YESLER TERRACE BLOCK 2E | 123 BROADWAY

BLOCK 2E

MUP# 3020158
DESIGN RECOMMENDATION MEETING
NOVEMBER 4, 2015

RUNBERG ARCHITECTURE GROUP
VULCAN REAL ESTATE

VULCAN

RUNBERG ARCHITECTURE GROUP

BLOCK 2E

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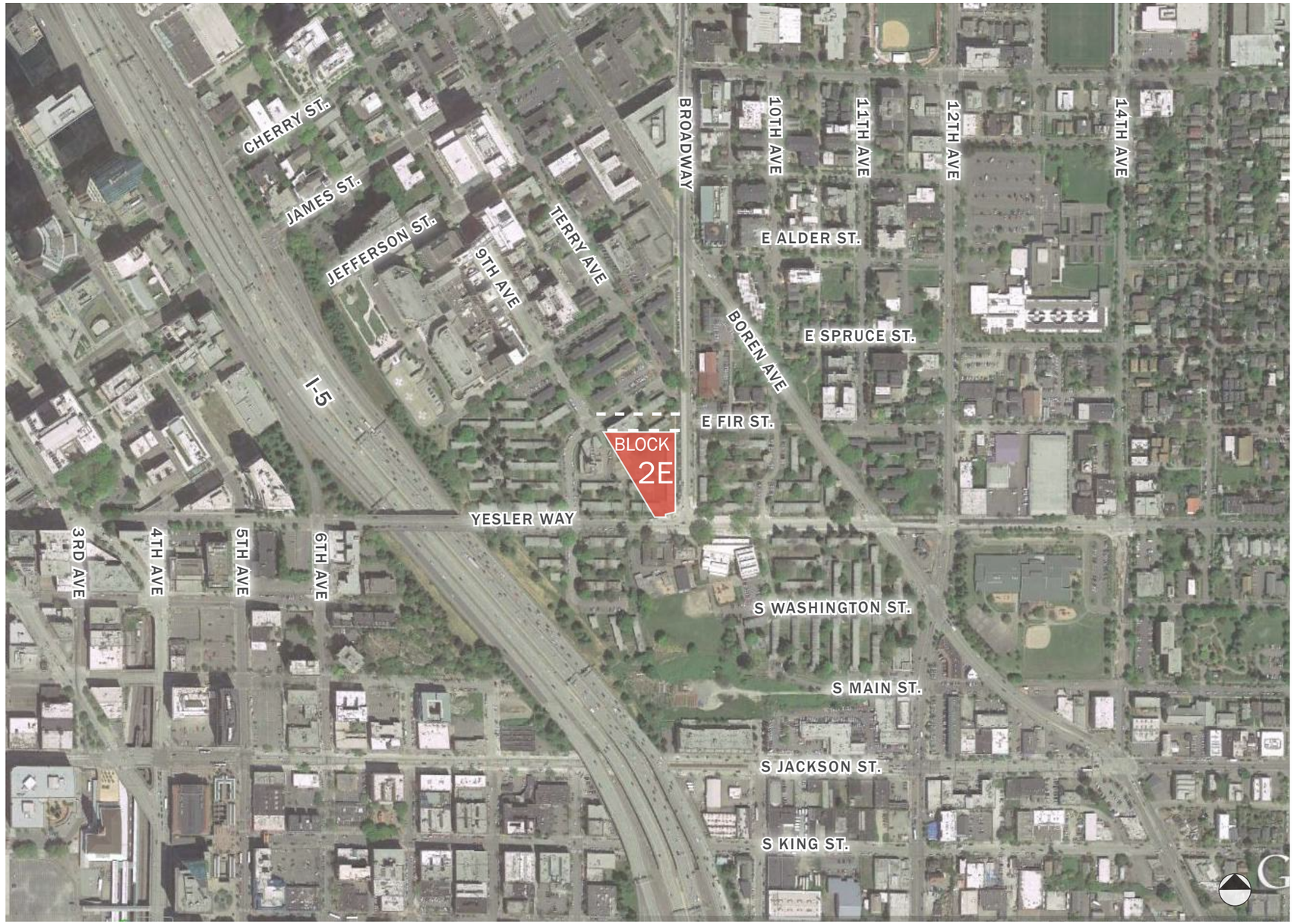


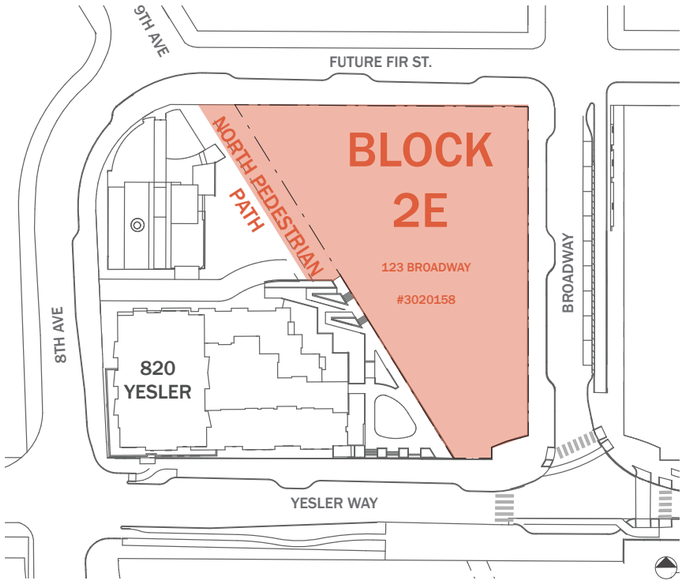
PROJECT VISION & SCOPE

BLOCK 2E PROJECT DATA | 123 BROADWAY

- 194 residential units
- 1 Live-work unit
- Approximately 2,387 square feet of commercial space
- Parking for approximately 127 vehicles

PROJECT SCOPE

The Design Review scope for the project includes Block 2 East and the northern portion of the 9th Avenue Pedestrian Pathway (which will connect to the southern portion currently under construction by SHA).



BLOCK 2E PROJECT VISION

Our goal is to design a project that balances social, economic, and environmental interests through developing healthy community, healthy buildings and healthy residents.

DEVELOP HEALTHY COMMUNITY

Opportunities to develop healthy community include:

- Integrating projects with surrounding neighborhood
- Interface of building to surroundings is an opportunity to foster engagement between neighbors and building residents

DEVELOP HEALTHY BUILDINGS

Opportunities to develop healthy buildings include:

- Targeting LEED certification
- Considering best practices for healthy built environment

DEVELOP HEALTHY RESIDENTS

Opportunities to develop healthy residents include:

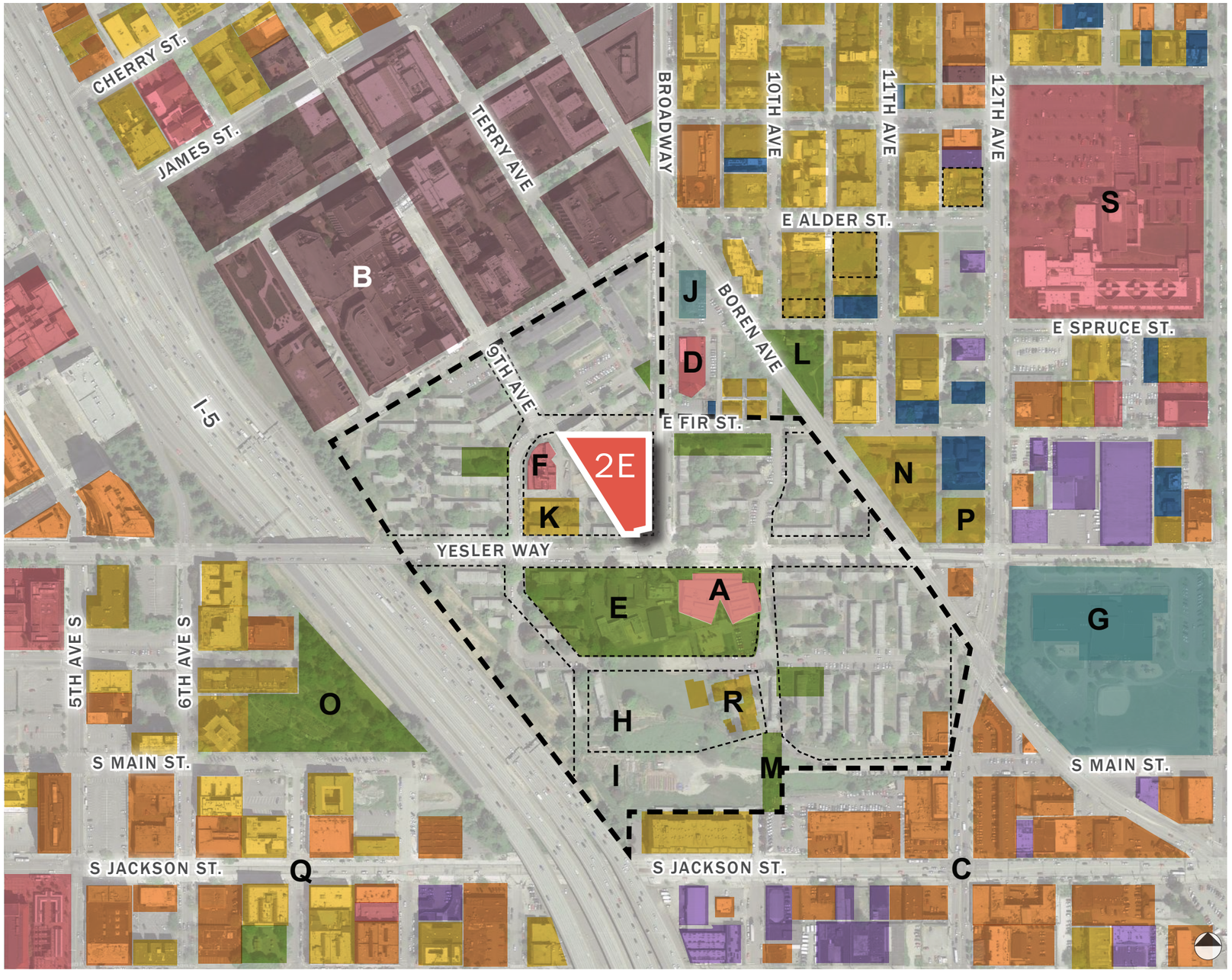
- Building design to encourage healthy lifestyle through integrated social spaces to encourage resident interaction and planned social activities

NEIGHBORHOOD DEVELOPMENT AND USES

CONTEXT ANALYSIS

SURROUNDING USES

- Recreation / Open Space
- Multifamily / Mixed-Use Residential
- Commercial / Retail / Office
- Civic / Religious
- Medical
- Industrial / Warehouse / Storage
- Institution / Education
- Single Family Residential
- Yesler Terrace Master Planned Community
- Future Block



NEIGHBORHOOD DEVELOPMENT AND USES

A Yesler Community Center

B Harborview Medical Center

C Little Saigon

D Japanese Baptist Church

E Yesler Terrace Neighborhood Park-planned

F Epstein Opportunity Center (Steam Plant)

G Bailey Gatzert Elementary School

H Yesler Playfield

I Yesler Terrace P-Patch Community Gardens

J King County Medical Society

K 820 Yesler Way Mixed-Use - in progress

L Horiuchi Park - in progress

M 10th Ave Hill Climb - in progress

N 1105 E Fir Street Mixed-Use - in progress

O Danny Woo Garden & Kobe Terrace Park

P Anthem Mixed Use - in progress

Q International District

R 921 S. Washington St. - in progress

S Future Children and Family Justice Center (2020)

SITE CONSTRAINTS AND OPPORTUNITIES

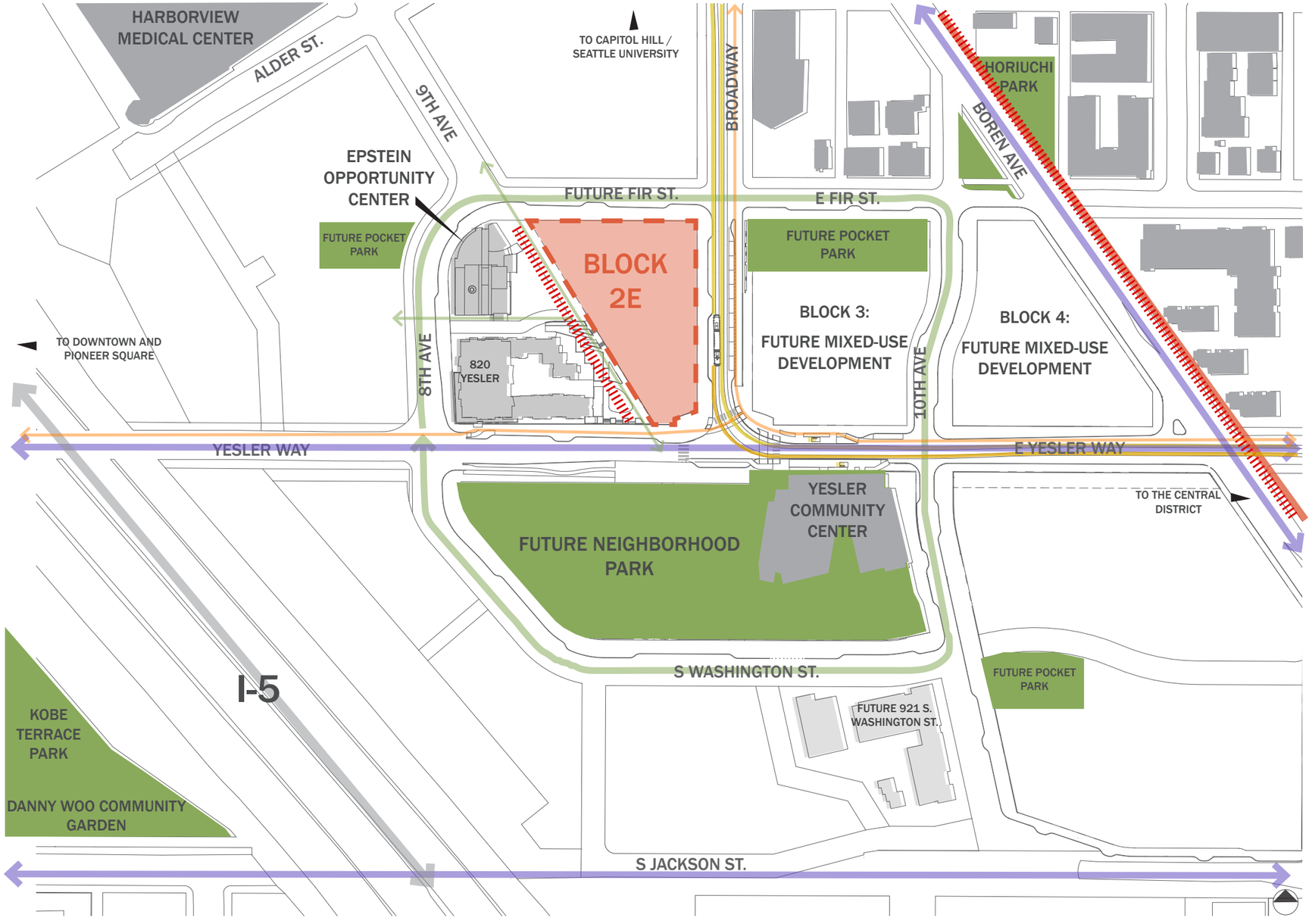
CONTEXT ANALYSIS

OPPORTUNITIES

- Streetcar Line and Streetcar Stop at Broadway and Yesler
- Connection to Downtown Seattle
- Future Neighborhood Park
- Proximity to Yesler Community Center
- Proximity to Epstein Opportunity Center
- Pedestrian Pathway to connect Future Fir Street to Yesler Way at Block 2
- Proximity to Pocket Parks and Community P-Patches
- Solar Access
- Views
- Access to Bike Paths

CONSTRAINTS

- Steep Topography
- Boren Avenue Barrier
- Proximity to I-5 and Noise from I-5



Views

Parks

Streetcar Line

Green Street Loop

Pedestrian Connection

Main Vehicular Route

Bike Path

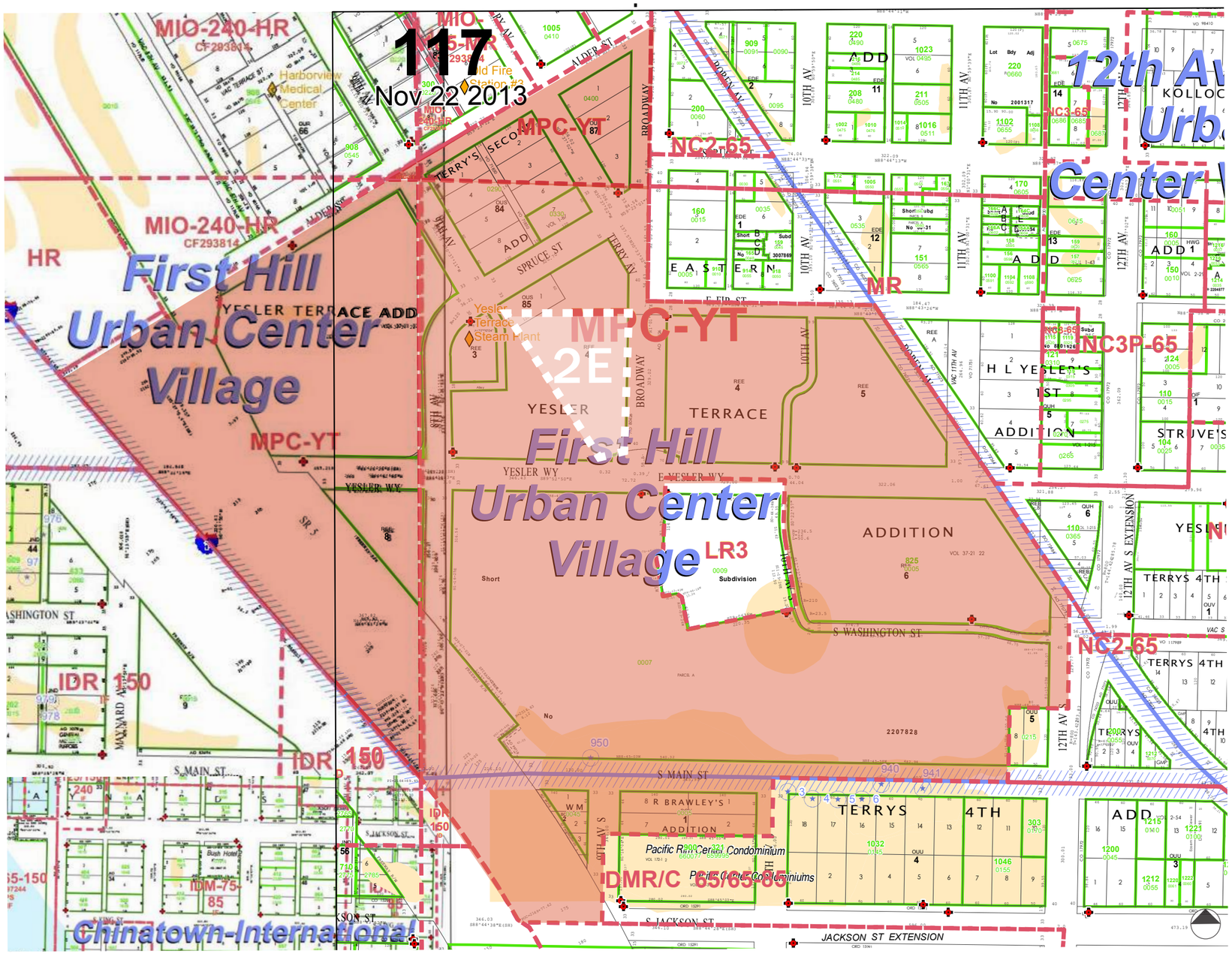
Barrier

Steep Grade

ZONING MAP

The site is located within the MPC - YT zone, and the 85'/240' height limit area.

Exhibit A for Section 23.75.100 - Height Limits



ZONING SUMMARY

(23.75.050) PERMITTED USES

All uses permitted, including residential and retail. (SMC 23.75.050.A)

(23.75.080) STREET-LEVEL USES

Nonresidential use is required:
(1) Both sides of Broadway from Yesler Way to 62' north of the north margin of Yesler Way
(2) The north side of East Yesler Way from the east margin of Broadway to the west margin of 10th Avenue (23.75.080.B)
80% of uses along street segments are required to be:
- nonresidential
- minimum 30' deep (23.75.080.C)
- use can be eating or drinking establishments, general sales and services, etc.

(23.75.090) NONRESIDENTIAL FLOOR AREA LIMITS

Combined floor area for all other nonresidential uses such as retail shall not exceed 150,000 gsf, except community clubs or centers, child care centers, family support centers, human services, accessory parking, or floor area below grade. (23.75.090.A.2)

(23.75.095) MAXIMUM SIZE OF USE

Sales and service uses are limited to 25,000 gsf per business establishment (23.75.095.B).

(23.75.100) STRUCTURE HEIGHT

85'/240' maximum structure height measured pursuant to SMC 23.86.006 A except at view corridor height restriction area (height transition is aligned with east margin of 9th ave to 110' west). Structure height is measured from an elevation above a fixed sea level measurement NAVD 88.

SMC 23.86.006 and Section 502 Definitions
"Height of the structure" is the difference between the highest point and the average grade level. On sloping sites, the average grade level may be calculated separately for segments of site.

(23.75.110) ROOFTOP FEATURES

Open railings, planters, skylights, clerestories, parapets and firewalls may extend 4 feet above the applicable height limit set in Section 23.75.100 (23.75.110.B)
Elevator penthouse may extend up to 25' above height limit and stair penthouse may be same height as elevator penthouse if adjacent to elevator penthouse (23.75.110.E.2)
Rooftop features must be 10' from north edge of roof, except stair and elevator penthouses may extend to the edge of the roof for max length of 30' (23.75.110.G)
Rooftop features including stair & elevator penthouses, mechanical equipment, common amenity areas etc. are limited to 15' above height limit, provided the combined total coverage of the features do not exceed 20% of the roof area or 25% of the roof area if the total includes screened mechanical equipment (23.75.110.D)

(23.75.130) MAXIMUM WIDTH OF REGULATED FACADE

Each regulated façade is limited to 240' in width.

Regulated façade is defined as: portion of façade that is adjacent to a street, a park that is open to the public, a Pedestrian Pathway, or an access drive; is oriented at less than a 90 degree angle to the boundary that is closest to the facade; and is not separated from that boundary by any part of another lot, or any structure except a retaining wall, deck, freestanding wall, fence, ramp, solar collector, or sign. (23.75.020.B)

(23.75.140) SETBACKS AND PROJECTIONS

Setbacks required:
(1) Streets or Parks: 10' minimum setback up to 85'
(2) Build to Line per 23.75.140 C, requires non residential use at ground level a 2' min. & max. for base height of 25' up to 50', setback increases to 10' between 50'-85'
(3) Reduced Setback Area along Broadway and the Pedestrian Pathway: 2' min. setback up to 50', setback above 50' per boundary type.
(4) E. Yesler & Broadway Setback Area at the NW corner of Yesler & Broadway requires 5' min. setback, setback increases to 15' above 50'

H. Underground parking: The base setback, if greater than 4', is reduced to 4' for the aboveground portion of partially underground parking that meets the requirements of Section 23.75.180.
J. 1. For residential uses in structures subject to required setbacks, bay windows & other portions of structures containing enclosed space may project max. 4' into setback. Max. width of projection is 30' and projection is min. of 2' from boundary.
J.2. Porches, balconies, and decks may project a maximum of 6' into setbacks, provided that no portion of the porch, balcony, or deck is closer than 2' from the boundary. Overhead weather protection allowed 2' max. beyond edge of porch, balcony or deck.
J.3. Cornices, eaves, gutters, roofs, allowed max. 4' beyond building façade
J.4. Ramps for accessibility are permitted in setbacks

J.5. Fences, freestanding walls and other similar structures 4’ high are permitted in required setbacks. Bulkheads and retaining walls used to raise grade are permitted in any required setback when limited to 6’ high.

J.6. Setback requirements do not limit underground structures.

(23.75.145) FACADE ARTICULATION

Does not apply to structures undergoing design review pursuant to Chapter 23.41. (23.75.145.B)

(23.75.150) RESIDENTIAL AMENITY AREAS

Required: 5% gross bldg. in residential use (23.75.150.A)

Max. 50% required amenity area may be enclosed (23.75.150.B.2)

Required: minimum dimension 10 ft, no area less than 250 ft (23.75.150.D.2)

Res. private amenity area requires area min. 30 SF and min. horizontal dim. of 5’ (23.75.150.E.1)

(23.75.160) LANDSCAPING AND STREET TREES

Green Factor score of 0.30 required (23.75.160.A.2)

Street trees are required (23.75.160.B)

Existing street trees shall be retained unless removal approved by SDOT (23.75.160.B)

(23.75.170) STREET-LEVEL DEVELOPMENT STANDARDS

A. Applies to portion of façade between 18” and 12’ above finish grade

B. Blank façade segments: no segment wider than 15’ except that a blank wall segment up to 30’ wide is allowed if director determines it will be adequately enhanced by architectural detailing, etc

C. Residential units with lowest level 6’ or less above finished grade and facing onto a street or park shall have direct access to a private amenity area

Exception: not required where residential unit is located above a residential lobby, common amenity area or non-parking, nonresidential use in the first story partially or completely above grade and where a built to line or reduced setback applies

C.2. At least 20% of façade area shall have doors and windows. Live/works shall have at least 50% façade with doors and windows

C.3. Where finished grade along boundary exceeds 7.5% slope for min. 30’, the requirements of C.2 are reduced by 50%

D.1. Facades less than 10’ from boundary require min. 75% of façade with doors/windows

D.2. Facades located 10’ or more from boundary require min. 50% of façade with doors/windows

D.3. Where finished grade along boundary exceeds 7.5% slope for min. 30’, the requirements of 23.75.170.D are reduced by 50%

(23.75.180) PARKING

B. No minimum requirement for parking spaces

B.1. Maximum parking allowed: NW Sector (includes Block 2) parking shall not exceed 1350 spaces plus 0.7 spaces per dwelling unit or live work unit in the sector

B.2. For the NE, SE, and SW Sectors (includes Block 3), Table A for 23.75.180 establishes max. parking allowed based on use. Residential use max. parking allowed is 0.7 spaces/dwelling unit or live-work unit

C. Barrier free parking is required consistent with SBC.

Exhibit A 23.75.180

Maximum height above finished grade for partially underground parking is 4’ at build-to lines and reduced setback areas and 6’ for all other setback conditions

Aboveground parking is portion of garage where structure projects 4’ or more in height above finished grade within 30’ of a build to line or reduced setback area or the structure projects 6’ in height or more above finished grade along any other location

Exhibit B 23.75.180

Aboveground parking must be separated by nonparking use for min. 30’ adjacent to street or park and 25’ adjacent to Pedestrian Pathway

F.3. Aboveground parking and loading areas shall be separated from each regulated façade by other use at least 80% of regulated façade, except where parking access and or loading area occurs. The remaining façade shall include architectural detailing etc. with an opaque screen at least 3.5’ high on each story.

Exhibit C 23.75.180

G.1. Partially underground parking is required to be set back min. 2’ from the boundary and the aboveground portion of the parking garage is not allowed to exceed 4’ above finished grade.

Exhibit D 23.75.180

G.3. Along boundaries not subject to a build-to line or reduced setback, partially underground parking is required to be setback min. 4’ from boundary and the aboveground portion is required to be no higher than 6’ above finished grade. A wall or planter must be provided between parking and boundary if aboveground portion exceeds 4’ in height.

I.1. Access for parking is not allowed within 40’ of curb line of intersection

I.2. Parking Access is not allowed within 20’ of a structure corner that includes a regulated façade on one or both sides.

I.4. Driveways are required to meet the standards of subsection 23.54.030D:

SMC 23.54.030.D

For non-residential uses: driveways for one-way traffic 12-15 ft; two-way traffic 22-25 ft

For res. uses: driveways for one-way traffic 10’ ; two-way traffic 20’

Max 15% driveway slope

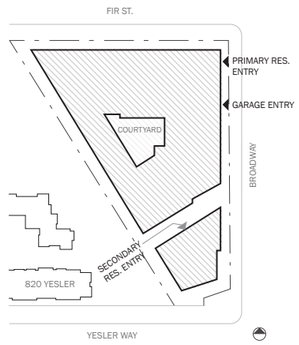
(23.54.015) BIKE PARKING

Sales & service: 1/12,000 SF long term and 1/4,000 sf short term

Multi-family structures: 1/4 units (Table E for 23.54.015)

MASSING ALTERNATIVES PRESENTED AT EDG

OPTION A - CODE COMPLIANT



PROPOSED GROSS RESIDENTIAL AREA: 178,947 SF

- TOTAL RESIDENTIAL UNITS: 193
- TOTAL PARKING: 136
- TOTAL RETAIL AREA: 2,773 SF

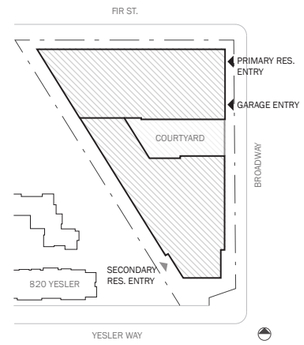
PROS:

- Code compliant scheme
- Plaza between two buildings

CONS:

- Poor solar exposure in courtyard
- Substantial wall toward the 9th Ave Pedestrian Pathway, Epstein Opportunity Center (Steam Plant) and 820 Yesler project
- Lack of modulation along Pedestrian Pathway and Broadway
- Retail space does not relate well to the rest of the building massing
- Fewest connections to Pedestrian Pathway
- Two buildings create inefficient vertical circulation
- Proximity of two buildings reduces access to daylight and privacy
- Inefficient parking

OPTION B



PROPOSED GROSS RESIDENTIAL AREA: 177,011 SF

- TOTAL RESIDENTIAL UNITS: 202
- TOTAL PARKING: 137
- TOTAL RETAIL AREA: 2,051 SF

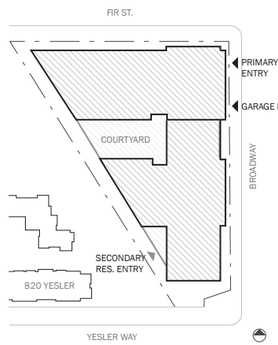
PROS:

- Courtyard opens to Broadway
- Holds corner at Yesler and Broadway

CONS:

- Substantial wall toward the 9th Ave Pedestrian Pathway, Epstein Opportunity Center (Steam Plant) and 820 Yesler project
- Least amount of modulation on all sides
- Minimal connections to Pedestrian Pathway at fitness and lobby spaces
- Requires departures

OPTION C - PREFERRED



PROPOSED GROSS RESIDENTIAL AREA: 176,753 SF

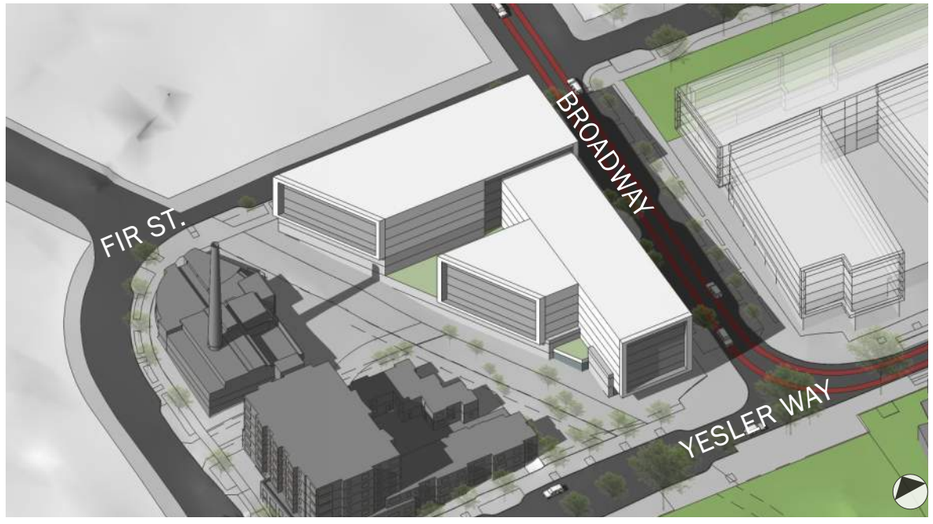
- TOTAL RESIDENTIAL UNITS: 194
- TOTAL PARKING: 137
- TOTAL RETAIL AREA: 2,108 SF

PROS:

- Massing breaks down along Pedestrian Pathway
- Residential courtyard faces Pedestrian Pathway and Epstein Opportunity Center (Steam Plant)
- Two-story lobby at corner of Broadway and future Fir Street is well expressed and faces the future park on Block 3
- Recessed retail space along Yesler provides additional pedestrian frontage
- Massing relates to future Block 3 development, creating an identifiable marker for the neighborhood park and Yesler Community Center
- Building terraces down to the south, toward views and the neighborhood park
- Massing is the best response to site forces such as topography, views, surrounding context, and solar orientation
- Maximizes connections to Pedestrian Pathway at courtyard, secondary lobby entrance and fitness space

CONS:

- Requires departures



EDG OPTION C - AERIAL VIEW

EDG OPTION C - PERSPECTIVE FACING NORTHWEST

EDG MEETING KEY ISSUES

1. (CS2-D, CS3, DC2-D) Create a residentially scaled building.
2. (PL1-C, PL3-B) South facade to have active retail and accommodate high levels of pedestrian traffic.
3. (PL1A, PL1B) Consider visual and physical connections between the Pocket Park on Block 3 and the Pedestrian Pathway on Block 2, across Broadway.
4. (CS1-C, DC3-A, DC3-B) Consider porosity and safety adjacent to the Pedestrian Pathway.
5. (PL2-B) Incorporate CPTED principals into the project design to foster safety and security.
6. (CS1-A, CS1-B) Consider solar access to the Pedestrian Pathway with landscaping and architectural building elements.
7. (DC1-C, DC2-B) Mask visible aboveground parking; design those areas to be visually interesting in relation to the pedestrian environment; detail them for passive surveillance.

EDG REPORT GUIDANCE AND RESPONSE

CS1: NATURAL SYSTEMS AND SITE FEATURES

GOAL: Use natural systems and features of the site and its surroundings as a starting point for project design.

GUIDANCE:
CS1-A & CS1-B. The Board observed that the preferred massing appeared to provide a good overall response to solar access for open space and directed the applicant to design the residential open spaces and Pedestrian Pathway with consideration of shading from buildings and trees.

CS1-C. The west site should be designed to maximize porosity adjacent to the Pedestrian Pathway.

CS1-D. The Board was supportive of the thoughtful landscaping approach to the varied adjacent street frontages, creation of small scale pedestrian areas at the edges of the site, and the plan for Broadway.

CS1-E. *Yesler Terrace Supplemental Guidance:* Use project drainage systems as opportunities to add interest to the site through water-related design elements.

RESPONSE:
CS1-A & CS1-B. The building opens to the west with a courtyard on Level 2, minimizing shading on the Pedestrian Pathway and providing for good solar access. Additionally, the design of the Pedestrian Pathway has been maximized to open to the sky above.

CS1-C. The west facade along the Pedestrian Pathway steps down with the steep grade. Program elements have been carefully located to work with the steep grades and maximize porosity. The irresistible stair and community kitchen for project residents open off the plaza to the Pedestrian Pathway. The community kitchen will be multilevel, allowing shared cooking and dining activities to occur immediately off the Pedestrian Pathway and also at the courtyard level. The community kitchen could be used for programmed monthly potlucks or other events that the surrounding neighborhood could attend. Farther down the Pedestrian Pathway, a bike access entry point occurs. At the south end of the Pedestrian Pathway, the secondary lobby entry is provided to complement the 820 Yesler Way main entry to the west. The retail space also overlooks the Pedestrian Pathway with generous glazing.

CS1-D. The varied landscape approach enhances building functionality and the street uses at each of the three street frontages of Yesler, Broadway, and Fir. Yesler is a busy street with an open plaza and low landscape that serves the multi-modal hub of the neighborhood adjacent to the Community Center and streetcar. Broadway with its steep North-South grade provides a means for visual and physical access as a connector street between the Green Loop at Fir and retail core at Yesler. Ground related units with accessible patios activate this vibrant street edge while landscape is kept low for visual access and security. Pedestrian-scaled amenities along the Green Loop at Fir street are punctuated by changes in paving material, seatwalls, wayfinding signage, and bike racks along an edge of bioretention planters. Please refer to page 48 for the landscape plan.

CS1-E. The proposed drainage is visually evident in key locations around the north and west facades. Rain leaders from the roof, artfully empty into bioretention cells along the north facade and in raised planters at the Pedestrian Pathway plaza below the Level 2 courtyard. In addition, the street-side planters along Fir Street collect water from the sidewalk. Bioretention plantings will border both sides of the sidewalk along Fir, the north end of the Green Street Loop.

CS1-A, CS1-B, CS1-C: Aerial view showing west facade of building along the Pedestrian Pathway: The west-facing courtyard opens to the Pedestrian Pathway. Active uses maximized along the Pedestrian Pathway. Bioretention planter located below courtyard.

EDG REPORT GUIDANCE AND RESPONSE

CS2: URBAN PATTERN AND FORM

GOAL: Strengthen the most desirable forms, characteristics, and patterns of the streets, block faces, and open spaces in the surrounding area.

GUIDANCE:
Yesler Terrace Supplemental Guidance: Provide wayfinding kiosks that highlight routes in and out of the neighborhood.

RESPONSE:
Yesler Terrace Supplemental Guidance: Wayfinding directional signage with major points of interest to complement other wayfinding signage seen around Seattle is proposed at the north end of the Pedestrian Pathway (NW corner of the site) and at the corner of Yesler Way and Broadway, at the retail plaza. The design team is currently working with SHA and an environmental design firm that is providing signage as part of a master plan for Yesler Terrace. The Yesler Terrace signage master plan will include wayfinding signage and kiosks for pedestrians and cyclists. Please refer to the signage concept plan and landscape plans on pages 52-53 for the locations and examples of information kiosks.

CS2: Example of wayfinding kiosk.

CS3: ARCHITECTURAL CONTEXT AND CHARACTER

GOAL: Contribute to the architectural character of the neighborhood.

GUIDANCE:
Yesler Terrace Supplemental Guidance: Line sidewalks with residential units with views to the street, landscaped setbacks, and, where feasible, ground-level entries.

RESPONSE:
Ground-level housing has been maximized around the site and responds differently to each facade.

Along Broadway, stairs connecting to residential entries engage the sidewalk, creating visual interest and finer-grain scale. The units are identified by individual canopies and unit signage. A layered transition from the sidewalk is achieved through terraced landscaping.

Along Fir St, a continuous raingarden surrounds raised residential unit balconies. Artistic downspouts that feed the raingarden unify the building design to the landscaping. The right-of-way design along Fir St also provides opportunity for pedestrians to engage with the raingardens.

Along the Pedestrian Pathway. residential decks overlook the pathway, separated by layered terraced landscaping providing for eyes on the pathway while maintaining a sense of privacy for the residents.

CS3: Ground level housing at Broadway (East facade)

CS3: Ground level housing at Fir St (North facade)

EDG REPORT GUIDANCE AND RESPONSE

RESPONSE TO EDG

PL1: CONNECTIVITY

GOAL: Complement and contribute to the network of open spaces around the site and the connections among them.

GUIDANCE: The Board supported the conceptual response to each frontage condition and provided the following guidance:
PL1-A & PL1-B. Visual and physical connections should be provided between the pocket park on Block 3 and the Pedestrian Pathway on Block 2, across Broadway.

PL1-C. The south facade should respond to the Neighborhood Park context to the south with activated retail street-level uses and accommodate high levels of pedestrian traffic. The corner of Broadway and Yesler Way should be designed to complement the hub of activity and the Neighborhood Park.

RESPONSE:
PL1-A & PL1-B.
The pedestrian path along the west edge of the building at 123 Broadway breaks up the larger Block 2 site and provides a direct connection from the Fir Street Green Loop on the north to the retail plaza along Yesler to the south. The north half of the pedestrian path ties into the existing southern half of the path through its common language and cadence of simple concrete stairs, ramps, and terraced plantings. At the heart of the path, an enlarged plaza relates directly to the west courtyard and community kitchen of 123 Broadway while also providing increased visibility and access to the existing Epstein Opportunity Center to the west. Topography plays an important role in the character of the space as well as the axial relationship to Mt. Rainier beyond. The large central plaza with various seating opportunities, pedestrian scaled lighting, and rich plant palette complement the south path open space characterized by a large lawn. This mix of active and passive spaces serve as a stage for outdoor activities that maximize social interaction and highlight the intrinsic qualities of Yesler Terrace. Please refer to page 48 for the landscape plan.

Visual connection to the pocket park is achieved by the massing response: the intersection of the two masses occurs at the corner and the subtraction elements look toward the pocket park. The lobby entry at the corner provides further visual and physical interaction with the pocket park. A physical and visual connection through the building to connect the pocket park and the Pedestrian Pathway is not possible due to the significant grade change between the pocket park and the Pedestrian Pathway. Instead a visual connection is provided via the Fir St Green Street Loop and the landscape elements along the right-of-way that reinforce this connection. Wayfinding directional signage at the north entrance to the Pedestrian Pathway will create a further connection. Please refer to the signage concept plan and landscape plans for the locations and examples of information kiosks. Please refer to page 34 for rendering from Block 3 Pocket Park looking west.

PL1-C: View of the south facade showing the corner condition, ground level retail, and retail plaza to accommodate high levels of pedestrian traffic.

PL1-C. The building creates a strong corner condition at Broadway and Yesler Way through its massing, materiality, detail and use. The residential upper mass projects and gestures toward the Neighborhood Park to the south. At the base, a two-story brick mass anchors the upper facade and contains highly-transparent retail spaces further identified by a large canopy. The retail space opens to a retail plaza that is oriented to the south, to maximize solar access. The plaza provides spill-out space for the retail and activates the corner. It also creates improved sightlines toward the Pedestrian Pathway at the intersection and from the Neighborhood Park. In addition to improving visibility and safety for pedestrians and cyclists, this plaza creates a partially sheltered pedestrian open space at the corner.

EDG REPORT GUIDANCE AND RESPONSE

PL2: WALKABILITY

GOAL: Create a safe and comfortable walking environment that is easy to navigate and well-connected to existing pedestrian walkways and features.

GUIDANCE:
PL2-B. The design should incorporate CPTED principles, consistent with the Yesler Terrace Design Guidelines in order to foster safety and security.

RESPONSE:
PL2-B. The streetscape design enhances security and safety of the pedestrian realm. The proposed height and character of the plant material will emphasize CPTED principles throughout the site. Natural surveillance and sight lines are enhanced to maximize visibility and foster social interaction within the public space. Terraced planter walls are kept at a pedestrian-scale with low to medium height shrubs, perennials, and groundcover which minimize hiding places and maximize sight lines while providing seasonal interest at key project nodes including the retail plaza, main residential entry, and Pedestrian Pathway plaza. Right-of-way planting is evergreen with a 24" max. height consistent with SDOT guidelines and with the planting proposed for the 820 Yesler project. In addition, along the Pedestrian Pathway, appropriately spaced pedestrian-scaled light poles with downlighting are provided to increase facial recognition and minimize glare for safety and security. Accent paving, planting, and lighting are used in combination to better define public and private zones. Strategic use of landscape lighting around the site will further provide a presence at night and avoid hiding places. Light sources will be shielded away from neighboring buildings.
Please refer to the landscape plan on page 48.
Please refer to the lighting concept plan on page 57 for the proposed site lighting concept.

PL3: STREET-LEVEL INTERACTION

GOAL: Encourage human interaction and activity at the street-level with clear connections to building entries and edges.

GUIDANCE:
PL3-A & PL3-B. The corner at Broadway and Fir Street should be designed with a strongly residential scale and quieter level of activity. Any leasing spaces adjacent to the street, pocket park, or Pedestrian Pathway should be designed to activate the frontage even in the evening hours.

PL3-B. The Board noted that ground-level residential units along Broadway respond well to the context of that street frontage.

PL3-C. Retail is critical to making the ground level successful. The design should maximize retail space and flexibility for varied retail uses wherever possible.

RESPONSE:
PL3-A & PL3-B. The residential lobby at the corner of Broadway and Fir Street responds to the future pocket park across Broadway and the future lobby of Block 3. The north facade, along Fir Street, has a quieter residential character, with residential balconies at grade, raingardens and visually evident drainage elements.

The main lobby and residential ground level housings have a strong presence along the facades of Fir St and Broadway. The building's leasing spaces have been relocated, and are now partially buried along Fir St, with high windows to bring in natural light. This brings the building's lobby to the forefront-providing active use into the evening hours.

PL3-B. The ground-related residential units along Broadway connect to grade while still maintaining a landscape buffer that creates defensible space. These units contribute to the liveliness and safety of the public realm.

PL3-A & PL3-B: View of the east facade at the corner of Broadway and Fir St. Ground level program responds to the quieter level of activity and includes the main residential lobby entry.

PL3-C. The retail space is situated at Yesler Way and includes a south-facing plaza for outdoor seating that will receive good southern exposure and has close proximity to the neighborhood park. The retail space features flexibility to accommodate 1-2 retail spaces and high transparency on three sides: Broadway, Yesler (main entrance) and the Pedestrian Pathway. The main entrances to the retail space is from the south plaza, a highly visible area from the street and sidewalk. A broad canopy further signals the retail nature of the space and allows for flexibility for retail signage to be mounted to the canopy. Other opportunities for retail signage include blade signs mounted to brick piers.

EDG REPORT GUIDANCE AND RESPONSE

PL4: ACTIVE TRANSPORTATION

GOAL: Incorporate design features that facilitate active forms of transportation such as walking, bicycling, and use of transit.

GUIDANCE:
PL4-A. The Board noted that the south edge of the site should be designed to accommodate high levels of pedestrian foot traffic. Pedestrian areas should be safe and inviting.

PL4-B Yesler Terrace Supplemental Guidance: Facilities such as bike racks and storage, bike share stations, shower facilities and lockers for bicyclists should be located to maximize convenience, security and safety.

RESPONSE:
PL4-A. Ground-level retail uses at Yesler Way are set back to create a plaza and will be porous and transparent to attract pedestrians and people waiting for the streetcar. A large retail canopy, as well as building overhang, provide weather protection for pedestrians and help to define the outdoor space. The openness of the plaza coupled with a variety of planned seating opportunities make the plaza safe and inviting while allowing for the movement of pedestrian and bike users alike

PL4-B. Cyclist facilities are provided at both the exterior of the site and within the building. Interior bicycle facilities are provided for building residents, one of which can be accessed directly off the Pedestrian Pathway. Exterior bicycle racks are provided along Fir adjacent to the main lobby entry and at the north end of the Pedestrian Pathway. Exterior bicycle racks are also provided at the south retail plaza off Yesler Way for convenience to the retail spaces. The 820 Yesler building to the west will be providing exterior bike racks at the right-of-way along Yesler and adjacent to the bicycle path. The U-shaped bicycle racks proposed will match the design for the existing bike racks proposed in the 820 Yesler Way project right-of-way.

PL4: Site plan close-up at south retail plaza

DC1: PROJECT USES AND ACTIVITIES

GOAL: Optimize the arrangement of uses and activities on site.

GUIDANCE:
DC1-C. The Board agreed that the preferred driveway location appeared to be the best option and directed that any parts of the parking structure that are visible above grade should be completely masked, designed to be visually interesting, relate to the pedestrian environment and be detailed for passive surveillance.

RESPONSE:
DC1-C. Access to residential parking has been limited to one curb cut off Broadway to minimize impacts to pedestrians, cyclists, cars, and the streetcar.

The parking garage has been separated from the exterior face of the building to the maximum extent feasible through the use of other program uses around the base of the building. Terraced landscape planters also shield the parking garage and help mitigate the steep grade change around the site.

At the east façade (Broadway), a portion of the garage wall occurs at the face of the building adjacent to the residential garage entry. The wall is clad in metal mini-v beam siding that relates to the larger building design and is screened with landscaping but still maintains clear sight lines for drivers to safely enter and exit the garage.

At the west façade (Pedestrian Pathway), a portion of the garage blank wall that occurs is clad in metal mini-v beam siding and will be screened by landscaping. A prow-like deck projects from the courtyard, providing visual interest and minimizing the impact of the garage wall. The wall serves as a backdrop to the wood benches which activate the plaza. Please also refer to the renderings provided in the packet illustrating the landscaping and plant materials proposed at these areas.

DC1-C: East elevation (Broadway) showing garage entry with layered landscaping in front of the wall.

DC1-C: Close-up at Pedestrian Path. A portion of the garage wall occurs at the facade and is screened by landscaping. A prow-like deck projects above, providing visual interest and activating the space.

EDG REPORT GUIDANCE AND RESPONSE

DC2: ARCHITECTURAL CONCEPT

GOAL: Develop an architectural concept that will result in a unified and functional design that fits well on the site and within its surroundings.

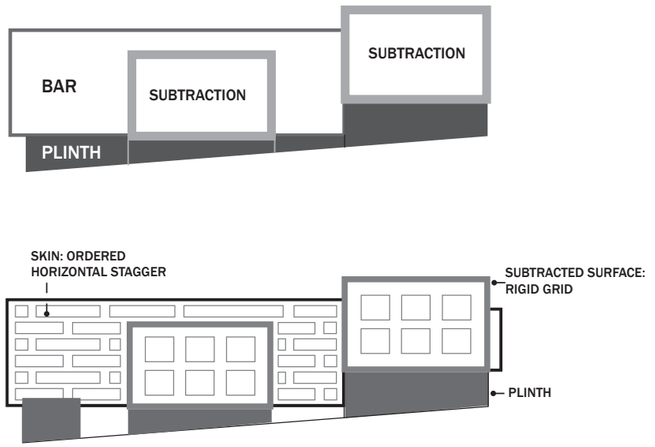
GUIDANCE:
DC2-A, DC-2B, DC2-C, DC2-D
The Board approved of the strong massing and design concept, and directed the applicant to work on articulation and efforts to create a residentially-scaled building. Consider decks for residential scale.

RESPONSE:
DC2-A. The massing concept for Block 2E features rectangular bars that reference the rowhouse form used in the original Yesler Terrace housing development. The original forms were placed strategically to maximize light and air for its residents. Similarly, the project uses strategic massing and siting to maximize light and air for its residents. The building form further presents an opportunity to draw on the lumber origins of the site: like timber, the blocks are stacked in response to the grade change and program requirements. The massing and siting of the project has been developed to encourage connectivity between blocks and their corresponding open spaces.

Corner expression is achieved in two ways: At the north end, the two primary upper building masses intersect, signalling the main lobby entry and creating a dialogue with the future Block pocket park and Block 3 residential lobby entry. At the south end, the upper building mass presents a strong corner element that rests on a brick pier. The south corner looks out to the neighborhood park to the south.

DC2-B, DC2-C, DC2-D. The building articulation is conveyed through the use of surface, subtraction, and plinth identities. The surface expression on the residential upper mass features alternating accent panels that flank residential-scaled windows, creating a horizontal character. Finer grained articulation is achieved at the upper masses with windows wrapped with metal accent fins that protrude from the face of the building creating shadow accents and visual interest. The subtraction element occurs at key corners and intersections and is expressed by wood textured material in an angled frame. Secondary articulation at the subtraction is provided with residential balconies oriented to key views and solar access.

The base of the building is expressed as a plinth with brick accents at key corners that ground the upper building and provides a fine-grained material at the pedestrian scale. At the ground level, lighting, signage, canopies, human-scaled materials such as brick, and a layering of landscape elements add to the residential feeling of the project.



DC2: Conceptual diagrams illustrating the evolution of the design from massing concept to facade concept. Please refer to pages 21-23 for concept diagrams.

DC3: OPEN SPACE CONCEPT

GOAL: Integrate open space design with the building design so that they complement each other.

GUIDANCE:
DC3-A & DC3B. Yesler Terrace Supplemental Guidance: Design private yards, patios, and balconies to provide refuge and relaxation for residents. Consider open space uses, activities and needs when planning size and features of open space. Provide a mix of active and passive areas.

RESPONSE:
DC3-A & DC3-B. Open space has been planned around the site at grade and at the upper levels. On the northwest side of the site, open space will be provided with a public plaza at the pedestrian pathway that will allow for flexibility of uses by the neighborhood. A community kitchen for the project residents off the plaza will allow for planned community events to take place at the plaza. A retail plaza is also provided at the south end of the site. Around the base where ground level housing has been provided, building setbacks allow for enlarged patios at both Fir and Broadway with terraced landscaping that creates defensible space and a comfortable perch above the sidewalk for ground related residential outdoor spaces. There are also activity nodes along the Green Loop at Fir Street which provide additional seating areas that are further defined by enhanced paving and accent lighting.

At the upper levels, a large courtyard opens to the west and is connected to the Pedestrian Pathway via the multistory community kitchen. This courtyard features a prow element to create a dialogue with the pedestrian plaza to the west and provide views to Mount Rainier to the south. The courtyard has a outdoor dining area to the west. Farther to the east, the courtyard has residential patios and a large planted area to create visual interest for the upper courtyard residential units. A roof deck on Level 7 will allow for views to the southeast and southwest and will feature a mix of active and passive uses. The roof deck will also be served by an interior amenity space to provide flexibility for indoor and outdoor uses year round.

Please refer to the landscape plans on page 48-49.

EDG REPORT GUIDANCE AND RESPONSE

DC4: EXTERIOR ELEMENTS AND FINISHES

GOAL: Use appropriate and high quality elements and finishes for the building and its open spaces.

GUIDANCE:
DC4-A *Yesler Terrace Supplemental Guidance:* Use materials that have a durability that is appropriate for an urban application. Masonry, integral color cement plaster, metal, and concrete are preferred primary facade materials. Where wood and heavy timber are exposed to weather, provide appropriate protection to increase their durability.

Along streets, access drives, Pedestrian Pathways, and open space, use the above preferred materials for at least 50% of the street-level facade, excluding areas with glazing. [Applies to all uses on all facades, between 0' – 25'.]

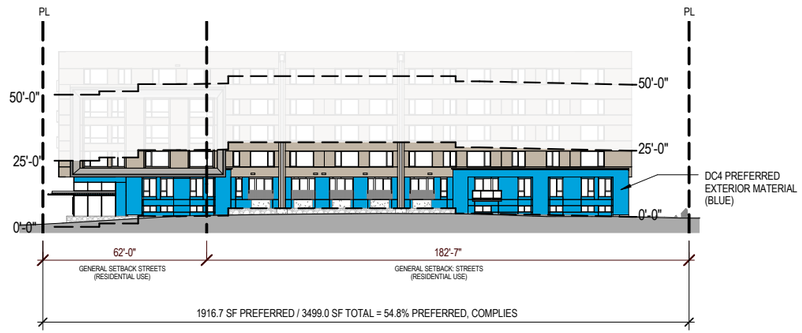
RESPONSE:
All the street-level facades exceed the 50% preferred materials guidance. See Diagrams A through D to the right; DC4 preferred materials in blue.

GUIDANCE:
Use the above preferred materials at all heights on facades subject to build-to line or reduced setback area standards. [Applies to area between 25' – 50', in non-residential use. See Diagrams C and D to the right; small portions of façade in red.]

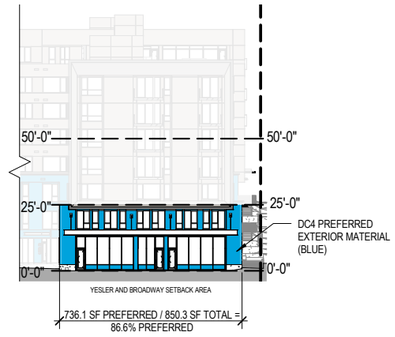
RESPONSE:
The façades subject to reduced setback area include a small portion of the east (Broadway) facade for 5'-3" and the west (Pedestrian Pathway) facade for 29'-7". At both of these locations, carrying the preferred material up to 50' would significantly detract from the design concept and massing. Instead, the use of the principal upper facade material is proposed at these areas above 25' to maintain a cohesive design concept.

Materials have been selected for appropriate urban context and durability and are applied to reinforce the massing and design concept. At the base, brick plinths with metal infill provide fine-grain visual interest and anchor the building to the ground. At the upper facades, the main body material is fiber cement that reinforces horizontal movement and provides contrast to the subtraction elements that occur at the ends and intersections of the upper facade. The subtraction elements are clad in wood-look fiber cement siding that provides warmth and texture and reinforces the corner/ special conditions.

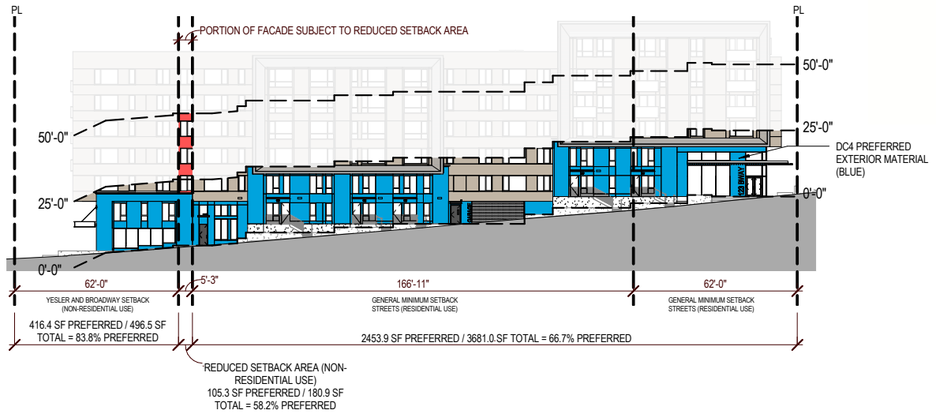
A. NORTH FACADE (FIR ST)



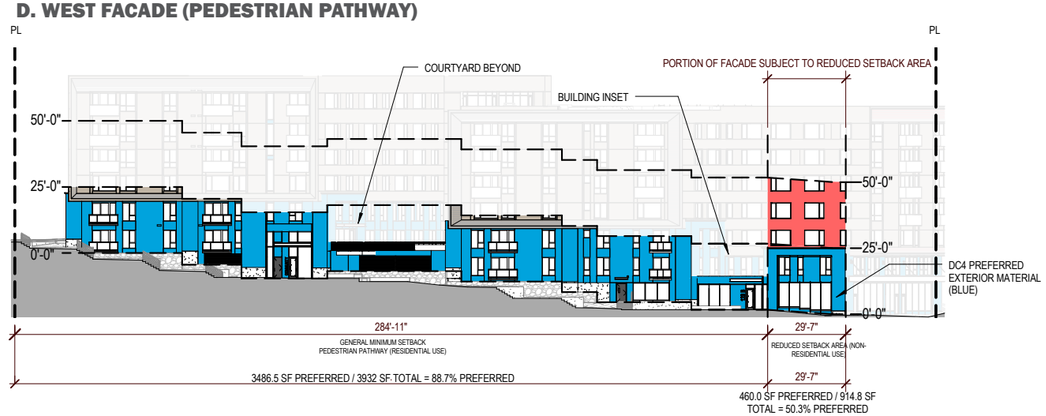
B. SOUTH FACADE (YESLER)



C. EAST FACADE (BROADWAY)



D. WEST FACADE (PEDESTRIAN PATHWAY)



EDG REPORT GUIDANCE AND RESPONSE

DC4: EXTERIOR ELEMENTS AND FINISHES

GOAL: Use appropriate and high quality elements and finishes for the building and its open spaces.

GUIDANCE:
DC4-D Landscape to reinforce overall architectural and open space design concepts. Use durable materials that complement the architectural elements of a project.

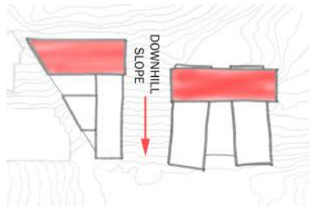
RESPONSE:
DC4-D. The landscape concept for the site enhances the clean, orthogonal architectural arrangement of the massing and building materials. A mix of site concrete retaining walls and recycled concrete rubble walls provide a terraced landscape that mimics the stepping of the facade and provides a pedestrian scaled relationship of the planting areas to the adjacent building uses. Variations in material texture and character are used to enhance the pedestrian experience while providing a rich, but ordered foreground to the building. In addition, wood seating elements, concrete, and metal rails are used in the landscape to complement the materials used in the south half of the pedestrian path.

Please refer to page 50 for the landscape plan showing materials and details proposed.

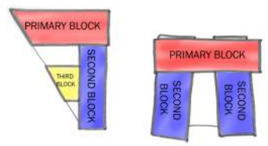
SITE & MASSING CONCEPT

The rectangular bar is used as a building block which is arranged to respond to the programmatic needs of the project as well as site conditions, resulting in overall building forms.

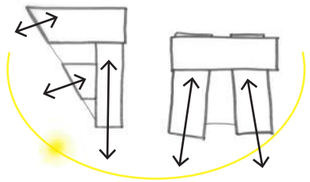
Topography



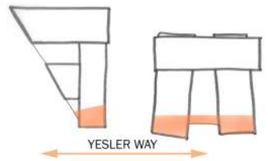
Hierarchy of Bars



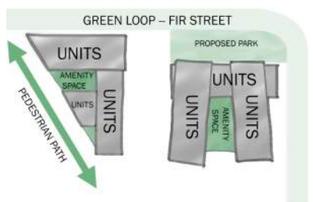
Solar Access and Views



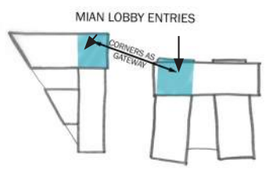
Urban Response to Yesler Way:
Retail & Live/Work Corridor at Grade



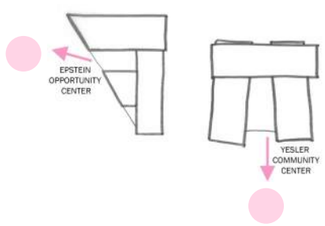
Program



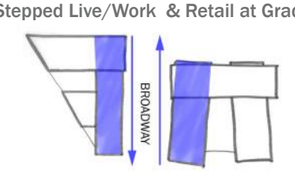
Relationship between Blocks 2 and 3



Relationship to Neighborhood Centers



Urban Response to Broadway:
Stepped Live/Work & Retail at Grade

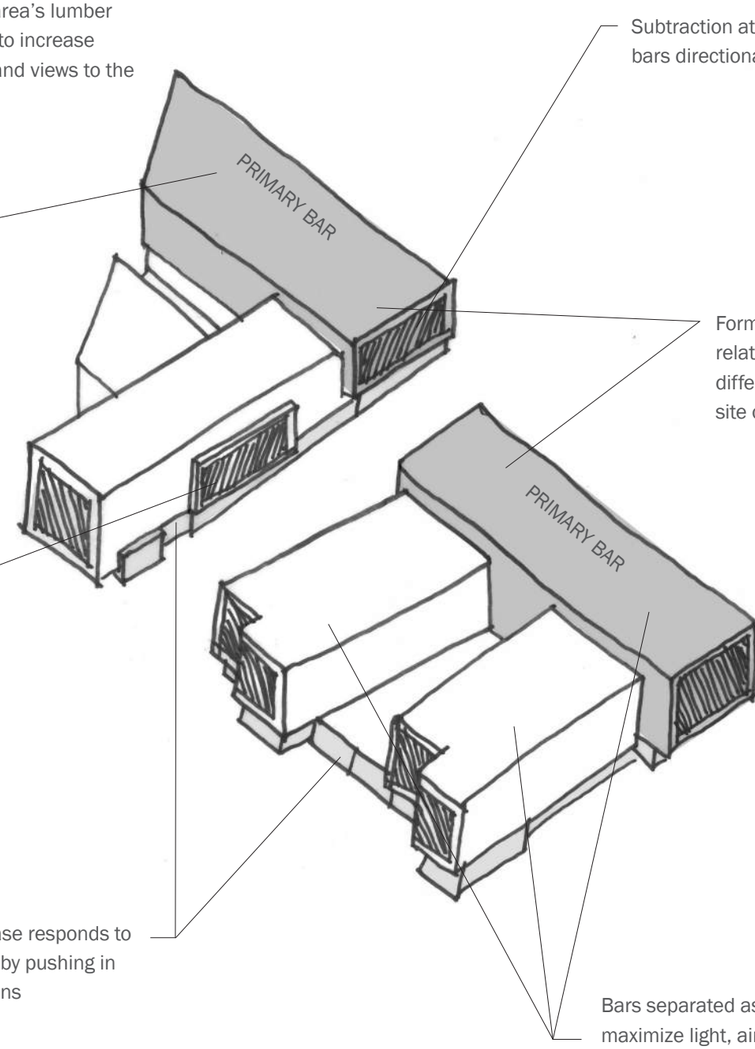


Bar forms reference the original 1941 Yesler Terrace rowhouse form (which maximized light, air and views) as well as the area's lumber history. The bars are stacked to increase density and provide light, air and views to the upper residential units.

Hierarchy of bars creates order - providing a strategy for facade articulation and materiality

Bars push through one another to accentuate form and the hierarchical relationship between bars

Bars sit above a base. This base responds to street condition and program by pushing in and pivoting at certain locations



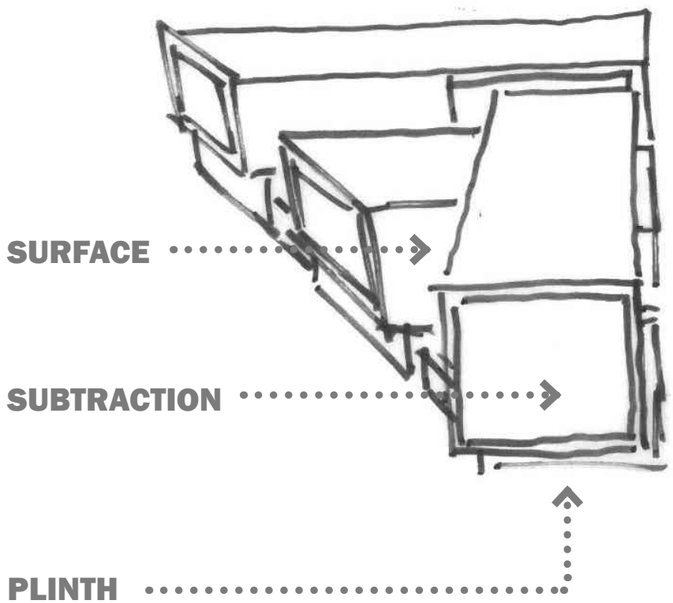
Subtraction at the ends of bars gives the bars directionality

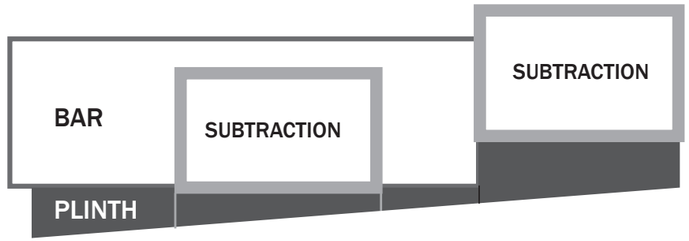
Forms of both blocks strongly relate, but the buildings will be differentiated by materiality, site orientation and context

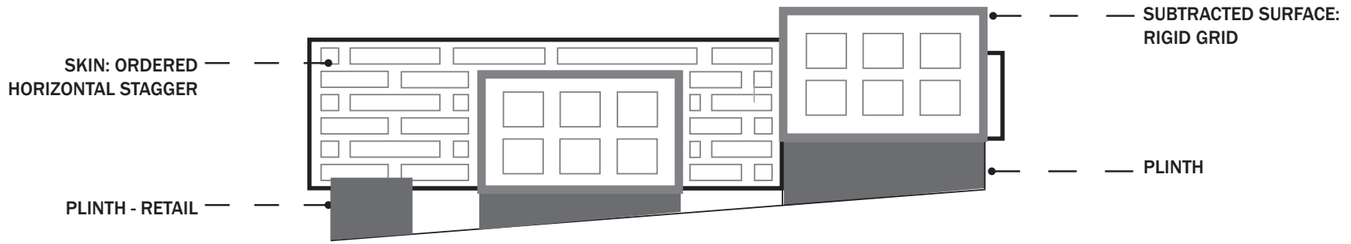
Bars separated as much as possible to maximize light, air and views

MASSING CONCEPT

ARCHITECTURAL CONCEPT

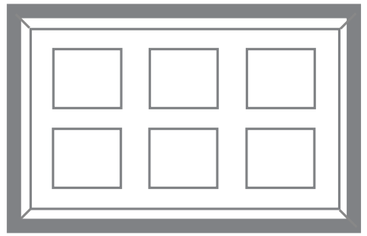






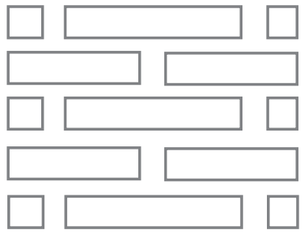
SUBTRACTION

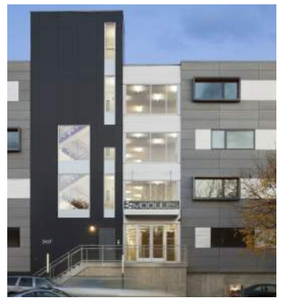
angled-in subtraction
thin edge
vertical expression
rigid grid of windows
larger scale



SURFACE

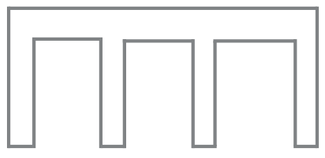
horizontal
staggered appearance
smaller scale
additive frames





PLINTH

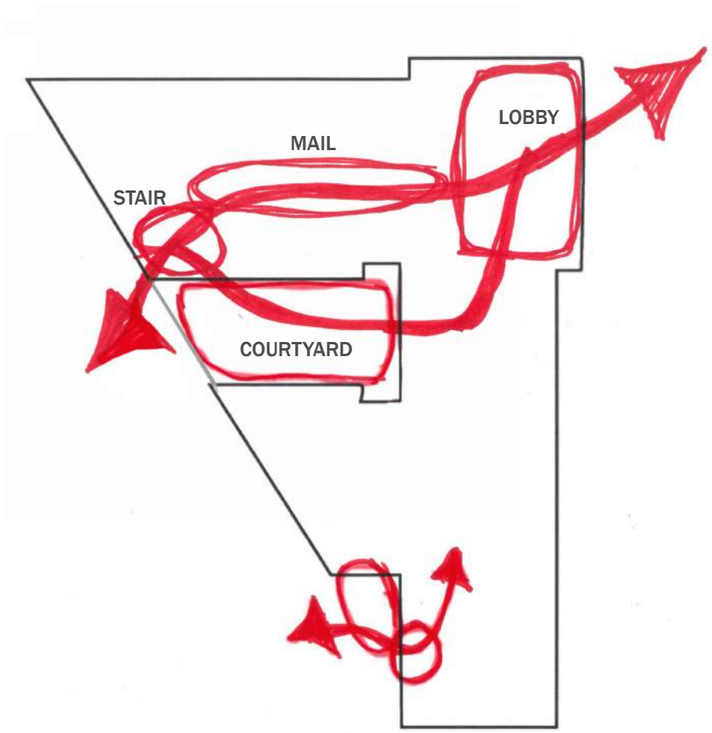
brick
heavy
punched
rigid infill



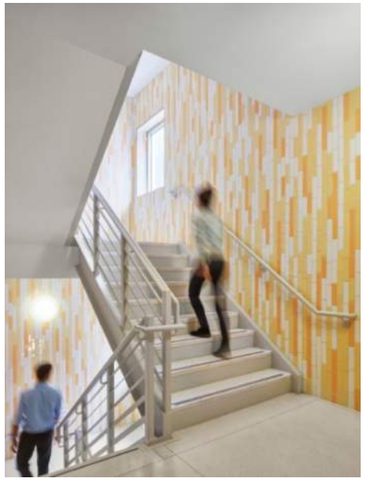
ARCHITECTURAL CONCEPT

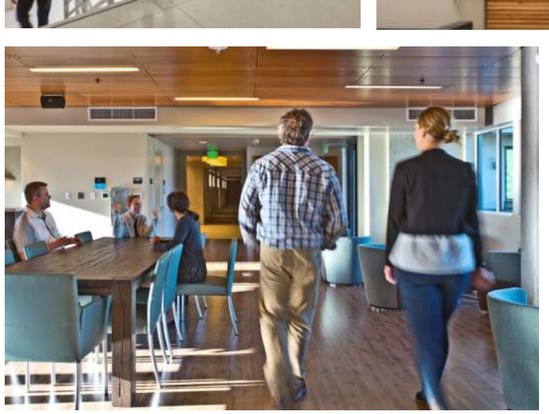
BUILDING CONCEPT: SOCIAL CIRCULATION

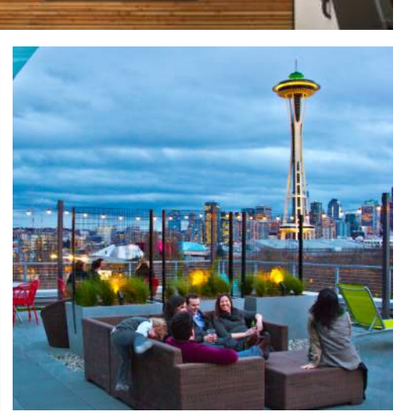
- Arrange sequence of spaces and direction of movement to engage users
- Locate building areas strategically to promote movement through space planning
- Encourage personal communication between residents



Diagram

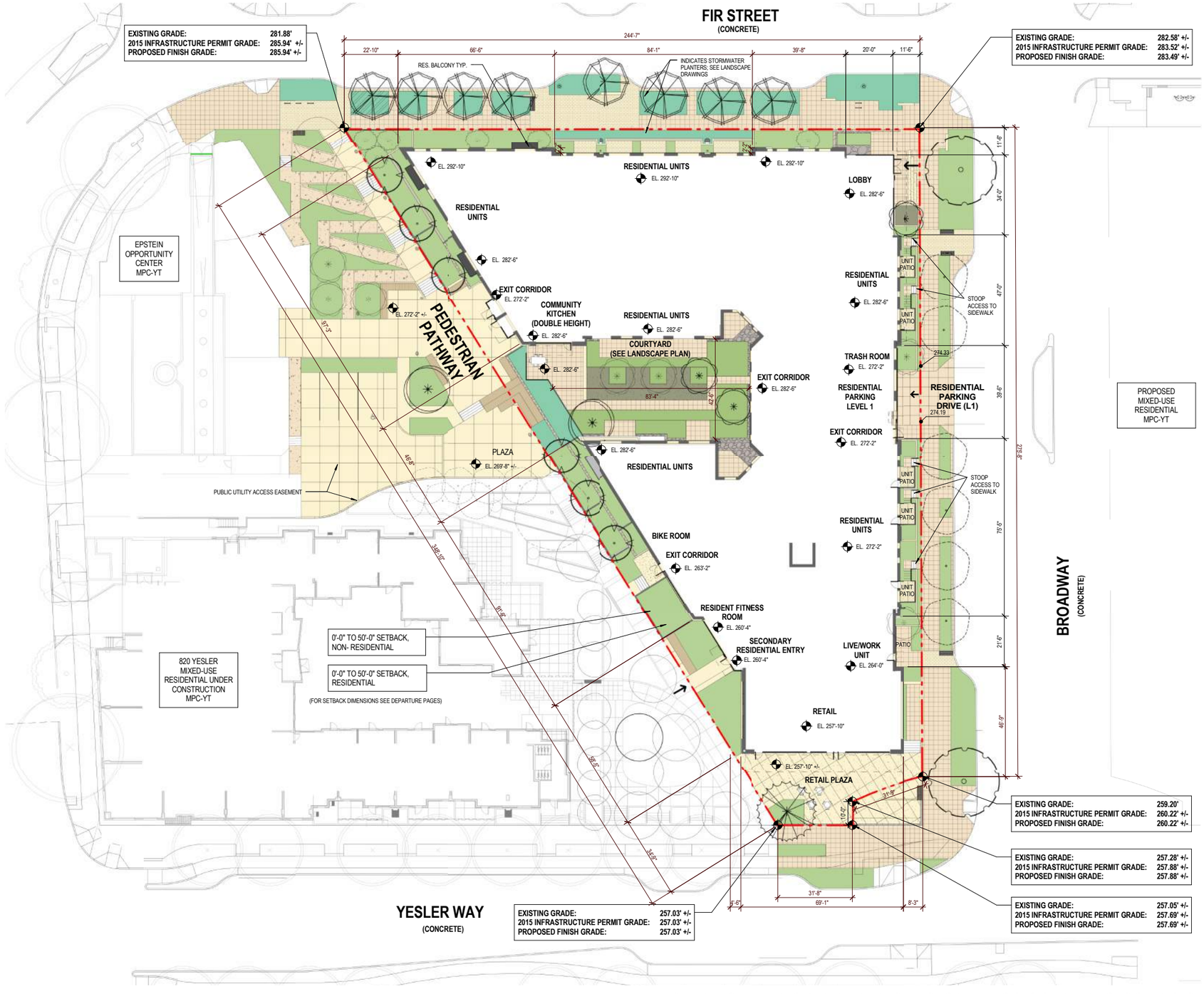






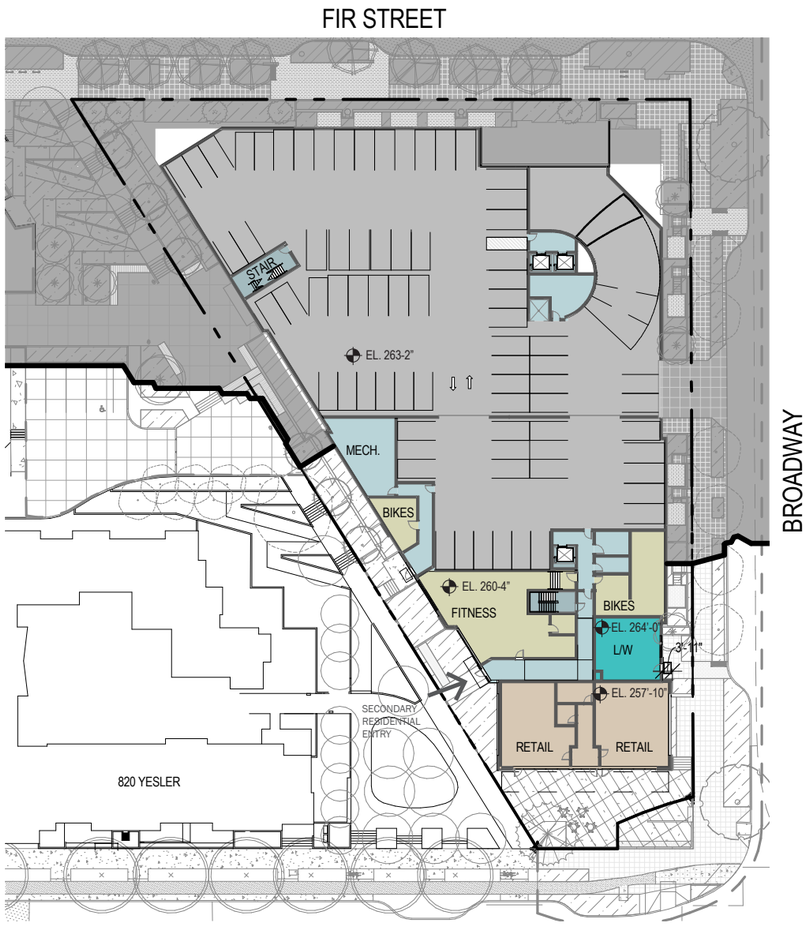
Social Circulation

COMPOSITE SITE PLAN

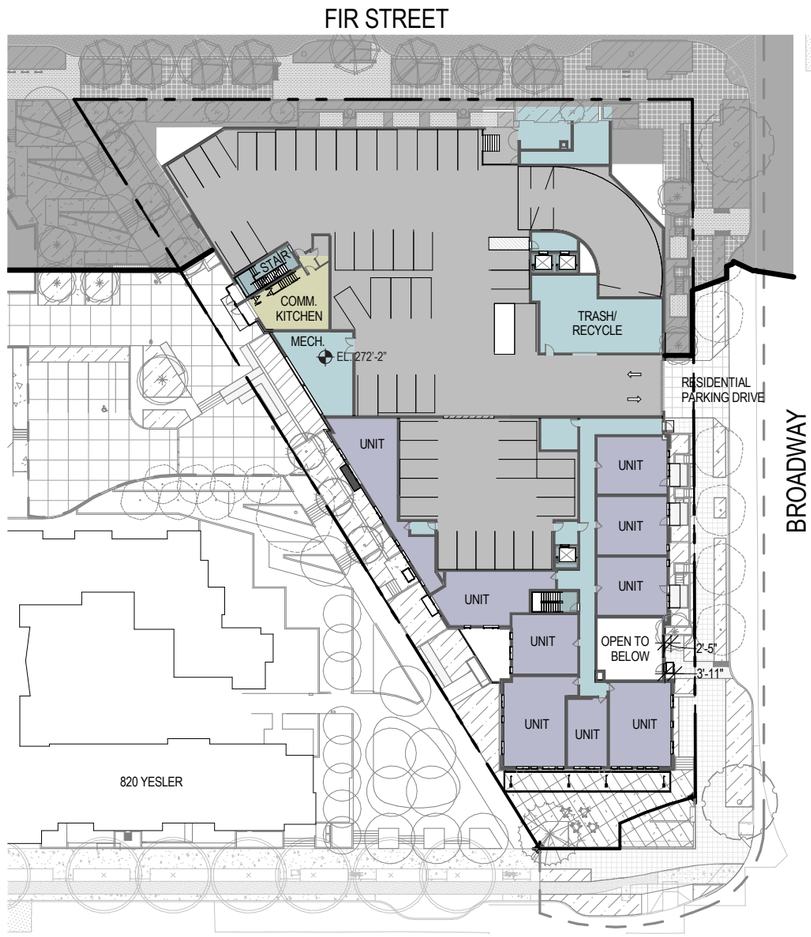


NOTE: PLEASE REFER TO DEPARTURE DIAGRAMS FOR DIMENSIONS OF BUILDING TO SETBACKS.

BUILDING PLANS



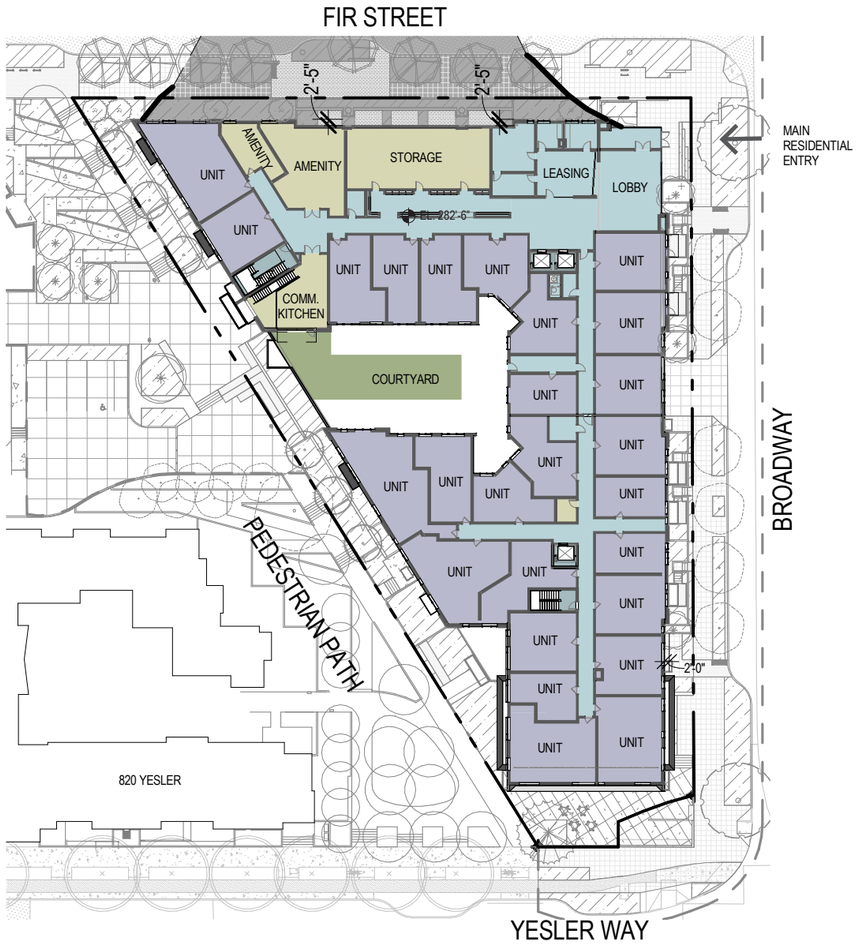
LEVEL P1



LEVEL 1

- Parking
- Residential
- Vertical Circulation
- Lobby/Circulation
- Amenity/Storage
- Retail

NOTE: PLEASE REFER TO DEPARTURE DIAGRAMS FOR DIMENSIONS OF BUILDING TO SETBACKS.



LEVEL 2

LEVEL 3

- Parking
- Residential
- Vertical Circulation
- Lobby/Circulation
- Amenity/Storage
- Retail

NOTE: PLEASE REFER TO DEPARTURE DIAGRAMS FOR DIMENSIONS OF BUILDING TO SETBACKS.

BUILDING PLANS

PLANS

LEVELS 4-6

LEVEL 7

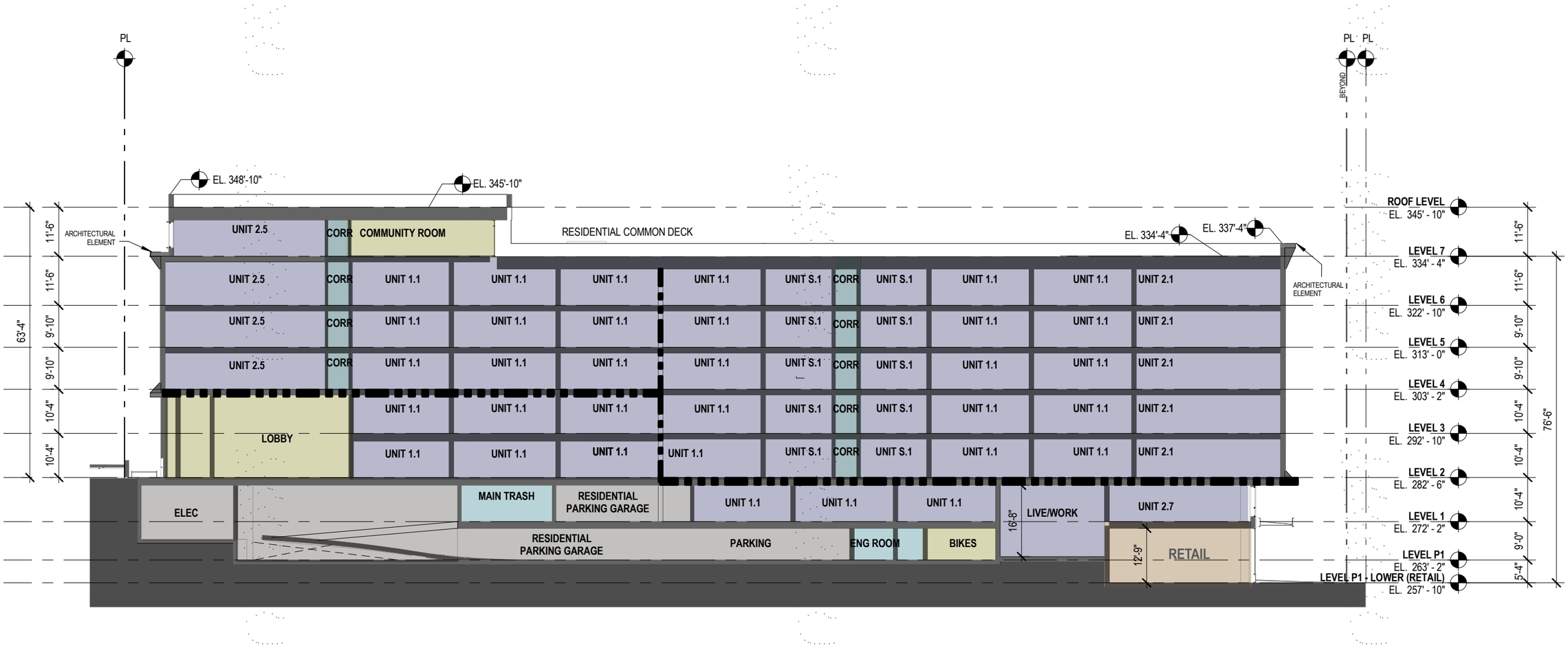
- Parking
- Residential
- Vertical Circulation
- Lobby/Circulation
- Amenity/Storage
- Retail

NOTE: PLEASE REFER TO DEPARTURE DIAGRAMS FOR DIMENSIONS OF BUILDING TO SETBACKS.

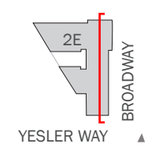
BUILDING SECTION: NORTH - SOUTH

BLOCK 2E

SECTIONS



- Parking
- Residential
- Vertical Circulation
- Lobby/Circulation
- Amenity/Storage
- Retail



MATERIAL PALETTE

MATERIALS

SURFACE

FC1 - LIGHT GRAY

FC2 - MEDIUM GRAY

P1 - MEDIUM GRAY

P3 - WHITE

P2 - LIGHT GRAY

M3 - WINDOW ACCENT METAL - DARK GREEN

SUBTRACTION

WL1 -WOOD-LOOK SIDING

P3 - WHITE

BA1 - METAL BALCONY
ACCENT PANEL: WELDED
WIRE MESH
FINISH: WHITE

PLINTH

D1 - CANOPY - BLACK

D2 - CANOPY ACCENT - DARK GREEN

GS - STOREFRONT
WINDOWS COLOR :
BLACK

B1 - BRICK - “WHITE”

M2 - AEP SPAN PROFILE
PRESTIGE PS-12 12X1
COLOR: “BLACK”

M4 - AEP SPAN PROFILE
MINI V BEAM COLOR:
“BLACK”

B1 - BRICK - “WHITE”

BA2 - METAL BALCONY
ACCENT PANEL: WELDED
WIRE MESH
FINISH: BLACK

DC4: Materials selection reinforces the massing and design concept. The base features brick plinths with metal infill, which anchor the building to the ground and provide scale and texture to the pedestrian experience. The main upper facade material is fiber cement that reinforces horizontal movement and provides contrast to the upper facade subtraction elements that occur at the ends and intersections . The subtraction elements are clad in wood-look fiber cement siding that provides warmth and texture and reinforces the corner/ special conditions.

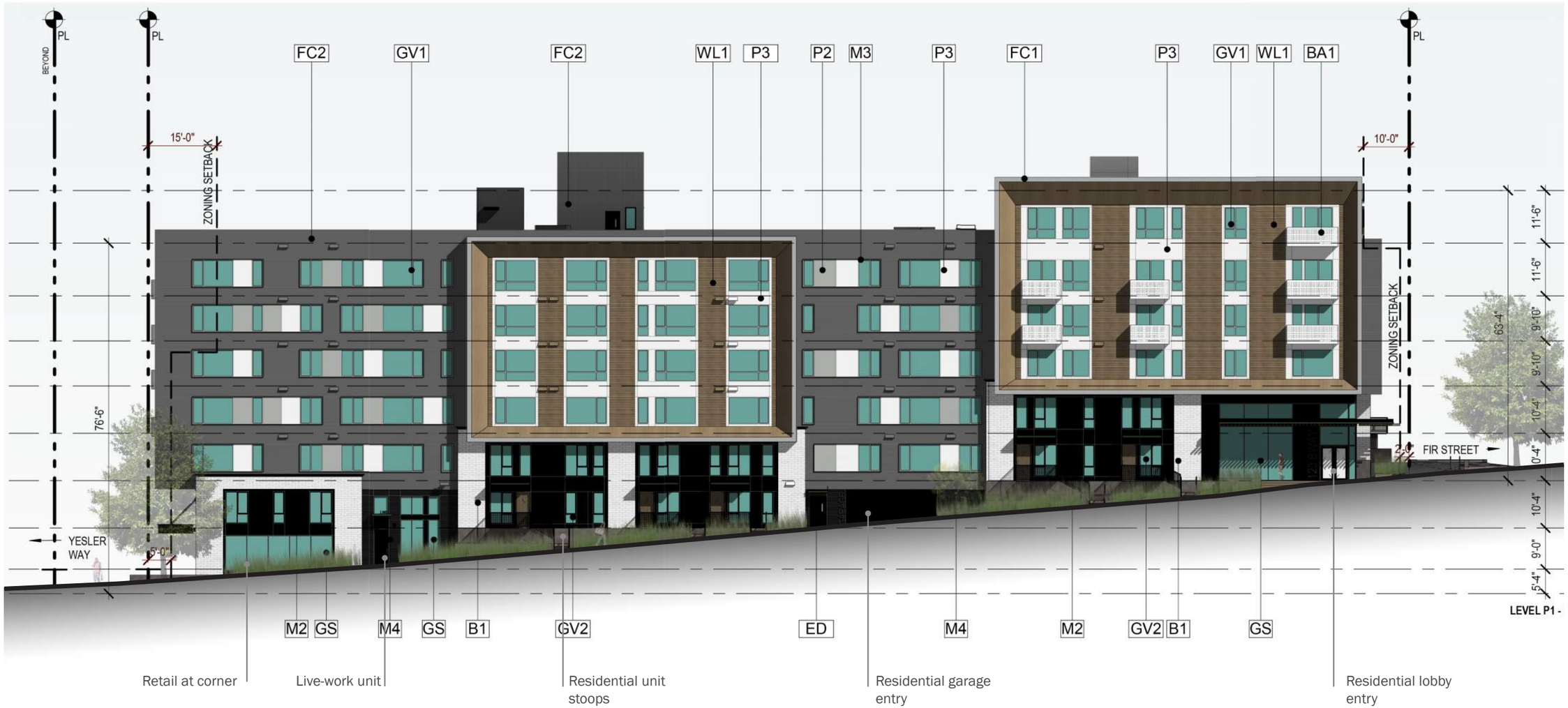
RENDERING - CORNER OF YESLER WAY AND BROADWAY

PL1, PL3, CS2: The corner expression at the south (Yesler) provides a strong identity marking the corner of Yesler and Broadway. The base features a retail space with a plaza for spill-out dining. The extra width provided by the plaza will allow for increased pedestrian traffic at this important intersection.

CS2, CS3, DC2: The building articulation is an evolution of the principal massing concept of surface, subtraction, and plinth. The upper façade “surface” features alternating accent panels and residential-scaled windows that express a horizontal character while finer grained articulation is provided with protruding metal accent fins that wrap the windows, creating shadow accents and visual interest. The upper façade “subtraction” occurs at key corners and intersections and is expressed by wood-textured siding in an angled frame. Residential balconies oriented to key views and solar access provide secondary articulation at the subtraction. At the “plinth” base, brick accents at key corners ground the upper facade and provide a fine-grained material detail at the pedestrian scale. The use of lighting, signage, canopies, and layered landscape elements at the ground level further reinforce the residential scale of the project.

RENDERINGS

ELEVATION: EAST ELEVATION (BROADWAY)



RENDERING - CLOSE -UP OF LIVE-WORK AND GROUND RELATED HOUSING ALONG BROADWAY

CS1, PL2, PL3: Ground related units with accessible patios activate the vibrant Broadway street edge while landscape is kept low for visual access and security.

CS3, DC3, PL3: Along Broadway, stairs connecting to residential entries engage the sidewalk, creating visual interest and finer-grain scale. The units are identified by individual canopies, lighting and unit signage. A layered transition from the sidewalk is achieved through terraced landscaping that mitigates the grade change and provides defensible space for the unit outdoor space.

BLOCK
2E

RENDERINGS

RENDERING - VIEW FROM POCKET PARK

PL1, DC3: Visual connection to the pocket park is achieved by the massing response: the intersection of the two masses occurs at the corner and the subtraction elements look toward the pocket park. The lobby entry at the corner provides further visual and physical interaction with the pocket park. A physical and visual connection through the building to connect the pocket park and the Pedestrian Pathway is not possible due to the significant grade change between the pocket park and the Pedestrian Pathway. Instead a visual connection is provided via the Fir St Green Street Loop and the landscape elements along the right-of-way that reinforce this connection. Wayfinding directional signage at the north entrance to the Pedestrian Pathway will create a further connection.

RENDERING - CLOSE -UP OF LOBBY ENTRY AT BROADWAY & FIR ST

PL2-B The residential lobby located at the corner of Broadway and Fir is highly transparent, with maximum glazing. The frequent passage of building residents will contribute to an active, comfortable, and safe pedestrian environment. Landscaping at this corner is kept low, to help maintain this transparency and connection to the pedestrian realm. The adjacent ground-related residential units have individual entries to create additional activity along Broadway.

RENDERING - VIEW LOOKING SW AT BROADWAY & FIR ST

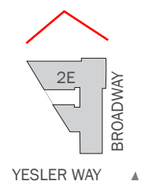
PL3, DC2: The corner of Broadway and Fir St is marked by the intersection of the two primary upper facades, signalling the main lobby entry and creating a dialogue with the future Block pocket park and Block 3 residential lobby entry.

The north facade, along Fir Street, has a quieter residential character, with residential balconies at grade, raingardens and visually evident drainage elements.

ELEVATION: NORTH ELEVATION (FIR ST)

CS2, DC2: The corner of Broadway and Fir St is expressed by the intersection of the two building masses. At the north facade this is visible with the subtraction element above the lobby . Adjacent to the Pedestrian Pathway, a brick mas pops out at the base, hinting at the special subtraction expression that occurs where the building faces the Pedestrian Pathway.

At the upper facade, two wood-clad vertical slots break down the horizontal upper skin into three sections in the middle of the building. The slots highlight the downspouts that collect water from the main roof to feed the raingarden planters at the street level. Further articulation is provided by the window fins that add movement and visual interest at the upper facade. At grade, the rhythm of the balconies that project over the raingarden also provide finer-grade articulation at the pedestrian scale.



ELEVATION: NORTH ELEVATION (FIR ST) STUDIES

RENDERINGS

STUDY 1 In this preferred study, large downspouts are used to further break-up the facade and celebrate stormwater drainage. The downspouts flow into lush raingarden planting and residential balconies float above. This scheme works with the overall concept and massing and adds another layer of interest to the facade. This scheme was selected for further study and incorporation into the design, as it had the most successful response to the design guidelines. The proposed design takes this study further by utilizing downspouts, but adding another layer of modulation by cutting into the upper mass at the location of these downspouts and highlighting them with wood.

STUDY 2 Juliet balconies were used in this study to create more interest on the facade and add to the residential character of the project. While the balconies were successful in integrating with the concept of a staggered skin appearance of the windows and accent panels, they were not ideal for a northern-exposure facade. Because they were not repeated elsewhere in the architecture, they felt unrelated to the rest of the project and detracted from the strength of the subtraction and plinth balconies. This option is not preferred.

STUDY 3 This study attempted to create modulation in the facade by cutting into the upper mass and highlighting this cut with a contrasting material. While this added interest, it did not fit with the overall concept and massing of the project. It greatly detracted from the subtractions, which cut into the upper masses only at the ends, highlighting corners, views and surrounding open spaces. This option is not preferred.

STUDY 4 This study, similar to study 3, attempted to create modulation in the facade by cutting into the upper mass and highlighting this cut with a contrasting material, with a different proportion. While this added interest, it did not fit with the overall concept and massing of the project. It greatly detracted from the subtractions, which cut into the upper masses only at the ends, highlighting corners, views and surrounding open spaces. This option is not preferred.

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RENDERING - CORNER OF FIR ST. & PEDESTRIAN PATHWAY

PL2-B: Natural surveillance and sight lines are enhanced to maximize visibility and foster social interaction within the public space. Terraced planter walls are kept at a pedestrian-scale with low to medium height shrubs, perennials, and groundcover which minimize hiding places and maximize sight lines while providing seasonal interest at Pedestrian Pathway plaza.

Right-of-way planting is evergreen with a 24” max. height consistent with SDOT guidelines.

In addition, along the Pedestrian Pathway, appropriately spaced pedestrian-scaled light poles with downlighting are provided to increase facial recognition and minimize glare for safety and security. Accent paving, planting, and lighting are used in combination to better define public and private zones. Strategic use of landscape lighting around the site will further provide a presence at night and avoid hiding places. Light sources will be shielded away from neighboring buildings

RENDERING - FIR ST. PEDESTRIAN VIEW

CS1: The proposed stormwater drainage is visually evident along the north (Fir St) facade. Rain leaders from the roof, artfully empty into bioretention cells. Street-side planters along Fir Street also collect rainwater from the sidewalk and will contain bioretention plantings on both sides of the sidewalk.

CS1, DC3: Along the Green Loop at Fir Street, activity nodes provide seating areas that are further defined by changes in paving material, seatwalls, wayfinding signage, and bike racks along an edge of bioretention planters

CS3: Along the building, residential unit balconies overlook the continuous bioretention garden. The raised balconies are set back from the sidewalk to establish a defensible space but still allow residents to visually interact with the right-of-way. Artistic downspouts that feed the bioretention garden unify the building design to the landscaping.

RENDERING - VIEW AT TOP OF PEDESTRIAN PATHWAY

CS3, PL2: Along the Pedestrian Pathway. residential decks overlook the pathway, separated by layered terraced landscaping providing for eyes on the pathway while maintaining a sense of privacy for the residential decks.

Natural surveillance and sight lines are enhanced to maximize visibility and foster social interaction within the public space. Terraced planter walls are kept at a pedestrian-scale with low to medium height shrubs, perennials, and groundcover which minimize hiding places and maximize sight lines.

RENDERING - AERIAL LOOKING NORTHEAST

DC3: The Level 2 west-facing courtyard is connected to the Pedestrian Pathway via the multistory community kitchen. This courtyard features a prow element to create a dialogue with the pedestrian plaza to the west and provide views to Mount Rainier to the south. The courtyard has a outdoor dining area to the west. A roof deck on Level 7 will allow for views to the southeast and southwest and will feature a mix of active and passive uses. The roof deck will also be served by an interior amenity space to provide flexibility for indoor and outdoor uses year round.

PL1: The Pedestrian Pathway provides a direct connection from the Fir Street Green Loop on the north to the retail plaza along Yesler to the south. The north half of the pedestrian path ties into the existing southern half of the path through its common language and cadence of simple concrete stairs, ramps, and terraced plantings. At the heart of the path, an enlarged plaza relates directly to the Level 2 courtyard and community kitchen while also providing increased visibility and access to the existing Epstein Opportunity Center to the west. Topography plays an important role in the character of the space as well as the axial relationship to Mt. Rainier beyond. The large central plaza with various seating opportunities, pedestrian scaled lighting, and rich plant palette complement the south Pathway open space characterized by a large lawn. This mix of active and passive spaces serve as a stage for outdoor activities that maximize social interaction and highlight the intrinsic qualities of Yesler Terrace.

ELEVATION: WEST ELEVATION (PEDESTRIAN PATHWAY)

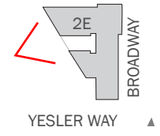
CS1-C. Program elements along the west façade have been carefully located to work with the steep grades and maximize porosity. The north end features the irresistible stair, the community kitchen, and the Level 2 residential courtyard that overlooks the Pedestrian Pathway. At the south end, there is a bike room access point, the secondary lobby entry, the residential amenity fitness room, and the retail space also overlooks the Pedestrian Pathway with generous glazing. Additionally, residential unit balconies overlook the length of the Pedestrian Pathway.

RENDERING - VIEW FROM PEDESTRIAN PATHWAY

CS1: The irresistible stair and community kitchen for project residents open off the plaza to the Pedestrian Pathway. The community kitchen will be multilevel, allowing shared cooking and dining activities to occur immediately off the Pedestrian Pathway and also at the courtyard level. The community kitchen could be used for programmed monthly potlucks or other events that the surrounding neighborhood could attend

CS1: The building opens to the west with a courtyard on Level 2, minimizing shading on the Pedestrian Pathway and providing for good solar access.

The proposed stormwater drainage is visually evident in raised planters at the Pedestrian Pathway plaza below the Level 2 courtyard.



ELEVATION: SOUTH ELEVATION (YESLER WAY)

PL3: The retail space reinforces the intersection of Yesler and Broadway as the center of Yesler Terrace, has the flexibility to accommodate 1-2 retail spaces and has high transparency on three sides: Broadway, Yesler (main entrance) and the Pedestrian Pathway.

Retail along south facade (Yesler) corner

RENDERING - VIEW UP PEDESTRIAN PATH FROM YESLER WAY

PL1, PL2, PL3: A strong corner condition at Broadway and Yesler Way is proposed through massing, materiality, detail and use. The upper facade projects and gestures toward the Neighborhood Park to the south. At the base, the brick plinth anchors the upper facade and contains highly-transparent retail spaces that open to a retail plaza oriented to the south, to maximize solar access. The plaza provides spill-out space for the retail and activates the corner.

CS1, PL4: The open plaza and low landscape at Yesler responds to the corner of Yesler and Broadway as a multi-modal hub of the neighborhood, attracting pedestrians and people using the streetcar. A large retail canopy provides weather protection for pedestrians and helps define the outdoor space. The openness of the plaza coupled with a variety of planned seating opportunities make the plaza safe and inviting while allowing for the movement of pedestrian and cyclists.

LANDSCAPE DESIGN

LANDSCAPE SITE PLAN

LANDSCAPE UPPER ROOF PLAN

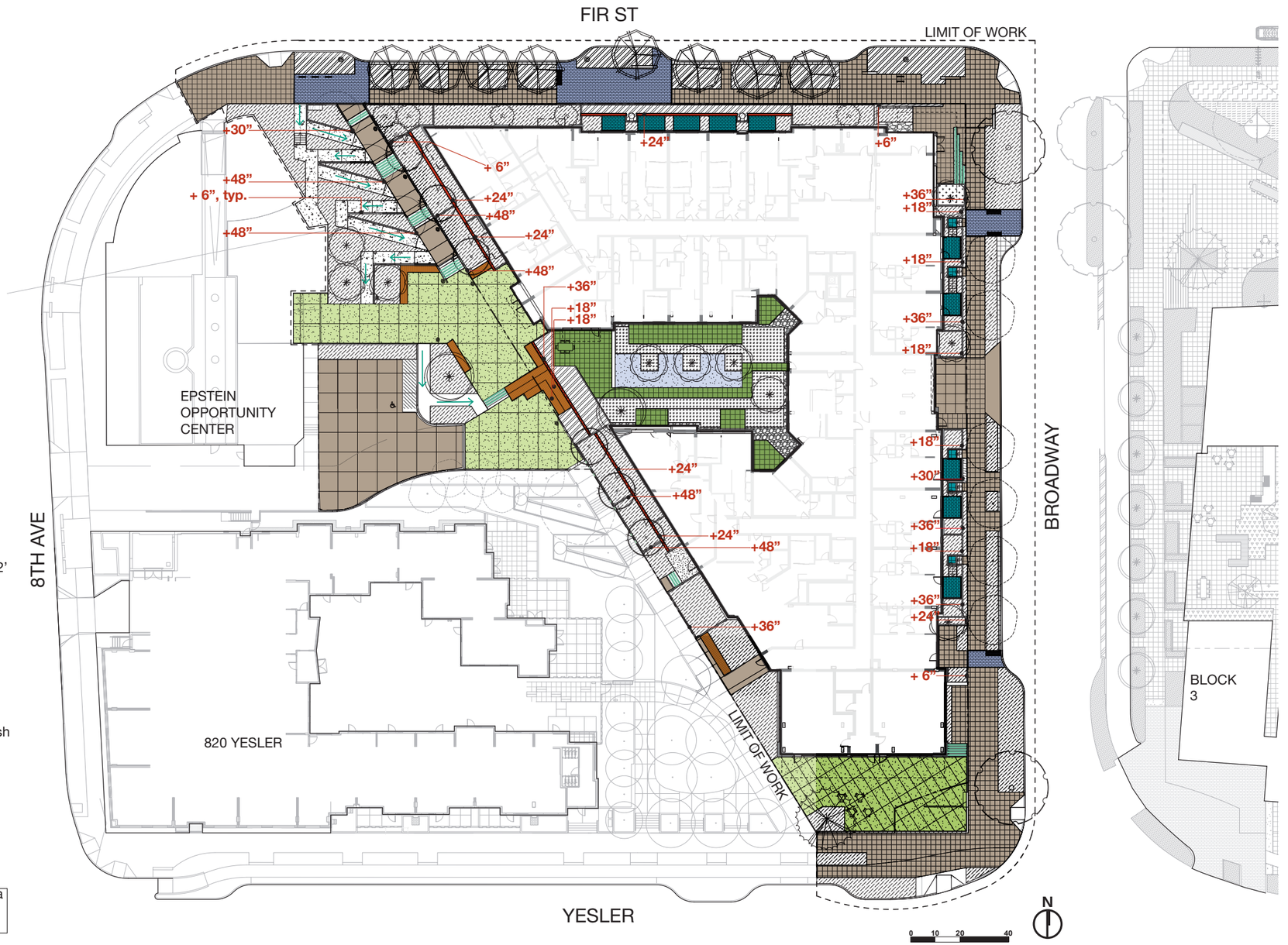
BLOCK
2E

LANDSCAPE DESIGN

LANDSCAPE - MATERIALS

LANDSCAPE DESIGN

- Sidewalk Paving - Gray CIP Concrete *
- Specialty Paving
- Unit Pavers
- Residential Patio - Gray CIP Concrete
- Residential Courtyard - Crushed Surfacing
- Residential Courtyard Patio - 2'x2' Precast Paver
- CIP Concrete Stair or Ramp
- Salvaged Concrete Rubble Wall
- CIP Concrete Wall with Arch Finish
- Terraced Wood Seating
- xx" Relative height of wall or finished surface to adjacent grade
- * Light-colored paving area with a high solar reflectance: >50% of total site hardscape



LANDSCAPE - MATERIALS

CIP concrete stairs at pedestrian path

CIP concrete paving

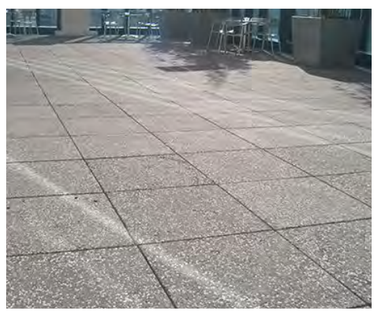
Unit pavers

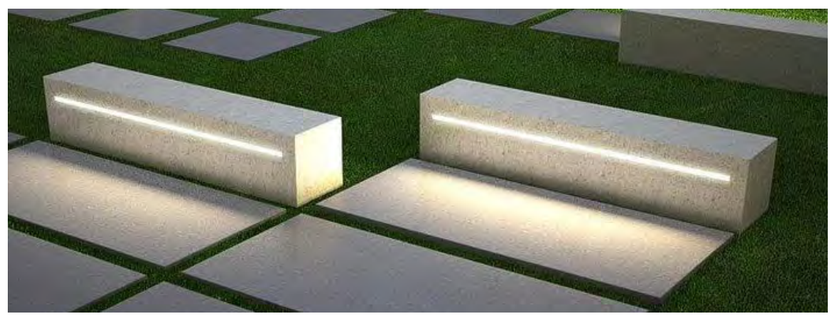
Precast concrete paver

CIP concrete seat wall

CIP concrete stairs at entry

Specialty CIP concrete paving





Recessed wall light

Residential balcony

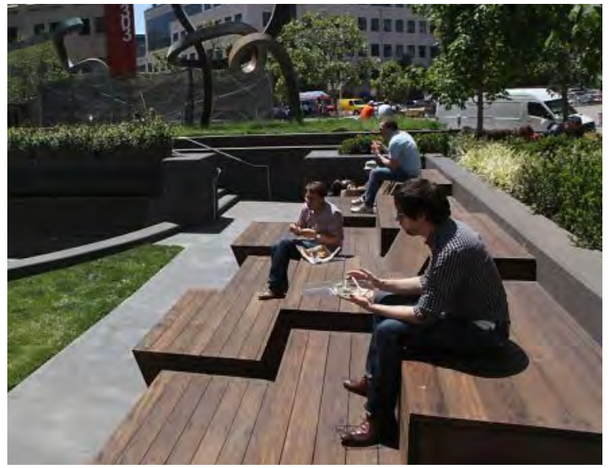
Salvaged concrete rubble wall

CIP concrete planter wall

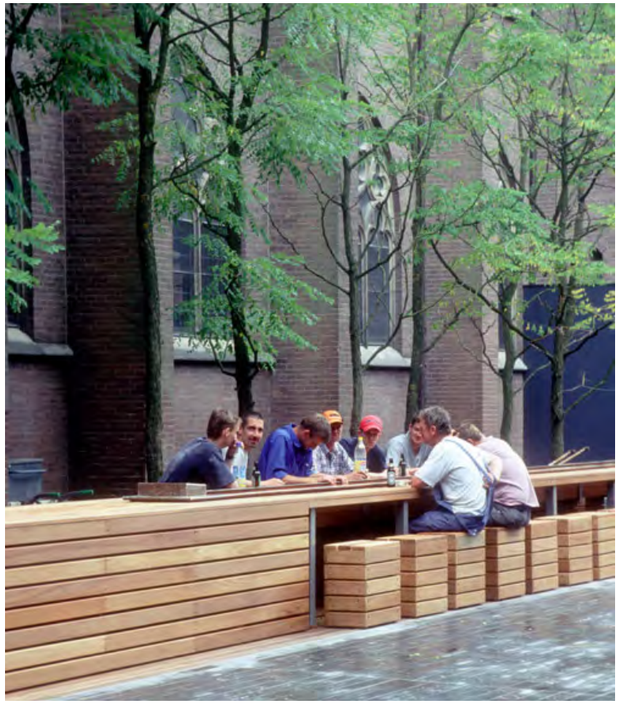
LANDSCAPE - STREETSCAPE ELEMENTS

LANDSCAPE DESIGN

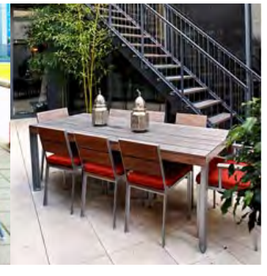
1 Terraced Wood Seating
2 Community Table
3 Bench
4 CIP Concrete Seatwall
5 Bike Rack
6 Tables and Chairs
7 Wayfinding
8 Public Access Signage



Terraced/plaza seating



Community table

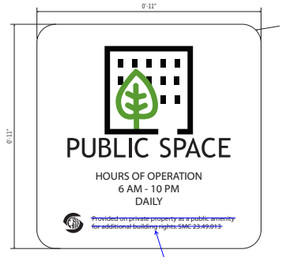


Tables and chairs

R.O.W. bench

R.O.W. bike rack

Wayfinding signage + pole



Public access signage

BLOCK
2E

LANDSCAPE PLANTING PLAN

LANDSCAPE DESIGN

Streetscape - Corridor Street
- Evergreen
- Tough, ordered
- Low height

Streetscape - Connector Street
- Evergreen with perennial accent
- Tough, ordered
- Low height

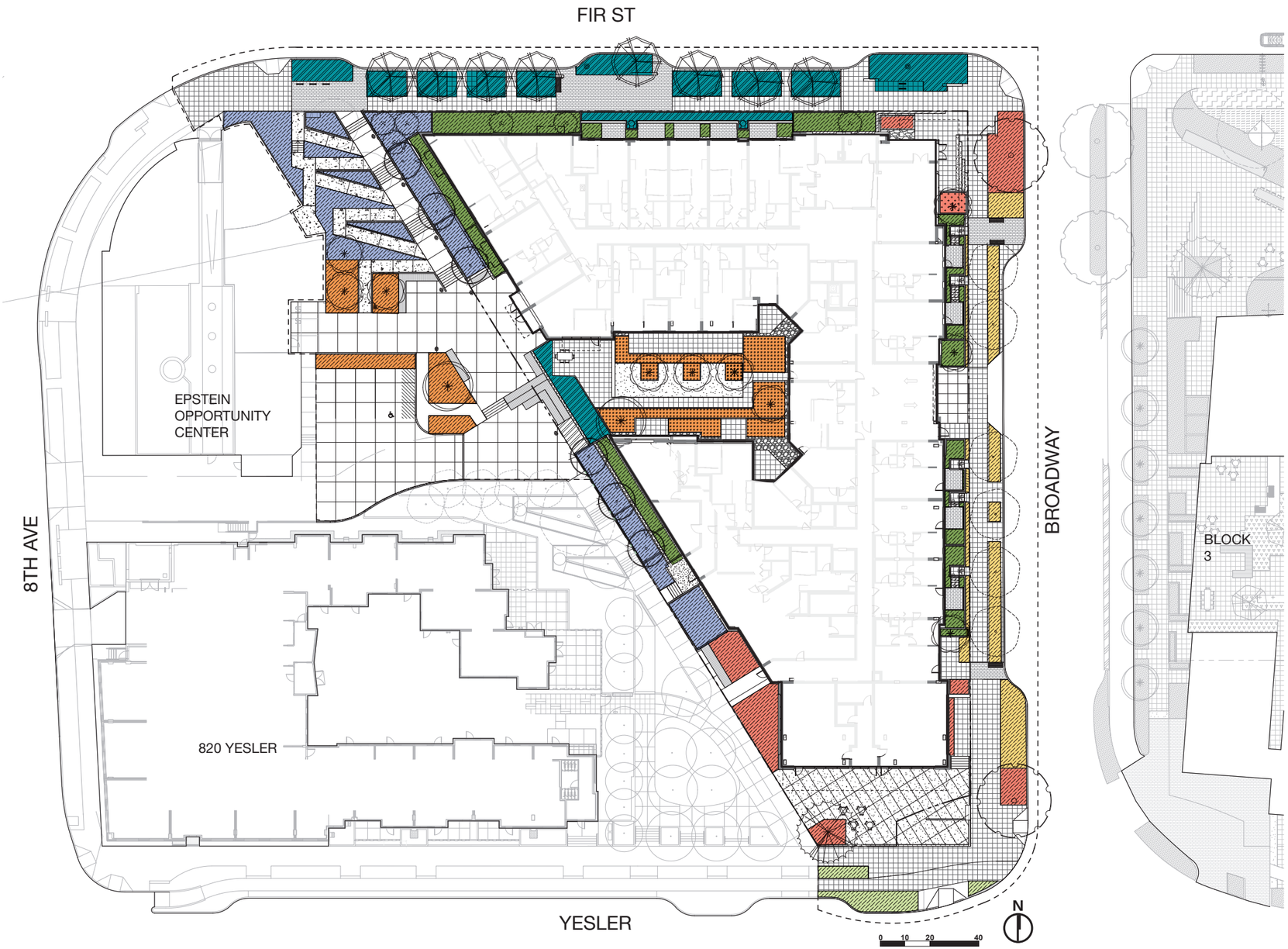
Foundation Planting
- Evergreen and deciduous mixed
- Tough
- Low-Medium height

Courtyard/Plaza Planting
- Varied, mixed
- Seasonal, colorful
- Low-Medium height

Retail/Node Planting
- Varied, mixed
- Seasonal, colorful
- Low height

Pedestrian Path Planting
- Varied, mixed
- Seasonal, colorful
- Low height

Bioretention Planting
- Textural, grassy
- Evergreen w/ perennial accent
- Low - medium height



LANDSCAPE PLANTING MATERIALS


Liriodendron


Cepholotaxus


Hebe


Prunus laurocerasus

Streetscape - Corridor Street


Acer nigrum


Lonicera pileata

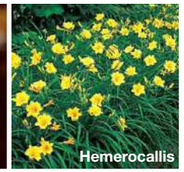

Leucanthemum


Iris tenax


Spirea betulifolia


Hebe ‘Karo Golden Esk’


Carpinus betulus


Hemerocallis

Streetscape - Connector Street


Sarcoccoca ruscifolia

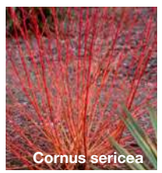

Liriope muscari


Acanthus mollis


Anemone x hybrida


Viburnum davidii

Foundation Planting


Cornus sericea


Carex


Acer x.


Juncus patens


Dryopteris

Bioretention Planting


Cercidiphyllum


Lagerstroemia


Buxus


Heuchera


Rosa bonica


Pennisetum


Miscanthus sinensis


Crocosmia

Courtyard/Plaza Planting


Magnolia

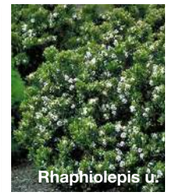

Schizostylis


Crocosmia

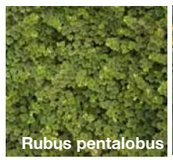

Gaura


Hydrangea paniculata


Sedum


Rhaphiolepis u.

Retail/Node Planting


Rubus pentalobus


Rudbeckia


Carex testacea


Amelanchier


Iris foetedissima

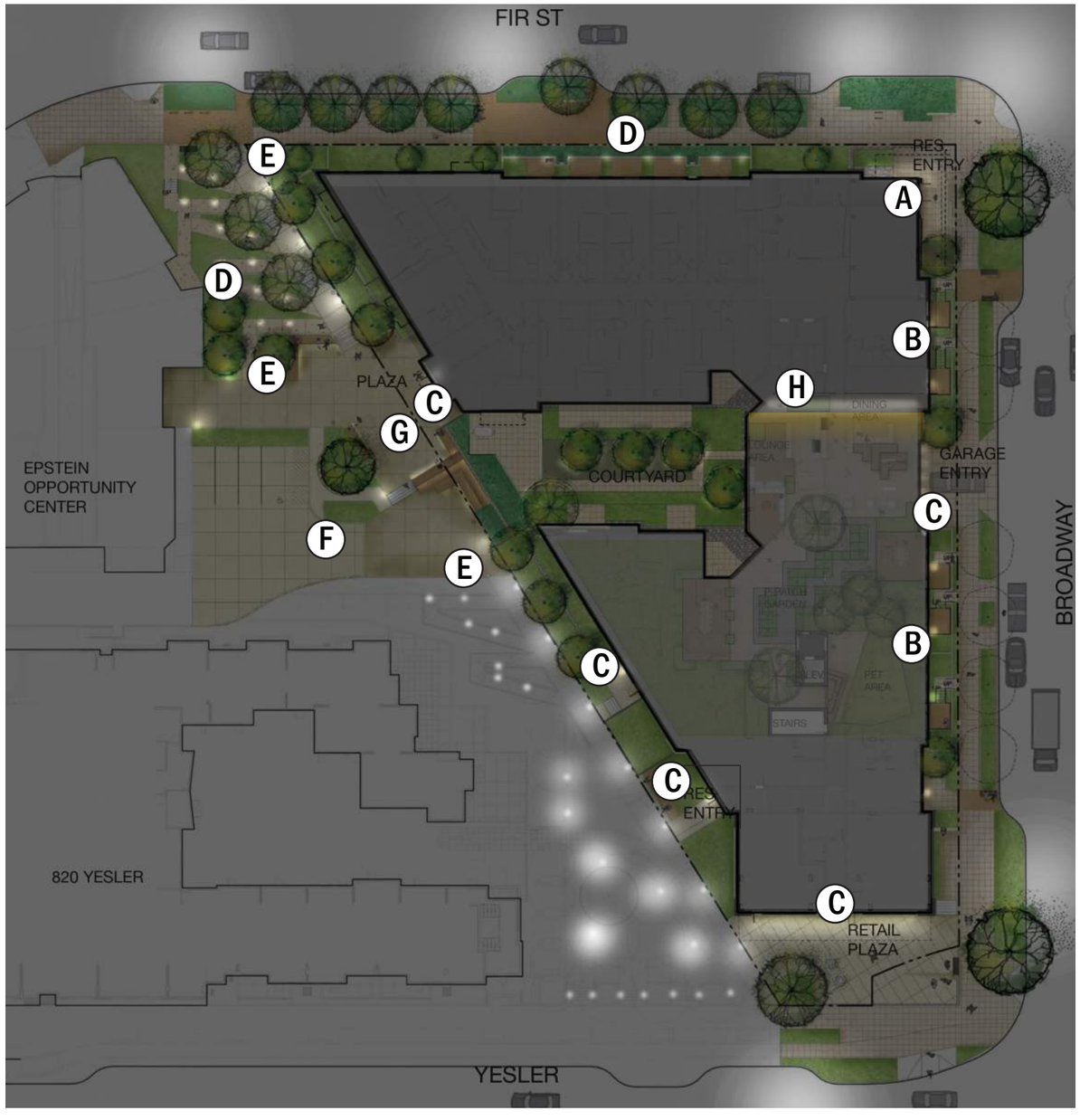

Physocarpus


Nepeta

Pedestrian Path Planting

RENDERING - CORNER OF YESLER WAY AND BROADWAY AT NIGHT

EXTERIOR LIGHTING CONCEPT



LIGHTING CONCEPT

A

Under-canopy lighting at main entry

B

Unit Entry Lighting

C

Recessed Downlight

D

Step Light

E

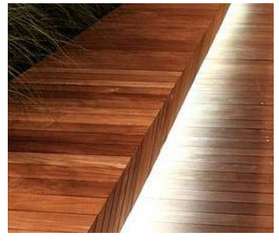
Pedestrian-scaled pole light

F

Tree uplighting

*Fixture will have reduced glare and light intensity, producing a soft glow for select planters and trees that will not interfere with adjacent buildings and helicopters.

G



Undermount bench lighting

H

Building sconce

SIGNAGE CONCEPT

SIGNAGE CONCEPT

*Note: Total area of signs for all uses not expected to exceed 100 square feet.

1 RETAIL SIGNAGE

Retail signage will occur on a variety of scales in order to be visible by vehicular, bicycle and pedestrian traffic and be oriented to be clearly seen from Broadway and Yesler Way, in both directions. Canopy-mounted cut-out letters, wall-mounted cut-out letters and blade signs are potential signage options.

SIGNAGE CONCEPT

② RESIDENTIAL UNIT SIGNAGE

Residential unit signage will identify ground-level residential units with stoops and add to the residential character of the project. These signs could be wall-mounted cut-out numbers.

③ SECONDARY SIGNAGE

Secondary signage includes signs for the secondary lobby entry, community kitchen, parking, and bike parking. These signs could be wall-mounted cut-out letters or blade signs which are highly visible to vehicular, bicycle and pedestrian traffic.

④ PRIMARY BUILDING SIGNAGE

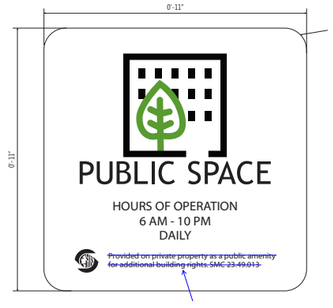
The primary signage for the project aims to be warm, welcoming and friendly and direct people to the main residential entry on the corner of Broadway and Fir Street. The signage could cut-out letters in a lower case font wall-mounted or integrated with the canopy.

⑤ WAYFINDING KIOSKS

There are two proposed wayfinding kiosks for the project, at the northwest and southeast corners of the site. These kiosks will help orient visitors and provide information on the Pedestrian Pathway and other public open spaces. The kiosk will also provide wayfinding signage for cyclists consistent with city-wide bicycle signage standards.

⑥ PUBLIC ACCESS SIGNAGE

Public access signage will direct visitors to the Pedestrian Pathway from its major entrances along Fir Street and Yesler Way.

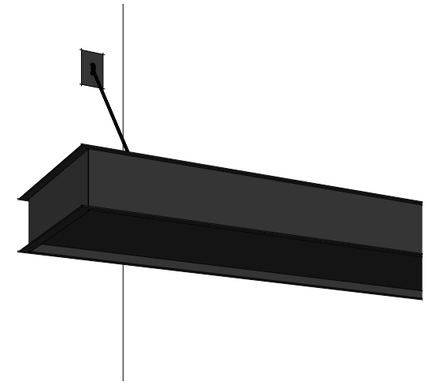


CANOPY CONCEPT

Canopies will serve to mark significant entries and provide weather protection for building users and pedestrians.

1 RETAIL CANOPY

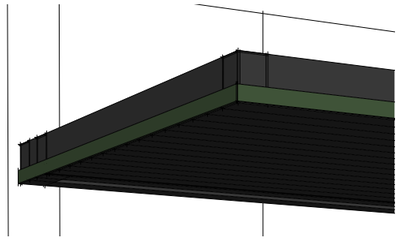
The retail canopy will serve to mark the retail usage at the south end of the project and provide weather protection for retail spill-out space and pedestrians. The canopy also provides a place to mount retail signage.



Retail Canopy Example Image

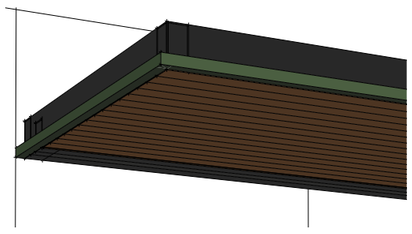
② RESIDENTIAL UNIT ENTRY CANOPIES

Residential unit entry canopies will serve to mark the entrance to residential units which are accessible from the sidewalk and provide weather protection for residents. They could relate to the other canopies of the project through color and material.



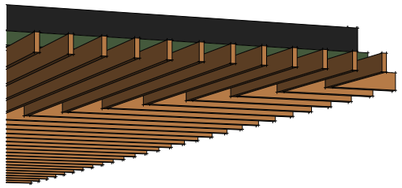
③ SECONDARY CANOPIES

Secondary canopies serve the secondary lobby entry, community kitchen, live-work unit and exit doors. They could relate to the primary residential entry canopy through material and color, but be more simplified.



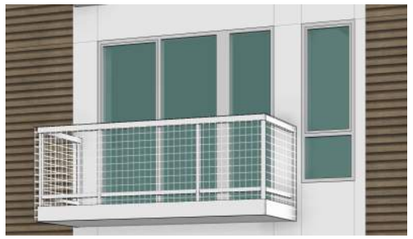
④ PRIMARY RESIDENTIAL ENTRY CANOPY

The primary residential entry canopy will serve to mark the lobby at the corner of Broadway and Fir Street. Incorporating wood and an accent color can provide warmth and relate the canopy back to the main colors and materials of the project.



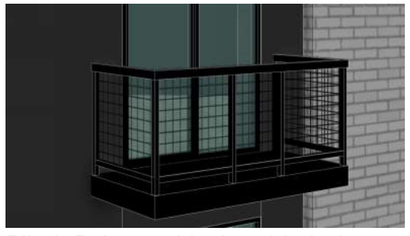
Primary Entry Canopy Example

BALCONIES



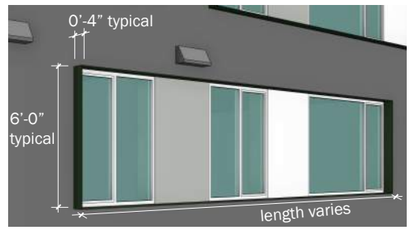
Upper Balcony - white welded wire mesh

Upper Balcony Example Image



Plinth Balcony - black welded wire mesh

WINDOW FINS

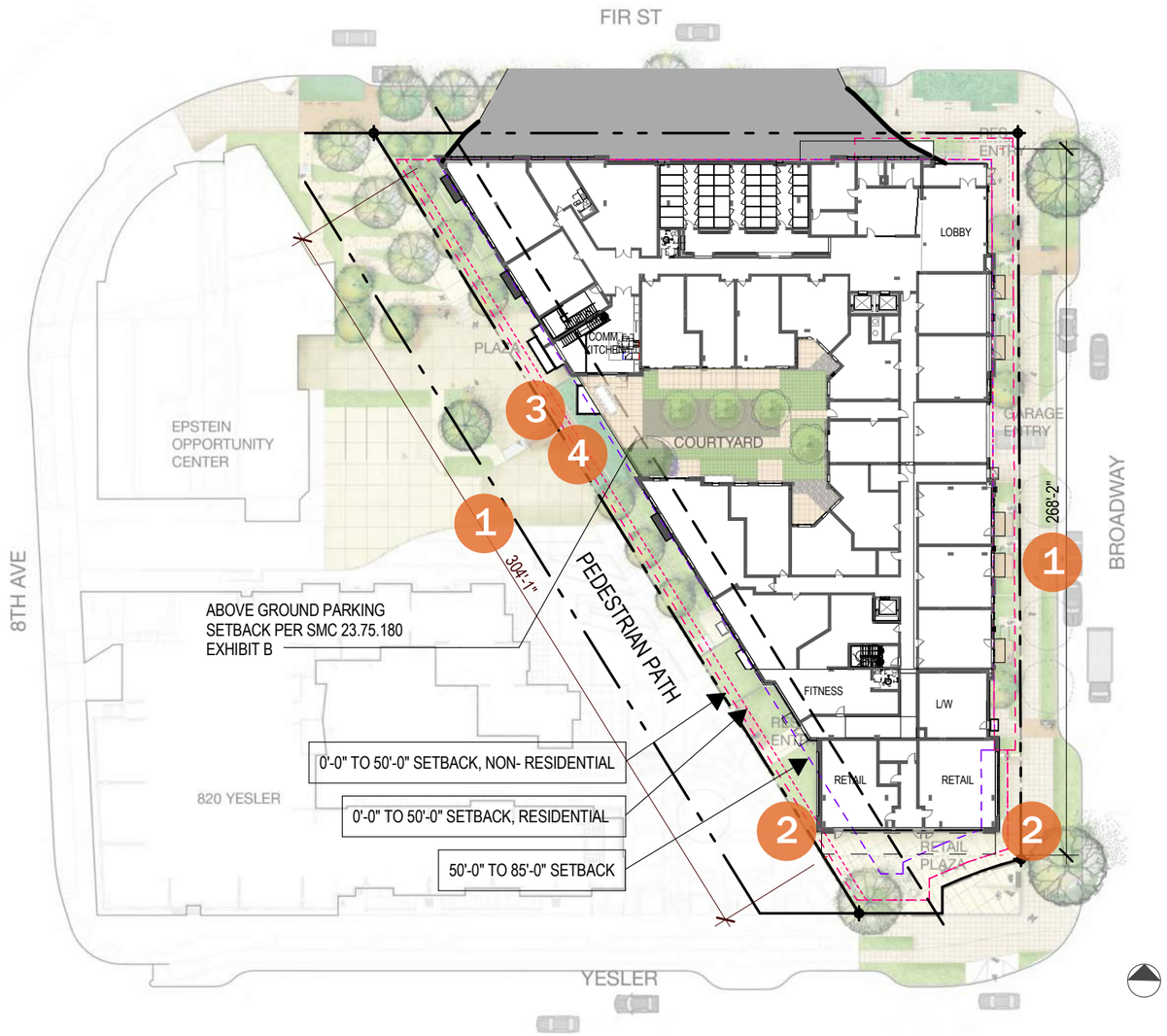


Brakeshape Metal Trim Window Fin

Window Fin Example Image

DEPARTURES

DEPARTURE REQUESTS | SUMMARY



1 **SMC 23.75.130 Maximum width of regulated façade**

The applicant is requesting to increase the regulated facade width from a code required 240’ width to 268’-2” along Broadway and 304’-1” along the Pedestrian Pathway per Exhibit B for 23.75.130.

2 **SMC 23.75.140 Setbacks**

The applicant is requesting to extend into the required setbacks as shown on pages 65-67.

3 **SMC 23.75.180.F.3 Parking**

The applicant is requesting along the Pedestrian Pathway on Level 1 to provide 22.6% instead of 20% of aboveground parking without a normally occupied use.

4 **SMC 23.75.180.F.1 Parking**

The applicant is requesting to permit small portions of aboveground parking on Level P1 and Level 1 to extend into the minimum setback identified per Exhibit B for 23.75.180.

DEPARTURE REQUEST | MAXIMUM FACADE WIDTH

1

DEVELOPMENT STANDARD REQUIREMENT

SMC 23.75.130 Maximum width of regulated façade

Each regulated facade is limited to 240 feet in width

DEPARTURE REQUEST/PROPOSAL

The applicant is requesting to increase the regulated facade width from a code required 240’ width to 268’-2” along Broadway and 304’-1” along the Pedestrian Pathway per Exhibit B for 23.75.130.

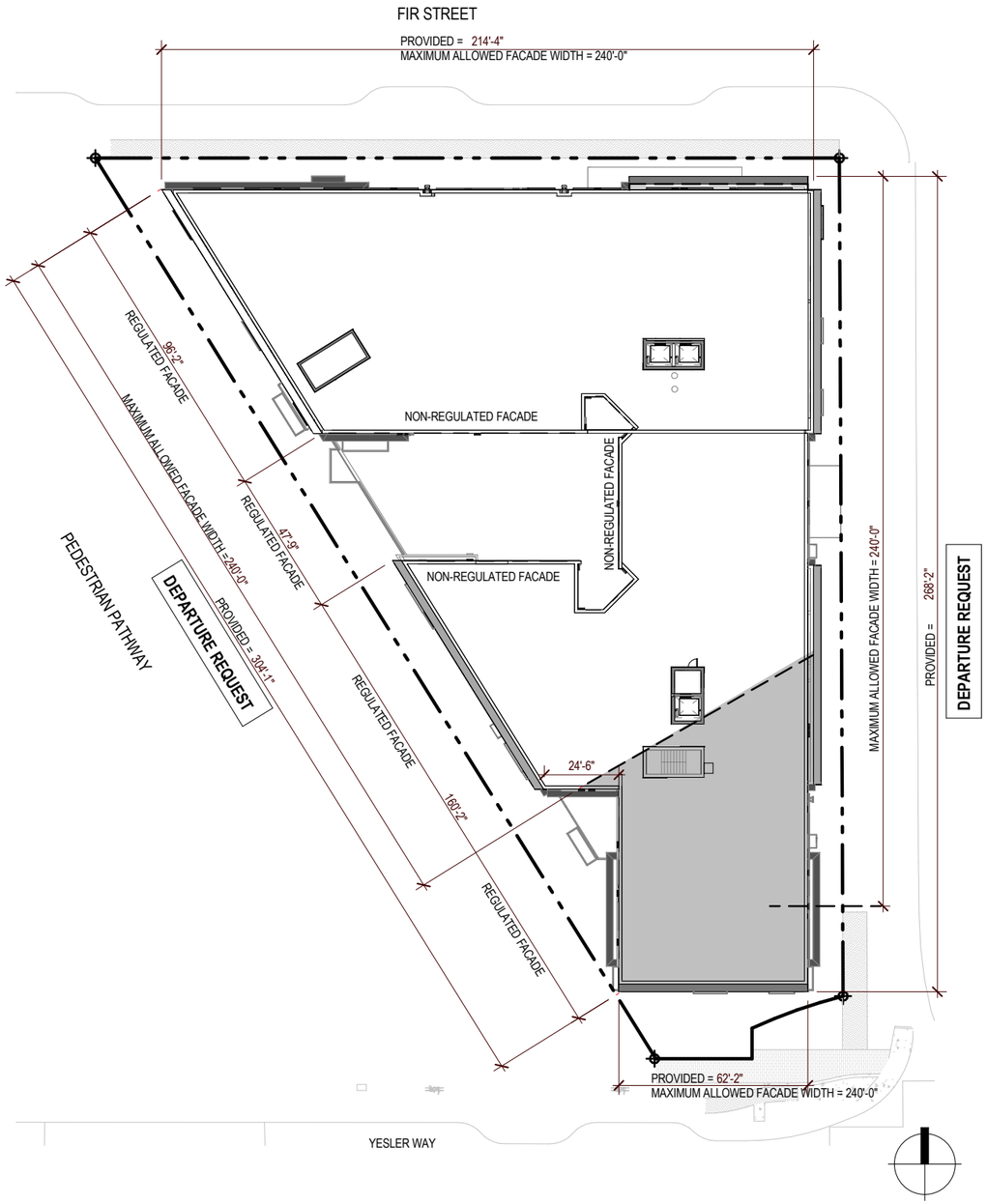
JUSTIFICATION

The proposed facade length along Broadway exceeds the required width by approximately 28’. The proposed width provides an urban presence along Broadway and allows for the building to mark the corner at both Fir Street and Yesler Way, to provide distinctive entry into the heart of Yesler Terrace and emphasize the corner conditions as response to unique street characteristics (CS2, DC2). Modulation is provided along Broadway.

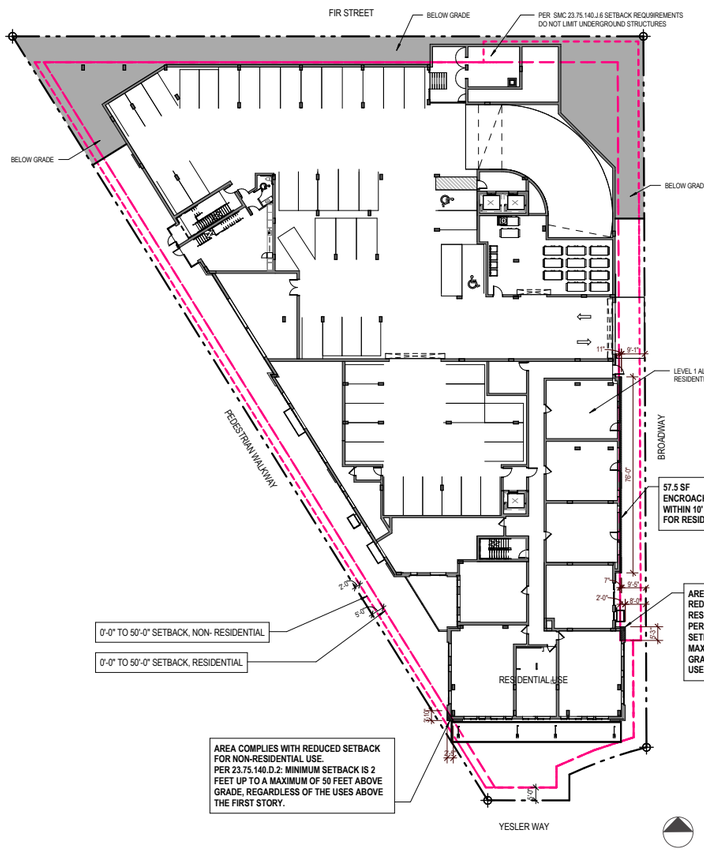
Due to a diagonal property line, the boundary along the Pedestrian Pathway is significantly longer than the rectilinear boundaries at the street. In order to comply with the 240’ length, the building would need to break up into two buildings, which will detract from the gateway presence and the opportunity to integrate the Pedestrian Pathway with the exterior residential amenity spaces of the project, particularly the courtyard. Furthermore, significant modulation in the form of two legs breaks up the building along the Pedestrian Pathway.

DRB COMMENTS

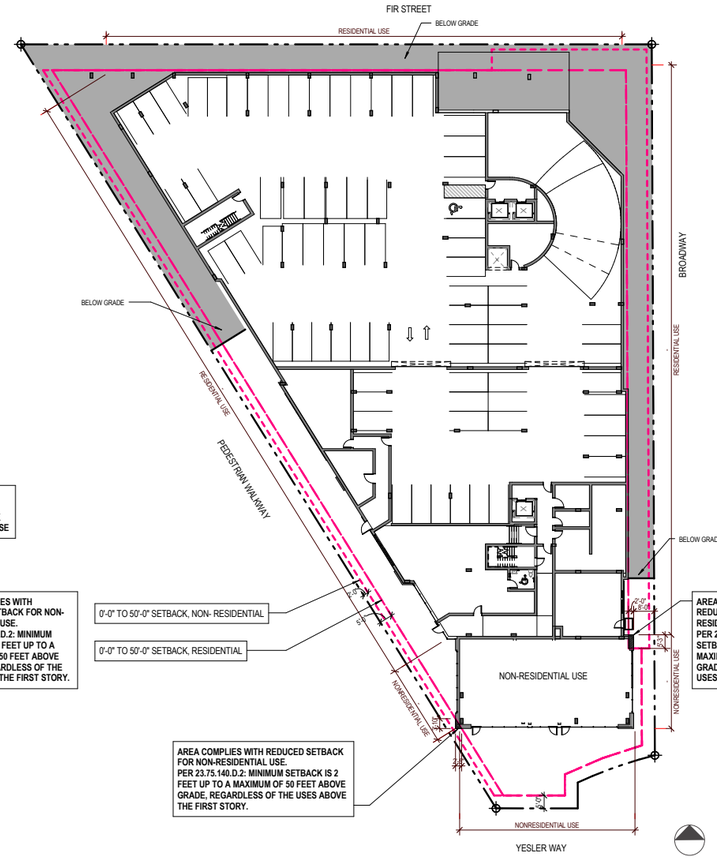
At the EDG meeting, the Board indicated preliminary support for the departure, based on the proposal to locate the courtyard to complement the adjacent Pedestrian Pathway, and design the courtyard to provide usable residential open space.



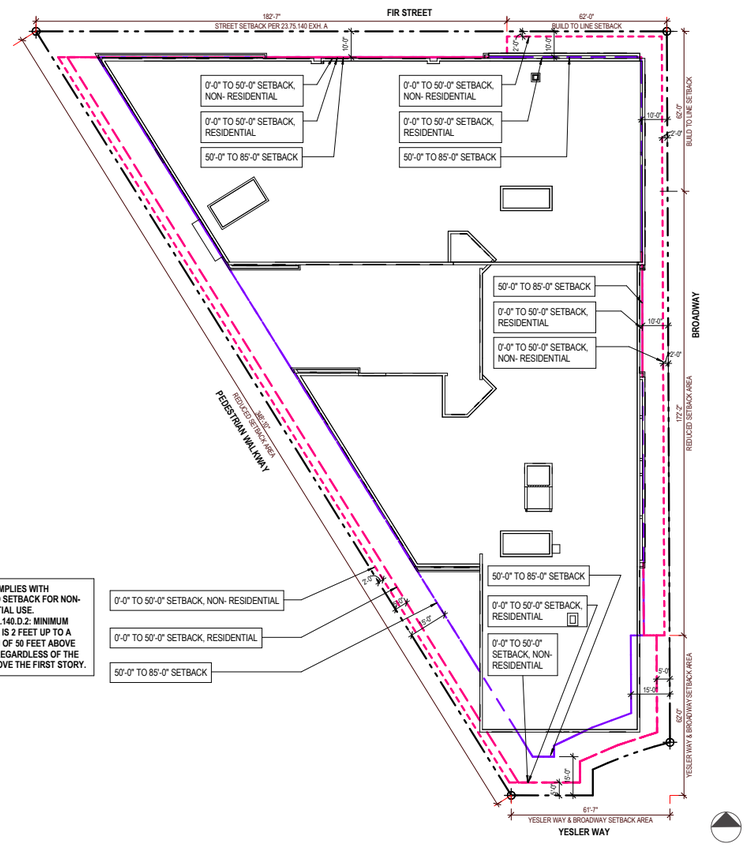
DEPARTURE REQUEST | SETBACKS



Level 1 - Setbacks



Level P1 - Setbacks
(No Departures Needed)



Block 2E Required Setbacks

2 DEVELOPMENT STANDARD REQUIREMENT

SMC 23.75.140 - Setbacks required for Block 2E include (1) Streets (2) Build to line (3) Reduced Setback area (4) Yesler way & Broadway setback

DEPARTURE REQUEST/PROPOSAL

The applicant is requesting to extend into the required setbacks as shown on this page and page 66-67.

JUSTIFICATION

This departure will reinforce the building shape, modulation and concept to establish a clear architectural expression (CS2, CS3, DC2). The massing references the rectangular bars of the original Yesler Terrace rowhouses, maximizing light and air for residents. The massing strongly relates to Block 3 and creates a strong visual rhythm along Yesler Way, highlighting the commercial nature of the street.

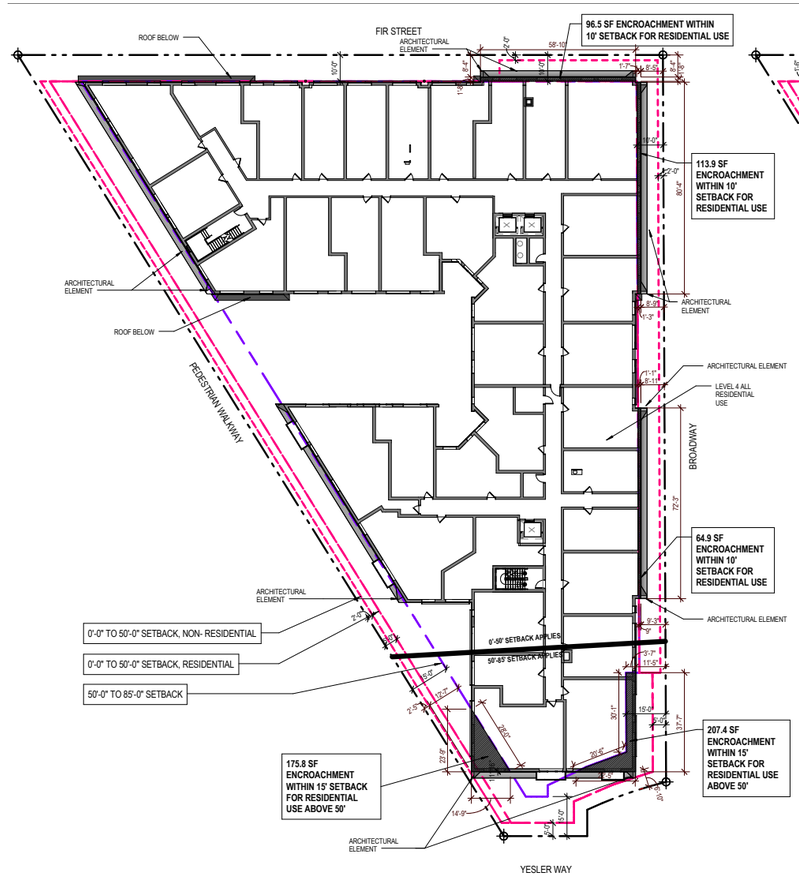
DRB COMMENTS

At the EDG meeting, the Board indicated preliminary support for the departure, based on the proposed massing response to the unusual lot configuration and the strong architectural expression at Yesler Way.

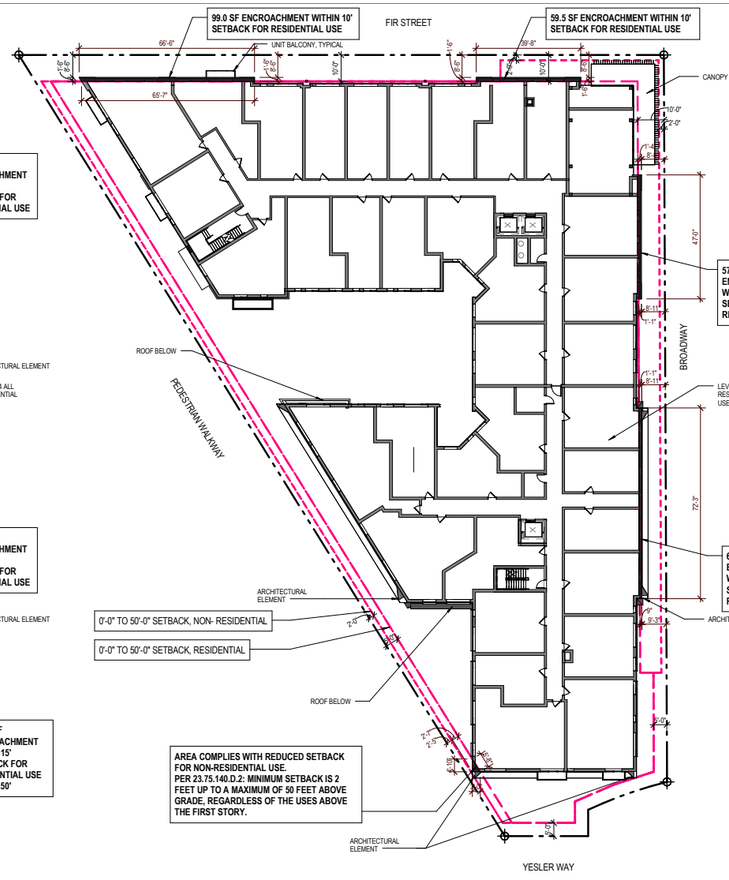
BLOCK 2E

DEPARTURES

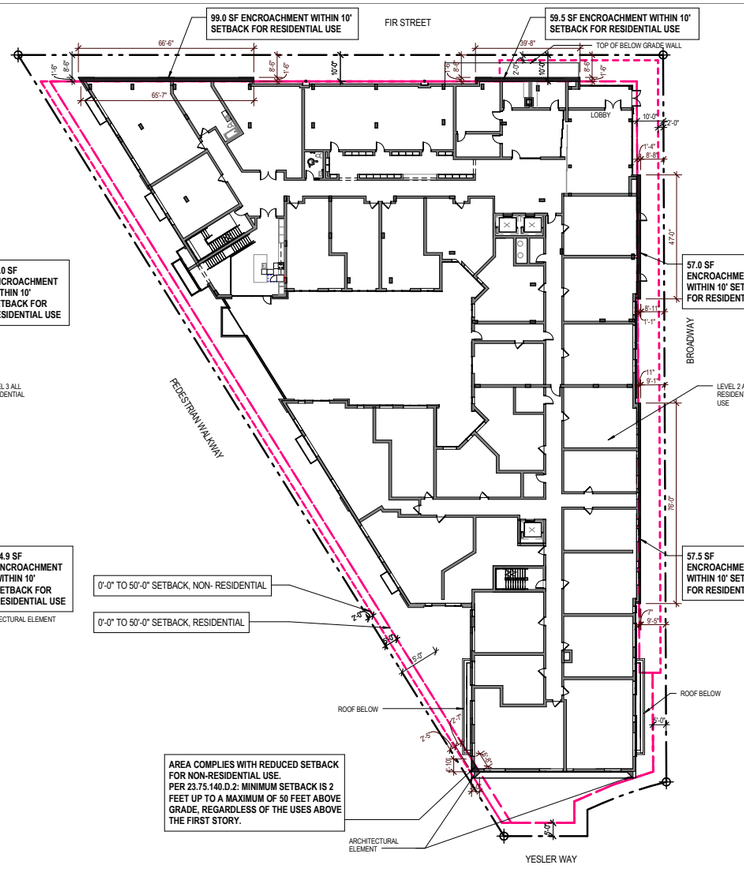
DEPARTURE REQUEST | SETBACKS



Level 4 - Setbacks

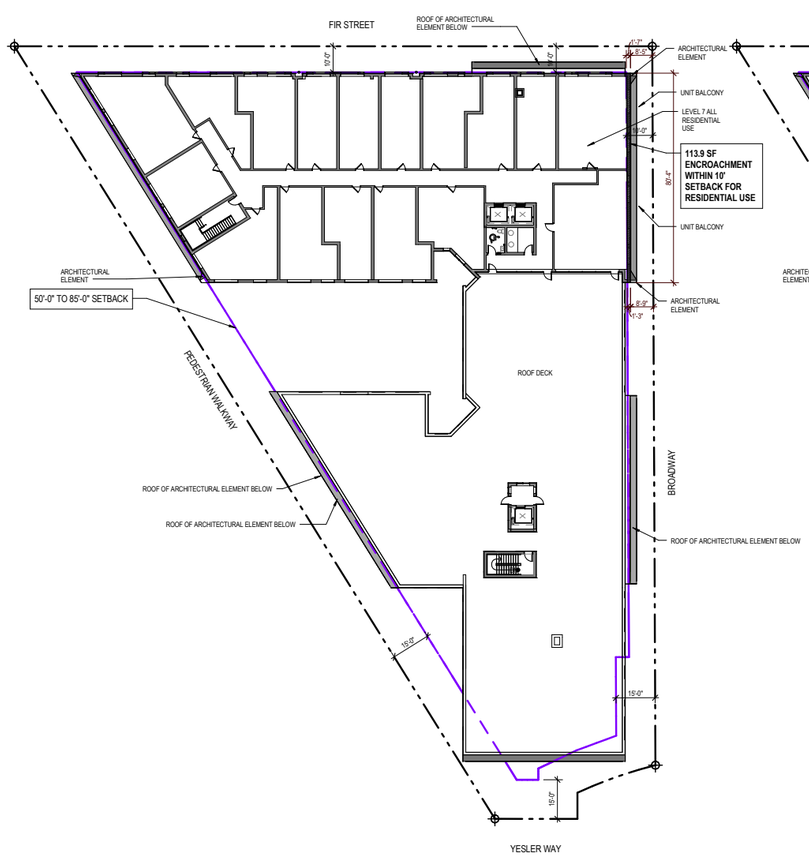


Level 3 - Setbacks

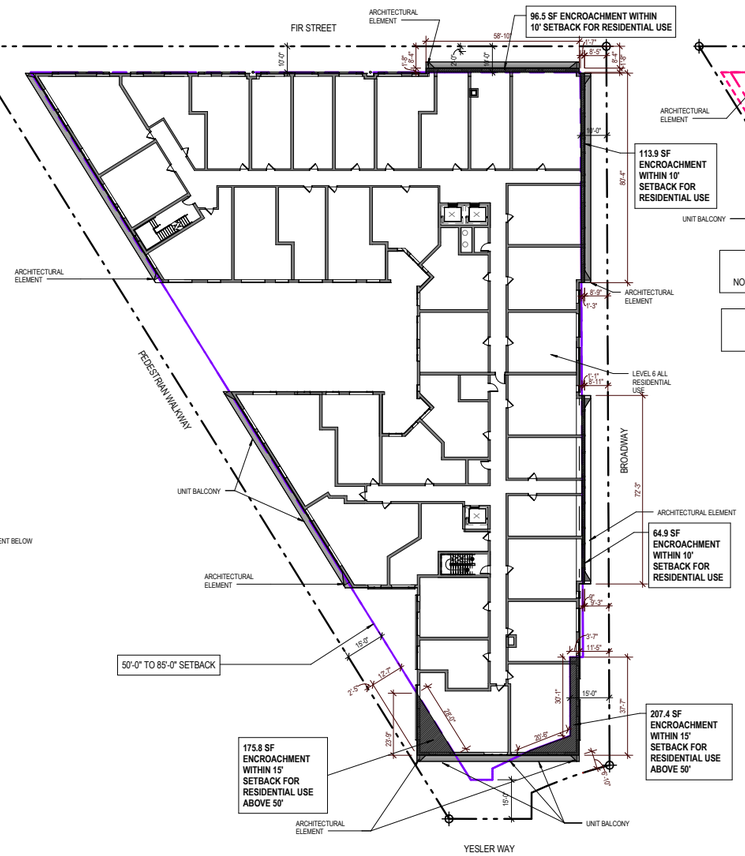


Level 2 - Setbacks

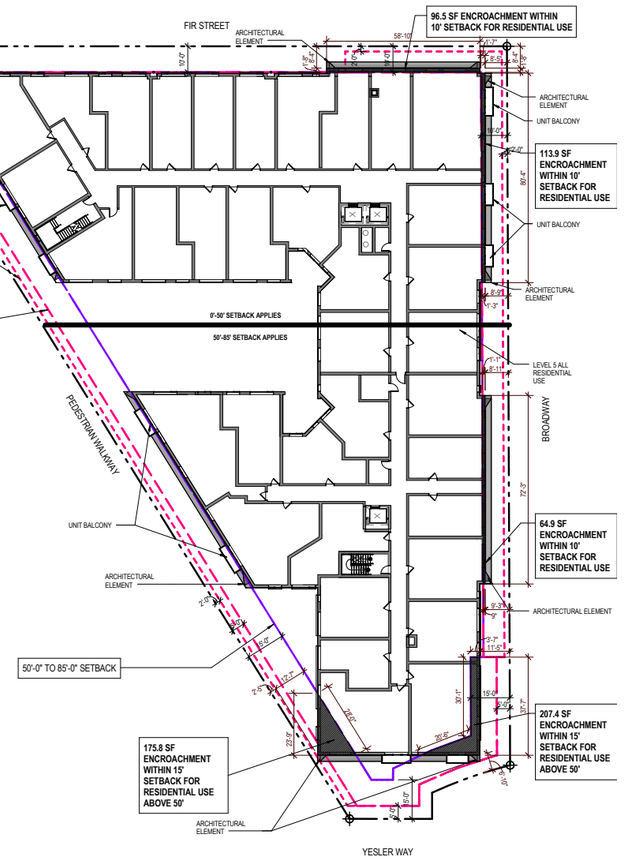
DEPARTURE REQUEST | SETBACKS



Level 7 - Setbacks



Level 6 - Setbacks



Level 5 - Setbacks

DEPARTURE REQUEST | PARKING

3

DEVELOPMENT STANDARD REQUIREMENT

SMC 23.75.180 F.3 - Parking

Aboveground parking and loading areas shall be separated from each regulated facade by a normally occupied use along at least 80 percent of the width of the regulated facade, except where parking access and/or loading access occurs. The remaining part of the facade shall include architectural detailing, artwork, vegetated walls or other landscape features, with an opaque screen at least 3.5 feet high on each story.

DEPARTURE REQUEST/PROPOSAL

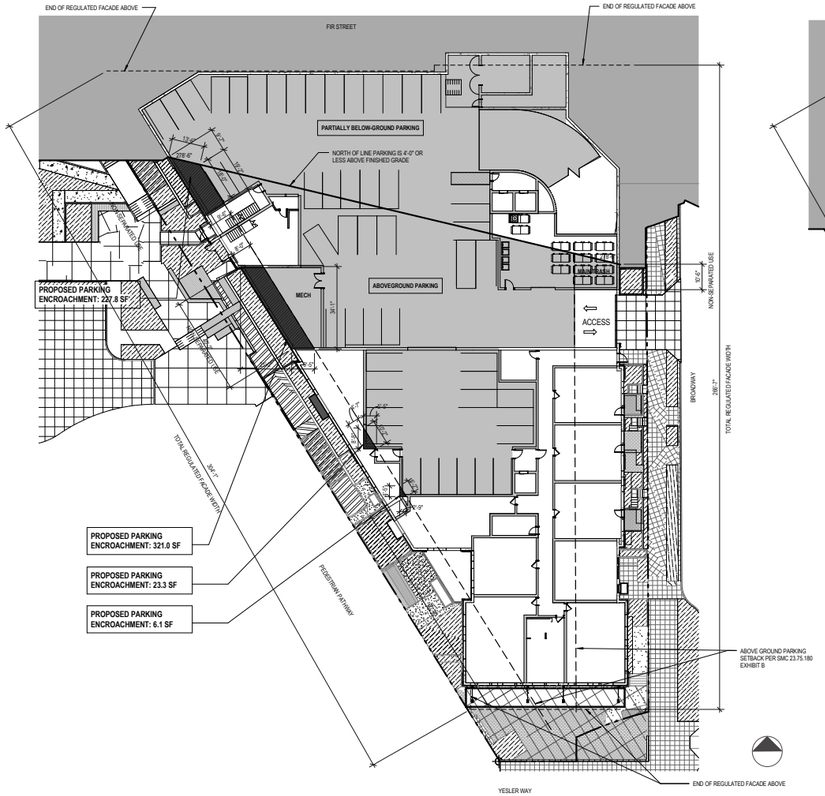
The applicant is requesting along the Pedestrian Pathway on Level 1 to provide 22.6% instead of 20% of aboveground parking without a normally occupied use.

JUSTIFICATION

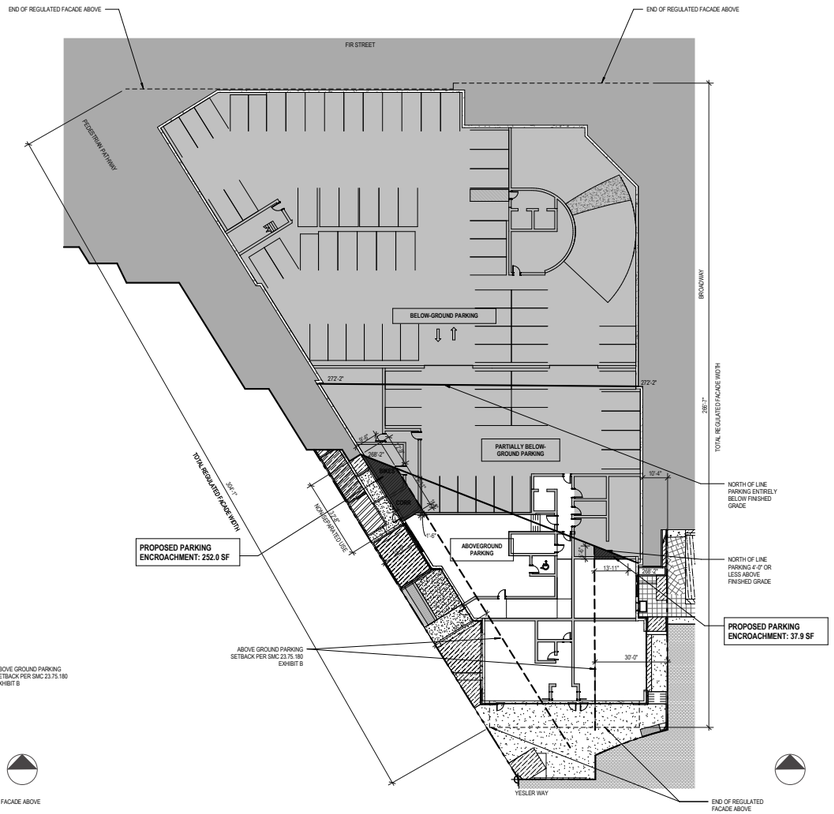
The site slopes from north to south, with a 25’ grade change. This departure from the code will allow for parking on a topographically challenged and triangular site. The small triangular encroaching portions are a consequence of a rectangular parking layout on a triangular site. All aboveground parking which extends beyond the minimum setback are separated from the facade by another use and will not be visible from the exterior.

DRB COMMENTS:

At the EDG meeting, the Board indicated preliminary support for the departure, based on the minimal impact to the pedestrian realm and the conceptual design response to the adjacent frontages.



Level 1 - Parking Setbacks and Width



Level P1 - Parking Setbacks and Width

4

DEVELOPMENT STANDARD REQUIREMENT

SMC 23.75.180.F.1 - Parking

Aboveground parking is subject to the following requirements: Minimum setbacks for aboveground parking are established in Exhibit B for 23.75.180. No parking setbacks are required from lot lines abutting the Interstate 5 right-of-way.

DEPARTURE REQUEST/PROPOSAL

The applicant is requesting to permit small portions of aboveground parking on Level P1 and Level 1 to extend into the minimum setback identified per Exhibit B for 23.75.180.

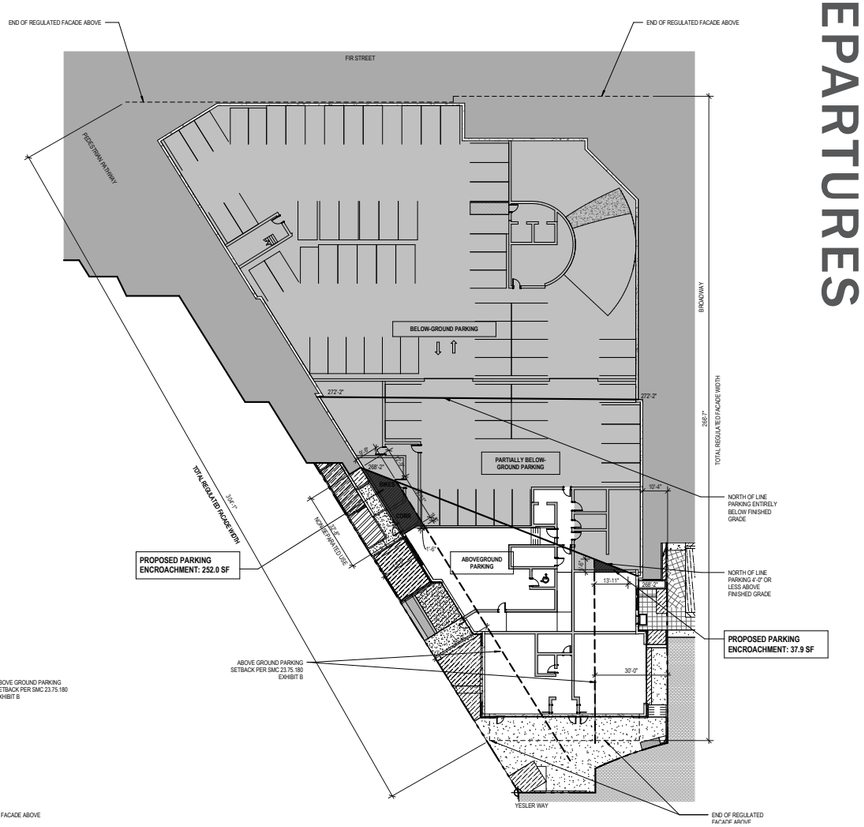
JUSTIFICATION

The site slopes from north to south, with a 25’ grade change. This departure from the code will allow for parking on a topographically challenged and triangular site. The small triangular encroaching portions are a consequence of a rectangular parking layout on a triangular site. All aboveground parking which extends beyond the minimum setback are separated from the facade by another use and will not be visible from the exterior.

DRB COMMENTS:

At the EDG meeting, the Board indicated preliminary support for the departure, based on the minimal impact to the pedestrian realm and the conceptual design response to the adjacent frontages.

Level 1 - Parking Setbacks and Width

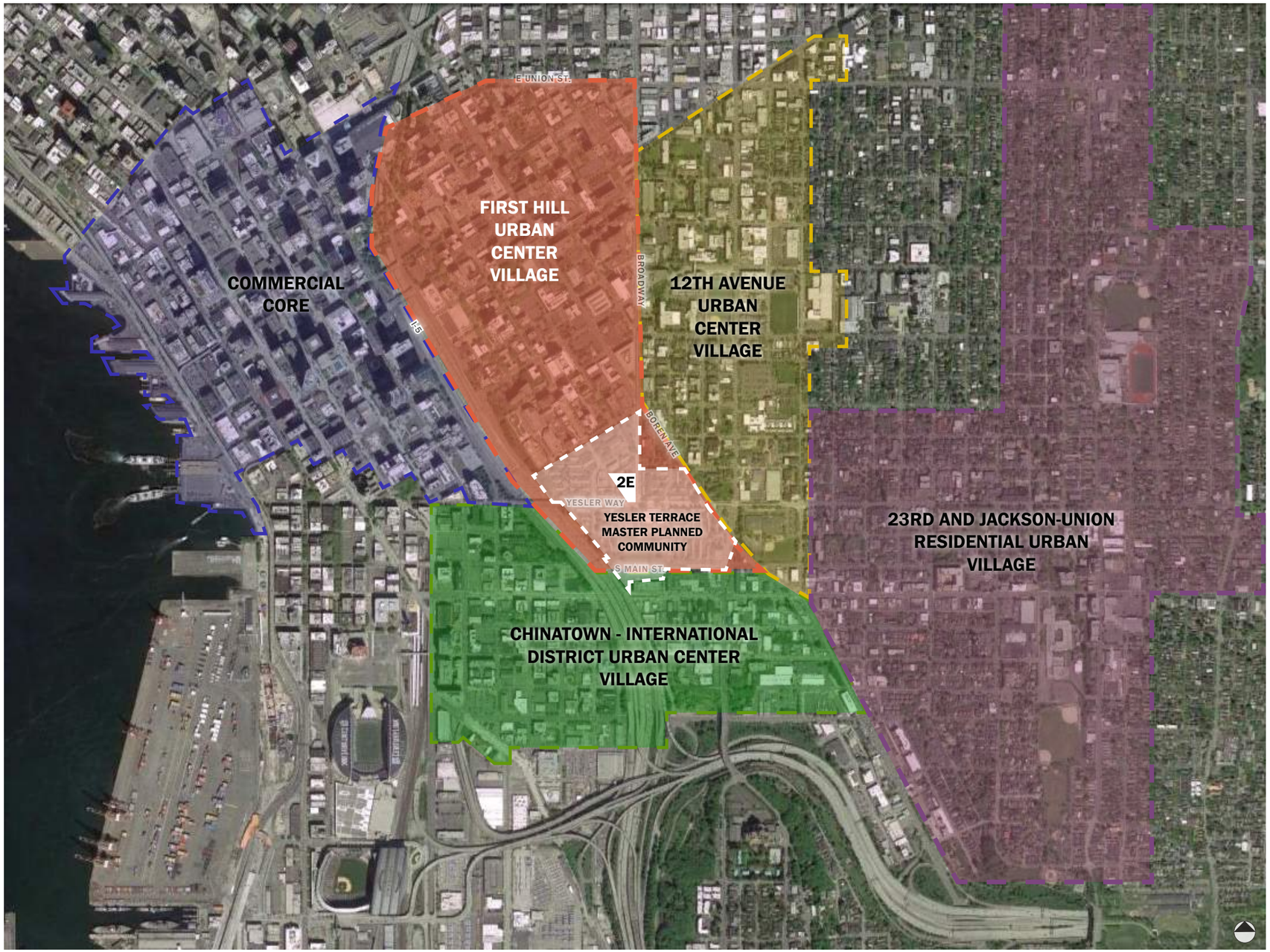


Level P1 - Parking Setbacks and Width

APPENDIX

CITY CONTEXT - URBAN VILLAGE

The site is situated within the First Hill Urban Center Village, and near the intersection point of multiple Urban Villages.

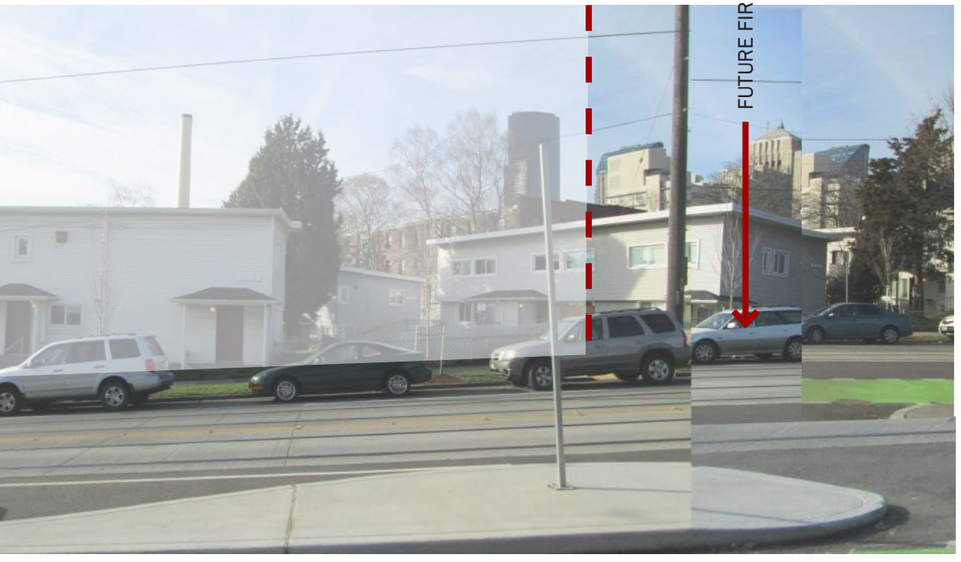


STREETSCAPES - BROADWAY

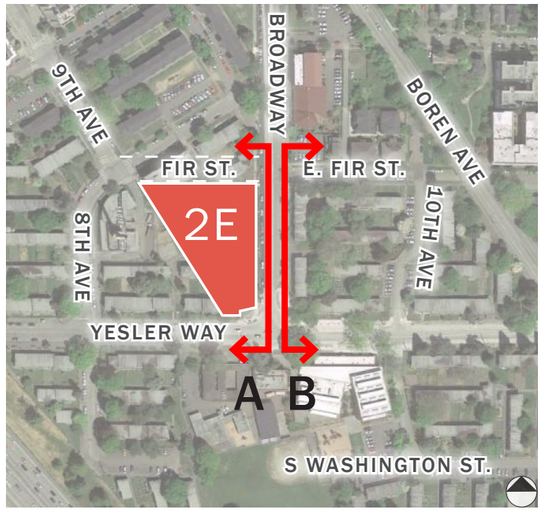
A

B

APPENDIX

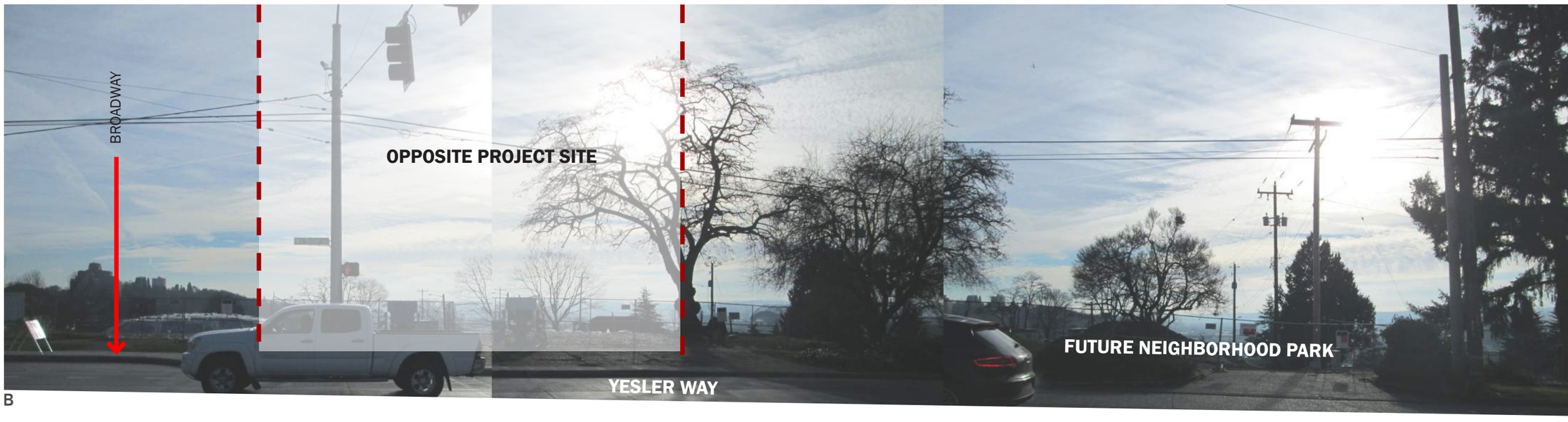

FUTURE FIR ST.


E YESLER WAY


9TH AVE
BROADWAY
BOREN AVE
FIR ST.
E. FIR ST.
2E
8TH AVE
10TH AVE
YESLER WAY
A
B
S WASHINGTON ST.

STREETSCAPES - YESLER WAY

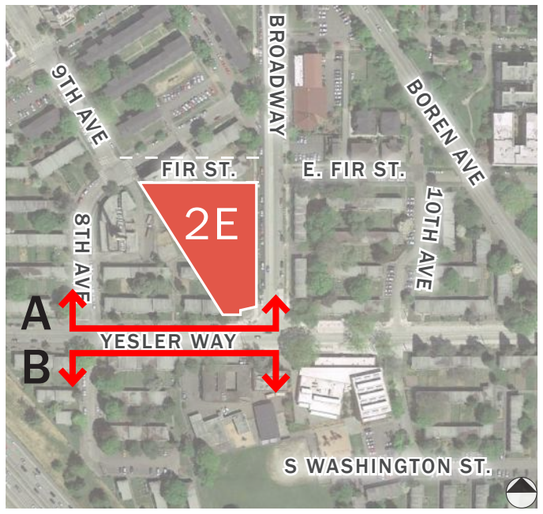
A



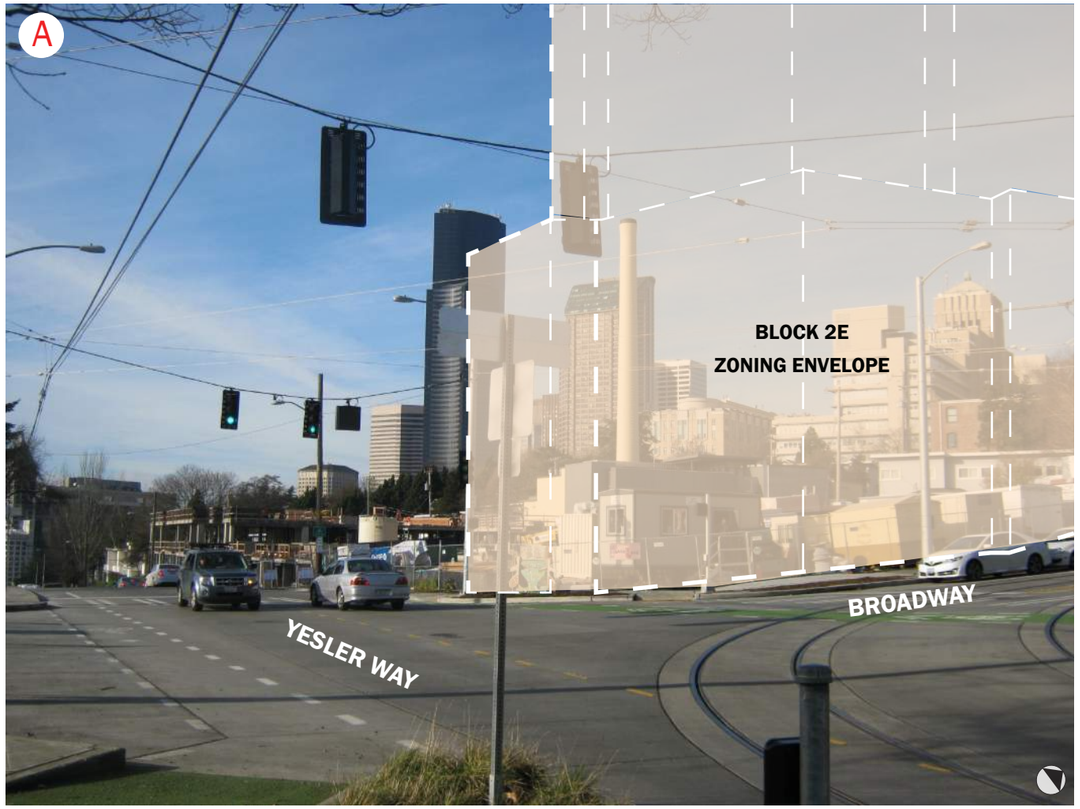
B


PROJECT SITE - BLOCK 2E
BROADWAY


8TH AVE

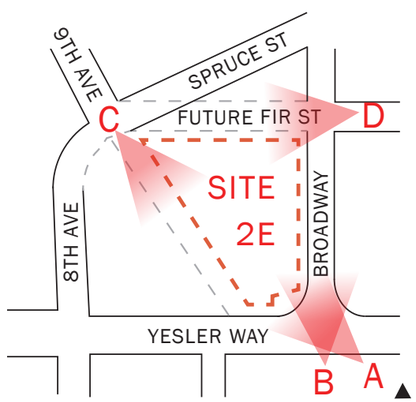

9TH AVE
BROADWAY
BOREN AVE
FIR ST.
E. FIR ST.
2E
8TH AVE
10TH AVE
A
B
YESLER WAY
S WASHINGTON ST.

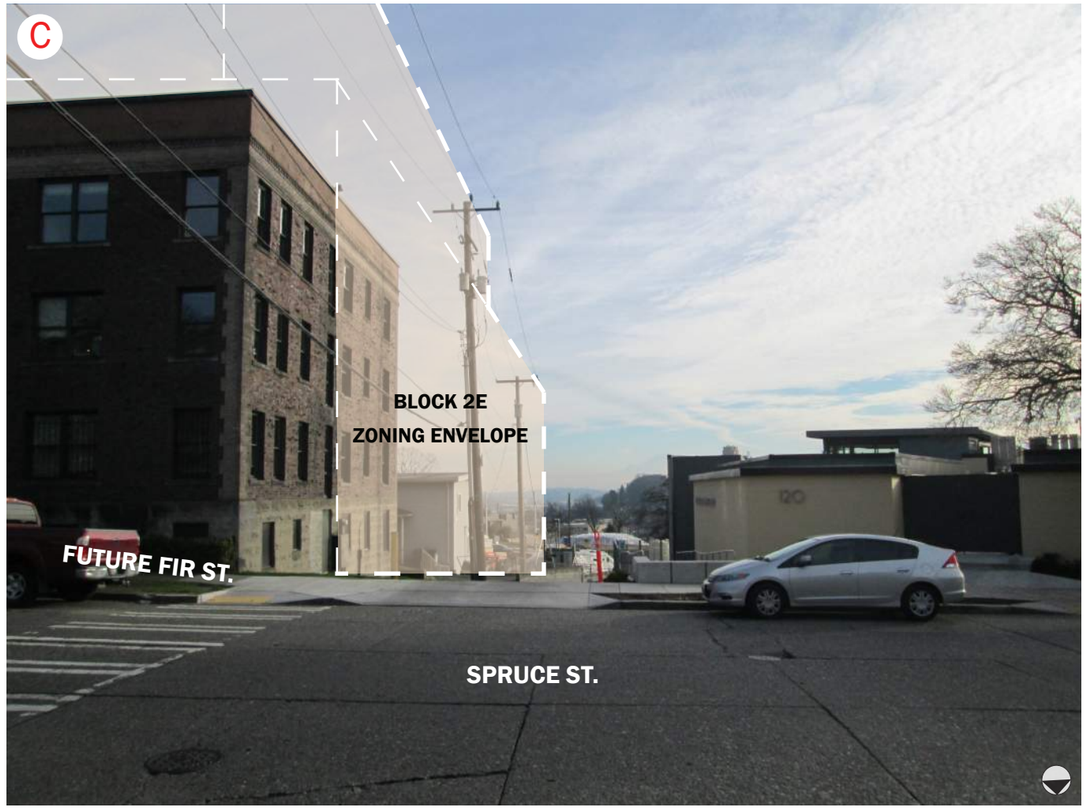
SITE PHOTOS



View from Yesler Way and Broadway looking northwest

View from Yesler Way and Broadway looking north





View from 9th Avenue and Spruce St looking southeast

View from Broadway and E Fir St looking west

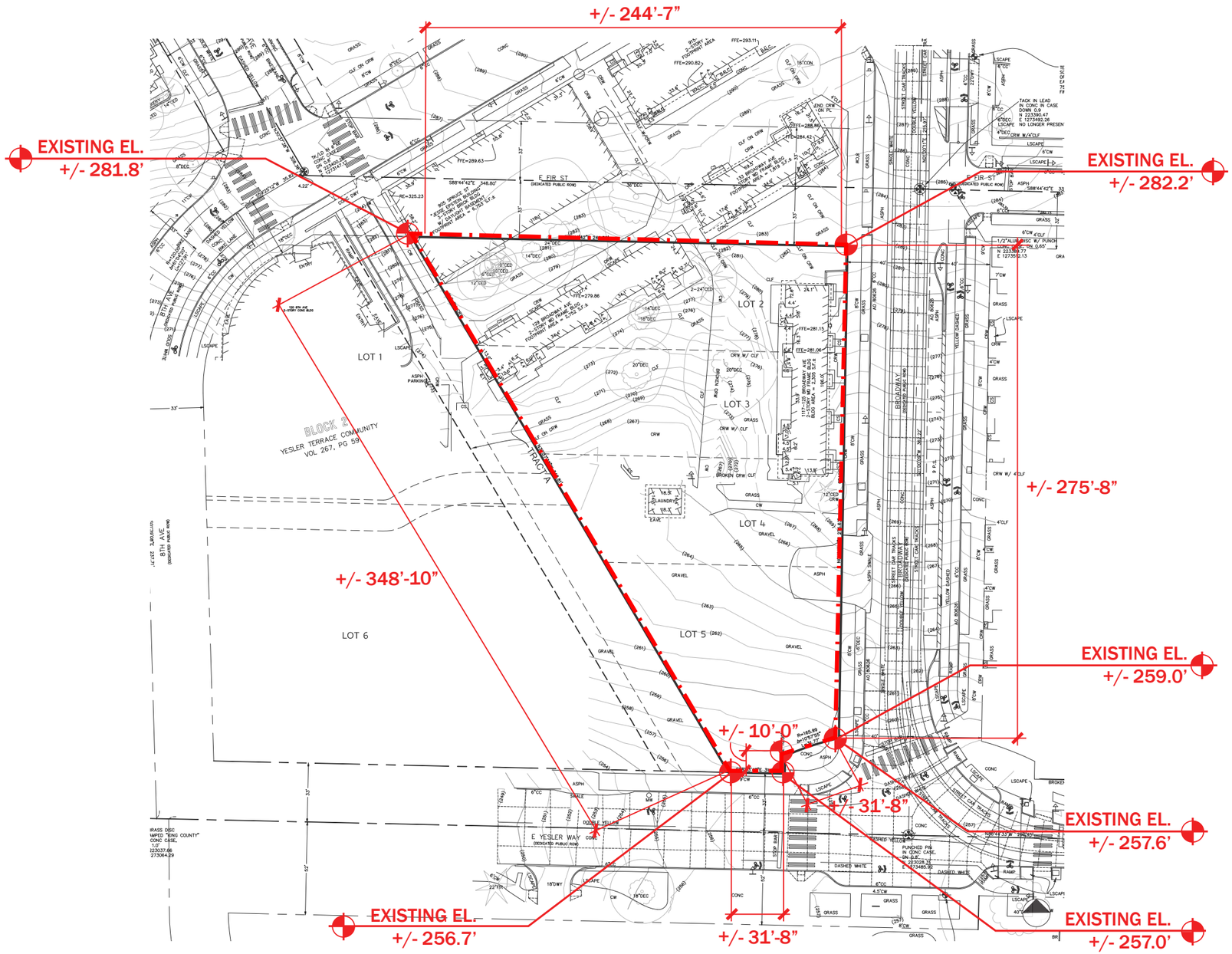
BLOCK 2E

SITE SURVEY - BLOCK 2E

APPENDIX

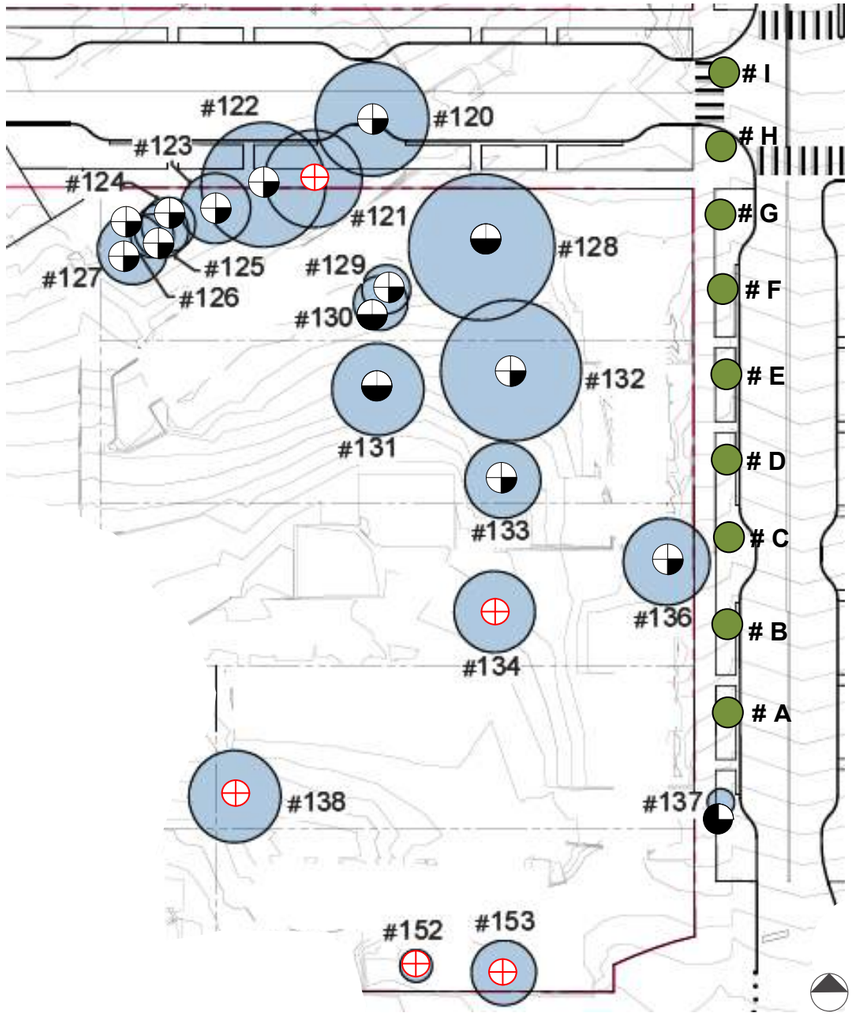
LEGAL DESCRIPTION:

Lots 2 through 5, Block 2, Yesler Terrace Community, according to the plat thereof recorded December 9, 2014 in Volume 267 of plats, page 59, as recording no. 20141209001425, in King County, Washington.



TREE ASSESSMENT - BLOCK 2E

Yesler Terrace Block 2 East Tree Assessment Site Plan Page 1 of 1



KEY
Tree# / Name / Trunk Diameter

#120	European white birch	22.1"
#122	European white birch	25.0"
#123	European white birch	12.3"
#124	Sawara falsecypress	10.3"
#125	Sawara falsecypress	10.1"
#126	Sawara falsecypress	7.5"
#127	Sawara falsecypress	13.0"
#128	Western red cedar	21.4, 19.3"
#129	English holly	7, 7.7"
#130	Purple-leaf plum	8, 8.3"
#131	European white birch	17.2"
#132	White mulberry	26"
#133	Garden plum	12 stems, 2-4" dia
#136	Western red cedar	13.8"
#137	Rocky Mountain Glow maple	7.1
#A to I	Red maple cv.	2.5" caliper

PRESERVATION VALUE SYMBOLS

- SPECIAL, UNIQUE SPECIES, SPECIMEN OR FORM. .
- HIGH, GOOD QUALITY, CHARACTER TREE.
- MODERATE, COMMON SPECIES, FAIR CONDITION. MAY NEED SPECIAL ATTENTION TO PRESERVE.
- LOW, POOR SPECIMEN OR SPECIES. HIGH MAINTENANCE OR SOME CAUTION IF RETAINED.
- HAZARD OR DEAD. TREE IS DEAD OR IN VERY POOR CONDITION AND SHOULD BE REMOVED.
- TREE NO LONGER THERE

LEGEND: TIER 2 TREES NEW STREET TREES

Tree Inventory by Urban Forestry Services, Inc.
15119 McLean Road, Mount Vernon, WA 98273
360-428-5810 **February 24, 2015**

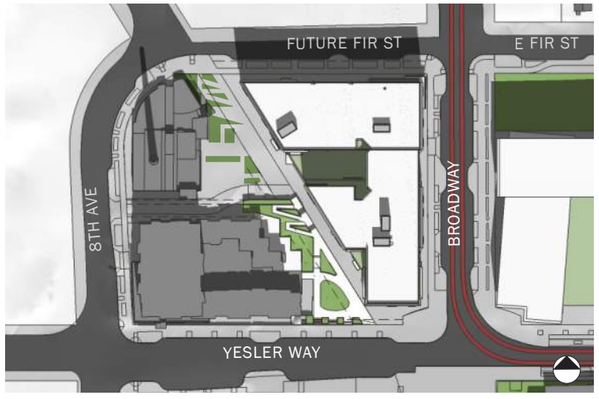
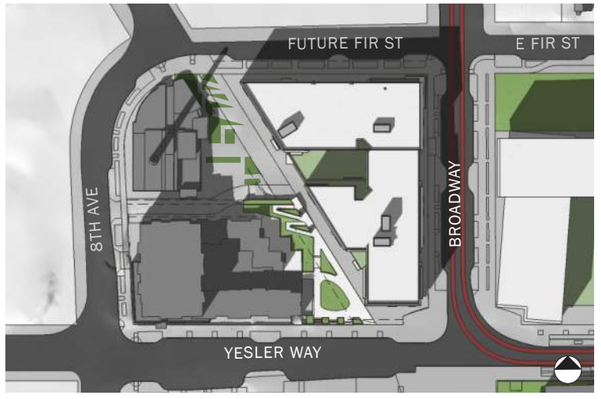
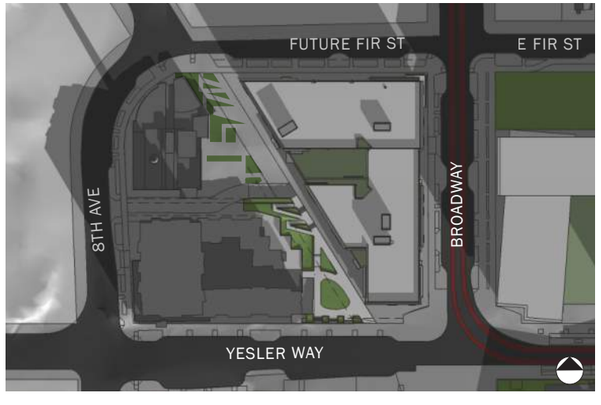
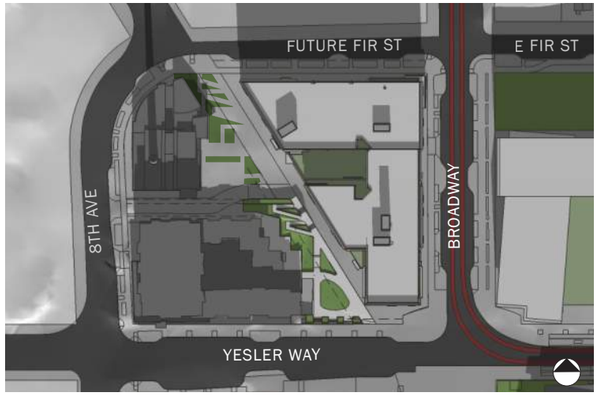
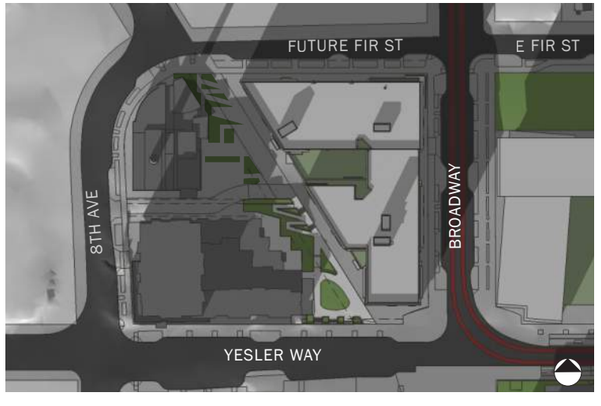
According to the Yesler Terrace Planned Action Tree Protection Plan, the Block 2E site contains no Tier 1 trees, and a number of Tier 2 trees.

Definition of Tier 2 Trees:

Trees authorized for removal. Includes exceptional trees in locations where anticipated grading or construction preclude tree retention. Each removed tree shall be replaced by 1 replacement tree.

NOTE: Tree preservation will comply with Planned Action Ordinance.

SHADOWS

	10 AM	NOON	2 PM
JUNE 21st			
MARCH/ SEPTEMBER 21st			
DECEMBER 21st			

BUILDING SECTION: EAST-WEST THROUGH COURTYARD

- Parking
- Residential
- Vertical Circulation
- Lobby/Circulation
- Amenity/Storage
- Retail