

5201 42ND AVE S

Columbia City, Seattle

SDCI Project# 3035987-EG

Early Design Guidance Meeting - January 12, 2021

storybuilt.

PAGE INTENTIONALLY LEFT BLANK

2.1 - Project Information

CONTENTS

2.0 - COVER

2.1 - Project Information3

3.0 - DEVELOPMENT OBJECTIVES

3.1 - Project Summary & Objectives5

3.2 - Public Outreach Summary6

4.0 - SITE PLAN

4.1 - Location Map7

4.2 - Existing Site Plan8

4.3 - Tree Survey10

4.4 - Preferred Site Plan and Site Constraints.....12

4.5 - Relationship to Planned Adjacent Project13

5.0 - URBAN DESIGN ANALYSIS

5.1 - 3D Photo of Context.....15

5.2 - Zoning Map16

5.3 - Neighborhood Uses.....17

5.4 - Massing Context Streetscapes.....18

5.5 - Site Neighbors.....20

5.6 - Urban Context Studies21

5.7 - Community Landmarks24

5.8 - Access & Mobility Context.....25

6.0 - ZONING DATA

6.1 - Applicable Development Standards.....26

7.0 - SEATTLE DESIGN GUIDELINES

7.1 - Priority Guidelines.....27

8.0 - DESIGN SCHEMES

8.1 - Massing Concepts.....31

8.2 - Scheme A.....33

8.3 - Scheme B.....43

8.4 - Scheme C (Preferred Scheme)44

8.5 - Design Scheme Summary51

8.6 - Sun Studies52

9.0 - PREVIOUS WORK

9.1 - StoryBuilt Previous Projects63



PROJECT ADDRESS:
5201 42nd Ave. South
Seattle, WA 98118

EDG PROJECT #:
3035987-EG

PARCEL NUMBERS:
564960-0035
564960-0045
564960-0046

OWNER:
StoryBuilt
Manager: Wanjing Xiao
5506 Sixth Avenue South, Suite 206
Seattle, WA 98108
817.715.9654

ARCHITECT:
StoryBuilt
Project Manager: Schuyler Costello, AIA
900 S 1st Street, Suite 110
Austin, TX 78704
850.723.9566

LANDSCAPE ARCHITECT:
Jett Landscape Design
Seattle, WA
206.947.6869

CIVIL ENGINEER:
Core Design
12100 NE 195th Street, Suite 300
Bothell, WA 98011

ARBORIST:
K. Hogan
Tree Solutions Consulting Arborists
2940 Westlake Ave. N #200 Seattle WA 98109
206.528.4670

PAGE INTENTIONALLY LEFT BLANK

3.0 - DEVELOPMENT OBJECTIVES

3.1 - Project Summary & Objectives



PROJECT SUMMARY:

The proposed development is a **mixed use project** in the Columbia City Residential Urban Village containing a diverse range of apartments, live-work and commercial lease spaces, and amenity spaces for residents.

The preferred option would include **225 residential units, 4 live-work units** and **2,090 SF of commercial lease space** for retail or general sales/services along Rainier Ave. S.

82 parking stalls will be provided in a 2-level garage that is partially at-grade and partially underground.

The lot area totals **56,925 SF** and is dual-zoned NC2-55(M) and LR-2(M).

NC2-55(M) Zoned Area: 40,106 SF
LR2(M) Zoned Area: 16,819 SF

PROJECT OBJECTIVES:

- Contextually appropriate densification that responds to the scale of surrounding neighborhoods and streets.
- Provide a diversity of unit types and sizes to appeal to a variety of buyers at different price points
- Provide ample outdoor amenity space for residents that responds to and takes advantage of the site topography
- Create interconnected walkable pedestrian paths and plazas throughout the site.
- Add to the urban edge/streetscape of an evolving urban fabric in Columbia City.
- Contribute to the security of the neighborhood by increasing pedestrian activity and providing “eyes on the street”

3.2 - Public Outreach Summary

SUMMARY:

The design and development team hosted a community meeting at 5256 Rainier Ave. S in Columbia City on February 5th at 5PM. The team started with a presentation covering the proposed project at 5201 42nd Avenue S and some backstory on StoryBuilt as a company. After the presentation, visitors were able to ask questions, make comments, and voice their concerns.

Most visitors in attendance had lived in the neighborhood for less than 10 years. Attendees expressed that they have witnessed the rapid changes in the neighborhood. Columbia City, with its many neighborhood amenities and landmark district, has drawn an influx of new residents and housing options.

ATTENDEE PROJECT COMMENTS

- Attendees were pleased that the project will provide a “face lift” for the highly visible area of south side Columbia City.
- Attendees were supportive of the idea of extending the commercial strip of the landmark district further south to this site. They commented that they are hopeful that this will improve walkability along Rainier Ave.
- Attendees reacted positively to the generous amount of green spaces created by the wetland buffer restoration and open spaces.
- Attendees expressed concern that there is not enough onsite parking planned and street parking will be over burdened.
- Attendees suggested continuation of the historical texture of the neighborhood with modern interpretation and creation of variety in architectural scales.
- Attendees expressed a desire for architectural articulation along the street.

ATTENDEE GENERAL COMMENTS

- Attendees felt the “boxy, flat-roof” aesthetic that is common in recent developments within Columbia City is at odds with the existing, historical forms in the immediate neighborhood.
- Attendees had concerns regarding overall development density and how it impacts onsite green space. If density improves open spaces, that was seen as positive.
- Attendees felt the traffic at the intersection of 42nd Ave. and Rainier Ave makes it difficult cross either street. They expressed a desire for a traffic light or other traffic calming features such as a crosswalk. Currently, there is no crosswalk or light.
- Attendees expressed a desire for a community-oriented development that can bring people together, encourage small business, and offer various types of housing to attract residents with different backgrounds.



The location of the community meeting was a local artist space at 5256 Rainier Ave. S.



Rainier Ave. south of the Columbia City Landmark District currently faces walkability challenges such as large curb cuts and few storefronts



Residents noted that the nearby intersection of 42nd Ave. and Rainier Ave. does not have crosswalks or a light, making it hard to cross the street.

4.1 - Location Map



4.2 - Existing Site Plan

VERTICAL DATUM

NAVD88

ORIGINATING BENCHMARK

COS BENCHMARK "SNV-2517"
2"BRASS CAP STAMPED "CITY OF SEATTLE 2157"
10 FT. S. OF SW COR HANDICAP RAMP & 0.5 FT. W. OF BK CW
IN SE QUADRANT OF THE INTERSECTION OF BRANDON ST. AND
RAINIER AVE. S.

ELEVATION = 161.66 FT.

COS BENCHMARK "SNV-2516"
2"BRASS CAP STAMPED "CITY OF SEATTLE 2156"
10 FT. S. OF SW COR HANDICAP RAMP & 0.5 FT. W. OF BK CW
IN SE QUADRANT OF THE INTERSECTION OF HUDSON ST. AND
RAINIER AVE. S.

ELEVATION = 114.80 FT.

BASIS OF BEARINGS

N361°7'44"W BETWEEN MONUMENTS FOUND AT 39TH AVENUE SOUTH AND RAINIER AVENUE SOUTH AS SHOWN HEREON.

REFERENCES

- MORNINGSIDE ACRE TRACTS, PLAT RECORDED IN VOLUME 9 OF PLATS, PAGE 64, IN KING COUNTY, WASHINGTON.
- CENTRAL ADDITION TO COLUMBIA, PLAT RECORDED IN VOLUME 14 OF PLATS, PAGE 14, IN KING COUNTY, WASHINGTON.

LEGAL DESCRIPTION

ALL OF TRACT 5 AND A PORTION OF TRACT 8, MORNINGSIDE ACRE TRACTS, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 9 OF PLATS, PAGE 64, IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING ON THE NORTHEASTERLY MARGIN OF RAINIER AVENUE SOUTH, 108 FEET SOUTHEASTERLY OF THE MOST WESTERLY CORNER OF SAID TRACT 8; THENCE NORTHEASTERLY AT RIGHT ANGLES TO SAID NORTHEASTERLY MARGIN 63 FEET; THENCE SOUTHEASTERLY PARALLEL WITH SAID NORTHEASTERLY MARGIN TO THE EAST LINE OF SAID TRACT 8; THENCE NORTH TO THE NORTHEASTERLY CORNER THEREOF; THENCE WEST TO THE NORTHEASTERLY MARGIN OF RAINIER AVENUE SOUTH; THENCE SOUTHEASTERLY TO THE POINT OF BEGINNING.

THAT PORTION OF TRACT 8, MORNINGSIDE ACRE TRACTS, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 9 OF PLATS, PAGE 64, IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING ON THE NORTHEASTERLY LINE OF RAINIER AVENUE AT A POINT 108 FEET SOUTHEASTERLY OF THE NORTHWEST CORNER OF SAID LOT; THENCE NORTHEASTERLY AT RIGHT ANGLES 63 FEET; THENCE SOUTHEASTERLY PARALLEL WITH RAINIER AVENUE TO THE EAST LINE OF SAID TRACT; THENCE SOUTH ALONG SAID EAST LINE TO THE NORTH LINE OF CENTRAL ADDITION TO COLUMBIA ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 14 OF PLATS, PAGE 14, IN KING COUNTY, WASHINGTON; THENCE WEST TO THE NORTHEASTERLY LINE OF RAINIER AVENUE; THENCE NORTHWESTERLY TO THE TRUE POINT OF BEGINNING.

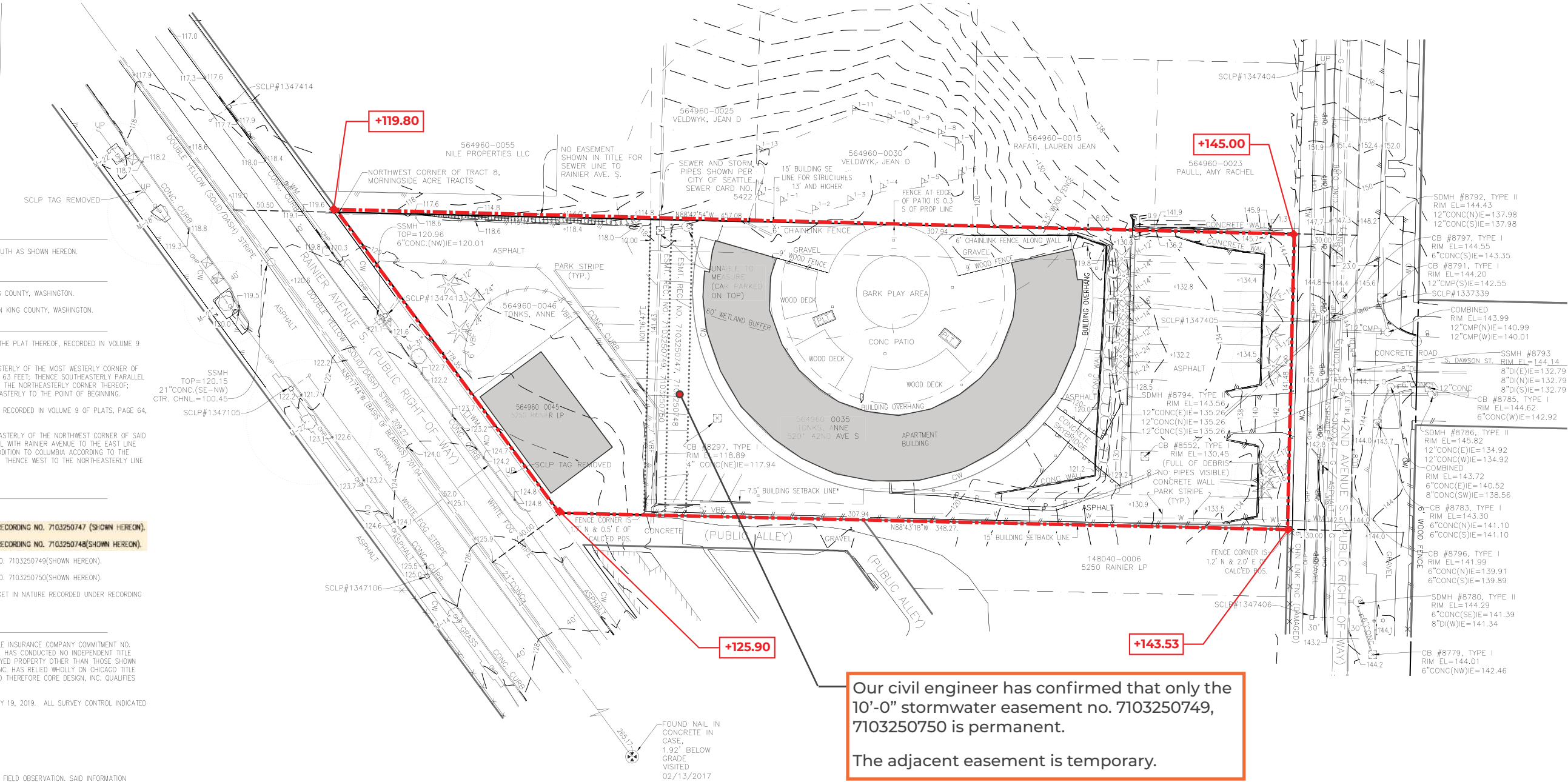
RESTRICTIONS

PARAGRAPHS 1, 6, 8-13 NOT APPLICABLE TO DEPICT ON THIS SURVEY.

- THIS SITE IS SUBJECT TO A TEMPORARY STORM DRAIN EASEMENT RECORDED UNDER RECORDING NO. 7103250747 (SHOWN HEREON).
- THIS SITE IS SUBJECT TO A TEMPORARY STORM DRAIN EASEMENT RECORDED UNDER RECORDING NO. 7103250748 (SHOWN HEREON).
- THIS SITE IS SUBJECT TO A STORM DRAIN EASEMENT RECORDED UNDER RECORDING NO. 7103250749 (SHOWN HEREON).
- THIS SITE IS SUBJECT TO A STORM DRAIN EASEMENT RECORDED UNDER RECORDING NO. 7103250750 (SHOWN HEREON).
- THIS SITE IS SUBJECT TO A BROADBAND COMMUNICATIONS SERVICES EASEMENT BLANKET IN NATURE RECORDED UNDER RECORDING NO. 20051129000859, BEC

NOTES

- ALL TITLE INFORMATION SHOWN ON THIS MAP HAS BEEN EXTRACTED FROM CHICAGO TITLE INSURANCE COMPANY COMMITMENT NO. 0136232-16, DATED SEPTEMBER 21, 2018. IN PREPARING THIS MAP, CORE DESIGN, INC. HAS CONDUCTED NO INDEPENDENT TITLE SEARCH NOR IS CORE DESIGN, INC. AWARE OF ANY TITLE ISSUES AFFECTING THE SURVEYED PROPERTY OTHER THAN THOSE SHOWN ON THE MAP AND DISCLOSED BY THE REFERENCED ALTA COMMITMENT. CORE DESIGN, INC. HAS RELIED WHOLLY ON CHICAGO TITLE COMPANY'S REPRESENTATIONS OF THE TITLE'S CONDITION TO PREPARE THIS SURVEY AND THEREFORE CORE DESIGN, INC. QUALIFIES THE MAP'S ACCURACY AND COMPLETENESS TO THAT EXTENT.
- THIS SURVEY REPRESENTS VISIBLE PHYSICAL IMPROVEMENT CONDITIONS EXISTING ON JULY 19, 2019. ALL SURVEY CONTROL INDICATED AS "FOUND" WAS RECOVERED FOR THIS PROJECT IN FEBRUARY, 2017.
- PROPERTY AREA = 51,993 ± SQUARE FEET (1.1936 ± ACRES)
- ALL DISTANCES ARE IN US FEET AT GROUND LEVEL.
- CONTOUR INTERVAL = 2 FEET.
- ELEVATION AND/OR CONTOUR INFORMATION SHOWN HEREON IS GENERATED FROM DIRECT FIELD OBSERVATION. SAID INFORMATION MEETS US NATIONAL MAPPING STANDARDS AND IS ACCURATE TO WITHIN ONE-HALF THE CONTOUR INTERVAL.
- BOUNDARY INFORMATION SHOWN HEREON IS DERIVED FROM OBSERVATION OF CONTROLLING MONUMENTATION AND INTERPRETATION OF RECORD DESCRIPTIONS AND OTHER EVIDENCE. TOPOGRAPHIC INFORMATION SHOWN HEREON IS RELATED TO THE BOUNDARY BY DIRECT FIELD OBSERVATION FROM CONTROLLING MONUMENTATION.
- THIS IS A FIELD TRAVERSE SURVEY. A THREE SECOND COMBINED ELECTRONIC TOTAL STATION WAS USED TO MEASURE THE ANGULAR AND DISTANCE RELATIONSHIPS BETWEEN THE CONTROLLING MONUMENTATION AS SHOWN. CLOSURE RATIOS OF THE TRAVERSE MET OR EXCEEDED THOSE SPECIFIED IN WAC 332-130-090. ALL MEASURING INSTRUMENTS AND EQUIPMENT ARE MAINTAINED IN ADJUSTMENT ACCORDING TO MANUFACTURER'S SPECIFICATIONS.
- UTILITIES OTHER THAN THOSE SHOWN MAY EXIST ON THIS SITE. ONLY THOSE UTILITIES WITH EVIDENCE OF THEIR INSTALLATION VISIBLE AT GROUND SURFACE OR AS MARKED BY 811 OR OTHER UTILITY LOCATING PROVIDERS ARE SHOWN HEREON. UNDERGROUND UTILITY LOCATIONS SHOWN ARE APPROXIMATE ONLY. UNDERGROUND CONNECTIONS ARE SHOWN AS STRAIGHT LINES BETWEEN SURFACE EVIDENCE OF UTILITY LOCATIONS BUT MAY CONTAIN BENDS OR CURVES NOT SHOWN. SOME UNDERGROUND LOCATIONS SHOWN HEREON MAY HAVE BEEN TAKEN FROM PUBLIC RECORDS. CLIENT UNDERSTANDS THAT CORE DESIGN ASSUMES NO LIABILITY FOR THE ACCURACY OF PUBLIC RECORDS OR PAINTED UTILITY LOCATIONS.



Our civil engineer has confirmed that only the 10'-0" stormwater easement no. 7103250749, 7103250750 is permanent. The adjacent easement is temporary.

4.2 - Existing Site Plan Illustrated**PARCEL IDENTIFICATION:**

PCL# 564960-0045
 PCL# 564960-0046
 PCL# 564960-0035

EXISTING SITE NARRATIVE:

The project site includes three parcels totalling 56,925 sf located in the Columbia City Residential Urban Village just south of the Columbia City Historic District. The site is bounded by Rainier Ave. S to the west, and 42nd Ave. S to the east. An unimproved public alley runs along a portion of the southern property line - this public alley is planned to be improved as a part of the adjacent project (SDCI bldg. permit #6649028)

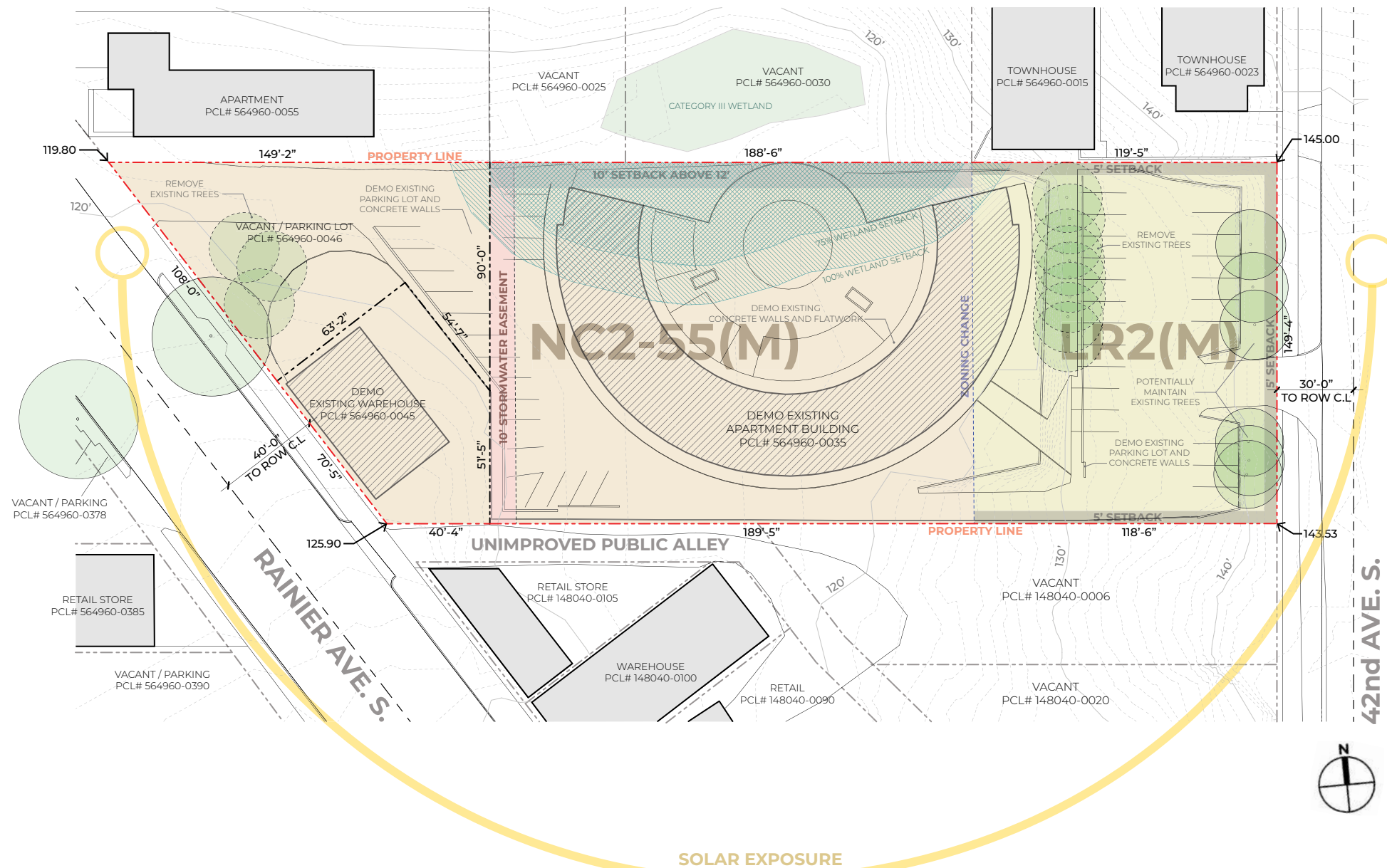
Of the parcels that make up the site, one is currently vacant and includes surface parking and driveway access to the adjacent parcel. The two other parcels include an existing wood frame single-story warehouse and a wood frame three-story apartment building. The demolition of both structures along with existing trees, flatwork, and concrete retaining walls is presently permitted through demo permit # 6637252-DM.

The site includes **two zoning overlays**, with the western portion of the site zoned NC2-55 (M) and the eastern portion zoned LR-2 (M). The zoning change occurs in the middle of of parcel# 564960-0035.

There is a **10 foot wide stormwater easement** running north to south through the western half of the site.

The adjacent vacant site to the north includes a City of Seattle designated category III wetland with low level habitat function. Per SMC 29.05.160, this type of wetland requires a **60 foot wetland buffer**, the outer 25% percent of which can be encroached upon using the "buffer averaging" described in SMC 25.09.160.E.c if approved by the Director.

The site features significant **grade** challenges. Moving east from Rainier Ave. to 42nd Ave. the grade declines ~6 feet and then rises ~25 feet. **A steep slope ECA exemption (permit # 6776456-EX) has been approved** due to a series of existing retaining walls separating substantial changes in grade.



4.3 - Tree Survey

Existing Trees On Site

The site contains 18 existing trees larger than 6” in diameter. Of those trees, none meet the size requirement for an exceptional tree as described by SDCI Director’s Rule 16-2008. While the survey below proposes removing the existing trees on site, the preferred option would attempt to maintain Trees 465-471 and 476-479 if feasible.

The trees clustered near the existing parking lot to the east have been determined by a licensed arborist to not meet the requirements for an “exceptional grove”, based on the fact that one or more of the trees is under the 12” diameter threshold. None of the trees on site meet the 24” threshold to be required to be shown on site plans, per SMC 25.11.070 and 25.11.080.

Existing Trees Adjacent to the Site

The site contains 5 existing adjacent trees that overhang the project site. Four of the trees (B,C,D,E, below) are within the adjacent wetland or wetland setback area. A fifth tree (“A” below) in the ROW meets the diameter threshold for an exceptional tree. However, the tree is lifting the sidewalk and is in structurally “fair” condition according to a licensed arborist. The project team will consult with SDOT regarding plans to address the tree and sidewalk condition



Photo 1
Looking south toward SDOT Tree A that will likely require a retention assessment pending ROW improvements



Photo 2
Looking southwest toward existing building. Trees 472-479

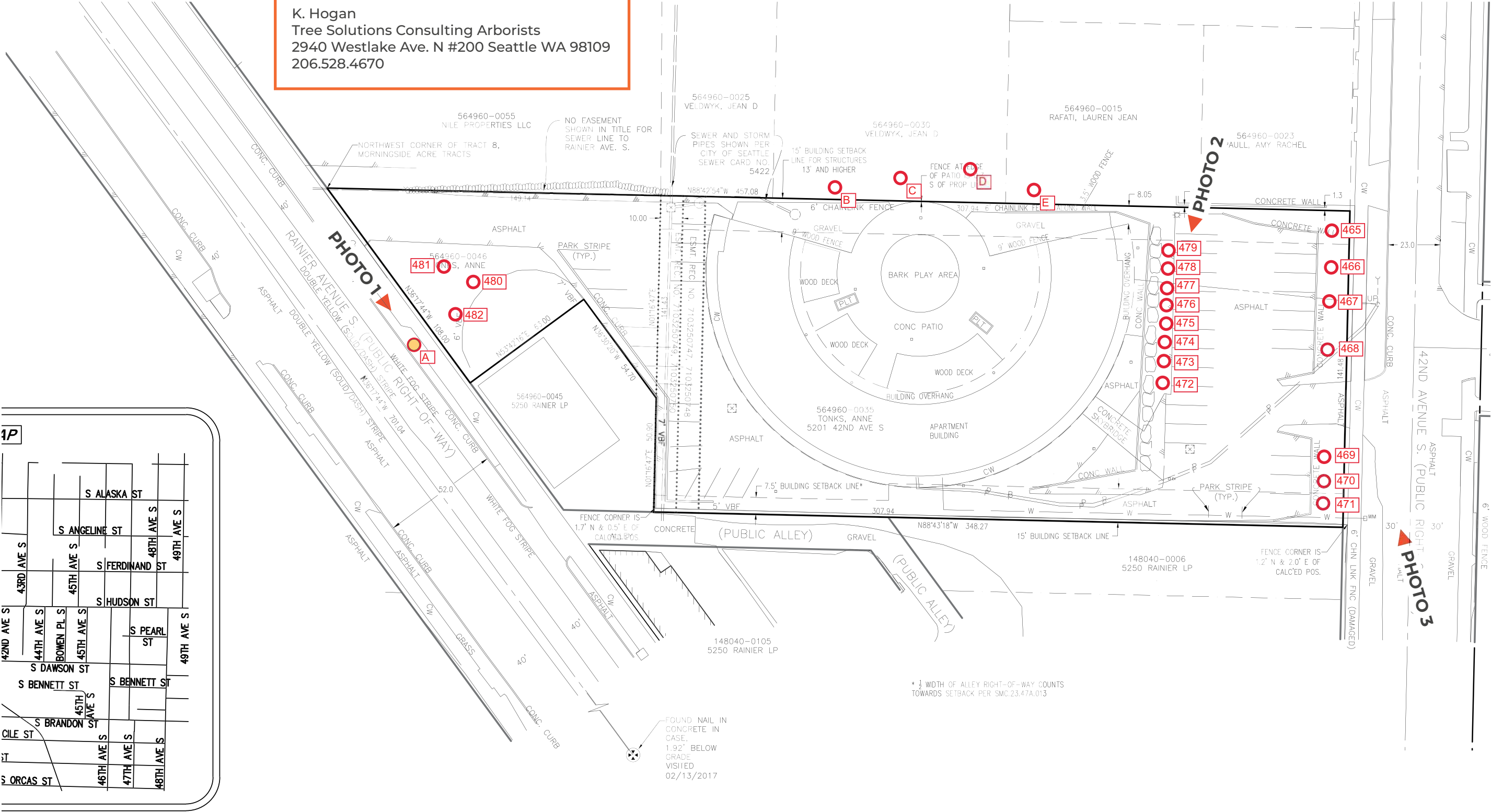


Photo 3
Looking north along 42nd Ave. Trees 465-471

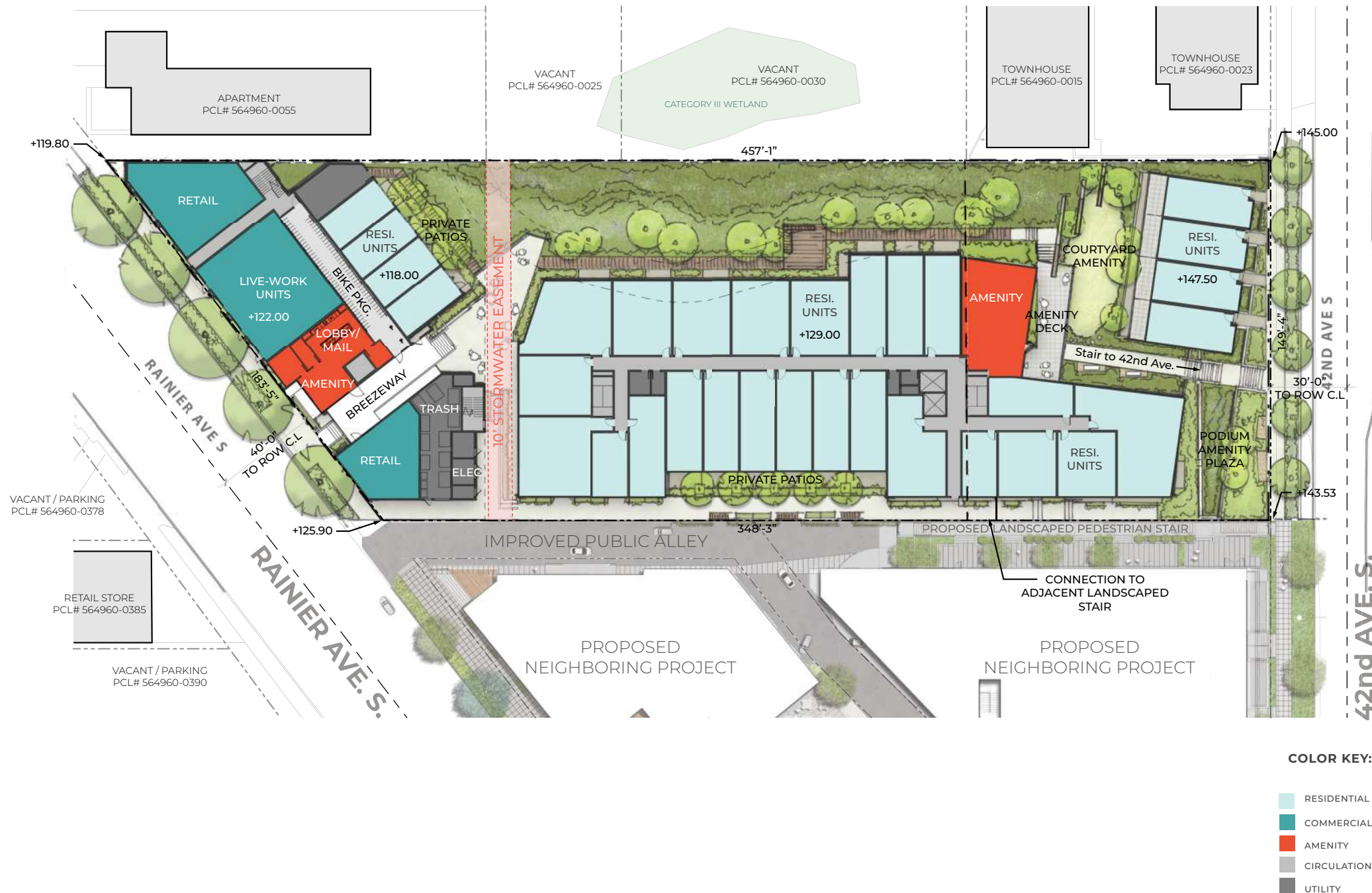
Tree ID	Code	Scientific Name	Common Name	DSH (inches)	DSH Multistem	Health Condition	Structural Condition	Dripline Radius (feet)				Exceptional Threshold	Exceptional by Size	Exceptional Grove	Proposed Action	Notes
								N	E	S	W					
465	TSME	<i>Tsuga mertensiana</i>	Mountain hemlock	6.8		Good	Good	5.0	5.0	5.0	5.0	10.8	-	-	Remove	
466	PSME	<i>Pseudotsuga menziesii</i>	Douglas-fir	20.1		Good	Good	16.5	14.0	10.0	16.0	30.0	-	-	Remove	Compacted soils, roots exposed, growing 3 feet from retaining wall
467	PSME	<i>Pseudotsuga menziesii</i>	Douglas-fir	16.2	6.7, 14.7	Good	Good	12.0	9.5	6.0	13.0	30.0	-	-	Remove	Subdominant stem 4 inches, flat spot on east side of trunk
468	PSME	<i>Pseudotsuga menziesii</i>	Douglas-fir	22.3		Good	Good	23.0	17.5	25.0	27.0	30.0	-	-	Remove	Canopy raised, stub cuts, south branch has horizontal crack
469	PSME	<i>Pseudotsuga menziesii</i>	Douglas-fir	20.7		Good	Good	22.5	19.0	4.0	22.0	30.0	-	-	Remove	Surface roots, partially girdling root
470	PSME	<i>Pseudotsuga menziesii</i>	Douglas-fir	14.2		Good	Good	7.0	16.5	9.0	14.0	30.0	-	-	Remove	Weak spot/defect at about 20 feet
471	PSME	<i>Pseudotsuga menziesii</i>	Douglas-fir	21.2		Good	Good	9.5	22.0	22.0	23.5	30.0	-	-	Remove	Stub cuts
472	CEATG	<i>Cedrus atlantica 'Glauca'</i>	Blue Atlas cedar	22.6		Good	Good	6.0	19.5	18.5	22.0	30.0	-	-	Remove	Poor pruning cuts, growing on retaining wall
473	CEDE	<i>Cedrus deodara</i>	Deodar cedar	21.6		Good	Fair	5.5	25.0	8.0	23.0	30.0	-	-	Remove	Large codominant union at 10 feet, "U" shaped union, response growth at base, poor pruning cuts
474	CEDE	<i>Cedrus deodara</i>	Deodar cedar	12.4		Good	Good	6.0	23.5	4.0	20.0	30.0	-	-	Remove	Canopy raised
475	CEDE	<i>Cedrus deodara</i>	Deodar cedar	12.5		Good	Good	5.0	14.0	5.0	19.0	30.0	-	-	Remove	Growing on retaining rock wall, poorly pruned
476	CEDE	<i>Cedrus deodara</i>	Deodar cedar	15.8		Good	Good	9.0	22.5	5.5	19.0	30.0	-	-	Remove	Compacted soils, pipe running along planting bed
477	CEDE	<i>Cedrus deodara</i>	Deodar cedar	15.0		Good	Good	8.0	17.5	5.0	18.0	30.0	-	-	Remove	Canopies overhang existing building
478	CEDE	<i>Cedrus deodara</i>	Deodar cedar	14.0		Good	Good	7.0	12.5	5.5	16.0	30.0	-	-	Remove	
479	CEDE	<i>Cedrus deodara</i>	Deodar cedar	11.9		Good	Good	9.0	10.5	6.0	7.5	30.0	-	-	Remove	
480	CEDE	<i>Cedrus deodara</i>	Deodar cedar	21.2		Good	Good	21.5	22.0	14.0	13.5	30.0	-	-	Remove	Tip dieback, overhangs adjacent property
481	PSME	<i>Pseudotsuga menziesii</i>	Douglas-fir	12.5		Good	Good	12.0	10.0	10.0	12.5	30.0	-	-	Remove	
482	CEDE	<i>Cedrus deodara</i>	Deodar cedar	21.9		Good	Good	17.0	19.5	16.0	14.0	30.0	-	-	Remove	Overhangs adjacent property
Adjacent Site Trees																
A	ACPL	<i>Acer platanoides</i>	Norway maple	35.5		Good	Fair	26.0	26.5	27.5	22.0	30.0	SDOT			Surface roots, lifting sidewalk, grafted roots, some deadwood, codominant with 4 trunks
B	SALU	<i>Salix lucida</i>	Pacific willow	13.5		Good	Fair	-	-	13.5	-	17.9	-			Heavy ivy, leans south over property
C	SALU	<i>Salix lucida</i>	Pacific willow	12.0		Poor	Poor	-	-	4.0	-	17.9	-			Multi-stemmed, heavy ivy, dying
D	SALU	<i>Salix lucida</i>	Pacific willow	12.8	8, 8, 6	Poor	Fair	-	-	5.0	-	17.9	-			50 percent dead, 13 feet from property line
E	ACMA	<i>Acer macrophyllum</i>	Bigleaf maple	12.0		Fair	Fair	-	-	10.0	-	30.0	-			8 feet from property line, heavy ivy

Survey completed by licensed arborist:

K. Hogan
Tree Solutions Consulting Arborists
2940 Westlake Ave. N #200 Seattle WA 98109
206.528.4670



4.4 - Preferred Site Plan and Site Constraints



Topography

From West to East, the topography drops ~6 ft from Rainier Ave. to the middle of the site, and then ramps up ~24 ft to 42nd Ave. The “bowl” shaped nature of the site creates both challenges and opportunities for site circulation and massing.

Wetland

The buffer required for the category III wetland north of the site significantly impacts the buildable area and achievable FAR on the site. It does, however, create a built-in open space, opportunities for bioretention and stormwater management, and can be a educational tool for residents to become more aware of Seattle’s urban wetlands.

Easement

A 10 foot wide stormwater easement running north to south through the site effectively requires a break in the building massing to maintain city access to the easement. To achieve the necessary fire separation for openings, the buildings must also be set back several feet from the easement. The easement further decreases buildable area.

Alley

The adjacent public alley is currently being permitted to be improved under SDOT proj. # 326254. The improved alley will provide vehicular and fire access to the center of the site and to a parking garage, as well as an approved turnaround. The alley also greatly influences the placement of utility and trash service spaces on the site.

Zoning and Surrounding Context

The different character and scale of the street frontages at either end of the site must be considered. The lower FAR of the LR-2 (M) zoning on the east end of the site encourages lower scaled massing and creates more opportunity for shared amenity open spaces for residents.

Planned Adjacent Project

A new 6 story mixed-use project planned for the property just south of the site (SDCI# 3029423-EG & 3025781-EG) by the same developer. See the following page for additional detail.

4.5 - Relationship to Planned Adjacent Project



A new 6 story mixed-use project permitted for the property just south of the site (**SDCI# 3029423-EG & 3025781-EG**) by the same developer. While this project has already gone through permitting and is expected to start construction in early 2021, the design team is working to develop strategies to craft a relationship between the two projects.

Views

The two projects will abut the same improved 17 ft wide alley. The residential levels of the newly proposed project are set back 9 ft from the property line to widen the gap between the projects. A portion of the building in center of the site is set back an additional 10 ft, allowing for relief and some improved access to sunlight.

On the LR2 zoned portion of the site, the newly proposed project rises only 5 stories and will be looked down upon from higher units in the adjacent permitted project. An extensive green roof system is proposed for the portion of the roof that will be most visible from the permitted project.

Connections

In addition to city sidewalk connections, the newly proposed project aims to connect to a landscaped staircase that runs along the northeast property line of the permitted project (*). This staircase is not a part of the alley and is planned for private access. However, the design team sees this connection as an important way to continue a pedestrian circulation path (••••) along the entire south property line of the newly proposed project. This path allows residents of both projects a secondary east/west connection to both Rainier Ave. and 42nd Ave. without having to conflict with automobile traffic in the alley.

50 ft

PAGE INTENTIONALLY LEFT BLANK

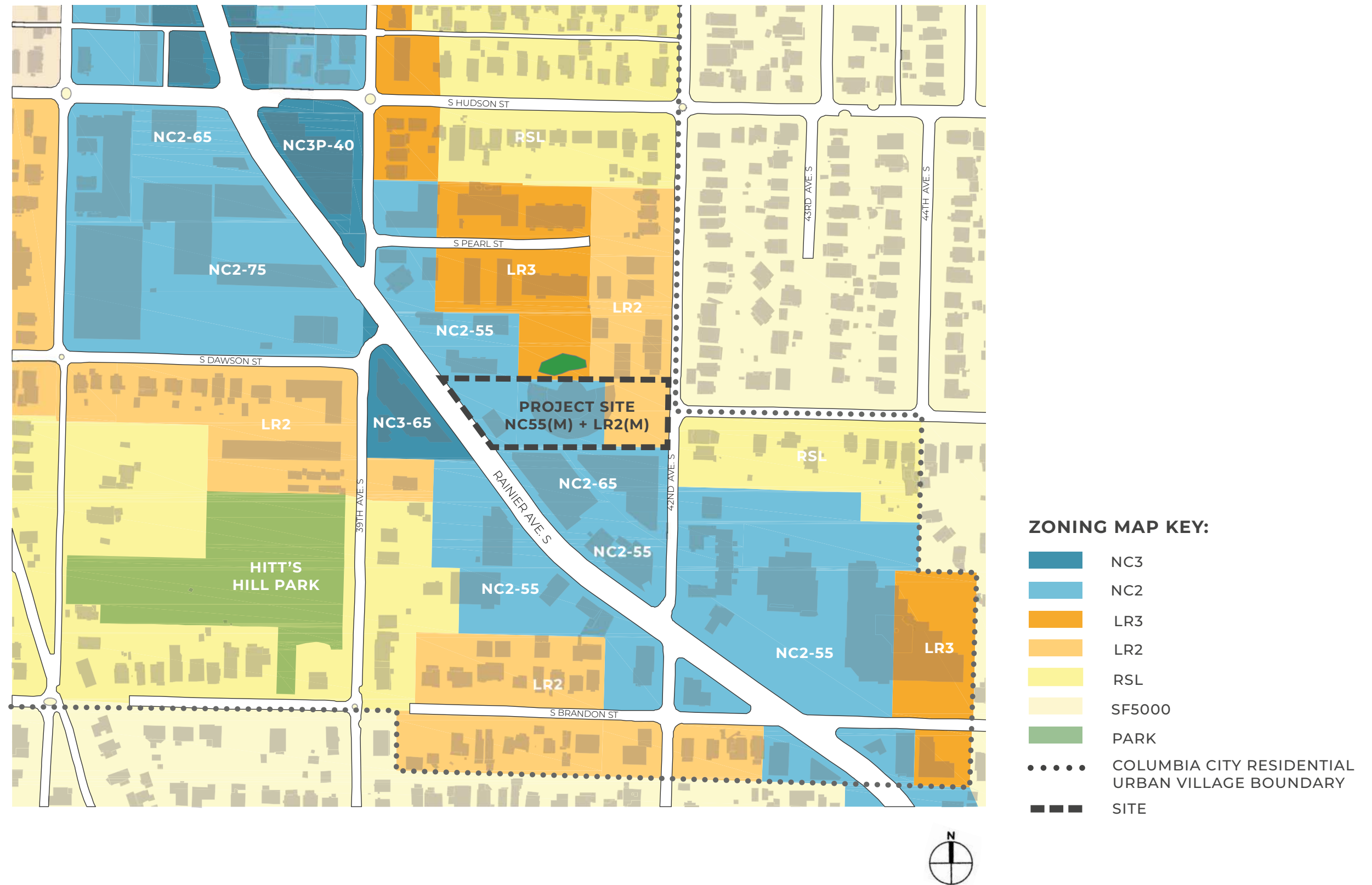
5.1 - 3D Photo of Context

NEIGHBORHOOD LANDMARKS KEY:

- 1** Columbia City Light Rail Station
- 2** Rainier Arts Center
- 3** Rainier Playfield
- 4** Columbia Park
- 5** Seattle Public Library - Columbia City Branch
- 6** Rainier Community Center
- 7** Columbia City Landmark District
- 8** Hitt's Hill Park



• THREE-DIMENSIONAL PHOTO OF NEIGHBORHOOD CONTEXT



5.0 - URBAN DESIGN ANALYSIS

5.3 - Neighborhood Uses





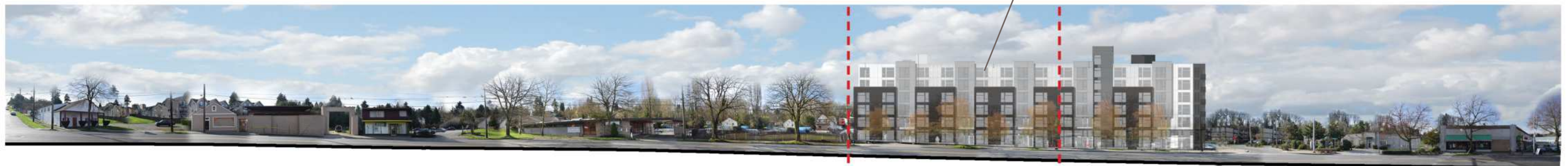
Enlarged existing view facing the site from Rainier Ave.



SITE

PROPOSED ADJACENT
PROJECTS

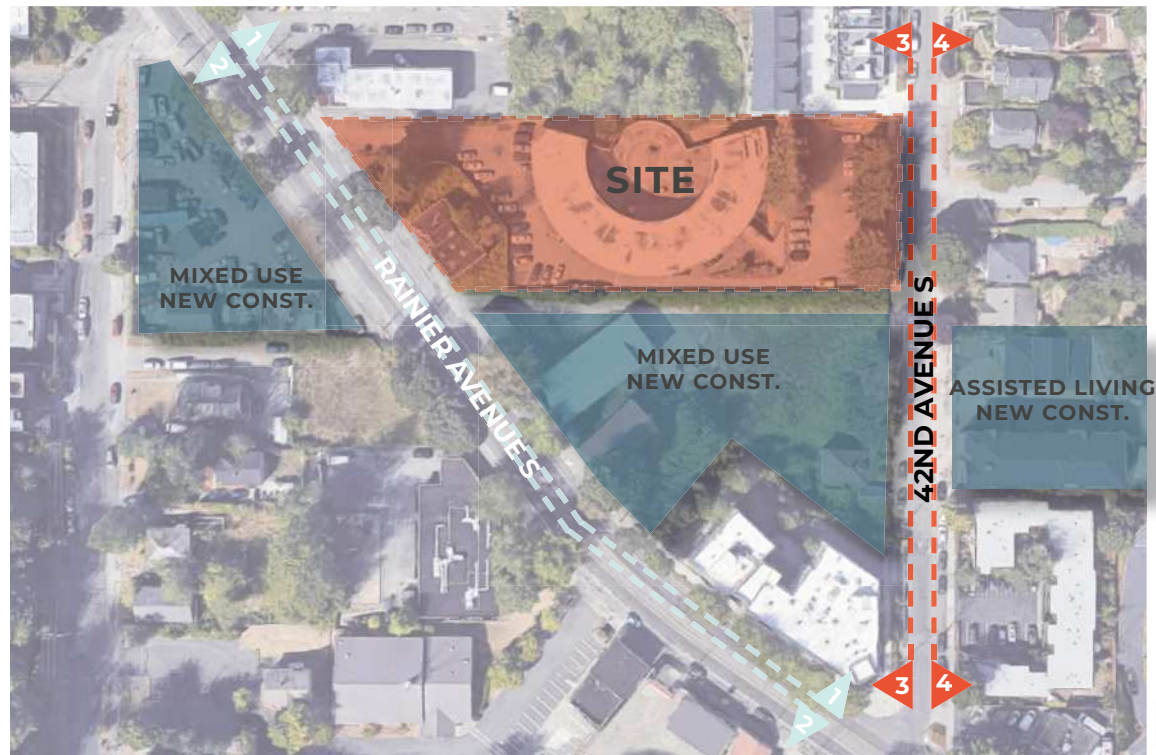
1 View to east side of Rainier Ave S



ACROSS FROM SITE

2 View to west side of Rainier Ave S

5.4 - Massing Context Streetscapes



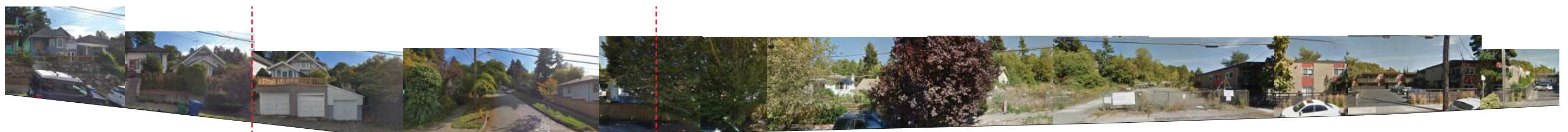
Enlarged existing view facing the site from 42nd Ave.



PROPOSED ADJACENT PROJECT

SITE

3 View to west side of 42nd Ave S



ACROSS FROM SITE

4 View to east side of 42nd Ave S

5.5 - Site Neighbors



• 5.2 PROPERTY NEIGHBORS



1e used car lot



1p proposed multi-family apts.



2 hair salon / apartments



3 wetland (vacant)



4 townhomes



5 single family house



6 single family house



7e single family house (vacant)



7p proposed mixed use multi-family/commercial



8e conv store / warehouse



8p proposed mixed use multi-family/commercial

5.6 - Urban Context Studies

COLUMBIA CITY ROWHOMES AND TOWNHOMES

Townhomes both new and old are common along the neighborhood streets surrounding the proposed project site. **Roof lines, materials, balconies, entries, and window openings are varied**, and the townhomes are often adjacent to single family homes and small apartment buildings. Common themes include **street facing covered entries** and **larger windows on upper levels** to take advantage of the views provided by the area's topography. Often, a bay or **portion of the facade is articulated** by pushing a portion of the exterior wall plane outwards and varying the exterior material.



3822 S. Hudson St,



5175 42nd Ave. S



5005 Renton Ave. S



3813 S. Angeline St.



4736 35th Ave. S



3931 S. Pearl St.

5.6 - Urban Context Studies

RAINIER AVE. STOREFRONTS

The nearby Columbia City Historic District along Rainier Ave. features an eclectic range of **pedestrian scaled storefronts** with various window patterns and material textures.

Glass doors and windows allow for high levels of visibility into the retail spaces.

Segmented clerestory windows and recessed entries are common. Retail facade massing often features an **ordered grid of vertical dividing elements**, breaking up glazed openings into segments that offer the flexibility to either define individual retail spaces or be combined for a larger tenant.



4916 Rainier Ave. S



5000 Rainier Ave. S



4873 Rainier Ave. S

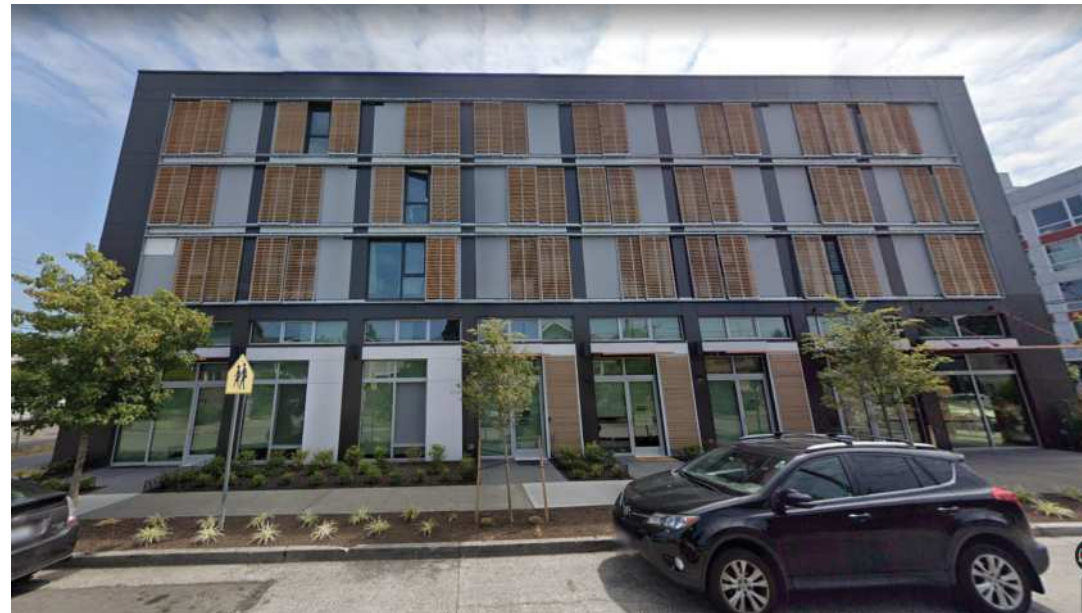


4901 Rainier Ave. S

5.6 - Urban Context Studies

LARGER APARTMENT BUILDINGS

Many of Columbia City's older 2 and 3-story apartment buildings can be found on the streets just off of Rainier Ave. mixed in amongst townhomes and duplexes. A wave of newer, larger apartments have begun to spring up in recent years, some right along Rainier Ave. Buildings along Rainier feature **ground-level street facing storefronts** often with a **strong horizontal datum that delineates from the apartments above**. Building frontages often have **zero setback at streets**, some with **projecting bays**. **Materials vary**, with brick, fiber cement and metal panel prevalent within the landmark district and fiber cement or lap siding more common on the surrounding streets.



4998 37th Ave. S



4805 Rainier Ave. S



5205 39th Ave. S



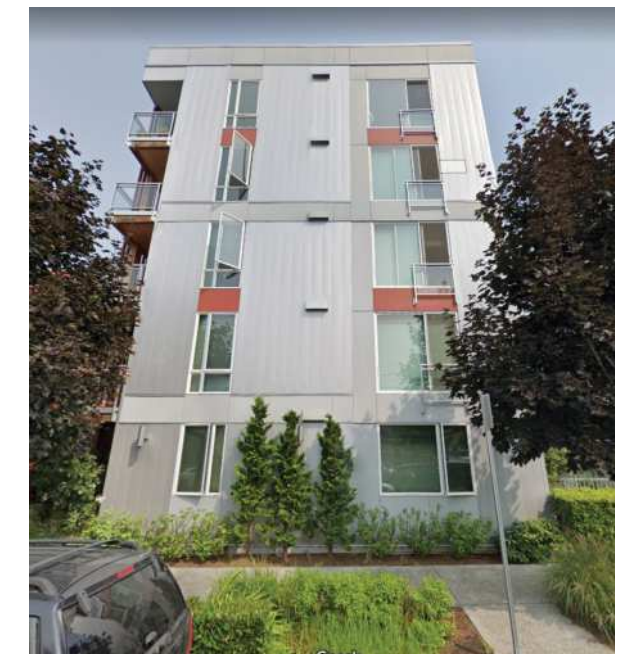
4527 Rainier Ave. S



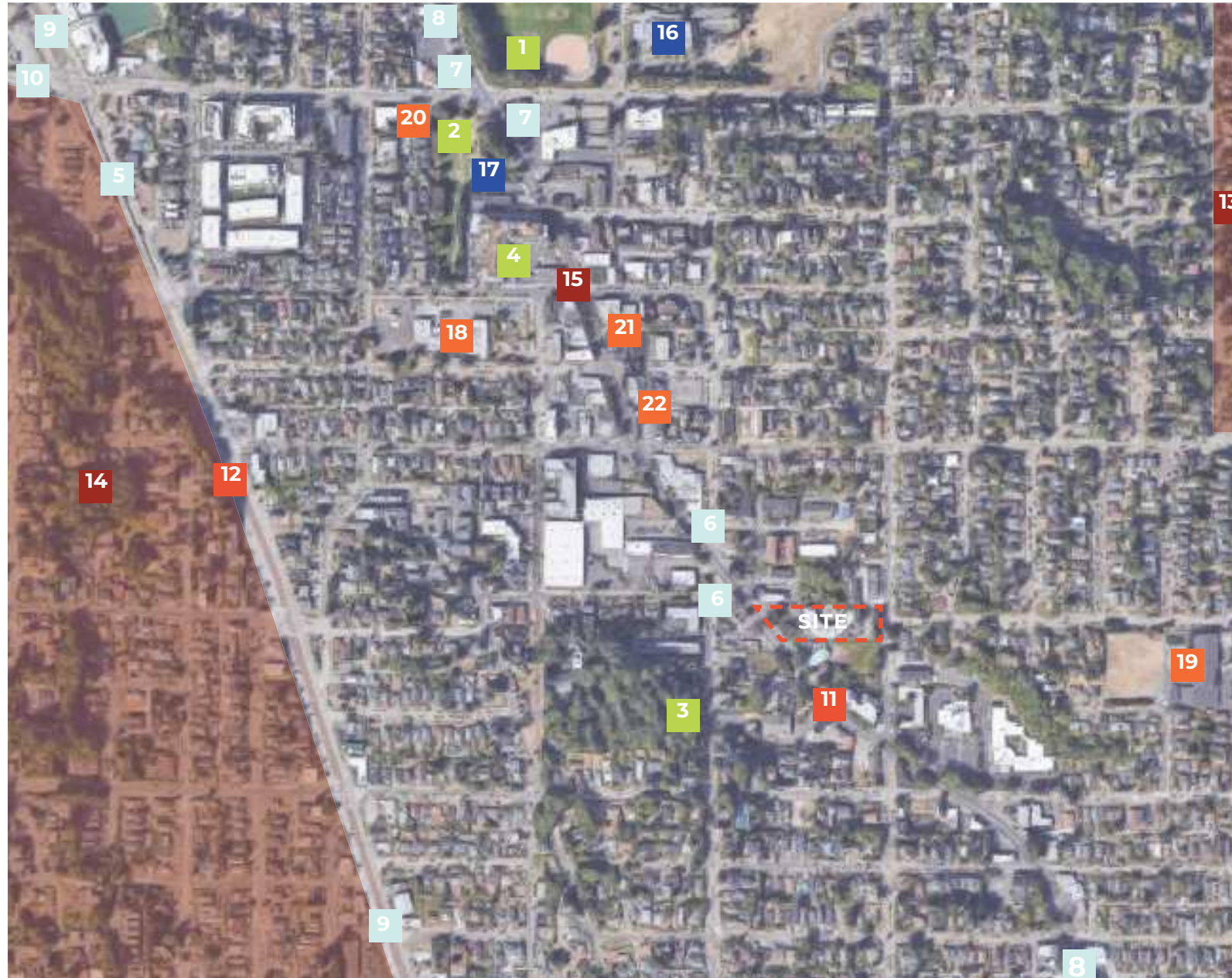
5273 Rainier Ave. S



3642 33rd Ave. S



5001 37th Ave. S



COMMUNITY LANDMARKS KEY:

NODES:

- | | |
|----------------------------|----------------------------|
| 1 Rainier Playfield | 3 Hitt's Hill Park |
| 2 Columbia Park | 4 PCC Grocery Store |

CONNECTORS:

- | | |
|-----------------------------|---------------------------|
| 5 Light Rail Station | 8 Rainier Avenue S |
| 6 Bus Line 7 Stop | 9 MLK Jr. Way S |
| 7 Bus Line 50 Stop | 10 S Columbian Way |

PEDESTRIAN BARRIERS:

- | |
|----------------------------|
| 11 Rainier Avenue S |
| 12 MLK Jr. Way S |

DISTRICTS

- | | |
|-----------------------|---|
| 13 Lakewood | 15 Columbia City Historic District |
| 14 Beacon Hill | |

LANDMARKS & NOTABLE ARCHITECTURE

- | |
|---|
| 16 Rainier Community Center |
| 17 Seattle Public Library - Columbia City Branch |

COMMUNITY FACILITIES

- | | |
|-------------------------------|---------------------------------|
| 18 Interagency Academy | 21 Columbia City Gallery |
| 19 Orcas School | 22 Columbia City Theater |
| 20 Rainier Arts Center | |

• 5.2 COLUMBIA CITY NEIGHBORHOOD CONTEXT MAP



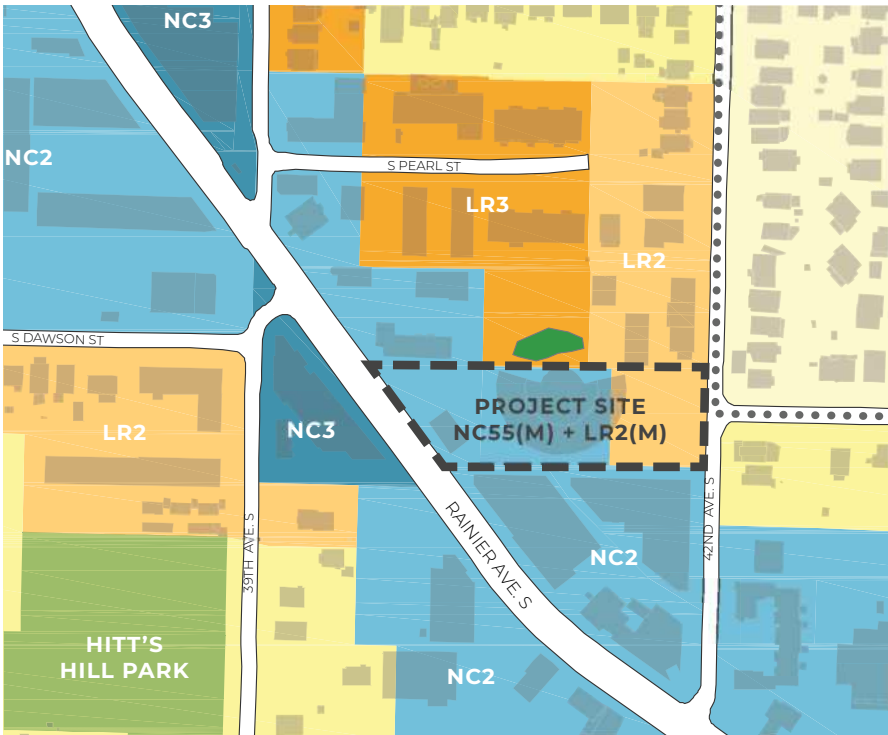
6.1 - Applicable Development Standards

SITE INFORMATION

NC-55(M) Zoned Area: 40,106 SF
LR2(M) Zoned Area: 16,819 SF

ZONING SUMMARY


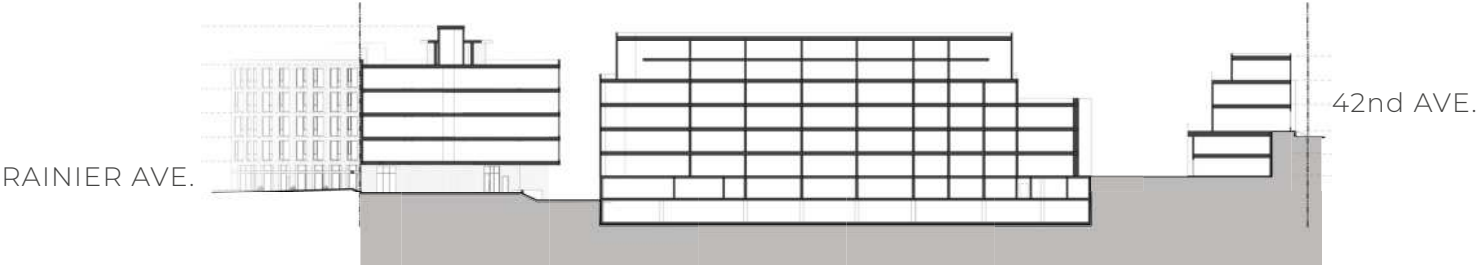
LR2 (M)	FAR	SMC 23.45.510	1.4 Base; 1.6 with Table A, Footnote 1 amenity requirements
	Height	SMC 23.45.514.A SMC 23.45.514.F	40' base maximum height +4' increase when structure includes a story that is partially below grade Max. 4 stories above the partially below grade story
	Parking	SMC 23.54.015	Cars: Not required in Urban Villages w/in Frequent Transit Area (Table B.II.M) Bikes: 1 per dwelling unit; 25% reduction after the first 50 spaces (table D.D.2)
	Setbacks	SMC 23.45.518.A	Front: 5' min. Side: Facade length <40': 5' min. Facade length>40': 5' min, 7' avg Rear: Not applicable
	Upper Setback	SMC 23.45.518.A.2	12' setback from the front lot line above 44' height Open railings may extend to 48', Parapets may extend to 46'
	Separations	SMC 23.45.518.F	10' min. between principal structures
	Projections	SMC 23.45.518.H	Eaves, Gutters, Roofs: 4' projection, no closer than 3' to lot line Bay Windows: 2' projection, 10' width max., no closer than 5' to lot line Porches and Steps: ≤ 48" to within 4' of lot line, ≤ 30" to lot line
	Amenity Area	SMC 23.45.522.A	35% lot area req., 100% of the req. amenity area to be provided as common, ground level amenity space, minimum depth/width of 20'.
	Landscaping	SMC 23.45.524	Landscaping must achieve Green Factor score of 0.6 or greater
	Facade Length	SMC 23.45.527	Max Width: 90' for Apartments Max Length: 78' (≤ 65% of lot depth: 119') within 15' of the side lot lines
NC2-55 (M)	FAR	SMC.23.47A.013	3.75
	Structure Height	SMC 23.47A.012.A SMC 23.47A.012.C	55' base maximum height Railings, clerestories, parapets: max. 4' above the structure height limit Stair and Elevator Penthouse: max. 16' above the structure height limit
	Parking	SMC 23.54.015	Cars: Not required in Urban Villages w/in Frequent Transit Area (Table B.II.M) Bikes: 1 per dwelling unit; 25% reduction after the first 50 spaces (table D.D.2)
	Setbacks	SMC.23.47A.014	Front: 0' Side: 0', except 10' above 13' portion of lot line abutting adjacent LR2/LR3 zones Rear: Not Applicable
	Amenity Area	SMC 23.47A.024	5% of the total gross floor area in residential use
	Landscaping	SMC 23.47A.016	Landscaping must achieve Green Factor score of 0.3 or greater
	Street Level Use	SMC 23.47A.008.A.2 SMC 23.47A.008.B.2 SMC 23.47A.008.B.3 SMC 23.47A.008.B.4 SMC 23.47A.008.C.1 SMC 23.47A.008.C.4	Blank wall max. = 20' segments, 40% of facade between 2' to 8' above grade 60% of the street facing facade between 2' and 8' must be transparent Non-residential spaces > 600 sf must extend 30' avg, 15' min. from the street Non-residential uses at street level must have a min. floor to floor height of 13' 80% min. width of the street facing facade must consist of ped. oriented uses 60% of the street facing facade must have cont. overhead weather protection






ZONING MAP KEY:

- NC3
- NC2
- LR3
- LR2
- RSL
- SF5000
- PARK
- COLUMBIA CITY RESIDENTIAL URBAN VILLAGE BOUNDARY
- SITE

7.1 - Priority Guidelines

CATEGORY	CITATION	RESPONSE
CS1 - CONTEXT & SITE		
CS1 C.2	TOPOGRAPHY: Elevation Changes	Use the existing site topography when locating structures and open spaces on the site. Consider “stepping up or down” hillsides to accomodate significant changes in elevation.
CS1 D.1	PLANTS & HABITAT: On-Site Features 	Incorporate on-site natural habitats and landscape elements such as: existing trees, native plant species, or other vegetation into project design and connect those features to existing networks of open spaces and natural habitats wherever possible. Consider relocating significant trees if possible.
CS2 D.1	HEIGHT, BULK, & SCALE: Existing Development and Zoning	Review the height, bulk, and scale of neighboring buildings as well as the scale of development anticipated by zoning for the area to determine an appropriate complement and/or transition. Note that existing buildings may or may not reflect the density allowed by zoning or anticipated by applicable policies.
CS2 D.2	HEIGHT, BULK, & SCALE: Existing Site Features 	Use changes in topography, site shape, and vegetation or structures to help make a successful fit with adjacent properties; for example siting the greatest mass of the building on the lower part of the site or using an existing stand of trees to buffer height from a smaller neighboring building.

7.1 - Priority Guidelines

CATEGORY	CITATION	RESPONSE
PL1 - PUBLIC LIFE		
<div><div>PL1 B.1</div><div>WALKWAYS AND CONNECTIONS: Pedestrian Infrastructure</div><div></div></div>	<p>Connect on-site pedestrain walkways with existing public and private pedestrian infrastructure, thereby supporting pedestrian connections within and outside the project.</p>	<p>The preferred option prioritizes pedestrian connections throughout the site, including multiple connections to existing public sidewalks. A central spine connects from Rainier Ave. through landscaped amenity spaces and up a terraced staircase that connects to 42nd St. A secondary pedestrian spine runs from Rainier along the alley atop the garage. This spine not only connects over to the central spine in several places, but also connects to an existing private landscaped staircase leading up to 42nd Ave. that is a part of the project planned to the south (which has the same owner).</p>
<div><div>PL1 C.1</div><div>OUTDOOR USES AND ACTIVITIES: Selecting Activity Areas</div><div></div></div>	<p>Concentrate activity areas in places with sunny exposure, views across spaces, and in direct line with pedestrian routes.</p>	<p>A outdoor roof amenity deck atop Building A along Rainier takes advantage of the best views to downtown to the north. At Building B, a large common courtyard amenity space is located adjacent to the building entry. The courtyard is oriented north to south in a way that increases access to sunlight. Lastly, the rehabilitated wetland setback will be designed to be viewed as a pleasant green space adjacent to one of the main pedestrian paths through the site.</p>
<div><div>PL2 B.1</div><div>SAFETY AND SECURITY: Eyes on the Street</div><div></div></div>	<p>Create a safe street environment by providing lines of sight and encouraging natural surveillancethrough strategic placement of doors, windows, balconies and street-level uses.</p>	<p>Residences along 42nd Ave. S are oriented towards the street with street-facing stoops, doors, and windows. Where pedestrian connections pass between or under a building mass, lines of sight from common and commercial areas are provided through storefront glazing. Amenity spaces with pedestrian connections are also lined with doors and stoops maintaining lines of sight for safety.</p>

CATEGORY	CITATION	RESPONSE
----------	----------	----------

DESIGN CONCEPT

DC1.B.1 **VEHICULAR ACCESS AND CIRCULATION:**
Access Location and Design



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

- a. use existing alleys for access or, where alley access is not feasible choosing a location for street access that is the least visually dominant and/or which offers opportunity for shared driveway use.
- b. where driveways and curbcuts are unavoidable, minimize the number and width as much as possible.

All vehicular access, including parking and utility access, has been contained to the existing public alley. Additional existing curbcuts along both Rainier and 42nd will be removed in order to minimize vehicle/pedestrian conflict points. Removing the ability to cut through from Rainier up to 42nd and removing access off 42nd entirely will help calm traffic on lower capacity residential streets.

DC1 - PROJECT USES AND ACTIVITIES

DC1.A.2 **ARRANGEMENT OF INTERIOR SPACES:**
Gathering Spaces



Maximize the use of any interior or exterior gathering spaces by considering the following:

- a. a location at the crossroads of high levels of pedestrian traffic
- b. proximity to nearby or project-related shops and services
- c. amenities that complement the building design and offer safety and security when used outside normal business hours.

The interior amenity space for Building A is located at the street frontage along Rainier adjacent to a breezeway that is part of a central pedestrian spine through the site. Building B's interior amenity space is also located along this pedestrian spine, with direct access to a common courtyard outdoor amenity space.

PAGE INTENTIONALLY LEFT BLANK

**MASSING & SITE
DESIGN PRIORITIES:**

CS2 D.1

Existing Development and Zoning:
Tailor the site massing to **respond to the different scales** of development along Rainier Ave. and 42nd Ave.

CS1 C.2 Elevation Changes

CS2 D.2 Existing Site Features

Use the **site topography** to our advantage.

CS2 D.1

Existing Development and Zoning:
Maintain a **defined street edge** along Rainier Ave. to reflect both the existing urban context of the historic district and the planned mixed use building to the south.

PL1 C.1 Selecting Activity Areas

Use the building massing to frame multiple **shared outdoor open spaces**.

PL1 B.1 Pedestrian Infrastructure

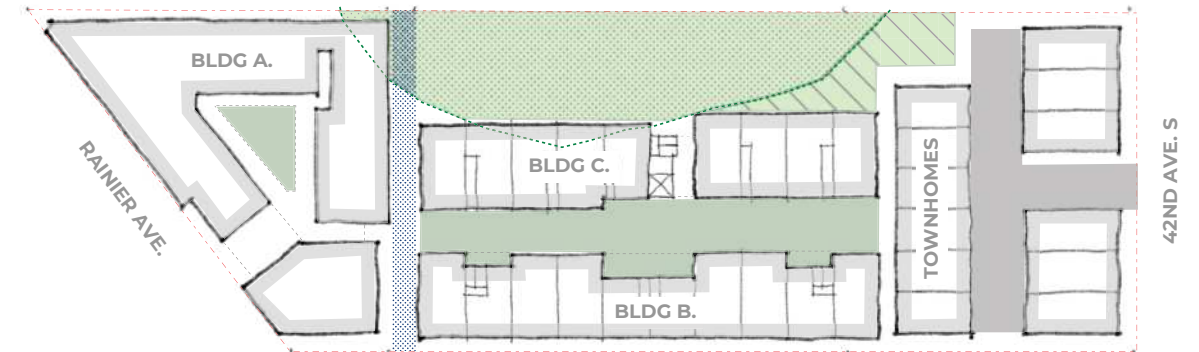
Arrange the massing to allow for **“porous” site circulation**. Create multiple pathways and circulation routes through the site.

DC1 B.1 Access Location and Design

Create a **safer urban environment** by reducing opportunities for pedestrian/vehicle conflicts.

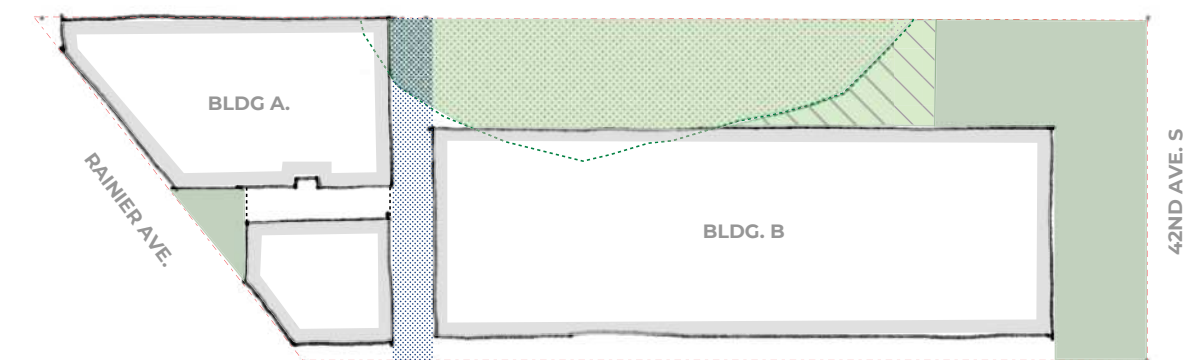
A

RAINIER “COURTYARD” BUILDING +
STACKED MULTI-LEVEL WALKUPS OVER PODIUM +
42nd AVE. TOWNHOMES WITH GARAGES



B

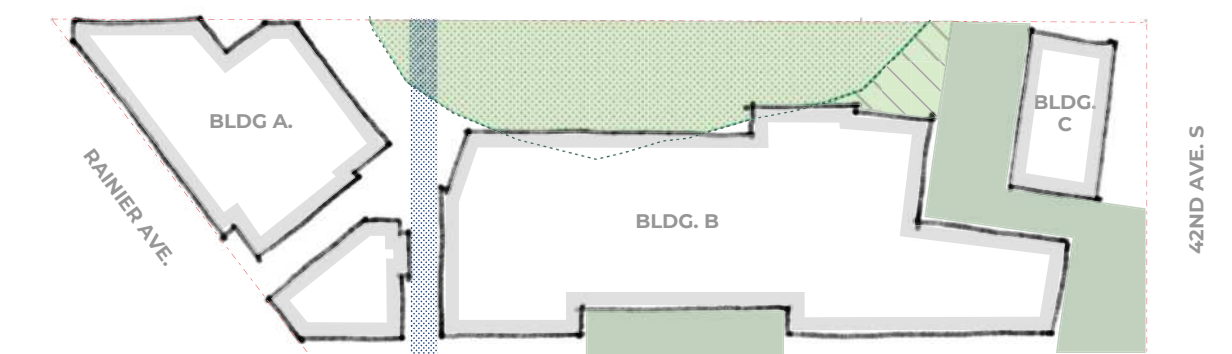
RAINIER “L” BUILDING +
ENCLOSED FLATS BUILDING OVER PODIUM



PREFERRED SCHEME

C

RAINIER “BREEZEWAY” BUILDING +
ENCLOSED FLATS BUILDING OVER PODIUM +
42nd AVE. WALKUP MULTISTORY UNITS



PAGE INTENTIONALLY LEFT BLANK

A

SUMMARY

Stories: 3-5 stories
Units: 154 Units + 12 Townhomes
Total Floor Area: 124,063 gsf
Residential Net Area: 104,647 sf
Commercial Net Area: 4,149 sf
Parking: 30 spaces shared garage
12 spaces private garages

RESPONSE TO DESIGN PRIORITIES

- Larger apartment building along Rainier Ave. defines the street edge and townhomes along 42nd Ave. respond to scale of adjacent neighborhood.
- Townhome blocks step down the hill, responding to existing grade.
- Townhomes face the street with stoops and entries.
- Connected shared outdoor spaces include an enclosed courtyard and pedestrian promenade with walk-up units.

DESIGN NARRATIVE

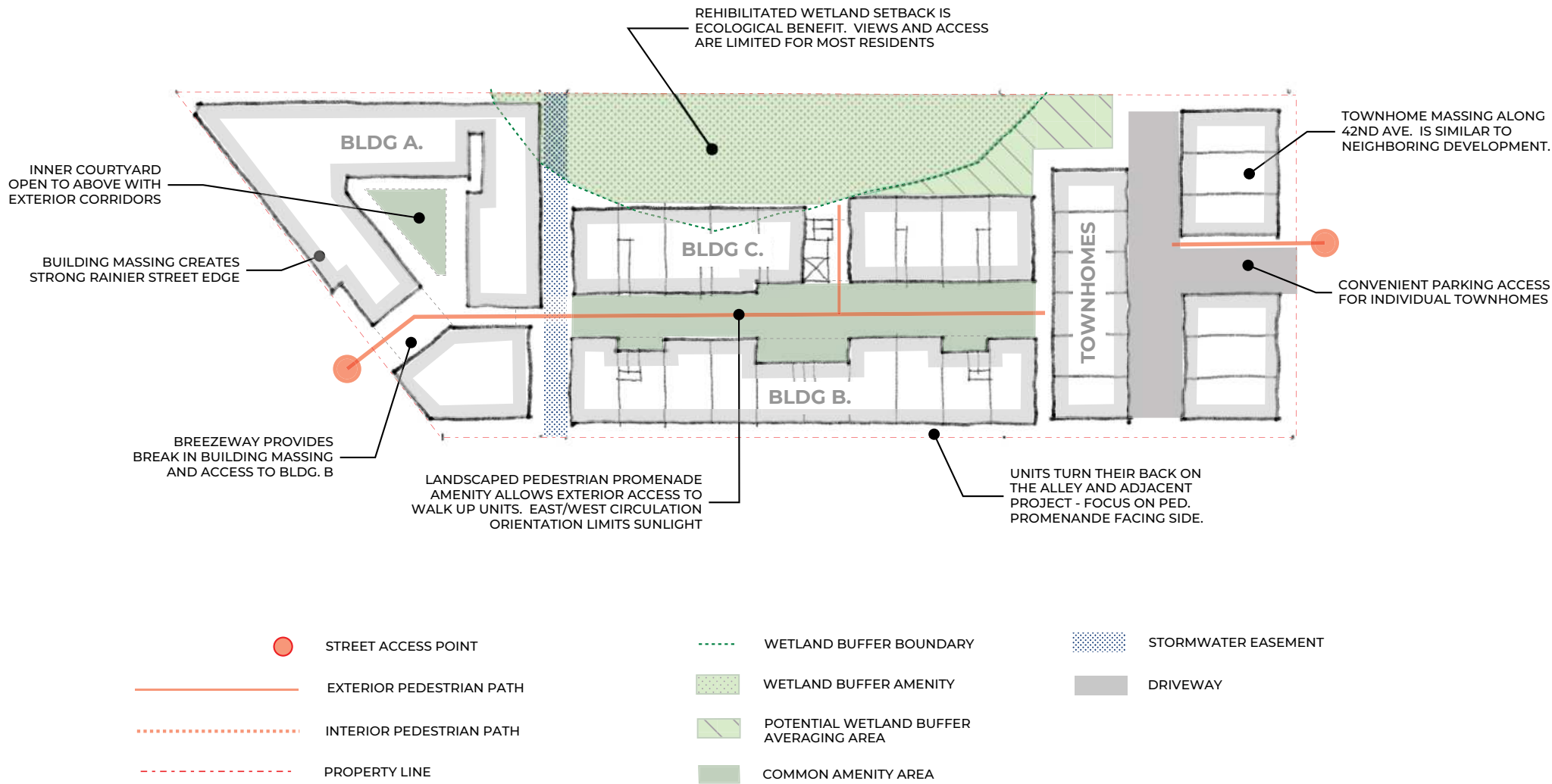
Scheme A explores the idea of creating a central spine, connecting a breezeway through a small enclosed courtyard at Bldg. A to a linear pedestrian promenade amenity between Bldg. B and Bldg. C.

Bldg. A and B are accessed via common amenity areas. However, the length and width of the open spaces and their orientations make frequent access to light difficult due to the height of the buildings framing the spaces.

Views from Bldg C face the rehabilitated wetland setback green space. Building A units that don't face Rainier primarily face Bldg. 2 or face north. Building B units face the pedestrian promenade and the alley. While the central spine is successful at connecting the buildings through the site, it is less successful at providing access and views to the required open space created by the wetland setback.

The townhomes off of 42nd Ave. have convenient parking access and some will address the street with stoops and entries. However, pedestrian circulation would share space with a vehicle access drive for garages.

Concept diagram



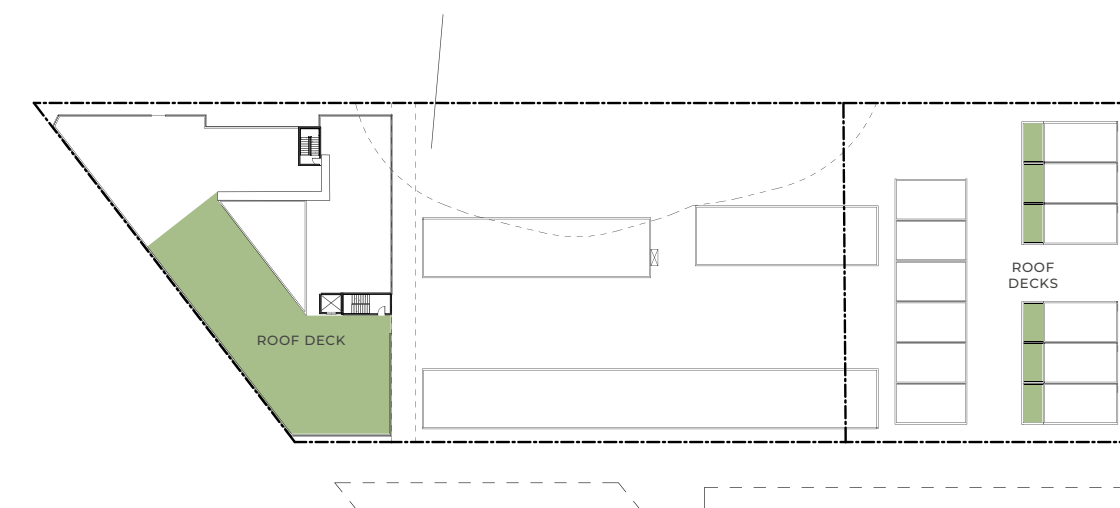
8.2 - Scheme A

OPPORTUNITIES

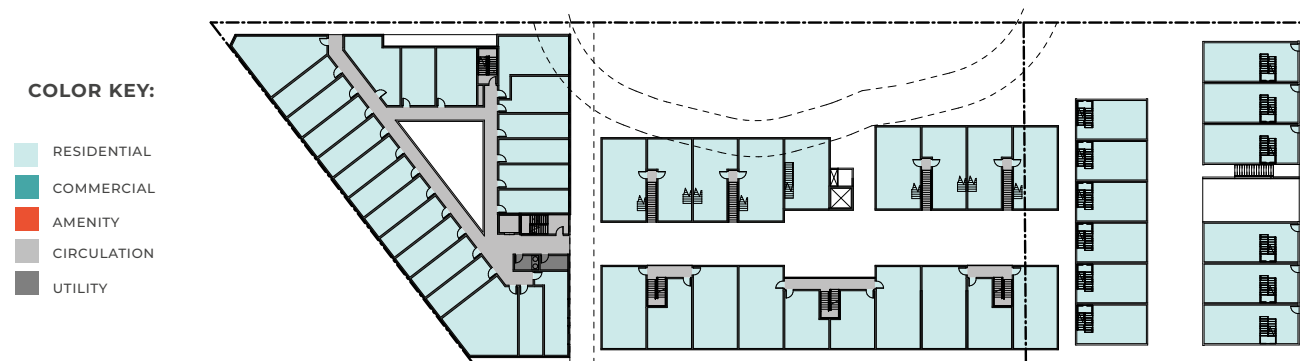
- Courtyard at Building A allows for open corridors and access to light and air.
- Strong linear spine connects the Buildings B and C to Rainier Ave.
- Central pedestrian court flanked by walk-up units activates the circulation spine.
- Townhomes face 42nd Ave., reflecting the scale of surrounding context.

CONSTRAINTS

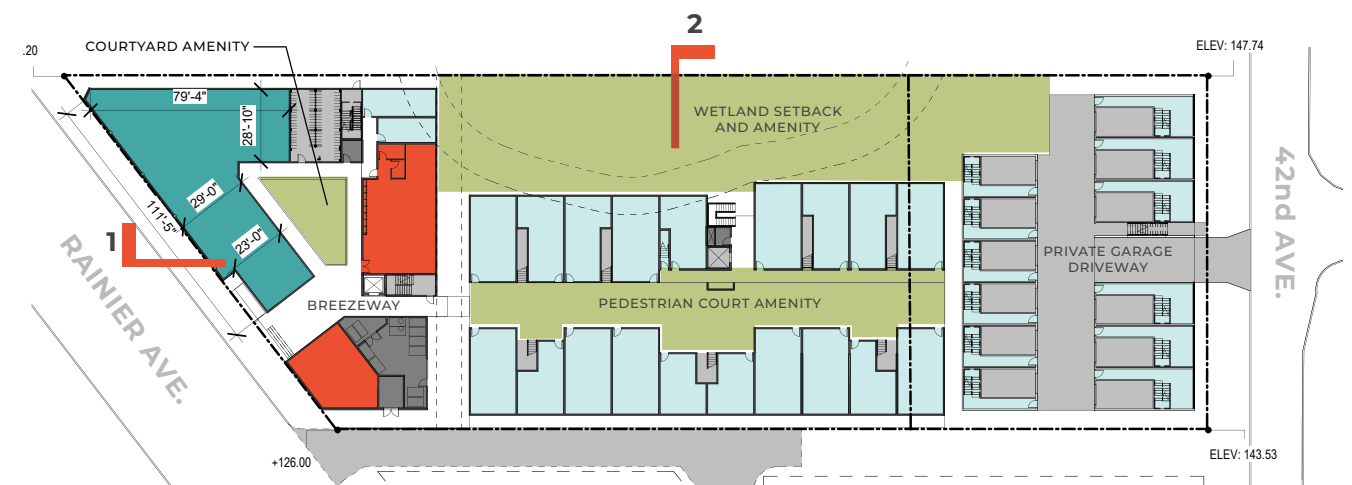
- Pedestrian court is narrow with sub-optimal access to light due to the orientation and scale of the walk-up buildings. It can't be widened further due to the wetland setback.
- A curbcuts would be required at 42nd Ave for a driveway.
- For those wishing to cross the site east to west, circulation routes are indirect and will intermingle pedestrian and vehicle traffic at townhome garage driveway.
- Most shared outdoor spaces are inward facing and small or narrow.



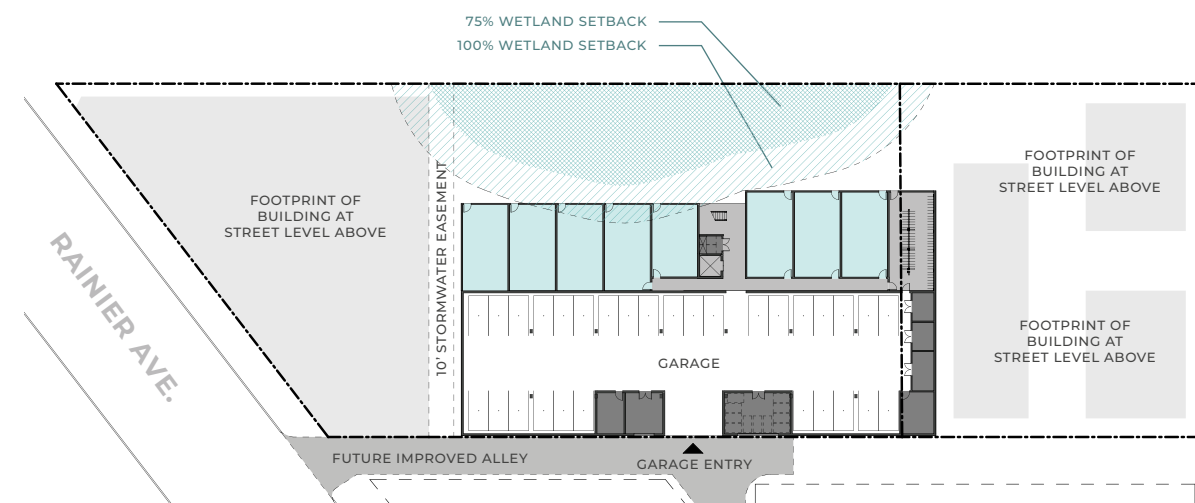
ROOF LEVEL



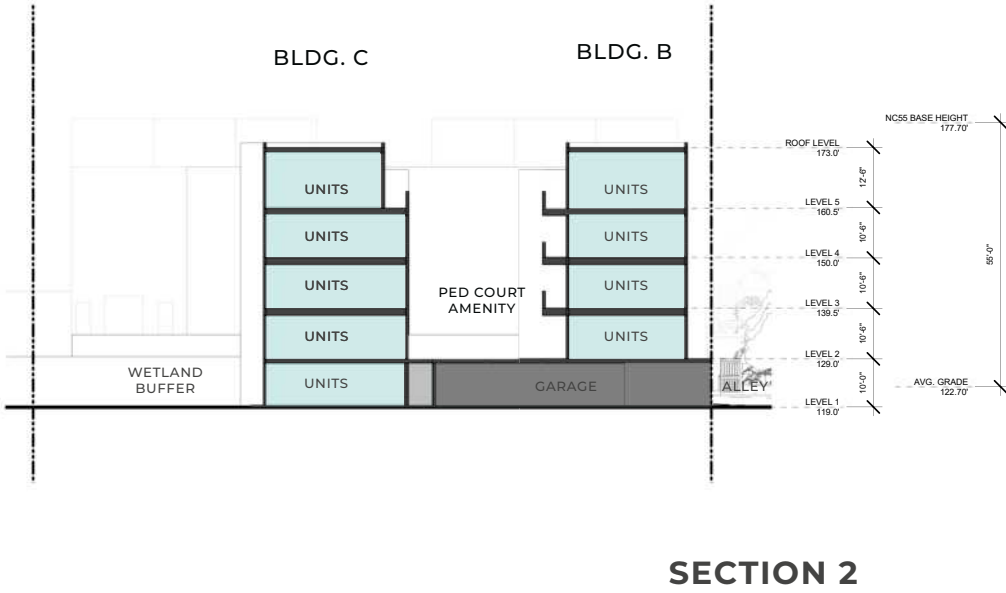
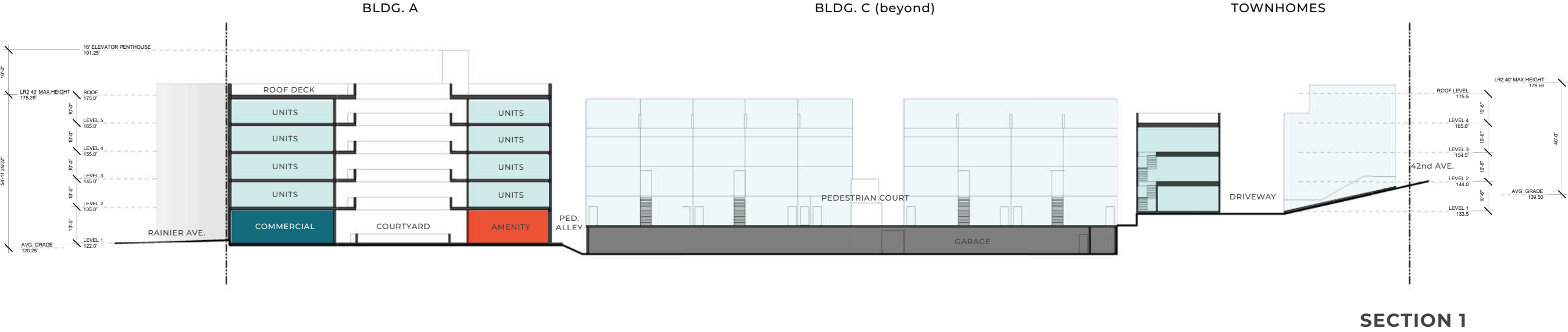
TYPICAL UPPER LEVEL



STREET LEVEL



GARAGE LEVEL



Aerial perspective from Southwest



Aerial perspective from the Northeast



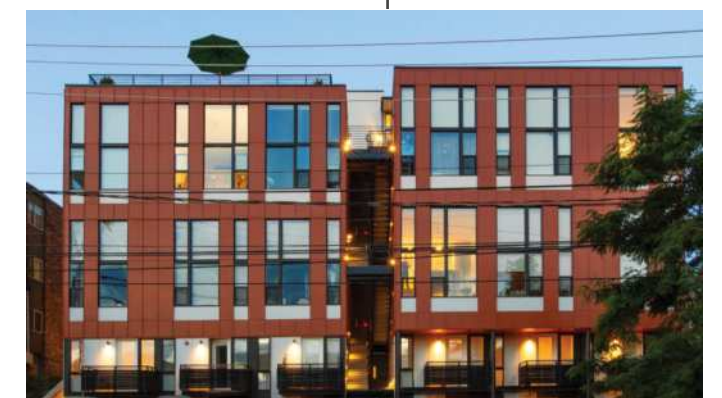
Facade and window modulation



Continuous glass storefront



"Townhome" scale with street facing entries and stoops



Large glazed openings, walk up units with ground level entries

Street perspective along Rainier Ave. looking south



Street perspective along Rainier Ave. looking north



Perspective Building B looking southeast from wetland



Street perspective along 42nd Ave. looking north



PAGE INTENTIONALLY LEFT BLANK

B SUMMARY

Stories: 6 stories + Mezzanine
Units: 235 Units
Total Floor Area: 168,034 gsf
Residential Net Area: 140,090 sf
Commercial Net Area: 4,349 sf
Parking: 50 spaces shared garage

RESPONSE TO DESIGN PRIORITIES

- Building A along Rainier Ave. includes a small pocket plaza connected to a breezeway.
- Bldg. A responds to massing of adjacent planned projects along Rainier. Building B is set back from 42nd Ave. and steps down in height to reflect neighborhood scale.
- Bldg. B consolidates available FAR to allow significant open space along 42nd Ave. and maintain several existing trees.

DESIGN NARRATIVE

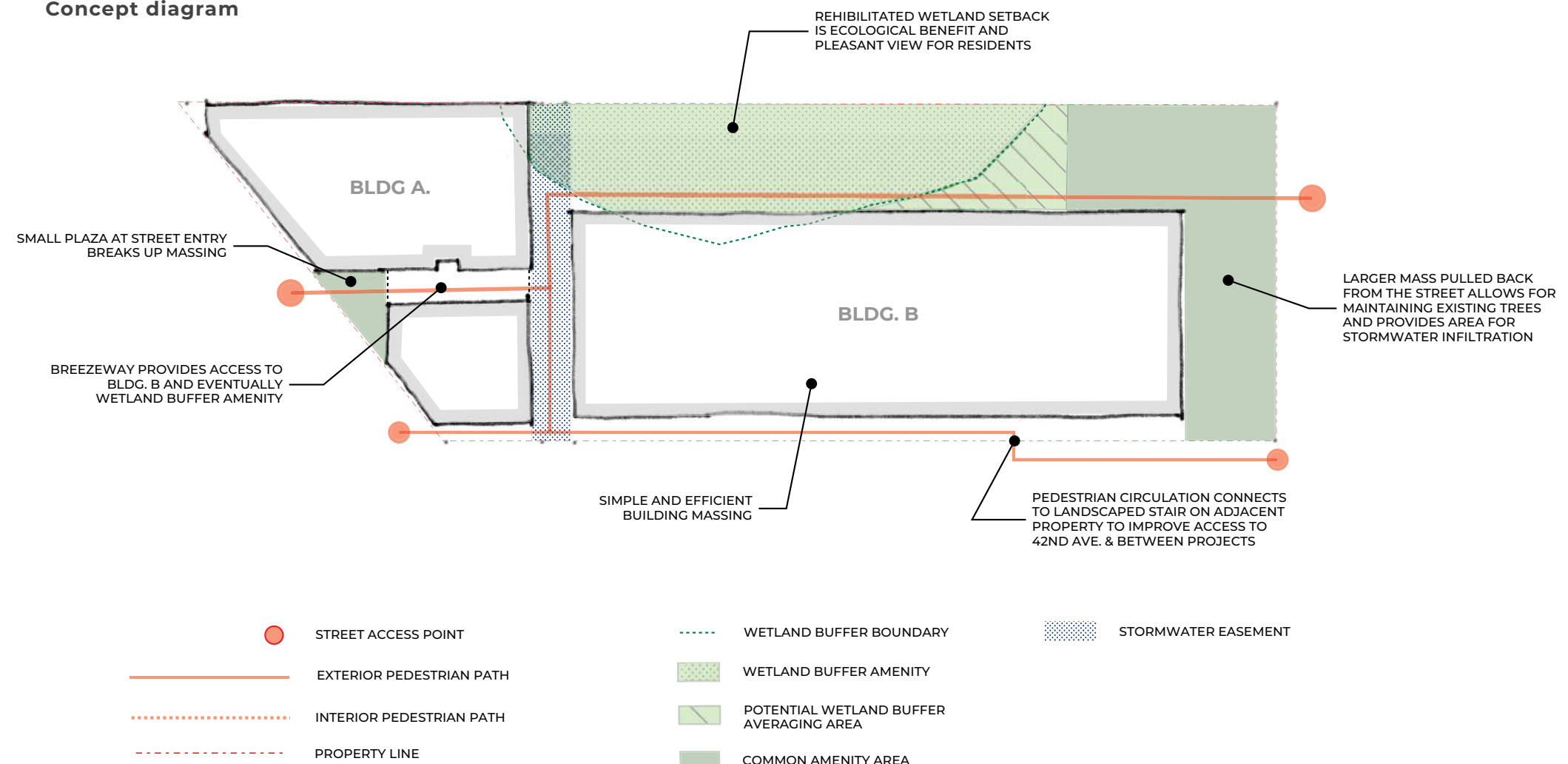
Scheme B focuses on consolidating building massing and allowable FAR to allow for increased open space.

Bldg. A features a small pocket plaza along Rainier Ave. and a breezeway connection through to Building B at the center of the site. A pedestrian path runs adjacent the restored wetland setback along the north side of Bldg. B and connects to 42nd Ave.

Building A units that don't face Rainier primarily face Bldg. B or face north. Half of units at Bldg. B. have views north to the wetland setback open space, but the other half face the alley. While these units face south, their proximity to the planned adjacent project would limit sun exposure.

Bldg. B is significantly set back from 42nd Ave., and its position at the bottom of a hill would reduce the perception of scale. The open green space along 42nd Ave. could be seen as an amenity for the neighborhood, but it would also feel like a significant break in the urban fabric.

Concept diagram



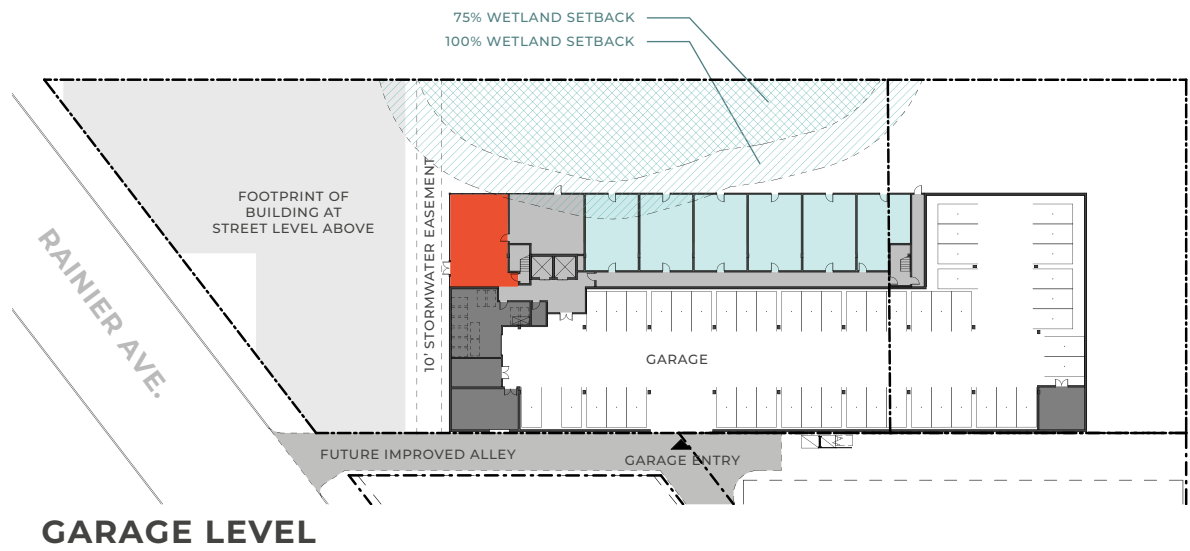
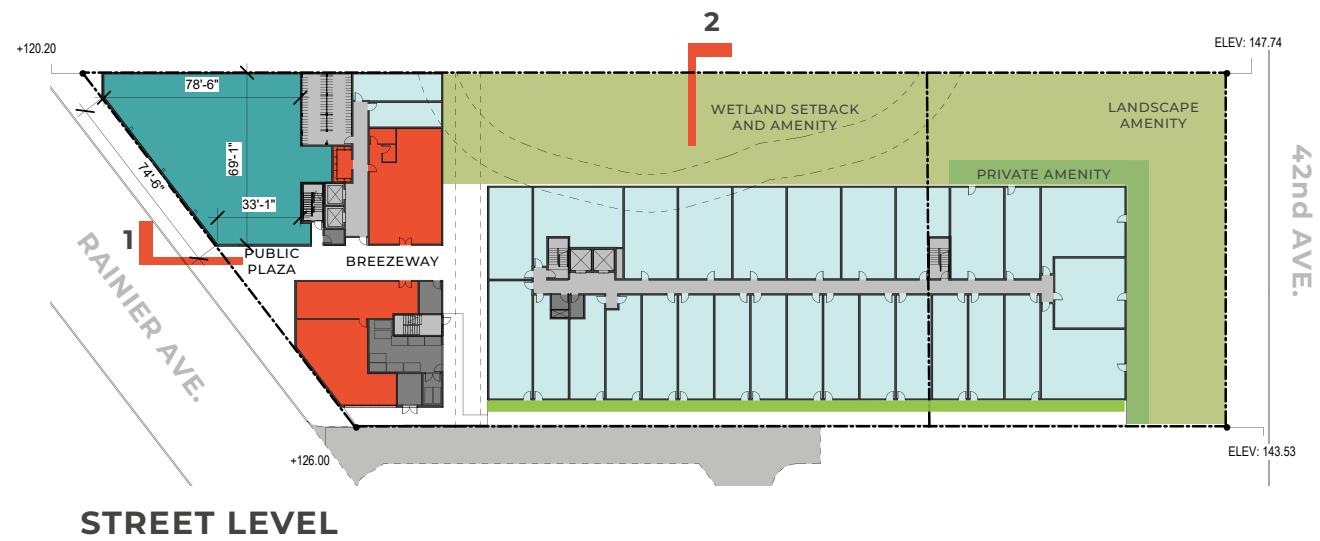
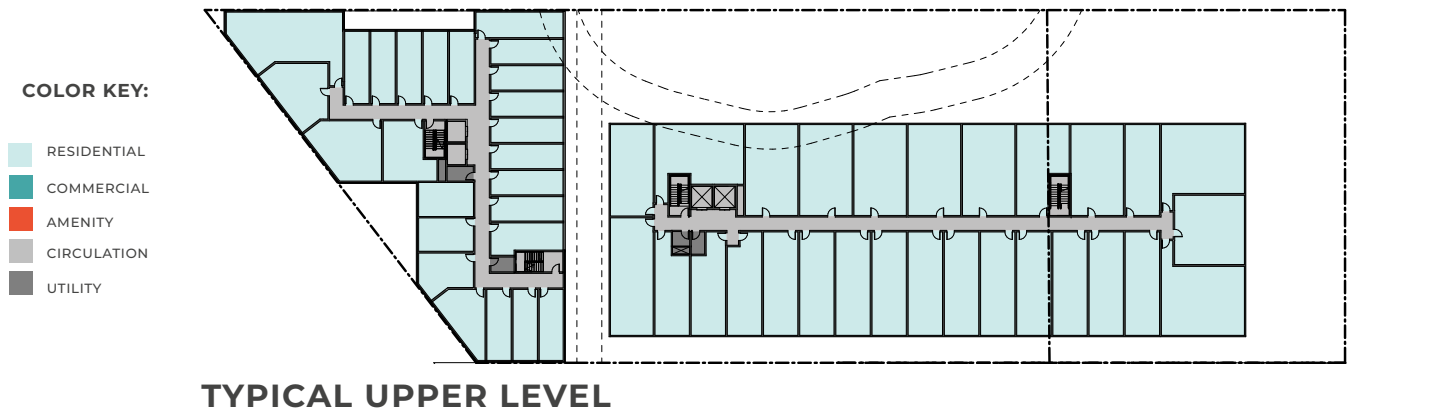
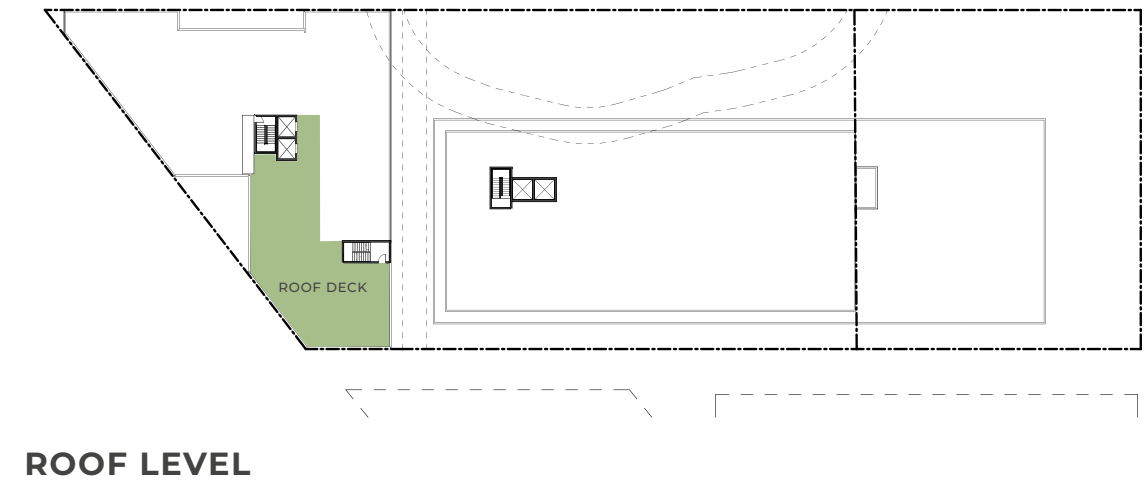
8.3 - Scheme B

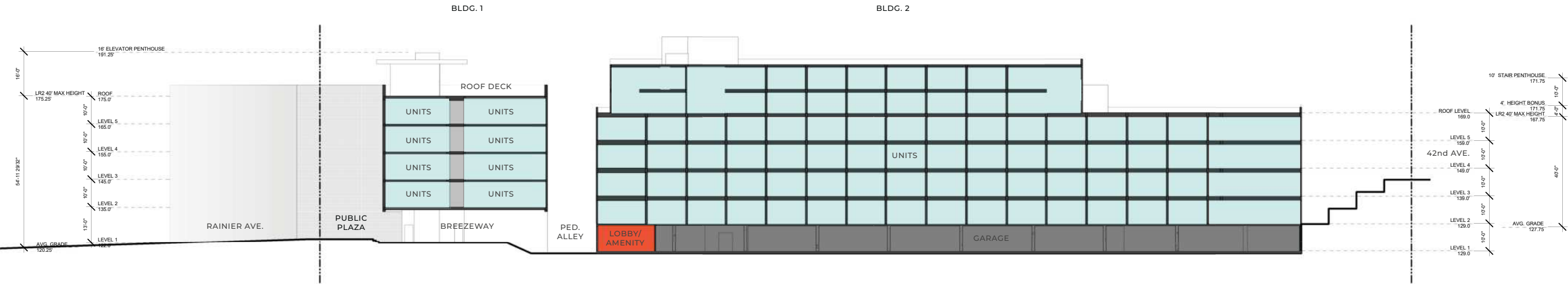
OPPORTUNITIES

- Small public plaza at Rainier Ave.
- Building B is set back from the alley to create private patios and a circulation path atop the garage.
- Pedestrian circulation along wetland connects the site from east to west.
- Open green space at 42nd Ave. buffers larger Bldg. B from the lower scaled neighborhood to the east and creates an opportunity to save existing trees.

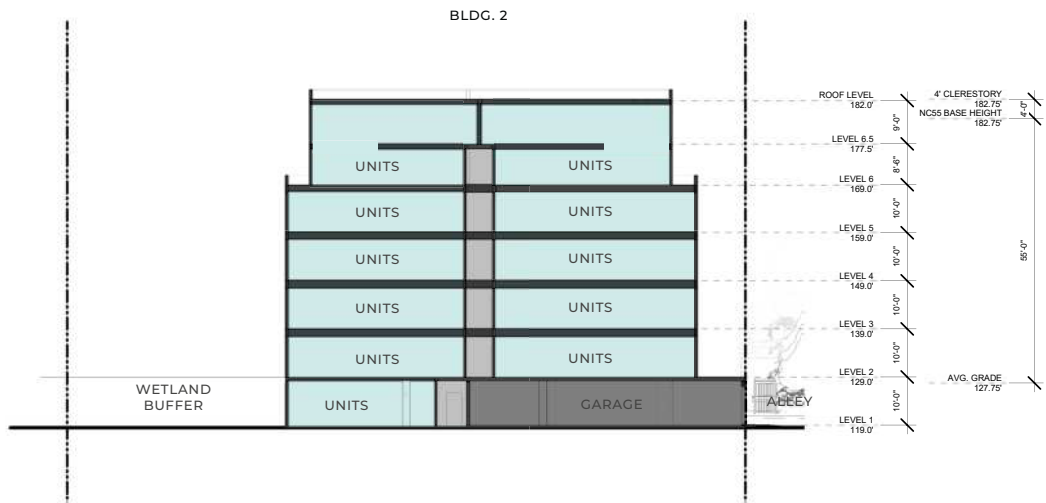
CONSTRAINTS

- Landscaped amenity feature creates gap in street wall along 42nd Ave.
- Building orientations leave many units directly facing opposing units in an adjacent building.
- Circulation paths are long and straight with little variation.
- Shared outdoor spaces are limited to the wetland setback and the open space at the steep hill along 42nd ave. These open spaces may be nice to look at but may not be very accessible for recreation.





SECTION 1

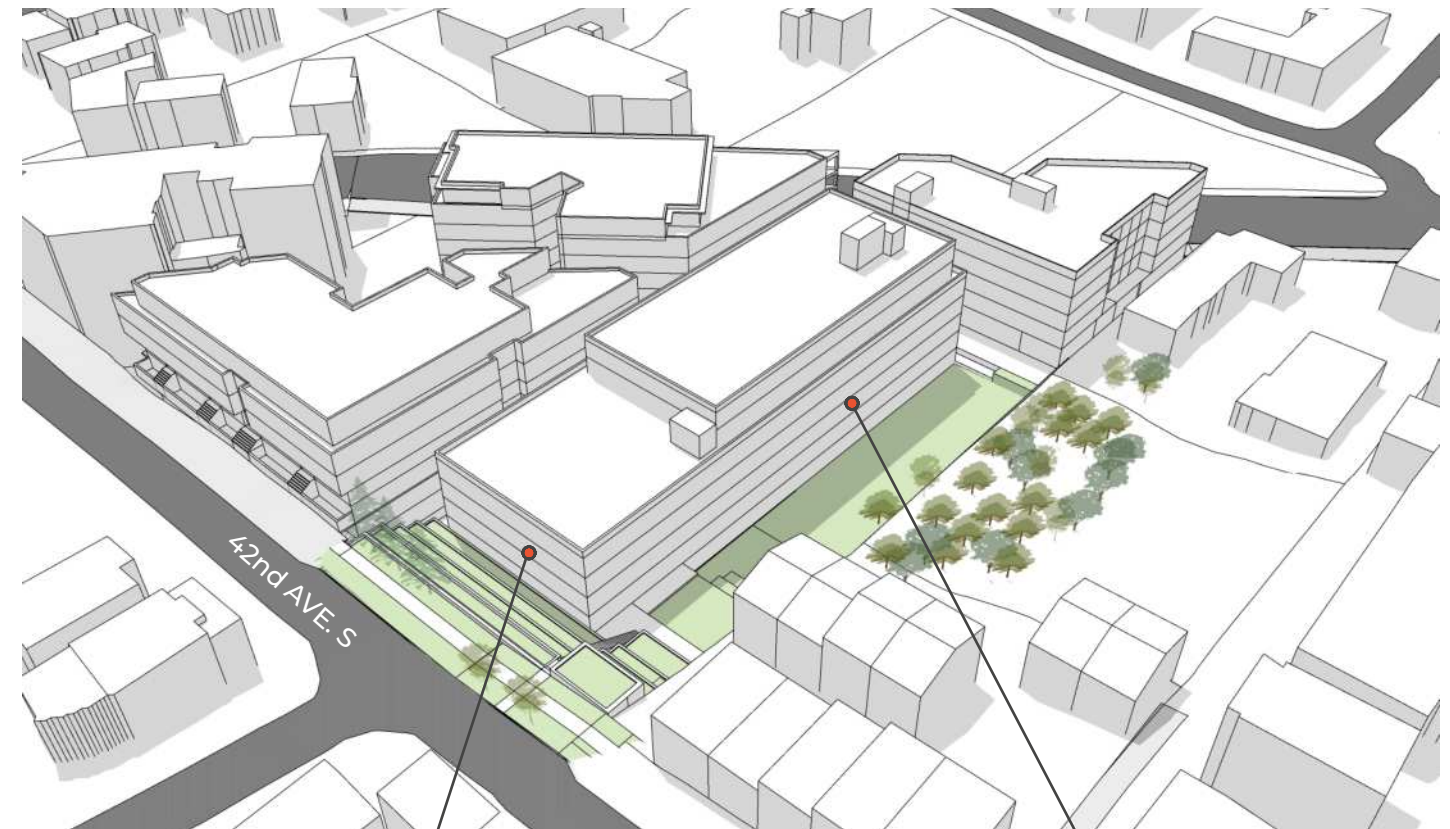


SECTION 2

Aerial perspective from Southwest



Aerial perspective from the Northeast



Kinked massing at the street



Focus on active and engaging storefronts that draw inspiration from landmark district



3-4 story apartment building massing at 42nd Ave.



Punched openings and generous glazing with articulation

8.3 - Scheme B

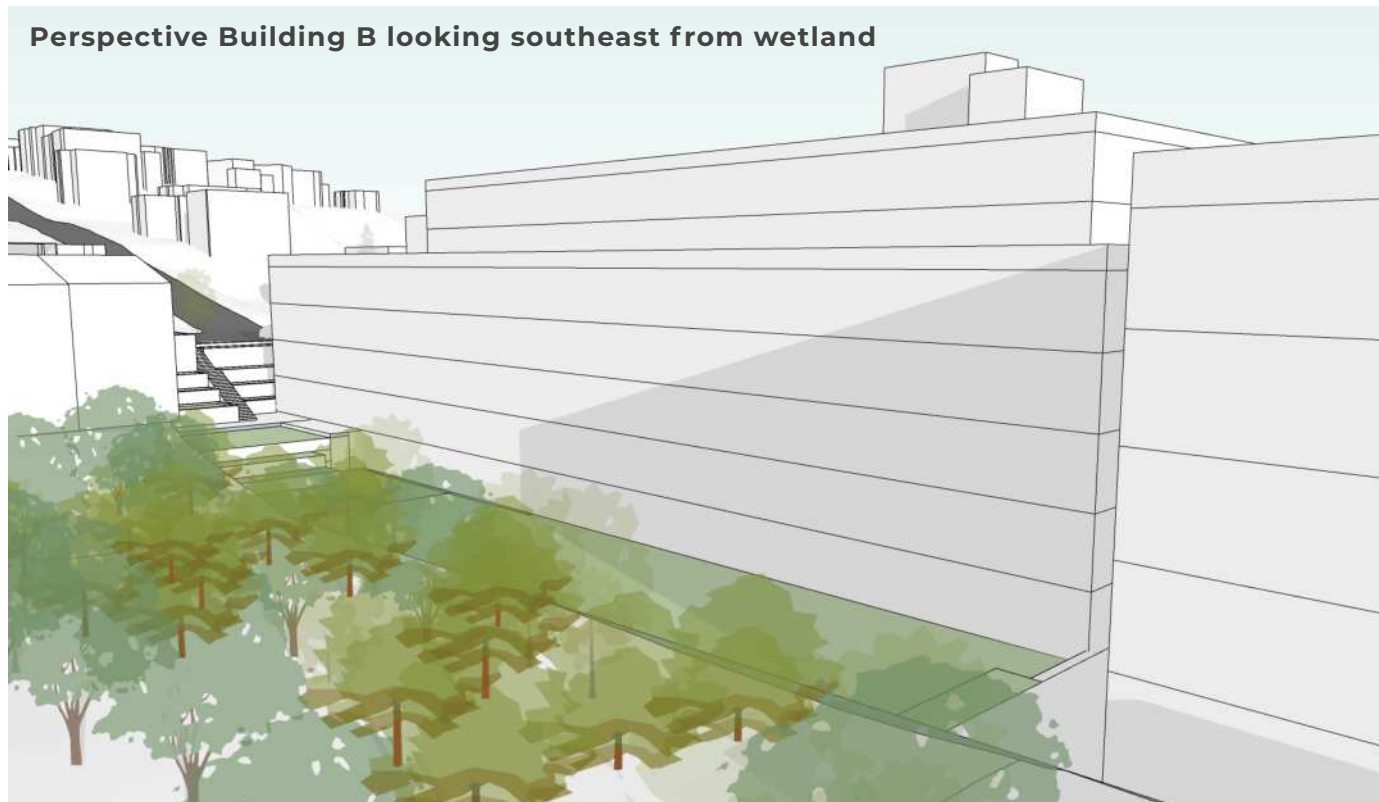
Street perspective along Rainier Ave. looking south



Street perspective along Rainier Ave. looking north



Perspective Building B looking southeast from wetland



Street perspective along 42nd Ave. looking north



8.4 - Scheme C (Preferred Scheme)



SUMMARY

Stories:	6 stories + Mezzanine
Units:	213 Units
Total Floor Area:	163,647 gsf
Residential Net Area:	137,164 sf
Commercial Net Area:	2,090 sf
Parking:	82 Shared Garage

RESPONSE TO DESIGN PRIORITIES

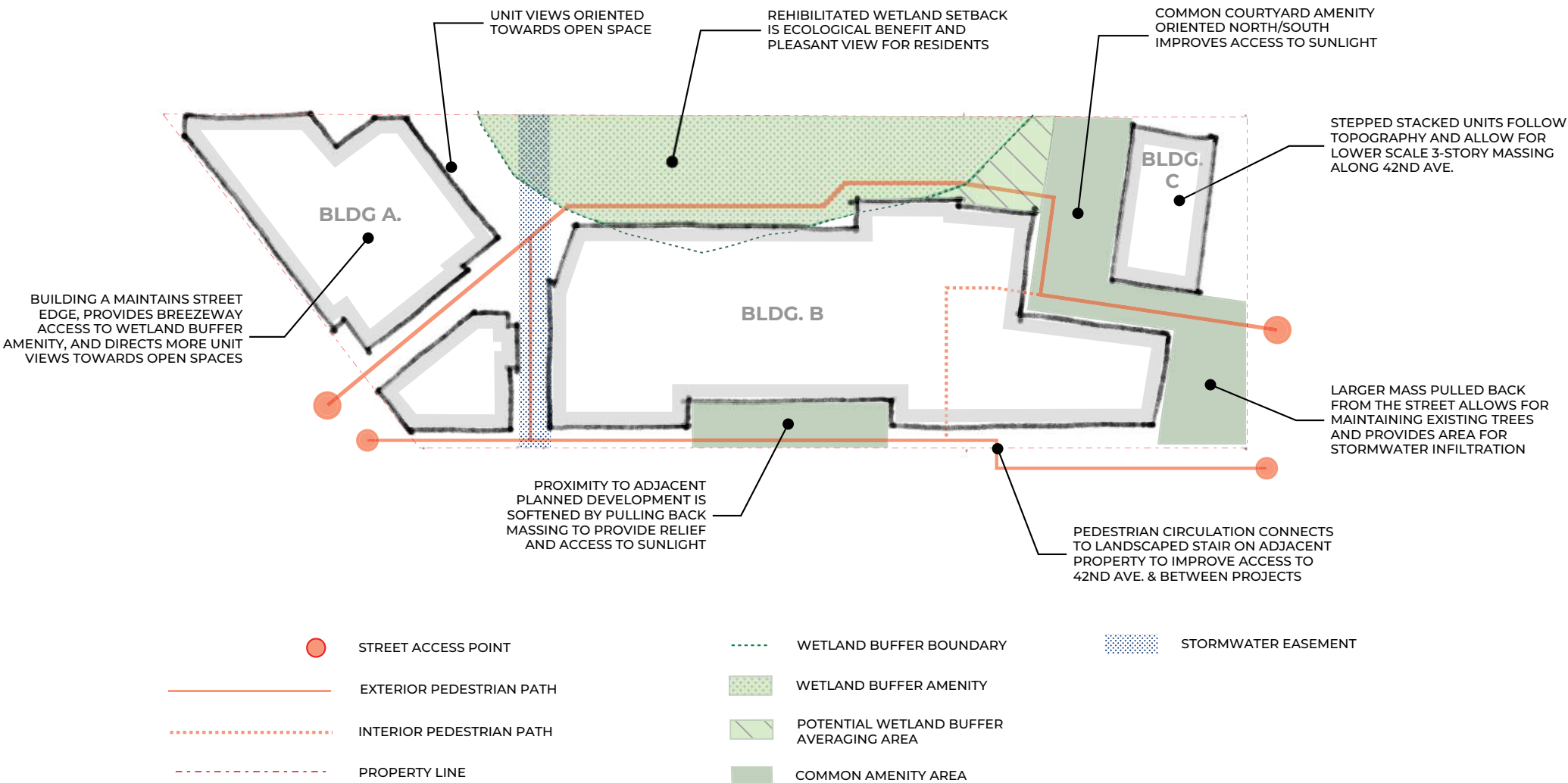
- Bldg. A maintains a continuous street edge with active ground floor commercial spaces along Rainer Ave., reflective of other comparable neighborhood projects.
- Bldg. B makes a gesture towards the proposed project to the south by stepping back massing along the alley to provide relief and some sunlight access.
- A bank of stacked units at Bldg. C along 42nd Ave. step down the hill, taking advantage of topography. The 3 story townhome-style massing responds to the lower scale of the adjacent neighborhood.
- Consolidating density and parking at Bldg B. opens up additional outdoor amenity space.
- Pedestrian safety and connections through the site are strengthened by removing surface parking.

DESIGN NARRATIVE

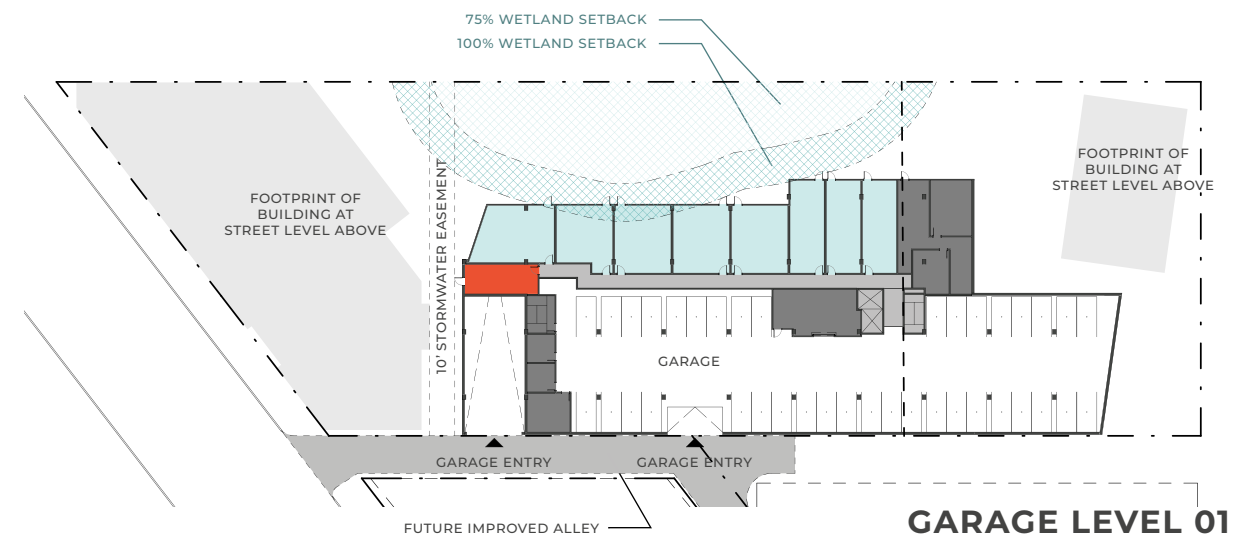
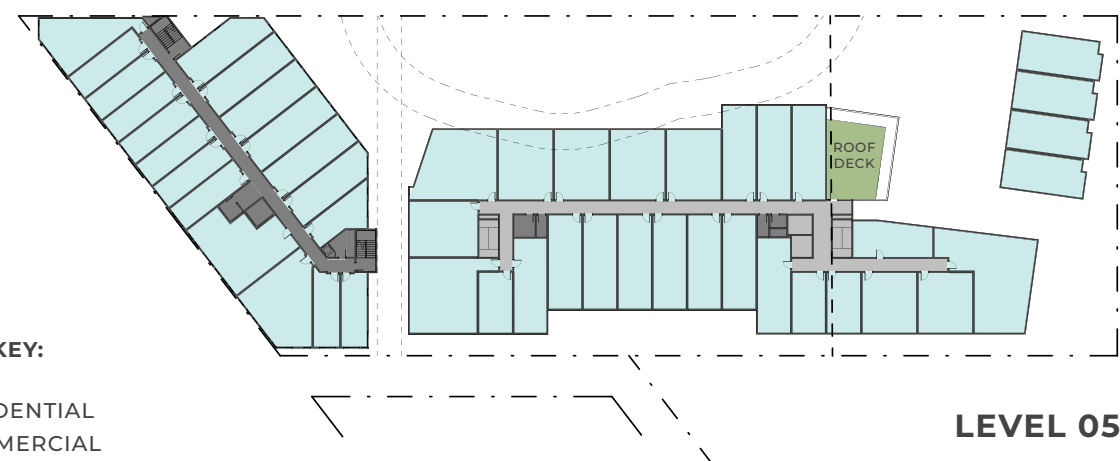
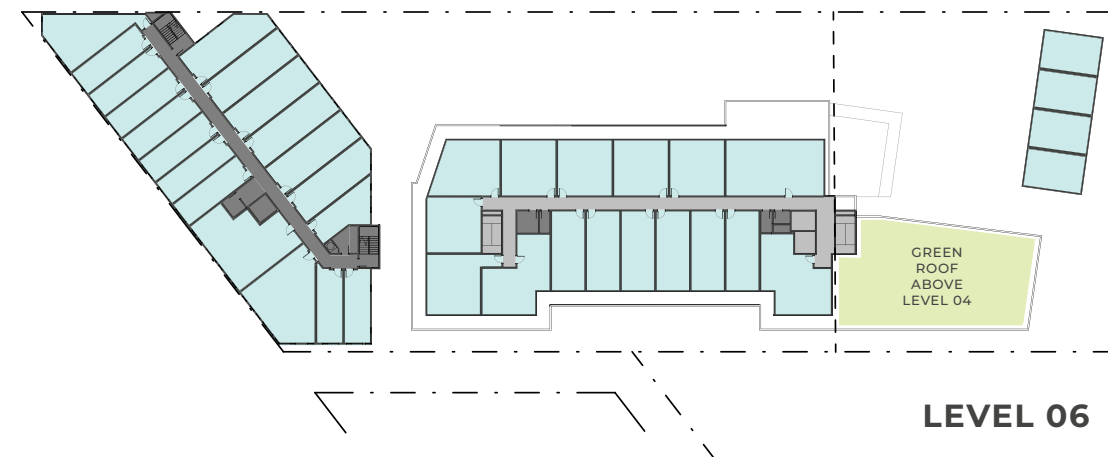
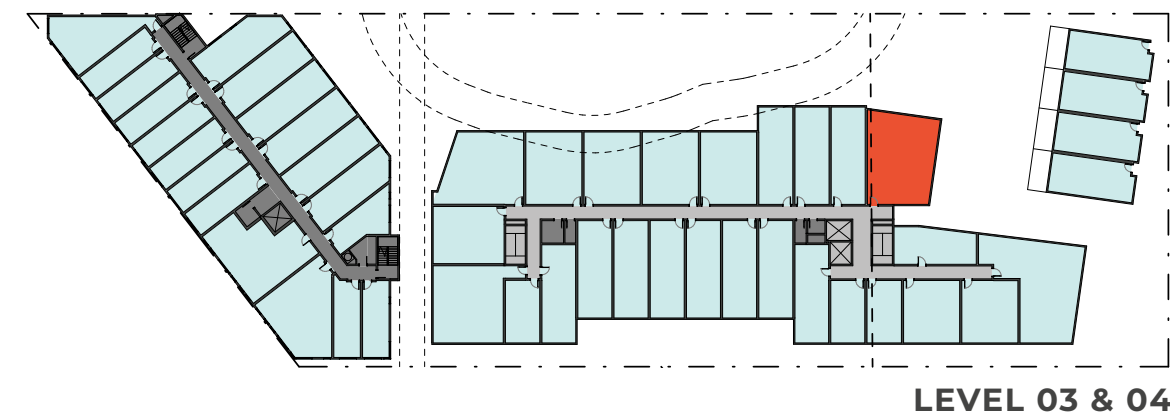
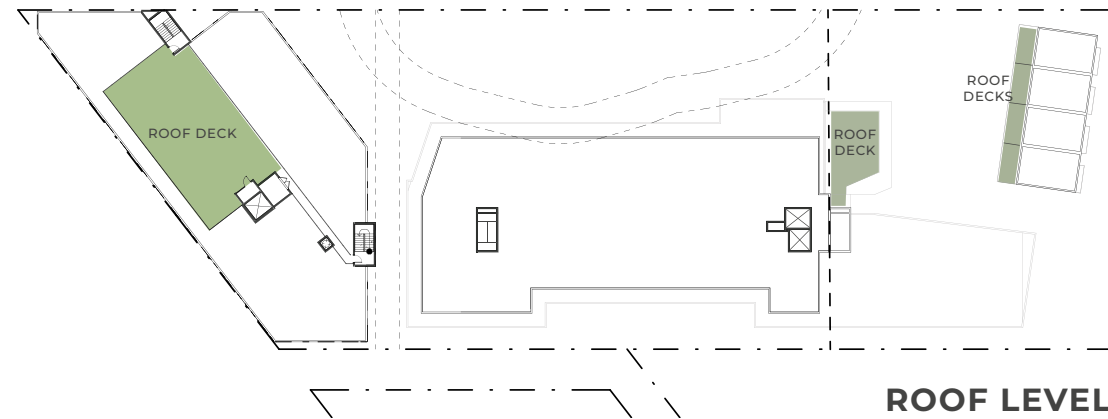
Scheme C brings the primary pedestrian spine through the site along the wetland buffer by re-orienting the breezeway at Bldg. A. A secondary circulation path runs along the south property line on top of the parking podium, eventually reaching a point where it can connect to the landscape stair up to 42nd Ave. that is a part of the adjacent project.

Bldgs B and C angle back from 42nd Ave. to preserve existing trees and to provide a bio-retention area that directs water d
By stacking the units along 42nd Ave. and taking advantage of the steep topography, this scheme opens up a larger light-filled shared outdoor courtyard space for residents and a terraced landscape feature that buffers Bldg. 2 from the lower density neighborhood. The 2-level parking garage is located beneath Bldg. 2 and all surface parking is removed.

Concept diagram



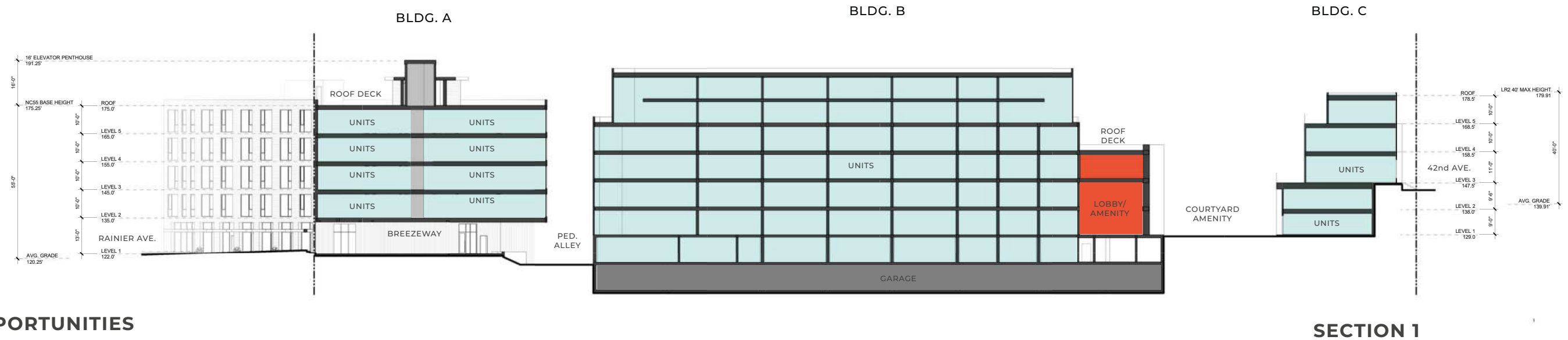
8.4 - Scheme C (Preferred Scheme)



COLOR KEY:

- RESIDENTIAL
- COMMERCIAL
- AMENITY
- CIRCULATION
- UTILITY

8.4 - Scheme C (Preferred Scheme)

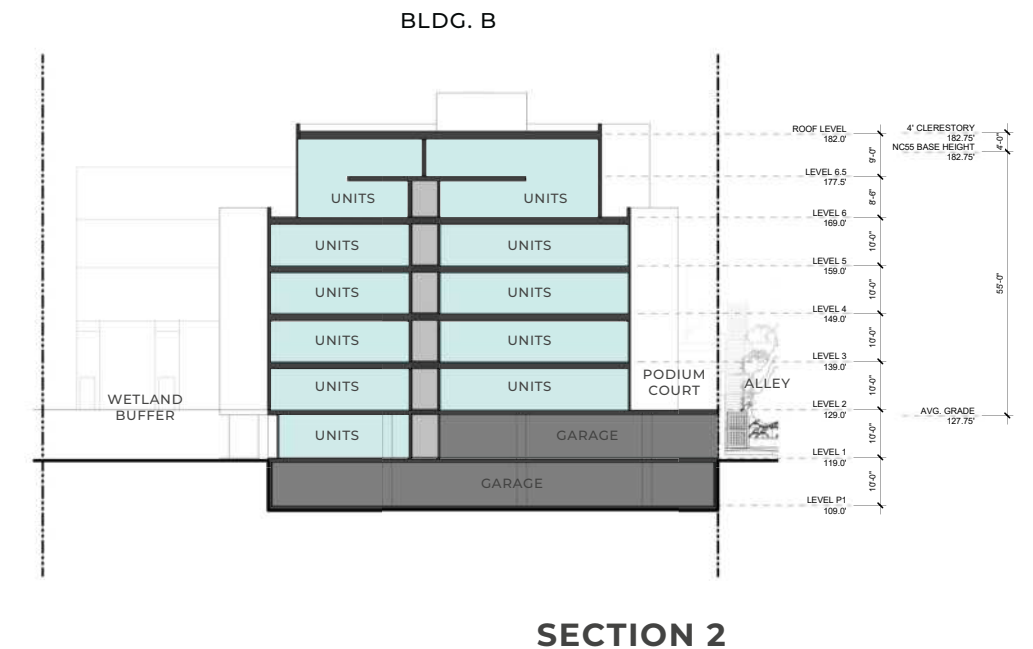
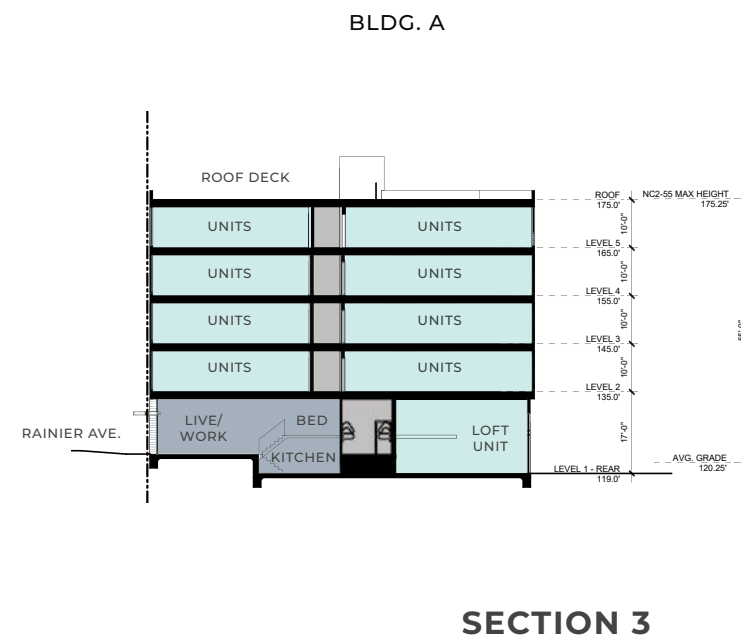


OPPORTUNITIES

- Consolidating building masses and parking as well as strategically using the grade to hide building height at 42nd Ave. allows for large shared outdoor amenity courtyard.
- Massing setback on the south side of Building B allows units to receive add'l sunlight and provides relief between the neighboring proposed project.
- Terraced stormwater bioretention area buffers larger Building B from lower scaled neighborhood east of 42nd Ave.
- Building massing orients more views towards open spaces.
- Building C massing takes advantage of topography to reduce scale at 42nd Ave.
- All vehicle parking access is in a garage off of the public alley.
- Pedestrian pathways improves connection across the site.
- Breezeway at Rainier St. facade helps break up street massing.

CONSTRAINTS

- Tight alley between Building A and B will necessitate careful window placement.
- Additional excavation needed for lower garage



8.4 - Scheme C (Preferred Scheme)

Aerial perspective from Southwest



Aerial perspective from the Northeast



Facade and window opening modulation



Focus on active and engaging storefronts that draw inspiration from landmark district



Breezeway entry is identified with a ground level opening and massing modulation.



"Townhome" scale with street facing entries and stoops



Large windows, balconies, and open green space

8.4 - Scheme C (Preferred Scheme)

Street perspective along Rainier Ave. looking south



Street perspective along Rainier Ave. looking north



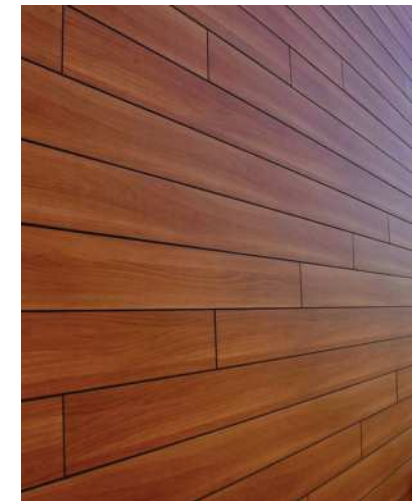
LINEAR FIBER CEMENT PANEL



GLASS STOREFRONT



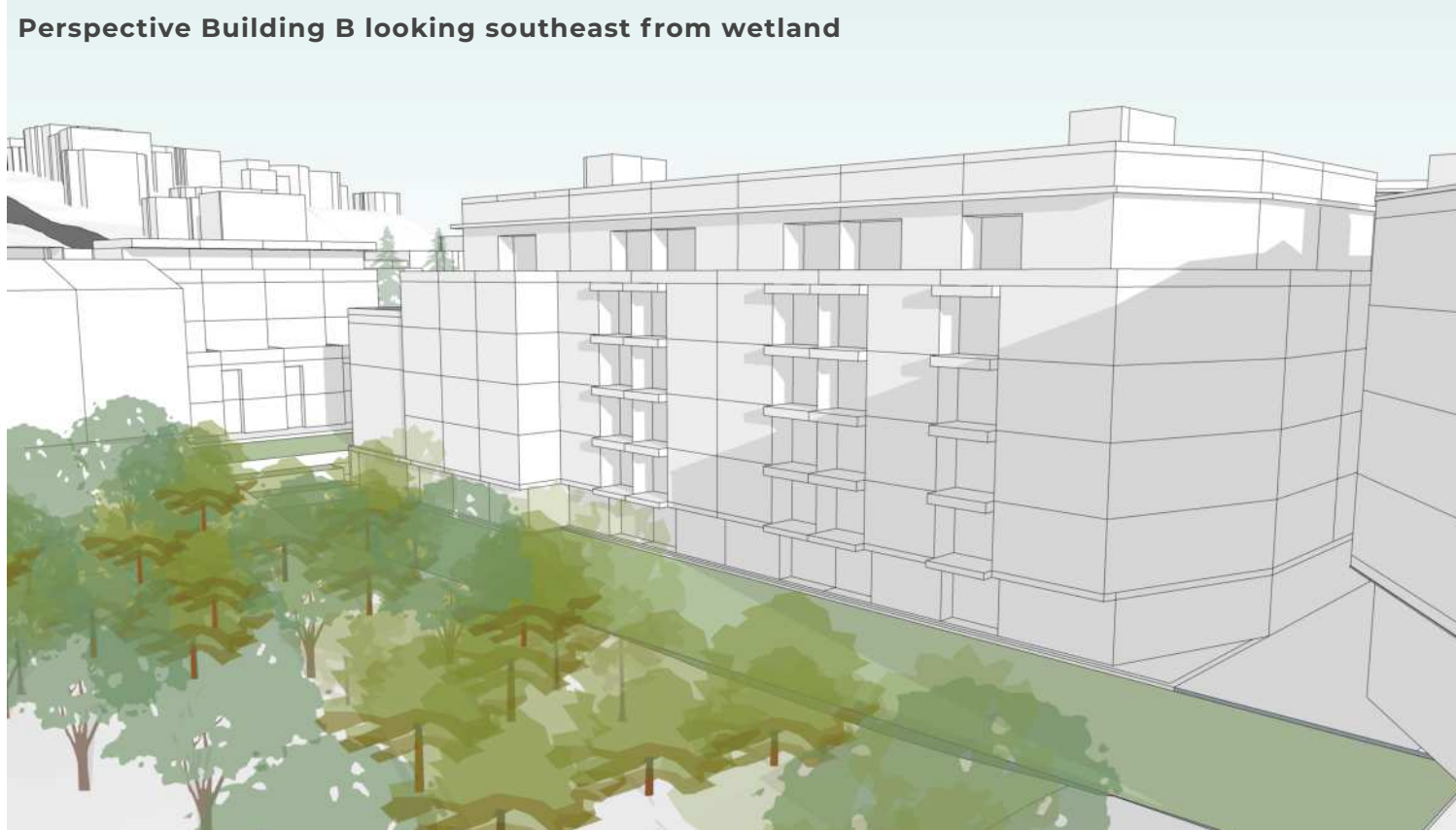
METAL PANEL WITH DARK
FINISH VINYL WINDOWS



HIGH PRESSURE
LAMINATE PANEL

8.4 - Scheme C (Preferred Scheme)

Perspective Building B looking southeast from wetland



Street perspective along 42nd Ave. looking north



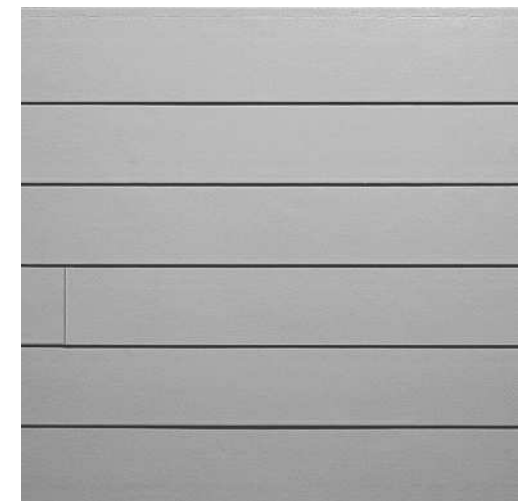
LIGHT FIBER CEMENT PANEL AND VINYL WINDOWS



HIGH PRESSURE LAMINATE PANEL



EXISTING TREES



FIBER CEMENT SIDING

PAGE INTENTIONALLY LEFT BLANK

8.5 - Design Scheme Summary



SUMMARY

Stories:	3-5 stories
Units:	154 Units + 12 Townhomes
Residential Net Area:	104,647 NSF
Commercial Net Area:	4,149 NSF
Gross Floor Area <u>NC-55</u> :	97,379 GSF (65% of allowed 3.75 FAR)
Gross Floor Area <u>LR2</u> :	26,684 GSF (99% of allowed 1.6 FAR using 23.45.510 Table A Footnote 1)
Total Gross Floor Area:	124,063 GSF
Car Parking Spaces:	30 shared garage, 12 private garage
Bike Parking Spaces:	141

POTENTIAL DEPARTURES

- None

OPPORTUNITIES

- Building A courtyard allows for exterior corridors and access to light and air.
- Linear spine connects Bldg. B and C to Rainier Ave.
- Central pedestrian alley flanked by walk-up units activates the circulation spine.
- Some townhome entries and stoops face 42nd Ave, and all townhomes have private driveway and garage access.

CONSTRAINTS

- Building A courtyard is small and access to light from the courtyard at lower levels will be minimal.
- Pedestrian court is narrow with sub-optimal access to light due to the orientation and scale of the walk-up buildings. Can't be widened due to wetland setback.
- 42nd Ave elevation includes a curb cut for a driveway.
- For those wishing to cross the site east to west, circulation routes are indirect and will intermingle pedestrian and vehicle traffic at townhome garage driveway.
- Many units have views facing adjacent buildings instead of open spaces.



SUMMARY

Stories:	6 stories + Mezzanine
Units:	235 Units
Residential Net Area:	140,090 NSF
Commercial Net Area:	4,349 NSF
Gross Floor Area <u>NC-55</u> :	141.492 GSF (94% of allowed 3.75 FAR)
Gross Floor Area <u>LR2</u> :	26,542 GSF (99% of allowed 1.6 FAR using 23.45.510 Table A Footnote 1)
Total Gross Floor Area:	168,034 GSF
Car Parking Spaces:	50 shared garage
Bike Parking Spaces:	202

POTENTIAL DEPARTURES

- None

OPPORTUNITIES

- Small public plaza at Rainier Ave.
- Efficient massing consolidates allowable FAR to increase open spaces.
- Pedestrian circulation along wetland and along the south property line connects the site from east to west.
- Terraced open space at the hill along 42nd Ave. buffers building massing from lower scaled neighborhood.

CONSTRAINTS

- Building orientations leave many units facing opposing units in an adjacent building.
- Circulation paths are long and straight with little variation.
- Shared outdoor spaces are limited to the wetland setback and a steep hill, limiting access for recreation.

PREFERRED OPTION



SUMMARY

Stories:	6 stories + Mezzanine
Units:	213 Units
Residential Net Area:	137,164 NSF
Commercial Net Area:	2,090 NSF
Gross Floor Area <u>NC-55</u> :	136,994 GSF (91% of allowed 3.75 FAR)
Gross Floor Area <u>LR2</u> :	26,653 GSF (99% of allowed 1.6 FAR using 23.45.510 Table A Footnote 1)
Total Gross Floor Area:	163,647 GSF
Car Parking Spaces:	82 shared garage
Bike Parking Spaces:	186

POTENTIAL DEPARTURES

- None

OPPORTUNITIES

- Consolidating building masses and parking as well as strategically using the grade to hide building height at 42nd Ave. allows for large shared outdoor amenity courtyard
- Massing setback on the south side of Bldg. B provides relief between the proposed Bldg B. and the neighboring project.
- Terraced stormwater bioretention area buffers larger Building B from lower scaled neighborhood east of 42nd Ave.
- Building massing orients more views towards open spaces.
- Building C massing takes advantage of topography to reduce scale at 42nd Ave.
- All vehicle parking access is in a garage off of the public alley
- Pedestrian pathways improves connection across the site.
- Breezeway at Rainier St. facade helps break up street massing.

CONSTRAINTS

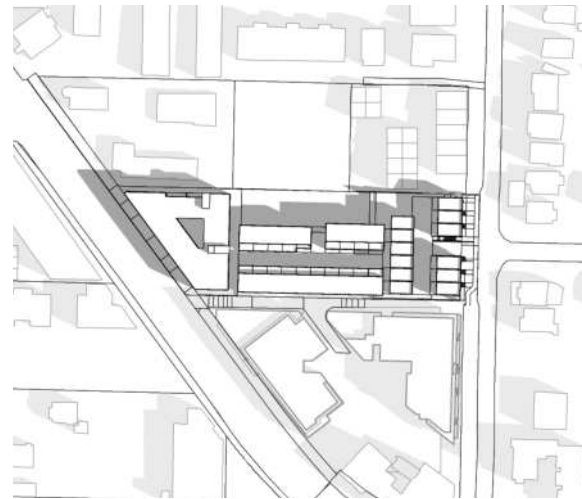
- Tight alley between Building A and B will necessitate careful window placement.
- Additional excavation needed for lower garage

8.6 - Sun Studies

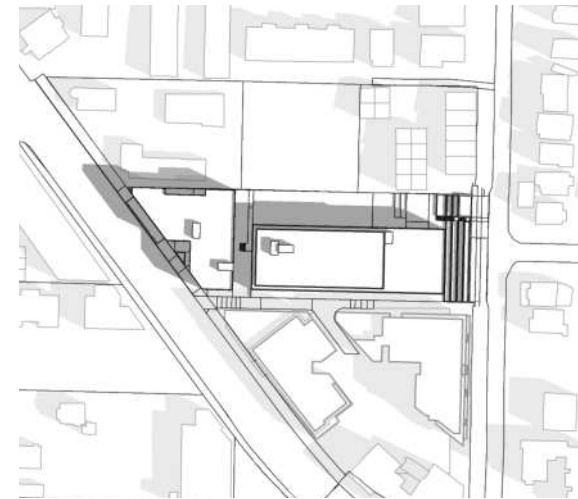
MARCH 21

9 AM

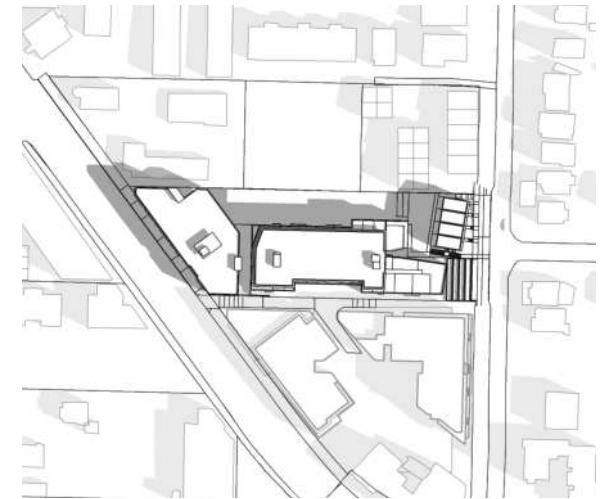
SCHEME A



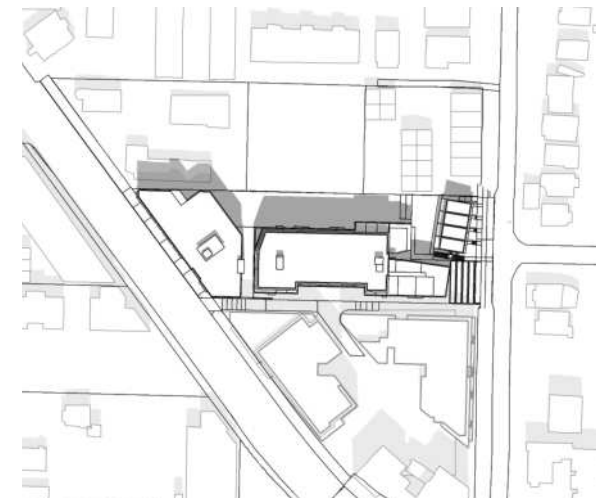
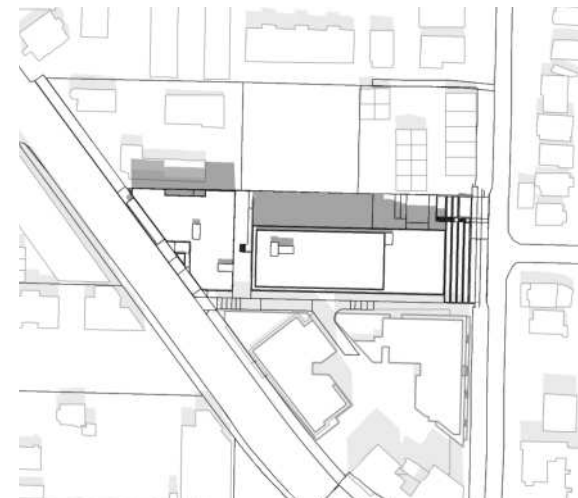
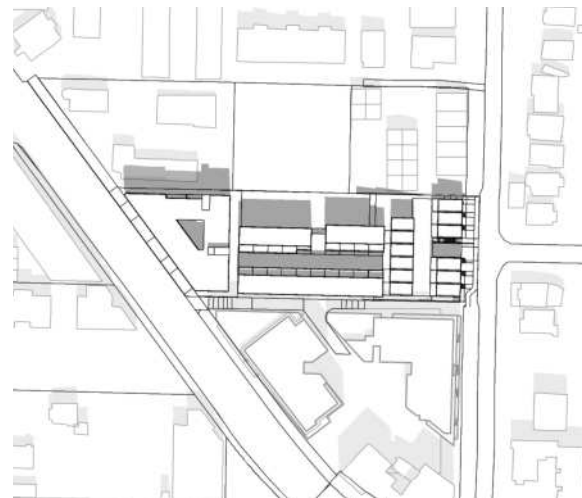
SCHEME B



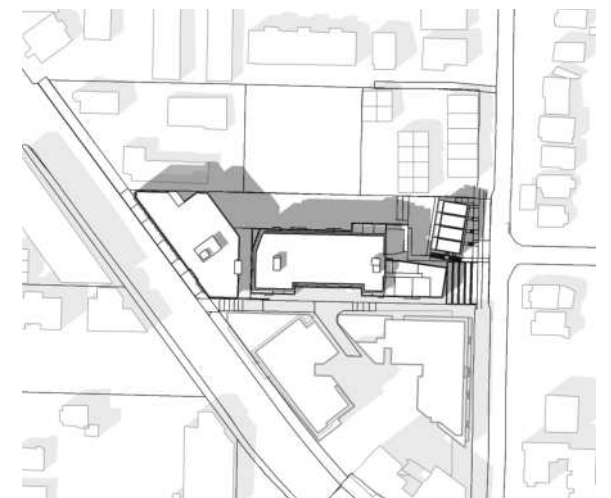
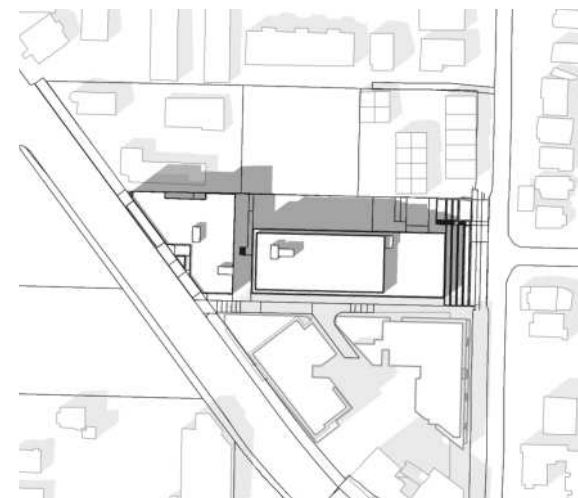
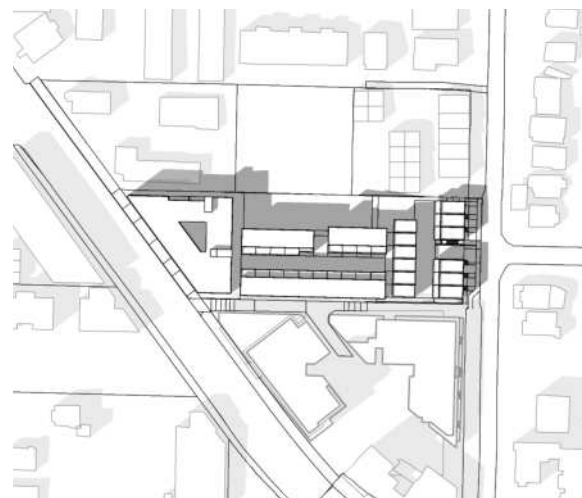
SCHEME C (PREFERRED)



12 PM



3 PM

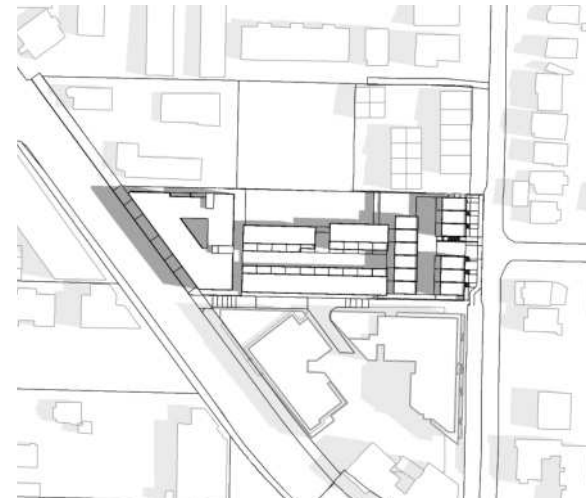


8.6 - Sun Studies

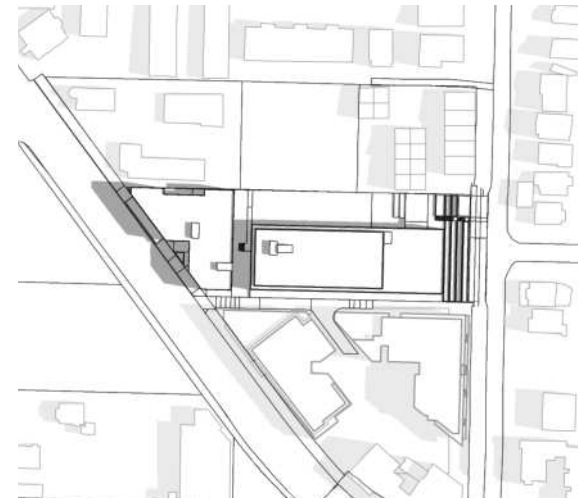
JUNE 21

9 AM

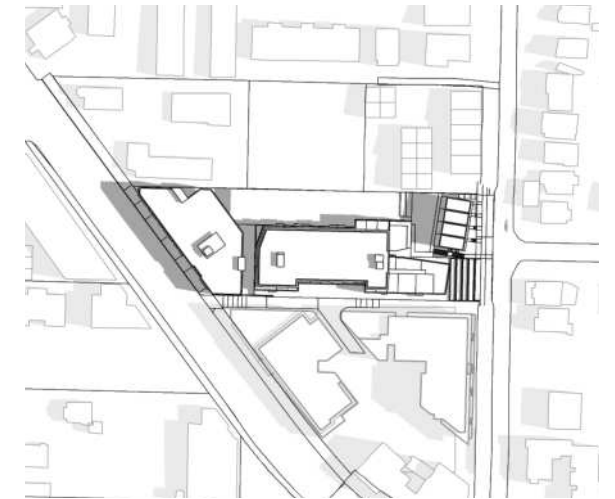
SCHEME A



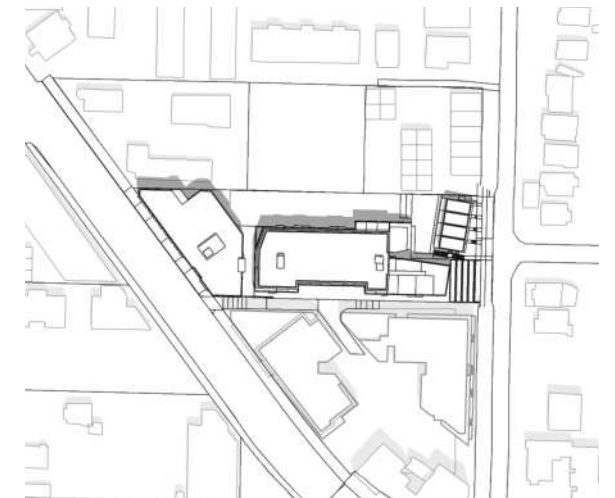
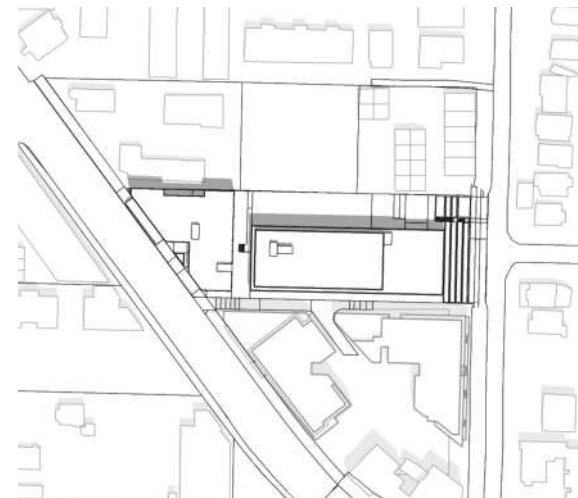
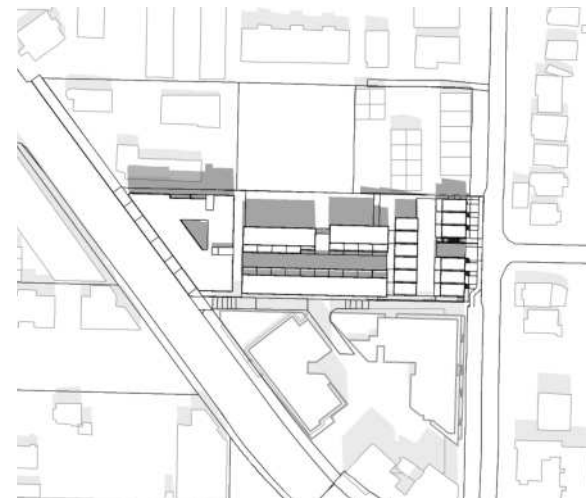
SCHEME B



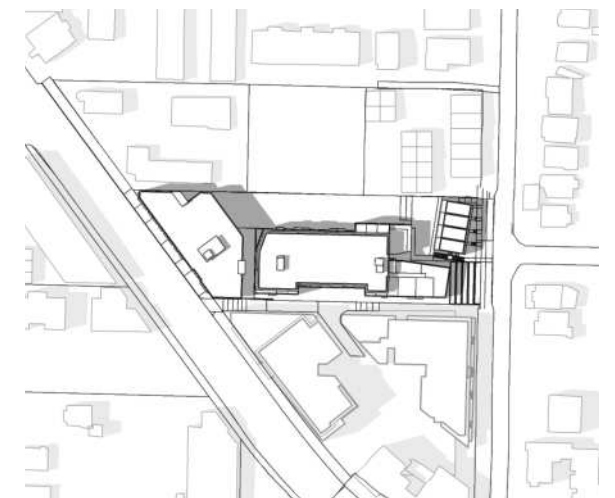
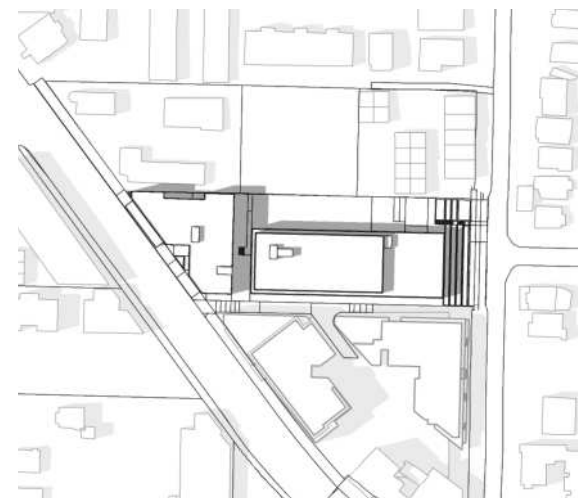
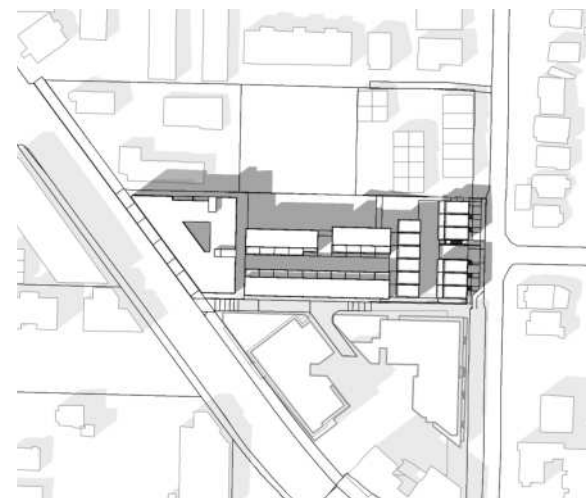
SCHEME C (PREFERRED)



12 PM



3 PM



DECEMBER 21

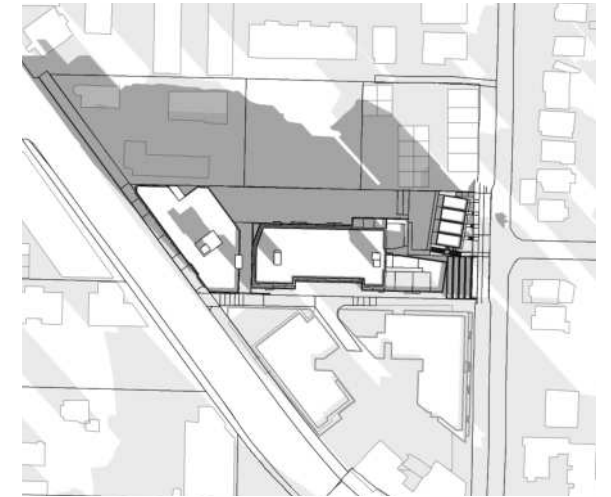
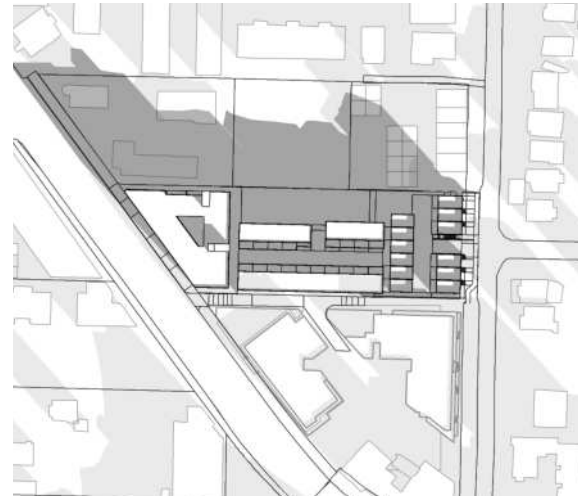
8.6 - Sun Studies

SCHEME A

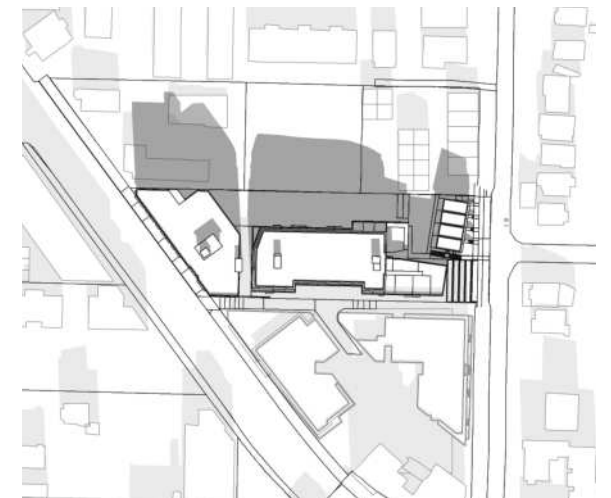
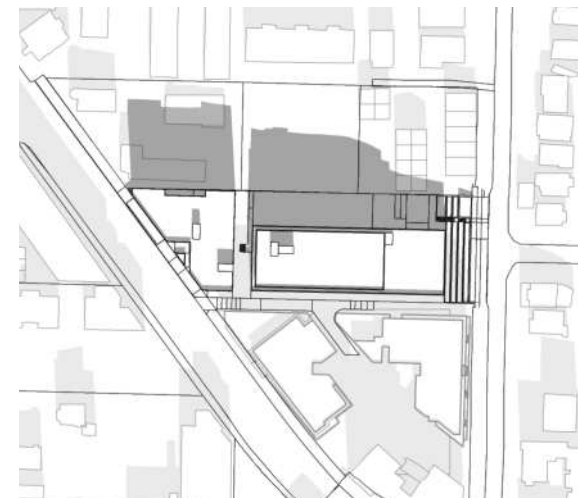
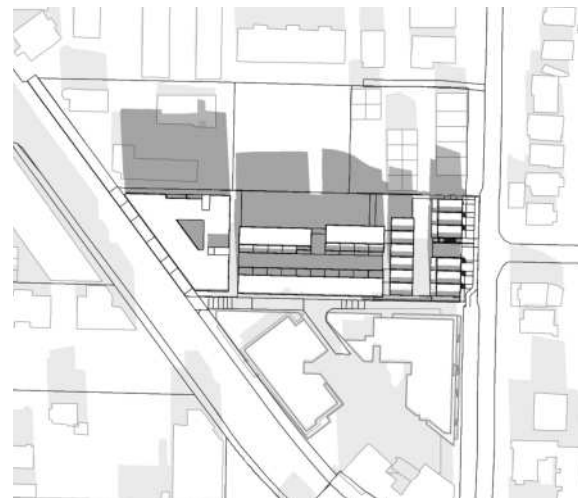
SCHEME B

SCHEME C (PREFERRED)

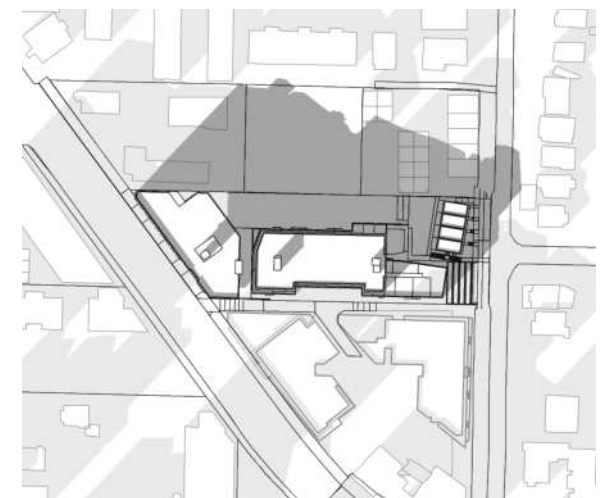
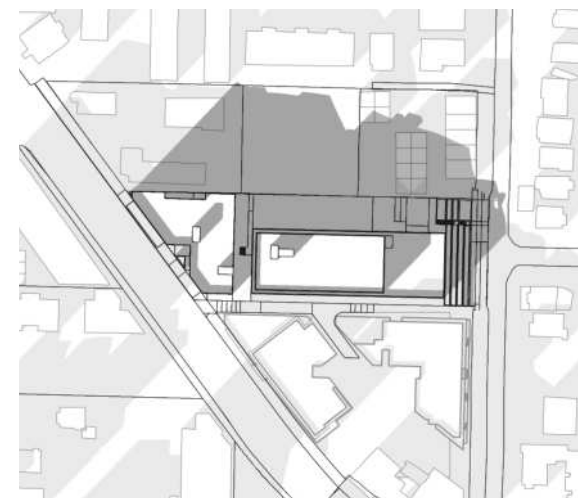
9 AM



12 PM



3 PM



PAGE INTENTIONALLY LEFT BLANK

PAGE INTENTIONALLY LEFT BLANK

8.7 - Landscape Concept Design



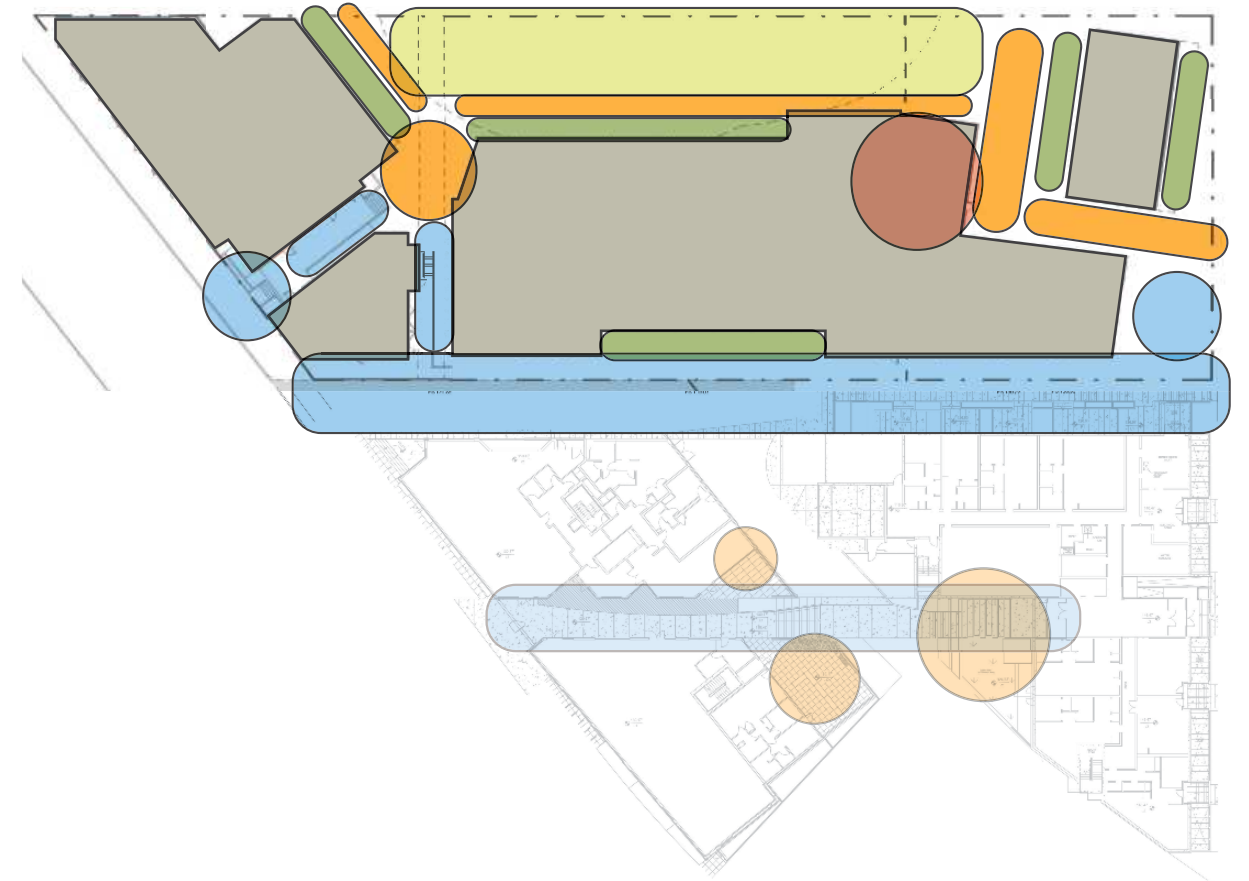
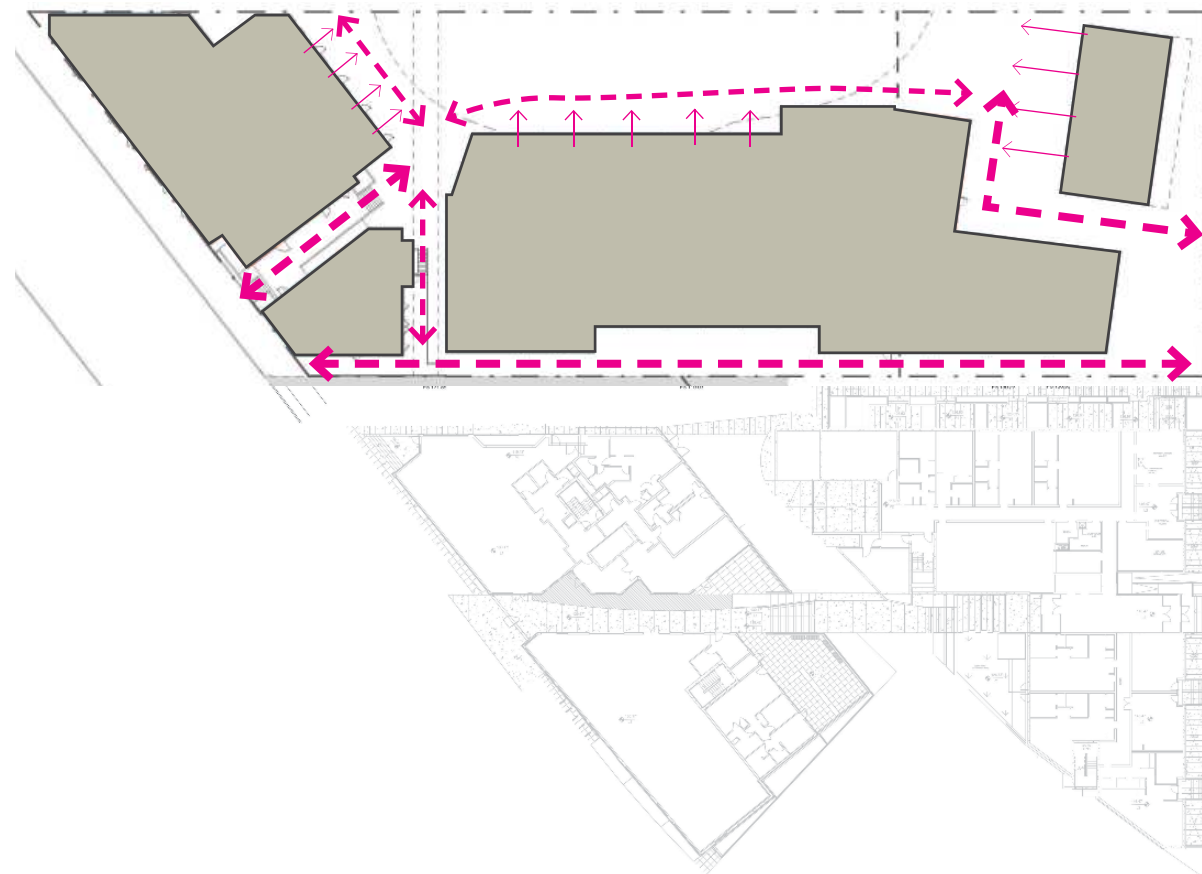
1 LANDSCAPE CONCEPT PLAN

Scale: 1" = 1/32"

PLAN NOTES

- | | | | |
|---|-----------------------------------|---|---------------------|
| A Public Terrace | E Existing Trees to Remain | I Bio Retention Planting | M Green Roof |
| B Promenade (North-South Ped Corridor) | F Private Amenity Terrace | J Wetland Buffer Planting | |
| C Promenade Access Point | G Stairs & Landings | K Ornamental Gardens / Plantings | |
| D Private Courtyard Access Point | H Stairs and Seating | L Turf Area | |




8.7 - Landscape Concept Design



1

CIRCULATION DIAGRAM

DIAGRAM KEY

-  Building Outline - Level 1
-  Major Ciruclation Routes (Public & Semi-Public)
-  Minor Ciruclation Routes (Private)

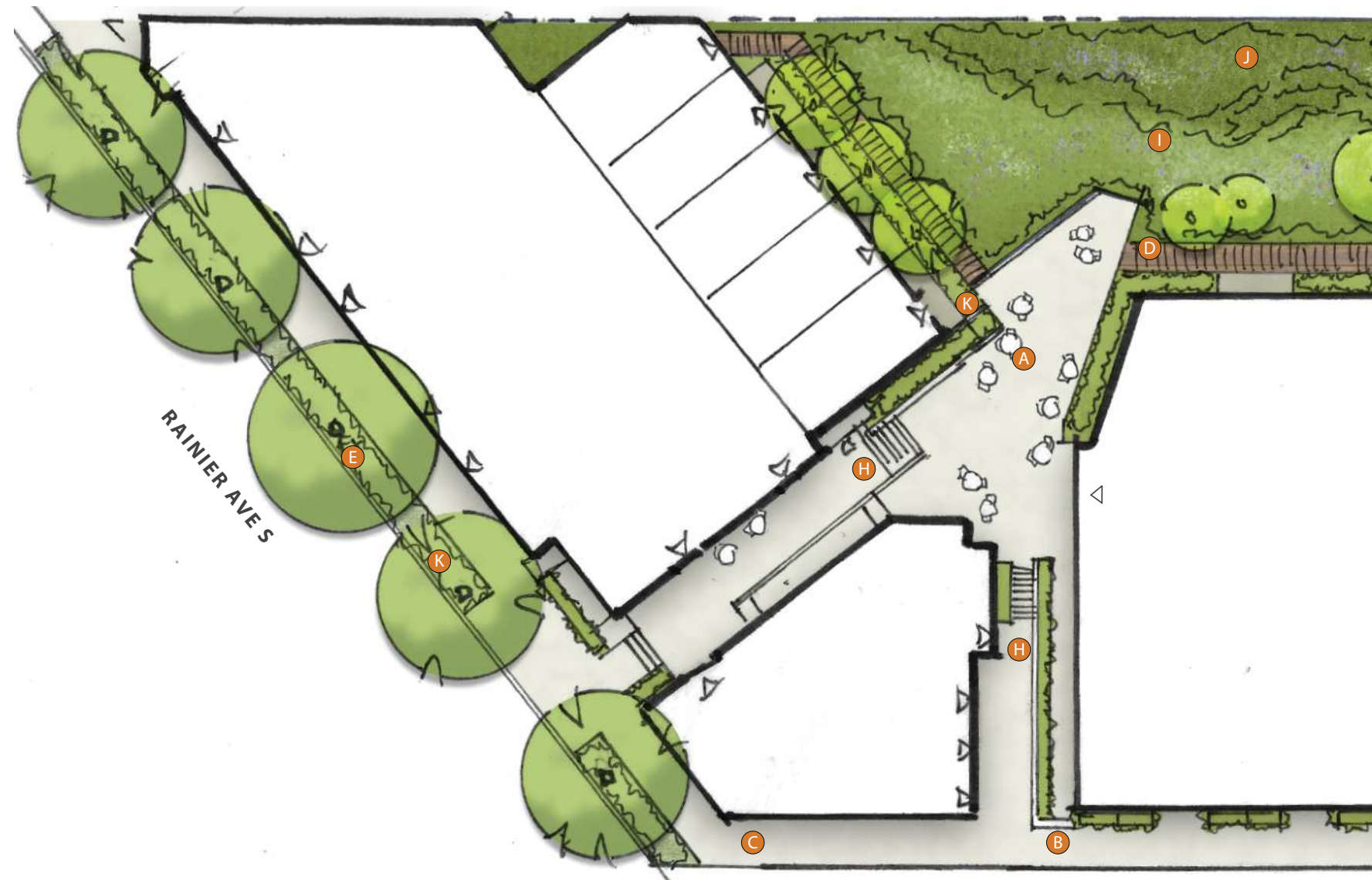
2

PROGRAM DIAGRAM

DIAGRAM KEY

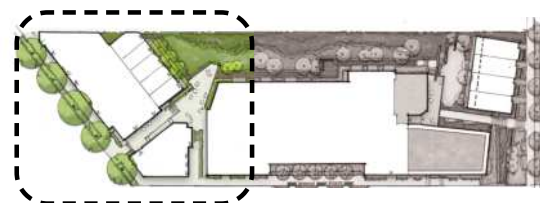
-  Public - Amenity Spaces - Walkways
-  Semi-Public - Amenity Spaces - Walkways
-  Private - Amenity Spaces - Walkways
-  Amenity Terraces - Roof | Terrace levels
-  Buffer Area - Wetland

8.7 - Landscape Concept Design



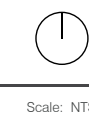
1 AMENITY TERRACE

KEY PLAN



PLAN NOTES

- | | | |
|---|-----------------------------------|---|
| A Public Terrace | E Existing Trees to Remain | I Bio Retention Planting |
| B Promenade | F Private Amenity Terrace | J Wetland Buffer Planting |
| C Promenade Access Point | G Stairs & Landings | K Ornamental Gardens / Plantings |
| D Private Courtyard Access Point | H Stairs and Seating | L Turf Area |

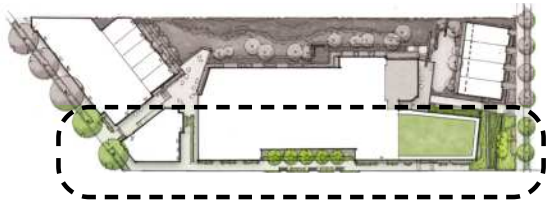


8.7 - Landscape Concept Design



1 ELEVATED PROMENADE & COURTYARD

KEY PLAN

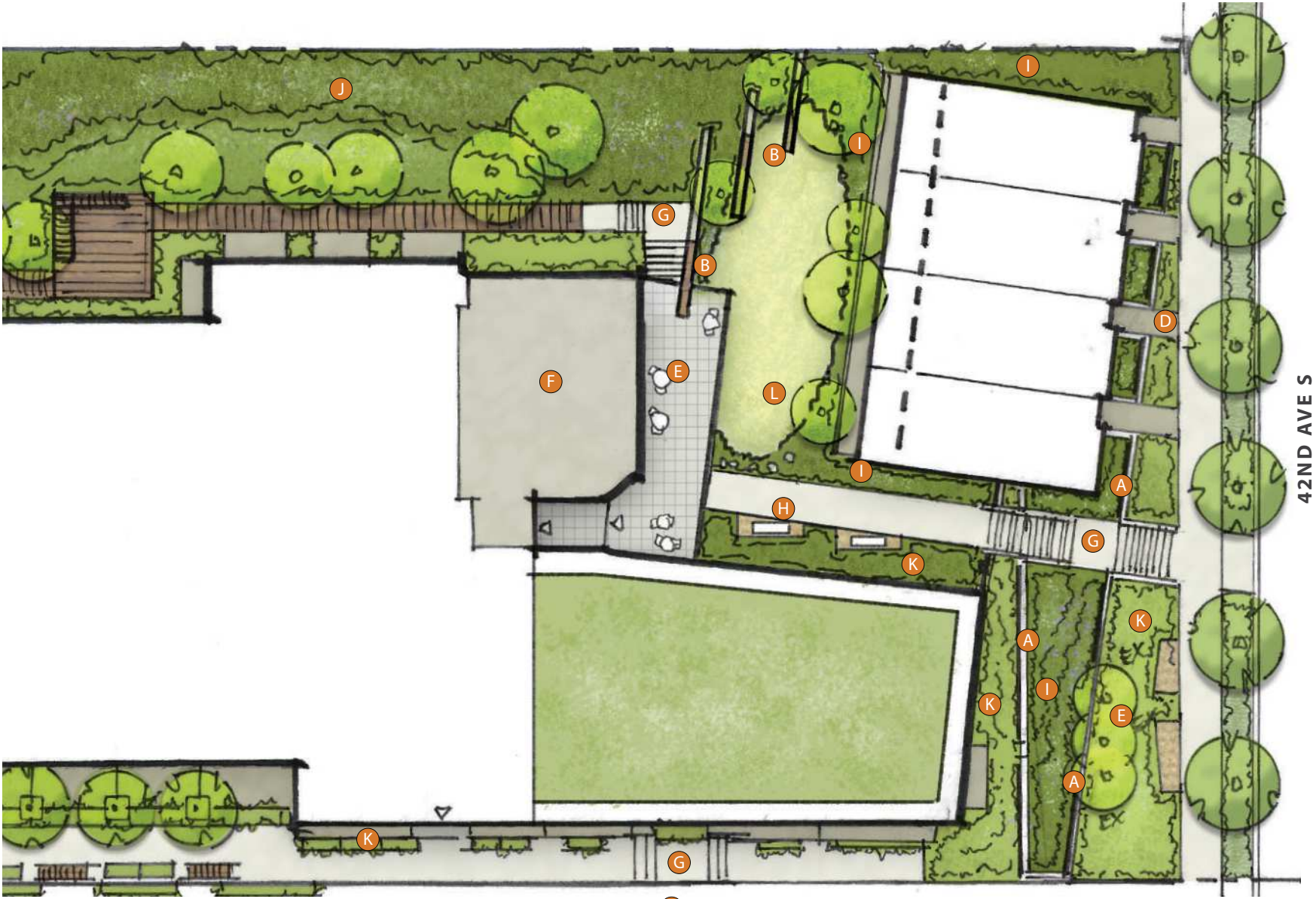


PLAN NOTES

- | | | | |
|---|-----------------------------------|---|---------------------------|
| A Public Terrace | E Existing Trees to Remain | I Bio Retention Planting | M Green Roof |
| B Promenade (North-South Ped Corridor) | F Private Amenity Terrace | J Wetland Buffer Planting | N Hanging Planters |
| C Promenade Access Point | G Stairs & Landings | K Ornamental Gardens / Plantings | |
| D Private Courtyard Access Point | H Stairs and Seating | L Turf Area | |

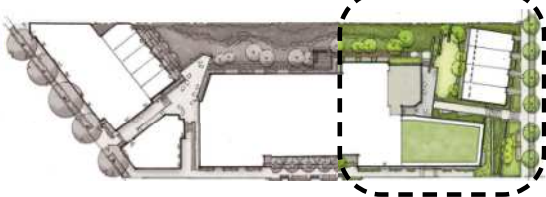


8. - Landscape Concept Design



1 RESIDENTIAL COURTYARD

KEY PLAN



PLAN NOTES

- | | | |
|-------------------------------|----------------------------|----------------------------------|
| A Concrete Terrace Walls | E Existing Trees to Remain | I Bio Retention Planting |
| B Gabion Walls with Seat caps | F Private Amenity Terrace | J Wetland Buffer Planting |
| C Promenade Access Point | G Stairs & Landings | K Ornamental Gardens / Plantings |
| D Private Townhome Access | H Seating | L Turf Area |



9.1 - StoryBuilt Previous Projects



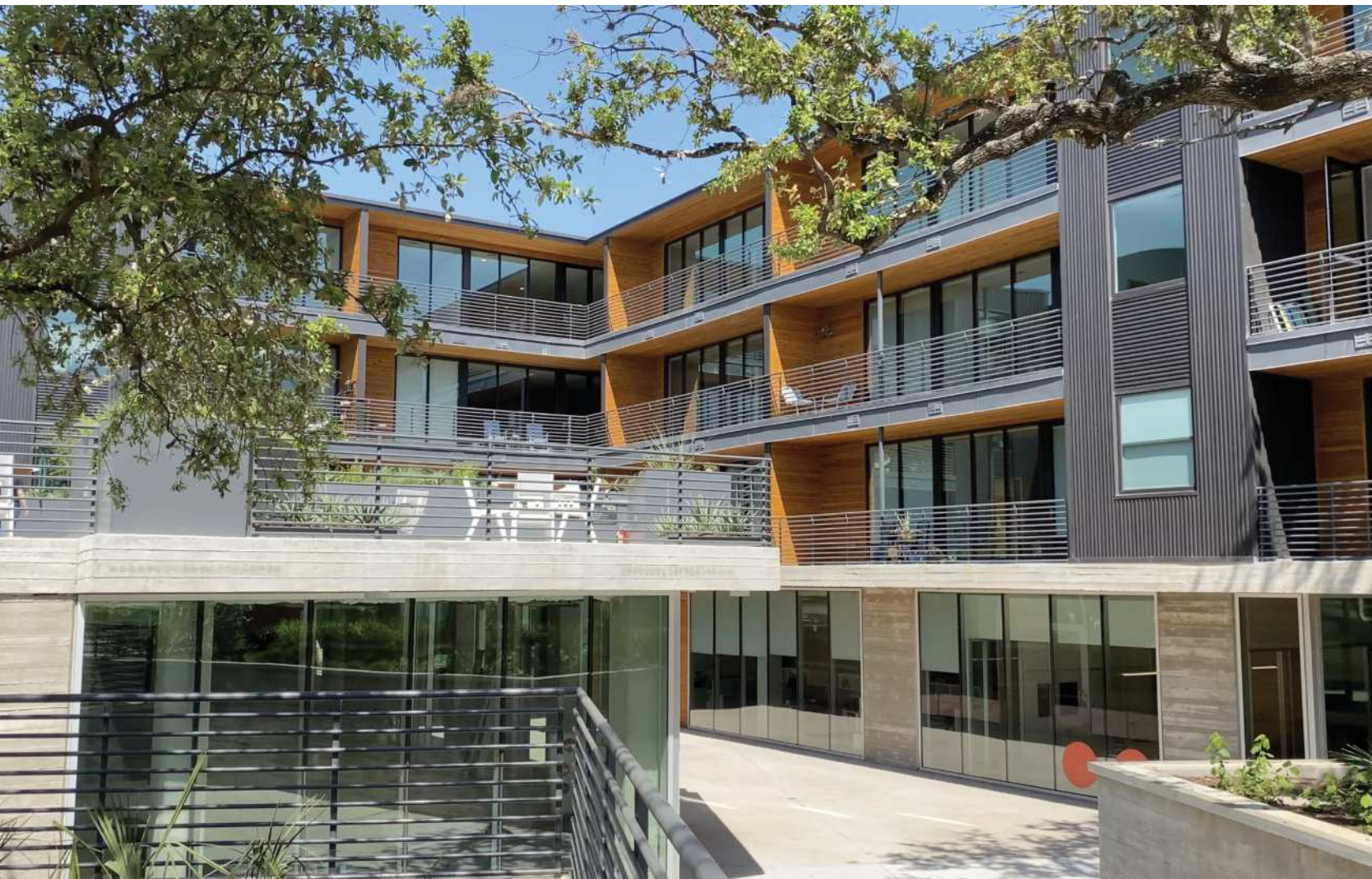
COLUMBIA CITY MIXED-USE | 5256 RAINIER AVE., SEATTLE, WA
(PERMITTED ADJACENT PROJECT)

9.1 - StoryBuilt Previous Projects



EASTLINE | 2002 E 7TH ST., AUSTIN TX

9.1 - StoryBuilt Previous Projects



FRANK | 900 S. 1st St., Austin, TX

9.1 - StoryBuilt Previous Projects



WILLA | 1600 S. 1ST ST., AUSTIN TX

9.1 - StoryBuilt Previous Projects



NORA | 12522 15TH AVE. NE SEATTLE WA

9.1 - StoryBuilt Previous Projects



WINSTON | 6556 RAVENNA AVE. NE, SEATTLE WA