Seattle Goodwill Industries Job Training & Education Center

MUP Design Review September 27, 2011 DPD Project #3012125

Site Photo Key

Existing Site

Location
The site is located on the corner of Rainier Avenue S. and S. Dearborn Street. It is bound by Dearborn Place S and the previously vacated portion of S Lane Street.

Uses
The site is currently being used as surface parking for goodwill trailers.

Topography
The grade rises approximately 7.5 feet from North to South along Deaborn Place and an additional 11 feet from South to North along Rainier Avenue.

1. Looking Northwest from across intersection at Rainier Ave and Dearborn St.

2. Looking Northwest from properties Southeast corner.

3. Looking Southeast from properties Northwest corner.

4. Looking Northeast from across Dearborn St.

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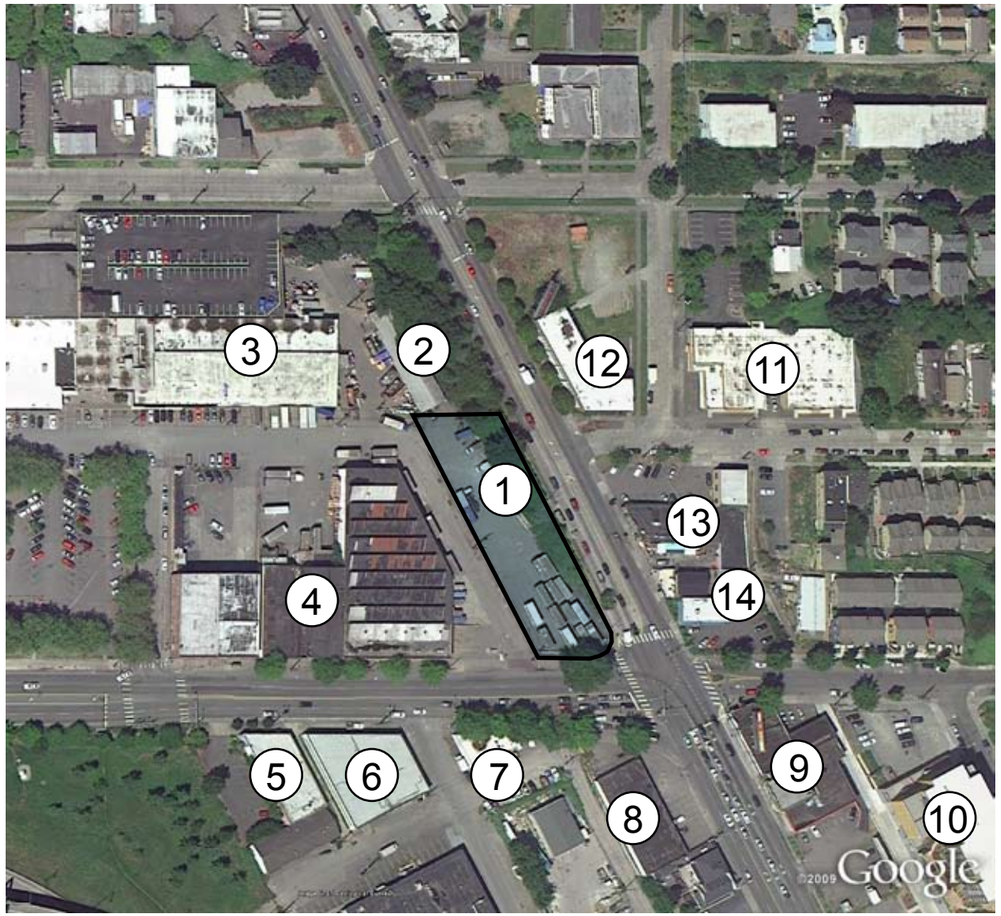


1. SITE

2. Goodwill Structure

3. Goodwill Store

4. Block of Goodwill owned buildings to be demolished for surface parking.

5. Vacant Commercial Space

6. Building Supplies Commercial Bldg

7. Kellans Auto Repair

8. Golden Auto Glass Services

9. Budd and Company Inc., Explore Decor and Pho Hai Yen

10. Apartments

11. Nonprofit Assistance Center

12. West Coast Printing Tea Garden

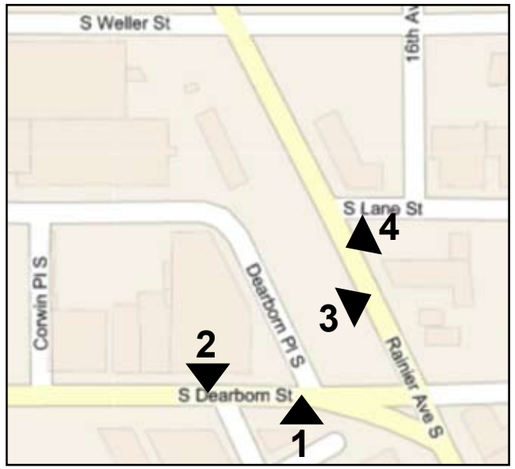
13. Tea Garden

14. Mi La Cay and @Cafe

2. Goodwill Structure

3. Goodwill Store

STREET SCAPE 1 Building 4. Block of Goodwill owned buildings to be demolished for surface parking and project site.



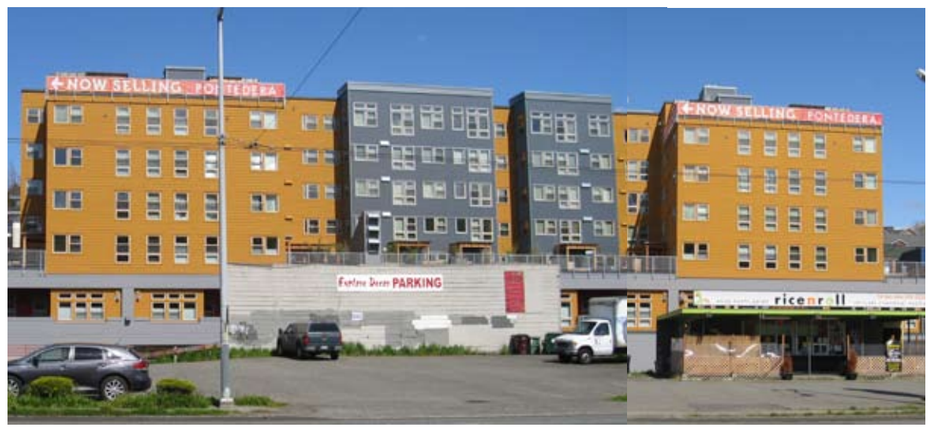
Streetscape Photo Key

8.Golden Auto Glass Services

11. Nonprofit Assistance Center

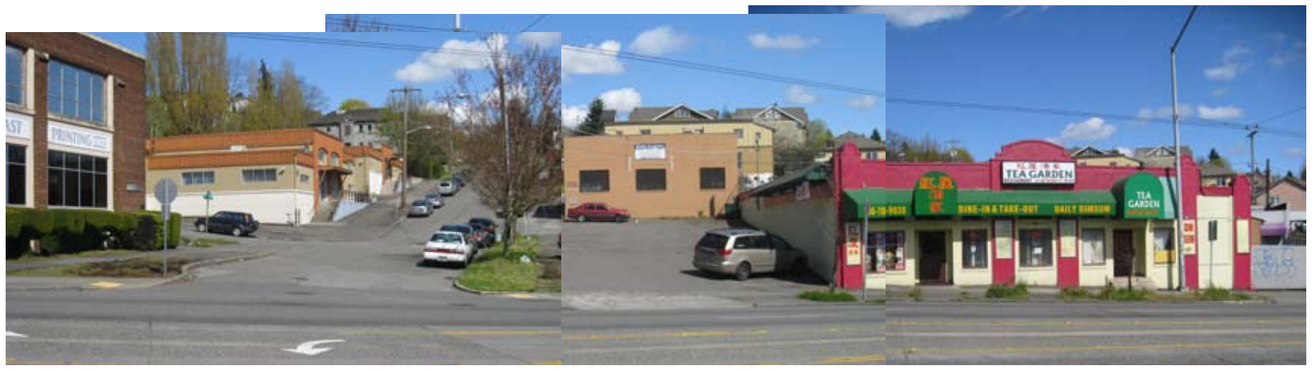
STREET SCAPE 2 Buildings 5. Vacant Commercial Space, **6.** Building Supplies Commercial Bldg, and **7.** Kellans Auto Repair

9. Budd and Company Inc., Explore Decor & Pho Hai Yen



10. Apartments

STREET SCAPE 3 Building 12. West Coast Printing



STREET SCAPE 3 Cont. Buildings 13. Tea Garden and, **14.** Mi La Cay and @Cafe

STREET SCAPE 4 Project Site

Site Influences

metro access
pedestrian connection
steep slope
right-of-way
view
solar

existing staff parking

steep slope, approx. 19.5 feet in vertical rise

preferred parking access

existing bus stop to remain
(7 bus lines within 1 block of site)

existing tree to remain

steep slope
project site
28,000 sf
noise/air pollution
solar
view to
mt. rainier

Key

- Metro Access
- Pedestrian Connection
- Viewshed
- Solar Exposure

North

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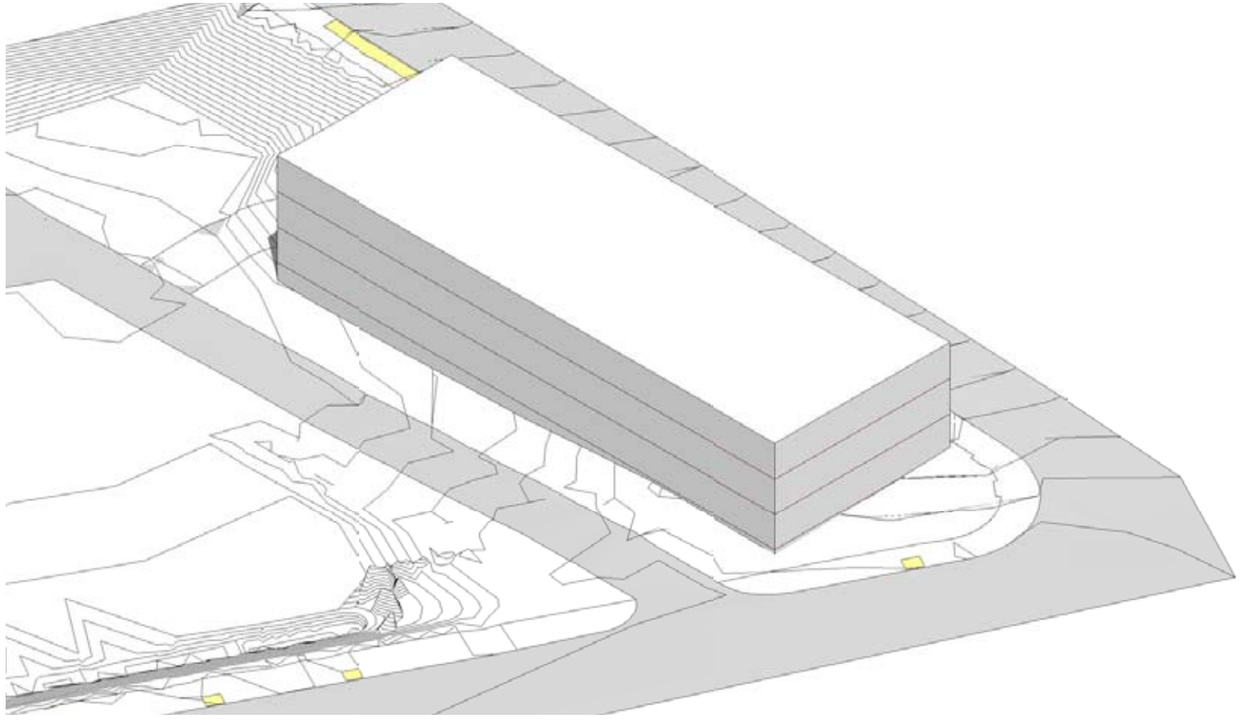


Isometric Diagram - looking from southwest

Scheme 1 - Early Design Guidance

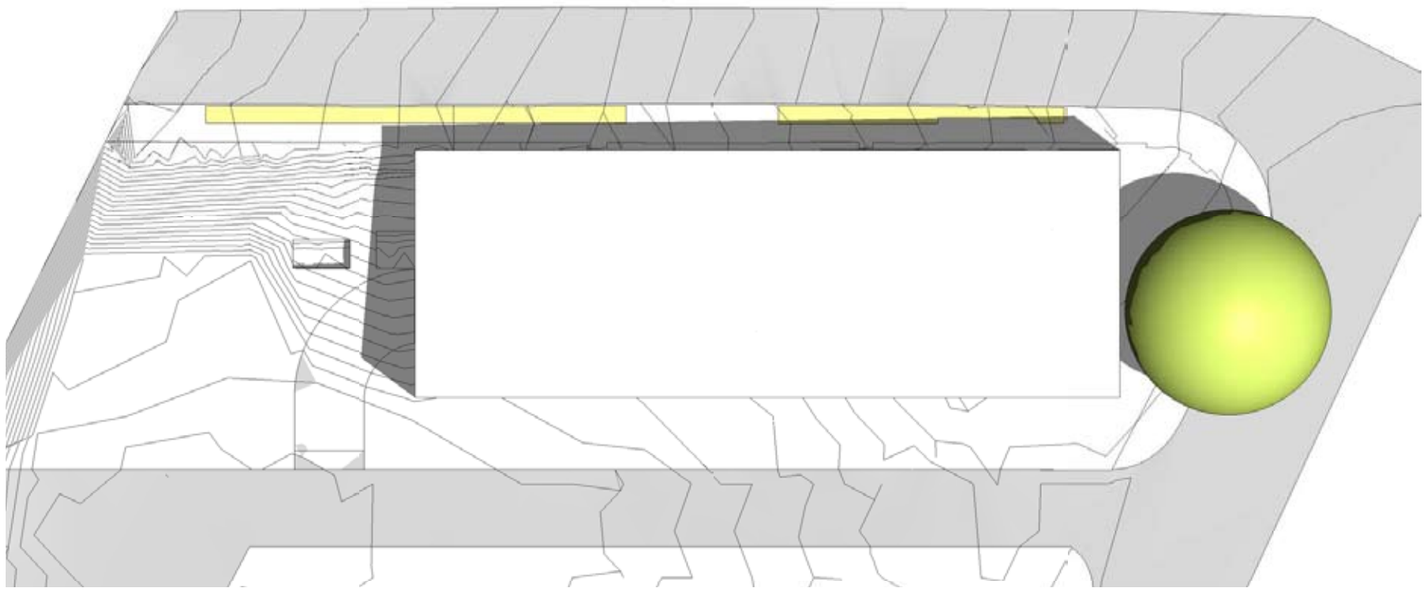
Scheme 1 explores massing the building according to program use. This would create a 3-story floor plate of 16,000sf with a first floor program of classrooms / community center and two upper levels of administrative office space. Given the sloping grade conditions the parking level would be partially underground.

Pros

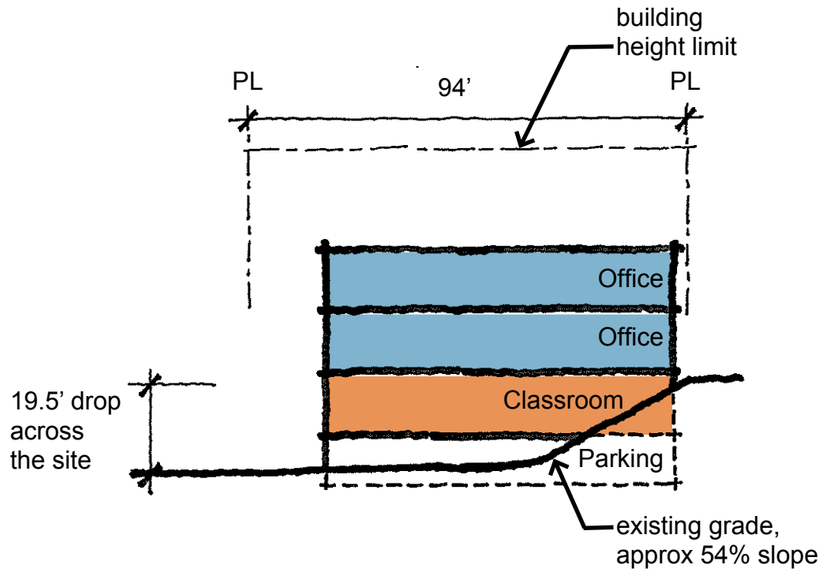
Building floor plate best fits program requirements.
Increased opportunity for daylighting.
First floor classroom and community spaces respond better to the pedestrian experience.
West facade along Dearborn Place is approx. 15 feet off of property line allows for green space to enhance the pedestrian experience.
Preserves greatest opportunity for future mid-block connection at Northern edge of site.

Cons

Building facade not at property line along Dearborn Place.



Site Plan



Site Section

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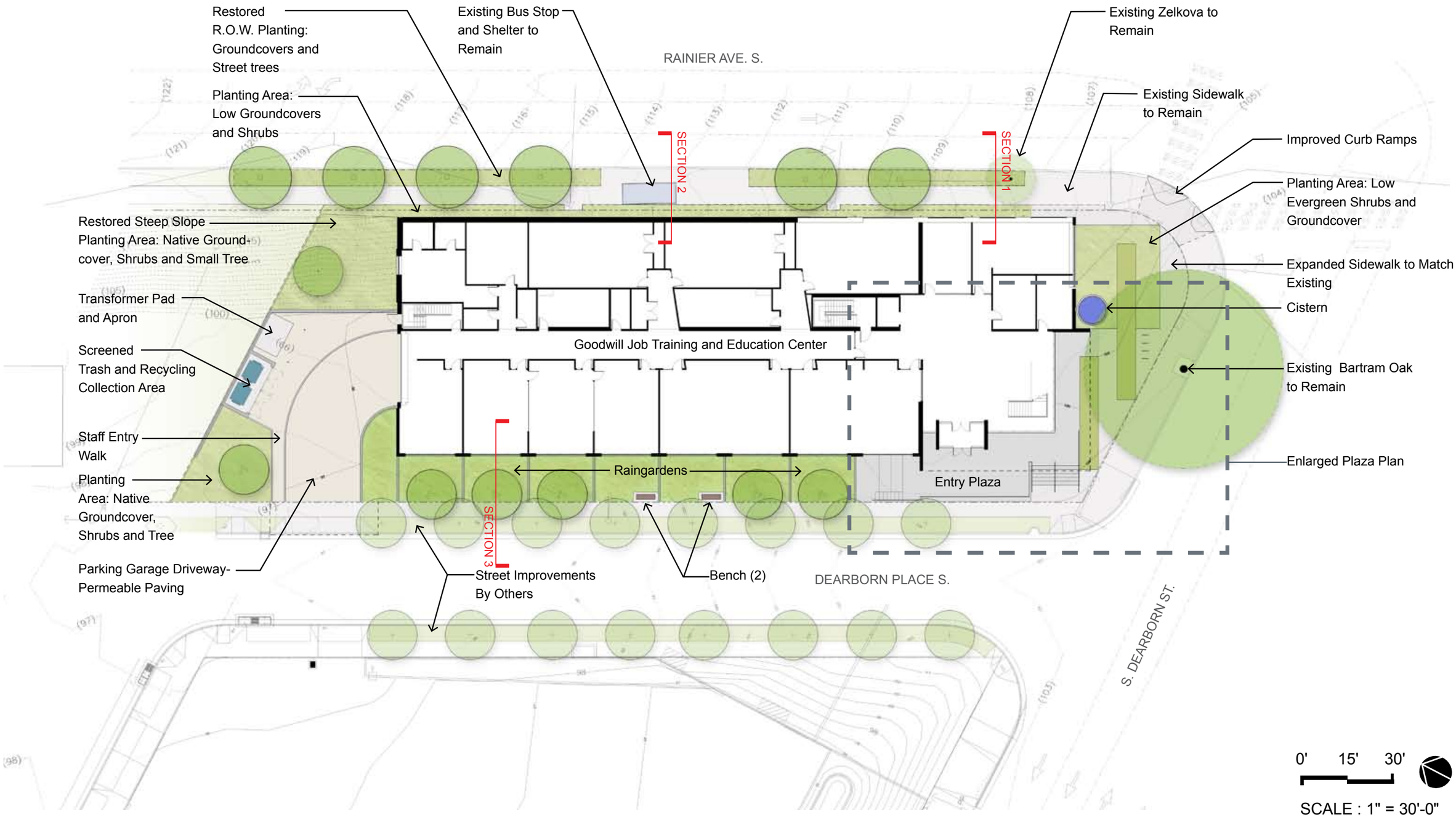
	EARLY DESIGN GUIDANCE PROVIDED BY THE DESIGN REVIEW BOARD	DESIGN RESPONSE
A-2 Streetscape Compatibility	#1 - How will the proposed development connect with, influence and be influenced by future development on the Goodwill properties is an important consideration.	Goodwill hopes that a redevelopment of its campus will be possible at some time in the future. However, it will likely be many years before land values recover enough to fund a new Goodwill retail store on site, relocate its other operational facilities offsite and pay down the debt planned for this project. Therefore, Goodwill has not engaged in a Master Plan for its property, nor is one required for approval of this project. However, through its two previous redevelopment attempts, Goodwill has learned a great deal about its desire for a potential future redevelopment. Goodwill prefers that future redevelopment preserve the existing street grid, contain both retail and housing and take advantage of the grade change between Weller and Lane streets to hide structured parking to the greatest extent possible. Page 12 presents a diagram of how the parcels could be redeveloped for these uses in the future.
	#2 - The Board indicated that the location of a two story entry element at a southern plaza was a good scheme. They also indicated that the proposed landscape element along Dearborn Pl. S. provides an opportunity to provide a successful amenity space for persons walking along the site and for those within it.	See Site Plan & Enlarged Plaza Plan. Along the west façade of the building are a series of stepped rain gardens fed by the overflow from the cistern. These cells are designed to hold water and slowly infiltrate, slowing runoff during periods of rain. The mixes of planting palettes for the rain gardens include small trees, small native shrubs, grasses and perennials. They provide seasonal interest and alternate to highlight the rhythm of the building façade. The rain gardens can be enjoyed from the sidewalk, the raised entry plaza, and from two benches located along their edge.
	#3 - A clearly developed approach to the façade along Rainier Ave. S. needs to be developed.	See East Elevation & View from Southeast. The Rainier Ave. S façade is articulated by horizontal bands of metal siding and window to express the top two levels of office space. At the top level, a covered deck element is projected out from the southeast corner of the building to provide additional modulation. The windows at ground level are organized to respond to interior student center spaces and maximize glazing to provide daylighting to Computer Rooms. A continuous concrete base steps down following the sidewalk slope as the base of the east façade. The existing 5'-6" planting strip along Rainier Avenue S. is restored with the addition of a native groundcover mix and street trees, completing a currently incomplete line of street trees. A 4' wide planting strip filled with native shrubs and groundcover between the building and sidewalk provides a landscape base for the building and a green buffer between the existing 6'-0" wide sidewalk and the building façade. Accent panels of a colored cementitious material between window openings and vertical metal trim elements within the horizontal metal siding bands provide additional vertical modulation responding to internal structural bays and interior office space arrangement along the façade. The corrugated texture of metal siding and the warm, vivid color of accent panels also give character and scale for the façade. The 12" deep projected horizontal metal fins at both window head and sill further reinforce the horizontal window bands, as well as provide additional shadows to east façade.
	#4 - The proposed development also presents an opportunity to create a pedestrian connection into the site across the north end of the site.	See Goodwill Potential Redevelopment Scheme. The design team agrees that there is an opportunity to create a pedestrian connection into the site across the north end of the site, but with the limitation of project budget, the building is designed to allow the possibility of a pedestrian connection on the site at some point in the future, in coordination with development activity.
B-1 Height, Bulk, and Scale Compatibility	#5 - The proposed building on a 74 by 339 foot site presents bulk and scale issues to be addressed by incorporation of elements of interest and balance in the architectural expression.	See Building Section. The building is designed to take advantage of site topography. The parking level is partially set into grade to reduce the total height and bulk of the building as well as minimize the impact of the garage on the street frontage. The building is set back 2'-3" from the lot line along Rainier Ave. S and 15' from the lot line along Dearborn Pl. S to reduce the impact of height and bulk of the building to the sidewalk and the street. To be compatible with the scale of development in the surrounding area, modulation of horizontal and vertical elements, use of multiple building materials and colors, contrast of texture and the creation of an overall pattern of building elements through the use of these variations are incorporated into the overall building design.

	EARLY DESIGN GUIDANCE PROVIDED BY THE DESIGN REVIEW BOARD	DESIGN RESPONSE
C-2 Architectural Concept & Consistency	#6 - At the Early Design Guidance Meeting, the Board stated the area around the proposal site has a strong industrial character which should provide direction for the proposed building design. It also stated there should be a difference between the base and the upper floors and that the strong, two-story lobby element should be incorporated. The Board indicated it does not support a monochrome, flush building and recommended a design that includes color, texture, and energy.	To respond to some of the industrial character around the project site, a simple building form is proposed and corrugated metal siding is selected as the main exterior building material. The use of metal mesh panels and metal railings also highlights this industrial character. The building massing is composed of a simple box with three insertions, a Front Porch, Deck and Rainwater Cistern, used as highlight elements. The building massing is further defined by program elements, with the upper two levels organized by horizontal bands to reflect the office program and windows at the education level articulated to respond to individual classrooms and student center spaces. The lowest level of parking, as it emerges from the hillside along the rear of the rain garden, is expressed as a concrete base below the education level. The proposed design also uses the color, material and patterning described in the response to A-2 to enhance the reading of the overall building volume.
C-3 Human Scale	#7 - At the Early Design Guidance Meeting, the Board discussed the importance of the pedestrian level, especially along Rainier where it will be more challenging to create a successful pedestrian experience.	See Street & Building Sections, and East Elevation. Along Rainier Ave. S, building transparency, modulation, a 2' lot line setback and 4' landscape buffer are provided to help create a pleasant pedestrian experience. The height of the planting along Rainier Ave. S varies in response to the location of the building's accent panels to highlight the rhythm and articulation of the façade at a human scale.
C-4 Exterior Finish Materials	#8 - At the Early Design Guidance Meeting, the Board stated that exterior finish materials must be of high quality, with interesting color and texture. The applicants should bring material and color boards to the Recommendation Meeting.	See Exterior Material Board & Elevation. Exterior finish materials have been chosen that provide high quality, durability and low maintenance. Those materials include metal siding with a concealed fastener system as the predominate building material, colored cementitious accent panels, tilt-up concrete panels at the building base, aluminum windows throughout the building, an aluminum curtain wall system at the 2-story lobby space, an aluminum sunshade at the south façade, as well as stained wood siding at the inside face of the Front Porch walls and underside of the Porch and Deck roofs. The corrugated horizontal metal siding provides texture and shadow, while the accent cementitious panel adds color & character.
C-5 Structural Parking Entrances	#9 - At the Early Design Guidance Meeting, the Board stated they understand the reasons for the proposed location of the vehicle entrance at the north end and that it should be designed so that its appearance and impacts are minimized.	See Site Plan. The presence of the parking entrance is minimized by its location at the north façade, away from the street frontage.
D-1 Pedestrian Open Spaces and Entrances	#10 - At the Early Design Guidance Meeting, the Board stated the applicants appear to be on the right track here and should further develop the details and character of the southern plaza element and of the building pedestrian entry.	See Enlarged Plaza Plan. The main entry at the southwest corner of the building is expressed as a Front Porch to provide a welcoming and inviting pedestrian experience. The entry plaza is raised approximately 2'-6" from the intersection at S. Dearborn Street and Dearborn Place S. Access to this plaza is from a wide stair at Dearborn Place S. and through an accessible route off S. Dearborn Street. The ample plaza space is partially covered by the roof overhang and provides views out to the surrounding streets, neighborhood, the large existing oak and the proposed planting areas. For safety and convenience, appropriate height handrails and guardrails are located along the entry stairs and along the raised edge of the plaza. Seating is offered at the north end of the plaza with views north down the length of the rain gardens.
D-2 Blank Walls	#11 - At the Early Design Guidance Meeting, the Board stated that blank walls should be avoided.	See East & West Elevation. Blank walls are avoided by providing windows along the classroom and office levels along Rainier Ave S, as well as openings and metal mesh panels in the tilt-up concrete base parking level façade along Dearborn Place S.
D-5 Visual Impact of Parking Structures	#12 - At the Early Design Guidance Meeting, the Board stated that blank sides of the parking structure should be avoided around the perimeter of the building.	See West Elevation. Blank wall of parking structure along Dearborn Pl. S. is avoided by providing openings and metal mesh panels in tilt-up concrete base, and an extensive landscape buffer in the form of the project rain gardens.
D-6 Screening of Dumpsters, Utilities, and Service Areas	#13 - At the Early Design Guidance Meeting, the Board stated that the plan for dumpsters and recycling as well as screening should be shown at the next meeting.	See Site Plan & West Elevation. Screening for the dumpster and recycling is provided.

	EARLY DESIGN GUIDANCE PROVIDED BY THE DESIGN REVIEW BOARD	DESIGN RESPONSE
D-7 Personal Safety and Security	#14 - At the Early Design Guidance Meeting, the Board stated that personal safety and security of persons on the proposal site is a concern and designs should provide elements to ensure personal security.	See Exterior Lighting Diagram. Sufficient exterior lighting is provided to ensure personal security. The plant palette at the entry plaza is a mix of deciduous and evergreen shrubs and groundcover with a maximum height of 3'-0". The planting plan is designed to prevent people from physically accessing the planting areas while providing clear sightlines through and over the large landscape area at the intersection of Rainier Ave. S and S. Dearborn Street. At the north end of the building, a fence and dense planting of native shrubs discourages people from physically accessing the steep slope area.
D-9 Commercial Signage	#15 - The Board requested that signage elements of the proposal be shown at the next meeting.	See Enlarged West Elevation.
D-10 Commercial Lighting	#16 - The Board these elements should be shown at the next meeting.	See Exterior Lighting Diagram.
D-11 Commercial Transparency	#17 - The Board stated that the transparency elements in the building should well meet the design guideline and they should be shown at the next meeting.	See Elevations. The design proposes a high percentage of glazing with an average of 40% window-to-wall ratio for the building overall, and more than 40% window-to-wall ratio at street level. Windows into classrooms and student center spaces at street level are plentiful in order to convey both a storefront appearance, and to allow the community to see the activity within the buildings. Expansive floor-to-ceiling glazing at both south and west sides of the 2-story Lobby space opens the interior of the building to the plaza and sidewalk, and provides a direct visual connection to those internal spaces for those passing by.
E-2 Landscaping to Enhance the Building and/or Site	#18 - At the Early Design Guidance Meeting, the Board stated that the landscape proposed should be shown and it should be demonstrated how the landscape will relate to future development of the Goodwill properties. In general, the landscape is very important to the proposal and needs to be well developed at the recommendation meeting.	See Site Plan. The landscape plan for the entire Goodwill campus is not part of this phase of the development. However, the proposed design for this project does not preclude any future plans. By holding the building back from S. Dearborn Street, this project keeps views from Rainier Avenue and S. Dearborn open to the rest of the campus and any future developments. The addition of trees, planting areas, rain gardens and site seating along the east façade of the building improves the pedestrian experience along Dearborn Place S., which will be an important visual and physical connection to future development.

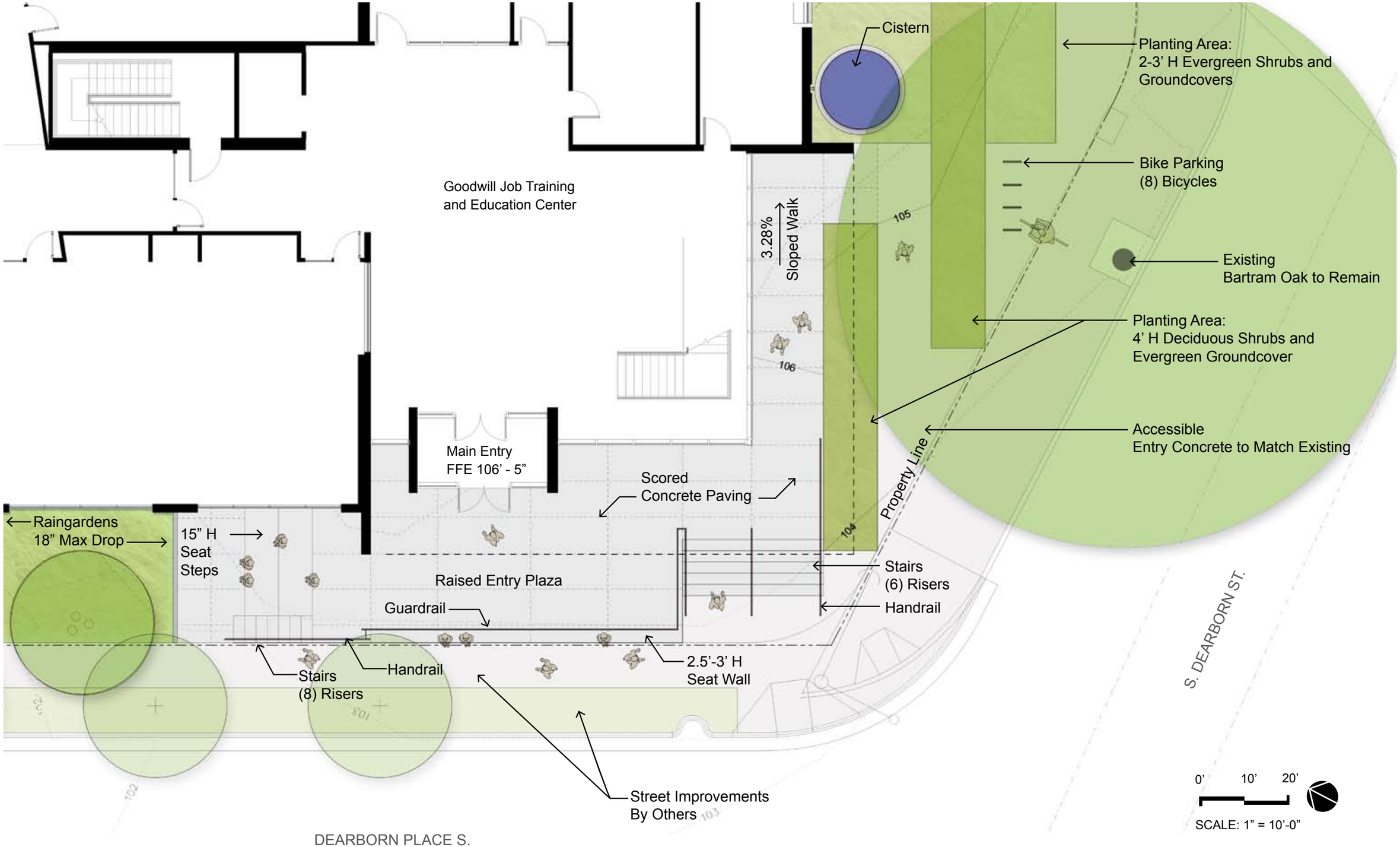


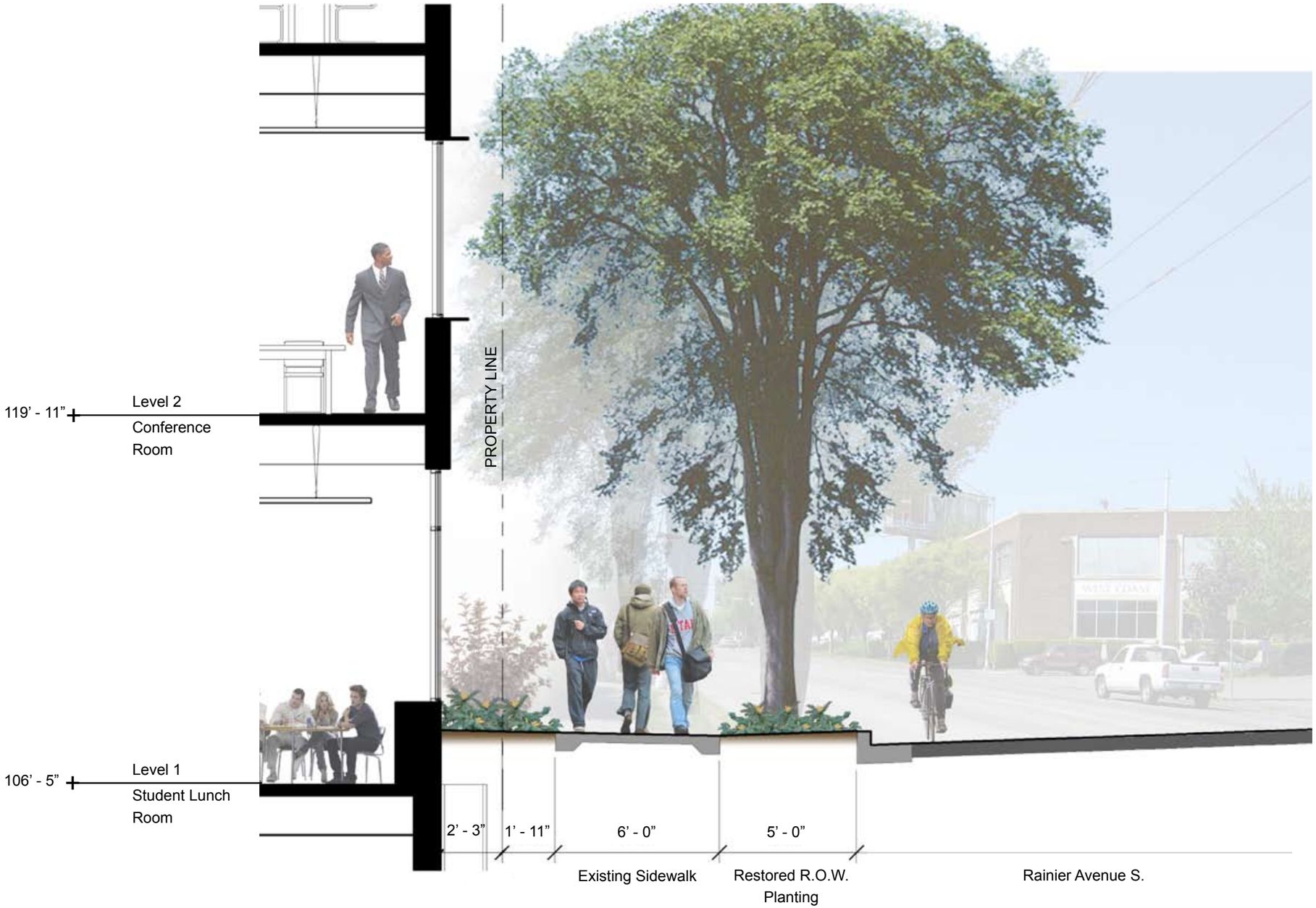
ENTRY - *big blue lily turf, heavenly bamboo-Moon Bay, Isanti dogwood, blue-green moor grass, existing Bartram oak*

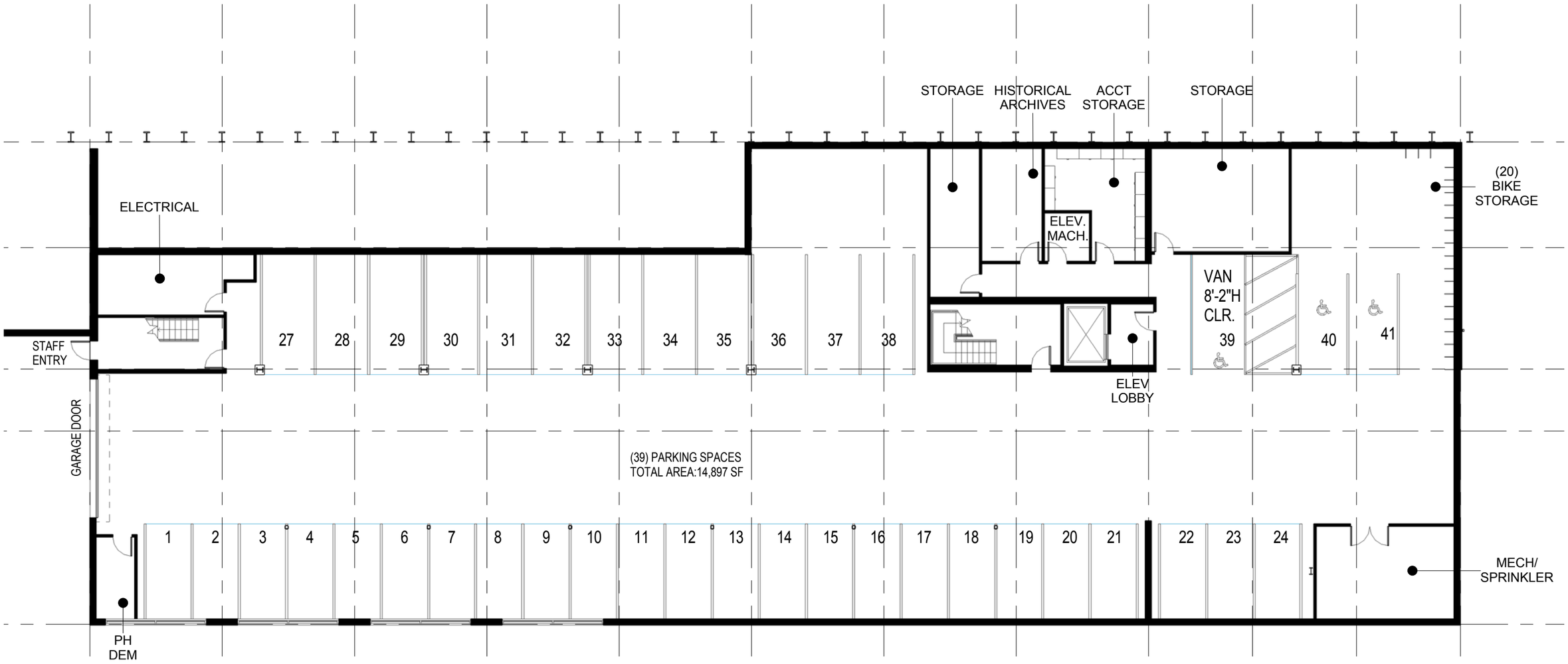
NORTH SIDE - *kinnikinnick, longleaf mahonia, beaked filbert, tall oregon grape, indian plum, red flowering currant, bald hip rose, cascara*

RAINIER STREET SCAPE - *Frontier elm, creeping mahonia, wintergreen, strawberry, sweet box, longleaf mahonia, existing tree*

RAINGARDEN - palm sedge, dwarf *red-twig dogwood, grooved rush, dwarf goat's beard, taper-tiped, lady fern, beach strawberry*







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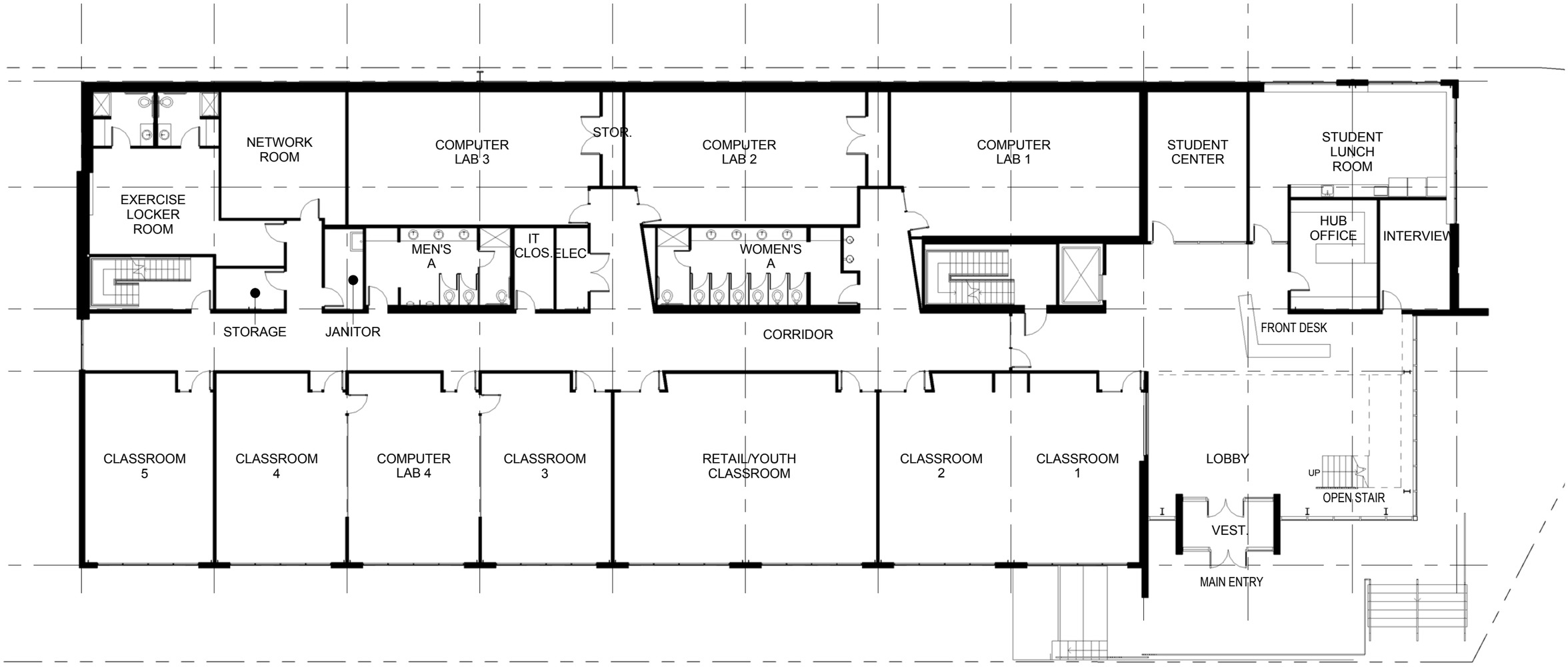

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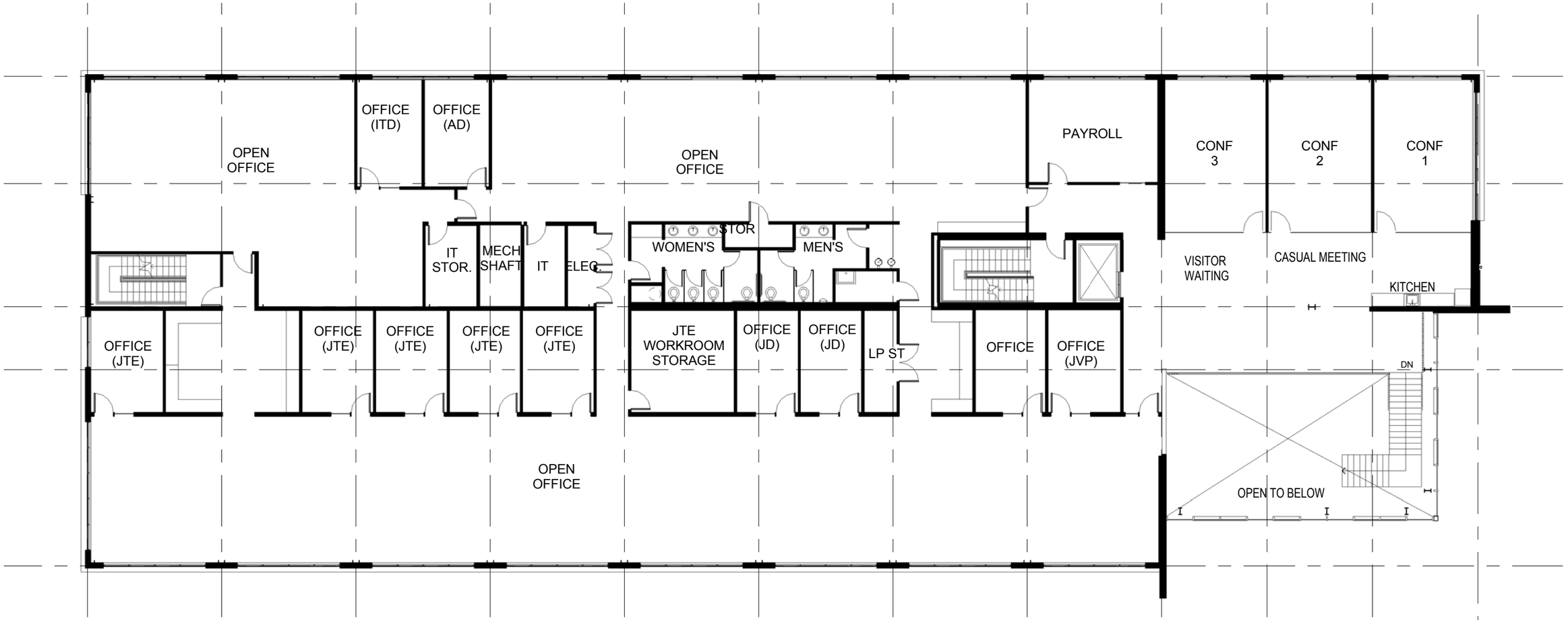
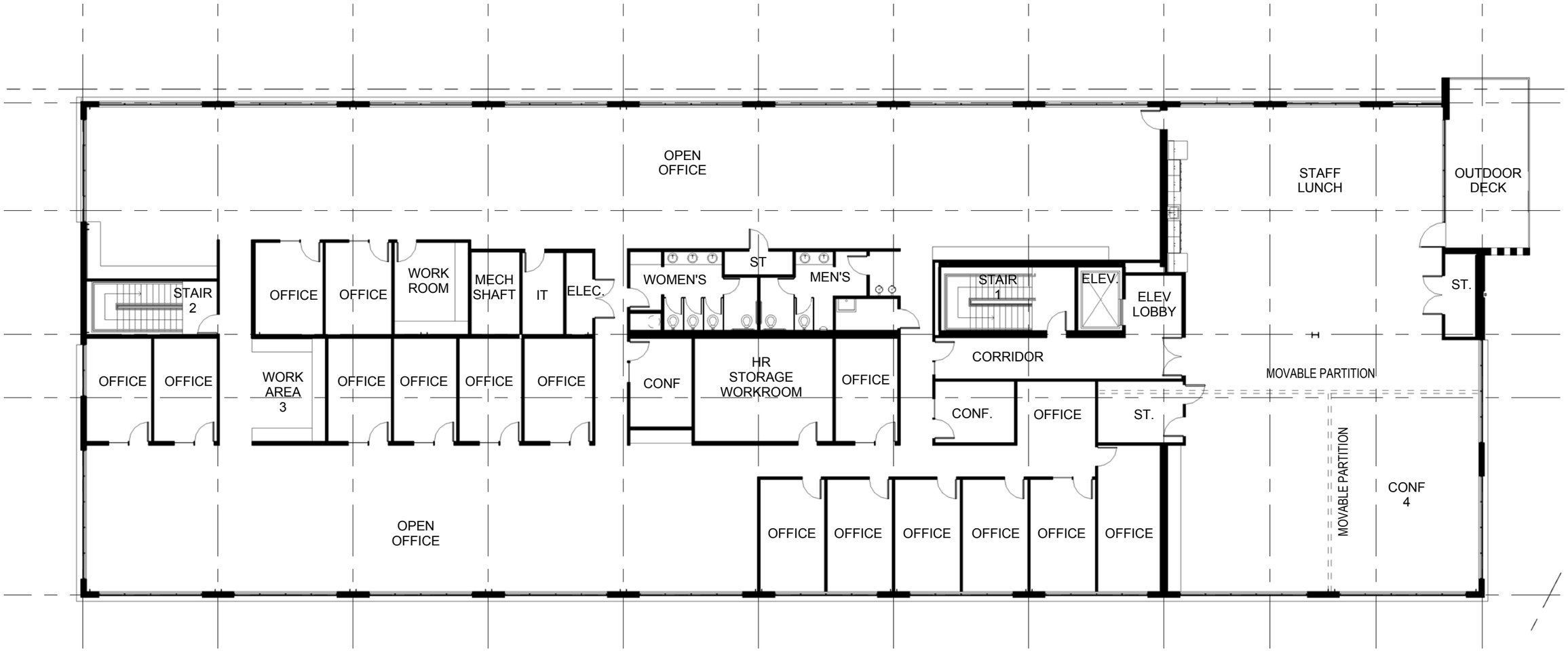
First Floor Plan





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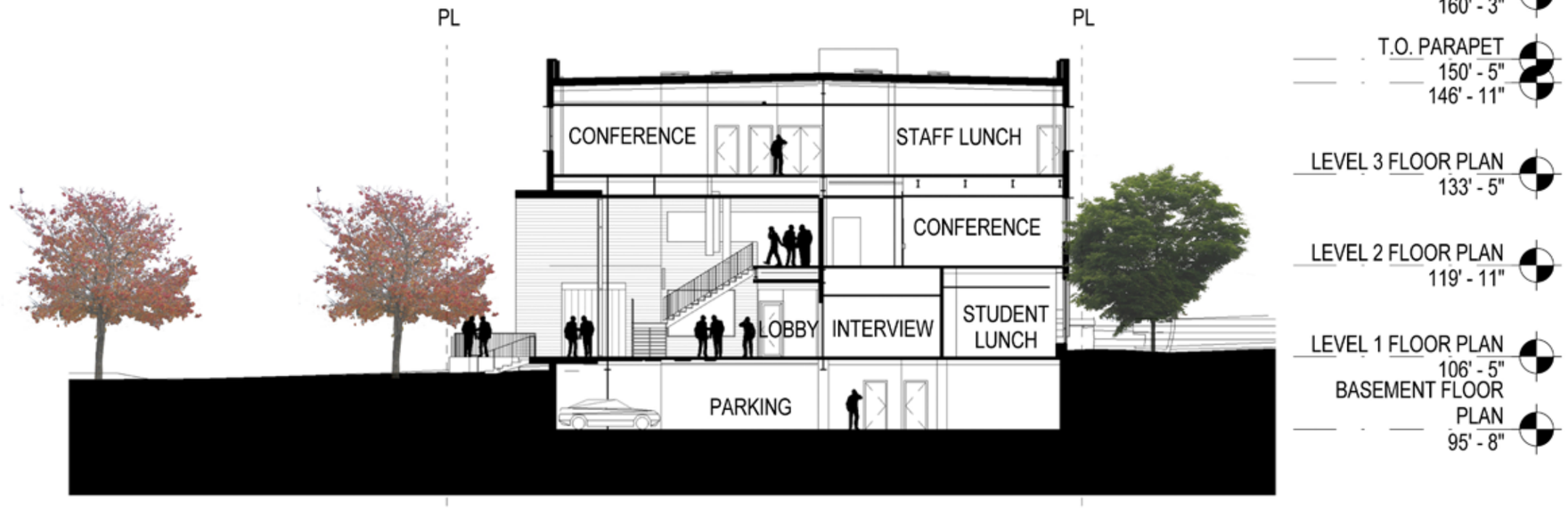


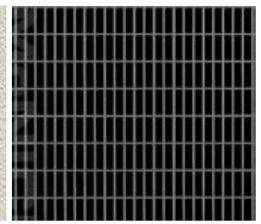
Cement Panel

Painted metal siding

Aluminum windows

Stained wood siding

Tilt up concrete



Painted metal mesh panel

Painted horizontal corrugated metal siding

Aluminum sunshade

Aluminum window

Accent cement panel with integral color

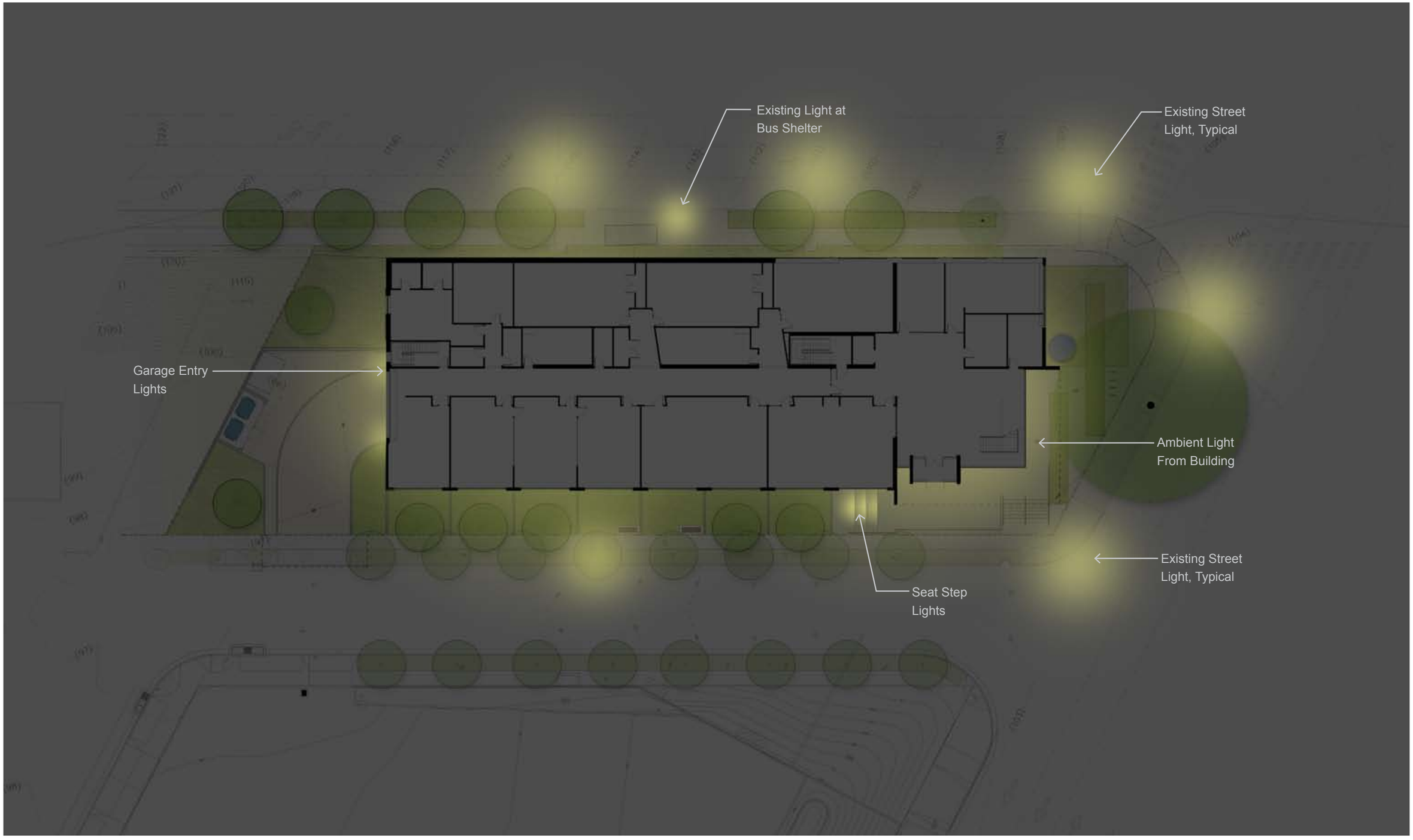
Aluminum curtainwall

Stained western red cedar wood siding

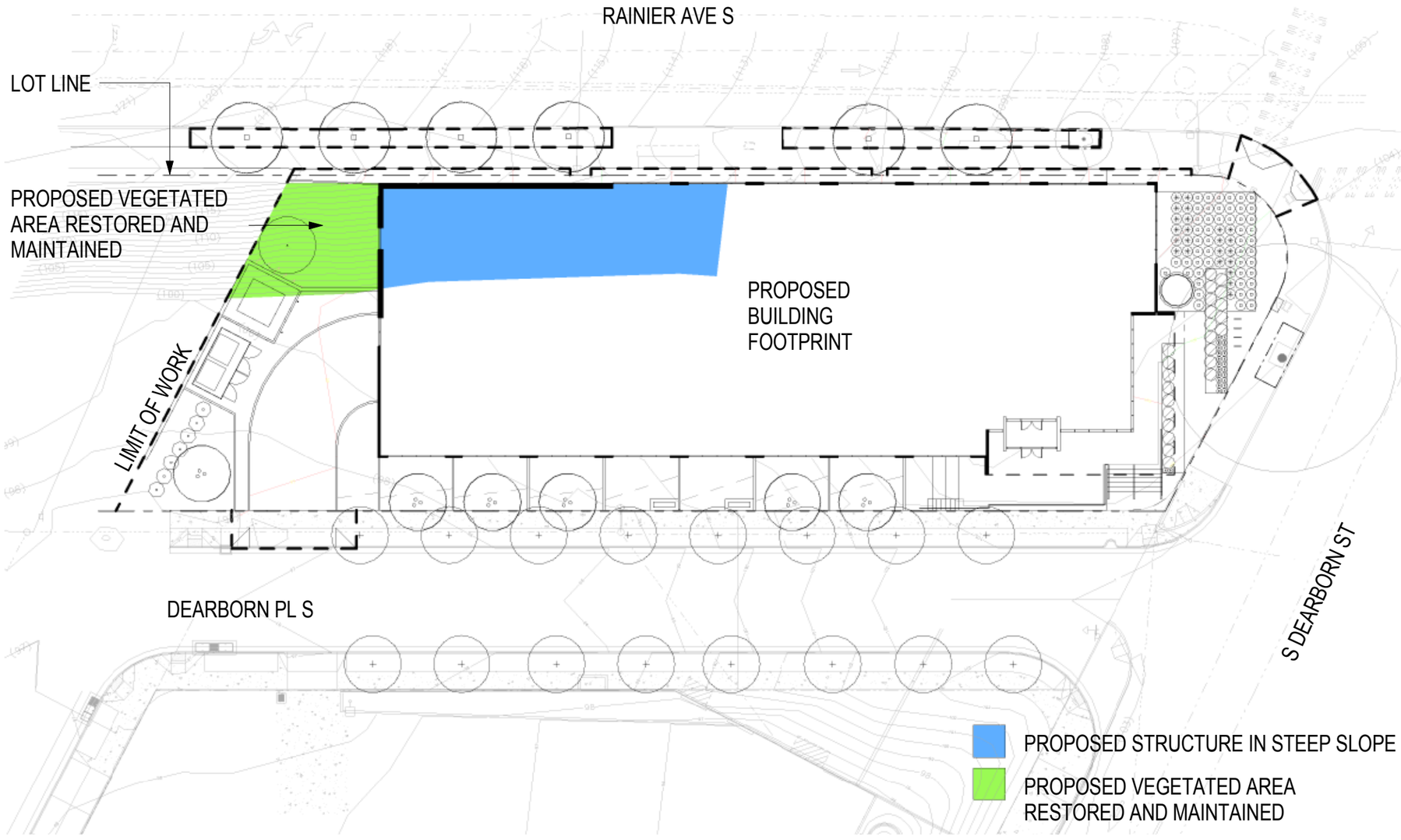
Painted vertical metal siding

Painted metal railing

Concrete base



Street address signage
Building signage



Exemption

Development standards for steep slope areas

SMC 25.09.180, B.2.b. Development is located on steep slope areas that have been created through previous legal grading activities, including rockeries or retaining walls resulting from rights of way improvements, if no adverse impact on the steep slope area will result;

The North/East side of the site has a vertical drop of approx. 19’5 feet. This was creating by the grading of the site for construction of roadways. This area meets the criteria for relief from prohibition on steep slope development.

ECA Exemption package has been submitted with supporting information.