3710
S Angeline St

Seattle, WA 98118

#3036647

Administrative Design Review

Design Review Recommendation

12.15.2020

studio MENG STRAZZARA



PROJECT INFORMATION

Project Address

3710 S Angeline St
Seattle, WA 98118

SDCI Project #

3036647

DRB

Administrative

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3.0

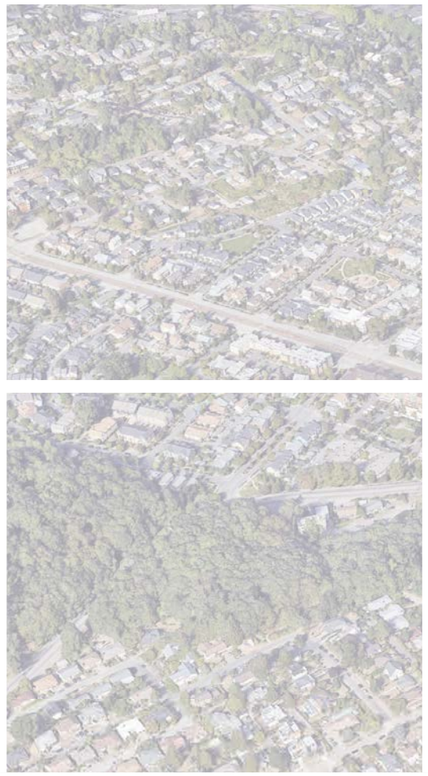
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PROPOSAL












3.0 PROPOSAL
4.0 SUMMARY CONTEXT ANALYSIS
5.0 EXISTING SITE CONDITIONS
6.0 ZONING DATA
7.0 COMPOSITE SITE PLAN
8.0 ITEMIZED RESPONSE TO EDG
9.0 FLOOR PLANS
10.0 COMPOSITE LANDSCAPE / HARDSCAPE PLAN
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18.0 OTHER

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3.0 project summary
PROPOSAL

PROJECT INFORMATION

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

The project site is located at the at northeast corner of Rainier Ave S and S Angeline St, just outside of the historic Columbia City Landmark District. Due to the non-orthogonal orientation of Rainier, an obtuse angle is created at the corner of the site allowing for high-visibility particularly when traveling north on Rainier. This pattern language created by the streetscape is reflected in building forms along Rainier, with northeast and southwest wide-angled corners and northwest and southeast acute corners.

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

PROJECT DATA

Residential Units
73-78

Commercial
3,500 - 4,500 sf

Parking
84-90 structured stalls

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16.0 BUILDING SECTIONS
17.0 DEPARTURES
18.0 OTHER



KEY

Project Property

0 150 300

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4740

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SUMMARY CONTEXT ANALYSIS



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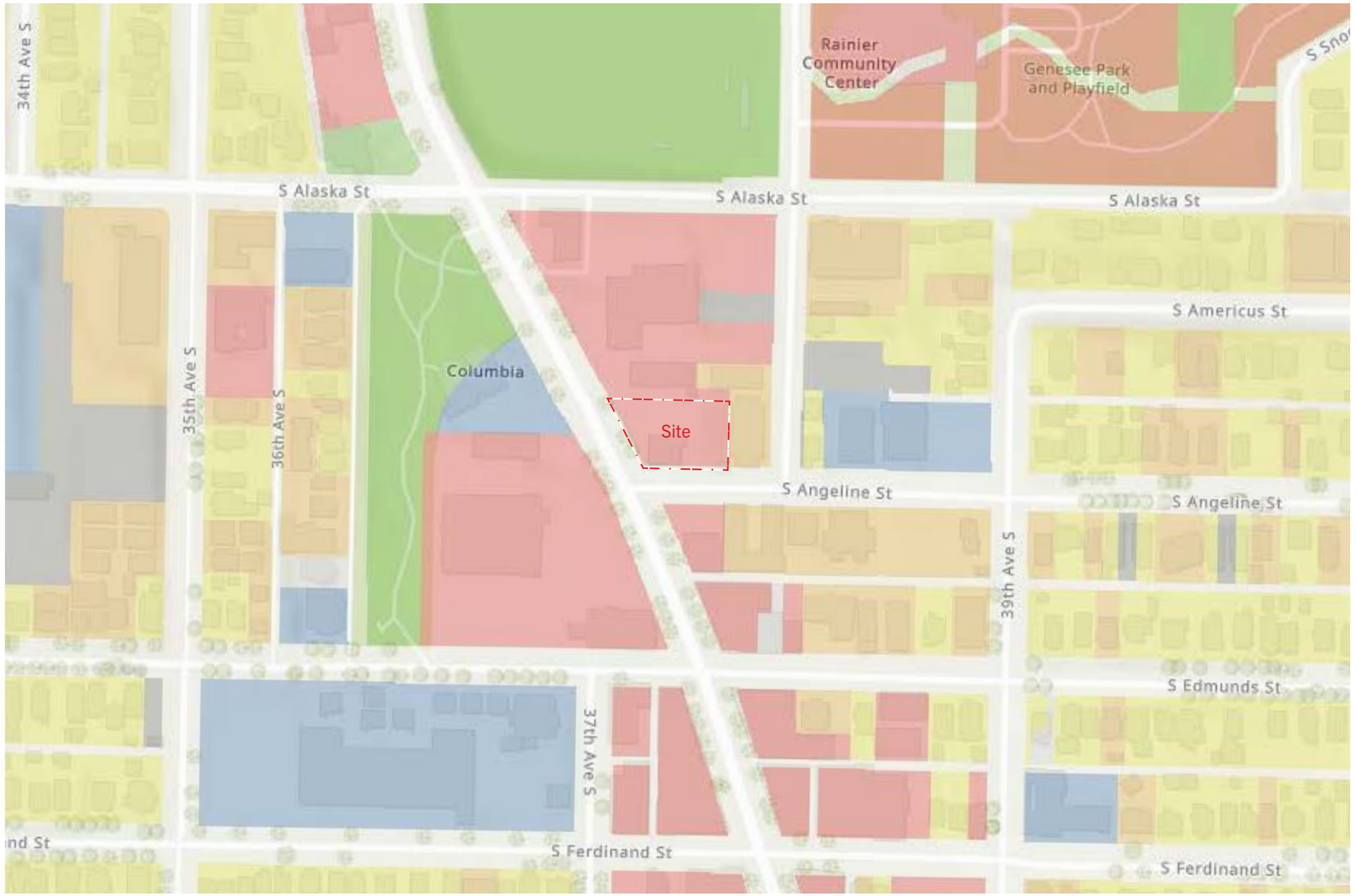
4.0 land use
SUMMARY CONTEXT ANALYSIS

COMMERCIAL / MIXED-USE

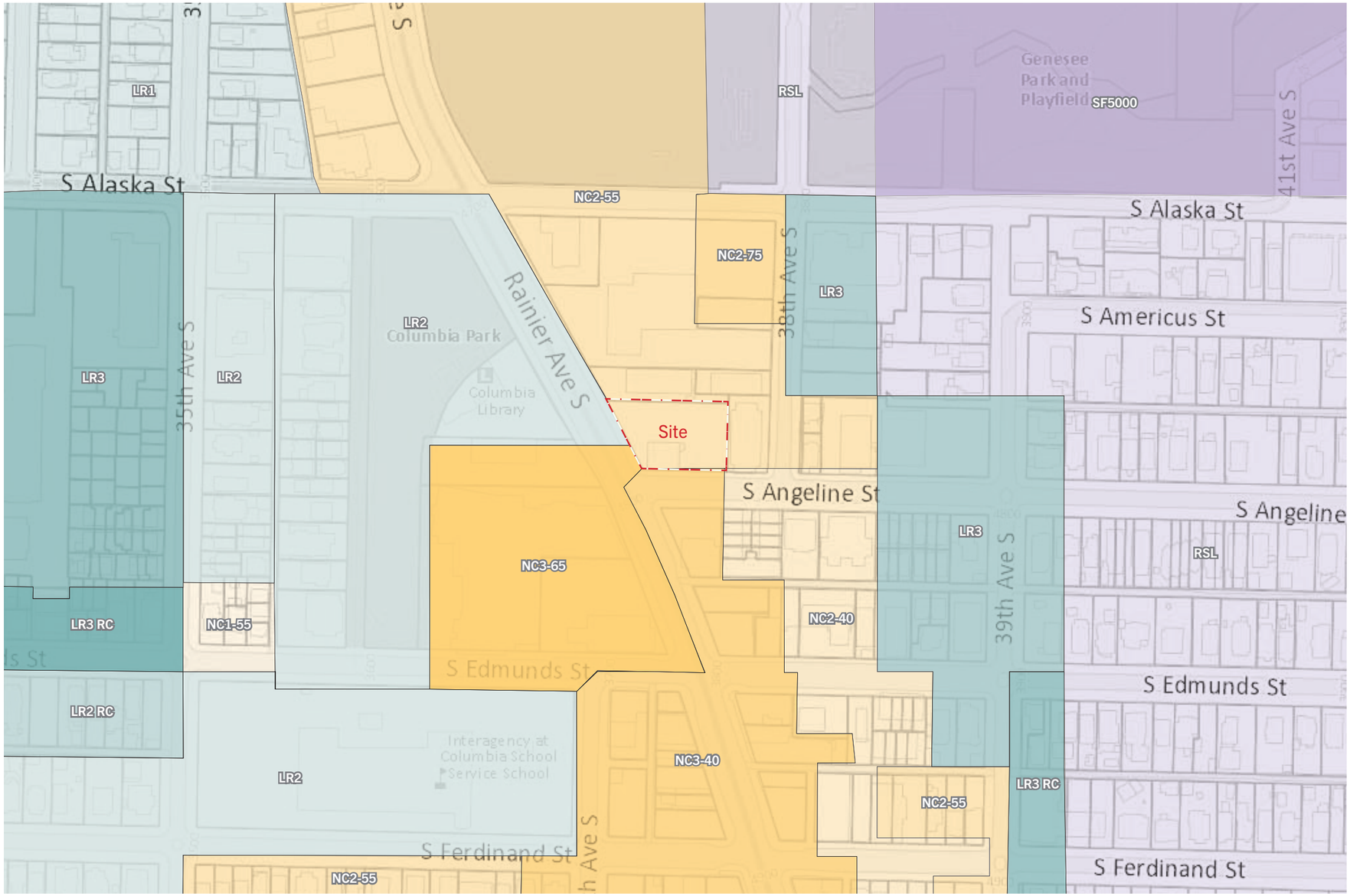
The project site is zoned for commercial and mixed-use development.

KEY

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



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Project Property

0 75 150 300 FT

N

NEIGHBORHOOD COMMERCIAL 3

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

KEY

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

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EXISTING SITE CONDITIONS



















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5.0 structures footprints + uses
EXISTING SITE CONDITIONS

KEY

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

restaurant, table service

1 1-story

day care center

2 1-story

apartment

3 2-stories

multiple residence (low rise)

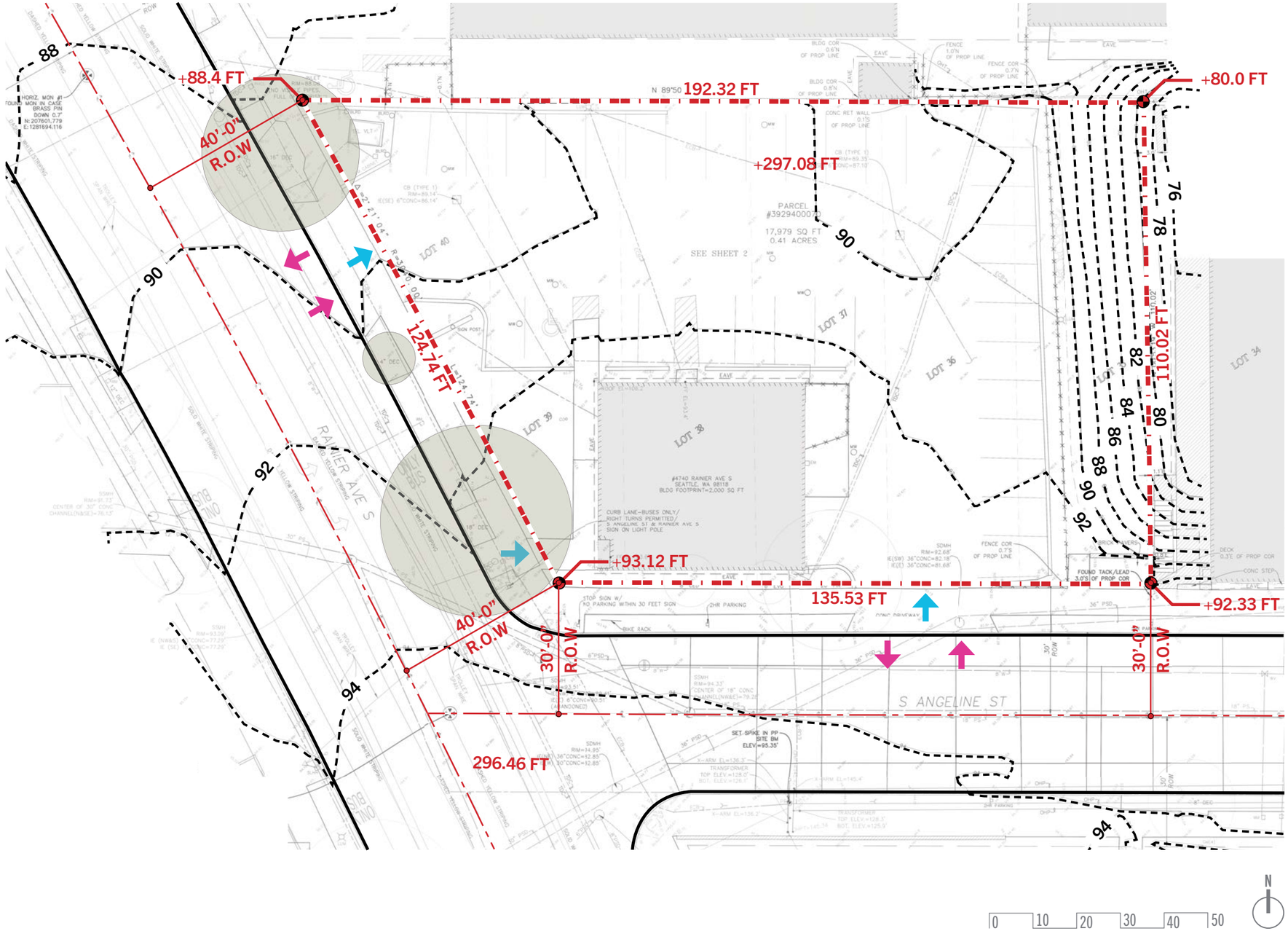
4 3-stories





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EXISTING SITE CONDITIONS



SURVEY

LEGAL DESCRIPTION

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

KEY

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

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ZONING DATA

















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6.0 ZONING DATA

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23.47A.004
Uses (Table A)

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

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

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

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

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

23.47A.008.A.2
Blank Facades

b. Blank segments of the street-facing facade between 2 feet and 8 feet above the sidewalk may not exceed 20 feet in width.

c. The total of all blank facades segments may not exceed 40 percent of the width of the facade of the structure along the street

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

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

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

23.47A.008.B.2
Transparency

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

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

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

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

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

23.47A.010
Maximum Size of Non-Residential Use

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

23.47A.012
Structure Height

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

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

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

23.47A.014
Setback

0' (not adjacent to residential zone)

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

55ft- 1.5 Min
3.75 Solely
3.75 all uses

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COMPOSITE SITE PLAN

















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7.0 COMPOSITE SITE PLAN

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ITEMIZED RESPONSE TO EDG

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1. Massing Options

a. Staff appreciates how option #3 provides a strong massing response to the street corner, the sensitivity shown to the north and eastern neighbors by pulling back the massing, and the ground floor arrangement of uses. Staff supports this massing option as the basis for further refinement.

DC2-A-1 Site Characteristics and Uses
CS2-C-1 Corner Sites

Response:

The preffered massing option #3 has been further refined to respond to the surrounding context.

b. Staff finds that the break in the parapet along Rainier Avenue and S Angeline Street is not sufficient to break down the bulk of the long facades. Provide a legible massing break along these facades.

DC2-A Massing

Response:

The massing break along Rainier Avenue and S Angeline St has been further increased to differentiate the massing and break-up the perceived bulk of these facades.

c. Staff also provides guidance to study a break in the ground level massing at the residential lobby to allow more generous pedestrian space.

PL1-A-2 Adding to Public Life
PL3-B-2 Pedestrian Volumes
PL3-A Entries

Response:

A recess was added at the ground level to align with the massing break and material change in the levels above. Due to the scale of this project, the recessed entry was broken up into two spaces. A wide residential area is provided at the main entrance door. A fenced area has been added to provide a more intimately sized entry and to create a nice indoor/outdoor space.

d. There is precedent in the Columbia City neighborhood of a chamfered massing at the corner. At the Recommendation phase, provide study of chamfering the corner of the massing.

CS3-A Emphasiz Positive Nbhrd Attributes
DC2-C-3 Fit With Neighboring Buildings

Response:

The design team revisited corner massing precedents within the Columbia City neighborhood. The project has two visually prominent corners. One located at the NW corner of the site (acute angle) on Rainier Ave S. and one located at the SW corner of the site facing the Rainier Ave S and S Angeline St. intersection (obtuse angle). There is only one building, located at the SE corner of Rainier Ave S and S Ferdinand St, with a chamfered massing at the corner. The building at the NW corner of Rainier Ave S and S Ferdinand St. has a filleted corner. Both of these building corners meet at acute angles.

The proposed NW corner of the project has a chamfered massing which offers an element of visual relief and interest. The proposed SW corner proposes a massing which strongly meets the street edge. This precedent is established by buildings within the Columbia City neighborhood that meet Rainier Ave S at obtuse angles.

2. Arrangement of Ground Floor Uses

a. Staff supports the arrangement of the ground floor uses including the placement of commercial space along the Rainier Ave frontage, the residential entry along S Angeline St, and pushing trash storage and driveway access away from the intersection along S Angeline St.

DC1-A Arrangement of Uses

Response:

The general arrangement of uses has been maintained during the design development.

b. Staff is concerned with the proximity of the driveway entry and trash storage location to the residential entry. Take care to mitigate any potential impacts of vehicle access and trash collection adjacent to the entry through the façade composition, landscaping, and other design strategies.

DC1-B-1 Access Location and Design

Response:

The portion of frontage for solid-waste use is kept to a minimal amount of frontage. This small utility frontage is clad with smooth concrete and a proposed green wall. A landscaping strip with aluminum wire trellis is proposed to allow a full green-screen and enhance the pedestrian environment.

3. Architectural Concept and Response to Context

a. Staff appreciates the context analysis included in the EDG packet and prioritizes design guidelines CS3-A and DC2-C-3. Continue to study how the proposal can incorporate elements and secondary details which respond to the character of the Columbia City Historic District. Include articulation and depth at windows and between material changes.

CS3-A Emphasiz Positive Nbhrd Attributes
DC2-C-3 Fit With Neighboring Buildings

Response:

The design team has included architectural facade details and secondary elements to directly respond to the character of the Columbia City Historic District. Some of these include brick window frame detailing, recessed brick at columns, metal balconies, pedestrian-scaled materials at storefront openings, wood ceilings at building overhangs, canopies, and metal balconies.

b. Staff supports the design direction indicated in the charactering rendering on pg. 90 of the EDG packet, specifically the prominent use of brick cladding and the façade depth created by inset windows and simple brick detailing. Include these materials and depth as the design develops.

CS3-A Emphasiz Positive Nbhrd Attributes
DC2-C-3 Fit With Neighboring Buildings
DC2-C-1 Visual Depth and Interest

Response:

The prominent use of brick cladding is utilized as the primary cladding material on Rainier Ave S and S Angeline St. Detailing of the brick design is included in the proposed design.

c. The EDG packet identified recessed entries as a prominent element in the Columbia City Historic District (pg. 41). Study how this can be incorporated

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at the commercial spaces along Rainier Ave.

CS3-A Emphasize Positive Nbrhd Attrbutes
DC2-C-3 Fit With Neighboring Buildings
PL3-A Entries

Response:

The recessed entries into commercial spaces have been added to match the precedent imagery studied in the packet and the character rendering from the EDG packet.

---

d. Staff is concerned that the loft-inspired glazing indicated in the character rendering may not fit the context. Staff supports large windows and encourages further study of neighborhood glazing examples as the project is further developed.

CS3-A Emphasize Positive Nbrhd Attributes
DC2-C-3 Fit With Neighboring Buildings

Response:

The large glazed openings are designed to separate the proposed architecture from the surrounding historic context. Careful detailing of the brick masonry around the openings will help to blend the new contemporary building with the edge of the Columbia City Historic District.

---

e. Different examples of balconies are included in the context analysis and precedent images (pg. 25, 88, 89). At the Recommendation phase, provide study of how different balcony options could be incorporated to the massing.

CS3-A Emphasize Positive Nbrhd Attributes
DC2-C-3 Fit With Neighboring Buildings
DC2-C-1 Visual Depth and Interest

Response:

The design team further studied balcony precedents for the project. The addition of projecting balconies along the right-of-way frontage will serve to provide added depth and interest within these street facing facades.

---

f. Staff notes that the north façade will be highly visible. The material application and detailing of the Rainier Ave façade should wrap onto the north façade until the massing break.

DC2-B-1 Façade Composition

Response:

The brick material has been extended to create visual continuity of materials at the northwest corner. The material transition occurs at the north stair which highlights the material change with a shift in the massing.

---

g. While Rainier Avenue is a busy, commercial street, the character of S Angelina Street is much quieter and transitions to residential use. The treatment of these two facades should respond to the different street characters and create a transition to a residential texture along S Angeline St and the east façade.

DC2-A-1 Site Characteristics and Uses

Response:

A key design goal of the project is to create a simple, elegant façade that is visually harmonious. Because of the unique angle of the street frontages both facades are more visually connected and strive for similarities in material application and detailing. The application of the durable brick skin is continued to the edge of Angeline intentionally to show respect for both important street frontages. The transition in material occurs once the massing wraps towards the east property line creating a distinct application of materials to the street and non-street facing facades.

---

4. Adjacencies

---

a. Staff is concerned with potential impacts to the eastern and northern neighbors. Thoughtfully develop these facades with modulation and articulation to break down the overall massing, create a residential scale, and incorporate landscaping to mitigate impacts. At the Recommendation phase provide view and privacy studies.

CS2-D-5 Respect for Adjacent Sites
DC2-A-1 Site Characteristics and Uses

Response:

Elevated bioretention planters, landscaping plants and trees, provide screening and relief to the neighboring properties to the north and east. Large continuous setbacks and a deep courtyard provide visual relief to the neighbors. Privacy and project relationships are shown in the sections provided in this packet.

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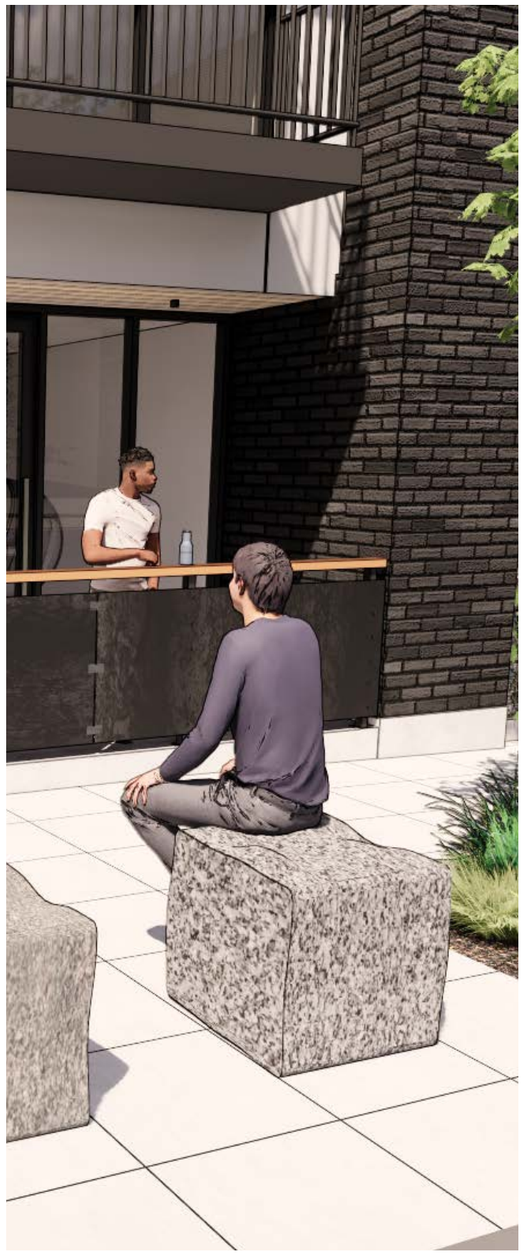


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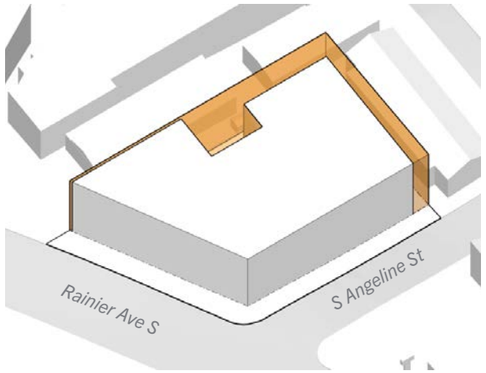






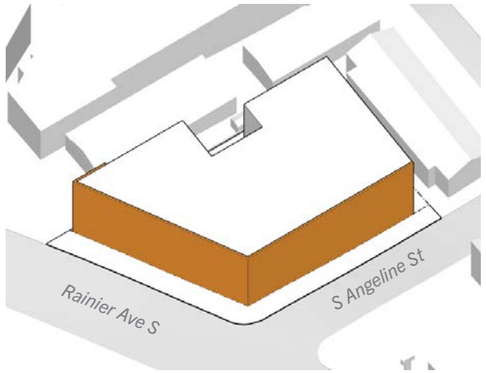
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8.0 option 3 design evolution
ITEMIZED RESPONSE TO EDG



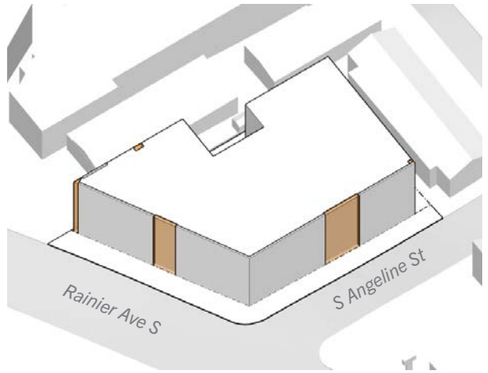
1. Setbacks + Courtyard

Building setbacks and relief are carved from north and south property lines.



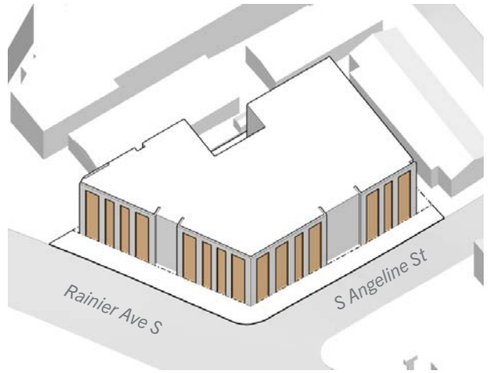
2. Proud Frontage

Majority of building massing pushes to right-of-way frontages and warrants high livel of detail and quality building materials.



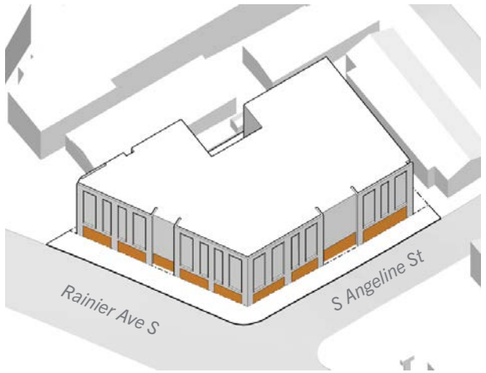
3. Breaking Down The Mass

A centralized massing setback and material change along Rainier Ave S. and S Angeline St. help to reduce the visual scale of the massing along each right-of-way frontage.



4. Designate Grid

Fenestration elements stack vertically to create a simple, prominent grid. The vertical elements will consist of high-quality material (brick) detailed thoughtfully to subtly allude to the historic character of the adjacent Columbia City Landmark District.



5. Activate Ground Level

Ground level activated with transparency. Commercial use placed on entire Rainier frontage and wraps onto S Angeline. Central residential entry aligns with massing break above. Vehicle and service use placed furtherest from pedestrian zone.



6. Dilineate Entries / Exits

Pedestrian entries recessed into building to match other entries found along Rainier. The building overhang provides additional weather protection and an inviting space for pedestrians. The vehicle entry is pulled back to provide space for cars to cue and enhance safety.



7. Balconies + Canopies

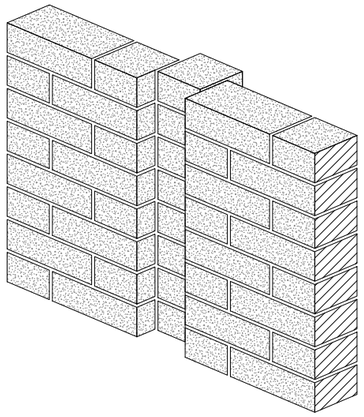
Balconies are added the units to add depth to the build facade and provide access to light and air. Canopies along Rainier and a portion of S Angeline St provide weather protection and highlight the commercial base.



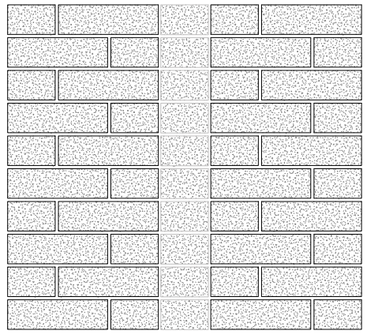
8. Proposal

The resulting proposal takes into account surrounding context to create a dynamic mixed-use building. The use of high-quality materials and thoughtful detailing will create a timeless building.

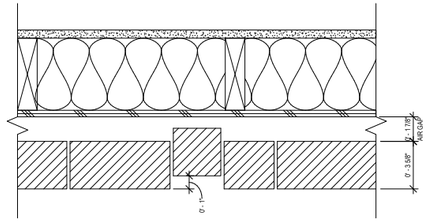
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ISO VIEW



ELEVATION VIEW



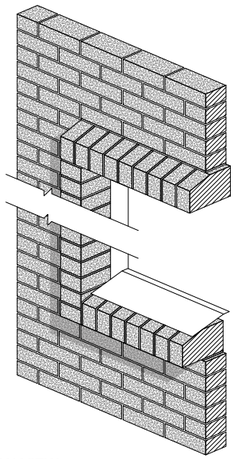
SECTION PLAN VIEW



Brick Apertures

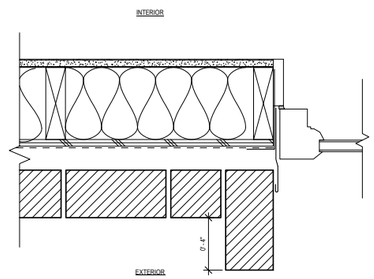
'The Flynn' in East Chelsea New York City is an inspiration for the design. The detailing technique at the brick apertures help in breaking down the mass of the facade and create a uniform order to the cadence of the building exterior.

① BRICK REVEAL DETAILS
3" = 1'-0"

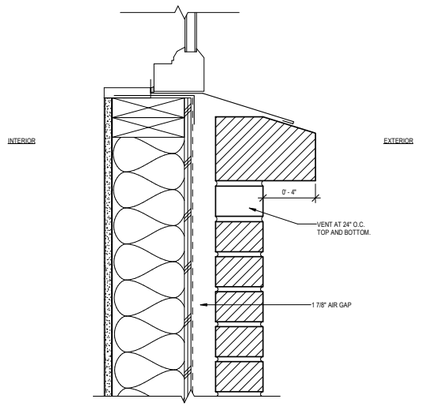


AXON VIEW

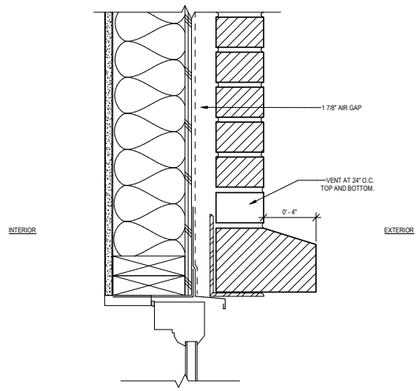
② BRICK WINDOW DETAILS
3" = 1'-0"



⑤ VYNIL WINDOW JAMB @ BRICK
3" = 1'-0"



④ VYNIL WINDOW SILL @ BRICK
3" = 1'-0"



③ VYNIL WINDOW HEAD @ BRICK
3" = 1'-0"

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FLOOR PLANS

















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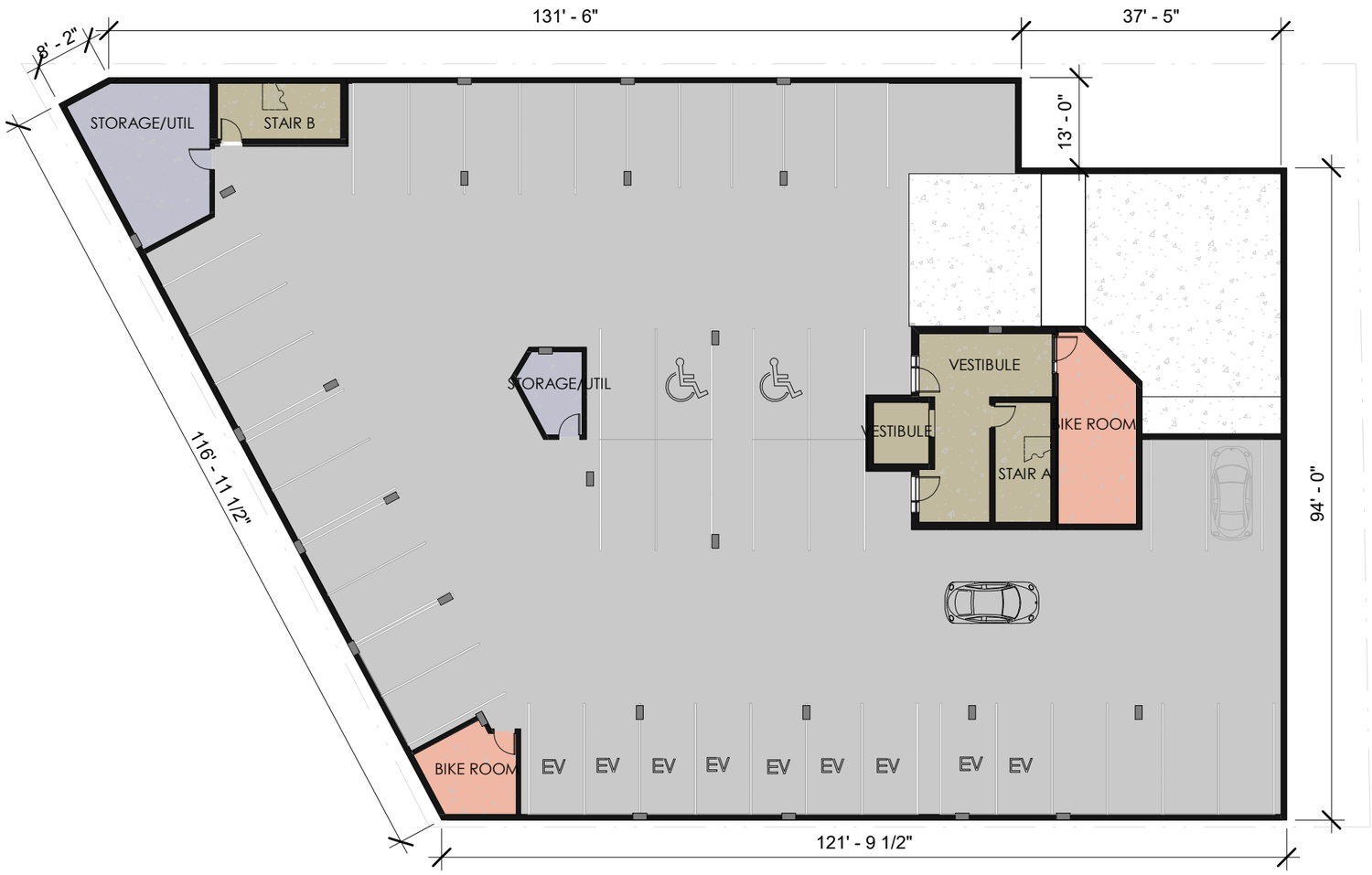
9.0 P2
FLOOR PLANS

PROGRAM

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

ACCESS

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



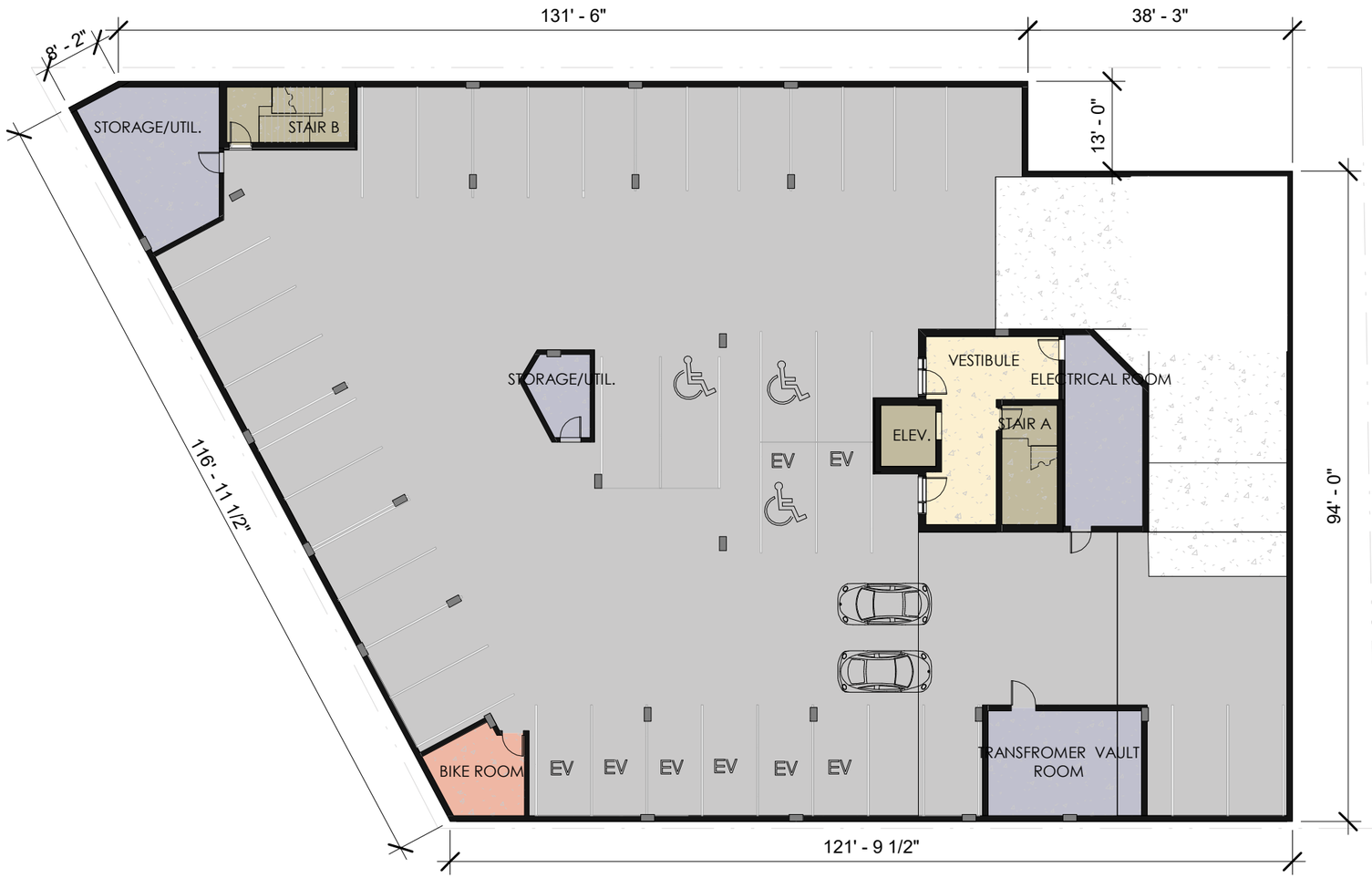
0 5 10 20 40

N

PLAN PARKING 2

KEY SECTION

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PROGRAM

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

ACCESS

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

0 5 10 20 40

N

PLAN PARKING 1

KEY SECTION

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9.0 level 1
FLOOR PLANS

PROGRAM

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

ACCESS

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



DEPARTURE REQUEST:
SAFETY MEASURES IN LIEU OF SITE TRIANGLE: MIRROR AND STROBE ALIGN WITH EXIT LANE; NON-AUDIBLE ALARMS.

0 5 10 20 40

N

PLAN LEVEL 1

KEY SECTION

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PROGRAM

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

ACCESS

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

0 5 10 20 40

N

PLAN LEVEL 2-5

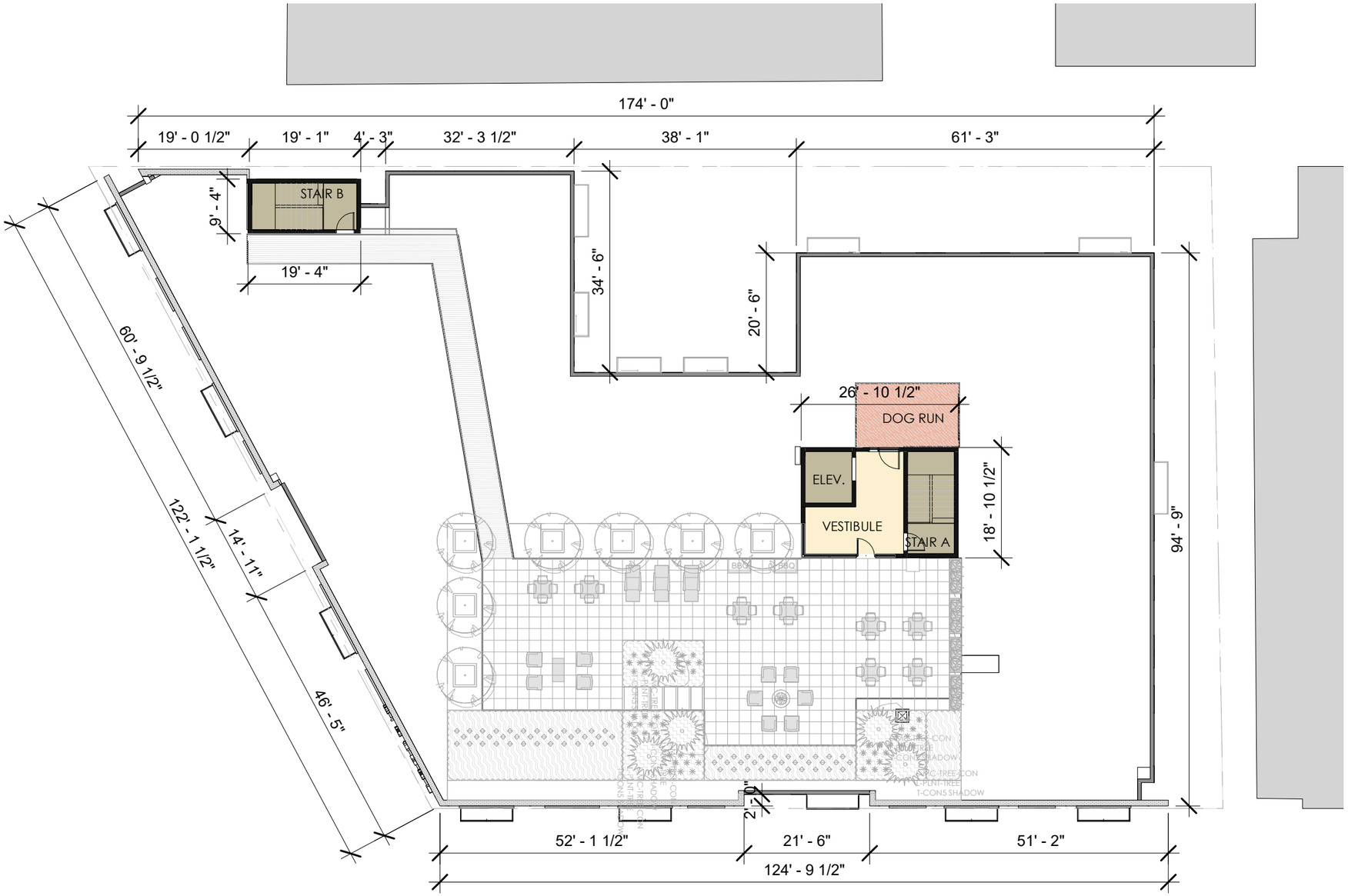
KEY SECTION

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9.0 FLOOR PLANS

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PROGRAM

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

ACCESS

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

0 5 10 20 40

N

PLAN LEVEL ROOF

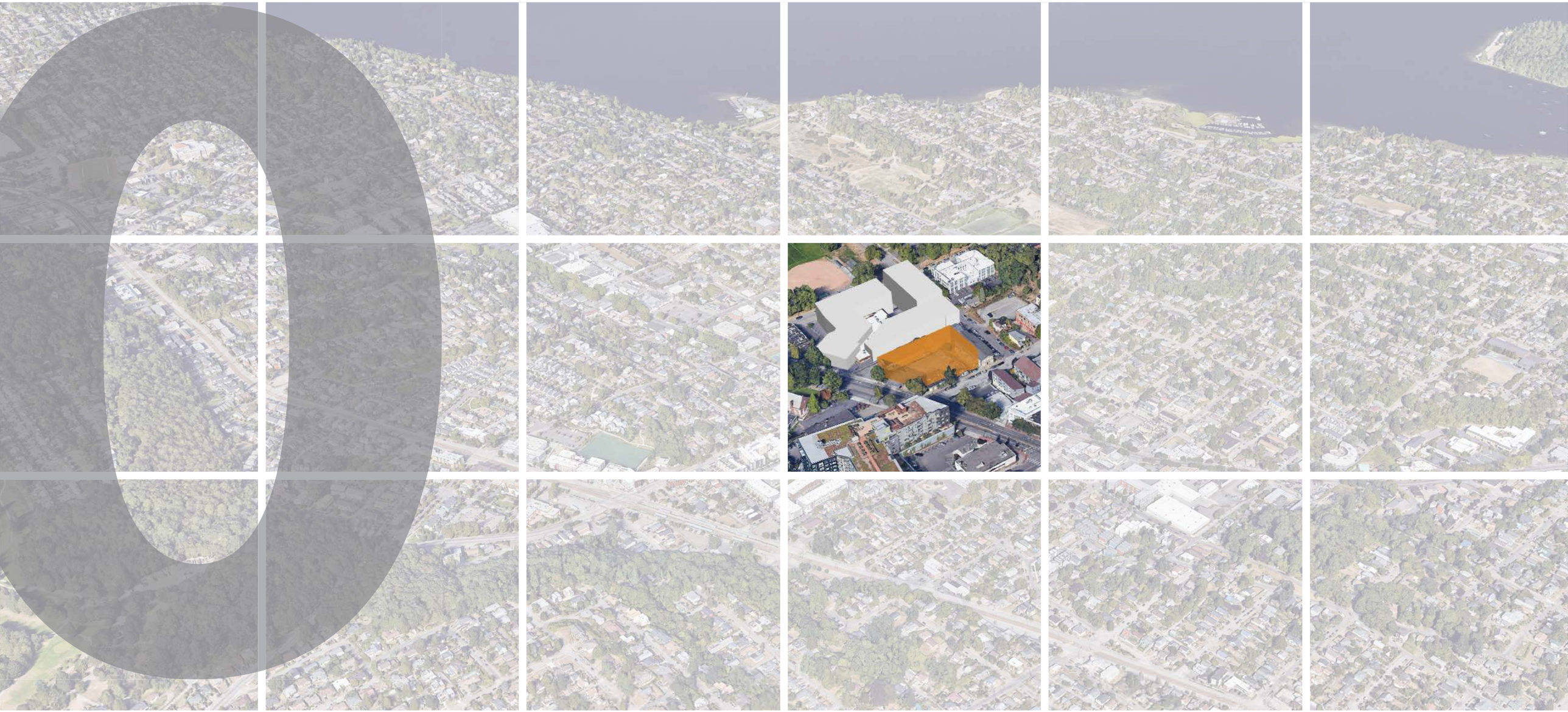
KEY SECTION

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10.

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COMPOSITE LANDSCAPE / HARDSCAPE PLAN



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COMPOSITE LANDSCAPE / HARDSCAPE PLAN




seatcubes


retail spills over onto sidewalk


courtyard gather spot


Courtyard and bioplanter

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COMPOSITE LANDSCAPE / HARDSCAPE PLAN



CONCRETE PAVERS
24"X24" HYDRAPRESSED SLABS
W/APPIAN WAY PEDESTAL SYSTEM
COLOR/FINISH: TEXADA - NATURAL
BY ABBOTSFORD CONCRETE PRODUCTS 1.800.663.4091
PEDESTAL SYSTEM
APPIAN WAY PEDESTAL SYSTEM
BY ABBOTSFORD CONCRETE PRODUCTS 1.800.663.4091

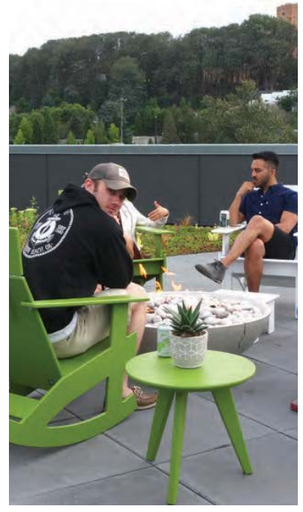
CONCRETE PAVERS
24"X48" HYDRAPRESSED SLABS, COLOR/FINISH: TEXADA - NATURAL, BY ABBOTSFORD CONCRETE PRODUCTS 1.800.663.4091
GREEN ROOF MULTILAYER SYSTEM
ADVANCED VEGETATIVE ROOF SYSTEM (AVRS)
BY COLUMBIA GREEN TECHNOLOGIES, INC. 503.684.9123.
INSTALL PER MFG. INSTRUCTION.

GREEN ROOF, SEE PLAN FOR DEPTHS


lounge


food spot


nice trees


fire and view

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PLANT LIST - ROOF

SYMBOL	BOTANICAL NAME	COMMON NAME
	ON-SITE TREES	
	PINUS CONTORTA V. 'CONTORTA' **	SHORE PINE
	PARROTIA PERSICA **	PERSIAN IRONWOOD
	SHRUBS	
	NANDINA DOMESTICA	HEAVENLY BAMBOO
	PERENNIALS - INSTALL IN SEDUM TILE MATS WHERE INDICATED	
	NASSELLA TENUISSIMA	MEXICAN FEATHER GRASS
	ACHILLEA 'KING EDWARD' **	'KING EDWARD' YARROW
	GREENROOF PLANTING	
	PREGROWN SEDUM MATS **, 5.25" SOIL DEPTH MIN., SEE PLAN FOR ADDITIONAL DEPTHS	
	MAROON/RED MIX	
	SUNRAY/YELLOW-BLUE MIX	

STREET TREES



Ulmus parvifolia 'Emer II'
Allee Elm



Nyssa sylvatica
Tupelo



Magnolia x loebneri
Loebner Magnolia

ROOF



Pinus contorta var. contorta
Shore Pine

SHRUBS



Cornus sericea 'Kelseyii'
Kelsey Redtwig Dogwood



Buxus microphylla 'Winter Gem'
Winter Gem Japanese Boxwood



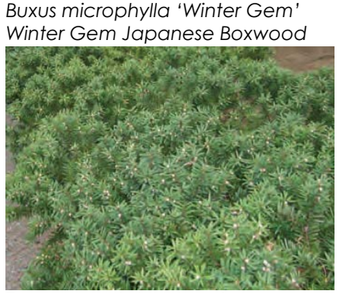
Ilex crenata 'convexa'
Japanese Holly



Parrotia persica
Persian Ironwood



Vaccinium ovatum
Evergreen Huckleberry



Taxus cuspidata 'Nana'
Dwarf Japanese Yew



Rhododendron 'Hino Crimson'
'Hino Crimson' Azalea



Nandina
Heavenly Bamboo

ACCENTS



Carex testacea
Orange Sedge



Penstemon 'Garnet'



Lonicera ciliosa



Greenroof with Achillea

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ELEVATIONS

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MATERIAL LEGEND

1 FCB 9" ShipLap
- a *charcoal*

2 FCB Panel
- a *white*
- b *charcoal*

3 Brick Modular
- a *Midnight Black*

4 Metal
- a *black*

5 Concrete
- *architectural finish*

6 Vinyl Window
- a *black*

7 Storefront
- a *black*

8 Ceramic Tile 4x4
- a *black*

9 Soffit
- *Stained Cedar "Birchwood"*

10 Green Screen
- *stainless wire trellis*

11 Garage Door
- *vented metal coiling door*

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MATERIAL LEGEND

1 FCB 9" ShipLap
- a *charcoal*

2 FCB Panel
- a *white*
- b *charcoal*

3 Brick Modular
- a *Midnight Black*

4 Metal
- a *black*

5 Concrete
- *architectural finish*

6 Vinyl Window
- a *black*

7 Storefront
- a *black*

8 Ceramic Tile 4x4
- a *black*

9 Soffit
- *Stained Cedar "Birchwood"*

10 Green Screen
- *stainless wire trellis*

11 Garage Door
- *vented metal coiling door*

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11.0 north ELEVATIONS



MATERIAL LEGEND

1 FCB 9" ShipLap

a *charcoal*

2 FCB Panel

a *white*
b *charcoal*

3 Brick Modular

a *Midnight Black*

4 Metal

a *black*

5 Concrete

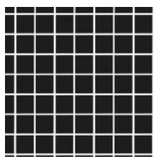
architectural finish

6 Vinyl Window

a *black*

7 Storefront

a *black*

8 Ceramic Tile 4x4

a *black*

9 Soffit

Stained Cedar "Birchwood"

10 Green Screen

stainless wire trellis

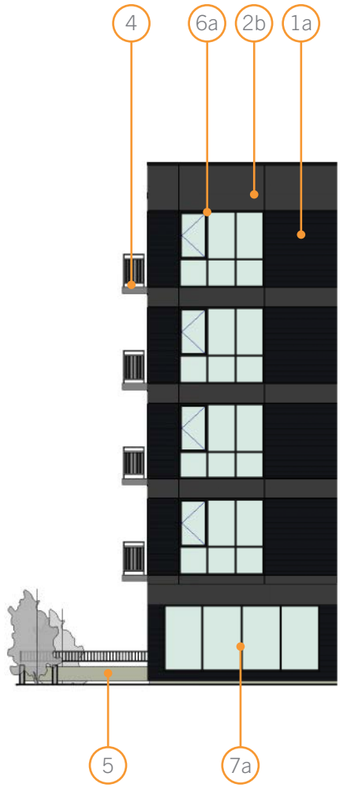
11 Garage Door

vented metal coiling door

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MATERIAL LEGEND

1 FCB 9" ShipLap
- a *charcoal*

2 FCB Panel
- a *white*
- b *charcoal*

3 Brick Modular
- a *Midnight Black*

4 Metal
- a *black*

5 Concrete
- *architectural finish*

6 Vinyl Window
- a *black*

7 Storefront
- a *black*

8 Ceramic Tile 4x4
- a *black*

9 Soffit
- *Stained Cedar "Birchwood"*

10 Green Screen
- *stainless wire trellis*

11 Garage Door
- *vented metal coiling door*

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MATERIAL LEGEND

1 FCB 9" ShipLap
- a *charcoal*

2 FCB Panel
- a *white*
- b *charcoal*

3 Brick Modular
- a *Midnight Black*

4 Metal
- a *black*

5 Concrete
- *architectural finish*

6 Vinyl Window
- a *black*

7 Storefront
- a *black*

8 Ceramic Tile 4x4
- a *black*

9 Soffit
- *Stained Cedar "Birchwood"*

10 Green Screen
- *stainless wire trellis*

11 Garage Door
- *vented metal coiling door*

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MATERIAL LEGEND

1 FCB 9" ShipLap	2 FCB Panel	3 Brick Modular	4 Metal	5 Concrete	6 Vinyl Window	7 Storefront	8 Ceramic Tile 4x4	9 Soffit	10 Green Screen	11 Garage Door
a *charcoal*	a *white* b *charcoal*	a *Midnight Black*	a *black*	*architectural finish*	a *black*	a *black*	a *black*	*Stained Cedar "Birchwood"*	*stainless wire trellis*	*vented metal coiling door*

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12.0

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MATERIAL AND COLOR PALETTE














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12.0 material board
MATERIAL AND COLOR PALETTE

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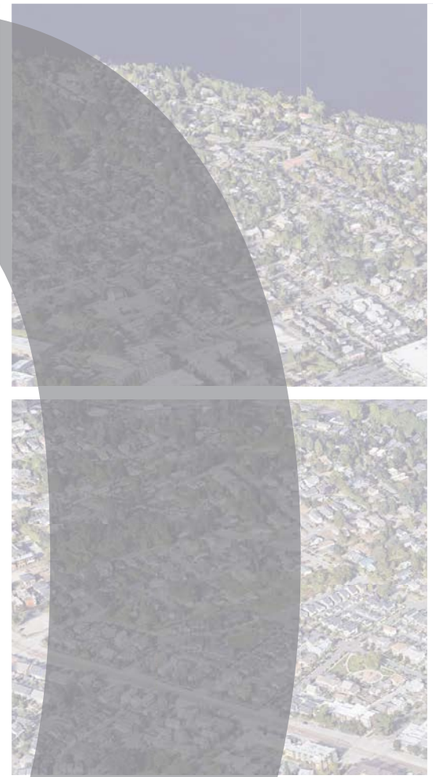


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13.

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RENDERINGS











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STREET VIEW *looking at southwest corner*

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STREET VIEW *looking at northwest corner*

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STREET VIEW *looking at southeast corner*

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PEDESTRIAN VIEW *looking south from northwest corner*

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PEDESTRIAN VIEW *looking north from rainier midblock*

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PEDESTRIAN VIEW *looking north from rainier midblock*

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PEDESTRIAN VIEW *looking south on rainier at southwest corner*

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PEDESTRIAN VIEW *looking west on angeline at southwest corner*

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PEDESTRIAN VIEW *looking north at residential entrance on angeline*

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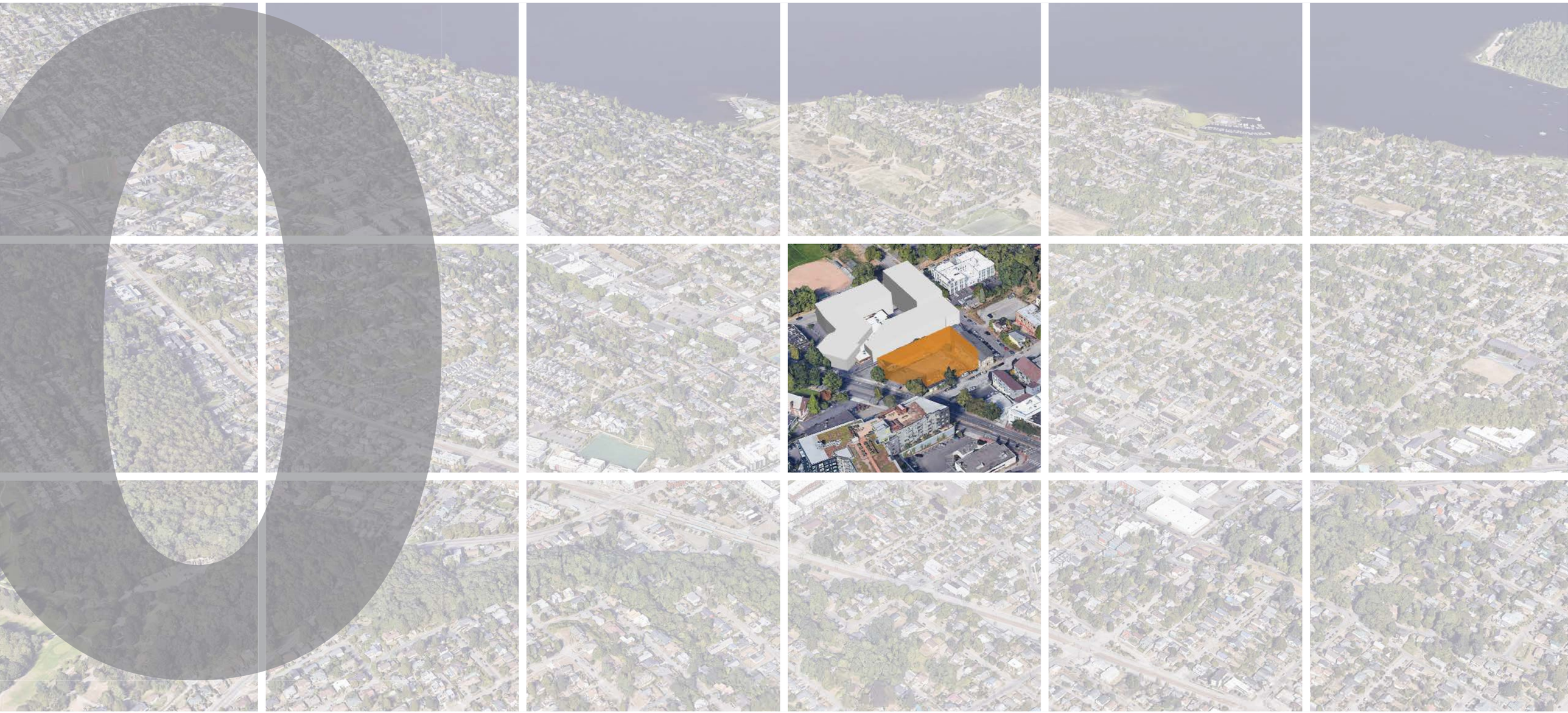
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14.

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EXTERIOR LIGHTING PLAN



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14.0 EXTERIOR LIGHTING PLAN

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EXTERIOR LIGHTING PLAN



1



wall sconce

2



direct/indirect lighting

3



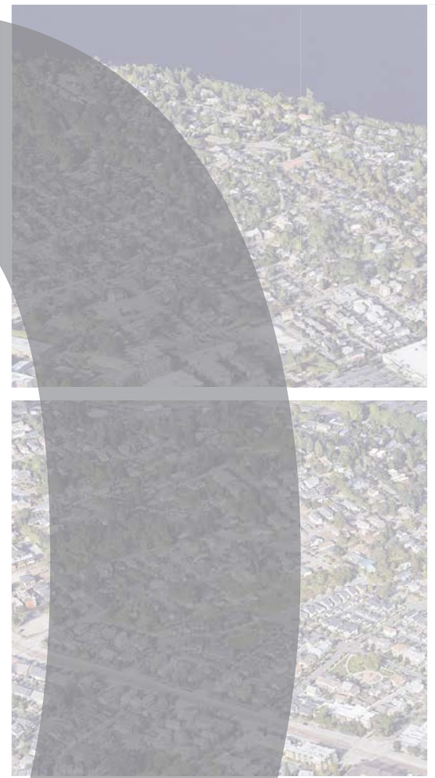
recessed ceiling mounted light

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15.

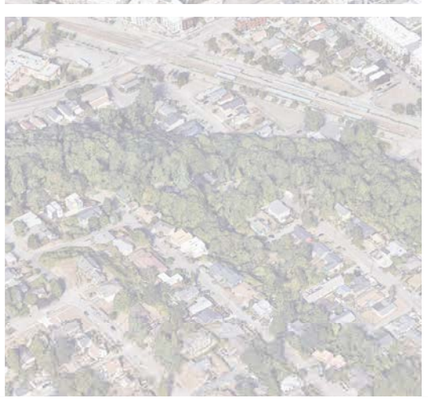
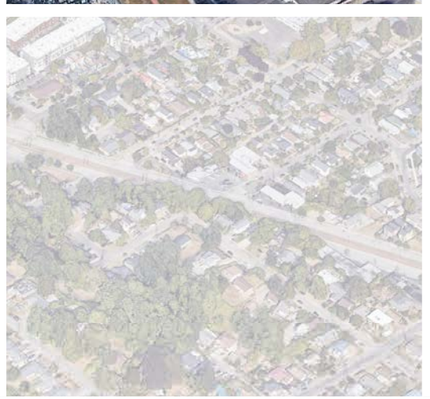
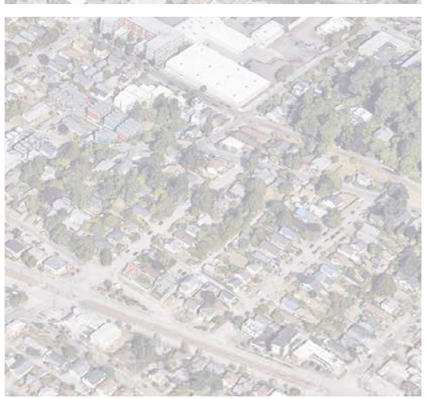
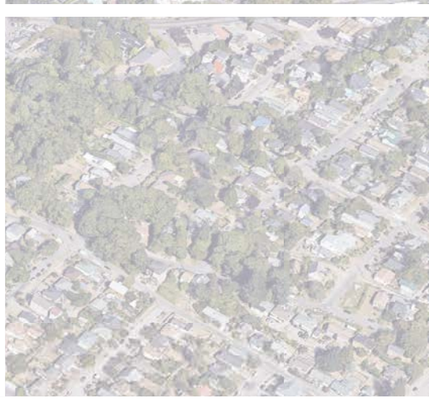
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SIGNAGE CONCEPT PLAN





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15.0 SIGNAGE CONCEPT PLAN

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SIGNAGE CONCEPT PLAN



1



primary building signage

2



secondary building signage

3



commercial signage

4



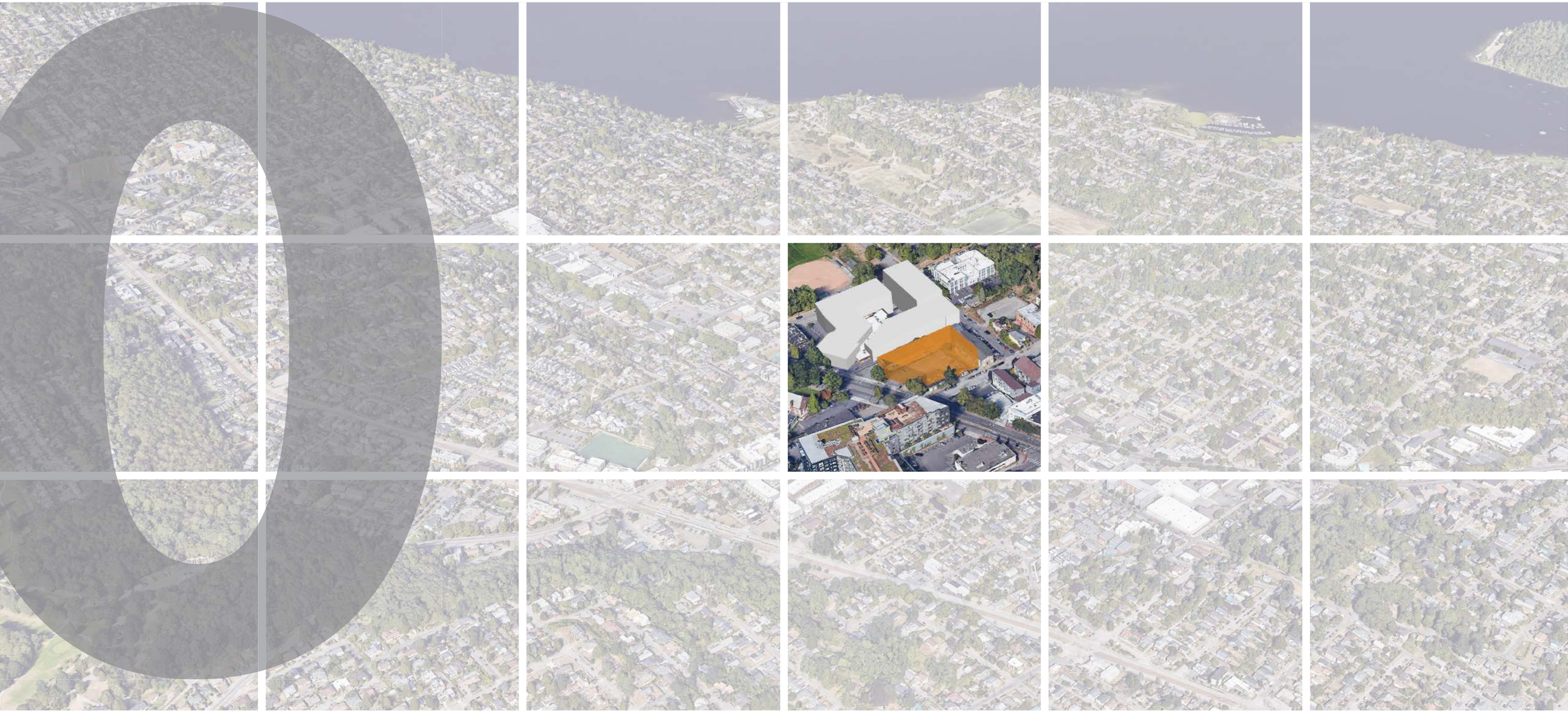
parking pedestrian and vehicule signage

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16.

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BUILDING SECTIONS

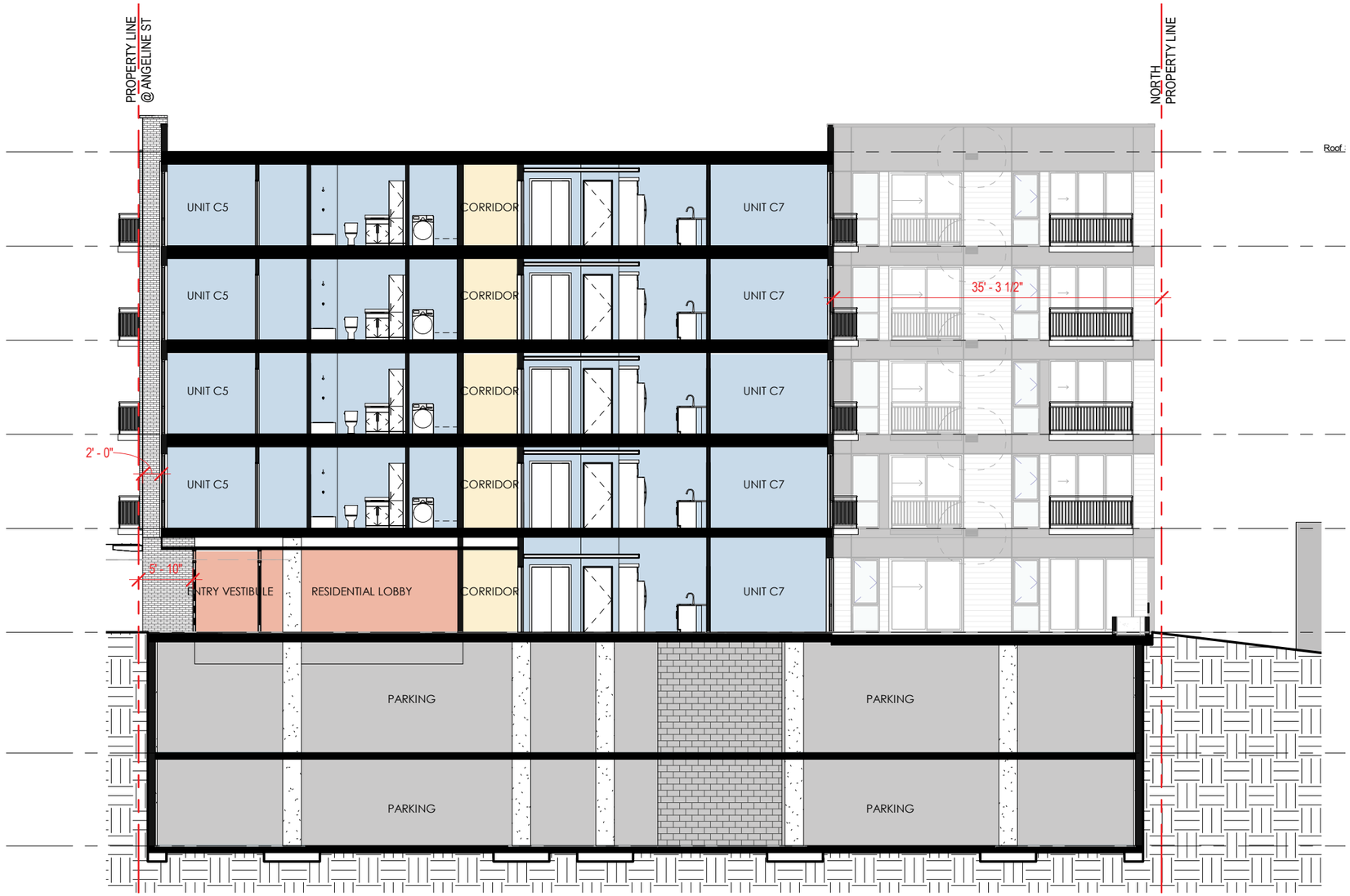


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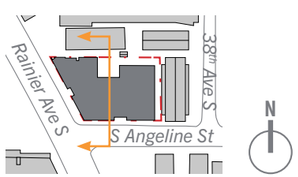
16.0 north-south BUILDING SECTIONS

PROGRAM

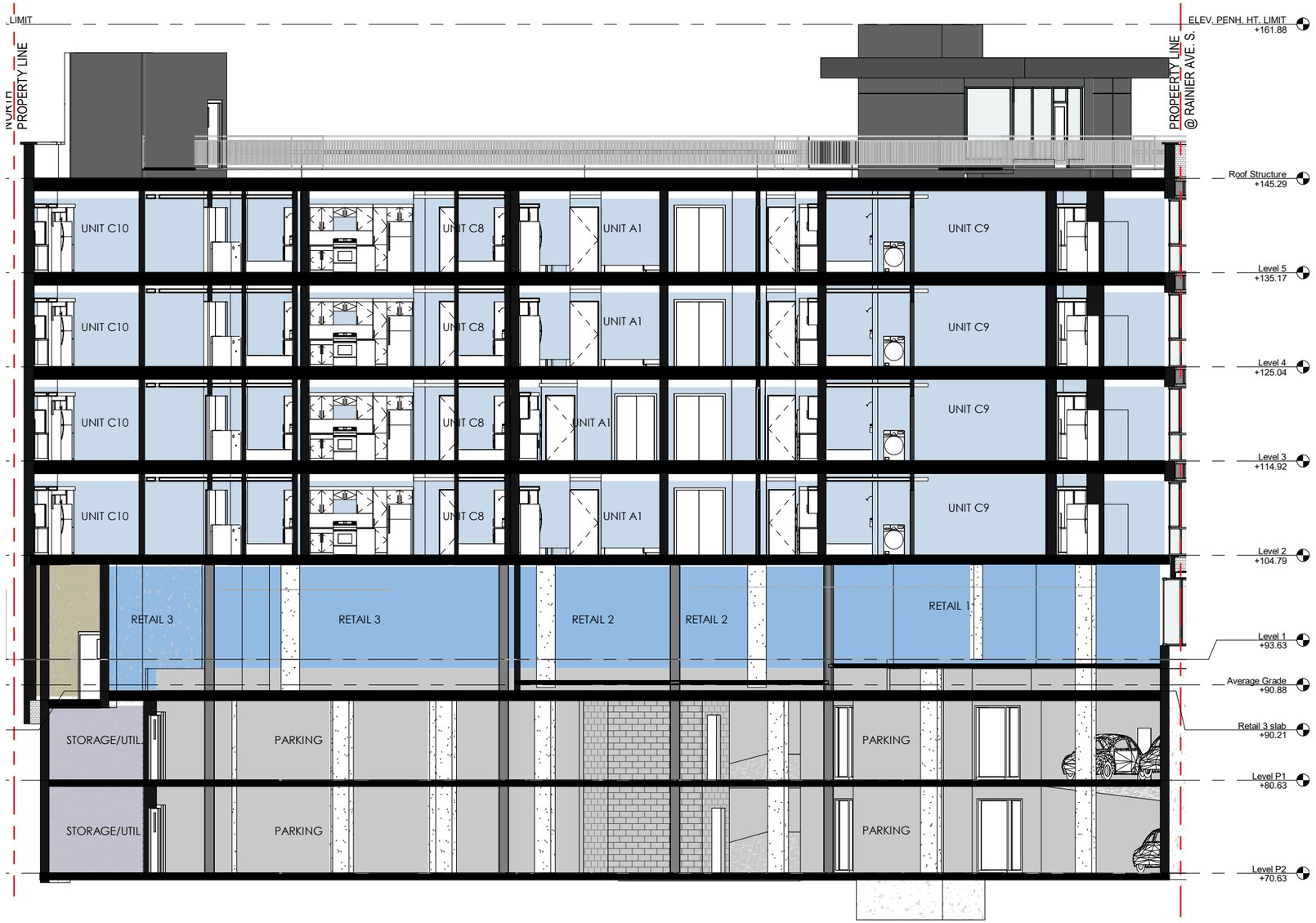
- building services / storage
- residential
- horizontal circulation
- vertical circulation
- amenity
- commercial
- parking
- trash



KEY PLAN



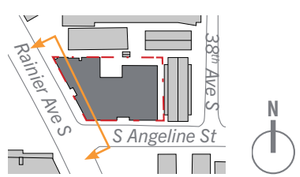
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PROGRAM

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

KEY PLAN

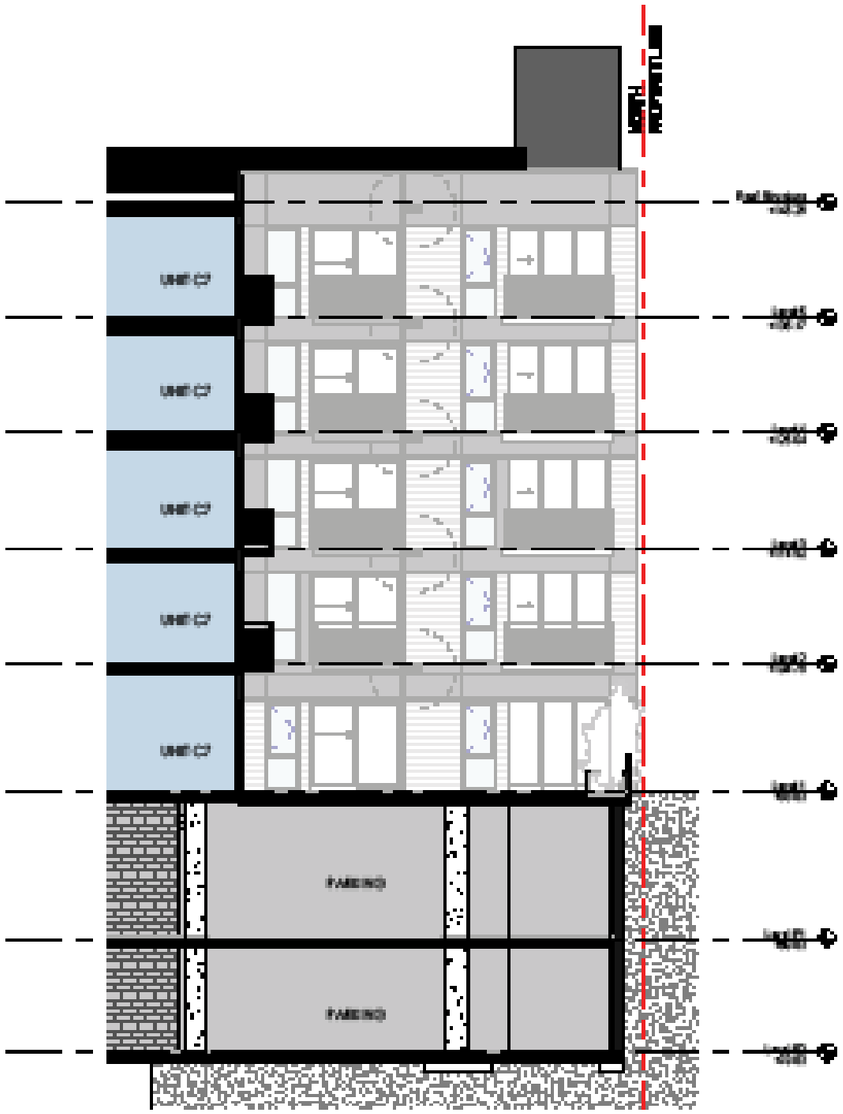


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16.0 north-south
BUILDING SECTIONS

PROGRAM

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

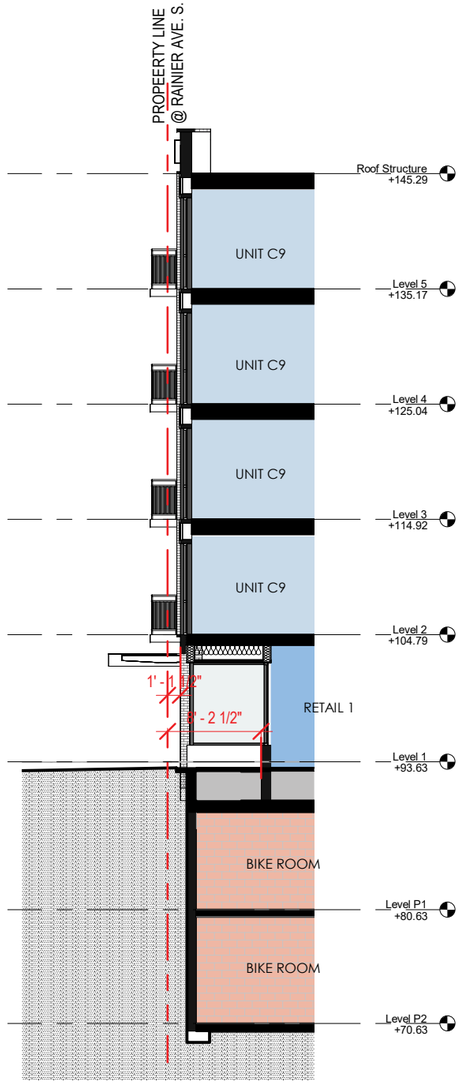


SECTION THRU COURTYARD

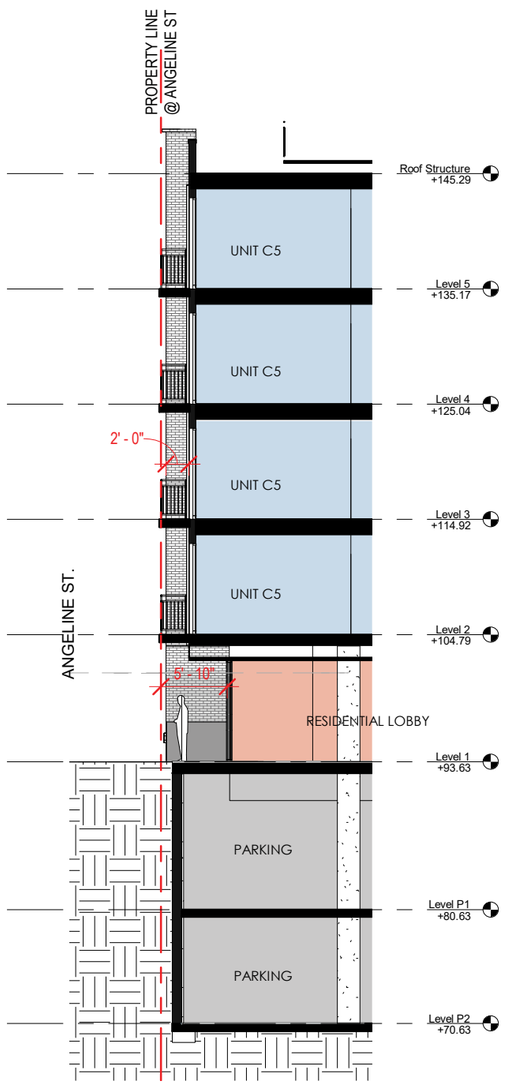
KEY PLAN



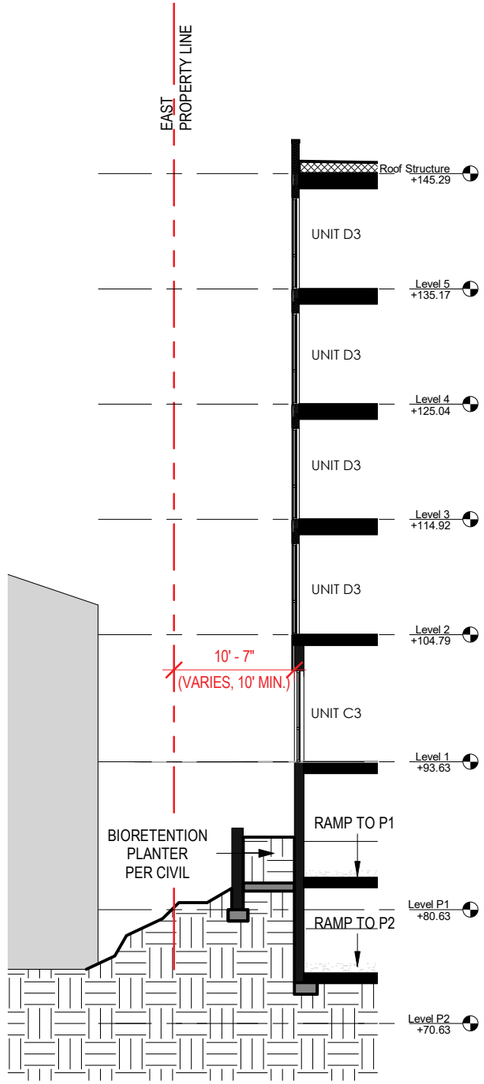
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SECTION THRU RETAIL 1



SECTION THRU RES. ENTRY

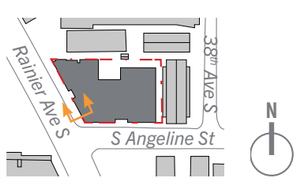


SECTION @ EAST PROPERTY LINE

PROGRAM

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

KEY PLAN



KEY PLAN



KEY PLAN

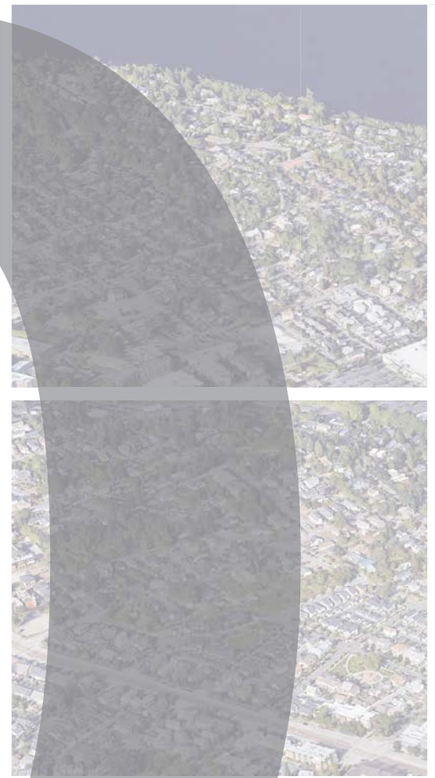


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17

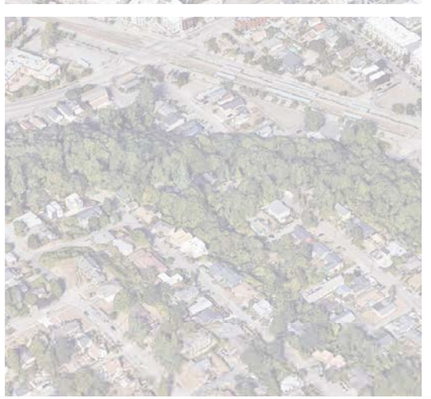
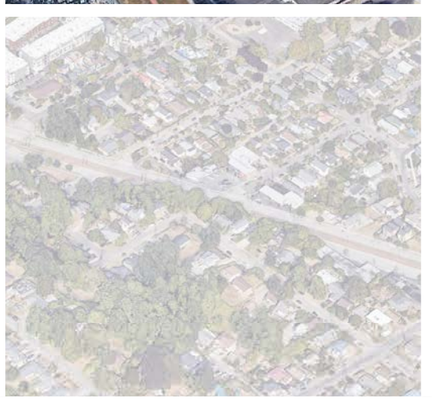
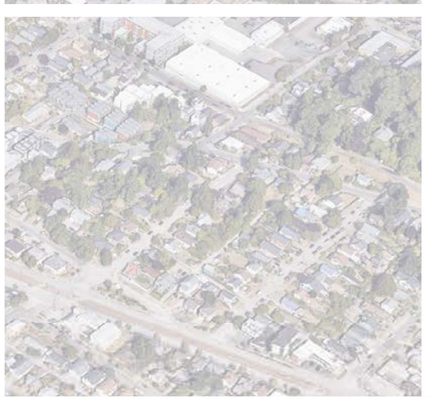
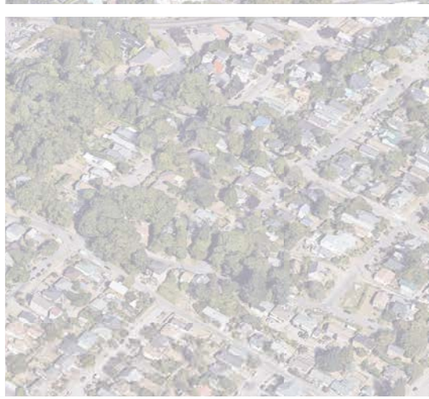
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DEPARTURES





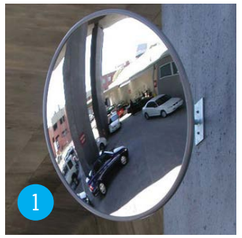
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17.0 departure request #1 - SMC 23.54.030.G.1 SIGHT TRIANGLE
DEPARTURES

STANDARD	REQUIRED	REQUEST	EXPLANATION	DESIGN GUIDELINE
1. SMC 23.54.030.G.1 SIGHT TRIANGLE	For exit-only driveways and easements, and two way driveways and easements less than 22 feet wide, a sight triangle on both sides of the driveway or easement shall be provided, and shall be kept clear of any obstruction for a distance of 10 feet from the intersection of the driveway or easement with a driveway, easement, sidewalk or curb intersection if there is no sidewalk.	Waive the sight triangle requirements at the east end of the driveway (adjacent to vehicle entrance) to allow for a more consistent architectural expression.	Sight triangles disrupt pedestrian frontage. In order to reduce visual impacts of parking structure, entrance and driveway, projects in urban sites often utilize other safety measures, such as convex mirrors to satisfy safety requirements. We are proposing convex mirrors in place of the sight triangle to maintain pedestrian safety. The garage door is pulled back to allow for better visibility.	(DC1- B) (DC1- I-i) Continuous Crosswalks



L1 PLAN VIEW *the required sight triangle is shown in red. a structural wall occupies the east wall that intersects with the sight triangle. the required triagnle is adjacent to the vehicle entrance and therefore not as critical to pedestrian safety as the west sight triangle. the project proposes to use a convex mirror at the west end to provide additional safety measures.*



CONVEX MIRROR



PEDESTRIAN VIEW *looking N on S Angeline St towards the vehicle entrance*

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17.0 departure request #2 - SMC 23.47.A.008.B.3.a DEPTH PROVISIONS FOR NEW STRUCTURES

DEPARTURES

STANDARD	REQUIRED	REQUEST	EXPLANATION	DESIGN GUIDELINE
2. SMC 23.47.A.008.B.3.a DEPTH PROVISIONS FOR NEW STRUCTURES	Non-residential uses greater than 600 square feet shall extend an average depth of at least 30 feet and a minimum depth of 15 feet from the street-level, street-facing facade.	Allow commercial use at north end of Rainier that does not meet 15' minimum depth provision requirements. 60 SF requ	a. Due to the non-orthogonal shape of the site, the minimum depth provisions for non-residential uses cannot be met at the north end of Rainier Ave S. This is because the north property is not perpendicular to the Rainier Ave S ROW. b. In order to create a better pedestrian frontage for the street, the best use for this corner of the site would be to continue the retail. This allows for continuity of glazing patterns, fenestration details, and facade elements. c. A compliant use explored by the design team was to place a residential service use (MEP) at this location. While this use would make the project compliant to the code requirements, the non-active use and associated blank wall elements at the street level make this option much less desirable to the pedestrian-oriented commercial use proposed.	(PL3-A) (PL3-C1 & PL3-C2) (DC1-A3)





L1 PLAN VIEW

1 *The requested area to be commercial is approximately 5'-6" wide and occupies 60 SF of area. due to the configuration of the site, the minimum depth requirements for commercial use is not possible to be met in this corner. the average depth of the commercial space on Rainier exceeds the minimum 30-0" depth (33'-3" provided).*

2 *Allowing a departure from the depth provisions for new structures provides opportunity for enhanced commercial space at the northwest corner*

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18.

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OTHER

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

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

What We Heard From the Community

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

Design-Related Comments

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

Non-Design-Related Comments

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

Miscellaneous Comments

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

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

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

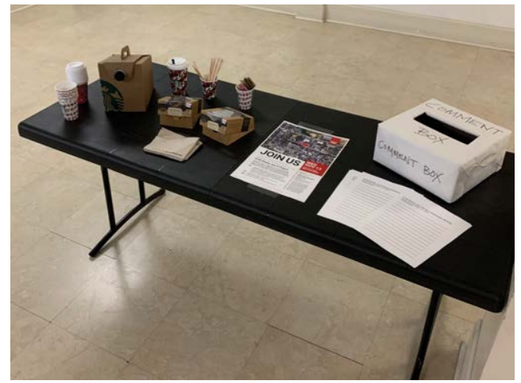
Project Address:	4740 Rainier Ave S, Seattle WA 98118
Brief Description:	This project proposes construction of a new mixed-use building consisting of 4 levels of residential units over ground level with 4,200 sf of commercial, residential units, amenity space and bike storage. Parking for 80 vehicles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







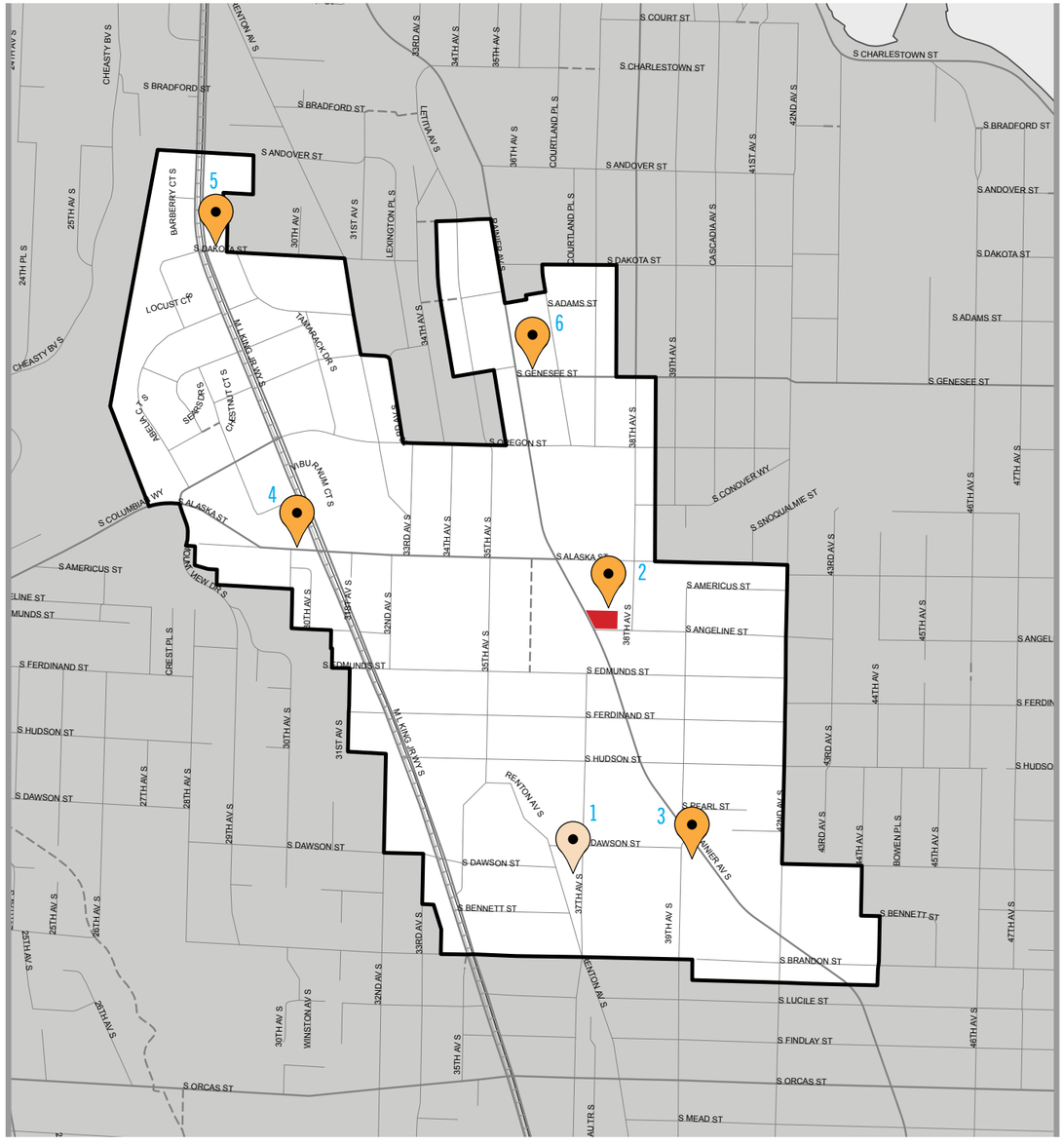






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18.0 future development
OTHER



N

0 0.1 0.2 0.3 MI

Project Property

Columbia City Residential Urban Village Boundary

Applied

1 5217 Rainier Ave S — #3025781

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

Approved

2 4716 Rainier Ave S — #3019517

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

3 5201 Rainier Ave S — #3018378

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

4 4689 M L King Jr Way S — #3017381

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

5 2950 S Dakota St — #3020140

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

6 4221 37th Ave S — #3026298

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

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1



2



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4



5



6



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18.0 landmark / destinations
OTHER

KEY

Library
1 Columbia Branch - The Seattle Public Library

Community Center
2 Rainier Community Center
3 Rainier Vista Boys & Girls Club

Religious
4 Columbia City Church of Hope

Theater
5 Ark Lodge Cinemas

Light Rail Station
6 Columbia City Link Light Rail Station

Natural
7 Rainier Playfield
8 Columbia Park

Grocery
9 PCC Community Markets
10 Columbia City Farmers Market

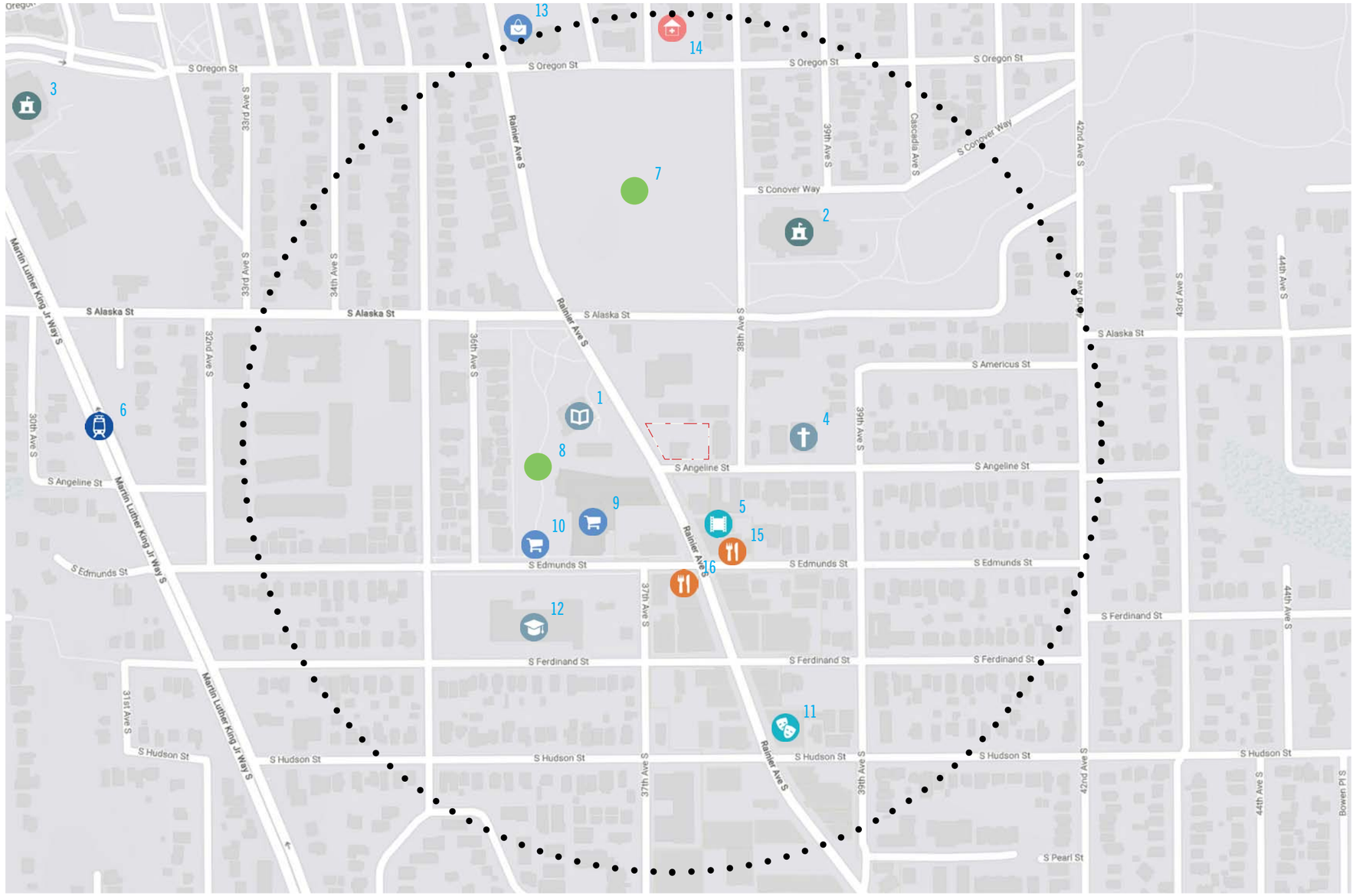
Arts & Culture
11 Columbia City Theater

Education
12 Interagency Academy

Shopping
13 Walgreens

Clinic
14 Rainier Park Medical Clinic

Restaurants
15 Molly Moon's
16 La Medusa



N

0 75 150 300 600 1,200 FT

Project Property Line

Pedestrian Shed - 5-minute walk

© 2020 STUDIO MENG STRAZZARA


1



2


3


4


5



6


7


8



9


10



11


12



13


14



15



16

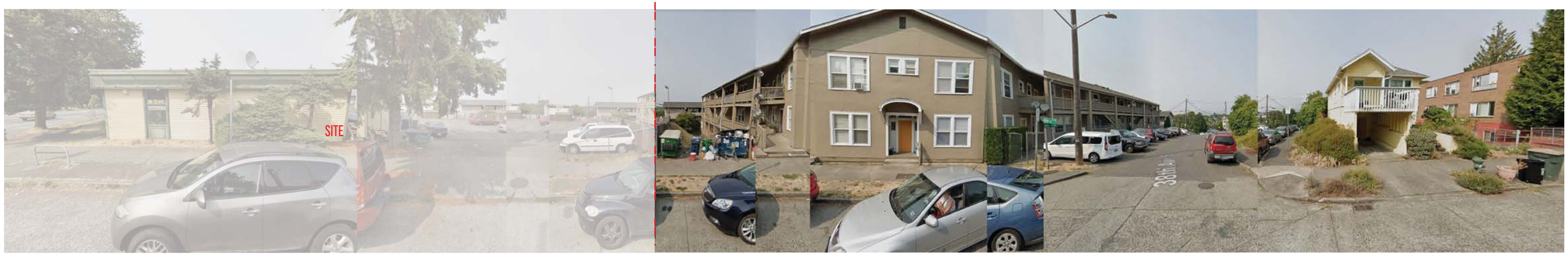
NEIGHBORHOOD CONTEXT

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

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

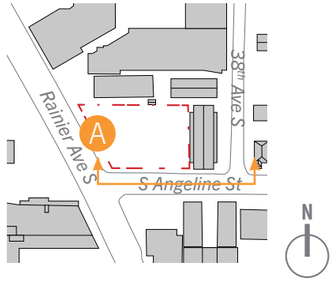
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A SOUTH ANGELINE STREET **FACING SITE**



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

KEY PLAN



KEY

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

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OPPOSITE SITE SOUTH ANGELINE STREET B

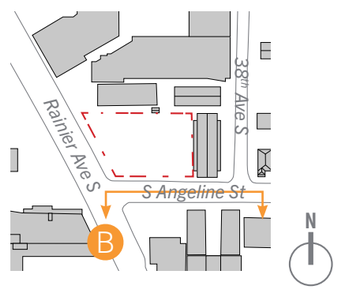


Vali Vue | 3711 S Angeline Apartments | Washington Federal | *Rainier Ave South*

KEY

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

KEY PLAN



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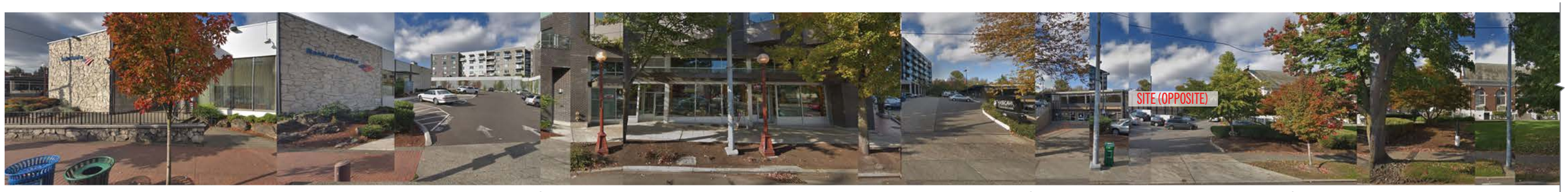
18.0 street level uses
OTHER

A RAINIER AVE SOUTH **FACING SITE**



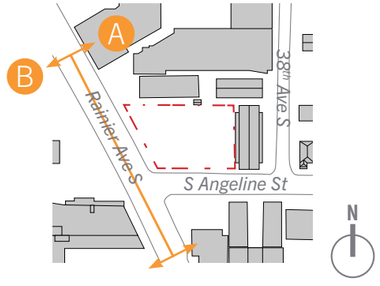
Rainier Playfield | *South Alaska Street* | Premier Group Insurance | Burdick's Security | Gym Smithy

B RAINIER AVE SOUTH **OPPOSITE SITE**



Bank of America | Angeline Apartments | Hasegawa Professional Building

KEY PLAN



KEY

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

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FACING SITE RAINIER AVE SOUTH A



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

OPPOSITE SITE RAINIER AVE SOUTH B

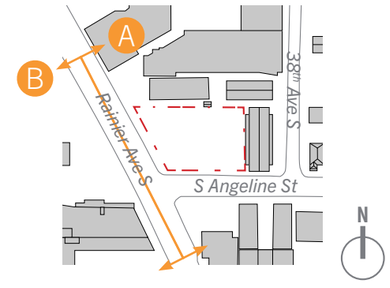


Seattle Public Library - Columbia Branch | Columbia Park | *South Alaska Street* | Columbia Funeral Home

KEY

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

KEY PLAN



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18.0 nine-block area site axon

OTHER



KEY

Project Property

0 150 300

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1



2



3



4



5



6



7

ARCHITECTURAL CHARACTER

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

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

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

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

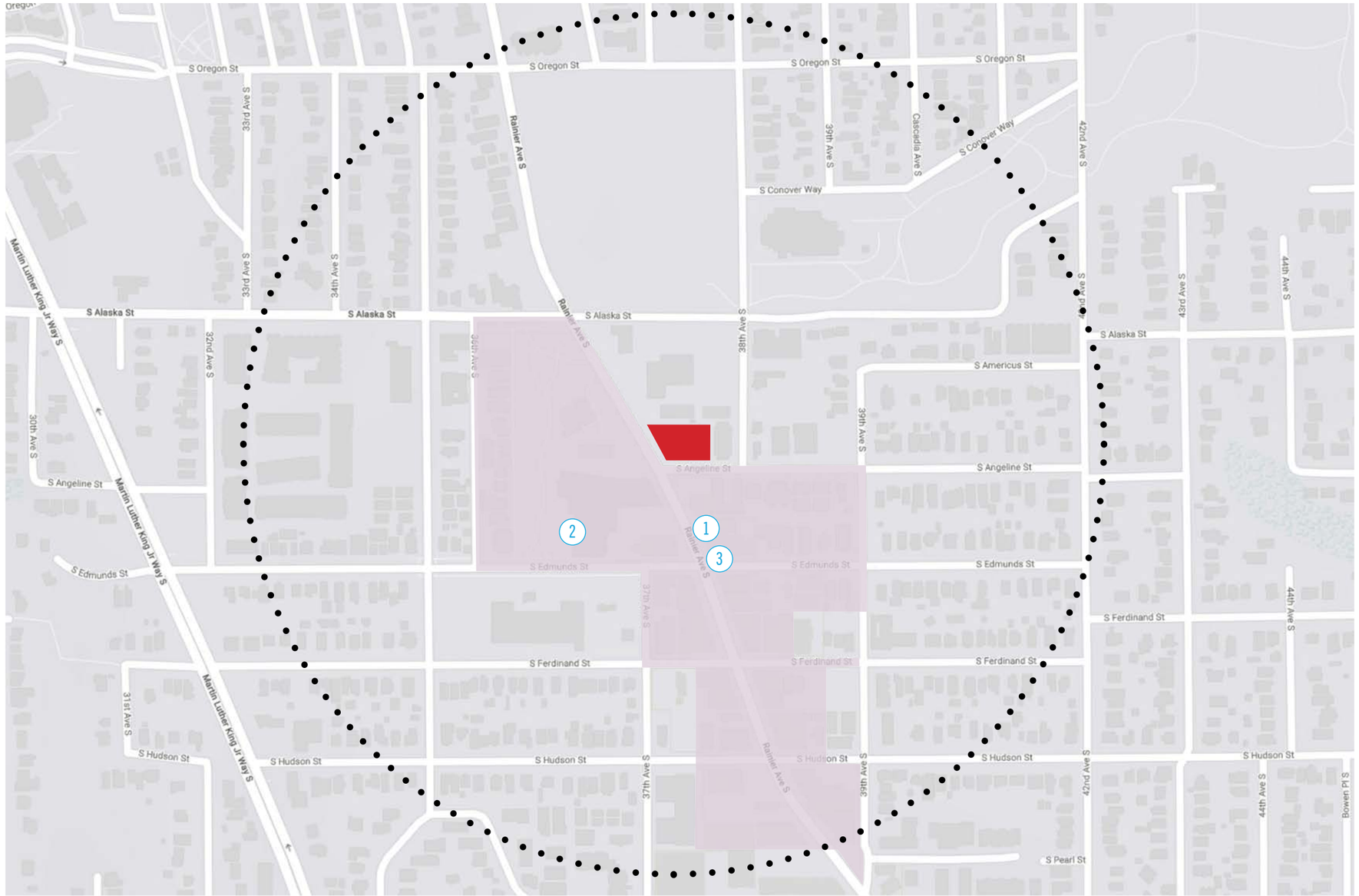
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18.0 fenestration map
OTHER

KEY

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

Columbia City Landmark District

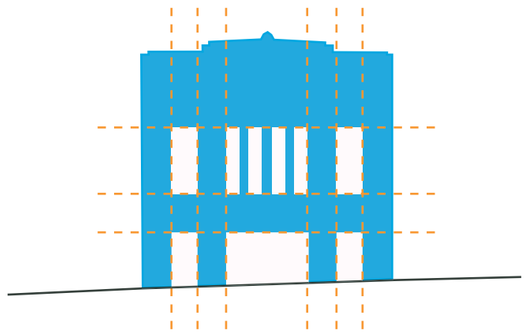


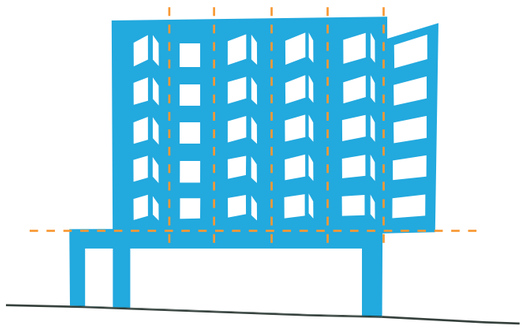
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1

ORDERED BAYS

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

2

EXPANSIVE GLAZING

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

3

APERTURE DETAILING

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

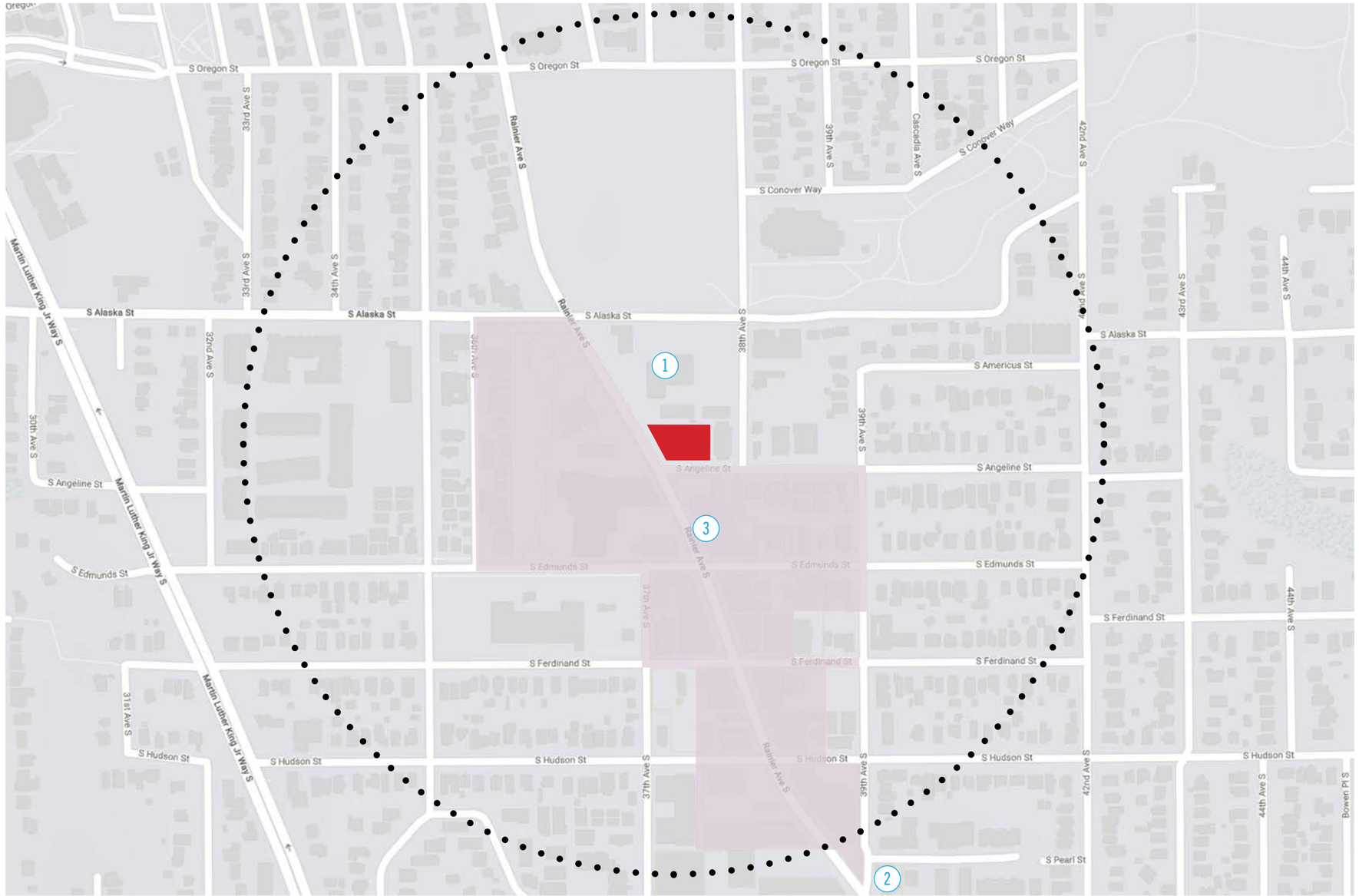
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18.0 datums map
OTHER

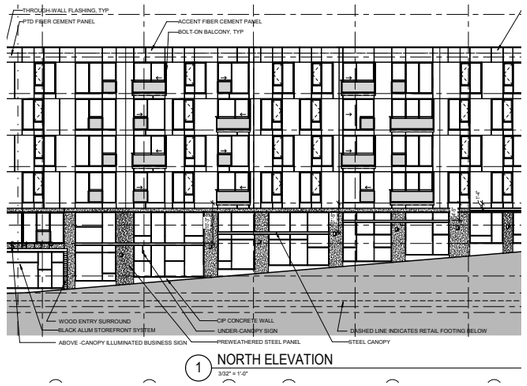
KEY

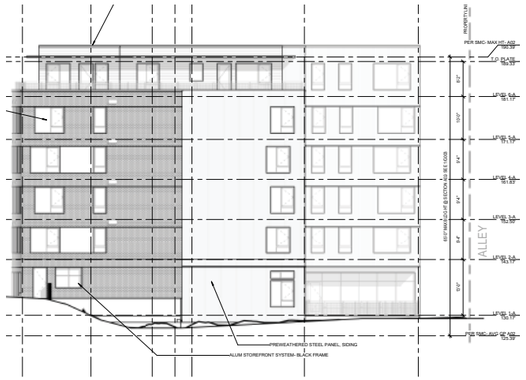
1. Apartments w/ name yet TBD
   4716 Rainier Ave South
   Currently Under Construction
2. Apartments w/ name yet TBD
   5256 RAINIER AVE South
   Currently Under Construction
3. Ark Lodge Cinema
   4816 Rainier Ave South
   1921

Columbia City Landmark District

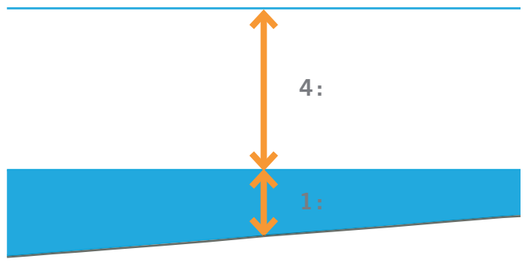


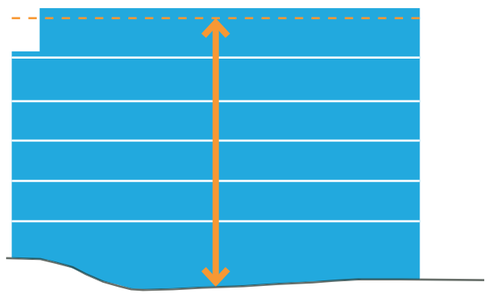
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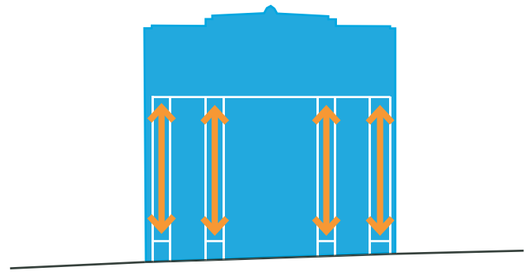












1

BASE-TO-UPPER LEVELS RATIO

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

2

PRESCRIBED BULK & SCALE

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

3

VERTICAL ACCENTUATION

- establishes facade rhythm
- upward perspective
- creates pedestals

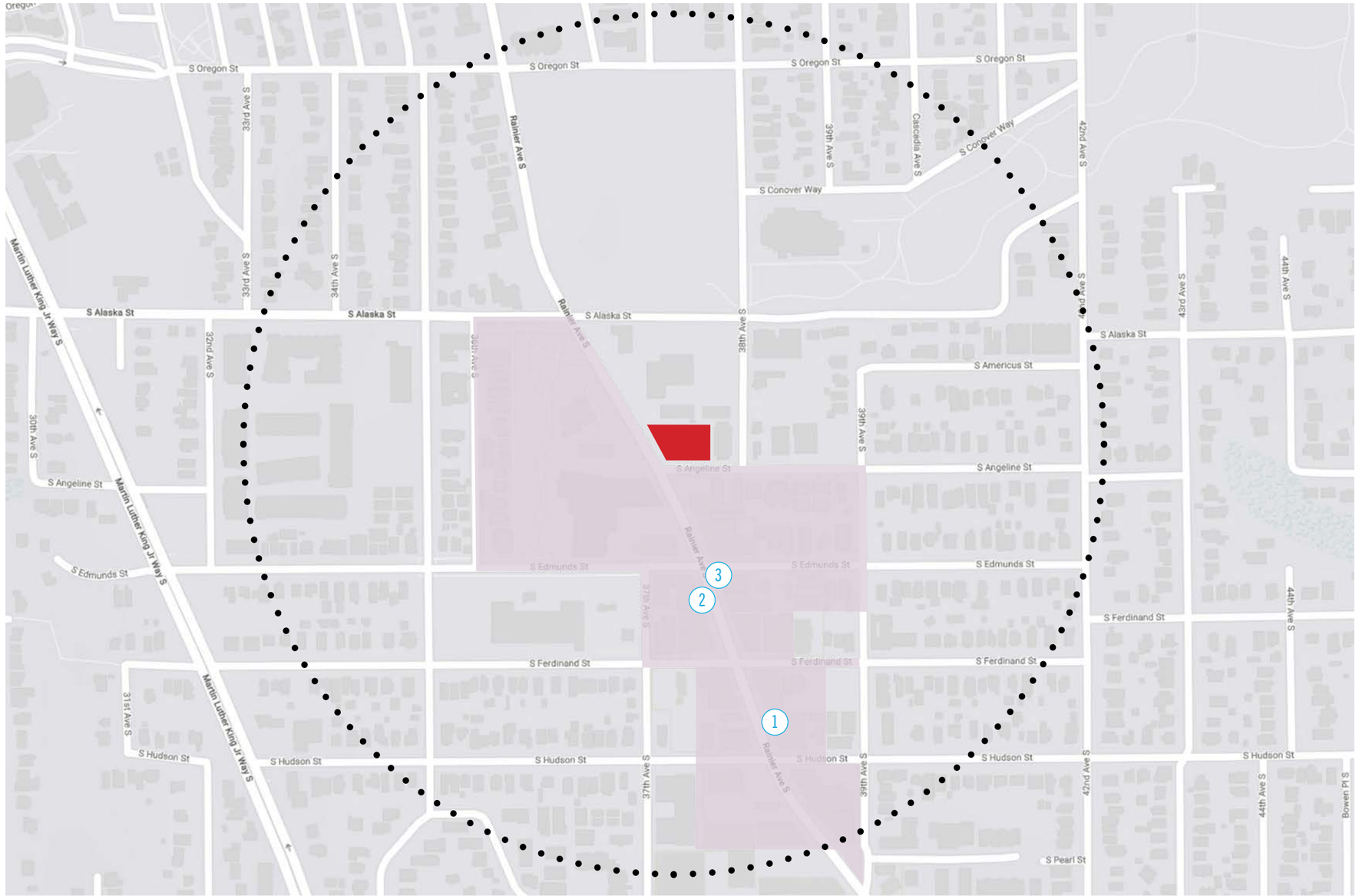
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18.0 storefront map
OTHER

KEY

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

Columbia City Landmark District

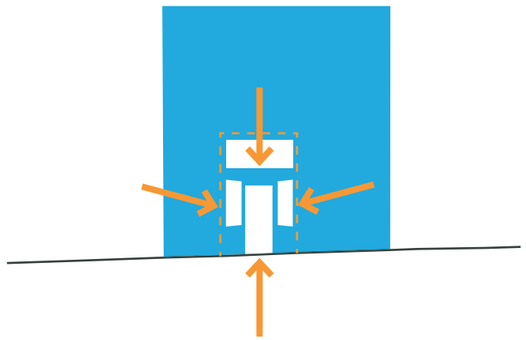


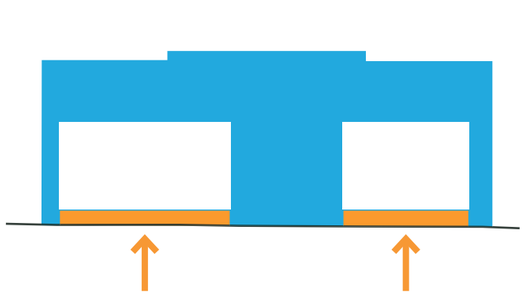
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1

RECESSED ENTRIES

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

2

DECORATIVE SILL

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

3

CELEBRATED CORNER

- beckons interest
- invites entry
- weather protection

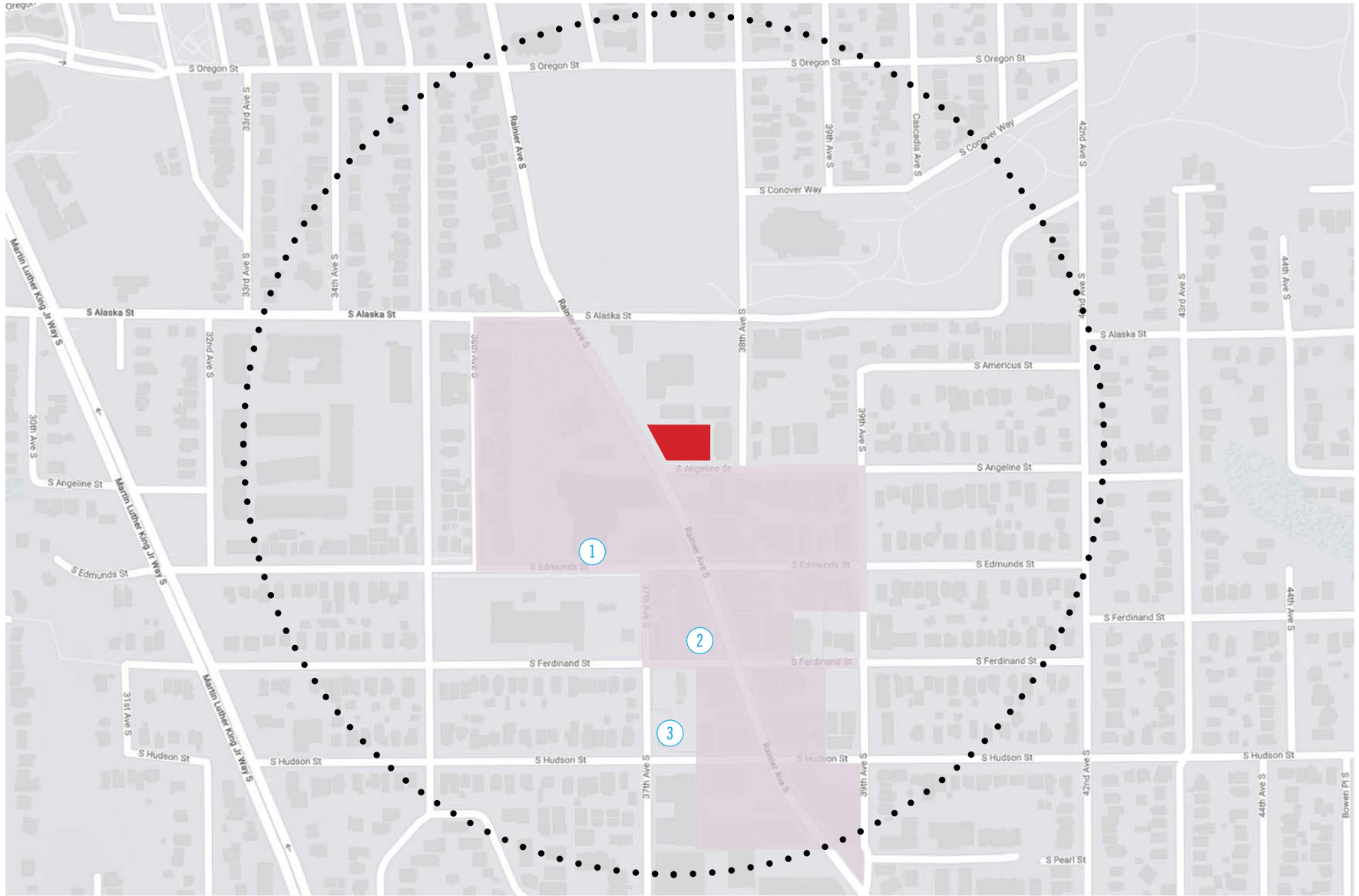
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18.0 materials map
OTHER

KEY

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

Columbia City Landmark District



N

0 | 75 | 150 | 300 | 600 | 1,200 FT

Project Property

Pedestrian Shed - 5-minute walk

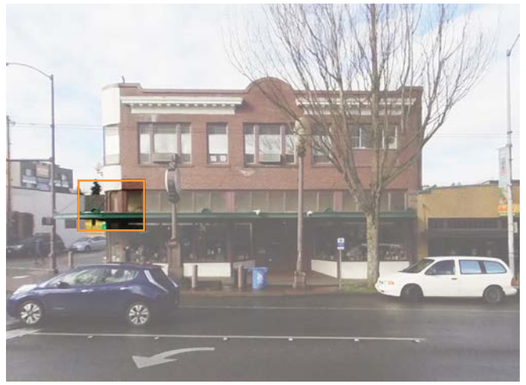
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1

BRICK

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



2

STEEL CANOPY

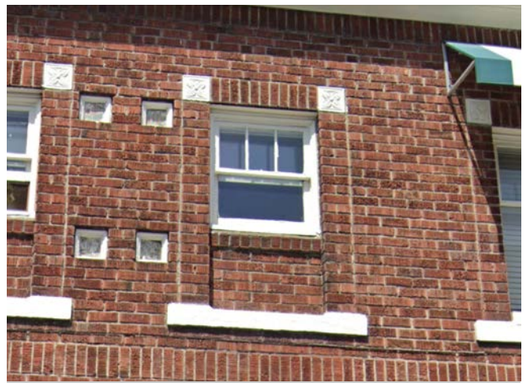
- robust
- pedestrian weather protection
- historic district precedence



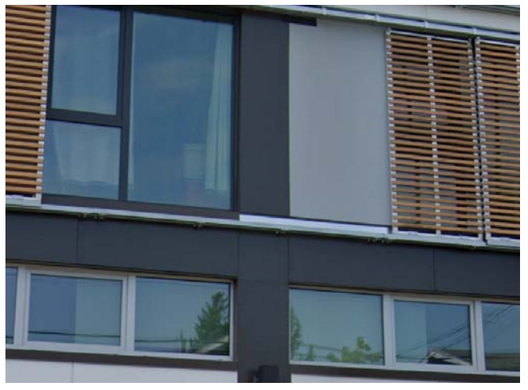
3

FIBER CEMENT

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







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18.0 future development zoning envelopes
OTHER



KEY

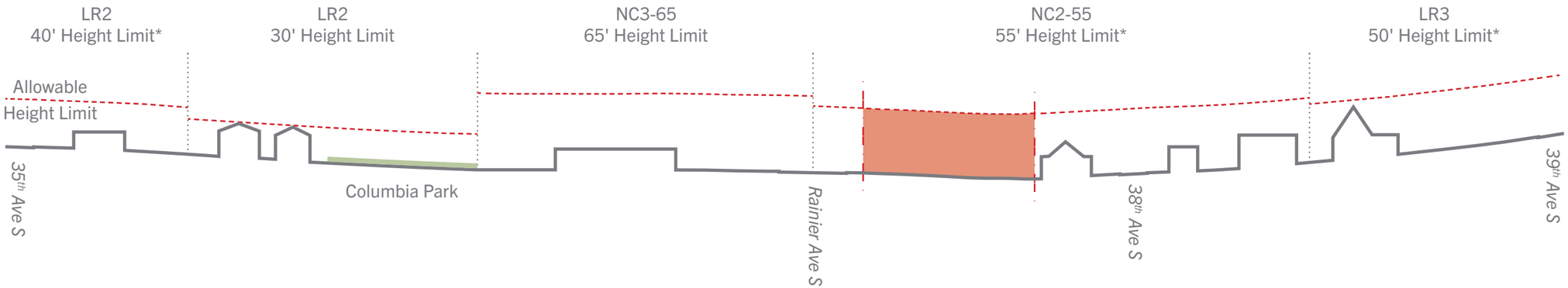
- Project Site
- Neighborhing Developments with permits or in construction
- Potential Neighboring Development Parcels

*Zoning Heights Shown As Approximation

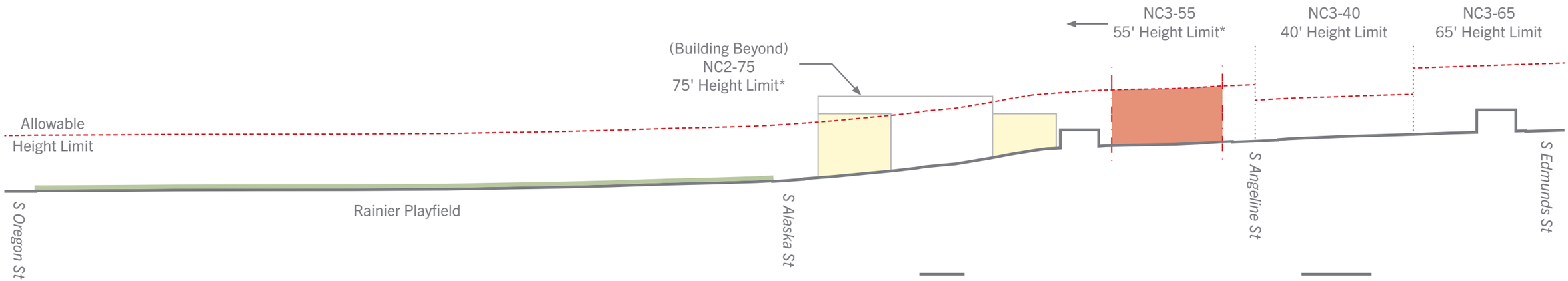
0 150 300

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A EAST-WEST



B NORTH-SOUTH

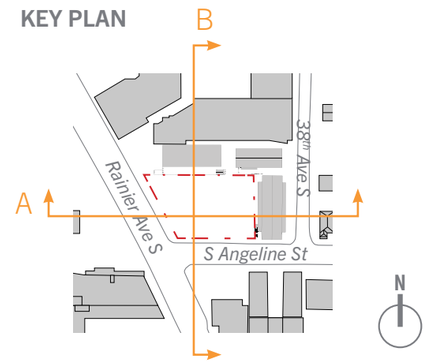


KEY

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

*Height limit allowed with MHA zoning applied

KEY PLAN



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18.0 existing site
OTHER

Parcel
392940-0070

Site Address
4740 RAINIER AVE S 98118

Geo Area
40-60

Property Types
C

Land Sq/Ft
17,878

Acres
0.41

Building Description
Restaurant

of Buildings Aggregated
1

Predominant Use
Restaurant, Table Service (350)

Year Built
1975

Shape
Rect or Slight Irreg

Stories
1

Height
12’

Gross Sq / Ft
2,021



N

0 10 20 30 40 50

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1



2



3



4



5



6



7



8



9



KEY

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

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

3 Looking at northern fence line that dilineates property line

4 Looking at property's grade along eastern property line

5 Looking east down S Angeline St sidewalk from property corner

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

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

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

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

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