
E YESLER WY
PIONEER SQ

Development Objectives

Desired Uses:

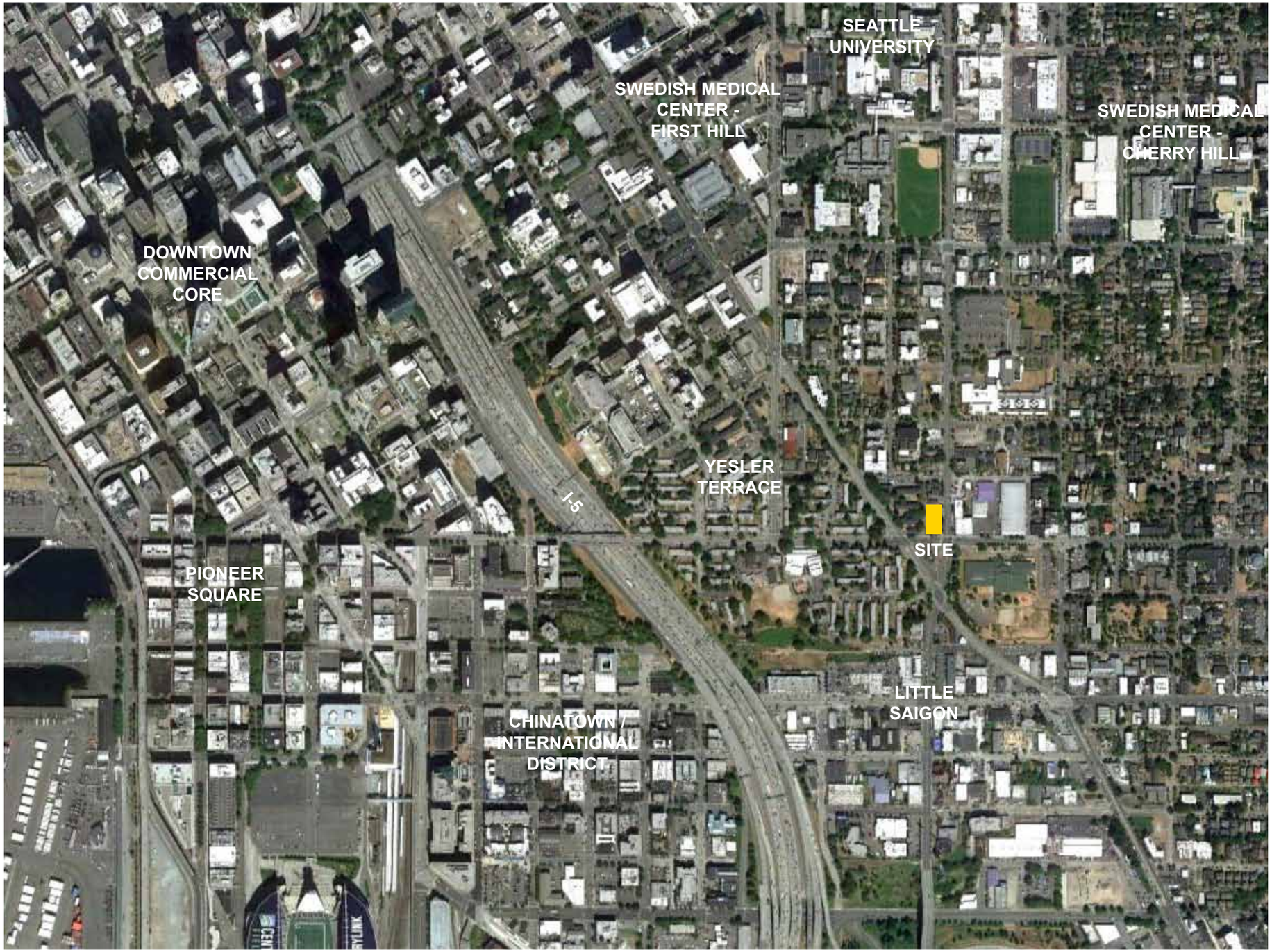
- Commercial use at street level
- Residential lobby and amenity space at street level
- A mix of studio, one-bedroom and two-bedroom units on upper 5 floors
- Parking use at street level and basement
- Rooftop garden, pea patch and dog garden

Structural Height:
65’

Residential Units:
120 units

Commercial Square Footage:
Approximately 4,000 sf

Parking Stalls:
Approximately 48 stalls at low ratio of 0.4 stall per unit



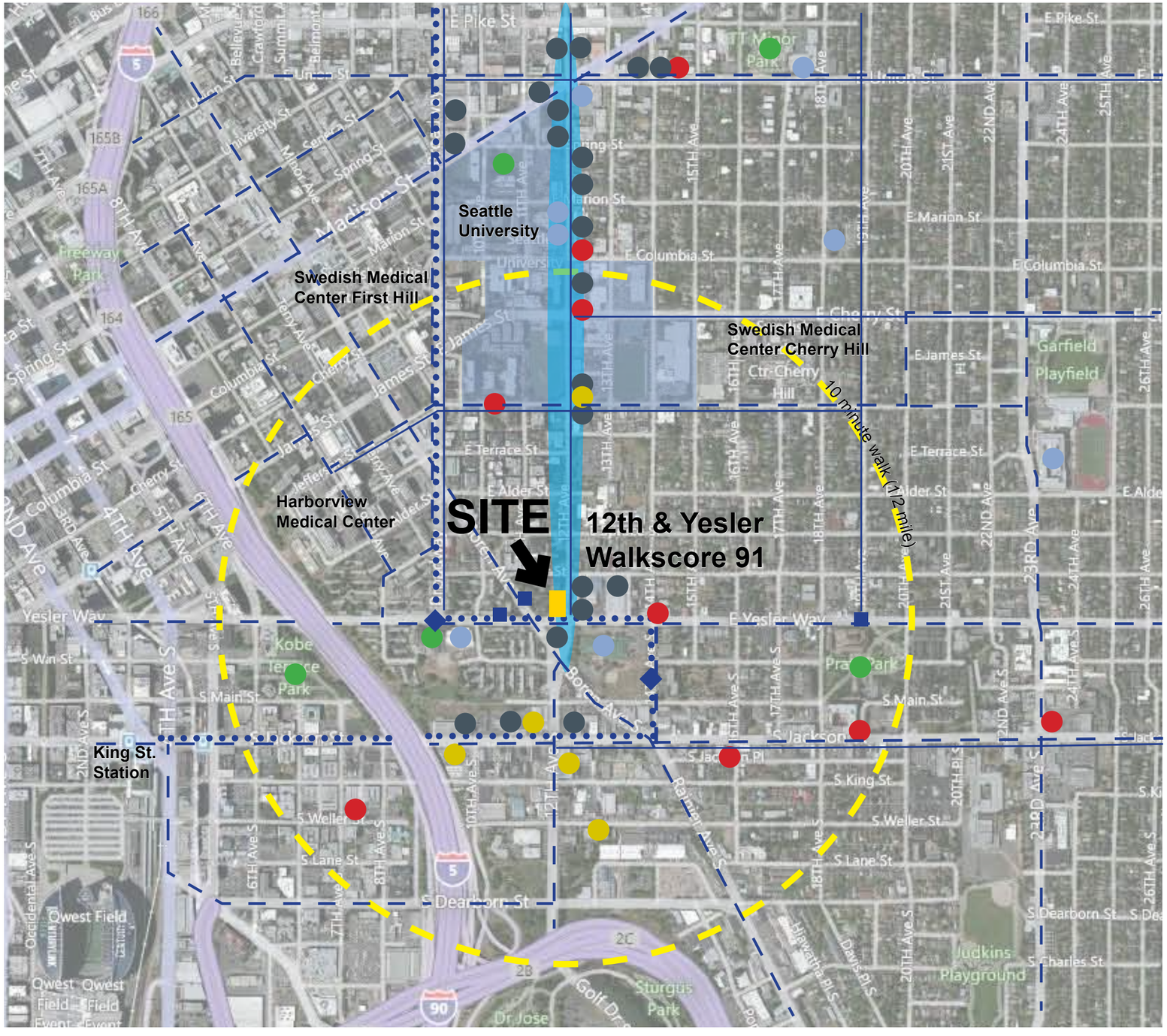
The applicant's objective is to create a pioneer project as the first private development of Yesler Terrace, and provide a walkable transit oriented development for workforce housing containing an effective mix of incomes and uses.

- **Anchor the corner of 12th Avenue and E Yesler Way to create a gateway to the neighborhood & 12th Avenue corridor**
- **Create a strong activated urban street experience**
- **Add to the commercial activity of 12th Avenue corridor**
- **Activate the street edges**
- **Enhance the pedestrian experience along 12th Avenue**
- **Respond to 1105 E Fir Street project to the west**
- **Maximize amount and quality of workforce housing**
- **Target LEED silver certification**

Urban Design Opportunities and Constraints

LEGEND

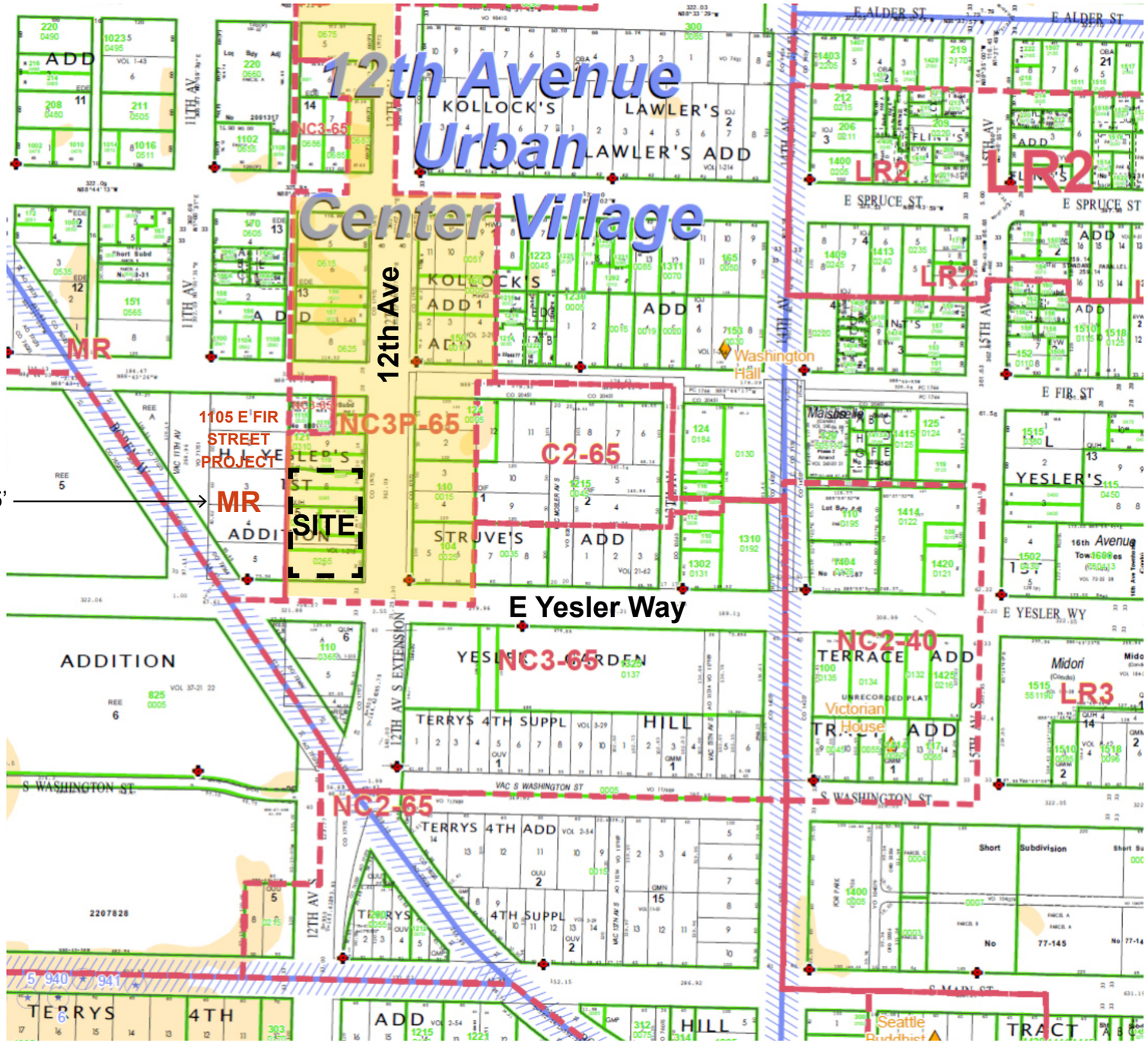
- 12th & Yesler Site
- restaurant
- civic/educational
- grocery/market
- park
- apartments - existing
- bus route
- bike lane
- streetcar
- 10 min walk/ 1/2 mile
- 12th Ave pedestrian zone



North

HEWITT MITHŪN

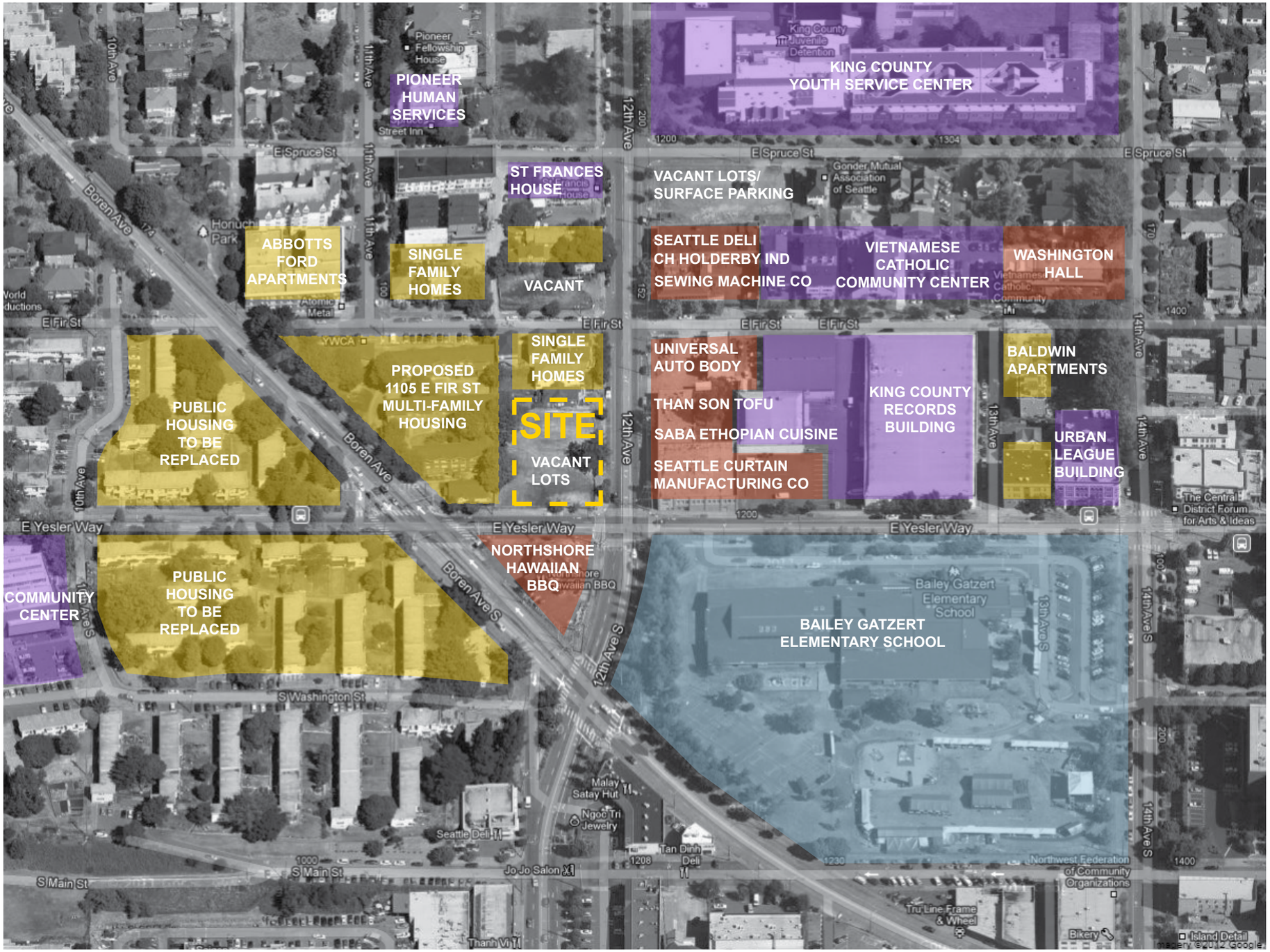
MR zone
Base height limit 60’
Maximum height limit 75’



Urban Design Opportunities and Constraints

Current Surrounding Uses and Structures

- Commercial
- Residential
- Educational Facilities
- Community Facilities



Future Yesler Terrace Development

North

Yesler Terrace Development Rendering by GGLO

Urban Design Opportunities and Constraints

Design Cues:

The project site is within the 12th Avenue Urban Center Village and bounded by the 12th Avenue corridor with increasing commercial development. Key opportunity for the proposed project is to contribute to the commercial activity and improve the streetscape along 12th Avenue.

The 12th Avenue has been identified as an important pedestrian connection in the neighborhood. There is an opportunity with this project to enhance pedestrian experience along 12th Avenue.

The building typology in this area is varied with a combination of low to mid-rise apartments, low-rise warehouse and commercial buildings, and single family structures of varying ages. There are no prevailing styles or forms of architectural development in this area, but rather an eclectic mix of styles and periods. The transitional aspect of the neighborhood provides opportunity for creating an unique and vibrant mix-used building to add more character to this evolving neighborhood.

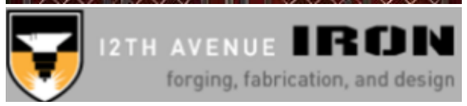
The lack of alley access will dictate access of parking and services to be located directly from the streets.

The property to the north in the same zone (NC3P - 65) could eventually be developed with a blank wall on the property line.

North

Design Cues


SEATTLE ACADEMY
OF ARTS AND SCIENCES
Union ST
Madison ST
12th AVE


12TH AVENUE IRON
forging, fabrication, and design


STREET FOOD
BA
BAR
COLD DRINK


E JOHN ST
E DENNY WY
CAL ANDERSON PARK
11TH AVE
12TH AVE
13TH AVE
14TH AVE
E OLIVE ST
E PINE ST
E PIKE ST
BROADWAY
E UNION ST
E MADISON ST
E SPRING ST
SEATTLE UNIVERSITY
E COLUMBIA ST
E CHERRY ST
E JAMES CT
E JEFFERSON ST
E REMINGTON CT
E TERRACE ST
E ALDER ST
E SPRUCE ST
BOREN AVE
E FIR ST
SITE
E YESLER WY


artist | TRUST

Streetscape photo montage of the west side of 12th Avenue between E Yesler Way and E Fir Street

Streetscape photo montage of the east side of 12th Avenue between E Yesler Way and E Fir Street

Key Map

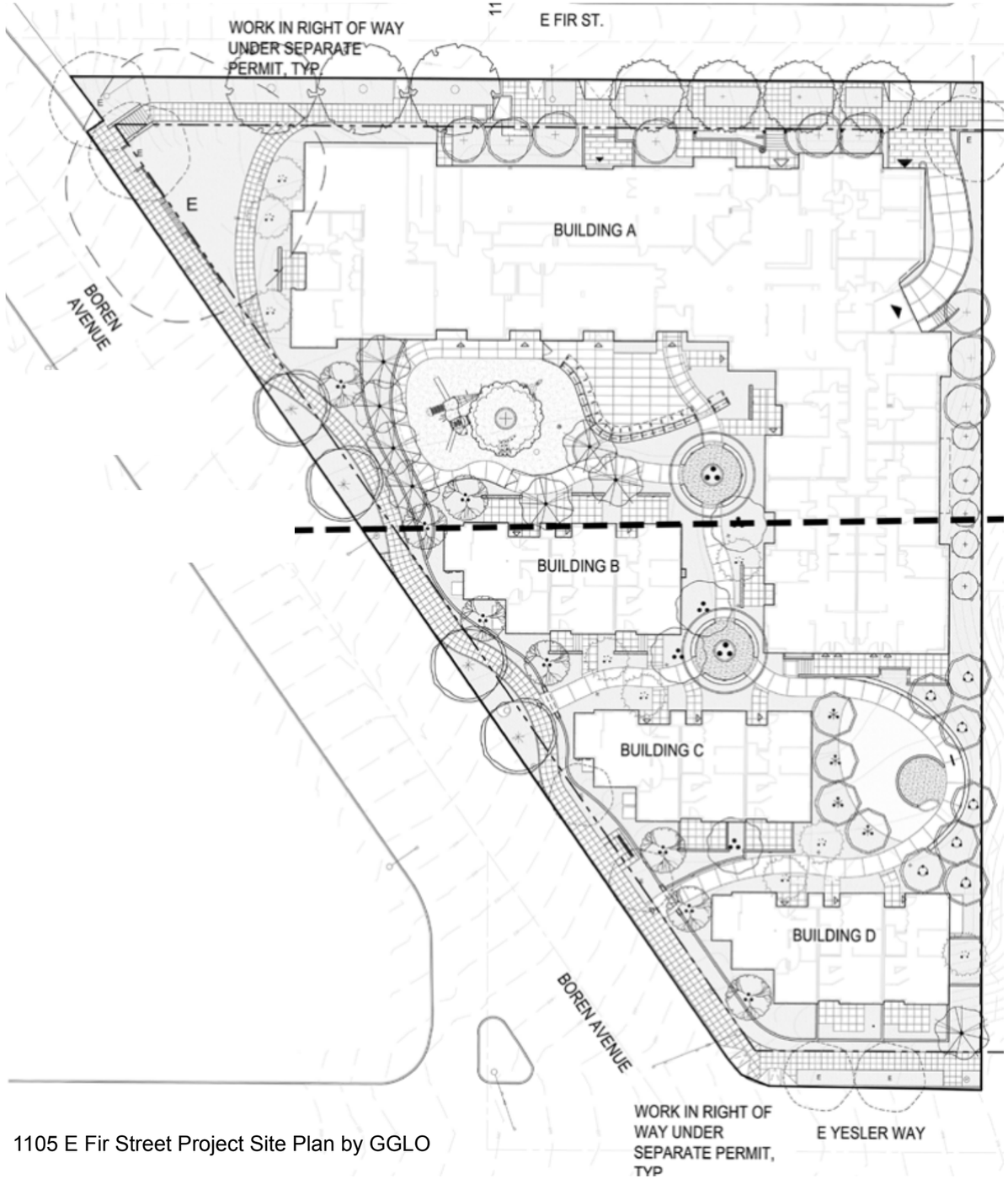
Streetscape photo montage of the north side of E Yesler Way between Boren Ave and 12th Ave

Streetscape photo montage of the south side of E Yesler Way between Boren Ave and 12th Ave

Key Map

1105 E Fir Street Project Rendering by GGLO

12th & Yesler site is abutted on the west side by 1105 E. Fir Street project with MR midrise residential zoning. The 1105 E. Fir Street project consists of one six-story apartment building and three buildings with townhouses, containing a total of 100 residential units. Parking for 60 vehicles will be located in structured and below grade parking, accessed from E. Fir Street. An existing building will be demolished. The demolition and construction is scheduled to start in February 2013.



1105 E Fir Street Project Site Plan by GGLO

12TH & YESLER SITE

Location:
The site is located on the corner of 12th Avenue and E Yesler Way.

Lot Size: 23,059 sf

Uses:
Vacant lot

Topography:
The grade rises approximately 6 feet from the southeast corner to north along 12th Avenue, approximately 8 feet from the southeast corner to west along E Yesler Way.

Trees:
According to the arborist's report by Urban Forestry Services, Inc. dated December 1, 2011, none of the 4 existing trees meet the standards for Exceptional trees as defined by Seattle Department of Planning and Development DR 16-2008, and the preservation value of the trees range from moderate, to moderate to low.

Site Influences

Gateway location to 12th Avenue, Capitol Hill, Yesler Terrace and Downtown

Prominent / visible corner

Transitional neighborhood

Walkable / transit oriented neighborhood

Pedestrian connection

Site access

Access for parking

Site topography

Adjacent structures

Future developments

View

Noise

Solar

Wind

Access Opportunities

Residential entry from 12th Avenue

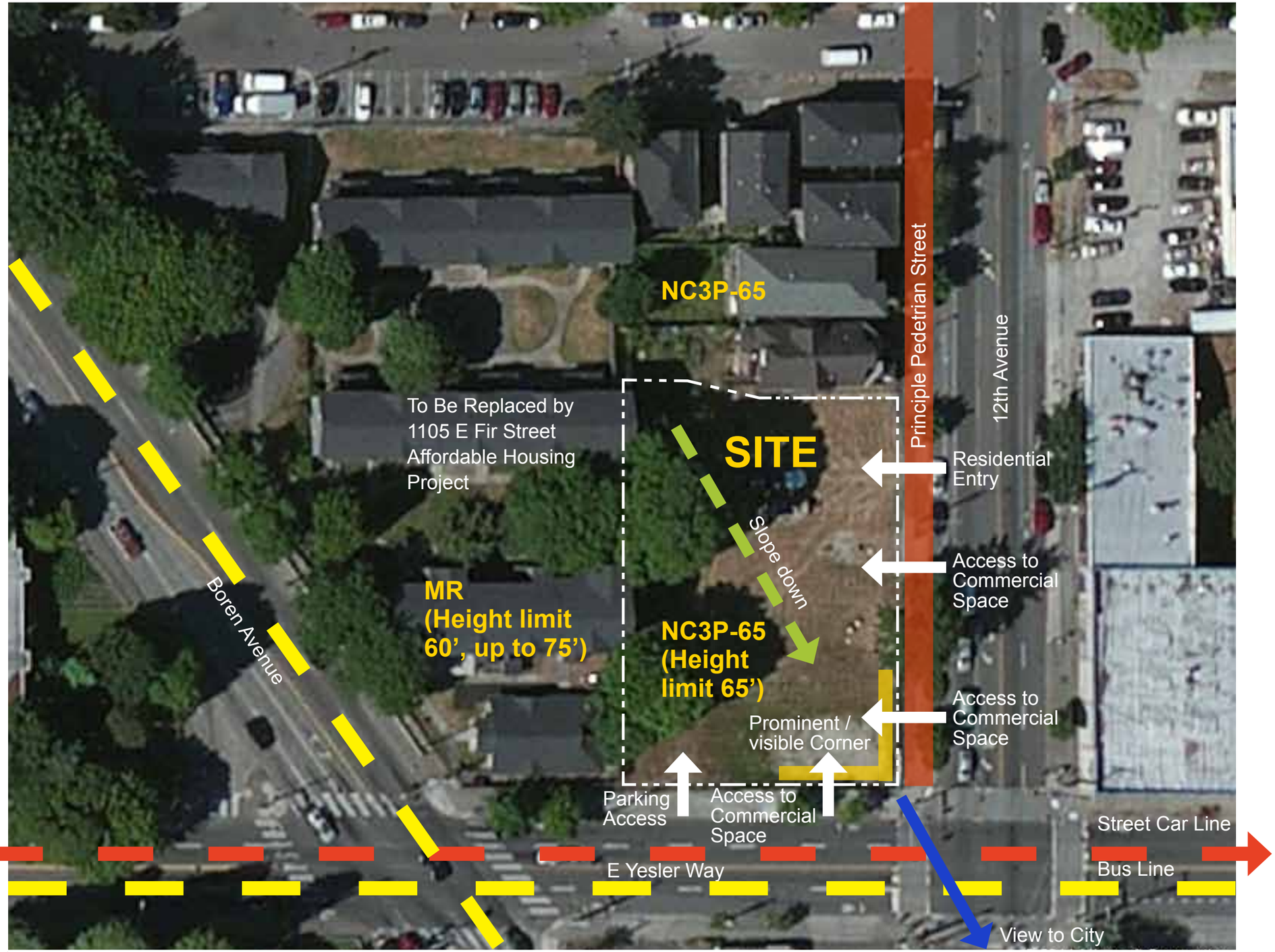
Multiple access points to commercial space along 12th Avenue and E Yesler Way

Access Constraints

Parking access is not allowed from 12th Avenue because 12th Avenue is a principle pedestrian street

Parking access is limited to be located along E Yesler Way

There is an existing driveway curb cut on E Yesler Way



Site Photos

View to project site from southeast

Key Map

Existing sidewalk along E Yesler Way

Existing sidewalk along 12th Avenue

Approved EDG Massing Option

Pros:

The building is placed along 12th Avenue and E Yesler Way to define and activate the street edges.

The courtyard opens to the west to respond to the 1105 E Fir Street project and integrate with its open space.

The building corner and base are expressed as a distinctive element with a change in massing and greater level of transparency.

The building base is set back 3’ along full length of 12th Avenue and E Yesler Way to provide wider sidewalks.

Upper building massing is projected beyond the building base to create more animated street facades.

Cons:

Less building area at residential floors and commercial space at the ground floor due to setback at the corner and street level

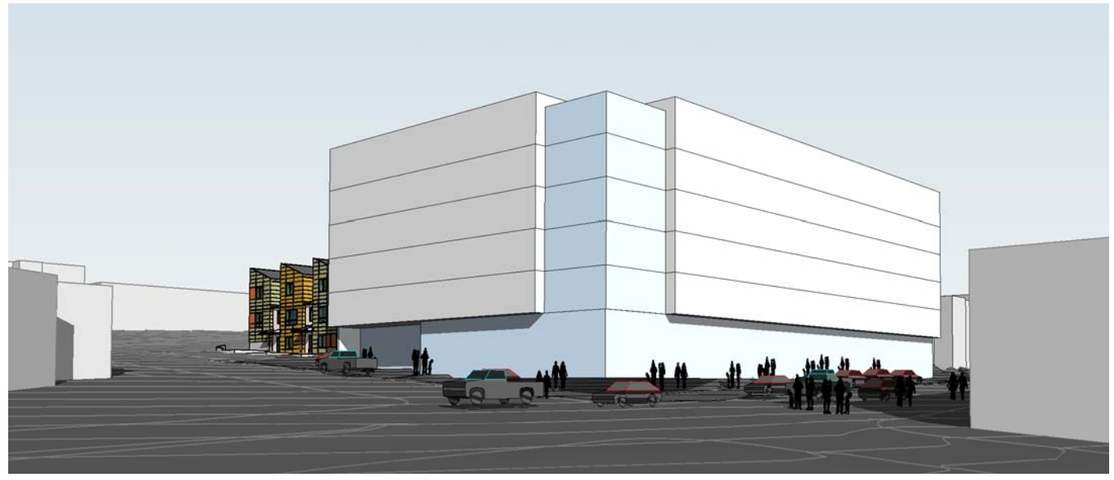
Departures:

Propose reducing 15’ setback to 10’ at the west property line.

Aerial View from Southeast

Aerial View from Southwest

Site Plan View



Street View

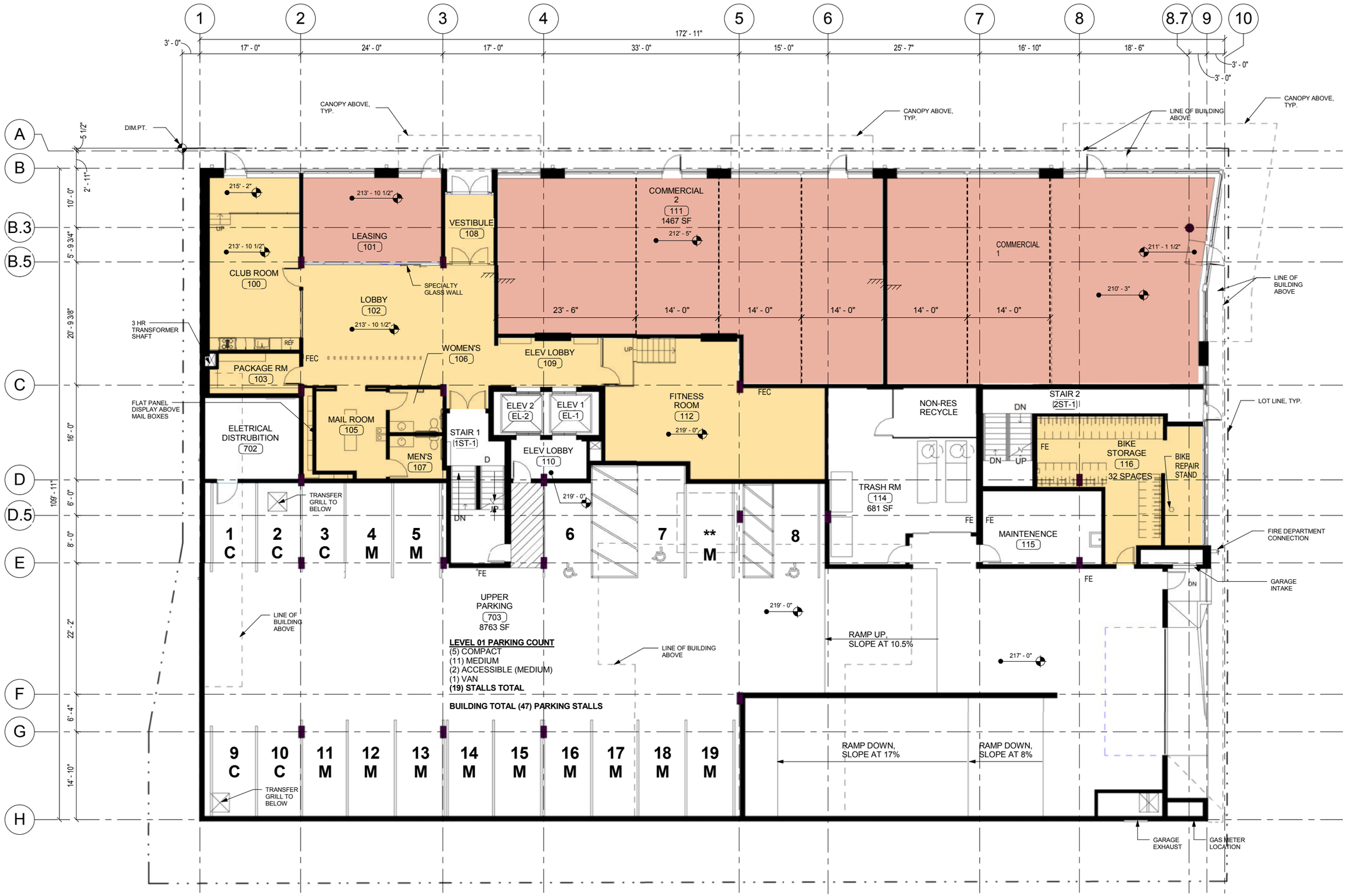
0 30’ 60’ 120’
Scale North

Concept Perspective Sketch at 12th Ave & Yesler

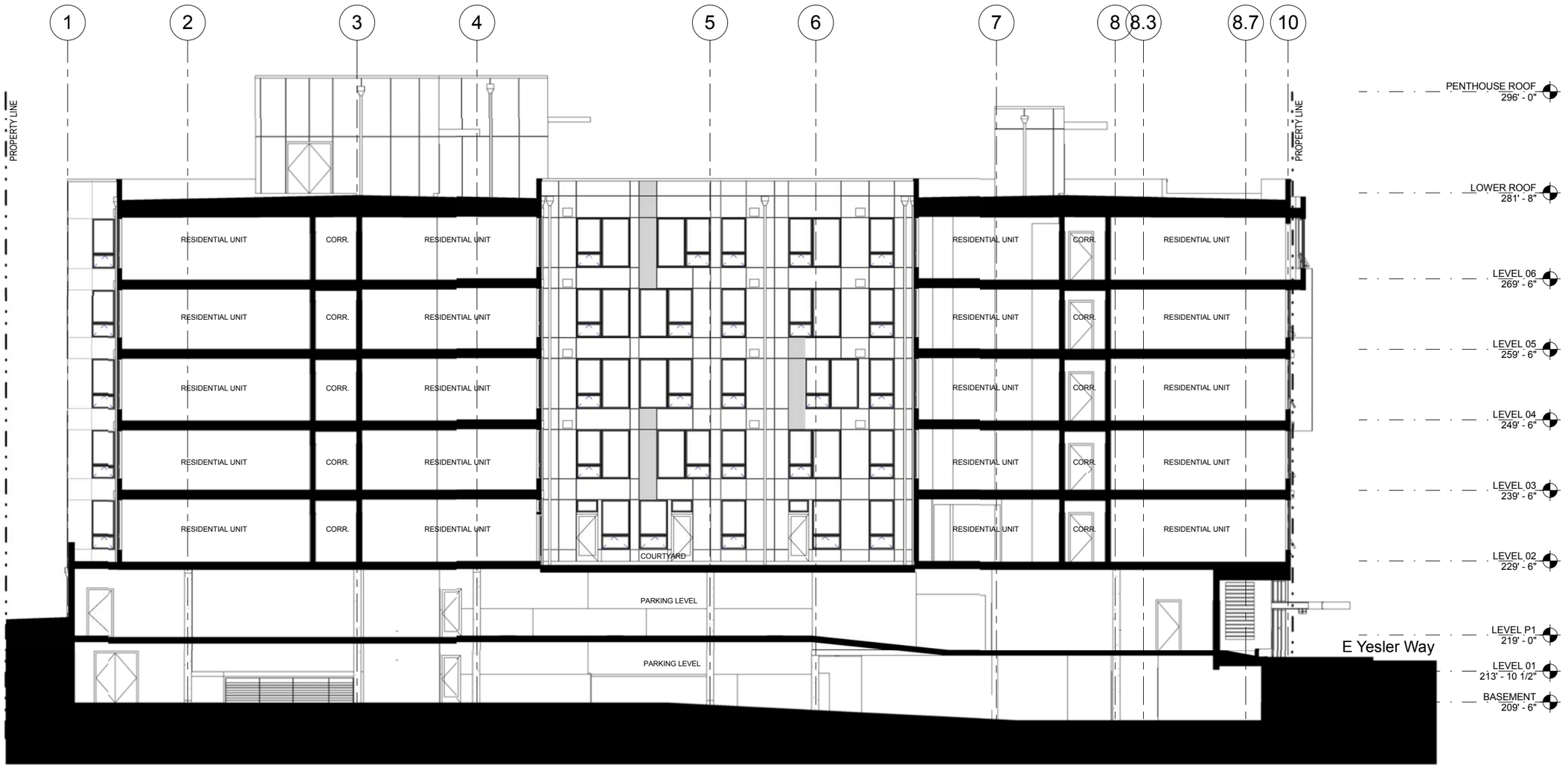
Project Rendering

View from 12th Avenue and E Yesler Way

Design Proposal: Level 1 Floor Plan



Design Proposal: Typical Residential Floor Plan


1
2
3
4
5
6
7
8
8.3
8.7
10
PROPERTY LINE
PROPERTY LINE
RESIDENTIAL UNIT
CORR.
COURTYARD
PARKING LEVEL
PARKING LEVEL
E Yesler Way
PENTHOUSE ROOF
296' - 0"
LOWER ROOF
281' - 8"
LEVEL 06
269' - 6"
LEVEL 05
259' - 6"
LEVEL 04
249' - 6"
LEVEL 03
239' - 6"
LEVEL 02
229' - 6"
LEVEL P1
219' - 0"
LEVEL 01
213' - 10 1/2"
BASEMENT
209' - 6"

Design Proposal: Elevation

East Elevation

South Elevation

Design Proposal: Elevation

West Elevation

North Elevation

Design Proposal: Landscape Plans

LEGEND

CITY OF SEATTLE STANDARD CEMENT CONCRETE SIDEWALK. 2'x2' SCORING WITH NO SHINERS, TYP.

PLANTER AREA AT GRADE. IN R.O.W., AMEND SOIL PER CITY OF SEATTLE STANDARDS. ON PROPERTY, PROVIDE A MINIMUM OF 18" TOPSOIL AT ALL PLANTED AREAS AND 30" DEPTH FOR A 6' Ø AT ALL TREE PLANTINGS.

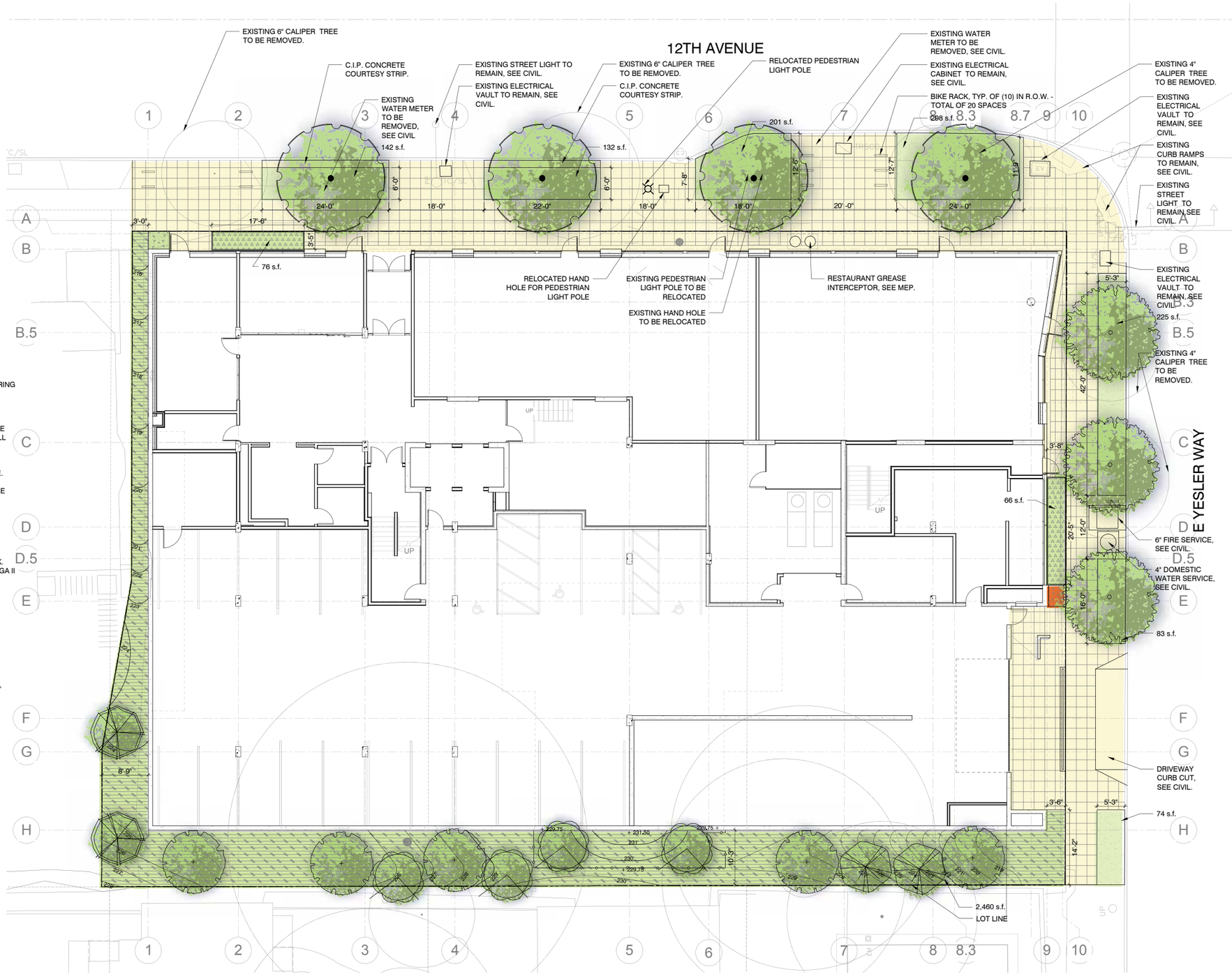
24" HEIGHT FABRICATED GALVANIZED STEEL PLANTER SET INTO GRADE. PROVIDE 2" OF DRAIN ROCK, 24" OF TOPSOIL AND 2" OF MULCH. OVER-EXCAVATE AS NECESSARY TO CREATE THIS PROFILE. PLANTERS WILL BE OPEN BOTTOMED AND SET IN OPENINGS IN THE CONCRETE SIDEWALK.

BIKE RACK, TYP. OF 10. MODEL TOFINO AS MANUFACTURED BY SPORTWORKS, GALVANIZED FINISH.

6' HEIGHT FENCE WITH SINGLE SWING GATE, 42" WIDE GATE WITH LOCK. SYSTEM MODEL OMEGA ARCHITECTURAL, AS MANUFACTURED BY OMEGA II FENCE SYSTEMS.

NOTES

1. SEE SHEET L3.00 FOR PLANT SCHEDULES AND GREEN FACTOR CALCULATIONS.
2. SIDEWALKS: ALL SIDEWALKS TO BE CITY OF SEATTLE STANDARD SIDEWALK UNLESS OTHERWISE NOTED.
3. SEE CIVIL DRAWINGS FOR EXISTING AND PROPOSED UTILITY LINES, POLES AND METERS AND STRUCTURES LOCATED IN THE R.O.W.
4. TREE REMOVAL HAS BEEN REVIEWED AND APPROVED BY SDOT ARBORIST.



Site Plan

LEGEND

2'x2' PRECAST CONCRETE PEDESTAL PAVERS AS MANUFACTURED BY MUTUAL MATERIALS OR ABBOTSFORD, TYP. PROVIDE FLUSH ALUMINUM EDGING @ LOCATIONS ADJACENT TO GRAVEL BALLAST.

3"-6" DEPTH GRAVEL BALLAST (DEPENDING ON CRICKETING OF COURTYARD SLAB), 3/4" CRUSHED ROCK WITH NO FINES.

TYPE W GALVANIZED STEEL PLANTER - 36" HEIGHT BIORETENTION PLANTER, SOLID BOTTOM AND SEALED SIDES, SET ON DRAIN MAT AND SHIMMED TO LEVEL TOP AT ~30" ABOVE PAVING. PROVIDE 12" DEPTH DRAIN ROCK AND 18" DEPTH BIORETENTION SOIL.

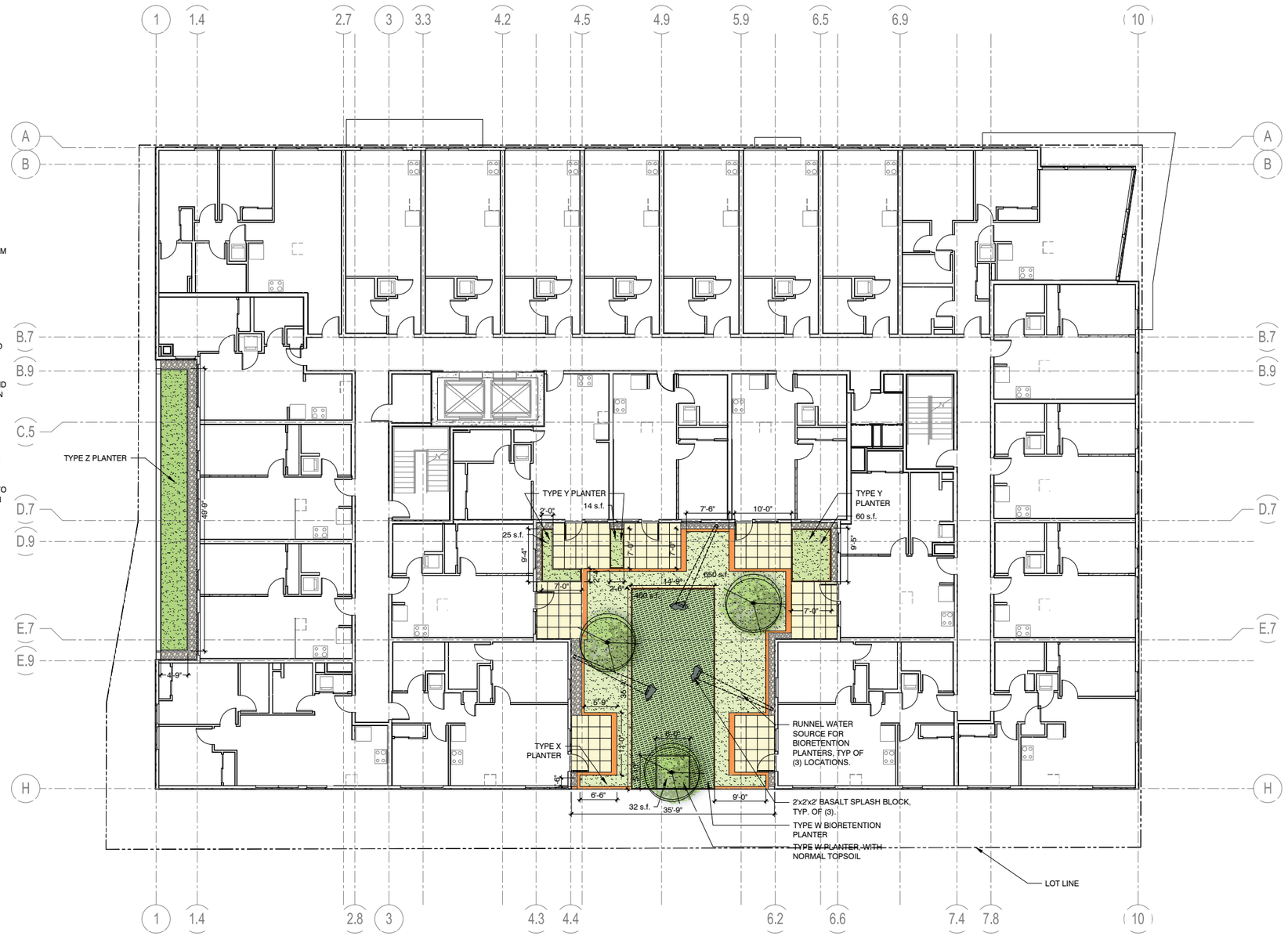
TYPE X PLANTER - 24" HEIGHT x 6" - 12" WIDE C.I.P. CONCRETE UPSTAND WALL, CAST ON TOP OF DRAINAGE MAT, WALL TO BE 18" HIGHER THAN PAVING, TYP. WITHIN PLANTER PROVIDE 2" DEPTH DRAIN ROCK, MINIMUM 18" DEPTH SOIL, MOUNDING UP TO 30" AT TREES AND BIORETENTION PLANTER WALL.

TYPE Y GALVANIZED STEEL PLANTER - 24" HEIGHT PLANTER, SOLID BOTTOM AND SHIMMED LEVEL, WITH TOP LIP SITTING AT 18" ABOVE PAVING SURFACE. PROVIDE 20" DEPTH SOIL, 2" MULCH AND 2" GAP TO PLANTER LIP, TYP.

TYPE Z GALVANIZED STEEL PLANTER - 18" HEIGHT PLANTER AFFIXED TO 2'-8" HEIGHT, 10" WIDE CONCRETE UPSTAND WALL. PROVIDE 2" DRAIN ROCK 14" SOIL MINIMUM AND 2" MULCH, TYP. MOUND SOIL TO 24" DEPTH AT UPSTAND.

NOTES

1. SEE SHEET L3.00 FOR PLANT SCHEDULES AND GREEN FACTOR CALCULATIONS.



1 MATERIALS PLAN - LEVEL 2
1/8" = 1'-0"

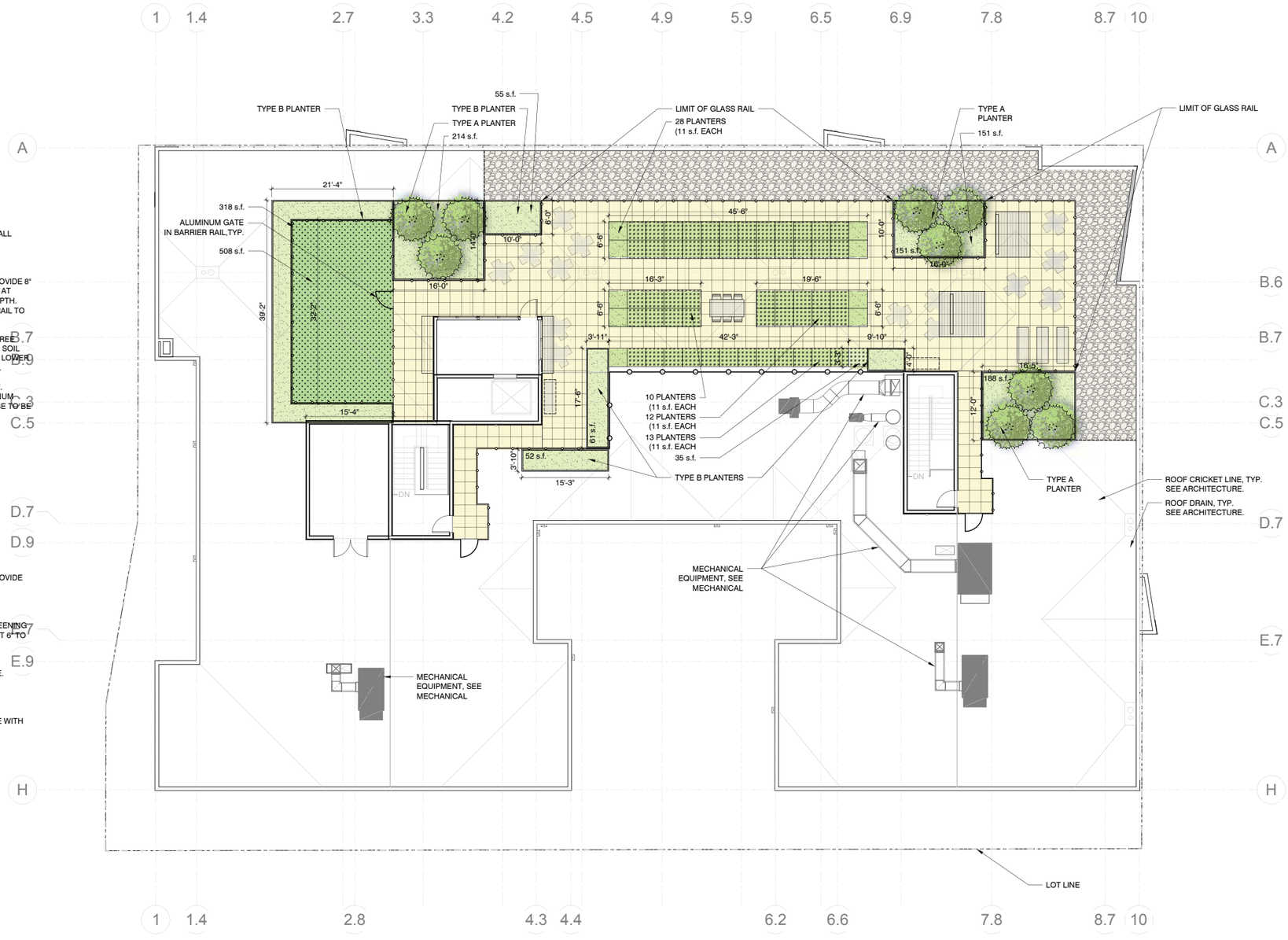
0 4' 8' 16'
SCALE: 1/8" = 1'-0"
PROJECT NORTH

Courtyard Plan

Design proposal: Landscape Plans

LEGEND

- 2'x2' CONCRETE PEDESTAL PAVERS AS MANUFACTURED BY MUTUAL MATERIALS OR ABBOTSFORD, TYP.
- 2" DEPTH 3/4" DRAIN ROCK WITH CONTINUOUS ALUMINUM EDGING ON ALL SIDES BUT PARAPET, TYP.
- TYPE A GALVANIZED STEEL PLANTER - 28" DEPTH, SHIMMED LEVEL. PROVIDE 8" DEPTH 40 PSI HIGHLOAD FOAM, 18" LIGHTWEIGHT SOIL AND 2" MULCH. AT TREES, DELETE FOAM FILL FOR 6' Ø AND MOUND SOIL TO 30" TOTAL DEPTH. WHERE ADJACENT TO BARRIER RAIL, PROVIDE FOR ATTACHMENT OF RAIL TO PLANTER.
- P-PATCH PLANTERS - 36R TREE BOX AS MANUFACTURED BY AMAROO TREE BOXES. PROVIDE 12" DEPTH 40 PSI HIGHLOAD FOAM, 18" LIGHTWEIGHT SOIL AND 2" MULCH, TYP. SET PEDESTAL PAVERS AT P-PATCH PLANTERS 2" LOWER THAN ADJACENT PAVING AND FILL DEPRESSION WITH 3/4" DRAIN ROCK.
- CONTINUOUS BARRIER RAIL AROUND PERIMETER OF OCCUPIED SPACE. WHERE POSSIBLE, BARRIER RAIL TO BE MOUNTED TO CORTEN ALUMINUM PLANTER. BARRIER RAIL TO BE GLASS RAIL WHERE NOTED. OTHERWISE TO BE ALUMINUM PICKET, SEE ARCHITECTURE.
- BBQ, TYPICAL OF 2.
- COCKTAIL ROUND, WITH (3) CHAIRS PER ROUND, TYPICAL OF 14.
- ARTIFICIAL DOG TURF OVER DRAINAGE AGGREGATE. AREA TO HAVE PERMANENT IRRIGATION SYSTEM FOR WASHDOWN.
- TYPE B GALVANIZED STEEL PLANTER - 20" DEPTH, SHIMMED LEVEL. PROVIDE 18" DEPTH L.W. SOIL AND 2" MULCH.
- 6' HEIGHT CHAIN LINK FENCE WITH 1/8" THICK 3FORM CHROMA XT SCREENING INSERTS, TO START 2" BELOW LIP OF ADJACENT PLANTER AND PROJECT 6" TO 18" ABOVE TOP OF FENCE.
- TYPE A WOOD BENCH - 4" x 10" CEDAR TIMBERS ON STEEL TUBE FRAME.
- TYPE B WOOD BENCH - 4" x 10" CEDAR TIMBERS ON STEEL TUBE FRAME WITH MILLED BACKREST.
- POTTING / DINNER TABLE
- CHAISE LOUNGE



NOTES

1. SEE SHEET L3.00 FOR PLANT SCHEDULES AND GREEN FACTOR CALCULATIONS.

1 MATERIALS PLAN - ROOF
1/8" = 1'-0"

0 4' 8' 16'
SCALE: 1/8" = 1'-0"
PROJECT NORTH

Roof Plan

Section through 12th & Yesler Courtyard and Fir Project Open Space

View from Fir Project open space, looking into 12th & Yesler courtyard

View from 12th & Yesler courtyard, looking out to Fir Project open space

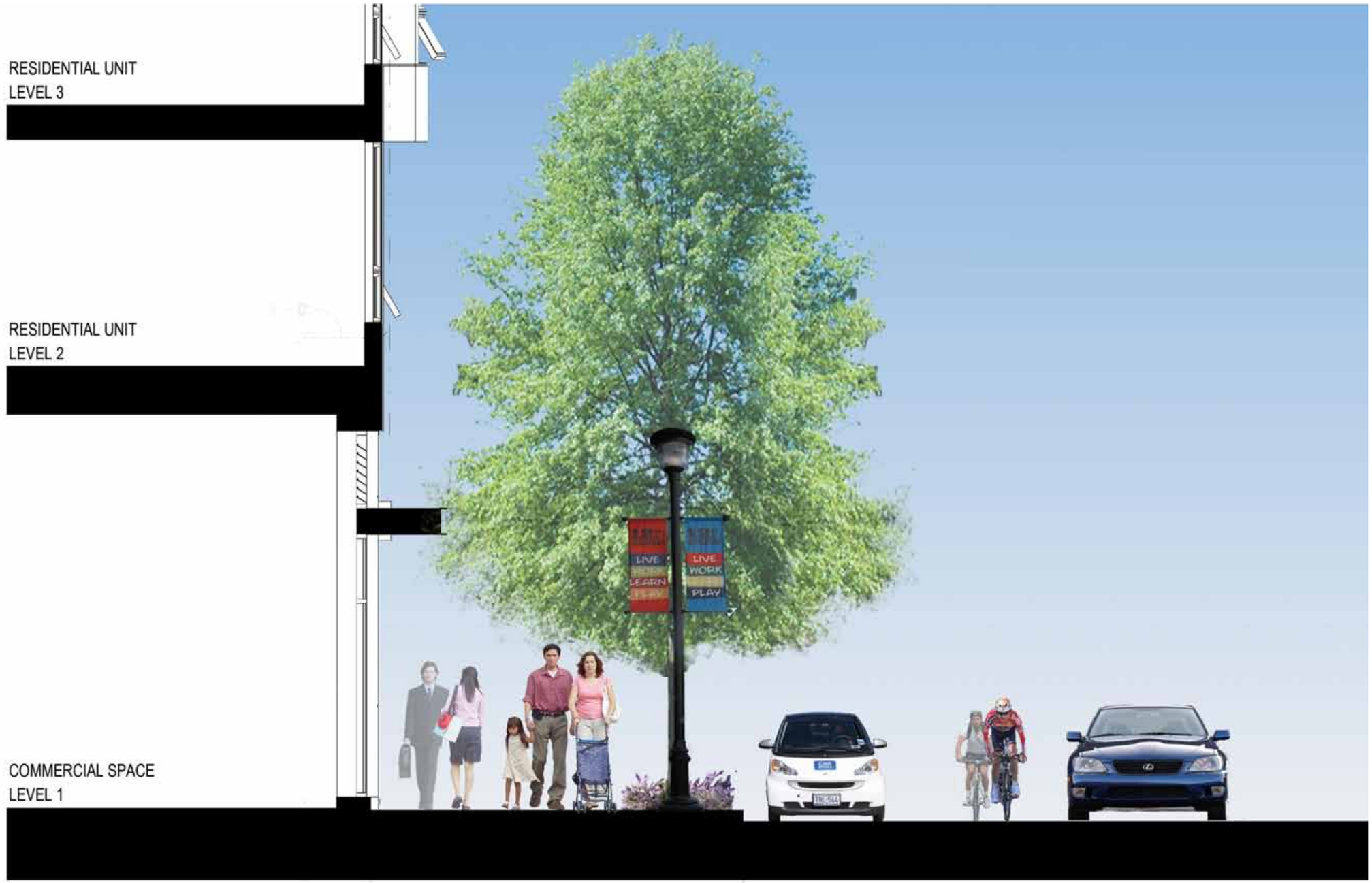
Design Proposal: Project Rendering

View from Fir Project open space, looking into 12th & Yesler courtyard

View from Boren Avenue & E Yesler Way

Design Proposal: Section along 12th Avenue

Section along 12th Avenue



Section along 12th Avenue without setback

Design Proposal: Section along E Yesler Way

Proposed Section along E Yesler Way with setback

Section along E Yesler Way without setback

Design Proposal: Project Rendering

Street level perspective at 12th Ave & Yesler

Street level perspective at Yesler

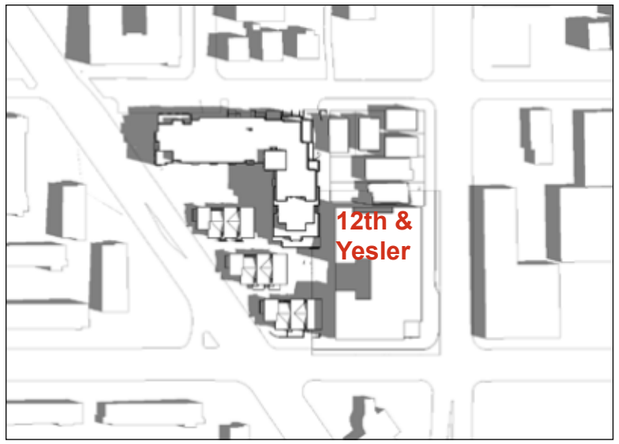
Design Proposal: Enlarged West Elevation

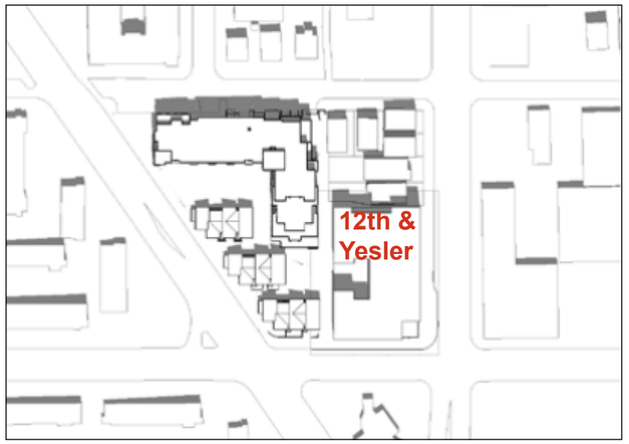
9 AM

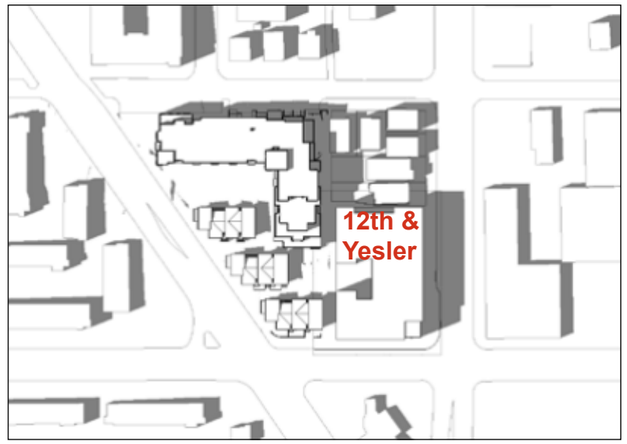
12 NOON

3 PM

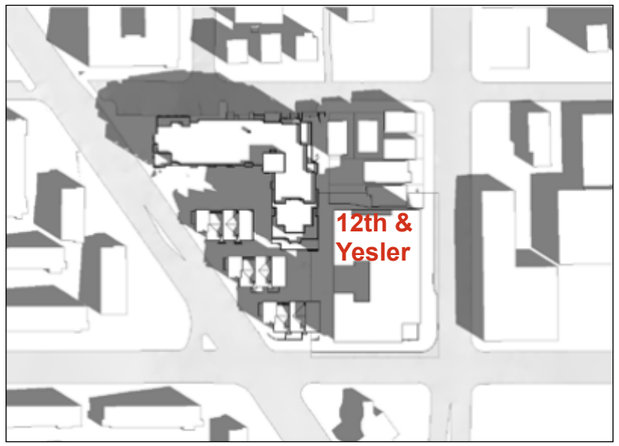
Summer Solstice

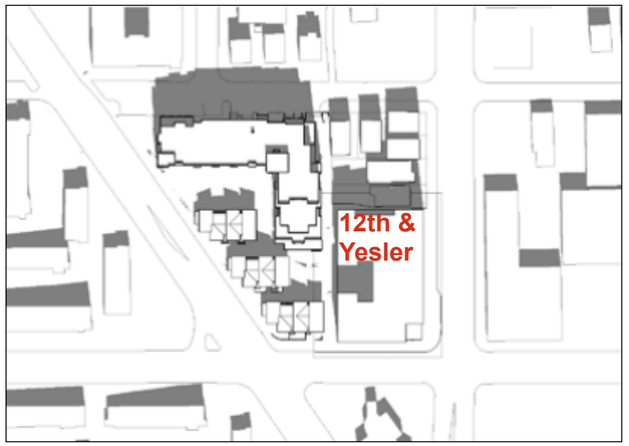






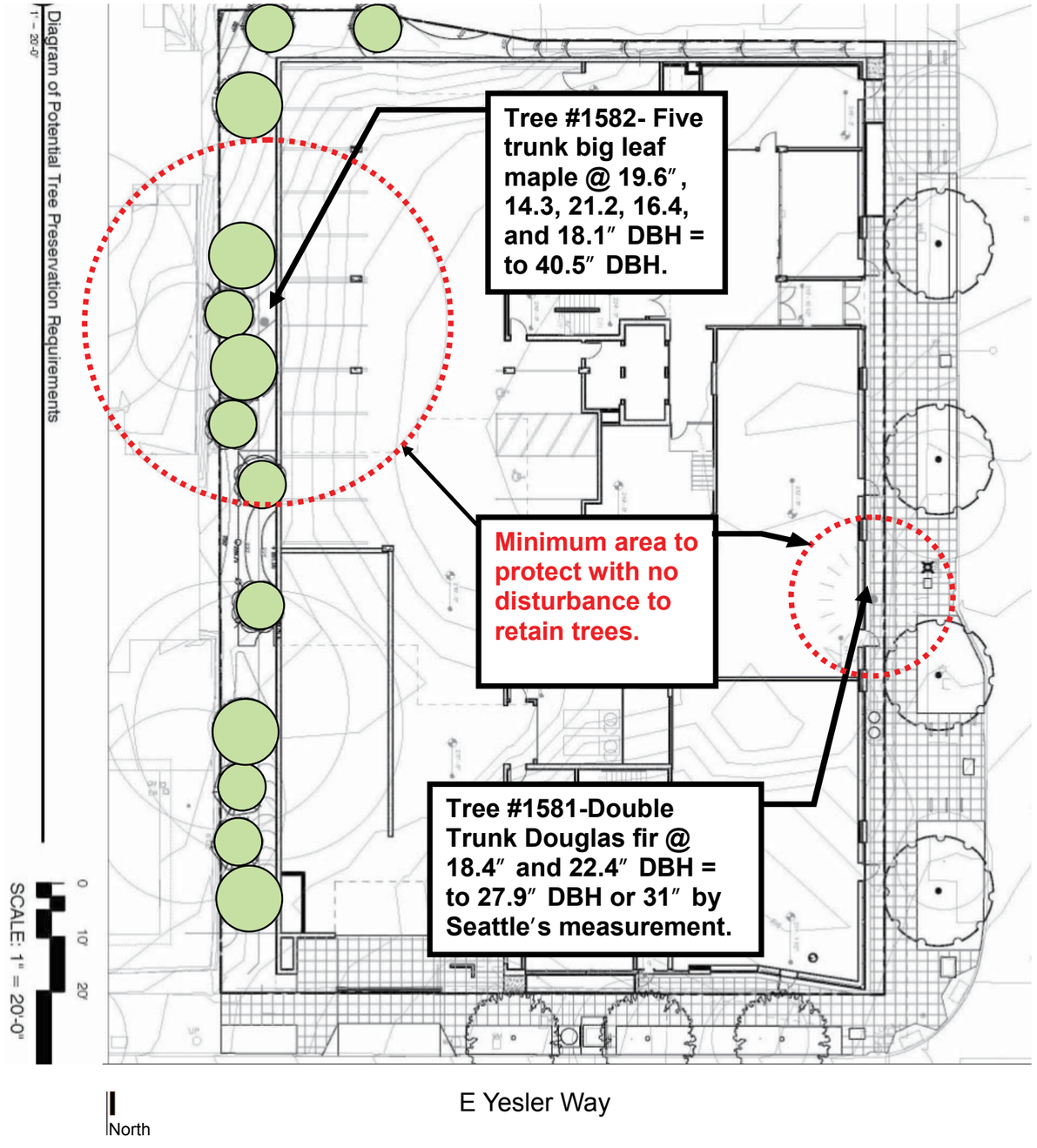
Spring/Fall Equinox





Winter Solstice

Material Palette



TREES BEING ADDED BY PROJECT:
(12) 4" Caliper
(3) 3 1/2" Caliper
(6) 3" Caliper

TOTAL CALIPER INCHES TO BE ADDED:
(21) Trees 76.5 Caliper Inches

VS

(2) Trees 71.5 Caliper Inches removed

(40.5 Caliper Inches in Big Leaf Maple and 31 Caliper Inches in Douglas Fir)

Big Leaf Maple

Double Trunk Douglas Fir

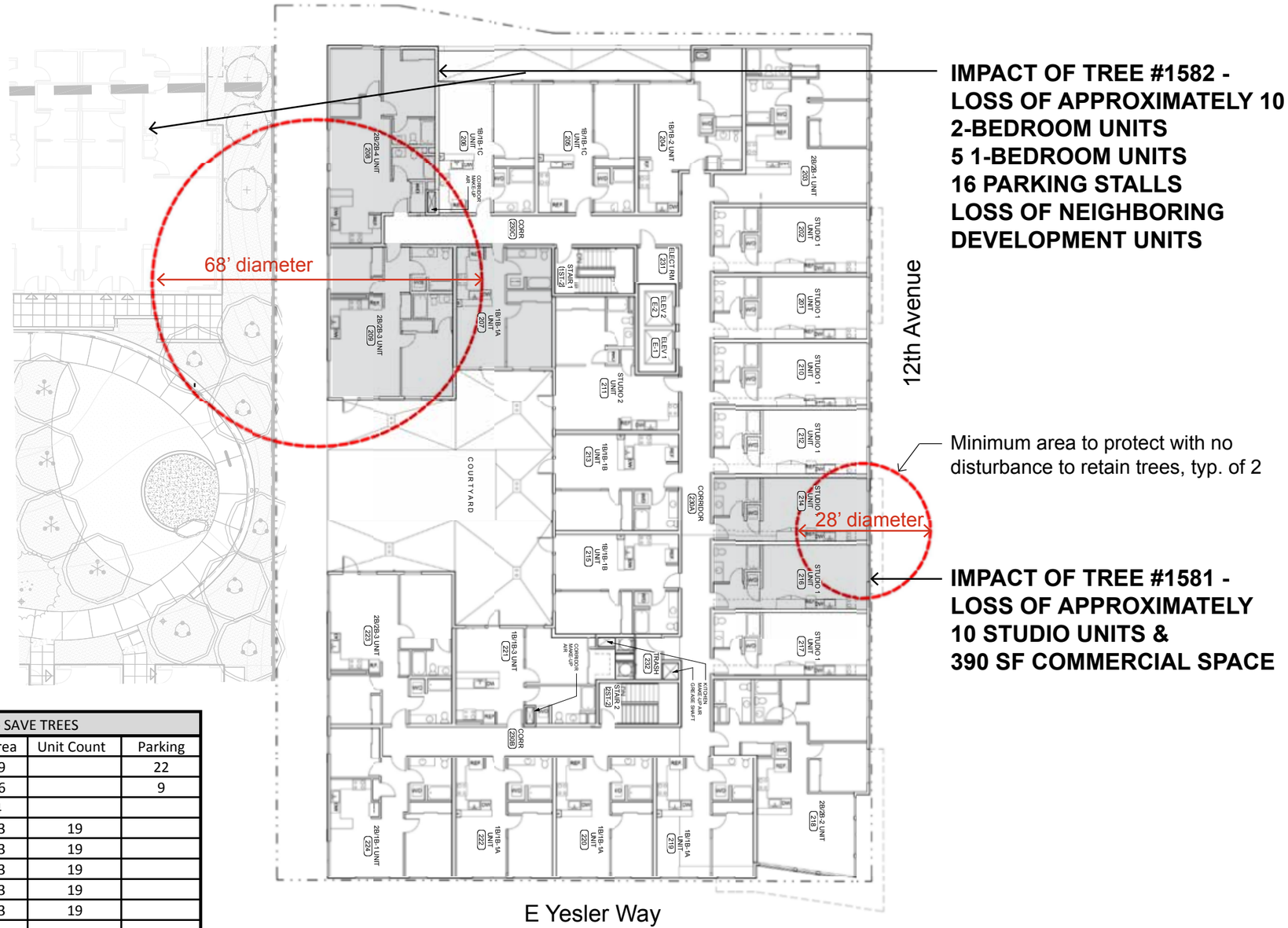
This site map shows the proposed development in relation to 2 Exceptional trees on the site. Tree #1581 is in significant decline so not worthy to retain but the developer considers these tree incompatible with the goals of the development and will seek approval to remove the trees through procedures provide in SMC 25.11.080.A.2.

Site Map and Report by Urban Forestry Services, Inc.

IMPACT OF TREE #1581 & #1582:

LOSS OF APPROXIMATELY
25 UNITS,
16 PARKING STALLS,
390 SF COMMERCIAL SPACE

TOTAL REMAINING UNITS: 95



IMPACT OF TREE #1582 -
LOSS OF APPROXIMATELY 10
2-BEDROOM UNITS
5 1-BEDROOM UNITS
16 PARKING STALLS
LOSS OF NEIGHBORING
DEVELOPMENT UNITS

Minimum area to protect with no disturbance to retain trees, typ. of 2

IMPACT OF TREE #1581 -
LOSS OF APPROXIMATELY
10 STUDIO UNITS &
390 SF COMMERCIAL SPACE

Tree Impact Diagram

North

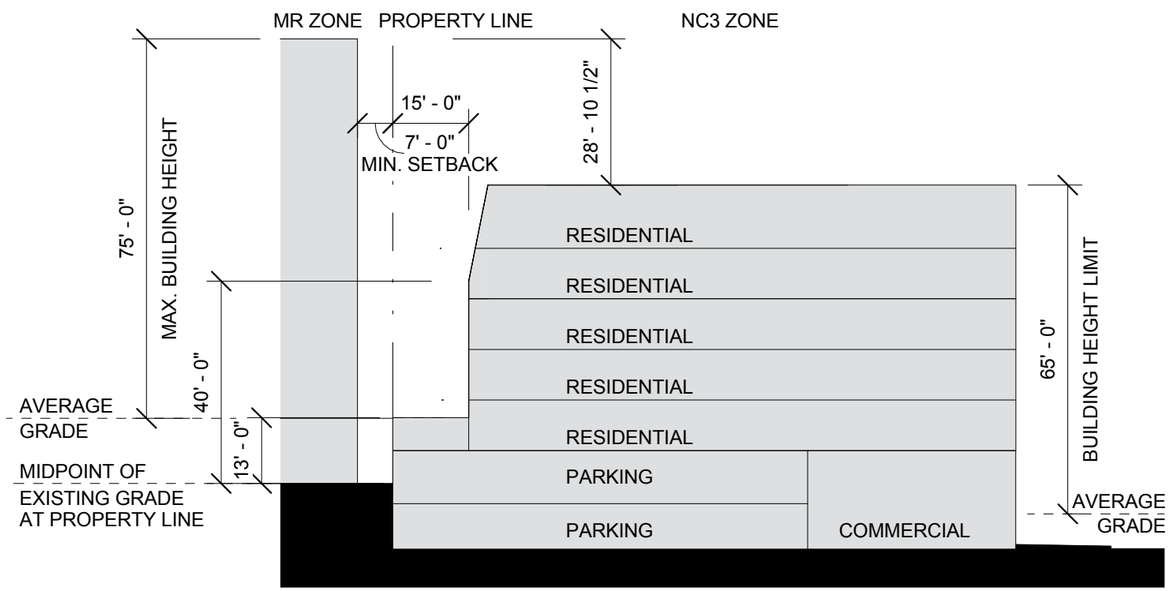
	CURRENT DESIGN - REPLACE TREES			IMPACT - SAVE TREES		
LEVEL	Floor Area	Unit Count	Parking	Floor Area	Unit Count	Parking
Basement	12,784		28	10,149		22
Level 01	14,421		19	11,786		9
Level 01 (Commercial)	3,906			3,554		
Level 02	17,093	24		14,193	19	
Level 03	17,093	24		14,193	19	
Level 04	17,093	24		14,193	19	
Level 05	17,093	24		14,193	19	
Level 06	17,093	24		14,193	19	
TOTAL GROSS AREA	116,576	120	47	96,454	95	31
Lot size	23,059			23,059		
Total FAR	103,792			86,305		
MAX FAR (4.75)	104,930			104,930		
Over/Under	-1,138			-18,625	-25	-16

HEWITT MITHŪN

Proposed:

Reduce 15’ setback to 10’ at the west property line.

Aerial View Diagram

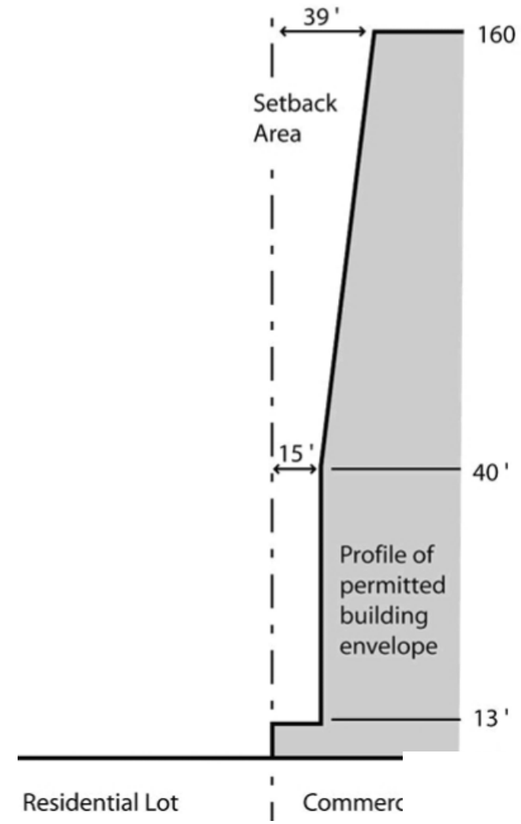


Setback Requirements Section Diagram

Standard:
SMC 23.47A.014 Setback Requirements
B.3
“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:

a. Fifteen feet for portions of structures above 13 feet in height to a maximum of 40 feet; and

b. 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 (Exhibit C for 23.47A.014).”

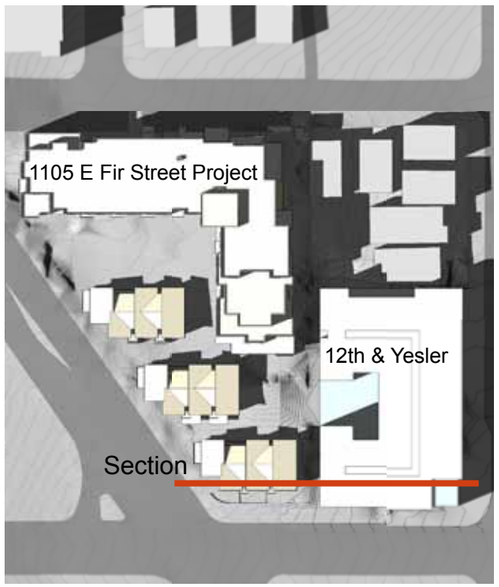


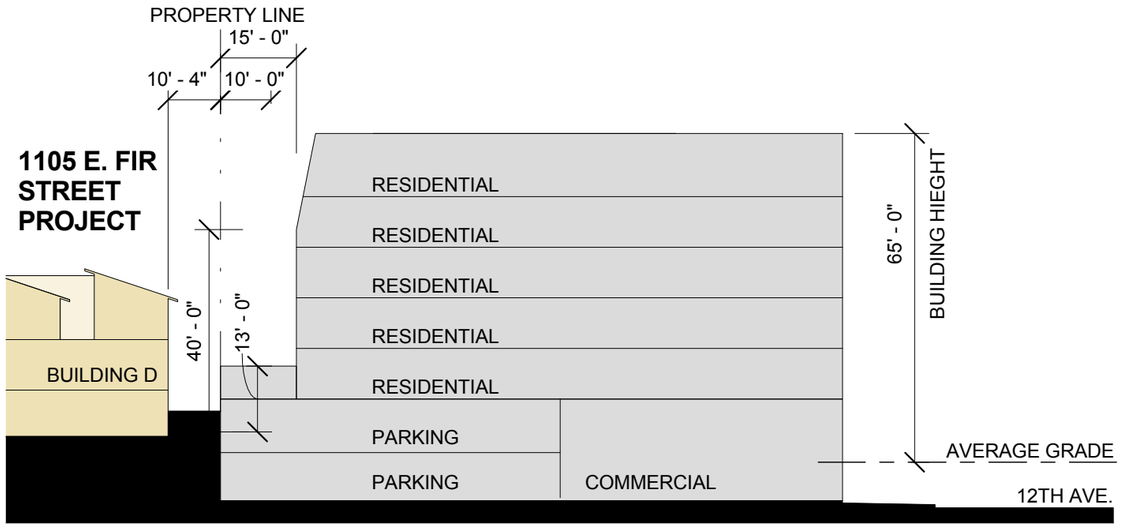
Departure Request

Proposed:

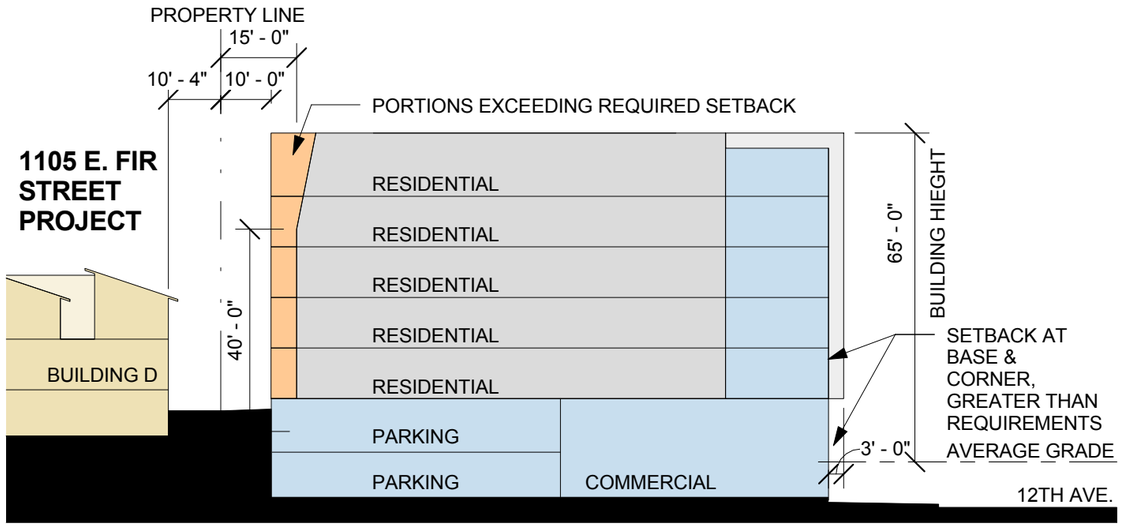
Reduce 15’ setback to 10’ at the west property line.

Aerial View Diagram





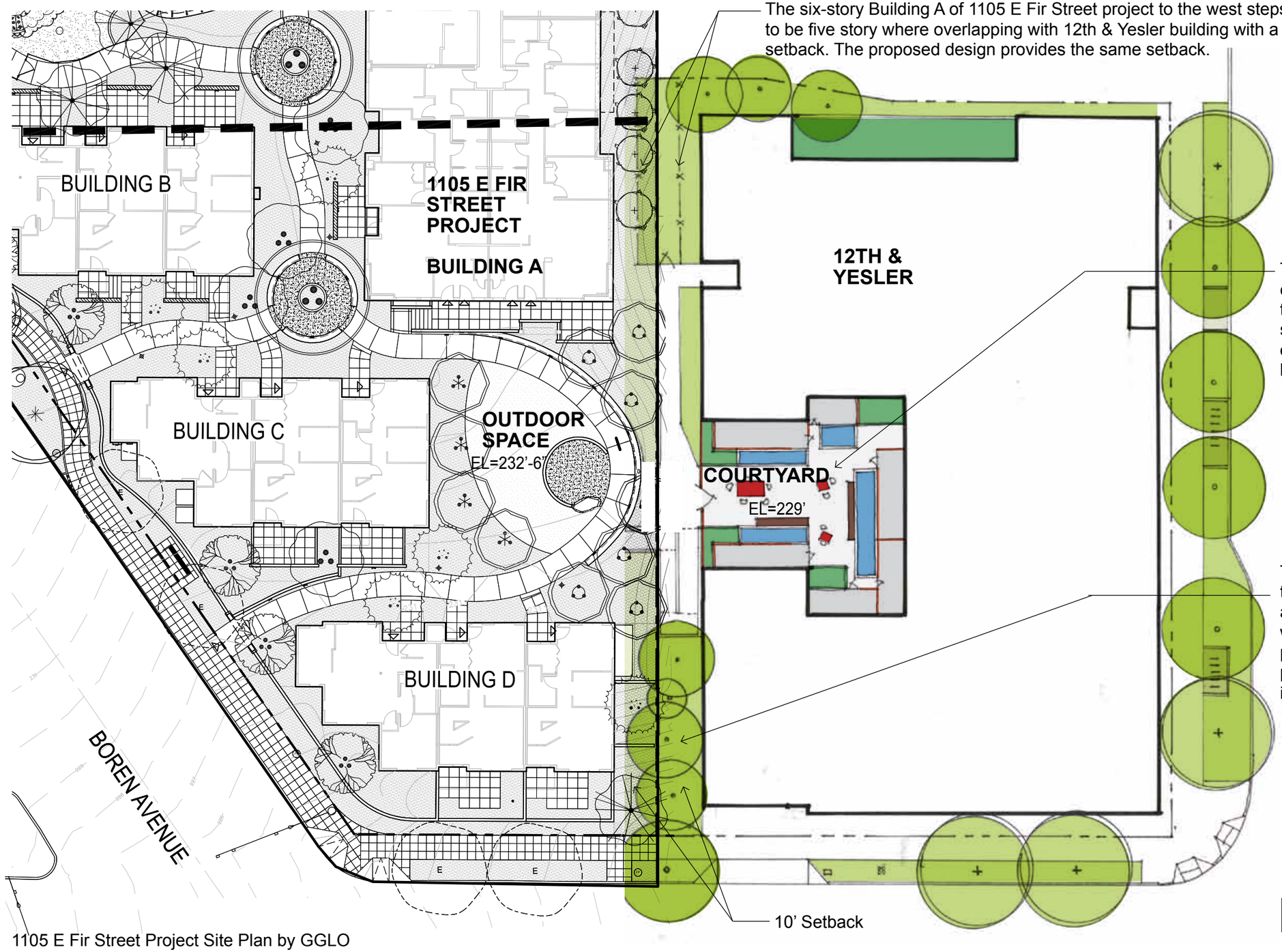
Setback Requirements Section Diagram



Proposed Section Diagram

Proposed:

1. The reduced setback will allow the project to provide an open courtyard to better meet the intent of the design review guidelines A-5, A-7, A-10, B-1, C-2 and E-2, and achieve a better overall design.
2. We understand the intent of the setback requirements is to respect lower intensity zones such as lowrise residential zones. The site to the west is zoned as MR midrise residential which allows taller developments than NC3 zones.
3. **The MR zone allows 7’ setback from interior lot line, the 1105 E Fir Street project provides 10’ setback, which the proposed design matches.**
4. **To respond to adjacent buildings, a courtyard is open to the west to break down the building mass and relate to the outdoor space on 1105 E Fir Street project site. The open courtyard will also give neighbors a landscaped amenity area to look out onto. See Site Plan.**
5. **The proposed design provides a 3’ setback at the building base along full length of 12th Avenue and E Yesler Way to provide a wider public sidewalk and enhanced pedestrian experience.**
6. **The proposed design provides a 3’ setback at the building corner for the upper 5 floors to create a gateway to the neighborhood.**
7. **To offset the effect of the reduced setback, the proposed design provides a 10’ setback at building base and a landscaped buffer within the 10’ setback along the west property line to minimize impact of the privacy and outdoor activities of residents in adjacent buildings. See Site Plan.**
8. **Seattle Housing Authority (SHA), the owner of the property to the west is supportive to the proposed design with this departure request.**
9. The topography of the abutting site to the west slopes upwards. The reduced setback will have minimal light and air impact to the residential uses to the west, and allow for morning light to hit the outdoor space of 1105 E Fir Street project. See Site Section 1, 2 & 3.
10. The six-story Building A of 1105 E Fir Street project to the west is taller than 12th & Yesler building and steps down to be five story where overlapping with 12th & Yesler building with a 10’ setback. The proposed design provides the same setback. See Site Plan and Site Section 1.
11. No balconies will be projected out from the west facade within the 10’ setback facing the neighboring Building A, C & D.

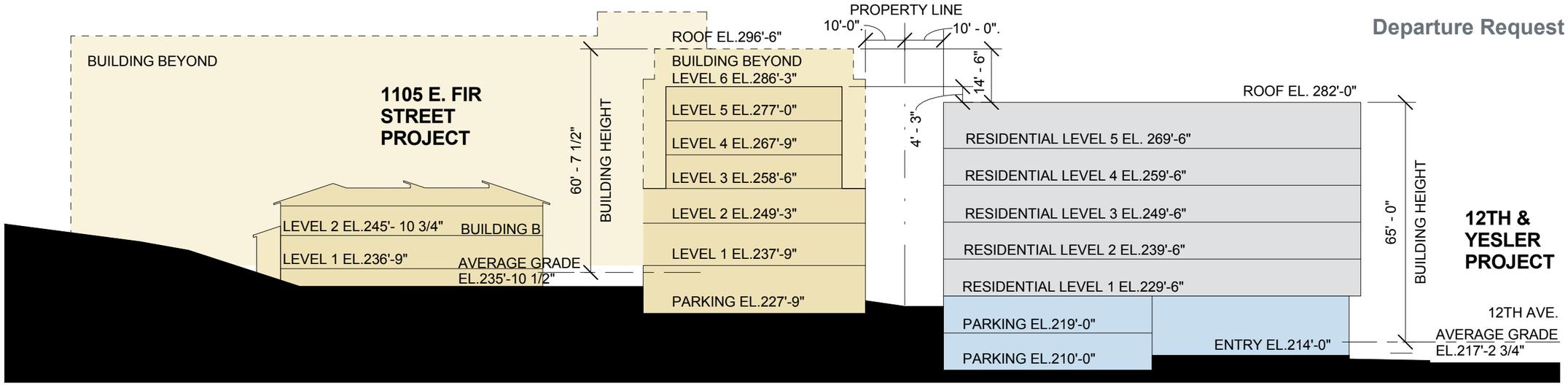


The six-story Building A of 1105 E Fir Street project to the west steps down to be five story where overlapping with 12th & Yesler building with a 10' setback. The proposed design provides the same setback.

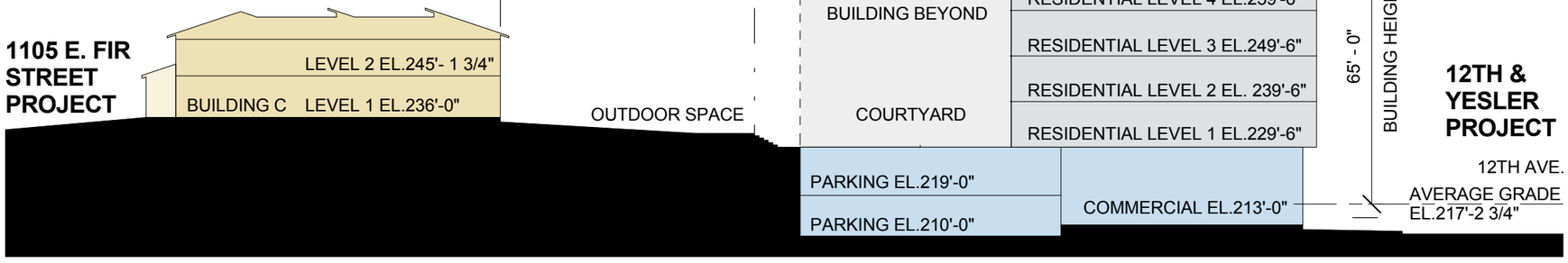
To respond to adjacent buildings, a courtyard is open to the west to break down the building mass and relate to the outdoor space on 1105 E Fir Street project site. The open courtyard will also give neighbors a landscaped amenity area to look out onto.

To offset the effect of the reduced setback, the proposed design provides a 10' setback at building base and a landscaped buffer within the 10' setback along the west property line to minimize impact of the privacy and outdoor activities of residents in adjacent buildings.

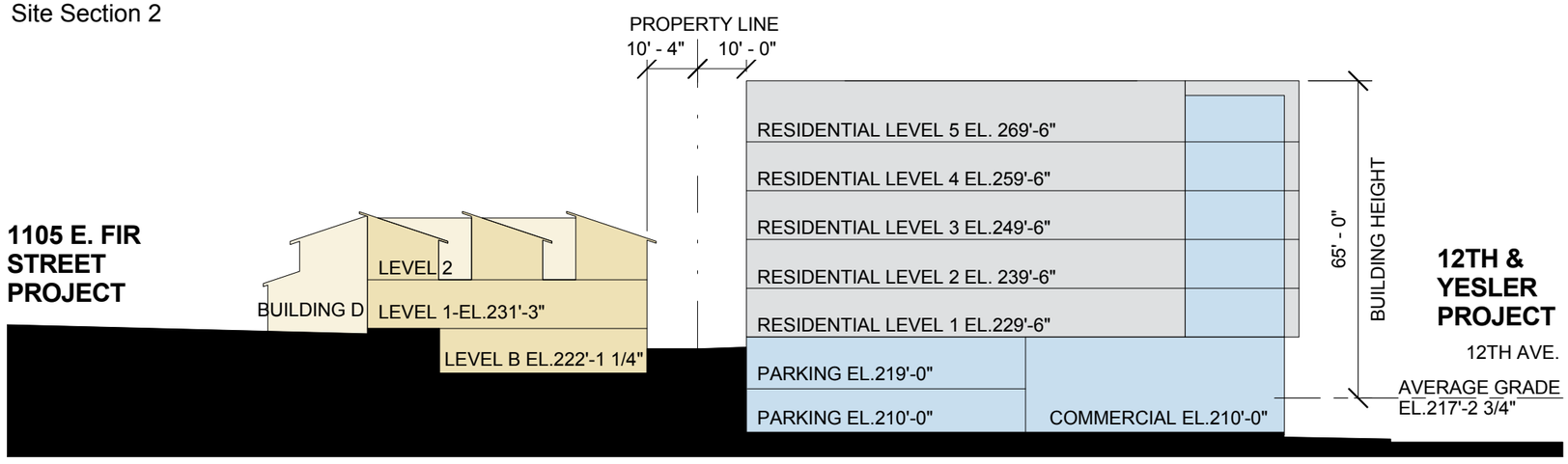
1105 E Fir Street Project Site Plan by GGLO



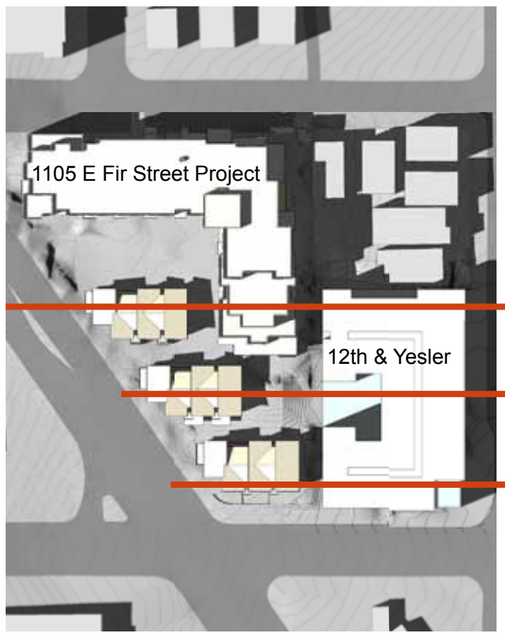
Site Section 1



Site Section 2



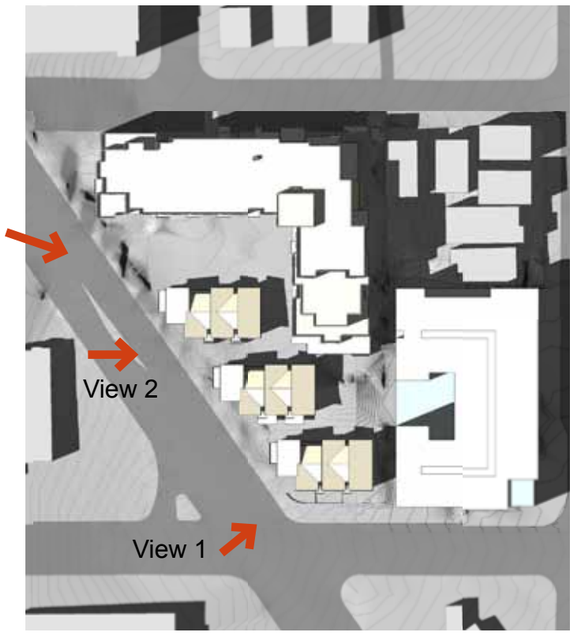
Site Section 3



View 1 - Looking East From Boren Avenue

View 2 - Looking East From Boren Avenue

View 3 - Looking East From Boren Avenue



View from Boren Avenue & E Yesler Way

View from Fir Project open space, looking into 12th & Yesler courtyard


PIONEER SQ
E YESLER WY