

# YESLER TERRACE BLOCK 3 | 120 BROADWAY

BLOCK  
3

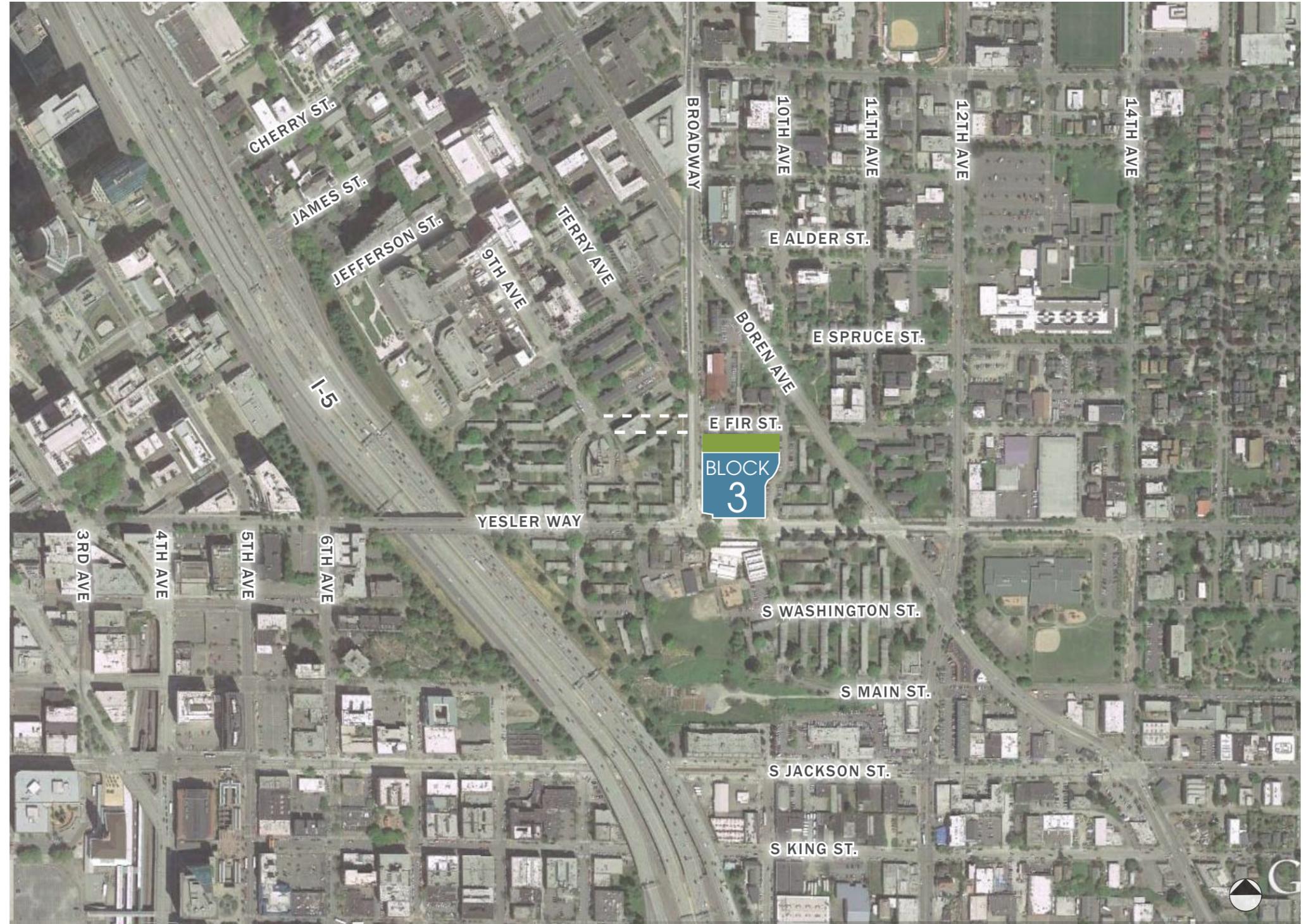
MUP# 3020159  
DESIGN RECOMMENDATION PACKET  
SEPTEMBER 28, 2016



# TABLE OF CONTENTS

## CONTENTS

PROPOSAL	
Project Vision and Data	3
EDG SUMMARY	
Context Analysis	4
Zoning Data	8
Massing Options from EDG	10
Response to EDG	12
ARCHITECTURAL CONCEPT	20
PROPOSED DESIGN	
Site Plan	29
Plans	30
Material and Color Palette	34
Renderings and Elevations	35
Landscape/Hardscape Plan and Concept	53
Exterior Lighting Plan	63
Signage Concept	64
Canopy Concept	66
DEPARTURE REQUESTS	68
APPENDIX	
City Context	79
Existing Site Conditions	80
Site Survey	90
Tree Assessment	91
Shadows Study	92

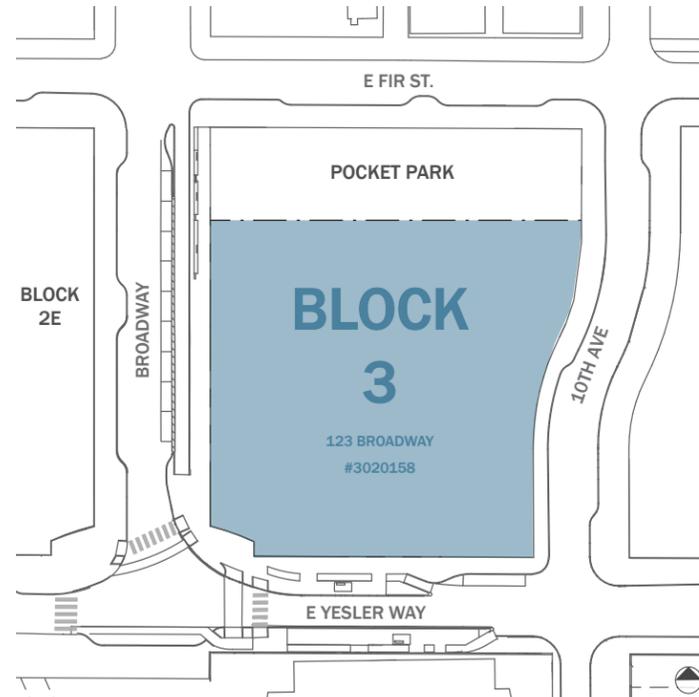


**BLOCK 3 PROJECT DATA | 120 BROADWAY**

- 237 residential units
- Approximately 7,995 square feet of commercial space
- Parking for approximately 149 vehicles

**PROJECT SCOPE**

The Design Review scope for the project is Block 3, excluding the northern Pocket Park. The Pocket Park to the north is under a separate MUP and is subject to Seattle Design Commission approval.



**BLOCK 3 PROJECT VISION**

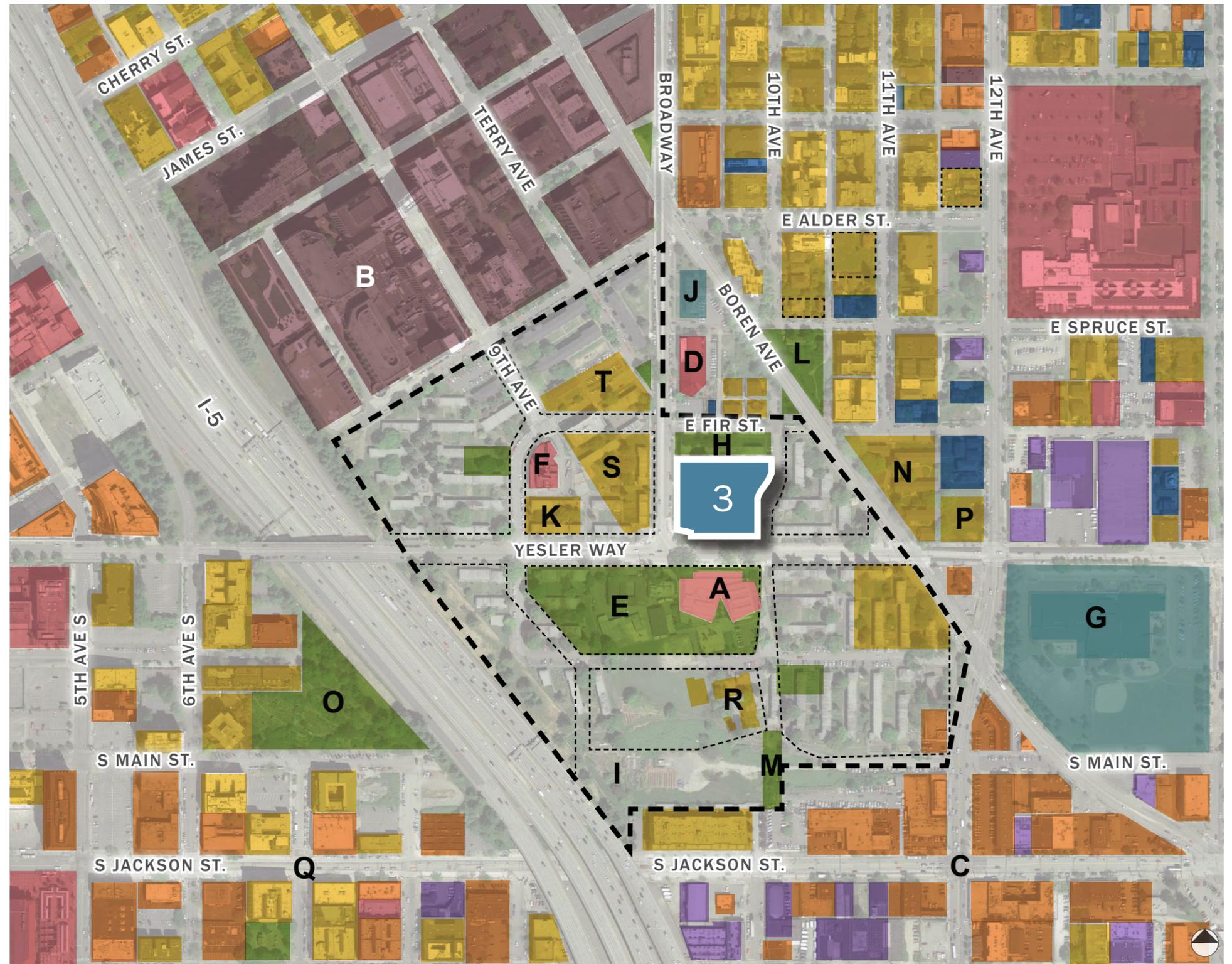
Our goal is to design a project that balances social, economic, and environmental interests through developing healthy community, healthy buildings and healthy residents.



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** Block 3 Pocket Park - in progress



**I** Yesler Terrace P-Patch Community Gardens



**J** King County Medical Society



**K** Raven Terrace (820 Yesler) Mixed-Use



**L** Horiuchi Park - in progress



**M** 10th Ave Hill Climb



**N** Kebero Court (1105 E Fir) Mixed-Use



**O** Danny Woo Garden & Kobe Terrace Park



**P** Anthem Mixed Use



**Q** International District



**R** 921 S. Washington St. - in progress



**S** Block 2E Mixed Use - in progress



**T** Red Cedar Mixed Use - in progress



# SITE CONSTRAINTS AND OPPORTUNITIES

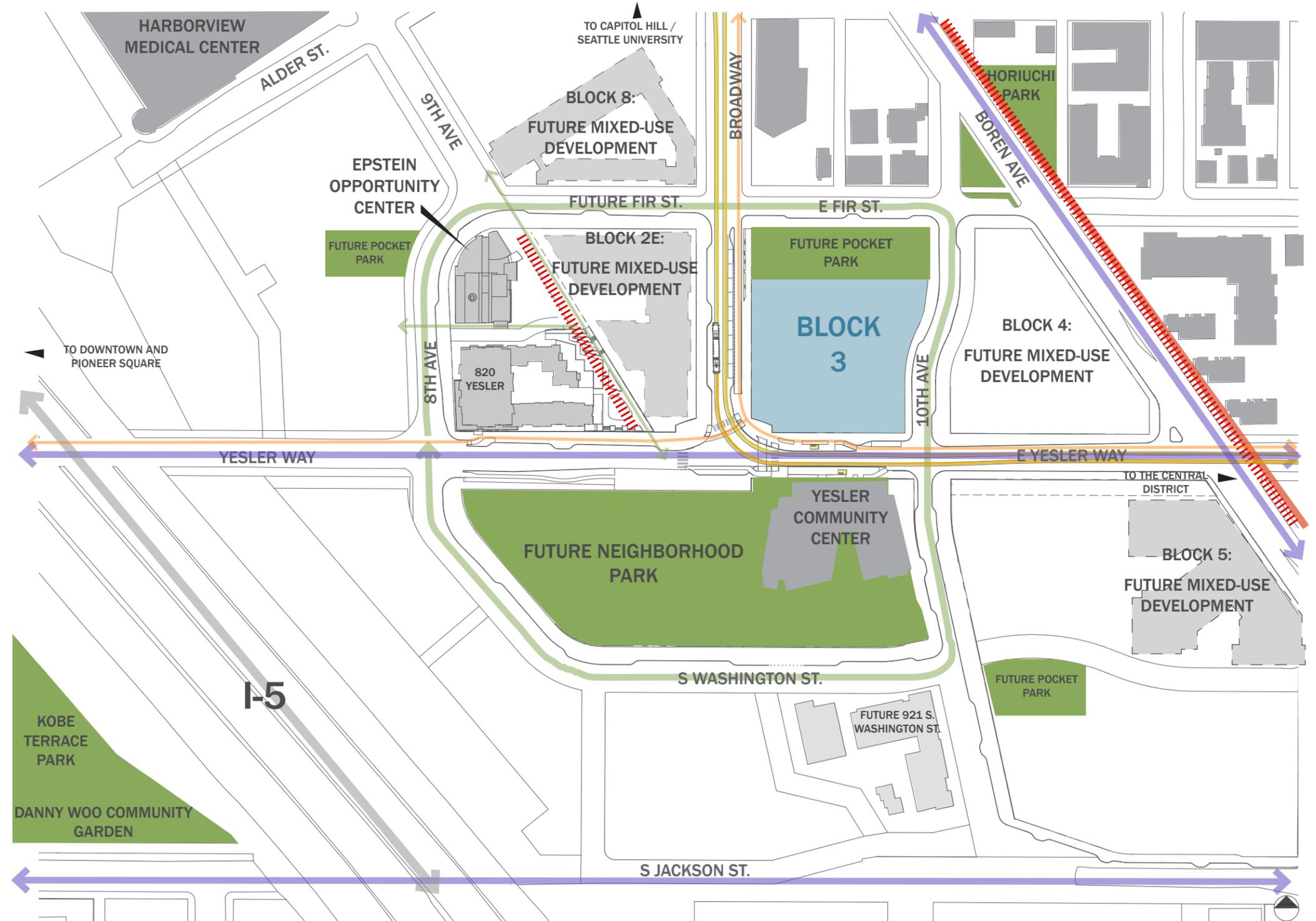
## OPPORTUNITIES

- 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. The site is also designated as part of the First Hill Urban Center Village.

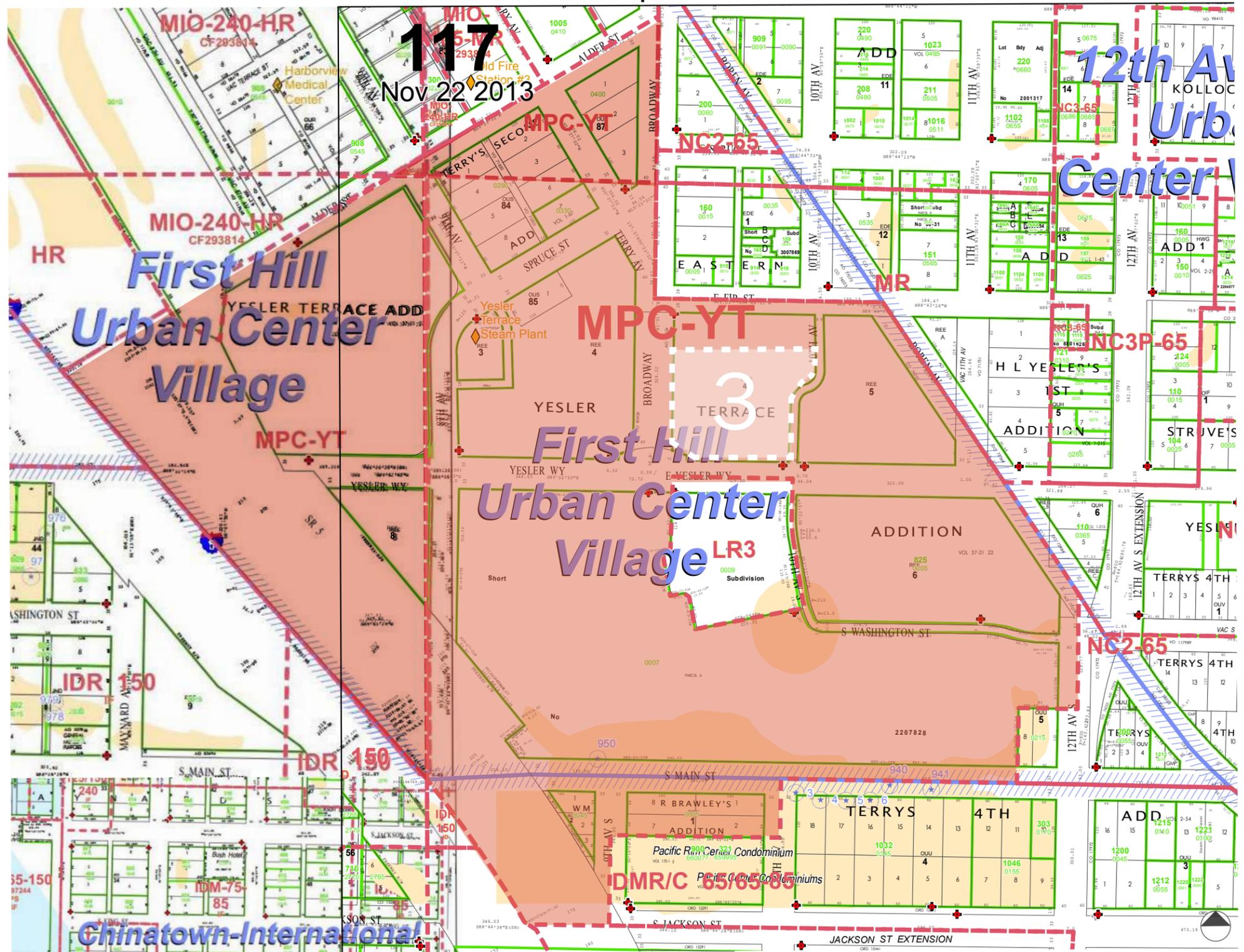


Exhibit A for Section 23.75.100 - Height Limits

## ZONING SUMMARY

### (23.75.050) PERMITTED USES

All uses permitted, including residential and retail except as restricted in 23.75.060 and 23.75.070. (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

Within the MPC-YT Zone, the aggregate 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 facade is limited to 240' in width.

Regulated facade is defined as: portion of facade 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) General Minimum Setback Streets or Parks: 10' minimum setback up to 85'
  - (2) Special Setback Condition Build-To Line- required at (1) the SE corner of Fir St & Broadway extending 62' in both directions and (2) the NW corner of E. Yesler Way and 10th Ave extending 62' north. Requires non residential use at ground level a 2' min. & 4' max. for base height of 25' up to 50', setback increases to 10' between 50'-85'
  - (3) Special Setback Condition Reduced Setback Area -required along Broadway. Requires 2' min. setback up to 50' for non residential use or 10' min. setback for residential use. Setback increases to 10' min between 50'-85'.
  - (4) Special Setback Condition Yesler Way & Broadway Setback Area - at the NE 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 facade
- J.4. Ramps for accessibility are permitted in setbacks
- J.5. Fences, freestanding walls & 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 facade between 18" and 12' above finish grade
- B. Blank facade segments: no segment wider than 15' except a blank wall segment up to 30' wide is allowed if director determines it will be 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 facade area shall have doors and windows. Live/works shall have at least 50% facade 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. Standards for non-residential uses, residential lobbies, and residential amenity areas near finished grade
  - D.1. Facades less than 10' from boundary require min. 75% of facade with doors/windows
  - D.2. Facades located 10' or more from boundary require min. 50% of facade 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: NE Sector (includes Block 3) parking shall not exceed value in Table A (0.7 spaces per dwelling unit and 1 space/500 sf of non-office, non-residential use.
- 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

F.3. Aboveground parking and loading areas shall be separated from each regulated facade by other use at least 80% of regulated facade, except where parking access and or loading area occurs. The remaining facade 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.1A. Access for parking is not allowed within 40' of curb line of intersection

I.1B. Parking Access is not allowed within 20' of a structure corner that includes a regulated facade on 1 or 2 sides.

I.3 Curb cuts are required to meet the standards of subsection 23.54.030.F (curb cuts) and 23.54.030.G (sight triangle)

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

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 D for 23.54.015)

**(23.54.040) TRASH**

Mixed-Use Developments: Area for Res. Dev. Plus 50% Area for NonRes Dev.

For more than 9 dwelling units, the min. horizontal dimension is 12'

"Residential:

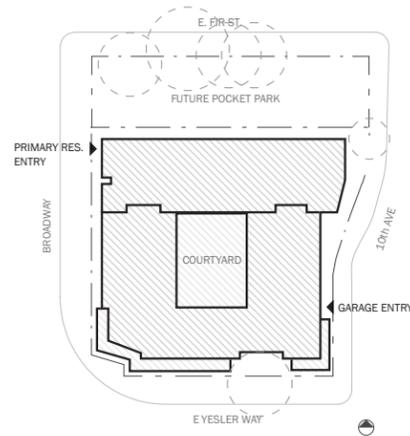
26-50 units: 375 sf; 51-100 units: 375 sf + 4sf/ea. add'l unit; 100+ units: 575 sf + 4sf/ea. add'l unit"

"Nonresidential:

0-5,000 sf: 82 sf / 41 sf for mixed-use; 5,001-15,000 sf: 125 sf / 63 sf for mixed-use; 15,001-50,000 sf: 175 sf / 88 sf for mixed-use"

MASSING ALTERNATIVES PRESENTED AT EDG

OPTION A - CODE COMPLIANT



PROPOSED GROSS RESIDENTIAL AREA: 213,291 SF

- TOTAL RESIDENTIAL UNITS: 240
- TOTAL PARKING: 166
- TOTAL RETAIL AREA: 7,656 SF

PROS:

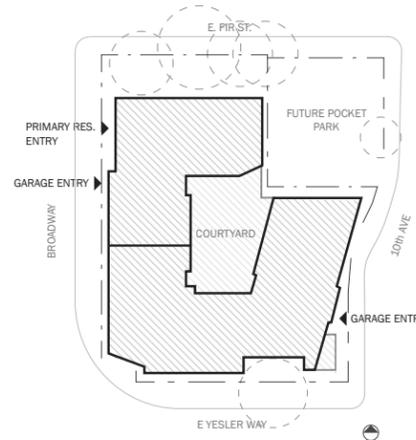
- Code compliant scheme

CONS:

- Minimal solar exposure in courtyard
- Minimal modulation toward the park
- No gateway reference at northwest corner, along Broadway
- Retail does not relate well to building mass above
- Massing does not relate to Block 2E
- Inefficient Parking

\* SCHEME SHOWS NEW SHA-PROPOSED POCKET PARK LOCATION

OPTION B



PROPOSED GROSS RESIDENTIAL AREA: 213,927 SF

- TOTAL RESIDENTIAL UNITS: 227
- TOTAL PARKING: 179
- TOTAL RETAIL AREA: 13,024 SF

PROS:

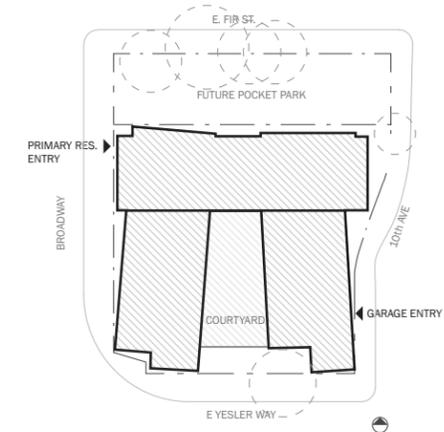
- Potential for courtyard to open to park

CONS:

- Minimal solar exposure in park
- Massing option located closest to north Tier 1 trees, which could impact health of trees
- Massing option located closest to south Tier 1 Tree
- No gateway reference at northwest corner, along Broadway
- Massing does not relate to Block 2E
- Two curb cuts required for two garage entries

\* SCHEME SHOWS INITIALLY PLATTED POCKET PARK PLACEMENT

OPTION C - PREFERRED



PROPOSED GROSS RESIDENTIAL AREA: 209,352

- TOTAL RESIDENTIAL UNITS: 230
- TOTAL PARKING: 164
- TOTAL RETAIL AREA: 5,835 SF

PROS:

- Good solar access and views from residential courtyard
- Ground Level angles toward park for visibility from major intersections
- "Gasket" has potential to visually connect courtyard and park
- Ground-level plaza adjacent to retail and streetcar stop creates opportunities for spill-out space from retail/cafe
- Northwest corner creates an identifiable marker for the neighborhood park and community center
- Modulation at north, adjacent to park
- Massing is the best response to site forces such as topography, views, surrounding context, and solar orientation

CONS:

- Requires departures

\* SCHEME SHOWS NEW SHA-PROPOSED POCKET PARK LOCATION



EDG Preferred Scheme: Aerial view looking northeast



EDG Preferred Scheme: View from Broadway and Yesler Way looking northeast

EDG MEETING KEY ISSUES

- 1 (CS2-D, CS3, DC2-D) Create a residentially scaled building, especially facing the Pocket Park.
- 2 (DC2-A, DC2-B, DC2-D, DC4-A) Block 2E and Block 3 should be distinctly different in appearance. A campus appearance should be avoided.
- 3 (PL1-A, PL1-B, DC3-B) Create porosity at the north edge of the site toward the Pocket Park. Provide direct access to the park if possible and design the transition between the building and park to provide a visual separation between the public park and private property.
- 4 (PL1-C, PL3-B, PL4-B, PL4-C) Maximize retail along the south facade. Retail to accommodate high levels of pedestrian traffic.
- 5 (PL1-A, PL1-C, DC1-A, DC3-C) Upper level residential courtyard should be designed to be visually and physically connected to the Yesler Way street level.
- 6 (CS3, DC1-C) The East facade should be designed to activate the street and provide visual interest, rather than be a 'back of house' condition.
- 7 (PL2-B, PL3) Incorporate CPTED principals into the project design to foster safety and security.
- 8 (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 the adjacent pocket park. The Board directed the applicant to design the residential open spaces with consideration of shading from buildings and trees.

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 project site is located between the neighborhood park to the south and the proposed pocket park to the north. This site relationship influenced the project concept of Outside-In: bring the outdoors into the building and the indoors outside. The Outside-In concept informs how the program and common spaces are organized sequentially. The main residential lobby is located immediately south of the proposed pocket park and in direct line of sight to the neighborhood park. A series of common spaces link the lobby to the south-facing residential courtyard and the upper roof decks. Please refer to pages 20-27 for the concept development.

In terms of solar response, the west leg of the U-shaped massing angles out to maximize light into the south-facing courtyard. Roof overhangs along the north facade are limited to a maximum of 2' to minimize shading to the park. Residential open space located on two roof decks take advantage of the solar exposure and views to Mt. Rainier and Puget Sound. The south facing courtyard features a prow element to extend the residential outdoor space further towards the street and provides a visual connection to Yesler Way.

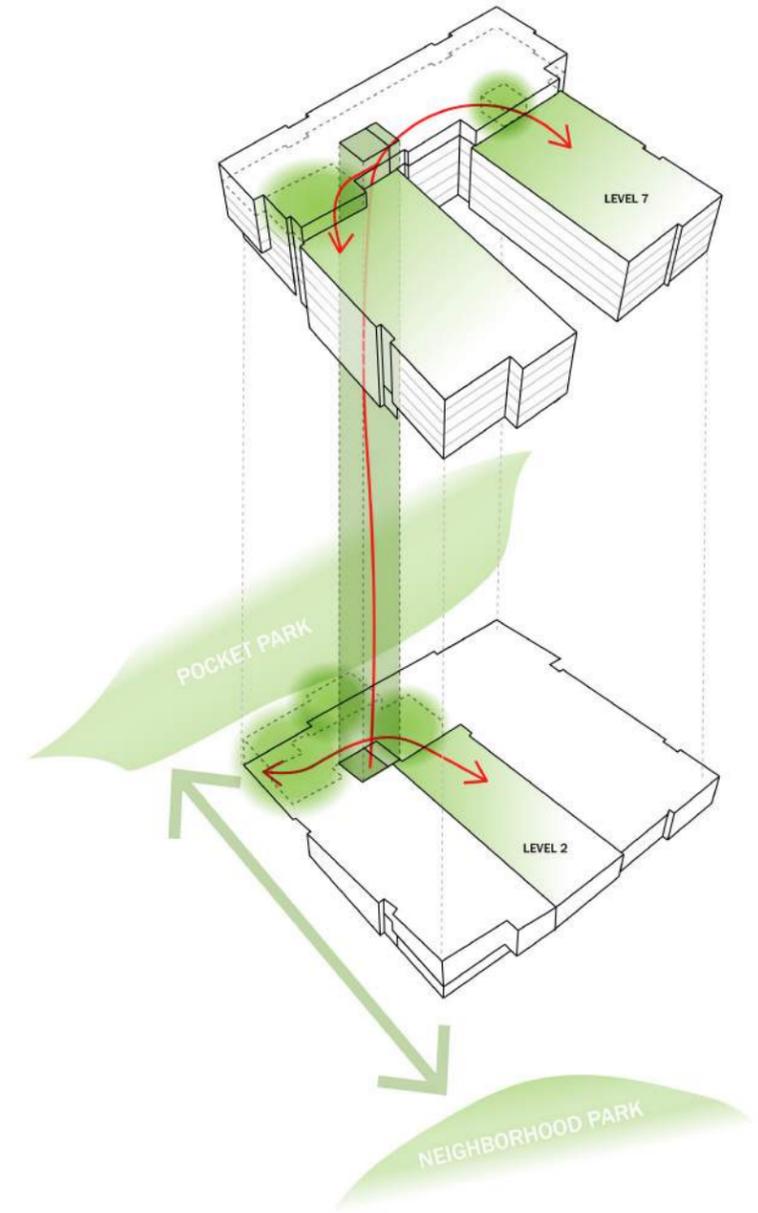
**RESPONSE CONTINUED:**

CS1-D. Please refer to pages 53-61 for the landscape plans.

CS1-E. Roof water will be collected and directed to a bioretention planter located along the north facade of the building. The water flowing into the bioretention planter will be expressed and visible via cow tongues and splash pads. The planting material will consist of a variety of shade loving ornamental grasses.



**CS1-A & CS1-B: Bird's eye view showing the residential open spaces oriented towards the south.**



**CS1-A & CS1-B, CS1-C: Concept diagram illustrating how open spaces help inform sequence of common spaces.**

**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.

The Board recommended using decks and articulation to create residential scale, especially facing the pocket park.

The Board was concerned that the proposed combination of street level uses (garage, solid waste storage, above grade garage structure) along 10th Ave would result in a dead end street edge with safety challenges. The Board directed that the east facade be designed to activate the street and provide visual interest.

**RESPONSE:**

Since the EDG meeting, the design has been revised along 10th Ave so that residential units with balconies and a pet lounge occur at the street level to provide activation at grade. A secondary residential access point will provide for bike storage access off 10th Ave, a designated bike route, while stepped planters will help mitigate the grade change along 10th Ave.

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 the pocket park, raised residential unit balconies project over a continuous bioretention planter. Please refer to the DC2 response on page 49 for further clarification of the building's parti response to residential character and scale.



**CS3: Street level environment along 10th Avenue activated by residential units, secondary entry that also doubles as the bike access, and highly transparent retail at the corner of 10th Ave and E. Yesler Way.**

# EDG REPORT GUIDANCE AND RESPONSE

## PL1-A & PL1-B: 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.

The Board recommended more porosity at the north edge. If possible, provide direct access to the park, while still designing the transition between building and park to provide a visual separation between the public park and the private property. The Board recommended that the upper level courtyard be visually and physically connected to the Yesler Way street level.

**RESPONSE:**

PL1-A & PL1-B.

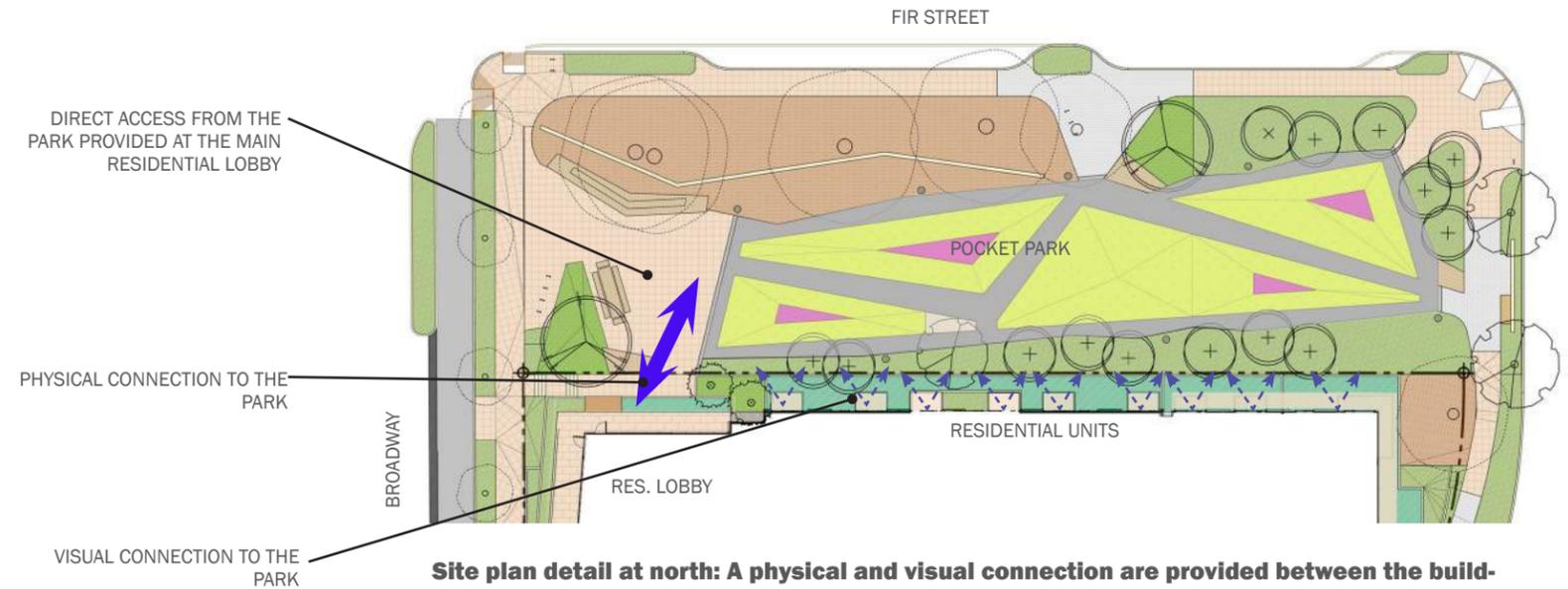
At the north edge, a direct connection to the pocket park is made at the main lobby entry. The floating deck at the main lobby entry connects to the park with a steel bridge. East of the lobby, residential units at grade will have decks and will provide visual surveillance over the park.

Connecting the courtyard to the R.O.W., a 23'-6" grade change, would result in a steep stair with limited sight-lines. The stair would bisect the continuous retail and detract from Guideline PL3-C recommendation to maximize the retail space and provide flexibility for varied retail uses. Physically connecting a busy urban retail corridor to a quieter, private residential courtyard could introduce conflict between the uses.

Instead, a visual connection between the courtyard and the Yesler R.O.W. is achieved by an elevated deck that extends above the sidewalk, creating a space for residents to visually engage with the Yesler R.O.W. below. There will be planting material flanking portions of the prow's edges that will be visible from E Yesler Way.



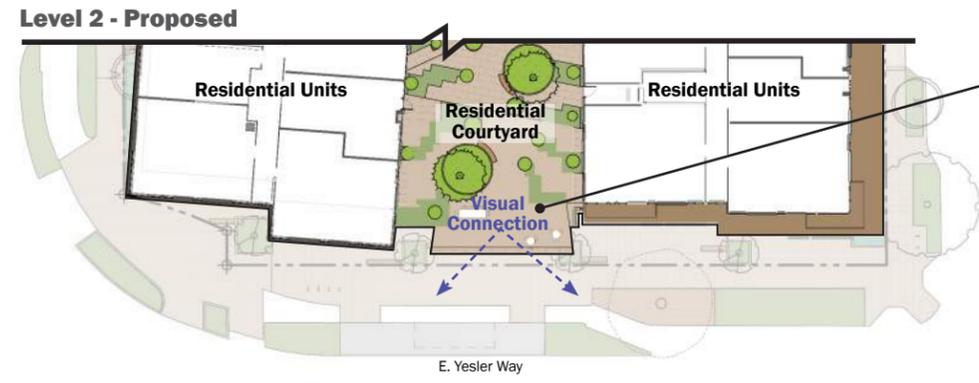
**PL1-A & PL1-B: The main residential lobby entry opens up off the pocket park and ground level residential units have balconies that overlook the pocket park.**



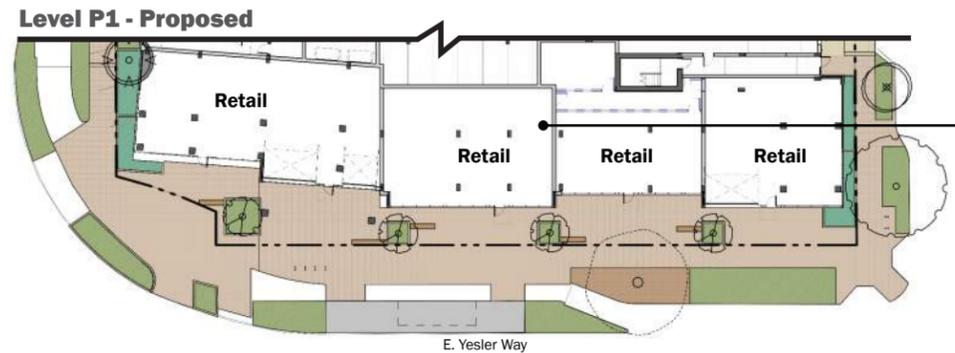
**Site plan detail at north: A physical and visual connection are provided between the building and the pocket park.**



**PL1-A & PL1-B: Section showing the grade change between the pocket park at the north and E. Yesler Way at the south. The courtyard projects 6' over the right-of-way, providing an opportunity for residents to visually connect to the street, but maintaining a separation between the urban retail corridor and the quieter residential courtyard.**

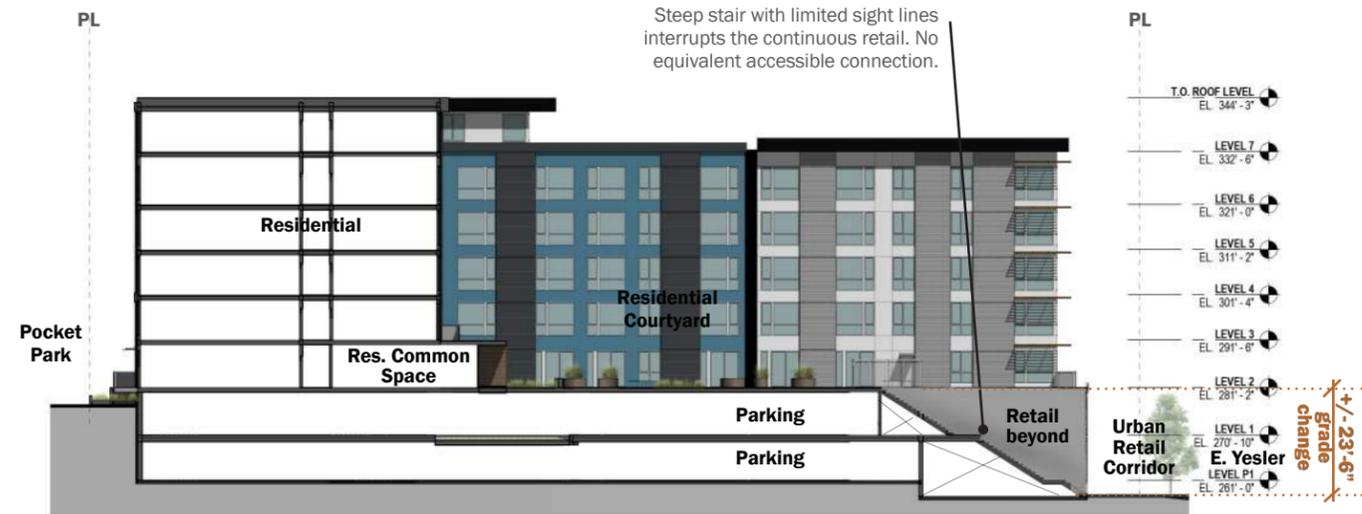


Elevated deck extends above the sidewalk, creating a space for residents to visually engage with the Yesler R.O.W. below.

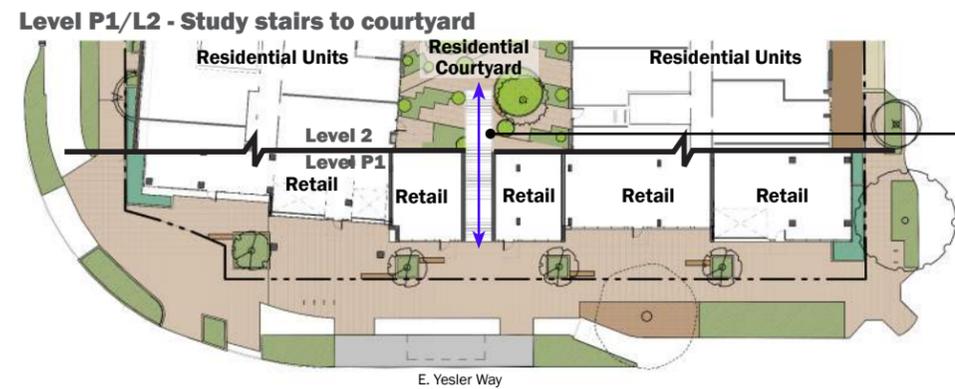


Continuous retail is proposed along E. Yesler Way. To encourage a wide variety of retail uses, a regular retail bay and large spans of glazing are proposed and a generous set back from the property line provides spill out spaces for a cafe or restaurant.

**Study stairs to courtyard**



**A study showing how the courtyard could connect to the right-of-way. Introducing a stair from E. Yesler Way to connect to the residential courtyard is not desirable because the stair would interrupt the continuous retail corridor, the stair would need to be long to mitigate 23'-6" of grade change, and the connection would not make for a better street level condition nor a better residential condition. Introducing circulation between a passive residential courtyard would create privacy issues for the residential units facing the courtyard and security concerns with limited sightlines at the stair .**



Stair provides a physical connection between the courtyard and the R.O.W. This condition interrupts the continuous retail, creating less desirable retail spaces and limiting the flexibility of the retail bays. The stair will be steep to connect 23'-6" of grade change with limited sight lines. The courtyard deck is programmed as a quieter more passive residential courtyard. Introducing a physical connection to a highly active urban retail will introduce privacy issues for the residential units facing the courtyard.



**PL1-C : View of retail corridor proposed along E. Yesler Way.**

**PL1-C: 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:  
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, bike and transit users. The corner of Broadway and E. Yesler Way should be designed to complement the hub of activity and the Neighborhood Park.

**RESPONSE:**

The south facade responds to the Neighborhood Park at all scales. A residential courtyard on level 2 visually connects to the park. The upper residential wings that face the park have prominent roof forms that extend out towards the south and reinforce the corner expression of the building. At the street level, the facade is set back an additional 8' to 19' from the property line, providing relief at the transit stop and improving the safety of pedestrians adjacent to the bike lane. The setback also allows for ample spill-out space for the retail.

**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. Right-of-way planting is consistent with SDOT guidelines. Accent paving, planting, and lighting are used in combination to better define public and private zones. Please refer to the landscape drawings on pages 53-61.

Please refer to the lighting concept plan on page 63 for the proposed site lighting concept. The lighting strategy includes canopy lighting at the retail, main, and secondary residential lobby entries. Ground level housing will receive wall sconces at doorways. Strategic use of landscape lighting around the site will further provide a presence at night and minimize hiding places. Light sources will be shielded away from neighboring buildings and the sky.

**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 right-of-way 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. The Board strongly recommended the live-work units along E. Yesler Way be designed as retail where possible for better activation and engagement with the street level.

**RESPONSE:**

PL3-A & PL3-B. The main residential lobby entry is located at the northwest corner of the site, adjacent to the pocket park and across the street from Block 2E's lobby entry. The leasing office spaces will be located off the lobby so that the main frontage will be the lobby common space, which will be activated in the evening hours. Along the north facade, the frontage consists of residential units with balconies that overlook the park.

PL3-B. The ground-related residential units along Broadway connect to grade and have a landscape buffer for defensible space.

PL3-C. Since the EDG meeting, the program along E. Yesler Way has been revised to be all retail. To provide relief from the transit stop and bike lane, the retail frontage is set back along E. Yesler Way an additional 8' to 19' from the property line. This setback will allow for retail spill out space and low planters to help mitigate the grade change.

The retail exterior design consists of a module to allow retail size flexibility. It features repeating vertical elements that tie into the rest of the building design, maximizes glazing for retail space visibility, and provides an opportunity to introduce individual retail character through use of signage and door type.

**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.

The bike storage area should be designed for visual interest and activation.

**RESPONSE:**

PL4-A. Ground-level retail uses along E. Yesler Way are set back an additional 8' to 19' to provide relief from the transit stop and bike lane and provide sufficient space to accommodate significant pedestrian foot traffic. Retail canopies and the building overhang provide weather protection for pedestrians and help to define the outdoor space.

PL4-B. Bike access occurs off Broadway and 10th Ave. Both entries are wide and will lead to large bike rooms for storage and bike maintenance. Exterior bicycle racks are provided at various points around the site for bike users' convenience to access the retail spaces and the pocket park.

**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. Solid waste should be located and screened to best respond to the adjacent conditions.



**PL4-A : Bike access provided off Broadway.**



**PL4-A & DC1-C : 10th Ave ground level program revised to include residential units, a pet lounge, and bike access. Trash will be screened with stepped planters along 10th Ave.**

**RESPONSE:**

DC1-C. As noted for CS-3 response, since the EDG meeting the design has been revised along 10th Ave. Now residential units with balconies and a pet lounge occur at the street level to provide activation at grade and passive surveillance. A secondary residential access point on off 10th Ave will provide convenient bike storage access. The trash room will be screened with stepped planters that help mitigate the grade change.

# 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, DC2-B, 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.

The Board noted that Block 3 should be distinctly different in appearance from Block 2. Avoid a campus appearance.

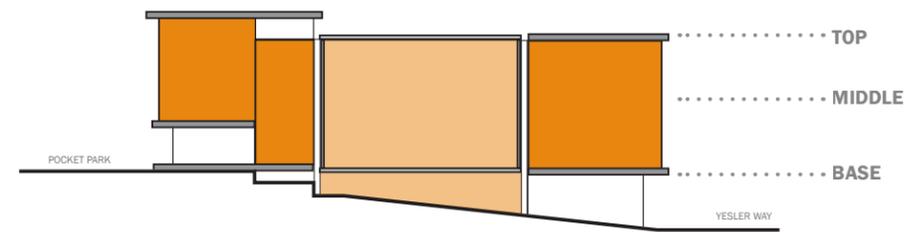
**RESPONSE:**

DC2-A, DC2-B, DC2-C, DC2-D. Connectivity between Yesler 3 and Yesler 2E is expressed by the siting of each building lobby facing the park, creating a dialogue between both buildings. A clear identity for Block 3 is expressed in the building's articulation, massing, and materiality, all rooted in the Outside-In concept and regional Pacific Northwest design concepts.

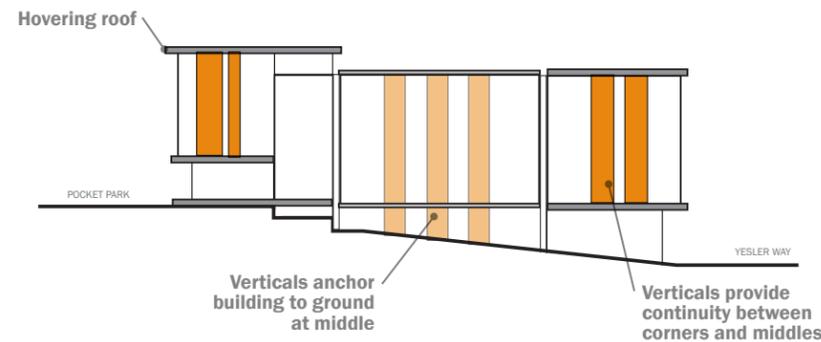
The Outside-In concept stems from the goal of bringing the outdoors into the building and bringing the indoors outside. This concept informs how the common spaces are organized sequentially and contains an architectural identity with prominent roof/ceiling and ground planes that reinforce the transition from the exterior to interior, starting with the main lobby entry and applied to other residential common spaces that transition to the exterior. The building parti massing includes vertical slots that define corner and middle volumes around the site. The secondary building articulation consists of Pacific Northwest regional concepts to reinforce the building parti: vertical elements that anchor the building, projecting roof forms, materiality, large windows, and program help define the top, middle and base elements. The primary and secondary articulation create a residentially-scaled building as requested in the guidance.

Please refer to pages 20-27 for the concept and facade development.

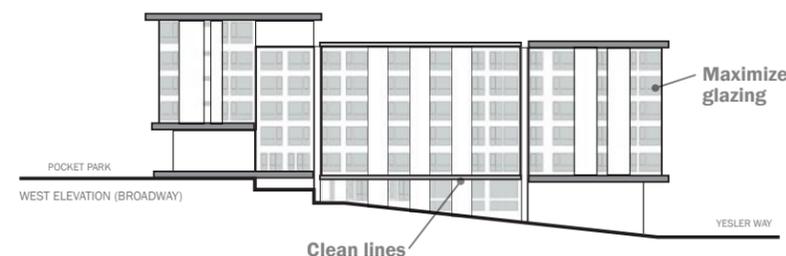
### PARTI MASSING



### MASSING FURTHER BROKEN DOWN BY VERTICALS



### WINDOWS ARRANGED TO REINFORCE PARTI



**DC-2 : Parti diagram of West facade (Broadway) showing architectural articulation.**

## 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.

As noted in the response to CS1-A and CS1-B, open spaces are organized sequentially as part of the Outside-In concept and include a more passive common courtyard deck on Level 2 as well as two large, more active roof decks on Level 7. At grade, residential units have private balconies that overlook the Broadway, north and 10th Ave frontages.

Please refer to the landscape drawings on page 53-61.

**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 below; DC4 preferred materials in blue.

**GUIDANCE:**

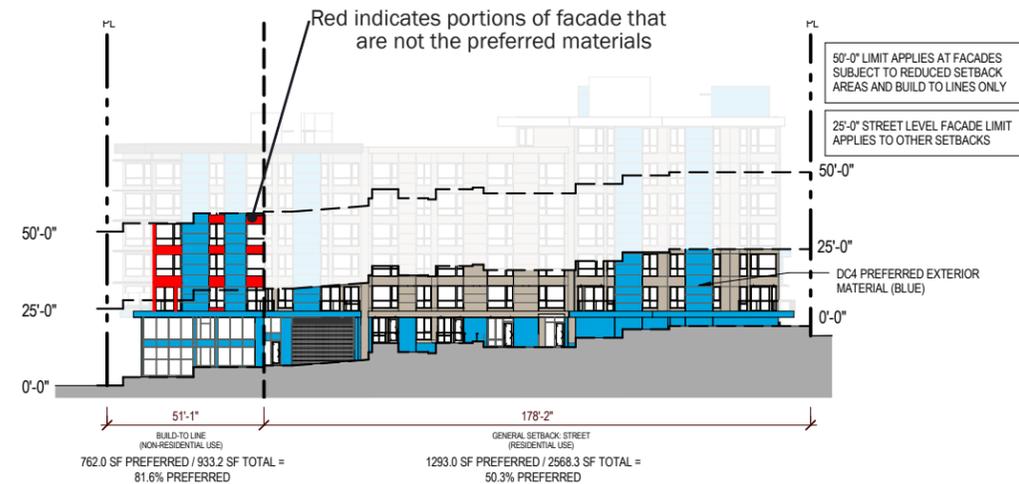
Use the above preferred materials at all heights on facades subject to build-to line or reduced setback area standards. [Applies to area between 25' – 50', in non-residential use along south portion of 10th Ave. See diagrams to right; small portions of facade in red are not preferred materials.]

**RESPONSE:**

The facades subject to build-to line setback area include a small portion of the east facade (10th Ave). At this location, carrying the preferred material up to 50' would significantly detract from the expression of a clear top, middle and base, as well as detract from the expression of programmatic spaces and corner volumes. 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. Materials are used to separate important programmatic elements and reinforce the building parti of corners and middles and top, middle, base.

A. 10TH AVENUE



B. POCKET PARK

**DC4D: 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. Please refer to pages 56-57 for the landscape plan showing materials and details proposed.

C. BROADWAY



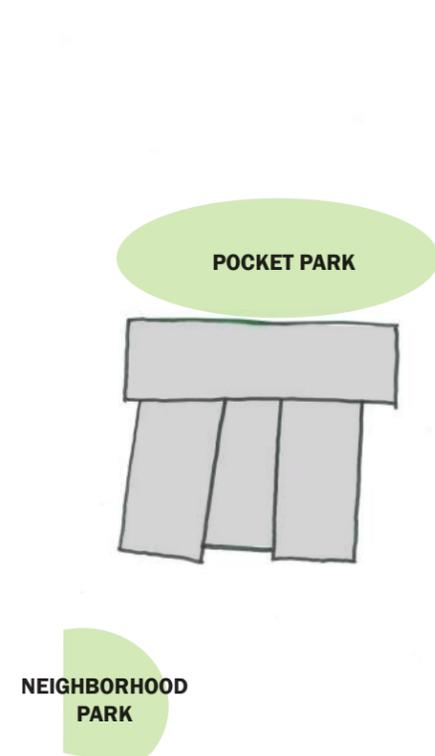
D. EAST YESLER WAY

### CONCEPT DEVELOPMENT: CONTEXT

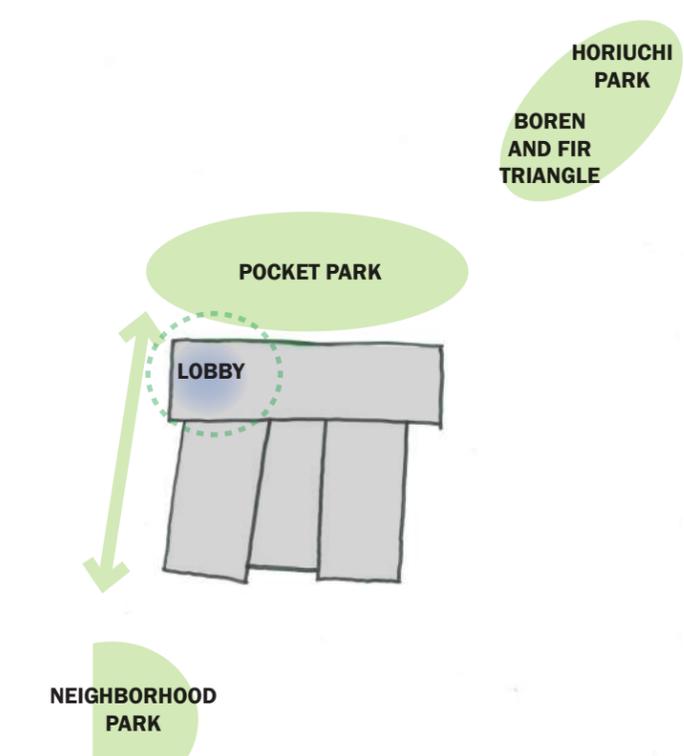
The existing context informs the concept development and principal lobby location. The outdoor space formed by parks inspires the concept of bringing the outdoors into the building and bringing the indoors outside.



SITE CONTEXT



PARKS ADJACENT TO SITE



OUTDOOR - INDOOR RELATIONSHIP TO CONTEXT

### CONCEPT DEVELOPMENT: OUTSIDE-IN

The Outside-In concept developed from a program goal to maximize residents' experience of nature by providing opportunities for residents to enjoy the outdoors in all weather conditions. The Outside-In concept informs how the program and common spaces are organized sequentially. The main residential lobby is located immediately south of the proposed pocket park and in the direct line of sight to the neighborhood park. A series of common spaces link the lobby to the south-facing residential courtyard and the upper roof decks.

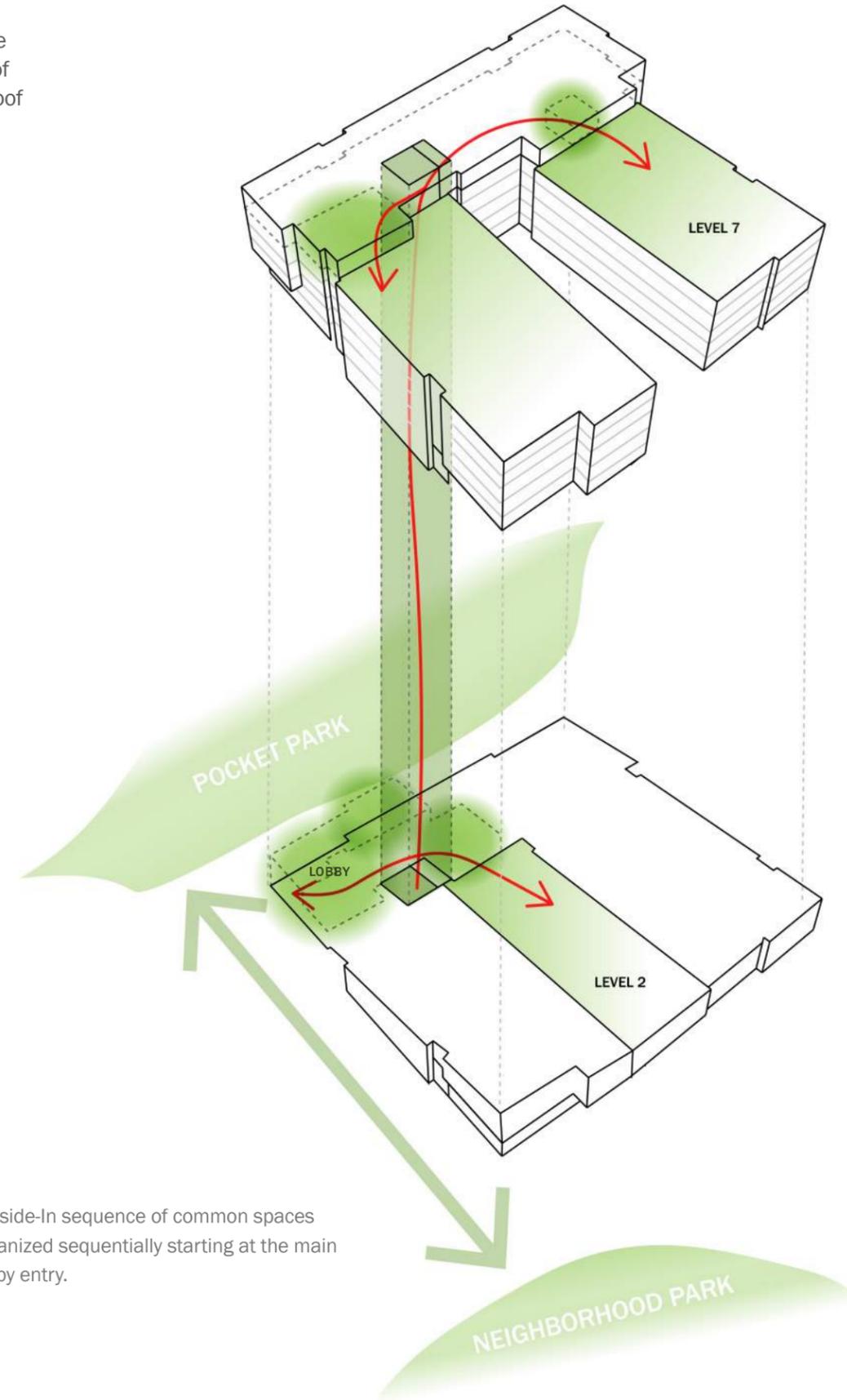
#### OUTSIDE -IN: DUAL USE



In nice weather, the building can easily open up and provide access to exterior space



In inclement weather there is opportunity to experience the outdoors inside



Outside-In sequence of common spaces organized sequentially starting at the main lobby entry.

# BUILDING PARTI DEVELOPMENT

## PACIFIC NORTHWEST REGIONAL PRECEDENT

Regionally, the Pacific Northwest architectural style developed as a response to the local climate. Key principles that influence the building parti include:



1 VERTICAL ELEMENTS ANCHOR THE BUILDING TO GROUND



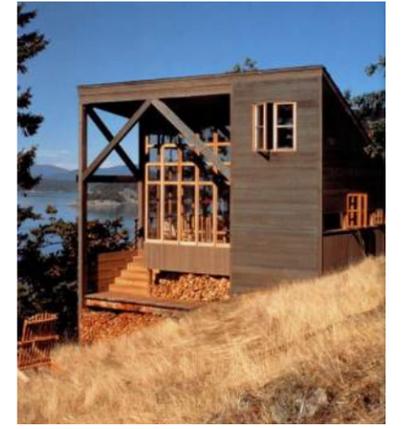
2 HOVERING PROTECTIVE ROOF



3 MAXIMUM GLAZING FOR NATURAL LIGHT



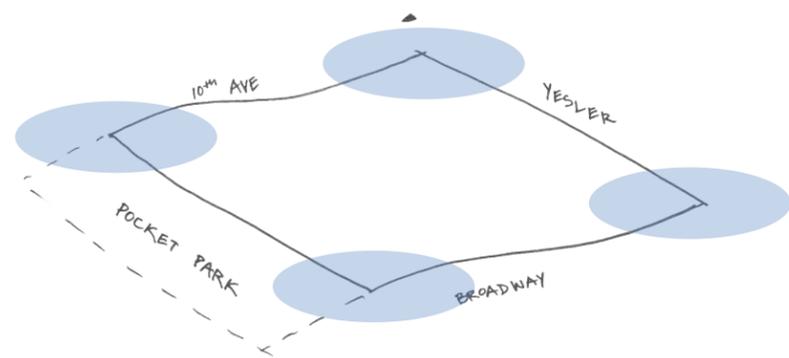
4 CLEAN LINES



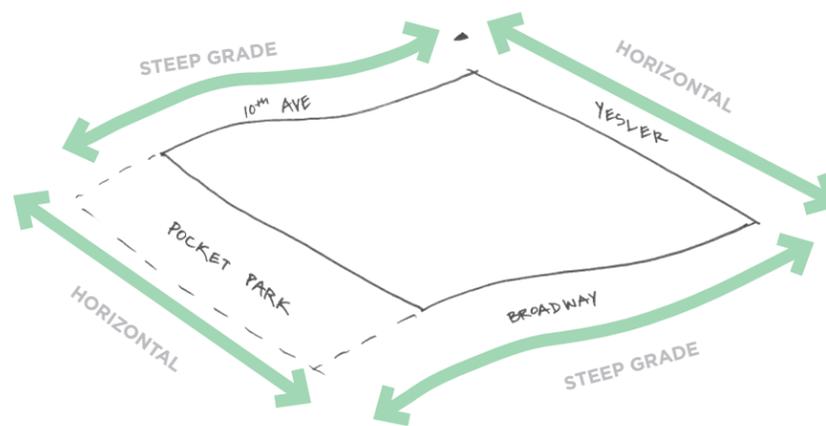
5 MATERIALS THAT EVOKE NATURE

## SITE AND MASSING CONDITIONS

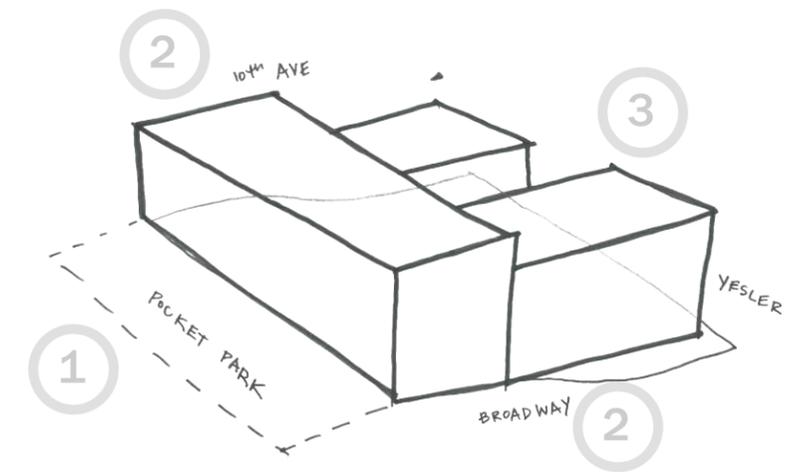
Site and massing conditions inform the building parti.



FOUR CORNER SITE



TWO TOPOGRAPHIC CONDITIONS

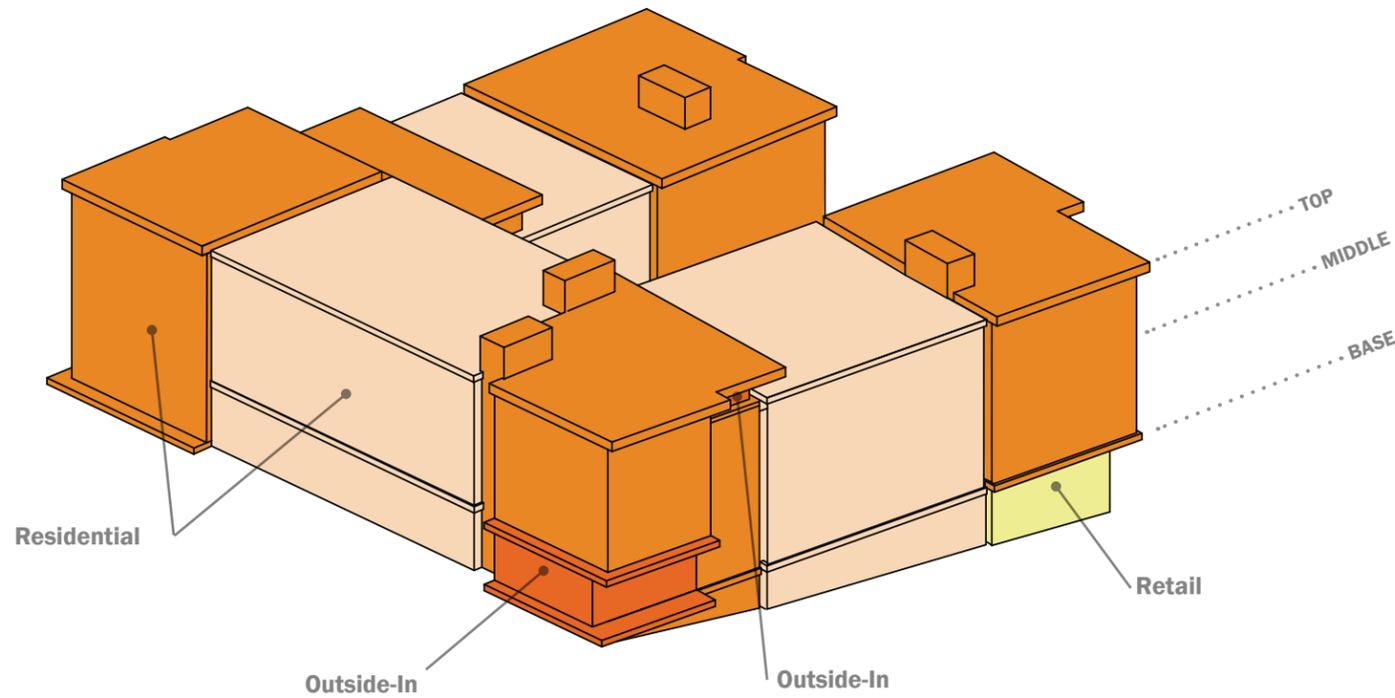
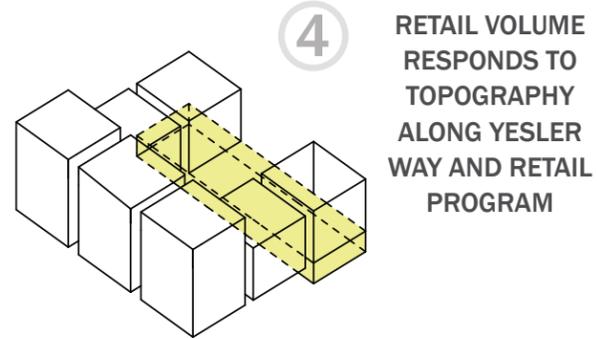
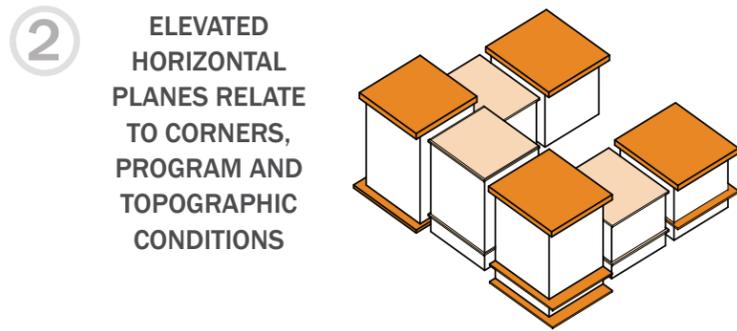
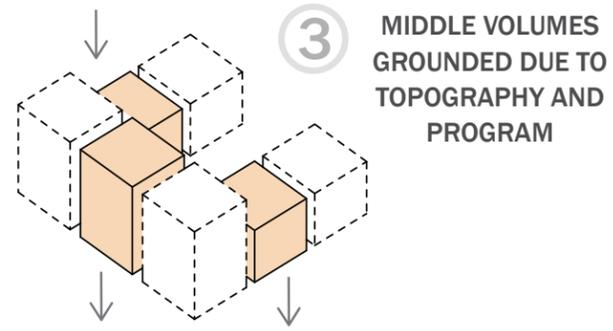
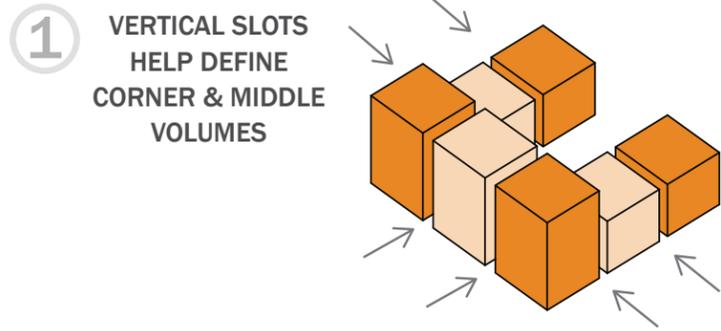


THREE DISTINCT FRONTAGE CONDITIONS

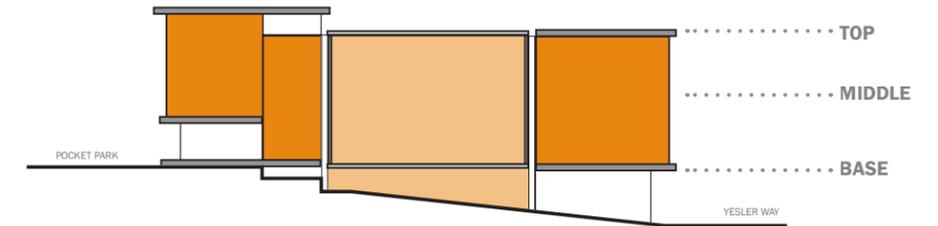
# BUILDING PARTI

The key principles of PNW architecture and the outside-in concept are refined further in the building parti.

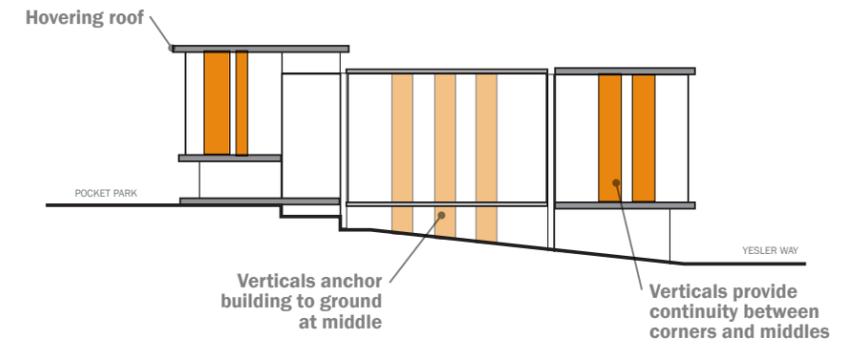
## PARTI KEY ELEMENTS:



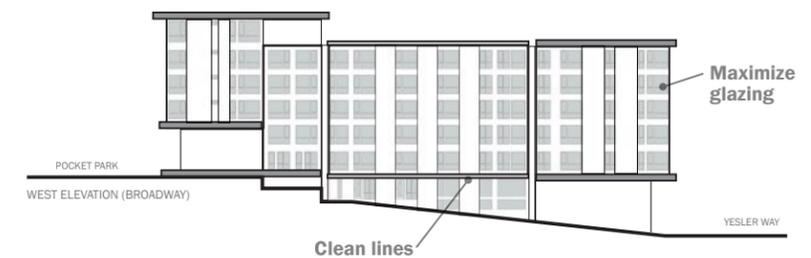
## PARTI MASSING



## MASSING FURTHER BROKEN DOWN BY VERTICALS

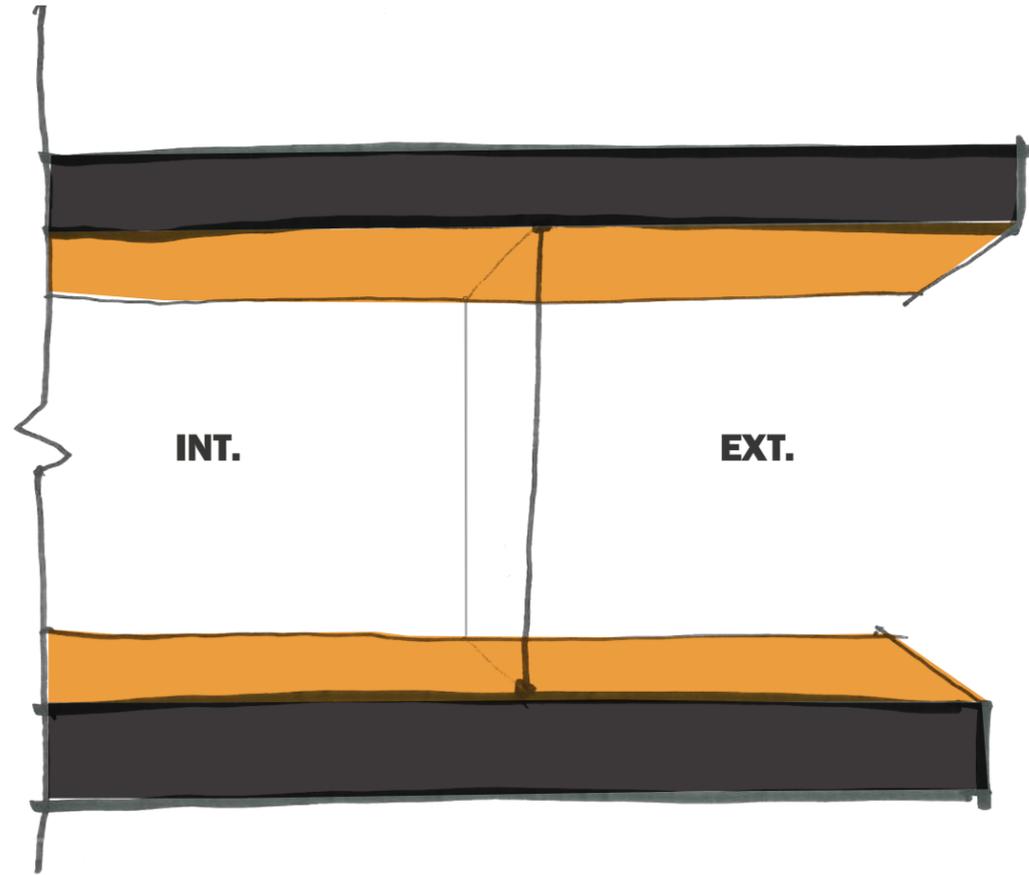


## WINDOWS ARRANGED TO REINFORCE PARTI

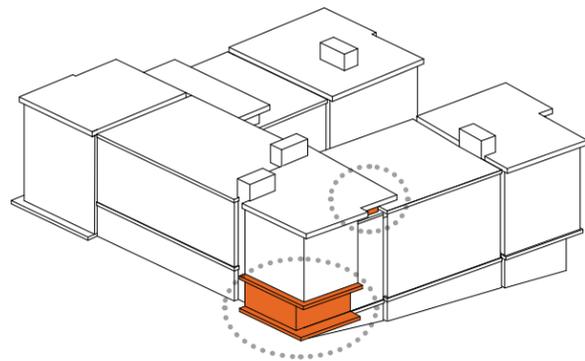


### OUTSIDE-IN ARCHITECTURAL LANGUAGE

The architectural language for the Outside-In spaces, which occur at the common space transitions to the outdoors, consists of roof/ceiling planes and ground planes that reinforce the continuity from the interior to exterior.

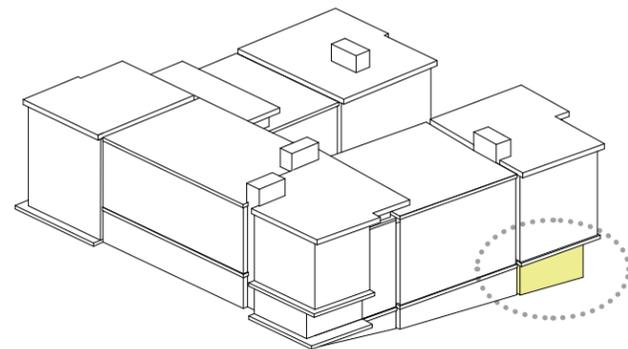
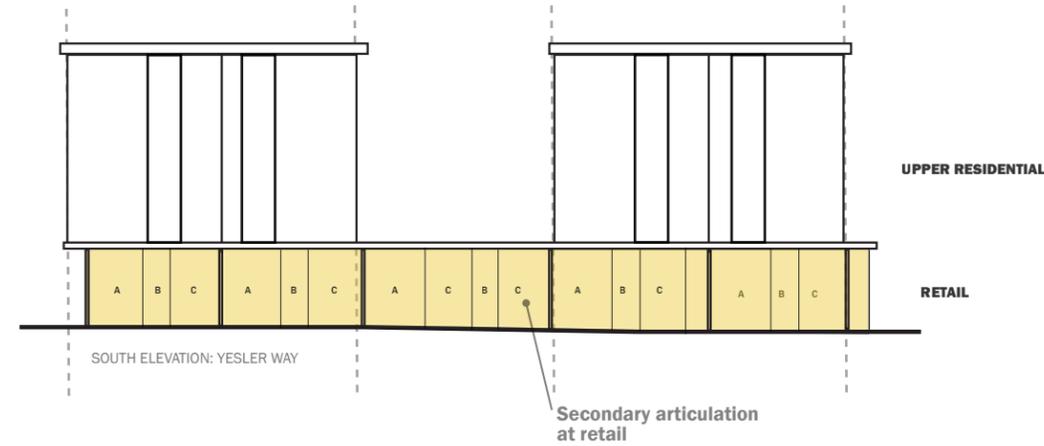
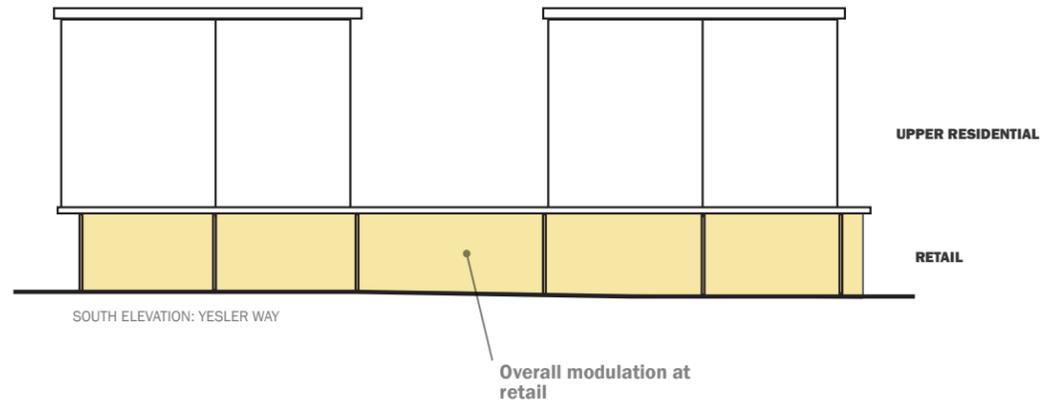


CONCEPT IMAGE



# RETAIL ARCHITECTURAL LANGUAGE

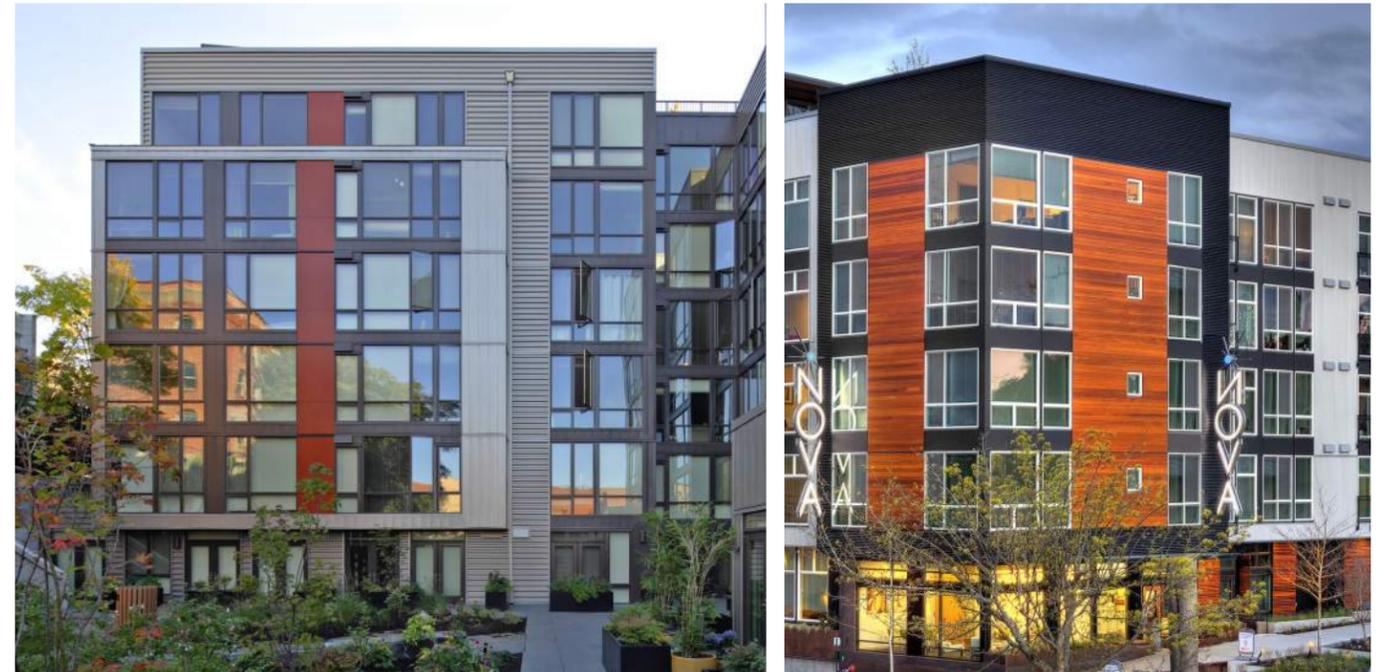
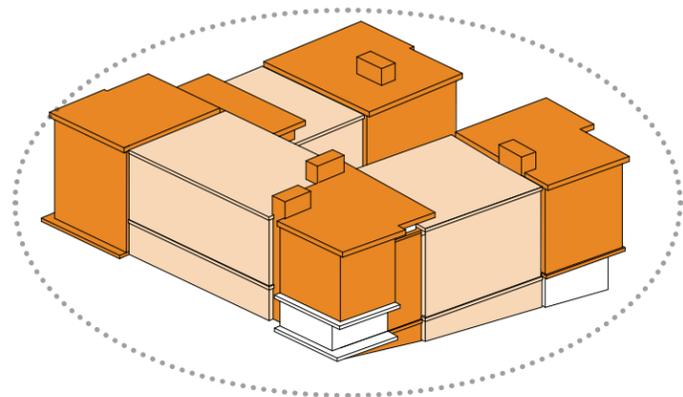
The architectural language for the retail consists of a module to allow retail size flexibility, repeating rhythm of vertical elements, and maximized glazing for retail space visibility. There is opportunity to introduce individual retail character through signage and door type. The retail spaces have been designed to accommodate a variety of uses such as restaurants, cafes, and small shops.



EXAMPLE IMAGES

# RESIDENTIAL ARCHITECTURAL LANGUAGE

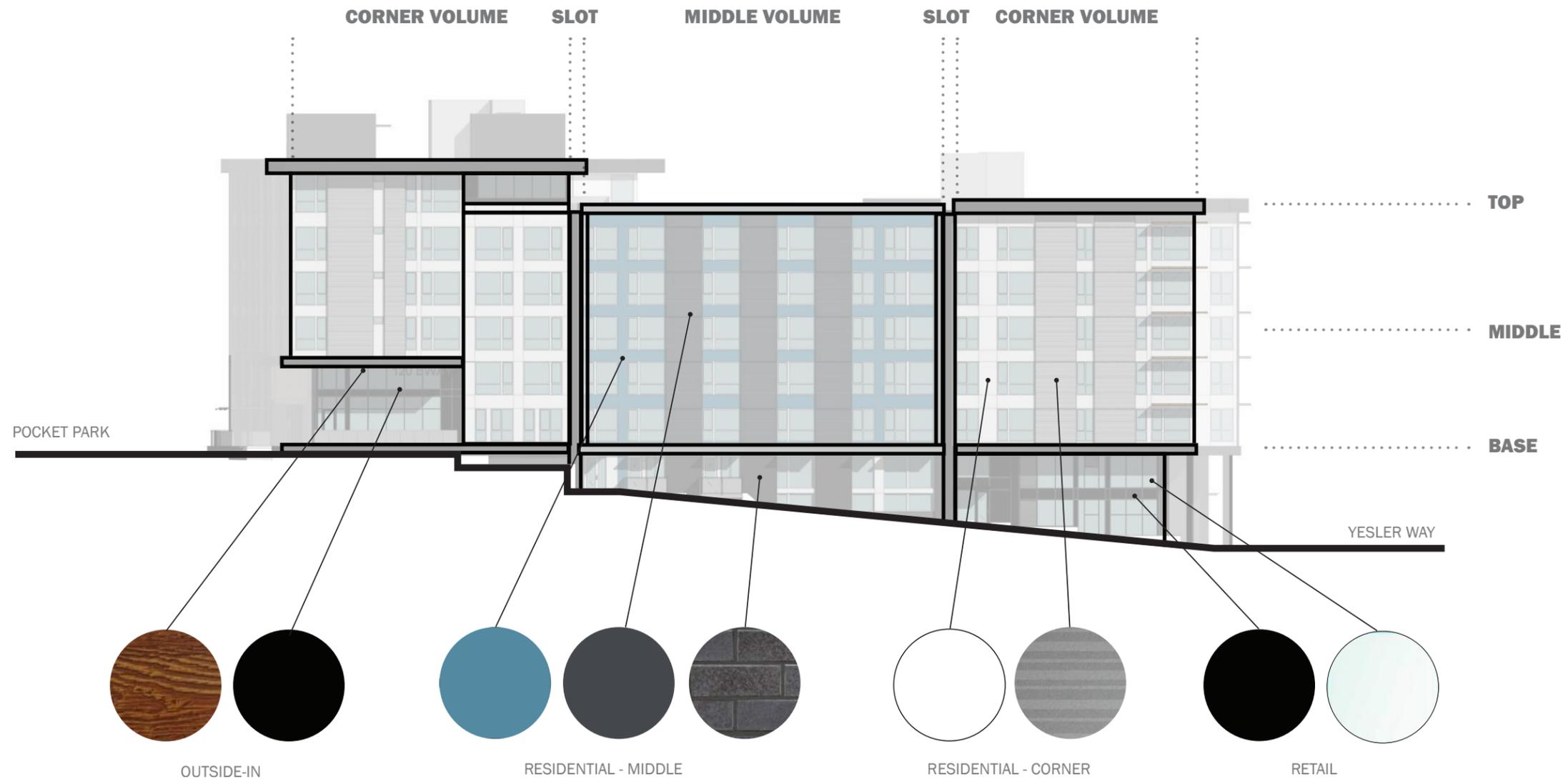
The architectural language for the residential areas consists of a vertical expression of windows, repeating vertical elements, and an emphasis on corner glazing.



EXAMPLE IMAGES

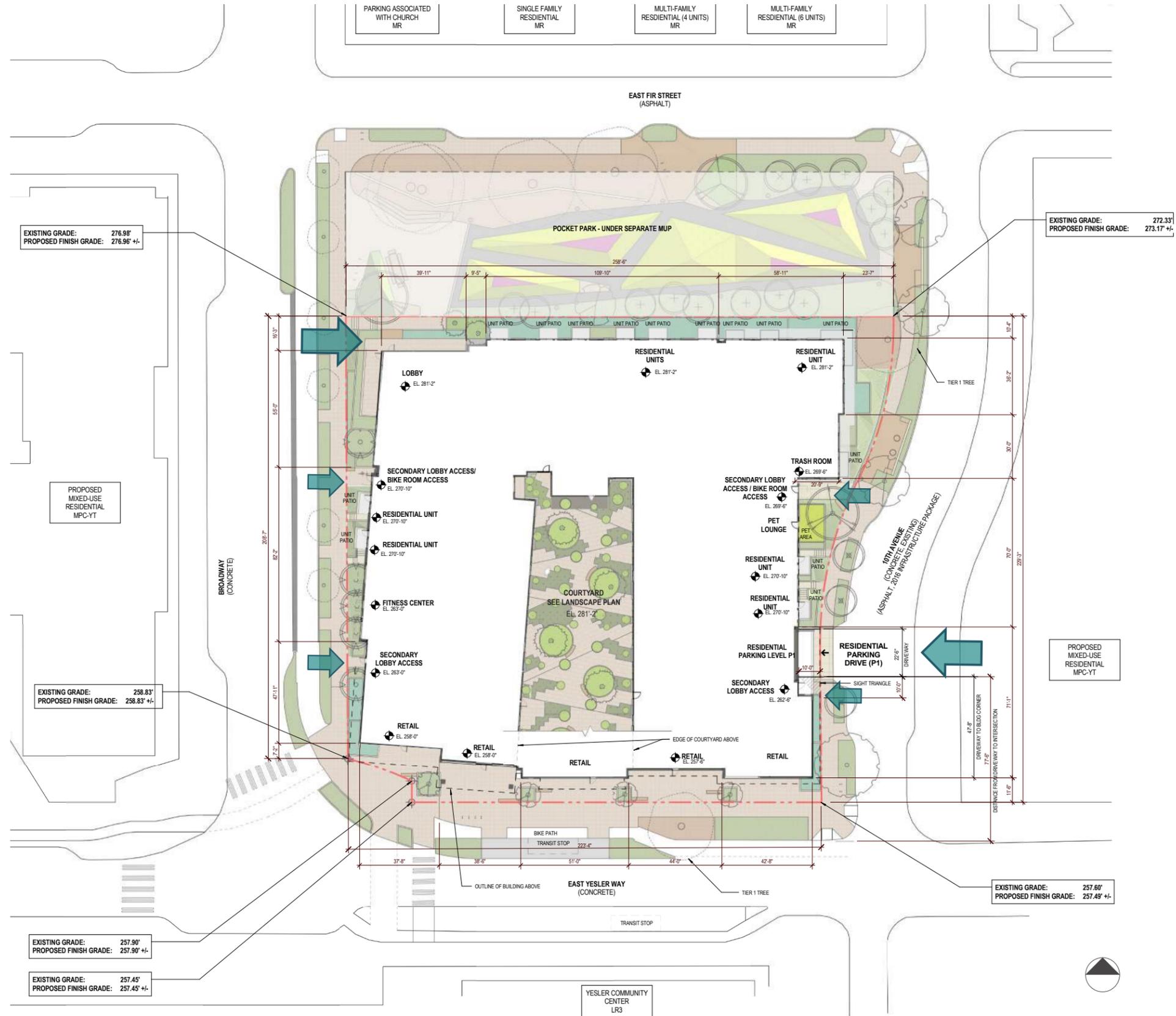
# ARCHITECTURAL LANGUAGE - MATERIALS

The material selection reinforces the building parti of corner and middle volumes and the delineation of a top, middle, and base. Utilizing lighter materials for corner volumes and darker materials for the middle volumes reinforces the building parti by emphasizing corner expression. The shift in color and texture from the verticals to the background brings attention to the repeating vertical elements while still giving precedence to corner volumes. At the middle volumes, the verticals ground the building and transition from a dark gray panel to a similarly toned gray brick, to provide more texture at the ground plane. The light color corners also provide a contrast to the dark color of the Outside-In spaces and retail while use of wood-look siding on the roof soffits, especially at the Outside-In roof soffits, provides warmth and relates to nature.



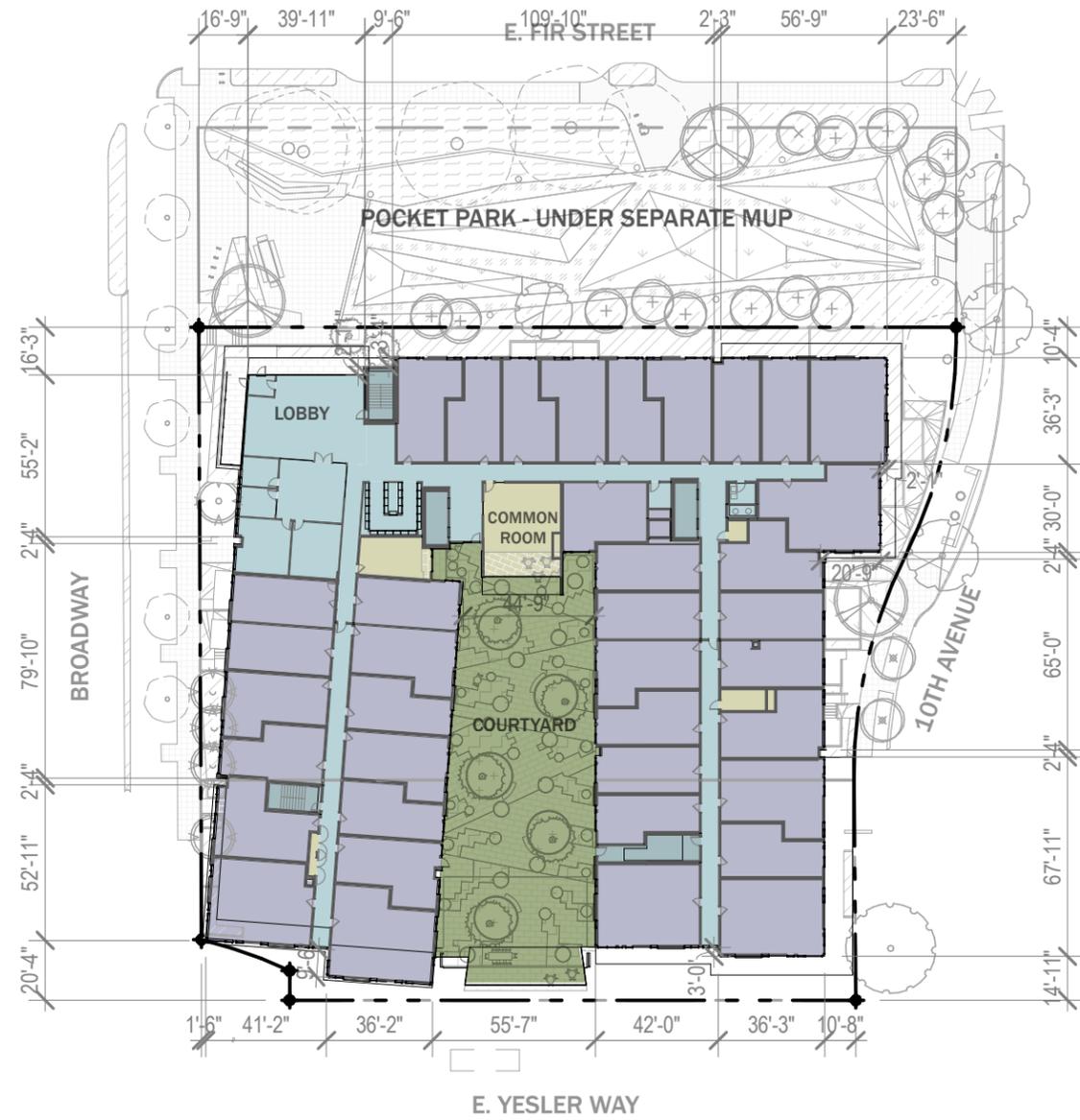
PAGE LEFT INTENTIONALLY BLANK

COMPOSITE SITE PLAN



\*NOTE: PLEASE SEE DEPARTURE PAGES FOR DIMENSIONS OF BUILDING TO SETBACKS





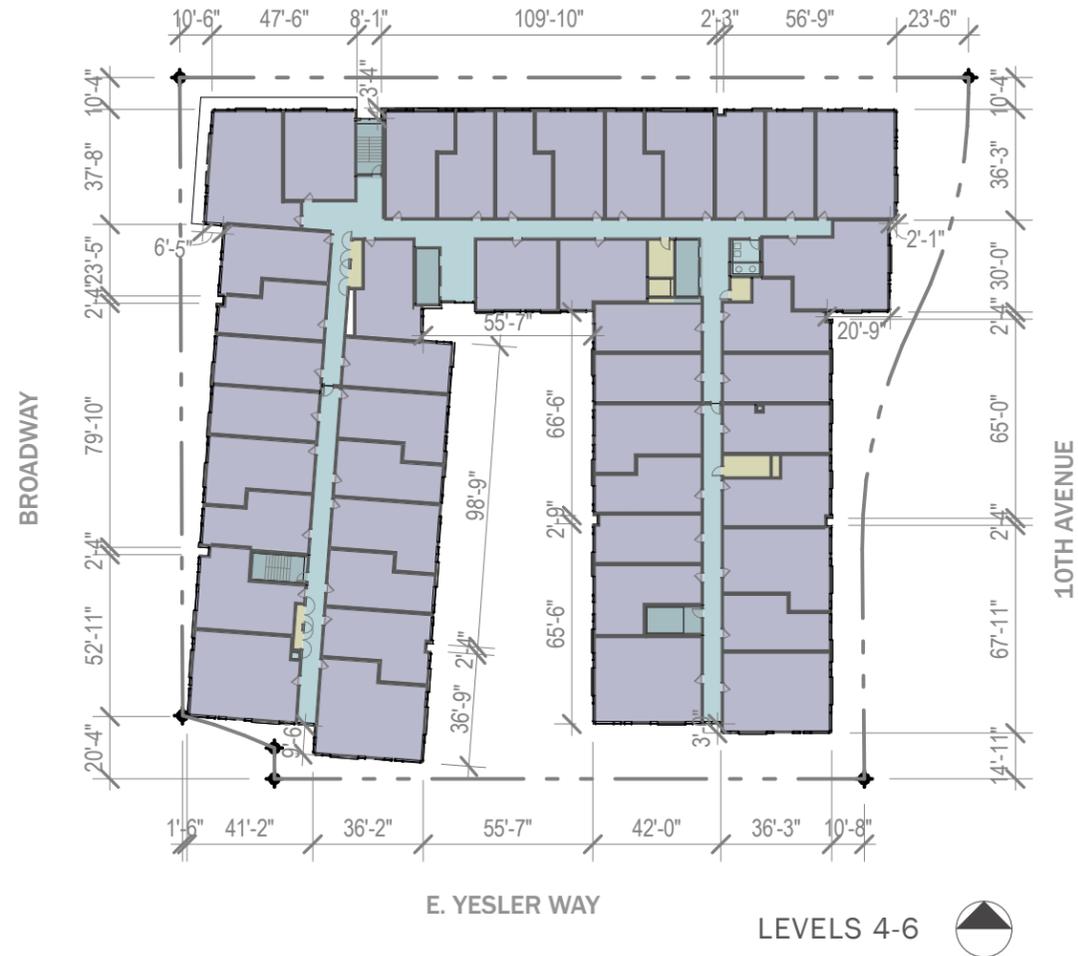
LEVEL 2



LEVEL 3

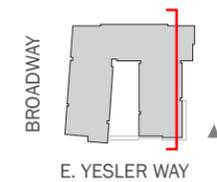
\*NOTE: PLEASE SEE DEPARTURE PAGES FOR DIMENSIONS OF BUILDING TO SETBACKS

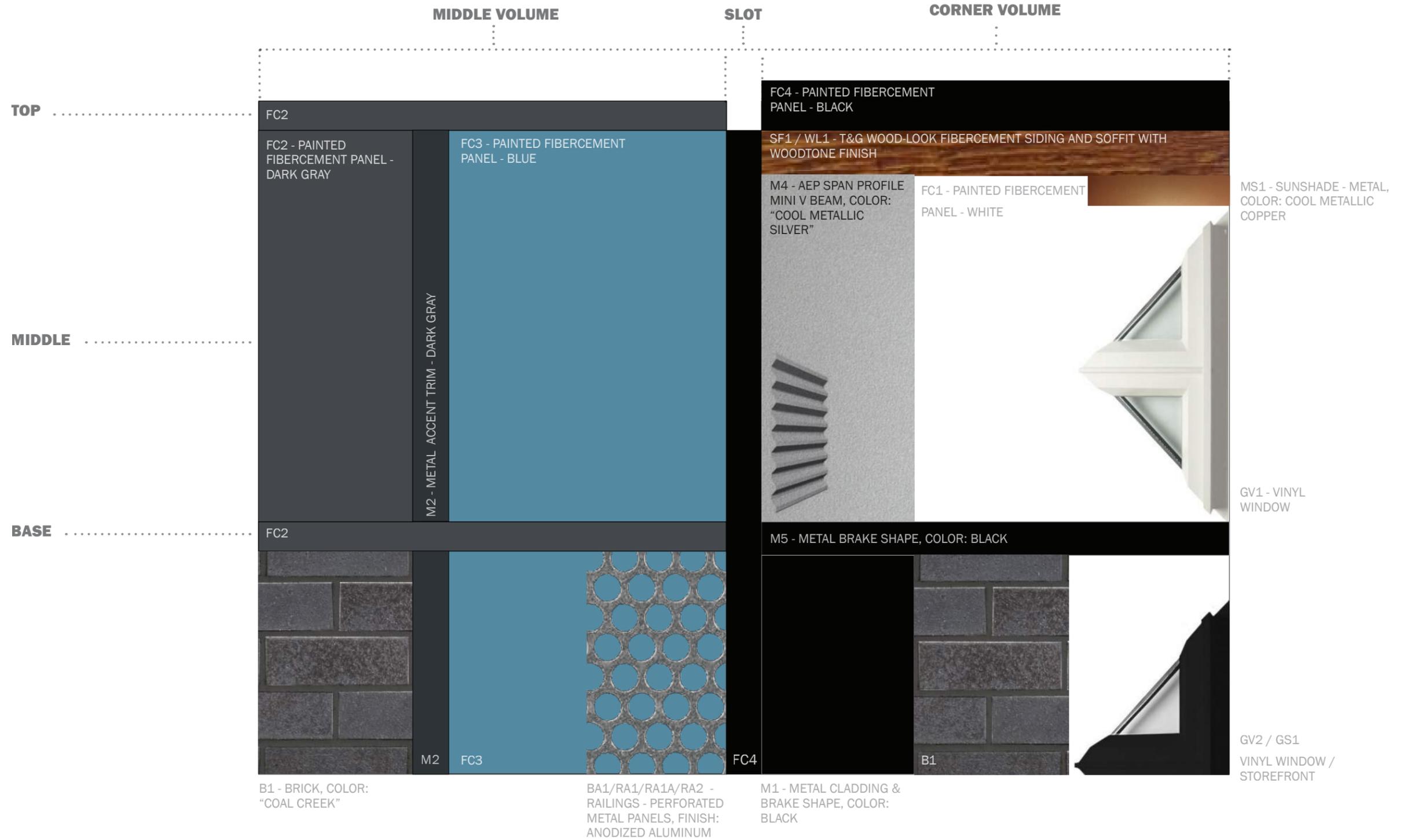
- Parking
- Residential Unit
- Vertical Circulation
- Lobby/Circulation
- Amenity/Storage
- Retail



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

\*NOTE: PLEASE SEE DEPARTURE PAGES FOR DIMENSIONS OF BUILDING TO SETBACKS

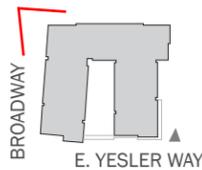






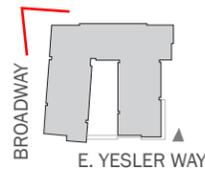
CS2-D, CS3, DC2-D:

The primary building articulation includes vertical slots that define corner and middle volumes around the site. Finer grain building articulation consists of Pacific Northwest regional concepts to reinforce the building parti: vertical elements that anchor the building, projecting roof forms, materiality, large windows, and program help define the top, middle and base elements. At the lobby entry and other common spaces that transition to the exterior, prominent roof/ceiling and ground planes reinforce the passage from the exterior to interior. The primary and secondary articulation create a residentially-scaled building.

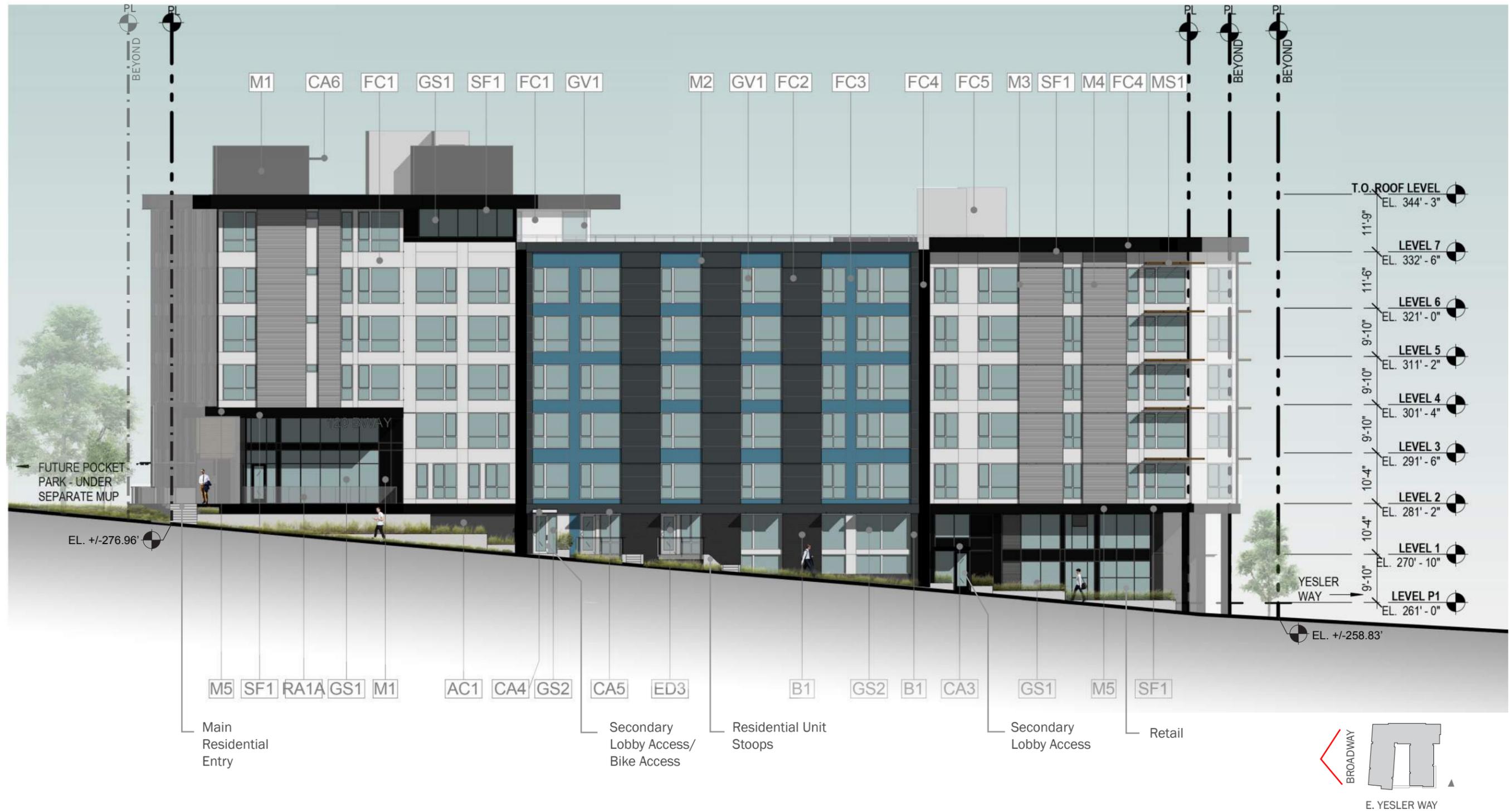




PL1-A & PL1-B:  
 Adjacent to the park, a second story common nook and vertical stair core overlook the park, providing spaces for building residents to visually engage with the park. Also overlooking the park are residential balconies at the ground level that project over bioretention planters that run along the north facade.



WEST ELEVATION (BROADWAY)





PL1, PL2, PL3, CS1-C, CS3, DC2-A:

The building's primary and secondary articulation reinforce the intersection of Yesler and Broadway as an important node within Yesler Terrace through the use of strong corner language. Large roof overhangs extend out to articulate the corner expression while large corner windows and the corner residential language further reinforce the corner expression. At the base, the retail massing sets back under the upper residential building. This setback provides more space for pedestrians and bikes at the corner and allows for spill out space from the retail. The corner retail bay has been designed to accommodate a restaurant with spill out space to further activate the corner.





CS1-E2: Visually evident planters help transition the grade change along Broadway.  
PL3-B. The ground-related residential units along Broadway connect to grade and have a landscape buffer for defensible space.  
PL3, PL4-B: A secondary residential entry point off Broadway, a primary bike route, provides a convenient bike access point to the bike storage.



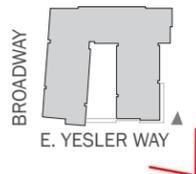
SOUTH ELEVATION (EAST YESLER WAY)

ELEVATIONS





DC2-D:  
Yesler 3 massing responds to distinct site characteristics such as a full city block, adjacency to the park, significant grade change along 10th Ave. and Broadway, and corner expression on four sides of the building. Along E. Yesler Way, residential wings flank the courtyard and provide a corner expression while at the pedestrian scale, continuous retail with large operable windows and spill out space will activate E. Yesler Way. The strong verticals contrast with the horizontal expression of Block 2E, beyond.



RENDERING - CLOSE-UP OF SECONDARY LOBBY ENTRY AND RETAIL AT E. YESLER WAY AND BROADWAY



PL1-A, PL1-C, DC1-A, DC3-C:  
A visual connection between the courtyard and the Yesler R.O.W. is created by an elevated deck that projects from the courtyard above the sidewalk, engaging visually with E. Yesler Way, the park, and the community center to the south of the building. The elevated deck allows for continuous retail to occur below the courtyard.

PL1-C, PL3-C, PL4:  
To provide relief from the transit stop and bike lane, the retail frontage is set back along E. Yesler Way an additional 8' to 19' from the property line. This setback will allow for retail spill out space and low planters to help mitigate the grade change.

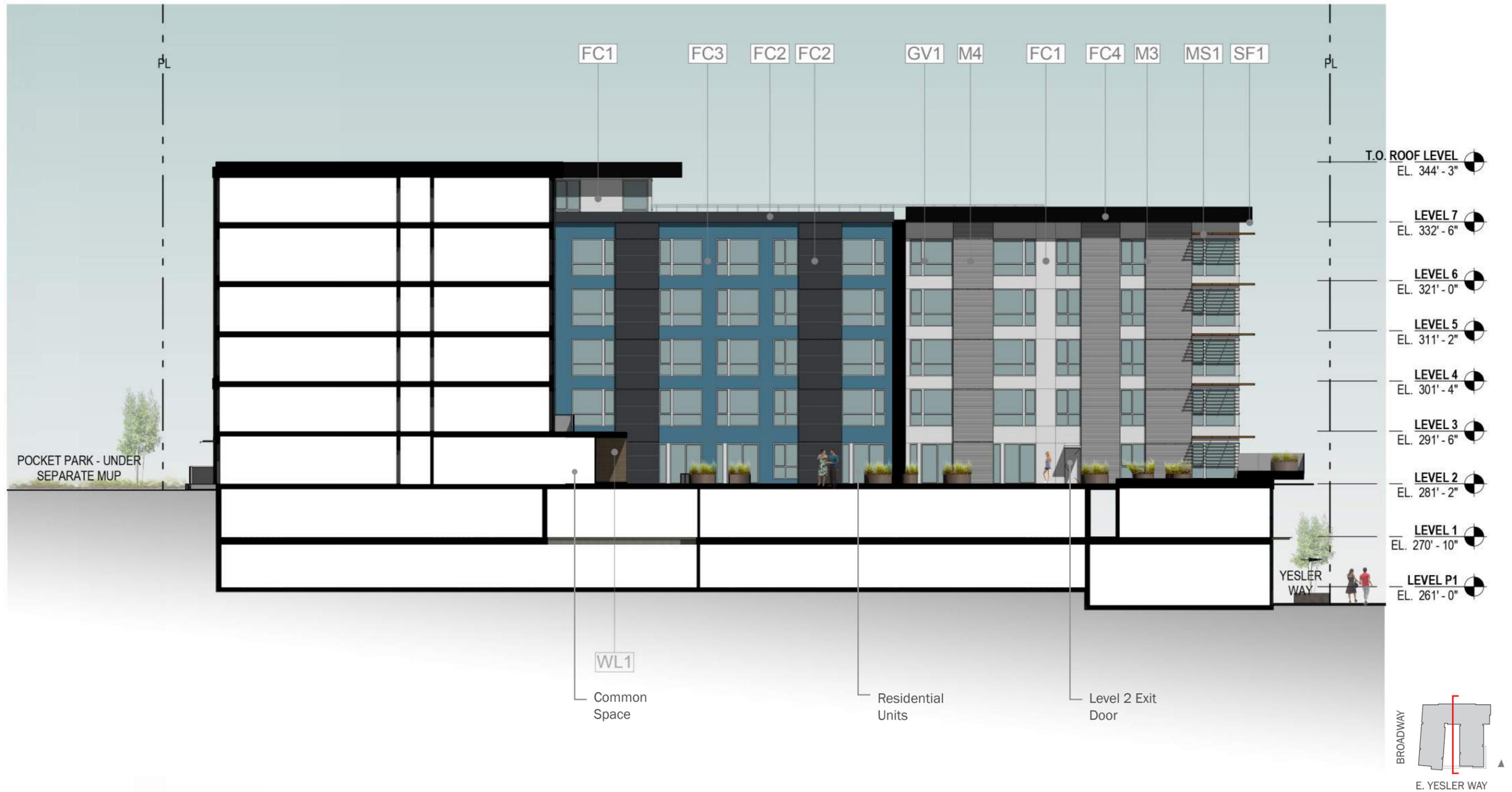
The retail design consists of a module to allow retail size flexibility. It features repeating vertical elements that tie into the rest of the building design, maximizes glazing for retail space visibility, and provides an opportunity to introduce individual retail character through use of signage and door type.



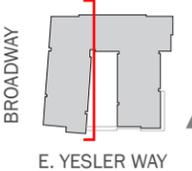


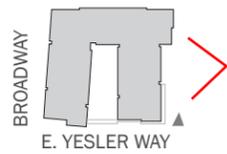
ELEVATION - COURTYARD LOOKING EAST

ELEVATIONS



ELEVATION - COURTYARD LOOKING WEST





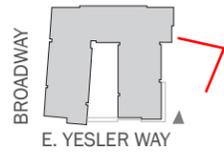


RENDERING -CLOSE-UP ALONG 10TH AVENUE

RENDERINGS

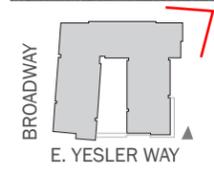


CS3, DC1, PL3, PL4-B:  
Residential units with balconies and a pet lounge occur along the 10th Ave street level to provide activation at grade. A secondary residential access point will provide for bike storage access off 10th Ave. Stepped planters help mitigate the grade change around the building. At the trash room, stepped planters and landscape will help screen the facade, while on the next level up, residential balconies provide activation and visual surveillance to the right-of-way.



# RENDERING - CORNER OF 10TH AVE & FIR ST

DC2A, DC2B:  
At the northwest corner, the lobby and common rooms have large overhanging roof forms that extend out towards the park while the northeast corner has a more simple architectural expression to allow the landscaping that surrounds the building to stand out.  
The building expresses its residential scale along the north facade with primary and secondary architectural elements. The principal architectural elements include vertical slots that define corner and middle volumes. Finer grain building articulation defines a top, middle, base and consists of Pacific Northwest regional concepts to reinforce the building parti: vertical elements that anchor the building at the middle volumes, projecting roof forms at the corners, materiality, and large windows.

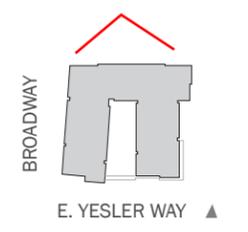


NORTH ELEVATION (POCKET PARK)

ELEVATIONS

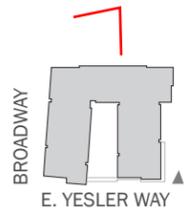


Residential Units with Decks  
Stair  
Common Space  
Main Residential Lobby





DC2-A, DC2-B, DC2-D, DC4-A:  
Connectivity between Yesler 3 and Yesler 2E is expressed by the siting of each building lobby facing the park, creating a dialogue between both buildings. A clear identity for Block 3 is expressed in the building's articulation, massing, and materiality.



PAGE LEFT INTENTIONALLY BLANK

# LANDSCAPE SITE PLAN - AT GRADE

The approach to the landscape design conceptualized a clear set of principles which were used to inform the various planting palettes. This project's site has a varying degree of environmental conditions as well as a topographic difference of nearly twenty feet in the north-south direction (Broadway and 10th Ave). In addition, this site has three street frontages and a park frontage, all with different degrees of anticipated circulation and environmental conditions.

These design principles include at their forefront the practical use of plants, plant selection for specific habitats as well as a combination of plants all combining to achieve an urban aesthetic that can thrive but also compliment the building's functionality. The aesthetic vision is a slightly wild, soft and robust variety of planting palettes all customized to their particular environmental conditions. These palettes offer bold structure and/or soft and fine expressions where appropriate, a variety of textures as well as ephemeral color.

Particular attention was given to create palettes that were aesthetically qualified for each differing environmental condition. For example, the energetic bioretention planters are located primarily along the northern façade of the building and therefore must include selections that can be flexible to the varying water conditions while performing in full shade environments, while not growing too tall in most locations. Wispy ornamental grasses are envisioned here as well as water tolerant woody shrub selections. Areas of a higher degree of activity, whether it be circulation or pause points, require a range of selections that will not only yield structure, important for the winter seasons in particular, but also have an assortment of color and textural interests all supporting the goal of enhancing the everyday experience. Foundation plantings play an important role for areas

that require a degree of privacy and/or screening and will be low when adjacent to residential entries and taller and denser when screening retaining walls. This plant palette includes several evergreen selections as well as broadleaf and colorful varieties. Finally, streetscape planting palettes have been informed by the Yesler Terrace Redevelopment Master Plan (final Plat SIP planting lists) and address the requirement for a more robust selection of planting material in these public areas. Yesler Way is classified as a Corridor street and is a very active street hosting bus and streetcar routes as well as bike lanes. Proposed is an open retail streetscape/plaza and will have low plantings, seasonal color and small evergreen Magnolia trees. These not only assist in maintaining clear site lines but also contribute to reducing the scale for people and create a cadence for the pedestrian experience. This area will support the multi-modal hub that Yesler has become within the neighborhood. Broadway is a Connector Street and provides a means for physical and visual access between Fir Street, a Green Loop street, and Yesler. Also part of the neighborhood Green Loop is 10th Ave which will have two pause points and include robust and tough planting selections that have a level of continuity that reflect other Green Loop streets.











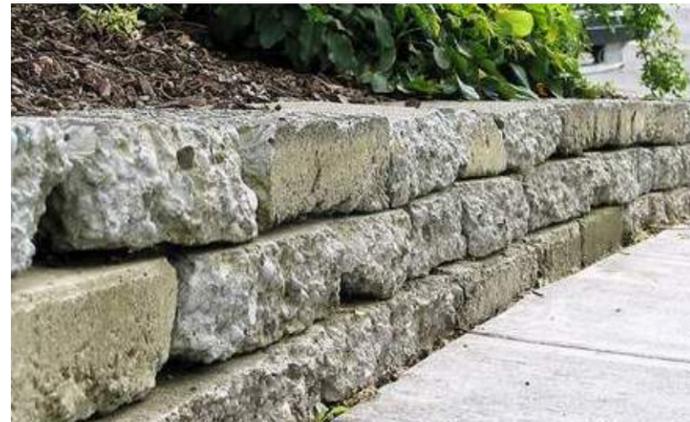
Unit pavers



Precast concrete paver



Lobby wood bridge



Salvaged concrete rubble wall



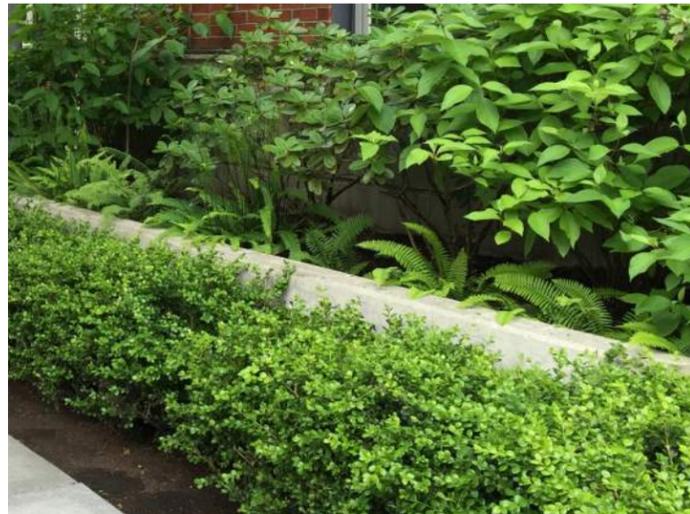
Residential concrete stairs and balconies



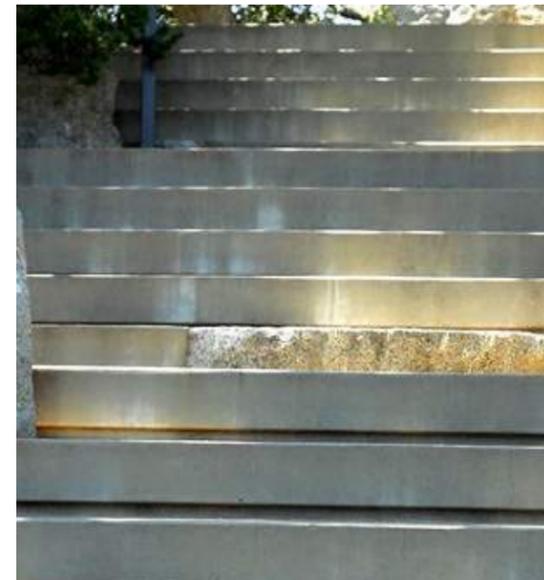
Wall mounted vegetation climbing panel



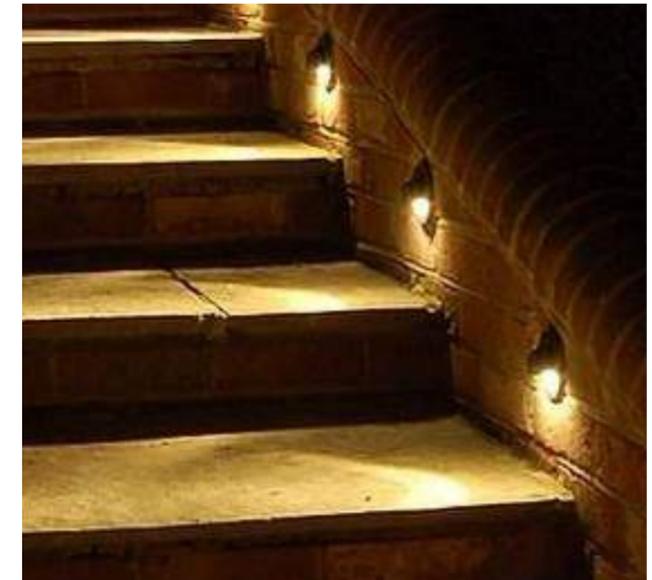
CIP concrete seat wall



CIP concrete planter wall



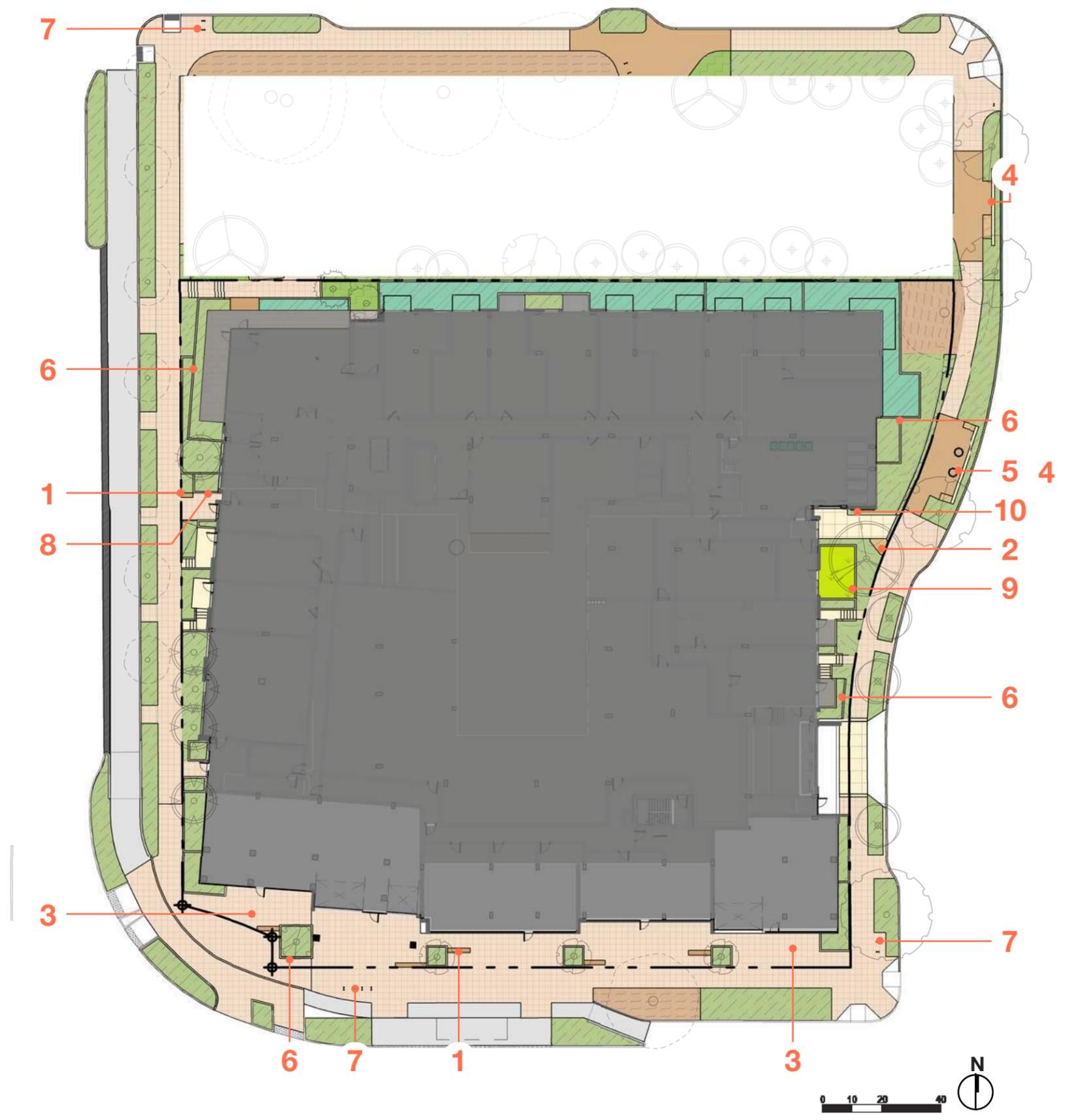
CIP concrete lobby stair



Step lights within lobby stair

LANDSCAPE - STREETScape ELEMENTS

- 1 Reclaimed timber seating
- 2 Salvaged concrete rubble and reclaimed timber seating
- 3 Retail plaza seating
- 4 Concrete seatwall + unit pavers
- 5 Exercise station
- 6 Concrete planter wall
- 7 Right of way bike rack
- 8 Bike maintenance station
- 9 Pet area fencing
- 10 Wall-mounted vegetation climbing panel





Reclaimed timber seating



Right of way bike rack



Bike maintenance station



Retail plaza seating



Exercise station



Pet area fencing - perforated metal panel

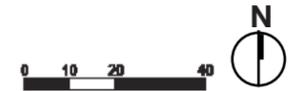
# LANDSCAPE - PLANTING PLAN

- |   |   |
|---|---|
| <ul style="list-style-type: none"> <li><b>Streetscape - Corridor Street</b> <ul style="list-style-type: none"> <li>Evergreen</li> <li>Tough, ordered</li> <li>Low height</li> </ul> </li> <li><b>Streetscape - Connector Street</b> <ul style="list-style-type: none"> <li>Evergreen with perennial accent</li> <li>Tough, ordered</li> <li>Low height</li> </ul> </li> <li><b>Foundation Planting</b> <ul style="list-style-type: none"> <li>Evergreen and deciduous mixed</li> <li>Tough</li> <li>Low - medium height</li> </ul> </li> <li><b>Green Wall</b> <ul style="list-style-type: none"> <li>Mixed evergreen/flowering vines</li> <li>Low groundcover</li> </ul> </li> </ul> | <ul style="list-style-type: none"> <li><b>Courtyard/Plaza Planting</b> <ul style="list-style-type: none"> <li>Varied, mixed</li> <li>Seasonal, colorful</li> <li>Low-Medium height</li> </ul> </li> <li><b>Retail/Node Planting</b> <ul style="list-style-type: none"> <li>Varied, mixed</li> <li>Seasonal, colorful</li> <li>Low height</li> </ul> </li> <li><b>Bioretention Planting</b> <ul style="list-style-type: none"> <li>Textural, grassy</li> <li>Evergreen w/ perennial accent</li> <li>Low - medium height</li> </ul> </li> <li><b>Mulch</b> <ul style="list-style-type: none"> <li>Beneath existing trees</li> </ul> </li> </ul> |
|---|---|

The approach to the landscape design conceptualized a clear set of principles which were used to inform the various planting palettes. This site has three street frontages and a park frontage, all with different degrees of anticipated circulation and environmental conditions. In addition, there is a topographic drop of nearly twenty feet north to south (along Broadway and 10th Ave).

These design principles forefront the practical use of plants, plant selection for specific environments, and a diverse combination of species, all of which interrelate to achieve an urban aesthetic that can thrive while also complementing the building's functionality. The cumulative aesthetic vision is a slightly wild, soft and robust effect, built from a variety of planting palettes suited to each particular set of environmental conditions. These palettes offer bold structure and/or soft and fine expressions where appropriate, a variety of textures, and ephemeral color.

Particular attention was given to create palettes that were aesthetically qualified for each differing environmental condition. For example, the energetic bioretention planters are located primarily along the northern façade of the building and therefore must include selections that can be flexible to the varying water conditions and perform in full shade environments, while maintaining limited height in most locations. Wispy ornamental grasses are envisioned here as well as water tolerant woody shrub selections. Areas of a higher degree of activity, whether it be circulation or pause points, require a range of plants that will not only yield structure, important for the winter seasons in particular, but also have an assortment of color and textural interests all supporting the goal of enhancing the everyday experience. Foundation plantings play an important role for areas that require a degree of privacy and/or screening and will be low when adjacent to residential entries and taller/denser when screening walls. This plant palette includes selections of several evergreen and broadleaf shrubs. Finally, streetscape planting palettes have been informed by the Yesler Terrace Redevelopment Master Plan (final Plat SIP planting lists) and address the requirement for a selection of more robust planting material in these public areas. Yesler Way, classified as a Corridor street, hosts bus and streetcar routes as well as bike lanes. Proposed is an open retail streetscape/plaza and will have low plantings, seasonal color and small evergreen magnolia trees. These will assist in maintaining clear sight lines, reduce the scale for people and create a cadence for the pedestrian experience. This area will support the multi-modal hub that Yesler has become within the neighborhood. Broadway is a Connector Street and provides physical and visual access between Fir Street, a Green Loop street, and Yesler. Also part of the neighborhood Green Loop is 10th Ave which will have two pause points and include robust and tough planting selections that will maintain continuity with other Green Loop streets.





Streetscape - Corridor Street



Foundation Planting



Retail / Node Planting



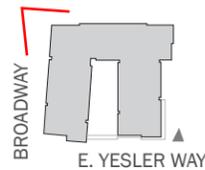
Streetscape - Connector Street

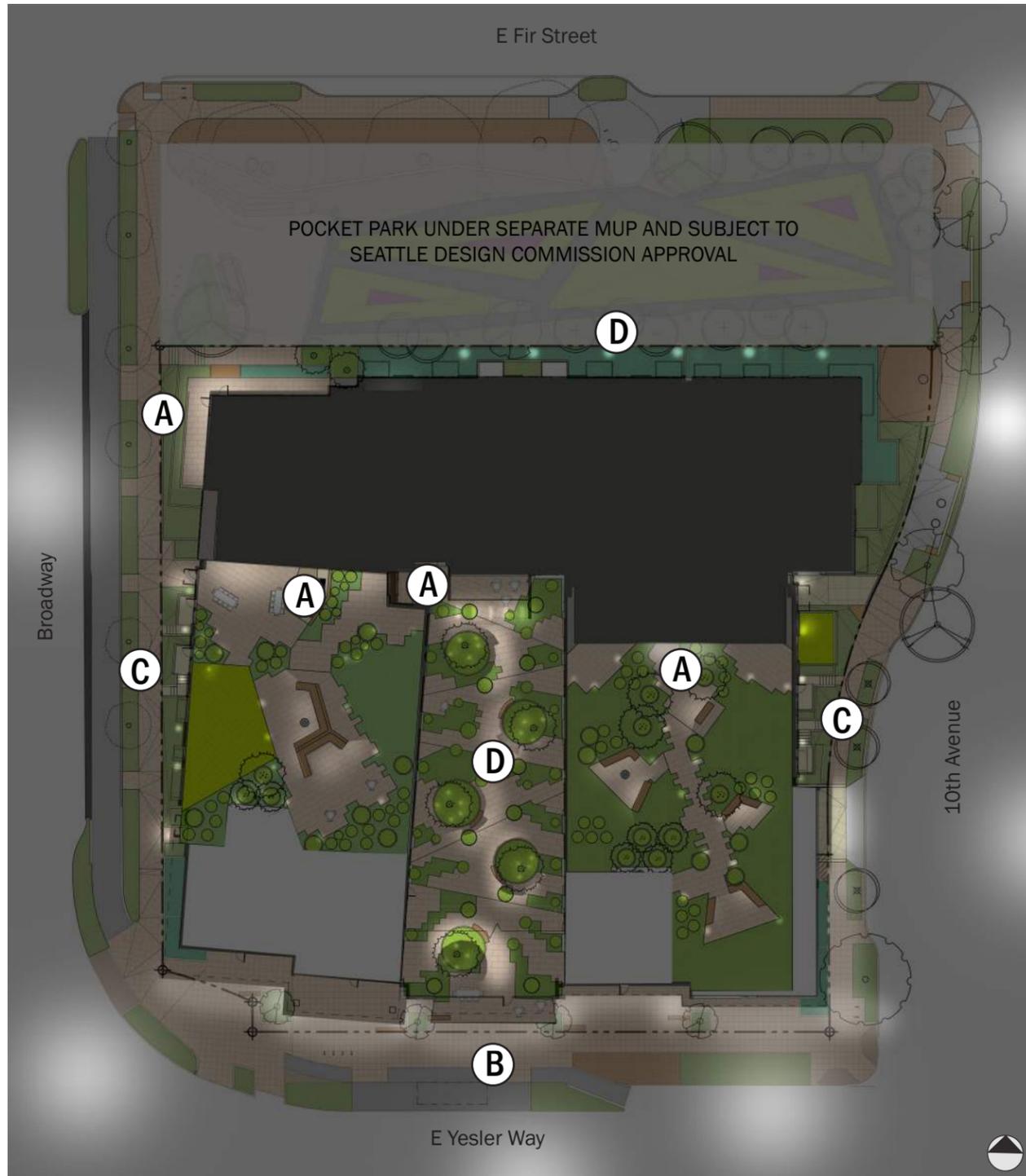


Courtyard / Plaza Planting



Bioretention Planting





**A COMMON AREA LIGHTING**



Recessed Can Lights

**B RETAIL LIGHTING**



Signage Lighting



Recessed Can Lights in Retail Canopies

**C UNIT ENTRY LIGHTING**



Wall-Mount Sconces

**D LANDSCAPE LIGHTING**



Undermount bench lighting



Pathway lights



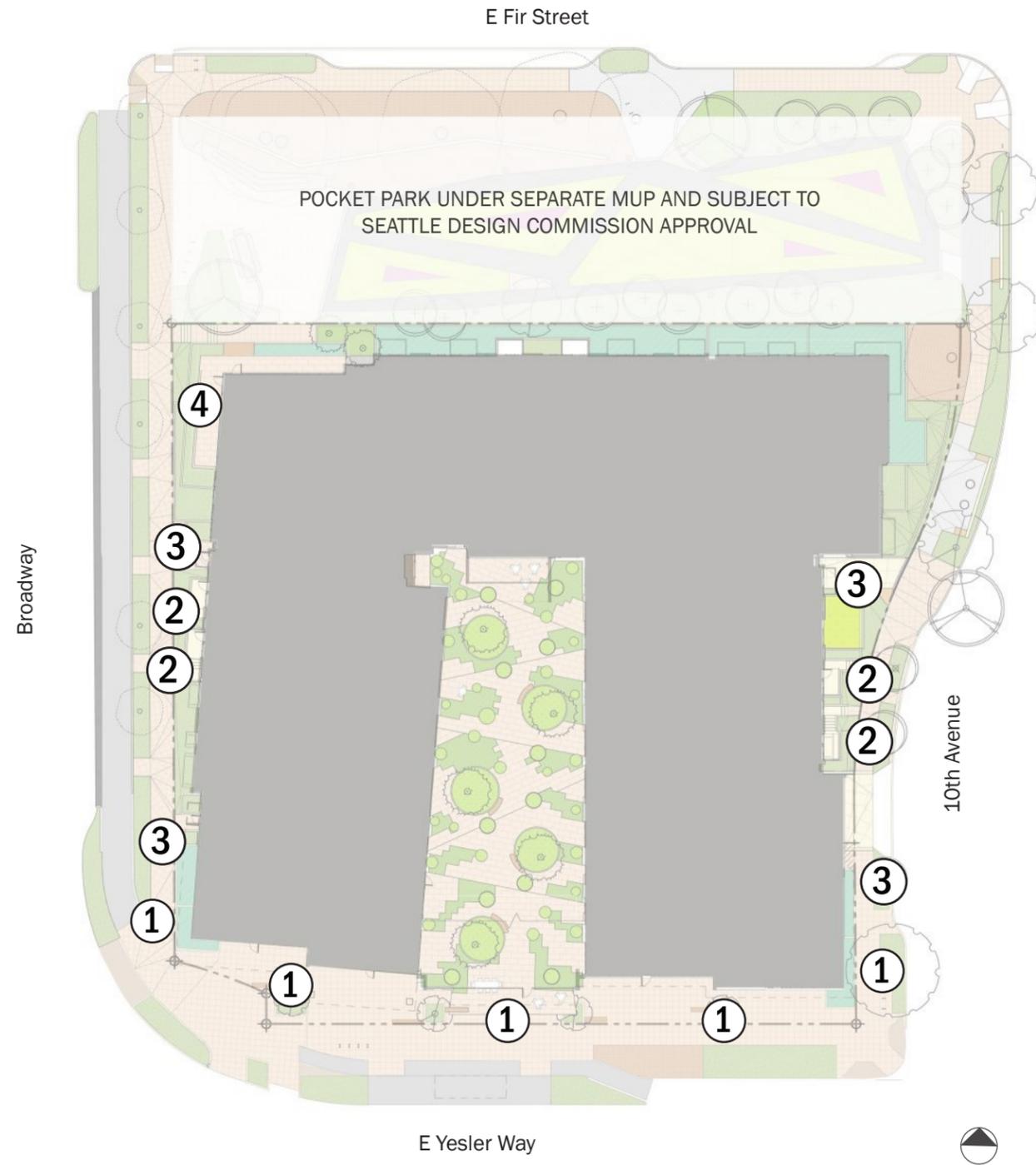
Step Lights



Catenary Lighting

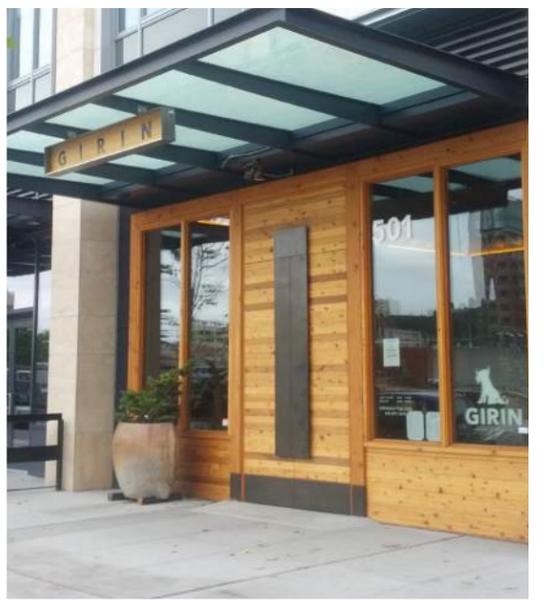
SIGNAGE CONCEPT

SIGNAGE CONCEPT



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, Yesler Way and 10th Avenue. Signage hung from canopies, wall-mounted signage and blade signs are potential signage options.



## 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 and cut out of metal.



## ③ SECONDARY SIGNAGE

Secondary signage includes signs for the secondary residential entries, parking, and bike parking. These signs could be wall-mounted or blade signs which are highly visible to vehicular, bicycle and pedestrian traffic.



## ④ PRIMARY BUILDING SIGNAGE

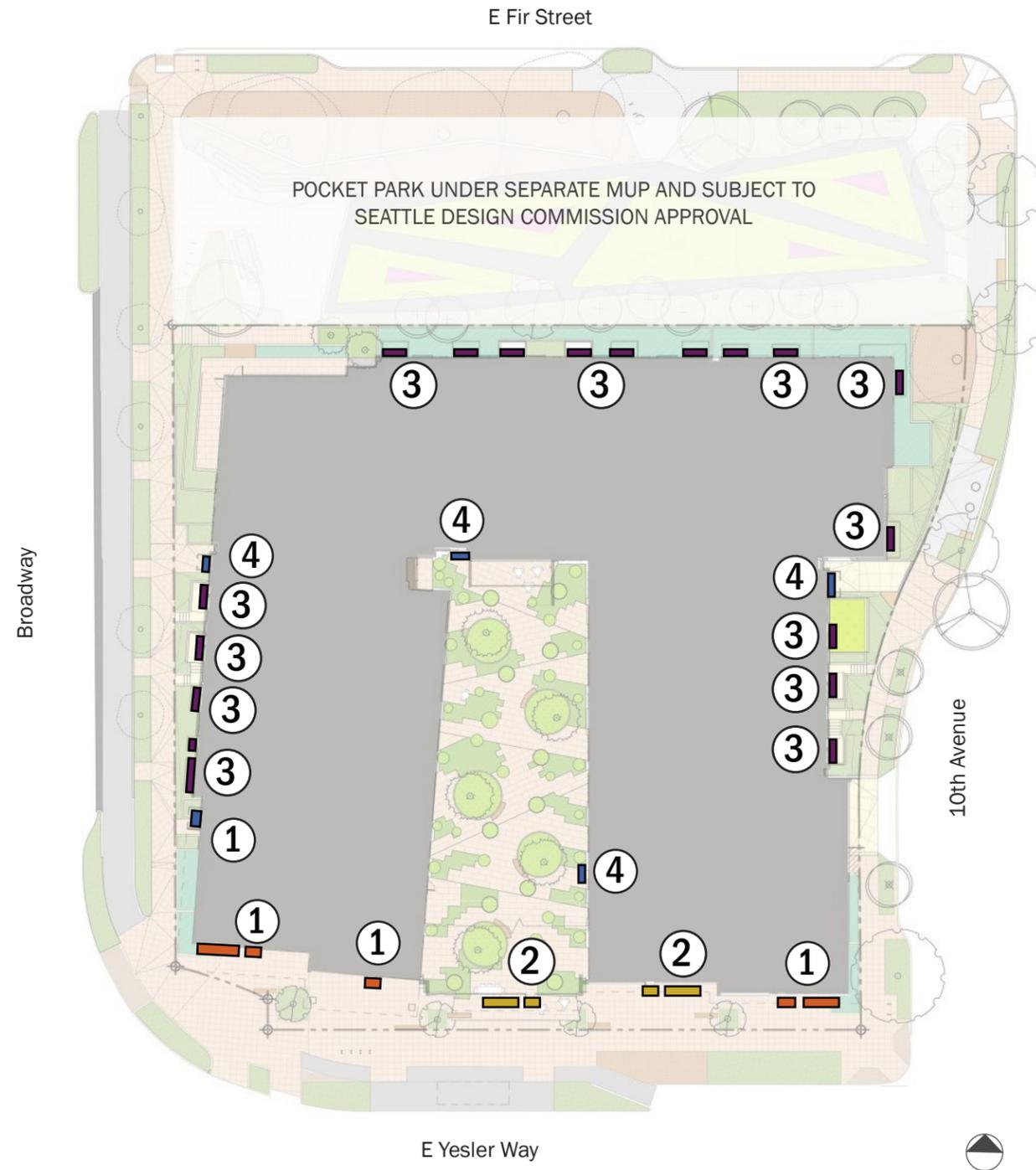
The primary signage for the project aims to be warm, welcoming and friendly and direct people to the main residential entry on the corner of Broadway and the pocket park. The signage could be cut-out letters mounted to the underside of the roof.



# CANOPY CONCEPT

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

# CANOPY CONCEPT



## RETAIL CANOPIES

The retail canopies 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 canopies also provide a place to mount retail signage. Two styles of canopies will be used, to create diversity among the retail spaces, but will be related through the materials of metal and wood tone soffit.

①



CA1



②



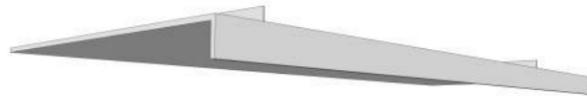
CA2



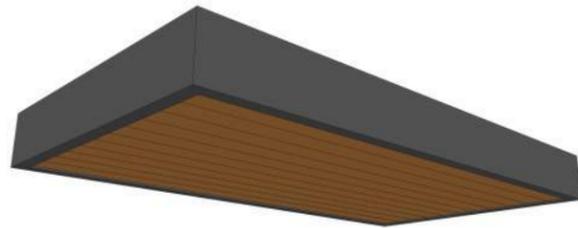
**③ & ④ RESIDENTIAL UNIT ENTRY/  
SECONDARY CANOPIES**

Residential unit entry canopies mark the entrance to residential units which are accessible from the sidewalk and provide weather protection for residents. They are meant to be thin and delicate in design in order to not distract from the more dominant horizontal planes, and to provide added detail and residential character at the street level.

Secondary canopies will mark building entrances other than the main residential lobby entrance. Two colors of canopies will be used, black and white, in order to match the adjacent storefront and windows. They are slightly thicker in order to contrast with the residential canopies and will have a wood-look soffit to provide warmth and texture at the street level while creating a welcoming entry.



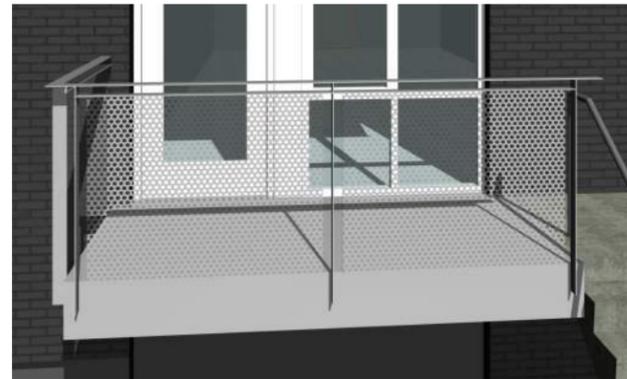
Unit Entry Canopy (CA5)



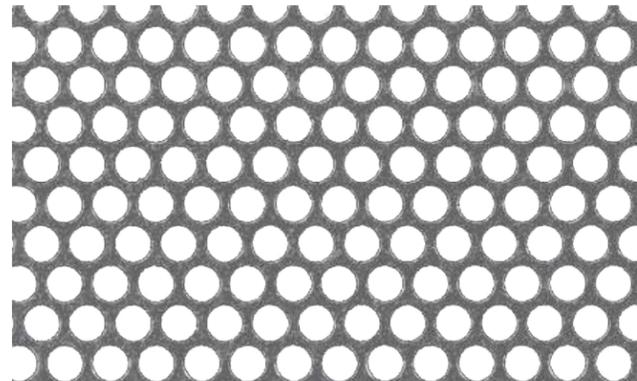
Secondary Canopy (CA3/CA4)

**BALCONIES AND RAILS**

Residential balconies and rails (BA1, RA1, RA1A, RA2) utilize perforated anodized aluminum panels to create a sense of privacy and defensible space while still allowing for visibility and transparency. Their texture provides a contrast to the clean lines of the project and creates interest at street level. The perforated metal material repeats around the building to help create continuity for the project.



Residential Balcony (BA1)



Perforated Metal Panel Example Image

**SUNSHADES**

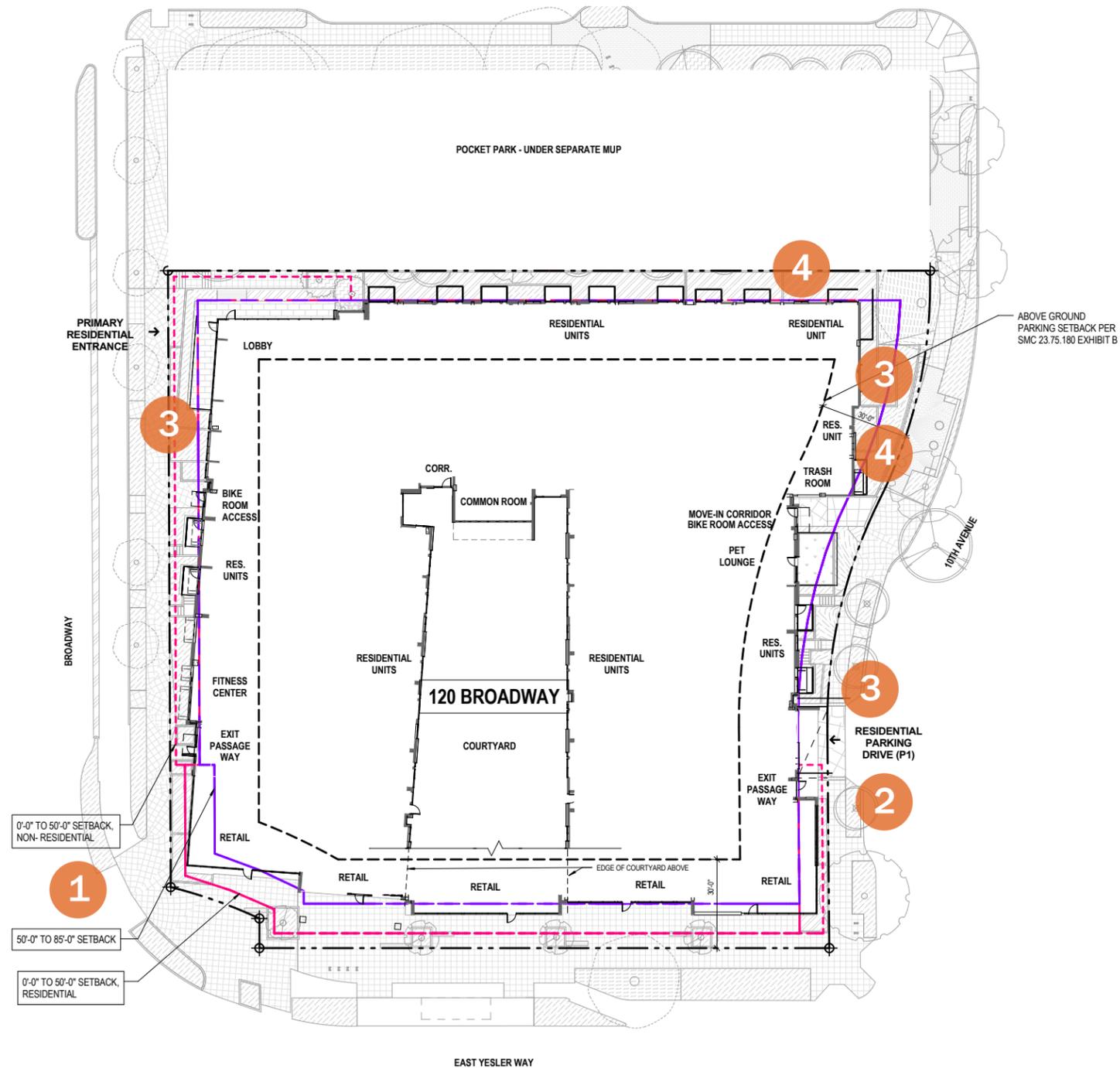
Metal sunshades further enhance the residential character of the project and emphasize the corner volumes through added detail. The sunshades occur only at corners facing south in response to solar orientation.



Residential Corner Sunshade (MS1)



Sunshade Example



- 1 SMC 23.75.140 Setbacks**  
The applicant is requesting to extend into the required setbacks as shown on pages 69-73.
- 2 SMC 23.75.170 Street-Level Development Standards**  
The applicant is requesting to provide 13% transparency (required transparency is 25%) for a portion of the regulated facade on 10th Avenue.
- 3 SMC 23.75.180.F.1 Parking**  
The applicant is requesting to permit portions of aboveground parking on Level P1 and Level 1 to extend into the minimum setback identified per Exhibit B for 23.75.180.
- 4 SMC 23.75.180.F.3 Parking**  
The applicant is requesting (1) along 10th Avenue on Level 1 to provide 32% instead of 20% of aboveground parking without a normally occupied use and (2) along the pocket park (Fir St) on Level 1 to provide 25% instead of 20% of aboveground parking without a normally occupied use.

1

**DEVELOPMENT STANDARD REQUIREMENT**

SMC 23.75.140 - Setbacks required for Block 3 include (1) Streets (2) Build to line (3) Reduced Setback area (4) Yesler Way & Broadway Setback as shown in adjacent diagram this page. Structures in the required setback area are regulated by SMC 23.75.140.J.

**DEPARTURE REQUEST/PROPOSAL**

The applicant is requesting to extend into the required setbacks as summarized on the chart on this page and illustrated on the following pages 70-73.

A - At the southwest corner, the building extends into the required Yesler & Broadway Setback and Reduced Setback area at Level P1- Level 6. The roof and sunshades (Level 2 - Level 6) at this location subsequently extend into the setbacks beyond the allowances in SMC 23.75.140.J.3.

B - At the southeast, adjacent to the garage, the building extends into the required Street Setback Area at Level P1 and Level 1. Directly above at Level 2, the deck extends into the setback beyond the 6' allowance in SMC 23.75.140.J.2. The deck also encroaches closer than the 2' allowed (SMC 23.75.140.J.2).

C - At the upper roof, there are two locations which extend beyond the 4' allowance in SMC 23.75.140.J.3.

**JUSTIFICATION**

This departure will reinforce the building shape, modulation and concept to establish a clear architectural expression (CS2, CS3, DC2).

A. The encroachment into the setback at the southwest corner is the result of providing a strong corner design at the intersection of Yesler and Broadway, an important node within Yesler Terrace (CS1-C, CS3, DC2-A). The sunshades provide additional scale, texture, and depth to the façade (DC2). The roof emphasizes the corner massing articulation and breaks down the overall vertical scale by clearly defining the "top" of the element (CS2, DC2).

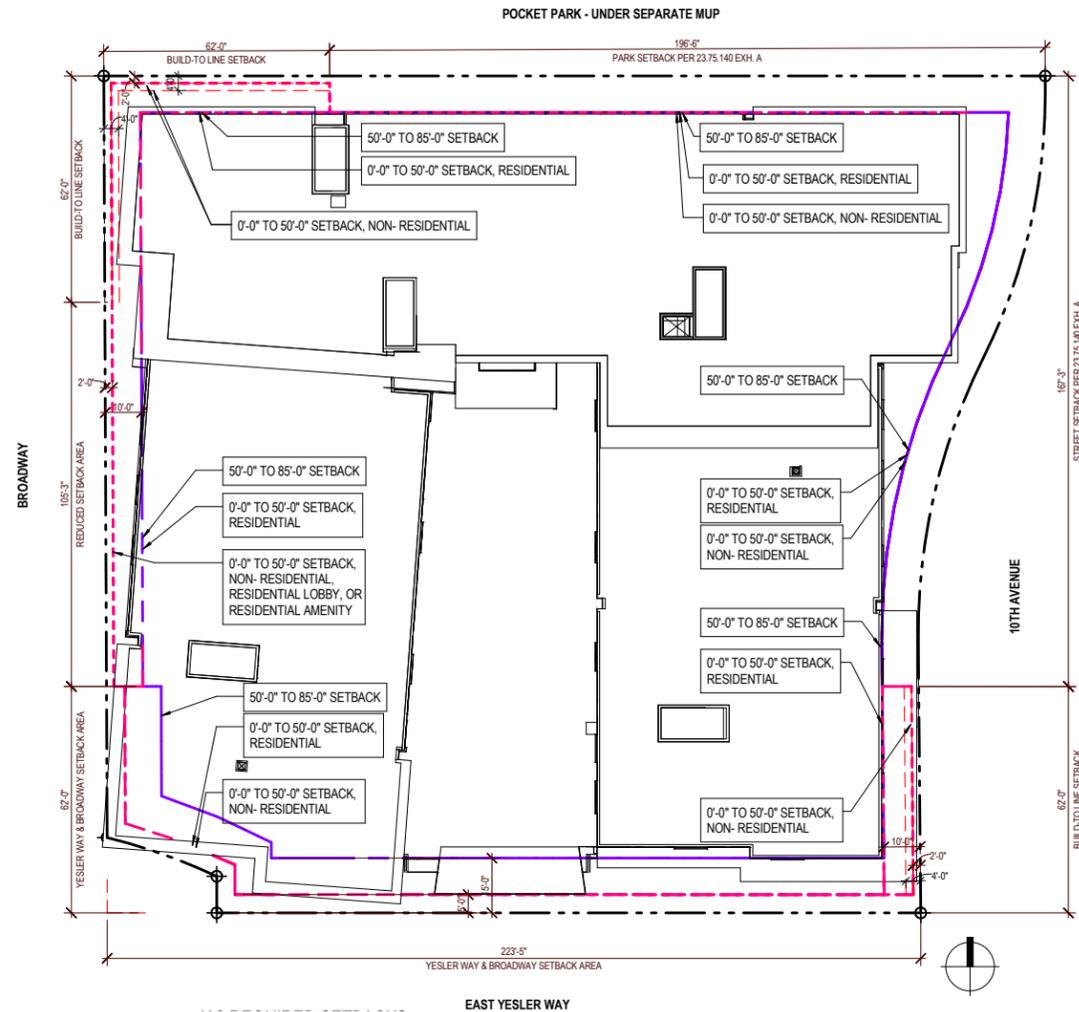
B. The deck above the garage (and its supporting wall) is an extension of the elevated horizontal plane, which is an organizing element within the façade composition (DC2-B-1). The deck accentuates the corner expression at 10th & Yesler (CS2). Additionally, the deck is a secondary element which serves to add depth and scale to the façade (DC2-C).

C. The overhanging roofs serve as elevated horizontal planes which help define a "top, middle, and base" (CS2). The overhangs also further articulate the massing between the corner and middle volumes (DC2).

**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.

**REQUIRED SETBACKS**

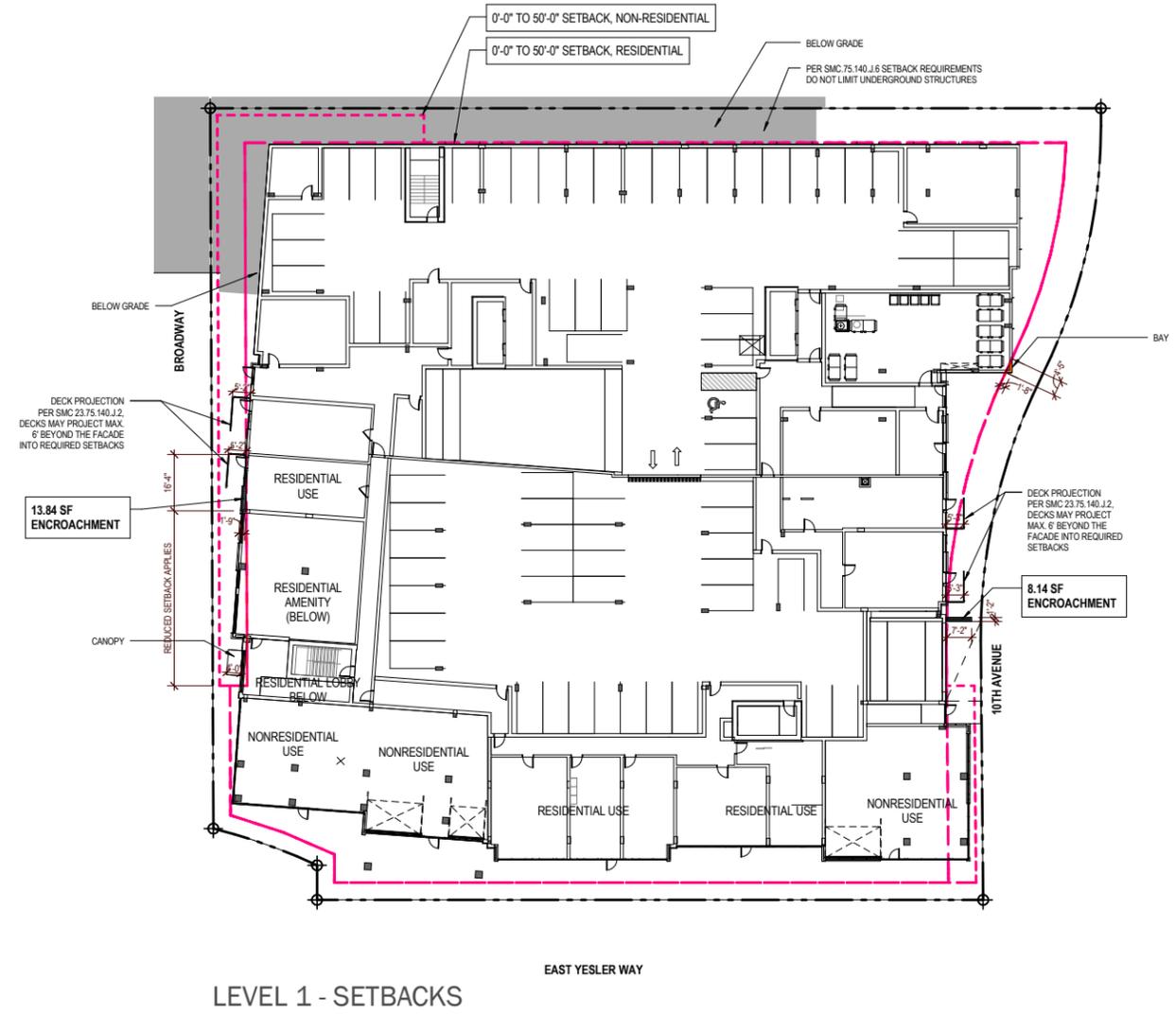
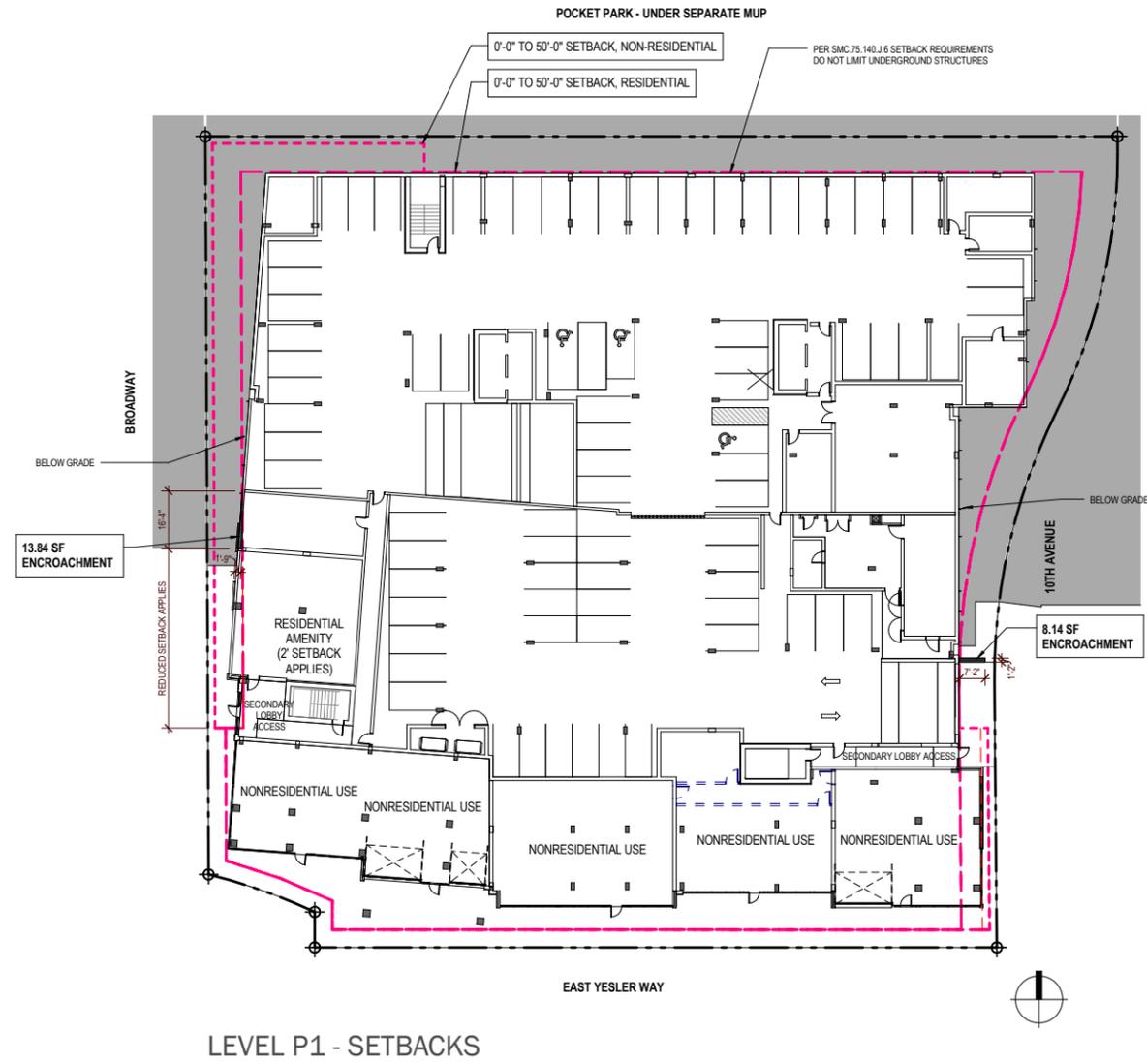


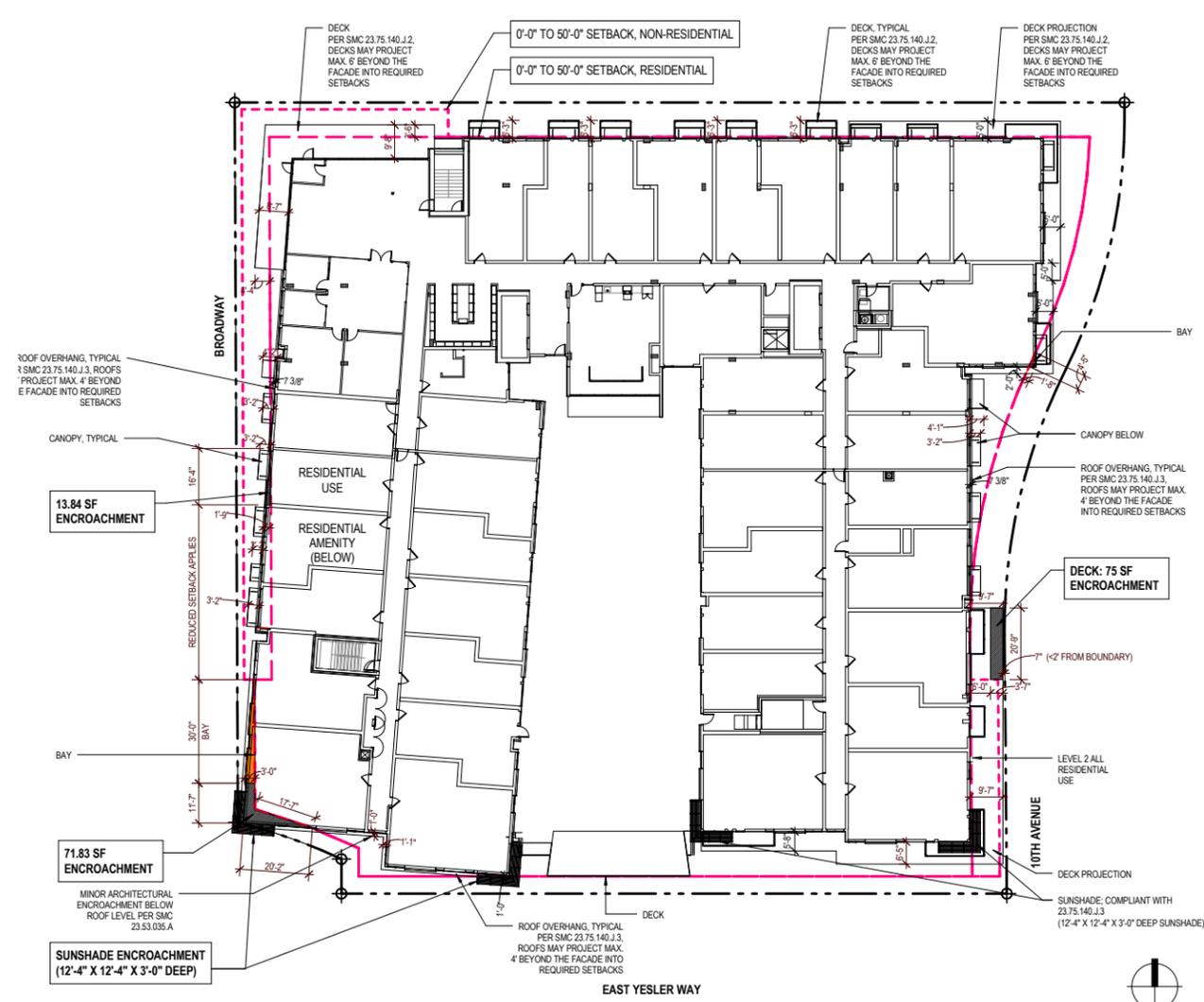
**BUILDING DEPARTURE AREA**

Level	Location	Setback(s)	Area
P1	Broadway, Mid-Block	Reduced Setback Area	13.84 SF
P1	10th, near Yesler	Street Setback	8.14 SF
<b>TOTAL P1 DEPARTURE AREA</b>			<b>21.98 SF</b>
L1	Broadway, Mid-block	Reduced Setback Area	13.84 SF
L1	10th, near Yesler	Street Setback	8.14 SF
<b>TOTAL L1 DEPARTURE AREA</b>			<b>21.98 SF</b>
L2	Broadway, Mid-block	Reduced Setback Area	13.84 SF
L2	Yesler & Broadway corner	Yesler & Broadway Setback	71.83 SF
<b>TOTAL L2 DEPARTURE AREA</b>			<b>85.67 SF</b>
L3	Broadway, Mid-block	Reduced Setback Area	13.84 SF
L3	Yesler & Broadway corner	Yesler & Broadway Setback	71.83 SF
<b>TOTAL L3 DEPARTURE AREA</b>			<b>85.67 SF</b>
L4	Broadway, Mid-block	Reduced Setback Area	13.84 SF
L4	Yesler & Broadway corner	Yesler & Broadway Setback	880.00 SF
<b>TOTAL L4 DEPARTURE AREA</b>			<b>893.84 SF</b>
L5	Broadway, Mid-block	Reduced Setback Area	24.14 SF
L5	Broadway, near Yesler	Reduced Setback Area	62.98 SF
L5	Yesler & Broadway corner	Yesler & Broadway Setback	1049.00 SF
<b>TOTAL L5 DEPARTURE AREA</b>			<b>1136.12 SF</b>
L6	Broadway, Mid-block	Reduced Setback Area	24.14 SF
L6	Broadway, near Yesler	Reduced Setback Area	62.98 SF
L6	Yesler & Broadway corner	Yesler & Broadway Setback	1049.00 SF
<b>TOTAL L6 DEPARTURE AREA</b>			<b>1136.12 SF</b>
L7	none		SF
<b>TOTAL L7 DEPARTURE AREA</b>			<b>0.00 SF</b>
<b>TOTAL BUILDING DEPARTURE AREA</b>			<b>3359.40 SF</b>

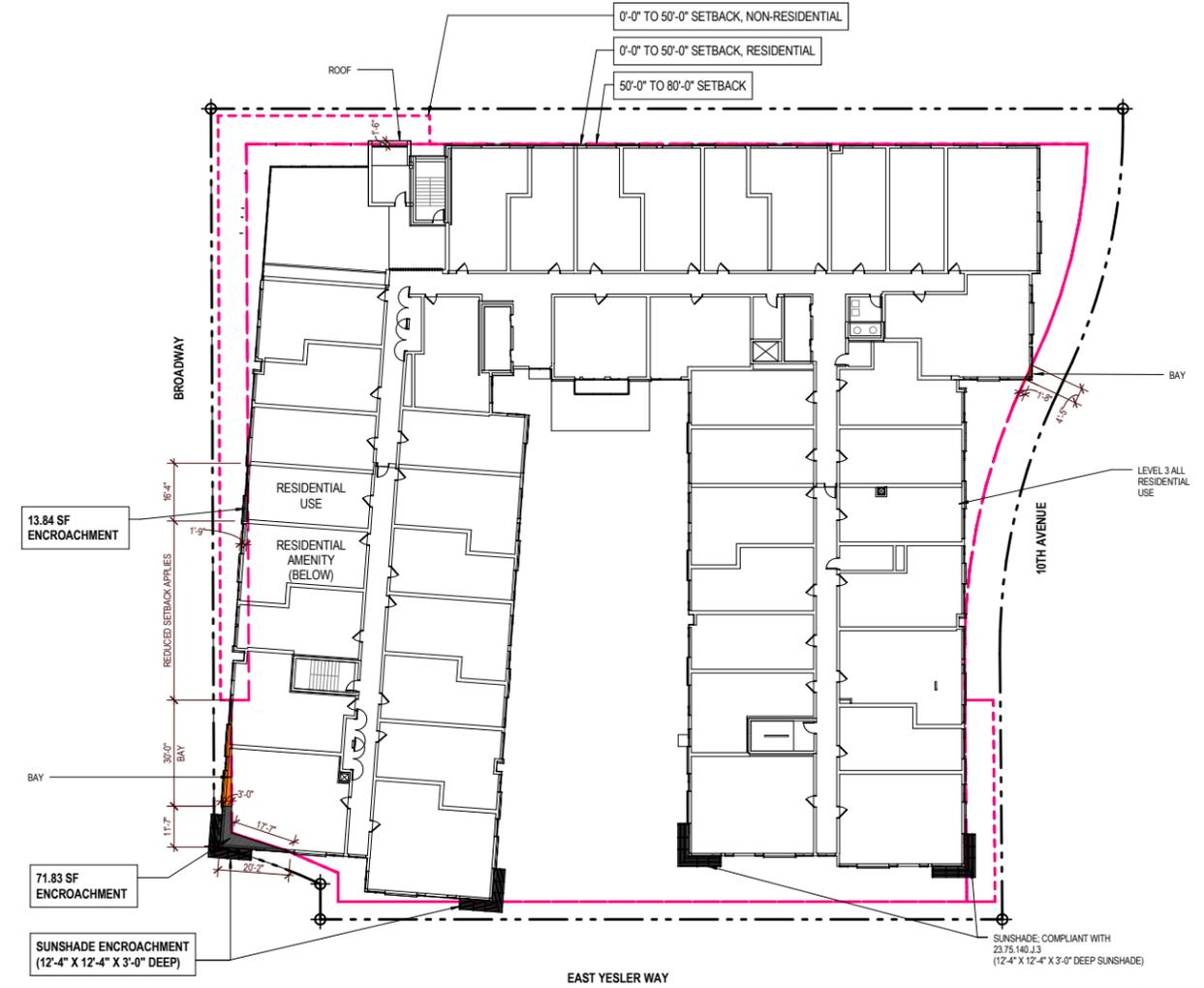
**STRUCTURES IN REQUIRED SETBACKS**

Level	Location	Setback(s)	Area
L2	10th	J.2 Deck	75.00 SF
L2	Yesler	J.3 Weather Protection (Sunshade)	--
L3	Yesler	J.3 Weather Protection (Sunshade)	--
L4	Yesler	J.3 Weather Protection (Sunshade)	--
L5	Yesler	J.3 Weather Protection (Sunshade)	--
L6	Yesler	J.3 Weather Protection (Sunshade)	--
L7	Yesler/Broadway	J.3 Cornices/Eaves/Roofs	400.00 SF
L7	Broadway-Midblock	J.3 Cornices/Eaves/Roofs	3.81 SF
Roof	Broadway-North	J.3 Cornices/Eaves/Roofs	47.00 SF
Roof	10th	J.3 Cornices/Eaves/Roofs	0.10 SF

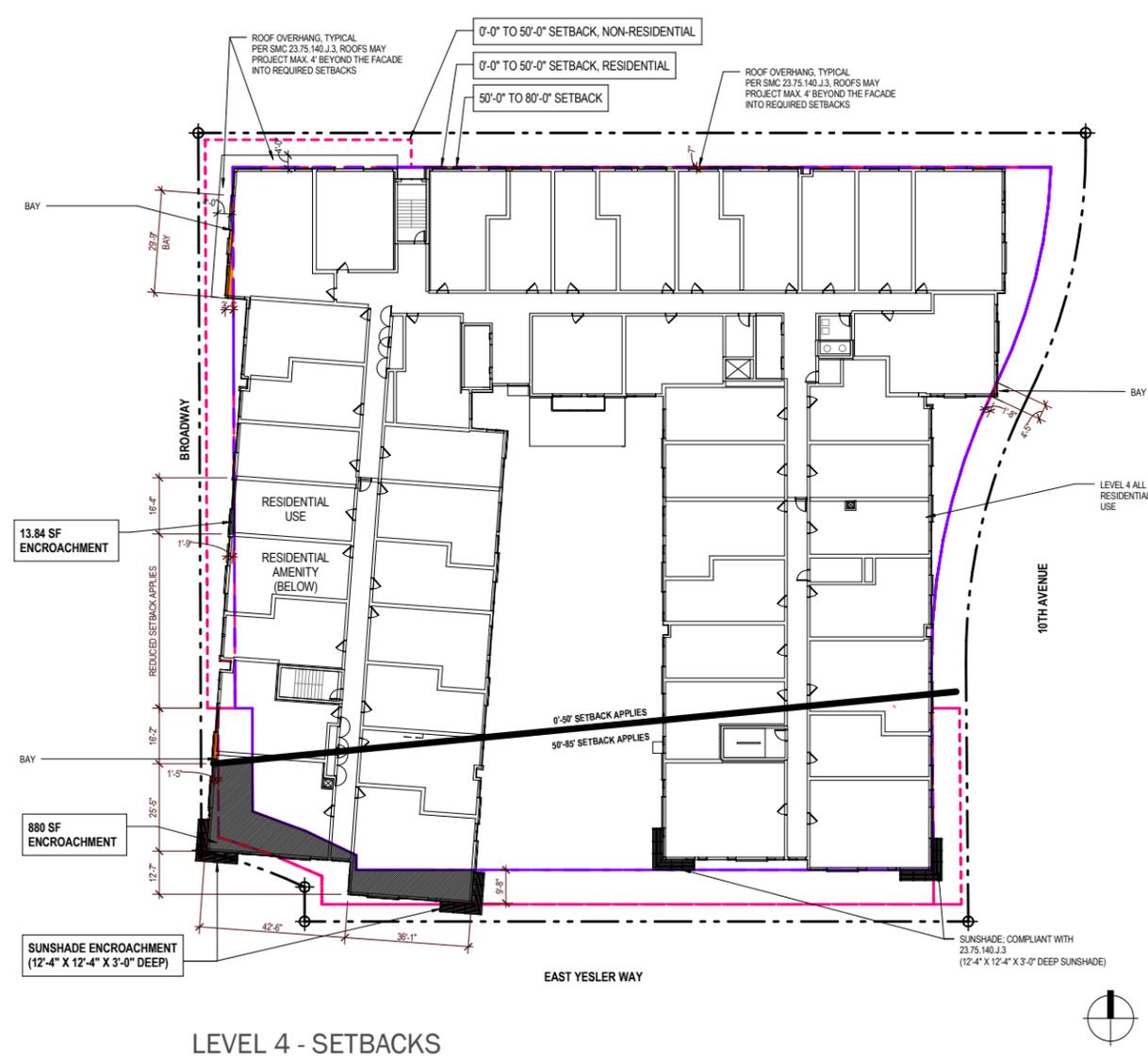




LEVEL 2 - SETBACKS



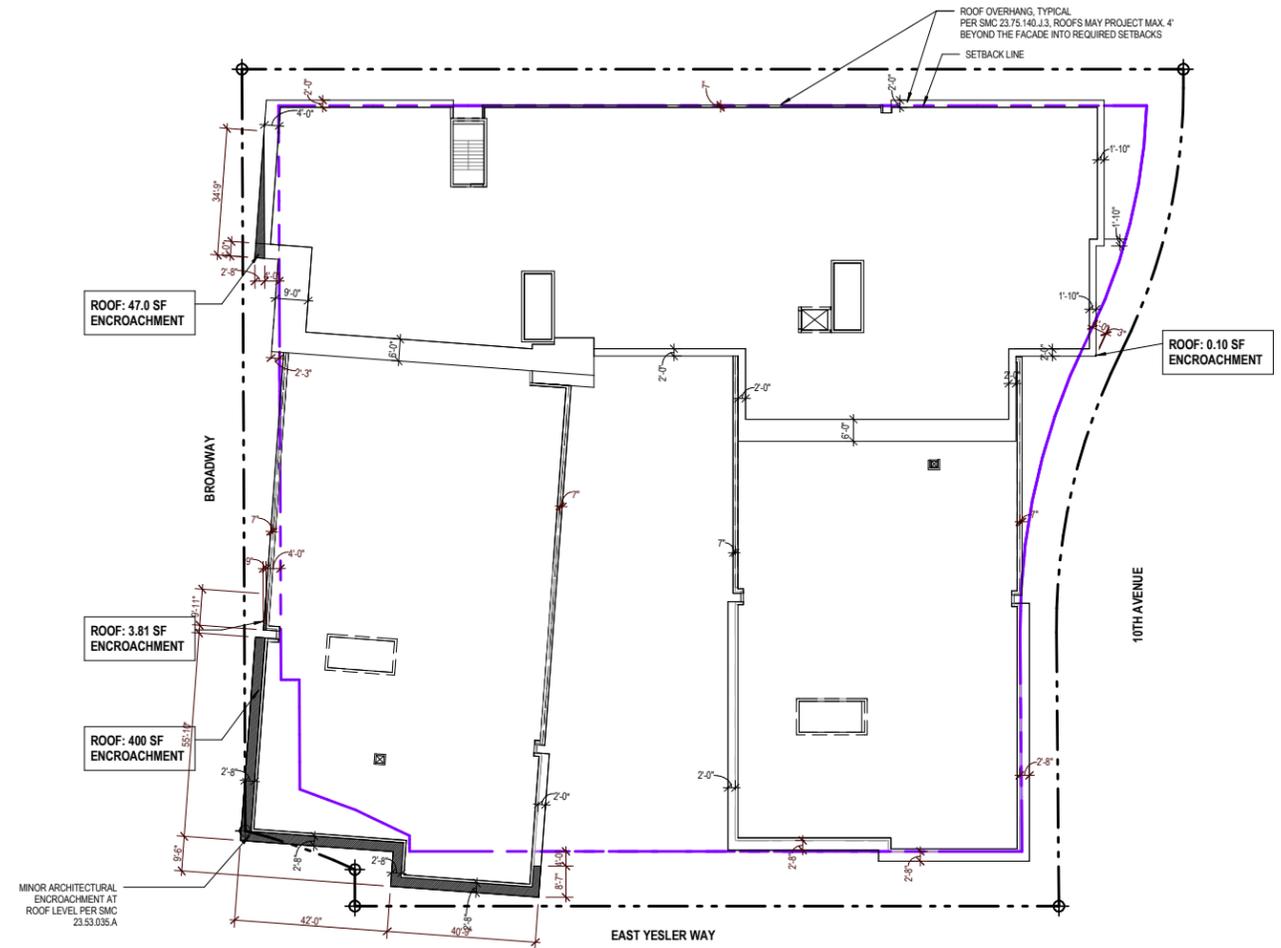
LEVEL 3 - SETBACKS





LEVEL 6 - SETBACKS

(NO SETBACK ENCROACHMENTS ON LEVEL 7)



ROOF LEVEL - SETBACKS

PAGE LEFT INTENTIONALLY BLANK

**2 DEVELOPMENT STANDARD REQUIREMENT**  
**FACADE TRANSPARENCY (23.75.170)**

D. Standards for non-residential uses, residential lobbies, and residential amenity areas near finished grade. This subsection 23.75.170.D applies to each facade regulated by 23.75.170.A where the facade does not abut a dwelling unit or live-work unit.

1. For façades located less than 10 feet from a boundary, at least 75 percent of the area of the façade shall consist of doors and/or transparent windows.
2. For facades located 10 feet or more from a boundary, at least 50 percent of the area of the facade shall consist of doors and/or transparent windows.
3. Where finished grade along the boundary is sloped greater than 7.5 percent for a segment at least 30 feet long, the requirements in this subsection 23.75.170.D are reduced by 50 percent.

**DEPARTURE REQUEST/PROPOSAL**

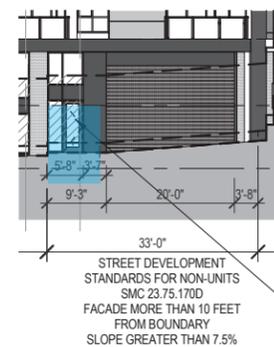
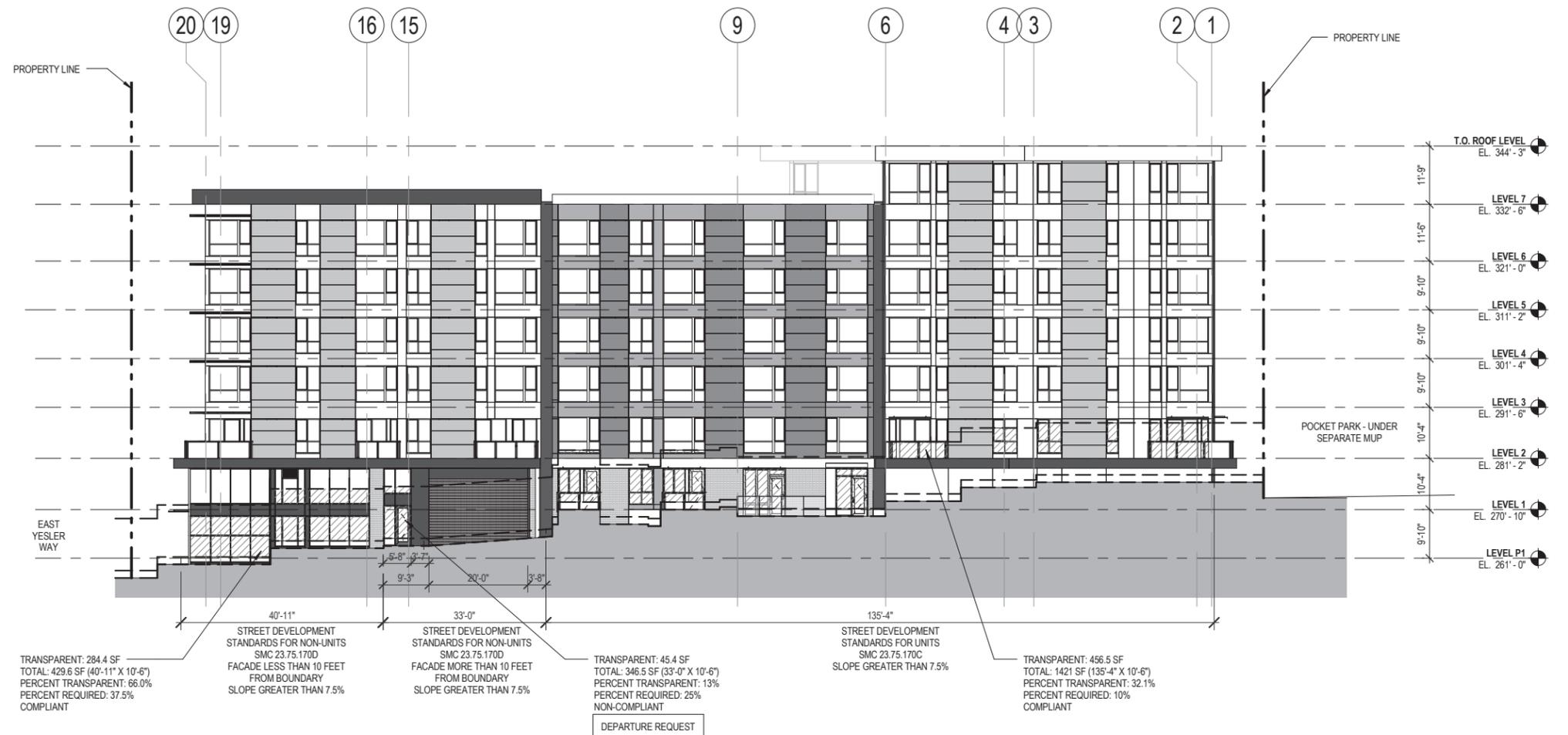
The applicant is requesting to provide 13% transparency (required transparency is 25%) for a portion of the regulated facade on 10th Avenue.

**JUSTIFICATION**

The portion of the facade where the transparency is non-compliant occurs at the parking garage door and a secondary lobby access point. To accommodate two-way traffic, the width of the garage door is a large portion of the regulated length (20' wide of the 33' regulated). Full height glazing would be required for 8'-3" of the remaining 13' of length to meet the 25% transparency requirement. The additional solid area between the pedestrian door and garage door helps distinguish between the two paths and increases pedestrian safety (PL2). The secondary lobby access point is highly transparent, with glazing the full width of the corridor beyond (PL3). The architectural garage door proposed is a powder-coated black rolling garage door with 15% open vented slats which provide a clear view to exiting vehicles, further enhancing pedestrian safety (PL2).

**DRB COMMENTS**

This departure had not been identified at EDG.



Code-compliant version would require 8'-3" of full height glazing, leaving one foot of solid between the garage door and pedestrian entry. Preferred version has 3'-7" of solid panels between the garage and building access. The solid panels increase safety for pedestrians by clearly delineating pedestrian versus vehicular entries (PL2).



Garage Door Example Image

## DEPARTURE REQUESTS | PARKING

### 3 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 portions of aboveground parking on Level P1 and Level 1 to extend into the minimum setback identified per Exhibit B for 23.75.180.

### 4 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 (1) along 10th Avenue on Level 1 to provide 32% instead of 20% of aboveground parking without a normally occupied use and (2) along the pocket park (Fir St) on Level 1 to provide 25% 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 site. All aboveground parking which extends beyond the minimum setback is separated from the facade by another use for approximately 70% of the departure length and will be screened from the exterior with landscaping.

At the northeast corner of the site, the Level 1 parking garage is classified as aboveground. At this location, the grade is dropped to provide bioretention planters with balconies above. The finish grade must be lowered more than a normal planter due to the bathtub aspect of the bioretention planter. The presence of balconies will activate the frontage while the landscaping in and surrounding the bioretention planters will help screen the aboveground parking garage.

At the west facade, the Level 1 aboveground parking use is a bike storage room that occurs next to a secondary entry corridor. The proximity of the bike room to the entry point will help activate the frontage at this location, while stepped planters will help screen the aboveground parking use.

At the southeast on Level P1, a small portion of the aboveground ground parking, 3'-9", will be screened by landscaping. This departure will have minimum impact to the pedestrian environment at the R.O.W.

#### DRB COMMENTS

The Board indicated preliminary support for the proposed departure, as long as the aboveground parking facade is designed to be as activated as possible, designed for passive surveillance, and the design provides high quality usable outdoor space in the area of the proposed departure. The Board was specifically concerned about lack of passive surveillance and activation on 10th Avenue and noted that if the departure were to be supported, the applicant would need to demonstrate how the design addresses these concerns.

WEST FACADE



Stepped planters screen the bike parking beyond. The bike room access, and main lobby entry provide activation to the frontage.

EAST FACADE

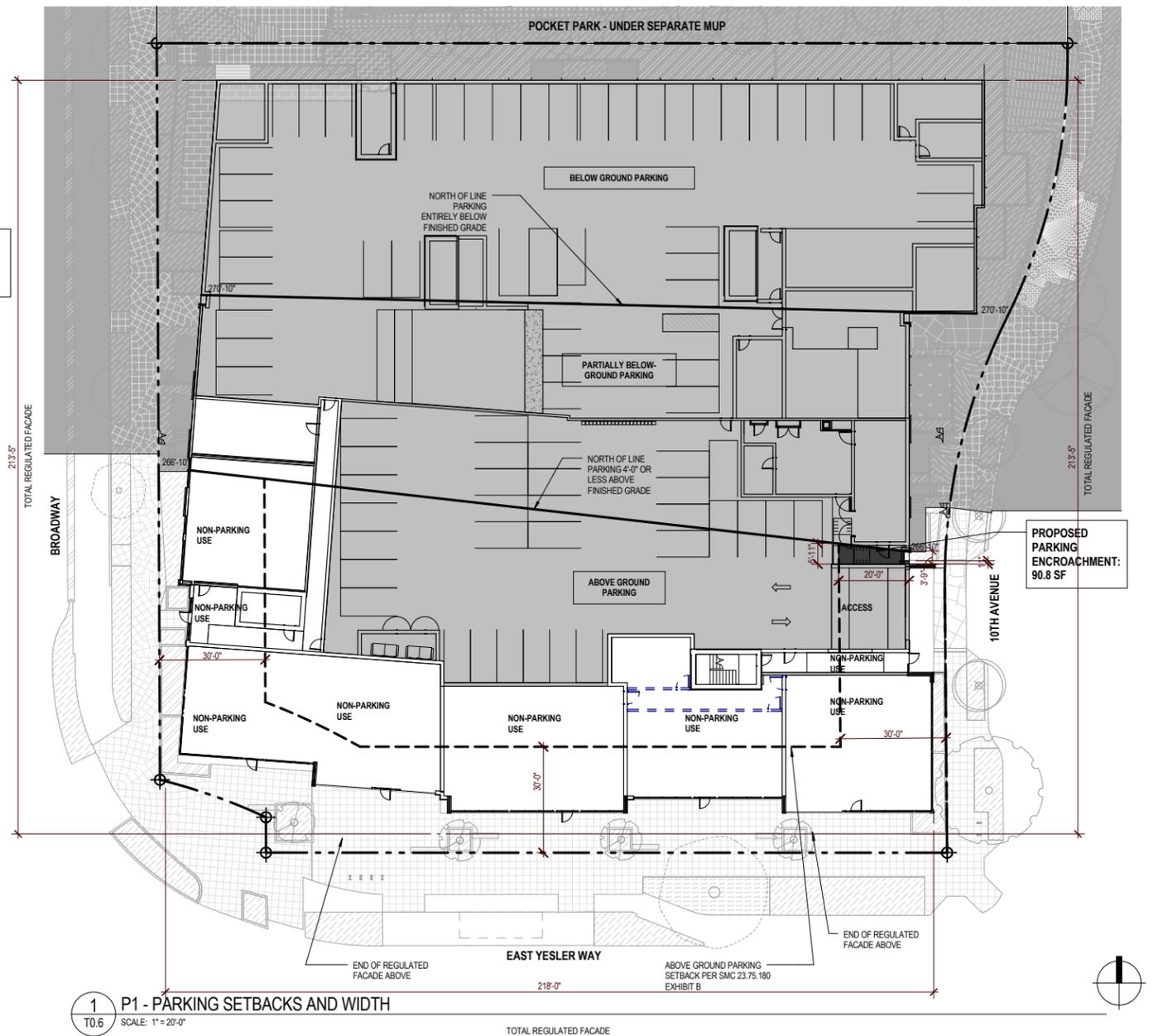
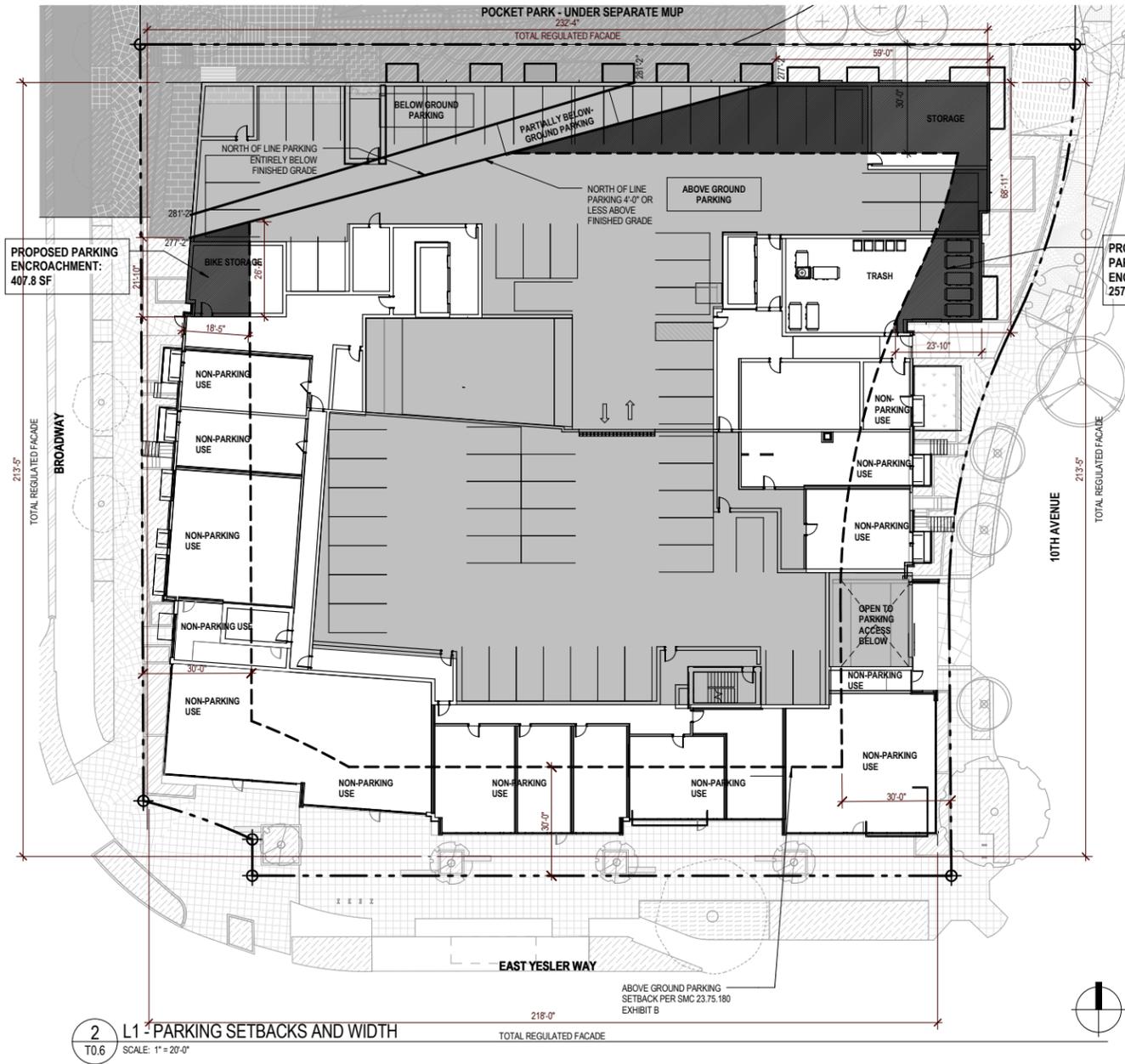


Stepped planters along 10th screen the parking garage beyond. The secondary lobby, bike room access, and unit balconies provide activation to the frontage.

NORTH FACADE



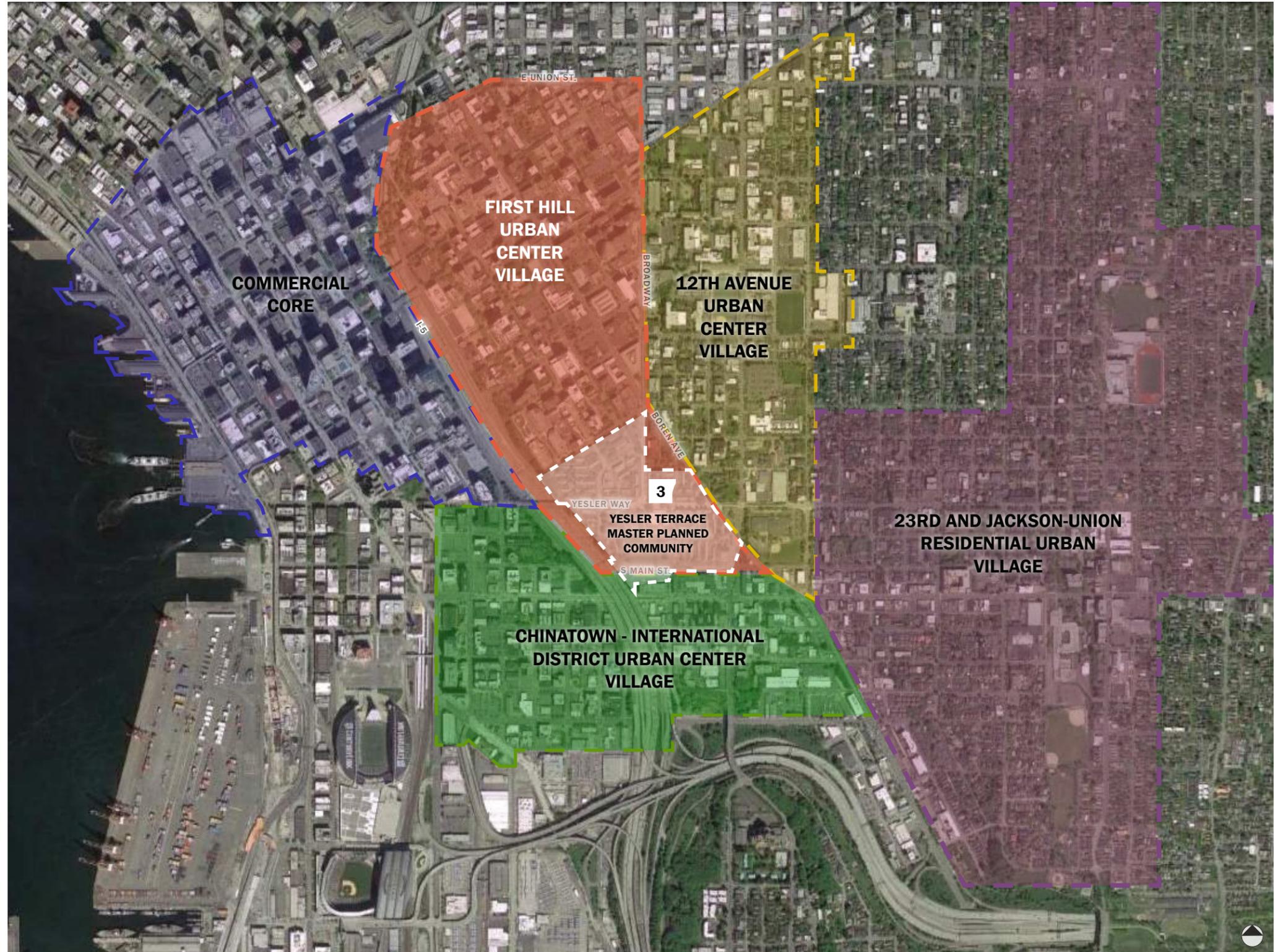
Residential balconies above bioretention planters activate the facade above the requested parking departure at the north property line.



# **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.

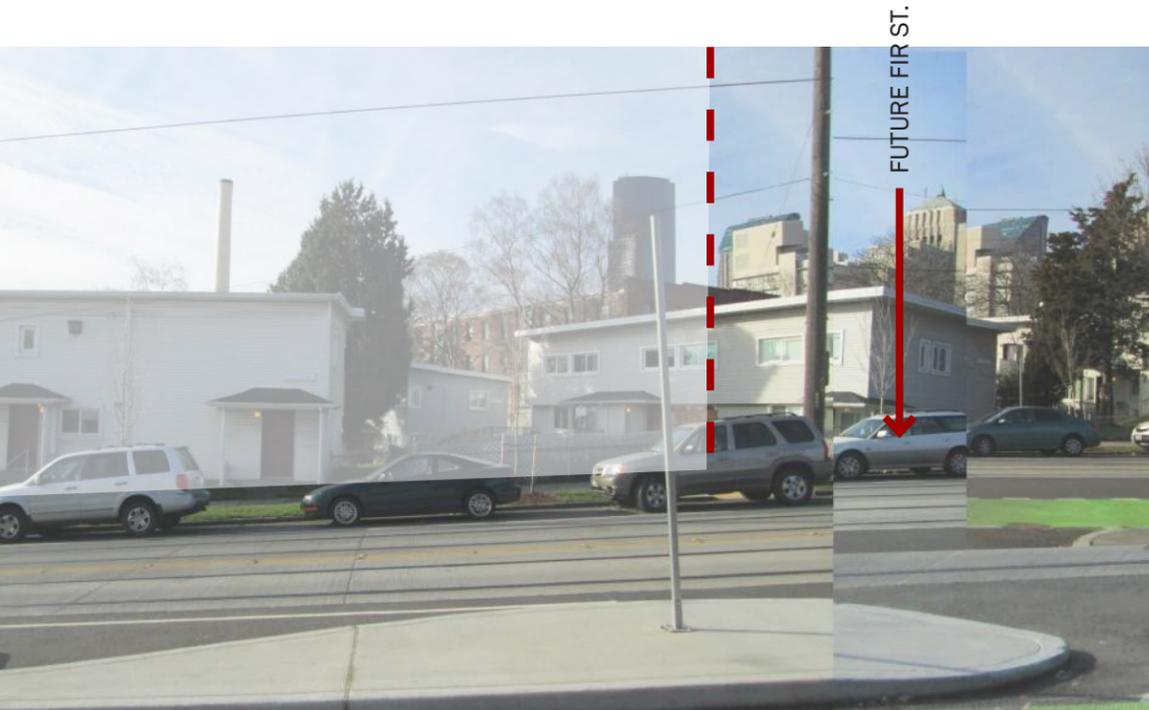




A



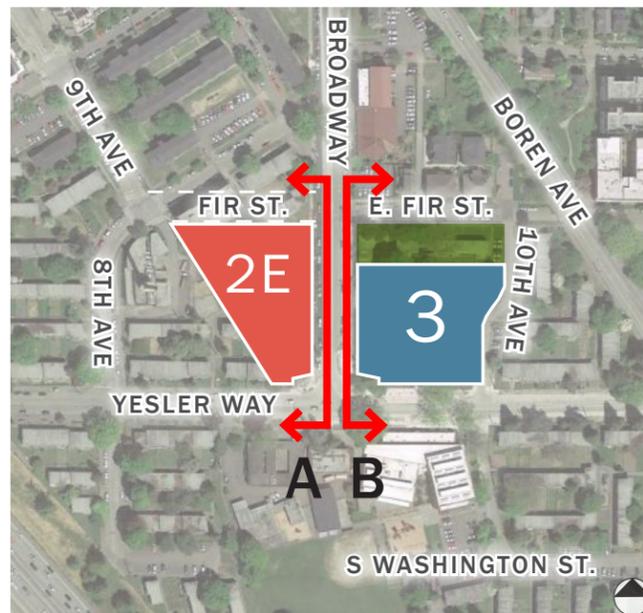
B



\*Since photos were taken buildings have been demolished

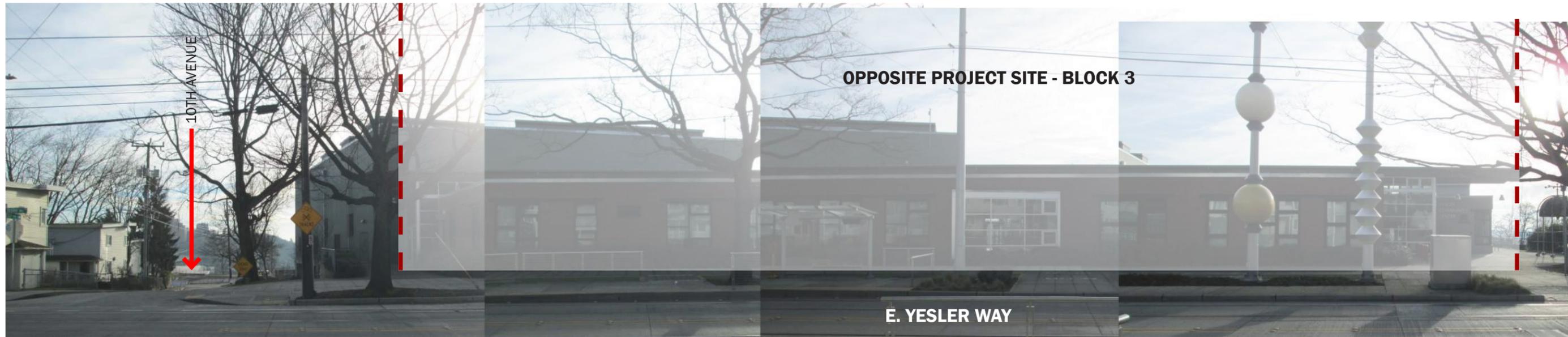


\*Since photos were taken buildings have been demolished

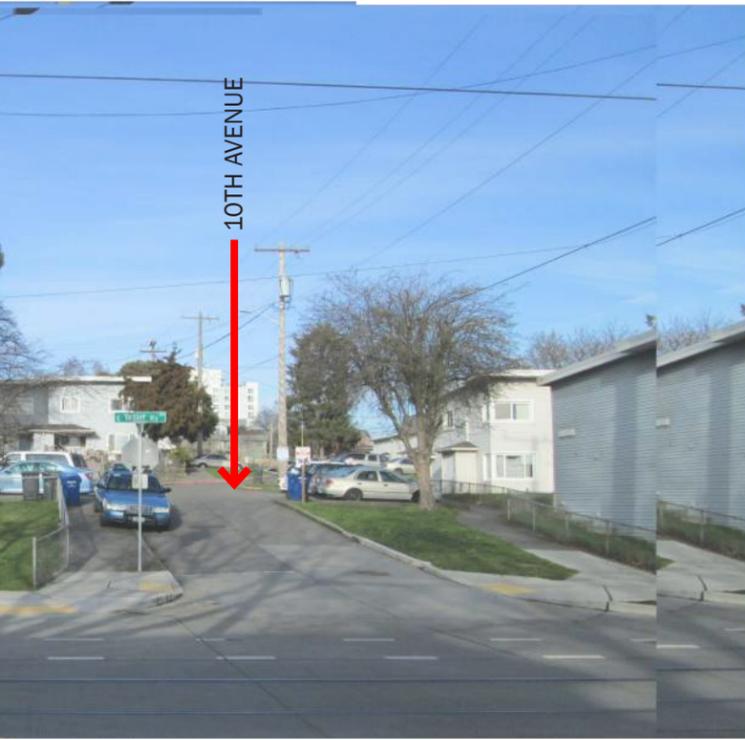




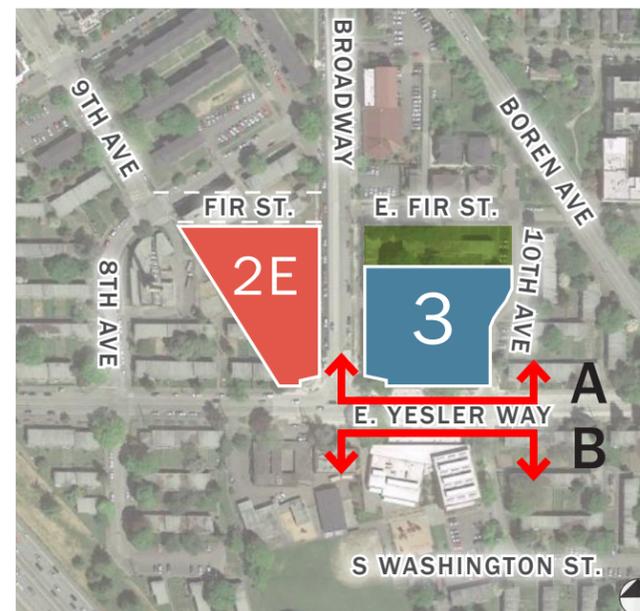
A



B



\*Since photos were taken buildings have been demolished



STREETSCAPES - 10TH AVENUE

APPENDIX



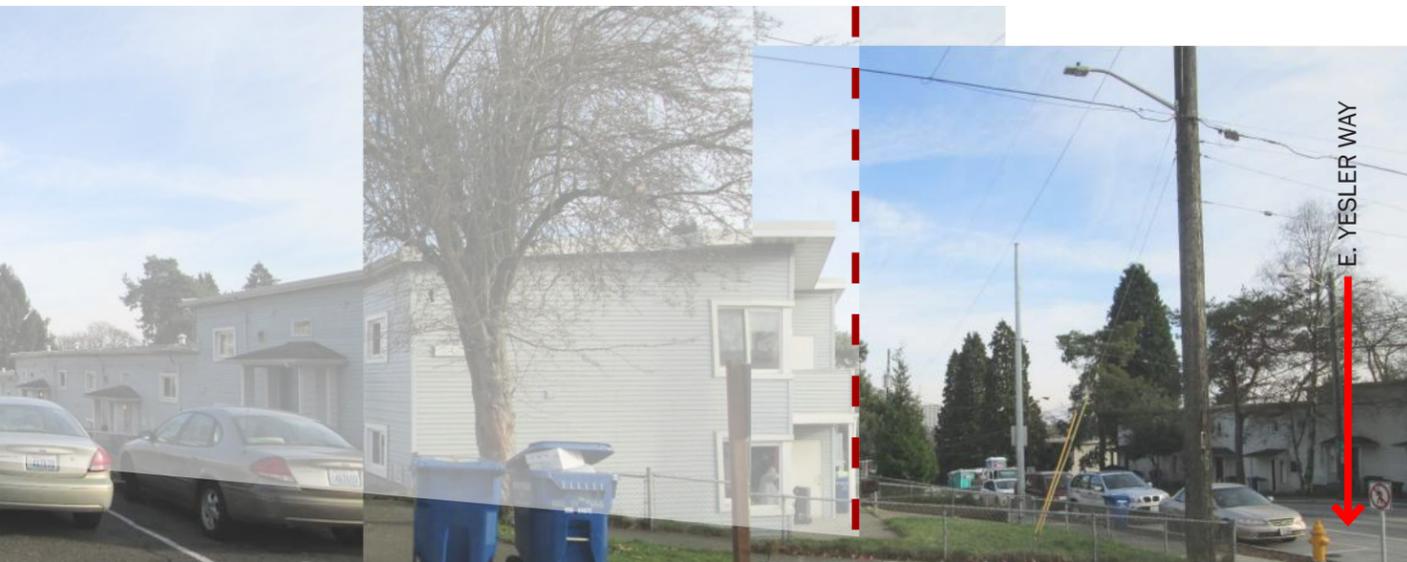
A



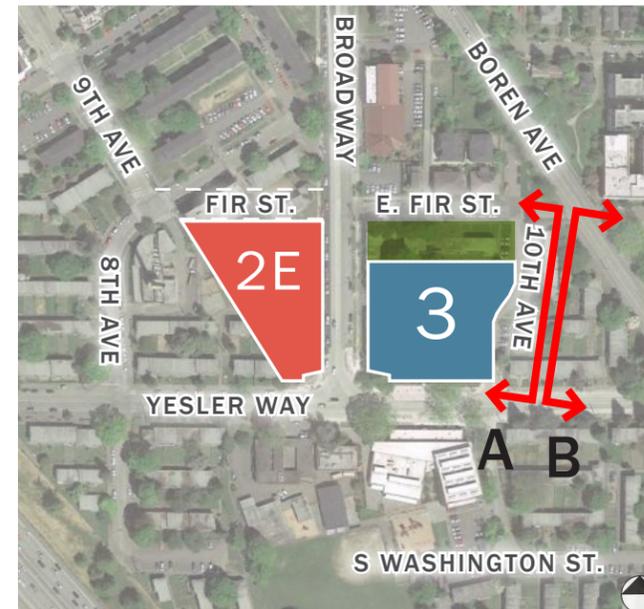
B



\*Since photos were taken buildings have been demolished



\*Since photos were taken buildings have been demolished



STREETSCAPES - EAST FIR STREET

APPENDIX



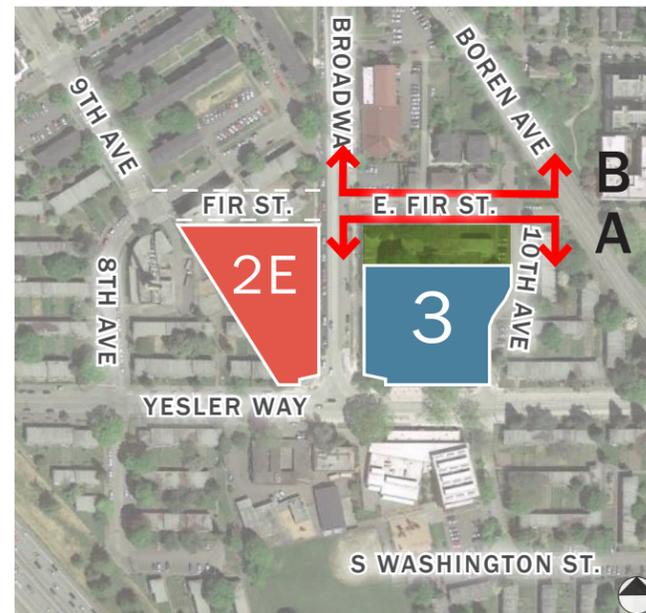
A



B

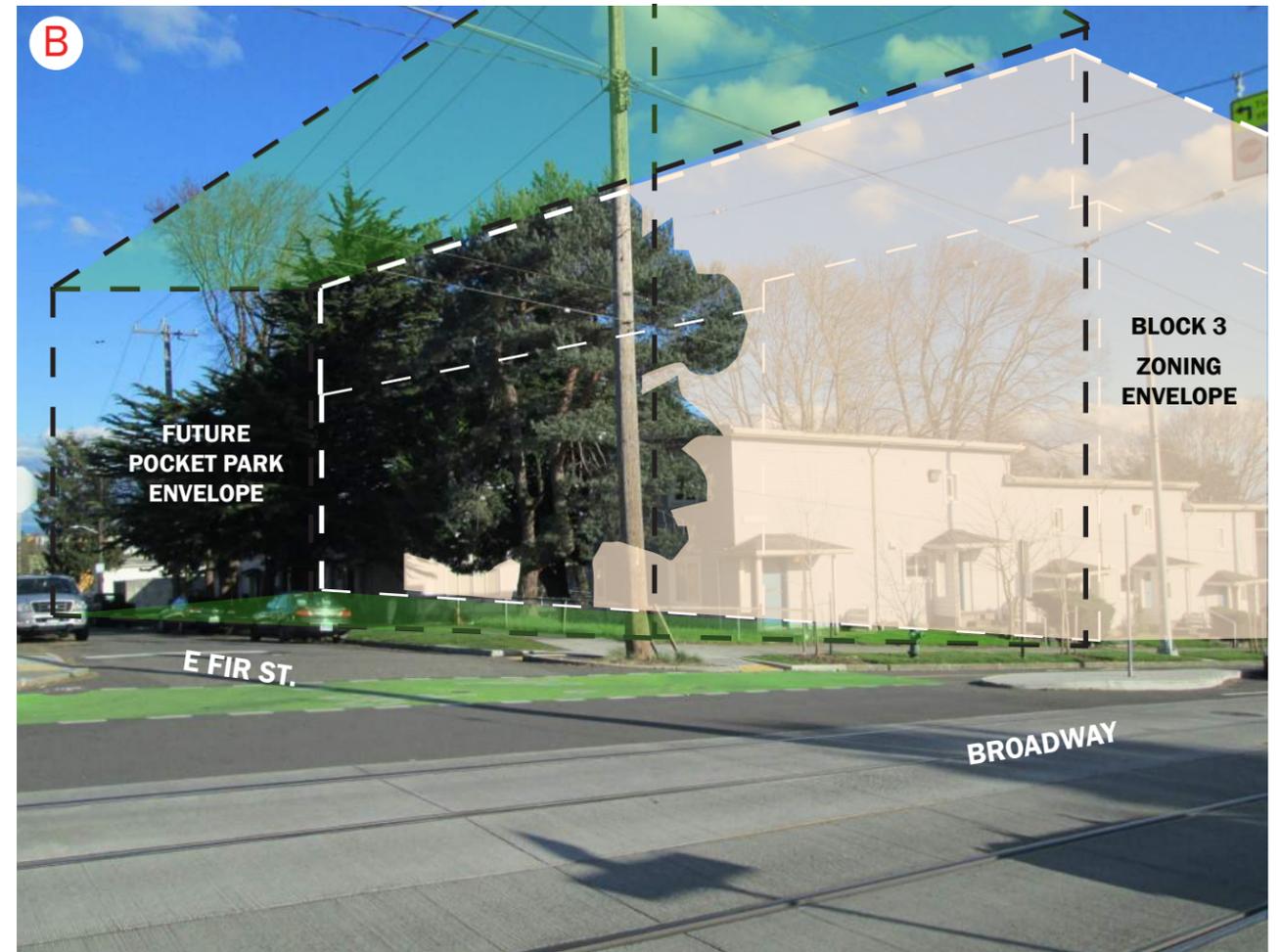


\*Since photos were taken buildings have been demolished

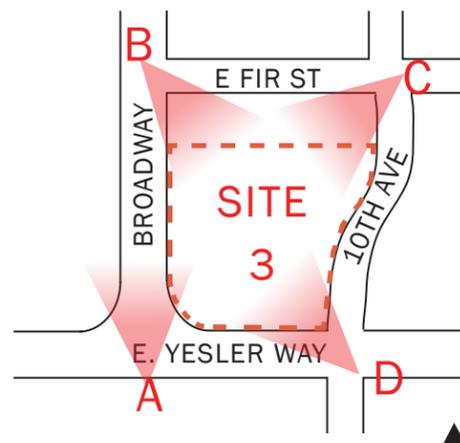




View from Yesler Way and Broadway looking north  
 \*Note: Linear park scheme zoning envelope shown in photos

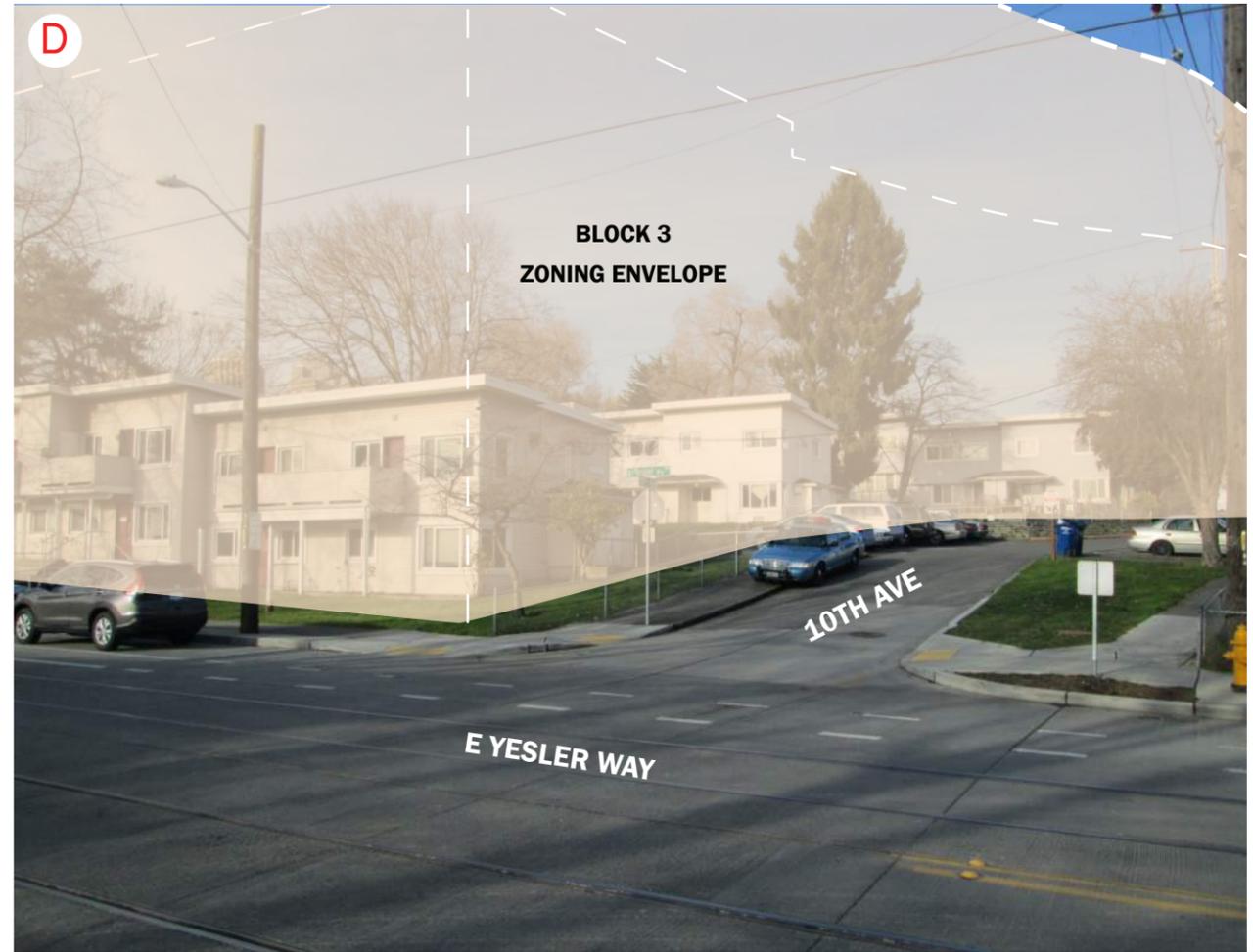


View from East Fir Street And Broadway looking southeast





View from 10th Avenue and East Fir Street facing southwest



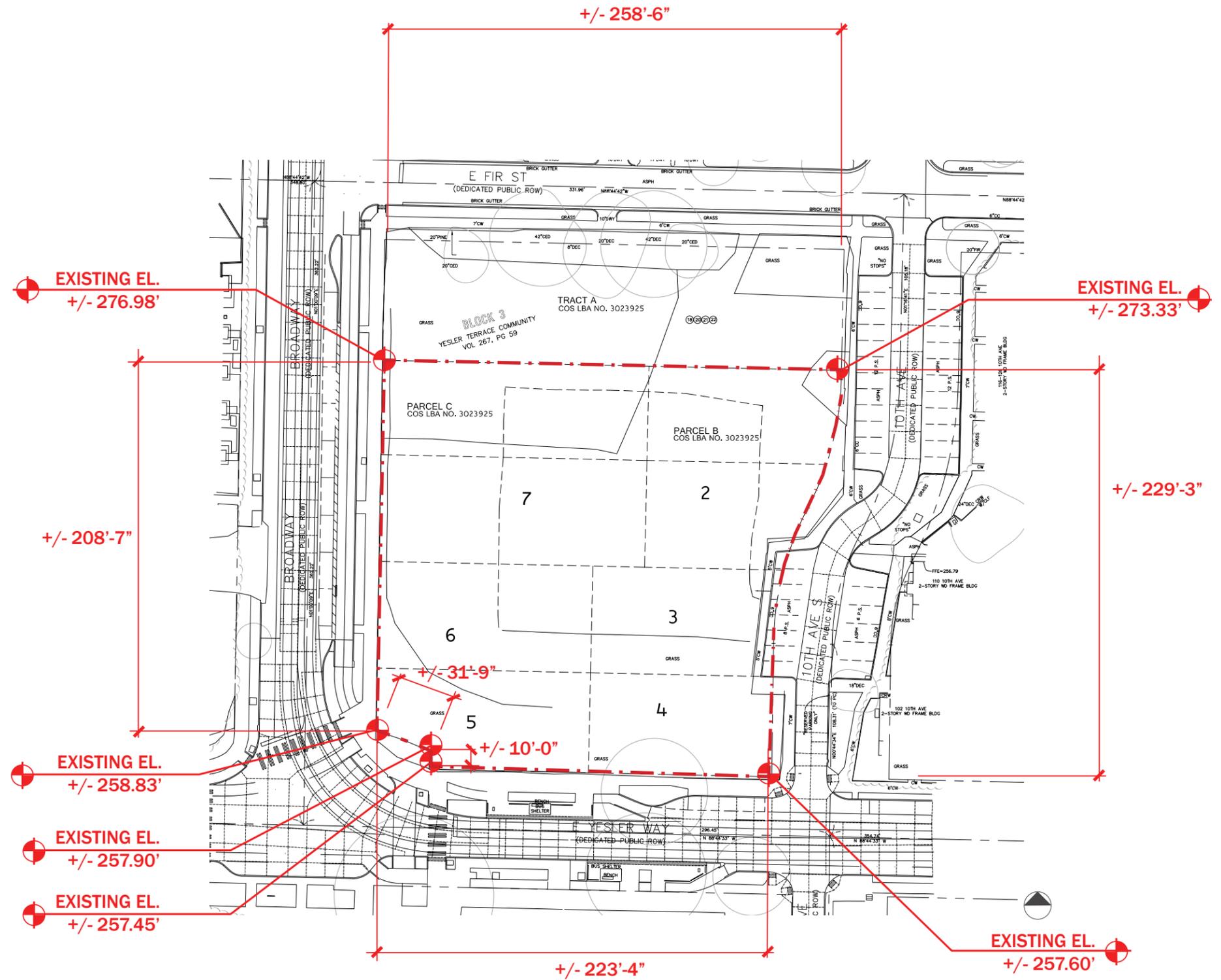
View from 10th Avenue and Yesler Way looking northwest

# SITE SURVEY - BLOCK 3

## LEGAL DESCRIPTION:

Lots 1 through 8 and Tract A, Block 3, 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.

Surveyor's Note: The above legal description does not reflect the COS LBA no. 3023925, however, the graphic representation of the lots within Block 3 shown on the survey do reflect COS LBA 3023925.



According to the Yesler Terrace Planned Action Tree Protection Plan, Block 3 contains 6 Tier 1 trees, and a number of Tier 2 trees.

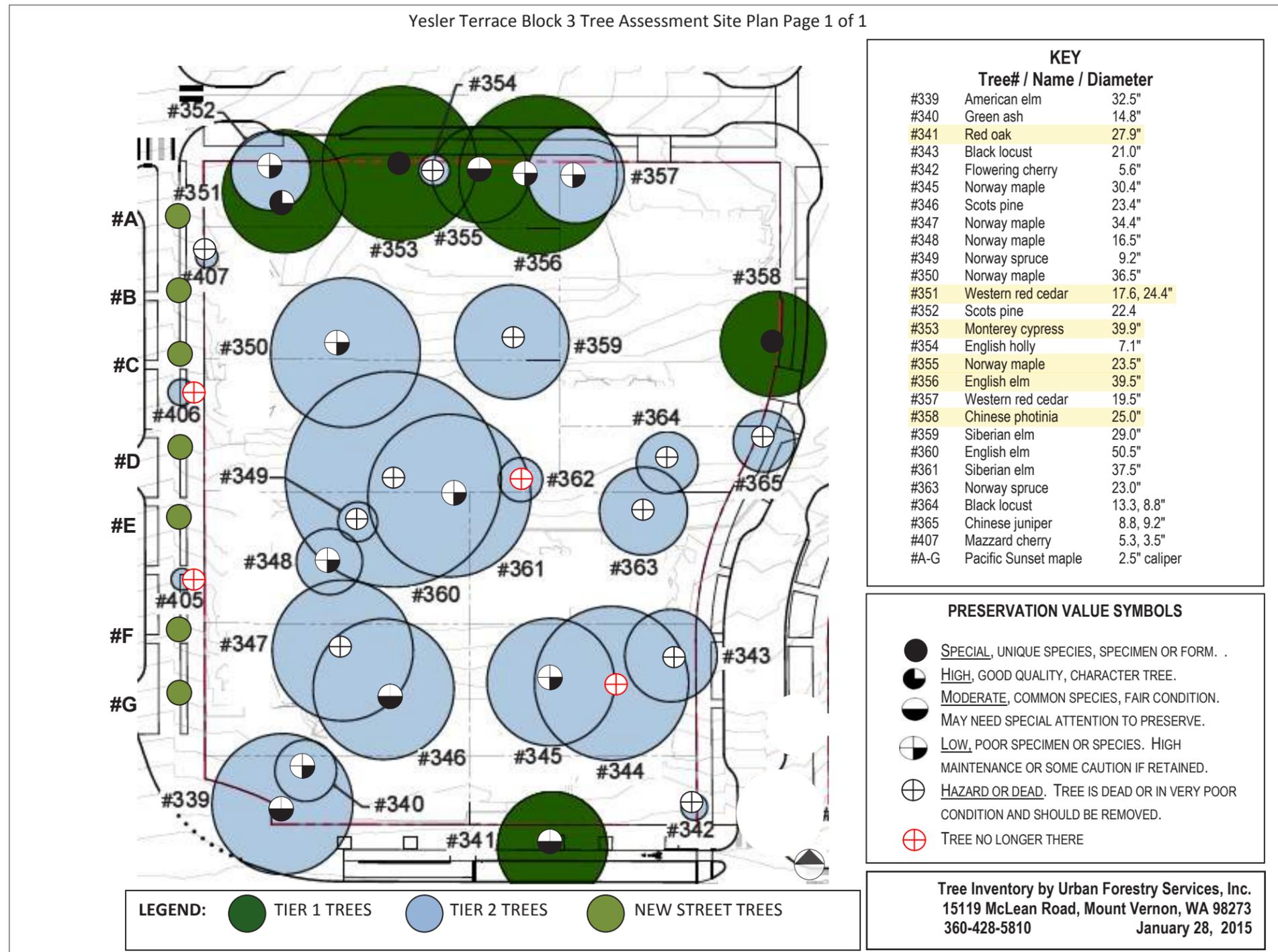
**Definition of Tier 1 Trees:**

Exceptional or valuable trees in good health, and in locations where preservation can clearly be achieved. If lost during development due to accidental damage, disease, or other causes, it shall be replaced by 10 replacement 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.



# SHADOW STUDY

10 AM

NOON

2 PM

JUNE 21st



MARCH/  
SEPTEMBER  
21st



DECEMBER 21st

