



LAKE UNION PARTNERS

RAINIER & GENESEE MIXED USE

4208 RAINIER AVENUE SOUTH - SOUTH DEVELOPMENT

City of Seattle Design Review
Administrative Recommendation
DPD Project #3036324-LU

TABLE OF CONTENTS

SECTION 01 | PROJECT INFORMATION

Proposal

Proposed Site Plan

Urban Design Analysis Map

Urban Design Code Study

4

5

6

7

SECTION 02 | EDG RESPONSE

Design Updates

Building Massing and Site Configuration

Facade Composition

Primary Entries and Ground Level Uses

Landscaping/Amenity Areas

Shared Vehicular Access and Service Uses

Departures

9

10-11

12-14

15-16

17

18

19-23

SECTION 03 | DESIGN DEVELOPMENT

Floor Plans

Elevations

Materials

Sections

Landscape Plan

Site Materials

Planting Plans

Renderings

Exterior Lighting & Signage Concept Plan

Exterior Signage Concept

25-28

29-32

33

34-35

36

37

38-41

42-47

48

48



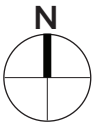
SECTION 01

PROJECT INFORMATION



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ARCHITECT
SkB Architects
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Number of residential units	263
Number of live-work units	0
Total commercial square footage	10,225 sf
Total number of parking stalls	174
at grade, retail	15
at grade, residential	101
below grade, residential	58

SF total LUP site	67,602
Max. FAR	3.75
Max. Project Area	253,443

Proposed total SF	240,364
Proposed FAR	3.55

[illegible]



Neighborhood Commercial 2- NC2
Definition: A moderately-sized pedestrian-oriented shopping area that provides a full range of retail sales and services to the surrounding neighborhood, such as medium-sized grocery stores, drug stores, coffee shops, customer service offices, or medical/dental facilities. Building types are single-purpose commercial structures, multi-story mixed use and residential structures. Non-residential uses typically occupy the street front. 25,000 square feet is the maximum size for some commercial uses.

The site also falls under:
Columbia City (Residential Urban Village Overlay)
Frequent Transit Area

Southeast Seattle Reinvestment Area
Rainier / Genesee Business District
The intent is to promote community revitalization and investment, and to encourage development which supports business activity and provides employment opportunities and needed services to the residents of Southeast Seattle.



Property: 4208 Rainier Ave S
King County Parcel Number: 7950301480
King County Assessors Lot Area: 102,343 sf **LUP Proj Lot Area:** 67,585 sf
Zoning Designations: Neighborhood Commercial NC2-55 (M)
Columbia City (Res Urban Village Overlay)
SE Seattle Reinvestment Area
Rainier/Genesee Business District

Street Designations: Seattle Road Classifications

- Rainier Avenue South = Principal Arterial
- South Genesee Street = Minor Arterial
- 36th Ave South = No Designation – Neighborhood Street

Uses Allowed: 23.47A.004 Table A | 23.47A.010.B.2

- Retail sales, multipurpose limited to 50,000 GSF
- Live-work units are permitted
- GFA for accessory parking is exempt from size calculation of maximum non-residential use size

Base FAR: 23.47A.013 Table A

- 3.75 253,443 GSF

FAR Exemptions: 23.47A.013.B.2 | 23.47A.013.B.5

- Underground stories or portions of stories, up to 4’ above existing or finished grade; Rooftop greenhouses for food production allowed 15’ above. ht. limit; set back 10’ min. from N. lot line

Height Limit: 23.47A.012.A | 23.47A.012.C.2 | 23.47A.012.C.4 | 23.47A.012.C.4.F | 23.47A.012.C.7

- 55’ max
- Roof Coverage (for items exceeding ht.) Open railings, planters, skylights, greenhouses, solariums, parapets - may extend 4’ above max ht. (or up to height for pitched roofs)
- Solar collectors, mech equip, stair and elevator penthouses play equip + fencing - 15’ above (20 / 25% coverage)
- Stair and elevator penthouses - 16’ above (25% coverage combined w/ features noted above)
- Most items must be 10’ from North roof edge or else provide shadow diagrams

Street Level Standards: 23.47A.008.A | 23.47A.008.B | 23.47A.008.B.3 | 23.47A.008.B.3 | 23.47A.008.C | 23.47A.016.B.1

- **DEPARTURE REQUESTED**
- Blank segments of the street-facing facade between 2’ and 8’ above sidewalk may not exceed 20’ in width
- 60% of the street-facing facade between 2’ and 8’ above sidewalk shall be transparent
- Non-residential uses greater than 600 square feet shall extend an average depth of at least 30’ and a minimum depth of 15’ from street-level, street-facing facade
- Non-residential use at street level shall have a floor-to-floor height of at least 13’

- Overhead weather protection on 60% of street frontage shall be required in Pedestrian-Designated Zones.
- Rainier Ave S - Not Pedestrian Designated Zone
- S Genesee St - Not Pedestrian Designated Zone
- 36th Ave S - Not Pedestrian Designated Zone
- Existing street trees shall be retained unless Director of Transportation approves removal

Setbacks: 23.47A.014.A | 23.47A.014.A.1 | 23.47A.014.A.2

- Rooftop features are not allowed in setbacks, except that for upper-level setbacks
- Open railings may extend up to 4’ above height at which setback begins
- Parapets may extend up to 2’ above height at which setback begins

Facade modulation: 23.47A.014.D | 23.47A.014.G.1.A | 23.47A.014.G.3 | 23.47A.014.G.4

- **DEPARTURE REQUESTED**
- Facade modulation: Structures with width >250’, at least one portion of structure 30’ or > in width must be set back a minimum of 15’ from front property line
- Decks with open railings allowed in setback
- Ramps or other devices necessary for access for the disabled and elderly are permitted in required setbacks
- Uncovered, unenclosed pedestrian bridges, necessary for access and less than 5’ wide are permitted in required setbacks. **Rainier Ave. South is proposed.**

Residential Amenity Areas: 23.47A.024.A | 23.47A.024.B.1 | 23.47A.024.B.2 23.47A.024.B.4 | 23.47A.024.B.5 | 23.47A.024.B.6

- Must be 5% GFA in residential use
- All residents must have access to at least one common or private amenity area
- May not be enclosed (meaning, should be outdoors)
- Common amenity areas: minimum horizontal dimension = 10’, min area = 250 sf
- Private balconies and decks: minimum horizontal dimension = 6’, min area = 60 sf
- Rooftop areas near antenna and paging facilities are excluded from amenity % per section 23.57.012.C.1.d

Parking Access: 23.54.030.D | 23.54.030 Table B | 23.54.030 Table A | 23.54.030.F.1.a.1) | 23.47A.032.C

- When a driveway is used for both residential and nonresidential parking, it shall meet the standards for nonresidential uses
- Principal arterial street frontage: 3 curb cuts permitted if frontage greater than 320’ up to 480’
- Non-arterial street or easement frontage: 3 curb cuts permitted if frontage greater than 160’ up to 240’
- Max. curb cut width on principal arterial streets = 23’
- Director determines which street will be considered front lot line for parking / curb cut purposes. **Rainier Ave. South is proposed.**

Auto Parking: 23.54.015 Tbl B; IIM | 23.54.020.B.1 | 23.54.020.B.2 | 23.54.015.D.1 | 23.54.015 Table A | 23.54.020.G.2.C | 23.54.020.J.2 | 23.54.030.D | 23.47A.032.B.1.A |23.47A.032.B.1.B

- No minimum parking required because the site lies within a frequent transit zone
- Within a structure, street-level parking shall be separated from street-level, street-facing facades by another permitted use

Bicycle Parking: 23.54.015 Table D | 23.54.015 Table D | 23.54.015 Table D | 23.54.015 Table D | 23.54.015.2.B | 23.54.015.2.E | 23.54.015.2.H | 23.54.015.K.9 | 23.54.015.K.9

- Long-term bicycle parking required for multi-family residential: 1 per dwelling unit
- Long-term bicycle parking required for sales and services, general: 1 per 4,000 sf
- Short-term bicycle parking required for multi-family residential: 1 per 20 dwelling units
- Short-term bicycle parking required for sales and services, general: 1 per 2,000 sf
- Pedestrian and bicycle access to long-term bicycle parking shall be separate from other vehicular entry and egress points
- Long-term parking must be protected from weather
- Long-term bicycle parking shall be located where bicyclists are not required to carry bicycles on stairs to access parking

Transportation Concurrency: 23.47A.033

- Transportation concurrency level-of-service standards must be met.

Loading: SMC 23.47A.032A.1.C

For sites abutting two or more streets, the code allows parking access from only one side of the street.

- Two-way curb-cuts are permitted per 23.54.040.f.2.a.1 Table 23.54.035 A: Personal and household retail sales are considered Medium use and require 1 loading berth.
- 23.54.035 C. Standards for Loading Berths.
1. Width and Clearance. Each loading berth shall be not less than ten (10) feet in width and shall provide not less than fourteen (14) feet vertical clearance
2. Length - Low- and Medium-demand Uses. Each loading berth for low- and medium-demand uses, except those uses identified in subsection C2d, shall be a minimum of thirty-five (35) feet in length unless reduced by determination of the Director as provided at subsection C2c.c.

Exceptions to Loading Berth Length. Where the Director finds, after consulting with the property user, that site design and use of the property will not result in vehicles extending beyond the property line, loading berth lengths may be reduced to not less than the following:
(i)High-demand Uses. Thirty-five (35) feet when access is from a collector arterial or local access street; and forty-five (45) feet when access is from

SECTION 02

EDG RESPONSE

1 Building Massing and Site Configuration

- 1a facade depth
- 1b integrating courtyard openings into facade composition
- 1c lower level setbacks

2 Facade Composition

- 2a material palette
- 2b secondary architectural elements
- 2c transparency
- 2d blank wall design elements

3 Primary Entries and Ground Level Uses

- 3a residential entries
- 3b northwest entry transparency
- 3c retail tenant(s)
- 3d pedestrian experience at ground level

4 Landscaping/Amenity Areas

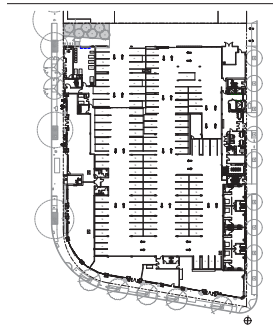
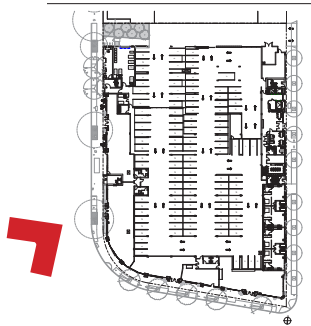
- 4a upper level courtyards
- 4b ground level placemaking

5 Shared Vehicular Access and Service Uses

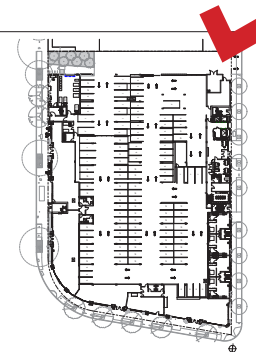
- 5a safety at curb cut
- 5b pedestrian environment at access easement

D Departures

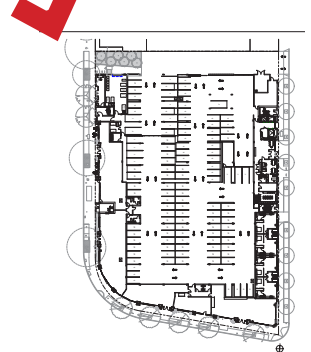
- D1 facade modulation
- D2 blank facades
- D3 ground level residential
- D4 non-residential depth



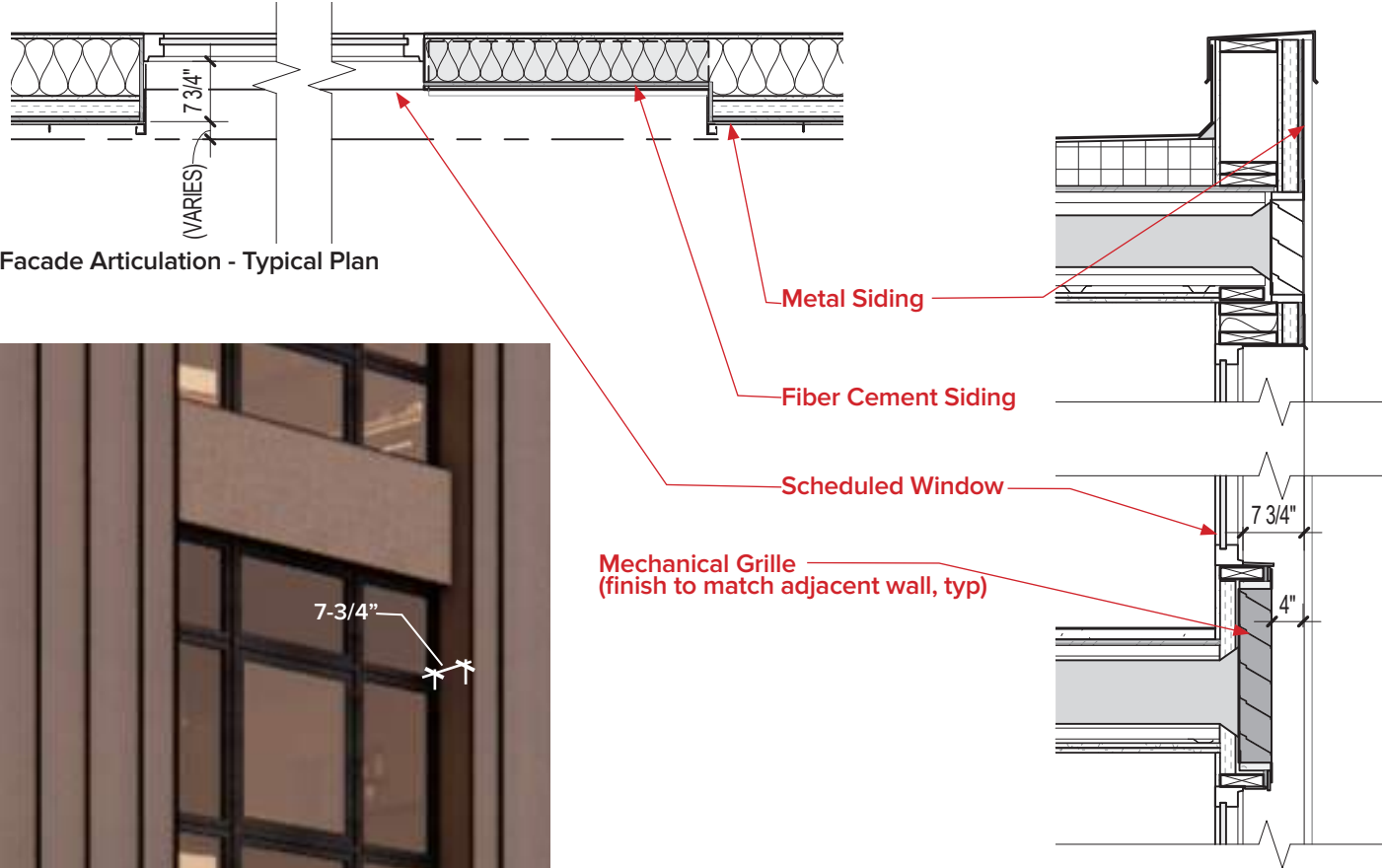
future development -----



future development -----



1a facade depth



Facade Articulation: 7 3/4" setback from face of metal siding to face of window

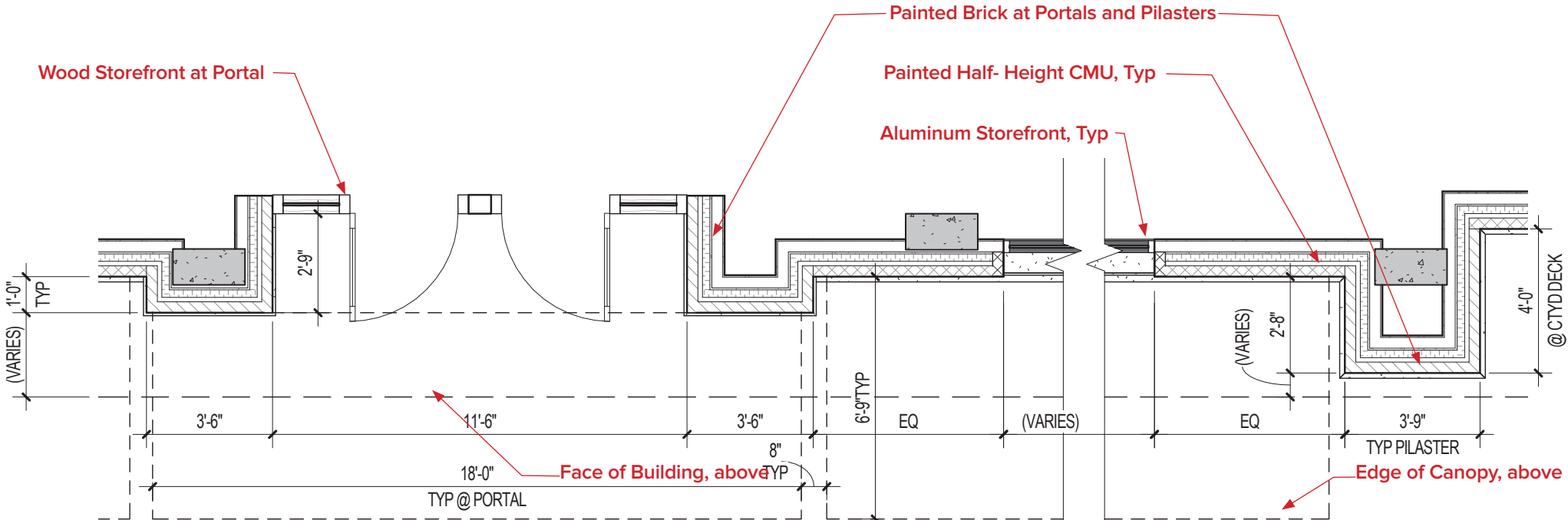
Building Massing and Site Configuration: Staff considered the three massing alternatives proposed, which are similar in bulk and scale with differences in the upper level massing modulation and in the design and location of the amenity areas on site. After reviewing a fourth alternative submitted by the applicant, Staff is generally supportive of the revised preferred massing, noting the two distinct massing forms proposed along Rainier Avenue South help to break down the scale of the building. This fourth alternative also begins to respond to the surrounding neighborhood context by utilizing shifts in the building massing to provide a more appropriate residential scale along 36th Avenue South. Continue to explore how the building massing relates to the adjacent context and refine the design to take advantage of the unique and visually prominent location within the neighborhood. (CS2-A-2. Architectural Presence, CS2-D-1. Existing Development and Zoning)

1a. Staff supports breaking up the perceived bulk of the upper level massing through facade articulation/material treatment and the use of secondary architectural elements. Maintain the 7 3/4" depth proposed from face of the siding material to the window bays. (DC2-A-2. Reducing Perceived Mass, DC2-C-1. Visual Depth and Interest)

RESPONSE:
The building design has been further developed to highlight articulation through refinement of the material palette (see page 33) and reconsideration of the facade to bring consistency to the north and south portions of the building. We have also maintained the 7 3/4" depth from face of siding to face of glazing (see adjacent snippet).



Partial West Elevation
Portal
Typical Storefront



Facade Articulation - Ground Level
* See also typical Retail section on page 23

1b) integrating courtyard openings into facade composition



Partial West Elevation



Partial East Elevation

1b. Staff supports the break in the upper level massing along the west facade to allow for an outdoor amenity space that opens to Rainier Avenue South. Staff also supports the voids created by opening the courtyards on the second level to allow for light and air to enter these amenity spaces. Staff recommends integrating the design of these courtyards into the overall facade composition. (CS1-B-2. Daylight and Shading)

RESPONSE:
The second level courtyard openings are integrated into the facade composition through alignment with the window bays; they are further emphasized through accent color and lighting similar to the to the third level courtyard opening.

1c) lower level setbacks



1c. Staff supports setting back the lower levels below the open-air courtyard along Rainier Avenue South and at the south end of the structure, allowing for usable open areas at the ground level adjacent to commercial space. Staff also supports the setback provided at the residential entry and lobby along 36th Avenue South. As the design of the building evolves, consider how these spaces support the adjacent uses and contribute to creating a lively pedestrian realm. (CS2-B-2. Connection to the Street)

RESPONSE:
The lower level setbacks provide open areas (left) for gathering, supported by site planting and furniture. The lobby pedestrian realm activated (below) with right of way seating, bike parking, and continuous new streetscape plantings and seating areas along 36th Avenue South.



2a material palette

Facade Composition: Staff supports the proposed architectural design concept for the development, which can be characterized as using texture, depth, color, and secondary architectural elements to complement the larger, more simplistic, massing forms. As the project design evolves, explore how the massing and material application can be unique to each building. The two developments should read as distinct structures to not exacerbate the overall bulk scale of both developments. Staff requests elevations/perspectives of all facades be provided at recommendation to clearly illustrate the design concept and how the buildings relate to one another.

2a. Staff supports the proposed materials identified in the conceptual elevation study which includes a metal panel, black vinyl windows, and a combination of CMU at different scales applied to the lower level massing. Staff recommends applying the selected material palette in a manner that helps break down the massing to a more appropriate scale and reinforces the proposed shifts in the massing along all facades. (DC2-D-1. Human Scale, DC4-A-1. Exterior Finish Materials)

RESPONSE:
Materials have been identified and further refined to reinforce the composition of the building massing. See page 33 for additional material palette information.



2b) secondary architectural elements

2b. Staff supports the use of facade articulation as shown and the inclusion of secondary architectural elements to provide depth and visual interest to the building facades. Staff also supports the variety created by the random placement of balconies throughout the building. (DC2-C. Secondary Architectural Features)

RESPONSE:

The facade articulation and sporadic balcony locations have been maintained in the current design.

Stepping back to look at the larger neighborhood context, dating back to the 1907 annexation of this area into the City of Seattle, the neighborhood has historically had industrial roots. Businesses such as mills, fireworks companies, dairies, and railway-related shipping and receiving work steadily occupied the area.

Design of the building’s exterior hearkens back to this industrial history with material choices and the fenestration patterning evoking historic commercial and warehouse sensibilities.



Columbia Mill - Old Growth Forests 1891



Columbia Dairy 1924



Seafirst Bank 1930



Salumeria on Hudson (Tutta Bella Pizza) 2000



As the building meets the ground plane, the materials transition into a warmer palette with increased detail and articulation. This focus on scale and activation promotes a better pedestrian environment in direct response to comments and concerns received early on from the community.

The resulting streetscape is welcoming and well-lit, helping to support bus access and create a corridor to the light rail that feels orderly and safe, benefiting the many local mass transit commuters.

Looking back to the original development objectives discussed during EDG, refinement and realization of the preferred option has allowed the team to meet the stated goals.

DEVELOPMENT OBJECTIVES	NO	YES
mixed income residential units, retail, amenities, and a new neighborhood gateway	<div><div></div></div>	<div><div></div></div>
activated outdoor space at courtyard	<div><div></div></div>	<div><div></div></div>
develop an contaminated site	<div><div></div></div>	<div><div></div></div>
energetic facade and strong street edge	<div><div></div></div>	<div><div></div></div>
human scale massing that fits in context	<div><div></div></div>	<div><div></div></div>
design reflects industrial / commercial legacy	<div><div></div></div>	<div><div></div></div>
be a good neighbor	<div><div></div></div>	<div><div></div></div>

- 2c transparency
- 2c blank wall



View of Central Courtyard from Rainier Ave

2c. Staff supports the high level of transparency proposed on the ground floor, allowing for visual connections from the sidewalk into the retail space and into the residential and lobby areas along Rainier Avenue South and 36th Avenue South. (PL2-B-3. Street-Level Transparency, CS2-B-2. Connection to the Street)

RESPONSE:
The high level of transparency has been maintained.

2d. Staff is concerned with the presence of blank wall at the ground level along Rainier Avenue South and 36th Avenue South. Develop a design that incorporates various design elements to support the proposed mural, to minimize the impact to the pedestrian realm and create an area that is more pleasant to pedestrians traveling along the building. (DC2-B-2. Blank Walls)

RESPONSE:
Additional windows have been added to the Rainier facade, reducing the blank wall length to below code maximum; planters and site furniture have been added at various locations along the ground plane, including at the mural locations, to improve the pedestrian experience. See Page 21 for proposed mitigation at 36th Ave facade.



Current Rainier Ave S Street Level Elevation

- 3a residential entries
- 3b northwest entry transparency



Residential Entrance on Rainier Ave S

Primary Entries and Ground Level Uses:

3a. Staff supports the proposed location for the primary residential entry and lobby, which are located along 36th Avenue South, and the inclusion of a secondary residential entry along Rainier Avenue South. To help improve the visibility of the residential entries, Staff recommends incorporating additional design elements and signage to highlight the entries. Staff also recommends the design of these residential entries differ from the entries proposed for the adjacent building to the north. (PL3-A-2. Common Entries)

RESPONSE:
Design of the residential lobbies and entrances uses transparency, color and texture to highlight the entries and maximize their visibility at a distance.

3b. Staff supports the proposed design and location of the secondary residential entry and lobby at the north west corner of the building. Maintain a high level of transparency into this space to promote pedestrian safety along Rainier Avenue South and the shared access easement. (PL2-B-1. Eyes on the Street, PL2-B-3. Street-Level Transparency)

RESPONSE:
Glazing at the NW entry has been designed to maximize transparency, including glazing on the North side, which allows views into the shared access easement.



Residential Entrance on 36th Ave S

- 3c) retail tenant(s)
- 3d) pedestrian experience at ground level

3c. Staff supports the proposed layout of the ground level uses shown in the revised preferred massing alternative, which creates a strong retail presence starting at the southern end or Rainier Avenue South, then continues along S Genesee Street before wrapping around to 36th Avenue South. Staff also supports the ability for the commercial space to accommodate a large retail tenant but encourages the applicant to explore how the layout/design can be modified to accommodate smaller commercial tenants within the larger space to increase flexibility in the potential configuration. (PL3-C. Retail Edges, DC1-A-3. Flexibility)

RESPONSE:
The design of the retail space has evolved from a single large tenant. Instead, five smaller retail spaces are proposed, ranging from approximately 800 SF to 2,660 SF.

3d. Pedestrian Experience at the Ground Level: Staff is concerned with the design of the commercial space as proposed, which has a repetitious language that wraps around the southern portion of the building. Include various pedestrian scaled elements along the commercial frontage to add some variety and break down the linear nature of the glass storefront. (CS2-C-3. Full Block Sites)

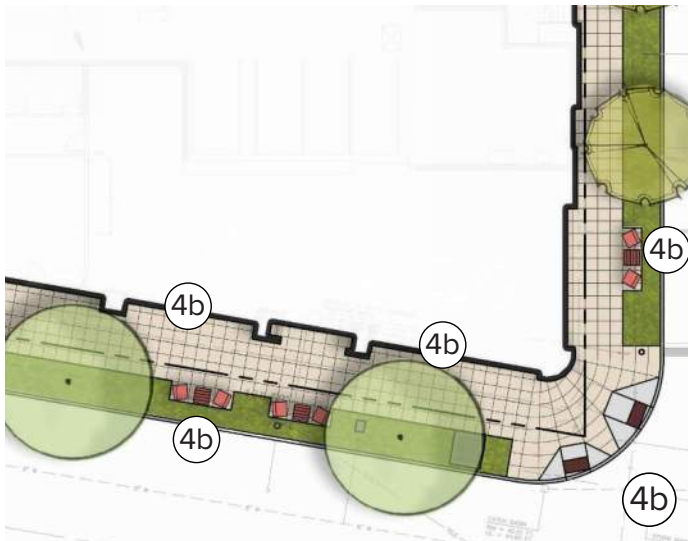
RESPONSE:
With the change to smaller retail spaces, the ground level commercial frontage has been revised to add more variety and texture to the facade, incorporating brick pilasters and portals at Retail entrances. Planters, site furniture and other smaller scale site elements have also been added to the facade to break up the repetition and provide visual interest as well as areas for gathering and respite.



- 4a upper level courtyards
- 4b ground level placemaking



Courtyard 2 South Elevation



Landscaping/Amenity Areas:

4a. Staff is concerned with the configuration of the upper level courtyards as proposed, which are very long and narrow. Improve the spatial experience by utilizing a lighter colored material for these interior facades to help reflect light into these spaces. Staff also recommends using vegetation and hardscape materials to break down the larger courtyard into smaller, more intimate spaces. Explore how the intended usability of these areas will continue to influence the design as the project evolves. (DC3-B. Open Space Uses and Activities, DC3-C-2. Amenities/Features)

RESPONSE:
Courtyard materials were studied and specified to provide interesting and varied materials on the facades and allow for depth in light penetration into each unit. Expansive unit windows and a shift in angles complimented by the courtyard landscapes, trees, and mis-aligned views create veils of privacy without sacrificing light and livability.

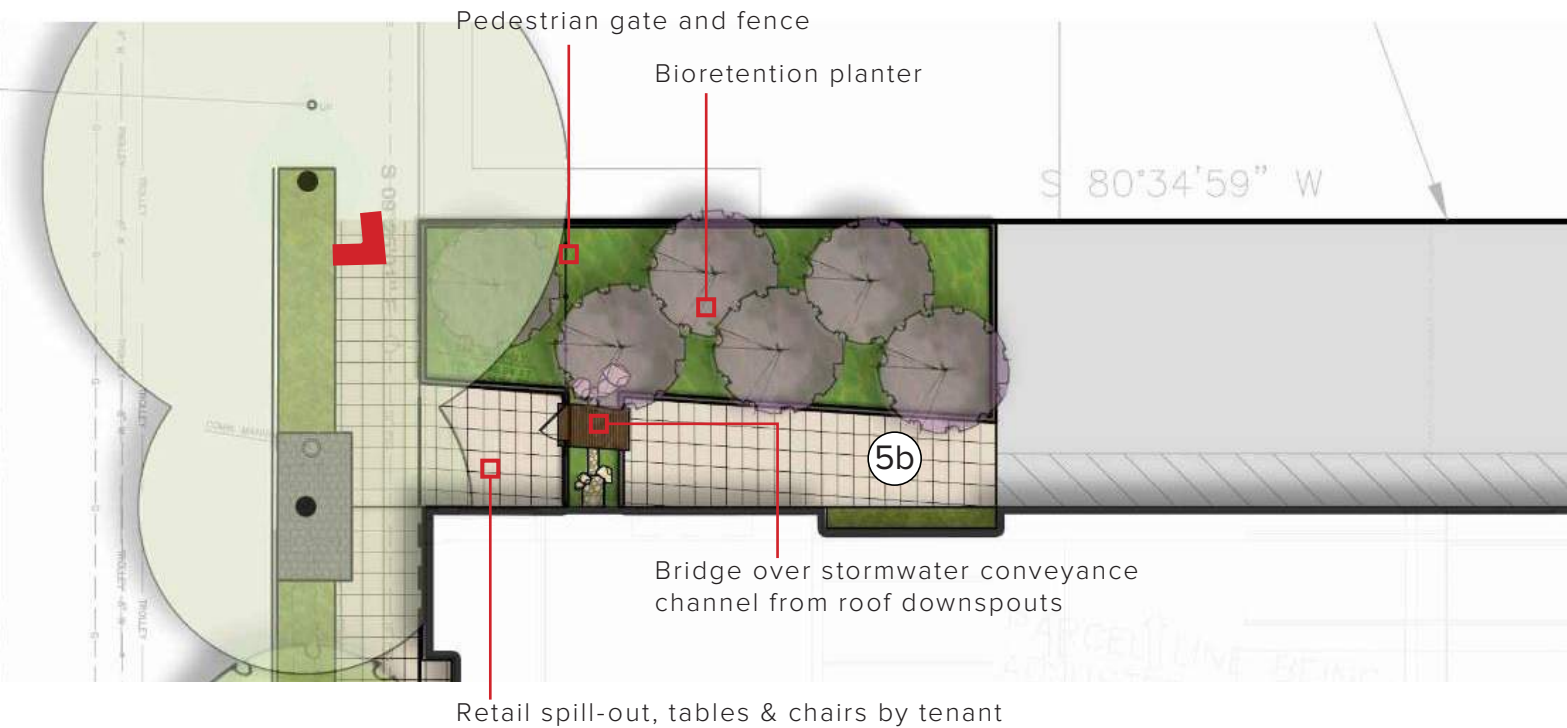
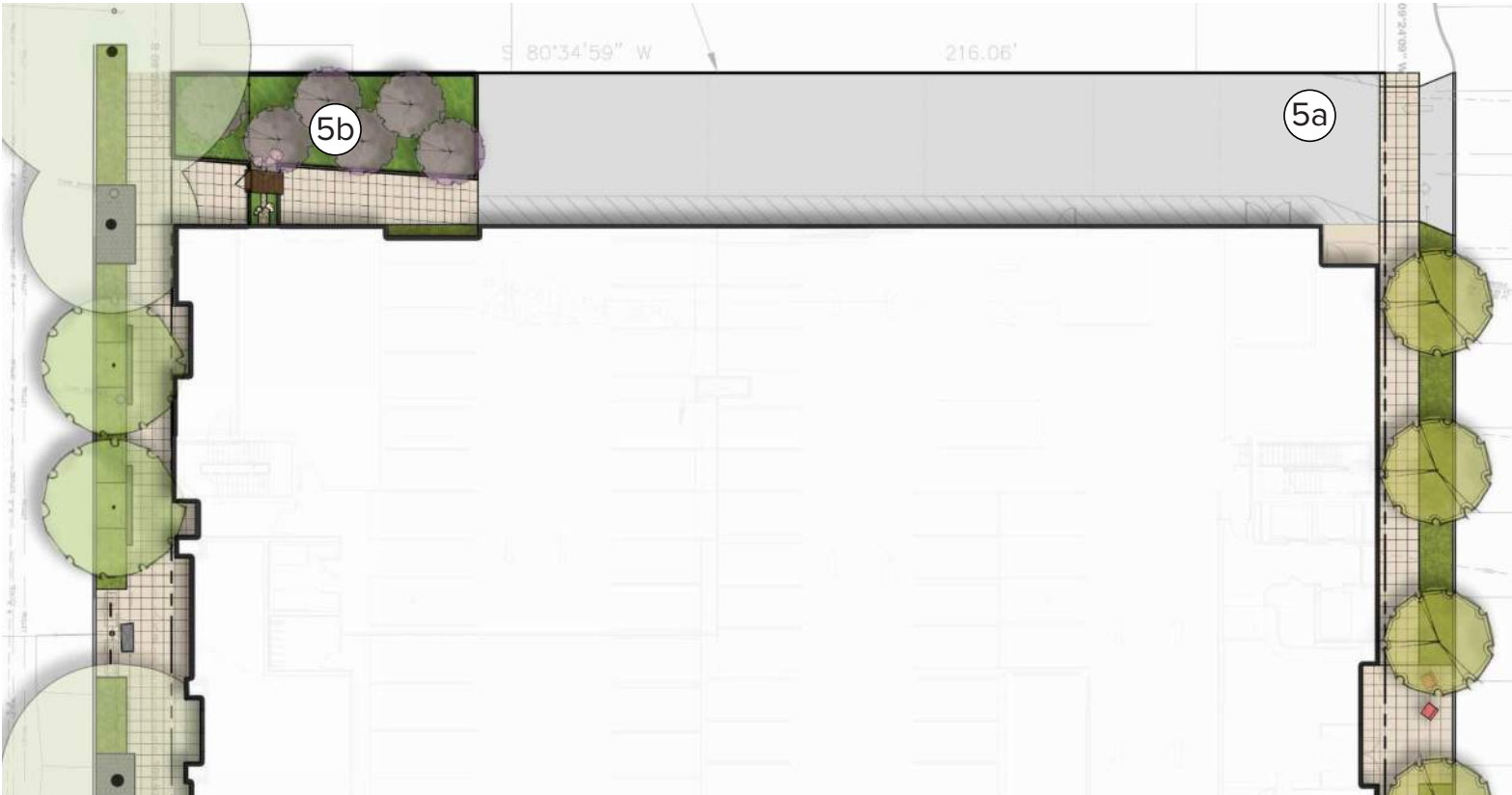
The garden courtyards are complimented by amenity spaces viewing down directly into the courtyard gardens. The landscape creates an experience of living in an under-story landscape utilizing textures and movements in the plant materials on the ground floor. The plantings are complimented by vertical tree groves to create dappled light conditions and a sense of living in the forest.

Materials at the ground plane break down the scale with minimal use of concrete planters for stormwater treatment paired with visibly light and textured metal planters that carve out individual patios and spaces while hosting an under-story courtyard garden for all to experience.

4b. Staff supports the visual connection established between the upper level courtyards and public life along Rainier Avenue South and 36th Avenue South but is concerned with the lack of identified ground level amenity space along the street frontages. Staff recommends the applicant explore how the design can evolve to introduce more placemaking opportunities at the ground level. (PL1-A-2. Adding to Public Life, CS2-B-2. Connection to the Street)

RESPONSE:
Ground level spaces have been added to the streetscapes, complimenting the break-up in the large retail space and expanding the opportunities for spill-out and activation of the public realm. Additional public seating areas have been added in the right-of-way to balance public spaces with outdoor amenities and seating dedicated to retail use.

- 5a safety at curb cut
- 5b pedestrian environment at access easement



Shared Vehicular Access and Service Uses:

5a. Staff supports locating access to the on-site parking off 36th Avenue South but is concerned with the potential conflict between pedestrian traffic and vehicles accessing the parking. Staff recommends differentiating the hardscape material at the curb cut and the installation of various safety measures to help minimize the impact of the curb cut and increase pedestrian safety. The safety measures should be visual; not audible. (DC1-B-1. Access Location and Design, DC1-C-4. Service Uses)

RESPONSE:
SDOT no longer allows specialty paving in the right of way and the design reflects the updated standard paving direction of 2x2 scored pavement. Where pedestrian traffic and vehicular traffic intersect in the parking lot, standard striping and tactile warning strips will be applied per the IBC / Seattle building code.

The specialty hardscape inside the property extends from the SDOT standard sidewalk and into the pedestrian entrance of the parking lot. For drivers pulling in and out, this will read as a change in material - signaling them to slow down and watch for pedestrians. This approach meets code and exceeds visual safety measures for pedestrian intersections with vehicular movements.

5b. Staff supports restricting vehicular access to the shared easement, providing pedestrian only access from Rainier Avenue South. Staff recommends a unique paving treatment for the portion of the access easement accessible only to pedestrians, to help create an environment that is both safe and pleasant. (DC4-D-2. Hardscape Materials)

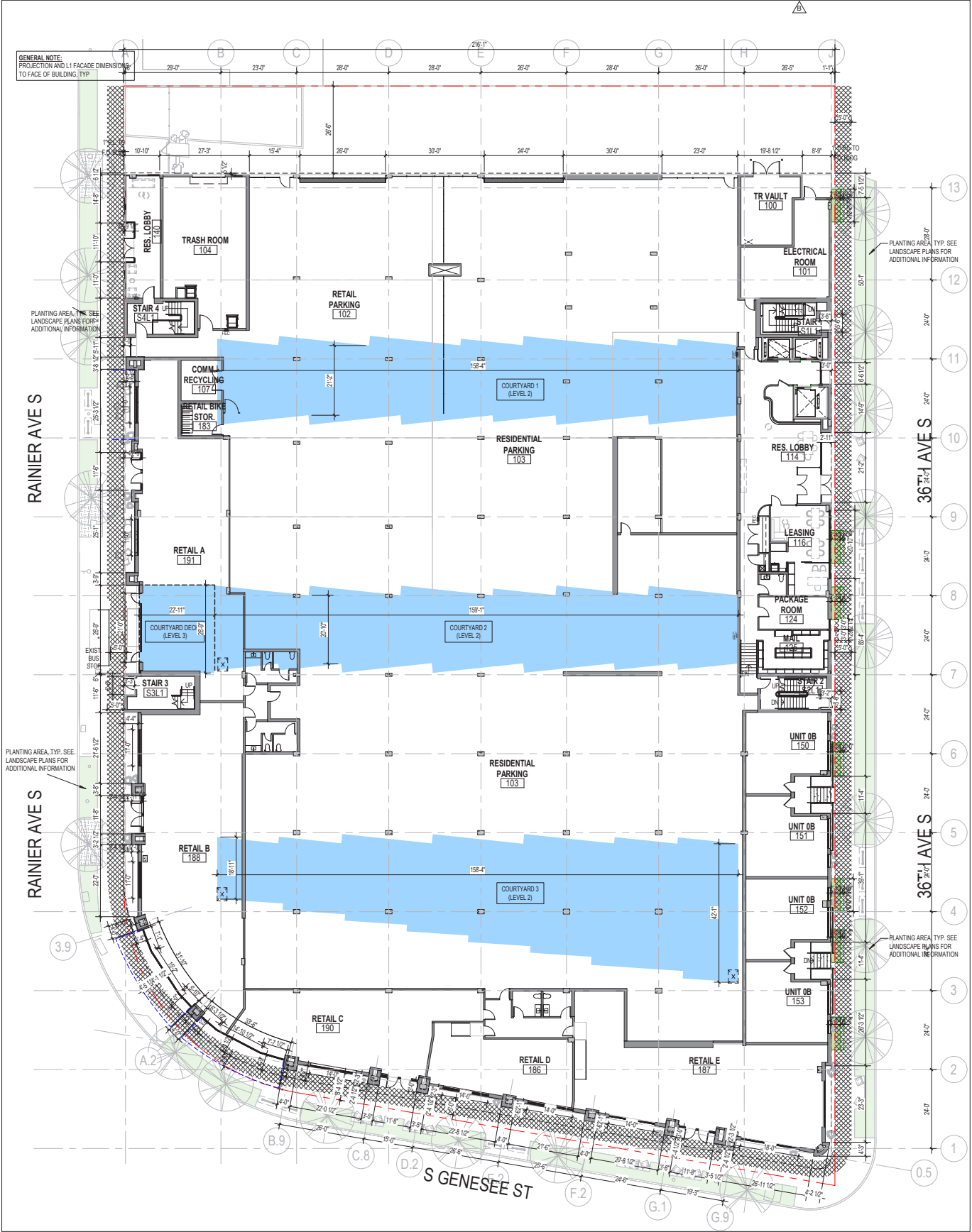
RESPONSE:
Vehicular access has been restricted at the shared easement, providing pedestrian only access from Rainier Avenue South. This area is now a mixture of hardscape and planting with site furniture, unique pavements, and a stormwater treatment facility to create a safe and pleasant environment.



Departure Matrix

ITEM NUMBER	CODE NUMBER	CODE REQUIREMENT	DEPARTURE REQUEST	DESIGN RATIONALE / RESPONSE
D1	SMC 23.47A.014.D	For structures with a width more than 250', at least one portion of the structure 30' or greater in width must be set back a minimum of 15' from the property line.	Applicant proposes setting back a 27' wide portion of the structure 4-6' at the base along Rainier Avenue South. The upper massing for this portion of structure is set back more than 15'.	<p>The revised massing proposes a setback at the ground level deep enough to accommodate pedestrian amenities, thus improving the experience along Rainier Avenue South. The void in the upper massing also helps break the building up further, creating two distinct massing forms.</p> <p>Landscape elements and site furniture are intended to occupy this ground-level setback. Combined with the proposed mural, these elements are intended to make the area at ground level more aesthetically pleasing, giving back to the street and the public realm.</p>
D2	SMC 23.47A.008.A.2	For structures in Neighborhood Commercial zones, the Code requires blank segments of street-facing facade between 2' and 8' above the sidewalk not exceed 20' in width.	The proposed design included a 45'-3" blank wall segment along Rainier Avenue South. Glazing at ground level has been increased along Rainier Ave S such that a departure is no longer needed at this location. However, design evolution has led to a different blank facade location along 36th Ave S, measuring 50'-1".	Because the area on the North portion of the 36th Ave S facade encloses building utilities, additional glazing would not provide meaningful views into energy-abundant occupied spaces. In lieu of transparency, we are proposing an art installation to enliven the blank facade area along 36th.
D3	SMC 23.47A.005.D	Referenced section lists conditions where residential uses may be located at street level by right, however this project does not meet the conditions of that section. The applicant is proposing 4 ground-floor units complying with the requirements of 23.41A.008.D	Allow four ground floor residential units, complying with the requirements of 23.41A.008.D	36th Ave S is the quietest street frontage on the site, facing residential areas of the surrounding neighborhood. The main residential lobby and leasing office are also located along 36th due to its adjacency to surrounding residential, and additional ground floor units contribute to the residential feel of the street.
D4	SMC 23.47A.008.B.3	For structures in Neighborhood Commercial zones, the Code requires that non-residential uses extend an average depth of 30' and a minimum of 15' from the street-level, street-facing facade.	Non-residential spaces need to be shallower than the required 30' average depth.	<p>Current configuration maximizes the length of commercial frontage on Rainier & Genesee, with the ground floor facade set back from the residential massing above allowing space for people and greenery along the street.</p> <p>The Retail setback maximizes activity on the street and provides space options for small businesses at a prominent intersection near dense residential areas, which enhances the sense of place in the neighborhood by giving nearby residents more activities within walking distance. The setback of the commercial frontage also provides occupiable space connecting the building to the street.</p>

D1 facade modulation



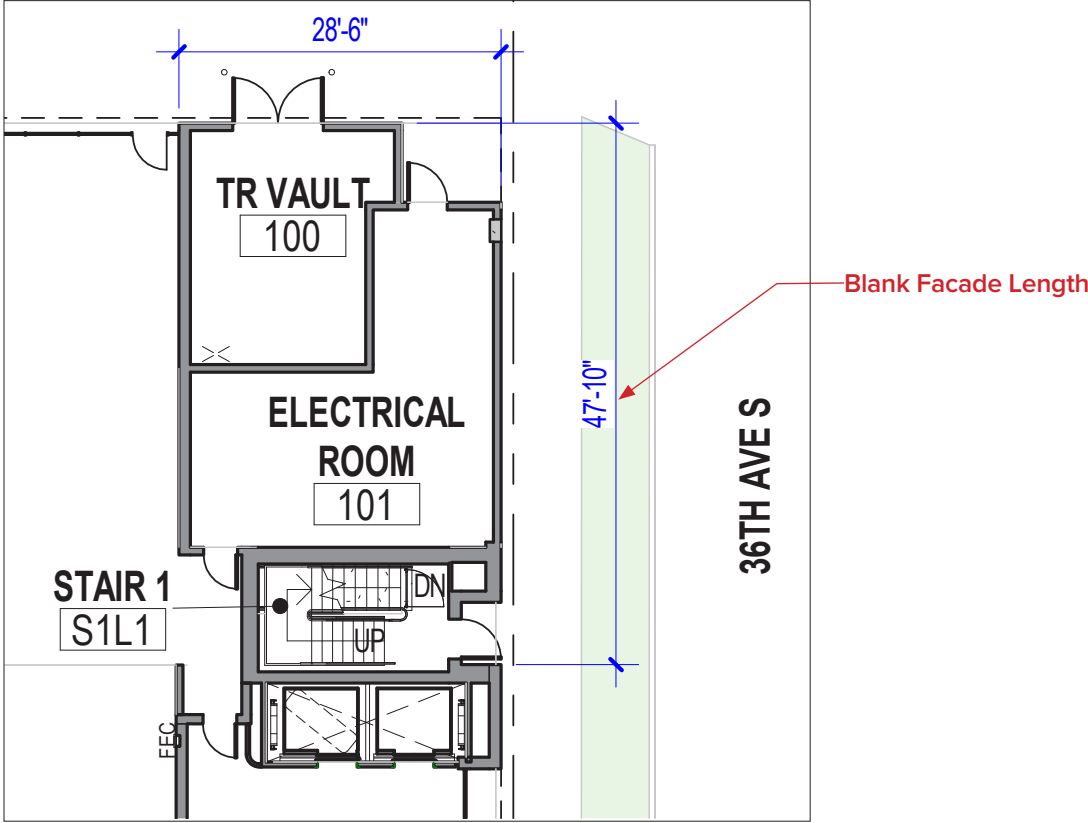
D1. Facade Modulation (SMC 23.47A.014.D): For structures with a width of more than 250 feet, at least one portion of the structure 30 feet or greater in width must be set back a minimum of 15 feet from the front property line. The applicant proposes setting back a 27-foot wide portion of the structure 4-6 feet at the base along Rainier Avenue South. The upper level massing for this portion of the structure is set back more than 15 feet.

Staff preliminarily supports this departure based on the design of the revised massing, which proposes a setback at the ground level that is deep enough to accommodate pedestrian amenities to help improve the experience along Rainier Avenue South. The void in the upper level massing also helps break the building into two distinct massing forms. Staff recommends incorporating a combination of elements (landscaping, seating, etc.) to make the area at the ground level more aesthetically pleasing. *PL1-B-3. Pedestrian Amenities*

RESPONSE:
Landscape elements and site furniture are intended to occupy the ground-level setback, and, along with the proposed mural, are intended to make the area at ground level more aesthetically pleasing.



D2 blank facades



D3. Street Level Development Standards (Blank Facades) (SMC 23.47A.008.A.2): For structures in Neighborhood Commercial zones, the Code requires blank segments of the street-facing facade between 2 feet and 8 feet above the sidewalk not exceed 20 feet in width. The proposed design includes a 45'-3" blank wall segment along Rainier Avenue South.

Staff does not offer preliminary support for this departure as proposed and is concerned with only using the mural to mitigate the negative effects of the blank wall on the pedestrian realm. Staff recommends increasing the glazing at the ground level for this portion of the structure and incorporating landscaping at the breezeway deck provided on the second level to strengthen the connection to the street. Staff also recommends developing a design that incorporates various elements to support the proposed mural to minimize the impact to pedestrians. Also provide additional information on the artist and the design concept for the mural. *CS2-B-2. Connection to the Street, DC2-B-2. Blank Walls*

RESPONSE:
Glazing at the ground level has been increased along Rainier Ave S such that a departure is no longer needed at this location. See page 14 for revised street level elevation along Rainier Ave S. However, design evolution has led to a different blank facade location along 36th Ave S. Because this area encloses building utilities, additional glazing would not provide views into meaningfully occupied spaces. Proposed mitigation is a site-specific art installation, adding energy and color to the blank facade area, and continue around the corner to the north elevation to enhance the connection between the north and east facades.

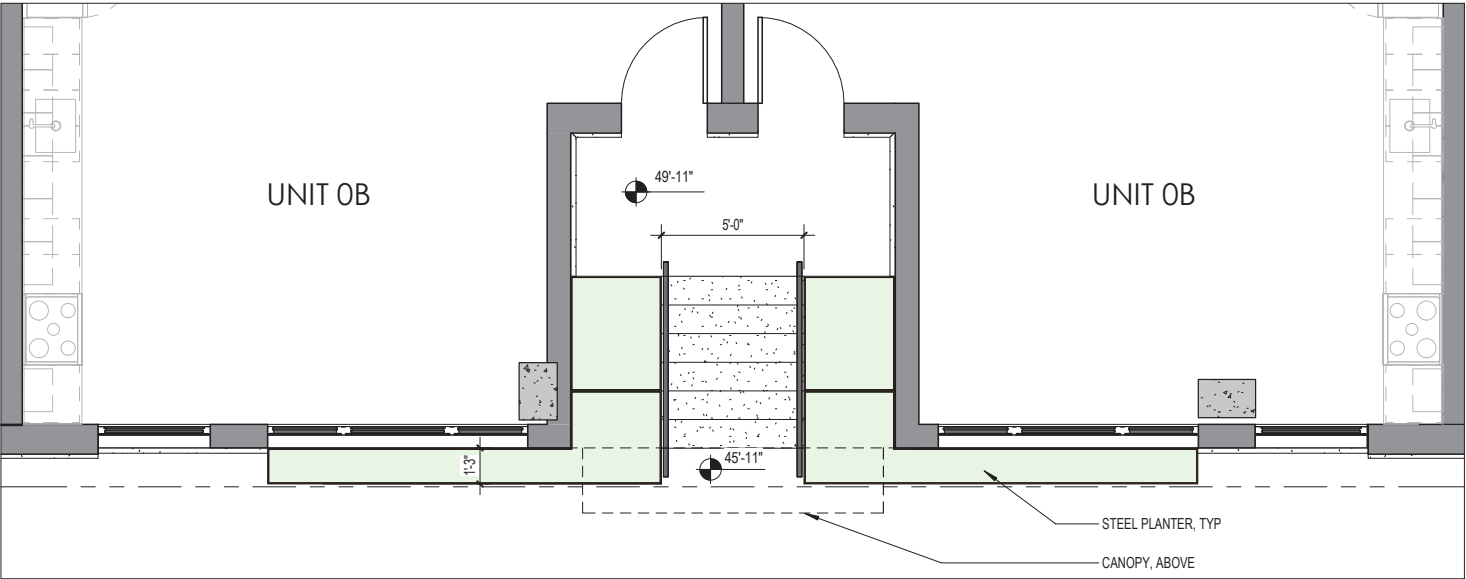


36th Ave S Blank Elevation w/ Installation Concept (not actual proposal)



36th Ave S Blank Wall Axonometric w/ Art Installation Concept (not actual proposal)

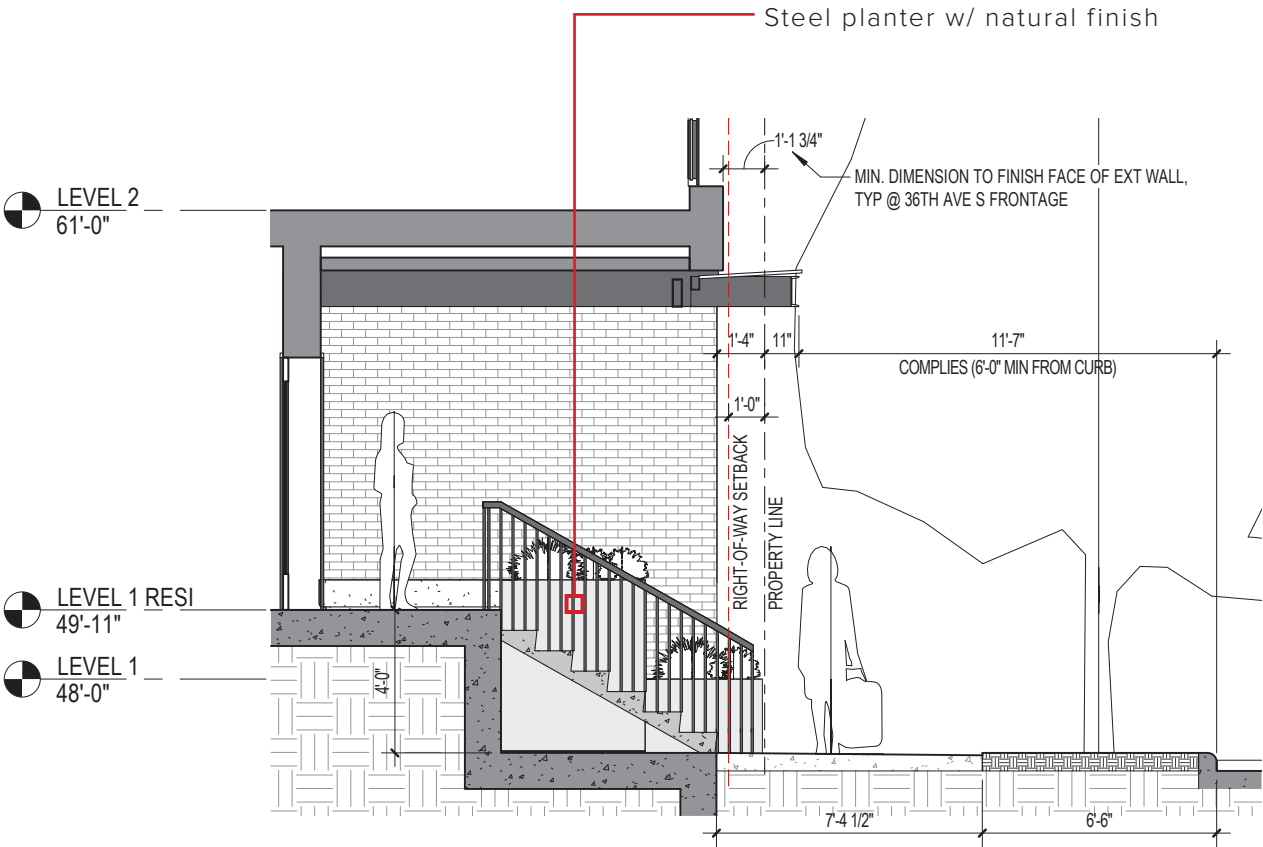
D3 ground level residential



Ground Floor Unit Entry Plan

D1. **Street Level Residential (SMC 23.47A.005.D):** Referenced section lists conditions where residential uses may be located at street level by right, however this project does not meet the conditions of that section. The applicant is proposing 4 ground-floor units complying with the requirements of 23.47A.008.D.

RESPONSE:
36th Ave S is the quietest street frontage on the site, facing residential areas of the surrounding neighborhood. The main residential lobby and leasing office are also located along 36th, due to its adjacency to surrounding residential, and additional ground floor units contribute to the residential feel of the street. Residential entrances are on average elevated +4'-0" from the sidewalk.



Ground Floor Unit Entry Section



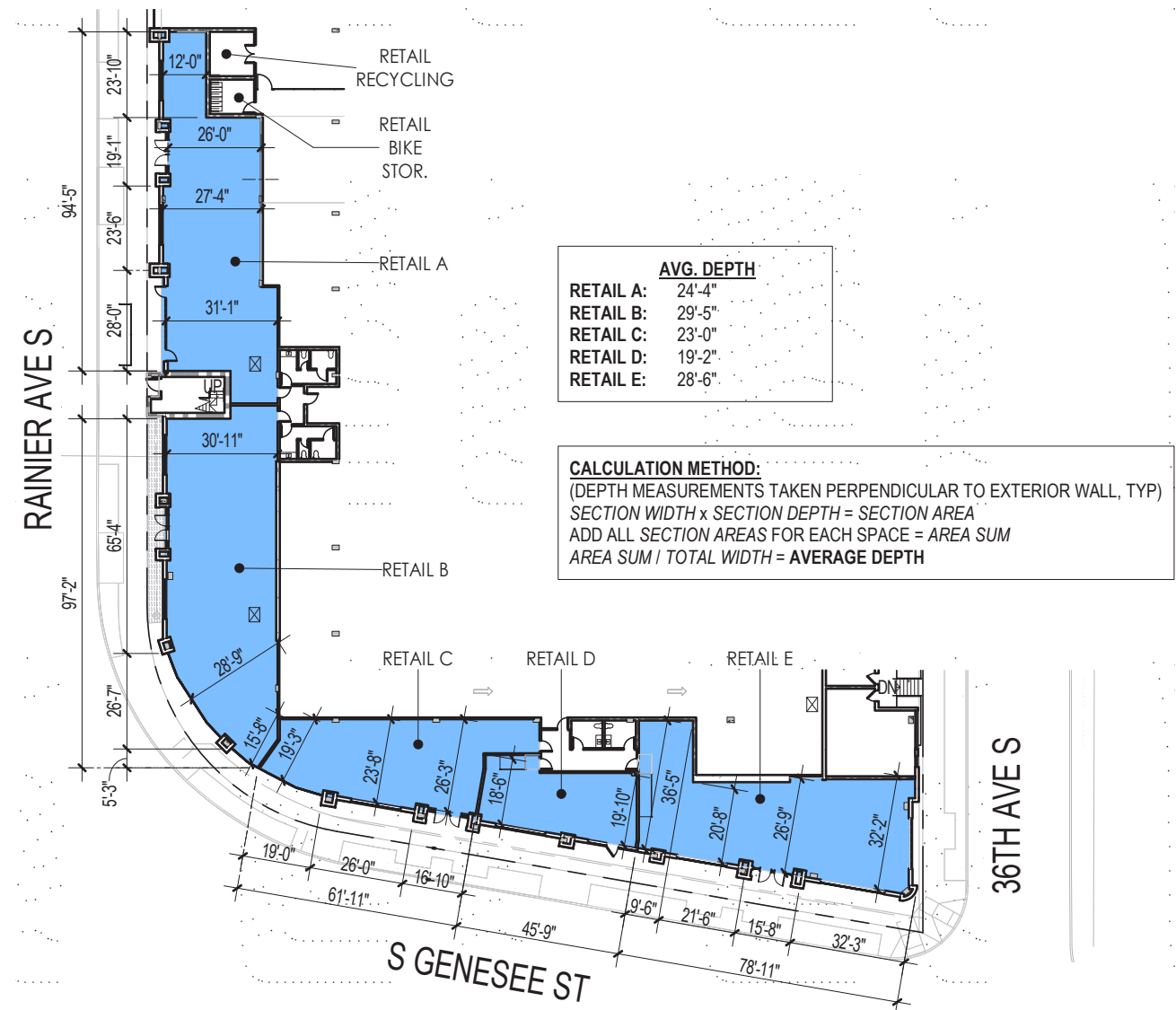
36th Ave S Ground Floor Units

D4 non-residential depth



Section at Retail Storefront Setback

Elevation at Retail Storefront



D3. Street Level Development Standards (Non-residential Depth) (SMC 23.47A.008.B.3): For structures in Neighborhood Commercial zones, the Code requires that non-residential uses extend an average depth of 30' and a minimum of 15' from the street-level, street-facing facade.

RESPONSE:

In order to maximize the length of the commercial frontage on Rainier & Genesee and step back the ground floor facade from the residential massing above, non-residential spaces needed to be shallower than the required 30' average depth.

The narrow band maximizes activity on the street and provides space options for various retail and other small businesses at a prominent intersection near dense residential areas, which enhances the sense of place in the neighborhood by giving nearby residents more activities within walking distance. The setback of the commercial frontage from the property line also provides an opportunity for outdoor occupied space and substantial plantings adjacent to the building, connecting the building to the street.

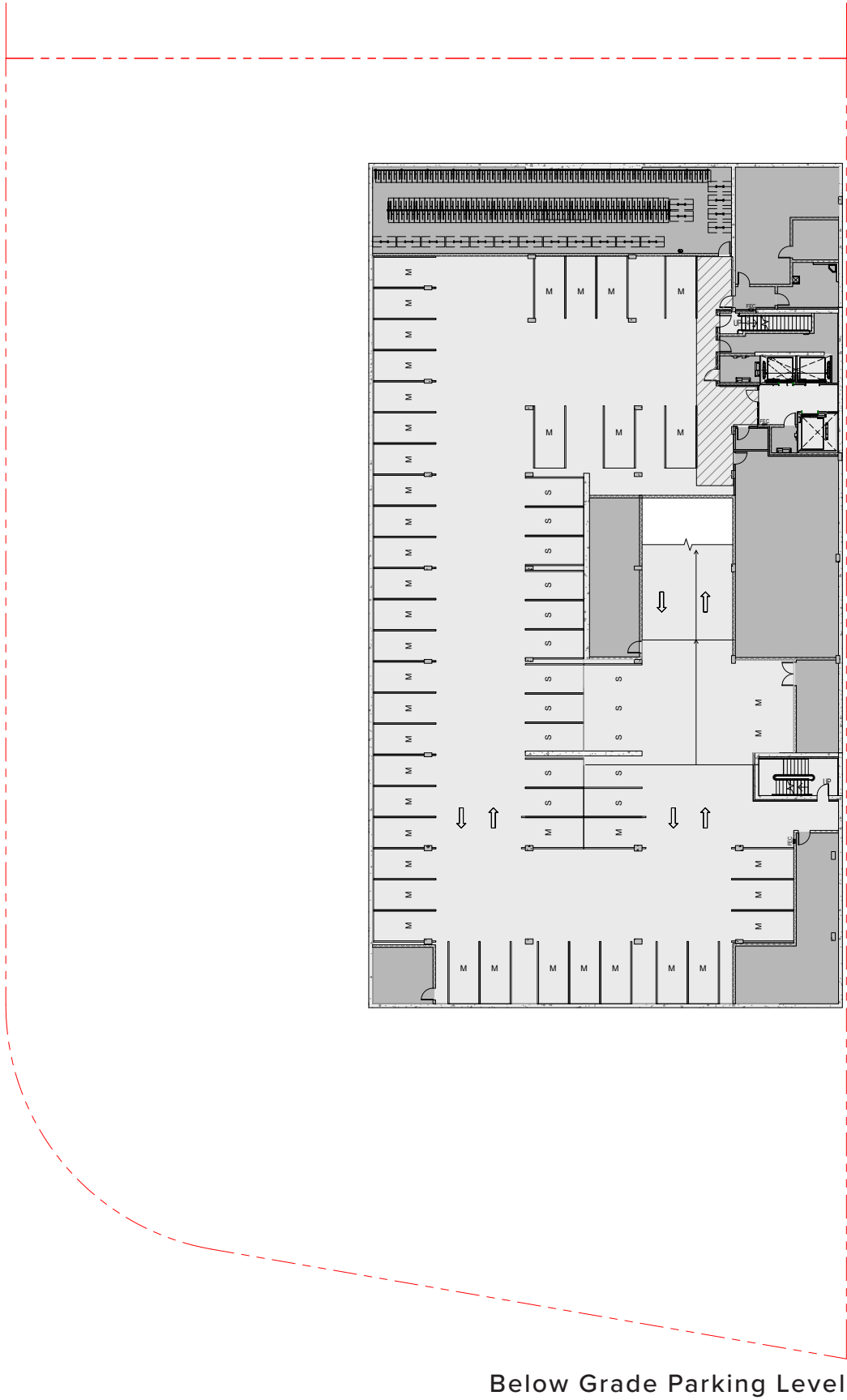
See Average Depth chart on this page for proposed depth at each Retail space.



Irrigated Freestanding Planter, typ
(Tournesal - Delta Collection)

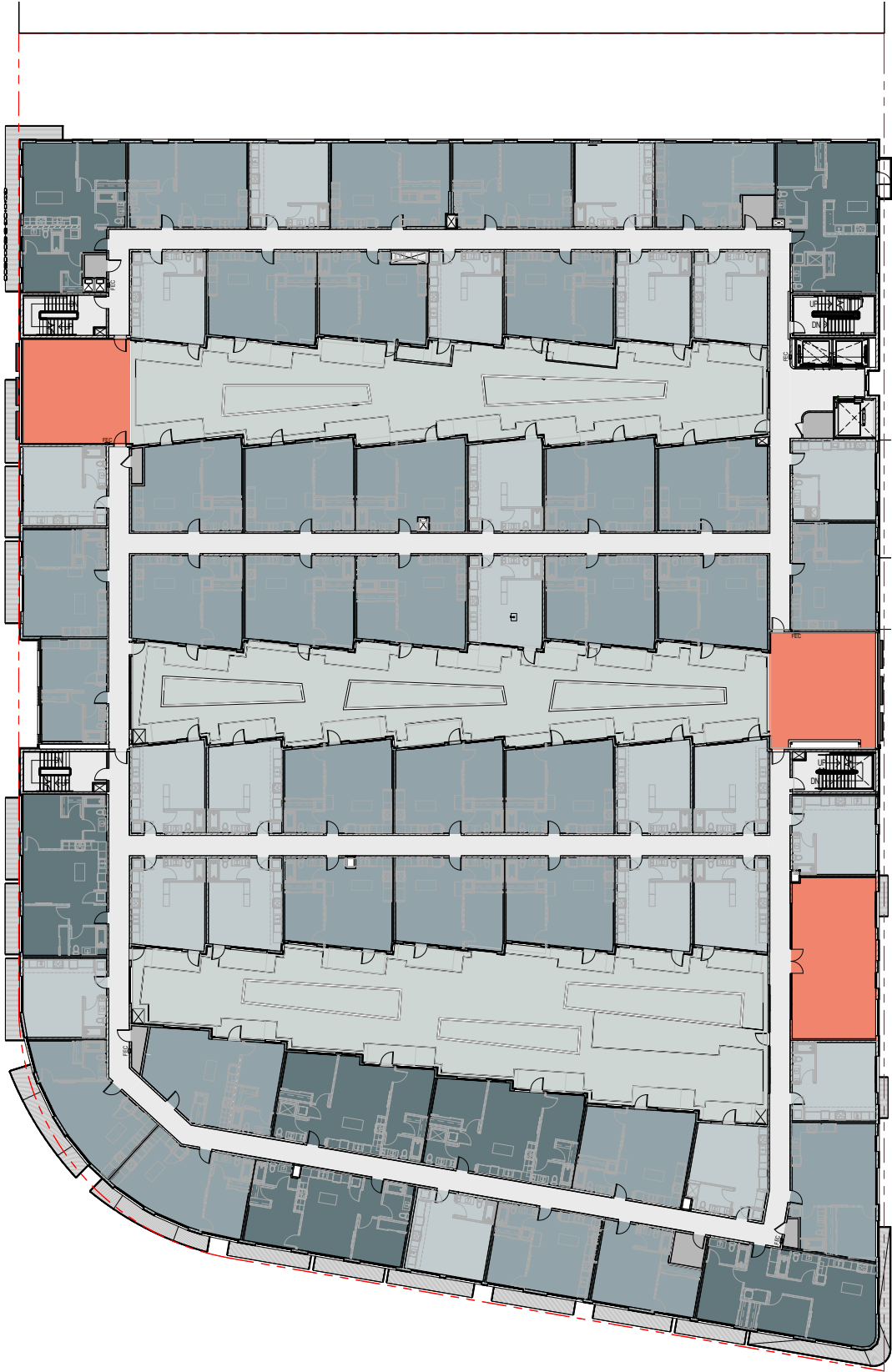
SECTION 03

DESIGN DEVELOPMENT

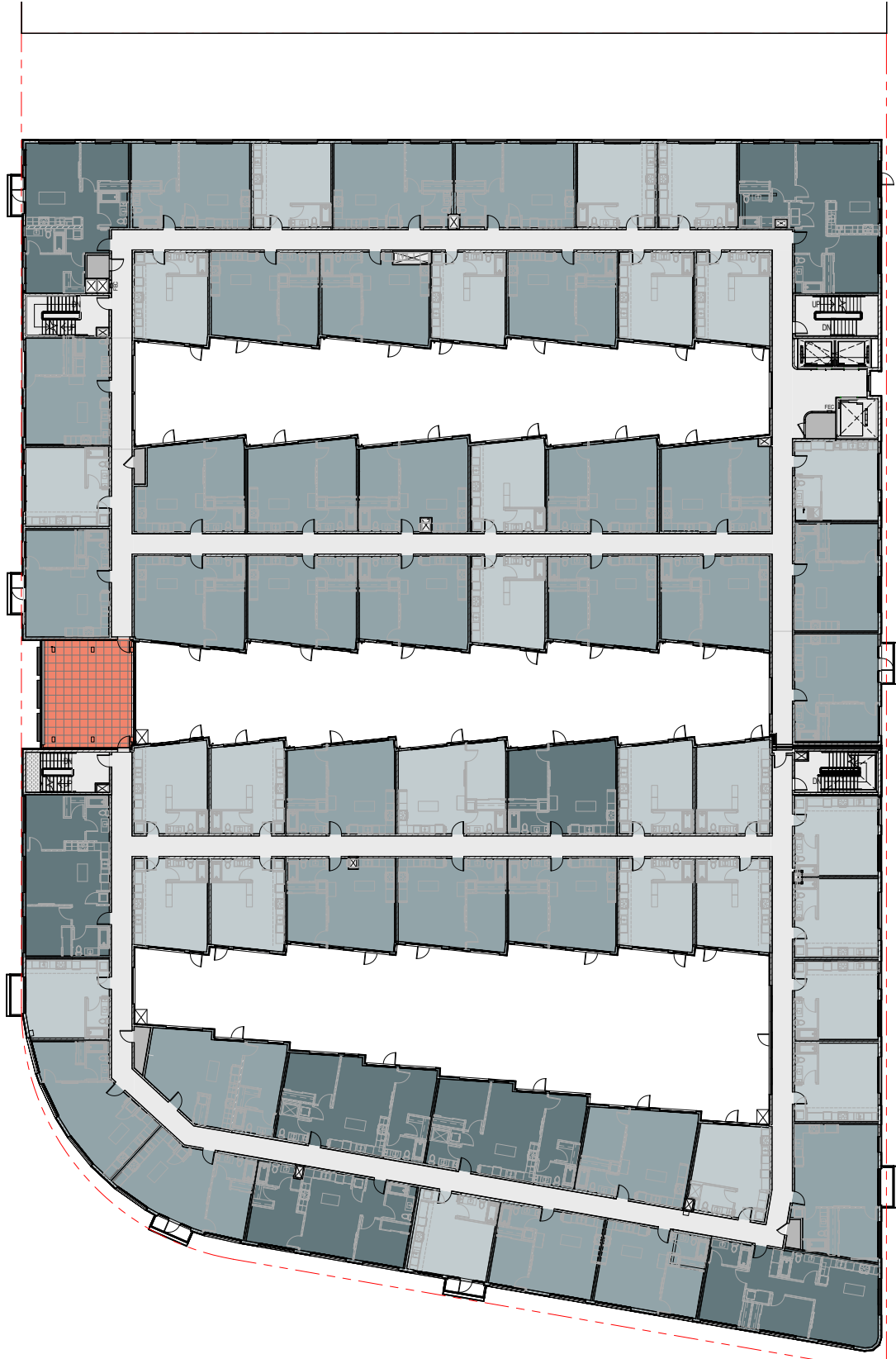


SPACE TYPES

- 0 BED
- 0 BED (TYPE A)
- 1 BED
- 1 BED (TYPE A)
- 2 BED
- Circulation
- Courtyard
- Support
- Amenity



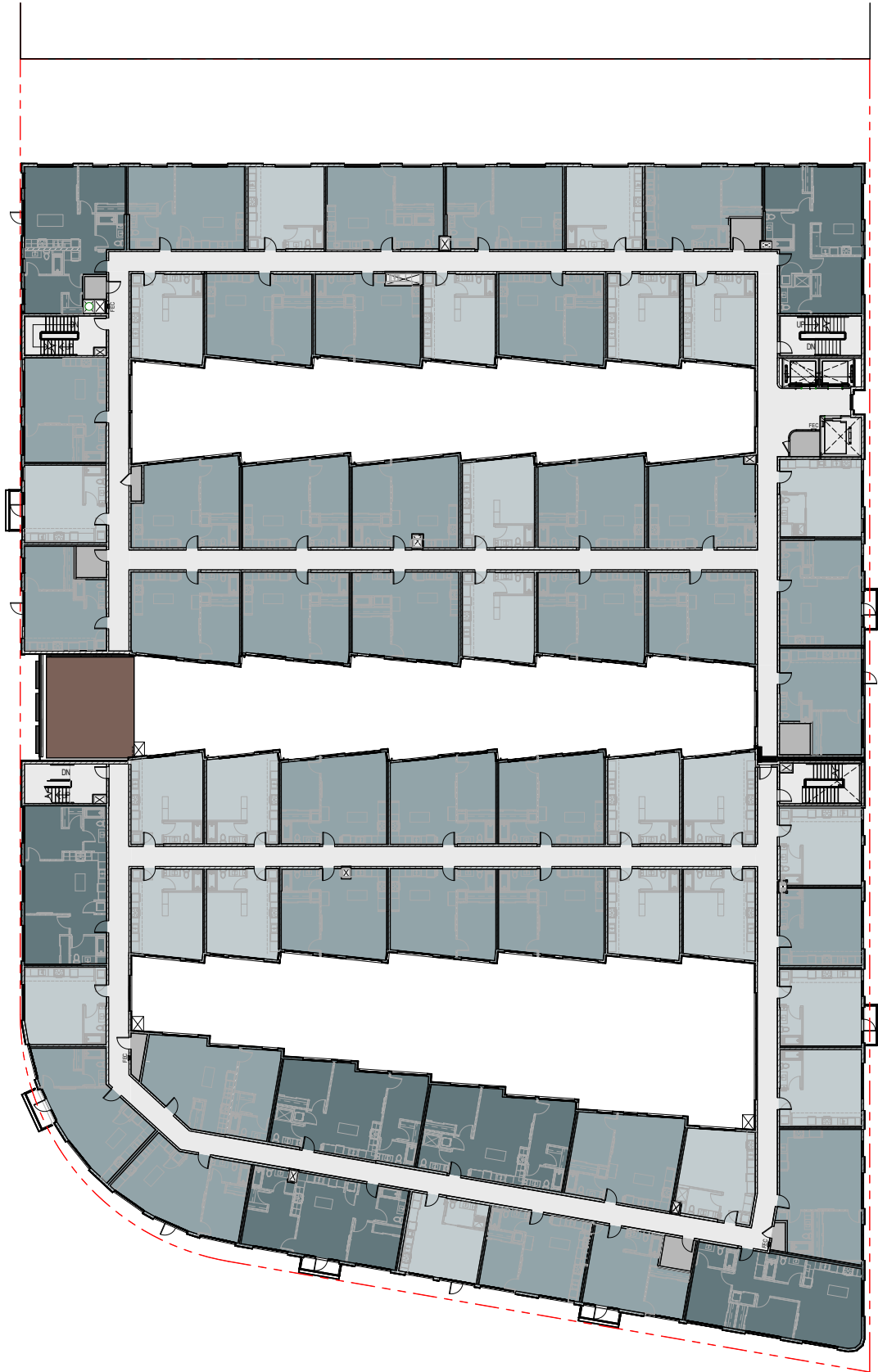
Level 2



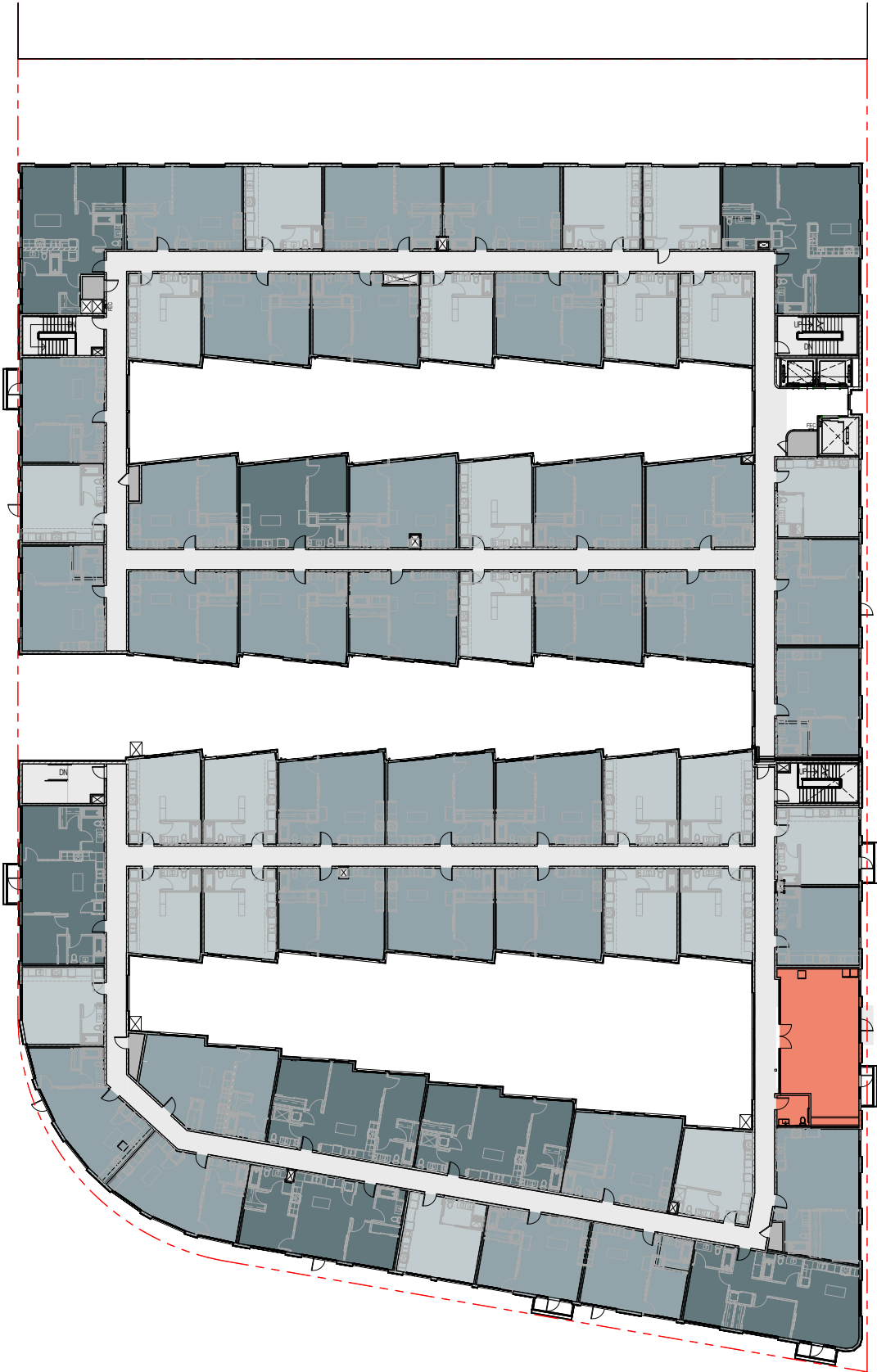
Level 3

SPACE TYPES

- 0 BED
- 0 BED (TYPE A)
- 1 BED
- 1 BED (TYPE A)
- 2 BED
- Circulation
- Courtyard
- Support
- Amenity



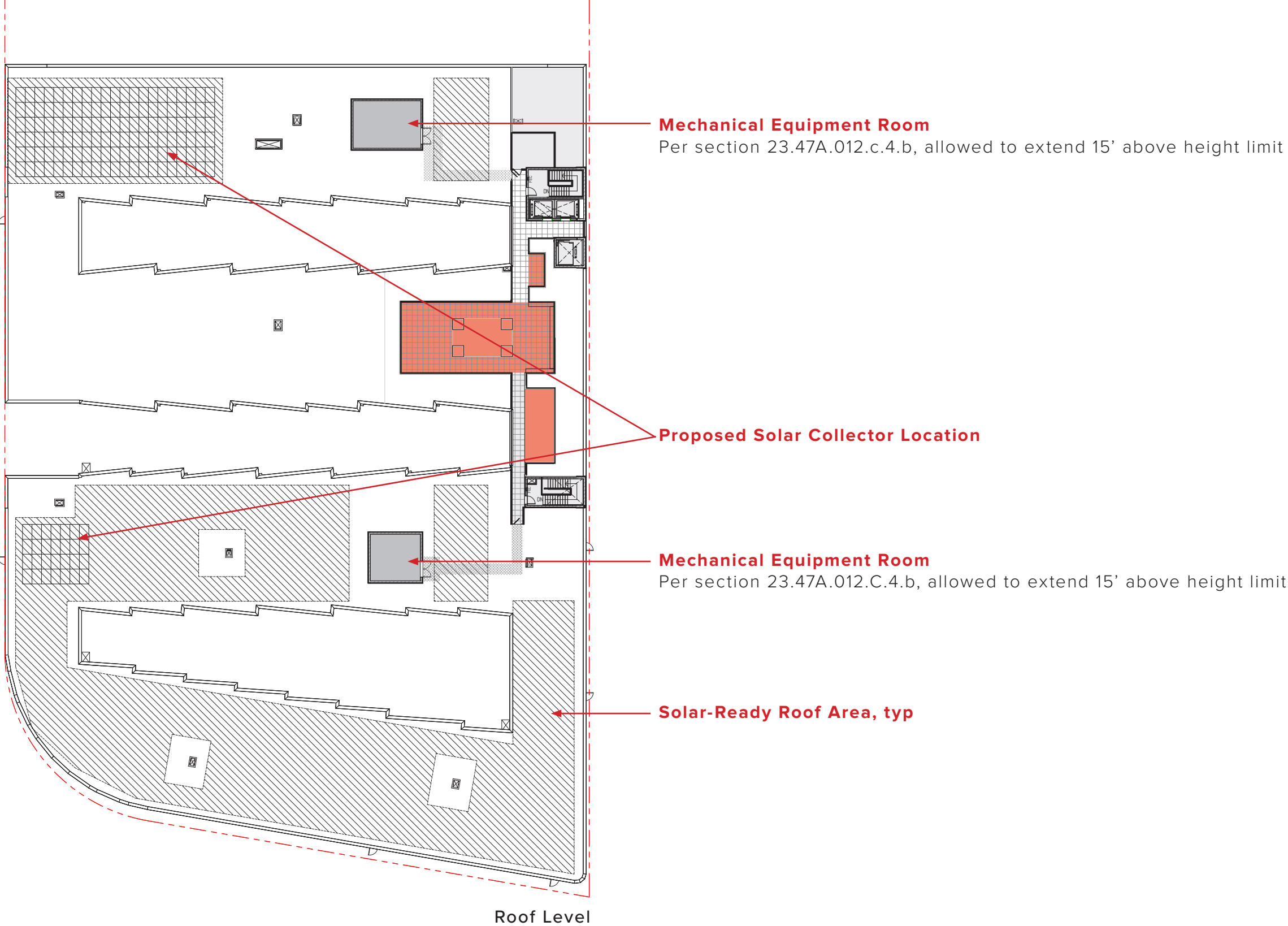
Level 4

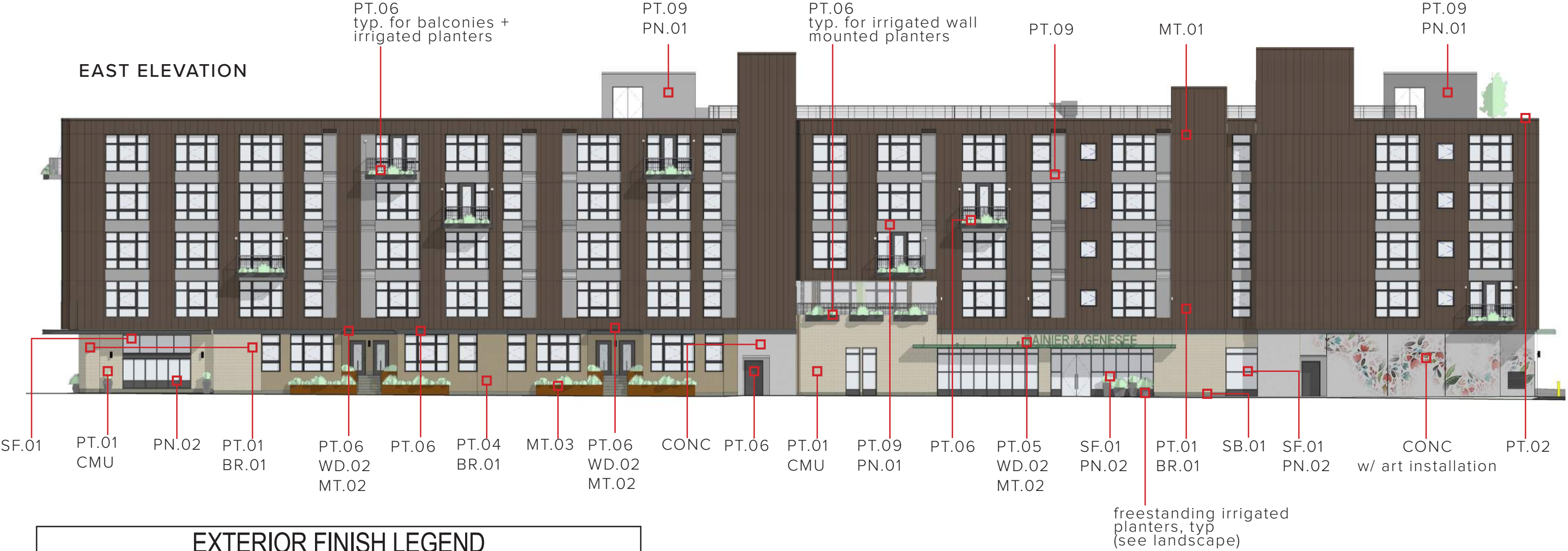


Level 5

SPACE TYPES

- Circulation
- Support
- Amenity



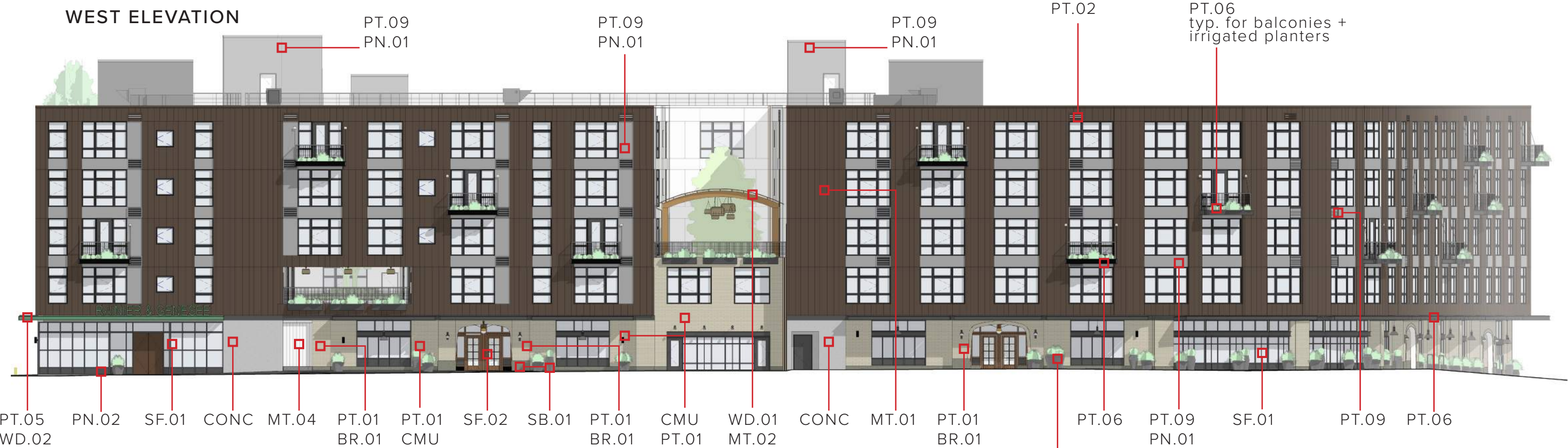


EXTERIOR FINISH LEGEND		
MARK	DESCRIPTION	MANUF/PRODUCT
BR.01	TYP EXT BRICK	NORMAN BRICK / RUNNING BOND
CMU	TYP EXT CMU	HALF-HEIGHT CMU / GROUND FACE
CONC	CONCRETE	ARCHITECTURAL CONCRETE, NO FILL @ CONE LOCATIONS, VERTICAL REVEALS PER ELEVATIONS MIX AND REINFORCING PER STR ENGINEER
MT.01	PAINTED STANDING SEAM SIDING	BRYER CO. / 22 GA. STEEL CAPLOCK SYSTEM, WIDTH VARIES, CONCEALED FASTENERS / DARK BRONZE
MT.02	CORRUGATED ROOFING	BRYER CO. / 7/8" 22 GA. STEEL CORRUGATED STEEL PANEL / DARK BRONZE
MT.03	WEATHERING STEEL	1/4" COR-TEN STEEL
MT.04	METAL FENCING	STEEL PICKET FENCING / COLOR TO MATCH PT.06
MT.05	SECURITY GRILLE	OVERHEAD DOOR / RAPID GRILLE AP - MODEL 676 / COLOR TO MATCH PT.06
PN.01	FIBER CEMENT PANEL	JAMES HARDIE / ARCHITECTURAL COLLECTION / FINE SAND FINISH / PRIMED
PN.02	EMBOSSED METAL STOREFRONT PANEL	(TBD)
PT.01	TYP EXT PAINT	OFF-WHITE (SW7628)
PT.02	PAINT	DARK BRONZE (TO MATCH MT.01)
PT.03	PAINT	LIGHT WARM GREY (SW7022)
PT.04	PAINT	LIGHT TAUPE (SW7017)
PT.05	PAINT	VERDIGRIS (SW2825)
PT.06	PAINT	BLACK (TO MATCH ALU. STOREFRONT)
PT.08	PAINT	DARK GREY
PT.09	PAINT	WARM MEDIUM GREY
SB.01	STONE BASE	CAST TERRAZZO / CHARCOAL
SF.01	ALUMINUM STOREFRONT	KAWNEER / TRIFAB VERSAGLAZE 451 / FINISH: BLACK
SF.02	WOOD STOREFRONT	DURATHERM / STOREFRONT WINDOWS / TEAK EXTERIOR
WD.01	GLU-LAM WOOD	GLULAM WOOD STRUCTURAL MEMBERS, STAINED W/ MATTE CLEAR FINISH
WD.02	WOOD PLANK	T&G SOFFIT / STAIN TO MATCH ARCH SAMPLE / CLEAR MATTE SEALER

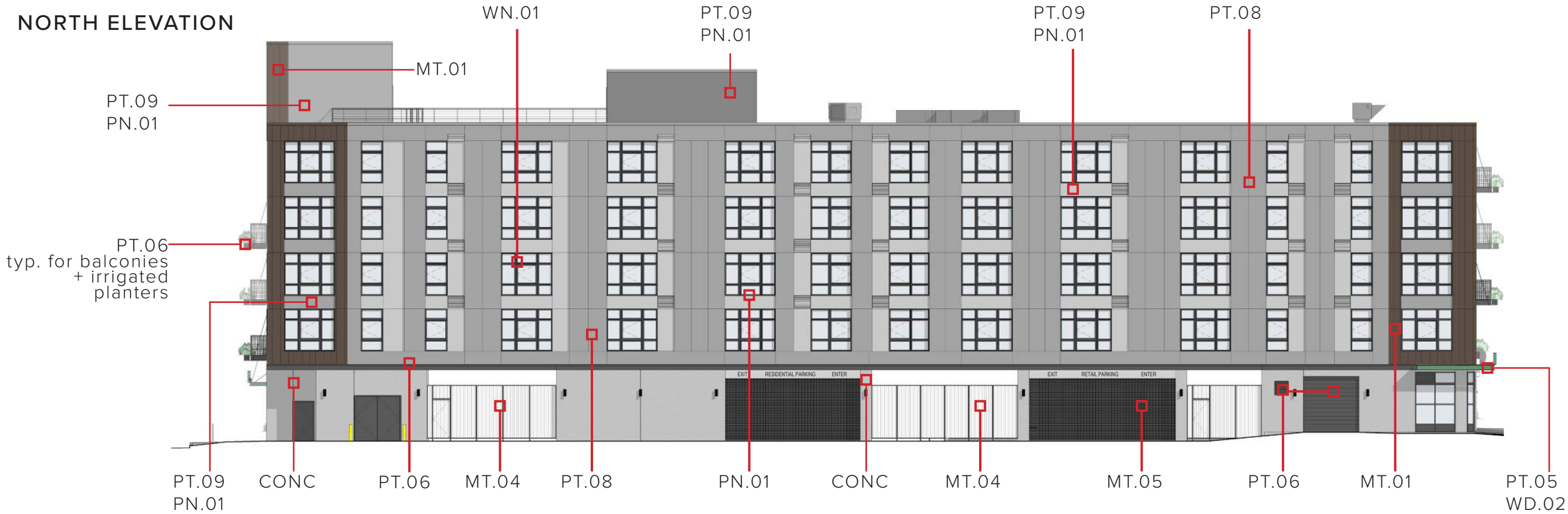
SOUTH ELEVATION



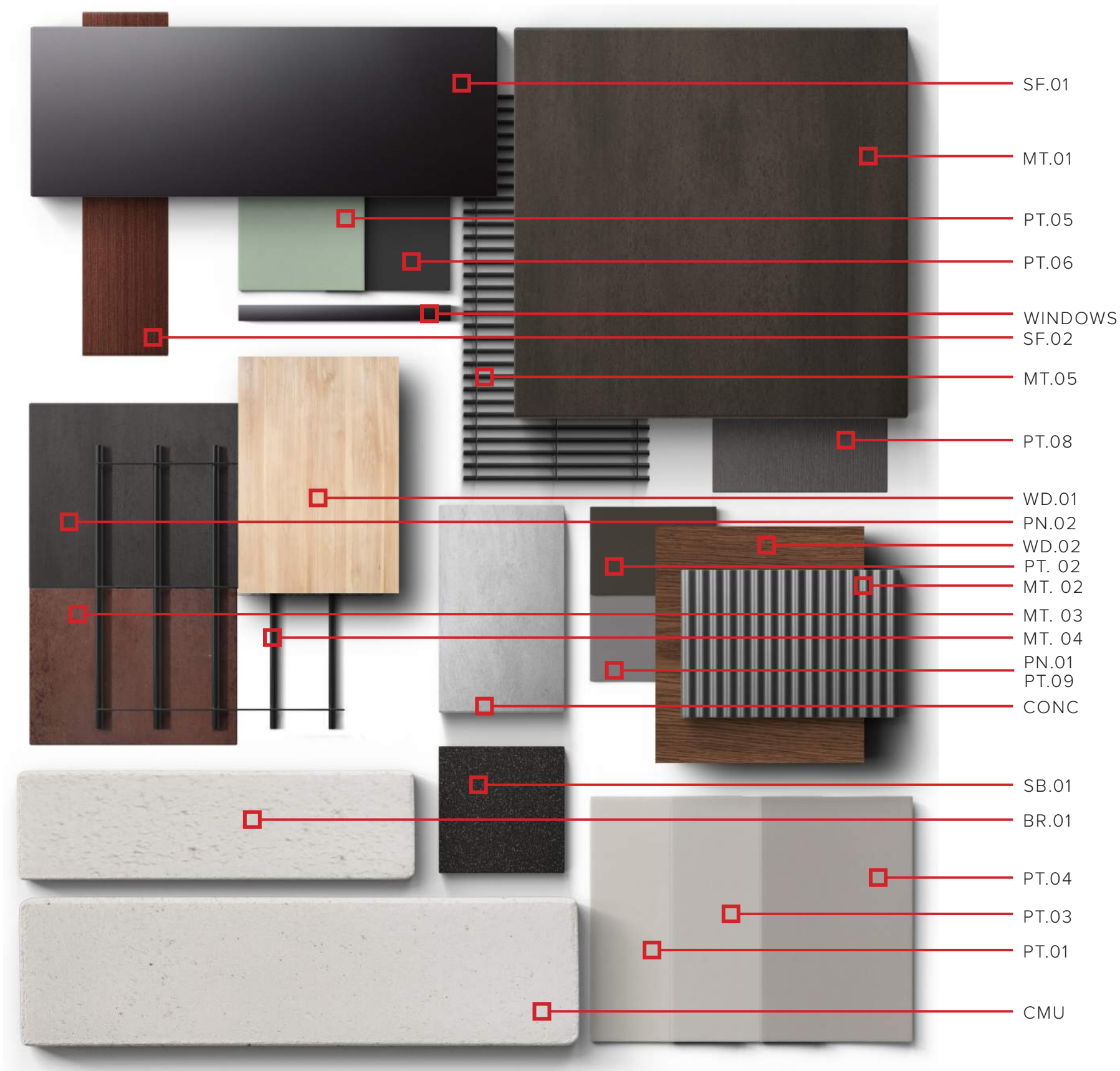
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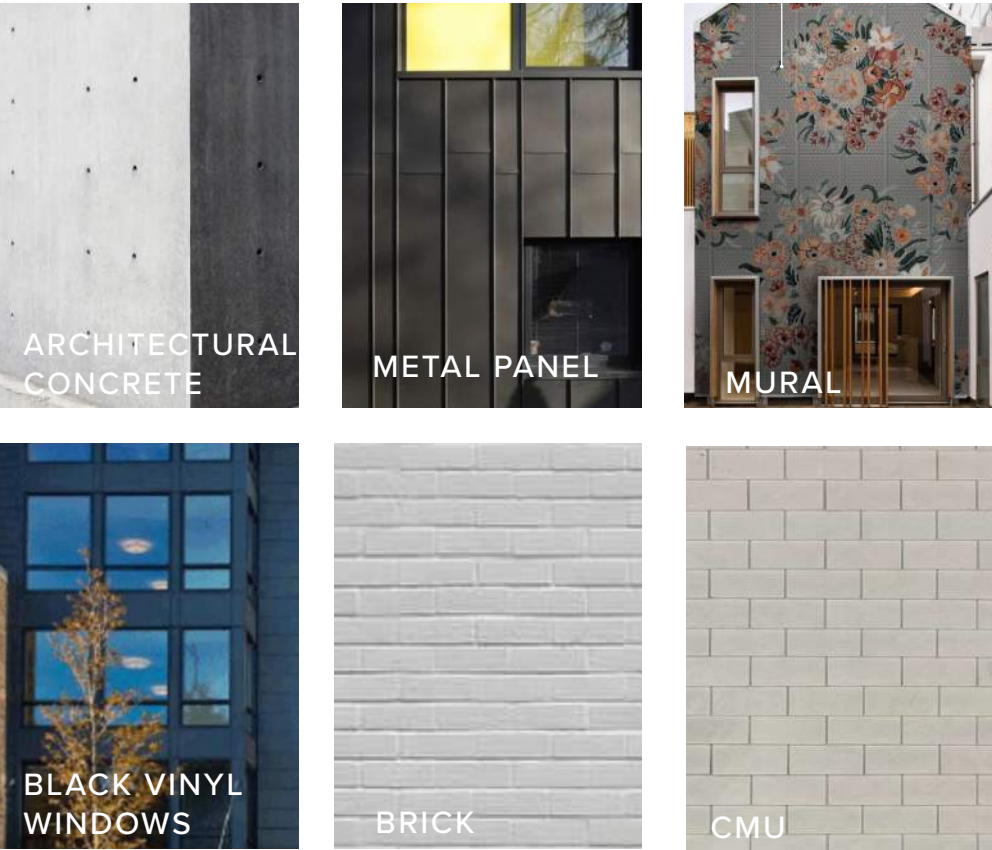
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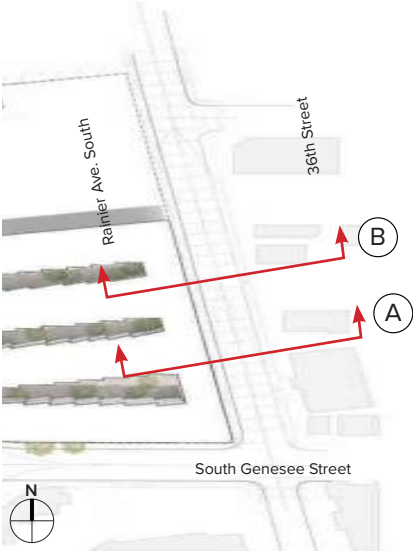
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MATERIALITY



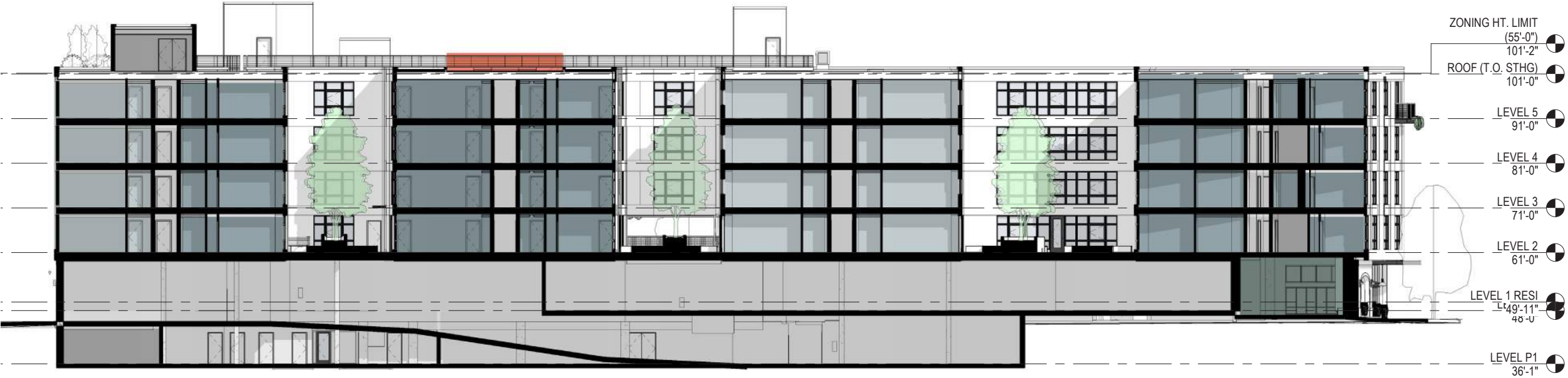
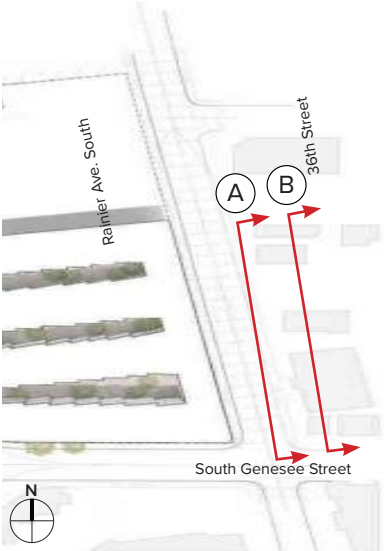
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SECTION A | EAST / WEST SECTION



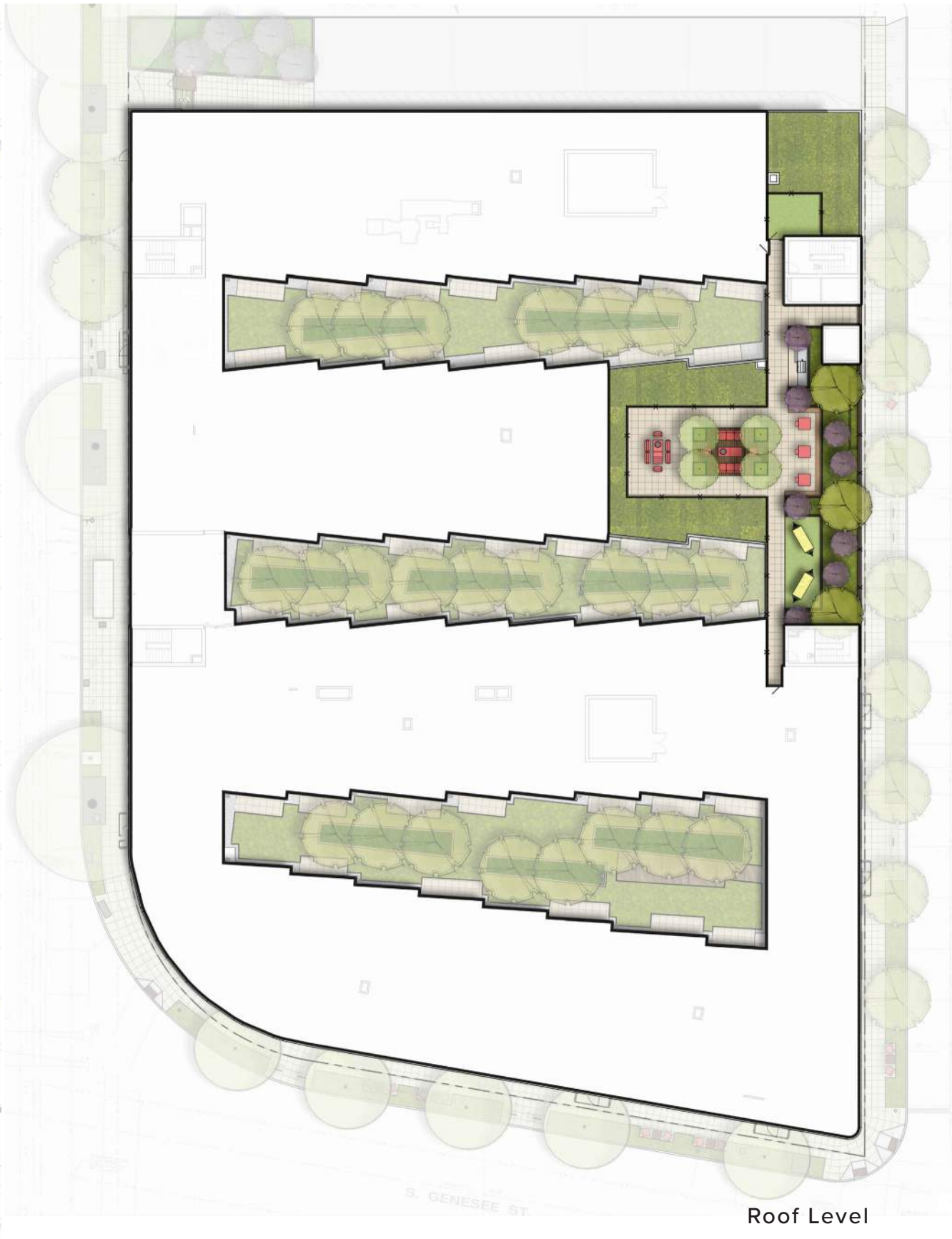
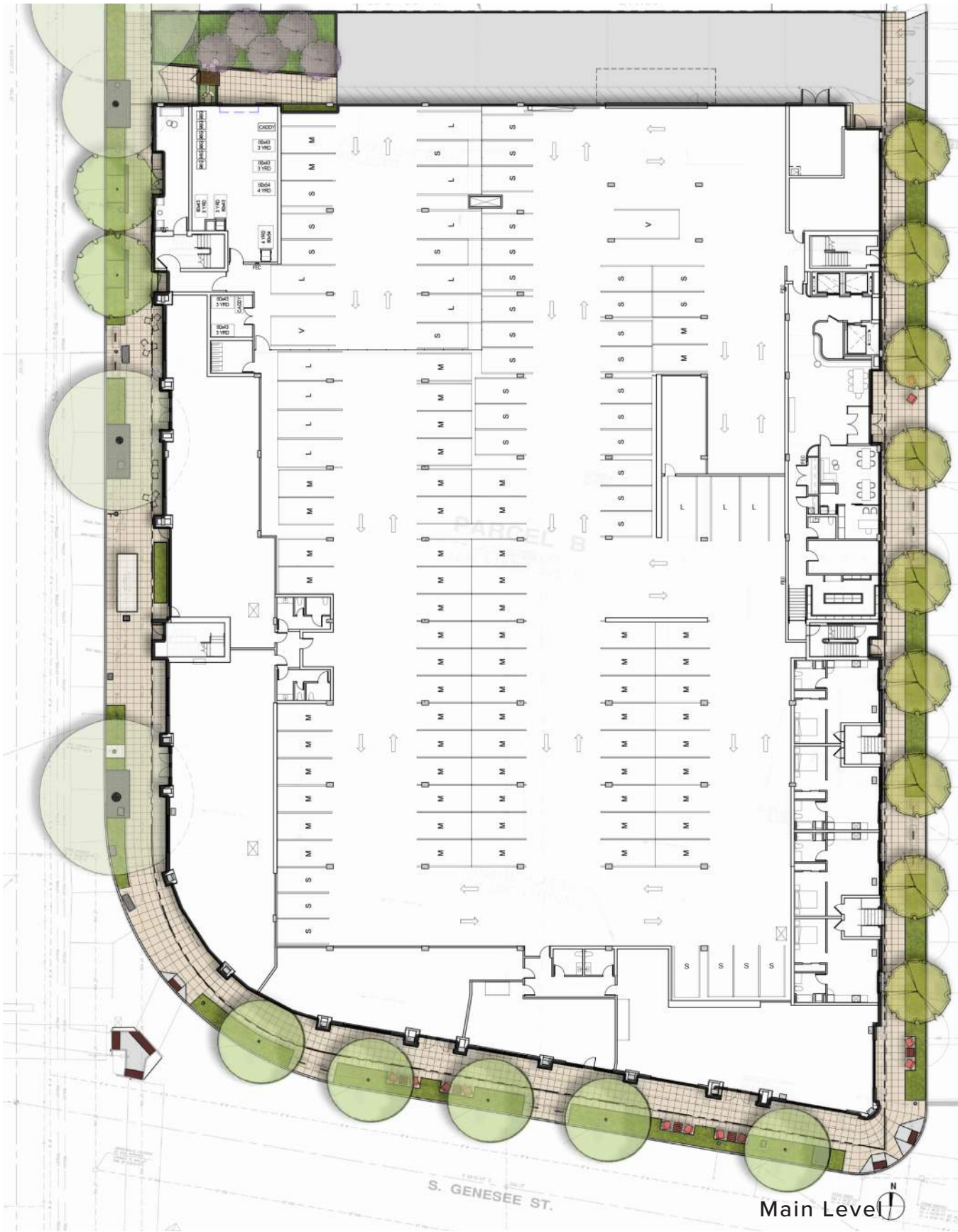
SECTION B | EAST / WEST SECTION



SECTION A | NORTH / SOUTH SECTION



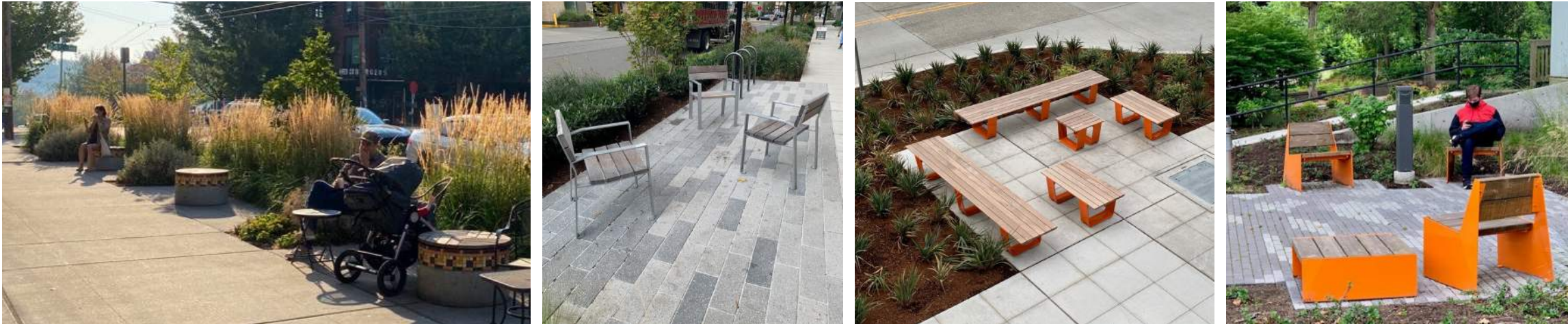
SECTION B | NORTH / SOUTH SECTION





STREETSCAPE MATERIALS IN DESIGN

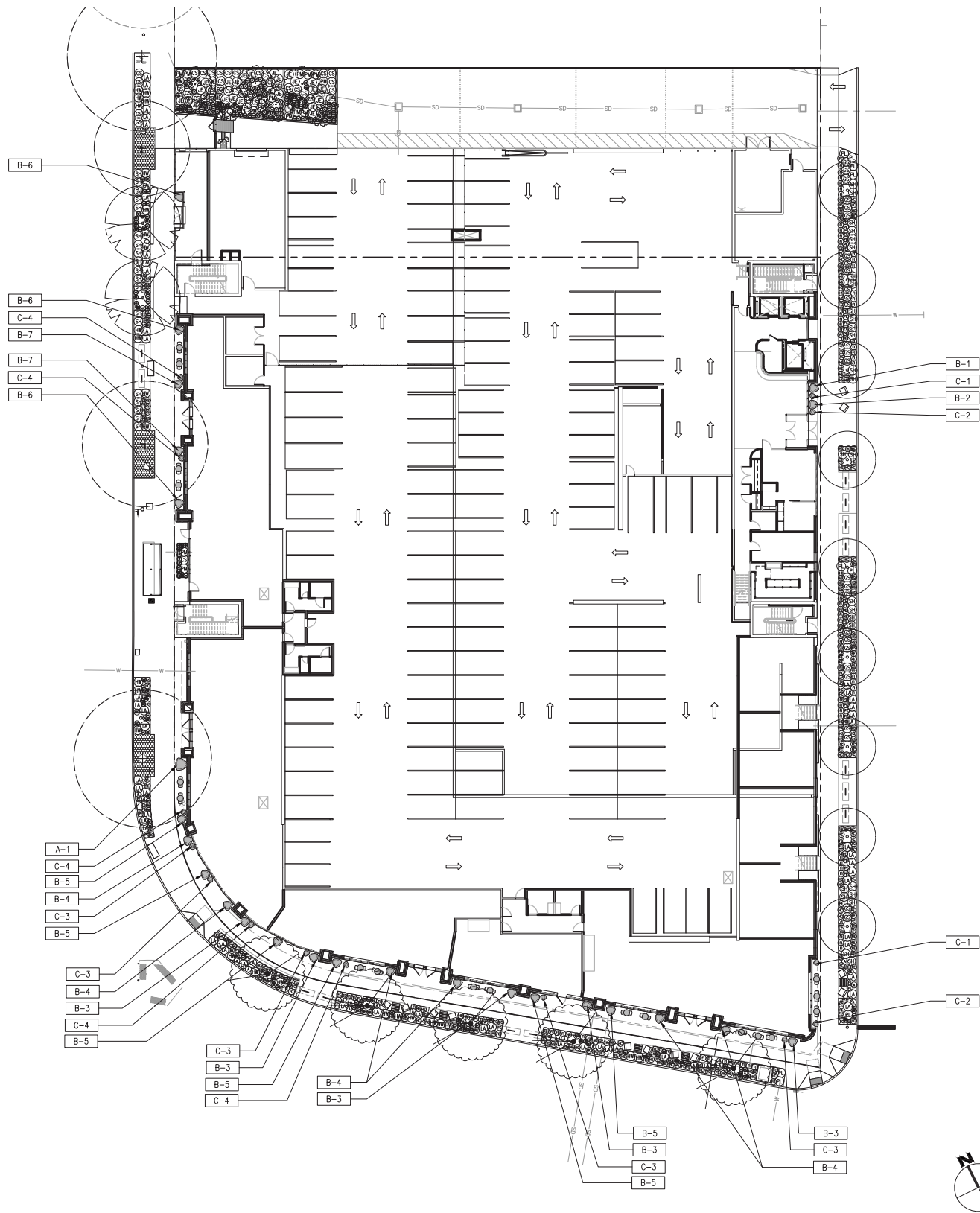
Freestanding Planters: Tournesol - Delta Collection



STREETSCAPE SEATING | GATHERING



STREETSCAPE PLANTINGS (COS EXAMPLES)



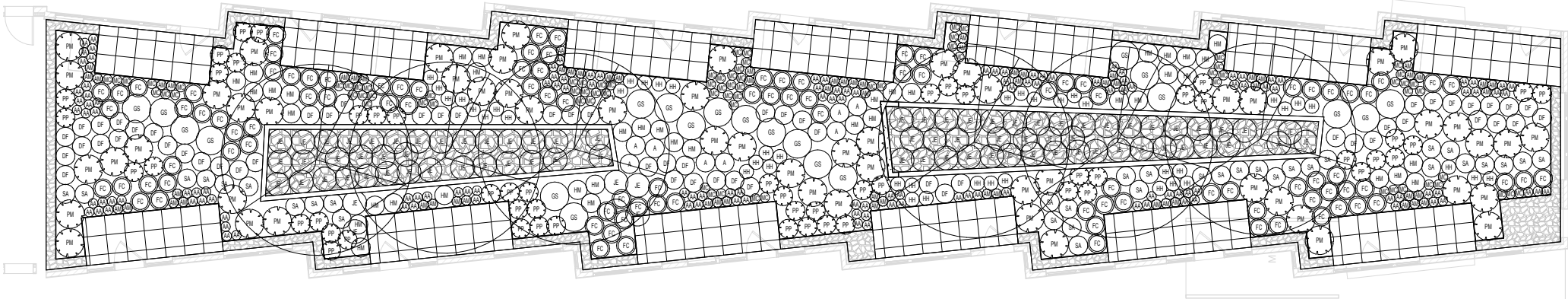
PLANTING SCHEDULE					
SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
SITE LEVEL					
RIGHT OF WAY PLANTING					
STREET TREES					
	9	CERCIDIPHYLLUM JAPONICUM	KATSURA	2 1/2" CALIPER MIN	PER PLAN
	5	ZELKOVA SERRATA 'GREEN VASE'	JAPANESE ZELKOVA	2 1/2" CALIPER MIN	PER PLAN
	2	QUERCUS PHELLOS	WILLOW OAK	2 1/2" CALIPER MIN	PER PLAN
SHRUBS AND GROUNDCOVERS					
	25	ACHILLEA MILLIFOLIUM	YARROW	1 GAL	2'-0" OC
	75	FESTUCA IDAHOENSIS	IDAHO FESCUE	1 GAL	2'-0" OC
	44	FRAGARIA CHILOENSIS	COASTAL STRAWBERRY	1 GAL	2'-0" OC
	31	GAULTHERIA SHALLON	SALAL	1 GAL	3'-0" OC
	28	HALIMOCISTUS X WINTONENSIS	ROCK ROSE 'MERRIST WOOD CREAM'	1 GAL	3'-0" OC
	69	HELIOTRICHON SEMPERVIRENS	BLUE OAT GRASS	1 GAL	2'-0" OC
	97	HEBE X 'CHAMPION'	CHAMPION HEBE	1 GAL	2'-0" OC
	59	LAVANDULA ANGUSTIFOLIA	ENGLISH LAVENDER	1 GAL	3'-0" OC
	105	MOLINA CAERULEA	PURPLE MOOR GRASS	1 GAL	1'-6" OC
	66	PENNISETUM MESSIACUM	RED BUNNY TAILS	1 GAL	2'-0" OC
	9	PRUNUS LAUROCERACUS 'MT. VERNON'	MT. VERNON LAUREL	1 GAL	3'-0" OC
	46	SARCOCOCCA HOOKERIANA HUMILIS	HIMALAYAN SWEET BOX	1 GAL	3'-0" OC
BIORETENTION FACILITIES					
TREES					
	6	ACER CIRCINATUM	VINE MAPLE	10' HT, MULTI, FULL, B&B, 2 1/2" CALIPER MIN	PER PLAN
SHRUBS AND GROUNDCOVERS					
	4	CAMASSIA QUAMASH	COMMON CAMAS	1 GAL	1'-0" OC
	22	CAREX COMANS 'FROSTED CURLS'	NEW ZEALAND HAIR SEDGE	1 GAL	1'-6" OC
	66	CAREX TESTACEA	ORANGE NEW ZEALAND SEDGE	1 GAL	1'-6" OC
	32	CORNUS STOLONIFERA 'KELSEY'	DWARF RED-TWIG DOGWOOD	1 GAL	3'-0" OC
	45	HAKONECHLOA MACRA 'ALL-GOLD'	JAPANESE FOREST GRASS	1 GAL	1'-6" OC
	27	JUNCUS EFFUSUS	SOFT RUSH	1 GAL	3'-0" OC
	18	POLYSTICHUM MUNITUM	WESTERN SWORD FERN	1 GAL	3'-0" OC
	7	SEDUM OREGANUM	OREGON SEDUM	4" POT	1'-6" OC
	13	SISYRINCHIUM IDAHOENSE	BLUE-EYED GRASS	4" POT	1'-0" OC

CONTAINER PLANTING SCHEDULE				
SYMBOL	QTY	LATIN NAME	COMMON NAME	CONT. SIZE
A-1				
CONTAINER PLANTER - TOURNESOL DT4800				
A	1	CHAMAECYPARIS OBTUSA 'SPIRALIS'	DWARF HINOKI CYPRESS	1 GAL - 3' TALL MIN.
B	3	OPHIPOGON PLANISCAPUS 'NIGRESCENS'	BLACK MONDO GRASS	4" POT
C	7	LYSIMACHIA NUMMULARIA 'AUREA'	GOLDEN CREEPING JENNY	4" POT
B-1				
CONTAINER PLANTER - TOURNESOL DT3600				
A	1	CHAMAECYPARIS OBTUSA 'SPIRALIS'	DWARF HINOKI CYPRESS	1 GAL - 3' TALL MIN.
B	1	SMILACINA RACEMOSA	FALSE SOLOMON'S SEAL	4" POT
C	6	ACORUS GRAMINEUS 'OGON'	GOLDEN VARIEGATED SWEETFLAG	4" POT
B-2				
CONTAINER PLANTER - TOURNESOL DT3600				
A	1	POLYSTICHUM MUNITUM	WESTERN SWORD FERN	1 GAL
B	1	SMILACINA RACEMOSA	FALSE SOLOMON'S SEAL	4" POT
C	6	OPHIPOGON PLANISCAPUS 'NIGRESCENS'	BLACK MONDO GRASS	4" POT
B-3				
CONTAINER PLANTER - TOURNESOL DT3600				
A	1	PHORMIUM 'JACK SPRAT'	JACK SPRAT DWARF FLAX	1 GAL
B	1	CALLUNA VULGARIS 'SPRING TORCH'	HEATHER	4" POT
C	6	LYSIMACHIA NUMMULARIA 'AUREA'	GOLDEN CREEPING JENNY	4" POT
B-4				
CONTAINER PLANTER - TOURNESOL DT3600				
A	1	JUNIPERUS COMMUNIS 'COMPRESSA'	PENCIL POINT JUNIPER	1 GAL - 3' TALL MIN.
C	7	IPOMOEA BATATAS	SWEET POTATO VINE	4" POT
B-5				
CONTAINER PLANTER - TOURNESOL DT3600				
A	1	HEBE 'RED EDGE'	RED EDGE HEBE	1 GAL
C	7	LYSIMACHIA NUMMULARIA 'AUREA'	GOLDEN CREEPING JENNY	4" POT
B-6				
CONTAINER PLANTER - TOURNESOL DT3600				
A	1	YUCCA FILAMENTOSA 'GOLDEN SWORD'	GOLDEN SWORD YUCCA	1 GAL
C	7	LYSIMACHIA NUMMULARIA 'AUREA'	GOLDEN CREEPING JENNY	4" POT
B-7				
CONTAINER PLANTER - TOURNESOL DT3600				
A	1	SKIMMIA JAPONICA	JAPANESE SKIMMIA	1 GAL
C	7	VINCA MAJOR 'VARIEGATA'	VARIEGATED VINCA VINE	4" POT
C-1				
CONTAINER PLANTER - TOURNESOL DT2400				
B	1	POLYSTICHUM POLYBLEPHARUM	JAPANESE TASSEL FERN	1 GAL
C	2	OPHIPOGON JAPONICUS	MONDO GRASS	4" POT
C-2				
CONTAINER PLANTER - TOURNESOL DT2400				
B	1	CAREX ELATA	'BOWLES GOLDEN' GOLD SEDGE	1 GAL
C	2	IPOMOEA BATATAS	SWEET POTATO VINE	4" POT
C-3				
CONTAINER PLANTER - TOURNESOL DT2400				
B	1	CAREX TESTACEA	ORANGE SEDGE	1 GAL
C	2	LYSIMACHIA NUMMULARIA 'AUREA'	GOLDEN CREEPING JENNY	4" POT
C-4				
CONTAINER PLANTER - TOURNESOL DT2400				
B	1	BUXUS 'GREEN GEM'	GREEN GEM BOXWOOD	1 GAL
C	2	DESCHAMPSIA CESPITOSA 'PIXIE FOUNTAIN'	DWARF TUFTED HAIR GRASS	4" POT

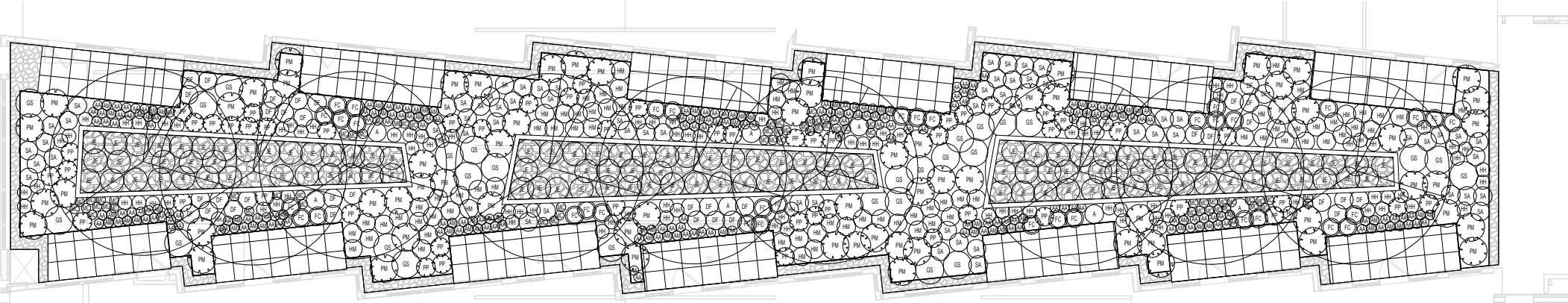
1 SITE PLAN

COURTYARD 1 PLANTING SCHEDULE					
TAG	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
TREES					
GB	6	GINKGO BILOBA 'PRINCETON SENTRY'	PRINCETON SENTRY GINKGO	8' HT, SINGLE, FULL, B&B, 2.5" CAL. MIN.	
GROUNDCOVERS					
A	8	ACHILLEA MILLIFOLIUM	YARROW	1 GAL	2'-0"
AA	136	ACORUS GRAMINEUS 'OGON'	GOLDEN VARIEGATED SWEET FLAG	1 GAL	1'-0"
AM	63	ARMERIA MARITIMA	SEA PINK	1 GAL	1'-0"
DF	57	DESCHAMPSIA FLEXUOSA 'TATRA GOLD'	CRINKLED HAIRGRASS	1 GAL	2'-0"
FC	101	FRAGARIA CHILOENSIS	COASTAL STRAWBERRY	1 GAL	2'-0"
GS	21	GAULTHERIA SHALLON	SALAL	1 GAL	3'-0"
HM	40	HAKONECHLOA MACRA	HAKONE GRASS	1 GAL	2'-0"
HH	43	HELLOEBORUS X HYBRIDUS	LENTEN ROSE SSP.	1 GAL	1'-6"
JE	6	JUNCUS EFFUSUS	COMMON RUSH	1 GAL	2'-6"
MC	78	MOLINA CAERULEA	PURPLE MOOR GRASS	1 GAL	1'-0"
PM	55	POLYSTICHUM MUNITUM	WESTERN SWORD FERN	1 GAL	3'-0"
PP	53	POLYSTICHUM POLYBLEPHARUM	TASSEL FERN	1 GAL	2'-0"
SA	34	SESIARIA AUTUMNAILS	AUTUMN MOOR GRASS	1 GAL	2'-0"

COURTYARD 2 PLANTING SCHEDULE					
TAG	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
TREES					
GB	9	GINKGO BILOBA 'PRINCETON SENTRY'	PRINCETON SENTRY GINKGO	8' HT, SINGLE, FULL, B&B, 2.5" CAL. MIN.	
GROUNDCOVERS					
A	7	ACHILLEA MILLIFOLIUM	YARROW	1 GAL	2'-0"
AA	174	ACORUS GRAMINEUS 'OGON'	GOLDEN VARIEGATED SWEET FLAG	1 GAL	1'-0"
AM	61	ARMERIA MARITIMA	SEA PINK	1 GAL	1'-0"
DF	35	DESCHAMPSIA FLEXUOSA 'TATRA GOLD'	CRINKLED HAIRGRASS	1 GAL	2'-0"
FC	36	FRAGARIA CHILOENSIS	COASTAL STRAWBERRY	1 GAL	2'-0"
GS	27	GAULTHERIA SHALLON	SALAL	1 GAL	3'-0"
HM	72	HAKONECHLOA MACRA	HAKONE GRASS	1 GAL	2'-0"
HH	93	HELLOEBORUS X HYBRIDUS	LENTEN ROSE SSP.	1 GAL	1'-6"
JE	111	JUNCUS EFFUSUS	COMMON RUSH	1 GAL	2'-6"
MC	62	MOLINA CAERULEA	PURPLE MOOR GRASS	1 GAL	1'-0"
PM	67	POLYSTICHUM MUNITUM	WESTERN SWORD FERN	1 GAL	3'-0"
PP	52	POLYSTICHUM POLYBLEPHARUM	TASSEL FERN	1 GAL	2'-0"
SA	64	SESIARIA AUTUMNAILS	AUTUMN MOOR GRASS	1 GAL	2'-0"

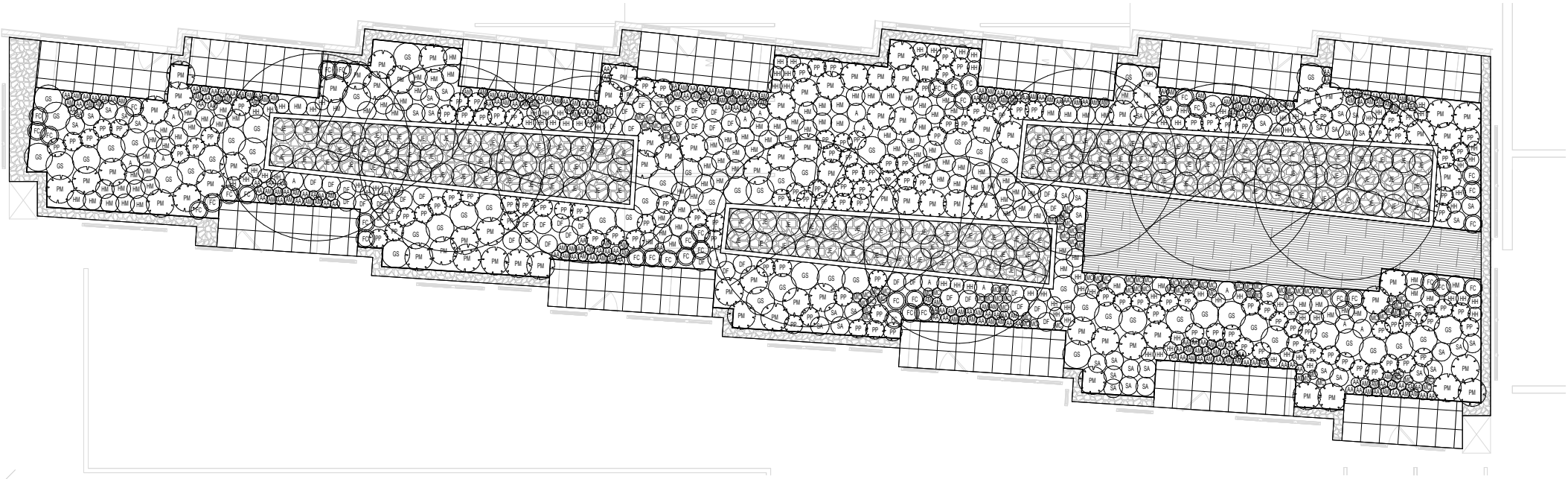


1 COURTYARD 1 - PLANTING PLAN
1/8" = 1'-0"

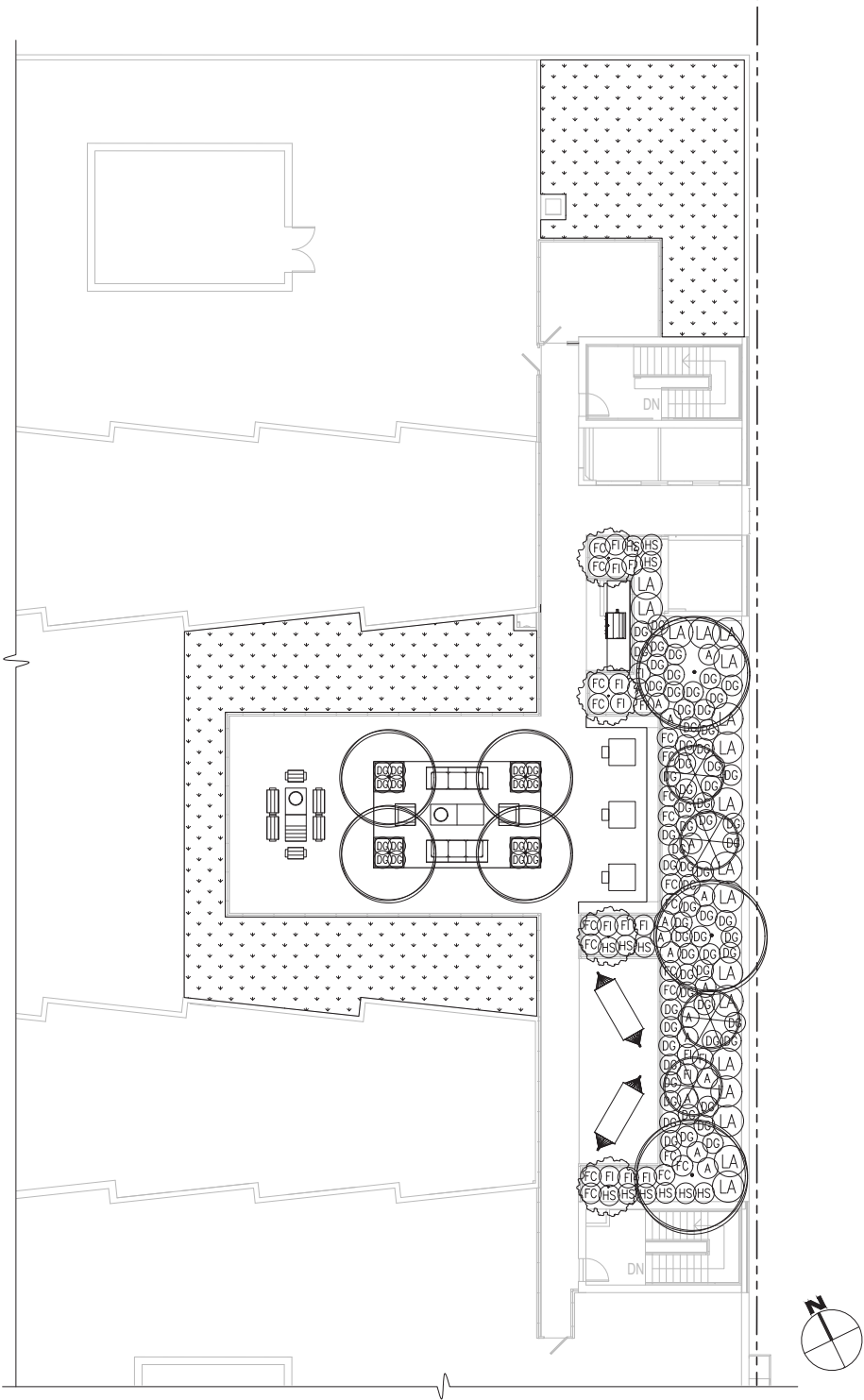


2 COURTYARD 2 - PLANTING PLAN

COURTYARD 3 PLANTING SCHEDULE					
TAG	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
TREES					
GB	8	GINKGO BILOBA 'PRINCETON SENTRY'	PRINCETON SENTRY GINKGO	8' HT, SINGLE, FULL, B&B, 2.5" CAL. MIN.	
GROUNDCOVERS					
A	14	ACHILLEA MILLIFOLIUM	YARROW	1 GAL	2'-0"
AA	153	ACORUS GRAMINEUS 'OGON'	GOLDEN VARIEGATED SWEET FLAG	1 GAL	1'-0"
AM	109	ARMERIA MARITIMA	SEA PINK	1 GAL	1'-0"
DF	44	DESCHAMPSIA FLEXUOSA 'TATRA GOLD'	CRINKLED HAIRGRASS	1 GAL	2'-0"
FC	38	FRAGARIA CHILOENSIS	COASTAL STRAWBERRY	1 GAL	2'-0"
GS	57	GAULTHERIA SHALLON	SALAL	1 GAL	3'-0"
HM	110	HAKONECHLOA MACRA	HAKONE GRASS	1 GAL	2'-0"
HH	85	HELLOEBORUS X HYBRIDUS	LENTEN ROSE SSP.	1 GAL	1'-6"
JE	126	JUNCUS EFFUSUS	COMMON RUSH	1 GAL	2'-6"
MC	91	MOLINA CAERULEA	PURPLE MOOR GRASS	1 GAL	1'-0"
PM	78	POLYSTICHUM MUNITUM	WESTERN SWORD FERN	1 GAL	3'-0"
PP	132	POLYSTICHUM POLYBLEPHARUM	TASSEL FERN	1 GAL	2'-0"
SA	46	SESIARIA AUTUMNALS	AUTUMN MOOR GRASS	1 GAL	2'-0"

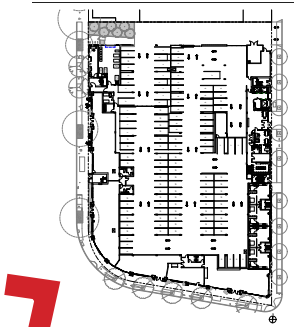


3 COURTYARD 3 - PLANTING PLAN

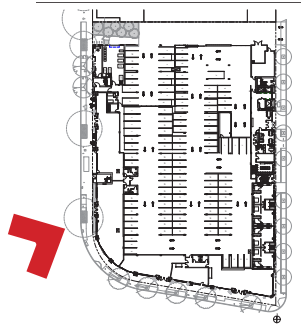


3 ROOF TERRACE PLANTING PLAN

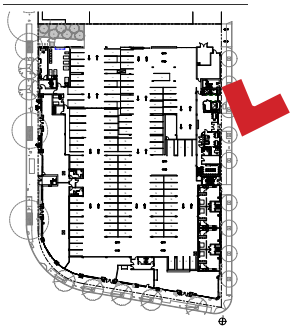
PLANTING SCHEDULE					
SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
ROOF TERRACE					
GREEN ROOF (4" DEPTH)					
	25	MOLINA CAERULEA	PURPLE MOOR GRASS	4" PLUGS	
	25	NASSELLA TENUISSIMA	MEXICAN FEATHER GRASS	4" PLUGS	
	2000 SF	SEDUM SPP.	SEDUM VARIETIES (MINIMUM QTY 12)	PRE-GROWN MAT	
ROOF PLANTER W/ TREES (18-24" DEPTH)					
TREES					
	4	ACER CIRCINATUM	VINE MAPLE	10' HT, MULTI, FULL, B&B, 2 1/2" CALIPER MIN	PER PLAN
	7	AMELANCHIER ALNIFOLIA	WESTERN SERVICEBERRY	10' HT, MULTI, FULL, B&B, 2 1/2" CALIPER MIN	PER PLAN
	4	ARBUTUS UNEDO 'COMPACTA'	DWARF STRAWBERRY TREE	2 GAL, 2 1/2" CALIPER MIN	PER PLAN
SHRUBS AND GROUNDCOVERS					
	16	ACHILLEA MILLIFOLIUM	YARROW	1 GAL	3'-0" OC
	83	DESCHAMPSIA CAESPITOSA 'GOLDTAU'	GOLD DEW TUFTED HAIR GRASS	1 GAL	2'-0" OC
	16	FESTUCA IDAHOENSIS	IDAHO FESCUE	1 GAL	2'-0" OC
	19	FRAGARIA CHILOENSIS	COASTAL STRAWBERRY	1 GAL	2'-0" OC
	12	HELIOTRICHON SEMPERVIRENS	BLUE OAT GRASS	1 GAL	2'-0" OC
	18	LAVANDULA ANGUSTIFOLIA	ENGLISH LAVENDER	1 GAL	3'-0" OC



Bird's Eye View Perspective at Rainier Ave S & S Genesee St - Looking NE



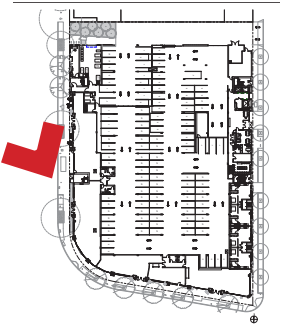
Street Level Perspective at Rainier Ave S & S Genesee St - Looking ENE



Street Level Perspective at 36th Ave S Residential Lobby - Looking SSW

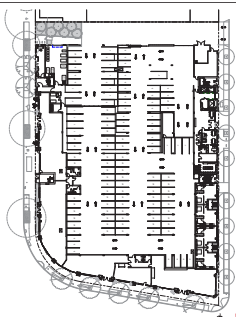


Street Level Perspective at Rainier Ave S Residential Entrance - Looking SE



Street Level Perspective at Rainier Ave S Retail Space - Looking SE

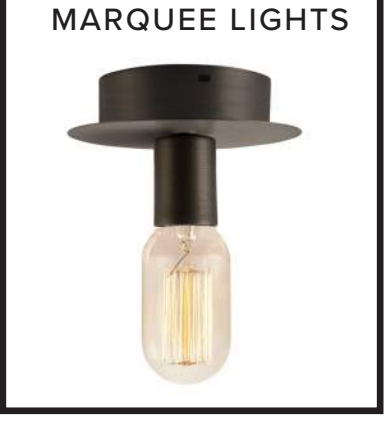
Future
Development



Perspective at S Genesee St & 36th Ave S - Looking NW



FIXTURE TYPES



LIGHTING TYPE KEY

- Recessed Downlight
- Stem-Mounted Downlight
- Decorative Pendant
- Wall Sconce
- Marquee Lights
- Unit Numbers
- Retail Signage - Canopy-Mounted
- Residential Lobby Signage
- Parking Signage - Building-Mounted

TYPICAL RETAIL SIGNAGE

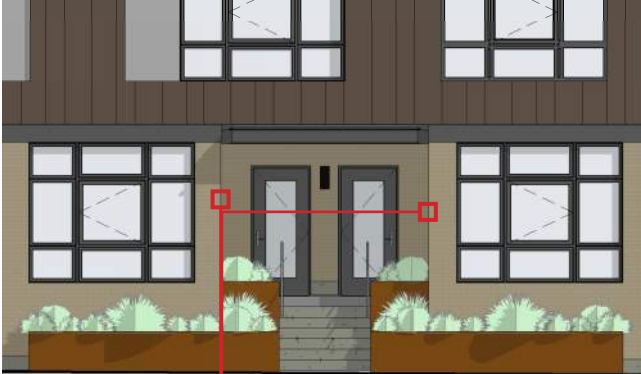


CANOPY-MOUNTED SIGN

BLADE SIGN

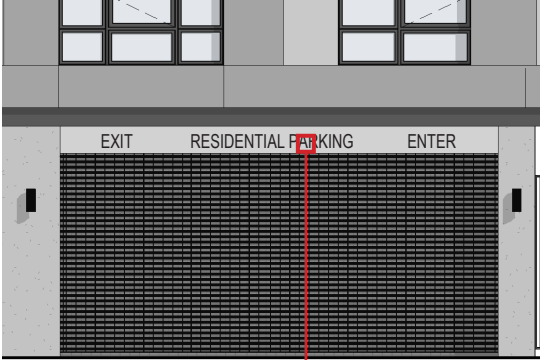
BUILDING-MOUNTED SIGN

TYPICAL UNIT SIGNAGE



UNIT NUMBER @ RETURN

TYPICAL PARKING SIGNAGE



BUILDING-MOUNTED SIGN

TYPICAL RESIDENTIAL LOBBY SIGNAGE



CANOPY-MOUNTED SIGN

SIGN TYPES

UNIT NUMBER



dimensional

CANOPY-MOUNTED



internally-lit lettering



dimensional lettering

BLADE SIGNS



internally lit



un-lit or halo



BUILDING-MOUNTED



neon lettering



dimensional lettering



halo-lit lettering

thank you