



**900, 912, 1130 RAINIER AVE. S.  
SEATTLE, WA 98114**

ADMINISTRATIVE DESIGN REVIEW  
SDCI # 3036456-EG  
06/11/2020

**APPLICANT AND ARCHITECT:**  
JACKSON MAIN ARCHITECTURE  
311 1<sup>st</sup> Ave S  
Seattle, WA 98104  
Contact: Che Fortaleza

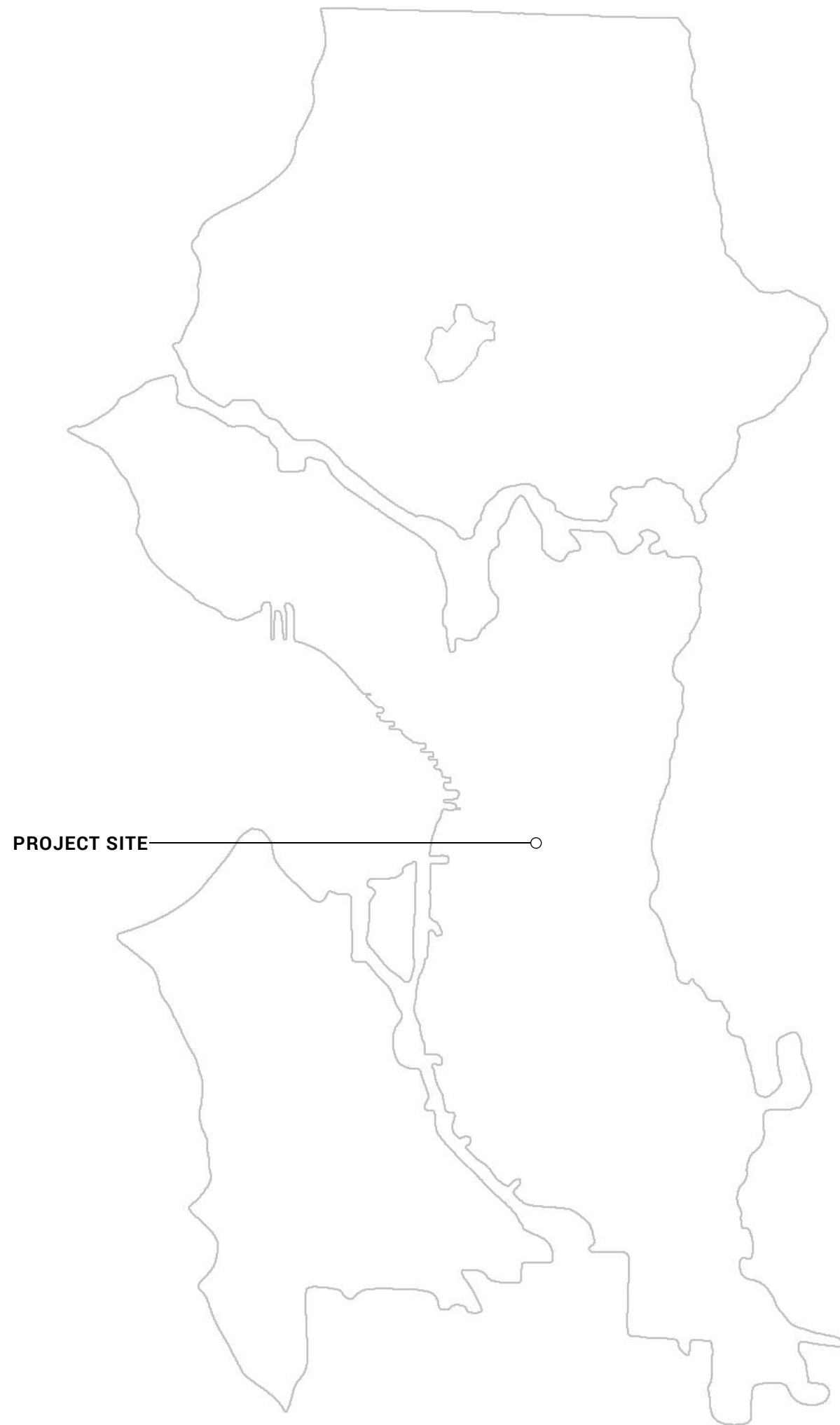
**OWNER:**  
1130 Rainier QOZB, LLC  
159 S. Jackson St., Suite 300  
Seattle, WA 98104  
Contact: Lori McEwuen

**LANDSCAPE ARCHITECT:**  
KKLA Landscape Architects Inc.  
111 W John St  
Seattle, WA 98119  
Contact: Karen Kiest

**SDCI CONTACT:**  
Greg Johnson  
Greg.Johnson@seattle.gov

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**PROJECT GOALS:**

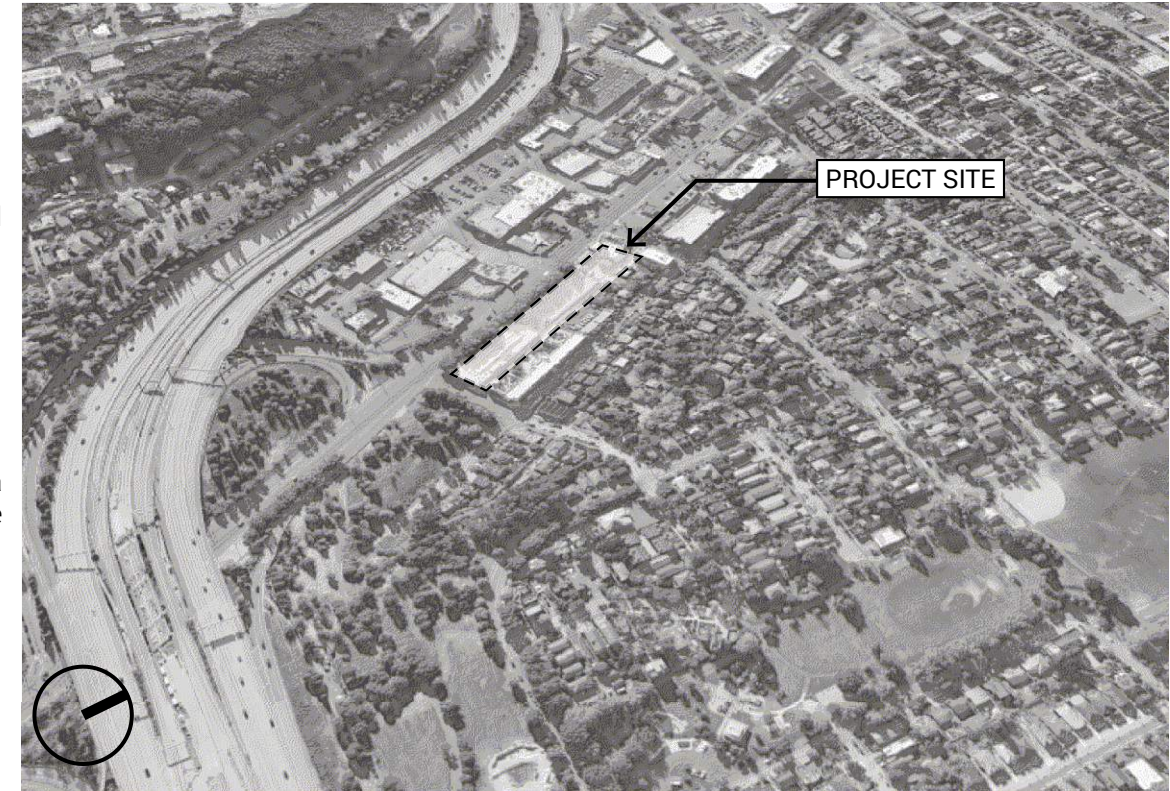
OZ Navigator is a partnership between Nitze-Stagen and Housing Diversity Corporation focused on developing Opportunity Zone projects that contribute to the vibrancy and economic diversity of the communities in which they are located.

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

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

**DEVELOPMENT OBJECTIVES:**

The applicant proposes to build an eight story multi-family apartment building over a one-story parking garage. This multi-family development will support a total of 396 units, 3 ground floor retail spaces (7,439 SF), 2,312 SF of a rooftop deck, and 8,091 SF of outdoor courtyard space on the 2nd floor. The garage level will be a total of 37,959 SF with double stacked parking (approximately 138 spaces). The total project will be approximately 257,112 SF.



**EXISTING SITE:**

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

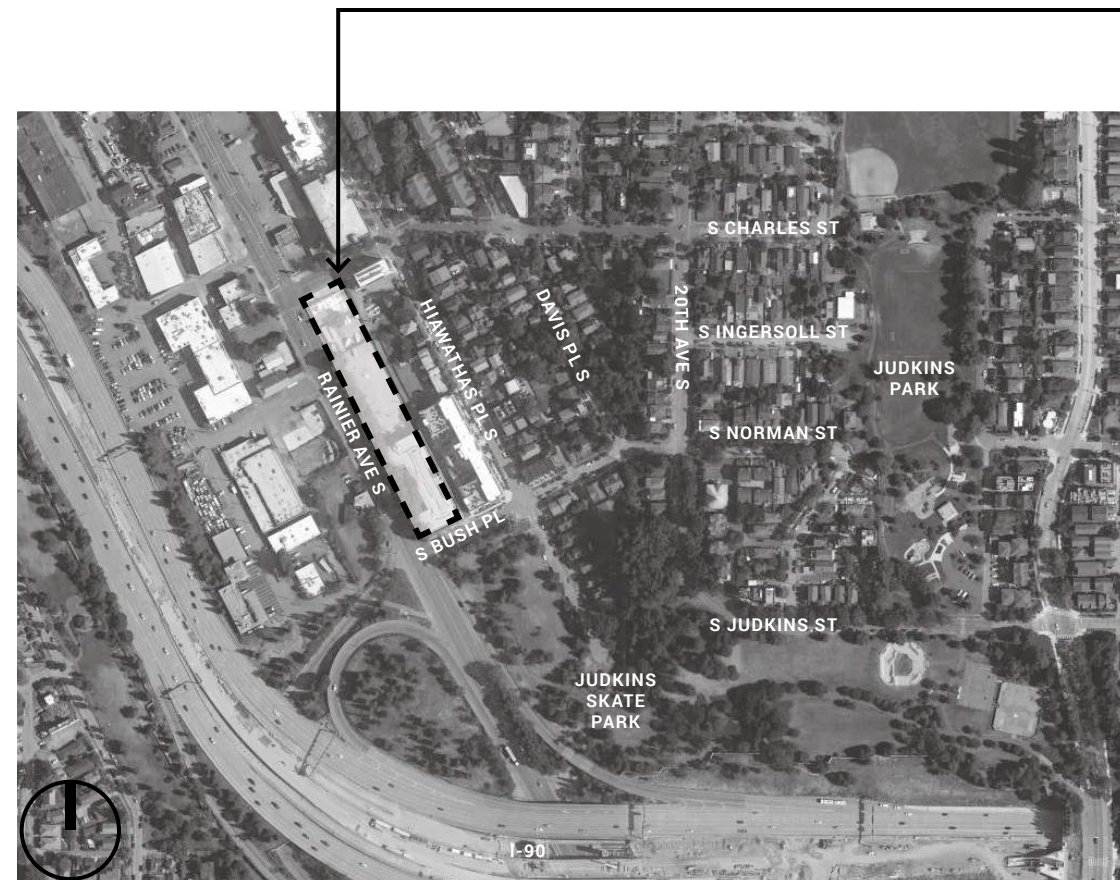
The approximate length of developable land of the 3 parcels is 410'-0" by 100'-0". There is an approximate 14'-0" grade change over this developable land with the lowest point being at the center of the southeast property line and the highest being at the northeast corner. Power lines exist along the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

**ZONING AND OVERLAY:**

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

**NEIGHBORHOOD DEVELOPMENT:**

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



**STREET ADDRESS:**

900, 912, 1130 RAINIER AVE. S.  
SEATTLE, WA 98114

**PROJECT PROFILE:**

SITE AREA:	64,995 SF
POST-DEDICATION:	64,205 SF
PROPOSED USE:	APARTMENTS + RETAIL
MAX. FAR:	5.5
	(5.5)(64,205) = 353,127 SF
ZONING:	NC3-75 (M1)
OVERLAY:	23RD & UNION-JACKSON RESIDENTIAL URBAN VILLAGE

# DEVELOPMENT OBJECTIVES

## SUMMARY OF COMMUNITY OUTREACH

### EDG COMMUNITY OUTREACH SUMMARY: [www.oznavigator900rainier.com](http://www.oznavigator900rainier.com)

OZ Navigator is committed to developing Opportunity Zone projects that contribute to the vibrancy and economic diversity of the communities in which they are located. Community engagement is part of their development DNA, especially in identifying cultural placemaking opportunities as part of the design and working with the community to seek authentic neighborhood retail.

Due to COVID-19, the project relied on digital outreach and a 500-foot mailing for both 900 and 912 Rainier Avenue South. The mailing included a letter translated in Spanish, Mandarin and Cantonese that provided basic project information and directed people to an interactive website and community survey. Both the website information and the survey were also translated into Spanish, Mandarin and Cantonese. The survey was in lieu of an in-person meeting. In total, the project team received 14 responses to the survey and 1 comment from the website form fill.

### SURVEY RESULTS SUMMARY:

Most participants within the survey live very close to the property, while a couple just care about the growth of Seattle.

### Participants of the survey have suggested the following ideas for street level retail:

*coffee shops, independent bookstores, art studios, a Trader Joes, Amazon Go, 24 hour fitness, clothing stores and more small local restaurants, while prioritizing existing businesses in the area and POC owned businesses.*

### Regarding potential art to bring into the project, participants suggested the following ideas:

*Murals, parks and landscaped pedestrian walkways with plants/trees, performance spaces, local and cultural art from the community, promoting art by women or people of color and artists work from Hiawatha Art Lofts across the street from the project.*

### Regarding potential cultural elements to bring into the project, participants suggested the following ideas:

*anything related to African American, Native American and Asian culture, all while telling the honest story about how the community came to be and whose roots are there.*

### Regarding potential historical elements to bring into the project, participants suggested the following ideas:

*references to local immigrant history on Rainier Ave. and acknowledging the Native land being occupied.*

### ONLINE SURVEY:

Email

Email Confirmation

1. What is your connection to this development project? (select all that apply)

I live very close to the project

I live in the general area

I own a business nearby

I visit the area often for work or leisure

I do not have a direct connection, but I care about growth and development in Seattle

Other (please specify)

Other

2. The project will include street-level retail. What types of retail do you think will be most valuable to bring into the neighborhood?

3. If we integrate art into the project, what types of art would you like to see?

4. If we integrate cultural elements into the project, what would you like to see?

5. If we integrate historical elements into the project, what would you like to see?

Submit

### MAILING LETTERS:


June 3, 2020

Dear Neighbor,

OZ Navigator, a partnership between Seattle-based real estate firms Nitze-Stagen and Housing Diversity Corporation, is designing a new mixed-use residential project at 900 and 912 Rainier Avenue South, in association with and preservation of a historic property at 1130 Rainier Avenue South.

The vision for the project is to build an eight-story apartment community with street-level retail and below-grade parking. The project will be pursuing the city of Seattle's Multifamily Tax Exemption (MFTE) and Mandatory Housing Affordability Program (MHA) with a focus on transit oriented, equitable development.

Project Details



Address: 900 Rainier Avenue South, Seattle, WA 98144  
Project Size: 289,000 square foot project, eight-stories  
Number of Units: Approximately 396 workforce and affordable apartments  
Other Features: Plaza, outdoor courtyards, and authentic retail along Rainer Avenue South

Applicant: OZ Navigator  
Project Number: 3036456-EG  
Contact Information: [www.oznavigator900rainier.com](http://www.oznavigator900rainier.com)  
Type of building: Mixed-Use


Great projects are informed by the people in their neighborhoods. At OZ Navigator, community outreach and input are important to us. Given that we cannot meet with you in person, due to social distancing requirements, we have created a survey to solicit community feedback on our project website. We also have a contact form for you to provide additional feedback and ask questions. We hope you take the time to send us your comments.

六月 3, 2020

亲爱的邻居,

OZ Navigator 的合作伙伴, 有總部位於西雅圖的房地產公司 Nitze-Stagen 與 Housing Diversity Corporation, 它正在設計和開發位於雷尼爾南大道 900 和 912 號的全新多用途住宅項目, 並聯手參與並保育雷尼爾南大道 1130 號的一處歷史遺跡。這項目的願景是建立一個地面零售和地下停車場八層高的公寓社區, 該項目將推行西雅圖市的多戶免稅 (MFTE) 和法定住房負擔能力計劃 (MHA), 重點是發展交通便利並公平的社區。

項目詳情



地址: 華盛頓州西雅圖市雷尼爾南大道 900 號, 郵編 98144  
項目規模: 289,000 平方英尺, 樓高八層  
單位數量: 約 396 間可負擔的公寓單位  
其他功能: 廣場, 室外庭院和雷尼爾南大道旁的當地手工藝零售

申請人: OZ Navigator  
項目編號: 3036456-EG  
聯繫信息: [www.oznavigator900rainier.com](http://www.oznavigator900rainier.com)  
建築類型: 多用途

優良的項目應有鄰里參與並提供意見。OZ Navigator 極重視社區外展, 也珍惜參與和意見。礙於近日疫情社交距離的限制, 我們無法與鄰里親身面談, 因此我們創建了一項調查, 以徵詢社區鄰里的反饋。此外我們也有聯繫表格, 供您反映其他反饋或提問問題 在我們的網站。


Junio 3, 2020

Querido Vecino,

Oz Navigator, una sociedad entre las firmas de bienes raíces Nitze-Stagen y Housing Diversity Corporation, con sede en Seattle, están diseñando un nuevo proyecto residencial de uso mixto en 900 y 912 Avenida Rainier Sur, en asociación con la preservación de una propiedad histórica en 1130 Avenida Rainier Sur.

La visión del proyecto es de construir una comunidad de apartamentos de ocho pisos, con el nivel de la calle para tiendas de ventas al por menor y un estacionamiento subterráneo. El proyecto estará persiguiendo la Exención de Impuestos Multifamiliares de la ciudad de Seattle (MFTE) y el Programa Obligatorio de Vivienda Asequible (MHA) enfocado en el desarrollo equitativo en la orientación de tránsito.

Detalles del Proyecto



Dirección: 900 Avenida Rainier Sur, Seattle, WA 98144  
Tamaño del Proyecto: Proyecto de 289.000 pies cuadrados, ocho pisos.  
Número de Unidades: Aproximadamente 396 apartamentos asequibles.  
Otras características: Plaza, patios al aire libre, y auténticas tiendas al por menor a lo largo de la Avenida Rainier Sur.

Solicitante: Oz Navigator  
Número del Proyecto: 3036456-EG  
Información de contacto: [www.oznavigator900rainier.com](http://www.oznavigator900rainier.com)  
Tipo de edificación: Uso-Mixto

Grandes proyectos son informados por la gente de sus vecindarios. Para Oz Navigator, el alcance a la comunidad y su opinión son importantes para nosotros. Dado el caso que no podemos reunirnos con usted personalmente, por los requerimientos de distanciamiento social, hemos creado una encuesta, en nuestro sitio web, para solicitar la opinión de la comunidad. También tenemos una [forma de contacto](#) para que usted provea opiniones adicionales o hacer preguntas en nuestro sitio web.


六月 3, 2020

亲爱的邻居,

OZ Navigator 的合作伙伴, 有总部位于西雅图的房地产公司 Nitze-Stagen 与 Housing Diversity Corporation, 它正在设计和开发位于雷尼尔南大道 900 和 912 号的全新多用途住宅项目, 并联手参与并保育雷尼尔南大道 1130 号的一处历史遗迹。

这项目的愿景是建立一个地面零售和地下停车场八层高的公寓社区, 该项目将推行西雅图市的多户免稅 (MFTE) 和法定住房負擔能力計劃 (MHA), 重点是发展交通便利并公平的社区。

項目詳情

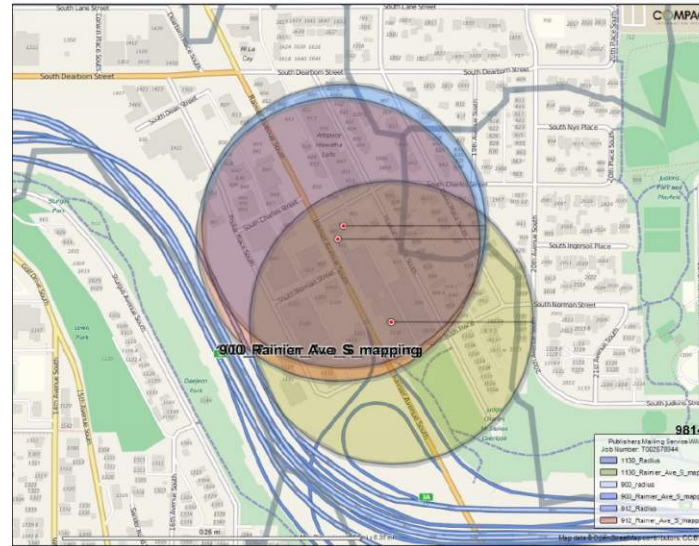


地址: 华盛顿州西雅图市雷尼尔南大道 900 号, 邮编 98144  
项目规模: 289,000 平方英尺, 楼高八层  
单位数量: 约 396 间可负担的公寓单位  
其他功能: 广场, 室外庭院和雷尼尔南大道旁的当地手工艺术零售

申请人: OZ Navigator  
项目编号: 3036456-EG  
联系信息: [www.oznavigator900rainier.com](http://www.oznavigator900rainier.com)  
建筑类型: 多用途

优良的项目应有邻里参与并提供意见。OZ Navigator 极重视社区外展, 也珍惜参与和意见。碍于近日疫情社交距离的限制, 我们无法与邻里亲身面談, 因此我们创建了一项调查, 以征询社区邻里的反饋。此外我们也有联系表格, 供您反映其他反饋或提問問題 在我們的網站。

**INTERACTIVE WEBSITE:**



**SUMMARY OF MEETING NOTES AND DESIGN TEAMS RESPONSES:**

Overall, the initial outreach meeting was very positive. We have incorporated the following feedback into our current proposal:

- Option One has been modified so that it would require no departures, and now has 30' clear between the two buildings.
- Proposed design options are now labeled on all relevant sheets for clarity.
- All plan sheets now also include a (true) north arrow.
- The Excel Matrix has been added back into the EDG packet.
- The representative images for each design option have been further reviewed and refined, for content and visual clarity.
- We will reach out to the local bike shop (The Bikery) for their feedback on incorporating bike lanes, connections to the future light rail nearby.
- Additional notes have been added to the EDG packet reinforcing the intent for bike lane connections, both in the direct vicinity and to the light rail station.
- The design team has added affordable information to this packet and can be found on page 24.
- The design team has noted the LEED inquiry and has added some options to achieve LEED silver on page 37.
- We will reach out to members of the nearby historically Italian-American community in Rainier Valley for additional community feedback and historic background, specifically with regards to "Garlic Gulch." Its analysis can be found on pages 34 & 35.

# SITE PLAN

## EXISTING SITE CONDITIONS

### EXISTING SITE CONDITIONS

#### PROPOSED PROJECT SITE

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

#### TOPOGRAPHY

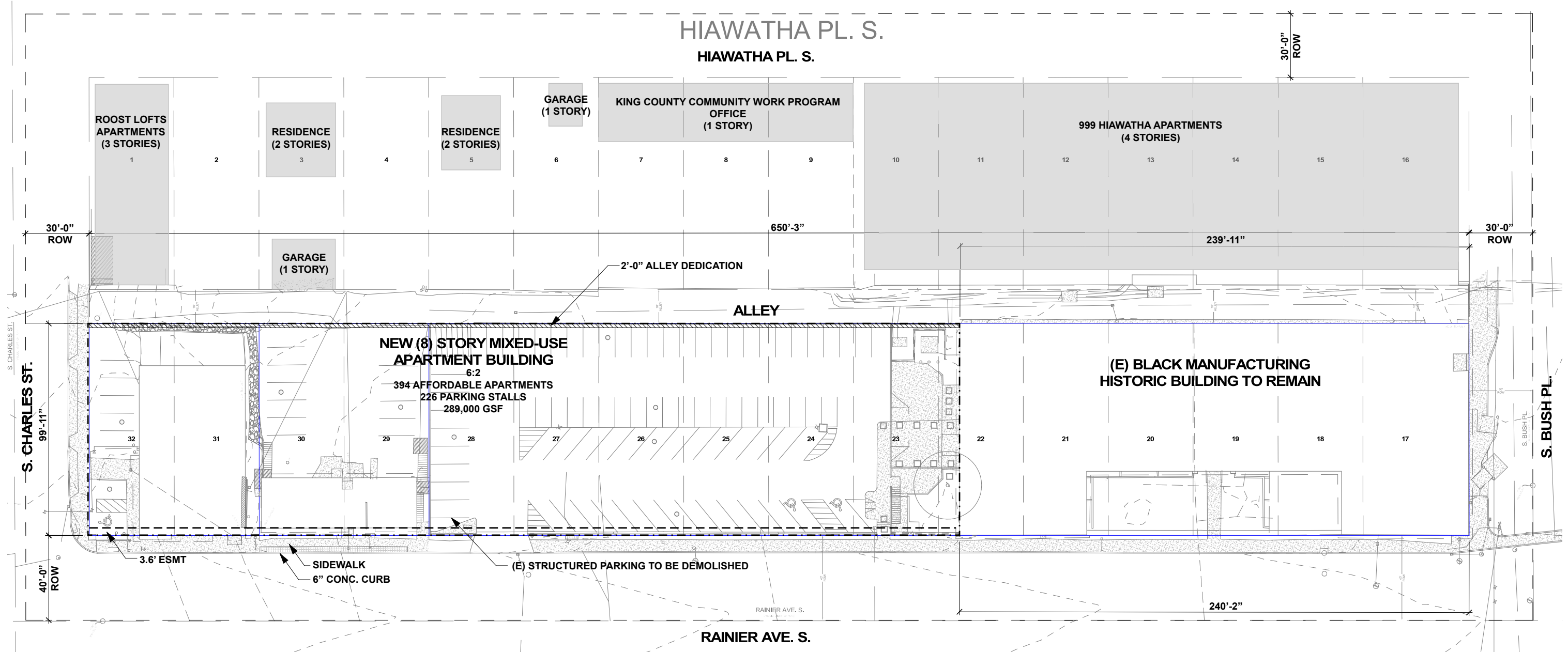
- There is an approximate 14'-0" grade change over this developable land with the lowest point being at the center of the southeast property line and the highest being at the northeast corner.

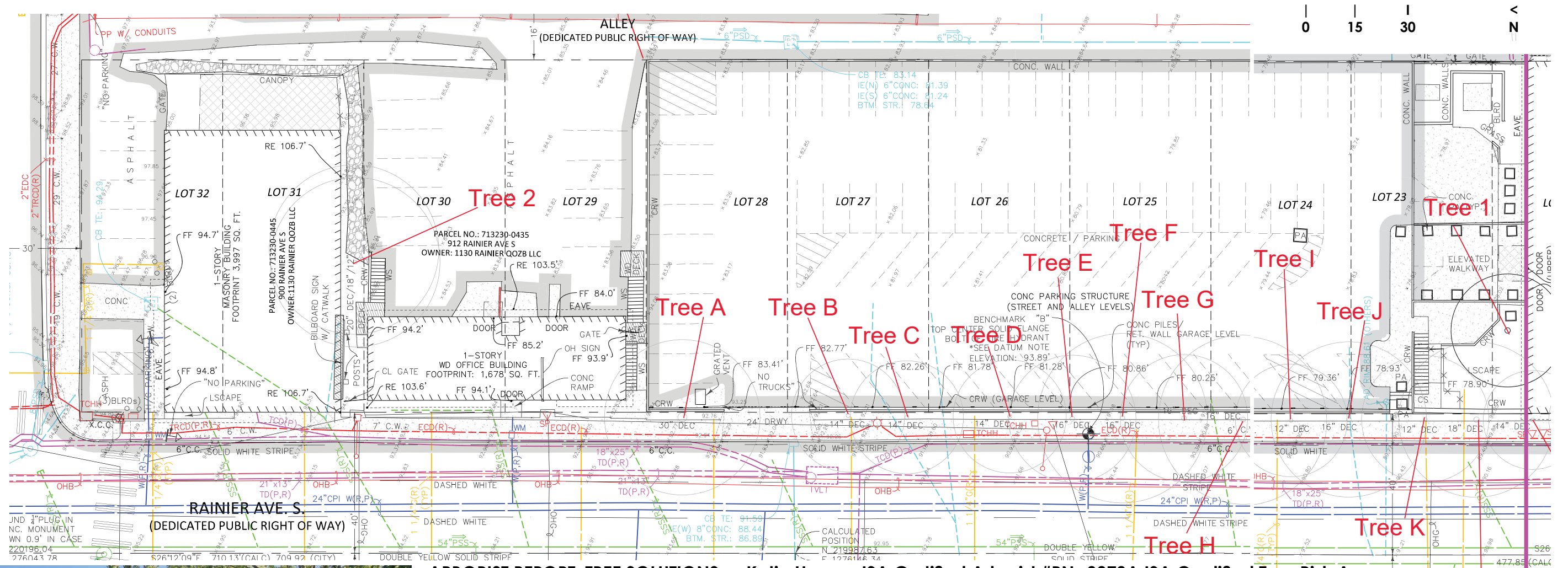
#### ADJACENT BUILDINGS AND USES

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

### LEGAL DESCRIPTION

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





Scarlet Oak Trees: A through L

ARBORIST REPORT: TREE SOLUTIONS

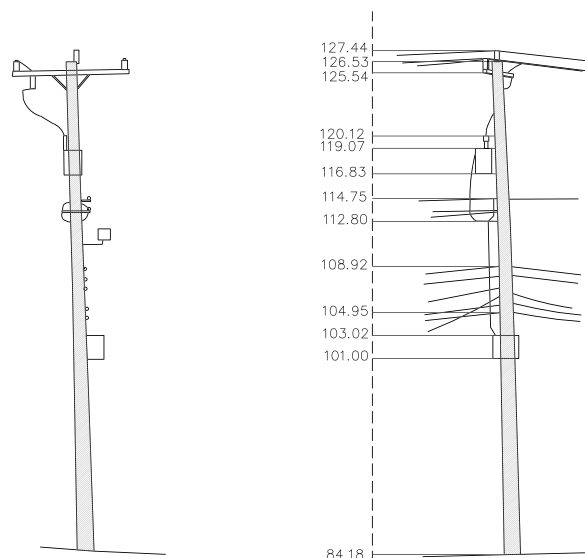
Katie Hogan, ISA Certified Arborist #PN- 8078A ISA Qualified Tree Risk Assessor  
June 25, 2020, revised July 9, 2020

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

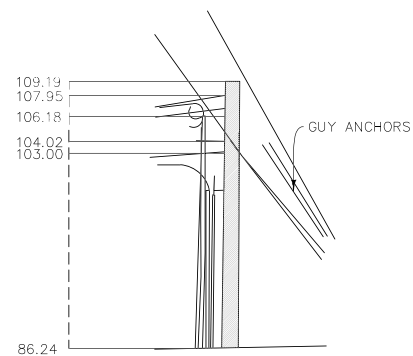
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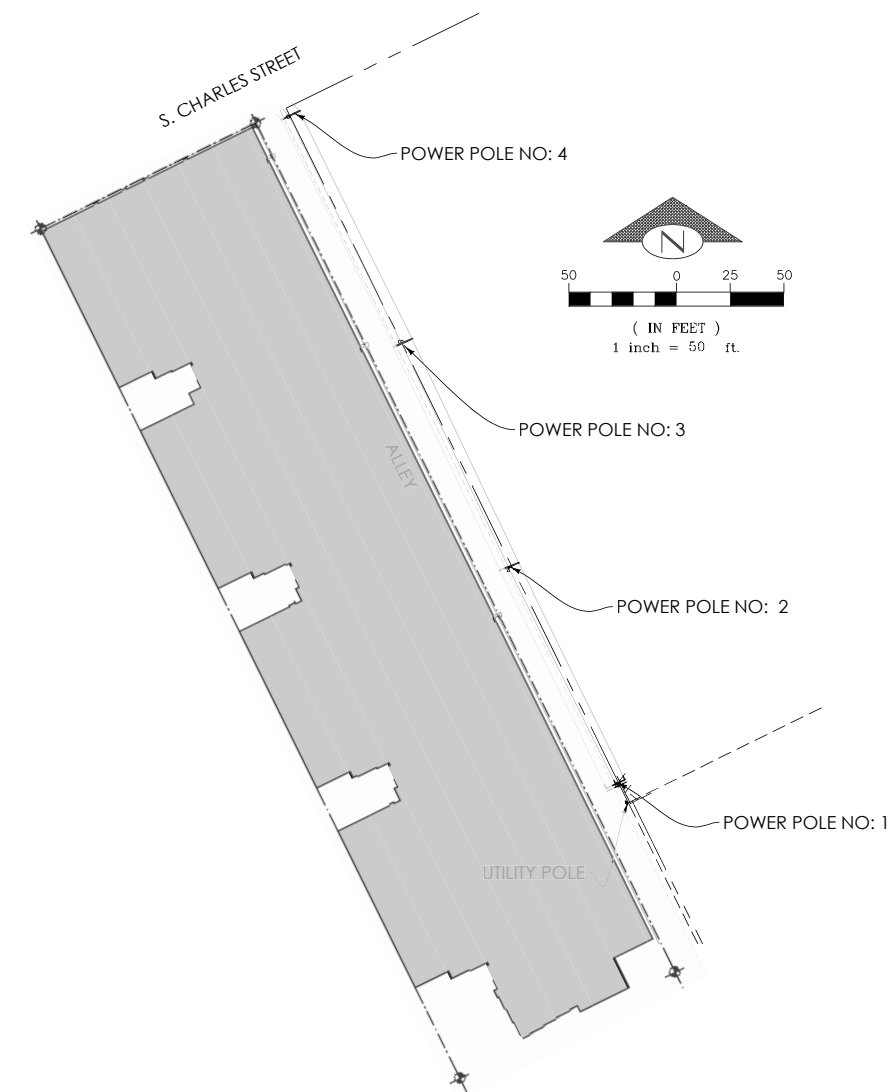
POWER POLE NO.: 2  
LOOKING SW



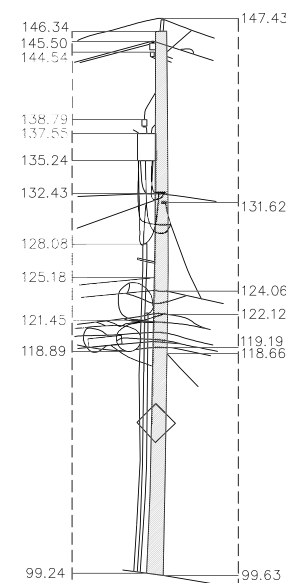
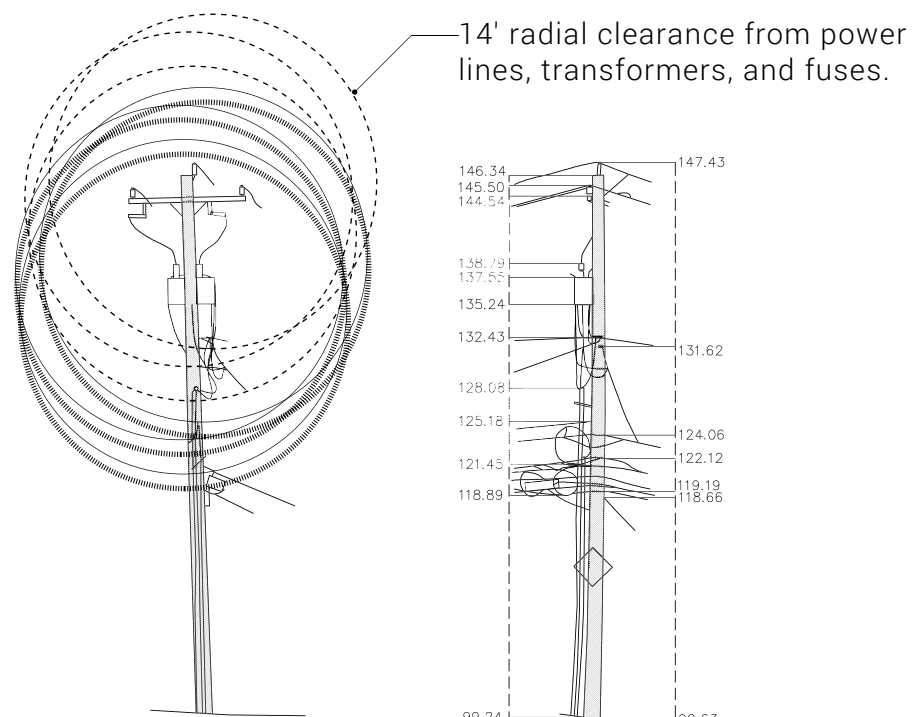
POWER POLE NO.: 2  
LOOKING NE



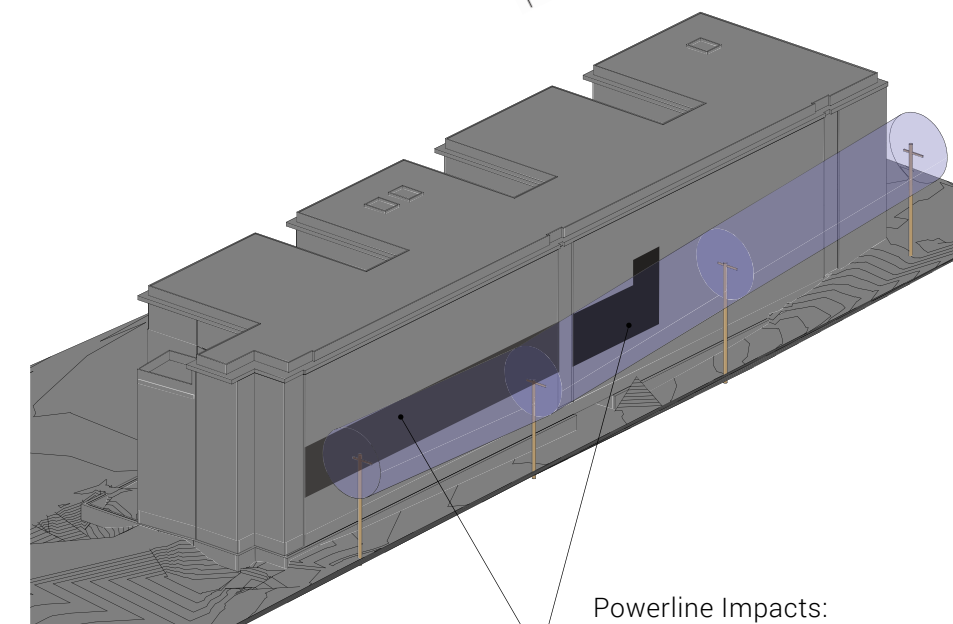
UTILITY POLE  
LOOKING NE



POWER POLE NO.: 4  
LOOKING SW



POWER POLE NO.: 4  
LOOKING NE



Powerline Impacts:  
 • 18" Building Massing Setback  
 • 24" Building Massing Setback

# SITE ANALYSIS

## HISTORICAL SIGNIFICANCE OF THE CENTRAL DISTRICT

### NEIGHBORHOOD HISTORY:

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

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

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

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

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



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



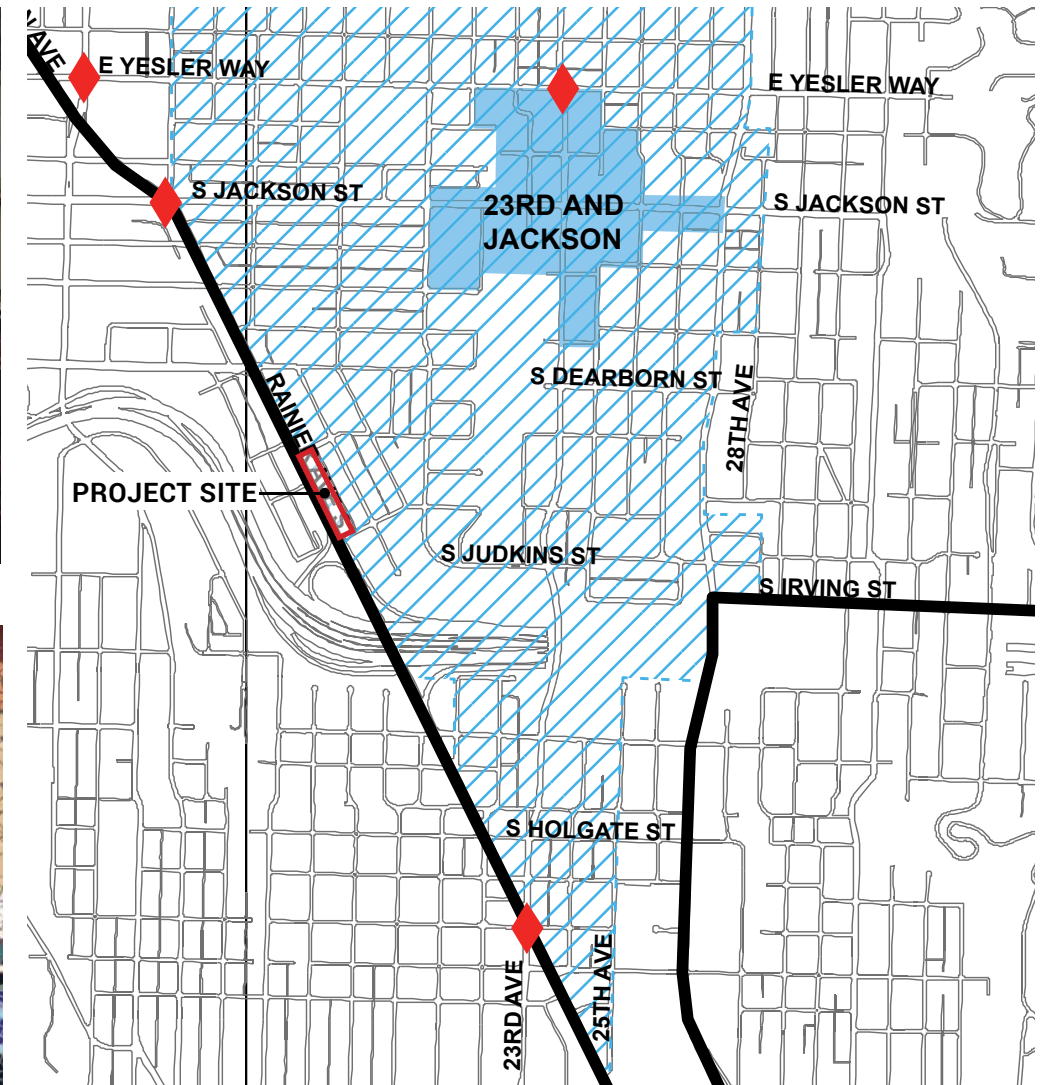
Pratt Fine Art Center



"Struggle Against The Current", Liberty Bank Building at 24th and Union  
ARTIST: ESTHER ERVIN, PHOTO: "ART AND POLITICS NOW", SUSAN NOYES PLATT



Mural Mosaic at 25th and Cherry



- CHARACTER AREA
- INFLUENCE AREA
- CULTURAL PLACEMAKER

**A HUB FOR BLACK ART, BUSINESS, AND COMMUNITY:**

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

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

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

[HTTPS://WWW.CAPITOLHILLSEATTLE.COM/2015/11/A-HUB-FOR-BLACK-ART-BUSINESS-AND-COMMUNITY-CD-PLANNED-AS-SEATTLE-ARTS-DISTRICT/](https://www.capitolhillseattle.com/2015/11/a-hub-for-black-art-business-and-community-cd-planned-as-seattle-arts-district/)



The Rocking Chair, a Seattle nightclub near 14th and Yesler, 1940  
A young Ray Charles played here for a couple of years, starting in 1948.  
The site is now the location for Bailey Gatzert Elementary School.  
*Al Smith / MOHAI, Al Smith Collection, 2014*  
<https://www.seattletimes.com/seattle-news>



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



Edythe Turnham and her Knights of Syncopation, c. 1925.  
Image courtesy of the University of Washington Library Digital Collections.  
*Image courtesy of the University of Washington Library Digital Collections.*



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

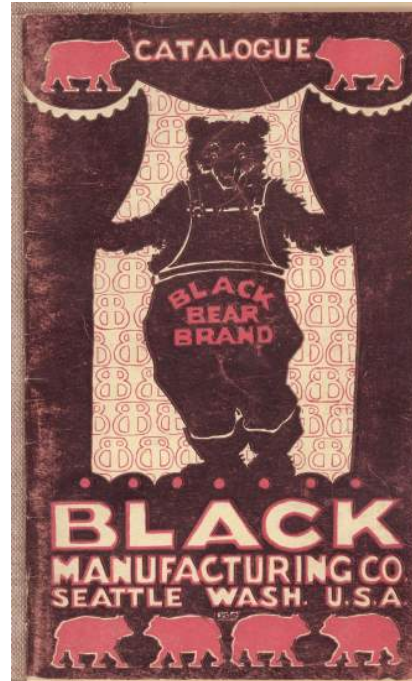
# SITE ANALYSIS

## BLACK MANUFACTURING CO. HISTORY

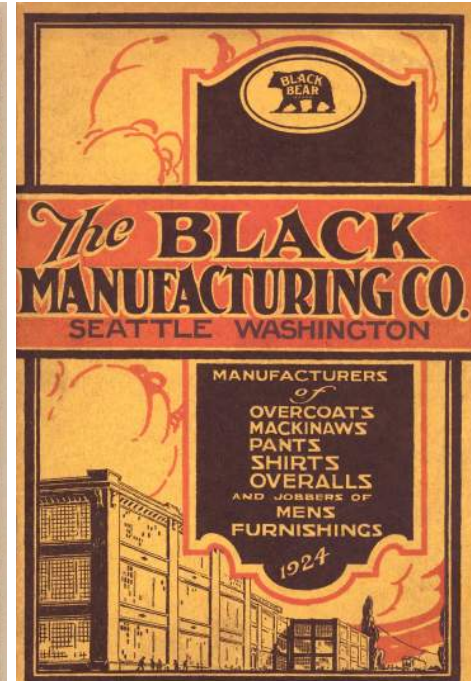
Nitze-Stagen and Housing Diversity Corporation are forerunners in the conservation of iconic, heritage buildings and will be bringing their expertise to preserve the Black Manufacturing Building. Specifically, Nitze-Stagen has been a partner in the successful adaptive reuse of Sears Roebuck now Starbucks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

### HISTORY OF BUILDING:

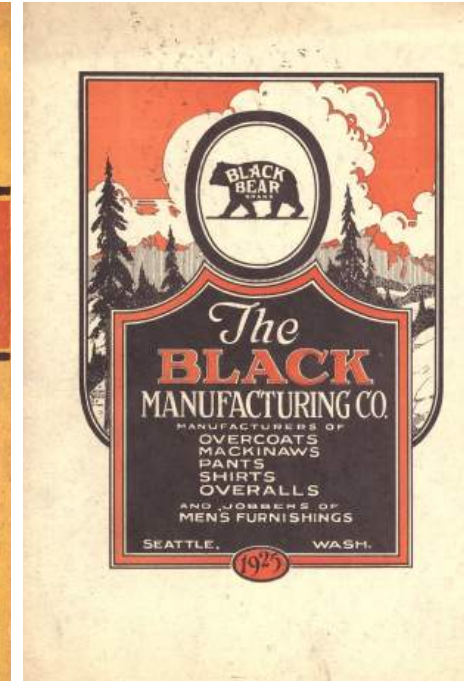
- A tract of land was secured on Rainier Boulevard, where the permanent factory was constructed during the year 1914, the equipment was moved in, and on **January 1, 1915**, the Black Manufacturing Company was established in a home of its own.
- When it was built, it was the largest overall factory west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



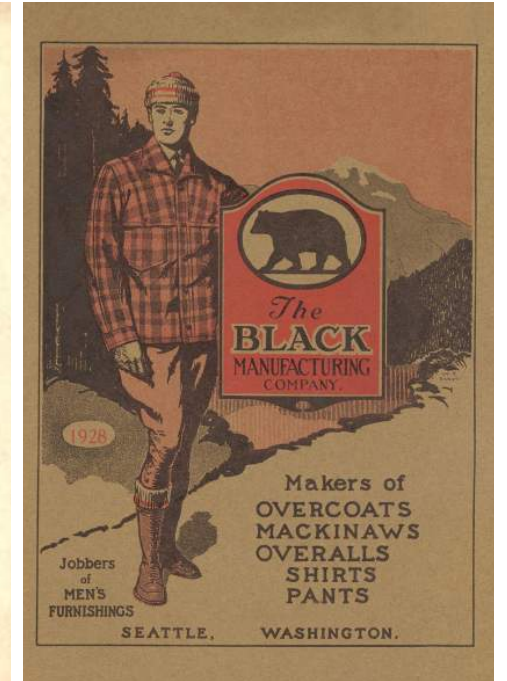
BLACK CATALOGUE - 1920



BLACK CATALOGUE - 1924



BLACK CATALOGUE - 1925



BLACK CATALOGUE - 1928

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

**WOMEN WANTED 481**  
**EXPERIENCED**  
**WOMEN**  
**OPERATORS**  
**WANTED**  
 LIMITED OPENINGS  
 NOW  
 IN THE OVERALL, SHIRT  
 AND PANTS DEPARTMENT  
**BLACK BEAR**  
 Manufacturing Co.  
 THESE ARE REGULAR, FULL-  
 TIME JOBS AVAILABLE ONLY  
 TO EXPERIENCED, RELIABLE  
 WORKERS. THEY OFFER  
 STEADY, PLEASANT AND  
 WELL-PAID POSITIONS WITH  
 ONE OF SEATTLE'S OLDEST  
 AND MOST RESPECTED CLOTH-  
 ING MANUFACTURING FIRMS.  
 In Addition  
 1—Large, pleasant dining room in  
 factory; hot meals available at  
 cost.  
 2—Modern, fully equipped hospital  
 room and medical facilities.  
 3—Large, airy, daylight working  
 rooms.  
 4—Latest up-to-date equipment and  
 modern working methods used  
 throughout the factory.  
 5—Free coffee at rest periods; smok-  
 ing permitted in lounges; sanitary  
 rest rooms.  
 6—Convenient hours, 7:30 to 4; reg-  
 ular city transit; buson pass fac-  
 tory every 3 minutes.  
**STEADY YEAR-ROUND EMPLOY-**  
**MENT; PAID VACATIONS; FULL**  
**SECURITY BENEFITS.**  
 Please Apply in Person  
**Black Manufacturing Co.**  
 1130 RAINIER AVENUE

1951 ADVERTISEMENT FOR  
 BLACK BEAR/BLACK MANF. CO.



ROOF GARDEN



CAFETERIA



BLACK MANUFACTURING BUILDING ENTRY



ALLEY EAST OF BLACK MANUFACTURING BUILDING



CONNECTION TO EXISTING PARKING NORTH OF BLACK MANUFACTURING BUILDING

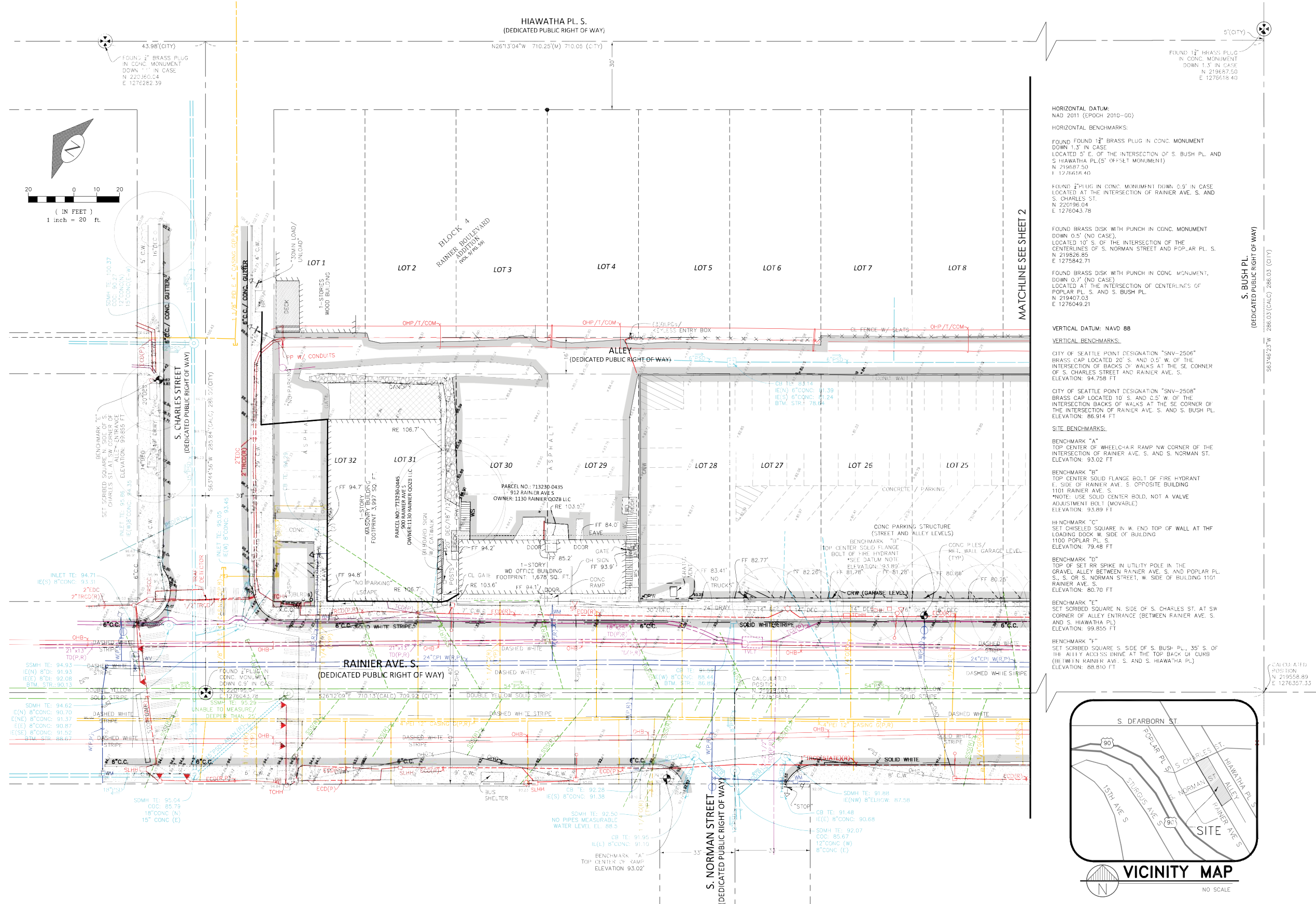


BLACK MANUFACTURING BUILDING COURTYARD, LOOKING SOUTH



BLACK MANUFACTURING BUILDING COURTYARD, LOOKING SOUTH

**SITE ANALYSIS**  
SITE SURVEY



**HORIZONTAL DATUM:**  
NAD 2011 (EPOCH 2010-00)

**HORIZONTAL BENCHMARKS:**

FOUND 12" BRASS PLUG IN CONC. MONUMENT DOWN 1.3" IN CASE  
LOCATED 5' E. OF THE INTERSECTION OF S. BUSH PL. AND S. HIAWATHA PL. (5' OFFSET MONUMENT)  
N 219687.50  
E 1276618.40

FOUND 2" BRASS PLUG IN CONC. MONUMENT DOWN 0.9" IN CASE  
LOCATED AT THE INTERSECTION OF RAINIER AVE. S. AND S. CHARLES ST.  
N 220196.04  
E 1276043.78

FOUND BRASS DISK WITH PUNCH IN CONC. MONUMENT DOWN 0.5" (NO CASE)  
LOCATED 10' S. OF THE INTERSECTION OF THE CENTERLINES OF S. NORMAN STREET AND POPLAR PL. S.  
N 219686.85  
E 1275842.71

FOUND BRASS DISK WITH PUNCH IN CONC. MONUMENT DOWN 0" (NO CASE)  
LOCATED AT THE INTERSECTION OF CENTERLINES OF POPLAR PL. S. AND S. BUSH PL.  
N 219407.33  
E 1276049.21

**VERTICAL DATUM:** NAVD 88

**VERTICAL BENCHMARKS:**

CITY OF SEATTLE POINT DESIGNATION "SNV-2506"  
BRASS CAP LOCATED 20' S. AND 0.5' W. OF THE INTERSECTION OF BACKS OF WALKS AT THE SE CORNER OF S. CHARLES STREET AND RAINIER AVE. S.  
ELEVATION: 94.758 FT

CITY OF SEATTLE POINT DESIGNATION "SNV-2508"  
BRASS CAP LOCATED 10' S. AND 0.5' W. OF THE INTERSECTION BACKS OF WALKS AT THE SE CORNER OF THE INTERSECTION OF RAINIER AVE. S. AND S. BUSH PL.  
ELEVATION: 86.914 FT

**SITE BENCHMARKS:**

BENCHMARK "A"  
TOP CENTER OF WHEELCHAIR RAMP NW CORNER OF THE INTERSECTION OF RAINIER AVE. S. AND S. NORMAN ST.  
ELEVATION: 93.02 FT

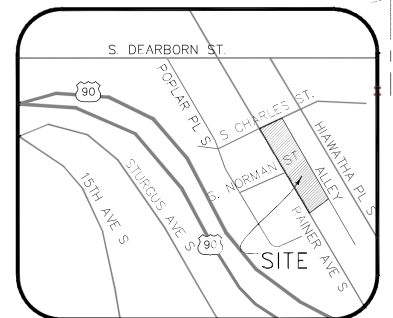
BENCHMARK "B"  
TOP CENTER SOLID FLANGE BOLT OF FIRE HYDRANT E. SIDE OF RAINIER AVE. S. OPPOSITE BUILDING 1101 RAINIER AVE. S.  
\*NOTE: USE SOLID CENTER BOLT, NOT A VALVE ADJUSTMENT BOLT (MOVABLE)  
ELEVATION: 93.89 FT

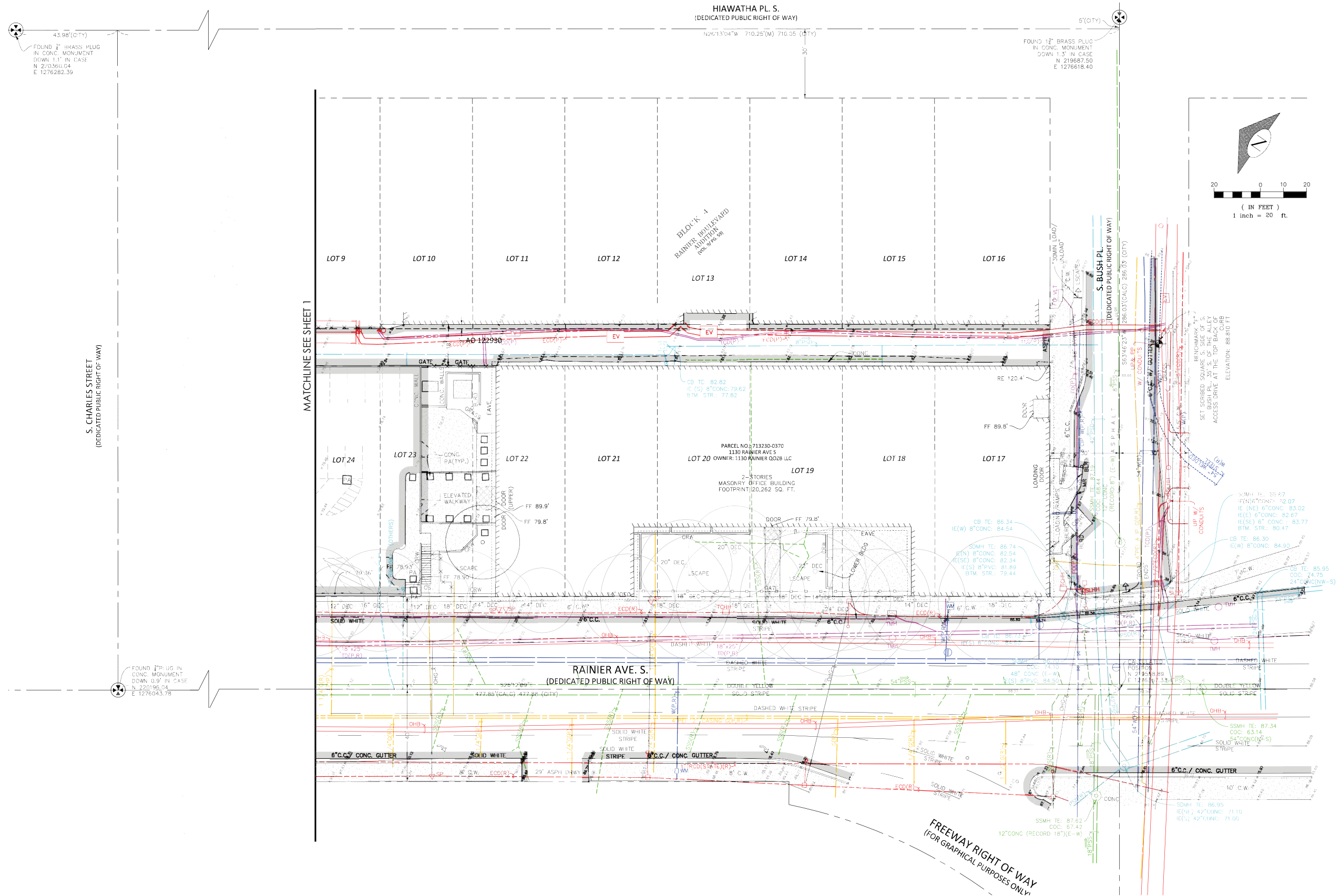
BENCHMARK "C"  
SET CHISELED SQUARE IN W. END TOP OF WALL AT THE LOADING DOCK W. SIDE OF BUILDING 1100 POPLAR PL. S.  
ELEVATION: 79.48 FT

BENCHMARK "D"  
TOP OF SET RR SPIKE IN UTILITY POLE IN THE GRAVEL ALLEY BETWEEN RAINIER AVE. S. AND POPLAR PL. S.; OR S. NORMAN STREET, W. SIDE OF BUILDING 1101 RAINIER AVE. S.  
ELEVATION: 80.70 FT

BENCHMARK "E"  
SET SCRIBED SQUARE N. SIDE OF S. CHARLES ST. AT SW CORNER OF ALLEY ENTRANCE (BETWEEN RAINIER AVE. S. AND S. HIAWATHA PL.)  
ELEVATION: 99.855 FT

BENCHMARK "F"  
SET SCRIBED SQUARE S. SIDE OF S. BUSH PL. 35' S. OF 1101 ALLEY ACCESS DRIVE AT THE TOP BACK OF CURB (BETWEEN RAINIER AVE. S. AND S. HIAWATHA PL.)  
ELEVATION: 88.810 FT




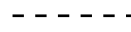













# URBAN DESIGN ANALYSIS

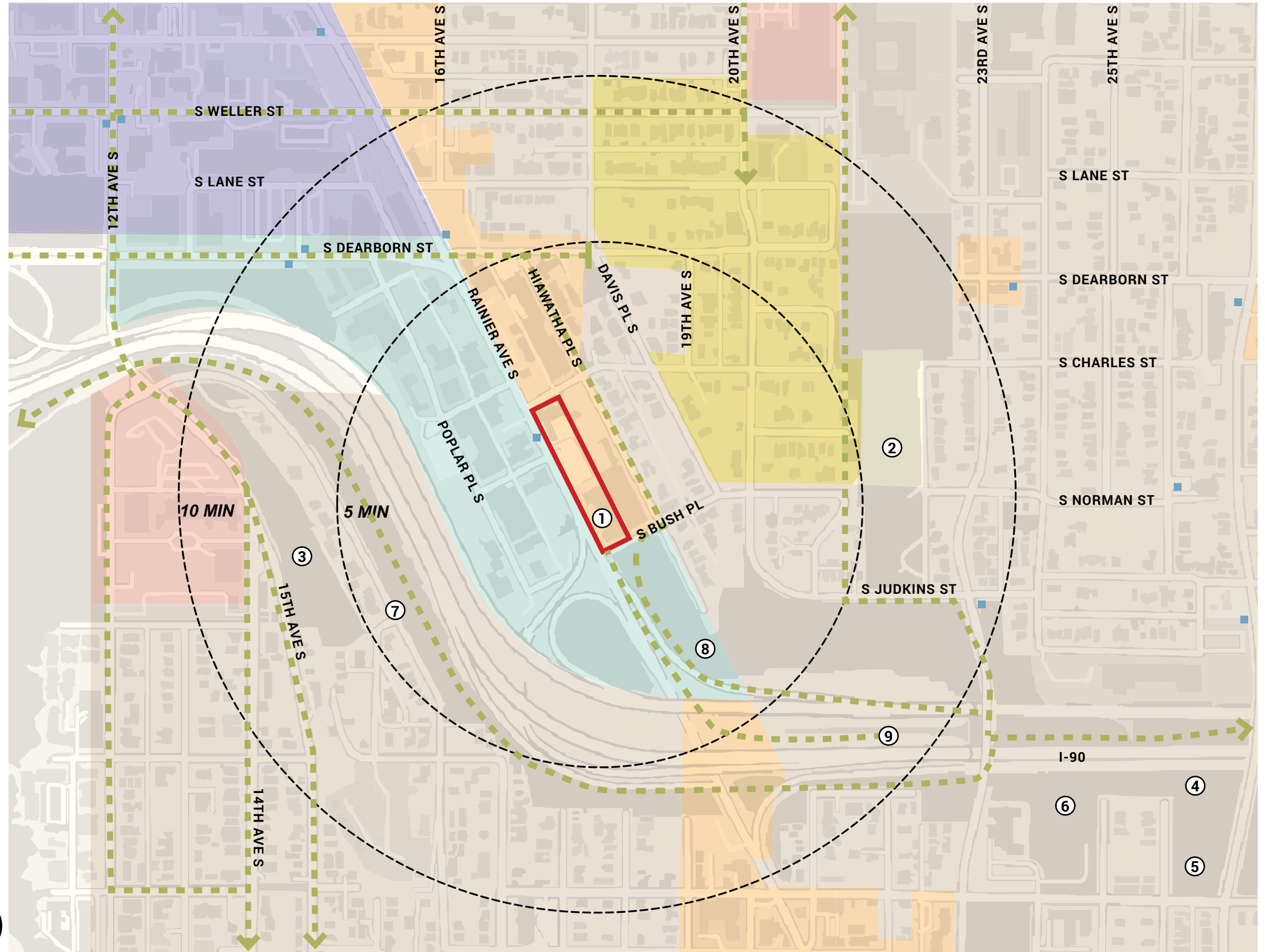
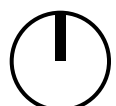
VICINITY MAP

## KEY:

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

## POINTS OF INTEREST

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





① BLACK MANUFACTURING COMPANY



④ SAM SMITH PARK



⑥ JIMI HENDRIX PARK



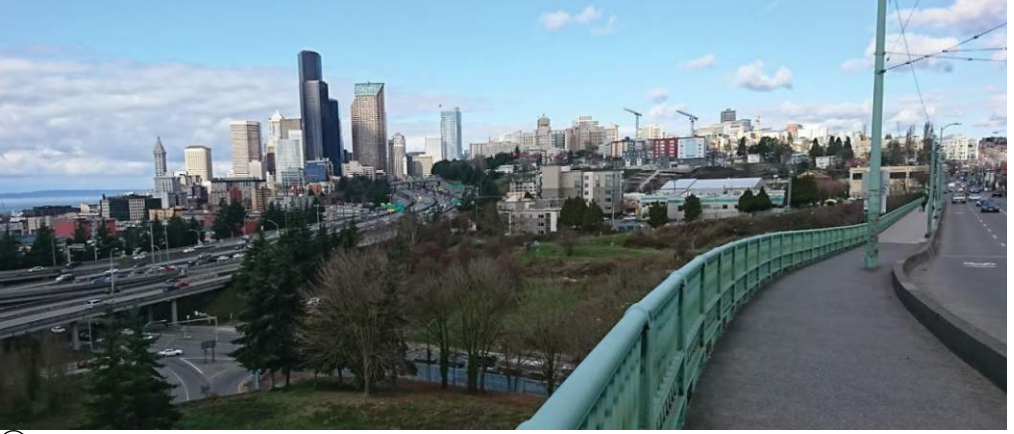
② JUDKINS PLAYFIELD



⑤ BLUE DOG POND



⑦ DAEJEON PARK



③ LEWIS PARK



① JUDGE CHARLES M. STOKES OVERLOOK

# URBAN DESIGN ANALYSIS

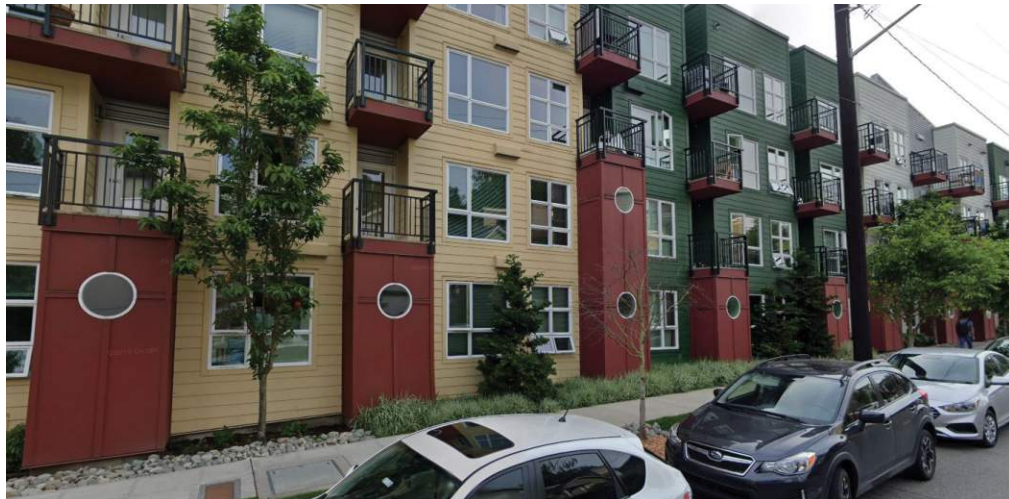
MULTI-FAMILY CONTEXT



① RAINIER APARTMENTS - 622 RAINIER AVE S



② MUIR APARTMENTS - 718 RAINIER AVE S



③ HIAWATHA APARTMENTS - 999 HIAWATHA PL S



④ PLYMOUTH APARTMENTS - 501 RAINIER AVE S



⑤ PRATT PARK APARTMENTS - 1800 S JACKSON ST



⑥ MODERA JACKSON - 1801 S JACKSON S



PROJECT SITE



① JUDKINS PARK



② JUDKINS SKATE PARK



③ THE BORO SCHOOL



④ GOODWILL TRAINING AND EDUCATION CENTER



⑤ SEA SELF STORAGE II



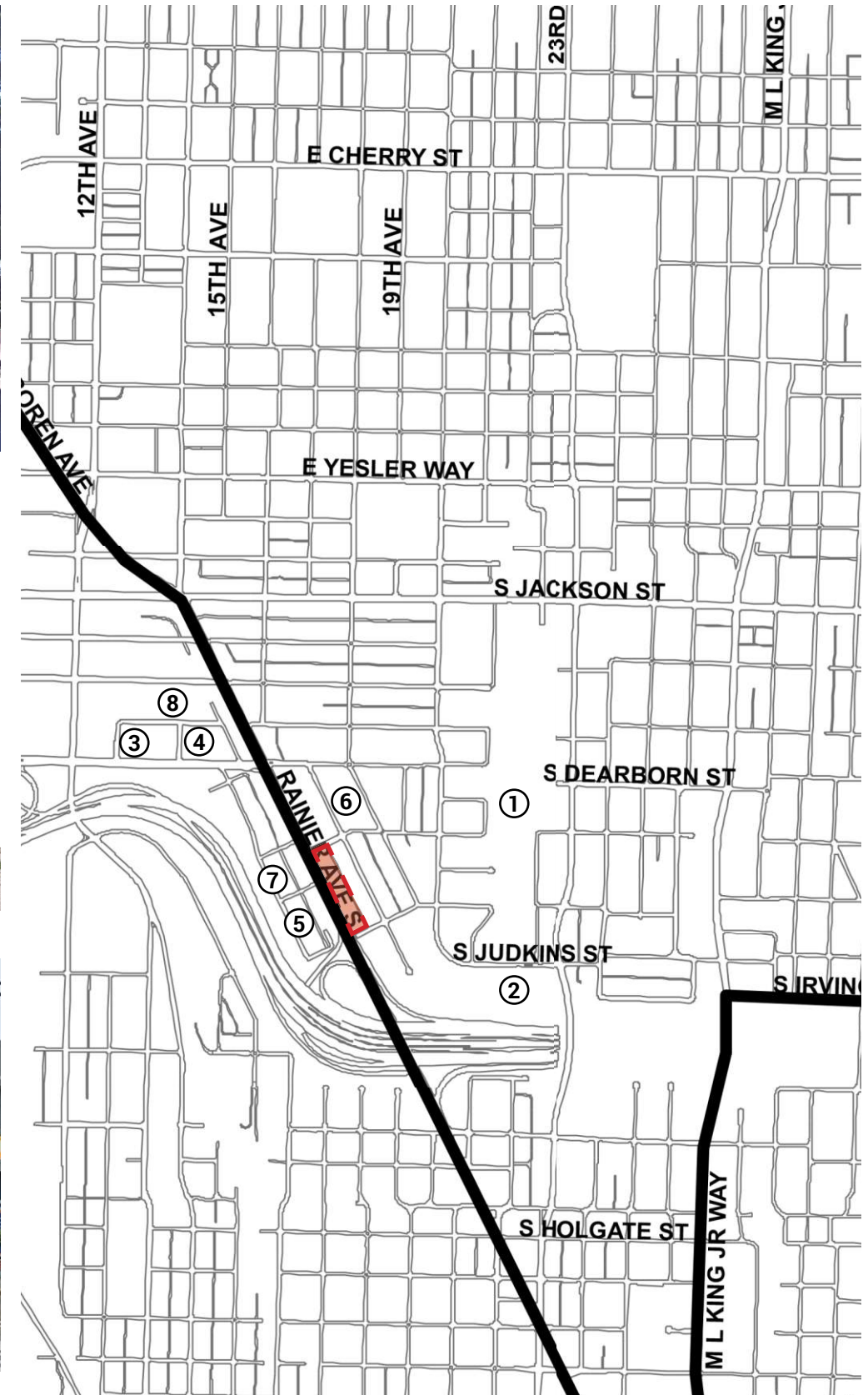
⑥ THE PONDETERA CONDO COMPLEX



⑦ SEATTLE BOULDERING PROJECT



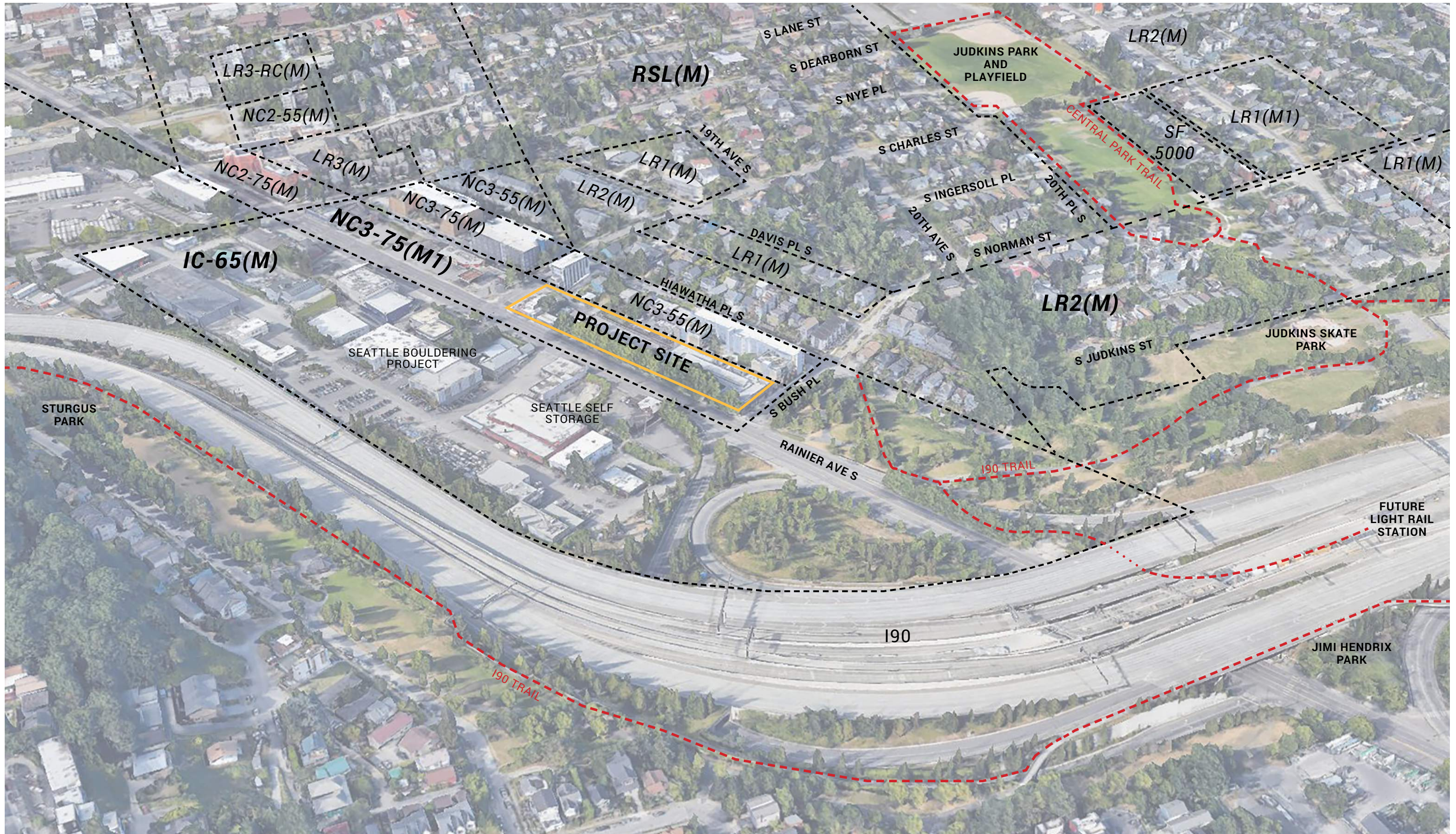
⑧ GOODWILL SEATTLE



 PROJECT SITE

# URBAN DESIGN ANALYSIS

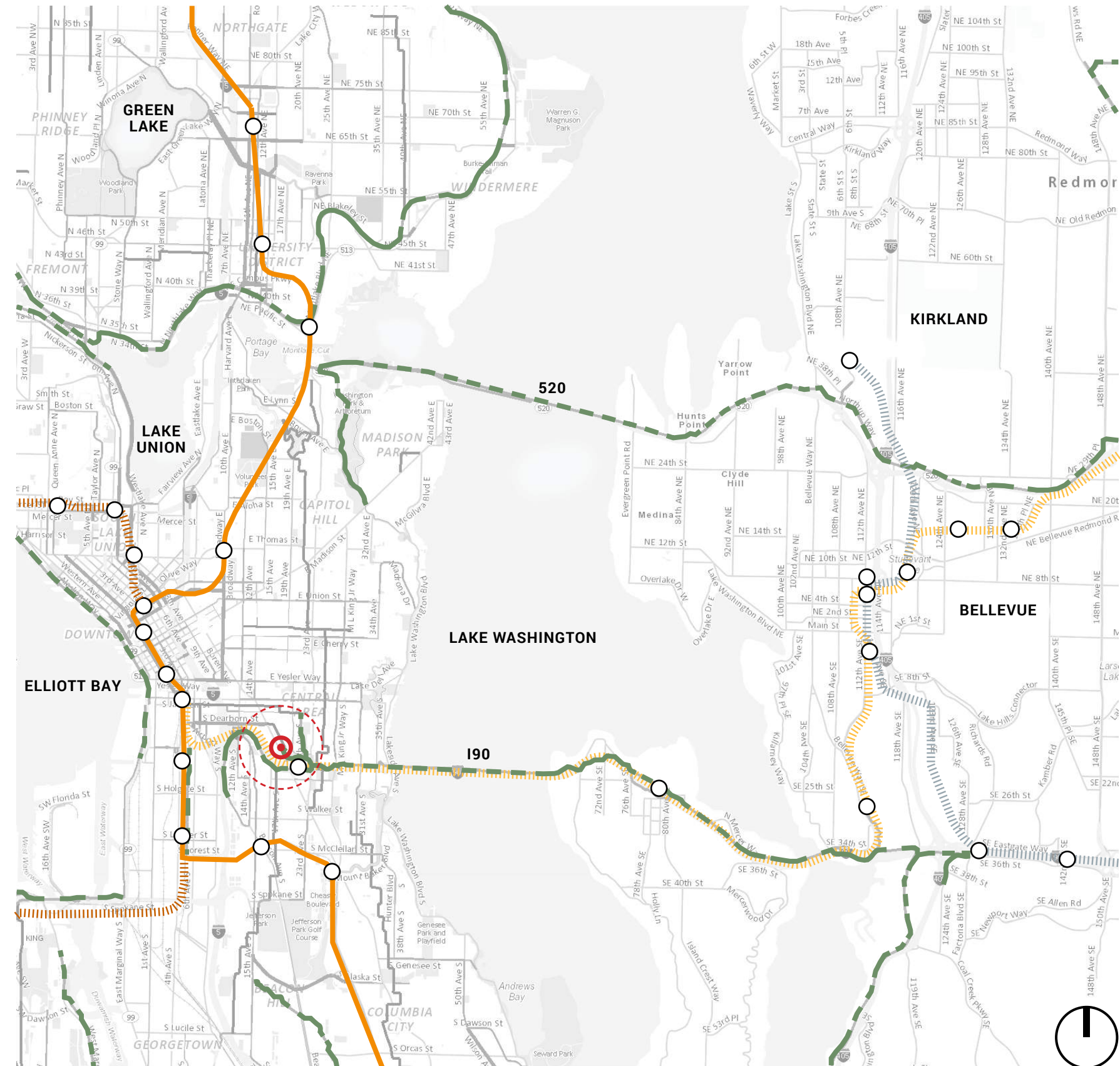
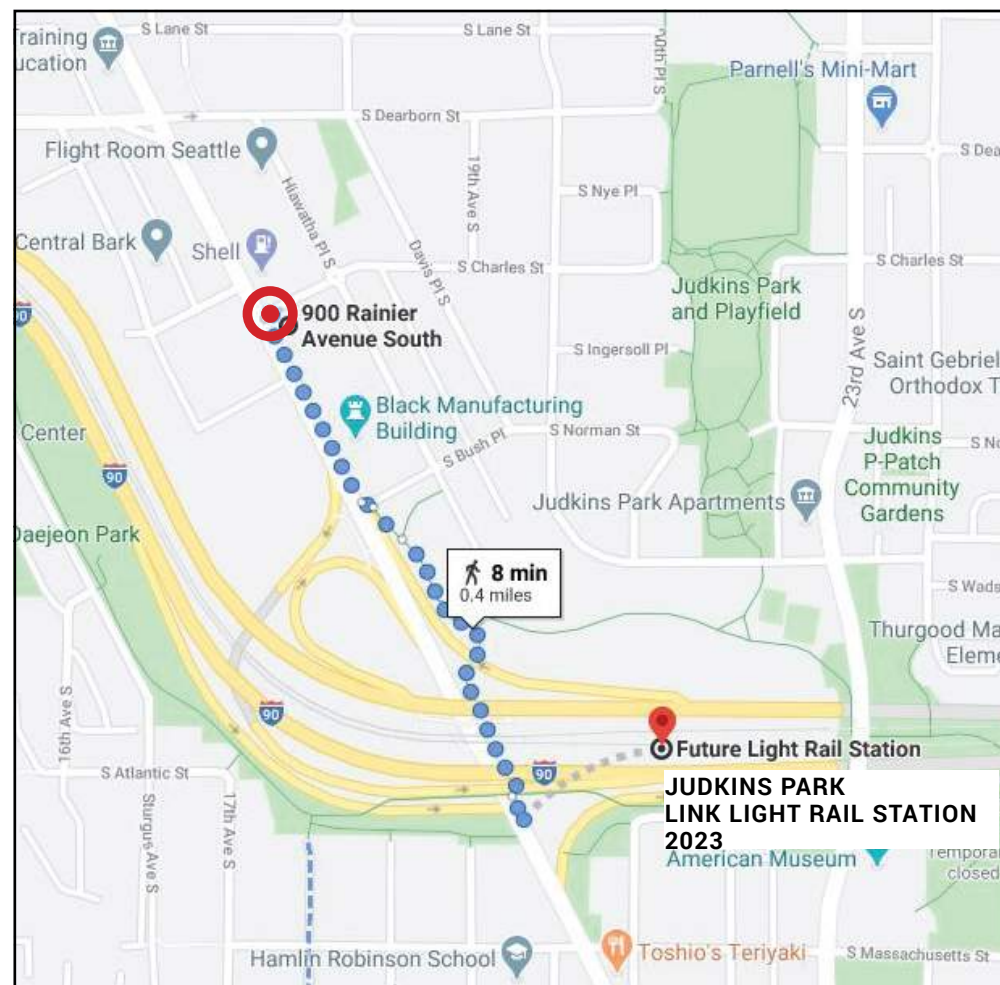
AXONOMETRIC VIEW



KEY:

-  PROJECT SITE
-  PAVED REGIONAL TRAILS (BIKES AND WALKING PATHS)
-  LINK LIGHT RAIL
-  LINK LIGHT RAIL EXPANSION - WEST SEATTLE AND BALLARD
-  LINK LIGHT RAIL EXPANSION - ISSAQUAH
-  LINK LIGHT RAIL EXPANSION - DOWNTOWN REDMOND
-  BIKE PEDESTRIAN PATHWAY TO FUTURE LINK LIGHT RAIL STATION

IMMEDIATE SITE:



# URBAN DESIGN ANALYSIS

## STREET VIEWS



SITE

RAINIER AVE S LOOKING NORTHEAST



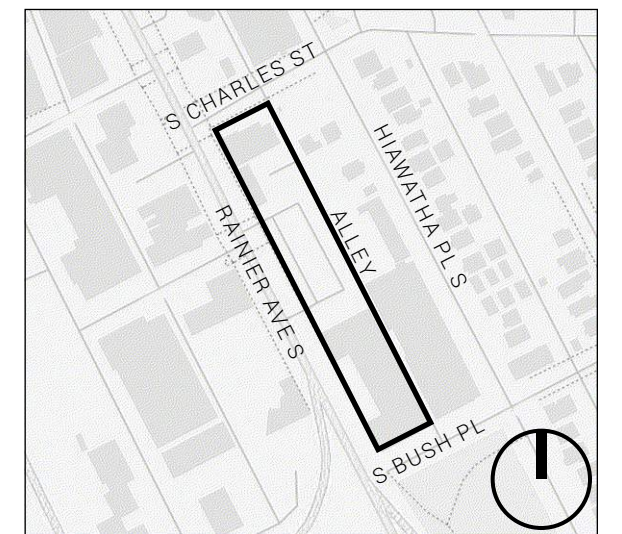
ACROSS FROM SITE

RAINIER AVE S LOOKING SOUTHWEST



ACROSS FROM SITE

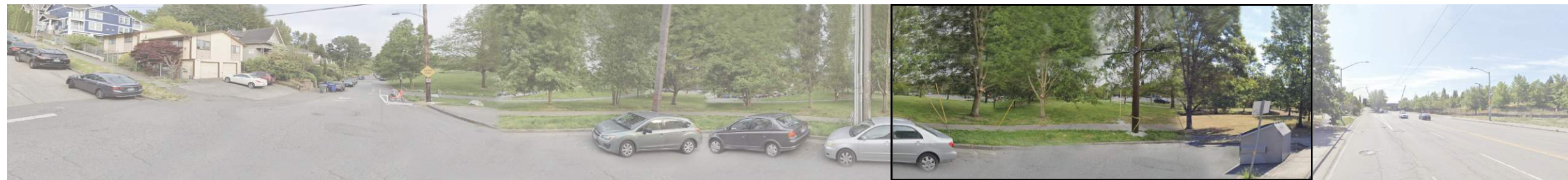
LOOKING NORTHEAST TO ALLEY





SITE

S BUSH PL LOOKING NORTHWEST



ACROSS FROM SITE

S BUSH PL LOOKING SOUTHEAST



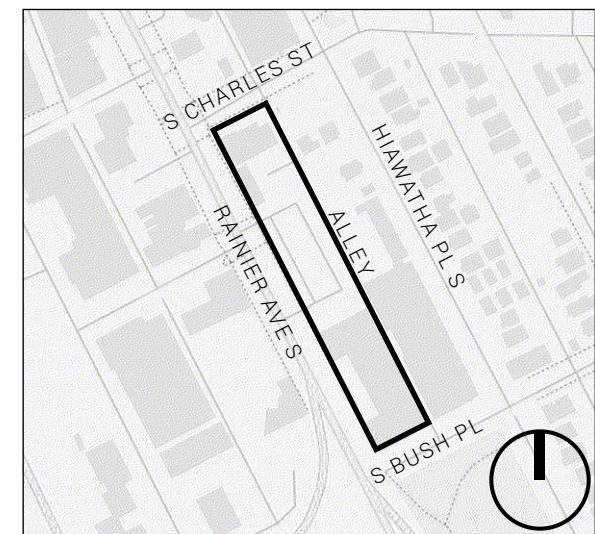
SITE

S CHARLES ST LOOKING SOUTHEAST



ACROSS FROM SITE

S CHARLES ST LOOKING NORTHWEST



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① LOOKING NORTH ADJACENT TO SITE ON ALLEY SIDE



② LOOKING SOUTH ADJACENT TO SITE IN ALLEY



③ LOOKING SOUTHEAST IN BLACK MANUFACTURING BUILDING COURTYARD



④ LOOKING SE ADJACENT TO SITE ON ALLEY SIDE



⑤ LOOKING SOUTH ADJACENT TO SITE IN ALLEY



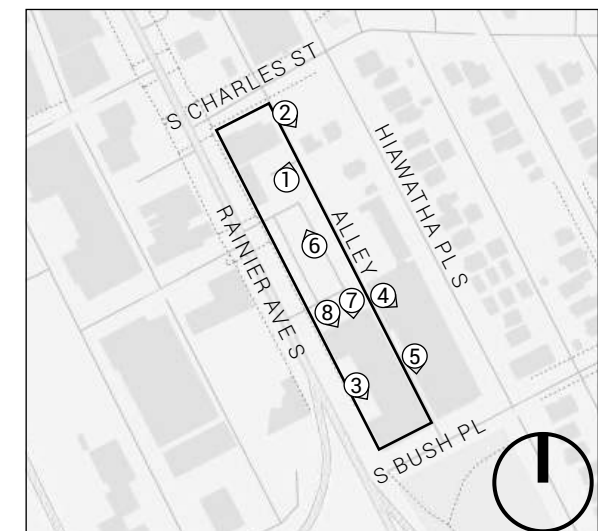
⑥ LOOKING NW FROM PARKING LOT



⑦ LOOKING SE FROM PARKING LOT TOWARDS BLACK MANUFACTURING BUILDING



⑧ LOOKING SE FROM PARKING LOT TOWARDS BLACK MANUFACTURING BUILDING



# ZONING DATA

**ADDRESS:** 900, 912, 1130 RAINIER AVE. S. SEATTLE, WA 98114  
**PARCEL #'S:** 713230-0370 (49,000 SF); 713230-0435 (8,000 SF); 713230-0445 (8,000 SF)  
**ZONING:** NC3-75 (M1)  
**OVERLAY:** 23RD & UNION-JACKSON RESIDENTIAL URBAN VILLAGE  
**SITE AREA:** 64,995 SF

**[SMC 23.47A.004] PERMITTED USES - [TO COMPLY]** • PERMITTED OUTRIGHT: RESIDENTIAL

**[SMC 23.47A.005] STREET LEVEL USES - [TO COMPLY]** • RESIDENTIAL USES MAY OCCUPY, IN THE AGGREGATE, NO MORE THAN 20% OF THE STREET-LEVEL STREET-FACING FACADE IN THE FOLLOWING CIRCUMSTANCES OR LOCATIONS:  
 A. IN A PEDESTRIAN-DESIGNATED ZONE, FACING A DESIGNATED PRINCIPAL PEDESTRIAN STREET (RAINIER AVENUE SOUTH)

**[SMC 23.47A.008] STREET LEVEL DEVELOPMENT STANDARDS** **STREET-LEVEL DEVELOPMENT STANDARDS - [TO COMPLY]**

- BLANK FACADES
- BLANK SEGMENTS OF THE STREET-FACING FACADE BETWEEN 2 FEET AND 8 FEET ABOVE THE SIDEWALK MAY NOT EXCEED 20 FEET IN WIDTH.
  - THE TOTAL OF ALL BLANK FACADE SEGMENTS MAY NOT EXCEED 40% OF THE WIDTH OF THE FACADE OF THE STRUCTURE ALONG THE STREET.
  - STREET-LEVEL, STREET-FACING FACADES SHALL BE LOCATED WITHIN 10 FEET OF THE STREET LOT LINE.

**NON-RESIDENTIAL STREET-LEVEL REQUIREMENTS - [TO COMPLY, SEE DEPARTURE 1]**

- TRANSPARENCY
  - 60% OF THE STREET-FACING FACADE BETWEEN 2 FEET AND 8 FEET ABOVE THE SIDEWALK SHALL BE TRANSPARENT.
- DEPTH PROVISIONS FOR NEW STRUCTURES OR NEW ADDITIONS TO EXISTING STRUCTURES
  - NON-RESIDENTIAL USES GREATER THAN 600 SQ. FEET SHALL EXTEND AN AVERAGE DEPTH OF 30 FEET AND A MIN. DEPTH OF 15 FEET FROM THE STREET-FACING FACADE.
  - NON-RESIDENTIAL USES LESS THAN 600 SQ. FEET IN SIZE SHALL EXTEND AN AVERAGE DEPTH OF 20 FEET AND A MIN. DEPTH OF 10 FEET FROM THE STREET-FACING FACADE.
  - IF NON-RESIDENTIAL USE GREATER THAN 50% OF THE STRUCTURE'S FOOTPRINT, THE DIRECTOR MAY MODIFY THE STREET-FACING FACADE / DEPTH REQUIREMENTS TO ADHERE.
- NON-RESIDENTIAL USES AT STREET LEVEL SHALL HAVE A FLOOR-TO-FLOOR HEIGHT OF AT LEAST 13 FEET.
- MAX. WIDTH = 250' (EXCLUSIVE OF LANDMARK STRUCTURE(S) PER 23.47A.008.C.5.C.1) - SEE DEPARTURE 1
- FACADE MODULATION: FOR STRUCTURES WITH A WIDTH OF MORE THAN 250 FEET, ONE PORTION OF THE STRUCTURE 30 FEET OR GREATER IN WIDTH MUST BE SET BACK A MIN. OF 15 FEET.

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

**[SMC 23.58B] MANDATORY HOUSING AFFORDABILITY (MHA) FOR COMMERCIAL DEVELOPMENT** • ADDITIONAL 8% OF COMMERCIAL 'CHARGEABLE AREA' SF (BEYOND FIRST 4,000 GSF OF STREET LEVEL COMMERCIAL USES) SHALL BE PROVIDED IN THE FORM OF HOUSING UNIT(S) WITH SAME REQUIREMENTS RE: COMPARABILITY AS ABOVE.

**[23.47A.012] STRUCTURE HEIGHT**

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

**[SMC 23.47A.013] FLOOR AREA RATIO (FAR)** • BASE FAR: 5.50  
 • (5.50)(64,205 SF POST-ALLEY DEDICATION) = **353,127 SF [ALLOWED] / 263,240 SF [PROPOSED] (4.10 FAR)**

**[SMC 23.47.A.014] SETBACK REQUIREMENTS** **UPPER-LEVEL SETBACKS FOR STREET-FACING FACADES - [TO COMPLY]**

- PORTIONS OF STRUCTURES ABOVE 65 FEET MUST BE SET BACK FROM THE FRONT LOT LINE BY AN AVERAGE DEPTH OF 8 FEET.
- NO MORE THAN 20 PERCENT OF THE PORTION OF THE STRUCTURE THAT MUST BE SET BACK MAY HAVE A SETBACK OF LESS THAN 5 FEET.

**STRUCTURES AND PROJECTIONS IN REQUIRED SETBACKS - [TO COMPLY]**

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

**[23.47A.016] LANDSCAPING AND SCREENING STANDARDS**

**LANDSCAPING REQUIREMENTS - [TO COMPLY]**

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

**STREET TREE REQUIREMENTS - [TO COMPLY]**

- STREET TREES REQUIRED (EXCEPTIONS IN SUBSECTION 23.47A.016.B.2 AND SECTION 23.53.015). EXISTING STREET TREES CAN BE REMOVED PER APPROVAL BY DIR. OF TRANSPORTATION.
- IF IT IS NOT FEASIBLE TO PLANT STREET TREES IN A RIGHT-OF-WAY PLANTING STRIP, A 5-FOOT SETBACK SHALL BE PLANTED WITH STREET TREES ALONG THE STREET PROPERTY LINE OR LANDSCAPING OTHER THAN TREES SHALL BE PROVIDED IN THE PLANTING STRIP, SUBJECT TO APPROVAL BY THE DIRECTOR OF TRANSPORTATION.

**GENERAL STANDARDS FOR SCREENING AND LANDSCAPING WHERE REQUIRED FOR SPECIFIC USES - [TO COMPLY]**

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

**OTHER USES OR CIRCUMSTANCES. SCREENING AND LANDSCAPING IS REQUIRED ACCORDING TO TABLE B FOR 23.47A.016 - [TO COMPLY]**

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

**[SMC 23.47A.022] LIGHT AND GLARE STANDARDS - [TO COMPLY]**

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

**[SMC 23.47A.024] AMENITY AREA - [TO COMPLY]**

- MIN. 5% TOTAL GFA IN RESIDENTIAL USE; BIORETENTION DOES QUALIFY AS AMENITY AREA; ACCESS TO AT LEAST ONE COMMON OR PRIVATE AMENITY AREA; SHALL NOT BE ENCLOSED; COMMON AMENITY AREAS = MIN. HORIZ. DIM OF 10-FEET AND NO LESS THAN 250 SF; PRIVATE AMENITY AREAS = MIN. 60 SF AND MIN. HORIZ. DIM OF 6-FEET
- COMMON AMENITY SPACE (FOR PROPOSED RESIDENTIAL GSF OF APPROX. 230,000 SF) = **11,500 SF [REQUIRED] / 12,131 SF [PROPOSED]**

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

- PARKING IS NOT REQUIRED FOR THIS PROJECT, BUT WHEN PROVIDED IT SHALL MEET THE STANDARDS OF THE SEATTLE ZONING CODE.
- ACCESS SHALL BE FROM ALLEY (INCLUDING SOLID WASTE/TRASH ACCESS)
- BERTH(S): 10-FT WIDE X 14-FT CLEAR HEIGHT X 35-FT LENGTH (POTENTIAL REDUCTION TO 25-FT LENGTH WITH DIRECTOR'S APPROVAL);  
 "LOW DEMAND": 160K TO 264K SF (EXCLUSIVE OF PARKING AREAS) = 3 BERTHS  
 264K TO 388K SF = 4 BERTHS

**[SMC 23.54.015] PARKING RATIOS**

**VEHICLES:**

- SITE IS WITHIN CURRENT FREQUENT TRANSIT SERVICE AREA: NO PARKING REQUIRED.

**BICYCLES:**

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

**[SMC 23.54.030.L.] ELECTRIC PARKING**

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

**[SMC 23.54.030] PARKING LAYOUT AND DRIVE AISLES**

- RESIDENTIAL USES:
  - MIN. 60% MEDIUM, 40% ANY SIZE BUT IF STRIPED FOR LARGE THAN MIN.
  - AISLE WIDTH SHALL BE PER MEDIUM STALLS
- NON-RESIDENTIAL USES:
  - LESS THAN 10 SPACES: SMALL = MAX. 25%; LARGE = MIN. 75%
  - 11 TO 19 SPACES: SMALL = MIN. 35% / MAX. 65% SMALL; LARGE = MIN. 35%
  - 20 OR MORE: SMALL = MIN. 35% / MAX. 65% SMALL; LARGE = MIN. 35%
- FOR ALL: MAX. 50-FOOT BACKING DISTANCE, NO TANDEM PARKING

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

**[SMC 23.54.040] SOLID WASTE AND RECYCLABLE MATERIALS STORAGE**

- 575 SQUARE FEET PLUS 4 SQUARE FEET FOR EACH ADDITIONAL UNIT ABOVE 100, PLUS A REDUCTION OF 15% FOR DEVELOPMENTS CONTAINING >100 UNITS WHEN STORAGE SPACE PROVIDED HAS A MINIMUM HORIZONTAL DIMENSION OF 20 FEET
- RESIDENTIAL: 395 UNITS = 575 SF + (4 SF + 295 UNITS) = 1,755 SF - 15% = 1,492 SF
- COMMERCIAL: 0-5,000 SQUARE FEET: 82 SF
- TOTAL REQUIRED: 1,574 SF

## DEVELOPER PAST WORK EXPERIENCE

### OZ NAVIGATOR

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

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

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



224 S WASHINGTON STREET, SEATTLE, WA



500 BROADWAY, SEATTLE, WA



2819 ELLIOTT AVENUE, SEATTLE, WA



95 S JACKSON STREET, SEATTLE, WA



510 BROADWAY, SEATTLE, WA



NIWA, LOWER QUEEN ANNE, SEATTLE, WA



ROYSTONE, LOWER QUEEN ANNE, SEATTLE, WA



MARYMOOR, REDMOND, WA



LOFTS AT SECOND AND MAIN, RENTON, WA



REDMOND SQUARE, REDMOND, WA



ALEXAN CENTRAL PARK, PORTLAND, OR



ALEXAN CENTRAL PARK, PORTLAND, OR



REDMOND CITY CENTER, REDMOND, WA



# POTENTIAL DESIGN GUIDELINES

SEATTLE DESIGN GUIDELINES (SDG) AND CENTRAL AREA NEIGHBORHOOD SUPPLEMENTAL GUIDANCE:

## CS1. NATURAL SYSTEMS & SITE FEATURES

SDG: USE NATURAL SYSTEMS AND FEATURES OF THE SITE AND ITS SURROUNDINGS AS A STARTING POINT FOR PROJECT DESIGN.

CENTRAL AREA NEIGHBORHOOD SUPPLEMENTAL GUIDANCE:

### 1. LOCAL TOPOGRAPHY

- Respond to local topography with terraces, stoops, stepping facades. Use appropriately scaled rookeries, stairs, and landscaping to transition between the sidewalk, building façade, and entrances in keeping with local topographic conditions.

### 2. CONNECTION TO NATURE

- Be sensitive to the project's impact on solar access to adjacencies. Consider setting taller buildings back at their upper floors, or pushing buildings back from the street.
- Provide vegetated spaces, vertical green walls, and landscape beds.
- Unify streets through street trees and landscaping:
  1. Consider tree species as a unifying feature.
  2. Incorporate an irrigation plan.
- Create protected sidewalks by utilizing planter strips with lush landscaping.



RESPOND TO LOCAL TOPOGRAPHY



CONNECTION TO NATURE: PROTECTED SIEWALKS



CONNECTION TO NATURE: PROTECTED SIEWALKS

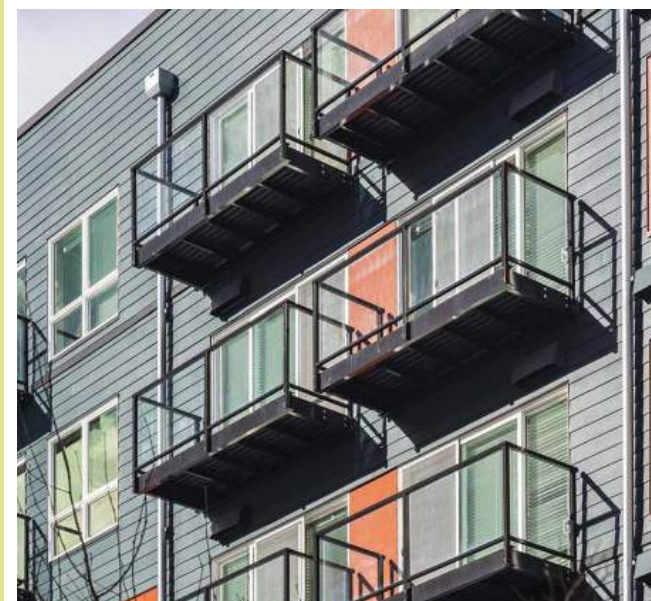
## CS2. URBAN PATTERN & FORM

SDG: STRENGTHEN THE MOST DESIRABLE FORMS, CHARACTERISTICS, AND PATTERNS OF THE STREETS, BLOCK FACES, AND OPEN SPACES IN THE SURROUNDING AREA.

CENTRAL AREA NEIGHBORHOOD SUPPLEMENTAL GUIDANCE:

### 1. TRANSITION AND DELINEATION OF ZONES

- Provide privacy layering and scale for ground related entrances, porches, and stoops.
- In addition to building height, use building massing and articulation to transition to single-family scaled fabric, including setbacks, building footprint size and placement on the site, building width, façade modulation, and roof line articulation.
- The use of appropriately scaled residential elements with regards to the context.
- The use of breezeways, portals, and through-block connections help to lessen the mass of the overall building.



MASSING ARTICULATION: RESIDENTIAL BALCONIES

## CS3. ARCHITECTURAL CONTEXT & CHARACTER

SDG: CONTRIBUTE TO THE ARCHITECTURAL CHARACTER OF THE NEIGHBORHOOD.



PRESERVING EXISTING STRUCTURES



HIGHLIGHTING NEIGHBORHOOD ART



PROMOTING NEIGHBORHOOD CHARACTER

CENTRAL AREA NEIGHBORHOOD SUPPLEMENTAL GUIDANCE:

### 1. NEIGHBORHOOD CONTEXT

- Retain and encourage the extension of existing positive attributes of the historic Black Manufacturing Building and surrounding neighborhood character.
- Encourage the preservation of existing structures as a way to continue the existing neighborhood fabric.

**PL1. CONNECTIVITY**

**SDG: COMPLEMENT AND CONTRIBUTE TO THE NETWORK OF OPEN SPACES AROUND THE SITE AND THE CONNECTIONS AMONG THEM.**

**UDG SUPPLEMENTAL GUIDANCE:**

**1. ACCESSIBLE OPEN SPACE**

- Provide safe and well connected open spaces. Use linkages to create and contribute to an active and well-connected open space network.
- Larger projects around important neighborhood nodes should create generous recessed entries, corner plazas, and more usable open space adjoining the streets.
- Incorporate transparent and open indoor community meeting spaces at the ground level of larger projects.



ACCESSIBLE OPEN SPACE



OUTDOOR COMMUNITY SPACES

**2. CONNECTION BACK TO THE COMMUNITY**

- Provide cultural and place-specific open spaces that can be used for a variety of uses.
- When providing open gathering spaces for the community, include weather protection to ensure the space can remain active all year long.
- Enhance gathering places with lighting, art, and features.
- Prioritize common, accessible, ground level open space at the building street fronts and/or with courtyards that are not restricted or hidden from street.
- Hardscapes are encouraged when sized and designed to encourage active usage. At these locations, building edges should be inviting. These spaces are especially important close to prominent intersections, streets, and Cultural Placemaker locations (shown on page 17). In areas where it is not feasible to be open to physical pedestrian access, visual openness should be provided.

**1. LIVABILITY FOR FAMILIES AND ELDERLY**

- Provide safe areas for children to play where they can be seen. Incorporate seating areas nearby for parents, guardians, and other community members to congregate.
- Consider utilizing building rooftops as an opportunity for family gathering and gardening.
- Where applicable, preserve alleys for pedestrian access and service use. Provide adequate lighting, transparency and entrances to ensure active usage.



SPACES ENHANCED WITH LIGHTING



INVITING HARDSCAPES



PEDESTRIAN PATHS PRESERVED



SPACES ENHANCED WITH ART



SPACES ENHANCED WITH ART

# POTENTIAL DESIGN GUIDELINES

SEATTLE DESIGN GUIDELINES (SDG) AND CENTRAL AREA NEIGHBORHOOD SUPPLEMENTAL GUIDANCE:

## PL3. STREET- LEVEL INTERACTION

**SDG: ENCOURAGE HUMAN INTERACTION AND ACTIVITY AT THE STREET LEVEL WITH CLEAR CONNECTIONS TO BUILDING ENTRIES AND EDGES.**

### CENTRAL AREA NEIGHBORHOOD SUPPLEMENTAL GUIDANCE:

#### 1. FRONTAGES

- Encourage color, material, and signage variation in storefront design.
- Design ground floor frontages in commercial and mixed-use areas that emulate or improve upon the surrounding pedestrian-oriented context.
- Promote transparency and “eyes on the street.”
- Avoid grade separations at retail.
- Provide frequent entrances and expressed breaks along storefronts through columns or pilasters at regular intervals.
- Live/work spaces should be designed to activate street frontage, maintain transparent windows, and arrange the interior to place work space at the street windows.
- At residential projects, provide coupled entries where possible to foster a sense of community and visual interest in building entry ways.
- Provide exterior access to ground floor residential units.

#### 2. STREETScape TREATMENT

- Emphasize the relationship between buildings and their entrances to the street, pedestrians, and neighboring buildings both adjacent and across the street.
- Provide recessed business entries to encourage a slower pedestrian pace where people have sheltered space to stop and gather.
- To protect pedestrians along the sidewalk, provide awnings or overhead weather protection at all non-residential frontages, neighborhood nodes, and on west-facing facades.
- Encourage a quality pedestrian environment that provides safe, comfortable routes for pedestrians that reflect the existing character of the building fabric.
- Encourage activation of the planter zone to include community gardens, as well as street trees and pedestrian furniture (with SDOT concurrence).
- Limit the placement of solid barriers or blank walls next to the sidewalk. Consider using landscape buffers instead.
- Porches and stoops are the life of the street. Encourage human activity by providing opportunities for neighbors to connect, walk, and talk together on the sidewalk.
- To facilitate usable stoops and patios, and to encourage pedestrian-to-resident interaction, buffer private outdoor spaces from the public sidewalk with low walls, planters and landscape layering that defines the private space yet allows for face to face conversations.



ON-GRADE RETAIL



PROMOTE TRANSPARENCY



PEDESTRIAN-ORIENTED STOREFRONTS



PROMOTE TRANSPARENCY



PROMOTE TRANSPARENCY



SIGNAGE VARIATION



ACTIVATED PLANTER ZONE, OUTDOOR CAFES

**DC2. ARCHITECTURAL CONCEPT**

**SDG: DEVELOP AN ARCHITECTURAL CONCEPT THAT WILL RESULT IN A UNIFIED AND FUNCTIONAL DESIGN THAT FITS WELL ON THE SITE AND WITHIN ITS SURROUNDINGS.**

**CENTRAL AREA NEIGHBORHOOD SUPPLEMENTAL GUIDANCE:**

**1. BUILDING LAYOUT AND MASSING**

- Project concepts should be intelligible and clear which makes the design accessible and relatable to the community.
- Building design should relate to the earth, using building forms and massing that engage the ground plane, rather than 'float above'.
- Smaller and varied building forms are encouraged. Larger building forms should divide their mass up so that it does not appear as one, monolithic building. These breaks in massing and differentiation should take cues from the surrounding fabric. Modulated façades for large buildings keep the building inviting and consistent with the finer-grain fabric found in the Central Area neighborhood.
- Appropriately scale buildings so that they relate to the scale and form of the adjacent public realm.
- Consider all sides of the building and the impacts each façade has on its immediate neighboring context.
- Consider how each façade may respond to climate conditions such as solar shading and prevailing winds.
- Consider upper floor setbacks along secondary retail zones. Walkable urban places can be achieved at a smaller scale with buildings that have visual texture through their retail frontage, pedestrian scaled signage, the details, and accented knee walls, as demonstrated by the businesses along Union St, west of 23rd Avenue.
- Family sized, ground related apartment units (2 and 3 bedrooms) with usable adjacent open spaces are encouraged.
- Encourage clusters of small and local businesses together.
  1. Reduce the scale of commercial façades so that they are conducive to small business tenants.
  2. Include commercial spaces with smaller footprints.
  3. Set the maximum length of street frontage for individual businesses to be consistent with the existing business character of the area.
  4. Where there is not a strong existing character for the area, follow guidance provided in frontage section (PL3-I).



FIRST FLOOR USE AND MASSING RELATES TO GROUND PLANE



FACADE LANGUAGE RELATES TO NEIGHBORING CONTEXT



FACADE RESPONDS TO CLIMATE: SUNLIGHT & SHADING



FACADE LANGUAGE RELATES TO NEIGHBORING CONTEXT

# POTENTIAL DESIGN GUIDELINES

SEATTLE DESIGN GUIDELINES (SDG) AND CENTRAL AREA NEIGHBORHOOD SUPPLEMENTAL GUIDANCE:

## DC4. EXTERIOR ELEMENTS & FINISHES

SDG: USE APPROPRIATE AND HIGH-QUALITY ELEMENTS AND FINISHES FOR THE BUILDING AND OPEN SPACES.

CENTRAL AREA NEIGHBORHOOD SUPPLEMENTAL GUIDANCE:

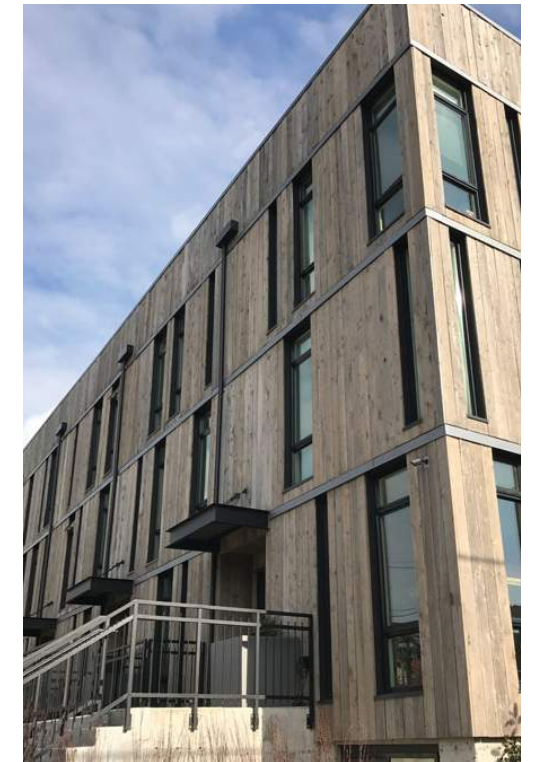
- 1. SCREENING**
  - Screening or fencing should be designed as an artistic opportunity.
  - Design screening height, porosity, and materials to allow for views in and out of the site.
- 2. BUILDING MATERIALS**
  - Consider uses of color, materials, texture, and light to reinforce local cultural references.
  - Encourage variation in building materials and employ high quality materials.
  - Salvage building materials from the site when possible.
- 3. BUILDING DETAILS AND ELEMENTS**
  - Provide operable windows in a way that promotes natural ventilation.
  - Incorporate building materials, elements, and details that reflect human scale and the craftsmanship of the building process (ex: use of brick or wood for exterior cladding).
  - Façades should exhibit a rhythm of fenestration, and transparency of the inside program out to the public realm.



FACADE EXHIBITS RHYTHM



VARIATION IN BUILDING MATERIALS



HUMAN-SCALE MATERIALITY



NATURAL VENTILATION



FIBER CEMENT SIDING



BRICK



CAST IN PLACE CONCRETE



FACADE EXHIBITS RHYTHM



VARIATION IN BUILDING MATERIALS

**A2. CULTURAL PLACEMAKERS**

SDG: CONTRIBUTE TO ARCHITECTURAL AND PLACEMAKING CHARACTER WITH LOCAL HISTORY AND CULTURAL REFERENCES.

CENTRAL AREA NEIGHBORHOOD SUPPLEMENTAL GUIDANCE: CULTURAL PLACEMAKERS

The following additional guidance applies to all projects with street frontage within 200 feet of the street corner, in any direction, at the designated Cultural Placemaker locations as identified in image below. OZ Navigator also included placemaking and art as part of their community survey in order to engage the local neighbors.

**1. CULTURAL PLACEMAKERS**

- Emphasize Cultural Placemakers within the community. The Cultural Placemaker map identifies several key intersections in the Central Area that serve as cultural anchors for their surrounding areas:
  2. Provide street furniture, public art, landscape elements, pedestrian lighting, mosaics, varied paving patterns, etc.
  3. Create façade enhancements.
  4. Create a building layout with setbacks that provide opportunities for open space that expand the usable space beyond the width of the sidewalks.
  5. Provide larger landscape buffers along heavier trafficked streets.



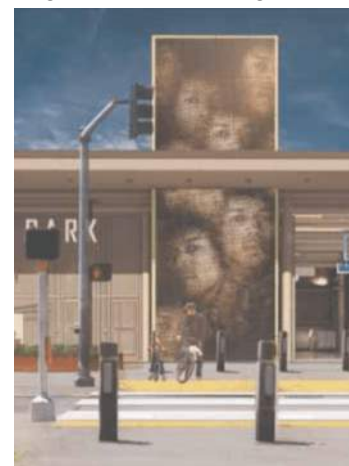
STRONG CORNER



STRONG CORNER



LANDSCAPE BUFFERS WITH BIKE LANES



PEDESTRIAN-ORIENTED ART



PEDESTRIAN-ORIENTED ART

**A1. CHARACTER AREAS**

SDG: CONTRIBUTE TO ARCHITECTURAL AND PLACEMAKING CHARACTER WITH LOCAL HISTORY AND CULTURAL REFERENCES.

CENTRAL AREA NEIGHBORHOOD SUPPLEMENTAL GUIDANCE: CHARACTER AREAS

**1. HISTORY AND HERITAGE**

- 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.
- Consider including visual arts as an integral part of the design concept.
- Use any resulting blank walls and surfaces for the visible expression of art that references the community.
- Encourage the building design to reflect the character of the community.
- Developments are encouraged to provide housing and/or amenities for the Black Veteran community.
- Provide amenities appropriate to the activities and interests of the local community.
- Bicycle use and parking should be encouraged to promote a healthy and active neighborhood and to support local businesses.



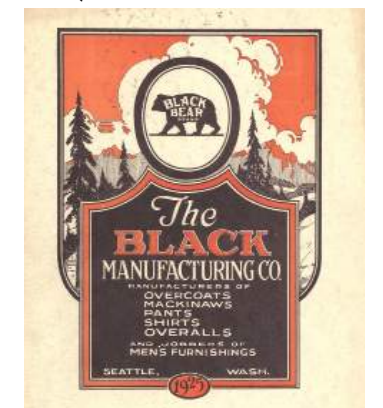
NEIGHBORHOOD ART



UNIQUE BIKE RACKS



EXISTING LANDMARK BUILDING, AS PUBLIC ART INSPIRATION



(BLACK CATALOGUE - 1925)

# DESIGN GUIDANCE VIA HISTORY

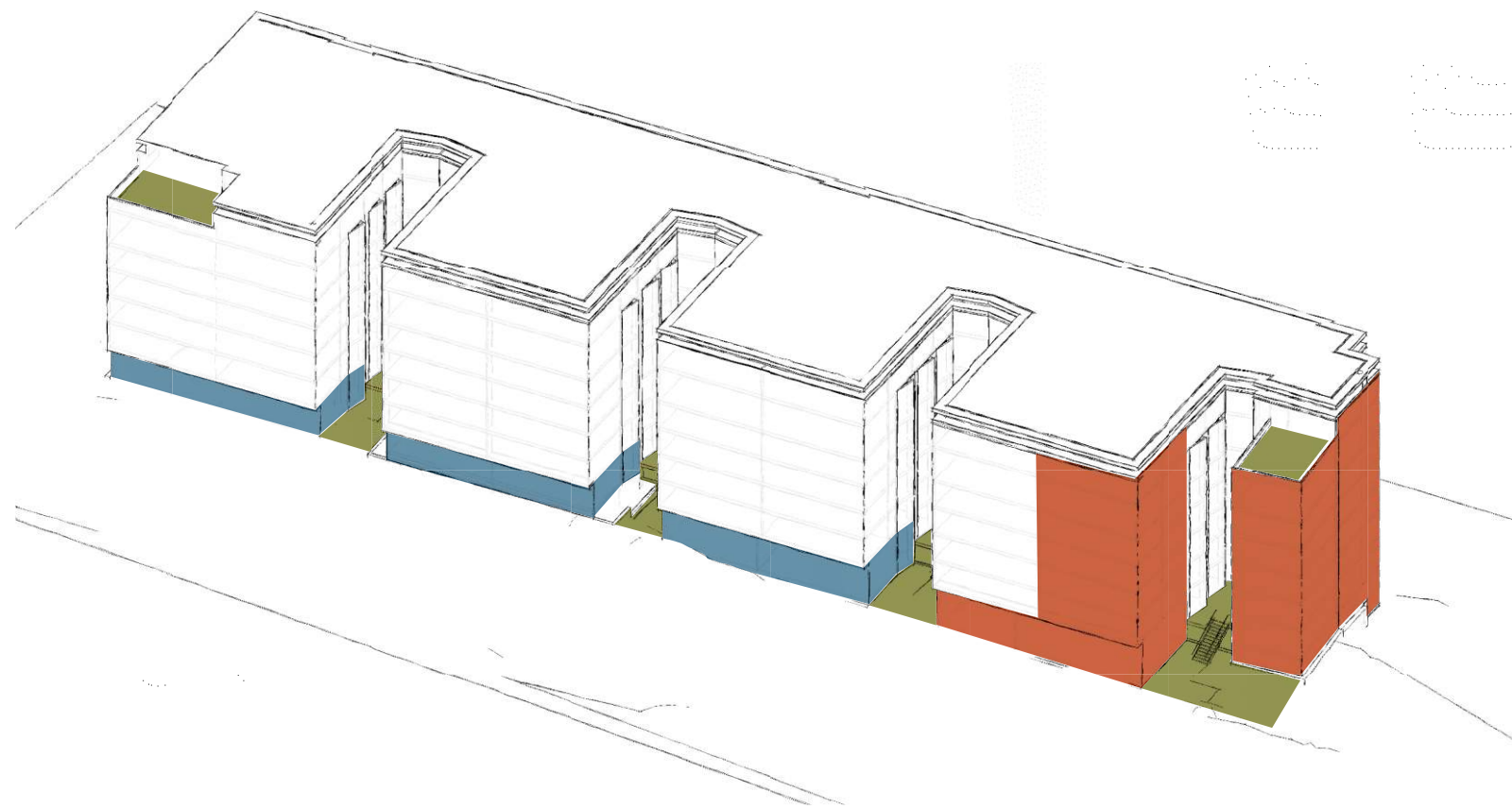
GUIDANCE FROM LOCAL HISTORICAL ARCHITECTURE AND MOVEMENTS

## NEIGHBORING HISTORICAL ELEMENTS:




At the beginning of the 20th century, a certain style of architecture came into existence hailing from Chicago, hence known as the Chicago Style. The style consists of steel framed buildings with masonry cladding allowing large-plate glass window areas and limiting the amount of exterior ornamentation. Andrew Wallitsen was chiefly remembered for bringing this style to the Pacific Northwest. His aesthetic mixed the Chicago style with the Prairie style, due to his tutelage under Frank Lloyd Wright. The Black Manufacturing Co. building incorporates this style - a style which is still relevant today.

OZ Navigator brings an expertise and sensitivity to design that will ensure The Black Manufacturing Co. building is honored as part of the new mixed-use development.

(ARCHITECTURE: THE FIRST CHICAGO SCHOOL - [HTTP://WWW.ENCYCLOPEDIA.CHICAGOHISTORY.ORG/PAGES/62.HTML](http://www.encyclopedia.chicagohistory.org/pages/62.html))  
(ANDREW WILLATSEN - [HTTP://PCAD.LIB.WASHINGTON.EDU/PERSON/1973/](http://pcad.lib.washington.edu/person/1973/))



### AESTHETIC CUES FROM THE BLACK MANUFACTURING BUILDING OCCURS AT:

-  OPEN SPACE
-  SOUTHERN FACADE
-  STREET-LEVEL FACADE ALONG RAINIER AVE S



MIX OF LARGE GLAZING SECTIONS AND DURABLE MATERIALS AT LOWER LEVELS



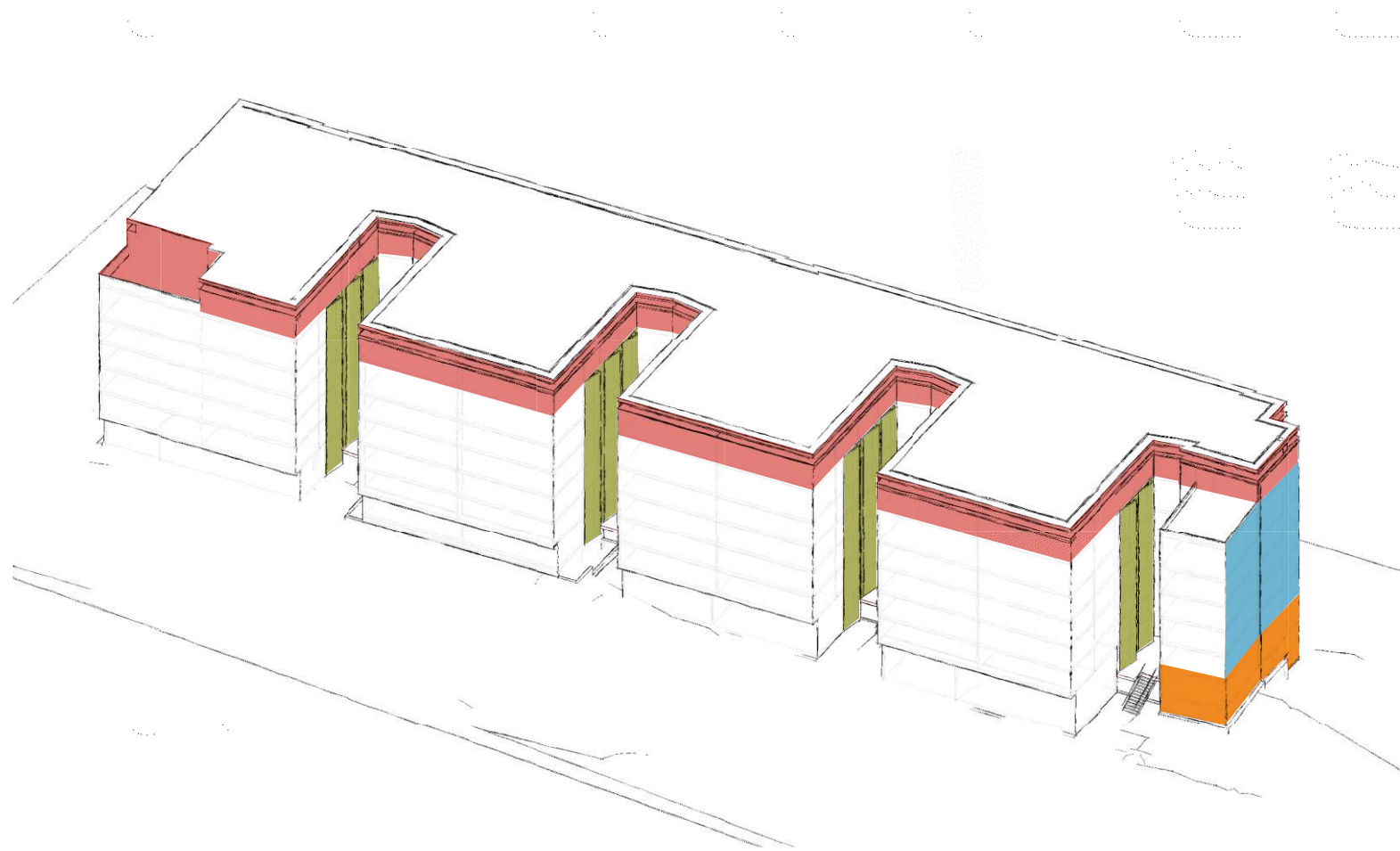
STRUCTURAL (PIER) ELEMENTS ARE BROUGHT TO THE FRONT



CLEAR DELINEATION OF LEVELS

**NEIGHBORING CONTEXTUAL ELEMENTS:**

Large composite reinforced fiber plank siding, wood plank siding, metal panel, sharp corners, a push and pull in facade depth, and an overall minimalist approach is what new architecture consists of today. It can best be summed up by the phrase "Form Follow Function." This language is used on projects throughout the city and world bringing with it a sense of efficiency, simplicity, cleanliness, and overall peacefulness.



**AESTHETIC CUES FROM NEIGHBORING ARCHITECTURAL BUILDINGS:**

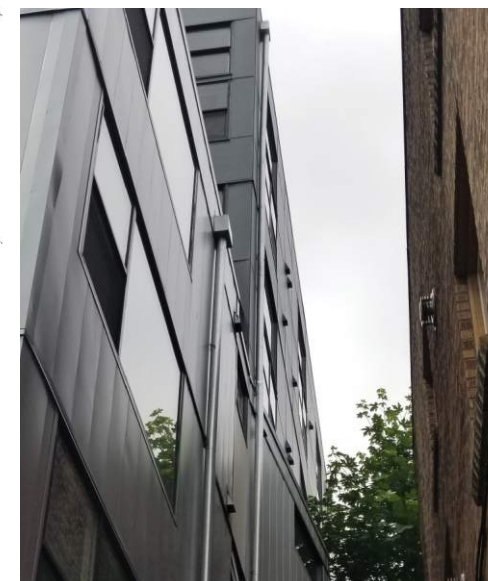
- ANGLING OF FACADE
- UPPER LEVEL MODULATION AND CLERESTORY
- MODERN MATERIAL ADJACENCIES
- MATERIAL HONORING THE BLACK MANUFACTURING BUILDING



CLERESTORY BRINGS IN DAYLIGHT



SETBACK AND CLERESTORY AT UPPER LEVEL



MATERIAL ADJACENCIES - HONORING THE BLACK MANUFACTURING BUILDING



ANGLING OF FACADE FOR BETTER SUN EXPOSURE

# ALLOWABLE OPENINGS OF BLACK MANUFACTURING BUILDING

PROPERTY LINE AT 10' NORTH OF BLACK MANUFACTURING BUILDING - 45% ALLOWABLE OPENINGS				
LEVEL	FACADE AREA OF BLACK MANUFACTURING BUILDING NORTH FAÇADE (SF)	GLAZING AREA OF BLACK MANUFACTURING BUILDING (SF)	ALLOWABLE OPENINGS ON BLACK MANUFACTURING BUILDING (45%)	AREA OVER MAX. ALLOWABLE OPENINGS (SF)
L1	1,223	633.77	550.35	83.42
L2	1,453	663.76	653.85	9.91

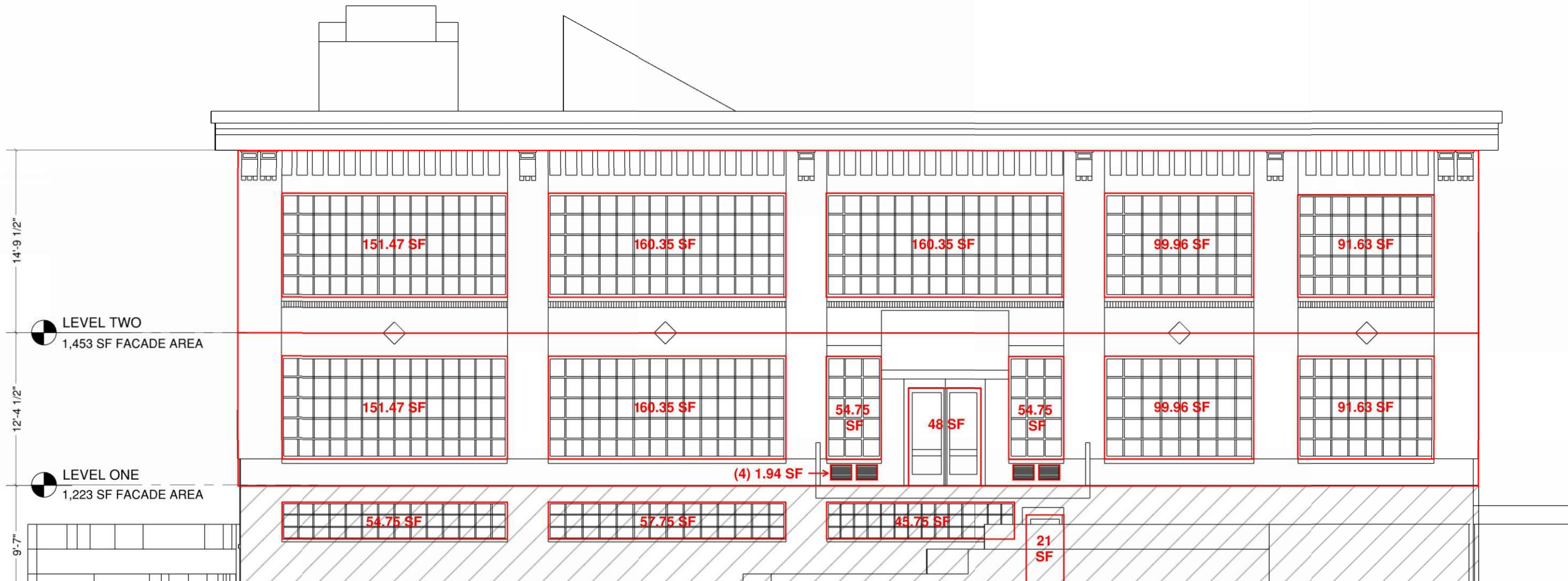
PROPERTY LINE AT 15' NORTH OF BLACK MANUFACTURING BUILDING - 75% ALLOWABLE OPENINGS				
LEVEL	FACADE AREA OF BLACK MANUFACTURING BUILDING NORTH FAÇADE (SF)	GLAZING AREA OF BLACK MANUFACTURING BUILDING (SF)	ALLOWABLE OPENINGS ON BLACK MANUFACTURING BUILDING (75%)	AREA OVER MAX. ALLOWABLE OPENINGS (SF)
L1	1,223	633.77	917.25	0
L2	1,453	663.76	1089.75	0

TABLE 705.8  
MAXIMUM AREA OF EXTERIOR WALL OPENINGS BASED ON FIRE SEPARATION DISTANCE AND DEGREE OF OPENING PROTECTION

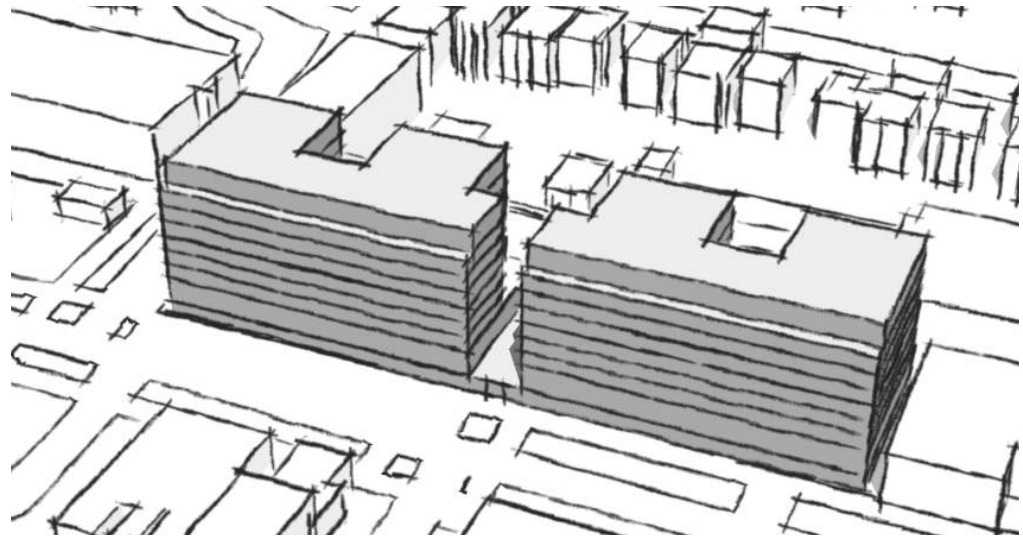
FIRE SEPARATION DISTANCE (feet) <sup>1</sup>	DEGREE OF OPENING PROTECTION	ALLOWABLE AREA <sup>2</sup>
0 to less than 3 <sup>b, c, k</sup>	Unprotected, Nonsprinklered (UP, NS)	Not Permitted <sup>k</sup>
	Unprotected, Sprinklered (UP, S) <sup>l</sup>	Not Permitted <sup>k</sup>
	Protected (P)	Not Permitted <sup>k</sup>
3 to less than 5 <sup>d, e</sup>	Unprotected, Nonsprinklered (UP, NS)	Not Permitted
	Unprotected, Sprinklered (UP, S) <sup>l</sup>	15%
	Protected (P)	15%
5 to less than 10 <sup>e, f, j</sup>	Unprotected, Nonsprinklered (UP, NS)	10% <sup>h</sup>
	Unprotected, Sprinklered (UP, S) <sup>l</sup>	25%
	Protected (P)	25%
10 to less than 15 <sup>e, f, g, j</sup>	Unprotected, Nonsprinklered (UP, NS)	15% <sup>h</sup>
	Unprotected, Sprinklered (UP, S) <sup>l</sup>	45%
	Protected (P)	45%
15 to less than 20 <sup>f, g, j</sup>	Unprotected, Nonsprinklered (UP, NS)	25%
	Unprotected, Sprinklered (UP, S) <sup>l</sup>	75%
	Protected (P)	75%

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2015 SEATTLE BUILDING CODE



BLACK MANUFACTURING ALLOWABLE OPENINGS NORTH ELEVATION @ 15' ASSUMED PROPERTY LINE



**OPTION ONE - "TWO BUILDINGS"**

**DISTINGUISHING FEATURES:**

- Two 8-Story buildings with 1 level of parking below grade

**PROS:**

- No departures requested
- Courtyards face quieter residential area
- 30' gap significantly separates the building mass

**CONS:**

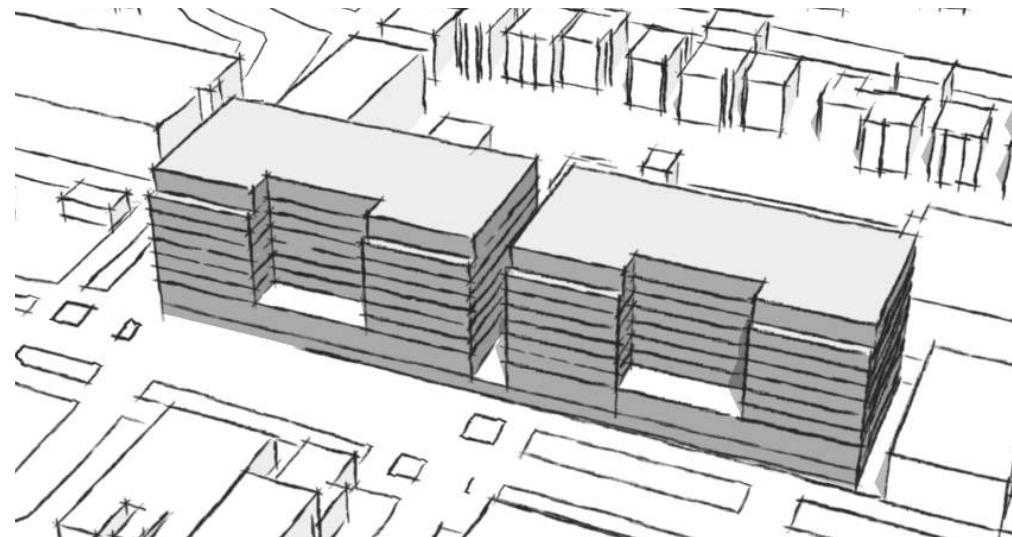
- Courtyards facing NE
- Lack of connection to Black Manufacturing Building
- Lack of modulation along Rainier Ave S
- No podium creates 2 separate buildings that are inefficient in terms of parking and vertical circulation
- This option will throw the Black Manufacturing Building current north openings into non-compliance requiring removal of several existing windows on the north facade.
- Proximity of Black Manufacturing Building has significant impacts on the proposed building's south facade.

**APPROXIMATE GSF:**

- L0: 36,350 SF
- L1: 35,450 SF
- L2 - L7: 29,000 SF
- L8: 26,000 SF
- TOTAL: 271,800 SF

**DEPARTURES:**

- None requested.



**OPTION TWO - "SCULPTED"**

**DISTINGUISHING FEATURES:**

- 8-Story building with 1 level of parking below grade

**PROS:**

- Courtyards facing SW
- Some modulation along Rainier Ave S
- No operable window reduction on Black Manufacturing's northern facade

**CONS:**

- Built up right to the Black Manufacturing Building
- Departure requested
- Most massive out of the 3 options
- Narrow separation between two buildings
- Proximity of Black Manufacturing Building has significant impacts on the proposed building's south facade. No openings will be allowed on this facade.

**APPROXIMATE GSF:**

- L0 - L1: 36,150 SF
- L2 - L7: 31,450 SF
- L8: 29,780 SF
- TOTAL: 290,780 SF

**DEPARTURES:**

**[SMC 23.47A.008] STREET LEVEL DEVELOPMENT STANDARDS**

- Facade modulation: For structures with a width of more than 250 feet, at least one portion of the structure 30 feet or greater in width must be set back a minimum of 15 feet from the front property line. (exclusive of Landmark structure(s) per 23.47A.008.C.5.c.1)
- PROPOSED FACADE: 390'-0"



**OPTION THREE (PREFERRED) - "UNFOLDED"**

**DISTINGUISHING FEATURES:**

- 8-Story building with 1 level of parking below grade

**PROS:**

- Modulation on all 4 sides of building
- Maximizing light and views with 'fins' extruding from building
- Open plaza connecting proposed building to Black Manufacturing Building
- Courtyards facing SW
- No operable window reduction on Black Manufacturing's northern facade
- Building mass steps down adjacent to the Black Manufacturing Building
- Varied facade depths on southern side of proposed building will allow for openings

**CONS:**

- 2 departures requested

**APPROXIMATE GSF:**

- L0: 30,600 SF
- L1: 8,300 SF
- L2: 31,200 SF
- L3 - L7: 32,120 SF
- L8: 31,300 SF
- TOTAL: 262,200 SF

**DEPARTURES:**

**[SMC 23.47A.008] STREET LEVEL DEVELOPMENT STANDARDS**

- Facade modulation: For structures with a width of more than 250 feet, at least one portion of the structure 30 feet or greater in width must be set back a minimum of 15 feet from the front property line. (exclusive of Landmark structure(s) per 23.47A.008.C.5.c.1)
- PROPOSED FACADE: 388'-00"

**[SMC 23.47.A.014] SETBACK REQUIREMENTS**

- For zones with a height limit of 75 feet, portions of structures above 65 feet must be set back from the front lot line by an average depth of 8 feet.
- SETBACK OVER 65': 3'-6'

# EDG OPTION 1 - "TWO BUILDINGS"

## GENERATIVE DIAGRAMS

### DISTINGUISHING FEATURES:

- Two 8-Story buildings with 1 level of parking below grade

### PROS:

- No departures requested
- Courtyards face quieter residential area
- 30' gap significantly separates the building mass

### CONS:

- Courtyards facing NE
- Lack of connection to Black Manufacturing Building
- Lack of modulation along Rainier Ave S
- No podium creates 2 separate buildings that are inefficient in terms of parking and vertical circulation
- This option will throw the Black Manufacturing Building current north openings into non-compliance requiring removal of several existing windows on the north facade.
- Proximity of Black Manufacturing Building has significant impacts on the proposed building's south facade.

### APPROXIMATE GSF:

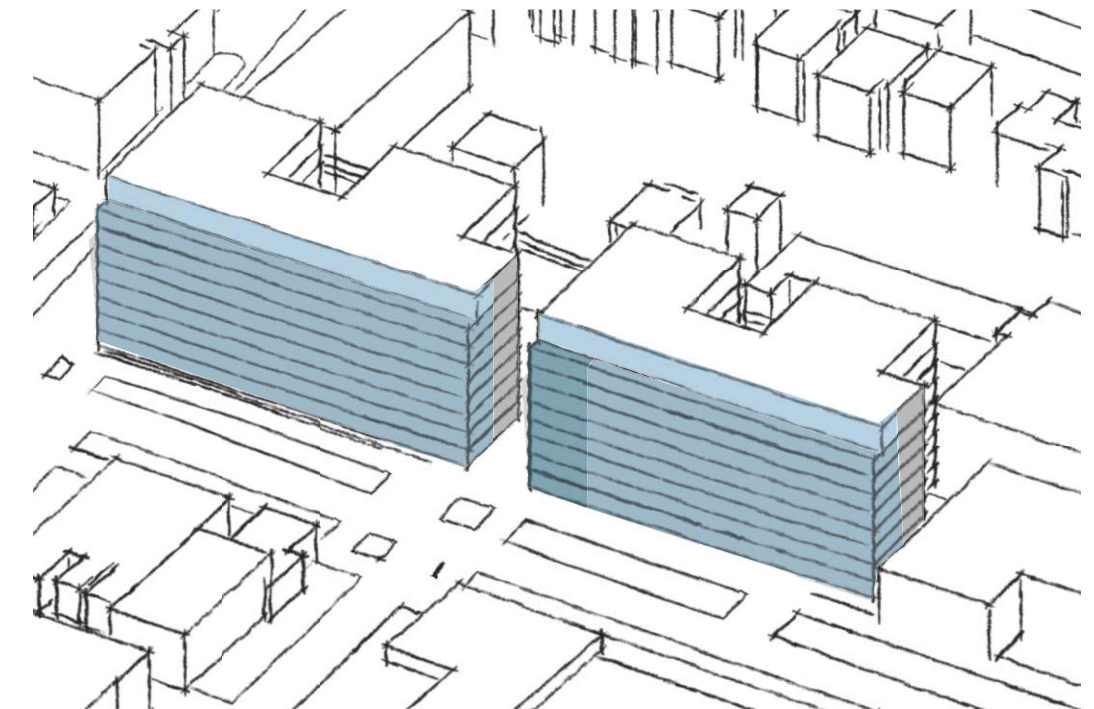
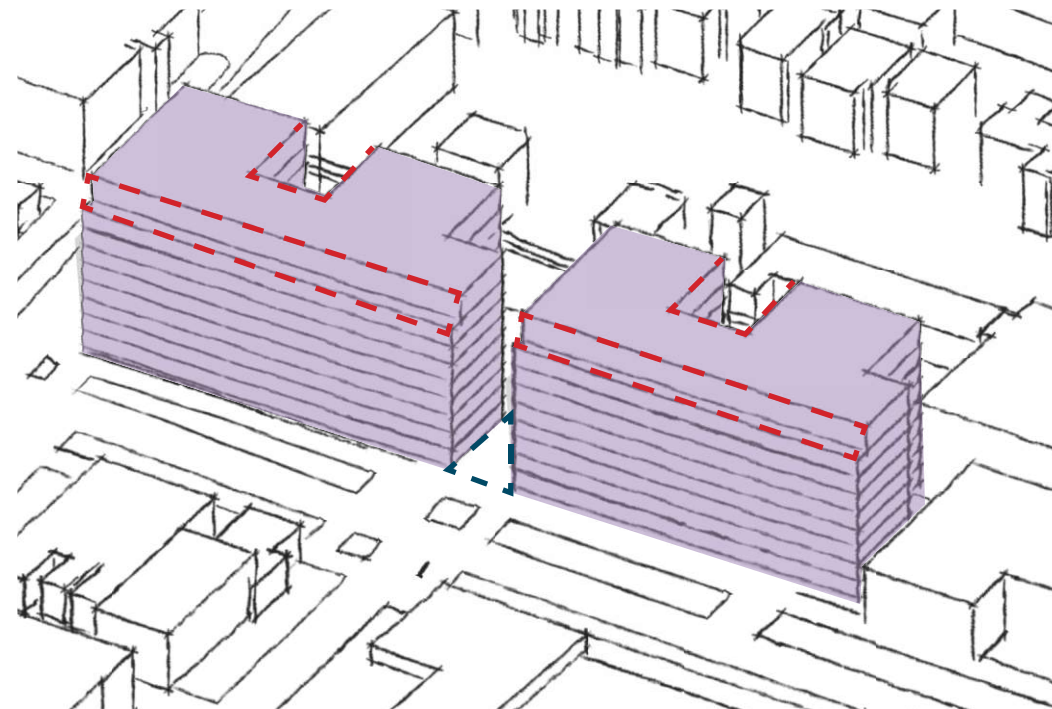
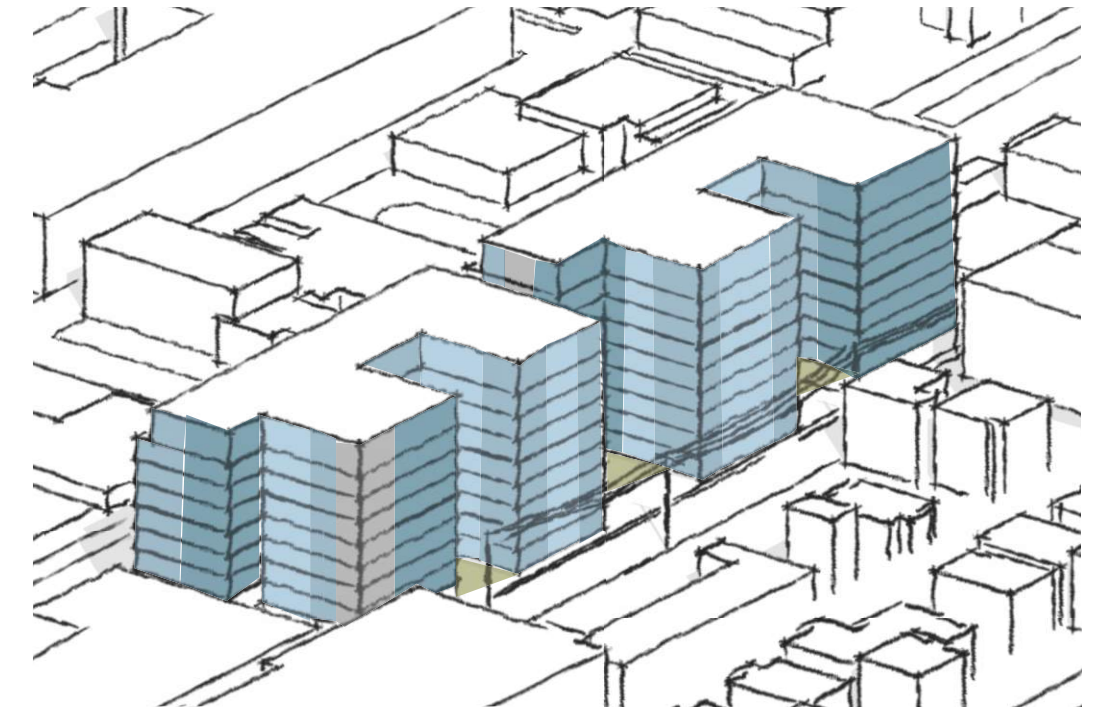
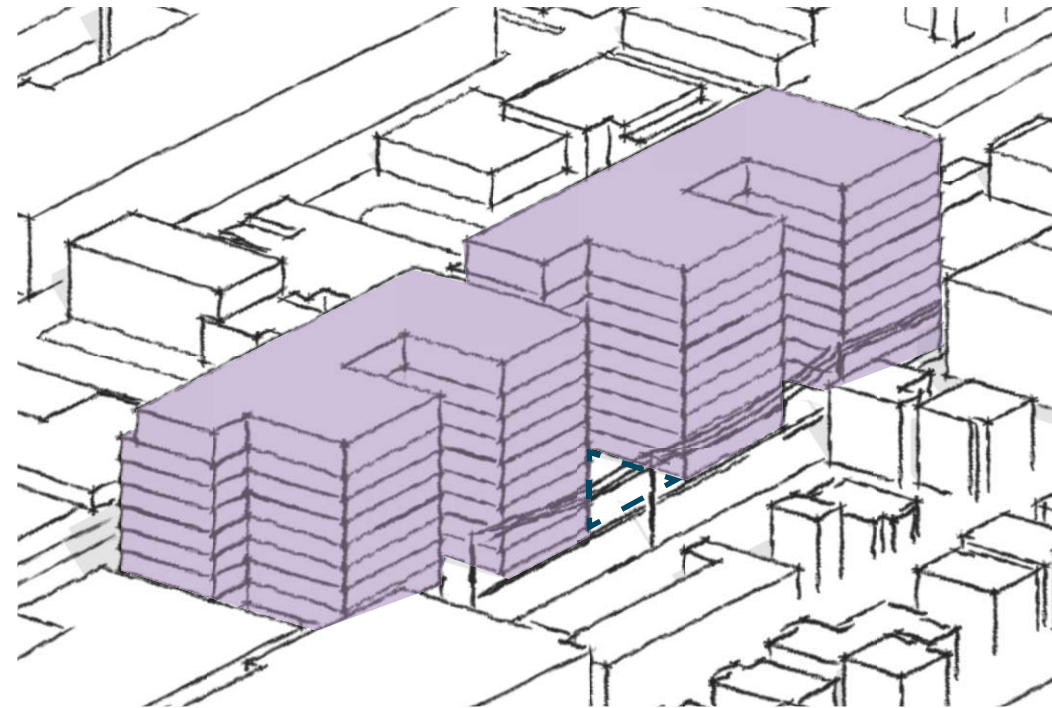
- L0: 36,350 SF
- L1: 35,450 SF
- L2 - L7: 29,000 SF
- L8: 26,000 SF
- TOTAL: 271,800 SF

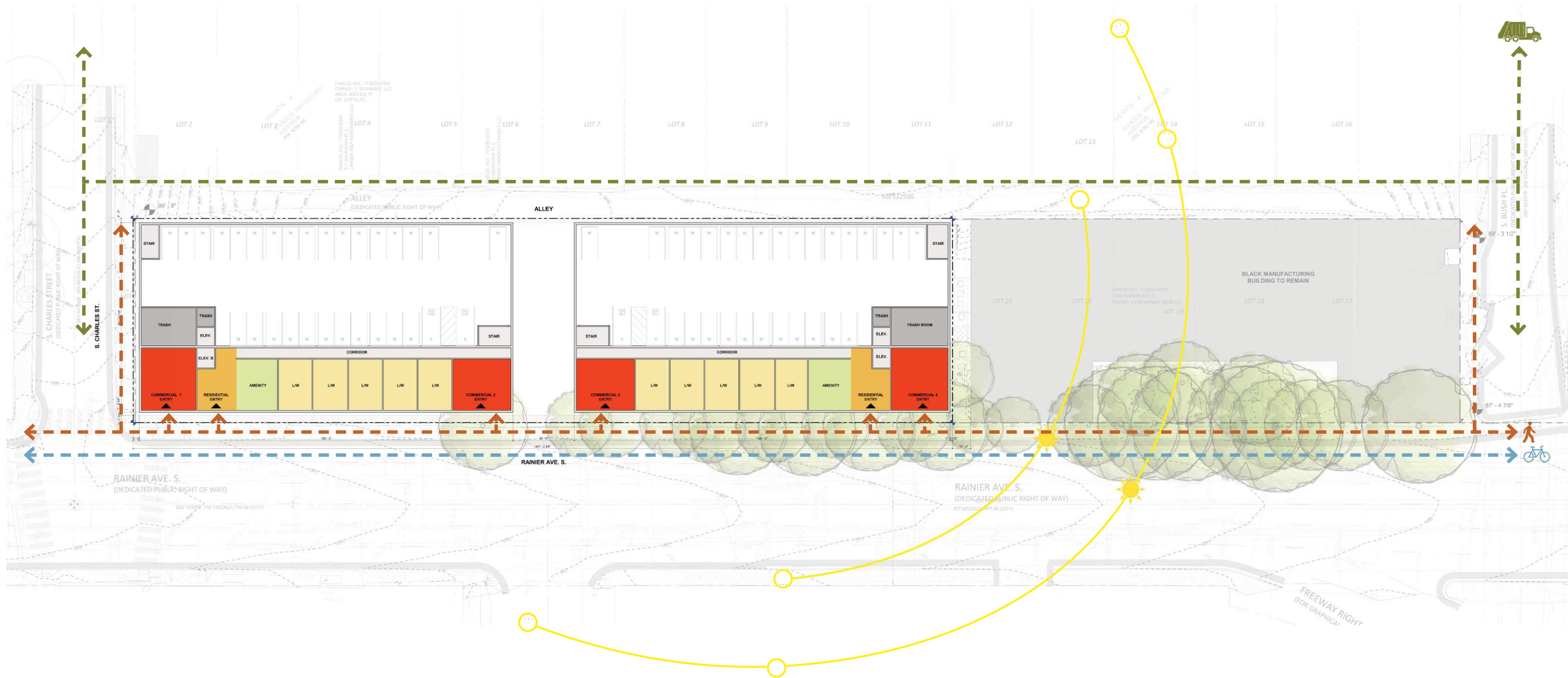
### DEPARTURES:

- None requested.

- PODIUM BASE
- UPPER MASS
- MODULATION
- PEDESTRIAN GATHERING SPACES

- STUDIO
- URBAN 1-BED
- 1-BED
- 2-BED
- LIVE/WORK
- INDOOR AMENITY
- ROOF AMENITY
- RETAIL
- CIRCULATION
- LOBBY



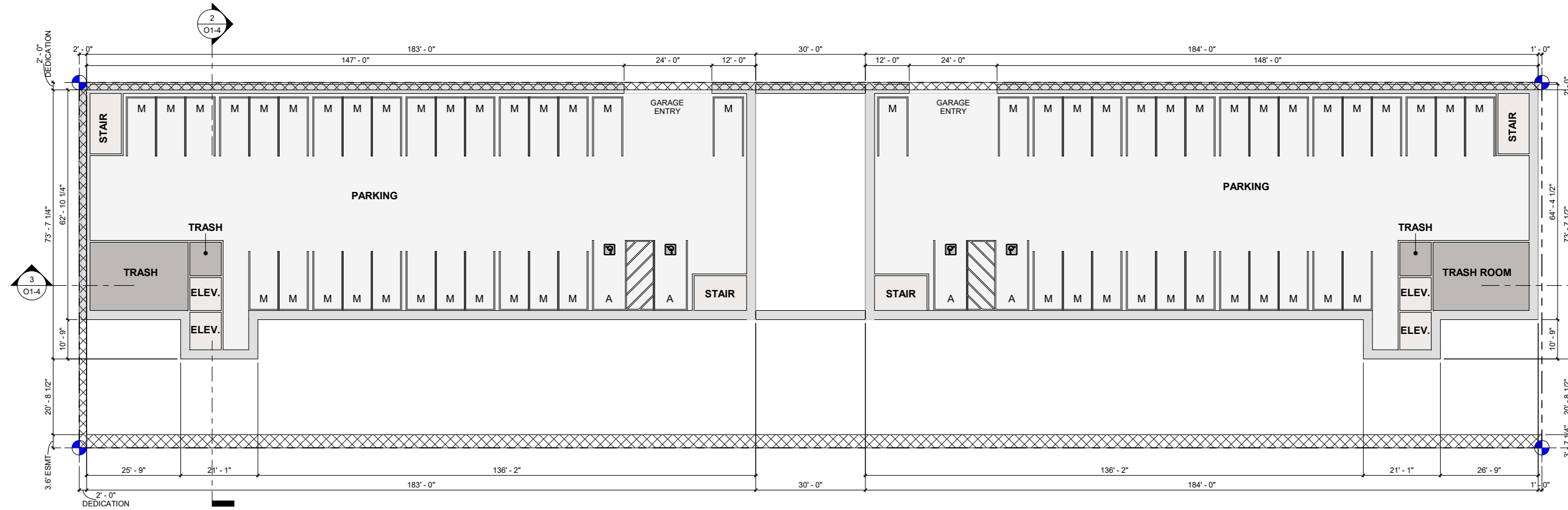


OPTION 1 SITE PLAN

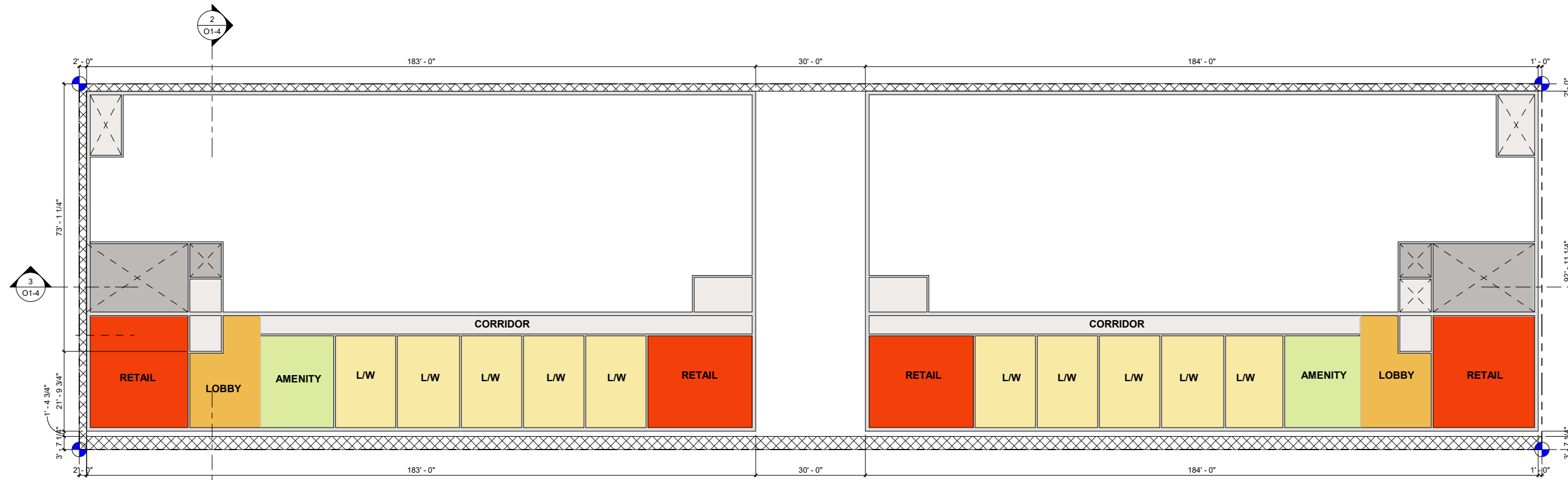


# EDG OPTION 1 - "TWO BUILDINGS"

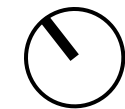
## FLOOR PLANS

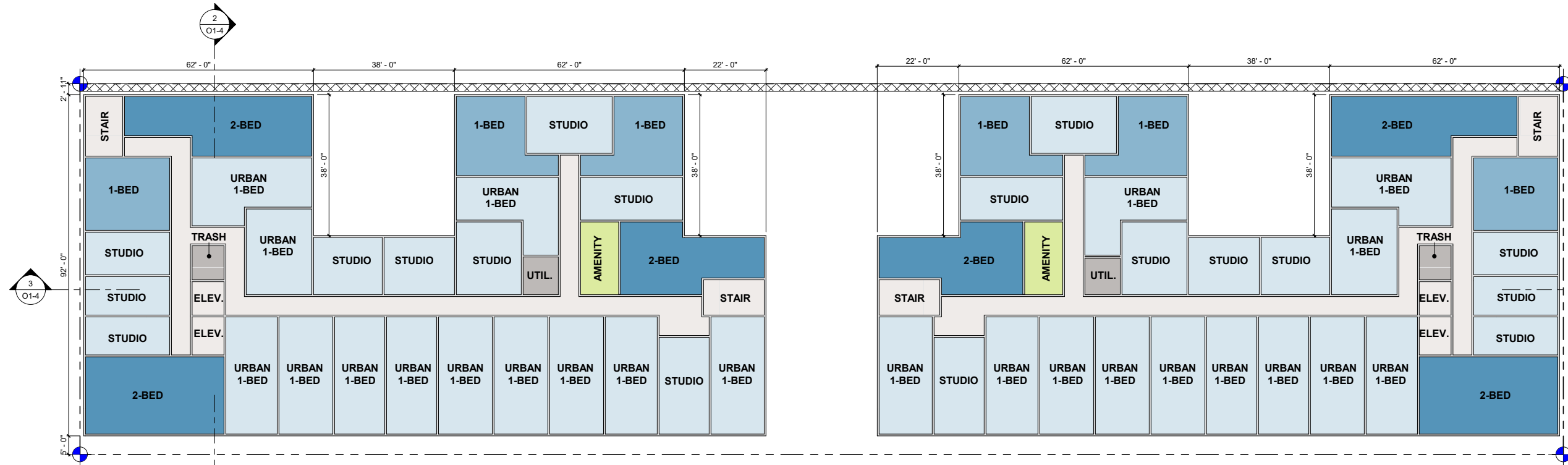


BASEMENT FLOOR PLAN

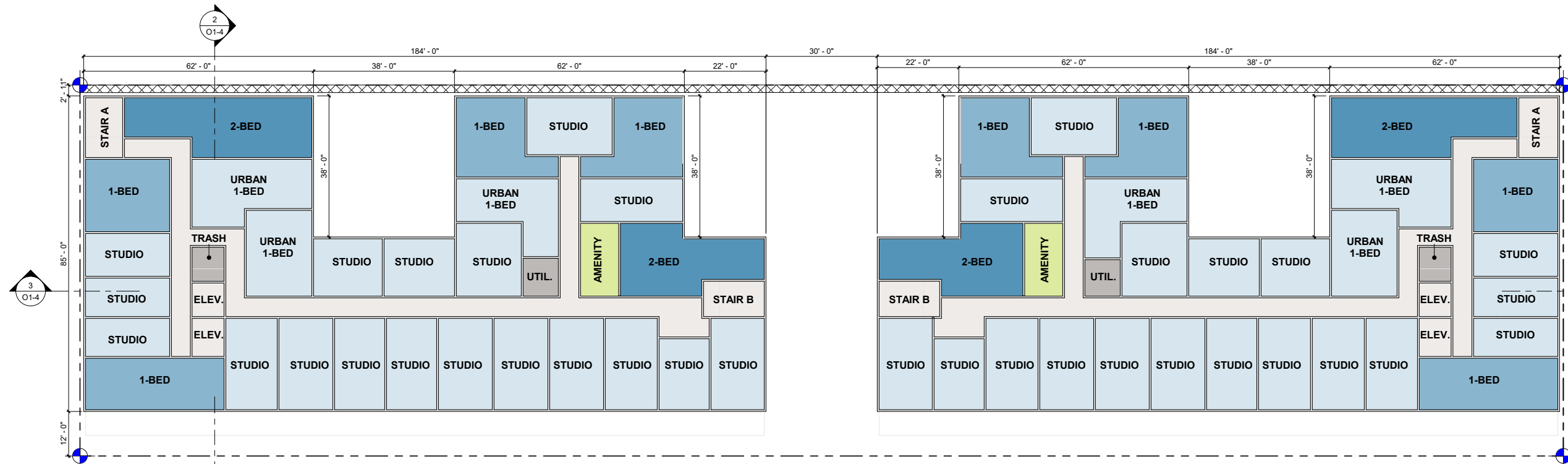


LEVEL 1 FLOOR PLAN





LEVELS 3 - 7 FLOOR PLANS

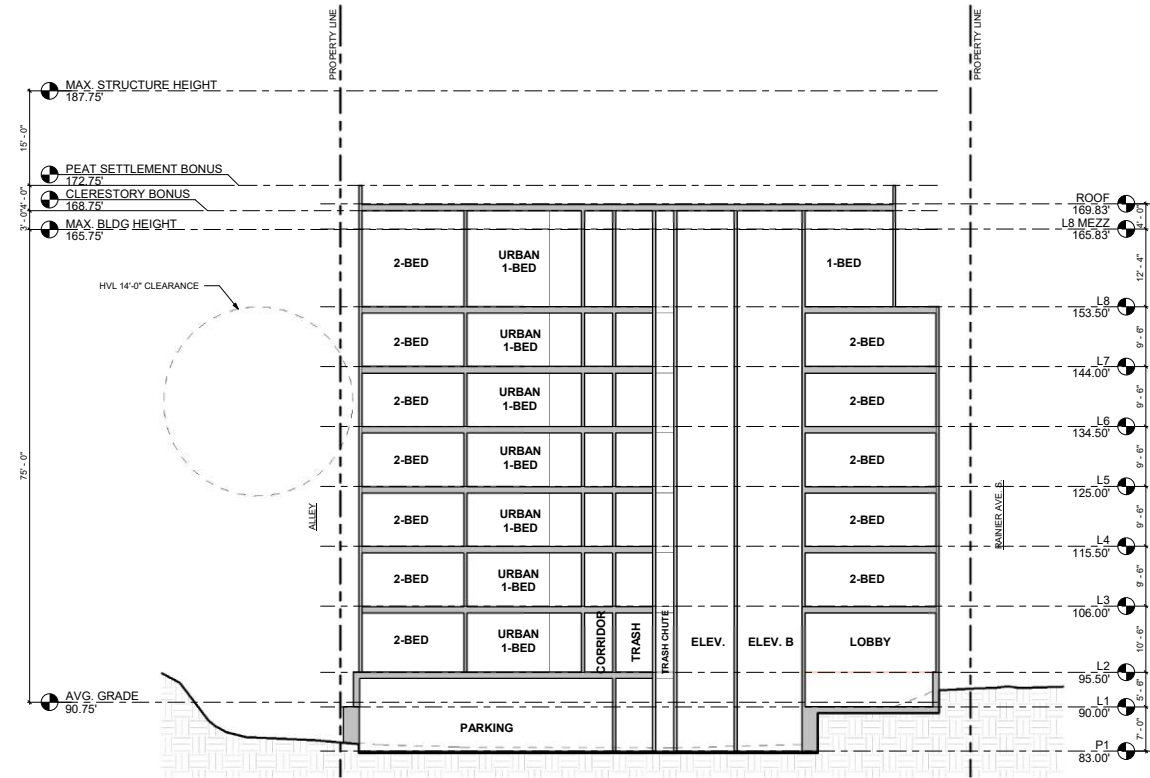


LEVEL 8 FLOOR PLAN

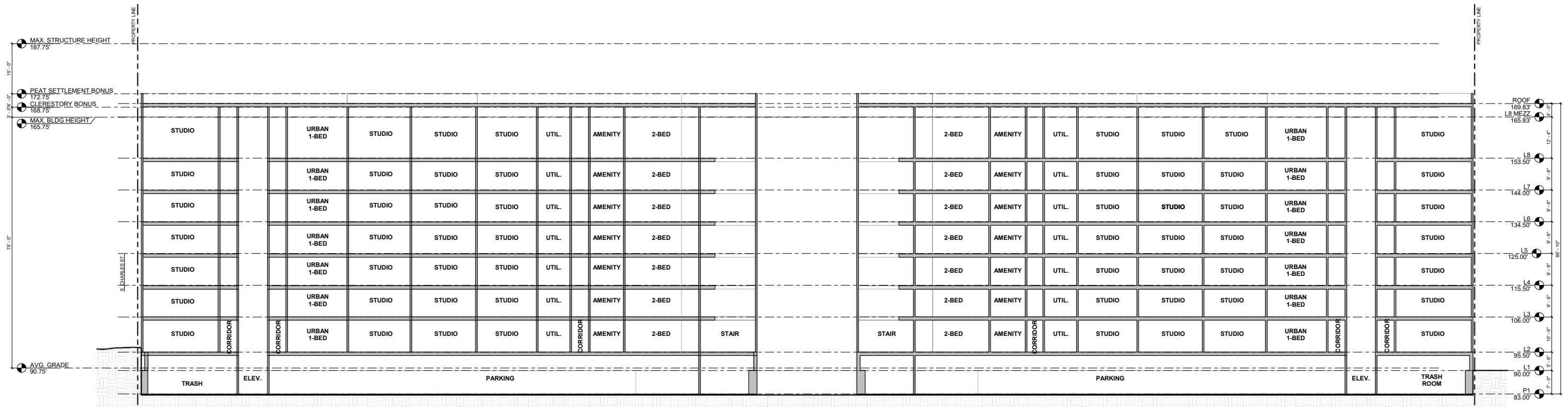


# EDG OPTION 1 - "TWO BUILDINGS"

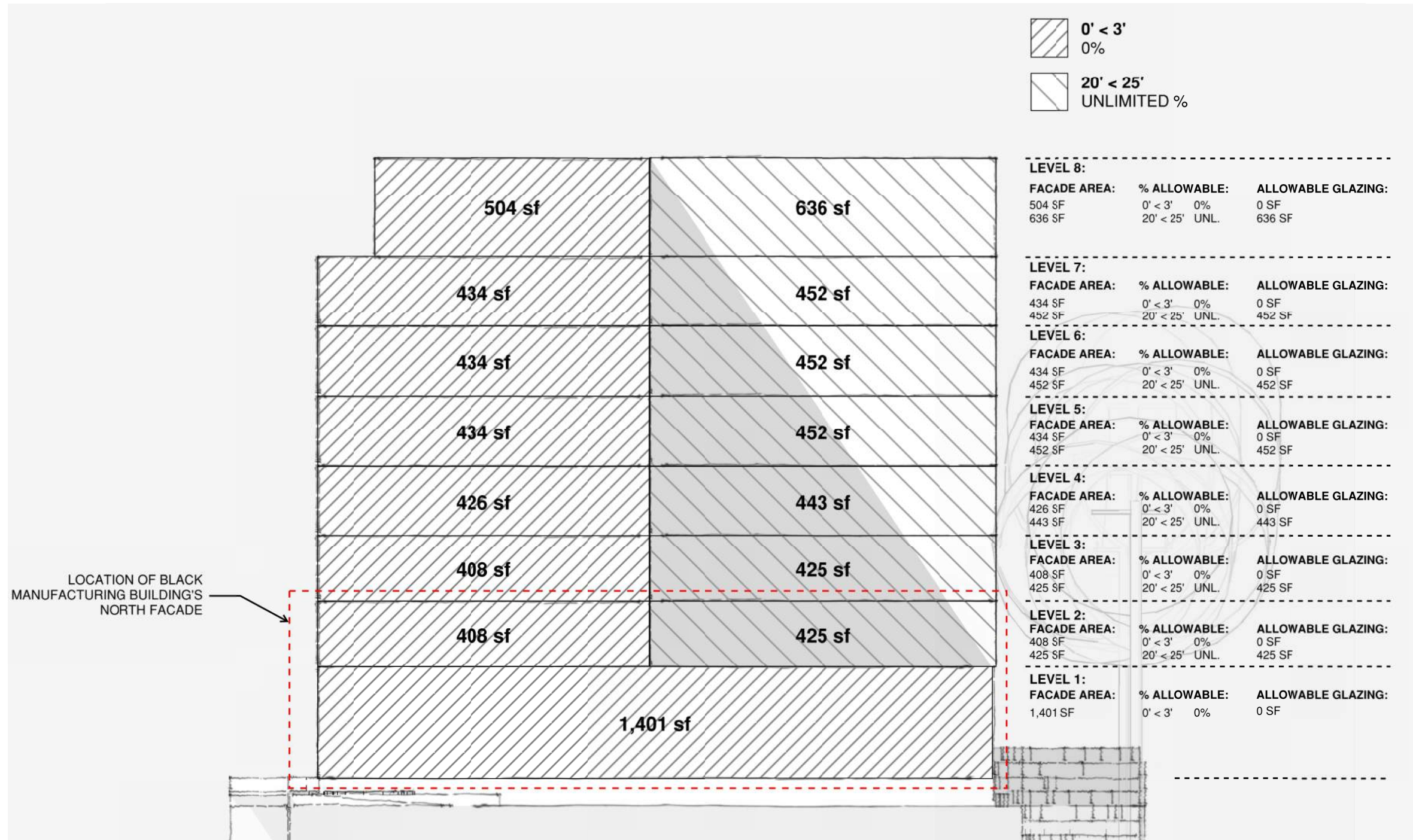
## STACKING SECTIONS



STACKING SECTION - EAST - WEST



STACKING SECTION - NORTH - SOUTH

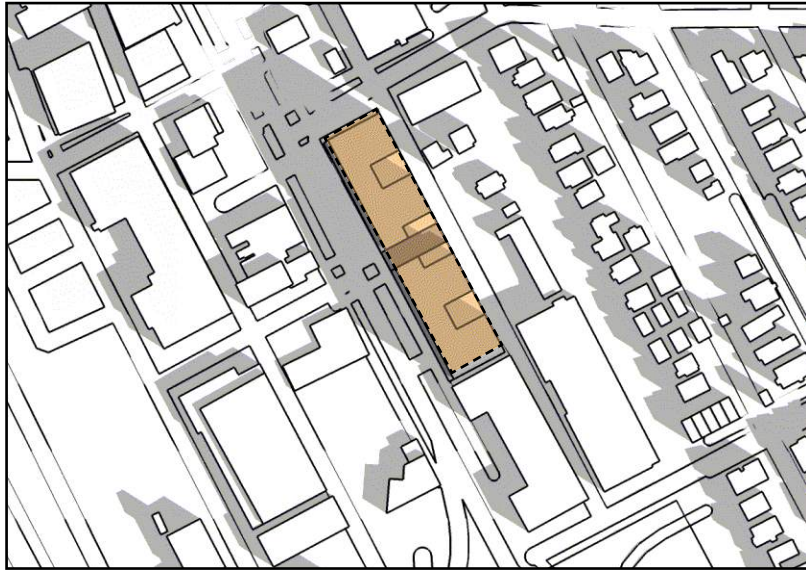


OPTION 1 ALLOWABLE OPENINGS SOUTH ELEVATION

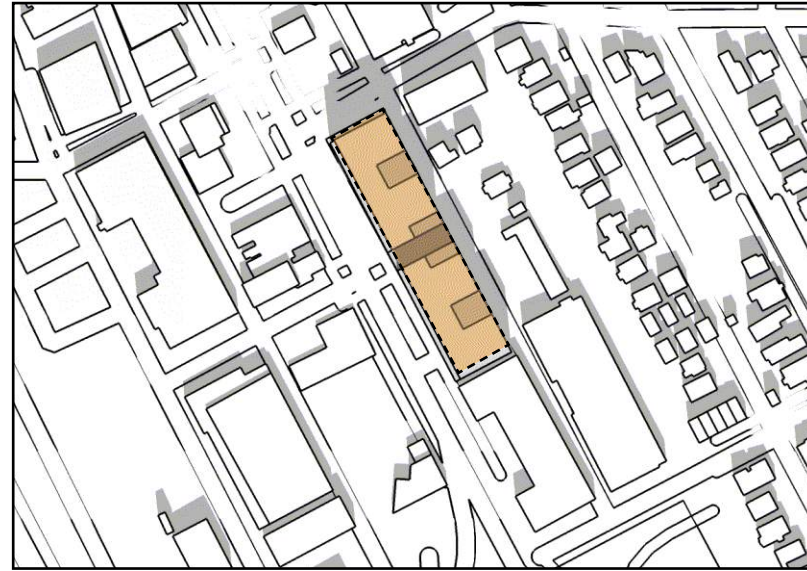
# EDG OPTION 1 - "TWO BUILDINGS"

SHADOW STUDIES

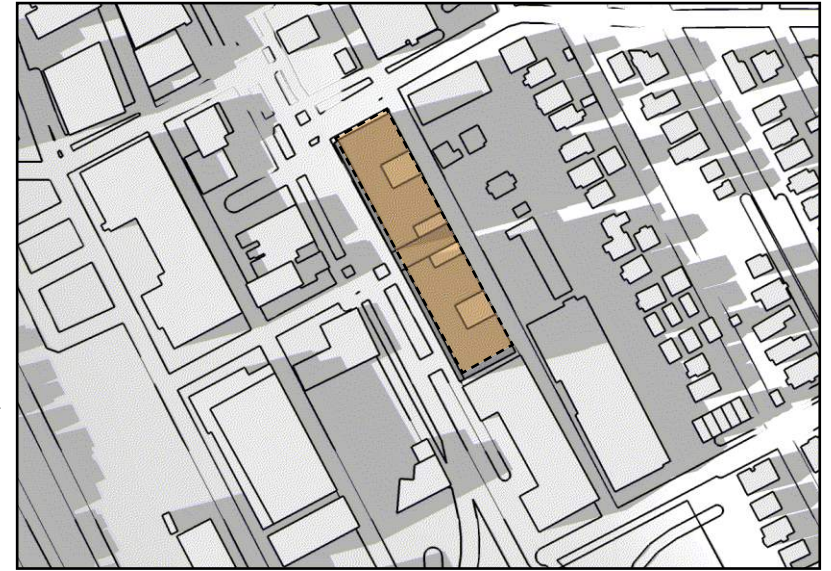
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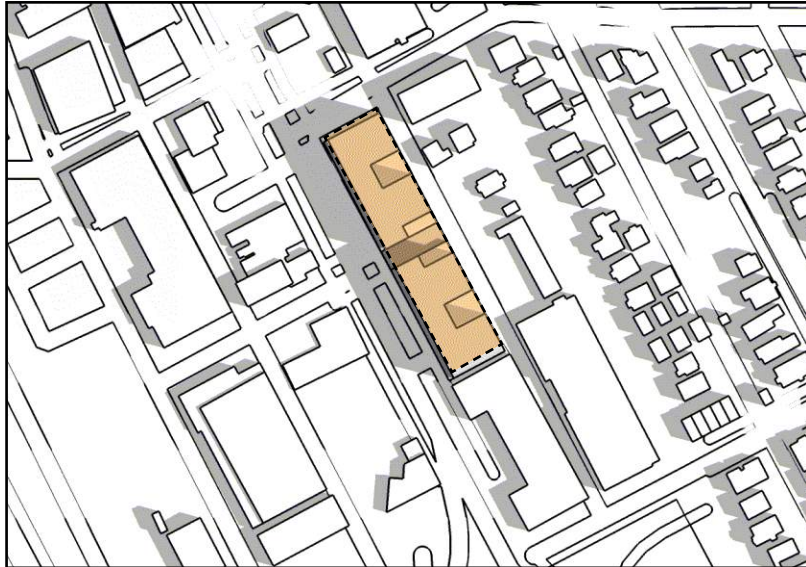
MARCH 21, 12 PM



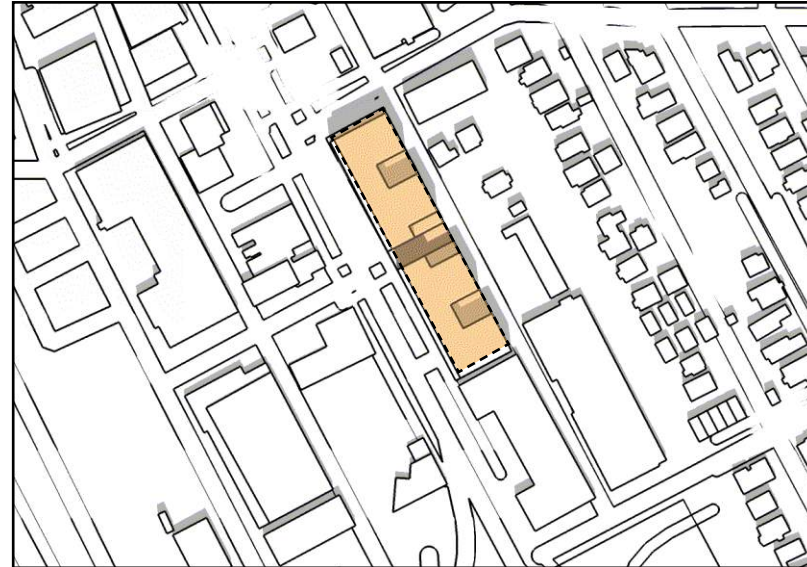
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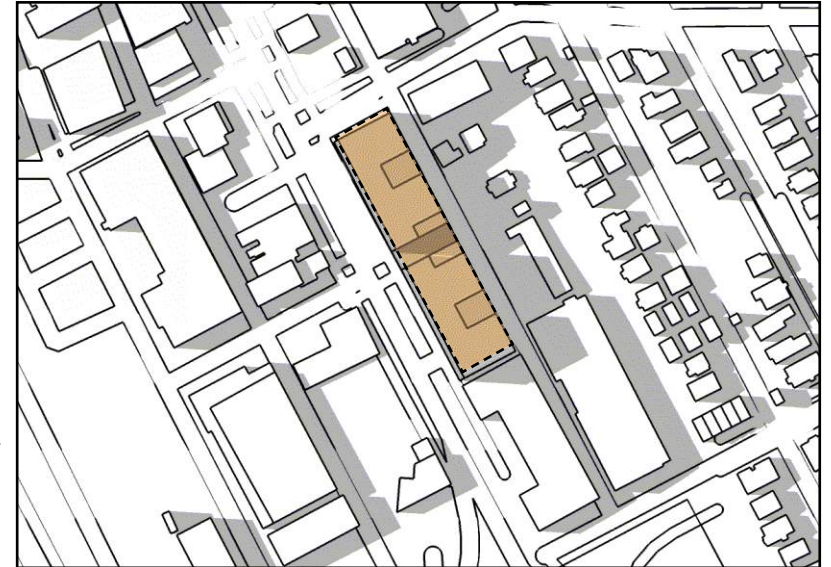
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JUNE 21, 12 PM



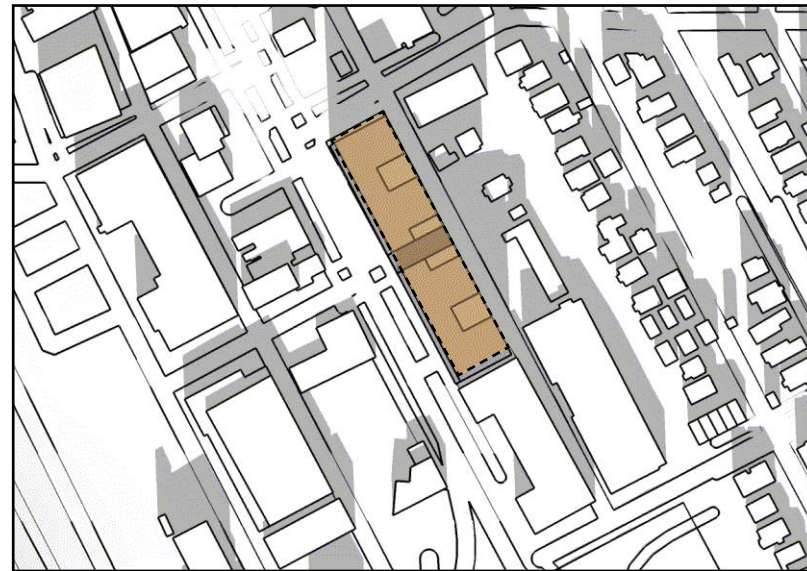
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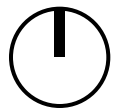
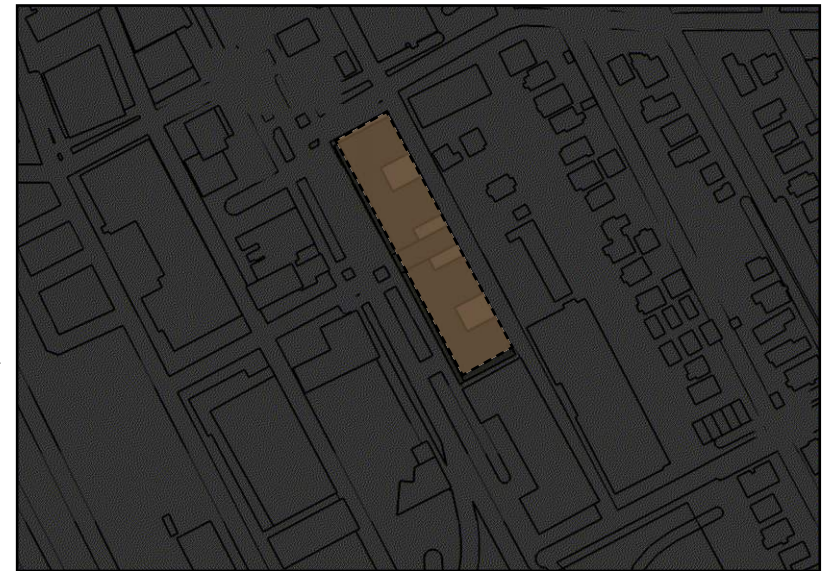
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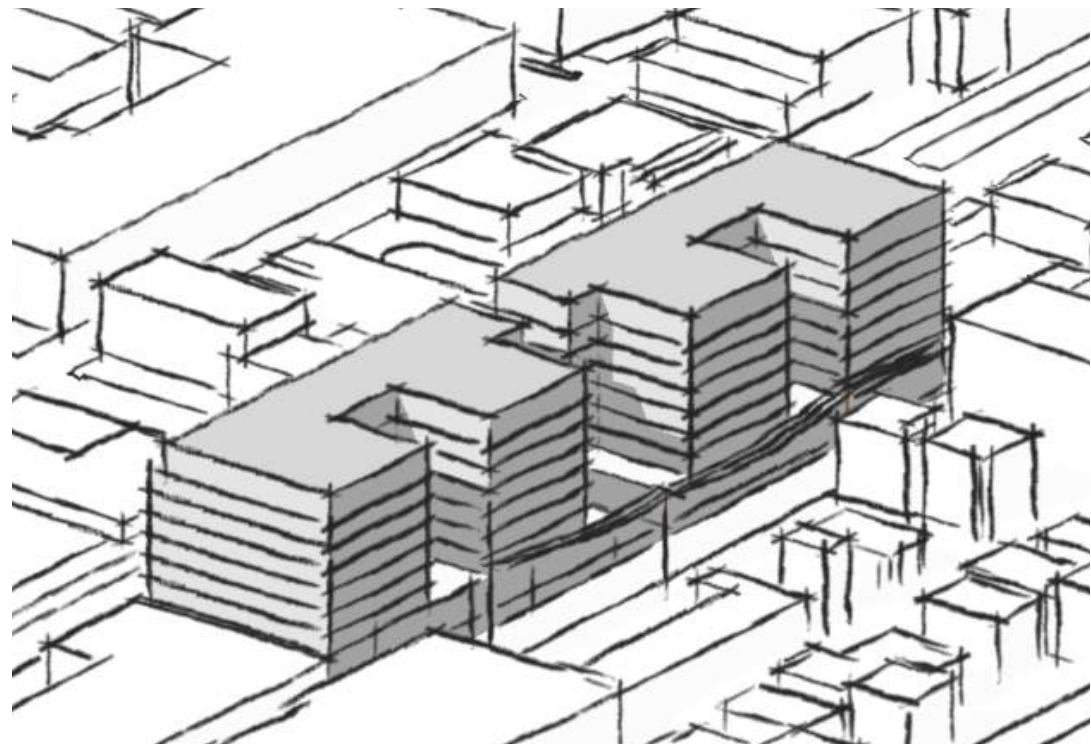


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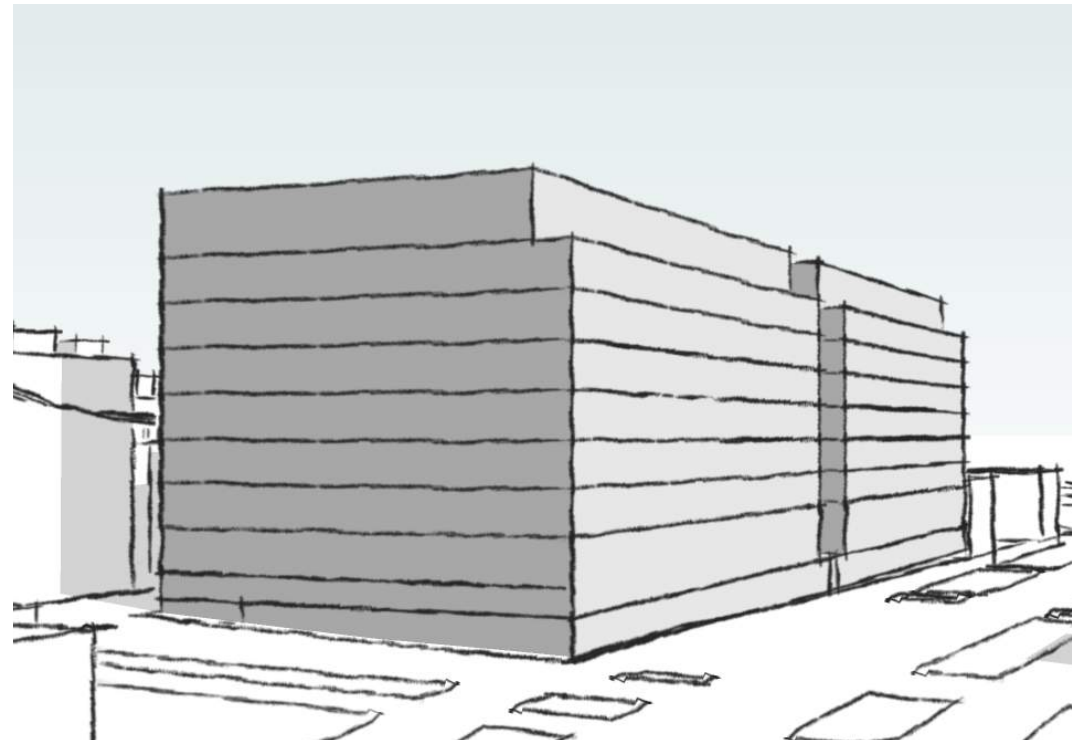


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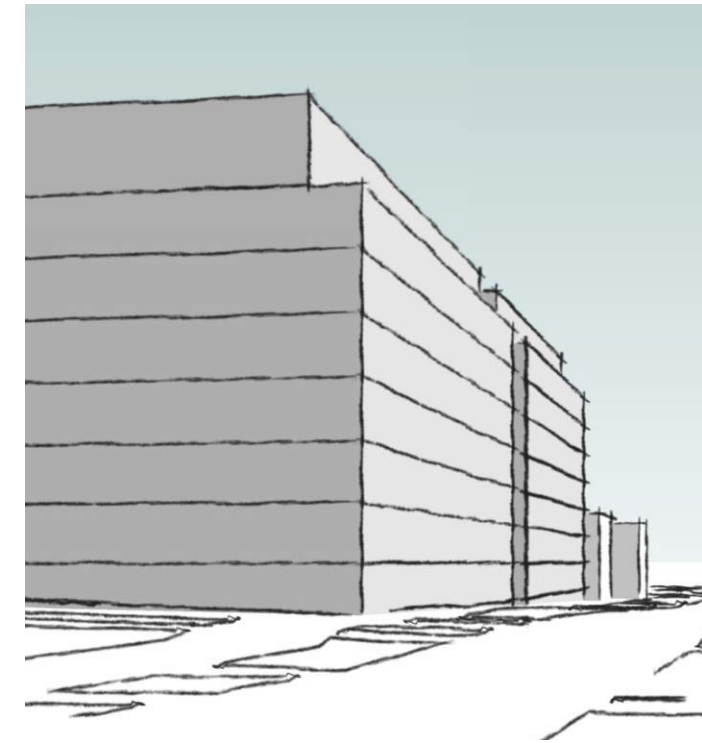




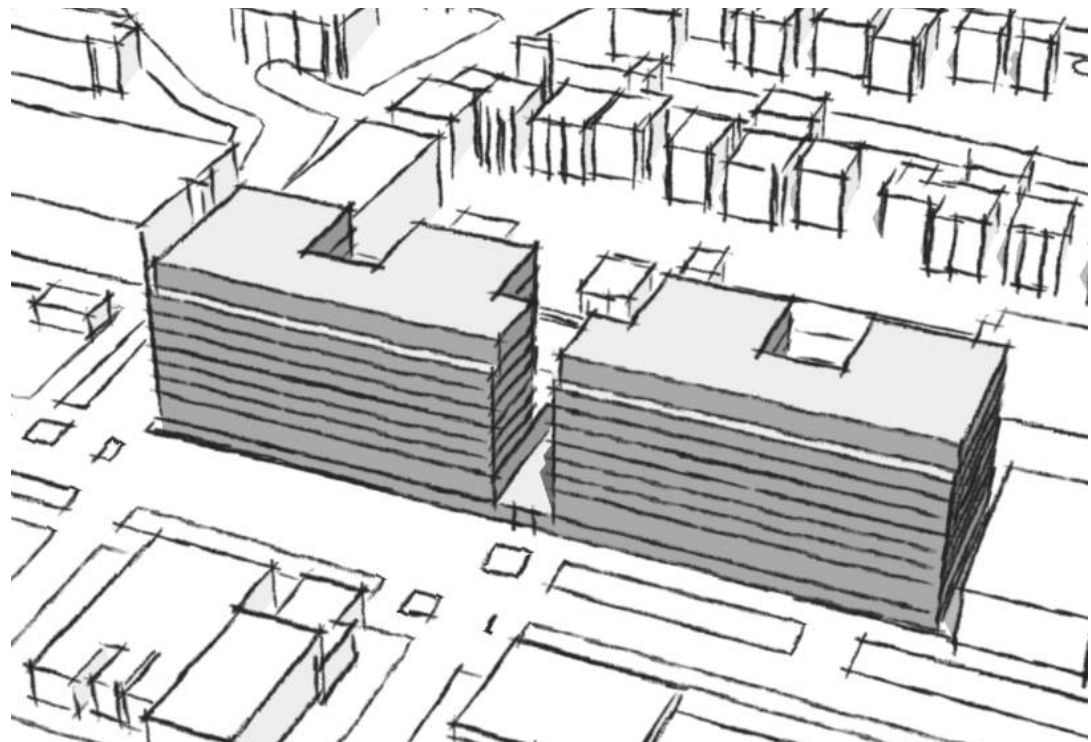
PERSPECTIVE LOOKING NORTHWEST FROM HIAWATHA PL S



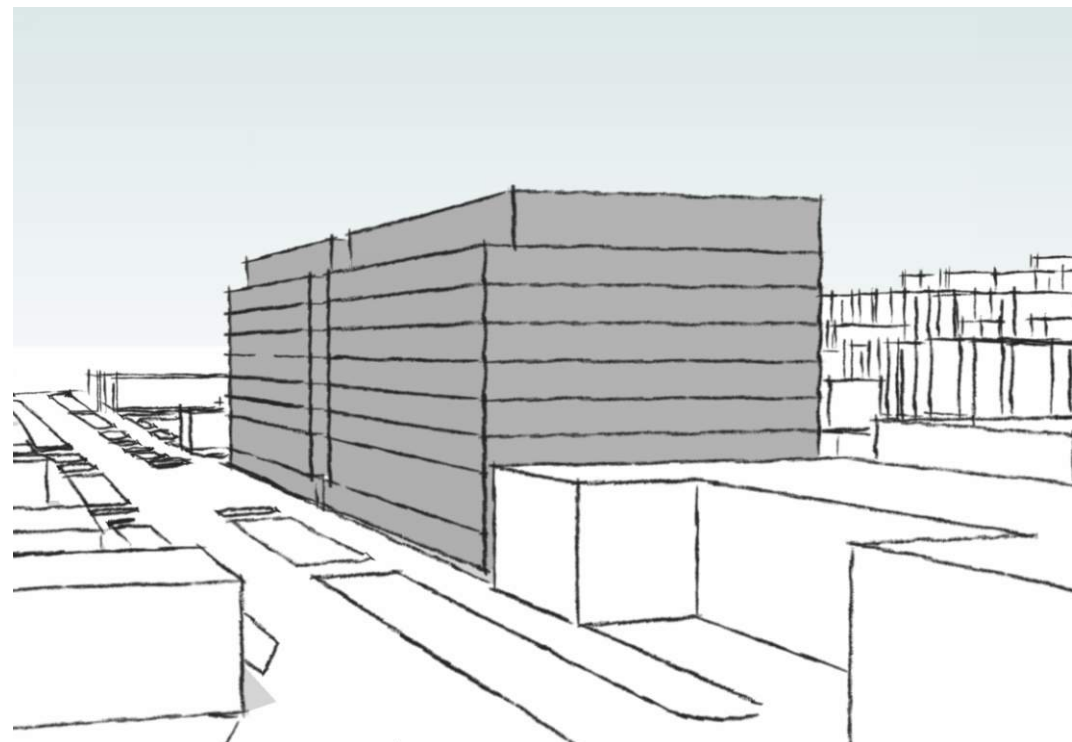
EYE LEVEL PERSPECTIVE LOOKING SOUTHEAST FROM RAINIER AVE S



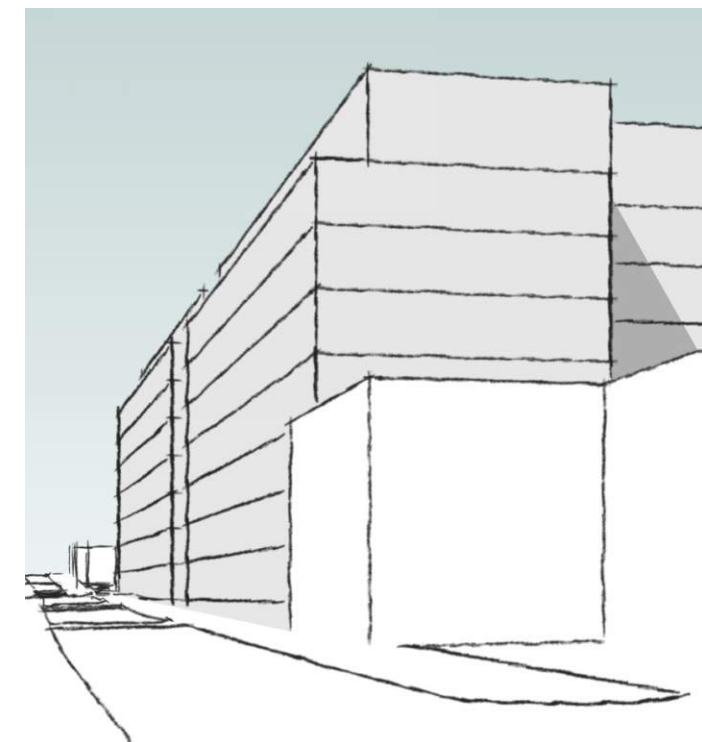
STREET-LEVEL PERSPECTIVE LOOKING SOUTHEAST FROM RAINIER AVE S



PERSPECTIVE LOOKING NORTHEAST FROM RAINIER AVE S



EYE LEVEL PERSPECTIVE LOOKING NORTH FROM RAINIER AVE S



STREET-LEVEL PERSPECTIVE LOOKING NORTH FROM RAINIER AVE S

# EDG OPTION 2 - "SCULPTED"

GENERATIVE DIAGRAMS

## DISTINGUISHING FEATURES:

- 8-Story building with 1 level of parking below grade

## PROS:

- Courtyards facing SW
- Some modulation along Rainier Ave S
- No operable window reduction on Black Manufacturing's northern facade

## CONS:

- Built up right to the Black Manufacturing Building
- Departure requested
- Most massive out of the 3 options
- Narrow separation between two buildings
- Proximity of Black Manufacturing Building has significant impacts on the proposed building's south facade. No openings will be allowed on this facade.

## APPROXIMATE GSF:

- L0 - L1: 36,150 SF
- L2 - L7: 31,450 SF
- L8: 29,780 SF
- TOTAL: 290,780 SF

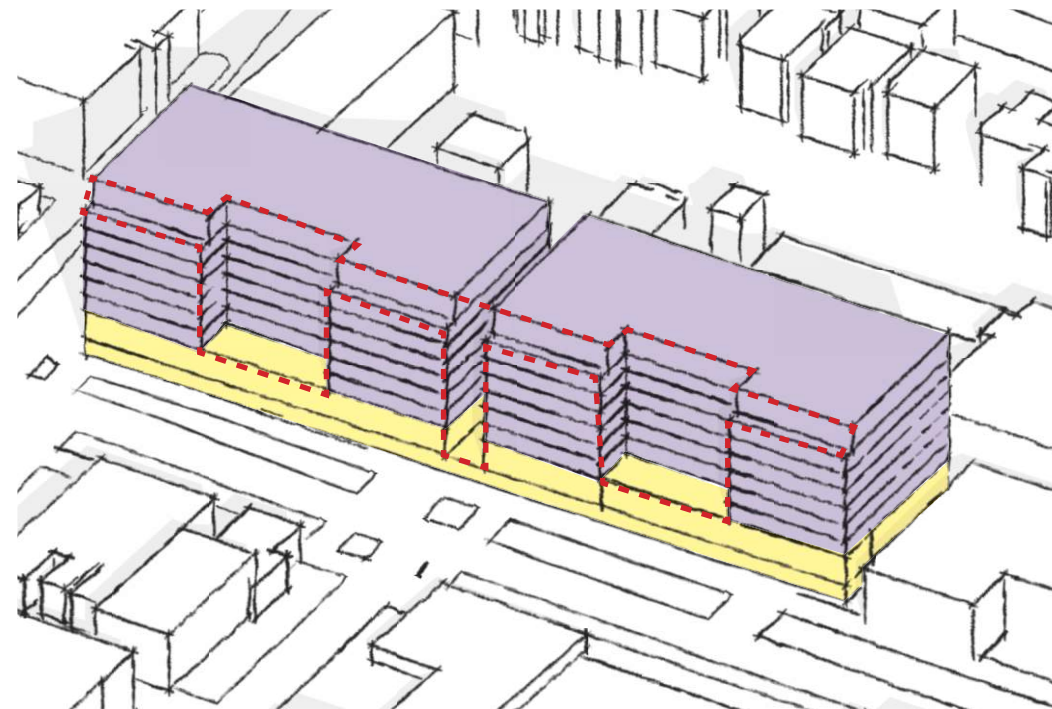
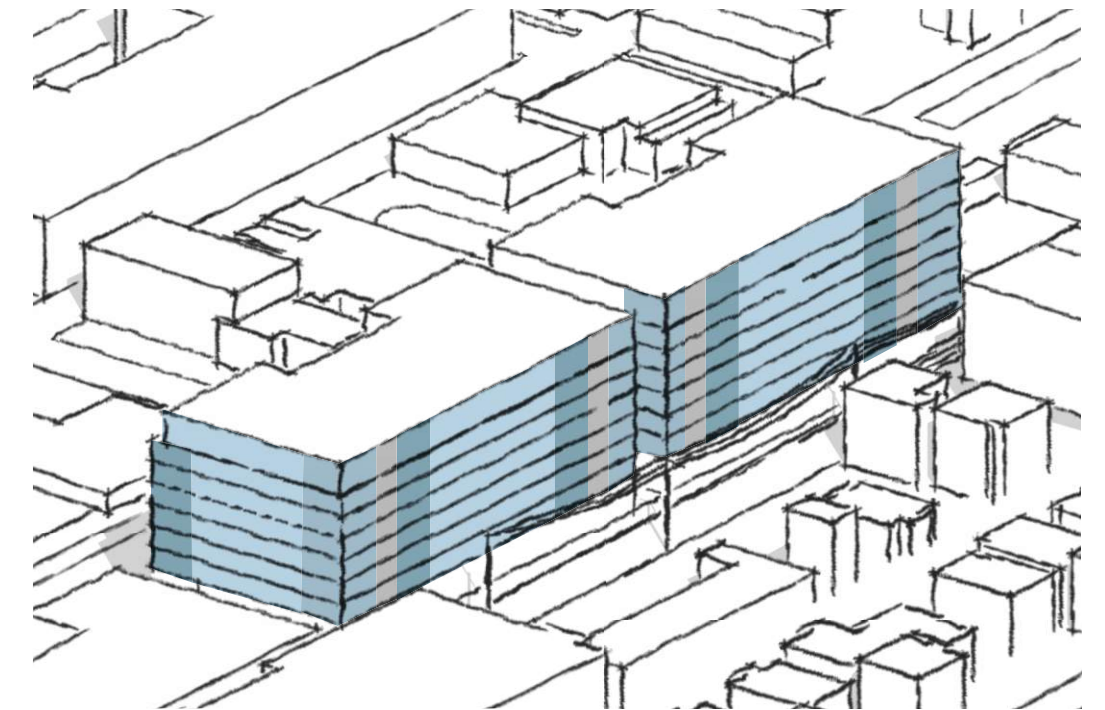
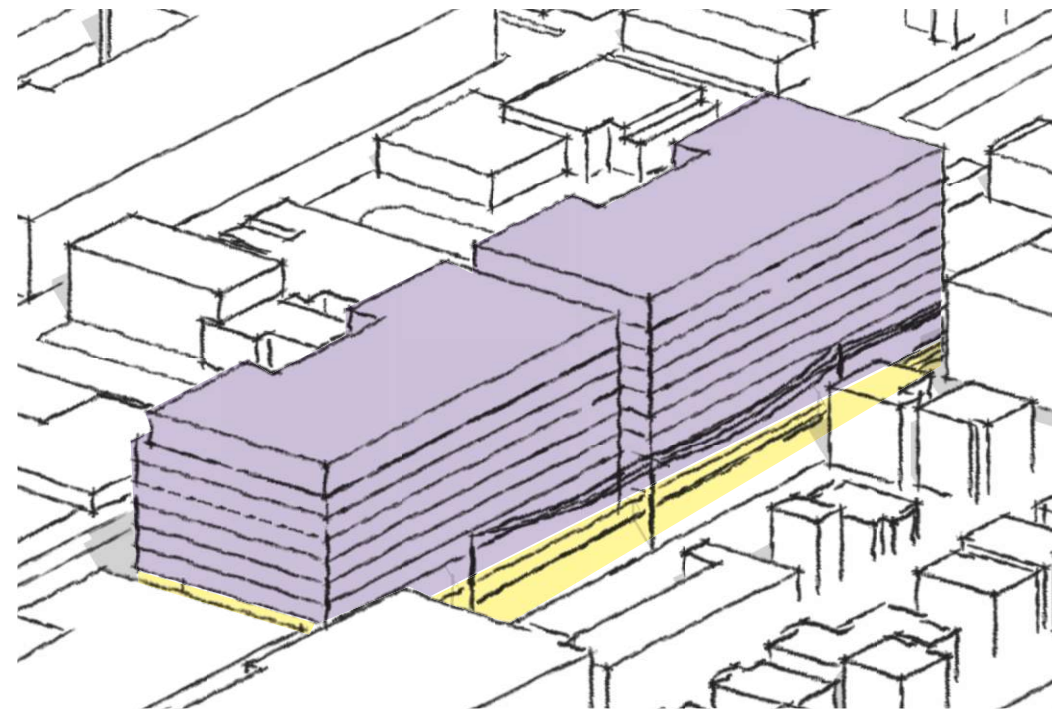
## DEPARTURES:

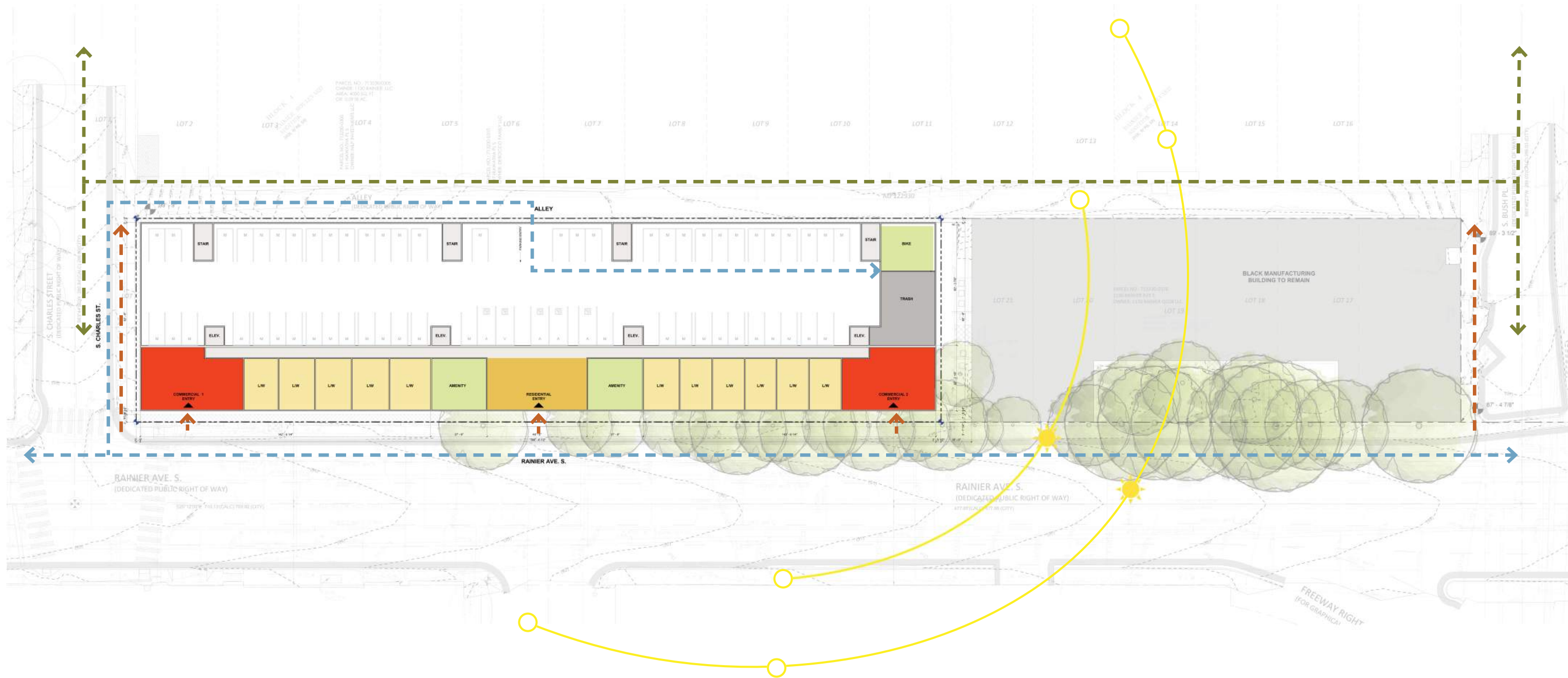
### [SMC 23.47A.008] STREET LEVEL DEVELOPMENT STANDARDS

- Facade modulation: For structures with a width of more than 250 feet, at least one portion of the structure 30 feet or greater in width must be set back a minimum of 15 feet from the front property line. (exclusive of Landmark structure(s) per 23.47A.008.C.5.c.1)

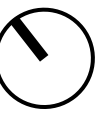
- PODIUM BASE
- UPPER MASS
- MODULATION
- PEDESTRIAN GATHERING SPACES

- STUDIO
- URBAN 1-BED
- 1-BED
- 2-BED
- LIVE/WORK
- INDOOR AMENITY
- ROOF AMENITY
- RETAIL
- CIRCULATION
- LOBBY



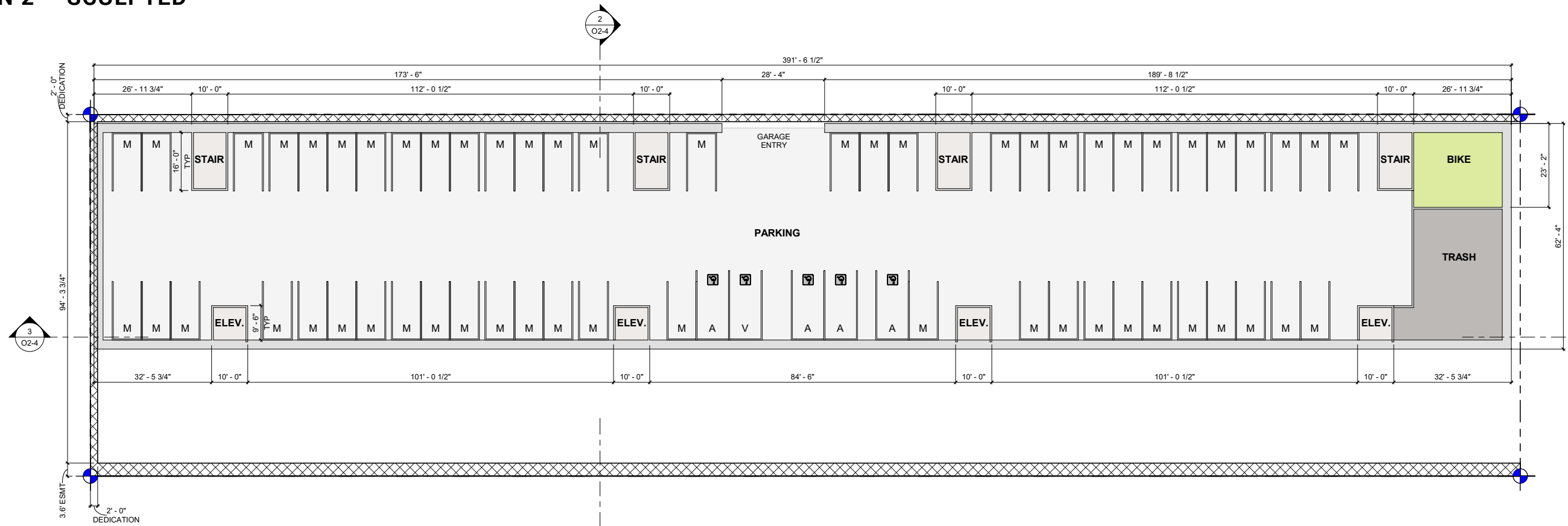


OPTION 2 SITE PLAN

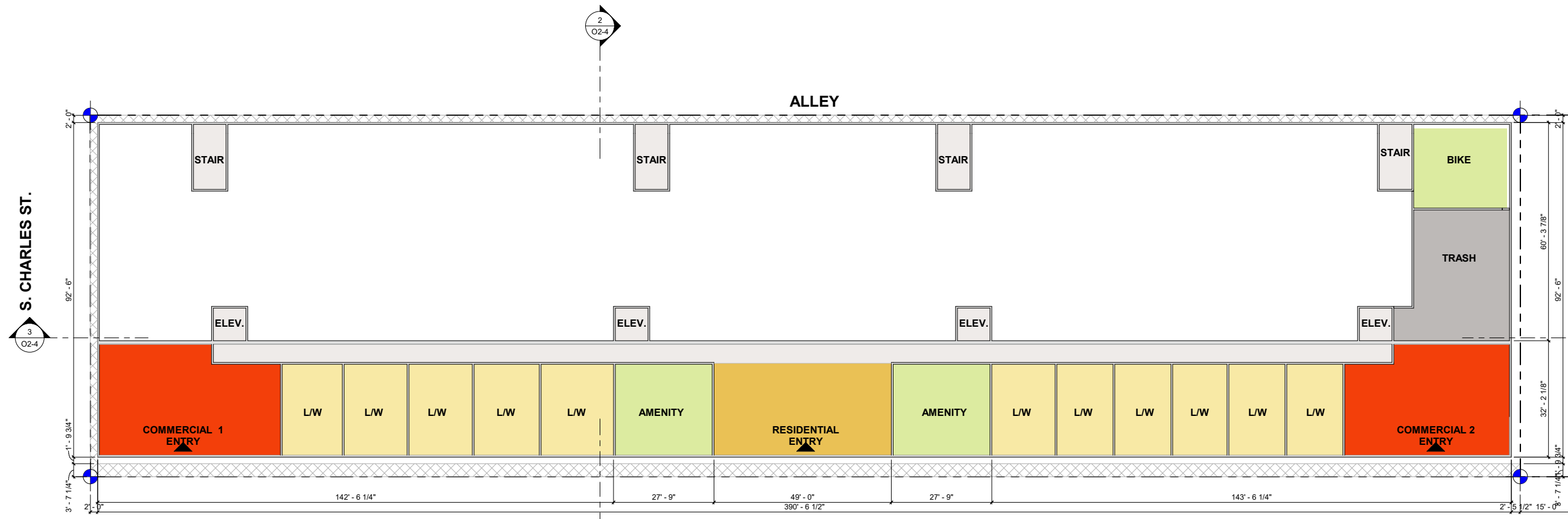


# EDG OPTION 2 - "SCULPTED"

FLOOR PLANS

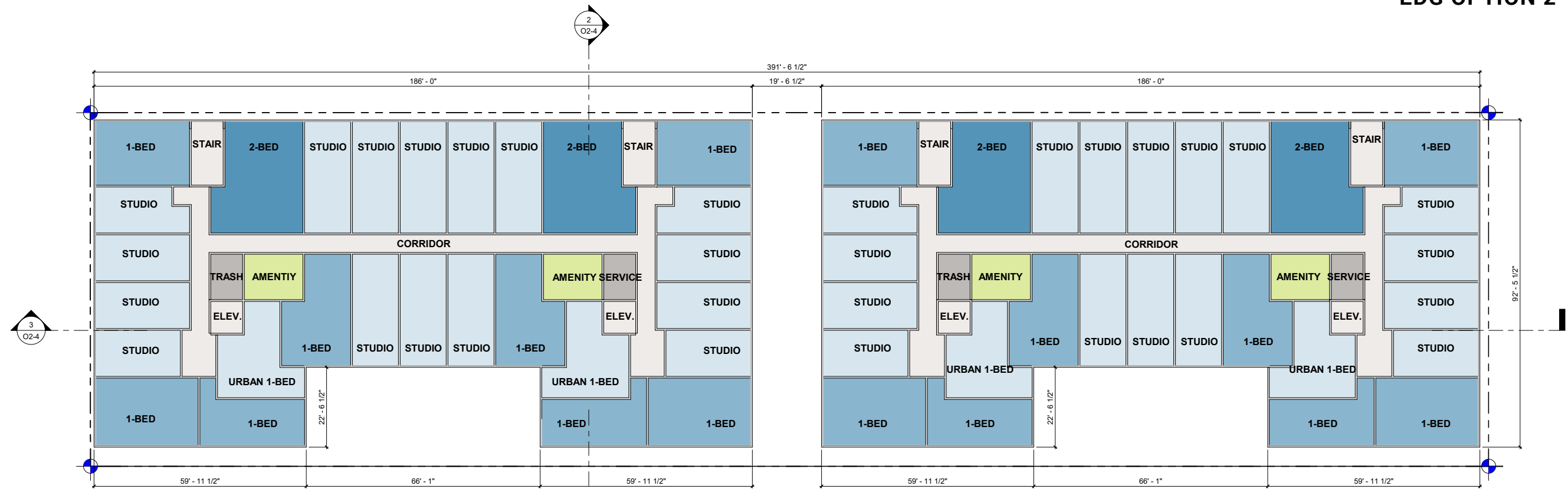


BASEMENT FLOOR PLAN

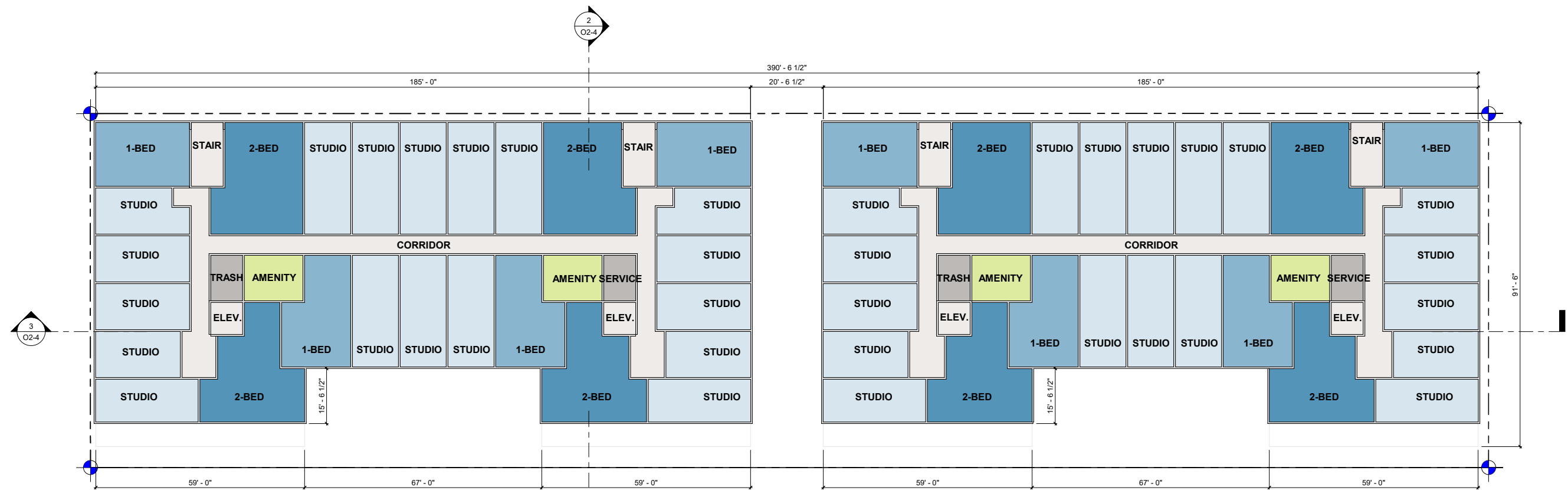


LEVEL 1 FLOOR PLAN





LEVELS 3 - 7 FLOOR PLANS

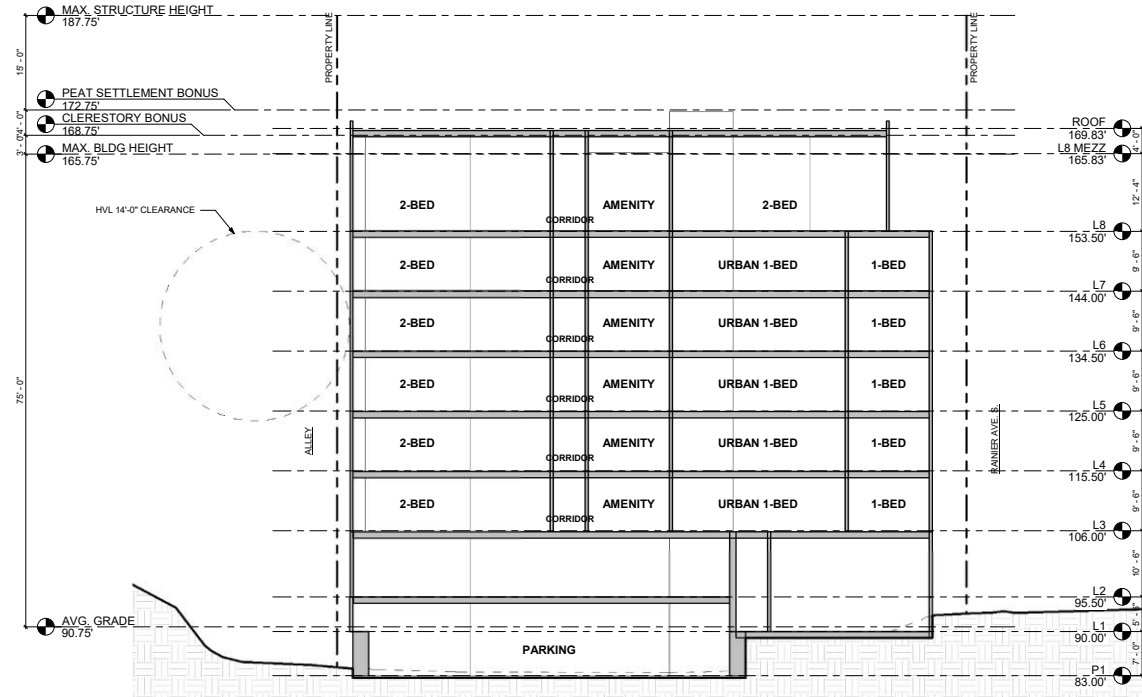


LEVEL 8 FLOOR PLAN

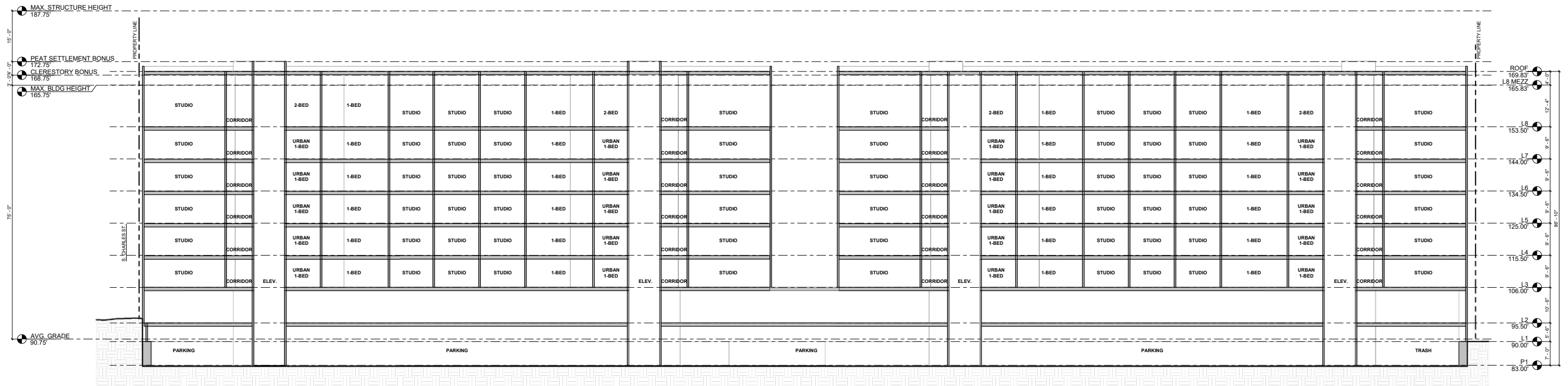


# EDG OPTION 2 - "SCULPTED"

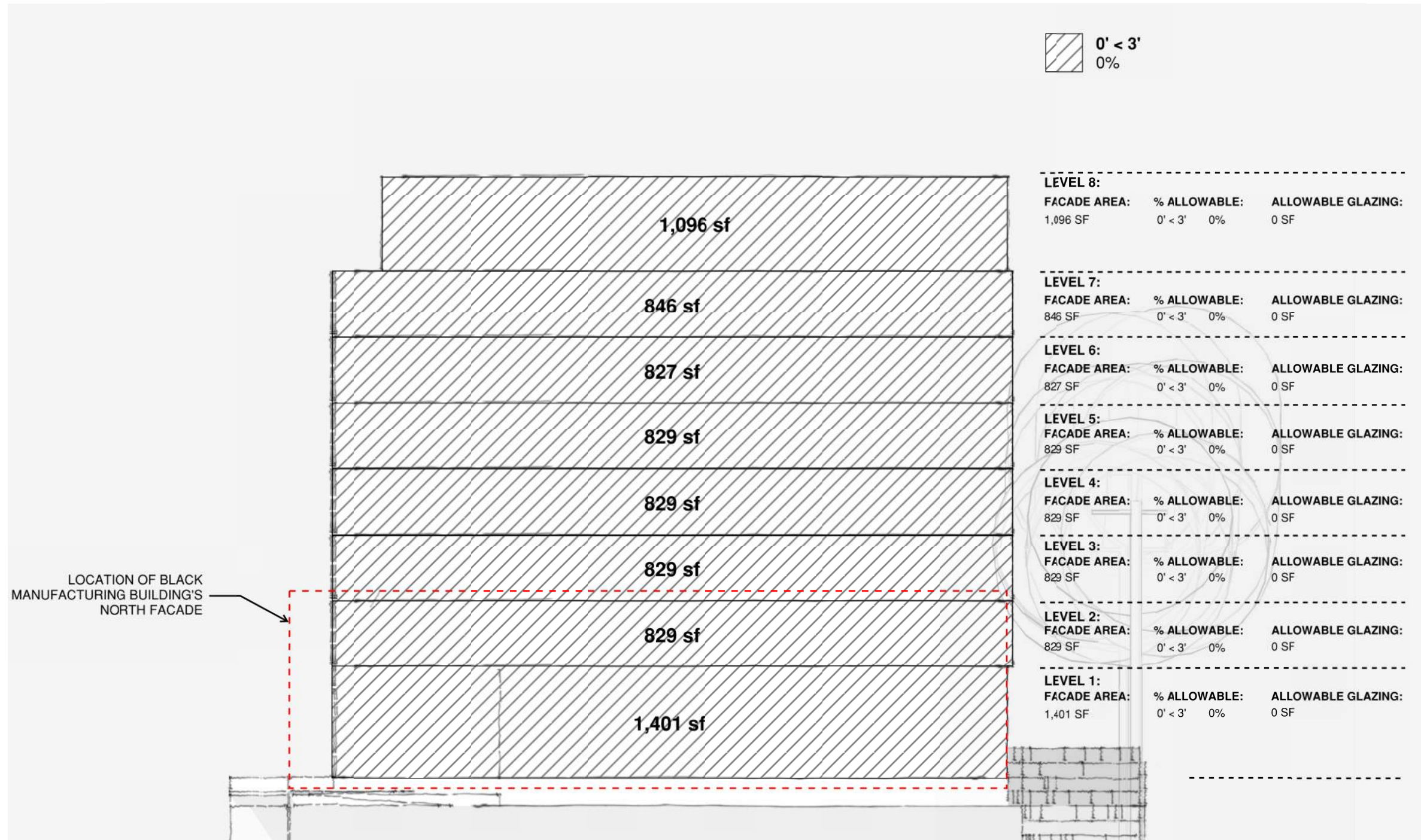
## STACKING SECTIONS



STACKING SECTION - EAST - WEST



STACKING SECTION - NORTH - SOUTH



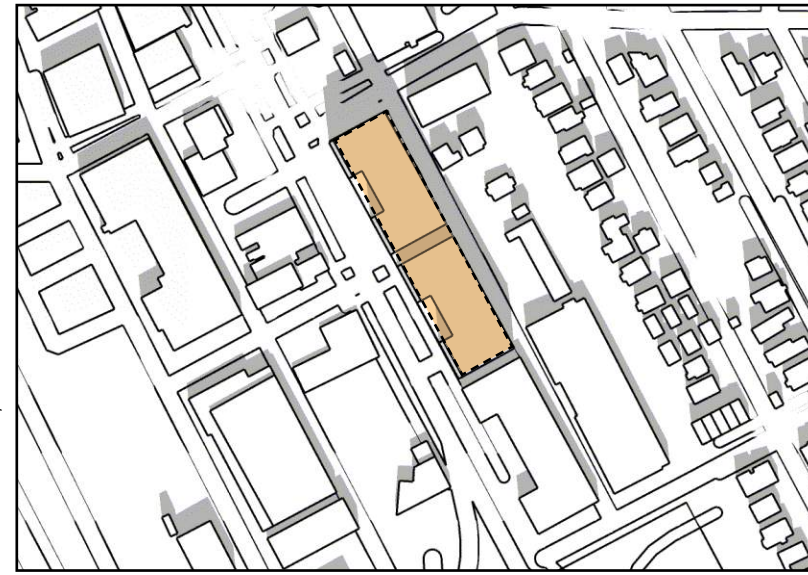
OPTION 2 ALLOWABLE OPENINGS SOUTH ELEVATION

# EDG OPTION 2 - "SCULPTED"

SHADOW STUDIES



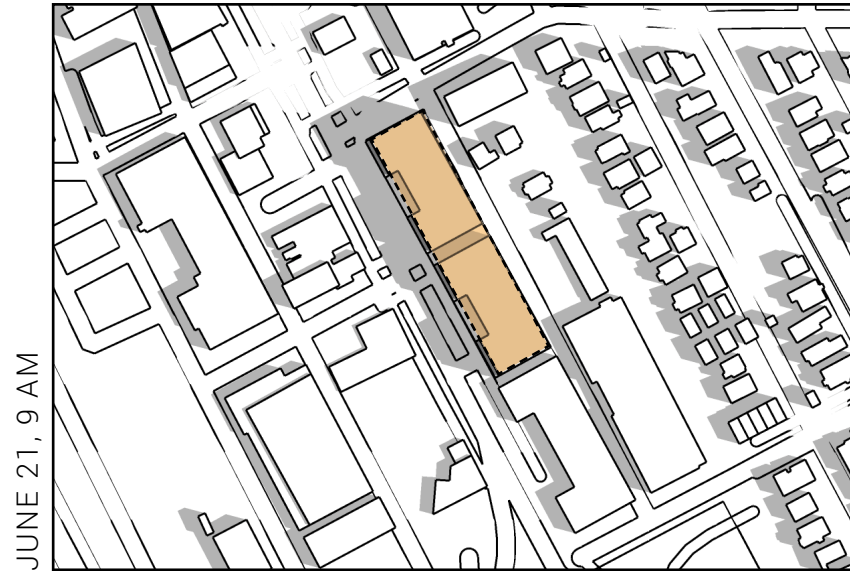
MARCH 21, 9 AM



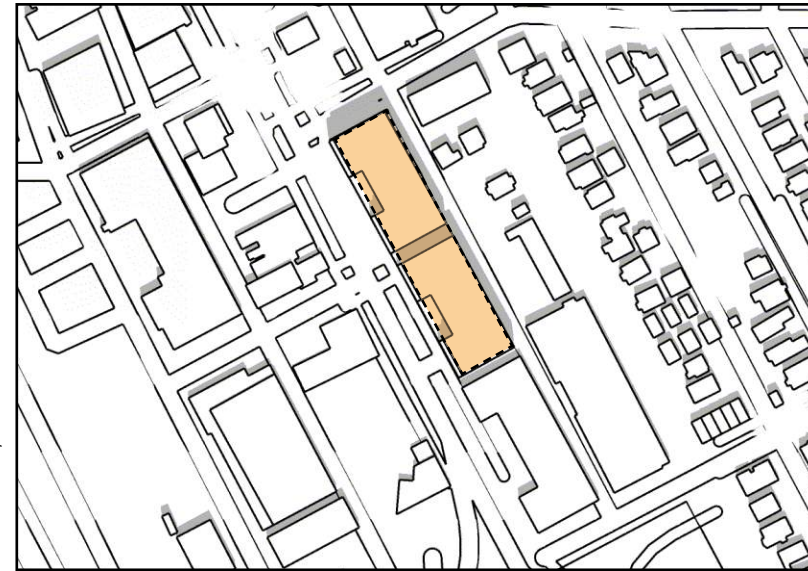
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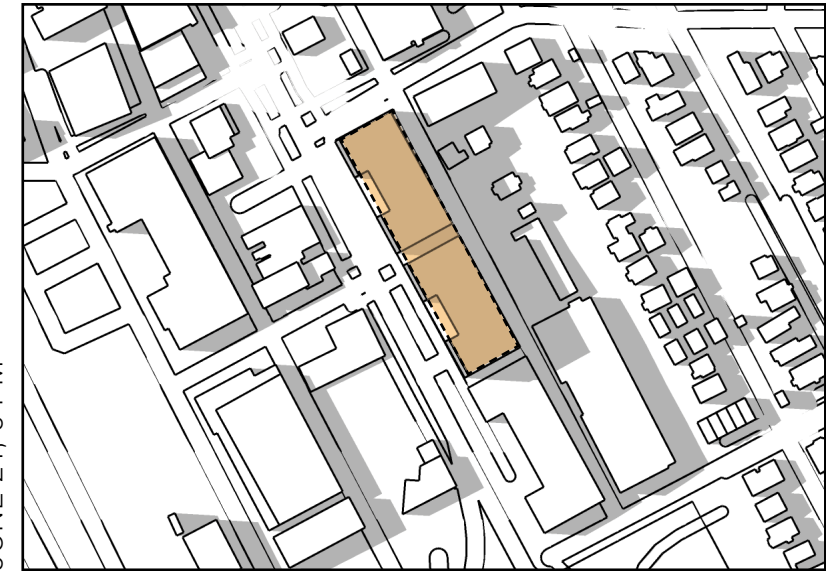
MARCH 21, 5 PM



JUNE 21, 9 AM



JUNE 21, 12 PM



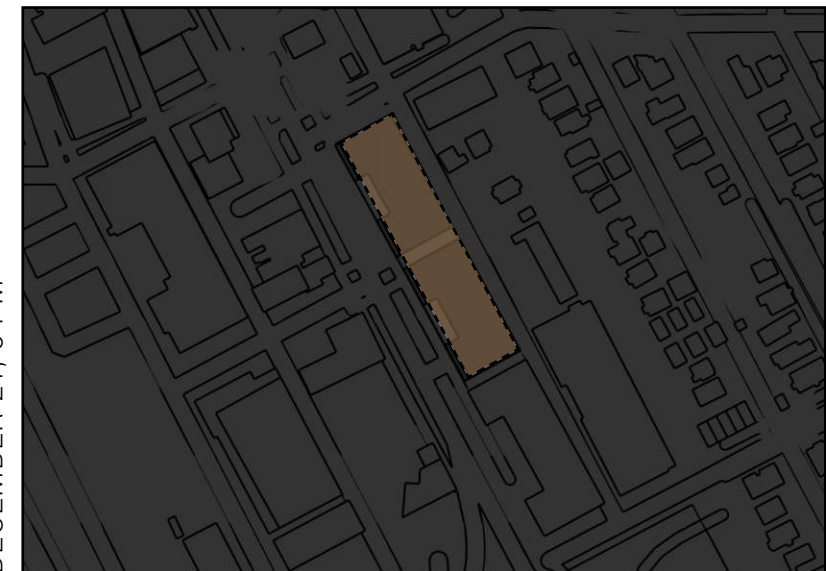
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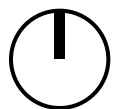
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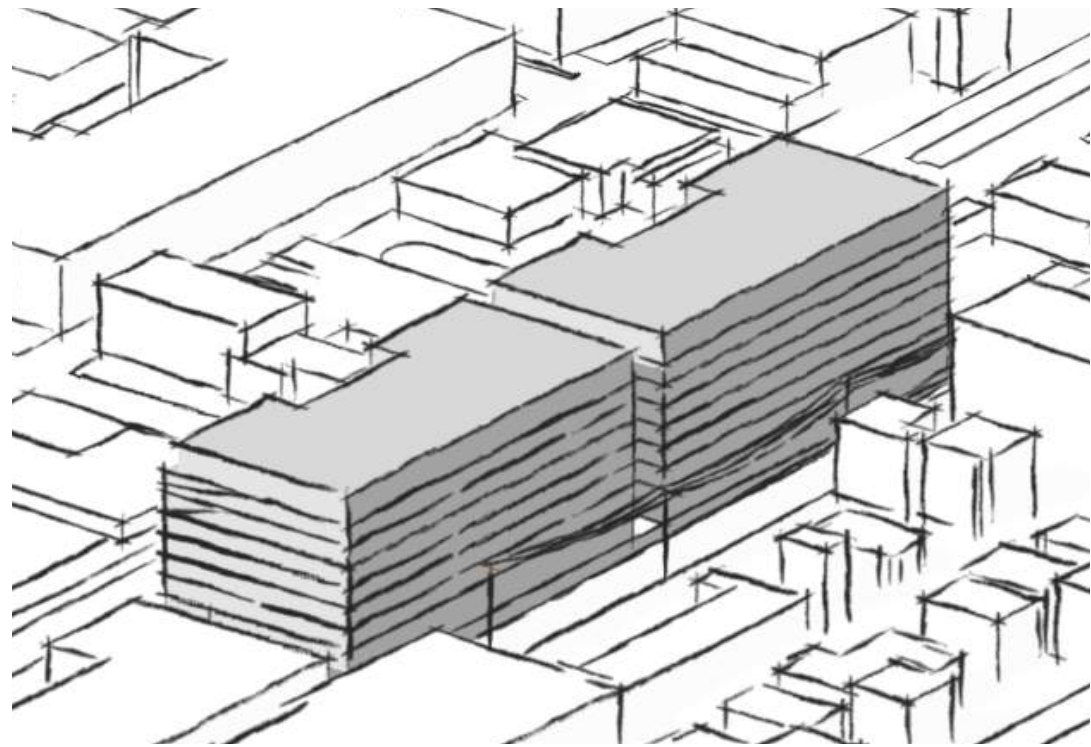


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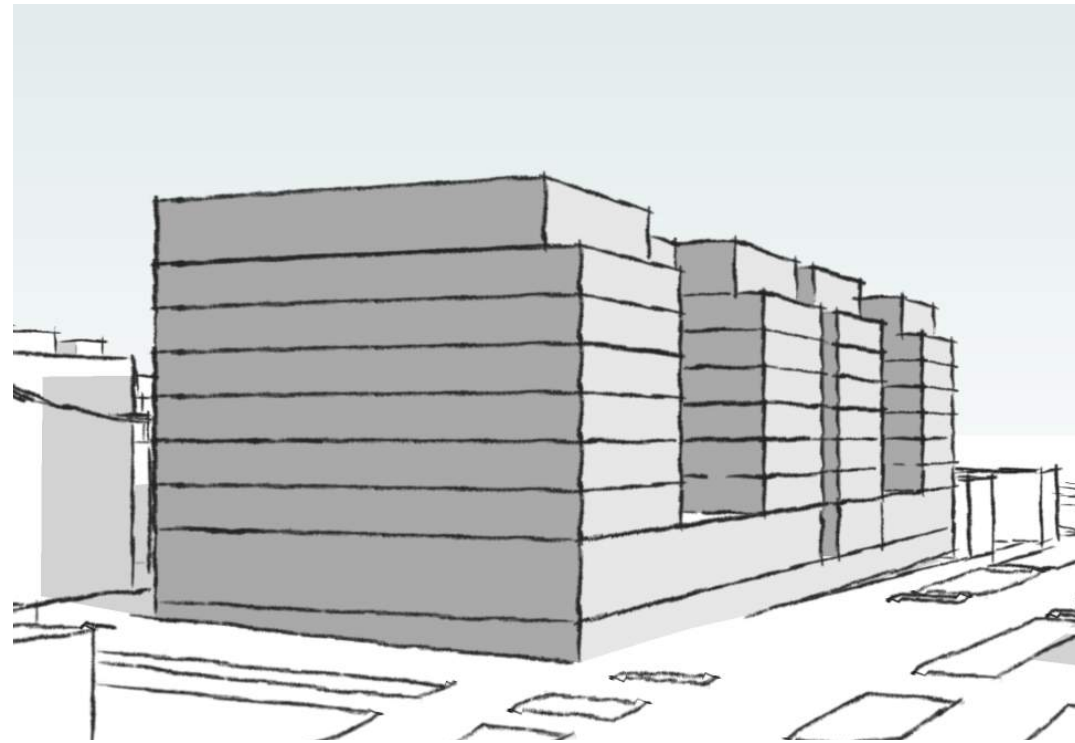


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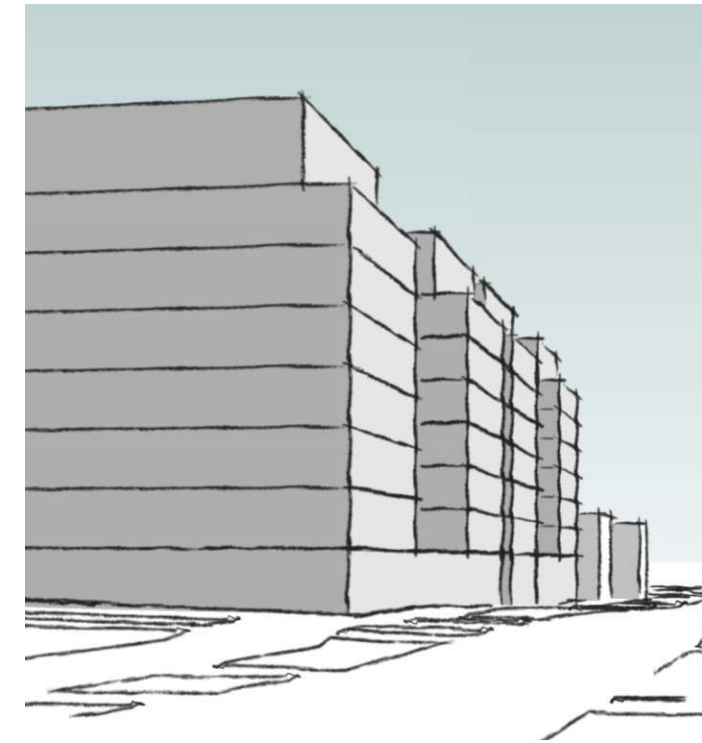




PERSPECTIVE LOOKING NORTHWEST FROM HIAWATHA PL S



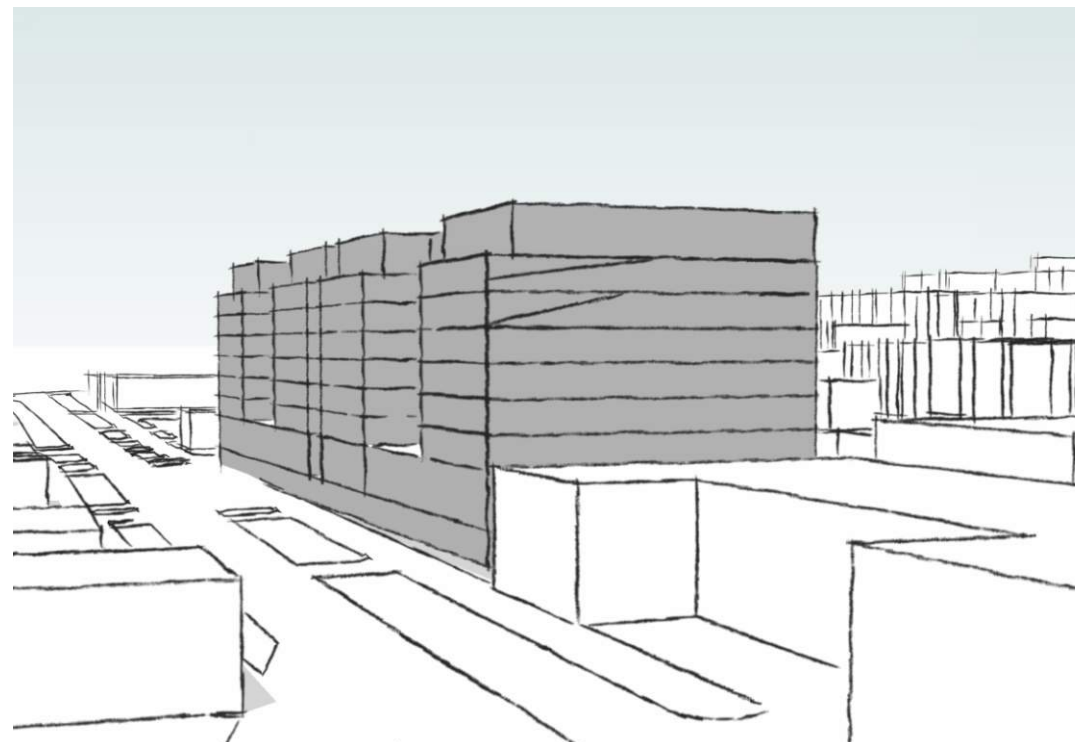
EYE LEVEL PERSPECTIVE LOOKING SOUTHEAST FROM RAINIER AVE S



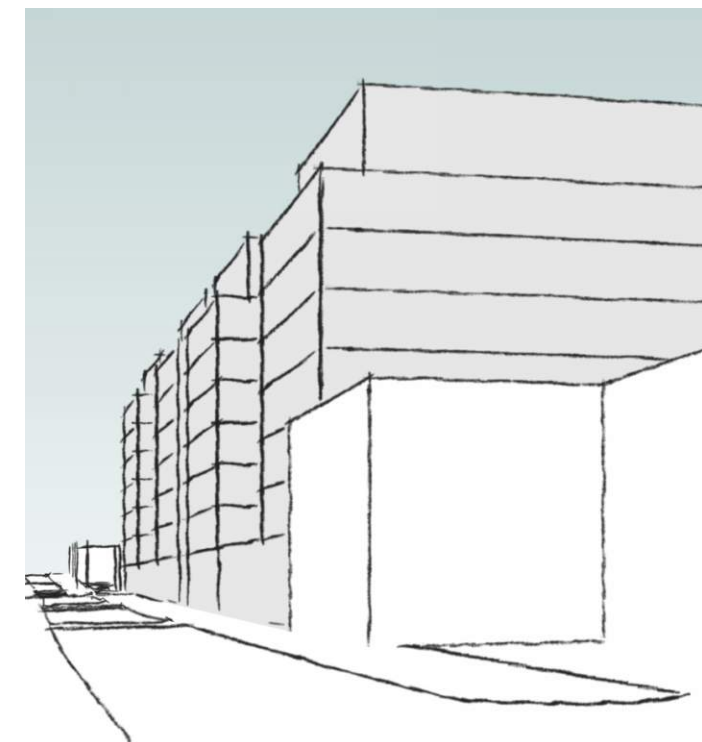
STREET-LEVEL PERSPECTIVE LOOKING SOUTHEAST FROM RAINIER AVE S



PERSPECTIVE LOOKING NORTHEAST FROM RAINIER AVE S



EYE LEVEL PERSPECTIVE LOOKING NORTH FROM RAINIER AVE S



STREET-LEVEL PERSPECTIVE LOOKING NORTH FROM RAINIER AVE S

# EDG OPTION 3 - "UNFOLDED" (PREFERRED)

## GENERATIVE DIAGRAMS

### DISTINGUISHING FEATURES:

- 8-Story building with 1 level of parking below grade

### PROS:

- Modulation on all 4 sides of building
- Maximizing light and views with 'fins' extruding from building
- Open plaza connecting proposed building to Black Manufacturing Building
- Courtyards facing SW
- No operable window reduction on Black Manufacturing's northern facade
- Building mass steps down adjacent to the Black Manufacturing Building
- Varied facade depths on southern side of proposed building will allow for openings

### CONS:

- 2 departures requested

### APPROXIMATE GSF:

- L0: 30,600 SF
- L1: 8,300 SF
- L2: 31,200 SF
- L3 - L7: 32,120 SF
- L8: 31,300 SF
- TOTAL: 262,200 SF

### DEPARTURES:

#### [SMC 23.47A.008] STREET LEVEL DEVELOPMENT STANDARDS

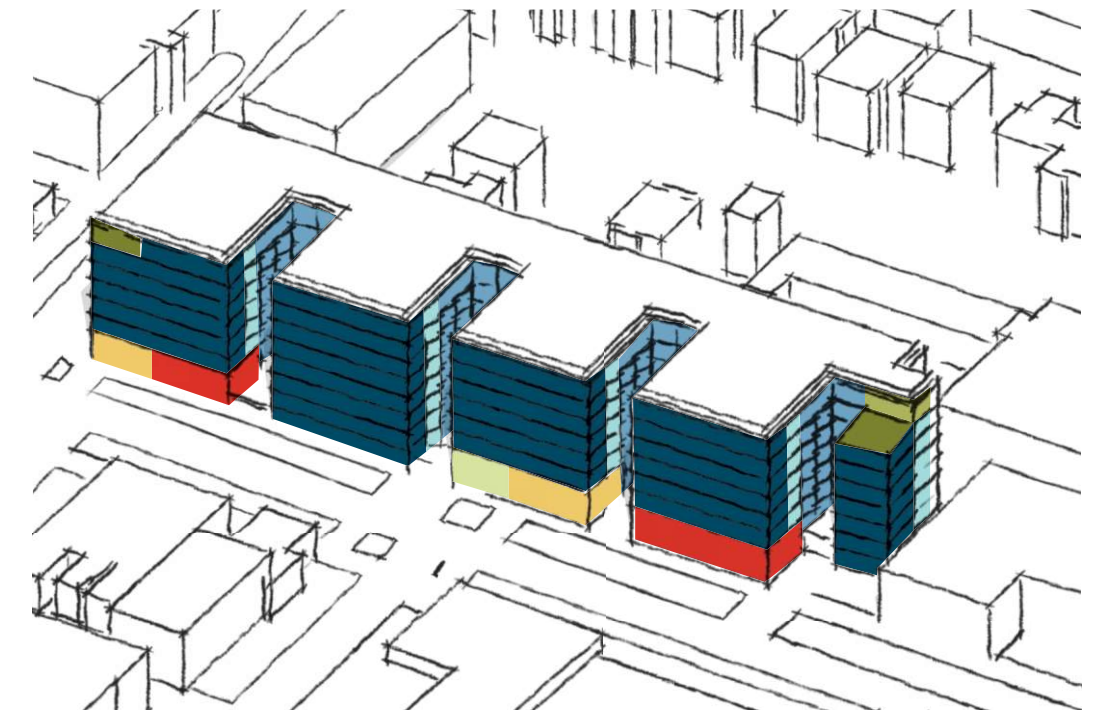
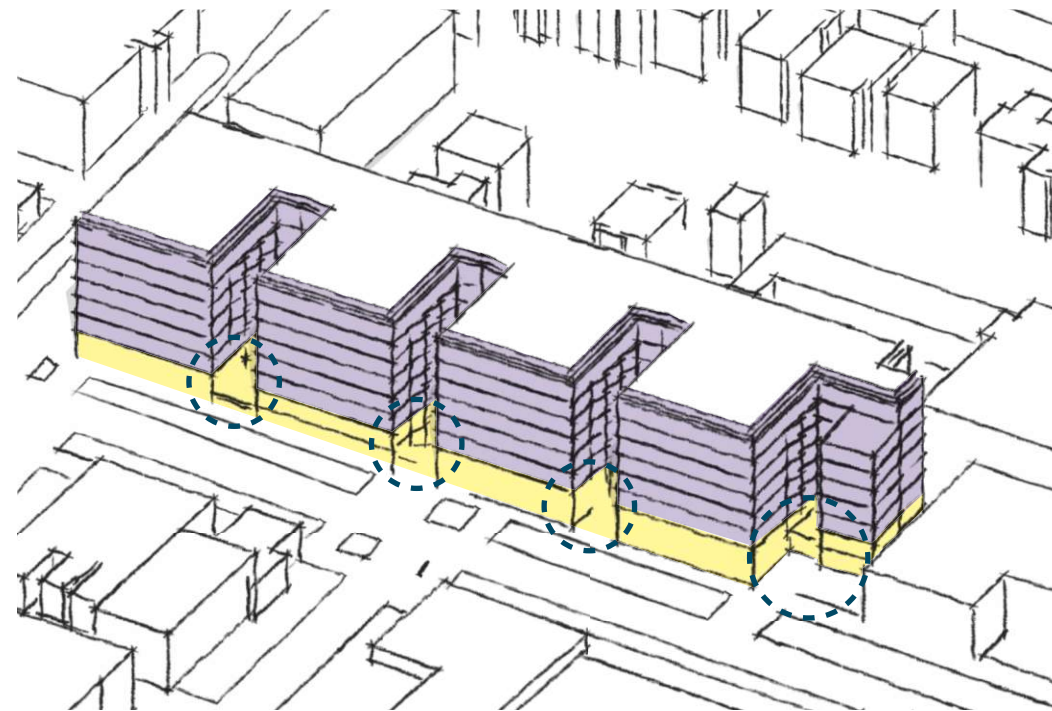
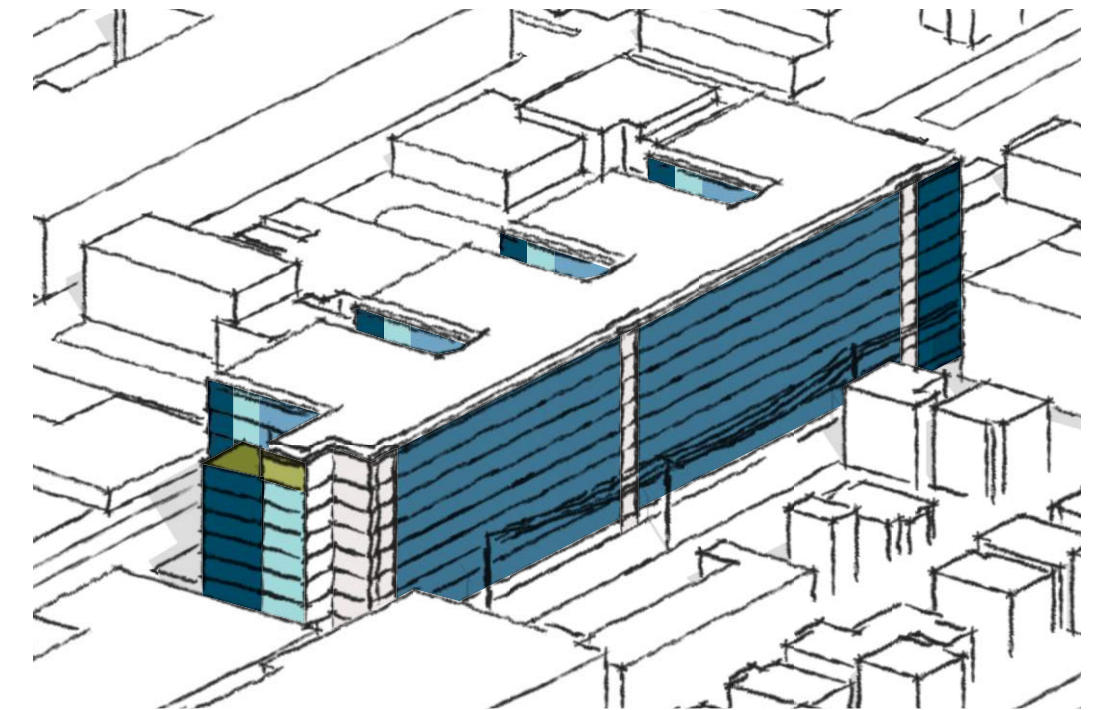
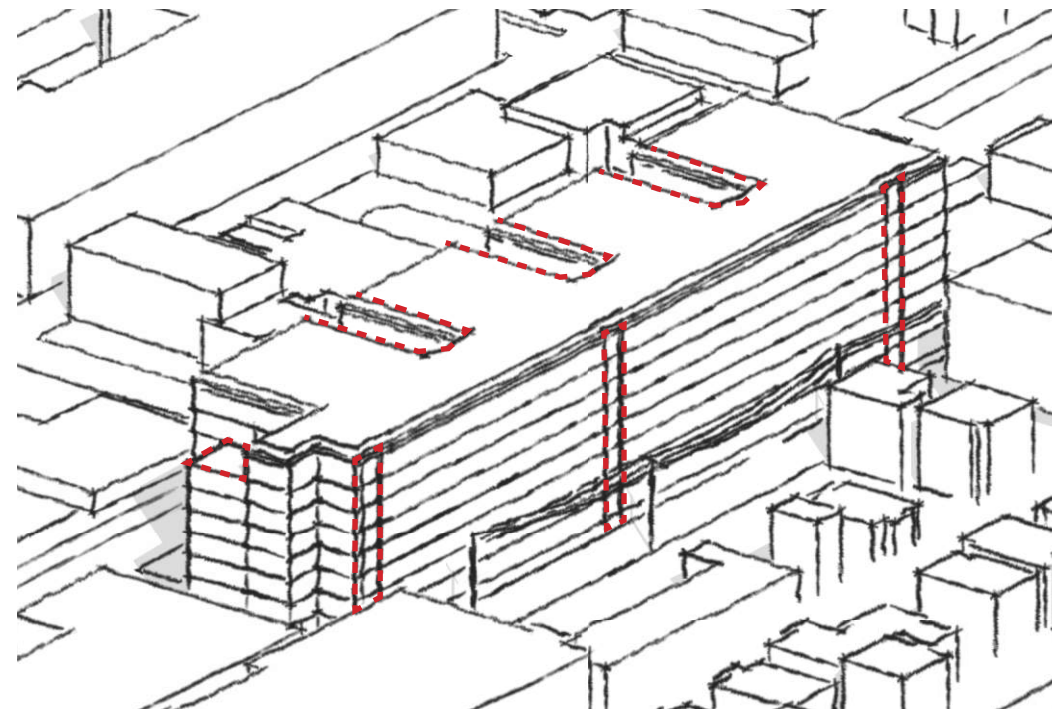
- Facade modulation: For structures with a width of more than 250 feet, at least one portion of the structure 30 feet or greater in width must be set back a minimum of 15 feet from the front property line. (exclusive of Landmark structure(s) per 23.47A.008.C.5.c.1)

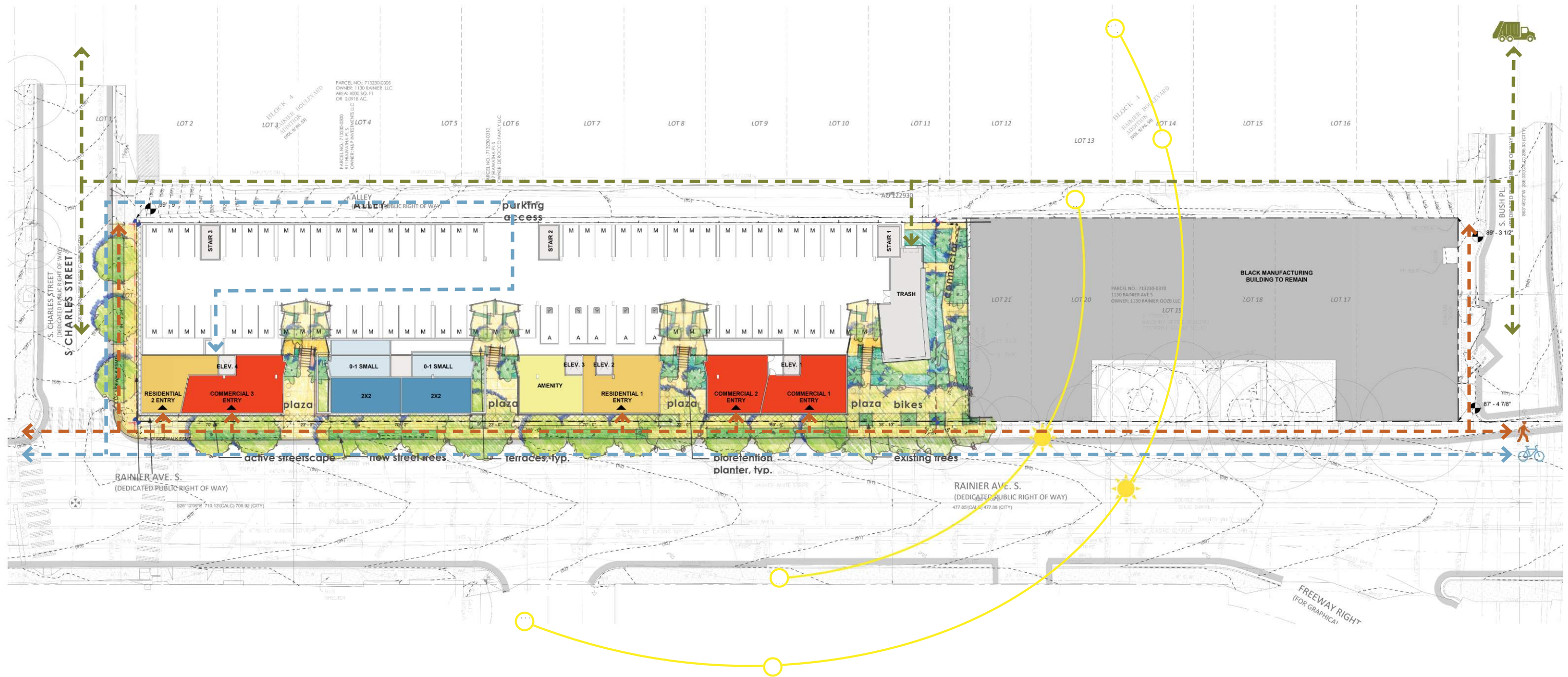
#### [SMC 23.47.A.014] SETBACK REQUIREMENTS

- For zones with a height limit of 75 feet, portions of structures above 65 feet must be set back from the front lot line by an average depth of 8 feet.

- PODIUM BASE
- UPPER MASS
- MODULATION
- PEDESTRIAN GATHERING SPACES

- STUDIO
- URBAN 1-BED
- 1-BED
- 2-BED
- LIVE/WORK
- INDOOR AMENITY
- ROOF AMENITY
- RETAIL
- CIRCULATION
- LOBBY



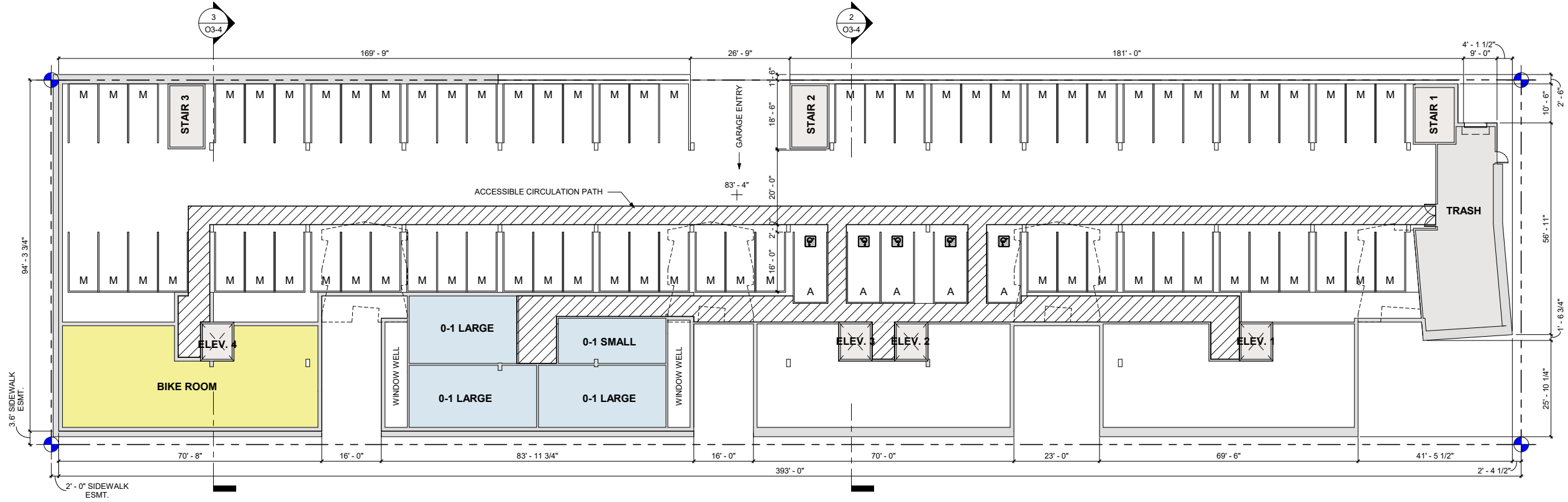


OPTION 3 SITE PLAN

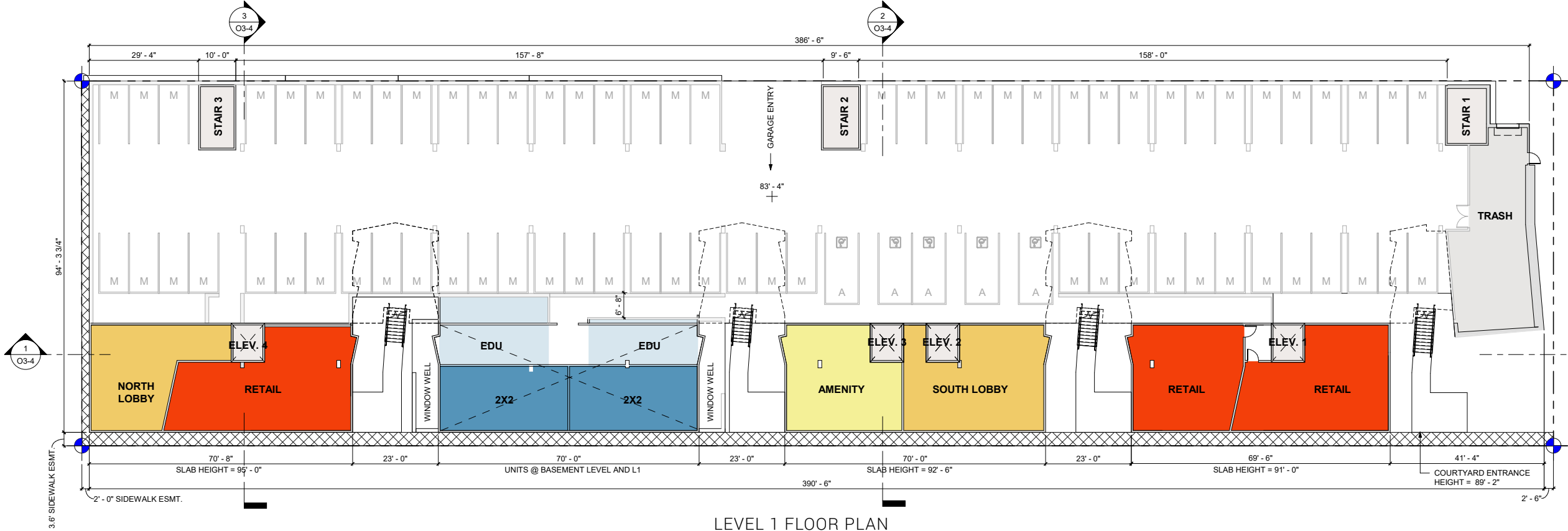


# EDG OPTION 3 - "UNFOLDED" (PREFERRED)

## FLOOR PLANS

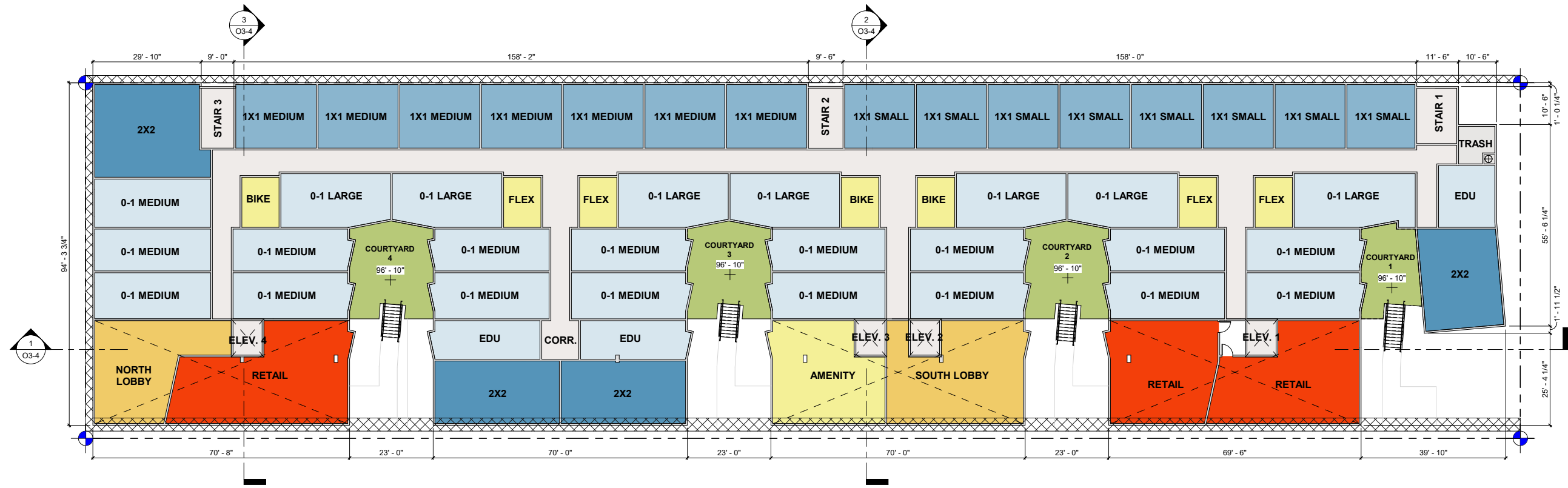


BASEMENT FLOOR PLAN

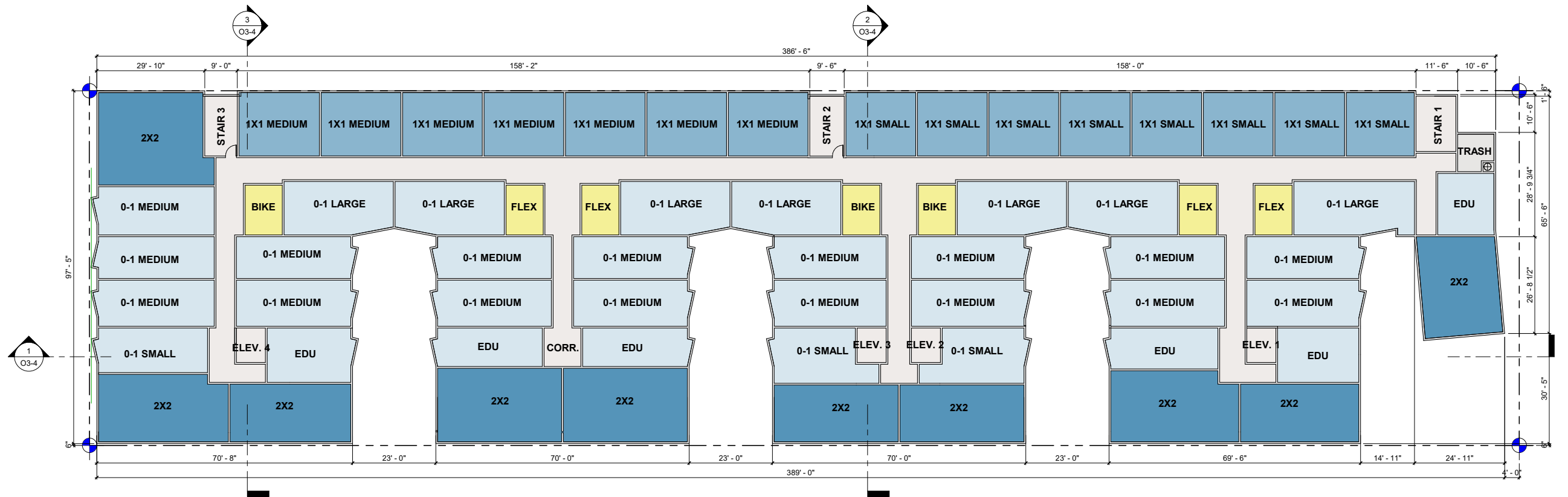


LEVEL 1 FLOOR PLAN





LEVELS 2 FLOOR PLAN

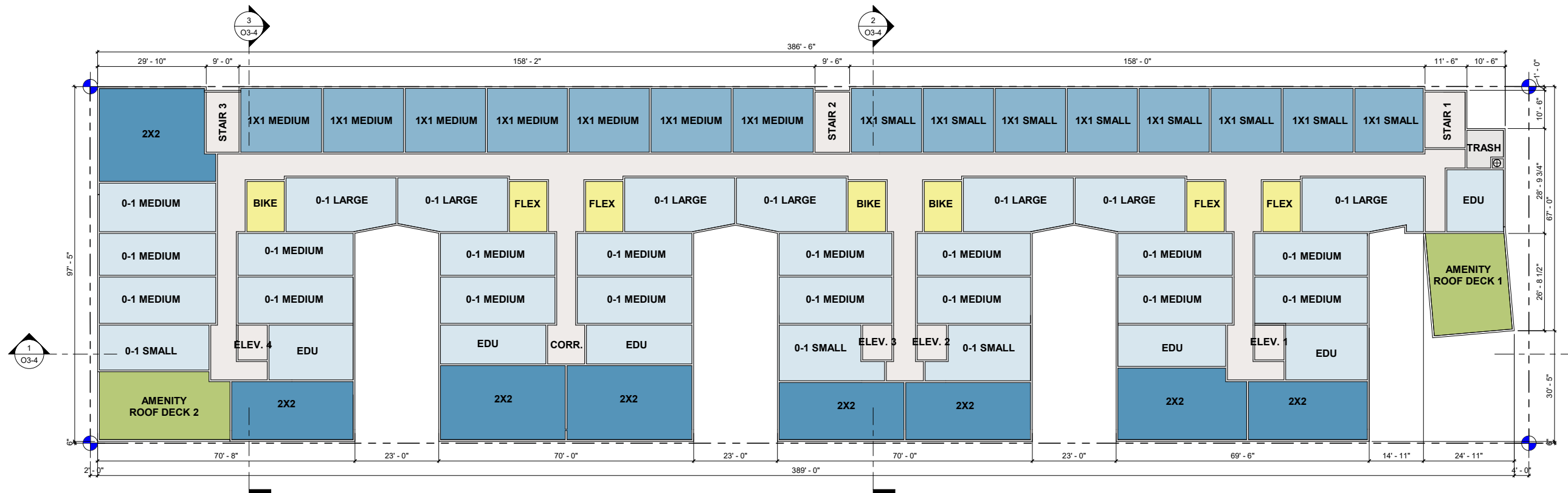


LEVELS 3 - 7 FLOOR PLANS

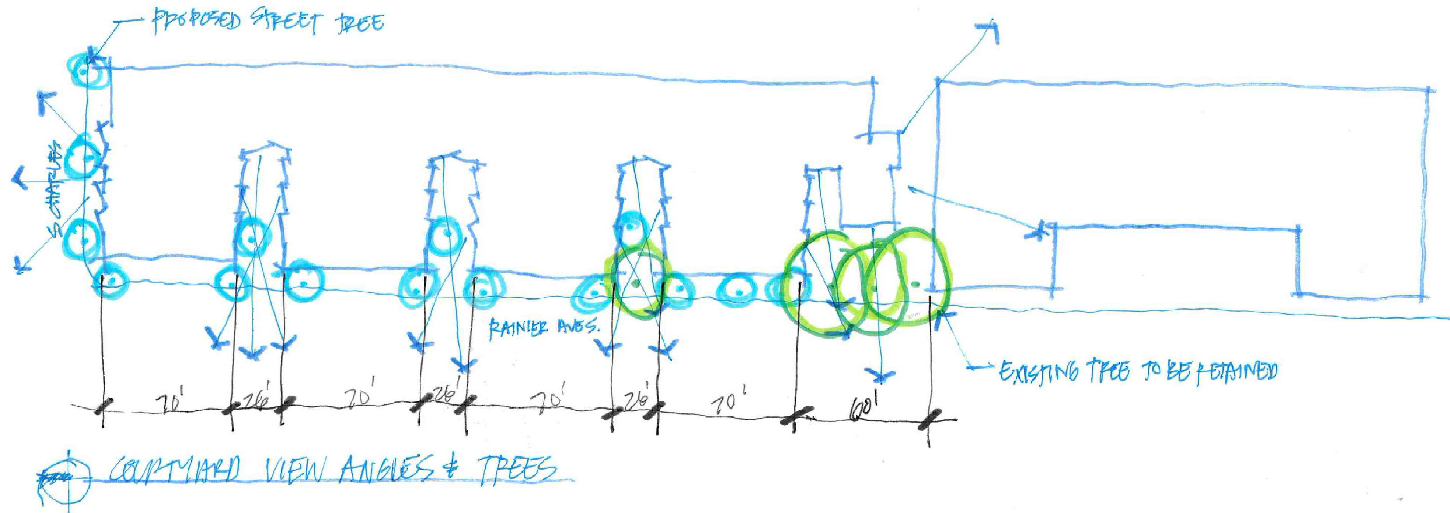


# EDG OPTION 3 - "UNFOLDED" (PREFERRED)

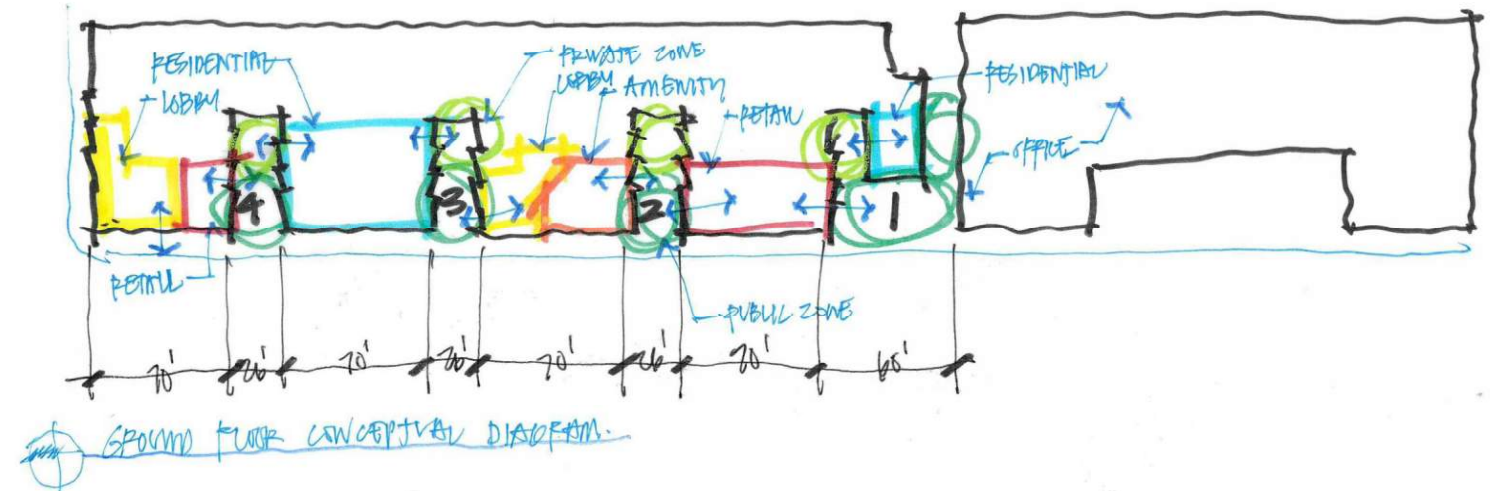
FLOOR PLANS



LEVEL 8 FLOOR PLAN



CONCEPTUAL COURTYARD DIAGRAM



CONCEPTUAL GROUND FLOOR DIAGRAM

Floor Level	SEDU	EDU	EDU Loft	Open 1 Small	Open 1 Medium	Open 1 Large	Open 1 Small Loft	Open 1 Medium Loft	Open 1 Large Loft	1x1 Small	1x1 Small (Power)	1x1 Medium	1x1 Medium (Power)	1x1 Small loft	1x1 Medium Loft	2x2 Small	2x2 Large	2x2 Small Loft	2x2 Large Loft	Total DU Per Floor
B1				1		3										2				6
L1		2														2				4
L2		3			17	7				8		7				2	2			46
L3		6		3	17	7					8	4	3			8	2			58
L4		6		3	17	7					8	4	3			8	2			58
L5		6		3	17	7					8	4	3			8	2			58
L6		6		3	17	7					8	4	3			8	2			58
L7		6					3	17	7					3	7			8	2	53
L8		6					3	17	7					3	7			7	1	51
<b>Totals</b>	-	41	-	13	85	38	6	34	14	8	32	23	12	6	14	38	10	15	3	<b>392</b>
% By Type	0.0%	10.5%	0.0%	3.3%	21.7%	9.7%	1.5%	8.7%	3.6%	2.0%	8.2%	5.9%	3.1%	1.3%	3.6%	9.7%	2.6%	3.8%	0.8%	
Total Net Area By Type	-	15,662	-	4,849	38,675	17,670	3,000	19,584	8,204	3,016	10,880	10,856	5,376	2,700	10,374	21,280	7,680	13,200	2,760	
<b>Total Residential Net Rentable:</b>																			195,766 SF	
<b>Average Residential Unit size:</b>																			499.4 SF	

Level	Gross Floor Area (SF)	FAR (Floor Area Ratio) (SF)	Building Services (SF)	Lobby Area (SF)	Amenity Area (SF)	Retail Area (SF)
B1	34,447	-	22,000	700		
L1	34,705	34,417	572	1,982	1,978	4,200
L2	24,876	24,000	326		815	
L3	32,628	31,377	326		815	
L4	32,628	31,377	326		815	
L5	32,628	31,377	326		815	
L6	32,628	31,377	326		815	
L7	41,516	31,377	326		815	
L8	38,056	30,088			1,149	
<b>Totals</b>	<b>304,112</b>	<b>245,390</b>	<b>24528</b>	<b>2682</b>	<b>8017</b>	<b>4200</b>

Unit Area By Types (SF):	% Unit By Type
SEDU	259 sf 0.0%
EDU	382 sf 10.5%
EDU Loft	450 sf 0.0%
Open 1 Small	373 sf 3.3%
Open 1 Medium	455 sf 21.7%
Open 1 Large	465 sf 9.7%
Open 1 Small Loft	500 sf 1.5%
Open 1 Medium Loft	576 sf 8.7%
Open 1 Large Loft	586 sf 3.6%
1x1-Small	377 sf 2.0%
1x1 Medium	472 sf 5.9%
1x1 Small Power	340 sf 8.2%
1x1 Small Loft	450 sf 1.3%
1x1 Medium Loft	741 sf 3.6%
1x1 Medium Power	448 sf 3.1%
2x2 Small	560 sf 9.7%
2x2 Large	768 sf 2.6%
2x2 Small Loft	880 sf 3.8%
2x2 Large Loft	920 sf 0.8%

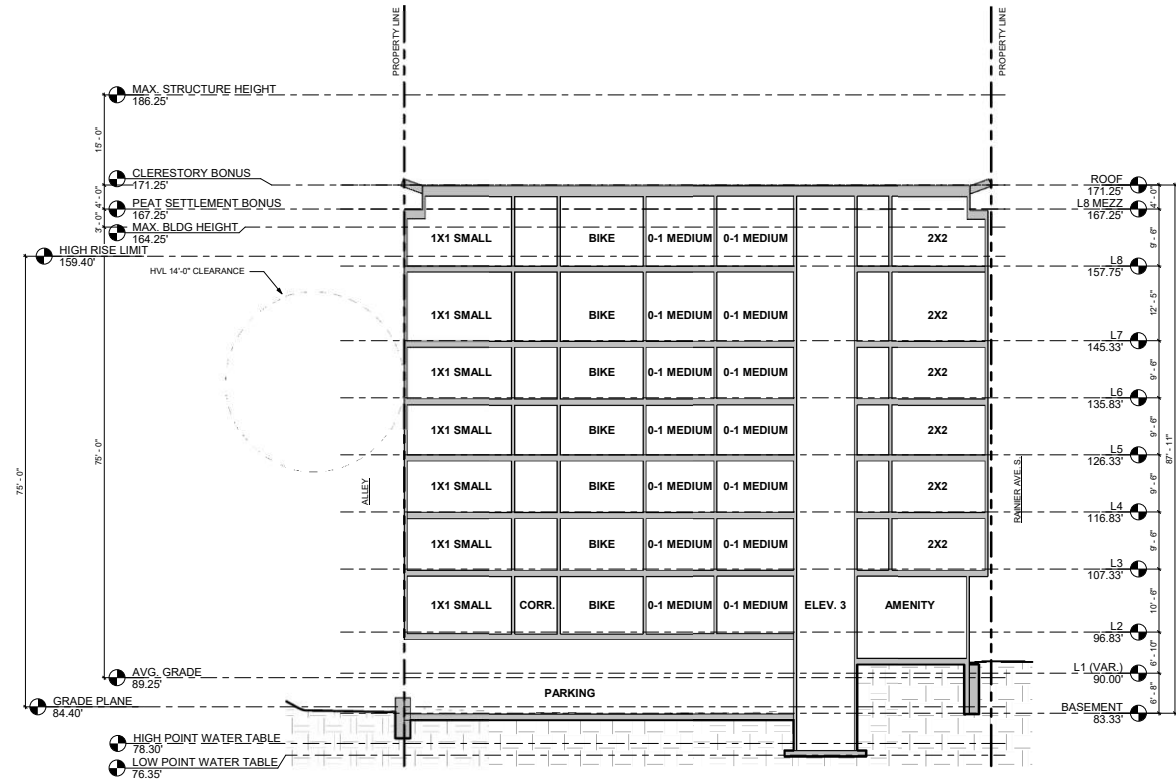
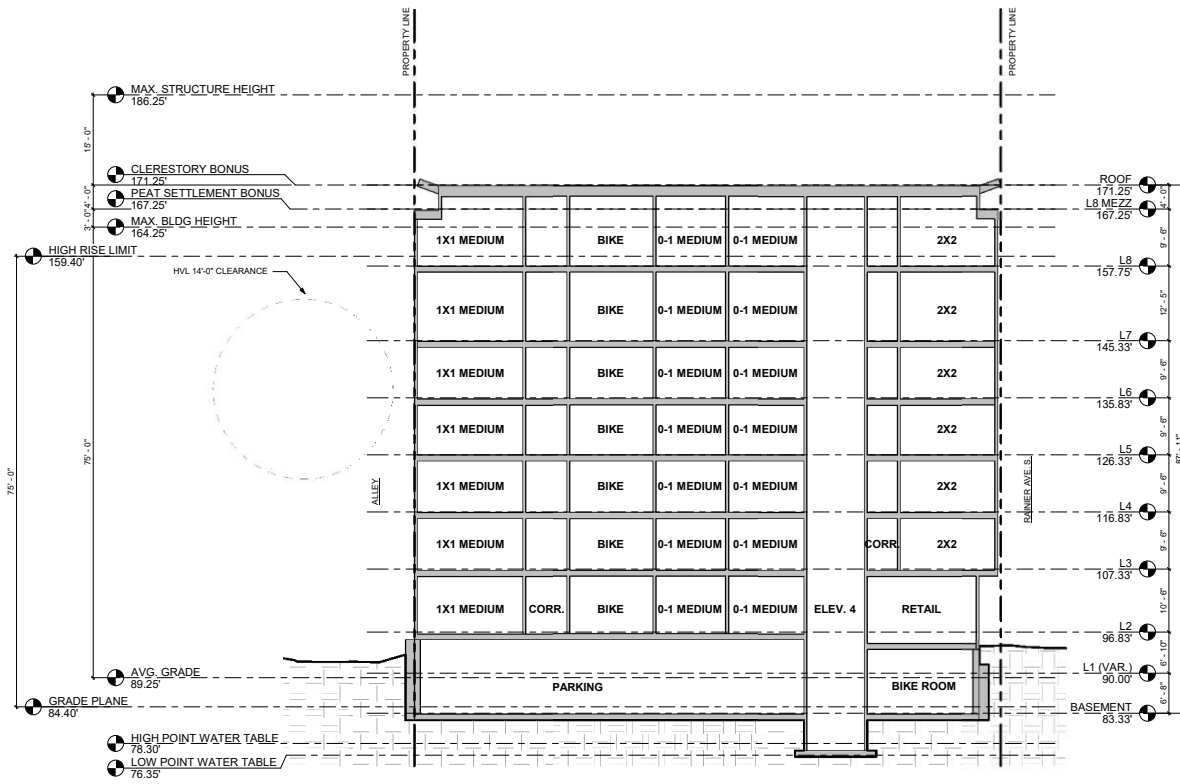
**Area of Existing Black Manufacturing Building:**

B	9,910 gsf	(Portion counting against FAR)
L1	19,511 gsf	
L2	19,583 gsf	
Total	49,004 Building B FAR area	
	245,390 Building A FAR area	
Total FAR Building Area:	294,394	
Total site area post 2' dedication:	64,175 sf	(NIC dedication at Black Building)
x 5.5 FAR allowable	352,962 sf	
actual FAR proposed:	4.59	includes proposed + existing
approximate proposed building area:	304,112 sf	

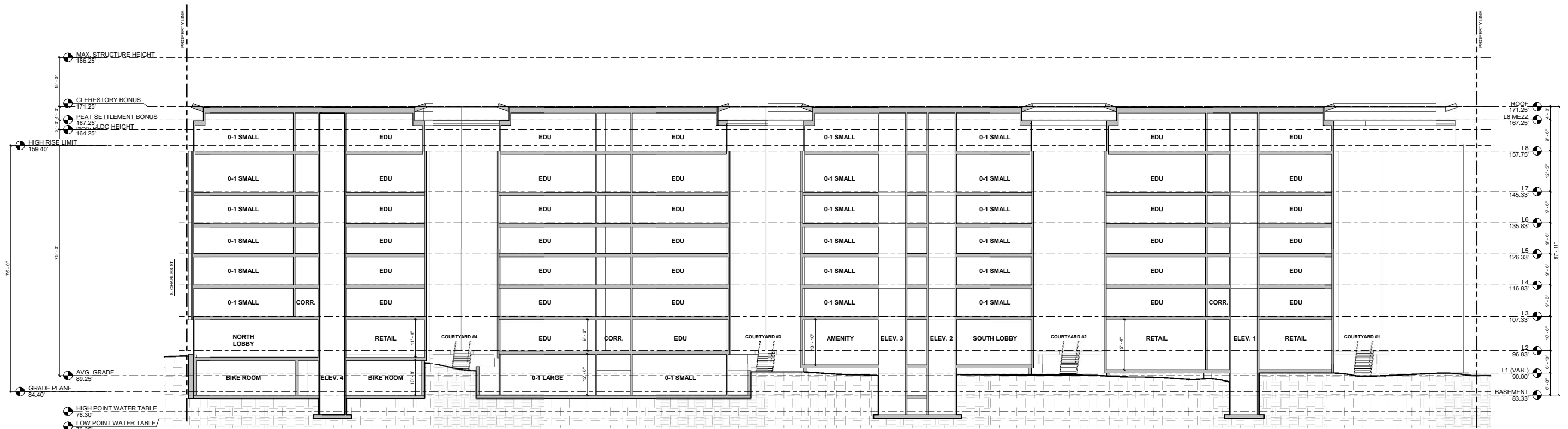
Parking Calculation:	
<b>Parking Required:</b>	No Parking Required by the AHJ
Structured Double Stacker:	
Group A	9 17
Group B	9 17
Group C	15 29
Group D	3 5
Group E	4 7
Group F	18 35
Group G	12 23
<b>Total Stacker Stalls:</b>	<b>133</b>
<b>Accessible:</b>	<b>5</b>
<b>Total Parking Provided:</b>	<b>138 Stalls</b>
Note that one space is removed from each group.	

# EDG OPTION 3 - "UNFOLDED" (PREFERRED)

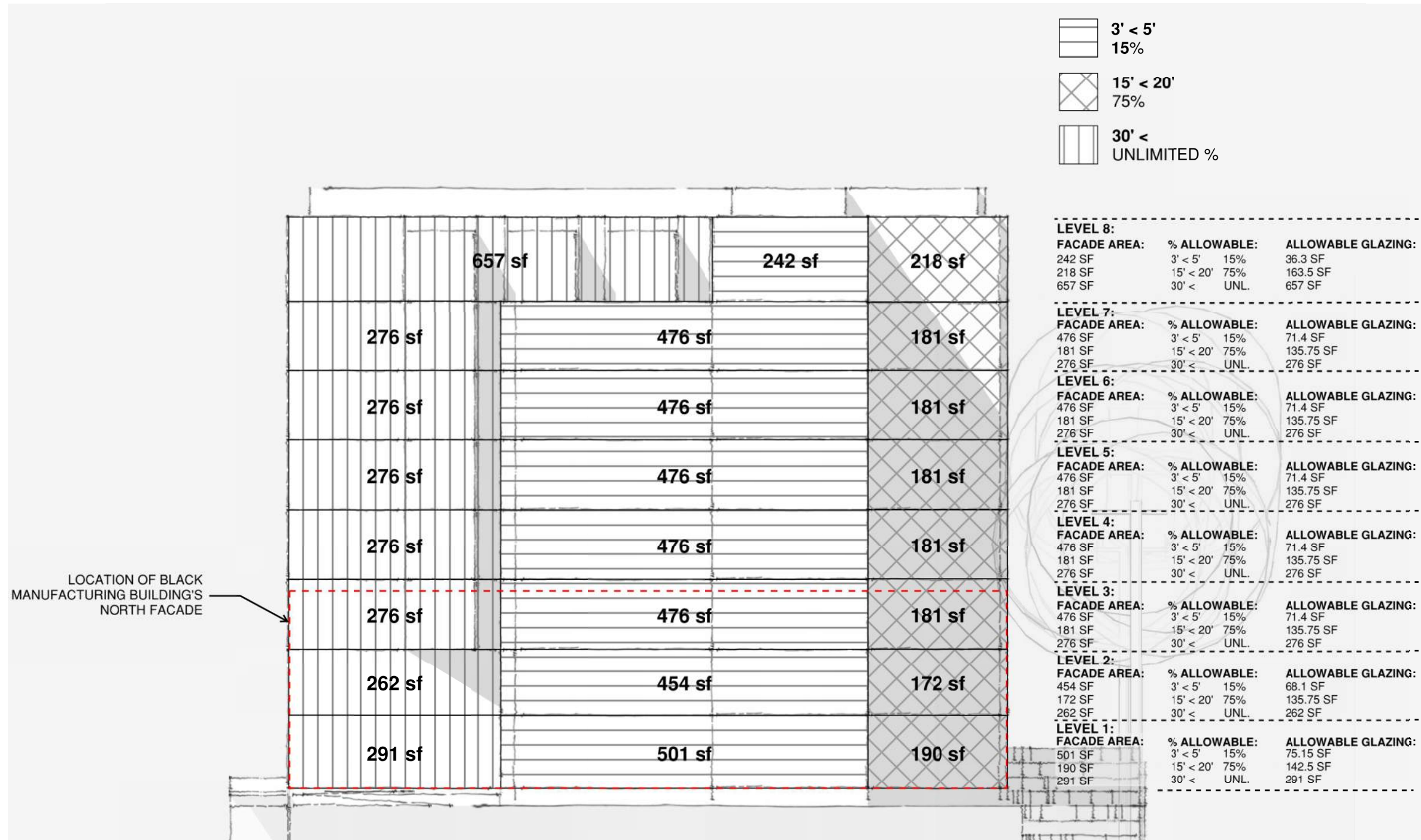
## STACKING SECTIONS



STACKING SECTIONS - EAST - WEST



STACKING SECTION - NORTH - SOUTH

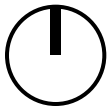
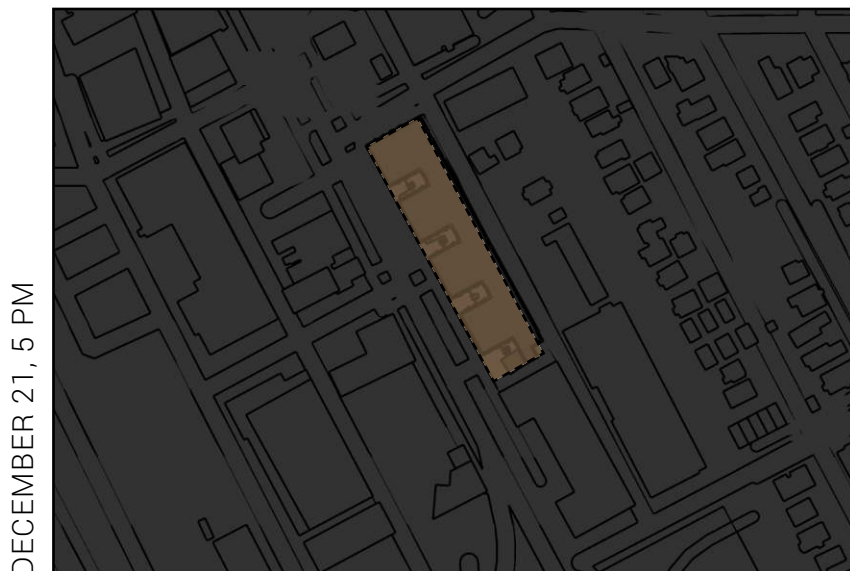
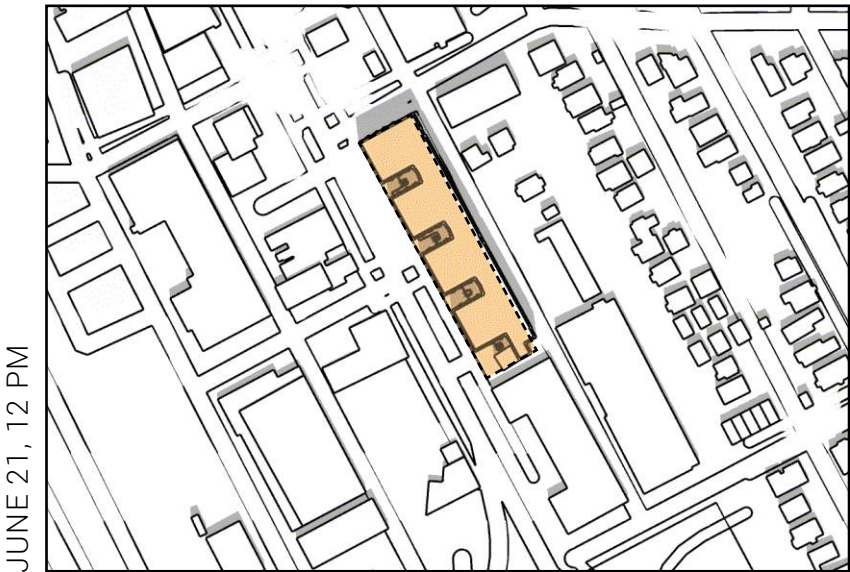
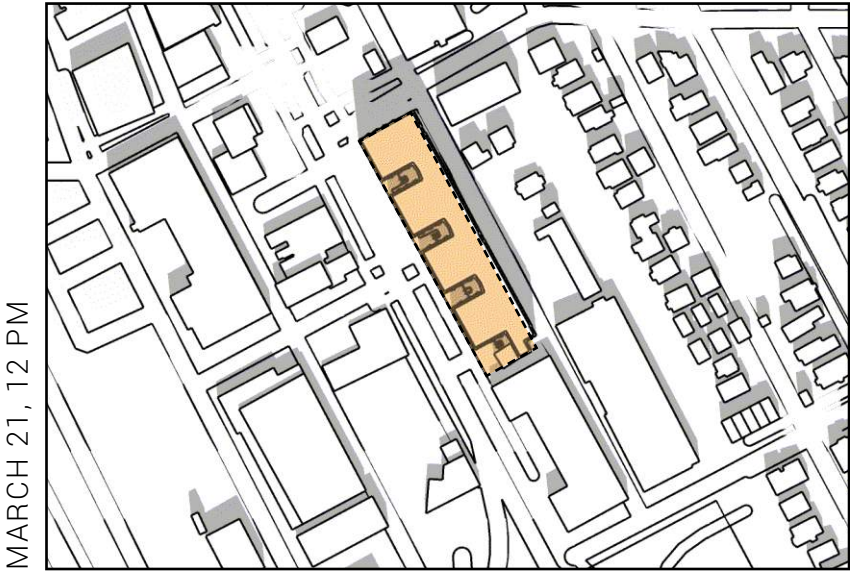


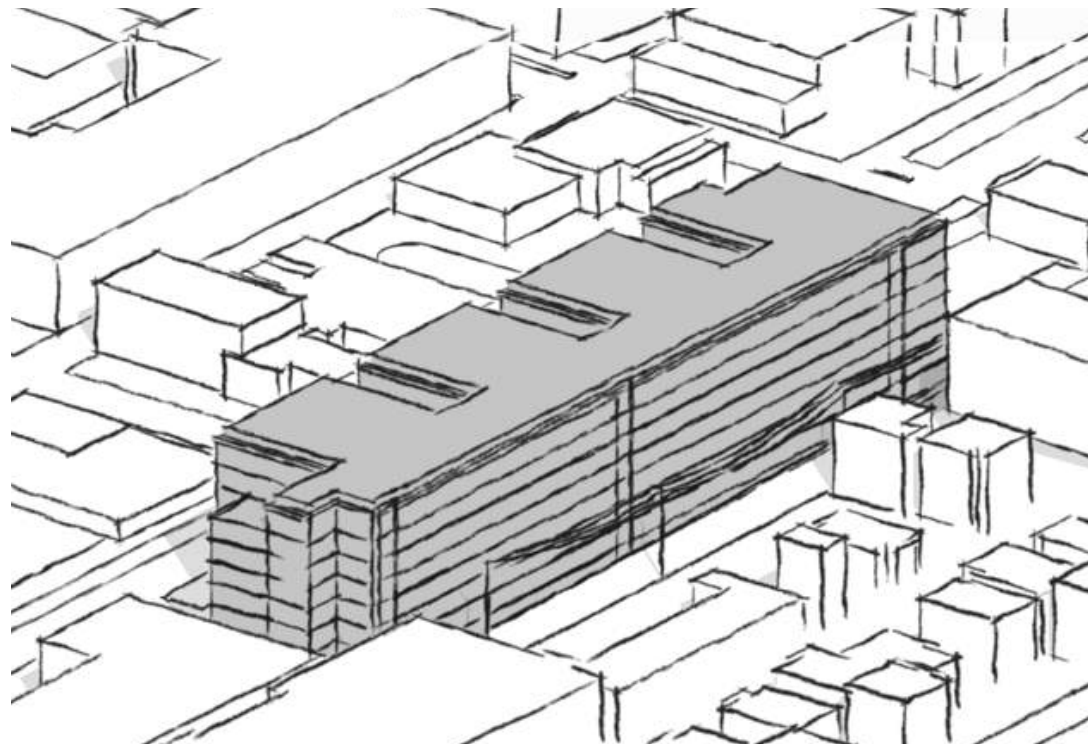
LOCATION OF BLACK MANUFACTURING BUILDING'S NORTH FACADE

OPTION 3 ALLOWABLE OPENINGS SOUTH ELEVATION

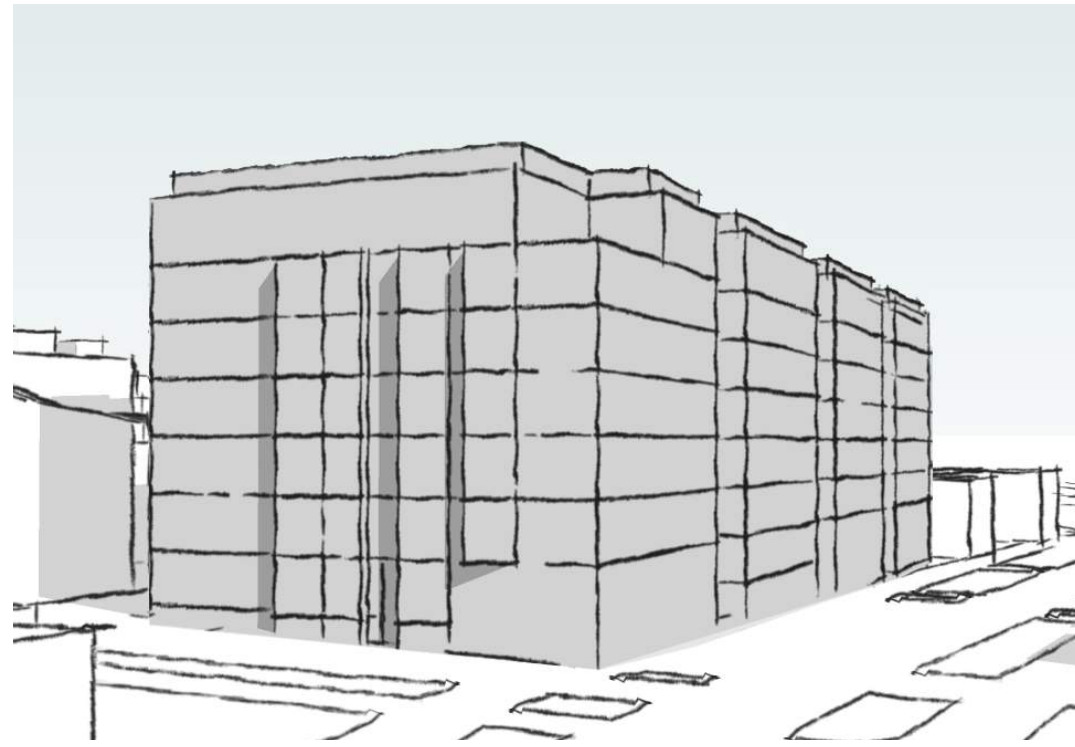
# EDG OPTION 3 - "UNFOLDED" (PREFERRED)

SHADOW STUDIES

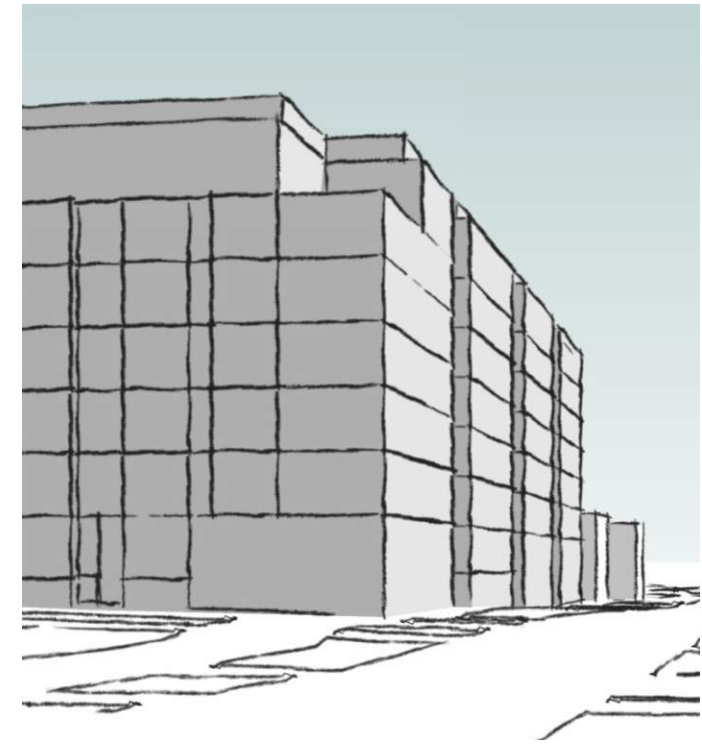




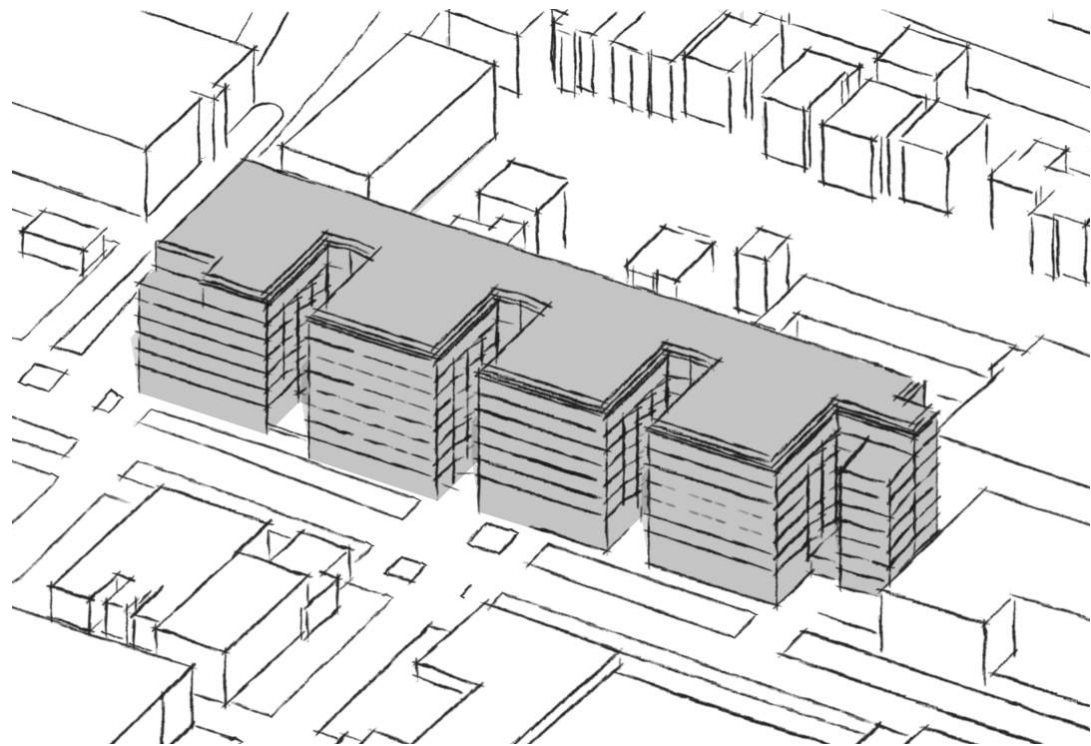
PERSPECTIVE LOOKING NORTHWEST FROM HIAWATHA PL S



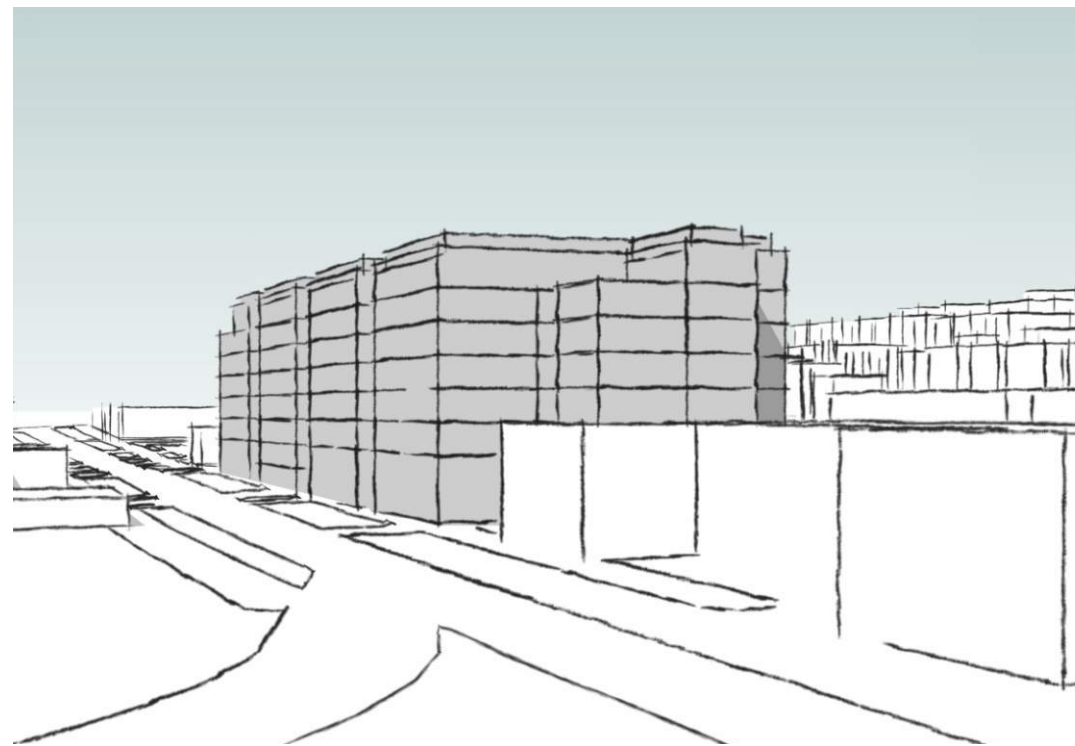
EYE LEVEL PERSPECTIVE LOOKING SOUTHEAST FROM RAINIER AVE S



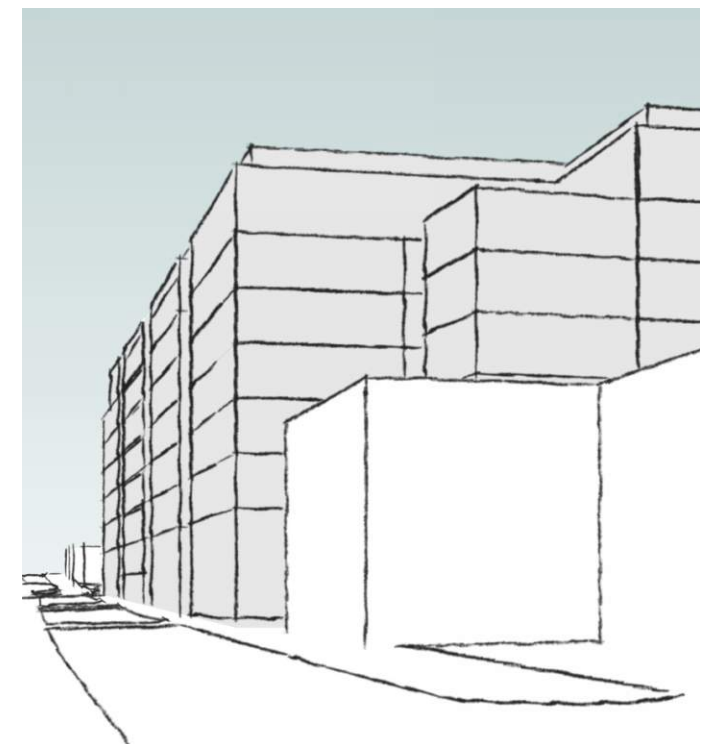
STREET-LEVEL PERSPECTIVE LOOKING SOUTHEAST FROM RAINIER AVE S



PERSPECTIVE LOOKING NORTHEAST FROM RAINIER AVE S



EYE LEVEL PERSPECTIVE LOOKING NORTH FROM RAINIER AVE S



STREET-LEVEL PERSPECTIVE LOOKING NORTH FROM RAINIER AVE S

**EDG OPTION 3 - "UNFOLDED" (PREFERRED)**

STREET LEVEL PERSPECTIVES



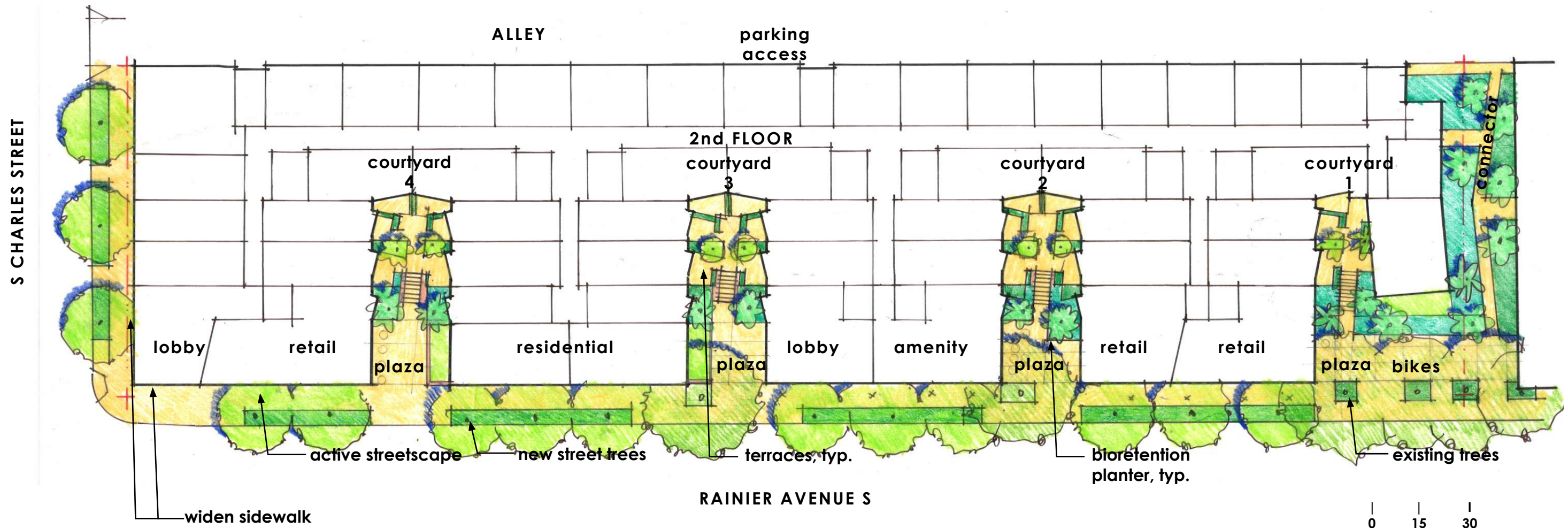
PERSPECTIVE LOOKING INTO COURTYARD FROM RAINIER AVE S



SW BIRDSEYE PERSPECTIVE LOOKING AT SW CORNER ALONG RAINIER AVE S



PERSPECTIVE LOOKING NW ALONG RAINIER AVE S



active streetscape



existing trees and plaza retail



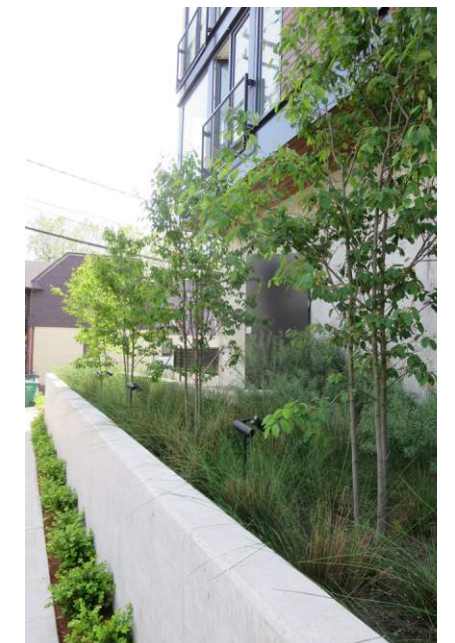
room for bikes



connector



terraces

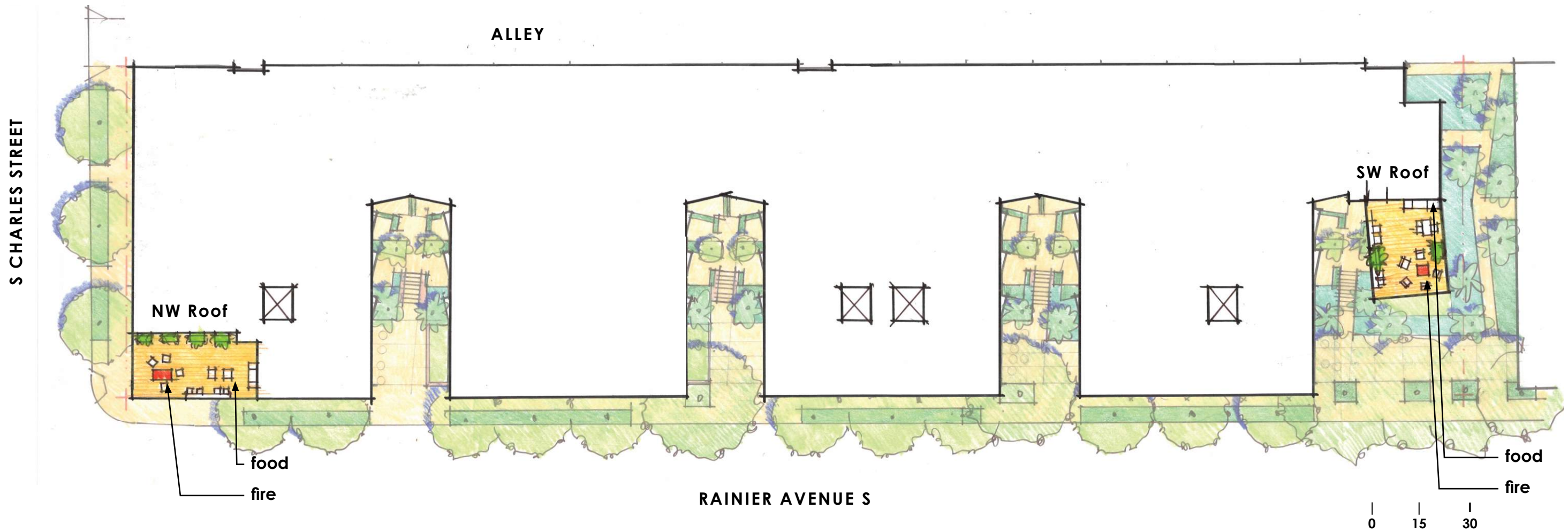


bioretention planters



**EDG OPTION 3 - "UNFOLDED" (PREFERRED)**

STREET LEVEL AND SECOND FLOOR LANDSCAPE PLAN



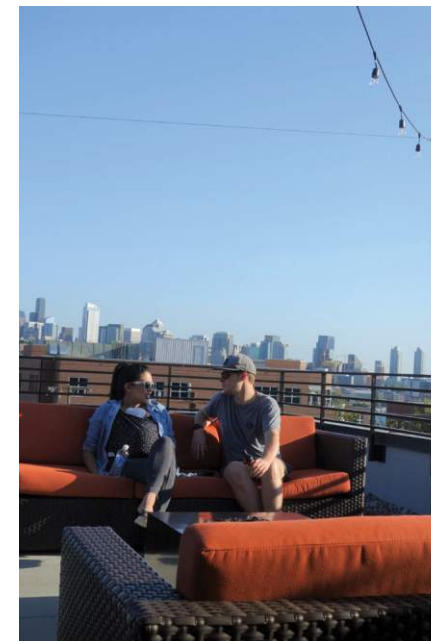
fire



friends



food



fun

# EDG OPTION 3 - "UNFOLDED" (PREFERRED)

LANDSCAPE TREE STUDY

## RAINIER FRONTAGE STUDY:

Consider different approach for the north and south portions of the site

## COURTYARD 3 AND SOUTH:

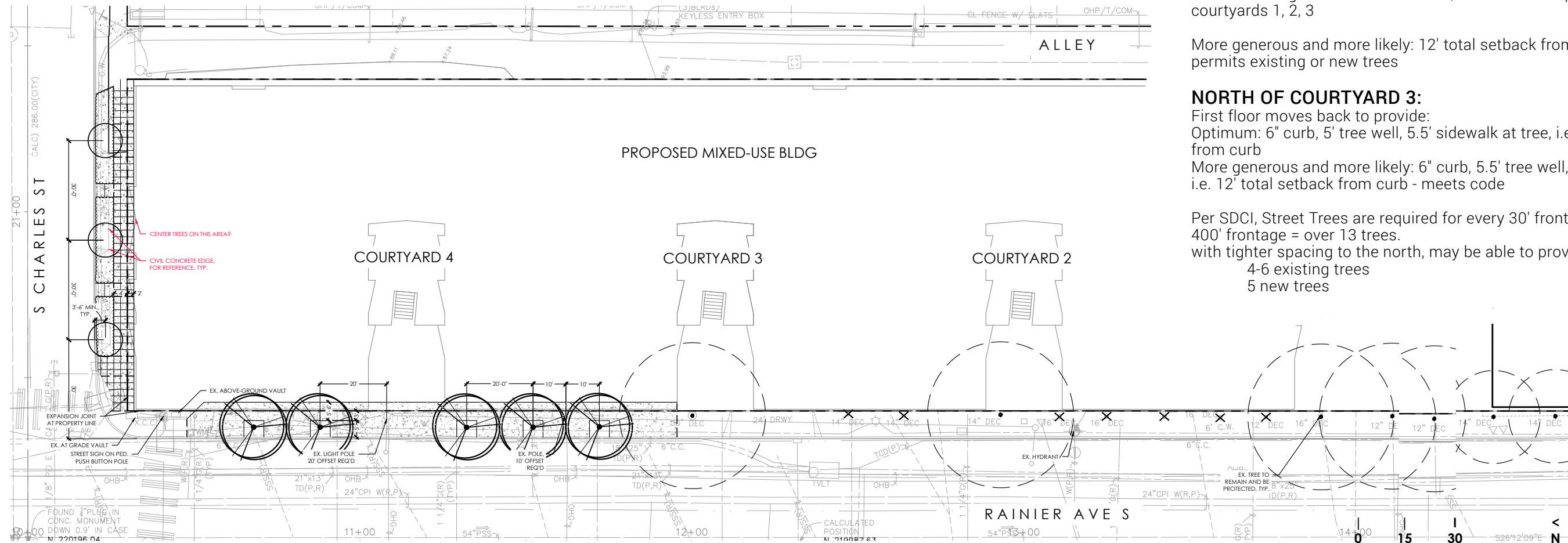
Retain existing sidewalk dimensions, retain trees as possible at courtyards 1, 2, 3

More generous and more likely: 12' total setback from curb-meets code, permits existing or new trees

## NORTH OF COURTYARD 3:

First floor moves back to provide:  
 Optimum: 6" curb, 5' tree well, 5.5' sidewalk at tree, i.e. 11' total setback from curb  
 More generous and more likely: 6" curb, 5.5' tree well, 6' sidewalk at tree, i.e. 12' total setback from curb - meets code

Per SDCI, Street Trees are required for every 30' frontage. 400' frontage = over 13 trees.  
 with tighter spacing to the north, may be able to provide:  
 4-6 existing trees  
 5 new trees



active streetscape



existing trees and retail



room for bikes



bioretention planters



terraces



# DEPARTURES

## STREET LEVEL DEVELOPMENT STANDARDS

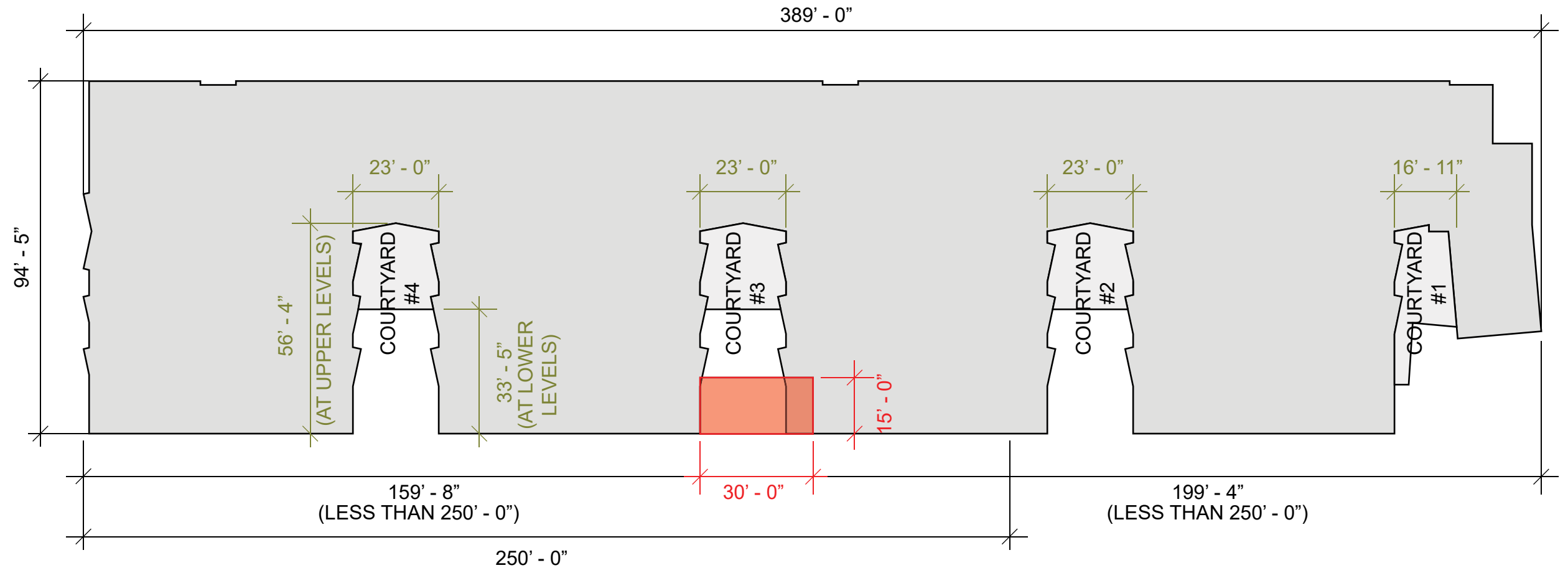
### SMC 23.47A.008 - STREET LEVEL DEVELOPMENT STANDARDS

Facade Modulation: For structures with a width of more than 250 feet, at least one portion of the structure 30 feet or greater in width must be set back a minimum of 15 feet from the front of the property line (exclusive of landmark structures, per SMC 23.47A.008.C.5.C.1).

#### VISUAL PROS:

PL3-C2 - Visibility: Maximize visibility into the building interior

PL2-B1 - Eyes on the 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.



**"Max width and depth limit of a structure is 250 feet. Does not apply to below-grade or partially below-grade stories."**

#### RESPONSE:

Given the unique dimensions of the site (at its largest, 94'-5" x 389'-0") a departure from this requirement will result in a more functional and efficient building layout. Multiple buildings would end up creating more building waste, be inefficient, and be more cost prohibitive. Breaking up the single structure into multiple structures would limit the ability to properly activate the storefront and glazing creating a uniform pedestrian active experience.

The proposed massing is better able to meet the intent of the code by softening the street wall with four separate courtyards rather than just one. Each courtyard will have a combination of soft and hardscape materials to help define and protect public and private entries, as well as, perform as biofiltration facilities. Each of these courtyards is much deeper than required and extends to the ground as well.

**SMC 23.47A.014.C.1 - SETBACK REQUIREMENTS**

For zones with a height limit of 75 feet, portions of structures above 65 feet must be set back from the front lot line by an average depth of 8 feet. Where a portion of the facade is set back more than 15 feet, the setback depth for that portion of the facade shall be considered 15 feet for purposes of calculating the average setback.

**AVERAGE SETBACK CALCULATION**

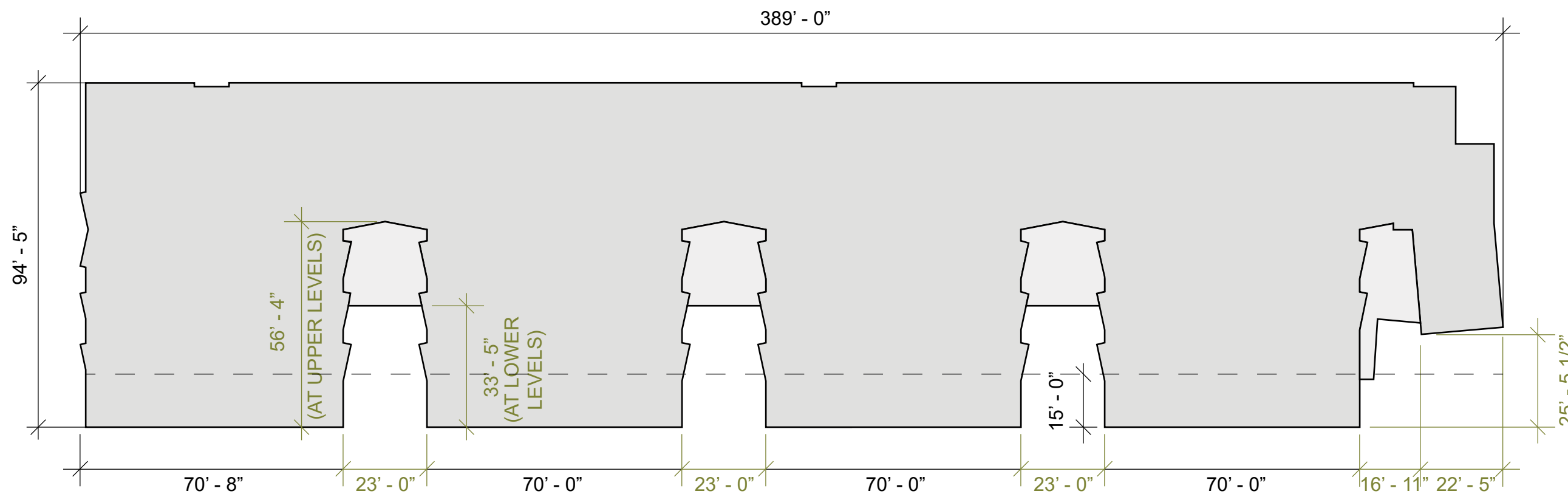
$$\begin{aligned} & (70'-8" \times 0') + (23'-0" \times 15'-0") + (70'-0" \times 0') \\ & + (23'-0" \times 15'-0") + (70'-0" \times 0') + (23'-0" \times 15'-0") \\ & + (70'-0" \times 0') + (16'-11" \times 15'-0") + (22'-5" \times 15'-0") \\ & = 1,625 \text{ SF} / 389'-0" = 4.18' \end{aligned}$$

**4.18' AVG. SETBACK**

**VISUAL PROS:**

PL3-C2 - Visibility: Maximize visibility into the building interior

PL2-B1 - Eyes on the 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 code requires an average of 8' setback above 65' along the street frontage, a total void area of 3,112 SF. We are proposing an average setback of 4.18' with a total void area of 1,625 SF. Given the unique dimensions of the site (at its largest, 94'-5" x 389'-0") a departure from this requirement will result in a more functional and efficient building layout. The design already takes into account modulation on a large scale incorporating multiple courtyards throughout. These four courtyards effectively break down the building massing along Rainier Ave S much more effectively than an eight foot setback at the 8th floor level. This is demonstrated in the first two massing options, which do not seek a departure from this setback, but result in a much more massive presence along Rainier Ave. S.