



COMMERCIAL RESIDENTIAL AMENITY PARKING SITE

The project site is located in the northwest corner of the intersection of E Yesler Way and 17th Avenue in Seattle, Washington. It is approximately 8,000 SF and slopes downhill from the northeast corner to the southwest corner about 10 feet across the site.

The site is currently occupied by two vacant commercial structures: a former gas station and auto repair shop. Site remediation is required.

The lots to the north and west of the site are zoned LR-3, which require a 15' setback along those property lines.

Currently, west of the site there are low-rise apartment buildings. The vacant lot to the north has a townhome project proposed under a separate permit (#3015756).

The design proposal is to develop (7) four-story live-work units with approximately 3,200 SF of commercial use along E Yesler Way with parking accessed by a driveway from 17th Avenue. Each unit will have one enclosed parking stall located within the structure on the ground level.

EARLY DESIGN GUIDANCE
DPD# 3015183

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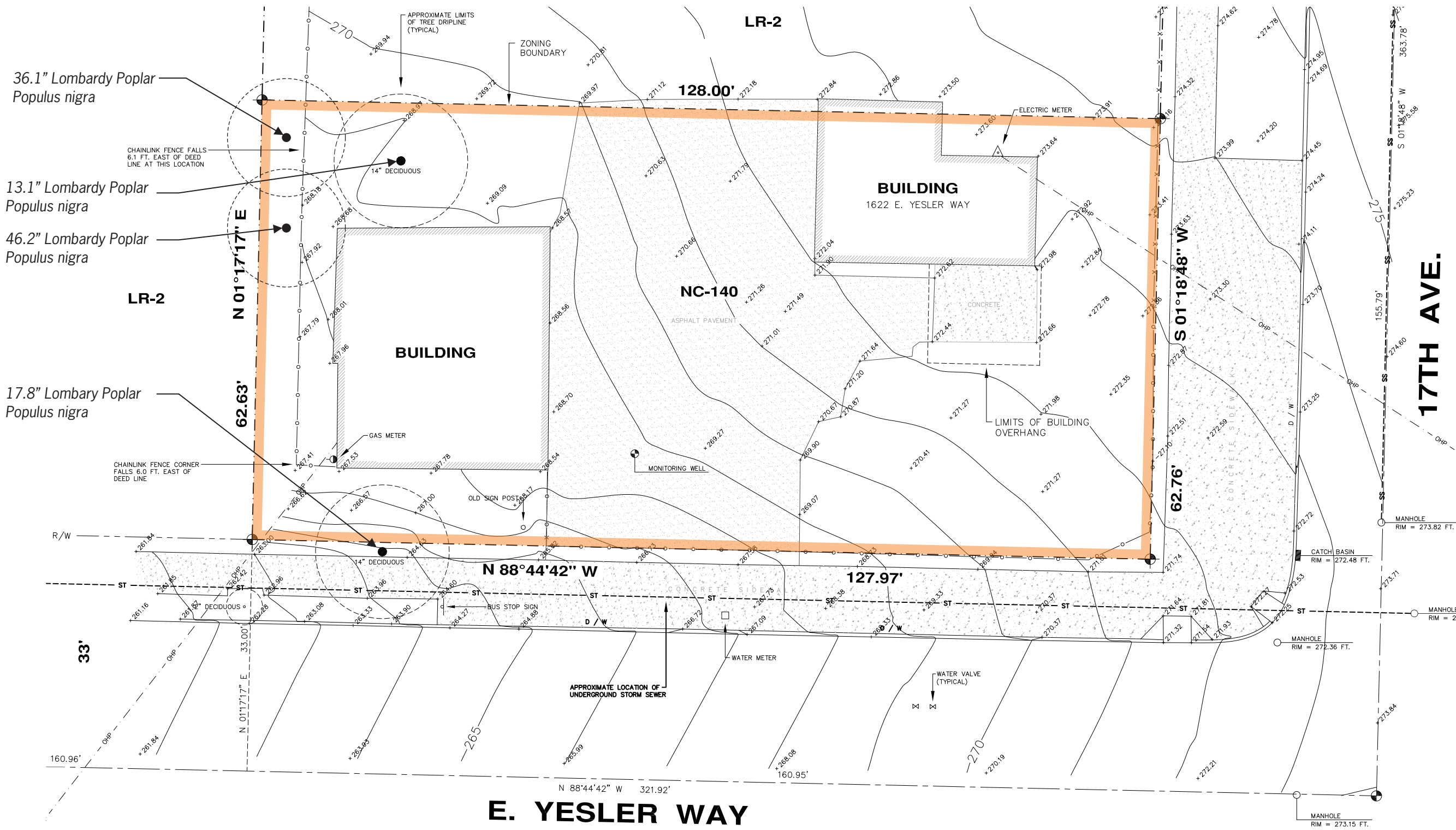


DEVELOPMENT STATISTICS SUMMARY

Lot Size	8,024 SF	LEVEL	AREA	UNITS
FAR	3.25			
Allowable SF	26,078 SF	4th Floor	3,220 SF	
Proposed SF	16,373 SF	3rd Floor	4,431 SF	
Parking Stalls	9	2nd Floor	4,389 SF	
		Street Level	4,333 SF	
TOTAL			16,373 SF	7

ADDRESS: 1622 E YESLER WAY
 ZONING: NC1-40
 OVERLAY DESIGNATION: Urban Village: 23rd & Union-Jackson Urban Village Frequent Transit Corridor





LOT SIZE: 8,024 sq. ft.

APN: 982670-0695

Legal Description: Lot 6 of block 17 of Yesler's First Addition to the C.O.S.

SURVEY

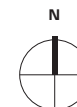
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Tree Survey

All trees on the site are Lombardy Poplar (*Populus nigra*). All trees have been measured at DBH. All trees are listed as significant, but not exceptional as determined by Chris Selle, Certified Arborist in his survey report of the project site dated May 6th, 2013.



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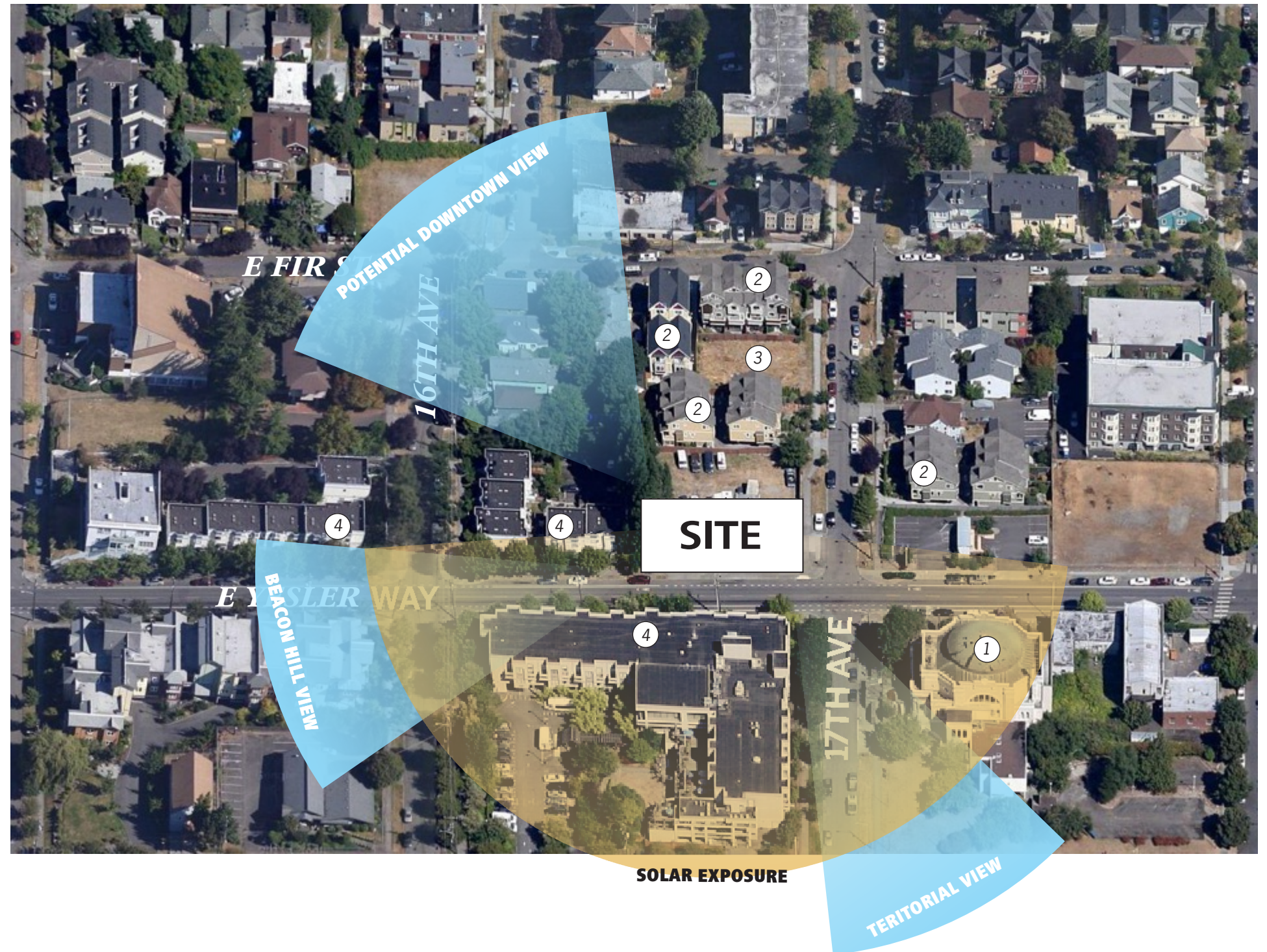
The area surrounding the site is part of the South Jackson Urban Village. E Yesler Way is predominately residential in character in this and adjacent blocks. There is no commercial use and given the character of existing properties and zoning surrounding the site, it is highly unlikely that continuous commercial character and use will be developed in this neighborhood.

Site is sloping NE to SW corner approximately 10', and is partially paved with vacant commercial buildings. There is row of non significant poplar trees along the west property line. No other trees or significant landscaping exist on the site. The site is bordered on the south by East Yesler Way, the major arterial running east-west, with 17th Avenue running north-south on the east side of the site. Along East Yesler Way, at the southwest corner of the site, there is an existing bus stop.

NEIGHBORHOOD DESIGN CUES (#)

1. Historic landmark performance hall with light brick facade
2. 10-15 old townhomes development, generally in muted colors, with fiber cement siding and composite shingle gable roofs
3. Shown as a vacant lot: New modern development of townhomes with multicolored facades, flat roof and roof decks, DPD project # 6285199 completed 2012
4. 20+ year old low rise apartments with light colored facades, fiber cement siding and flat roofs.

Specific building examples on next page (page 5)



NEIGHBORHOOD AND SITE ANALYSIS

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1

DESIGN CUES

- older apartment building directly across site
- facade responds to slope of site
- modulation creates visual interest



2

DESIGN CUES

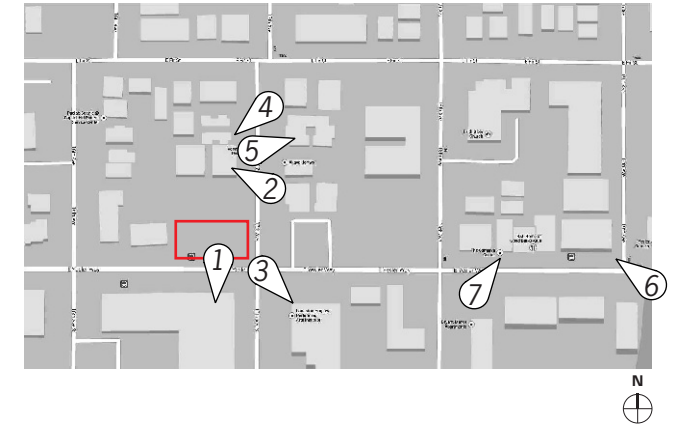
- example of nearby townhome development
- warm, inviting exterior
- lush landscape along street



3

DESIGN CUES

- light brick facade softens building mass
- pedestrian seating incorporated on ground level
- variety of window shapes/sizes
- identifying signage



4

DESIGN CUES

- example of single family residence
- modern design
- narrow shape with depth and garage on ground floor
- variety of materials
- driveway made of permeable pavers



5

DESIGN CUES

- landscape buffer between public and private space
- use of color and modulation breaks up street facade
- decks out front promote interaction among residents and neighborhood



6

DESIGN CUES

- example of live-work development along E Yesler Way
- height and massing (4 levels, commercial on ground floor)
- combination of different materials to create visual interest



7

DESIGN CUES

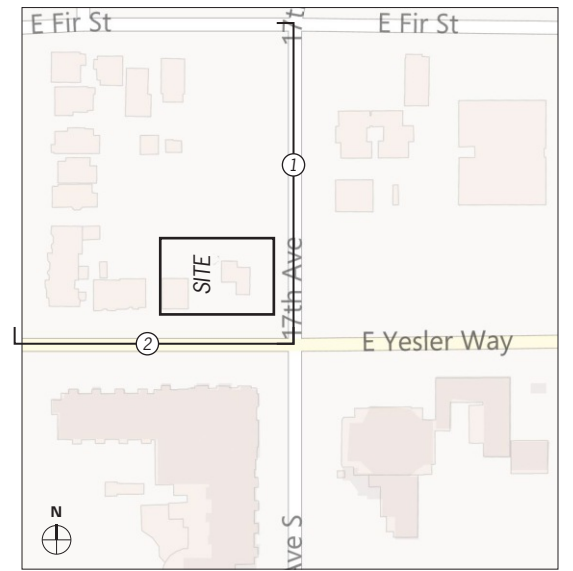
- example of commercial development along E Yesler Way
- storefront scaled for pedestrian
- recesses allow protection from the elements

NEIGHBORHOOD ANALYSIS - EXAMPLES

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PROJECT SITE



1. 17th AVENUE E FACING WEST

PROJECT SITE



2. E YESLER WAY - FACING NORTH

STREET VIEWS

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FACING PROJECT SITE



3. E YESLER WAY - FACING SOUTH

FACING PROJECT SITE



4. 17th AVE - FACING EAST

STREET VIEWS

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A SITE PLANNING

A-1 Respond to Site Characteristics:

The project will help to create the pedestrian environment with active street level uses (retail, small office). The sloped character of the site will be expressed in a segmented facade which also allows to express individuality of each unit and business establishment, while emphasizing the corner element.

A-2 Streetscape Compatibility

The live-work character of the project dictates that the project is adjacent to the public sidewalk and does not provide landscaping buffer. Landscaping strip and street trees in ROW will provide relief and separation from E Yesler way.

A-3 Entrances Visible From Street

All commercial uses will have direct access from E Yesler Way with overhead protection and signage. The corner unit residential entry will be distinguished by a different canopy profile and is oriented away from 17th Avenue E, allowing for more privacy and potential landscaping installation.

A-4 Human Activity

The existing sidewalk on E Yesler avenue is approximately 10' wide. The proposed design provides recessed entries to provide small open spaces for pedestrian activities and movement on sidewalks less than 15' wide. We will work with SDOT to implement crossing points thru the planting strip to provide access from street parked cars while providing landscaping in ROW.

A-5 Respect for Adjacent Sites

The adjacent sites are zoned LR-3. The northern one is being developed under a separate permit, but sharing design language and access driveway with the proposed project. The adjacent property due west is separated by a row of trees and additional landscaping proposed in 15' wide setback.

A-7 Residential Open Space

Residential open space will be provided on upper level decks and/or on the roof of the building. Limited 'pocket park' amenity area is adjacent to the west property line

A-8 Parking and Vehicle Access

There is no minimum requirement for parking due to the site's location within the Urban Village and Transit Overlay District. However 1 parking stall reserved for the resident of the Live work unit is provided in garages accessible from the rear side. Garbage enclosure will be located along the West property line and screened.

A-10 Corner Lots

The preferred solution is emphasizing the corner by creating more prominent massing volume at the corner and wrapping the street front glazing and materials around the corner.

B HEIGHT, BULK, AND SCALE

B-1 Height, Bulk and Scale compatibility.

Bulk and scale of the project is compatible with the zoning and adjacent new developments on the block. In the preferred massing, the E Yesler facade will be broken into 2 elements with individual modulation for the units.

DESIGN GUIDELINES

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C ARCHITECTURAL ELEMENTS AND MATERIALS

C-1 Architectural Context

Proposed project will be located at the street property line per commercial zoning guidance to allow direct access to the work portion of the LW units. As it is the only commercial project in the neighborhood it will have different fenestration patterns, however the massing and flat roof will be compatible with surrounding properties.

C-2 Architectural Concept

The concept of the building is a simple rectangular volume which has stepped up at the corner to emphasize the commercial corner. Upper story decks provide massing relief and interest to the project. Materials, individual decks and canopies strengthen individuality of the units.

C-3 Human Scale

The street level will be mostly transparent with signage and overhead protection along the commercial frontage with landscape opportunities adjacent to the residential entry on 17th avenue E. This will provide scaled elements to relate to both pedestrians on the street and building residents.

C-4 Exterior Finish Materials

The upper, residential portion of the project will primarily be composed of painted or prefinished fiber cement panels, perforated metal and metal panels, and vinyl windows. Durable elements, such as brick veneer and aluminum clad storefront units, will be used at the sidewalk levels to help ensure a beautiful, long lasting street frontage.

D PEDESTRIAN ENVIROMENT

D-1 Pedestrian Open Space

Commercial entries along E Yesler will be covered with projecting decks and will be lit, individual residential entry for corner unit will have weather protection as well as accent lighting.

D-7 Personal Safety and Security

Entries along E Yesler will be well lit and with Live work units will provide 'eyes on the ground'. The shared driveway will be under observance from both this project as well as proposed project due north.

D-9 Commercial Signage

Each unit will have opportunity to provide signage for business above the unit entry, both at facade, as well as in the form of blade sign.

D-11 Commercial Transparency

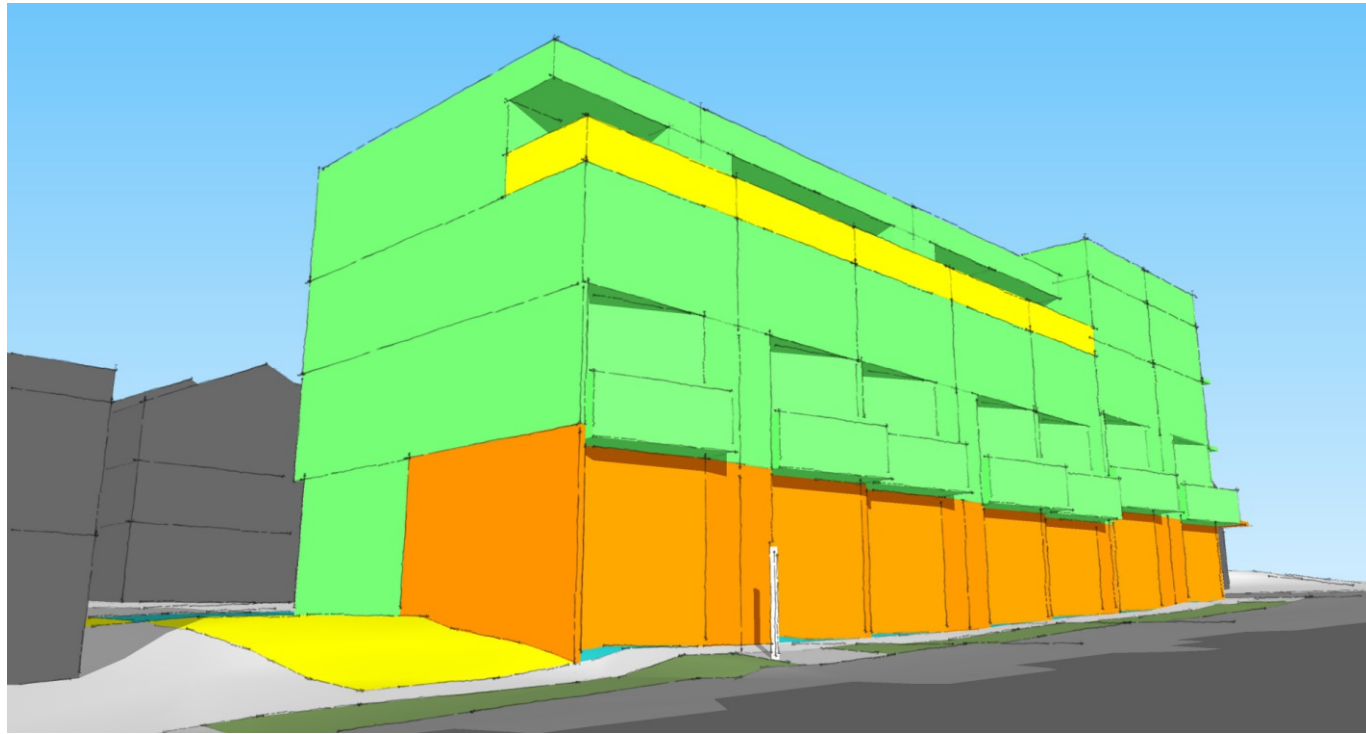
Live will units will have fully grazed storefront at street level, wrapping around the corner.

E LANDSCAPING

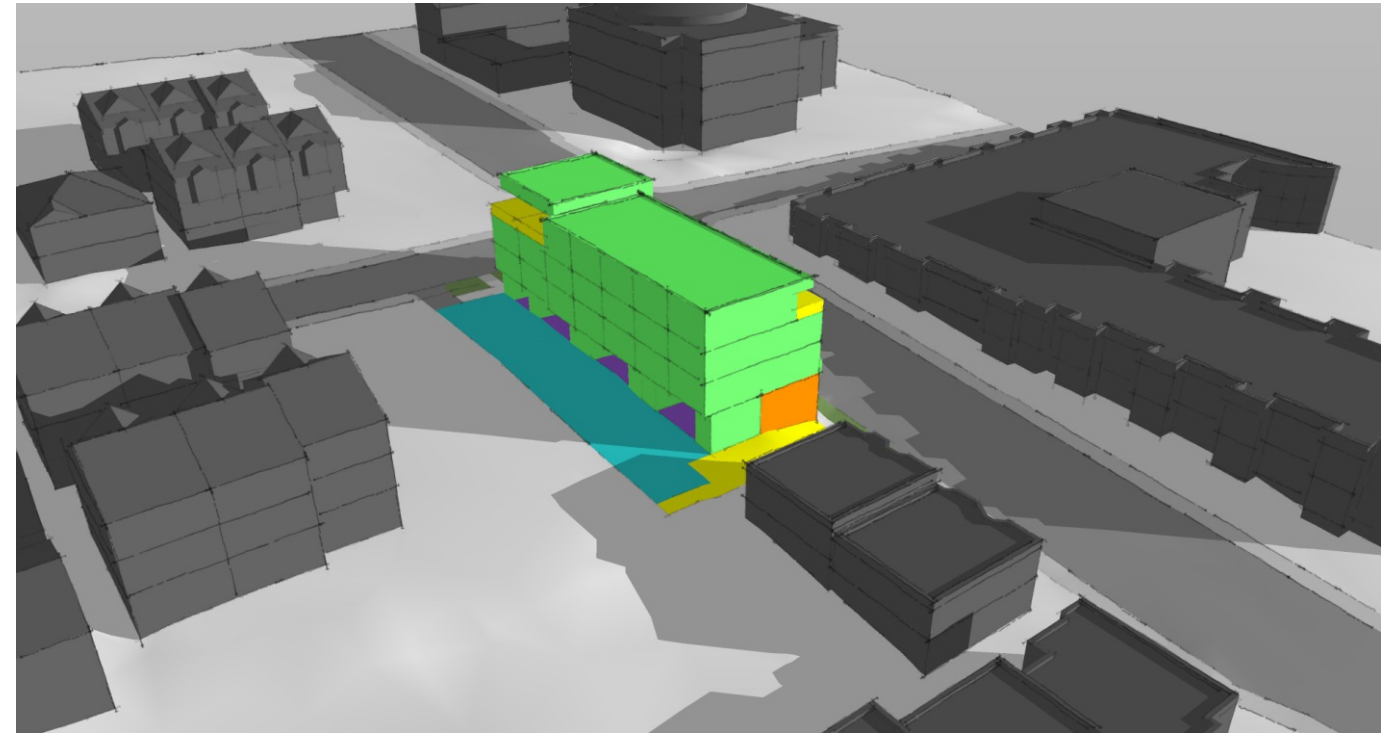
E-1 Landscaping to enhance continuity with adjacent sites

15' buffer along west property line will provide transition from setback landscaping of adjacent apartment, landscaping along 17th avenue will provide transition to townhome project.

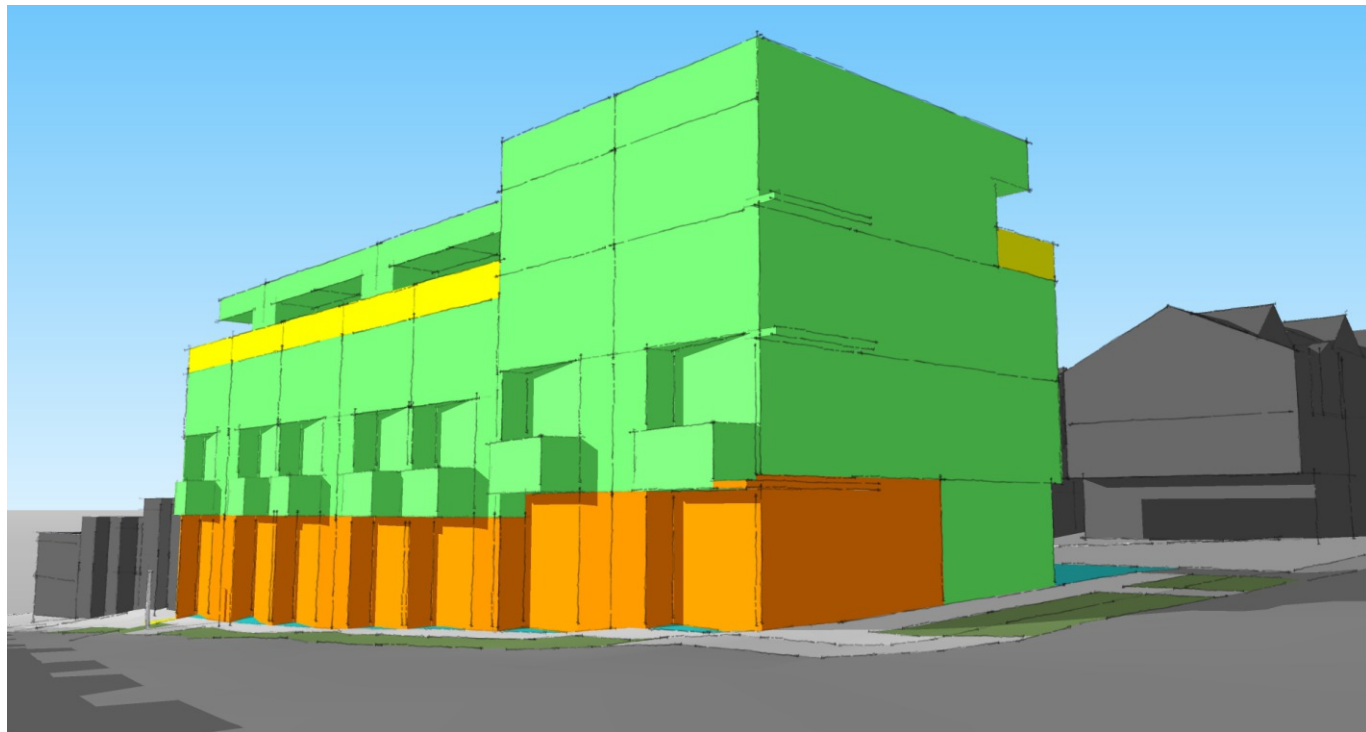
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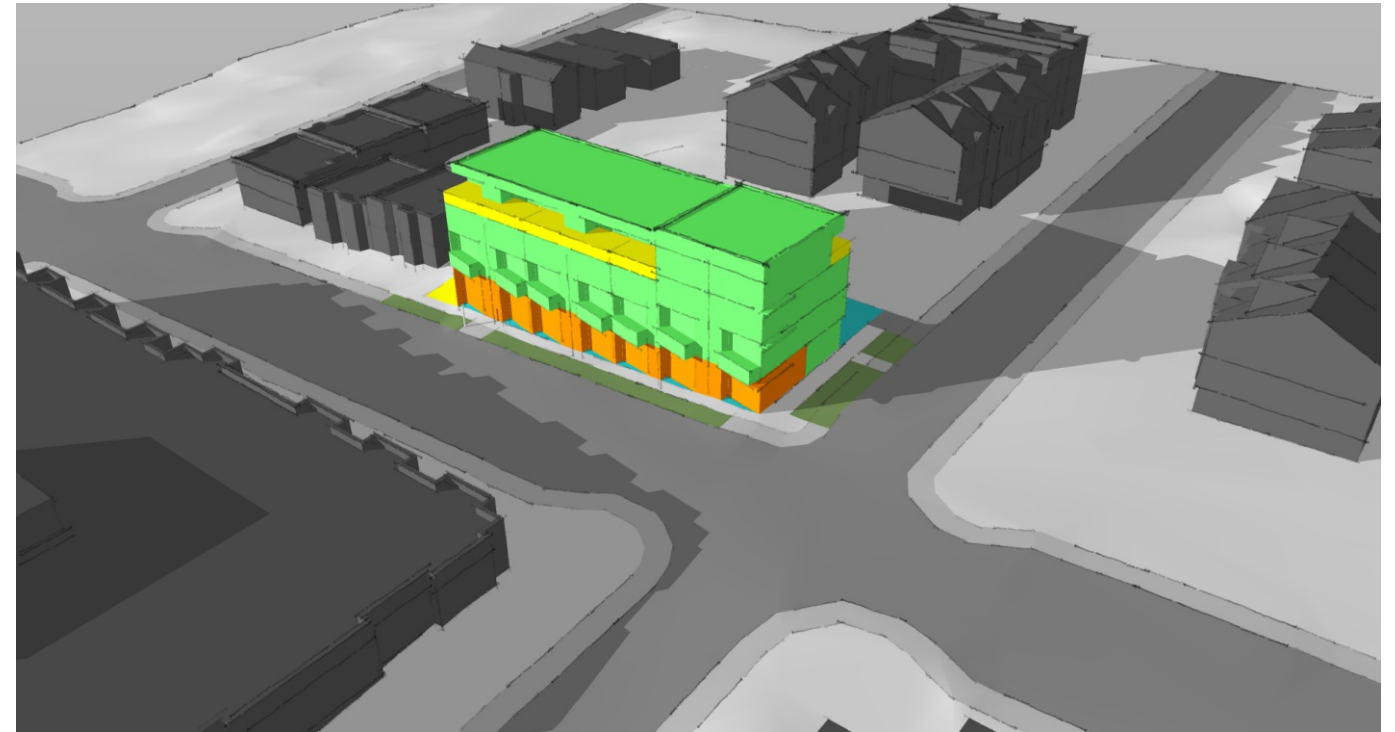
SW STREET PERSPECTIVE



NW AERIAL VIEW



SE STREET PERSPECTIVE



SE AERIAL VIEW

MASSING OPTION A

- COMMERCIAL
- RESIDENTIAL
- AMENITY
- PARKING
- SITE



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SUMMER SOLSTICE - 9AM



SUMMER SOLSTICE - 12PM



SUMMER SOLSTICE - 3PM



FALL/SPRING EQUINOX - 9AM



FALL/SPRING EQUINOX - 12PM



FALL/SPRING EQUINOX - 3PM



WINTER SOLSTICE - 9AM



WINTER SOLSTICE - 12PM



WINTER SOLSTICE - 3PM

MASSING OPTION A - SHADOW STUDY

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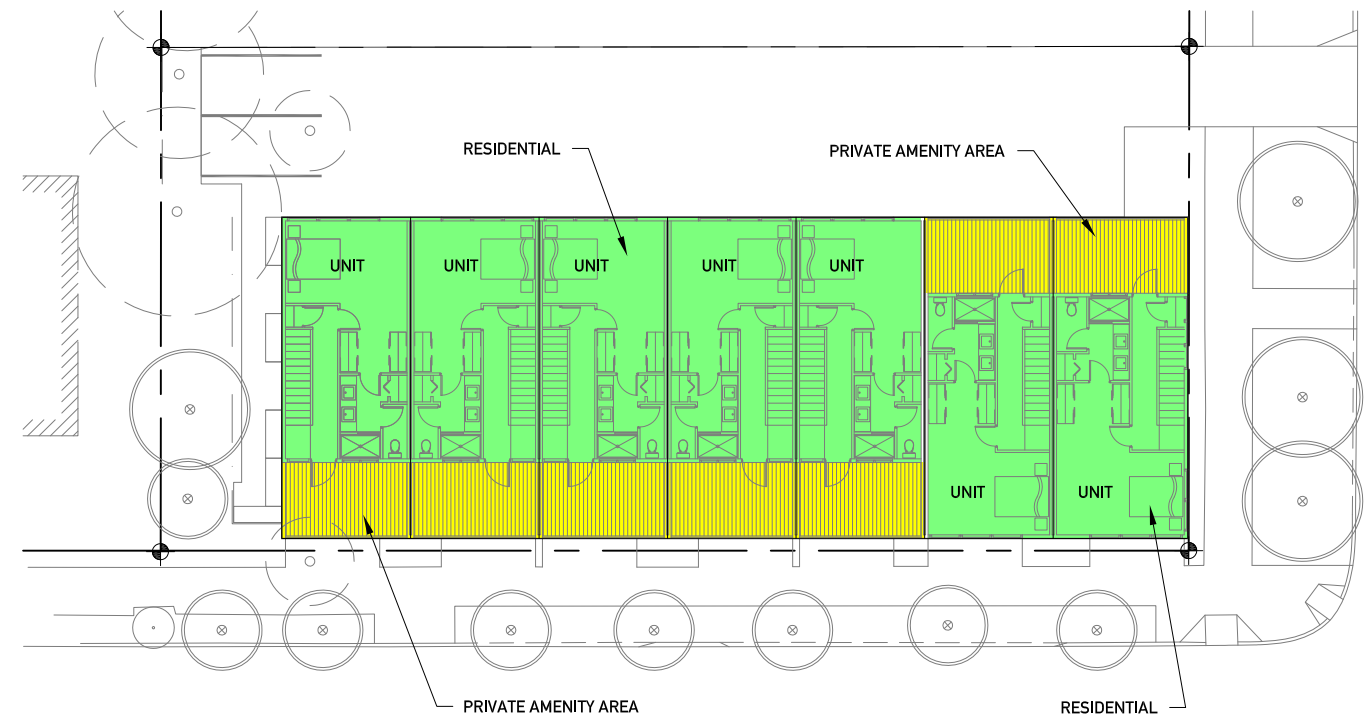
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MASSING OPTION A (PREFERRED OPTION)

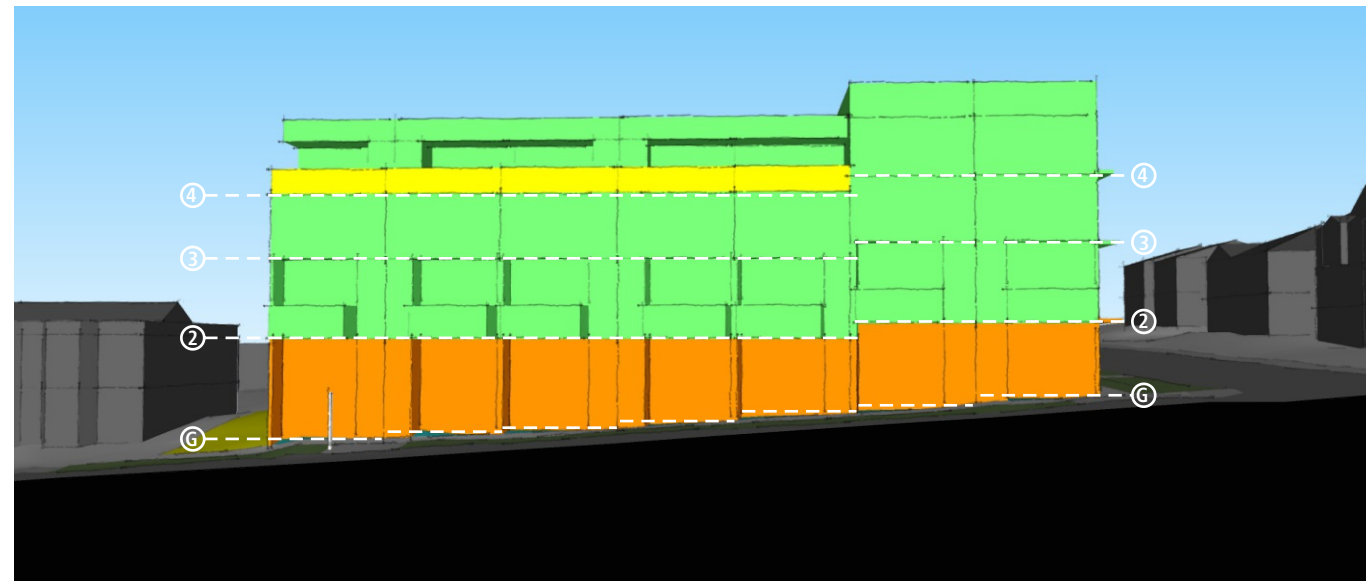
'Morse code' (dash-dot)

- PROS:**
- Commercial entry recessed at street level encouraging pedestrian use and movement
 - 2 corner units create a stopping point and emphasize intersection
 - Full commercial base
 - Facade modulated at each unit
 - Balconies along street generate interaction among residents and neighborhood
 - Ground floor commercial spaces respond to sloped condition of site
 - One parking stall/unit
 - No departures required

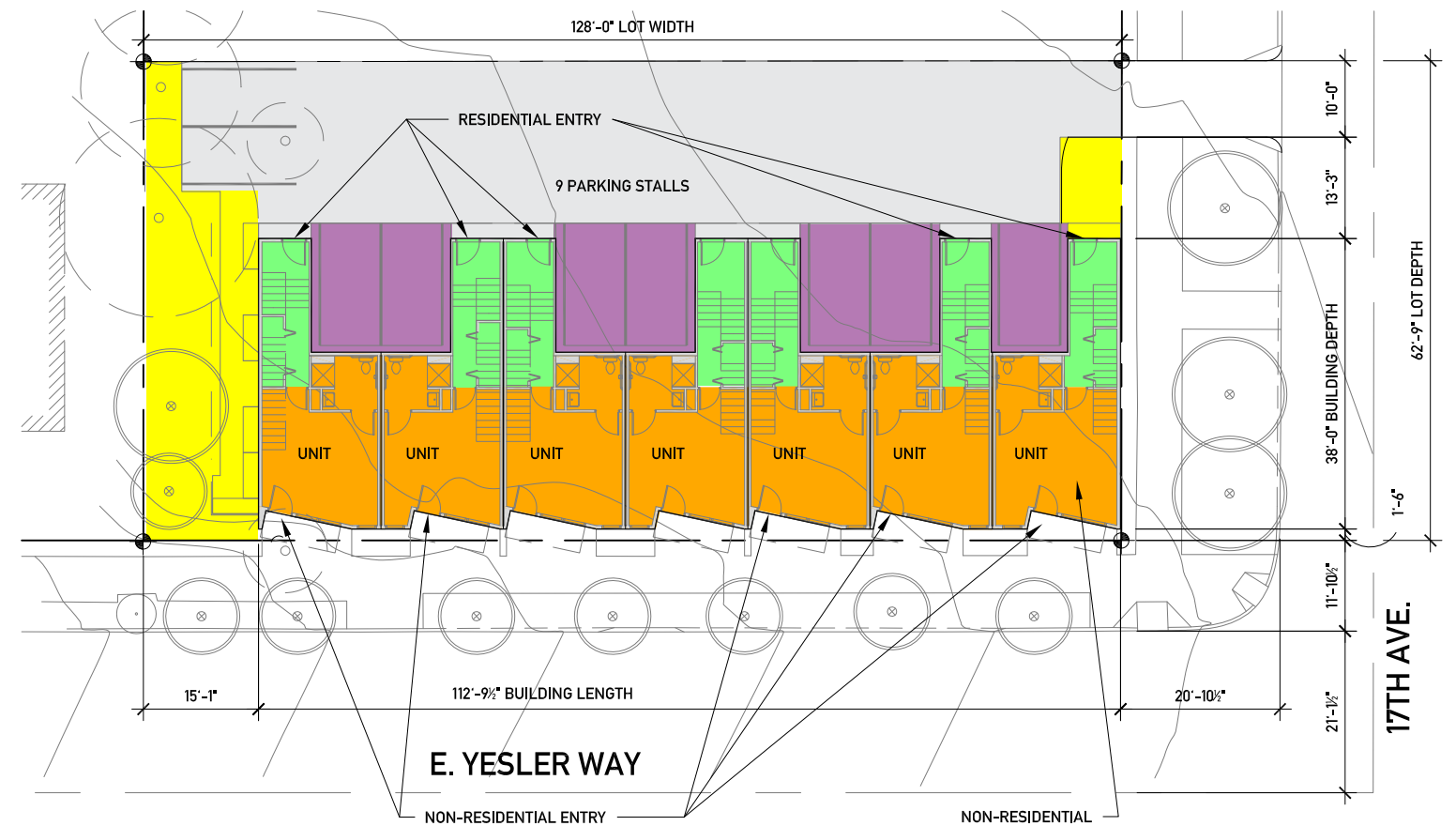
- CONS:**
- Aligned roof creates taller structure
 - Less individuality as units are aligned



LEVEL - 4TH FLOOR WITH ROOF DECKS



- height at ground floor ranges 13-15', stepping to match existing slope
- 2nd level height 10' FF to FF
- 3rd & 4th level height 9' FF to FF
- building mass broken into two parts

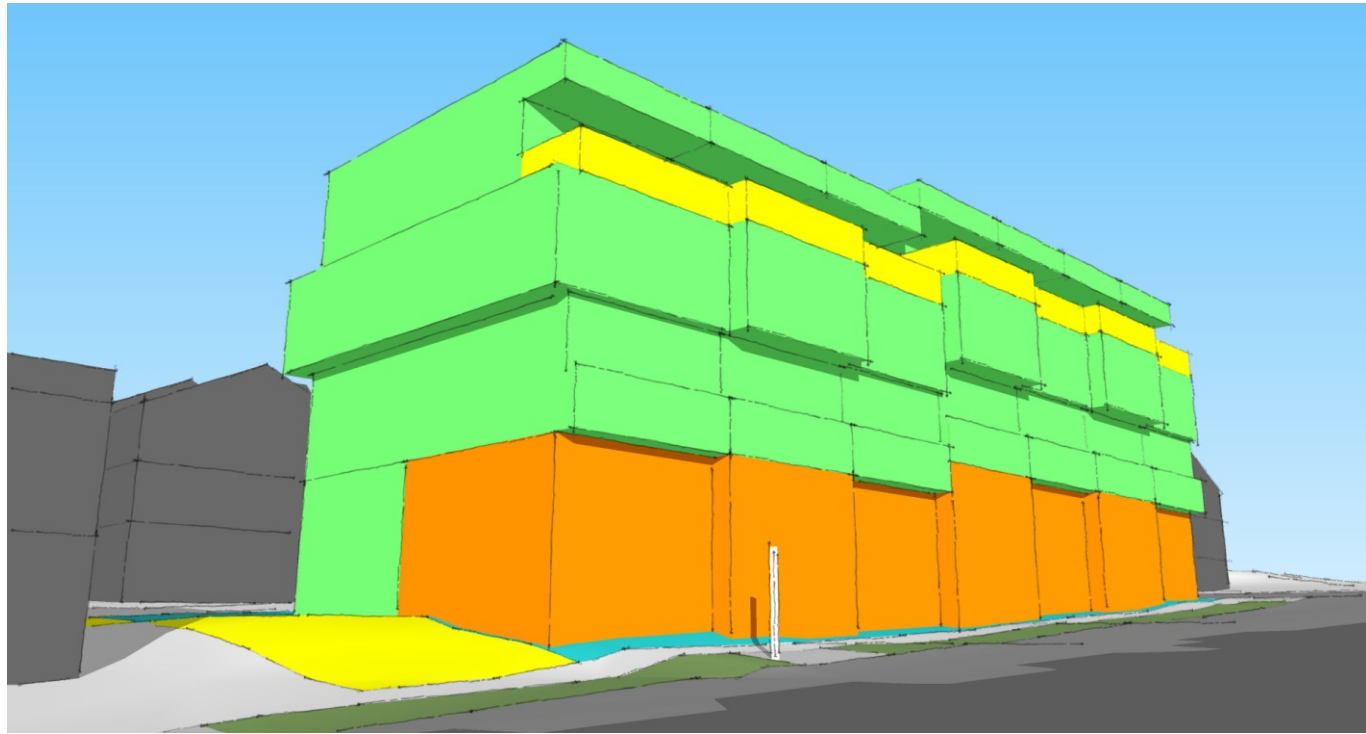


LEVEL - GROUND FLOOR NON-RESIDENTIAL & PARKING

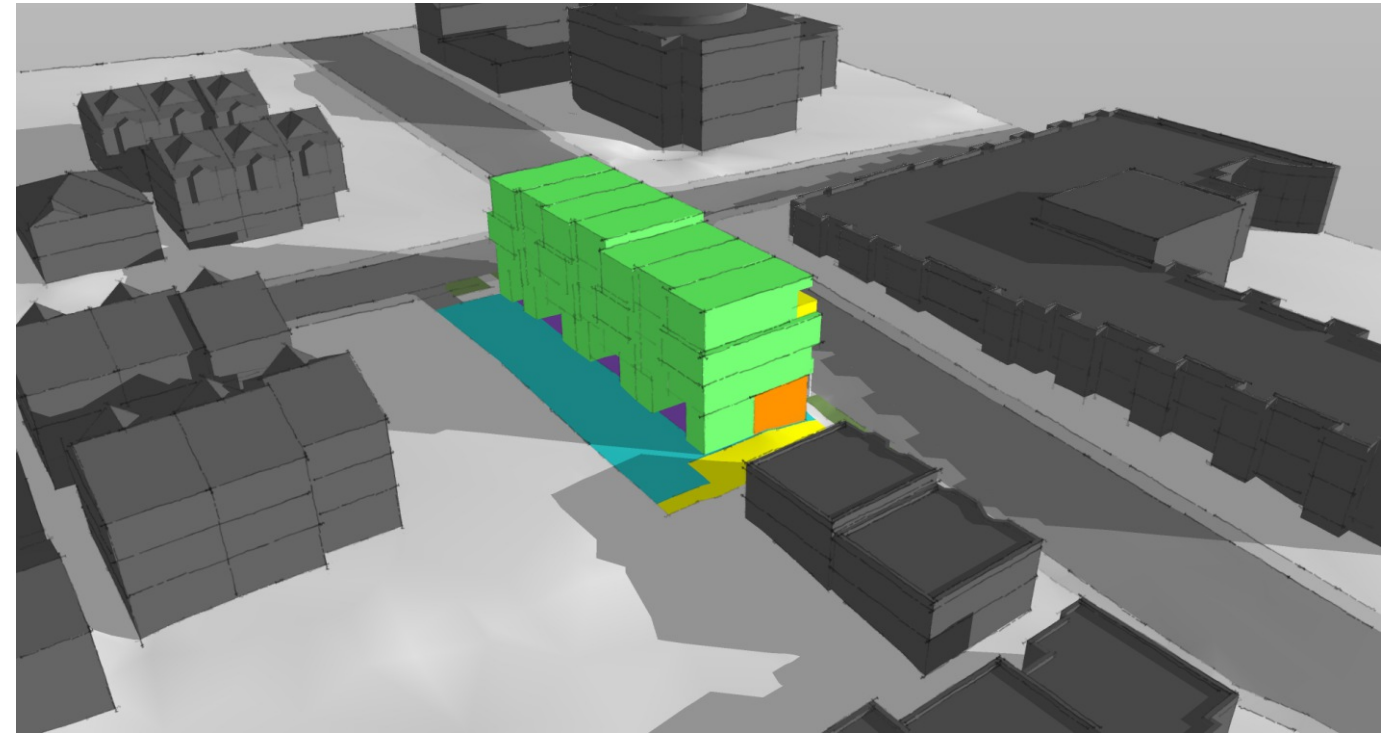
MASSING OPTION A

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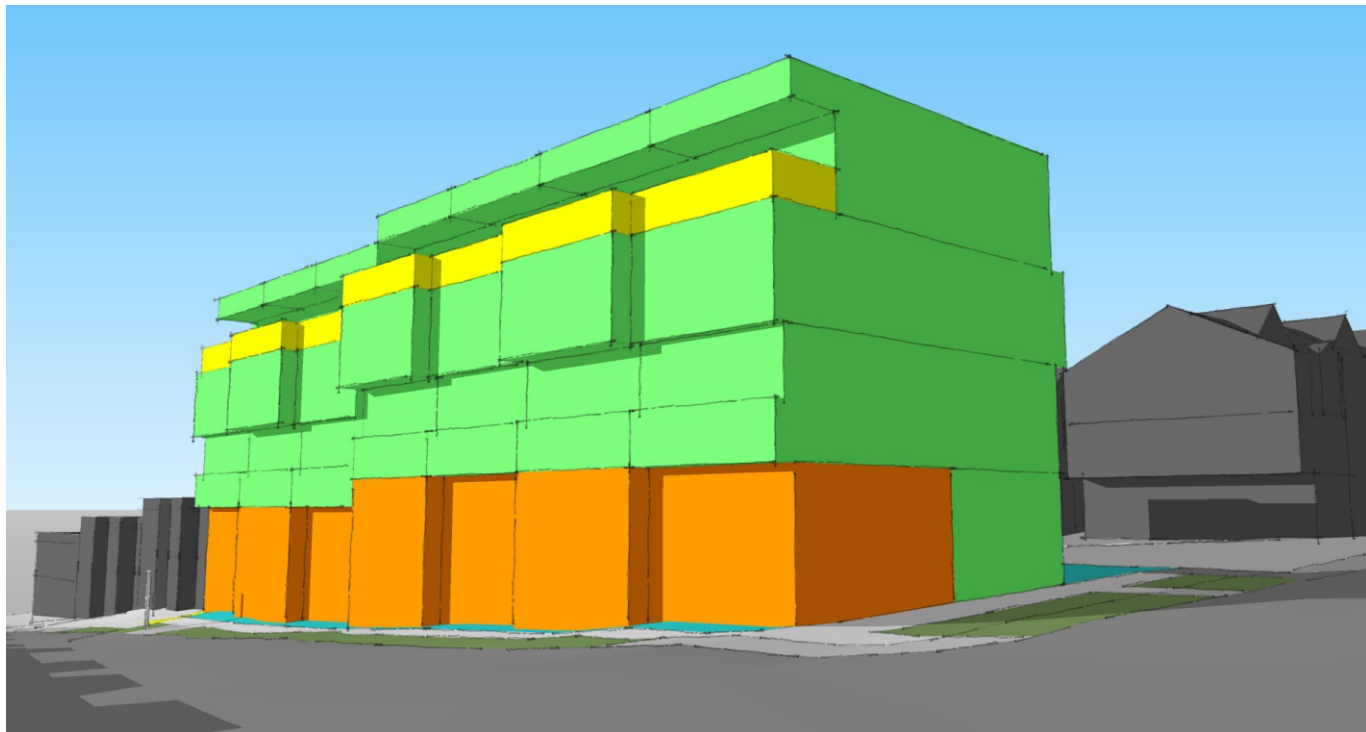
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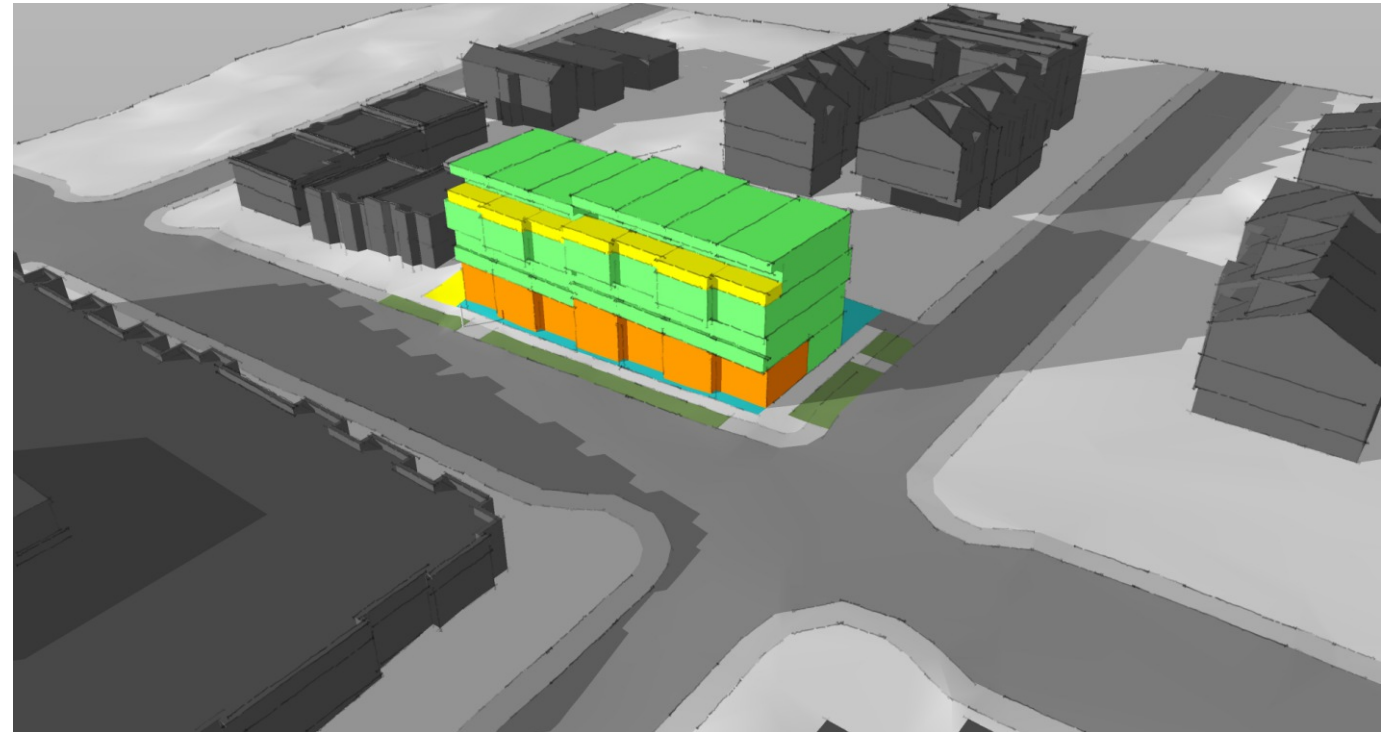
SW STREET PERSPECTIVE



NW AERIAL VIEW



SE STREET PERSPECTIVE



SE AERIAL VIEW

MASSING OPTION B



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SUMMER SOLSTICE - 9AM



SUMMER SOLSTICE - 12PM



SUMMER SOLSTICE - 3PM



FALL/SPRING EQUINOX - 9AM



FALL/SPRING EQUINOX - 12PM



FALL/SPRING EQUINOX - 3PM



WINTER SOLSTICE - 9AM



WINTER SOLSTICE - 12PM



WINTER SOLSTICE - 3PM

MASSING OPTION B - SHADOW STUDY

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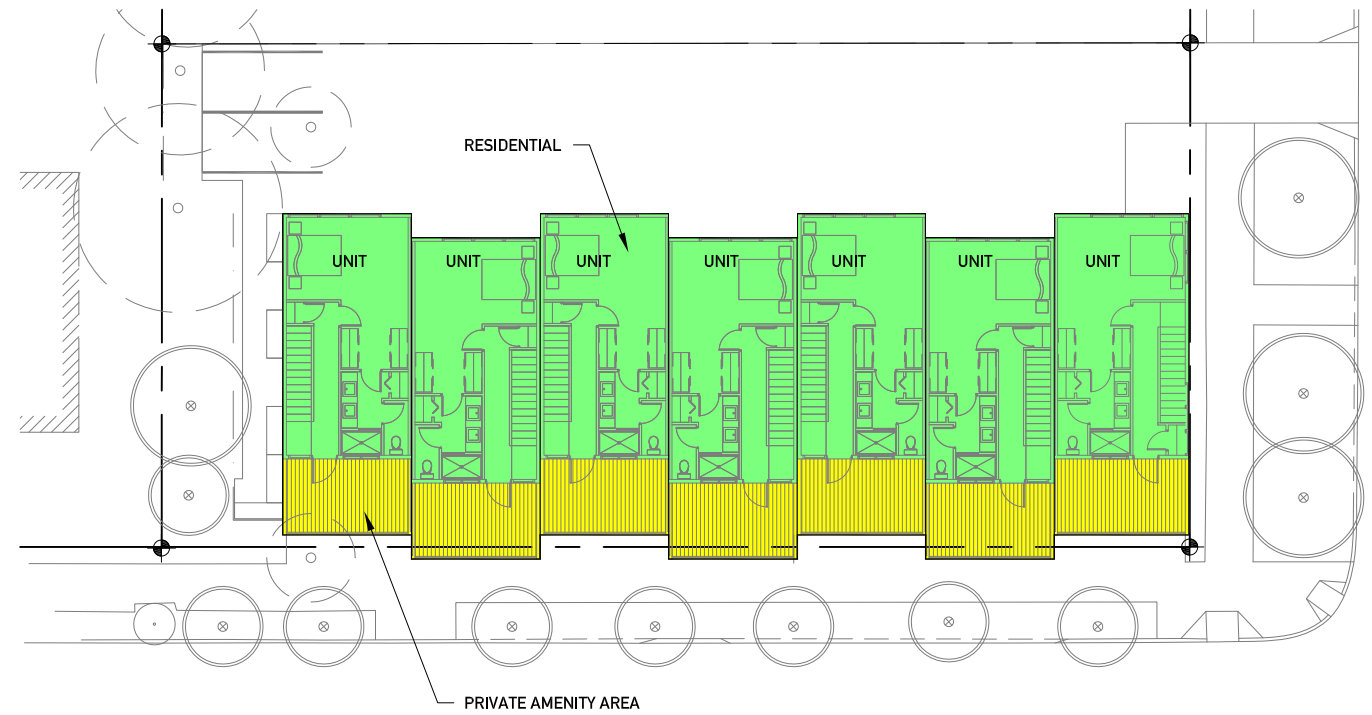
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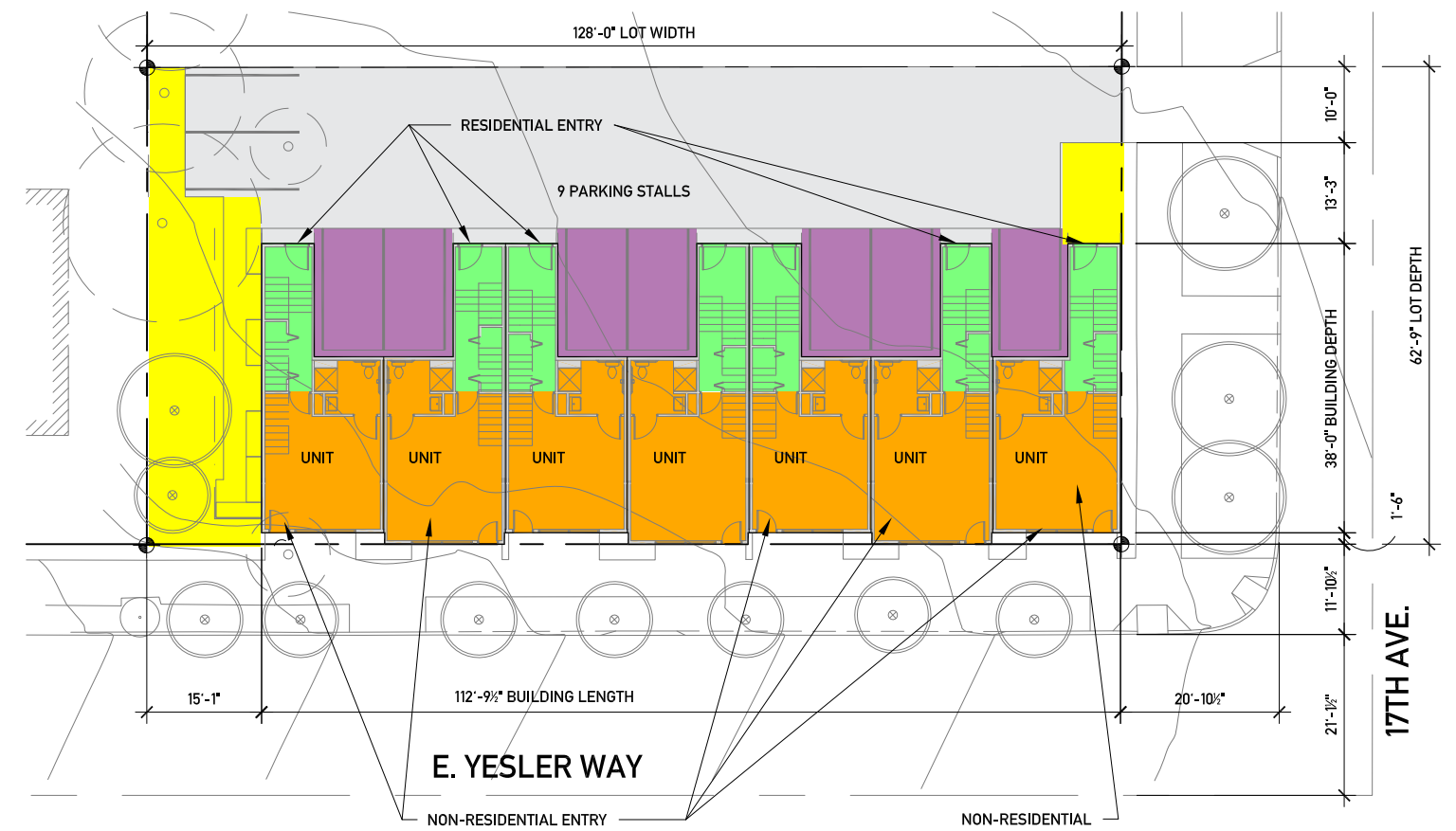
MASSING OPTION B

- PROS:**
- Commercial entry recessed at street level encouraging pedestrian use
 - Full commercial base
 - Vertical modulation creates visual interest
 - No departures required
 - Fully zoning code compliant

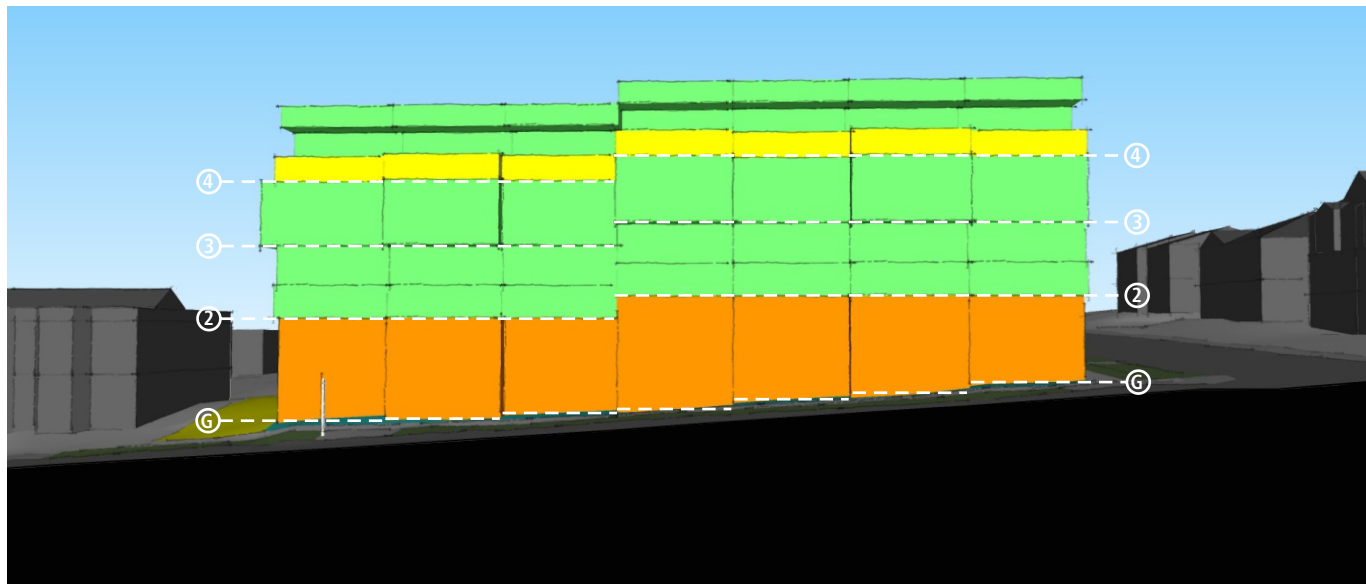
- CONS:**
- Less emphasis on corner
 - Needs more horizontal modulation
 - Monotonous back facade



LEVEL - 4TH FLOOR WITH ROOF DECKS



LEVEL - GROUND FLOOR NON-RESIDENTIAL & PARKING

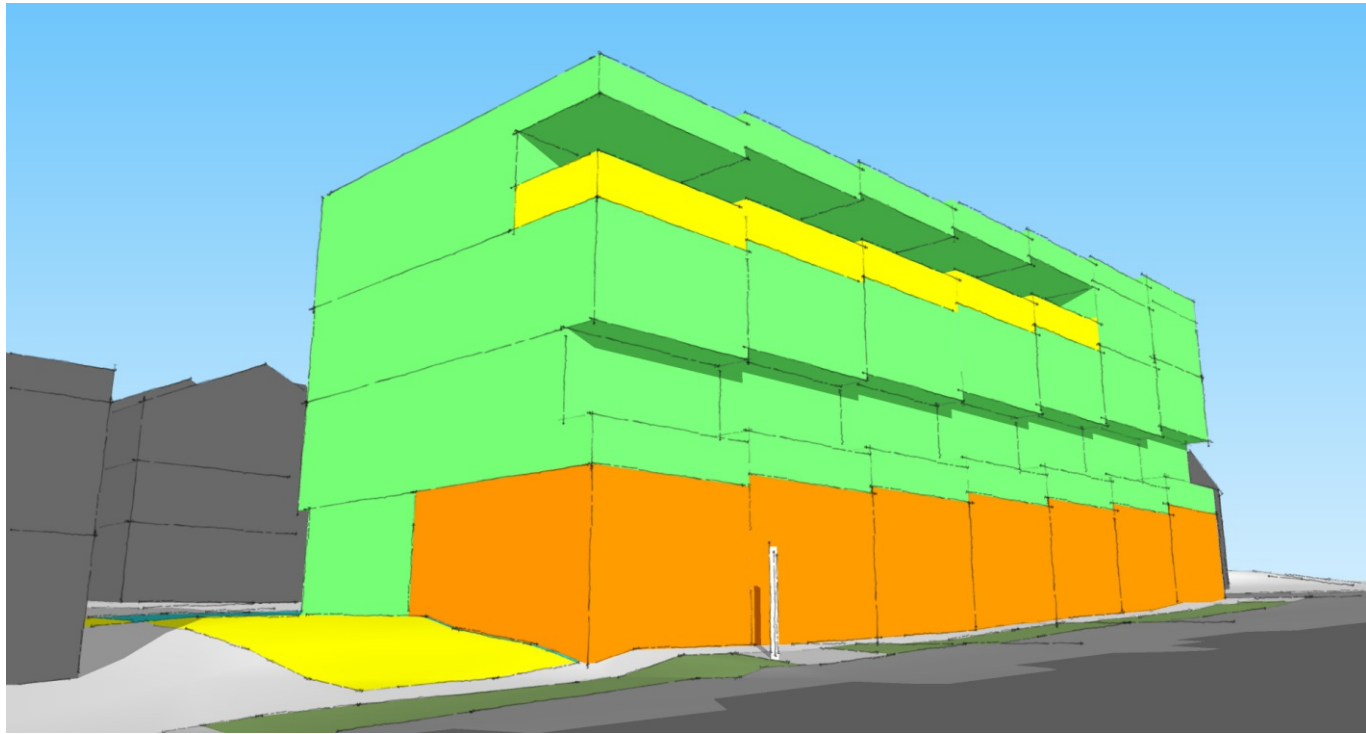


- height at ground floor ranges 13-15', stepping to match existing slope
- 2nd level height 10' FF to FF
- 3rd & 4th level height 9' FF to FF
- building mass broken into two parts

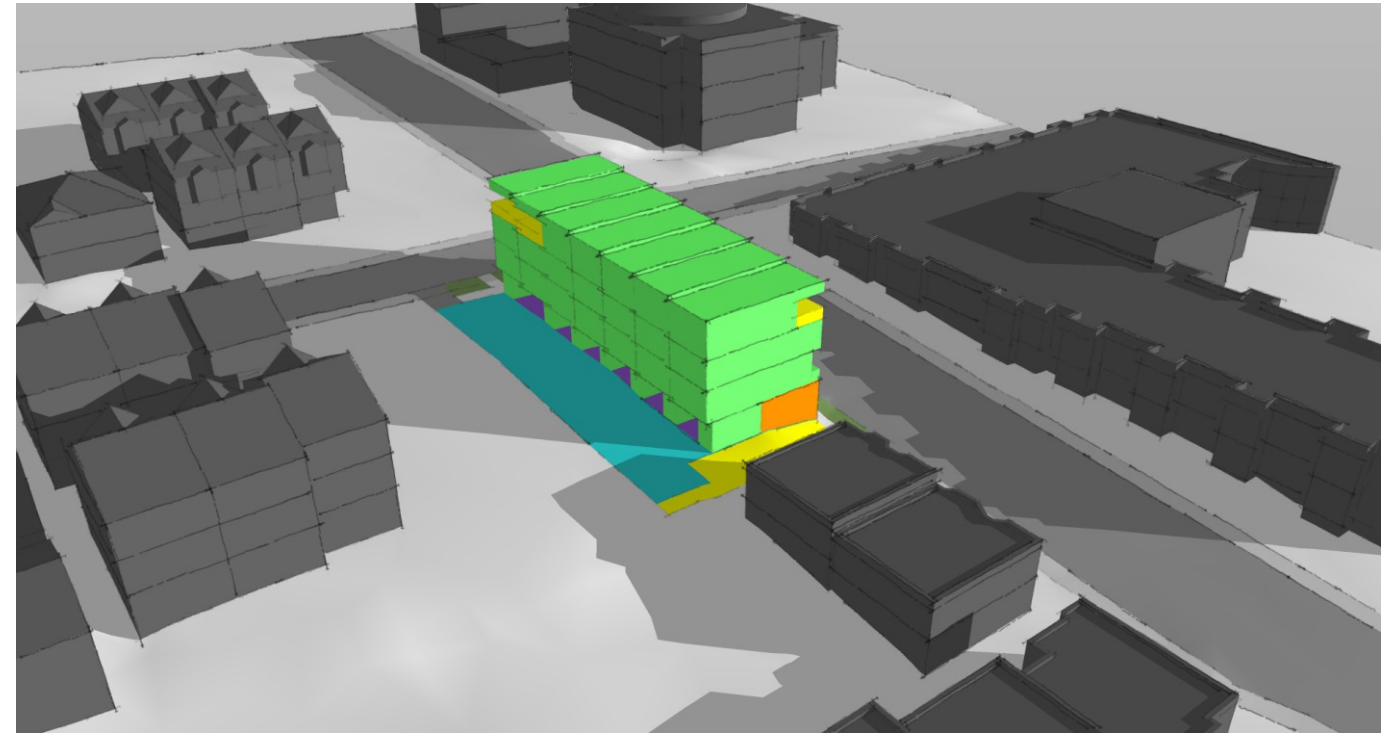
MASSING OPTION B

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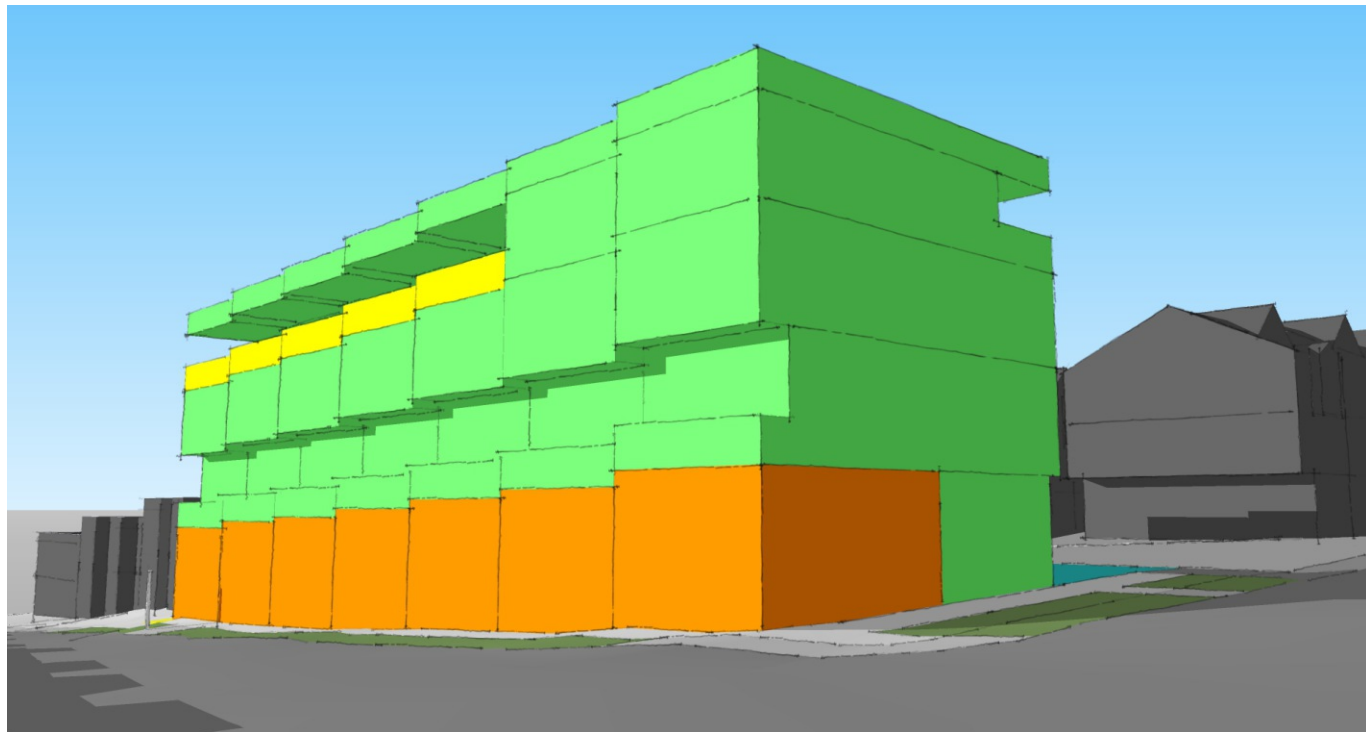
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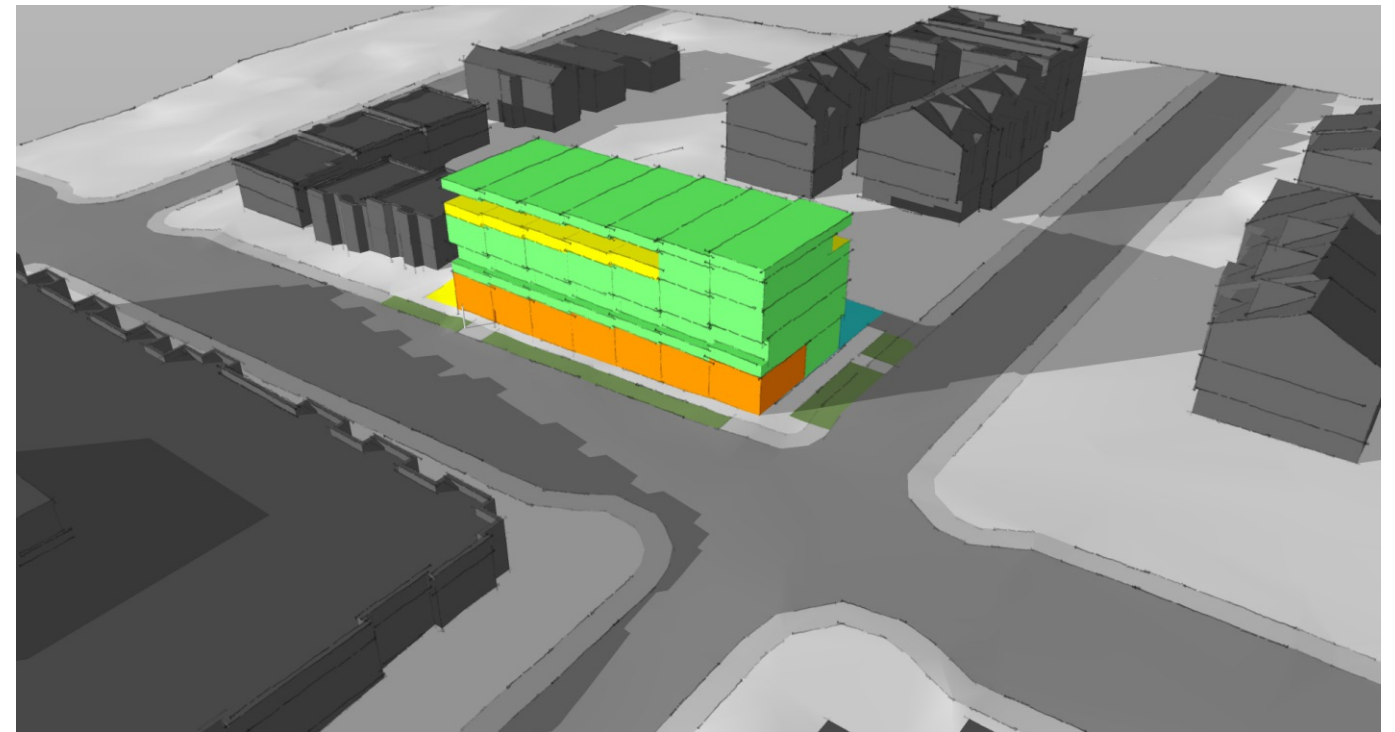
SW STREET PERSPECTIVE



NW AERIAL VIEW



SE STREET PERSPECTIVE



SE AERIAL VIEW

MASSING OPTION C

- COMMERCIAL
- RESIDENTIAL
- AMENITY
- PARKING
- SITE



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FALL/SPRING EQUINOX - 12PM



FALL/SPRING EQUINOX - 3PM



WINTER SOLSTICE - 9AM



WINTER SOLSTICE - 12PM



WINTER SOLSTICE - 3PM

MASSING OPTION C - SHADOW STUDY

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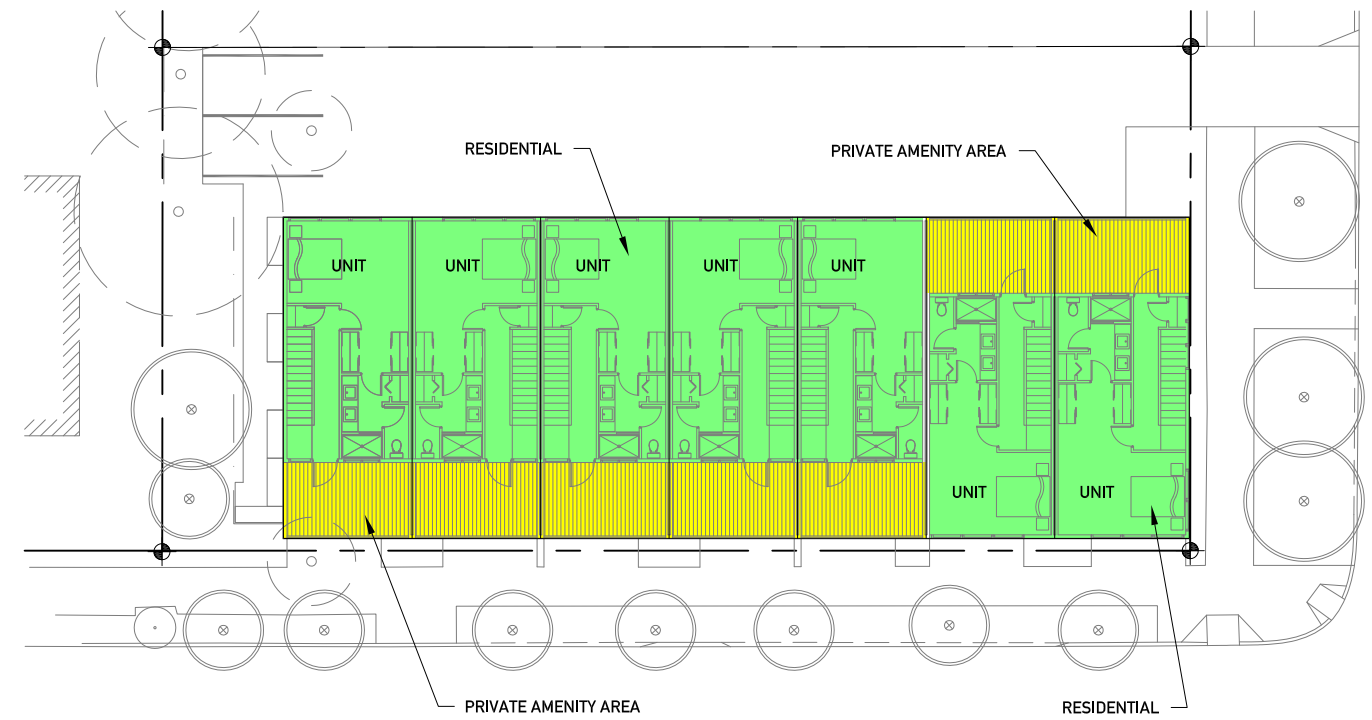
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MASSING OPTION C

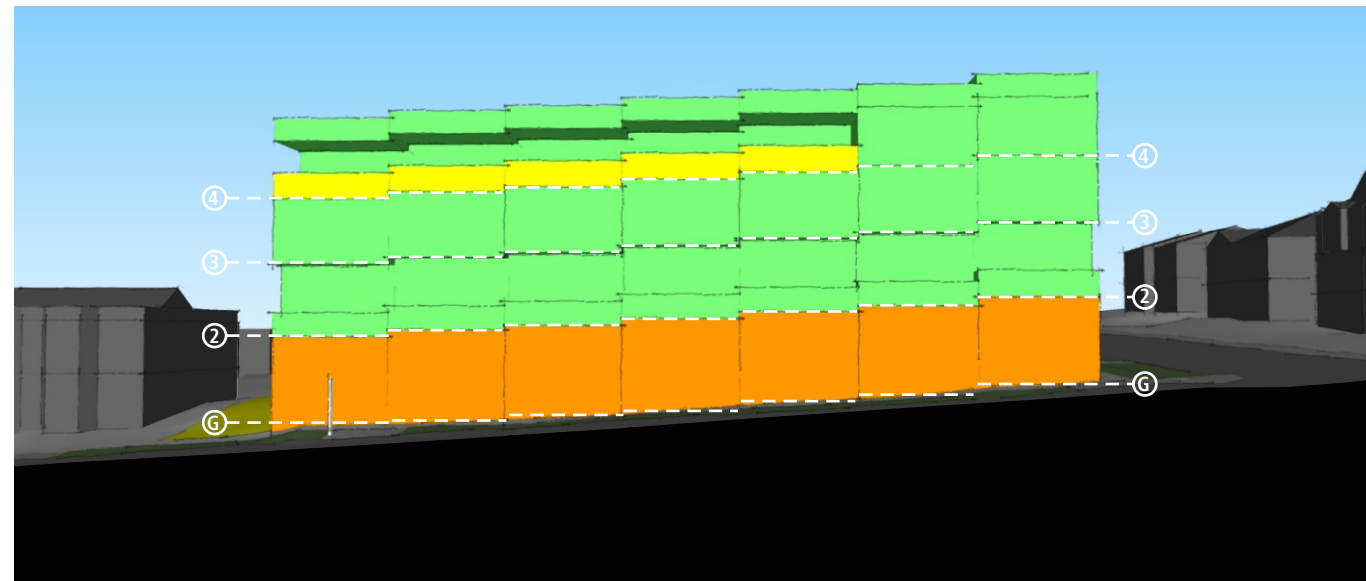
'Steps'

- PROS:**
- Each unit steps along E Yesler Street
 - Creates rhythm for pedestrian
 - Horizontal recess modulation
 - Full commercial base
 - Corner is emphasized by flipping two end units
 - No departures required

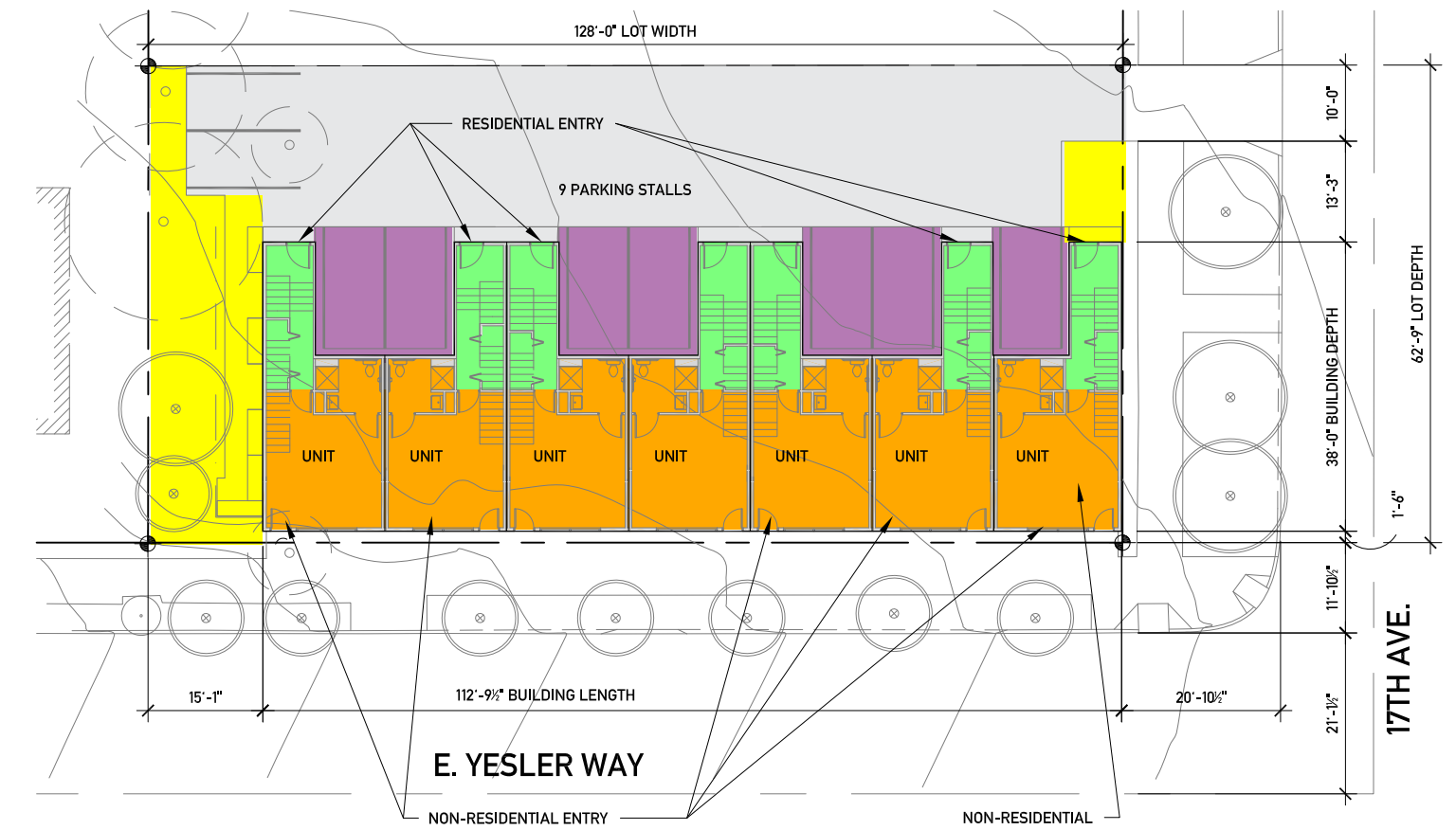
- CONS:**
- Floors and openings will not align
 - Less commercial feeling
 - Structure becomes too busy
 - More expensive to build
 - Design loses cohesion



LEVEL - 4TH FLOOR WITH ROOF DECKS



- height at ground floor ranges 13-15', stepping to match existing slope
- 2nd level height 10' FF to FF
- 3rd & 4th level height 9' FF to FF
- each unit height is different in response to the sloped condition of the site

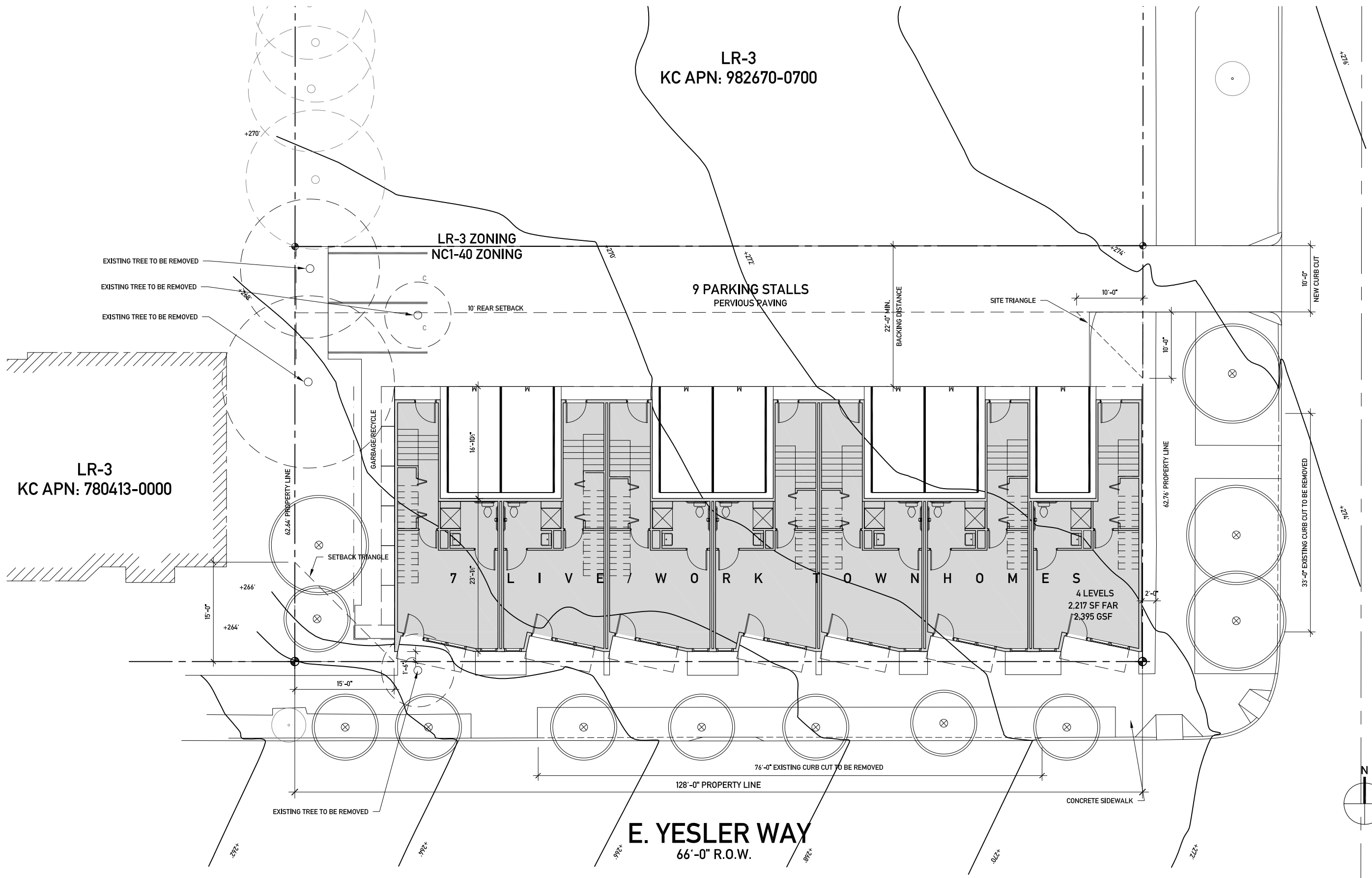


LEVEL - GROUND FLOOR NON-RESIDENTIAL & PARKING

MASSING OPTION C

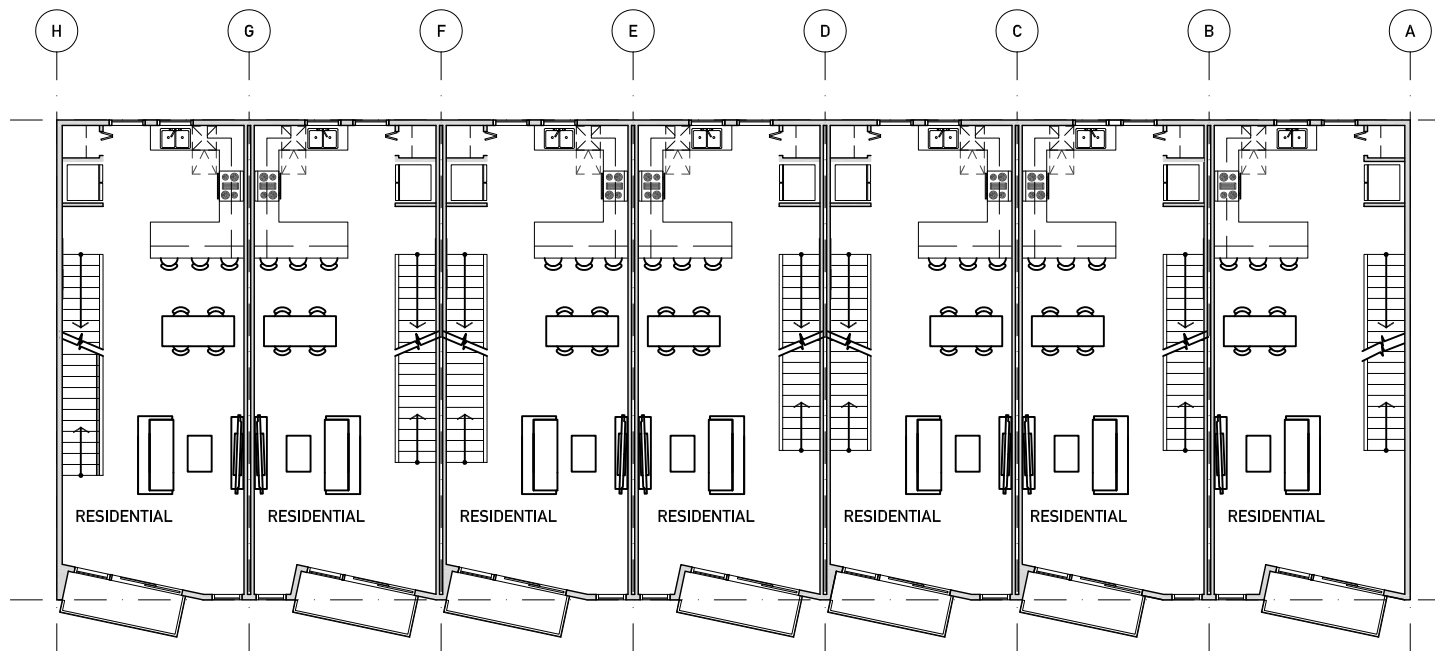
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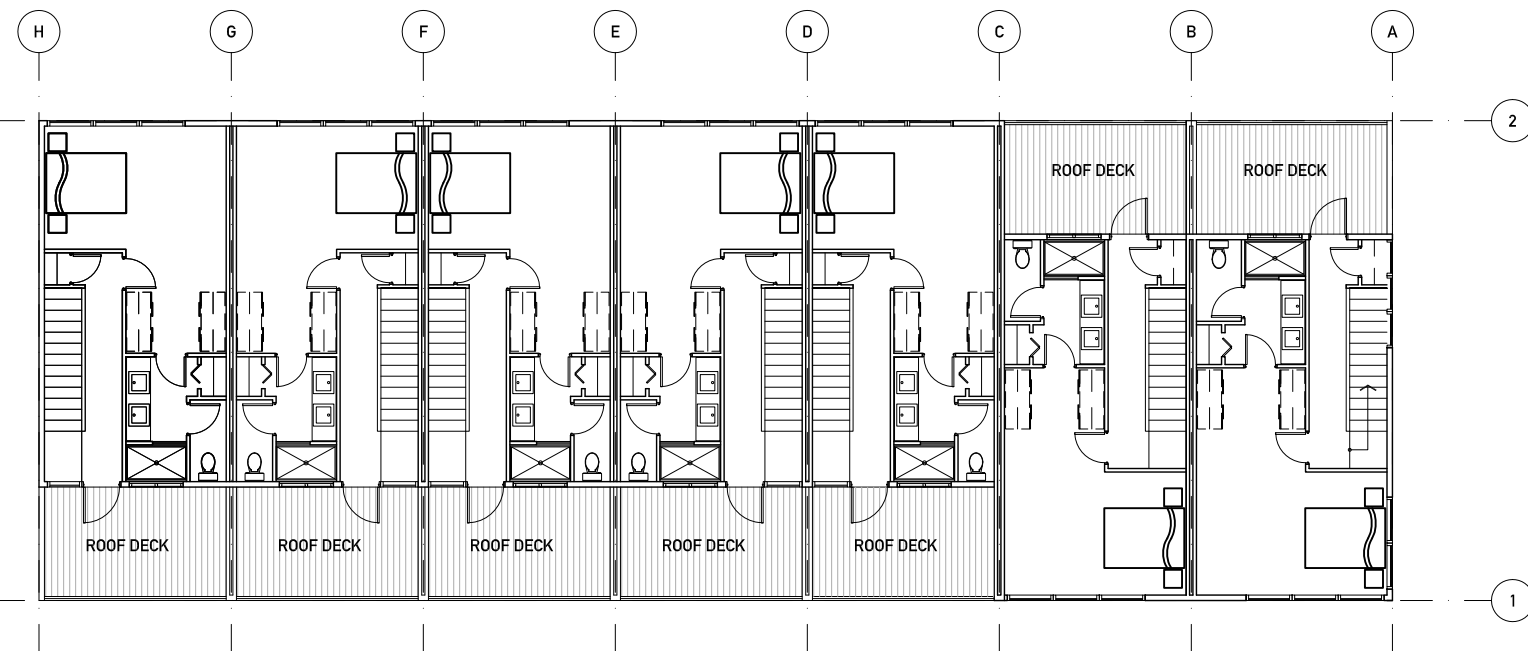


17TH AVENUE
66'-0" R.O.W.

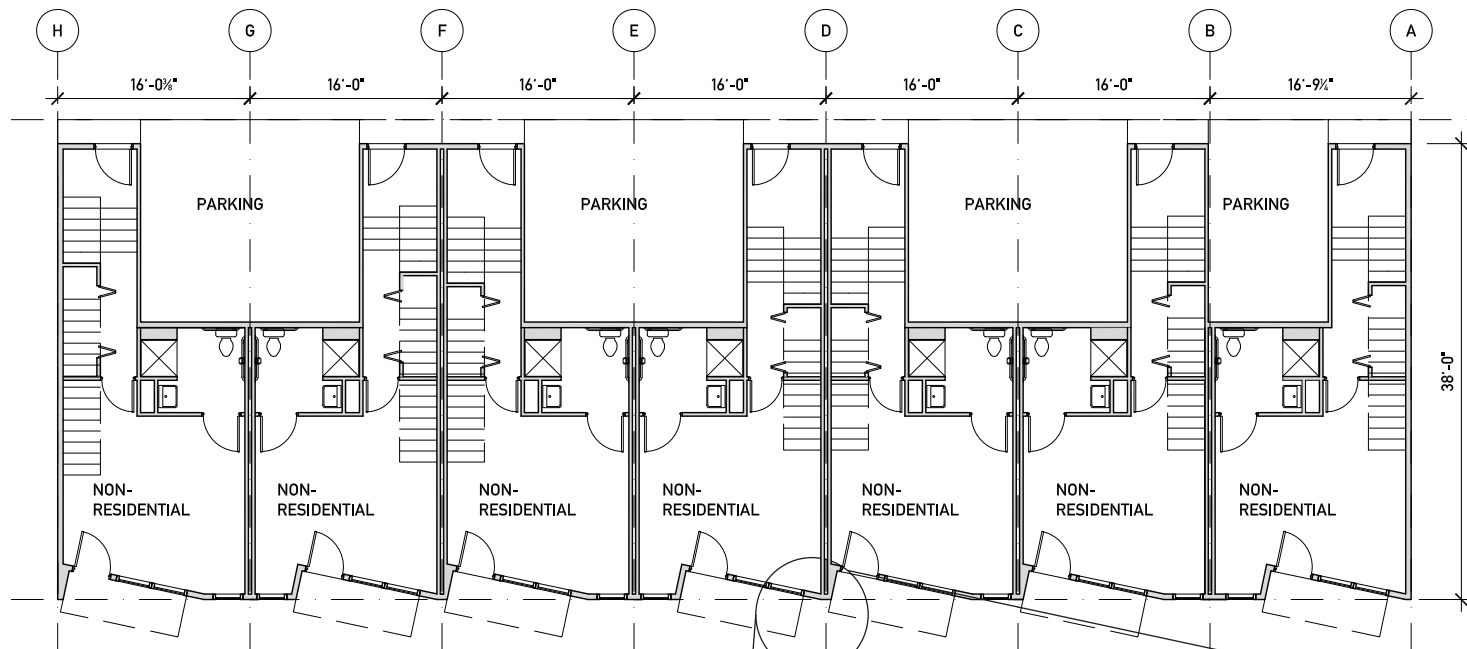




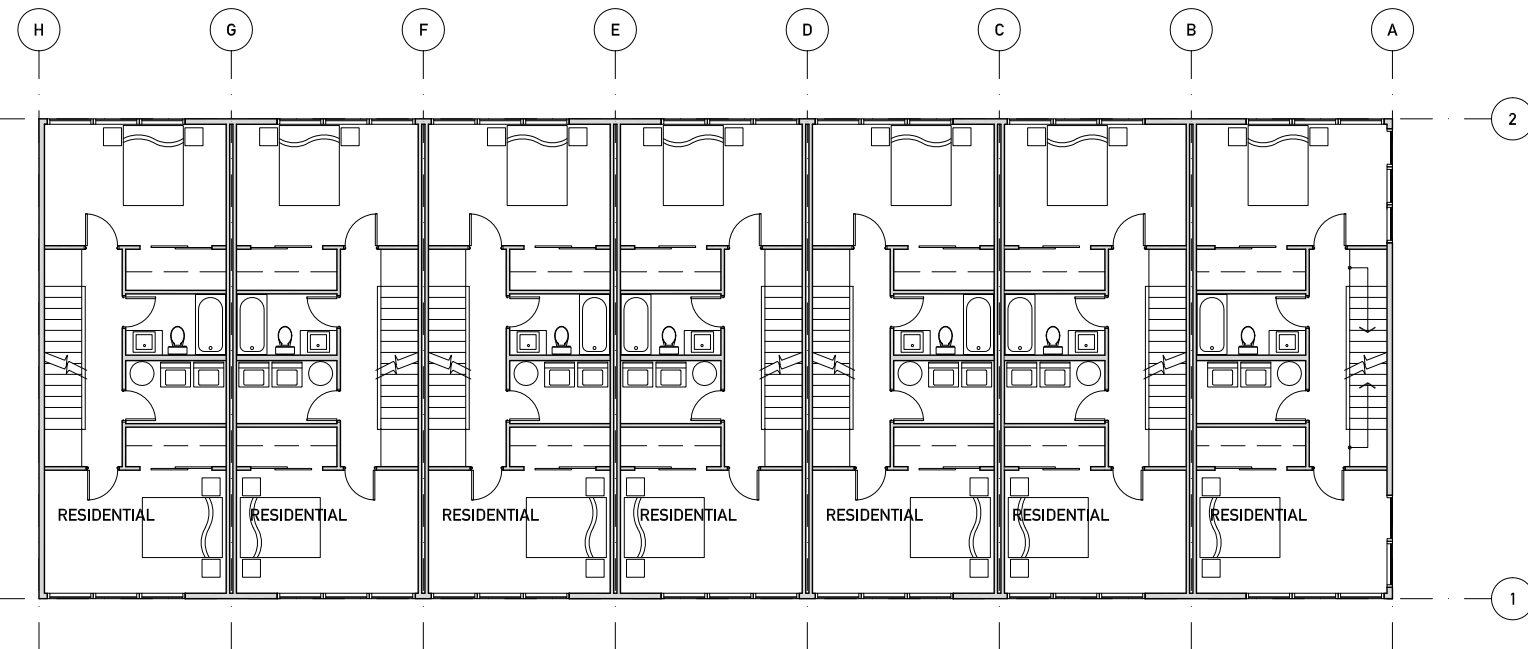
SECOND LEVEL



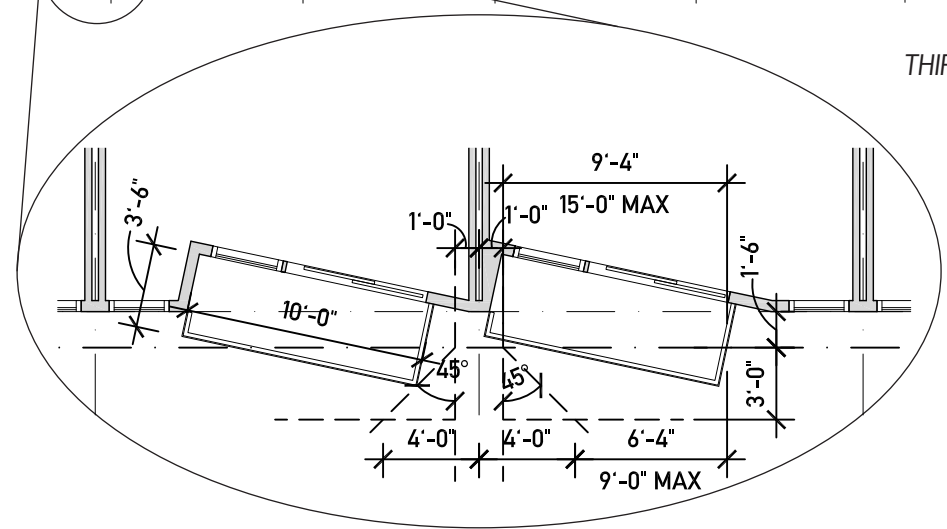
FOURTH LEVEL



GROUND LEVEL



THIRD LEVEL



PROJECTION OVER R.O.W. PERMITTED PER 23.53.035.A.4

PREFERRED MASSING OPTION PLANS

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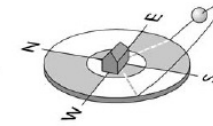
LANDSCAPING

Because of the commercial character of the project, the majority of landscaping is focused in the public ROW areas. Emphasis will be made on screening/buffering the services and driveway away from pedestrian view. Trees placed in the ROW will be potted due to the location of an existing storm sewer line below the centerline of the sidewalk (size of sewer line is being verified).

Due to their aggressive root system, the existing large Poplar trees will be removed from the site. Canopy coverage replacement will be done on site as much as possible. For coverage that cannot be mitigated on site, off-site tree planting will be proposed. Please see letter from landscape architect, this page.

Limited landscaping will also occur on 4th level decks as privacy separation and screening from one owner to another.

GHA Landscape Architects
Landscape Design • Site Planning • Construction Management



Regarding 1622 East Yesler Way Project

Property currently has two trees over 24" caliper which will be removed as part of development. Trees have been classified as non-exceptional by Arborist's report.

Replacement tree canopy is required per SMC 25.11.090. The tree replacement required shall be designed to result, upon maturity, in a canopy cover that is at least equal to the canopy cover prior to tree removal.

Area of canopy of the two trees that overhangs above site is 1,175 square feet.

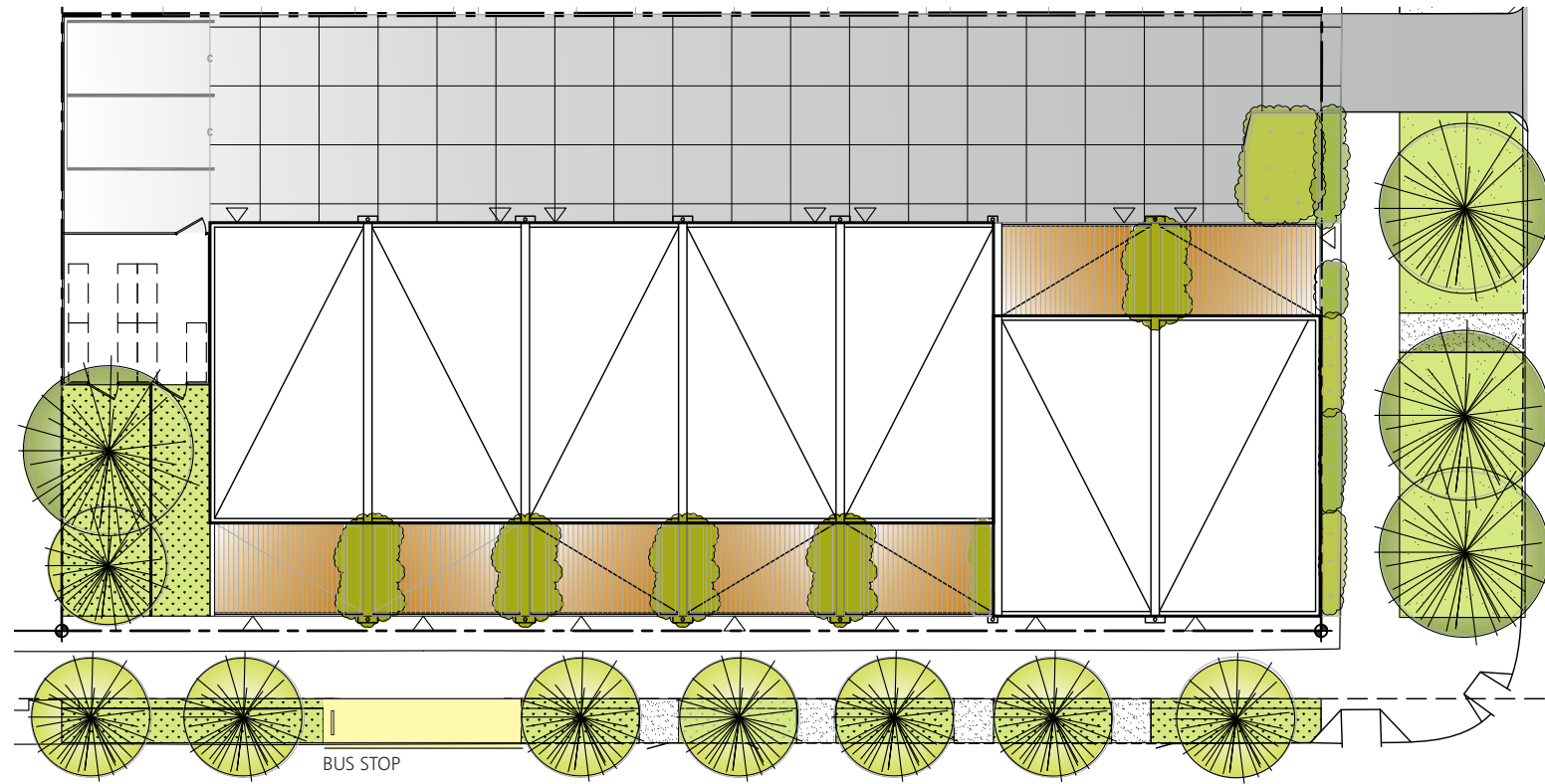
Proposal is to have three on site replacement trees at 15' wide mature canopy width, for a total of 531 square feet of on site replacement.

Two additional off site trees are proposed at 22' wide mature canopy width, for a total of 760 square feet of off site replacement.

Total replacement mature canopy area proposed is 1,291 square feet.

Neil Buchanan

Neil Buchanan
Landscape Architect #513



Green Factor Score Sheet		SEATTLE <i>green factor</i>	
Project title:		enter sq ft of parcel	SCORE
		Parcel size (enter this value first) 8,024	0.578
Landscape Elements**	Totals from GF worksheet	Factor	Total
A Landscaped areas (select one of the following for each area)			
1 Landscaped areas with a soil depth of less than 24"	enter sq ft 130	0.1	13
2 Landscaped areas with a soil depth of 24" or greater	enter sq ft 1610	0.6	966.0
3 Bioretention facilities	enter sq ft 200	1.0	200.0
B Plantings (credit for plants in landscaped areas from Section A)			
1 Mulch, ground covers, or other plants less than 2' tall at maturity	enter sq ft 1220	0.1	122
2 Shrubs or perennials 2'+ at maturity - calculated at 12 sq ft per plant (typically planted no closer than 18" on center)	enter number of plants 390	4680	0.3 1,404
3 Tree canopy for "small trees" or equivalent (canopy spread 8' to 15') - calculated at 75 sq ft per tree	enter number of plants 0	0	0.3 -
4 Tree canopy for "small/medium trees" or equivalent (canopy spread 16' to 20') - calculated at 150 sq ft per tree	enter number of plants 4	600	0.3 180.0
5 Tree canopy for "medium/large trees" or equivalent (canopy spread of 21' to 25') - calculated at 250 sq ft per tree	enter number of plants 4	1000	0.4 400.0
6 Tree canopy for "large trees" or equivalent (canopy spread of 26' to 30') - calculated at 350 sq ft per tree	enter number of plants 0	0	0.4 -
7 Tree canopy for preservation of large existing trees with trunks 6"+ in diameter - calculated at 20 sq ft per inch diameter	enter inches DBH 0	0	0.8 -
C Green roofs			
1 Over at least 2" and less than 4" of growth medium	enter sq ft 0	0.4	-
2 Over at least 4" of growth medium	enter sq ft 0	0.7	-
D Vegetated walls			
E Approved water features			
F Permeable paving			
1 Permeable paving over at least 6" and less than 24" of soil or gravel	enter sq ft 0	0.2	-
2 Permeable paving over at least 24" of soil or gravel	enter sq ft 2260	0.5	1,130.0
G Structural soil systems			
		enter sq ft 0	0.2 -
		sub-total of sq ft =	11,700
H Bonuses			
1 Drought-tolerant or native plant species	enter sq ft 650	0.1	65.0
2 Landscaped areas where at least 50% of annual irrigation needs are met through the use of harvested rainwater	enter sq ft 0	0.2	-
3 Landscaping visible to passersby from adjacent public right of way or public open spaces	enter sq ft 1,610	0.1	161
4 Landscaping in food cultivation	enter sq ft 0	0.1	-
		Green Factor numerator =	4,641

* Do not count public rights-of-way in parcel size calculation.
** You may count landscape improvements in rights-of-way contiguous with the parcel. All landscaping on private and public property must comply with the Landscape Standards Director's Rule (DR 6-2009)

LANDSCAPING

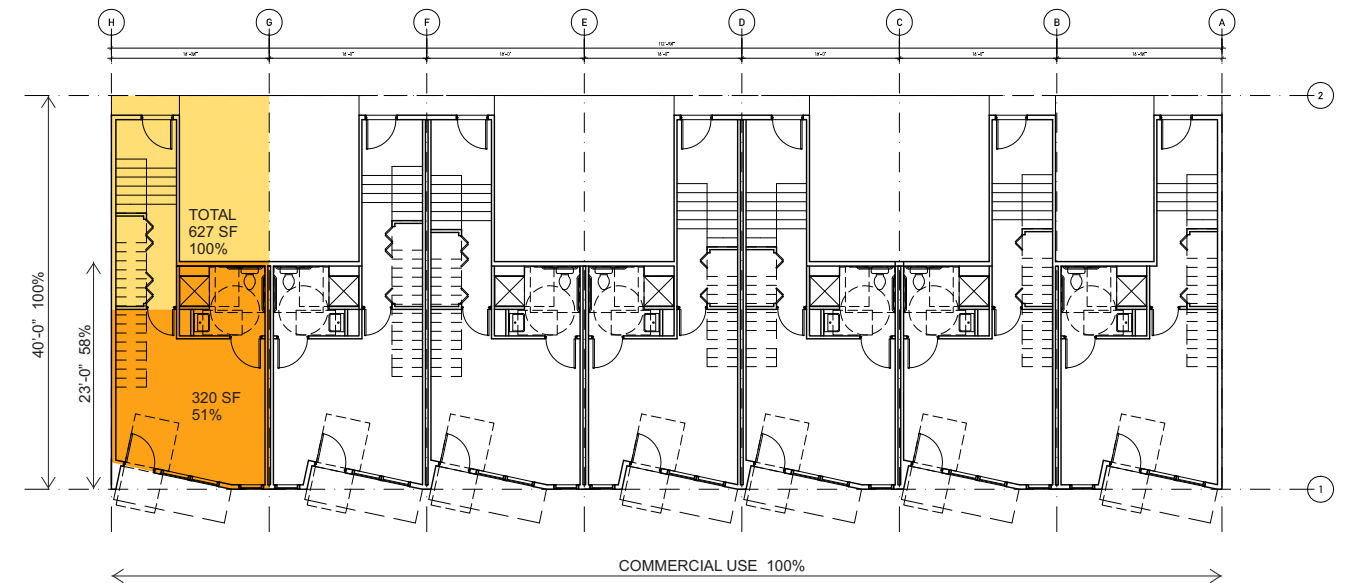
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1622 E YESLER WAY / DPD PROJECT # 3015183

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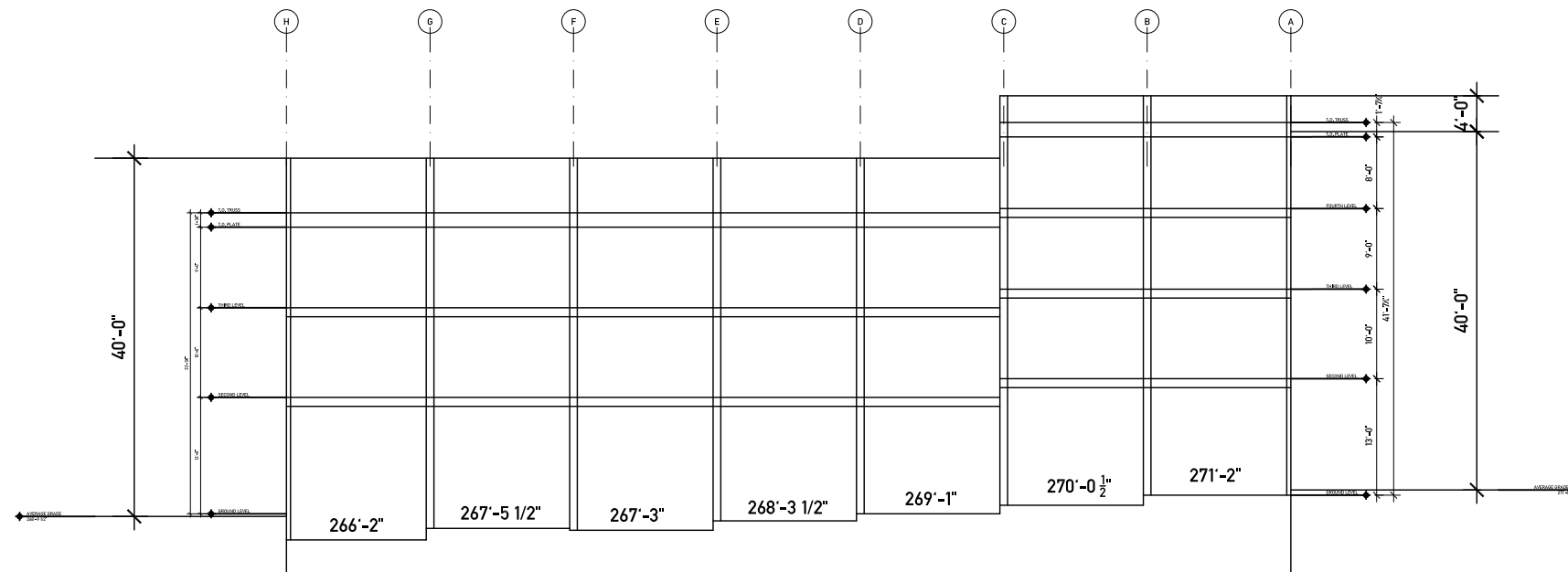


CODE SUMMARY - 23.47A COMMERCIAL		
SMC TITLE	SMC REQUIREMENT	COMPLIANCE/REFERENCE
23.47A.004 PERMITTED AND PROHIBITED USES	LIVE-WORK UNITS PERMITTED OUTRIGHT PER 23.47A.004 TABLE A	COMPLIANT
23.47A.008 STREET-LEVEL DEVELOPMENT STANDARDS	60% TRANSPARENT FACADE, 30" MIN. DEPTH FOR DISPLAY WINDOWS, 13' MIN F.F. TO F.F. HEIGHT.	COMPLIANT
23.47A.010 MAXIMUM SIZE OF NONRESIDENTIAL USE	NO LIMIT	COMPLIANT
23.47A.012 STRUCTURE HEIGHT	40' HEIGHT LIMIT, + 4' IF 13' F.F. TO F.F. AT STREET LEVEL. PARAPET MAY EXTEND 4' ABOVE BASE HEIGHT	COMPLIANT. SEE BUILDING HEIGHT DIAGRAM ON THIS SHEET
23.47A.013 FLOOR AREA RATIO	3.25 MAX FAR PER 23.47A.013 TABLE A	COMPLIANT; SEE PAGE 2-DEVELOPMENT STATISTICS
23.47A.014 SETBACK REQUIREMENTS	15' TRIANGLE WHEN ABUTTING RESIDENTIAL ZONE, 10' REAR SETBACK ALONG RESIDENTIAL ZONE	COMPLIANT. SEE SITE PLAN
23.47A.016 LANDSCAPING AND SCREENING STANDARDS	GREEN FACTOR SCORE OF 0.30 OR GREATER REQUIRED, 3' SCREENING ALONG STREET LOT LINES FOR SURFACE PARKING, 6' SCREENING FOR GARBAGE CANS AT SIDE LOT LINE W/ 5' LANDSCAPE BUFFER	COMPLIANT. SEE LANDSCAPE AND SITE PLANS
23.47A.022 LIGHT AND GLARE STANDARDS	PARKING AREAS AND DRIVEWAYS SHALL BE SCREENED FROM ADJACENT PROPERTIES BY 5-6' FENCE	COMPLIANT. SEE SITE PLAN
23.47A.024 AMENITY AREA	5% OF RESIDENTIAL GROSS FLOOR AREA (GARAGE EXEMPT) = 15,083 SF * .05 = 754 SF. MIN. 60 SF AREA, MINIMUM DIMENSION OF 6'	COMPLIANT. SEE SITE PLAN OPTIONS PAGES 11.14 & 17
23.47A.030 REQUIRED PARKING AND LOADING	REQUIRED PARKING ADDRESSED BELOW	
23.54.015 REQUIRED PARKING	1 PARKING SPACE PER UNIT >1500 GSF, 7 UNITS @ 2,217 SF = 7 SPACES REQUIRED	COMPLIANT. SEE SITE PLAN
23.47A.032 PARKING LOCATION AND ACCESS	PARKING TO THE SIDE OF A STRUCTURE SHALL NOT EXCEED 60 FEET OF STREET FRONTAGE	COMPLIANT. SEE SITE PLAN
23.54.030 PARKING SPACE STANDARDS	RESIDENTIAL DRIVEWAY UNDER 100' AND FOR < 30 SPACES = 10' W/ 10' CURB CUT REQUIRED; BACKING DISTANCE OF 22' PROVIDED	COMPLIANT. SEE SITE PLAN



23.47A.008 Street-level development standards

- B. Nonresidential street-level requirements.
 1. The provisions of this subsection 23.47A.008.B and subsection 23.47A.008.A apply to:
 - a. Structures with street-level nonresidential uses in NC zones;
 - b. Structures with street-level nonresidential uses that also contain residential uses in C zones; and
 - c. Structures with street-level nonresidential uses in C zones across the street from residential zones.
 2. Transparency.
 - a. Sixty percent of the street-facing facade between 2 feet and 8 feet above the sidewalk shall be transparent.
 - b. Transparent areas of facades shall be designed and maintained to allow unobstructed views from the outside into the structure or, in the case of live-work units, into display windows that have a minimum 30-inch depth.
 3. Height and depth provisions for new structures or new additions to existing structures. Nonresidential uses shall extend an average depth of at least 30 feet and a minimum depth of 15 feet from the street-level street-facing facade. If the combination of the requirements of Sections 23.47A.005 or 23.47A.008 and this depth requirement would result in a requirement that an area greater than 50 percent of the structure's footprint be dedicated to nonresidential use, the Director may modify the street-facing facade or depth requirements, or both, so that no more than 50 percent of the structure's footprint is required to be nonresidential.



CODE SUMMARY

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10502 GREENWOOD AVE N (PERMITTED, NOT BUILT)
7 LIVE/WORK UNITS
9 TOWNHOME UNITS



MORGAN FIVE (4250 SW MYRTLE ST)
5 ROWHOUSE UNITS



PHINNEY RIDGE (4715 PHINNEY AVE N.)
4 ROWHOUSE UNITS



3003 S JUDKINS
4 TOWNHOME UNITS



1525 19TH AVENUE
2 SINGLE FAMILY HOMES
3 TOWNHOME UNITS



EASTLAKE 6 (2215 BOYLSTON AVENUE E)
6 TOWNHOME UNITS

ARCHITECT'S RELATED PROJECTS

10.02.2013 EARLY DESIGN GUIDANCE PACKAGE

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