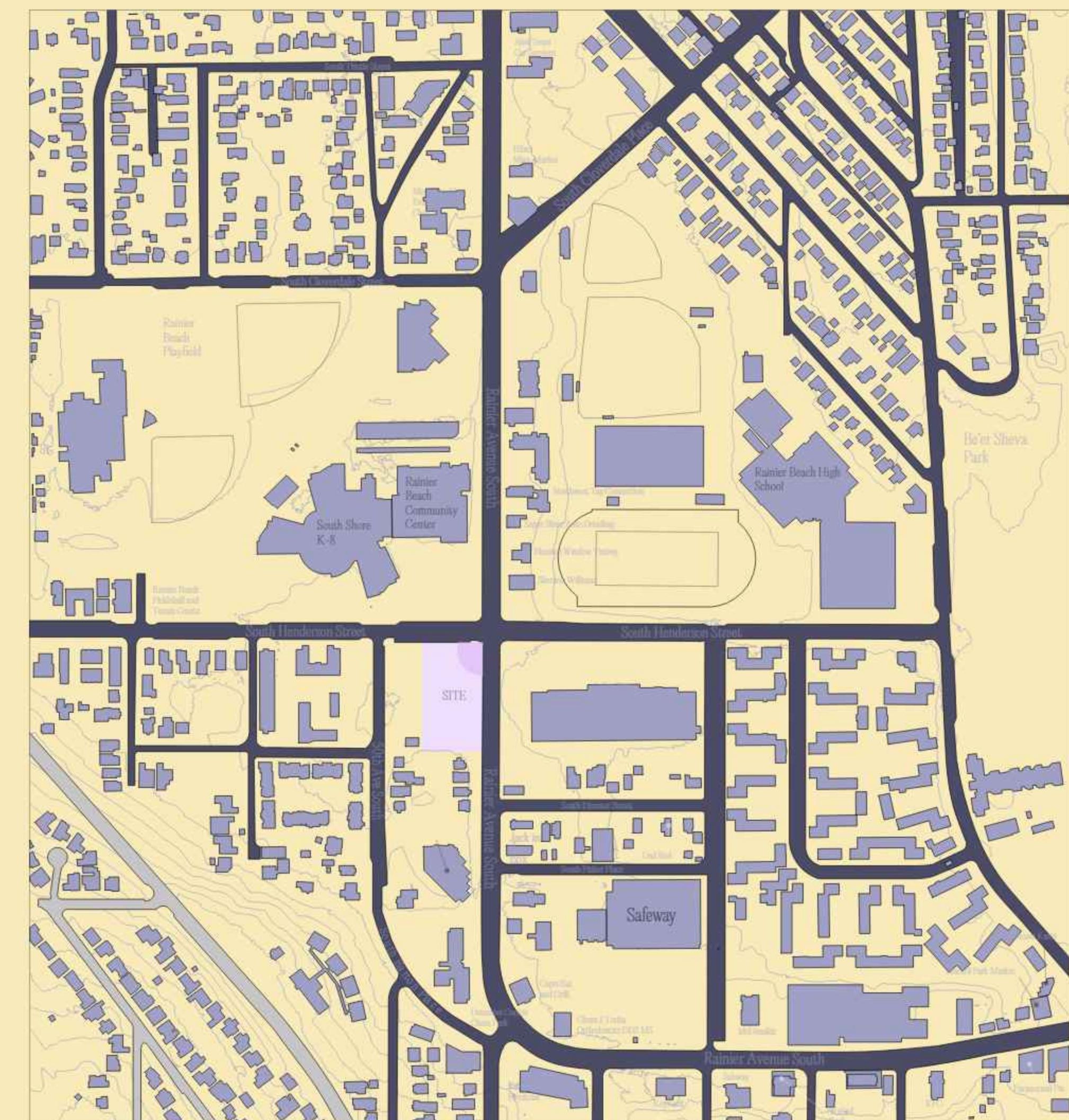
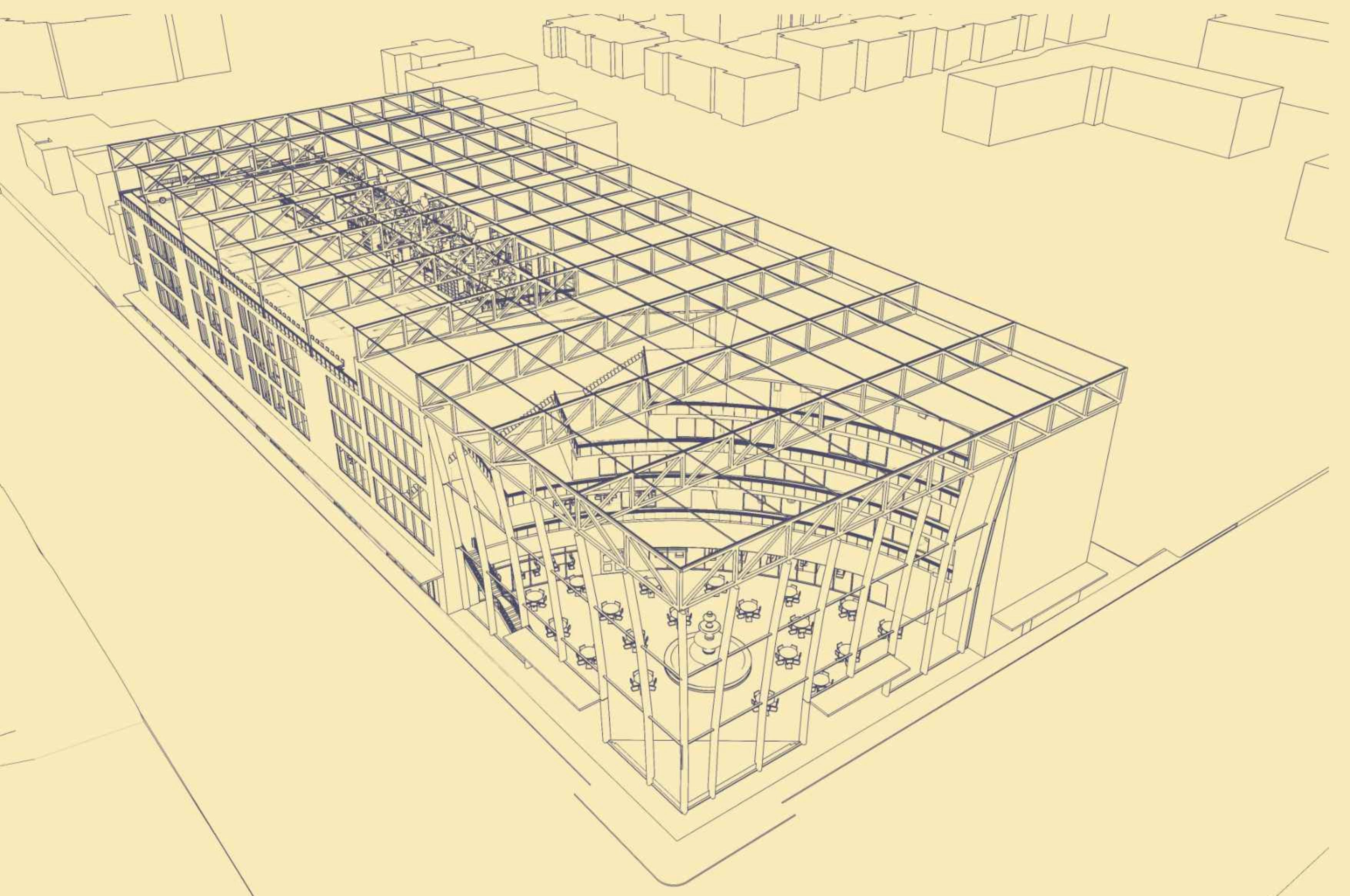


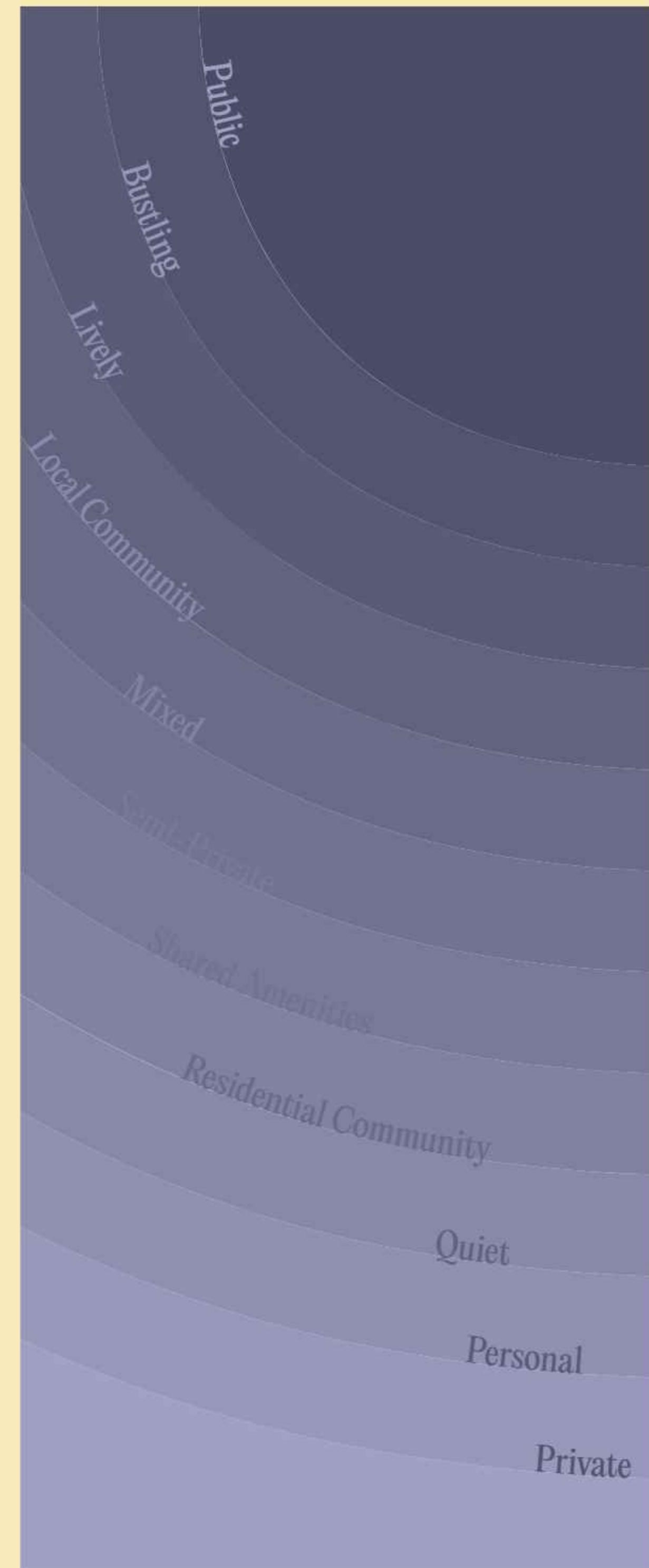
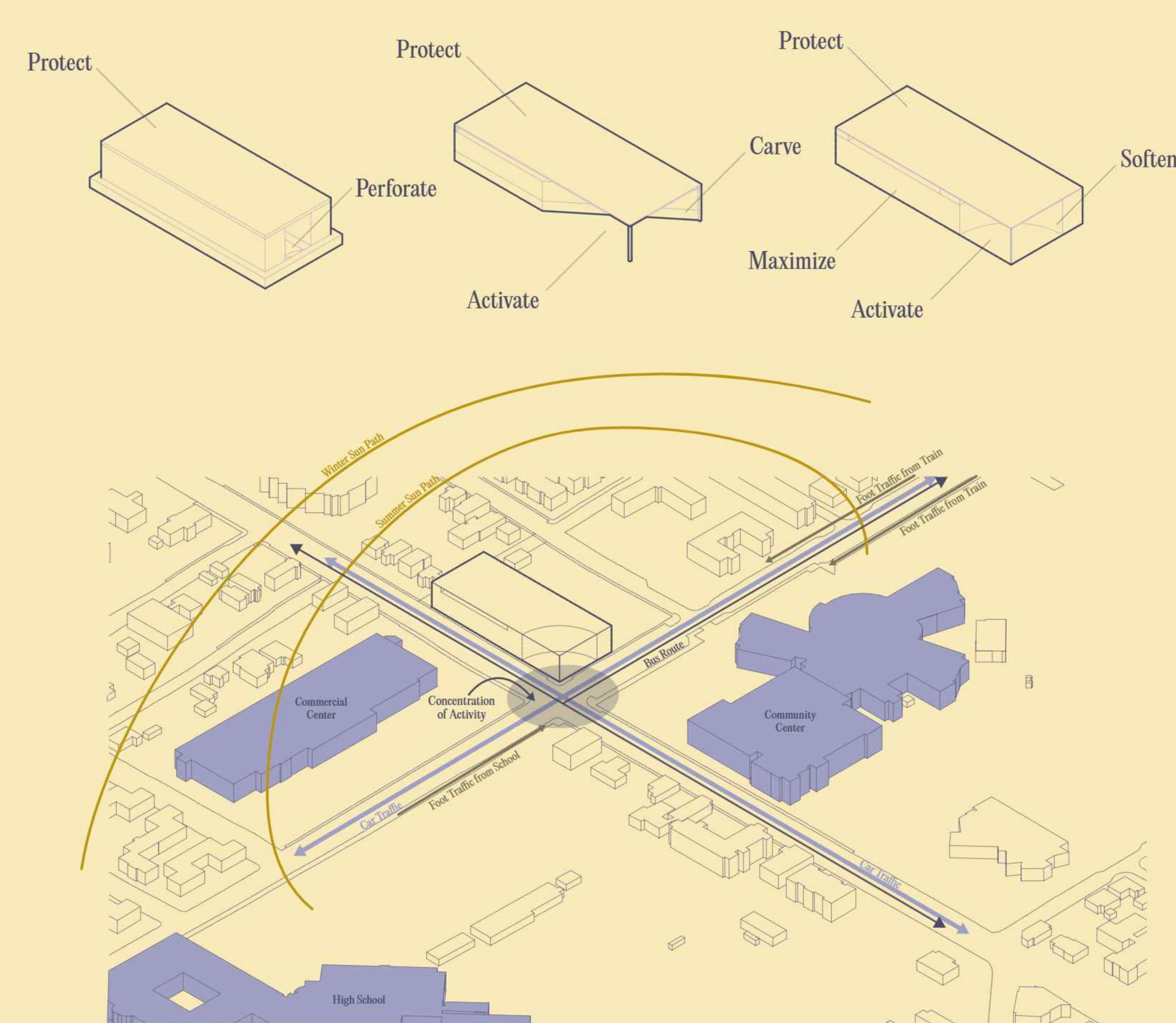
La Esquina



SCALE 1/300" = 1' - 0



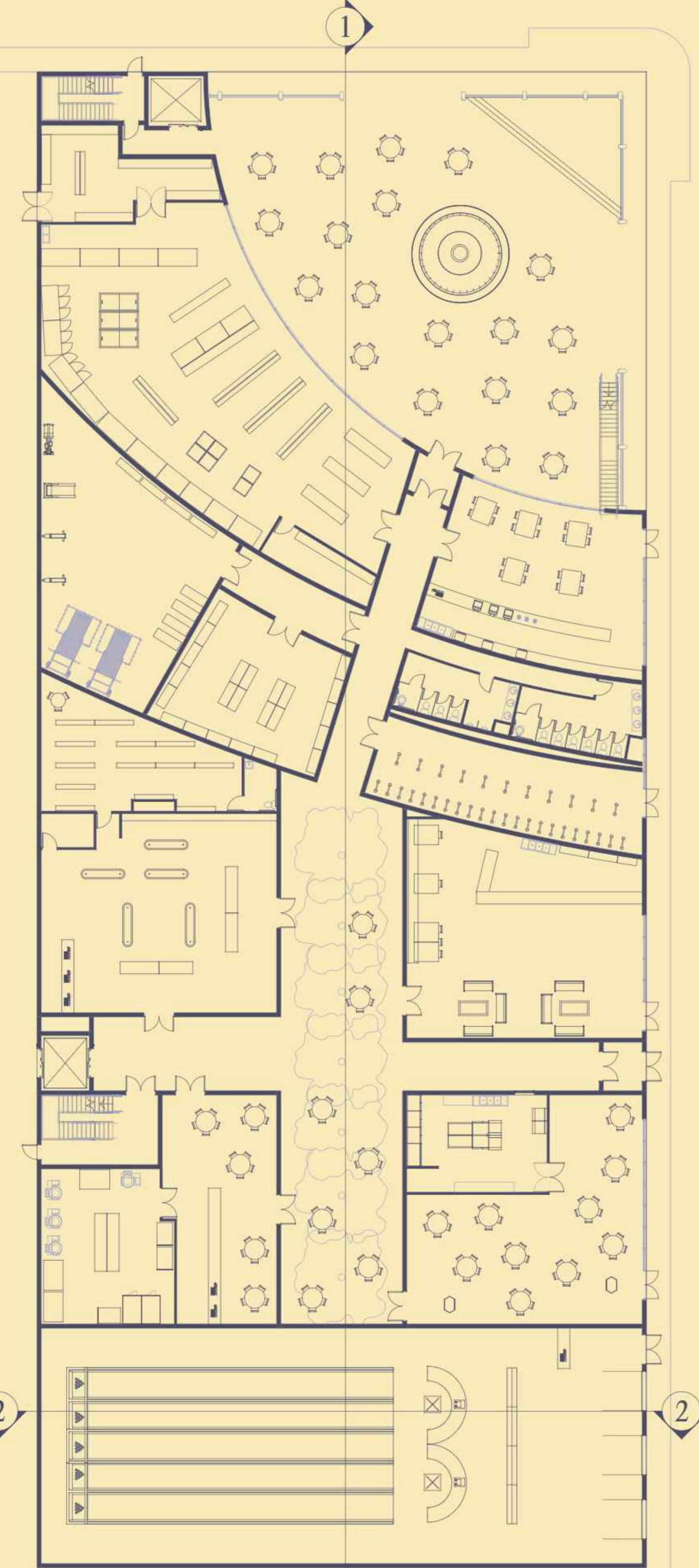
Diagramming & Code Compliance



Zoning: NC3P-55 (M)
FAR (allowable): 3.75
FAR (proposed): 3.52 (3.25 without roof terrace)
Building Height (max): 57' 1-59/64"
Building Height (max w/ PVs): 72' 1-59/64"
Actual Building Height: 66' 1-59/64"
Total Number of Units: 59 Units
Unit Mix: Studio - 16.9%, 1BR - 49.1%, 2BR - 22.0%, 3BR - 11.8%
Total Unit Area: 51,767
Community + Commercial Area: 89,785

Based in the Rainier Beach neighborhood, La Esquina addresses both housing and community needs by interacting with transit corridors and creating an activated space that is open 24-hours for public use. Filled with bars, bowling alleys, restaurants, and clothing shops, La Esquina invites guests from the busy corner of Rainier Ave and Henderson St to enjoy the multi-use covered plaza, shop and support local businesses, and to make the space their own. Residents have access to on-site gyms, spas, coworking space, and child care, which help to form a sense of community for tenants renting in the building.

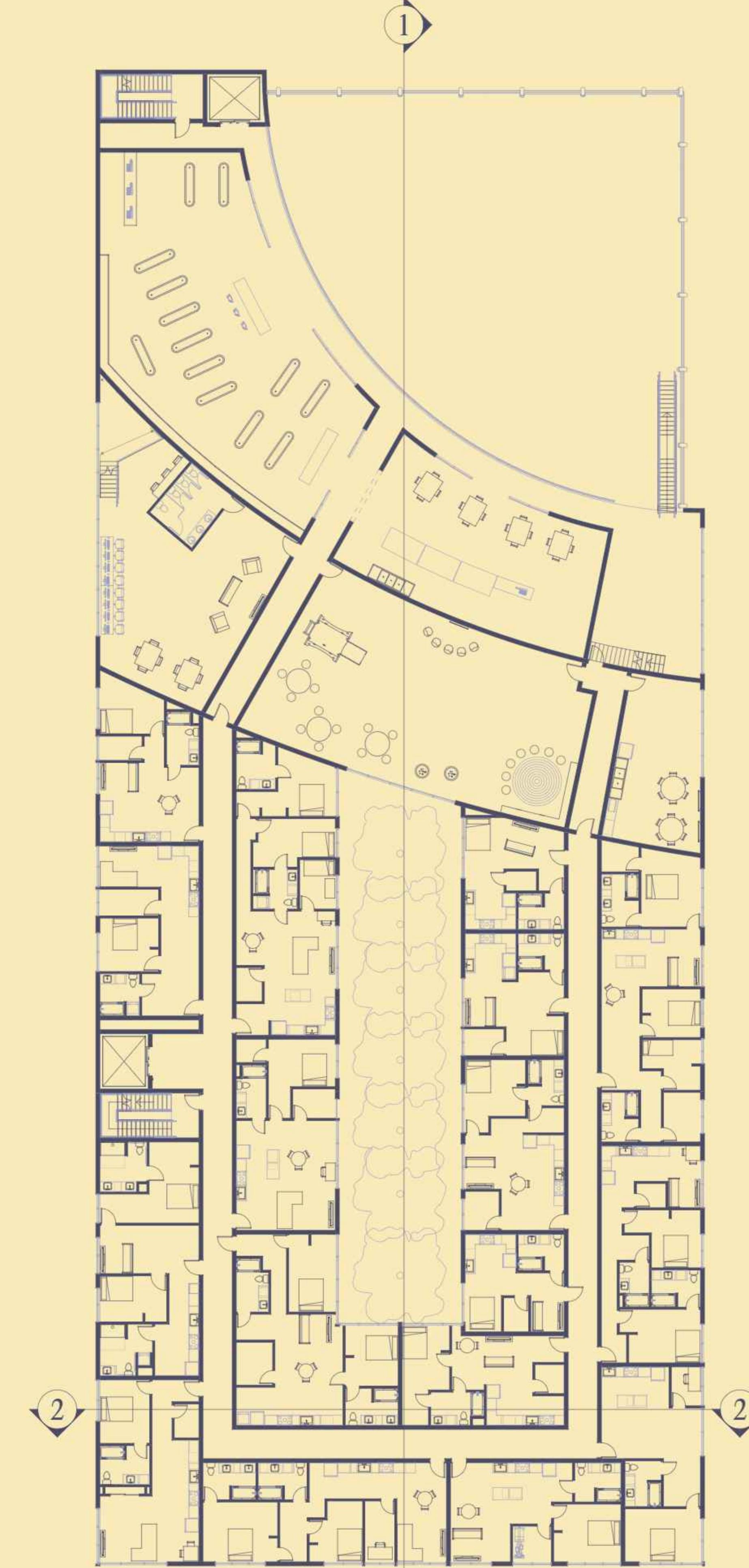
S Henderson St.



Level One



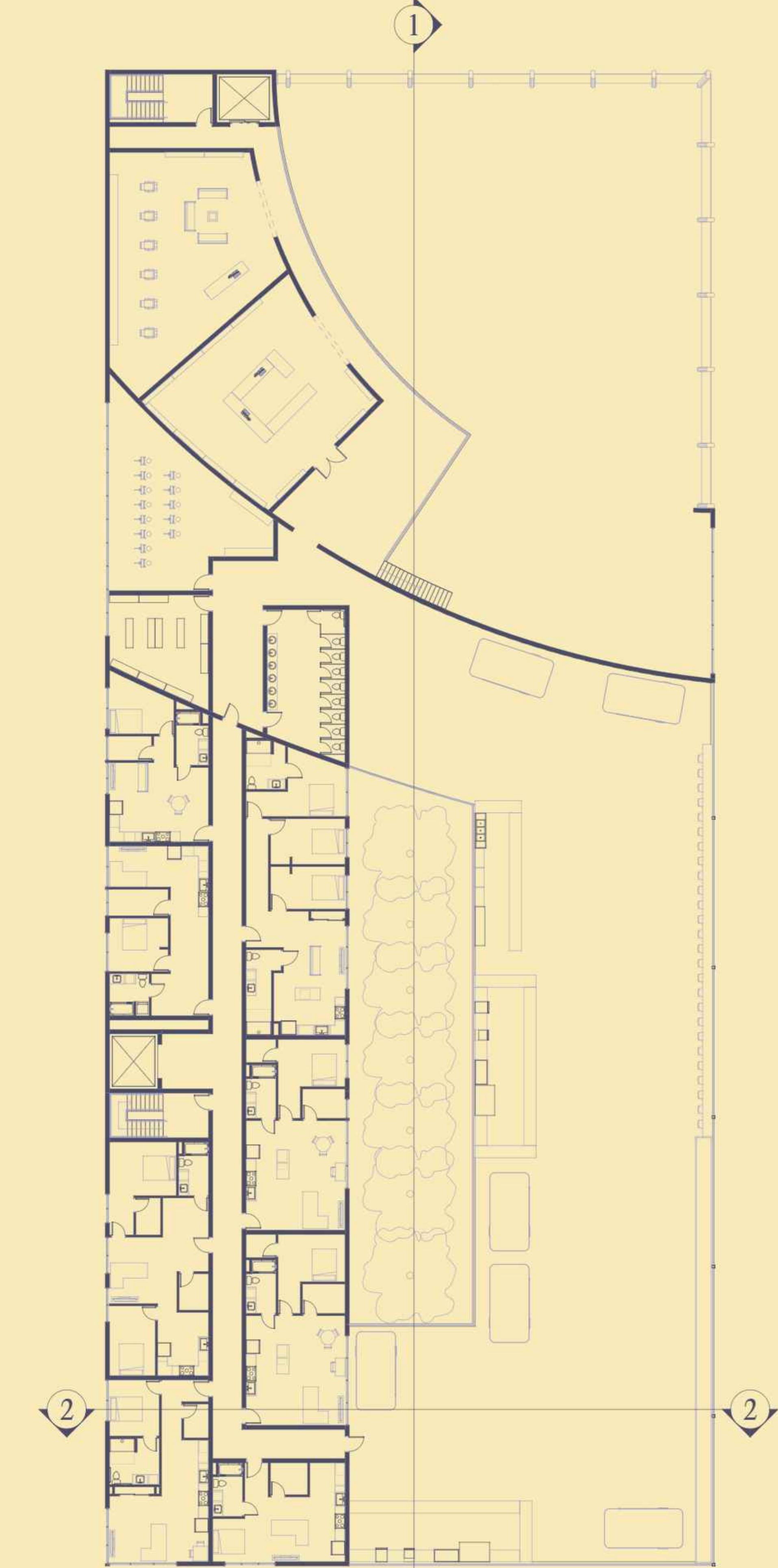
Rainier Ave. S



Level Two



Rainier Ave. S



Level Five



0 8' 16' 32'
0 1/16" = 1'-0"
N

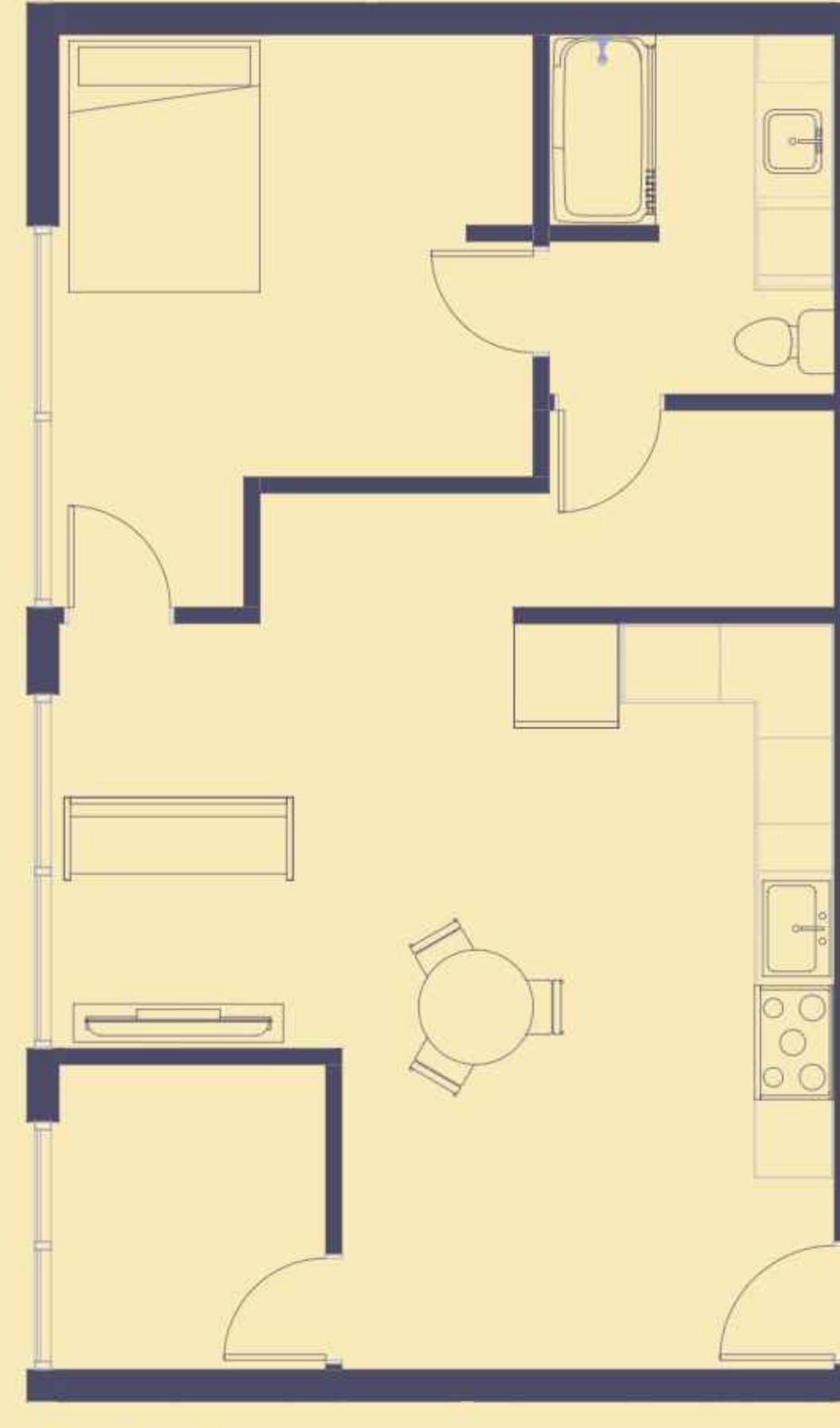


Unit Plans

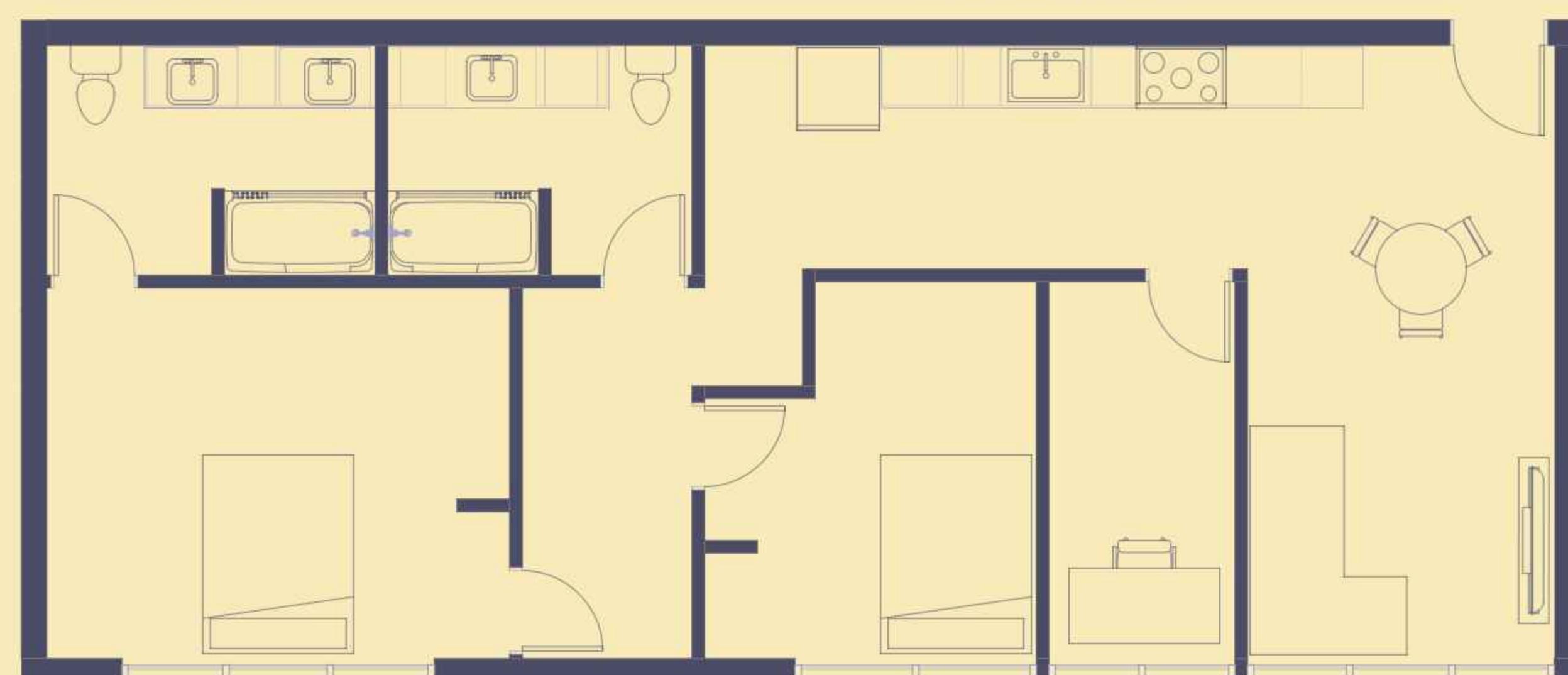
0 1' 4' 8'
1/4" = 1'-0"



Studio



One Bedroom



Two Bedroom



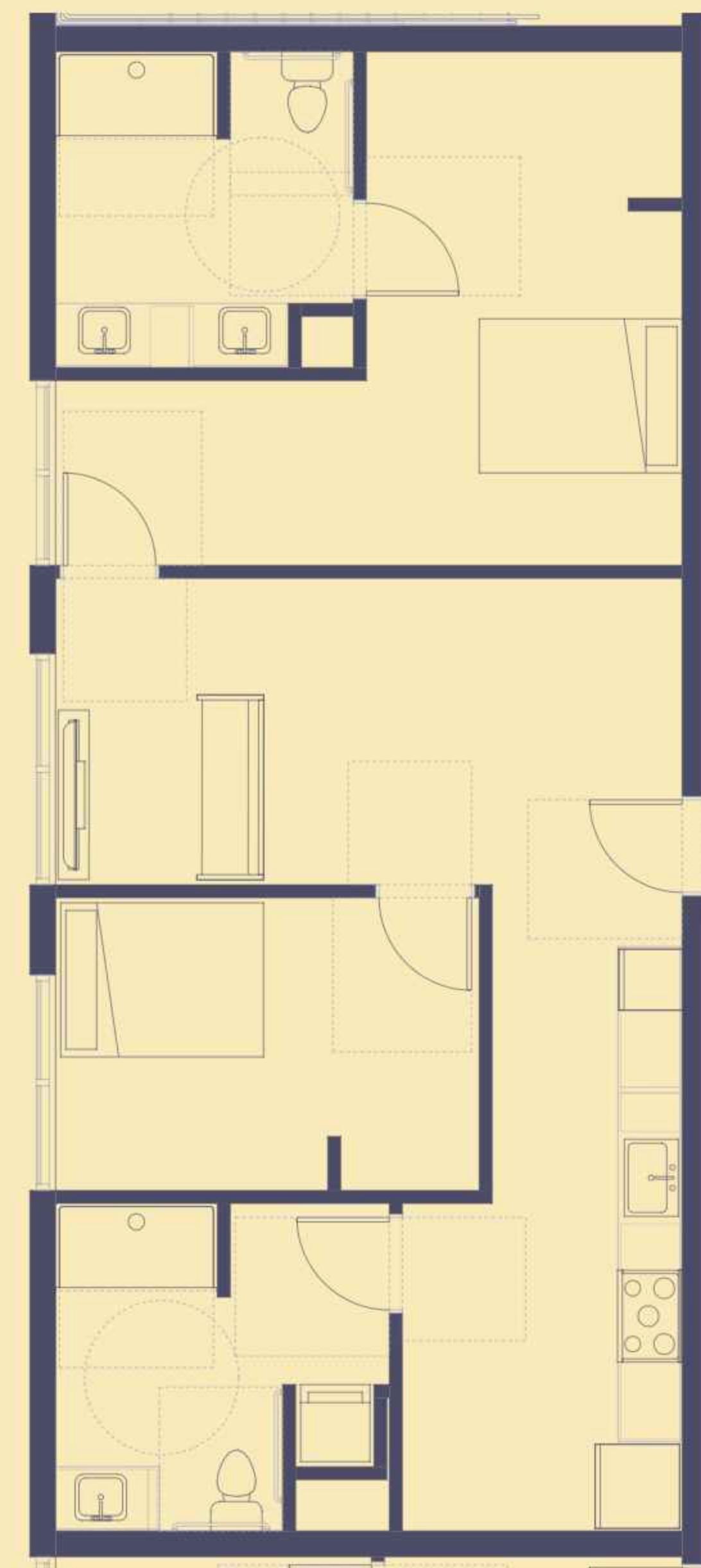
Three Bedroom



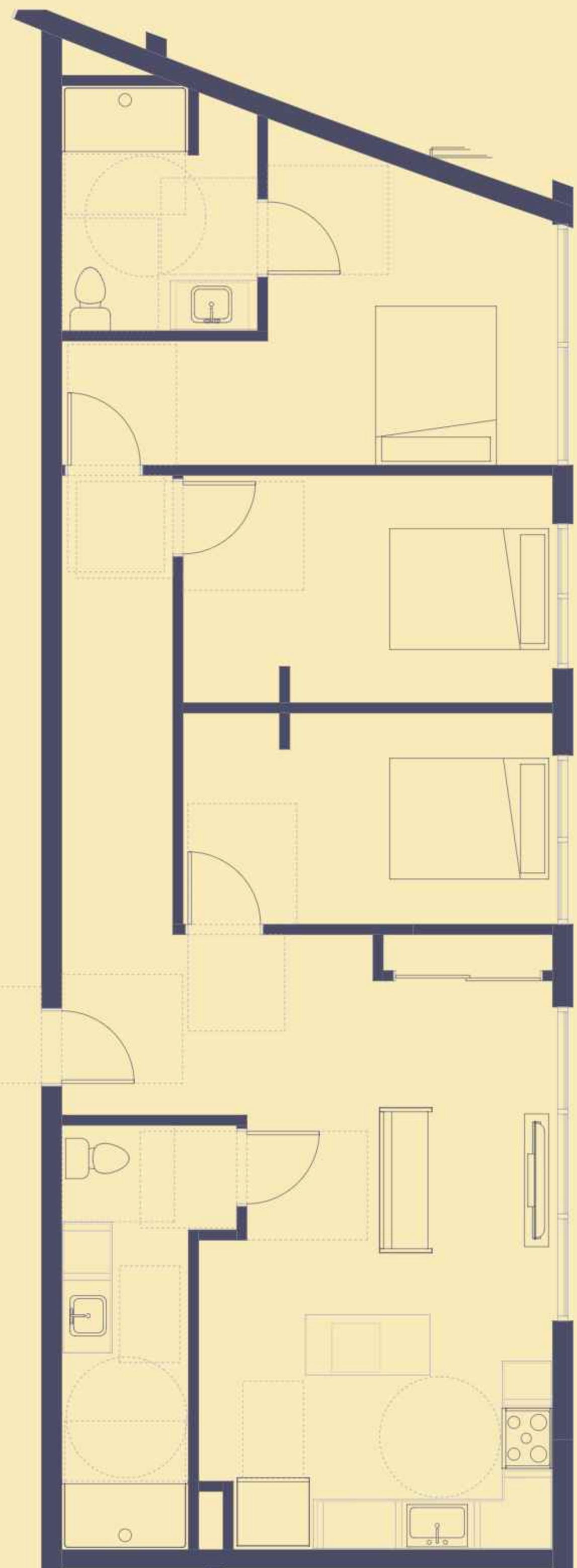
Studio Type A



One Bedroom Type A



Two Bedroom Type A



Three Bedroom Type A

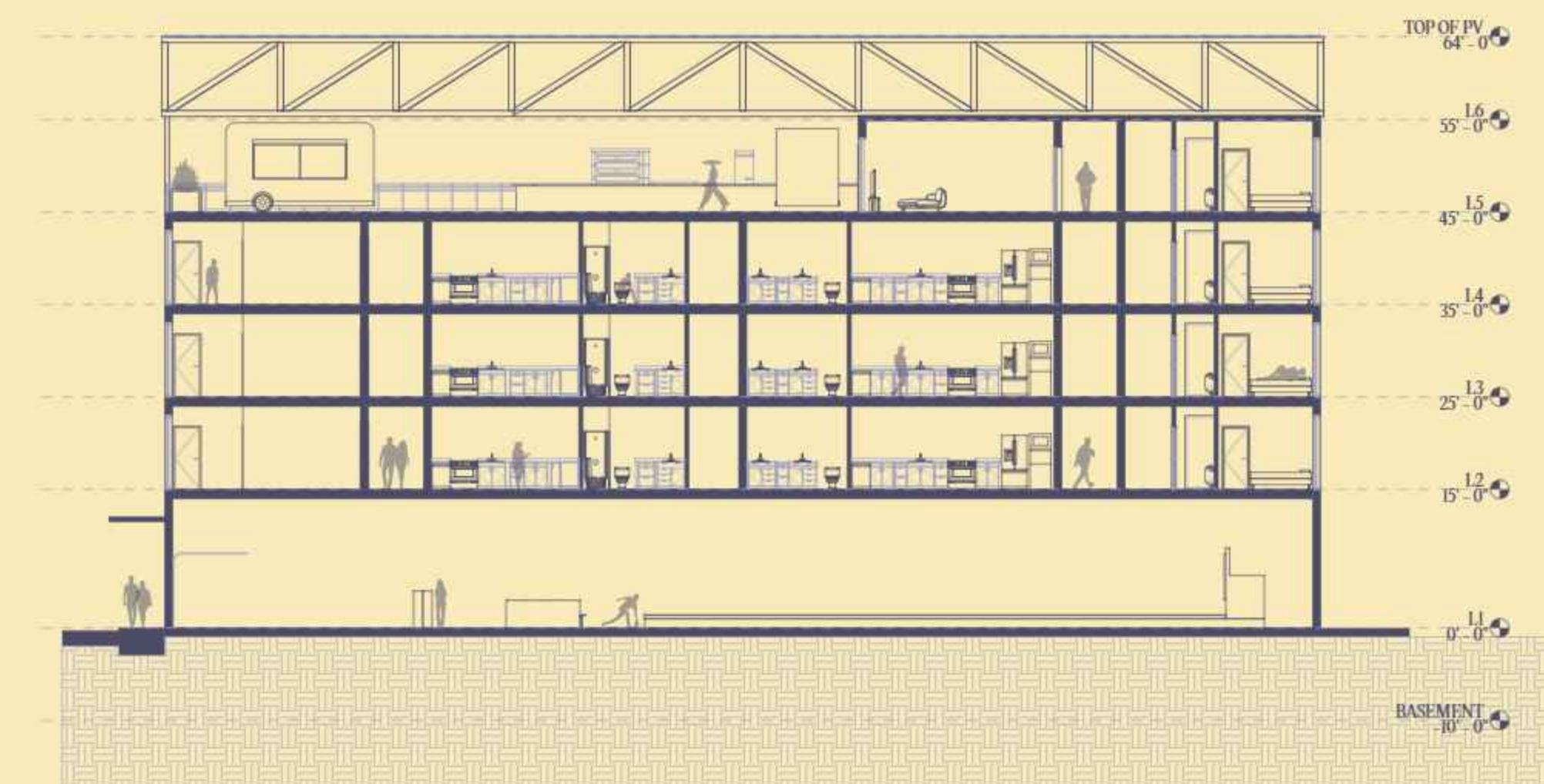
Rooms were designed with the tenant in mind. A driving idea behind the unit design was to create "bonus" spaces, which could be flexed to accommodate the needs of the tenant. These spaces could be turned into storage spaces, yoga studios, home offices, or a bedroom for a small child depending on the user's interests and needs.

Sections



Section One

The idea of activation drove the development of La Esquina. With storefronts, community centers, coworking spaces, and a rooftop dining patio flowing throughout 5 stories of the building, the entirety of the space would be activated throughout all hours of the day. This allows businesses to thrive and creates a safer space by creating a constant crowd to watch over the space. However, in order to ensure the residents of the space were allowed privacy and peace, the building took on a gradient of activity in order to separate bustling public spaces from quieter private activities.



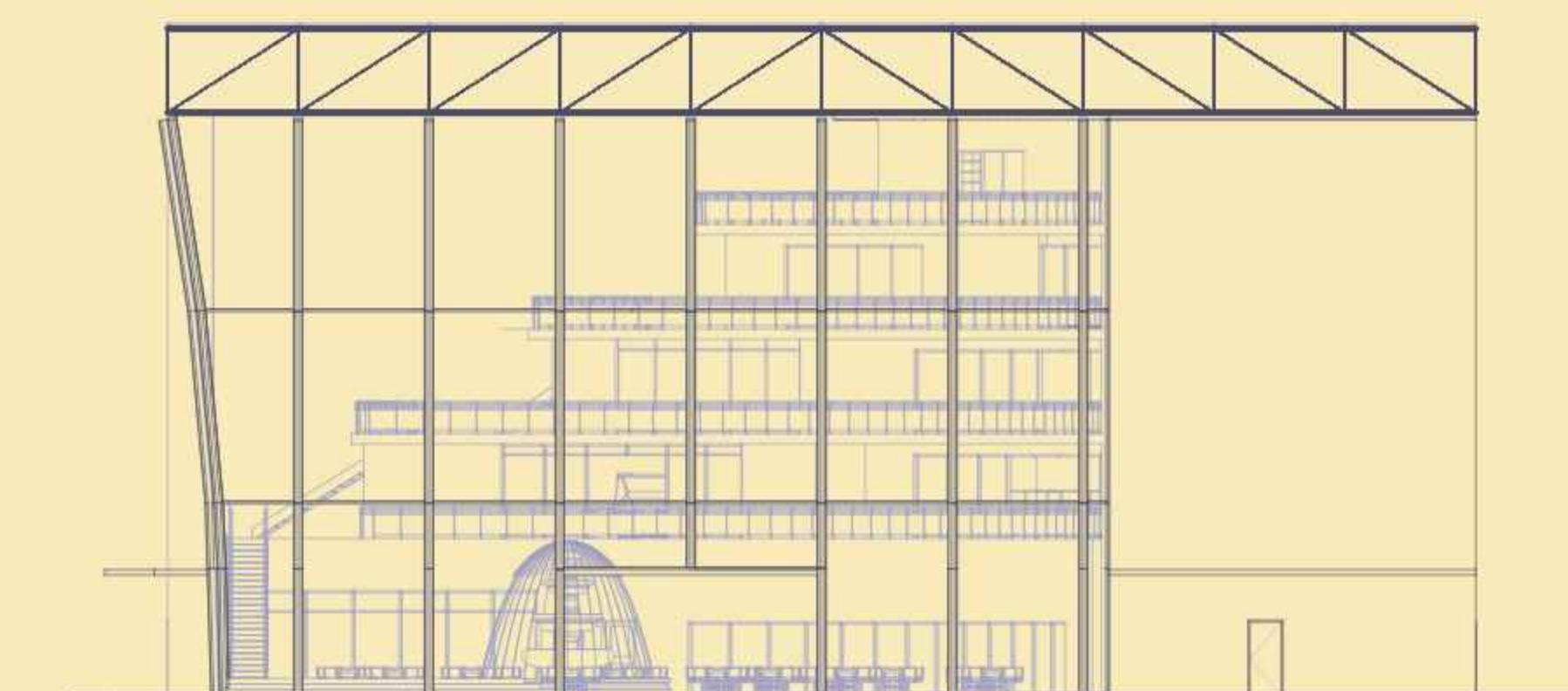
Section Two

Elevations



East Elevation

La Esquina adheres to the pedestrian requirements set forth by city code and adorns the first level of the facade with doors, windows, and entrances to a public plaza in order to drive pedestrian activity and interest. The building also features a flying overhead translucent photovoltaic grid on trusses in order to provide rain cover and make the space useful and entertaining for the public throughout the rainy season. The roof grid serves multiple purposes by helping to generate electricity for the building, and by driving rainwater capture which fills cisterns in the basement of the space to flush toilets and irrigate the trees in the courtyard.



North Elevation





