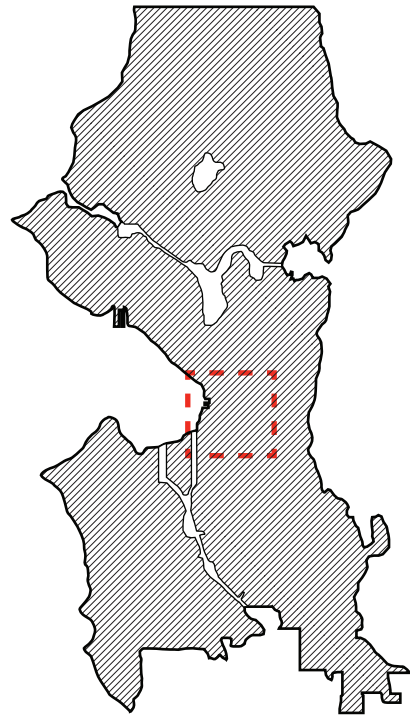


PLYMOUTH: MIXED-USE BUILDING

DESIGN RECOMMENDATION • 05/22/2018

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

PROPOSAL & CONTEXT ANALYSIS

Development Objectives

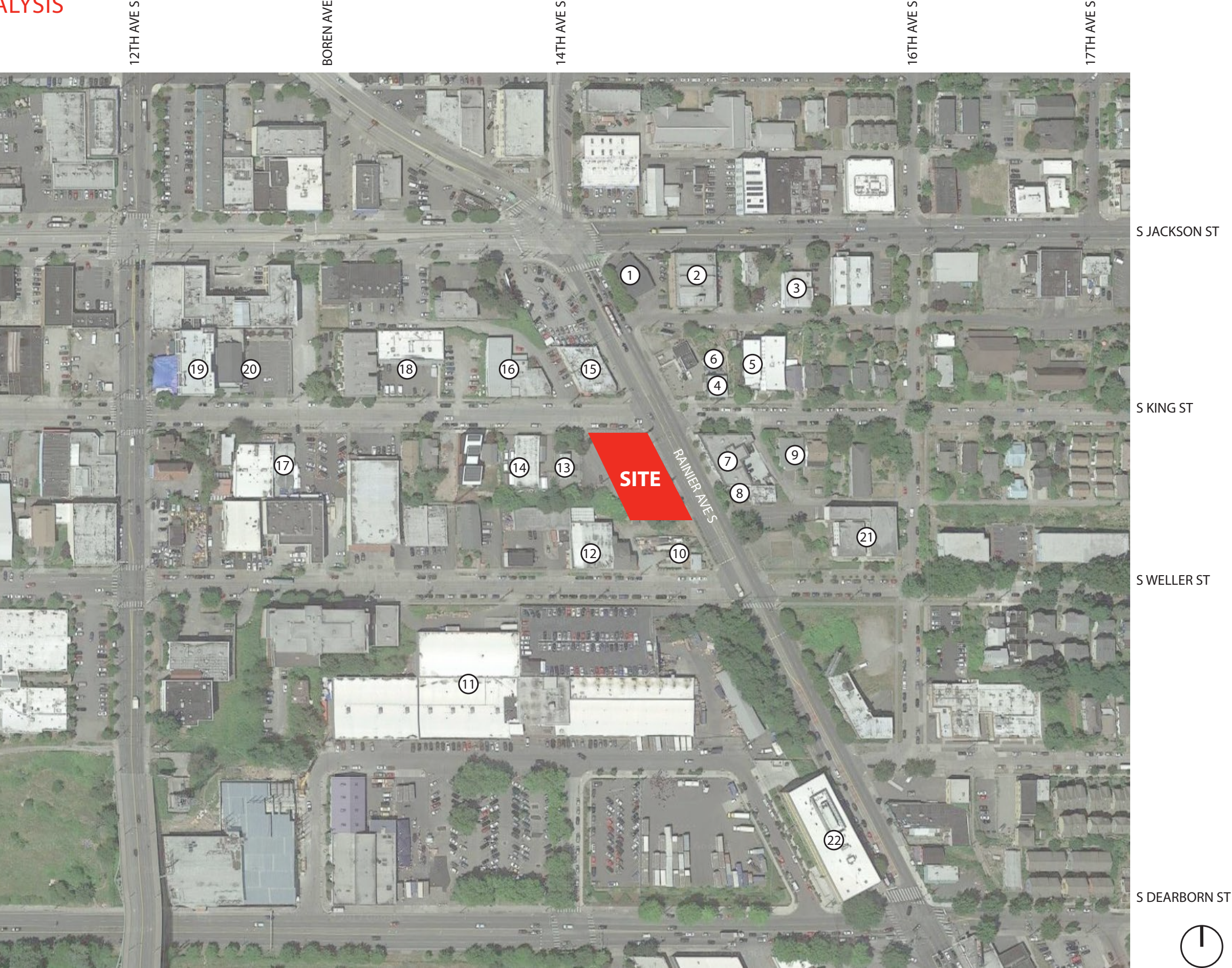
The proposed project is a six-story, permanent supportive housing building, approximately 65-feet in height and 57,850-sf, for Plymouth Housing Group. Plymouth Housing Group is a nonprofit organization that develops and operates housing for the homeless people of Seattle. The building will contain:

- Housing: 105 total residential units (102 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 11 vehicles supporting the Maintenance shop and Social Services
Commercial: approx. 1100-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 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

NOTE: SEE PAGES 48-51 IN THE APPENDIX OF THIS DOCUMENT FOR VICINITY MAPS SHOWING SURROUNDING USES, ZONING, OVERLAYS AND TRANSIT



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 south-west 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:

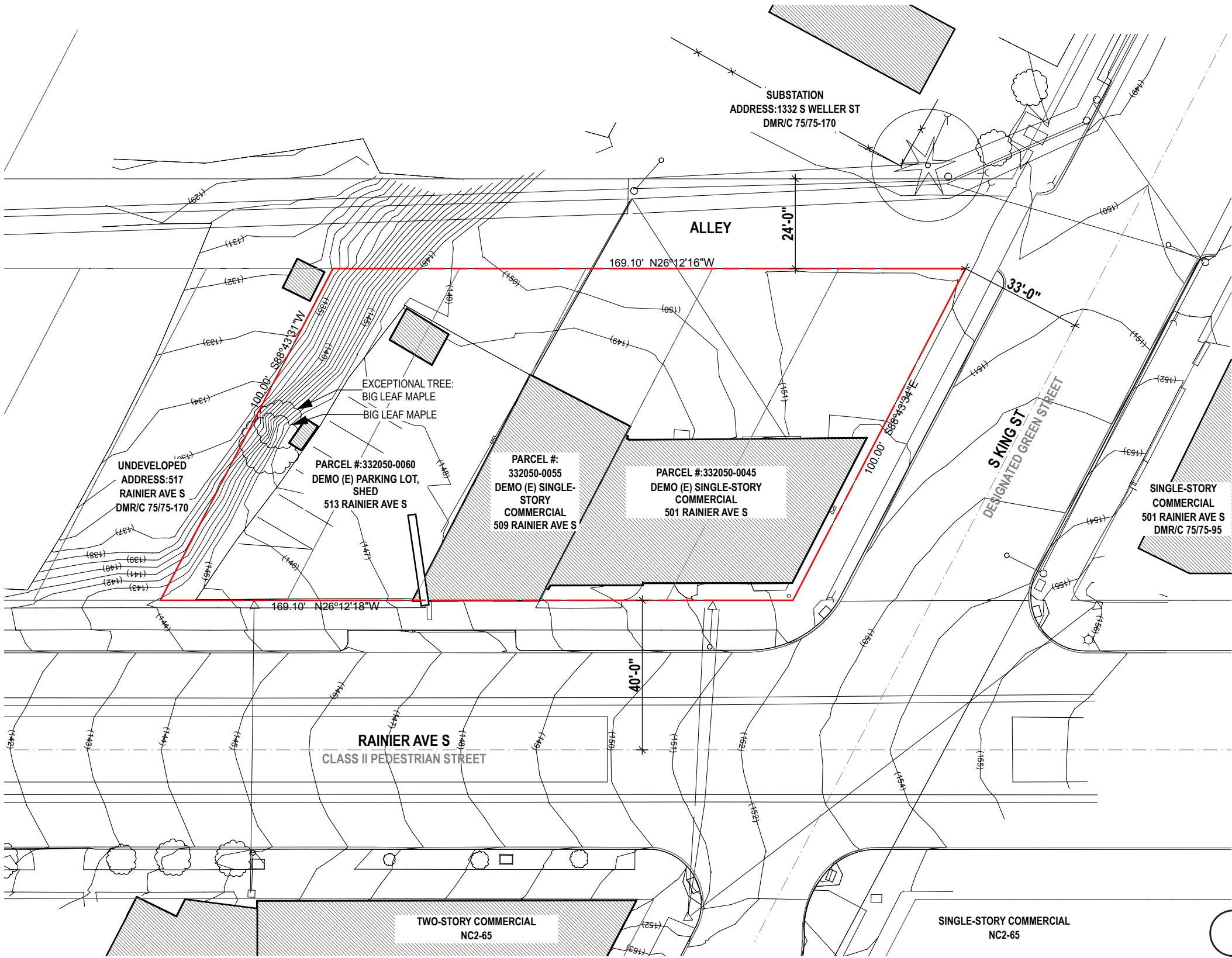
Lots 9, 10, 11, 12 and 13, block 28, Hill tract addition to the city of Seattle, supplemental plat of blocks 28,29 & 36, according to the plat thereof recorded in volume 11 of plats, page 60, in King County, Washington

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 PLAN

Massing

- The building is 6-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

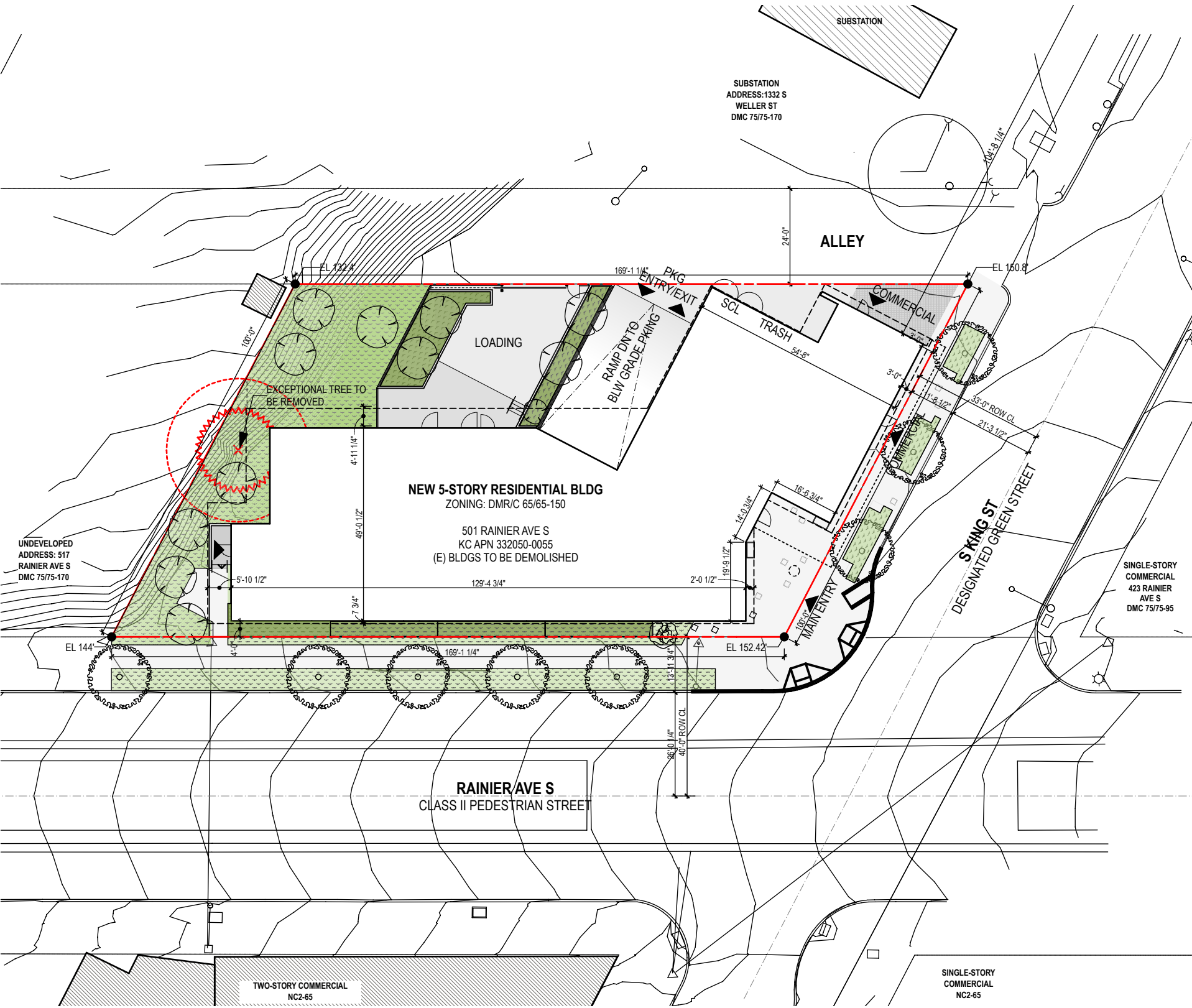
- Main Residential entry is located at the intersection for visibility from both streets.
- pick-up and drop-off on S King St
- Garage Entry located off alley
- Trash Pickup off alley

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.
- The intersection of Rainier Ave S and S King St will be improved with a new curb bulb and curb cuts for pedestrians and a bike ramp, designed in coordination with SDOT.
- S King St will be designed as a Green Street, with a 2-ft setback, generous curb-side planting, and seating. The north-west corner of the building opens into a triangular plaza that provides commercial spill out 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



PARCEL NO	332050-0045, 332050-0055, 332050-0060		
LOT AREA	15,000-sf (0.34-ACRES)		
ZONING	DMR/C 65/65-150; 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: <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	23.49.142.A	COMPLIES
STRUCTURE HEIGHT	BASE HEIGHT LIMIT IS 65-FT	23.49.008.C.3.a	COMPLIES
FAR	ALLOWABLE FAR: BASE 2.5; MAX 4	23.49.011 Table A	COMPLIES
SETBACKS	SIDE SETBACKS	23.49.166.A.2	COMPLIES
STREET LEVEL STANDARDS	MINIMUM FAÇADE HEIGHT: <ul style="list-style-type: none">• GREEN STREETS: 25-FT• CLASS II PEDESTRIAN STREETS: 15-FT FAÇADE SETBACK LIMITS: 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 REQUIRMENTS APPLY TO PORTIONS OF FAÇADE BETWEEN 2-FT AND 8-FT ABV SIDEWALK <ul style="list-style-type: none">• CLASS II PEDESTRIAN STREETS AND DESIGNATED GREEN STREETS: 30% MINIMUM BLANK FAÇADE LIMITS APPLY TO PORTIONS OF FAÇADE BETWEEN 2-FT AND 8-FT ABV SIDEWALK <ul style="list-style-type: none">LIMITS FOR CLASS II PEDESTRIAN STREETS AND DESIGNATED GREEN STREETS<ul style="list-style-type: none">• BLANK FAÇADE WIDTH TO BE LIMITED TO 30-FT WITH MIN 2-FT WIDE TRANSPARENT AREAS SEPARATING BLANK SEGMENTS• TOTAL BLANK FAÇADE SEGMENTS LIMITED TO 70% OF EACH STREET FRONTAGE OVERHEAD WEATHER PROTECTION <ul style="list-style-type: none">• CONTINOUS OVERHEAD WEATHER PROTECTION REQ'D ALONG ENTIRE STREET FRONTAGE; OVERHEAD WEATHER PROTECTION TO BE 8-FT MIN OR 2-FT FROM CURB, WHICHEVER IS LESS SETBACKS <ul style="list-style-type: none">• 10-FT SETBACK ABV 65-FT ON SIDE LOTS THAT DO NOT FRONT A STREET• GREEN STREETS: BUILDINGS GREATER THAN 65-FT IN HEIGHT REQ'D TO PROVIDE A 10-FT SETBACK FROM 45-FT TO 85-FT, AND A 15-FT SETBACK ABOVE 85-FT.	23.49.162.A	COMPLIES
		23.49.162.B.2	COMPLIES
		23.49.162.C	COMPLIES
		23.49.162.D.3	TOTAL % COMPLIES. TYPE I DECISION REQ FOR LENGTH
			DEPARTURE REQUESTED
		23.49.166.C	COMPLIES (HT BLW 65-FT)
COMMON RECREATION AREA	REQUIRED FOR ALL NEW DEVELOPMENTS WITH MORE THAN 20 DWELLING UNITS <ul style="list-style-type: none">• PROVIDE AN AREA EQUIVELENT TO 5% OF 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• UP TO 50% OF COMMON RECREATION AREA MAY BE ENCLOSED	23.49.010.B	COMPLIES
PARKING	NO PARKING REQ'D FOR USES ON LOTS IN DOWNTOWN ZONES	23.49.019.A	COMPLIES

APPROVED EDG CONCEPT

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:

Unit Count:

Floor Area:
- 5 (4-over-1)

84

39,296 SF Residential
- 4,804 SF Plymouth (Services & Maint.)

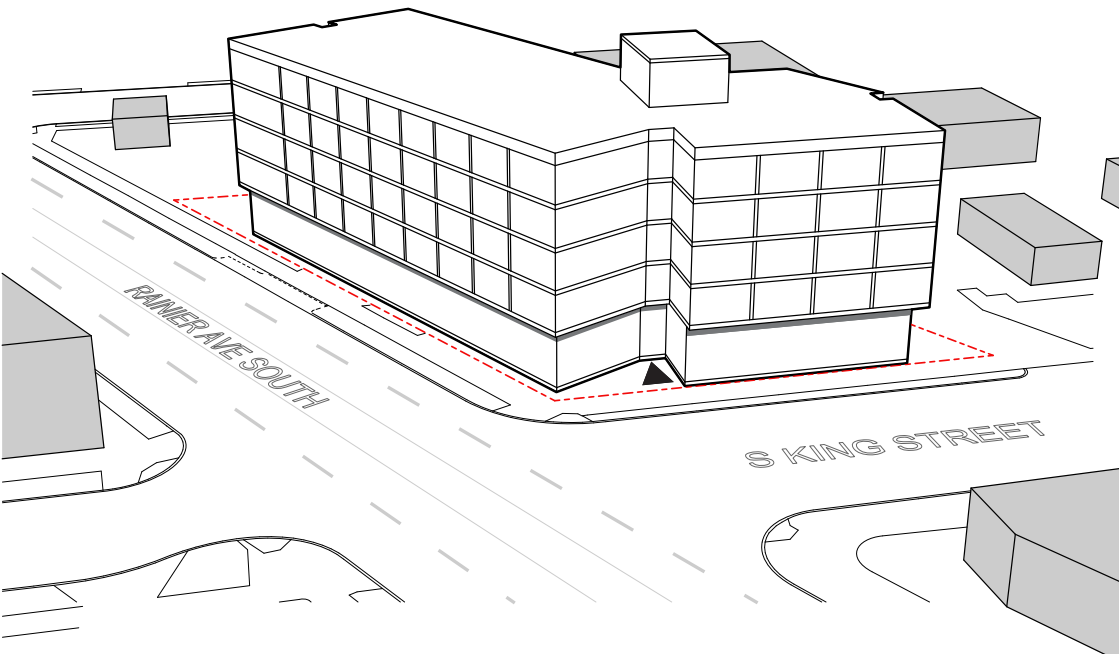
1,382 SF Commercial

9,504 SF Parking
- 57,851 SF Total
- Parking:

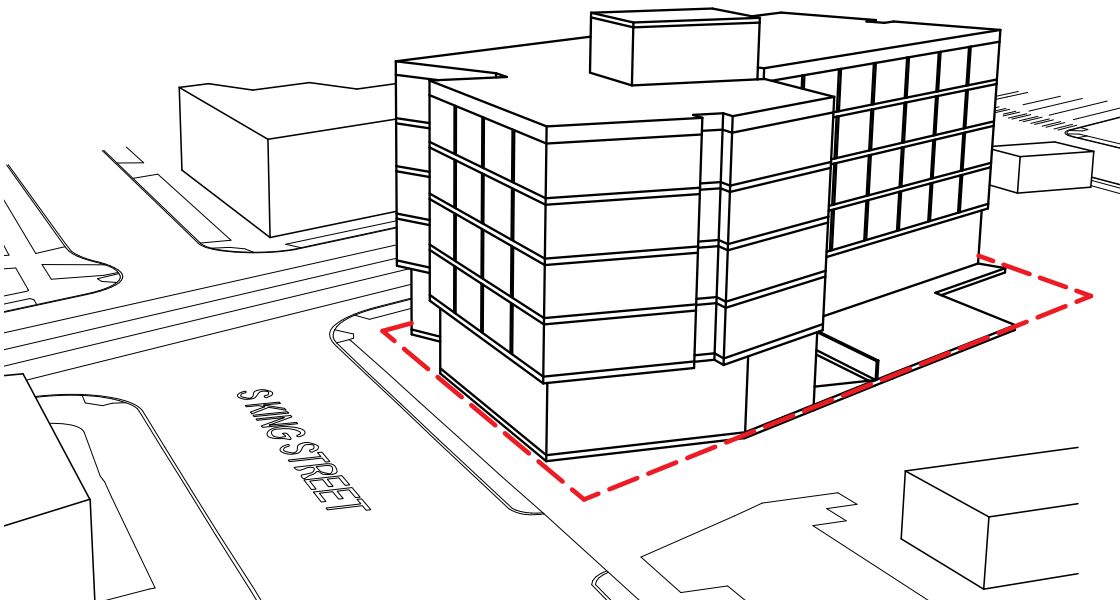
13 stalls
- Ground Floor Uses:

• S King St: Commercial

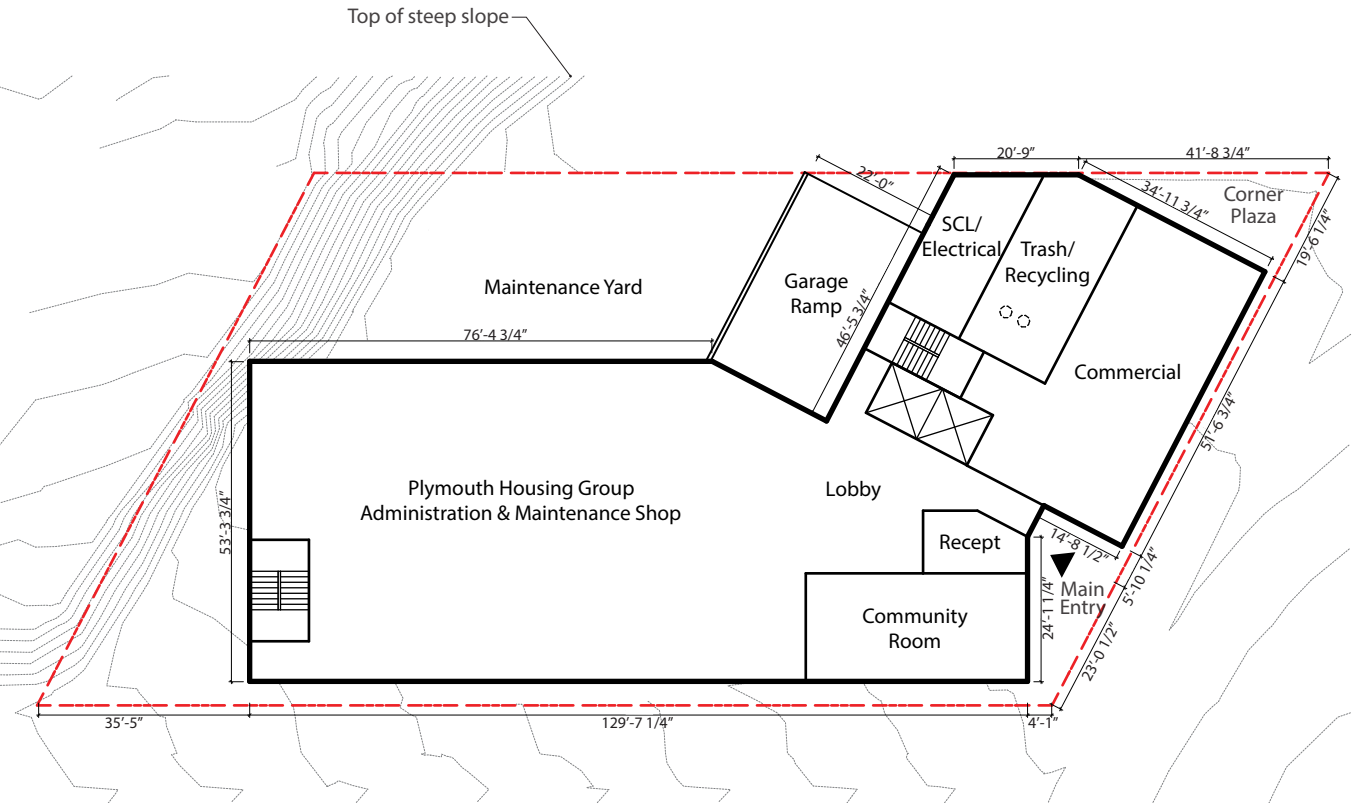
• Rainier Ave S: Plymouth Services / Community Rm
- Alley: Parking Access



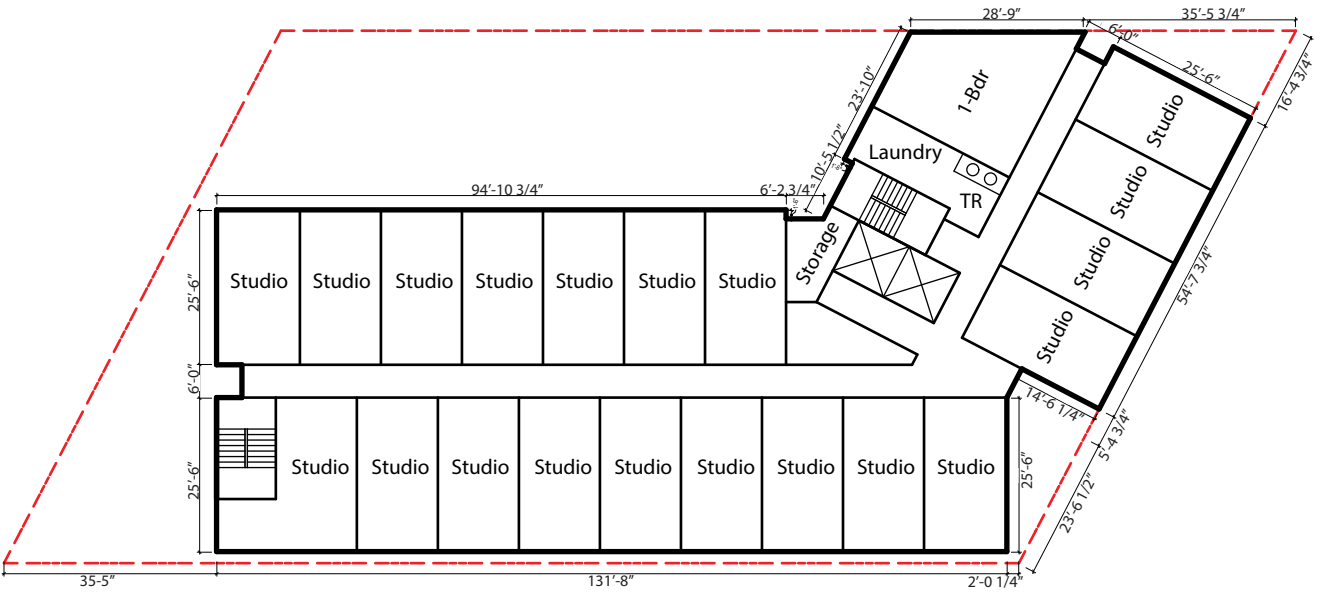
Perspective from corner of Rainier Ave S and S King Street



Perspective along S King Street



Street Level Plan (Level 1)



Typical Residential Plan (Level 2)



- 1

MASSING

A. The Board supported the potential addition of another story to increase density, provided the material treatment mitigated the perceived building height and the elongated proportions were maintained.

Response: An additional floor was added prior to MUP submittal for a total of 105 units. The facade’s patterning maintains scale and the extruded top and bottom frame reinforce a horizontal read of the building.
- 2

FACADE COMPOSITION AND BLANK WALLS

South / West Facades & Entry Facades:

The Board noted that the south and west facades, as well as the facades adjacent to the primary entry, require special attention to avoid large, blank walls. The Board encouraged the Applicant to study treatments of material application, color, and texture, or artistic murals that could relate to the existing cultural context.

Response: The South, West and Entry Facades have been further developed with patterning, texture, and signage. The Entry Facade has also been further developed in massing and program, with a stack of resident bolt-on balconies, providing life and activity to that facade.

Facade Transparency: South Facade:

The Board encouraged further development of the South facade to take advantage of the views, such as through glazing, amenity spaces, or exterior or interior lounges.

Response: The South facade has been further developed, with the language of the East facade wrapping the corner, via unit windows at upper levels, and in storefront on the first floor. The Southwest corner of the first floor is a Staff Lounge.
- 3

GROUND LEVEL USES & ENTRY EXPERIENCE

Interior Layout

The Board requested information on interior layout of spaces in the Plymouth Housing Group program.

Response: Please see page 20 of this booklet for an interior floor plan of the first floor.

Rainier Facade Activation

The Board encouraged locating active interior uses and/or an additional entry along Rainier Ave S to activate the public realm, such as an added entry to the Community Room off Rainier Ave S.

Response: The three communal gathering spaces in the Plymouth program are located along the Rainier Ave S facade.

- 3

Corner Transparency

The Board strongly recommended the ground-level facade of the northeast corner of the commercial space be highly transparent to improve visibility of the primary entry.

Response: The northeast corner is glazed fully around the corner for improved sight lines and eyes on the street. The entry court is also widened to further improve neighborhood visibility.
- 4

AMENITIES AND OPEN SPACE

Loading (formerly “maintenance yard”)

The Board directed the applicant to incorporate landscape buffers and attractive material screening to visually soften the Loading area as viewed from above and the public realm.

Response: The Loading area is buffered with cast-in-place concrete bioretention planters which house trees that temper views. Note, the “Maintenance Yard” description was not characteristic of the actual use of the space, which is to provide loading/staging for the interior building uses, including the maintenance team, so the area has been more appropriately renamed “Loading.” The program and a daily schedule are included in this packet to better describe its low-impact use.

Amenity Space

The Board encouraged the integration of more outdoor residential amenity spaces, and noted that if they were adjacent to the Maintenance Yard they should have appropriate buffering.

Response: The Entry Court has been enlarged and fully programmed as a residential amenity space. The seating elements from the Entry Court extend out of the Court into the Green Street of S King St, and around the corner on Rainier in front of the Community Room.

Ground Level Uses: Entry Court Design:

The Board supported the proposed open space and noted it should be well-designed with integrated landscaping and street furnishings.

Response: The Entry Court has been further developed to integrate planters, seating elements, a neighborhood bulletin board and a potential art piece. See Page 35 for the Landscape Plan.

DESIGN GUIDANCE: MASSING OPTIONS

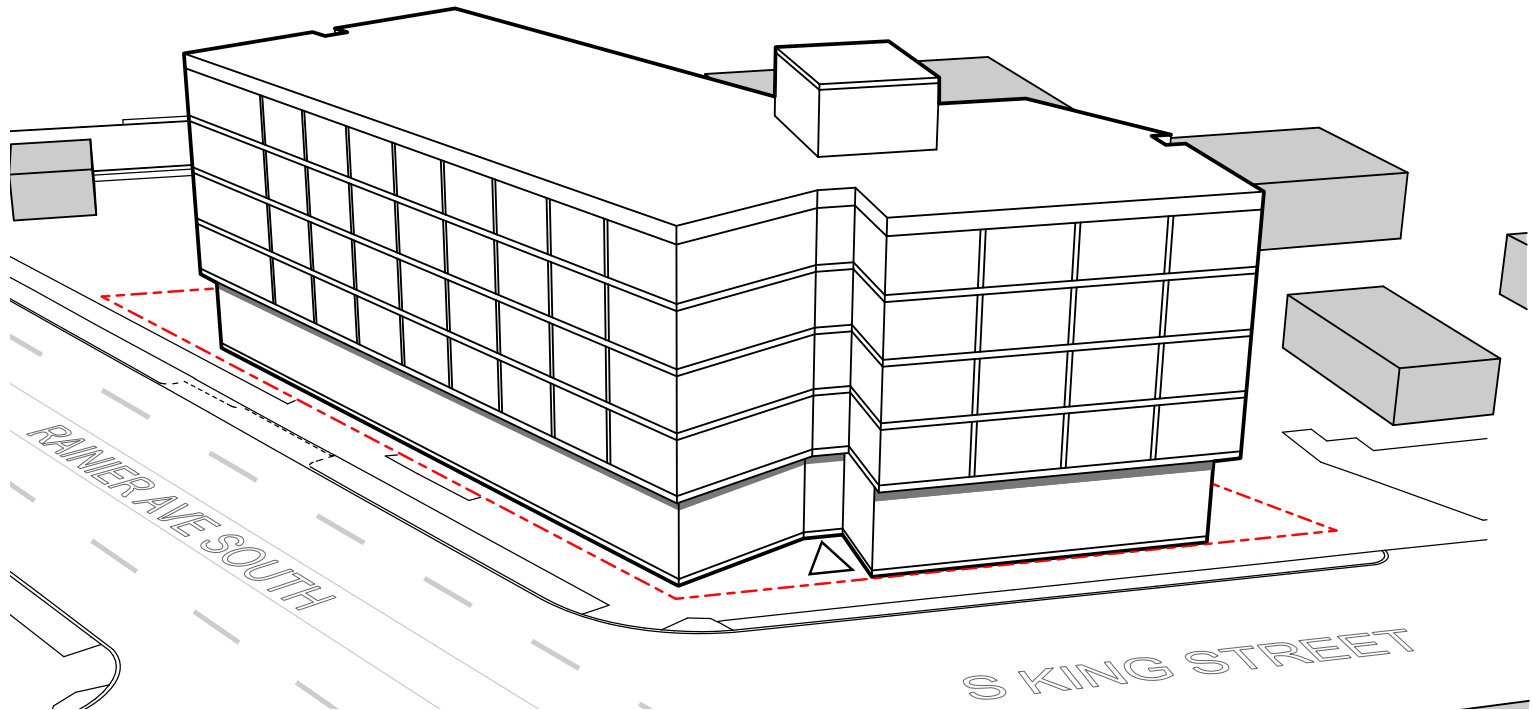
1a Massing Option
The Board unanimously supported Option 3.
Response: Massing Option 3 maintained.

1b Tree Removal
The Board supported the proposed removal of the Exceptional Tree, a 9-stem Big Leaf Maple in fair condition, as the resulting elongated mass better achieved Design Guidelines.
Response: Exceptional Tree to be removed to achieve Massing Option 3.

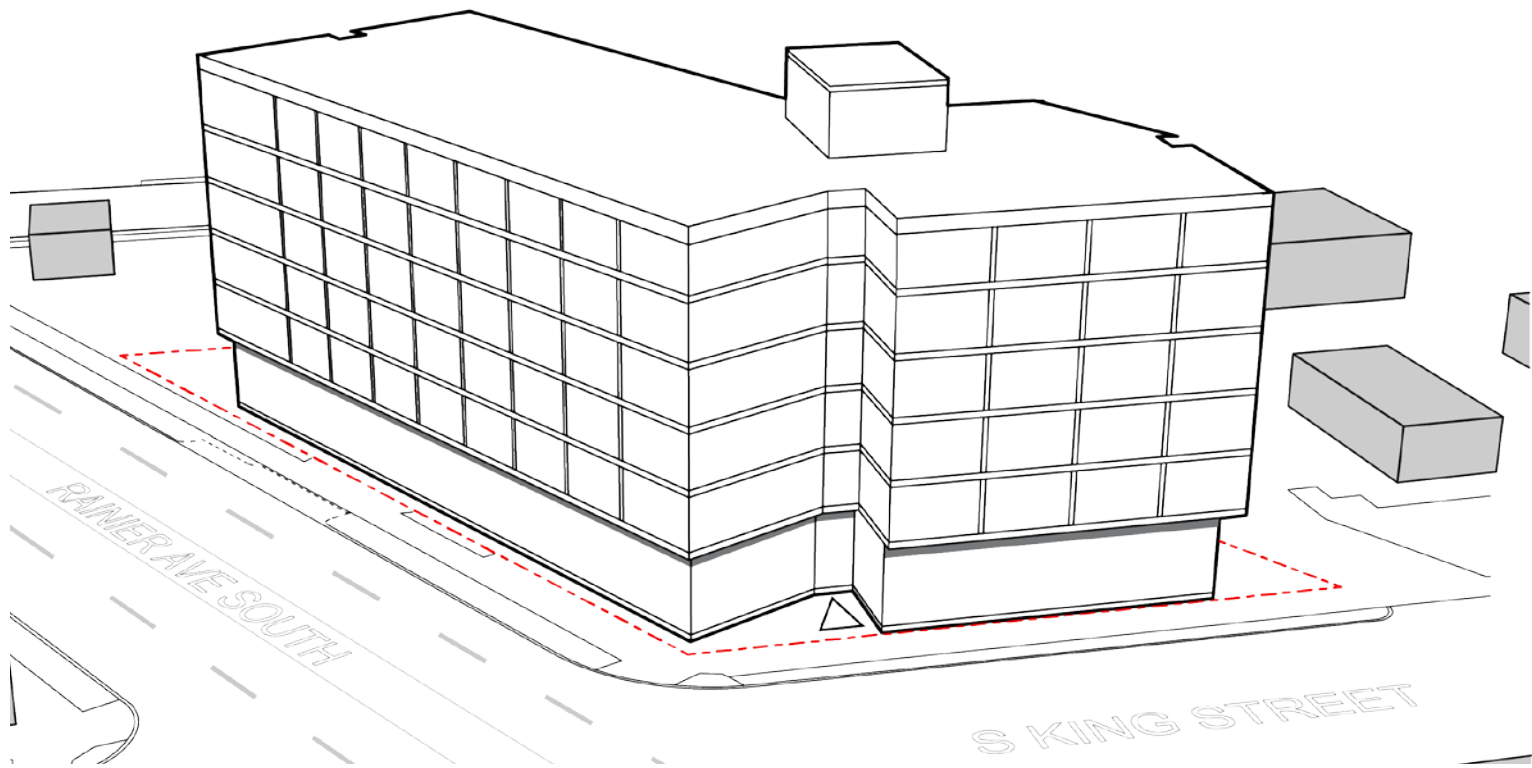
See following page 11 for perspective view looking north from the south end of the site, which shows the elongated massing and relationship to the site.

1c Additional Height
The Board supported the potential addition of another story to increase density, provided the material treatment mitigated the perceived building height and the elongated proportions were maintained.
Response: An additional floor was added to Massing Option 3. The building material palette includes a horizontal lapped siding to emphasize a more horizontal read. A dark frame around the residential levels 2-6 highlights the upper levels as long floating bars above the streetscape.

See diagrams and renderings to right reflecting Guidance 1c.



EDG Height: 5-stories



DRB Height: 6-stories



View Looking South-West from Rainier Ave S

DESIGN GUIDANCE: FACADE COMPOSITION & BLANK WALLS

2a/b South/West Facades:
The Board noted that the south and west facades, as well as the facades adjacent to the primary entry, require special attention to avoid large, blank walls. The Board encouraged the Applicant to study treatments of material application, color, and texture, or artistic murals that could relate to the existing cultural context.

The Board encouraged further development of the south facade to take advantage of the views, such as through glazing, amenity spaces, or exterior or interior lounges.

Response: The South/West and Entry Facades have been further developed. Pattern of the S King and Rainier Primary elevations now wrap the corners onto the south and west facades, allowing the units to maintain a consistent expression. The dark organizing frame also wraps the corner and terminates at the corridor, capturing the edge of the residential bar before a change in plane. The extension of the unit language allows for greater extents of glazing and views for residents, and for the finer grain language of the lapped siding to pattern the end facades.

At the south facade on the ground floor, a Staff Lounge is located at the south-east corner. The storefront rounds the south-east corner to accommodate this use and open up views to the south.



Storefront wraps corner to create frontage towards Little Saigon. An additional door to the commercial space creates potential for a main entry or secondary access.

Permeable pavers used to differentiate corner plaza

WEST FACADE (VIEW LOOKING EAST DOWN S KING ST)

Language of Rainier Ave S facade wraps corner onto west facade

Dark frame wraps down facade at corridor to capture end of residential massing and begin transition to change in plane.

Windows at the ends of corridors provide views to south

Lap siding provides texture

Storefront wraps southeast corner to provide views south from Staff Lounge

Staff access to grade at South end of Building



Layered streetscape landscape buffer mediates grade change between sidewalk and building level:
 2-ft wide planting strip at grade, inboard of sidewalk
 4-ft wide stepped cascading black steel planters

SOUTH FACADE (VIEW LOOKING NORTH UP RAINIER AVE S)

DESIGN GUIDANCE: FACADE COMPOSITION & BLANK WALLS

2b Entry Facades

The Board noted that the south and west facades, as well as the facades adjacent to the primary entry, require special attention to avoid large, blank walls. The Board encouraged the Applicant to study treatments of material application, color, and texture, or artistic murals that could relate to the existing cultural context.

Response: The South, West and Entry Facades have been further developed with patterning, texture, and signage.

The Entry Facade has also been further developed in massing and program. The facade frame of the S King and Rainier facades is pulled apart at this intersection, opening up a slot between the residential bars and emphasizing the entry plaza below. The “slot” is animated with full-height windows and a series of bolt-on common-use residential balconies that provide activity and interest above the main entry. The two side walls are treated as a derivative of the typical residential pattern, with a typical window configuration in a full-height recess that allows for a greater expanse of color at the entry.

See rendering to right reflecting Guidance 2b.

2c Corridor Ends

The Board supported the glazed corridor ends but recognized these features would not be highly visible from public realm.

Response: The glazed corridor ends have been maintained, for their views out to the south and west, as well as to provide well-lit and welcoming corridors for residents.

2d Precedent Images

The Board would like to see how precedent images directly informed the final design, and renderings depicting the final design, material palette and facade treatments.

Response: See subsequent page 23 for precedent images and material palette.

Dark (2” plane change) extruded frame wraps the entirety of the entry facades, denoting them as uniquely different from the street-facing facades. The parting of the massing places emphasis on entry plaza.

Residential windows on entry plaza provide views and visibility to open space below. With a 2” plane change, these windows are organized as a large punched element to distinguish them from the residential field. The use of an accent color further differentiates this moment of the building.

Lighter color at gasket between residential blocks to emphasize main entry from afar.

Bolt-on residential-use aluminum balconies with perforated screen railings provide activity and life above the main entry.



ENTRY COURT (LOOKING SOUTH-WEST)

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DESIGN GUIDANCE: GROUND LEVEL USES & ENTRY EXPERIENCES: RAINIER AVE S

3a Ground Floor
The Board supported the proposed ground floor plan of massing Option 3, but would like to see more information on the interior arrangement of the first floor.
Response: See Page 20 for the full first floor plan.

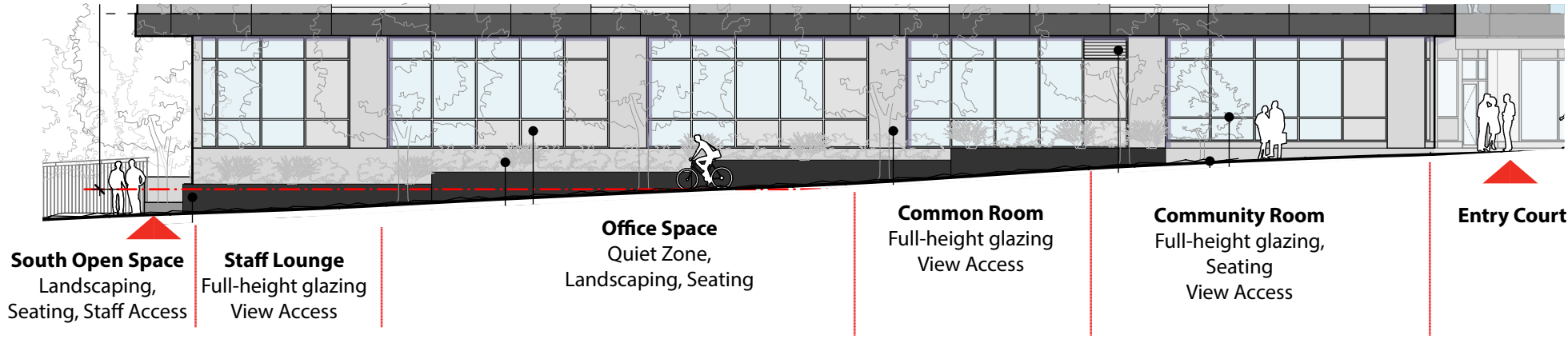
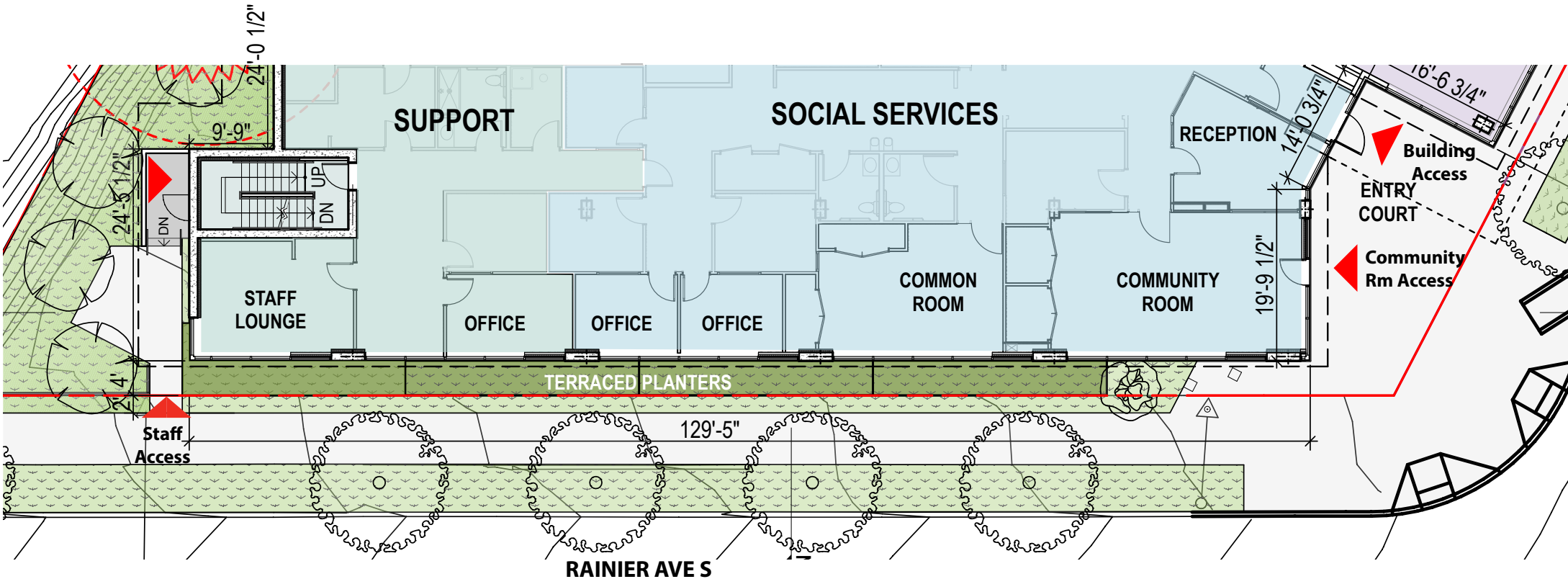
3b/c Rainier Ave S
The Board encouraged locating active interior uses and/or an additional entry along Rainier Ave S to activate the public realm, such as an added entry to the Community Room off Rainier Ave S.
Response: The design team explored adding an additional entry to the Community Room off Rainier, but due to program needs for high security, having an un-monitored door around the corner from Reception would create an unsafe condition. Instead, the team is proposing a three pronged approach to enhance the Rainier Streetscape:

Programming: There are three communal gathering spaces in the Plymouth program, and all are located along Rainier (Community Room, Common Room, and Staff Lounge). These spaces are sequenced across the facade such that only the center portion of the facade is a less active use (office). That less-active use still provides eyes on the street.

Facade: The facade reflects the interior program. Communal spaces are fully glazed in storefront for views in and out. Office spaces are quieter zones with a low spandrel panel for desk privacy but retain high glazing for view access and eyes on the street.

Streetscape: A series of cascading planters line the building edge and help mitigate the dropping grade across the building by maintaining a human scale. Concrete seats provide seating for pedestrians at the Entry Court, on Rainier in front of the Community room, and in the South Open Space to bookend the building.

See diagrams and perspectives to right describing the Rainier Ave S Conditions.



RAINIER AVE S STREET VIEW



3d

Commercial Location

Reflecting Public Comment, the Board supported the commercial space on S King St as it connects to Little Saigon.

Response: The S King St commercial space has been maintained, with a small Little-Saigon facing plaza.

3e

Corner Transparency

The Board strongly recommended the ground-level facade of the northeast corner of the commercial space be highly transparent to improve visibility of the primary entry.

Response: The northeast corner is glazed fully around the corner for improved sight lines and eyes on the street. The entry court is also widened to further improve neighborhood visibility.

See diagrams and perspectives on pages 16-17 describing the Entry Court corner condition.

3f

Vehicular Access

The Board supported vehicular access off the alley as it minimizes impacts to the pedestrian realm.

Response: Vehicular access off the alley has been maintained.

See page 20 for vehicular access location.

3g

Street Level Perspectives

The Board would like to see street-level perspectives at Recommendation, with far views from the north and south along Rainier Ave S, and pedestrian views from east and west along S King St.

Response:

See page 9 for view down Rainier from north
See page 11 for view down Rainier from south
See page 10 for view down S King from east
See pages 17, 45 for view down S King from west

DESIGN GUIDANCE: AMENITIES AND OPEN SPACE: ENTRY COURT

4a Entry Court
The Board supported the open space at the primary entry to contribute to a generous entry experience and opportunities for informal community use. The space should be well-designed with landscape and street furniture.

Response: The Entry Court has been further developed. Planters line the edges to bring in elements of the adjacent green street, and concrete block seats create gathering spaces both within the Entry Court and along the Green Street frontage. To further engage the public, a neighborhood signage board is mounted to the Community Rm wall, and the project team is exploring a potential art piece by local artists.

See images to right showing current Entry Court Design.

4b Landscape Plan
The Board supported the landscape plan with numerous trees on site and within the ROW, which provide greenery in place of the exceptional tree.

Response: On-site trees surround the building, providing shading at open spaces, view screening at the Loading area, and a street cadence along S King St and Rainier Ave S. See Page 35 for the full Landscape Plan.

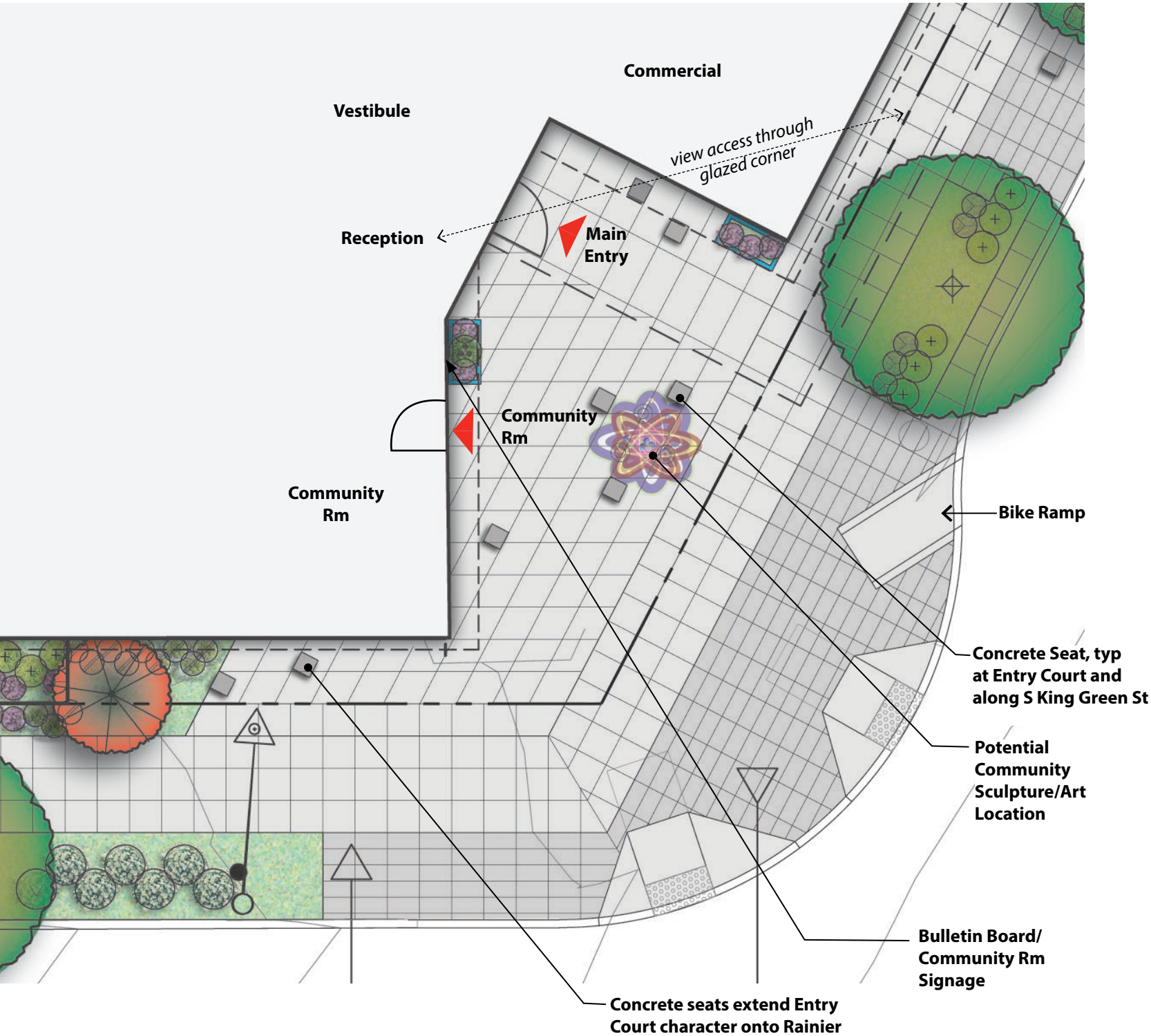
4c Loading
Response: See subsequent pages for response to comments regarding the Loading Area.

4d Amenity Space
The Board encouraged the integration of more outdoor residential amenity spaces, and noted that if they were adjacent to the Maintenance Yard (Loading) they should have appropriate buffering.

Response: While more exterior on-grade areas have not been added, the Entry Court has been enlarged and fully programmed as a residential amenity.

Additionally, the length of S King St has been designed as a green street as an amenity for residents and the public. The distinctive block seating elements from the Entry Court extend down S King St to allow for smaller gathering areas.

Above the ground floor, common-use balconies have been added to the residential levels just above the main entry.



Sculpture Images shared with and voted on by community for inspiration at Community Mtng #3.



Sculpture Images shared with and voted on by community for inspiration at Community Mtng #3.



Placeholder location for Community Art/Sculpture

DESIGN GUIDANCE: AMENITIES AND OPEN SPACE: MAINTENANCE YARD (LOADING)

4c Loading
The Loading Area provides loading/staging for the maintenance team that work within the building, including processing of new resident belongings. The space has been renamed “Loading” to better reflect use. A daily schedule is included here to better describe its low-impact use.

The Loading Area has been buffered on north and south sides with cast-in-place concrete bioretention planters with trees that temper views from the building and public ways.

Example Maintenance Work Orders:
Repairing plumbing/electrical
Unit patching/painting
Leak detection
Cabinetry/door/countertop repair or replacement

Example Maintenance Team Schedule:

- 8am:** Arrival at Maint Shop: Receive Work Order, gather supplies/tooling; unloading of materials from maintenance vans in Loading if needed.
- 9am:** Offsite: Trip to Home Depot for materials
- 10am:** Onsite: Unloading of new materials from maintenance vans in Loading if needed. Work Order completion
- 11am:** Onsite: Lunch at shop
- Noon:** Offsite: Graffiti removal
- 1pm:** Onsite: Turn in receipts/talk to supervisor/coordinator about any unresolved issues
- 2 pm:** Onsite or Offsite: Dump run pick up from 501 Rainier Bldg or alternate Plymouth Building
- 3 pm:** Offsite: Transfer station unloading
- 4 pm:** Onsite: Return to shop & completion of day’s paperwork
- 4:30 pm:** End of day: Change and departure

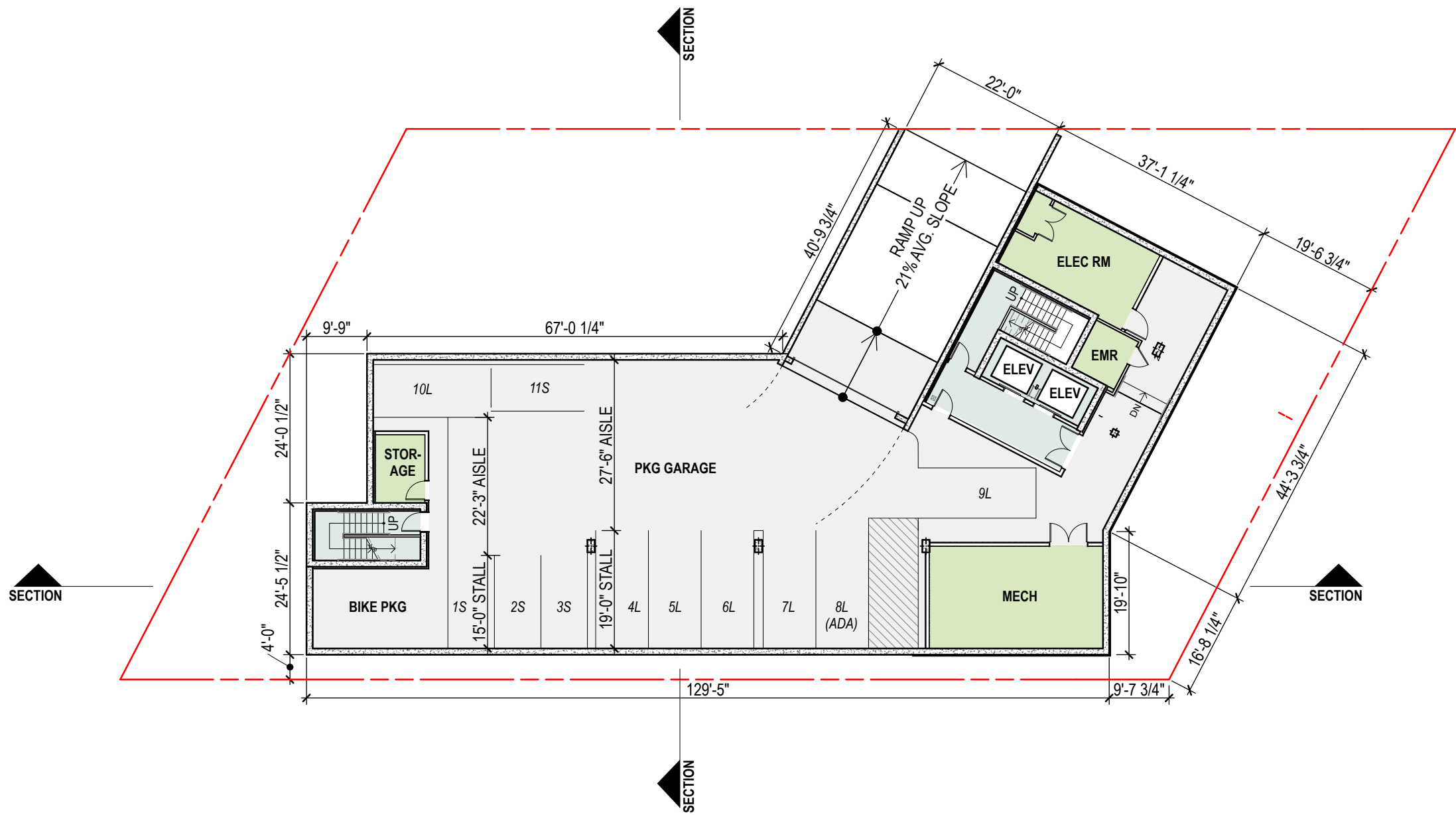


Aerial View looking East from the West



Street View from S King St looking into midblock Alley towards Loading Dock

BASEMENT LEVEL PLAN



STREET LEVEL PLAN

- 3a

Ground Floor Plan
(First floor program shown)
- 3b/c

Rainier Ave S Active Spaces
(All active Plymouth spaces along Rainier Facade)
- 3d

Commercial Location
(Adjacency to Little Saigon)
- 3e

Corner Transparency
(Glazed corner at commercial space increases sight-lines into and out of the Entry Court and from Reception for eyes on the street)
- 3f

Vehicular Access
(Vehicles and pedestrians separate)
- 4a

Entry Court
(Programmed with seating and art for activity)
- 4c

Loading Dock Screening
(Bioretention Planters and trees provide screening)
- 4d

Amenity Space
(Entry court enlarged for greater usage, seating on Green Street)
- CS2
B-2

Urban Pattern and Form; Connection to the Street
- PL2
B-3

Walkability; Safety and Security
- PL3
A-1

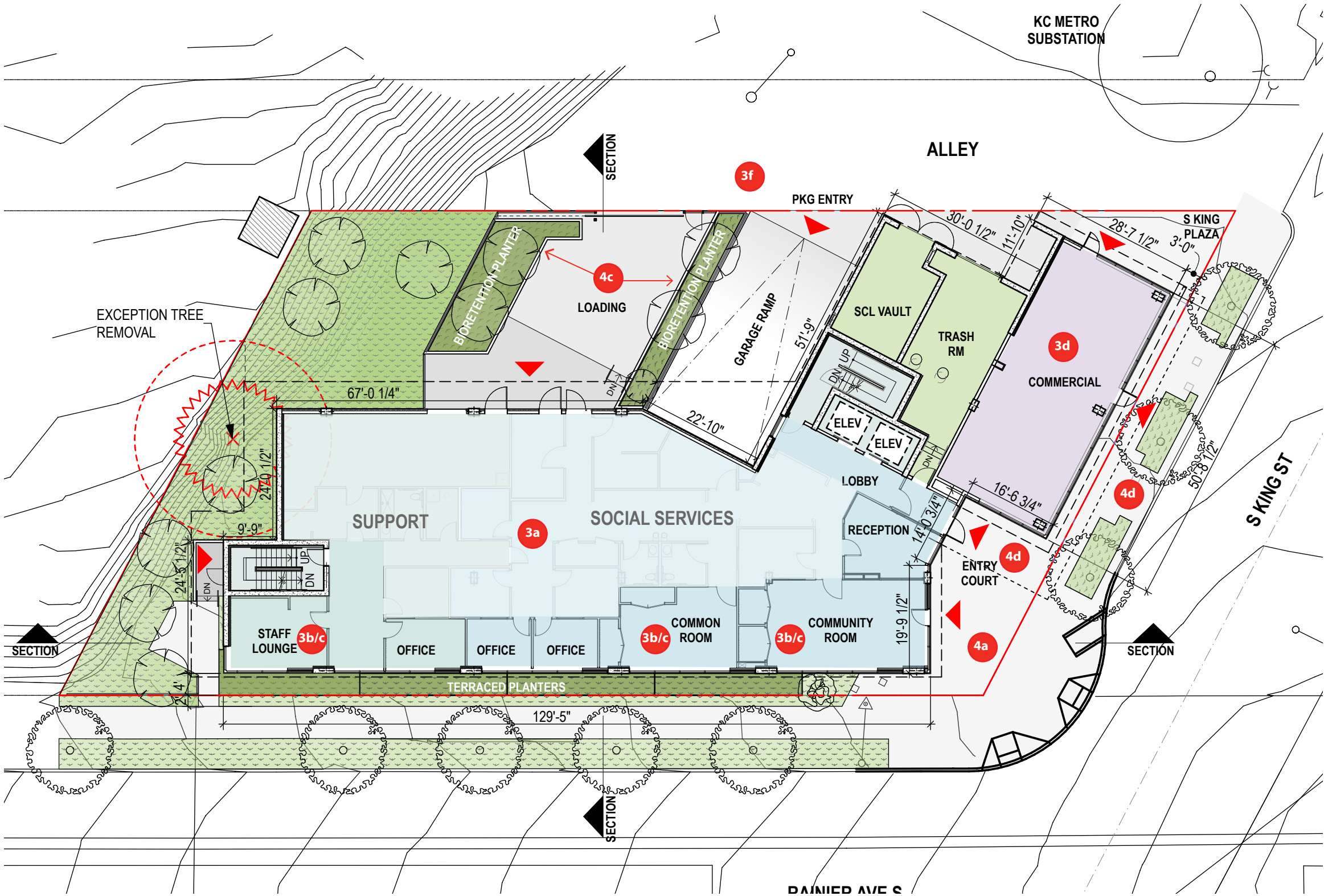
Street-Level Interaction; Design Objectives
- DC1
A-1

Project Uses & Activities; Visibility
- DC1
A-3

Project Uses & Activites; Flexibility
- DC1
A-4

Project Uses & Activities; Arrangement of Interiors Uses, View & Connections
- DC1
C-4

Project Uses & Activities; Service Uses



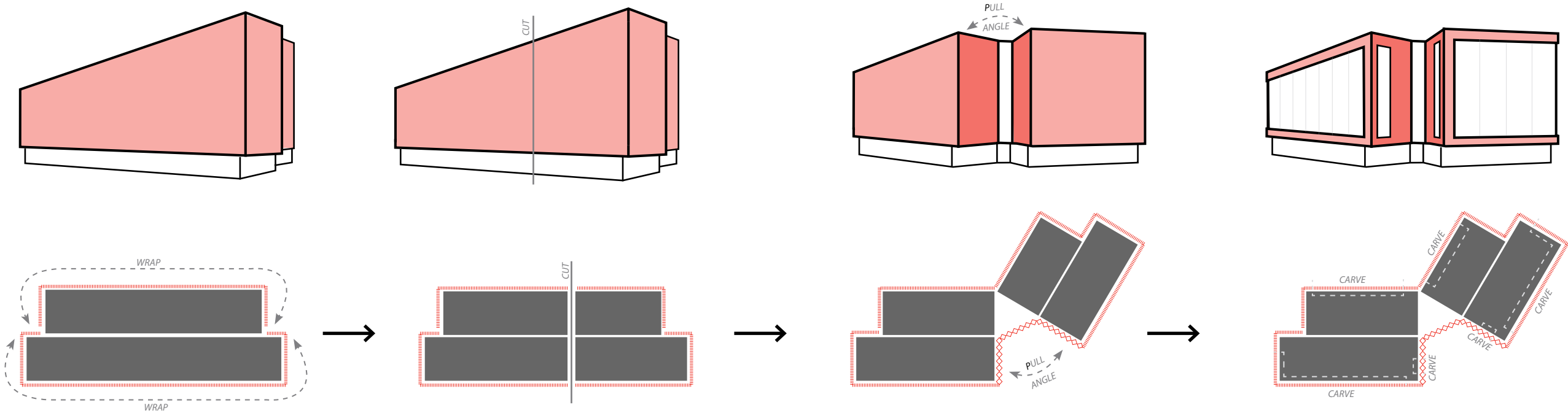
SECOND LEVEL PLAN (TYPICAL RESIDENTIAL)

4d Amenity Space
(Common-use balconies on residential levels 2, 4, and 6 are located off the main circulation core)



DC3 A-1 Open Space Concept; Interior/Exterior Fit

FACADE DESIGN CONCEPT & REFERENCE IMAGES



Operation 1: wrap
The building is conceptually a bar building with a double-loaded residential floor plate. One bar faces the street and one faces the alley. The primary organizing element of the facade is a continuous exterior wrapper.

Operation 2: cut
The building is cut at the street corner to fit the site.

Operation 3: open and angle
The building is pulled apart and angled at the cut line (street corner) to fit the site, which opens a new facade at the street corner.

Operation 4: carve
The units are carved out of the wrapper, leaving it as a 2” proud extruded frame. The units are expressed in pattern windows and horizontal lapped siding, creating a finer scale within the larger frame.



1 Unit venting strategy is visually minimized in profile depth, and integrated into overall facade patterning.



2 An extruded frame creates depth and provides an organizing wrapper for a finer facade pattern.



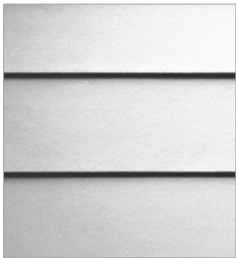
3 Use of multiple scales of cladding material create a richer palette and texture.

- 1 **Compass Center Housing,**
1753 NW 56th Street
- 2 **Rooster Apartments**
900 NE 66th St
- 3 **2200 East Union St Apartments**
2200 East Union St

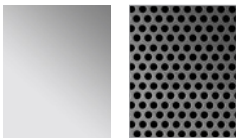
MATERIAL PALETTE



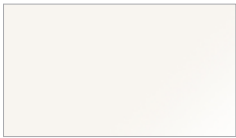
Hardie Panel frame
2" proud of adjacent
cladding (color 1)
(soffit band same)
paint color: charcoal grey



Hardie
Lapped Siding
(color 2)
paint color: light grey



Integrated Unit Venting
Linear Vent Shroud or
Perforated Mtl Panel
Finish: to match Hardie
Lapped Siding



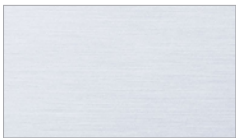
Vinyl Windows
White



Hardie Panel (color 3)
paint color: medium grey



Exposed Concrete
Columns



Storefront
Aluminum clear
anodized



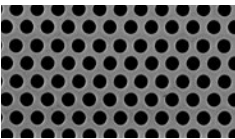
Terraced Steel Planters
paint color: matte black



Hardie Panel (color 1)
(soffit band same)
paint color:
charcoal grey



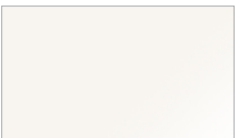
Brushed Aluminum
Balcony with
Perforated Metal
Screen Railing



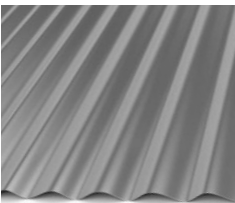
Hardie Panel (color 5)
paint color:
accent blue



Vinyl Windows
White



Steel Canopy w/
Corrugated Cover
Paint to match
Storefront



Storefront
Aluminum clear
anodized



Spandrel Panel (color 4)
paint color: light grey

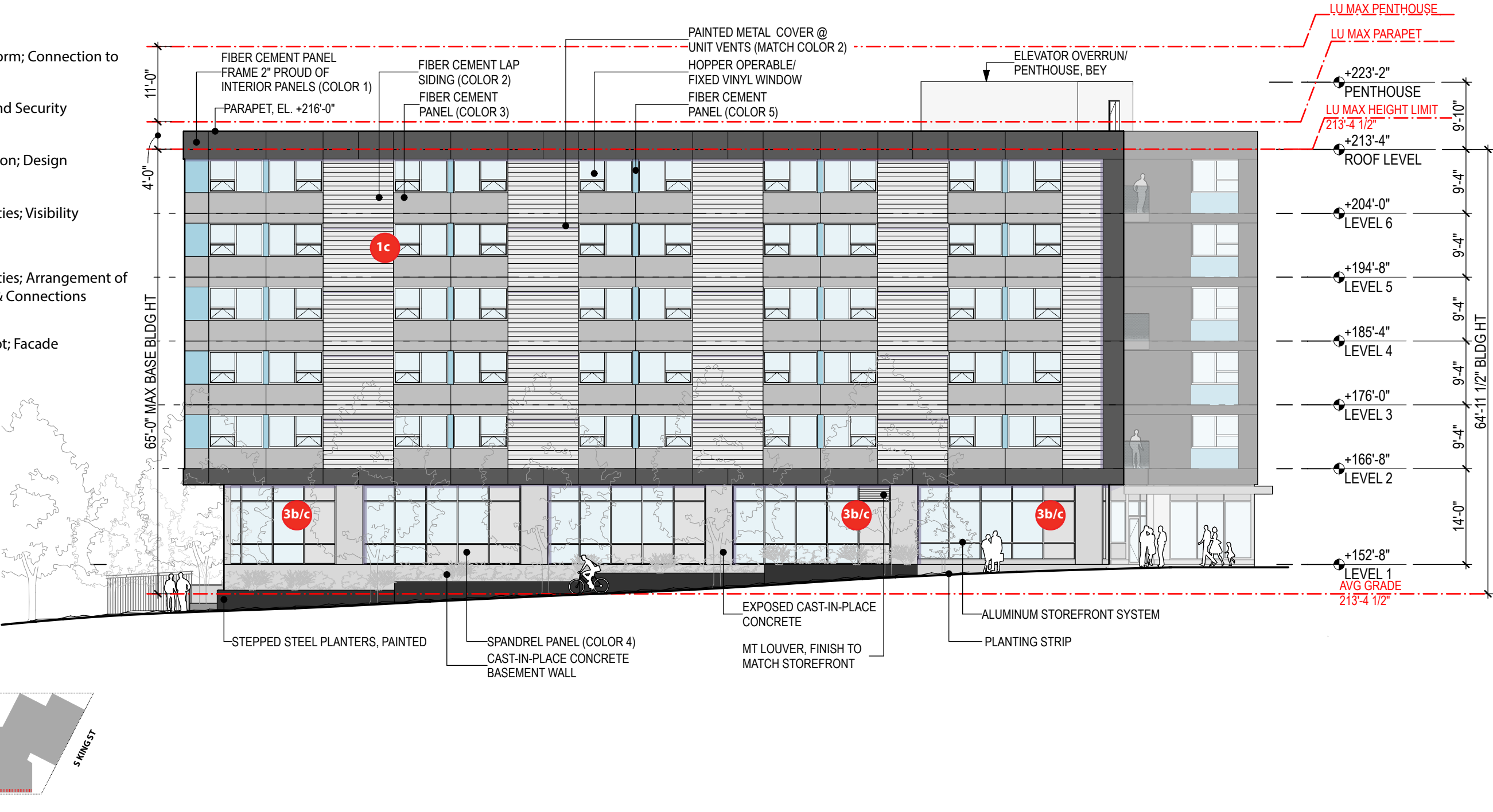


EAST ELEVATION (RAINIER)

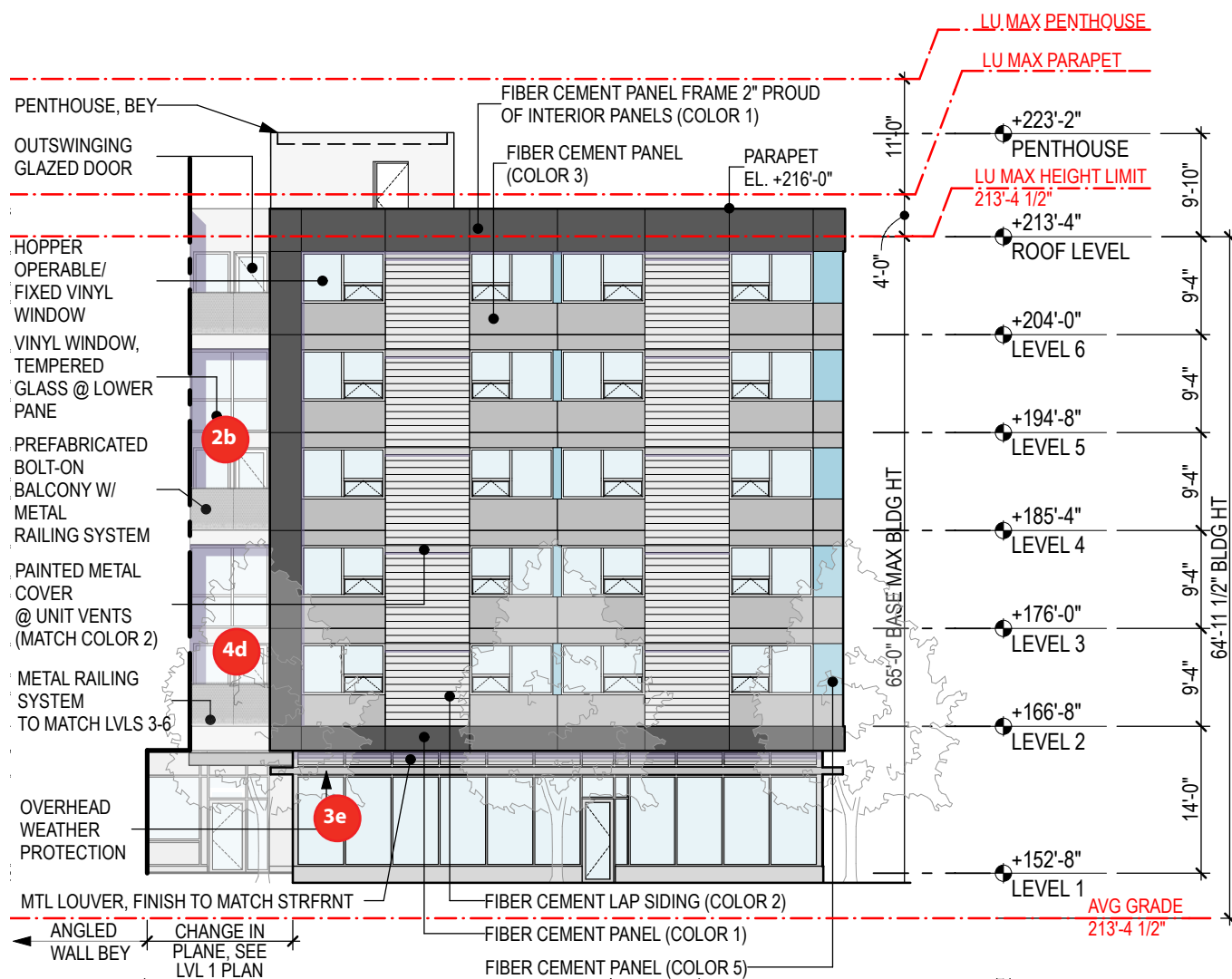
1c Additional Height
(Lap siding emphasizes horizontal read)

3b/c Rainier Ave S Active Spaces
(All active Plymouth spaces along Rainier Facade)

- CS2 Urban Pattern and Form; Connection to the Street
- PL2 Walkability; Safety and Security
- PL3 Street-Level Interaction; Design Objectives
- DC1 Project Uses & Activities; Visibility
- DC1 Project Uses & Activities; Arrangement of Interiors Uses, View & Connections
- DC2 Architectural Concept; Facade Composition

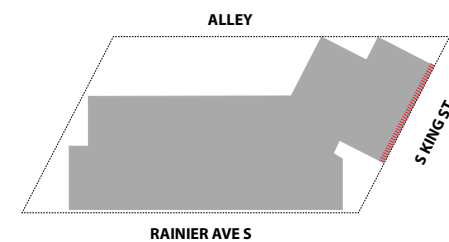


NORTH-EAST ELEVATION (S KING ST)



- 2b Entry Facades**
(Common-use balconies on residential levels 2, 4, and 6)
- 3e Corner Transparency**
(Glazed corner at commercial space increases sight-lines into and out of the Entry Court and from Reception for eyes on the street)
- 4d Amenity Space**
(Common-use balconies on residential levels 2, 4, and 6)

- CS2
B-2** Urban Pattern and Form; Connection to the Street
- PL2
B-3** Walkability; Safety and Security
- PL3
A-1** Street-Level Interaction; Design Objectives
- DC1
A-1** Project Uses & Activities; Visibility
- DC1
A-3** Project Uses & Activities; Flexibility
- DC1
A-4** Project Uses & Activities; Arrangement of Interiors Uses, View & Connections
- DC2
B-1** Architectural Concept; Facade Composition

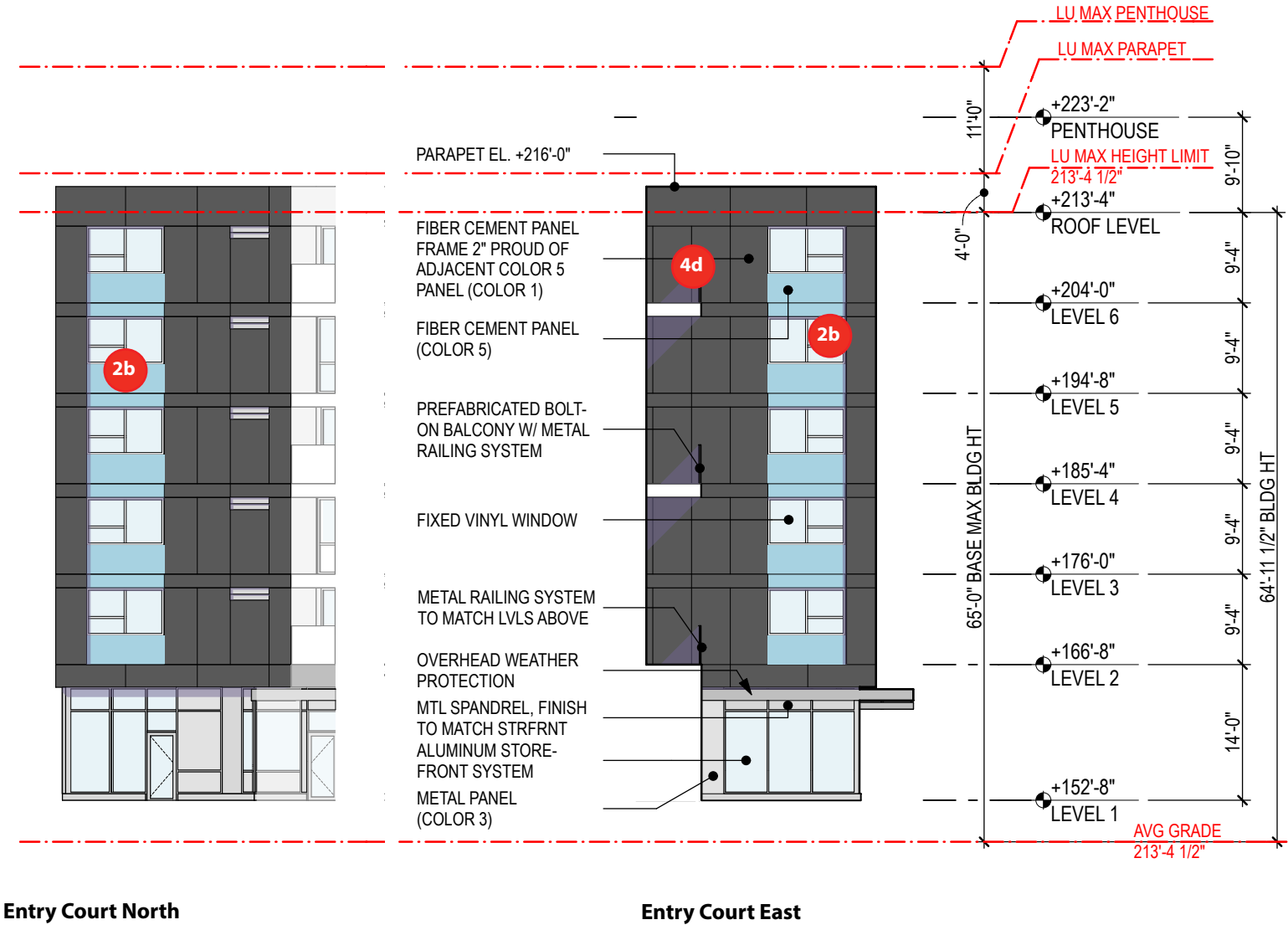
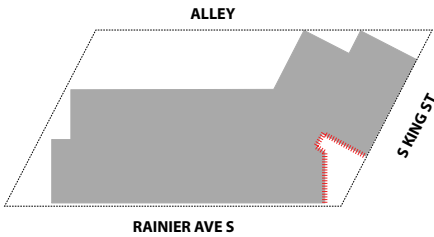


ENTRY COURT ELEVATIONS

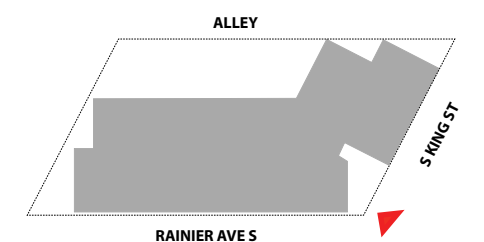
2b Entry Facades
(Color, windows and balconies added to Entry Facades to provide interest and avoid blank facades)

4d Amenity Spaces
(Common-use balconies on residential levels 2, 4, and 6)

- CS2 B-2 Urban Pattern and Form; Connection to the Street
- PL2 B-3 Walkability; Safety and Security
- PL3 A-1 Street-Level Interaction; Design Objectives
- DC1 A-1 Project Uses & Activities; Visibility
- DC1 A-4 Project Uses & Activities; Arrangement of Interiors Uses, View & Connections
- DC2 B-1 Architectural Concept; Facade Composition
- DC3 A-1 Open Space Concept; Interior/Exterior Fit



VIEW LOOKING SOUTH-WEST FROM RAINIER AVE S



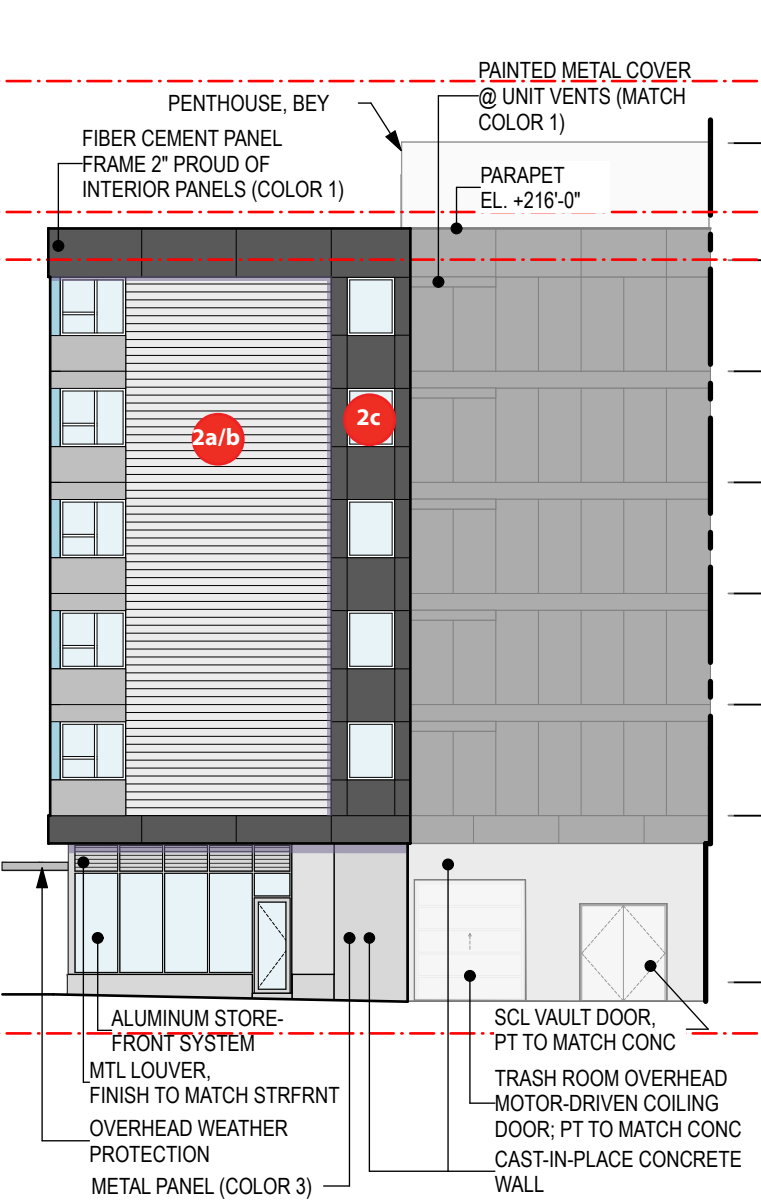
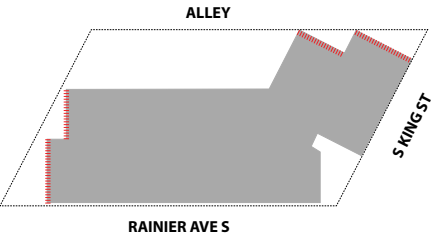
NORTH-WEST AND SOUTH END ELEVATIONS

2a/b South/West Facades
(Pattern of Rainier and S King St facades wrap the south/west corners bringing color, windows and pattern to these facades)

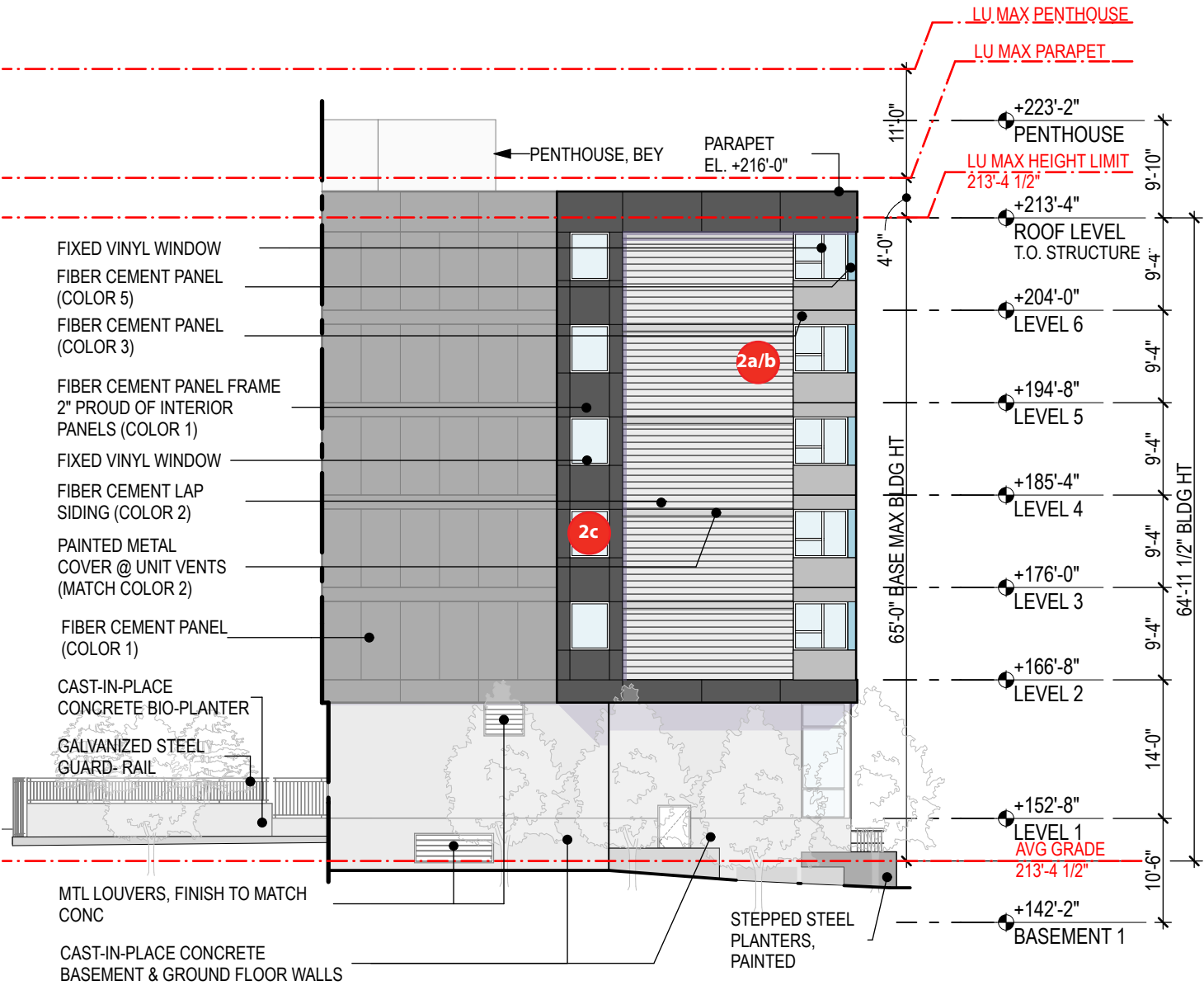
2c Corridor Ends
(Windows at the end of the corridors bring in light, provide views, and help animate the south and west facades)

4c Loading
(Loading area buffered from views by concrete bio retention planters and trees)

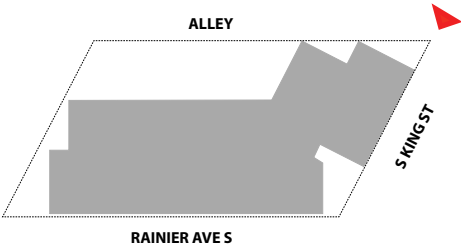
- CS2 B-2 Urban Pattern and Form; Connection to the Street
- PL2 B-3 Walkability; Safety and Security
- PL3 A-1 Street-Level Interaction; Design Objectives
- DC1 A-1 Project Uses & Activities; Visibility
- DC1 A-4 Project Uses & Activities; Arrangement of Interiors Uses, View & Connections
- DC2 B-1 Architectural Concept; Facade Composition
- DC3 A-1 Open Space Concept; Interior/Exterior Fit
- DC1 C-4 Project Uses & Activities; Service Uses



North-West Elevation



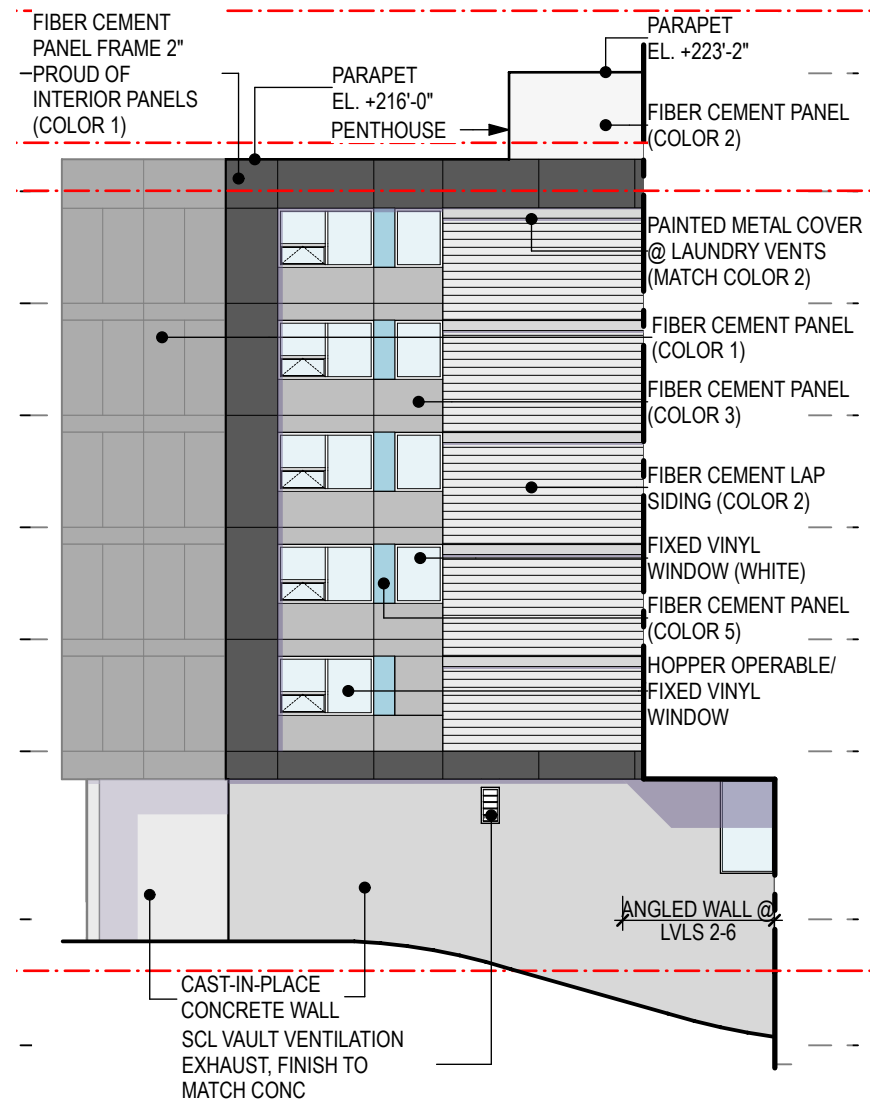
South Elevation



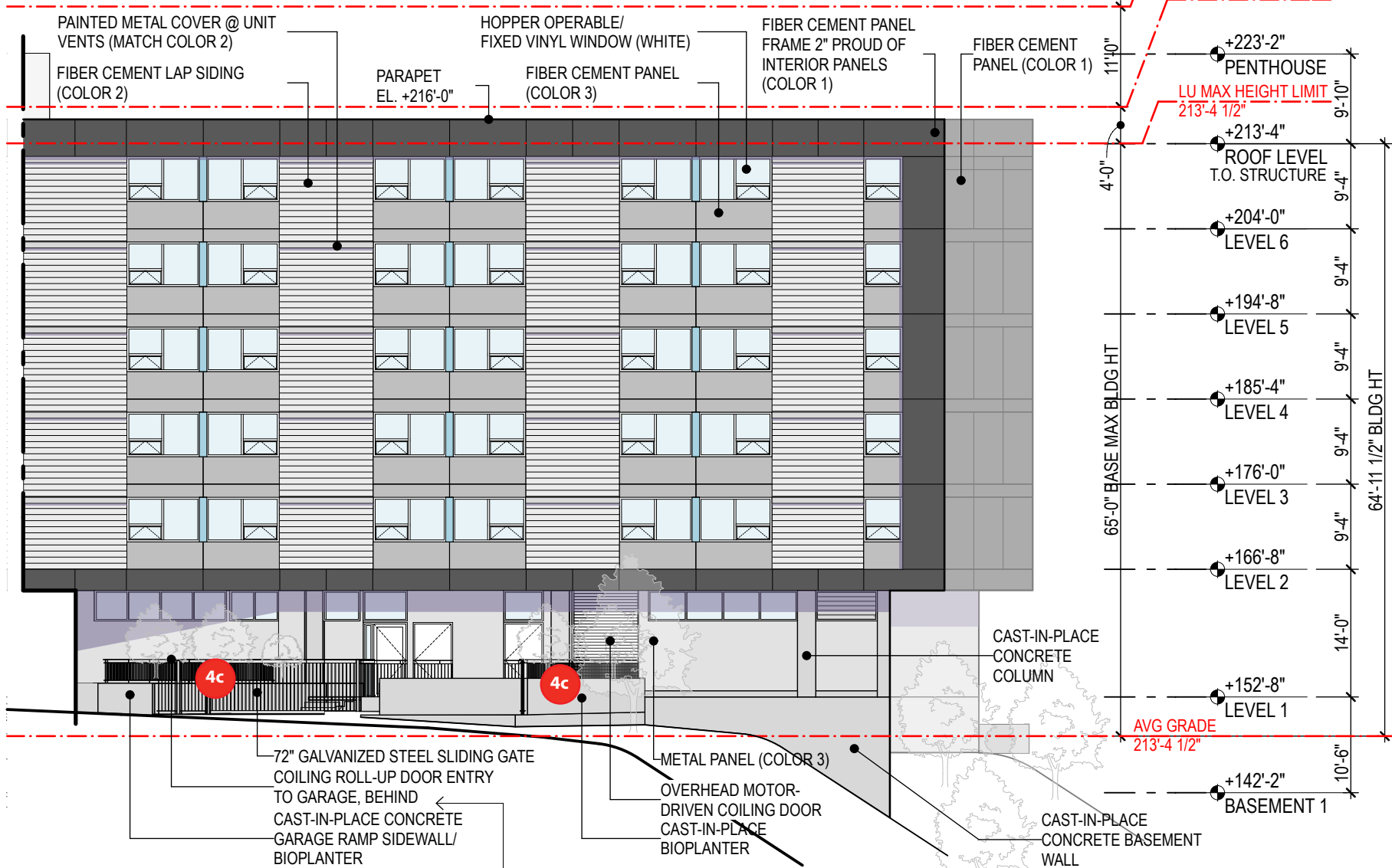
SOUTH-WEST AND WEST ELEVATIONS (ALLEY-FACING)

4c Loading
(Loading area buffered from views by concrete
bioretention planters and trees)

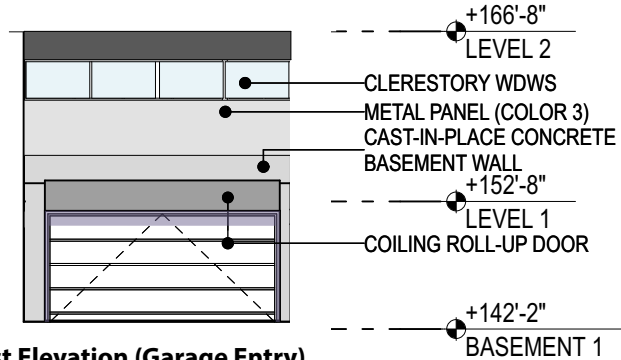
DC1
C-4 Project Uses & Activities;
Service Uses



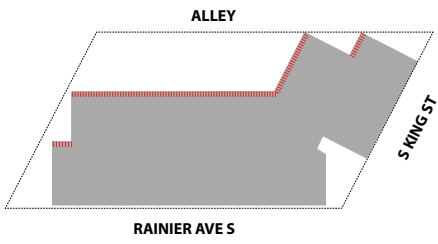
South-West Elevation



West Elevation

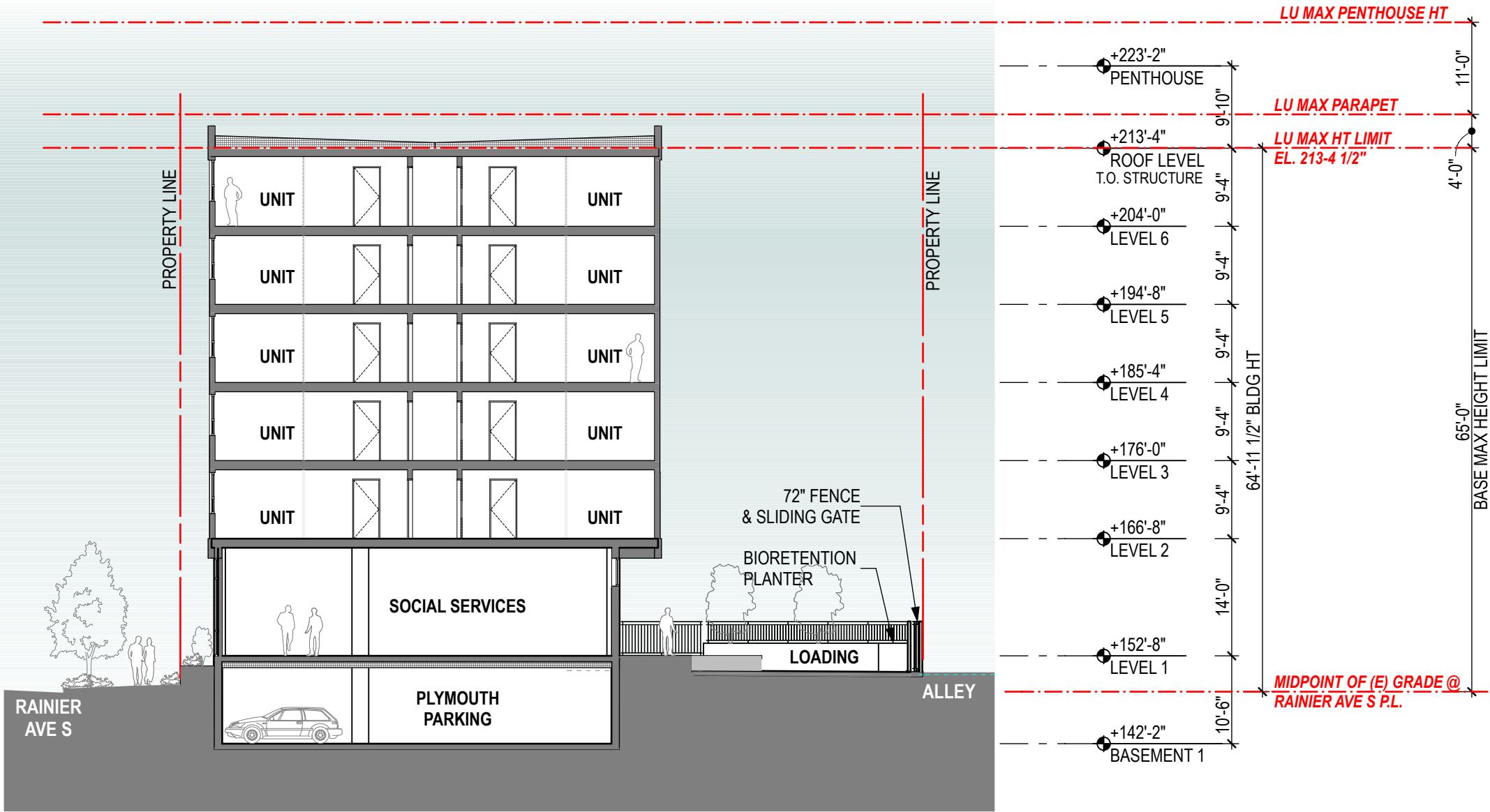


North-West Elevation (Garage Entry)

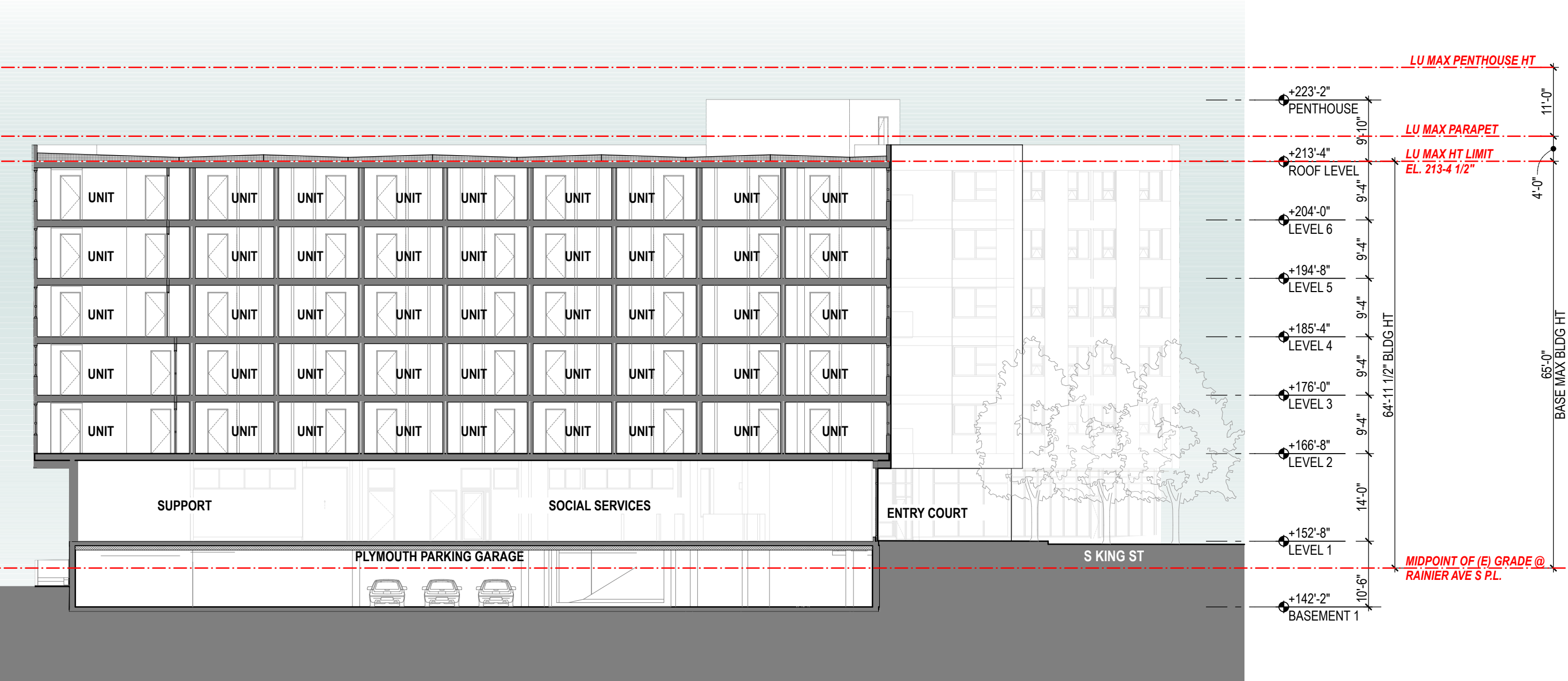




BUILDING SECTION N-S



BUILDING SECTION E-W



EXTERIOR LIGHTING PLAN



DOWN LIGHT SCONCE
finish: brushed aluminum
Wall-mounted down lights are located on the concrete piers along Rainier Ave., at the South open space, Main Entry, and Loading area.



RECESSED DOWNLIGHT
finish: black/dark bronze
Recessed downlights are located in the soffit at the Main Entry Court and the S King St Plaza retail entry.



CANOPY DOWNLIGHT
finish: brushed aluminum
Downlights are mounted below the canopy along S King St.



STEP LIGHT
finish: brushed aluminum
Steplights are mounted in the concrete bioretention planters along the pathway out of the Loading area.



GARAGE/TRASH SCONCE
finish: brushed aluminum / grey
Full-cutoff wall-mounted sconces are located at the trash access door and down the garage ramp.



RENDERED LANDSCAPE PLAN

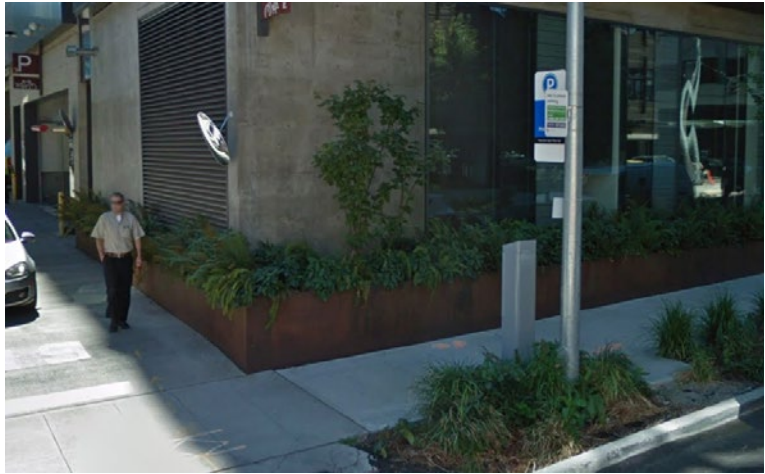
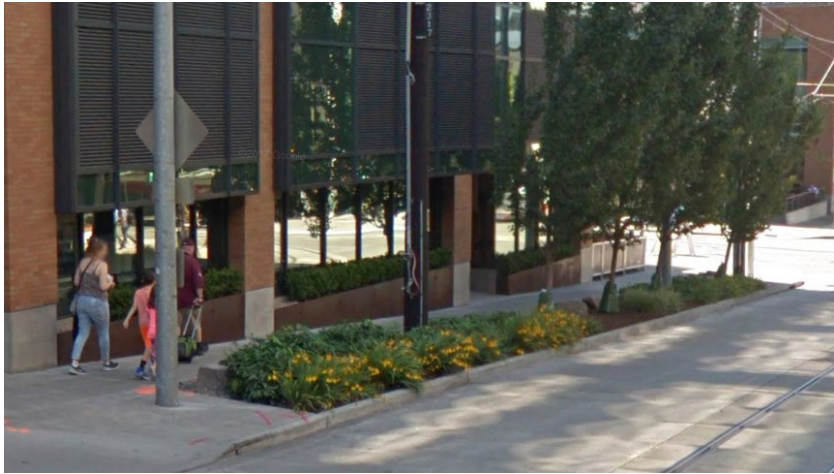


INSPIRATIONAL LANDSCAPE IMAGERY



CONCRETE SEATS
(ENTRY COURT, STREETSCAPES)

STEEL PLANTERS (RAINIER AVE S)



BIORETENTION

PLANT PALLETTE



ROCKY MT. GLOW MAPLE (ST. TREE - S. KING ST.)



PACIFIC SUNSET MAPLE (ST. TREE - RAINIER AVES.)



VINE MAPLE



JAPANESE MAPLE



KANZAN FLOWERING CHERRY



SHORE PINE



WESTERN RED CEDAR



LACELEAF JAPANESE MAPLE



DEER FERN



KELSEY DOGWOOD



RUFA BAMBOO



CORAL BELLS



BIGLEAF HYDRANGEA



SKY PENCIL JAPANESE HOLLY



ENGLISH LAVENDER



WESTERN SPIREA



GOLDFLAME SPIREA



DAVID'S VIBURNUM



KINNIKINNICK



SLOUGH SEDGE

EXTERIOR SIGNAGE



MULTIFAMILY BUILDING SIGNAGE:
STAINLESS STEEL STANDOFF LETTERS





RETAIL SIGNAGE 1 ON CANOPY



RETAIL SIGNAGE 2 ON CLADDING



SEATTLE DESIGN GUIDELINES		DESIGN RESPONSE
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>		
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.	The site is located on a heavily used arterial (Rainier Ave S) on a prominent, exposed corner. The massing is an L-shape that reflects the corner site condition, with strong streetwalls fronting the two streets. The main building entry is at knuckle of the “L” and is recessed to create a welcoming entry plaza for pedestrians. At the ends of the two building wings are triangular open spaces that resolve the site geometry and become a hardscape plaza (S King St Plaza at the north-west corner) and a landscaped area (south-east corner).	
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.	The street level of the building focuses on the pedestrian, particularly on S King St. The program on the S King St frontage is public-oriented, with a community room available for neighborhood use, the Plymouth residential entry, and a commercial space. These programmatic elements are heavily storefront glazed, and the frontage is bookended by two open spaces: the entry court and the S King St plaza. The S King St plaza has a direct access door into the commercial space and is oriented towards the Little Saigon neighborhood with the intent of becoming part of that urban network. The plaza may be used for cafe seating or as the commercial’s front door. The entry court is a plaza at the street corner with doors to the residential building and community room. The ample size of the court allows for casual interaction, seating and activity. The Rainier Ave S frontage has a significant slope at the ROW so direct connection to the streetscape from the building face is not possible, but the rooms fronting the street are active spaces: residential common rooms and social service offices that would provide eyes on the street and facade animation. The Rainier frontage ends in a landscaped open space with an access door the Maintenance Shop.	
CS3 Architectural Context and Character		
<i>Contribute to the architectural character of the neighborhood</i>		
B2 Historical/Cultural References: Reuse existing structures on the site where feasible as a means of incorporating historical or cultural elements into the new project.	While the most memorable element from the existing site (Linc’s Tackle sign) will be donated to the Wing Luke Museum, the project is looking to subtle ways to pay homage to the history of the site, as a Japanese American owned fishing business and part of the Little Saigon neighborhood. The team is exploring landscape and hardscape strategies to integrate this history into the pedestrian experience. One means of exploring this heritage is through adoption of elements of the Little Saigon Streetscape Plan. The integration of a community art piece in the entry plaza is also being explored.	
PL1 Connectivity		
<i>Complement and contribute to the network of open spaces around the site and the connections among them</i>		
C2 Outdoor Uses and Activities, Informal Community Uses: In addition to places for walking and sitting, consider space for informal community uses such as performances, farmer’s markets, kiosks and community bulletin boards, cafes or street vending.	As described in the response above CS2-B-2, the massing of the building on the site creates open areas at the street corner and to the west on S King St. The S King St plaza is connected to entry to the commercial space and may function as outdoor seating or vending for that tenant. The entry court at the street corner is large enough for residents or passersby to gather. Due to the high visibility of the site at the entry to the Little Saigon neighborhood, while the programming of these spaces is still in process, integration of community pin-up space or art is being considered for the entry court.	
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>		
B1 Safety and Security, Street-Level Transparency: Ensure transparency of street-level uses (for uses such as nonresidential uses or residential lobbies), where appropriate, by keeping views open into spaces behind walls or plantings, at corners, or along narrow passageways.	Street level security and safety is very important to the Plymouth Program. The main entry to the building (at the street corner) is staffed by 24-hr reception. Reception staff needs to have clear lines of sight over the main entry plaza and as far down the streets as possible. To this end, while the reception office is recessed to create the entry plaza, the corner of the commercial space is storefront glazed on both sides to allow sightlines to pass through. The dimensions of this front plaza have also significantly widened since the EDG presentation to increase visibility from reception in response to design review guidance.	
PL3 Street-Level Interaction		
<i>Encourage human interaction and activity at the street-level with clear connections to building entries and edges</i>		

SEATTLE DESIGN GUIDELINES

DESIGN RESPONSE

- A1 Design Objectives:** Design primary entries to be obvious, identifiable, and distinctive with clear lines of sight and lobbies visually connected to the street.

Taking advantage of the corner-site condition, the main entry and lobby is located at the S King St and Rainier Ave S intersection. This location is highly visible to vehicular and bus traffic down Rainier Ave S, and is accessible to pedestrians coming from the Little Saigon neighborhood down S King St. The building entry is distinctive as the open knuckle between the two buildings wings, with the main entry functioning as a glazed gasket sliding between the bars to resolve the two opposing geometries where they meet. See response above to PL2-B-3 for more details on sightlines between the street and the main lobby/reception.
- C1 Porous Edge:** Engage passersby with opportunities to interact visually with the building interior using glazing and transparency. Create multiple entries where possible and make a physical visual connection between people on the sidewalk and retail activities in the building

The commercial space occupies the entire street frontage of the S King St building wing. This space has a 14.5-ft floor-to-floor height with storefront glazing. The storefront extends across S King St and turns the corners at the two ends of the bar to create greater transparency and connection between the interior of that space and the adjacent plazas. The plaza to the west has an additional entrance to the commercial space, increasing its flexibility for use as a spill-out space for that tenant.
- C2 Visibility:** Maximize visibility into the building interior and merchandising displays. Consider fully operational glazed wall-sized doors that can be completely opened to the street, increased height in lobbies, and/or special lighting for displaces.

See response to PL3-C-1 above.
- C3 Ancillary Activities:** Allow space for activities such as sidewalk vending, seating and restaurant dining to occur. Consider setting structures back from the street or incorporating space in the project design into which retail spaces can extend.

As described above in the response PL3-C-1, the commercial space has an adjacent plaza with an access door that can be adapted for commercial use, such as spill-out space for vending or cafe seating.

DC1 Project Uses and Activities

Optimize the arrangement of uses and activities on site

- A1 Visibility:** Locate uses and services frequently used by the public in visible or prominent areas, such as at entries or along the street front.

As described in PL3-A-1, the main entry to the residential building is at the street corner in an entry court, the most prominent location on the site. The other public program of the Plymouth space, a community room that is available for use by the neighborhood, also opens onto this entry court. This allows for greater oversight by Plymouth reception over who enters and exits that community room, creates an outdoor space auxiliary to the meeting space for informal interaction, and allows for easier wayfinding for Community Room visitors unfamiliar with the building.
- A3 Flexibility:** Build in flexibility so the building can adapt over time to evolving needs, such as the ability to change residential space to commercial space as needed.

As described above in PL3-C-1, the S King St building wing street frontage is a continuous commercial space. That space has an entry off S King St as well as an entry off the adjacent plaza space at the corner of S King St and the mid-block alley. This allows for future flexibility in demising that commercial space into two smaller tenant spaces if determined to be a better fit for the neighborhood.
- 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

Interior uses at street level are guided by the opposing streetscape conditions. Rainier Ave S is a heavily trafficked (loud) arterial, with a significant slope (approximately 7-ft drop north-to-south). Consequently, uses on that facade are ones that benefit from the light and visual connection out to the street (not a physical connection), such as common rooms and office. At the south end of the Rainier building wing is the Staff Lounge, which enjoys views out to the south from its raised first-floor vantage and provides eyes into the southern corner's open space. S King St is the primary pedestrian frontage due to its flat topography, connection to the Little Saigon Neighborhood, low traffic speed, and Green Street status. Spaces on S King St (main entry, commercial space, Community Room) are all tied to exterior plaza spaces that complement their uses and connect and expand the public realm.
- C1 Below-Grade Parking:** Locate parking below grade wherever possible. Where a surface parking lot is the only alternative, locate the parking in rear or side yards, or on lower or less visible portions of the site

The 13-stall private parking garage is in a below-grade level. There is a Loading plaza to be used for pick-up and drop-off of materials off the Alley behind the building. The Loading area has a sliding gate access at the alley property line for security and is buffered by raised bioretention planters for screening from public view.
- C2 Visual Impacts:** Reduce the visual impacts of parking lots, parking structures, entrances, and related signs and equipment as much as possible.

Garage access is via ramp off the mid-block alley. The ramp is parallel to and behind the shorter wing of the building, effectively hiding the ramp from pedestrian view from the two street fronts.

SEATTLE DESIGN GUIDELINES	DESIGN RESPONSE
<p>C3 Multiple Uses: Design parking areas to serve multiple uses such as children’s play space, outdoor gathering areas, sports courts, woonerf, or common space in multifamily projects</p> <p>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.</p>	<p>The Loading area is located at the back of the building and accessed from the alley. It is not a parking area, but will be accessed by vehicles for pick-up/drop-off activity, and is intended for general use by the maintenance and building staff during business hours. Integration of bioretention planters at the edges of the maintenance yard enhance the space and make it flexible for potential future uses, such as an outdoor gathering space if the need should develop.</p> <p>Back-of-house activities (trash/trash pickup, garage entry, SCL vault, gas meters) are located behind the building on the alley frontage to reduce visual impact and separate pedestrians and vehicles for safety.</p>
<p>DC2 Architectural Concept <i>Develop an architectural concept that will result in a unified & functional design that fits well on the site & within its surroundings</i></p>	
<p>A1 Site Characteristics and Uses: Arrange the mass of the building taking into consideration the characteristics of the site and the proposed uses of the building and its open space.</p> <p>A2 Reducing Perceived Mass: Use secondary architectural elements to reduce the perceived mass of larger projects.</p> <p>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.</p> <p>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:</p> <ul style="list-style-type: none">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 <p>terraces and landscaping where retaining walls above eye level are unavoidable.</p>	<p>The massing of the building as an L-shape is a reflection of the site conditions. The L-shaped massing creates an elongated building wing along Rainier Ave S, creating a strong urban edge to the busy arterial. A smaller building wing fronts S King Street. The ends of the two building wings and knuckle where the wings intersect create open spaces that resolve the non-orthogonal site geometry and create opportunities for pedestrian interaction and permeability of the site. The two main open spaces are on S King St, where the topography is flat and the sidewalk can flow into the plazas and connect directly into the building spaces. The L massing also creates a concealed back yard for more utilitarian uses: Loading, parking entry.</p> <p>The perceived size of the project is reduced by massing erosions and patterning strategies that reduce bulk. Setbacks at the first floor of both streetscapes allow the upper five levels to float, and an open corner at the knuckle of two wings visually separates the building into two structures from the pedestrian perspective, instead of one large continuous building. At the residential levels the double-loaded unit bars are split, with one side of units sliding proud to creating a slender profile at the south and west ends of the building. Additionally, the facade patterning and fenestration on the main facades fronting S King St and Rainier Ave S are designed to break the longer facades into a finer grain scale.</p> <p>All building facades are well considered in the composition. The roof is not occupiable and not currently visible by any neighboring structures, but will have an ordered alignment to the layout of mechanical feature. Mechanical features are held back from all building edges to avoid sightlines from the street. The two building wings of units, on both street-facing and Alley sides are treated similarly in a pallette of pattern windows and finer grain lapped siding. The wings are captured at the top and bottom of the residential block with a dark cowl that extends 3" proud of the main facade to create an organizing frame that ties the building wings together. The language of the frame is expanded upon at the knuckle of the two wings to create a unique facade pattern at the main entry to signify its significance.</p> <p>While not of a level requiring a Development Departure Request, due to the slope of Rainier Ave S, portions of the basement parking garage wall will be exposed along the Rainier Ave S facade at street level. To avoid creating a blank concrete wall, a stepped planter in the 3-ft setback will terrace down the street to mitigate the rising wall height with a landscaped element that hides the concrete wall and is of a pedestrian scale.</p> <p>The south facade was discussed at the EDG. In response to board guidance, the south-east corner of the building at the ground floor has been reorganized to locate the Staff Lounge at the corner, with windows looking out over Rainier and to south. On the upper levels the staggered window pattern wraps the corner units to provide animation to the facade and provide views south.</p>
<p>DC3 Open Space Concept <i>Integrate open space design with the design of the building so that each complements the other</i></p>	
<p>A1 Interior/Exterior Fit: Develop an open space concept in conjunction with the architectural concept to ensure that interior and exterior spaces relate well to each other and support the functions of the development.</p>	<p>As described above in greater detail in the responses to CS2-B-2, PL3-A-1, and PL3-C-3, there are three primary open spaces that bridge between public and private on the streetscape. Each one is related to either a program (commercial space on S King Street, Main entry and Community Room at the corner) or a building access point (the maintenance shop entry on Rainier Ave S).</p>

SEATTLE DESIGN GUIDELINES		DESIGN RESPONSE
B1 Meeting User Needs: Plan the size, uses, activities, and features of each open space to meet the needs of expected users, ensuring each space has a purpose and function.		The S King St plaza is a small space (approx. 315-sf). It is designed to complement the 1,100-sf commercial space and be of a manageable size for use by that tenant. It is designed for flexibility of use as either a spill-out patio, or as a front door facing Little Saigon. It will be primarily hardscape pavers, with opportunities for flexible planters and other movable street furniture once a tenant is found.
		The entry court marks the residential building and the Plymouth program entry. It is sized for seating and casual interaction. It will accommodate residents waiting outside for rides or informal conversations with neighbors, visitors to the building waiting for residents to meet them, and users of the Community Room. The plaza will have built-in seating and planters, as well as signage and potentially artwork to mark the main entry.
		The southern open space on Rainier Ave S is more heavily landscaped than the others and is intended more as a respite and garden entry to the maintenance shop and building staff.
C2 Amenities/Features: Create attractive outdoor spaces suited to the uses envisioned for the project.		See response to DC3-B-1 above, and DC4-D-4 below.
DC4 Exterior Elements and Finishes <i>Use appropriate and high-quality elements and finishes for the building and its open spaces</i>		
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		The exterior palatte is a mix of time-tested Hardie panel siding and lapped siding, vinyl windows and exposed concrete and aluminum storefront. The mix of standard panel siding and lapped siding creates a richness to the facade and allows for a variety in scale visible both from afar or up close. Changes in plane of the Hardie panel siding also creates a visual depth to the facade in shadowing even within a common material. The unit venting is expressed floor-by-floor, with linear covered shrouds that are integrated into the lapped siding pattern to avoid disruption of the overall pattern.
A2 Climate Appropriateness: Select durable and attractive materials that will age well in Seattle’s climate, taking special care to detail corners, edges, and transitions.		See response to DC4-A-1 above.
D 1 Choice of Plant Materials: Reinforce the overall architectural and open space design concepts through the selection of landscape materials.		The landscape concept reinforces the differences between the S King St frontage and Rainier Ave S. Rainier is designed as a connecting street for pedestrians accessing transit or passing by to other destinations. Rainier is a busy arterial with heavy traffic noise so the landscape design creates buffers: between the pedestrian and the street with extended planting strips and street trees, and between the pedestrian and the building with stepped planters to mitigate grade. In contrast, S King St is designed for pedestrian interaction and as a destination (main building entrance, community room, commercial space). There is also street parking on S King so a step-off strip is incorporated to increase planting viability. Landscape choices on this street draw from Green Street guidelines and include street trees in new planter strips per SDOT standards. Concrete seating blocks are incorporated into the design promote clear pedestrian wayfinding and social interaction/activation.
D 2 Hardscape Materials: Use exterior courtyards, plazas, and other hard surfaced areas as an opportunity to add color, texture, and/or pattern and enliven public areas through the use of distinctive and durable paving materials. Use permeable materials wherever possible.		The entry plaza and commercial plaza on S King St are hardscape opportunities to explore adding pattern or color drawing inspiration from the history and culture of the neighborhood. The S King St plaza has permable pavers while the entry court is scored pavement. The scoring pattern is being explored as a way to either visually extend the green street language of S King into the main entry court, or create a special pattern to highlight the significance of the entry.
D 3 Long Range Planning: Select plants that upon maturity will be of appropriate size, scale, and shape to contribute to the site as intended.		Plantings within the SDOT Right-of-Way will accommodate City standards and thresholds. The vast majority of the plantings will be drought tolerant and/or adaptive, native species. This will lessen the long-term maintenance while accomplishing an aesthetically pleasing plant palette that reinforces the functionality of the spaces and wayfinding. Also, the size and scale of the plants will provide appropriate visibility and sight-lines for secure circulation by pedestrians and vehicular traffic.
D 4 Place Making: Create a landscape design that helps define spaces with significant elements such as trees.		The landscape design reinforces the spaces by proposing a plant palette that has a diversity in appropriate scale and a variety in color and texture. The layering of trees, shrubs (medium and large) and groundcovers help in defining spatial definition of the spaces. Plantings along the Right-of-Way and sidewalk are meant to have a variety of texture and color while also maximizing site-lines and pedestrian security. The plantings within the proposed bioplanters are not only aesthetically pleasing but support the functionality of the planters and the green stormwater strategies throughout the project.

DESIGN DEPARTURE: OVERHEAD WEATHER PROTECTION

#1: Overhead weather protection depth (SMC 23.49.018.A)

Development Standard: Continuous overhead weather protection required along entire street frontage...overhead weather protection to be 8-ft min or 2-ft from curb, whichever is less.

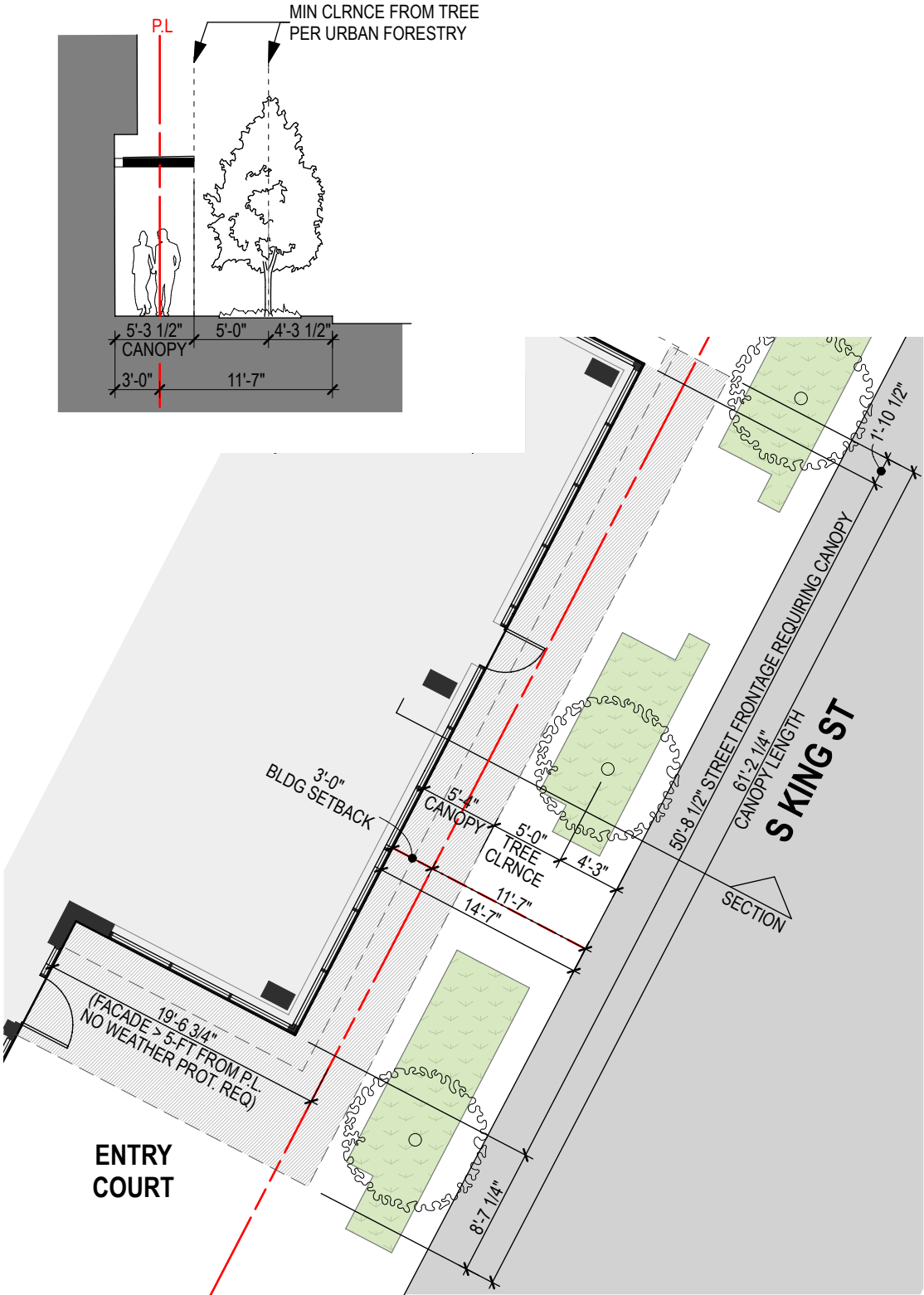
Departure Request: To allow 5'-4" ft deep weather continuous weather protection along S King St to accommodate new street tree locations.

Rationale: The project proposal includes developing S King St as a Green Street to enhance the pedestrian experience and connect the project to the wider Little Saigon Streetscape Concept Plan. This includes the addition of three new street trees in the pedestrian ROW. The sidewalk will be widened by setting the building's first floor back 3-ft from the property line, but even with this setback a canopy depth of 8-ft as required by code would interfere with the viability of these new trees. Urban Forestry recommends 5-ft of clearance from the tree to canopy obstructions.

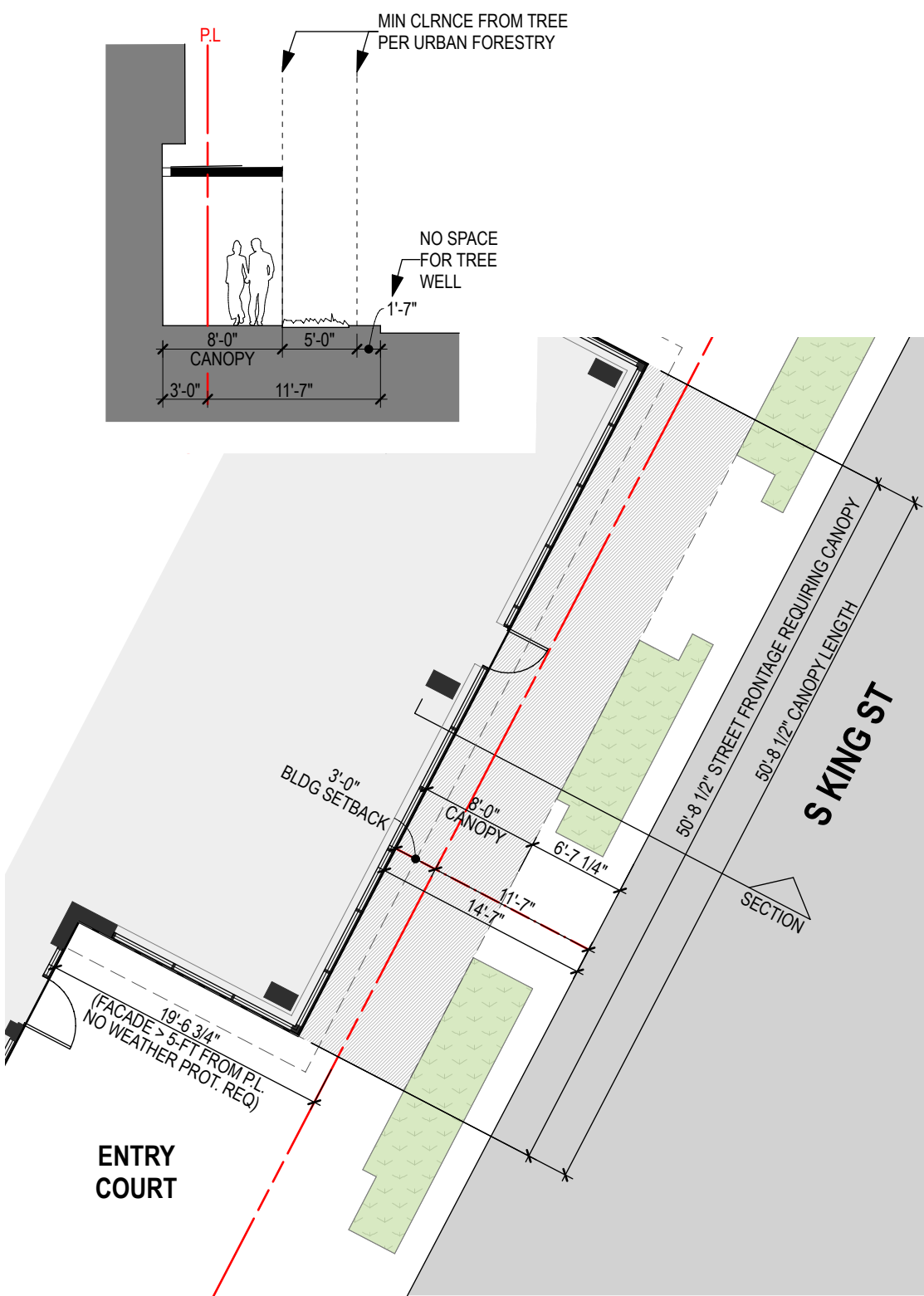
To maintain the 5-ft clearance to provide pedestrians with weather protection and new trees, The project proposes a 5'-4" deep overhang continuous across the storefront frontage, and extending further than required by code. Code requires the canopy across all building faces within 5-ft of the property line. The Entry court is significantly deeper than 5-ft, but the project proposal continues the canopy to fully shield pedestrians entering and exiting the building.

Guidelines:
DC4-D-4 Place Making: Create a landscape design that helps define spaces with significant elements such as trees
The proposed street section allows for three trees along the S King facade, creating a more welcoming streetscape, buffer from traffic noise and establishes the Green Street character.

PL1-B-3 Outdoor Uses and Activities; Pedestrian Amenities
The proposed street section provides more amenities to the pedestrian than the code-compliant option: weather protection and tree buffering from the street, as opposed to just weather protection.



Proposed Street Section



Code Compliant Street Section



Proposed Streetscape View West on S King St

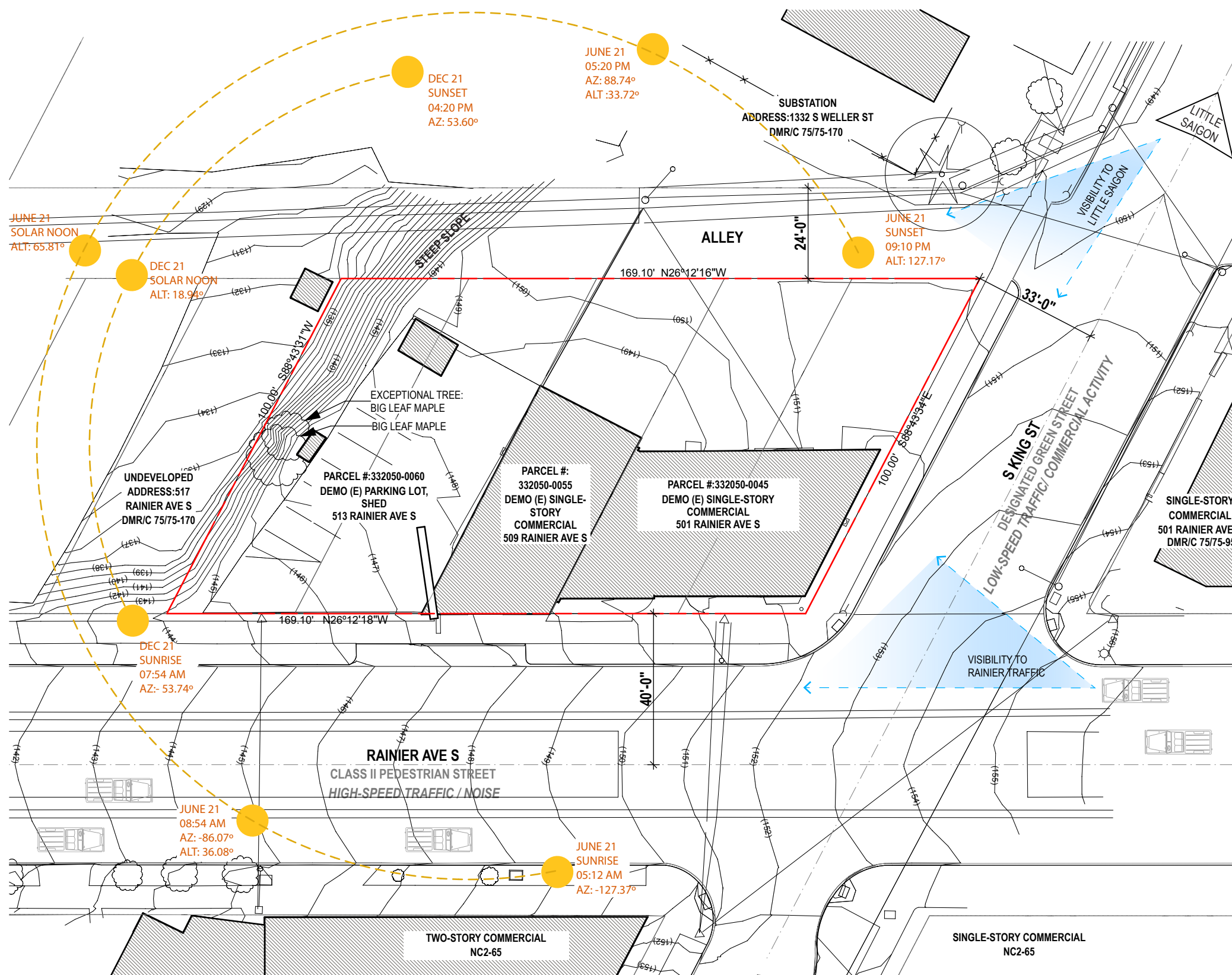


Proposed Streetscape View East on S King St

APPENDIX: EARLY DESIGN GUIDANCE MATERIALS

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SITE ANALYSIS



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

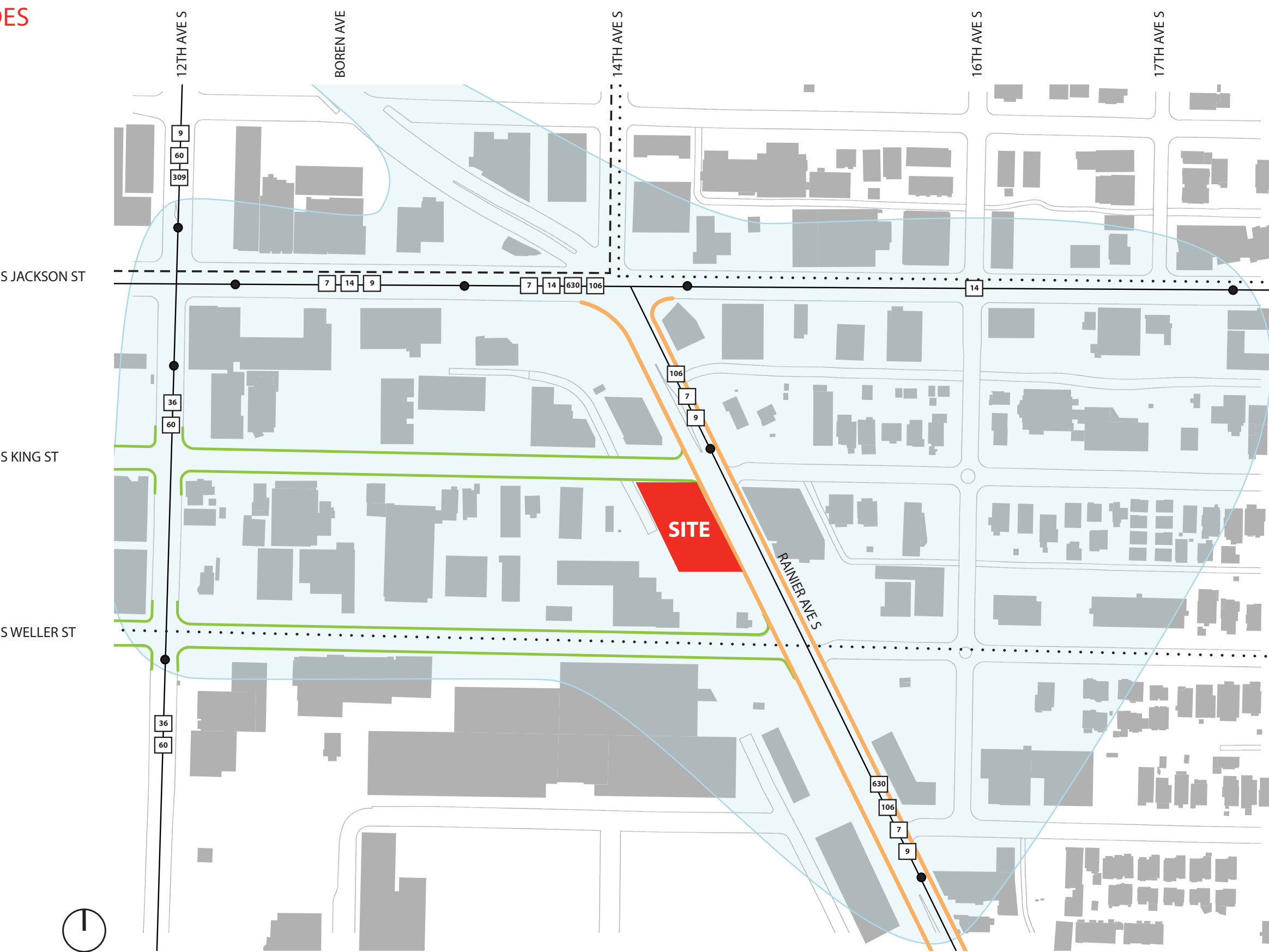
First Hill Streetcar

Current Bicycle Routes

Designated Green Street

Designated Pedestrian Street

2



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 a 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	<div></div>
Single Family Residential	<div></div>
Multi Family Residential	<div></div>
Mixed Use	<div></div>
Retail	<div></div>
Office	<div></div>
School / Institutional	<div></div>
Utility	<div></div>
Parks/Open Space	<div></div>



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

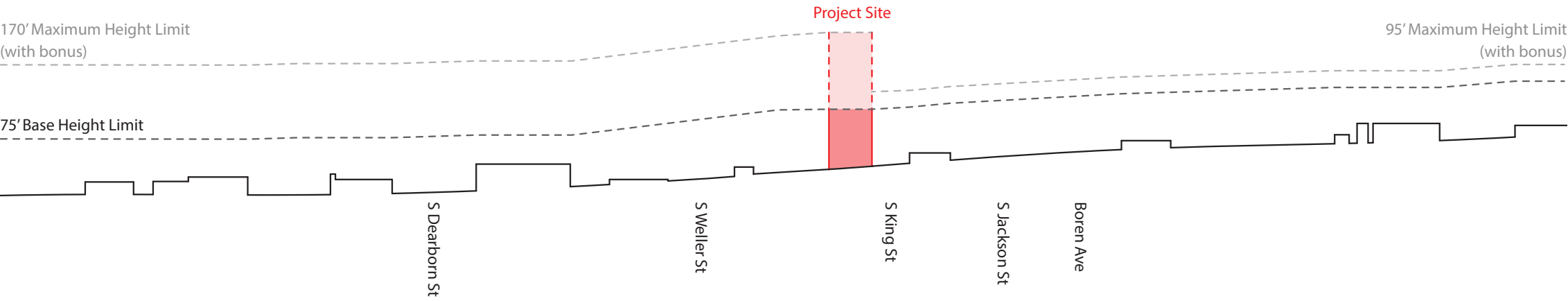
Existing Zoning Legend

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



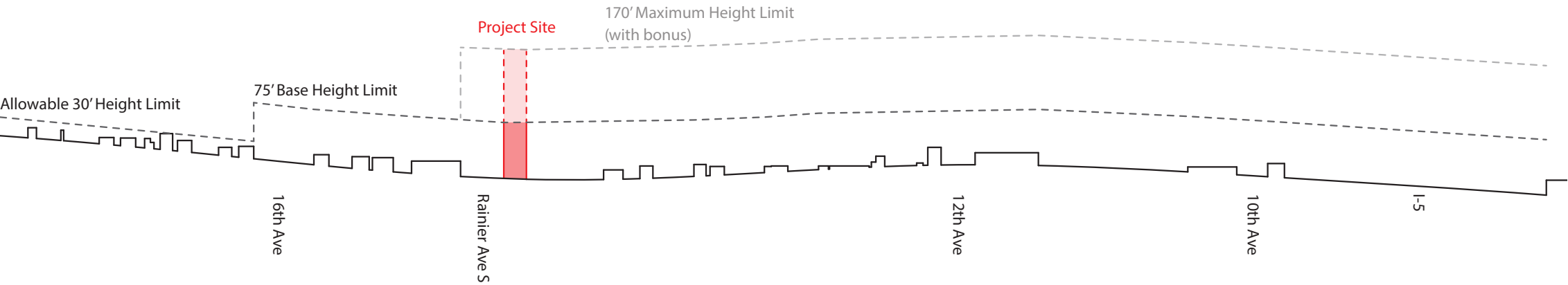
CONTEXT: ZONING ENVELOPE

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 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



5



6



7



8



9



10

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.

- 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 at one time. There is 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.

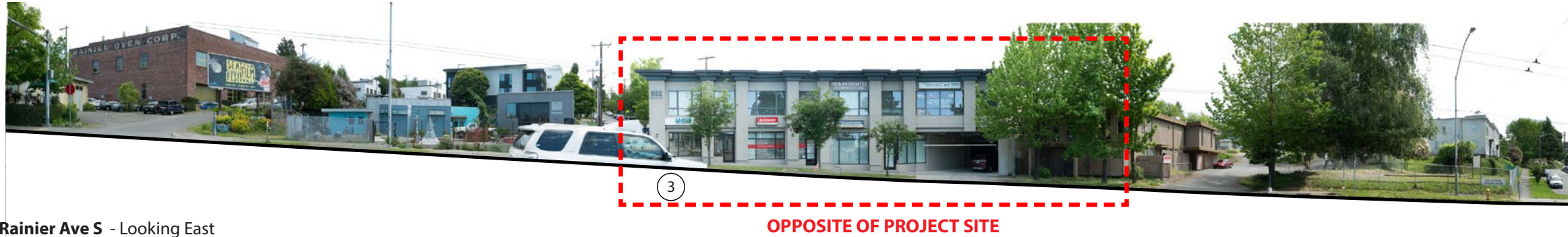
There are few pedestrian crossings on Rainier Ave, with the nearest zebra stripe north on S Jackson St, and south on S Weller St.

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

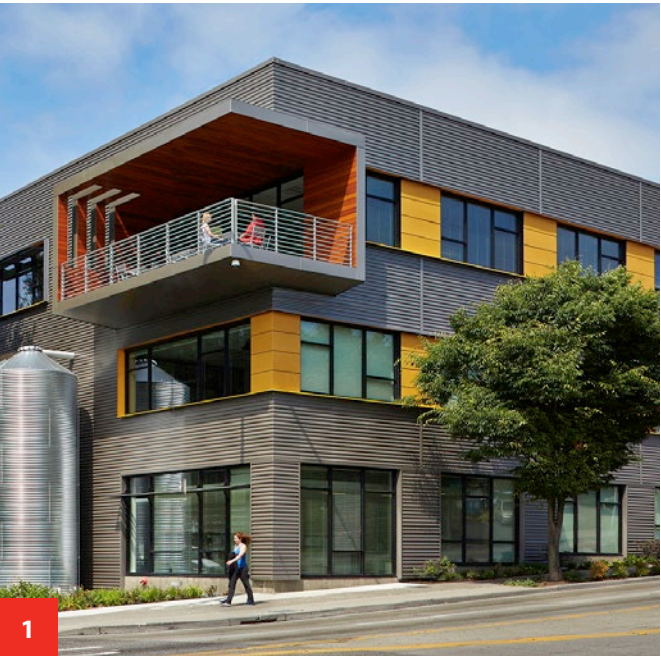
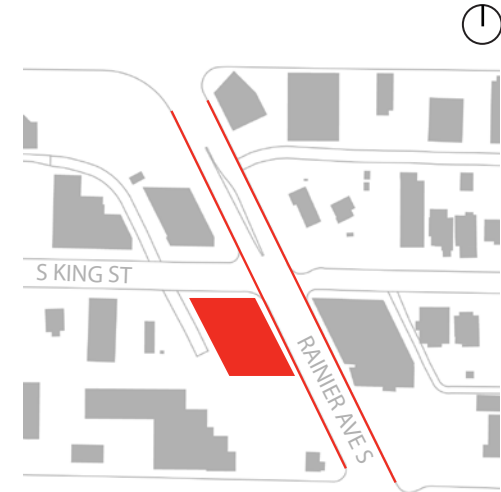
- Design Cues:**
- Consider noise concerns for spaces fronting Rainier Ave S
 - Enhance pedestrian experience along Rainier Ave S



Rainier Ave S - Looking West



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:

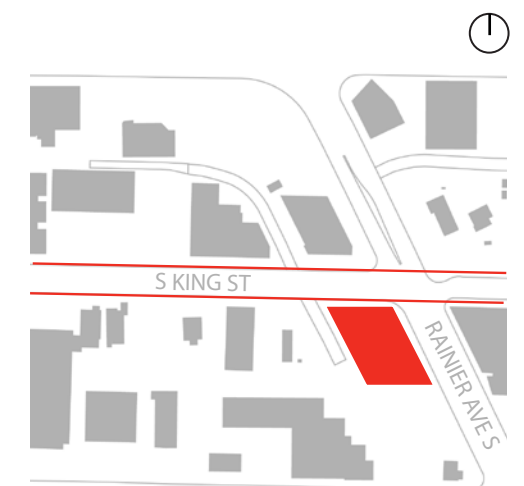
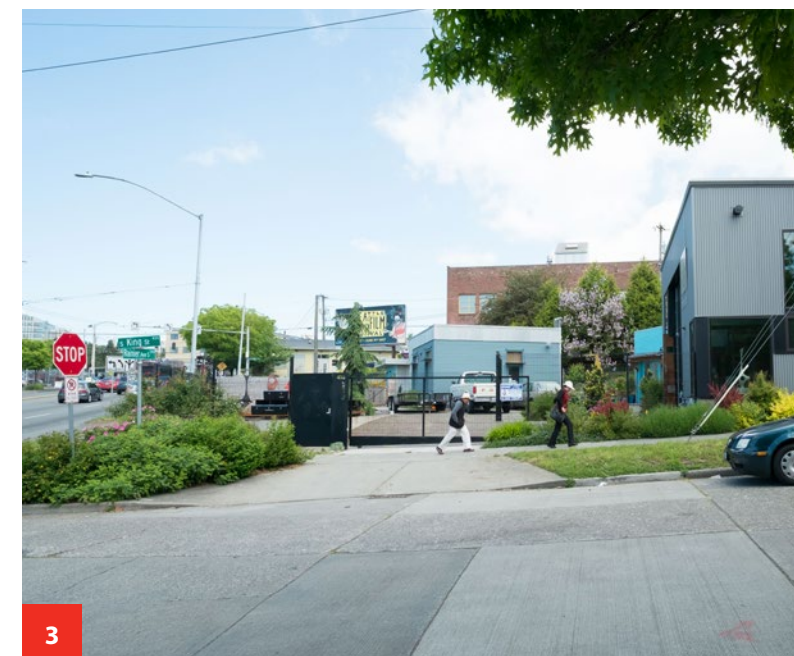
- Enhance S King St as a Green Street
- Create inviting spaces fronting S King St that serve the Little Saigon neighborhood



S King St - Looking North



S King St - Looking South



REPRESENTATIVE PROJECTS

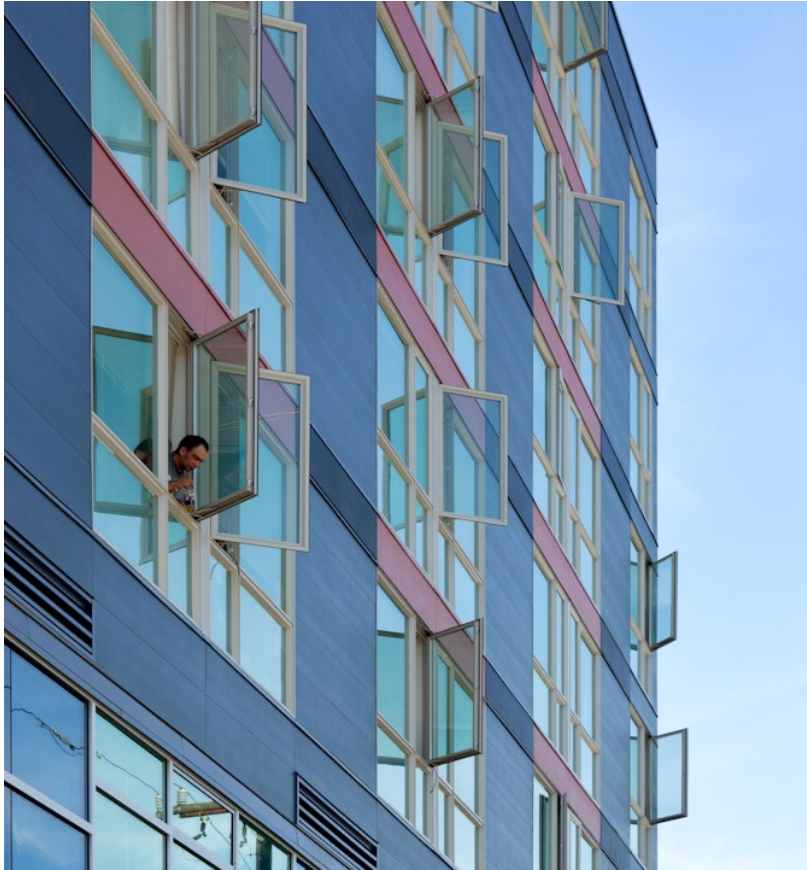
Weinstein A+U is recognized as one of the Northwest’s leading design firms and has continually demonstrated design excellence on a broad array of projects for State, City, Federal, private, and not-for-profit clients. We are passionate about our city and the shaping of its urban neighborhoods through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