



City of Seattle

Department of Planning & Development
D. M. Sugimura, Director



FINAL RECOMMENDATION OF THE SOUTHEAST DESIGN REVIEW BOARD

Project Number: 3012125

Address: 1400 S. Lane St.

Applicant: Mithun Architecture for Seattle Goodwill Industries

Date of Meeting: Tuesday, September 27, 2011

Board Members Present: Bret Conway (Chair)
Tony Chase
Amoreena Miller
Bo Zhang
Stephen Yamada-Miller

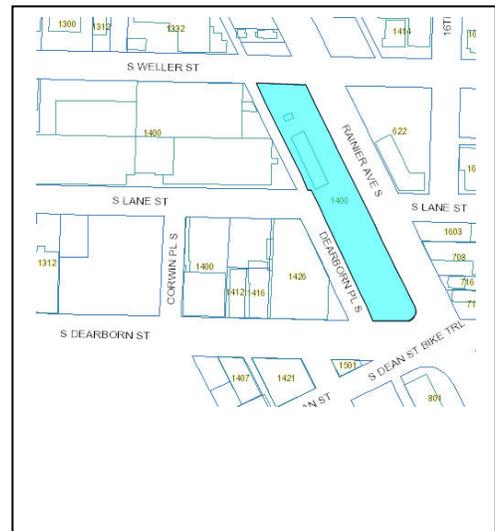
Board Members Absent: Sam Cameron

DPD Staff Present: Scott Kemp

SITE & VICINITY

Site Zone: IC 65

Current Development: Surface Parking



Access: Potential access from three adjacent streets.

Surrounding Development: Goodwill site on two sides. Commercial uses across Rainier Ave S. to east and across S. Dearborn St. to south.

ECAs: ECA Steep Slope area along Rainier Ave. S.

Neighborhood Character: Commercial and industrial.

PROJECT AND VICINITY DESCRIPTION

The proposal site is located on the corner of Rainier Ave. S. and S. Dearborn Street and is further bounded by Dearborn Pl. S. The grade rises approximately 7.5 feet from north to south along Dearborn Pl. S. Grade drops approximately 11 feet from north to south along Rainier Ave. S. Grades within the Goodwill Industries campus were altered during a period of time when a “brick pit” with associated mining of materials occupied the site. The proposal site is 94 feet wide between the two rights of way and it is 339 feet long along Dearborn Pl. S.

A mature Bartram Oak Tree (a mix of red and willow oaks) exists in the sidewalk portion of the S. Dearborn St. right of way, with its canopy extending approximately 20 feet onto the subject site.

The block west of the proposal site is also owned by Goodwill Industries, and has been redeveloped as on-grade vehicle parking for Goodwill semi trucks and private vehicles. At some future date this area might be redeveloped with new buildings. Twice in the past 15 years Master Use Permits have been issued for private development on this site wherein a portion would have been Goodwill Industries facilities.

The program goals for the building include 30,600 sq. ft. of office, 16,000 sq. ft of classrooms and basement parking to meet part of the parking needs of the building with the remainder needs to met elsewhere on the Goodwill Campus.



SEATTLE | PH: 206.435.4200 | FAX: 206.435.4201
 SAN FRANCISCO | 415.774.2200 | FAX: 415.774.2201
 © Mithun, All Rights Reserved | mithun.com

Seattle Goodwill Industries Job Training & Education Center
 MUP Design Review
 September 27, 2011

View from Southwest | Goodwill | MITHUN 25



SEATTLE | PH: 206.435.4200 | FAX: 206.435.4201
 SAN FRANCISCO | 415.774.2200 | FAX: 415.774.2201
 © Mithun, All Rights Reserved | mithun.com

Seattle Goodwill Industries Job Training & Education Center

View from Southeast | Goodwill | MITHUN 26



The proposed design, shown above, responds to some of the industrial character around the proposal site. It is a simple building form with corrugated metal siding as the main exterior material. The building massing is composed of a simple box with three insertions, a Front Porch, Deck and Rainwater cistern, providing highlighting elements. A two-story glass lobby expression forms the entry at the southwest corner connecting to a large at grade deck area under the canopy of the large Bartram Oak being preserved and celebrated in the project proposal. The large, blue cistern stores rainwater to be used for irrigation purposes.

PUBLIC COMMENT

Public comment received at the meeting included:

- Materials should make the portion of the site not being developed more apparent.
- The building should fit into the surrounding context, including the roof top which will be visible from areas to the east.
- Will airborne dirt from I-90 soon make the building look dirty?
- A pedestrian connection from Rainier Ave. S. into the Goodwill site will be an important campus element and the proposed project should not be designed so as to preclude one.
- A second cistern would add enough capacity to hold most of the roof water shed.

BOARD RECOMMENDATIONS

After visiting the site, considering the analysis of the site, context and project designs provided by the proponents, and hearing public comment, the Design Review Board members provided the following recommendations:

The roof of the proposed structure should retain all of the skylights shown at the recommendation meeting and should have a screening wall around all roof top equipment which is made of the same materials and in the same colors as the building itself.

Exterior lighting should be incorporated to insure pedestrian safety around the site, especially along the rain garden sidewalk on the west and in the rear of the building (the north side). The Board understood that lighting also is anticipated to qualify of LEED Dark Sky credit.

The north façade should be designed to include an additional main level window near the west end and it needs to be designed to appear as an attractive building façade, similar in character to the other sides.

In order to provide some momentum for a mid-block entry from Rainier Ave. S. into the Goodwill campus the site plan should contain a label “future mid-block crossing” just north of the loading dock area.

The Board generally complemented the applicants on the quality of the proposed design.

DEVELOPMENT STANDARD DEPARTURES

No development standard departures were requested at the meeting.

BOARD DIRECTION

At the conclusion of the meeting, the Board recommended approval of the proposed design with the conditions mentioned above.