



# LAKE UNION PARTNERS

## RAINIER & GENESEE MIXED USE 4208 RAINIER AVENUE SOUTH SOUTH DEVELOPMENT

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SECTION 01 | MASSING

SECTION 02 | FLOOR PLANS

# SECTION 01

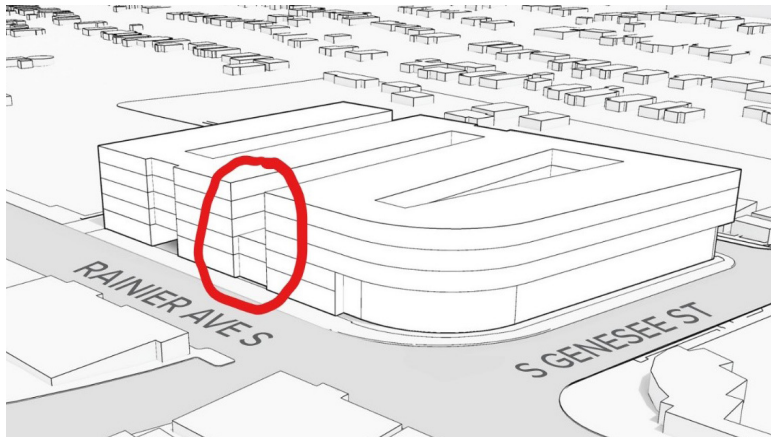
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MASSING

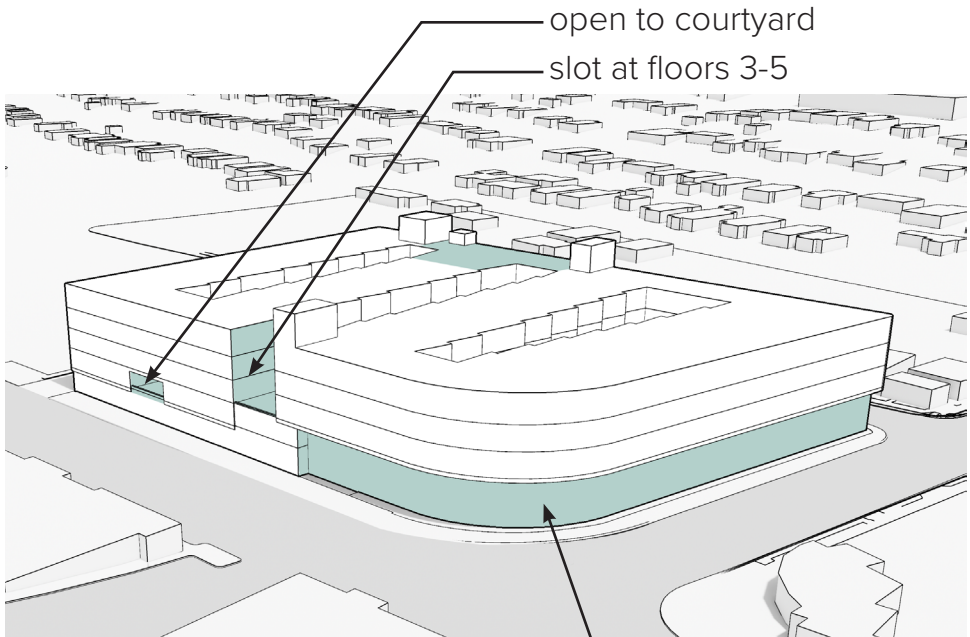
# MASSING | EDG vs NEW

## Massing Recommendations

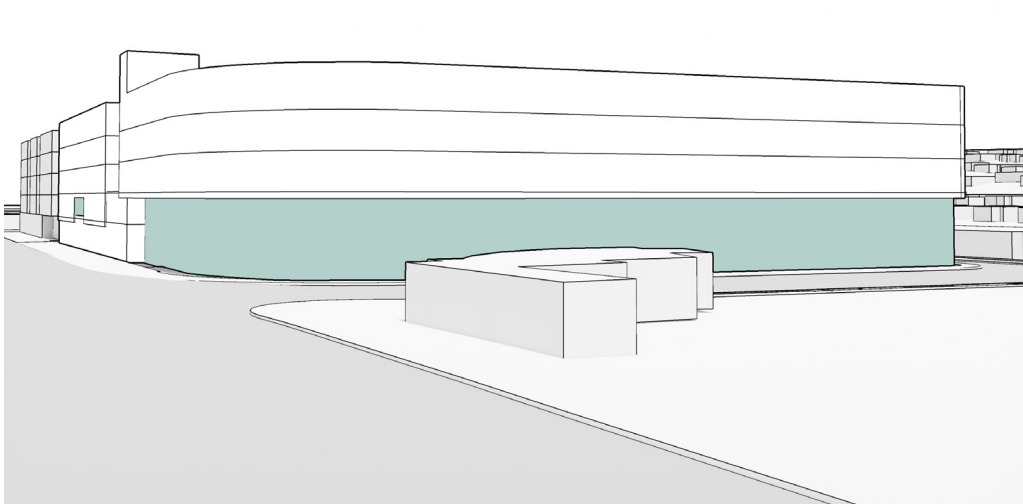
Setting back the massing below the open air courtyard would allow for a break at the ground level, creating an opportunity to improve on the pedestrian experience.



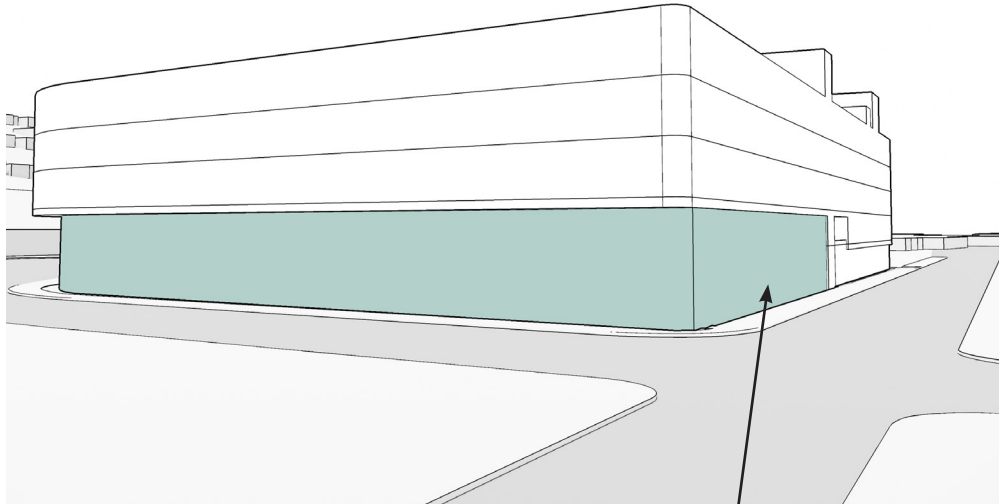
AERIAL VIEW | SOUTHWEST



EDG | SOUTHWEST

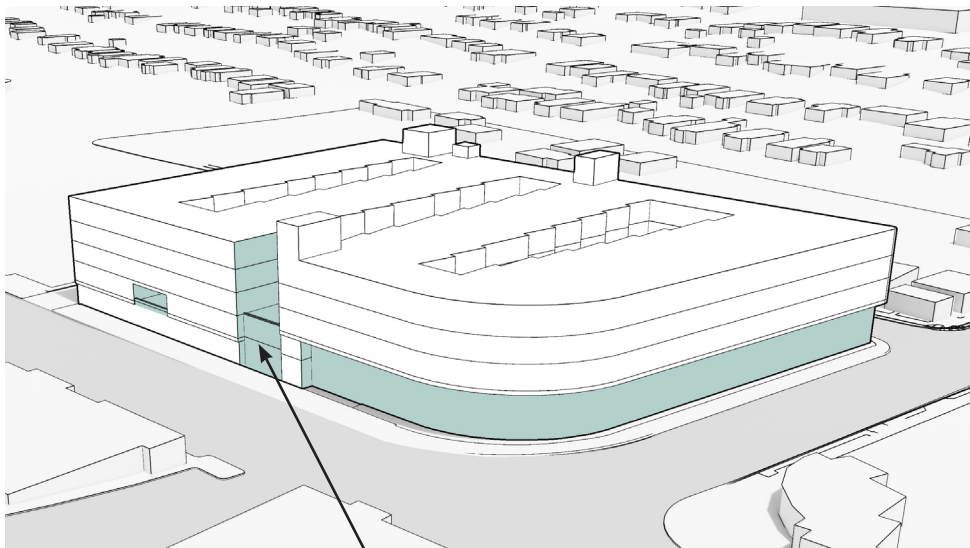


EDG | SOUTHWEST



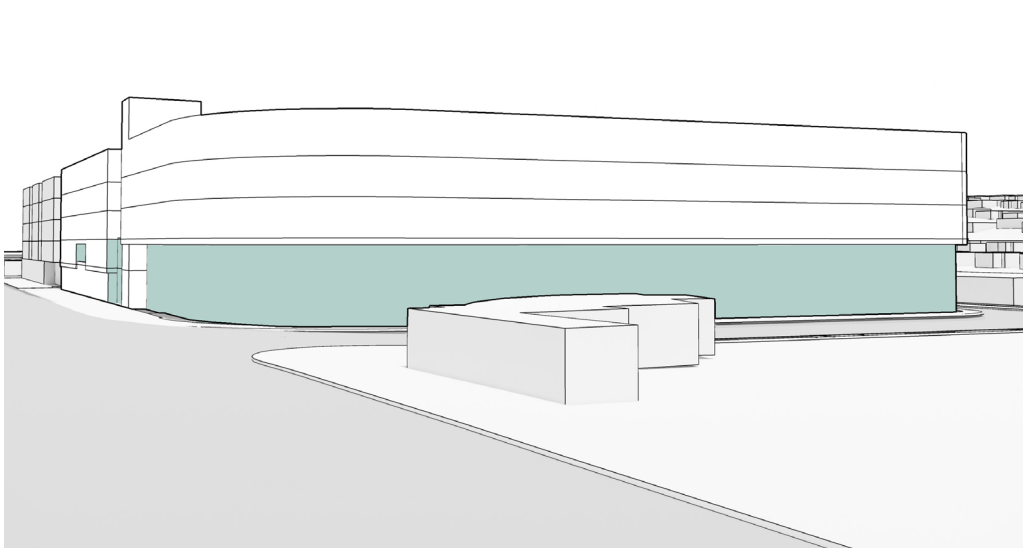
EDG | SOUTHEAST

1' setback at retail

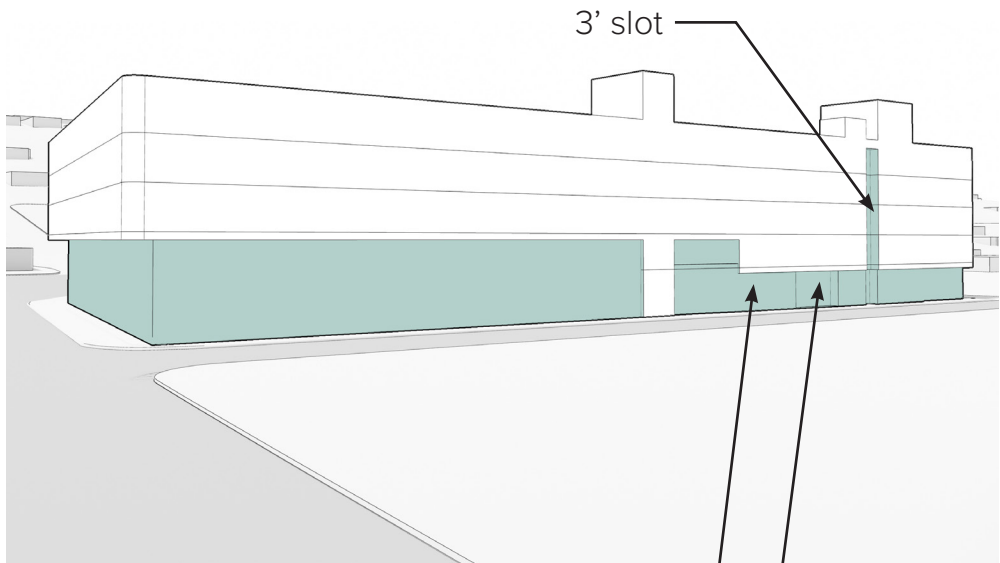


NEW | SOUTHWEST

additional 4'-6" setback  
at floors 1 - 2



NEW | SOUTHWEST



NEW | SOUTHEAST

1' recess at first floor

3' setback at resident entry



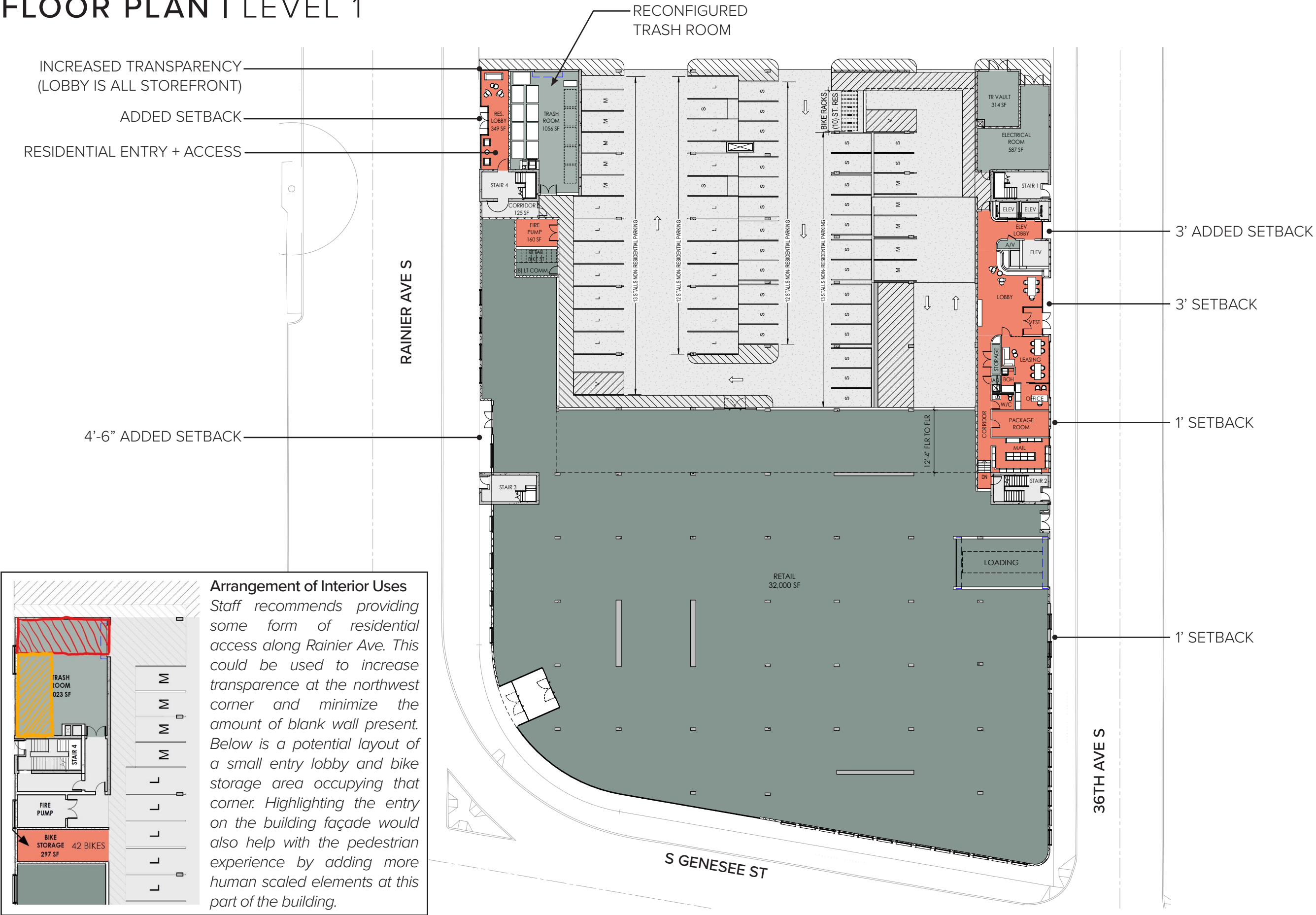
# SECTION 02

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FLOOR PLANS



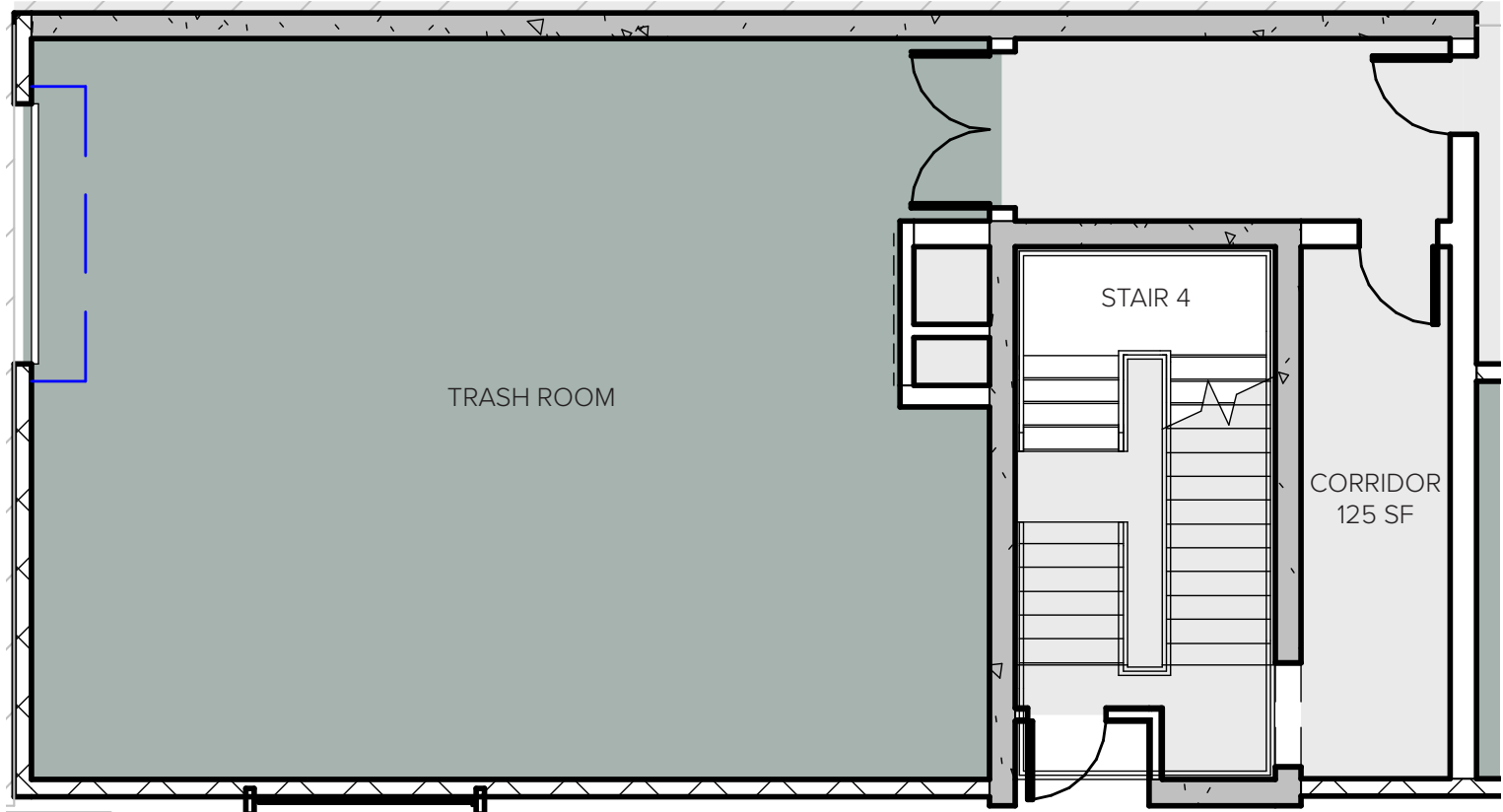
FLOOR PLAN | LEVEL 1



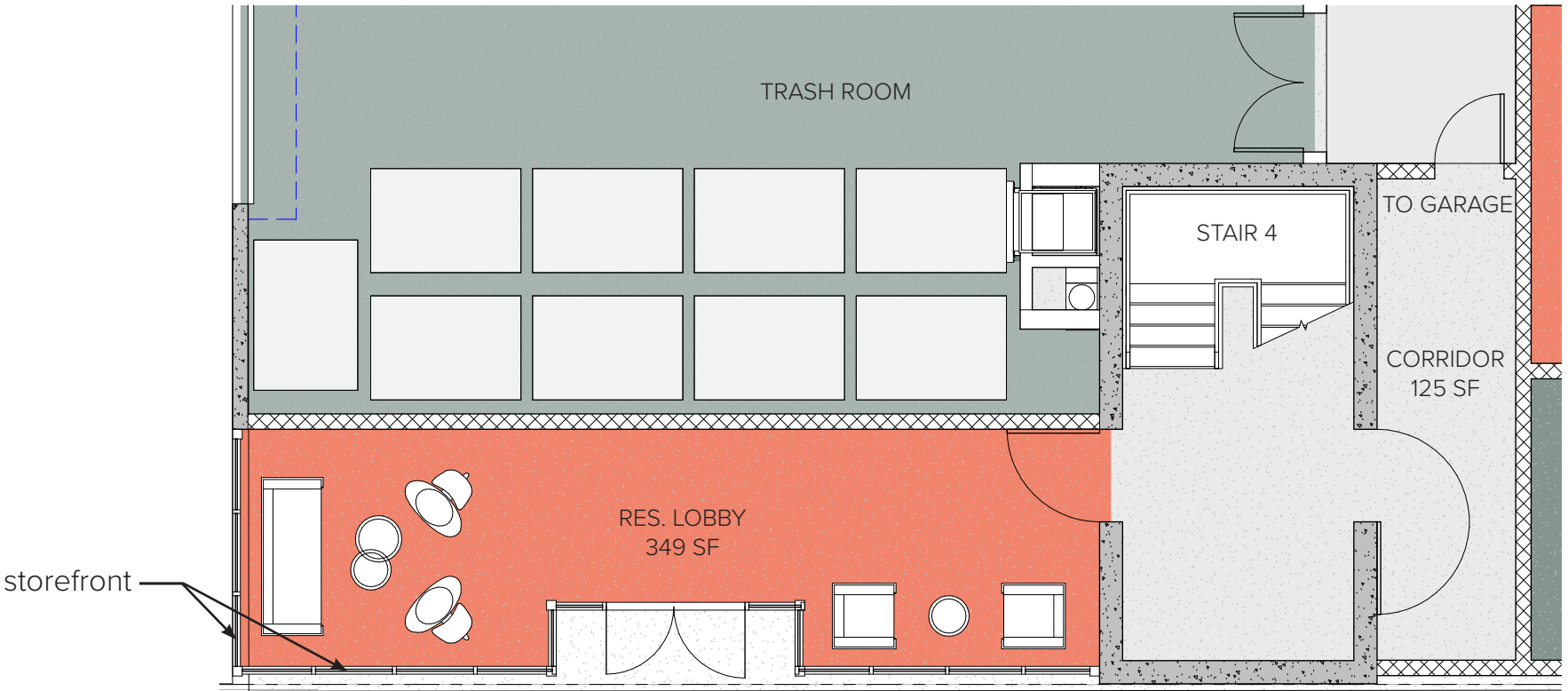
**Arrangement of Interior Uses**

Staff recommends providing some form of residential access along Rainier Ave. This could be used to increase transparency at the northwest corner and minimize the amount of blank wall present. Below is a potential layout of a small entry lobby and bike storage area occupying that corner. Highlighting the entry on the building façade would also help with the pedestrian experience by adding more human scaled elements at this part of the building.

# FLOOR PLAN | RESI LOBBY

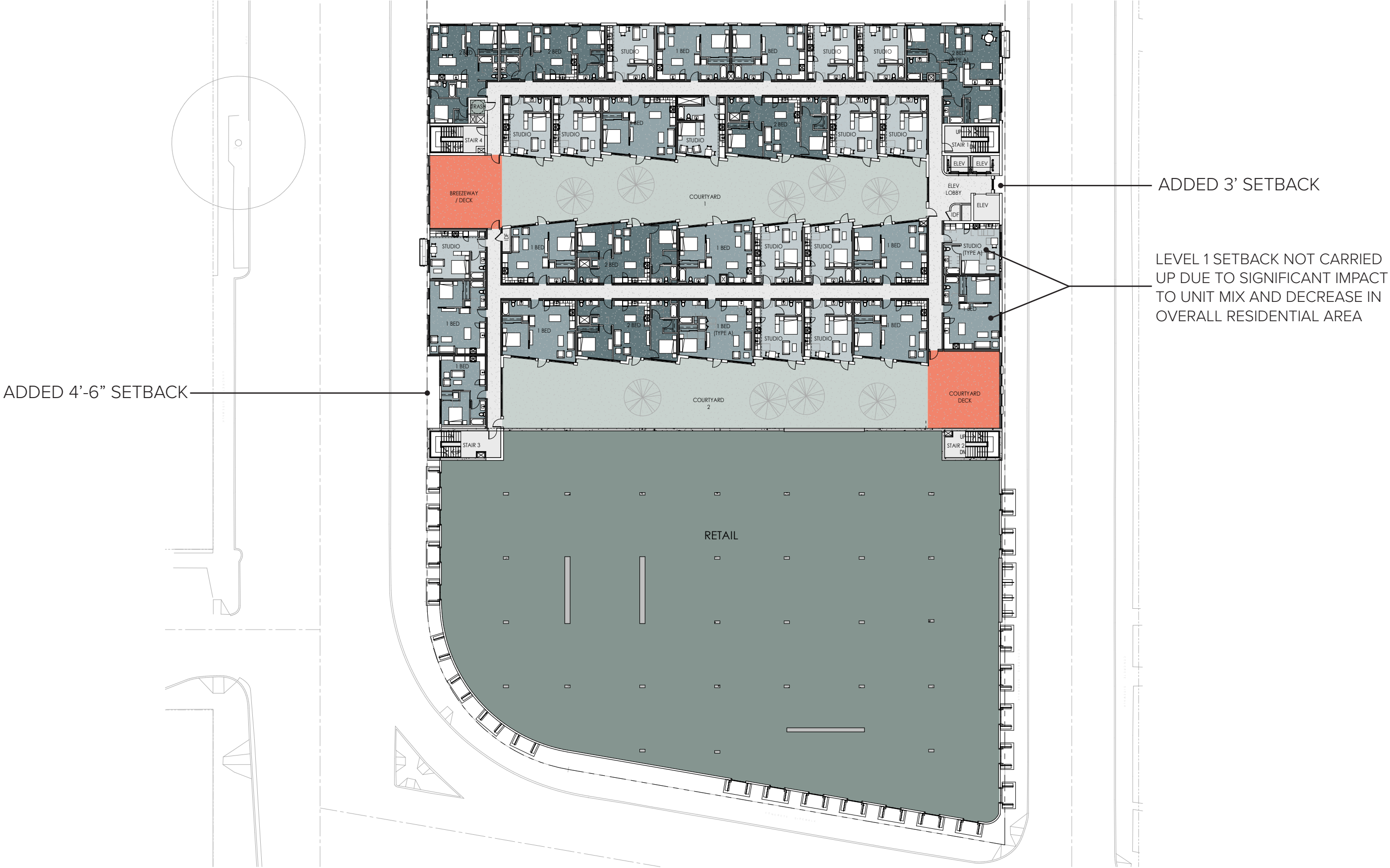


LEVEL 1 - ENLARGED NW CORNER (EDG)



LEVEL 1 - ENLARGED NW CORNER (NEW)

FLOOR PLAN | LEVEL 2





FLOOR PLAN | LEVEL 3

ADDED 4'-6" SETBACK  
(OPEN ABOVE)

ADDED 3' SETBACK



# LAKE UNION PARTNERS

## RAINIER & GENESEE MIXED USE 4208 RAINIER AVENUE SOUTH SOUTH DEVELOPMENT

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SECTION 01 | ELEVATIONS

SECTION 02 | AXONS

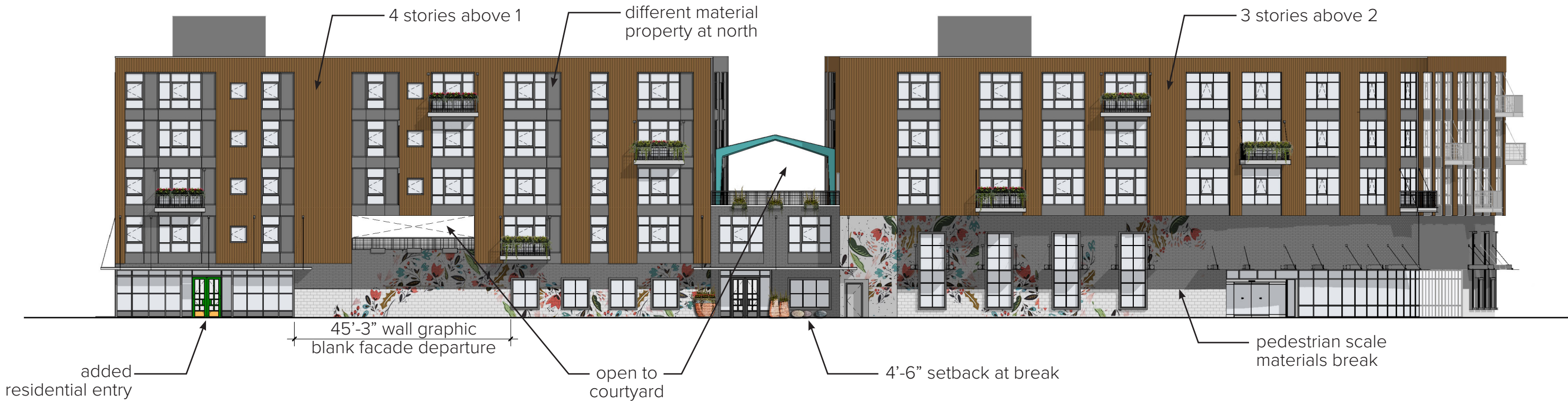
# SECTION 01

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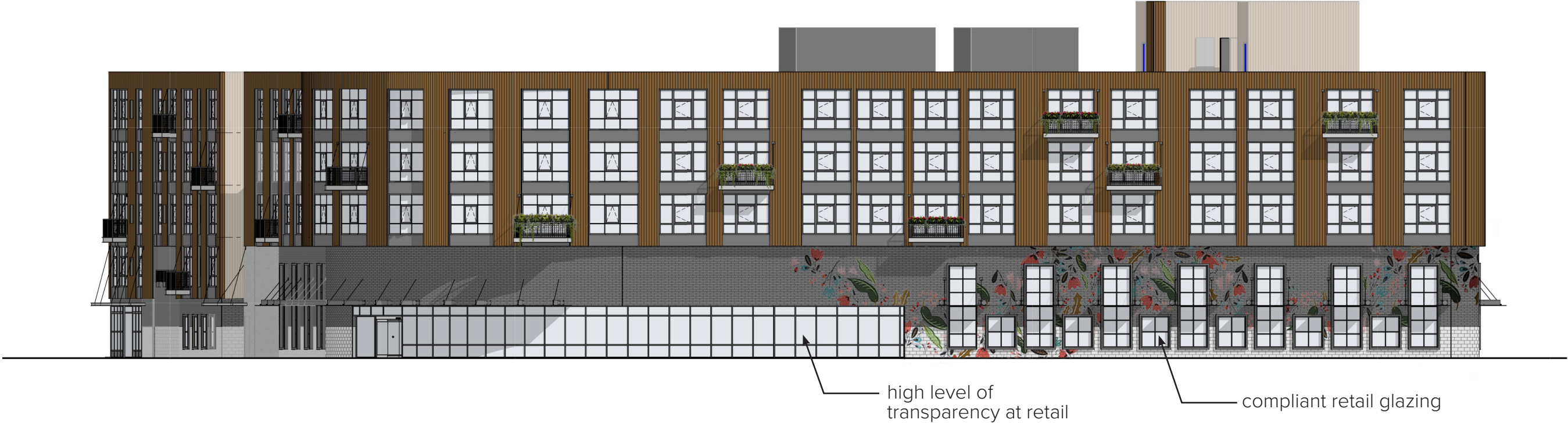
ELEVATIONS



ELEVATION | RAINIER



ELEVATION | GENESEE



GENESEE | south elevation

ELEVATION | 36TH AVE





# SECTION 02



AXONS

# AXON | RAINIER & GENESEE



RAINIER & GENESEE | looking NE



AXON | GENESEE & 36TH



GENESEE & 36TH AVE S | looking NW



AXON | ART GRAPHIC DETAIL



GENESEE & 36TH AVE S | NW



RAINIER & GENESEE | NE





# LAKE UNION PARTNERS

## RAINIER & GENESEE MIXED USE 4208 RAINIER AVENUE SOUTH SOUTH DEVELOPMENT

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SECTION 01 | LOADING PLANS + ELEVATIONS

SECTION 02 | LOADING DOCK STREET VIEWS

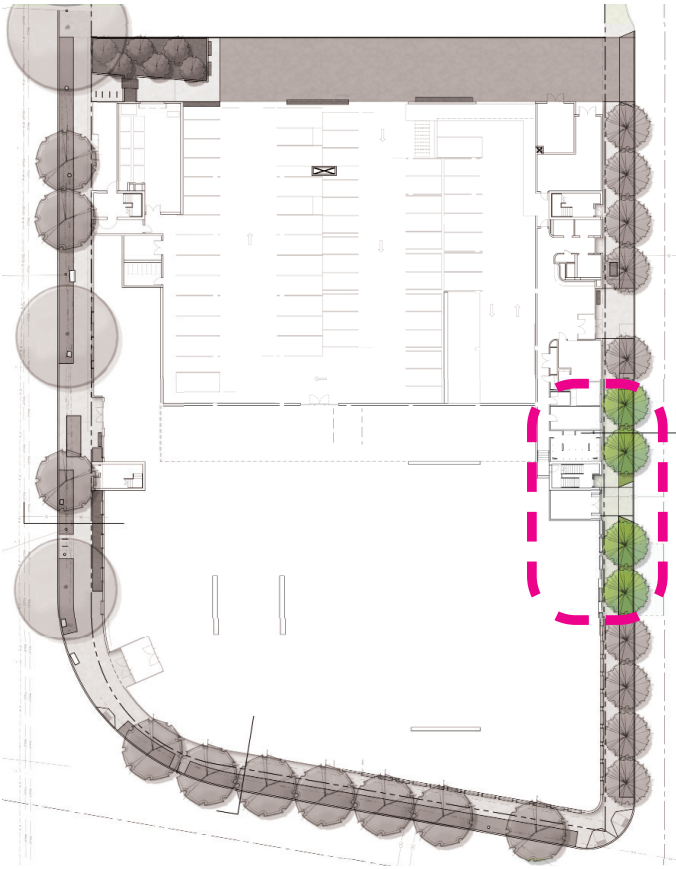
# SECTION 01



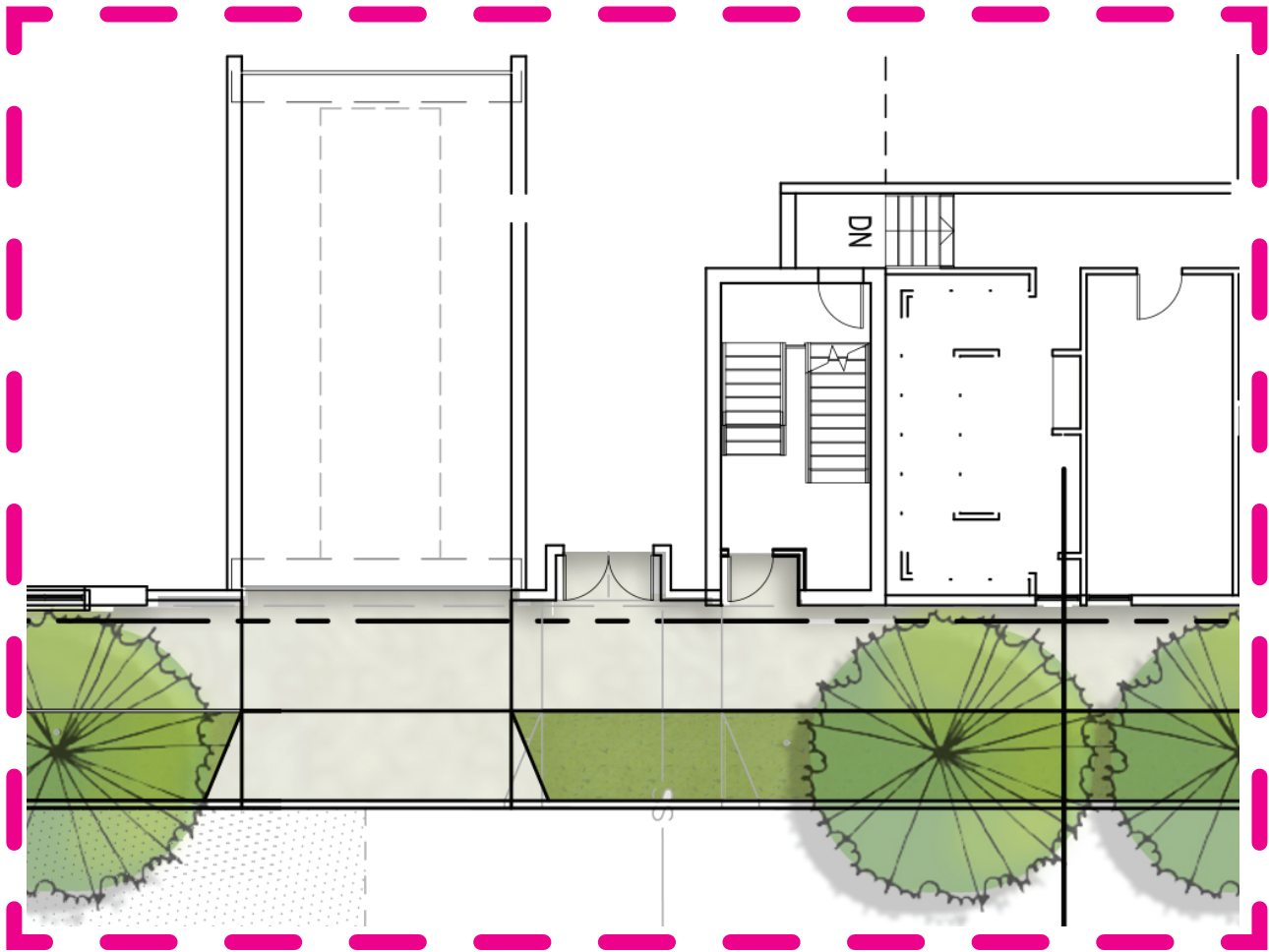
PLANS + ELEVATIONS



LANDSCAPE | IN-BUILDING LOADING



KEY PLAN



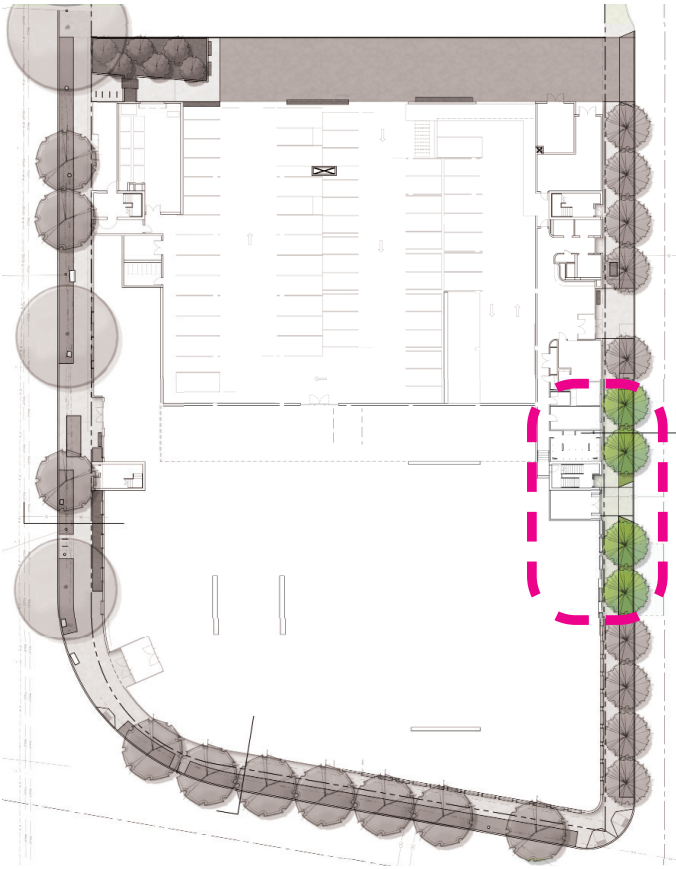
36TH AVE | ENLARGED PLAN



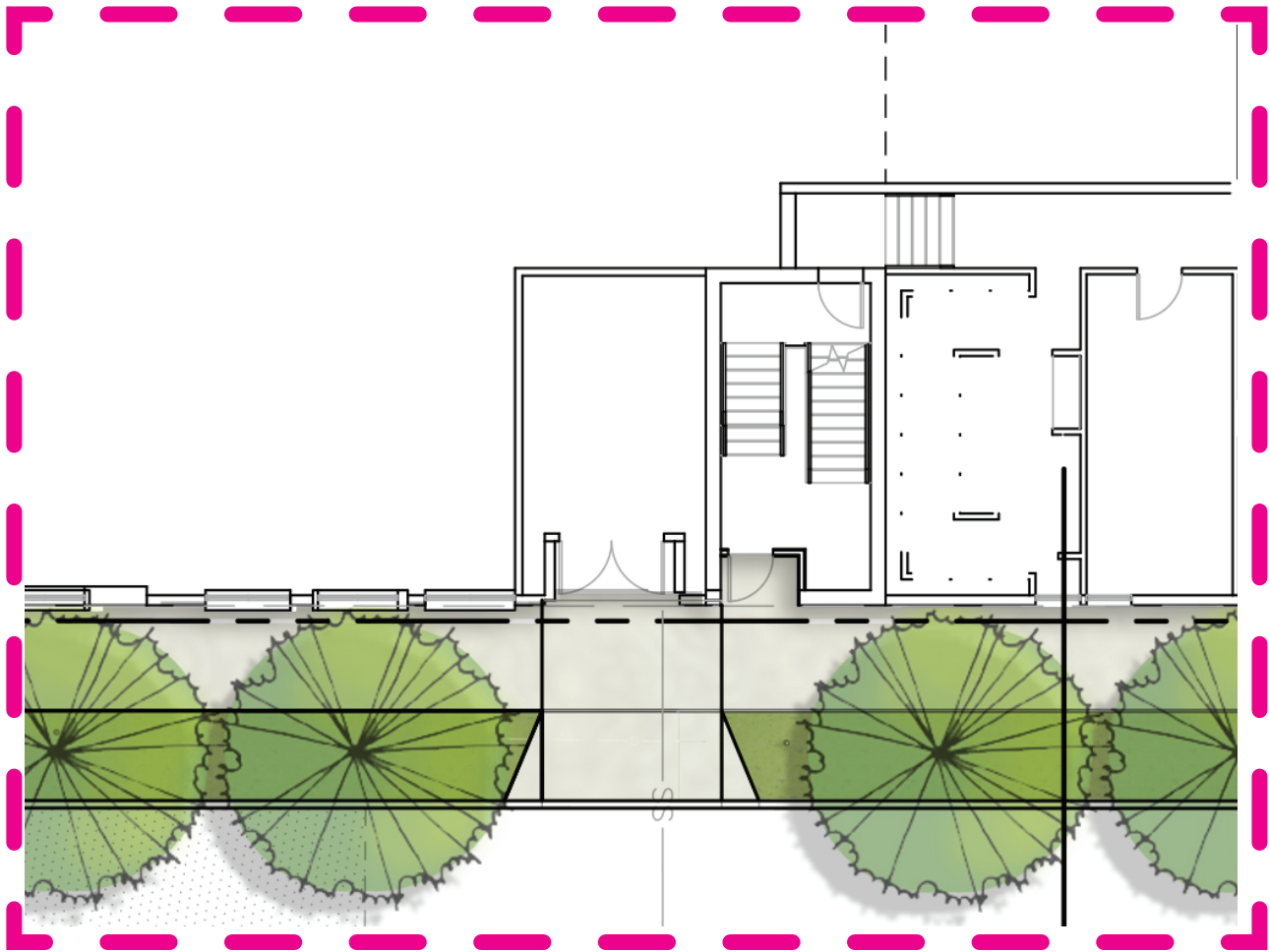
36TH AVE | ELEVATION



LANDSCAPE | STREET LOADING



KEY PLAN



36TH AVE | ENLARGED PLAN



36TH AVE | ELEVATION



# ELEVATIONS | LANDSCAPE SIDE BY SIDE



ELEVATION | IN-BUILDING LOADING



ELEVATION | STREET LOADING



# SECTION 02

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STREET VIEWS

AXON | IN-BUILDING LOADING





AXON | STREET LOADING





AXON | SIDE BY SIDE



IN-BUILDING LOADING



STREET LOADING



THANK YOU!

