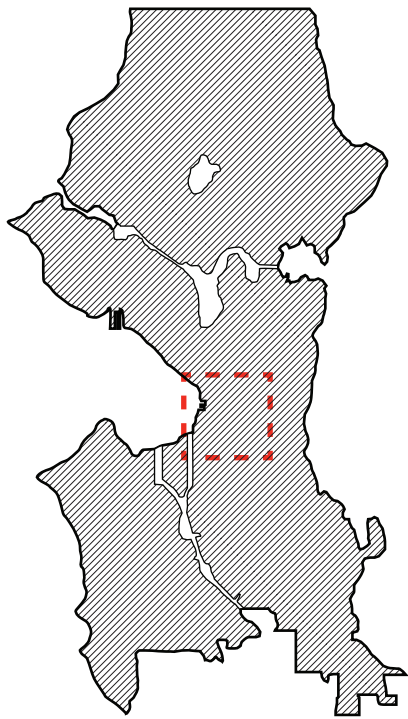


PLYMOUTH: MIXED-USE BUILDING
EARLY DESIGN GUIDANCE MEETING • 10/24/2017
501 RAINIER AVE SOUTH • PROJECT NO. 3027905



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Project Information

Property Address: 501 Rainier Ave South

Owner: Plymouth Housing Group

Developer: Plymouth Housing Group
 Tim Parham (Contact)
 T (206) 374-9408

Architect: Weinstein A+U LLC
 Adrienne Watkins (Contact)
 T (206) 443-8606

Landscape: Fazio Associates LLC
 Rob Fazio (Contact)
 T (206) 774-9490

DEVELOPMENT OBJECTIVES & SITE CONTEXT

Development Objectives

The proposed project is a five-story, permanent supportive housing building, approximately 55-feet in height and 57,850-sf, for Plymouth Housing Group. Plymouth Housing Group is a nonprofit organization that develops and operates housing for the homeless people in Seattle. The building will contain:

Housing: 84 total residential units (81 permanent supportive housing units and 3 live-in manager units)

Supporting Services: Plymouth Social Services

Amenity Spaces: Resident Community Spaces and a Community Room available to the wider public

Maintenance Shop: Centralized Maintenance Shop supporting all Plymouth buildings

Parking: Below-grade parking for 13 vehicles supporting the Maintenance shop and Social Services

Commercial: approx. 1380-sf commercial space

Neighborhood Context

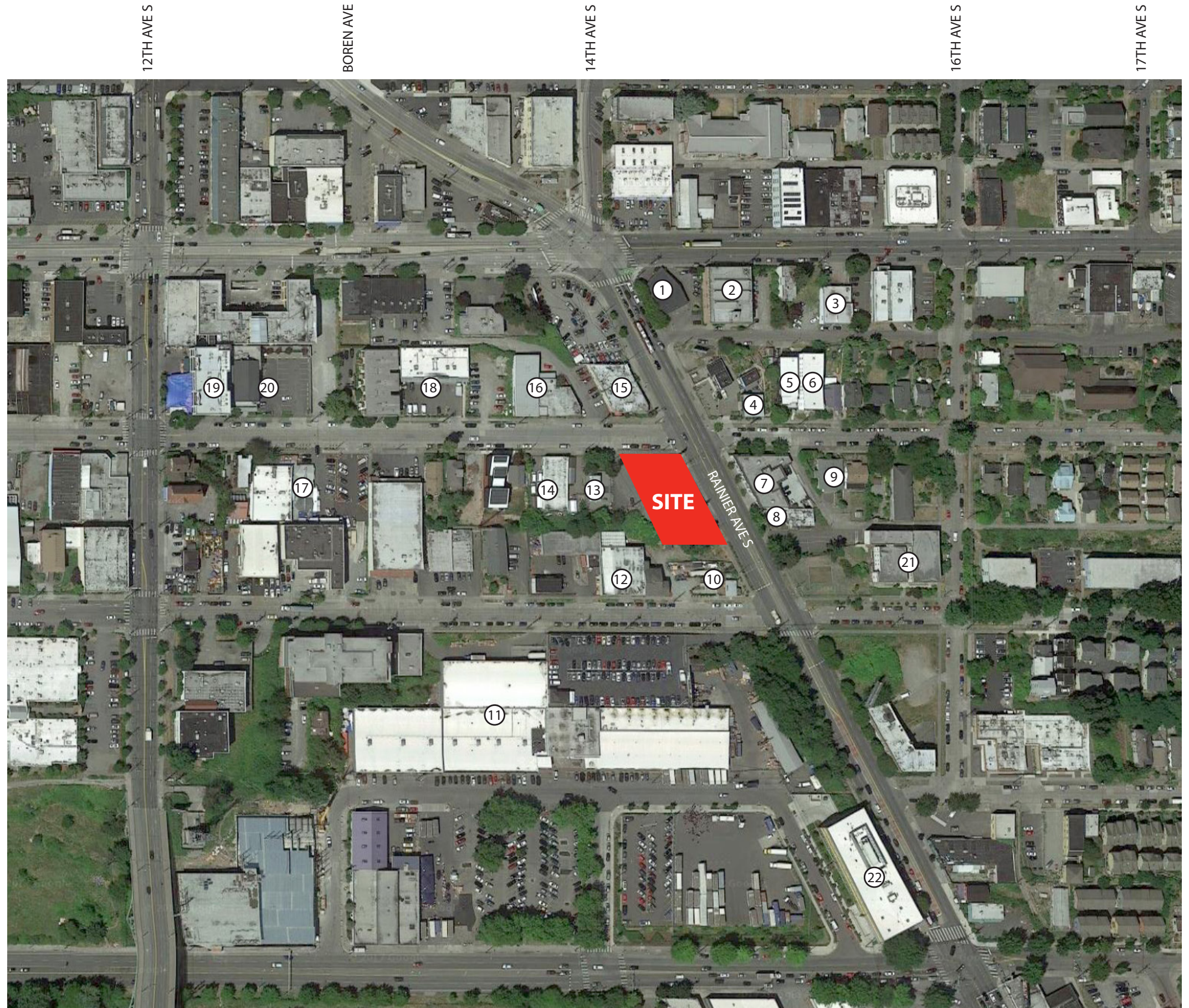
1. Shed Architecture & Design
2. 1419 S Jackson St
3. Multi-Family House
4. Troy Pillow Sculpture
5. Multi-Family House
6. Multi-Family House
7. 501 Rainier Ave S
 - Wave Broadband
 - Glazier Window & Door
 - State Farm Insurance
 - Pro Express Mortgage & Insurance
 - HO & Assoc
 - Dental Care NW
8. Queen Mortgage Co
9. Multi-Family House
10. Humble Pie
11. Goodwill Seattle DC
12. Sun Sun Oriental Food Co
13. Collins Substation
14. RS Auto Rebuild
15. 401, 419, 423 Rainier Ave S
 - E-Z Buy Motors
 - Labor Systems
 - Bich Kieu Jewelry
 - Mikado Teppanyaki (1304 S King St)
16. Seattle Automotive Distributing Inc
17. Lam's Seafood Market
18. ThanhSon Tofu
19. HauHau Market
20. NVC Memorial Hall
21. Japanese Cultural & Community Center of WA
22. Goodwill Seattle Offices

S JACKSON ST

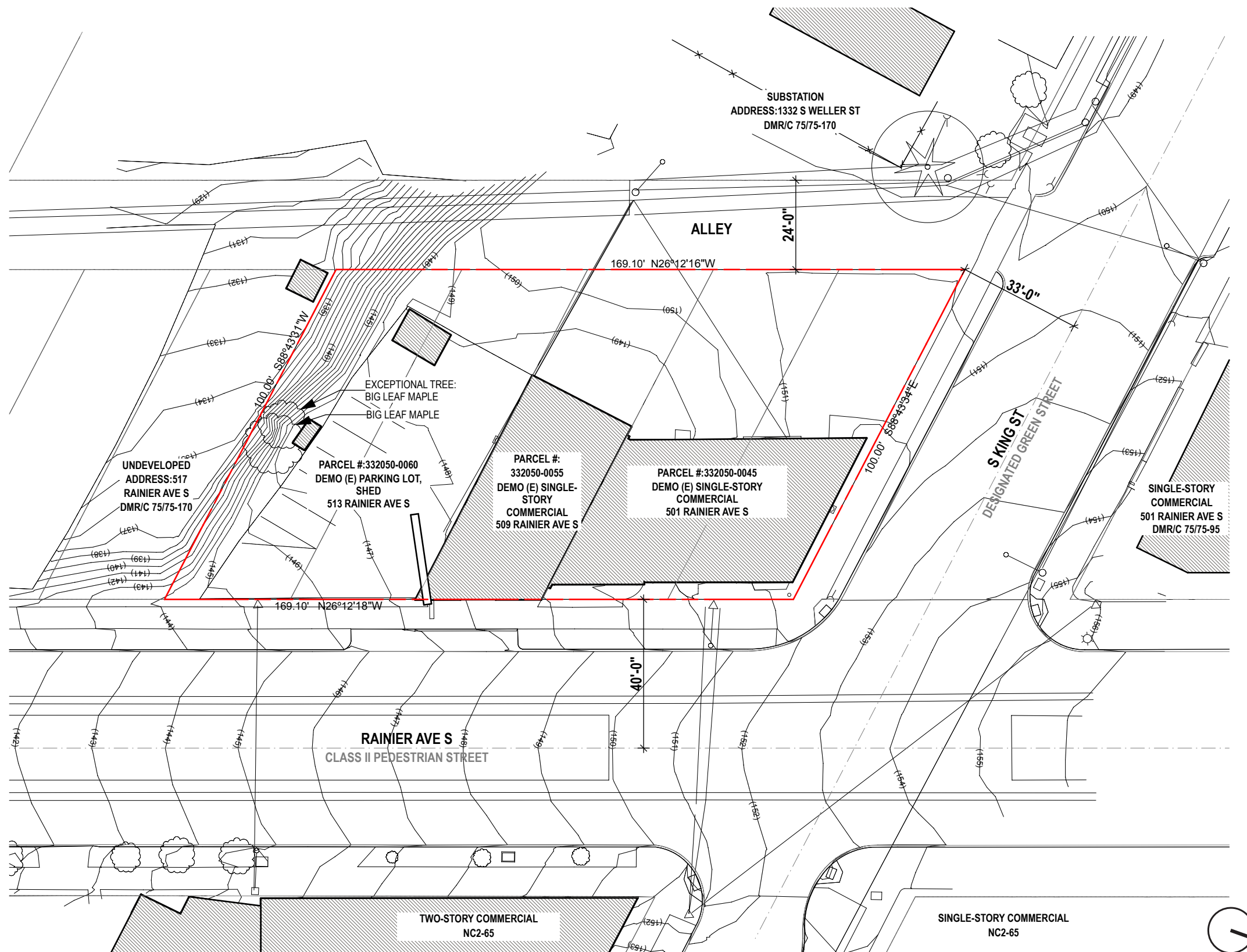
S KING ST

S WELLER ST

S DEARBORN ST



EXISTING SITE PLAN



Location

The proposed project is on the east edge of the Chinatown International District Urban Center Village, within Little Saigon. The site is the southwest corner of the intersection of Rainier Ave S and S King Street.

Existing Uses

The site was previously single-story commercial. Linc's Tackle occupied the corner building, and Chau's Auto Repair and Sales occupied the mid-block building and adjacent surface parking lot.

Legal Description:

Lots 9, 10, 11, 12 and 13, block 28, Hill tract addition to the city of Seattle, supplemental plat of blocks 28,29 & 36, according to the plat thereof recorded in volume 11 of plats, page 60, in King County, Washington

Existing Site Conditions:

The project site is trapezoidal in shape and bounded on the east by Rainier Avenue S, S King Street to the north, a partially improved half-block alley to the west, and an adjoining vacant lot to the south. It is comprised of three parcels measuring approximately 169-feet by 100-feet with an area of 15,003-sf (0.34-acres).

There are two existing single-story commercial structures on the site and a surface parking lot. A steep slope occurs along the south portion of the site that appears to be the result of re-grading activities along Rainier Avenue S and is largely within the site's boundaries. Two multi-stemmed big leaf maples are located within the property near along the south boundary on the steep slope. One of these trees has been determined "exceptional" and in fair condition (on a scale of poor, fair, good, excellent) by an arborist report. The existing buildings, parking lot and vegetation will all be removed as part of this development.

The existing topography at the right-of-way slopes up to the northeast, with its highest point of el. +152.42' at the corner of South King Street and Rainier Ave South. Along South King Street the grade slopes down to the west to el. +150.81 (1.5% slope). Along Rainier Ave South the grade slopes down to the south to el. +144' (4.9% slope). The grade along the alley to the west of the site slopes gently down (1.5%) for the majority of the property line but drops quickly at the last 44-ft to el. 132.40' (41%).

SITE CONTEXT: TRANSIT MODES

The project site is well-connected in the city's arterial network, fronting Rainier Ave South, a principal arterial street with direct access to I-90 to the south.

The site is also well served by bus lines located within a 5-minute walk radius. 12th Ave S is a minor transit street with routes connecting to Downtown (36); Rainier Beach (36); Capitol Hill (60); White Center (60). South Jackson St and Rainier Ave South are designated as major transit streets with routes connecting to Capitol Hill (9); Rainier Beach (9, 7); Downtown (7, 14, 630); Mt Baker (14); Renton (106); Mercer Island (630).

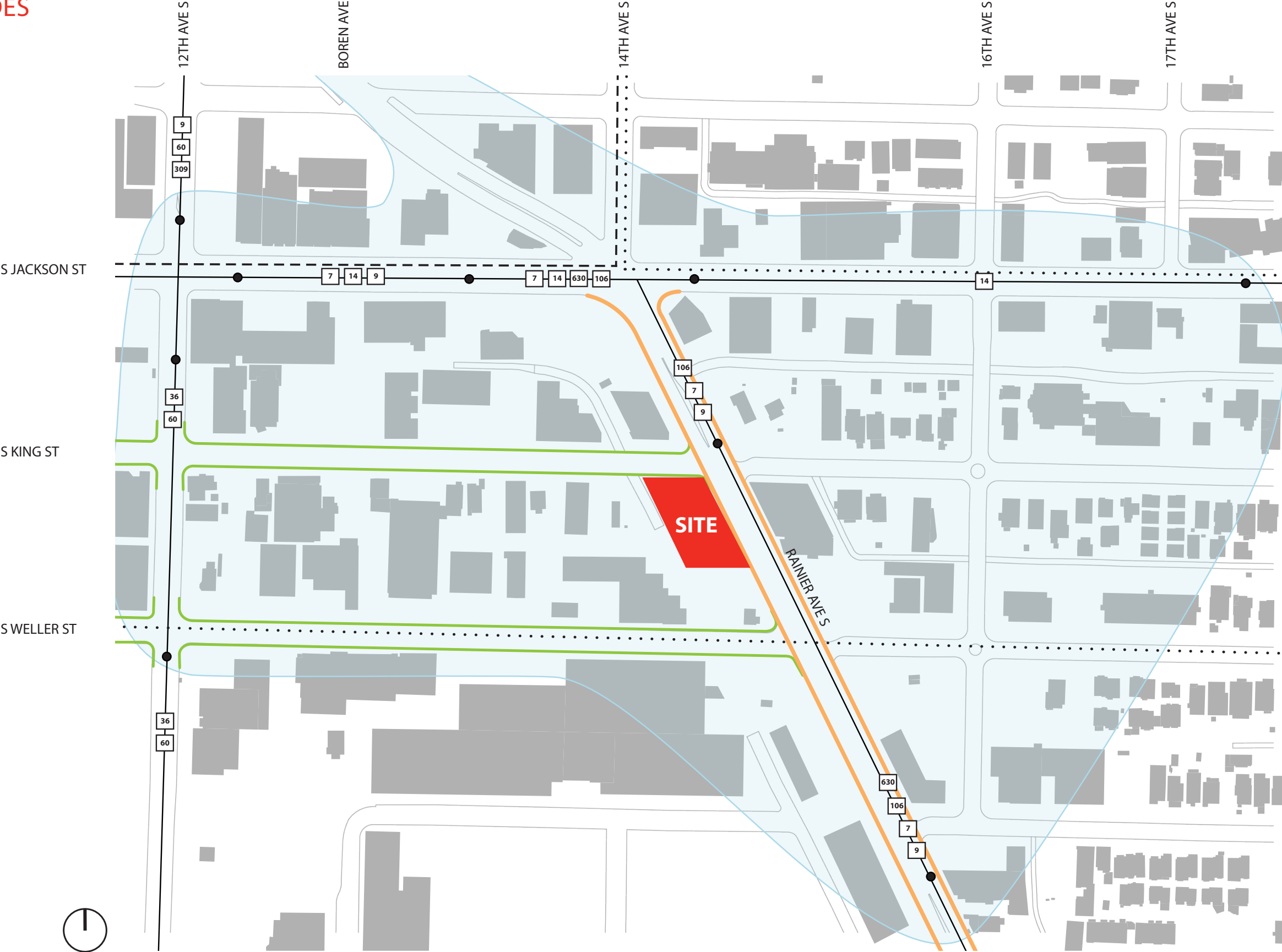
The site is also within a 5-minute walk to the First Hill Streetcar, which connects west to Pioneer Square, and north to Capitol Hill.

The site is well-connected via pedestrian routes to the west along S King St, a designated Green Street, to Little Saigon/Chinatown/International District. Pedestrian connections across Rainier Ave S are weaker, with the nearest crosswalks across the street north at S Jackson St, and south at S Weller Street. Rainier Ave S is a designated Class II Pedestrian Street.

- Design Cues:**
- Plan for Green Street on S King St
 - Connect to pedestrians/neighborhood of Little Saigon on S King St
 - Enhance pedestrian environment on Rainier Ave

Legend

- 5 Minute Pedestrian Walkshed
- Bus Routes
- Bus Lines
- First Hill Streetcar
- Current Bicycle Routes
- Designated Green Street
- Designated Pedestrian Street



SITE CONTEXT: LAND USE

The site is on the eastern edge of the Little Saigon neighborhood in the International District. Little Saigon is a small business district with a mix of food, retail and services, as well as some residential (primarily multifamily). On South King St, to the west of the site, neighboring lots are occupied by retail services, restaurants, food markets. Neighboring properties are primarily single-story and low-rise structures.

Directly to the west of the site, across an alley, is a Seattle City Light Substation. Directly to the south are two undeveloped lots, with a small restaurant, Humble Pie, on the southern corner of the block.

To the east, across Rainier Ave S, is a predominantly residential neighborhood (mix of single-family and multifamily), behind a layer of office/services fronting Rainier Ave S. The Japanese Cultural and Community Center of Washington is a few blocks to the south-east.

Design Cues:

- Connection to the Little Saigon Business District and Community



Legend

Future Developments	
Single Family Residential	
Multi Family Residential	
Mixed Use	
Retail	
Office	
School / Institutional	
Utility	
Parks/Open Space	

CONTEXT: EXISTING ZONING

The site is zoned Downtown Mixed Residential/ Commercial 75/75-170.

To the north, south, and west are DMR/C zones, within the Chinatown International District Urban Center Village.








To the east, across Rainier Ave S, is the 23rd and Union-Jackson Residential Urban Village. Rainier Ave S is fronted by a strip of NC2-65 zones, with LR2 and LR3 zones behind.

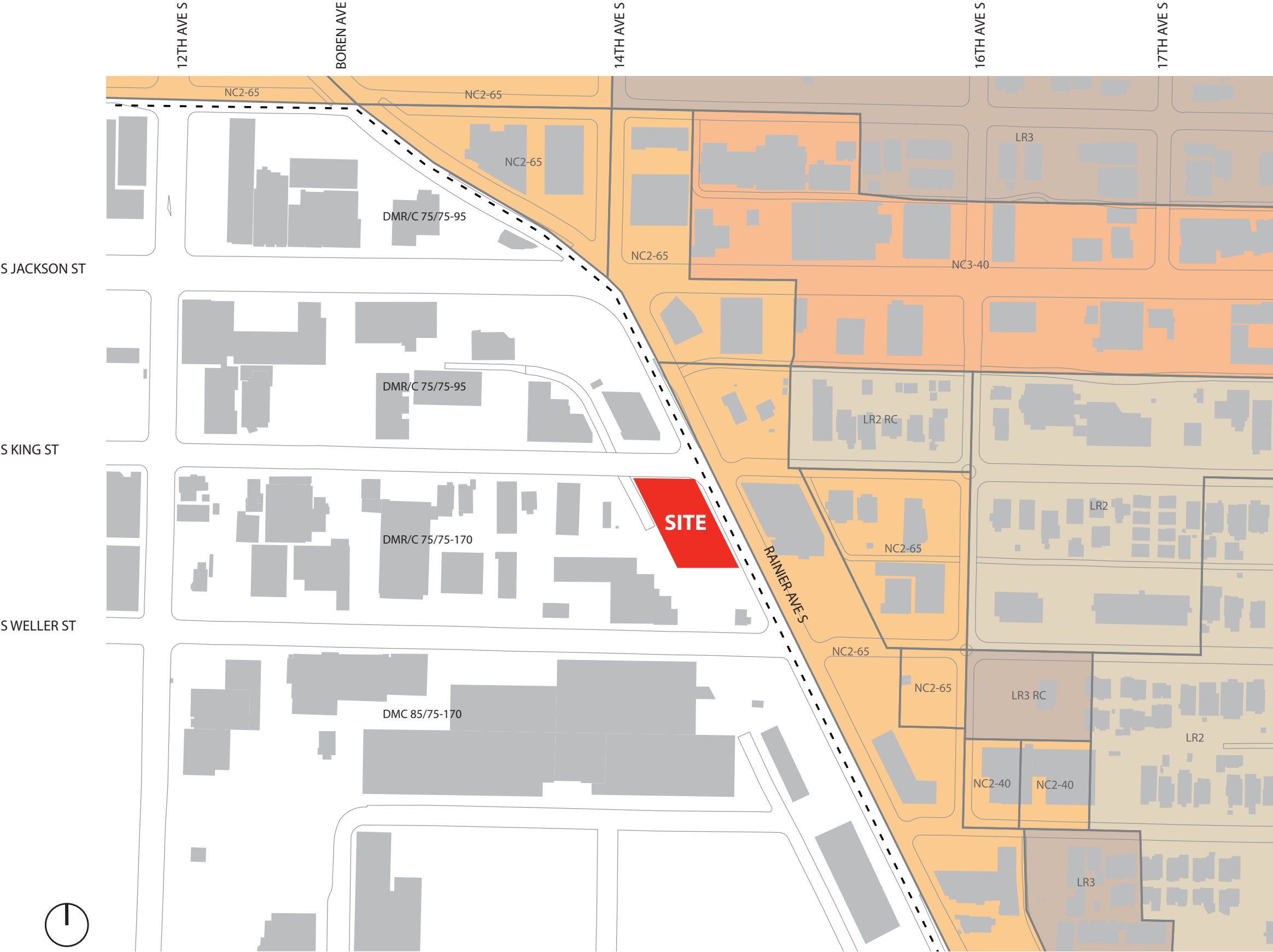
S King St is a designated Green Street. Rainier Ave S is a Class II Pedestrian Street.

Design Cues:

- Relationships within Chinatown International District Urban Center Village
- Consider Green Street (S King St) and Class II Pedestrian Street (Rainier Ave S) in street-level design and streetscape

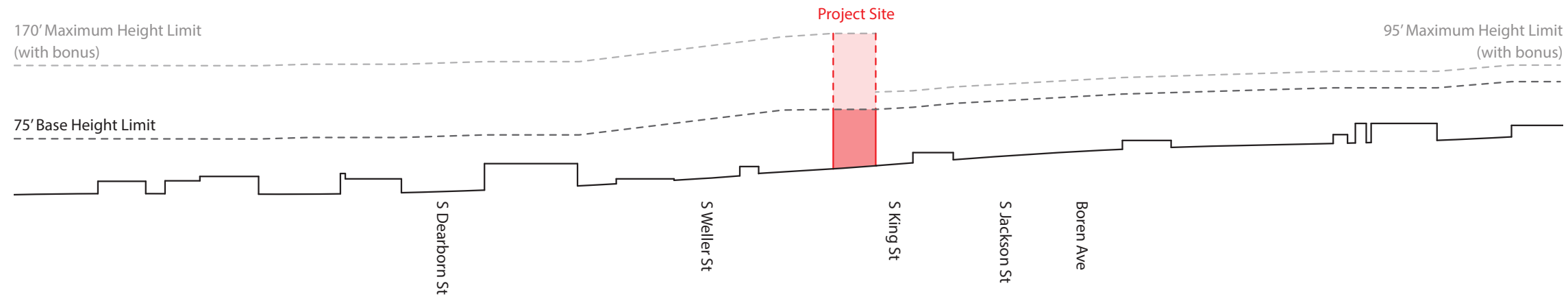
Existing Zoning Legend

NC2	
NC3	
LR2	
LR3	
DMR/C	
Chinatown International District Urban Center Village	
Zone Boundaries	



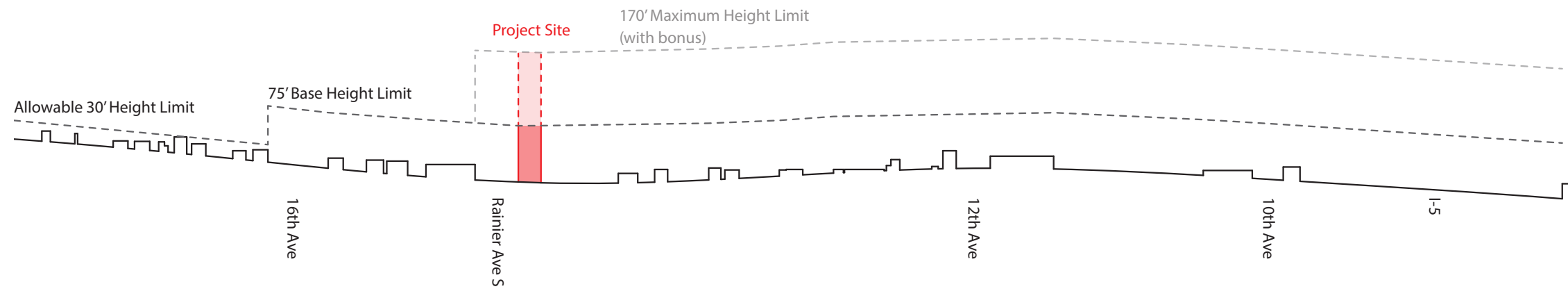
CONTEXT: ZONING ENVELOPE

A | RAINIER AVE S SECTION - Looking West



The site is located in a Downtown zone, which is zoned DMR/C 75/75-170. In this zoning, nonresidential uses are limited within the structure to a height of no more than 75-feet. Residential uses within the structure are limited to a base height limit of 75-feet, but can be located in a structure with a maximum height of 170-feet, provided the development includes low or moderate income affordable housing meeting the standards outlined in the Seattle Municipal Code.

B | S KING ST SECTION - Looking South



CONTEXT: NEIGHBORHOOD

Little Saigon

The site is on the edge of the International District, within the Little Saigon neighborhood. Little Saigon is a vibrant hub for the wider Puget Sound Vietnamese community. Born from an influx of Vietnamese refugees in the 1980s, the neighborhood has grown to house over 100 businesses, including small businesses and restaurants, mom-and-pop shops. South Jackson St and 12th Ave S are the commercial core, but the neighborhood extends North to Yesler Way, East to Rainier Ave S, South to S Dearborn St, and West to I-5.

A community development organization, the Friends of Little Saigon, was established in 2011 to help promote and develop the continued success of the neighborhood.

Cultural / Community

Spiritual, cultural and educational buildings reflect the diversity of the neighborhood. Notable neighbors include the NVC Memorial Hall and Memorial on S King St, the Seattle Buddhist Temple and Japanese Cultural and Community Center, both blocks from the site.



1



2



3



- 1 Little Saigon Sign, S Jackson St
- 2 Hau Hau Market, 12th Ave S
- 3 Japanese Cultural Community Center, S Weller St
- 4 NVC Memorial Hall, S King St



4

CONTEXT: NEIGHBORHOOD



5



6



7

Architectural Character

The streetscape in the neighborhood is diverse with a mix of architectural styles, eras, and relationships to the street. There are small turn-of-the-century cottages adjacent to new construction, multi-family next to community buildings. The majority of structures are single-height or low-rise, and many commercial buildings provide surface parking, either in front or to the side of the business. A few key structures, notable for their architectural style or cultural importance are noted here.

While the structural style of the neighborhood may vary, the character and the diversity of the Little Saigon neighborhood is expressed by the types of businesses [that cater to the wider Puget Sound Vietnamese community], and pedestrian scaled interventions, from art to signage and landscape.

Design Cues:

- Program: locate a commercial space on S King St to become a part of the Little Saigon business district.
- Frontage: consider how the pedestrian realm integrates into the neighborhood fabric, via landscaping, ground plane treatments or artwork that enhance the pedestrian experience on S King St.



8



9



10

- 5 Mural on 12th Ave S
- 6 Phở Bắc, S Jackson St/ Boren Ave
- 7 Seattle Automotive Distributing, Inc, S King St
- 8 Benjamin Moore Inc, S King St
- 9 Goodwill Training & Education Bldg, Dearborn Pl
- 10 Victorian Row Apartments, S King St (Registered Landmark)

CONTEXT: RAINIER AVE S

The eastern edge of the property is fronted by Rainier Ave S, a principal arterial and Class II Pedestrian Street. Rainier Avenue is characterized by high traffic use and noise. Due to the heavy traffic use there is no street parking on Rainier.

The sidewalk frontage on Rainier is generous at approximately 13.5'. There are currently no street trees on the site's block, though it appears there was a planted median further south on the block, fronting the Humble Pie restaurant. There is also a curb cut approximately halfway down the site.

Rainier Ave S has trolley lines, and the two trolley service- and support poles are located on the property line.

The topography of Rainier slopes down heavily to the south, with a nearly 8-ft change in grade across the property.

There are few pedestrian crossings on Rainier Ave, with the nearest zebra strippings north on S Jackson St, and south on S Weller St.

Adjacent businesses fronting Rainier are primarily vehicle-oriented, with dedicated parking provided.

Design Cues:

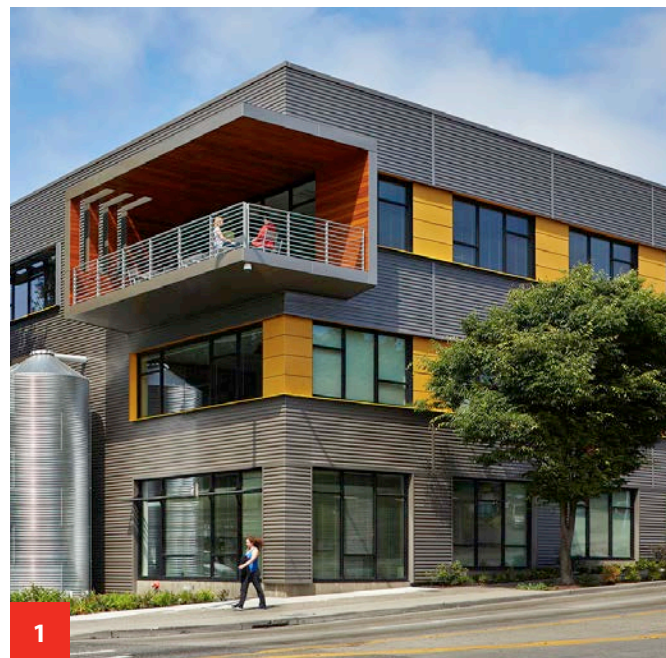
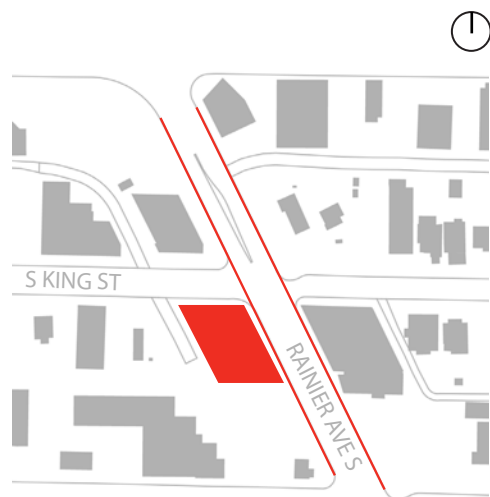
- Consider noise concerns for spaces fronting Rainier Ave S
- Enhance pedestrian experience along Rainier Ave S



②
Rainier Ave S - Looking West



③
Rainier Ave S - Looking East



CONTEXT: S KING ST

The northern edge of the property is fronted by S King Street, a designated Green Street.

The sidewalk frontage on S King St is approximately 11'. There are currently no street trees or planting medians in front of the site.

The topography of S King St is relatively flat across the site, though it slopes up further down the block as it meets 12th Ave S.

A variety of small businesses front S King St, with many of them set back from the street to provide dedicated parking. Street parking is time-limited and heavily used.

Design Cues:

- Enhance S King St as a Green Street
- Create inviting spaces fronting S King St that serve the Little Saigon neighborhood



②
S King St - Looking North

①

OPPOSITE OF PROJECT SITE

③ ▶



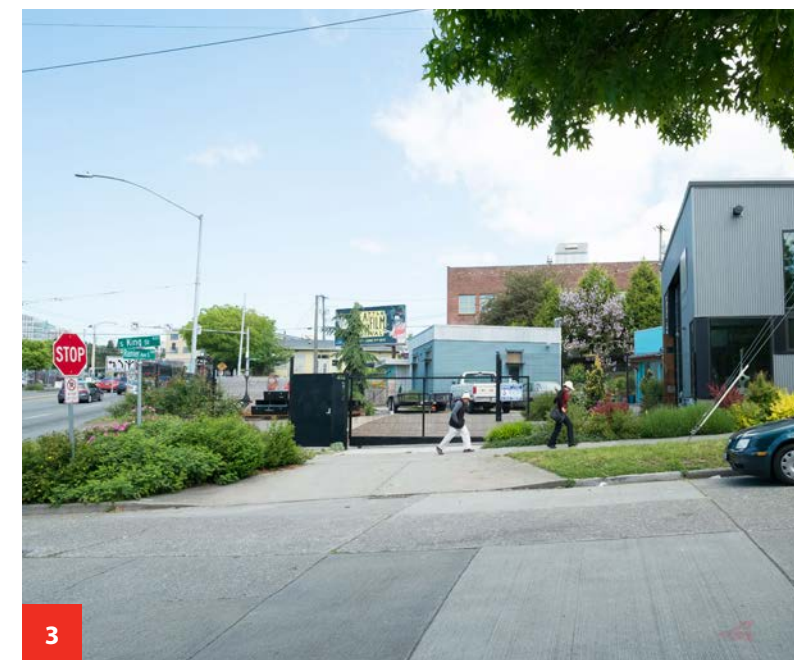
PROJECT SITE
S King St - Looking South



1



2



3



SITE ANALYSIS

Topography

- Even grading at S King St
- Slope to S at Rainier Ave S

Neighboring Buildings

- 1-Story Commercial to north (DMR/C 75/75-95)
- SCL Substation to west (DMR/C 75/75-170)
- Undeveloped lot to south (DMR/C 75/75-170)
- 2-Story Commercial to east (NC2-65)

Solar Access

- Good morning solar access due to wide ROW at Rainier
- Potential shading in the afternoon if structures on adjacent south and southwest sites are developed to full zoning potential.

Views

- Currently, territorial views to south due to slope of site and lack of development on adjacent properties. Downtown views to west likely on upper floors due to lower-height adjacent developments.

Structure Height

- DMR/C 75/75-170

Allowable Building Area

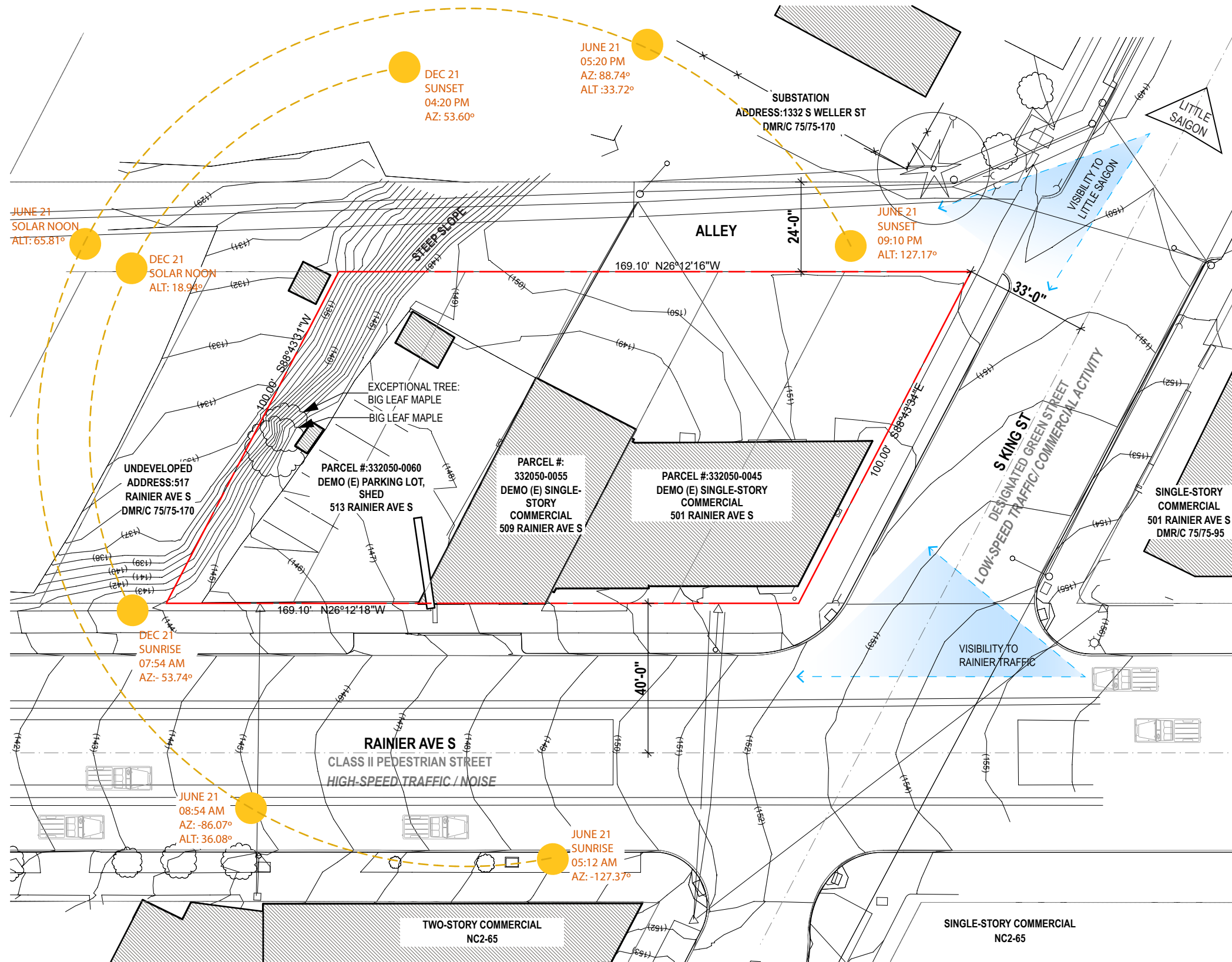
- The maximum FAR is 4*
15,003-sf Lot Area x 4 = 60,012-SF max
* including incentive provisions

Setback Requirements

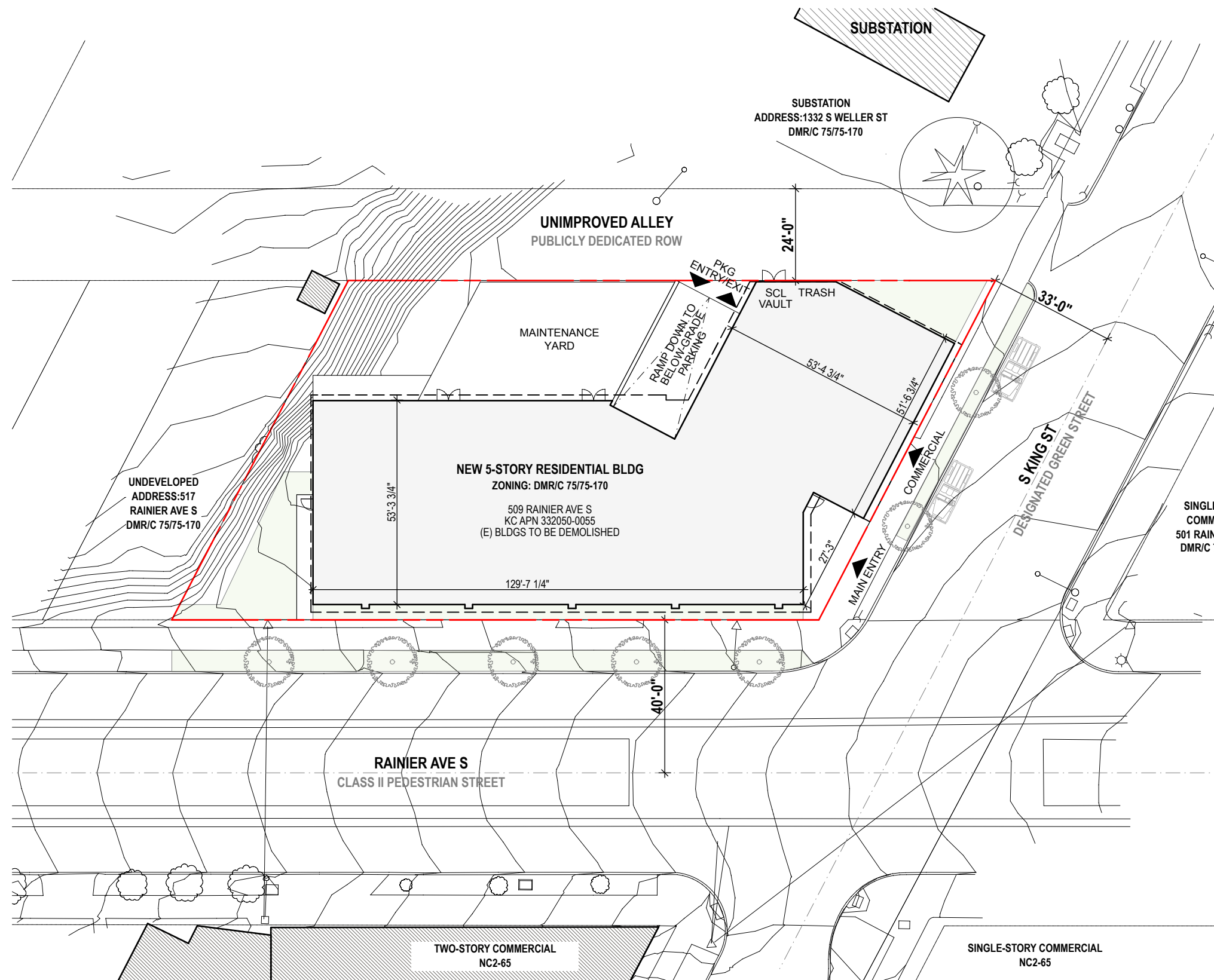
- On Green Streets: Buildings greater than 65-ft in height required to provide 10-ft setback from 45-ft to 85-ft.

Street Conditions

- Rainier Ave S is:
 - major arterial / heavy traffic use
 - well served by bus
 - class II pedestrian st
- S King St is:
 - commercial st w/ low-speed traffic
 - designated Green Street
 - part of Little Saigon neighborhood
- Mid-block alley off S King St for vehicular access



PRELIMINARY SITE PLAN



Massing

- The building is 5-stories, with a taller first floor to accommodate a commercial space on S King St
- The first floor is setback on Rainier Ave S to allow space for landscaping on the building edge; the slope of Rainier will expose portions of the concrete basement below, which will be buffered by landscaping.

Traffic and Circulation

- Main Residential entry is located at the intersection for visibility from both streets.
- pick-up and drop-off on S King St
- Garage Entry located off alley
- Trash Pickup off alley

Streetscape

- Rainier Ave S pedestrian realm is widened (4-ft street-level setback) to provide space for new street trees and landscaping. This setback matches the setback and building profile provided across the alley to continue the new streetwall standard.
- S King St maintains a generous planting curb, and the north-west corner of the building opens into a triangular plaza that provides commercial spillout space.

Neighborhood Influences

- Main residential entry is oriented to S King to:
 - ensure good visibility from building staff over the street activities
 - Provide an exterior area for residents waiting for pick-up/drop-off
- Commercial space located on S King St most visible from and accessible to Little Saigon neighborhood. Potential to open north-west corner to retail spill-out plaza.
- Increased landscaping on Rainier Ave S to buffer traffic noise



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PARCEL NO	332050-0045, 332050-0055, 332050-0060	
LOT AREA	15,000-sf (0.34-acres)	
ZONING	DMR/C 75/75-170; Chinatown International District UCV; Frequent Transit; South Downtown Zones	
STREET CLASSIFICATION	Rainier Ave S (Principal arterial Class II pedestrian street); S King Street (Green Street)	
PERMITTED USES	Uses permitted outright with no limitations:	23.49.142.A
	<ul style="list-style-type: none"> - Residential uses - Eating and drinking, restaurants, or drinking establishments - Retail sales and services, general - Office - Institution - Accessory parking garages 	
STREET LEVEL STANDARDS	Minimum façade height:	23.49.162.A
	<ul style="list-style-type: none"> - Green Streets: 25-feet - Class II Pedestrian Streets: 15-feet 	
	Façade setback limits	23.49.162.B.2
	<ul style="list-style-type: none"> - Max area of setbacks is limited per averaging technique <ul style="list-style-type: none"> • Averaging factor on Class II Pedestrian Streets is 20 • Averaging factor on designated Green Streets is 30 	
	Façade transparency requirements	23.49.162.C
	<ul style="list-style-type: none"> - Transparency requirements apply to portions of façade between 2-feet and 8-feet above sidewalk <ul style="list-style-type: none"> • Class II Pedestrian Streets and designated Green Streets: 30% minimum 	
	Blank façade limits	23.49.162.D.3
	<ul style="list-style-type: none"> - Blank façade limits apply to portions of façade between 2-feet and 8-feet above sidewalk 	
	Limits for Class II Pedestrian Streets and designated Green Streets	
	<ul style="list-style-type: none"> • Blank façade width to be limited to 30-feet with min 2-foot wide transparent areas separating blank areas • Total blank façade segments limited to 70% of each street frontage 	
STRUCTURE HEIGHT	Base height limit is 75-feet	23.49.008.C.3.a
FAR	Allowable FAR: Base 2.5; Max 4	23.49.011 Table A
SETBACKS	Side setbacks	23.49.166.A.2
	<ul style="list-style-type: none"> - 10-foot setback above 65-foot on side lots that do not front a street 	
	Green Street setbacks	23.49.166.C
	<ul style="list-style-type: none"> - Buildings greater than 65-foot in height req'd to provide a 10-foot setback from 45-foot to 85-foot, and a 15-foot setback above 85-foot. 	
COMMON RECREATION AREA	Required for all new developments with more than 20 dwelling units	23.49.010.B
	<ul style="list-style-type: none"> - Provide an area equivalent to 5% of the total gross residential floor area. - Up to 50% of common recreation area requirement may be met by contributing to the development of abutting designated Green Streets 	
PARKING	No parking required for uses on lots in Downtown zones	23.49.019.A

POTENTIAL DESIGN GUIDELINES

SEATTLE DESIGN GUIDELINES	DESIGN RESPONSE
<p>CS2 Urban Pattern and Form <i>Strengthen the most desirable forms, characteristics, and patterns of the streets, block faces, and open spaces in the surrounding area.</i></p>	
<p>A2 Architectural Presence: Evaluate the degree of visibility or architectural presence that is appropriate or desired given the context, and design accordingly. A site may lend itself to a “high-profile” design with significant presence and individual identity, or may be better suited to a simpler but quality design that contributes to the block as a whole. Buildings that contribute to a strong street edge, especially at the first three floors, are particularly important to the creation of a quality public realm that invites social interaction and economic activity. Encourage all building facades to incorporate design detail, articulation and quality materials.</p>	<p>The site is located on Rainier Ave S. This block of Rainier currently has a minimal street edge presence, with streetwall breaks from parking lot entries and undeveloped lots. The preferred Design Alternate 3 proposes to provide a stronger street frontage on Rainier to define the pedestrian realm.</p>
<p>B2 Connection to the Street: Identify opportunities for the project to make a strong connection to the street and carefully consider how the building will interact with the public realm. Consider the qualities and character of the streetscape— its physical features (sidewalk, parking, landscape strip, street trees, travel lanes, and other amenities) and its function (major retail street or quieter residential street)—in siting and designing the building.</p>	<p>The site is located at the intersection of Rainier Ave S, which is a highly trafficked arterial, and S King St, which is a bustling but low-speed traffic commercial street. The differences between these two streets informs the siting of the major building programs at the ground floor in the preferred Design Alternate 3. A small commercial space oriented towards pedestrian traffic is located on S King St, which will open visually onto the street with a storefront facade. The main entry to the building is located at the corner intersection for visibility.</p>
<p>B3 Character of Open Space: Contribute to the character and proportion of surrounding open spaces. Evaluate adjacent sites, streetscapes, trees and vegetation, and open spaces for how they function as the walls and floor of outdoor spaces or “rooms” for public use. Determine how best to support those spaces through project siting and design (e.g. using mature trees to frame views of architecture or other prominent features).</p>	<p>The parallelogram geometry of the site lends to potential landscape or open-space pockets at the corners of the site. The design of these spaces as potential plazas, bioretention planters or landscape are being considered in relation to their adjacent structured spaces. For example, the open corner at the intersection of S King St and Rainier can function as an entry plaza for Plymouth and the community room, the open corner at the intersection of S King and the mid-block alley could be spill-out space for the adjacent commercial space, and the corner at the south end could open into a small plaza.</p>
<p>C1 Corner Sites: Corner sites can serve as gateways or focal points; both require careful detailing at the first three floors due to their high visibility from two or more streets and long distances. Consider using a corner to provide extra space for pedestrians and a generous entry, or build out to the corner to provide a strong urban edge to the block.</p>	<p>The site is located at a highly visible intersection on Rainier Ave S. Design Alternate 3 responds to the intersection by slicing the mass at the intersection with a slot of windows, and a larger open plaza at the ground plane for pedestrian activity.</p>
<p>CS3 Architectural Context and Character <i>Contribute to the architectural character of the neighborhood</i></p>	
<p>B1 Placemaking: Explore the history of the site and neighborhood as a potential placemaking opportunity. Look for historical and cultural significance, using neighborhood groups and archives as resources.</p>	<p>The site is located on the eastern edge of the Little Saigon Neighborhood, and is part of the Chinatown/International District. Opportunities of how to compliment the neighborhood's architecture and culture are being explored.</p>
<p>PL1 Connectivity <i>Complement and contribute to the network of open spaces around the site and the connections among them</i></p>	
<p>B3 Pedestrian Amenities: Opportunities for creating lively, pedestrian oriented open spaces to enliven the area and attract interest and interaction with the site and building should be considered. Visible access to the building's entry should be provided. Examples of pedestrian amenities include seating, other street furniture, lighting, year-round landscaping, seasonal plantings, pedestrian scale signage, site furniture, art work, awnings, large storefront windows, and engaging retail displays and/or kiosks.</p>	<p>S King St will be developed as a Green Street, with enhanced landscaping and seating. Lighting, potential art or other visual amenity opportunities are being explored. Open spaces are provided off of S King St, for the main Plymouth entry, as well as the a plaza at the north-west corner of the site, adjacent to the commercial space.</p>
<p>PL2 Walkability <i>Create a safe and comfortable walking environment that is easy to navigate and well-connected to existing pedestrian walkways and features</i></p>	
<p>B1 Safety and Security, Eyes on the Street: Create a safe environment by providing lines of sight and encouraging natural surveillance through strategic placement of doors, windows, balconies and street-level uses</p>	<p>Visibility of the streetscape by Plymouth staff, as well as more informal sight-lines are a key design driver of preferred Design Alternate 3. The location of the main residential entry at the corner is designed to provide sight-lines from the 24-hr reception desk towards both streets. Additionally, S King St will be fronted by a storefront-glazed commercial space, and windows along Rainier Ave S will provide visibility from staff offices and common gathering spaces.</p>

SEATTLE DESIGN GUIDELINES

DESIGN RESPONSE

PL3 Street-Level Interaction

Encourage human interaction and activity at the street-level with clear connections to building entries and edges

- A2 Entries, Ensemble of Elements:** Design the entry as a collection of coordinated elements including the door(s), overhead features, ground surface, landscaping, lighting, and other features. Consider a range of elements such as:
- a. overhead shelter: canopies, porches, building extensions;
 - b. transitional spaces: stoops, courtyards, stairways, portals, arcades, pocket gardens, decks;
 - c. ground surface: seating walls; special paving, landscaping, trees, lighting; and
 - d. building surface/interface: privacy screens, upward-operating shades on windows, signage, lighting

In Design Alternate 3 the main Plymouth residential entry is set back to create a welcoming entry plaza at the street corner. The plaza will have weather protection for residents waiting for rides or informal conversations, seating, as well as landscaping to soften the noise from Rainier Ave S. An exterior entry to a Community Room is also provided for wider neighborhood use. Plymouth signage is also being considered for this space.

DC1 Project Uses and Activities

Optimize the arrangement of uses and activities on site

- A4 Arrangement of Interior Uses, View and Connections:** Locate interior uses and activities to take advantage of views and physical connections to exterior spaces and uses, particularly activities along sidewalks, parks or other public spaces
- C4 Service Uses:** Locate and design service entries, loading docks, and trash receptacles away from pedestrian areas or to a less visible portion of the site to reduce possible impacts of these facilities on building aesthetics and pedestrian circulation. Where service facilities abut pedestrian areas or the perimeter of the property, maintain an attractive edge through screening, plantings, or other design treatments.

As noted above in PL3-A2 Entries, the main building entry has an entry plaza with good sightlines down both streets. As noted in CS2-B3 Character of Open Space, the location of the commercial space on S King St provides advantages to open to a corner plaza. The commercial space on S King is also ideally located for wayfinding from the Little Saigon Business district further west on S King St.

Service Uses are located off the alley to minimize impact to the streetscape, and safety of pedestrians. These services include trash pickup, vehicular access to the below-grade garage, and loading/unloading. The preferred option has a maintenance yard off the alley to pull deliveries and pick up vehicles off of the public way.

DC2 Architectural Concept

Develop an architectural concept that will result in a unified & functional design that fits well on the site & within its surroundings

- B1 Façade Composition:** Design all building façades—including alleys and visible roofs—considering the composition and architectural expression of the building as a whole. Ensure that all façades are attractive and well proportioned through the placement and detailing of all elements, including bays, fenestration, and materials, and any patterns created by their arrangement. On sites that abut an alley, design the alley façade and its connection to the street carefully. At a minimum, consider wrapping the treatment of the street-facing façade around the alley corner of the building.
- B2 Blank Walls:** Avoid large blank walls along visible façades wherever possible. Where expanses of blank walls, retaining walls, or garage facades are unavoidable, include uses or design treatments at the street level that have human scale and are designed for pedestrians. These may include:
- a. newsstands, ticket booths and flower shops (even if small or narrow);
 - b. green walls, landscaped areas or raised planters;
 - c. wall setbacks or other indentations;
 - d. display windows; trellises or other secondary elements;
 - e. art as appropriate to area zoning and uses; and/or terraces and landscaping where retaining walls above eye level are unavoidable.

Due to the slope of the site down to the south, the adjacency to highly-trafficked Rainier Ave S, and the predominance of lower-rise buildings surrounding the site, the four façades of the building will be visible and considered holistically. Additionally, due to the width of the alley on the west property line, the ally-facing elevation at the north-west corner of the site will be the primary elevation visible down S King St, from Little Saigon. This becomes an opportunity for wayfinding, or for visibility of the commercial space on the ground floor.

Due to the slope of the site down to the south along Rainier Ave S, the street-adjacent façade will begin to expose the edge of the basement. To counter this condition and avoid blank walls, a textured approach is being explored, to layer landscaping elements such as raised planters or green walls, along with higher windows to provide views or light into interior spaces, and/or artwork.

DC4 Exterior Elements and Finishes

Use appropriate and high-quality elements and finishes for the building and its open spaces

- A1 Building Materials, Exterior Finish Materials:** Building exteriors should be constructed of durable and maintainable materials that are attractive even when viewed up close. Materials that have texture, pattern, or lend themselves to a high quality of detailing are encouraged

As the project is developed further these guidelines will influence façade finishes and landscape choices.

DESIGN PROPOSAL: ALTERNATE 1: RECTILINEAR - TREE RETENTION

Alternate 1 is a rectilinear scheme exploring an L-shaped bar building that preserves the 'exceptional' tree that is located onsite. The double-loaded corridor L-shape is oriented parallel to Rainier Ave S. The shorter wing of the building is perpendicular to Rainier, which creates a triangular space at the S King frontage. The access to the parking garage is off the alley, with the length of the ramp notching into the east side of the building, which creates a vertical slice through the height of the massing.

Summary

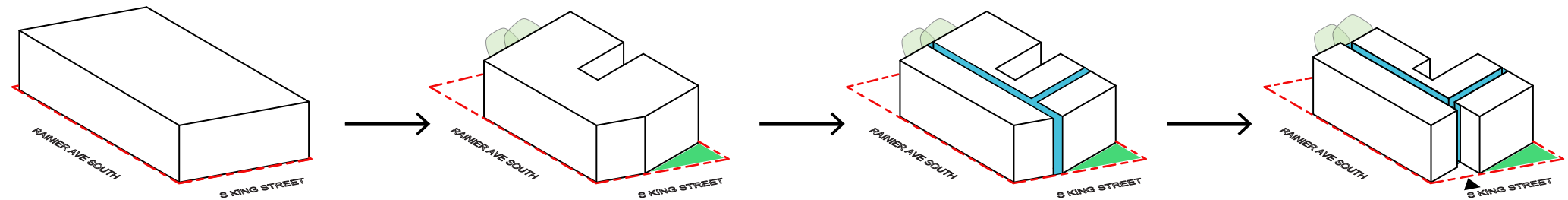
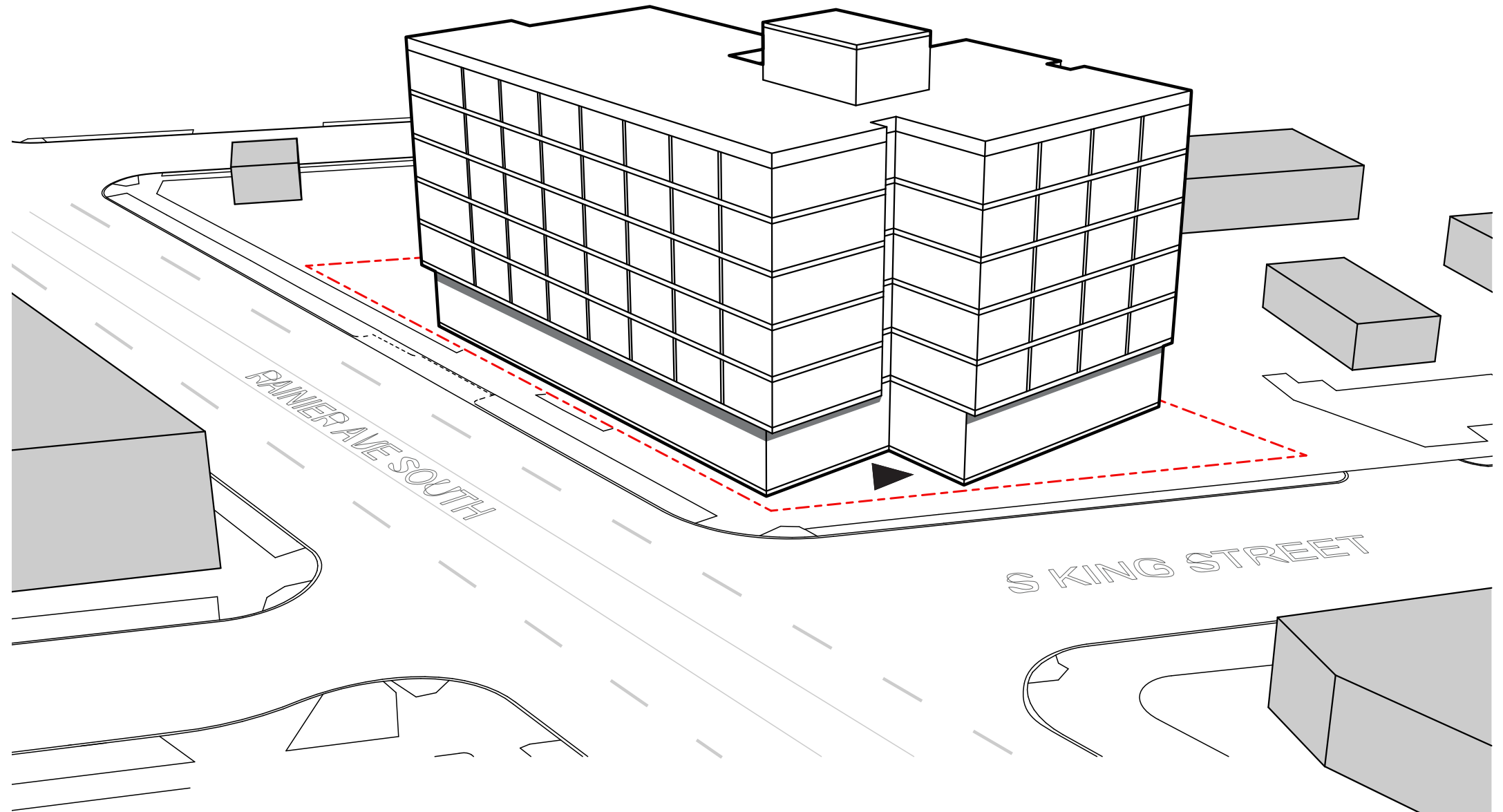
- Stories: 6 (5-over-1)
- Unit Count: 85
- Floor Area: 40,200 SF Residential
4,050 SF Plymouth (Services & Maint.)
1,593 SF Commercial
6,950 SF Parking
56,118 SF Total
- Parking: 15 stalls
- Ground Floor Uses:
 - S King St: Commercial
 - Rainier Ave S: Plymouth Services / Community Rm
 - Alley: Parking Access

Potential Departures

- None

Primary Disadvantages/Concerns:

- Height: One additional residential level is required to retain unit count parity with the other two Alternates.
- Architectural Presence: Reduced architectural presence on S King due to building wing angling away from the street frontage.
- Streetwall Continuity: Lack of streetwall continuity on Rainier Ave S street due to undeveloped south corner.
- Program Fit: To retain program area parity with other two Alternates, the footprint of both the ground floor as well as the basement need to be enlarged to the west, thus eliminating the opportunity for a desired Maintenance yard.
- Site Inefficiency: The massing is inefficient in its use of the site as large triangular corners are undeveloped.
- Entry Plaza: Entry plaza does not have an exterior access door to the Community Room, due to the tight corner condition. Preference to have direct exterior access for wider community use flexibility.

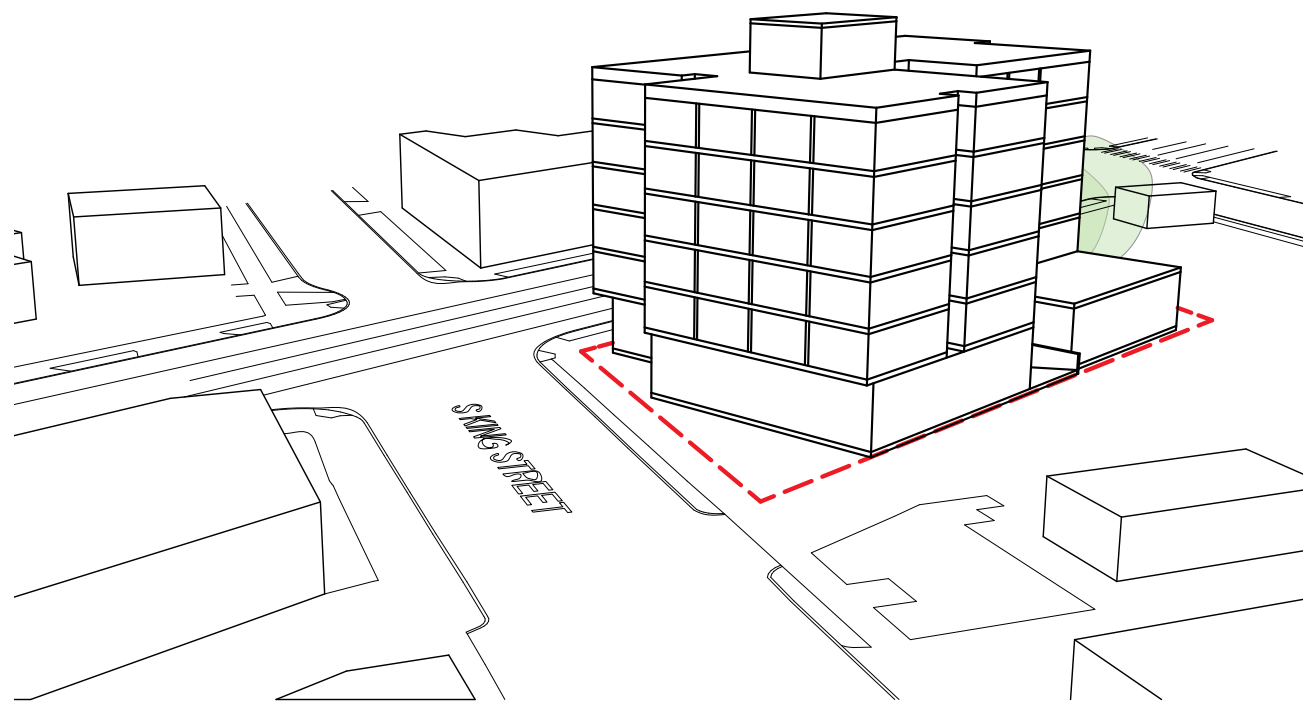


Maximum Footprint

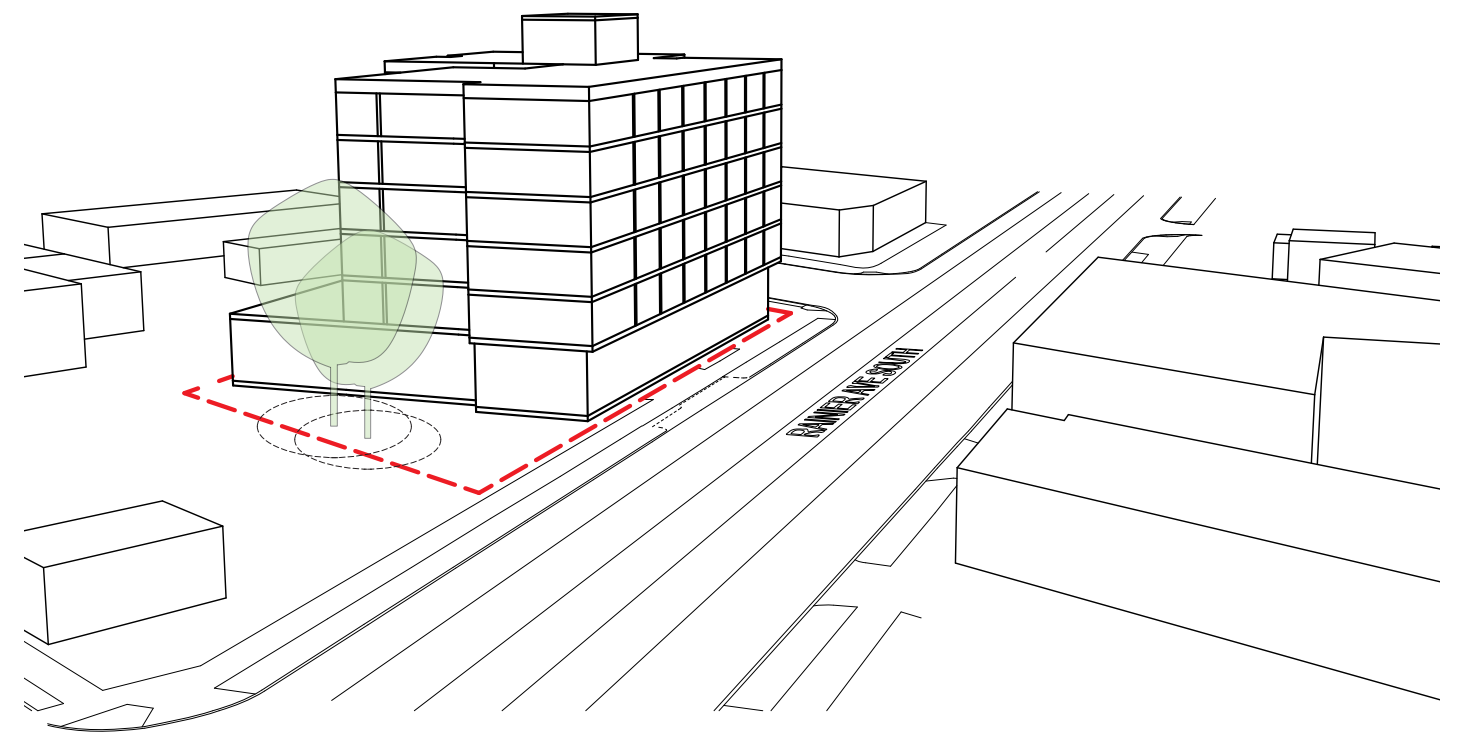
Setbacks for Tree preservation, Garage Ramp and S King Street Plaza

Divide Envelope at Circulation

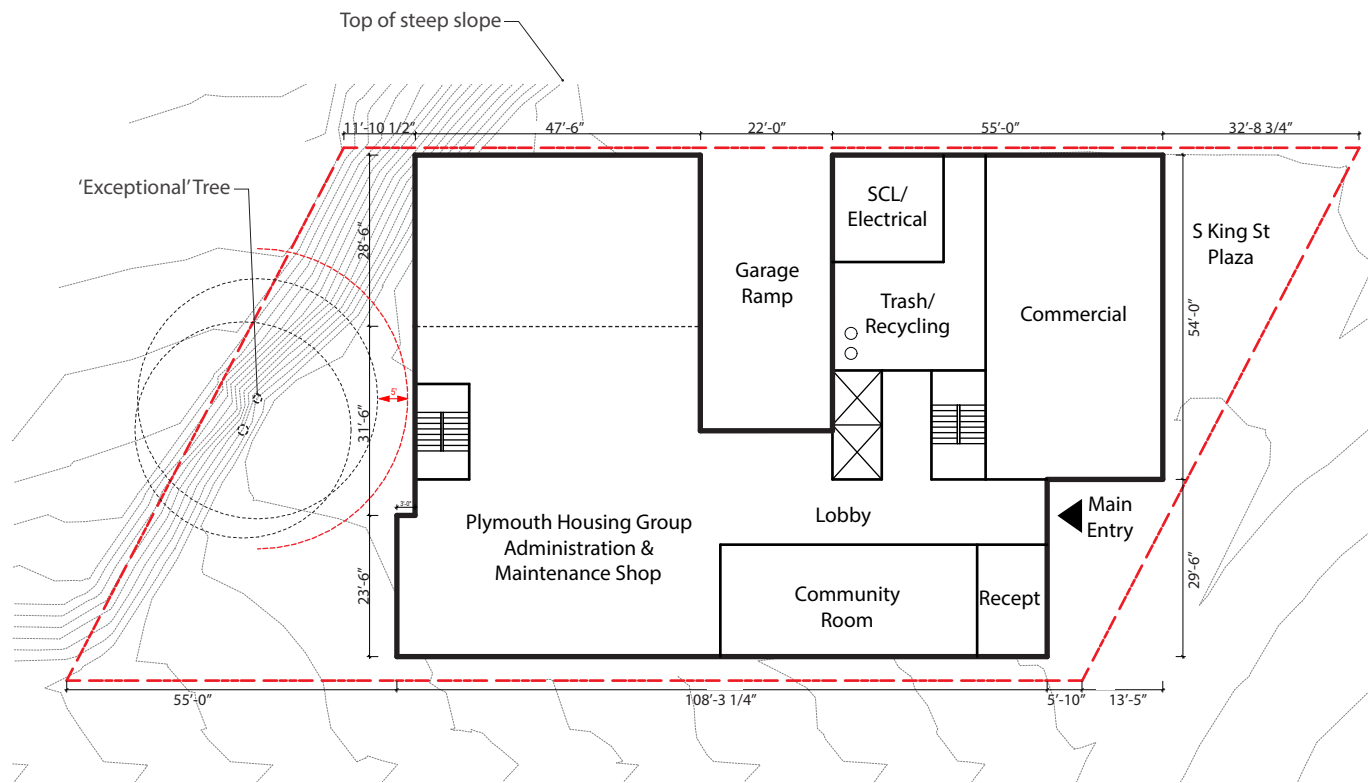
Setback at Residential Levels and define main Entry



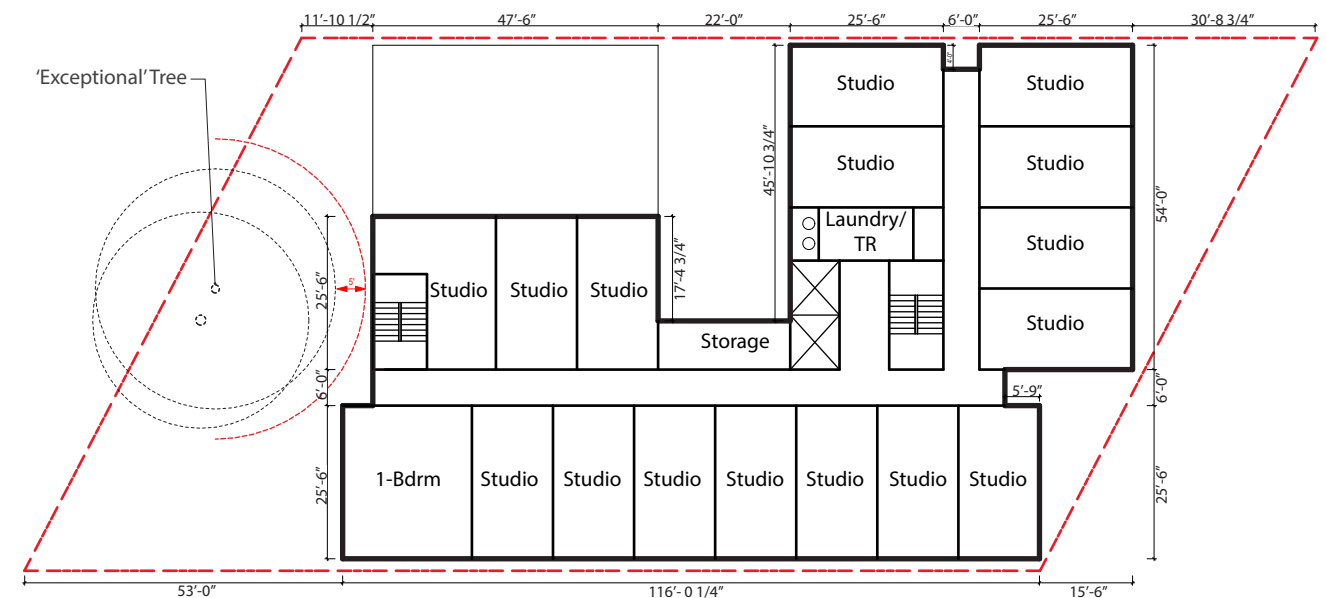
Perspective along S King Street



Perspective along Rainier Ave S



Street Level Plan (Level 1)



Typical Residential Plan (Level 2)

DESIGN PROPOSAL: ALTERNATE 2: RAINIER AVE ENTRY

Alternate 2 explores a widened L-shaped scheme that takes greater advantage of the geometry of the site, with both double-loaded corridor wings of the building parallel to property lines. This opens up the frontage to the alley for better access to parking and a Maintenance Shop yard.

The main entry is located at the L intersection, opening towards Rainier. The geometry is squared-off at the two ends, with the corridors running to the perimeter to provide light at both ends of the building.

Summary

Stories: 5 (4-over-1)
 Unit Count: 84
 Floor Area: 38,420 SF Residential
 4,575 SF Plymouth (Services & Maint.)
 1,195 SF Commercial
 8,734 SF Parking
56,170 SF Total

Parking: 13 stalls

Ground Floor Uses:

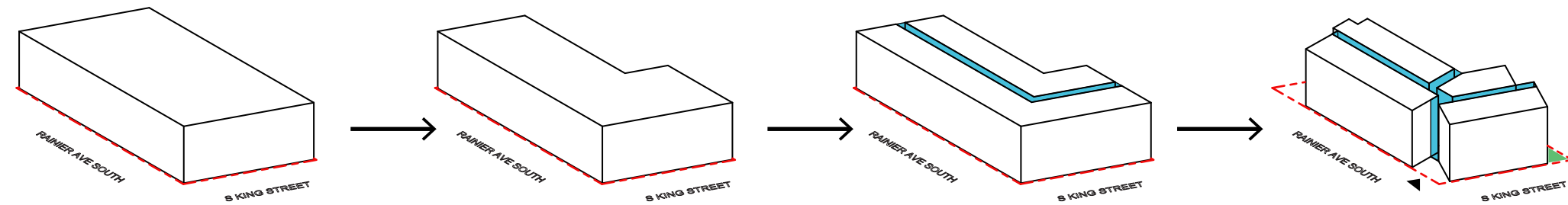
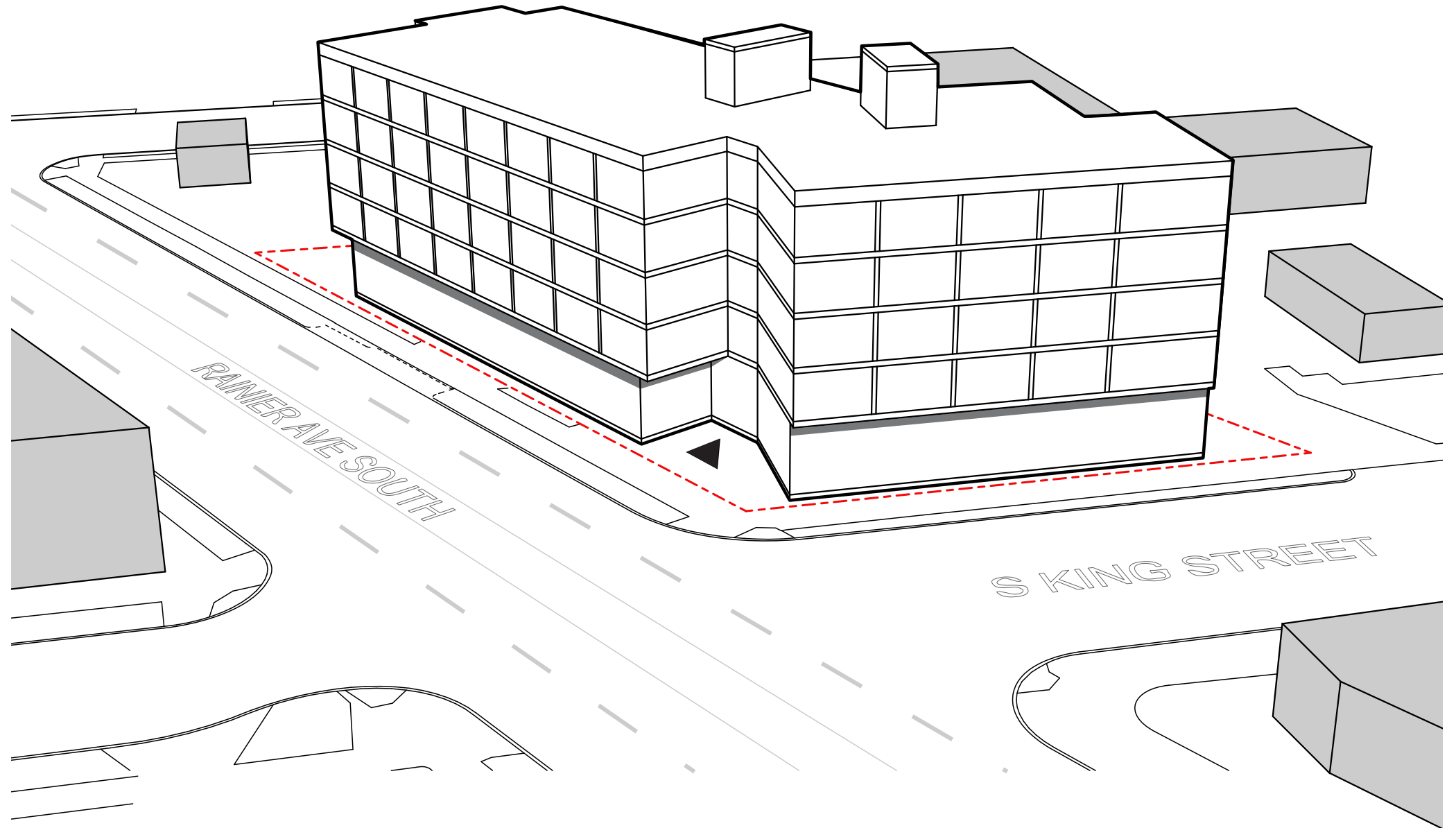
- S King St: Commercial
- Rainier Ave S: Plymouth Services / Community Rm
- Alley: Parking Access

Potential Departures

- None

Primary Disadvantages/Concerns:

- Entry Plaza: Opening of residential entry to Rainier Ave S is problematic:
 - Creates an entry court subjected to the loud traffic noise of a busy arterial
 - Blocks view angles to S King St for both staff in the control office and residents waiting in the entry court for rides (as pickup/drop off will need to happen on the slower-trafficed S King St)
 - Community Room is located in commercial wing, which does not allow for direct Plymouth Reception Staff oversight.
- Parking Ramp/ Maintenance Use: Location of parking ramp off alley is inefficient, leading to a larger basement footprint, and blocking off vehicular access to the maintenance yard, making it less usable.

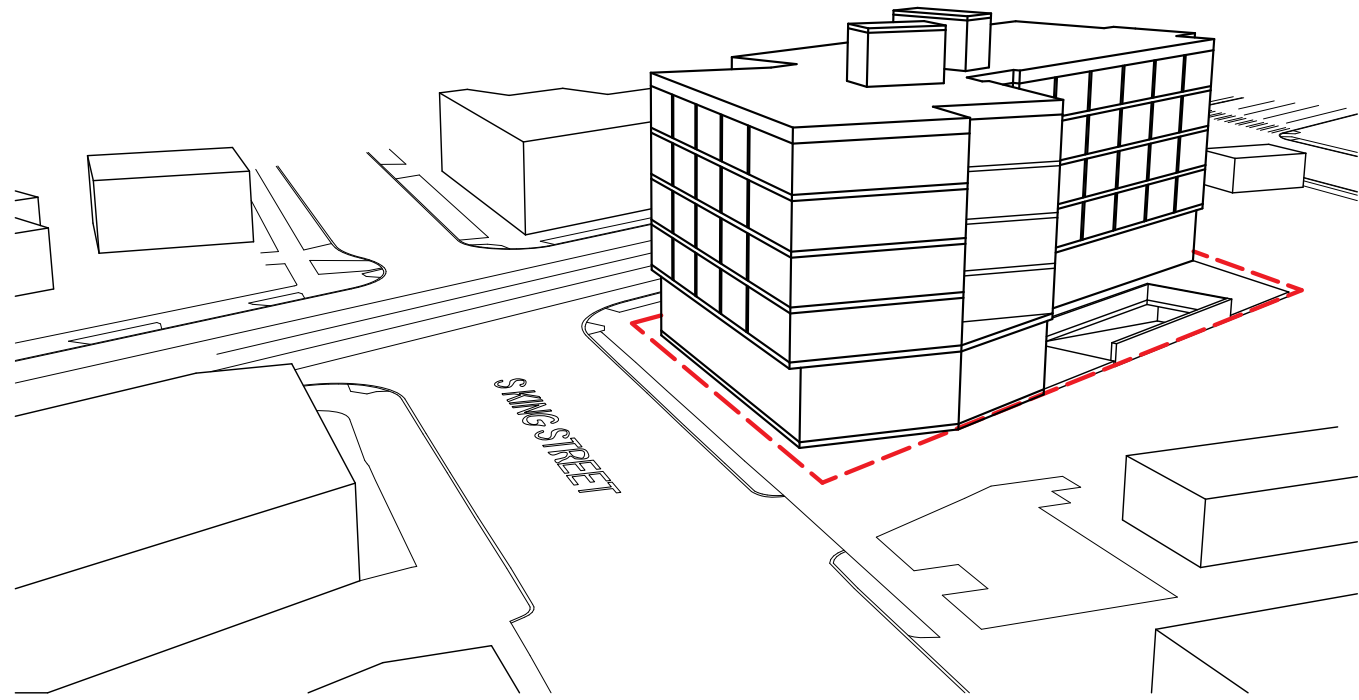


Maximum Footprint

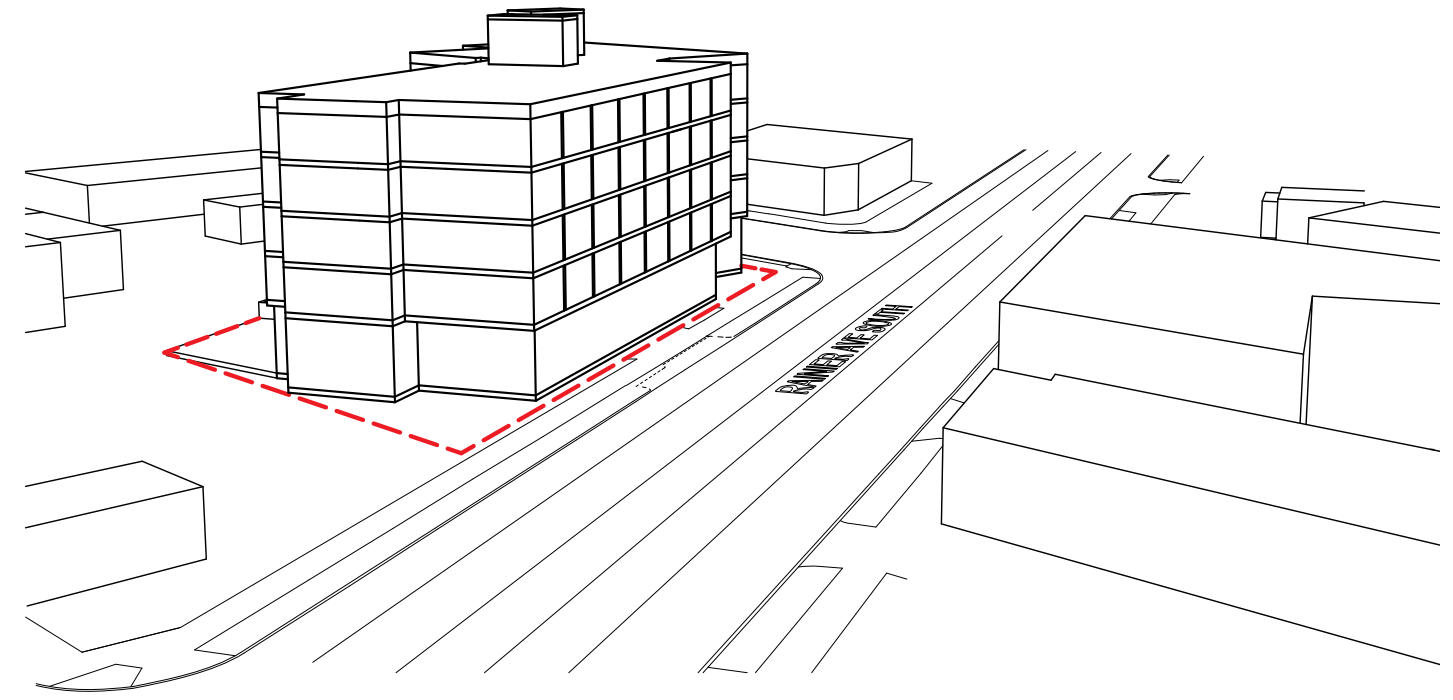
Setback for Garage Ramp along Alley

Divide Envelope at Circulation

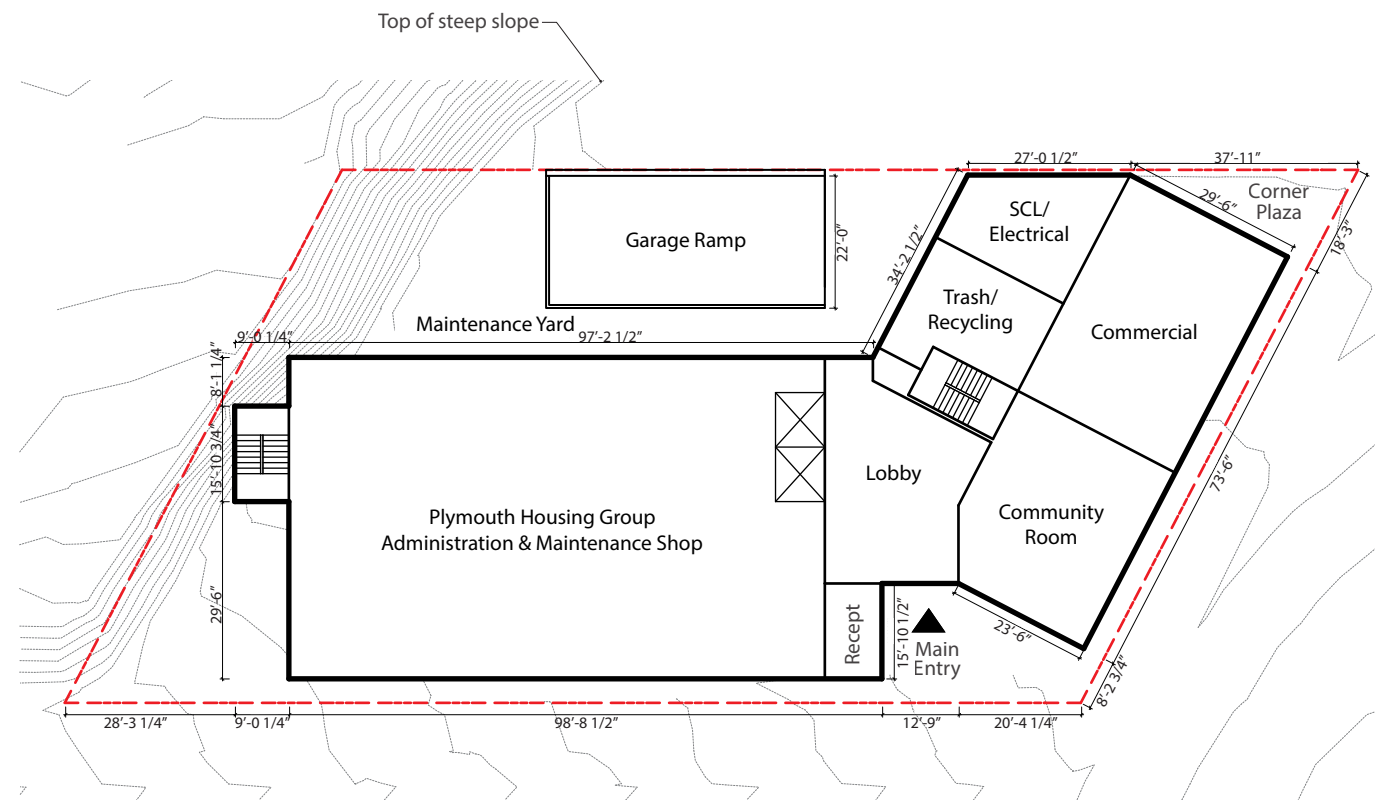
Regularize Envelope based on Unit types and define main Entry



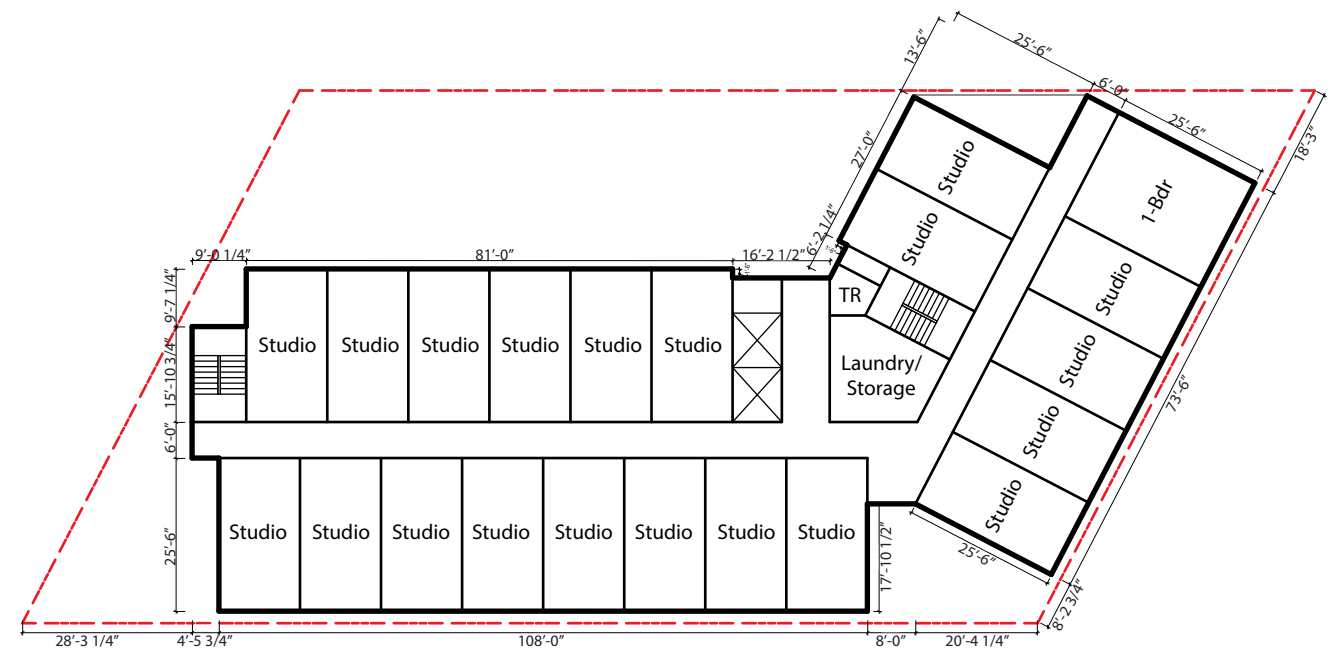
Perspective along S King Street



Perspective along Rainier Ave S



Street Level Plan (Level 1)



Typical Residential Plan (Level 2)

DESIGN PROPOSAL: ALTERNATE 3: S KING ENTRY (PREFERRED)

Alternate 3 builds upon the benefits of the widened double-loaded corridor L-shape scheme of Alternate 2, with modifications addressing the disadvantages noted, such as relocating the main entry to S King St, and reorienting the parking ramp access off the alley.

Summary

Stories: 5 (4-over-1)
 Unit Count: 84
 Floor Area: 39,296 SF Residential
 4,804 SF Plymouth (Services & Maint.)
 1,382 SF Commercial
 9,504 SF Parking
57,851 SF Total
 Parking: 13 stalls

Ground Floor Uses:

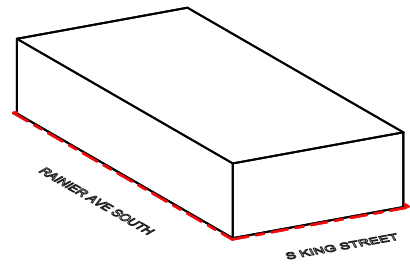
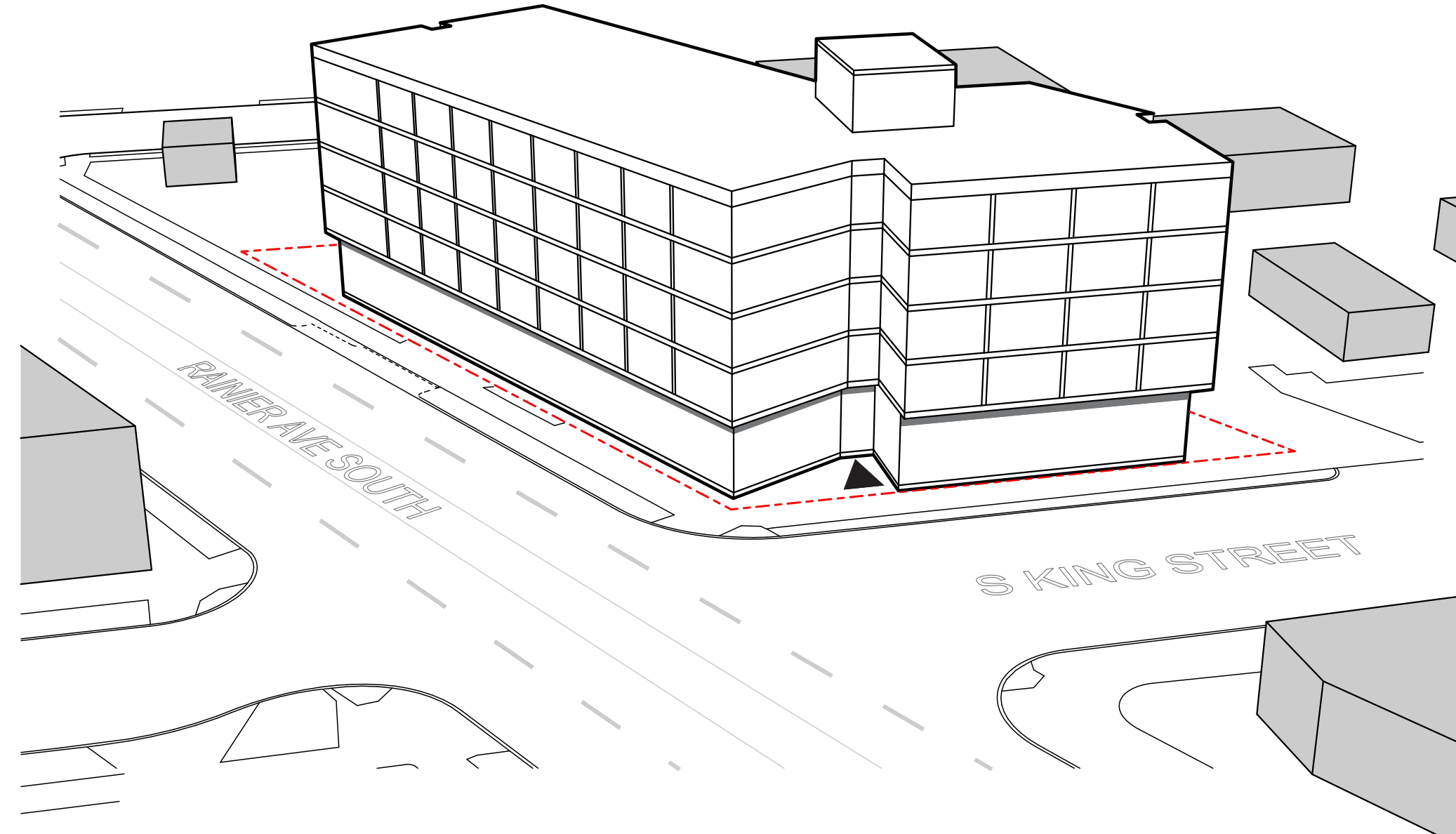
- S King St: Commercial
- Rainier Ave S: Plymouth Services / Community Rm
- Alley: Parking Access

Potential Departures

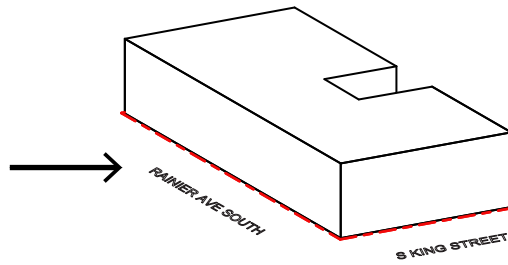
- None

Primary Advantages:

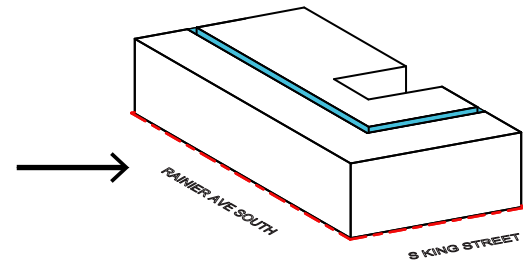
- Entry Plaza: Opening of residential entry to S King St is ideal:
 - Creates an entry court looking out both streets with an alignment towards S King that blocks traffic noise.
 - Opens view angles to S King St for both staff in the control office and residents waiting in the entry court for rides
 - Creates a better location of the Community Room, with direct oversight by Reception Staff, and an exterior access door for ease of use by wider community.
- Efficient Unit Layout: Upper floors are maximized to provide the optimum resident-to-staff ratio for Plymouth, while keeping the building height low to reflect lower neighborhood heights.
- Efficient Parking Access: Orientation of parking ramp access of Alley provides greater vehicular access to the back maintenance yard and reduces the required basement footprint.



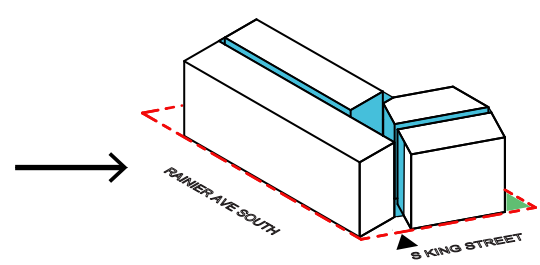
Maximum Footprint



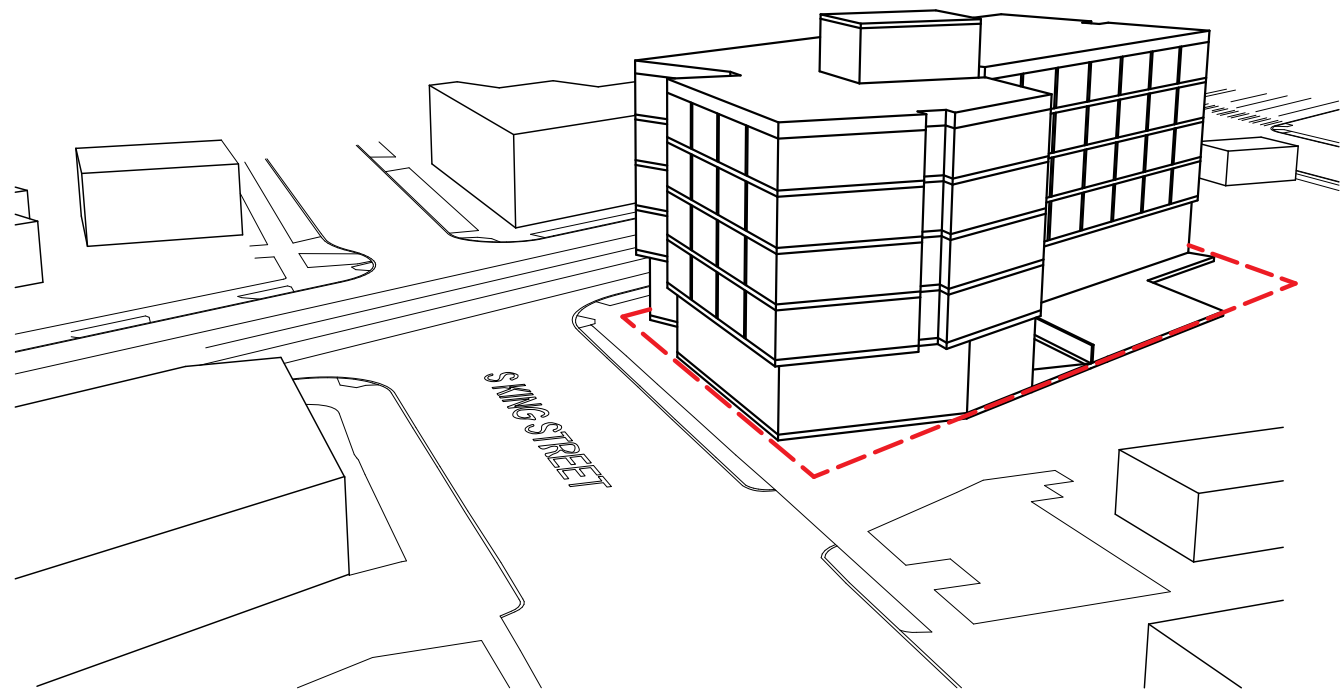
Setback for Garge Ramp



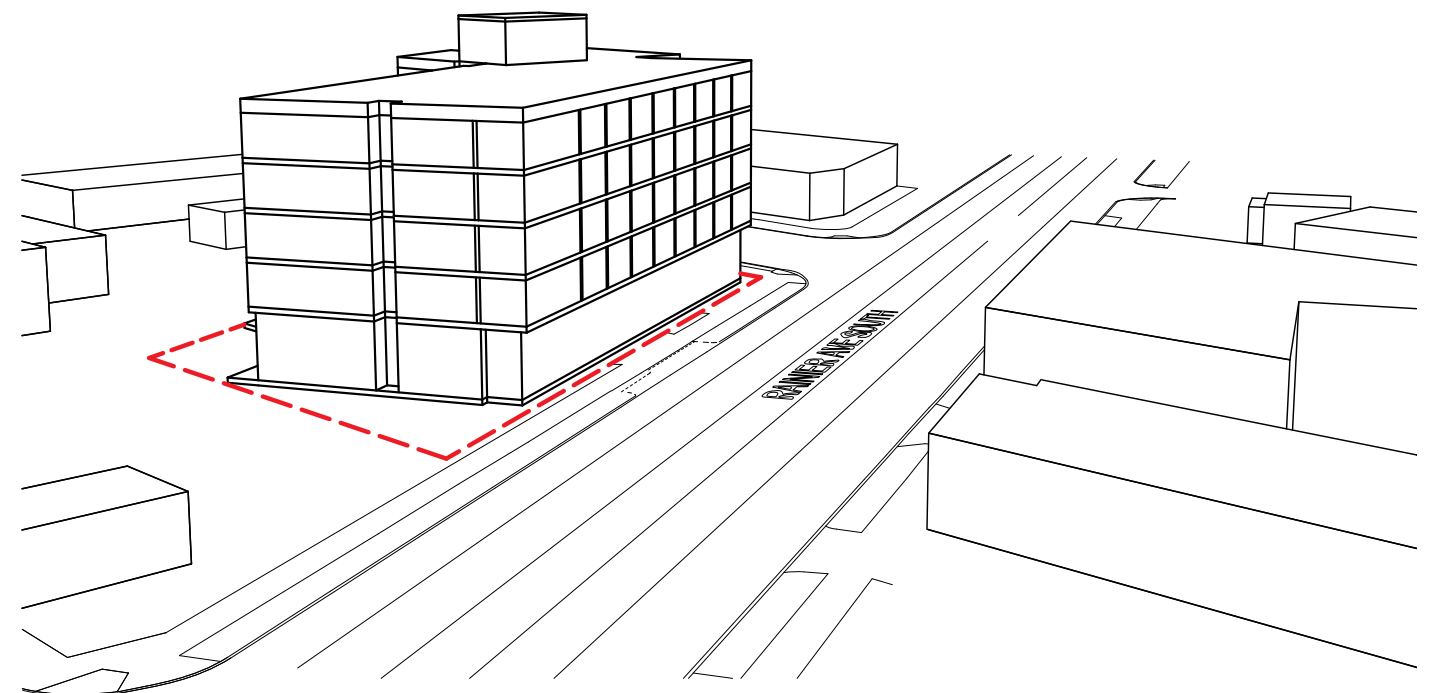
Divide Envelope at Circulation



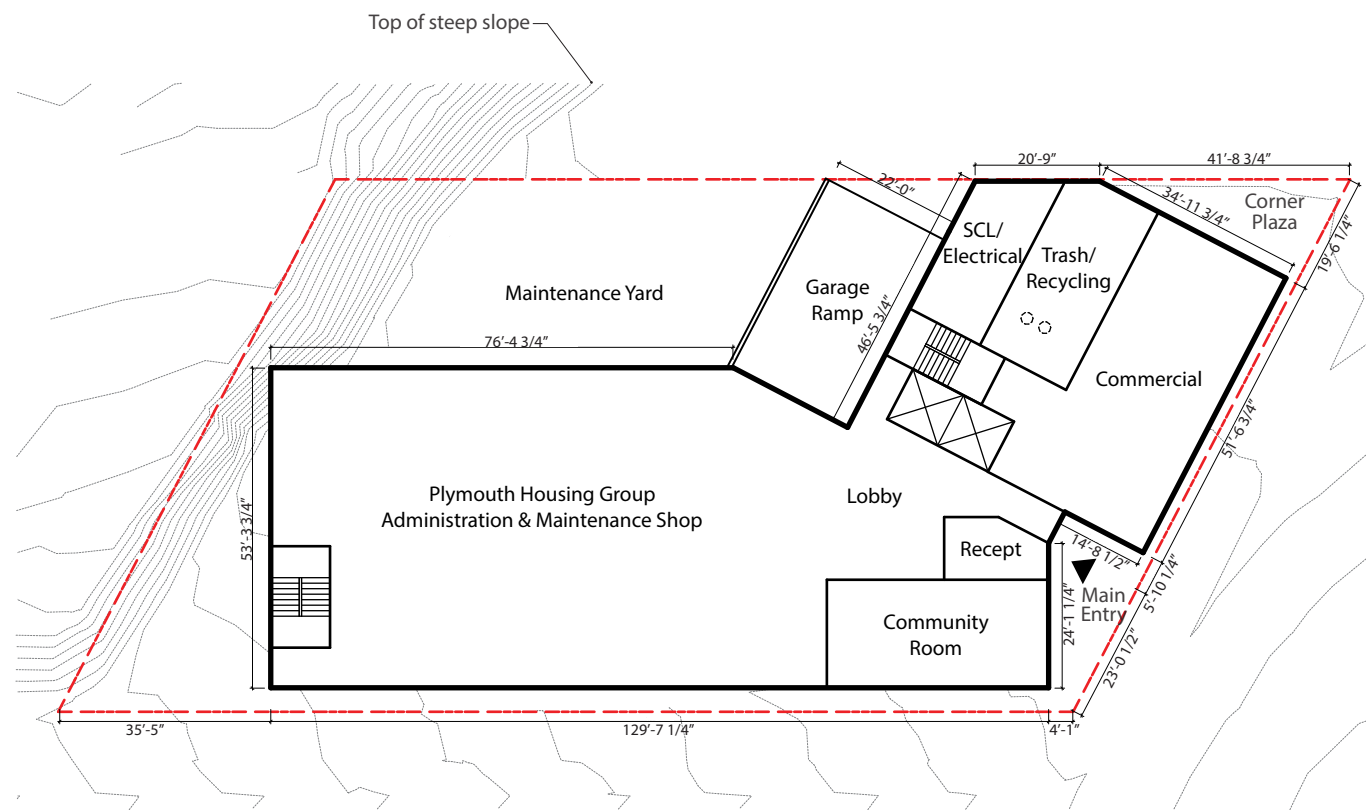
Regularize Envelope based on Unit types, setback for Maintenance Yard and define main Entry



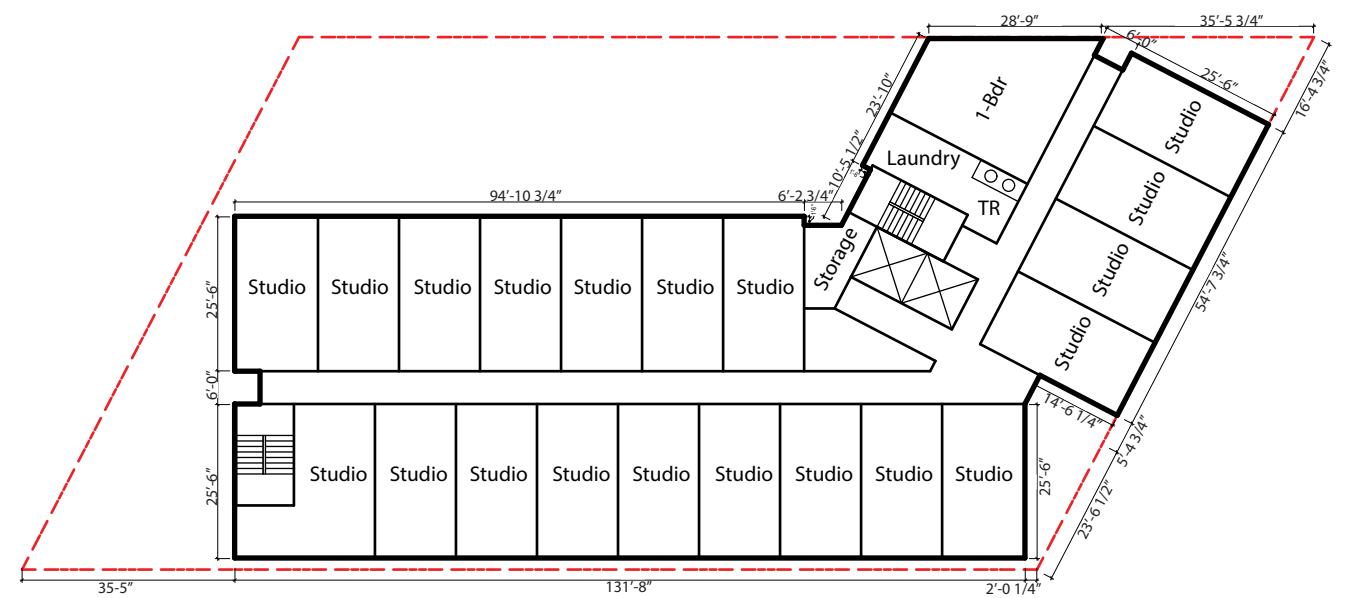
Perspective along S King Street



Perspective along Rainier Ave S

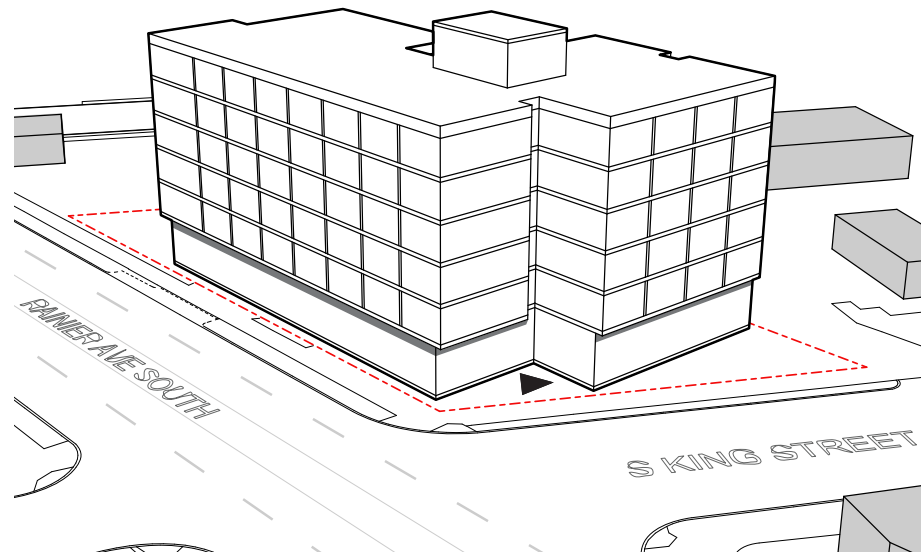


Street Level Plan (Level 1)



Typical Residential Plan (Level 2)

MASSING ALTERNATE SUMMARY



ALTERNATE 1 (RECTILINEAR - TREE RETENTION)

Summary

Stories: 6 (5-over-1)
 Unit Count: 85
 Floor Area: 40,200 SF Residential
 4,050 SF Plymouth (Services & Maint.)
 1,593 SF Commercial
 6,950 SF Parking
56,118 SF Total
 Parking: 15 stalls

Ground Floor Uses:

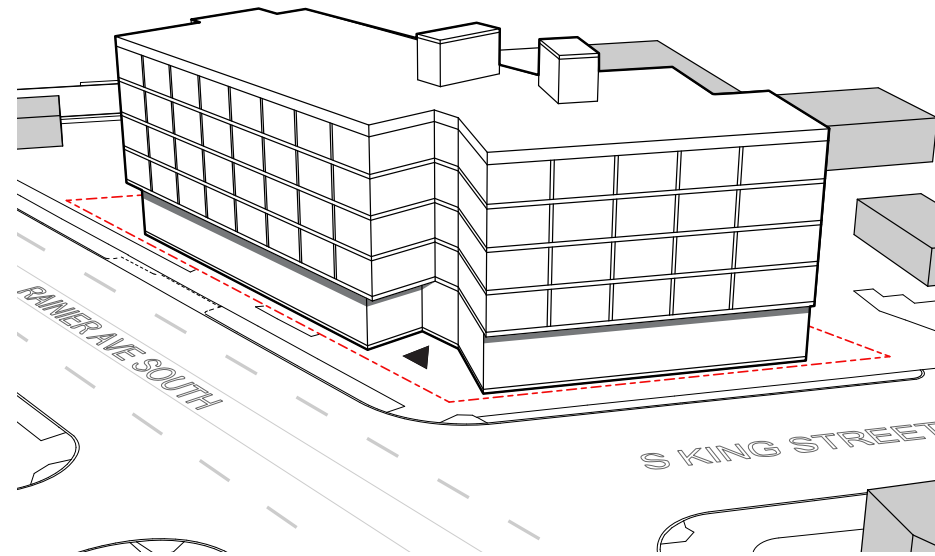
- S King St: Commercial
- Rainier Ave S: Plymouth Services / Community Rm
- Alley: Parking Access

Potential Departures

- None

Primary Disadvantages/Concerns:

- Height: One additional residential level is required to retain unit count parity with the other two Alternates.
- Architectural Presence: Reduced architectural presence on S King due to building wing angling away from the street frontage.
- Streetwall Continuity: Lack of streetwall continuity on Rainier Ave S street due to undeveloped south corner.
- Program Fit: To retain program area parity with other two Alternates, the footprint of both the ground floor as well as the basement need to be enlarged to the west, thus eliminating the opportunity for a desired Maintenance yard.
- Site Inefficiency: The massing is inefficient in its use of the site as large triangular corners are undeveloped.
- Entry Plaza: Entry plaza does not have an exterior access door to the Community Room, due to the tight corner condition. Preference to have direct exterior access for wider community use flexibility.



ALTERNATE 2 (RAINIER ENTRY)

Summary

Stories: 5 (4-over-1)
 Unit Count: 84
 Floor Area: 38,420 SF Residential
 4,575 SF Plymouth (Services & Maint.)
 1,195 SF Commercial
 8,734 SF Parking
56,170 SF Total
 Parking: 13 stalls

Ground Floor Uses:

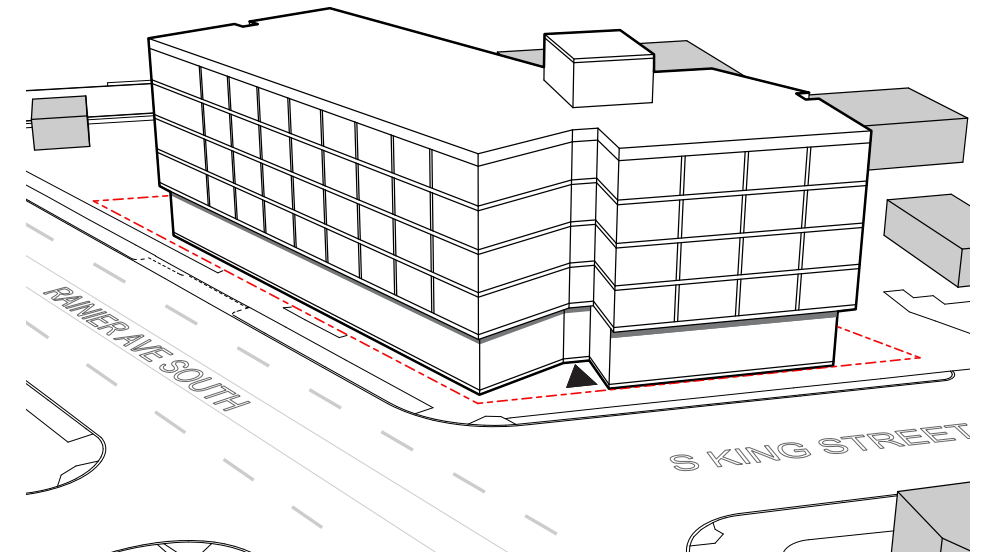
- S King St: Commercial
- Rainier Ave S: Plymouth Services / Community Rm
- Alley: Parking Access

Potential Departures

- None

Primary Disadvantages/Concerns:

- Entry Plaza: Opening of residential entry to Rainier Ave S is problematic:
 - Creates an entry court subjected to the loud traffic noise of a busy arterial
 - Blocks view angles to S King St for both staff in the control office and residents waiting in the entry court for rides (as pickup/drop off will need to happen on the slower-trafficked S King St)
 - Community Room is located in commercial wing, which does not allow for direct Plymouth Reception Staff oversight.
- Parking Ramp/ Maintenance Use: Location of parking ramp off alley is inefficient, leading to a larger basement footprint, and blocking off vehicular access to the maintenance yard, making it less usable.



ALTERNATE 3 (S KING ENTRY - PREFERRED)

Summary

Stories: 5 (4-over-1)
 Unit Count: 84
 Floor Area: 39,296 SF Residential
 4,804 SF Plymouth (Services & Maint.)
 1,382 SF Commercial
 9,504 SF Parking
57,851 SF Total
 Parking: 13 stalls

Ground Floor Uses:

- S King St: Commercial
- Rainier Ave S: Plymouth Services / Community Rm
- Alley: Parking Access

Potential Departures

- None

Primary Advantages:

- Entry Plaza: Opening of residential entry to S King St is ideal:
 - Creates an entry court looking out both streets with an alignment towards S King that blocks traffic noise.
 - Opens view angles to S King St for both staff in the control office and residents waiting in the entry court for rides
 - Creates a better location of the Community Room, with direct oversight by Reception Staff, and an exterior access door for ease of use by wider community.
- Efficient Unit Layout: Upper floors are maximized to provide the optimum resident-to-staff ratio for Plymouth, while keeping the building height low to reflect lower neighborhood heights.
- Efficient Parking Access: Orientation of parking ramp access of Alley provides greater vehicular access to the back maintenance yard and reduces the required basement footprint.

TREE REMOVAL/RETENTION ANALYSIS

Arborist Summary:

Species: Big leaf maple (*Acer macrophyllum*)

Size: Tree consists of 9 co-dominant stems (grove) that range in DBH (diameter at breast height, 4.5' above base) from 15" to 21". Per Director's Rule 16-2008, Big leaf maple trees are deemed 'exceptional' when exceeding 30" DBH. The calculated DBH for a tree with co-dominant stems (grove) is the square root of the sum of the DBH for each individual stem squared.

Risk Rating: The large branch hanging in the crown of tree #101 is a high-risk condition. Prior to any work commencing on this site, this branch should be removed from the crown by a qualified tree professional.

Preservation Value: Tree is in fair condition and is viable

Defects/comments: Tree #101 has some concerning defects such as trunk decay, excessive water sprouts and poor attachment between trunks. This tree is not ideal for long term retention but is not in poor enough condition or a hazard enough to safety to clearly justify removal per SMC 25.11.050 B. Therefore, approval for removal would need to be made by the City relative to required criteria.

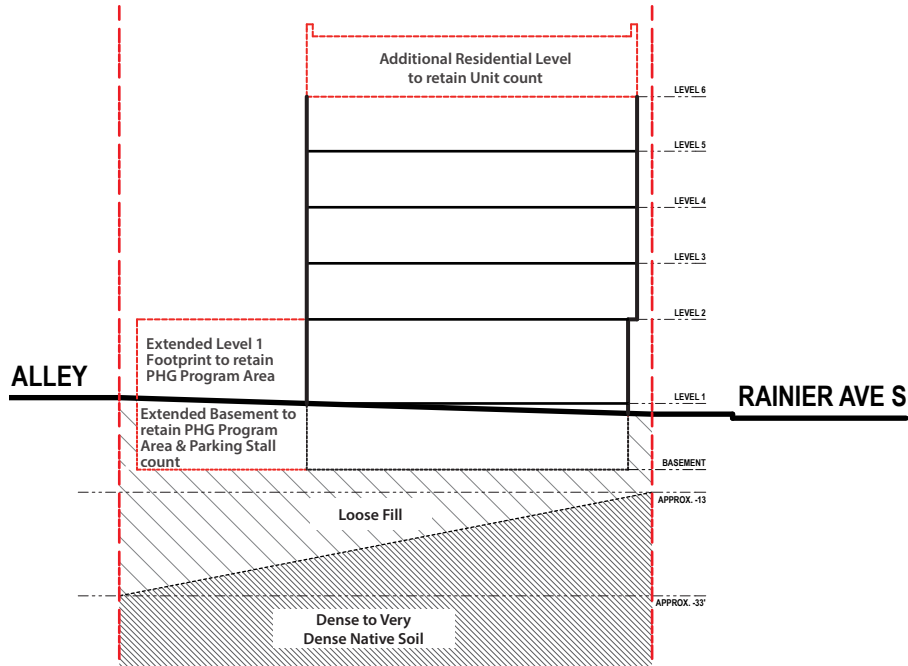
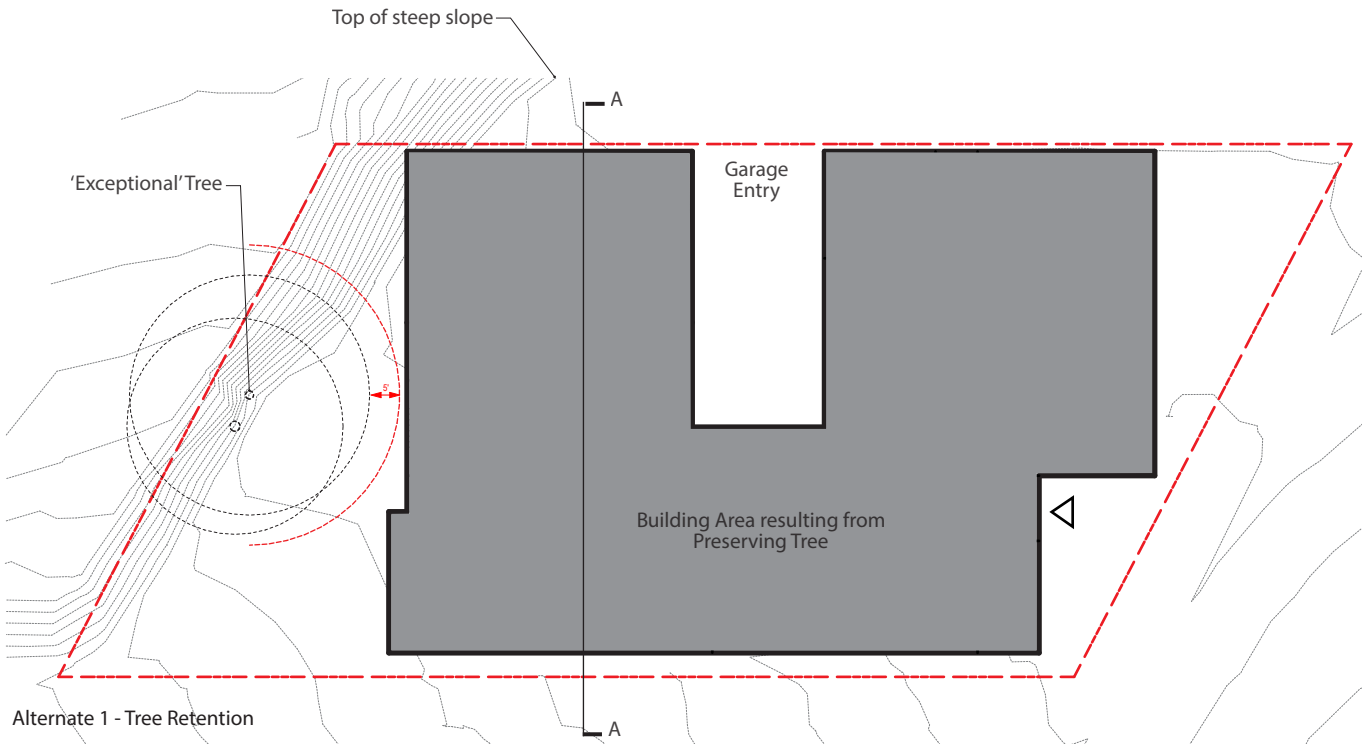
Proposal:

The replacement of tree #101 would result in a better project in terms of:

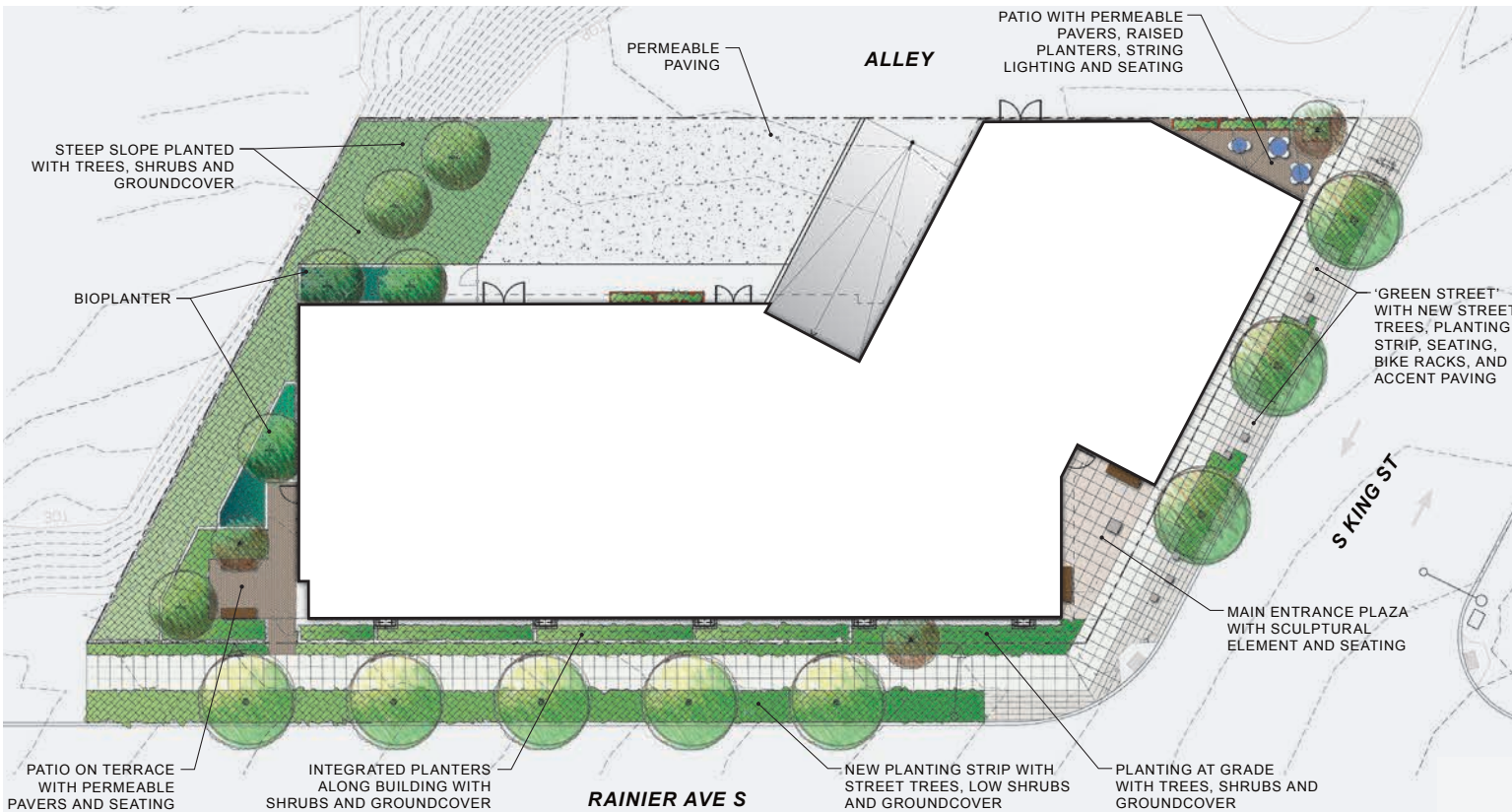
- **Architectural Presence (CS2 A.2.):** Retention of the tree would crop the building's south end, creating a large break in the Rainier streetwall and contributing to a weaker presence.
- **Safety and Security & Eyes on the Street (PL2 B.1):** Retaining the 'exceptional tree' would create a large, unsupervised area at the back of the building, which could invite undesired activities.
- **Connection to the Street/Character of Open Space (CS2 B.2. & 3.):** The location of the exceptional tree is near the back of the site on a steep slope, where it is not contributing to the street edge, and cannot be a part of an occupiable open space. The landscape design (see Conceptual Landscape Plan) proposes the addition of new trees for comparable coverage in the ROW and within new open spaces, where they can enhance the public realm, and be located in better long-term growth locations.

We want to emphasize the unique circumstances of this affordable housing project, and the additional burden that the retention of the 'exceptional' tree would put on its realization:

- To retain program area parity, the footprint of both the ground floor as well as the basement need to be enlarged to the west, thus eliminating the opportunity for a desired Maintenance yard (see Alternate 1 plan) and by placing additional construction over the western portion of the site would require a more costly foundation due to the poor soil in this area (see Section A-A).
- Height: One additional residential level is required to retain unit count parity (see section). This additional storey pushes the project into a more costly construction type.



Section A-A



Conceptual Landscape Plan



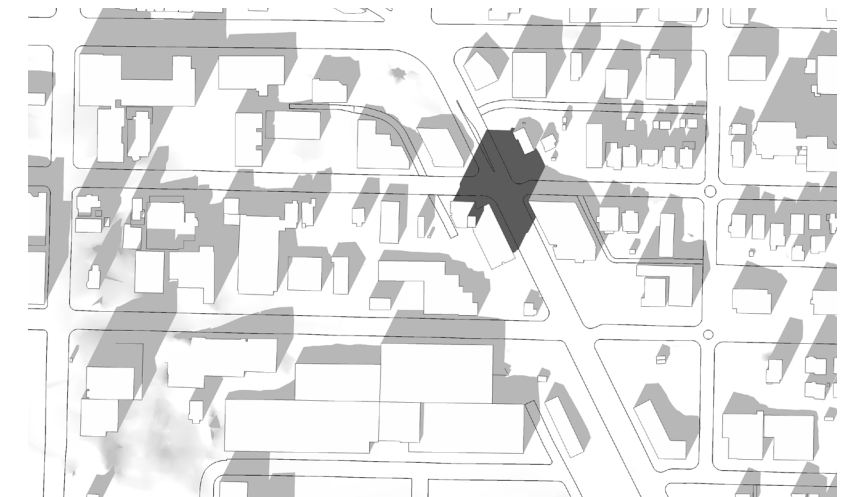
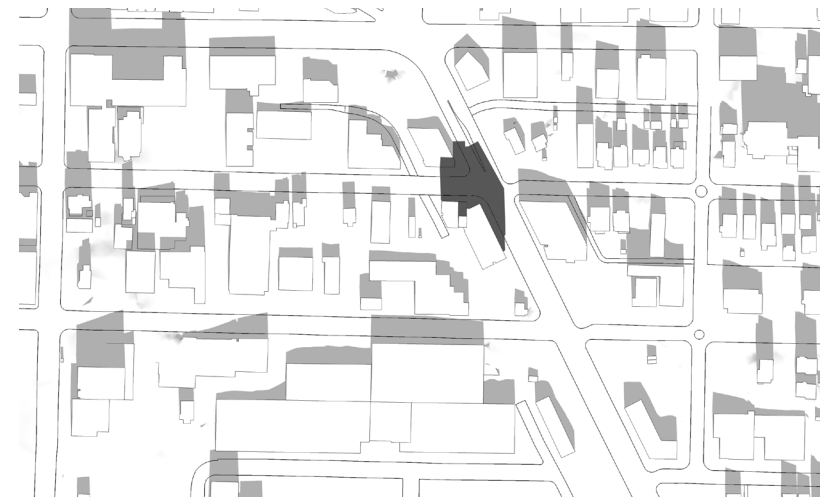
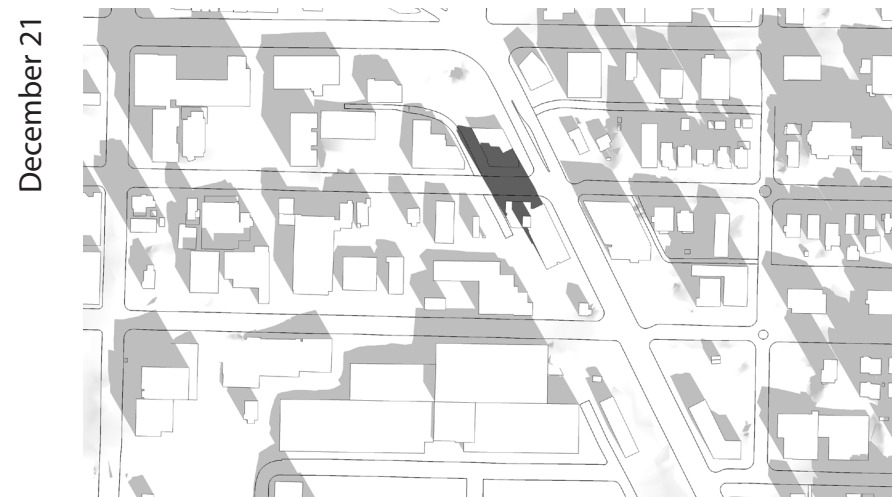
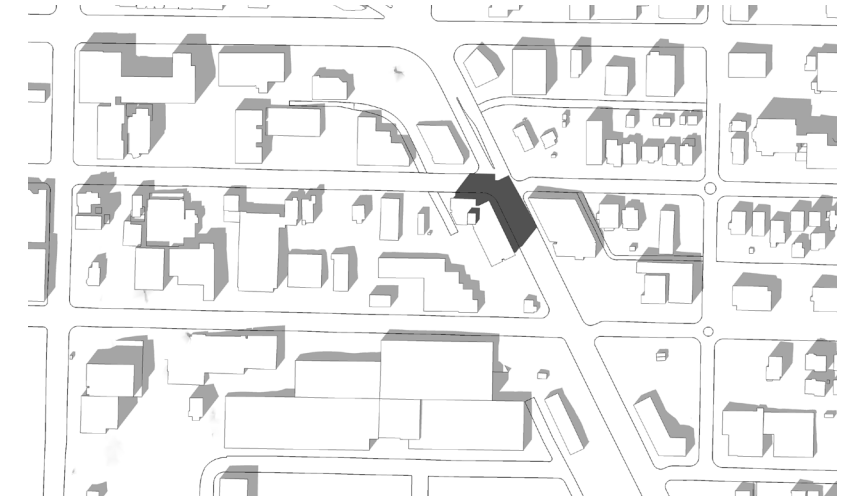
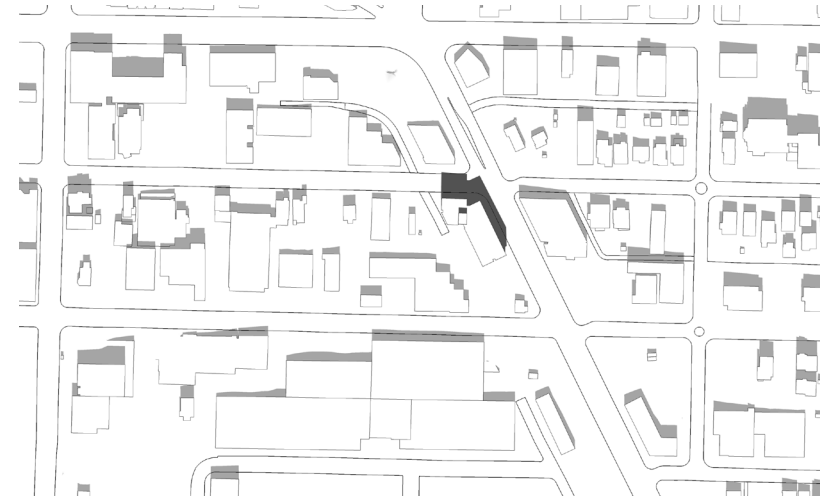
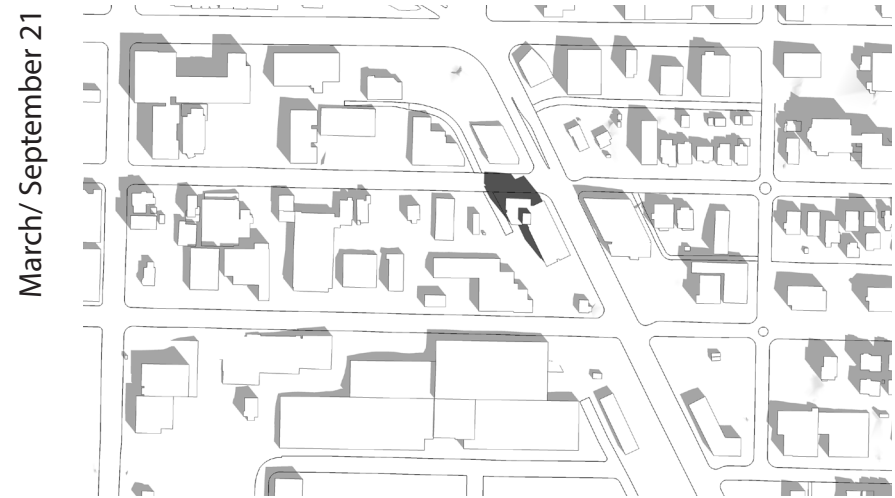
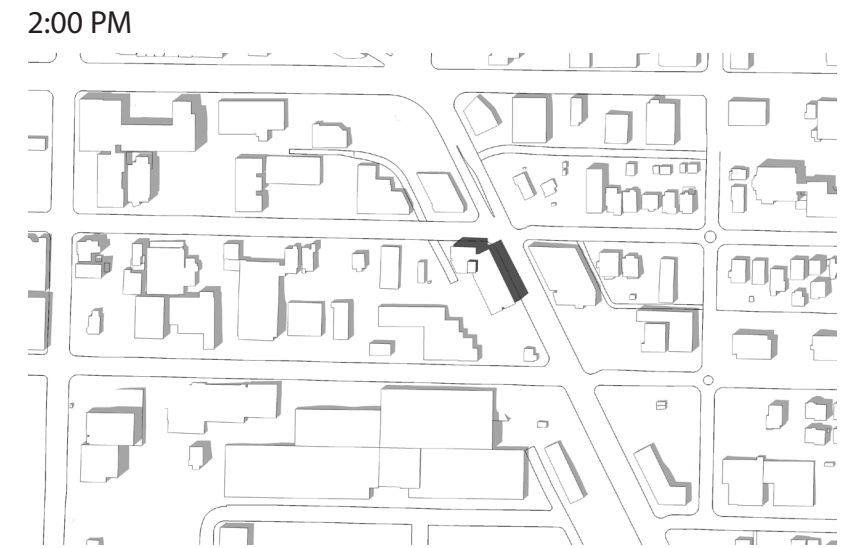
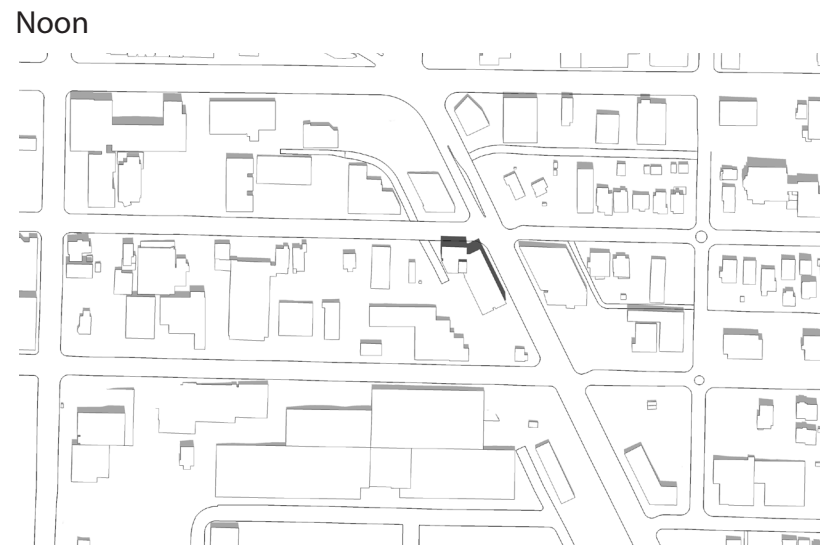
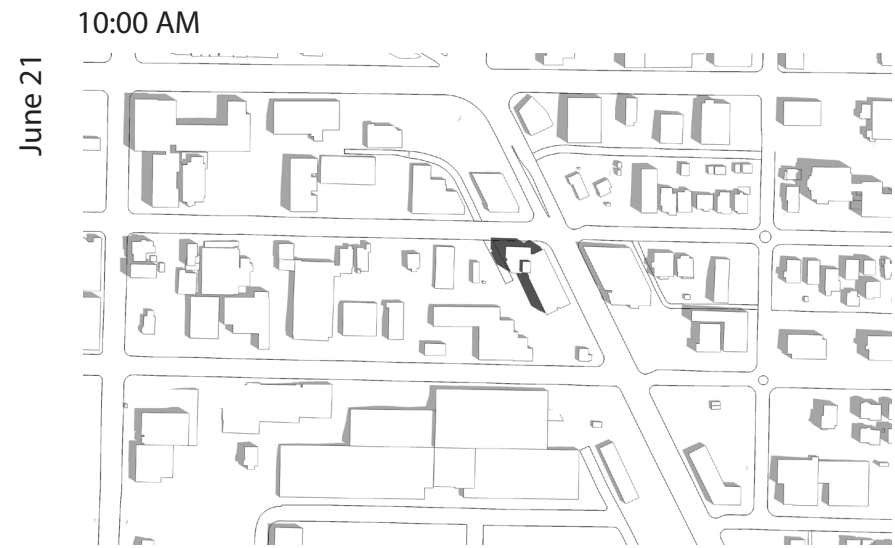
Tree #101, seen from Rainier Ave S



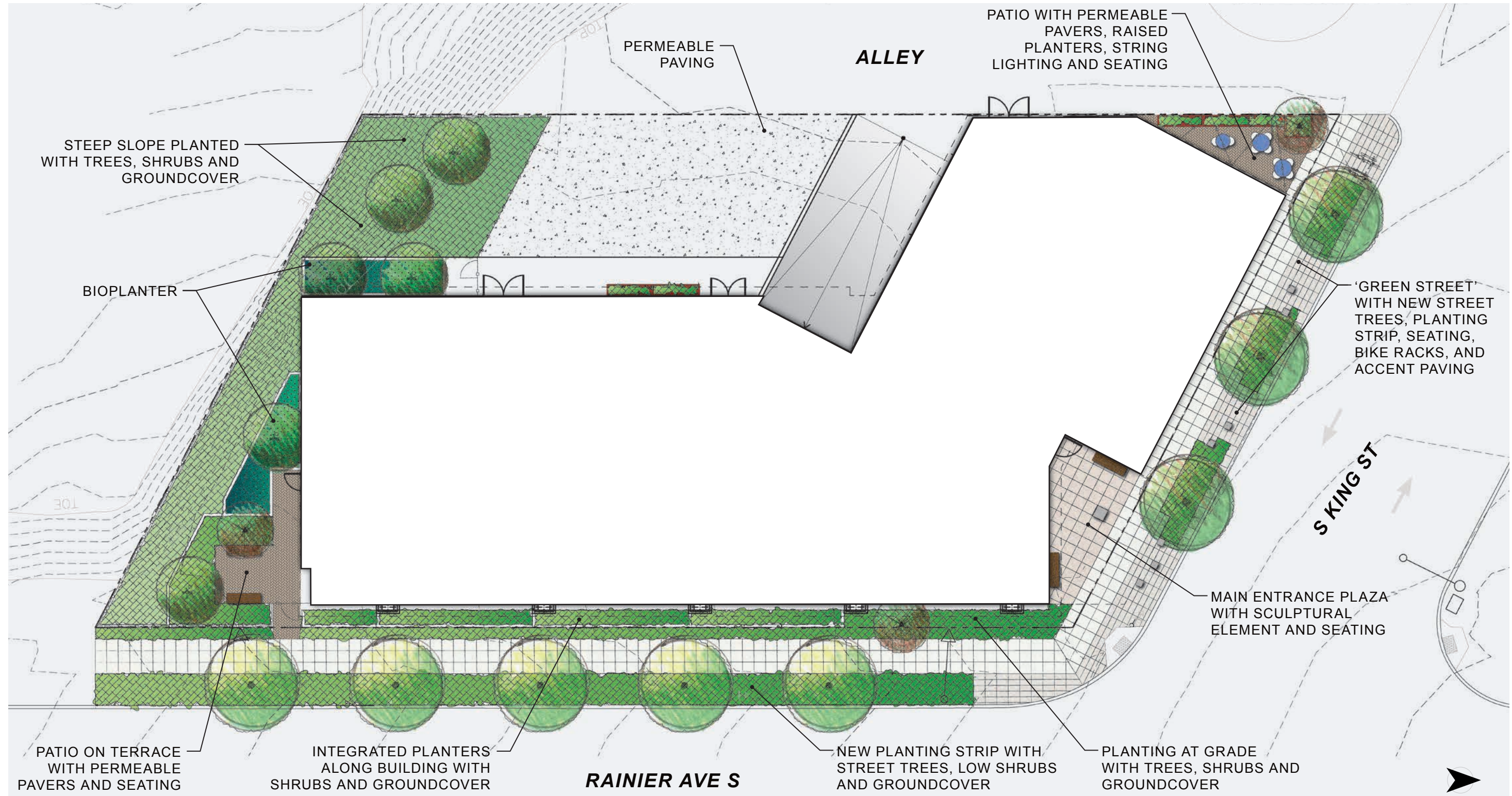
Tree #101, seen from Alley off of S. Weller St

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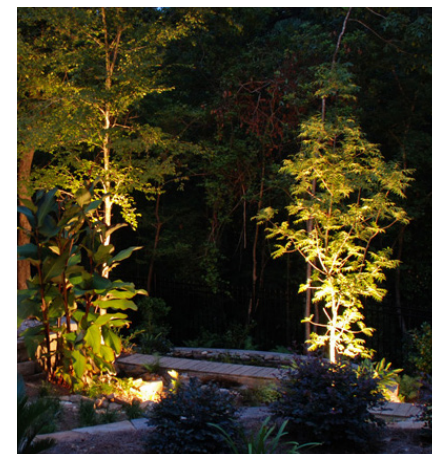
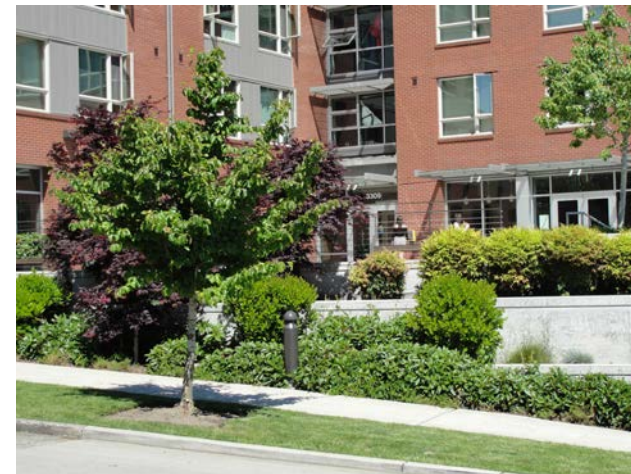
PREFERRED ALTERNATIVE SHADOW STUDY



CONCEPTUAL LANDSCAPE PLAN (STREETSCAPE)



INSPIRATIONAL LANDSCAPE IMAGES



REPRESENTATIVE PROJECTS

Weinstein A+U is recognized as one of the Northwest's leading design firms and has continually demonstrated design excellence on a broad array of projects for State, City, Federal, private, and not-for-profit clients. We are passionate about our city and the shaping of its urban neighborhoods through the integration of architecture and urban design is central to our practice.

Well-designed and thoughtful urban housing is a special concern of ours, and we have worked aggressively to advance the expectations of mixed-use projects in Seattle, both technically and aesthetically. While each project presents very specific challenges, a number of recurring themes inform much of our work and form the basis of our approach to housing design.

The projects shown here are precedents illustrating successfully executed strategies to be pursued on the proposed building. On the facing page is the preferred massing with the beginnings of facade development indicating a level of patterning and scale.



1 Window heads meeting the ceiling maximize natural light in the units and lighten the massing of larger buildings.



2 Facade patterning considers and integrates the unit venting strategy to minimize the visual impact



3 Recessing the street level facade back from the main mass of the building above created a generous streetscape scaled to pedestrians



4 Variation to the window patterning creates visual interest within a simple material palette

- 1 The Rooster Mixed-Use Building,**
900 NE 65th Street
- 2 Compass Center Housing,**
1753 NW 56th Street
- 3 19th and Mercer Mixed-Use Building,**
526 19th Avenue E
- 4 Agnes Lofts,** 1433 12th Avenue

PREFERRED MASSING PERSPECTIVE

