

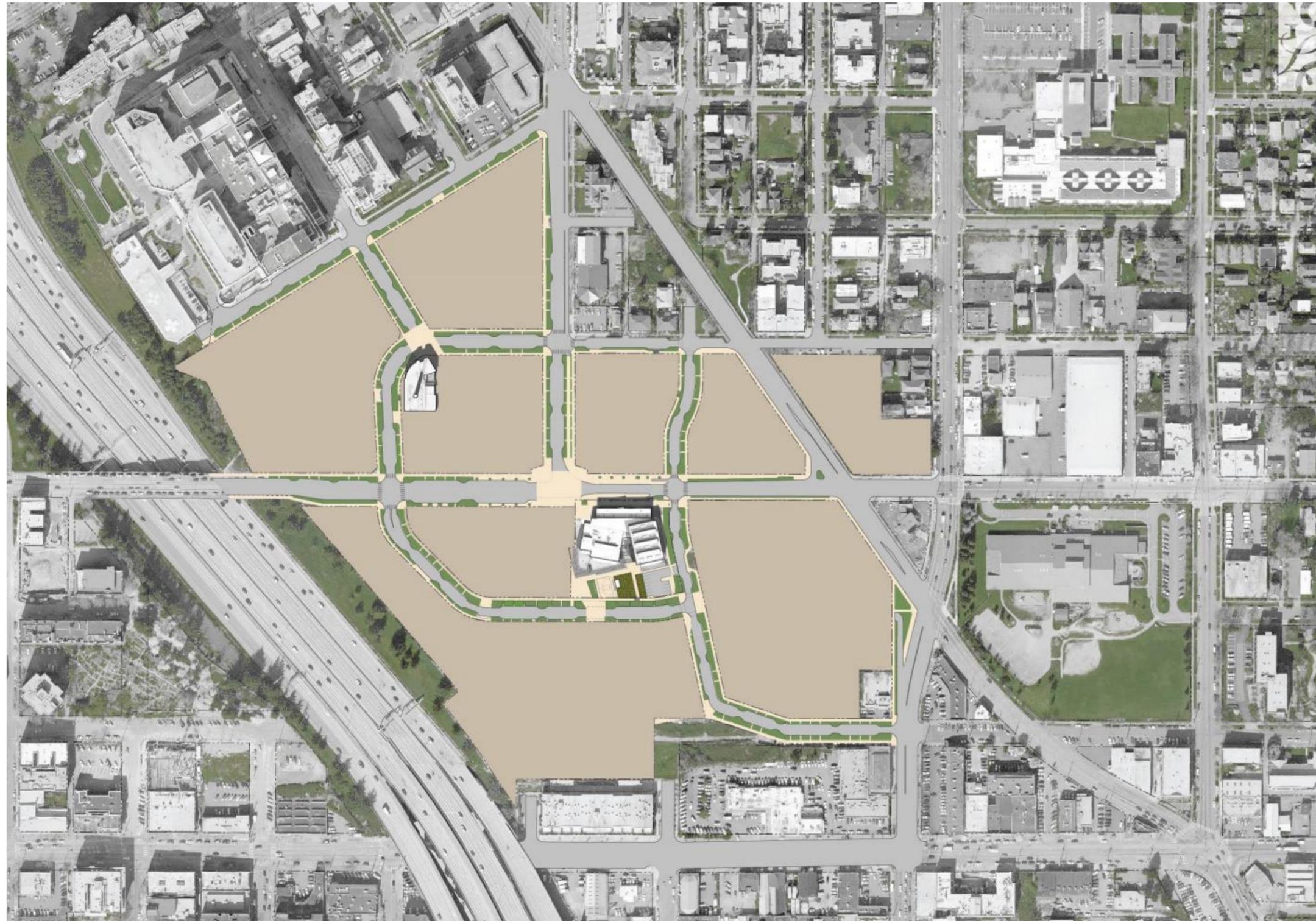


# 10th Avenue Hill Climb Design Commission Meeting





















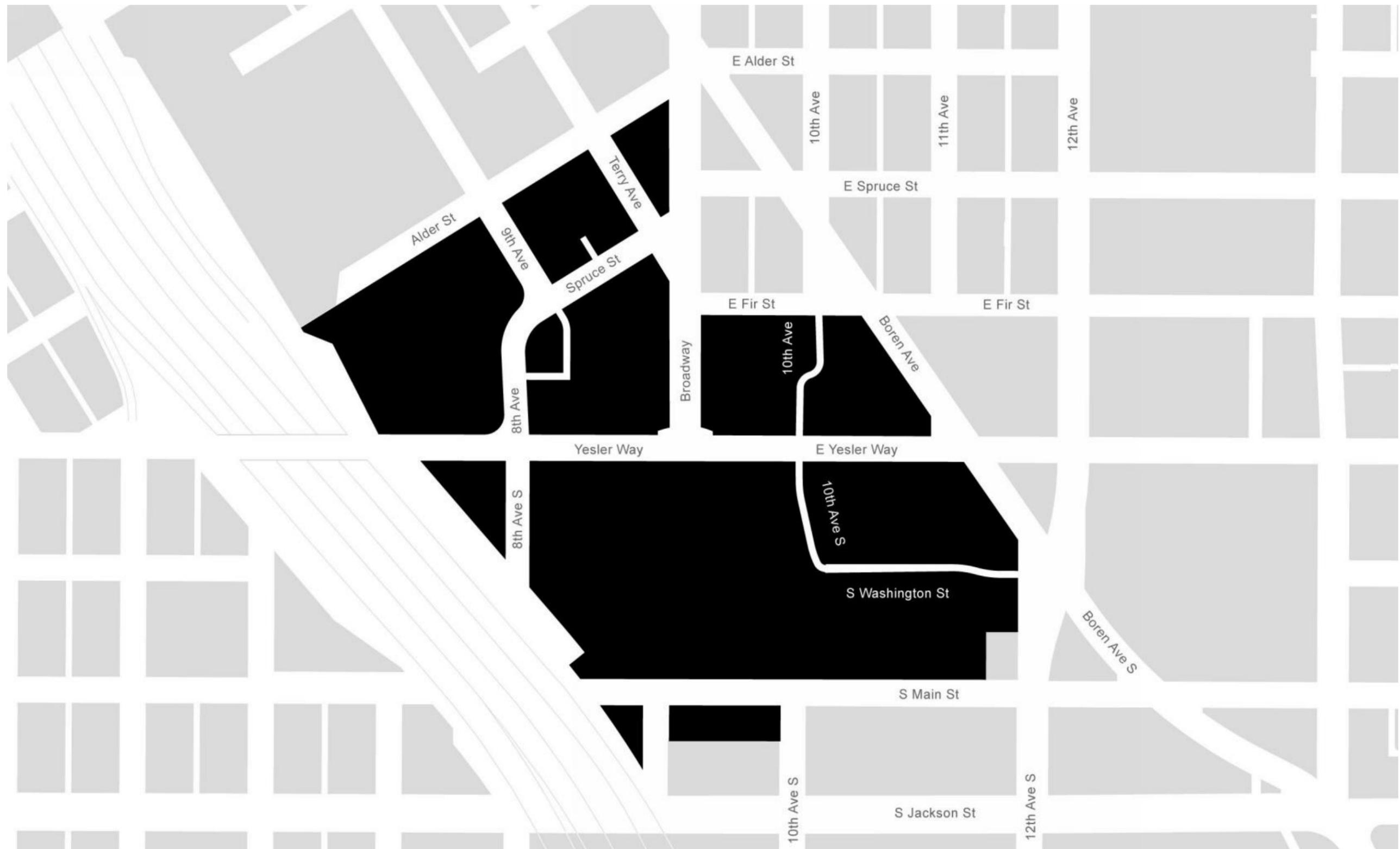




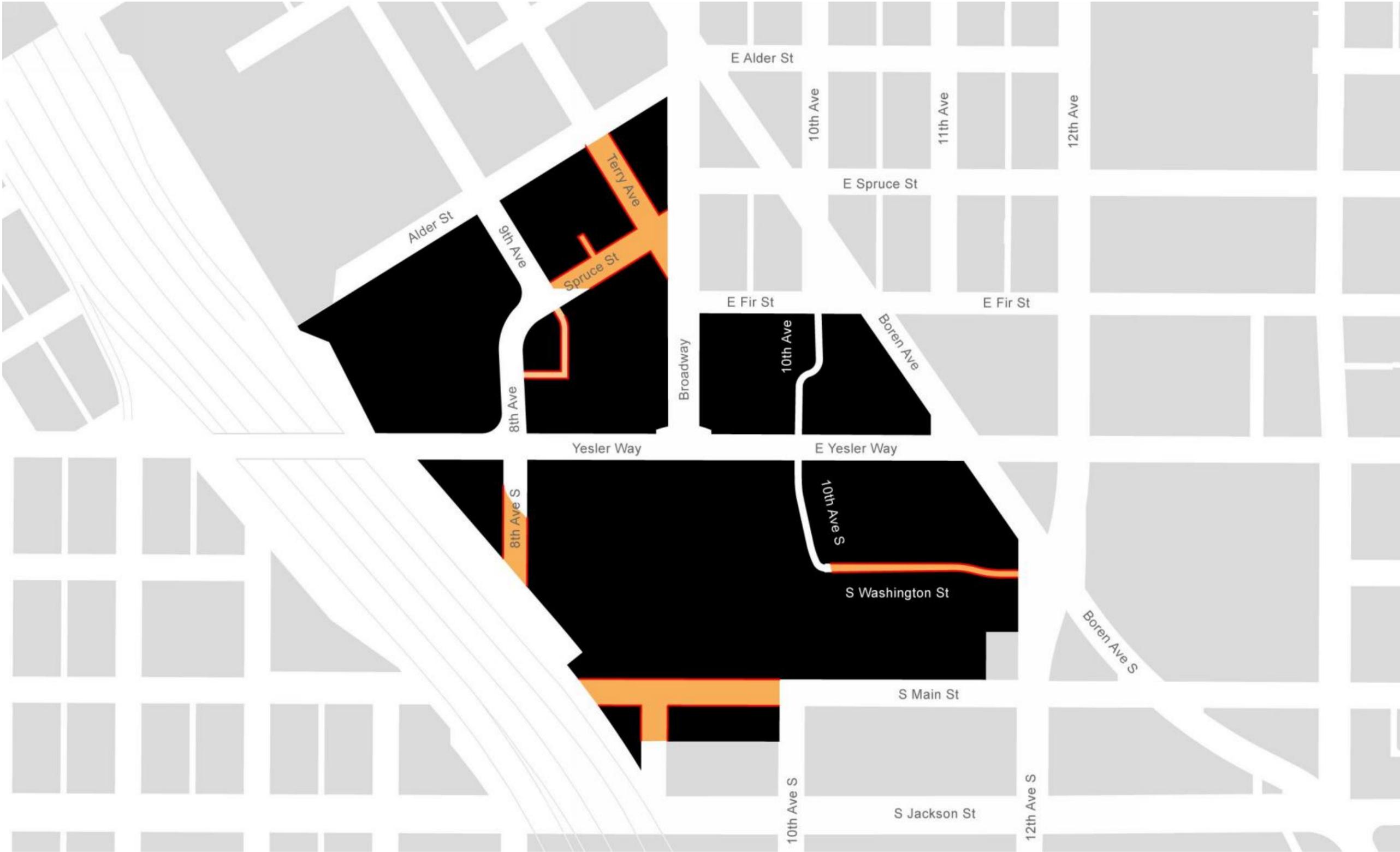


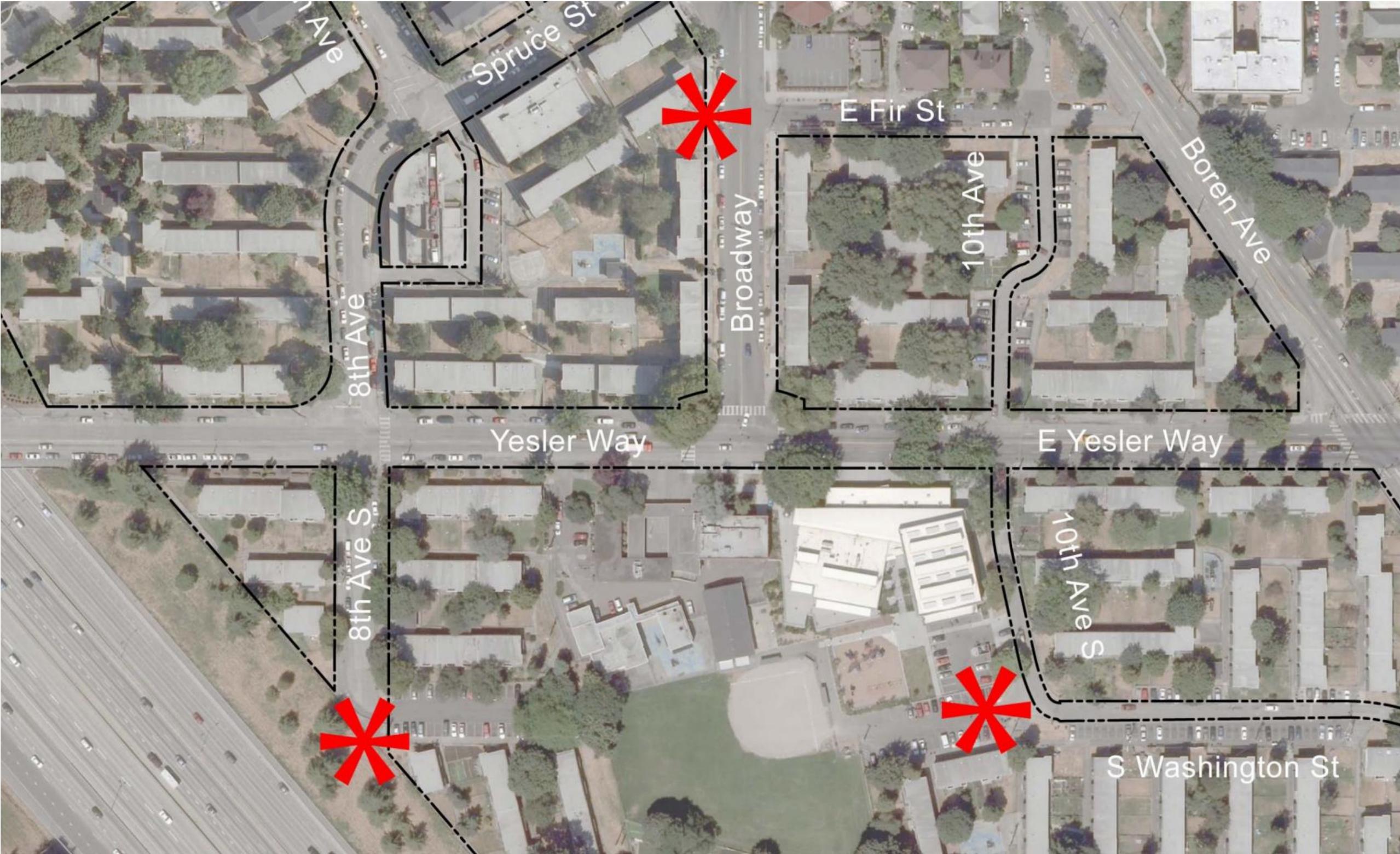




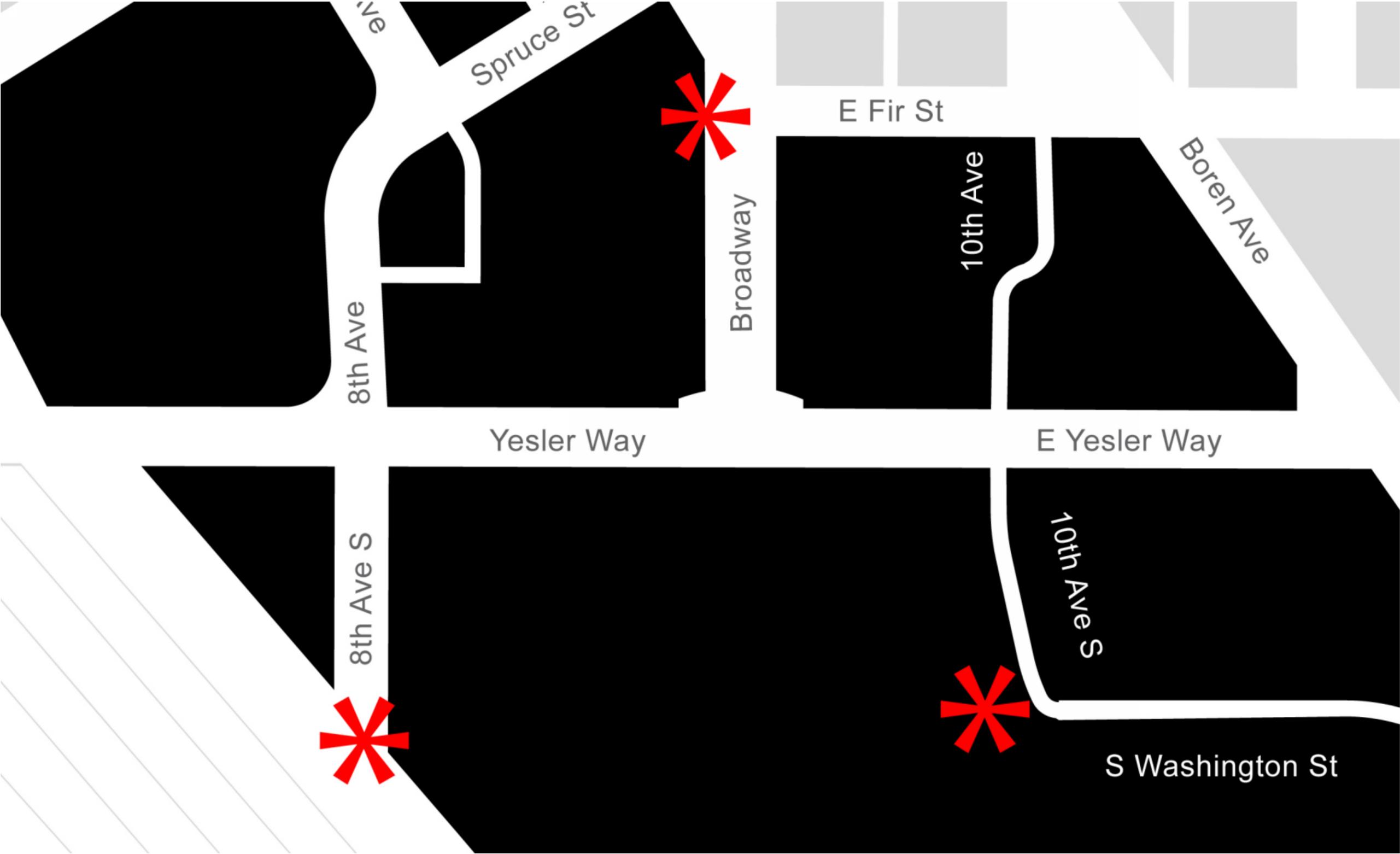


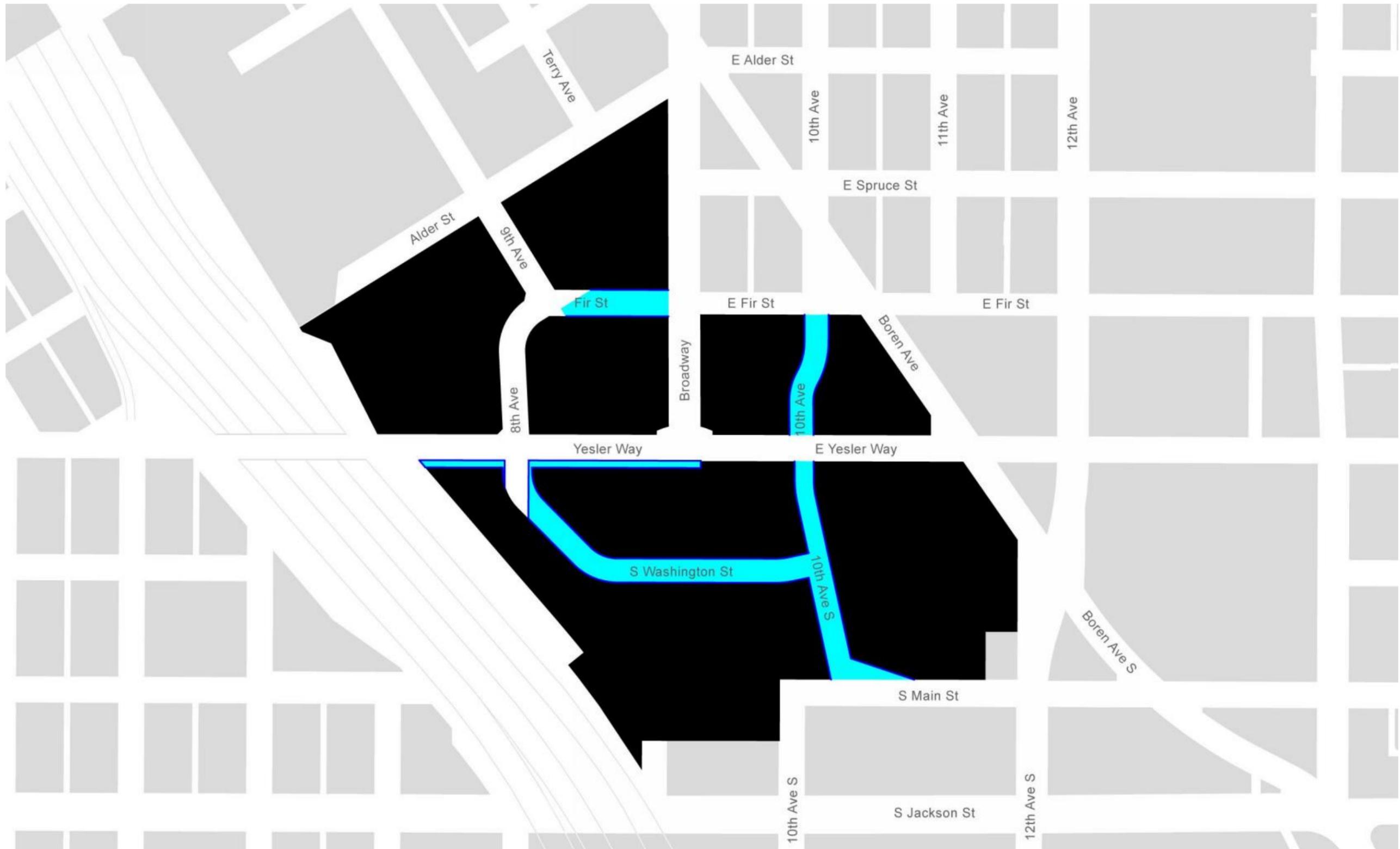
# Proposed Street Vacation





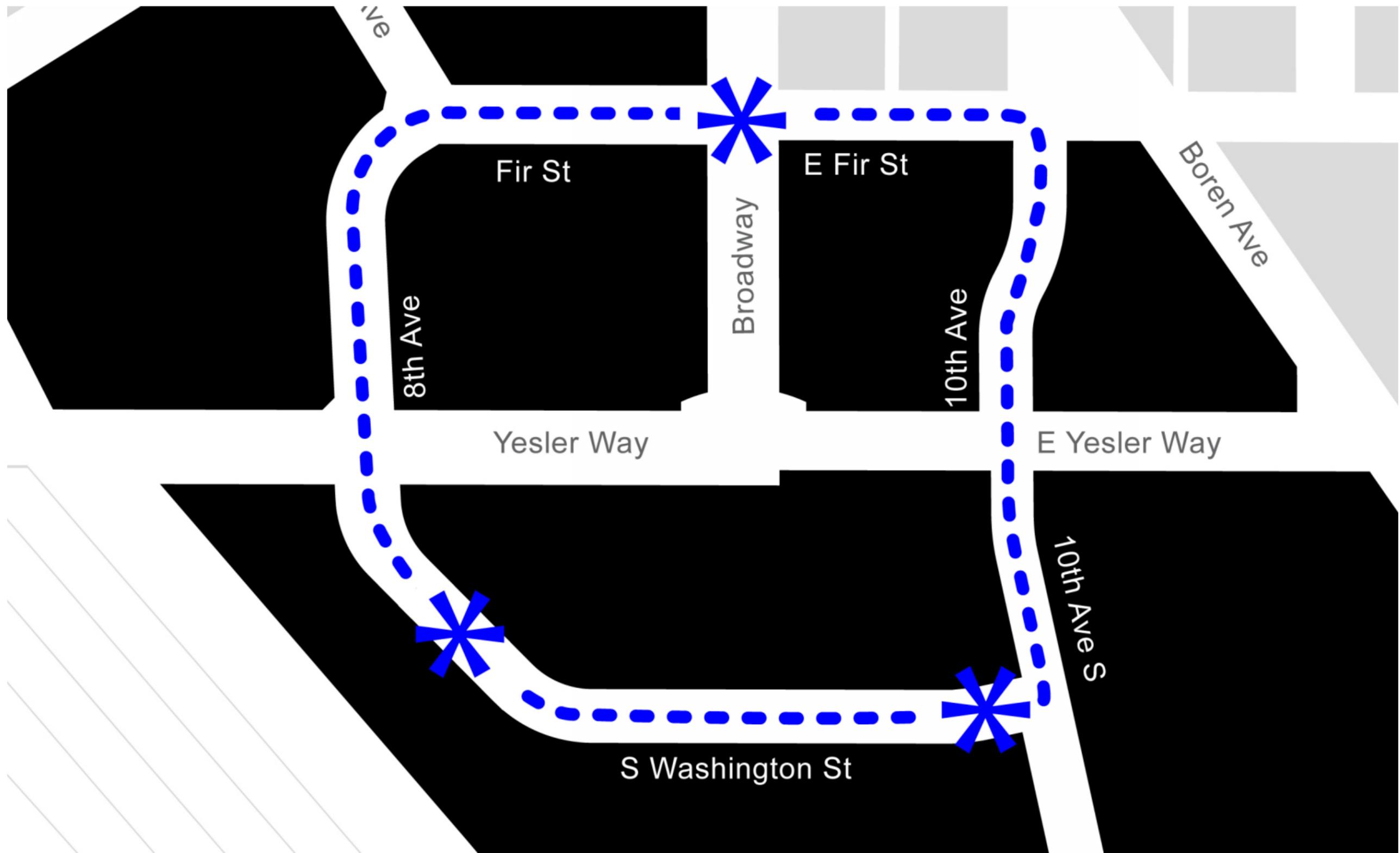
Existing Neighborhood Fabric



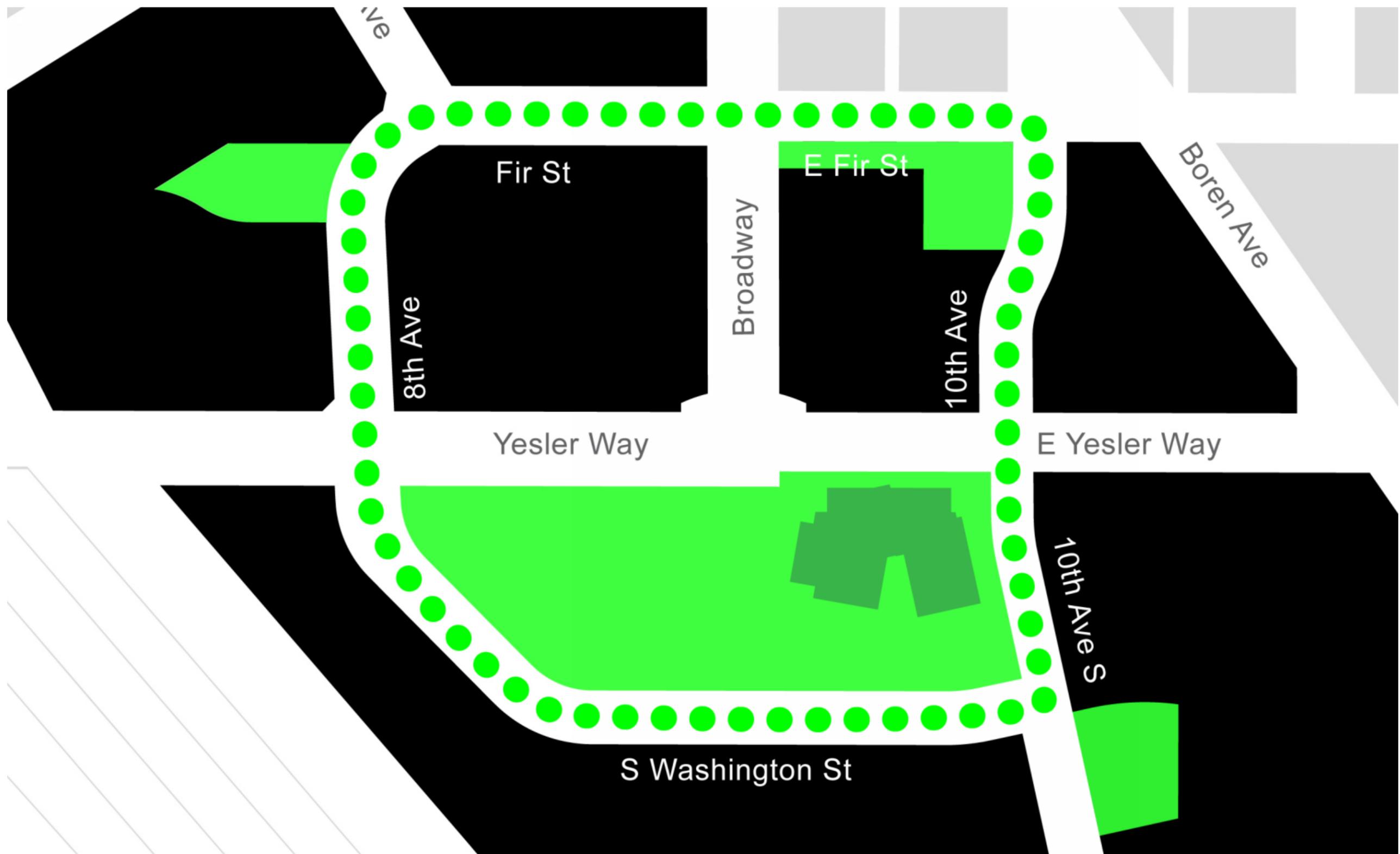


Continuous pedestrian and bike circulation on green loop; Existing dead ends and discontinuities eliminated.

Proposed Neighborhood  
Fabric Connectivity

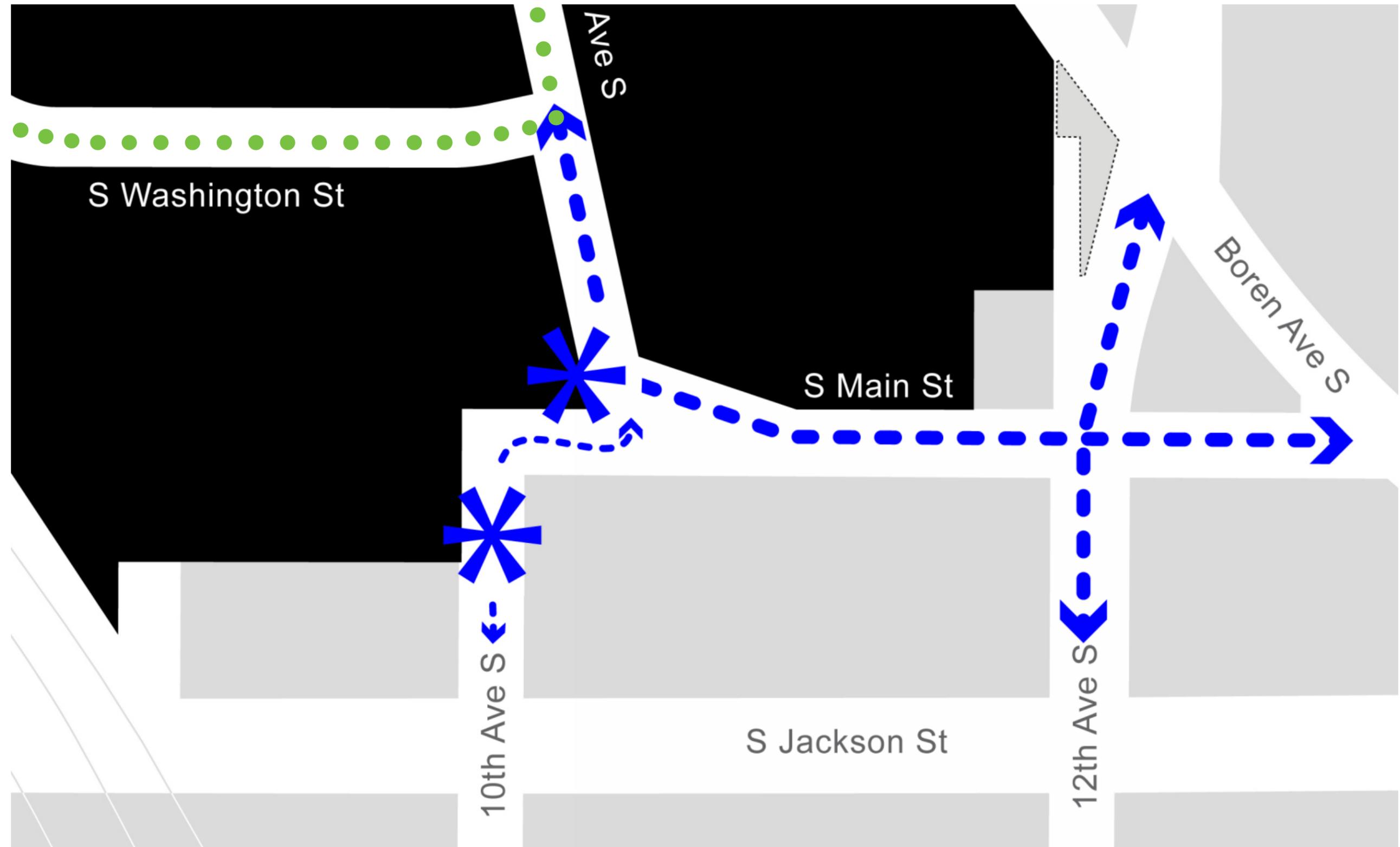


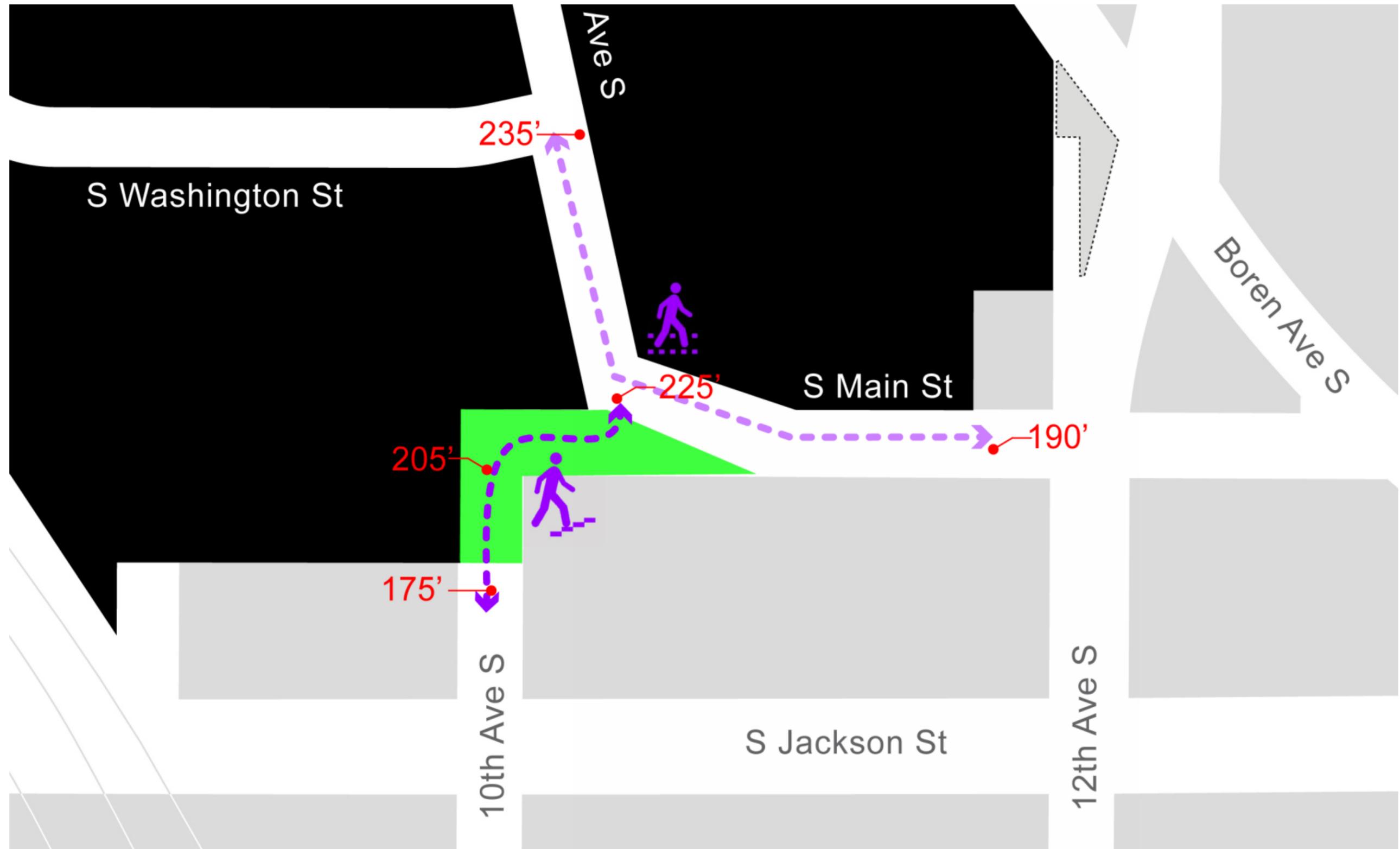
Proposed Open Space





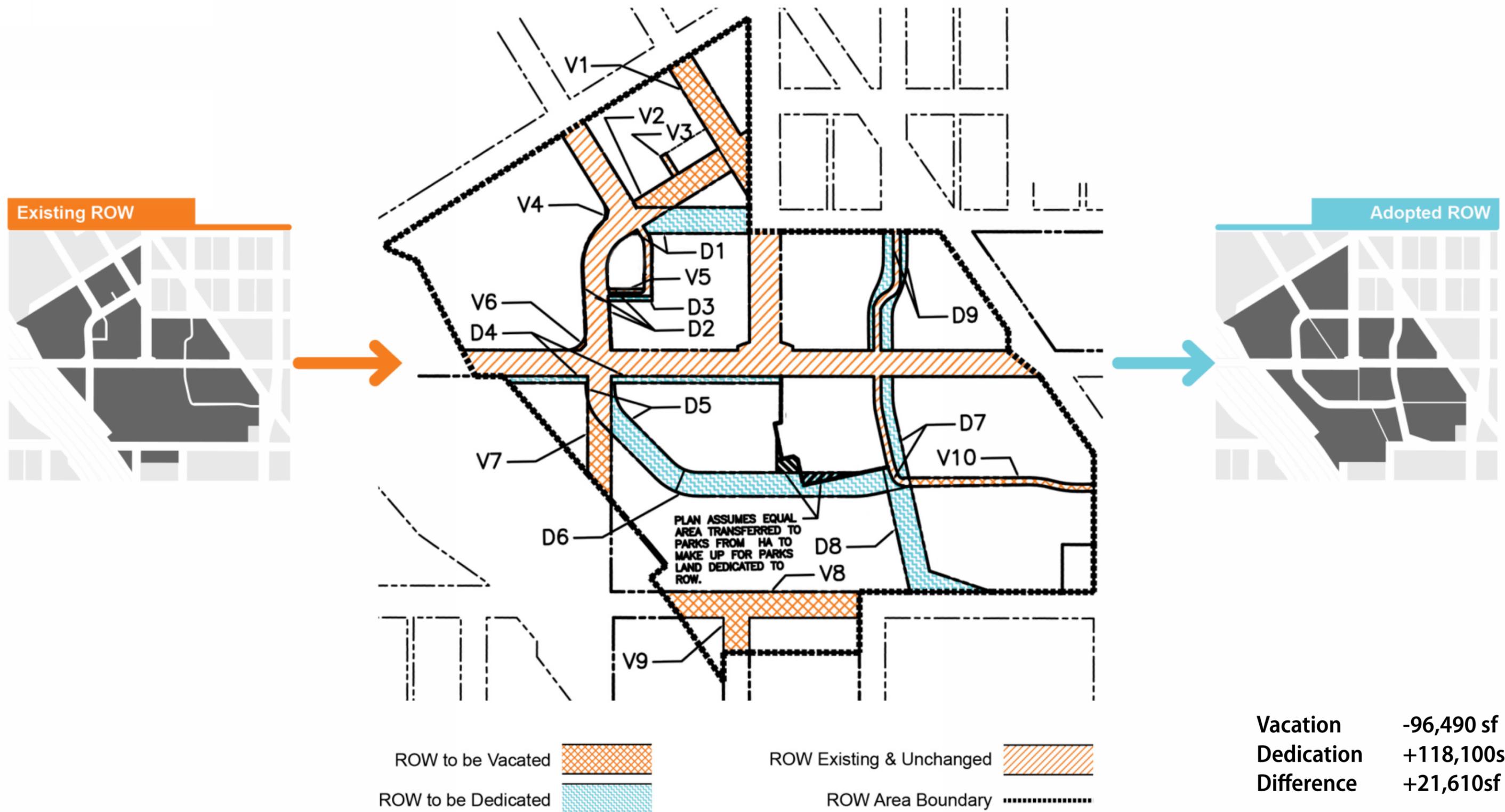
New through street from 10th Ave S to S Main St; new stairway from 10th and Main down to S Jackson St.



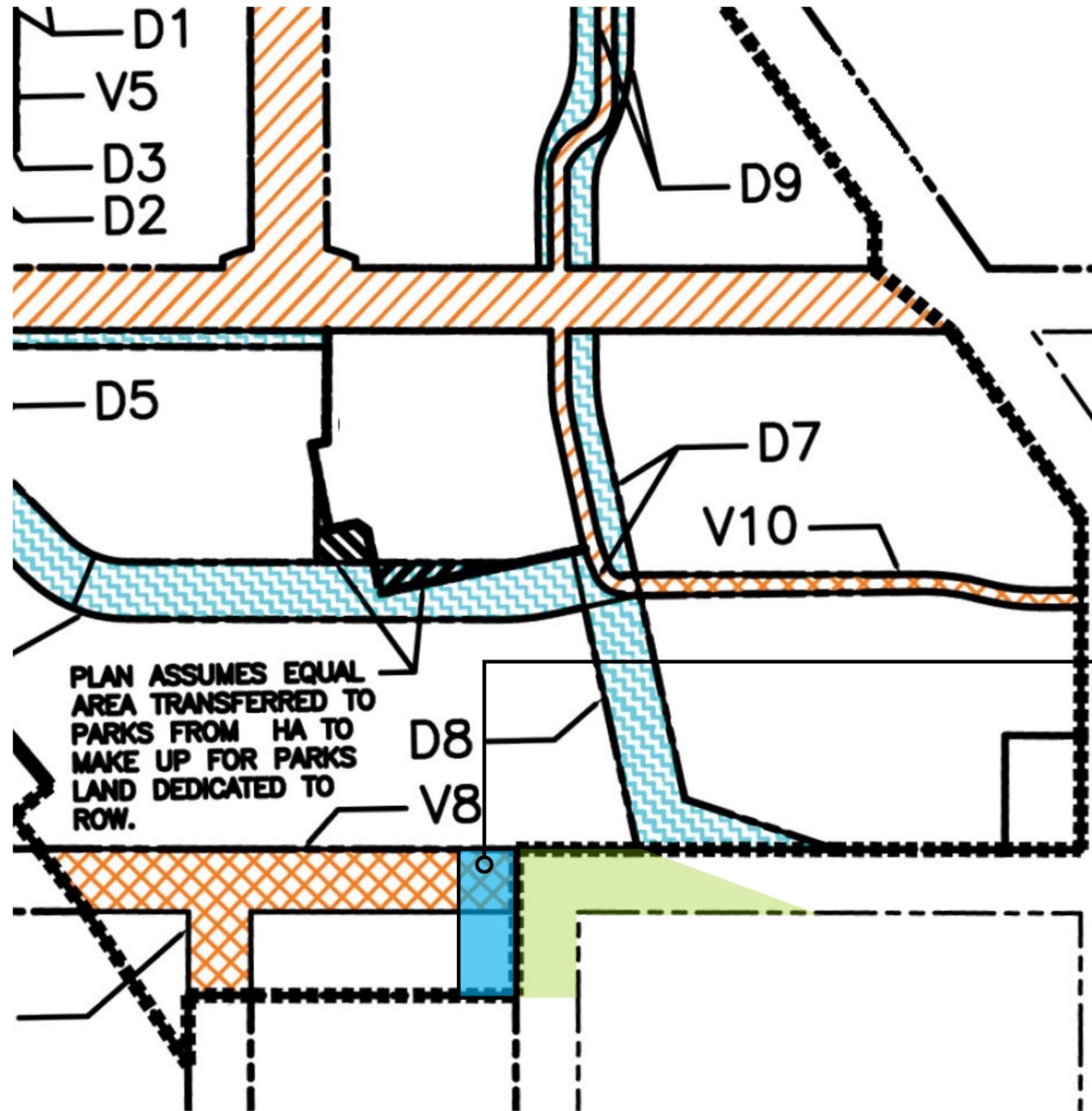




# Street Vacation Diagram



# Hill Climb | Additional Dedication



Additional Dedicated Land: 5,787 sf

Vacation	-96,490 sf
Dedication	+118,100sf
HC Added Dedication	+5,787sf
Difference	+27,397sf

# A Link between First Hill and Little Saigon





Hill Climb Phase 1 Scope  
Choice Neighborhood Grant 1 + Chase Grant



Infrastructure Phase 1 Scope  
Choice Neighborhood Grant 1



Phase B2 Scope  
Choice Neighborhood Grant 2



A safe pedestrian connection



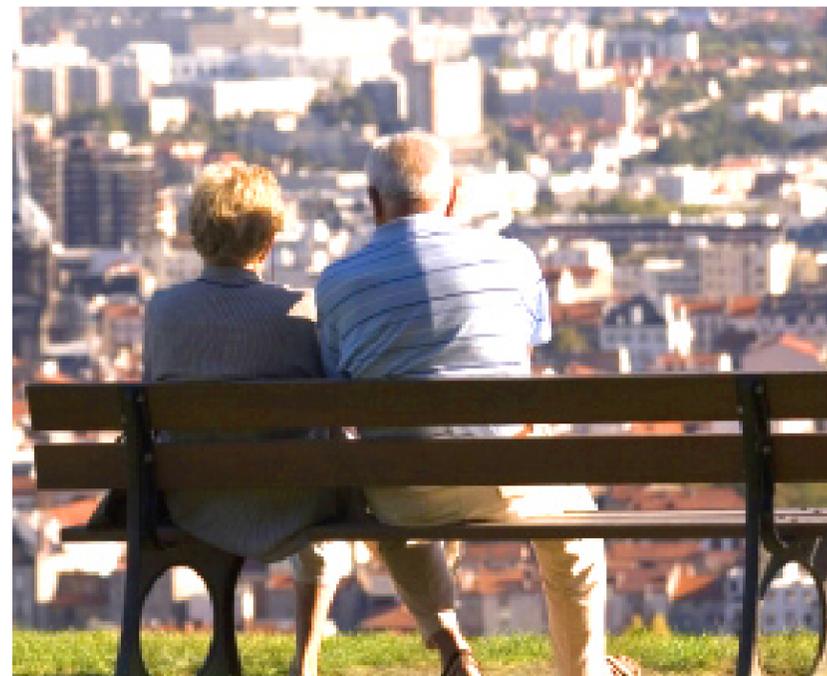
A clearly navigable link



An accessible connection



A link to Little Saigon

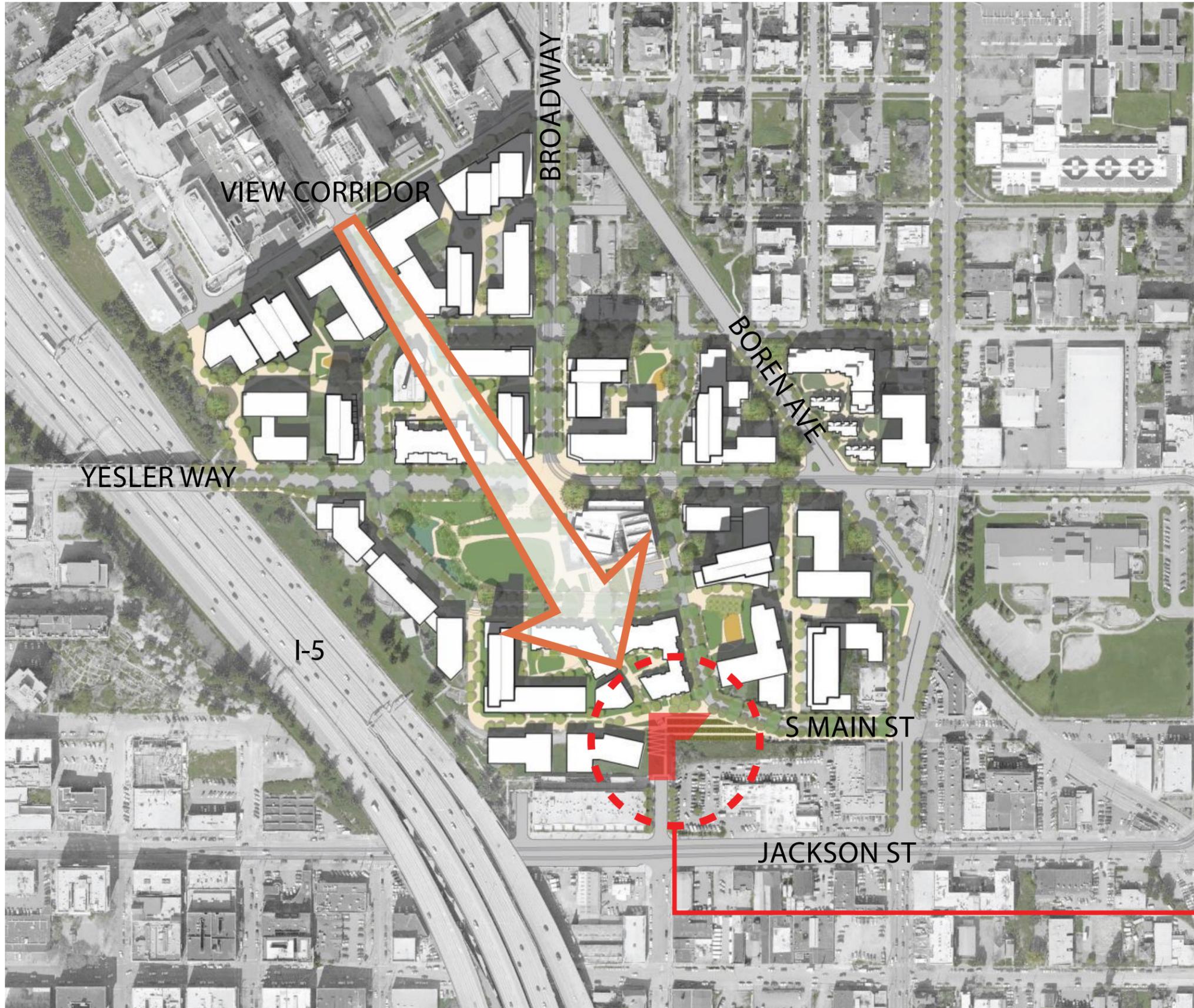


A place to pause



A space to gather

# Hill Climb | View Corridor



View of the Marine Hospital at night



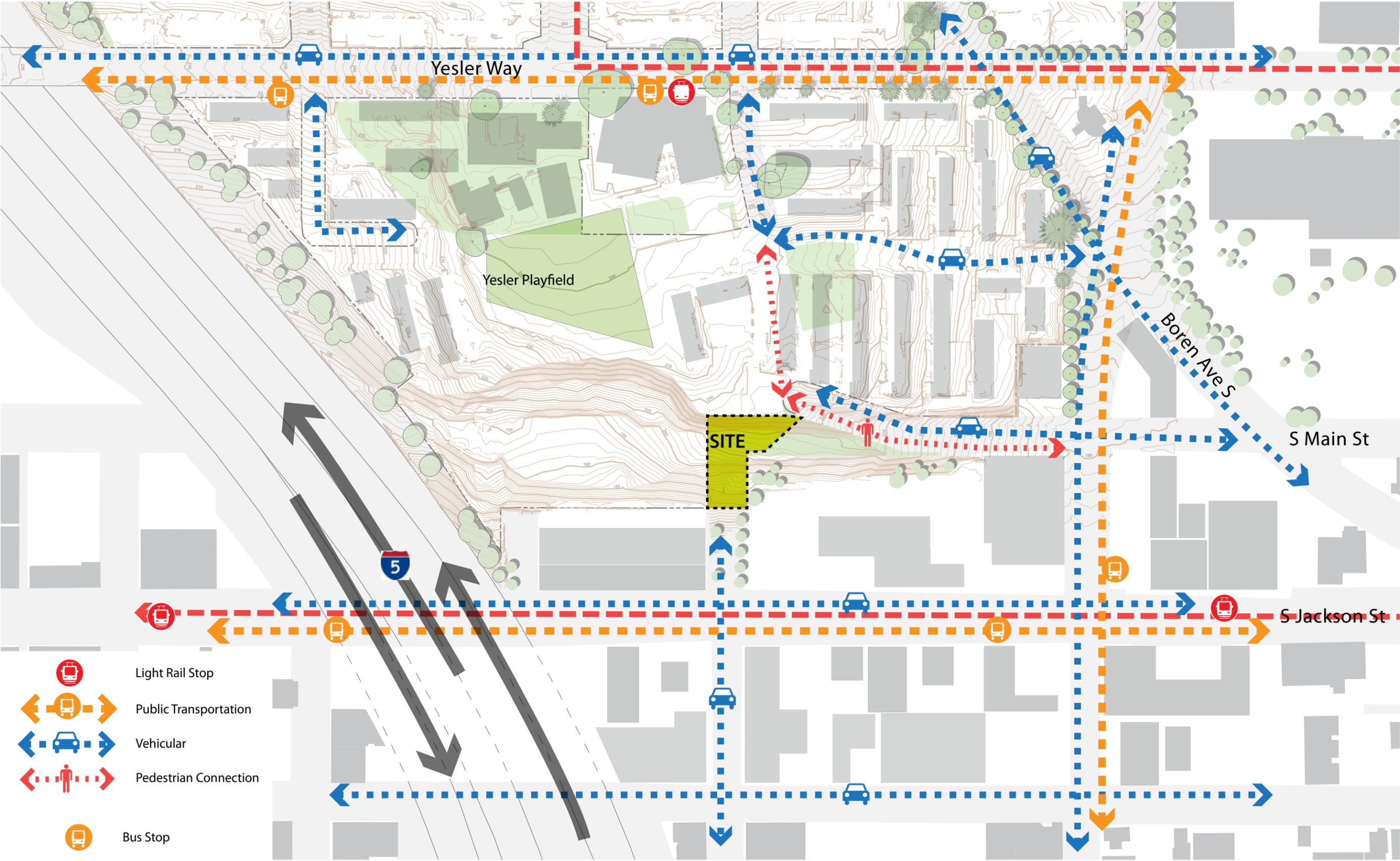
View from top of Hill Climb, looking south

Hill Climb Location

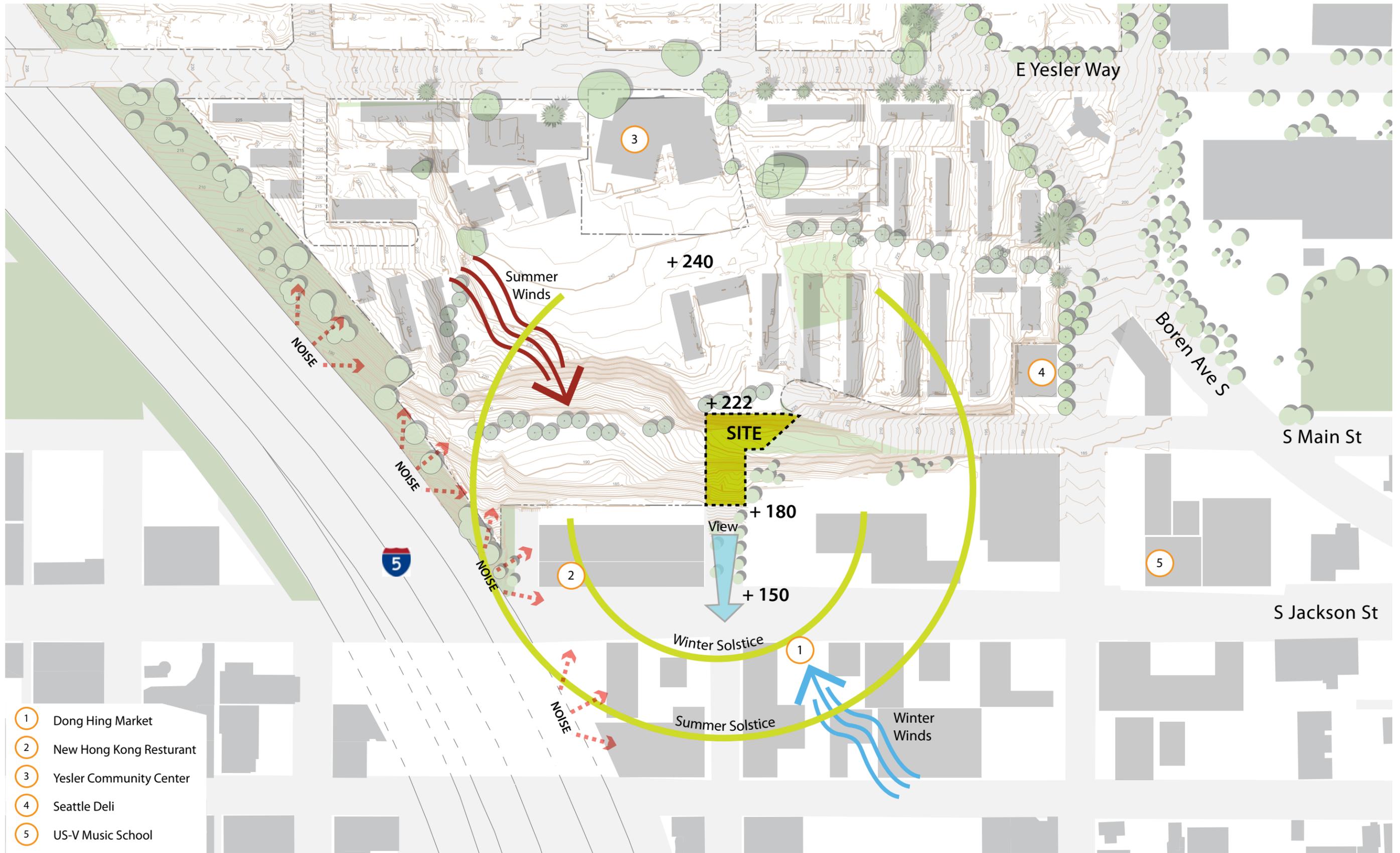
# Existing Surrounding Uses



Existing Circulation



# Existing Site Conditions



- 1 Dong Hing Market
- 2 New Hong Kong Resturant
- 3 Yesler Community Center
- 4 Seattle Deli
- 5 US-V Music School



HILL CLIMB LOCATION



**HILL CLIMB LOCATION**







KIDS PLAYING



PLAYING GAMES



DOG WALKING



TAICHI/EXERCISING



SITTING



COMMUNITY GARDENING



VIEWING



SUNBATHING



OUTDOOR WORKSHOP



WALKING TOUR



PERFORMANCE

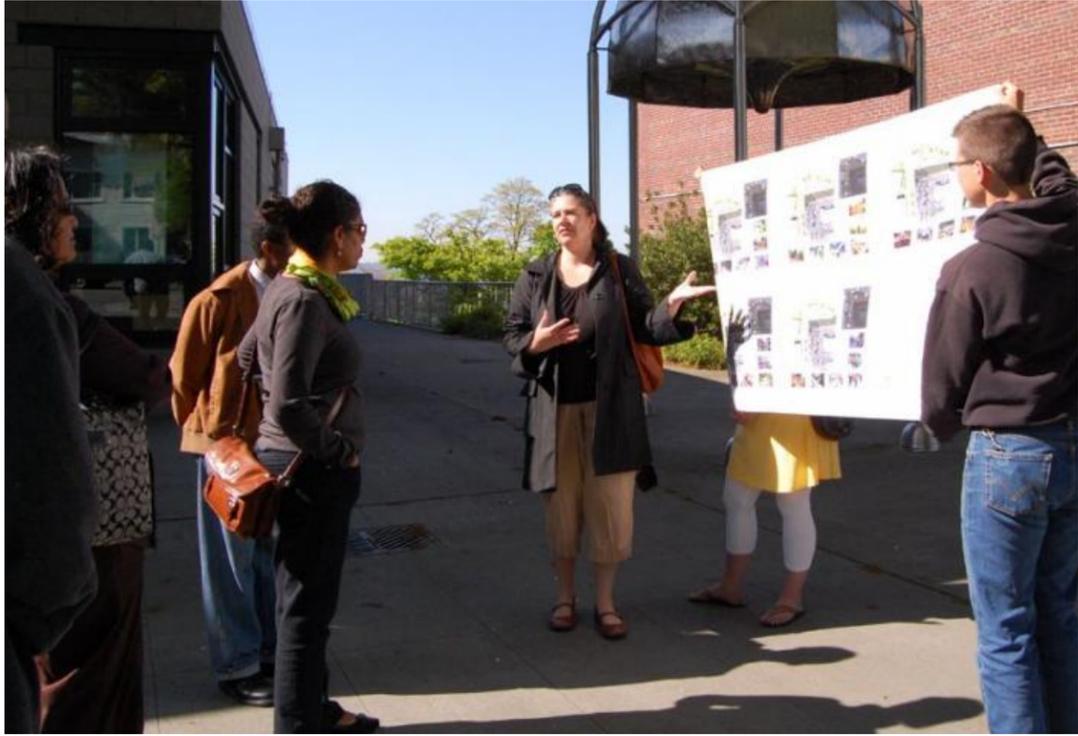


BBQ

## Preferences:

- Group activity / gathering space
- Broad steps and landings, clear sightlines
- Seating for viewing and social interaction
- Safety and lighting
- Artist-made building parts, functional art





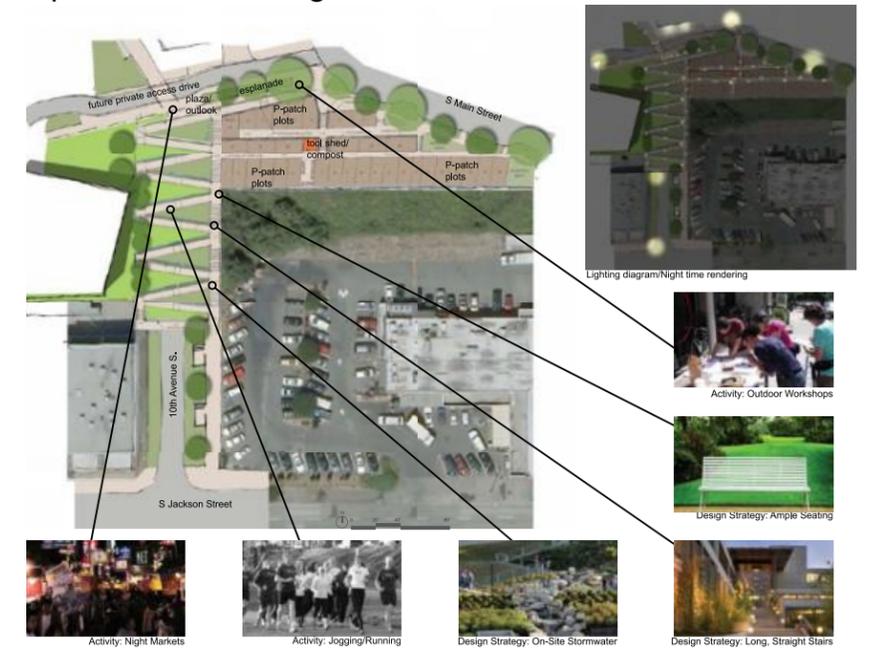
## Option A: Restful Steps



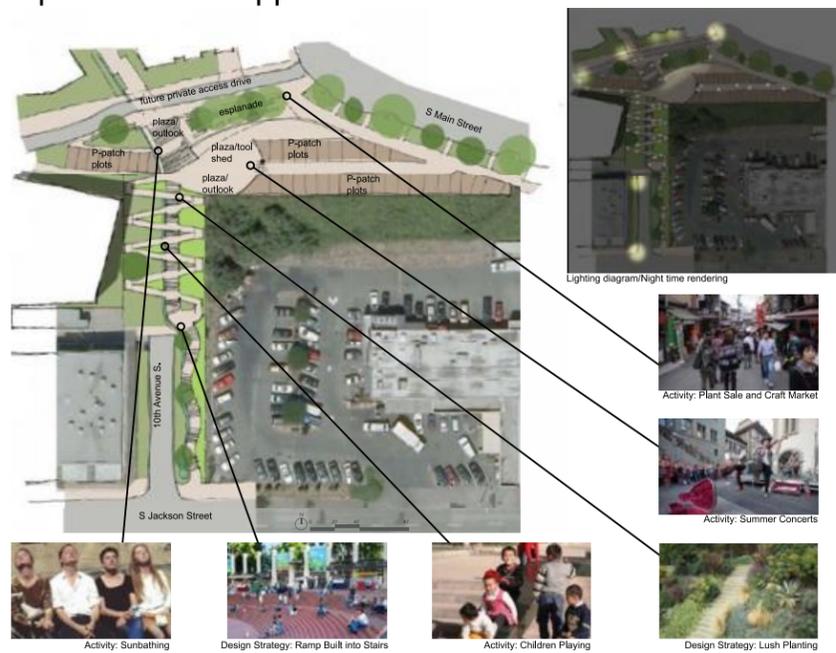
## Option B: The Grand Staircase



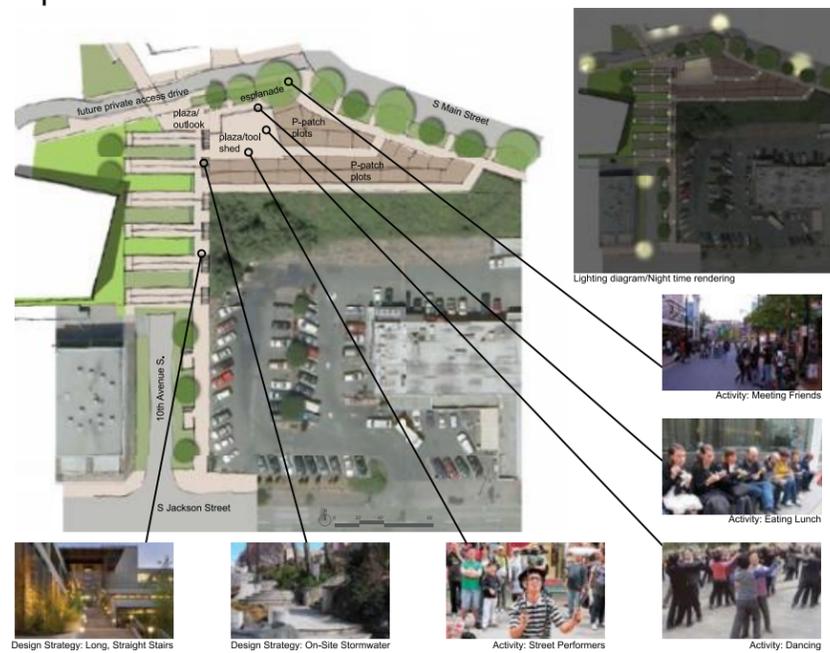
## Option C: The Straight Staircase



## Option D: The Zipper

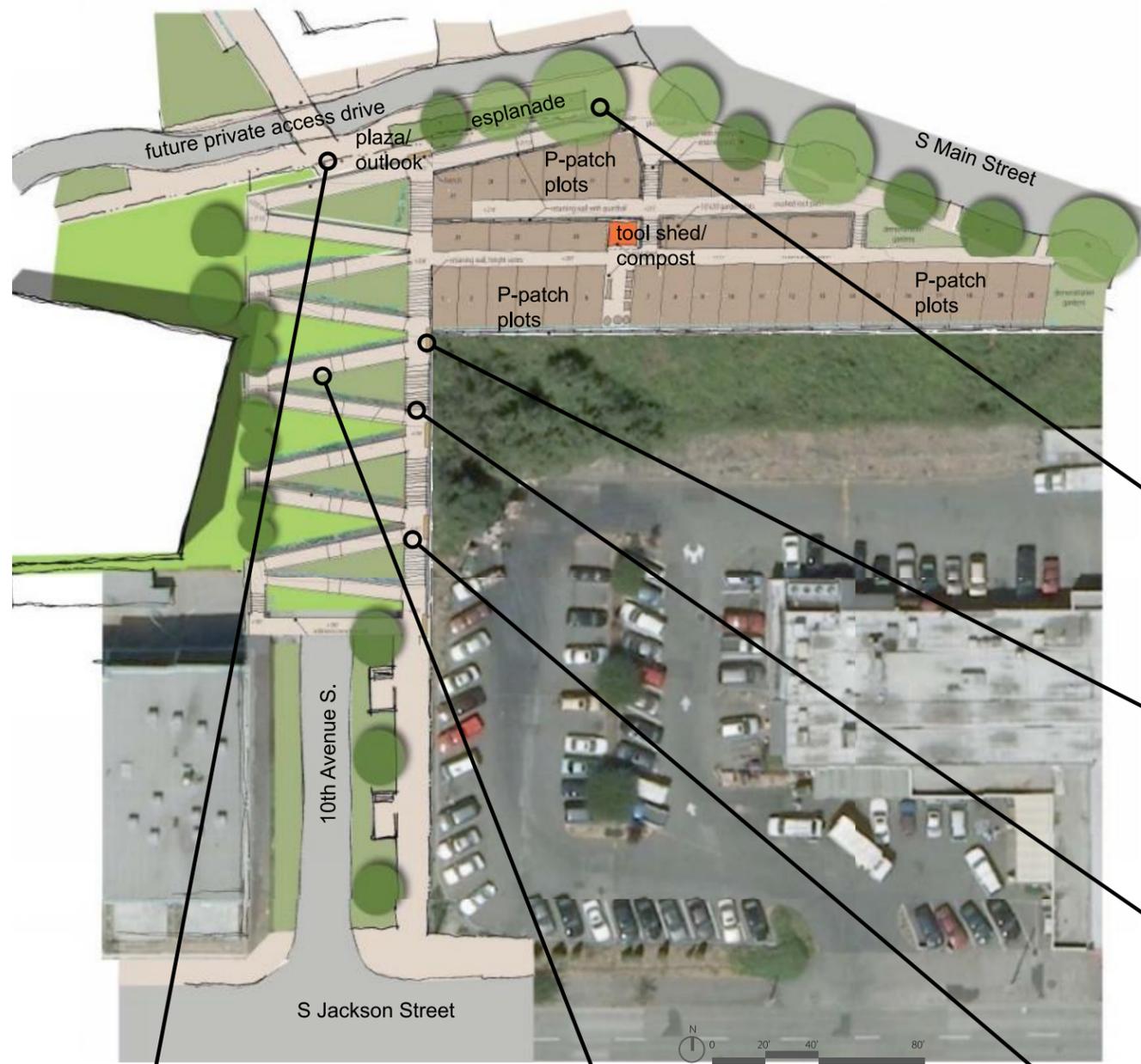


## Option E: The Terraces



# Option C: The Straight Staircase

Design Charrette 2  
Preferred Options



Activity: Outdoor Workshops



Design Strategy: Ample Seating



Activity: Night Markets



Activity: Jogging/Running



Design Strategy: On-Site Stormwater



Design Strategy: Long, Straight Stairs

# Option D: The Zipper

## Design Charrette 2 Preferred Options



Activity: Plant Sale and Craft Market



Activity: Summer Concerts



Activity: Sunbathing



Design Strategy: Ramp Built into Stairs



Activity: Children Playing



Design Strategy: Lush Planting

### Preferences:

- Wheelchair accessibility
- Shelter for resting area
- Seating – but not long benches that allow sleeping
- Large plaza for group activities
- Maximize gardening/P-Patch area
- Lush plantings surrounding the hardscape
- Long, straight staircases
- Deter skateboarders
- Adequate lighting levels



...“provide for an enhanced pedestrian connection between Yesler Terrace and the Little Saigon neighborhood.”

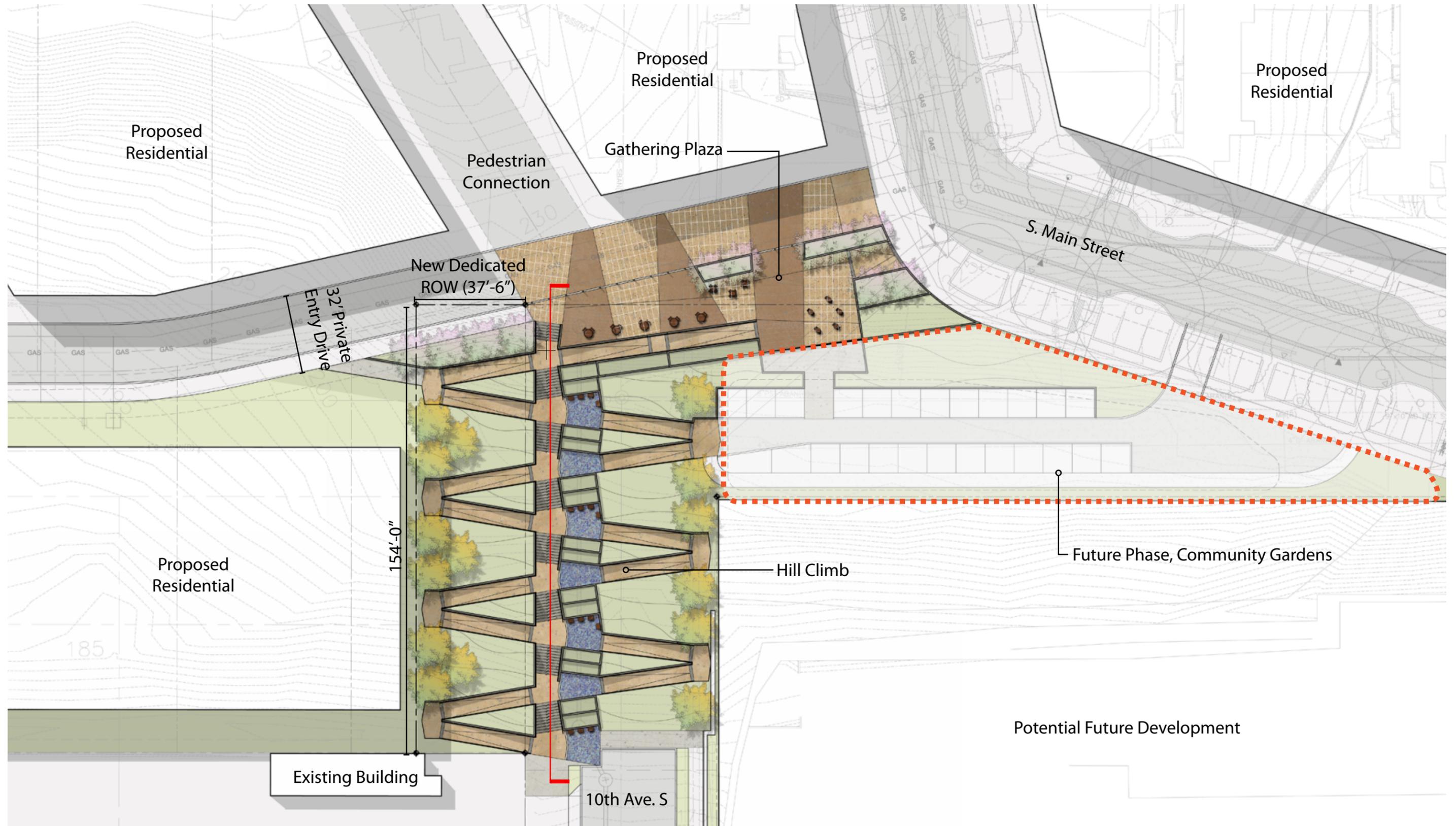
- A. Space for group activities and gathering
- B. Wide steps, clear sightlines
- C. Wide landings
- D. Seating for views and social interaction
- E. Safe for users
- F. Adequate lighting
- G. A balance between hardscape and vegetation
- H. Consideration for specific populations
- I. Functional public art
- J. Culturally familiar planting

**Connect**

**Gather**

**Experience**

# Overall Landscape Plan



# Hill Climb Plan



Concrete Walls with Planting



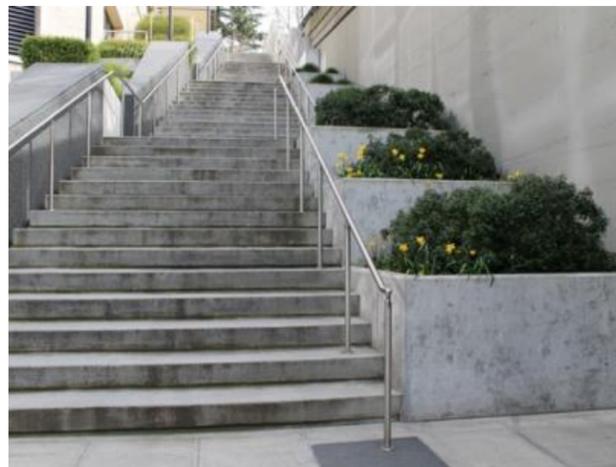
Bike Runnel



Stair with Accessible Ramps



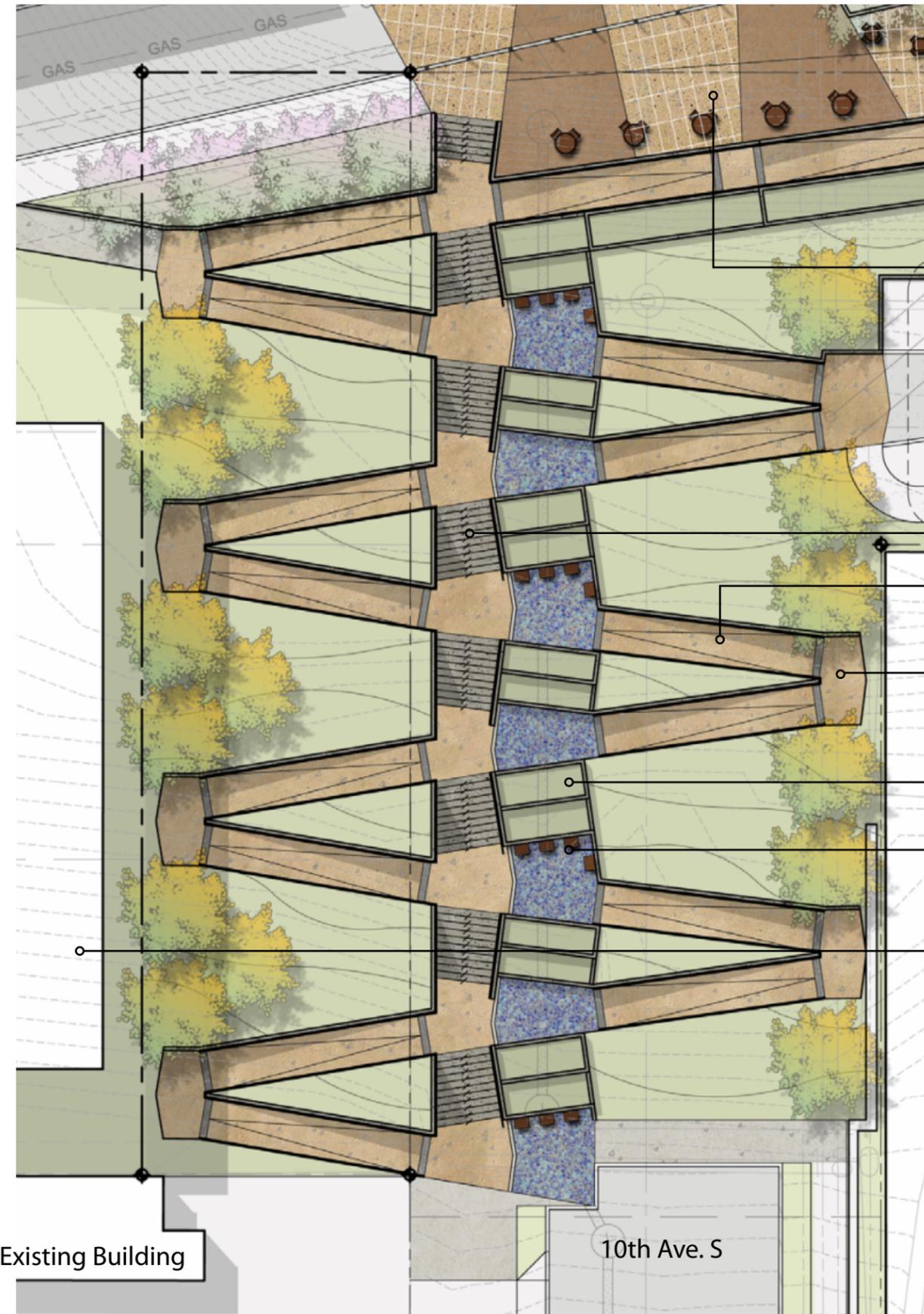
Comfortable risers



Hill Climb with planter boxes



Stair Connection



Gathering Space

Concrete stair w/ handrails

Concrete ramp w/ handrails

Concrete landing w/ low retaining walls

Bio-filtration cells

Individual seating pods

Proposed residential, future phase

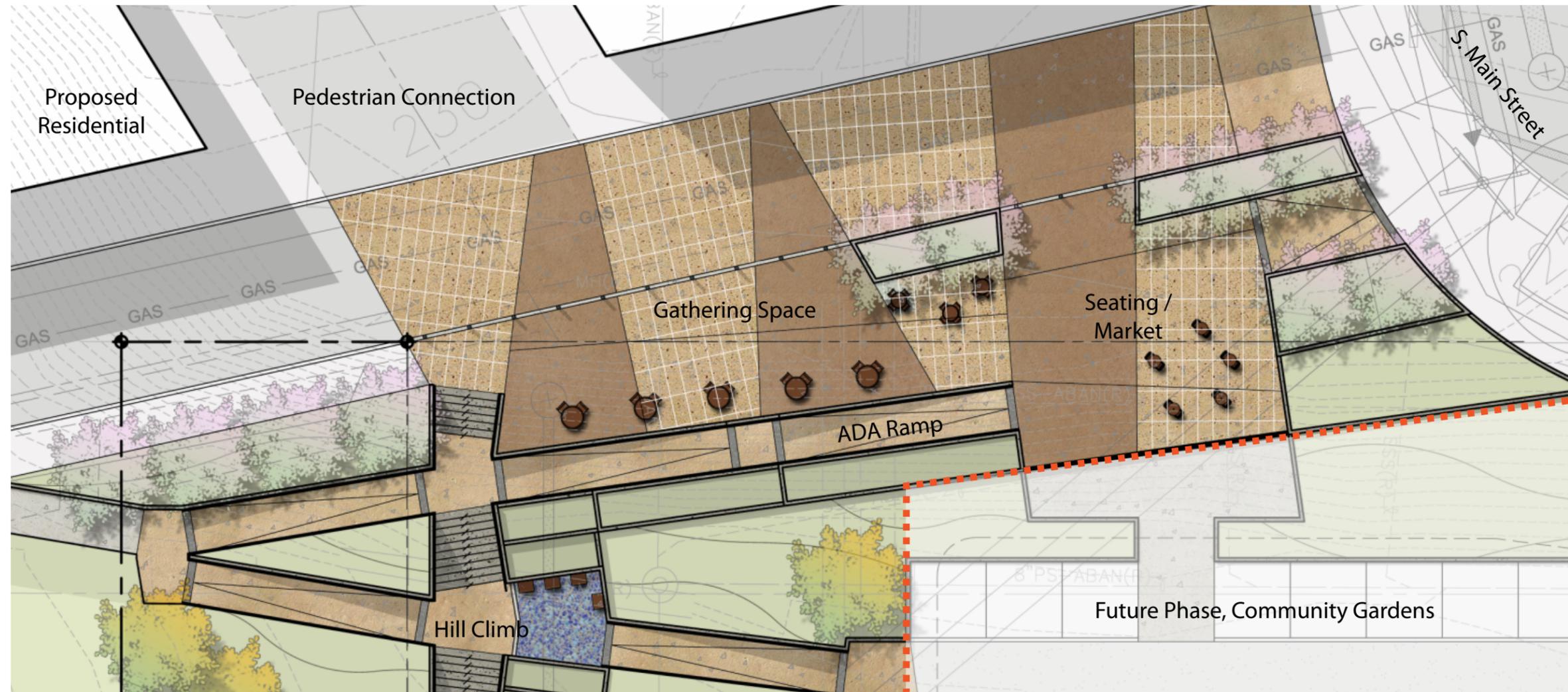
Existing Building

10th Ave. S

## Hill Climb Character

Vignette  
Looking north 10th Ave





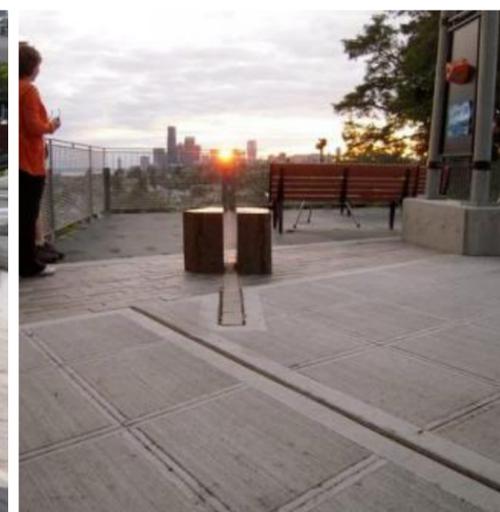
Linear space focused on views



Art Seating



Cafe Seating



View Point

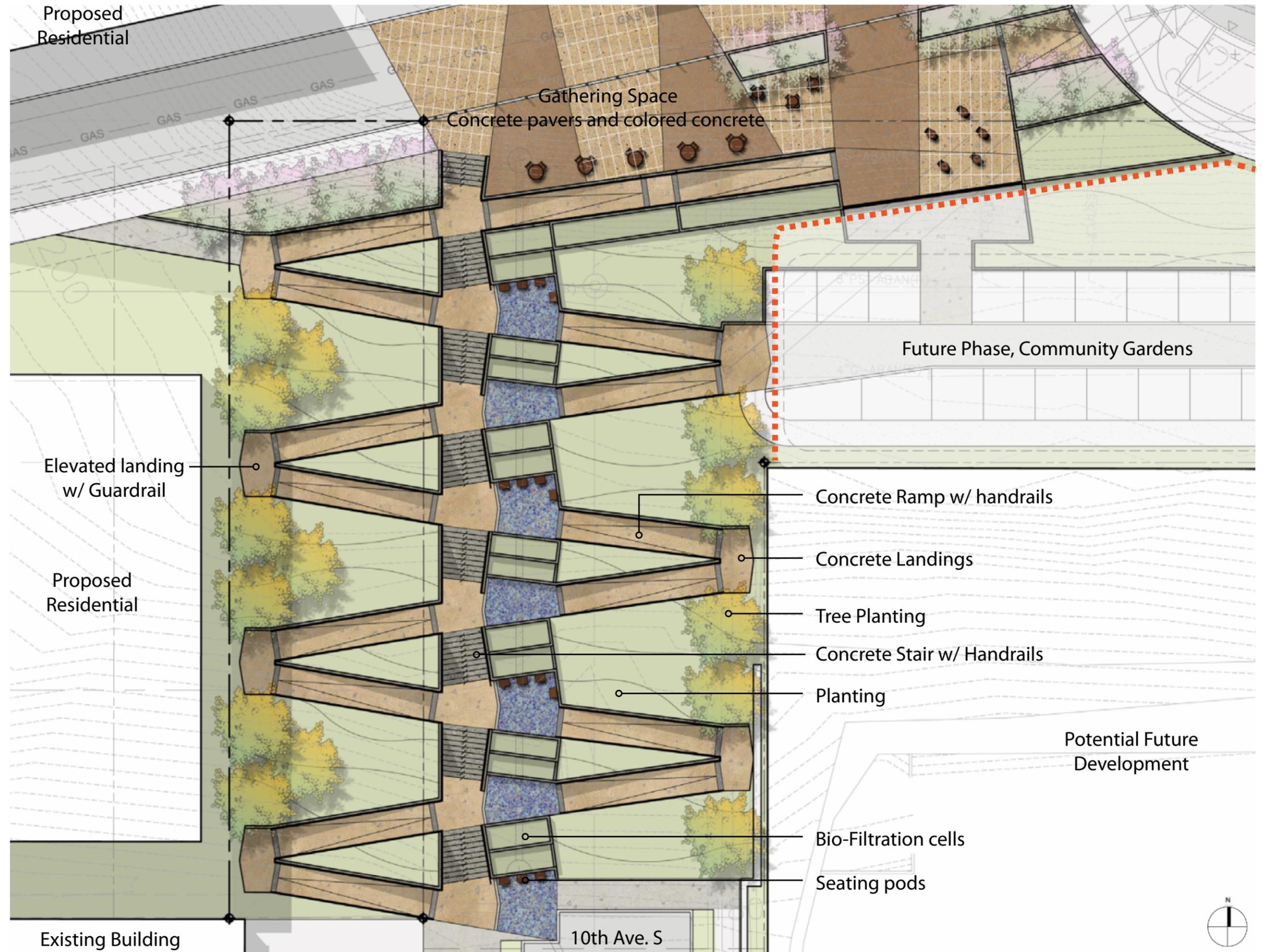
## Gathering Space Character

# Vignette Gathering Space





**Concrete Colors + Textures**



# Landscape Elements Character



Railings



Edge treatment at gathering area



Landscape Furnishings



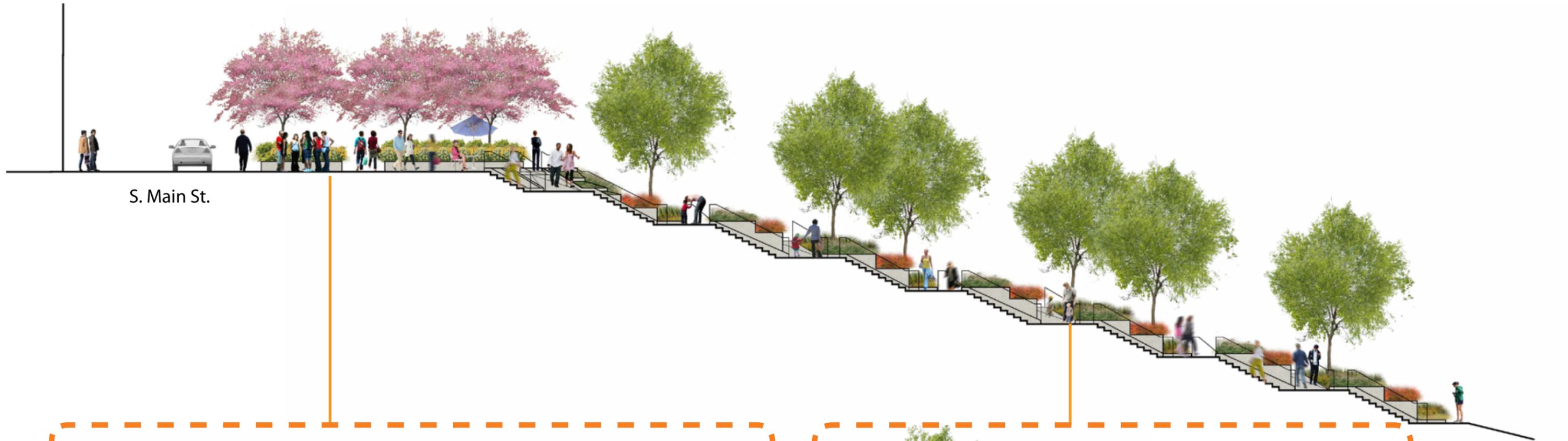
Concrete Walls



Gateway



Seating Pods



Gathering Place



Hill Climb

VIETNAM INFLUENCE



COLOR PALETTE





Ornamental Grasses, Perennial and Low Shrubs



Edible Plants and fruiting trees



Bio-filtration plants (emergents)



## Landscape Planting Zones

- ① Hill Climb Edge Planting
- ② Scented / Edible Planting (edges)
- ③ Bio-Filtration Planting
- ④ Hill Climb Planting
- ⑤ Gathering Plaza Planting

# Hill Climb Edge Planting



Japanese Snowbell



Butterfly Gaura



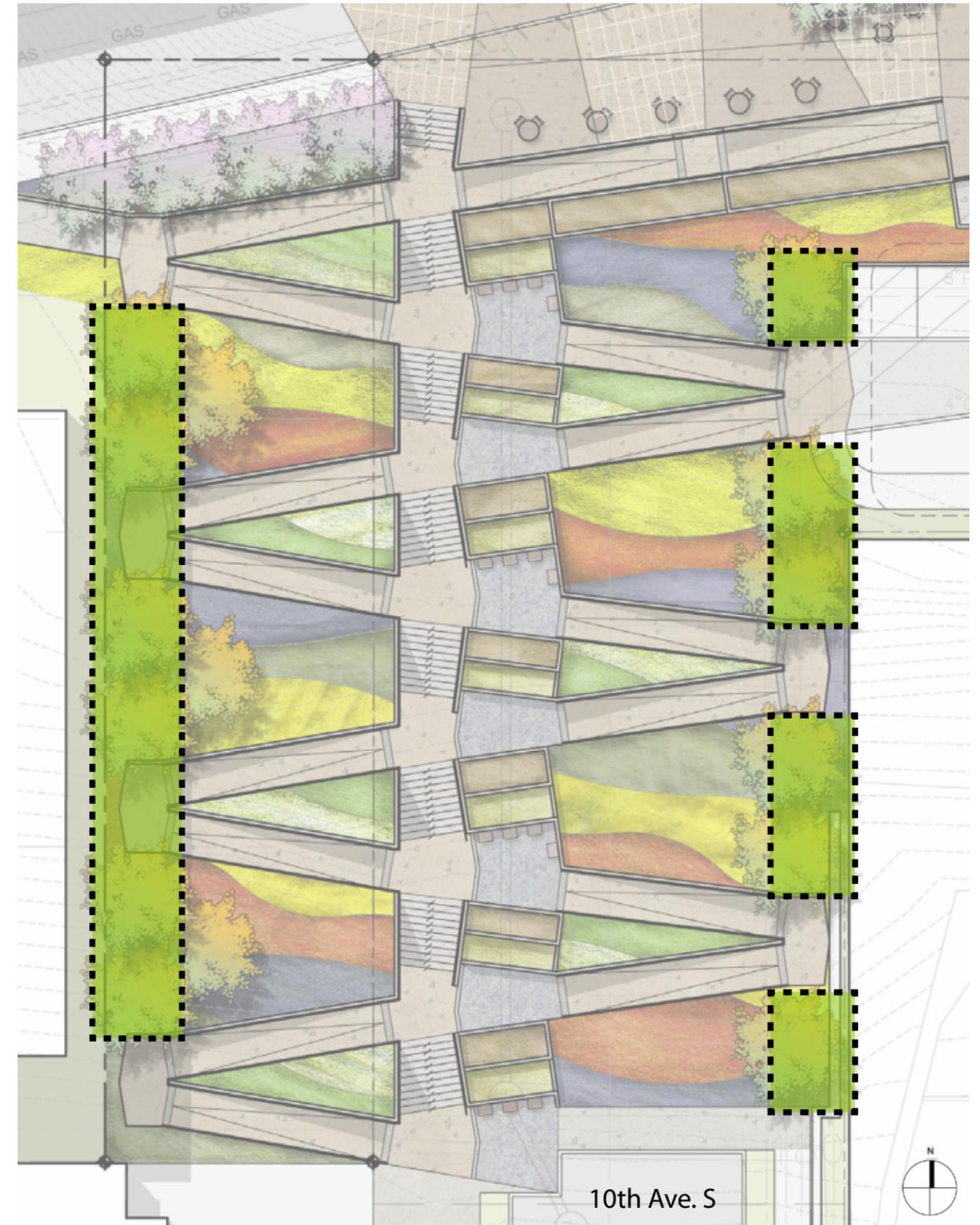
Black Mondo Grass



Japanese Stewartia



Bishop's Hat





Huckleberry



Basil



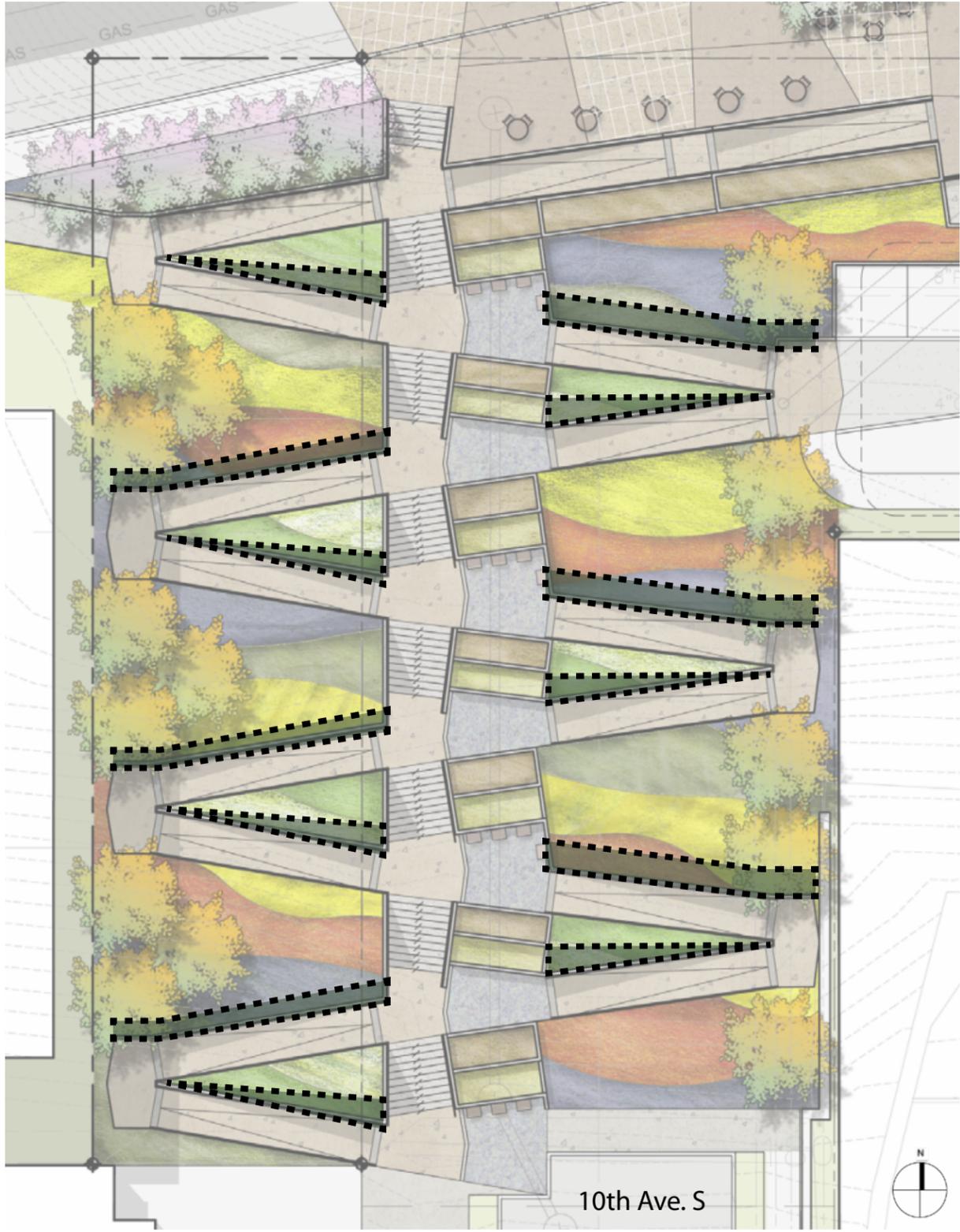
Coriander



Blueberry



Spearmint





New Zealand Sedge



Japanese Horsetail



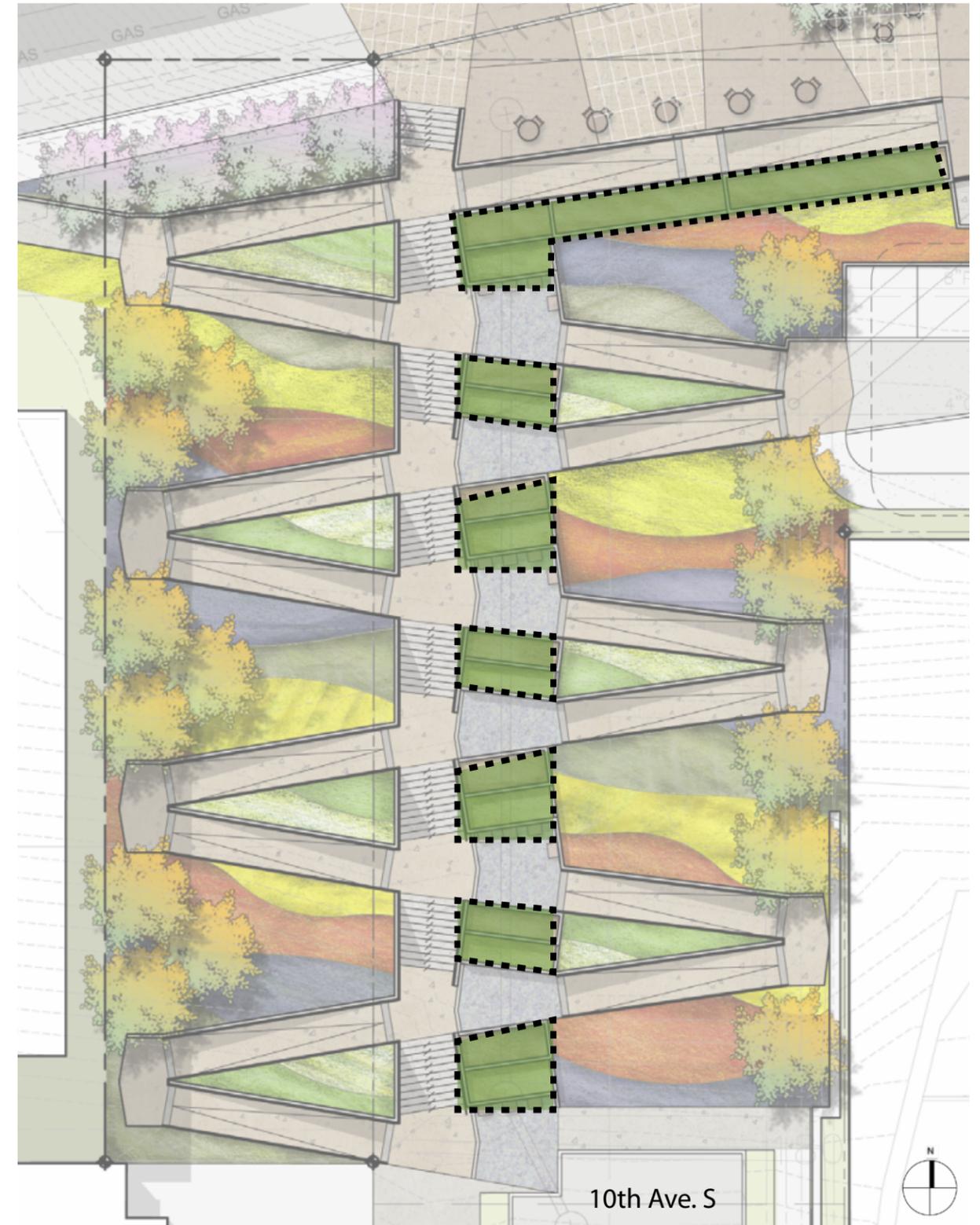
Swordleaf Rush



Red Velvet Yarrow



Toughleaf Iris



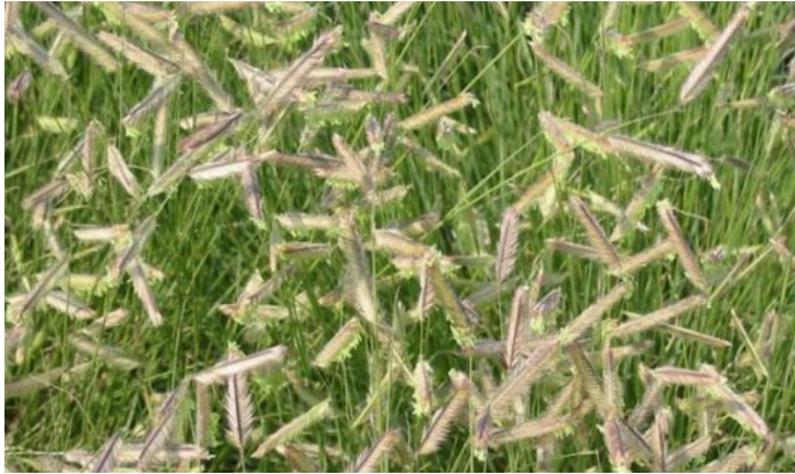
# Hill Climb Planting



Gold Japanese Forest Grass



Gulf Stream Heavenly Bamboo



Blue Grama



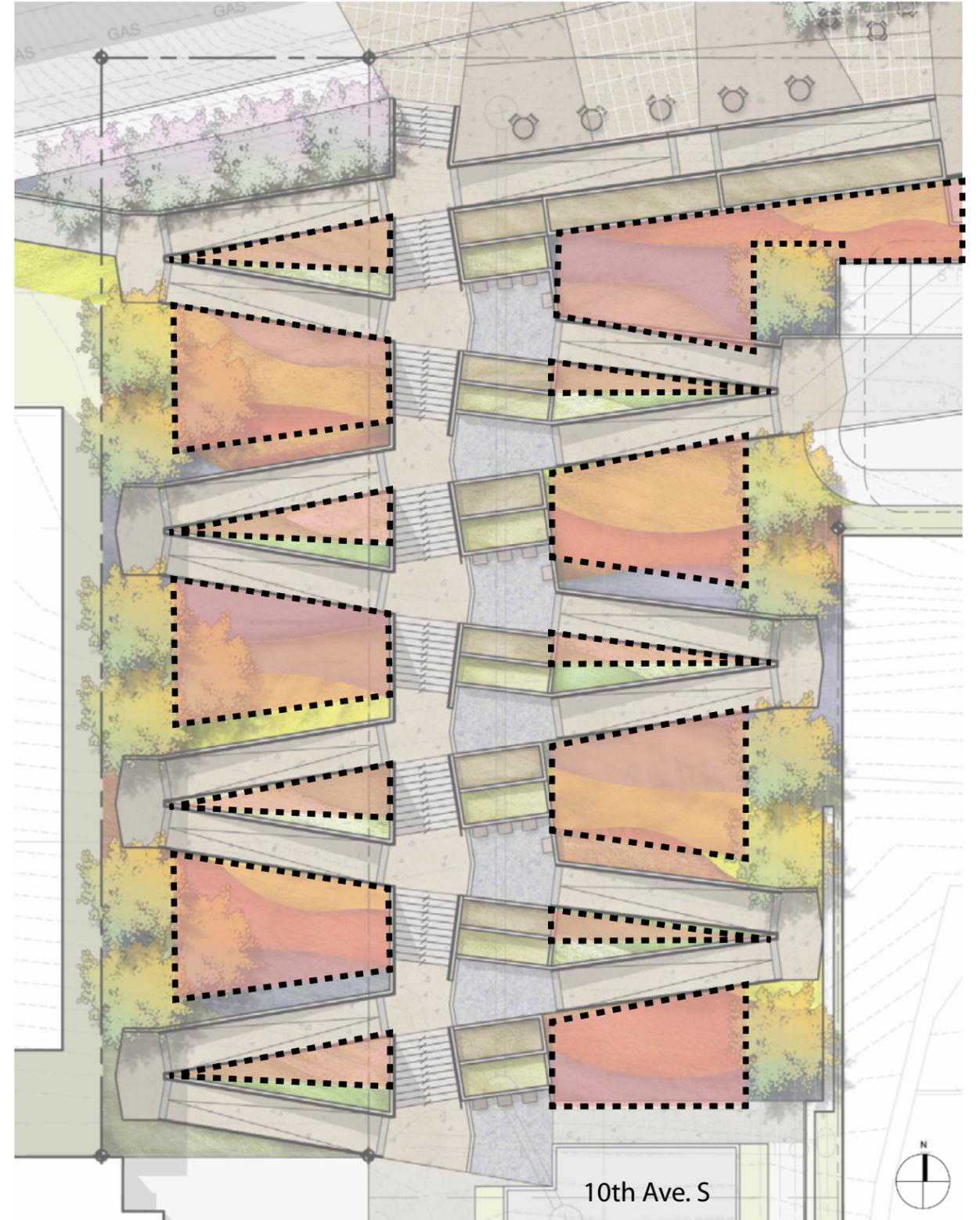
Japanese Barberry



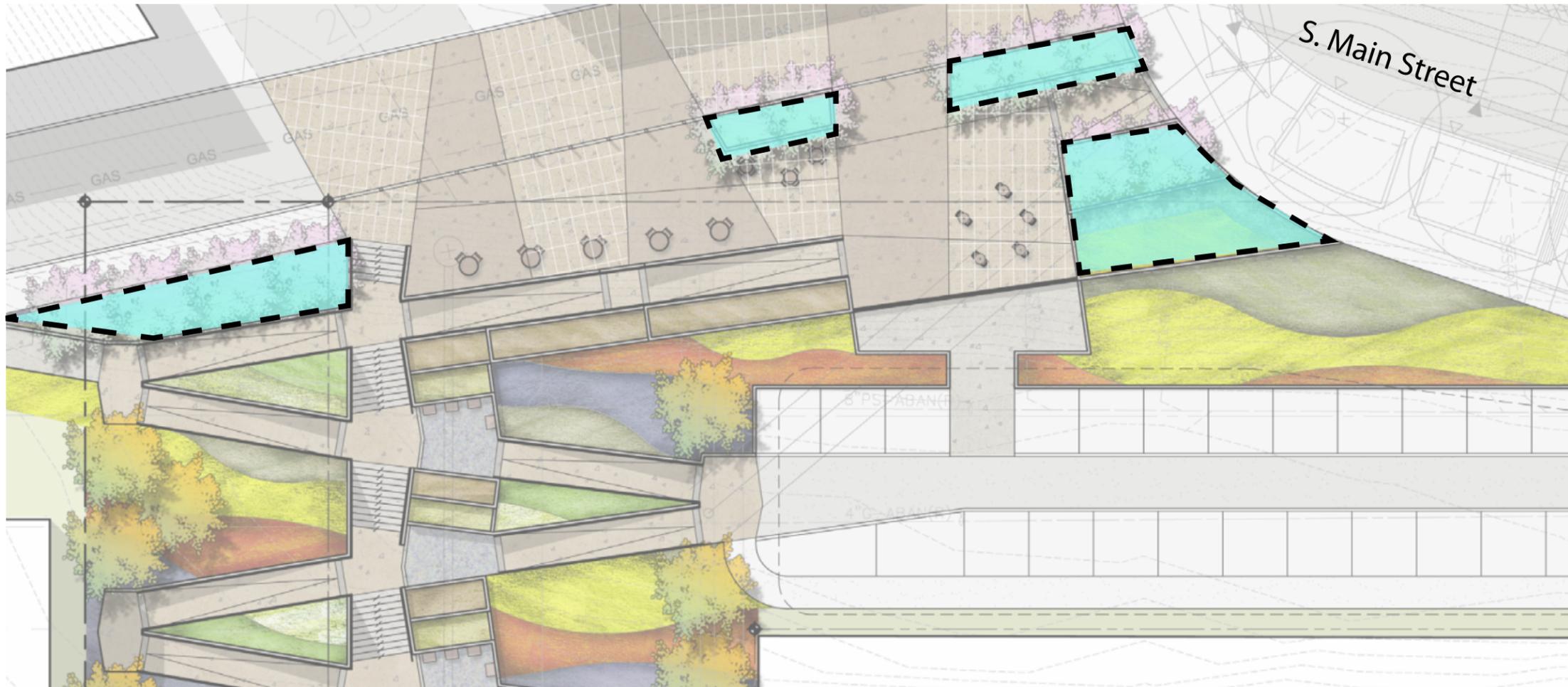
Stonecrop



Magic Carpet Spirea



# Gathering Plaza Planting



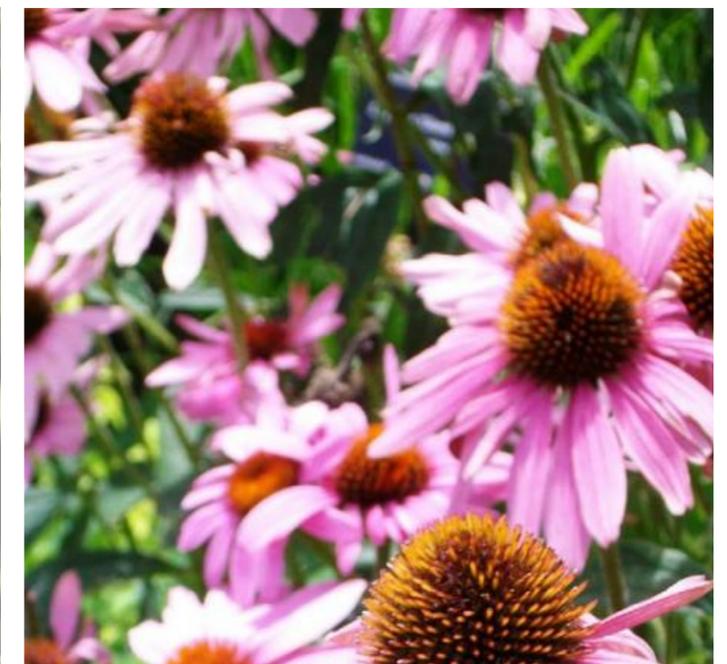
Japanese Flowering Apricot



Japanese Flowering Apricot



Joan Senior Daylily



Echinacea

# Vignette Gathering Space



Vignette  
Looking north 10th Ave



Vignette  
Looking south 10th Ave



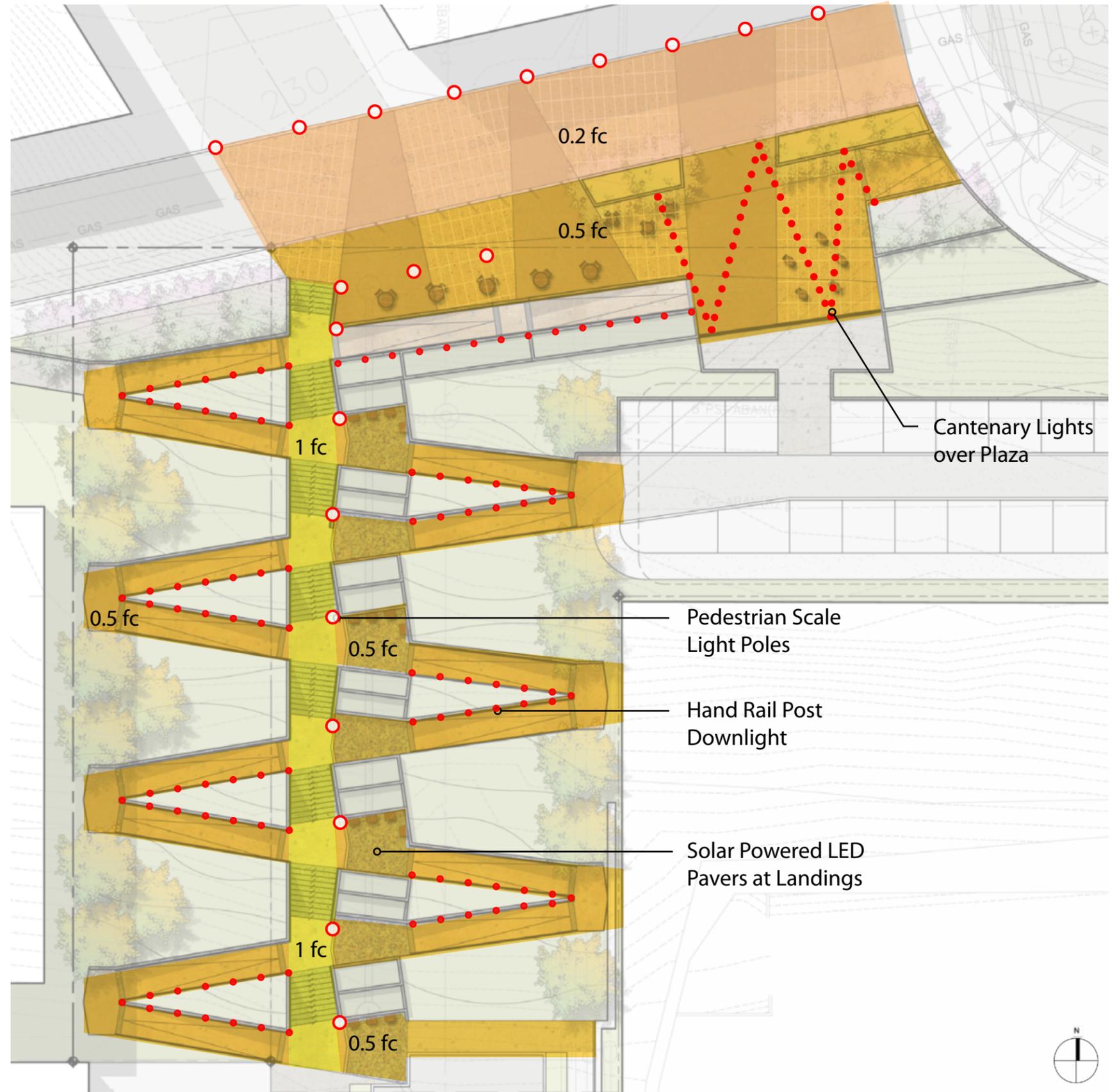
# Vignette Pedestrian Landing



# Lighting Diagram



Lighting Character



# Art Opportunity Diagram



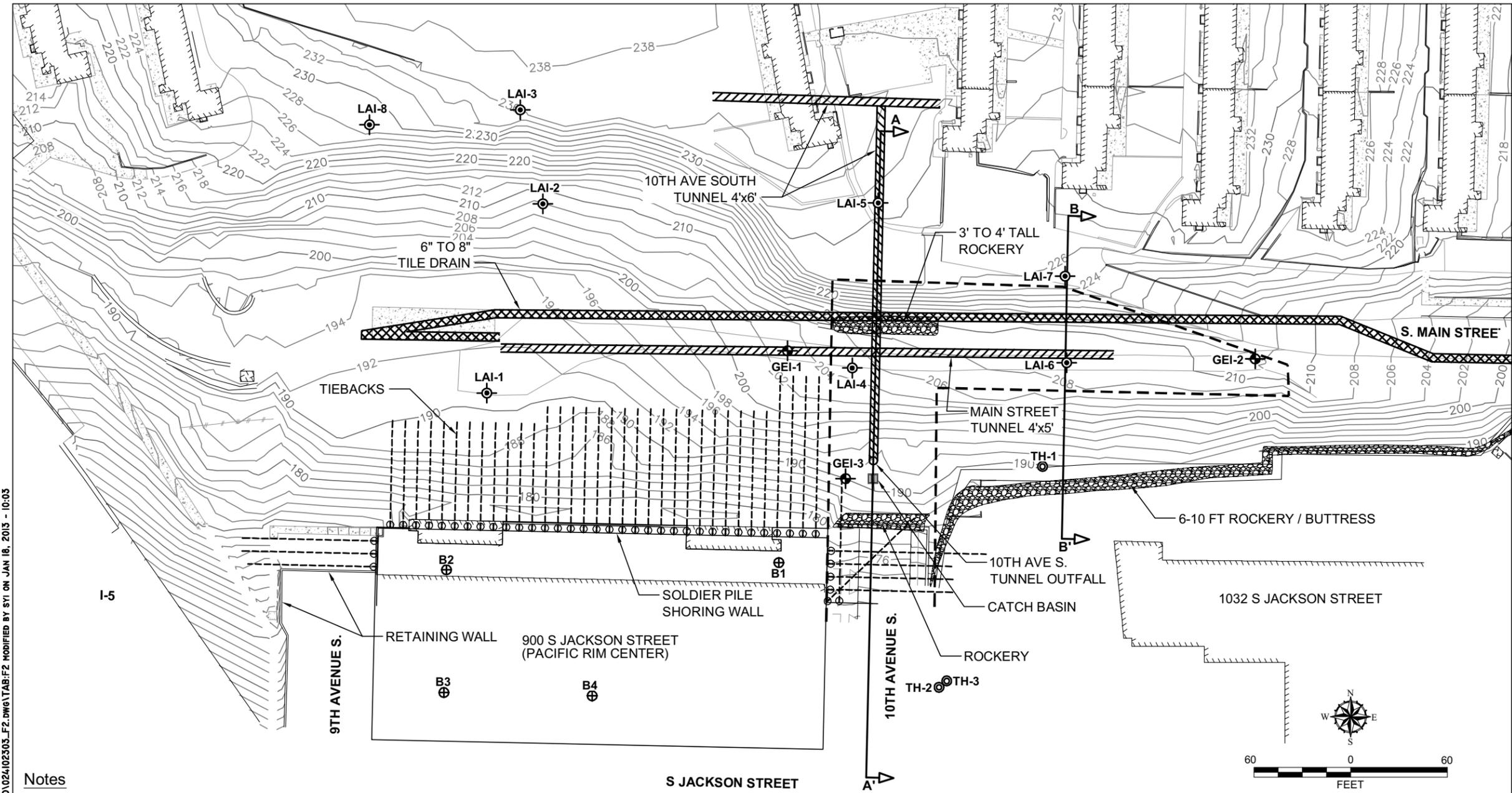
**Art Character**





# 10th Avenue Hillclimb Design Commission Meeting





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**Notes**

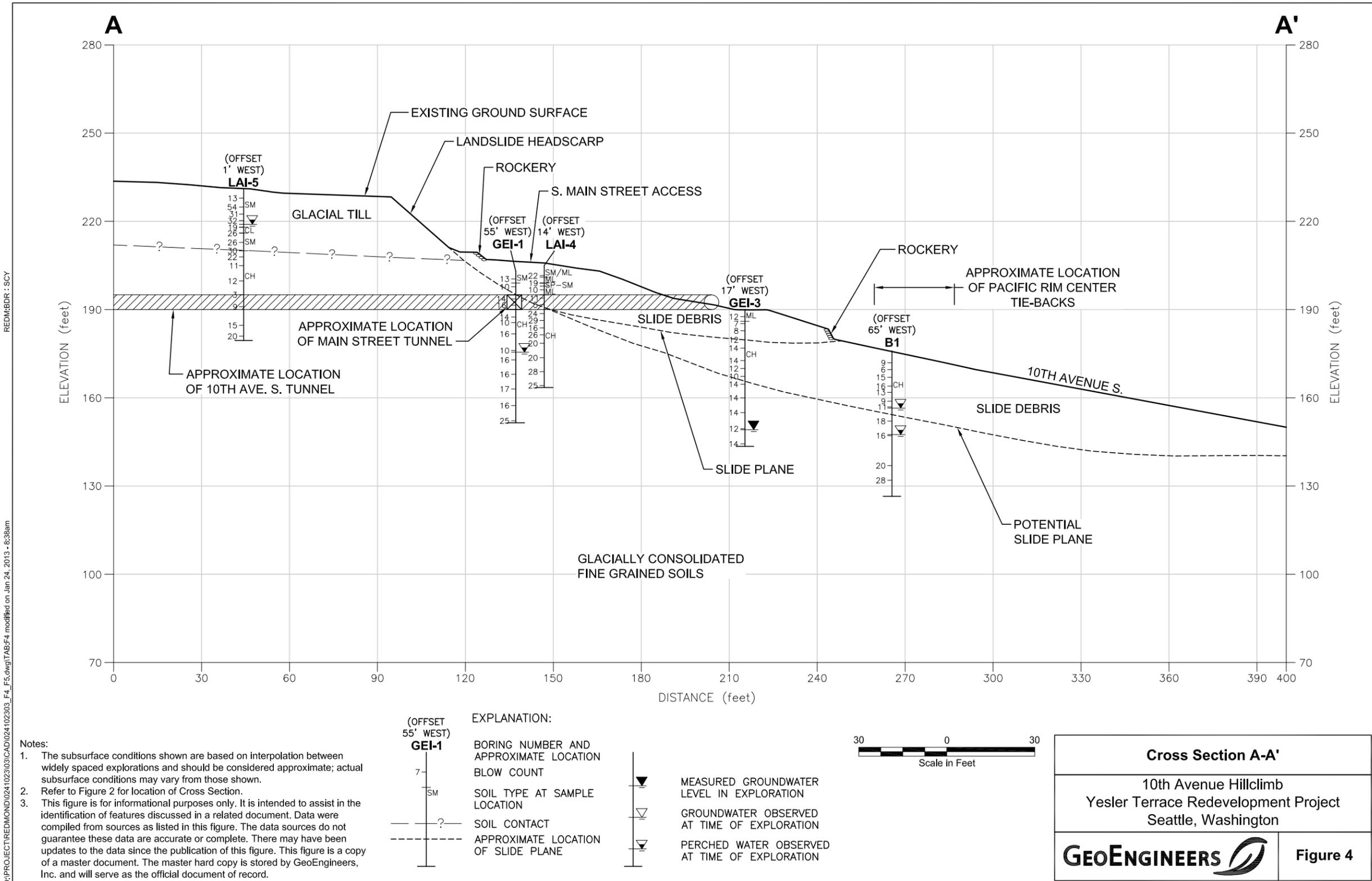
1. The locations of all features shown are approximate.
2. This drawing is for information purposes. It is intended to assist in showing features discussed in an attached document. GeoEngineers, Inc. can not guarantee the accuracy and content of electronic files. The master file is stored by GeoEngineers, Inc. and will serve as the official record of this communication.
3. Tunnel locations are approximate. Dimensions and locations were estimated from 1934 drawings.
4. Tiebacks locations were estimated from the 1998 PAC Rim Construction drawings developed by Civil Tech Corporation.

Reference: Survey CAD file provided by BRN Inc., on 7/27/2011. Building locations and rockeries estimated from tape measuring in the field.

**Legend**

	Boring Location by GeoEngineers		Cross section location and designation
	Boring Location by Landau Associates (2010)		
	Boring Location by Shannon & Wilson (1987)		Approximate location of drainage tunnels
	Boring Location by City of Seattle (1936)		Approximate location of tile drains
	Major Contour (10' Interval)		
	Minor Contour (2' Interval)		
	Existing Building		

<b>Site Plan</b>	
10th Avenue Hillclimb Yesler Terrace Redevelopment Project Seattle, Washington	
	<b>Figure 2</b>



REDMBDR: SCY

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