



# ESTELLE SUPPORTIVE HOUSING DESIGN REVIEW

3501 RAINIER AVE SOUTH,  
SEATTLE, WA 98144  
DPD PROJECT # 3020850  
RECOMMENDATION MEETING  
JUNE 14, 2016





# PROJECT TEAM

## SMR ARCHITECTS - APPLICANT

For over three decades, SMR Architects has been crafting inspired structures where people want to live, learn, work and play. With a focus on the people who ultimately use a building, our structures provide a place for life to happen, they interact with and enrich the neighborhoods in which they're a part. Our team's collaborative approach, experience and sustainable philosophy helps us serve both our clients and the community, always putting people first.

## DESC - DEVELOPER

- Civil Engineer** – Coughlin Porter Lundeen
- Structural Engineer** – Coughlin Porter Lundeen
- Landscape Architect** – Fazio Associates
- Surveyor** – Bush, Roed & Hitchings, Inc.
- Geotechnical Engineer** – Geotech Consultants, Inc.

## RELEVANT PROJECTS - DESC



DESC Cottage Grove Apartments



DESC Canaday House



DESC Rainier House

## RELEVANT PROJECTS - SMR ARCHITECTS



DESC Interbay



PHG 7th and Cherry



Artspace Mount Baker Lofts





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PROJECT INFORMATION

91 STUDIO UNITS

TOTAL RESIDENTIAL SQUARE FOOTAGE:

54,183 SF

TOTAL RESIDENTIAL SQUARE FOOTAGE:

44,161 SF

NUMBER OF PARKING STALLS:

4 Stalls in a separate 1-story structure

The structure will consist of 91 affordable studio units between levels 2 and 6 of the proposed structure. Support and program spaces will be located on levels 1 and 2. Exterior residential amenity space will be provided in the form of a ground-level courtyard located at the interior of the site. Central laundry facilities will be provided on each floor. Utilitarian spaces, such as parking, refuse collection, and the Seattle City Light vault will be located off the alley to provide easy access away from the street-facing facades.

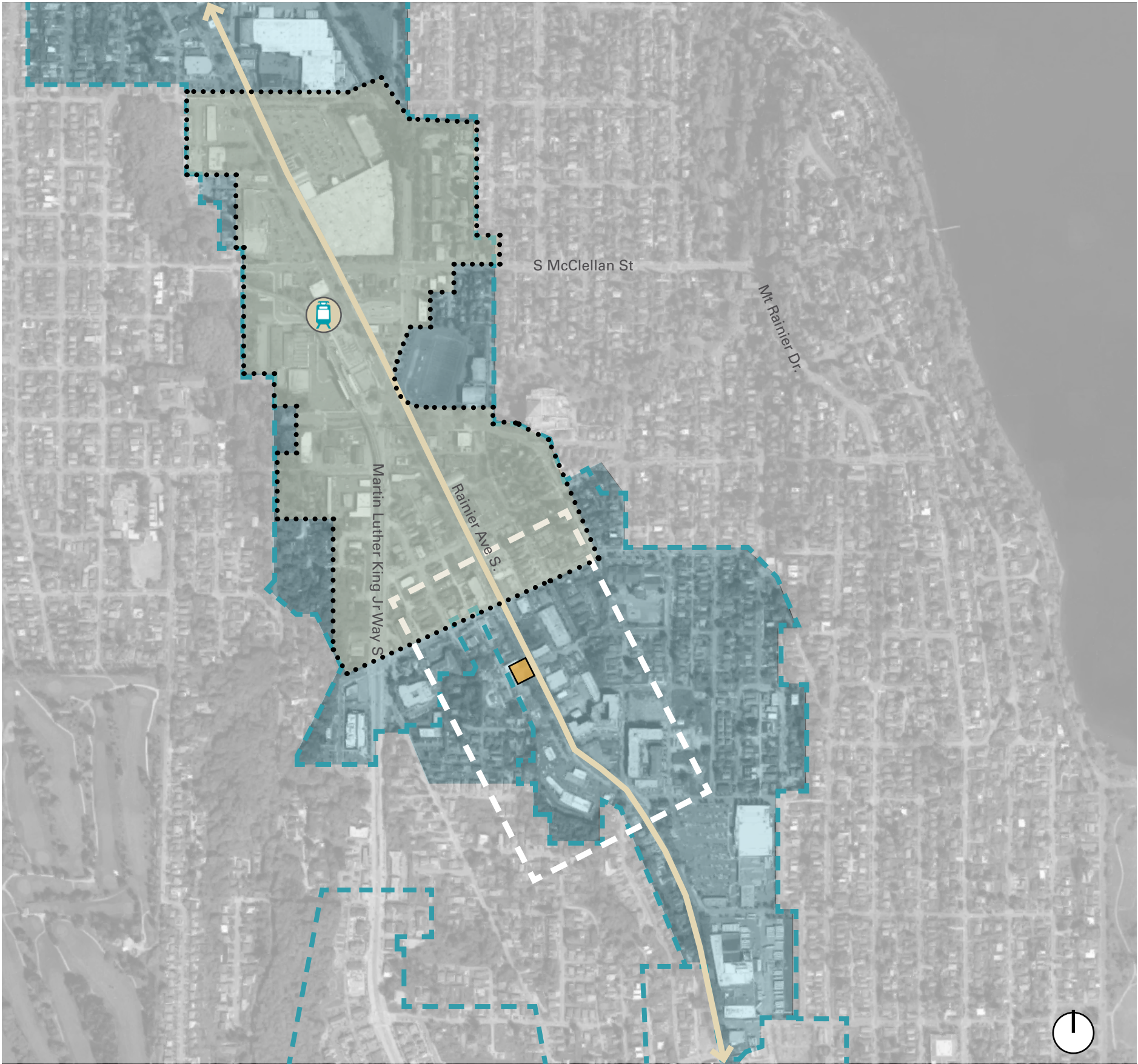
KEY: 9-BLOCK VICINITY MAP

- Site
- Streets
- Rainier Avenue South
- 9 - Block Property Boundary





VICINITY MAP



- KEY: VICINITY MAP**
- Site
  - Rainier Avenue South
  - 9 - Block Boundary
  - Residential Urban Village Boundary
  - North Rainier Urban Village Planning Area
  - Light Rail Station Area Overlay
  - Mount Baker Station

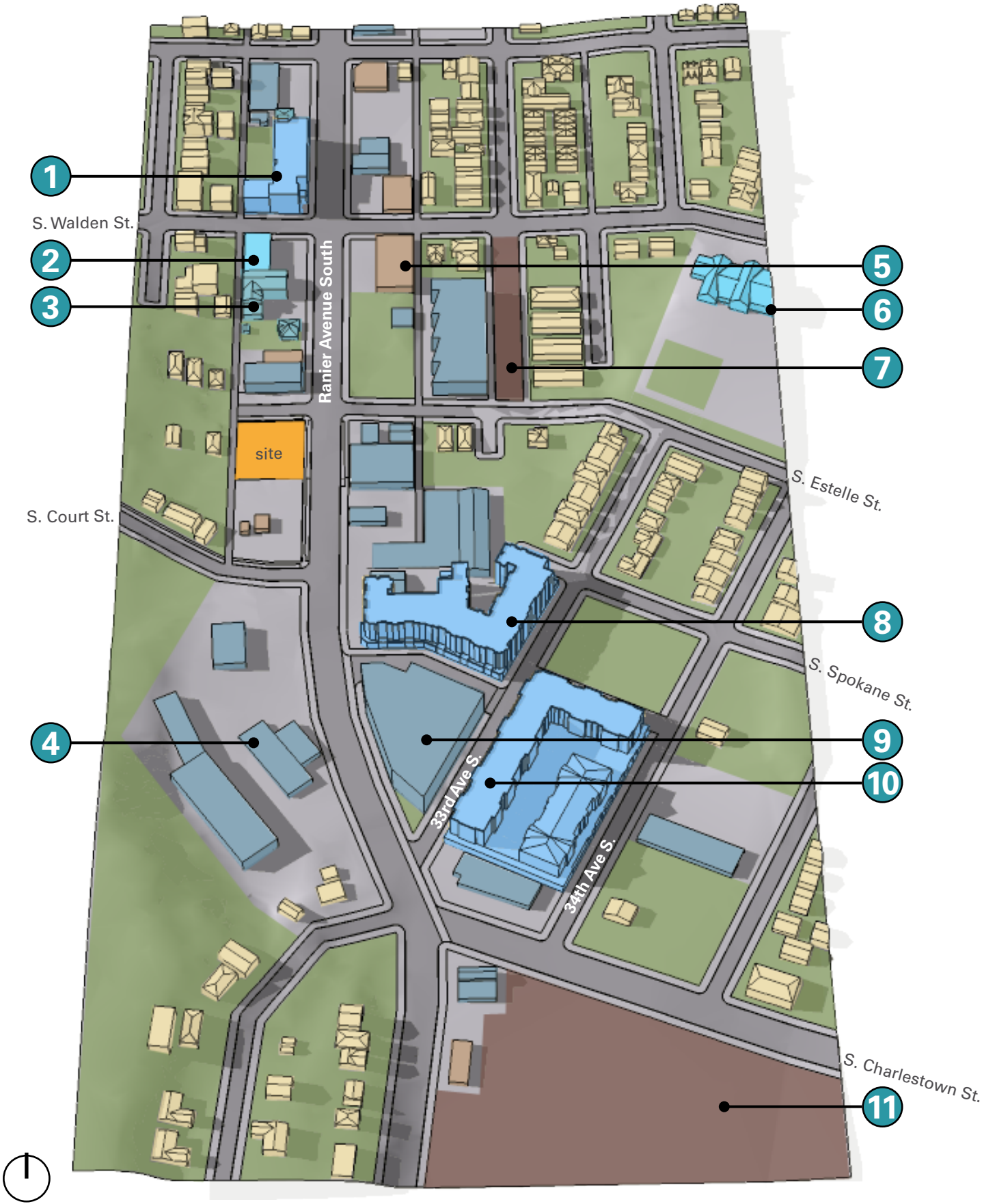


9-BLOCK NEIGHBORHOOD DEVELOPMENT

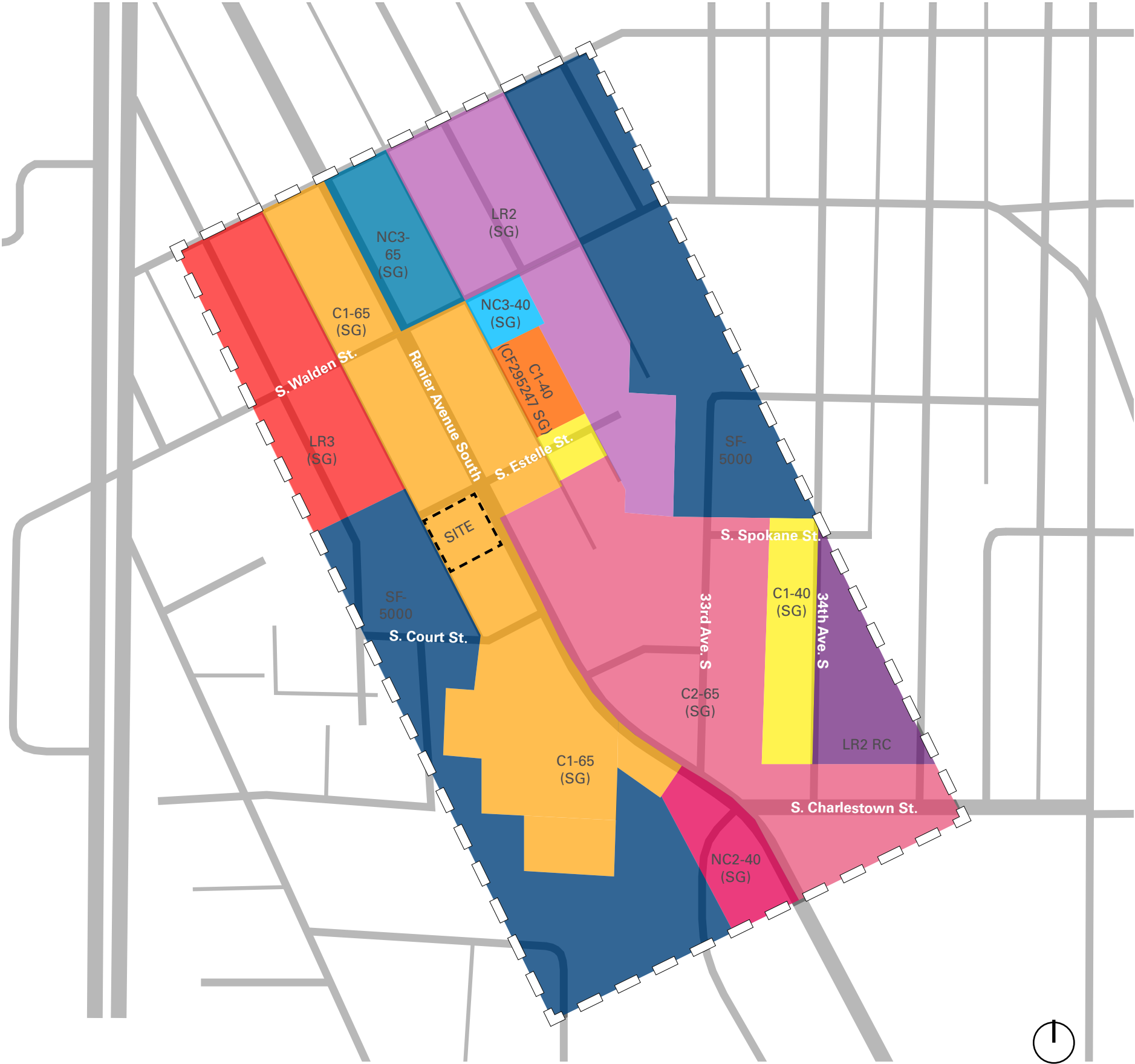
- 1 Claremont Apartments
- 2 YMCA Powerful Schools
- 3 Berean Church of God in Christ
- 4 Hertz Rent a Car
- 5 Mekong Rainier Grocery
- 6 John Muir Elementary School
- 7 Public Surface Parking
- 8 Courtland Place at Rainier Court
- 9 West Coast Self-Storage
- 10 The Dakota at Rainier Court
- 11 Surface Parking for Safeway

KEY: NEIGHBORHOOD BUILDING USES

- Site
- Residential
- Restaurant / Grocery Store
- Parking
- Retail
- Civic / Public Use
- Religious







9-BLOCK ZONING

KEY: ZONING

- C1-40 (SG)
- C1-40 (CF295247 SG)
- C1-65 (SG)
- C2-65 (SG)
- LR2 (SG)
- LR2 RC
- LR3 (SG)
- NC2-40 (SG)
- NC3-40 (SG)
- NC3-65 (SG)
- SF-5000
- 9-Block Boundary



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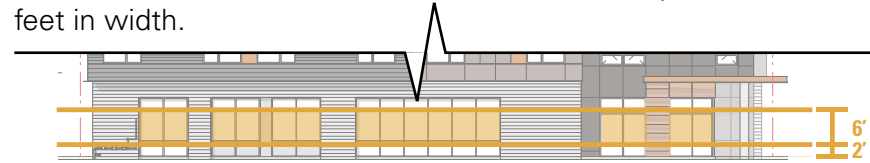
## ZONING DATA

### 23.47A.013 FLOOR AREA RATIO

**Table A 23.47A.013.1** Total FAR permitted on a lot that is solely occupied by residential use at a height limit of 65 feet is 4.25.

### 23.47A.008 STREET-LEVEL DEVELOPMENT STANDARDS

**23.47A.008.A.2.b** Blank segments of street-facing façade between 2 feet and 8 feet above the sidewalk may not exceed 20 feet in width.



**23.47A.008.A.2.c** The total of all blank façade segments may not exceed 40 percent of the width of the façade of the structure along the street.

**23.47A.008.D.1** At least one of the street-level street-facing facades containing a residential use shall have a visually prominent pedestrian entry

### 23.47A.012 STRUCTURE HEIGHT

**23.47A.012.A.C.3.b** In zones 65 feet or more, solar collectors may extend 7 feet above the height limit with unlimited rooftop coverage.

**23.47A.012.A.C.4.a** Solar collectors may extend up to 15 feet above the applicable height limit as long as the combined total coverage of all features gaining additional height listed in this



subsection does not exceed 20 percent of the roof area.

**23.47A.012.A.C.4.a.f** Stair and elevator penthouses may extend above the applicable height limit up to 16 feet.

**23.47A.012.A.C.7** Solar collectors shall be located at least 10

feet from the north edge of the roof unless a shadow diagram is provided that demonstrates that locating such features within 10 feet of the north edge of the roof would not shade property to the north on January 21st at noon more than would a structure built to maximum permitted height and FAR:

### 23.47A.014 SETBACK REQUIREMENTS

**23.47A.014.B.3** For a structure containing a residential use, a setback is required along any side or rear lot line that abuts a lot in a residential zone or that is across an alley from a lot in a residential zone, as follows:

- Fifteen feet for portions of structures above 13 feet in height to a maximum of 40 feet; and
- For each portion of a structure above 40 feet in height, additional setback at the rate of 2 feet of setback for every 10 feet by which the height of such portion exceeds 40 feet.

**23.47A.014.B.4** One-half of the width of an abutting alley may be counted as part of the required setback. The alley width and the location of the rear lot line shall be determined prior to any dedication that may be required for alley improvement purposes.



### 23.47A.016 LANDSCAPING AND SCREENING STANDARDS

**Table D 23.47A.016.I** Parking garage occupying any portion of the street-level street-facing façade between 5 and 8 feet above sidewalk grade, a 5-foot-deep landscaped area along the street lot line; or screening by the exterior wall of the structure; or 6-foot-high screening between the structure and the landscaped area is required.

### 23.47A.022 LIGHT AND GLARE STANDARDS.

**23.47A.022.A** Exterior lighting must be shielded and directed away from adjacent uses.

**23.47A.022.B** Interior lighting in parking garages must be shielded

to minimize nighttime glare affecting nearby uses.

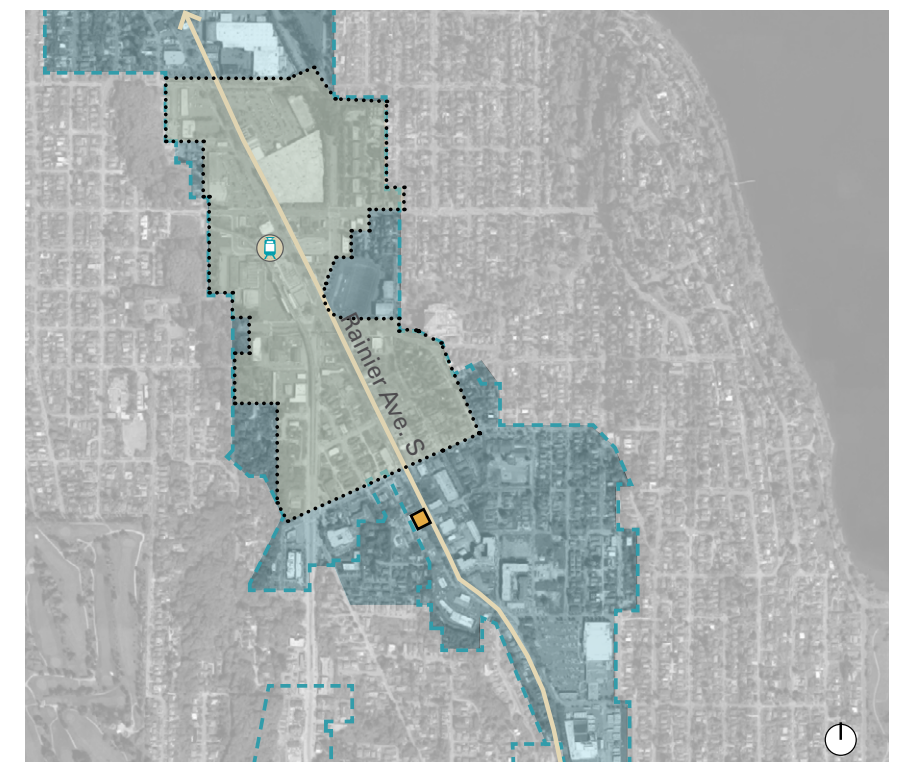
**23.47A.022.C** To prevent vehicle lights from affecting adjacent properties, driveways and parking areas for more than 2 vehicles shall be screened from adjacent properties by a fence or wall between 5 feet and 6 feet in height, or solid evergreen hedge or landscaped berm of at least 5 feet in height.

**23.47A.022.D.1** In zones with a 40 foot or greater height limit, exterior lighting on poles is permitted up to a height of 40 feet from finished grade, provided that the ratio of watts to area is at least 20 percent below the maximum exterior lighting level permitted by the Energy Code.

### 23.54.015 REQUIRED PARKING.

**23.54.015.A** The minimum number of off-street motor vehicle parking spaces required for specific uses is set forth in Table B for residential uses.

**Table B 23.54.015.M** No minimum parking requirement for all residential uses in commercial zones within urban villages that are not within urban center or the Station Area Overlay District, if the residential use is located within 1,320 feet of a street with frequent transit service, measured as the walking distance from the nearest transit stop to the lot line of the lot containing the residential use.



- Site
- North Rainier Urban Village Planning Area
- Light Rail Station Area Overlay
- Mount Baker Station



DESIGN GUIDELINES

CONTEXT AND SITE

CS2-B: ADJACENT SITES, STREETS, AND OPEN SPACES

(2) Connection to the Street

Entry hardscape has been designed to allow for flow from both Estelle and Rainier. Additionally, the hardscape follows the line of the entry canopy creating a cohesive design at the entry.

(3) Character of Open Space

The project will contribute to the character and proportion of surrounding open spaces specifically through the landscape design and the use of native plants throughout the site. The addition of the green roof above the detached garage will also help to soften the transition from the 6-story structure to the residential zone across the alley.

CS2-C: RELATIONSHIP TO THE BLOCK

(1) Corner Sites

The building corner at Rainier Avenue and Estelle has been articulated to highlight the building entry and create definition between the first three floors through changes in plane that emphasize shifts in building program.

CS2-D: HEIGHT, BULK & SCALE

(3) Zone Transitions

In order to better respond to the single-family residential zone to the west across the alley, the building mass conforms to a L-shape to limit development along the west property line. The project meets or exceeds all setback requirements along the alley. Departure presented during EDG is no longer required.

(4) Massing Choices

The L-shaped massing provides a strong building edge along the street frontage while also creating ground floor residential amenity space protected from the busy arterial. Building mass along the alley has been designed to give the impression of residential scaled structures to the extent possible.

(5) Respect for Adjacent Sites

The adjacent site to the south is currently undeveloped. The building massing and orientation has been developed to anticipate future development along the south property line and limit any impacts.



CS2-C: Building Corner Articulation

PUBLIC LIFE

PL3-A: ENTRIES

(1) Design Objectives

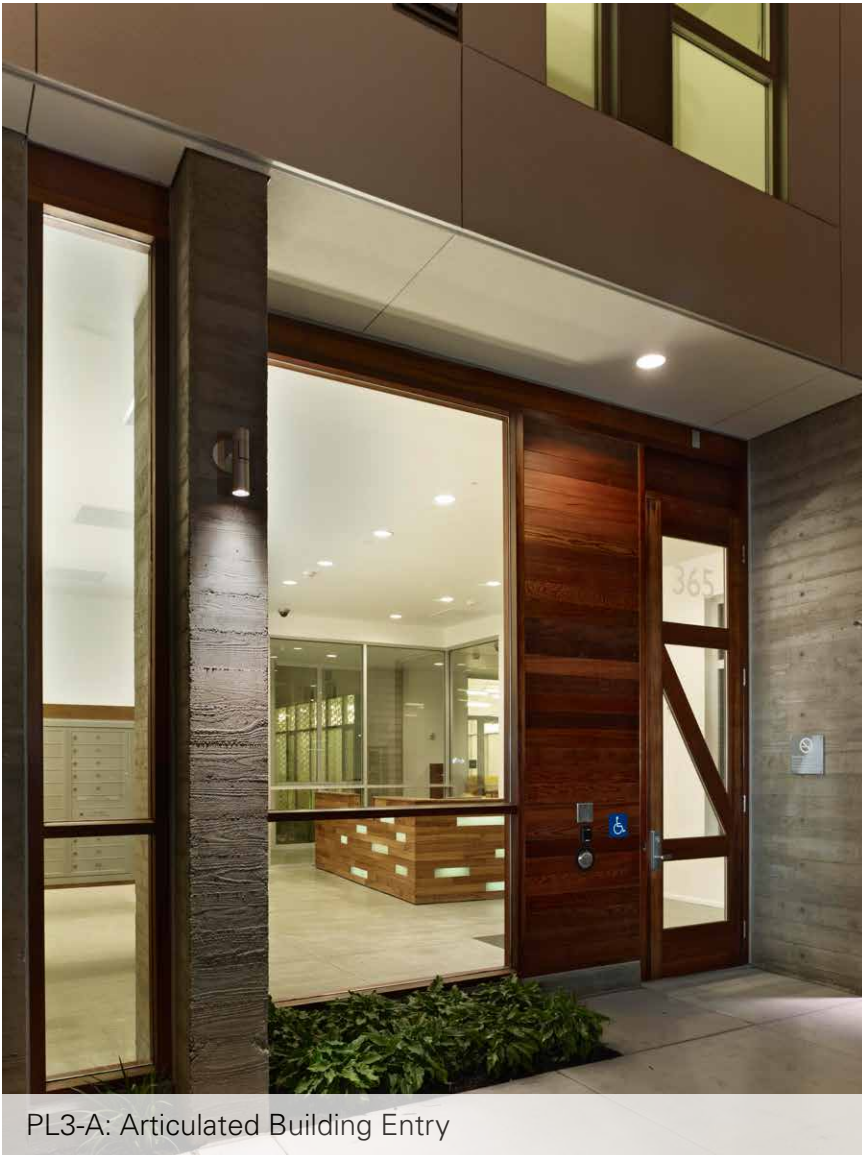
The main building entry is accessible from both Rainier Avenue and Estelle. Transparency has been provided at the building corner to allow for a visual connection to the main street frontage. Storefront articulation differs at the entry from other storefront to further articulate the entry along with the overhead canopy sized to emphasize the building corner.

(2) Common Entries

Materials, colors, and landscaping have been selected to create a clearly defined and identifiable entry that is visible from the street. Reception is located directly across from the entry to provide an added level of security to the space.



PL3-A: Articulated Building Entry



PL3-A: Articulated Building Entry

(4) Ensemble of Elements

Siding material, canopy, door color and surrounding material color have all been chosen to articulate AND highlight the building entry. The landscape design has been utilized to emphasize a connection to the street, and give a sense of place at the entry.

PL3-B: RESIDENTIAL EDGES

(1) Security and Privacy

The entry has been set back from the north property line 10 feet to provide an extended approach to the entry that will act as a buffer between the street and building interior. Additionally, Reception is located directly across from the entry to provide an added level of security to the space.



**(2) Interaction**

The generous building entry will provide opportunities for interaction between tenants and neighbors. The interior, ground level courtyard will provide amenity space for tenants to spend time outside away from the busy arterial. The courtyard will directly connect to interior tenant common spaces on the first floor.

**DESIGN CONCEPT****DC1-C PARKING & SERVICE USES****(1) Below-Grade Parking**

The parking structure has been located along the alley to minimize the impact on the street-level, street-facing facades.

**(2) Visual Impacts**

A detached 1-story structure has been provided to screen the parking spaces from view. The parking structure has been articulated to present a human scale through the use of transparent overhead doors, green roof, and integration of the gated entry with the landscape and parking structure.

**(3) Multiple Uses**

The north bay of the parking structure has been designed with an overhead door on each side to provide the opportunity for flexible space for large gatherings in the courtyard. Additionally, the hardscape detailing from the courtyard will be used in the north bay of the garage to visually connect the two spaces.

**(4) Service Uses**

Services will be accessed from the alley to minimize impacts to street-facing facades and pedestrian traffic. Where necessary, architectural features have been used to integrate these spaces into the façade design.

**DC2-A MASSING****(1) Site Characteristics & Uses**

The street-facing facades and building composition respond to the heavy traffic along Rainier Avenue. The L-shaped massing works to respond to the single-family residences to the west by reducing the mass along the alley. Additionally, the ground level is opened up for an internal courtyard that will receive both southern and western exposure.

**(2) Reducing Perceived Mass.**

Building articulation and materials are used to reduce the perceived mass of the building, specifically along Estelle, to better relate to the adjacent uses.

**DC2-B ARCHITECTURAL & FAÇADE COMPOSITION****(1) Façade Composition**

The building has been designed to be attractive and well proportioned along all facades. The building structure and articulation will be of durable, sturdy materials that project a strong connection to the neighborhood. The upper floors containing the residential units are identified through the use of materials and fenestration that differs from the activities at ground level.

**(2) Blank Walls**

Blank walls will be avoided whenever possible. Where needed for structural or programmatic reasons, the façade treatment has included landscape and architectural elements such as green walls and board-formed concrete to reduce the scale of the blank walls.



DC2-C: Overhead Weather Protection and Wayfinding

**DC2-C SECONDARY ARCHITECTURAL FEATURES****(1) Visual Depth & Interest**

Along the street-facing facades, building bays 12" in depth, coupled with metal fins along the perimeter, add depth to the facades. Recesses and a canopy at the building corner provide additional interest at the street facades. All storefront windows located in concrete are recessed to create and highlighted with an accent color to provide an additional level of interest at the pedestrian level.

Along the courtyard facing facades, material articulation and sunshades have been used to provide a clean, well-detailed façade there also provides visual depth and interest.

**(2) Dual Purpose Elements**

The sun shades provided at the courtyard facing facades provide both depth and interest, in addition to protecting units from the southern and western exposure.

**DC2-D SCALE & TEXTURE****(1) Human Scale**

Materials, architectural features and elements have been used to relate to the human scale, specifically at the ground level, building entry, and detached garage structure. Elements such as board-formed concrete, green walls, highlighting storefront window recesses in an accent color, and material articulation all help to highlight the pedestrian experience.

**(2) Texture**

Material articulation has been used to bring texture to all levels of the building. Variations in lap siding, board-formed concrete, and panel sizing, all work together to give detail and interest to the building façade.



EDG RESPONSE

EARLY DESIGN GUIDANCE OCTOBER 27, 2015

1. MASSING & FAÇADE ARTICULATION:

**A.** The Board expressed general support for the Applicant’s Preferred Option, noting that it provided the greatest amount of light and air to the units and outdoor courtyard and created a successful massing transition to the less intensive zone to the west. The Board noted they would support additional stepping to the west. (CS1.B.2, CS2.D.3&4)

**Response:**

- The north bar of the building, at Levels 2-6, steps back from the alley property line 9 feet, improving air and light penetration to the courtyard area while also decreasing mass of the residential program.
- The building no longer requires a departure to meet Land Use setback requirements along the alley.

**B.** The Board supported the proposed siting and setback along Rainier Ave S, noting that the existing mature street trees were a great asset to the neighborhood. (CS1.D.1, DC3.C.1)

**Response:**

- The setback along Rainier Avenue has decreased and was acknowledged by the City Arborist, Bill Ames, during the SDOT review of the project. The street trees will be pruned and maintained following City requirements.

**C.** The Board supported the larger scaled façade composition and articulation along Rainier Ave S because of the intensity of this frontage, and stated that the S Estelle St façade should be more pedestrian scaled and detailed. (DC2.B.1, DC2.C.1&2, DC2.D.1&2)



**Response:**

- Secondary architectural features and material textures were integrated to bring a human scale, depth, and texture to the façade. Materials and textures are carried throughout the overall design of the building.
- The board-formed concrete texture is integrated along Rainier Avenue and Estelle to bring a human scale to the ground level façade.
- Solar shades at the west and south elevation windows provide shading and depth to these facades.
- A colored metal fin is used at the storefront to add another level of interest at the street and carry through a feature of the residential floors above.

**D.** The Board noted that the precedents shown were successful because the reveals and changes in plane were much deeper and dramatic, as opposed to the relatively minor 12’-24’ changes in plane in the Applicant’s Preferred Option. Deeper recesses and reveals, and more dramatic plane shifts should be included where materials and colors change. (DC2.B.1, DC2.C.1, DC4.A.1)

**Response:**

- Deeper recesses are integrated into the façade along Estelle and carried through to Level 2 at the corner and main building entry.
- Overall building recesses occur at Level 2 and the stair towers, varying between 2 and 3 feet.
- Landscape features and the entry canopy help to create a pedestrian-oriented scale along the Estelle façade.
- Details emphasize bay projections. The metal fin that frames each bay will add approximately 6 inches of depth, creating a strong visual presence and articulation.

**E.** The street-level fenestration should be designed to maintain transparency and a strong visual connection. The Board encouraged integrated window treatments to maintain a sense of transparency while providing some privacy to the street-level offices. (DC2.B.1, PL2.B.3)

**Response:**

- Window treatments that operate from the bottom of the window are proposed for office spaces located at Levels 1 and 2 to maintain transparency at the top of the window while still providing privacy for users.

2. CORNER, ENTRY, & ARRANGEMENT OF USES:

**A.** The Board supported the entry location on Estelle and noted that the corner massing and secondary architectural elements

should be incorporated to further emphasize the entry and pedestrian arrival experience. (PL3.A.1&2)

**Response:**

- The main building entry was recessed 10 feet to create a more generous approach and highlight the building corner with a prominent recess and entry canopy.
- Phenolic panel siding in a wood tone (see Material Board on page 27 ) has been added to further highlight the entry. This material is repeated at the ground floor at the courtyard to bring warmth, depth, and material integration to the ground level program and entry points.
- Material changes, landscape features and detailing further enhance the pedestrian experience. The landscape design allows for a connection to the main entry from both Rainier



and Estelle.

**B.** The Board stated that the corner was not strong enough in the Applicant’s Preferred Option and directed the Applicant to further develop the corner to have a more prominent massing and identity. Deeper recesses and reveals, and/or greater modulation should be included to emphasize and celebrate the corner. (DC2.A.1, CS2.C.1)

**Response:**

- In response to the Board’s comments, both a bay and recess have been used to articulate the corner, giving prominence to the main building entry. The accent siding further serves to emphasize the recess and highlight the canopy.



**C.** The Board stated that the proposed double height corner lounge should be expressed on the façade. (DC2.A.1, CS2.C.1)

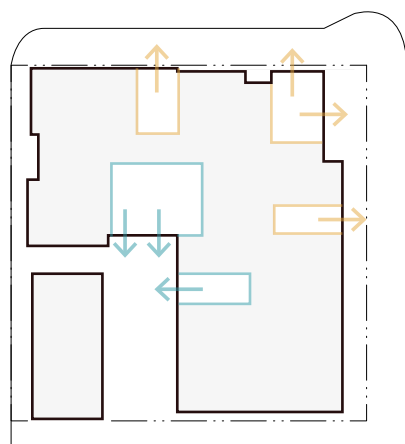
**Response:**

- A double-height ground level space is no longer a part of the building program. Instead, offices for residential staff occur at Level 2 where a prominent recess frames the main entry and carries vertically at the stair tower. The recess, material, and color change is repeated along the rear yard west façade to break up the building massing.

**D.** The Board noted that circulation made up a large percentage of the ground floor and stated a preference for uses to be arranged in a way that would have a more active presence on the street. The programming should be further developed to place more active uses adjacent to the street and minimize street frontage for less active uses, such as circulation spaces and the staff lounge. (PL3.C.1&2)

**Response:**

- Interior tenant amenity lounge areas connect to both Rainier Avenue and Estelle by integrating a large set of storefront windows.
- The entry lounge was enlarged to allow for individuals and small groups to congregate and feel a part of the activity happening around the entry and reception areas. Priority was given to locating common spaces along the courtyard.



COMMON SPACES - EDG

### 3. PARKING & AMENITY SPACE:

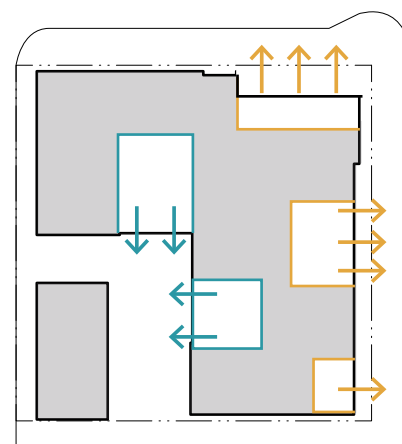
The Board discussed the parking structure at length and noted that while it helped to mitigate the privacy and noise impacts from the outdoor amenity space and provided a scale transition to the adjacent single family zone, it should be better integrated into the building and site design.

**A.** The Board directed the applicant to explore alternative configurations for the parking including physically attaching it via breezeway or shifting it towards the north to attach to the building, integrating it into the ground floor of the building, or rotating it to create more of a courtyard. For the next meeting, the Applicant should provide additional study on the possible parking configurations. (DC1.B.1, DC1.C.2&3)

**Response:**

- Per the direction from the Board, alternative configurations of the garage were explored (see page 14 and 15 for further explanation). The configuration as shown best meets the needs of the client by providing the required security for the site, keeping hidden spaces to a minimum, maximizing usable courtyard area, and giving a strong residential presence along the alley.

**B.** If the garage stays as a detached structure, it should maintain the quality detail, human scale, and transparency of what was presented at EDG. (DC4.A.1, DC2.D.1&2)



COMMON SPACES - DR



Courtyard and Green Roof

**Response:**

- Design and detailing of the detached garage connect it to the courtyard and present a more residential face to the alley. Transparency of the overhead doors and an additional door at the courtyard side will encourage alternative uses of the structure. The breezeway was enlarged to provide space for covered bicycle parking and additional flexible program.

**C.** The parking structure should be further developed and integrated into the amenity space. The roof should be treated as a fifth façade and the structure should be fully integrated into the amenity space. (DC1.B.1, DC1.C.2&3)

**Response:**

- The roof of the parking garage has been developed into a green roof that highlights the residential feel of the alley, increases the green area of the site and provides a pleasant view for residents in the upper floors.
- The courtyard side of the garage structure will be fully integrated with the landscape with paving that extends into the north garage bay.

**D.** The Board directed the applicant to explore the possibility of amenity space on the roof of the garage. (DC1.B.1, DC1.C.2&3)

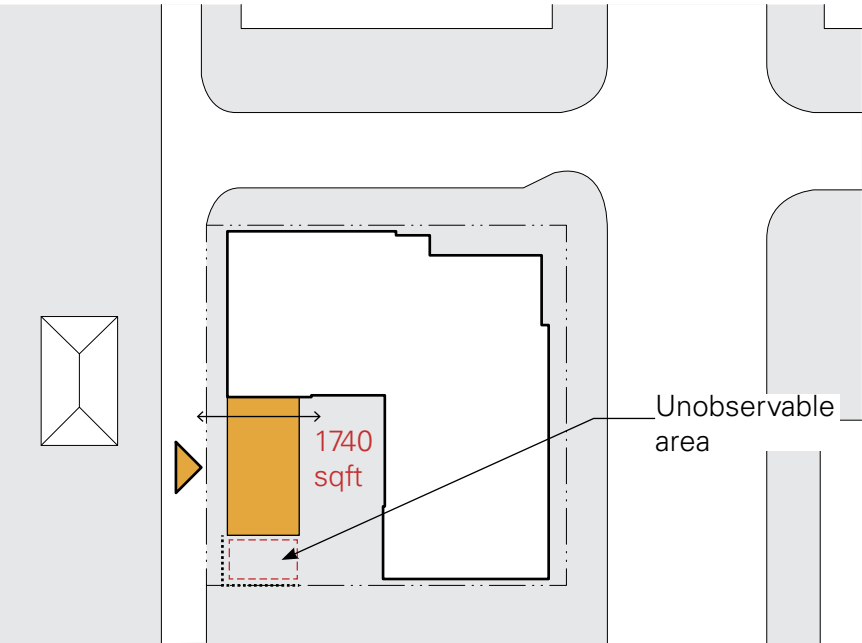
**Response:**

- An amenity space above the garage was not provided due to Owner concerns regarding tenant safety. The green roof, however, provides a visually pleasing view for tenants and helps create a residential presence on the alley.

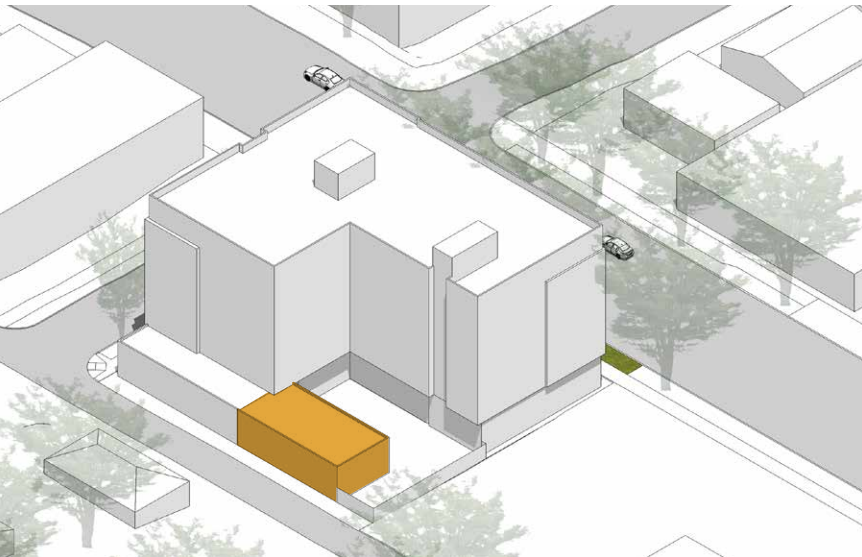


GARAGE STUDIES

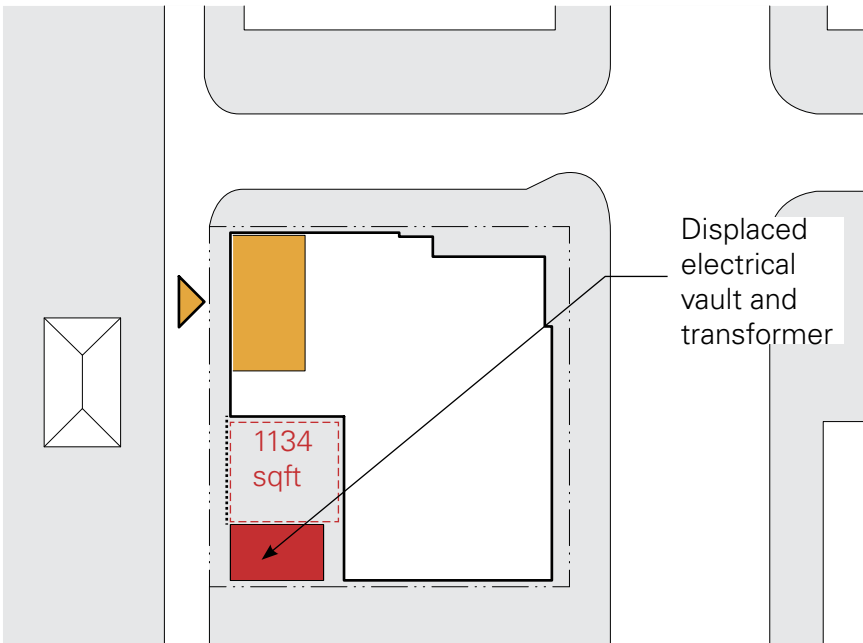
ATTACHED TO MAIN BUILDING



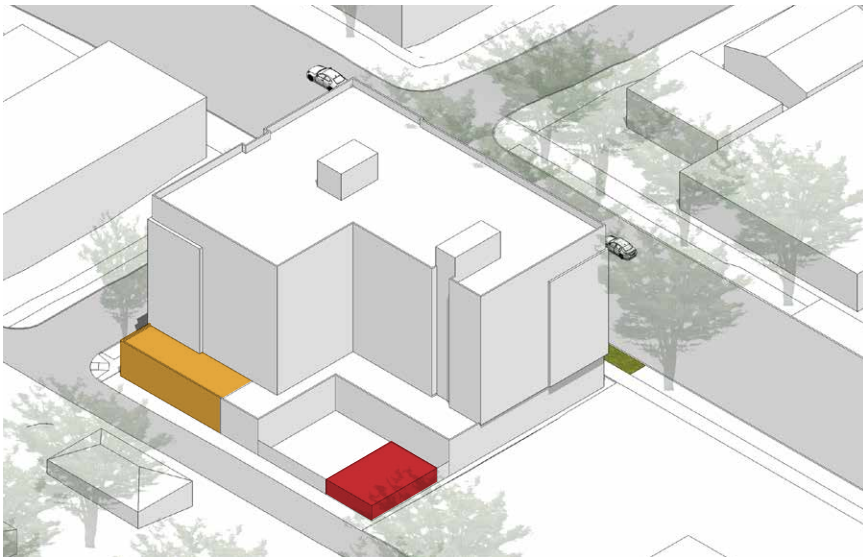
- Unobservable area south of garage leads to reduced security for tenants and staff.
- Southwest corner would need to be fenced to maintain the site security.
- Pedestrian access from the alley would have to occur through the garage.
- Residential scale minimized due to connection to the main building.



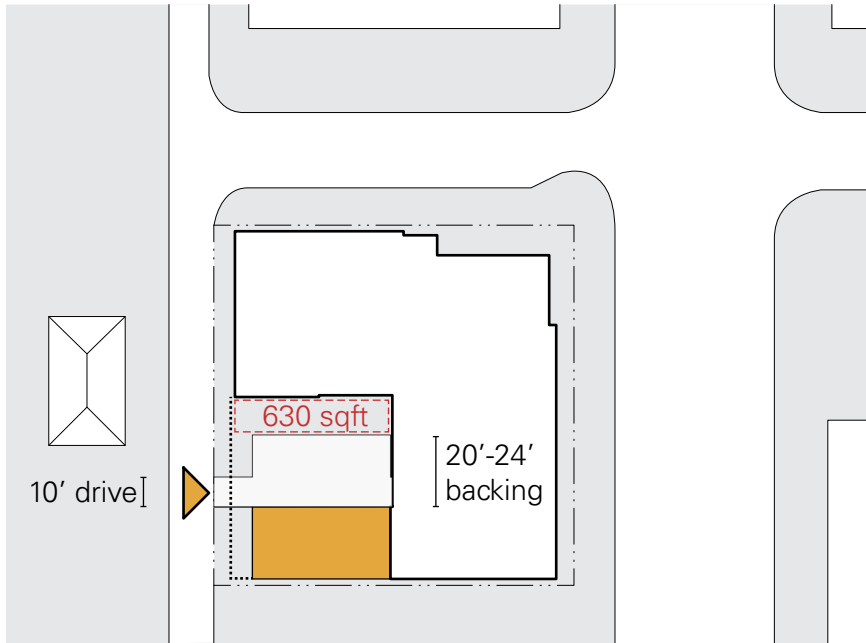
IN MAIN BUILDING



- Outdoor space at ground level reduced to maintain program. (Note: Owner experience has been that locating the courtyard at level 2 (or above garage in alternative schemes) generates less use by tenants due to distance from internal activity spaces.)
- Southwest corner needs to be fenced
- Electrical vault and transformer need to be located at southwest corner; adjacent to power pole.
- No element helps to bring a residential scale to the alley elevation.



ALONG SOUTH PROPERTY



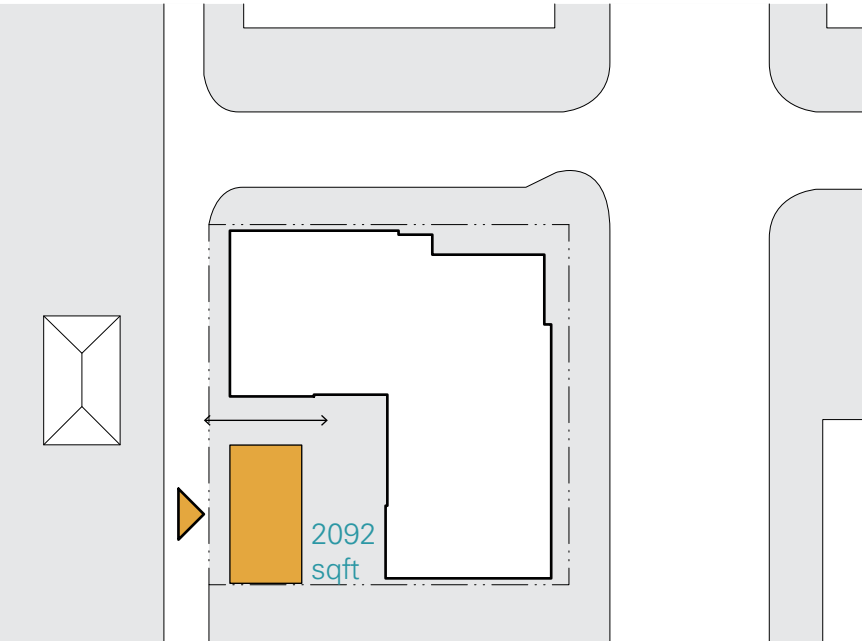
- Ground level courtyard significantly reduced due to required backing distance and driveway.
- Courtyard separated from garage by drive, limiting flexibility for using the garage as an activity space.
- Courtyard needs to be secured by long fence.
- Garage location reduces southern exposure.







PREFERRED OPTION



- Courtyard orientation creates better indoor-outdoor common space relationships.
- Ground-level location provides a safe, observable exterior space.
- Detachment from main building allows for residential-scaled structure and creates an area for bike parking.
- A clear, secure pedestrian entry located between detached structure and main building expands the main courtyard space
- The green roof above the garage creates an interesting view for the units above and softens the transition to the residential zone





COMPOSITE SITE PLAN

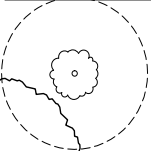
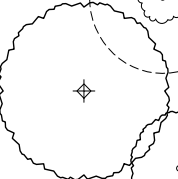



















- KEY
- Main Entry
  - Vehicular Access





## COMPOSITE LANDSCAPE + HARDSCAPE PLAN

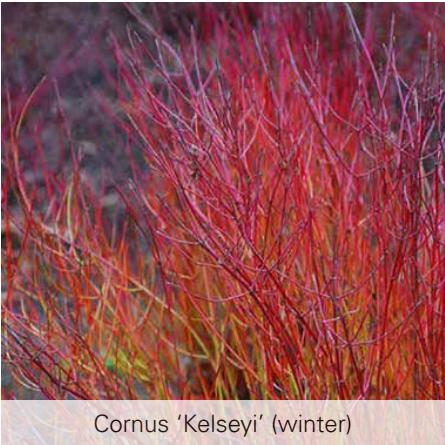
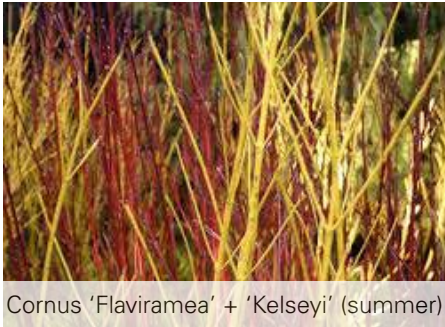
## PLANTING SCHEDULE

Planting Schedule			
Symbol	Qty	Type	Size/Comments
		Existing street trees to remain: (3) Quercus phellos / Willow Oak	
<b><u>STREET TREES</u></b>			
		Acer griseum / Paperbark Maple	2 1/2" cal., B&B
<b><u>DECIDUOUS TREES</u></b>			
		Acer circinatum / Vine Maple	1" cal., B&B
		Cornus kousa x nuttallii 'Starlight' / Starlight Dogwood	1" cal., B&B
		Magnolia 'Galaxy' / Galaxy Magnolia	1" cal., B&B
<b><u>LARGE/MEDIUM/SMALL SHRUBS</u></b>			
		Blechnum spicant / Deer Fern	18" min. ht., see plans
		Cornus sericea 'Flaviramea' / Yellowtwig Dogwood	18" min. ht., see plans
		Cornus sericea 'Kelsey' / Kelsey Dogwood	18" min. ht., see plans
		Daphne odora / Fragrant Daphne	24" min. ht., see plans
		Ilex crenata 'Sky Pencil' / Japanese Holly	4" min. ht., see plans
		Nandina domestica / Heavenly Bamboo	24" min. ht., see plans
		Spiraea japonica 'Goldflame' / Goldflame Spiraea	18" min. ht., see plans
		Syringa vulgaris / Common Lilac	42" min. ht., see plans
<b><u>GROUNDCOVERS, VINES &amp; GREENROOF</u></b>			
		Arctostaphylos uva-ursi / Kinnickinnick	4" pot, 12" O.C.
		Carex obnupta / Slough sedge	4" pot, 12" O.C.
		Vinca minor / Dwarf periwinkle	4" pot, 12" O.C.
		Lawn	
		Clematis armandii / Evergreen Clematis	4" pot, see plans
		6" GreenRoof tray system; Calamagrostis arundinacea brachytricha / Korean Feather Reed Grass	
		4 1/2" GreenRoof tray system; Carex testacea / Copper Hair Sedge	
		4 1/2" GreenRoof tray system; Festuca glauca 'Elijah Blue' / Blue Fescue	



PLANT PALETTE

OVERALL SITE VEGETATION





## GREEN ROOF PLANTS



## STREETSCAPE

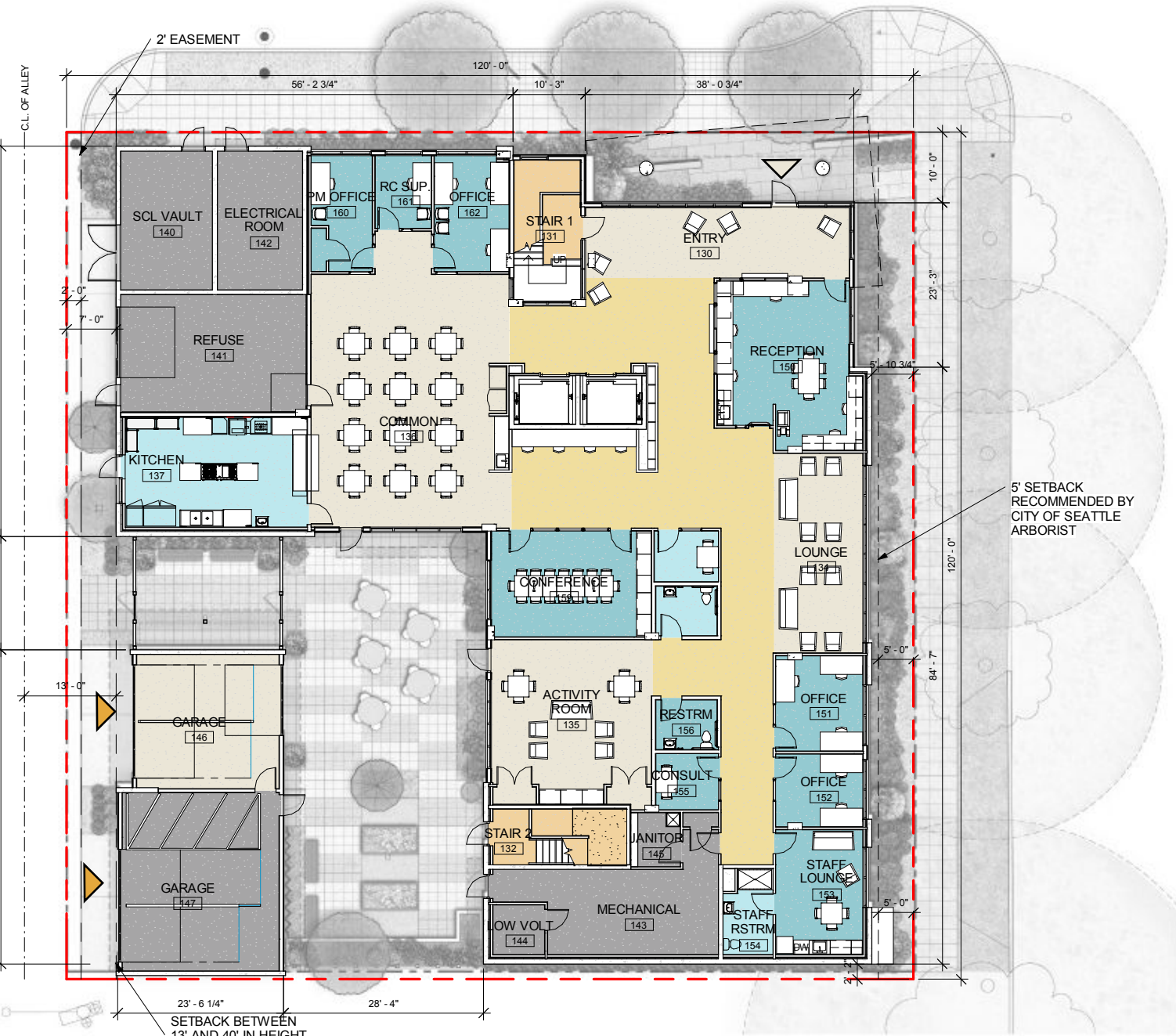


## COURTYARD MATERIALS AND FURNISHING

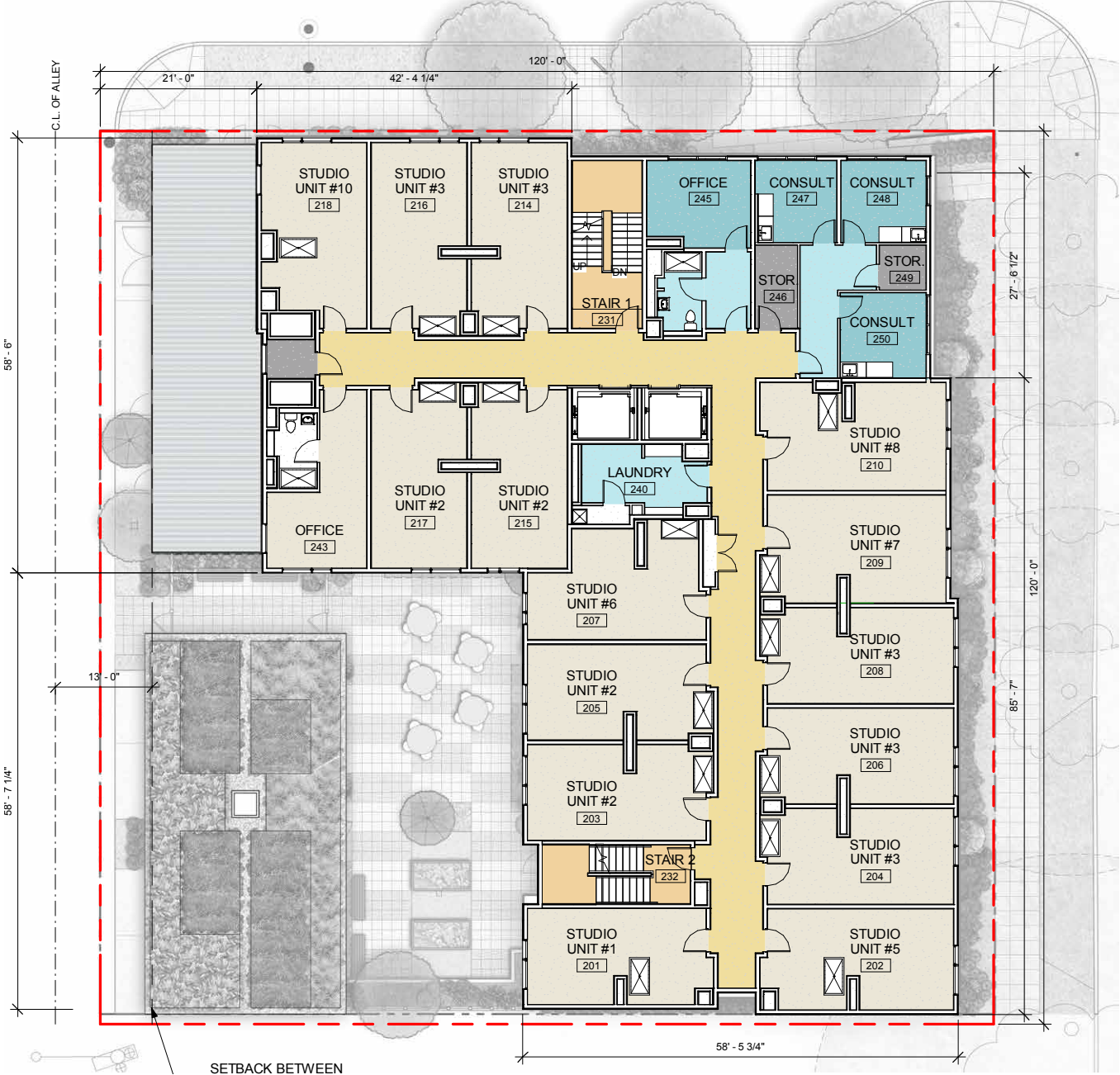




FLOOR PLANS



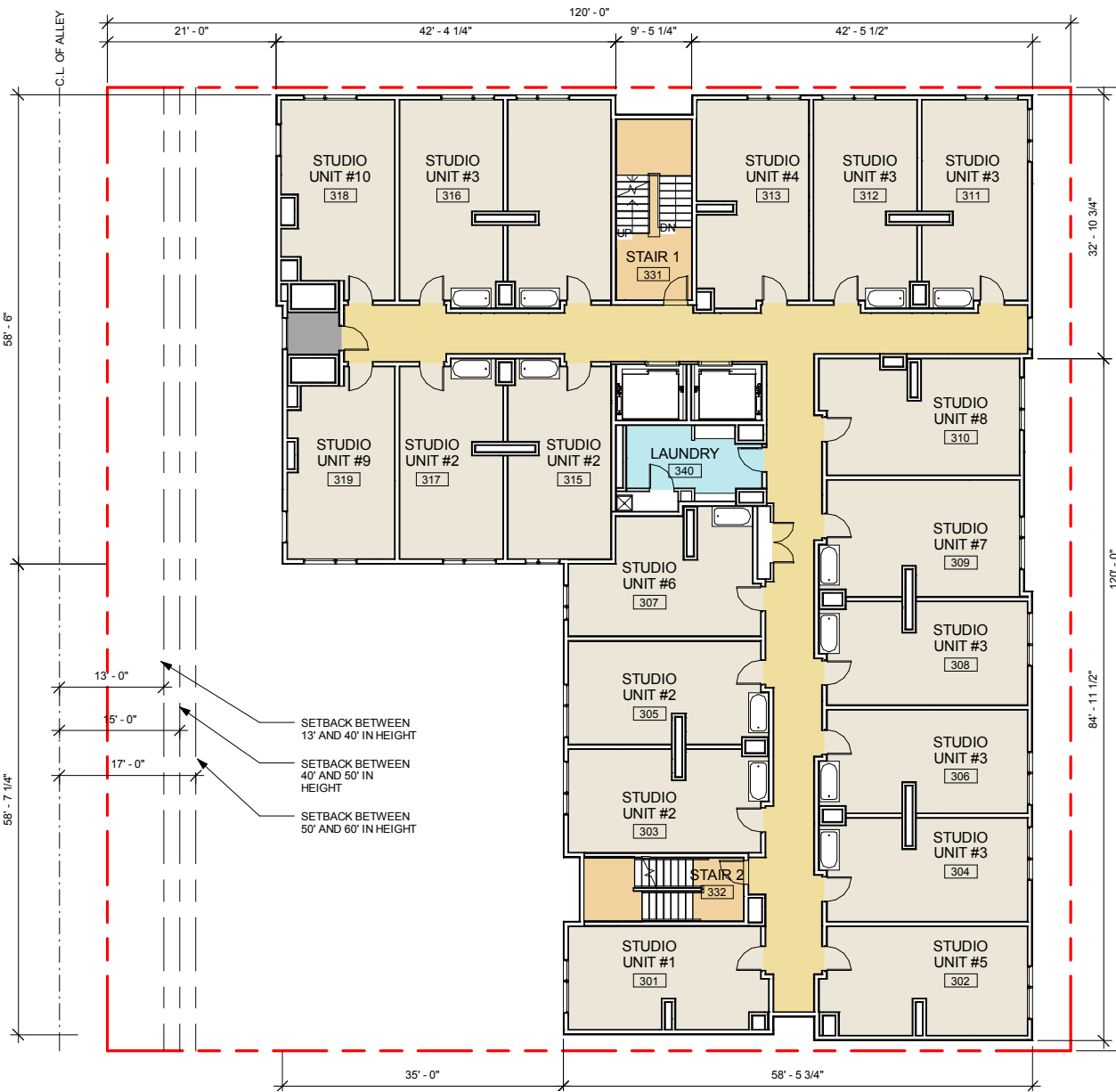
⌚ GROUND FLOOR PLAN



⌚ LEVEL 2 FLOOR PLAN



FLOOR PLANS



LEVELS 3-5



LEVEL 6 FLOOR PLAN



LIGHTING PLAN



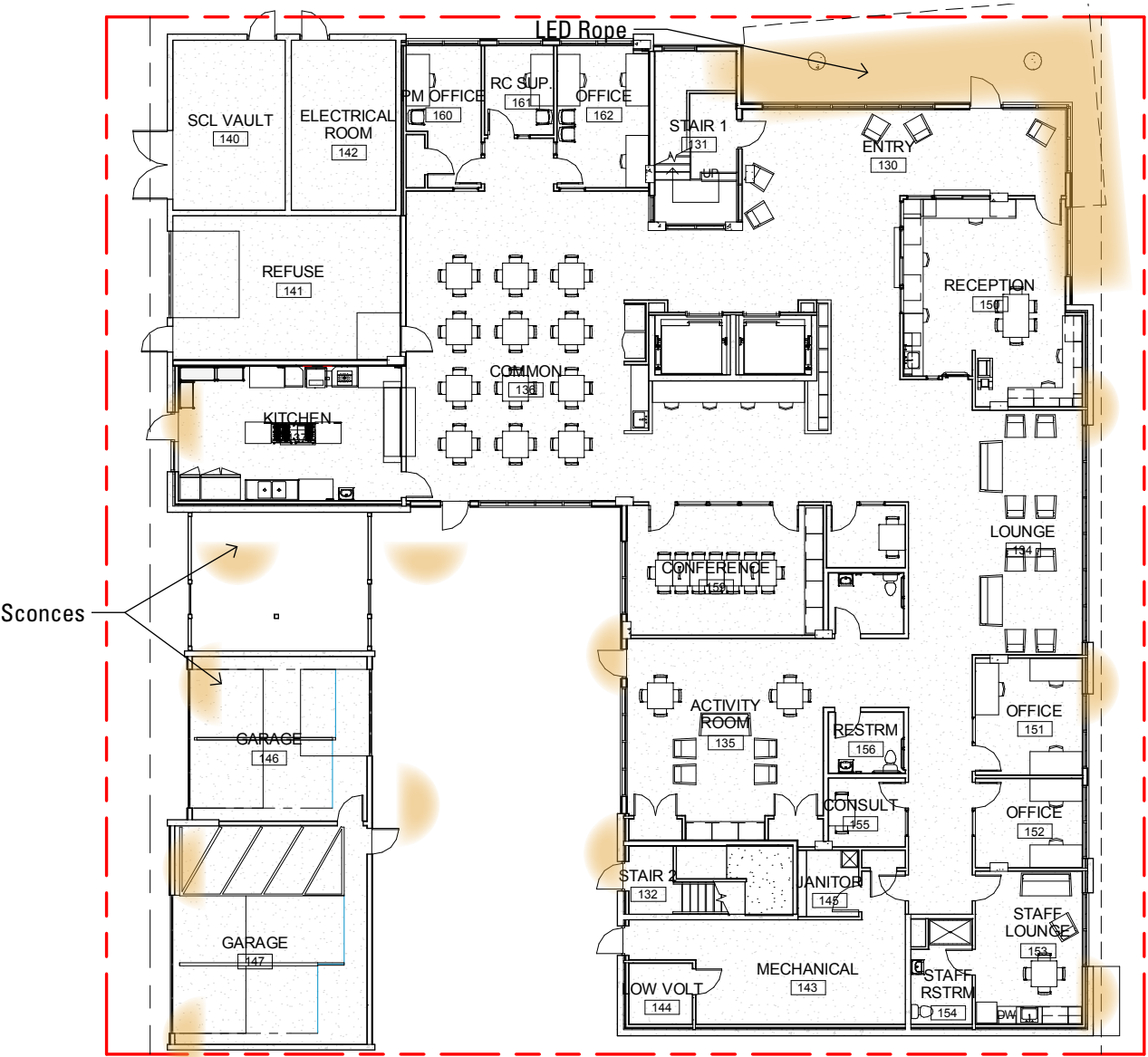
LED Rope at Canopy



Back lit Signage Letters



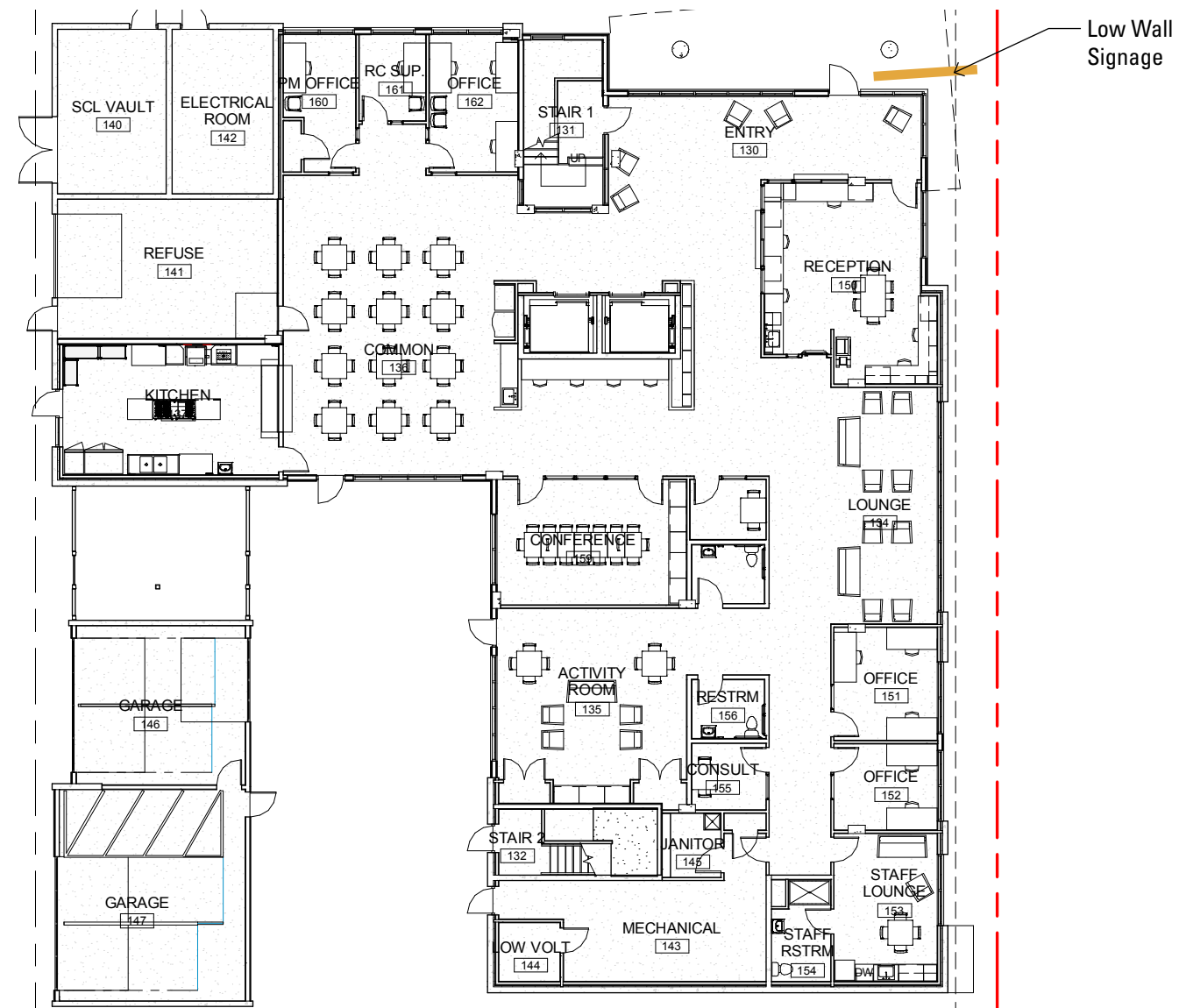
Wall Sconce



⌚ LIGHTING PLAN



# SIGNAGE PLAN



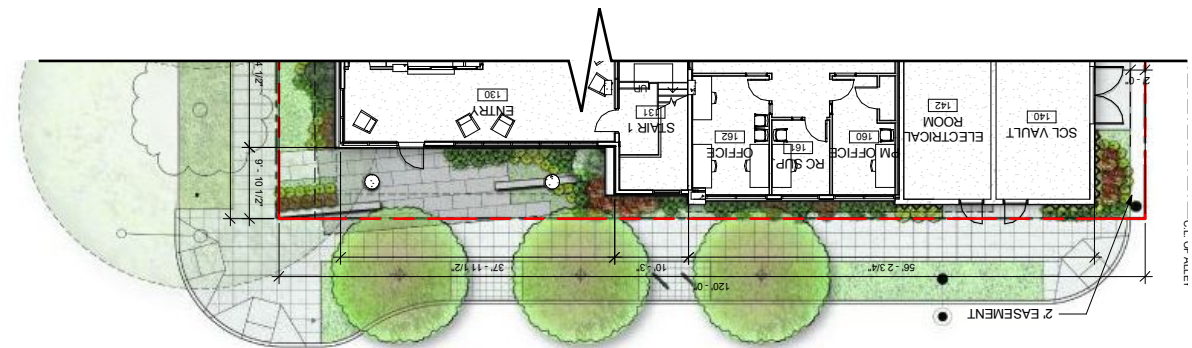
SIGNAGE PLAN



Board-formed Concrete Low Wall



## S. ESTELLE ELEVATION

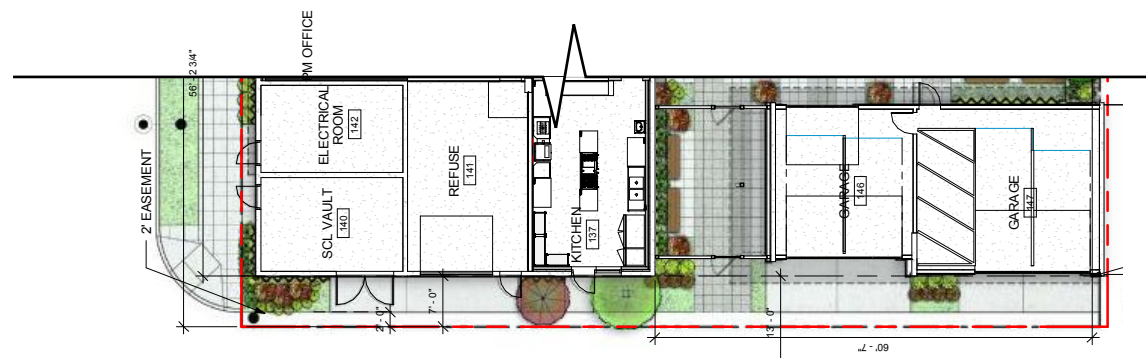




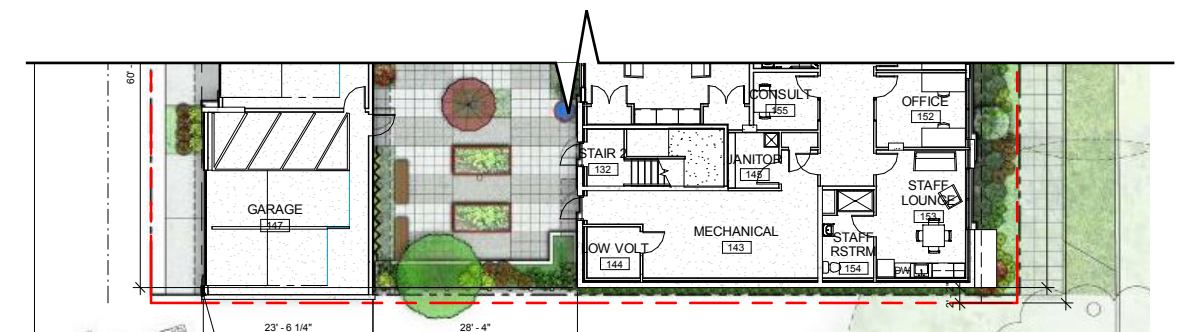
## ELEVATIONS



## ALLEY ELEVATION

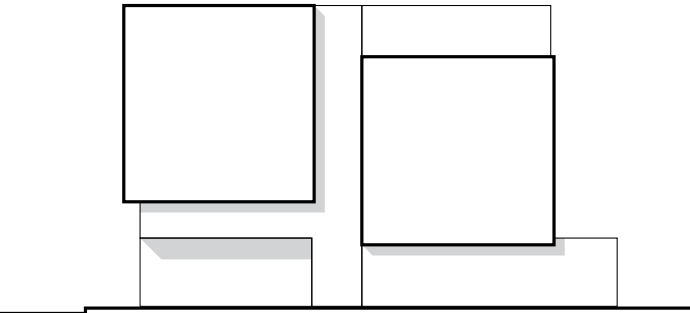
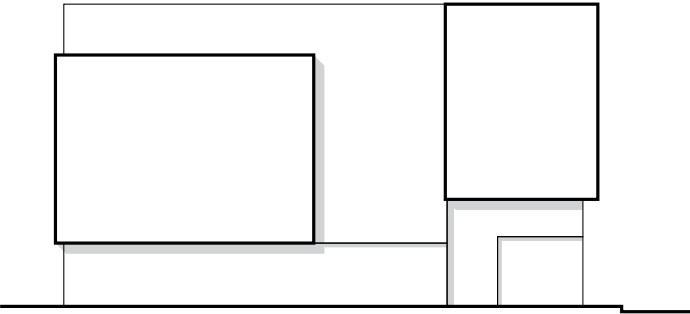


## SOUTH ELEVATION



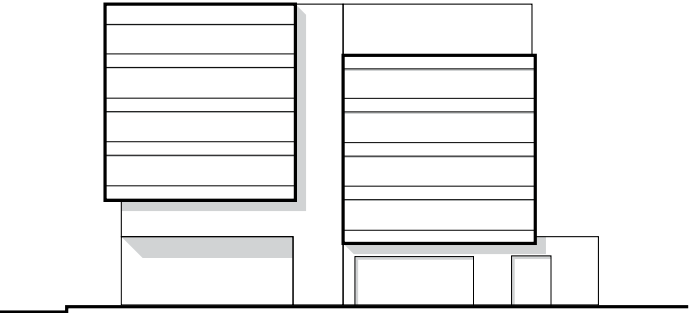


FAÇADE ARTICULATION



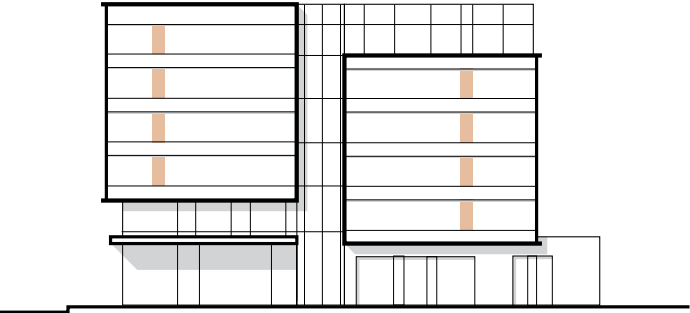
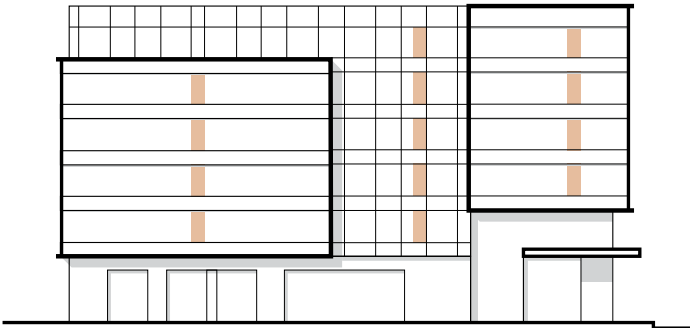
PRIMARY ELEMENTS

- Main massing and material distinctions break up the building into smaller volumes.
- 12" bay projections provide depth.
- Corner recess defines main entry.



SECONDARY ELEMENTS

- Siding differentiations used to highlight changes in building massing.
- Horizontal band definitions reduce scale of the overall building.
- Ground level openings 'punched' into concrete base.



TERTIARY ELEMENTS

- Metal fins accentuate shadowlines around perimeter of main projections.
- Siding accents establish human scale.
- Different panel sizes and through-wall flashing details define variegated textures and shadowlines on facade.



MATERIAL AND COLOR PALETTE



RAINIER AVE. S. ELEVATION



S. ESTELLE ELEVATION

1



Board Form Concrete

2



Phenolic Panel Siding

3



Cement Board Siding

4



Cement Board Lap Siding

5



Phenolic Panel Soffit

6



Painted Metal Canopy

7



Aluminum Storefront

8



Vinyl Windows (Adobe)

9



Aluminum Garage Doors with Transparent Panels

3A



Smoked Oyster

3B



Midsummer Night

3C



Bronze Tone



Trout Gray



Anthracite Grey



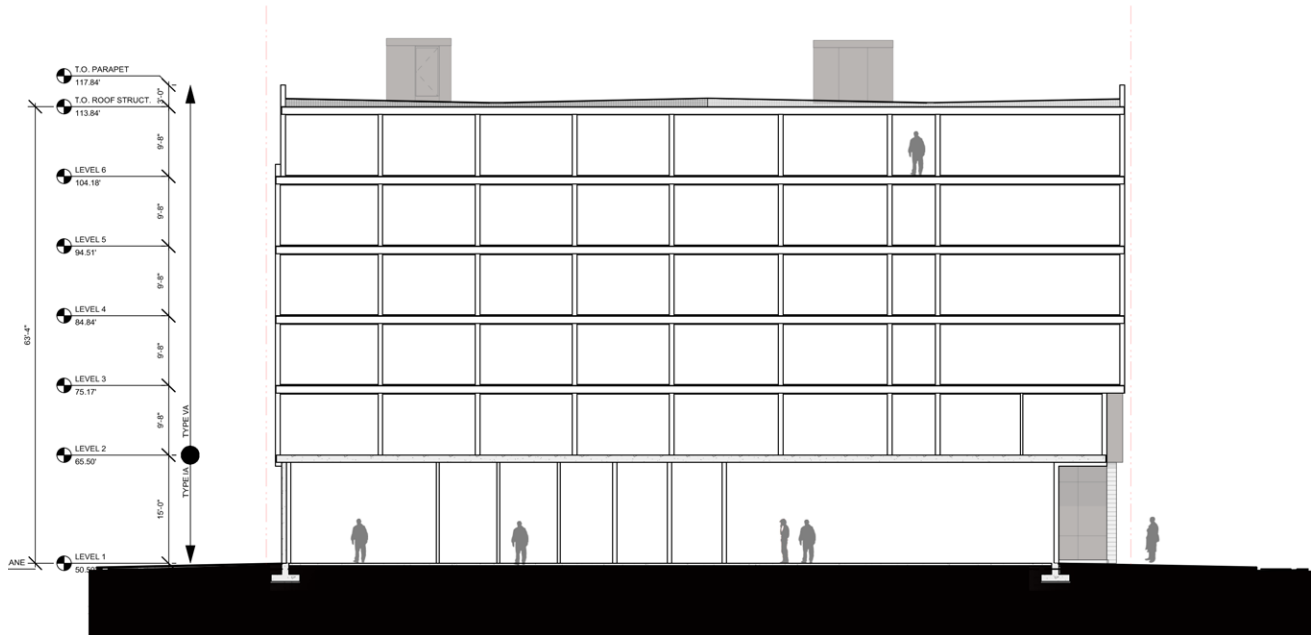
Bronze Tone



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BUILDING SECTIONS



BUILDING SECTION: LOOKING WEST



BUILDING SECTION: LOOKING NORTH



VIEW FROM CORNER





## BUILDING ENTRY





RAINIER AVE S. STREETSCAPE





## ESTELLE ST. STREETSCAPE





BIRD’S-EYE VIEW





# BIRD'S-EYE VIEW





GARAGE





## VIEW THROUGH FLEX ROOM





COURTYARD BIRD’S-EYE VIEW





## COURTYARD VIEW



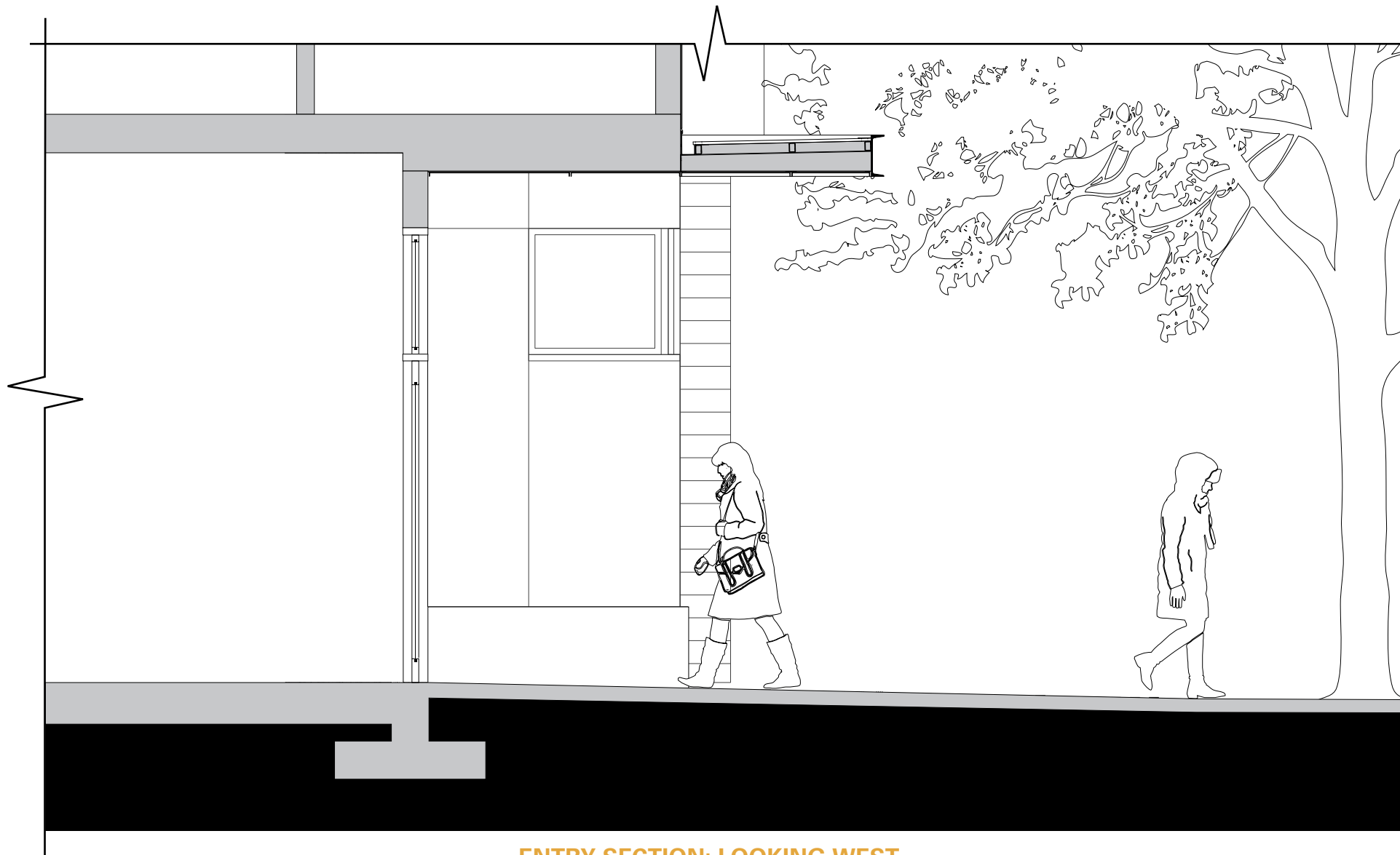


COURTYARD VIEW

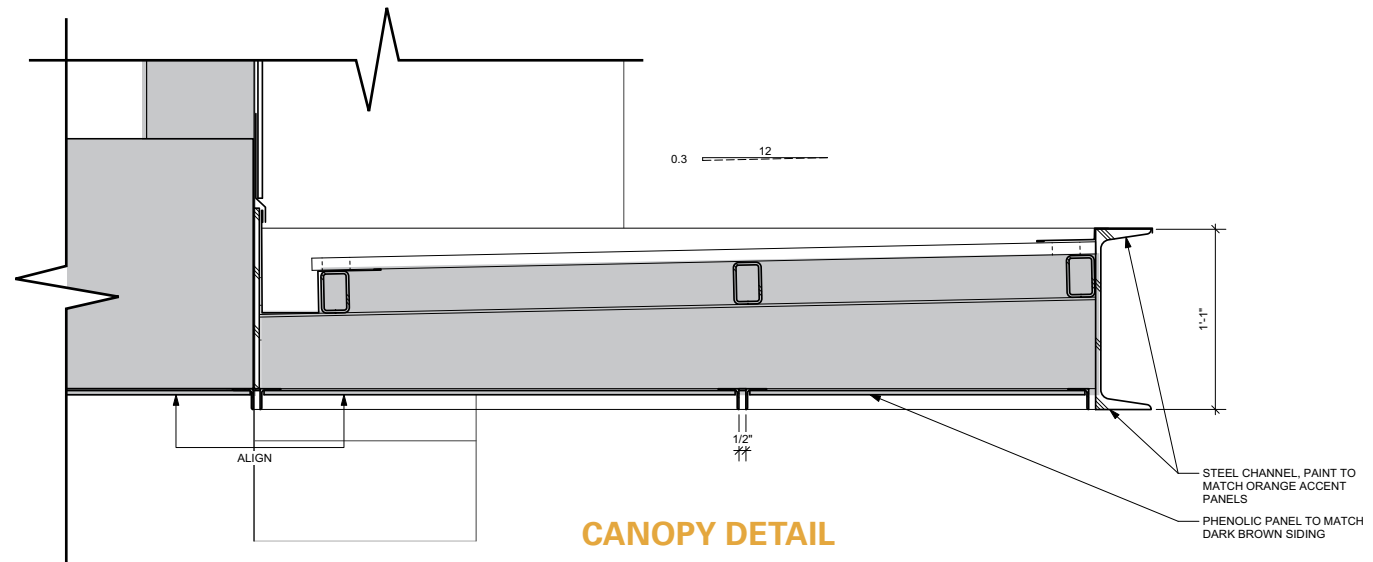




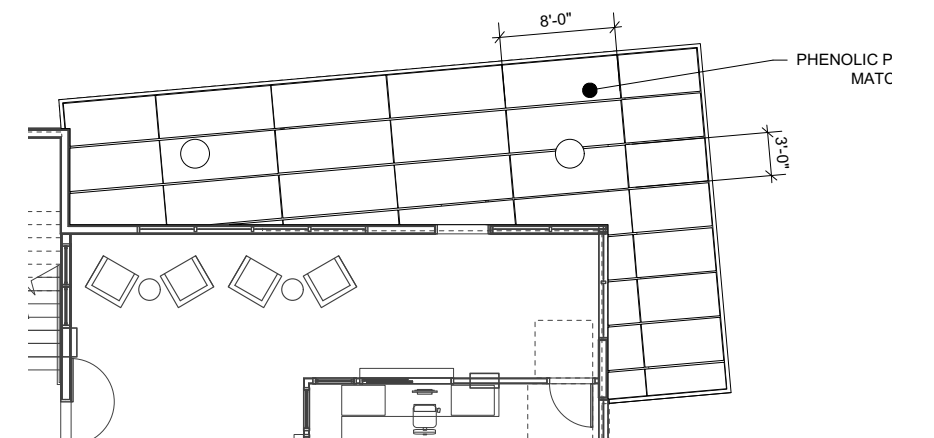
## ENTRY CANOPY



ENTRY SECTION: LOOKING WEST



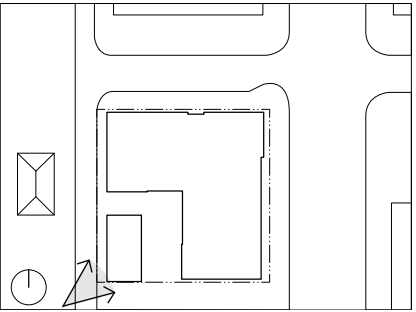
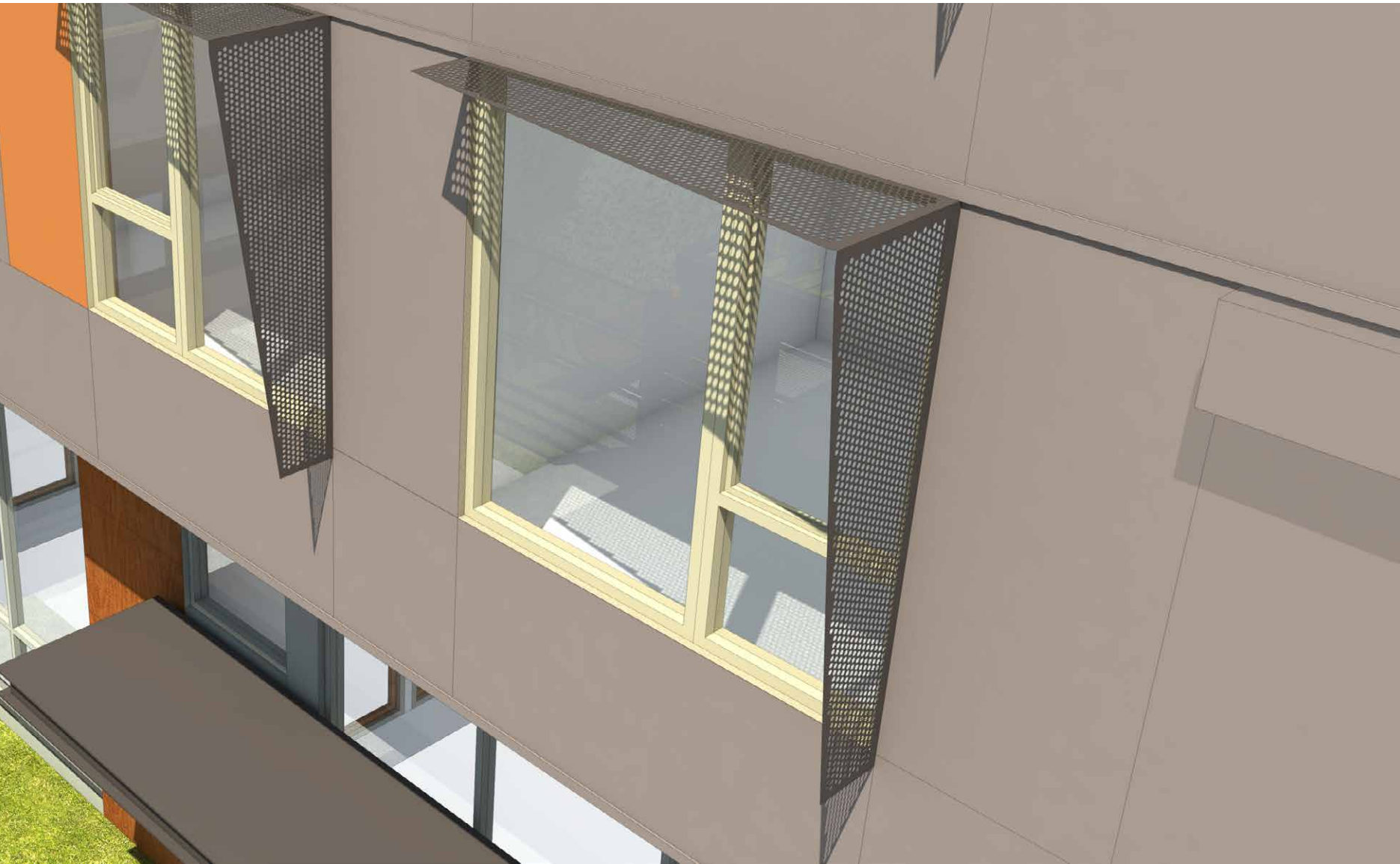
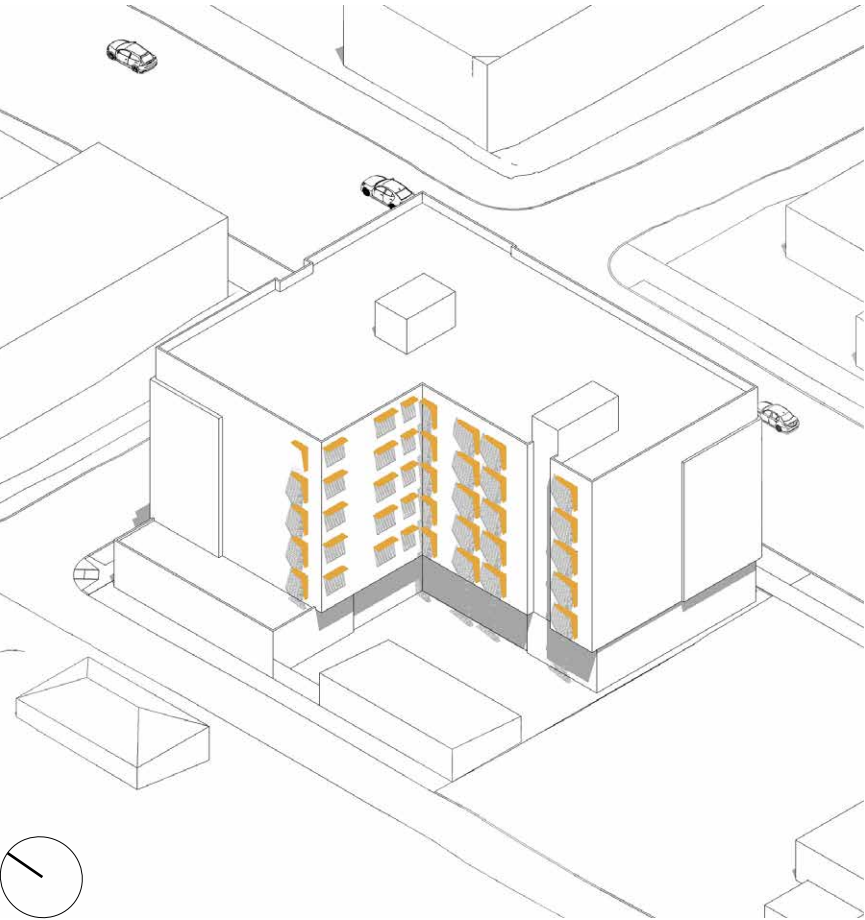
CANOPY DETAIL



REFLECTED CEILING PLAN



SHADING DEVICES







## GARAGE

