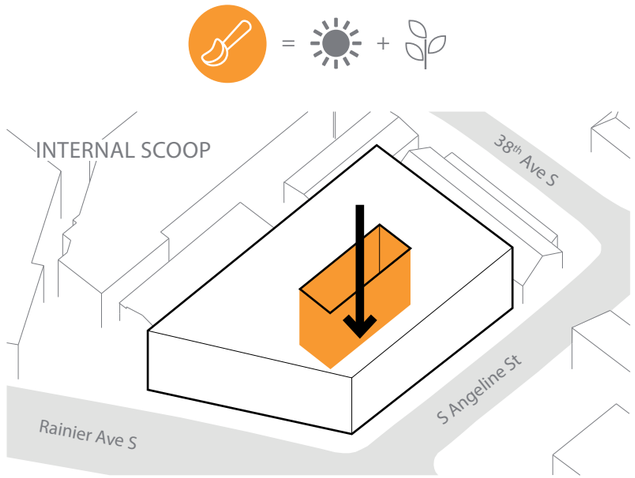


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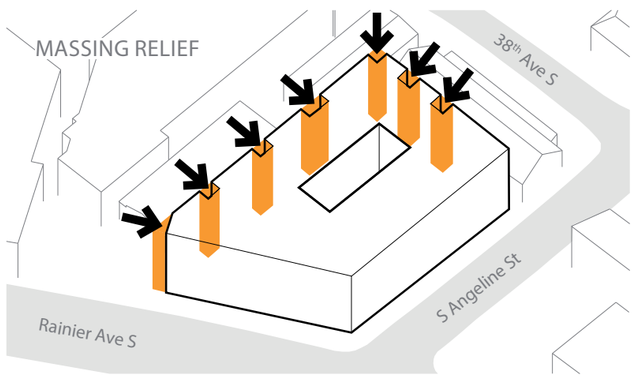
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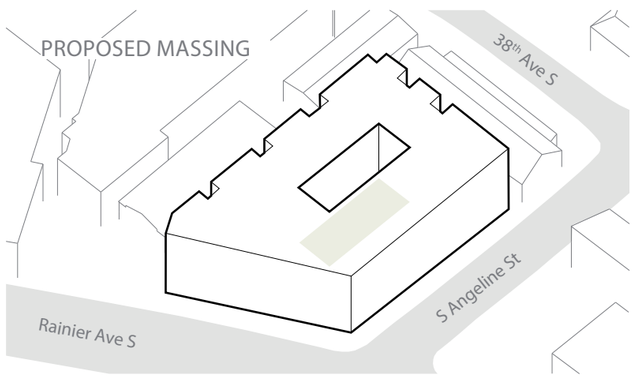
The site is extruded to provide maximum density within the Columbia City Residential Urban Village - an overlay that encourages mixed-use development, transit oriented development, and maximized light rail-related investments.



Space is carved from the inner portion of the site to create an internal courtyard with corridors facing into the void.



Density is further reduced with vertical carve-outs placed along the neighboring property lines to enable code allowable windows.



The 'Donut' concept is a traditional approach. Many code constraints tend to limit the quality of experience for both user and pedestrian alike from a massing concepts such as this.

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1 PEDESTRIAN VIEW — looking west down S Angeline St from sidewalk across the street

2 AERIAL VIEW — looking south-west @ neighboring property edge conditions

3 PEDESTRIAN VIEW — looking north-west from intersection of Rainier Ave S and S Angeline St

KEY PLAN



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1 PEDESTRIAN VIEW looking south-east from Rainier Ave S at neighboring property edge condition

2 PEDESTRIAN VIEW looking north at intersecting sidewalks of Rainier Ave S and S Angeline St

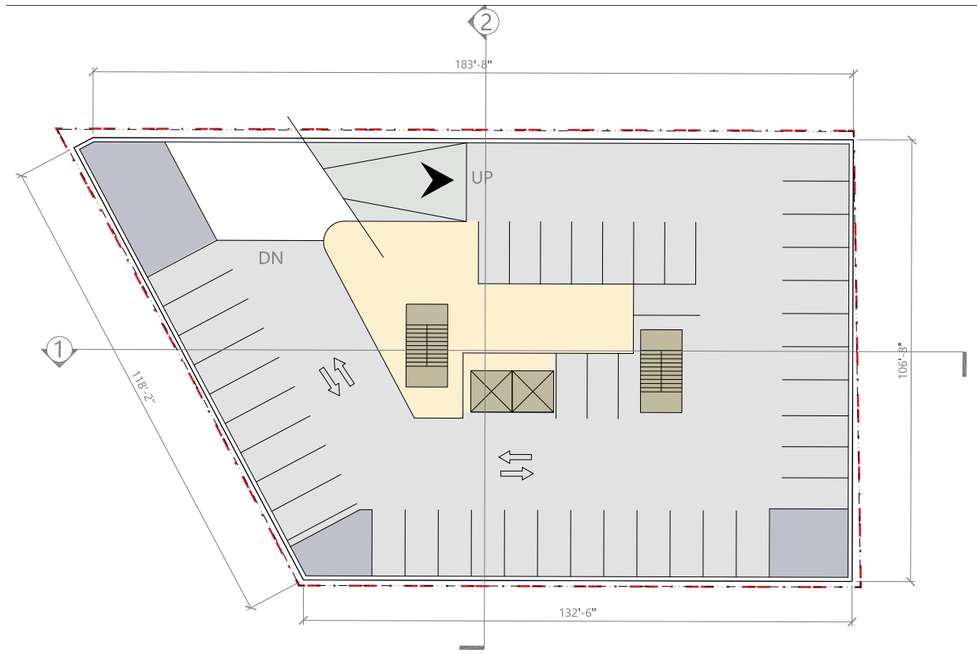
KEY PLAN

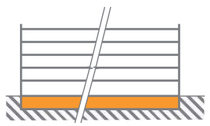


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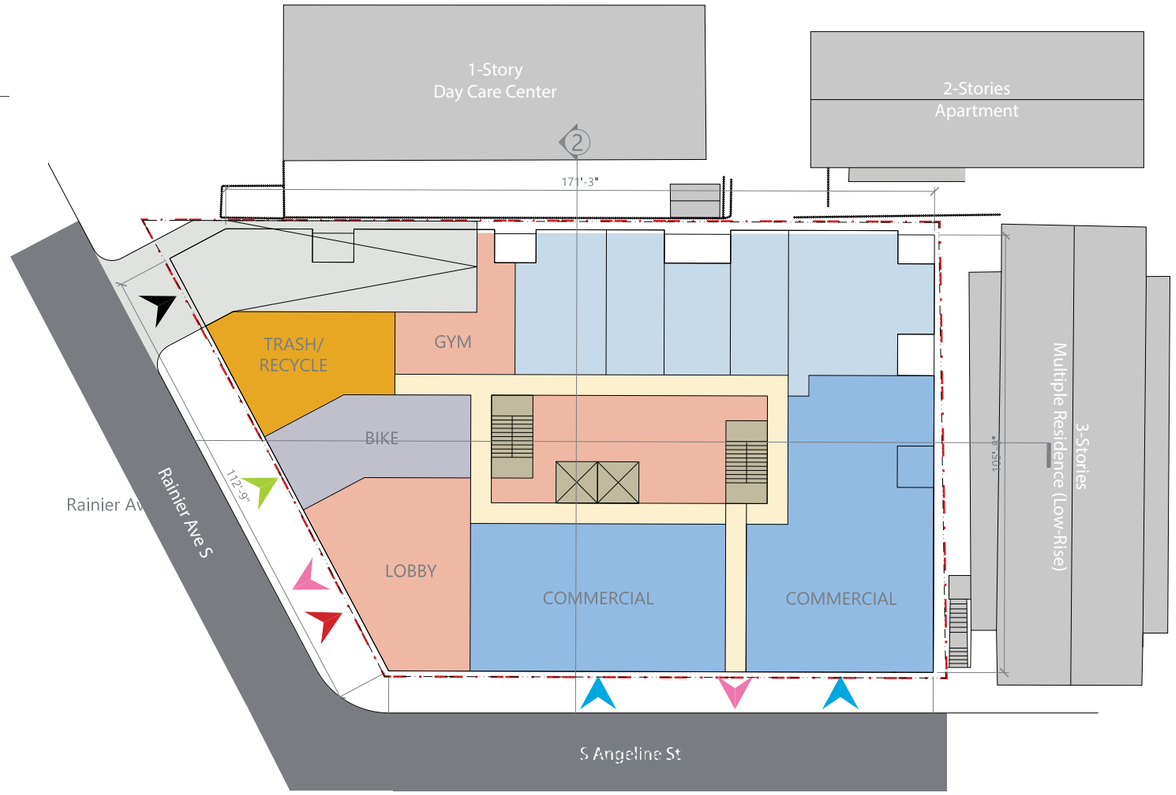
ARCHITECTURAL MASSING CONCEPTS

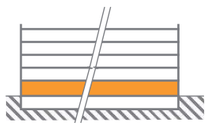




KEY SECTION

PLAN (PARKING) 0 10 20 40 80 N





KEY SECTION

PLAN (R1) 0 10 20 40 80 N

PROGRAM

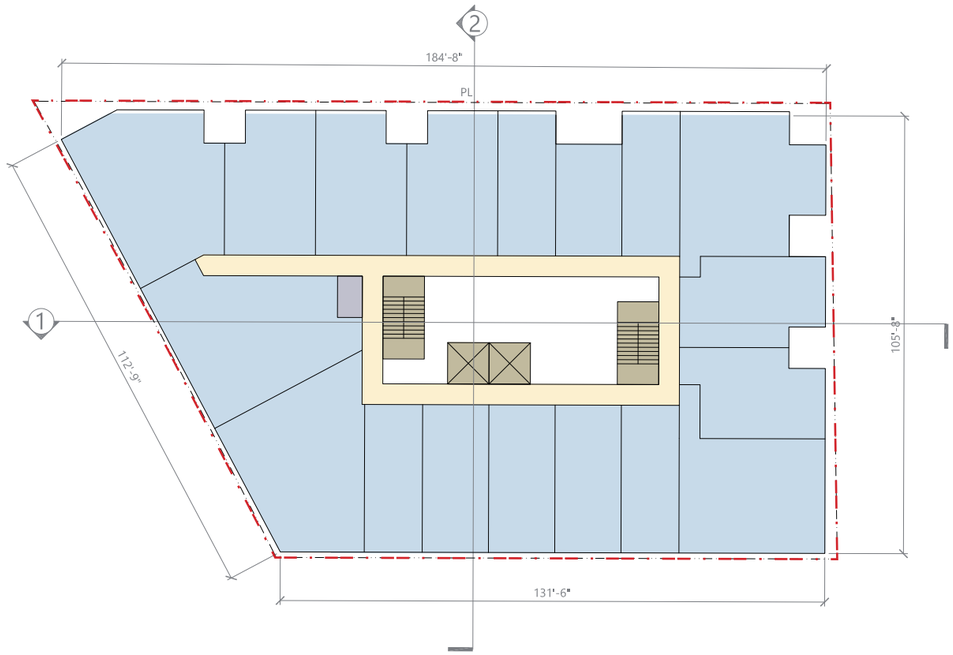
- building services / storage
- residential
- horizontal circulation
- vertical circulation
- amenity
- commercial
- parking
- trash

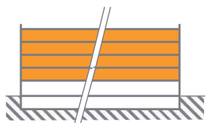
ACCESS

- vehicular access
- commercial entry
- residential entry
- egress
- bike

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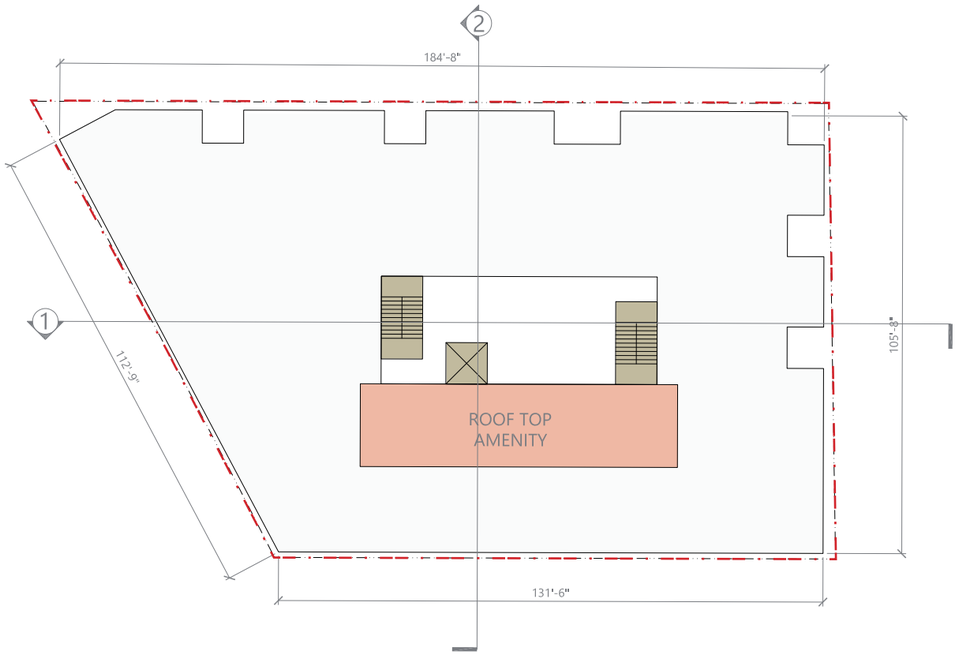
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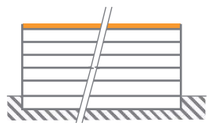




KEY SECTION

PLAN (R2-R5) 0 10 20 40 80 N





KEY SECTION

PLAN (ROOF) 0 10 20 40 80 N

PROGRAM

- building services / storage
- residential
- horizontal circulation
- vertical circulation
- amenity

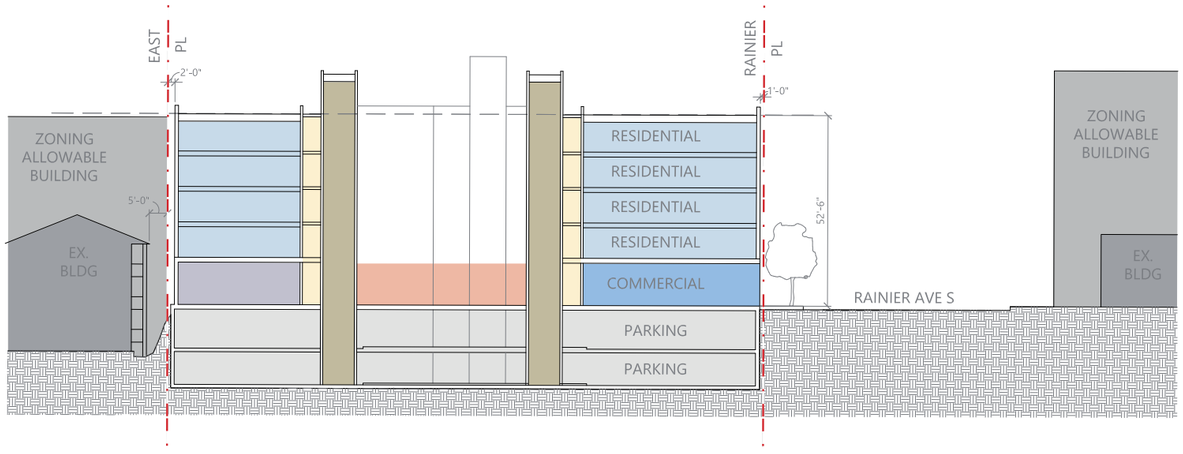
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8.0 option 1
ARCHITECTURAL MASSING CONCEPTS

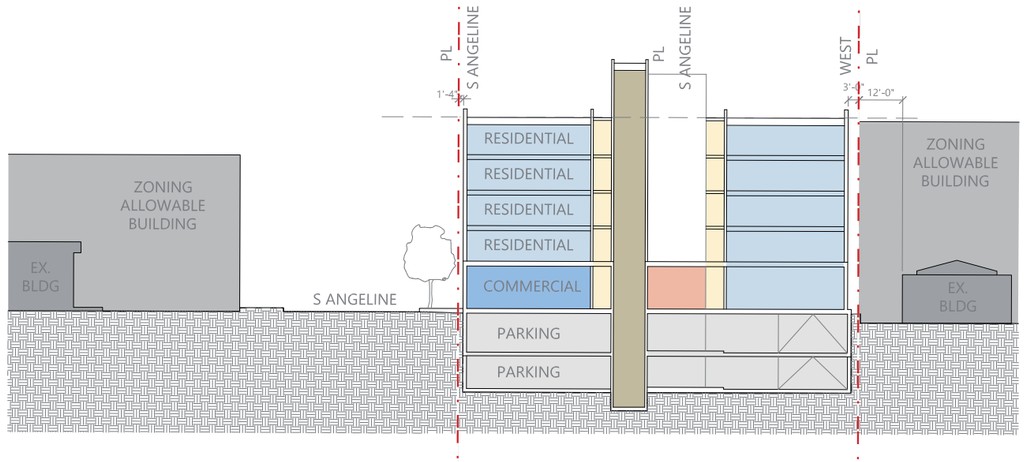
PROGRAM

- building services / storage
- residential
- horizontal circulation
- vertical circulation
- amenity
- commercial
- parking
- trash



SECTION (1)

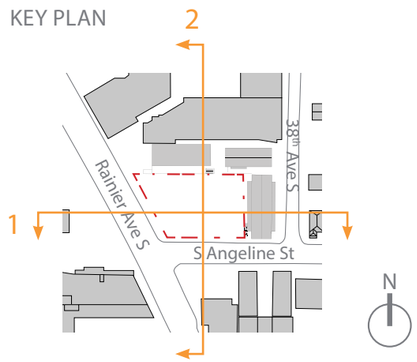
0 10 20 40 80



SECTION (2)

0 10 20 40 80

KEY PLAN



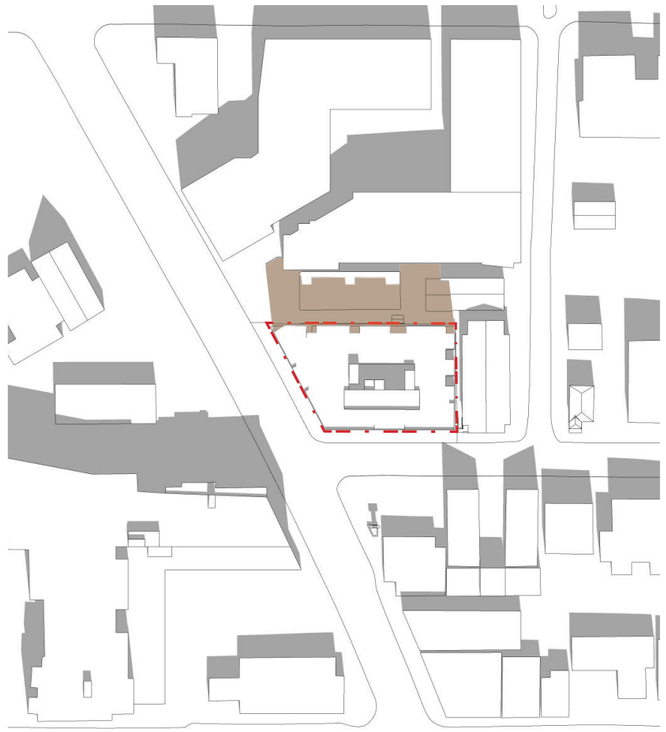
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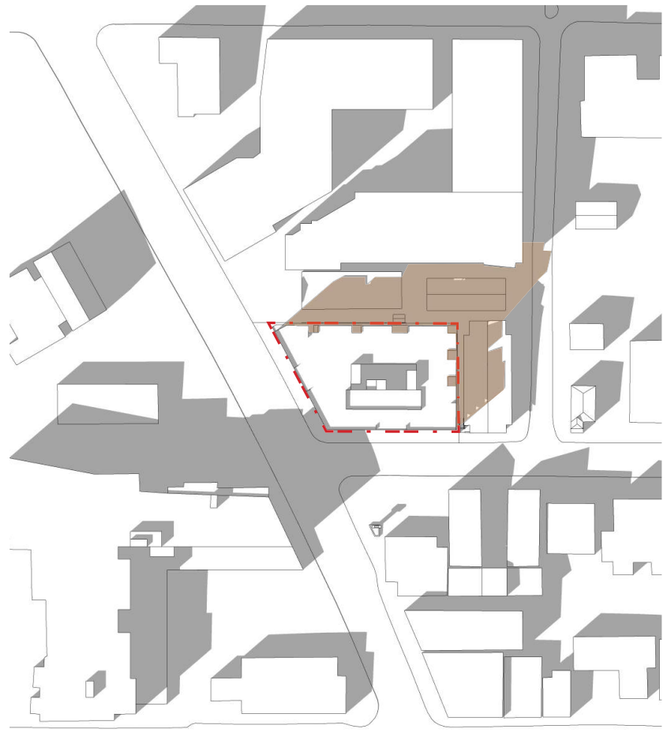
9AM
SPRING & FALL EQUINOX



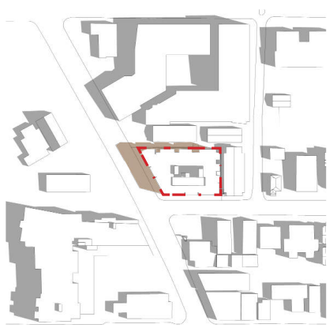
NOON
SPRING & FALL EQUINOX



3PM
SPRING & FALL EQUINOX



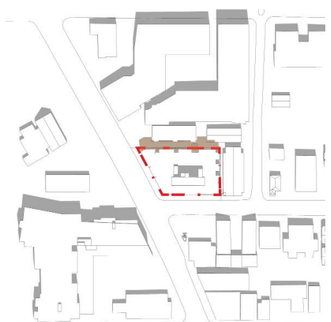
SUMMER



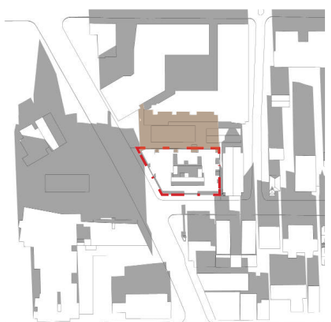
WINTER



SUMMER



WINTER



SUMMER



WINTER



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8.0 option 2
ARCHITECTURAL MASSING CONCEPTS

DESCRIPTION

Option 2 places open space towards the north and at the visually prominent southwestern corner. A more desirable form begins to emerge.

However, the concentration of open space at the corner means the massing pushes toward the east property line, creating a blank wall condition adacent to the existing residential walkway with doors and windows.

SUMMARY

Stories: 7
2 below-grade
5 above-grade

Unit Count: 74

Floor Area: 67,000 SF residential

Parking: 86 stalls

OPPORTUNITIES

- equitable north and south setbacks
- commercial use located on principal pedestrian street

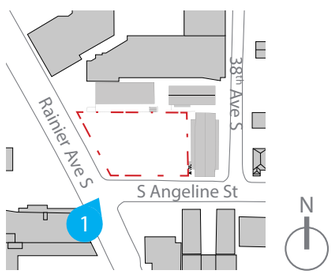
CONSTRAINTS

- blank wall at east property line adjacent to apartments
- massing creates deep units with less access to daylight
- egress stair disrupts prominent Rainier facade
- massing setbacks does not appropriately respond to site context



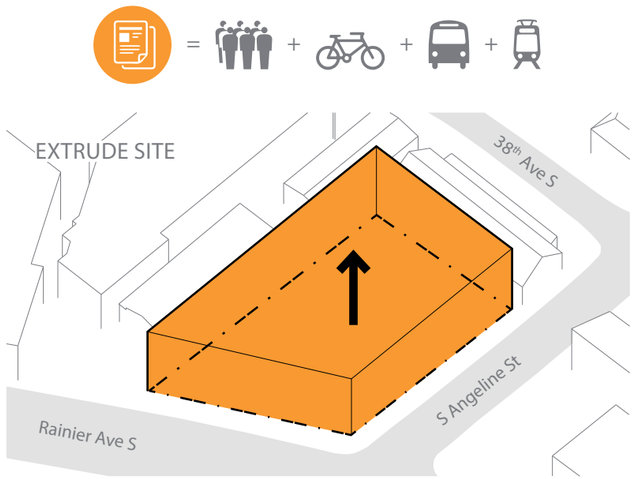
1 AERIAL VIEW looking north-west

KEY PLAN

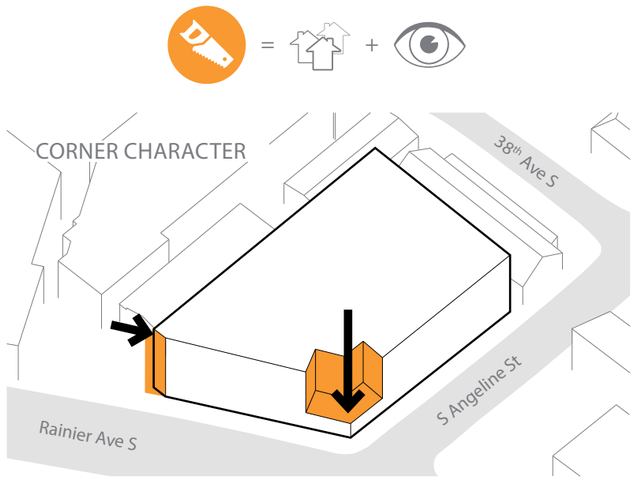


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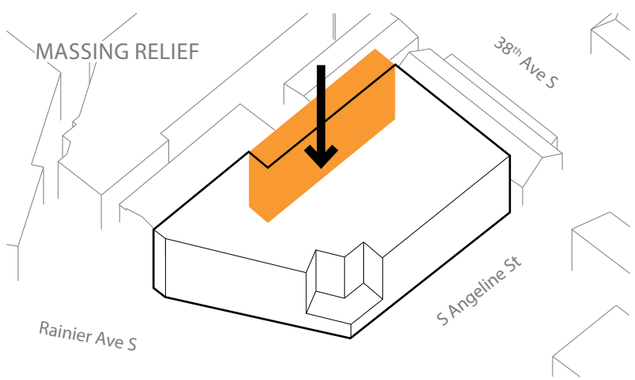
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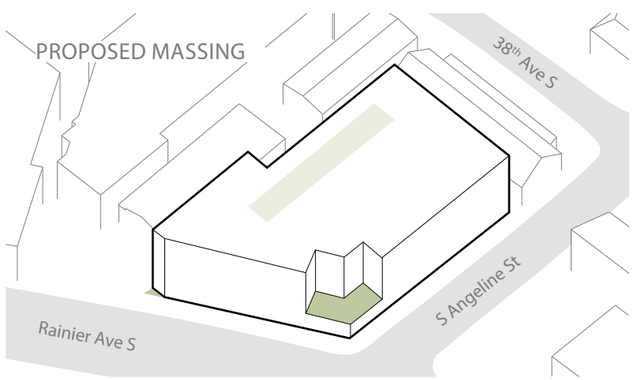
The site is extruded to provide maximum density within the Columbia City Residential Urban Village - an overlay that encourages mixed-use development, transit oriented development, and maximized light rail-related investments.



Space is carved away from the major street facade to create interest in terms of massing apart from detail.



Massing is reduced at northern and western property lines to allow for larger residential windows and to allot space for a buffer between neighboring properties.



The 'Bit Apple' concept is a massing approach which attempts to celebrate the corner. Public/Private program is in concern by having the commercial base's roof subject be the view outside the residents' windows above.

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1 PEDESTRIAN VIEW — looking west down S Angeline St from sidewalk across the street

2 AERIAL VIEW — looking south-west @ neighboring property edge conditions

3 PEDESTRIAN VIEW — looking north-west from intersection of Rainier Ave S and S Angeline St

KEY PLAN



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1 PEDESTRIAN VIEW looking south-east from Rainier Ave S at neighboring property edge condition

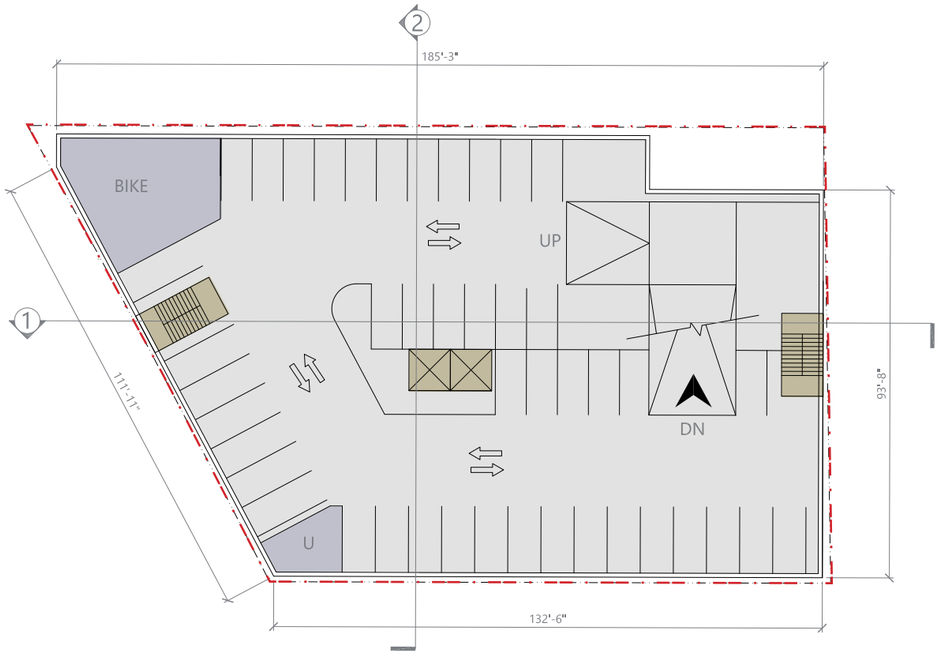
2 PEDESTRIAN VIEW looking north at intersecting sidewalks of Rainier Ave S and S Angeline St

KEY PLAN

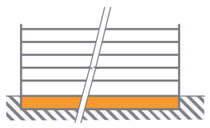


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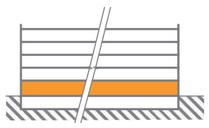






KEY SECTION

PLAN (PARKING) 0 10 20 40 80 N



KEY SECTION

PLAN (R1) 0 10 20 40 80 N

PROGRAM

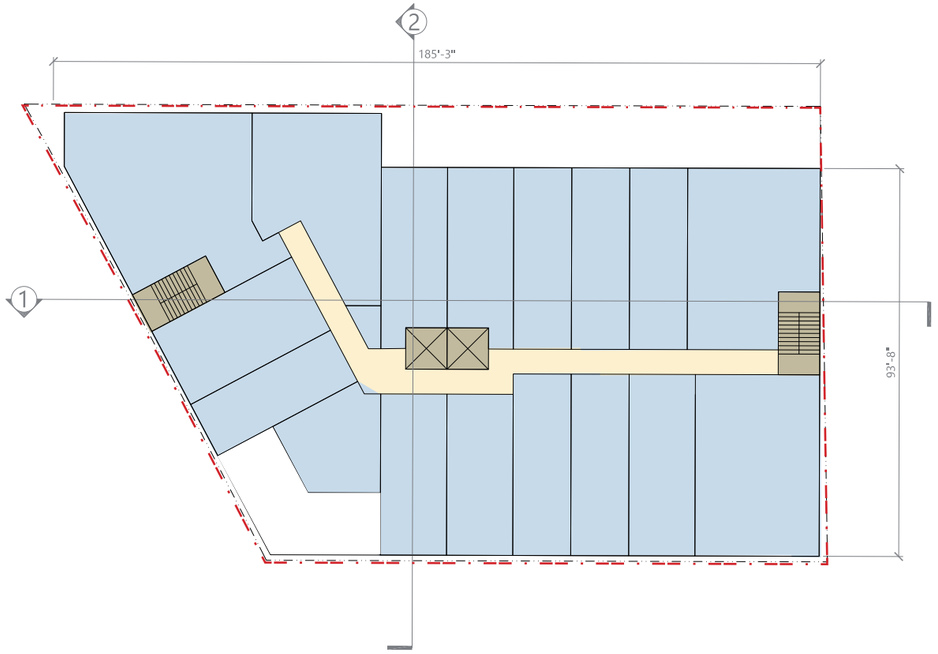
- building services / storage
- horizontal circulation
- amenity
- parking
- residential
- vertical circulation
- commercial
- trash

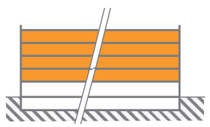
ACCESS

- vehicular access
- residential entry
- bike
- commercial entry
- egress

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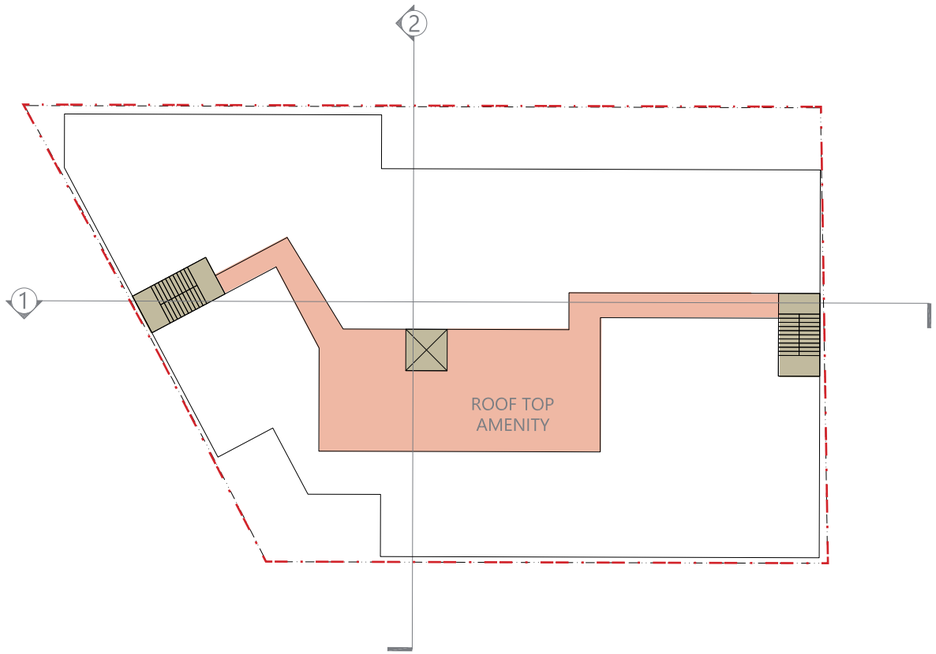
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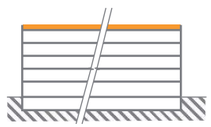




KEY SECTION

PLAN (R2-R5) 0 10 20 40 80 N





KEY SECTION

PLAN (ROOF) 0 10 20 40 80 N

PROGRAM

- building services / storage
- residential
- horizontal circulation
- vertical circulation
- amenity

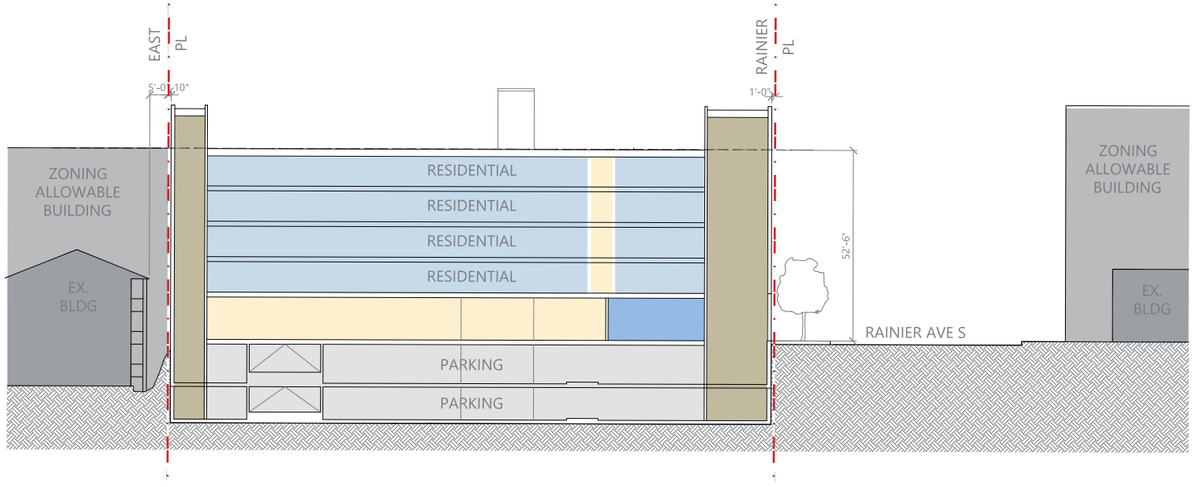
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8.0 option 2
ARCHITECTURAL MASSING CONCEPTS

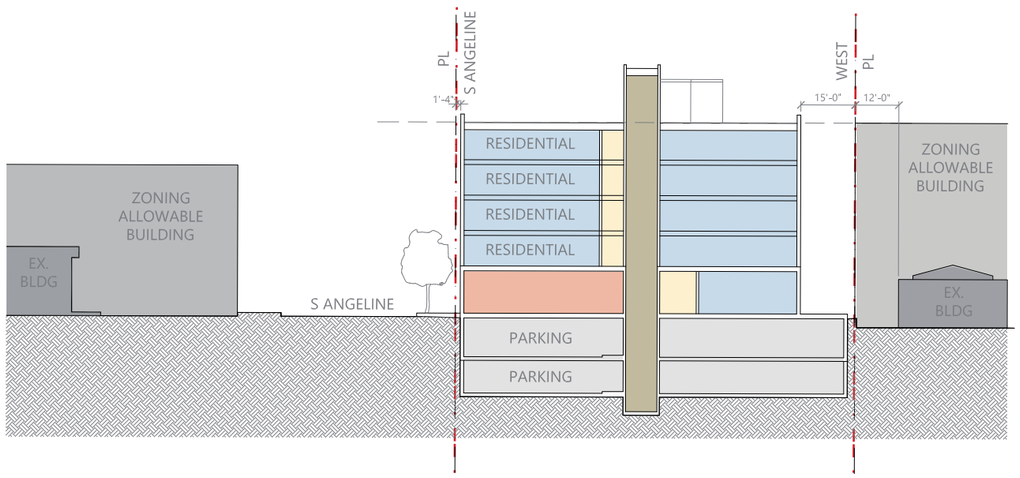
PROGRAM

- building services / storage
- residential
- horizontal circulation
- vertical circulation
- amenity
- commercial
- parking
- trash



SECTION (1)

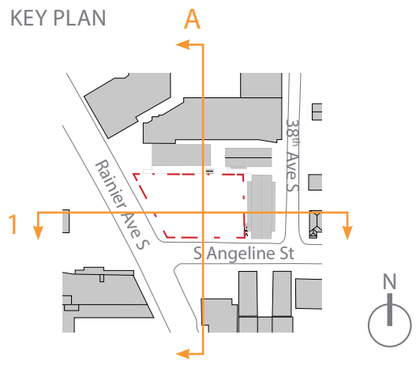
0 10 20 40 80



SECTION (2)

0 10 20 40 80

KEY PLAN



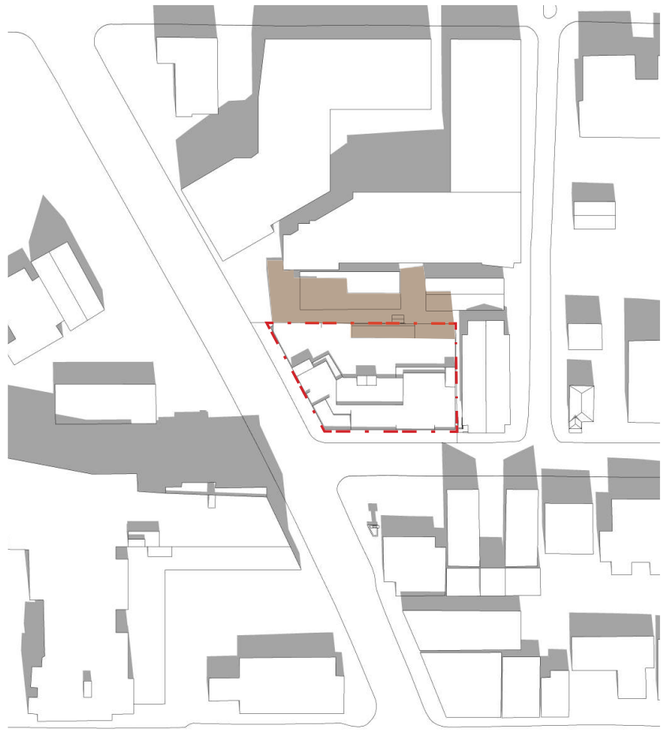
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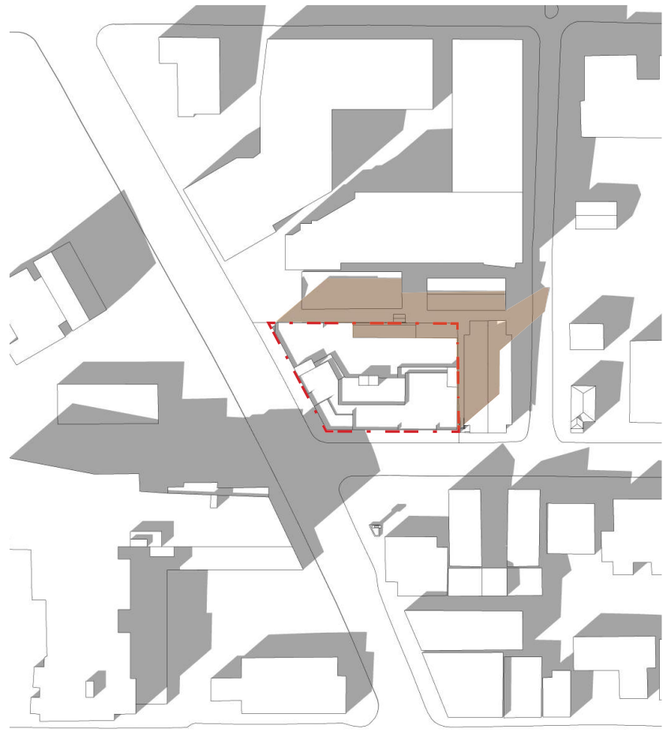
9AM
SPRING & FALL EQUINOX



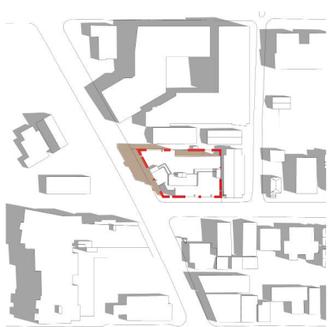
NOON
SPRING & FALL EQUINOX



3PM
SPRING & FALL EQUINOX



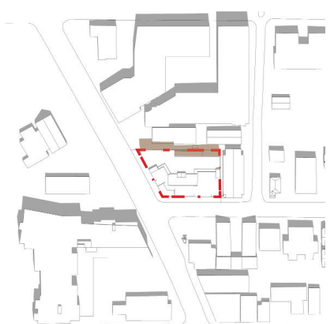
SUMMER



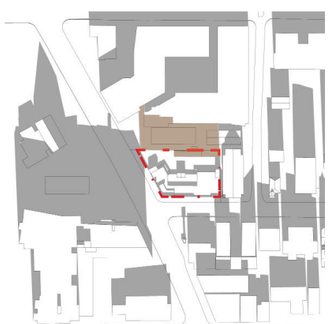
WINTER



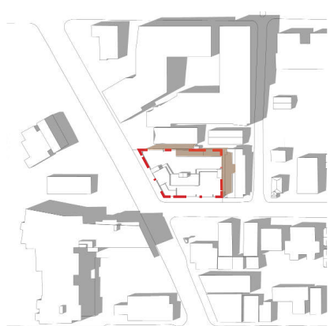
SUMMER



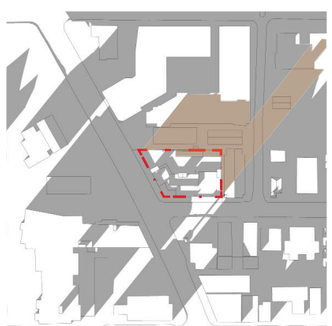
WINTER



SUMMER



WINTER



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8.0 option 3
ARCHITECTURAL MASSING CONCEPTS

DESCRIPTION

Option 3 best accommodates the site by using surrounding context to inform its shape. The open spaces is continuous around the perimeter of the buidling until the private courtyard The proposal contains the least amount of blank wall positioned at the northwest corner to create a strong transition from the Rainier street edge.

All non-commercial uses have been pulled away from Rainier to encourage active use of this facade. Character along the Rainier frontage is informed by design precedence found within the surrounding Columbia City Neighborhood.

SUMMARY

Stories: 7
2 below-grade
5 above-grade

Unit Count: 73

Floor Area: 67,000 SF residential

Parking: 88 stalls

OPPORTUNITIES

- sensitive setbacks to north and south
- small commerical spaces oriented towards Rainier Ave
- massing influenced by Columbia City neighborhood context
- floor plan allows for diverse mix of units
- minimum amount of blank walls

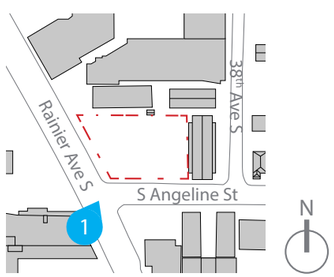
CONSTRAINTS

- creating safe residential and commercial environment



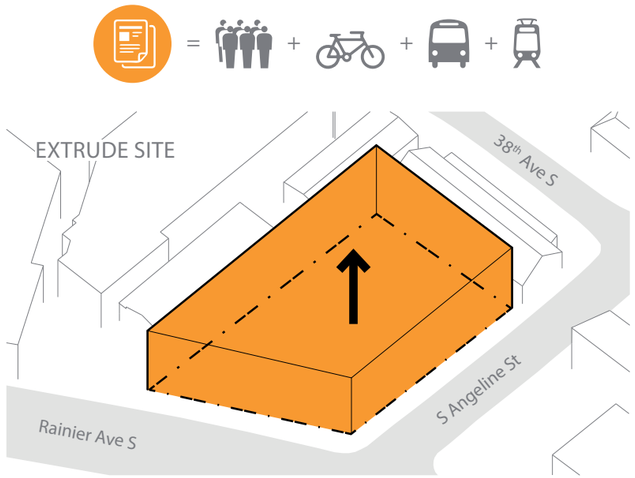
1 AERIAL VIEW looking north-west

KEY PLAN

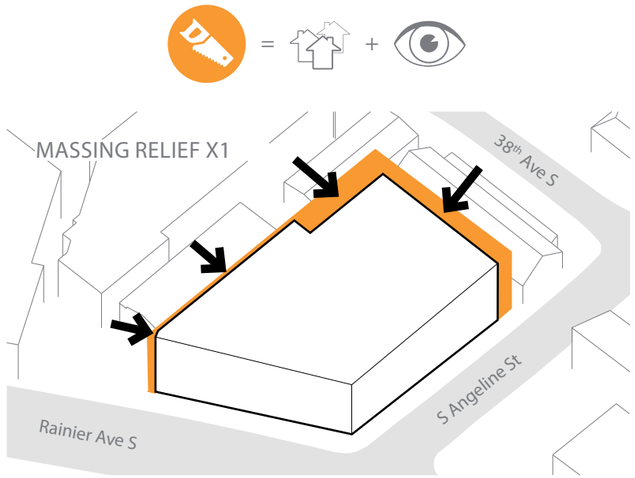


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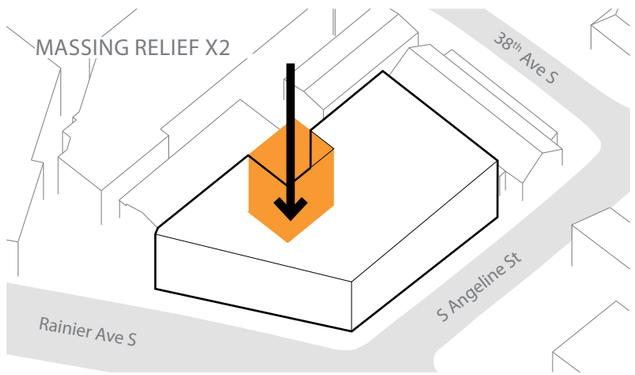
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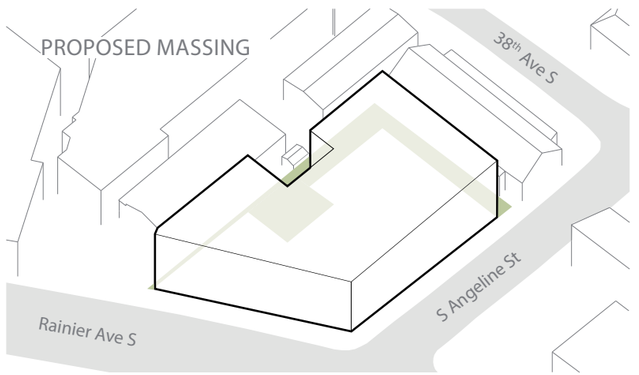
The site is extruded to provide maximum density within the Columbia City Residential Urban Village - an overlay that encourages mixed-use development, transit oriented development, and maximized light rail-related investments.



Massing is carved away from the shared property lines. The space created allows for code compliant windows, as well as a healthy sized buffer between properties for landscaping opportunities among other design opportunities.



Massing relief is again utilized in order to set up the building's floor plan to make up for density to better contribute to the transit-oriented-design of Columbia City's light rail facility nearby.



The 'Horseshoe' massing concept is an approach that attempts to mitigate the developments impact on the existing neighbors. This approach therefore creates the proudest street frontage along both Rainier Ave S and S Angeline St.

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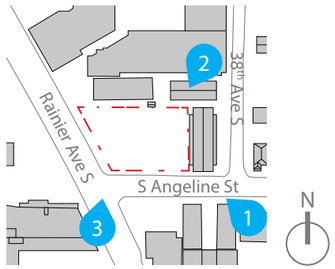


1 PEDESTRIAN VIEW — looking west down S Angeline St from sidewalk across the street

2 AERIAL VIEW — looking south-west @ neighboring property edge conditions

3 PEDESTRIAN VIEW — looking north-west from intersection of Rainier Ave S and S Angeline St

KEY PLAN



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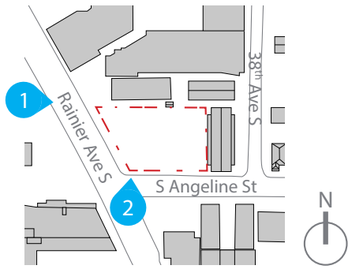




1 PEDESTRIAN VIEW looking south-east from Rainier Ave S at neighboring property edge condition

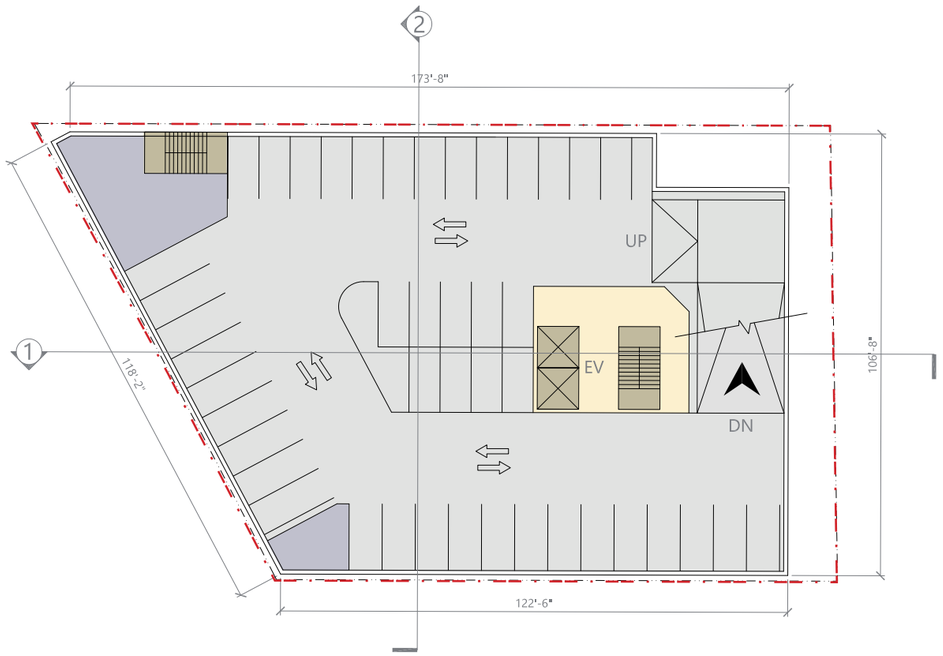
2 PEDESTRIAN VIEW looking north at intersecting sidewalks of Rainier Ave S and S Angeline St

KEY PLAN

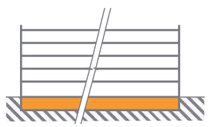


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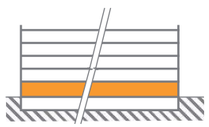






KEY SECTION

PLAN (PARKING) 0 10 20 40 80 N



KEY SECTION

PLAN (R1) 0 10 20 40 80 N

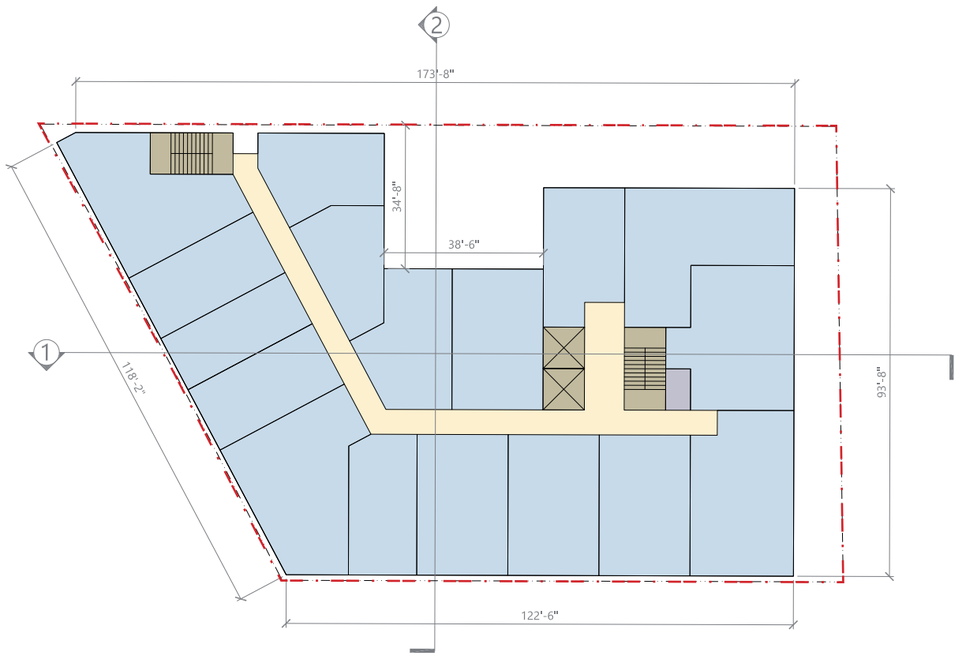
PROGRAM

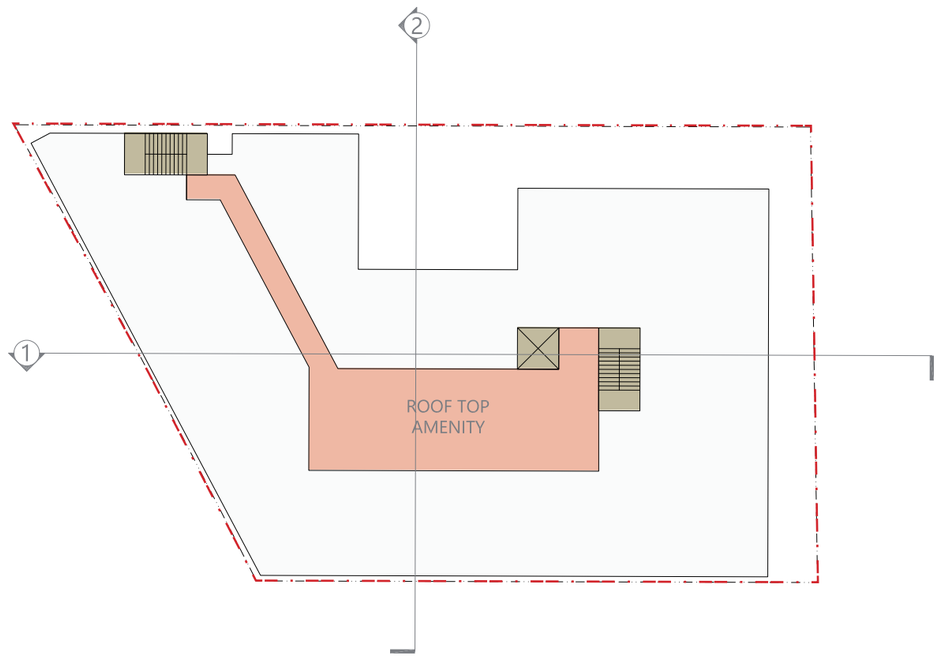
- building services / storage
- horizontal circulation
- amenity
- parking
- residential
- vertical circulation
- commercial
- trash

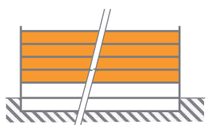
ACCESS

- vehicular access
- residential entry
- bike
- commercial entry
- egress

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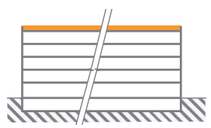






KEY SECTION

PLAN (R2-R5) 0 10 20 40 80 N



KEY SECTION

PLAN (ROOF) 0 10 20 40 80 N

PROGRAM

- building services / storage
- horizontal circulation
- amenity
- residential
- vertical circulation

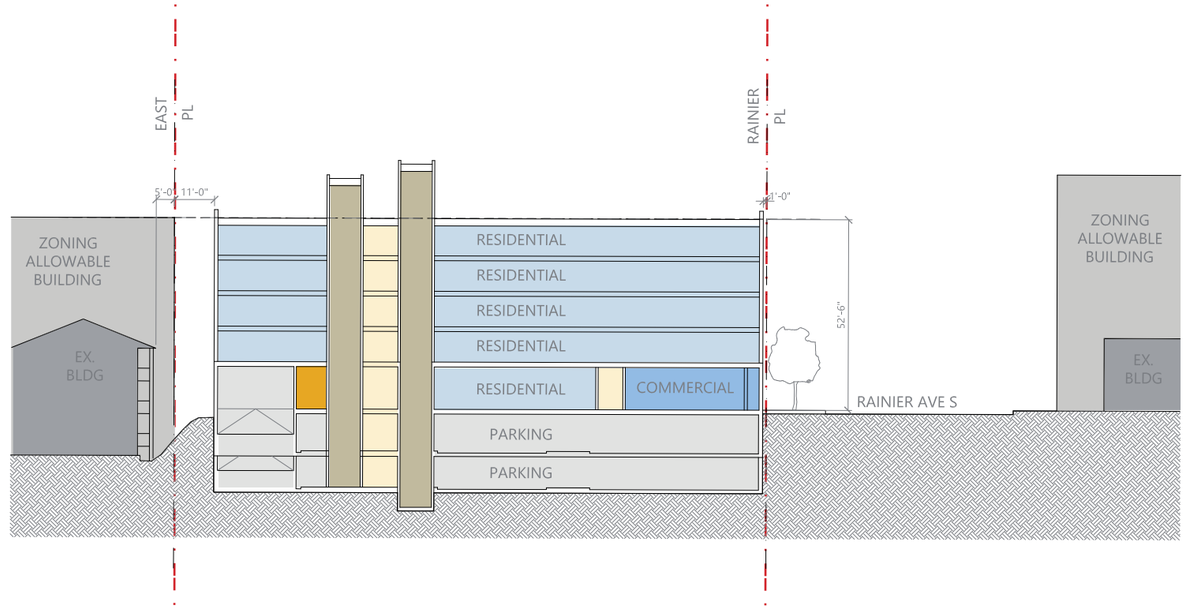
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8.0 option 3
ARCHITECTURAL MASSING CONCEPTS

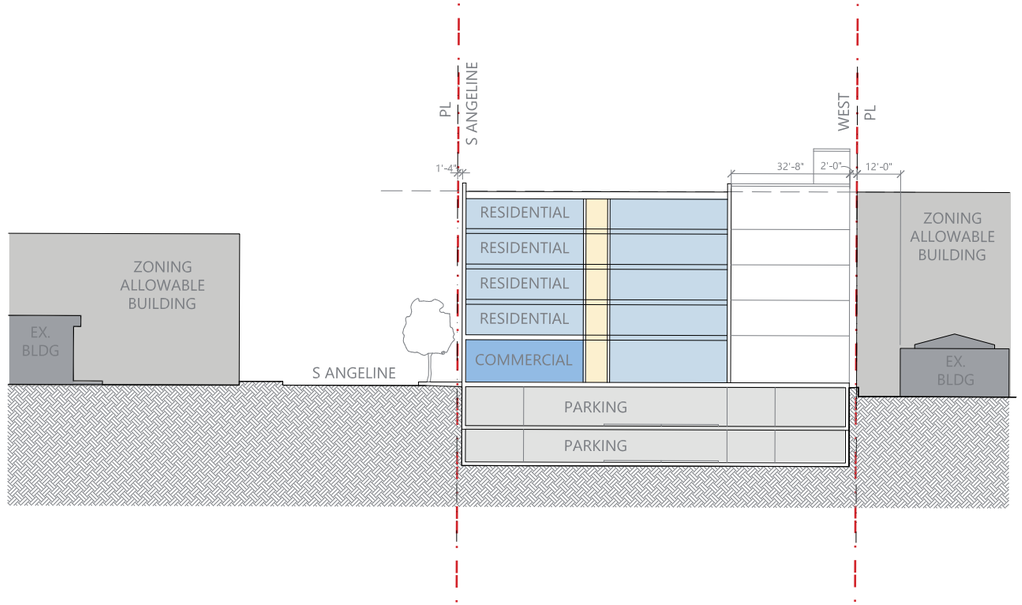
PROGRAM

- building services / storage
- residential
- horizontal circulation
- vertical circulation
- amenity
- commercial
- parking
- trash



SECTION (1)

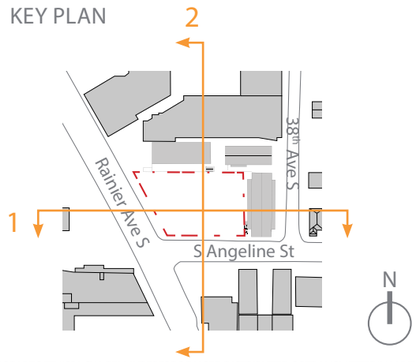
0 10 20 40 80



SECTION (2)

0 10 20 40 80

KEY PLAN



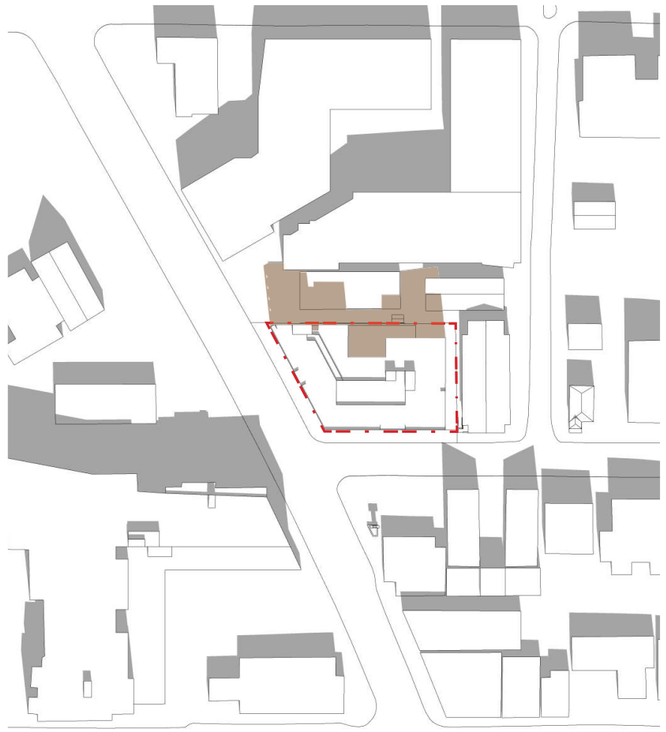
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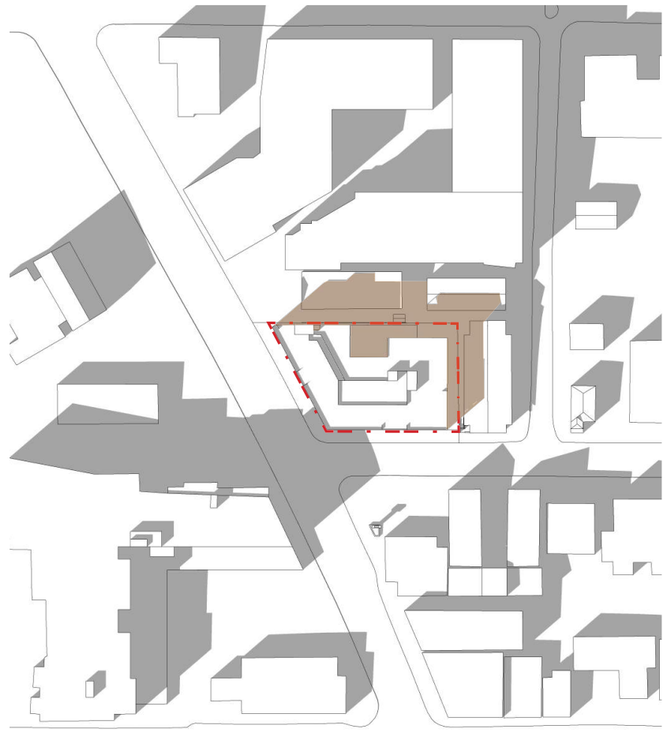
9AM
SPRING & FALL EQUINOX



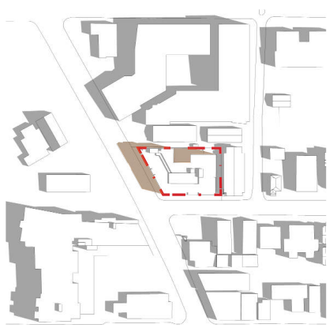
NOON
SPRING & FALL EQUINOX



3PM
SPRING & FALL EQUINOX



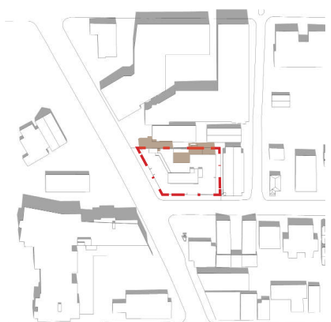
SUMMER



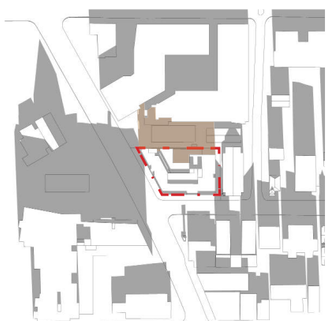
WINTER



SUMMER



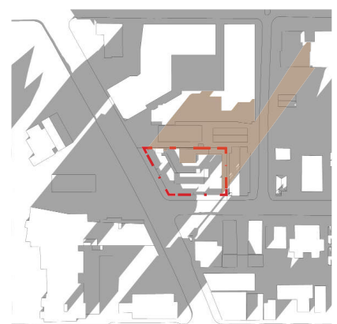
WINTER



SUMMER



WINTER



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COLUMBIA CITY NEIGHBORHOOD



5201 Rainer Ave S Mixed-Use Building

Roof top garden serves as the 5th Facade of the building



Columbia City Live/Work Building

Modern styling of a historic material (brick)



4221 37th Ave S Residential Building

Balconies add depth and interest to the building facades



5201 Rainer Ave S Mixed-Use Building

Large residential windows create quality of life for inhabitants



Ark Lodge Cinema

Classic ordering in the pattern of the facade



3717 S Alaska St Mixed-Use Building

Porous ground level incites pedestrian activity

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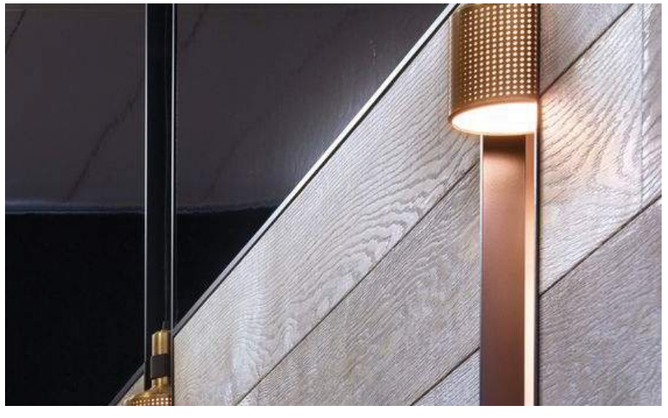
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BEYOND THE NEIGHBORHOOD



Manhattan

Layered building detailing creates an added texture to the facade



Brooklyn

Close attention to lighting creates warmth and safety to building



Pike Place Market

Vernacular building signage creates a known sense-of-place



Greece

Pedestrian-scaled signage evokes ease in way-finding



Capitol Hill

Street frontage engages street life and uses on the ground floor



Manhattan

Historic and modern friendship

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landscape buffer along busy frontage


Corner retail spills over onto sidewalk


Courtyard Gather Spot


Courtyard and bioplanter

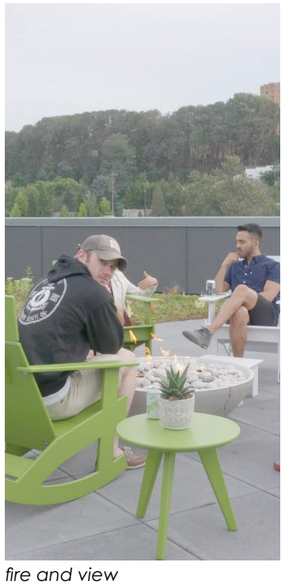
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lounge


food spot


nice trees


fire and view

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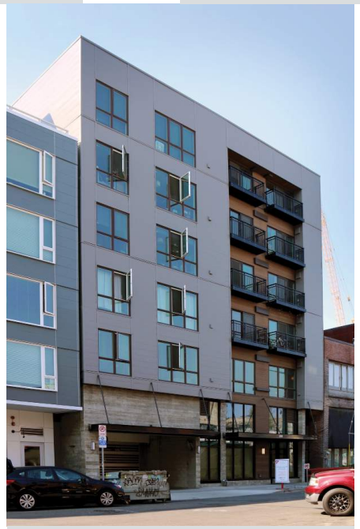
The Broadway Building Capitol Hill, Seattle



Dunn Motor Building Capitol Hill, Seattle



Hilltop Capitol Hill, Seattle



Modera Capitol Hill, Seattle

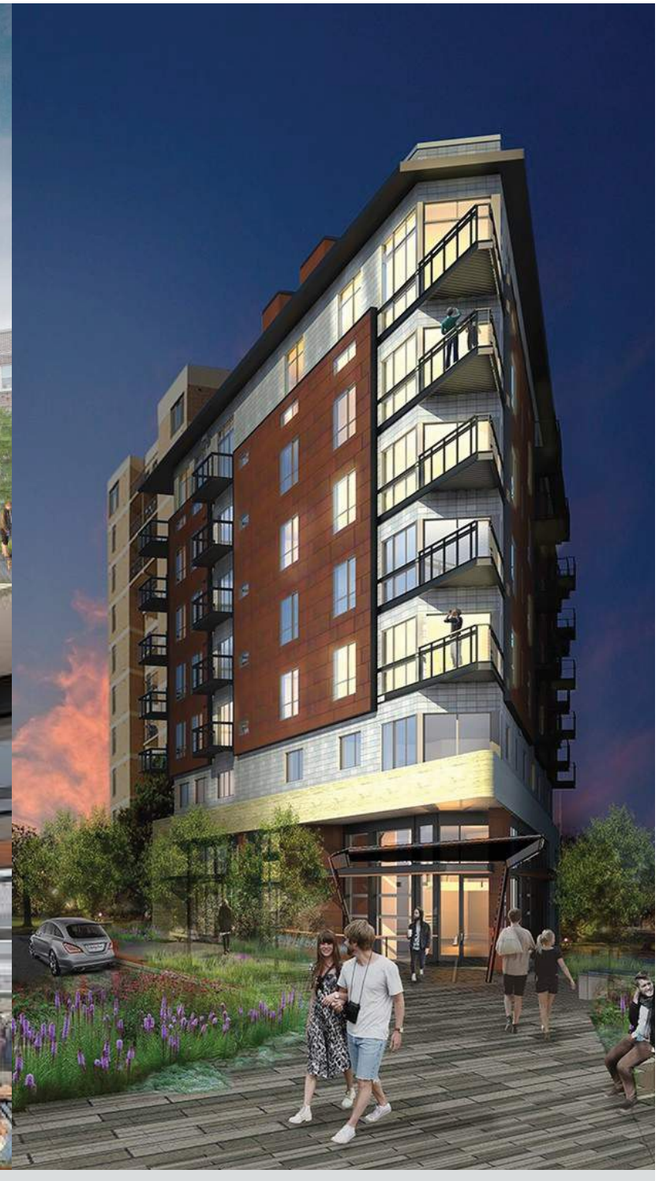


101 Broadway Capitol Hill, Seattle

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The Point Apartments Capitol Hill, Seattle

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	OPTION 1	OPTION 1
DEPARTURE REQUEST 1	Access to parking	Residential uses at street level
CODE CITATION	23.47A.032.B.2.a	23.47A.005.C.1.a
CODE REQUIREMENT	If access is not provided from an alley and the lot abuts two or more streets, access to parking shall be from a street that is not a principal pedestrian street.	In all NC and C zones, residential uses may occupy, in the aggregate, no more than 20 percent of the street-level street-facing facade in the following circumstances or locations: In a pedestrian-designated zone, facing a designated principal pedestrian street
PROPOSED DESIGN DEPARTURE	Design option 1 proposes access to parking from Rainier Ave S, a prinicipal pedestrian street.	Design option 1 would require allowance of 100 percent of street facing facade to be residential.
RATIONALE	Access to parking was studied in different locations on the site. Option 1 included access to parking off the principal pedestrian street. The restultant situation would create more conflict with vehicles and pedestrians and therefore is note supported as the preferred design option.	The vehicle access, solid-waste services, bicycle storage and access, and lobby program elements placed on the Rainer Ave S may better serve tenants of the building . However, the design would not be best for the overall character of the project and is not the preferred design option.

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