

# 900, 912, 1130 RAINIER AVE. S. SEATTLE, WA 98114

BRIEFING PACKET FOR CERTIFICATE OF APPROVAL  
DEPARTMENT OF NEIGHBORHOODS  
LANDMARKS PRESERVATION BOARD  
MARCH 08, 2022

**ARCHITECT:**

JACKSON MAIN ARCHITECTURE  
311 1<sup>st</sup> Ave S  
Seattle, WA 98104  
Contact: Che Fortaleza

**LANDSCAPE ARCHITECT:**

KKLA Landscape Architects Inc.  
111 W John St  
Seattle, WA 98119  
Contact: Karen Kiest

**OWNER:**

1130 Rainier QOZB, LLC  
159 S. Jackson St., Suite 300  
Seattle, WA 98104  
Contact: Lori McEwuen

**HISTORICAL CONSULTANT:**

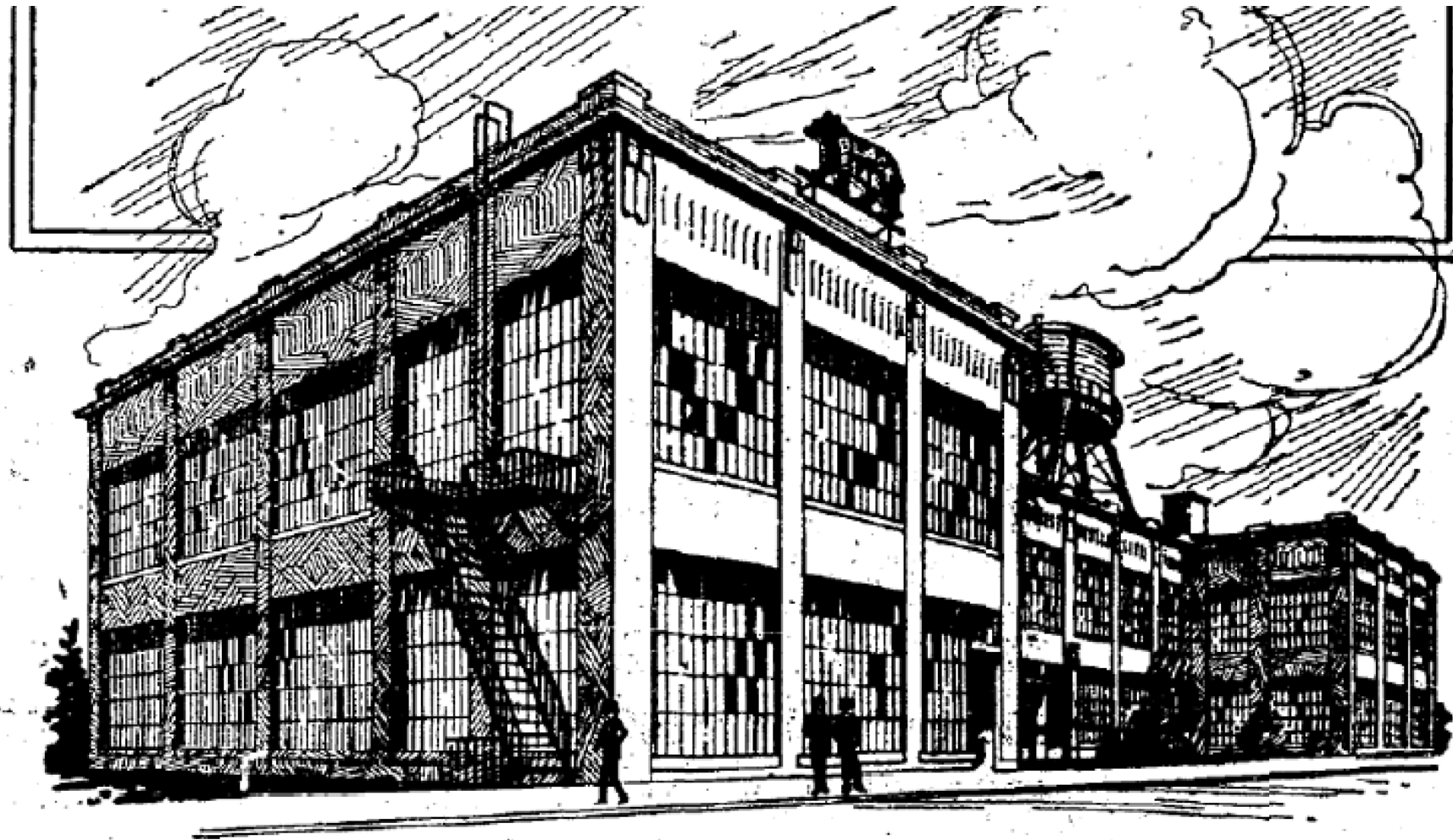
STUDIO TJP  
1212 NE 65th St  
Seattle, WA 98115  
Contact: Ellen Mirro





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HISTORIC ANALYSIS:  
BLACK MANUFACTURING BUILDING,  
NORTHERN FAÇADE

#### 4.0 IMAGES OF THE BLACK MAN- UFACTURING

Figure 5. A drawing of the Black Manufacturing Building published in the Seattle Times in 1919 illustrates the original window configuration of the northern façade of the building, but does not indicate the basement window conditions. (*Seattle Times*, February 3, 1919, p.12)

Figures 6 & 7. Images from the Museum of History & Industry (MOHAI) show the interior of the Black Manufacturing Building in 1927. (Image nos. 1983.10.3803.3 and 1983.10.3803.4)



 STUDIO TJP



3.0 ORIGINAL  
DRAWINGS

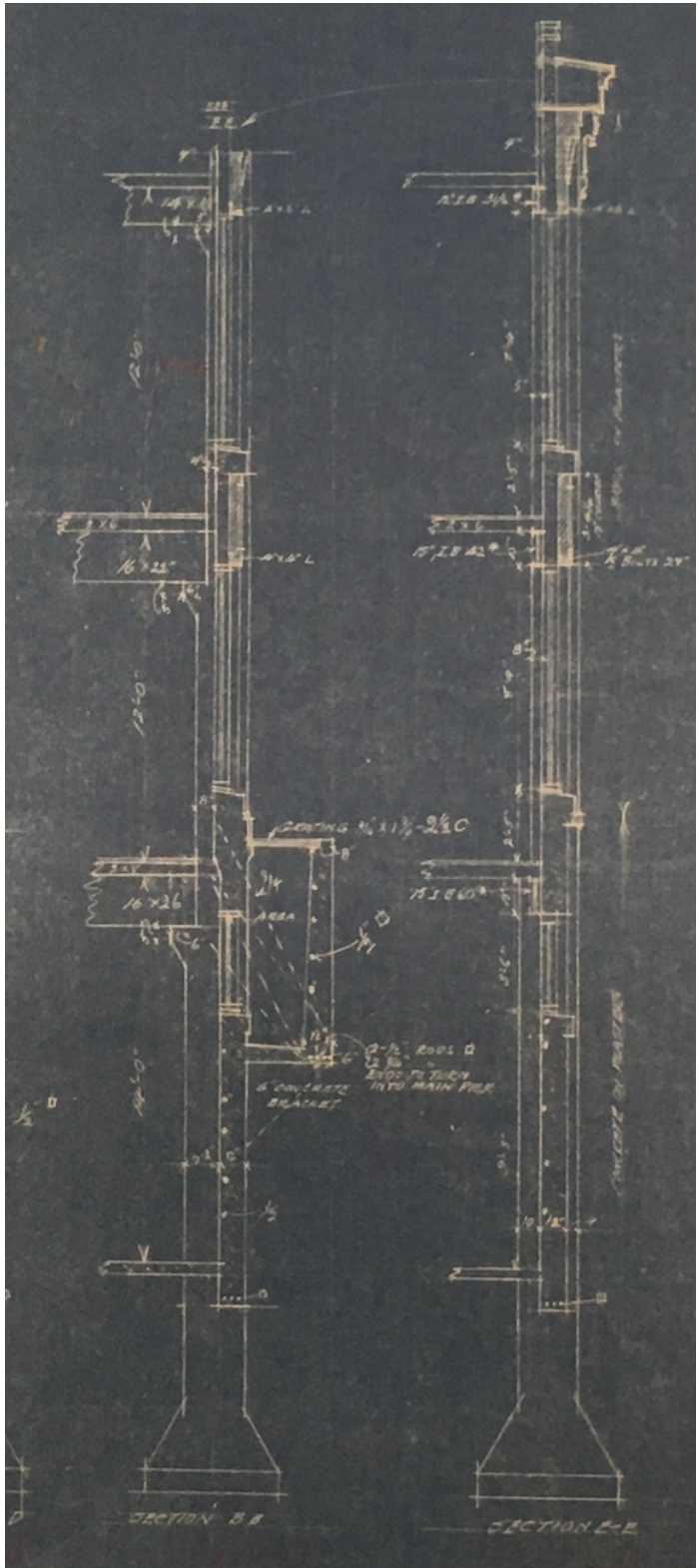
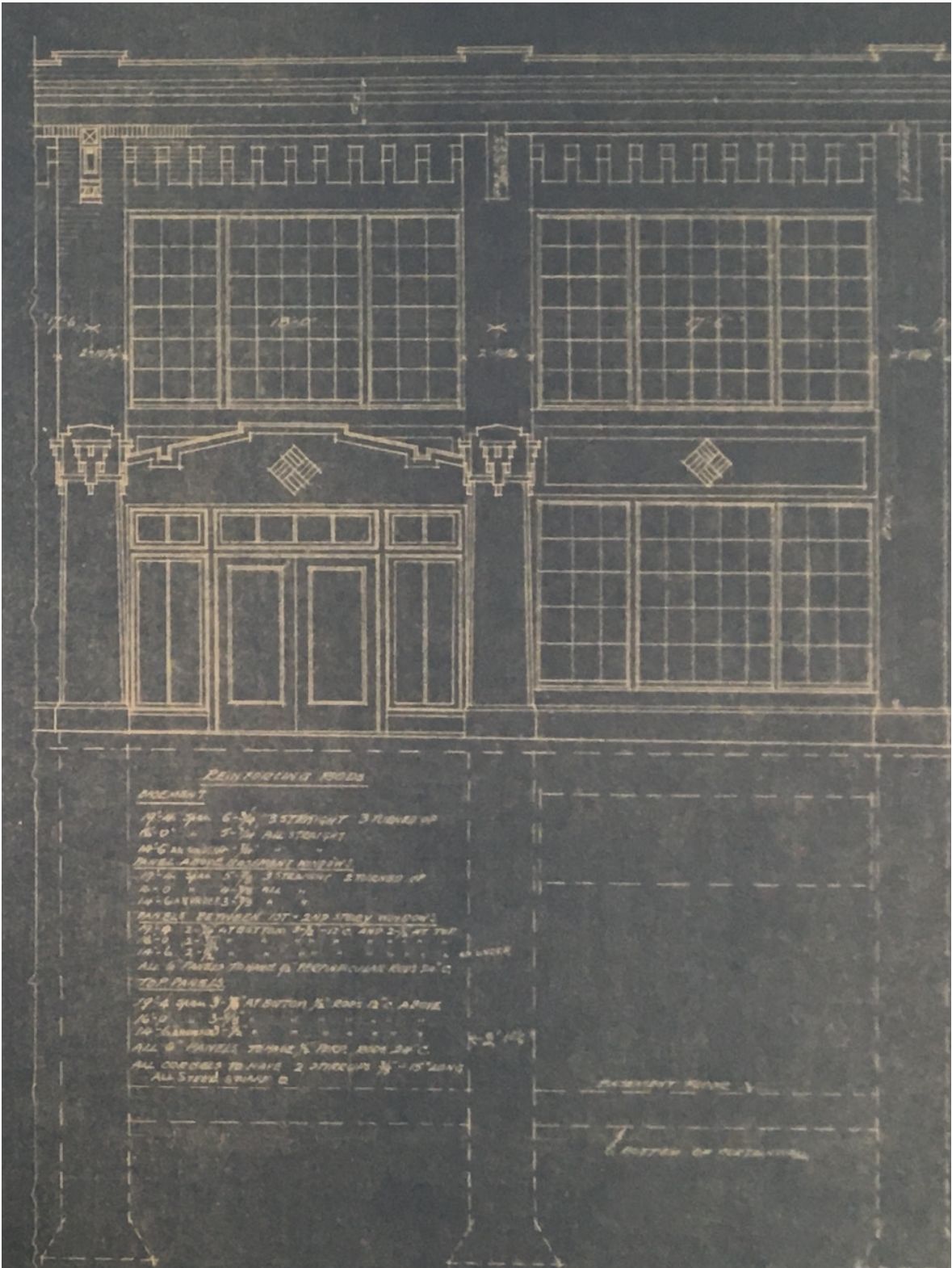


Figure 3. This detail view of a partial elevation at the entry of the Black Manufacturing Building, obtained from the University of Washington Special Collections, indicates structure at the basement and a window well in dashed lines.

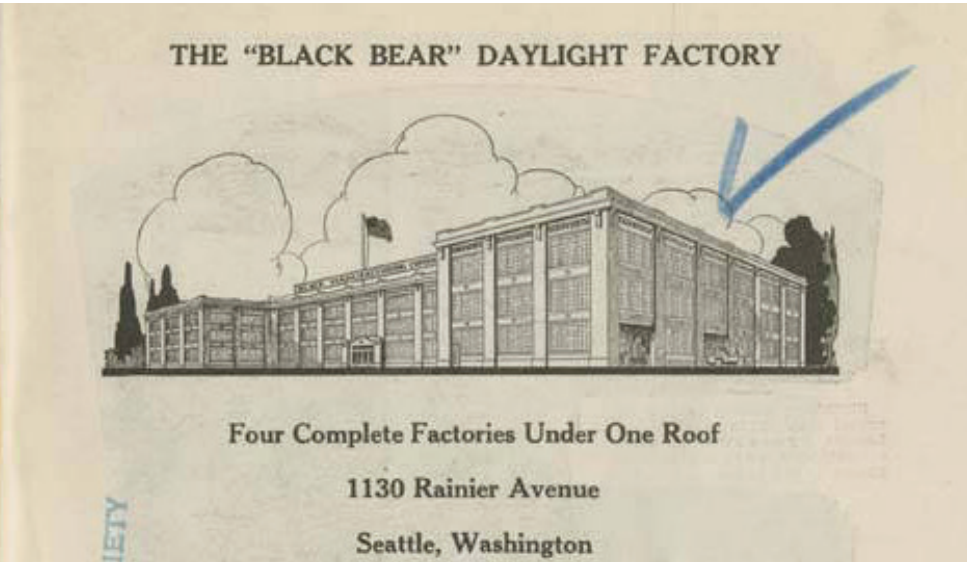
Figure 4. Wall sections of the Black Manufacturing Building, obtained from the University of Washington Special Collections, illustrate two conditions at the basement:

- A. a window well in front of a basement window
- B no window well in front of a basement window, such as on the alley elevation.



HISTORIC ANALYSIS:  
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NORTHERN FAÇADE

4.0 LATER  
PHOTOGRAPHS AND  
DRAWINGS



Figures 8 & 9. Images the cover and inside leaf of the 1924 Black Manufacturing catalog show an illustration of the building with a nonexistent third floor.

It is speculation whether this was an honest error, wishful thinking, or a plan for the future. (MOHAI 2018.3.3.107)

Figure 10. The 1936 Tax Assessor photograph obtained from the Puget Sound Regional Archives illustrates the fire escape stair at the northern façade, but does not show a complete image of the façade.



HISTORIC ANALYSIS:  
BLACK MANUFACTURING BUILDING,  
NORTHERN FAÇADE

4.0 LATER  
PHOTOGRAPHS AND  
DRAWINGS



Figures 12, 13 & 14. Images of the streetcar along Rainier Avenue S in 1936 obtained from the Seattle Municipal Archives illustrate portions of the Black Manufacturing Building. (Seattle Municipal Archives nos. 11275, 11276, 11277)

These images, along with the aerial on the previous page, illustrate that the original grade may at first have sloped steeply away from Rainier Avenue S. This is supported by the shadow present in the aerial (figure 11), and by the fact that in these images the roofs of the residential buildings to the north of the Black Manufacturing Building are positioned low compared to the grade.



Figure 15. The 1955 Tax Assessor photograph, obtained from the Puget Sound Regional Archives, illustrates the results of alterations permitted in 1954. This 1954-55 alteration was reversed after the building was landmarked and restored in 1984.

HISTORIC ANALYSIS:  
BLACK MANUFACTURING BUILDING,  
NORTHERN FAÇADE

5.0 PERMIT RECORDS

PERMIT NO.	DATE	EST. COST	WORK	STO.	SIZE	CONST.	OCCUPANCY
135301							Factory
375903	1946		Sign boards				
393965	1949		Earthquake Repair				
135301	1914		ORIGINAL PERMIT				
319140	1936						
426367	1954	86,000	Alter ex. bldg. Sprinklered bldg. 100x256				Mill Factory - whse. offices
493709	1962	450	Erect & maintain sign				Sign
515048	1965	2000	Alt ptn ex. bldg.	2		Mill	
529422	1968	300	Install sign				J-3 Sign

Figures 16 & 17. The permit history cards from the SDCI Microfilm Library illustrate the history of permits obtained for the building. The original permit in 1914, the 1954 alteration, and the 1984 restoration are all highlighted.

CARD #2

1130 Rainier Ave. So.

LOT 17-26 inc.

BLK. 4

ADD. Rainier Blvd.

HISTORY ENTERED

BC 97

CSS 5.7

BUILDING PERMIT No.	DATE	EST. COST	WORK	STO.	SIZE	CONST.	OCCUPANCY
532299	1969	2,000	Alt. por. exist. bldg.	2			Factory, whse., offices
567252	12-3-76	427.	Erect & maint 2 awnings				F-2 factory, whse
7259	11/18/80	2,000	Maint temp banners for 14 days all on priv prop.				SIGN
614398	9/28/84	1,500,000	Const parking gar. per plans, Alt. office, warehouse, fac. bldg. Zoning review.	2+bsmt	4-HT, B-2 Por. 2-1 Hr-B-1 Por.		B-2 Off/Strg/Manuf. B-1 Gar.
614399	9/28/84	1,530,000	Change warehouse por. to MFG, Estb use for future const of PRKng SEPA review on estb use of future surf. parking lots	n/a		n/a	LAND USE ONLY
615916	1/7/85	227,530	inst HVAC in bsmt, 1st, 2nd fl	NA	NA	NA	MECHANICAL ONLY
10977	10-24-85	54.50	Inst & main 3 sets of non-illum letters all on private property.	NA	22"X9'	NA	Sign



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EXISTING SITE CONDITIONS  
PROPOSED PROJECT SITE

- 3 parcels are located east of Rainier Ave S and between S. Bush Place to the south and S. Charles Street
- Site Area = 64,995 SF and measures roughly 650'-0" by 100'-0".

TOPOGRAPHY

- There is an approximate 14'-0" grade change over this developable land with the lowest point being at the center of the southeast property line and the highest being at the northeast corner.

ADJACENT BUILDINGS AND USES

- There is an existing office building - The Black Manufacturing Building - located on the 1130 parcel. It has a historic landmark status and will be preserved.
- There is a restaurant at 900 Rainier Ave, a 2-story commercial building at 912 Rainier Ave and a 2-story parking structure on northern portion of 1130- parcel, all of which will be demolished.

LEGAL DESCRIPTION

- Parcel A: Lots 17 through 28, inclusive, in block 4, plat of Rainier Boulevard addition to the City of Seattle, according to the plat thereof recorded in volume 9 of plats, page 59, records of King County, Washington.
- Parcel B: Lots 29 and 30, inclusive, in block 4, plat of Rainier Boulevard addition to the City of Seattle, according to the plat thereof recorded in volume 9 of plats, page 59, records of King County, Washington.
- Parcel C: Lots 31 and 32, inclusive, in block 4, plat of Rainier Boulevard addition to the City of Seattle, according to the plat thereof recorded in volume 9 of plats, page 59, records of King County, Washington.
- All situate in the County of King, State of Washington.







SITE

RAINIER AVE S LOOKING NORTHEAST



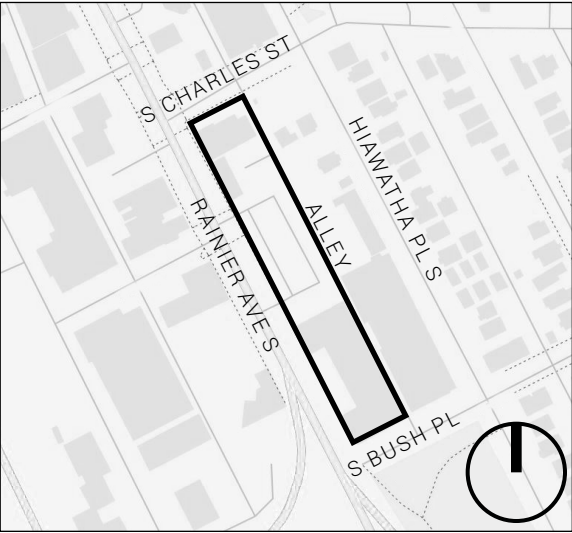
ACROSS FROM SITE

RAINIER AVE S LOOKING SOUTHWEST



ACROSS FROM SITE

LOOKING NORTHEAST TO ALLEY







SITE

S BUSH PL LOOKING NORTHWEST



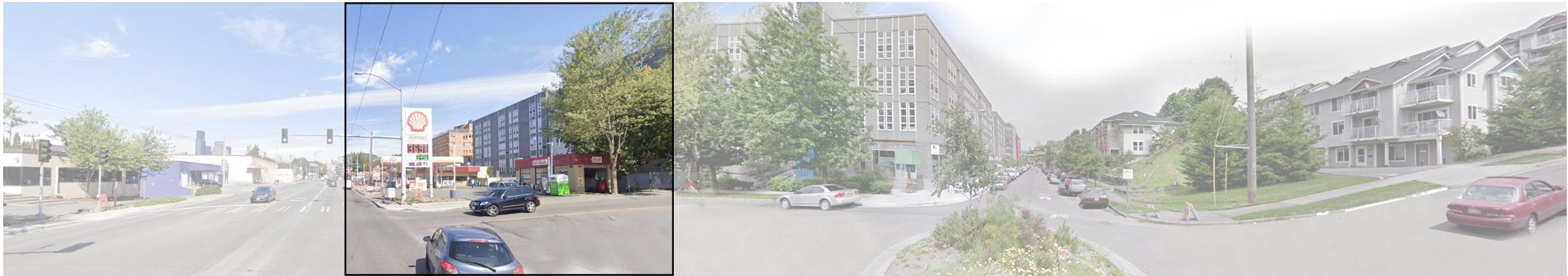
ACROSS FROM SITE

S BUSH PL LOOKING SOUTHEAST



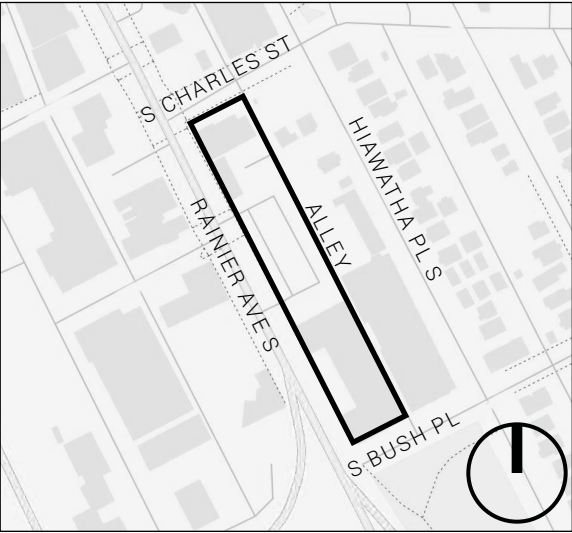
SITE

S CHARLES ST LOOKING SOUTHEAST



ACROSS FROM SITE

S CHARLES ST LOOKING NORTHWEST







BLACK MANUFACTURING BUILDING ENTRY



ALLEY EAST OF BLACK MANUFACTURING BUILDING



CONNECTION TO EXISTING PARKING NORTH OF BLACK MANUFACTURING BUILDING



BLACK MANUFACTURING BUILDING COURTYARD, LOOKING SOUTH



BLACK MANUFACTURING BUILDING COURTYARD, LOOKING SOUTH





① LOOKING NORTH ADJACENT TO SITE ON ALLEY SIDE



② LOOKING SOUTH ADJACENT TO SITE IN ALLEY



③ LOOKING SOUTHEAST IN BLACK MANUFACTURING BUILDING COURTYARD



④ LOOKING SE ADJACENT TO SITE ON ALLEY SIDE



⑤ LOOKING SOUTH ADJACENT TO SITE IN ALLEY



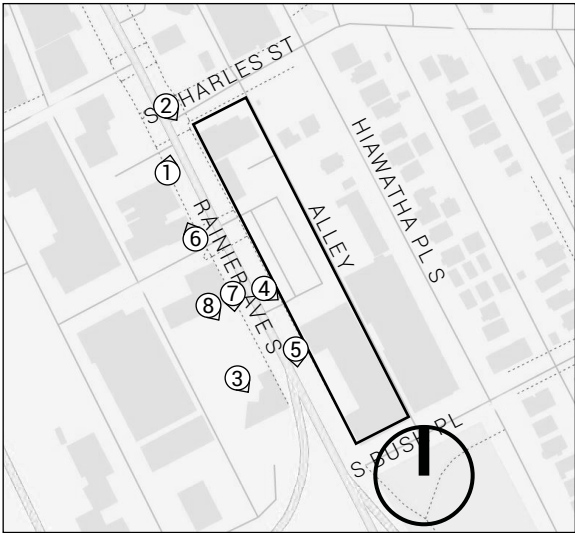
⑥ LOOKING NW FROM PARKING LOT



⑦ LOOKING SE FROM PARKING LOT TOWARDS BLACK MANUFACTURING BUILDING



⑧ LOOKING SE FROM PARKING LOT TOWARDS BLACK MANUFACTURING BUILDING









# BLACK MANUFACTURING BUILDING

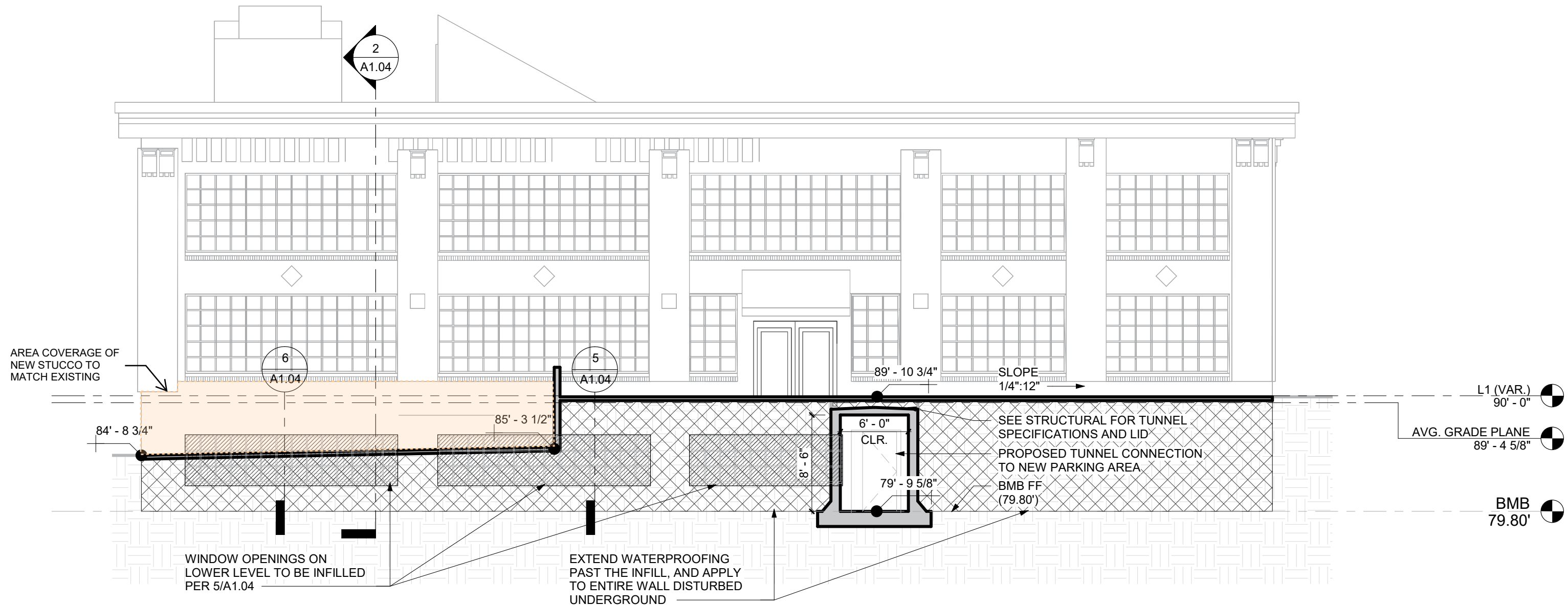
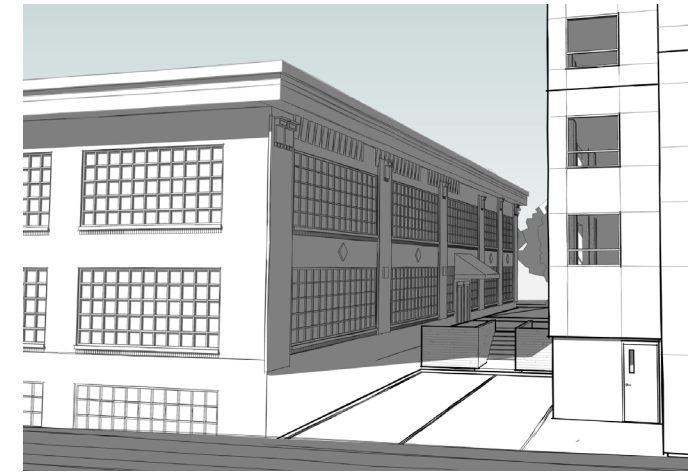
NORTH ELEVATION - PROPOSED

Proposed courtyard space to be shared by new building and Black Manufacturing Building.

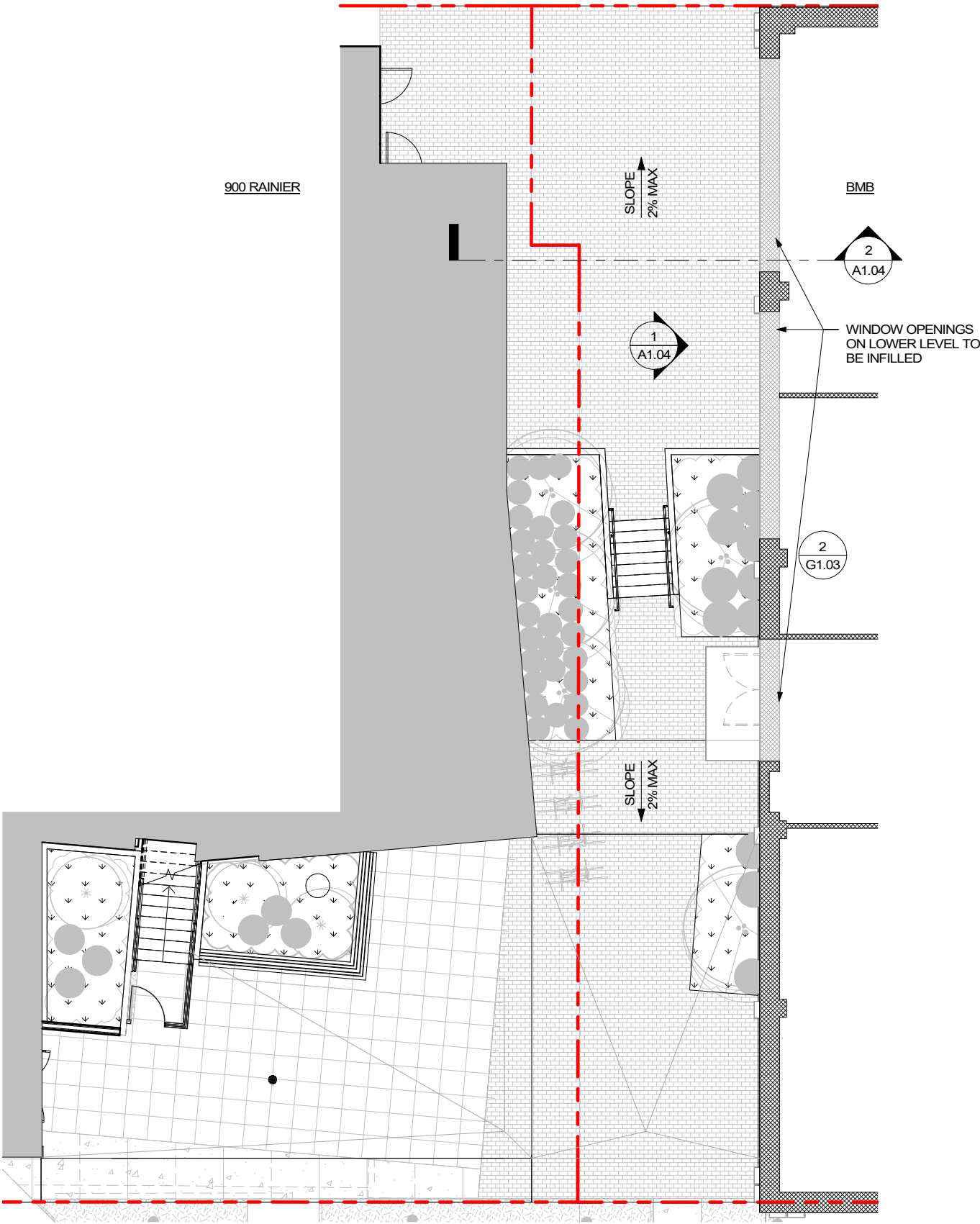
## PROPOSED CHANGES:

- Change of grade
- Removal of non-original windows and door at basement of Black Manufacturing Building
- Removal of the concrete walk bridge

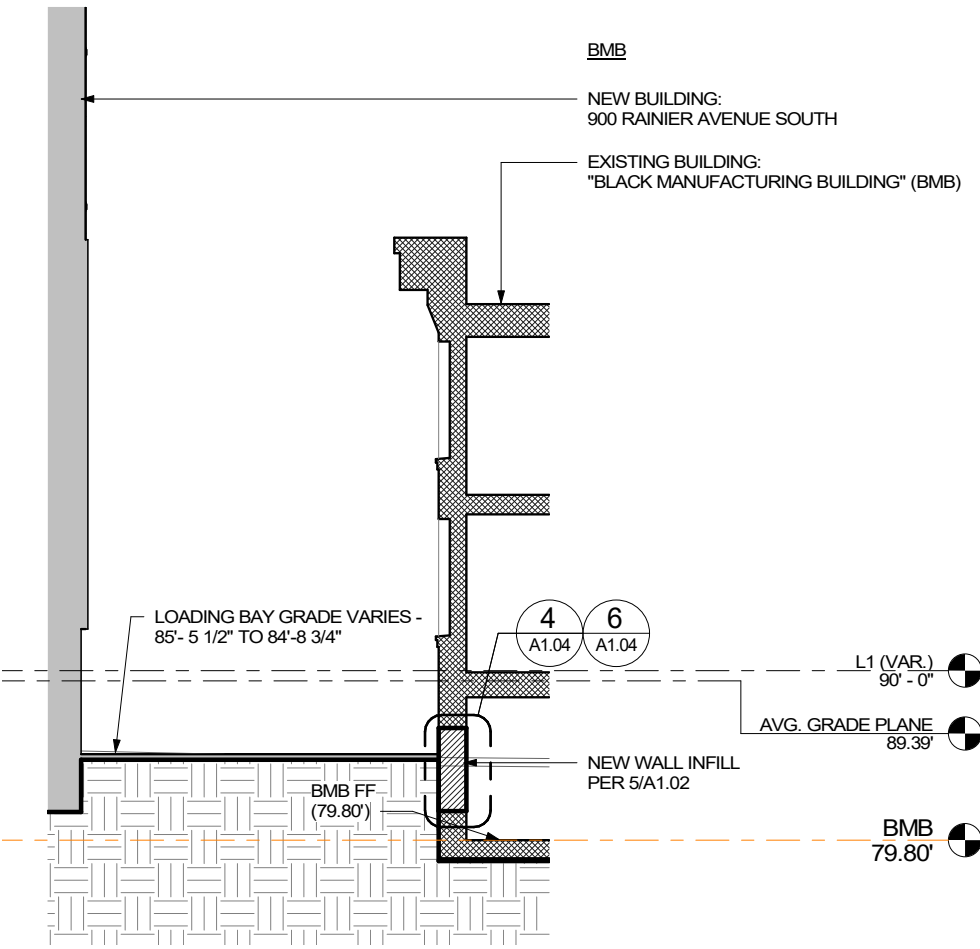
Refer to Drawing Sheet A1.04 from the latest plan set provided.





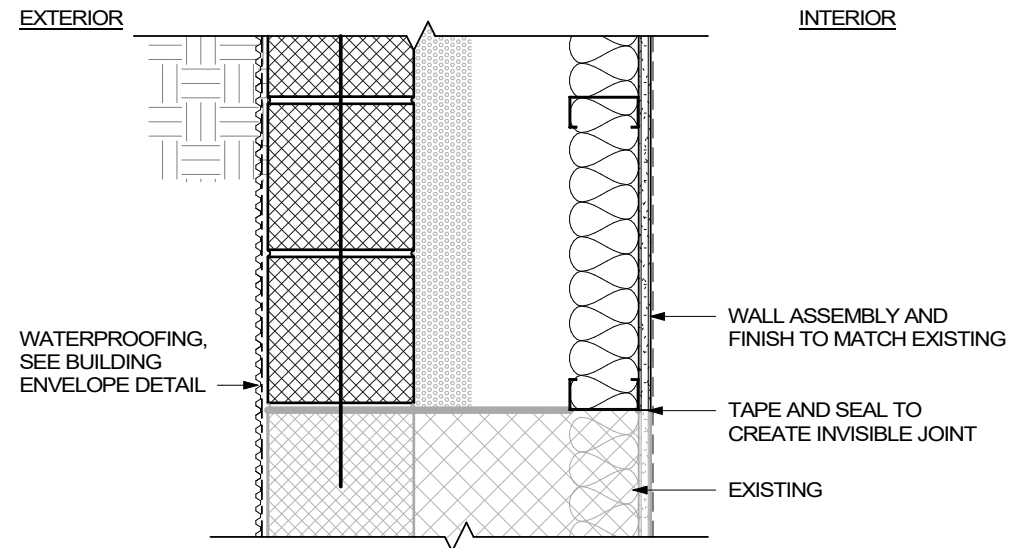


BMB EXTERIOR CONNECTION PLAN



NORTH WALL SECTION



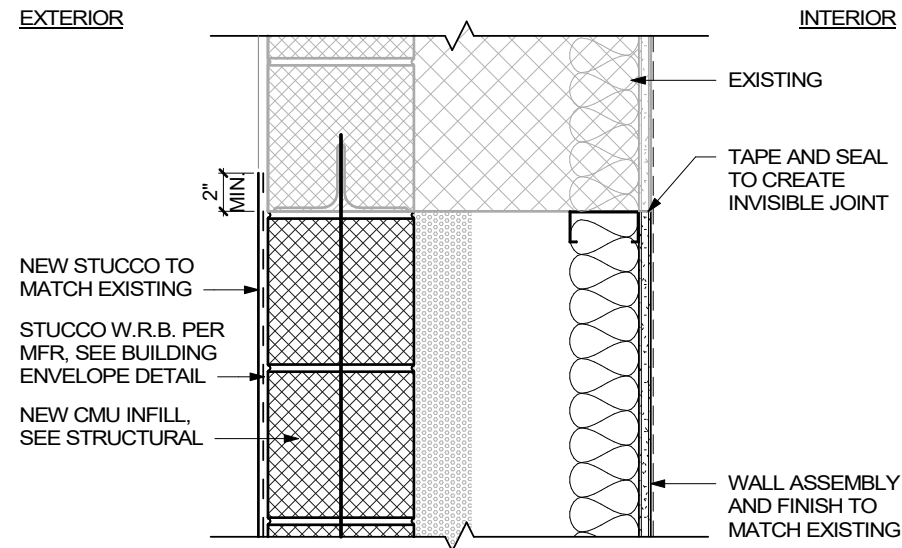


NOTE:  
NEW COMPONENTS TO MATCH WITH EXISTING ASSEMBLY  
AND FINISH TO THE GREATEST EXTENT POSSIBLE

8

## BMB - NEW WINDOW INFILL (SILL)

1 1/2" = 1'-0"

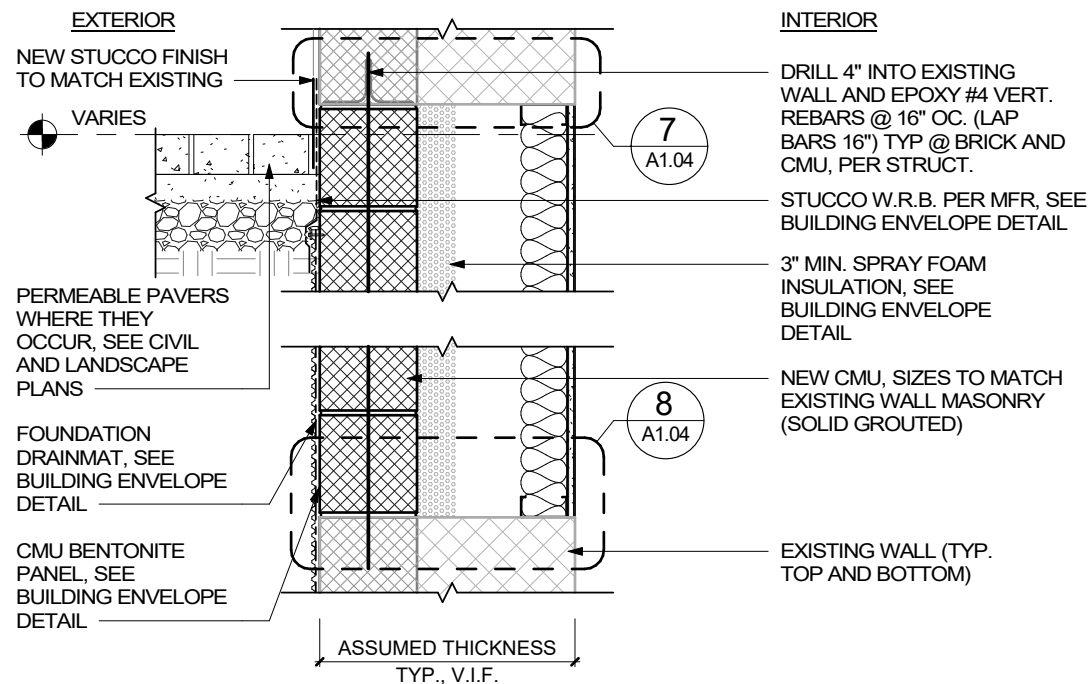


NOTE:  
NEW COMPONENTS TO MATCH WITH EXISTING ASSEMBLY  
AND FINISH TO THE GREATEST EXTENT POSSIBLE

7

## BMB - NEW WINDOW INFILL (HEAD)

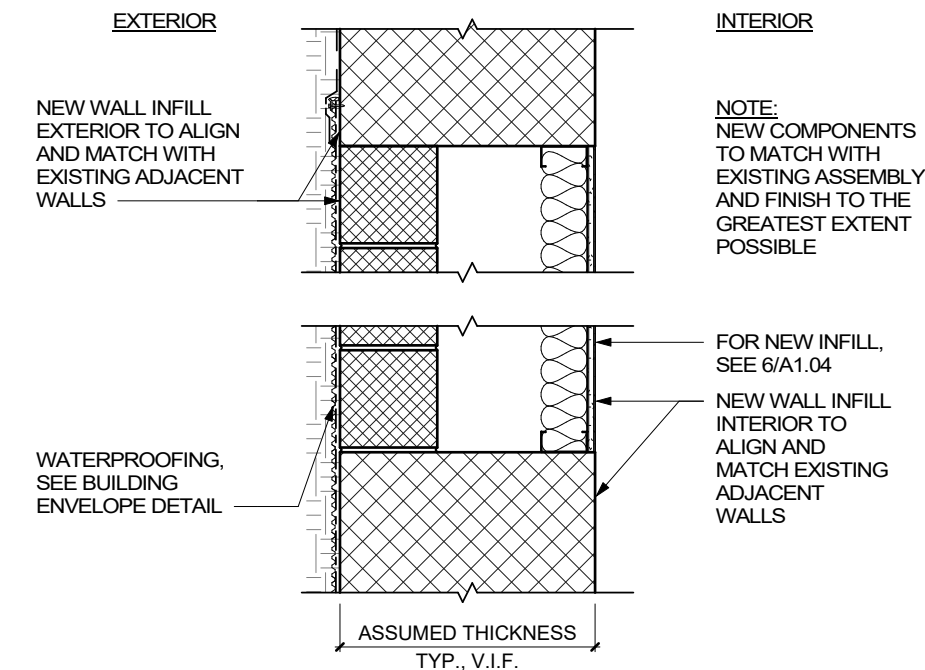
1 1/2" = 1'-0"



6

## BMB - NEW CAVITY WALL INFILL

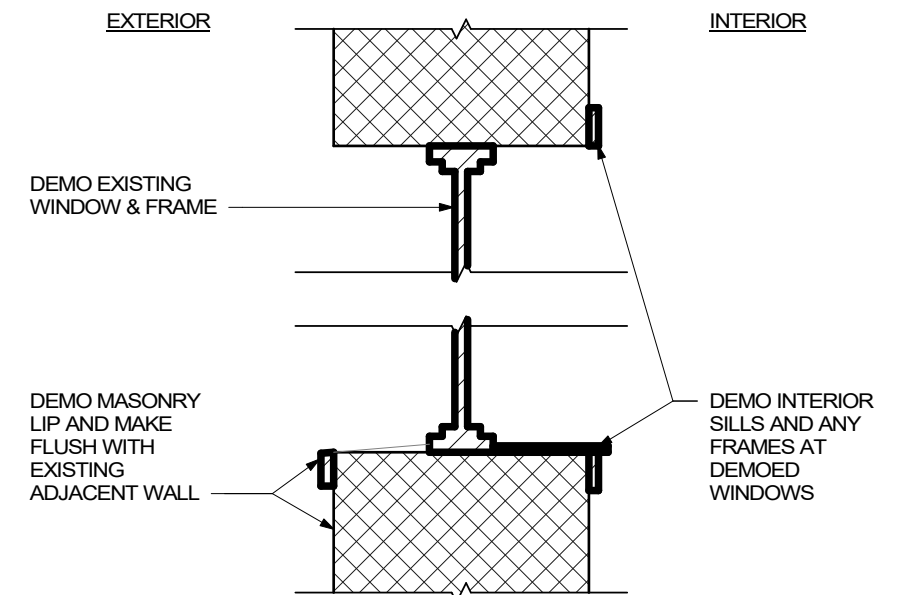
1" = 1'-0"



5

## BMB - NEW WINDOW INFILL (UNDERGROUND)

1" = 1'-0"

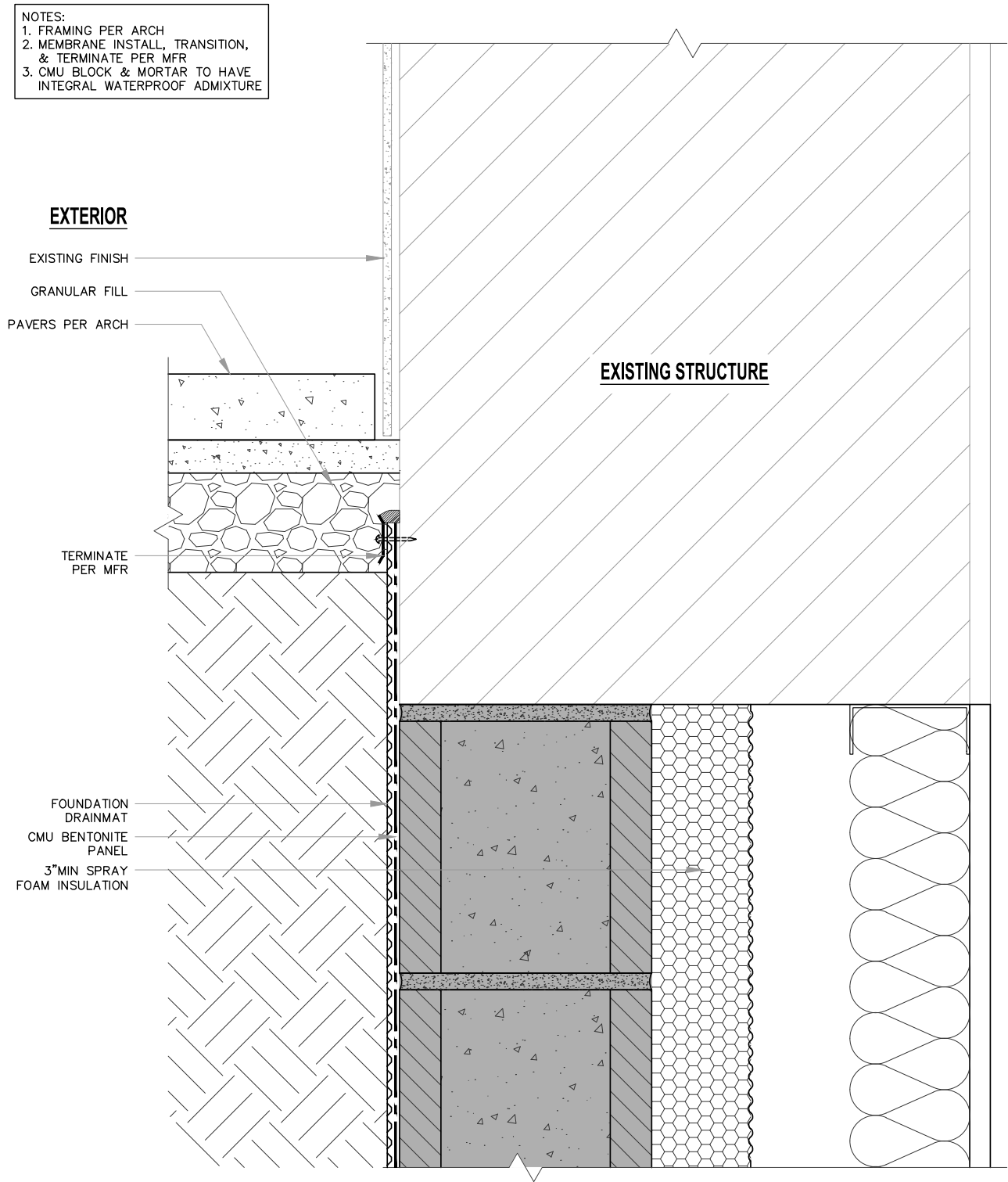


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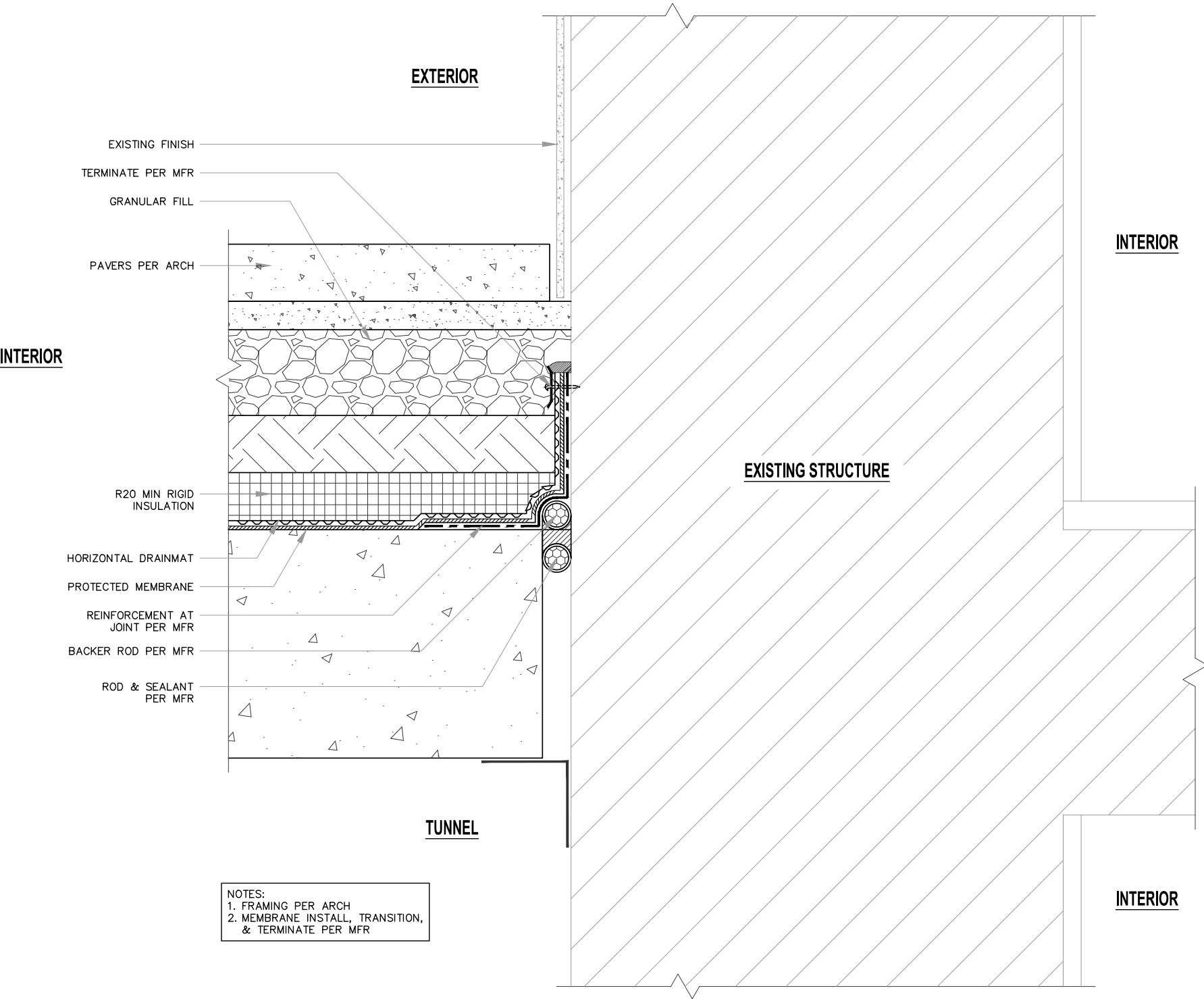
## BMB - DEMO WINDOW

1" = 1'-0"



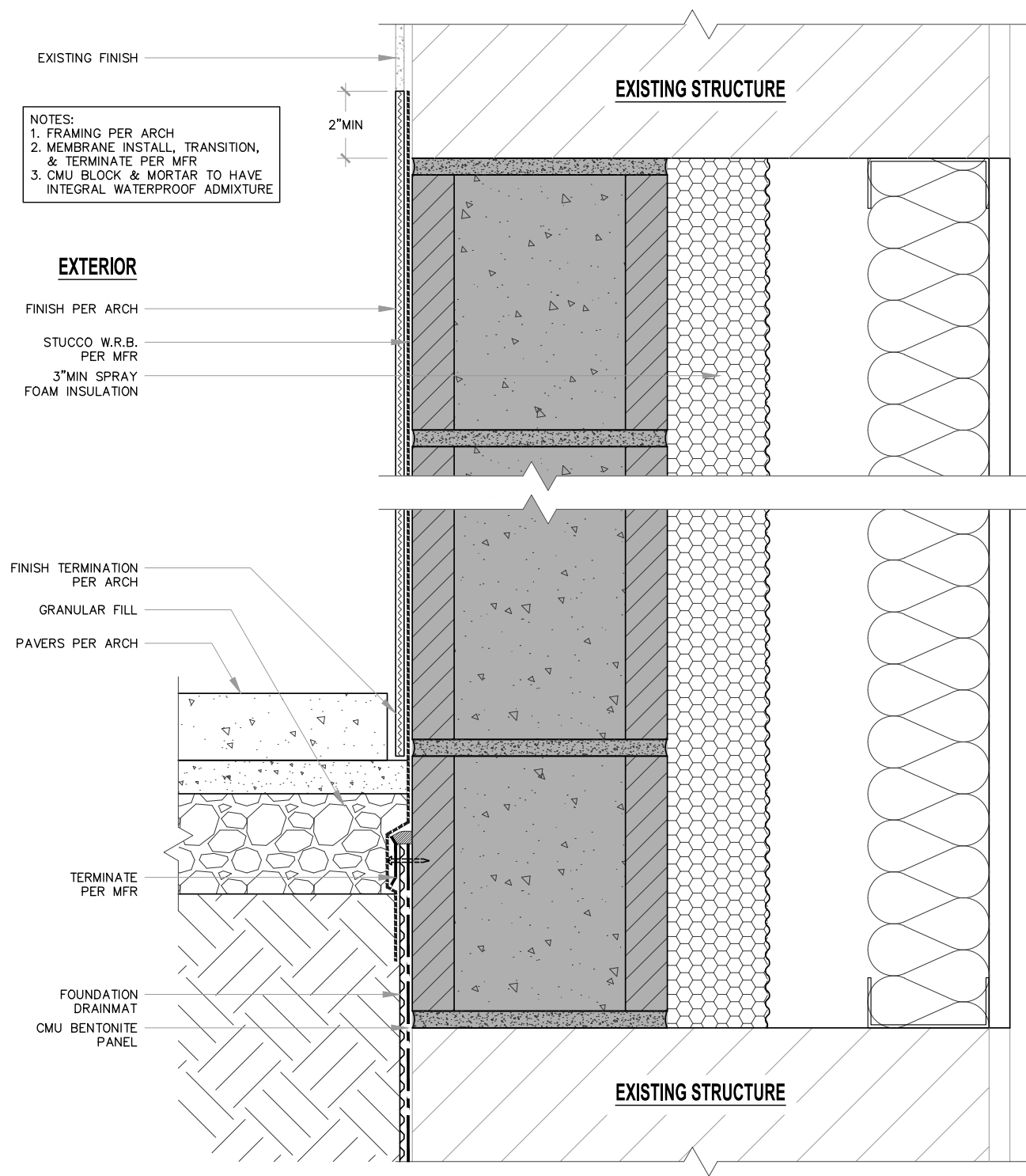


Section: Pavers at Existing Wall

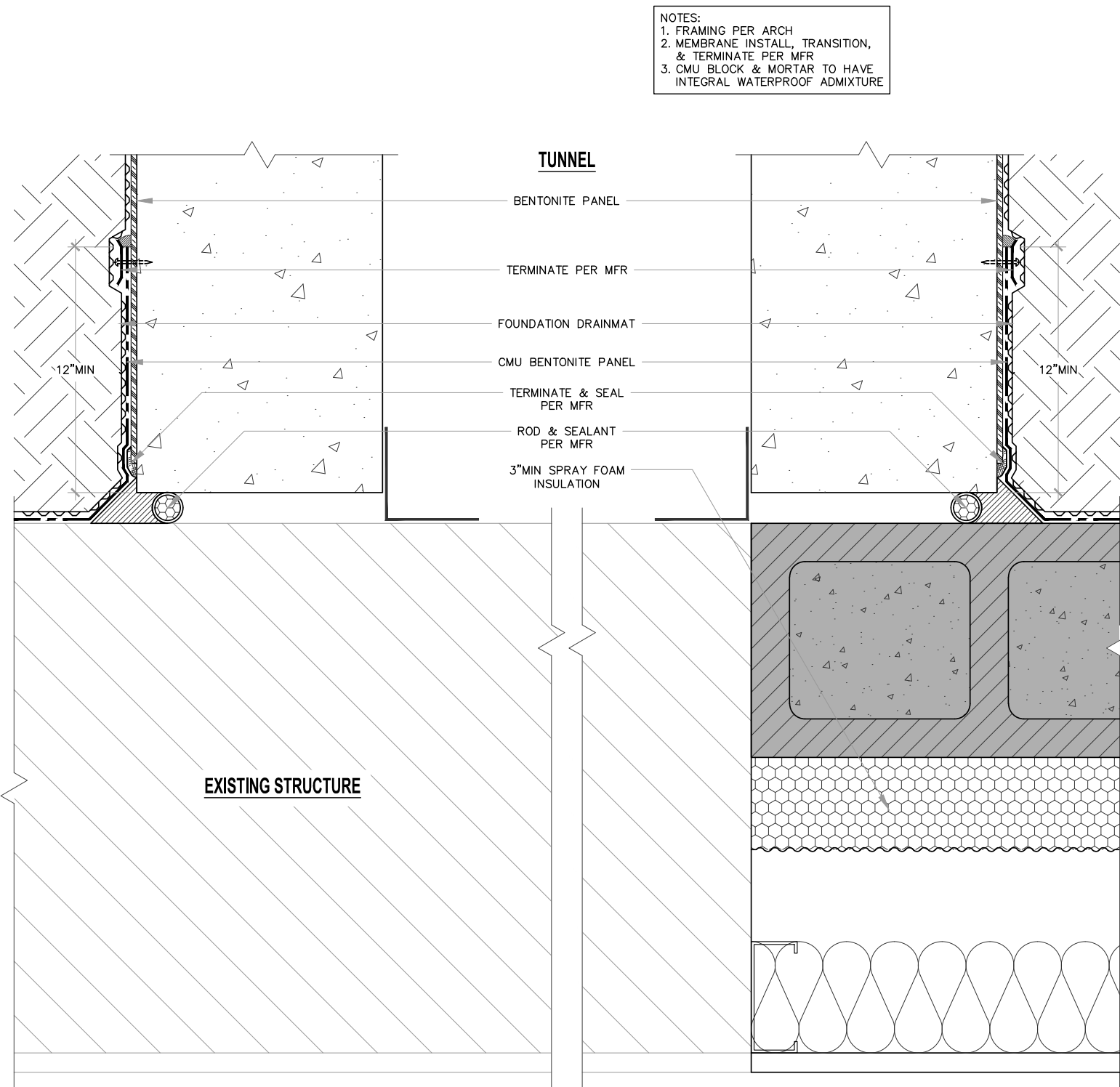


Section: Tunnel Lid at Existing Wall w/ Pavers Above



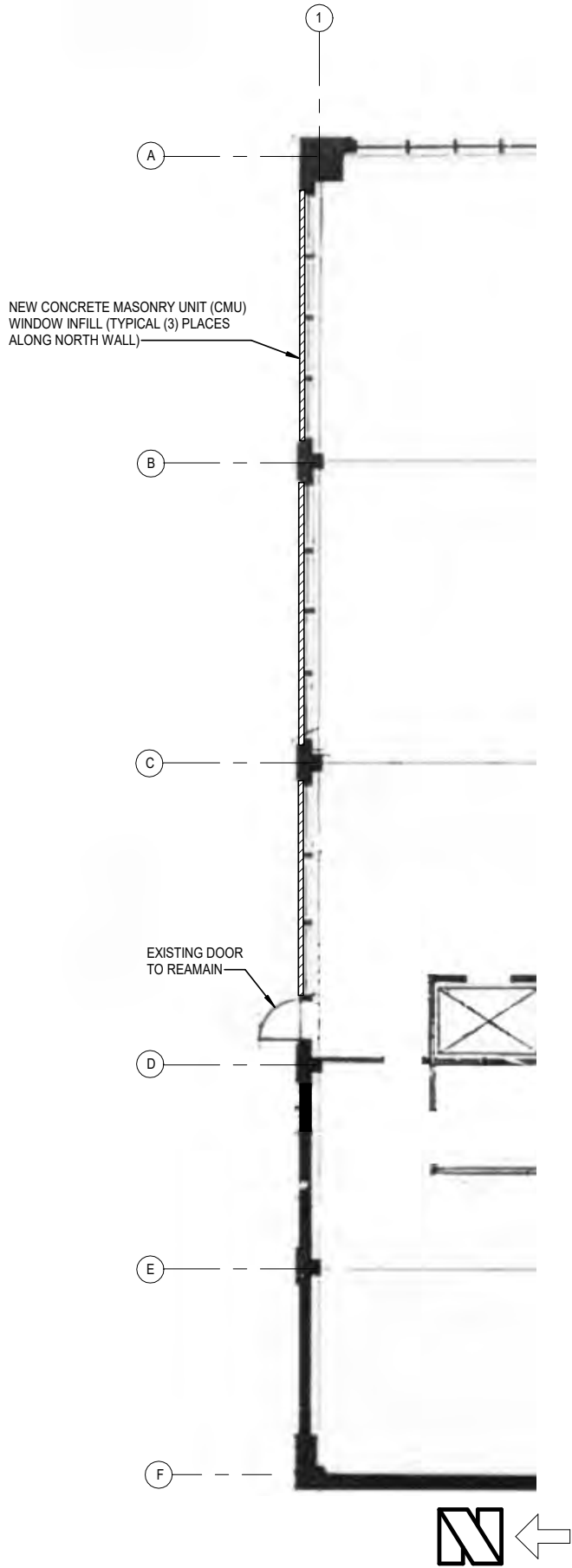


Section: Pavers at Infill Wall



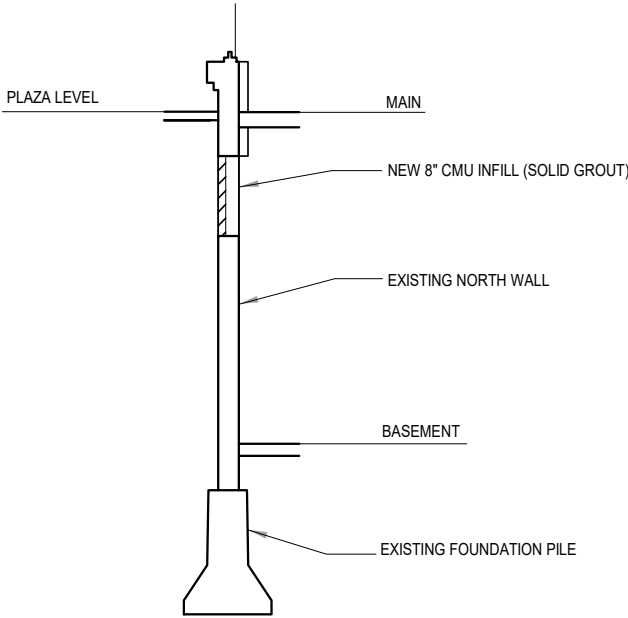
Section: Tunnel at Existing Wall and Infill Wall



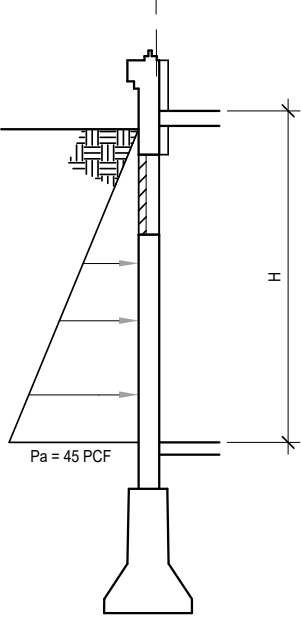


SCALE: NONE  
1

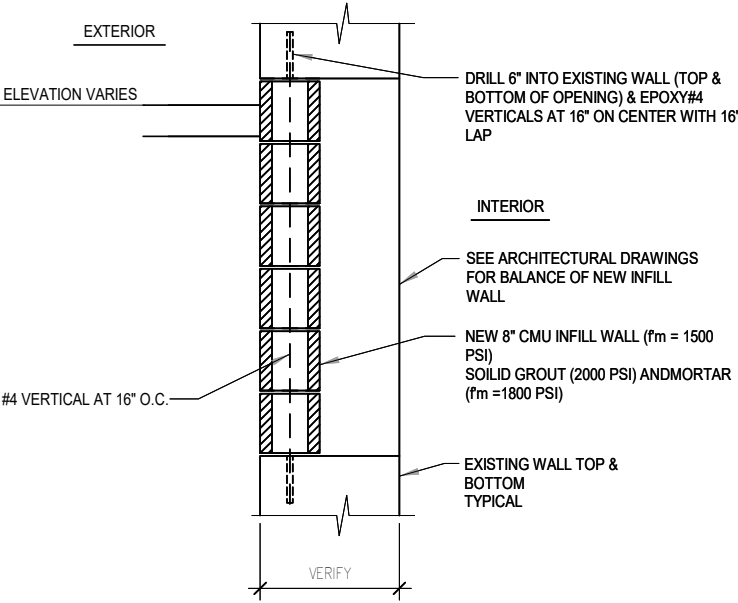
BASEMENT PLAN AT NORTH WALL



SECTION AT INFILL

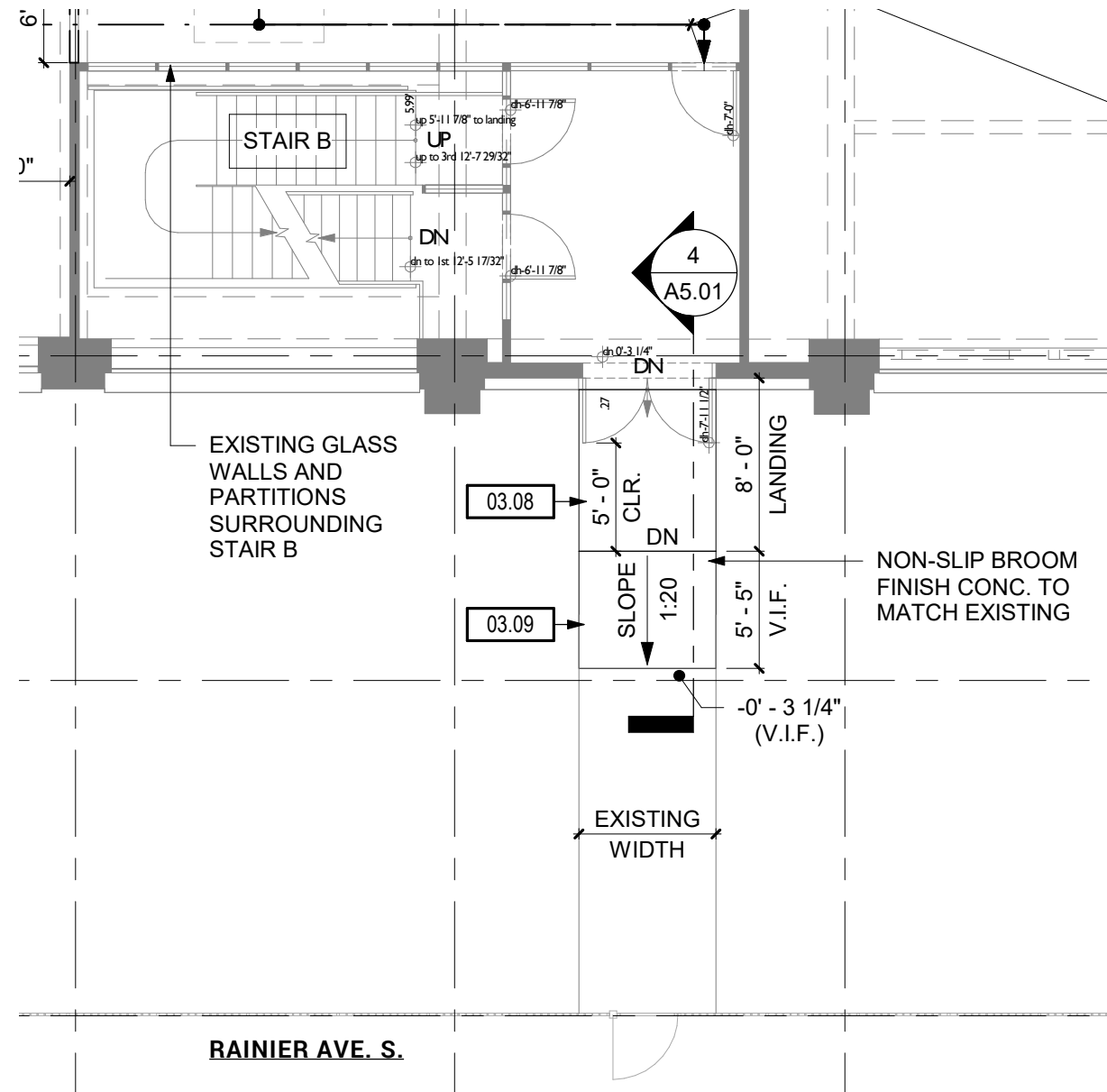


LOADING DIAGRAM

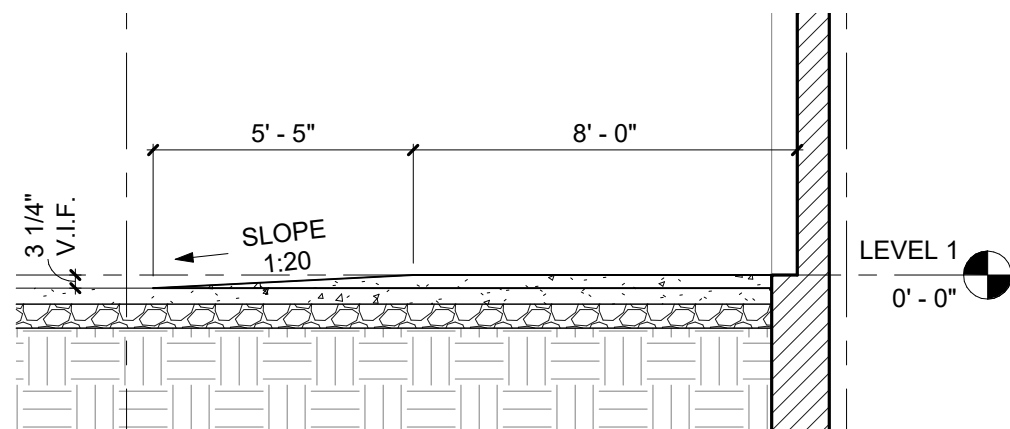


SECTION

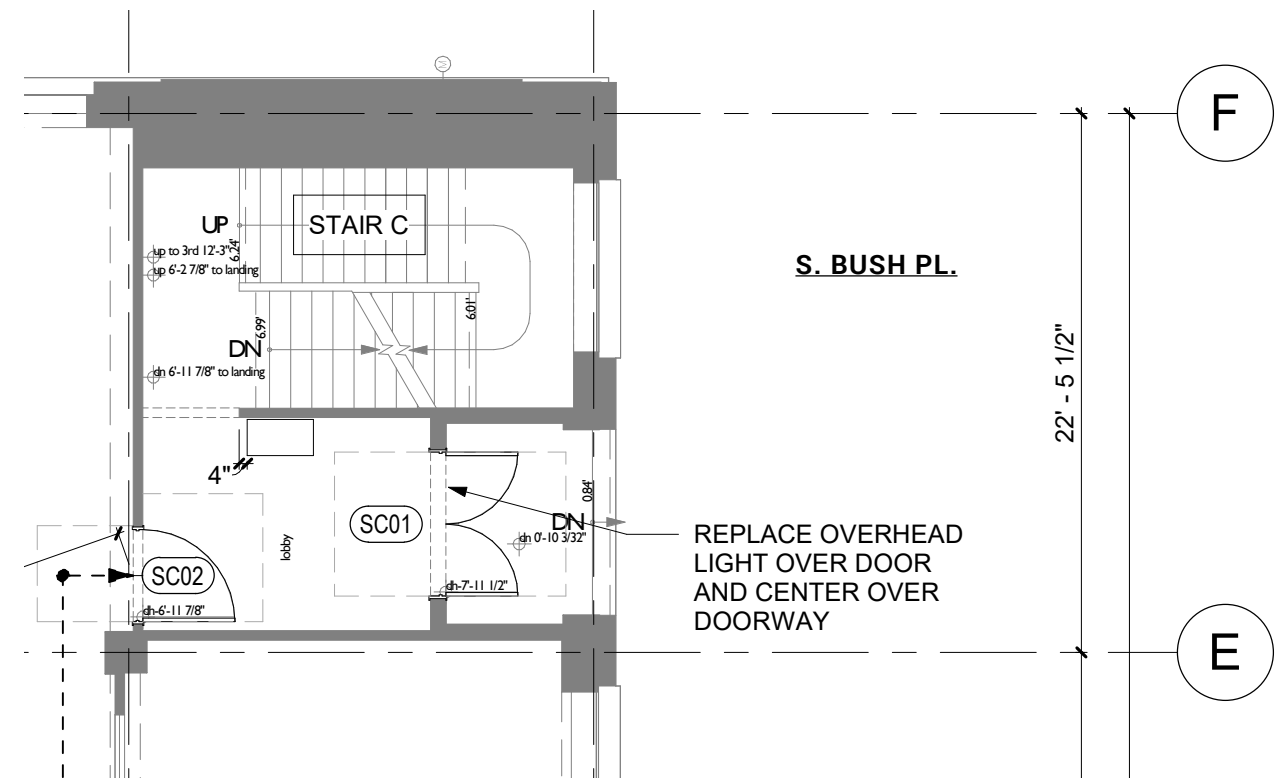




Plan: New sloped walking surface over existing concrete sidewalk



Section (4/A5.01): New sloped walking surface over existing concrete sidewalk



Plan: Existing lighting upgrade at South entrance



Existing light at South Entrance (not centered)

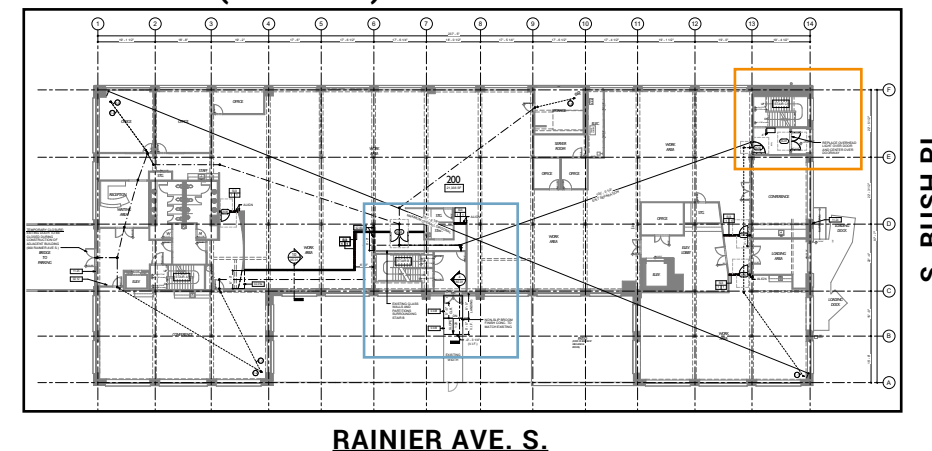


Proposed lighting fixture (to be centered)  
Lithonia Lighting - TWPX1 LED

### KEYNOTES:

#	NOTE
03.08	NEW CONCRETE LANDING (TO BE WIDTH OF CURRENT EXISTING EXT. WALKWAY).
03.09	NEW CONCRETE RAMP (1:20).

### KEY PLAN (LEVEL 1):



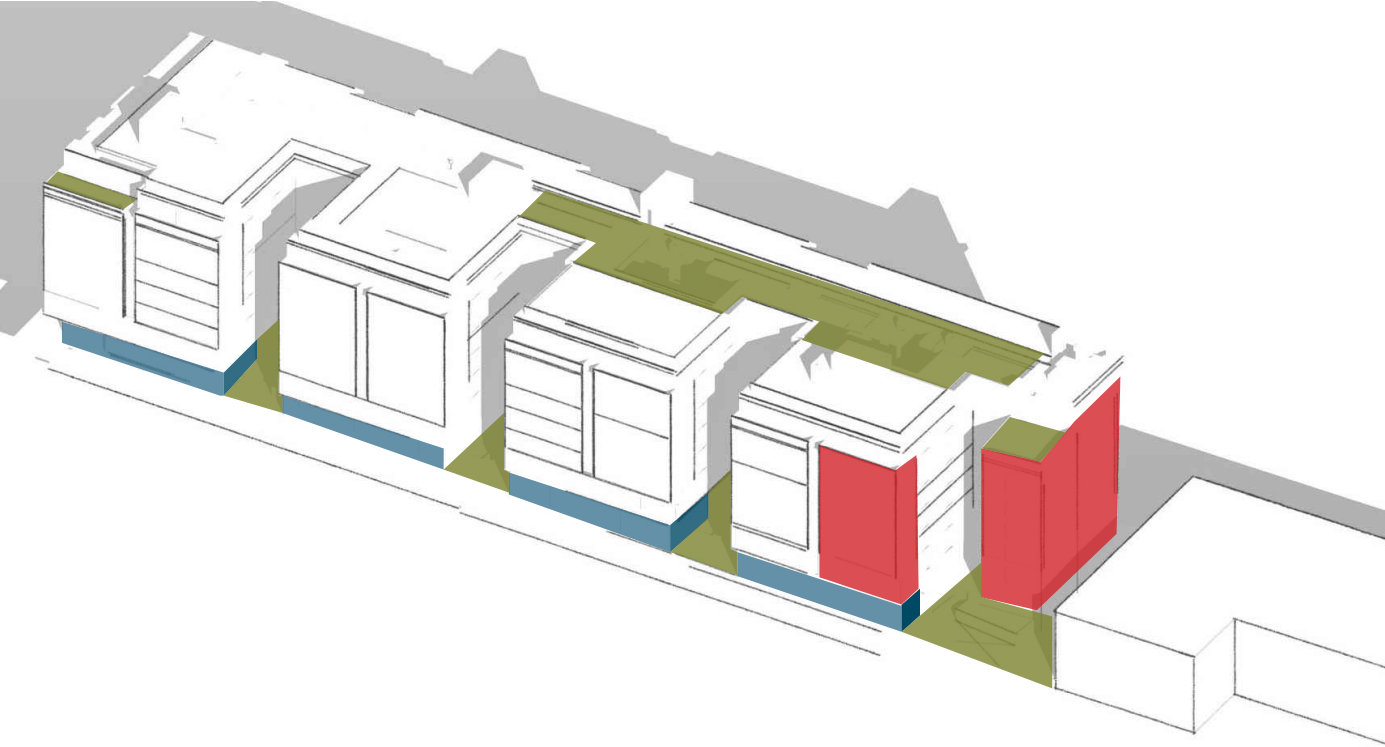


NEIGHBORING HISTORICAL ELEMENTS:

At the beginning of the 20th century, a certain style of architecture came into existence hailing from Chicago, hence known as the Chicago Style. The style consists of steel framed buildings with masonry cladding allowing large-plate glass window areas and limiting the amount of exterior ornamentation. Andrew Willatsen was chiefly remembered for bringing this style to the Pacific Northwest. His aesthetic mixed the Chicago style with the Prairie style, due to his tutelage under Frank Lloyd Wright. The Black Manufacturing Co. building incorporates this style - a style which is still relevant today.

OZ Navigator brings an expertise and sensitivity to design that will ensure The Black Manufacturing Co. building is honored as part of the new mixed-use development.

(ARCHITECTURE: THE FIRST CHICAGO SCHOOL - [HTTP://WWW.ENCYCLOPEDIA.CHICAGOHISTORY.ORG/PAGES/62.HTML](http://www.encyclopedia.chicagohistory.org/pages/62.html))  
(ANDREW WILLATSEN - [HTTP://PCAD.LIB.WASHINGTON.EDU/PERSON/1973/](http://pcad.lib.washington.edu/person/1973/))



AESTHETIC CUES FROM THE BLACK MANUFACTURING BUILDING OCCURS AT:

- OPEN SPACE
- SOUTHERN FACADE
- STREET-LEVEL FACADE ALONG RAINIER AVE S



MIX OF LARGE GLAZING SECTIONS AND DURABLE MATERIALS AT LOWER LEVELS



STRUCTURAL (PIER) ELEMENTS ARE BROUGHT TO THE FRONT



CLEAR DELINEATION OF LEVELS

HISTORIC APARTMENT BUILDING MASSING

Buildings like the Wilsonian (shown at left), the Capitola, The Malloy, the DeLa Mar, and the Chelsea used vertically stacking massing surrounding courtyard spaces to allow light and ventilation to larger buildings.



HISTORIC ANALYSIS:  
PRECEDENT FOR APARTMENT BLOCK  
MORPHOLOGY-MASSING

**TALL APARTMENT  
BUILDINGS WITH  
NARROW STREET FACING  
COURTYARDS**



- 1. Chelsea Apartments, Queen Anne Seattle. Harlan Thomas, 1907. City of Seattle Landmark.
- 2. De la Mar Apartments, Queen Anne Seattle. Daniel Huntington, 1909. City of Seattle Landmark, National Register.
- 3. The Wilsonian Apartment Hotel, U-District Seattle. Frank Fowler, 1923. City of Seattle Landmark.
- 4. Malloy Apartments, U-District Seattle. Earl Roberts, 1928





**BLACK MANUFACTURING BUILDING**

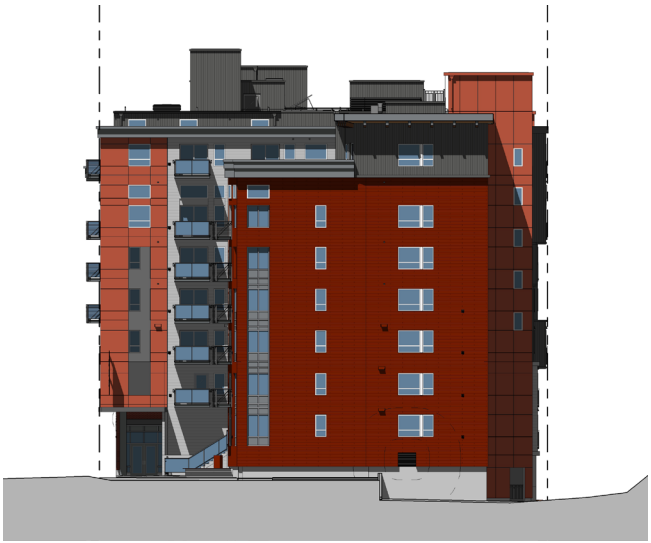
BLACK MANUFACTURING BUILDING - EXISTING VS PROPOSED BUILDING - NEW



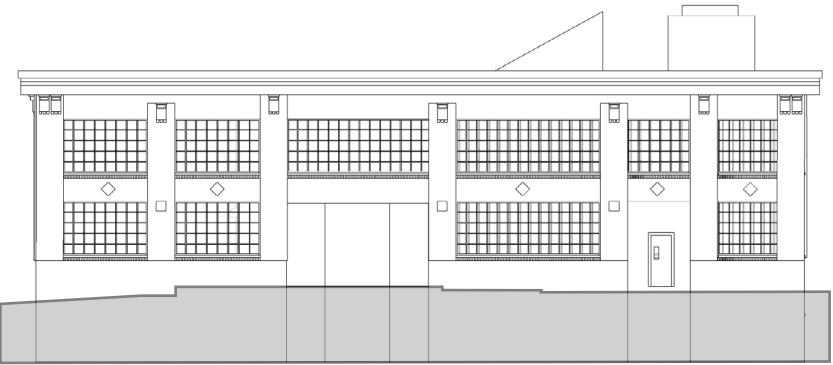
WEST ELEVATION - WITH EXISTING BLACK MANUFACTURING BUILDING



SOUTH ELEVATION (OF SITE) - EXISTING



SOUTH ELEVATION



SOUTH ELEVATION  
(EXISTING BLACK MANUFACTURING BUILDING)



# BLACK MANUFACTURING BUILDING

BLACK MANUFACTURING BUILDING - EXISTING VS PROPOSED BUILDING - NEW



EAST ELEVATION - EXISTING



EAST ELEVATION - WITH EXISTING BLACK MANUFACTURING BUILDING

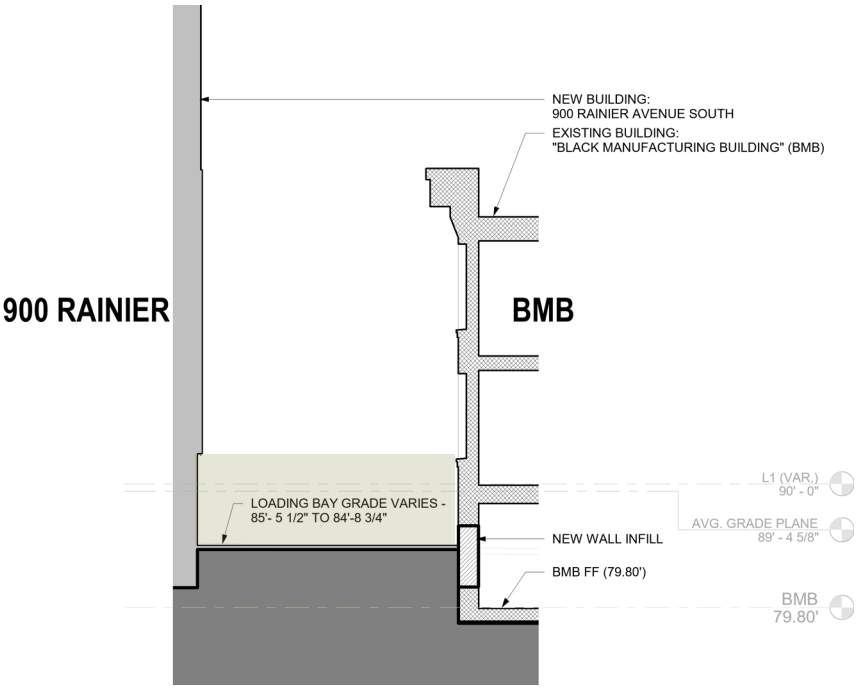


NORTH ELEVATION (OF SITE) - EXISTING

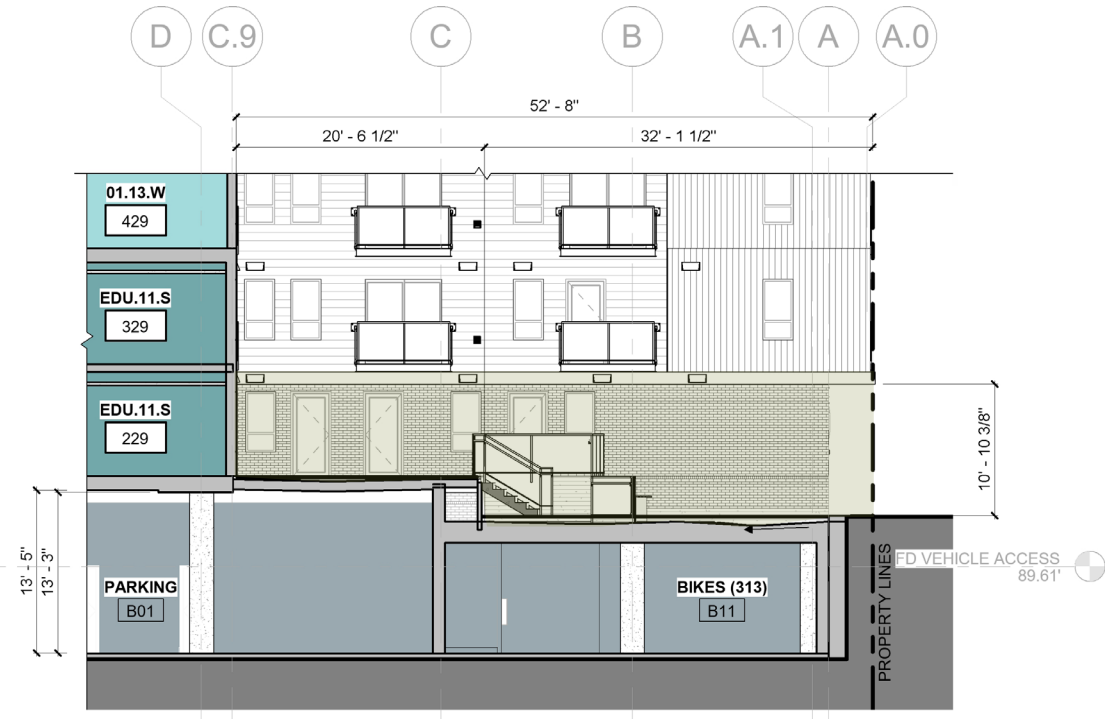


NORTH ELEVATION

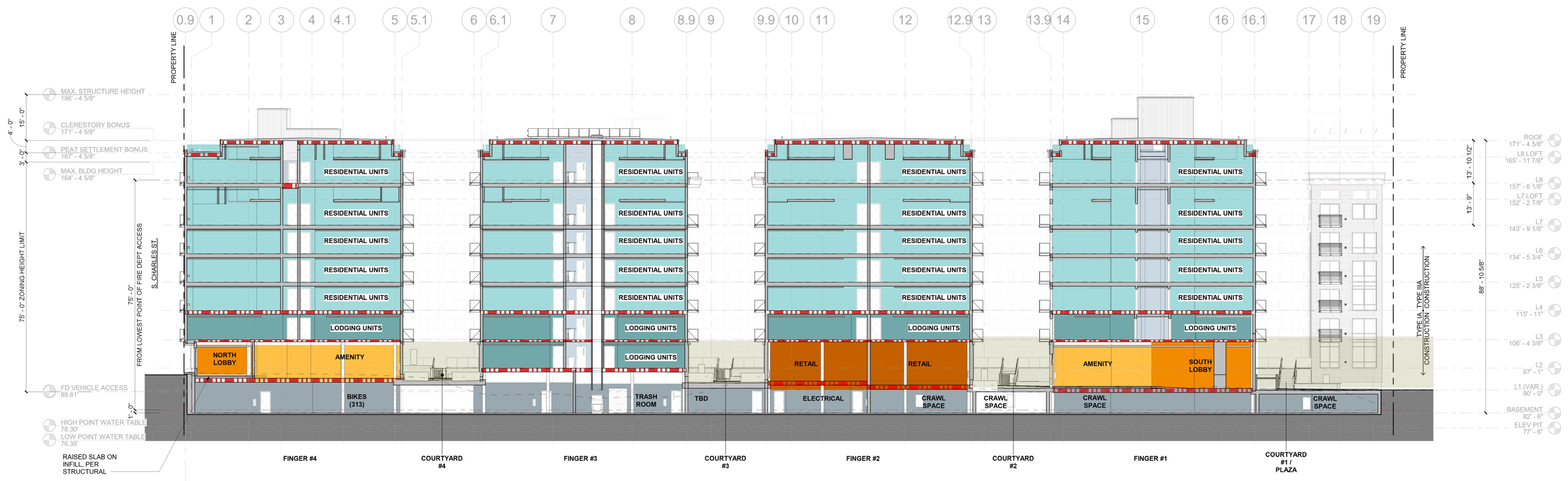




EAST-WEST ELEVATION\_BMB CONNECTION



EAST-WEST ELEVATION\_COURTYARD



NORTH - SOUTH ELEVATION





SW PERSPECTIVE



SE PERSPECTIVE





NE PERSPECTIVE



NW PERSPECTIVE



"COMMUNITY GATHERING SPACE" COURTYARD



"COMMUNITY GATHERING SPACE" COURTYARD



CONCEPT IMAGE



CONCEPT IMAGE



CONCEPT IMAGE



CONCEPT IMAGE



"COMMUNITY GATHERING SPACE"  
COURTYARD

"THE CONNECTOR" COURTYARD



CONCEPT IMAGE

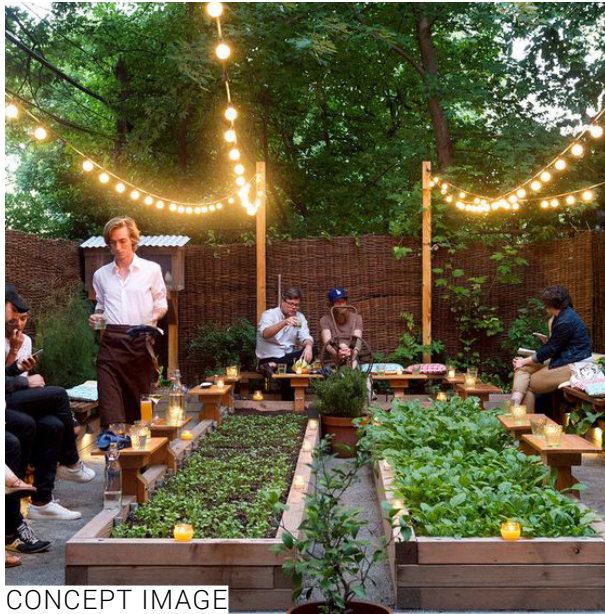


CONCEPT IMAGE





"THE CONNECTOR" COURTYARD



CONCEPT IMAGE

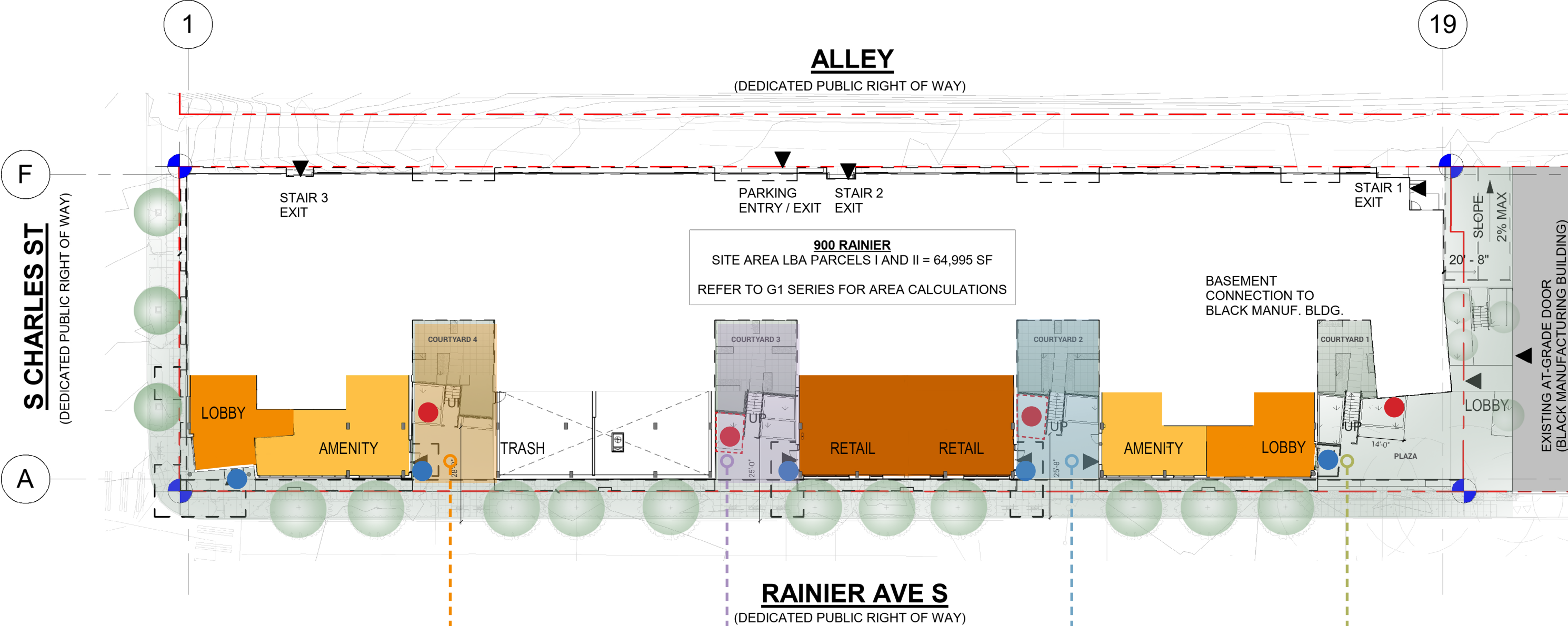


CONCEPT IMAGE



"URBAN COURT" COURTYARD AT NIGHT





● LIGHTING AND SIGNAGE AT BUILDING ENTIRES

● PROPOSED LOCATION FOR ART PIECES:

THE ARTWORK WILL CREATE A SENSE OF PLACE  
AND SAFETY FOR RESIDENTS AND VISITORS IN  
THE COURTYARD PLAZA



**"URBAN COURT"**

- Private outdoor space to be used by residents at upper portion of courtyards.
- Gathering space at bottom of courtyard for public.

**"ZEN GARDEN"**

- Refuge from street / soften middle of building
- Seating spaces for retail to spill out on / lots of wood benches, plush grasses
- Courtyards located towards Rainier Ave. which directly responds to Central Area Design Guidelines L1-1-a, PL1-2-a

**"THE CONNECTOR"**

- Connects retail, amenity, and lobby / Retail and amenity spill out space
- Tables for 2-4 at bottom of courtyard

**"COMMUNITY GATHERING SPACE"**

- Most public courtyard / No large barriers / Open to the sidewalk
- Small sculpture / art space dedicated to the BMB
- Connect to the BMB





active streetscape



ex. trees and courtyard retail



room for bikes



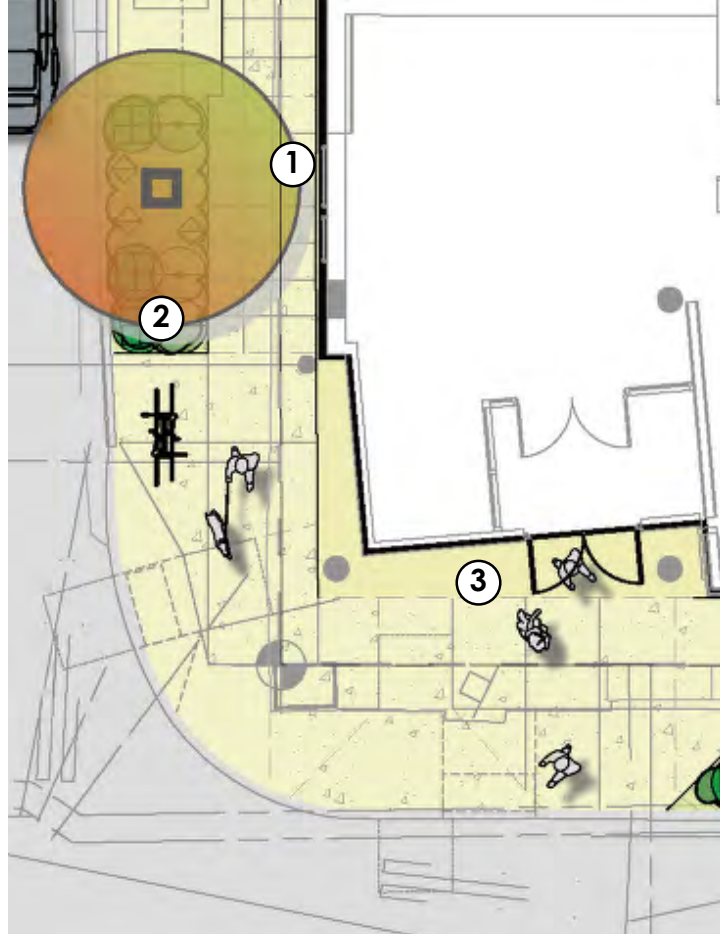
terraces



bioretention planters







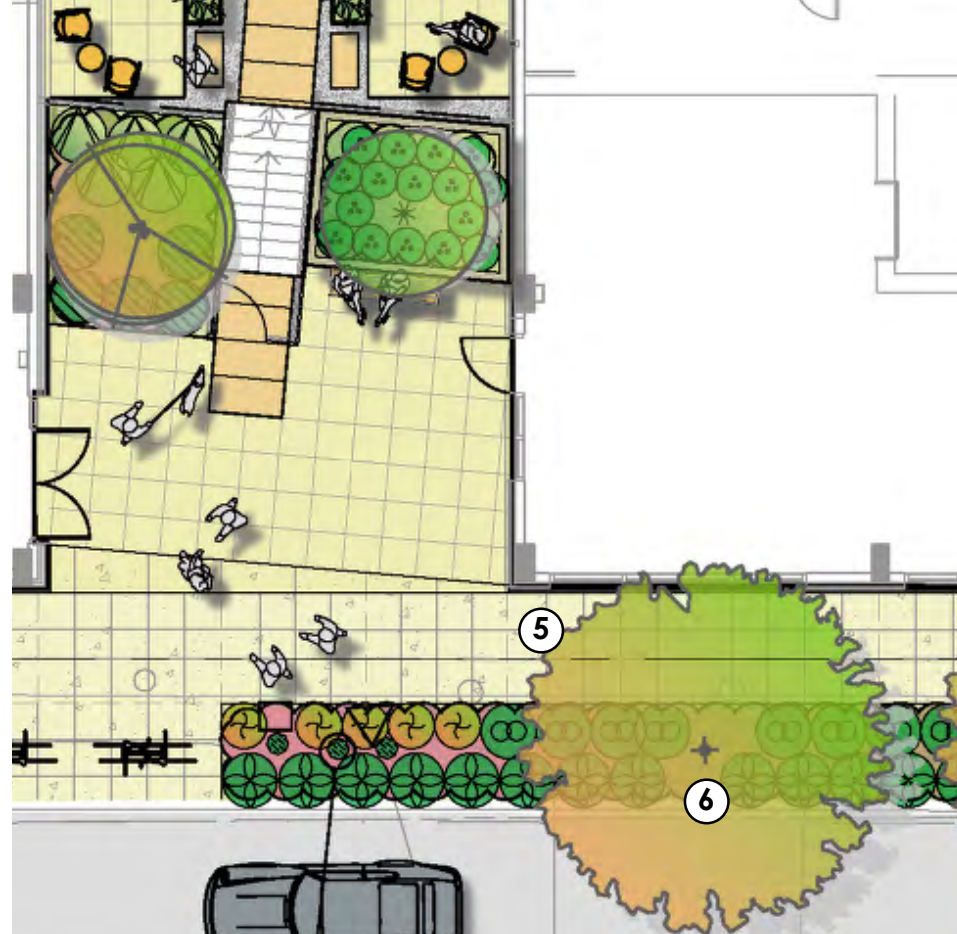
**Charles Street to Courtyard 4**

**Charles Street**

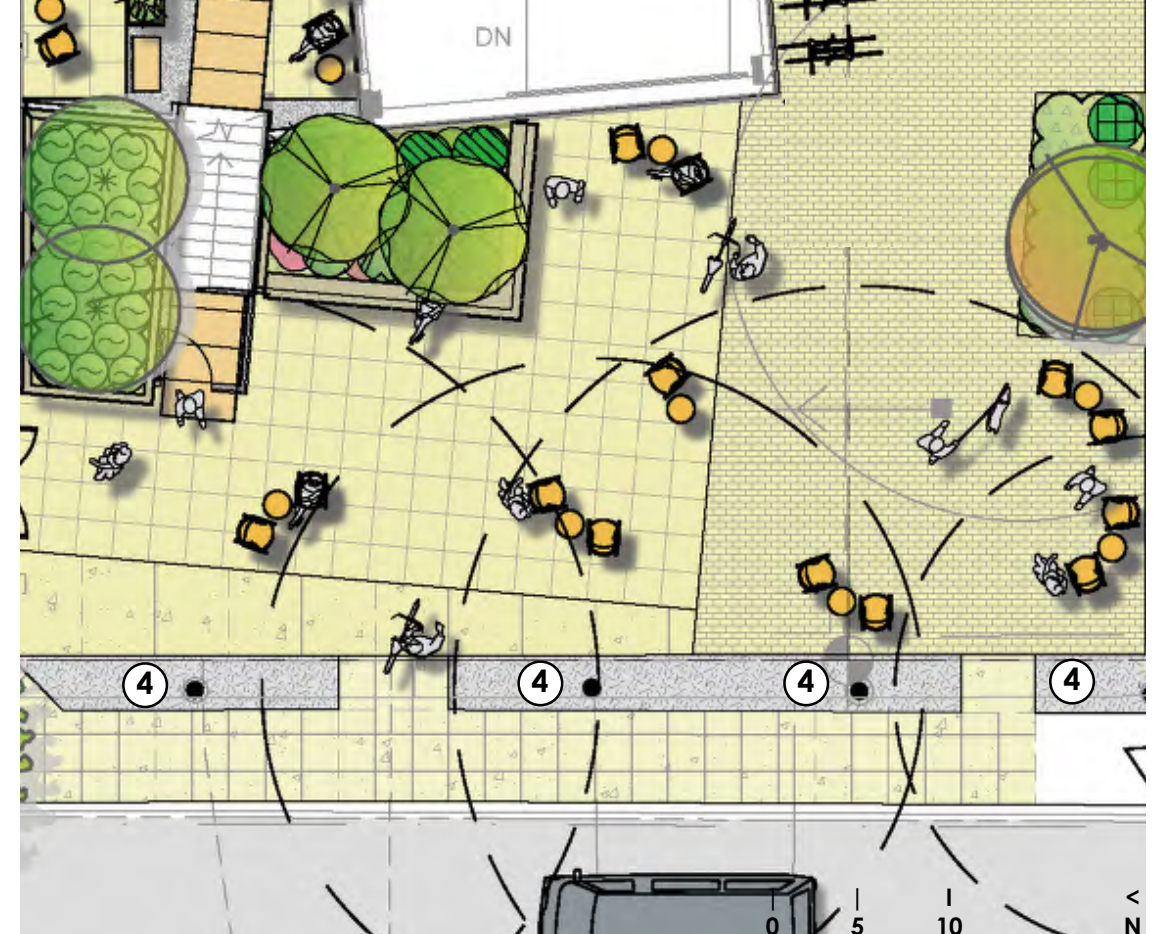
- 1 2' pedestrian easement permits standard 6' sidewalk
- 2 'Starlight' Dogwood, Kousa x nuttallii 'KN4 -43', SDOT 9/14
- 3 North Lobby Entry pulls back at corner

**Rainier Avenue**

- 4 Existing tree proposed to be retained, back of walk notched at each tree -w flexible paving - SDOT 6/4, 9/14
- 5 3.6' pedestrian easement permits standard 6' sidewalk
- 6 Urban Pinnacle Oak, Quercus macrocarpa 'JFS-KW3', SDOT



**Rainier Avenue - Courtyard 2**



**Rainier Ave. - Courtyard 1 at Black Building**



**'Starlight' Dogwood**



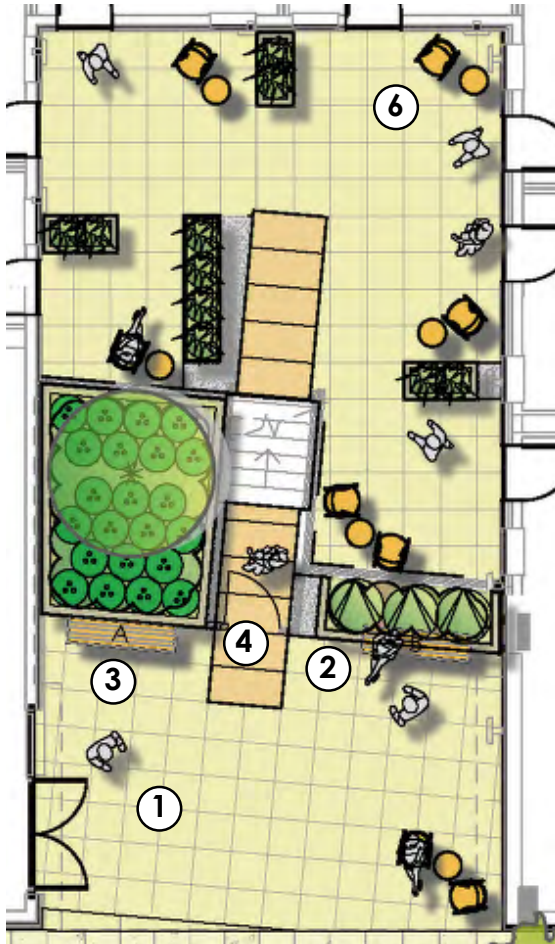
**Urban Pinnacle Oak**



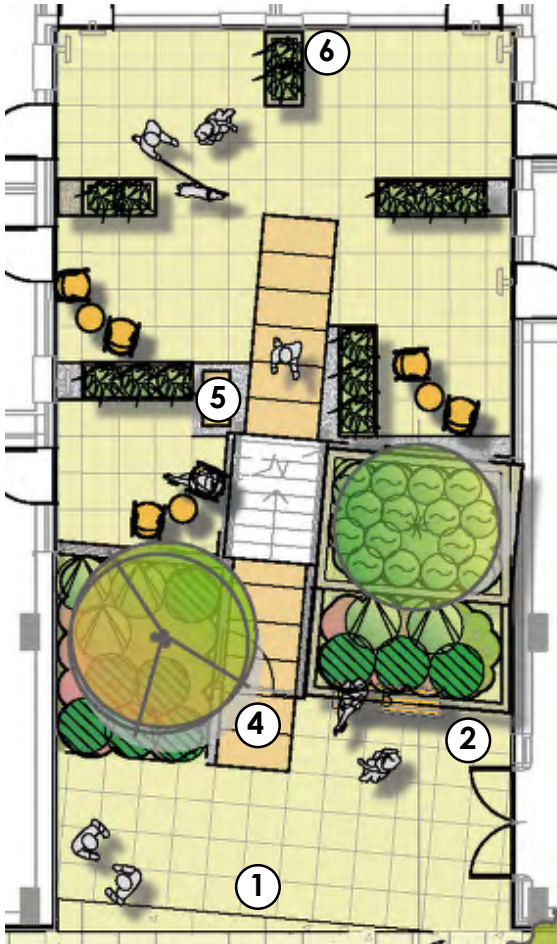
**Existing Scarlet Oak Trees**



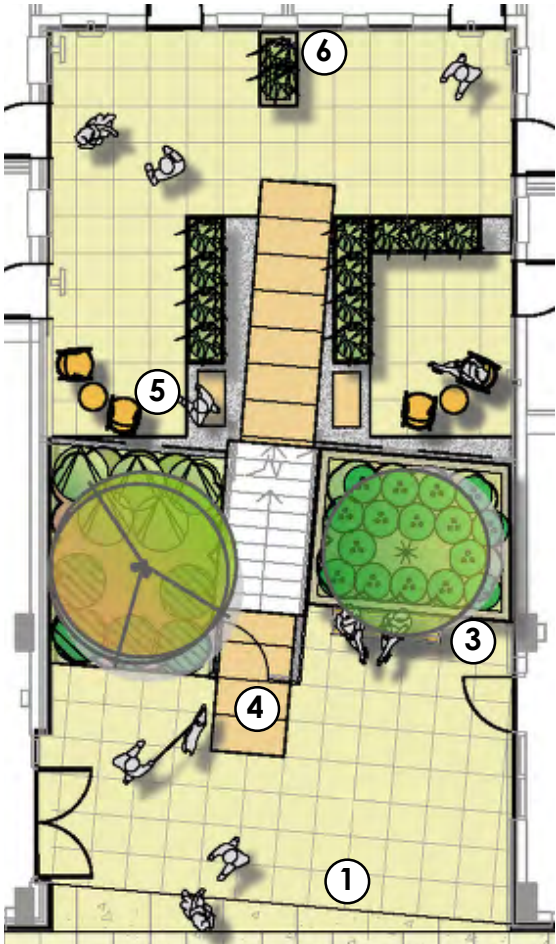




4 URBAN COURT



3 ZEN GARDEN



2 THE CONNECTOR



1 GATHERING SPACE

COURTYARDS

- 1 entry court - angled to street
- 2 seatwalls
- 3 attached seating at bioplanters
- 4 gate to connector walk and stair
- 5 paver to private terrace
- 6 raised planters for privacy
- 7 flexible seating
- 8 bikes
- 9 permeable pavers



2 seatwalls



3 Attached seating at biplanter

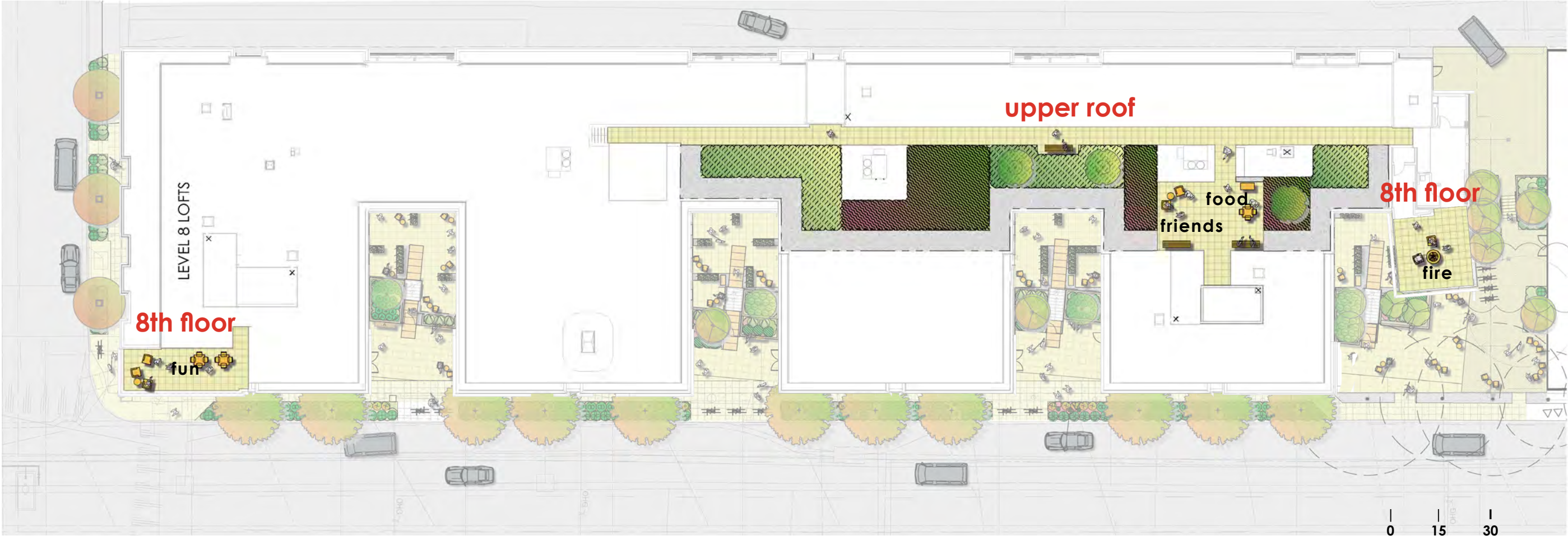


5 paver to private terrace



7 flexible seating





fire



friends



food



fun





PLANT LIST		
	BOTANICAL NAME	COMMON NAME
STREET TREES		
	QUERCUS FRAINETTO 'SCHMIDT'	FOREST GREEN OAK
	- PER SHANE DEWALD/SDOT UF, 9/14/2020	
	CORNUS KOUSA X NUTTALLII 'KN4-43'	STARLIGHT DOGWOOD
	- PER SHANE DEWALD/SDOT UF, 9/14/2020	
ON-SITE TREES		
	PARROTIA PERSICA	PERSIAN IRONWOOD
	AMELANCHIER 'COLE'S SELECT'	'COLE'S SELECT' HYBRID SERVICEBERRY
	LAGERSTROEMIA INDICA 'TUSCARORA' **	TUSCARORA CRAPE MYRTLE
SHRUBS & GROUNDCOVERS		
	CORNUS STOLONIFERA 'KELSEYI' *	'KELSEYI' RED TWIG DOGWOOD
	BUXUS MICROPHYLLA JAPONICA 'WINTER GEM' **	'WINTER GEM' JAPANESE BOXWOOD
	SPIRAEA X BUMALDA 'DENISTAR' **	SUPERSTAR SPIRAEA
	ROSA 'SCARLET' FLOWER CARPET	'SCARLET' FLOWER CARPET ROSE
	ILEX CRENATA **	JAPANESE HOLLY
	ILEX GLABRA 'STRONGBOX'	'STRONGBOX' INKBERRY HOLLY
	NANDINA DOMESTICA 'GULF STREAM' **	'GULF STREAM' HEAVENLY BAMBOO
	PITTIOSPORUM TOBIRA 'WHEELERI'	'WHEELER'S DWARF' PITTIOSPORUM
	VIBURNUM DAVIDII	DAVID'S VIBURNUM
LARGE SHRUBS		
	OSMANTHUS X BURKWOODII	BURKWOOD OSMANTHUS
PLANTERS, LEVEL 2		
	TAXUS BACCATA 'FASTIGIATA'	IRISH YEW
ACCENT PERENNIALS		
	ASTILBE X 'VERSSILVERY PINK' *	YOUNIQUE SILVERY PINK ASTILBE
	RUDBECKIA FULGIDA 'GOLDSTURM' **	'GOLDSTURM' BLACK EYED SUSAN
	HELLEBORUS WINTER MAGIC 'SNOW LOVE'	WINTER MAGIC 'SNOW LOVE' HELLEBORE
GROUNDCOVERS		
	50% CAREX OBNUPTA	50% SLOUGH SEDGE
	25% IRIS TENAX	25% OREGON IRIS
	25% JUNCUS PATENS	25% CALIFORNIA GREY RUSH
	LIRIOPE SPICATA	LIRIOPE
	75% EPIMEDIUM ALPINUM **	75% EPIMEDIUM
	25% POLYSTICHUM MUNITUM **	25% SWORD FERN
	MAHONIA REPENS *	CREeping MAHONIA
	POLYSTICHUM MUNITUM	SWORD FERN
	GAULTHERIA SHALLON	SALAL

TREES



Quercus frainetto 'Schmidt'  
Forest Green Oak



Cornus kousa x nuttallii  
Starlight Dogwood



Acer palmatum  
Japanese Maple



Amelanchier 'Autumn Brilliance'  
'Autumn Brilliance' Amelanchier

SHRUBS



Cornus kelseyii  
Kelsey Redtwig Dogwood



Buxus japonica 'Winter Gem'  
'Winter Gem' Japanese Boxwood



Spiraea x bumalda 'Denistar'  
Superstar Spirea



Ilex crenata 'Convexa'  
Convex-leafed Japanese Holly



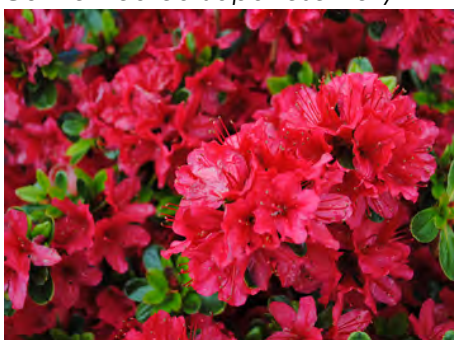
Lonicera pileata  
Boxleaf Honeysuckle



Nandina 'Gulf Stream'  
'Gulf Stream' Heavenly Bamboo



Viburnum davidii  
David's Viburnum



Rhododendron 'Hino Crimson'  
'Hino Crimson' Azalea

GROUNDCOVERS



Carex obnupta  
Slough Sedge



Liriope spicata  
Creeping Lilyturf



Epimedium x perralchicum  
'Frohnleiten' / Barrenwort



Gaultheria shallon  
Salal





MATERIAL LEGEND

1 CEMENT PANEL SIDING

- A) COLOR SW 6629  
SMOOTH PANEL
- B) COLOR SW7081  
VERTICAL, 6" HIGH PANEL
- C) COLOR SW6349  
HORIZONTAL, 12" HIGH PANEL
- D) COLOR SW6260  
HORIZONTAL, 8" HIGH PANEL
- E) COLOR SW7599  
HORIZONTAL, 4" HIGH PANEL  
Running Bond, Spaced 3/8" apart with  
SS exposed fasteners



1. CEMENT PANEL SIDING

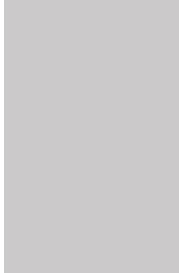
3 CAST-IN-PLACE CONCRETE  
A) BOARD FORM  
B) NATURAL

4 ANODIZED ALUMINUM  
LIGHT GRAY - STOREFRONT FRAME

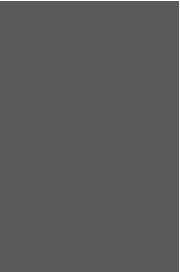
- 5 GLASS  
A) CLEAR GLASS - RESIDENTIAL  
B) GRAY TINT - STOREFRONT  
C) SPANDREL GLASS  
DECO HT-BLACK - STOREFRONT  
D) SPANDREL GLASS  
SW7599 - STOREFRONT



1A. SW6629  
(JALAPENO)



1D. SW6260  
(UNIQUE)



1B. SW9565  
(FORGED STEEL)



1E. SW7599  
(BRICK PAVER)

6 BRICK  
A) RED RANGE  
B) BLEND VERTICAL

7 VINYL WINDOW  
WHITE EXTERIOR / WHITE INTERIOR

- 8 METAL BOX RIB  
WEATHERED COPPER
- 9 POWDER COATED METAL  
A) COLOR SW 7083 - CANOPY/BALCONY  
B) COLOR SW 7599 - CANOPY

10 STUCCO  
BMB WINDOW INFILL - SW 7004 SNOWBOUND

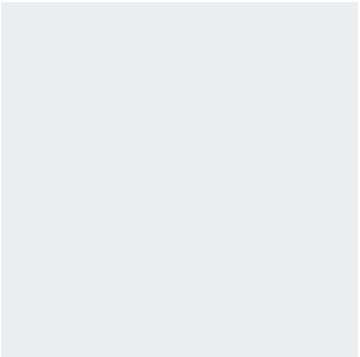


9A. COLOR SW 7083  
(DARKROOM)

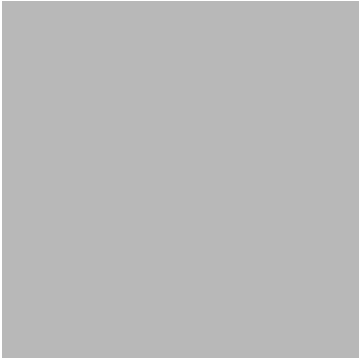
9B. COLOR SW 7599  
(BRICK PAVER)



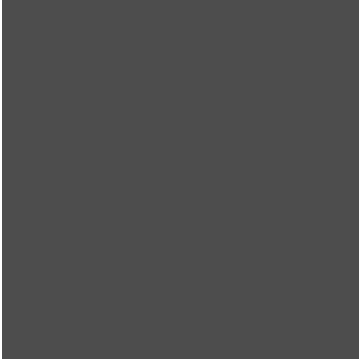
8. METAL BOX RIB  
WEATHERED COPPER



5A. GLASS  
SN 68-CLEAR



5B. GLASS  
SG-SN 68-GRAY TINT



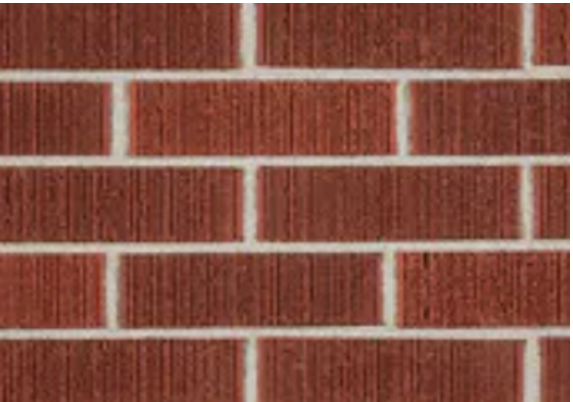
5C. SPANDREL GLASS  
DECO HT-BLACK



5D. SPANDREL GLASS  
SW7599 (BRICK PAVER)



10. STUCCO  
BMB WINDOW INFILL  
MATCH EXISTING BMB NORTH WALL



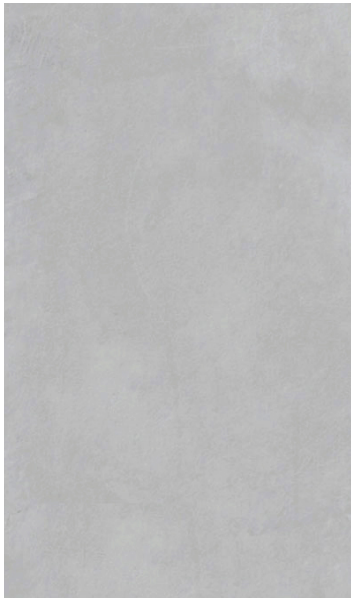
6A. BRICK  
RED RANGE



6B. BRICK  
BLEND VERTICAL



3A. CONCRETE  
HORIZONTAL BOARD FORM



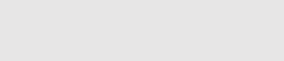
3B. CONCRETE  
NATURAL



11. WOOD  
CEDAR SOFFIT

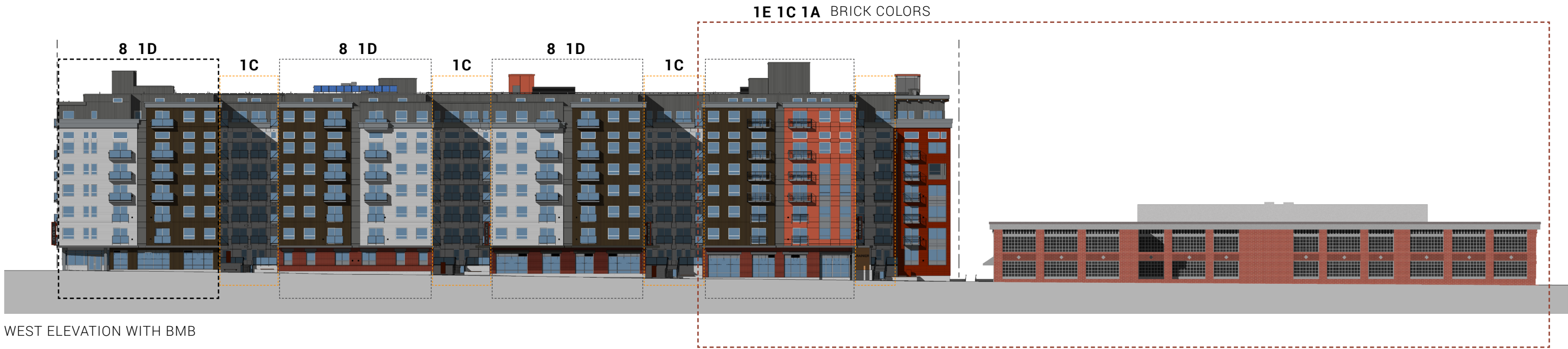


4. ANODIZED ALUMINUM  
STOREFRONT FRAME  
LIGHT GRAY



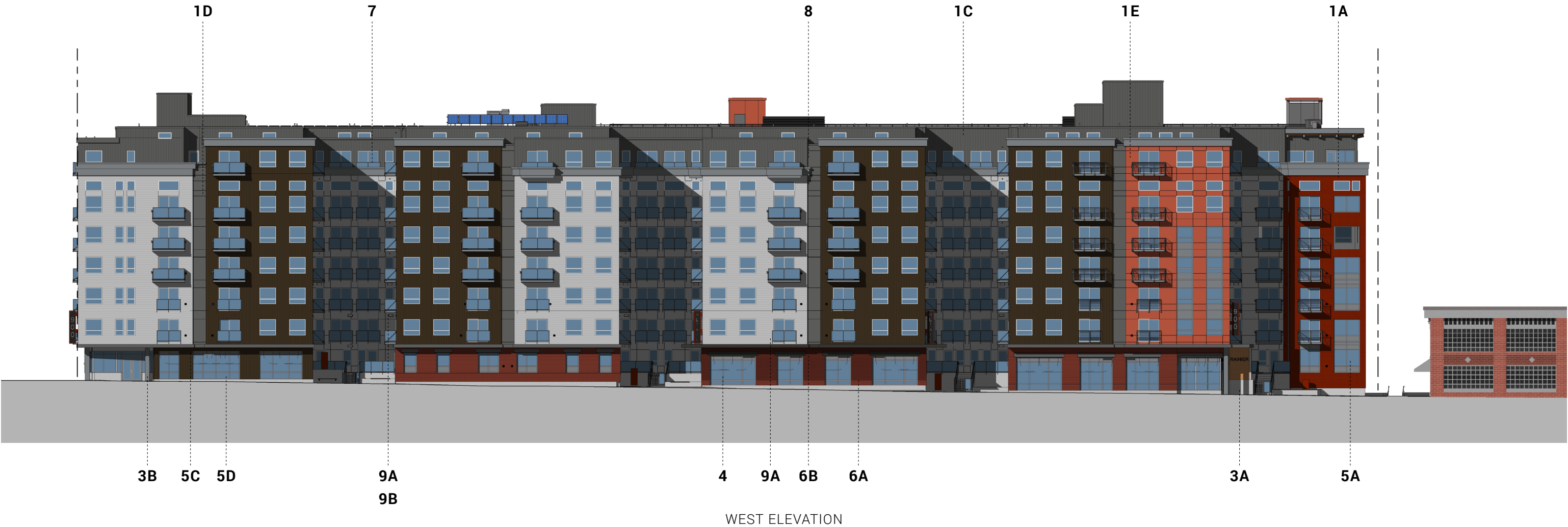
7. VINYL WINDOW  
WHITE EXTERIOR  
WHITE INTERIOR







ELEVATIONS  
WEST



MATERIAL LEGEND

- 1 CEMENT PANEL SIDING

A) COLOR SW 6629  
SMOOTH PANEL

B) COLOR SW7081  
VERTICAL, 6" HIGH PANEL

C) COLOR SW6349  
HORIZONTAL, 12" HIGH PANEL

D) COLOR SW6260  
HORIZONTAL, 8" HIGH PANEL

E) COLOR SW7599  
HORIZONTAL, 4" HIGH PANEL  
Running Bond, Spaced 3/8" apart with  
SS exposed fasteners
- 3 CAST-IN-PLACE CONCRETE

A) BOARD FORM

B) NATURAL

4 ANODIZED ALUMINUM

LIGHT GRAY - STOREFRONT FRAME

5 GLASS

A) CLEAR GLASS - RESIDENTIAL

B) GRAY TINT - STOREFRONT

C) SPANDREL GLASS  
DECO HT-BLACK - STOREFRONT

D) SPANDREL GLASS  
SW7599 - STOREFRONT
- 6 BRICK

A) RED RANGE

B) BLEND VERTICAL

7 VINYL WINDOW

WHITE EXTERIOR / WHITE INTERIOR

8 METAL BOX RIB

WEATHERED COPPER

9 POWDER COATED METAL

A) COLOR SW 7083 - CANOPY/BALCONY

B) COLOR SW 7599 - CANOPY

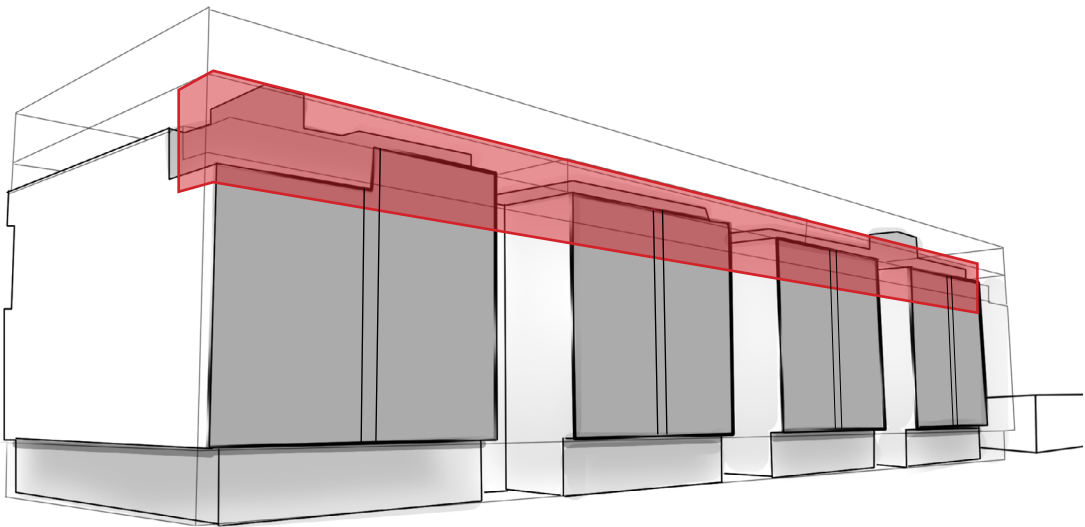
10 STUCCO

BMB WINDOW INFILL - SW 7004 SNOWBOUND





WEST ELEVATION



PERSPECTIVE - NORTHWEST CORNER

CODE REQUIREMENT  
DEPARTURE

**UPPER LEVEL SETBACKS (SMC 23.47A.014):** THE CODE REQUIRES AN AVERAGE UPPER LEVEL SETBACK OF 8 FEET FOR PORTIONS OF STREET-FACING Façades ABOVE A HEIGHT OF 65 FEET, UP TO THE HEIGHT LIMIT. THE CODE REQUIRES THAT NO MORE THAN 20 PERCENT OF THE PORTION OF THE STRUCTURE THAT MUST BE SET BACK MAY HAVE A SETBACK OF LESS THAN 5 FEET.

AVERAGE SETBACK CALCULATIONS, EXPRESSED AS AN AREA:

(8' X 391.3') SF = 3,130.4 SF  
TOTAL STREET FRONTAGE OVER 65' TO BE SETBACK

OF THIS TOTAL, 1,797 PROVIDED

PROPOSED DEPARTURE

**PROPOSAL:** THE CODE REQUIRES AN AVERAGE SETBACK OF 8' ALONG RAINIER AVE S. THE APPLICANT PROPOSES REDUCING AVERAGE SETBACK TO 4.59' ALONG RAINIER; HOWEVER WHEN ACCOUNTING FOR FULL COURTYARD DEPTH THE AVERAGE IS 13.5' AND EXCEEDS CODE.

AVERAGE SETBACK CALCULATION, OVER 65':

STANDARD CALCULATIONS:  
(71.1' x 0') + (26' x 15') + (67' x 0') + (26' x 15') + (67' x 0') + (26' x 15')  
+ (66.5' x 0') + (41.8' x 15')

= 1,797 SF / 391.3' = 4.59'

**4.59' AVG. SETBACK  
WHEN COURTYARD CALC. DEPTH CAPPED AT 15'**

DEPARTURE SEEKS TO PROVIDE 1,333.4 SF LESS Façade SETBACK ON THE FRONTAGE THAN REQUIRED BY CODE, BASED ON THE CALC. METHOD IN THE CODE. BUT IN LIEU PROVIDES AN ADDITIONAL 3,497 SF OF SETBACK AT THE COURTYARDS THAT WILL BE USED BY RESIDENTS AND THE PUBLIC, AND INCREASE THE LIGHT, AIR, AND LIVABILITY OF A GREATER NUMBER OF UNITS.

AVERAGE SETBACK CALCULATION, OVER 65':

CALCULATIONS INCLUDING FULL COURTYARD DEPTH:  
(71.1' x 0') + (26' x 52.5') + (67' x 0') + (26' x 52.5') + (67' x 0') + (26' x 52.5')  
+ (66.5' x 0') + (41.8' x 28.5')

= 5,286.3 SF / 391.3' = 13.5'

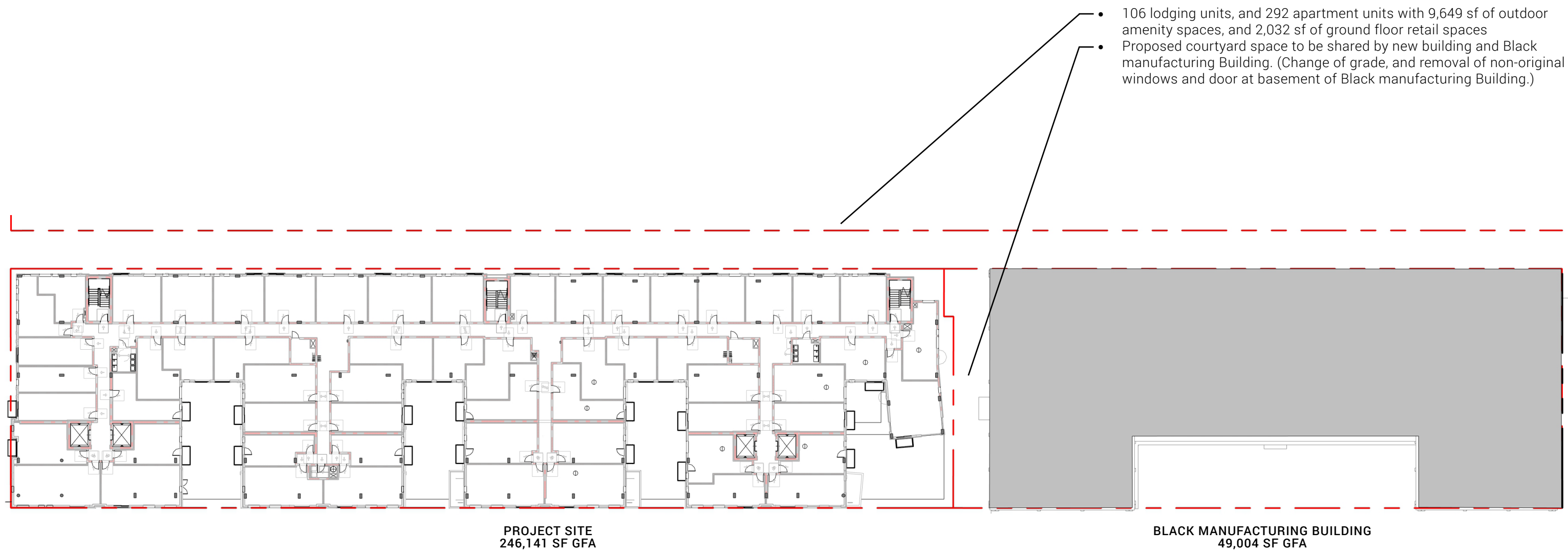
**13.5' AVG. SETBACK  
WHEN CALCULATED WITH FULL COURTYARD DEPTH**

RATIONALE

**RESPONSE:** THE PROJECT TEAM HAS DESIGNED THE COURTYARDS TO DEMONSTRATE THEIR APPROPRIATE SCALE, RELATIONSHIP, TO RAINIER AVE. AND THE TRANSITION AT THE HISTORIC LANDMARK TO THE SOUTH. THE PROJECT TECHNICALLY REQUIRES A DEPARTURE, BUT FUNCTIONALLY PROVIDES MORE AREA IN SETBACKS THAT IS MORE MEANINGFUL, WHICH MEETS THE INTENT OF THE DESIGN GUIDELINES. THE PEDESTRIAN ORIENTED, HUMAN SCALE DESIGN APPROACH OF EACH COURTYARD IS A MORE SUCCESSFUL RESPONSE THAN AN ADDITIONAL 3' ROOFTOP SETBACK THAT MEETS THE ZONING ENVELOPE.

THE EAST AND SOUTH ELEVATIONS SHOW THE PEDESTRIAN SCALE ENTRANCES ORIENTED TO THE PRIMARY RAINIER AVE PATHS OF TRAVEL. THE STREET LEVEL COURTYARD RENDERINGS INCLUDED IN THE EDG PACKET FURTHER DEMONSTRATE HOW PEDESTRIANS, VISITORS, AND BUILDING RESIDENTS ALIKE WILL BE ABLE TO PHYSICALLY INTERACT WITH THE ADDED AREA AT THE STREET LEVEL THE COURTYARDS PROVIDE. THE FULL ZONING 8' SETBACK AT L8 WILL HAVE NO IMPACT AT THE PEDESTRIAN LEVEL COMPARED TO THE PROJECT PROPOSAL.





THANK YOU