

5201 42ND AVE S

Columbia City, Seattle

SDCI Project# 3035730-LU, 3035987-EG

Design Recommendation Meeting
March 22, 2022

storybuilt.



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

SDCI PROJECT #:
3035987-EG
3035730-LU

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

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

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

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

WETLAND SPECIALIST:
Raedeke Associates, Inc.
2111 N. Northgate Way, Ste 219
Seattle, WA 98113
(206) 525-8122

2.0 COVER

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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 interior and exterior amenity spaces for residents.

Construction would include three new buildings ranging between 4 and 6 stories above grade. One building includes a 2-level garage that is partially at-grade and partially underground.

The proposed project would include:

- 193 residential units
- 4 live-work units
- 2,090 SF of commercial lease space

The project will meet MHA and Built Green standards.

All existing structures will be removed.

A total of six existing trees will be retained.

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



3.0 PROPOSAL

3.1 Project Summary & Objectives



NEIGHBORHOOD LANDMARKS KEY:

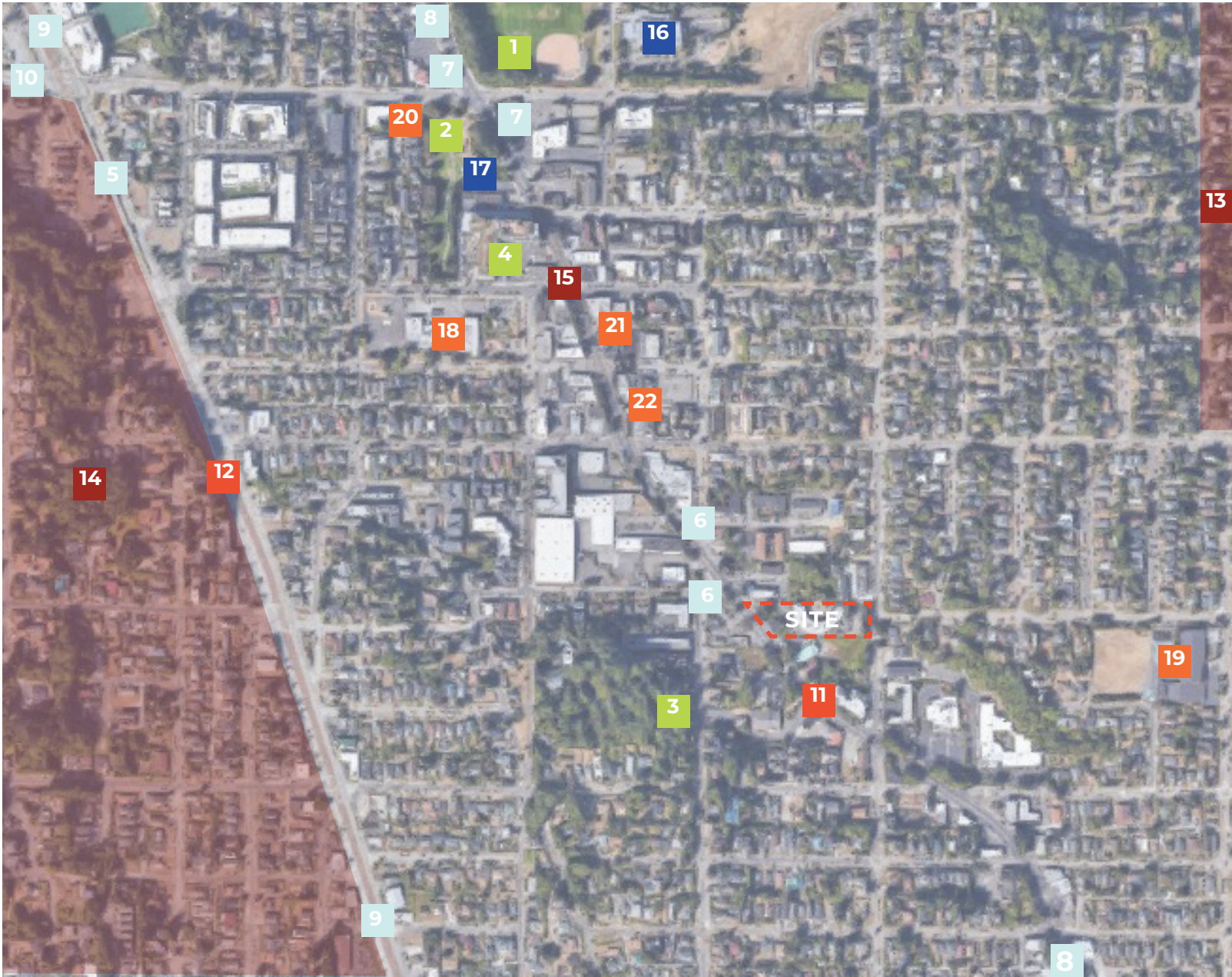
- 1** Columbia City Light Rail Station
- 2** Rainier Arts Center
- 3** Rainier Playfield
- 4** Columbia Park
- 5** Seattle Public Library Branch
- 6** Rainier Community Center
- 7** Columbia City Landmark District
- 8** Hitt's Hill Park

• THREE-DIMENSIONAL PHOTO OF NEIGHBORHOOD CONTEXT

4.0 SUMMARY CONTEXT ANALYSIS

4.1 Axonometric Neighborhood Image

5201 42nd Ave. S.
SDCI Project# 3035987-EG, 3035730-LU
Recommendation Meeting - March 22, 2022



• 5.2 COLUMBIA CITY NEIGHBORHOOD CONTEXT MAP



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

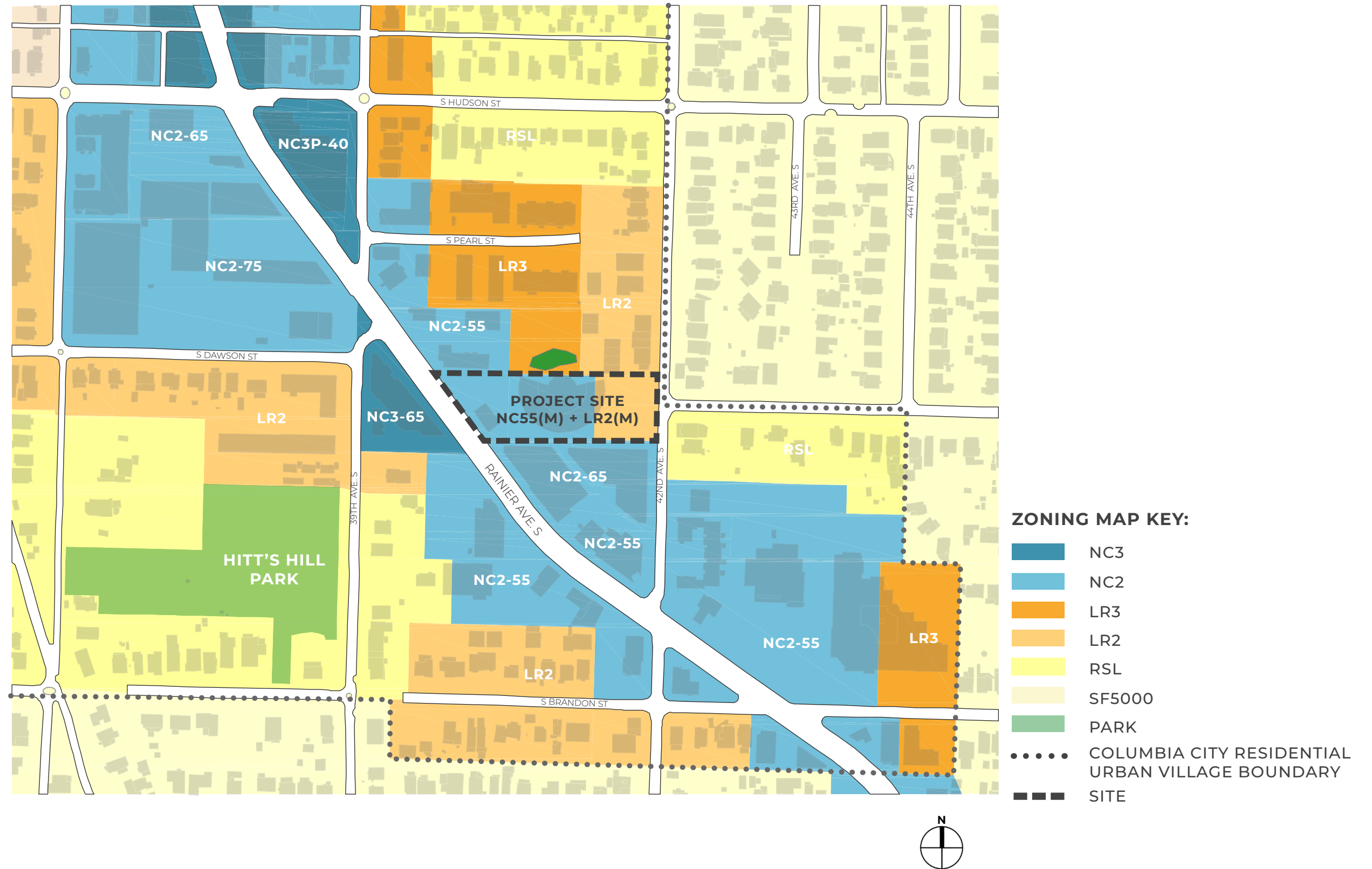
- | | |
|----|---|
| 16 | Rainier Community Center |
| 17 | Seattle Public Library - Columbia City Branch |

COMMUNITY FACILITIES

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

4.0 SUMMARY CONTEXT ANALYSIS

4.2 Aerial Neighborhood Image

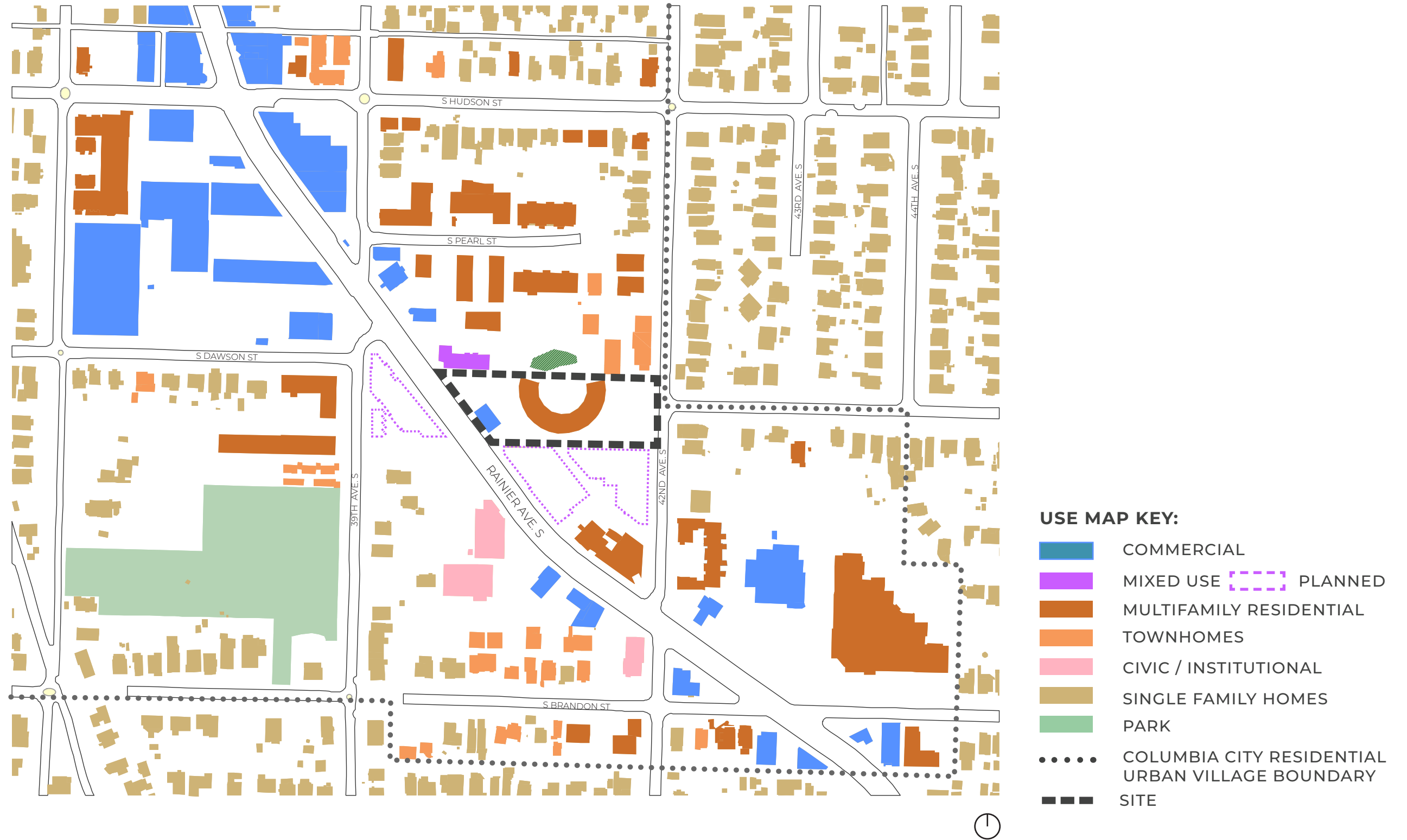


4.0 SUMMARY CONTEXT ANALYSIS

4.3 Neighborhood Zoning & Uses

5201 42nd Ave. S.
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4.0 SUMMARY CONTEXT ANALYSIS

4.3 Neighborhood Zoning & Uses

5201 42nd Ave. S.
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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.

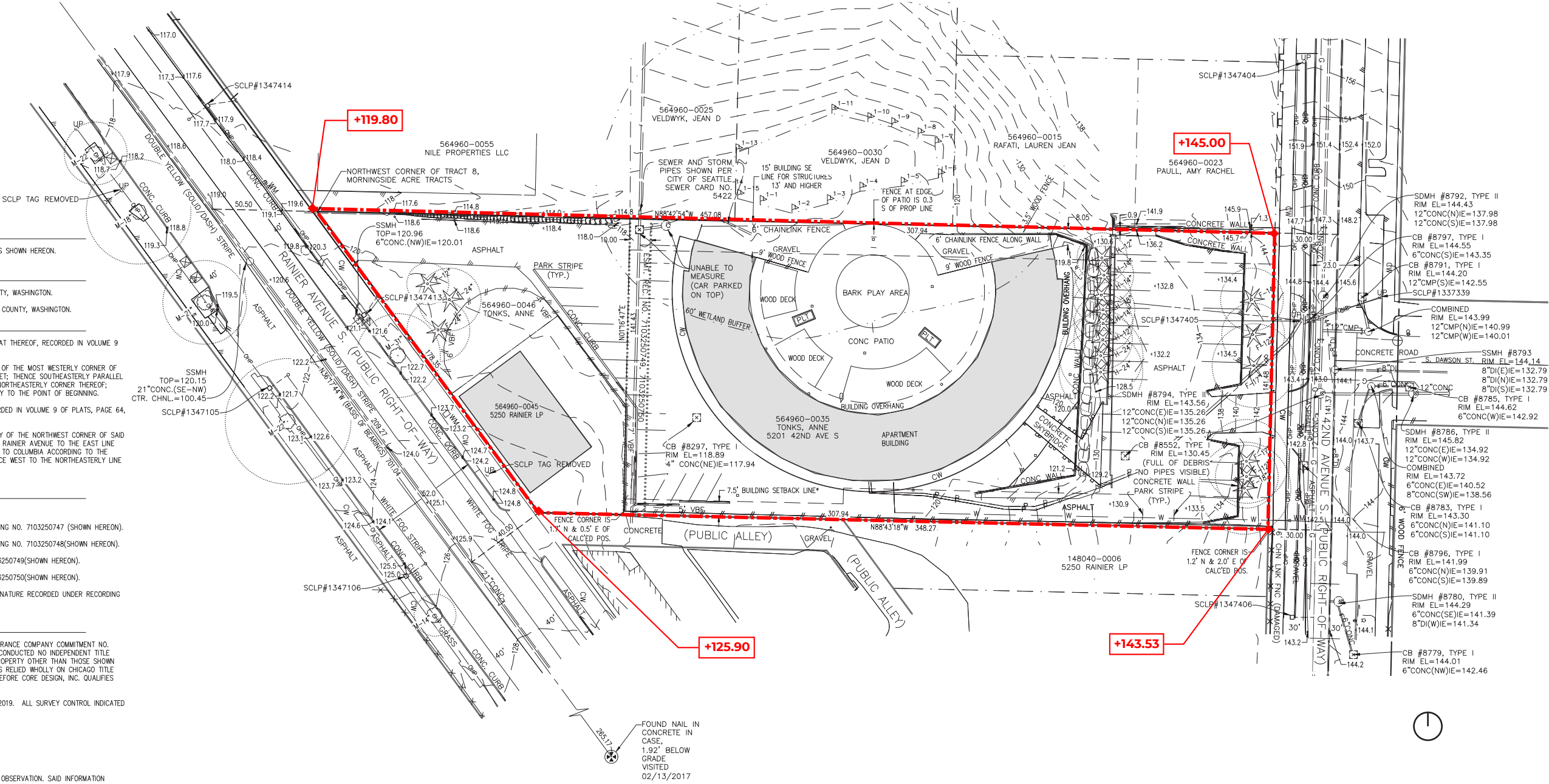
RESTRICTIONS

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. BEG

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.



PARCEL IDENTIFICATION:

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

EXISTING SITE NARRATIVE:

The project site includes three tax parcels totalling 56,925 sf located in the Columbia City Residential Urban Village. 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 an adjacent project (SDOT permit 6649028)

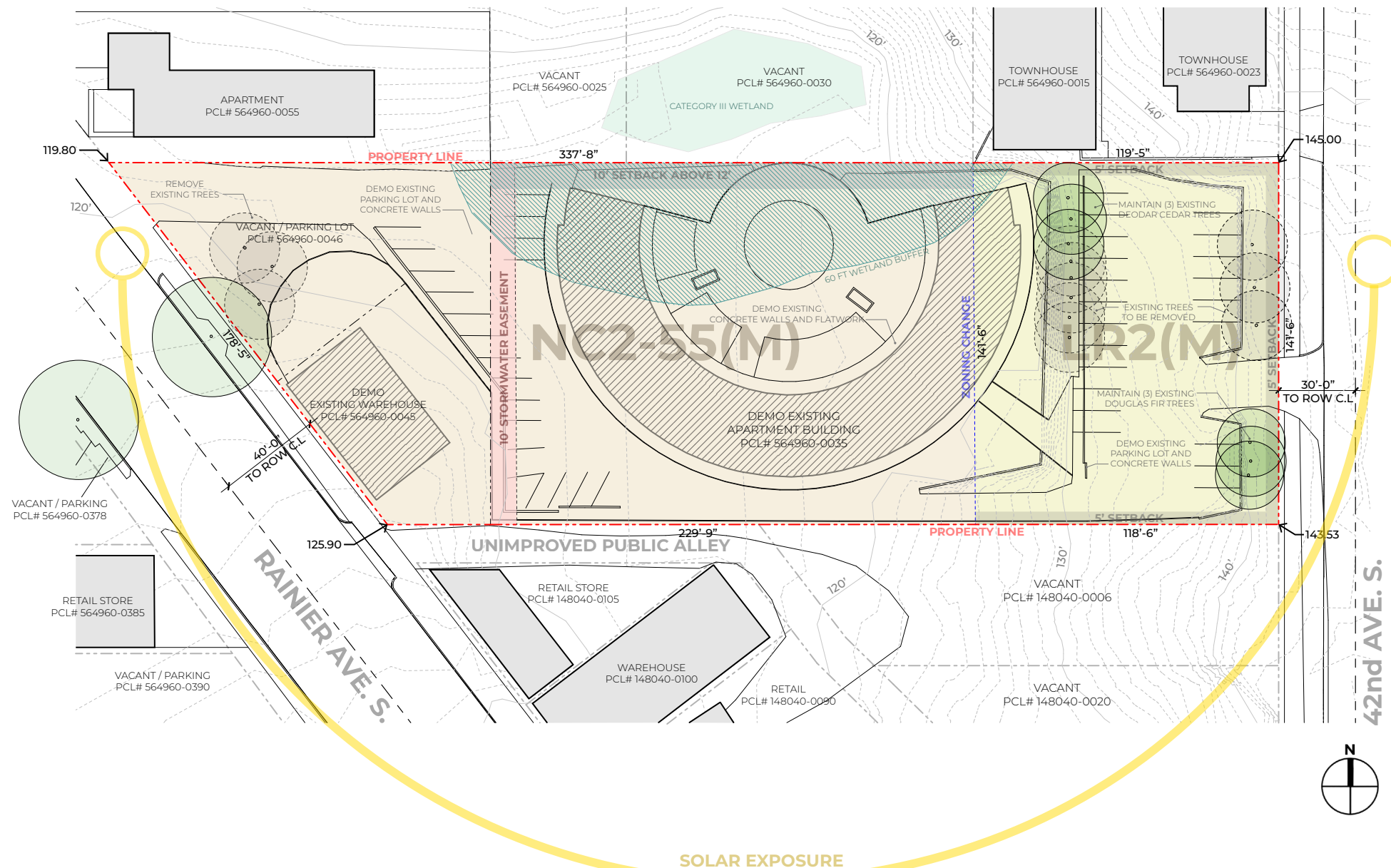
The site includes surface parking, an existing wood frame single-story warehouse and a wood frame three-story apartment building. **The demolition of both structures along with existing trees, flatwork, and concrete retaining walls is permitted through demo permit # 6637252-DM.**

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).

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** per SMC 25.09.160 Table A.

The site features significant **grade** challenges. Moving east from Rainier Ave. to 42nd Ave. S, 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.



5.0 EXISTING SITE CONDITIONS

5.2 Existing Site Narrative



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

5.0 EXISTING SITE CONDITIONS

5.3 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 or exceptional grove as described by SDCI Director’s Rule 16-2008. 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.

While the survey below proposes removing the existing trees on site, the planned design would retain six existing trees. The proposed design anticipates retaining trees 469, 470, 471, 477, 478, and 479.

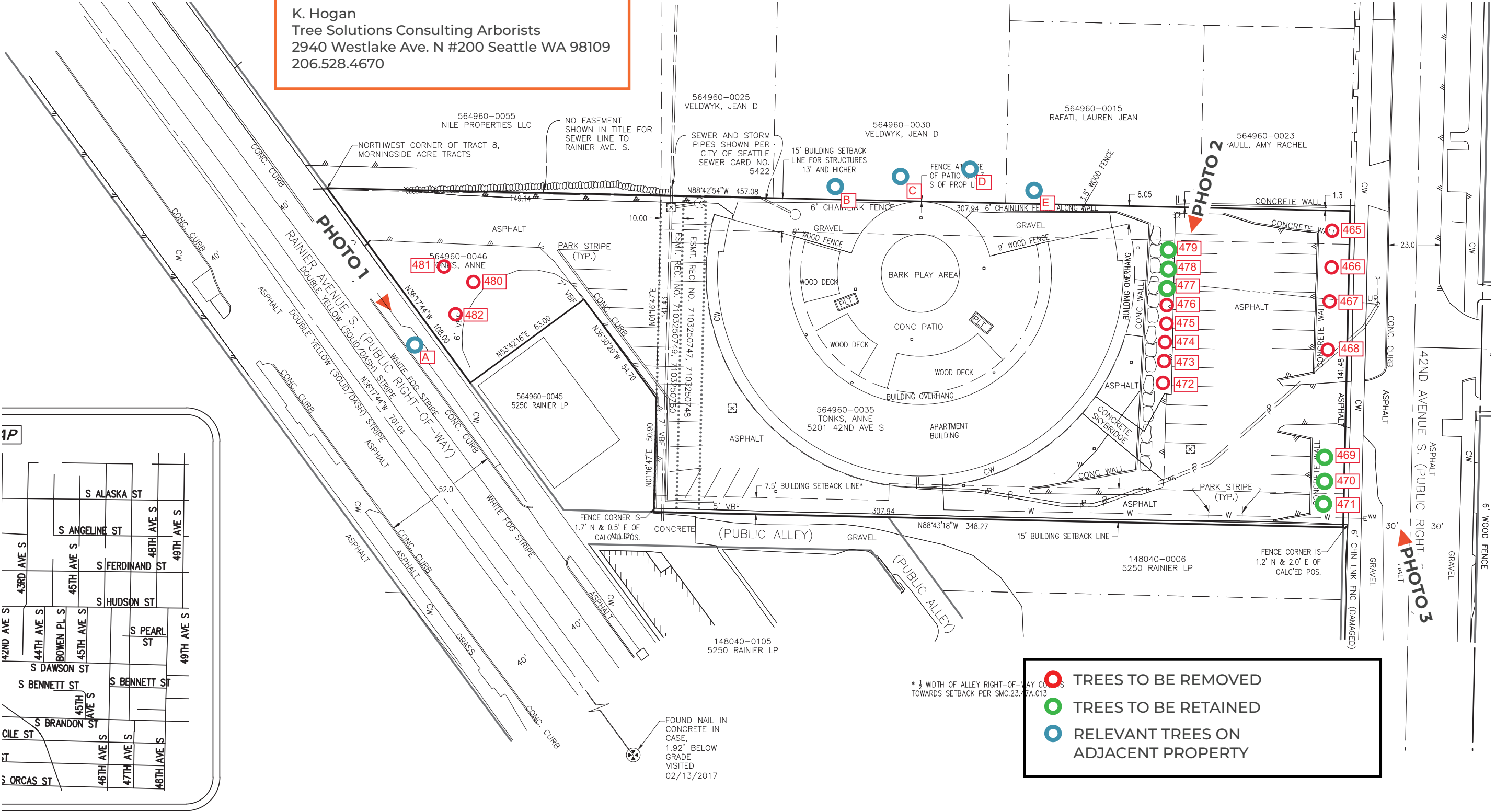
Existing Trees Adjacent to the Site

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) is located in the Rainier Ave. ROW. 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.

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

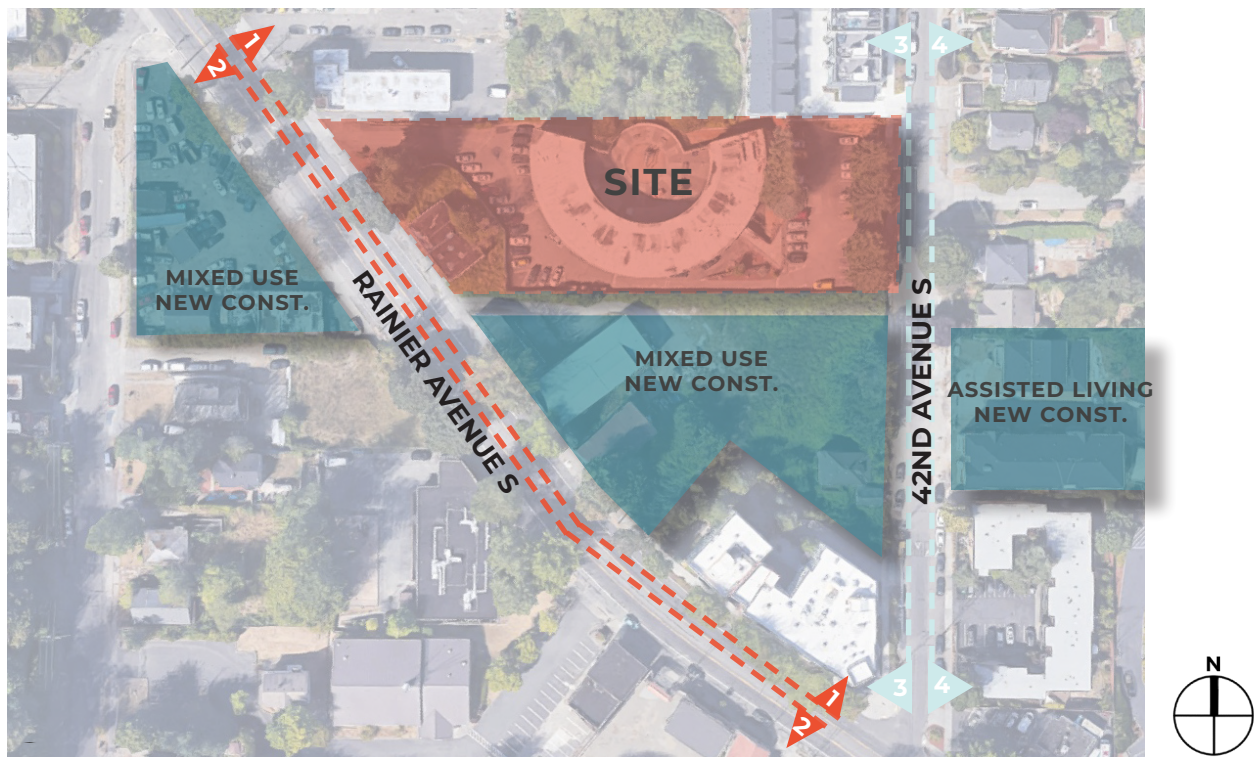
Survey completed by licensed arborist:

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



5.0 EXISTING SITE CONDITIONS

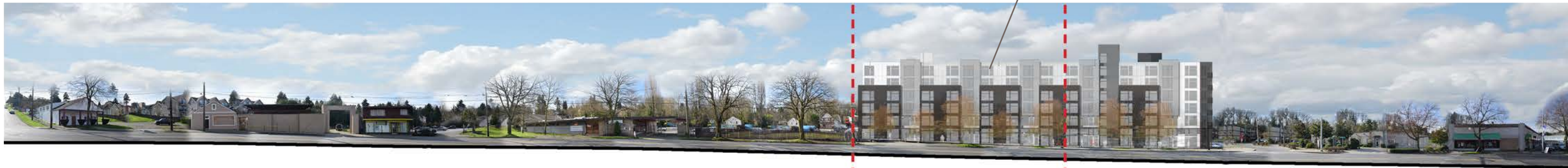
5.3 Tree Survey



Enlarged existing view facing the site from Rainier Ave.



1 View to east side of Rainier Ave S



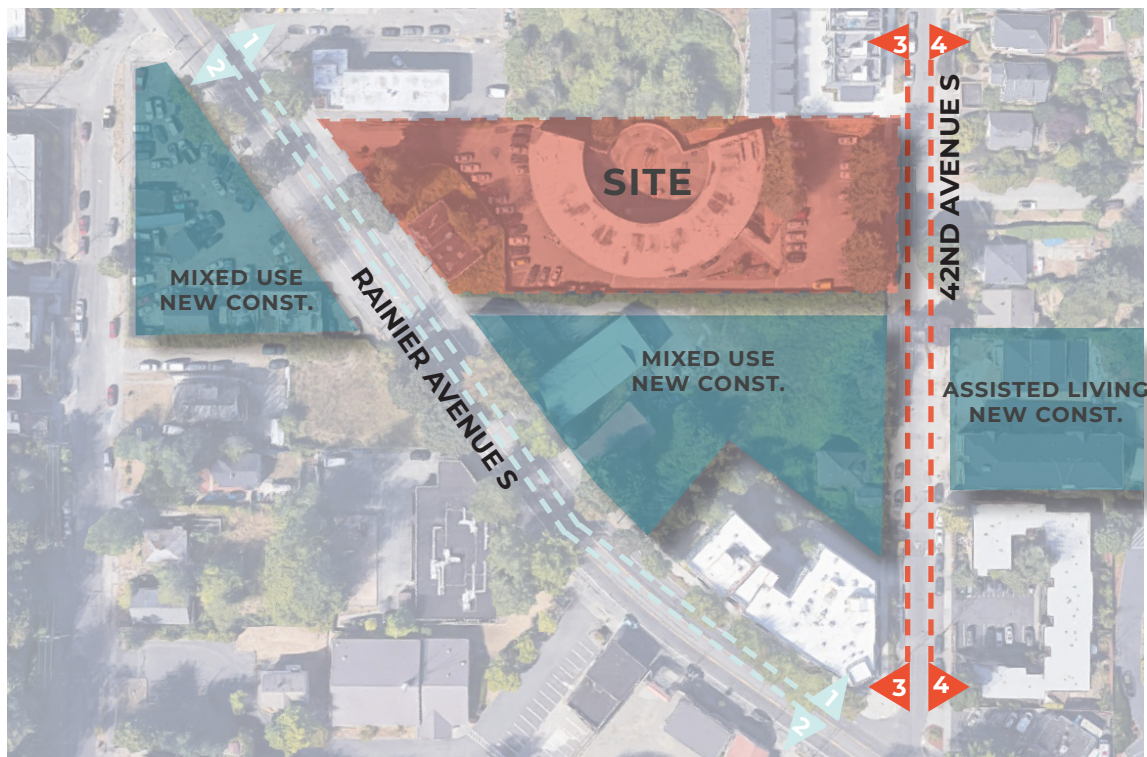
2 View to west side of Rainier Ave S

5.0 EXISTING SITE CONDITIONS

5.4 Existing Street Elevations

5201 42nd Ave. S.
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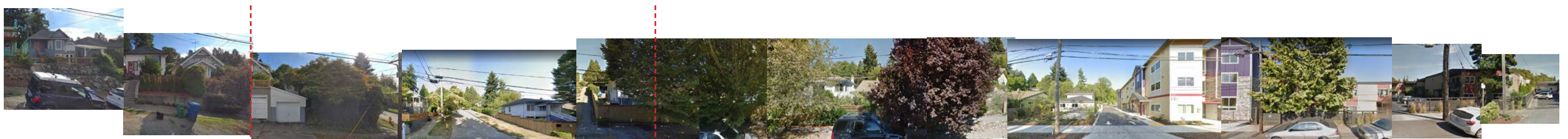
Enlarged existing view facing the site from 42nd Ave.



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

5.0 EXISTING SITE CONDITIONS

5.4 Existing Street Elevations

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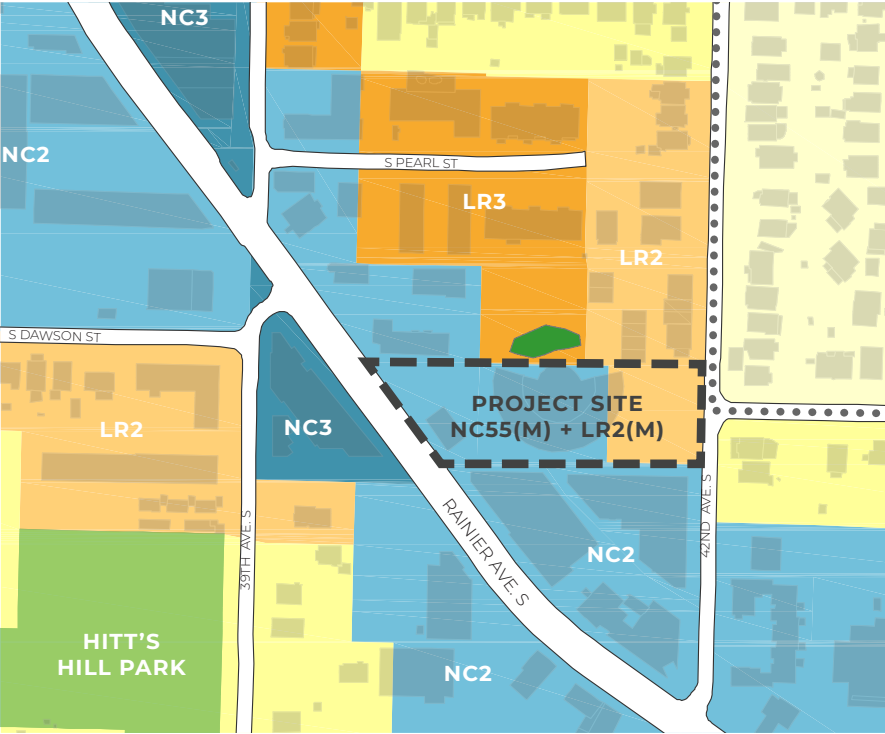
LR2 (M)	FAR	SMC 23.45.510	1.6 with Table A, Footnote 1 amenity requirements
	Height	SMC 23.45.514.A SMC 23.45.514.F SMC 23.45.514.I.4	40' base maximum height +4' increase when structure includes a story that is partially below grade Max. 4 stories above the partially below grade story Stair penthouse: may extend 10 ft. above the total height limit
	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
	Separations	SMC 23.45.518.F	10' min. between principal structures
	Projections	SMC 23.45.518.H	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: 65% of lot depth 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
	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

SITE	Parking	SMC 23.54.015 (table D.D.2)	Cars: Not required in Urban Villages within Frequent Transit Area (Table B.II.M) Long Term Bikes: 1 per dwelling unit; 25% reduction after the first 50 spaces Short Term Bikes: 1 per 20 dwelling units
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SITE INFORMATION

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



ZONING MAP KEY:

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

6.0 ZONING DATA

6.1 Zoning Summary

AREA INTENTIONALLY LEFT BLANK

- 1

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.
- 2

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.
- 3

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.
- 4

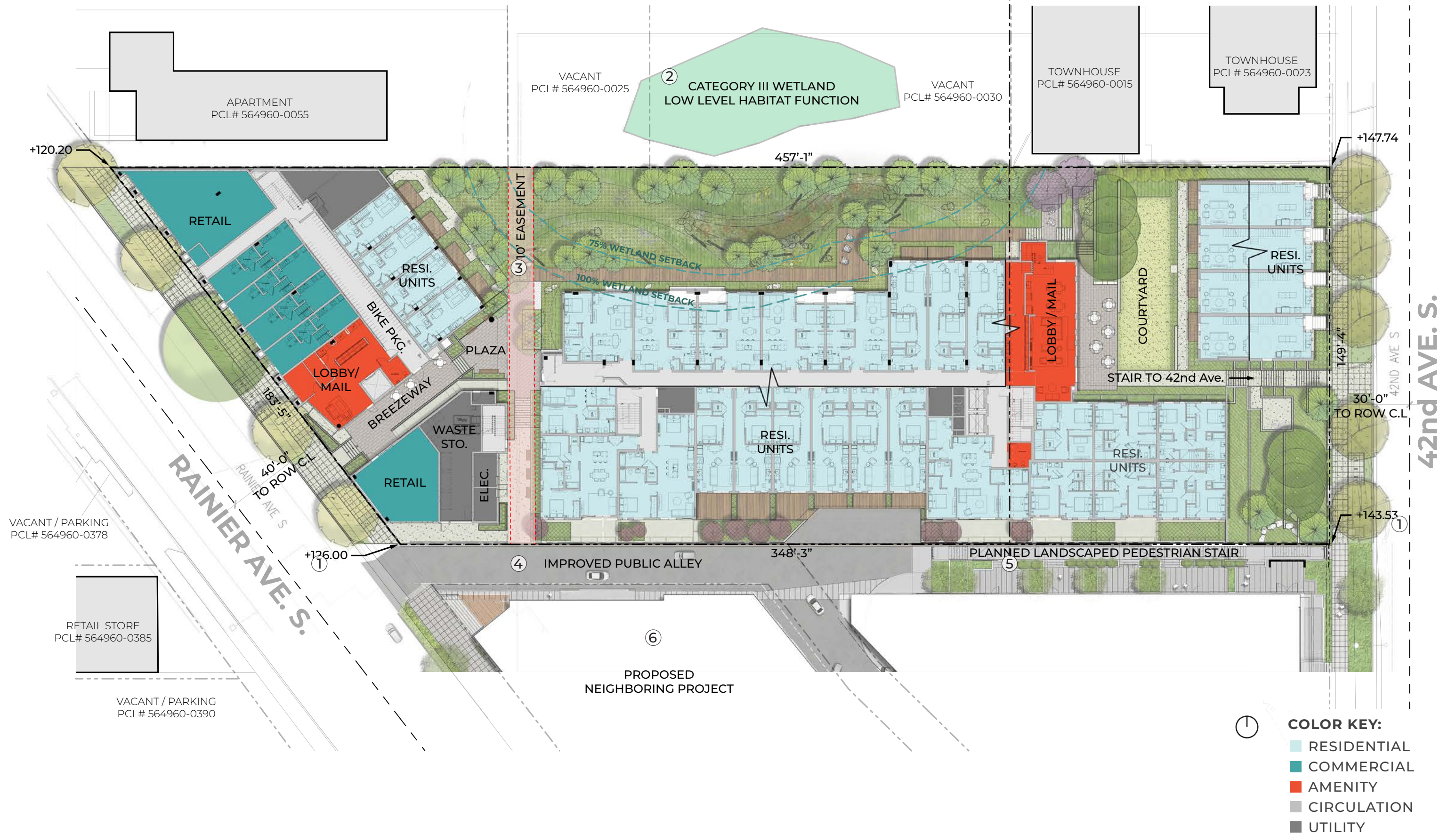
Alley
The adjacent public alley is currently being permitted to be improved under SDOT proj. # 326254. The improved alley will provide vehicular and fire access to the center of the site and to a parking garage, as well as an approved turnaround. The alley also greatly influences the placement of utility and trash service spaces on the site.
- 5

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.
- 6

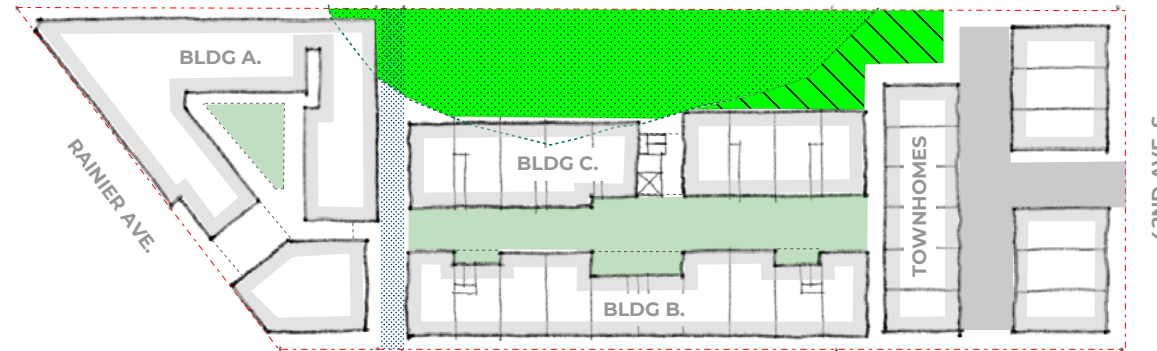
Planned Adjacent Project
A new 6 story mixed-use project planned for the property just south of the site (SDCI# 3029423-EG & 3025781-EG) by the same developer.

7.0 COMPOSITE FLOOR PLAN

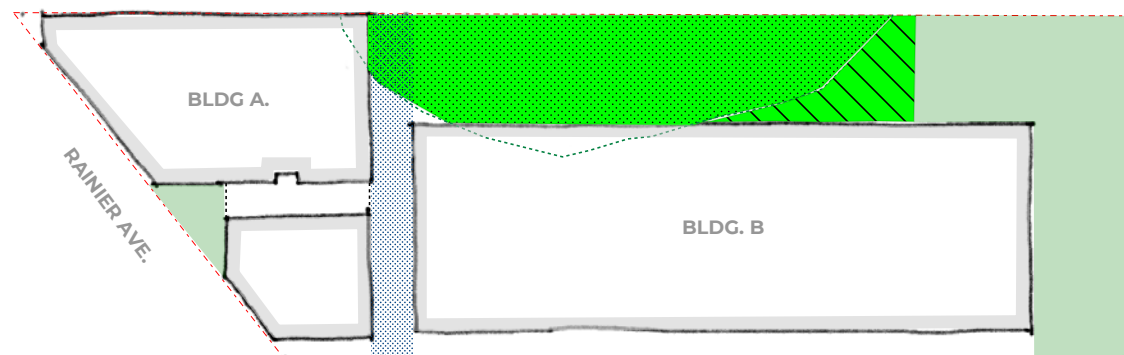
7.1 Proposed Site Plan



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

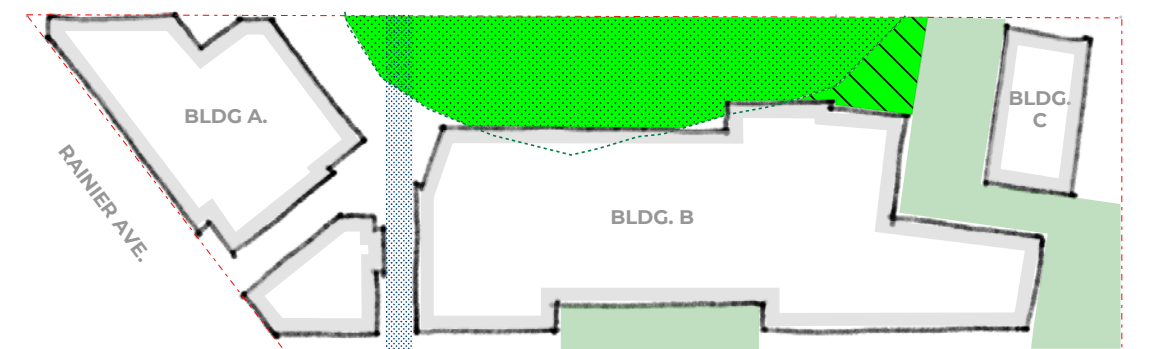


B RAINIER “L” BUILDING + ENCLOSED FLATS BUILDING OVER PODIUM



BOARD PREFERRED OPTION AT EDG

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



BOARD PREFERRED OPTION AT EDG

C



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
Gross Floor Area <u>LR2</u> :	26,653 GSF
Total Gross Floor Area:	163,647 GSF
Car Parking Spaces:	82 shared garage
Bike Parking Spaces:	186

POTENTIAL DEPARTURES

- None

OPPORTUNITIES

- Consolidating building massing allows for shared outdoor amenity courtyard between Bldgs. B and C
- Massing setback on the south side of Bldg. B provides relief between the adjacent project.
- Terraced stormwater bioretention area buffers larger Bldg. B from lower scaled neighborhood across 42nd.
- 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 alley
- Pedestrian pathways improve connections
- 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

8.0 EDG RESPONSE

8.1 Board Preferred Option

C



Aerial perspective from Southwest



Aerial perspective from the Northeast



Street perspective along 42nd Ave. looking north



Street perspective along Rainier Ave. looking north

8.0 EDG RESPONSE

8.1 Board Preferred Option

CS CONTEXT & SITE

CS1 NATURAL SYSTEMS AND SITE FEATURES

CS1.B.1
Sunlight and Natural Ventilation:
Sun and Wind

At Building A, the massing is designed to orient units either towards the ROW or the wetland setback open space in order to maximize access to sunlight. The Building B and C massing was designed to orient views towards the wetland setback as well as to frame the larger common courtyard between B and C. On the south facing side of the project along the alley, the buildings are set back between 9-18 ft. to allow for more light to reach the units.

CS1.D.1
Plants and Habitat:
On-Site Features

By providing a plan to rehabilitate the wetland setback with native landscaping, the design aims to greatly improve the functionality of the adjacent category III wetland. In addition the design includes a plan to maintain a total of six existing trees on site.

CS2 URBAN PATTERN AND FORM

CS2.D
Height, Bulk, and Scale

Along Rainier, Building A's massing looks to maintain a strong urban street edge along a major corridor, providing continuity with the massing of existing and planned projects to the south. Along the alley facing south, Building B's massing steps back to improve access to sunlight and increase the open space between the planned adjacent project. Along 42nd Ave. where there is a lower scaled zoning across the street, Building B is set back considerably from the street to provide relief and to make room to save three existing trees. Building C uses the site topography to hide 2 levels below street level grade so that the street facing units have the appearance of three story townhomes, continuing a similar massing to the townhomes to the north.

CS3 ARCHITECTURAL CONTEXT AND CHARACTER

CS3.A
Emphasizing Positive
Neighborhood Attributes

The articulation of Building A at street level draws inspiration from the nearby Columbia City Landmark District while maintaining contemporary design attributes. The buildings are sited up at the street to maintain a strong urban edge, a defining feature along Rainier Ave. The project design intends to set a positive example for forthcoming commercial projects in the area.

CS3.B
Local History and Culture

The design team completed outreach with the local community and nearby residents to get feedback and guidance on how the design could be improved. The design team also surveyed community members about how to incorporate local art into the project. Additional information can be found in section 8.0 of this packet.



Live-Work Units along Rainier Ave.



Lottie's Lounge - 4900 Rainier Ave. South

8.0 EDG RESPONSE

8.2 Response to Specified Priority Design Guidelines

PL PUBLIC LIFE

PL1 CONNECTIVITY

PL1.B
Walkways and Connections

A pedestrian breezeway connects the interior of the site with street frontage along Rainier Ave. The project also provides a new public walkway between 42nd Ave. and Rainier Ave.

PL2 WALKABILITY

PL2.A
Accessibility

While the site topography provides some significant challenges for accessibility, the design provides access to the interior of the site from Rainier Ave. via accessible ramps. At the higher common courtyard between building B and C, elevators provide access from accessible parking spaces in the garage.

PL2.D
Wayfinding

The breezeway entry along Rainier and the corresponding massing setback above it serves to clearly identify the main entry for Building A, with the lobby, bicycle parking, and a commercial space located off the breezeway. An exit from the garage also empties directly towards the breezeway, giving people arriving from the garage a clear view towards the Building A lobby. Building B's main entry faces 42nd Ave. and is aligned with a stair leading up to 42nd Ave. This allows the entry to be seen from 42nd Ave despite facing the challenge of a significant grade change.



Building A Elevation Showing Breezeway



Building A Breezeway

8.0 EDG RESPONSE

8.2 Response to Specified Priority Design Guidelines

PL PUBLIC LIFE

PL3 STREET LEVEL INTERACTION

Priority Guideline	Architect Response
PL3.A Entries	The entry to Building A along Rainier Ave. is signified with signage, landscaped planters, storefront glazing, and a breezeway with an accompanying vertical massing setback. Building B's entry, while significantly set back from 42nd Ave, maintains a visual connection to the street by aligning the entry with the site staircase approach.
PL3.B Residential Edges	Residential entries at Building C along 42nd Ave. are elevated from sidewalk level and are provided with landscaping to signify the transition from public to private. Ground level units along the pedestrian pathways through the site are provided with landscape buffers at entries and private patios. Live/Work units along Rainier Ave. are designed with active transparent facades facing Rainier Ave.
PL3.C Retail Edges	Retail along Rainier Ave. is designed with transparent storefront glazing and individual signage and canopies. The entries are recessed into the building similar to provide space for landscaping or sidewalk signage.

PL4 ACTIVE TRANSPORTATION

PL4.A Entry Locations and Relationships	Bicycle parking for long-term residents is located along the Building A main entry breezeway with ramp access up to Rainier Ave. From Building B, the bike parking is conveniently located on the highest level of the garage with direct access to the public alley. Short-term bicycle parking is located near entries along Rainier and 42nd Ave. All automobile parking is accessed via the public alley connecting to Rainier Ave.
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Building C Elevation from 42nd St.



Building B Entry from 42nd St.

8.0 EDG RESPONSE

DC2 ARCHITECTURAL CONCEPT

Priority Guideline	Architect Response
DC2.B.2 Blank Walls	The north wall of Building A is along a lot line, and will have minimal openings due to building code requirements. However, the design incorporates materials and cladding patterns that provide visual interest and connects the facade to the rest of the building design. Blank walls are avoided along street frontages.



Building A North Elevation

DC3 OPEN SPACE USES AND ACTIVITIES

DC3.B.4 Multifamily Open Space	The design provides ample open space for residents both at roof amenity decks and at the ground level courtyard on the east end of the site. The courtyard is specifically designed to incorporate a healthy amount of open lawn space for recreation, as well as more programmed seating and grilling areas.
-----------------------------------	---



Courtyard Area

8.0 EDG RESPONSE

Cited Guidelines	Board Recommendation
CS1.C CS1.D CS2.B CS2.D	“The Board examined the angled placement of Building C from the 42nd Avenue South ROW and discussed if that arrangement was appropriate. Ultimately, the Board stated that Building C should be sited in a manner that maximizes opportunities for usable/level exterior open space and preservation of the existing trees along 42nd Avenue South intended to contribute to an appropriate transition to the adjacent zoning.”

Response

After considering the board’s comments, the design team explored alternative placements of Building C.

Option A shown to the right explored aligning the building with 42nd Ave. and pushing the building back from the street to maintain three additional existing trees. The downside is that the courtyard size is significantly reduced, and Building C’s street facing entries end up significantly set back in a way that does not align with the townhome project directly to the north.

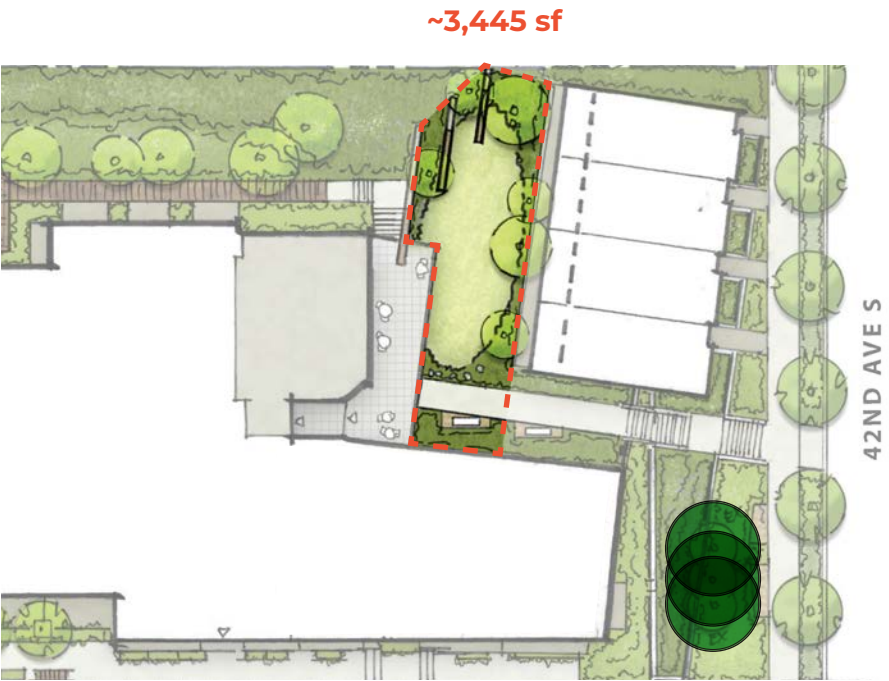
Option B explored aligning the building with the street but maintaining a close relationship to the street with raised stoops and entries. This arrangement significantly increased the width and size of the courtyard between Buildings B and C, maximizing opportunities for usable open space at the courtyard. This option has been included in the proposed design.

In both options, the design team was also able to identify 3 other existing trees on the courtyard side of Building C that will be maintained.

The proposed design contributes to an appropriate transition to the adjacent zoning in three ways:

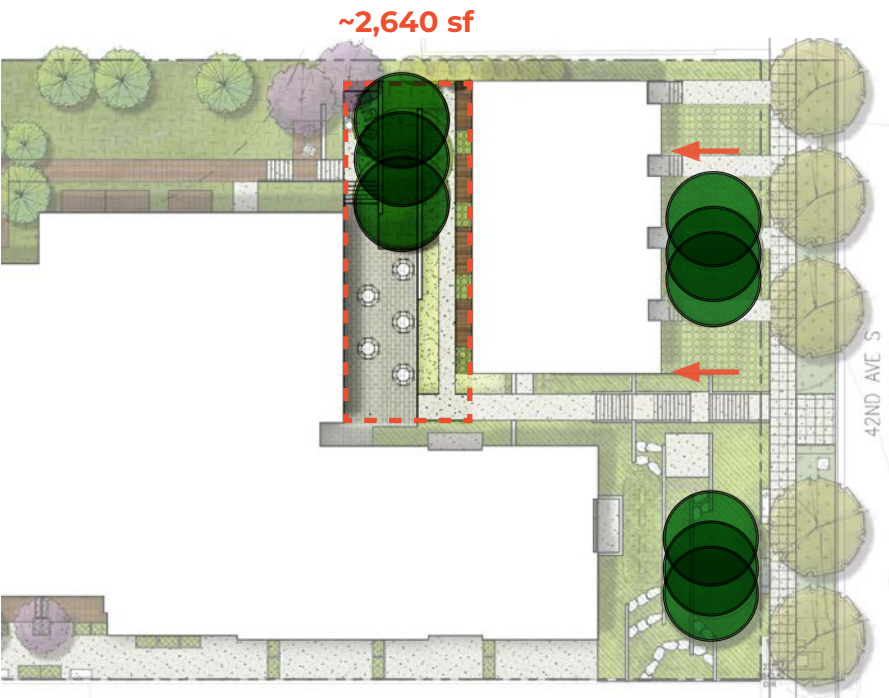
- Three trees adjacent to Building B along 42nd Ave. are proposed to be retained.
- Building B is set back from the street to allow for the retained trees and a terraced bioretention area.
- Building C’s massing at 42nd Ave. is 3 stories above street level, striking a balance between an existing 2 story townhome project to the north and the 4 stories above street level project planned to the south.

8.0 EDG RESPONSE



SITE PLAN AT EDG

Trees Preserved: 3
Courtyard Amenity Space: 3,445 sf



REVISED OPTION A

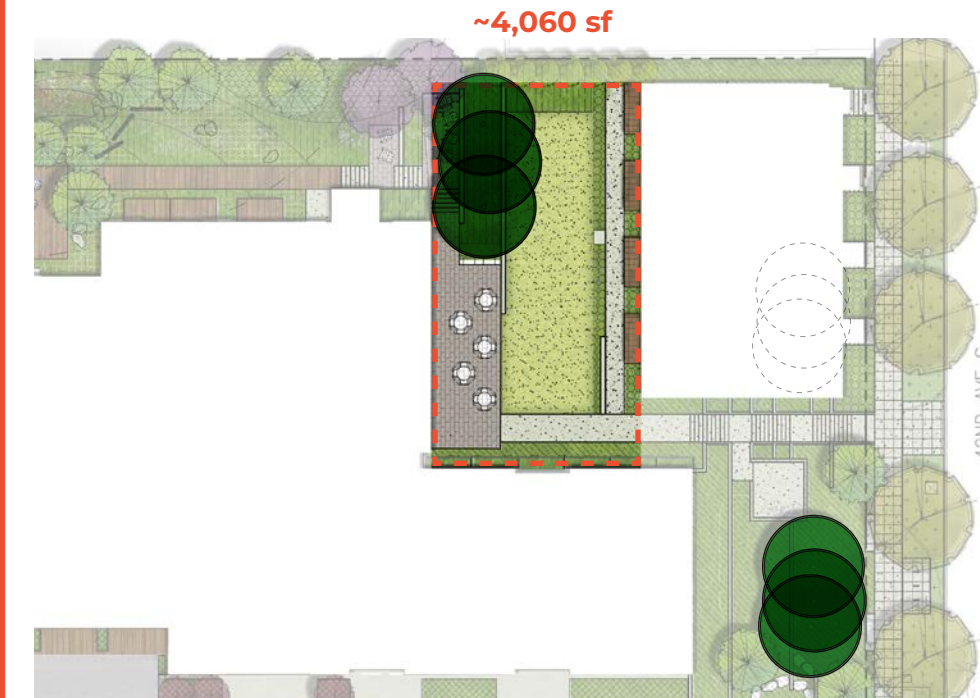
Saves the most trees but significantly reduces courtyard.

Trees Preserved: 9
Courtyard Amenity Space: 2,640 sf

PROPOSED DESIGN



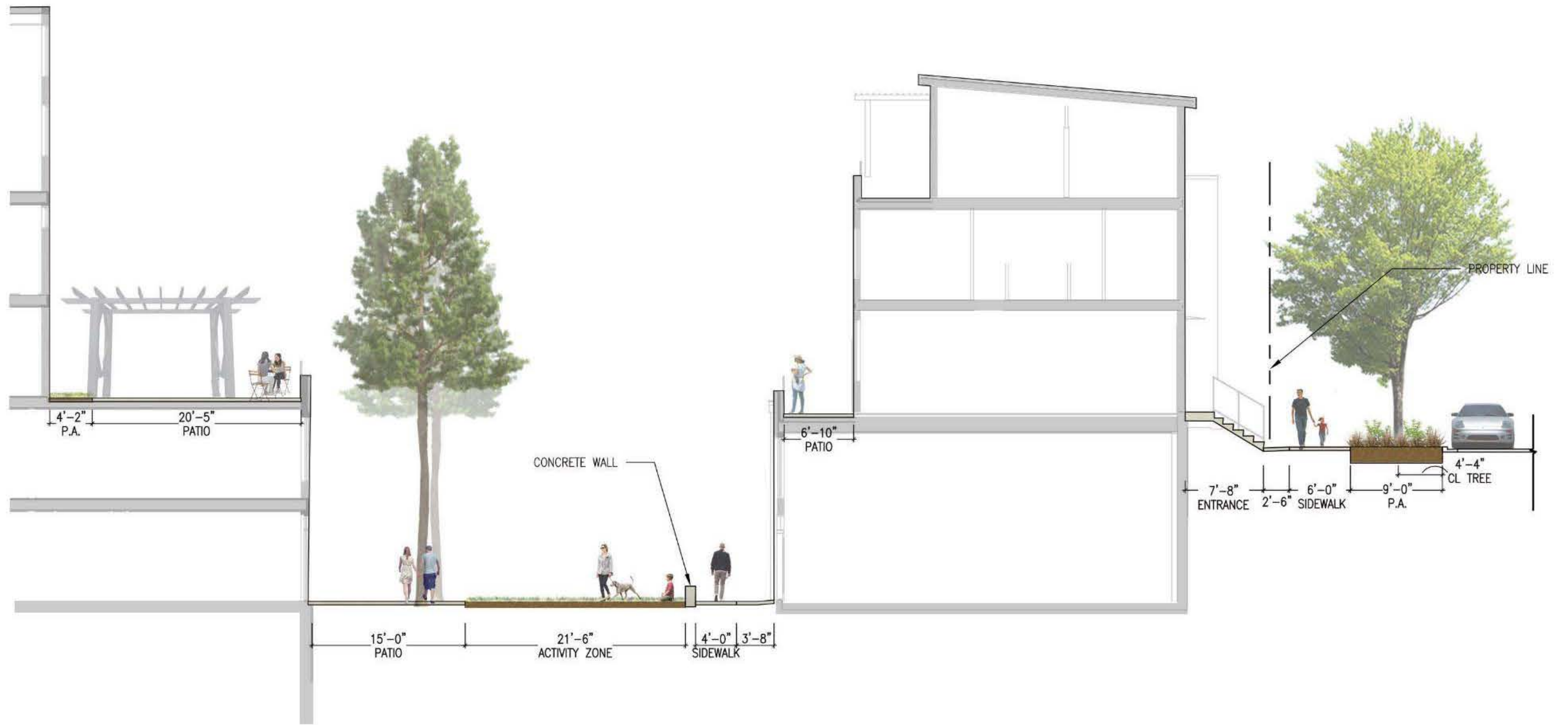
Courtyard perspective from North showing trees



REVISED OPTION B

Preserves additional trees *and* increases courtyard size.

Trees Preserved: 6
Courtyard Amenity Space: 4,060 sf



C COURTYARD THROUGH 42ND AVE SOUTH SECTION



8.0 EDG RESPONSE

8.3 Item by Item Response to Board Recommendations

5201 42nd Ave. S.
SDCI Project# 3035987-EG, 3035730-LU
Recommendation Meeting - March 22, 2022

storybuilt.

Cited Guidelines	Board Recommendation
DC2.B DC2.D	“The Board voiced concern about the possibility of expansive blank walls- especially on the buildings’ north and south facades. The Board expects that all facades and retaining walls include treatment that is attractive, interesting and consistent with the overall architectural concept. This concern should be addressed in the next design iteration.”
Response	

The north elevation of Building A will have limited openings due to building code requirements adjacent to the property line. This elevation has been updated to include a shifting pattern of fiber cement panels and lighting strips. This pattern occurs again inside the breezeway entry to the building, and also relates to the shifting window pattern along the west elevation. Other north and south facing walls at Building A, B, and C continue similar material and window treatments as other adjacent elevations. Full elevations at these locations can be found in Section 11.0 of this package.



Building A North Elevation



Building A North Elevation Aerial View



Building A North
Street View

8.0 EDG RESPONSE

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1.a.ii

DESIGN CONCEPT, MASSING, ARCHITECTURAL
CONTEXT AND CHARACTER, PUBLIC ENGAGEMENT

Cited Guidelines	Board Recommendation
CS1.B CS1.D	“The Board observed that the shadow analysis provided in the design packet which illustrated shadow impacts on the existing wetland area and stated that as the massing evolves, this impact should be considered in terms of the wetland restoration and future landscaping.”

Response

Shadow studies of the proposed development and the existing apartment building and parking lots are shown in the diagrams to the right.

The existing apartment building on-site encroaches well into the designated wetland buffer with building footprint, paved plaza, and paved parking lot. The planned development aims to remove all existing paving and building coverage, expand the buffer size, and restore the buffer with native plantings as recommended by a certified wetland specialist.

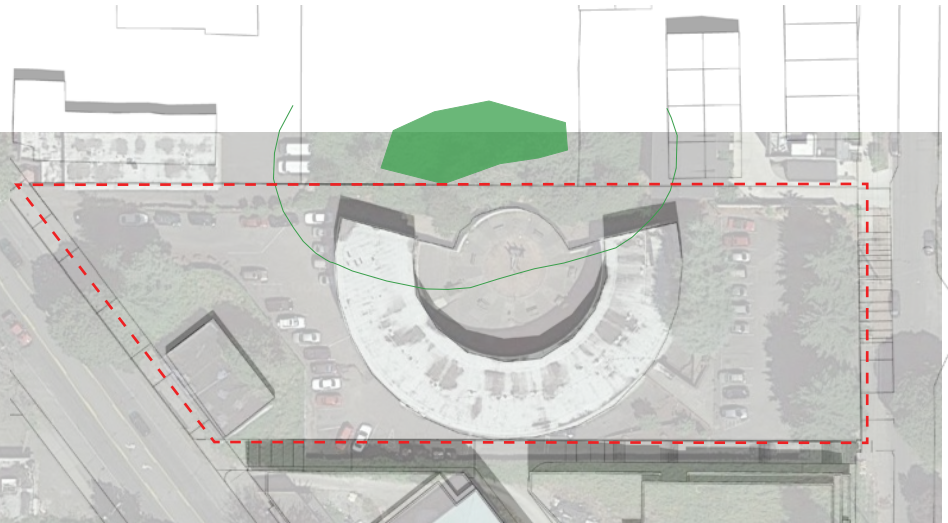
Considerations of shadows from the proposed development on the wetland buffer has impacted the choice of landscaping in the buffer, prioritizing plantings that will flourish with a mix of shade and sun throughout the year. The choice of landscaping and management of the buffer has been evaluated and advised in consultation with a certified wetland specialist.

Please review section 10.0 Landscaping for additional information regarding the planned landscaping in the wetland buffer.

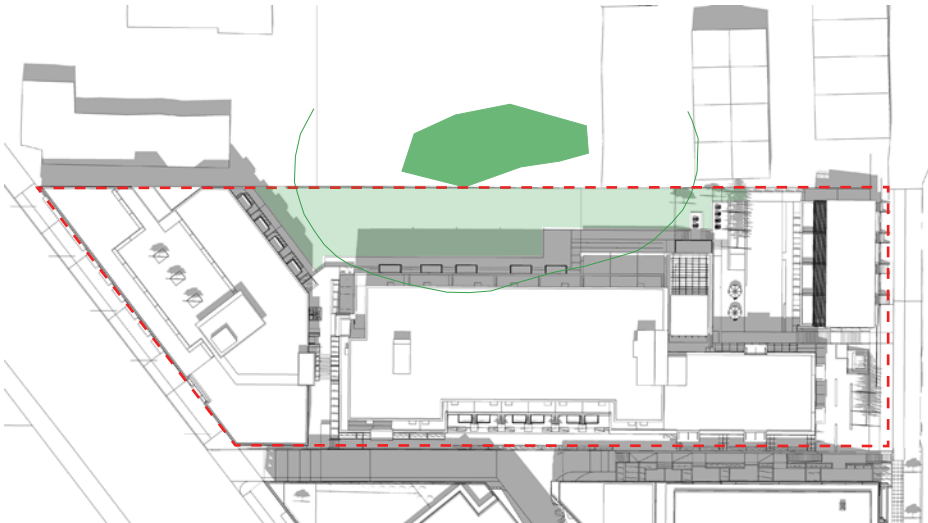
From Wetland Report by Raedeke Associates conducted 3/25/2021 and updated 2/15/2022:

“There will be a larger shadow footprint over the wetland and buffer in the winter, when most plants are dormant and least likely to be affected by the decrease in direct sunlight. The vegetation species included in the plant list...appear suitable to thrive within these conditions.”

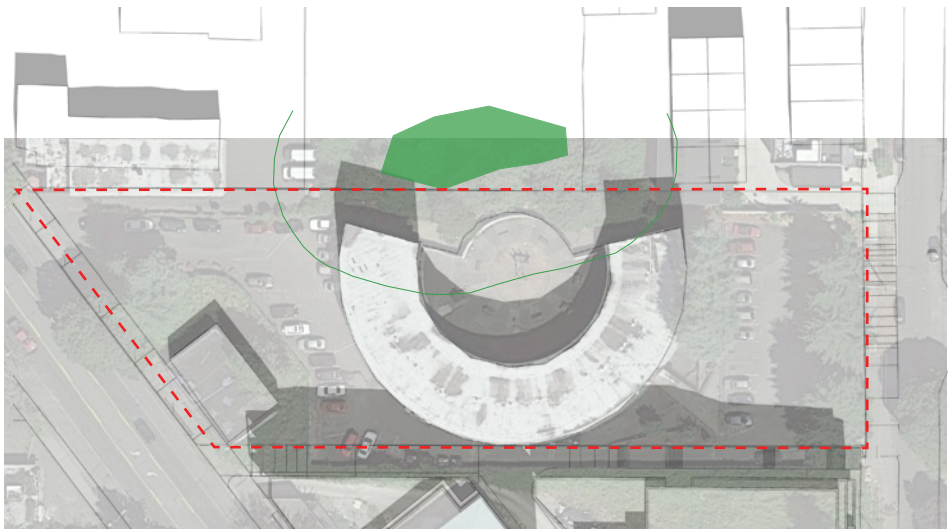
- WETLAND
- WETLAND
SETBACK
- PROPERTY
LINE



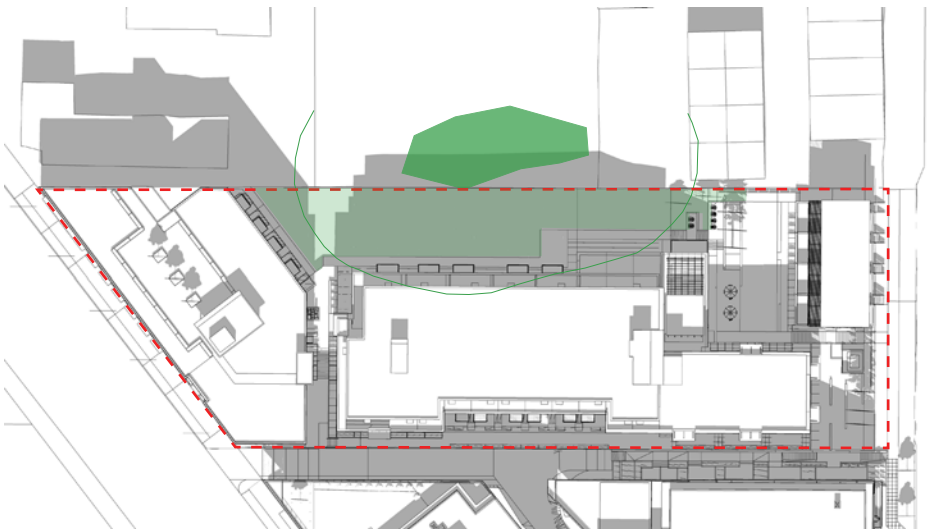
June 20th - 12:00pm - Existing



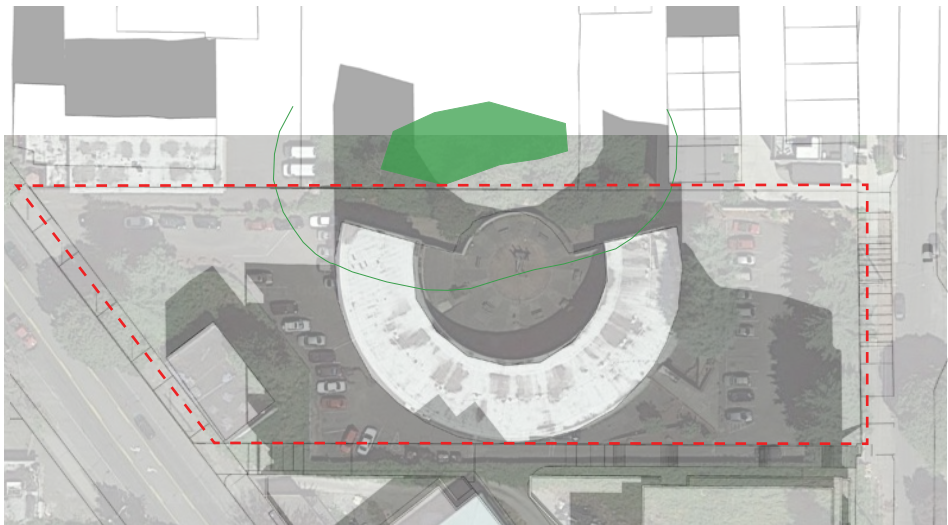
June 20th - 12:00pm - Proposed



March 20th - 12:00pm - Existing



March 20th - 12:00pm - Proposed



December 20th - 12:00pm - Existing



December 20th - 12:00pm - Proposed

8.0

EDG RESPONSE

Response (Continued) - Wetland Buffer Averaging Plan

Restoration of the wetland buffer is designed according to a buffer mitigation plan developed with a certified wetland specialist. The restoration will include native plantings and will improve wetland and wetland buffer functionality.

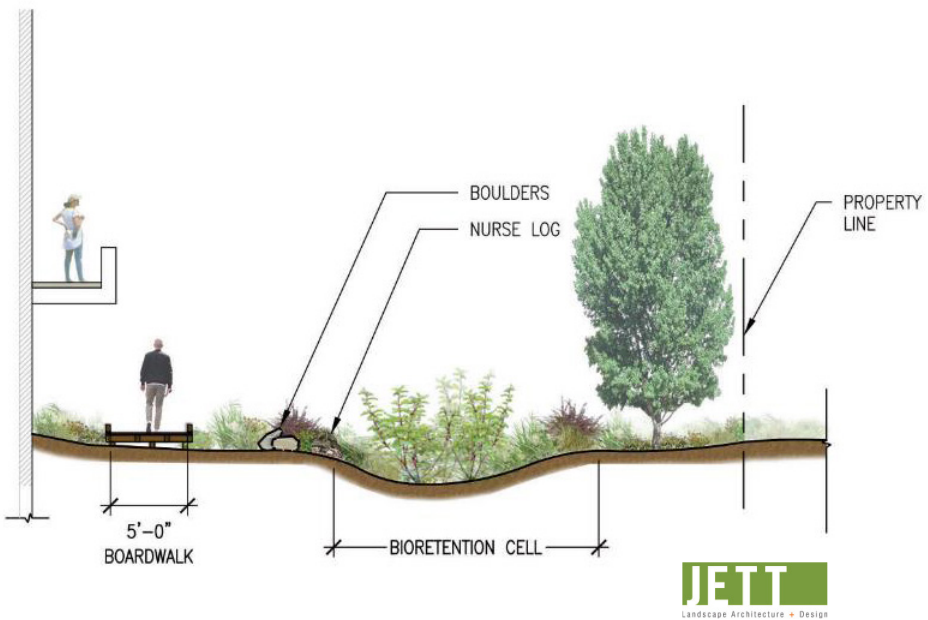
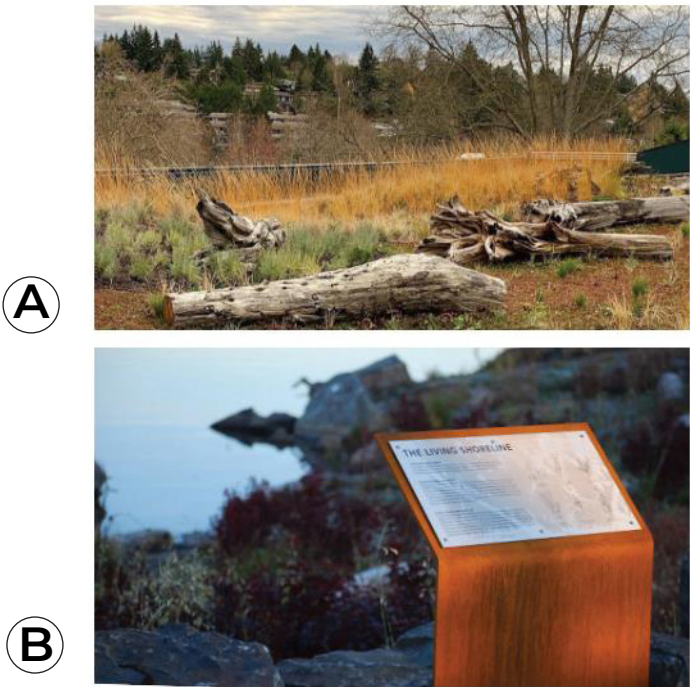
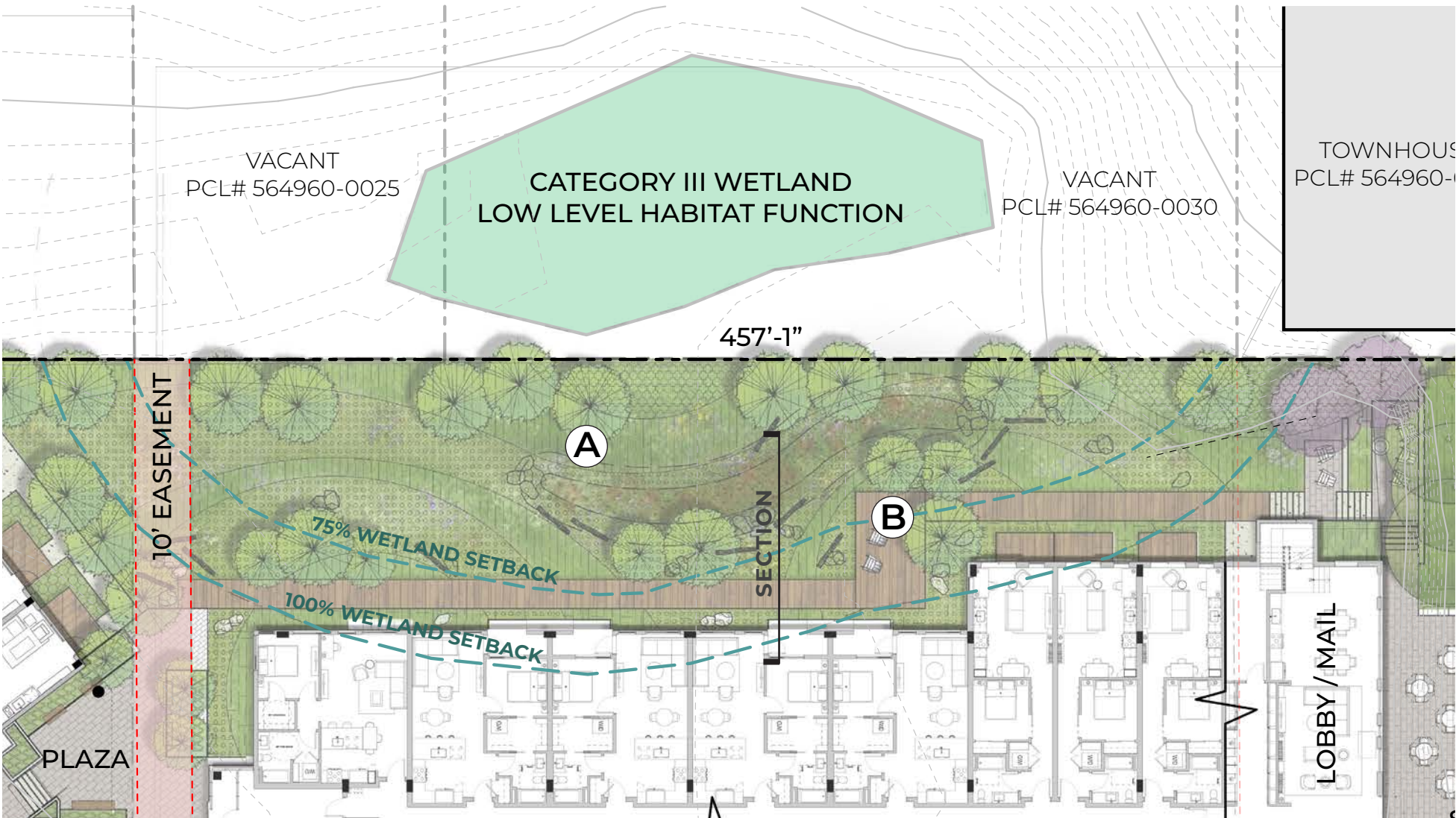
The design also includes a raised deck walkway along the buffer, allowing residents and the public to have a close visual connection to the restored buffer. A stopping point with seating along the walkway will include an informational display about Seattle wetlands and the buffer restoration.

Per the Seattle Municipal Code, wetland buffer averaging may occur if the following requirements are met. Responses from a third party wetland report are provided in bold:

- a) It will not reduce wetland functions or values
- b) The total buffer area after averaging is no less than the *required buffer area*
- c) The buffer at its narrowest point is never less than 75% of the buffer width required.

From Wetland Report by Raedeke Associates conducted 3/25/2021 and updated 2/15/2022:

- a) **“Given that the on-site buffer is essentially entirely degraded, the proposed plan will not reduce wetland or buffer functions or values...the on-site buffer would be improved through the removal of impervious surfaces, trash debris, and invasive species”**
- b) While the project proposes a reduction of 1,764 sf and an increase of 1,839 sf, **“thus, the total buffer area after averaging will increase that of the standard buffer by 75 square feet.”**
- c) **“The raised deck boardwalk will encroach into the inner 75% of the standard wetland buffer...however, the proposed plan, including buffer restoration, will improve buffer functioning over existing conditions.”**



8.0 EDG RESPONSE

Cited Guidelines	Board Recommendation
CS3.A CS3.B	<p>“...the Board strongly encouraged the applicant/design team to perform additional inclusive community outreach before the Recommendation meeting, with the intention of learning information about the project site and neighborhood that could be captured in the new project.”</p> <p>“The Board requested the design team provide an inventory of the existing art on the project site; create a plan demonstrating how art will be incorporated in the project; garner input from the community; and present said plan to the Board at the Recommendation phase of review.”</p>

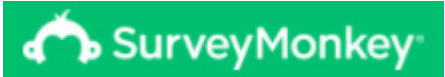
Response

The applicant conducted additional community outreach after coordinating a strategy with our SDCI reviewer. The outreach included printed direct mailings to businesses within a 500 ft. radius of the proposed project describing project progress and included an invitation to participate in an online outreach survey to gather feedback from the community. The mailings and all online correspondence and presentations were translated into Amharic and Vietnamese to ensure that community members of African and Vietnamese descent would be able to participate.

We received **40 responses** to the survey.

Of the respondents, we learned the following about their living situations:

- 37.5% have lived in Columbia City for 5 years or less. The rest have lived in Columbia City longer than 5 years, including 22.5% longer than 15 years.
- 82.5% of the respondents own a home in Columbia City, compared to 15% who rent.



The survey questions were as follows:

Do you have any specific feedback for our team about the proposed project at 5201 42nd Ave. S?

and

What other feedback would you like to leave for this project?

Selected Responses:

- “Please make sure you retain a walkway accessible to the public so we can access Rainier from 42nd St. and Dawson.”
- “ Provide walking access from 42nd to Rainier”
- “Please share more about the wetland restoration component within the development. This would be a top priority in design consideration.”
- “More greenspace...”
- “Please make sure you retain a walkway accessible to the public so we can access Rainier from 42nd St. and Dawson.”
- “ I would like to see less on-site parking, and a larger emphasis on improving the pedestrian experience on Rainier Ave.”
- “Hope to see some of the trees not torn down or if they are, replace them with more trees and greenery than currently exists. The big parking lot is an eyesore.”
- “ I appreciate that this project involves some wetland restoration!...I also really hope the commercial space is done in a way that will be affordable to small businesses to maintain the diversity of the neighborhood and also to ensure that it’s occupied.”
- “ Please maintain integrity of the neighborhood, and have parking!”
- “A great addition to Columbia City.”

What do you think are the defining characteristics of Columbia City?

Selected Responses:

- “Diversity, creativity/art, historic buildings, greenery, local shops, walkability”
- “ Diversity, business loyalty, activism, artistic freedom.”
- “ Main street feel, natural beauty with large trees and lots of vegetation.”
- “ Walkable neighborhood with green spaces, culturally significant spaces, and access to transit and social services.”

Can you think of any art or artists that you would consider significant to the community in the Columbia City area?

Selected Responses:

- “ Mary Coss”
- “Tim Suchsland (www.timsuchslandart.com)”
- “No.”
- “The one who created the existing mural on the fence on this property.”
- “A blend of Black. Asian, Latino, and Native American artists.”

What would you say is the significance of any of the existing art on the site of the Crescent Apartments at 5201 42nd Ave., including the mural fencing around the parking lot?

Selected Responses:

- “Not terribly significant but should be respected perhaps creatively incorporated into project.”
- “Recreate the art for the new apartments. The current mural is falling apart on the fence. 100% need more art than what currently exists.”
- “Not significant. Murals like this come across as “graffiti prevention murals” rather than art.”
- “This mural is so beautiful and vibrant. It is full of life.”

8.0 EDG RESPONSE

8.3 Item by Item Response to Board Recommendations

Response (Continued)

The existing Crescent Apartments fence mural

The project team has created a photo inventory of the fence mural around the parking lot of the existing apartment building.

The mural was painted in 2015 by artist Melody Rose Turner, a friend of the previous owner of the property.

Neighbor survey responses regarding the significance of the mural were varied, with a majority of responses expressing appreciation of the mural art. Some others indicated that it lacked artistic significance, or that the fencing appears to be falling apart.

The project team is committed to documenting and incorporating photography of the mural art into the common spaces at Buildings A and B. In addition we are reaching out to commission work by local artists to incorporate into galleries in the common spaces.



Photos of the existing mural in the parking lot of the Crescent Apartments. The mural was painted in 2015 by artist Melody Rose Turner, a friend of the previous owner of the property.

8.0 EDG RESPONSE

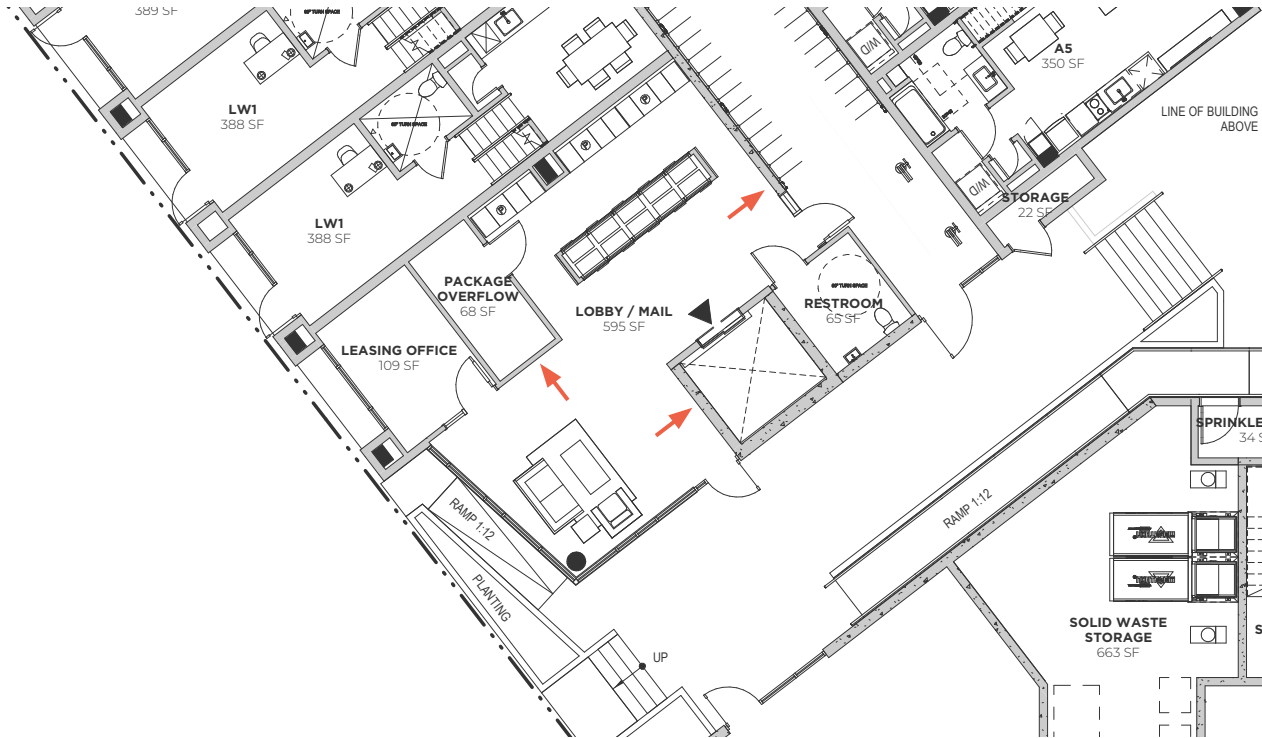
Response (Continued)

Incorporating local art into the project

The project team has identified interior and exterior locations in the project design where local art installations can be incorporated.

Building A art locations

At Building A, the main resident entry lobby is a clear opportunity for showcasing local art. The art will be visible from the street through clear glazed storefront windows, and residents and guests will be able to enjoy the art installations regularly as they visit their mailbox or the leasing office.



BUILDING A LOBBY
Highlighted locations for local artist Installations

Art Installations shown are placeholders.
Final design to be determined.



BUILDING A LOBBY
Locations for local artist Installations are highly visible to visitors and from the street.

8.0 EDG RESPONSE

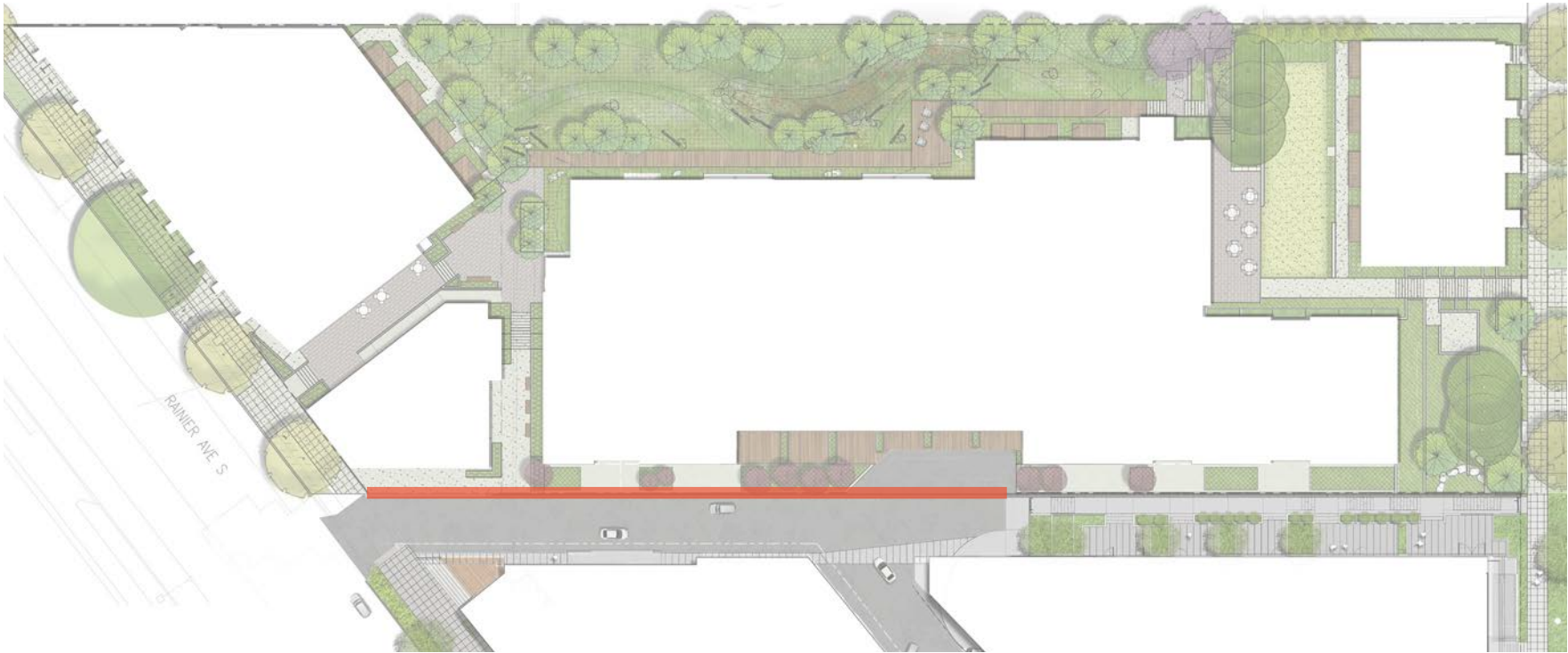
Response (Continued)

Building B Alley art locations

At the public alley just south of the site, a concrete retaining wall and podium will run along the property line. The wall faces the ROW and will be highly visible both from the street and to drivers accessing parking for both this project and the project next door.

This wall is envisioned as a location for a larger mural installation and would stretch over 100 ft. along the alley.

The design team looks forward to working with local artists and community members to determine an appropriate and attractive mural design for this location.



BUILDING B ALLEY MURAL LOCATION

A concrete retaining wall along the public alley entry is highlighted as a mural location.



Mural shown is a placeholder. Final design to be determined.

BUILDING B ALLEY MURAL FROM RAINIER AVE

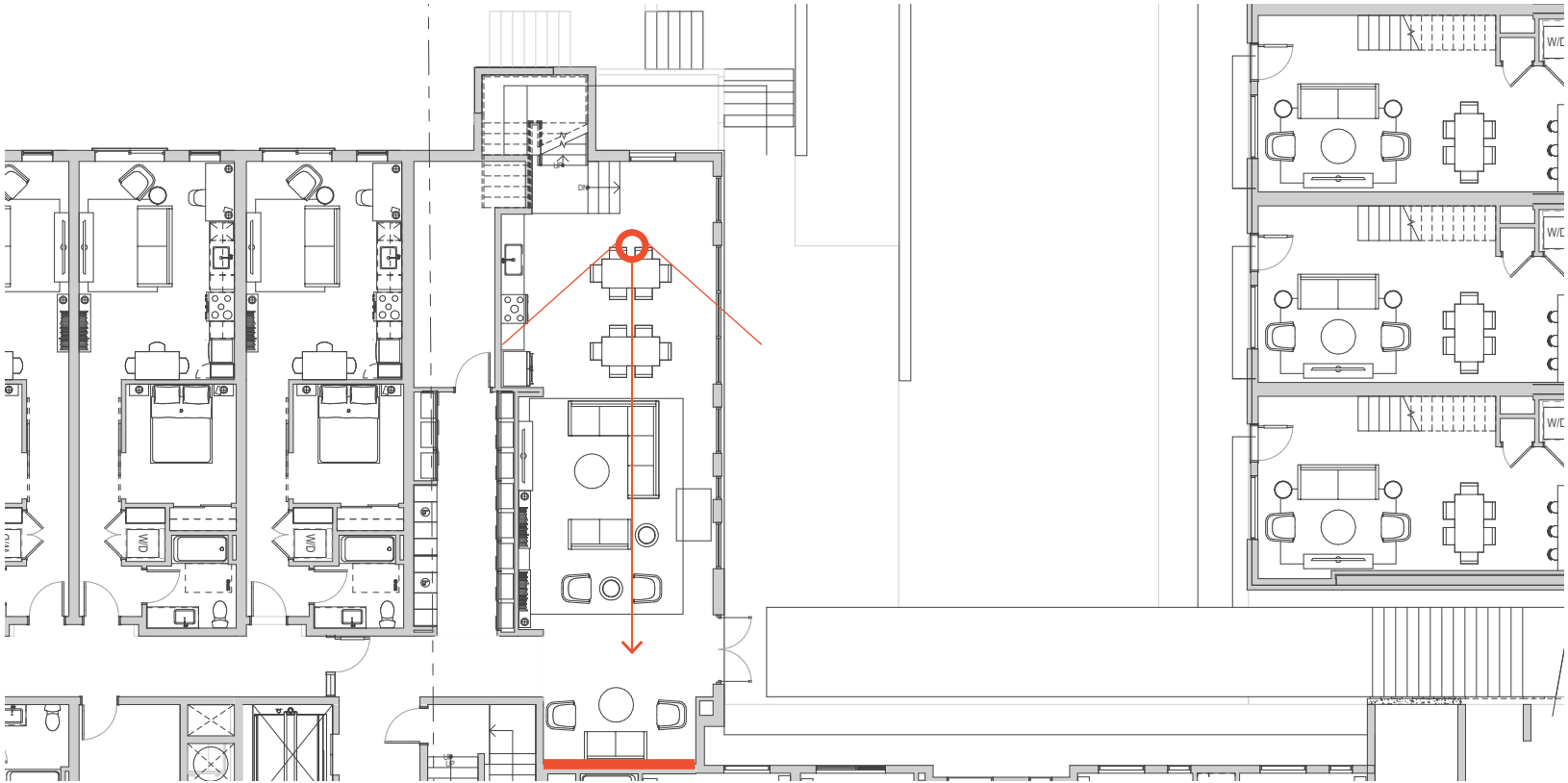
The mural would be highly visible from the street and to all cars entering parking garages for adjacent buildings.

8.0 EDG RESPONSE

Response (Continued)

Building B art locations

Building B's lobby entry lounge features a seating area directly to the left as one enters the building. This seating area has been highlighted as a location for art installation.



ART LOCATION AT BUILDING B LOBBY

Art Installations shown are placeholders.
Final design to be determined.



BUILDING B AMENITY AREA SHOWING ARTWORK

8.0 EDG RESPONSE

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1.d DESIGN CONCEPT, MASSING, ARCHITECTURAL CONTEXT AND CHARACTER, PUBLIC ENGAGEMENT

Cited Guidelines	Board Recommendation
DC2.D DC4.A	"In terms of materiality, the Board stated an expectation that the next design iteration evolves with appropriate durable high-quality materials/elements/finishes that are comparable to the material palettes demonstrated in the design packet."
Response	

Please refer to sections 11.0 and 12.0 of this package for further information regarding updated elevations and material/finish selections for your review.

BUILDING A MATERIAL PALETTE



LINEAR COMPOSITE PANEL

Color: Anthracite
Texture: 50% Matte, 50% Sandblasted
Panel Size: 5.75" x 5'-10"
Thickness: 1/2"
Exposed Fasteners
Rainscreen application



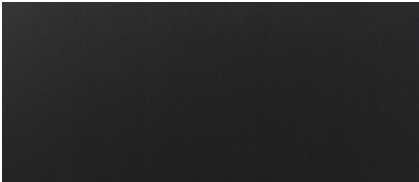
VERTICAL WOOD T&G

Color: Medium Stain
Panel Size: 5 1/2"
Thickness: .75"
Rainscreen application



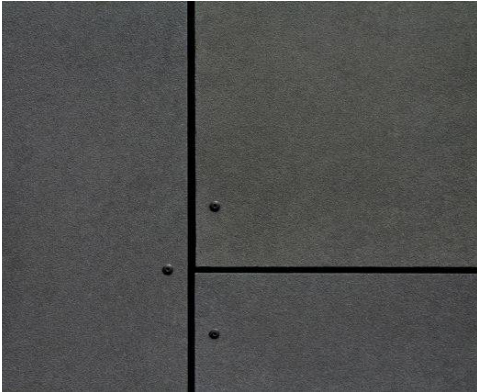
PREFINISHED METAL CANOPY

Color: Cherokee Red
Thickness: .75"



PREFINISHED METAL ACCENT PANEL

Color: Medium Stain
Panel Size: 5 1/2"
Thickness: .75"
Rainscreen application



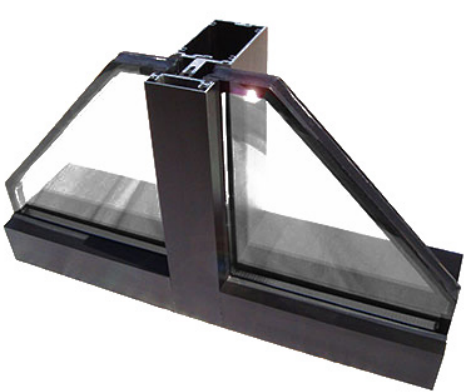
CEMENTITIOUS PANEL

Color: Kilimanjaro (Gray)
Panel Size: 2'-0" x 8'-0"
Thickness: 8mm
Exposed Fasteners
Butt Joints
Rainscreen Application



UNIT WINDOWS

Frame Color: Black



PREFINISHED ALUMINUM STOREFRONT

Color: Matte Black Kynar 500 SR.25
Glazing: Clear Double Glazed Front Glazed



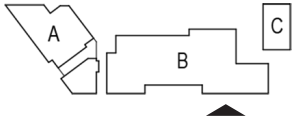
BUILDING A - Rainier Ave. Elevation

8.0 EDG RESPONSE

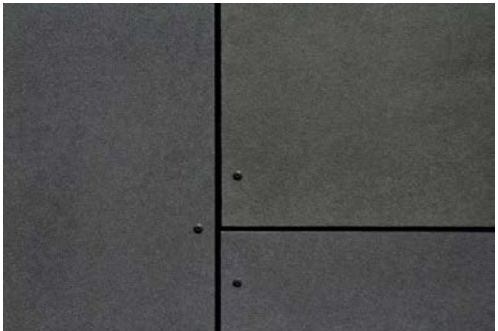
8.3 Item by Item Response to Board Recommendations



BUILDING B - North Elevation

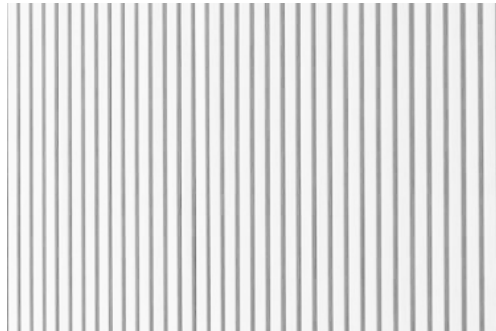


BUILDING B MATERIAL PALETTE



CEMENTITIOUS PANEL

Color: Kilimanjaro (Grey)
 Panel Size: 2'-0" x 8'-0"
 Thickness: 8mm
 Exposed Fasteners
 Butt Joints
 Rainscreen Application



BOX RIB ALUMINUM PANEL - LIGHT

Color: Snowdrift White
 Profile: 90 deg. vertical box ribs on 4" centers
 Panel Size: 28"
 Depth: 1.5"
 Thickness: 24 ga.
 Rainscreen application



BOX RIB ALUMINUM PANEL - DARK

Color: Slate
 Profile: 90 deg. vertical box ribs on 6" centers
 Panel Size: 30"
 Depth: 1.5"
 Thickness: 24 ga.
 Rainscreen application



VERTICAL WOOD T&G

Color: Medium Stain
 Panel Size: 5 1/2"
 Thickness: .75"
 Rainscreen application



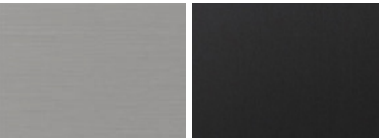
BRICK VENEER

Manufacturer: Mutual Materials
 Color: Teal Brown
 Texture: Mission
 Size: Modular
 Pattern: Running Bond



UNIT WINDOWS

Frame Color: Silver at Light Aluminum Panel; Black at Dark Aluminum Panel, Wood, Fiber Cement



PREFINISHED METAL ACCENT PANELS

Color: Silver, Dark Gray
 Thickness: 24 ga.

8.0 EDG RESPONSE

8.3 Item by Item Response to Board Recommendations

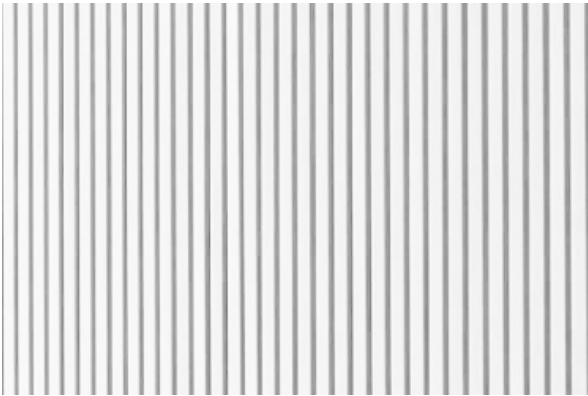
1.d DESIGN CONCEPT, MASSING, ARCHITECTURAL CONTEXT AND CHARACTER, PUBLIC ENGAGEMENT

Cited Guidelines	Board Recommendation
DC2.D DC4.A	“In terms of materiality, the Board stated an expectation that the next design iteration evolves with appropriate durable high-quality materials/elements/finishes that are comparable to the material palettes demonstrated in the design packet.”

Response

Please refer to sections 11.0 and 12.0 of this package for further information regarding updated elevations and material/finish selections for your review.

BUILDING C MATERIAL PALETTE



BOX RIB ALUMINUM PANEL - LIGHT

Color: Snowdrift White
Profile: 90 deg. vertical box ribs on 4” centers
Panel Size: 28”
Depth: 1.5”
Thickness: 24 ga.
Rainscreen application



PREFINISHED METAL ACCENT PANEL - LIGHT

Color: Silver
Thickness: 24 ga.



UNIT WINDOWS

Color: Silver

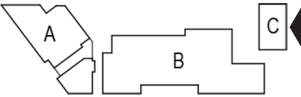


BRICK VENEER

Manufacturer: Mutual Materials
Color: Teal Brown
Texture: Mission
Size: Modular
Pattern: Running Bond



BUILDING C - 42nd St. Elevation



8.0 EDG RESPONSE

8.3 Item by Item Response to Board Recommendations

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2.a, 2.b SITE CIRCULATION, AMENITY AREAS, AND SERVICE USES

Cited Guidelines	Board Recommendation
PL1.B PL2.A PL2.B PL2.D PL3.B DC3.B.1	“the Board expects the design team to demonstrate how the design has evolved to clarify site circulation within the project in terms of dedicated public-only areas, common residential walkways/open spaces, private residential walkways/open spaces, universal accessibility (widened ramp/stairs), site security and privacy and wayfinding.”

Response

Circulation

As shown in the diagrams on the right, a significant portion of the site will remain accessible to the public, including a new public east-west connection between 42nd Ave. and Rainier Ave. This connection is a response to both public comments received and the need for project residents to easily access both Rainier Ave. and 42nd Ave. on foot.

Private patios at ground level and at the Building B podium level will remain accessible to private residents only.

A secondary east-west circulation path along south property line is already designed as a part of the planned project to the south.

Security

The site circulation runs adjacent to ground level units where security is a concern. In response, landscape buffers are provided between paths and all ground floor units. A large number of units at all levels have windows looking out on the circulation path, providing resident eyes on these pathways to aid with security. The building will be equipped with security cameras after hours.

Wayfinding

At Bldg. A, a vertical facade setback above the breezeway entry and highly visible entry signage helps with wayfinding for visitors. At Bldg. B, the entry to the site staircase at 42nd Ave. provides a direct view down to the Bldg. B entry at the courtyard below.

For those accessing Bldg. A from the Bldg. B parking garage, the west exit out of the garage leads directly to the Bldg. A breezeway, which leads to the building entry.

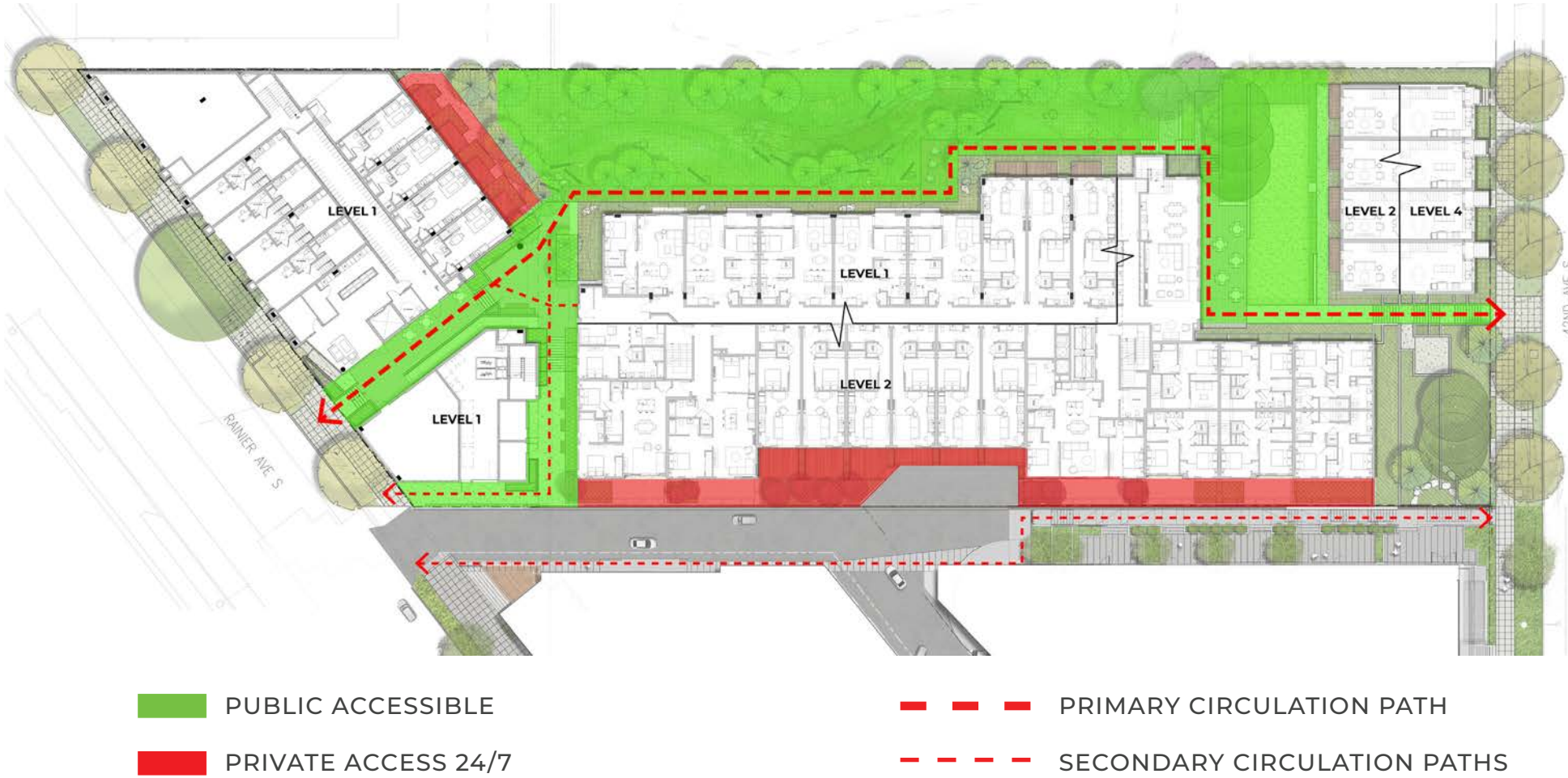


A material change and vertical building articulation occurs directly above the main breezeway and lobby entry on Rainier Ave. along with project signage.

CITY LINE APARTMENTS, COLUMBIA CITY



The nearby City Line Apartments in Columbia City features a similar security situation, with no gated access to courtyard open spaces and circulation paths that are separated from adjacent units by a landscaping buffer.



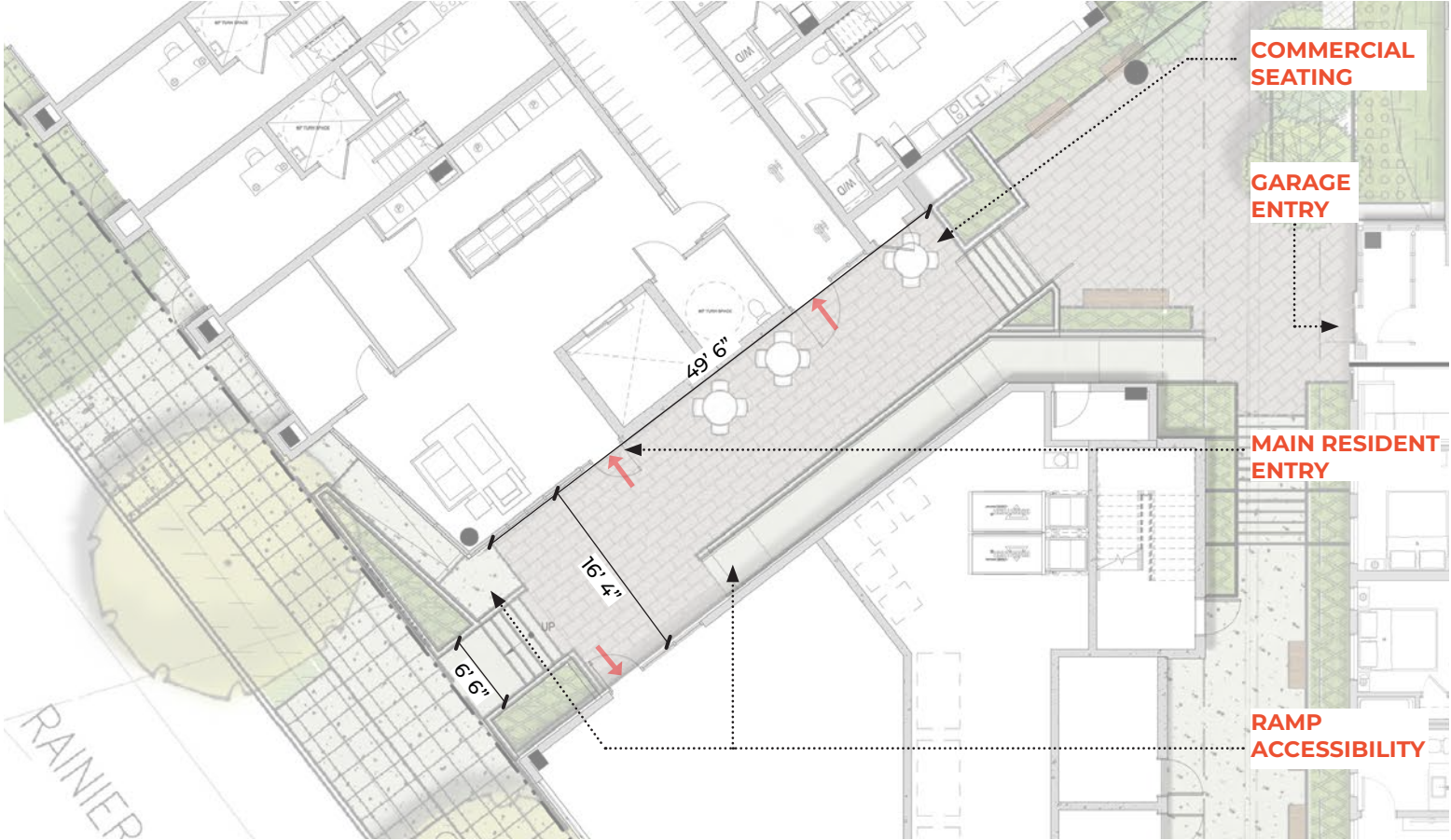
8.0 EDG RESPONSE

2.b SITE CIRCULATION, AMENITY AREAS, AND SERVICE USES

Cited Guidelines	Board Recommendation
CS3.A CS3.B	"The Board requested the applicant examine locating and arranging the ground-related commercial uses/entries along Rainier Avenue South in manner that could engage the breezeway entrance and accommodate ancillary activities (seating, etc.) to activate the public terrace area within the site."

Response

The design team also reviewed the locations of building entries and program elements along the Building A breezeway in response to this guidance. The location of the Building A main residential lobby, bike parking, and one of the commercial spaces have had their entries located along the breezeway. Seating is provided within the breezeway as well as at the interior public terrace to encourage people to sit or rest instead of simply passing through. Landscaping and ramp accessibility is provided both at the breezeway entrance at Rainier Ave. and the public terrace.



RAINIER AVE COMMERCIAL SPACE ENTRY
LOCATED ALONG BREEZEWAY






RESIDENTIAL LOBBY AT RAINIER AVE



VIEW AT INTERIOR TERRACE

8.0 EDG RESPONSE

COMPOSITE VEHICLE CIRCULATION DIAGRAM

-  GARAGE ENTRIES
-  VEHICLE CIRCULATION
-  VEHICLE ENTRY AT ALLEY OFF RAINIER AVE.

RAMP DOWN TO PARKING LEVEL 2

2.d SITE CIRCULATION, AMENITY AREAS, AND SERVICE USES

Cited Guidelines	Board Recommendation
PL1.B PL2.A PL2.B DC1.B DC1.C	"The Board supported opportunities that heighten connectivity between the project and the adjacent permitted mixed-use project to the south and requested that these connections be strengthened and clarified as the design evolves. The Board also requested the design team provide information about the development to the south that would assist the Board in understanding the pedestrian/motorist/residents' experience along that shared property line and within the alley."

Response

A new 6 story mixed-use project is permitted for the property just south of the site (SDCI# 6626304-CN & 6649014-CN) by the same developer.

All vehicle access is planned off of the existing public alley, entered from Rainier Ave. A traffic analysis by a certified traffic engineer has been conducted for the combined impacts of the two projects. Sight lines and overall traffic flow have been analyzed and considered to ensure safety and visibility. (Cont. on next page)



8.0 EDG RESPONSE

COMPOSITE PEDESTRIAN CIRCULATION DIAGRAM

- PRIMARY CIRC. PATHS
- SECONDARY CIRC. PATHS
- CONNECTIONS

2.d SITE CIRCULATION, AMENITY AREAS, AND SERVICE USES

Response (Continued)

With regards to pedestrian circulation, the design prioritizes strengthening east-west connections through the sites and utilizing the existing north/south street connections to provide access to shared amenity spaces between the two projects.

The permitted project to the south will create two new east-west connections from 42nd Ave. through to Rainier Ave.:

- The central spine runs from the entry breezeway at Rainier Ave. through a central shared plaza, and through the east building to 42nd Ave.
- A sidewalk starting at Rainier Ave. runs along the public alley and continues up a landscaped staircase to 42nd Ave.

The proposed project to the north adds a third east-west connection running from the entry breezeway at Rainier, along a raised boardwalk adjacent to the restored wetland setback, through a public shared courtyard amenity and up a landscaped stair to 42nd. Ave. The pathway will be open to residents and the public.

Residents are expected to use these newly created circulation paths to access shared amenities and retail spaces primarily located along Rainier Ave.

8.0 EDG RESPONSE

8.3 Item by Item Response to Board Recommendations



2.c SITE CIRCULATION, AMENITY AREAS, AND SERVICE USES

Cited Guidelines	Board Recommendation
CS1.D DC3.A DC3.B DC3.C DC4.C DC4.D	"In terms of amenity areas, Board questions and comments focused on the amenity area (common courtyard) between Buildings' B and C of Scheme 3. The Board expects to review an ensemble of design elements (lighting, landscaping, hardscape, seating, screening, etc.) for all proposed on site common areas at the next meeting."

Response

The common courtyard between Buildings B and C has been updated to increase the amount of open space available to residents, and has also incorporated 3 existing trees into the design. A large open lawn space is the centerpiece of the courtyard, framed by the adjacent buildings.

A landscaped site stair serves as the main axis of entry from 42nd Ave, framed by planters and leading directly to the Building B entry.

A low wall and landscaping buffer is provided at the entry to the Building C units that face the courtyard.

Patio spaces are provided for tables and seating adjacent to the building lobby lounge, as well as a space for grilling.



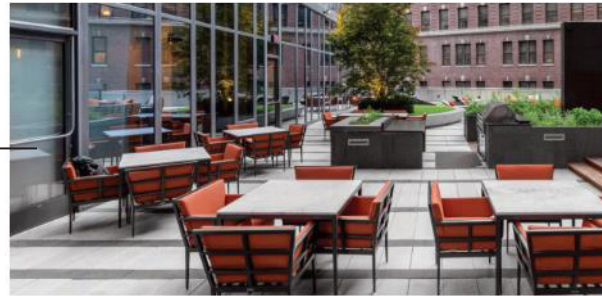
Grilling station



Open lawn space



Landscaped site stair



Patio pavers

8.0 EDG RESPONSE

8.3 Item by Item Response to Board Recommendations

SITE CIRCULATION, AMENITY AREAS, AND SERVICE USES

Cited Guidelines	Board Recommendation	Response
DC1.B.1 DC1.C.4	"The Board requested that specifics concerning waste storage requirements, location(s), access, staging and feedback from SDCI and Seattle Public Utilities (SPU) be presented to the Board at the next meeting."	The applicant has worked closely with SPU and SDOT to develop a waste storage and pick up solution for the project that utilizes the public alley just south of the site. In response to feedback from SPU and SDOT, a dedicated easement on the project site has been proposed to help improve the ability for SPU trucks to complete a turnaround when retrieving waste containers.

This site plan for Building A illustrates the placement of various waste containers along a public alley. The plan includes labels for different container types: compacted garbage (brown), compacted recycle (cyan), and compost (green). It also shows building footprints, ramps, stairs, and other structural elements like transformers and electrical rooms. A red dashed line indicates the path to the staging area. A key in the bottom left corner defines the colors used for commercial vs. residential use and the different container types.

SOLID WASTE EXHIBIT - BUILDING A
1/8" = 1'-0"
REF: 2/A301

This detailed site plan for Building B provides a more granular view of the waste storage area. It shows specific dimensions for container placement, such as 3' YD and 2' YD spaces. Key features include the upper garage entry, bike room, and various utility areas. A red hatched area is designated as the 'AREA OF PROPOSED SDOT EASEMENT (RED HATCH); OPEN TO SKY ABOVE'. A red dashed line again marks the path to the staging area.

SOLID WASTE EXHIBIT - BUILDING B
1/8" = 1'-0"
REF: 2/A301

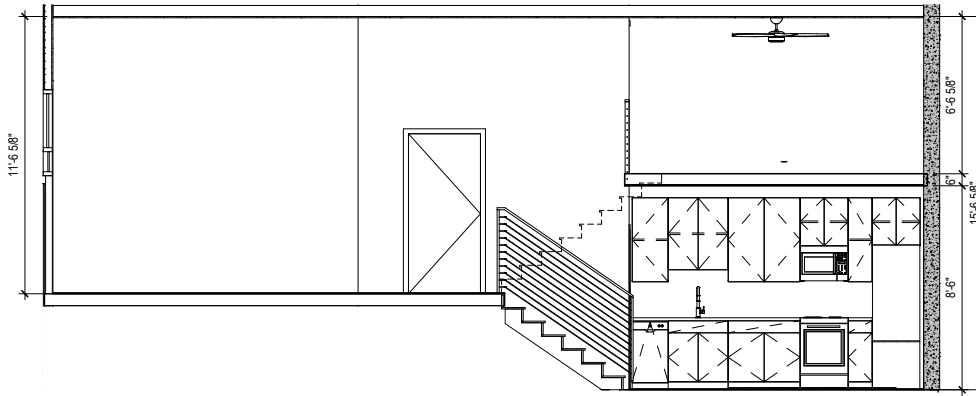
8.0 EDG RESPONSE



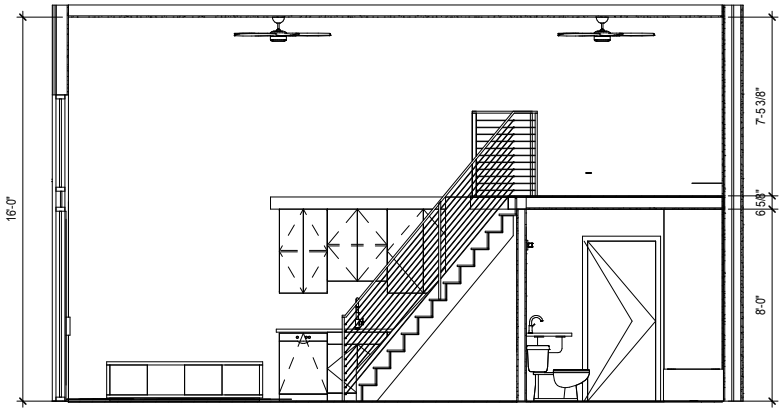
BUILDING A LIVE-WORK AND LOFT UNITS

9.0 FLOOR PLANS

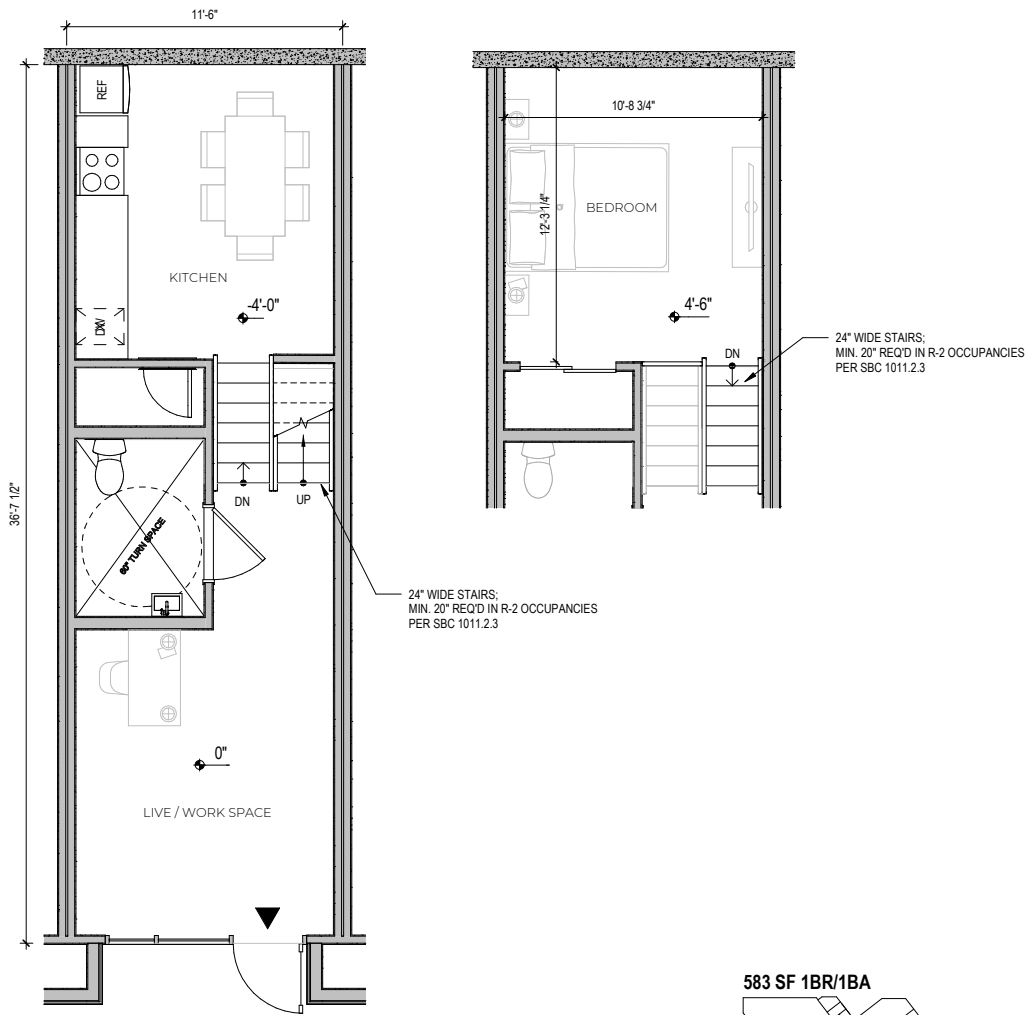
9.1 Building A Loft Units



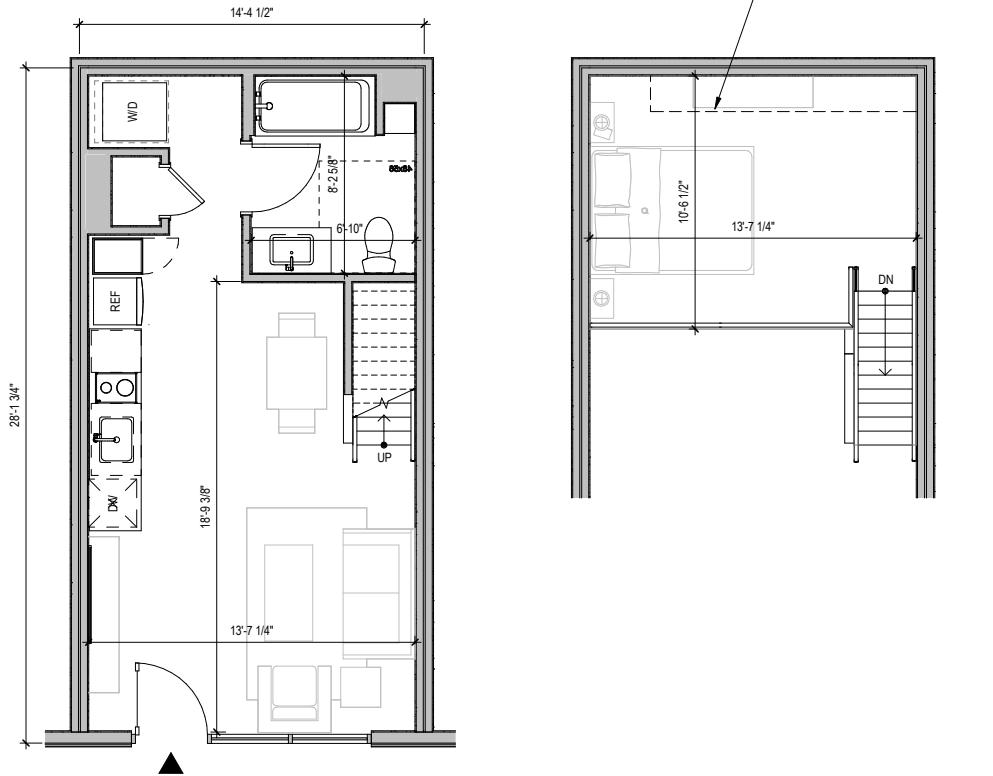
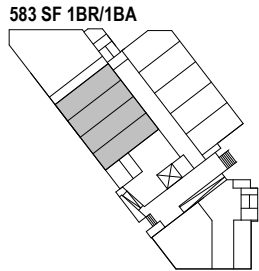
LIVE-WORK UNIT SECTION



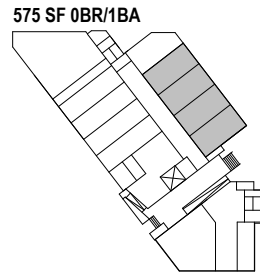
STUDIO LOFT SECTION



LIVE-WORK UNIT PLAN

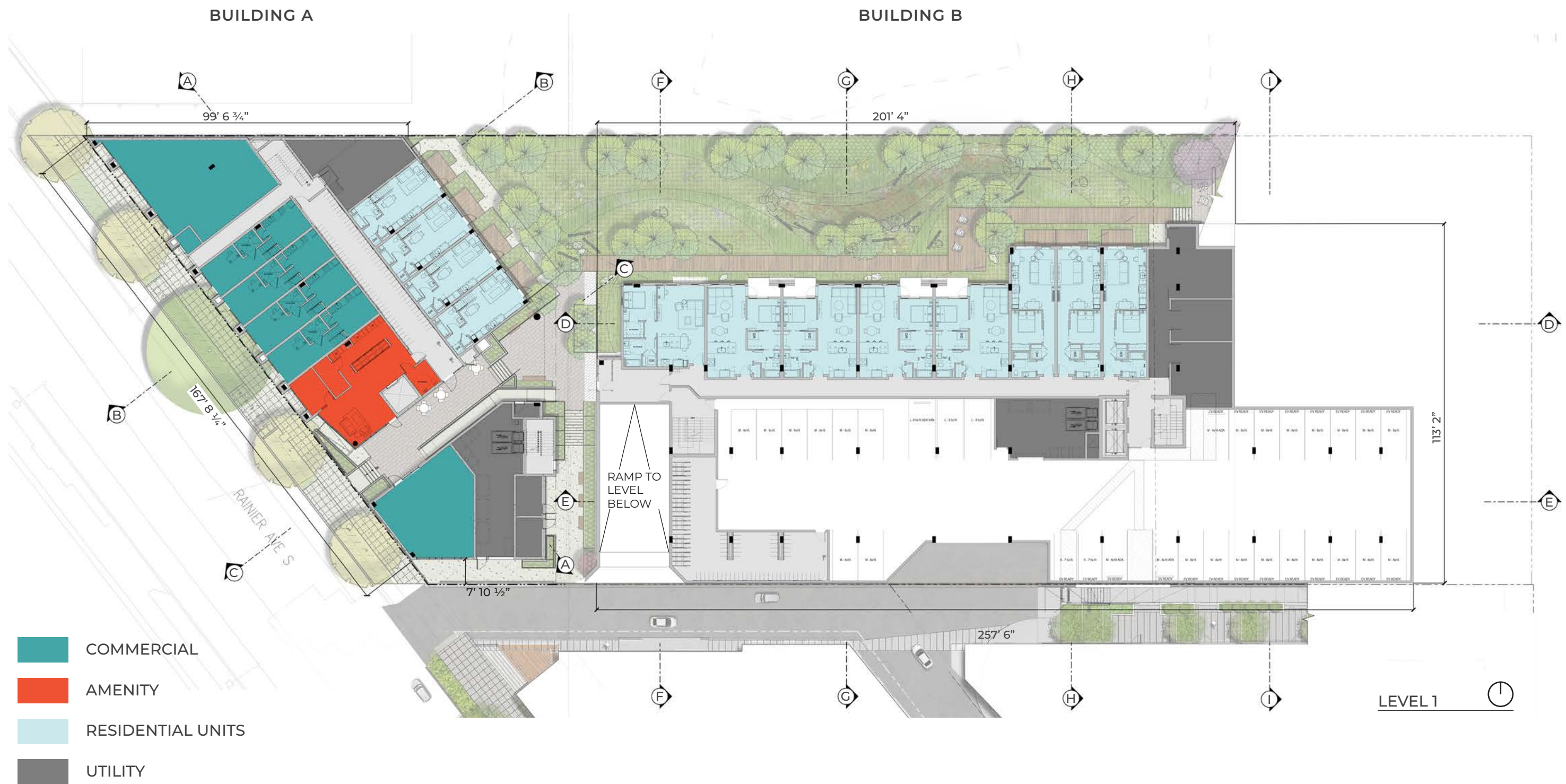


STUDIO LOFT PLAN



9.0 FLOOR PLANS

9.1 Building A Loft Units



9.0 FLOOR PLANS

9.2 Overall Floor Plans

5201 42nd Ave. S.
SDCI Project# 3035987-EG, 3035730-LU
Recommendation Meeting - March 22, 2022

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9.0 FLOOR PLANS

9.2 Overall Floor Plans

5201 42nd Ave. S.
SDCI Project# 3035987-EG, 3035730-LU
Recommendation Meeting - March 22, 2022

storybuilt.



9.0 FLOOR PLANS

9.2 Overall Floor Plans

5201 42nd Ave. S.
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Recommendation Meeting - March 22, 2022

storybuilt.



9.0 FLOOR PLANS

9.2 Overall Floor Plans

5201 42nd Ave. S.
SDCI Project# 3035987-EG, 3035730-LU
Recommendation Meeting - March 22, 2022

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9.0 FLOOR PLANS

9.2 Overall Floor Plans

5201 42nd Ave. S.
SDCI Project# 3035987-EG, 3035730-LU
Recommendation Meeting - March 22, 2022

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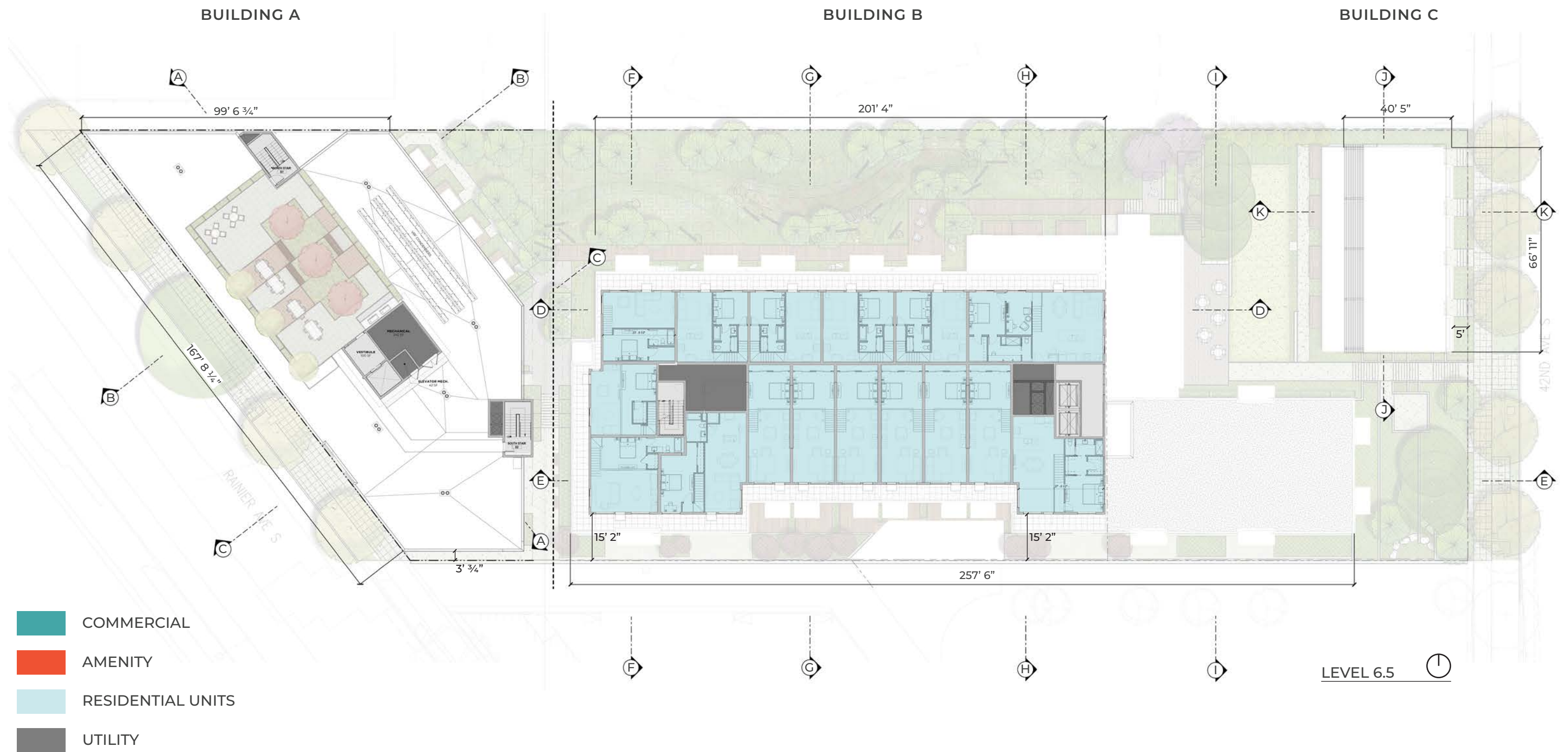


9.0 FLOOR PLANS

9.2 Overall Floor Plans

5201 42nd Ave. S.
SDCI Project# 3035987-EG, 3035730-LU
Recommendation Meeting - March 22, 2022

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9.0 FLOOR PLANS

9.2 Overall Floor Plans

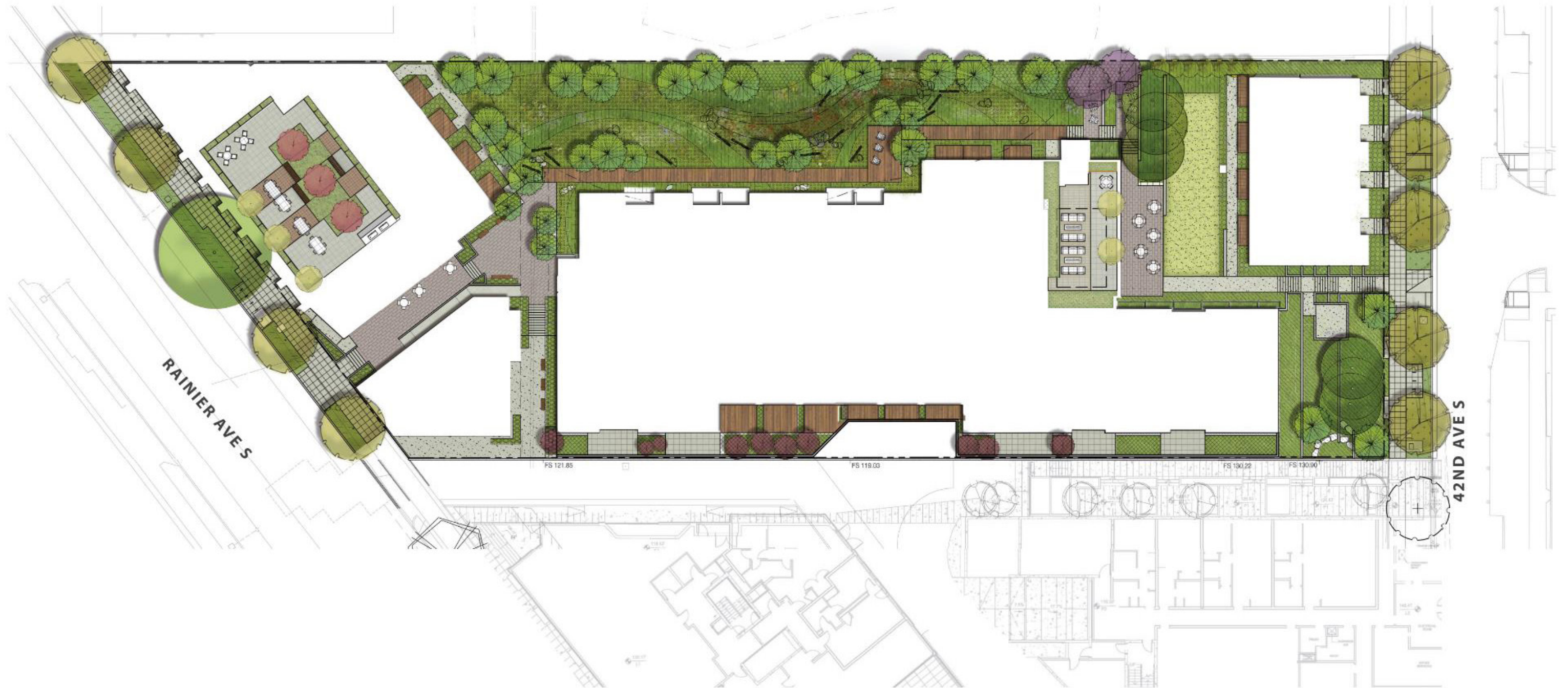


9.0 FLOOR PLANS

9.2 Overall Floor Plans

5201 42nd Ave. S.
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10.0 LANDSCAPE PLAN

10.1 Landscape Illustrated Plans

5201 42nd Ave. S.
SDCI Project# 3035987-EG, 3035730-LU
Recommendation Meeting - March 22, 2022



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1 LANDSCAPE CONCEPT PLAN

PLAN NOTES

- | | | | |
|----------------------------|-----------------------------------|---|-----------------------------------|
| A Rainier Courtyard | E Existing Trees to Remain | I Bio Retention Planting | M Courtyard / Entry Pavers |
| B Private Terraces | F Amenity Terrace | J Wetland Buffer Planting | N Boardwalk |
| C Rainier Entry | G Stairs & Landings | K Ornamental Gardens / Plantings | O Wood Tiles |
| D Family Courtyard | H Seating | L Turf Area | P Concrete Tiles |

Scale: 1" = 1/32"

10.0 LANDSCAPE PLAN

10.1 Landscape Illustrated Plans

5201 42nd Ave. S.
SDCI Project# 3035987-EG, 3035730-LU
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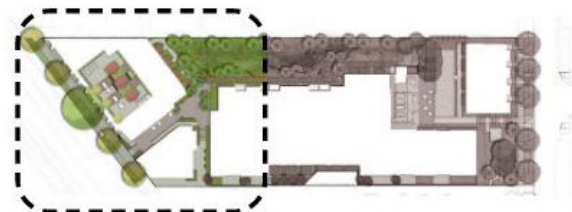


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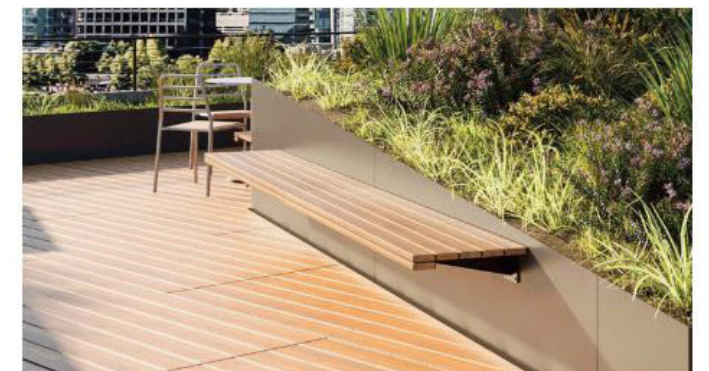
2 AMENITY TERRACE

KEY PLAN



PLAN NOTES

- | | | | |
|----------------------------|-----------------------------------|---|-----------------------------------|
| A Rainier Courtyard | E Existing Trees to Remain | I Bio Retention Planting | M Courtyard / Entry Pavers |
| B Private Terraces | F Amenity Terrace | J Wetland Buffer Planting | N Boardwalk |
| C Rainier Entry | G Stairs & Landings | K Ornamental Gardens / Plantings | O Wood Tiles |
| D Family Courtyard | H Seating | L Turf Area | P Concrete Tiles |



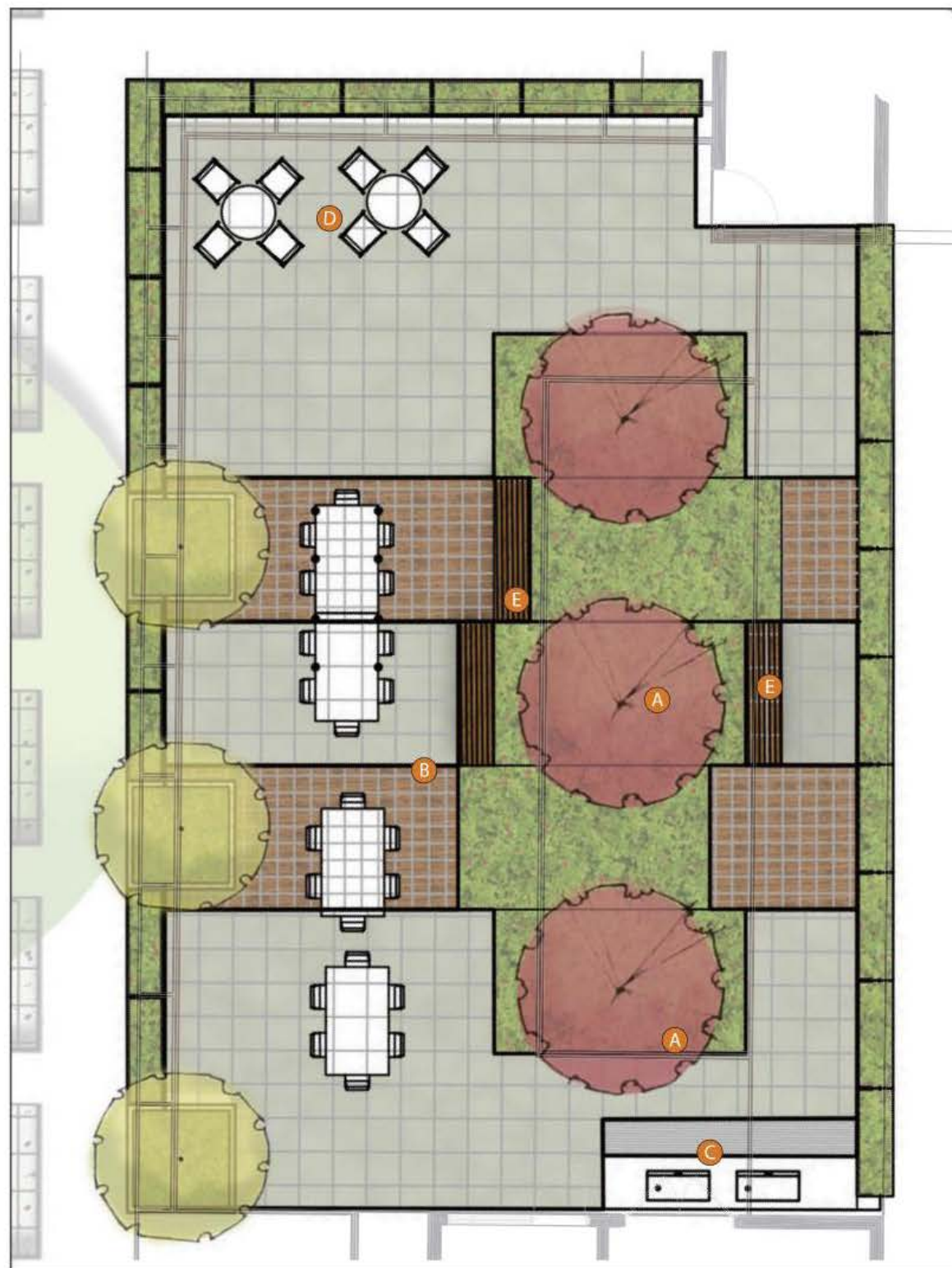
10.0 LANDSCAPE PLAN

10.1 Landscape Illustrated Plans

5201 42nd Ave. S.
SDCI Project# 3035987-EG, 3035730-LU
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6 RAINIER ROOF TERRACE

PLAN NOTES

- A Raised Planters (Weathered Steel)
- B Flexible Daily / Event Space
- C Outdoor Kitchen and Grills
- D Fire Table and Chairs
- E Bench Seating



KEY PLAN



10.0 LANDSCAPE PLAN

10.1 Landscape Illustrated Plans

5201 42nd Ave. S.
SDCI Project# 3035987-EG, 3035730-LU
Recommendation Meeting - March 22, 2022

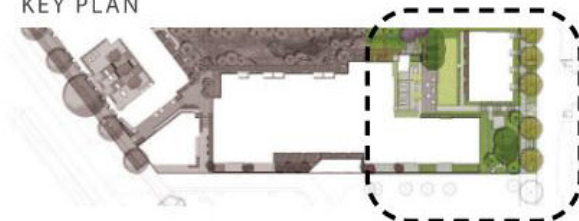


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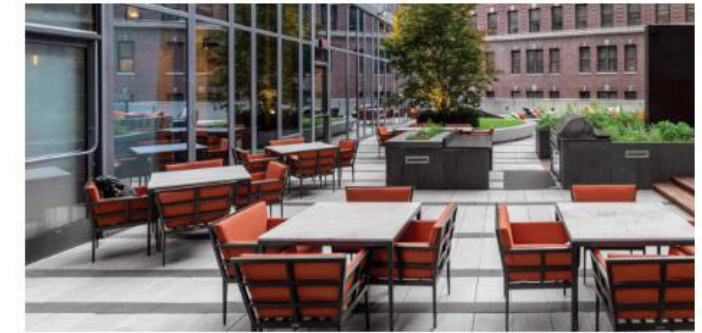
4 RESIDENTIAL COURTYARD

KEY PLAN



PLAN NOTES

- | | | | |
|----------------------------|-----------------------------------|---|-----------------------------------|
| A Rainier Courtyard | E Existing Trees to Remain | I Bio Retention Planting | M Courtyard / Entry Pavers |
| B Private Terraces | F Amenity Terrace | J Wetland Buffer Planting | N Boardwalk |
| C Rainier Entry | G Stairs & Landings | K Ornamental Gardens / Plantings | O Wood Tiles |
| D Family Courtyard | H Seating | L Turf Area | P Concrete Tiles |



10.0 LANDSCAPE PLAN

10.1 Landscape Illustrated Plans

5201 42nd Ave. S.
SDCI Project# 3035987-EG, 3035730-LU
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5 COURTYARD ROOF AMENITY

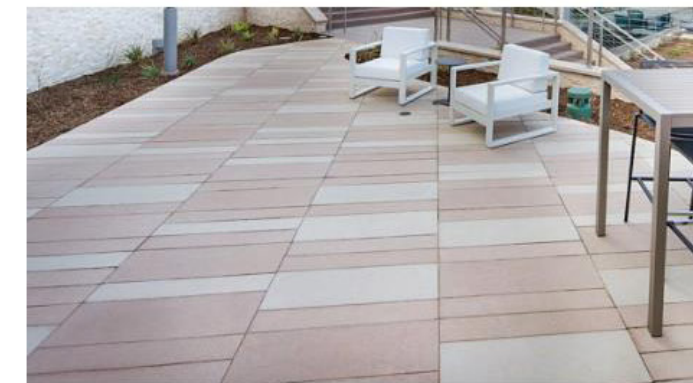
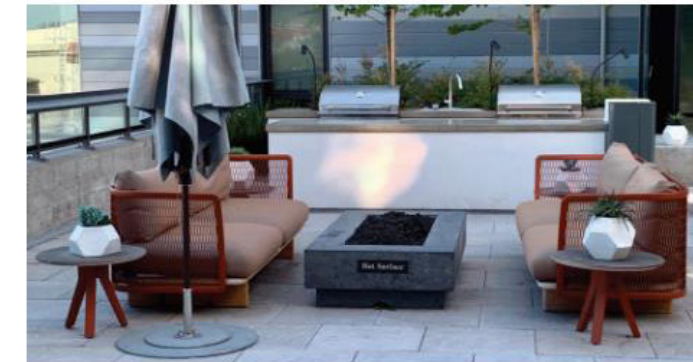
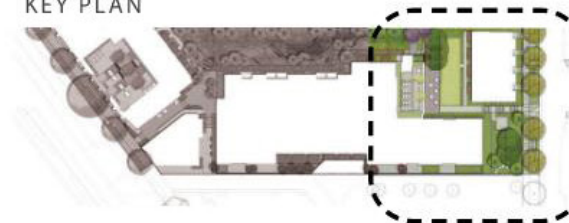


Scale: NTS

PLAN NOTES

- A Raised Planters
- B Fire Table and Couches
- C Specialized Paving
- D Flex Space
- E Architectural Element

KEY PLAN



10.0 LANDSCAPE PLAN

10.1 Landscape Illustrated Plans

5201 42nd Ave. S.
SDCI Project# 3035987-EG, 3035730-LU
Recommendation Meeting - March 22, 2022



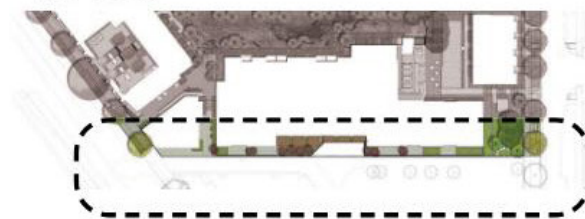
storybuilt.



3 ELEVATED COURTYARDS

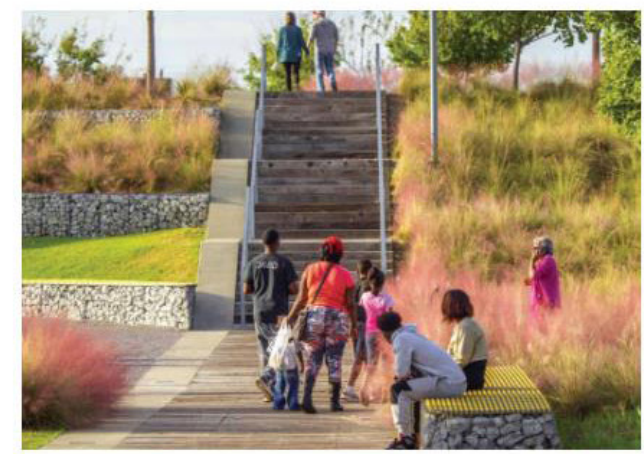
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KEY PLAN



PLAN NOTES

- | | | | |
|----------------------------|-----------------------------------|---|-----------------------------------|
| A Rainier Courtyard | E Existing Trees to Remain | I Bio Retention Planting | M Courtyard / Entry Pavers |
| B Private Terraces | F Amenity Terrace | J Wetland Buffer Planting | N Boardwalk |
| C Rainier Entry | G Stairs & Landings | K Ornamental Gardens / Plantings | O Wood Tiles |
| D Family Courtyard | H Seating | L Turf Area | P Concrete Tiles |



10.0 LANDSCAPE PLAN

10.1 Landscape Illustrated Plans

5201 42nd Ave. S.
SDCI Project# 3035987-EG, 3035730-LU
Recommendation Meeting - March 22, 2022



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BUILDING A NORTH ELEVATION

Scale 1:20



BUILDING A NORTHEAST ELEVATION

Scale 1:20

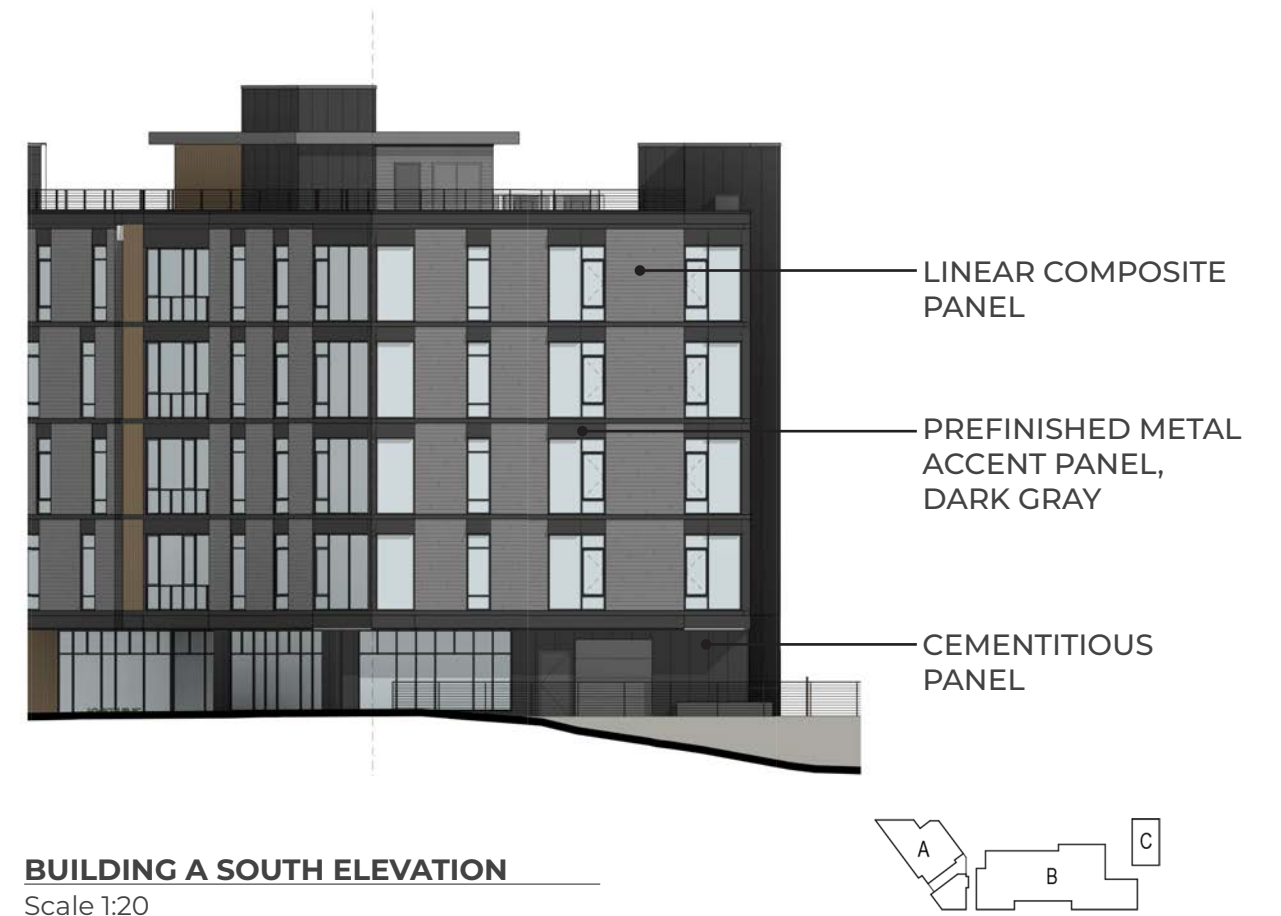


11.0 ELEVATIONS

11.1 Building Illustrated Elevations

5201 42nd Ave. S.
SDCI Project# 3035987-EG, 3035730-LU
Recommendation Meeting - March 22, 2022

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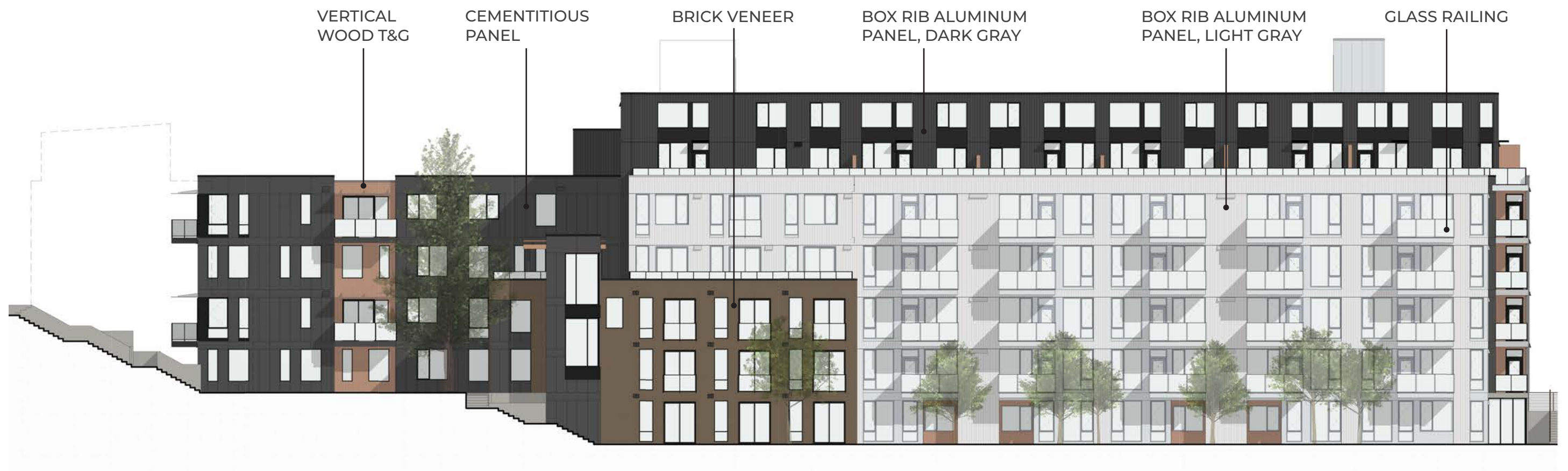


11.0 ELEVATIONS

11.1 Building Illustrated Elevations

5201 42nd Ave. S.
SDCI Project# 3035987-EG, 3035730-LU
Recommendation Meeting - March 22, 2022

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BUILDING B NORTH ELEVATION

Scale 1:20



11.0 ELEVATIONS

11.1 Building Illustrated Elevations

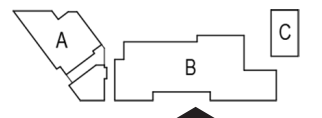
5201 42nd Ave. S.
SDCI Project# 3035987-EG, 3035730-LU
Recommendation Meeting - March 22, 2022

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BUILDING B SOUTH ELEVATION

Scale 1:20



11.0 ELEVATIONS

11.1 Building Illustrated Elevations

5201 42nd Ave. S.
SDCI Project# 3035987-EG, 3035730-LU
Recommendation Meeting - March 22, 2022

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BUILDING B WEST ELEVATION
Scale 1:20



BUILDING B EAST ELEVATION
Scale 1:20



11.0 ELEVATIONS

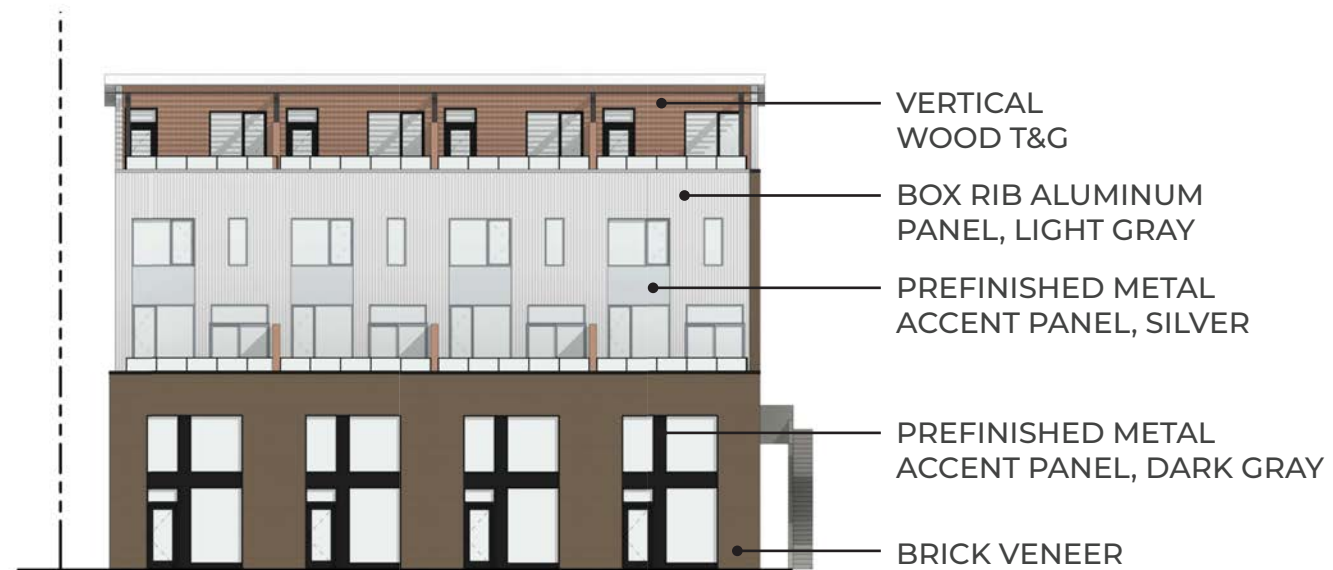
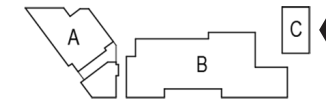


BOX RIB ALUMINUM
PANEL, LIGHT GRAY

BRICK VENEER

BUILDING C EAST ELEVATION

Scale 1:20



VERTICAL
WOOD T&G

BOX RIB ALUMINUM
PANEL, LIGHT GRAY

PREFINISHED METAL
ACCENT PANEL, SILVER

PREFINISHED METAL
ACCENT PANEL, DARK GRAY

BRICK VENEER

BUILDING C WEST ELEVATION

Scale 1:20



11.0 ELEVATIONS

11.1 Building Illustrated Elevations

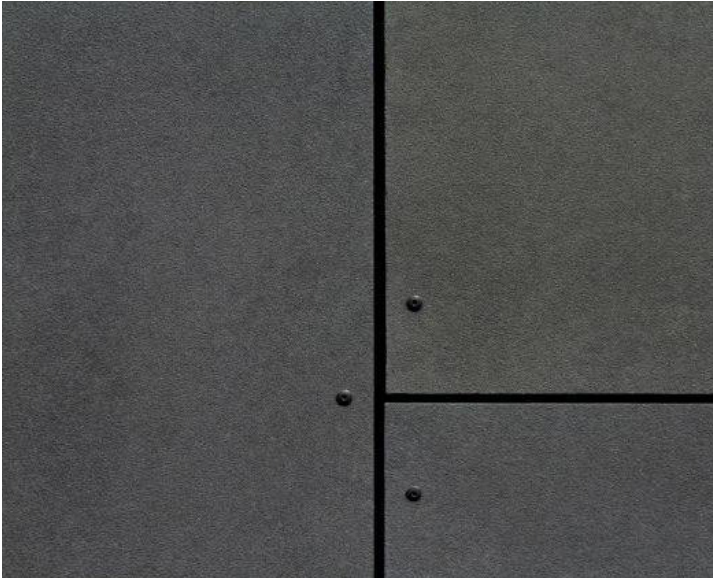
5201 42nd Ave. S.
SDCI Project# 3035987-EG, 3035730-LU
Recommendation Meeting - March 22, 2022

storybuilt.



**LINEAR GLASS FIBER REINFORCED
CONCRETE PANEL**

Color: Anthracite
 Texture: 50% Matte, 50% Sandblasted
 Panel Size: 5.75" x 5'-10"
 Thickness: 1/2"
 Exposed Fasteners
 Rainscreen application



FIBER CEMENT PANEL, INTEGRAL COLOR

Color: Kilimanjaro (Grey)
 Panel Size: 2'-0" x 8'-0"
 Thickness: 8mm
 Exposed Fasteners
 Butt Joints
 Rainscreen Application



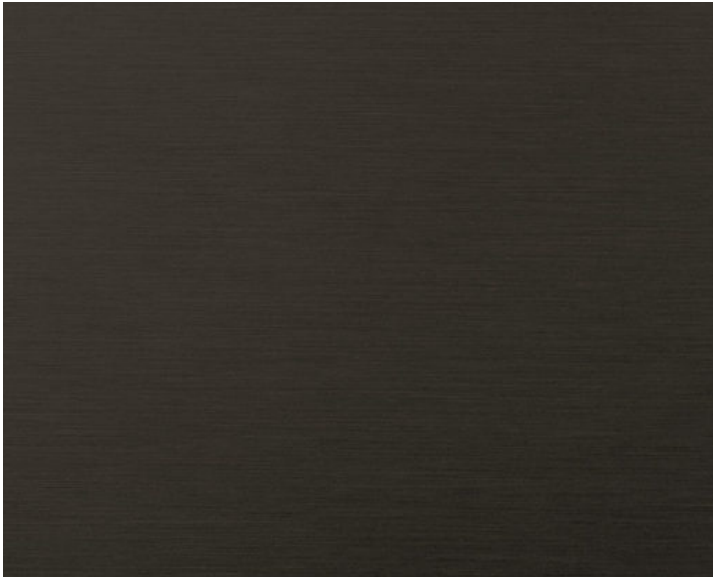
**STAINED CEDAR TONGUE & GROOVE
VERTICAL PLANK**

Color: Medium Stain
 Panel Size: 5 1/2"
 Thickness: .75"
 Rainscreen application



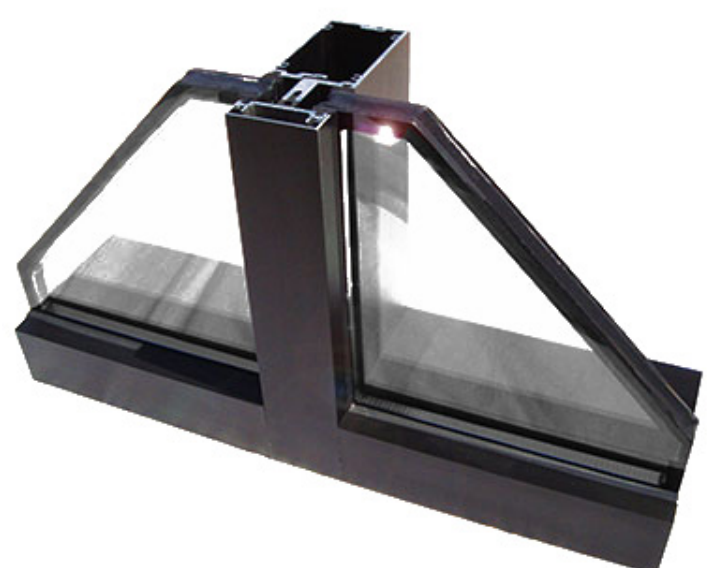
**PREFINISHED METAL
CANOPY**

Color: Cherokee Red
 Thickness: .75"



PREFINISHED METAL ACCENT PANEL

Color: Dark Gray
 Panel Size: varies
 Thickness: 22 ga.



PREFINISHED ALUMINUM STOREFRONT

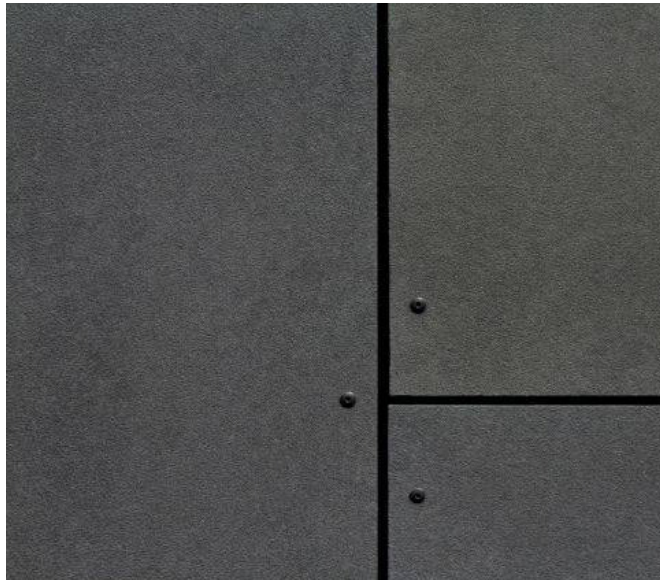
Color: Matte Black Kynar 500 SR.25
 Glazing: Clear Double Glazed
 Front Glazed



COMPOSITE FRAME UNIT WINDOWS

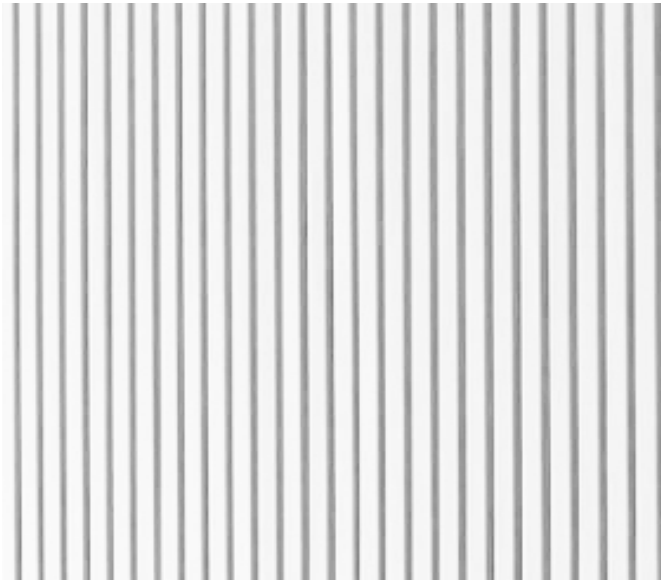
Color: Dark Grey

12.0 MATERIAL & COLOR PALETTE



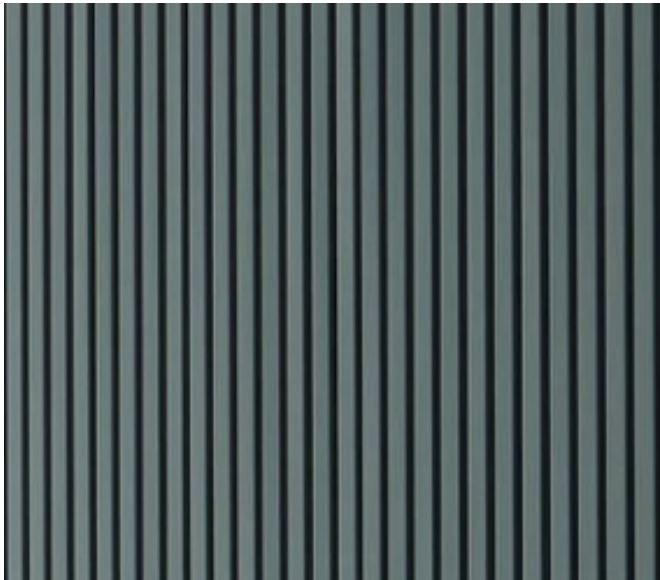
FIBER CEMENT PANEL, INTEGRAL COLOR

Color: Kilimanjaro (Grey)
Panel Size: 2'-0" x 8'-0"
Thickness: 8mm
Exposed Fasteners
Butt Joints
Rainscreen Application



BOX RIB ALUMINUM PANEL - LIGHT

Color: Snowdrift White
Profile: 90 deg. vertical box ribs
on 4" centers
Panel Size: 28"
Depth: 1.5"
Thickness: 22 ga.
Rainscreen application



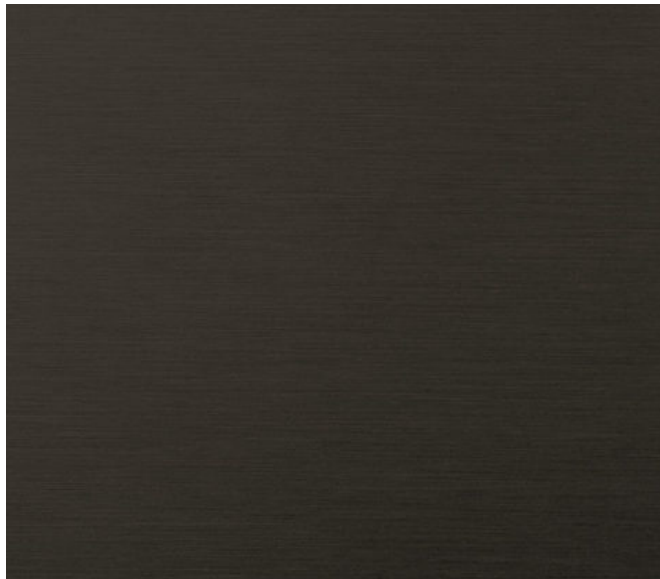
BOX RIB ALUMINUM PANEL - DARK

Color: Slate
Profile: 90 deg. vertical box ribs
on 6" centers
Panel Size: 30"
Depth: 1.5"
Thickness: 22 ga.
Rainscreen application



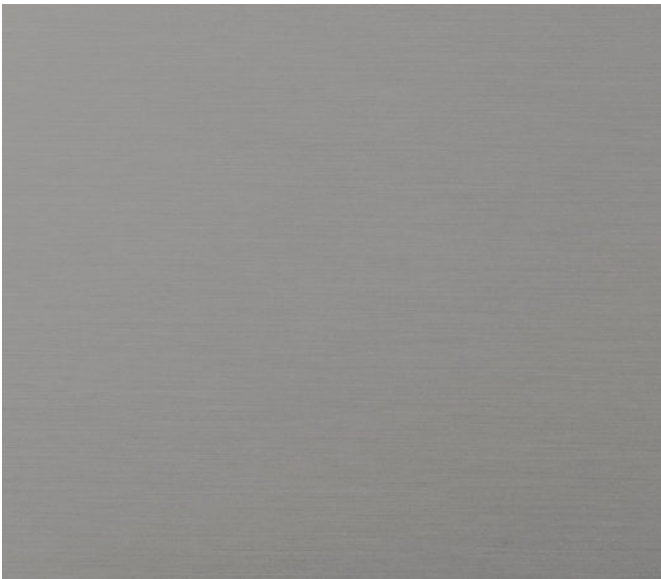
BRICK VENEER

Color: Teal Brown
Texture: Mission
Size: Modular
Pattern: Running Bond



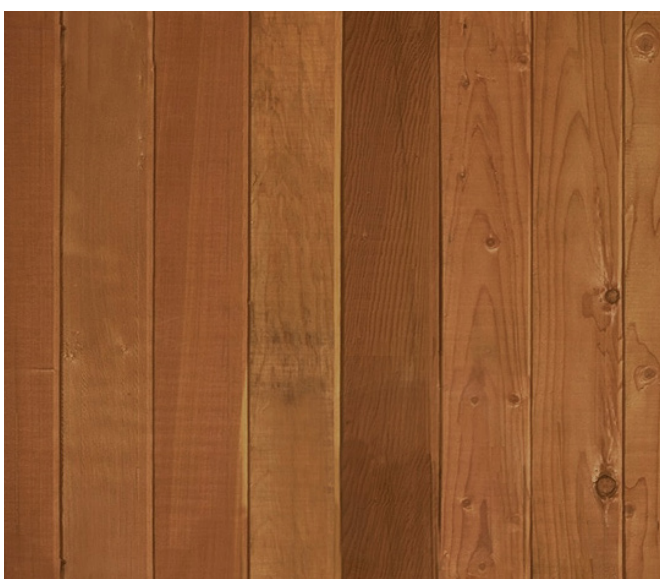
PREFINISHED METAL ACCENT PANEL

Color: Dark Gray
Panel Size: varies
Thickness: 22 ga.



PREFINISHED METAL ACCENT PANEL

Color: Silver
Panel Size: varies
Thickness: 22 ga.



STAINED CEDAR TONGUE & GROOVE
VERTICAL PLANK

Color: Medium Stain
Panel Size: 5 1/2"
Thickness: .75"
Rainscreen application



COMPOSITE FRAME UNIT WINDOWS

Color: Dark Grey

12.0 MATERIAL & COLOR PALETTE



AERIAL PERSPECTIVE LOOKING EAST



AERIAL PERSPECTIVE LOOKING SOUTHWEST

13.0 RENDERINGS

13.1 Aerial Renderings

5201 42nd Ave. S.
SDCI Project# 3035987-EG, 3035730-LU
Recommendation Meeting - March 22, 2022

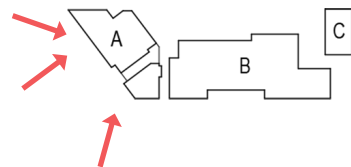
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RAINIER AVENUE LOOKING SOUTH



RAINIER AVENUE LOOKING NORTH



RAINIER AVENUE ELEVATION

13.0 RENDERINGS

13.2 Building Perspective Renderings

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COURTYARD LOOKING SOUTH

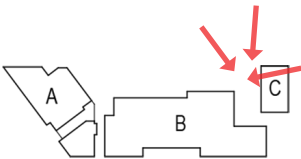


COURTYARD LOOKING SOUTHEAST



BUILDING B BOARDWALK LOOKING WEST

13.0 RENDERINGS





BUILDING B FROM NORTHEAST

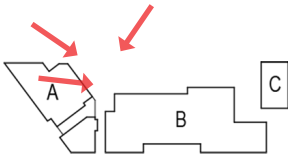


BUILDING B BOARDWALK LOOKING EAST

13.0 RENDERINGS

13.2 Building Perspective Renderings

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ALLEY LOOKING EAST

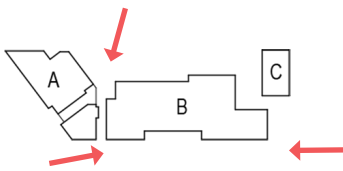


TERRACE BEHIND BUILDING A BREEZEWAY



LOOKING WEST FROM 42ND AVE. S AT SITE STAIR BETWEEN BUILDING B AND THE PLANNED PROJECT TO THE SOUTH

13.0 RENDERINGS





BUILDING C PERSPECTIVE FROM 42ND ST



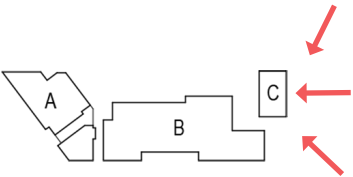
BUILDING C PERSPECTIVE FROM 42ND ST.
IMAGE SHOWS PLANNED PROJECT TO THE SOUTH ON THE LEFT



BUILDING C ELEVATION FROM 42ND ST

13.0 RENDERINGS

13.2 Building Perspective Renderings

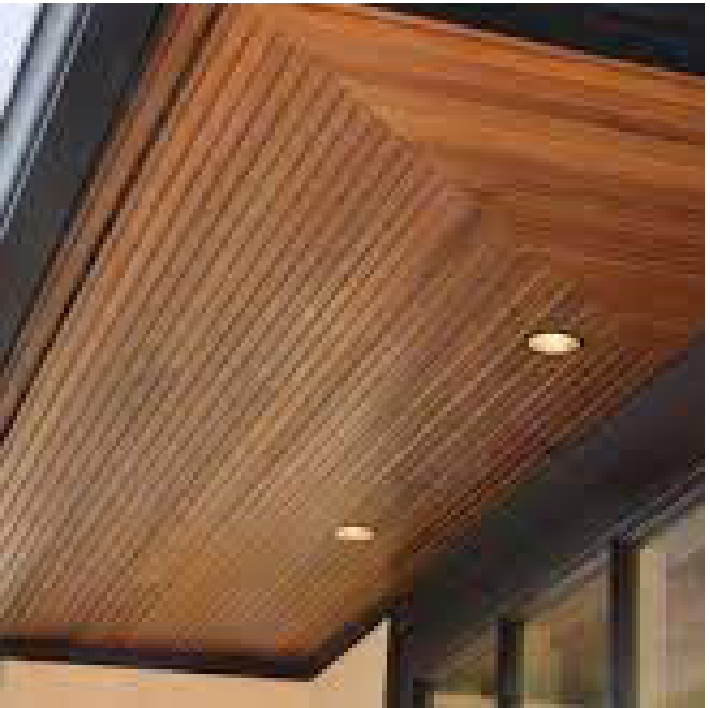




A PATH LIGHTING



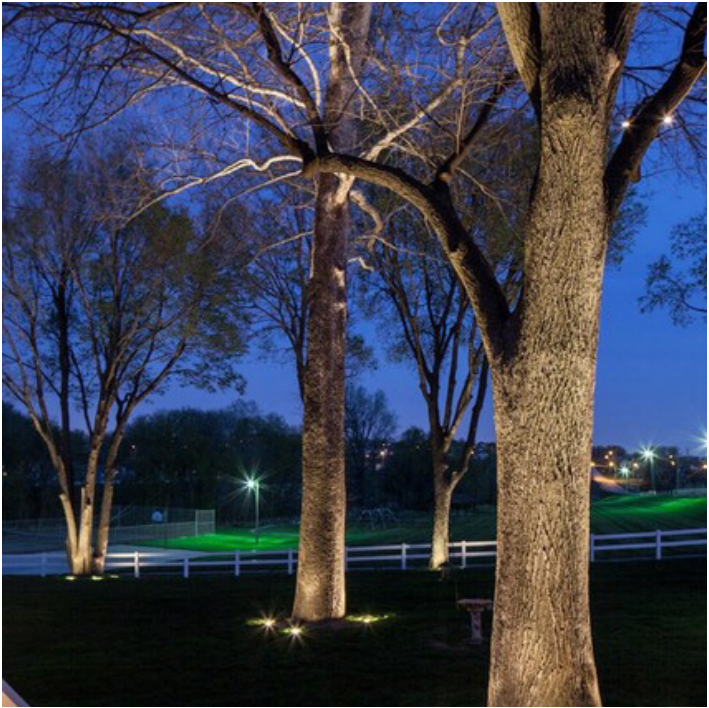
B WALL MOUNTED SCONCE



C OVERHEAD RECESSED LIGHT

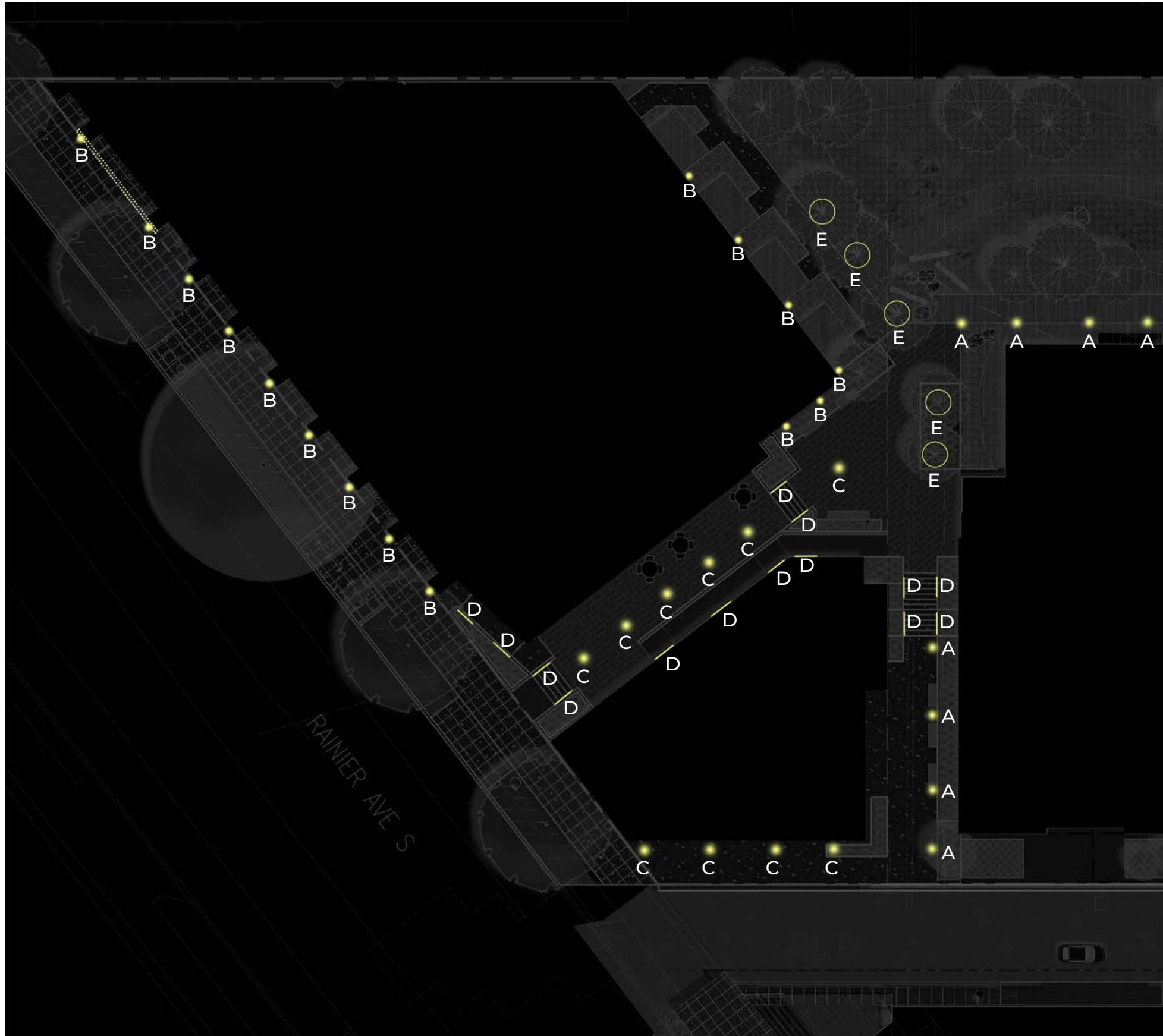


D STAIR OR RAMP LIGHTING



E TREE UPLIGHT

14.1 EXTERIOR LIGHTING PLAN



BUILDING A

14.1 EXTERIOR LIGHTING AND SIGNAGE

14.1 Exterior Lighting and Signage Plan

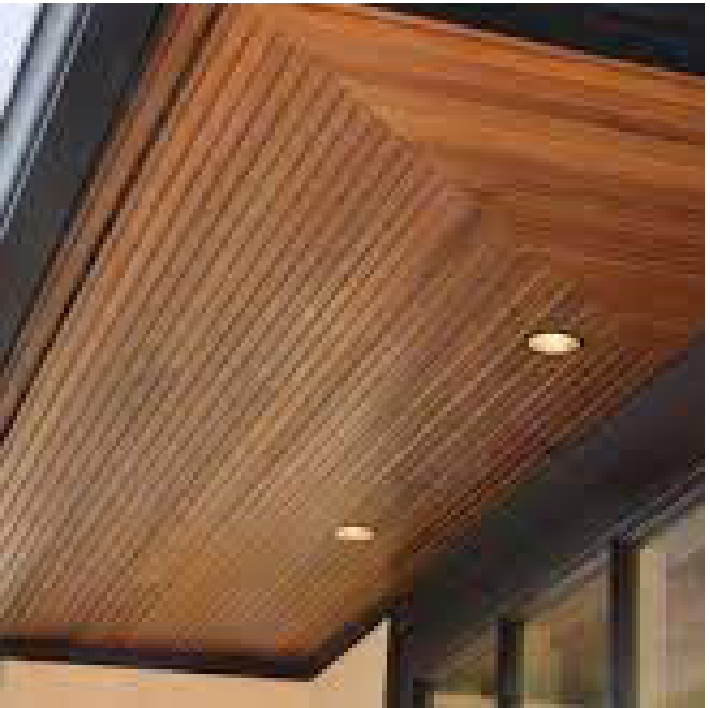
5201 42nd Ave. S.
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A PATH LIGHTING



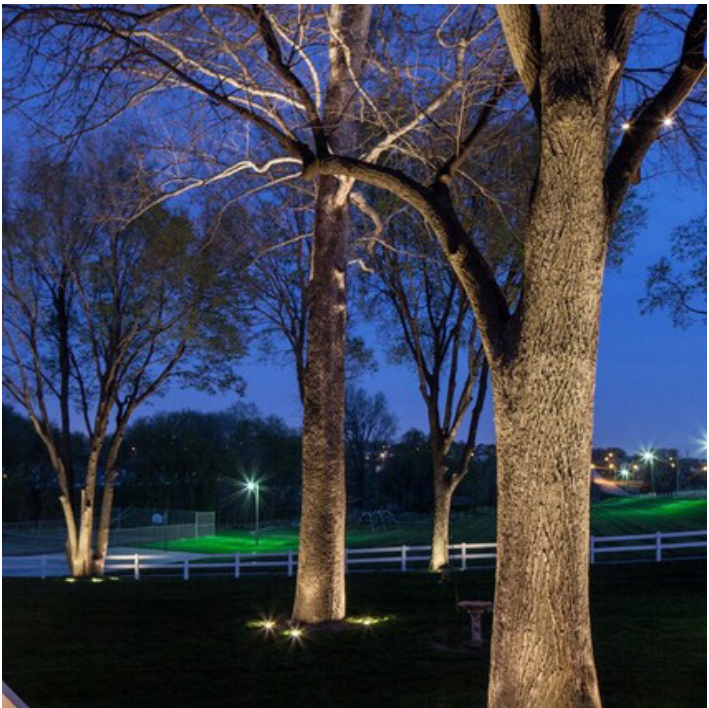
B WALL MOUNTED SCONCE



C OVERHEAD RECESSED LIGHT



D STAIR OR RAMP LIGHTING



E TREE UPLIGHT

14.1 EXTERIOR LIGHTING PLAN



BUILDING B AND C

14.1 EXTERIOR LIGHTING AND SIGNAGE

14.1 Exterior Lighting and Signage Plan

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BUILDING A BREEZEWAY



BUILDING B ENTRY FROM 42ND ST



BUILDING A RETAIL SIGNAGE ALONG RAINIER AVE



BUILDING A LIVE/WORK SIGNAGE ALONG RAINIER AVE

14.2 SIGNAGE



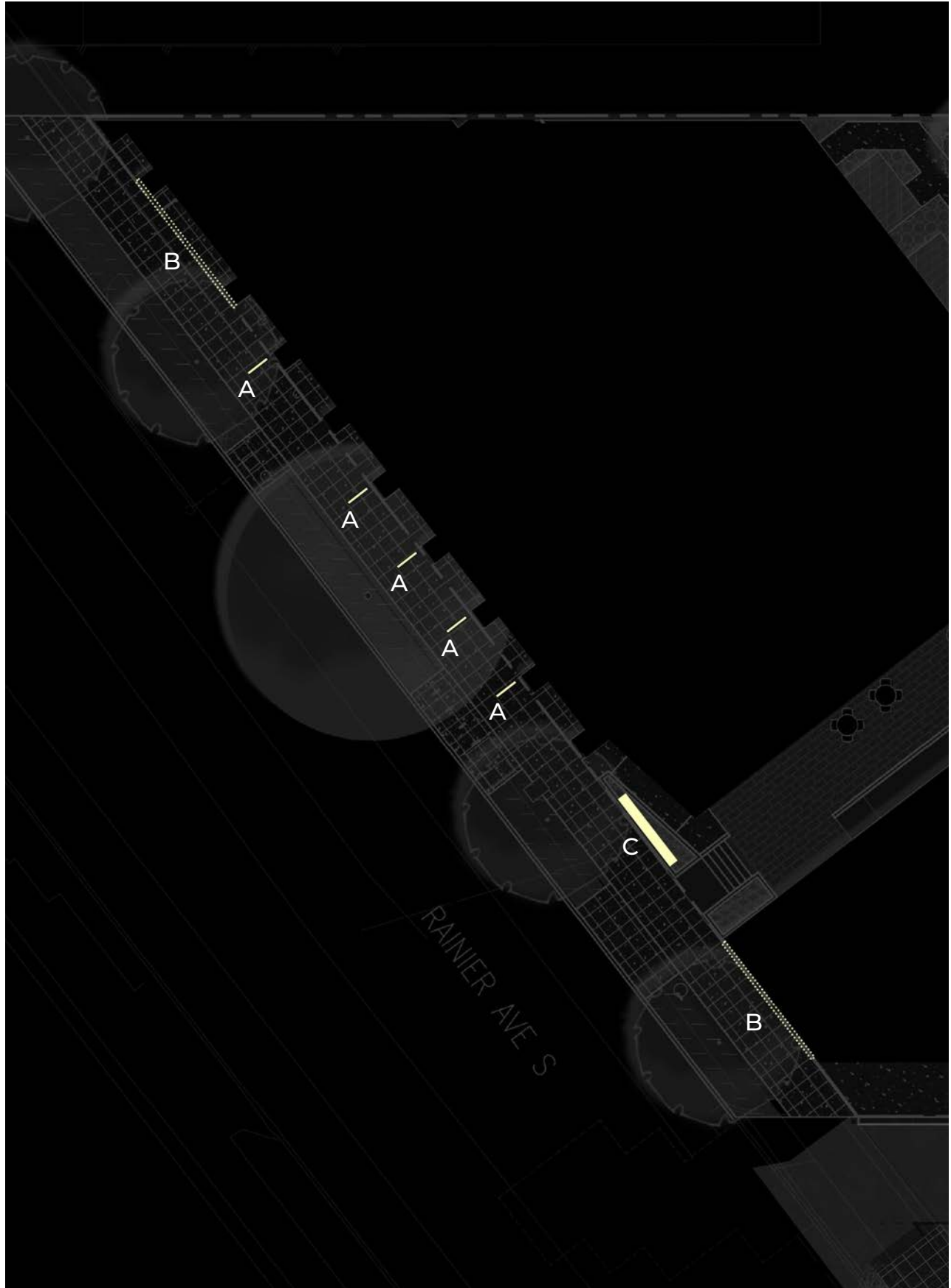
A OVERHEAD SIGNAGE



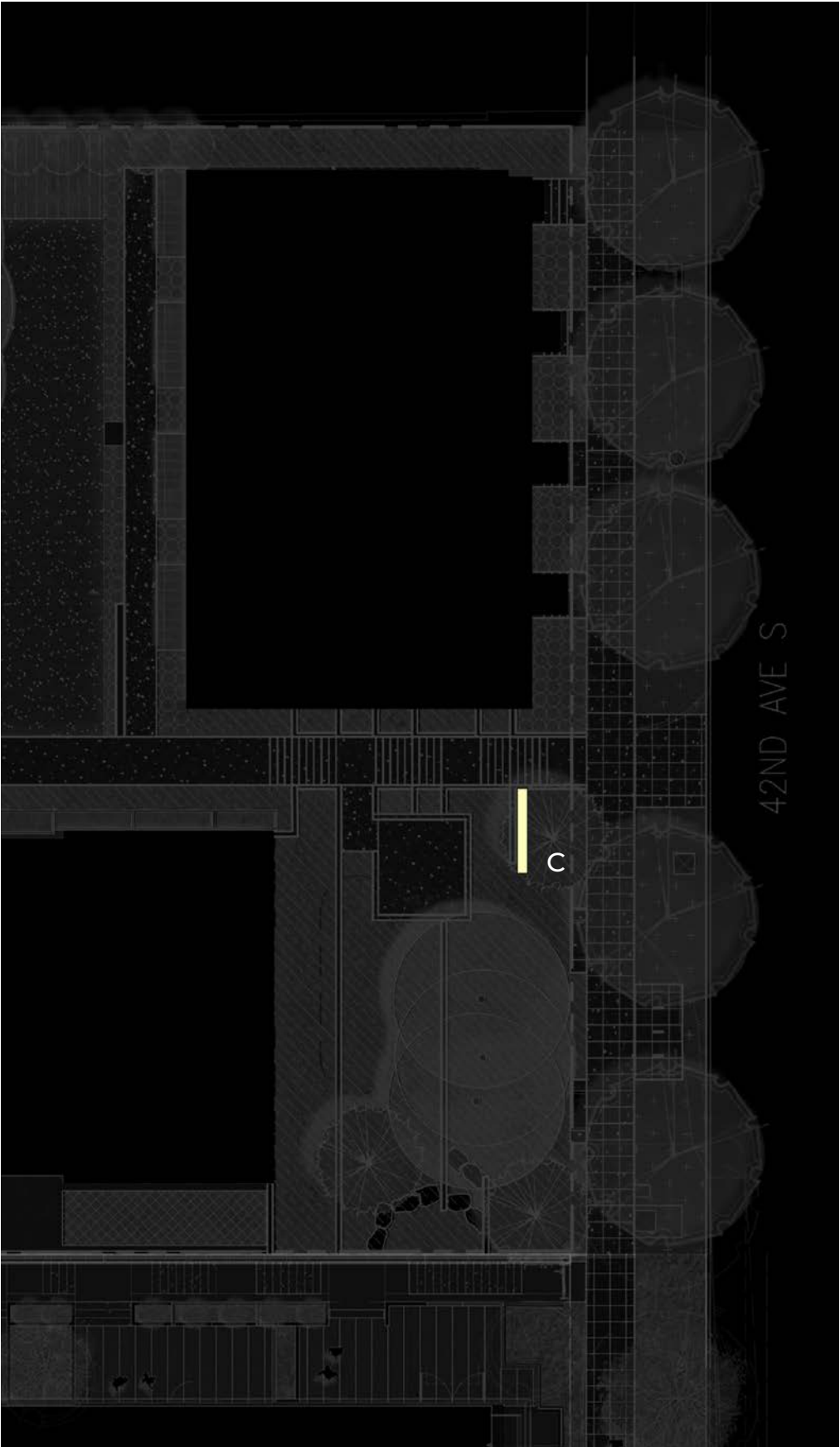
B RETAIL SIGNAGE



C ENTRY SIGNAGE

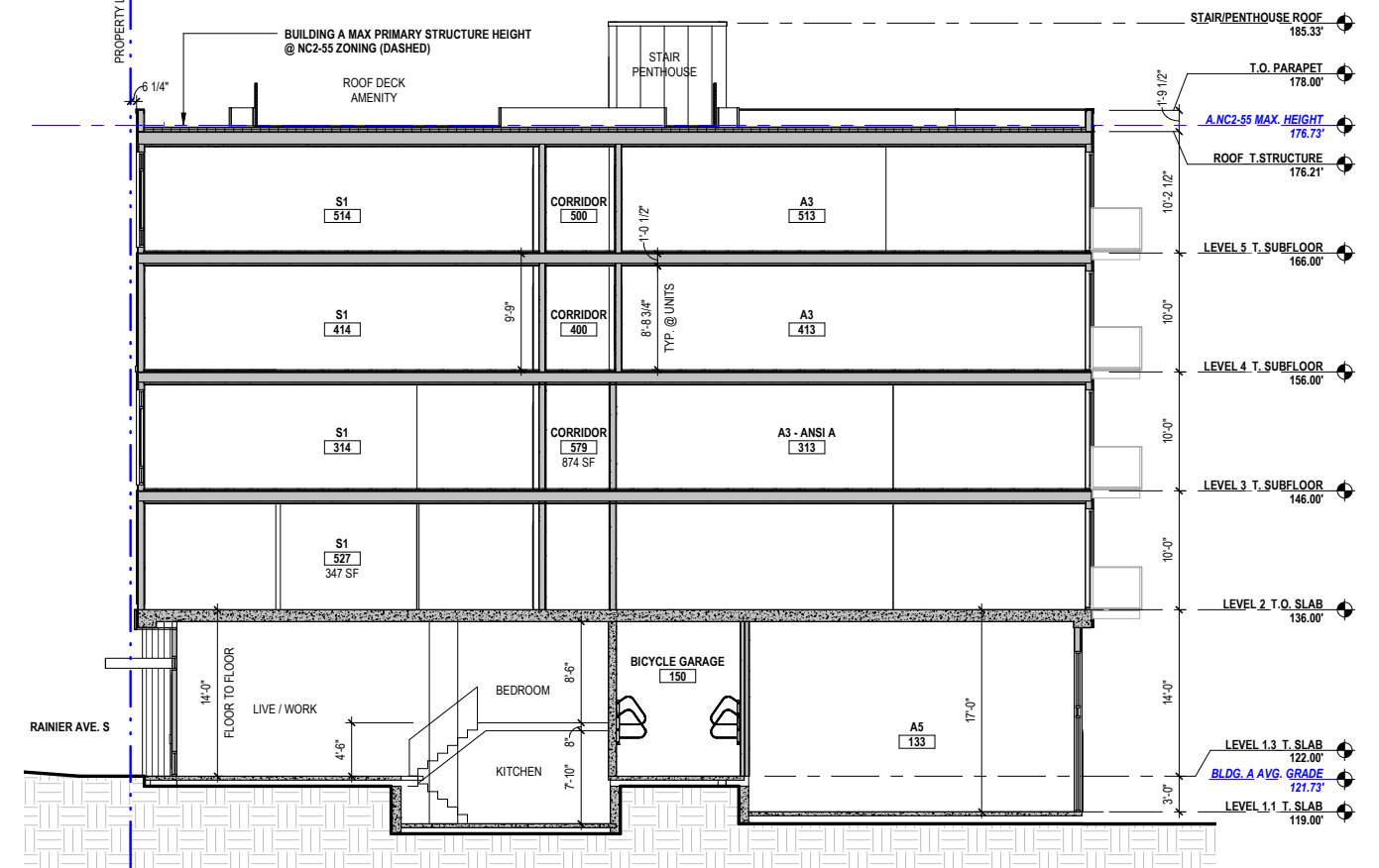
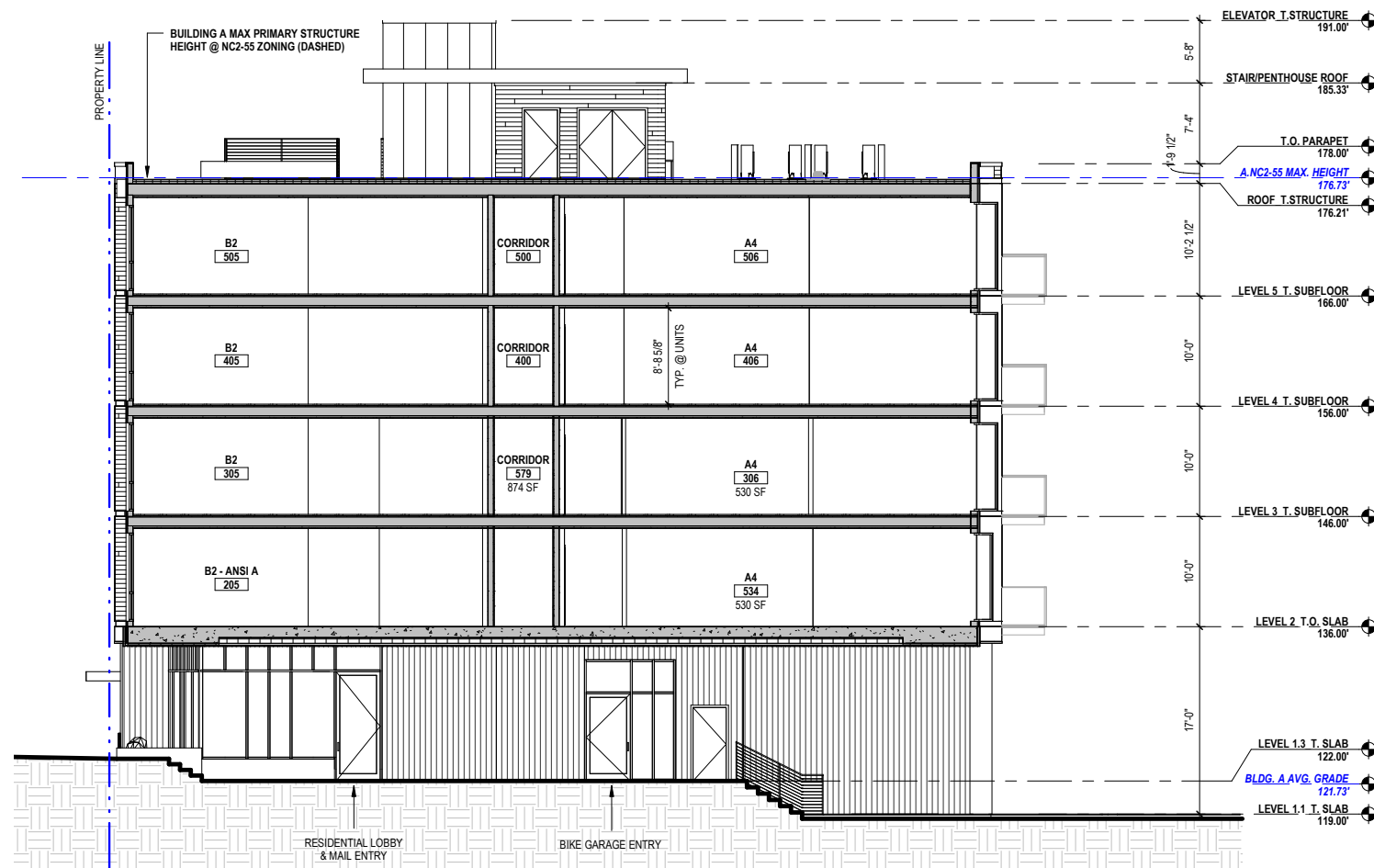


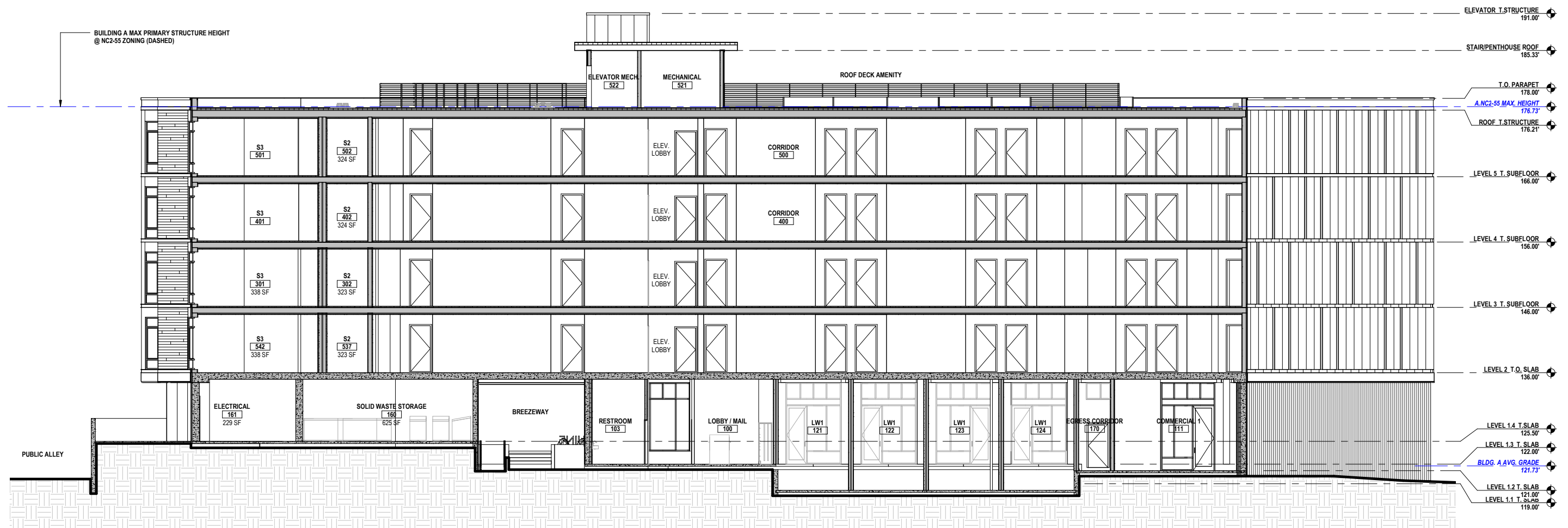
BUILDING A SIGNAGE ALONG RAINIER AVE



SIGN ON 42ND AVE

14.2 SIGNAGE





SECTION A-A

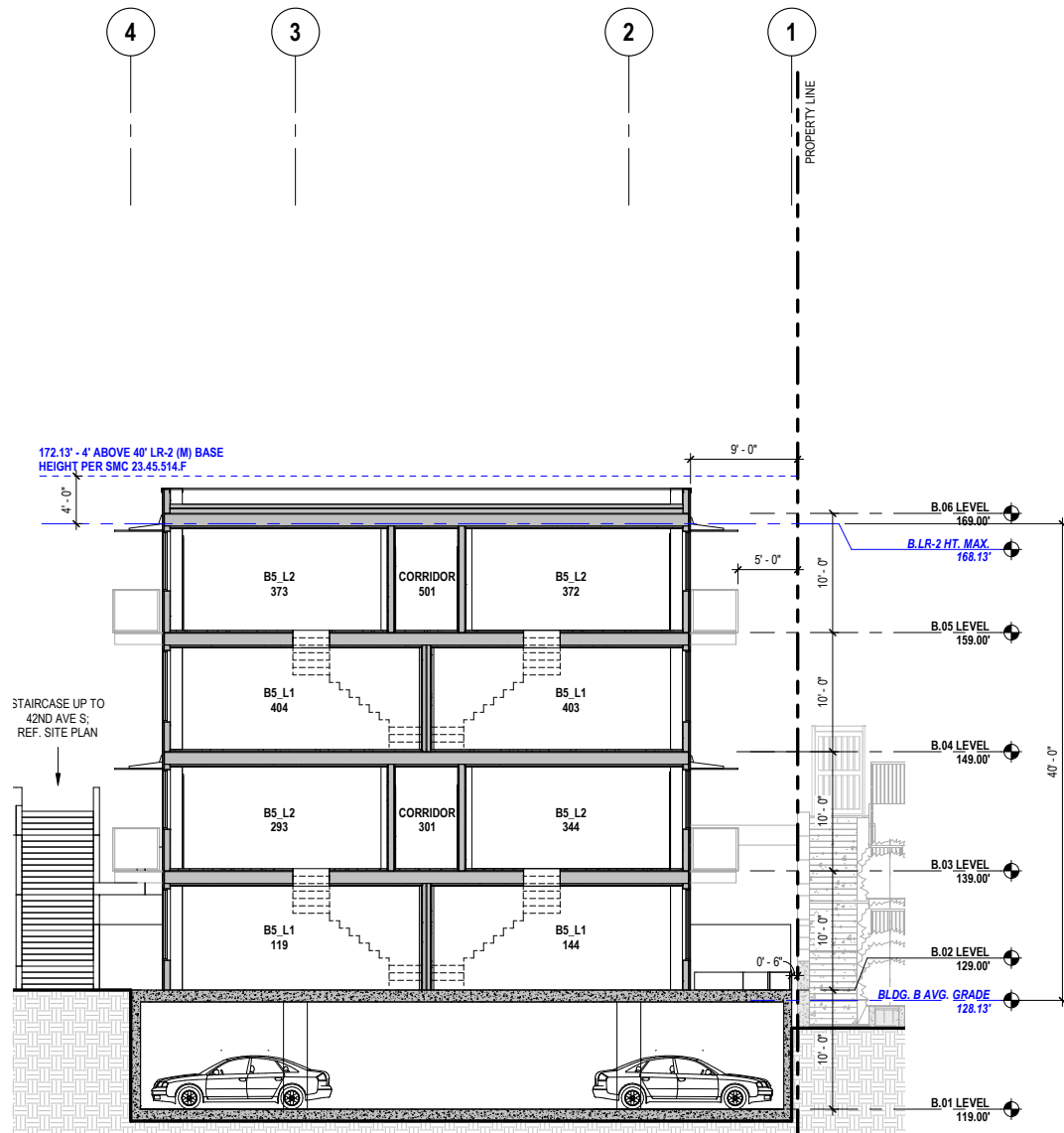
Scale $\frac{1}{16}'' = 1'$

15.0 BUILDING SECTIONS

15.1 Building Sections

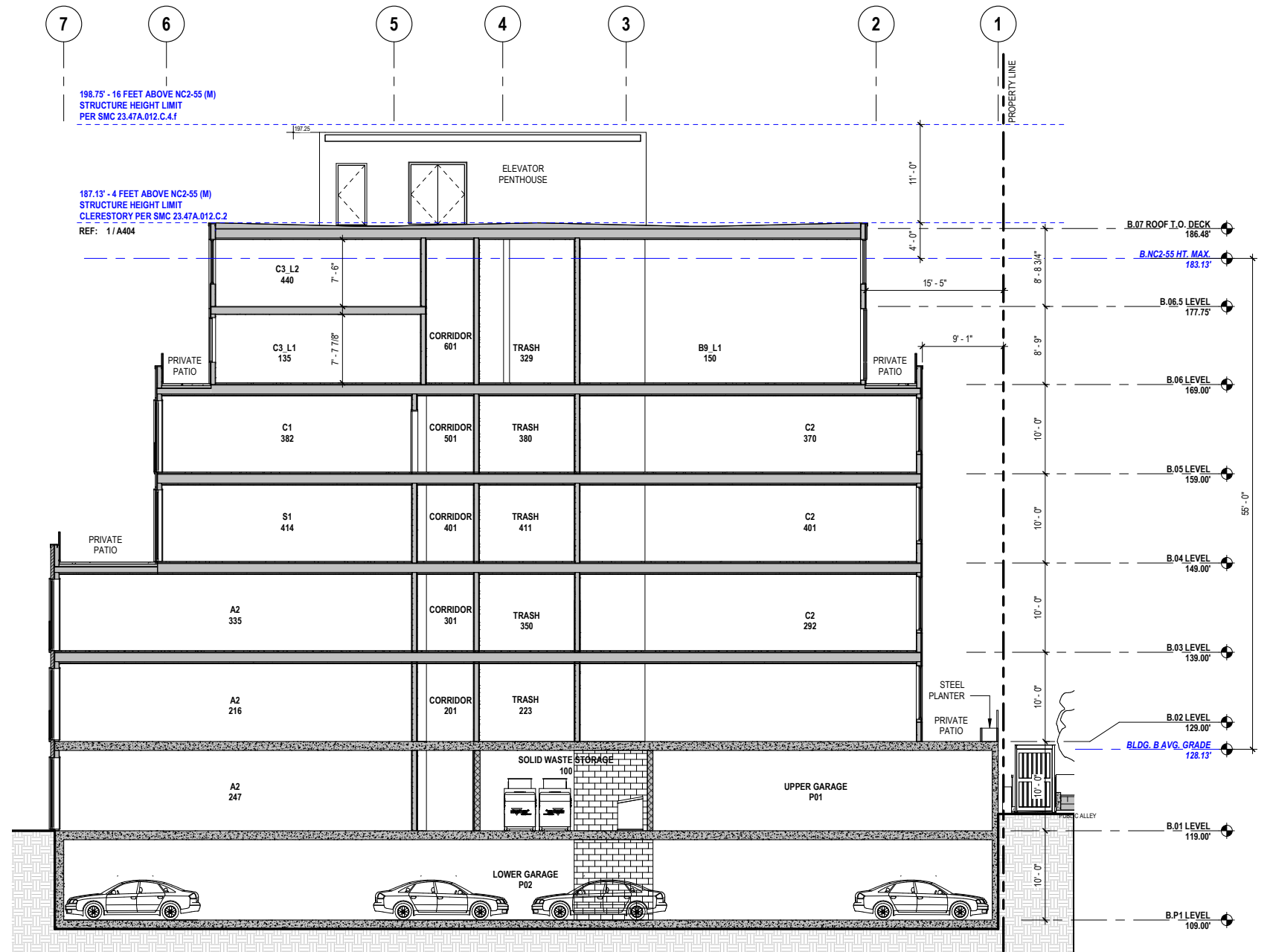
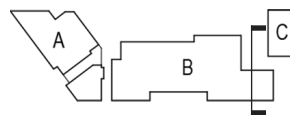
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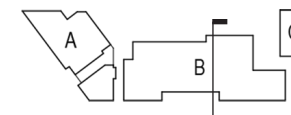
SECTION I-I

Scale $\frac{1}{16}" = 1'$



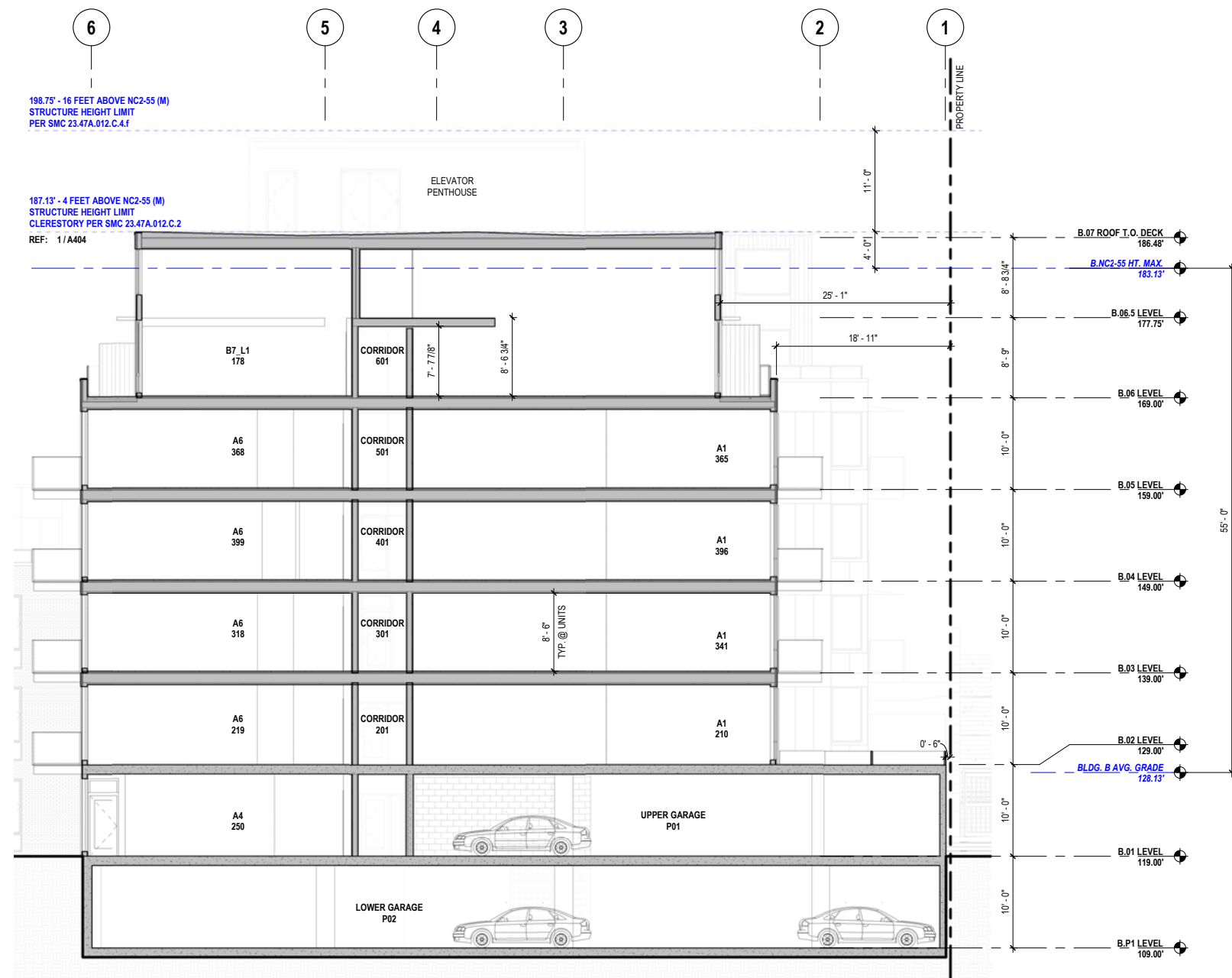
SECTION H-H

Scale $\frac{1}{16}" = 1'$



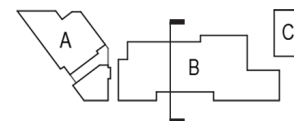
15.0 BUILDING SECTIONS

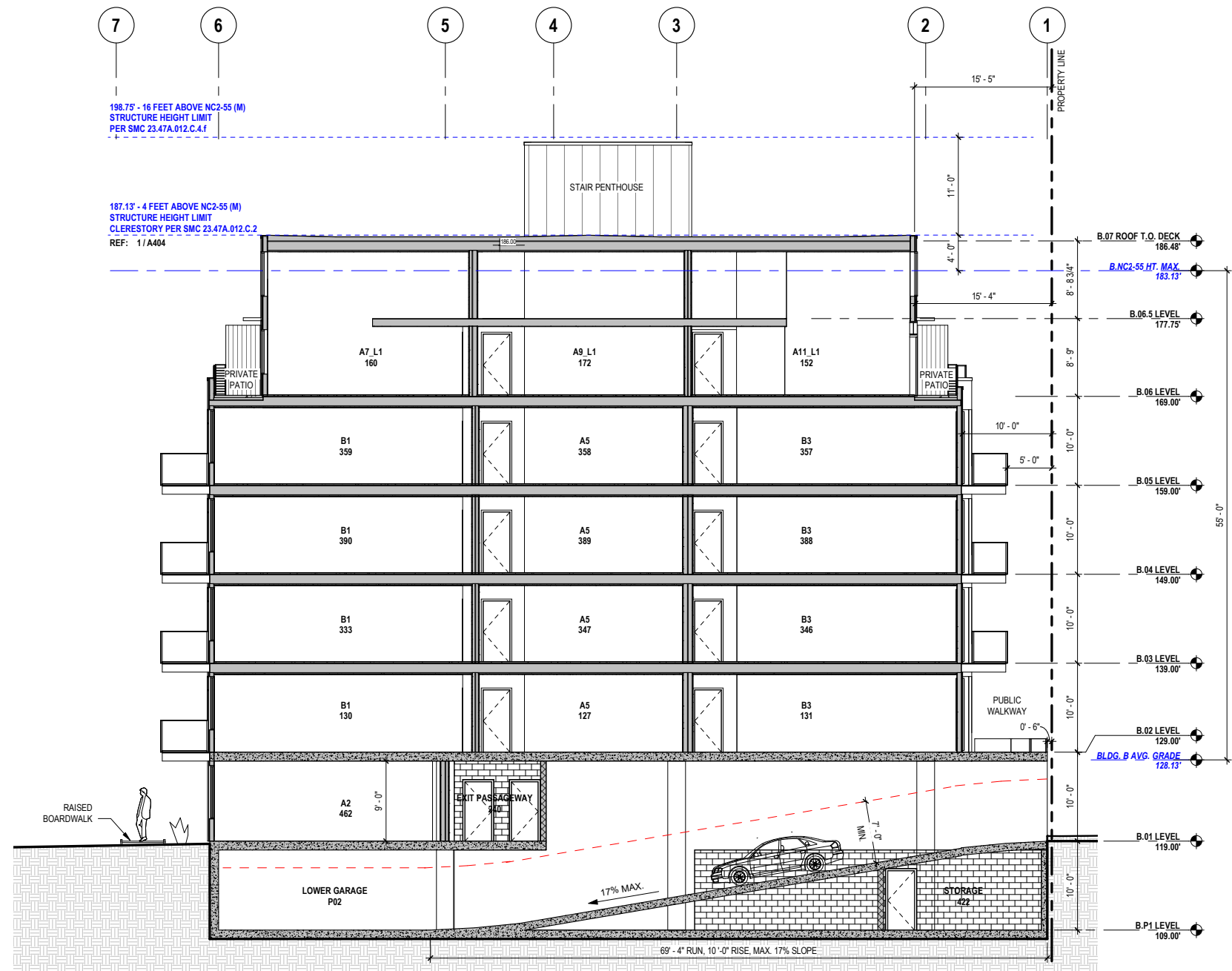
15.1 Building Sections



SECTION G-G

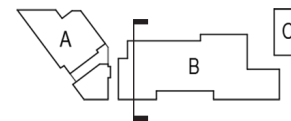
Scale $\frac{1}{16}" = 1'$





SECTION F-F

Scale $\frac{1}{16}" = 1'$

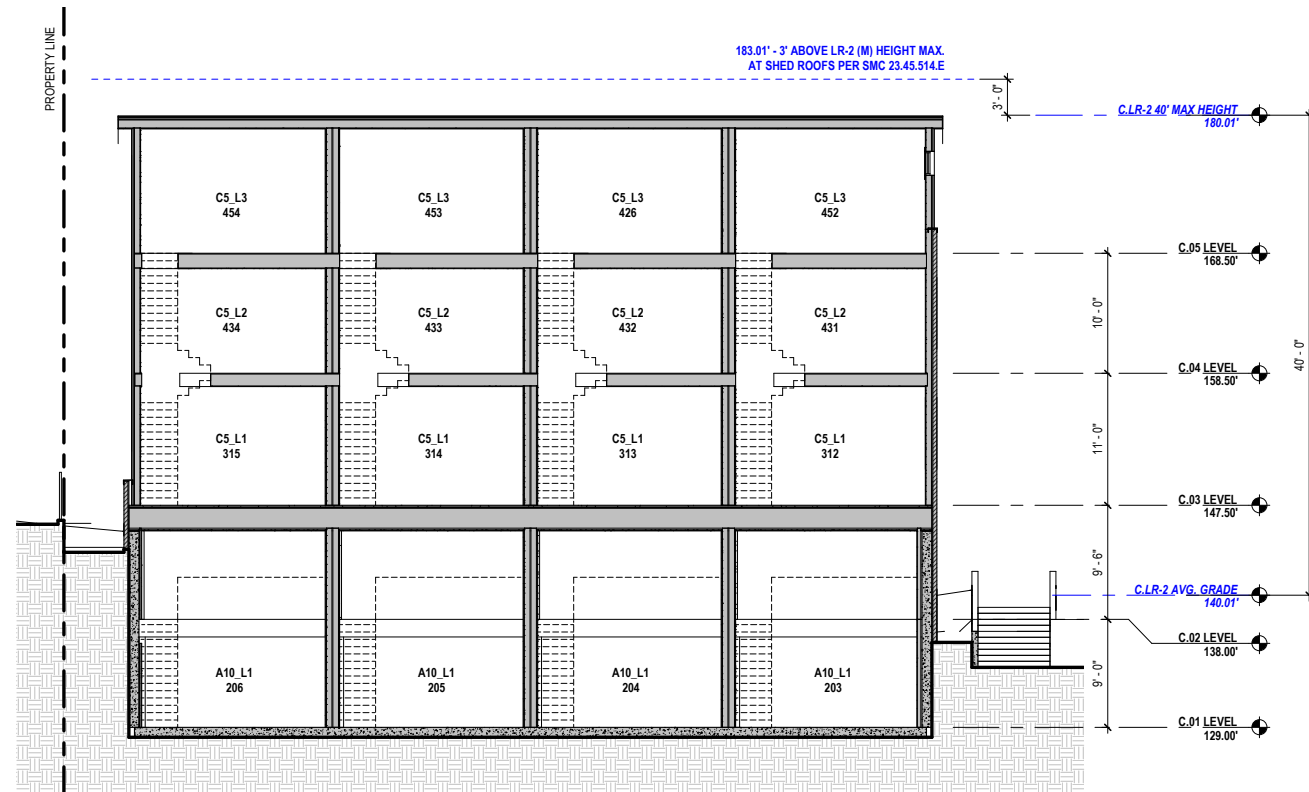


15.0 BUILDING SECTIONS

15.1 Building Sections

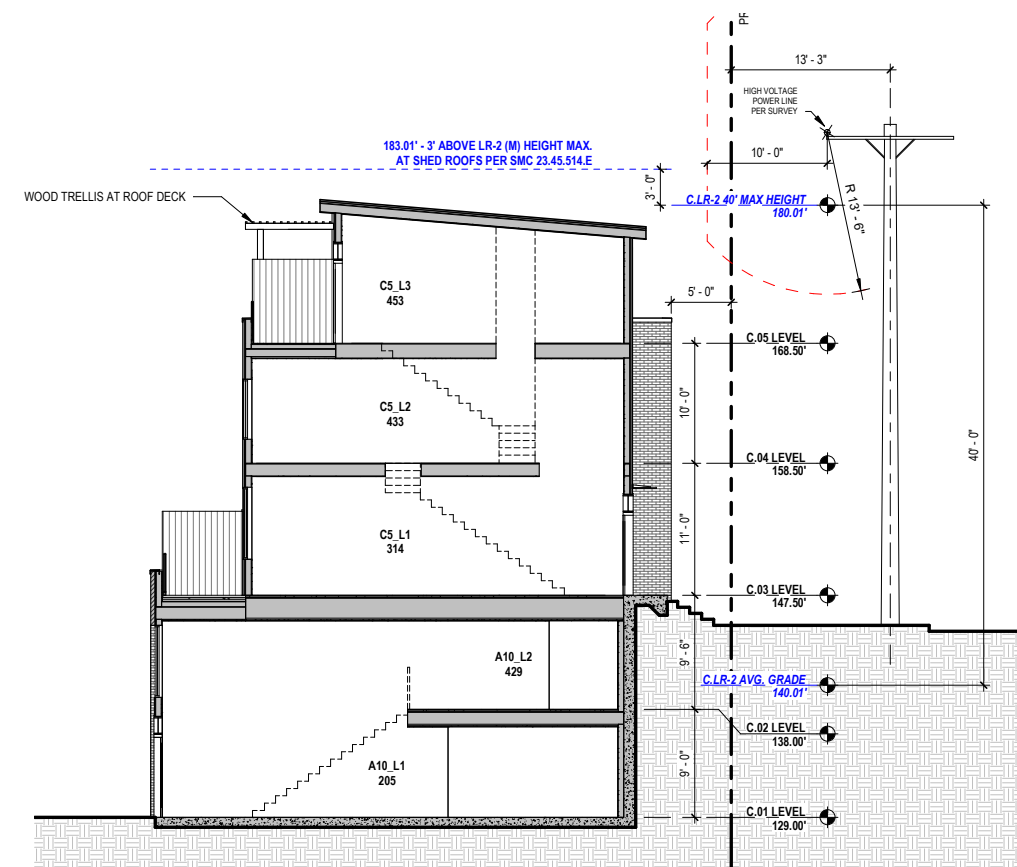
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SECTION J-J

Scale $\frac{1}{16}" = 1'$



SECTION K-K

Scale $\frac{1}{16}" = 1'$



15.0 BUILDING SECTIONS

15.1 Building Sections

Departure Request 1

SMC Section and Standard

23.47A.008.B.3a

“Non-residential uses greater than 600sf shall not extend an avg. depth of at least 30 ft. and a min. depth of 15 ft. from the street level, street-facing facade.”

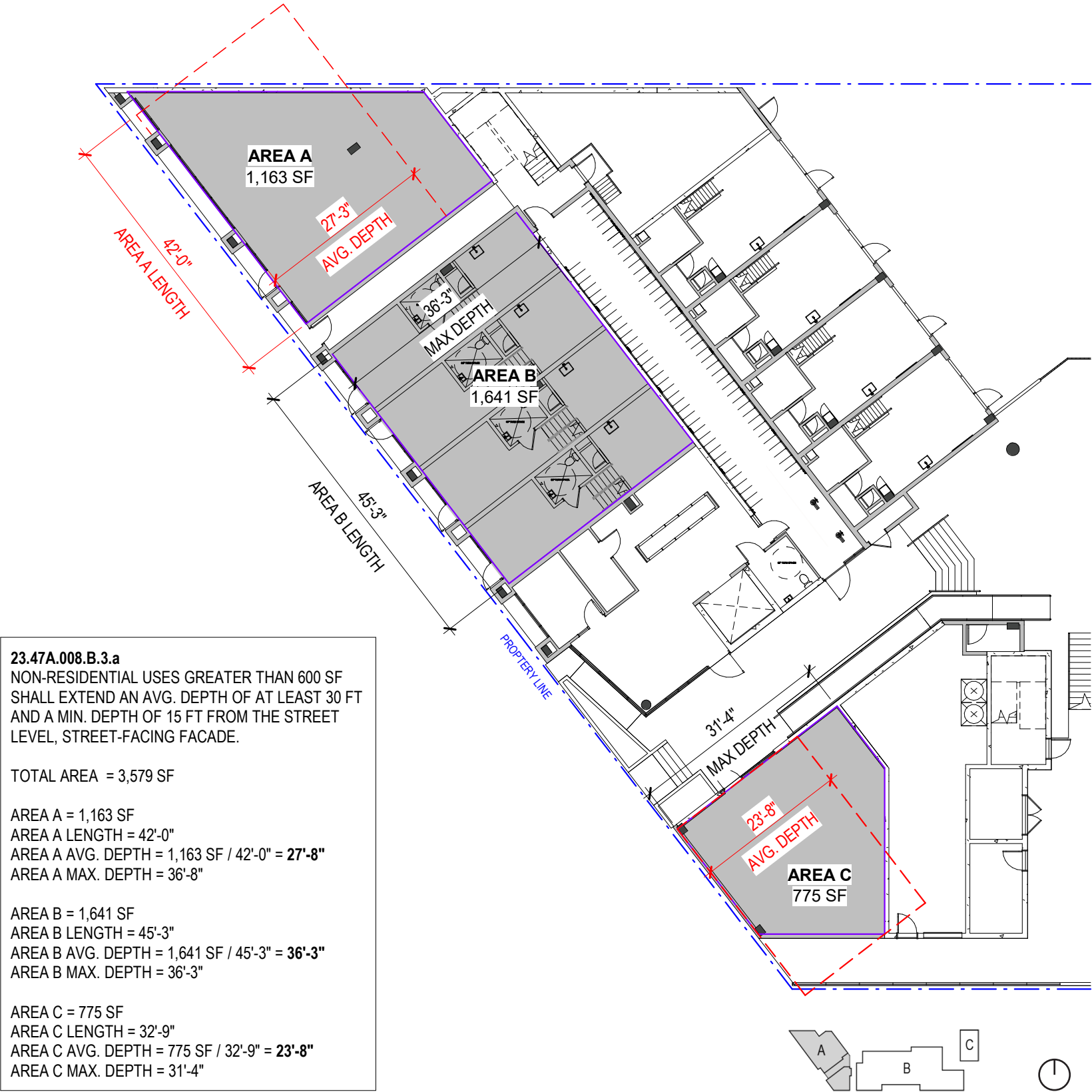
Departure Request

Reduce the allowable avg. depth of street facing non-residential uses to 20 feet

Justification

DC1.A - Arrangement of Interior Uses
The departure would allow for the street facing commercial spaces that are located along Rainier Ave. to resolve the angled building geometry created by the angled lot shape while still meeting the minimum depth requirements.

CS2.C - Relationship to the Block
The building design follows the guidelines to maintain a strong street edge and connection to the street. In doing so, the building geometry is shaped by the nature of the angled lot shape. The building massing has been designed to hold the street edge while providing commercial spaces and storefront glazing facing Rainier Ave. The proposed departure will allow the design to maintain these qualities while providing space for the required bike parking and utility rooms at ground level. A stormwater easement that runs north to south through the site further restricts the geometry of the Building A footprint.



16.0 DEPARTURES

16.1 Departure Request #1

Departure Request 2

SMC Section and Standard

23.45.518 Table A

Required Side Setbacks in LR Zones:
Facades ≤40 feet in length: 5 ft.. min.
Facades >40 feet in length: 7 ft.. avg., 5 ft. min.

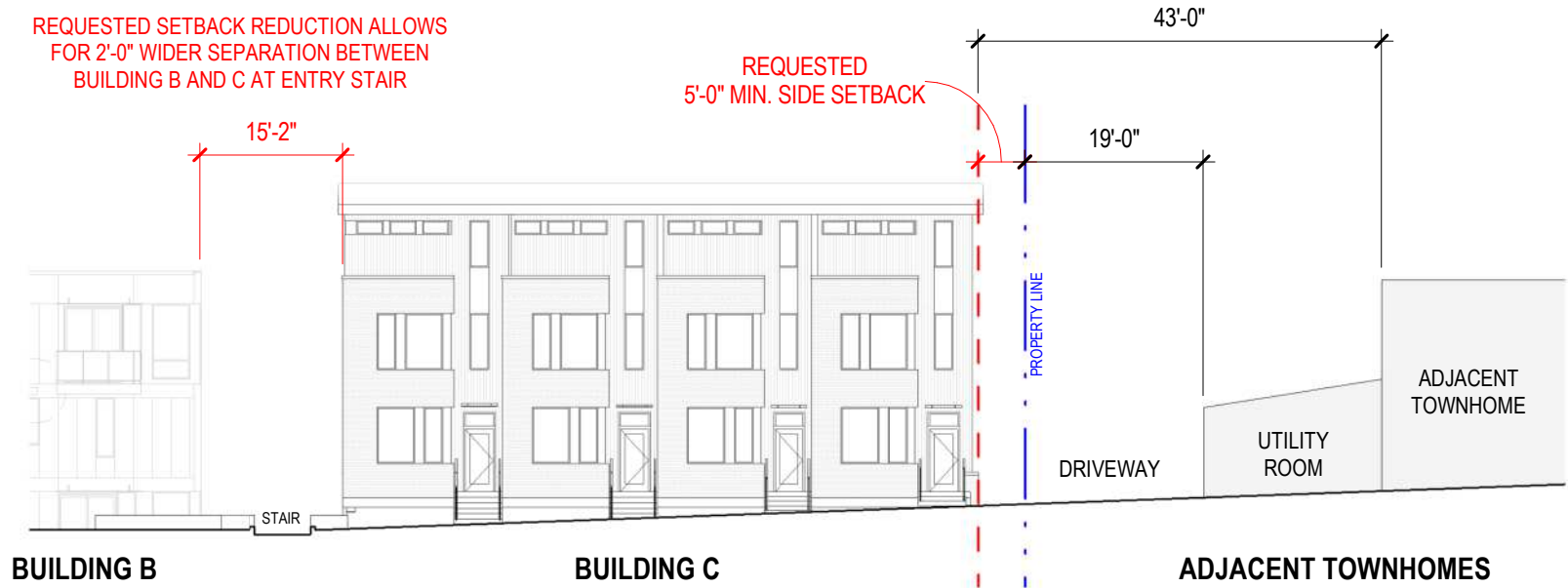
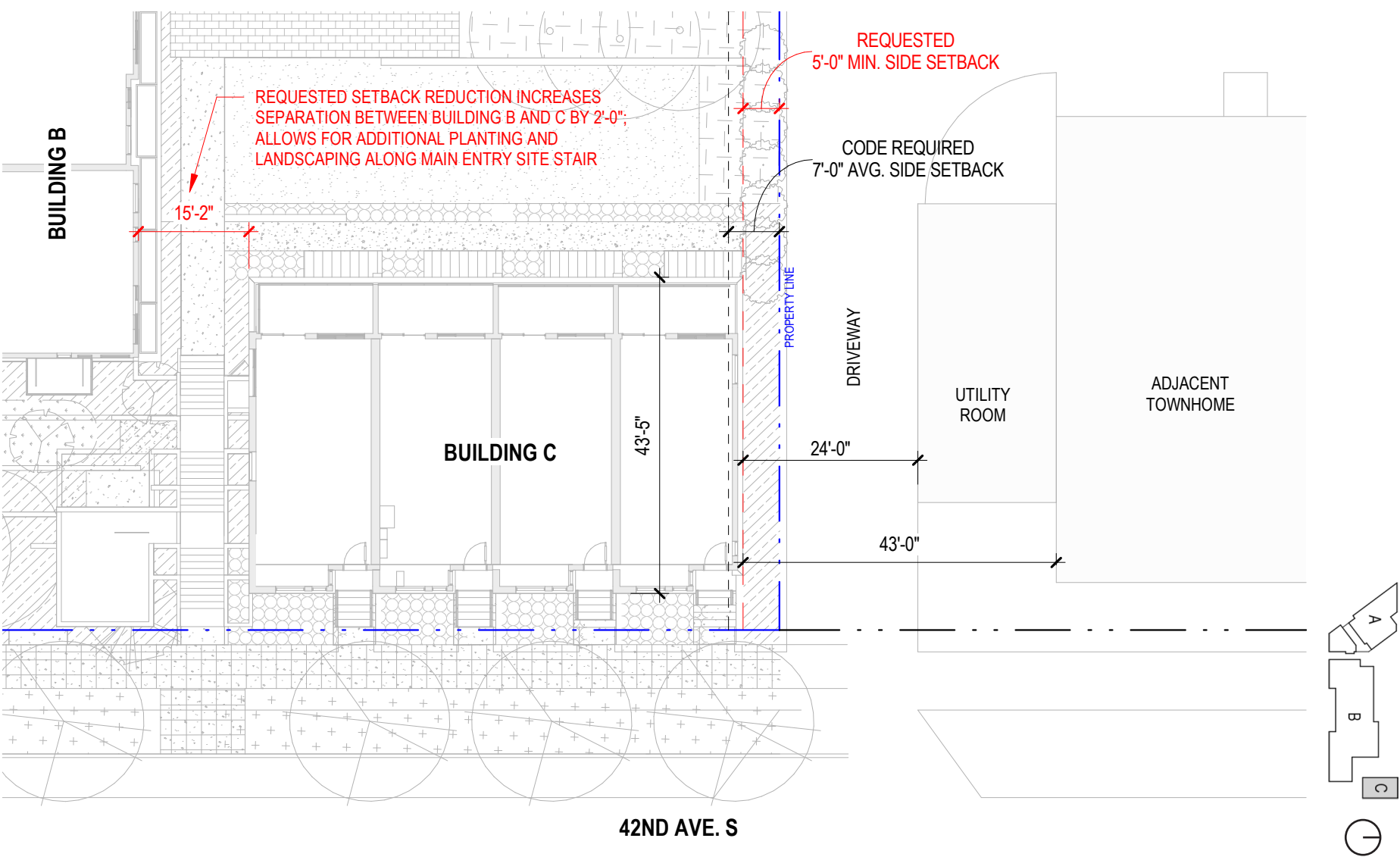
Departure Request

Allow for a 5 ft. minimum side setback at facades 50 feet or less in length, specifically along the north lot line at proposed Building C.

Justification

PL1.B - Walkways and Connections
Allowing Building C to have a 5-foot min. setback at the north property line will allow the separation between buildings B and C at the landscaped pedestrian site staircase to increase 2 ft. from 13'-1" to 15'-1". This creates a wider stair with additional landscaping to access the lower courtyard and Building B entry.

CS2.D.5 - Respect for Adjacent Sites
The requested departure respects the adjacency of the project to the north by locating the proposed setback reduction in a place where the neighboring project is already significantly set back from the lot line. The neighboring project is an LR2 townhome project to the north. The adjacent property's driveway and utility room create a built-in buffer between Building C and the neighboring townhomes.



16.0 DEPARTURES

16.1 Departure Request #2

Departure Request 3

SMC Section and Standard

23.45.527.B.1

“The maximum combined length of all portions of façades within 15 feet of a lot line that is neither a rear lot line nor a street or alley lot line shall not exceed 65 percent of the length of that lot line.”

Departure Request

Allow for facades within 15 feet of a side lot line to equal 69% of the length of the lot line.

Justification

CS2.B.3 - Character of Open Space
Allowing the facade length to extend further along the side lot line enables the width of the building massing to pull back at the courtyard and site stairs, increasing usable open space.

CS2.D - Height, Bulk, and Scale
With the proposed departure, the primary building massing will still be set back 27 ft. from the planned adjacent building exterior wall.

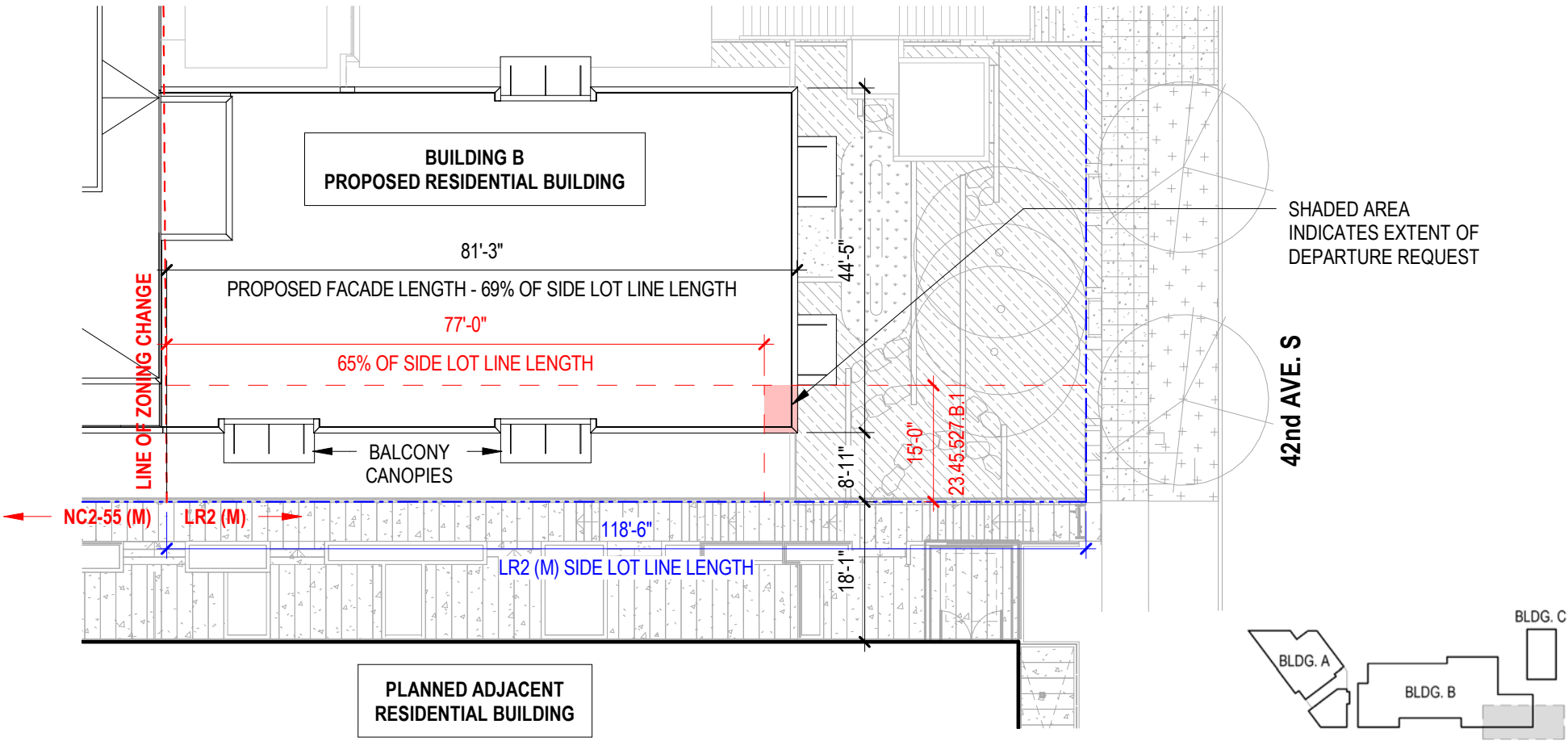
DC2.E - Form and Function:
The proposed departure resolves the overall massing of the building at the corner, allowing the legibility of the facade elevation composition of materials and balconies to read clearly.

Perspective view looking west



Area of departure request

Planned adjacent project



16.0 DEPARTURES

16.1 Departure Request #3